Wednesday, May 17, 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. May 3, 2023

2. Conditional Use

A. 1150 EAST VERIZON UPGRADE 2022. The proposal involves modifications to an existing wireless tower located at 617 South 1150 East.

B. CANYON ROAD VERIZON CELL TOWER REPLACEMENT. The proposal involves replacement and modifications to an existing wireless tower located at 2487 East Canyon Road.

3. Concept Review

A. WARNER CONCEPT.

B. SF REC CENTER CONCEPT.

4. General Plan

A. TRANSPORTATION MASTER PLAN AMENDMENT (23.01 TMP). The proposal involves revisions to the Transportation Master Plan.

5. Construction Standards

A. CONSTRUCTION STANDARDS REVISIONS (22.04). Proposed amendments of the Construction Standards.

6. Discussion

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork City
May 3, 2023

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Kimberly Brenneman**, Development Coordination Manager; **John Little**, Chief Building Official; **Marcie Clark,** Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Jake Theurer**, Power and Light Superintendent; **Eddie Hales,** Fire/EMS Director; **Bart Morrill**, Parks Maintenance Supervisor; **Kasey Woodard**, Division Secretary.

Citizens Present: Ryan Christofferson, Janice Sedita-Flite, Michael Villarreal-Flite, Don Mendenhall, Tim Howard.

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

MINUTES

April 26, 2023

Jake Theurer **moved** to approve the minutes of April 26, 2023.

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

ANNEXATIONS

GWC 40 ANNEXATION

Brandon Snyder stated this annexation is being adopted by resolution. He gave a brief update on where the project is currently at.

Kimberly Brenneman stated this proposal has been in process for some time now. She stated the City recommends leaving the 3 residential parcels owned by the Blunks, the Sheps and the Morris, zoned RR Rural residential and the 2 parcels controlled by GWC will be zoned I-1 Light Industrial. She then explained why the City is recommending the

residential parcels remain as Rural Residential as it is the most similar to the Utah County zoning RA-5. She stated when the City Council accepted the resolution, they requested a feasibility study be conducted.

Dave Anderson stated the City is trying to be sensitive to the wants of the land owners and stated the City does not want to see a higher residential density developed in that area so the City is suggesting a zoning that is closest to what is currently in place.

Seth Perrins asked if there has been any feedback from the residential land owners and Kimberly Brenneman stated there has been no comments or responses from any of the property owners when she has reached out.

Dave Anderson asked if there were any remaining concerns and it was stated there are no major concerns that would be a cause for surprise.

There was a brief discussion regarding the zone change process and the approving bodies over zone changes and the main differences between the City's RR and the County's RA-5 zoning ordinance.

Brandon Snyder asks if the City is willing to accept any differences between the City's RR zone and the County's RA-5 zoning. He stated they are very similar but questions if the City will be prepared to accept the differences as is or if the differences will need to be analyzed.

Dave Anderson stated he has spoken with the City Attorney Vaughn Pickell and he is comfortable with the idea that anything that can be done in the RR zone could reasonably be done in the RA-5 zone as well.

Chris Thompson questions why the City would care and Brandon Snyder stated we are trying to iron out any potential concerns or issues before the properties are annexed into the city, as it is a very big step.

Dave Anderson stated he is ready to make a motion with the exception that there is an understanding that the Shep's property would not be zoned I-1 Light Industrial and that it be zoned RR Rural Residential.

Kimberly Brenneman asked about the other two residential lots as they have existing homes on the lots and Dave Anderson stated that it was his understanding these properties would be zoned industrial with this proposal. Kimberly asked if the property owners know and understand this?

Ryan Christofferson believes the property owners know this, and he states the Blunck property currently has a for sale sign stating the potential for industrial zoning.

Kimberly Brenneman states that she does not know if the property owners know this is the proposed zoning for their properties when they signed the petitions.

Dave Anderson recommends getting in touch with the property owners today hopefully before tonight's Planning Commission meeting to ensure they are not wanting something other than the proposed light industrial zoning.

Seth Perrins recommends updating the staff report for the Planning Commission to reflect the changes that were discussed in the DRC today.

Dave Anderson **moved** to recommend approval of the proposed Annexation based on the following findings:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the subject property is located within the City's Growth Boundary.
3. That the General Plan Land Use Designation is Industrial.
4. That the proposed I-1 Industrial zoning is appropriate for the subject properties, excluding the Blunck and Sheps Field properties which will be annexed under the RR Rural Residential zone.

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

CONCEPT REVIEW

AMSOURCE ATM

Brandon Snyder gave the location of the proposed ATM Drive Thru. He stated the applicant has provided updated drawings for this proposal.

Michael Villarreal-Flite stated they would be utilizing 4 existing parking spaces for this ATM. He stated they are planning to build a canopy for the drive thru. He gave a brief description of the nature of the ATM and why they are proposing this new machine. He stated there has been a reduction in branch locations and believes this provides a low-cost way for

banks to provide a location for their customers to utilize. He stated these machines will be able to deposit checks and cash as well as dispensing cash. He stated the majority of machines have a use time of about 2 minutes per customer, and there is not a lot of vehicle queuing.

Jake Theurer in power has no comments.

Jered Johnson recommended a traffic study could be beneficial to ensure there will be no impact to the existing traffic of the lot.

Dave Anderson stated the main concern is the traffic stacking into the drive aisle. He feels this is the only potential downside to this proposed location. He asks if there is another location that could be a better location to avoid the main drive aisle of the parking lot.

Michael Villarreal-Flite stated they feel this is the prime location as there is not a lot of traffic flowing through this area of the parking lot, and states it is not located near Macey's grocery store or the adjacent store front. He stated there are a lot of unused parking stalls that can accommodate the ATM traffic. He stated they have in the past, moved a machine if over time it caused too much traffic stacking.

Chris Thompson does not feel this needs a full traffic study, but defers to Jered Johnson on if he feels there needs to be an analysis performed by the Engineering Department.

Jered Johnson stated he agrees and stated engineering can have a traffic engineer take a look at this design to see if there are any concerns.

Janice Sedita-Flite asked what the next steps for this would be and it was stated the next step for the applicants would be to submit a site plan application for review.

GOODWIN DEVELOPMENT

Brandon Snyder stated this is part of the Miner-Goodwin Annexation. He stated the applicants have provided a proposed layout.

Chris Thompson asked if the City would require a masonry wall along the west property line and Brandon Snyder seemed to recall that the requirement for the masonry wall was tied to the fact that there is an open irrigation ditch on the other side of the power corridor.

Seth Perrins asked if this is proposed to be a subdivision and Brandon Snyder stated yes and that there would need to be a potential rezone unless the appropriate zoning is put in place with the annexation.

Kimberly Brenneman stated the applicant proposed the zoning of R-1-15 upon annexation.

Seth Perrins stated that R-1-15 zoning is certainly on the table and in line with what the City is wanting to develop with the area.

There was a discussion regarding Rocky Mountain Power's property and the future need for their power corridor and the overall lot configuration.

Chris Thompson asked the applicants if they have reached out to Rocky Mountain Power about acquiring their corner property.

Don Mendenhall stated they have not as they are not interested in expanding yet. He stated they are exploring options of the best possible uses of the property.

Kimberly Brenneman stated she has been in contact with Rocky Mountain Power and they are fine with the City including their parcels in the annexation.

There was discussion regarding the future road development and layout of each lot and the potential cul-de-sac. Brandon Snyder stated the need for connectivity with the neighboring parcels to the south and east.

Chris Thompson agreed with Brandon Snyder and stated this design would not work and cannot be a long cul-de-sac and that there would need to be some kind of connectivity. Trails and street improvements were discussed.

Don Mendenhall stated he understands this is not a very feasible design and they are looking for what will best work with the current City's zoning.

Chris Thompson stated that Brandon Snyder had the best idea with removing the cul-de-sac from the design and stub utilities to create a corner lot in the south east corner of the proposed development.

Seth Perrins suggested zoning the property with the home R-1-40 or R-1-30 and not RR to reflect the family's desire to remain as is. This would help to avoid potential future developers wanting to redevelop at a higher density in the area. He feels that RR signals to

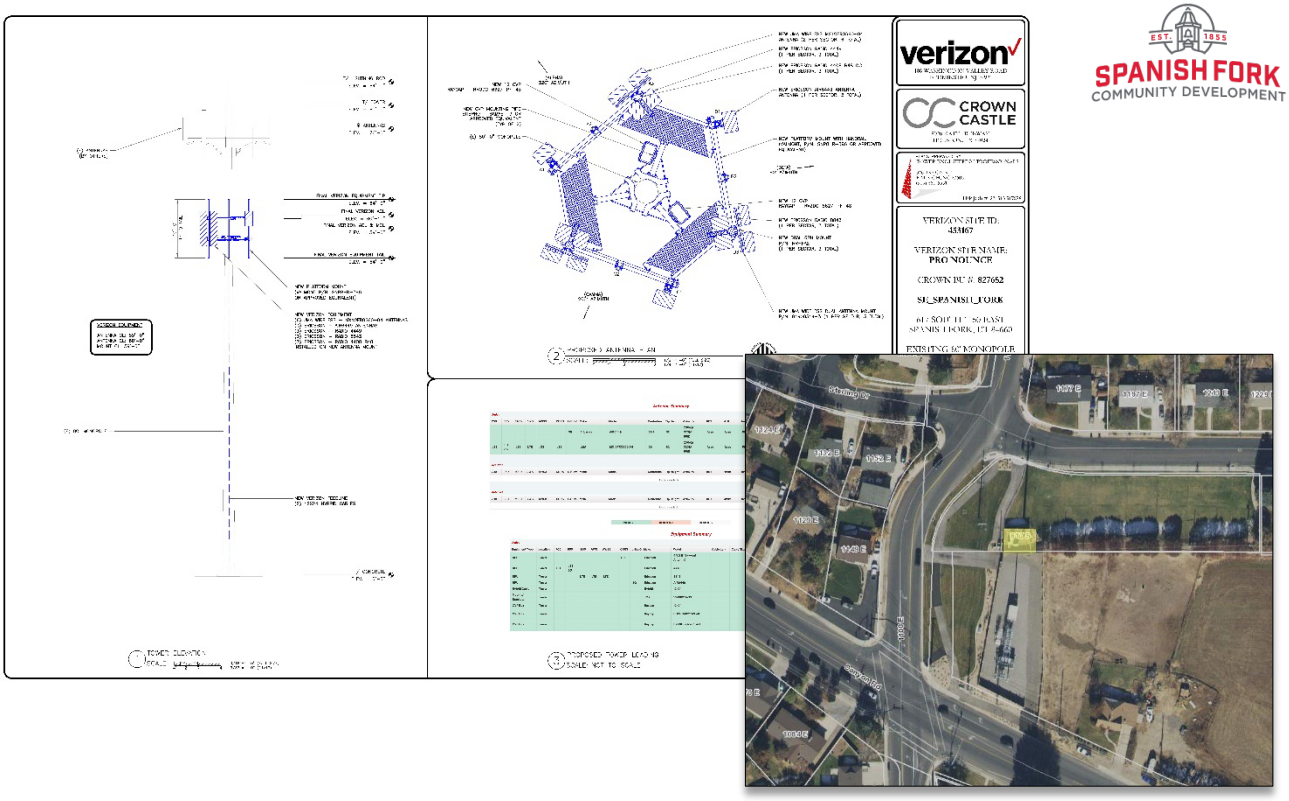
developers that the zoning is negotiable, but stated that in the future, a resident would want a property where they can have horses and the property is set off the main roads. He thinks an acre lot is helping to preserve the rural feel, and feels its best to do it now rather than later.

Don Mendenhall agreed with this suggestion.

Dave Anderson moved to adjourn the meeting at 11:00 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



SPANISH FORK
COMMUNITY DEVELOPMENT

1150 East Verizon Upgrade 2022 Cell Tower Modification Conditional Use Permit Request

May 17, 2023, Development Review Committee Meeting.

Located at 617 South 1150 East.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use Permit be approved to allow for co-location on an existing tower.

Key Issues

1. Lease.
2. Impact on Dog Park.
3. Landscaping.
4. SFCN.

Recommendation

That the proposed Conditional Use Permit be recommended for approval based on the following findings and subject to the following conditions:

Findings

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

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That landscaping, access, and construction be coordinated with applicable Spanish Fork City departments, such as Power and Parks and Recreation.

Exhibits

1. Plans.

verizon

VERIZON SITE NUMBER:	453167	**BUSINESS UNIT #:**	827652
VERIZON SITE NAME:	PRO NOUNCE	**SITE ADDRESS:**	617 S 1150 E SPANISH FORK, UT 84660
SITE TYPE:	MONOPOLE	**COUNTY:**	UTAH
TOWER HEIGHT:	80'-0"	**JURISDICTION:**	CITY OF SPANISH FORK

VERIZON CO-LOCATION

SITE INFORMATION

VERIZON SITE NUMBER:	453167
VERIZON SITE NAME:	PRO NOUNCE
SITE ADDRESS:	617 S 1150 E SPANISH FORK, UT 84660
LATITUDE:	40.099000 N
LONGITUDE:	111.652667 W
GROUND ELEVATION:	5,020'
STRUCTURE HEIGHT:	80'
JURISDICTION:	CITY OF SPANISH FORK
OCCUPANCY CLASSIFICATION:	U
TYPE OF CONSTRUCTION:	IIB
ZONING:	PUBLIC FACILITY (NO ANTENNAS EVER NOTED HEREIN EXCEPTION)
PROPERTY OWNER:	SPANISH FORK CITY 40 SOUTH MAIN SPANISH FORK, UT 84660
OTHER OWNER:	CROWN CASTLE 2000 CASTLE DR PKWY HOUSTON, TX 77002
CROWN CASTLE CONTACT:	VANESSA SHELDEN 939 WASHINGTON VALLEY ROAD BETHANY, OR 97703
ELECTRIC PROVIDER:	MAGNA ELECTRIC POWER AND LIGHT (800) 930-9353
TELCO PROVIDER:	CENTURY LINK (800) 244-8227

PROJECT TEAM

APPLICANT:	VERIZON WIRELESS 939 WASHINGTON VALLEY ROAD BETHANY, OR 97703
CONTACT:	MARK HOLT, (503) 312-5107
CROWN CASTLE:	939 WASHINGTON VALLEY ROAD BETHANY, OR 97703
CONTACT:	RYAN GROSSNICKLE, PROJECT MANAGER RYAN.GROSSNICKLE@CROWNCASTLE.COM (503) 312-5107
VERIZON CONTACT:	TIMOTHY NOAH TIMOTHY.NOAH@VERIZONWIRELESS.COM

DRAWING INDEX

SHEET #	SHEET DESCRIPTION
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2 & 3	SITE SURVEY (BY OTHERS)
C-1.1	SITE PLAN
C-1.2	COMPOUND PLAN
C-2	ANTENNA LAYOUTS & ANTENNA PLAN
C-3	EQUIPMENT DETAILS
C-4	GROUNDING DETAILS
C-5	EQUIPMENT CONFIG. & CONDUIT PLAN
E-1	ONE LINE DIAGRAM & POWER UNIT SCHEDULE
E-2	PANEL AND HYBRID CABLING PLAN
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
ATTACHED PLATFORM SPECIFICATION SHEET: N/A	
ATTACHED PLATFORM ELEVATION SHEET: N/A	
ATTACHED UPGRADED/MODIFIED WALL DESIGN: N/A	

APPROVALS

SIGNATURE	DATE

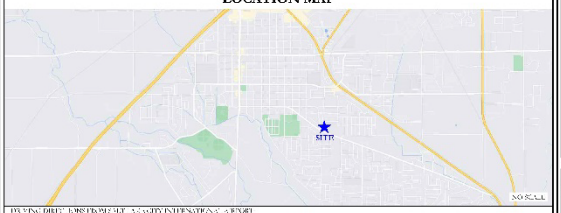
CONTRACTOR PM1 REQUIREMENTS

PM1 ACCEPTED BY:	
SIGNATURE:	
PRINTED NAME:	
VERIZON WIRELESS:	

** PM1 AND REQUISITION SHALL BE COMPLETED AND SENT TO ANALYSIS BEFORE ORDER IS PLACED.

V2W APPROVED SMART KIT VENDORS

LOCATION MAP



DRIVING DIRECTIONS FROM VERIZON WIRELESS OFFICE:
- GET ON I-15 S FROM W 500 S IN CENTERVILLE
- TAKE EXIT 257 TOWARD SPANISH FORK
- EXIT EXIT 257 TO MERGE ONTO I-15 S TOWARD SALT LAKE CITY
- TAKE THE EXIT 261 TOWARD SPANISH FORK
- CONTINUE ON I-15 S
- TAKE EXIT 261 FOR UT-51 TOWARD SPANISH FORK
- TURN RIGHT ONTO UT-51
- TURN LEFT ONTO S 1150 E

APPLICABLE CODES/REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS AS ADOPTED BY THE LOCAL JURISDICTION. IN THE EVENT OF A CONFLICT BETWEEN CODES, THE MOST STRINGENT SHALL APPLY.

LOCAL TYPE:	2018
ELECTRICAL:	ANSI/TIA/EIA-222-G-05
FIRE:	NFPA 780 EDITION

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO UPGRADE EXISTING VERIZON WIRELESS EQUIPMENT AT THE ABOVE MENTIONED SITE. THE SCOPE OF WORK IS AS FOLLOWS:

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- REMOVE (3) ANTENNAS
- REMOVE (3) RRUS
- REMOVE (1) SURGE BOX
- REMOVE (1) DC CABLE
- REMOVE (1) FIBER CABLE
- REMOVE (1) 6630 RADIO CABINETS
- REMOVE (1) 6160 RADIO CABINETS
- REMOVE (1) 6160 RADIO MOUNTS

EXISTING SCOPE OF WORK TO REMAIN:
- REMOVE (3) CANTENNAS
- REMOVE (3) RRUS
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verizon
939 WASHINGTON VALLEY ROAD
BETHANY, OR 97703

CROWN CASTLE
2000 CASTLE DR PKWY
HOUSTON, TX 77002

CONSULTING PROFESSIONALS
939 WASHINGTON VALLEY ROAD
BETHANY, OR 97703
(503) 312-5107

VERIZON SITE ID:
453167

VERIZON SITE NAME:
PRO NOUNCE

CROWN BU #: 827652

SE_SPANISH_FORK

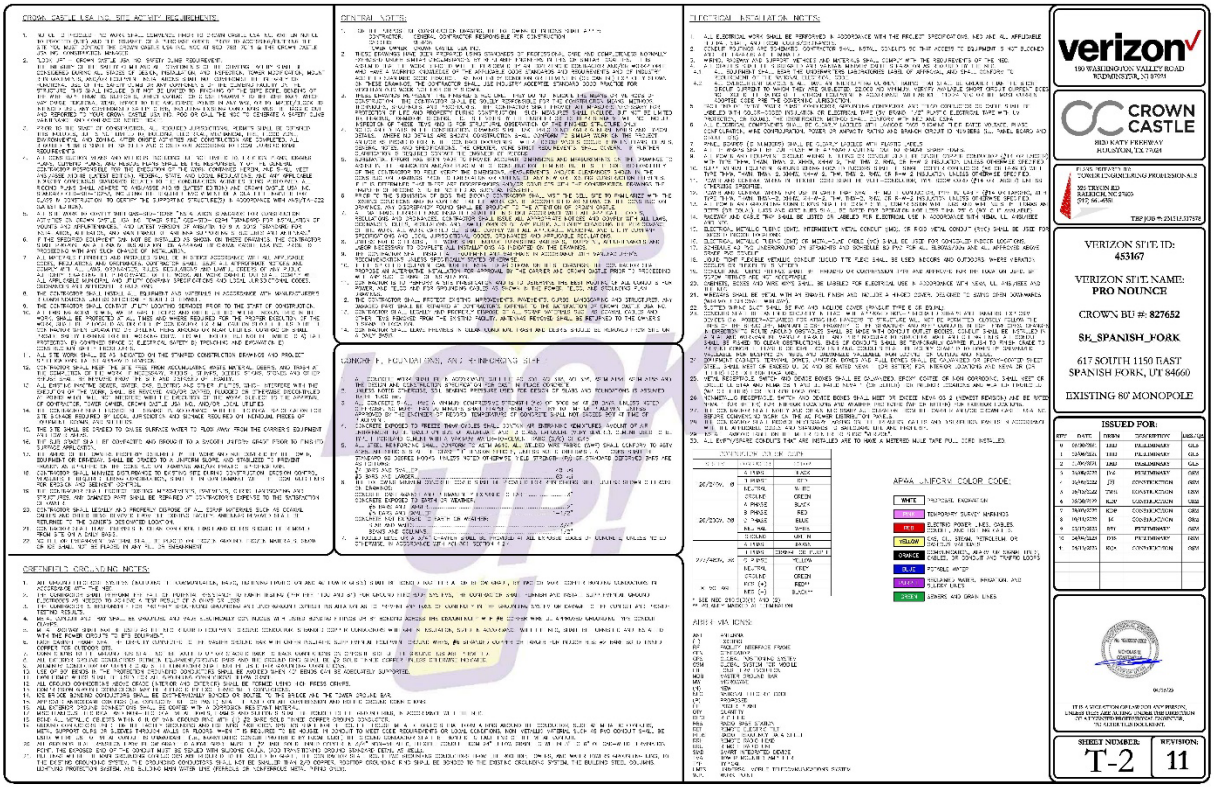
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

EXISTING 80' MONOPOLE

ISSUED FOR:

REV	DATE	DESCRIPTION
A	05/26/22	PRELIMINARY
B	06/30/22	PRELIMINARY
C	08/22/22	PRELIMINARY
D	09/23/22	PRELIMINARY
E	10/06/22	PRELIMINARY
F	10/12/22	PRELIMINARY
G	04/10/23	CONSTRUCTION
H	05/05/23	CONSTRUCTION

SHEET NUMBER: T-1 | REVISION: 11



GENERAL NOTES

FUNCTIONAL INSTALLATION NOTES

CONCRETE, FOUNDATIONS, AND EXCAVATING STEP

GROUNDING NOTES

CONSTRUCTION COLOR CODE

APAA UNIFORM COLOR CODE:

ABBREVIATIONS

verizon
939 WASHINGTON VALLEY ROAD
BETHANY, OR 97703

CROWN CASTLE
2000 CASTLE DR PKWY
HOUSTON, TX 77002

CONSULTING PROFESSIONALS
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F	10/12/22	PRELIMINARY
G	04/10/23	CONSTRUCTION
H	05/05/23	CONSTRUCTION

SHEET NUMBER: T-2 | REVISION: 11

AS-BUILT SURVEY

827652

SE_SPANISH FORK

617 S. 1150 EAST
SPANISH FORK, UTAH
UTAH COUNTY

LEGEND

VICINITY MAP

CONTENTS

COVER SHEET
PROPERTY OVERVIEW
EASEMENT OVERVIEW
SITE OVERVIEW
SITE OVERVIEW DETAIL (INTERNAL USE)
LEGAL DESCRIPTIONS

SURVEY PROCEDURES & EQUIPMENT

COORDINATES (EPSG 3566 NAD83)

	LAT/ LONG
MONUMENT FOUND W 1/4 COR SEC 20 T8S R3E SLB&M	40°00'59.41", -111°36'08.28"
MON FD .75in DDR 1.40'DEEP	40°00'00.79", -111°36'08.24"

AREA SUMMARY

AREA	SQ. FT.	ACRES
PARENT PARCEL	40,887	0.938
TOWER COMPOUND	668	0.015
TOWER LEASE	668	0.015
NON-EXCLUSIVE 12' ACCESS & UTILITY EASEMENT "A"	1,423	0.033
ADD TOWER LEASE	375	0.009
OVERALL TOWER LEASE	1,043	0.024
5' UTILITY EASEMENT "B"	247	0.006
10' UTILITY EASEMENT "C"	467	0.011

ABBREVIATIONS

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
ROW	RIGHT OF WAY
(R)	RECORD DESCRIPTION INFORMATION
(M)	MEASURED DESCRIPTION
POT	POINT OF TERMINATION

SURVEY PERFORMED FOR: CROWN CASTLE

SURVEY COORDINATED BY:

SURVEY PERFORMED BY:

SURVEYOR'S CERTIFICATION:

160206 MARK A. BYRD — STATE OF UTAH

ZONING:

FLOOD NOTE:

BEARING BASIS:

NOTES:

REV	DATE	DESCRIPTION	DRWN

SITE INFORMATION:
Name: SE_SPANISH FORK
BUN: 827652
Address: 617 S. 1150 EAST, SPANISH FORK, UT, 84660
County: UTAH COUNTY
SITE LOCATED IN: SECTION 20 TOWNSHIP 8 SOUTH RANGE 3 EAST S.L.B.&M.

AS-BUILT SURVEY

SHEET: COVER SHEET

1 SITE SURVEY (BY OTHERS)
SCALE: NOT TO SCALE

verizon
180 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921

CROWN CASTLE
2000 KATY FREEWAY
HOUSTON, TX 77264

TOWER ENGINEERING PROFESSIONALS
326 TRYON RD
RALEIGH, NC 27603
(919) 661-6351
FAX (919) 661-6350
TEP JOB #: 234113.07.01

VERIZON SITE ID:
453167

VERIZON SITE NAME:
PRO NOUNCE

CROWN BU #: 827652

SE_SPANISH_FORK

617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

EXISTING 80' MONOPOLE

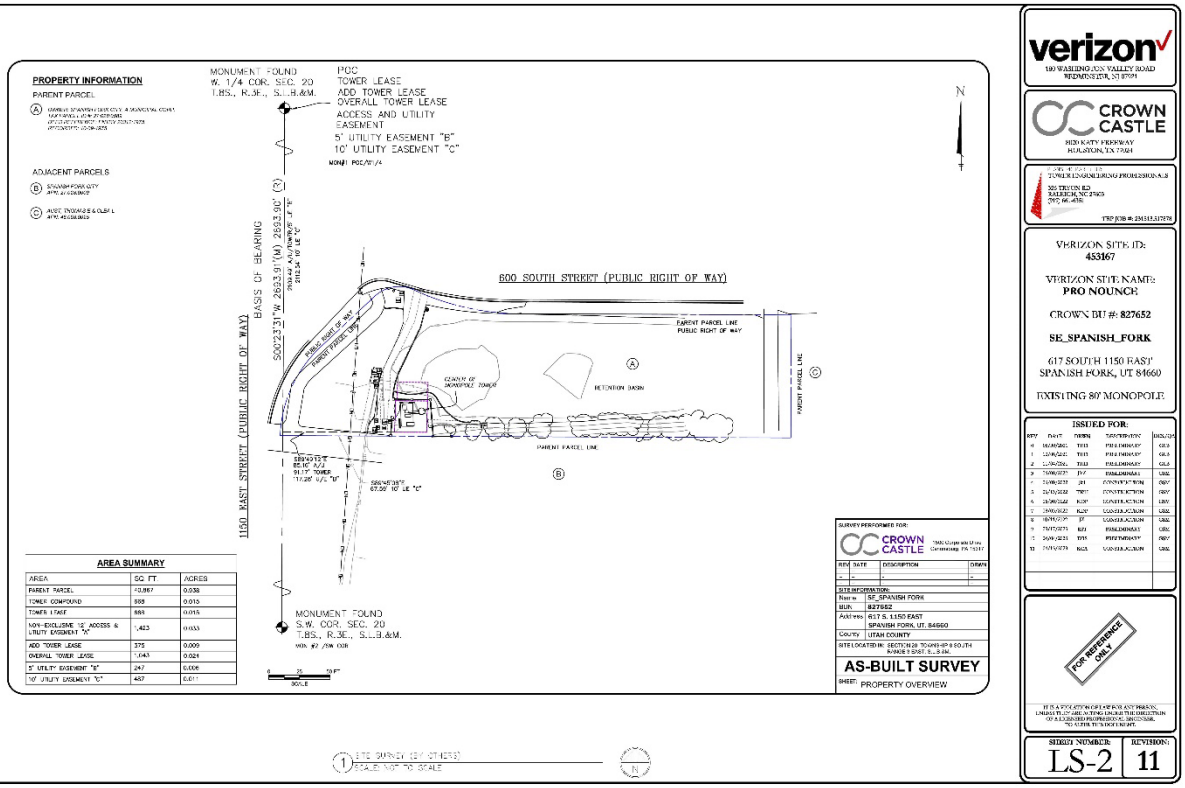
ISSUED FOR:

REV	DATE	DESIGN	DESCRIPTION	INITIALS
0	06/30/2021	TEB	PRELIMINARY	GLS
1	12/16/2021	TEB	PRELIMINARY	GLS
2	12/16/2021	TEB	PRELIMINARY	GLS
3	12/16/2021	TEB	PRELIMINARY	GLS
4	01/10/2022	TEB	CONSTRUCTION	GLS
5	02/08/2022	TEB	CONSTRUCTION	GLS
6	03/01/2022	TEB	CONSTRUCTION	GLS
7	03/01/2022	TEB	CONSTRUCTION	GLS
8	03/01/2022	TEB	CONSTRUCTION	GLS
9	03/01/2022	TEB	CONSTRUCTION	GLS
10	03/01/2022	TEB	CONSTRUCTION	GLS

FOR REFERENCE ONLY

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: LS-1
REVISION: 11



verizon
180 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921

CROWN CASTLE
2000 KATY FREEWAY
HOUSTON, TX 77264

TOWER ENGINEERING PROFESSIONALS
326 TRYON RD
RALEIGH, NC 27603
(919) 661-6351
FAX (919) 661-6350
TEP JOB #: 234113.07.01

VERIZON SITE ID:
453167

VERIZON SITE NAME:
PRO NOUNCE

CROWN BU #: 827652

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617 SOUTH 1150 EAST
SPANISH FORK, UT 84660

