Wednesday, April 19, 2023
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. April 12, 2023

2. Final Plat

A. RIVER RUN TOWNHOMES PLAT B. The proposal involves creating 30 residential units for a townhome development located at 1100 South 200 East.

3. Site Plan

A. 1000 NORTH 600 EAST WIDENING. This proposal involves making improvements to the 1000 North 600 East intersection.

B. DISC GOLF RESTROOMS. This proposal would allow for the construction of a building at approximately 1379 West 520 South.

4. Concept Review

A. AMSOURCE DRIVE THRU ATM. The concept involves construction of a free standing ATM to be located in the parking lot at approximately 1050 North 40 East.

B. VESTA. The concept involves the potential development of a site located at approximately 2000 South 3600 East.

C. EAST MEADOWS ESTATES PLAT D. The concept involves the potential development of 10 residential lots located at approximately 800 South 2100 East.

5. Discussion

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
April 12, 2023

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Tom Cooper, Power and Light Senior Utility Planner; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: Verl Greenhalgh, John Ragan, Jake Black, Niko Hardman, Tim Stephens.

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

March 29, 2023

Jered Johnson moved to approve the minutes of March 29, 2023.

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

FINAL PLAT

CANYON VIEW MEADOWS PLAT A

Dave Anderson stated this had previous action taken by the Development Review Committee in December 2022 and he states that nothing has changed. He stated a pre-construction meeting has already taken place. He stated this is more of a formality for approval.

Jake Theurer **moved** to approve the proposed Canyon View Meadows Plat A Final Plat based on the following finding and conditions:

Finding:

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

Conditions:

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

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

EXPRESSWAY LANE PLAZA CONDOMINIUMS

Brandon Snyder stated this site is currently under construction. He stated this was brought before the Development Review Committee previously in March of this year and it was decided that it would be continued until a representative for the applicant could be present for the discussion.

Dave Anderson stated this will probably be the last approval that will be needed as they are nearing occupancy.

Jake Theurer stated that the power in the area was rerouted and needs to be completed.

Verl Greenhalgh stated he is expecting this to all be completed very soon. He stated the transformer still needs to be rotated but everything else is ready.

Jake Theurer stated he spoke with his inspector this morning and they had met with IUC and they stated the work was not complete but they have a plan in place for completion. He stated the switchgear needs to be done as soon as possible.

Verl Greenhalgh stated he will provide this feedback to his team.

Vaughn Pickell asked if these are vertical units and Dave Anderson stated these are side by side units. It was stated there are two units in one building and one unit in the other building.

John Little **moved** to approve the proposed Expressway Lane Plaza Condominiums Final Plat based on the following finding and conditions:

Finding:

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

Conditions:

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

Ana Burgi **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

RIVER MEADOWS COMMERCIAL CENTER

Dave Anderson stated there are a couple items that need to be discussed, including amending the Preliminary Plat to add additional lots from what was originally approved with the Preliminary Plat.

Brandon Snyder stated staff are anticipating revised plans as there are quite a few remaining redlines that need to be addressed. But stated this is very straightforward with the lot layout.

Dave Anderson stated there is a potential issue with the sewer line as several units will want to tie in to that one particular line and will not have the opportunity to use that specific line. He stated this issue is currently being worked on so there potentially will be an additional line to accommodate that area.

Byron Haslam stated there will need to be a future road widening for Arrowhead to provide two dedicated left turns, one right turn and a straight lane.

Jered Johnson stated the applicant will need to have these dedicated to the City, but the City is not expecting the applicant to build the roads.

Byron Haslam stated he will be the contact person for Consor.

Jake Theurer stated the applicant will need to show the plan for phasing and how the power will be fed.

Dave Anderson suggested the applicant meet with Jason Turner for a discussion of the future concerns for emergency vehicle turnarounds and driveways.

Ana Burgi **moved** to recommend the approval of the proposed River Meadows Commercial Center Preliminary Plat based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. The applicant revises the plat to show the necessary right of way dedication to the City for the Arrowhead Trail intersection of Main Street.

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

HAMILTON COMMERCE CENTER SPANISH FORK PHASE 1

Brandon Snyder stated this area was included in the Oberg and Utah West annexation. He stated there are 3 lots in an I-1 Industrial zone. He stated the applicant is seeking phase 1 approval.

Dave Anderson stated this phasing includes access to the Abplanalp's is improved, which satisfies part of the annexation agreement. He gave instruction to the applicant that the next steps will be a Site Plan application or potentially a final plat application. He stated there is an existing annexation agreement that describes what road connections need to be in place or underway before a building permit can be issued.

Brandon Snyder suggested having the applicants for Skye Park attend a meeting with the Hamilton applicants as there are connecting improvements that will need to be discussed.

Jake Theurer stated there is a transmission line that is owned by SUVPS that runs along the border and suggested being in coordination with SUVPS regarding it.

Niko Hardman stated they are already in contact with SUVPS and they are okay with it as long as they do not encroach on it but he will keep them informed.

John Little **moved** to recommend approval of the proposed Hamilton Commerce Center Spanish Fork Phase 1 Preliminary Plat to City Council based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant conforms to any applicable provisions or requirements found in the Utah West or Oberg annexation agreements.

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

CONCEPT REVIEW

CASCADE COLLISION

Brandon Snyder stated the existing facility on 1912 North Main Street provided a concept design to add to the back of the existing structure and expand to add additional parking and additional open space. He stated he does not see any potential issues as long as the applicant can meet the city's requirements for I-1 industrial zoning.

Jered Johnson stated there is a written easement, but stated there needs to be access from the trunk line and suggests obtaining an additional easement for access.

There was discussion regarding the optimal access point to the property due to the railroad tracks and the outdoor storage requirement for a 6-foot masonry wall.

Dave Anderson stated there are remaining concerns regarding the storm drain, providing access from and access to, and being able to maintain the trunk line, but he states from a layout perspective there are no real concerns.

Jake Theurer suggested requesting a revised load sheet and Dave Anderson stated the Community Development Department can relay these requests to the applicant.

DISCUSSION

WOODBURY BUILDING PROPOSAL (CANYON CREEK)

Dave Anderson stated he prefers that Seth Perrins, City Manager, be present for the discussion and asked the applicant if they would be willing to have a separate discussion at a later time and the applicant stated this is fine.

The applicant gave a brief presentation to the DRC that explained the proposal.

Dave Anderson stated the applicant's goal for today is to get some type of acknowledgment from the City that when the applicant submits for Site Plan approval or Building Permits with these elevations will be understood.

The applicant provided building elevations that show the proposed units and street view layout. He stated they believe this proposal should meet the stone and building requirements for the city.

There was a discussion regarding the product type that is being proposed to match the surrounding buildings. The applicant showed product types that were used with HomeGoods and other buildings in the Canyon Creek plaza and stated this is what is being proposed in conjunction with a mixture of stone.

Dave Anderson asked the applicant if they have designs for each of the proposed buildings to show and the applicant stated they only have one designed building currently but that the other buildings will be similar in design.

There was a brief discussion about faux peaks on buildings and that it is not a favorable look. Lowes was used for the reference and Dave Anderson suggested removing the faux peaks from the design and the applicant agreed that it can be removed.

The applicant stated they will bring additional elevations for the DRC to review for a future meeting.

Dave Anderson stated he would still like to have a discussion with Seth Perrins regarding this proposal and he stated he is in favor of this development.

The applicant provided today's imagery for Dave Anderson to present Seth Perrins for their future discussion.

Vaughn Pickell suggested the applicant incorporate glass windows to the design of the back of the units to blend in with the existing buildings in the area.

It was discussed that if there is a trail or walkway in between the buildings that the backs of the buildings need to be dressed up more and potentially incorporate windows to the rear of certain units.

Dave Anderson suggested to the applicants to not move forward until a conversation with Seth Perrins has taken place.

OTHER PROJECTS

Dave Anderson discussed Trails on Main, he stated there are a few issues that need to be addressed. He stated part of the proposal is contingent upon changes to Title 15.

There was a brief discussion regarding the floodway and Jake Black stated the proposal does not touch the floodway. He stated they are looking at the floodplain, and working with the requirements of FEMA and the 100-year floodplain. He stated if they are able to make the necessary improvements that it would change the area to be a buildable area. So, they are seeking to amend Title 15 or to amend the zoning map to allow for a higher density to accommodate their proposal.

Dave Anderson discussed an application that was received from D.R. Horton for a landmark windmill located in Quiet Valley. He does not feel this is the right landmark for the location. He stated this site is questionable due to the high winds and refers to previous windmills being pulled up due to high winds. He stated that he is typically in favor of landmark structures for developments but there are the concerns of who would be responsible for maintaining the structure and it was stated that typically HOA's impose fees to the residents for maintenance costs and that is not a favorable option. He points to the City code structure heights being a maximum of 35 feet tall, and the proposed structure exceeds those height restrictions.

It was discussed that this is not a favorable structure as it poses potential costs to the residents and there is the potential risk that individuals could climb the structure and get injured, or the structure could be blown over entirely. It was stated there is also to be no wording placed on the structure, and it was discussed that it is more being used as an advertisement to D.R Horton and the Quiet Valley development. It was suggested that there could be a sign or just a smaller windmill. It was also discussed that the windmill could generate noise that would exceed the noise ordinances that the City has laid out in the code.

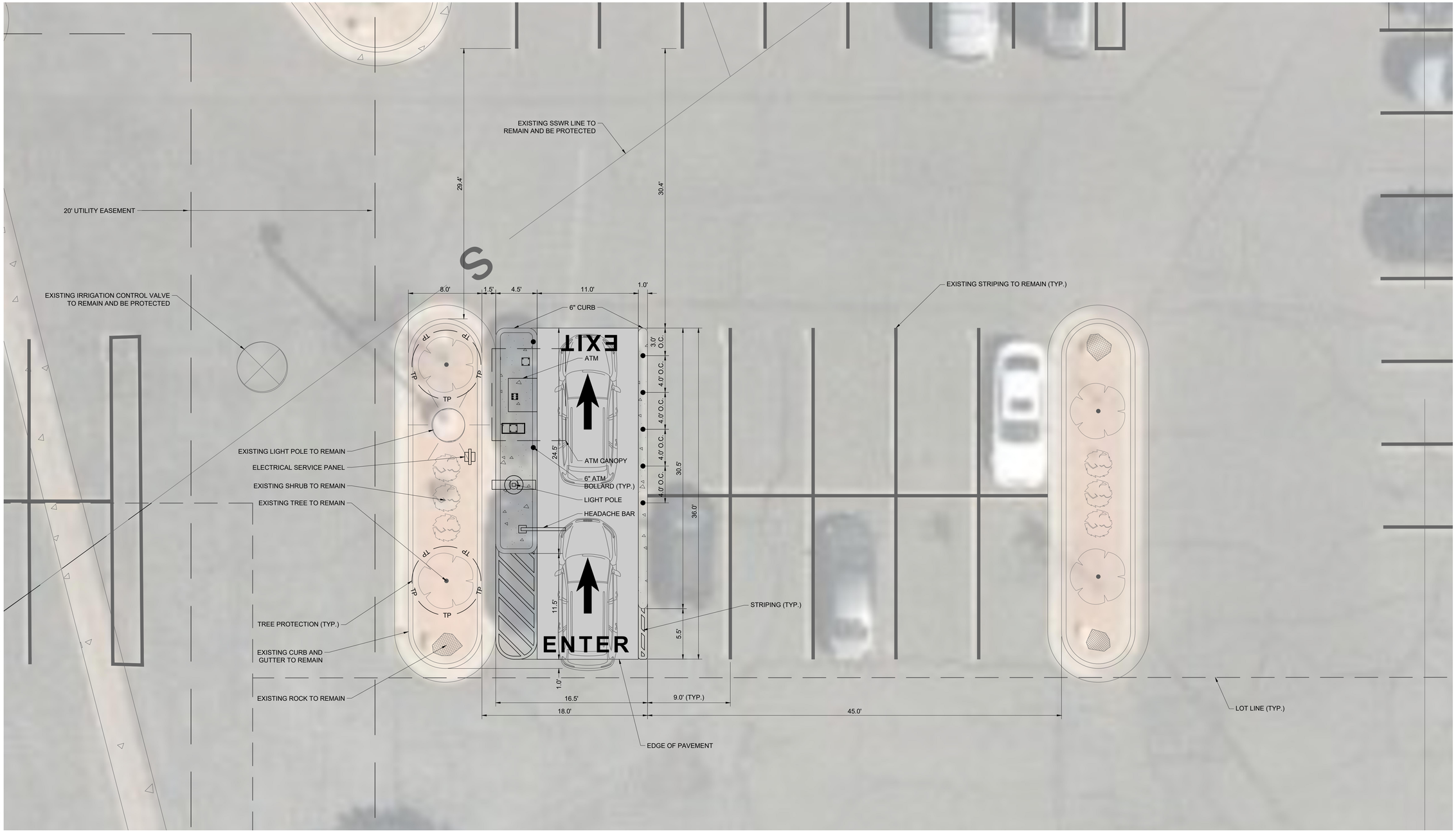
Dave Anderson stated due to the height restriction and noise ordinances laid out in the municipal code and the high wind concerns he does not feel this is an approvable structure.

John Little moved to adjourn the meeting at 11:40 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

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GRADING NOTES

1. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
2. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF UNABLE TO ACCOMPLISH, MULCH SHALL BE USED AS A TEMPORARY COVER. CONCENTRATED FLOW AREAS AND ALL SLOPES STEEPER THAN 2.5:1 AND WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
3. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
4. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT.
5. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN. THE CONTRACTOR IS TO NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
6. STOCKPILED TOPSOIL OR FILL MATERIAL IS TO BE TREATED SO THE SEDIMENT RUN-OFF WILL NOT CONTAMINATE SURROUNDING AREAS OR ENTER NEARBY STREAMS. STOCK PILE LOCATIONS SHALL BE COORDINATED WITH THE ENGINEER PRIOR TO GRADING ACTIVITIES. EROSION & SEDIMENT CONTROL PRACTICE SHALL BE INSTALLED PRIOR TO STOCKPILE OPERATIONS.
7. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
8. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED (WITHIN 15 DAYS OF ACHIEVED FINAL GRADES) UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION. STEEP SLOPES (GREATER THAN 3:1) SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
9. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
10. DO NOT DISTURB VEGETATION OR REMOVE TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSE

NOTES

1. STRIPING ON ALL CURBS, PAVEMENT, AND TRAFFIC ARROWS SHALL BE PAINTED WHITE.
2. LETTERING "ENTER" AND "EXIT" SHALL BE PAINTED WHITE.
3. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE PATTERNS.
4. CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION TO EXISTING GRADES.

CONSTRUCTION NOTES

1. HORIZONTAL DIRECTIONAL DRILLING (HDD) OR OTHER TRENCHLESS METHODS AS APPROVED BY SITE HOST ARE THE PREFERRED METHOD TO INSTALL CONDUIT BENEATH EXISTING PARKING LOTS AND PAVED AREAS.
   1.1. CONDUIT SHALL BE INSTALLED AT A MINIMUM DEPTH OF TWO AND ONE-HALF FEET (2.5') OR BELOW THE FREEZE LINE, WHICHEVER IS DEEPER. CONDUIT TYPE AND DESIGN TO MEET ALL LOCAL REQUIREMENTS
   1.2. REMOVED PAVEMENT, CONCRETE AND EXCAVATED MATERIALS UNSUITABLE FOR USE AS BACKFILL SHALL BE DISPOSED OFFSITE
   1.3. RESTORE GRASS, LANDSCAPING, IRRIGATION AND ALL FEATURES TO THEIR PRECONSTRUCTION CONDITION.
   1.4. ANY UTILITIES, PAVEMENT, IRRIGATION, LANDSCAPING OR OTHER SITE FEATURES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO SITE HOST SPECIFICATION
   1.5. WHERE LANDSCAPING IS IMPACTED, IT IS THE RESPONSIBILITY OF VENDOR TO REPOSITION OR PROVIDE NEW LANDSCAPING WITHIN THE SITE HOST PROPERTY TO ENSURE COMPLIANCE WITH ANY CODE REQUIREMENTS.
   1.6. CONTRACTOR TO FIELD VERIFY ALL STALL DIMENSIONS AND ALL EQUIPMENT LOCATIONS TO ENSURE SUFFICIENT SPACE IS AVAILABLE.
   1.7. CONTRACTOR IS RESPONSIBLE TO LOCATE ALL VERTICAL AND HORIZONTAL UTILITIES PRIOR TO DIRECTIONAL BORING. AND ALTERATIONS TO THE PROPOSED CONDUIT ROUTE ARE TO BE COORDINATED WITH THE PROFESSIONAL ENGINEER(S) PRIOR TO CONSTRUCTION.

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. KIMLEY-HORN AND FLITE BANKING CENTERS DO NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, EXISTING INFRASTRUCTURE AND TITLE DOCUMENTS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD CONDITIONS AND IS TO ALERT THE ENGINEER AND FLITE BANKING CENTERS OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH FLITE BANKING CENTERS PM FOR ALL FINAL PLACEMENTS OF INFRASTRUCTURE.

GRAPHIC SCALE IN FEET
0 2.5 5 10

NORTH

Kimley»Horn
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SPANISH FORK
ATM ADDITION
FLITE BANKING CENTERS, LLC
187 E 1000N
SPANISH FORK, UT 84660

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			
7			
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10			

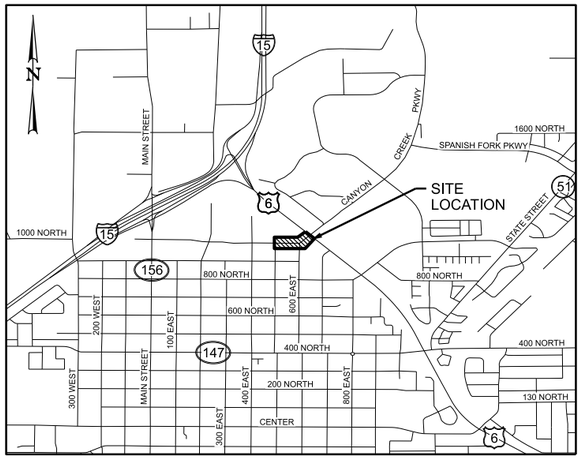
DESIGNED BY:	NMM
DRAWN BY:	TAJ
CHECKED BY:	NMM
DATE:	03/22/2023
KIMLEY-HORN PROJECT NO.	118420022

SITE PLAN

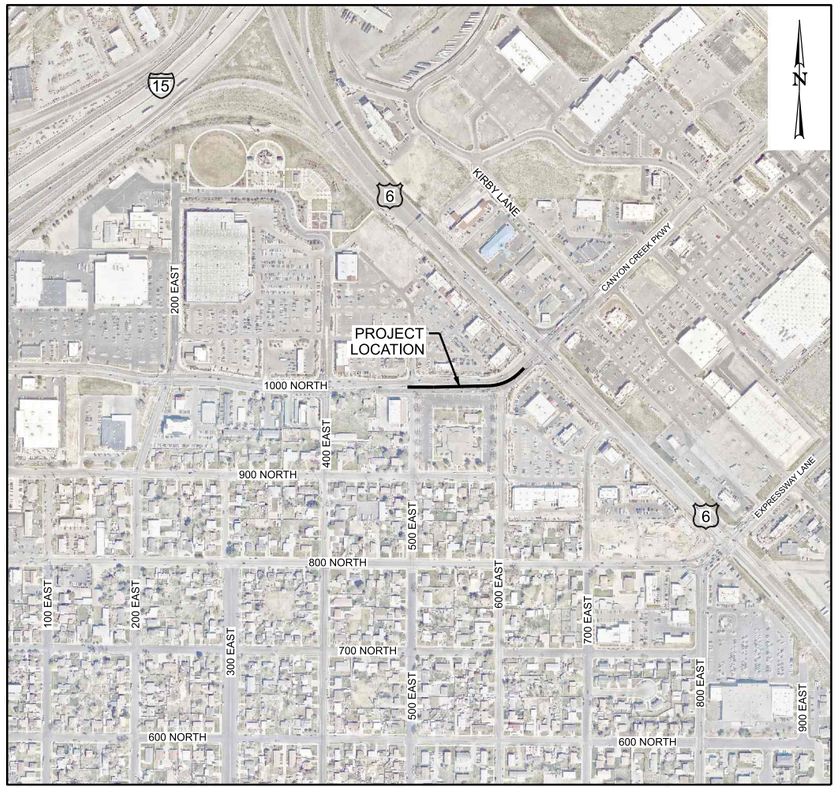
SHEET NUMBER
C2.0

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

SPANISH FORK, UTAH



SPANISH FORK CITY VICINITY MAP



INDEX OF SHEETS

SHEET NO.	DESCRIPTION
GENERAL SHEETS	
G100	TITLE AND INDEX OF SHEETS
G101	SURVEY CONTROL SHEET
DETAILS	
DT101 to DT102	DETAILS
REMOVAL PLANS	
RM101	REMOVAL PLAN
ROADWAY PLAN AND PROFILES	
RD101	ROADWAY PLAN
RP101	ROADWAY PROFILES
UTILITY PLANS	
UT101	UTILITY PLAN
GRADING PLANS	
GR101	GRADING DETAILS
SIGNING AND STRIPING PLANS	
SS101	INTERIM SIGNING AND STRIPING PLAN
SS102	FINAL SIGNING AND STRIPING PLAN
TYPICAL SECTIONS	
TS101	TYPICAL SECTIONS
TS102	TYPICAL SECTIONS
STANDARD DETAILS	
DTS101 to DTS103	SPANISH FORK CITY STANDARDS
DTS201	APWA STANDARDS
DTS301	UDOT STANDARDS

EST. 1855
SPANISH FORK
PRIDE & PROGRESS

SPANISH FORK CITY COUNCIL

MIKE MENDENHALL	MAYOR
CHAD ARGYLE	COUNCIL MEMBER
STACY BECK	COUNCIL MEMBER
BRANDON GORDON	COUNCIL MEMBER
SHANE MARSHALL	COUNCIL MEMBER
KEVIN OYLER	COUNCIL MEMBER

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE
1				
2				
3				
4				
5				

DESIGNED BY M.K. SMITH
DRAWN BY B. GOLLING
CHECKED BY S.A. HERDRICKS
PROJECT NO. 202204508
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

TITLE AND INDEX OF SHEETS

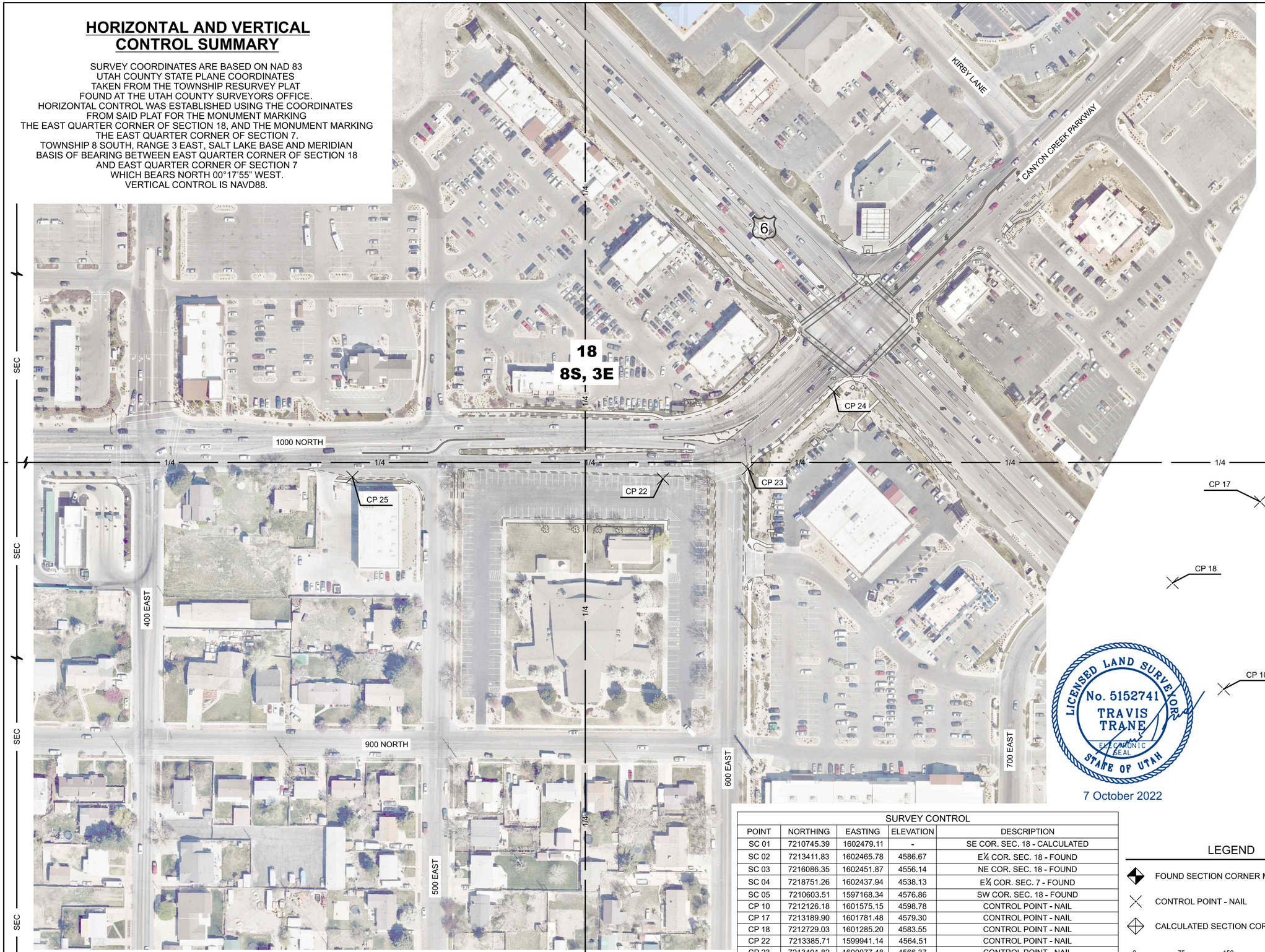
SEAL
PROFESSIONAL ENGINEER
No. 6288157
MATTHEW KAMALU
AMUTU
ELECTRONIC SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
G100

2-MAR-2023
DGN File: L:\2022\2508_SF 1000 N 600 E Lane Reconfig\CADSheet_Files\202205-508_G100_Title.dgn

HORIZONTAL AND VERTICAL CONTROL SUMMARY

SURVEY COORDINATES ARE BASED ON NAD 83
UTAH COUNTY STATE PLANE COORDINATES
TAKEN FROM THE TOWNSHIP RESURVEY PLAT
FOUND AT THE UTAH COUNTY SURVEYORS OFFICE.
HORIZONTAL CONTROL WAS ESTABLISHED USING THE COORDINATES
FROM SAID PLAT FOR THE MONUMENT MARKING
THE EAST QUARTER CORNER OF SECTION 18, AND THE MONUMENT MARKING
THE EAST QUARTER CORNER OF SECTION 7.
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
BASIS OF BEARING BETWEEN EAST QUARTER CORNER OF SECTION 18
AND EAST QUARTER CORNER OF SECTION 7
WHICH BEARS NORTH 00°17'55" WEST.
VERTICAL CONTROL IS NAVD88.



SURVEY CONTROL				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
SC 01	7210745.39	1602479.11	-	SE COR. SEC. 18 - CALCULATED
SC 02	7213411.83	1602465.78	4586.67	E¼ COR. SEC. 18 - FOUND
SC 03	7216086.35	1602451.87	4556.14	NE COR. SEC. 18 - FOUND
SC 04	7218751.26	1602437.94	4538.13	E¼ COR. SEC. 7 - FOUND
SC 05	7210603.51	1597168.34	4576.86	SW COR. SEC. 18 - FOUND
CP 10	7212126.18	1601575.15	4598.78	CONTROL POINT - NAIL
CP 17	7213189.90	1601781.48	4579.30	CONTROL POINT - NAIL
CP 18	7212729.03	1601285.20	4583.55	CONTROL POINT - NAIL
CP 22	7213385.71	1599941.14	4564.51	CONTROL POINT - NAIL
CP 23	7213401.82	1600077.48	4566.37	CONTROL POINT - NAIL
CP 24	7213525.05	1600214.53	4567.89	CONTROL POINT - NAIL WASHER LEI
CP 25	7213388.69	1599444.63	4561.22	CONTROL POINT - NAIL

LICENSED LAND SURVEYOR
No. 5152741
TRAVIS TRANE
ELECTRONIC SEAL
STATE OF UTAH
7 October 2022

LEGEND

- FOUND SECTION CORNER MONUMENT
- CONTROL POINT - NAIL
- CALCULATED SECTION CORNER MONUMENT

0 75 150 225 300
SCALE IN FEET

NO.	REVISION	DATE MADE BY

DESIGNED BY M.K. SMITH
DRAWN BY B. GOLLING
CHECKED BY S.A. HENDRICKS
PROJECT NO. 2022054/08
DATE 2-MAR-2023

R&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

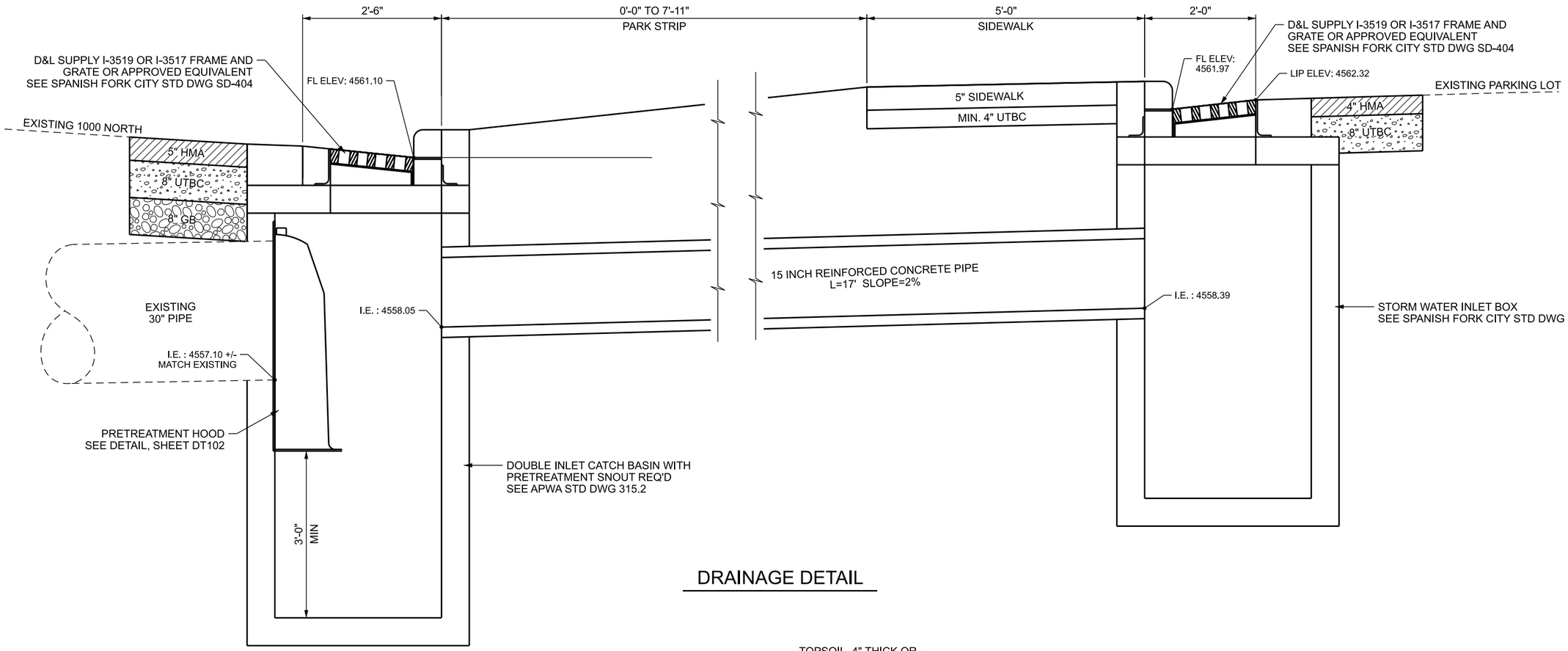
SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

SURVEY CONTROL SHEET

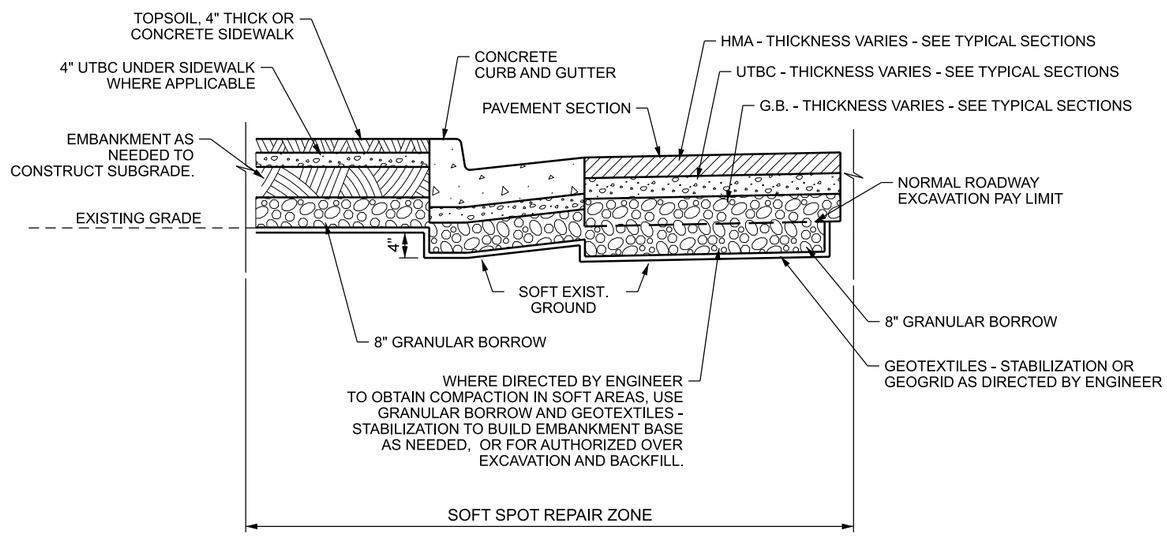
SEAL
PROFESSIONAL ENGINEER
No. 6288186
MATTHEW KAMPF SMITH
ELECTRONIC SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
G101

2-MAR-2023
DGN File: L:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_G101_SurveyControl.dgn



DRAINAGE DETAIL



SOFT SPOT REPAIR

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

DESIGNED BY M.K. SMITH
DRAWN BY B. GOLLING
CHECKED BY S.A. HENDRICKS
PROJECT NO. 202205-008
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

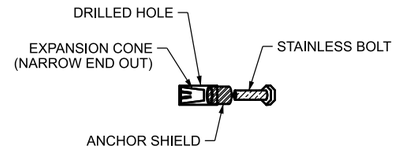
DETAILS

SEAL
PROFESSIONAL ENGINEER
No. 6288192-2202
MATTHEW K. SMITH
ELECTRONIC SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
DT101

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

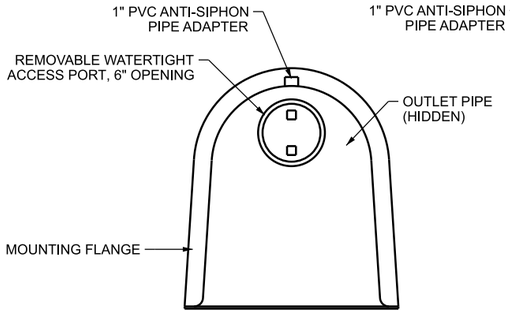
2-MAR-2023
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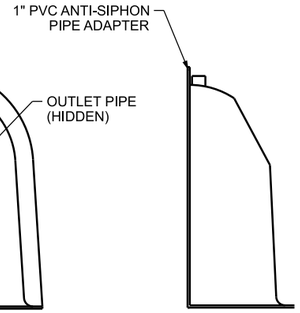
DETAIL A



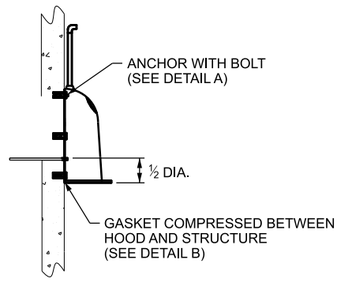
DETAIL B



FRONT VIEW



SIDE VIEW



CONFIGURATION DETAIL

INSTALLATION NOTE:
POSITION HOOD SUCH THAT BOTTOM FLANGE IS A DISTANCE OF ½ OUTLET PIPE DIAMETER (MIN.) BELOW THE PIPE INVERT. MINIMUM DISTANCE FOR PIPES <12" I.D. IS 6".

INSTALLATION DETAIL

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
   BEST MANAGEMENT PRODUCTS, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-0277, (860) 434-3195 FAX
   TOLL FREE: (800) 504-8008 OR (888) 354-7585
   WEB SITE: www.bmpinc.com
   OR PRE-APPROVED EQUAL
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES 12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 24" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
8. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH ⅜" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
9. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE:
   A. INSTALLATION INSTRUCTIONS
   B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
   C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
   D. ⅜" STAINLESS STEEL BOLTS
   E. ANCHOR SHIELDS
10. SEAL HOOD AROUND ORIFICE PLATE WITH WATER TIGHT SEAL.

PRETREATMENT HOOD

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE
1				
2				
3				
4				
5				
6				

DESIGNED BY M.K. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HERDRICKS
PROJECT NO. 2022054.008
DATE 2-MAR-2023

1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

R&G ENGINEERING, INC.

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

DETAILS

SEAL

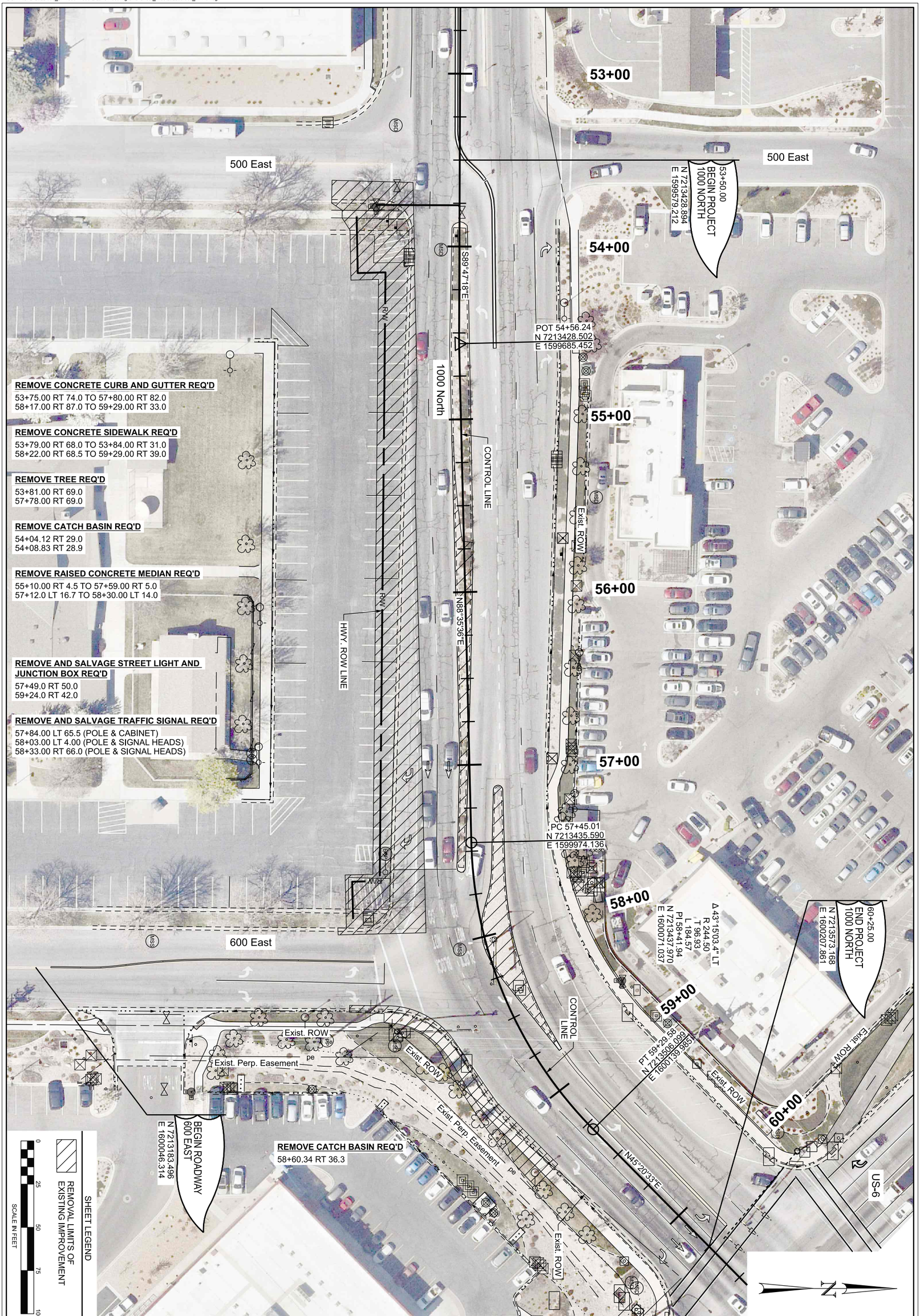
PROFESSIONAL ENGINEER
No. 6288186
MATTHEW KIMBALL SMITH
ELECTRONIC
STATE OF UTAH

03/02/2023

DRAWING NO.
DT102

2-MAR-2023
DGN File: I:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_DT102.dgn

2-MAR-2023
DGN Files: L:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_RM101.dgn



SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

REMOVAL PLAN

DRAWING NO. **RM101**

03/02/2023

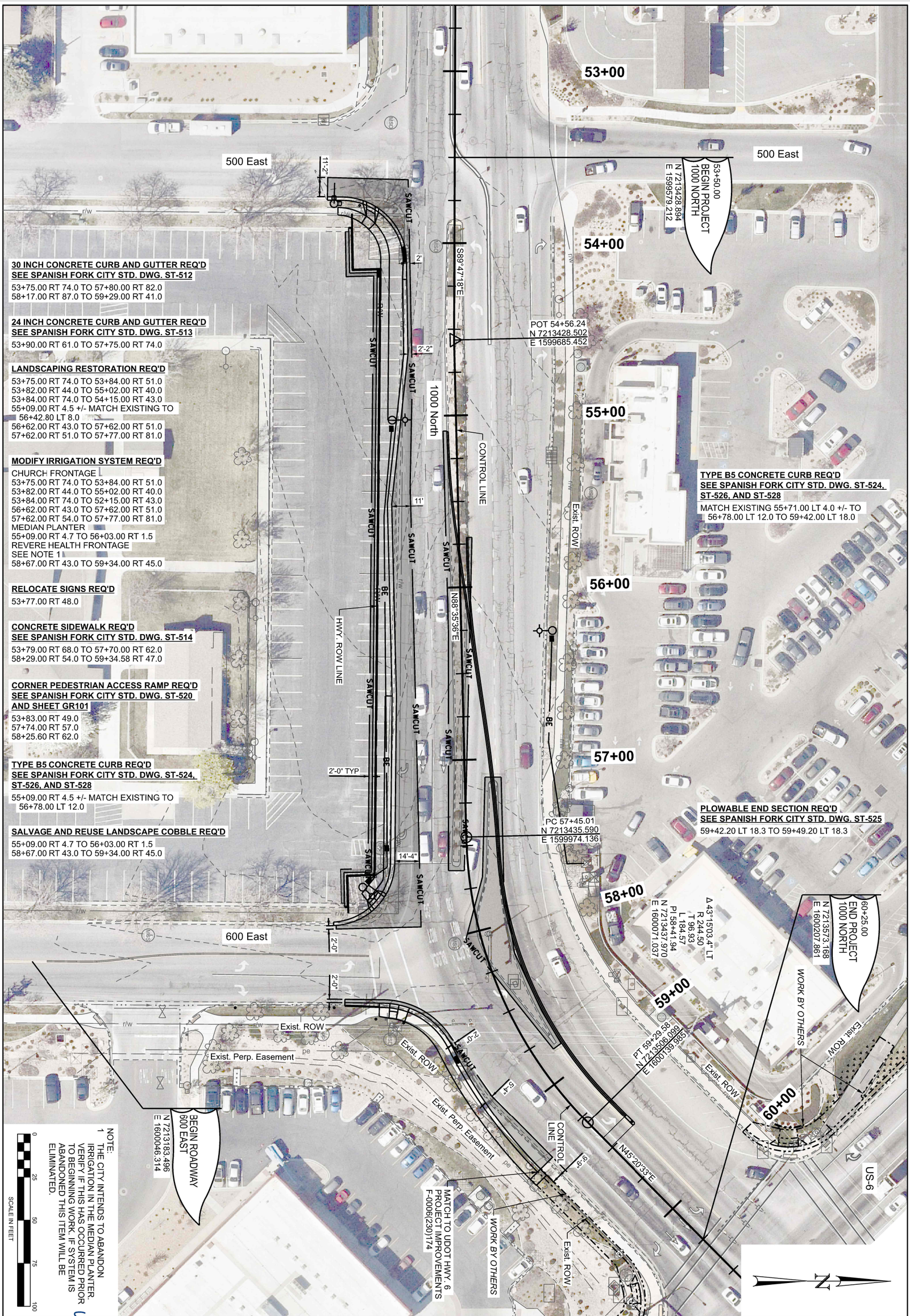
SEAL

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

DESIGNED BY	M.K. SMITH
DRAWN BY	B. GOLDING
CHECKED BY	S.A. HENDRICKS
PROJECT NO.	202205-008
DATE	2-MAR-2023

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

2-MAR-2023
DGN File: L:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_RD101.dgn



30 INCH CONCRETE CURB AND GUTTER REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-512
53+75.00 RT 74.0 TO 57+80.00 RT 82.0
58+17.00 RT 87.0 TO 59+29.00 RT 41.0

24 INCH CONCRETE CURB AND GUTTER REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-513
53+90.00 RT 61.0 TO 57+75.00 RT 74.0

LANDSCAPING RESTORATION REQ'D
53+75.00 RT 74.0 TO 53+84.00 RT 51.0
53+82.00 RT 44.0 TO 55+02.00 RT 40.0
53+84.00 RT 74.0 TO 54+15.00 RT 43.0
55+09.00 RT 4.5 +/- MATCH EXISTING TO
56+42.80 LT 8.0
56+62.00 RT 43.0 TO 57+62.00 RT 51.0
57+62.00 RT 51.0 TO 57+77.00 RT 81.0

MODIFY IRRIGATION SYSTEM REQ'D
CHURCH FRONTAGE
53+75.00 RT 74.0 TO 53+84.00 RT 51.0
53+82.00 RT 44.0 TO 55+02.00 RT 40.0
53+84.00 RT 74.0 TO 52+15.00 RT 43.0
56+62.00 RT 43.0 TO 57+62.00 RT 51.0
57+62.00 RT 54.0 TO 57+77.00 RT 81.0
MEDIAN PLANTER
55+09.00 RT 4.7 TO 56+03.00 RT 1.5
REVERE HEALTH FRONTAGE
SEE NOTE 1
58+67.00 RT 43.0 TO 59+34.00 RT 45.0

RELOCATE SIGNS REQ'D
53+77.00 RT 48.0

CONCRETE SIDEWALK REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-514
53+79.00 RT 68.0 TO 57+70.00 RT 62.0
58+29.00 RT 54.0 TO 59+34.58 RT 47.0

CORNER PEDESTRIAN ACCESS RAMP REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-520
AND SHEET GR101
53+83.00 RT 49.0
57+74.00 RT 57.0
58+25.60 RT 62.0

TYPE B5 CONCRETE CURB REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-524,
ST-526, AND ST-528
55+09.00 RT 4.5 +/- MATCH EXISTING TO
56+78.00 LT 12.0

SALVAGE AND REUSE LANDSCAPE COBBLE REQ'D
55+09.00 RT 4.7 TO 56+03.00 RT 1.5
58+67.00 RT 43.0 TO 59+34.00 RT 45.0

TYPE B5 CONCRETE CURB REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-524,
ST-526, AND ST-528
MATCH EXISTING 55+71.00 LT 4.0 +/- TO
56+78.00 LT 12.0 TO 59+42.00 LT 18.0

PLOWABLE END SECTION REQ'D
SEE SPANISH FORK CITY STD. DWG. ST-525
59+42.20 LT 18.3 TO 59+49.20 LT 18.3

NOTE:
1 THE CITY INTENDS TO ABANDON IRRIGATION IN THE MEDIAN PLANTER. VERIFY IF THIS HAS OCCURRED PRIOR TO BEGINNING WORK. IF SYSTEM IS ABANDONED THIS ITEM WILL BE ELIMINATED.