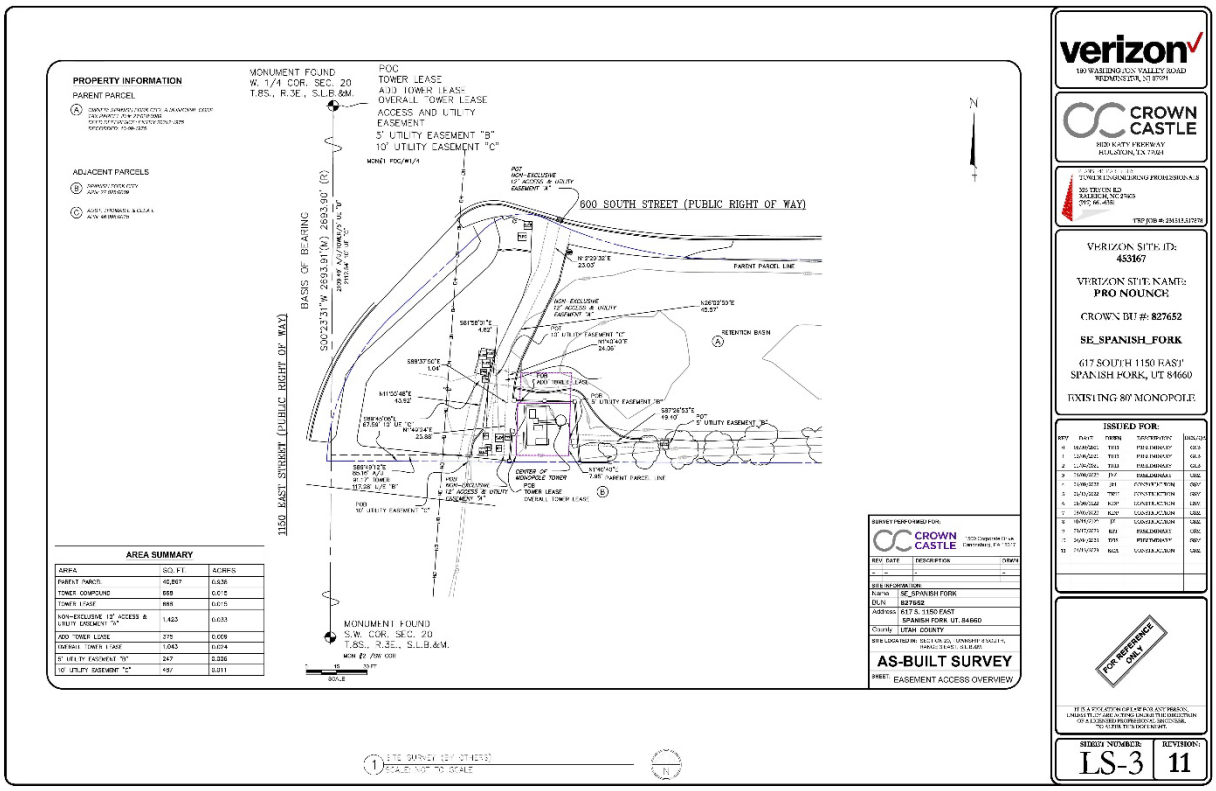
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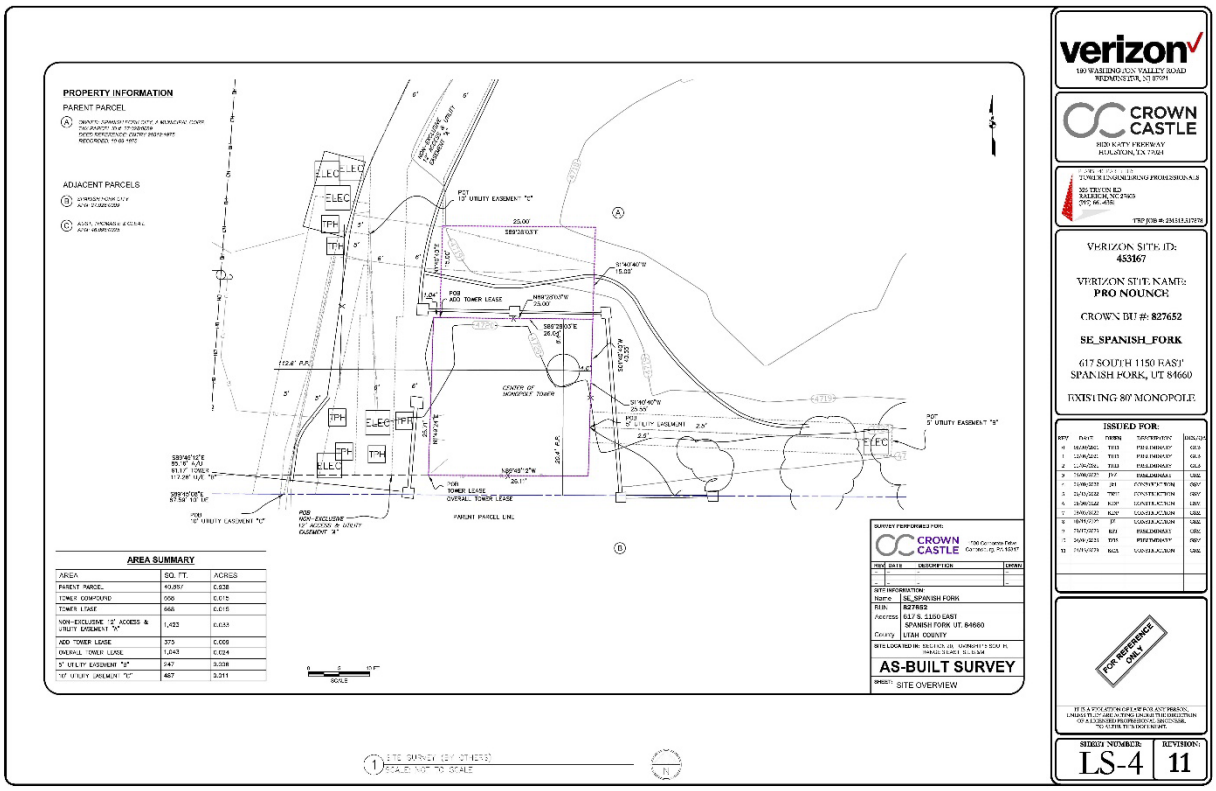
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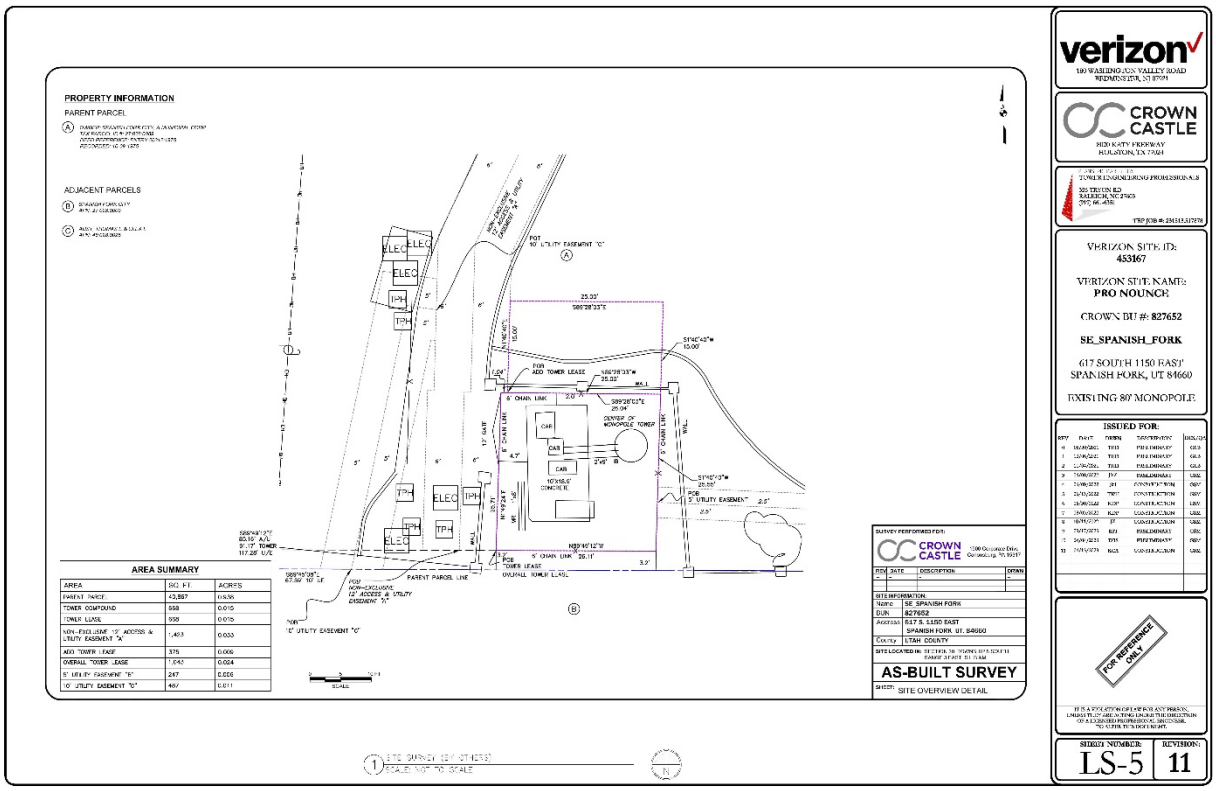
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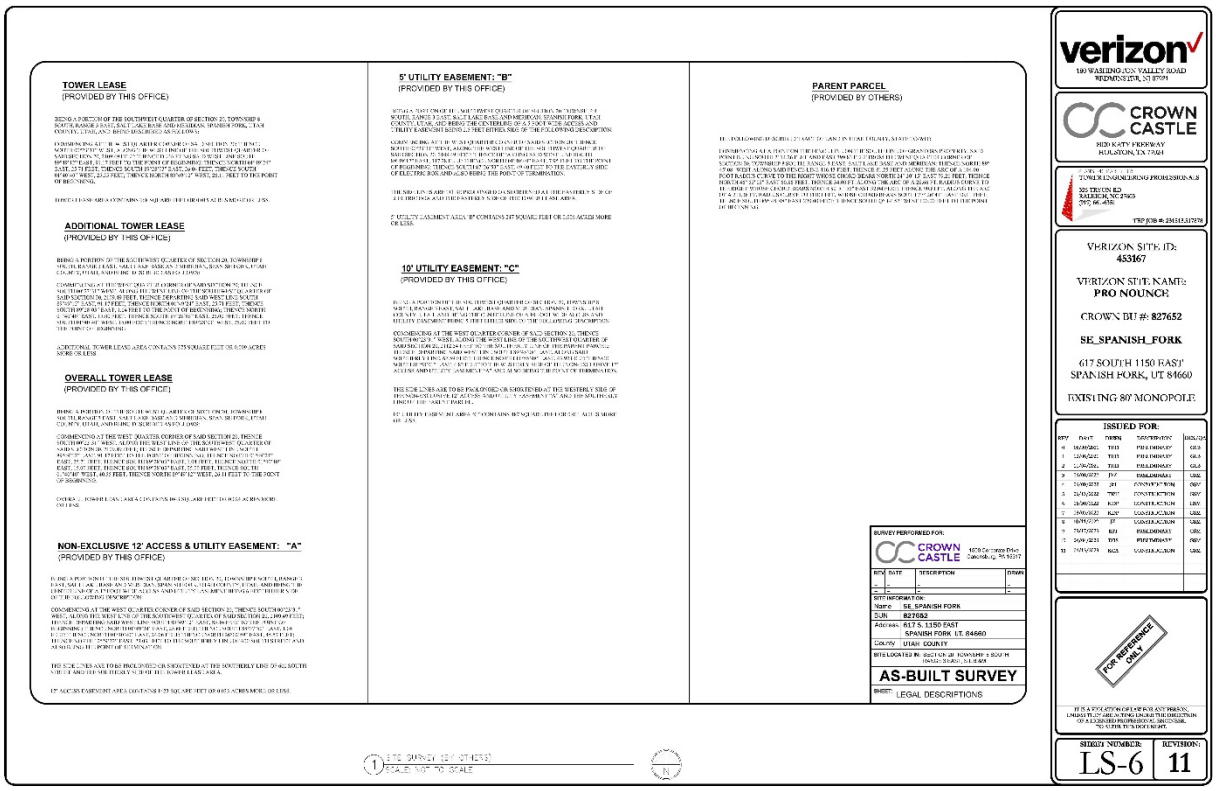
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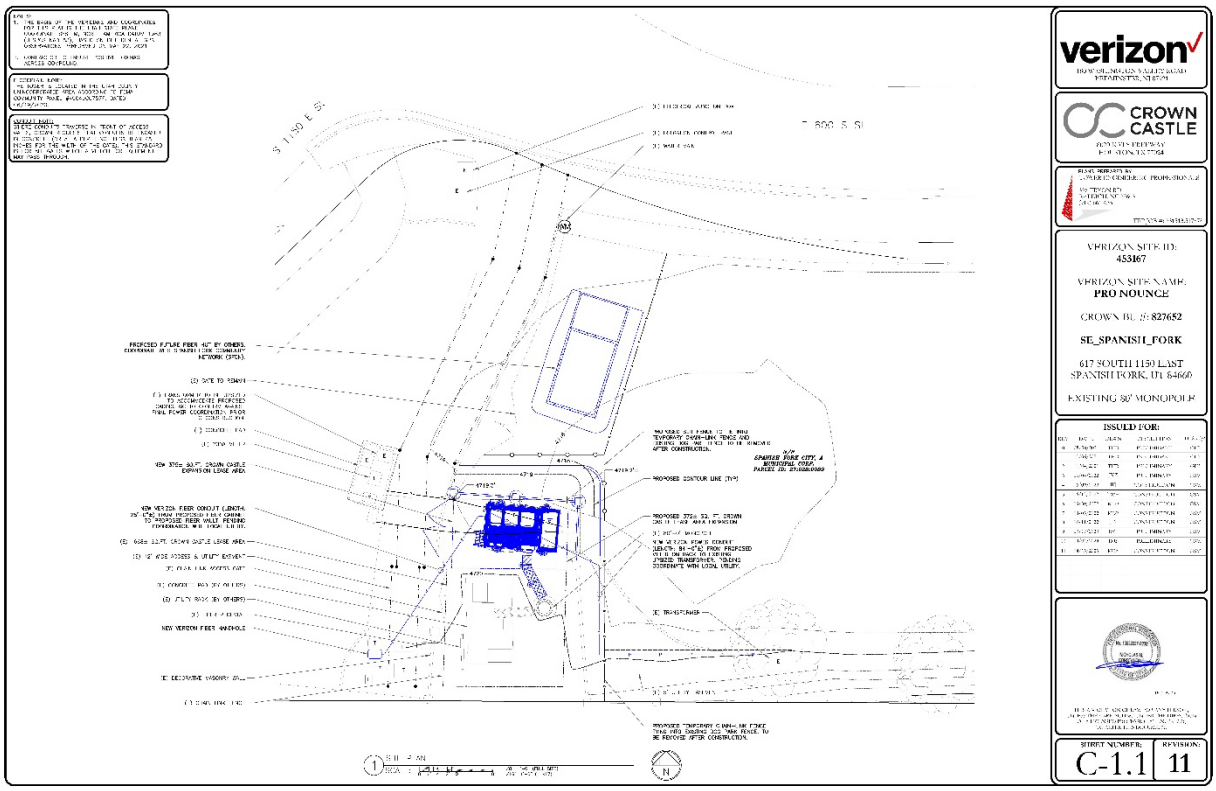
SHEET NUMBER: LS-2
REVISION: 11

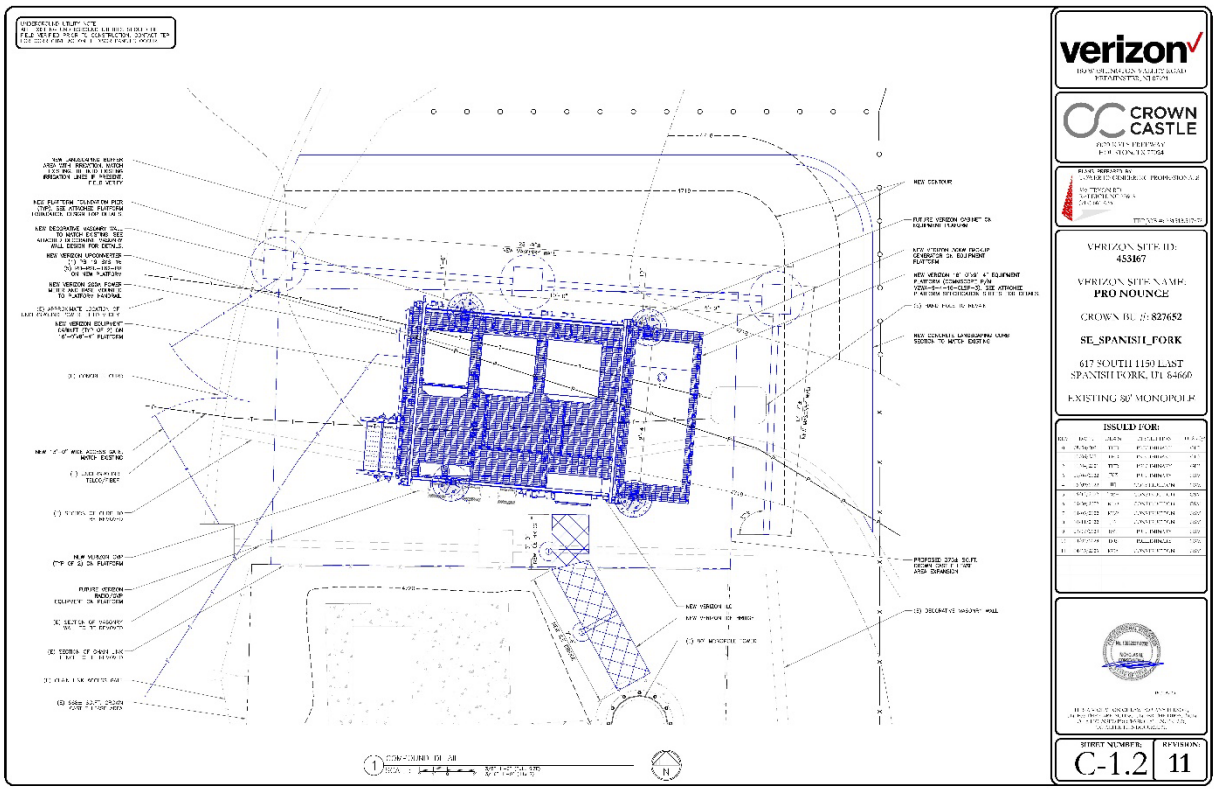

PROPERTY INFORMATION
PARENT PARCEL
ADJACENT PARCELS
MONUMENT FOUND
W. 1/4 COR. SEC. 20
T.8S., R.3E., SLB.&M.
POC
TOWER LEASE
ADD TOWER LEASE
OVERALL TOWER LEASE
ACCESS AND UTILITY
EASEMENT
5' UTILITY EASEMENT "B"
10' UTILITY EASEMENT "C"
600 SOUTH STREET (PUBLIC RIGHT OF WAY)
1150 EAST STREET (PUBLIC RIGHT OF WAY)
BASIS OF BEARING
S0°23'31"W 2693.91'(M) 2693.90' (R)
PARENT PARCEL LINE
RETENTION BASIN
MONUMENT FOUND
S.W. COR. SEC. 20
T.8S., R.3E., S.L.B.&M.
AREA SUMMARY
AS-BUILT SURVEY
EASEMENT ACCESS OVERVIEW
verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
FOR REFERENCE ONLY
SHEET NUMBER:
LS-3
REVISION:
11

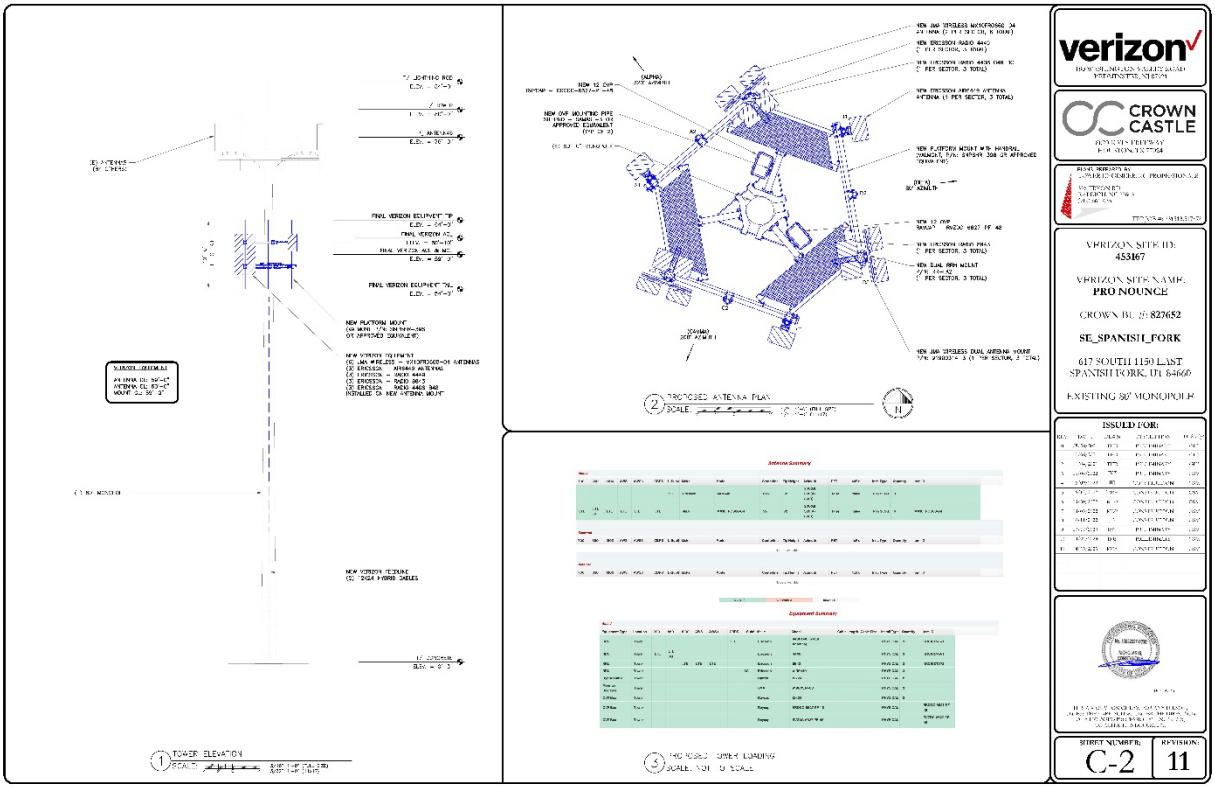

PROPERTY INFORMATION
PARENT PARCEL
ADJACENT PARCELS
PARENT PARCEL LINE
AREA SUMMARY
AS-BUILT SURVEY
SITE OVERVIEW
verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
FOR REFERENCE ONLY
SHEET NUMBER:
LS-4
REVISION:
11

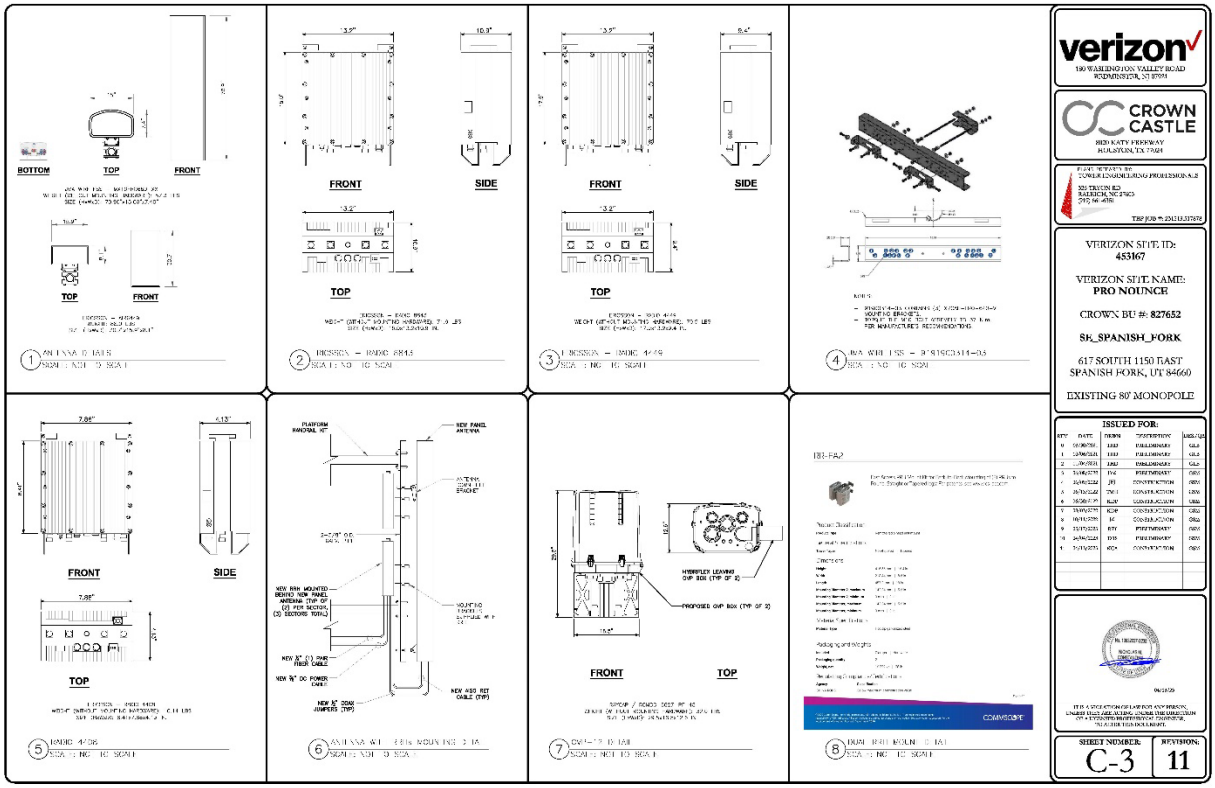

PROPERTY INFORMATION
PARENT PARCEL
ADJACENT PARCELS
AREA SUMMARY
AREA | SQ. FT. | ACRES
PARENT PARCEL | 43,897 | 1.008
TOWER COMPOUND | 558 | 0.013
TOWER LEASE | 558 | 0.013
NON-EXCLUSIVE 12' ACCESS & UTILITY EASEMENT "A" | 1,493 | 0.033
ADD. TOWER LEASE | 375 | 0.009
OVERALL TOWER LEASE | 1,640 | 0.024
5' UTILITY EASEMENT "B" | 247 | 0.006
10' UTILITY EASEMENT "C" | 487 | 0.011
SURVEY PERFORMED FOR:
CROWN CASTLE
1220 Colorado Drive, Carrollton, TX 75007
REV | DATE | DESCRIPTION | DRWN
SITE INFORMATION
Name: SE_SPANISH FORK
SUN: 827652
Address: 617 S. 1150 EAST
SPANISH FORK, UT, 84660
County: UTAH COUNTY
AS-BUILT SURVEY
SHEET: SITE OVERVIEW DETAIL
verizon
180 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921
CROWN CASTLE
2020 KATY FREEWAY
HOUSTON, TX 77004
TOWER ENGINEERING PROFESSIONALS
326 TRYON RD
RALEIGH, NC 27603
(919) 661-6351
TPE JOB #: 236143.07078
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
FOR REFERENCE ONLY
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
SHEET NUMBER: LS-5
REVISION: 11

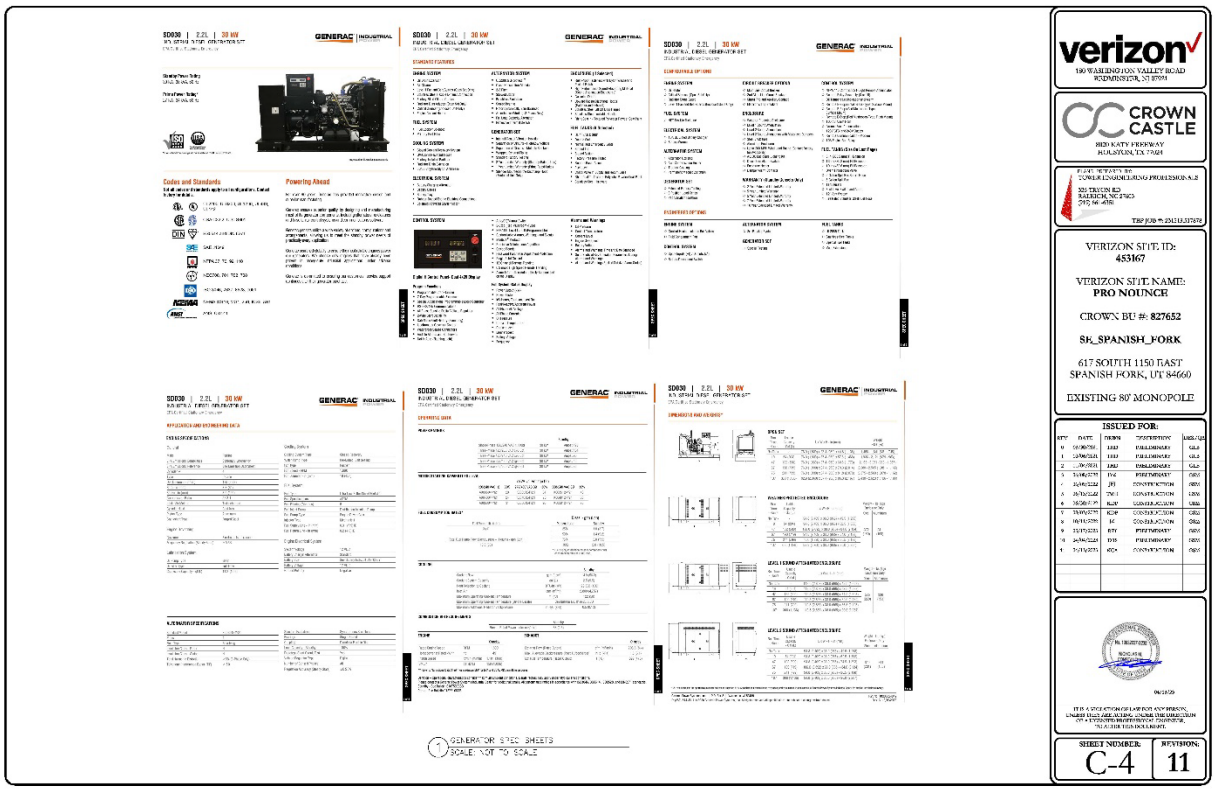

TOWER LEASE
(PROVIDED BY THIS OFFICE)
ADDITIONAL TOWER LEASE
(PROVIDED BY THIS OFFICE)
OVERALL TOWER LEASE
(PROVIDED BY THIS OFFICE)
NON-EXCLUSIVE 12' ACCESS & UTILITY EASEMENT: "A"
(PROVIDED BY THIS OFFICE)
5' UTILITY EASEMENT: "B"
(PROVIDED BY THIS OFFICE)
10' UTILITY EASEMENT: "C"
(PROVIDED BY THIS OFFICE)
PARENT PARCEL
(PROVIDED BY OTHERS)
SURVEY PERFORMED FOR:
CROWN CASTLE
1220 Colorado Drive, Carrollton, TX 75007
REV | DATE | DESCRIPTION | DRWN
SITE INFORMATION
Name: SE_SPANISH FORK
SUN: 827652
Address: 617 S. 1150 EAST
SPANISH FORK, UT, 84660
County: UTAH COUNTY
AS-BUILT SURVEY
SHEET: LEGAL DESCRIPTIONS
verizon
180 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921
CROWN CASTLE
2020 KATY FREEWAY
HOUSTON, TX 77004
TOWER ENGINEERING PROFESSIONALS
326 TRYON RD
RALEIGH, NC 27603
(919) 661-6351
TPE JOB #: 236143.07078
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
FOR REFERENCE ONLY
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.
SHEET NUMBER: LS-6
REVISION: 11

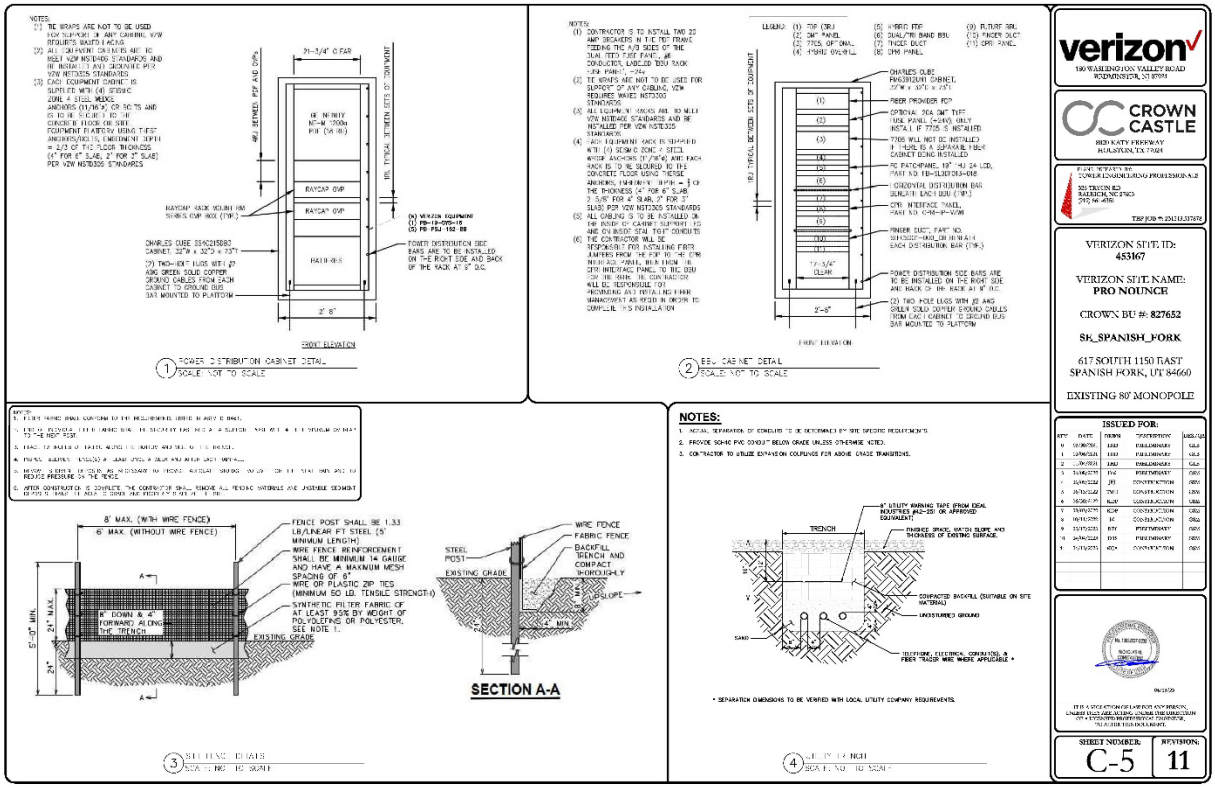

verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT, 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
STREET NUMBER:
C-1.1
REVISION:
11


verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT, 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
STREET NUMBER:
C-1.2
REVISION:
11

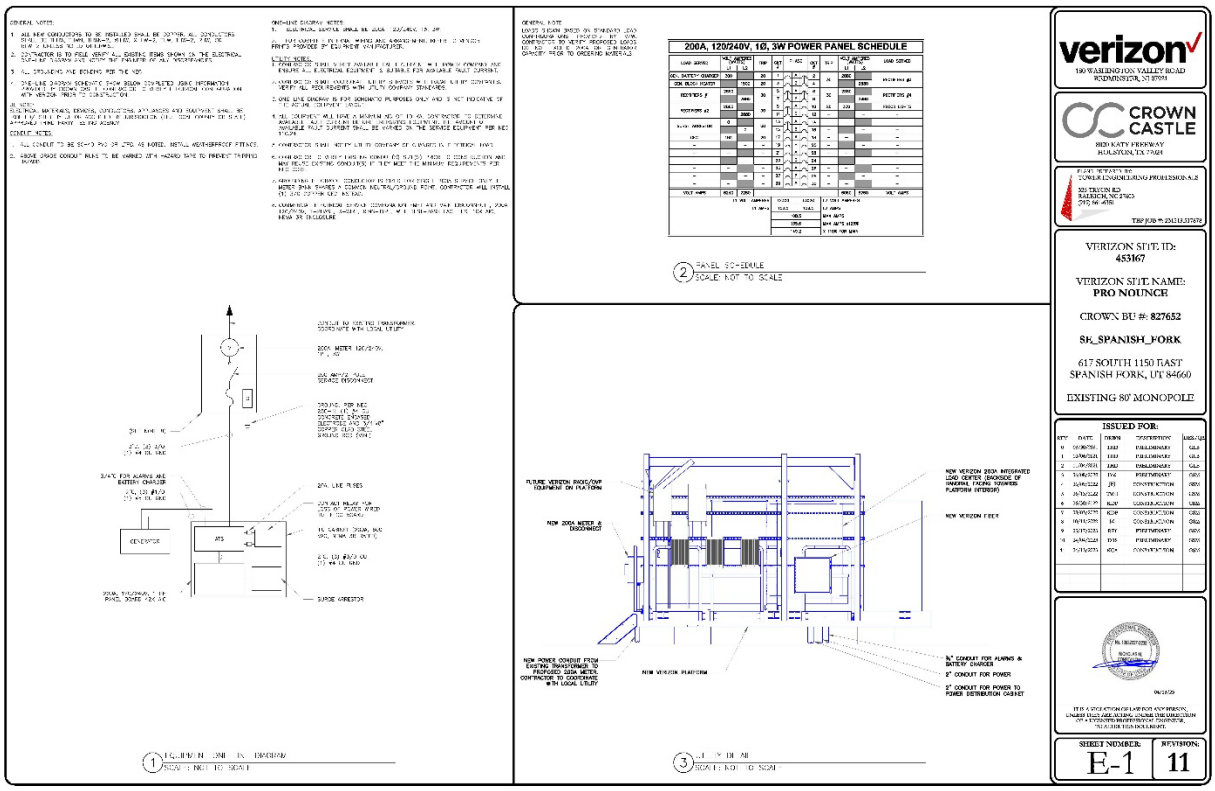

verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
C-2
REVISION:
11
1 TOWER ELEVATION
2 PROPOSED ANTENNA PLAN
3 PROPOSED LOADING

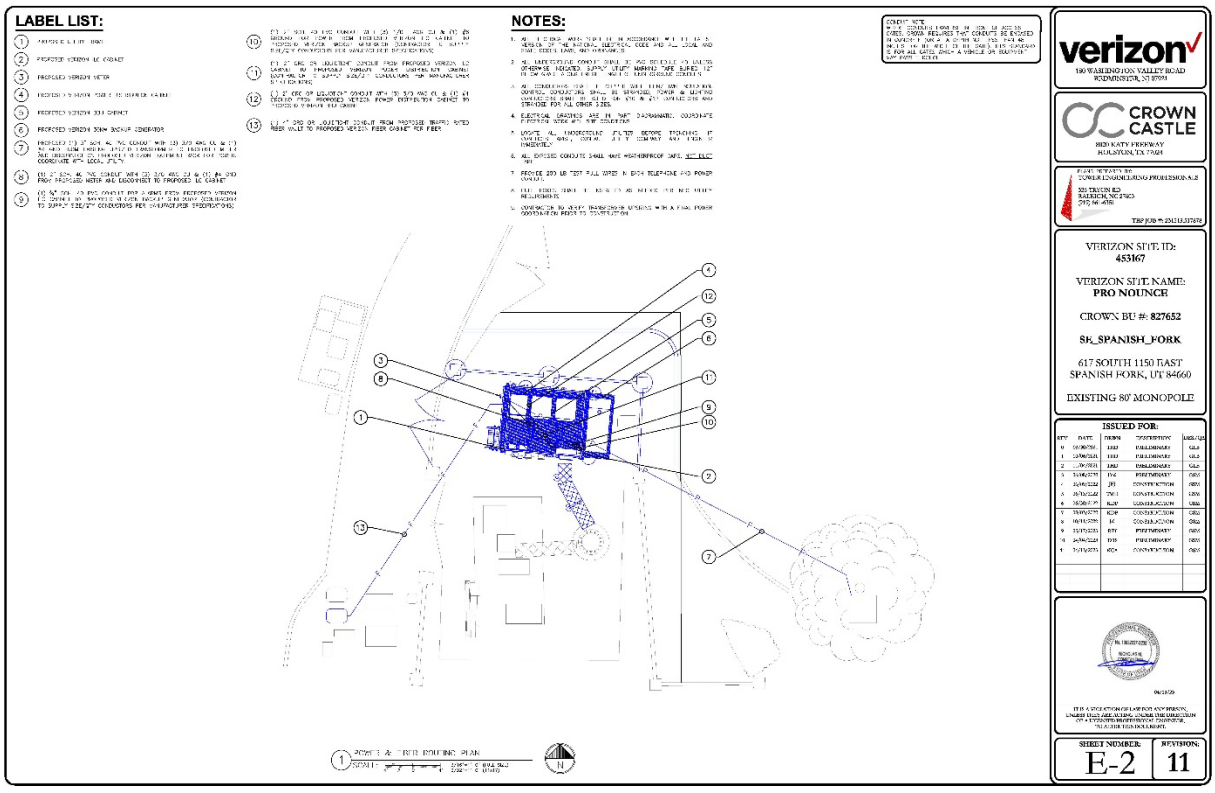

verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SE_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
C-3
REVISION:
11
1 ANTENNA DETAILS
2 RRUS4449 - B5/B13
3 RRUS4449 - B5/B13
4 RVZ WIRELESS - B5/B13/B14/B66
5 RRUS 4478
6 ANTENNA MOUNTING DETAIL
7 OVP-13 DETAIL
8 DUAL RRU MOUNT DETAIL