SCALE IN FEET
0 25 50 75 100

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

ROADWAY PLAN

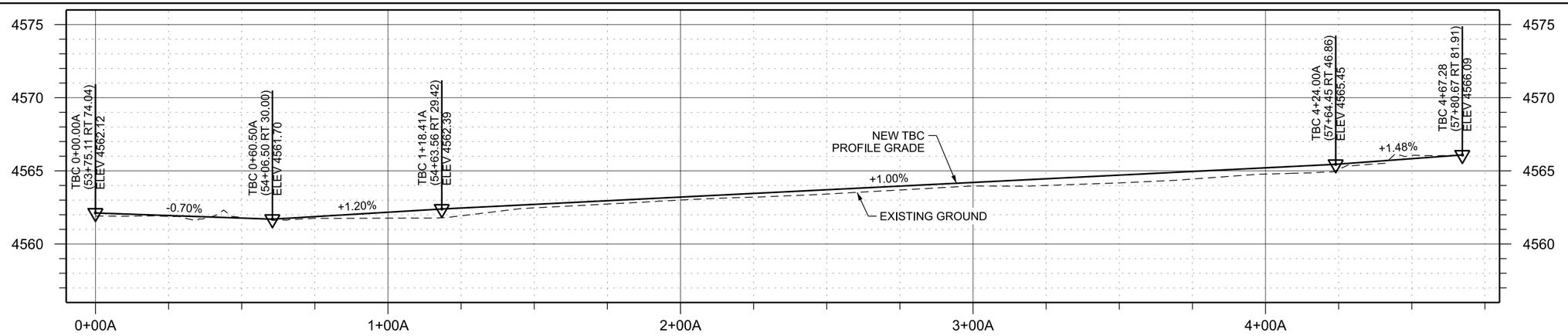
DRAWING NO. **RD101**
03/02/2023

SEAL

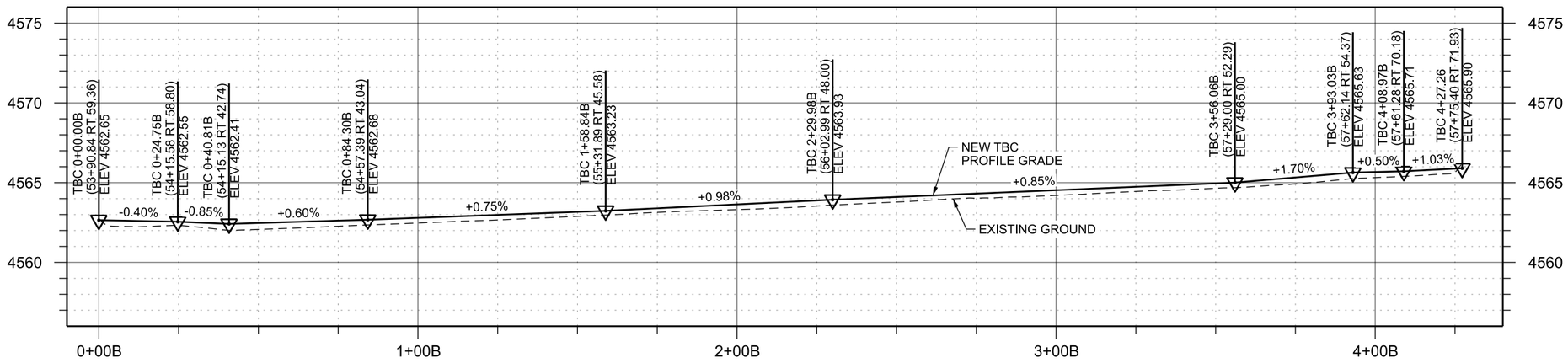
RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

DESIGNED BY	M. K. SMITH
DRAWN BY	B. GOLDING
CHECKED BY	S.A. HENDRICKS
PROJECT NO.	202205-008
DATE	2-MAR-2023

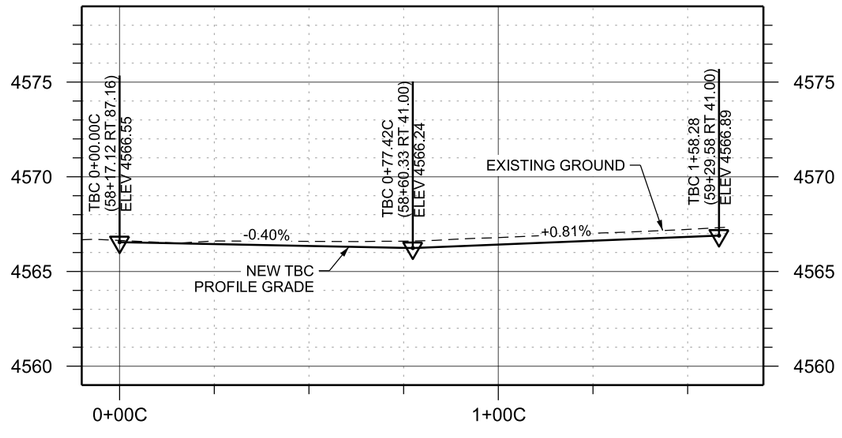
NO.	AUTHORIZED BY	REVISION	MADE BY	DATE
6				
5				
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2				
1				



1000 NORTH TBC PROFILE (A)



PARKING LOT TBC PROFILE (B)



1000 NORTH TBC PROFILE (C)

NOTE:
STATIONING SHOWN IS ALONG TOP BACK OF THE CURB (TBC).
CONTROL LINE STATION AND OFFSET ARE SHOWN IN PARENTHESES.

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE
1				
2				
3				
4				
5				

DESIGNED BY M.K. SMITH
DRAWN BY J. RUSBY
CHECKED BY S.A. HENDRICKS
PROJECT NO. 2022054.006
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

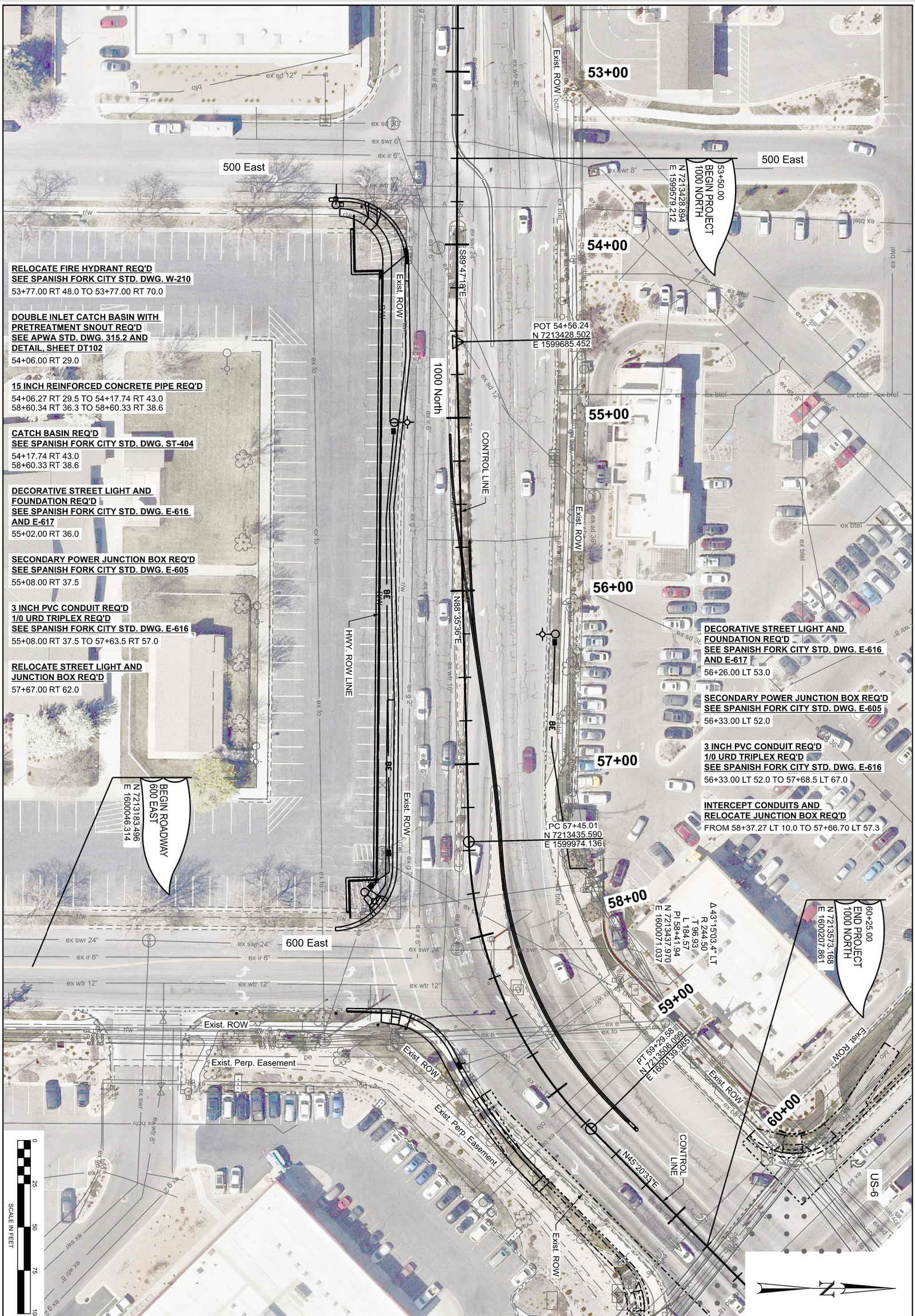
ROADWAY PROFILE

SEAL
PROFESSIONAL ENGINEER
No. 6288156
MATTHEW KIMBALL SMITH
ELECTRONIC SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
RP101

2-MAR-2023
DGN File: I:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\2022054-008_RP101.dgn

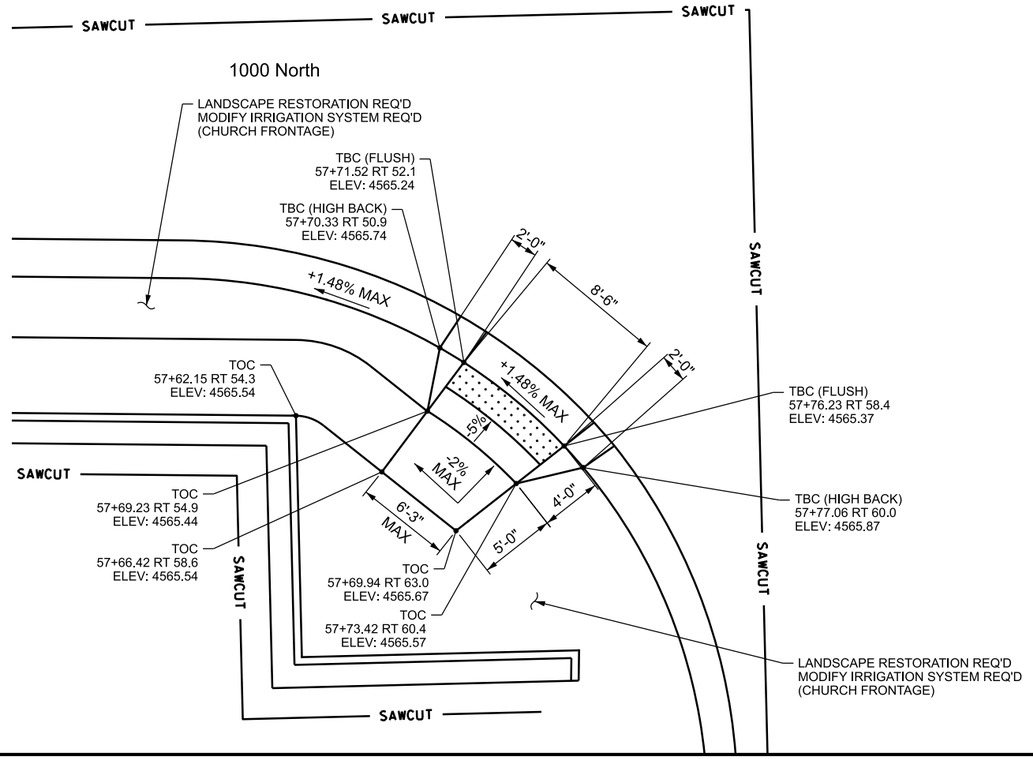
2-MAR-2023
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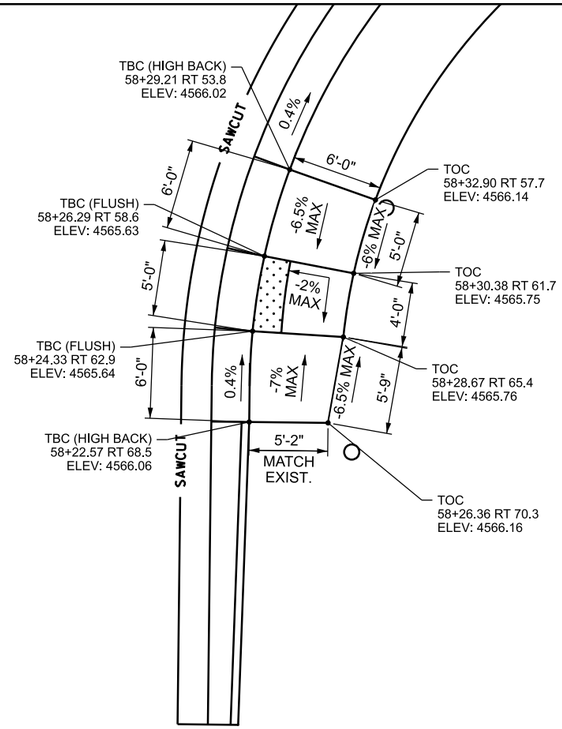
DRAWING NO. UT101	SEAL	SPANISH FORK LANE RECONFIGURATION 1000 NORTH AT 600 EAST **UTILITY PLAN**	RB&G ENGINEERING, INC. 1435 WEST 820 NORTH PROVO UTAH 84601 801-374-5771 PROVO

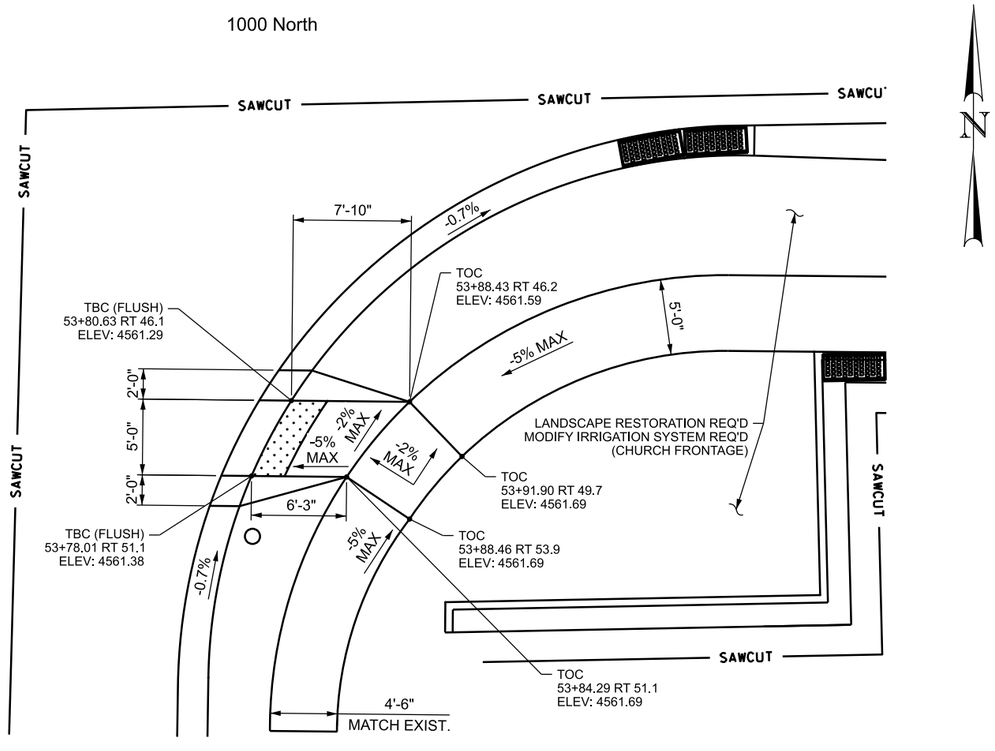
DESIGNED BY M. K. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HENDRICKS
PROJECT NO. 202205-008
DATE 2-MAR-2023

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE
6				
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4				
3				
2				
1				



600 East





0 5 10 15 20
SCALE IN FEET

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

DESIGNED BY M.K.SMITH
DRAWN BY B. GOLLING
CHECKED BY S.A. HERDRICKS
PROJECT NO. 202204.008
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

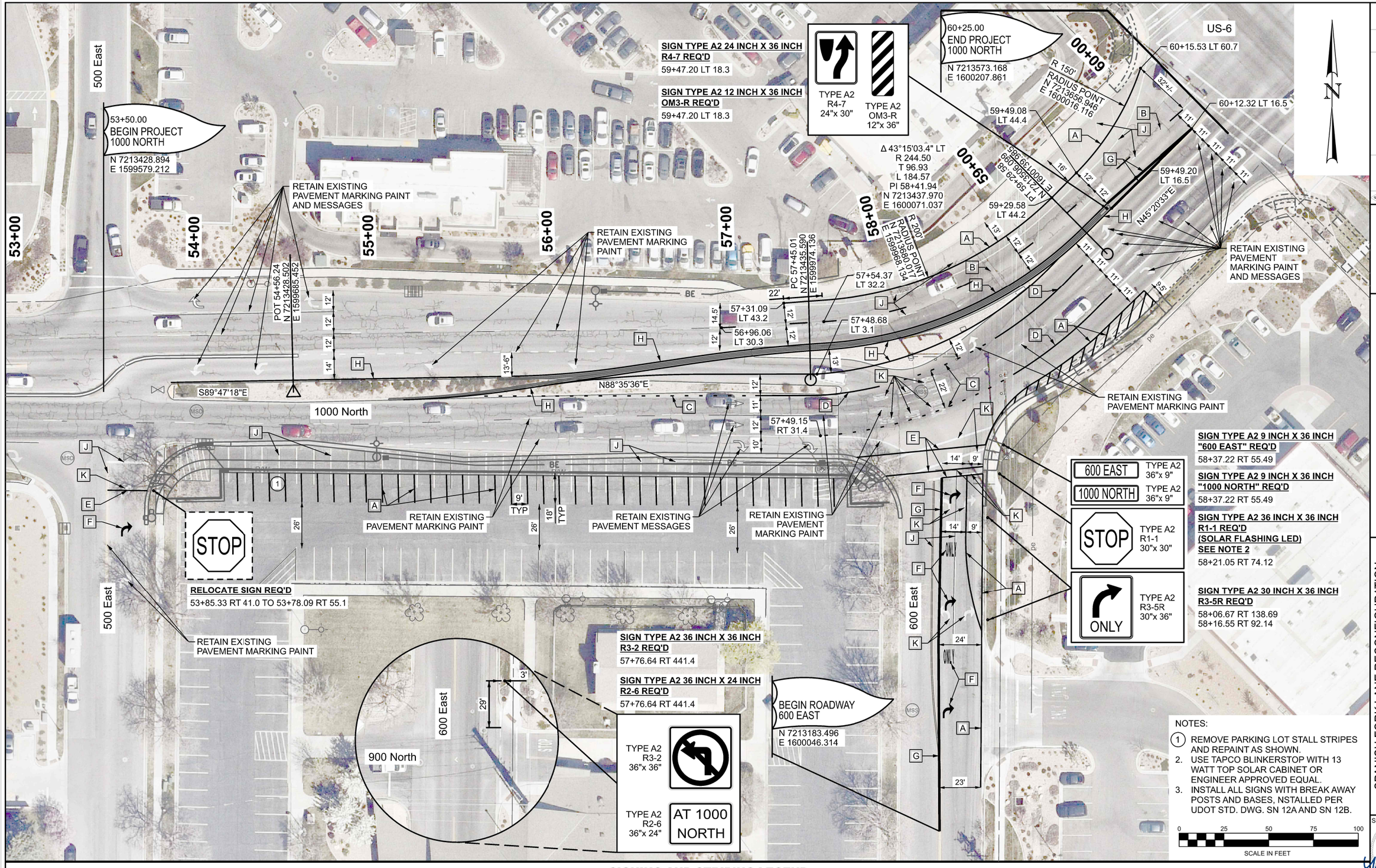
SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

GRADING DETAILS

SEAL
PROFESSIONAL ENGINEER
No. 6288153
MATTHEW
KAMALU
SMITH
ELECTRONIC
SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
GR101

2-MAR-2023
DGN File:L:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_GR101.dgn



SIGNING AND STRIPING LEGEND

- A 4 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (SOLID)
- B 4 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (DASHED)
- C 6 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (DOTTED)
- D 8 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (SOLID)
- E 12 INCH PAVEMENT MESSAGE - WHITE REQ'D (SOLID)
- F PAVEMENT MESSAGE - WHITE REQ'D
- G 4 INCH PAVEMENT MARKING PAINT - YELLOW REQ'D (SOLID DOUBLE)
- H 4 INCH PAVEMENT MARKING PAINT - YELLOW REQ'D (SOLID)
- J REMOVE PAVEMENT MARKING PAINT BY WATER BLASTING
- K REMOVE PAVEMENT MESSAGE BY WATER BLASTING

NO.	REVISION	AUTHORIZED BY	DATE	MADE BY
1				
2				
3				
4				
5				
6				

DESIGNED BY M. K. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HENDRICKS
PROJECT NO. 202205-008
DATE 2-MAR-2023

1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO
RB&G ENGINEERING, INC.

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

INTERIM
SIGNING AND STRIPING PLAN

SEAL
PROFESSIONAL ENGINEER No. 628818 MARK K. SMITH STATE OF UTAH
03/02/2023

DRAWING NO.
SS101

2-MAR-2023
DGN File: L:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_SS101_Interim.dgn

FINAL STRIPING TO BE PLACED
BY UDOT US-6 PROJECT
SHOWN FOR INFORMATION ONLY

53+50.00
BEGIN PROJECT
1000 NORTH
N 7213428.894
E 1599579.212

60+25.00
END PROJECT
1000 NORTH
N 7213573.168
E 1600207.861

BEGIN ROADWAY
600 EAST
N 7213183.496
E 1600046.314

POT 54+56.24
N 7213428.502
E 1599685.452

PC 57+45.01
N 7213435.590
E 1599974.136

Δ 43°15'03.4" LT
R 244.50
T 96.93
L 184.57
PI 58+41.94
N 7213437.970
E 1600071.037

PT 59+29.58
N 7213506.099
E 1600129.985

S89°47'18"E
N88°35'36"E
N45°20'33"E

500 East
600 East
1000 North
US-6
Exist. ROW
Exist. Perp. Easement
HWY. ROW LINE
ONLY

SIGNING AND STRIPING LEGEND

- A 4 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (SOLID)
- B 4 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (DASHED)
- C 6 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (DOTTED)
- D 8 INCH PAVEMENT MARKING PAINT - WHITE REQ'D (SOLID)
- E 12 INCH PAVEMENT MESSAGE - WHITE REQ'D (SOLID)
- F PAVEMENT MESSAGE - WHITE REQ'D
- G 4 INCH PAVEMENT MARKING PAINT - YELLOW REQ'D (SOLID DOUBLE)
- H 4 INCH PAVEMENT MARKING PAINT - YELLOW REQ'D (SOLID)
- J REMOVE PAVEMENT MARKING PAINT BY WATER BLASTING
- K REMOVE PAVEMENT MESSAGE BY WATER BLASTING

0 25 50 75 100
SCALE IN FEET

NO	AUTHORIZED BY	REVISION	MADE BY	DATE
6				
5				
4				
3				
2				
1				

DESIGNED BY M. K. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HENDRICKS
PROJECT NO. 202205-008
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

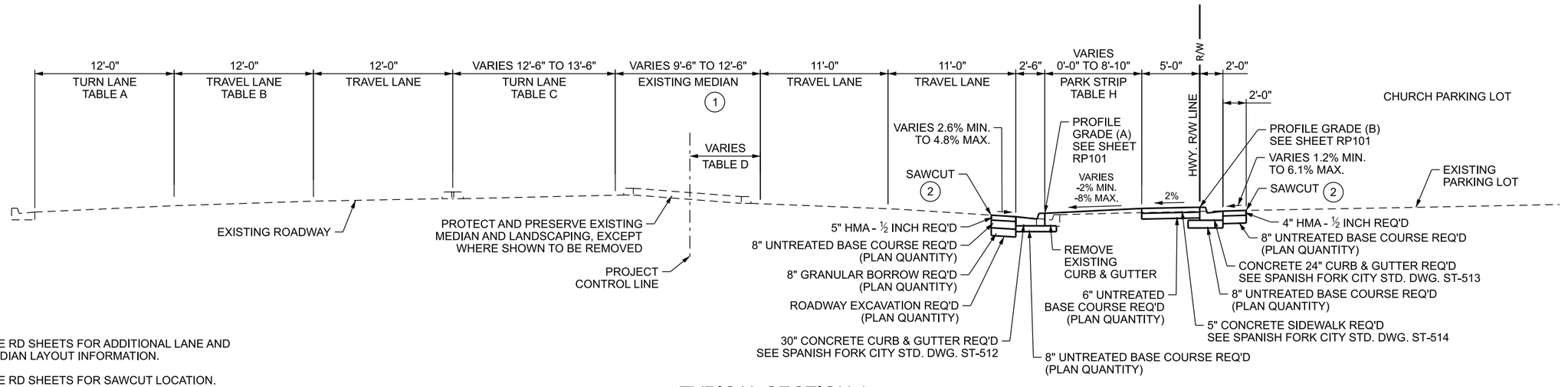
SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

FINAL
SIGNING AND STRIPING PLAN

SEAL
PROFESSIONAL ENGINEER
No. 6288178
MATTHEW K. SMITH
STATE OF UTAH
03/02/2023

DRAWING NO.
SS102

2-MAR-2023
DGN File: L:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_SS102.dgn

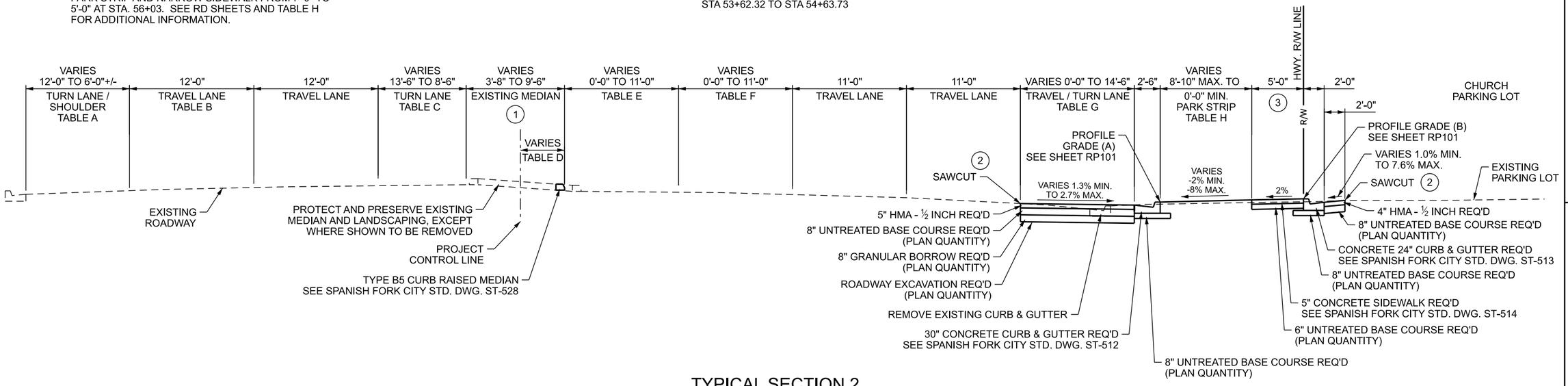


NOTE:

1. SEE RD SHEETS FOR ADDITIONAL LANE AND MEDIAN LAYOUT INFORMATION.
2. SEE RD SHEETS FOR SAWCUT LOCATION.
3. TERMINATE PARK STRIP AND WIDEN SIDEWALK FROM 5'-0" TO 7'-0" AT STA. 55+32 AND THEN BEGIN PARK STRIP AND NARROW SIDEWALK FROM 7'-0" TO 5'-0" AT STA. 56+03. SEE RD SHEETS AND TABLE H FOR ADDITIONAL INFORMATION.

TYPICAL SECTION 1
1000 NORTH

STA 53+62.32 TO STA 54+63.73



TYPICAL SECTION 2
1000 NORTH

STA 54+63.73 TO STA 56+37.14

TABLE A	
STATION	WIDTH
53+62 LT TO 54+76 LT	12'-0"
54+76 LT TO 57+31 LT	TRANSITION 12'-0" TO 0'-0"
57+31 LT TO 59+39 LT	TRANSITION 0'-0" TO 16'-0"±
59+39 LT TO 60+29 LT	TRANSITION 16'-0"± TO 0'-0"

TABLE B	
STATION	WIDTH
53+62 LT TO 59+49 LT	12'-0"
59+49 LT TO 60+29 LT	TRANSITION 12'-0" TO 32'-0"±

TABLE C	
STATION	WIDTH
53+63 LT TO 54+59 LT	12'-6"
54+59 LT TO 57+10 LT	TRANSITION 13'-6" TO 0'-0"

TABLE D	
STATION	OFFSET FROM CONTROL LINE TO TBC
55+10 TO 55+77	TRANSITION 4'-8" RT TO 0'-0"
55+77 TO 56+78	TRANSITION 0'-0" TO 12'-5" LT
56+78 TO 57+16	TRANSITION 12'-5" LT TO 16'-3" LT
57+16 TO 57+54	TRANSITION 16'-3" LT TO 18'-4" LT
57+54 TO 59+42	18'-4" LT

TABLE E	
STATION	WIDTH
54+64 LT TO 56+37 LT	0'-0"
56+37 LT TO 57+17 LT	TRANSITION 0'-0" TO 11'-0"
57+17 LT TO 60+29 LT	11'-0"

TABLE F	
STATION	WIDTH
54+64 LT TO 55+09 LT	0'-0"
55+09 LT TO 56+37 LT	TRANSITION 0'-0" TO 11'-0"
56+37 LT TO 60+29 LT	11'-0"

TABLE G	
STATION	WIDTH
54+64 RT TO 55+50 RT	TRANSITION 0'-0" TO 11'-0"
55+50 RT TO 57+57 RT	TRANSITION 11'-0" TO 14'-4"
57+57 RT TO 58+52 RT	TRANSITION 14'-4"TO 11'-0"
58+52 RT TO 59+29 RT	11'-0"

TABLE H	
STATION	WIDTH
53+81 RT TO 54+15 RT	TRANSITION 0'-0" TO 7'-8"
54+15 RT TO 54+64 RT	TRANSITION 7'-8" TO 8'-9"
54+64 RT TO 55+02 RT	TRANSITION 8'-9" TO 5'-0"
55+02 RT TO 56+62 RT	0'-0" (NO PARKSTRIP)
56+62 RT TO 57+70 RT	4'-0"

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

DESIGNED BY M.K.SMITH
DRAWN BY B.GOLDING
CHECKED BY S.A.HERDRICKS
PROJECT NO. 2022054/08
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

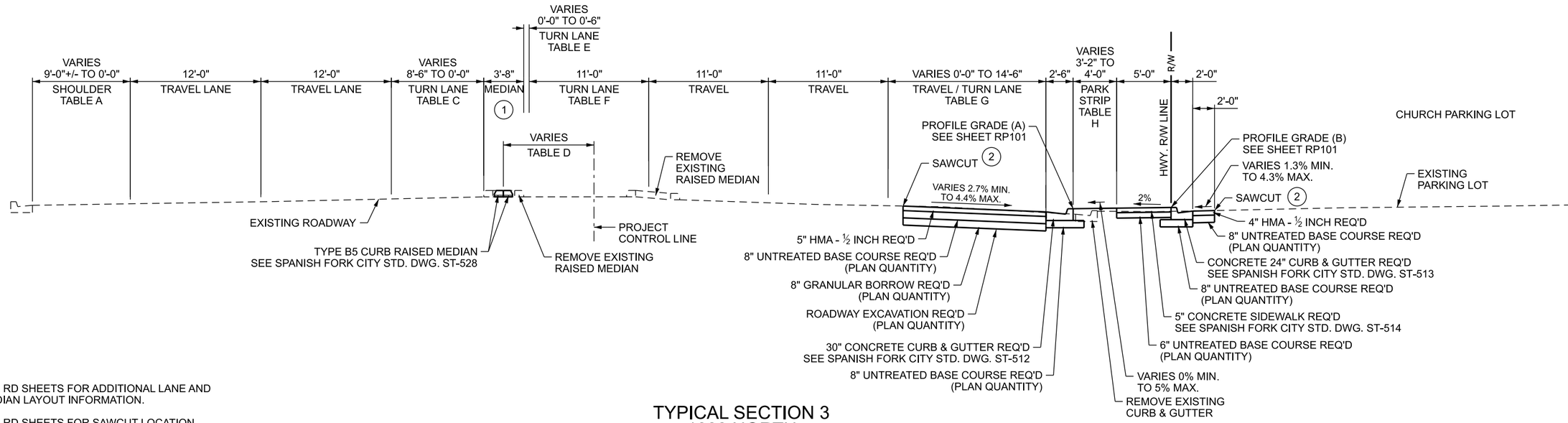
SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

TYPICAL SECTIONS

SEAL
PROFESSIONAL ENGINEER
No. 6288157
MATTHEW
KAMBALY
SMITH
ELECTRONIC
SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
TS101

2-MAR-2023
DGN File C:\2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\2022008-008_TS101.dgn

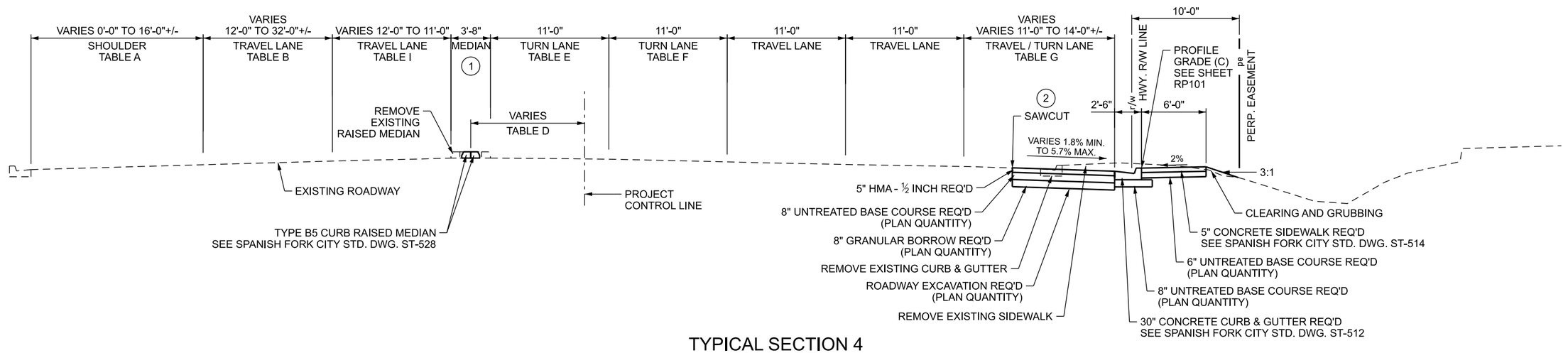


NOTE:

1. SEE RD SHEETS FOR ADDITIONAL LANE AND MEDIAN LAYOUT INFORMATION.
2. SEE RD SHEETS FOR SAWCUT LOCATION.

TYPICAL SECTION 3
1000 NORTH

STA 56+37.14 TO STA 58+11.00



TYPICAL SECTION 4
1000 NORTH

STA 58+11.00 TO STA 60+29.51

TABLE A	
STATION	WIDTH
53+62 LT TO 54+76 LT	12'-0"
54+76 LT TO 57+31 LT	TRANSITION 12'-0" TO 0'-0"
57+31 LT TO 59+39 LT	TRANSITION 0'-0" TO 16'-0"±
59+39 LT TO 60+29 LT	TRANSITION 16'-0"± TO 0'-0"

TABLE B	
STATION	WIDTH
53+62 LT TO 59+49 LT	12'-0"
59+49 LT TO 60+29 LT	TRANSITION 12'-0" TO 32'-0"±

TABLE C	
STATION	WIDTH
53+63 LT TO 54+59 LT	12'-6"
54+59 LT TO 57+10 LT	TRANSITION 13'-6" TO 0'-0"

TABLE D	
STATION	OFFSET FROM CONTROL LINE TO TBC
55+10 TO 55+77	TRANSITION 4'-8" RT TO 0'-0"
55+77 TO 56+78	TRANSITION 0'-0" TO 12'-5" LT
56+78 TO 57+16	TRANSITION 12'-5" LT TO 16'-3" LT
57+16 TO 57+54	TRANSITION 16'-3" LT TO 18'-4" LT
57+54 TO 59+42	18'-4" LT

TABLE E	
STATION	WIDTH
54+64 LT TO 56+37 LT	0'-0"
56+37 LT TO 57+17 LT	TRANSITION 0'-0" TO 11'-0"
57+17 LT TO 60+29 LT	11'-0"

TABLE F	
STATION	WIDTH
54+64 LT TO 55+09 LT	0'-0"
55+09 LT TO 56+37 LT	TRANSITION 0'-0" TO 11'-0"
56+37 LT TO 60+29 LT	11'-0"

TABLE G	
STATION	WIDTH
54+64 RT TO 55+50 RT	TRANSITION 0'-0" TO 11'-0"
55+50 RT TO 57+57 RT	TRANSITION 11'-0" TO 14'-4"
57+57 RT TO 58+52 RT	TRANSITION 14'-4"TO 11'-0"
58+52 RT TO 59+29 RT	11'-0"

TABLE H	
STATION	WIDTH
53+81 RT TO 54+15 RT	TRANSITION 0'-0" TO 7'-8"
54+15 RT TO 54+64 RT	TRANSITION 7'-8" TO 8'-9"
54+64 RT TO 55+02 RT	TRANSITION 8'-9" TO 5'-0"
55+02 RT TO 56+62 RT	0'-0" (NO PARKSTRIP)
56+62 RT TO 57+70 RT	4'-0"

TABLE I	
58+11 LT TO 59+30 LT	12'-0"
59+30 LT TO 60+29 LT	TRANSITION 12'-0" TO 11'-0"

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

DESIGNED BY M.K. SMITH
DRAWN BY B. COLLINS
CHECKED BY S.A. HENDRICKS
PROJECT NO. 2022SA598
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

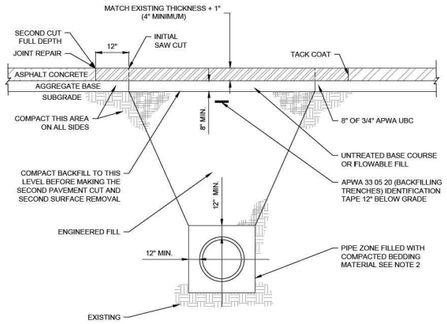
SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

TYPICAL SECTIONS

SEAL
PROFESSIONAL ENGINEER
No. 6288157
MATTHEW
KAMPF
ELECTRONIC
STATE OF UTAH
03/02/2023

DRAWING NO.
TS102

2-MAR-2023
DGN File: L:\2022\006_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-006_TS102.dgn

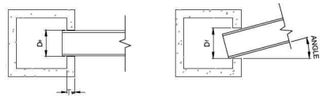


NOTES:

1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO. 4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 10/6/2020	SCALE NONE / STANDARD G-101
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	ASPHALT RESTORATION DEEP EXCAVATION & UTILITY POTHOLE REPAIR		

CLEANOUT AND INLET SIZING GUIDELINES



D_o: THE ORIGINAL DIAMETER OF THE INLET OR THE OUTER DIAMETER (OD) OF THE PIPE IF THE PIPE IS PURPENDICULAR TO THE INLET BOX.

D_f: THE FINAL ADJUSTED SIZE OF THE INLET WHEN THE PIPE IS SKEWED.

T_w: THE THICKNESS OF THE WALL (6" FOR THE TABLE BELOW).

ANGLE: THE ANGLE AT WHICH THE PIPE IS SKEWED.

FORMULA:

$D_f = (OD_o \times 1/COS(ANGLE)) + (TAN(ANGLE) \times T_w)$

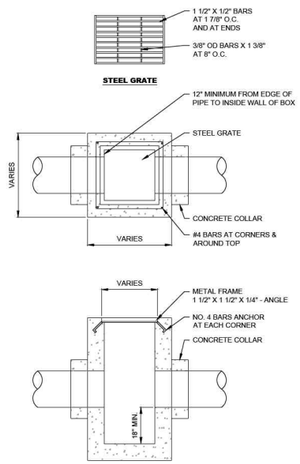
CONCRETE PIPE OUTER DIAMETERS BASED ON 6" CLEANOUT WALL THICKNESS AND PIPE ANGLE AT CLEANOUT

ANGLE OF PIPE ENTERING BOX	0°	5°	10°	15°	20°	30°	45°
INSIDE DIAMETER (ID)	OUTSIDE BARREL DIAMETER (OD)						
12.0"	16.5"	17.1"	17.8"	18.7"	19.7"	22.5"	29.3"
15.0"	19.8"	20.4"	21.1"	22.1"	23.2"	26.3"	33.9"
18.0"	23.0"	23.6"	24.4"	25.4"	26.7"	30.0"	38.5"
21.0"	27.0"	27.6"	28.5"	29.6"	30.9"	34.6"	44.2"
24.0"	30.0"	30.6"	31.5"	32.7"	34.1"	38.1"	48.4"
27.0"	35.0"	35.7"	36.6"	37.8"	39.4"	43.9"	55.5"
30.0"	38.3"	38.9"	39.9"	41.2"	42.9"	47.6"	60.1"
36.0"	45.9"	46.6"	47.6"	49.1"	51.0"	56.4"	
42.0"	52.2"	53.0"	54.1"	55.7"	57.8"	63.8"	
48.0"	59.4"	60.2"	61.4"	63.1"			
54.0"							
60.0"							
66.0"							
72.0"							
84.0"							
90.0"							
96.0"							

NOTES:

1. TABLE IS BASED ON A 6" WALL THICKNESS AND PIPE ANGLE AT CLEANOUT.
2. SHADED AREAS BELOW THE DARK LINE INDICATE PIPE SIZES AND ANGLES THAT WILL NOT FIT WITHIN A STANDARD 6' WALL BOX. SPECIAL BOX SIZES ARE NECESSARY FOR THESE CONDITIONS.
3. USE OF THIS TABLE (INCLUDING DESIGN & DIMENSIONS) SHOULD BE ANALYZED AND CHECKED BY THE USER'S ENGINEER TO ENSURE ADEQUACY FOR THE INTENDED USE.
4. ALL BOXES SHALL HAVE A MINIMUM OF 6" OF SURROUNDING CONCRETE BOX COVERAGE.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 6/19/2018	SCALE NONE / STANDARD SD-402
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	BOX SIZING		



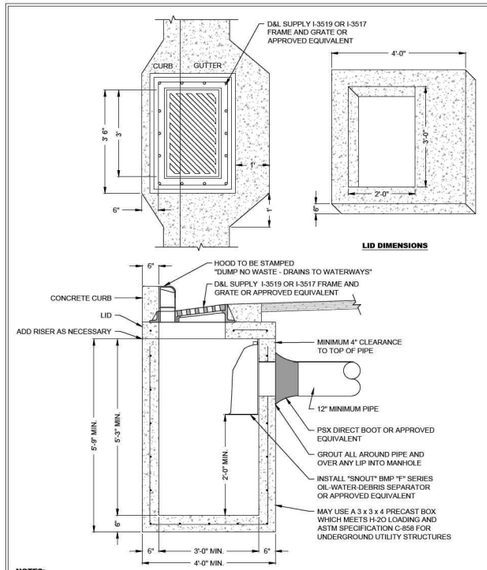
STEEL GRATE

STANDARD CLEANOUT BOX

NOTES:

1. GRATE SHALL BE BICYCLE SAFE AND TRAFFIC RATED.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #29.

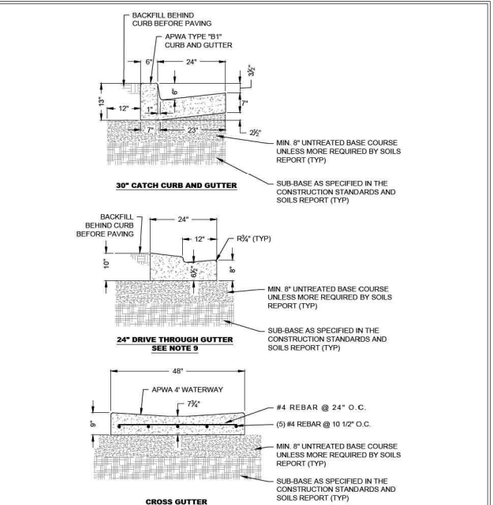
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 6/19/2018	SCALE NONE / STANDARD SD-403
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	CLEANOUT BOX		



NOTES:

1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD SD-402.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A MINIMUM OF 14".
4. KNOCKOUT BOXES SHALL BE ALLOWED WITH CONCRETE COLLARS.
5. INLET SHALL NOT BE WITHIN 3'-0" FROM CLOSEST EDGE OF ADA RAMP.

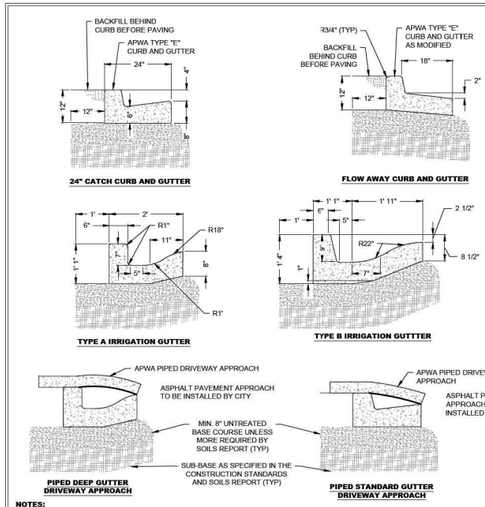
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 7/12/2022	SCALE NONE / STANDARD SD-404
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STORM WATER INLET BOX		



NOTES:

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

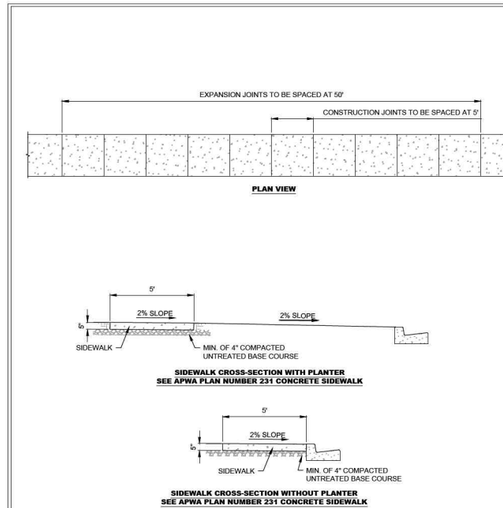
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 1/18/2022	SCALE NONE / STANDARD ST-512
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	APPROVED CURB & GUTTERS		



NOTES:

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

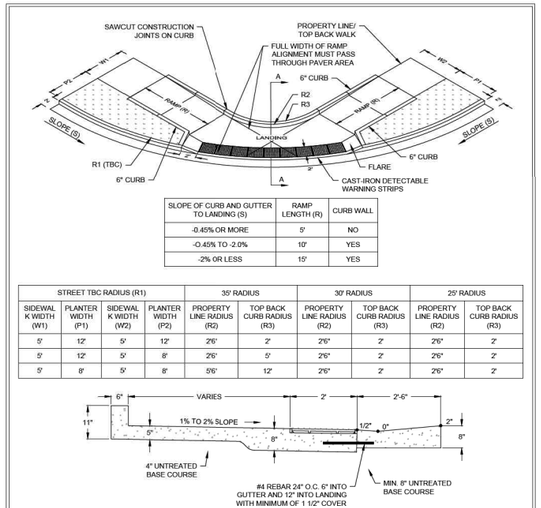
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 1/18/2022	SCALE NONE / STANDARD ST-513
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	ALTERNATE CURB & GUTTERS		



NOTES:

1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 6/19/2018	SCALE NONE / STANDARD ST-514
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	SIDEWALK		



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-O.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

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

SECTION A-A

NOTES:

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

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR / DESIGN: MHC / REVISION: / DATE: 6/19/2018	SCALE NONE / STANDARD ST-516
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS		

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

DESIGNED BY M.K. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HERRONCS
PROJECT NO. 2022SA5498
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

SPANISH FORK CITY STANDARDS

SEAL
PROFESSIONAL ENGINEER
No. 6288192
MATTHEW K. SMITH
STATE OF UTAH
ELECTRONIC SEAL
03/02/2023

DRAWING NO.
DTS101

2-MAR-2023
DGN File: L:\2022\2008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_DTS101.dgn

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

STREET TBC RADIUS (R1)	35'		30'		25'	
SIDEWALK WIDTH (W)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	30'6"	30'	25'6"	25'	20'5"	20'

SECTION A-A

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

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | CORNER PEDESTRIAN RAMP COMBINATION SIDEWALKS | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2018 | SCALE NONE | STANDARD ST-518

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

STREET TBC RADIUS (R1)	35'		30'		25'	
SIDEWALK WIDTH (W)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	30'6"	30'	25'6"	25'	20'5"	20'

SECTION A-A

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

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | CORNER PEDESTRIAN RAMP COMBINATION SIDEWALKS | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2018 | SCALE NONE | STANDARD ST-518

NOTES:
1. SEE RAISED ISLAND CURB DETAILS.
2. PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
3. SEE RAISED ISLAND SLIPBASE DETAIL.
4. PLACE ISLAND IN RELATION TO MATCH ADJACENT EDGE LINE.
5. PLACE ISLAND IN RELATION TO CROSSWALK, STOP OR YIELD LINE.
6. LOCATE ISLAND IN RELATION TO CROSSWALK, STOP OR YIELD LINE.
7. SETBACK FOR BEGINNING OF PLOWABLE END SECTION MAY INCREASE FOR SITE SPECIFIC APPLICATIONS.
8. SEE MEDIAN REFLECTORS DETAIL.

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | RAISED ISLAND STRIPING | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2018 | SCALE NONE | STANDARD ST-524

NOTES:
1. SEE CONCRETE IRLAND CURB DETAILS.
2. PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
3. SEE RAISED ISLAND SLIPBASE DETAIL.
4. FOR REFLECTORS SEE MEDIAN REFLECTOR DETAILS.
5. RAISED ISLAND IS TWO TYPE B5 OR TYPE B5 CURBS TYPICALLY PLACED BACK-TO-BACK

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | RAISED ISLAND PLOWABLE END SECTION | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2018 | SCALE NONE | STANDARD ST-525

NOTES:
1. DO NOT PLACE REFLECTORS ON JOINTS.
2. PLACE REFLECTIVE SURFACE TO FACE APPROACHING TRAFFIC.
3. PLACE REFLECTORS 2' FROM THE EDGE OF THE CROSS STREET OR DRIVEWAY. ROTATE THE REFLECTIVE SURFACES TO FACE THE CROSS STREET OR DRIVEWAY.
4. MATCH REFLECTOR COLOR TO ADJACENT PAVEMENT MARKINGS.
5. ONLY USE MEDIAN REFLECTORS AT THE DIRECTION OF SPANISH FORK CITY.
6. ONLY USE MEDIAN REFLECTORS AT MINOR CROSS STREETS AS SHOWN OR AS DIRECTED BY SPANISH FORK CITY.
7. USE TYPE 2 REFLECTORS FOR MEDIAN.
8. USE TYPE 1 REFLECTORS FOR CROSS STREETS AND DRIVEWAYS.
9. SEE RAISED ISLAND STRIPING FOR REQUIRED PAVEMENT MARKINGS.

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | MEDIAN REFLECTOR DETAILS | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2018 | SCALE NONE | STANDARD ST-527

NOTES:
1. USE ½ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
   A. MINIMUM OF 10 FT IN LENGTH,
   B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH,
   C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES,
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | RAISED ISLAND CONCRETE CURB TYPES | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 8/19/2018 | SCALE NONE | STANDARD ST-528

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

SPANISH FORK CITY | 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550 | **STANDARD DRAWING** | FIRE HYDRANT | DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 4/16/2018 | SCALE NONE | STANDARD W-210

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DESIGNED BY: M.K. SMITH
DRAWN BY: B. GOLDING
CHECKED BY: S.A. HENDRICKS
PROJECT NO.: 2022SA-008
DATE: 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

SPANISH FORK CITY STANDARDS

SEAL

03/02/2023

DRAWING NO.
DTS102

2-MAR-2023
DGN File: L:\2022\2008_SF 1000 N 600 E Lane Reconfig\CADS\Sheet_Files\2022SA-008_DTS102.dgn

SPANISH FORK ELECTRIC CONSTRUCTION STANDARDS & DRAWINGS

GENERAL INFORMATION

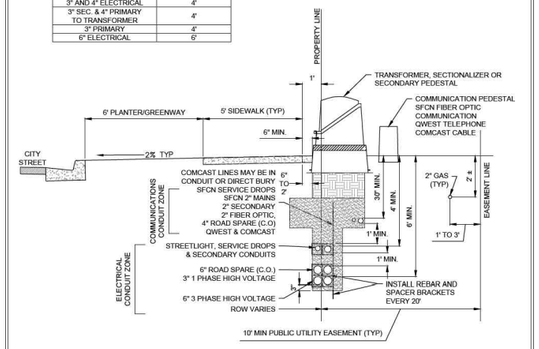
PURPOSE

THE PURPOSE OF THE ELECTRICAL CONSTRUCTION DRAWINGS IS TO AID CUSTOMERS, CONTRACTORS, DEVELOPERS, ENGINEERS, IN CONSTRUCTION AND INSTALLATION OF ELECTRICAL SYSTEMS AND SERVICES TO NEW AND REMODELED STRUCTURES, AND NEW RESIDENTIAL, COMMERCIAL AND INDUSTRIAL DEVELOPMENTS.
IT IS THE INTENT AND DESIRE, WITH THE AID OF THE CONSTRUCTION STANDARDS AND DRAWINGS, OF SPANISH FORK ELECTRIC TO PROVIDE SAFE, EFFICIENT, AND RELIABLE ELECTRICAL SERVICE TO ALL CUSTOMERS.