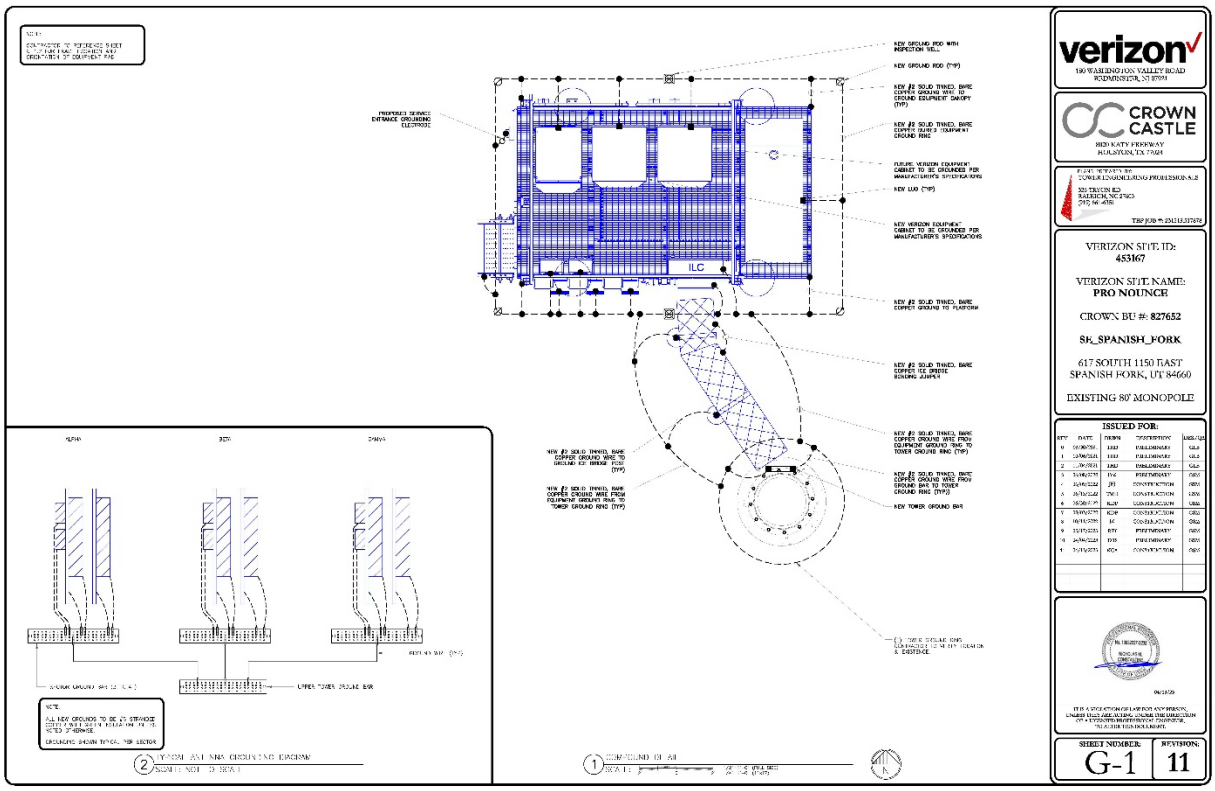

verizon
CROWN CASTLE
VERIZON SITE ID: 453167
VERIZON SITE NAME: PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER: C-4
REVISION: 11
GENERATOR SPEC SHEETS
SCALE: NOT TO SCALE

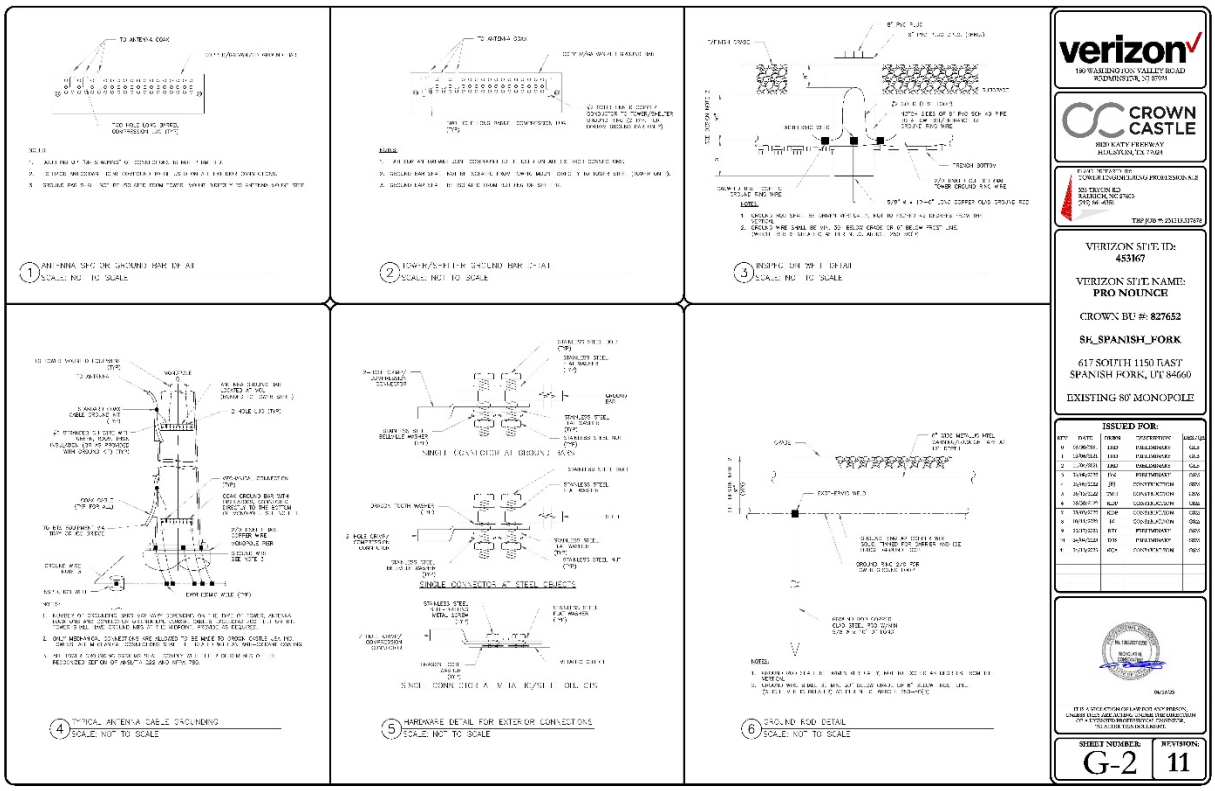

verizon
CROWN CASTLE
VERIZON SITE ID: 453167
VERIZON SITE NAME: PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER: C-5
REVISION: 11
POWER DISTRIBUTION CABINET DETAIL
SCALE: NOT TO SCALE
REC. CABINET DETAIL
SCALE: NOT TO SCALE
NOTES:
SECTION A-A
SCALE: NOT TO SCALE

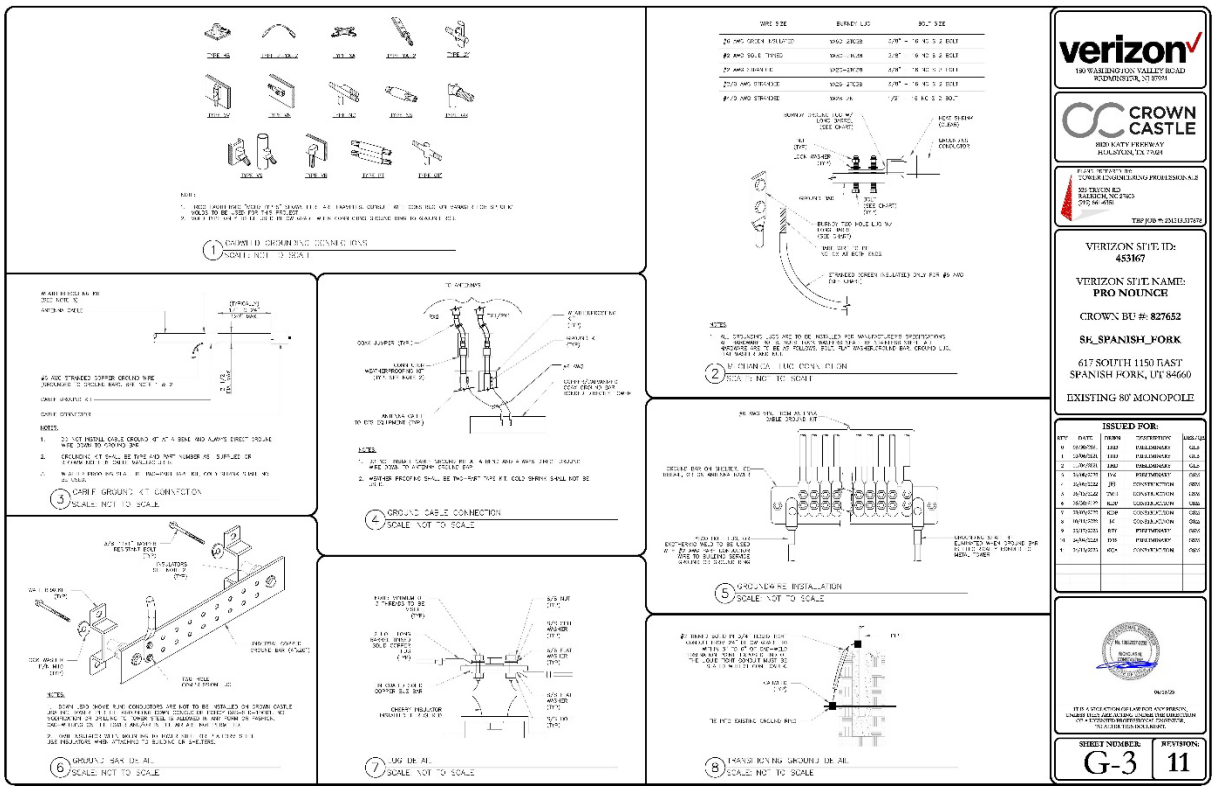
May 17, 2023


200A, 120/240V, 1Ø, 3W POWER PANEL SCHEDULE
PANEL SCHEDULE
SCALE: NOT TO SCALE
verizon
100 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921
CROWN CASTLE
3020 KATY FREEWAY
HOUSTON, TX 77004
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
E-1
REVISION:
11


LABEL LIST:
NOTES:
POWER & FIBER ROUTING PLAN
verizon
100 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921
CROWN CASTLE
3020 KATY FREEWAY
HOUSTON, TX 77004
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
E-2
REVISION:
11

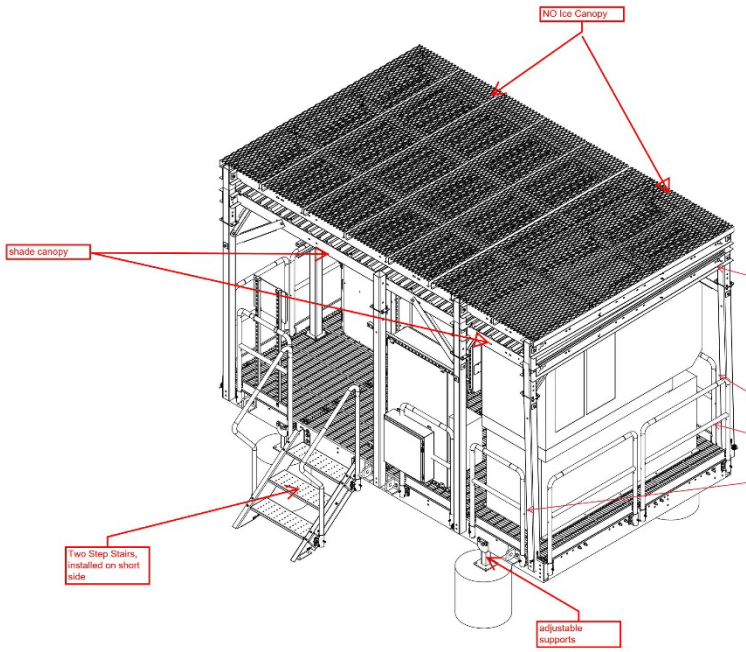

verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
G-1
REVISION:
11


verizon
CROWN CASTLE
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
G-2
REVISION:
11


verizon
180 WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921
CROWN CASTLE
2000 KATY FREEWAY
HOUSTON, TX 77008
VERIZON SITE ID:
453167
VERIZON SITE NAME:
PRO NOUNCE
CROWN BU #: 827652
SK_SPANISH_FORK
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
EXISTING 80' MONOPOLE
ISSUED FOR:
SHEET NUMBER:
G-3
REVISION:
11
1 GROUND BAR DETAIL
SCALE: NOT TO SCALE
2 GROUND CABLE CONNECTION
SCALE: NOT TO SCALE
3 CABLE GROUND KIT CONNECTION
SCALE: NOT TO SCALE
4 GROUND BAR DETAIL
SCALE: NOT TO SCALE
5 GROUNDING BAR INSTALLATION
SCALE: NOT TO SCALE
6 GROUND BAR DETAIL
SCALE: NOT TO SCALE
7 GROUND BAR DETAIL
SCALE: NOT TO SCALE
8 TRANSITION GROUND DETAIL
SCALE: NOT TO SCALE

NOTES:

REVISIONS				
REV.	ECN	DESCRIPTION	BY	DATE
A	8000023851	INITIAL RELEASE	RJC	06/01/17
B	8000023944	MOVED ELEC BOX DOWN	MKC	8/10/17
C	8000023980	ADDED MISSING DIMENSION	MKC	11/29/17



UT4-CHARBONNE

-2 steps in position A

-Shade canopy over equipment and generator

-NO Ice canopy

no shade canopy over generator so not to impede exhaust output

no handrails, infringes on NEC clearance, all sides of generator

ITEM	PART NO.	DESCRIPTION	OPTION A/QTY.	WEIGHT	NOTE NO.
1	VZWA-9-4X16-GLSP-3	9-4X16 BASE INT PLATFORM ASSMBL	1	3308.70 LBS	
2	VZWA-9-4X16-HR-3	SAFETY RAILING-REMOVABLE ROUND TUBULAR 9'-4"X16-3	1	3845.55 LBS	
3	VZWA-9-4X16-SCG-3	SHADED ROOF CANOPY - 9.4' X 16'	1	597.31 LBS	
4	VZWA-9-4X16-ICG-3	ICE SHIELDED ROOF CANOPY - 9'-4' X 16' W/GENERATOR	1	930.89 LBS	
5	MTC3823A	ASSEMBLY, IPDS FIXED FOOT	4	17.61 LBS	
6	760224493	EQUIPMENT CABINET	1	593.84 LBS	
7	760187500	BATTERY CABINET	2	1534.70 LBS	
8	Generac SD030	GENERAC SD030C3	1	3500.00 LBS	

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COMMSCOPE, INC. OF NORTH CAROLINA

TOLERANCES: 0 PLACE X ± .25; 1 PLACE .X ± .12; 2 PLACE XX ± .06; ANGLES ± 2°

SAP MATERIAL MASTER: -

FINISH: GALV A123

MATERIAL: A36, A500, A1011

	NAME	DATE
CE	RJC	06/01/17
RW		
RV		
AD		
RE	TP	06/01/17
CON	8000023851	

TITLE: 9'-4"X16' PLATFORM A&E DRAWING

SCALE: 1:24

DOCUMENT NO: 9-4x16-3

DENSITY	0.26	lbs/in³
MASS	1707.60	lbs
VOLUME	6548.83	in³
SURFACE AREA		in²

HEIGHT

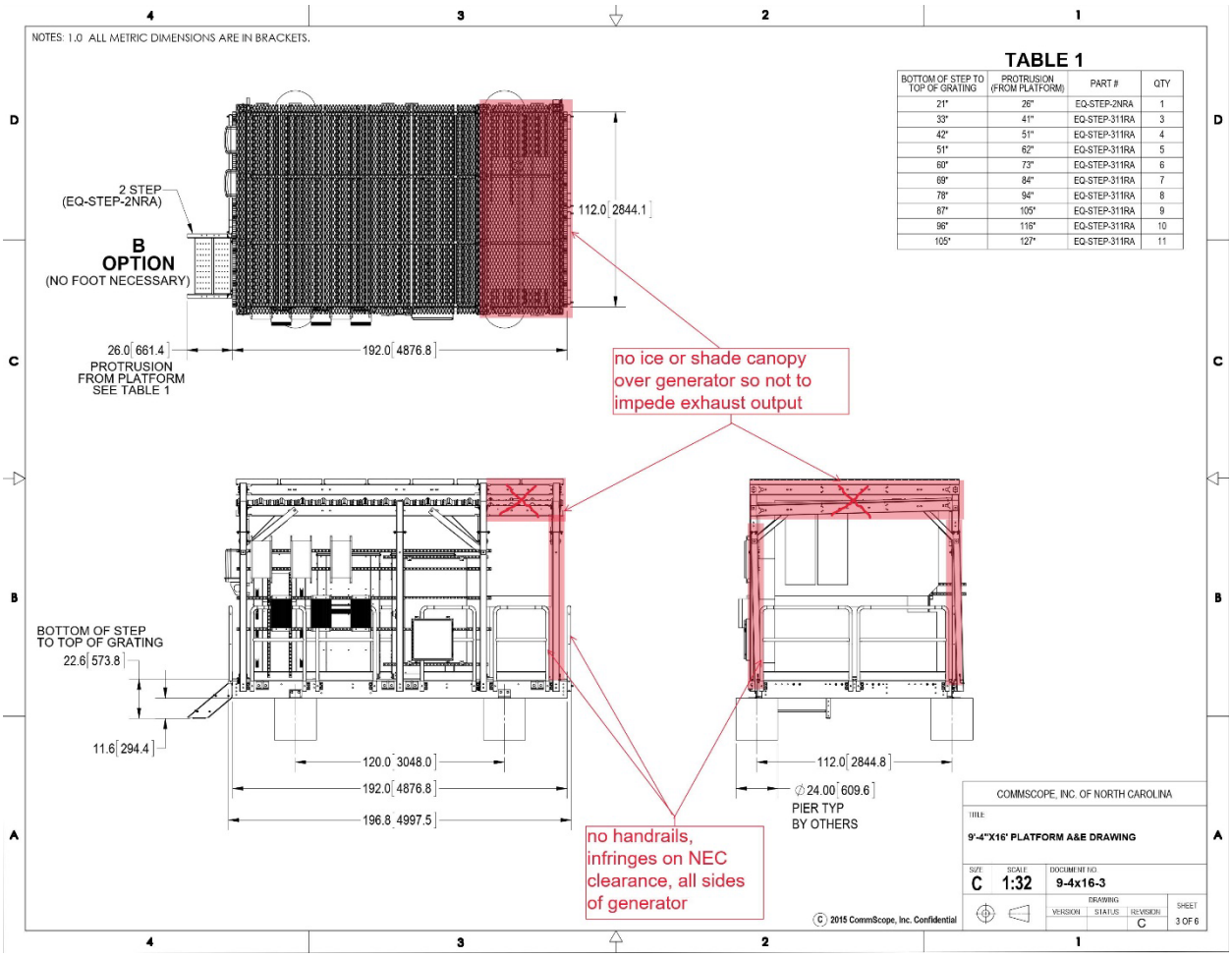
LENGTH

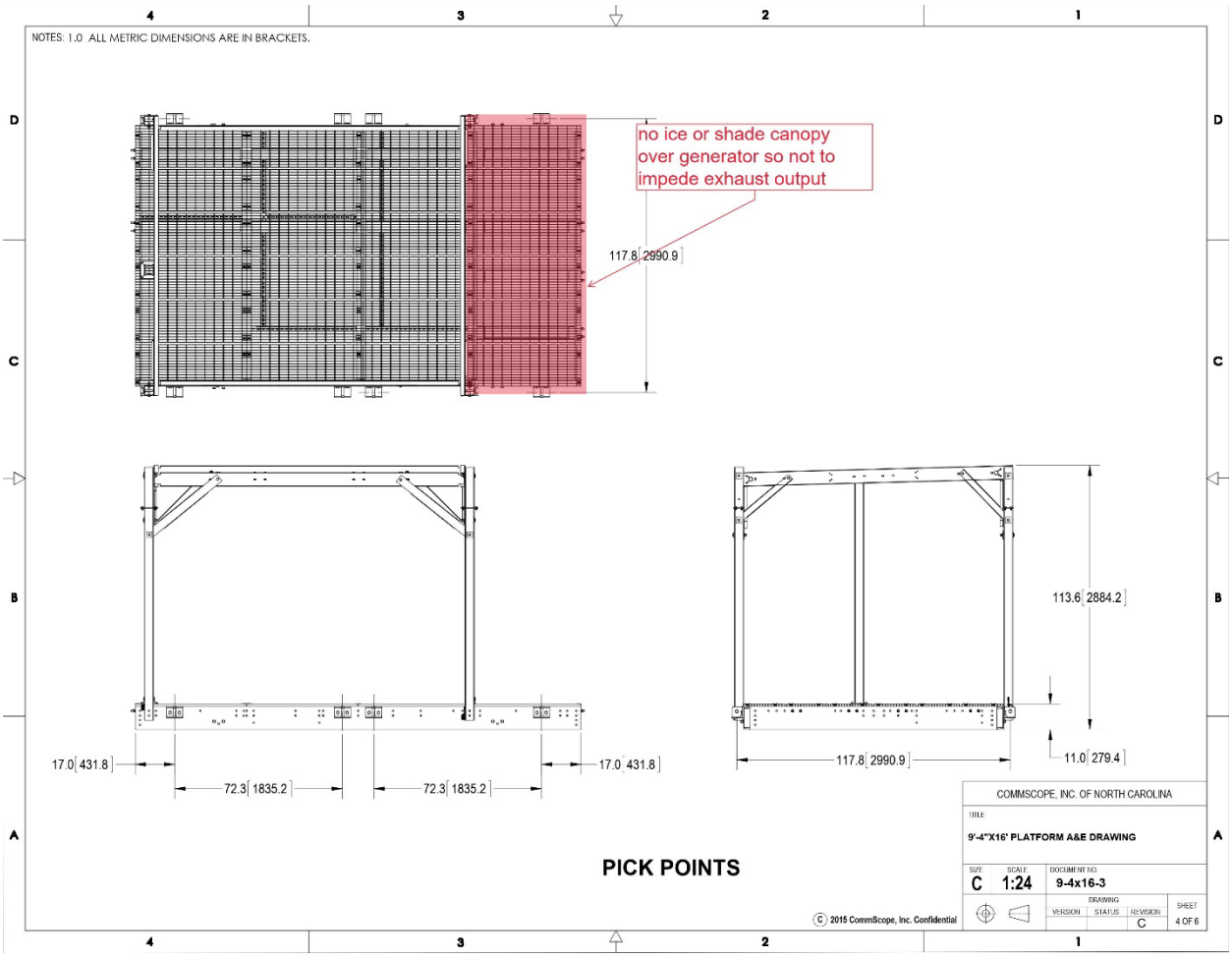
WIDTH

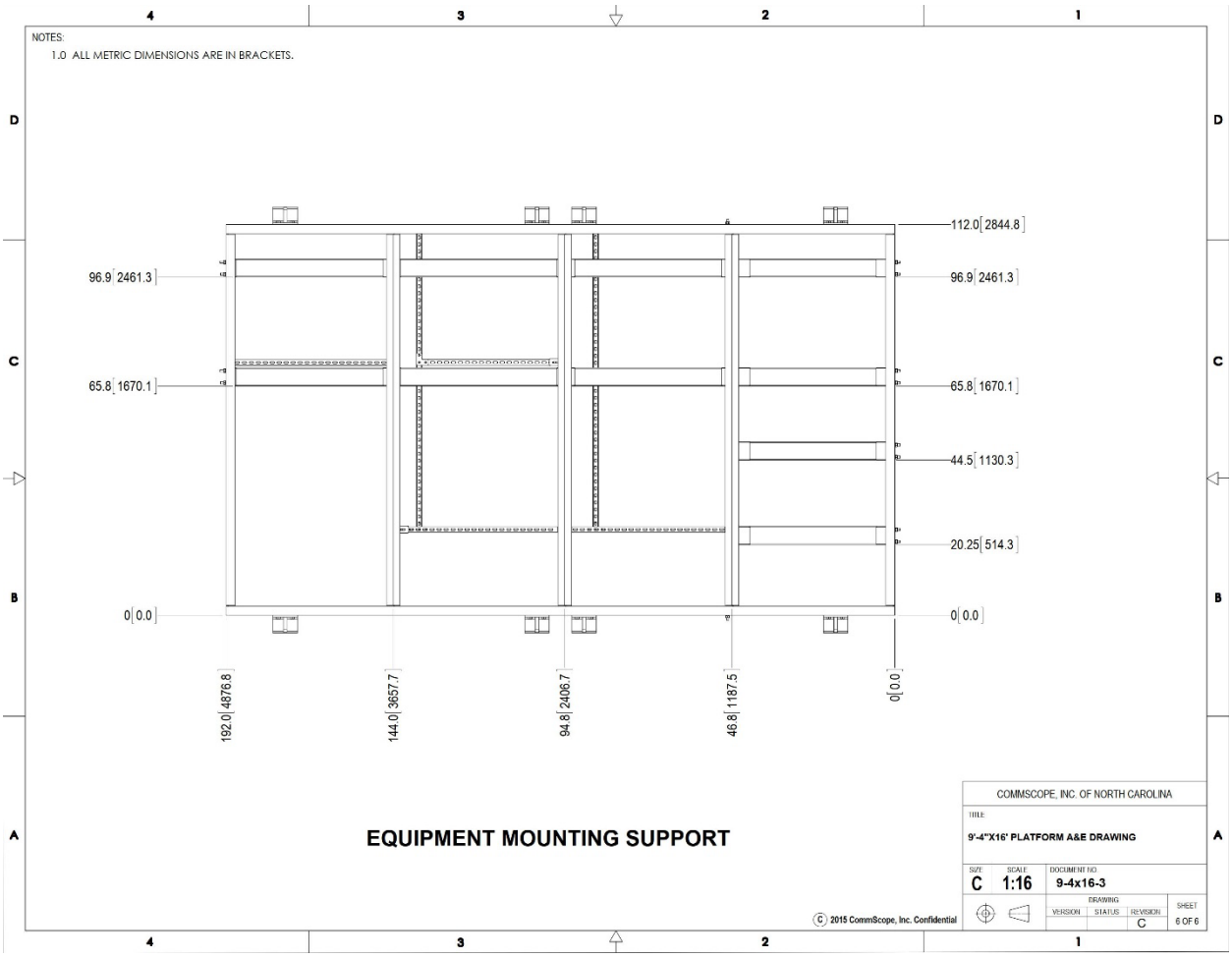
SIZE: C

WORK AREA

MODEL			DRAWING			SHEET
VERSION	STATUS	REVISION	VERSION	STATUS	REVISION	1 OF 6
					C	


NOTES: 1.0 ALL METRIC DIMENSIONS ARE IN BRACKETS.
TABLE 1
BOTTOM OF STEP TO TOP OF GRATING | PROTRUSION (FROM PLATFORM) | PART # | QTY
21" | 26" | EQ-STEP-2NRA | 1
33" | 41" | EQ-STEP-311RA | 3
42" | 51" | EQ-STEP-311RA | 4
51" | 62" | EQ-STEP-311RA | 5
60" | 73" | EQ-STEP-311RA | 6
69" | 84" | EQ-STEP-311RA | 7
78" | 94" | EQ-STEP-311RA | 8
87" | 105" | EQ-STEP-311RA | 9
96" | 116" | EQ-STEP-311RA | 10
105" | 127" | EQ-STEP-311RA | 11
2 STEP (EQ-STEP-2NRA)
B OPTION
(NO FOOT NECESSARY)
112.0 [2844.1]
26.0 [661.4]
PROTRUSION FROM PLATFORM SEE TABLE 1
192.0 [4876.8]
no ice or shade canopy over generator so not to impede exhaust output
BOTTOM OF STEP TO TOP OF GRATING
22.6 [573.8]
11.6 [294.4]
120.0 [3048.0]
192.0 [4876.8]
196.8 [4997.5]
112.0 [2844.8]
∅24.00 [609.6]
PIER TYP BY OTHERS
no handrails, infringes on NEC clearance, all sides of generator
COMMSCOPE, INC. OF NORTH CAROLINA
TITLE: 9'-4"X16' PLATFORM A&E DRAWING
SIZE C
SCALE 1:32
DOCUMENT NO. 9-4x16-3
DRAWING VERSION STATUS REVISION C
SHEET 3 OF 6
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NOTES: 1.0 ALL METRIC DIMENSIONS ARE IN BRACKETS.
no ice or shade canopy over generator so not to impede exhaust output
117.8 [2990.9]
113.6 [2884.2]
17.0 [431.8]
72.3 [1835.2]
72.3 [1835.2]
17.0 [431.8]
117.8 [2990.9]
11.0 [279.4]
PICK POINTS
© 2015 CommScope, Inc. Confidential
COMMSCOPE, INC. OF NORTH CAROLINA
TITLE:
9'-4"X16' PLATFORM A&E DRAWING
SIZE C
SCALE 1:24
DOCUMENT NO. 9-4x16-3
VERSION
STATUS
REVISION C
SHEET 4 OF 6


NOTES:
1.0 ALL METRIC DIMENSIONS ARE IN BRACKETS.
112.0 [2844.8]
96.9 [2461.3]
65.8 [1670.1]
44.5 [1130.3]
20.25 [514.3]
0 [0.0]
192.0 [4876.8]
144.0 [3657.7]
94.8 [2406.7]
46.8 [1187.5]
EQUIPMENT MOUNTING SUPPORT
COMMSCOPE, INC. OF NORTH CAROLINA
9'-4"X16' PLATFORM A&E DRAWING
SIZE C
SCALE 1:16
DOCUMENT NO. 9-4x16-3
VERSION STATUS REVISION C
SHEET 6 OF 6
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FOUNDATION DESIGN

DIAM.	EMBED. DEPTH	PROJ. ABOVE GRADE	OVERALL LENGTH	CONCRETE VOLUME (CU. YDS.)	VERTICAL R/F		#3 TIES		
					SIZE	QTY	SECTION	QTY	SPACING
2'-0"	11'-0"	1'-0"	12'-0"	1.40	#4	6	SP1	3	0"-3"
							SP2	3	0"-6"
							SP3	10	0"-12"

1. ANCHOR BOLTS TO BE EMBEDDED THROUGH FOUNDATION CENTROID.
2. QUANTITIES PROVIDED ARE PER EACH CASSION FOUNDATION.
3. FOUNDATION DESIGN BASED ON GEOTECHNICAL REPORT BY J&J ENVIRONMENTAL ENGINEERING, PROJECT NUMBER 15143, DATED NOVEMBER 3, 2005.

ANCHOR BOLT DESIGN

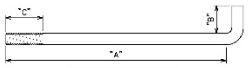
HOT- DIP GALVANIZED ANCHOR BOLT								HEAVY HEX NUT		
Ø	"A"	"B"	"C"	QTY	GRADE	MIN. EMBED.	MAX. PROJ.	SIZE	GRADE	QTY
¾"	24"	3"	4"	16	F1554-55	21"	4"	¾"	ASTM A563	48

GAP BETWEEN BOTTOM OF LEVELING NUT AND TOP OF FINISHED CONCRETE SHALL NOT EXCEED ¾".

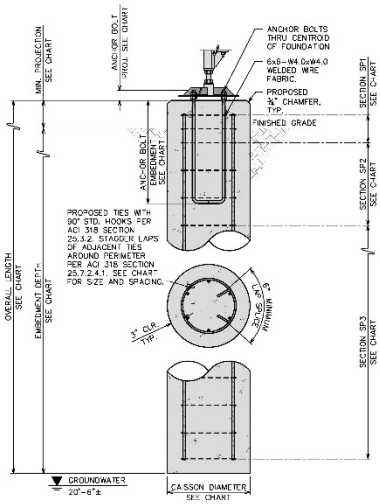
FACTORED DESIGN REACTIONS

MOMENT	0.00 KIP-FT
AXIAL	14.83 KIPS
SHEAR	2.21 KIPS

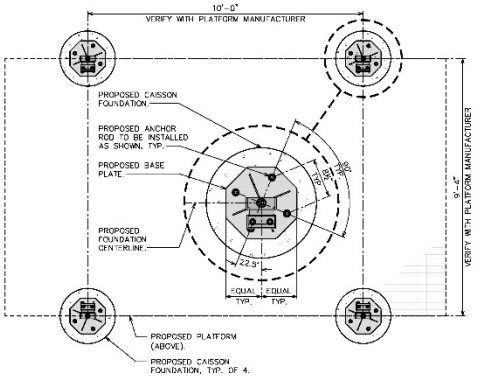
PLATFORM DESIGN REACTIONS OBTAINED FROM PLATFORM ANALYSIS FOR PLATFORM 9-4X16-S BY VERIZON WIRELESS, DATED 01/25/17.



ANCHOR BOLT
SCALE: N.T.S.



FOUNDATION ELEVATION DETAIL
SCALE: N.T.S.



FOUNDATION PLAN VIEW
SCALE: N.T.S.