GENERAL GUIDELINES AND RULES

1. STANDARDS DRAWINGS 47 THROUGH 68 FOR ELECTRICAL & COMMUNICATIONS INSTALLATIONS ARE A SUPPLEMENT TO THE POLICY 39 CONSTRUCTION STANDARDS TEXT ONLY. THE DRAWINGS ARE NOT INTENDED TO BE VIEWED OR USED SOLELY WITHOUT FIRST READING AND UNDERSTANDING THE POLICY 39 CONSTRUCTION STANDARDS IN THE FRONT OF THIS BOOK.
2. REFER TO THE POLICY 39 CONSTRUCTION STANDARDS, CHAPTER 39.70 FOR ELECTRICAL INSTALLATIONS, AND CHAPTER 39.75 FOR COMMUNICATIONS INSTALLATIONS, FOR ALL APPLICATIONS.
3. CURB & GUTTER SHALL BE INSTALLED ON ANY PROJECT BEFORE THE MAIN ELECTRICAL TRENCH IS EXCAVATED. THE CURB SHOULD HAVE PROPERTY CORNERS MARKED AND PINNED IN THE CURB BY APPROVED METHODS. THE CURB WILL GIVE REFERENCE TO THE ELECTRICAL CONDUIT DEPTHS, ELECTRICAL BOX PLACEMENT AND OTHER LOCATIONS IMPORTANT FOR ELECTRICAL INSTALLATION.
4. IF THE ELECTRICAL INSTALLATION , APPLICATIONS, OR OTHER MATTERS ARE NOT COVERED IN THIS BOOK, THEN IN GENERAL, THE INSTALLATION, APPLICATION, OR MATTER IS NOT APPROVED.
5. ALL ELECTRICAL CONSTRUCTION, AND INSTALLATION SHALL CONFORM TO APPLICABLE PROVISIONS OF THE NATIONAL ELECTRICAL CODE (NEC), THE NATIONAL ELECTRICAL SAFETY CODE (NESC), OSHA, STATE, COUNTY, AND CITY ORDINANCES, STANDARDS, AND CODES.
6. ANY AND ALL WORK IN THE VICINITY OF OVERHEAD POWERLINES SHALL NOT BE ALLOWED UNLESS THE RESPONSIBLE PARTY FIRST NOTIFIES THE ELECTRIC DEPARTMENT OF THE INTENDED WORK OR ACTIVITY. NO PERSON OR THING SHALL BE BROUGHT WITHIN 10 FEET OF ANY HIGH VOLTAGE OVERHEAD POWER LINES, UNLESS THE PROPER STEPS ARE TAKEN TO INSURE THE SAFETY OF THE PUBLIC, AND POWER DEPARTMENT PERSONNEL. THE POWER DEPARTMENT RECOMMENDS A MINIMUM OF 3 BUSINESS DAYS NOTICE BE GIVEN BEFORE ANY WORK NEAR ITS OVERHEAD POWER LINES IS SCHEDULED TO BEGIN.
7. THE NATIONAL ELECTRICAL SAFETY CODE AND ELECTRIC DEPARTMENT CODE REQUIRES THAT HOMES, BUILDINGS, SIGNS, BRIDGES, ANTENNAS, ETC, HAVE SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCES TO OVERHEAD POWER LINES. CONSULT WITH THE POWER DEPARTMENT FOR APPLICABLE DISTANCES AND CLEARANCES.
8. CALL BLUESTAKES BEFORE YOU DIG! UTAH LAW SECTION 54-8A-1 THROUGH 54-8A-11 REQUIRES THE BLUE STAKES ONE CALL LOCATION CENTER BE NOTIFIED AT LEAST TWO BUSINESS DAYS PRIOR TO EXCAVATION. THE EXCAVATION SHALL NOT BE STARTED UNTIL LOCATIONS HAVE BEEN MADE.
9. IN GENERAL, JOINT TRENCHING OF POWER AND COMMUNICATIONS IS ALLOWED AS LONG AS THE INSTALLATION CONFORMS TO THE CONSTRUCTION STANDARDS.
10. ALL ELECTRICAL CONDUITS SHALL BE INSTALLED A MINIMUM OF 4 FEET TO TOP OF CONDUIT FROM FINISHED GRADE. ADDITIONAL DEPTHS MAY BE REQUIRED IF HIGH VOLTAGE PRIMARY (12.47KV) CABLES ARE INSTALLED IN A JOINT TRENCH WITH LOW VOLTAGE (600V OR LESS) CABLES, AND COMMUNICATIONS CABLES. IN GENERAL, HIGH VOLTAGE PRIMARY (12.47KV) CONDUITS SHALL BE INSTALLED 1 FOOT IN DEPTH FOR EVERY 1 INCH IN CONDUIT SIZE, (example 6 inch conduit shall be 6 feet in depth), BUT IN NO CASE SHALL PRIMARY CONDUITS BE INSTALLED LESS THAN THE MINIMUM OF 4 FEET IN DEPTH, UNLESS APPROVED BY THE POWER DEPARTMENT.
11. THE ELECTRICAL DISTRIBUTION SYSTEM AS WELL AS NEW CONSTRUCTION OF RESIDENTIAL, COMMERCIAL, INDUSTRIAL, DEVELOPMENTS SHALL BE INSTALLED UNDERGROUND UNLESS OTHERWISE APPROVED BY THE ELECTRIC DEPARTMENT. REMODELING, CHANGES IN USE, ADDITIONS, ALTERATIONS, AND OTHER CHANGES THAT EFFECT THE ELECTRICAL SYSTEM, MAY REQUIRE THAT THE ELECTRICAL SYSTEM BE REROUTED, OR UPGRADED UNDERGROUND, AND OR BE BROUGHT UP TO CURRENT NEC, NESC, AND CITY STANDARDS. ADDITIONAL REQUIREMENTS MAY APPLY.
12. THE DEVELOPER IS TO PROVIDE THE TRENCH FOR ALL REQUIRED CONDUIT SYSTEMS, AND FOLLOWING THE INSTALLATION OF THE CONDUITS BY THE DEVELOPER, PROVIDE SAND AND BACKFILL TO MEET THE CONSTRUCTION STANDARDS. ALL TRENCHES SHALL BE COMPACTED TO 95% AND PASS THE COMPACTION TEST BEFORE THE TRENCH WILL BE ACCEPTED. ALL CONDUITS SHALL BE INSPECTED BEFORE ANY SAND OR BACKFILL IS APPLIED. TO INSURE FINAL GRADE HAS BEEN ESTABLISHED, THE CURB & GUTTER SHALL BE INSTALLED BEFORE THE ELECTRICAL TRENCH IS STARTED.
13. PRIOR TO BACKFILLING ANY CONDUITS, THE DEVELOPER SHALL SCHEDULE AND REQUEST AN INSPECTION FROM THE ELECTRIC DEPARTMENT. FOLLOWING THE INSPECTION THE ELECTRIC DEPARTMENT WILL ISSUE A "PASSED" OR "FAILED" SLIP TO PROCEED BACKFILLING OR NOT TO PROCEED.
14. STATE SPECIFIED ROAD BASE SHALL BE USED UNDER ALL ELECTRICAL BOXES, ENCLOSURES, PADS, OR VAULTS. THE ROAD BASE SHALL BE COMPACTED TO 95% MINIMUM AND PASS A COMPACTION TEST BEFORE ANY BOXES, ENCLOSURES, PADS OR VAULTS ARE SET. THE ROAD BASE SHALL BE A MINIMUM OF 1 FOOT IN DEPTH AND EXTEND A MINIMUM OF 1 FOOT PAST ALL SIDES OF THE BOXES, ENCLOSURES, PADS OR VAULTS. ADDITIONAL REQUIREMENTS MAY APPLY.
15. IN GENERAL, ALL ELECTRICAL BOXES SHALL BE PLACED A MINIMUM OF 18 INCHES FROM A PROPERTY LINE AND SET BACK 6 INCHES TO 1 FOOT BEHIND SIDEWALKS.
16. RIGID METAL (RMC) OR FIBERGLASS (FG) SHALL BE USED FOR ALL ELBOWS AND BENDS 45 DEGREES AND GREATER.

SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING — ELECTRIC AND COMMUNICATIONS FRONT PAGE-INFORMATION	DRAWN: JLR; DESIGN: MHC; REVISION: ; DATE: 4/16/2019	SCALE NONE; STANDARD E-601



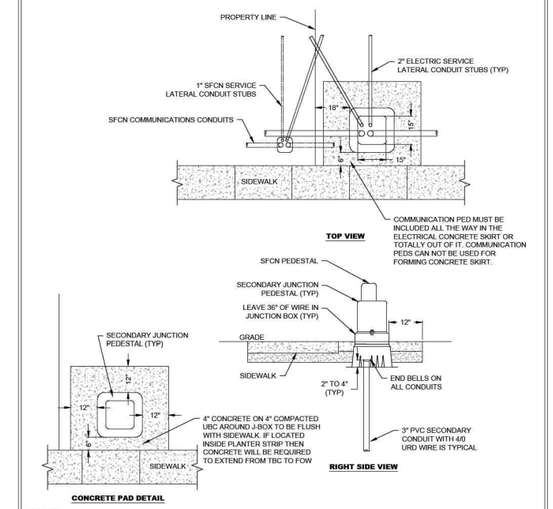
TYPICAL JOINT TRENCH OF HIGH VOLTAGE, LOW VOLTAGE, & COMMUNICATIONS CONDUITS

TYPE OF CONDUIT	(MIN.) DEPTH TO TOP OF CONDUIT
COMMUNICATION	36" MIN.
STREET LIGHT	4'
2" ELECTRICAL SERVICE	4'
3" AND 4" ELECTRICAL	4'
3" SEC. & 4" PRIMARY TO TRANSFORMER	4'
3" PRIMARY	4'
6" ELECTRICAL	6'

ALL POWER CONDUIT SHALL BE BURIED A MINIMUM OF 4' IN DEPTH TO TOP OF CONDUIT. IF HIGH VOLTAGE (12KV) CONDUITS & LOW VOLTAGE (600 VOLT) POWER CONDUITS ARE INSTALLED IN THE SAME TRENCH, THE HIGH VOLTAGE POWER SHALL ALWAYS BE INSTALLED BELOW LOW VOLTAGE POWER CONDUITS. IF THERE ARE MULTIPLE HIGH VOLTAGE CONDUITS (3" 1PHASE, 6" 3PHASE) IN THE SAME TRENCH, ALL HIGH VOLTAGE CONDUITS MAY BE INSTALLED AT THE DEPTH OF THE LARGEST CONDUIT (6")

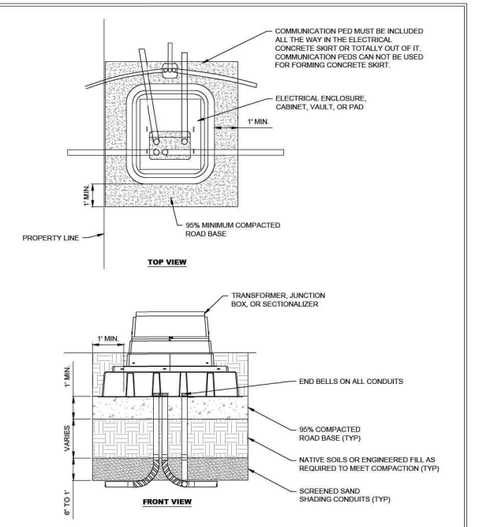
NOTES:
1. COMMUNICATIONS CONDUIT ROUTING SHALL BE COORDINATED THROUGH THE SPANISH FORK ELECTRIC DEPARTMENT.
2. COMMUNICATIONS CONDUITS SHALL BE BEHIND OR TO THE SIDES OF TRANSFORMERS, SECTIONALIZERS OR JUNCTION BOX.
3. HIGH VOLTAGE PRIMARY CONDUITS SHALL ALWAYS BE BELOW SECONDARY CONDUITS.
4. REBAR SHALL BE CAPPED UNTIL BACKFILLED.
5. BACKFILL SHALL MEET THE REQUIREMENTS OF EARTHWORK AND TRENCHES AND OTHER STANDARDS IN THE CONSTRUCTION AND DEVELOPMENT STANDARDS.
6. ALL CONDUITS SHALL BE INSPECTED AT EACH "LIFT", AT THE COMPACTION TEST, AND FOR A FINAL INSPECTION.
7. A CAUTION TAPE SHALL BE PLACED DIRECTLY ON CONDUIT, AND A CAUTION TAPE SHALL BE PLACED 1' BELOW GRADE FOR BOTH POWER & CITY COMMUNICATIONS.
8. ONLY CONTINUOUS CONDUIT RUNS ARE PERMITTED. FACTORY JOINTS SHALL BE USED FOR ATTACHING FULL LENGTH CONDUITS TOGETHER UNLESS OTHERWISE APPROVED

SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING — ELECTRIC AND COMMUNICATION CONDUIT JOINT TRENCH DETAIL	DRAWN: TC; DESIGN: TC; REVISION: ; DATE: 1/18/2022	SCALE NONE; STANDARD E-604



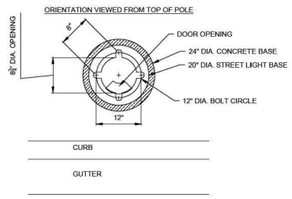
NOTES:
1. CONDUITS ENTERING ANY JUNCTION BOX SHALL HAVE END BELLS TO PROTECT WIRE FROM DAMAGE.
2. SECONDARY WIRE SHALL BE RATED FOR 600 VOLTS AND BE THE URD TYPE. CARE SHALL BE TAKEN IN INSTALLATION AS NOT TO DAMAGE WIRE INSULATION.
3. ALL SECONDARY WIRE SHALL EXTEND A MINIMUM OF 30" & A MAXIMUM OF 48" FROM TOP OF BOX (WITHOUT THE LID).
4. SECONDARY PEDESTALS SHALL FACE TOWARDS THE STREET AND SHALL BE LEVEL.
5. ROADBASE SHALL BE USED UNDER ALL PEDESTALS. ROADBASE SHALL BE COMPACTED TO 95% OF DRY DENSITY. COMPACTION TESTS SHALL BE TAKEN PRIOR TO ANY PEDESTALS BEING SET INTO PLACE.
6. CONDUITS SHALL BE 2" TO 4" HIGHER THAN INSIDE GRADE OF PEDESTAL. (INSIDE GRADE IS THE BOTTOM OF THE PEDESTAL)
7. LOCKING MECHANISM SHALL BE 10" FROM FINISHED GRADE.
8. USE ONLY APPROVED JUNCTION PEDESTALS: PENCELL AG20HDXCL-NL & NORDIC PSP-15-15-30-MG OR APPROVED EQUIVALENT.
9. SECONDARY SERVICE LATERAL CONDUITS SHALL BE SEPARATED HORIZONTALLY IN THE TRENCH FROM COMMUNICATIONS CONDUITS.

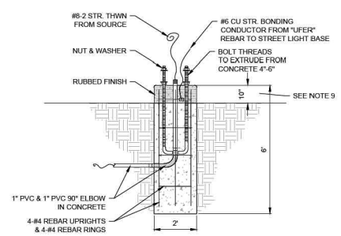
SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING — SECONDARY JUNCTION PEDESTAL	DRAWN: TC; DESIGN: TC; REVISION: ; DATE: 1/18/2022	SCALE NONE; STANDARD E-605



NOTES:
1. ALL ELECTRICAL BOXES INCLUDING, BUT NOT LIMITED TO, SECTIONALIZERS, SECONDARY JUNCTION BOXES, TRANSFORMERS AND TRANSFORMER CONCRETE PADS SHALL HAVE UNTREATED BASE COURSE COMPACTED TO A MINIMUM OF 95% UNDER ALL BOXES. FILL SHALL BE A MINIMUM OF 1' IN DEPTH, AND SHALL EXTEND A MINIMUM OF 1' PAST ALL SIDES AND BACK AND 1' IN FRONT (6" IF A SIDEWALK IS PRESENT) OF ALL BOXES OR PADS.
2. ALL COMPACTION TESTS SHALL BE TAKEN BEFORE ELECTRICAL BOXES ARE SET INTO PLACE.
3. ALL SAND, ROADBASE AND ENGINEERED FILL SHALL MEET SPANISH FORK CITY STANDARDS.
4. REFER TO "EARTHWORK AND TRENCHES" SECTION IN THE CONSTRUCTION STANDARDS FOR ADDITIONAL REQUIREMENTS FOR BACKFILL, TRENCHING AND COMPACTION.
5. AREA AROUND ELECTRICAL BOXES SHALL BE BACKFILLED & LEVELED A MINIMUM OF 12' IN ALL DIRECTIONS TO PROVIDE A SAFE WORKING ARE FOR THE ELECTRIC DEPARTMENT.

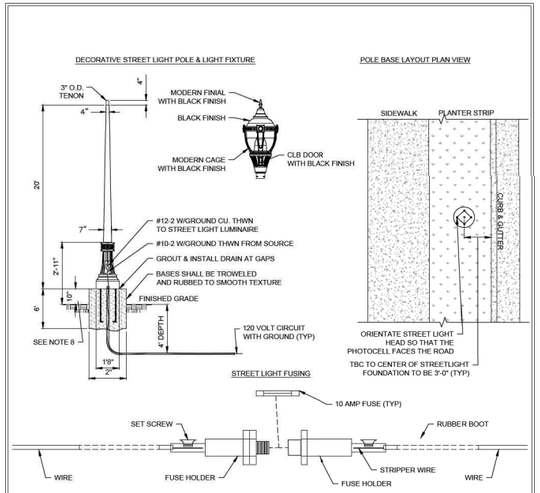
SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING — ELECTRICAL BOX BACKFILL & COMPACTION	DRAWN: JLR; DESIGN: MHC; REVISION: ; DATE: 1/18/2022	SCALE NONE; STANDARD E-610





NOTES:
1. STREET LIGHT BASES SHALL BE INSPECTED PRIOR TO POURING CONCRETE.
2. STREET LIGHT BASES SHALL BE 2' IN DIAMETER AND 6' IN DEPTH WITH 10" OF BASE EXPOSED ABOVE TOP BACK OF CURB.
3. EXPOSED CONCRETE SHALL HAVE A RUBBED FINISH, WITH ALL HONEYCOMB OR CRACKS FILLED.
4. STREET LIGHT BASE SHALL BE 3' FROM TOP BACK OF CURB TO CENTER OF BASE IF NO PLANTER STRIP IS PRESENT.
5. SONNETUBE SHALL BE KEPT DRY AND SHALL NOT BE ALLOWED TO DEFORM IN ANY WAY.
6. CONCRETE COVER OVER REINFORCING STEEL SHALL BE 2" UNLESS OTHERWISE APPROVED.
7. USE 4-#4 REBAR UPRIGHTS & 4-#4 REBAR RINGS SPACED EVENLY AND KEPT 2" FROM SIDES, TOP AND BOTTOM OF CONCRETE.
8. GROUT GAP IN BETWEEN STREET LIGHT AND BASE & PROVIDE ½" DRAIN PIPE FOR WATER.
9. ALL STREET LIGHT BASES ALONG STATE ROADS ARE TO BE FLUSH WITH THE TBC.

SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING — STREET LIGHT POLE BASE DETAIL	DRAWN: JLR; DESIGN: MHC; REVISION: ; DATE: 1/18/2022	SCALE NONE; STANDARD E-616



NOTES:
1. STREET LIGHT CONDUCTOR(S) SHALL HAVE AN INLINE 10 AMP FUSE & SET SCREW "YPE FUSEHOLDER INSTALLED IN JUNCTION BOX OR TRANSFORMER.
2. 1" PVC CONDUIT WITH PVC ELBOWS TO RUN FROM BASE OF STREET LIGHT TO CLOSEST TRANSFORMER OR SECONDARY PEDESTAL.
3. IF PLANTER EXISTS STREET LIGHT SHALL BE 3' FROM TBC TO CENTER OF FOUNDATION. IF THERE IS NO PLANTER LIGHT BASE SHALL BE 3' ON CENTER FROM TOP BACK OF CURB. BOLT PATTERN SHALL BE ON A DIAMOND TO THE CURB UNLESS OTHERWISE SPECIFIED.
4. STREET LIGHT POLE, FIXTURE, LUMINAIRE, PHOTOCELL, BOLTS, NUTS, WASHERS SHALL BE PROVIDED BY CITY.
5. BASES SHALL HAVE A SMOOTH OR RUBBED FINISH, FREE FROM HONEYCOMBS & CRACKS.
6. STREET LIGHT BASE SHALL BE BONDED TO STREET LIGHT POLE BY A "UFEIP" TYPE #6 CU BONDING CONDUCTOR.
7. THE GROUNDING CONDUCTOR SHALL BE TERMINATED WITH THE GROUNDED (NEUTRAL) CONDUCTOR AT THE SOURCE.
8. ALL STREET LIGHT BASES ALONG STATE ROADS ARE TO BE FLUSH WITH THE TBC.

SPANISH FORK CITY, 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STANDARD DRAWING — DECORATIVE STREET LIGHT POLE AND FIXTURE	DRAWN: JLR; DESIGN: MHC; REVISION: ; DATE: 1/18/2022	SCALE NONE; STANDARD E-617

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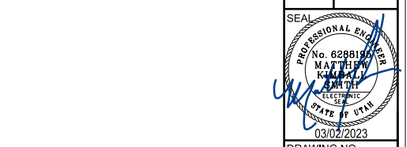
DESIGNED BY: M.K. SMITH
DRAWN BY: B. GOLDING
CHECKED BY: S.A. HENDRICKS
PROJECT NO.: 2022SA036
DATE: 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

SPANISH FORK CITY STANDARDS

SEAL



DRAWING NO.
DTS103

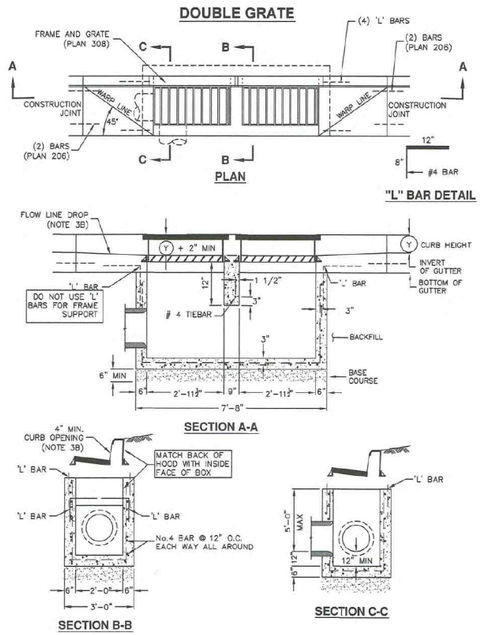
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Catch basin

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 box.

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. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A615.

3. **EXECUTION**
   A. 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.
   B. Curb Face Opening: Make opening at least 4-inches high. Provide at least a 2-inch drop between the "warp line" in the gutter flow-line and the top of the grate at the curb face opening.
   C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
   D. Backfill: Place backfill against the basin wall. 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.



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801-374-5771 PROVO

NO.	AUTHORIZED BY	REVISION	MADE BY	DATE

DESIGNED BY M.K.SMITH
DRAWN BY B.GOLDING
CHECKED BY S.A.HERDRICKS
PROJECT NO. 2022054308
DATE 2-MAR-2023

SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

APWA STANDARDS

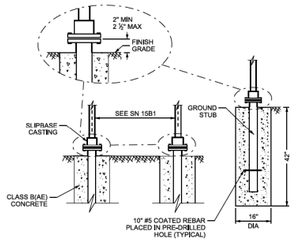
SEAL
PROFESSIONAL ENGINEER
No. 6288186
MATTHEW K. SMITH
ELECTRONIC
STATE OF UTAH
03/02/2023

DRAWING NO.
DTS201

2-MAR-2023
DGN File| 12-2022\008_SF 1000 N 600 E Lane Reconfig\CAD\Sheet_Files\202205-008_DTS201.dgn

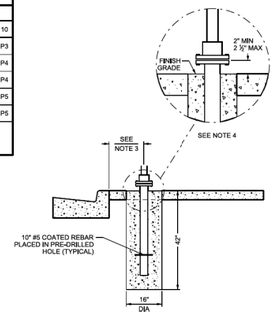
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	2.5				P3	P3
	3				P4	P4
	4				P4	P4
	5	P3	P3	P4	P4	P5
	6	P3	P3	P4	P5	P5
	7	P3	P3	P4	P5	P5

POST SELECTION DOUBLE POST APPLICATION							
		SIGN WIDTH (FT.)					
		5	6	7	8	9	10
SIGN HEIGHT(FT.)	2	P3	P3	P3	P3	P3	P3
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	4	P3	P3	P4	P4	P4	P4
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	6	P4	P4	P5	P5	P5	P5
	7	P4	P5	P5	P5	P5	
	8	P5	P5	P5	P5		



SLIPBASE GROUND STUB FOUNDATION DETAIL

APPLIES TO SINGLE AND DOUBLE POST APPLICATIONS



SLIPBASE DETAIL FOR SIDEWALK

NOTES:

1. REFER TO STD DWG SN 12B FOR POST REQUIREMENTS.
2. REFER TO SN 9 SERIES STD DWGS FOR MOUNTING AND HARDWARE REQUIREMENTS.
3. REFER TO SN 2 SERIES STD DWGS FOR HEIGHT AND OFFSET REQUIREMENTS.
4. CORE DRILL SLIPBASE HOLE. INSTALL SLIPBASE AFTER PLACEMENT OF FINISHED GRADE.
5. PLACE TOP OF SLIPBASE STUB FLUSH WITH TOP OF THE ISLAND, WITH A TOLERANCE OF + ¼ INCH, FOR ISLAND INSTALLATION (DO NOT PLACE BELOW TOP OF CURB).
6. USE THE LOWER VALUE WHEN THE SIGN WIDTH OR HEIGHT FALLS BETWEEN TWO VALUES, FOR POST AND SPACING REQUIREMENTS.
7. ALLOW FOR 7 DAY CURE TIME BEFORE INSTALLING SIGN POST. PRECAST SIGN FOUNDATION MAY BE USED.
8. SEE STD DWG SN 15F FOR BREAKAWAY SUPPORT STUB HEIGHT MEASUREMENT.

REVISIONS

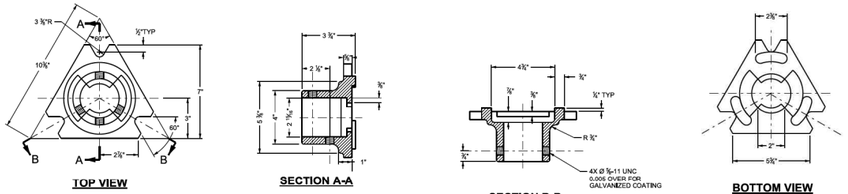
NO.	AUTHORIZED BY	REVISION	MADE BY	DATE
1	JESS K	ADDED NOTE 8 AND REF. BSDS TO SIGN LOCATION TABLES, UPDATED SHEET TITLE	CSW	2/28/23
2	MK SMITH	ADDED SLIPBASE DETAIL FOR SIDEWALK	JJR	3/1/23

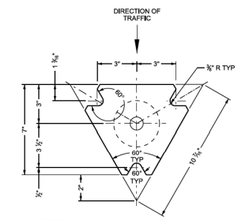
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

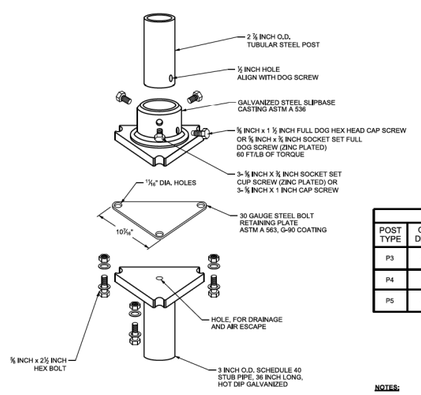
RECOMMENDED FOR APPROVAL _____ DATE _____
STANDARDS & SPECIFICATIONS COMMITTEE
APPROVED _____ DATE _____
2023 Standard Drawing
DEPUTY DIRECTOR

SLIPBASE
SIGN BASE (B3)
INSTALLATION
STANDARD DRAWING TITLE

STD. DWG. NO.
SN 12A







POST DETAIL CHART			
POST TYPE	OUTSIDE DIAMETER	WALL GAUGE THICKNESS	MATERIAL AND COATING REQUIREMENTS
P3	2 ⅜ INCH	0.134 INCH (BWG 10)	SEE STANDARD SPECIFICATION 02891
P4	2 ⅜ INCH	0.160 INCH (NP 40)	
P5	2 ⅜ INCH	0.276 INCH (SCH 80)	

NOTES:

1. REFER TO STD DWG SN 12A FOR SLIPBASE GROUND STUB FOUNDATION DETAIL.
2. TORQUE BOLTS 40 TO 80 FT-LBS.

REVISIONS

UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH

RECOMMENDED FOR APPROVAL _____ DATE _____
STANDARDS & SPECIFICATIONS COMMITTEE
APPROVED _____ DATE _____
2023 Standard Drawing
DEPUTY DIRECTOR

ROUND POST
SLIPBASE
SIGN BASE (B3)
HARDWARE
STANDARD DRAWING TITLE

STD. DWG. NO.
SN 12B

DESIGNED BY M.K. SMITH
DRAWN BY B. GOLDING
CHECKED BY S.A. HERDRICKS
PROJECT NO. 202205-008
DATE 2-MAR-2023

RB&G ENGINEERING, INC.
1435 WEST 820 NORTH
PROVO UTAH 84601
801-374-5771 PROVO

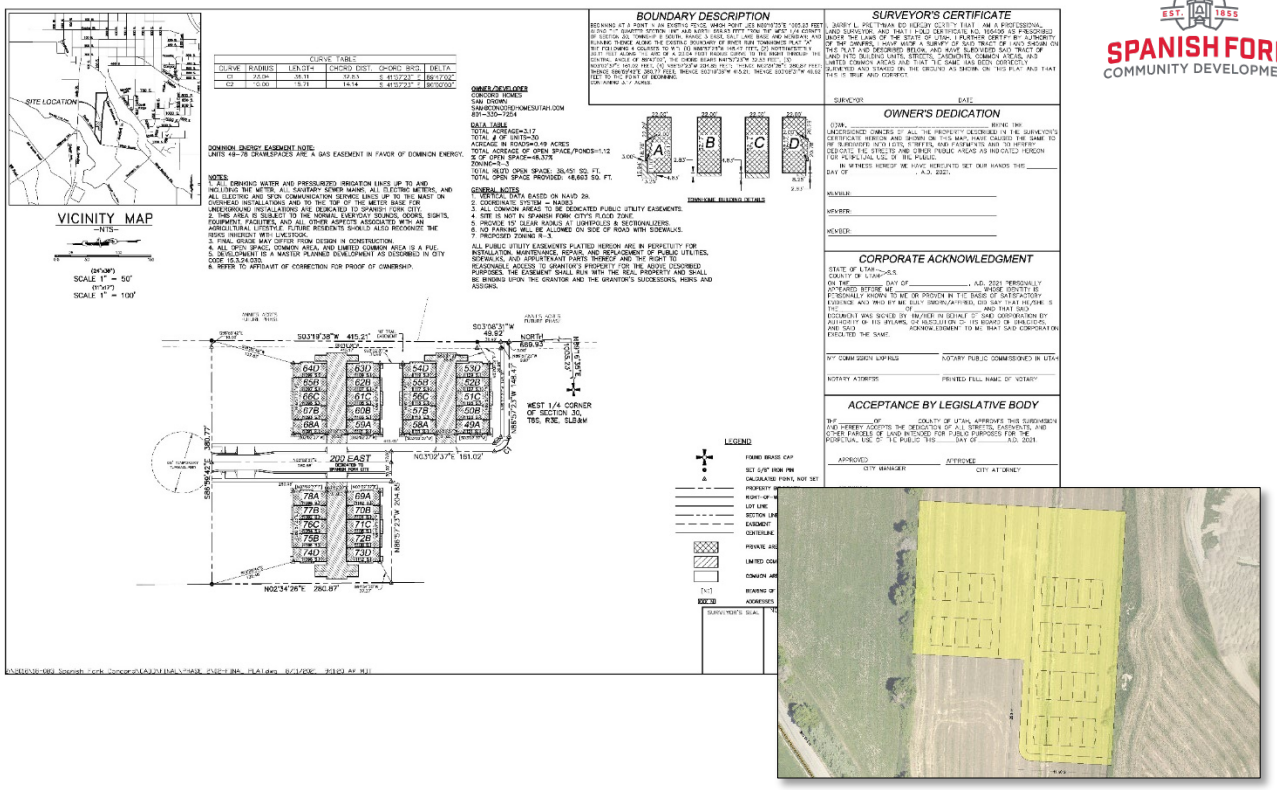
SPANISH FORK LANE RECONFIGURATION
1000 NORTH AT 600 EAST

UDOT STANDARDS

SEAL
PROFESSIONAL ENGINEER
No. 6288192-2202
MATTHEW K. SMITH
ELECTRONIC SEAL
STATE OF UTAH
03/02/2023

DRAWING NO.
DTS301

2-MAR-2023
DGN File: L:\2022\2008_SF 1000 N 600 E Lane Reconfig\CADS\Sheet_Files\202205-008_DTS301.dgn



SPANISH FORK
COMMUNITY DEVELOPMENT

River Run Townhomes Plat B Final Plat Reapproval Request

April 19, 2023, Development Review Committee meeting.

Located at 1100 South 200 East, including 3.17 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of thirty (30) townhome units be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?
2. Development Agreement.
3. Unit restrictions.
4. Lot A.
5. Access.
6. Utilities.

Recommendation

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

Findings

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

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides a second access per City Code and the connection to Main Street.

Exhibits

1. Final Plat.
2. Clubhouse.
3. Landscaping Plans.
4. Building Elevations.

RIVER RUN TOWNHOMES PLAT "B"

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET



VICINITY MAP
–NTS–

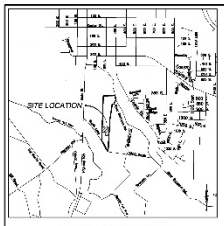
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NFPA, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. CONTACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPACIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	PEDESTRIAN WALKWAYS
PP-01	PLAN & PROFILE – 200 EAST STA. 16+00 TO STA. 21+00
PP-02	PLAN & PROFILE – DRIVE 6 STA. 10+00 TO STA. 11+71.50
PP-03	PLAN & PROFILE – DRIVE 7 & DRIVE 8 STA. 10+00 TO STA. 13+53.74
PP-04	PLAN & PROFILE – PARKING 2 STA. 10+00 TO STA. 11+13.97
PP-05	PLAN & PROFILE – PARKING 3 STA. 10+00 TO STA. 10+95.97
DT-01	DETAILS
DT-02	DETAILS

RIVER RUN TOWNHOMES
PLAT "B"

ATLAS ENGINEERING L.L.C.
PHONE 801-658-0566
FAX 801-525-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
–NTS–

SCALE 1" = 50'
SCALE 1" = 100'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEAR.	CHORD DIST.	DELTA
C1	93.54	30.01	39.51	S 43°23'23" E	18°24'09"
C2	0.00	15.71	14.14	S 71°37'23" E	90°00'00"

DOMINION ENERGY EASEMENT NOTE:
UNITS 48-78 DRAWINGS/PLATS ARE A GAS EASEMENT IN FAVOR OF DOMINION ENERGY.

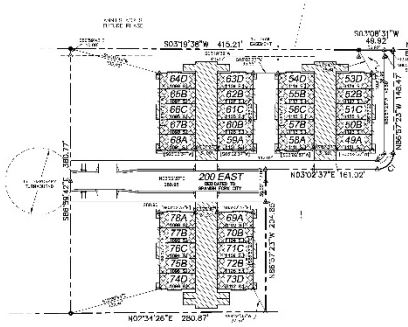
NOTES:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE VALVE, ALL SANITARY SEWER MAINS, ALL BLACKTOP MAINS, AND ALL FLAGGING AND 24-2N COMMUNICATION SURFACE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO TIC NORMAL OVERFLOW SOUNDS, ODORS, SIGHTS, EQUIPMENT FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THESE INHERENT WITH LIVESTOCK.
3. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.
4. ALL OPEN SPACE, COMMON AREA, AND LIMITED COMMON AREA IS A PUE.
5. DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.035.
6. REFER TO AFFIDAVIT OF CORRECTION FOR PROOF OF OWNERSHIP.

OWNER/DEVELOPER
CONCORD HOMES
SAM BROWN
SAM@CONCORDHOMES.UTAH.COM
801-330-4264

DATA TABLE
TOTAL ACREAGE=3.17
TOTAL # OF UNITS=30
ACREAGE IN ROADS=0.76 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=1.12
% OF OPEN SPACE=46.37%
ZONING=R-3
TOTAL REQ'D OPEN SPACE: 38,461 SQ. FT.
TOTAL OPEN SPACE PROVIDED: 48,693 SQ. FT.

GENERAL NOTES:
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83.
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE 15' CLEAR RADIUS AT HYDRANTS & SECTIONALIZERS.
6. NO PARKING WILL BE ALLOWED ON SIDE OF ROAD WITH SIDEWALKS.
7. PROPOSED ZONING IS R-3.

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



LEGEND
FOUND BRASS CAP
SET CUT IRON PIN
CALCULATED POINT, NOT SET
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
CENTERLINE
PRIVATE AREA
LIMITED COMMON
COMMON AREA
(NE) BEARING OR BUILDING
####

BOUNDARY DESCRIPTION

SURVEYOR'S CERTIFICATE

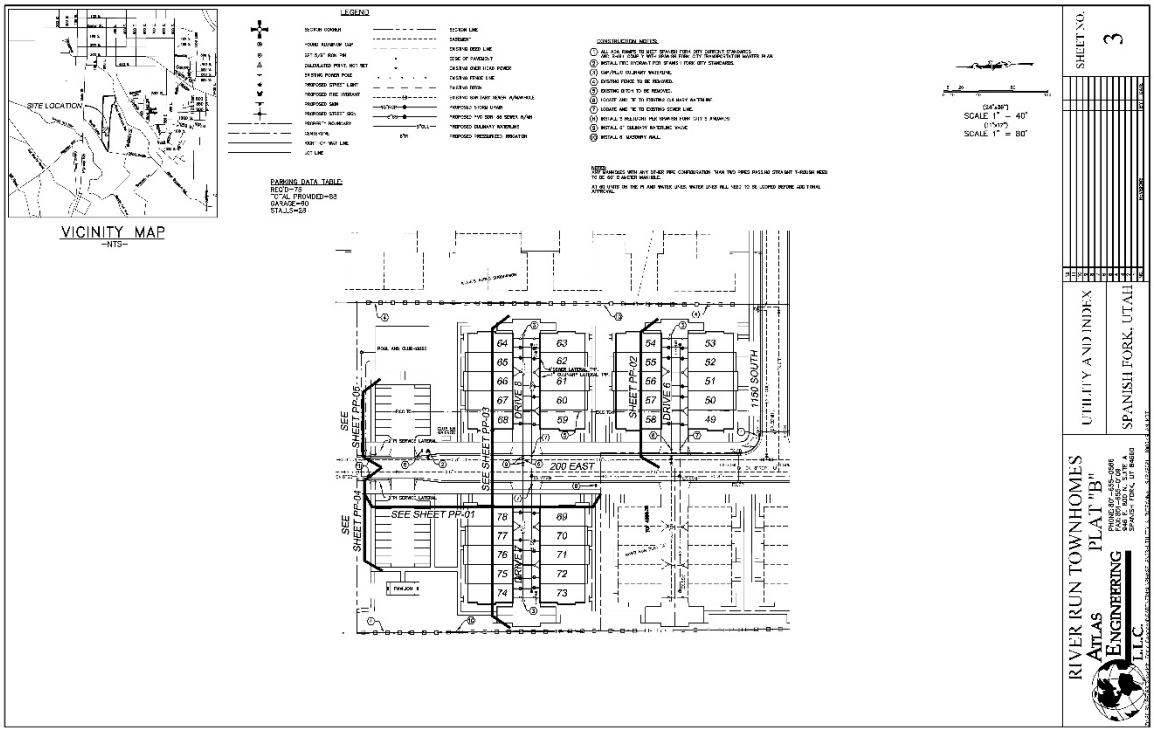
OWNER'S DEDICATION

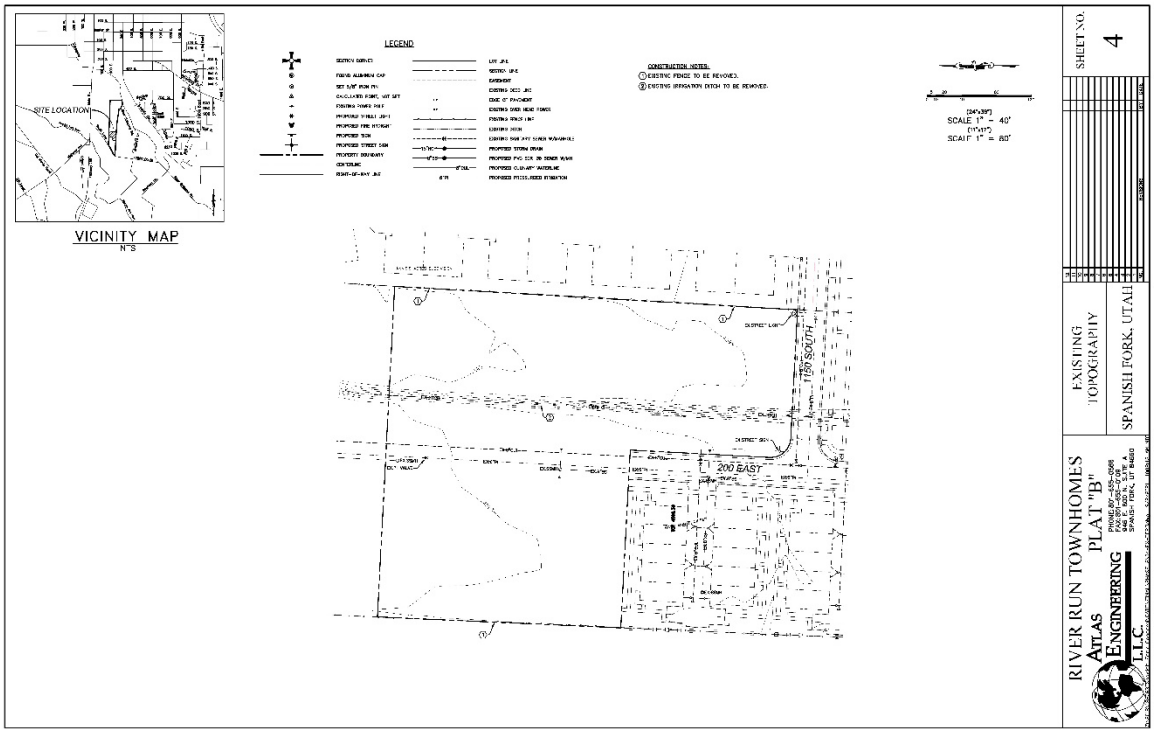
CORPORATE ACKNOWLEDGMENT

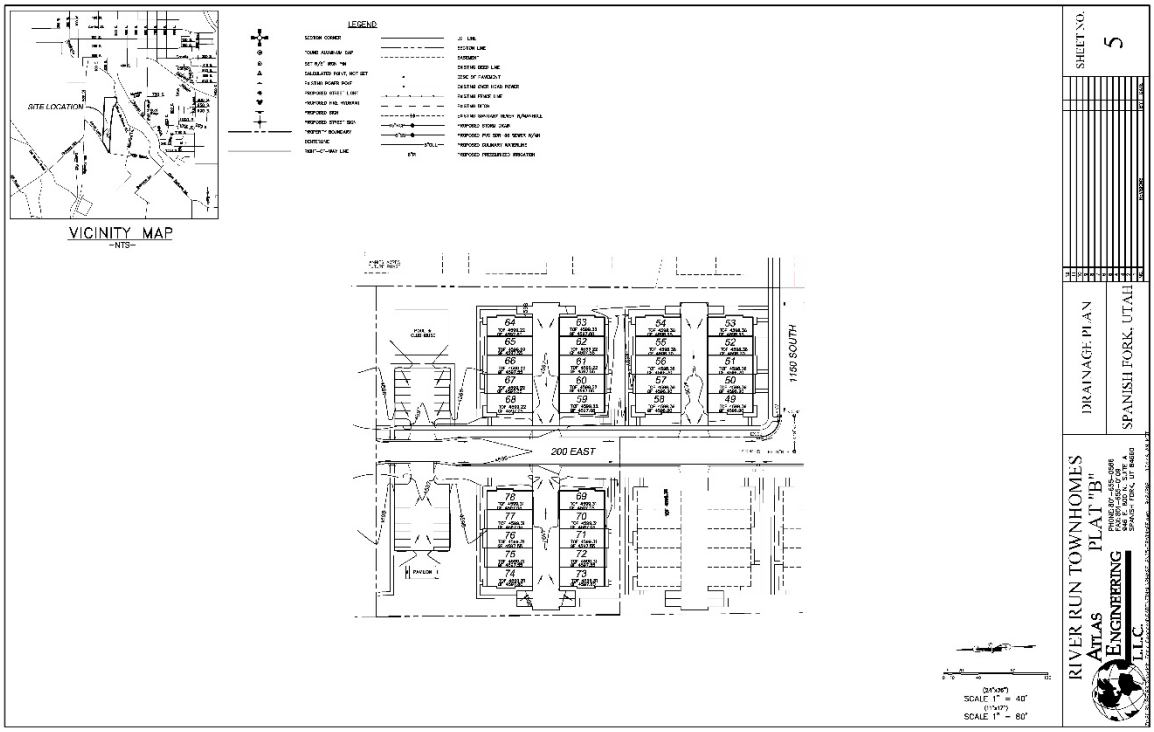
ACCEPTANCE BY LEGISLATIVE BODY

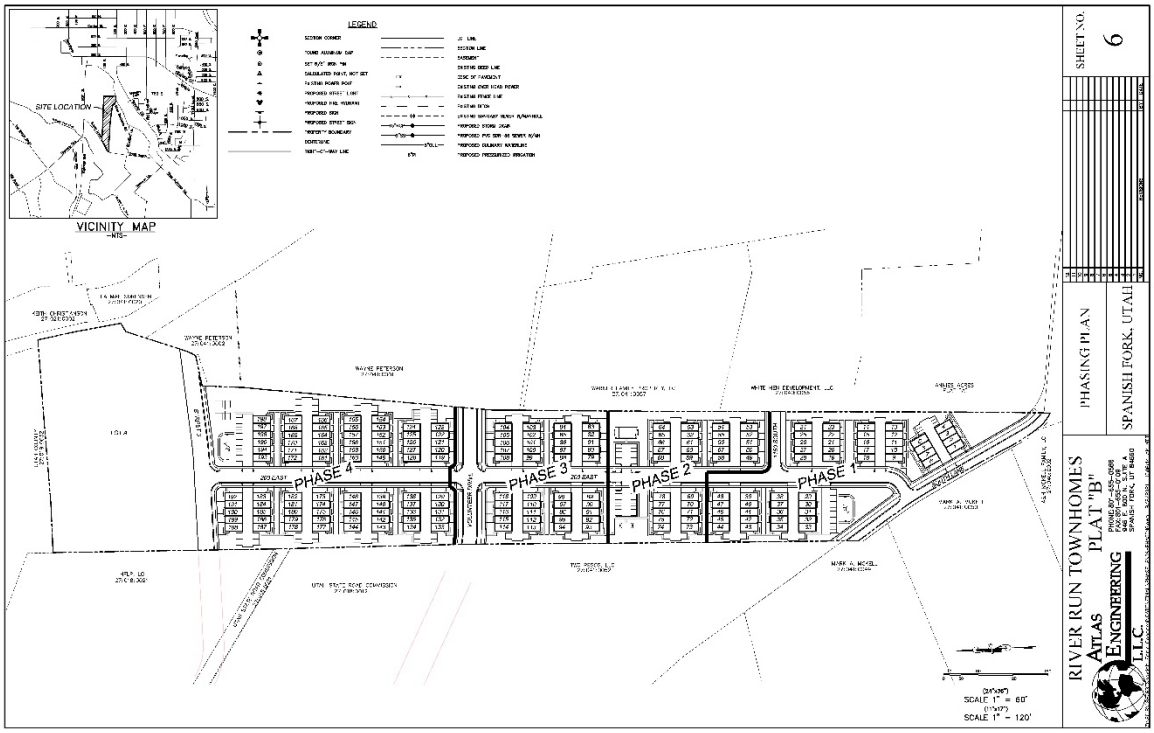
RIVER RUN TOWNHOMES
PLAT "B"
A RESIDENTIAL PLANNED DEVELOPMENT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 30 TOWNHOME UNITS AND 3.17 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

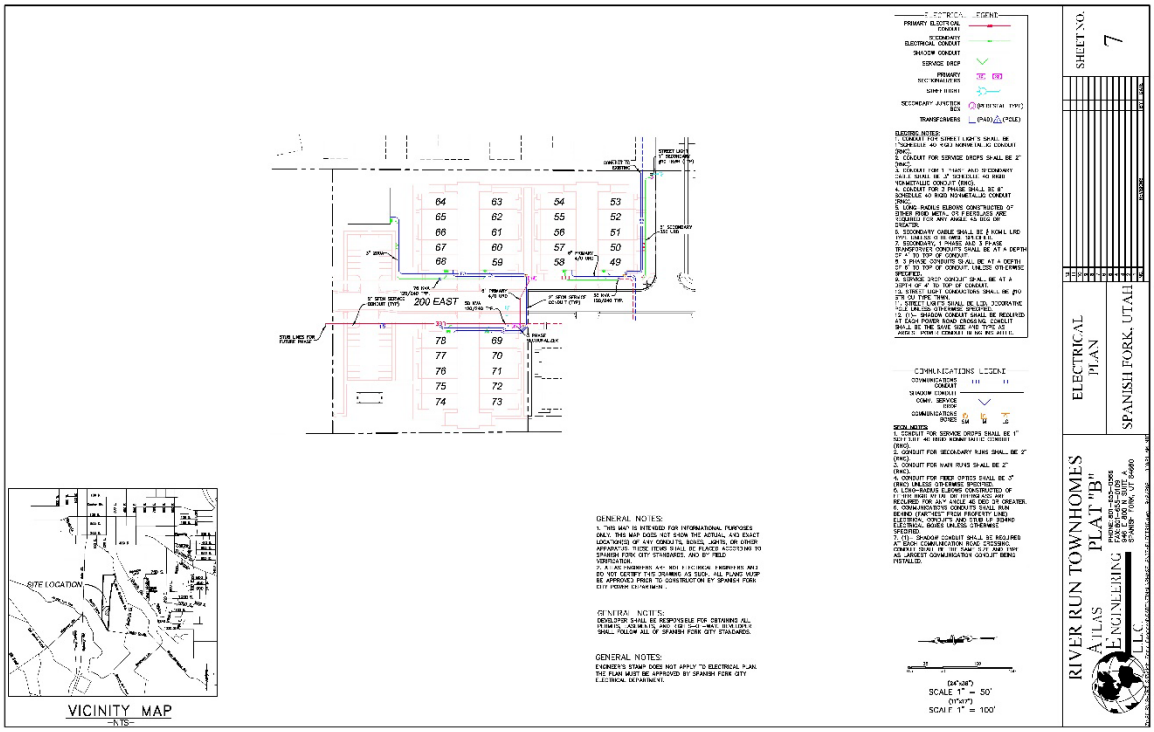
SURVEYOR'S SEAL | NOTARY PUBLIC SEAL | CITY ENGINEER | CITY ATTORNEY | COUNTY RECORDER'S SEAL

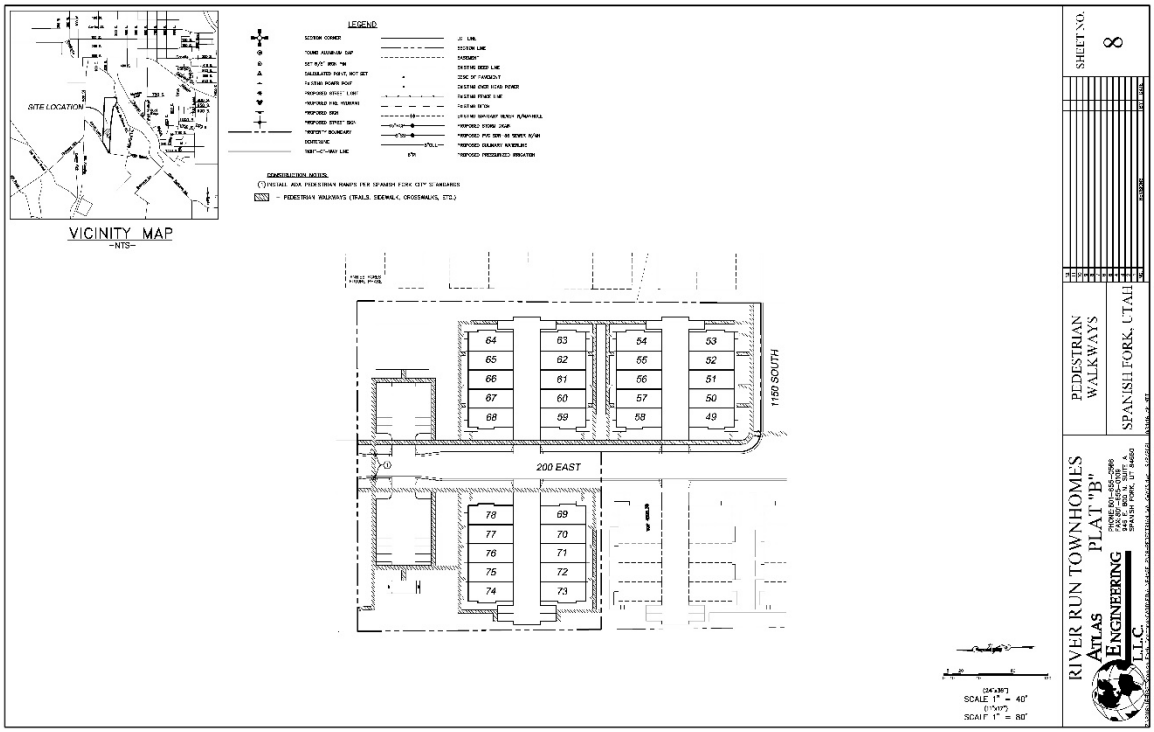

SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
CONSTRUCTION NOTES:
PARKING DATA TABLE:
REQ'D=73
TOTAL PROVIDED=88
GARAGE=60
STALLS=28
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'
1150 SOUTH
200 EAST
DRIVE 5
DRIVE 6
DRIVE 7
SEE SHEET PP-01
SEE SHEET PP-02
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-05
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
UTILITY AND INDEX
SPANISH FORK, UTAH
SHEET NO.
3

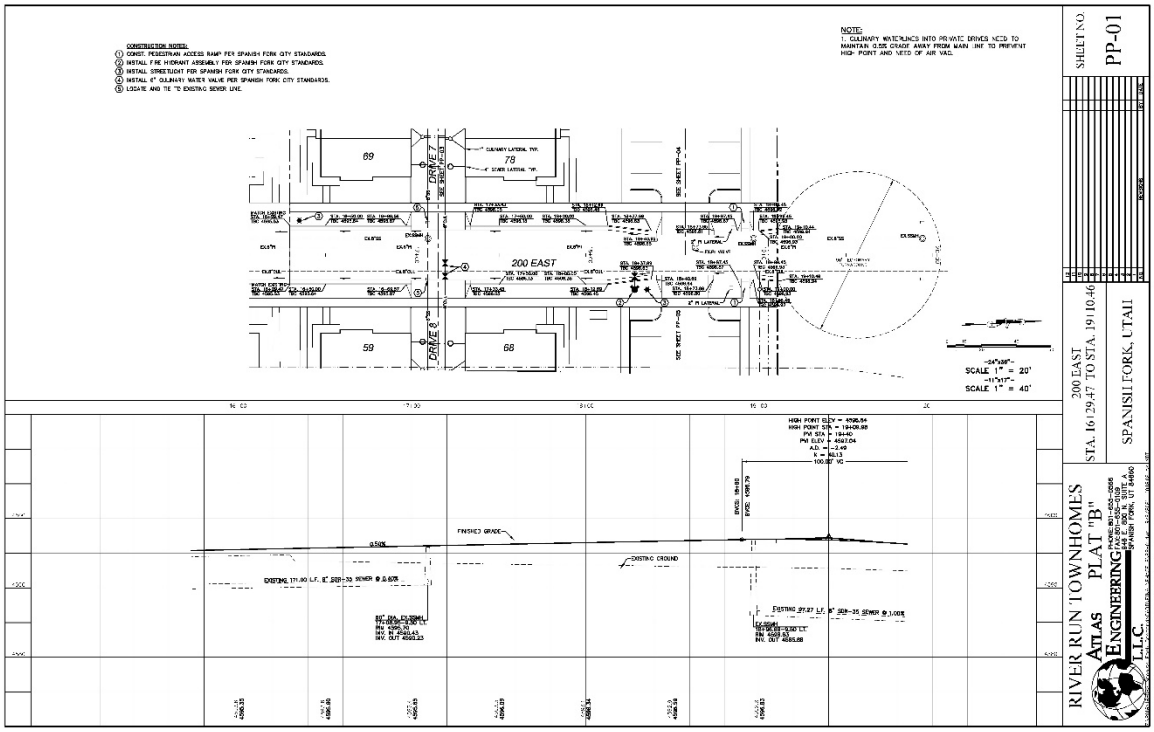

SITE LOCATION
VICINITY MAP
N.T.S.
LEGEND
CONSTRUCTION NOTES:
1 EXISTING FENCE TO BE REMOVED.
2 EXISTING IRRIGATION DITCH TO BE REMOVED.
SCALE 1" = 40'
SCALE 1" = 80'
1150 SOUTH
200 EAST
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO.
4

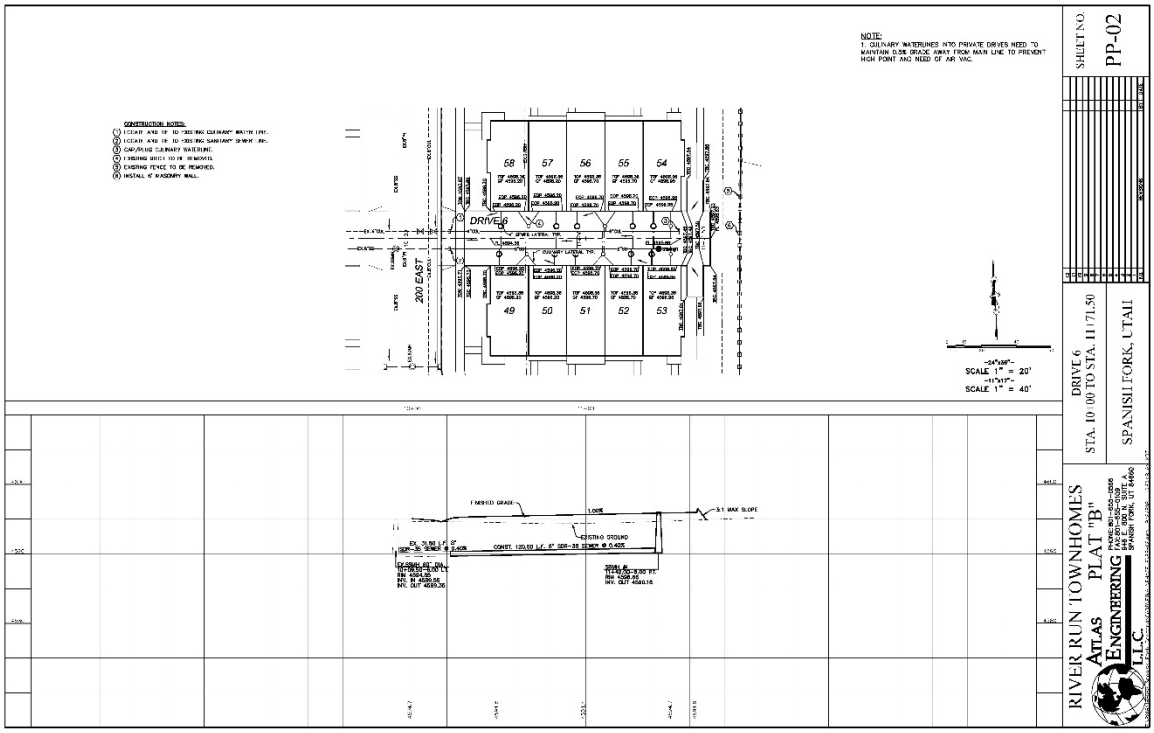

SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
1150 SOUTH
200 EAST
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

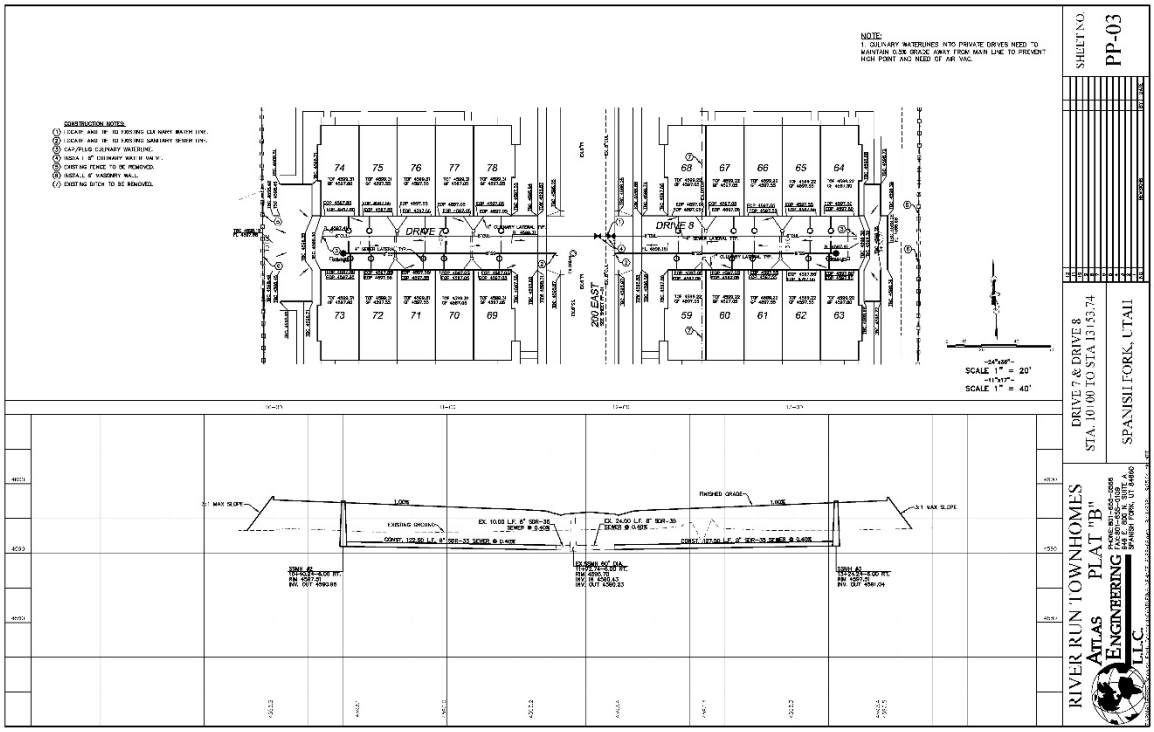

SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
PHASE 4
PHASE 3
PHASE 2
PHASE 1
200 EAST
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

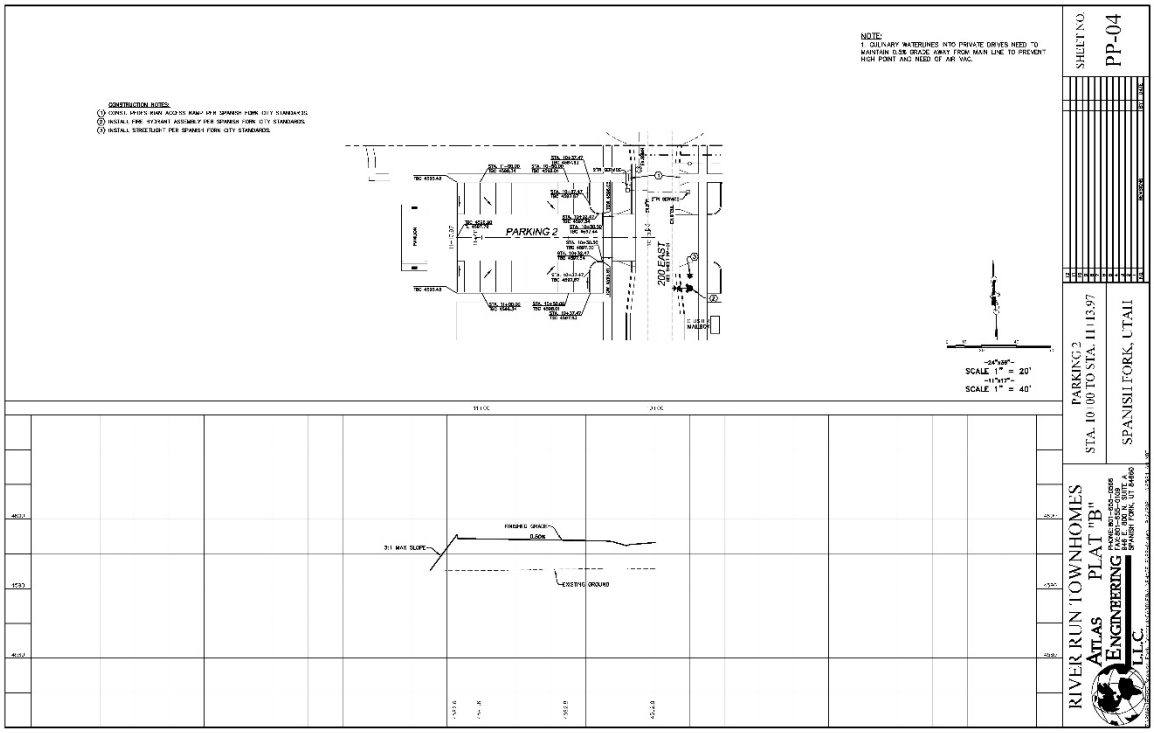

SHEET NO. 7
RIVER RUN TOWNHOMES PLAT "B"
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
200 EAST
SITE LOCATION
VICINITY MAP
-NTS-
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 50'
SCALE 1" = 100'

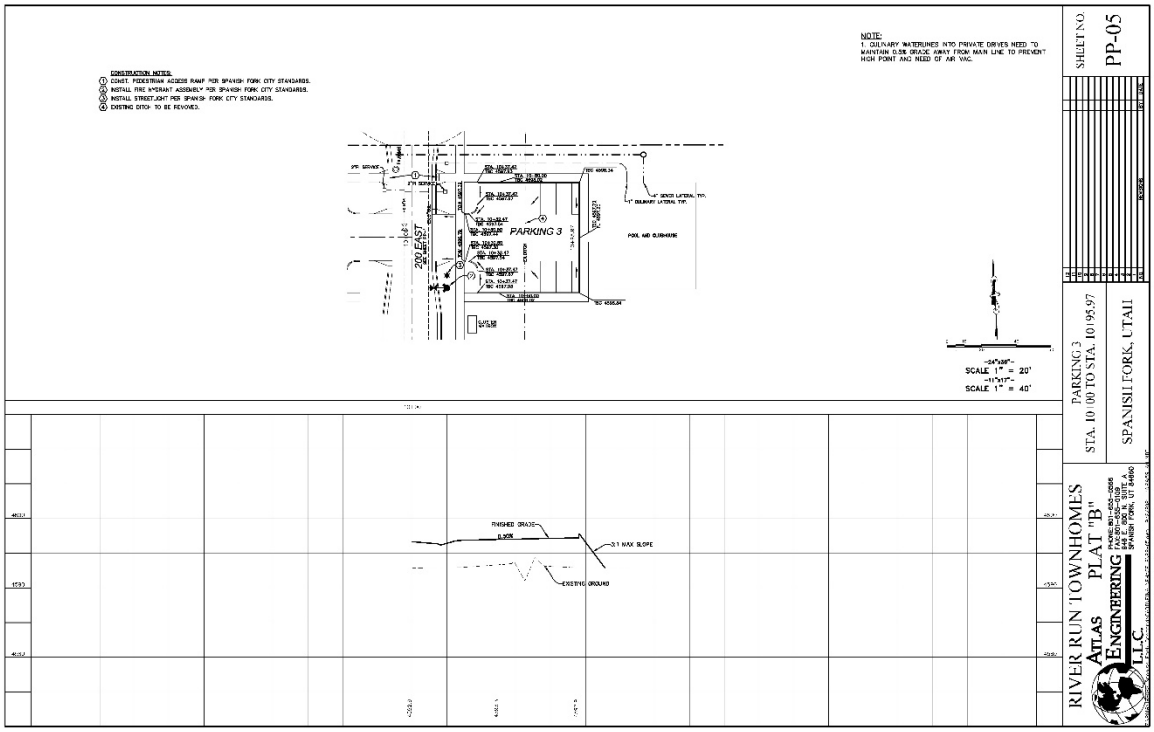

SHEET NO. 8
RIVER RUN TOWNHOMES PLAT "B"
ATLAS ENGINEERING L.L.C.
PEDESTRIAN WALKWAYS
SPANISH FORK, UTAH
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
1150 SOUTH
200 EAST
SCALE 1" = 40'
SCALE 1" = 80'

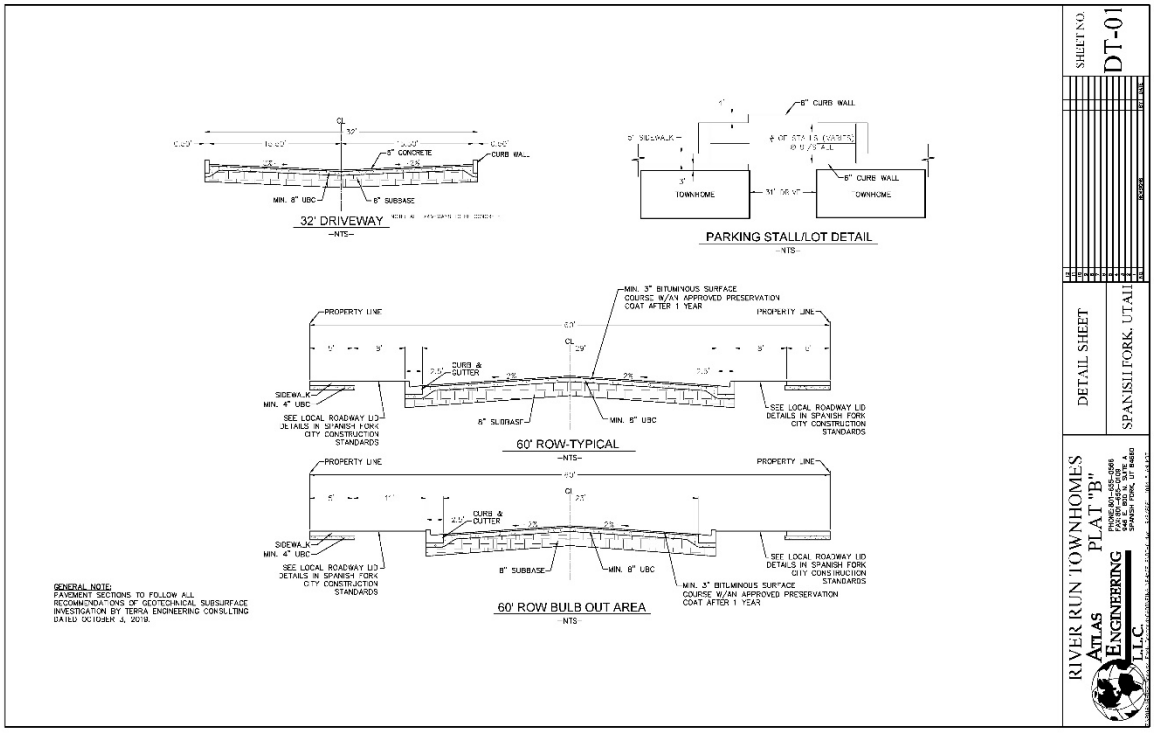

CONSTRUCTION NOTES:
1 CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
4 INSTALL 6" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5 LOCATE AND TIE TO EXISTING SEWER LINE.
NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
SHEET NO.
PP-01
200 EAST
STA. 16+29.47 TO STA. 19+10.46
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
EXISTING GROUND
0.50%
HIGH POINT ELEV = 4596.54
HIGH POINT STA. = 19+08.88
PVI STA. = 19+40
PVI ELEV = 4597.04
A.D. = -2.49
K = 40.13
100.00' VC
EXISTING 171.90 L.F. 8" SDR-35 SEWER @ 0.50%
EXISTING 27.27 L.F. 8" SDR-35 SEWER @ 1.00%


CONSTRUCTION NOTES:
1 LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2 LOCATE AND TIE TO EXISTING SANITARY SEWER LINE.
3 CAP/PLUG CULINARY WATERLINE.
4 EXISTING BRICK TO BE REMOVED.
5 EXISTING FENCE TO BE REMOVED.
6 INSTALL 6' MASONRY WALL.
NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
SHEET NO.
PP-02
DRIVE 6
STA. 10+00 TO STA. 11+71.50
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.
SCALE 1" = 20'
SCALE 1" = 40'
200 EAST
DRIVE 6
FINISHED GRADE
EXISTING GROUND
1.00%
5:1 MAX SLOPE
EX. 76.50 L.F. 8" SDR-35 SEWER @ 0.40%
CONST. 120.00 L.F. 8" SDR-35 SEWER @ 0.40%


NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
CONSTRUCTION NOTES:
DRIVE 7
DRIVE 8
200 EAST
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO
PP-03
DRIVE 7 & DRIVE 8
STA. 10+00 TO STA 13+53.74
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.


NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
CONSTRUCTION NOTES:
PARKING 2
200 EAST
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO
PP-04
PARKING 2
STA. 10+00 TO STA. 11+13.97
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.


CONSTRUCTION NOTES:
1 CONST. PEDESTRIAN ACCESS RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREETLIGHT PER SPANISH FORK CITY STANDARDS.
4 EXISTING DITCH TO BE REVISED.
NOTE:
1. CULINARY WATERLINES INTO PRIVATE DRIVES NEED TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT HIGH POINT AND NEED OF AIR VAC.
200 EAST
PARKING 3
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
0.1 MAX SLOPE
EXISTING GROUND
SHEET NO.
PP-05
PARKING 3
STA. 10+00 TO STA. 10+95.97
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.


32' DRIVEWAY
-NTS-
8" CURB WALL
TOWNHOME
PARKING STALL/LOT DETAIL
-NTS-
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CURB & GUTTER
SIDEWALK
MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
MIN. 8" UBC
60' ROW-TYPICAL
-NTS-
60' ROW BULB OUT AREA
-NTS-
GENERAL NOTE:
PAVEMENT SECTIONS TO FOLLOW ALL RECOMMENDATIONS OF GEOTECHNICAL SUBSURFACE INVESTIGATION BY TERRA ENGINEERING CONSULTING DATED OCTOBER 3, 2019.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

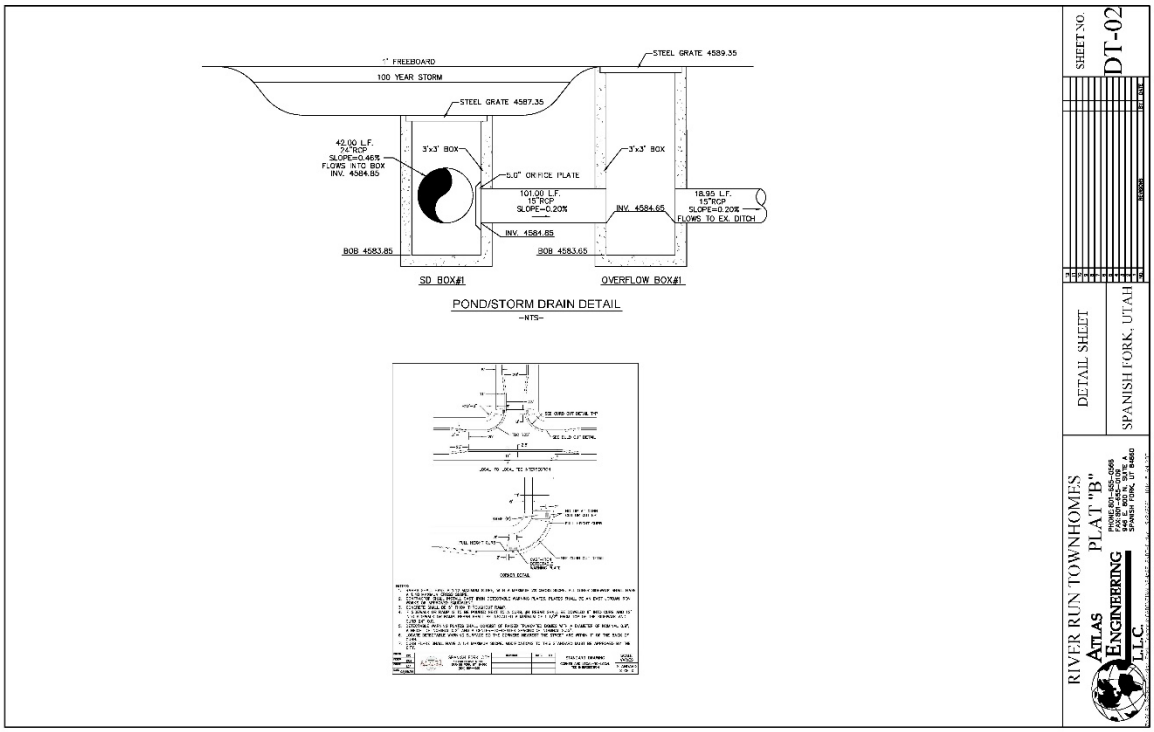
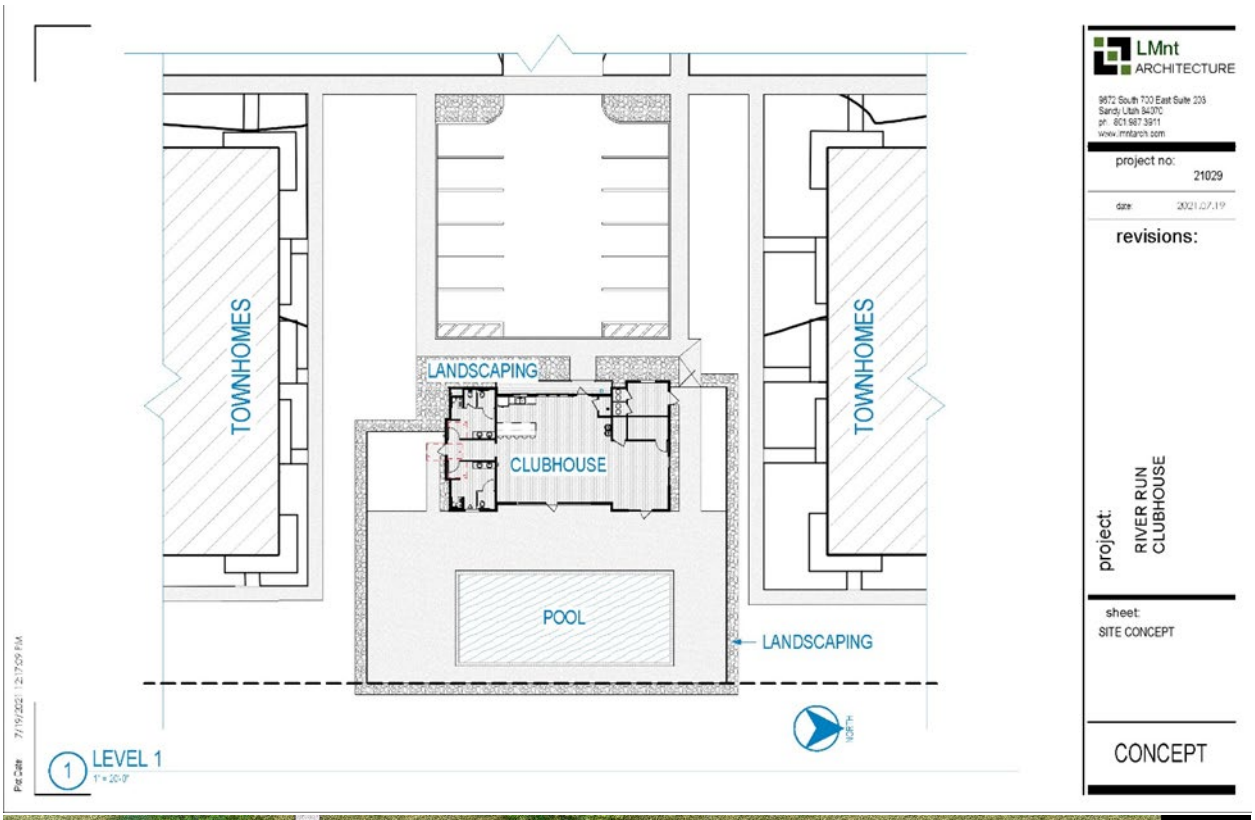

FREEBOARD
100 YEAR STORM
STEEL GRATE 4589.35
STEEL GRATE 4587.35
42.00 L.F.
24"RCP
SLOPE=0.46%
FLOWS INTO BOX
INV. 4584.85
3'x3' BOX
3'x3' BOX
5.0" ORIFICE PLATE
101.00 L.F.
15"RCP
SLOPE=0.20%
INV. 4584.65
18.95 L.F.
15"RCP
SLOPE=0.20%
FLOWS TO EX. DITCH
INV. 4584.85
BOB 4583.85
BOB 4583.65
SD BOX#1
OVERFLOW BOX#1
POND/STORM DRAIN DETAIL
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN TOWNHOMES
PLAT "B"
ATLAS ENGINEERING L.L.C.

Exhibit 2

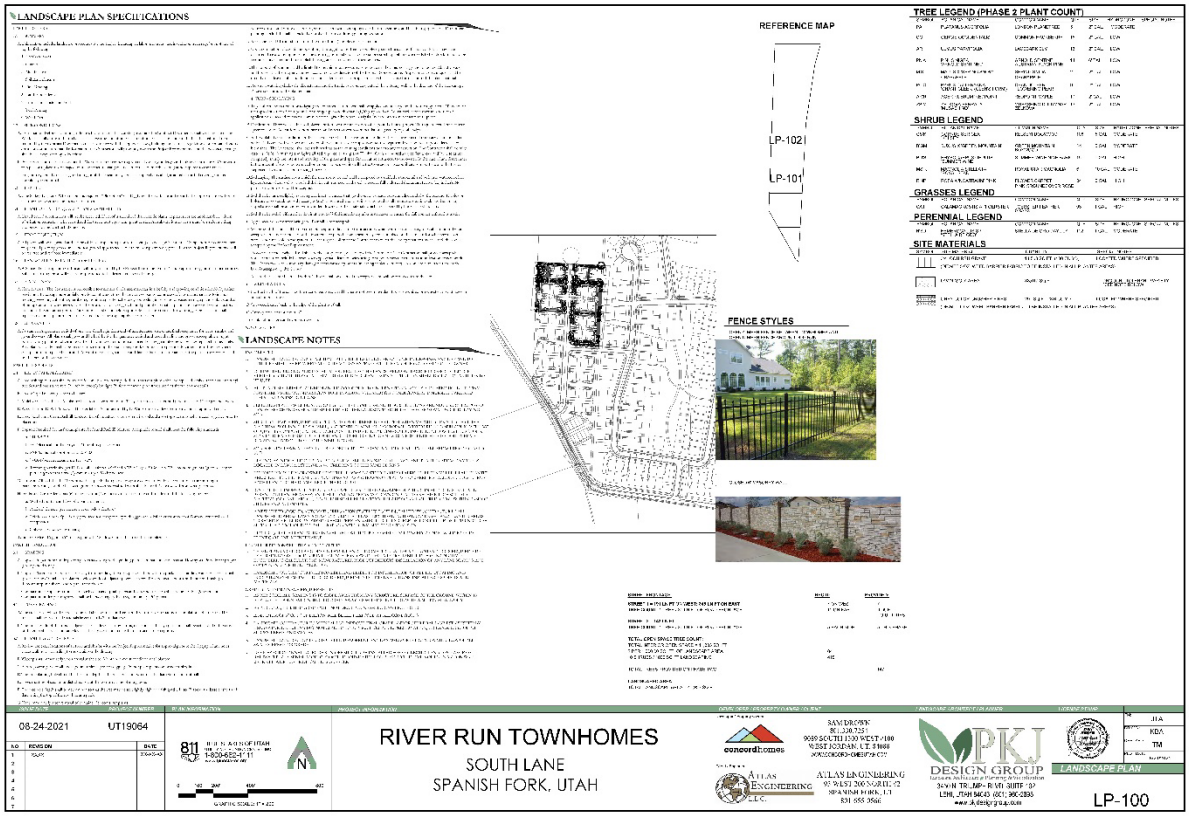

TOWNHOMES
LANDSCAPING
CLUBHOUSE
TOWNHOMES
POOL
LANDSCAPING
NORTH
1
LEVEL 1
1" = 20'-0"
Plot Date: 7/19/2022 12:17:09 PM
LMnt
ARCHITECTURE
9672 South 700 East Suite 205
Sandy Utah 84070
ph: 801.987.3911
www.lmtarch.com
project no:
21029
date:
2021.07.19
revisions:
project:
RIVER RUN
CLUBHOUSE
sheet:
SITE CONCEPT
CONCEPT

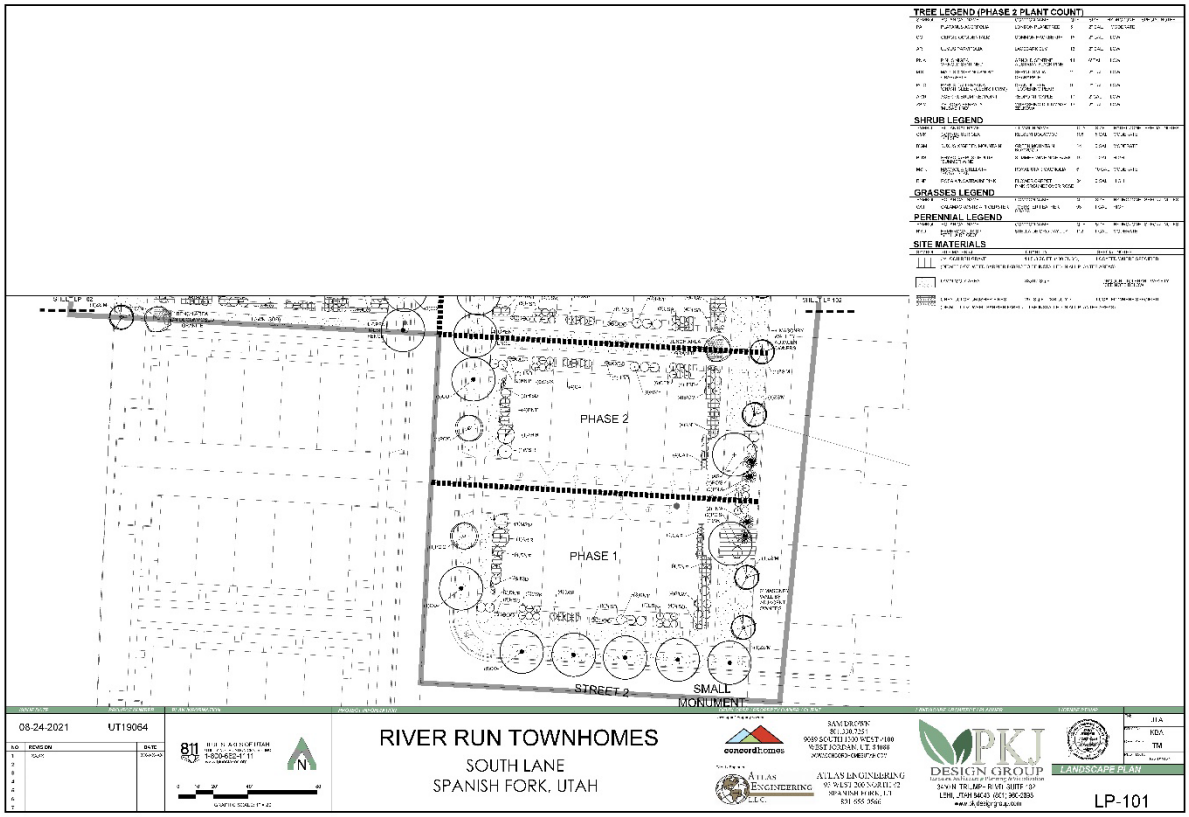

LMnt
ARCHITECTURE
concordhomes

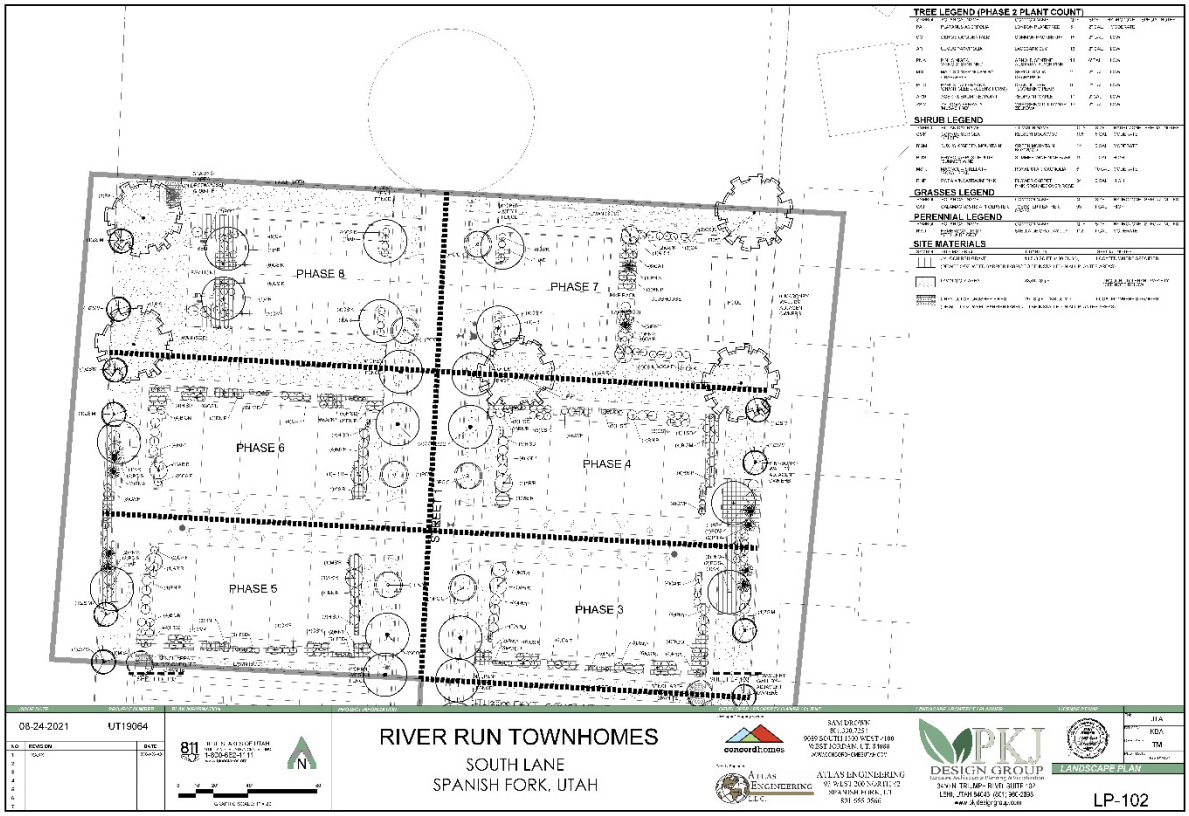

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ARCHITECTURE
concordhomes

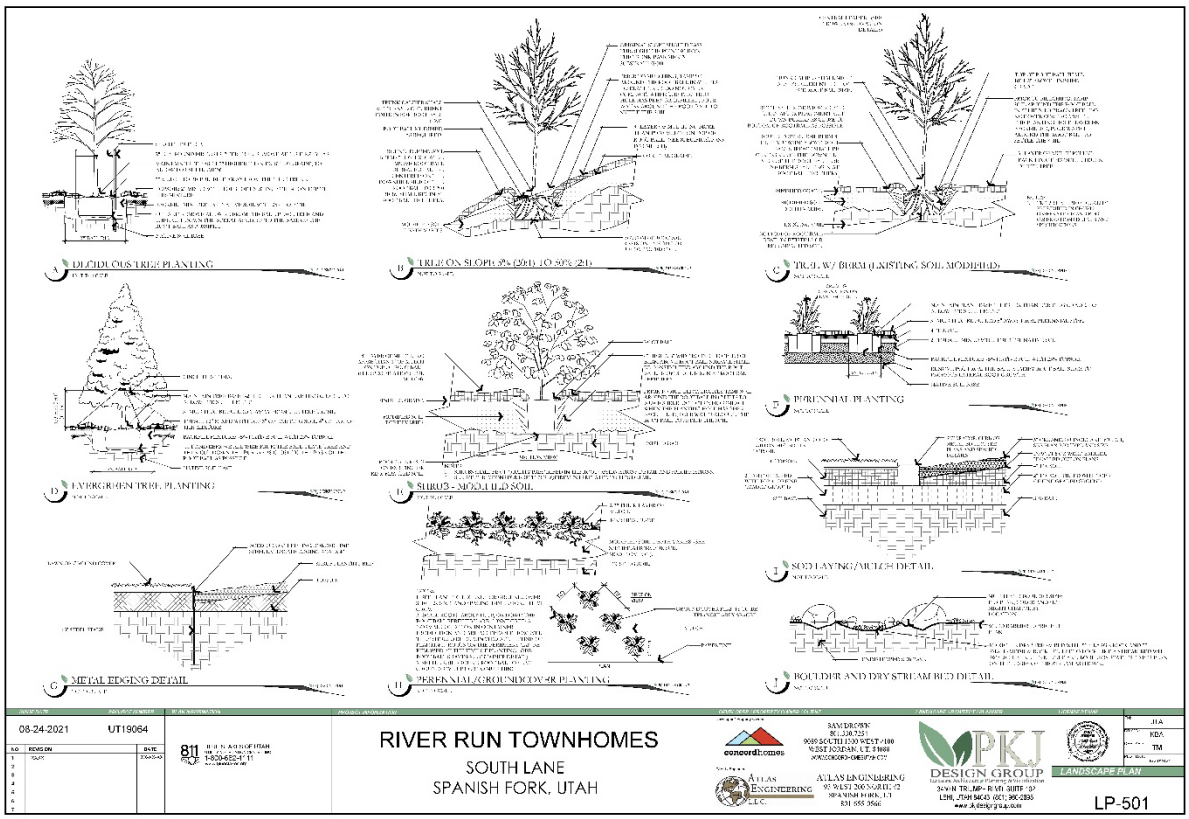

LMnt
ARCHITECTURE
concordhomes
9672 S 700 E, Suite 203
Sandy Utah 84070
(801) 987-3911
www.lmntarch.com

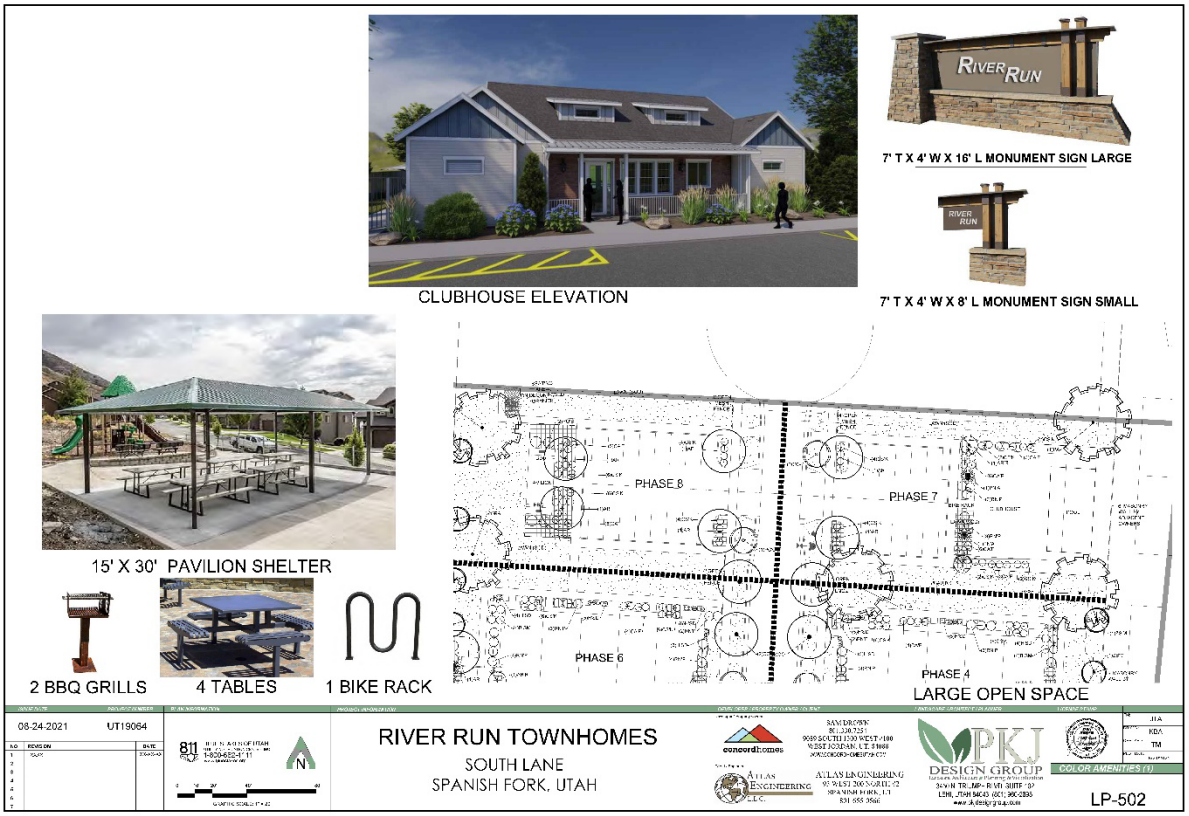

LMnt ARCHITECTURE
concordhomes
9672 S 700 E, Suite 203
Sandy Utah 84070
(801) 987-3911
www.lmntarch.com

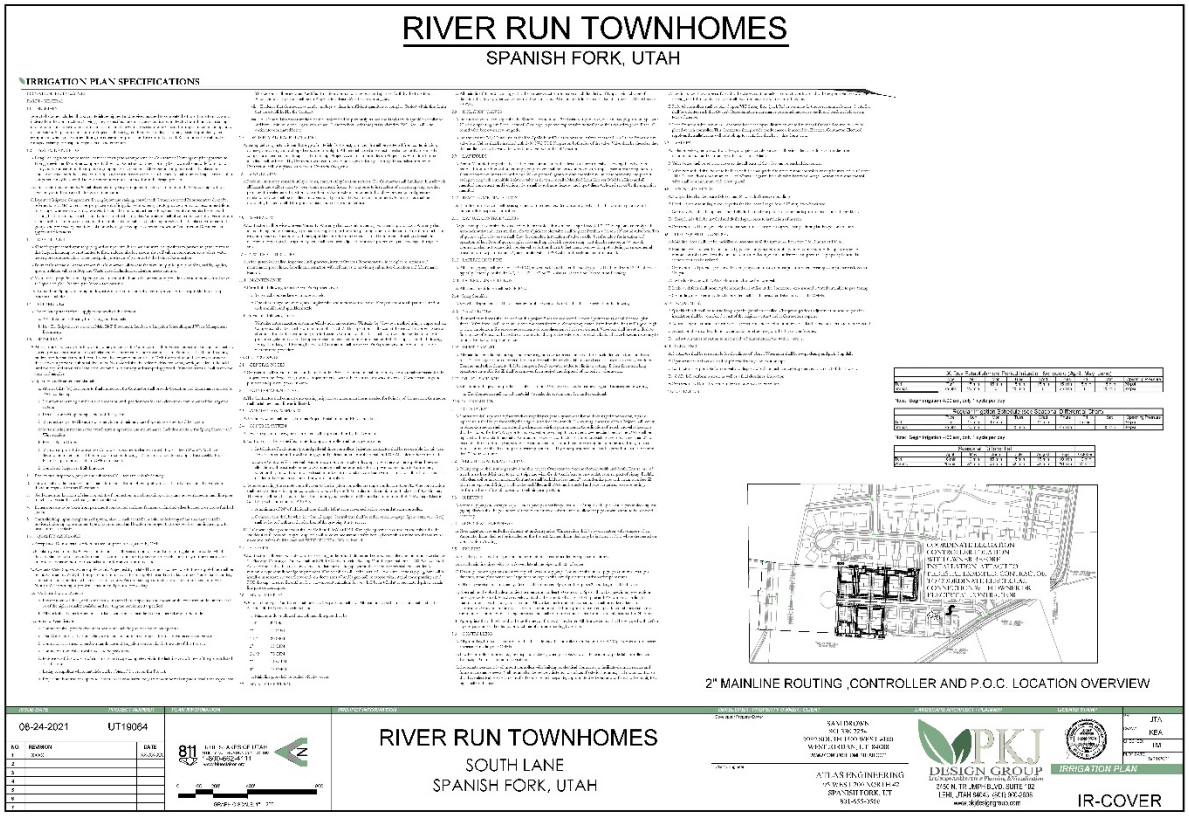

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
REFERENCE MAP
LP-102
LP-101
FENCE STYLES
TREE LEGEND (PHASE 2 PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
concordhomes
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
LP-100