PLANS PREPARED FOR:
verizon
18D WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921

PROJECT INFORMATION:
PRO NOUNCE
SITE #: 453167
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
(UTAH COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:
PROFESSIONAL ENGINEER
No. 10318105-2203
RONALD E. GLOVER, JR
STATE OF UTAH
05/16/23

REV	DATE	ISSUED FOR:
0	05/17/23	FOUNDATION DRAWINGS

DRAWN BY: JWB CHECKED BY: RAG

SHEET TITLE:
FOUNDATION DETAILS

SHEET NUMBER: **S-1**
REVISION: **0**
TEP# 03315.13.006787

GENERAL NOTES:

1. ALL REFERENCES TO THE OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED VERIZON OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGEABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF UTAH.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE.
4. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
5. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERSEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
6. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
7. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATION. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
8. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
10. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE WITH/WITH CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
11. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
12. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THIS PROJECT FROM ALL APPLICABLE GOVERNMENTAL AGENCIES.
13. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
14. ALL MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR/OWNER. CONTRACTOR/OWNER SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
15. THE CONTRACTOR SHALL REMOVE (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUB-GRADE IN ITS PRESENT STATE. AFTER REMOVING, IF THE MATERIAL IS/WERE UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUB-GRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFT MATERIAL SHALL BE REMOVED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN SERVICEABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL TOWER DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

FOUNDATION NOTES:

GENERAL NOTES:

1. FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWLEDGEABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICES AND IN A GOOD WORKMANLIKE MANNER.
2. THE FOUNDATION DESIGN IS IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL ENGINEERING PRINCIPLES AND PRACTICES WITHIN THE LIMITS OF THE GEOTECHNICAL DATA PROVIDED.
3. THE FOUNDATION DESIGN ASSUMES FIELD INSPECTIONS WILL BE PERFORMED TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS, AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON THE CONDITIONS AT THE SITE.
4. THE FOUNDATION DESIGN ASSUMES NO CONSTRUCTION JOINTS.

FOUNDATION TOLERANCE:

1. CONCRETE DIMENSIONS: PLUS OR MINUS 1".
2. DEPTH OF FOUNDATION: PLUS 3", MINUS 0".
3. REINFORCING STEEL PLACEMENT: PLUS OR MINUS ½" INCLUDING CONCRETE COVER.

EXCAVATION / EARTHWORK:

1. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND SAFETY REGULATIONS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION, AND UTILITIES SHALL BE ESTABLISHED PRIOR TO BEGINNING WORK.
2. THE SIDES OF THE EXCAVATION SHALL BE ROUGH AND FREE OF LOOSE CUTTINGS.
3. LOOSE MATERIAL TO BE REMOVED FROM THE BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT.
4. BACKFILL TO BE CLEAN AND CLEAR OF DELETERIOUS MATERIALS.
5. BACKFILL TO ACHIEVE A 95% PROCTOR CONDITION OF 90 PCF.
6. DRILLING FLUID, IF USED, SHALL BE FULLY DISPLACED BY CONCRETE AND SHALL NOT BE DETRIMENTAL TO CONCRETE OR SURROUNDING SOIL. CONTAMINATED CONCRETE SHALL BE REMOVED AND REPLACED WITH FRESH CONCRETE.

FOUNDATION NOTES:

REINFORCING STEEL:

1. THE REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. IT SHALL BE DEFORMED BILLET STEEL AND SPLICES SHALL NOT BE ALLOWED UNLESS OTHERWISE NOTED.
2. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
3. REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING AND THROUGHOUT PLACEMENT OF CONCRETE. WHEN TEMPORARY CASING IS UTILIZED, BRACING SHALL BE ADEQUATE TO RESIST FORCES OCCURRING FROM FLOWING CONCRETE DURING CASING EXTRACTION.
4. SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF TIEBACK REINFORCING TO ENSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
5. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3" UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO ENSURE A 3" MINIMUM COVER ON REINFORCEMENT.
6. THE CONCRETE COVER FROM THE TOP AND BOTTOM OF THE FOUNDATION TO THE ENDS OF THE VERTICAL REINFORCEMENT SHALL NOT EXCEED 4" NOR BE LESS THAN 2".
7. REINFORCING STEEL SHALL BE DETAILED, FABRICATED, SENT, AND PLACED IN ACCORDANCE WITH THE CRSI MANUAL OF STANDARD PRACTICE AND THE ACI 315 (LATEST EDITION).

CONCRETE:

1. WORK SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 301 SPECIFICATIONS FOR STRUCTURAL CONCRETE (LATEST EDITION). ALL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500 PSI.
3. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI-318 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE.
4. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS. INFILTRATION OF WATER, SOIL, OR OTHER OCCURRENCES THAT MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
5. FIRST FAIL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING THE SIDES OF THE EXCAVATION, FORMWORK, REINFORCING BARS, FORM TIES, CASE BRACING, OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
6. PREPARE AND SUBMIT BATCH TICKETS FOR EACH TYPE AND STRENGTH OF CONCRETE.
7. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE.
8. THE TARGET SLUMP SHALL BE 4" OR AS DETERMINED BY THE CONTRACTOR AND SUPPLIER FOR PROPER PLACEMENT. TARGET SLUMP AND TOLERANCE SHALL BE INCLUDED IN THE MIX DESIGN SUBMITTAL. ACCEPTANCE OF PROPOSED SLUMP SHALL BE OBTAINED FROM THE ENGINEER PRIOR TO CONSTRUCTION. SLUMP SHALL CONFORM TO ASTM C94 AND MEET THE FOLLOWING TOLERANCES:

SLUMP	TOLERANCE
A. 3" AND LESS	±1"
B. MORE THAN 3" THROUGH 4"	±1"
C. MORE THAN 4"	±1 1/2"

9. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.
10. CEMENT SHALL CONFORM TO ASTM C 150 TYPE I. FINE AGGREGATE SHALL CONFORM TO ASTM C33. COARSE AGGREGATE SHALL BE GRAVEL OR CRUSHED STONE CONFORMING TO ASTM C33. NOMINAL MAXIMUM AGGREGATE SIZE SHALL BE ¾".
11. THE MAXIMUM WATER / CEMENT RATIO SHALL BE 0.45.
12. WATER SHALL BE CLEAN AND FREE FROM OILS, ACIDS, ALKALIES, AND ORGANIC MATERIALS. NO ADDITIONAL WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
13. DO NOT USE CHLORIDE-CONTAINING ADMIXTURES.
14. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
15. HOT WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 305R. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.1.
16. CONCRETE SHALL BE PLACED WITHIN 24 HOURS OF EXCAVATION INSPECTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXPOSED EXCAVATIONS PRIOR TO CONCRETE PLACEMENT.
17. PLACE CONCRETE BY USING A CHUTE OR HOPPER DEVICE SUCH THAT CONCRETE SHALL NOT FREE FALL FROM A HEIGHT GREATER THAN 5 FEET. DEPOSIT CONCRETE WITHIN THE CENTER OF THE STEEL REINFORCING CAGE TO PREVENT SEGREGATION.
18. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT IN ACCORDANCE WITH ACI 309R. DO NOT USE VIBRATORS TO TRANSPORT CONCRETE.
19. CONCRETE SHALL BE CURED IN ACCORDANCE WITH ACI 301. WHEN APPLICABLE, CURING COMPOUNDS SHALL BE WATER CLEAR, STYRENE ACRYLATE TYPE WITH A MINIMUM SOLIDS CONTENT OF 30%. APPLICATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
20. ALL CONCRETE TESTING SHALL BE IN ACCORDANCE WITH ACI 318. A MINIMUM OF TWO 6"x12" CONCRETE CYLINDERS PER ANCHOR BLOCK AND A MINIMUM OF SIX 6"x12" CYLINDERS PER BATCH REQUIRED.
21. FOR CAISSON FOUNDATIONS, A TEMPORARY PROTECTIVE STEEL CASING MAY BE REQUIRED TO KEEP THE SHAFT OPEN DURING CONSTRUCTION AND INSPECTIONS PRIOR TO PLACING CONCRETE. THIS CASING SHOULD BE EXTRACTED AS THE CONCRETE IS PLACED.

FINISHING:

1. THE TOP OF THE FOUNDATION SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISH.
2. THE EXPOSED EDGES OF THE CONCRETE SHALL BE CHAMFERED ¾" x ¾".

PLANS PREPARED FOR:
verizon
18D WASHINGTON VALLEY ROAD
BEDMINSTER, NJ 07921

PROJECT INFORMATION:
PRO NOUNCE
SITE #: 453167
617 SOUTH 1150 EAST
SPANISH FORK, UT 84660
(UTAH COUNTY)

PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
OFFICE: (919) 661-6351
www.tepgroup.net

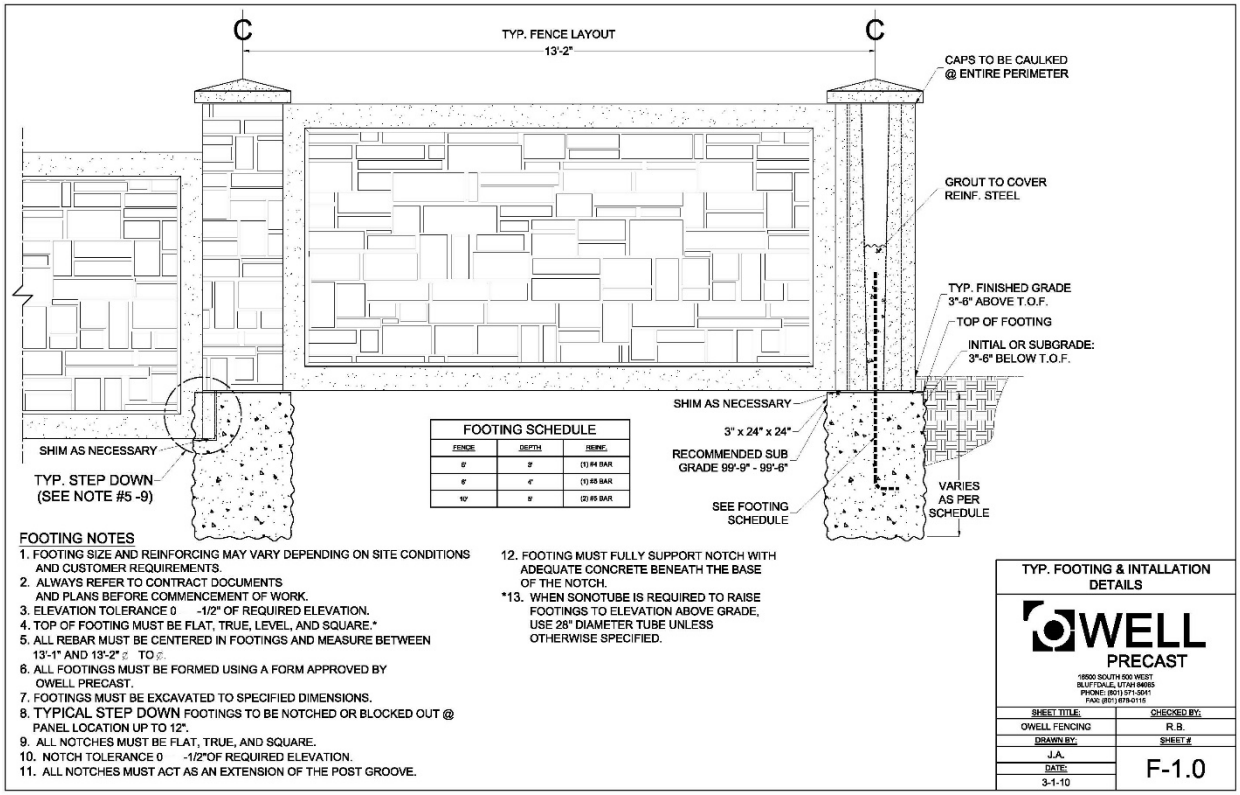
SEAL:
PROFESSIONAL ENGINEER
No. 10318105-2203
RONALD E. GLOVER, JR
STATE OF UTAH
05/16/23

REV	DATE	ISSUED FOR:
0	05/17/23	FOUNDATION DRAWINGS

DRAWN BY: JWB CHECKED BY: RAG

SHEET TITLE:
FOUNDATION NOTES

SHEET NUMBER: **S-2**
REVISION: **0**
TEP# 03315.13.006787



FOOTING SCHEDULE		
FENCE	DEPTH	REINF.
8'	3'	(1) #4 BAR
8'	4'	(1) #5 BAR
10'	3'	(2) #5 BAR

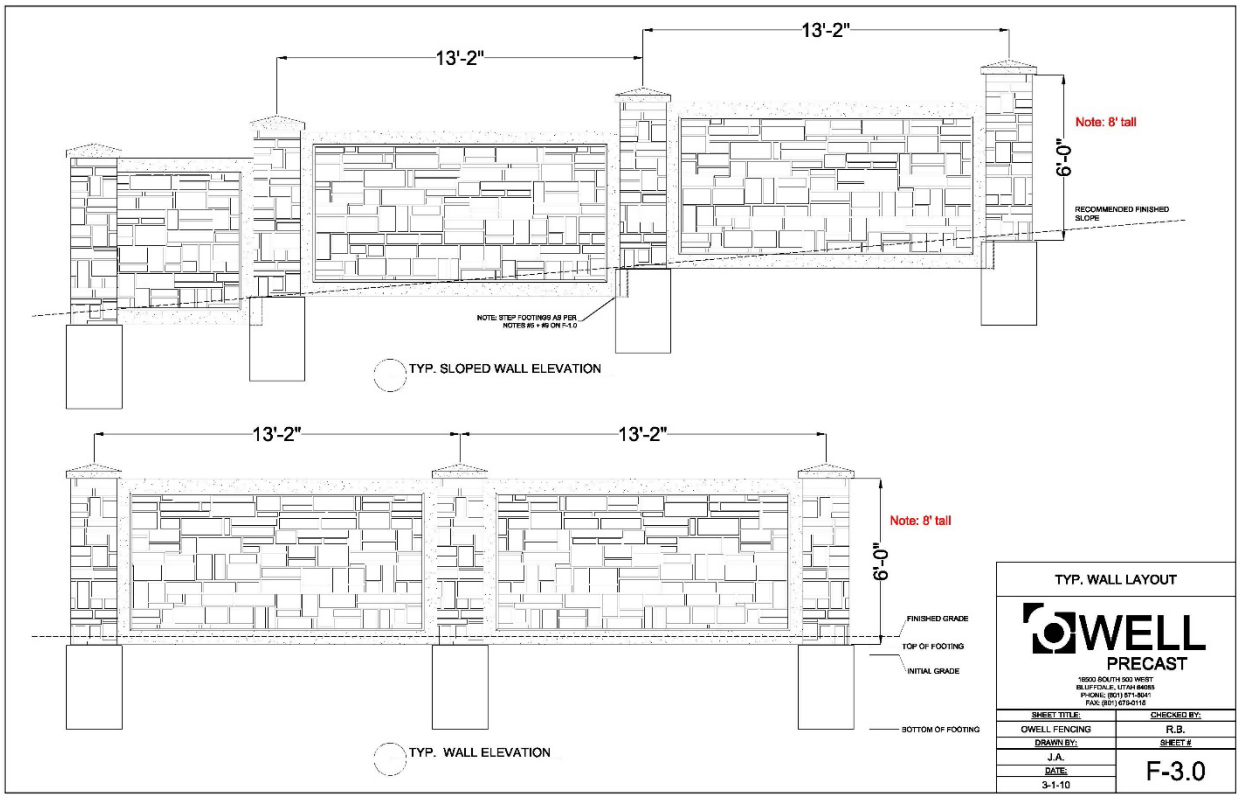
FOOTING NOTES

1. FOOTING SIZE AND REINFORCING MAY VARY DEPENDING ON SITE CONDITIONS AND CUSTOMER REQUIREMENTS.
2. ALWAYS REFER TO CONTRACT DOCUMENTS AND PLANS BEFORE COMMENCEMENT OF WORK.
3. ELEVATION TOLERANCE 0 -1/2" OF REQUIRED ELEVATION.
4. TOP OF FOOTING MUST BE FLAT, TRUE, LEVEL, AND SQUARE.*
5. ALL REBAR MUST BE CENTERED IN FOOTINGS AND MEASURE BETWEEN 13'-1" AND 13'-2" ℄ TO ℄
6. ALL FOOTINGS MUST BE FORMED USING A FORM APPROVED BY OWELL PRECAST.
7. FOOTINGS MUST BE EXCAVATED TO SPECIFIED DIMENSIONS.
8. TYPICAL STEP DOWN FOOTINGS TO BE NOTCHED OR BLOCKED OUT @ PANEL LOCATION UP TO 12".
9. ALL NOTCHES MUST BE FLAT, TRUE, AND SQUARE.
10. NOTCH TOLERANCE 0 -1/2"OF REQUIRED ELEVATION.
11. ALL NOTCHES MUST ACT AS AN EXTENSION OF THE POST GROOVE.
12. FOOTING MUST FULLY SUPPORT NOTCH WITH ADEQUATE CONCRETE BENEATH THE BASE OF THE NOTCH.
*13. WHEN SONOTUBE IS REQUIRED TO RAISE FOOTINGS TO ELEVATION ABOVE GRADE, USE 28" DIAMETER TUBE UNLESS OTHERWISE SPECIFIED.

TYP. FOOTING & INTALLATION DETAILS

OWELL PRECAST
*8500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-3041
FAX: (801) 679-0116

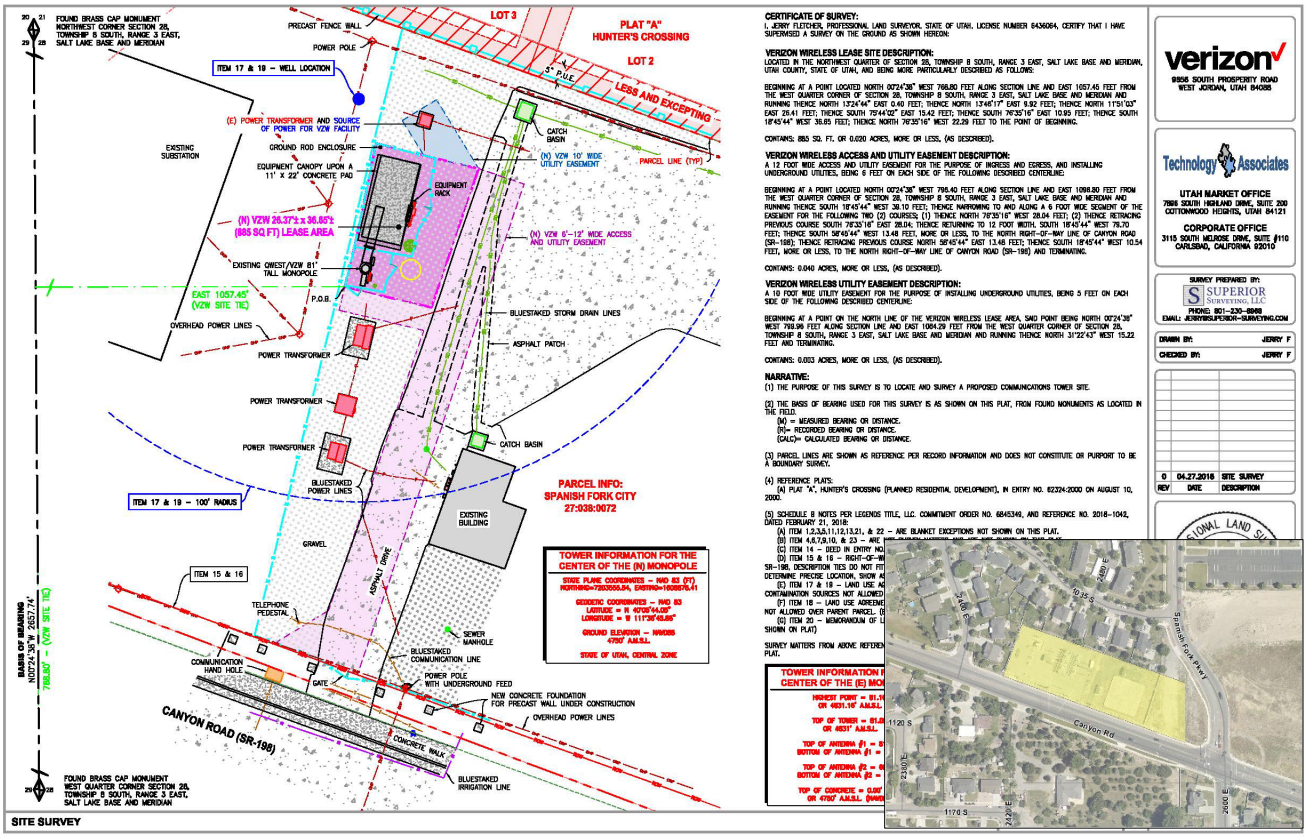
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OWELL FENCING	R.B.
DRAWN BY:	SHEET #
J.A.	F-1.0
DATE:	
3-1-10	



TYP. WALL LAYOUT

OWELL PRECAST
*8500 SOUTH 500 WEST
BLUFFDALE, UTAH 84065
PHONE: (801) 571-3041
FAX: (801) 679-0116

SHEET TITLE:	CHECKED BY:
OWELL FENCING	R.B.
DRAWN BY:	SHEET #
J.A.	F-3.0
DATE:	
3-1-10	



Canyon Road Verizon Cell Tower Conditional Use Permit Request

May 17, 2023, Development Review Committee meeting.

Located at 2505 East Canyon Road, including 885 square feet.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use Permit for an addition of equipment be approved.

Key Issues

1. Construction Impact.

Recommendation

Staff recommends that the proposed Conditional Use be approved based on the following finding and subject to the following condition:

Finding

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

Condition

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant notifies the Power Department prior to work commencing.
3. That work hours be limited to 8 am to 6 pm.

Exhibits

1. Proposed site plan.

verizon

PRO - CRASTINATE

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9858 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
2505 EAST CANYON ROAD
SPANISH FORK, UTAH 84660

LATITUDE AND LONGITUDE:
N 40°07'44.02", W 111°36'45.08"

ZONING JURISDICTION:
SPANISH FORK CITY

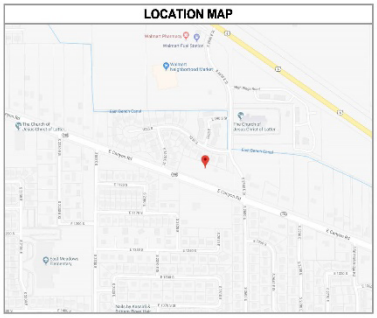
PROJECT DESCRIPTION:
THIS IS AN EXISTING VZW UNMANNED COMMUNICATIONS FACILITY, VZW IS PROPOSING TO UPGRADE THIS SITE AND RE-LOCATE THE EXISTING MONOPOLE TO ACCOMMODATE THESE EQUIPMENT UPGRADES

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
SPANISH FORK CITY POWER AND LIGHT

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UTAH CODE COMPLIANCE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF INTERNATIONAL BUILDING CODE (2018 IBC) AND NATIONAL ELECTRIC CODE (2020 NEC), ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL BUILDING CODES, ORDINANCES, RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT, SHALL APPLY THROUGHOUT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES CO., INC
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101
CONTACT: DAKOTA HANKS
PHONE: 801-651-4789

DRIVING DIRECTIONS

FROM THE VZW WEST JORDAN OFFICES, TAKE MOUNTAIN VIEW CORRIDOR SOUTH TO I-15, THEN I-15 SOUTH FOR 31 MILES TO EXIT #257 (I-4 FOR U.S. HWY 6 IN SPANISH FORK. CONTINUE SOUTHEAST ON U.S. HWY 6 FOR 2.7 MILES TO 2550 EAST. TURN RIGHT AND HEAD SOUTH FOR 0.3 MILES TO CANYON ROAD. TURN RIGHT AND HEAD NORTHWEST FOR 500 FEET TO THE WATER FACILITY PROPERTY JUST EAST OF THE RMP SUBSTATION. THERE IS A VZW COMBO ON THE ACCESS GATES FOR ACCESS.

UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG

verizon
9858 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #208
CARLSBAD, CALIFORNIA 92010

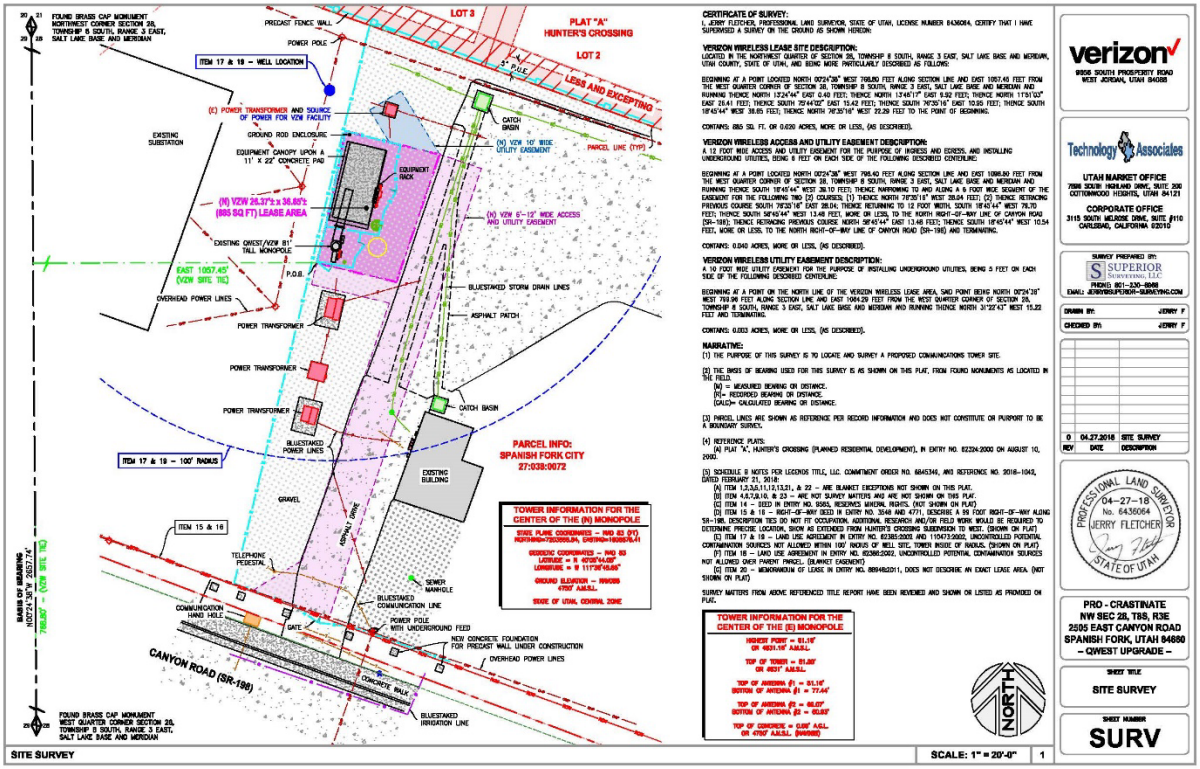
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CHECKED BY: DAKOTA H

REV	DATE	DESCRIPTION
0	06.16.2018	ZONING DRAWINGS

PRO - CRASTINATE
NW SEC 28, T6S, R3E
2505 EAST CANYON ROAD
SPANISH FORK, UTAH 84660
– QWEST UPGRADE –

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100



CERTIFICATE OF SURVEY:

I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 8436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 00°24'38" WEST 769.60 FEET ALONG SECTION LINE AND EAST 1057.45 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 13°24'44" EAST 0.40 FEET; THENCE NORTH 13°48'17" EAST 9.82 FEET; THENCE NORTH 11°51'02" EAST 20.41 FEET; THENCE SOUTH 79°44'02" EAST 15.42 FEET; THENCE SOUTH 79°35'16" EAST 10.85 FEET; THENCE SOUTH 10°45'44" WEST 36.85 FEET; THENCE NORTH 79°35'16" WEST 22.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: 885 SQ. FT. OR 0.020 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:

A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS, AND INSTALLING UNDERGROUND UTILITIES, BEING 6 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LOCATED NORTH 00°24'38" WEST 798.40 FEET ALONG SECTION LINE AND EAST 1086.80 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 10°45'44" WEST 36.10 FEET; THENCE NARROWING TO AND ALONG A 6 FOOT WIDE SEGMENT OF THE EASEMENT FOR THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTH 79°35'16" WEST 39.84 FEET; (2) THENCE RETRACING PREVIOUS COURSE SOUTH 79°35'16" EAST 39.84; THENCE RETURNING TO 12 FOOT WIDTH, SOUTH 10°45'44" WEST 78.70 FEET; THENCE SOUTH 58°45'44" WEST 13.48 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (SR-198); THENCE RETRACING PREVIOUS COURSE NORTH 58°45'44" EAST 13.48 FEET; THENCE SOUTH 10°45'44" WEST 10.54 FEET, MORE OR LESS, TO THE NORTH RIGHT-OF-WAY LINE OF CANYON ROAD (SR-198) AND TERMINATING.

CONTAINS: 0.040 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:

A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE NORTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING NORTH 00°24'38" WEST 769.96 FEET ALONG SECTION LINE AND EAST 1064.29 FEET FROM THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 31°22'43" WEST 15.23 FEET AND TERMINATING.

CONTAINS: 0.003 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:

(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(M) = MEASURED BEARING OR DISTANCE.
(R)= RECORDED BEARING OR DISTANCE.
(CALC)= CALCULATED BEARING OR DISTANCE.

(3) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE OR PURPORT TO BE A BOUNDARY SURVEY.

(4) REFERENCE PLATS:
(A) PLAT "A", HUNTER'S CROSSING (PLANNED RESIDENTIAL DEVELOPMENT), IN ENTRY NO. 82224:2000 ON AUGUST 10, 2000.

(5) SCHEDULE B NOTES PER LEGENDS TITLE, LLC. COMMITMENT ORDER NO. 6845340, AND REFERENCE NO. 2018-1042, DATED FEBRUARY 21, 2018:
(A) ITEM 1,3,6,11,13,21, & 22 – ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(B) ITEM 4,5,7,8,9,10, & 23 – ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(C) ITEM 14 – DEED IN ENTRY NO. 9983, RESERVES MINERAL RIGHTS, (NOT SHOWN ON PLAT)
(D) ITEM 15 & 16 – RIGHT-OF-WAY DEED IN ENTRY NO. 3048 AND 4771, DESCRIBE A 99 FOOT RIGHT-OF-WAY ALONG SR-198, DESCRIPTION TIES DO NOT FIT OCCUPATION. ADDITIONAL RESEARCH AND/OR FIELD WORK WOULD BE REQUIRED TO DETERMINE PRECISE LOCATION, SHOW AS EXTENDED FROM HUNTER'S CROSSING SUBDIVISION TO WEST. (SHOWN ON PLAT)
(E) ITEM 17 & 18 – LAND USE AGREEMENT IN ENTRY NO. 83385:2005 AND 115473:2002, UNCONTROLLED POTENTIAL CONTAMINATION SOURCES NOT ALLOWED WITHIN 100' RADIUS OF WELL SITE, TOWER INSIDE OF RADIUS. (SHOWN ON PLAT)
(F) ITEM 18 – LAND USE AGREEMENT IN ENTRY NO. 82386:2002, UNCONTROLLED POTENTIAL CONTAMINATION SOURCES NOT ALLOWED OVER PARENT PARCEL. (BLANKET EASEMENT)
(G) ITEM 20 – MEMORANDUM OF LEASE IN ENTRY NO. 88948:2011, DOES NOT DESCRIBE AN EXACT LEASE AREA. (NOT SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

verizon
9858 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
7686 SOUTH HIGHLAND DRIVE, SUITE 200
COTTONWOOD HEIGHTS, UTAH 84121

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR Surveying, LLC
PHONE: 801-330-8068
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F
CHECKED BY: JERRY F

REV	DATE	DESCRIPTION
0	04.27.2018	SITE SURVEY

PROFESSIONAL LAND SURVEYOR
04-27-18
No. 8436064
JERRY FLETCHER
STATE OF UTAH

PRO - CRASTINATE
NW SEC 28, T6S, R3E
2505 EAST CANYON ROAD
SPANISH FORK, UTAH 84660
– QWEST UPGRADE –

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

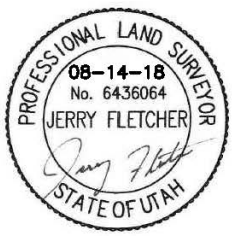
ACCURACY CODES:

HORIZONTAL		VERTICAL	
Code	Tolerance	Code	Tolerance
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