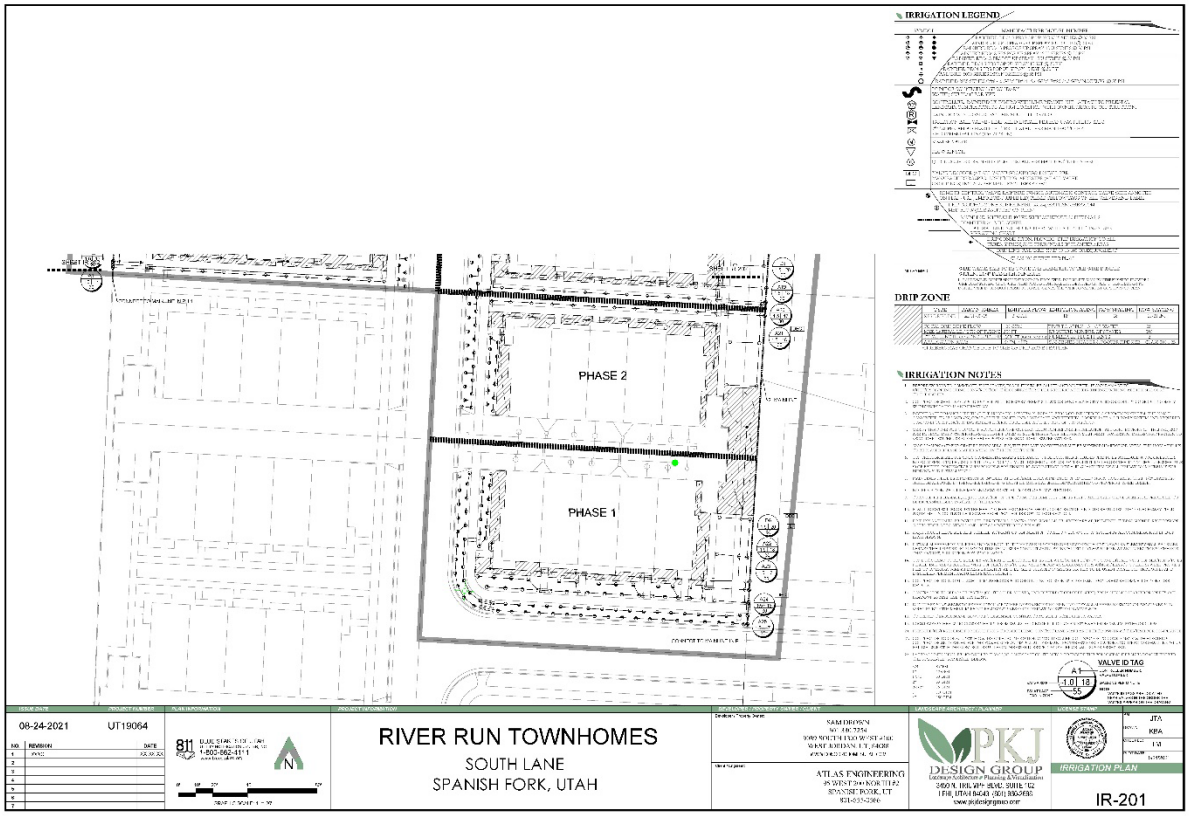

TREE LEGEND (PHASE 2 PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
PHASE 2
PHASE 1
STREET 2
SMALL MONUMENT
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
concordhomes
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
LP-101

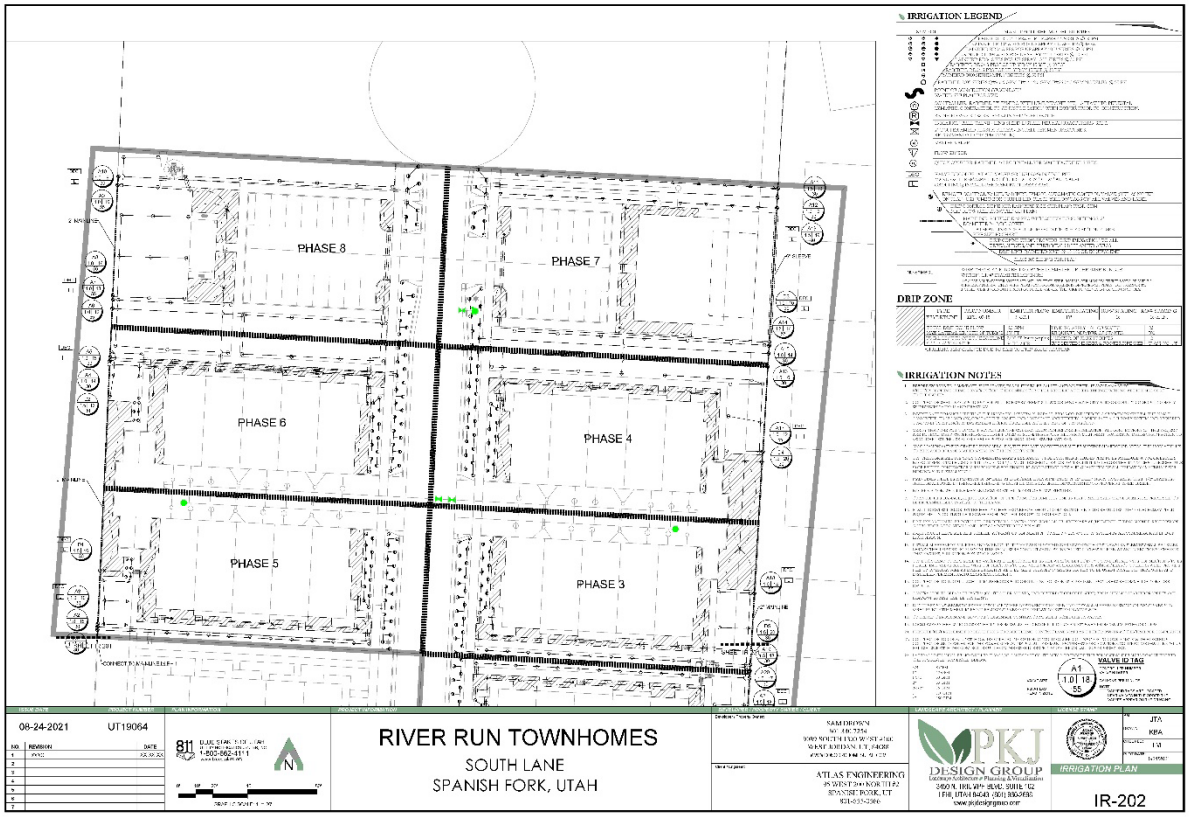

TREE LEGEND (PHASE 2 PLANT COUNT)
SHRUB LEGEND
GRASSES LEGEND
PERENNIAL LEGEND
SITE MATERIALS
PHASE 8
PHASE 7
PHASE 6
PHASE 4
PHASE 5
PHASE 3
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-102

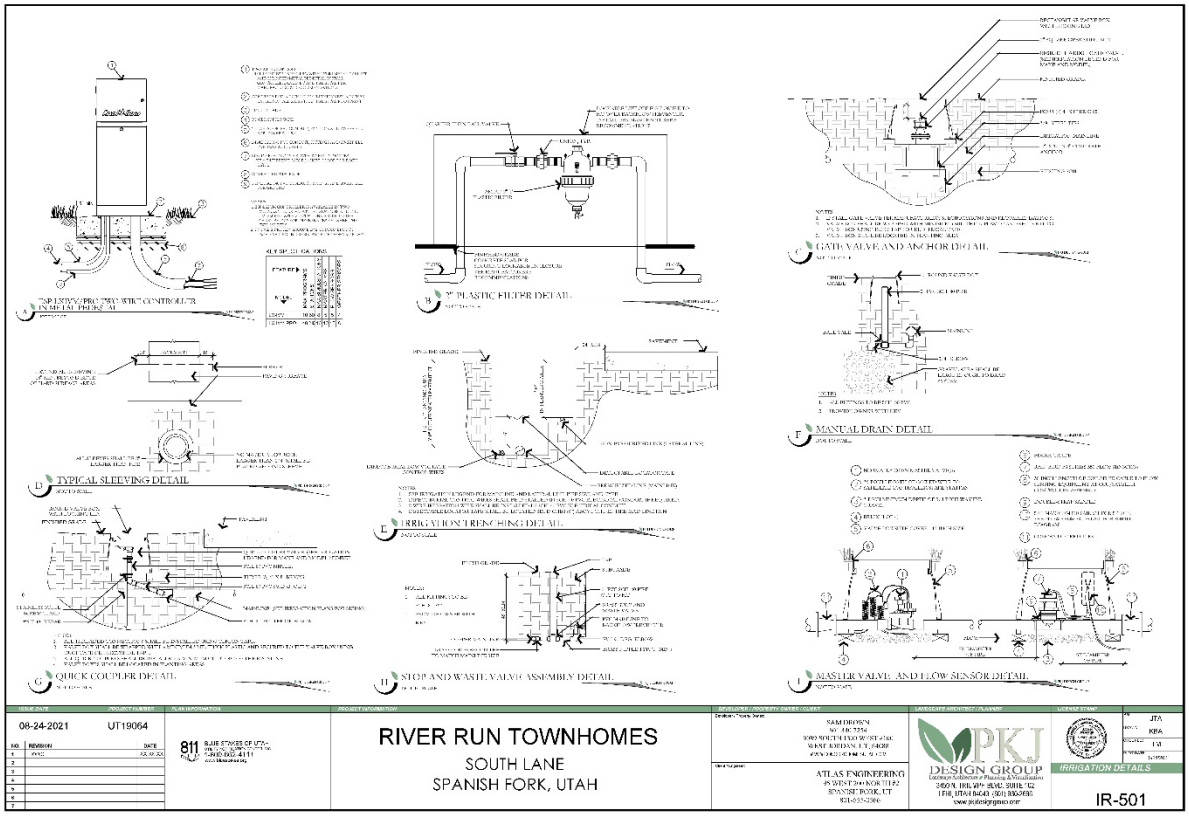

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 3% (2H) TO 30% (2V)
C TRAIL W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SOIL
F PERENNIAL PLANTING
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
I SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP-501

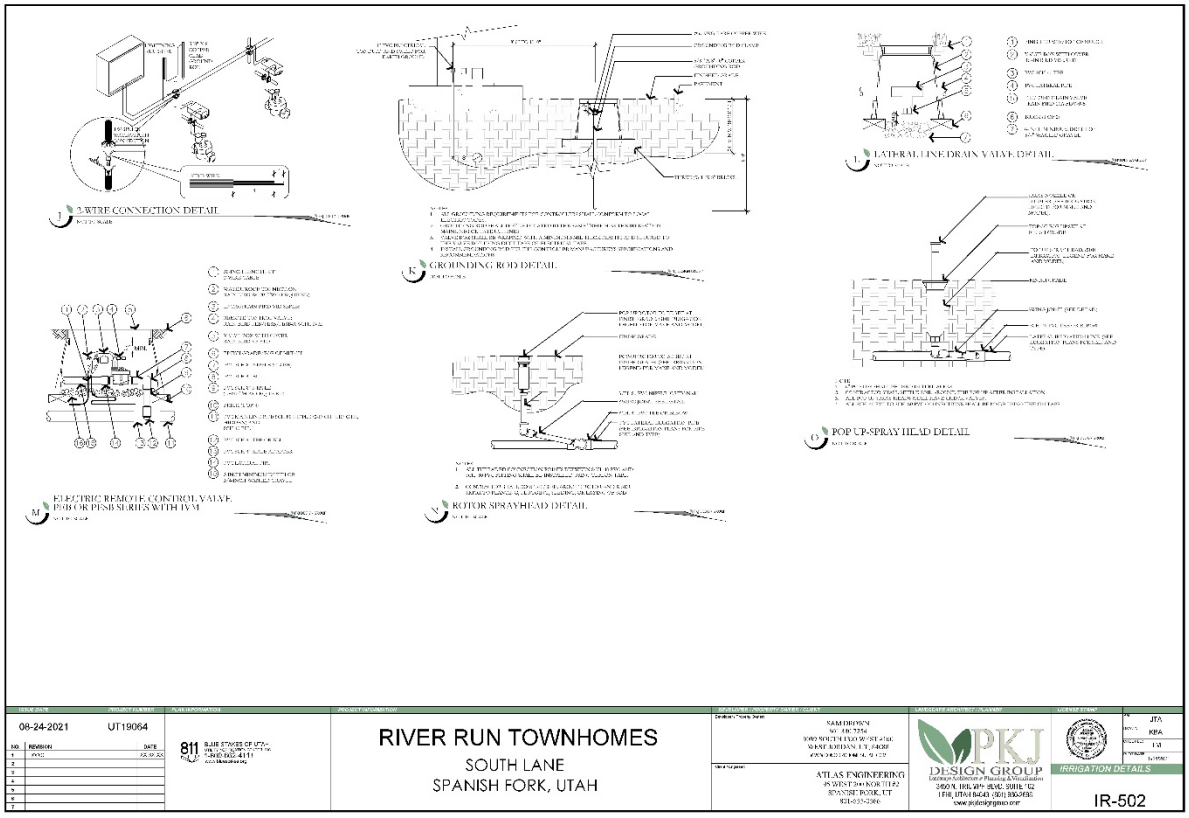

CLUBHOUSE ELEVATION
7' T X 4' W X 16' L MONUMENT SIGN LARGE
7' T X 4' W X 8' L MONUMENT SIGN SMALL
15' X 30' PAVILION SHELTER
2 BBQ GRILLS
4 TABLES
1 BIKE RACK
PHASE 8
PHASE 7
PHASE 6
PHASE 4
LARGE OPEN SPACE
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
LP-502

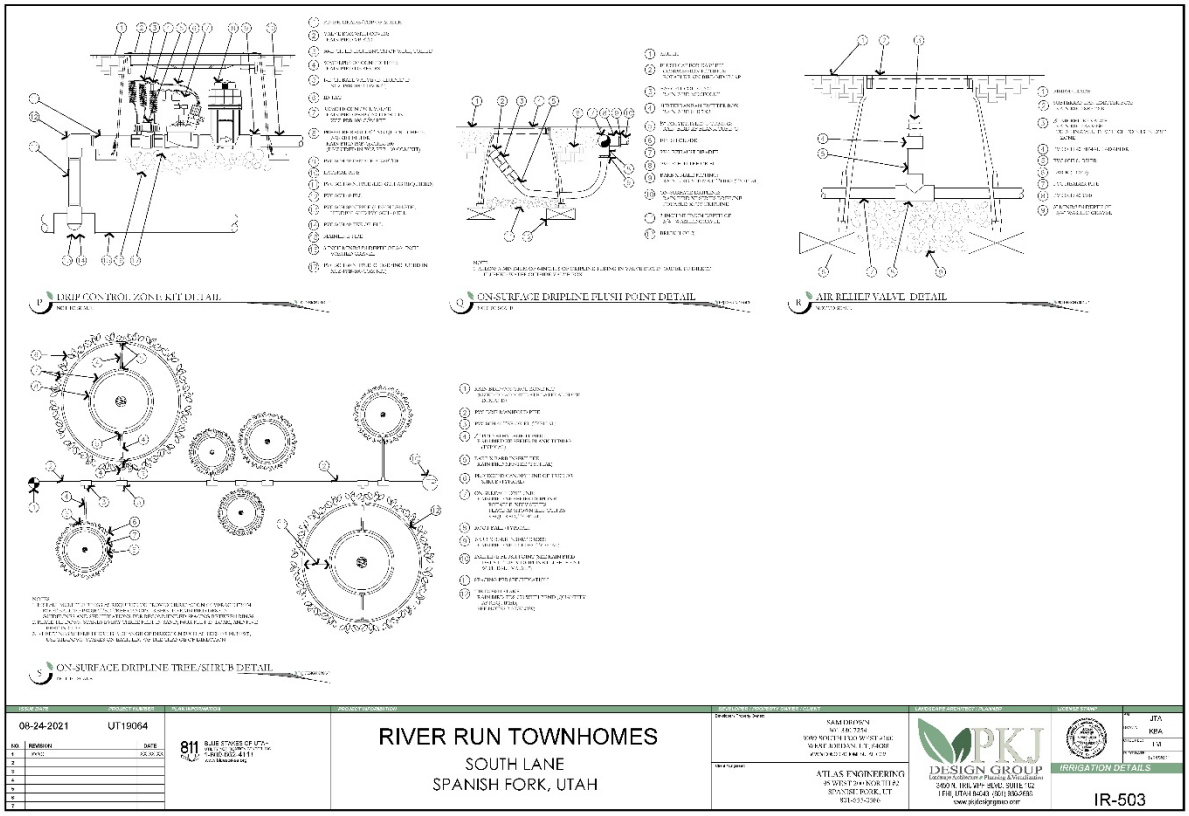

RIVER RUN TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
IRR. PLAN
IR-COVER

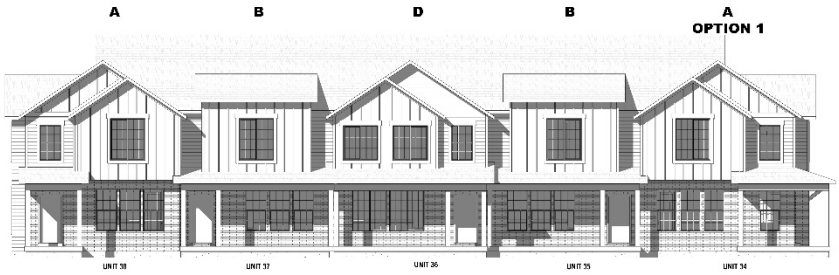

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
PHASE 2
PHASE 1
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-201


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
PHASE 8
PHASE 7
PHASE 6
PHASE 4
PHASE 5
PHASE 3
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-202


TYPICAL SLEEVING DETAIL
3" PLASTIC FILTER DETAIL
GATE VALVE AND ANCHOR DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
08-24-2021
UT19064
811 BLUE STAKES OF UTAH
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-501


2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
LATERAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE CONTROL VALVE P/PRS OR PESB SERIES WITH ICV
ROTOR SPRAY HEAD DETAIL
POP UP-SPRAY HEAD DETAIL
08-24-2021
UT19064
811 BLUE STAKES OF UTAH
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-502

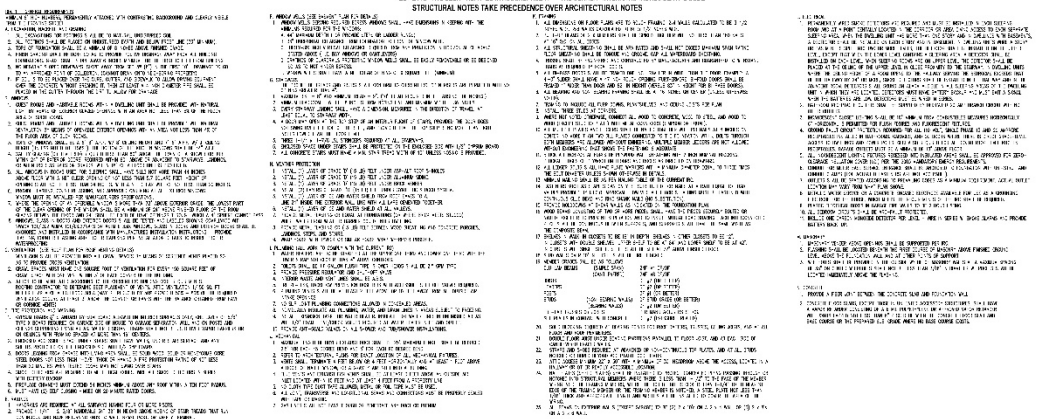

DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
08-24-2021
UT19064
RIVER RUN TOWNHOMES
SOUTH LANE
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-503

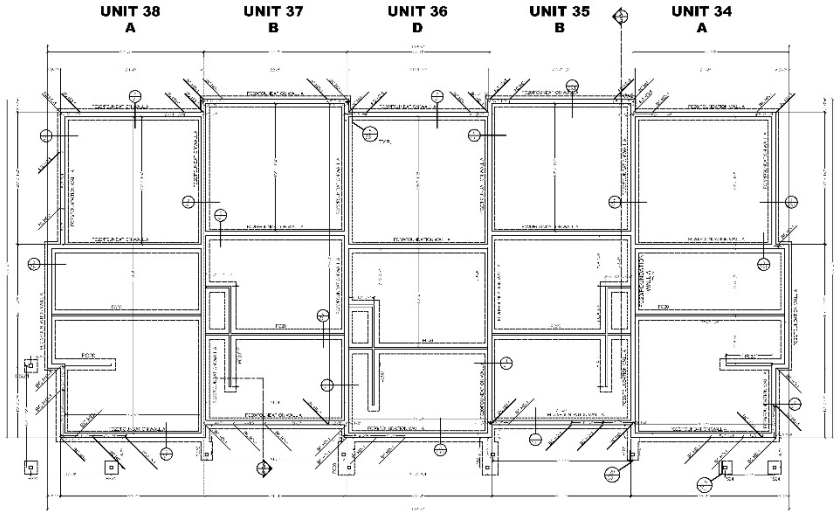


GENERAL NOTES

ALL PLANS ARE BEEN PREPARED IN ACCORDANCE WITH THE CURRENT INTERNATIONAL RESIDENTIAL CODE

STRUCTURAL NOTES TAKE PRECEDENCE OVER ARCHITECTURAL NOTES





FOOTING & FOUNDATION PLAN

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

GENERAL NOTES
TITLE PAGE

01.11.21

0

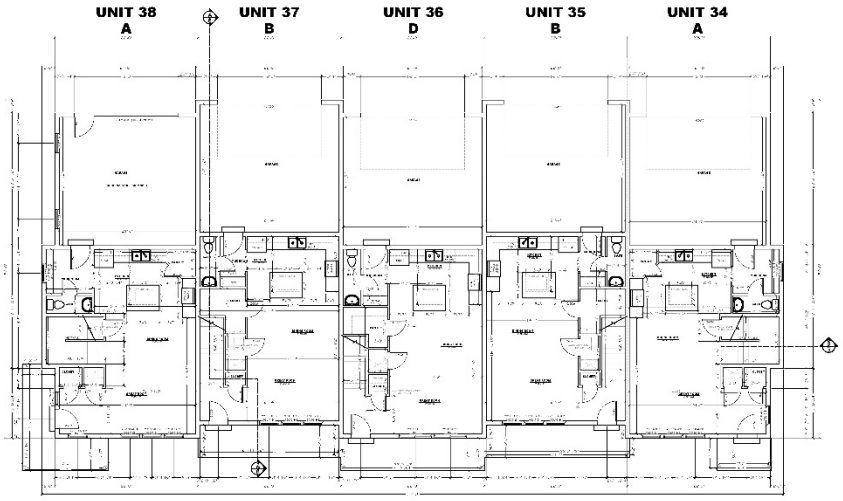
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

FOOTING & FOUNDATION PLAN

SCALE 3/16" = 1'-0"

1



MAIN LEVEL FLOOR PLANS

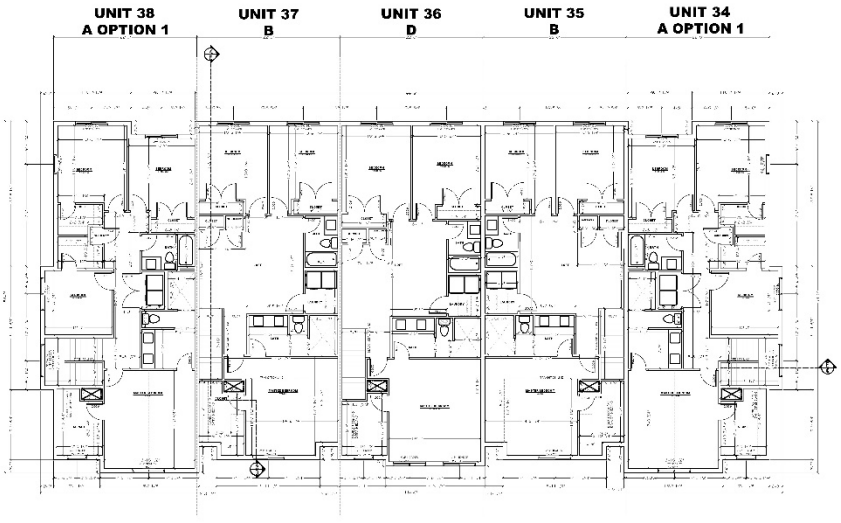
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

MAIN FLOOR PLAN

SCALE 3/16" = 1'-0"

2



UPPER LEVEL FLOOR PLANS

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

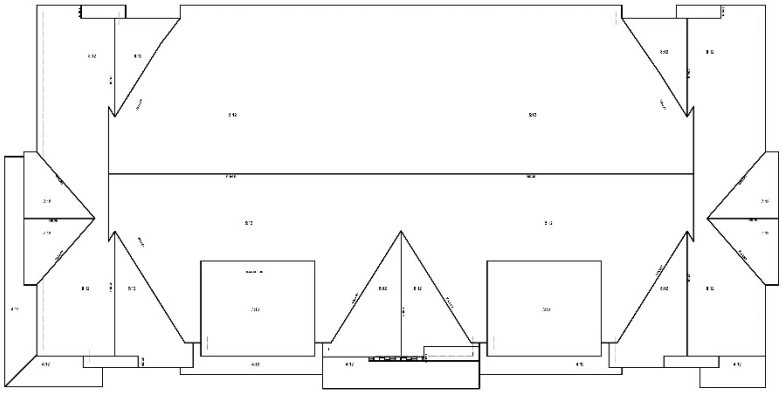
UPPER FLOOR PLAN

SCALE 3/16" = 1'-0"

3

concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH



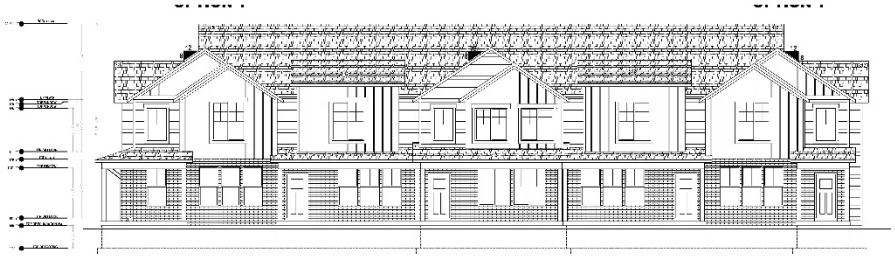
ROOF PLAN

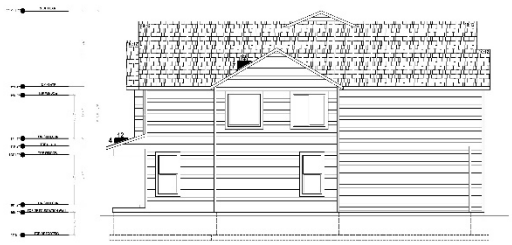
SCALE 3/16" = 1'-0"

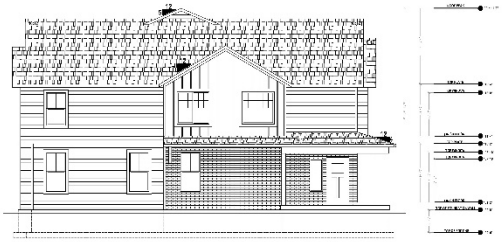
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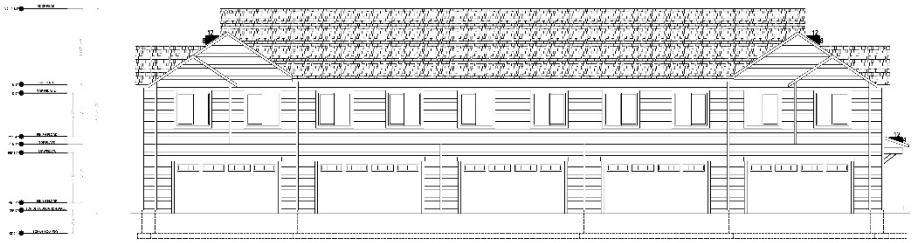
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH





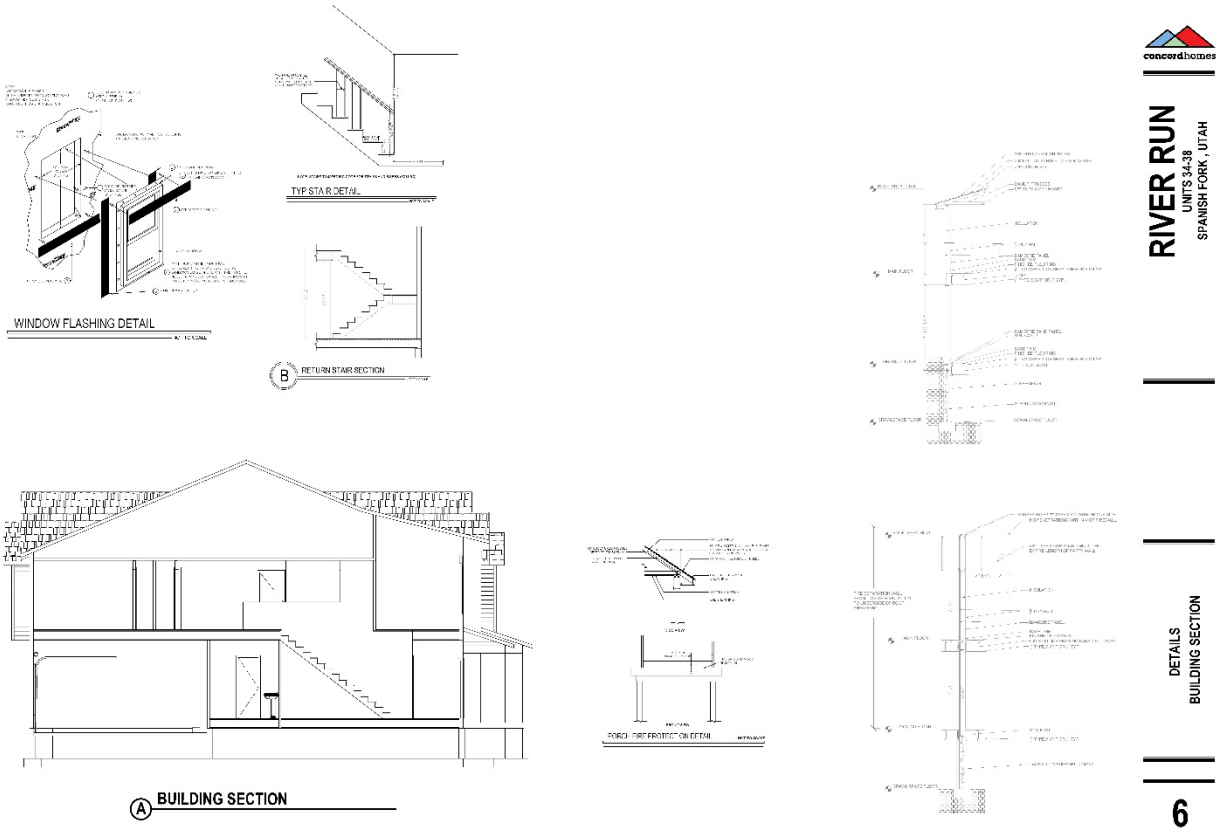




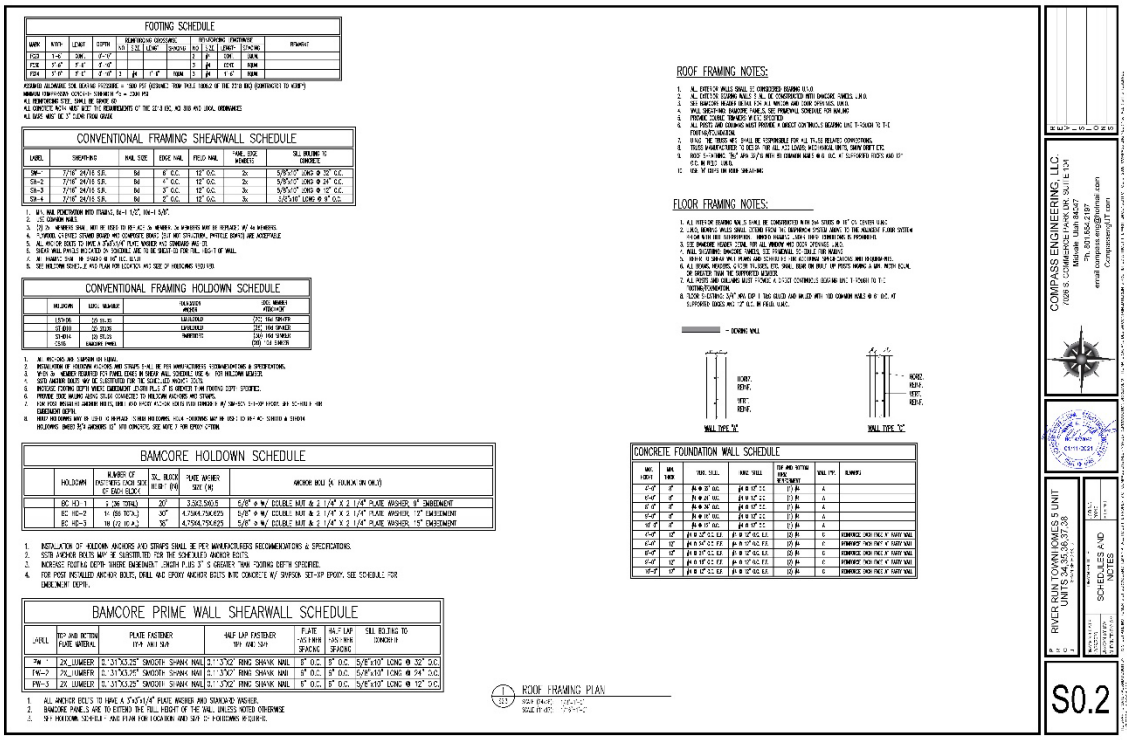
ROOF PLAN

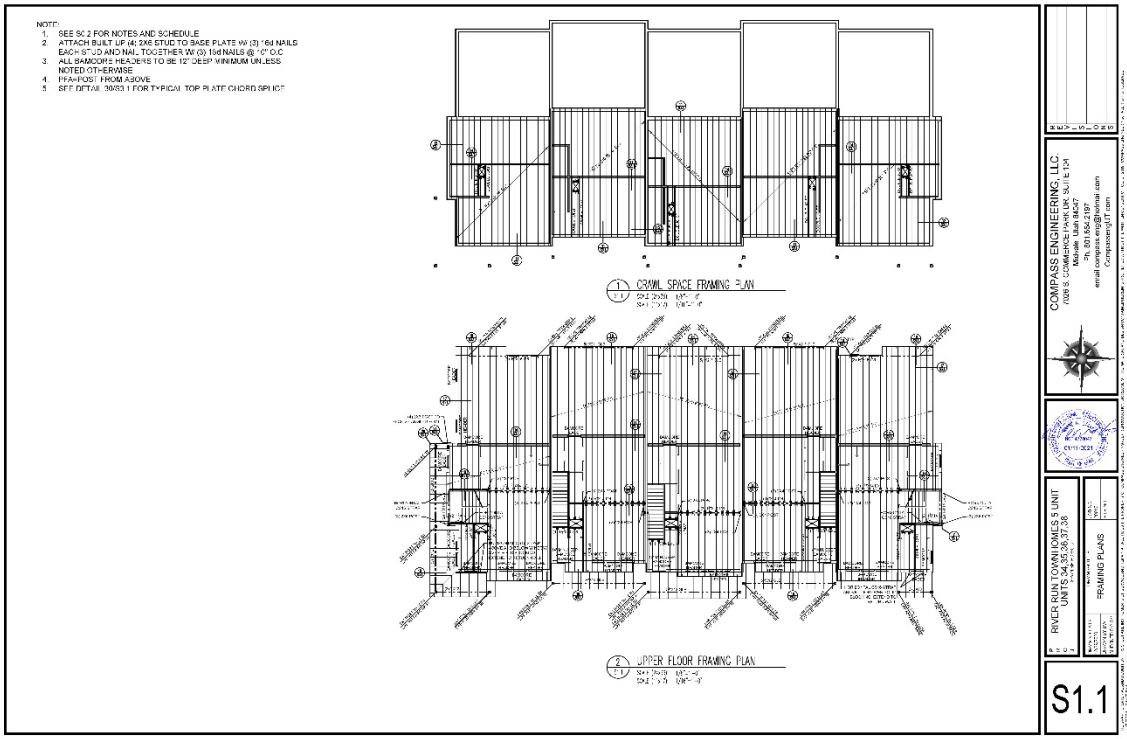
SCALE 3/16" = 1'-0"

5

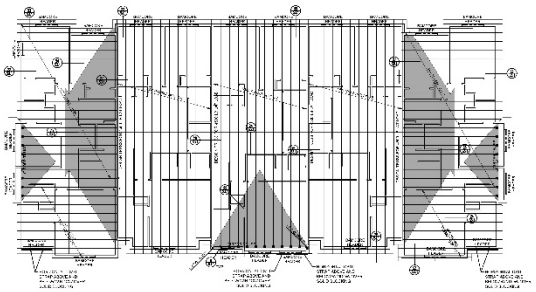

WINDOW FLASHING DETAIL
TYP STAIR DETAIL
B RETURN STAIR SECTION
A BUILDING SECTION
FORCE FIRE PROTECTION DETAIL
concordhomes
RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH
DETAILS
BUILDING SECTION
6


GENERAL STRUCTURAL NOTES:
DESIGN CRITERIA
DESIGN LOADS
EARTHWORK:
CONCRETE NOTES
WOOD FRAMING NOTES:
WOOD TRUSS NOTES:
VENEER:
COMPASS ENGINEERING, LLC
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
GENERAL NOTES
S0.1


FOOTING SCHEDULE
CONVENTIONAL FRAMING SHEARWALL SCHEDULE
CONVENTIONAL FRAMING HOLDOWN SCHEDULE
BAMCORE HOLDOWN SCHEDULE
BAMCORE PRIME WALL SHEARWALL SCHEDULE
ROOF FRAMING NOTES:
FLOOR FRAMING NOTES:
CONCRETE FOUNDATION WALL SCHEDULE
WALL TYPE "A"
WALL TYPE "B"
1 ROOF FRAMING PLAN
COMPASS ENGINEERING, LLC
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
SCHEDULES AND NOTES
S0.2


NOTE:
1. SEE SC.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO BASE PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 12" O.C.
3. ALL BAMCORE HEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PRA=POST FROM ABOVE
5. SEE DETAIL 36/S3.1 FOR TYPICAL TOP PLATE CHORD SPLICE
1 CRAWL SPACE FRAMING PLAN
2 UPPER FLOOR FRAMING PLAN
COMPASS ENGINEERING, LLC
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38
FRAMING PLANS
S1.1

NOTE:
1. SEE SC.2 FOR NOTES AND SCHEDULE
2. ATTACH BUILT UP (4) 2X6 STUD TO RIM PLATE W/ (3) 16d NAILS EACH STUD AND NAIL TOGETHER W/ (3) 16d NAILS @ 12" O.C.
3. ALL GARAGE HEADERS TO BE 12" DEEP MINIMUM UNLESS NOTED OTHERWISE
4. PFA- POST FROM ABOVE
5. SEE DETAIL 30/S3.1 FOR TYP CAL TOP PLATE CHORD SPLICE



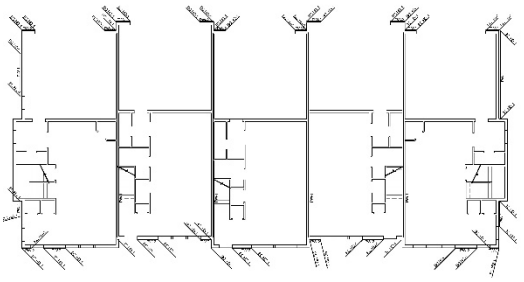
1 ROOF FRAMING PLAN
S3.1 SCALE: 1/4"=1'-0"

COMPASS ENGINEERING, LLC
7026 S. COMMERCE PARK DR. Suite 104
Midvale, Utah 84047
PH: (801) 566-5599
email:compass.mtg@hotmail.com
Compassmtg1T.com

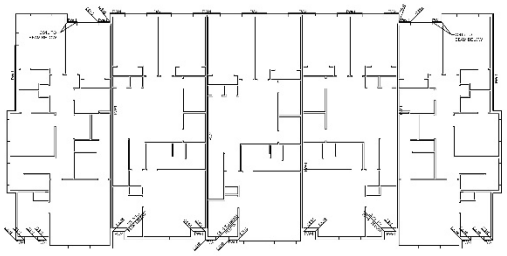
RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38

ROOF FRAMING PLANS

S1.2



1 MAIN LEVEL SHEARWALL PLAN
S3.1 SCALE: 1/4"=1'-0"



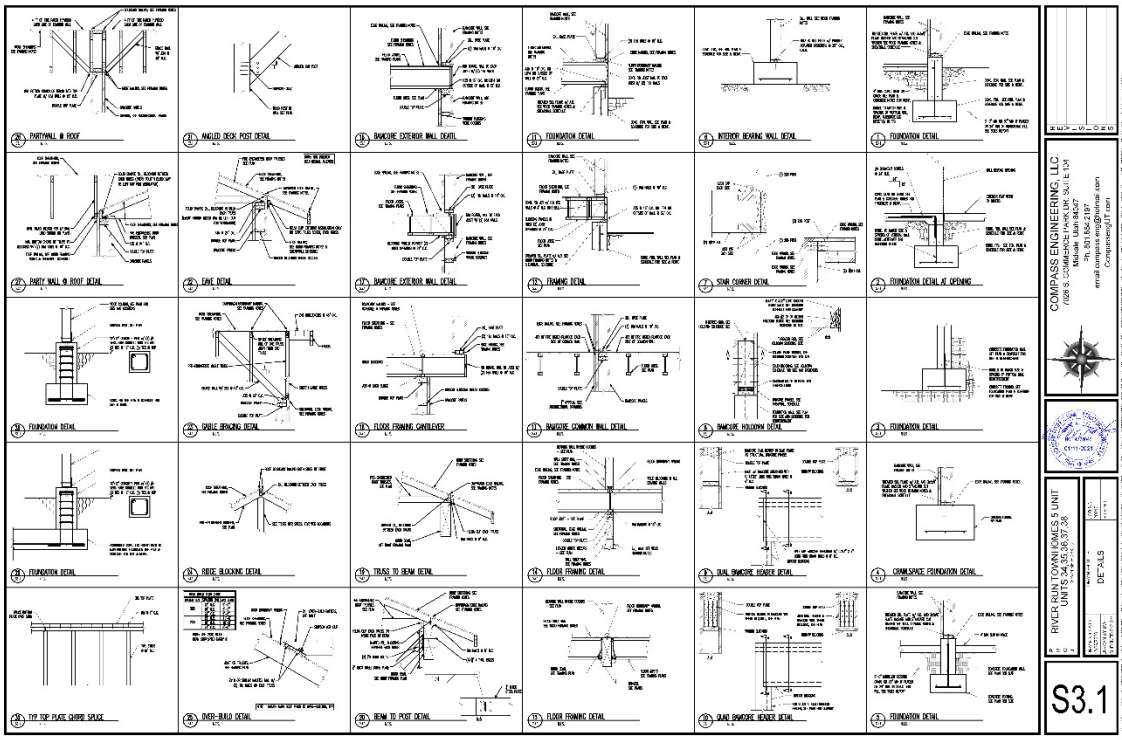
2 UPPER LEVEL SHEARWALL PLAN
S3.1 SCALE: 1/4"=1'-0"

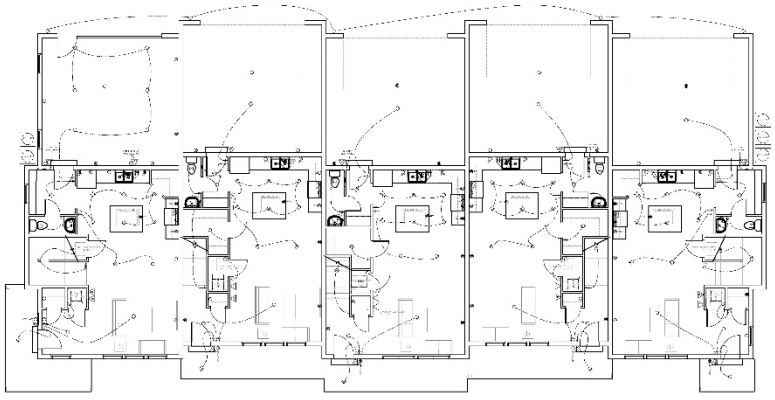
COMPASS ENGINEERING, LLC
7026 S. COMMERCE PARK DR. Suite 104
Midvale, Utah 84047
PH: (801) 566-5599
email:compass.mtg@hotmail.com
Compassmtg1T.com

RIVER RUN TOWNHOMES 5 UNIT
UNITS 34,35,36,37,38

SHEARWALL PLANS

S2.1









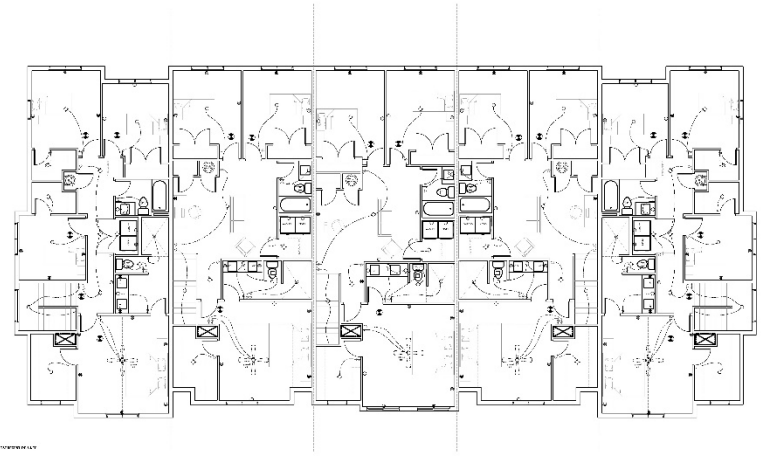
concordhomes

RIVER RUN
UNITS 34-38
SPANISH FORK , UTAH

MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP









concordhomes

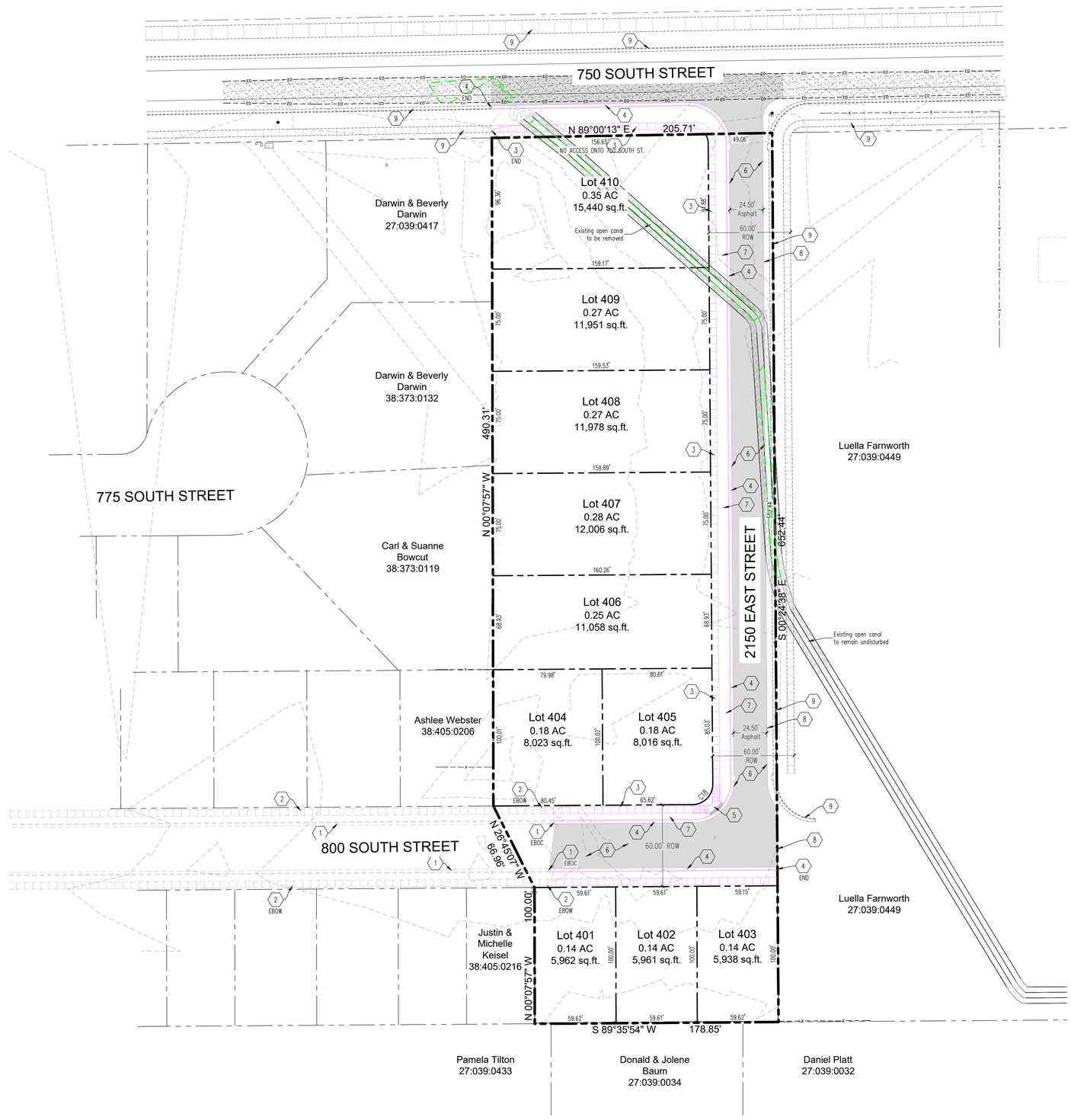
RIVER RUN
UNITS 34-38
SPANISH FORK, UTAH

MECHANICAL
ELECTRICAL
PLUMBING

SCALE 3/16" = 1'-0"

MEP

NORTH
1" = 40'



KEYED NOTES

1. Existing 24" curb and gutter to remain.
2. Existing sidewalk (width varies).
3. Const. 5' concrete sidewalk per city standards.
4. Const. 30" curb and gutter per city standards.
5. Const. ADA ramp per city standards.
6. Const. Asphalt paving (see paving section).
7. Landscaped Planter Area
8. Const. edge of asphalt at ½ = 10'
9. Future Improvements by others
10. Temporary 96' DIA turn-around if needed as part of phasing.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CAUTION!!! Notice to contractors

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

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

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

EAST MEADOWS ESTATES PLAT D

Preliminary Plat

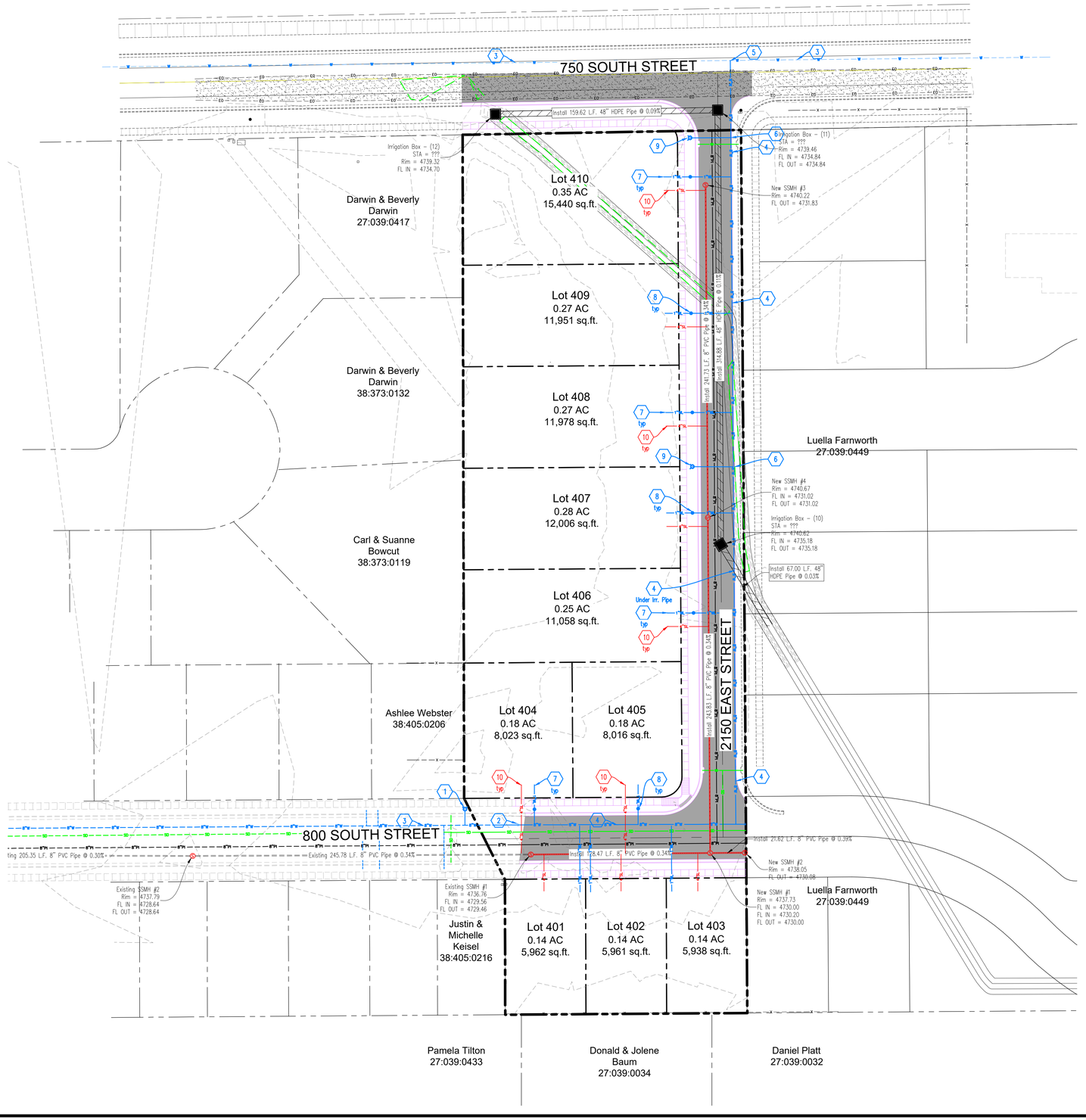
Spanish Fork Utah

Revisions

Date	3-8-2023
Scale	1" = 40'
By	TD
Tracing No.	L - 14475

Sheet No.
C - 2.0

NORTH
1" = 40'



Keyed Notes:

1. Existing Fire Hydrant.
2. Existing Water Plug.
3. Existing 8" Culinary water main.
4. Install 8" D.I.P. Culinary Water Main.
5. Install 8" Tapping Tee and Valve
6. Install 8" Tee with 6" Reducer to hydrant.
7. Install 1" Culinary Water Lateral stubbed 10' inside lot.
8. Install 1" Water Meter per city standards
9. Install Fire Hydrant assembly with 6" valve per city standards
10. Install 4" Sewer lateral stubbed 10' inside of lot at 2.00% (min).

Note:

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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

EAST MEADOWS ESTATES PLAT D

Utility Plan

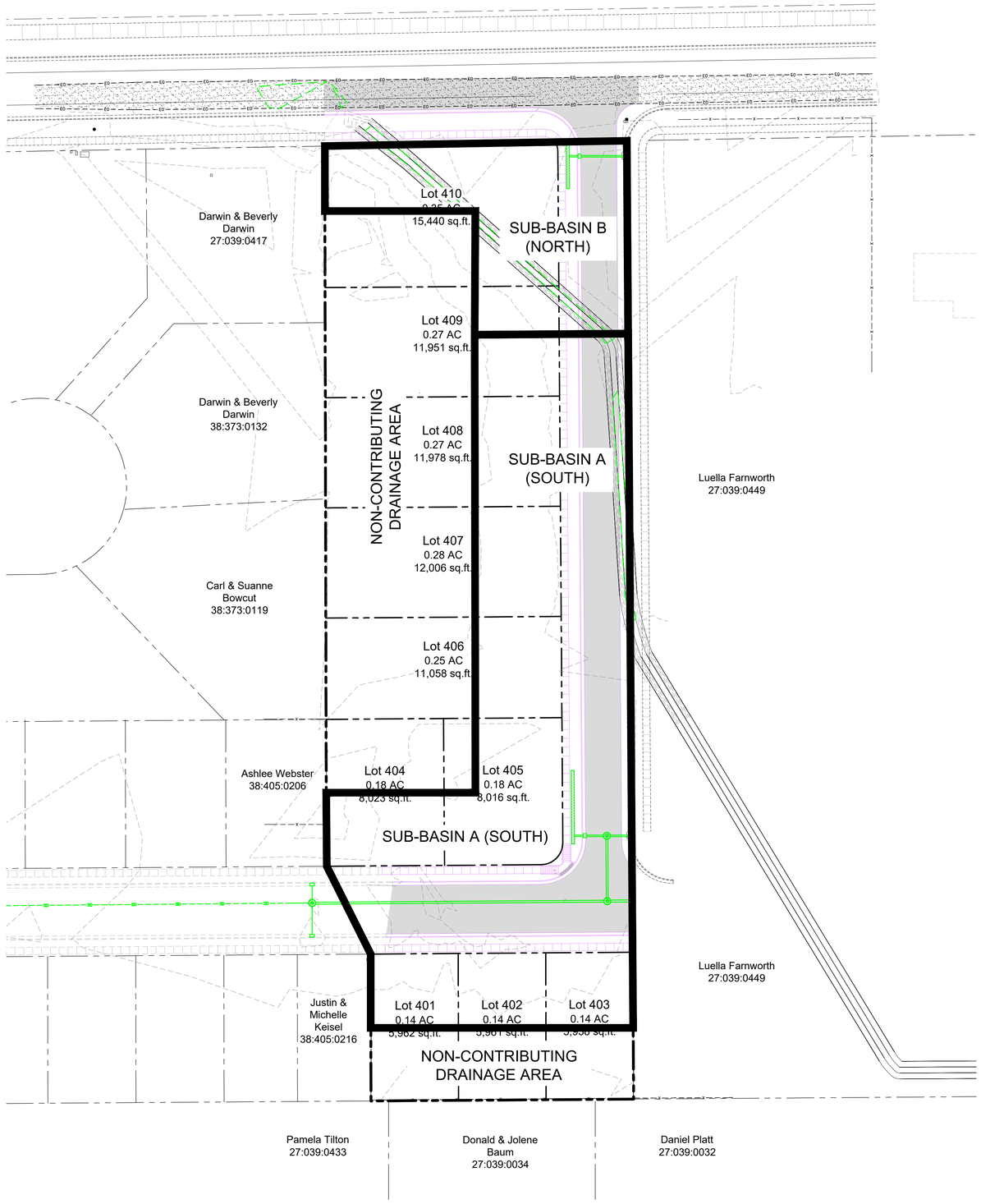
Spanish Fork Utah

Revisions

Date	3-8-2023
Scale	1" = 40'
By	TD
Tracing No.	L - 14475

Sheet No.
C - 3.0

NORTH
1" = 40'



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

CAUTION!!! Notice to contractors

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

East meadows Plat D

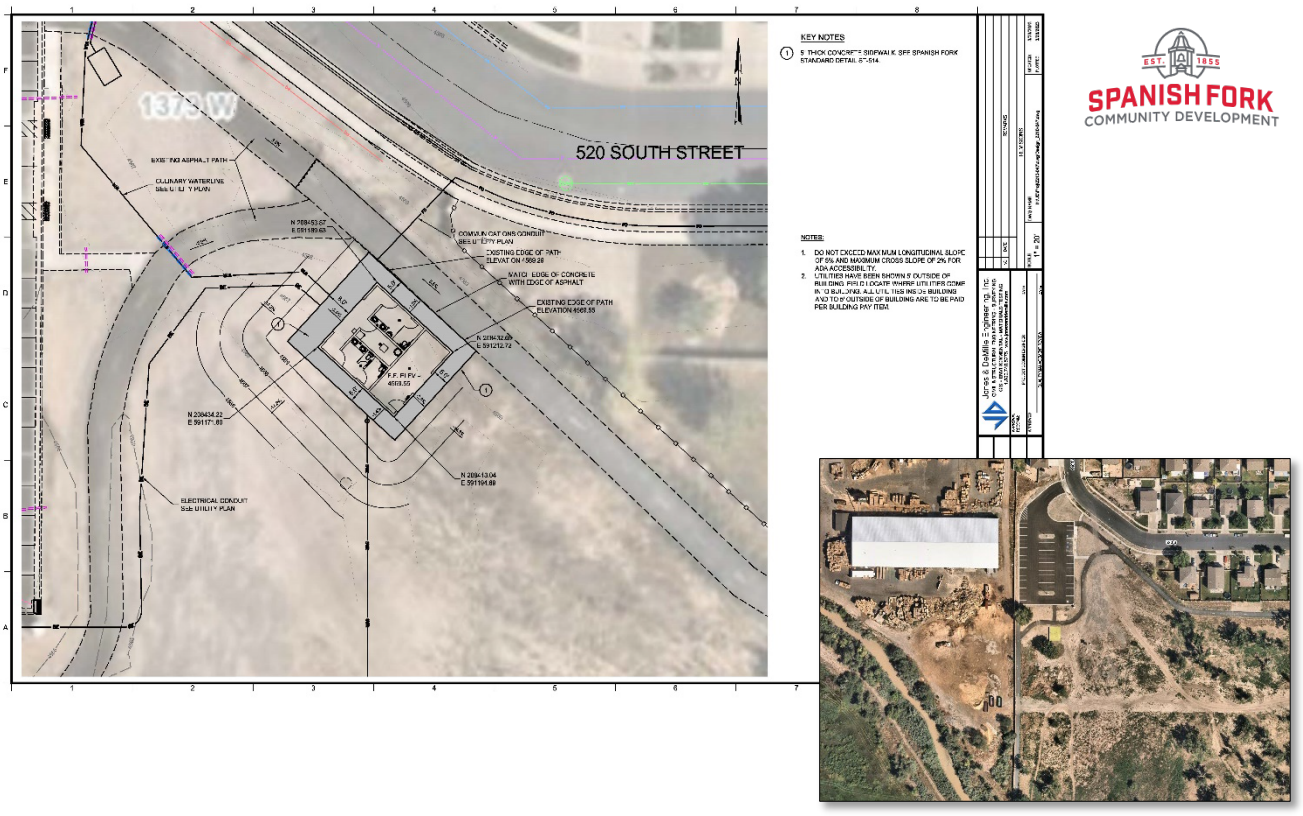
Grading and Drainage Plan

Spanish Fork Utah

Revisions

Date	3-10-2023
Scale	1" = 40'
By	TD
Tracing No.	L - 14475

Sheet No.
C - 4.0



Disc Golf Restrooms Site Plan Approval Request

April 19, 2023, Development Review Committee meeting.

Located at 1379 West 520 South.

The subject property is zoned P-F.

The applicant has requested Site Plan approval.

Recommendation

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

Finding

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

Conditions

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

Key Issues

1. Floodplain.

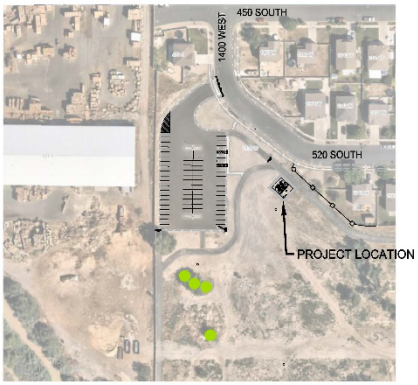
Exhibits

1. Site Plan.
2. Building Plans.
3. Landscaping.
4. Floodplain Info.

SPANISH FORK
DISC GOLF RESTROOM
SPANISH FORK, UTAH
2023

PROJECT NO.	SHEET NO.
22-0-047	G-001
SUBMITTAL: REVIEW - NOT FOR CONSTRUCTION	





APPROVAL

RECOMMENDED FOR APPROVAL:

DATE

APPROVED:

SPANISH FORK CITY DATE

INDEX TO SHEETS

SHEET NO.	SHEET TITLE
G-001	TITLE
G-002	LEGEND
V-001	SURVEY CONTROL
C-101	SITE AND GRADING PLAN
C-102	UTILITY PLAN
C-501	DETAILS
C-502 to C-505	SPANISH FORK STANDARD DETAILS

VICINITY MAP

Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
- shaping the quality of life -
1.800.748.5275 www.jonesanddemille.com

LEGEND

EXISTING FEATURES

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

MISC. FEATURES

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

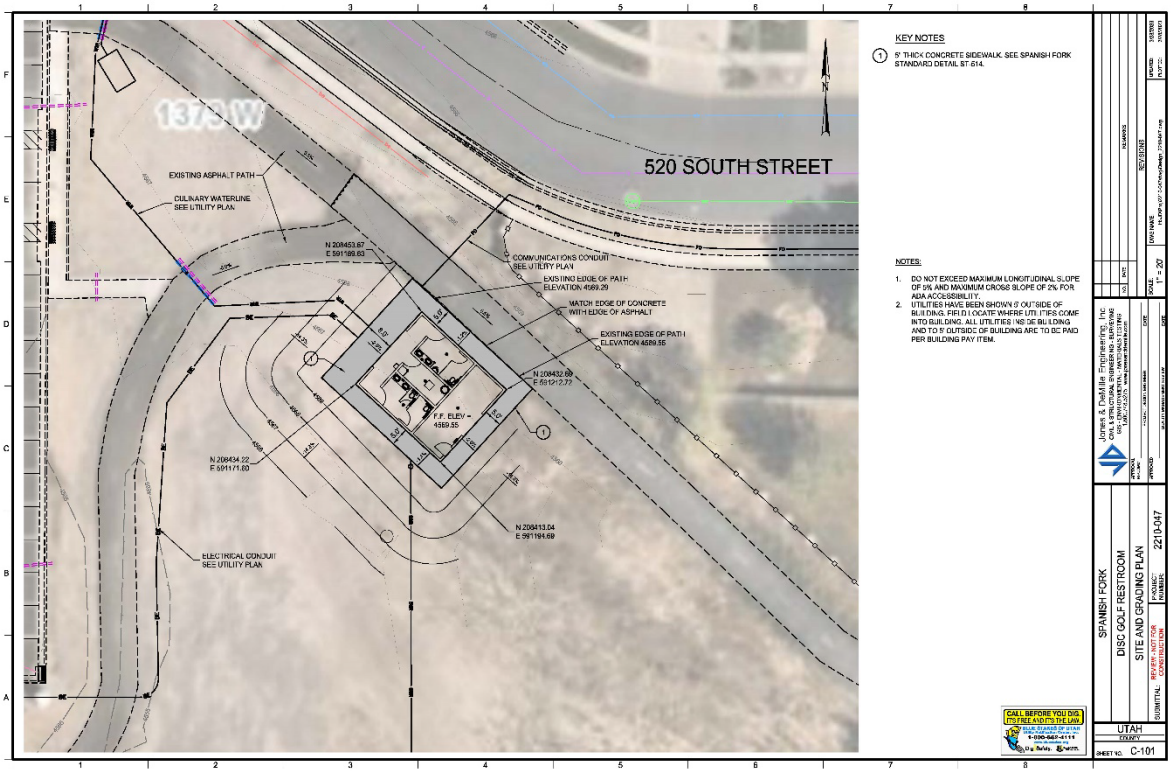
ABBREVIATIONS

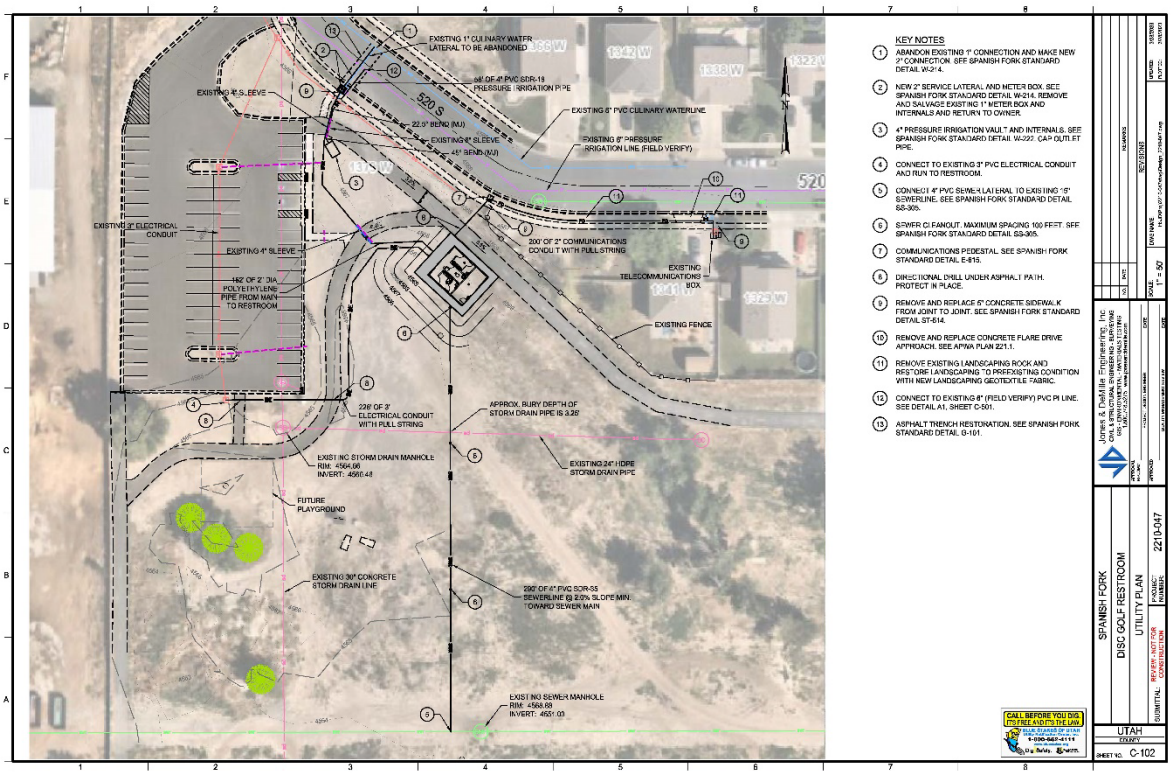
TBC	TOP BACK OF CURB	EPP	POWER POLE
FLG	FLOW LINE OF GUTTER	SMH	SEWER MANHOLE
LOC	LIP OF CURB	CMH	COMMUNICATION MANHOLE
TSW	TOP OF SIDEWALK	RW	RIGHT-OF-WAY
TOC	TOP OF CONCRETE	T.C.E.	TEMPORARY CONSTRUCTION EASEMENT
EOA	EDGE OF ASPHALT		
TOA	TOP OF ASPHALT	P.U.E.	PUBLIC UTILITY EASEMENT
TOG	TOP OF GRATE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

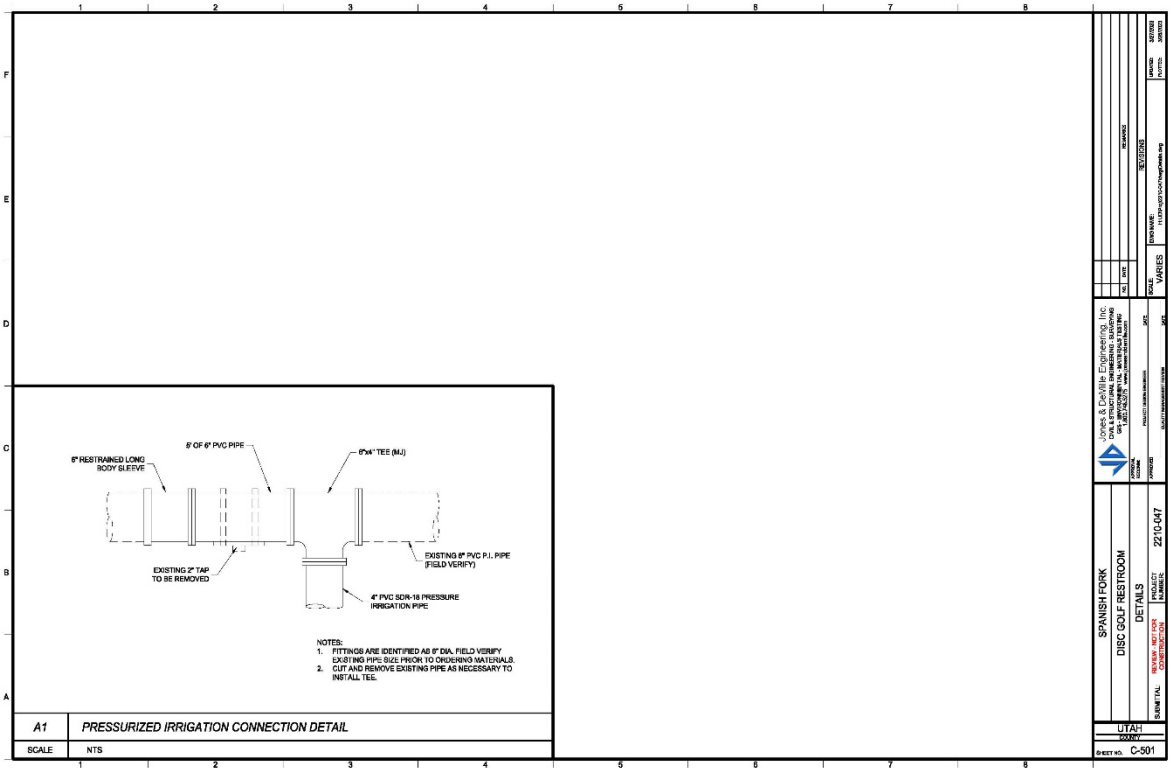
PROPOSED FEATURES

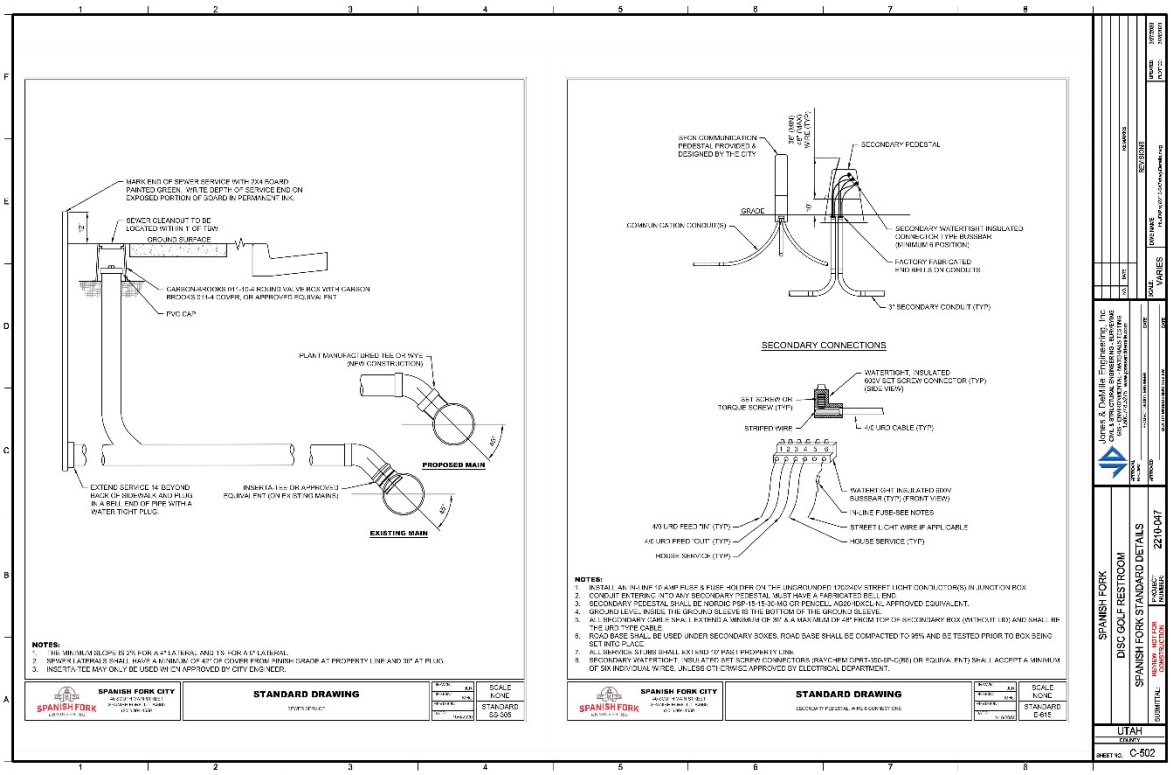
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER SERVICE
- CULINARY WATER LINE
- CULINARY WATER VALVE
- BURIED POWER LINE
- OVERHEAD POWER LINE
- BURIED TELEPHONE LINE
- OVERHEAD TELEPHONE LINE
- BURIED CABLE TV LINE
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- FIRE HYDRANT
- CULINARY WATER METER
- GAS METER
- DELINEATOR POST
- STREET SIGN
- POWER POLE
- MAILBOX
- LIGHT POLE
- CONCRETE SURFACING
- ASPHALT SURFACING
- TOP OF CUT LIMITS
- TOE OF FILL LIMITS

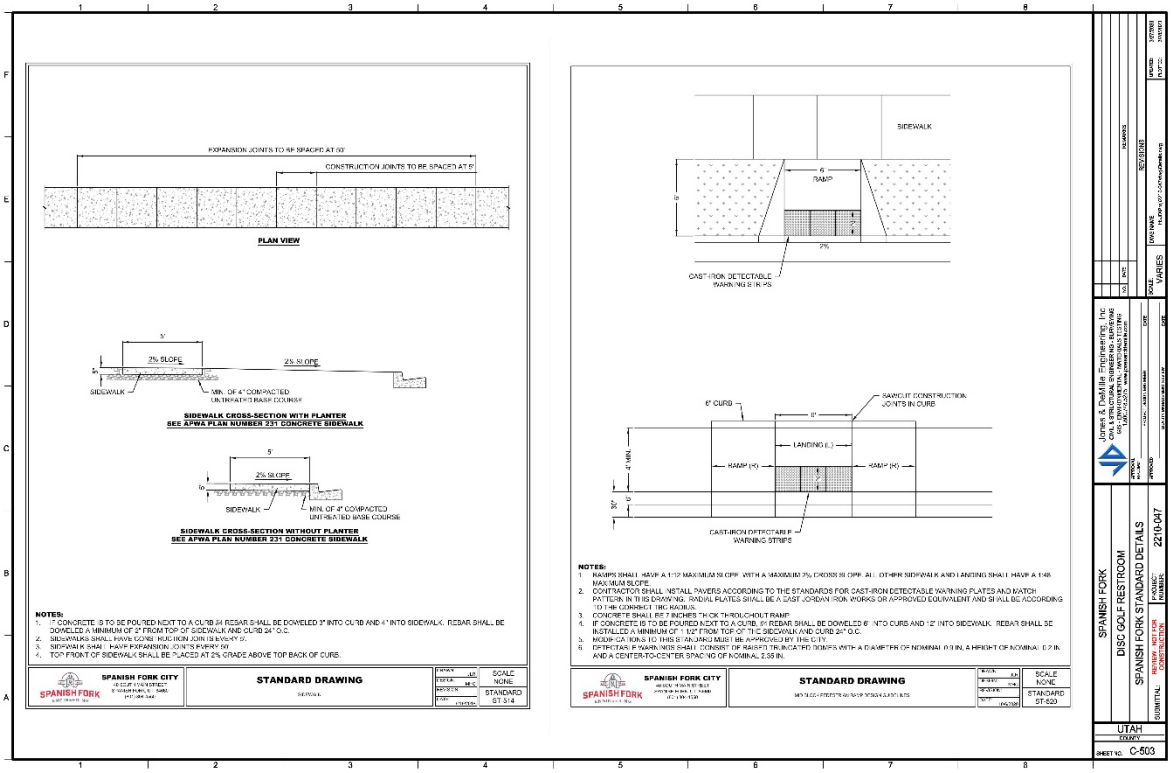
SPANISH FORK
DISC GOLF RESTROOM
LEGEND
PROJECT NUMBER 22-0-047
SUBMITTAL REVIEW - NOT FOR CONSTRUCTION
UTAH COUNTY
SHEET NO. G-002

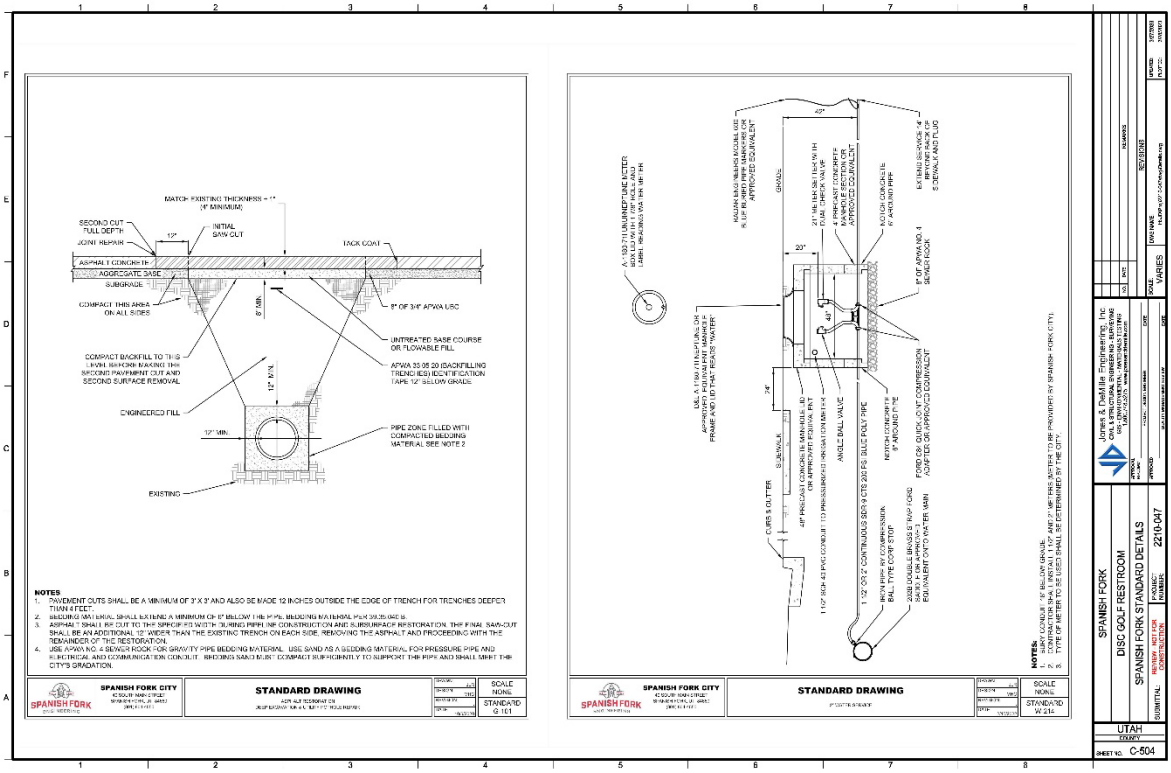

520 SOUTH STREET
EXISTING ASPHALT PATH
CULINARY WATERLINE SEE UTILITY PLAN
COMMUNICATIONS CONDUIT SEE UTILITY PLAN
EXISTING EDGE OF PATH ELEVATION 4589.29
MATCH EDGE OF CONCRETE WITH EDGE OF ASPHALT
EXISTING EDGE OF PATH ELEVATION 4589.55
F.F. ELEV = 4589.55
ELECTRICAL CONDUIT SEE UTILITY PLAN
KEY NOTES
1 6' THICK CONCRETE SIDEWALK. SEE SPANISH FORK STANDARD DETAIL ST-514.
NOTES:
1. DO NOT EXCEED MAXIMUM LONGITUDINAL SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2% FOR ADA ACCESSIBILITY.
2. UTILITIES HAVE BEEN SHOWN 5' OUTSIDE OF BUILDING. FIELD LOCATE WHERE UTILITIES COME INTO BUILDING. ALL UTILITIES INSIDE BUILDING AND TO 5' OUTSIDE OF BUILDING ARE TO BE PAID PER BUILDING PAY ITEM.
SPANISH FORK
DISC GOLF RESTROOM
SITE AND GRADING PLAN
UTAH
C-101

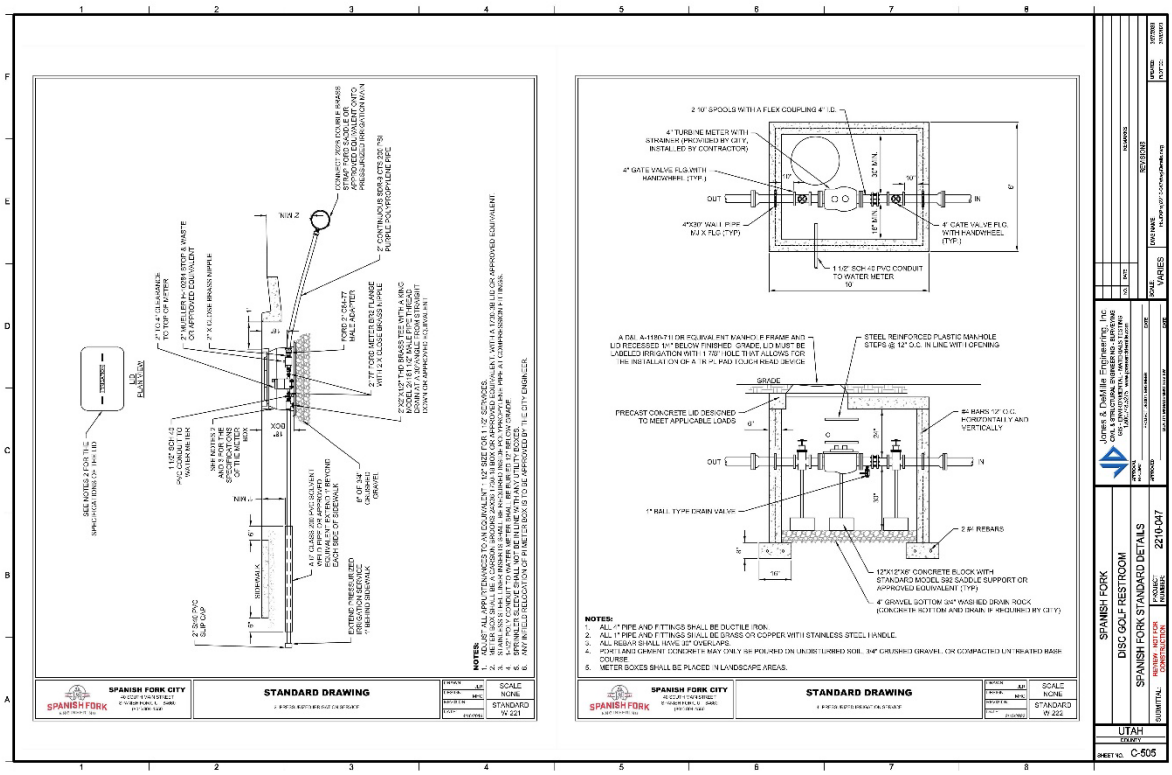

EXISTING 1" CULINARY WATER LATERAL TO BE ABANDONED
EXISTING 4" S. SLEEVE
EXISTING 8" PVC CULINARY WATERLINE
EXISTING 8" PRESSURE IRRIGATION LINE (FIELD VERIFY)
EXISTING 3" ELECTRICAL CONDUIT
EXISTING 4" SLEEVE
200' OF 2" COMMUNICATIONS CONDUIT WITH PULL STRING
EXISTING TELECOMMUNICATIONS BOX
EXISTING FENCE
228' OF 3" ELECTRICAL CONDUIT WITH PULL STRING
APPROX. BURY DEPTH OF STORM DRAIN PIPE IS 3.26'
EXIST INC STORM DRAIN MANHOLE RIM: 4564.66 INVERT: 4560.48
EXISTING 24" HDPE STORM DRAIN PIPE
FUTURE PLAYGROUND
EXISTING 30" CONCRETE STORM DRAIN LINE
292' OF 4" PVC SDR-35 SEWERLINE @ 2.0% SLOPE MIN. TOWARD SEWER MAIN
EXIST INC SEWER MANHOLE RIM: 4568.69 INVERT: 4551.03
KEY NOTES
1 ABANDON EXISTING 1" CONNECTION AND MAKE NEW 2" CONNECTION. SEE SPANISH FORK STANDARD DETAIL W-214.
2 NEW 2" SERVICE LATERAL AND METER BOX. SEE SPANISH FORK STANDARD DETAIL W-214. REMOVE AND SALVAGE EXISTING 1" METER BOX AND INTERNALS AND RETURN TO OWNER.
3 4" PRESSURE IRRIGATION VAULT AND INTERNALS. SEE SPANISH FORK STANDARD DETAIL W-222. CAP OUTLET PIPE.
4 CONNECT TO EXISTING 3" PVC ELECTRICAL CONDUIT AND RUN TO RESTROOM.
5 CONNECT 4" PVC SEWER LATERAL TO EXISTING 15" SEWERLINE. SEE SPANISH FORK STANDARD DETAIL SS-305.
6 SEWER CLEANOUT. MAXIMUM SPACING 100 FEET. SEE SPANISH FORK STANDARD DETAIL SS-305.
7 COMMUNICATIONS PEDESTAL. SEE SPANISH FORK STANDARD DETAIL E-615.
8 DIRECTIONAL DRILL UNDER ASPHALT PATH. PROTECT IN PLACE.
9 REMOVE AND REPLACE 5" CONCRETE SIDEWALK FROM JOINT TO JOINT. SEE SPANISH FORK STANDARD DETAIL ST-514.
10 REMOVE AND REPLACE CONCRETE FLARE DRIVE APPROACH. SEE APWA PLAN 221.1.
11 REMOVE EXISTING LANDSCAPING ROCK AND RESTORE LANDSCAPING TO PREEXISTING CONDITION WITH NEW LANDSCAPING GEOTEXTILE FABRIC.
12 CONNECT TO EXISTING 6" (FIELD VERIFY) PVC PI LINE. SEE DETAIL A1, SHEET C-501.
13 ASPHALT TRENCH RESTORATION. SEE SPANISH FORK STANDARD DETAIL G-101.
SPANISH FORK
DISC GOLF RESTROOM
UTILITY PLAN
UTAH
C-102


8' OF 6" PVC PIPE
6"x4" TEE (MJ)
6" RESTRAINED LONG BODY SLEEVE
EXISTING 2" TAP TO BE REMOVED
EXISTING 6" PVC P.I. PIPE (FIELD VERIFY)
4" PVC SDR-18 PRESSURE IRRIGATION PIPE
NOTES:
1. FITTINGS ARE IDENTIFIED AS 6" DIA. FIELD VERIFY EXISTING PIPE SIZE PRIOR TO ORDERING MATERIALS.
2. CUT AND REMOVE EXISTING PIPE AS NECESSARY TO INSTALL TEE.
A1
PRESSURIZED IRRIGATION CONNECTION DETAIL
SCALE
NTS
Jones & DeMille Engineering, Inc.
SPANISH FORK
DISC GOLF RESTROOM
DETAILS
PROJECT NUMBER
2210-047
REVIEW - NOT FOR CONSTRUCTION
SUBMITTAL
UTAH
COUNTY
SHEET NO.
C-501


MARK END OF SEWER SERVICE WITH 2X4 BOARD PAINTED GREEN. WRITE DEPTH OF SERVICE END ON EXPOSED PORTION OF BOARD IN PERMANENT INK.
SEWER CLEANOUT TO BE LOCATED WITHIN 1' OF TAP
GROUND SURFACE
CARSON #1400BOX 011-10-4 ROUND VALVE BOX WITH CARSON #BCOVS 0114 COVER, OR APPROVED EQUIVALENT
PVC CAP
PLANT MANUFACTURED TEE OR WYE (NEW CONSTRUCTION)
PROPOSED MAIN
EXTEND SERVICE 1' BEYOND BACK OF SIDEWALK AND PLUG IN A BELL END OF PIPE WITH A WATER TIGHT PLUG.
INSERT-A-TEE OR APPROVED EQUIVALENT (ON EXISTING MAINS)
EXISTING MAIN
NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 4'0" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 3'0" AT PLUG.
3. INSERT-A-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.
SPANISH FORK CITY
STANDARD DRAWING
SCALE NONE
STANDARD SS-505
SECONDARY PEDESTAL
GRADE
3" SECONDARY CONDUIT (TYP.)
SECONDARY CONNECTIONS
WATERTIGHT, INSULATED 600V SLIT SCREW CONNECTOR (TYP.) (SIDE VIEW)
SLIT SCREW OR TORQUE SCREW (TYP.)
STRIPED WIRE
4/0 URD CABLE (TYP.)
WATERTIGHT, INSULATED BUSS BAR (TYP.) (FRONT VIEW)
IN-LINE FUSE-SEE NOTES
STREET LIGHT WIRE IF APPL. CABLE
HOUSE SERVICE (TYP.)
4/0 URD FEED "IN" (TYP.)
4/0 URD FEED "OUT" (TYP.)
HOUSE SERVICE (TYP.)
NOTES:
1. INSTALL AN IN-LINE 10 AMP FUSE & FUSE HOLDER ON THE UNGROUNDED 1/0 DEV STREET LIGHT CONDUCTOR(S) IN JUNCTION BOX.
2. CONDUIT ENTERING INTO ANY SECONDARY PEDESTAL MUST HAVE A FABRICATED BELL END.
3. SECONDARY PEDESTAL SHALL BE NORDIC PSP-15-15-36-MG OR PENCELL AG30-HDXCN-NL APPROVED EQUIVALENT.
4. GROUND LEVEL INSIDE THE GROUND SLEEVE IS THE BOTTOM OF THE GROUND SLEEVE.
5. ALL SECONDARY CABLE SHALL EXTEND A MINIMUM OF 36" & A MAXIMUM OF 48" FROM TOP OF SECONDARY BOX (WITHOUT LID) AND SHALL BE THE URD TYPE CABLE.
6. ROAD BASE SHALL BE USED UNDER SECONDARY BOXES. ROAD BASE SHALL BE COMPACTED TO 95% AND BE TESTED PRIOR TO BOX BEING SET INTO PLACE.
7. ALL SERVICE STUBS SHALL EXTEND 10' PAST PROPERTY LINE.
8. SECONDARY WATERTIGHT, INSULATED SPT SCREW CONNECTORS (RAYCHEM GPRT-350-BP-CRE) OR EQUIVAL ENT) SHALL ACCEPT A MINIMUM OF SIX INDIVIDUAL WIRES, UNLESS OTHERWISE APPROVED BY ELECTRICAL DEPARTMENT.
SPANISH FORK CITY
STANDARD DRAWING
SCALE NONE
STANDARD E-615
Jones & DeMille Engineering, Inc.
SPANISH FORK
DISC GOLF RESTROOM
SPANISH FORK STANDARD DETAILS
PROJECT NUMBER
2210-047
REVIEW - NOT FOR CONSTRUCTION
SUBMITTAL
UTAH
COUNTY
SHEET NO.
C-502


EXPANSION JOINTS TO BE SPACED AT 60'
CONSTRUCTION JOINTS TO BE SPACED AT 6'
PLAN VIEW
2% SLOPE
2% SLOPE
SIDEWALK
MIN. OF 4" COMPACTED UNTREATED BASE COURSE
SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK
SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK
NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 60'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.
SPANISH FORK CITY
STANDARD DRAWING
SCALE NONE
STANDARD ST 3/4
SIDEWALK
RAMP
CAST-IRON DETECTABLE WARNING STRIPS
6" CURB
SAWCUT CONSTRUCTION JOINTS IN CURB
LANDING (L)
RAMP (R)
RAMP (R)
4' MIN.
CAST-IRON DETECTABLE WARNING STRIPS
NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A CAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TRC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.
SPANISH FORK CITY
STANDARD DRAWING
SCALE NONE
STANDARD ST-520
Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING · SURVEYING
SPANISH FORK
DISC GOLF RESTROOM
SPANISH FORK STANDARD DETAILS
PROJECT NUMBER 2210-047
REVISION NOT FOR CONSTRUCTION
SUBMITTAL
UTAH COUNTY
SHEET NO. C-503


MATCH EXISTING THICKNESS = 4" (4" MINIMUM)
SECOND CUT FULL DEPTH
JOINT REPAIR
12"
INITIAL SAW CUT
TACK COAT
ASPHALT CONCRETE
AGGREGATE BASE
SUBGRADE
COMPACT THIS AREA ON ALL SIDES
8" MIN.
8" OF 3/4" APWA USC
UNTREATED BASE COURSE OR FLOWABLE FILL
COMPACT BACKFILL TO THE LIKING SHOWN MAKING THE SECOND PAVEMENT CUT AND SECOND SURFACE REMOVAL
APWA 33 05 20 (BACKFILLING TRENCHES) IDENTIFICATION TAPE 12" BELOW GRADE
12" MIN.
ENGINEERED FILL
12" MIN.
PIPE ZONE FILLED WITH COMPACTED BEDDING MATERIAL SEE NOTE 2
EXISTING
NOTES
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 33 05 05 SEC B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPE OR CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO. 4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.
SPANISH FORK CITY
STANDARD DRAWING
SCALE NONE
STANDARD G 1E1
A-193.71 UNJUNEPTUNE MOTER BOX LID WITH 1" RIP HOLE AND LARGE HEXAGON NUT WITH
MAGNA BRASS NEIGHS MODEL 632 OR EQUIVALENT
GRADE
21" DIA. REINFORCED CONCRETE RISER RING
4' PRECAST CONCRETE MANHOLE SECTION OR APPROVED EQUIVALENT
NEOPRENE OR BUTYL O-RING GASKET
EXISTING SEWER MANHOLE
BENCH BACK OF SIDEWALK AND CLEAN
8" OF APWA NO. 4 SEWER ROCK
MIN. 4 FEET (1.2 M) FROM CH APPROVED PAVEMENT MARKER FRAME AND LID THAT READS "WATER"
48"
24"
SIDEWALK
CURB & GUTTER
40" PRECAST CONCRETE MANHOLE LID WITH 2" DIA. VENT HOLE
1 1/2" SCH 40 PVC CONDUIT TO PRESSURE IRRIGATION METER
ANGLE BALL VALVE
NEOPRENE CONCRETE 8" ARMORTITE
1 1/2" OR 2" CONTINUOUS SCH 40 ASTM 2241 PE3 SALE POLY PIPE
FORD CB QUICK-JOINT COMPRESSION ADAPTER OR APPROVED EQUIVALENT
BRASS DOUBLE STRAP IRON SADDLE OR EQUIVALENT ONTO WATER MAIN
NOTES:
1. SLRV CONSIST 18" BELOW GROUND.
2. ALL PIPE BETWEEN 1 1/2" AND 2" METERS SHOULD BE PEX TUBING. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.
SPANISH FORK CITY
STANDARD DRAWING
SCALE NONE
STANDARD W 2E4
Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING · SURVEYING
SPANISH FORK
DISC GOLF RESTROOM
SPANISH FORK STANDARD DETAILS
PROJECT NUMBER 2210-047
REVISION NOT FOR CONSTRUCTION
SUBMITTAL
UTAH COUNTY
SHEET NO. C-504


STANDARD DRAWING
SCALE NONE
STANDARD W 221
STANDARD DRAWING
SCALE NONE
STANDARD W 222
SPANISH FORK
DISC GOLF RESTROOM
SPANISH FORK STANDARD DETAILS
2210-047
UTAH
C-505

SPANISH FORK CITY RESTROOM

SPANISH FORK, UT 84660

SHEET INDEX

SHEET 01	COVERSHEET & INDEX
SHEET 02	FLOOR PLAN
SHEET 03	FOOTING/FOUNDATION
SHEET 04	ELECTRICAL
SHEET 05	FRONT ELEVATION
SHEET 06	REAR ELEVATION
SHEET 07	RIGHT ELEVATION
SHEET 08	LEFT ELEVATION
SHEET 09	CONSTRUCTION DETAILS
SHEET 10	ROOF SYSTEM
SHEET 11	ADA CLEARANCES

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED AS TO COMPLY WITH ALL GOVERNING STATUTES, ORDINANCES, REGULATIONS, CODES AND INSURANCE RATING BOARDS. NO WORK SHALL COMMENCE UNTIL ALL GOVERNMENTAL AND JURISDICTIONAL PERMITS AND APPROVALS ARE OBTAINED.
2. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS MANNER AND SHALL BE IN GOOD AND USEABLE CONDITION AT THE DATE OF COMPLETION THEREOF.
3. ALL EXIT ACCESS DOORS AND EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. USE OF MANUAL FLUSH BOLTS, EDGE BOLTS, TOP OR BOTTOM BOLTS, ETC, IS PROHIBITED.
4. PROVIDE ONE RECESSED 2-A FIRE EXTINGUISHER FOR EVERY 3,000 SQ.FT. OF FLOOR AREA, WITH A MAXIMUM TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER.
5. GENERAL CONTRACTOR TO PROCURE ALL REQUIRED PERMITS FROM AUTHORITY HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO BUILDING, ENGINEERING, RIGHT-OF-WAY, AND OTHER PERMITS REQUIRED FOR SUB-CONTRACTOR WORK.
6. GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHERS TO BE PRESENT DURING CONSTRUCTION.