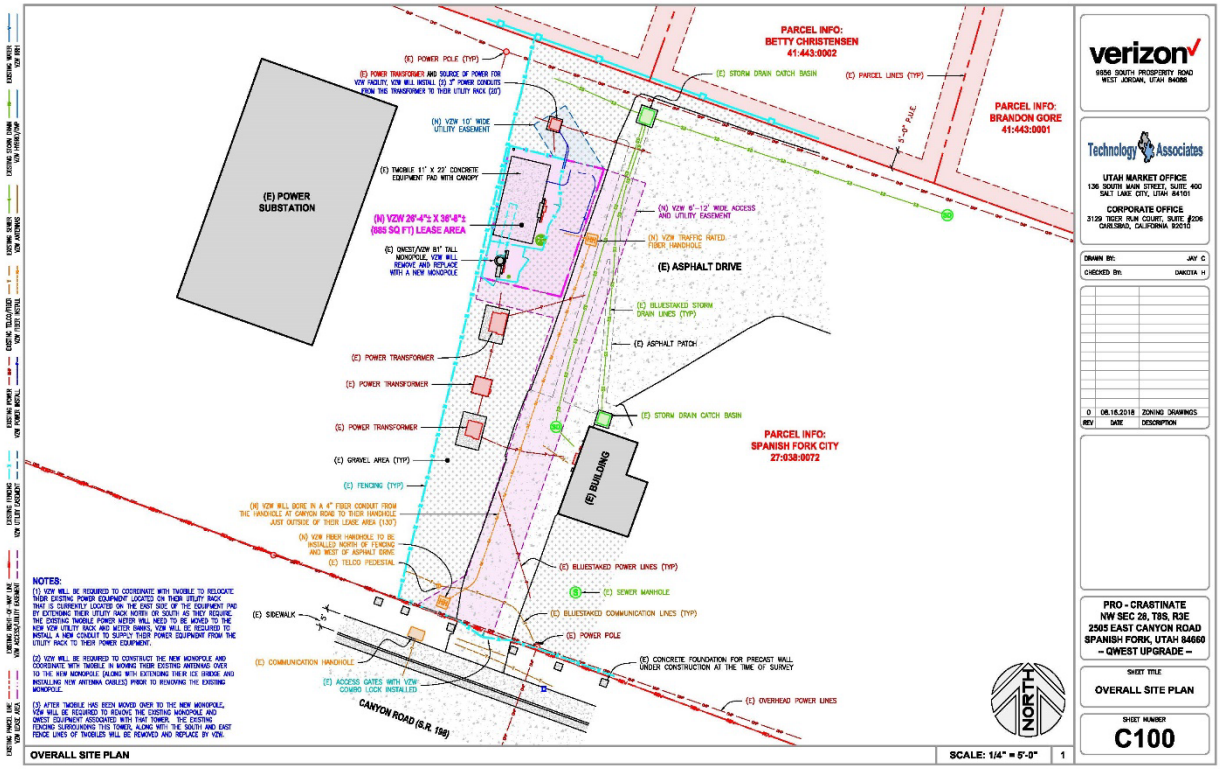
Date: AUGUST 14, 2018

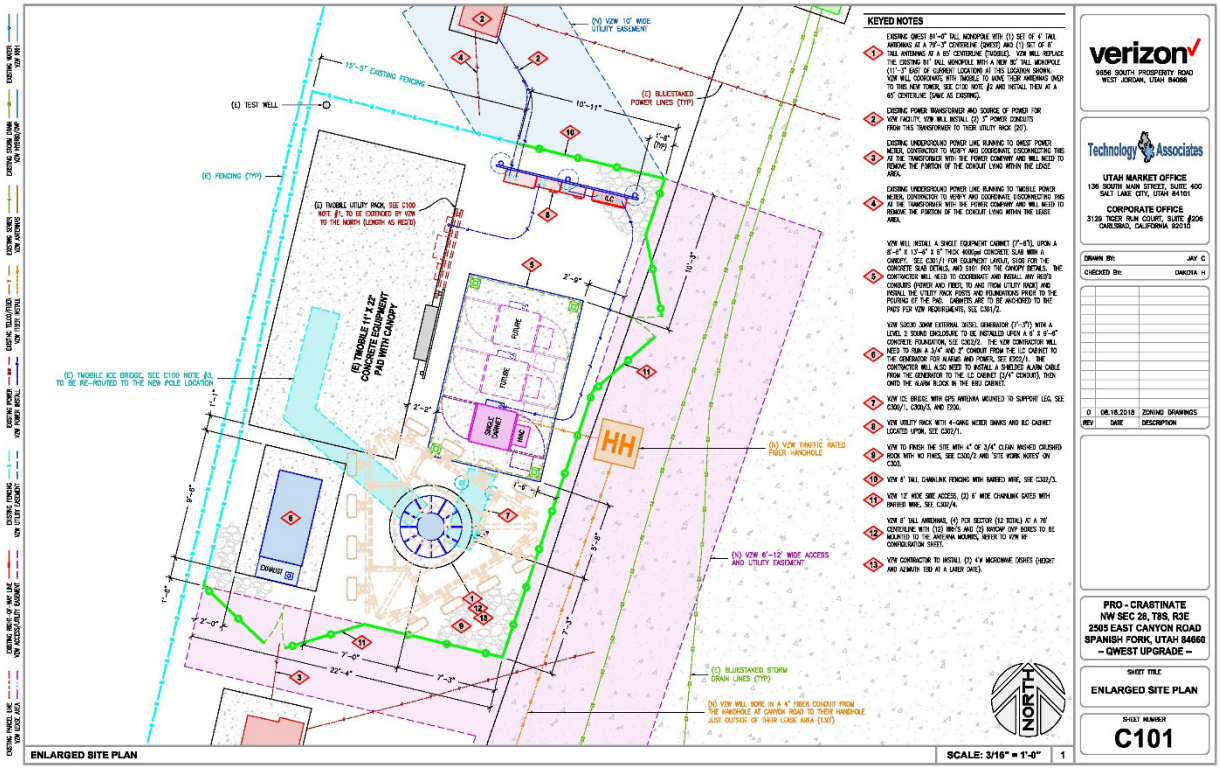
Re: PRO - CRASTINATE
NW 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°05'44.05", and the longitude of W 111°36'45.88", are accurate to within 15 feet horizontally and the site elevation of 4750 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor: _____
1-A FAA Letter Jerry Fletcher, Utah LS no. 6436064


PARCEL INFO:
BETTY CHRISTENSEN
41:443:0002
PARCEL INFO:
BRANDON GORE
41:443:0001
PARCEL INFO:
SPANISH FORK CITY
27:038:0072
(E) POWER SUBSTATION
(N) VZW 26'-4"± X 36'-8"±
(965 SQ FT) LEASE AREA
(E) ASPHALT DRIVE
(E) BUILDING
(E) POWER POLE (TYP)
(E) POWER TRANSFORMER AND SOURCE OF POWER FOR VZW FACILITY. VZW WILL INSTALL (2) 3" POWER CONDUITS FROM THIS TRANSFORMER TO THEIR UTILITY RACK (20')
(N) VZW 10' WIDE UTILITY EASEMENT
(E) TWOBILE 11' X 23' CONCRETE EQUIPMENT PAD WITH CANOPY
(E) QWEST/VZW 81' TALL MONOPOLE, VZW WILL REMOVE AND REPLACE WITH A NEW MONOPOLE
(N) VZW 6'-12" WIDE ACCESS AND UTILITY EASEMENT
(N) VZW TRAFFIC RATED FIBER HANDHOLE
(E) BLUESTAKED STORM DRAIN LINES (TYP)
(E) ASPHALT PATCH
(E) POWER TRANSFORMER
(E) POWER TRANSFORMER
(E) POWER TRANSFORMER
(E) STORM DRAIN CATCH BASIN
(E) GRAVEL AREA (TYP)
(E) FENCING (TYP)
(N) VZW WILL BORE IN A 4" FIBER CONDUIT FROM THE HANDHOLE AT CANYON ROAD TO THEIR HANDHOLE JUST OUTSIDE OF THEIR LEASE AREA (130')
(N) VZW FIBER HANDHOLE TO BE INSTALLED NORTH OF FENCING AND WEST OF ASPHALT DRIVE
(E) TELCO PEDESTAL
(E) BLUESTAKED POWER LINES (TYP)
(E) SEWER MANHOLE
(E) SIDEWALK
(E) BLUESTAKED COMMUNICATION LINES (TYP)
(E) POWER POLE
(E) COMMUNICATION HANDHOLE
(E) CONCRETE FOUNDATION FOR PRECAST WALL UNDER CONSTRUCTION AT THE TIME OF SURVEY
(E) ACCESS GATES WITH VZW COMBO LOCK INSTALLED
(E) OVERHEAD POWER LINES
CANYON ROAD (S.R. 198)
NOTES:
(1) VZW WILL BE REQUIRED TO COORDINATE WITH TWOBILE TO RELOCATE THEIR EXISTING POWER EQUIPMENT LOCATED ON THEIR UTILITY RACK THAT IS CURRENTLY LOCATED ON THE EAST SIDE OF THE EQUIPMENT PAD BY EXTENDING THEIR UTILITY RACK NORTH OR SOUTH AS THEY REQUIRE. THE EXISTING TWOBILE POWER METER WILL NEED TO BE MOVED TO THE NEW VZW UTILITY RACK AND METER BANKS. VZW WILL BE REQUIRED TO INSTALL A NEW CONDUIT TO SUPPLY THEIR POWER EQUIPMENT FROM THE UTILITY RACK TO THEIR POWER EQUIPMENT.
(2) VZW WILL BE REQUIRED TO CONSTRUCT THE NEW MONOPOLE AND COORDINATE WITH TWOBILE IN MOVING THEIR EXISTING ANTENNAS OVER TO THE NEW MONOPOLE (ALONG WITH EXTENDING THEIR ICE BRIDGE AND INSTALLING NEW ANTENNA CABLES) PRIOR TO REMOVING THE EXISTING MONOPOLE.
(3) AFTER TWOBILE HAS BEEN MOVED OVER TO THE NEW MONOPOLE, VZW WILL BE REQUIRED TO REMOVE THE EXISTING MONOPOLE AND QWEST EQUIPMENT ASSOCIATED WITH THAT TOWER. THE EXISTING FENCING SURROUNDING THIS TOWER, ALONG WITH THE SOUTH AND EAST FENCE LINES OF TWOBILES WILL BE REMOVED AND REPLACE BY VZW.
verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
Technology Associates
UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101
CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010
DRAWN BY: JAY C
CHECKED BY: DAKOTA H
0 08.16.2018 ZONING DRAWINGS
REV DATE DESCRIPTION
PRO - CRASTINATE
NW SEC 26, T8S, R3E
2505 EAST CANYON ROAD
SPANISH FORK, UTAH 84660
-- QWEST UPGRADE --
SHEET TITLE
OVERALL SITE PLAN
SHEET NUMBER
C100
NORTH
OVERALL SITE PLAN
SCALE: 1/4" = 1'-0"


KEYED NOTES
(N) VZW 10' WIDE UTILITY EASEMENT
(E) TEST WELL
(E) FENCING (TYP)
(E) BLUESTAKED POWER LINES (TYP)
(E) TWOBILE UTILITY PACK, SEE C100 NOTE #3, TO BE DISCONNECTED BY VZW TO THE NORTH (LENGTH AS NEEDED)
(E) TWOBILE 11'X 22' CONCRETE EQUIPMENT PAD WITH CANOPY
(E) TWOBILE ICE BRIDGE, SEE C100 NOTE #3, TO BE RE-ROUTED TO THE NEW POLE LOCATION
(N) VZW TRAFFIC RATED FIBER HANDHOLE
(N) VZW 6'-12" WIDE ACCESS AND UTILITY EASEMENT
(E) BLUESTAKED STORM DRAIN LINES (TYP)
(N) VZW WILL BORE IN A 4" FIBER CONDUIT FROM THE HANDHOLE AT CANYON ROAD TO THEIR HANDHOLE JUST OUTSIDE OF THEIR LEASE AREA (130')
verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
Technology Associates
UTAH MARKET OFFICE
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101
CORPORATE OFFICE
3129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010
DRAWN BY: JAY C
CHECKED BY: DAKOTA H
0 08.16.2018 ZONING DRAWINGS
REV DATE DESCRIPTION
PRO - CRASTINATE
NW SEC 26, T8S, R3E
2505 EAST CANYON ROAD
SPANISH FORK, UTAH 84660
-- QWEST UPGRADE --
SHEET TITLE
ENLARGED SITE PLAN
SHEET NUMBER
C101
NORTH
ENLARGED SITE PLAN
SCALE: 3/16" = 1'-0"

To Spanish Fork Development Review Committee

On behalf of, **Fiori di Iole, LLC**, owned and operated by Reed and Yolette Warner.

Spanish Fork Development Review Committee,

We are the Warner family. My wife Yolette and I are lifetime citizens of Spanish Fork, born and raised in this wonderful community. As we have raised our children here, we have watched this farming community transform into a thriving city, and we are proud to call Spanish Fork home.

We started **Fiori di Iole, LLC** as a means to teach our children the value of hard work and integrity and as an opportunity to provide a service to our neighbors. As a veteran and woman-run business, we seek opportunities to continue supporting the agricultural and entrepreneurial spirit of Spanish Fork. As members of the Picklinq Collective, a select group of growers providing wholesale flowers to florists, designers, and event planners along the Wasatch Front, we strive to provide the best possible products and work diligently to cultivate a spirit of support throughout the local community. As local growers, we offset the environmental impact created by the massive import of foreign flowers shipped to the United States. We know we are a small group impacting Utah, but we are committed to “made in the USA” and locally produced products. To ensure we are good stewards of our earth, we utilize water-wise growing methodology and regenerative farming practices to improve our soil health, environment, and final products.

We, **Fiori di Iole, LLC**, request approval to utilize the vacant lot on the corner of 1520 South and 1400 East as an urban flower and vegetable farm. **Fiori di Iole, LLC** recently acquired and expanded onto this 1.19-acre parcel(s). The landowner, the Catholic Diocese of Salt Lake City, endorses this land use. **Fiori di Iole, LLC** currently has a five-year lease with a possible extension. This lease established is from January 2023 through December 2028. The preservation of the River Bottoms agricultural area is inspired and helps maintain our once-rural community's integrity, and **Fiori di Iole, LLC**, will play an integral part in this effort.

Business operations:

To operate efficiently, **Fiori di Iole, LLC**, requests permission to place/construct required non-permanent structures to secure farming equipment, storage of products, processing space, and two greenhouses (30’ W X 80’ L X 12’ H) as shown on the attached design map.

Utilities required:

Fiori di Iole, LLC, will use secondary water as the primary water source for growing.

Fiori di Iole, LLC, will use electrical resources to provide lighting for structures, fans for greenhouses, walk-in coolers, and other miscellaneous needs.

Fiori di Iole, LLC, will use culinary water for flower processing, storage, and greenhouse growing when secondary water is unavailable.

Land usage:

Fiori di Iole, LLC, will responsibly use the aforementioned land leased to grow, process, store, and provide wholesale cut flowers to florists, designers, and event planners along the Wasatch Front.

Fiori di Iole, LLC, will responsibly use the aforementioned land leased to grow, process, and store vegetables to make available to local community members through local farmer's markets.

Fiori di Iole, LLC, will responsibly use the aforementioned land leased to have greenhouses that will be utilized to maximize growing times and provide products early or later in the season when possible.

Fiori di Iole, LLC, will responsibly use the aforementioned land leased to have storage sheds that will be utilized to process products and store equipment/products.

Fiori di Iole, LLC, will responsibly use the aforementioned land leased for the storage of growing resources and equipment.

Fiori di Iole, LLC, will responsibly use the aforementioned land leased by installing and maintaining a square wire fence that will surround the property.

Sales:

Fiori di Iole, LLC, sales and services will be conducted at offsite Salt Lake and Farmington locations. On occasion, products will be available for local florists to pick up from the Spanish Fork location. All sales transactions will be wholesale.

Immediate Community Response

As the owners of **Fiori di Iole, LLC**, we presented the attached design to the neighbors directly impacted by these endeavors and received welcomed comments with unanimous approval. As we have talked with many community members, many have asked what we are doing while walking or riding their bikes to the River Trail. We tell them the plan and have consistently received positive comments.

For example:

"So excited to see this weed-infested field get cleaned up and put to use,"
"How wonderful it will be to pass by a beautiful field of flowers,"
"What a great addition to the area,"
"Can't wait to see this in bloom,"
"so excited to watch the change."

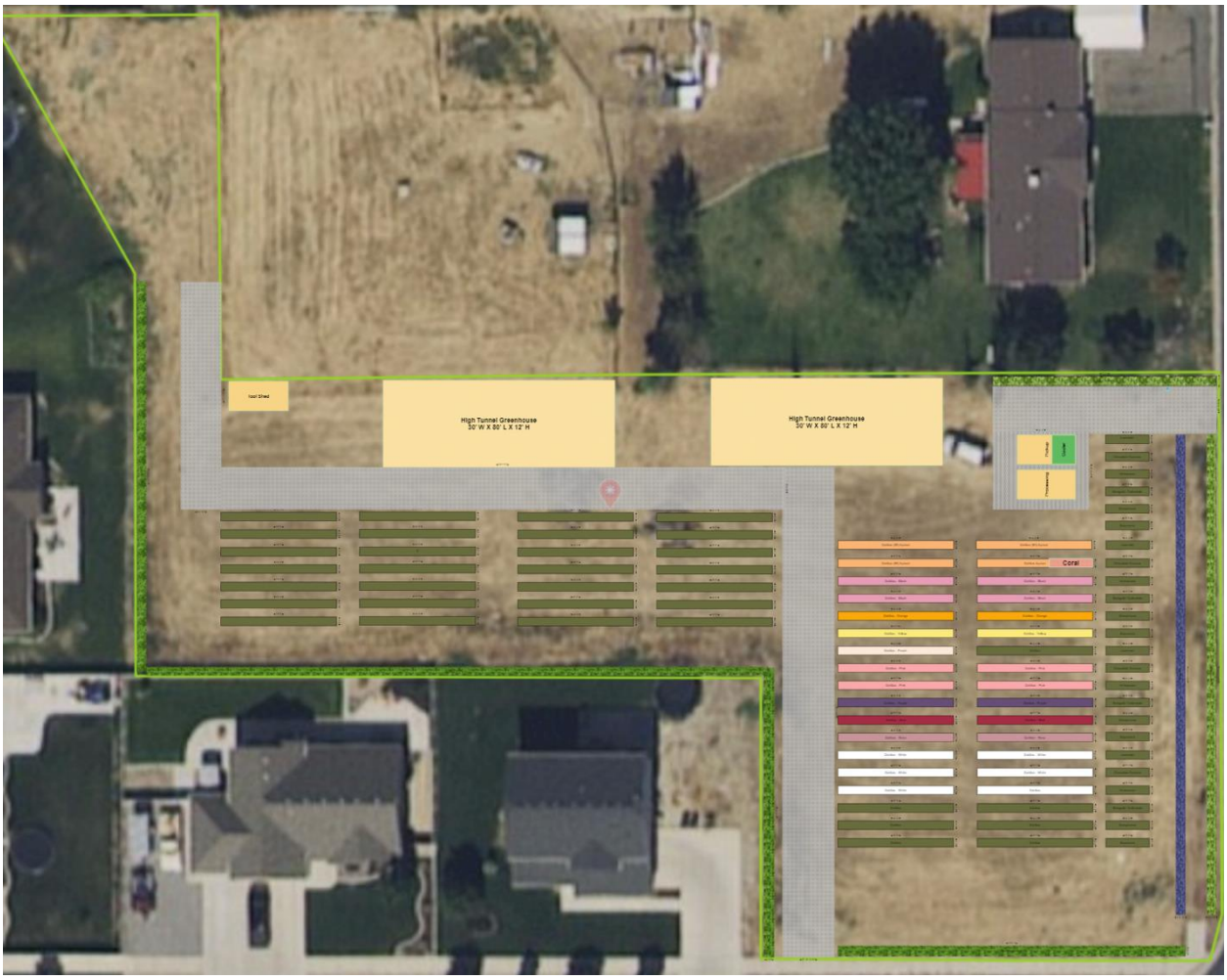
The most amazing experience so far has been the many offers from all age groups willing to volunteer to help make this endeavor a success. Community members have expressed their desire to learn how to grow flowers and vegetables in their own homes, and we are thrilled to be able to provide this support and encouragement to our friends and neighbors. Helping others to become more self-sustaining and engaged is an unexpected joy in sharing knowledge with each other.

This is our community. Our home of 20 years is two blocks away on 1360 South. We see first-hand how a small change can make a big impact. Our family would consider it a privilege and a delightful opportunity to help our community grow and beautify.

We look forward to your feedback and direction to make this a successful engagement.

Thank you,

Reed and Yolette Warner
Fiori di Iole, LLC,



Memo

To: Mayor and City Council

From: Chris Thompson P.E., Public Works Director

Date: June 20, 2023

Re: Ordinance Construction Standards Revision (22.04)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Adding dual metering requirements to electrical services.
- Modifies cast-iron ada plates to galvanized steel.
- Modifies to water standards numbering & alternate 1" water service
- Modifies 2" pressurized irrigation service

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

Construction Standards

4.39.70.070. Metering

B. Location. The City shall approve the location of service entrance and meter. The following conditions must be met for the location of all meters & services:

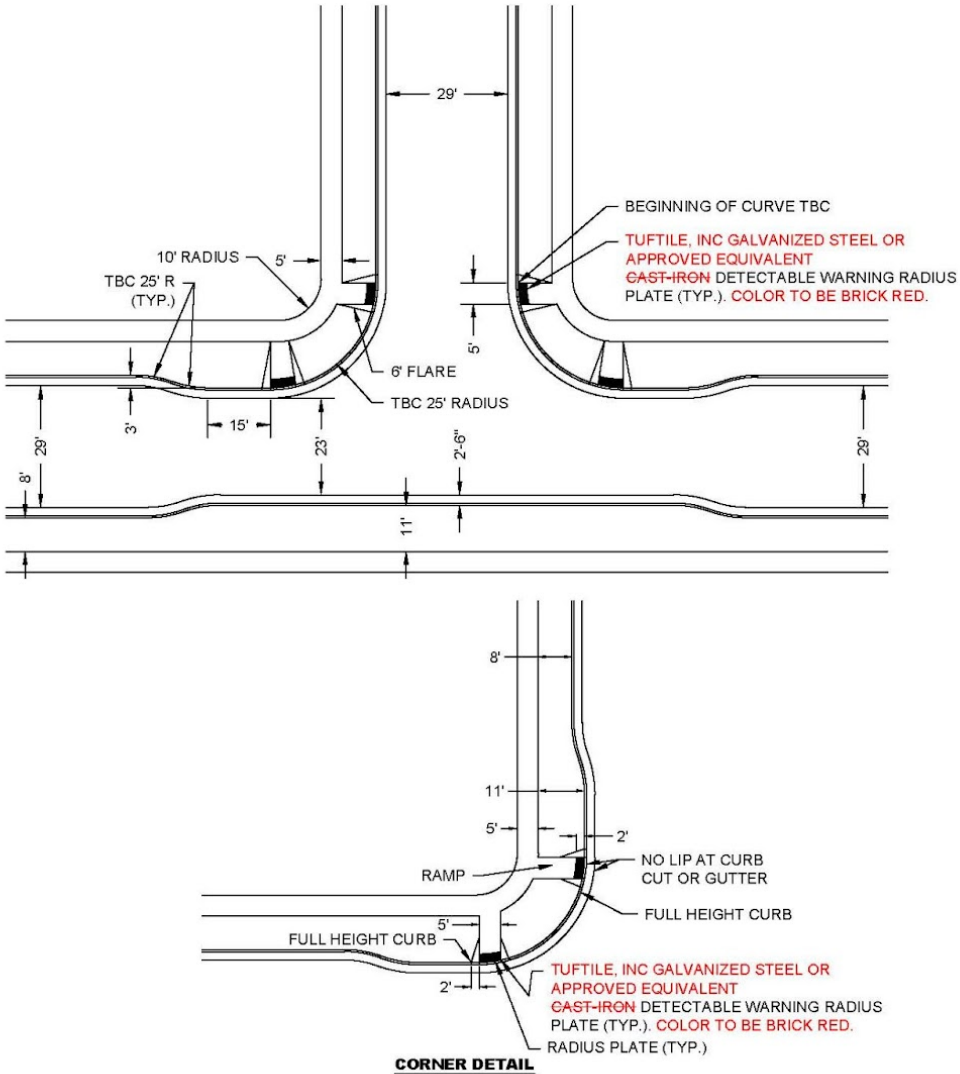
1. Visibility. All entrance wiring connections shall not be concealed and shall always be in plain view for inspection by the City.

2. Residential properties shall have the point of service externally installed on the primary residence of the property. If a residential property is needing multiple services the amount of services must be approved by the City and be contained in one location inside one meter base that is located on the exterior of the primary residence

3. Industrial/Commercial businesses are allowed to have up to two points of service with multiple meters at each location. If more than two points of service are required due to the original design of the property or the property is expanded then the campus will be required to install a primary metering cabinet. Electrical service to the property will be delivered at the City's distribution voltage. The location of the primary metering cabinet will be determined by the City. The City will maintain ownership and control of the metering cabinet but all conductors feeding out of the metering cabinet will be owned and maintained by the property owner.

4. A property that is undergoing renovation and has pulled a building permit or new construction will be required to relocate the electrical meter and main disconnect point (MDP) of the building to the outside of the building. The metering equipment and MDP shall be mounted to the building if under 801 amps. If service is 801 amps or greater than a freestanding MDP switchgear cabinet will be required. The MDP switchgear cabinet will need to be approved by the Power & Light Department before equipment order is placed by the contractor.

5. ~~2.~~ Protection. No meter or service equipment shall be installed in any location where it may be unnecessarily exposed to heat, cold, dampness or other cause of damage, or in any unduly dirty or inaccessible location.
6. ~~3.~~ Height. The meter socket shall be mounted at a height of not less than 4½ feet, no more than 6 feet above finished grade, as the case may be. Where multiple meters are installed, care shall be taken to ensure the lowest meter is no less than 4 ½' and no higher than 6' from finished grade.

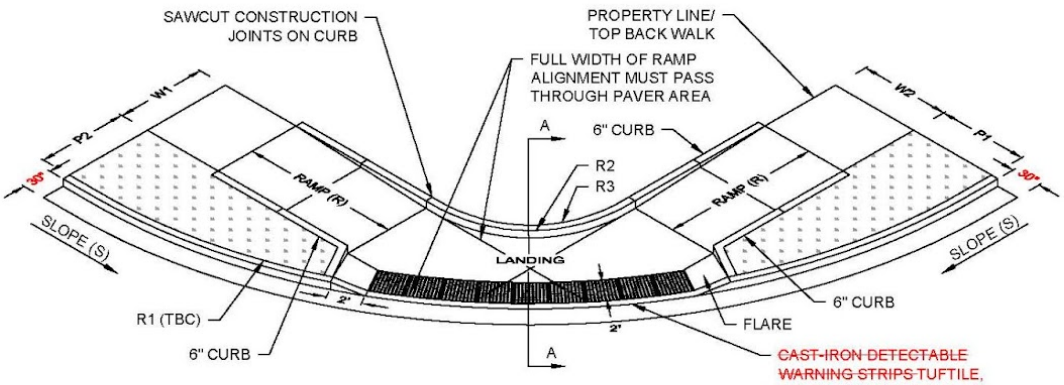


CORNER DETAIL

NOTES:

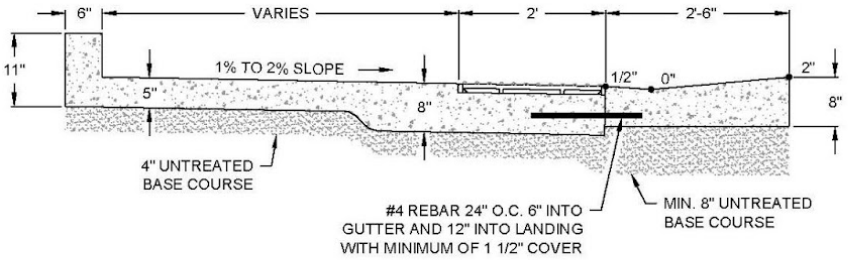
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK SHALL HAVE A 1:48 MAXIMUM CROSS SLOPE.
2. CONTRACTOR SHALL INSTALL ~~CAST-IRON~~ GALVANIZED STEEL OR APPROVED EQUIVALENT DETECTABLE WARNING RADIUS PLATES. PLATES SHALL BE A ~~EAST JORDAN IRON WORKS~~ TUFTILE, INC OR APPROVED EQUIVALENT. COLOR TO BE BRICK RED. DETECTABLE WARNING PLATES SHALL CONSIST OF RAISED TRUNCATED DOMES PER ADA STANDARDS ~~WITH A DIAMETER OF NOMINAL 0.9", A HEIGHT OF NOMINAL 0.2" AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35"~~.
3. LOCATE DETECTABLE WARNING SURFACE SO THE CORNERS NEAREST THE STREET ARE WITHIN 2" OF THE BACK OF CURB.
4. CONCRETE SHALL BE 5" THICK THROUGHOUT RAMP.
5. RAMP THAT IS TO BE POURED NEXT TO A CURB, SHALL HAVE #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO RAMP. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF CURB 24" O.C.
6. CURB FLARE SHALL HAVE A 1:4 MAXIMUM SLOPE. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
7. REDUCED WIDTH INTERSECTION TO BE USED WITH LOCAL TO LOCAL ROADS. NOT TO BE USED WITH COLLECTOR/ ARTERIAL ROADS.
8. UTILITY ACCESS FIXTURES SHALL NOT BE LOCATED WITHIN 2 FEET OF THE CLOSEST EDGE OF A PEDESTRIAN RAMP. STORM INLET BOXES ARE NOT ALLOWED WITHIN THE PEDESTRIAN RAMP.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** REDUCED WIDTH INTERSECTION (LOCAL TO LOCAL)	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/12/2022	SCALE NONE STANDARD ST-515



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

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



SECTION A-A

NOTES:

1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR ~~CAST-IRON~~ GALVANIZED STEEL DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A ~~EAST JORDAN IRON WORKS~~ TUFTILE, INC 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 ENGINEERING

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

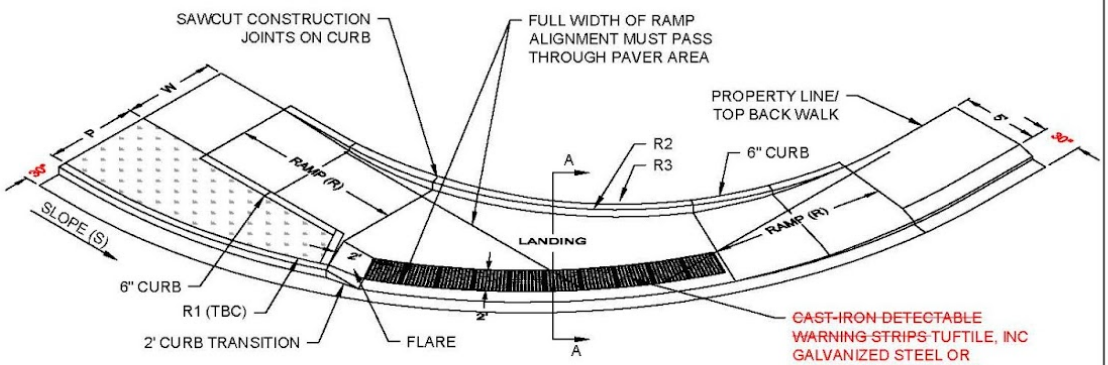
STANDARD DRAWING

PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	2/02/2021

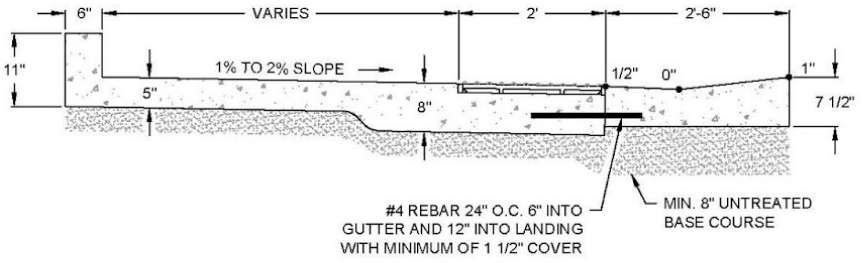
SCALE NONE

STANDARD ST-516



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

STREET TBC RADIUS (R1)		35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W)	PLANTER WIDTH (P)	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)
10' TRAIL	12'	12'6"	12'	8'6"	8'	4'	4'
5'	12'	16'6"	20'16'	12'6"	12'	7'	10'
5'	12'	22'6"	22'	18'6"	18'	12'	15'



SECTION A-A

NOTES:

1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR ~~CAST-IRON~~ GALVANIZED STEEL DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A ~~EAST JORDAN IRON WORKS~~ TUFTILE, INC 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 ENGINEERING

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

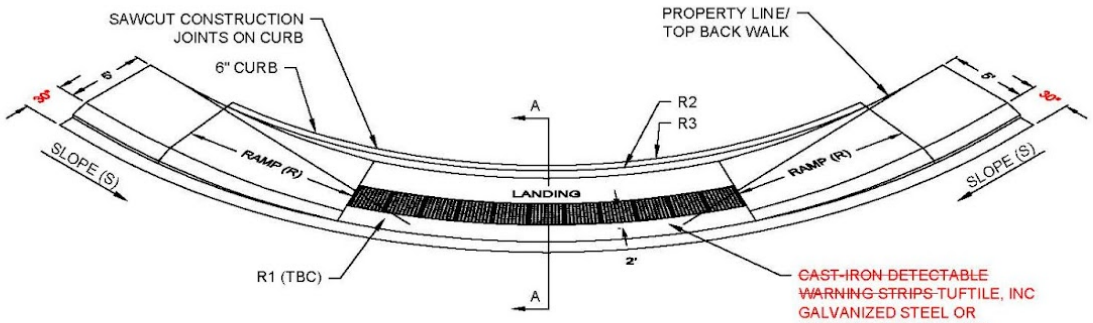
STANDARD DRAWING

CORNER PEDESTRIAN RAMP FOR COMBINATION SIDEWALKS CONVERTING TO SIDEWALKS WITH PLANTERS

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	2/02/2021

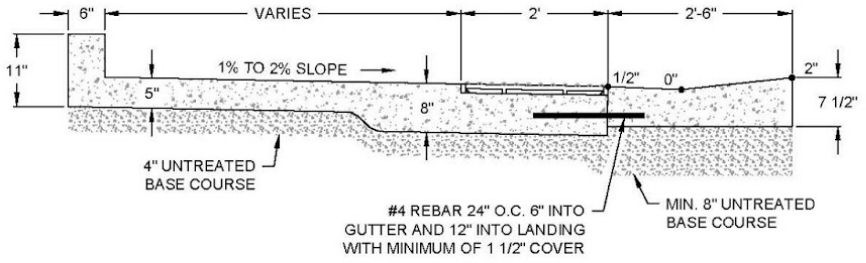
SCALE NONE

STANDARD ST-517



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'		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:

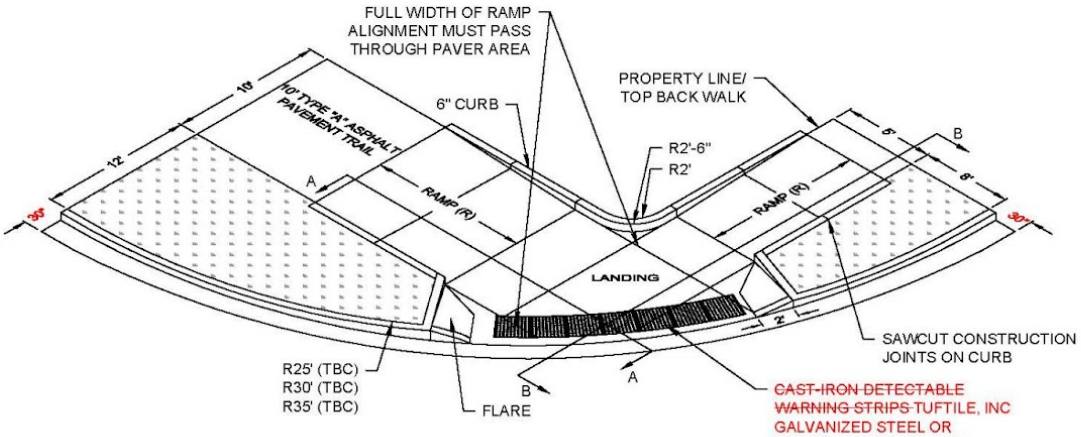
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR ~~CAST-IRON~~ GALVANIZED STEEL DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A ~~EAST JORDAN IRON WORKS~~ TUFTILE, INC OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE 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 ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

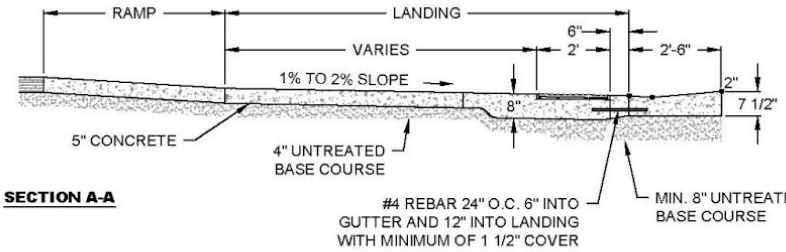
STANDARD DRAWING
CORNER PEDESTRIAN RAMP COMBINATION SIDEWALKS

DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/02/2021

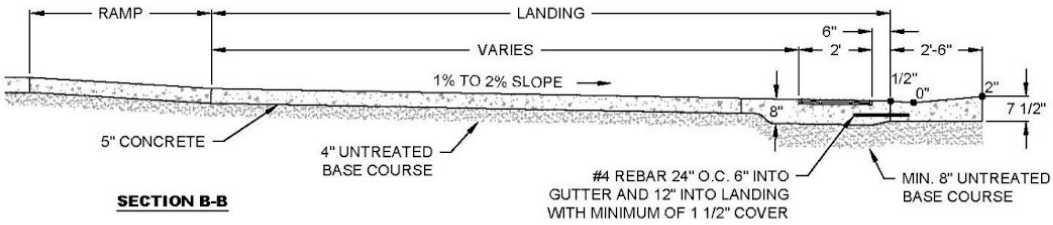
SCALE NONE
STANDARD ST-518



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



SECTION A-A



SECTION B-B

NOTES:

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

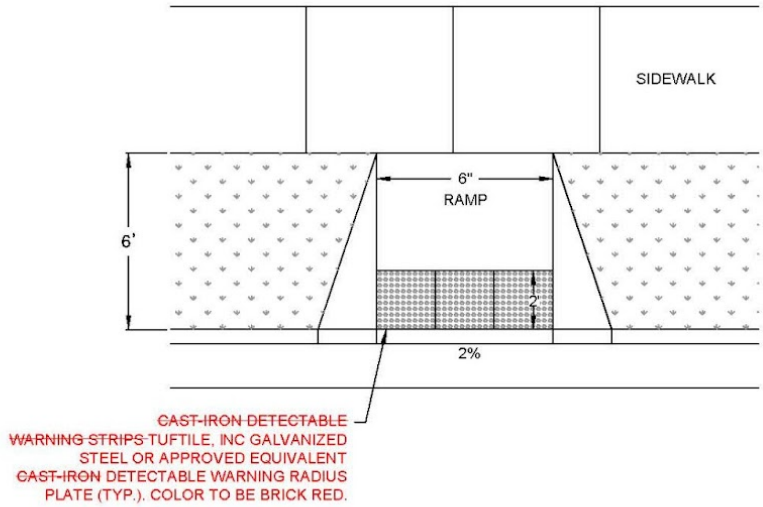
SPANISH FORK ENGINEERING

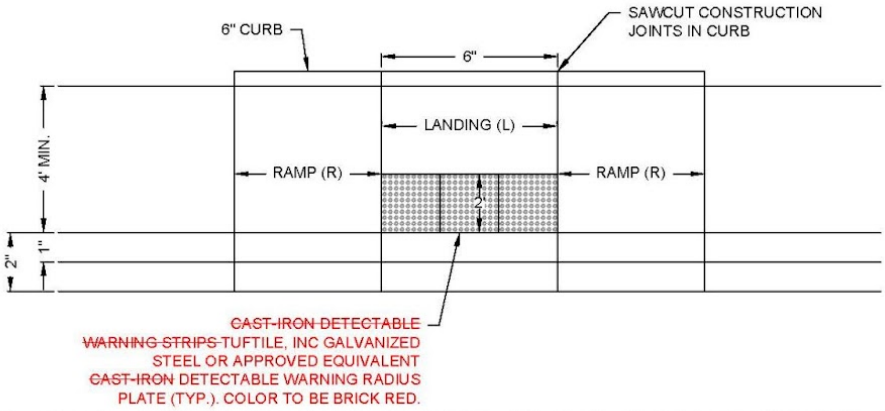
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
CORNER PEDESTRIAN RAMP FOR SIDEWALKS CONNECTING TO TRAILS

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	2/02/2021

SCALE NONE
STANDARD ST-519

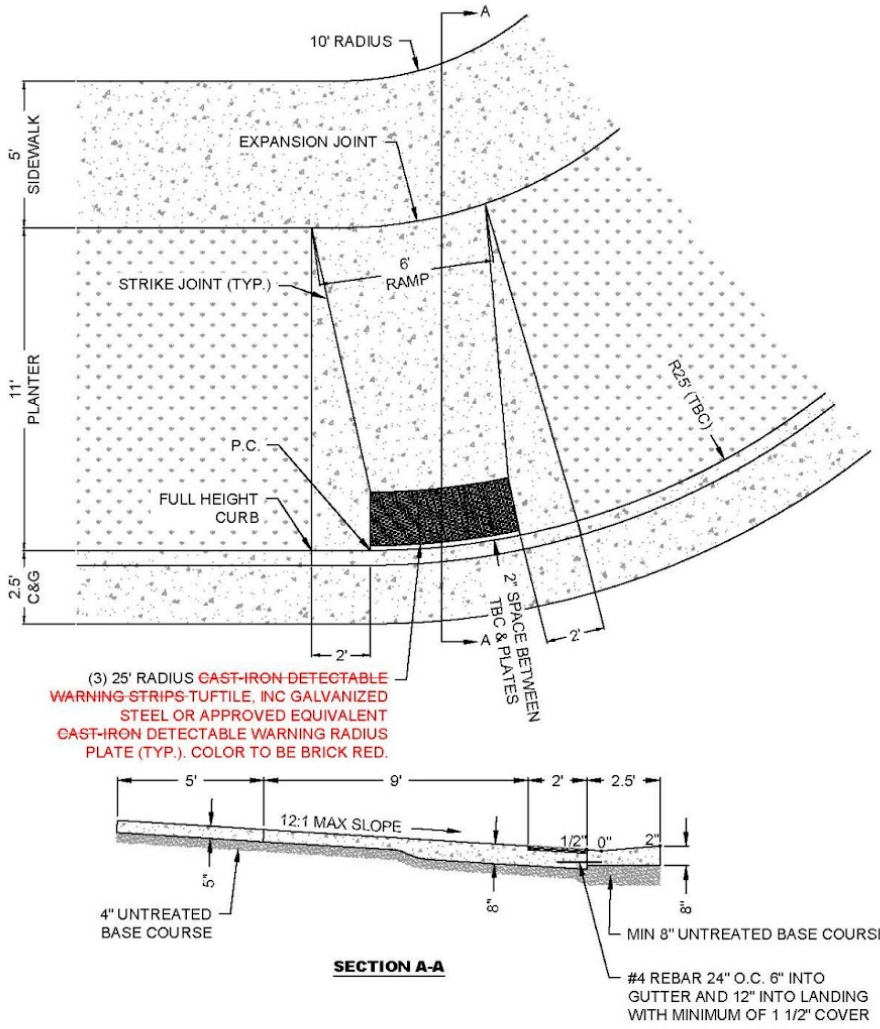




NOTES:

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~~ GALVANIZED STEEL DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A ~~EAST JORDAN IRON WORKS~~ TUFTILE, INC OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/02/2021	SCALE NONE STANDARD ST-520

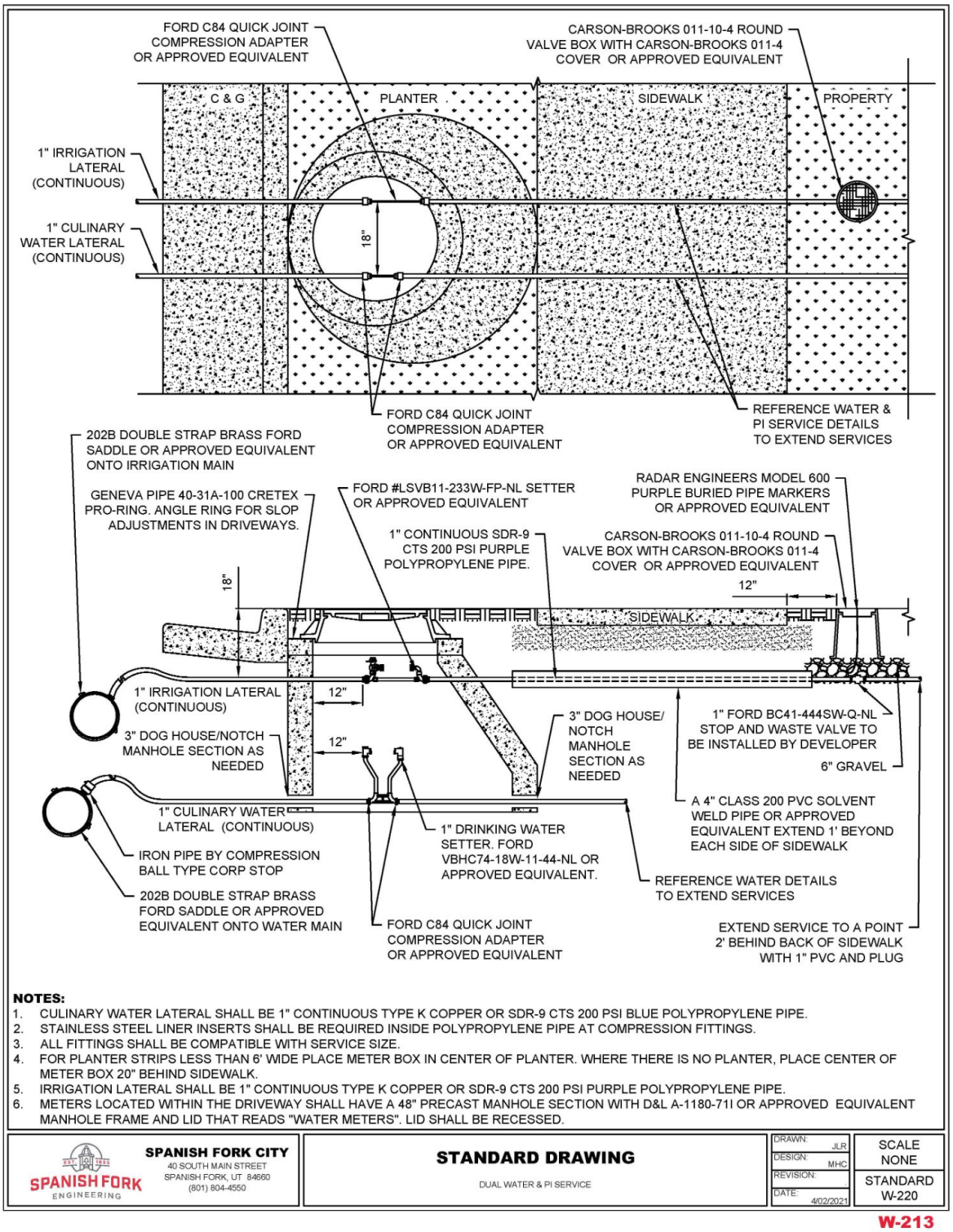


SECTION A-A

NOTES:

1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR ~~CAST-IRON~~ GALVANIZED STEEL DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A ~~EAST JORDAN IRON WORKS~~ TUFTILE, INC OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.
8. UTILITY ACCESS FIXTURES SHALL NOT BE LOCATED WITHIN 2 FEET OF THE CLOSEST EDGE OF A PEDESTRIAN RAMP. STORM INLET BOXES ARE NOT ALLOWED WITHIN THE PEDESTRIAN RAMP.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** REDUCED WIDTH RAMP DESIGN	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/12/2022	SCALE NONE STANDARD ST-521

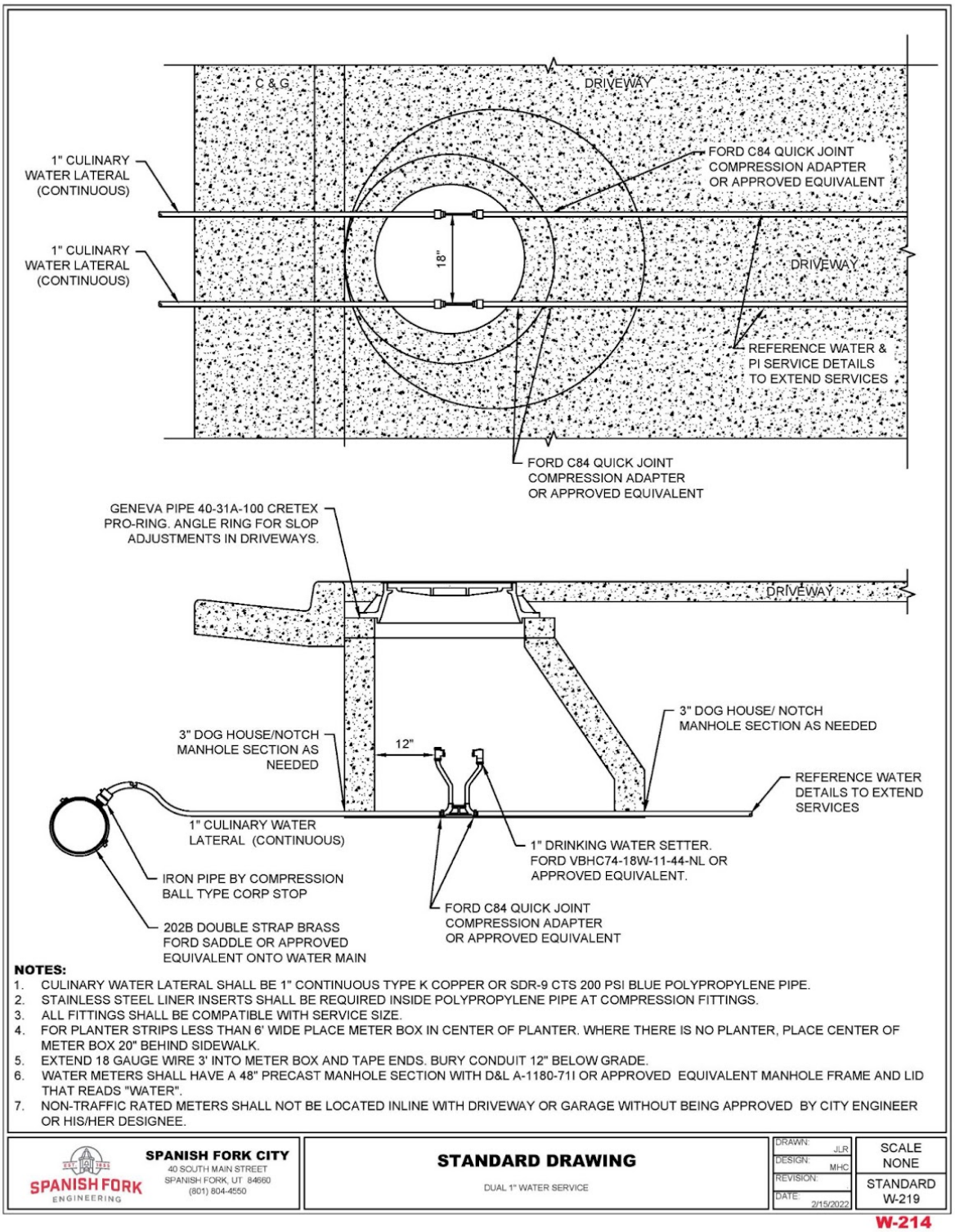


NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
6. METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER METERS". LID SHALL BE RECESSED.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DUAL WATER & PI SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-220

W-213

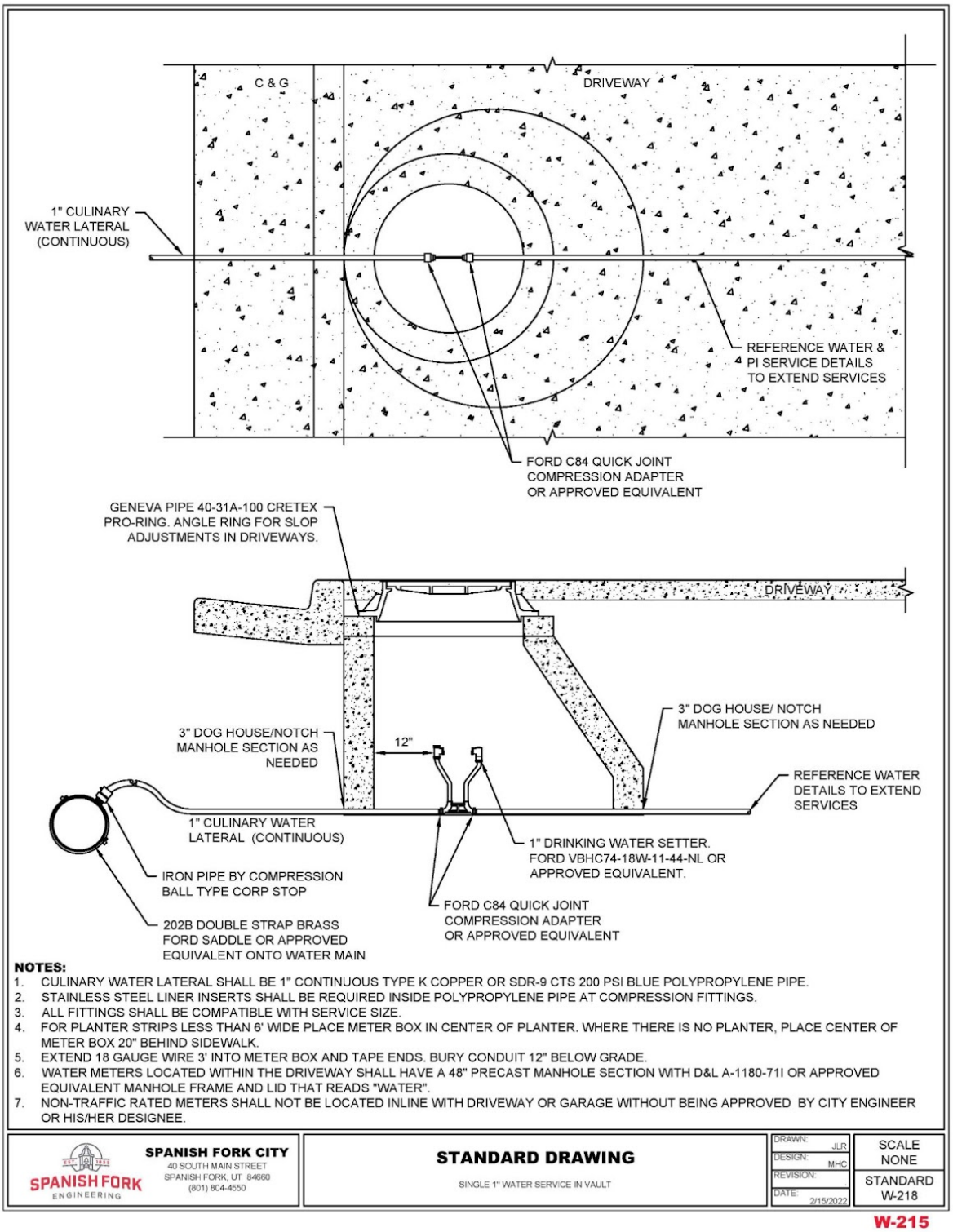


NOTES:

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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DUAL 1" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/15/2022	SCALE NONE STANDARD W-219

W-214

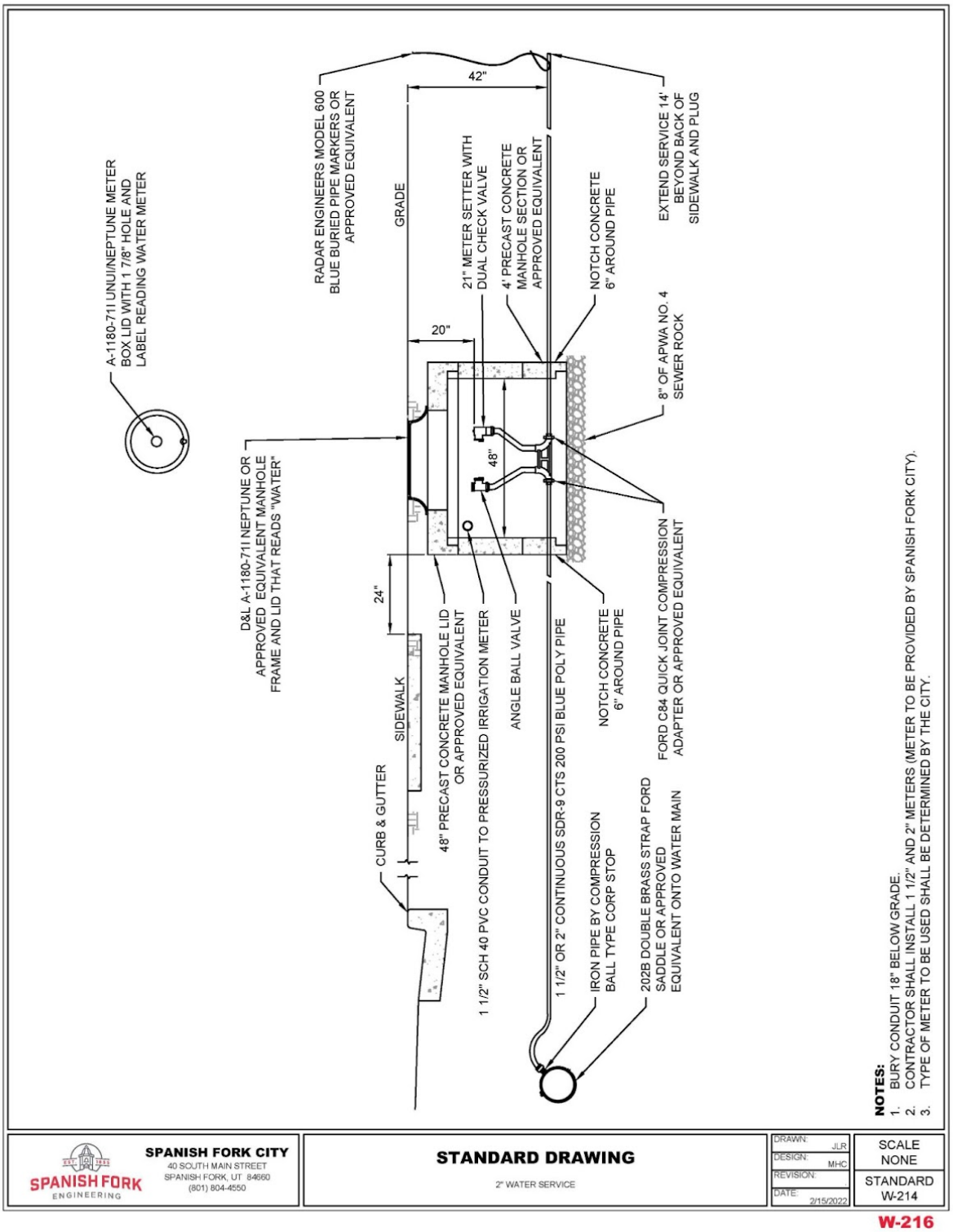


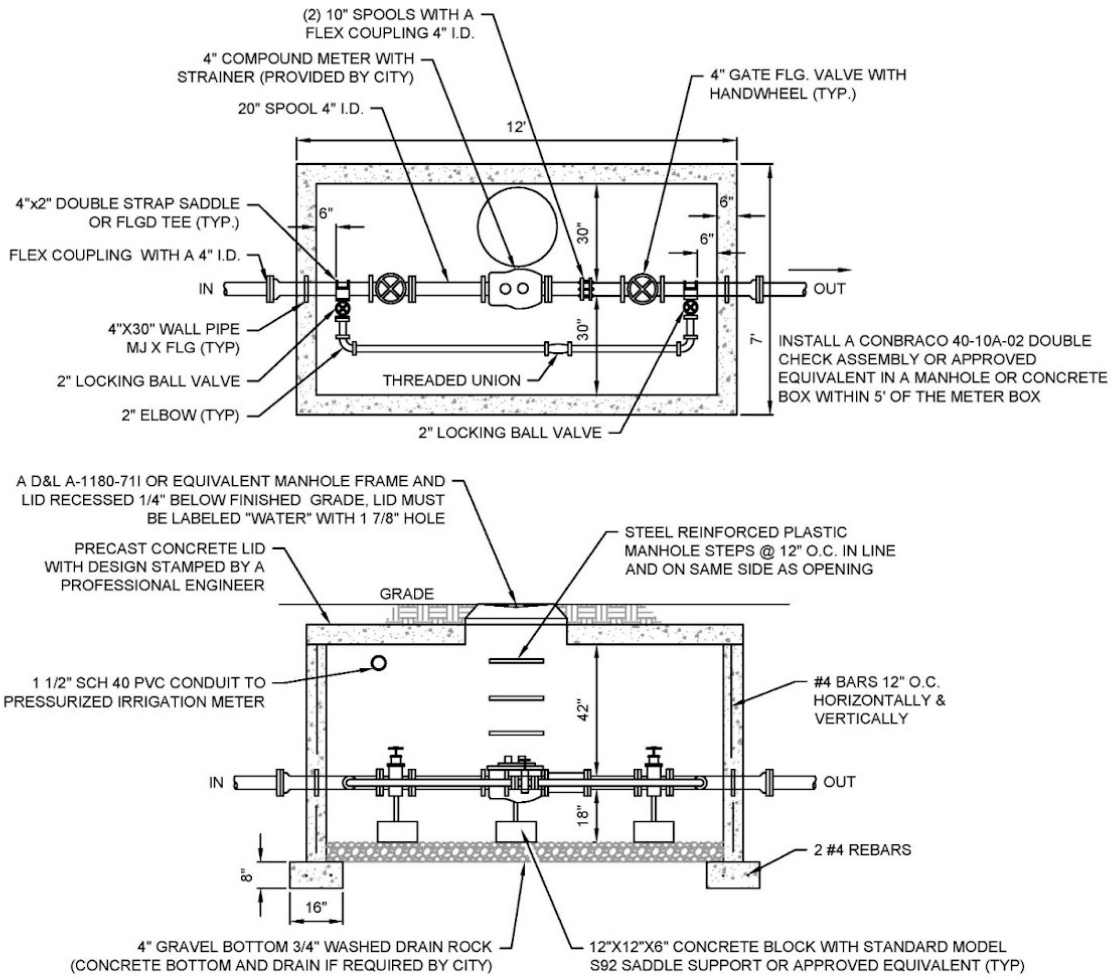
NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE 1" WATER SERVICE IN VAULT	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/15/2022	SCALE NONE STANDARD W-218

W-215


A-1180-71I UNUI/NEPTUNE METER BOX LID WITH 1 7/8" HOLE AND LABEL READING WATER METER
D&L A-1180-71I NEPTUNE OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER"
RADAR ENGINEERS MODEL 600 BLUE BURIED PIPE MARKERS OR APPROVED EQUIVALENT
GRADE
42"
20"
24"
48"
21" METER SETTER WITH DUAL CHECK VALVE
4' PRECAST CONCRETE MANHOLE SECTION OR APPROVED EQUIVALENT
NOTCH CONCRETE 6" AROUND PIPE
EXTEND SERVICE 14' BEYOND BACK OF SIDEWALK AND PLUG
8" OF APWA NO. 4 SEWER ROCK
SIDEWALK
CURB & GUTTER
48" PRECAST CONCRETE MANHOLE LID OR APPROVED EQUIVALENT
1 1/2" SCH 40 PVC CONDUIT TO PRESSURIZED IRRIGATION METER
ANGLE BALL VALVE
NOTCH CONCRETE 6" AROUND PIPE
FORD C84 QUICK JOINT COMPRESSION ADAPTER OR APPROVED EQUIVALENT
1 1/2" OR 2" CONTINUOUS SDR-9 CTS 200 PSI BLUE POLY PIPE
IRON PIPE BY COMPRESSION BALL TYPE CORP STOP
202B DOUBLE BRASS STRAP FORD SADDLE OR APPROVED EQUIVALENT ONTO WATER MAIN
NOTES:
1. BURY CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
SPANISH FORK ENGINEERING
STANDARD DRAWING
2" WATER SERVICE
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/15/2022
SCALE NONE
STANDARD W-214
W-216

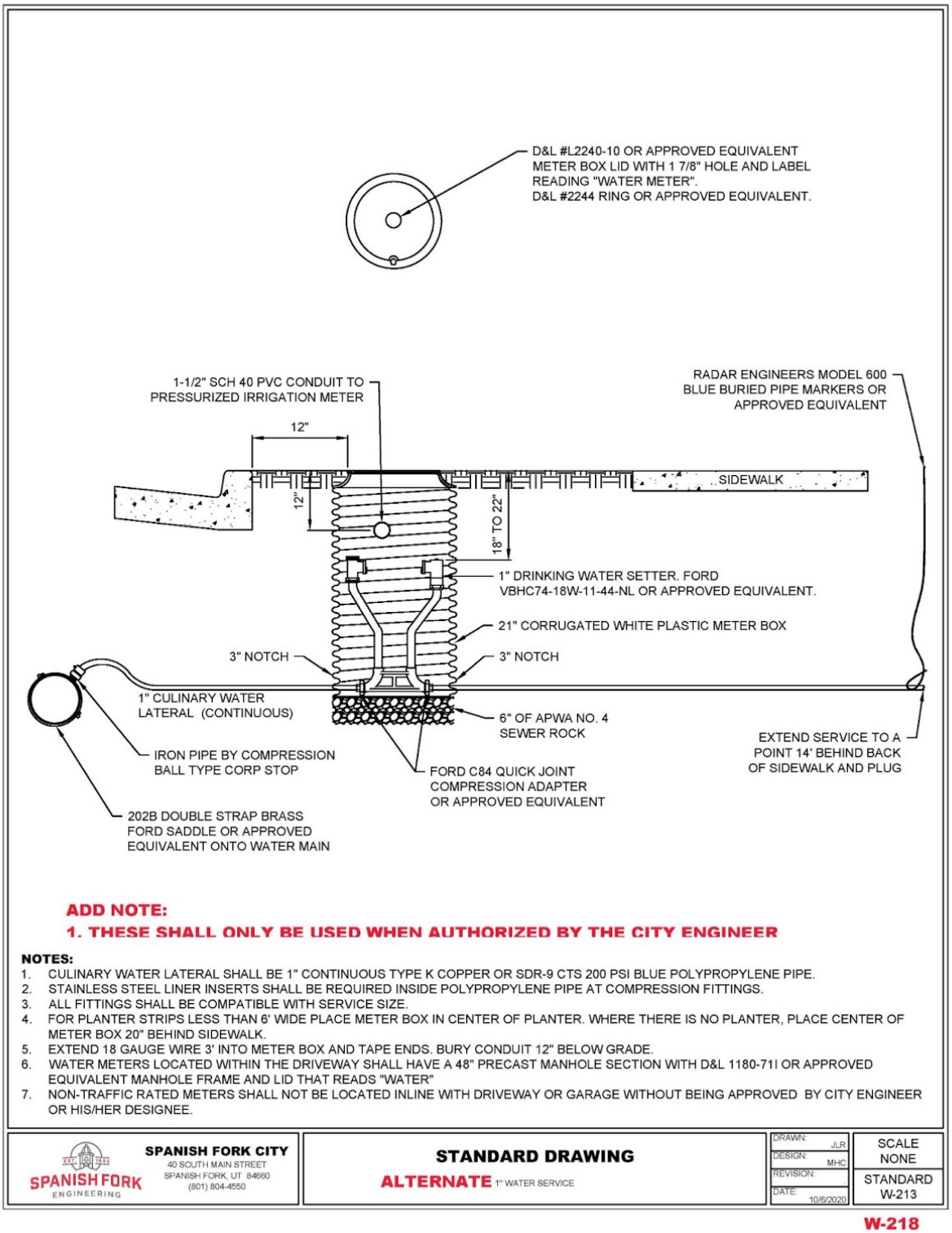


NOTES:

1. ALL 4" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 2" PIPE AND FITTINGS SHALL BE BRASS OR COPPER WITH A STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED ROAD BASE.
5. LARGER WATER SERVICES SHALL BE INDIVIDUALLY DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
6. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.
7. BURY CONDUIT 18" BELOW GRADE.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/15/2022	SCALE NONE STANDARD W-215

W-217



ADD NOTE:

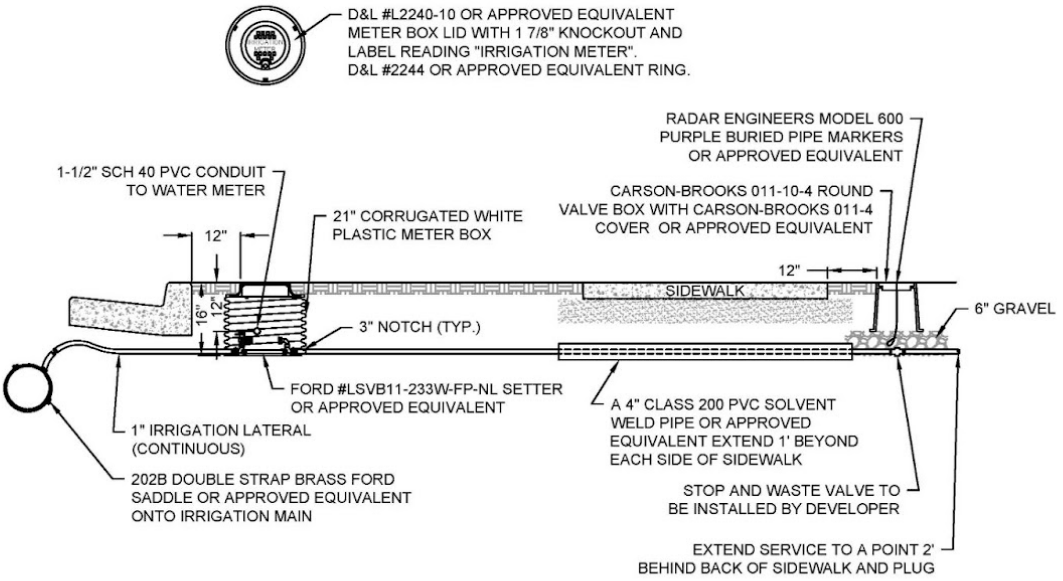
1. THESE SHALL ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER

NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L 1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER"
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** **ALTERNATE** 1" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 10/6/2020	SCALE NONE STANDARD W-213

W-218



ADD NOTE:

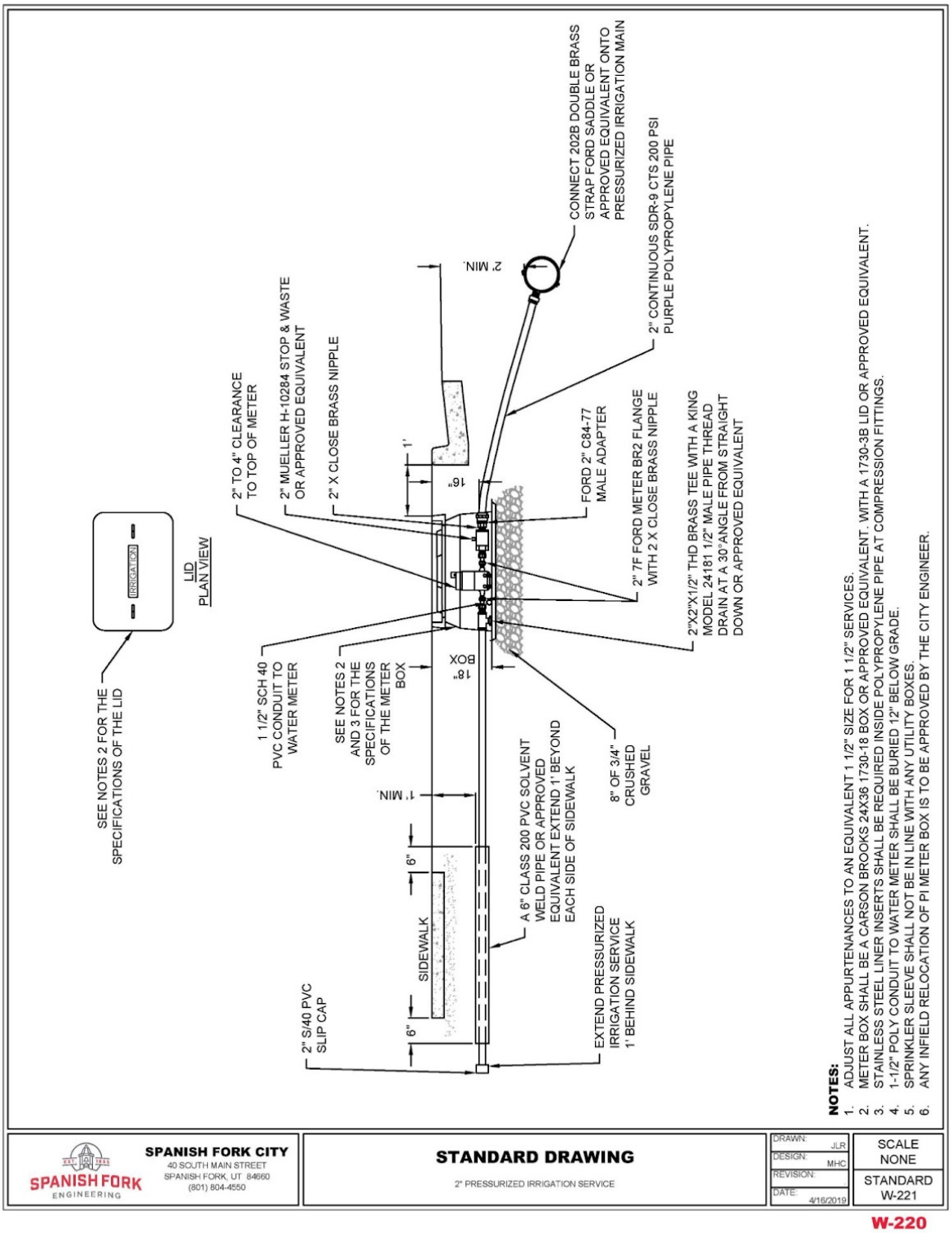
1. THESE SHALL ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER

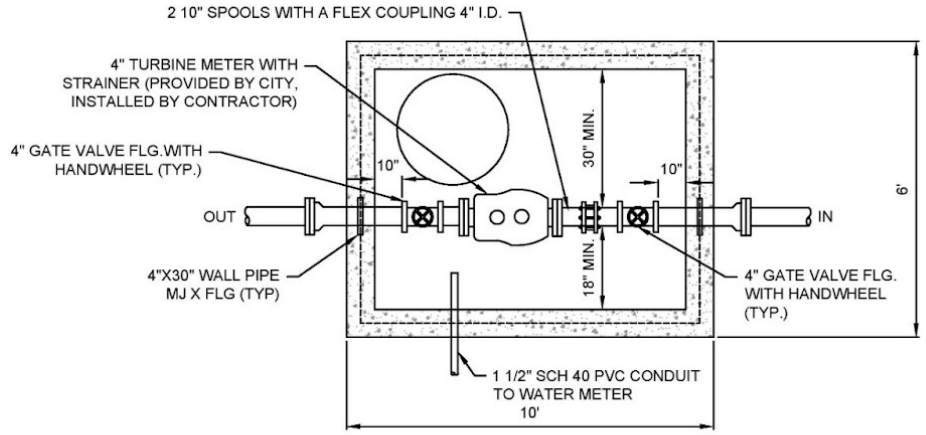
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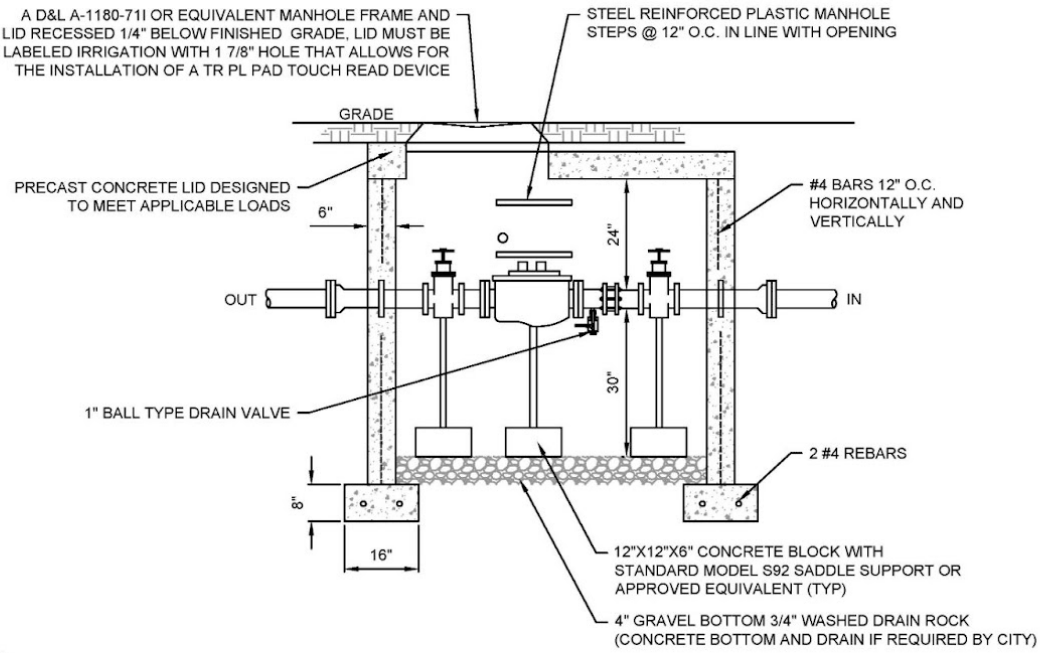
1. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. IRRIGATION METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L 1180 OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "IRRIGATION". LID SHALL BE RECESSED.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** **ALTERNATE** 1" PRESSURIZED IRRIGATION SERVICE BOX AND LATERAL	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD W-217

W-219


LID
PLAN VIEW
IRRIGATION
SEE NOTES 2 FOR THE SPECIFICATIONS OF THE LID
2" TO 4" CLEARANCE TO TOP OF METER
2" MUELLER H-10284 STOP & WASTE OR APPROVED EQUIVALENT
2" X CLOSE BRASS NIPPLE
1 1/2" SCH 40 PVC CONDUIT TO WATER METER
SEE NOTES 2 AND 3 FOR THE SPECIFICATIONS OF THE METER BOX
2" S/40 PVC SLIP CAP
SIDEWALK
6"
6"
1' MIN.
16"
18" BOX
1'
2' MIN.
A 6" CLASS 200 PVC SOLVENT WELD PIPE OR APPROVED EQUIVALENT EXTEND 1' BEYOND EACH SIDE OF SIDEWALK
EXTEND PRESSURIZED IRRIGATION SERVICE 1' BEHIND SIDEWALK
8" OF 3/4" CRUSHED GRAVEL
2"X2"X1/2" THD BRASS TEE WITH A KING MODEL 24181 1/2" MALE PIPE THREAD DRAIN AT A 30° ANGLE FROM STRAIGHT DOWN OR APPROVED EQUIVALENT
2" 7F FORD METER BR2 FLANGE WITH 2 X CLOSE BRASS NIPPLE
FORD 2" C84-77 MALE ADAPTER
2" CONTINUOUS SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE
CONNECT 202B DOUBLE BRASS STRAP FORD SADDLE OR APPROVED EQUIVALENT ONTO PRESSURIZED IRRIGATION MAIN
NOTES:
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 24X36 1730-18 BOX OR APPROVED EQUIVALENT. WITH A 1730-3B LID OR APPROVED EQUIVALENT.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
2" PRESSURIZED IRRIGATION SERVICE
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019
SCALE NONE
STANDARD W-221
W-220



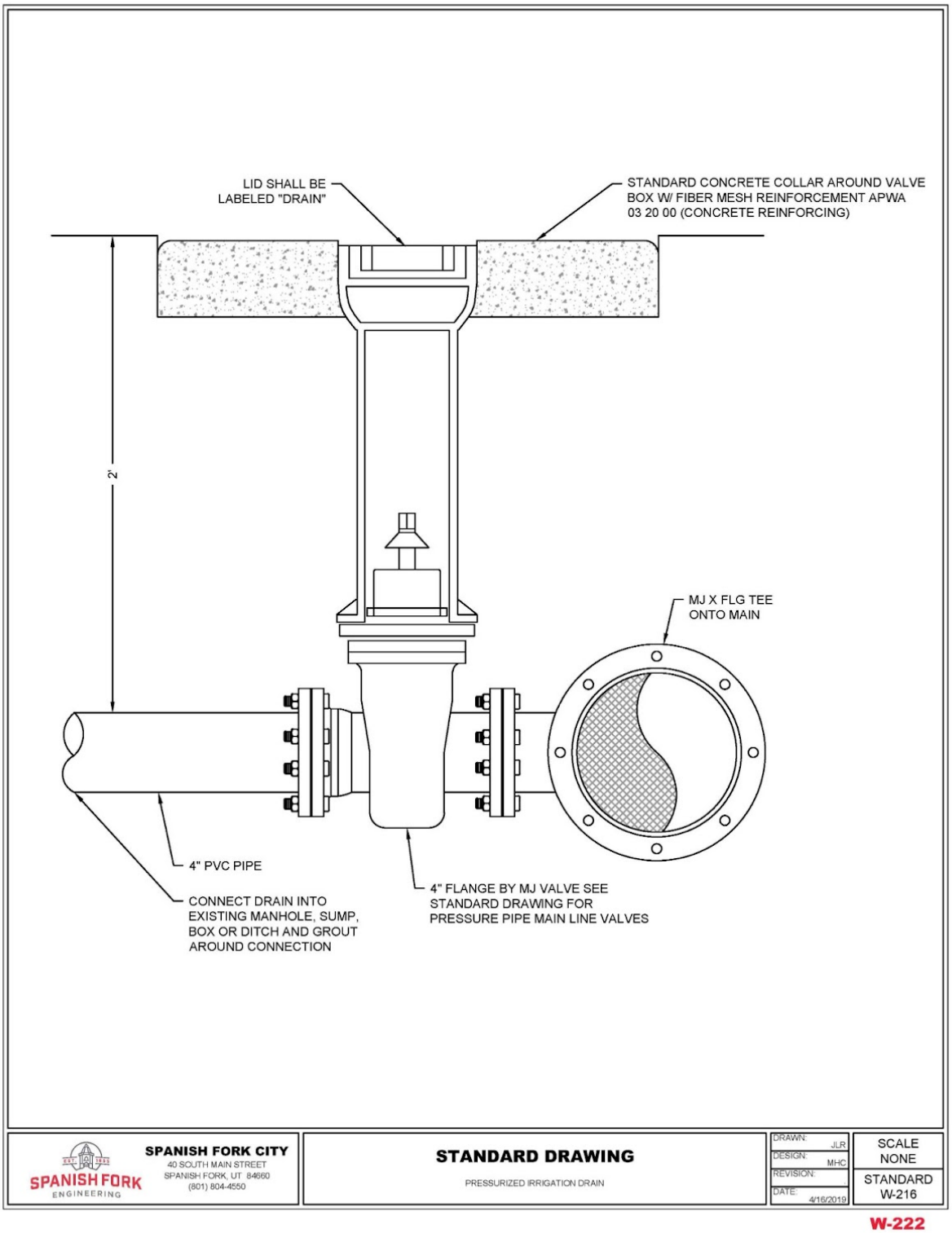


NOTES:

1. ALL 4" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 1" PIPE AND FITTINGS SHALL BE BRASS OR COPPER WITH STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED BASE COURSE.
5. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" PRESSURIZED IRRIGATION SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/15/2022	SCALE NONE STANDARD W-222

W-221


LID SHALL BE LABELED "DRAIN"
STANDARD CONCRETE COLLAR AROUND VALVE BOX W/ FIBER MESH REINFORCEMENT APWA 03 20 00 (CONCRETE REINFORCING)
2'
MJ X FLG TEE ONTO MAIN
4" PVC PIPE
CONNECT DRAIN INTO EXISTING MANHOLE, SUMP, BOX OR DITCH AND GROUT AROUND CONNECTION
4" FLANGE BY MJ VALVE SEE STANDARD DRAWING FOR PRESSURE PIPE MAIN LINE VALVES
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
SPANISH FORK ENGINEERING
STANDARD DRAWING
PRESSURIZED IRRIGATION DRAIN
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 4/16/2019
SCALE NONE
STANDARD W-216

W-222


North
1400 East
1520 South
41.6yds
39.4yds
64.5yds
42.7y
66.7yds
29.5
48.1yds
5.5yds
yds
36 beds * 80 per bed = 2880 Dahlias
Coral
High Tunnel Greenhouse
30' W X 80' L X 12' H
High Tunnel Greenhouse
30' W X 80' L X 12' H




1520 SOUTH
1400 EAST




1400 EAST


1400 EAST




1520 SOUTH



TREE PRESERVATION GUIDELINES + NOTES

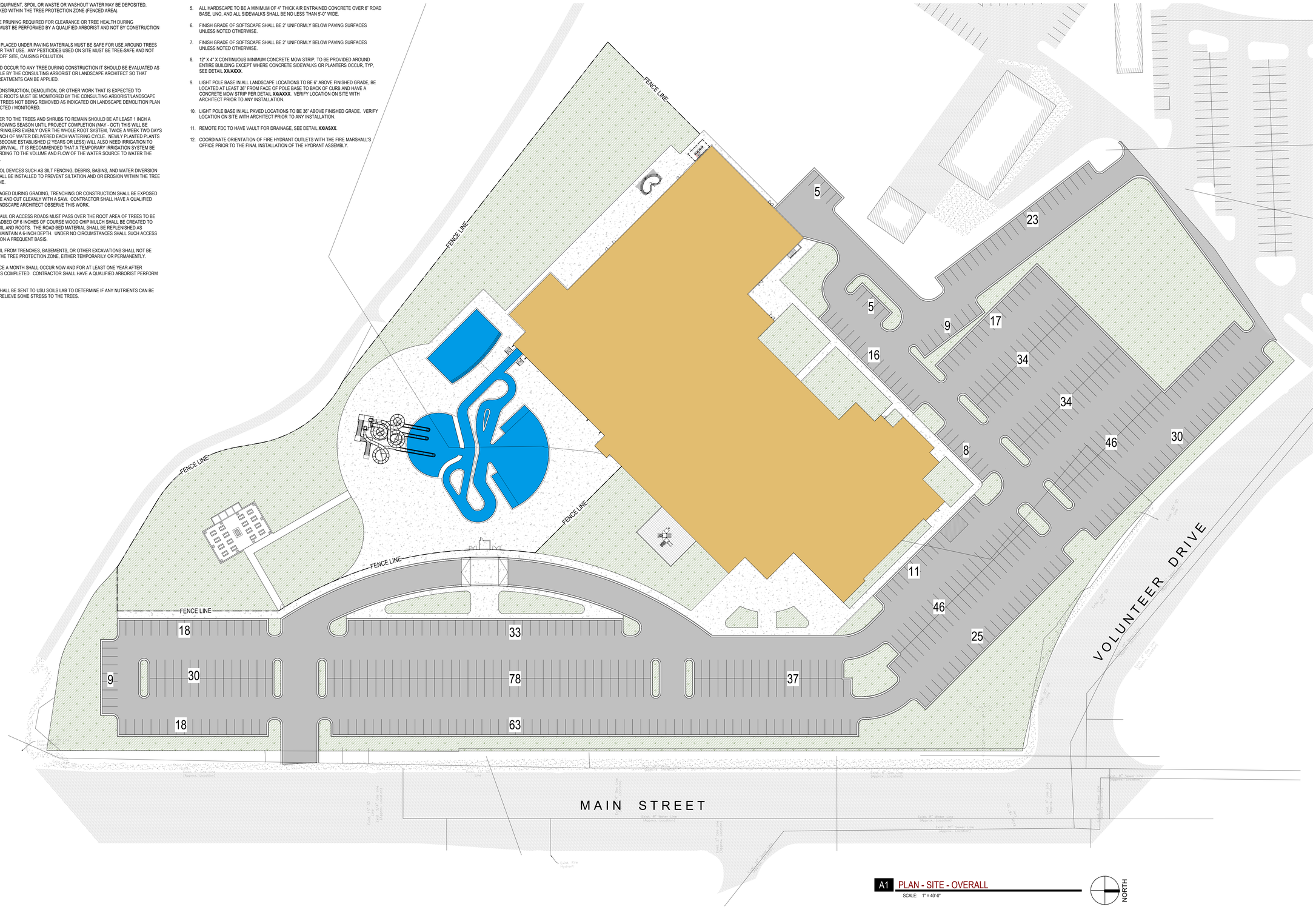
1. FENCES WILL BE ERECTED TO PROTECT TREES TO BE PRESERVED. FENCES DEFINE A SPECIFIC PROTECTION ZONE FOR EACH TREE OR GROUP OF TREES. FENCE TO BE AT A MINIMUM OF 20' FROM TRUNK OR AT DRIP LINE OF TREE, WHICHEVER IS GREATER. FENCES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED. FENCES MAY NOT BE RELOCATED OR REMOVED WITHOUT THE WRITTEN PERMISSION OF THE CONSULTING ARBORIST OR THE ARCHITECT.
2. INSIDE ALL PROTECTED TREE FENCE AREAS, CONTRACTOR TO PROVIDE WOOD CHIPS, MINIMUM 4" DEEP.
3. CONSTRUCTION TRAILERS AND TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE FENCED AREAS AT ALL TIMES.
4. ALL UNDERGROUND UTILITIES AND DRAIN OR IRRIGATION LINES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION ZONE. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE(S).
5. NO MATERIALS, EQUIPMENT, SPOIL OR WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED OR PARKED WITHIN THE TREE PROTECTION ZONE (FENCED AREA).
6. ADDITIONAL TREE PRUNING REQUIRED FOR CLEARANCE OR TREE HEALTH DURING CONSTRUCTION MUST BE PERFORMED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
7. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE. ANY PESTICIDES USED ON SITE MUST BE TREE-SAFE AND NOT EASILY WASHED OFF SITE, CAUSING POLLUTION.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST OR LANDSCAPE ARCHITECT SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
9. ANY GRADING, CONSTRUCTION, DEMOLITION, OR OTHER WORK THAT IS EXPECTED TO ENCOUNTER TREE ROOTS MUST BE MONITORED BY THE CONSULTING ARBORIST/LANDSCAPE ARCHITECT. ALL TREES NOT BEING REMOVED AS INDICATED ON LANDSCAPE DEMOLITION PLAN SHALL BE PROTECTED / MONITORED.
10. IRRIGATION WATER TO THE TREES AND SHRUBS TO REMAIN SHOULD BE AT LEAST 1 INCH A WEEK DURING GROWING SEASON UNTIL PROJECT COMPLETION (MAY - OCT) THIS WILL BE APPLIED WITH SPRINKLERS EVENLY OVER THE WHOLE ROOT SYSTEM, TWICE A WEEK TWO DAYS APART WITH 1/2 INCH OF WATER DELIVERED EACH WATERING CYCLE. NEWLY PLANTED PLANTS THAT HAVE NOT BECOME ESTABLISHED (2 YEARS OR LESS) WILL ALSO NEED IRRIGATION TO ENSURE THEIR SURVIVAL. IT IS RECOMMENDED THAT A TEMPORARY IRRIGATION SYSTEM BE DESIGNED ACCORDING TO THE VOLUME AND FLOW OF THE WATER SOURCE TO WATER THE PLANT MATERIAL.
11. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS, BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND OR EROSION WITHIN THE TREE PROTECTION ZONE.
12. ANY ROOTS DAMAGED DURING GRADING, TRENCHING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST OR LANDSCAPE ARCHITECT OBSERVE THIS WORK.
13. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE ROOT AREA OF TREES TO BE RETAINED, A ROADBED OF 6 INCHES OF COURSE WOOD CHIP MULCH SHALL BE CREATED TO PROTECT THE SOIL AND ROOTS. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A 6-INCH DEPTH. UNDER NO CIRCUMSTANCES SHALL SUCH ACCESS ROADS BE USED ON A FREQUENT BASIS.
14. SPOIL OR SUBSOIL FROM TRENCHES, BASEMENTS, OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, EITHER TEMPORARILY OR PERMANENTLY.
15. MONITORING ONCE A MONTH SHALL OCCUR NOW AND FOR AT LEAST ONE YEAR AFTER CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL HAVE A QUALIFIED ARBORIST PERFORM THIS TASK.
16. A SOIL SAMPLE SHALL BE SENT TO USU SOILS LAB TO DETERMINE IF ANY NUTRIENTS CAN BE ADDED TO HELP RELIEVE SOME STRESS TO THE TREES.

GENERAL SITE PLAN NOTES

1. GRADING AT THE BUILDING SHALL HAVE A 5% MINIMUM SLOPE AWAY FROM THE BUILDING FOR A MINIMUM OF 10'-0", UNO. CONCRETE SHALL BE SLOPED 2% AWAY FROM BUILDING. IBC 2012 SECTION 1804.3
2. FOUNDATION TO BE 6" ABOVE FINISHED GRADE UNO. (8" FOR DFCM PROJECT, ALSO REVIEW IBC 2012 SECTION 1808)
3. ALL CONNECTIONS FROM CITY STREETS TO THE BUILDING ARE TO BE PROVIDED UNDER THIS CONTRACT. CONTRACTOR TO VERIFY CITY STANDARDS FOR ROAD, CURB, UTILITY AND SIGNAGE REQUIREMENTS.
4. ALL EXTERIOR SIDEWALKS, STAIRS AND LANDINGS TO HAVE POSITIVE DRAINAGE BUT NO MORE THAN A MAXIMUM OF 1/4" SLOPE PER FOOT TO ALLOW POSITIVE DRAINAGE. ALL STAIRS AND RAMPS TO HAVE A LANDING OF 48 INCHES LONG AT THE TOP AND BOTTOM WITH A MAXIMUM SLOPE OF 1/4" PER FOOT. ALL REBAR IN EXTERIOR APPLICATIONS TO BE EPOXY COATED.
5. ALL HARDSCAPE TO BE A MINIMUM OF 4" THICK AIR ENTRAINED CONCRETE OVER 6" ROAD BASE, UNO, AND ALL SIDEWALKS SHALL BE NO LESS THAN 5'-0" WIDE.
6. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
7. FINISH GRADE OF SOFTSCAPE SHALL BE 2" UNIFORMLY BELOW PAVING SURFACES UNLESS NOTED OTHERWISE.
8. 12" X 4" X CONTINUOUS MINIMUM CONCRETE MOW STRIP, TO BE PROVIDED AROUND ENTIRE BUILDING EXCEPT WHERE CONCRETE SIDEWALKS OR PLANTERS OCCUR, TYP, SEE DETAIL **XX/AXXX**.
9. LIGHT POLE BASE IN ALL LANDSCAPE LOCATIONS TO BE 6" ABOVE FINISHED GRADE, BE LOCATED AT LEAST 36" FROM FACE OF POLE BASE TO BACK OF CURB AND HAVE A CONCRETE MOW STRIP PER DETAIL **XX/AXXX**. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
10. LIGHT POLE BASE IN ALL PAVED LOCATIONS TO BE 36" ABOVE FINISHED GRADE. VERIFY LOCATION ON SITE WITH ARCHITECT PRIOR TO ANY INSTALLATION.
11. REMOTE FDC TO HAVE VAULT FOR DRAINAGE, SEE DETAIL **XX/ASXX**.
12. COORDINATE ORIENTATION OF FIRE HYDRANT OUTLETS WITH THE FIRE MARSHALL'S OFFICE PRIOR TO THE FINAL INSTALLATION OF THE HYDRANT ASSEMBLY.

KEYED NOTES

TOTAL PARKING SPACES = 587



A1 PLAN - SITE - OVERALL
SCALE: 1" = 40'-0"

NORTH

VCBO ARCHITECTURE
524 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

REV	DATE	DESCRIPTION

VCBO NUMBER:	22700
CLIENT NUMBER:	00000
DATE:	MAY 10, 2023

SPANISH FORK RECREATION CENTER

SPANISH FORK CITY
1102 SOUTH MAIN STREET, SPANISH FORK, UTAH 84660

SD PRICING SET

OVERALL SITE PLAN

AS101

Memo

To: Development Review Committee

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

Date: March 1, 2023

Re: Transportation Master Plan Revisions

Staff Report

Proposed Effective Date: July 1, 2023

Proposed Changes

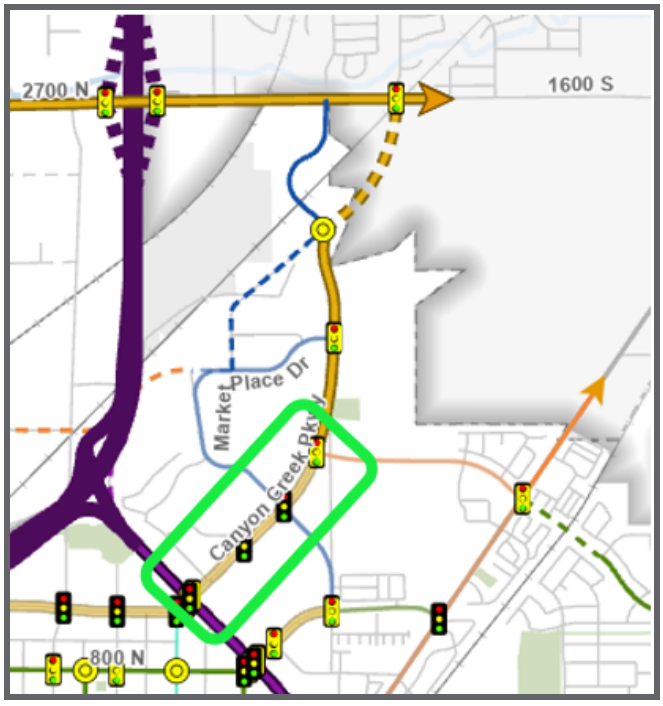
- Change 2050 facility classification of Canyon Creek Parkway in dense commercial district from 7-lane Major Arterial to 5-lane Minor Arterial
- Add minor collector to connect 3400 E with 100 S
- SR-51 / Expressway Ln / Spanish Fork Pkwy Area Trails
    - Remove Expressway Ln Trail alongside Target property
    - Remove Black Horse Loop trail
    - Updated geometry for Willowbrook trail
- Add trail near Rees Ave connecting into HIdden Springs Trails
- Change trail between 2300 E and Spanish Fork Pkwy on Canyon Rd to bike lane; remove trail going north to roundabout
- Add multiuse trail on west side of 2300 E between Canyon Rd and 1850 S
- Change trail on northeast corner of fairground to follow road alignment and connect better with 300 E trail
- Remove trail between Main St and 320 W along 100 S
- Relocate trail along 650 W to 1150 W/800 W alignment (this will be the major road)
- Remove trail on north side of SFHS property; City trail continues to 400 N
- Add trail along south side of 1900 N to westward extent

Attached: Figures showing existing plans and proposed changes

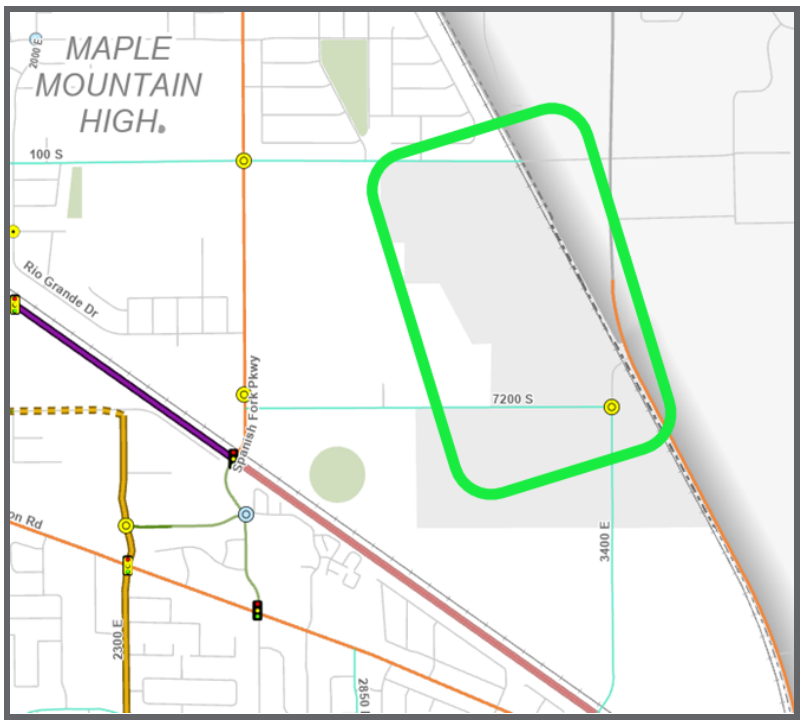
Canyon Creek Pkwy 2050 Classification (**before**)



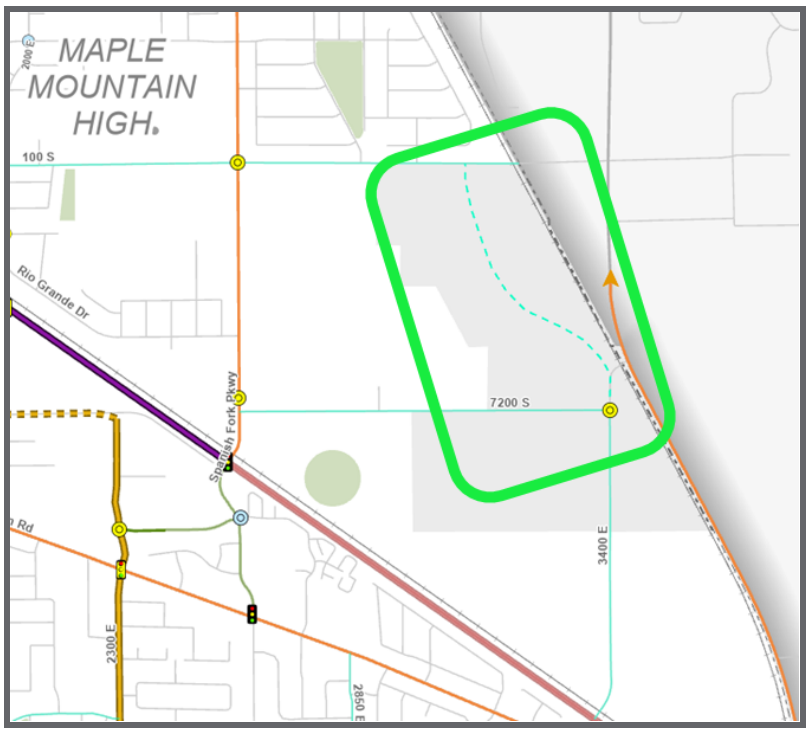
Canyon Creek Pkwy 2050 Classification (**after**)



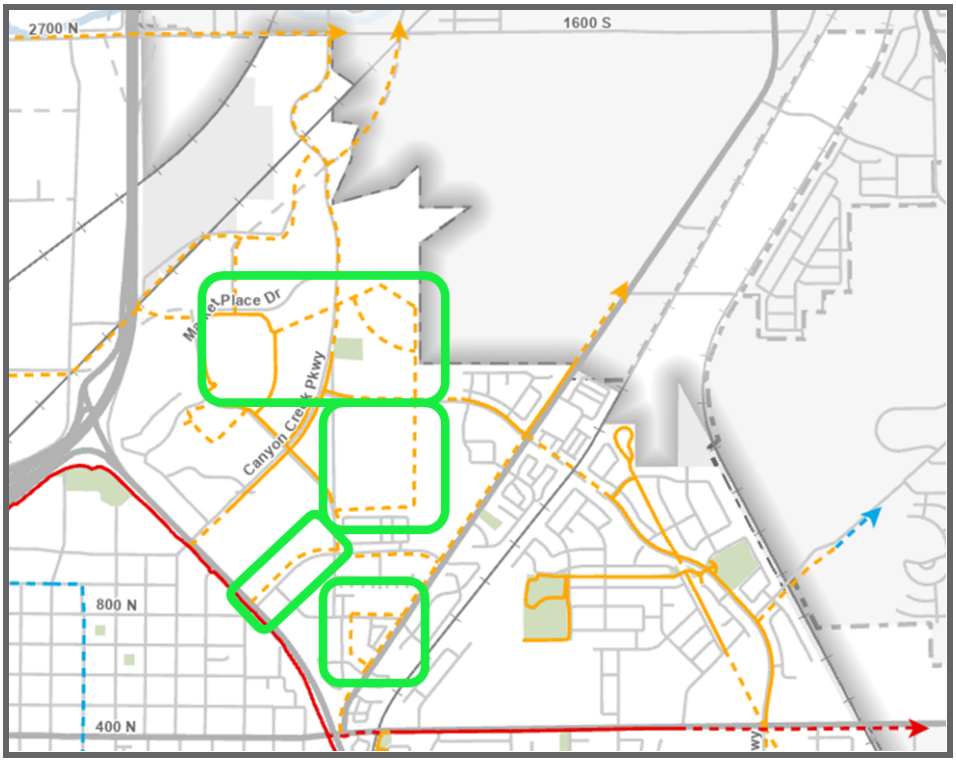
3400 E Connector (**before**)



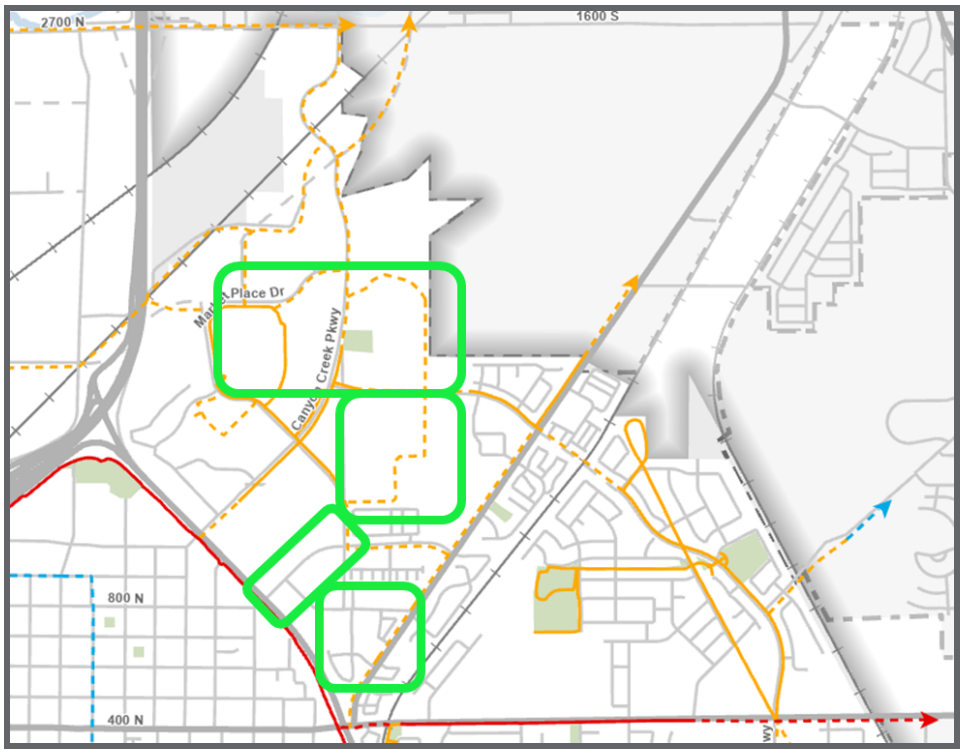
3400 E Connector (**after**)



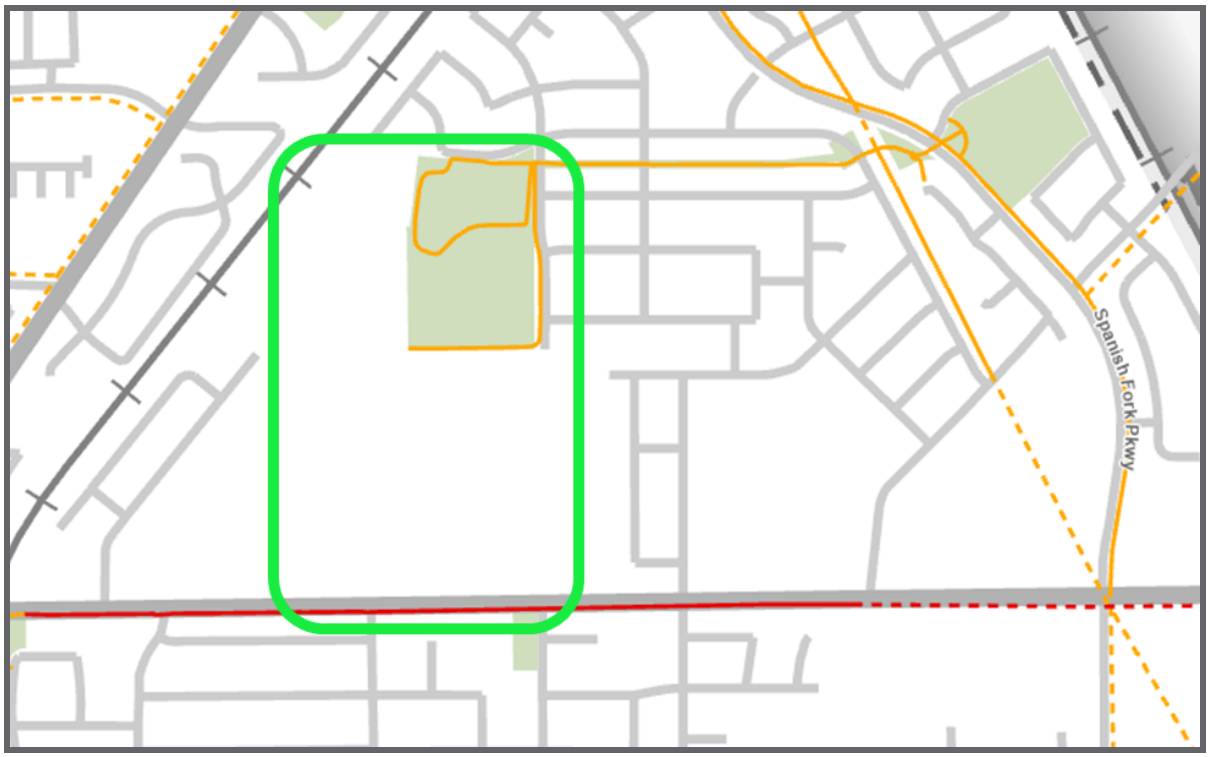
SR-51 / Expressway Ln / Spanish Fork Pkwy Area Trails (**before**)



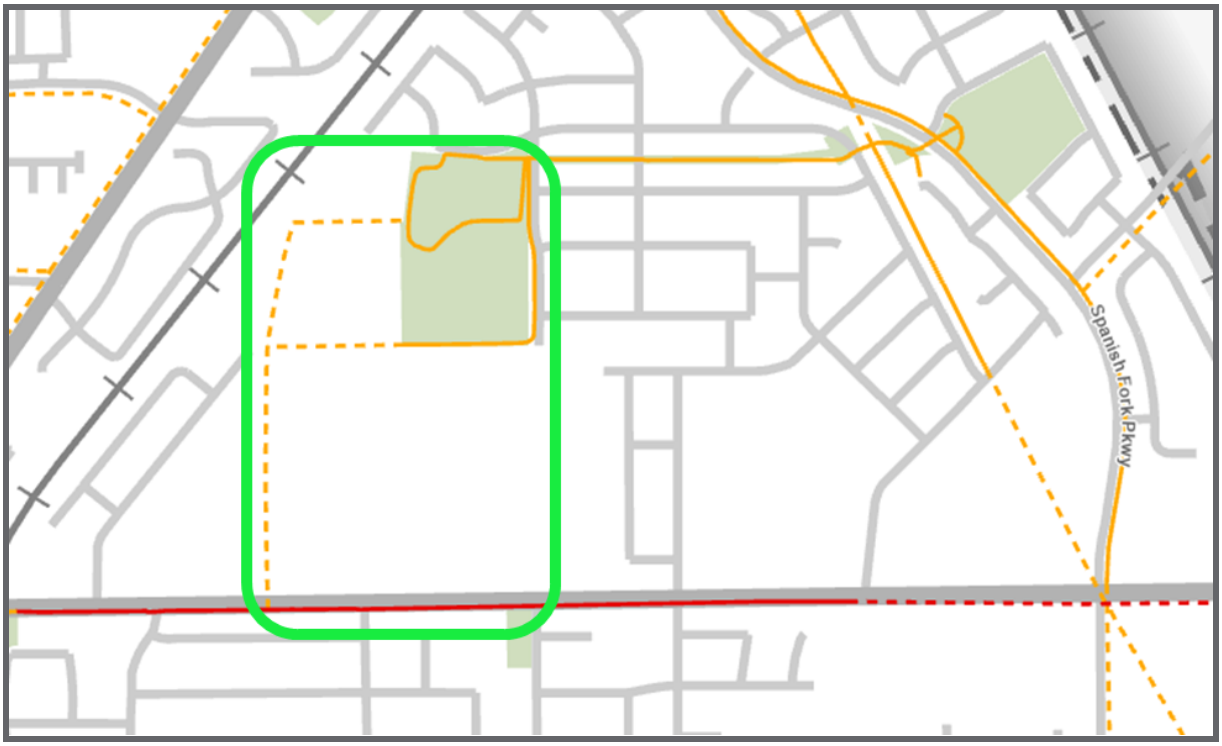
SR-51 / Expressway Ln / Spanish Fork Pkwy Area Trails (**after**)



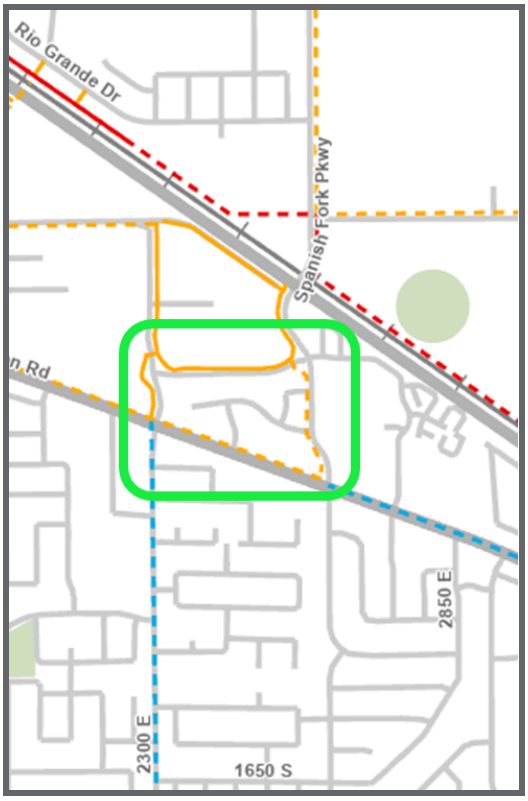
Rees Ave / Hidden Springs Park Trails (**before**)



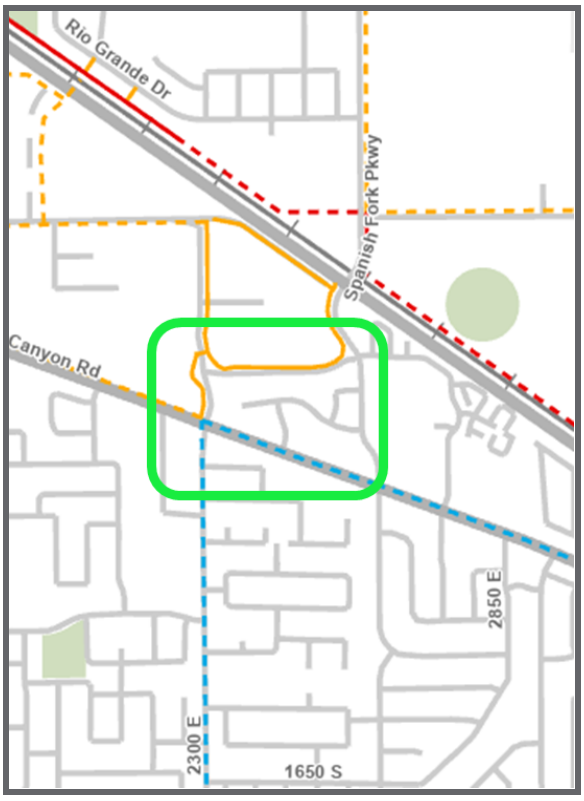
Rees Ave / Hidden Springs Park Trails (**after**)



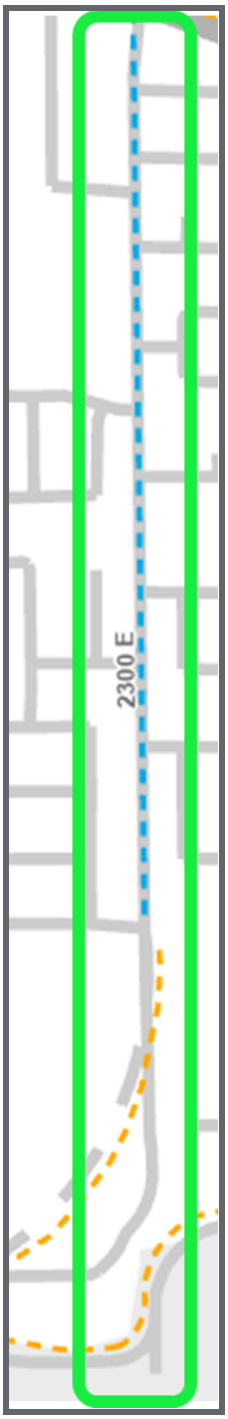
2300 E / Spanish Fork Pkwy Trails (**before**)



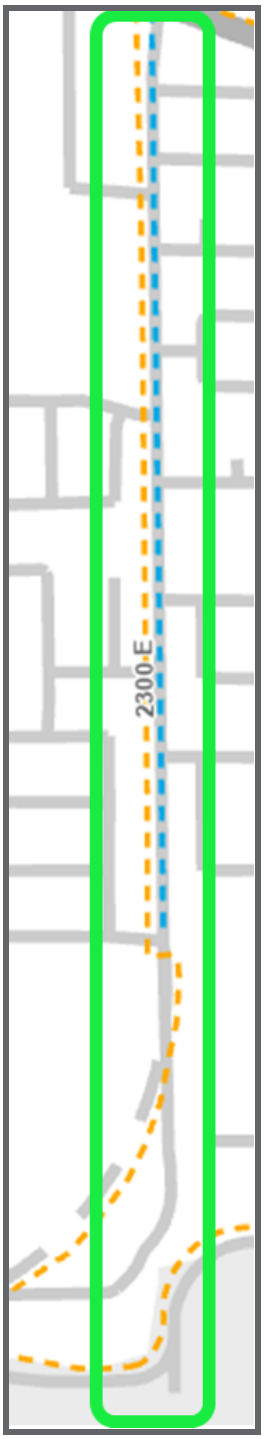
2300 E / Spanish Fork Pkwy Trails (**after**)



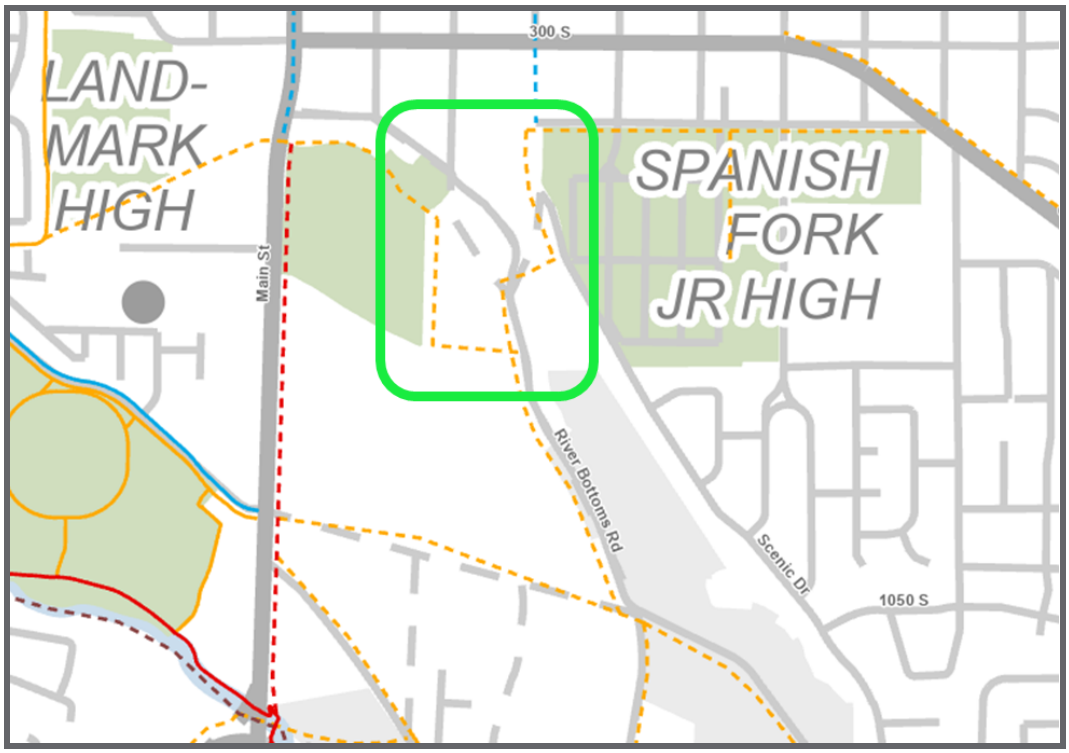
2300 E Trails (**before**)



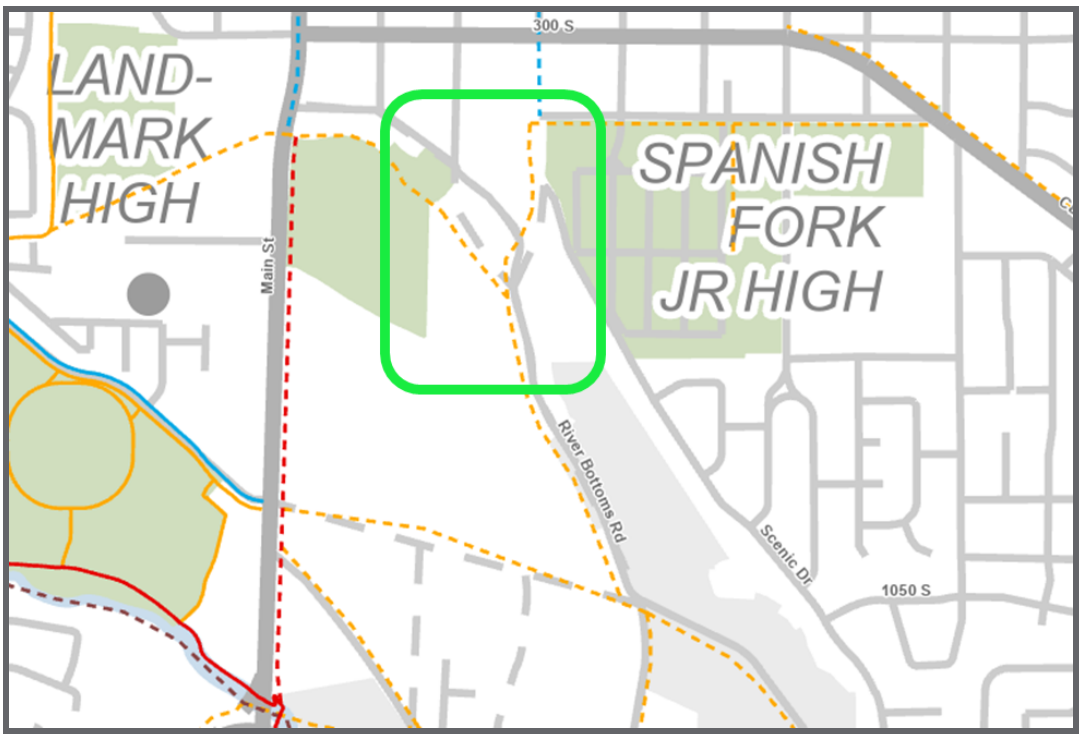
2300 E Trails (**after**)



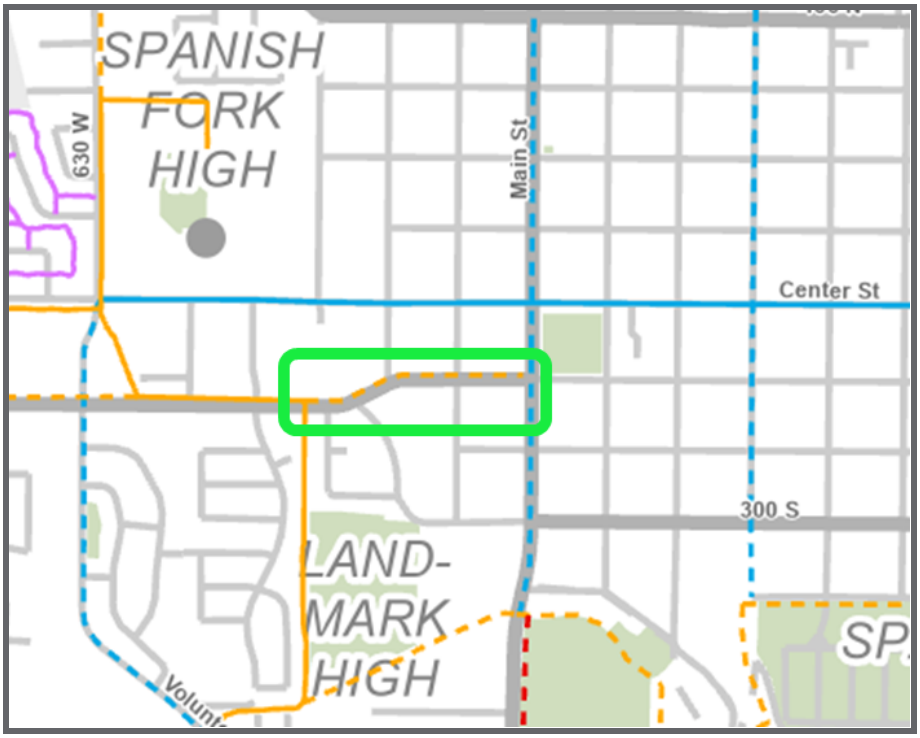
Fairground Northeast Corner (**before**)



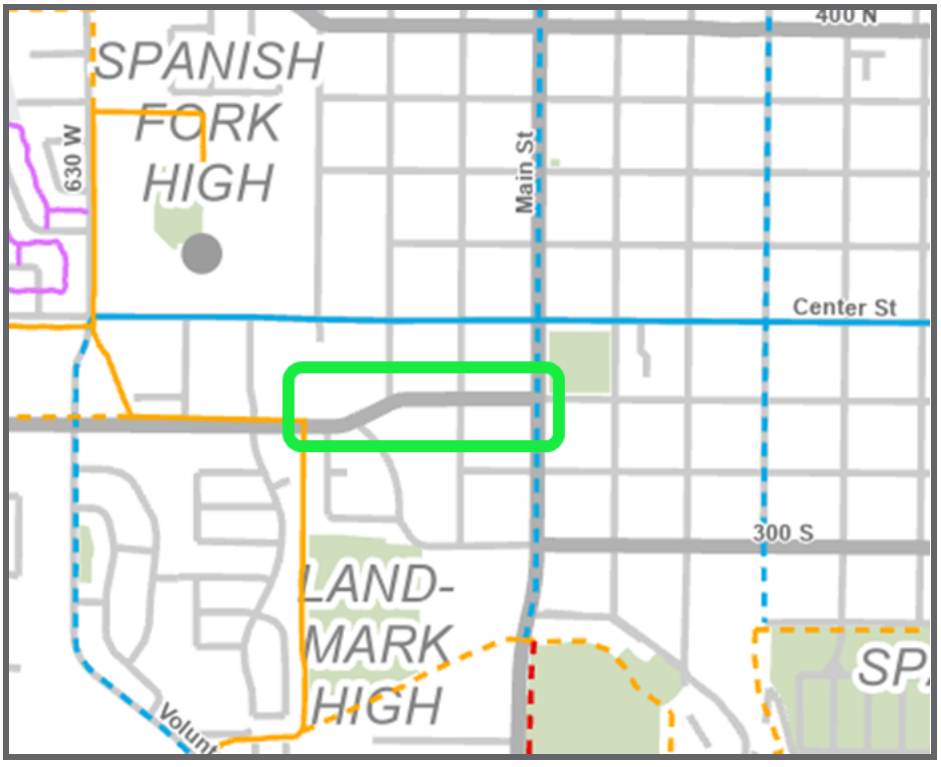
Fairground Northeast Corner (**after**)



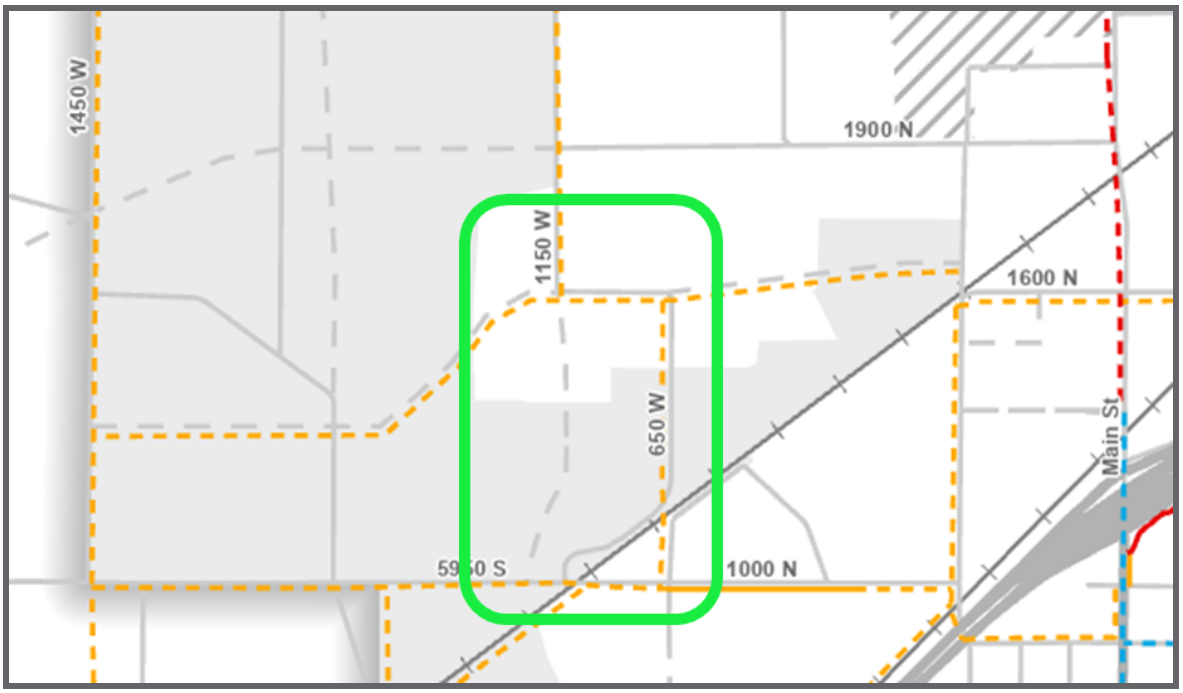
100 S between Main St and 320 W Trail (**before**)



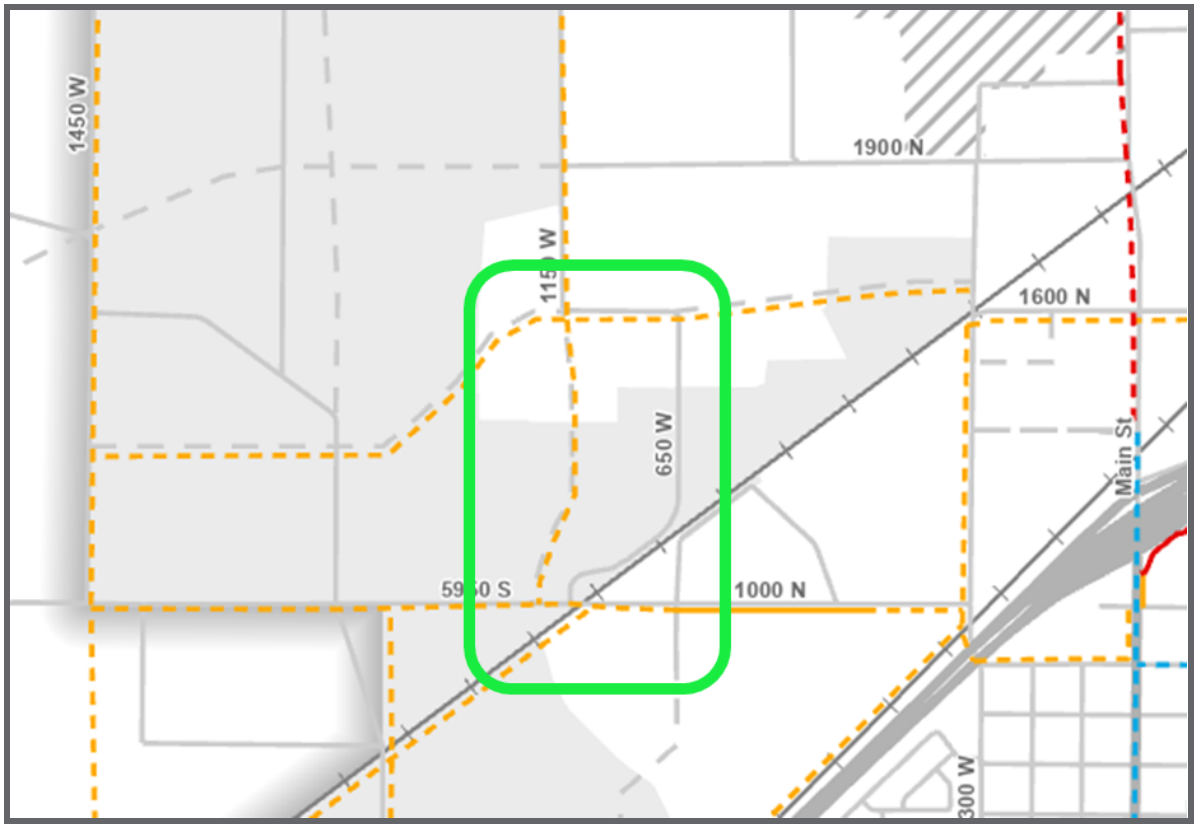
100 S between Main St and 320 W Trail (**after**)



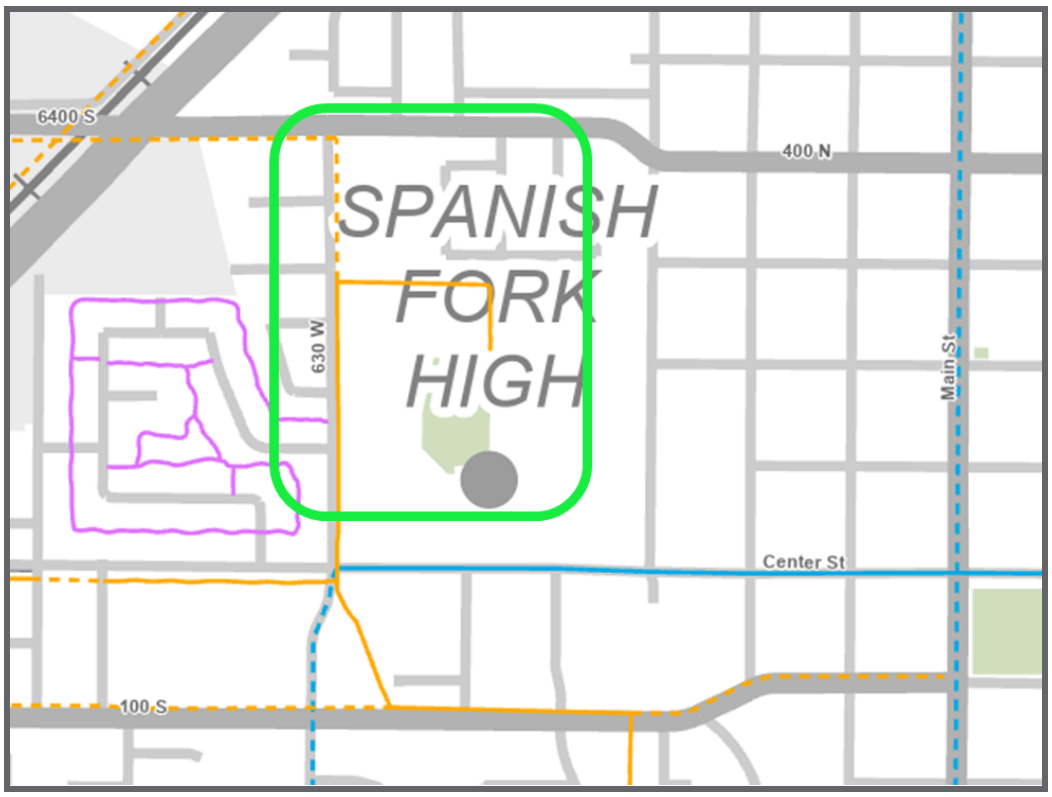
650 W to 1150 W Trail Alignment (**before**)



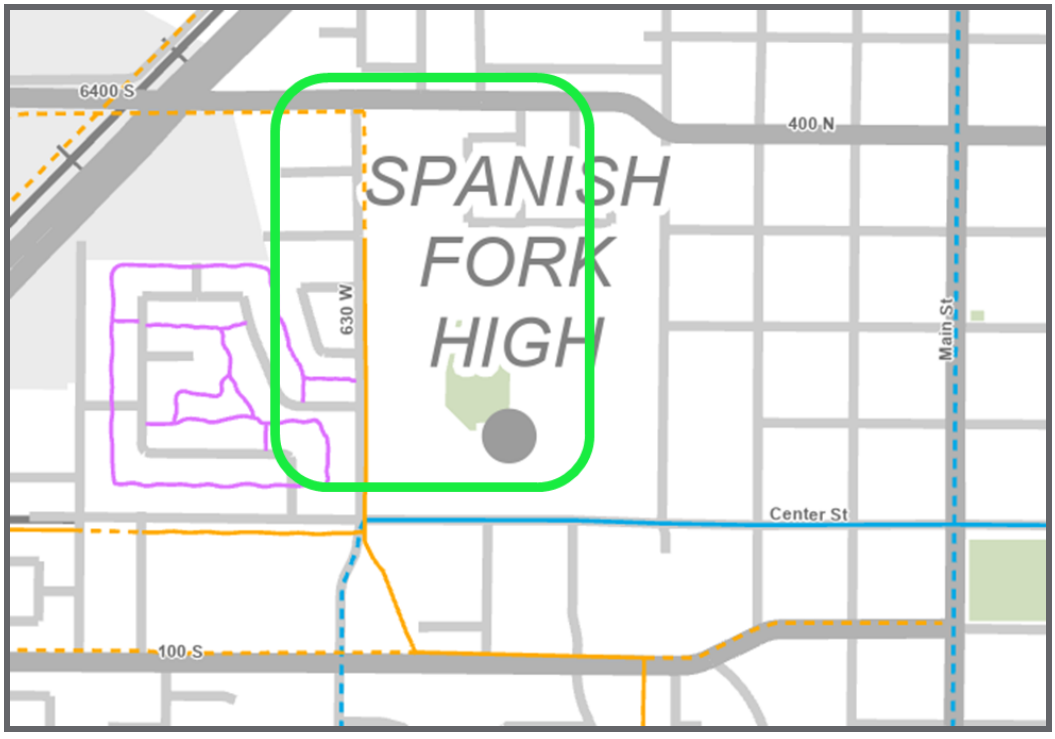
650 W to 1150 W Trail Alignment (**after**)



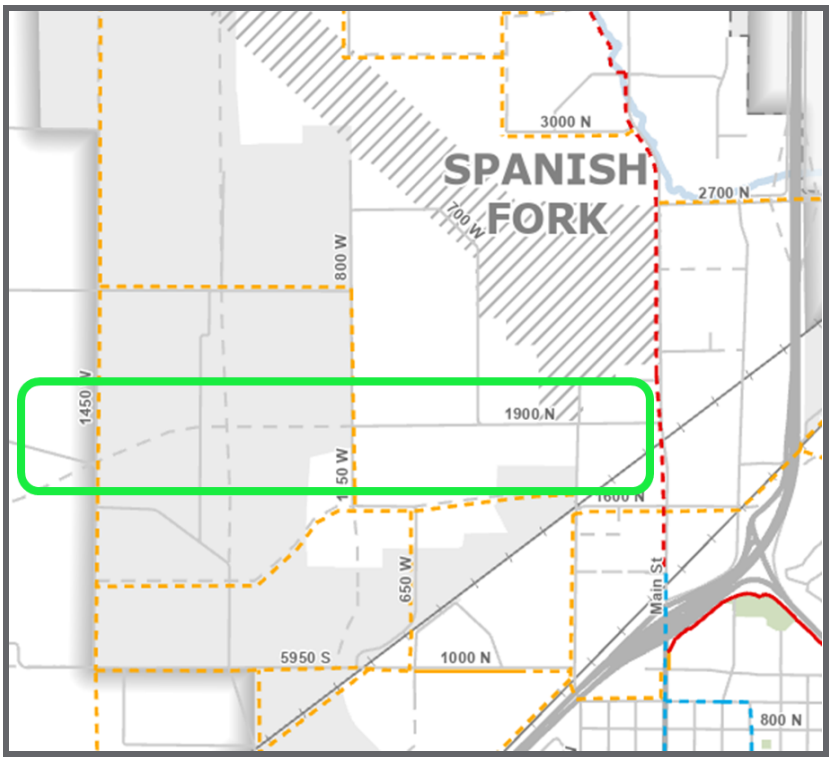
SFHS Trail (**before**)



SFHS Trail (**after**)



1900 N Trail (**before**)



1900 N Trail (**after**)