SQUARE FOOTAGE

TOTAL 835 SQ.FT.

CODE ANALYSIS

APPLICABLE CODES
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2009 AMERICAS WITH DISABILITIES ACT (ICC/ANSI A117.1)

PROJECT INFORMATION

BUILDING OCCUPANCY: (B)

CONSTRUCTION TYPE: VB

FIRE SPRINKLED: (B) NO

MAX. ALLOWABLE HT: B 40'-0"
MAX ALLOWABLE STORIES: B 2
MAX. ALLOWABLE AREA: B 9,000 SQ FT

ACTUAL HT: 16'-0"
ACTUAL STORIES: 1
ACTUAL AREA: 835 SQ. FT.

FIRE RESISTIVE RATING FOR BUILDING ELEMENTS: (TABLE 601)

STRUCTURAL FRAME:	0 HRS
BEARING WALL EXTERIOR:	0 HRS
BEARING WALL INTERIOR:	0 HRS
NONBEARING WALLS:	0 HRS
FLOOR CONSTRUCTION:	0 HRS
ROOF CONSTRUCTION:	0 HRS

OCCUPANCY SEPARATIONS: NONE REQUIRED AS PER TABLE 508.4

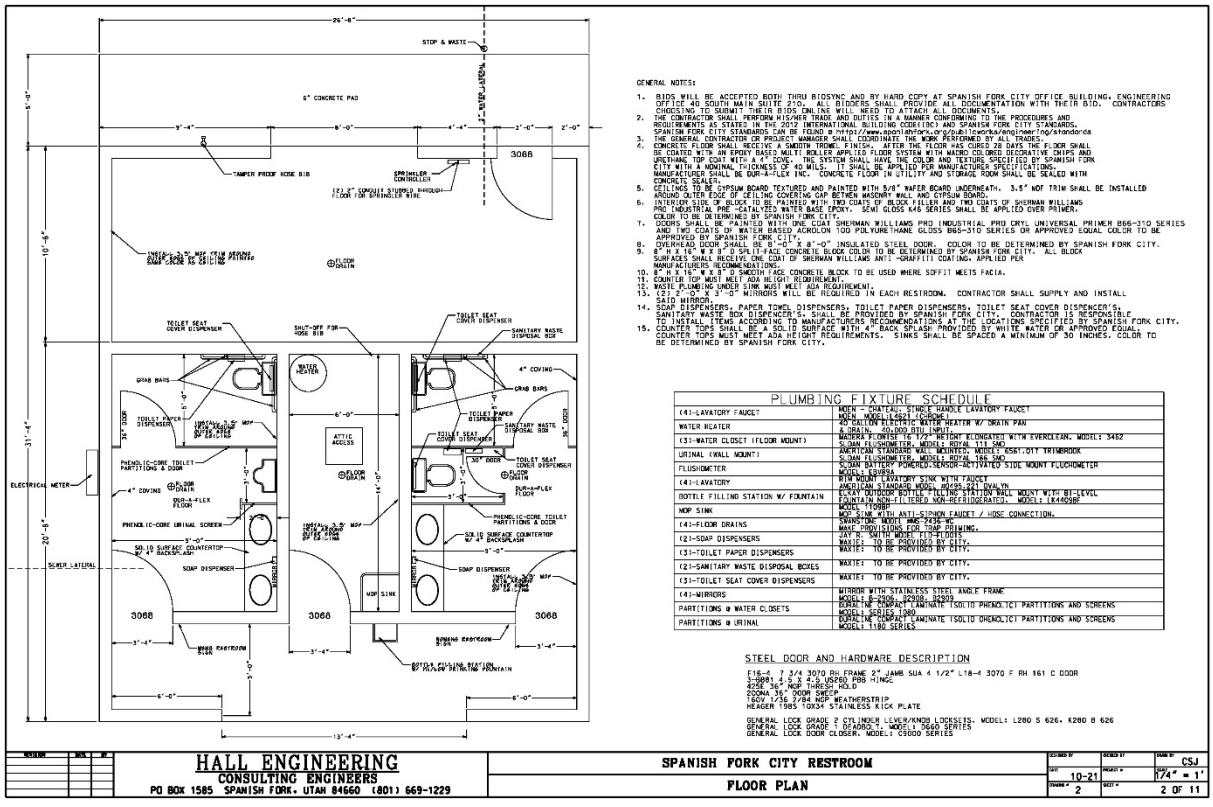
OCCUPANT LOADS: (B): 1 OCCUPANT/150 SQ. FT. (30 OCCUPANTS)

NO. OF EXITS REQUIRED: (B): 1 PER TABLE 1006.2.1

NO. OF EXITS PROVIDED: (B): 2

		HALL ENGINEERING CONSULTING ENGINEERS PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229	SPANISH FORK CITY RESTROOM COVER SHEET

DESIGNED BY: BBH | DRAWN BY: CSJ | DATE: 10-21 | PROJECT #: | SCALE: NTS | DRAWING #: 1 | SHEET #: 1 OF 11



GENERAL NOTES:

1. BIDS WILL BE ACCEPTED BOTH THRU BIDSYNC AND BY HARD COPY AT SPANISH FORK CITY OFFICE BUILDING, ENGINEERING OFFICE 40 SOUTH MAIN SUITE 210. ALL BIDDERS SHALL PROVIDE ALL DOCUMENTATION WITH THEIR BID. CONTRACTORS CHOOSING TO SUBMIT THEIR BIDS ONLINE WILL NEED TO ATTACH ALL DOCUMENTS.
2. THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2012 INTERNATIONAL BUILDING CODE(IBC) AND SPANISH FORK CITY STANDARDS. SPANISH FORK CITY STANDARDS CAN BE FOUND @ http://www.spanishfork.org/public_works/engineering/standards.
3. THE GENERAL CONTRACTOR OR PROJECT MANAGER SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES.
4. CONCRETE FLOOR SHALL RECEIVE A SMOOTH TROWEL FINISH. AFTER THE FLOOR HAS CURED 28 DAYS THE FLOOR SHALL BE COATED WITH AN EPOXY BASED MULTI ROLLER APPLIED FLOOR SYSTEM WITH MACRO COLORED DECORATIVE CHIPS AND URETHANE TOP COAT WITH A 4" COVE. THE SYSTEM SHALL HAVE THE COLOR AND TEXTURE SPECIFIED BY SPANISH FORK CITY WITH A NOMINAL THICKNESS OF 40 MILS. IT SHALL BE APPLIED PER MANUFACTURES SPECIFICATIONS. MANUFACTURER SHALL BE DUR-A-FLEX INC. "CONCRETE FLOOR IN UTILITY AND STORAGE ROOM SHALL BE SEALED WITH CONCRETE SEALER.
5. CEILINGS TO BE GYPSUM BOARD TEXTURED AND PAINTED WITH 5/8" WAFER BOARD UNDERNEATH. 3.5" MDF TRIM SHALL BE INSTALLED AROUND OUTER EDGE OF CEILING COVERING GAP BETWEEN MASONRY WALL AND GYPSUM BOARD.
6. INTERIOR SIDE OF BLOCK TO BE PAINTED WITH TWO COATS OF BLOCK FILLER AND TWO COATS OF SHERMAN WILLIAMS PRO INDUSTRIAL PRE -CATALYZED WATER BASE EPOXY. SEMI GLOSS K46 SERIES SHALL BE APPLIED OVER PRIMER. COLOR TO BE DETERMINED BY SPANISH FORK CITY.
7. DOORS SHALL BE PAINTED WITH ONE COAT SHERMAN WILLIAMS PRO INDUSTRIAL PRO CRYL UNIVERSAL PRIMER B66-310 SERIES AND TWO COATS OF WATER BASED ACROLON 100 POLYURETHANE GLOSS B65-310 SERIES OR APPROVED EQUAL COLOR TO BE APPROVED BY SPANISH FORK CITY.
8. OVERHEAD DOOR SHALL BE 8'-0" X 8'-0" INSULATED STEEL DOOR. COLOR TO BE DETERMINED BY SPANISH FORK CITY.
9. 8" H X 16" W X 8" D SPLIT-FACE CONCRETE BLOCK COLOR TO BE DETERMINED BY SPANISH FORK CITY. ALL BLOCK SURFACES SHALL RECEIVE ONE COAT OF SHERWIN WILLIAMS ANTI -GRAFFITI COATING, APPLIED PER MANUFACTURERS RECOMMENDATIONS.
10. 8" H X 16" W X 8" D SMOOTH FACE CONCRETE BLOCK TO BE USED WHERE SOFFIT MEETS FACIA.
11. COUNTER TOP MUST MEET ADA HEIGHT REQUIREMENT.
12. WASTE PLUMBING UNDER SINK MUST MEET ADA REQUIREMENT.
13. (2) 2'-0" X 3'-0" MIRRORS WILL BE REQUIRED IN EACH RESTROOM. CONTRACTOR SHALL SUPPLY AND INSTALL SAID MIRROR.
14. SOAP DISPENSERS, PAPER TOWEL DISPENSERS, TOILET PAPER DISPENSERS, TOILET SEAT COVER DISPENCER'S, SANITARY WASTE BOX DISPENCER'S, SHALL BE PROVIDED BY SPANISH FORK CITY. CONTRACTOR IS RESPONSIBLE TO INSTALL ITEMS ACCORDING TO MANUFACTURERS RECOMMENDATIONS AT THE LOCATIONS SPECIFIED BY SPANISH FORK CITY.
15. COUNTER TOPS SHALL BE A SOLID SURFACE WITH 4" BACK SPLASH PROVIDED BY WHITE WATER OR APPROVED EQUAL. COUNTER TOPS MUST MEET ADA HEIGHT REQUIREMENTS. SINKS SHALL BE SPACED A MINIMUM OF 30 INCHES. COLOR TO BE DETERMINED BY SPANISH FORK CITY.

PLUMBING FIXTURE SCHEDULE

(4)-LAVATORY FAUCET	MOEN - CHATEAL - 6 INCH HANDLE LAVATORY FAUCET MOEN MODEL: 6621 (CHROME)
WATER HEATER	50 GALLON ELECTRIC WATER HEATER W/ DRAIN PAN & DRAIN. 50,000 BTU INPUT.
(3)-WATER CLOSET (FLOOR MOUNT)	AMERICAN STANDARD "FLOWISE" TOILET ELONGATED WITH EVERCLEAN. MODEL: 3462 SLOAN FLUSHOMETER. MODEL: ROYAL 111 SMD
URINAL (WALL MOUNT)	AMERICAN STANDARD WALL MOUNTED. MODEL: 6581.001 TIMBROOK SLOAN FLUSHOMETER. MODEL: ROYAL 186 SMD
FLUSHOMETER	SLOAN BATTERY POWERED-SENSOR-ACTIVATED SIDE MOUNT FLUSHOMETER MODEL: ESV904
(4)-LAVATORY	AMERICAN STANDARD "RYLEY" SINK WITH FAUCET AMERICAN STANDARD MODEL: 0049.221.EVAL.YN
BOTTLE FILLING STATION W/ FOUNTAIN	ELKAY DROP-IN BOTTLE FILLING STATION WALL MOUNT WITH BI-LEVEL FOUNTAIN NON-FILTERED NON-REFRIDGERATED. MODEL: LK4408BF
MOP SINK	MOP SINK WITH ANTI-SIPHON FAUCET / HOSE CONNECTION. SERVICE MODEL: MSB-2424-MC MAKE PROVISIONS FOR TRAP PRIMING.
(2)-SOAP DISPENSERS	MAKE: TO BE PROVIDED BY CITY. MANIS: TO BE PROVIDED BY CITY.
(3)-TOILET PAPER DISPENSERS	MAKE: TO BE PROVIDED BY CITY.
(2)-SANITARY WASTE DISPOSAL BOXES	MAKE: TO BE PROVIDED BY CITY.
(3)-TOILET SEAT COVER DISPENSERS	MAKE: TO BE PROVIDED BY CITY.
(4)-MIRRORS	MIRROR WITH STAINLESS STEEL ANGLE FRAME MODEL: B-2906, 2908, 3609
PARTITIONS @ WATER CLOSETS	LEVELING CHASSIS LAMINATE ISOLITE PHENOLITE PARTITIONS AND SCREENS MODEL: SERIES 1080
PARTITIONS @ URINAL	LEVELING CHASSIS LAMINATE ISOLITE PHENOLITE PARTITIONS AND SCREENS MODEL: 1180 SERIES

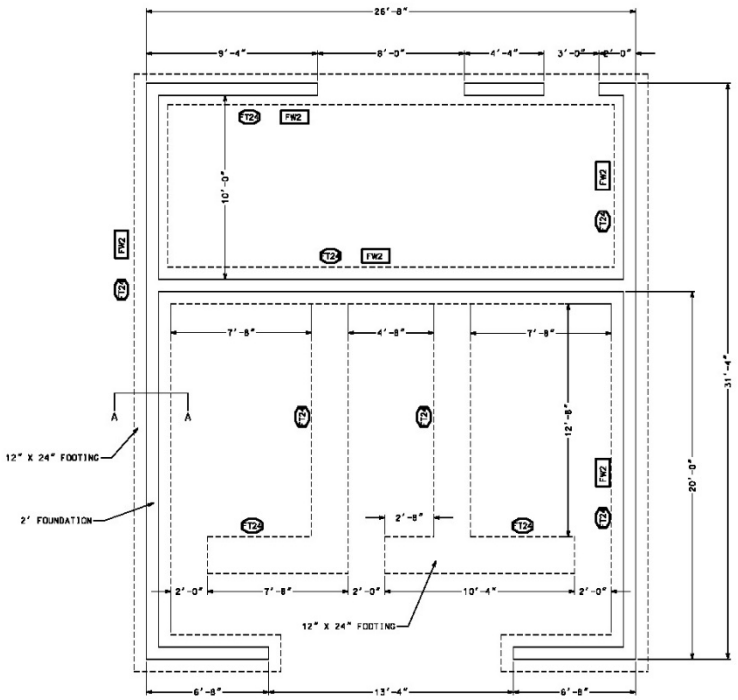
STEEL DOOR AND HARDWARE DESCRIPTION

F16-4 7 3/4 3070 RH FRAME 2" JAMB SUA 4 1/2" L18-4 3070 F RH 161 C DOOR
3-BB81 4.5 X 4.5 US26D PBB HINGE
4256 36" MOP THRESH HOLD
ZOONA 36" DOOR SWEEP
160V 1/36 2/84 NOP WEATHERSTRIP
HEAGER 1985 10X34 STAINLESS KICK PLATE

GENERAL LOCK GRADE 2 CYLINDER LEVER/KNOB LOCKSETS. MODEL: L280 S 626, K280 B 626
GENERAL LOCK GRADE 1 DEADBOLT. MODEL: D660 SERIES
GENERAL LOCK DOOR CLOSER. MODEL: C5000 SERIES

		HALL ENGINEERING CONSULTING ENGINEERS PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229	SPANISH FORK CITY RESTROOM FLOOR PLAN

DESIGNED BY: | DRAWN BY: CSJ | DATE: 10-21 | PROJECT #: | SCALE: 1/4" = 1' | DRAWING #: 2 | SHEET #: 2 OF 11



FOUNDATION SCHEDULE

MARK	HEIGHT	WIDTH	REINFORCEMENT VERTICAL	REINFORCEMENT HORIZONTAL	LAYER
FW2	2'	8"	#5 @ 24"	(4) #4	CENTER
FW3	3'	8"	#5 @ 24"	(3) #4	CENTER
FW7	7'	8"	#5 @ 24"	(6) #4	CENTER
FW8	8'	8"	#5 @ 24"	(6) #4	CENTER
FW9	9'	8"	#5 @ 16"	(7) #4	CENTER
FW10	10'	8"	#5 @ 16"	(8) #4	CENTER

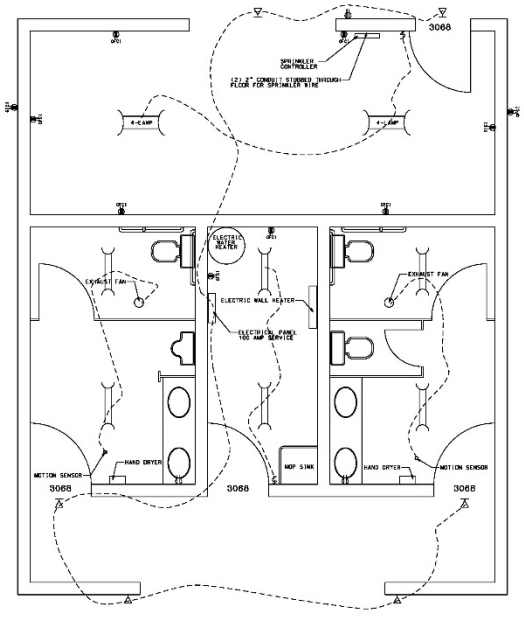
1. SHOWN VERTICAL BARS INTO FOOTING.
2. PLACE TOP AND BOTTOM BARS WITHIN 4" OF TOP AND BOTTOM OF WALL.
3. PLACE REINFORCEMENT IN CENTER OF WALL.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK.	REINFORCEMENT TRANSVERSE	REINFORCEMENT LONGITUDINAL
F12	12"	CONT.	12"	-	(3) #4
F20	20"	CONT.	12"	-	(5) #4
F24	24"	CONT.	12"	-	(6) #4
F18	18"	18"	10"	(3) #4 BAR EACH WAY	
F24	24"	24"	12"	(4) #4 BAR EACH WAY	
F28	28"	28"	12"	(4) #4 BAR EACH WAY	

CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE.

HALL ENGINEERING CONSULTING ENGINEERS PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229	SPANISH FORK CITY RESTROOM FOOTING/FOUNDATION	DESIGNED BY	DRAWN BY CSJ DATE 10-21 SHEET 3	CHECKED BY PROJECT # SCALE 1/4" = 1' SHEET # 3 OF 11



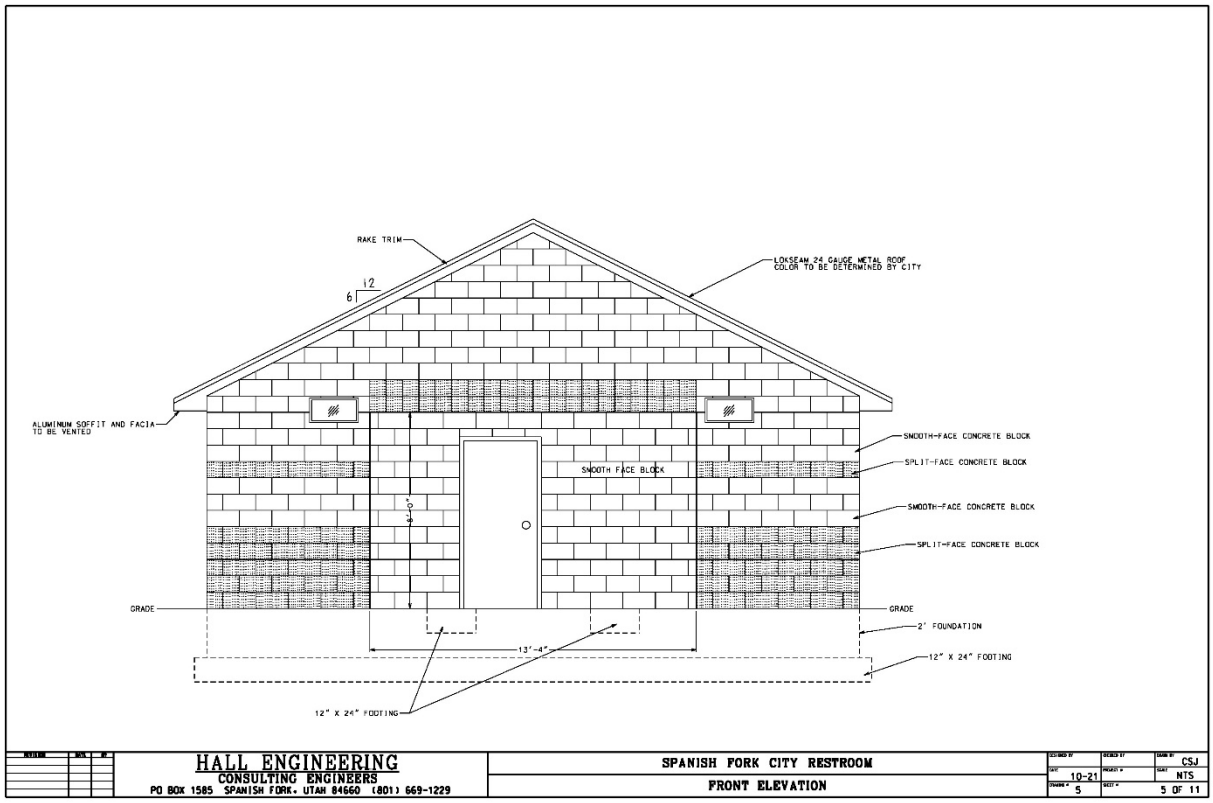
ELECTRICAL NOTES:

1. SPANISH FORK CITY SHALL PROVIDE ELECTRICAL SERVICE TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE TO TIE THE ELECTRICAL SERVICE INTO THE BUILDING. ELECTRICAL PANEL SHALL BE A SQUARE D QO11224L125.

ELECTRICAL FIXTURE SCHEDULE

2-EXHAUST FAN	BROAN L100WG
2-HAND DRYER	AST MODEL # 0185-00
ELECTRIC PANEL	SQUARE D QO11224L125
8-CEILING MOUNT LIGHTS	COTHAM AH100MHC BAR TT5 120 WEB
2-CEILING SENSOR	MODEL # WABLOSBAYBOO1120
5-EXTERIOR WALL MOUNT LIGHT	LITHONIA TWS LED 1 50K 120 PE
1-EXTERIOR WALL MOUNT LIGHT ABOVE OVERHEAD DOOR	LITHONIA TWH LED 30C 1000 50K TSW SF120 DDBXD
PHOTOCELL FOR OUTSIDE LIGHTS	
1-ELECTRIC WALL HEATER	BROAN MODEL 170FT 1000 WATTS, 240 VOLTS W/ FRONT MOUNTED THERMOSTAT

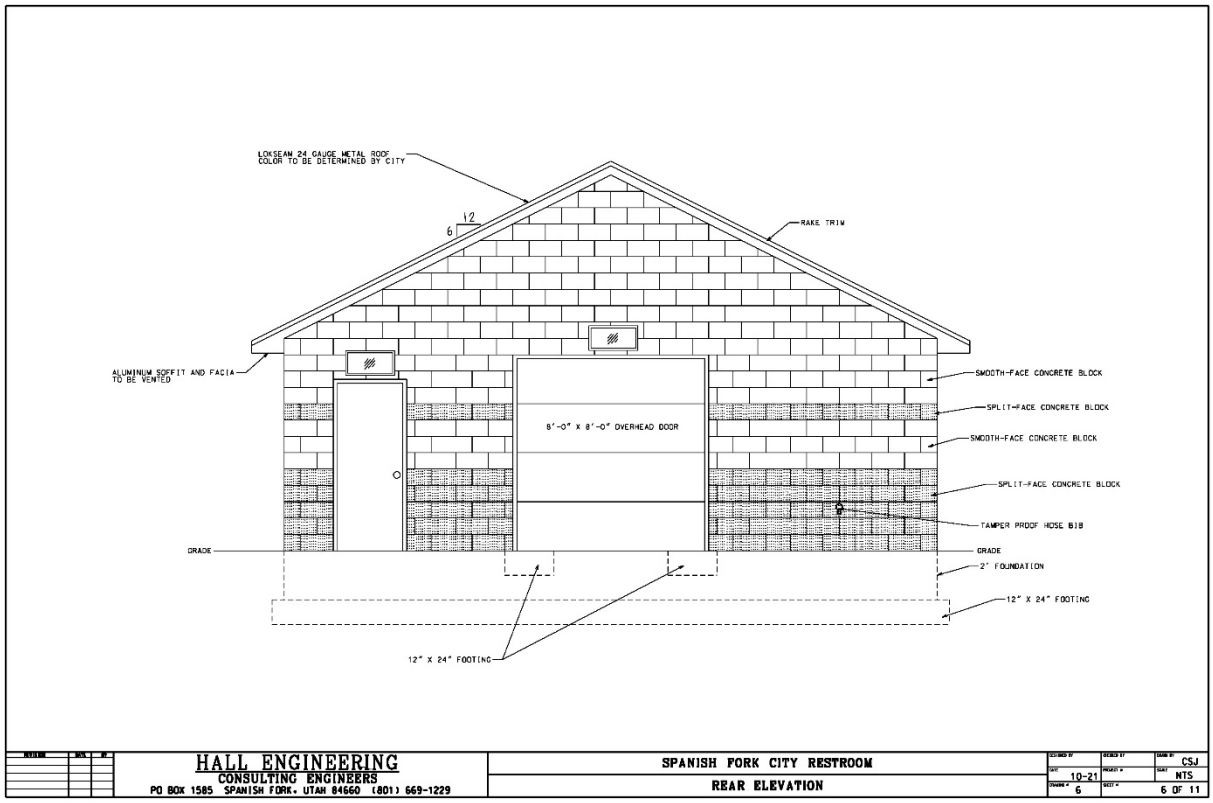
HALL ENGINEERING CONSULTING ENGINEERS PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229	SPANISH FORK CITY RESTROOM ELECTRICAL	DESIGNED BY	DRAWN BY CSJ DATE 10-21 SHEET 4	CHECKED BY PROJECT # SCALE 1/4" = 1' SHEET # 4 OF 11



HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229

SPANISH FORK CITY RESTROOM
FRONT ELEVATION

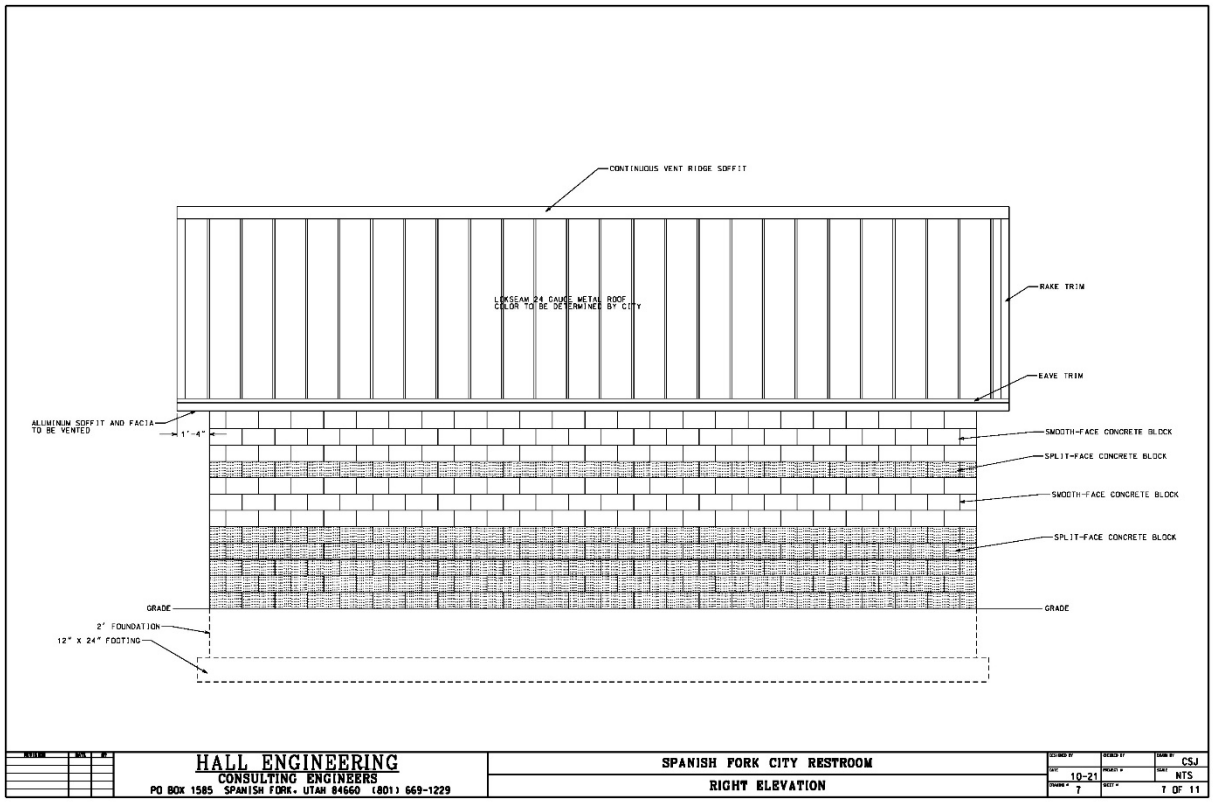
DRAWN BY CSJ
DATE 10-21
SCALE NTS
DRAWING # 5
SHEET # 5 OF 11



HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229

SPANISH FORK CITY RESTROOM
REAR ELEVATION

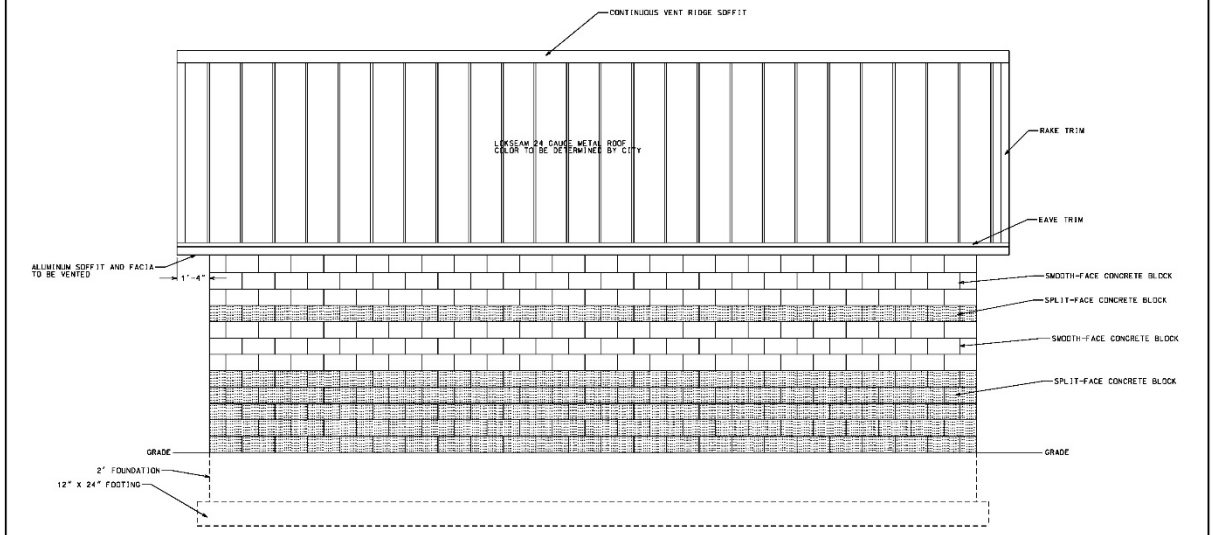
DRAWN BY CSJ
DATE 10-21
SCALE NTS
DRAWING # 6
SHEET # 6 OF 11



HALL ENGINEERING
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PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229

SPANISH FORK CITY RESTROOM
RIGHT ELEVATION

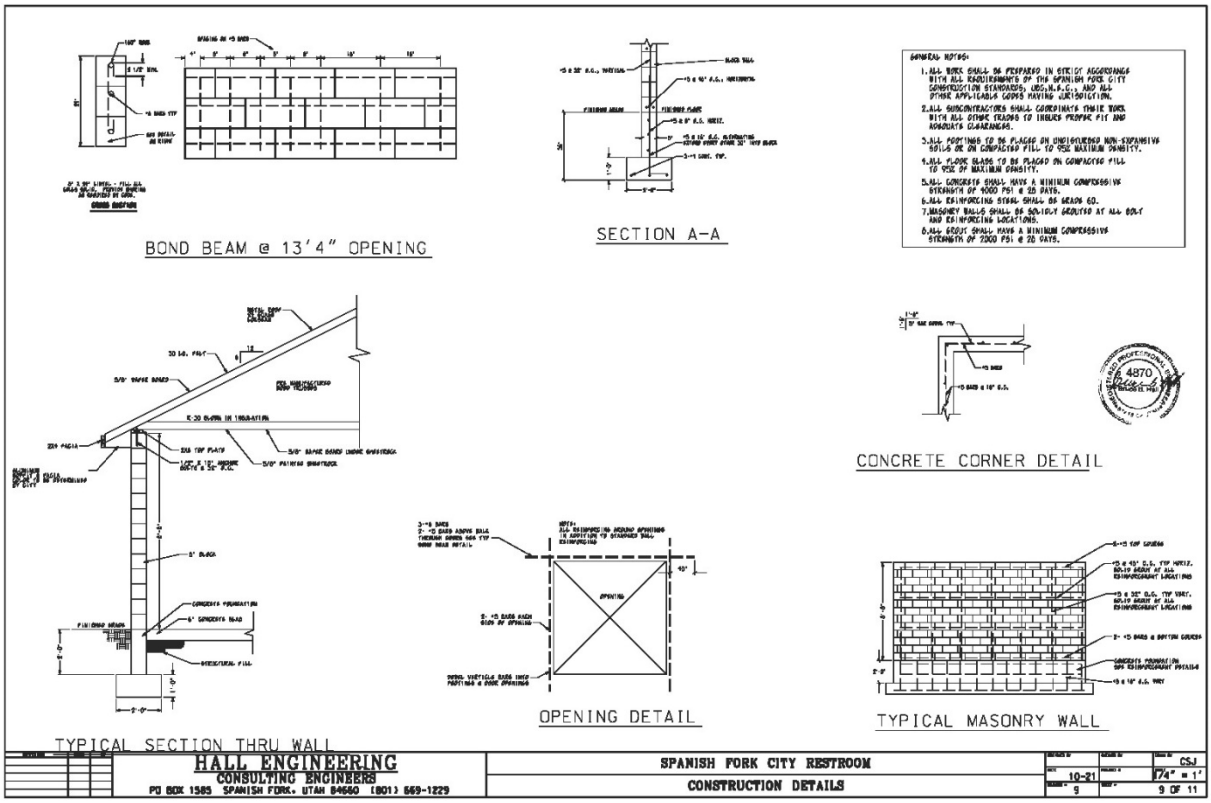
DATE 10-21 DRAWN BY CSJ SCALE NTS SHEET # 7 OF 11

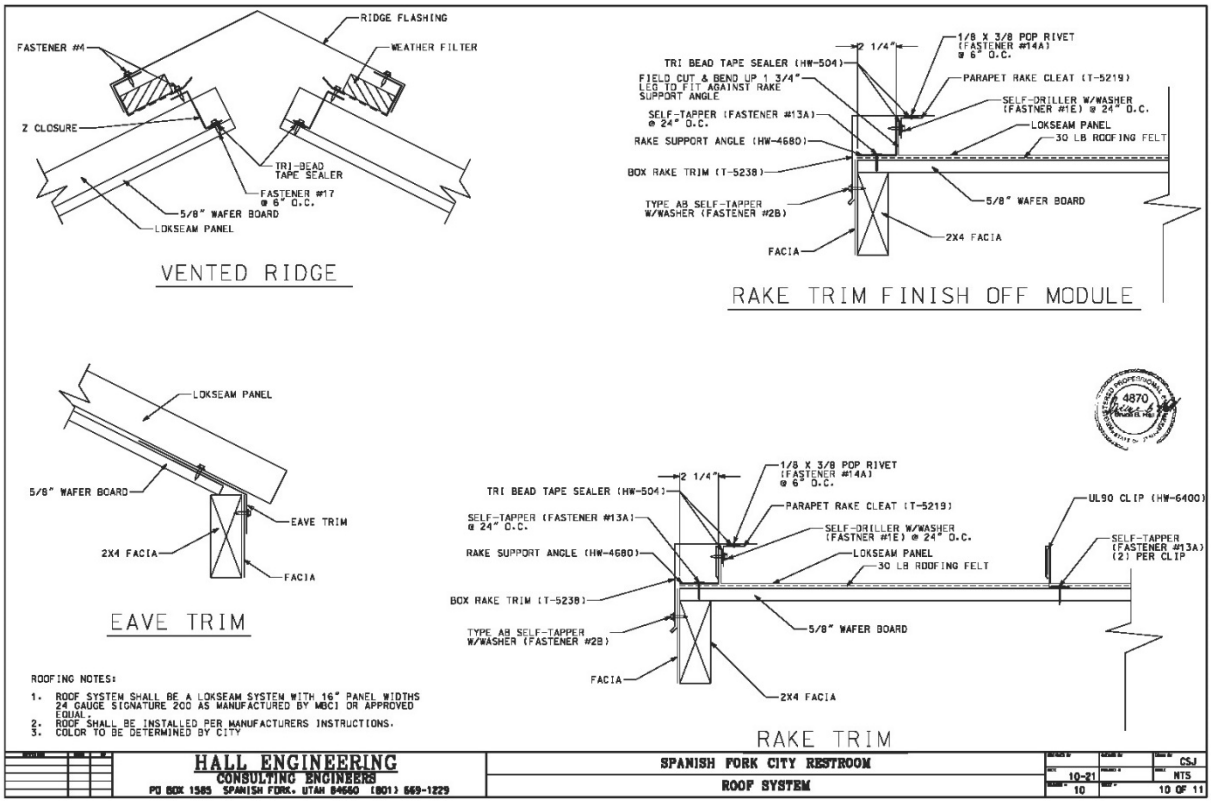


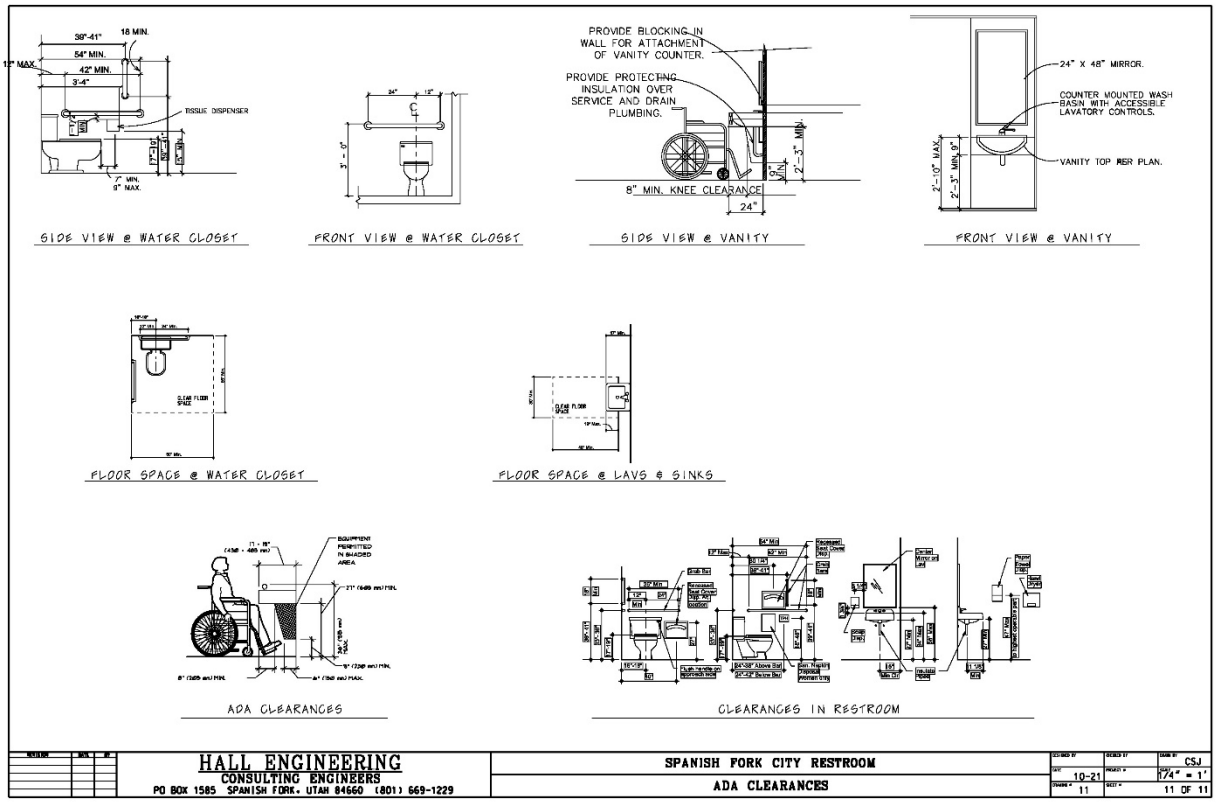
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229

SPANISH FORK CITY RESTROOM
LEFT ELEVATION

DATE 10-21 DRAWN BY CSJ SCALE NTS SHEET # 8 OF 11


BOND BEAM @ 13'4" OPENING
SECTION A-A
GENERAL NOTES:
1. ALL WORK SHALL BE PREPARED IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS, UBC, N.E.C., AND ALL OTHER APPLICABLE CODES HAVING JURISDICTION.
2. ALL SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES TO INSURE PROPER FIT AND ADEQUATE CLEARANCES.
3. ALL FOOTINGS TO BE PLACED ON UNDISTURBED NON-EXPANSIVE SOILS OR ON COMPACTED FILL TO 95% MAXIMUM DENSITY.
4. ALL FLOOR SLABS TO BE PLACED ON COMPACTED FILL TO 95% OF MAXIMUM DENSITY.
5. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS.
6. ALL REINFORCING STEEL SHALL BE GRADE 60.
7. MASONRY WALLS SHALL BE SOLIDLY GROUTED AT ALL BOLT AND REINFORCING LOCATIONS.
8. ALL GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI @ 28 DAYS.
CONCRETE CORNER DETAIL
TYPICAL SECTION THRU WALL
OPENING DETAIL
TYPICAL MASONRY WALL
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229
SPANISH FORK CITY RESTROOM
CONSTRUCTION DETAILS
10-21
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CSJ
3/4" = 1'
9 OF 11


RIDGE FLASHING
FASTENER #4
WEATHER FILTER
Z CLOSURE
TRI-BEAD TAPE SEALER
FASTENER #17 @ 6" O.C.
5/8" WAFER BOARD
LOKSEAM PANEL
VENTED RIDGE
1/8 X 3/8 POP RIVET (FASTENER #14A) @ 6" O.C.
2 1/4"
TRI BEAD TAPE SEALER (HW-504)
FIELD CUT & BEND UP 1 3/4" LEG TO FIT AGAINST RAKE SUPPORT ANGLE
PARAPET RAKE CLEAT (T-5219)
SELF-TAPPER (FASTENER #13A) @ 24" O.C.
SELF-DRILLER W/WASHER (FASTNER #1E) @ 24" O.C.
RAKE SUPPORT ANGLE (HW-4680)
LOKSEAM PANEL
30 LB ROOFING FELT
BOX RAKE TRIM (T-5238)
TYPE AB SELF-TAPPER W/WASHER (FASTENER #2B)
5/8" WAFER BOARD
FACIA
2X4 FACIA
RAKE TRIM FINISH OFF MODULE
LOKSEAM PANEL
5/8" WAFER BOARD
EAVE TRIM
2X4 FACIA
FACIA
EAVE TRIM
UL90 CLIP (HW-6400)
SELF-TAPPER (FASTENER #13A) (2) PER CLIP
RAKE TRIM
ROOFING NOTES:
1. ROOF SYSTEM SHALL BE A LOKSEAM SYSTEM WITH 16" PANEL WIDTHS 24 GAUGE SIGNATURE 200 AS MANUFACTURED BY MBCI OR APPROVED EQUAL.
2. ROOF SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
3. COLOR TO BE DETERMINED BY CITY
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229
SPANISH FORK CITY RESTROOM
ROOF SYSTEM
10-21
10
CSJ
NTS
10 OF 11


18 MIN.
54" MIN.
42" MIN.
12" MAX.
TISSUE DISPENSER
9" MAX.
SIDE VIEW @ WATER CLOSET
FRONT VIEW @ WATER CLOSET
PROVIDE BLOCKING IN WALL FOR ATTACHMENT OF VANITY COUNTER.
PROVIDE PROTECTING INSULATION OVER SERVICE AND DRAIN PLUMBING.
8" MIN. KNEE CLEARANCE
24"
SIDE VIEW @ VANITY
24" X 48" MIRROR.
COUNTER MOUNTED WASH BASIN WITH ACCESSIBLE LAVATORY CONTROLS.
VANITY TOP PER PLAN.
FRONT VIEW @ VANITY
FLOOR SPACE @ WATER CLOSET
FLOOR SPACE @ LAVS & SINKS
ADA CLEARANCES
CLEARANCES IN RESTROOM
HALL ENGINEERING
CONSULTING ENGINEERS
PO BOX 1585 SPANISH FORK, UTAH 84660 (801) 669-1229
SPANISH FORK CITY RESTROOM
ADA CLEARANCES
10-21
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CSJ
1/4" = 1'
11 OF 11

FINAL PLANS FOR
SPANISH FORK CITY - DISC GOLF
PARKING LOT LANDSCAPE &
IRRIGATION



VICINITY MAP

CONSULTANT CONTACT LIST

PRINCIPAL IN CHARGE	JARB ANDERSON
PROJECT MANAGER	JARB ANDERSON
LANDSCAPE ARCHITECT	TRENT JONES
CIVIL ENGINEER	

SHEET INDEX

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SPANISH FORK
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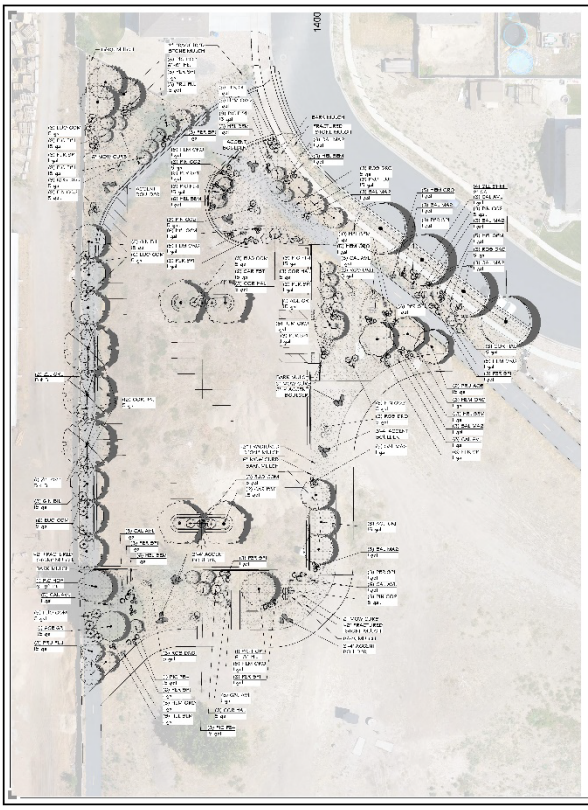
DISC GOLF PARKING LOT
SPANISH FORK

SUBMISSION DATE: 3-11-2022
PROJECT #: UT 21-107

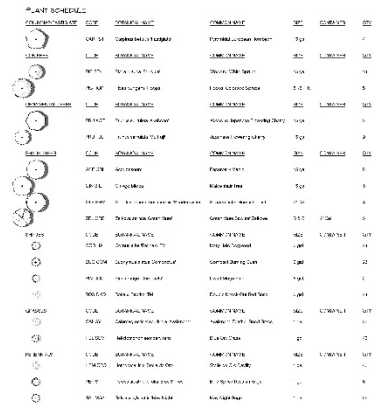
PLAN INFORMATION

PLANTING PLAN COVER

SHEET NUMBER
COVER

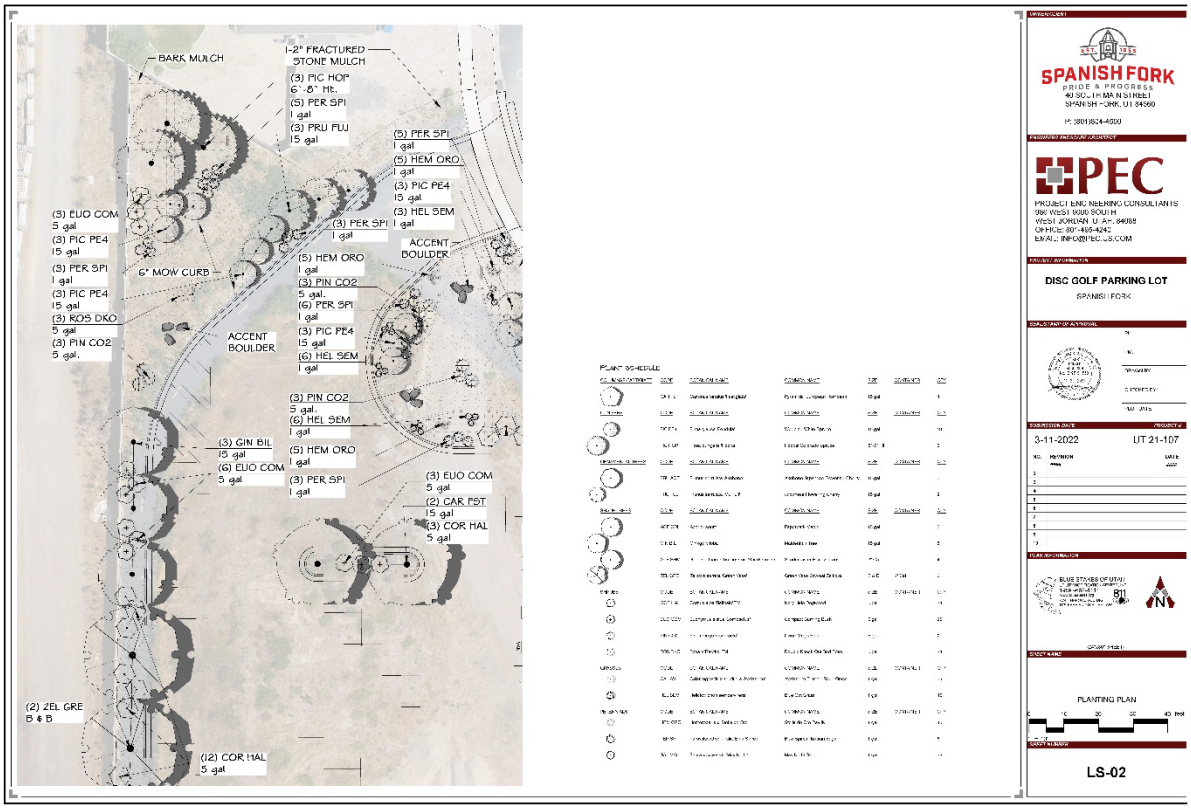


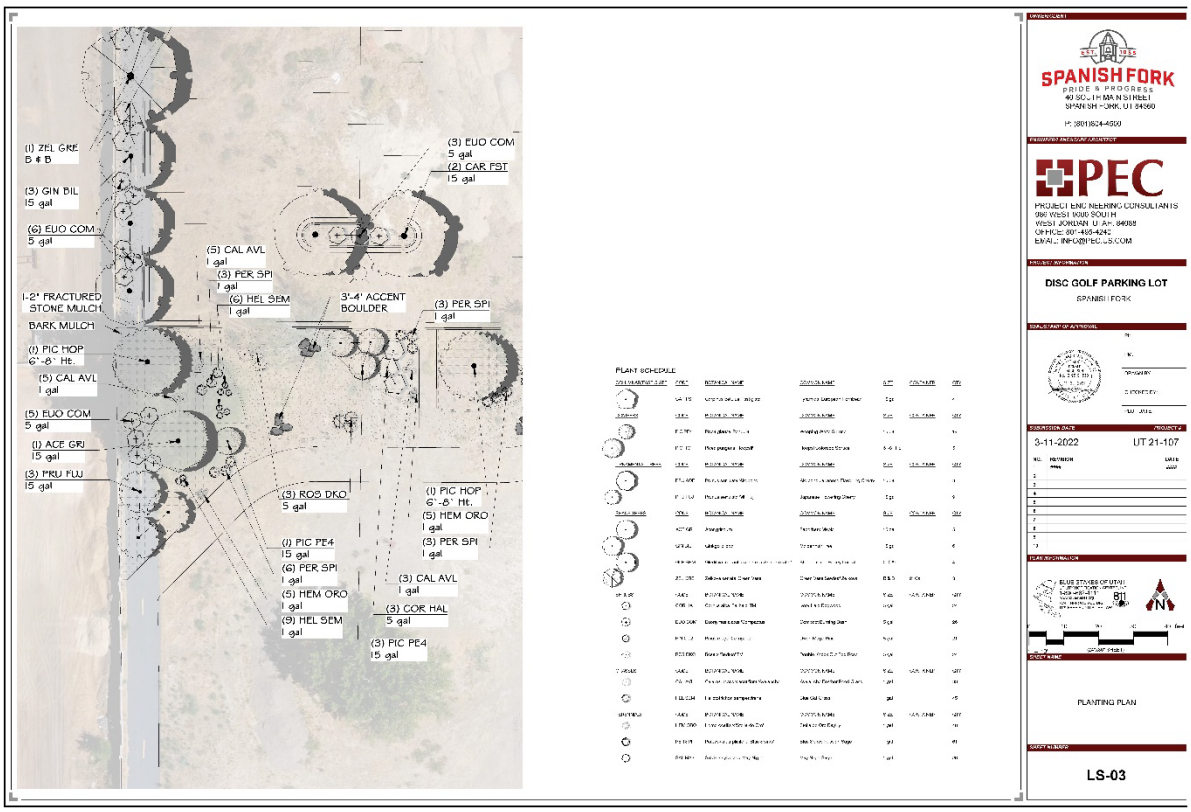
PLANT SCHEDULE

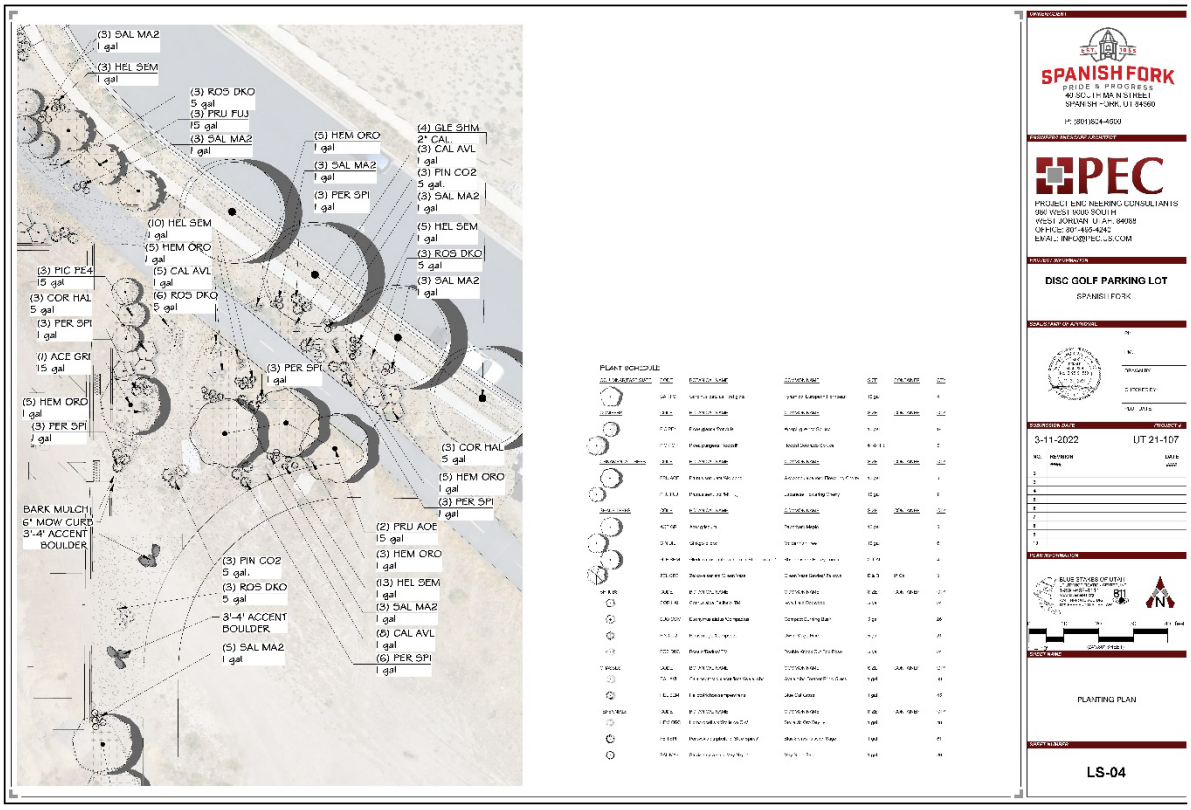


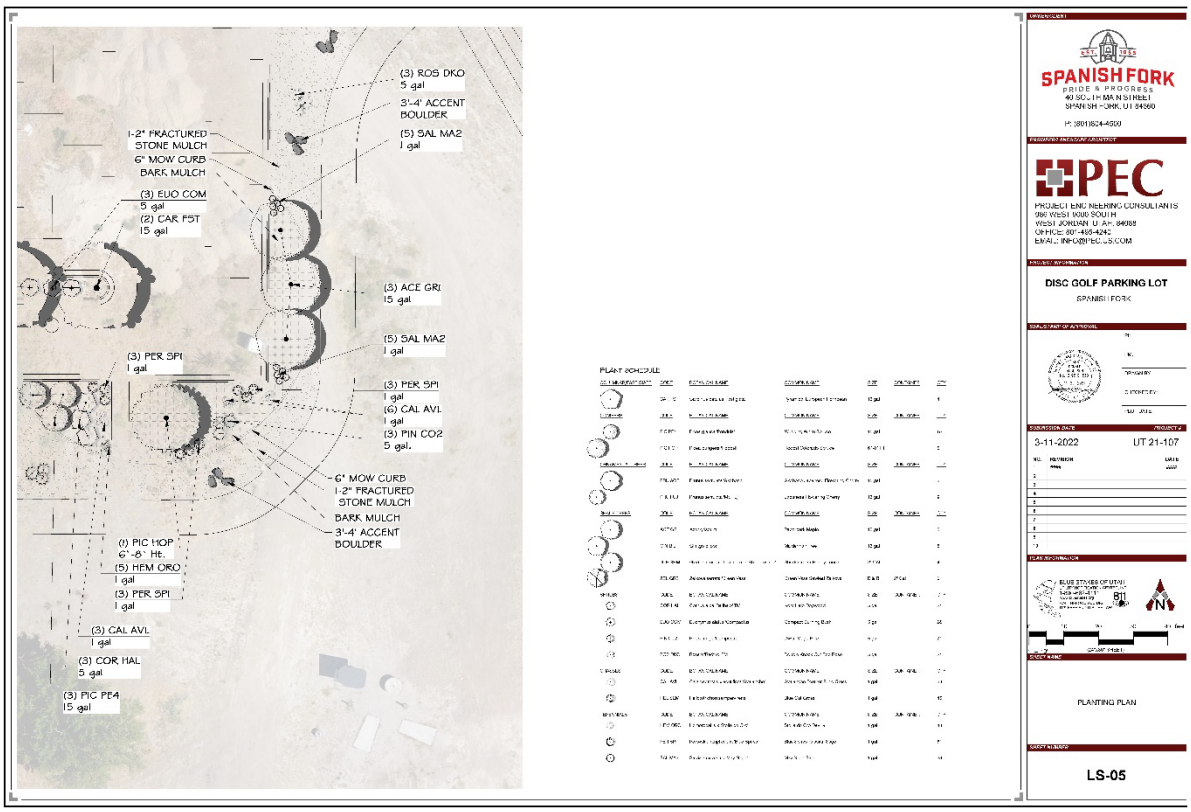
PLANTING PLAN

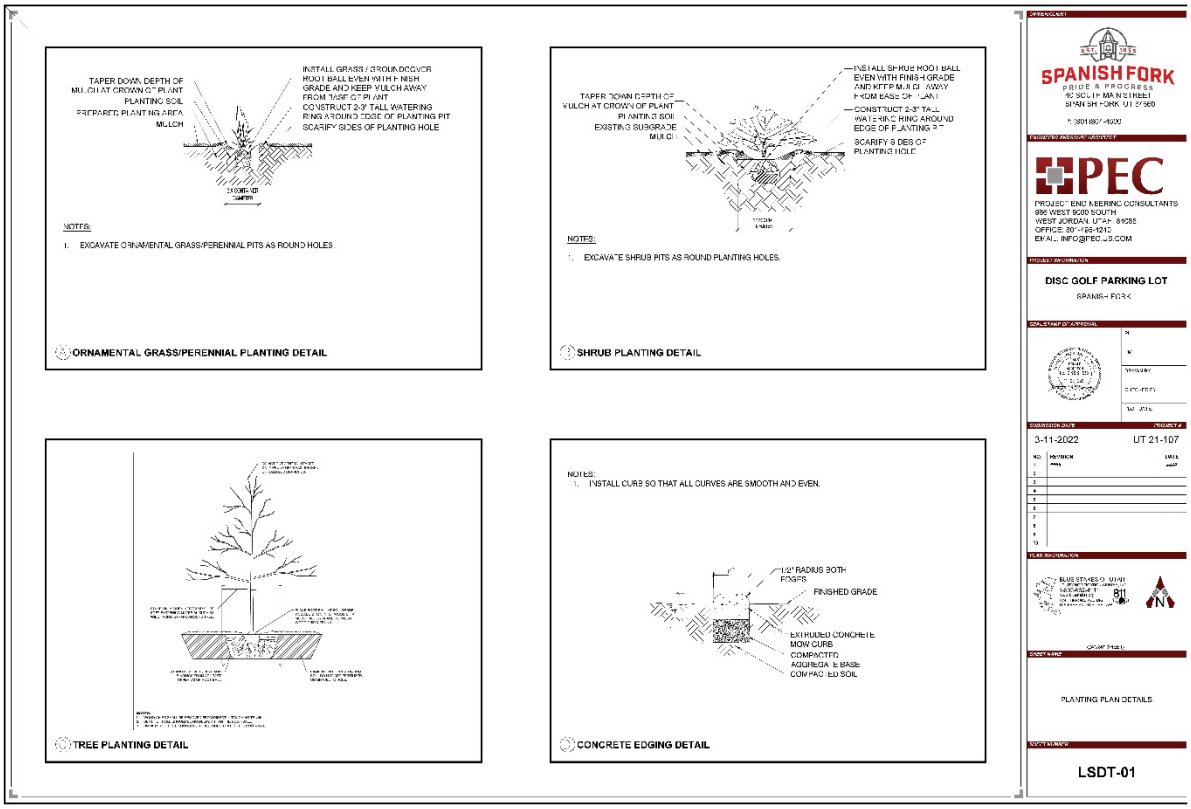
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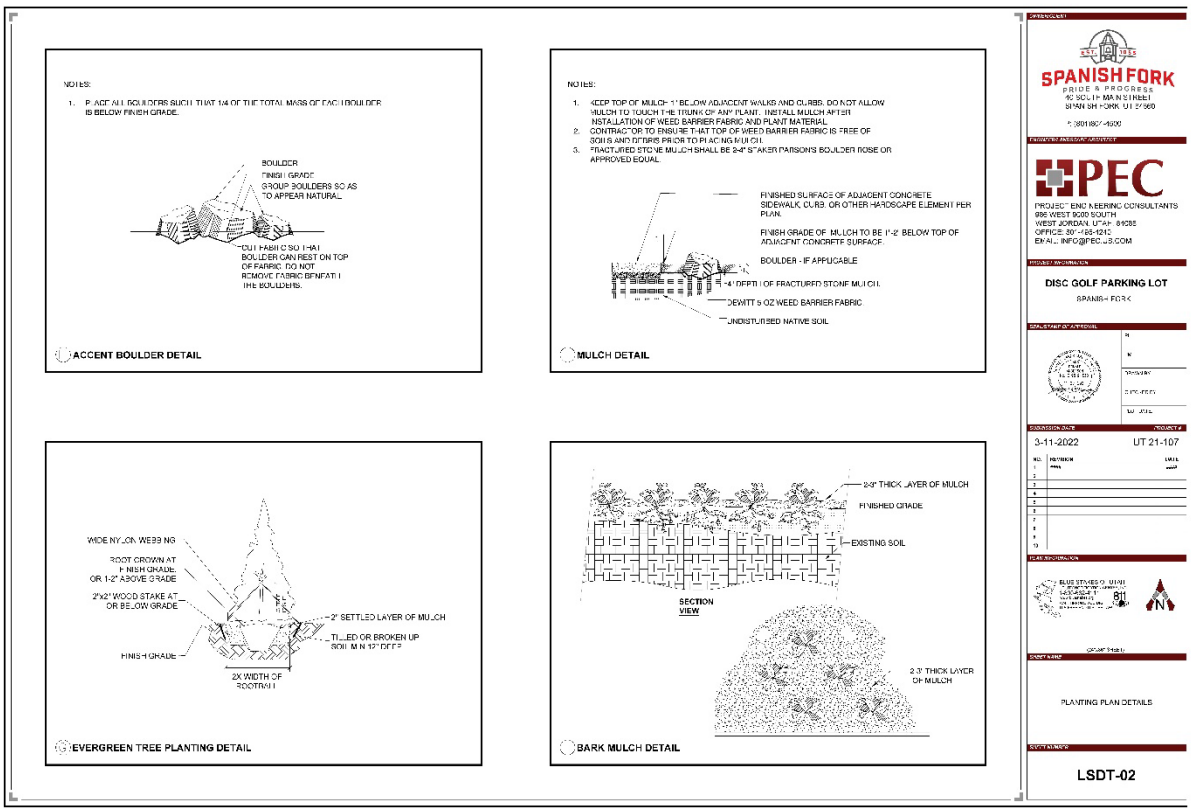

BARK MULCH
1-2" FRACTURED STONE MULCH
(3) PIC HOP 6' -8' Ht.
(5) PER SPI 1 gal
(3) PRU FUJ 15 gal
(5) PER SPI 1 gal
(5) HEM ORO 1 gal
(3) PIC PE4 15 gal
(3) HEL SEM 1 gal
(3) EUO COM 5 gal
(3) PIC PE4 15 gal
(3) PER SPI 1 gal
(3) PIC PE4 15 gal
(3) ROS DKO 5 gal
(3) PIN CO2 5 gal.
(3) PER SPI 1 gal
ACCENT BOULDER
6" MOW CURB
(5) HEM ORO 1 gal
(3) PIN CO2 5 gal.
(6) PER SPI 1 gal
(3) PIC PE4 15 gal
(6) HEL SEM 1 gal
ACCENT BOULDER
(3) PIN CO2 5 gal.
(6) HEL SEM 1 gal
(3) GIN BIL 15 gal
(6) EUO COM 5 gal
(5) HEM ORO 1 gal
(3) PER SPI 1 gal
(3) EUO COM 5 gal
(2) CAR FST 15 gal
(3) COR HAL 5 gal
(2) ZEL GRE B & B
(12) COR HAL 5 gal
PLANT SCHEDULE
SPANISH FORK
PEC
DISC GOLF PARKING LOT
SPANISH FORK
3-11-2022
UT 21-107
PLANTING PLAN
LS-02

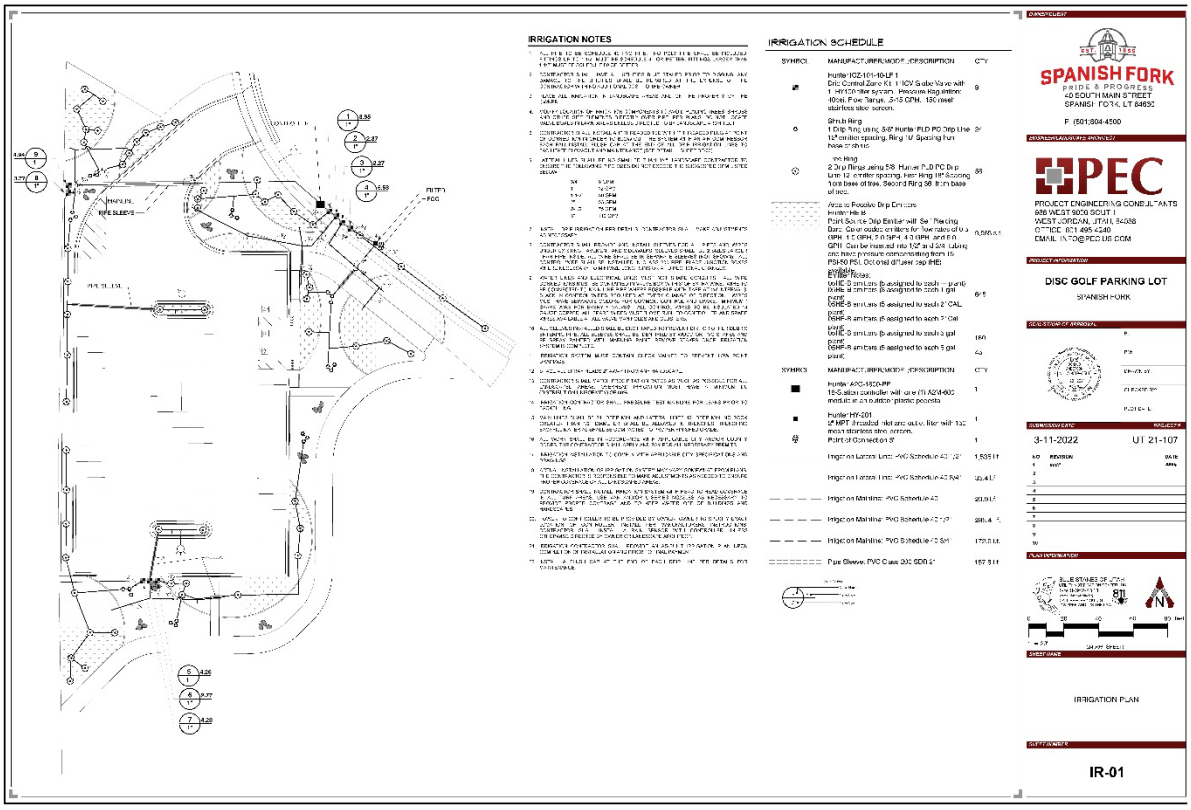

(1) ZEL GRE B & B
(3) GIN BIL 15 gal
(6) EUO COM 5 gal
(5) CAL AVL 1 gal
(5) PER SPI 1 gal
(6) HEL SEM 1 gal
3'-4' ACCENT BOULDER
(3) PER SPI 1 gal
1-2" FRACTURED STONE MULCH
BARK MULCH
(1) PIC HOP 6' -8' Ht.
(5) CAL AVL 1 gal
(5) EUO COM 5 gal
(1) ACE GRI 15 gal
(3) PRU FUJ 15 gal
(3) EUO COM 5 gal
(2) CAR FST 15 gal
(3) ROS DKO 5 gal
(1) PIC HOP 6' -8' Ht.
(5) HEM ORO 1 gal
(3) PER SPI 1 gal
(1) PIC PE4 15 gal
(6) PER SPI 1 gal
(5) HEM ORO 1 gal
(9) HEL SEM 1 gal
(3) CAL AVL 1 gal
(3) COR HAL 5 gal
(3) PIC PE4 15 gal
PLANT SCHEDULE
SPANISH FORK
PEC
DISC GOLF PARKING LOT
SPANISH FORK
3-11-2022
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PLANTING PLAN
LS-03

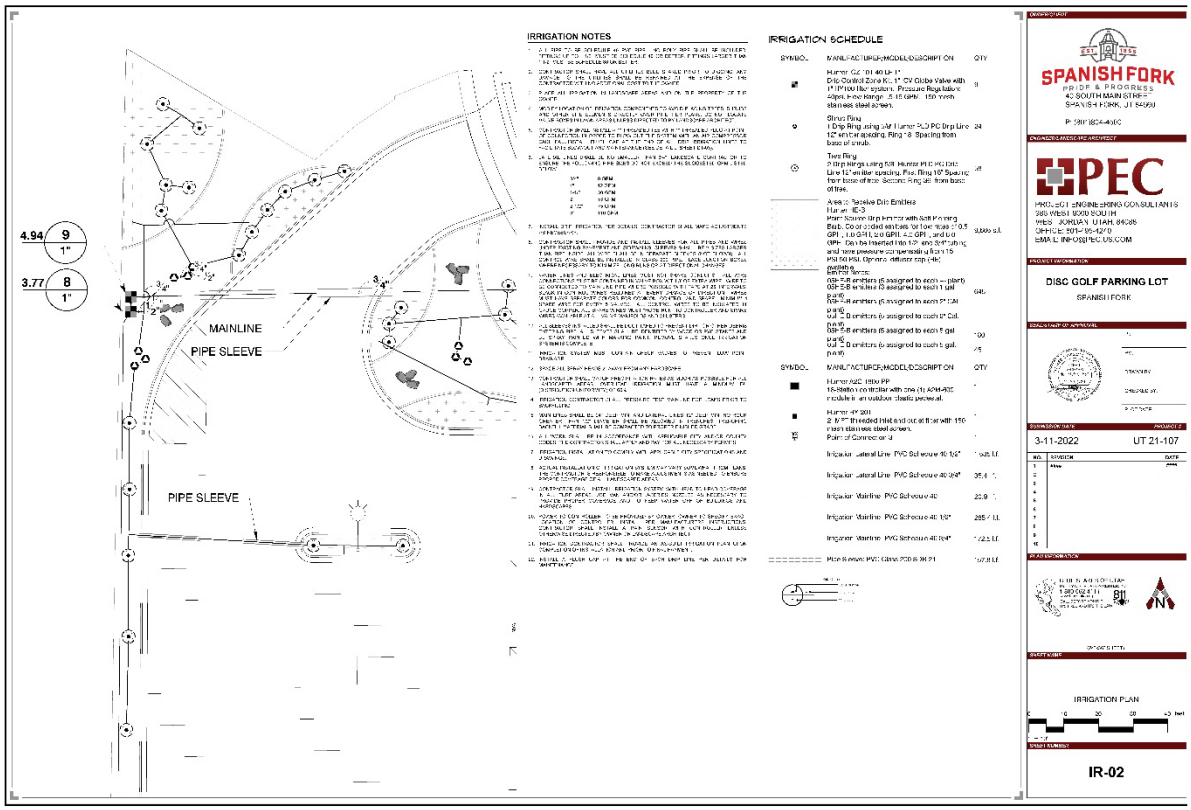

(3) SAL MA2
1 gal
(3) HEL SEM
1 gal
(3) ROS DKO
5 gal
(3) PRU FUJ
15 gal
(3) SAL MA2
1 gal
(5) HEM ORO
1 gal
(3) SAL MA2
1 gal
(3) PER SPI
1 gal
(4) GLE SHM
2" CAL.
(3) CAL AVL
1 gal
(3) PIN CO2
5 gal.
(3) SAL MA2
1 gal
(10) HEL SEM
1 gal
(5) HEM ORO
1 gal
(5) CAL AVL
1 gal
(6) ROS DKO
5 gal
(5) HEL SEM
1 gal
(3) ROS DKO
5 gal
(3) SAL MA2
1 gal
(3) PIC PE4
15 gal
(3) COR HAL
5 gal
(3) PER SPI
1 gal
(1) ACE GRI
15 gal
(5) HEM ORO
1 gal
(3) PER SPI
1 gal
(3) PER SPI
1 gal
(3) COR HAL
5 gal
(5) HEM ORO
1 gal
(3) PER SPI
1 gal
BARK MULCH
6" MOW CURB
3'-4' ACCENT
BOULDER
(2) PRU AOE
15 gal
(3) HEM ORO
1 gal
(3) PIN CO2
5 gal.
(3) ROS DKO
5 gal
3'-4' ACCENT
BOULDER
(13) HEL SEM
1 gal
(5) SAL MA2
1 gal
(5) CAL AVL
1 gal
(6) PER SPI
1 gal
(5) SAL MA2
1 gal
PLANT SCHEDULE
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PLANTING PLAN
LS-04

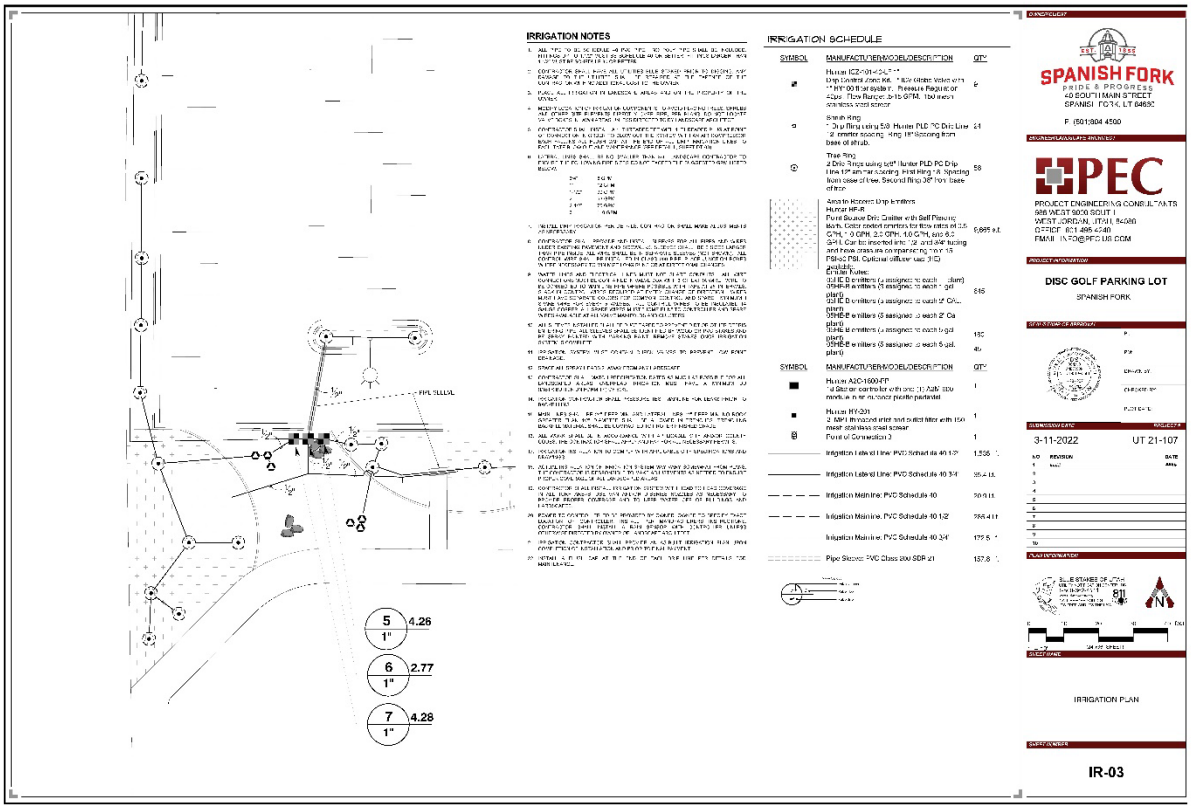

(3) ROS DKO
5 gal
3'-4' ACCENT
BOULDER
(5) SAL MA2
1 gal
1-2" FRACTURED
STONE MULCH
6" MOW CURB
BARK MULCH
(3) EUO COM
5 gal
(2) CAR FST
15 gal
(3) ACE GRI
15 gal
(5) SAL MA2
1 gal
(3) PER SPI
1 gal
(3) PER SPI
1 gal
(6) CAL AVL
1 gal
(3) PIN CO2
5 gal.
6" MOW CURB
1-2" FRACTURED
STONE MULCH
BARK MULCH
3'-4' ACCENT
BOULDER
(1) PIC HOP
6'-8" Ht.
(5) HEM ORO
1 gal
(3) PER SPI
1 gal
(3) CAL AVL
1 gal
(3) COR HAL
5 gal
(3) PIC PE4
15 gal
PLANT SCHEDULE
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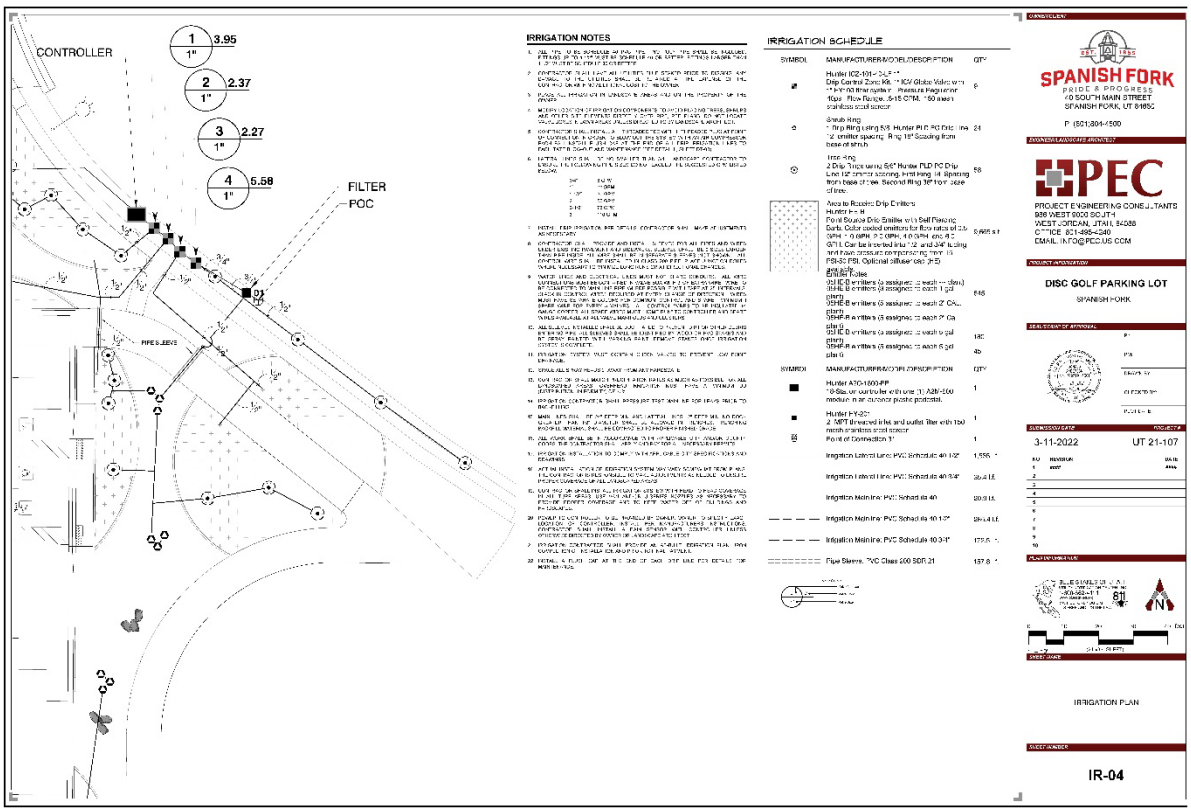

TAPER DOWN DEPTH OF MULCH AT CROWN OF PLANT
PLANTING SOIL
PREPARED PLANTING AREA
MULCH
INSTALL GRASS / GROUNDCOVER ROOT BALL EVEN WITH FINISH GRADE AND KEEP MULCH AWAY FROM BASE OF PLANT
CONSTRUCT 2-3" TALL WATERING RING AROUND EDGE OF PLANTING PIT
SCARIFY SIDES OF PLANTING HOLE
NOTES:
1. EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.
ORNAMENTAL GRASS/PERENNIAL PLANTING DETAIL
TAPER DOWN DEPTH OF MULCH AT CROWN OF PLANT
PLANTING SOIL
EXISTING SUBGRADE
MULCH
INSTALL SHRUB ROOT BALL EVEN WITH FINISH GRADE AND KEEP MULCH AWAY FROM BASE OF PLANT
CONSTRUCT 2-3" TALL WATERING RING AROUND EDGE OF PLANTING PIT
SCARIFY SIDES OF PLANTING HOLE
NOTES:
1. EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.
SHRUB PLANTING DETAIL
TREE PLANTING DETAIL
NOTES:
1. INSTALL CURB SO THAT ALL CURVES ARE SMOOTH AND EVEN.
1/2" RADIUS BOTH SIDES
FINISHED GRADE
EXTRUDED CONCRETE MOW CURB
COMPACTED AGGREGATE BASE COMPACTED SOIL
CONCRETE EDGING DETAIL
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SPANISH FORK
3-11-2022
UT 21-107
BLUE STAKES OF UTAH
811
PLANTING PLAN DETAILS
LSDT-01

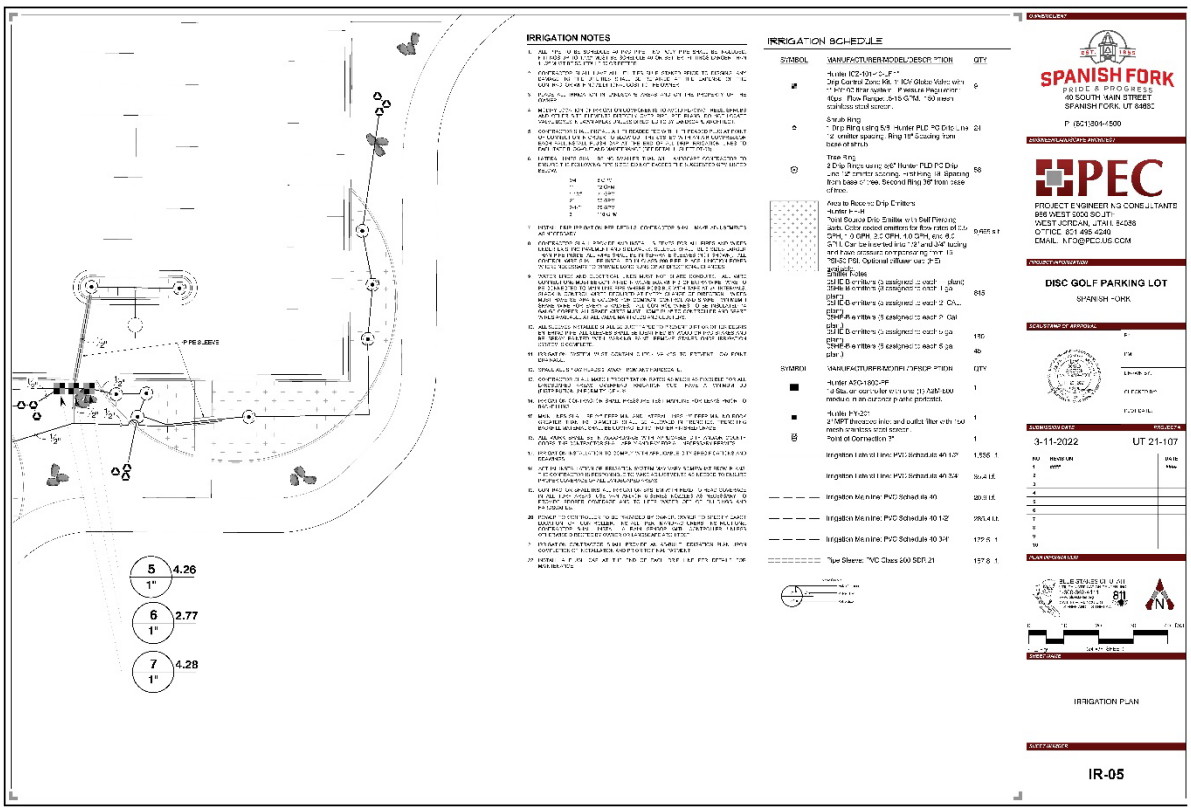

NOTES:
1. PLACE ALL BOULDERS SUCH THAT 1/4 OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE.
BOULDER
FINISH GRADE
GROUP BOULDERS SO AS TO APPEAR NATURAL.
CUT FABRIC SO THAT BOULDER CAN REST ON TOP OF FABRIC. DO NOT REMOVE FABRIC BENEATH THE BOULDERS.
ACCENT BOULDER DETAIL
NOTES:
1. KEEP TOP OF MULCH 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL MULCH AFTER INSTALLATION OF WEED BARRIER FABRIC AND PLANT MATERIAL.
2. CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOIL AND DEBRIS PRIOR TO PLACING MULCH.
3. FRACTURED STONE MULCH SHALL BE 3/4" STAKER PARSONS BOULDER ROSE OR APPROVED EQUAL
FINISHED SURFACE OF ADJACENT CONCRETE SIDEWALK, CURB, OR OTHER HARDSCAPE ELEMENT PER PLAN.
FINISH GRADE OF MULCH TO BE 1"-2" BELOW TOP OF ADJACENT CONCRETE SURFACE.
BOULDER - IF APPLICABLE
4" DEPTH OF FRACTURED STONE MULCH.
DEWITT 5 OZ WEED BARRIER FABRIC
UNDISTURBED NATIVE SOIL
MULCH DETAIL
WIDE NYLON WEBBING
ROOT CROWN AT FINISH GRADE OR 1-2" ABOVE GRADE
2"X2" WOOD STAKE AT OR BELOW GRADE
2" SETTLED LAYER OF MULCH
TILLED OR BROKEN UP SOIL MIN 12" DEEP
FINISH GRADE
2X WIDTH OF ROOTBALL
EVERGREEN TREE PLANTING DETAIL
2-3" THICK LAYER OF MULCH
FINISHED GRADE
EXISTING SOIL
SECTION VIEW
2-3" THICK LAYER OF MULCH
BARK MULCH DETAIL
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PLANTING PLAN DETAILS
LSDT-02

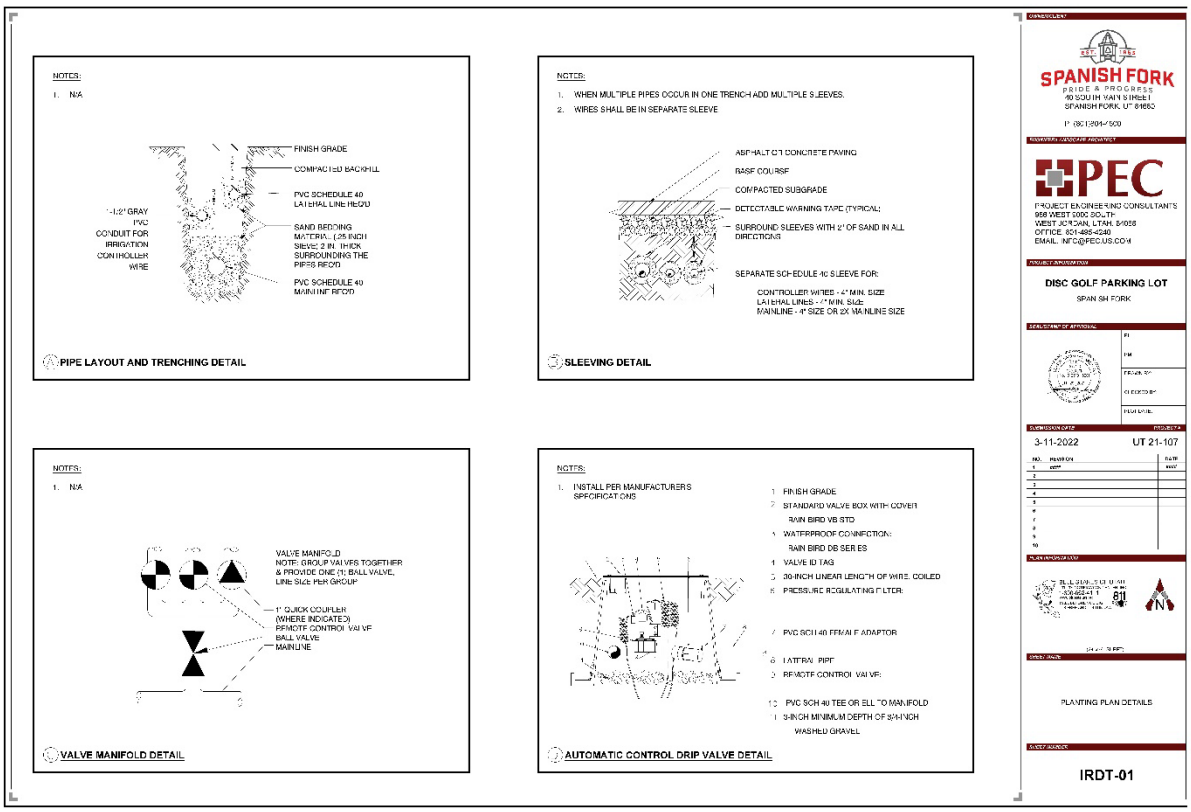

IRRIGATION NOTES
IRRIGATION SCHEDULE
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IRRIGATION PLAN
IR-01


IRRIGATION NOTES
IRRIGATION SCHEDULE
MAINLINE
PIPE SLEEVE
PIPE SLEEVE
SPANISH FORK
PEC
DISC GOLF PARKING LOT
SPANISH FORK
3-11-2022
UT 21-107
IRRIGATION PLAN
IR-02

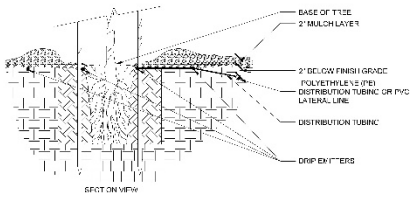

IRRIGATION NOTES
IRRIGATION SCHEDULE
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DISC GOLF PARKING LOT
SPANISH FORK
3-11-2022
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IRRIGATION PLAN
IR-03


CONTROLLER
FILTER
POC
IRRIGATION NOTES
IRRIGATION SCHEDULE
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IRRIGATION NOTES
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SPANISH FORK
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IRRIGATION PLAN
IR-05

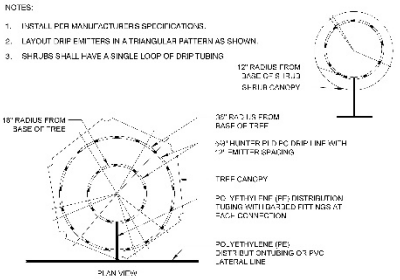

NOTES:
1. N/A
FINISH GRADE
COMPACTED BACKFILL
PVC SCHEDULE 40 LATERAL LINE PIPE
SAND BEDDING MATERIAL (.25 INCH SIEVE) 2 IN. THICK SURROUNDING THE PIPES PIPE
PVC SCHEDULE 40 MAINLINE PIPE
1-1/2" GRAY PVC CONDUIT FOR IRRIGATION CONTROLLER WIRE
PIPE LAYOUT AND TRENCHING DETAIL
NOTES:
1. WHEN MULTIPLE PIPES OCCUR IN ONE TRENCH ADD MULTIPLE SLEEVES.
2. WIRES SHALL BE IN SEPARATE SLEEVE
ASPHALT OR CONCRETE PAVING
BASE COURSE
COMPACTED SUBGRADE
DETECTABLE WARNING TAPE (TYPICAL)
SURROUND SLEEVES WITH 2" OF SAND IN ALL DIRECTIONS
SEPARATE SCHEDULE 40 SLEEVE FOR:
CONTROLLER WIRES - 4" MIN. SIZE
LATERAL LINES - 4" MIN. SIZE
MAINLINE - 4" SIZE OR 2X MAINLINE SIZE
SLEEVING DETAIL
NOTES:
1. N/A
VALVE MANIFOLD
NOTE: GROUP VALVES TOGETHER & PROVIDE ONE (1) BALL VALVE, LINE SIZE PER GROUP
1" QUICK COUPLER (WHERE INDICATED)
REMOTE CONTROL VALVE
BALL VALVE
MAINLINE
VALVE MANIFOLD DETAIL
NOTES:
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS
1 FINISH GRADE
2 STANDARD VALVE BOX WITH COVER RAIN BIRD VB STD
3 WATERPROOF CONNECTION: RAIN BIRD DB SER ES
4 VALVE ID TAG
5 30-INCH LINEAR LENGTH OF WIRE, COILED
6 PRESSURE REGULATING FILTER:
7 PVC SCH 40 FPT/MPT ADAPTOR
8 LATERAL PIPE
9 REMOTE CONTROL VALVE:
10 PVC SCH 40 TEE OR ELL TO MANIFOLD
11 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
AUTOMATIC CONTROL DRIP VALVE DETAIL
SPANISH FORK
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DISC GOLF PARKING LOT
3-11-2022
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PLANTING PLAN DETAILS
IRDT-01

NOTES
1. INSTALL PLD DRIPLINE UNDER MULCH AND ON TOP OF SOIL.



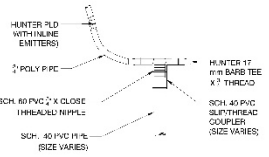
SECTION VIEW DRIP IRRIGATION

NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. LAYOUT DRIP EMITTERS IN A TRIANGULAR PATTERN AS SHOWN.
3. SHRUBS SHALL HAVE A SINGLE LOOP OF DRIP TUBING



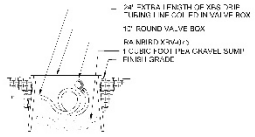
PLAN VIEW DRIP IRRIGATION

NOTES
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.



POINT SOURCE DRIP IRRIGATION DETAIL

NOTES:
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.
2. INSTALL AT END OF DRIP LINE RUNS FOR WINTERIZATION IN THE FALL.



FLUSH CAP FOR DRIP IRRIGATION DETAIL

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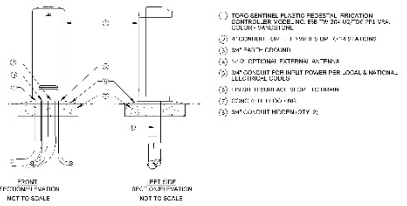
DISC GOLF PARKING LOT
SPANISH FORK

3-11-2022 UT 21-107

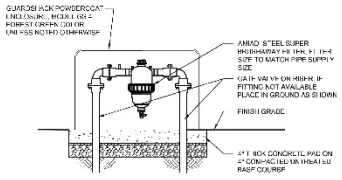
IRRIGATION DETAILS

IRDT-02

NOTES
1. INSTALL PER MANUFACTURERS SPECIFICATIONS.



PEDESTAL MOUNT IRRIGATION CONTROLLER DETAIL



PRESSURE IRRIGATION FILTER

PRESSURE IRRIGATION FILTER

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SPANISH FORK

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IRRIGATION DETAILS

IRDT-03

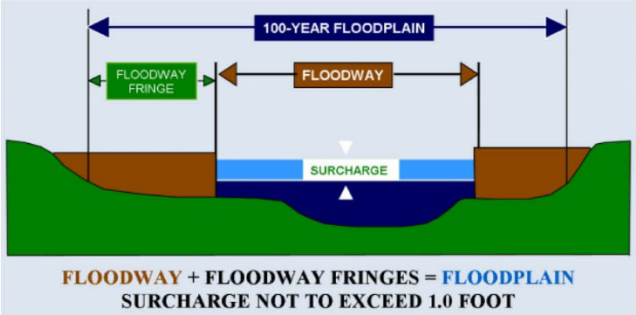
The follow letter is organized into sections of relevant information as the project relates to the floodplain.

Overview of Proposed Project:

The proposed project is located at 1377 West 450 South in Spanish Fork, Utah. Access to the proposed restrooms building will be from the parking area on 1400 West, near the bend of the road as it turns into 520 South. There are several trails in the area which can be seen in the aerial in the screenshot above. The restrooms building will be connected to the trails and parking lot as shown on the attached proposed design drawing. The existing land in the area is relatively flat, which will result in minimal grading to construct the restrooms building. The slope of the existing land is to the south-east towards the Spanish Fork River. The proposed building's finished floor elevation is six (6) inches above the existing ground and the surrounding sidewalk slopes away from the building in all directions at a 2% slope. The restroom building is an 836 square foot concrete masonry unit building with two restrooms, a mechanical room, and a storage room with concrete sidewalk surrounding it. Refer to the attached design drawings for existing vs. proposed contours for more information.

Floodplain Information:

As mentioned previously and shown in the image above taken from the FIRM, the project is on the outside edge of the Zone AE floodplain. There is a floodway established for the Spanish Fork River roughly 275 feet away from the project area. This area of the floodplain is called the flood fringe. In general, a project is in this area it can be implemented as long as there is a reasonable assurance that there will not be significant impacts to the floodplain. On the other hand, no construction can be permitted in the floodway (dark blue section shown in the image above) without a no-rise analysis, and if a no-rise condition cannot be achieved a CLOMR and LOMR are required. Also, when establishing the floodway for the FIRM mapping, a blocked obstruction is input into the hydraulic model in the flood fringe and is adjusted closer and closer to the main channel, until the rise in the water surface reaches approximately one (1) foot. This indicates that if the flood fringe was to be entirely developed the rise in water surface would be no more than one (1) foot. This concept is shown on the image below.



Floodplain depths in the project area are minimal as indicated by comparing the Base Flood Elevations (BFEs) shown in the screenshot above with the elevations on the drawings. The BFE is approximately 4566.3 and the average existing and proposed finished floor elevation of the restroom building is 4565.5, indicating flood depths are generally less than ten (10) inches. Also, where the project is on the edge of the floodplain, velocities in this area would be minimal.

15.4.20.050 Provisions For Flood Hazard Reduction

A. General Standards. In all areas of special flood hazards the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
6. All new construction shall be required to connect to City's sanitary sewer system.
7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
8. No solid walls, solid fences, or other structures that could disrupt flowing water in an area of special flood hazard shall be constructed in a position or direction contrary to the direction of flowing water.

B. Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided, the following provisions are required:

1. Residential and Nonresidential Construction - New residential and nonresidential construction and substantial improvement of any structure shall have the lowest floor (including basement), elevated to two feet above the base flood elevation. A registered professional engineer, architect, or land surveyor shall submit a certification to the Floodplain Administrator that the standards of this ordinance are satisfied.
2. Enclosed Areas – including enclosures, crawlspaces, subgrade crawlspaces, and attached garages - new construction and substantial improvements, with fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to:
    a. automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
    b. Flood vents meeting ICC-ES standards may be used with the bottom of all openings shall be no higher than one foot above grade and a minimum of two openings, or
    c. Vents certified by a registered professional engineer or architect meet or exceed the following minimum criteria: