Wednesday, June 14, 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. June 7, 2023

2. Utility Improvement Plan

A. CANYON CREEK COMMERCIAL CENTER. This proposal involves the improvement of utilities located at approximately 1700 North Canyon Creek Parkway.

3. Site Plan

A. VERSI RENTALS STORE. This proposal involves development of a commercial rental store located at approximately 3501 North 1150 West.

B. DON BENNETT COMMERICAL LOT 2. The proposal involves commercial development of property located at approximately 1600 North 300 West.

C. WASATCH PALLET. This proposal involves amending the existing site plan approval on a site plan located at approximately 800 West 1000 North.

4. Title 12 Amendment

A. EXCAVATION IMPROVEMENTS AND ALTERATIONS. This proposal involves changes to Title 12 regarding construction site maintenance.

5. Title 15 Amendment

A. NOTICE OF PIONEERING INTENT. This proposal involves changes to Title 15 regarding Pioneering Agreements.

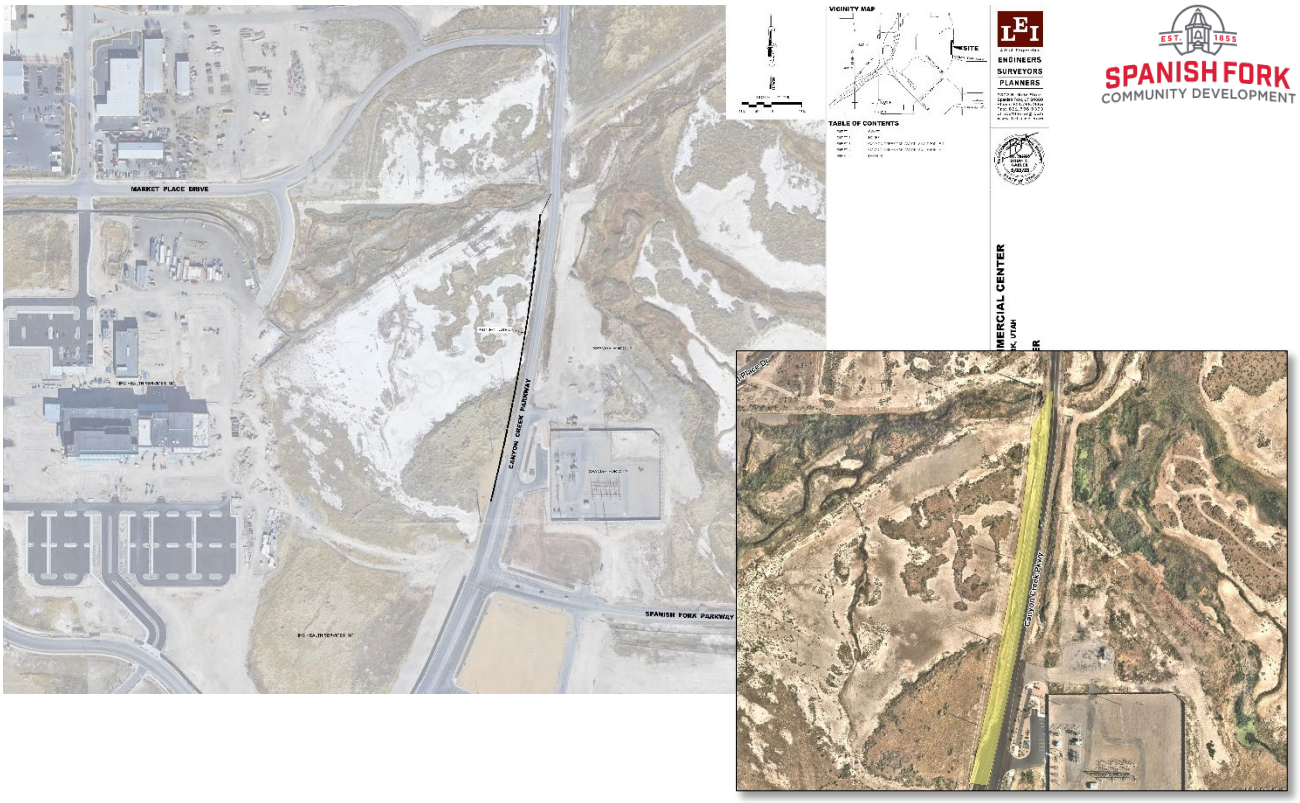
6. Concept Review

A. RASMUSSEN.

7. Discussion

A. SUBURBAN PROPANE

8. Adjourn



Canyon Creek Commercial Center Utility Improvement Plan Approval Request

June 14, 2023, Development Review Committee meeting.

Located at approximately 1700 North Canyon Creek Parkway.

The subject property is zoned B-P.

The applicant has requested Utility Improvement Plan approval.

Recommendation

That the proposed Utility Improvement Plan be approved based on the following finding and subject to the following conditions:

Finding

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

Conditions

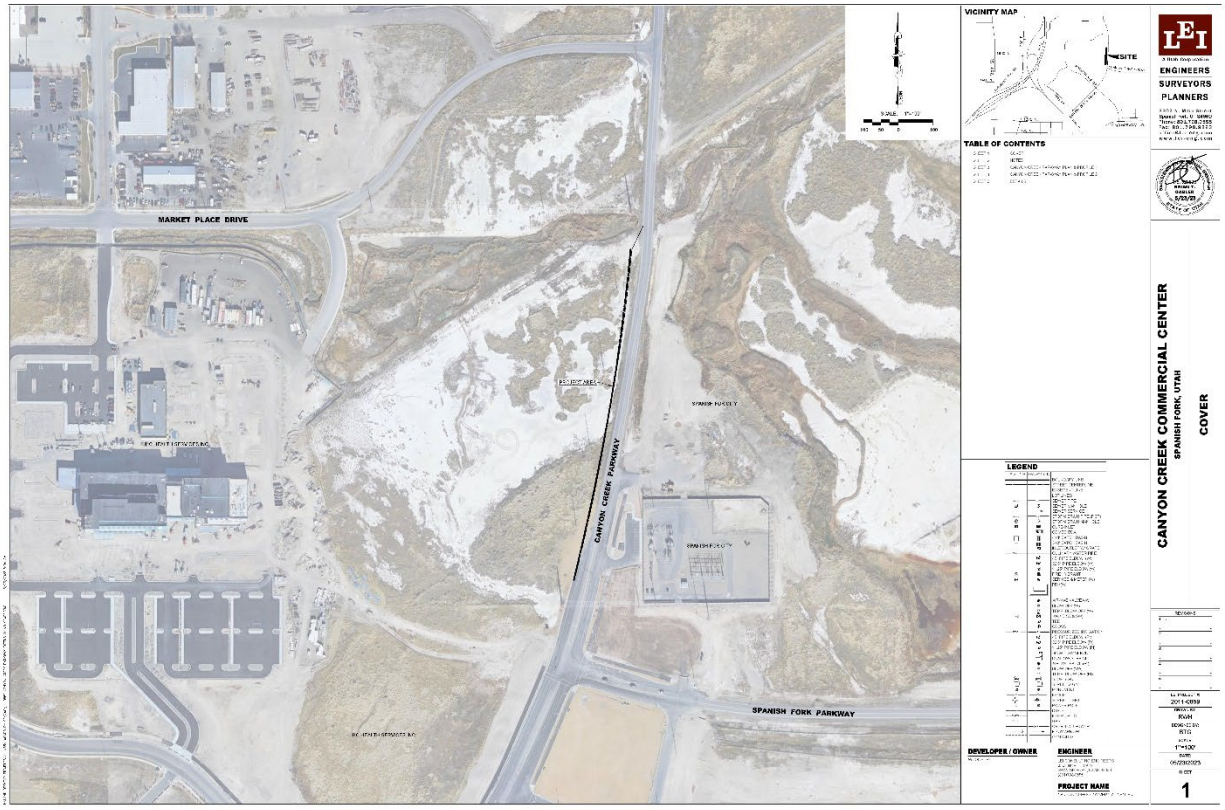
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

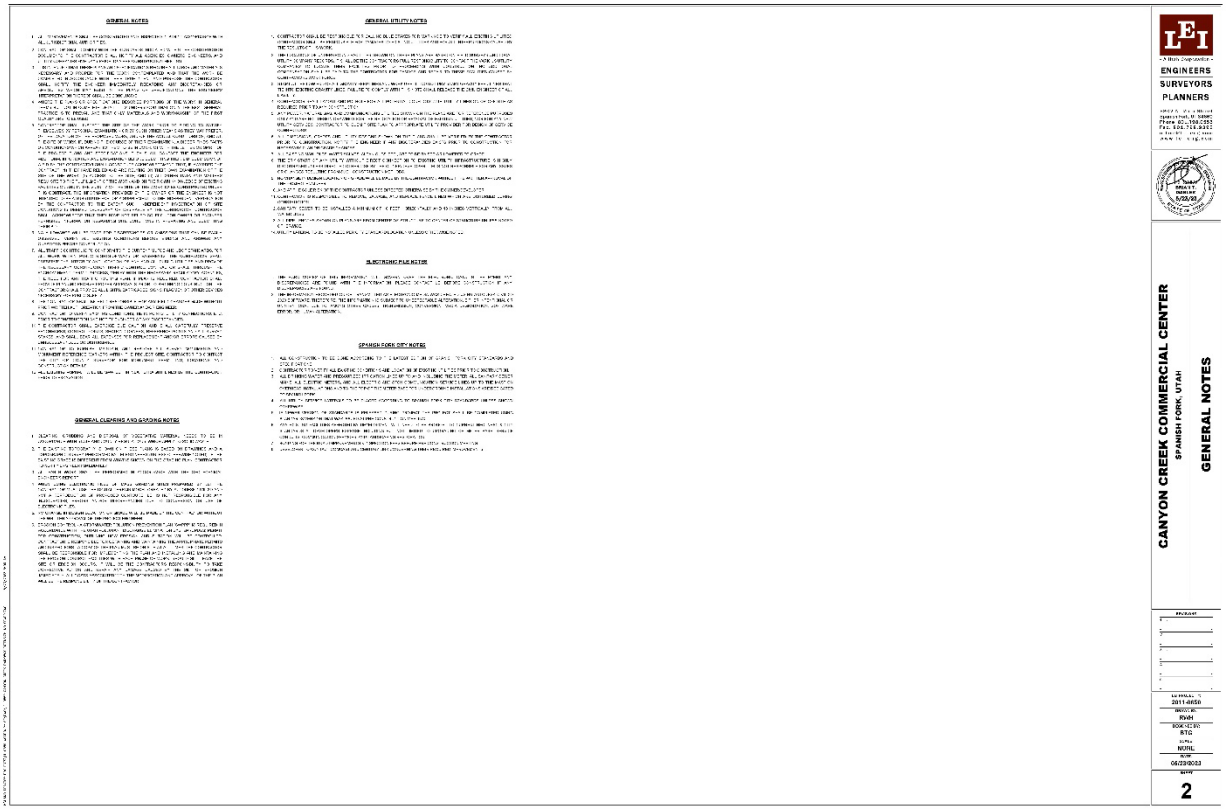
Key Issues

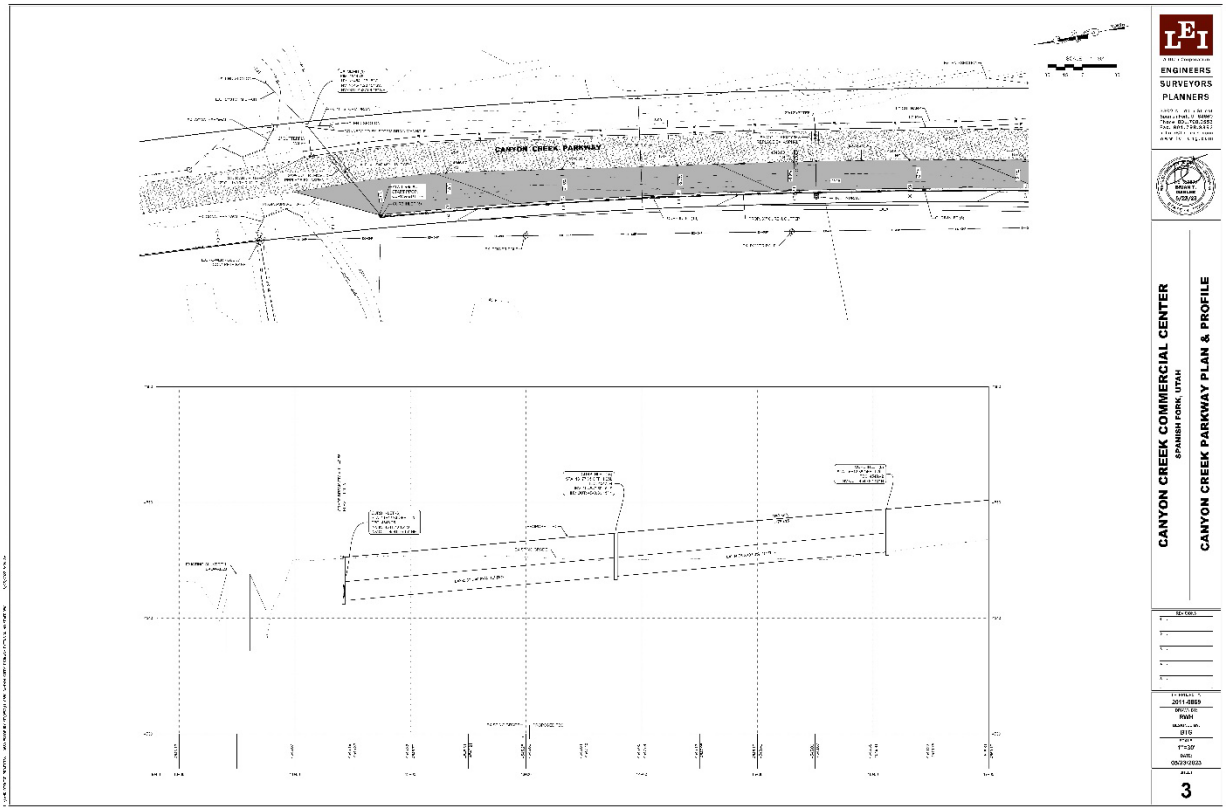
1. Power.
2. Improvements.
3. Utilities.

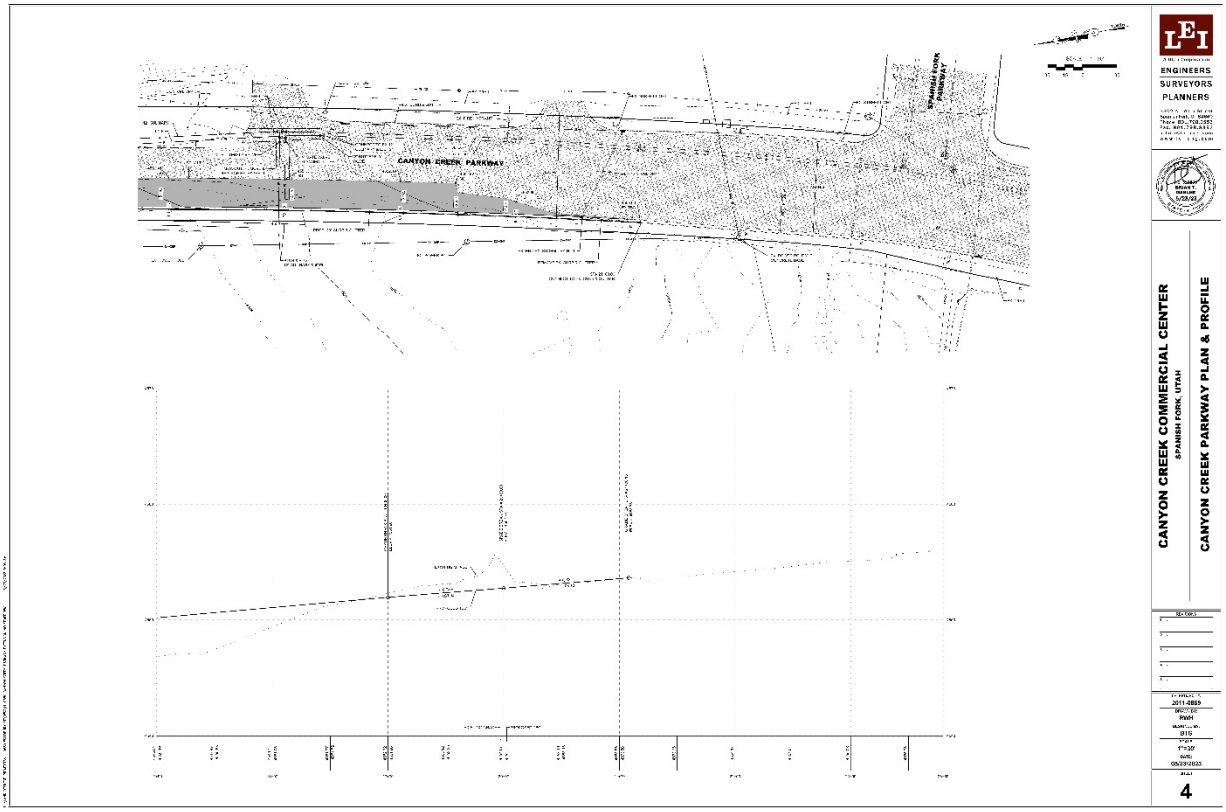
Exhibits

1. Canyon Creek Improvements Plan.
2. Utility Plan.

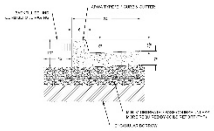

MARKET PLACE DRIVE
CANYON CREEK PARKWAY
SPANISH FORK PARKWAY
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CANYON CREEK PARKWAY
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3

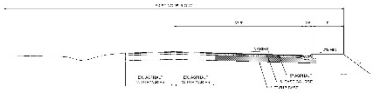

CANYON CREEK PARKWAY
SPANISH FORK PARKWAY
ENGINEERS
SURVEYORS
PLANNERS
CANYON CREEK COMMERCIAL CENTER
SPANISH FORK, UTAH
CANYON CREEK PARKWAY PLAN & PROFILE
4

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS



30" FLOW CURB
CANYON CREEK PARKWAY

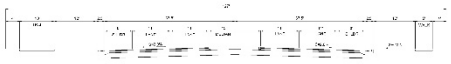
1 CURB & GUTTER DETAILS



A CANYON CREEK PARKWAY

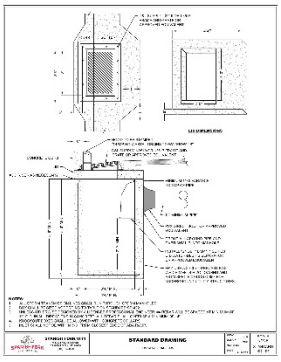


B CANYON CREEK PARKWAY

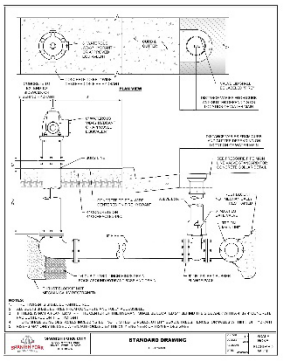


SPANISH FORK PARKWAY AT FUTURE FULL BUILD

2 ROADWAY SECTIONS



STANDARD DRAWING



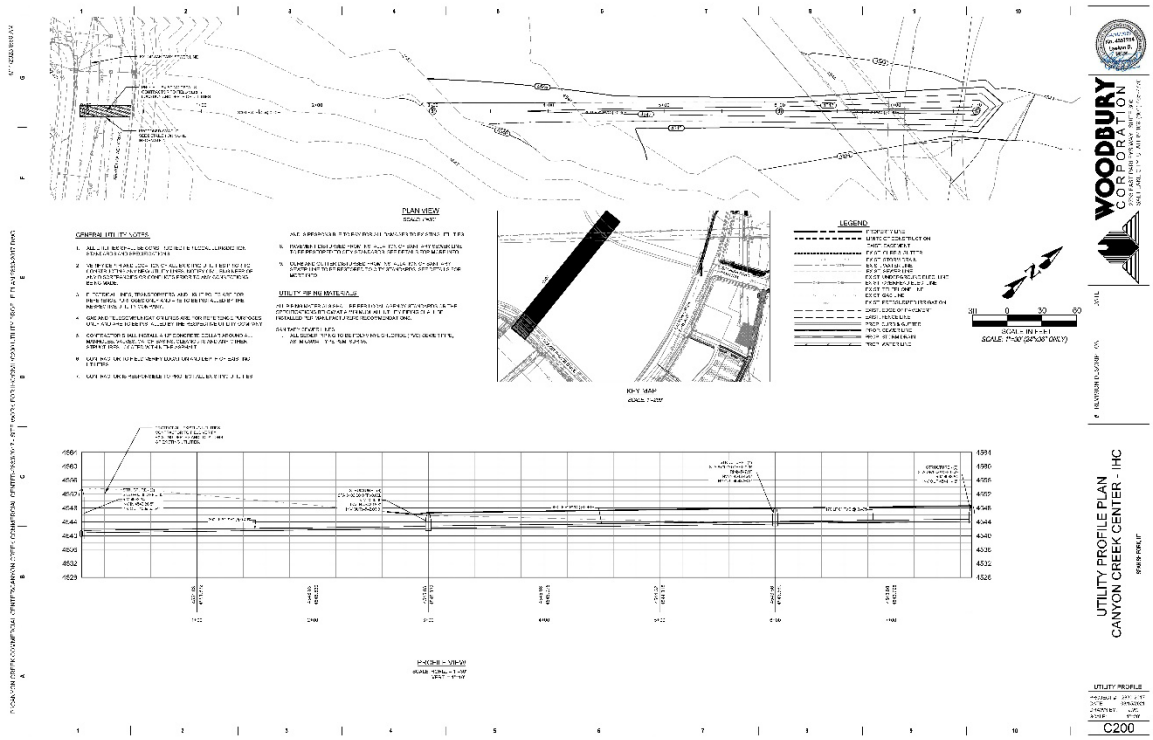
STANDARD DRAWING

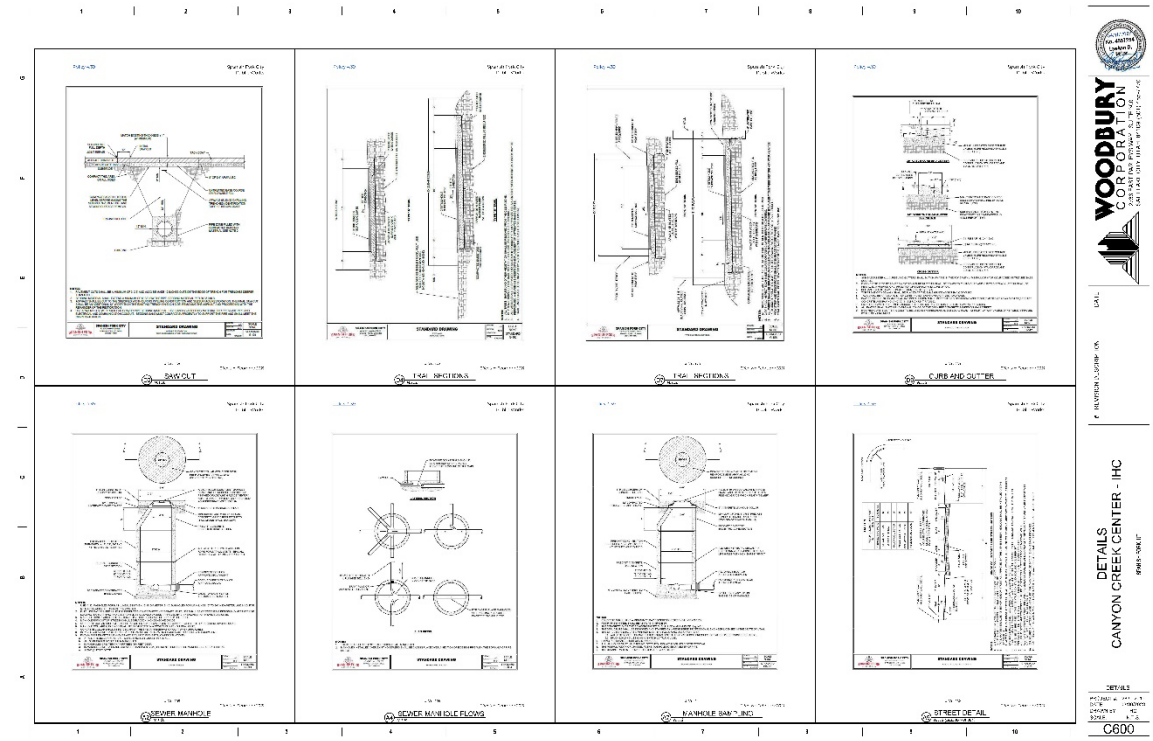
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ENGINEERS
SURVEYORS
PLANNERS

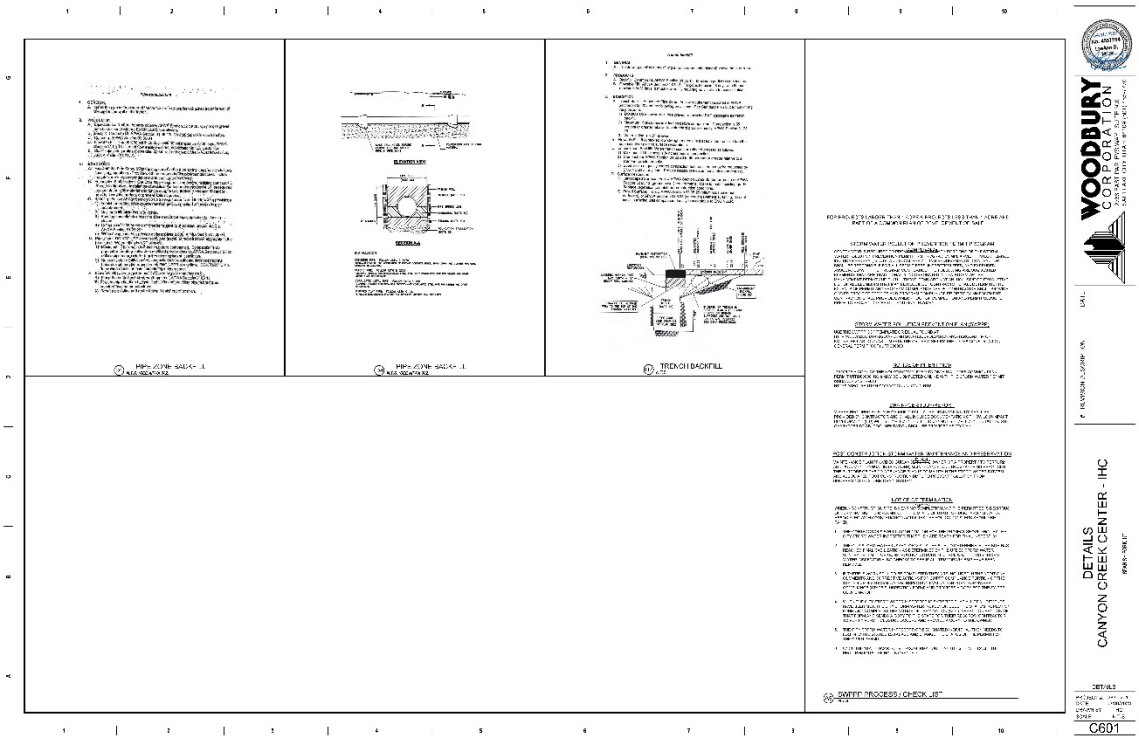
CANYON CREEK COMMERCIAL CENTER
SPANISH FORK, UTAH
DETAILS

2011-0650

5


PLAN VIEW
GENERAL UTILITY NOTES:
UTILITY PIPELINE NOTES:
KEY MAP
LEGEND:
MANHOLE - VIEW
UTILITY PROFILE PLAN
CANYON CREEK CENTER - IHC
C200


SAW CUT
TRAFFIC INSPECTION BOX
TRAFFIC INSPECTION BOX
CURB AND GUTTER
SEWER MANHOLE
SEWER MANHOLE FLOWS
MANHOLE BAFFLING
STREET DETAIL
DETAILS
CANYON CREEK CENTER - IHC
C600


WOODBURY CORPORATION
DETAILS
CANYON CREEK CENTER - IHC
C601



NORTH

SCALE: 1"=100'

100 50 0 100

VICINITY MAP

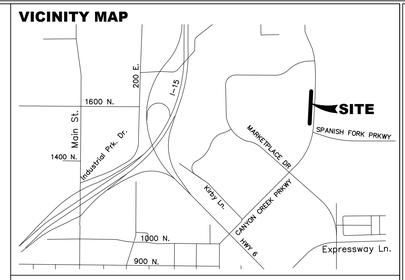


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LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

WOODBURY

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

CANYON CREEK COMMERCIAL CENTER

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SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
NO. 353806
BRIAN T. GABLER
5/23/23
STATE OF UTAH

CANYON CREEK COMMERCIAL CENTER

SPANISH FORK, UTAH

COVER

REVISIONS	
1	-
-	-
2	-
-	-
3	-
-	-
4	-
-	-
5	-
-	-

LEI PROJECT #: 2011-0859
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=100'
DATE: 05/23/2023

SHEET 1

V:\LAND DESKTOP PROJECTS\1--0859 WOODBURY SF(MK)\1--0859 CANYON CREEK PARKWAY EXTENSION NO SEWER.DWG 5/23/2023 8:06 AM

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND INSPECTED IN STRICT ACCORDANCE WITH ALL JURISDICTIONAL AUTHORITIES.
2. CONTRACTOR SHALL COMPLY WITH THE STANDARDS INDICATED WITHIN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY ALL AGENCIES, OWNERS, ENGINEERS, AND UTILITY COMPANIES FIVE DAYS PRIOR TO A PRE-CONSTRUCTION MEETING.
3. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
4. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
5. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF, AND AT, THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, (1) THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.
6. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED. VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND ANSWER ANY QUESTIONS BEFORE CONSTRUCTION.
7. ALL TRAFFIC CONTROL IS TO CONFORM TO THE CURRENT MUTCD AND UDOT STANDARDS. FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAYS OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS, VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
8. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.
9. CONTRACTOR TO VERIFY EXISTING CONDITIONS, TIE IN POINTS, UTILITY CONNECTIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCHMARKS, CONTROL POINTS, SECTION CORNERS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY UNNECESSARY LOSS OR DISTURBANCE.
11. CONTRACTOR TO FURNISH, MAINTAIN, AND RESTORE ALL SURVEY MONUMENTS AND MONUMENT REFERENCE MARKERS WITHIN THE PROJECT SITE. CONTRACTOR TO CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT PERMITTING, LOCATIONS AND CONSTRUCTION DETAILS.
12. ALL EXISTING ASPHALT WILL BE SAW CUT IN NEAT STRAIGHT LINES BY THE CONTRACTOR PRIOR TO EXCAVATION.

GENERAL CLEARING AND GRADING NOTES

1. CLEARING, GRUBBING AND DISPOSAL OF VEGETATIVE MATERIAL NEEDS TO BE IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS, WHICH APPLY TO SOLID WASTE.
2. THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON DRAWINGS AND A TOPOGRAPHIC SURVEY PERFORMED BY LEI ENGINEERS (UNLESS OTHERWISE NOTED). IF THE EXISTING GRADE IS DIFFERENT FROM WHAT IS SHOWN ON THE GRADING PLAN, CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY.
3. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.
4. WHEN USING ELECTRONIC FILES OF MASS GRADING SITES PREPARED BY LEI THE CONTRACTOR MUST USE THE DIGITAL TERRAIN MODEL CREATED BY AUTODESK CIVIL 3D AND NOT A REPRODUCTION OF PROPOSED CONTOURS. LEI IS NOT RESPONSIBLE FOR ANY INACCURACIES, ERRORS AND/OR DISCREPANCIES DUE TO CONVERSION OR USE OF ELECTRONIC FILES.
5. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
6. EROSION CONTROL - A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MAINTAINING THE APPROPRIATE PERMITS AND INSPECTIONS. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING BLUE STAKES FOR MARKINGS TO VERIFY ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND FOR ALL INTERRUPTIONS CAUSED BY THE RESULTS OF HIS WORK.
2. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY CONTRACTORS WORK FORCE.
3. START AT THE LOW END OF ALL GRAVITY FEED LINES AND WORK UPHILL. DO NOT DRY START GRAVITY FEED LINES THAT TIE INTO EXISTING GRAVITY LINES. FAILURE TO COMPLY WITH THIS NOTE SHALL RELEASE THE CIVIL ENGINEER OF ALL LIABILITY.
4. CONTRACTOR SHALL LAYOUT AND POTHOLE FOR ALL POTENTIAL CONFLICTS WITH UTILITY LINES ON OR OFF-SITE AS REQUIRED PRIOR TO ANY CONSTRUCTION.
5. ANY POWER, NATURAL GAS, AND COMMUNICATIONS UTILITIES SHOWN ON THE PLANS ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT DESIGN DRAWINGS FOR THE RELOCATION OR REMOVAL OF EXISTING UTILITIES, NOR FOR ANY NEW UTILITY SERVICES. CONTRACTOR TO SUBMIT SITE PLAN TO APPROPRIATE UTILITY PROVIDER FOR DESIGN OF SERVICE CONNECTIONS.
6. ALL DIMENSIONS, GRADES AND UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXISTS PRIOR TO CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
7. ALL EXISTING MANHOLES, WATER VALVES, CLEAN OUTS, ETC., ARE TO BE RAISED OR LOWERED TO GRADE.
8. THE DRY START OF ANY UTILITY WITHOUT DIRECT CONNECTION TO EXISTING UTILITY INFRASTRUCTURE IS HIGHLY DISCOURAGED UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER. LEI IS NOT RESPONSIBLE FOR ANY ISSUES OR CHANGES RESULTING FROM SUCH CONSTRUCTION METHODS.
9. NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
10. AND AT THE SOLE RISK OF THE CONTRACTOR UNLESS DIRECTED OTHERWISE BY THE OWNER/DEVELOPER.
11. CONTRACTOR IS RESPONSIBLE TO REMOVE, SALVAGE, AND REPLACE FENCE LINES WHICH ARE DISTURBED DURING CONSTRUCTION.
12. SANITARY SEWER TO BE INSTALLED A MINIMUM OF 10 FEET HORIZONTALLY AND 18 INCHES VERTICALLY FROM ALL WATER LINES.
13. ALL PIPE LENGTHS SHOWN ON PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS NOTED OTHERWISE.
14. UTILITY LATERAL TO BE INSTALLED PER CITY STANDARD LOCATION UNLESS OTHERWISE NOTED.

ELECTRONIC FILE NOTES

1. THE HARD COPIES OF THIS INFORMATION WILL GOVERN OVER THE ELECTRONIC DATA IN THE EVENT ANY DISCREPANCIES ARE FOUND WITH THE INFORMATION. PLEASE CONTACT LEI BEFORE CONSTRUCTION IF ANY DISCREPANCIES ARE FOUND.
2. THE INFORMATION RECORDED ON OR TRANSMITTED AS ELECTRONIC MEDIA WAS CREATED USING AUTODESK CIVIL 3D 2020 SOFTWARE. THEREFORE, THE INFORMATION IS SUBJECT TO UNDETECTABLE ALTERATION, EITHER INTENTIONAL OR UNINTENTIONAL DUE TO, AMONG OTHER CAUSES, TRANSMISSION, CONVERSION, MEDIA DEGRADATION, SOFTWARE ERROR, OR HUMAN ALTERATION.

SPANISH FORK CITY NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.
6. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
7. BONDING FOR THE ROAD IMPROVEMENTS & INSPECTION FEES BEFORE PRE-CONSTRUCTION MEETING.
8. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.

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REGISTERED PROFESSIONAL ENGINEER
NO. 323806
BRIAN T. GABLER
5/23/23
STATE OF UTAH

CANYON CREEK COMMERCIAL CENTER

SPANISH FORK, UTAH

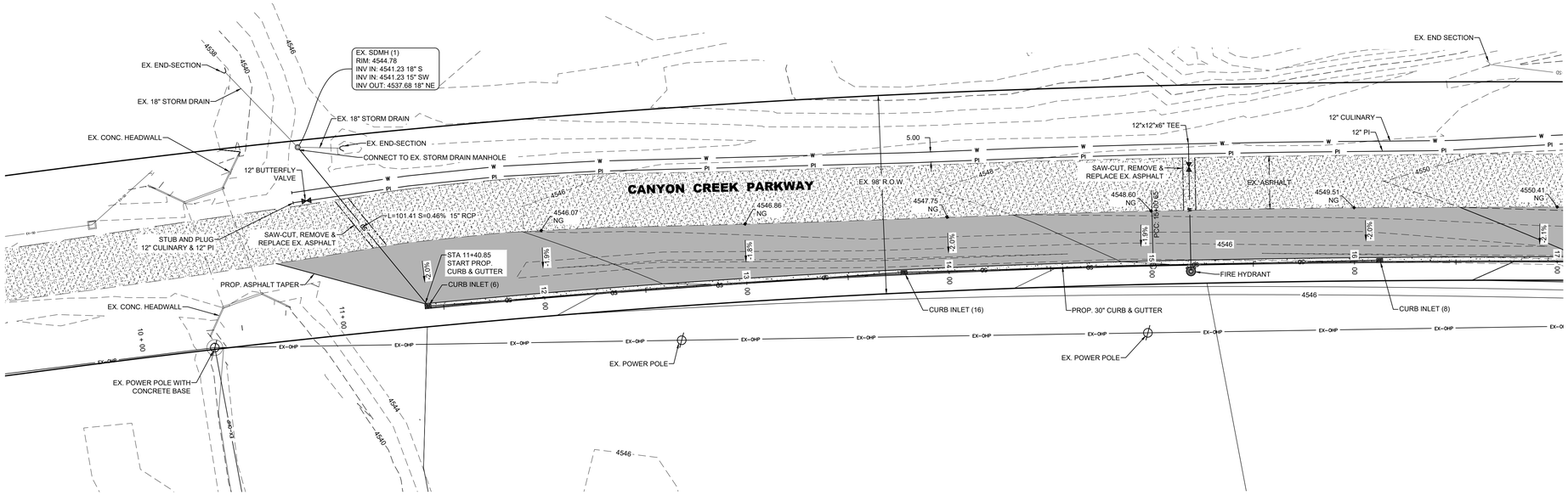
GENERAL NOTES

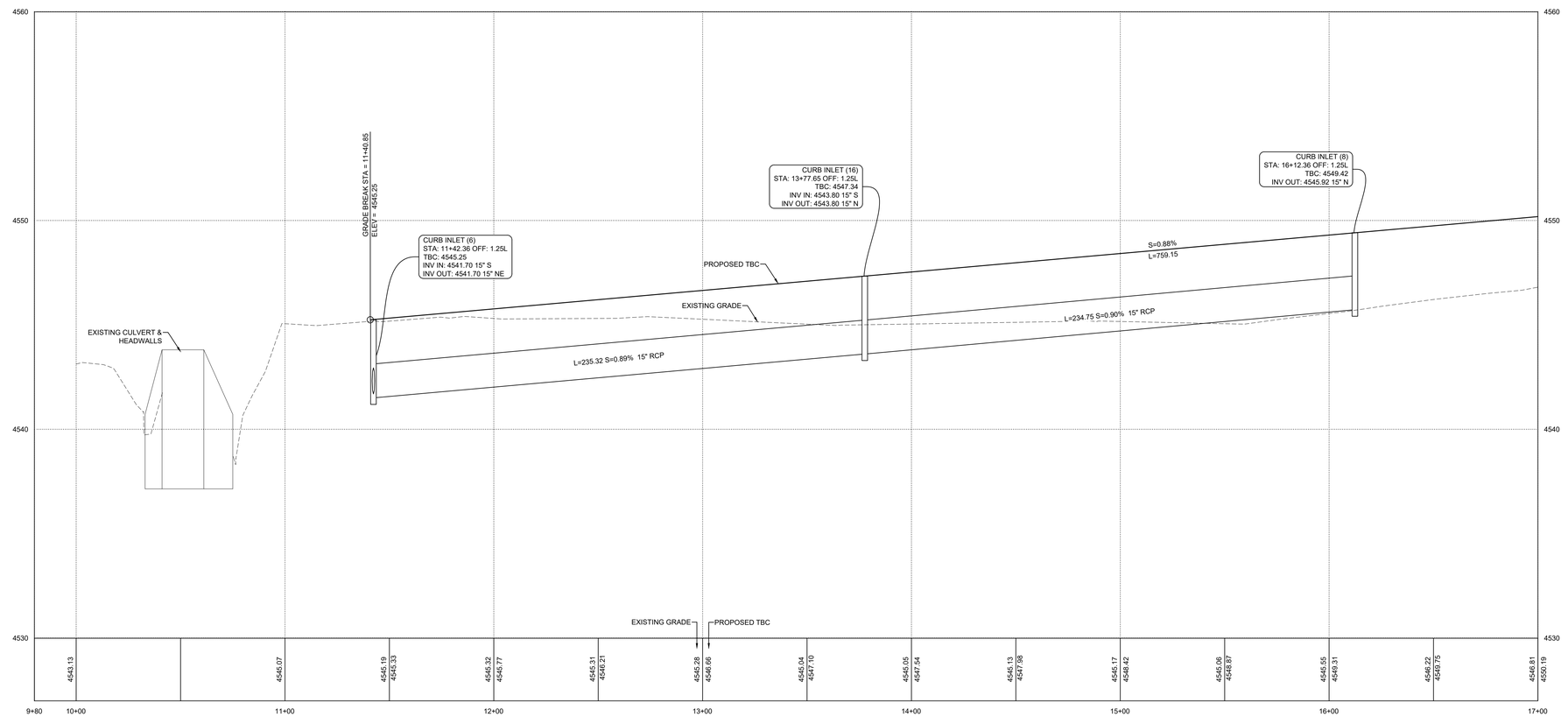
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2011-0859
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: NONE
DATE: 05/23/2023

SHEET 2

I:\LAND DESKTOP PROJECTS\11-0859 WOODBURY SF\DWG\11-0859 CANYON CREEK PARKWAY EXTENSION NO SEWER.DWG 5/23/2023 8:48 AM





- A Utah Corporation -
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www.lei-eng.com

REGISTERED PROFESSIONAL ENGINEER
NO. 393806
BRIAN T. GABLER
5/23/23
STATE OF UTAH

CANYON CREEK COMMERCIAL CENTER

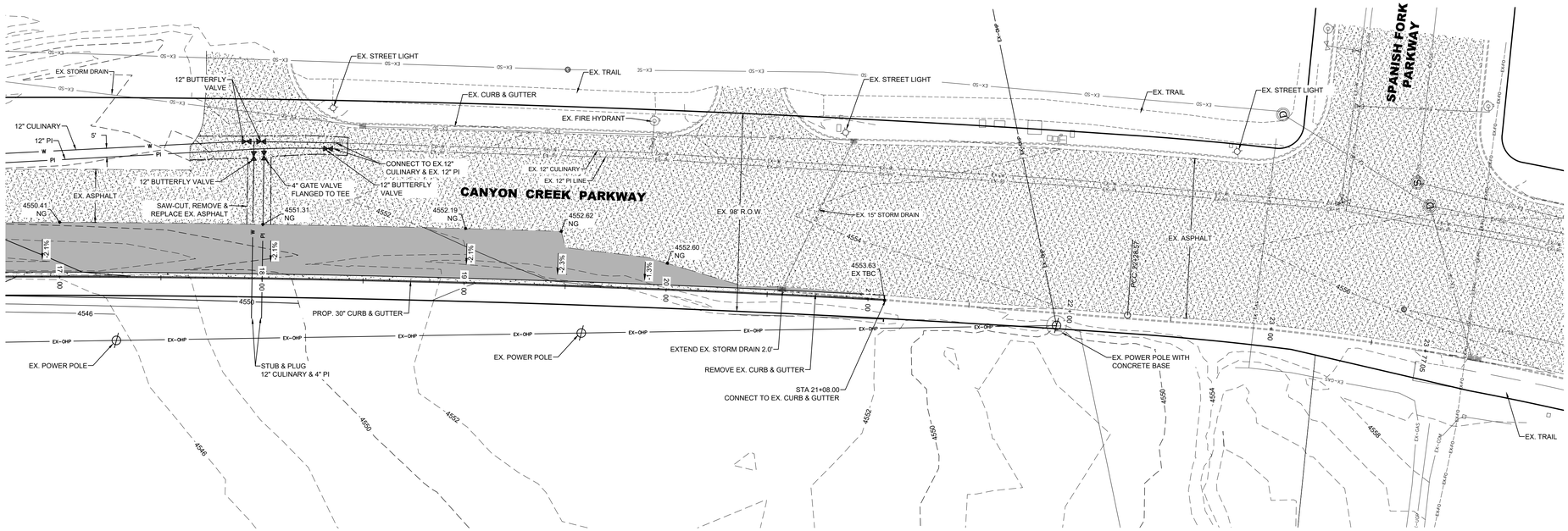
SPANISH FORK, UTAH

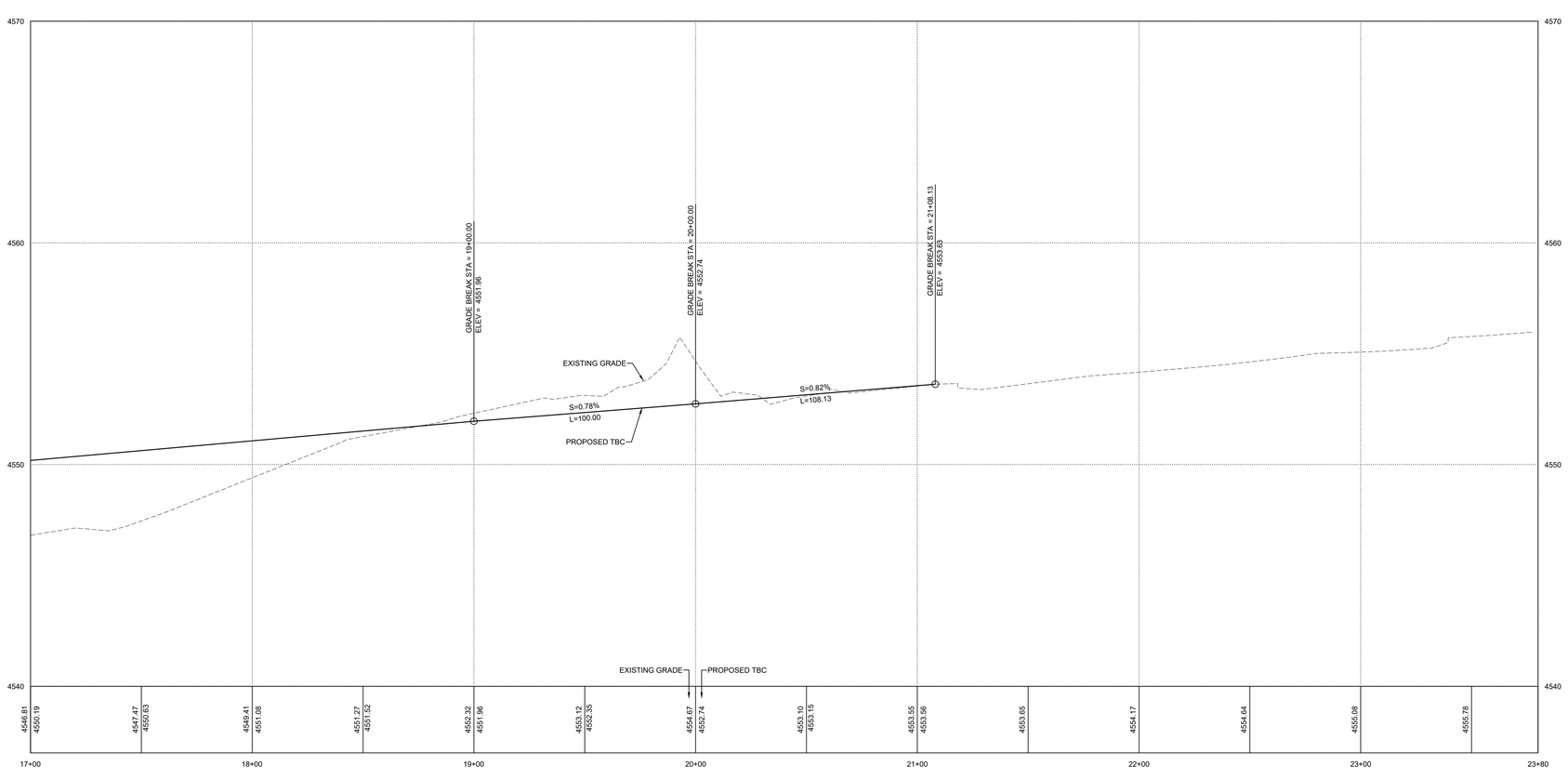
CANYON CREEK PARKWAY PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2011-0859
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: 1"=30'
DATE: 05/23/2023
SHEET: 3

U:\LAND DESKTOP PROJECTS\11-0859 WOODBURY SF\DWG\11-0859 CANYON CREEK PARKWAY EXTENSION NO SEWER.DWG 5/23/2023 8:08 AM





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CANYON CREEK COMMERCIAL CENTER

SPANISH FORK, UTAH

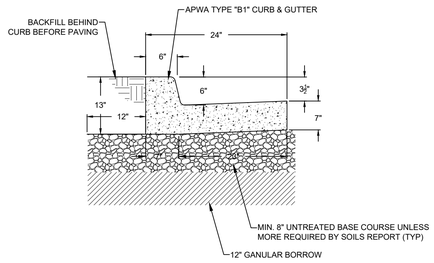
CANYON CREEK PARKWAY PLAN & PROFILE

REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #:	2011-0859
DRAWN BY:	RWH
DESIGNED BY:	BTG
SCALE:	1"=30'
DATE:	05/23/2023
SHEET	4

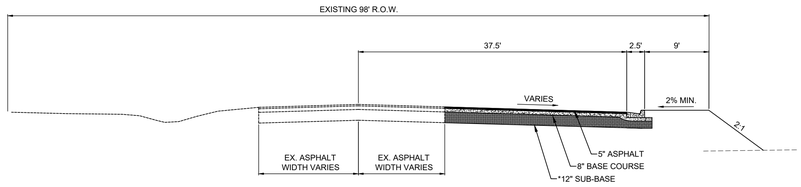
U:\LAND DESKTOP PROJECTS\11-0859 WOODBURY SF\DWG\11-0859 CANYON CREEK PARKWAY EXTENSION NO SEWER.DWG 5/23/2023 8:08 AM

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS



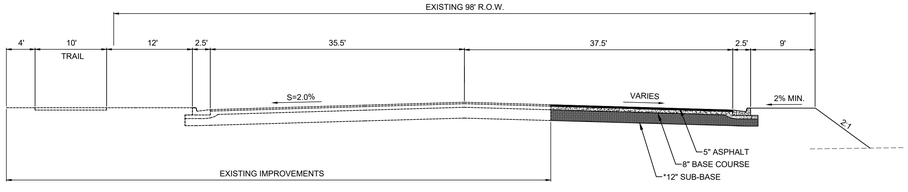
30" FLOW CURB
CANYON CREEK PARKWAY

1 CURB & GUTTER DETAILS



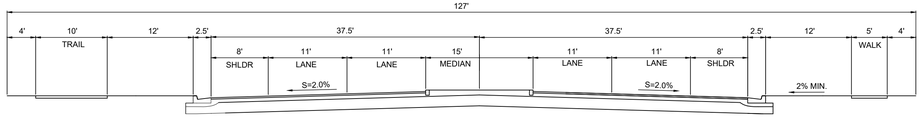
Ⓐ CANYON CREEK PARKWAY
STA 11+41 TO STA 18+50

*SEE SOILS REPORT BY RB&G ENGINEERING, DATED APRIL 2013. CANYON CREEK EXTENSION



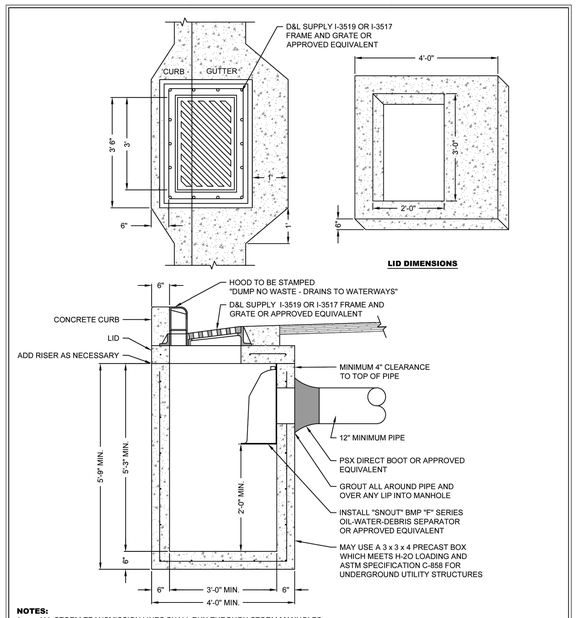
Ⓑ CANYON CREEK PARKWAY
STA 18+50 TO STA 21+08

*SEE SOILS REPORT BY RB&G ENGINEERING, DATED APRIL 2013. CANYON CREEK EXTENSION



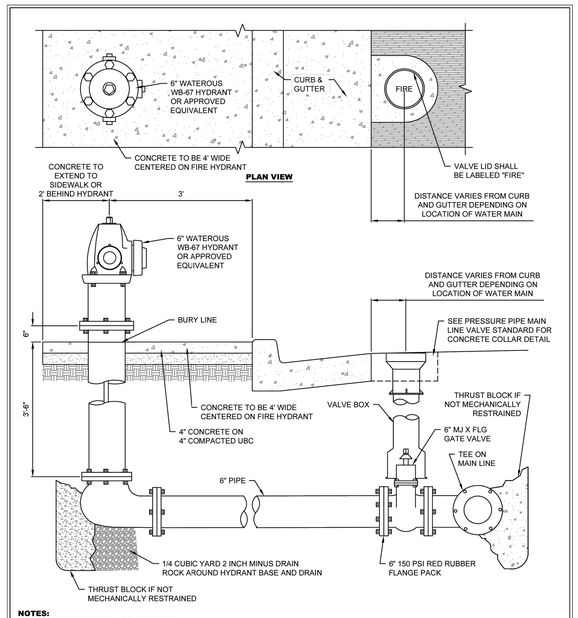
SPANISH FORK PARKWAY AT FUTURE FULL BUILD

2 ROADWAY SECTIONS



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

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



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

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

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REGISTERED PROFESSIONAL ENGINEER
NO. 353806
BRIAN T. GABLER
5/23/23
STATE OF UTAH

CANYON CREEK COMMERCIAL CENTER
SPANISH FORK, UTAH

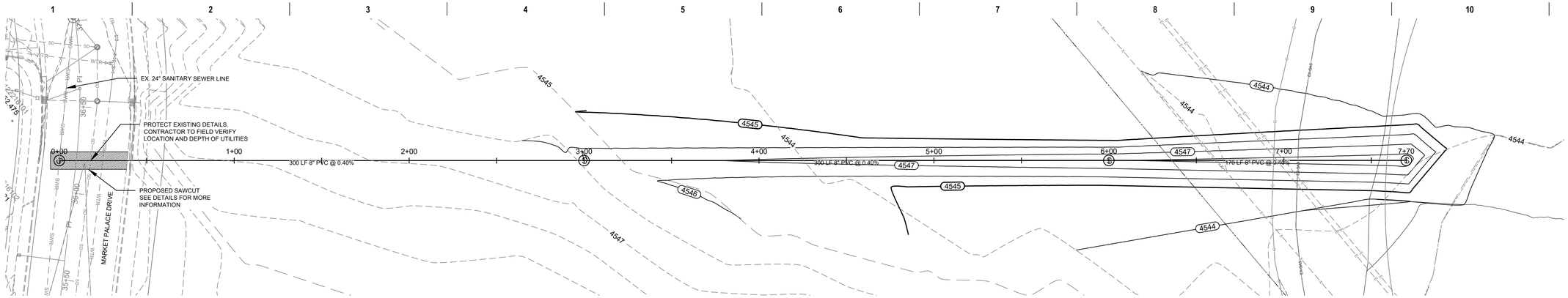
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2011-0859
DRAWN BY: RWH
DESIGNED BY: BTG
SCALE: N.T.S.
DATE: 05/23/2023

SHEET 5

I:\LAND DESKTOP PROJECTS\11-0859 WOODBURY ST.DWG\11-0859 CANYON CREEK PARKWAY EXTENSION NO SEWER.DWG 5/23/2023 8:06 AM



PLAN VIEW

SCALE: 1"=30'

GENERAL UTILITY NOTES:

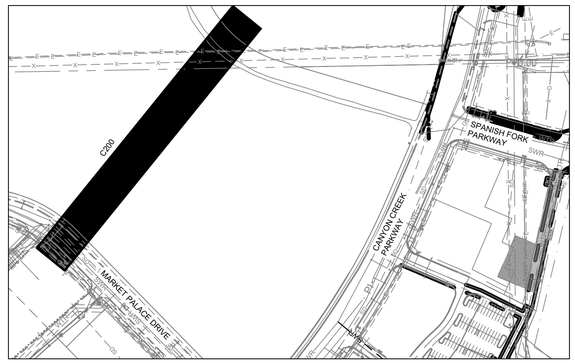
1. ALL UTILITIES SHALL BE CONSTRUCTED PER LOCAL JURISDICTION STANDARDS AND SPECIFICATIONS.
2. VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
3. ELECTRICAL LINES, TRANSFORMERS, AND LIGHT POLES ARE FOR REFERENCE PURPOSES ONLY AND ARE TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANY.
4. GAS AND TELECOMMUNICATION LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANY.
5. CONTRACTOR SHALL INSTALL A 12" CONCRETE COLLAR AROUND ALL MANHOLES, VALVES, CATCH BASINS, CLEANOUTS AND ANY OTHER STRUCTURES LOCATED WITHIN THE ASPHALT.
6. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES.
7. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO PAY FOR ALL DAMAGES TO EXISTING UTILITIES.
8. PAVEMENT DISTURBED FROM INSTALLATION OF SANITARY SEWER LINE TO BE RESTORED TO CITY STANDARDS. SEE DETAILS FOR MORE INFO.
9. CURB AND GUTTER DISTURBED FROM INSTALLATION OF SANITARY SEWER LINE TO BE RESTORED TO CITY STANDARDS. SEE DETAILS FOR MORE INFO.

UTILITY PIPING MATERIALS:

ALL PIPING MATERIALS SHALL BE PER LOCAL AGENCY STANDARDS OR THE SPECIFICATIONS BELOW AT A MINIMUM. ALL UTILITY PIPING SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.

SANITARY SEWER LINES

1. ALL SEWER PIPING TO BE POLYVINYL CHLORIDE (PVC) SEWER PIPE, ASTM C3034, TYPE PSM, SDR 35.



KEY MAP

SCALE: 1"=200'

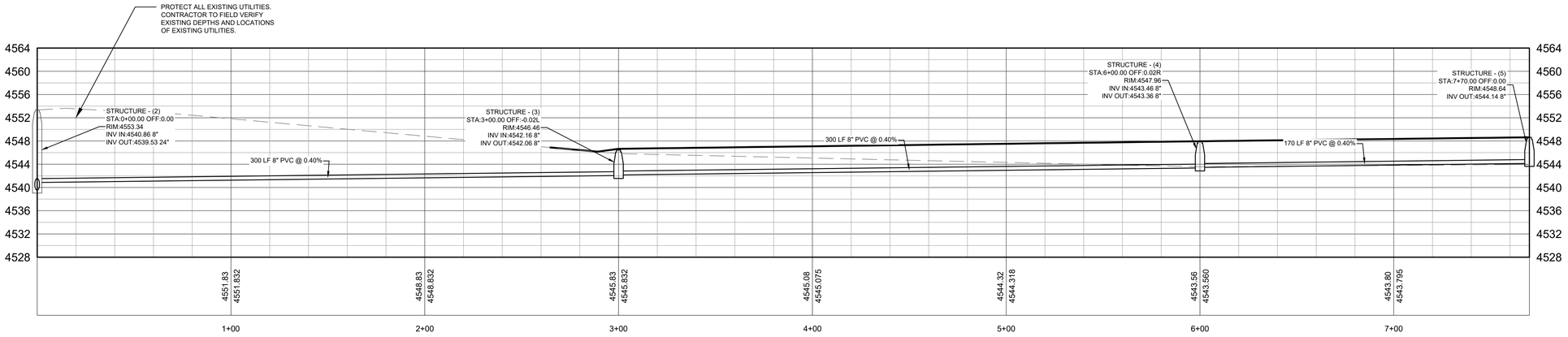
LEGEND

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- EXIST. EASEMENT
- EXIST. CURB & GUTTER
- EXIST. STORM DRAIN
- EXIST. WATER LINE
- EXIST. SEWER LINE
- EXIST. UNDERGROUND ELEC. LINE
- EXIST. OVERHEAD ELEC. LINE
- EXIST. TELEPHONE LINE
- EXIST. GAS LINE
- EXIST. PRESSURIZED IRRIGATION
- EXIST. EDGE OF PAVEMENT
- EXIST. FENCE LINE
- PROP. CURB & GUTTER
- PROP. SEWER LINE
- PROP. STORM DRAIN
- PROP. WATER LINE

30 0 30 60

SCALE IN FEET

SCALE: 1"=30' (24"x36" ONLY)



PROFILE VIEW

SCALE: HORIZ. = 1"=30'
VERT. = 1"=10'

LICENSED PROFESSIONAL ENGINEER
04/11/2023
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

#	REVISION DESCRIPTION	DATE

UTILITY PROFILE PLAN
CANYON CREEK CENTER - IHC

SPANISH FORK, UT

UTILITY PROFILE

PROJECT #:	2830-2017
DATE:	08/15/2021
DRAWN BY:	J.W.
SCALE:	1"=20'

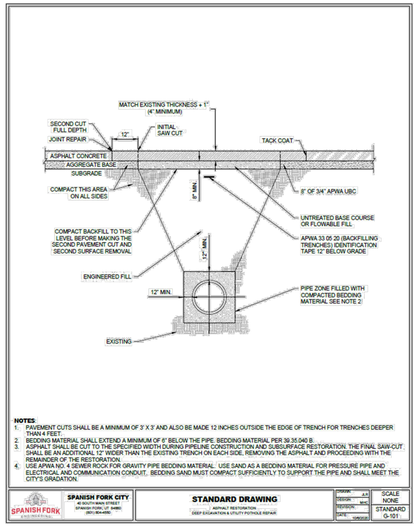
C200

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P:\CANYON CREEK COMMERCIAL CENTER\CANYON CREEK COMMERCIAL CENTER-2830\2017 - SITE WORK FOR IHC\CIVIL\C200 UTILITY PROFILE PLAN\ 2830-2017.DWG

Policy 4.39

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NOTES:
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 30 35.04 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO.4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.

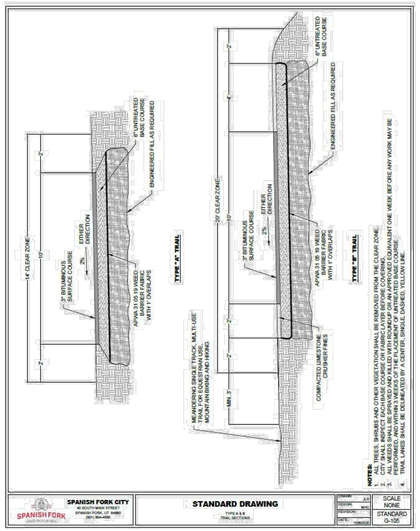
SPANISH FORK CITY — STANDARD DRAWING — ASPHALT RESTORATION — DEEP EXCAVATION & UTILITY PATHOLE REPAIR — SCALE NONE — STANDARD G-101

4.39 - 168 *Effective February 2021*

D2 SAW CUT
N.T.S.

Policy 4.39

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Public Works



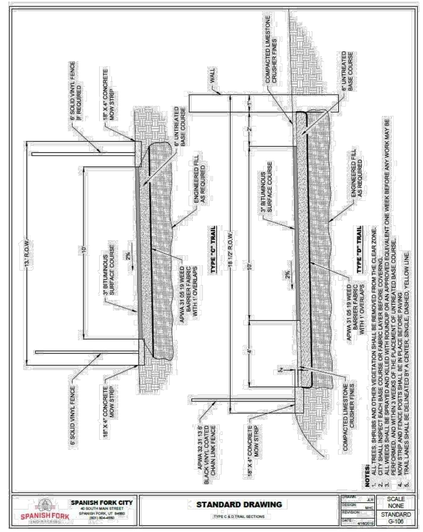
SPANISH FORK CITY — STANDARD DRAWING — TYPE A & B TRAIL SECTIONS — SCALE NONE — STANDARD G-105

4.39 - 172 *Effective February 2021*

D4 TRAIL SECTIONS
N.T.S.

Policy 4.39

Spanish Fork City
Public Works



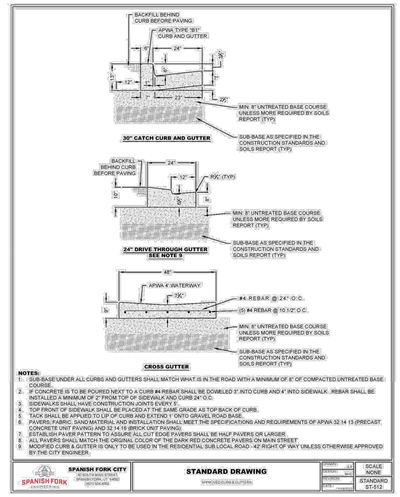
SPANISH FORK CITY — STANDARD DRAWING — TYPE C & D TRAIL SECTIONS — SCALE NONE — STANDARD G-106

4.39 - 173 *Effective February 2021*

D7 TRAIL SECTIONS
N.T.S.

Policy 4.39

Spanish Fork City
Public Works



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

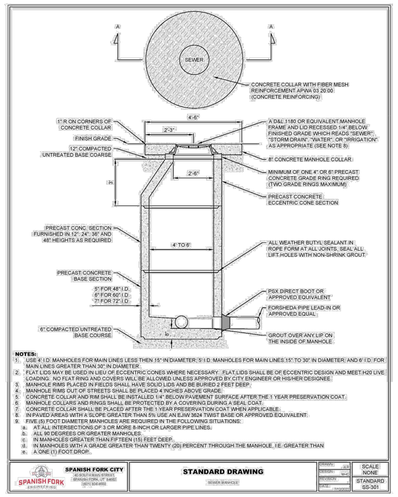
SPANISH FORK CITY — STANDARD DRAWING — CURB AND GUTTER — SCALE NONE — STANDARD ST-512

4.39 - 238 *Effective February 2021*

D9 CURB AND GUTTER
N.T.S.

Policy 4.39

Spanish Fork City
Public Works



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 15" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 15" TO 30" IN DIAMETER; AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY . FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT. CONCRETE COLLAR SHALL BE PLACED AFTER THE TACK COAT.
6. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
7. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3924 TWIST BASE OR APPROVED EQUIVALENT.
8. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
   a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPELINES.
   b. ALL 90 DEGREES OR GREATER MANHOLES.
   c. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
   d. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN
   e. A ONE (1) FOOT DROP..

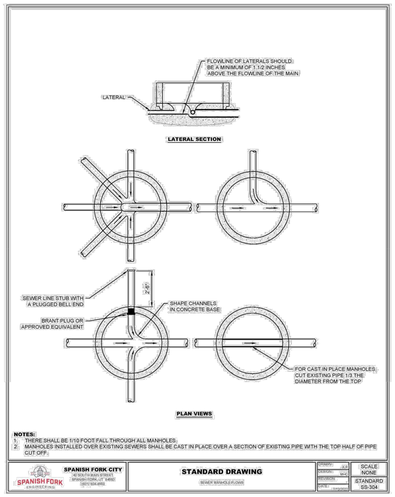
SPANISH FORK CITY — STANDARD DRAWING — SEWER MANHOLE — SCALE NONE — STANDARD SS-303

4.39 - 205 *Effective February 2021*

A2 SEWER MANHOLE
N.T.S.

Policy 4.39

Spanish Fork City
Public Works



NOTES:
1. THERE SHALL BE 110 FOOT FALL THROUGH ALL MANHOLES.
2. MANHOLES INSTALLED OVER EXISTING SEWERS SHALL BE CAST IN PLACE OVER A SECTION OF EXISTING PIPE WITH THE TOP HALF OF PIPE CUT OFF.

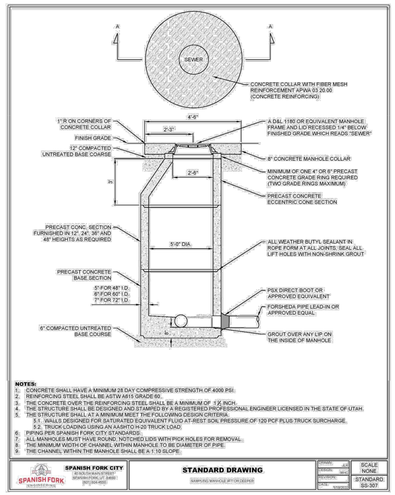
SPANISH FORK CITY — STANDARD DRAWING — SEWER MANHOLE FLOWS — SCALE NONE — STANDARD SS-304

4.39 - 208 *Effective February 2021*

A4 SEWER MANHOLE FLOWS
N.T.S.

Policy 4.39

Spanish Fork City
Public Works



NOTES:
1. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
2. REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
3. ALL CONCRETE OVER THE REINFORCING STEEL SHALL BE A MINIMUM OF 1" INCH.
4. THE STRUCTURE SHALL BE DESIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.
5. THE STRUCTURE SHALL AT A MINIMUM MEET THE FOLLOWING DESIGN CRITERIA:
   5.1. WALLS DESIGNED FOR SATURATED EQUIVALENT FLUID AT REST SOIL PRESSURE OF 120 PCF PLUS TRUCK SURCHARGE.
   5.2. TRUCK LOADING USING AN AASHTO H-20 TRUCK LOAD.
6. PIPING PER SPANISH FORK CITY STANDARDS.
7. ALL MANHOLES MUST HAVE ROUND, NOTCHED LIDS WITH PICK HOLES FOR REMOVAL.
8. THE MINIMUM WIDTH OF CHANNEL WITHIN MANHOLE TO BE DIAMETER OF PIPE.
9. THE CHANNEL WITHIN THE MANHOLE SHALL BE A 1.19 SLOPE.

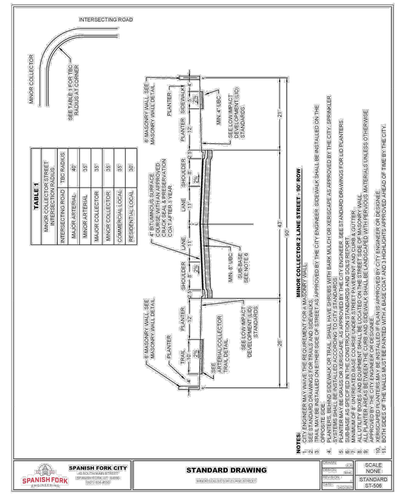
SPANISH FORK CITY — STANDARD DRAWING — MANHOLE SAMPLING — SCALE NONE — STANDARD SS-307

4.39 - 211 *Effective February 2021*

A7 MANHOLE SAMPLING
N.T.S.

Policy 4.39

Spanish Fork City
Public Works



NOTES:
1. ENGINEER MAY HAVE THE REQUIREMENT FOR A MASONRY WALL WAIVED IF THE ADJACENT PROPERTY OWNER SIGNS A WAIVER AND THE WAIVER IS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THIS SIDE OF THE STREET.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE OF THE STREET.
3. PLANTER STRIP SHALL BE INSTALLED ON THE SIDE OF THE STREET AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID ESCAPTIONS.
4. PLANTER MAY BE OMITTED ON ONE SIDE OF STREET AS APPROVED BY THE CITY ENGINEER.
5. ALL UTILITY BOXES AND EQUIPMENT SHALL BE LOCATED OUTSIDE STREET SIDE OF MASONRY WALL.
6. ALL TRAILS SHALL BE CONSTRUCTED WITH ASPHALT PAVEMENT AND SHALL BE 10' WIDE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
7. ALL TRAILS SHALL BE CONSTRUCTED WITH ASPHALT PAVEMENT AND SHALL BE 10' WIDE UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. ALL TRAILS SHALL BE DESIGNATED BY A CENTER, SINGLE DASHED, YELLOW LINE.
9. BOTH SIDES OF THE TRAILS MUST BE PAVED WITH A BASE COAT AND 2 HIGHLIGHTS APPROVED AHEAD OF TIME BY THE CITY.

SPANISH FORK CITY — STANDARD DRAWING — STREET DETAILS — SCALE NONE — STANDARD ST-506

4.39 - 232 *Effective February 2021*

A9 STREET DETAIL
N.T.S.(SEE APWA 381)

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

LICENSED PROFESSIONAL ENGINEER
04/11/2023
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

#	REVISION DESCRIPTION	DATE

DETAILS
CANYON CREEK CENTER - IHC
SPANISH FORK, UT

DETAILS

PROJECT #: 2830-2017
DATE: 03/30/2023
DRAWN BY: HC
SCALE: N.T.S.

C600

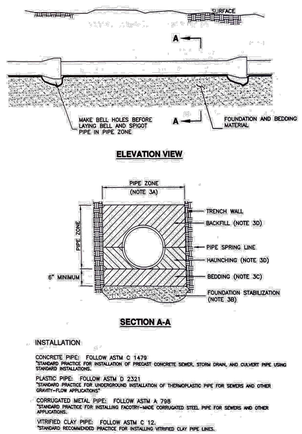
Pipe zone backfill

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

D2 PIPE ZONE BACKFILL
N.T.S. (SEE APWA 382)



INSTALLATION

CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS"

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS"

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES."

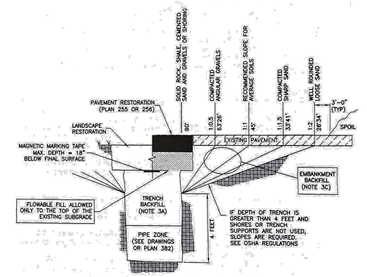
D4 PIPE ZONE BACKFILL
N.T.S. (SEE APWA 382)

Trench backfill

1. **GENERAL**
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
      3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      1) Maximum lift thickness is 8-inches before compaction.
      2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER.



D7 TRENCH BACKFILL
N.T.S.

FOR PROJECTS LARGER THAN 1 ACRE & PROJECTS LESS THAN 1 ACRE AND PART OF A COMMON PLAN OF DEVELOPMENT OR SALE

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE

CONTRACTOR IS REQUIRED TO PROVIDE ALL NECESSARY PORTIONS OF THE STORM WATER POLLUTION PREVENTION PERMITTING PROGRAM COMPLIANCE. THIS COMPLIANCE INCLUDES FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES, INSPECTION FEES, AND EXPENSES ASSOCIATED WITH THE PROGRAM COMPLIANCE. THE FOLLOWING ARE SUGGESTED ELEMENTS THAT ARE TRADITIONALLY INCORPORATED INTO A STORM WATER MANAGEMENT PERMIT AND PLAN. THESE ITEMS ARE NOT AN INCLUSIVE OR EXHAUSTIVE LIST OF ALL ELEMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL DETERMINE THE EXTENTS OF PERMIT AND PROGRAM COMPLIANCE NEEDS. CONTRACTOR SHALL PROVIDE OWNER PROOF OF PERMITS AND PROGRAM COMPLIANCE PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROVIDE OWNER PROOF OF COMPLETION AND PERMIT CLOSURE PRIOR TO PROJECT CLOSE-OUT AND FINAL PAYMENT.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

USE THE SWPPP CGP TEMPLATE OR EQUAL FOUND AT HTTP://WWW.DEQ.UTAH.GOV/PERMITS/WATER/UPDES/STORMWATERCON.HTM OR EQUIVALENT AS LONG AS IT MEETS THE CRITERIA SET BY THE UPDES CONSTRUCTION GENERAL PERMIT (CGP) UTRC00000

NOTICE OF INTENT (NOI)

PROVIDE A COPY OF THE NOI YOU COMPLETED TO OBTAIN A UPDES COMMON PLAN PERMIT UTRH00000. NOIs MAY BE COMPLETED ONLINE WITH THE STORM WATER PERMIT ISSUANCE SYSTEM AT HTTPS://SECURE.UTAH.GOV/ACCOUNT/LOG-IN.HTML

DRAINAGE STUDY/REPORT

WHERE REQUIRED BY STATE OR MUNICIPALITY THE DRAINAGE STUDY SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE DOCUMENTATION OF HOW LOW-IMPACT DEVELOPMENT (LID) WILL BE IMPLEMENTED. IF LID CANNOT BE IMPLEMENTED DUE TO SITE CHARACTERISTICS, DOCUMENTATION SHALL BE PROVIDED AS TO WHY

POST CONSTRUCTION STORM WATER MAINTENANCE AND PRESERVATION PLAN:

MAINTENANCE PLAN PROVIDES GUIDANCE TO THE OWNER OF A PROPERTY TO PERFORM AND DOCUMENT ANNUAL INSPECTIONS, MAINTENANCE, AND HOUSEKEEPING PRACTICES. THE PURPOSE OF THE MAINTENANCE PLAN IS TO MAINTAIN THE STORM WATER SYSTEM AND ASSOCIATED POST CONSTRUCTION BMPS TO PREVENT POLLUTION FROM DISCHARGING TO STORM DRAIN SYSTEM.

NOTICE OF TERMINATION (NOT):

WHEN A CONSTRUCTION SITE IS NEARING COMPLETION AND THE PERMITTEE IS DESIROUS OF TERMINATING THEIR PERMIT WITH THE STATE OF UTAH FOR DISCHARGING WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES THE FOLLOWING STEPS SHOULD BE TAKEN:

1. THE CONTRACTOR'S SWPPP COORDINATOR FOR THE PROJECT SHOULD NOTIFY THE CITY STORM WATER INSPECTOR THAT THEY ARE READY FOR FINAL INSPECTION.
2. THE CITY STORM WATER INSPECTOR VISITS THE SITE TO DETERMINE IF THE SITE HAS REACHED FINAL SABILIZATION AS DETERMINED BY THE UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, UTRC00000. THE CITY STORM WATER INSPECTOR ALSO CHECKS TO SEE IF ALL TEMPORARY BMP HAVE BEEN REMOVED.
3. IF THERE IS WORK STILL TO BE COMPLETED THEY ARE INCLUDED IN THE ADDITIONAL COMMENTS AND CORRECTIVE ACTIONS FOR SWPPP COMPLIANCE PORTION OF THE STATE'S UPDES STORM WATER INSPECTION EVALUATION FORM FOR SWPPP COMPLIANCE (STATE'S INSPECTION FORM) AND PROVIDES A COPY FOR THE SWPPP COORDINATOR.
4. WHEN THE CITY STORM WATER INSPECTOR IS SATISFIED THAT ALL REQUIREMENTS HAVE BEEN MET, THE CITY STORM WATER INSPECTOR USES THE STATE'S INSPECTION FORM AND COMPLETES THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THAT FORM AND SENDS A COPY TO THE STATE FOR THEIR RECORDS. CONTRACTOR TO VERIFY PERMIT CLOSURE OCCURS AND PROVIDE A COPY TO THE OWNER.
5. THE CITY STORM WATER INSPECTOR OR DESIGNATED INDIVIDUAL THEN NEEDS TO LOG INTO THE STATE'S DATABASE AND CHANGE THE STATUS OF THE PERMIT FOR THE GIVEN PERMIT.
6. ONCE THE STATE HAS RECEIVED CONFIRMATION THAT THE SITE MEETS ALL THE REQUIREMENTS THE NOT IS GRANTED.

A9 SWPPP PROCESS / CHECK LIST
N.T.S.

LICENSED PROFESSIONAL ENGINEER
04/11/2023
No. 4551254
LeeAnn D. Miller
STATE OF UTAH

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

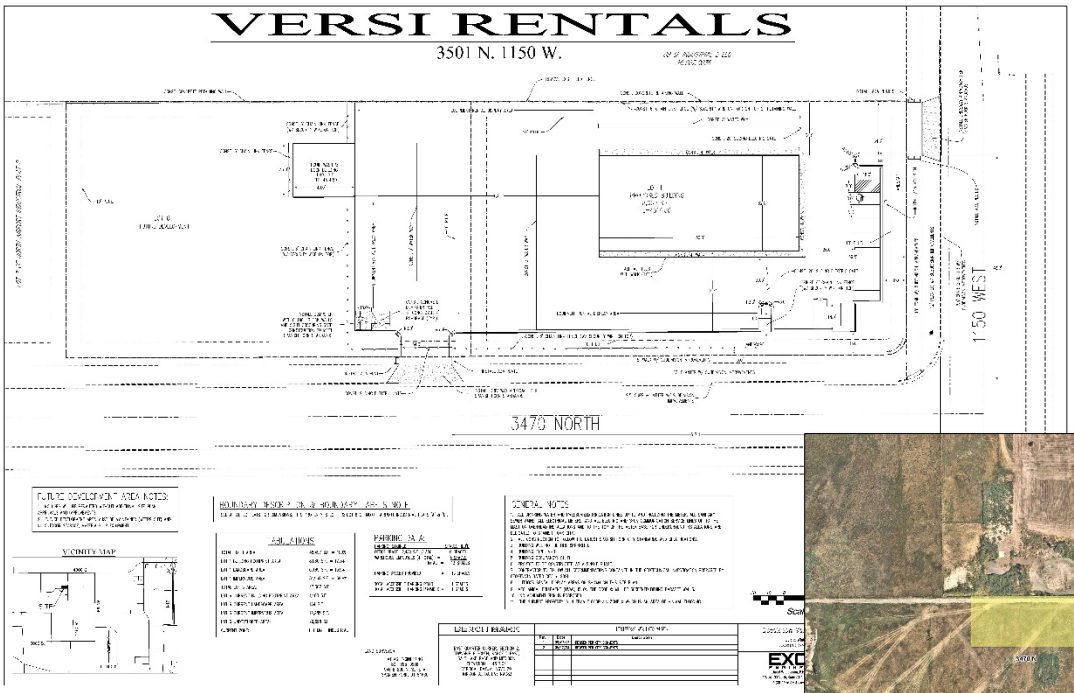
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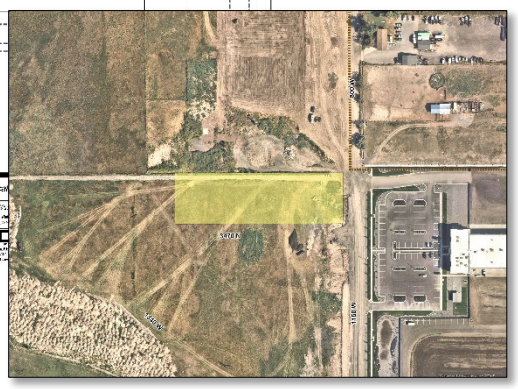
DETAILS
CANYON CREEK CENTER - IHC
SPANISH FORK, UT

DETAILS

PROJECT #:	2830-2017
DATE:	03/30/2023
DRAWN BY:	HC
SCALE:	N.T.S.

C601





Versi Rentals Store Site Plan Approval Request

June 14, 2023, Development Review Committee Meeting.

Located at 3501 North 1150 West, including 1.29 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Recommendation

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

Finding

1. That the application conforms to the City's Zoning Map.

Conditions

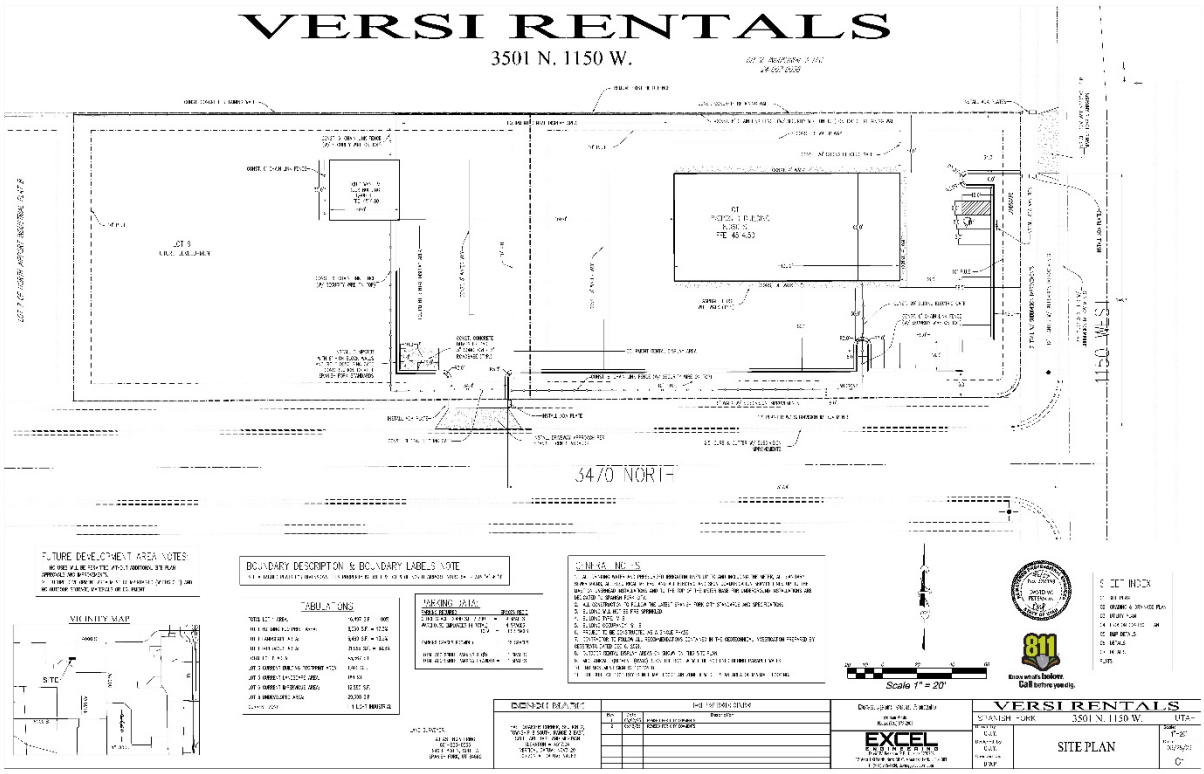
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

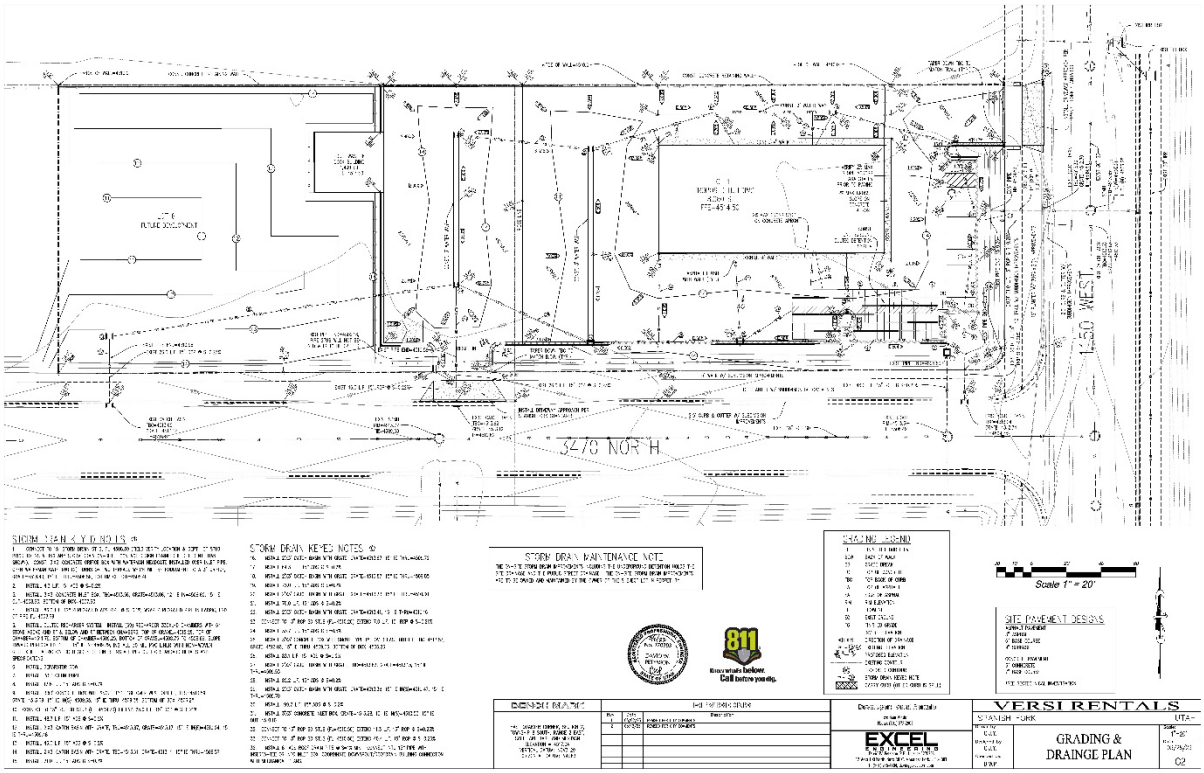
Key Issues

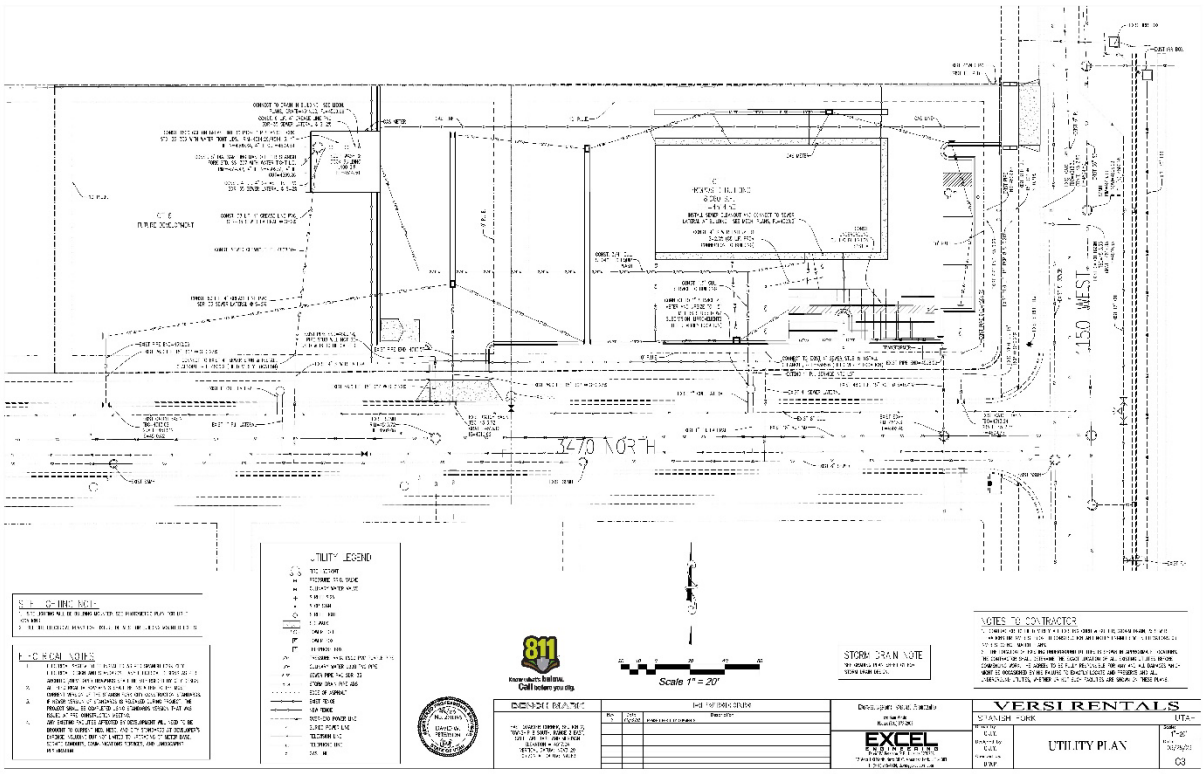
1. Access.
2. Utilities.

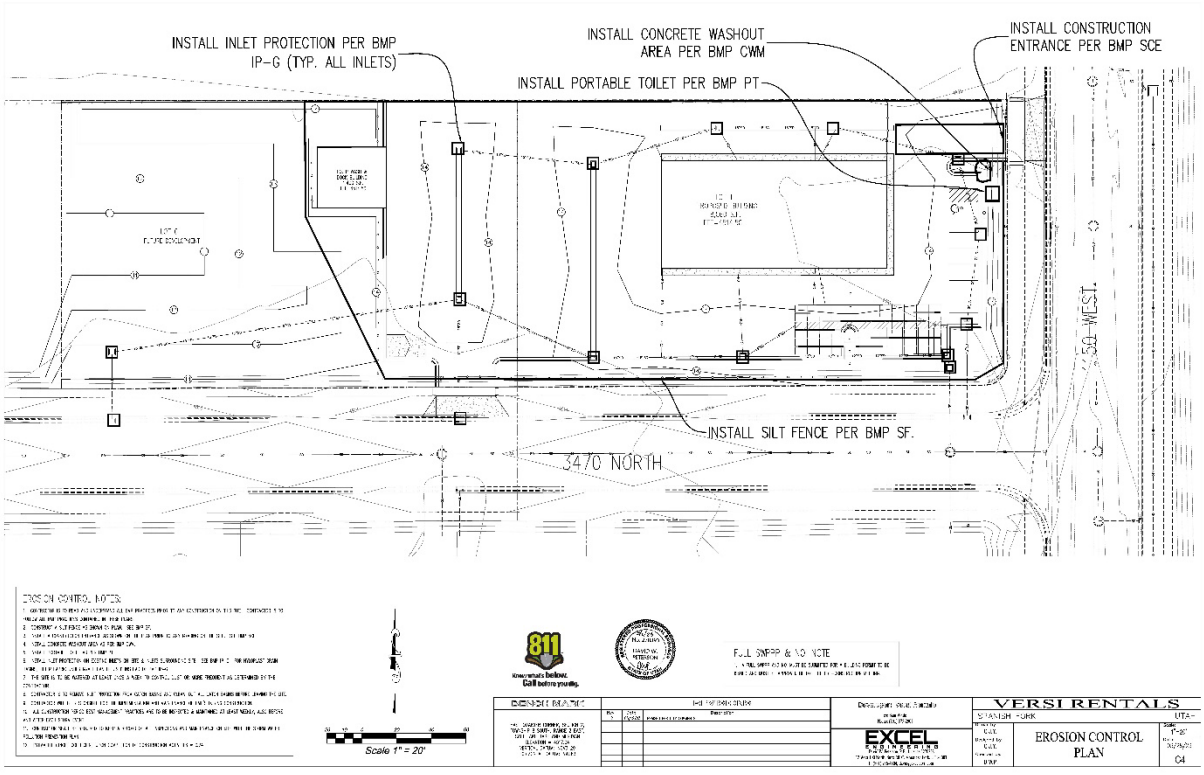
Exhibits

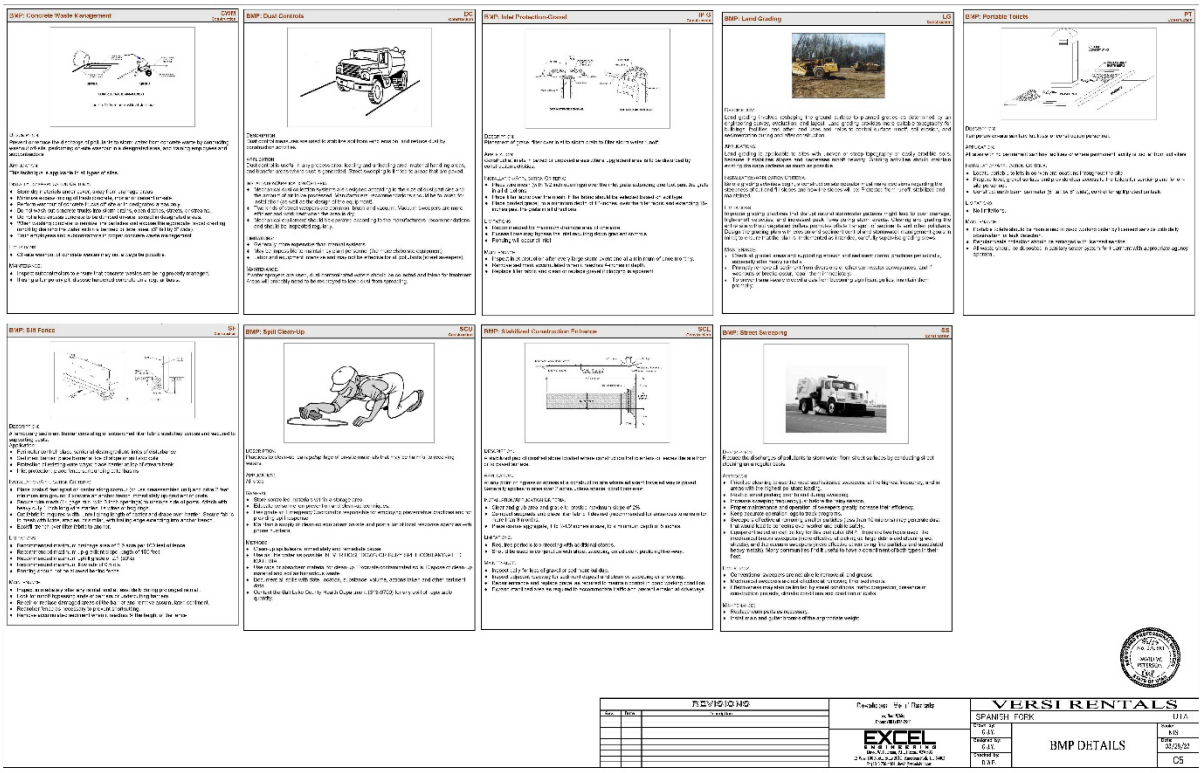
1. Site Plan.
2. Building Elevations.
3. Landscaping Plan.

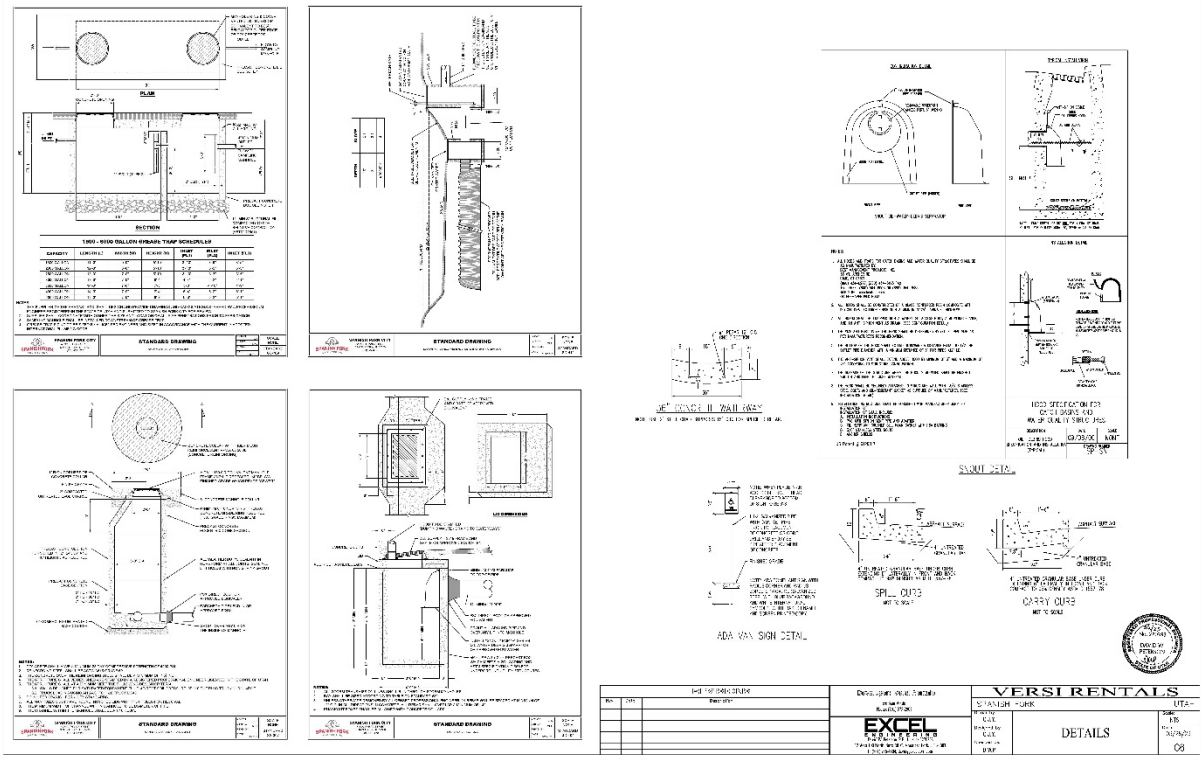

VERSI RENTALS
3501 N. 1150 W.
1150 WEST
3470 NORTH
FUTURE DEVELOPMENT AREA NOTES
BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
TABULATIONS
PARKING DATA
SIGNAGE NOTES
VICINITY MAP
SHEET INDEX
Scale 1" = 20'
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
VERSI RENTALS
SITE PLAN

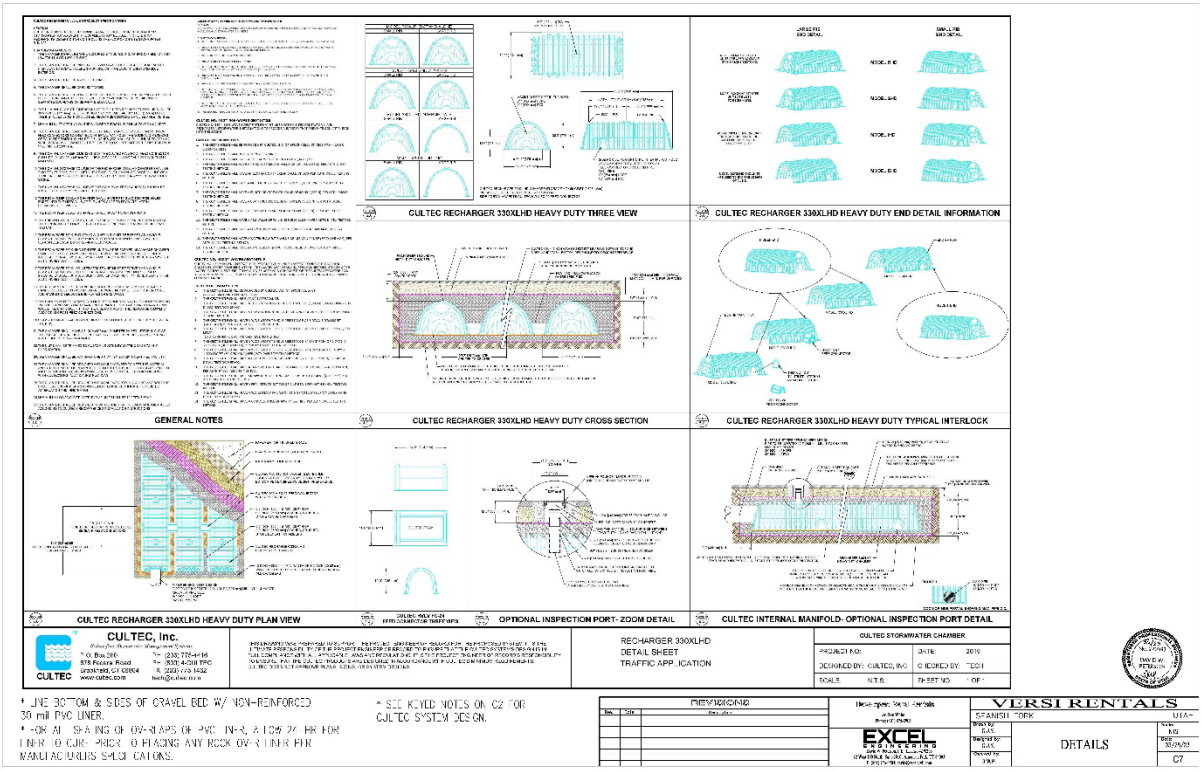

1150 WEST
3470 NORTH
STORM DRAIN KEYED NOTES
STORM DRAIN KEYED NOTES
STORM DRAIN MAINTENANCE NOTE
DRAWING LEGEND
Scale 1" = 20'
SITE PAVEMENT DESIGNS
811
Know what's below. Call before you dig.
EXCEL ENGINEERING
VERSI RENTALS
GRADING & DRAINGE PLAN

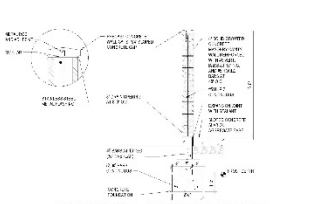

UTILITY LEGEND
STORM DRAIN NOTE
NOTES TO CONTRACTOR
Scale 1" = 20'
VERSI RENTALS
UTILITY PLAN
C3


INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL PORTABLE TOILET PER BMP PT
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL SILT FENCE PER BMP SF.
3470 NORTH
150 WEST
EROSION CONTROL NOTES
FULL SWPPP & NOI NOTE
Scale 1" = 20'
VERSI RENTALS
EROSION CONTROL PLAN
C4

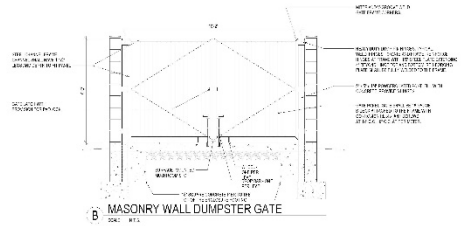

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Covered
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
REVISIONS
EXCEL ENGINEERING
VERSI RENTALS
SPANISH FORK UTA
BMP DETAILS
DATE 10/26/22
C5


PLAN
SECTION
STANDARD DRAWING
JET WASH / HI WAY WAY
SPILL CURB
CURRY CURB
ADA WAY SIGN DETAIL
SHOUT DETAIL
REVISIONS
EXCEL ENGINEERING
VERSI RENTALS
SPANISH FORK UTA
DETAILS
DATE 10/26/22
C6

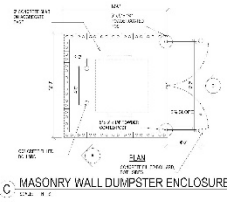

GENERAL NOTES
CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION
CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT- ZOOM DETAIL
CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
* LINE BOTTOM & SIDES OF GRAVEL BED W/ NON-REINFORCED 30 mil PVC LINER.
* SEE KEYED NOTES ON C2 FOR CULTEC SYSTEM DESIGN.
REVISIONS
EXCEL ENGINEERING
VERSI RENTALS
SPANISH FORK
DETAILS
C7



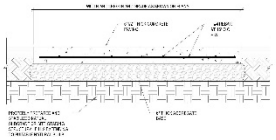
A MASONRY WALL DUMPSTER ENCLOSURE



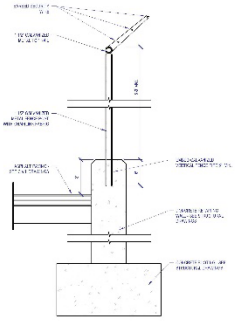
B MASONRY WALL DUMPSTER GATE



C MASONRY WALL DUMPSTER ENCLOSURE



D DUMPSTER PAD SECTION



Fence E

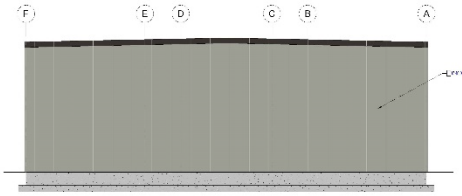
ea architecture

Versi Rentals

C8



East Elevation 1



West Elevation 2

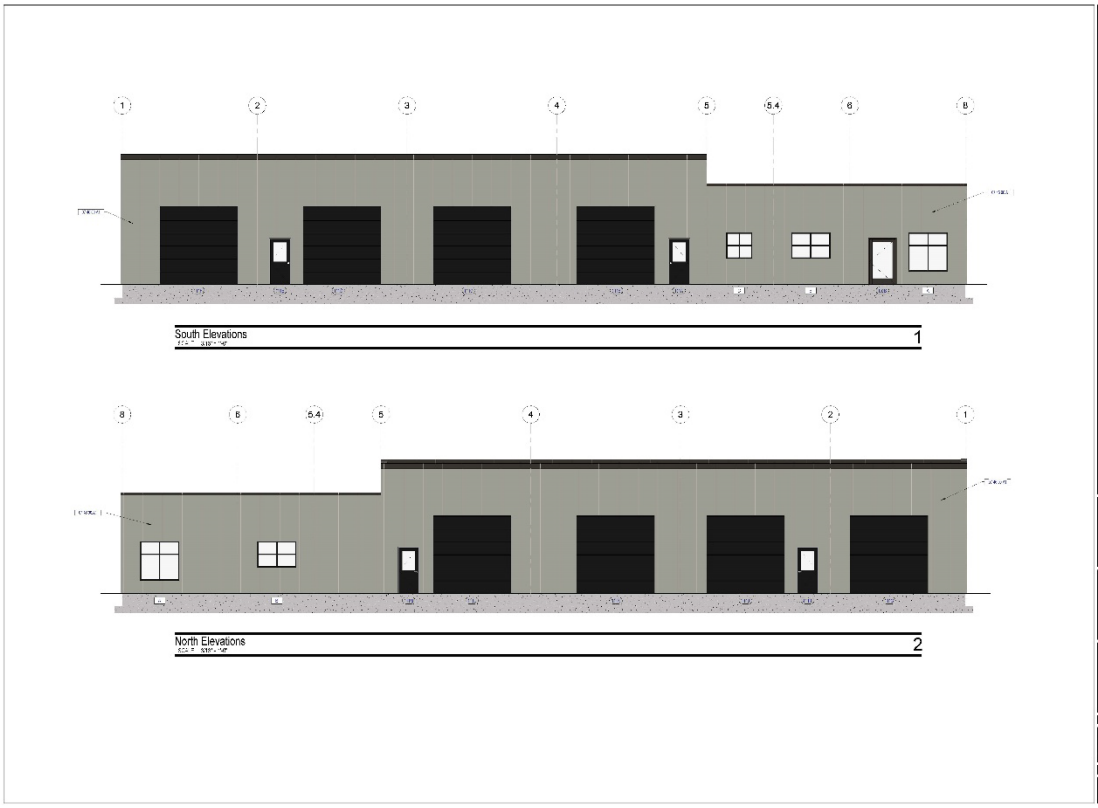
SHEET NOTES

KEY NOTES

ea architecture

Versi Rentals

A2.11



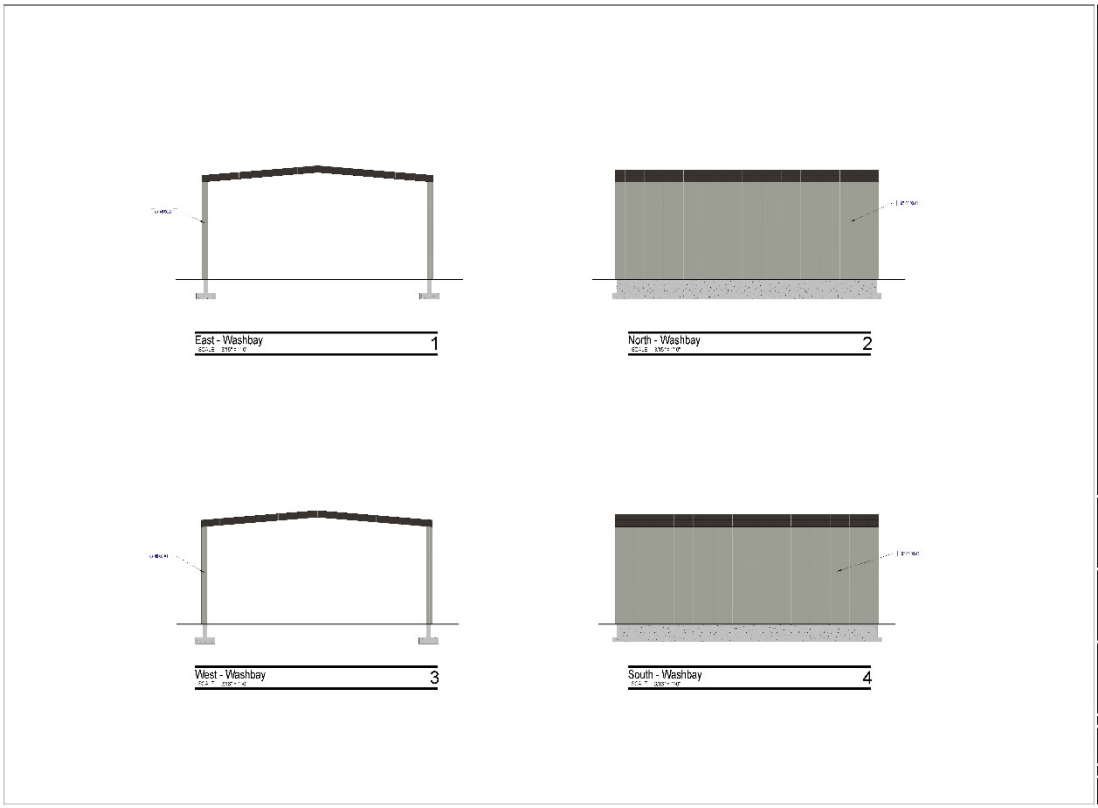
SHEET NOTES

KEY NOTES

ea architecture

Versi Rentals

A2.12



KEY NOTES

ea architecture

Versi Rentals

A2.13

Western Steel Buildings Inc.
1441 West Ute Blvd., Suite 360
Park City, Utah 84098
Phone: (800) 763-0461

Color Selection IMP

Please mark your color selection below for the (Standard) Colors In-Stock - Insulated Metal Panel



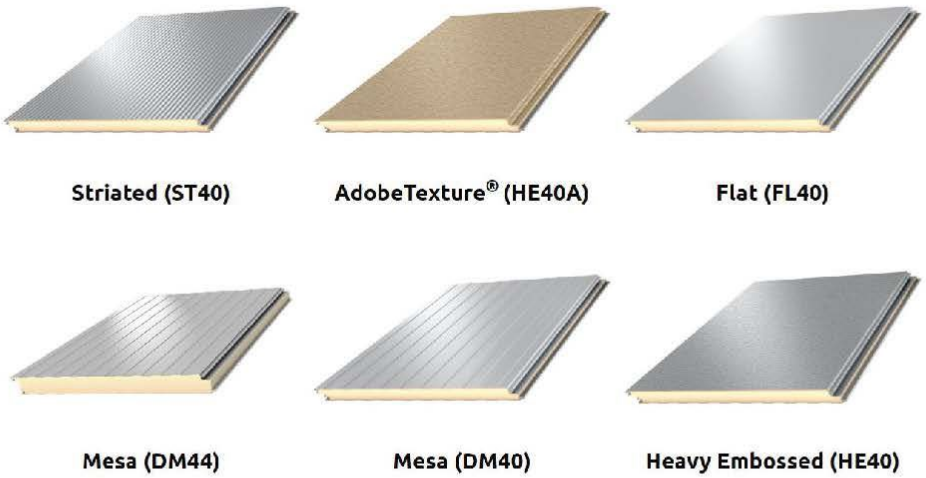
Please mark your color selection below for the (Upgraded) Colors In-Stock -Insulated Metal Panel



WESTERN STEEL BUILDINGS
Western has you covered.™

Western Steel Buildings Inc.
1441 West Ute Blvd., Suite 360
Park City, Utah 84098
Phone: (800) 763-0461

Please mark your selection below



Striated (ST40) **AdobeTexture® (HE40A)** **Flat (FL40)**

Mesa (DM44) **Mesa (DM40)** **Heavy Embossed (HE40)**

Western Steel Buildings Inc.
1441 West Ute Blvd., Suite 360
Park City, Utah 84098
Phone: (800) 763-0461

Building Shop & Service – 3" IMP Panels

Components	Color Selection
Roof Panels:	N/A
Wall panels: **Shop and Service**	
Eave and Rake Trim:	N/A
Gutters:	N/A
Downspouts:	N/A
Parapet Caps: **Service**	
Parapet Back sheeting: **Service**	Galvalume
Framed Openings: **Shop and Service**	
Overhang/Canopy Soffit and Trim:	N/A
Corner Trim: **Shop and Service**	
Base Trim: **Shop and Service**	
Partition Walls:	N/A
Panel Type	

Signature: _____ Date: _____

Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available upon request.

WESTERN STEEL BUILDINGS
Western has you covered.™

Western Steel Buildings Inc.
1441 West Ute Blvd., Suite 360
Park City, Utah 84098
Phone: (800) 763-0461

Color Selection

Please mark your color selection below for the walls, roof, and trim: **Building Shop & Service**



Components	Color Selection
Roof Panels: **Shop & Service**	Galvalume
Wall panels:	N/A
Eave and Rake Trim: **Shop**	
Gutters: **Shop**	
Downspouts: **Shop**	
Parapet Caps:	N/A
Overhang/Canopy Soffit and Trim:	
Framed Openings:	N/A
Wainscot:	N/A
Corner Trim:	N/A
Base Trim:	N/A
Partition Walls:	N/A
Primary and Secondary Primer:	Gray

Signature: _____ Date: _____

Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available upon request.

WESTERN STEEL BUILDINGS
Western has you covered.™

Western Steel Buildings Inc.
1441 West Ute Blvd., Suite 360
Park City, Utah 84098
Phone: (800) 763-0461

Color Selection

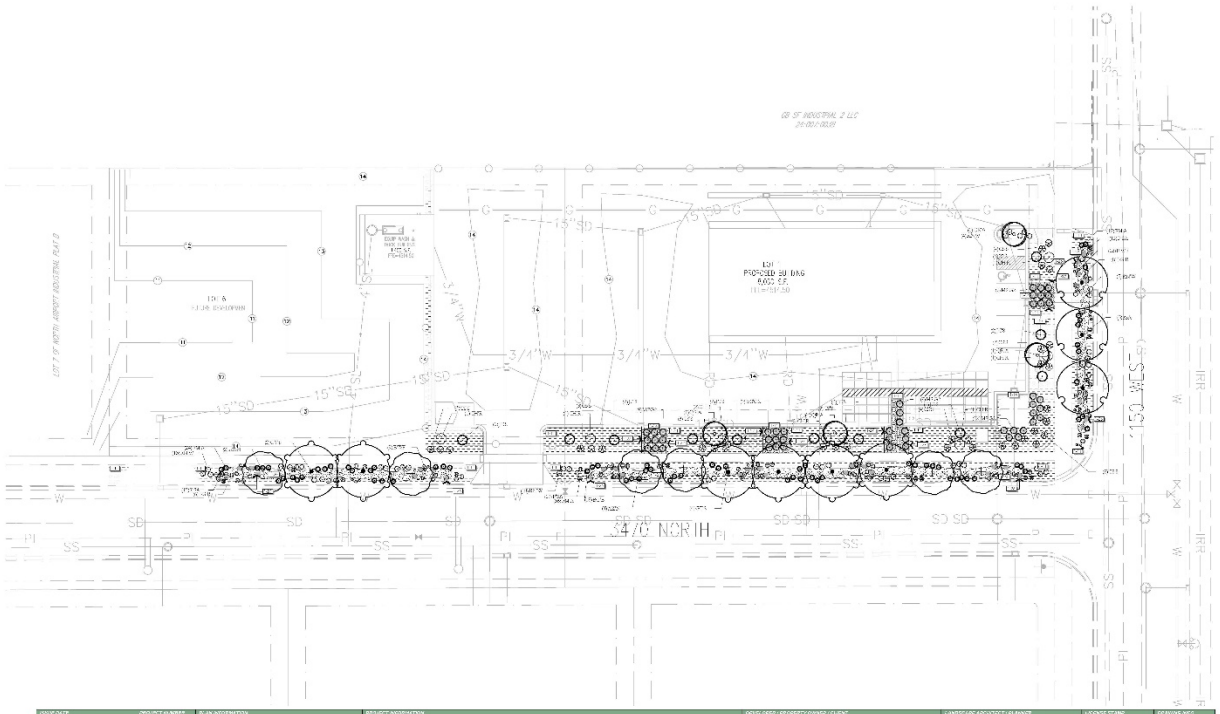
Please mark your color selection below for the walls, roof, and trim: **Wash Bay**



Components	Color Selection
Roof Panels: **Wash Bay**	Galvalume
Wall panels: **Wash Bay**	
Eave and Rake Trim: **Wash Bay**	
Gutters:	N/A
Downspouts:	N/A
Parapet Caps:	N/A
Overhang/Canopy Soffit and Trim:	N/A
Framed Openings:	N/A
Wainscot:	N/A
Corner Trim:	
Base Trim:	
Partition Walls:	N/A
Primary and Secondary Primer:	Gray

Signature: _____ Date: _____

Color selections are close representations but are limited by processing and viewing conditions. Actual samples are available upon request.



5/17/2023 UT23048

VERSI RENTALS
3501 N. 1150 W.
SPANISH FORK, UTAH

SAM WHITE
SW_977@HOTMAIL.COM

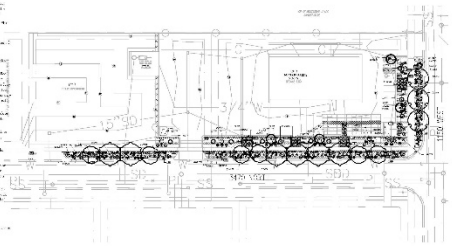
PKJ DESIGN GROUP
Landscape Architecture + Planning & Visualization
3450 N. TRAPP BLVD. SUITE 02
LEHI, UTAH 84043 (801) 7304844
www.pkjdesigngroup.com

JTA
ACP
EMA

LANDSCAPE OVERALL PLAN

LP-100

LANDSCAPE PLAN SPECIFICATIONS



PLANT LEGEND

SITE MATERIALS LEGEND

LANDSCAPE NOTES

5/17/2023 UT23048

VERSI RENTALS
3501 N. 1150 W.
SPANISH FORK, UTAH

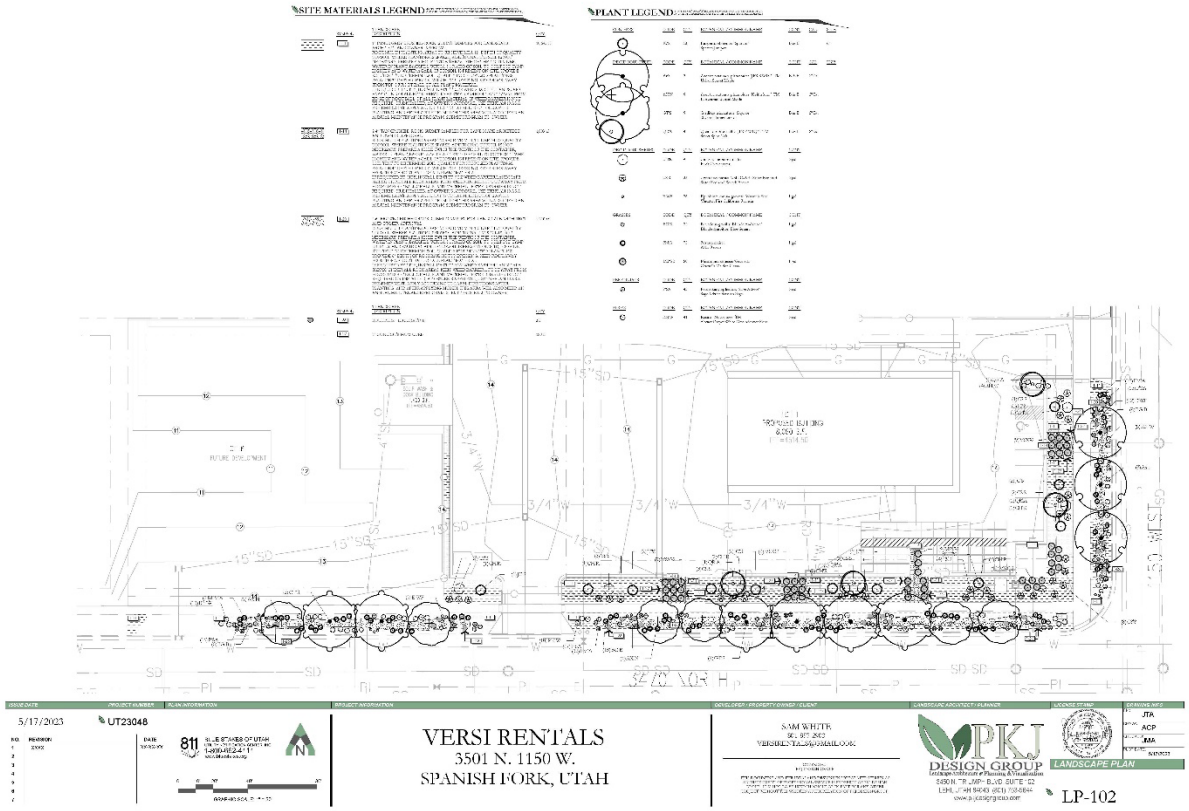
SAM WHITE
SW_977@HOTMAIL.COM

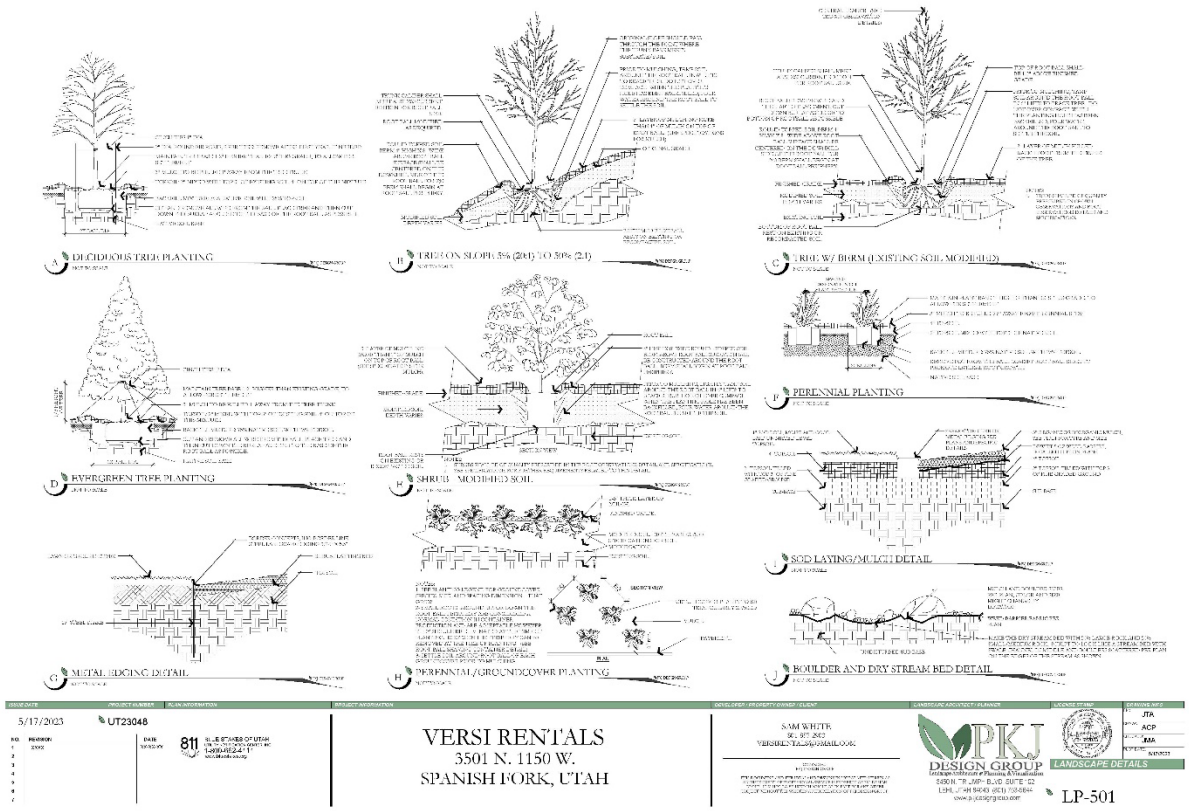
PKJ DESIGN GROUP
Landscape Architecture + Planning & Visualization
3450 N. TRAPP BLVD. SUITE 02
LEHI, UTAH 84043 (801) 7304844
www.pkjdesigngroup.com

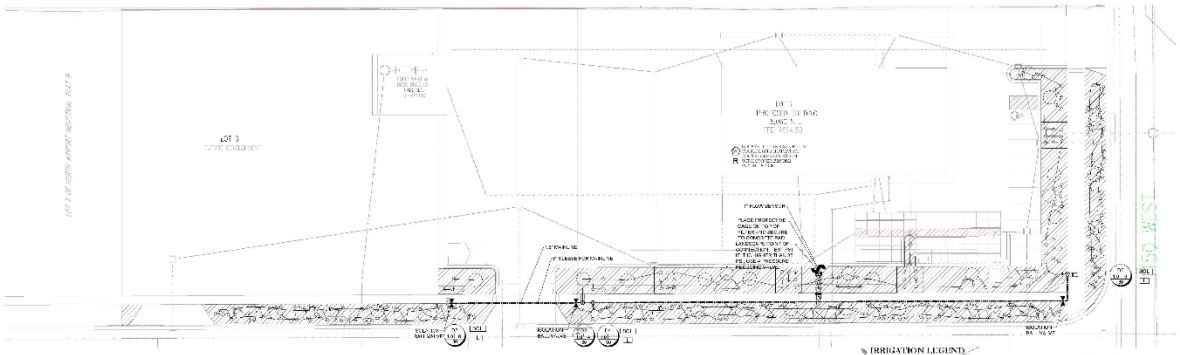
JTA
ACP
EMA

LANDSCAPE COVER

LP-101


SITE MATERIALS LEGEND
PLANT LEGEND
5/17/2023
UT23048
VERSI RENTALS
3501 N. 1150 W.
SPANISH FORK, UTAH
SAM WHITE
PKJ DESIGN GROUP
LANDSCAPE PLAN
LP-102


A DECIDUOUS TREE PLANTING
H TREES ON SLOPE 5% (20:1) TO 30% (2:1)
G TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
H SHRUB MODIFIED SOIL
F PERENNIAL PLANTING
J SOD LAYING/MULCH DETAIL
G METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
J BOULDER AND DRY STREAM BED DETAIL
5/17/2023
UT23048
VERSI RENTALS
3501 N. 1150 W.
SPANISH FORK, UTAH
SAM WHITE
PKJ DESIGN GROUP
LANDSCAPE DETAILS
LP-501



IRRIGATION NOTES

IRRIGATION LEGEND

DRIP ZONE

5/17/2023 UT23048

811 BLUE STAKES OF UTAH

VERSI RENTALS
3501 N. 1150 W.
SPANISH FORK, UTAH

SAM WHITE
VERSIRENTALS@GMAIL.COM

PKJ DESIGN GROUP
Landscape Architecture & Planning
2490 W. 26th Street, Suite 100N
Ogden, Utah 84401 (801) 528-8844
www.pkjdesigngroup.com

JTA
ACP
EMA

IRRIGATION OVERALL PLAN

IR-100

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT

SECONDARY ELECTRICAL CONDUIT

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS

STREETLIGHT

SECONDARY JUNCTION BOX (PEDESTAL TYPE)

TRANSFORMERS (PAD) (POLE)

ELECTRIC NOTES:

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

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES SM M LG

SFCN NOTES:

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

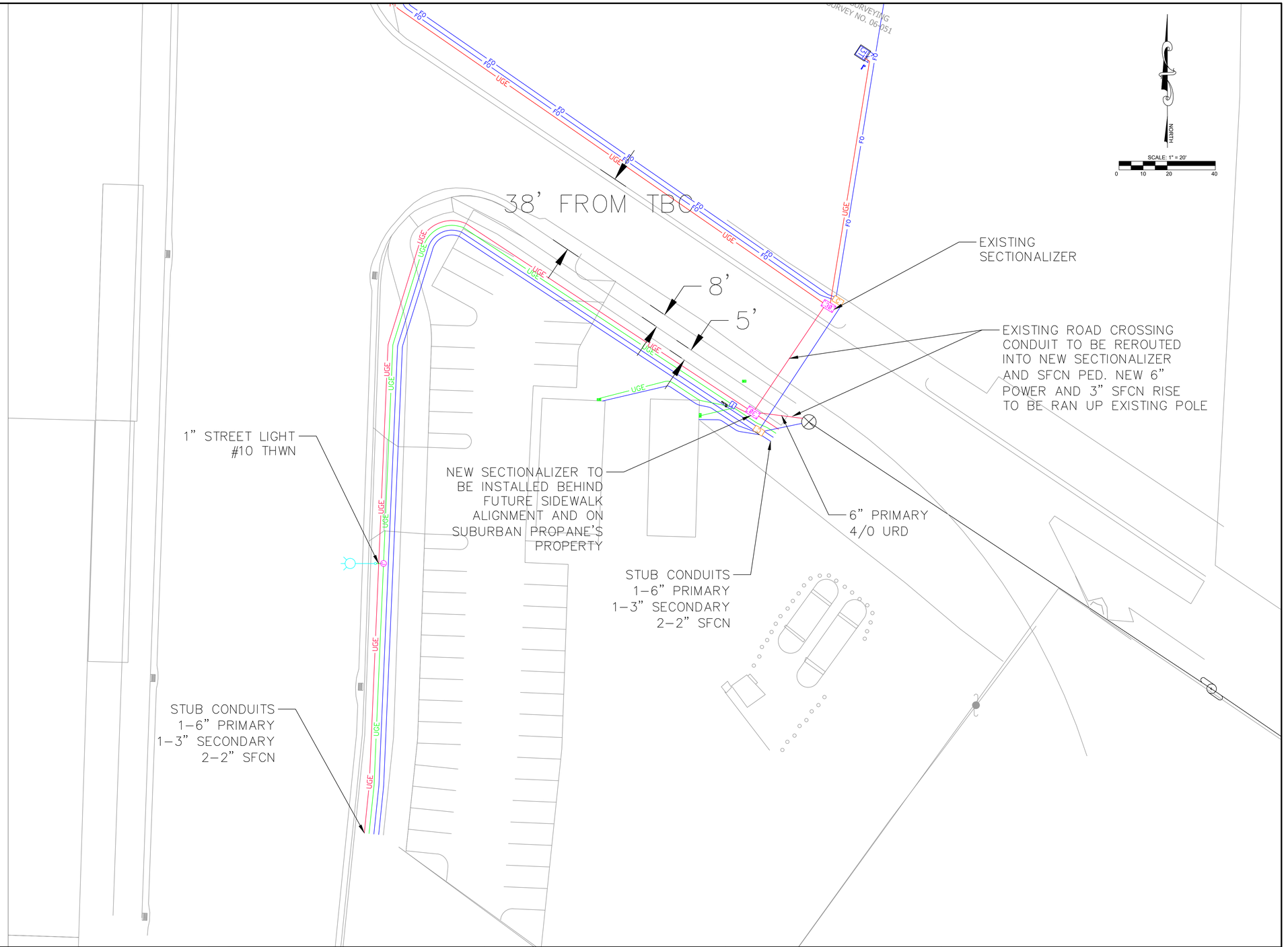
GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

CONSTRUCTION NOTES:



SUBURBAN PROPANE

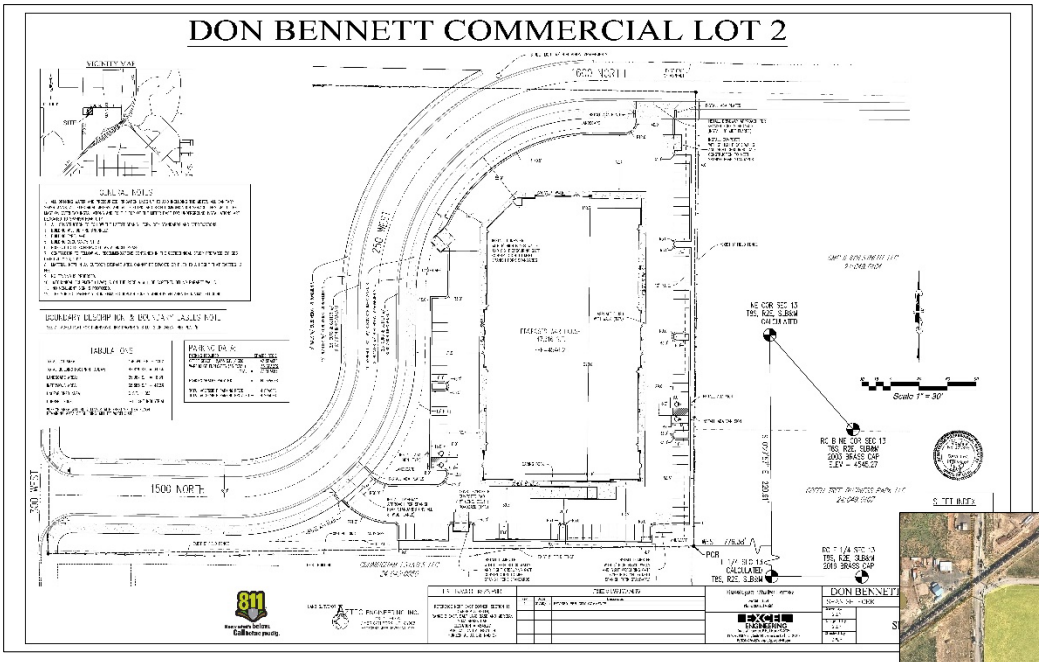
ELECTRICAL DESIGN | SFCN DESIGN

SPANISH FORK CITY ELECTRIC
2460 NORTH 1175 EAST
SPANISH FORK, UTAH 84660
(801) 804-4450

DISCLAIMER:
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SPANISH FORK POWER & LIGHT

SCALE:	1"=20'	APPROVED:		ELECTRICLAL CHECKED BY:		ELECTRICAL APPROVED BY: DATE:
DRAWN BY:	TOM COOPER	DRAWING APPROVAL:				
DATE DRAWN:	09/27/2022	SHEET SIZE:	ARCH D	SFCN CHECKED BY:		SFCN APPROVED BY: DATE:





Don Bennett Commercial Lot 2 Site Plan Approval Request

June 14, 2023, Development Review Committee Meeting.

Located at 1600 North 300 West, including 3.2 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Subdivision Plat.
2. Development Agreement.

Recommendation

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

Finding

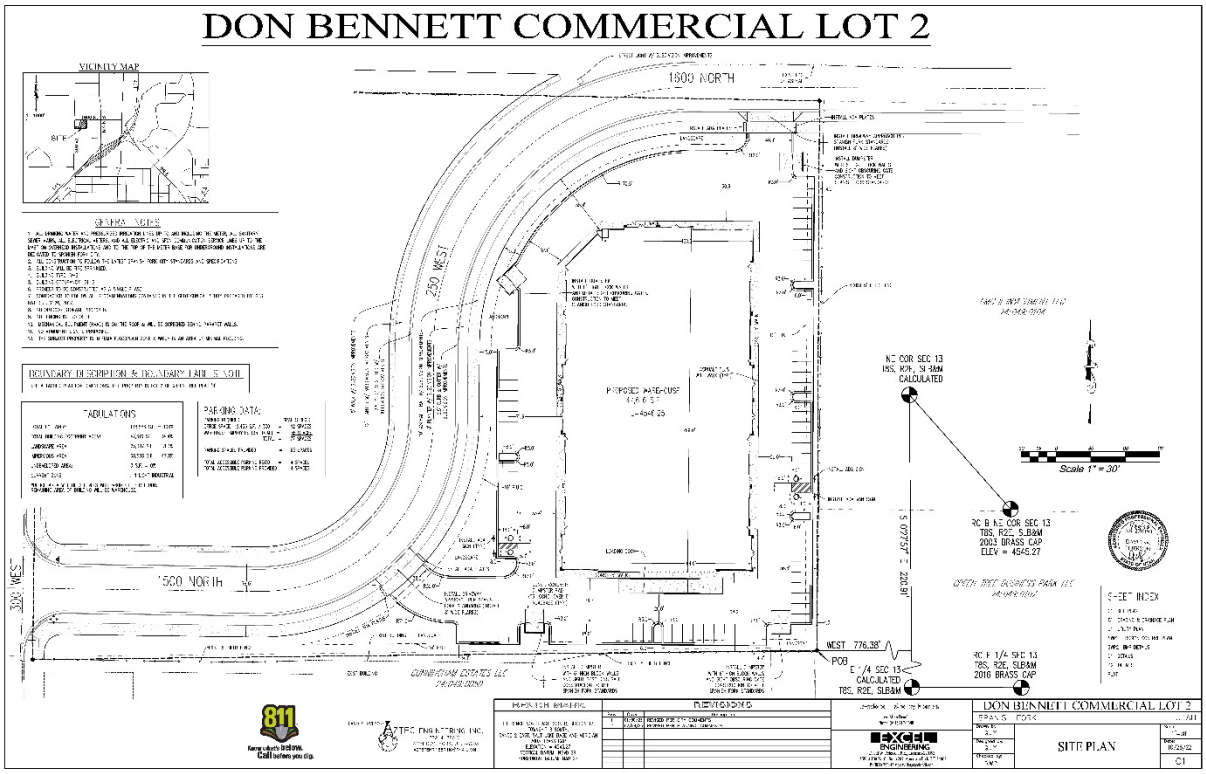
1. That the application conforms to the City's General Plan Designation and Zoning Map.

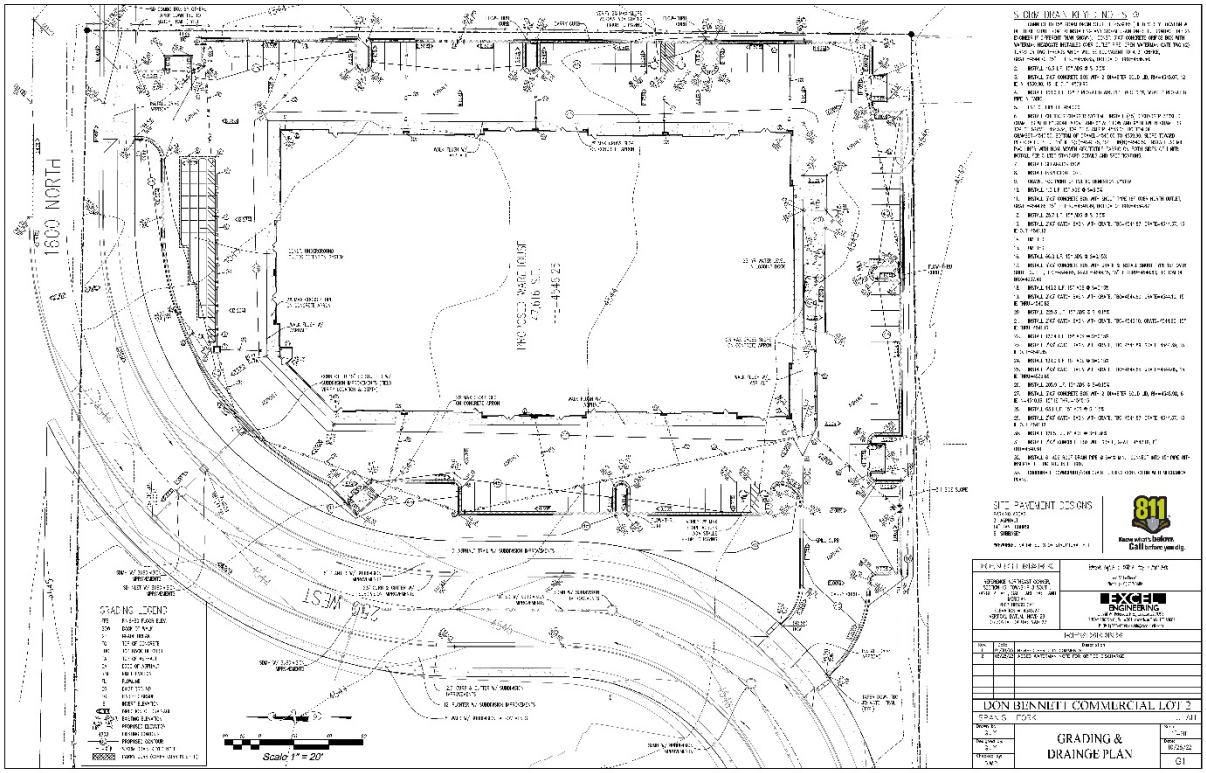
Conditions

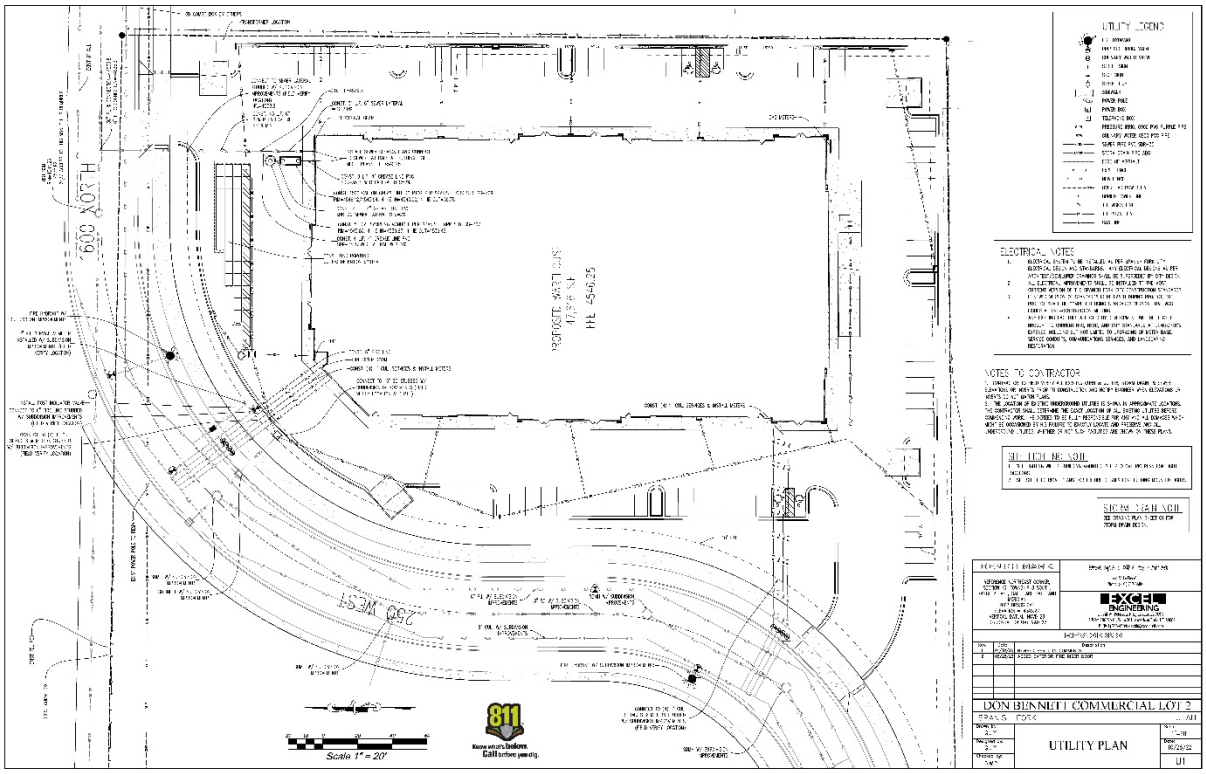
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the subdivision plat be recorded.
4. That the applicant addresses any outstanding subdivision conditions of approval.

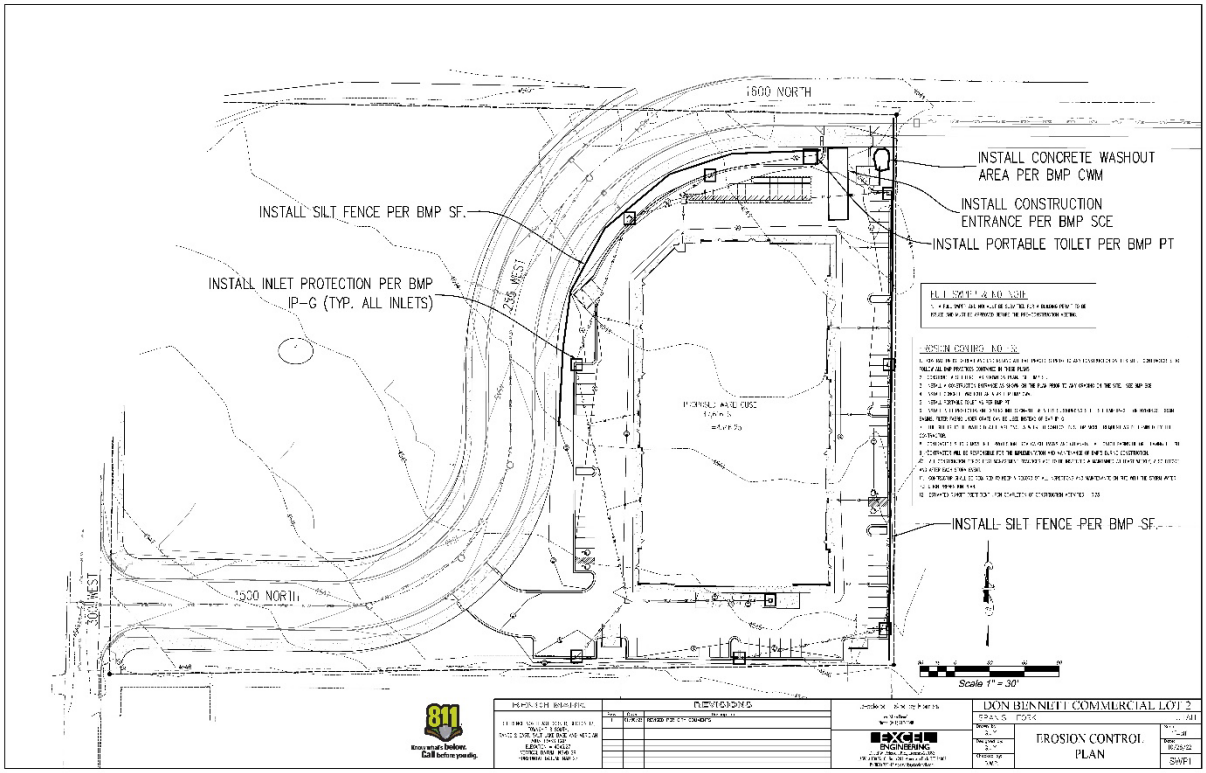
Exhibits

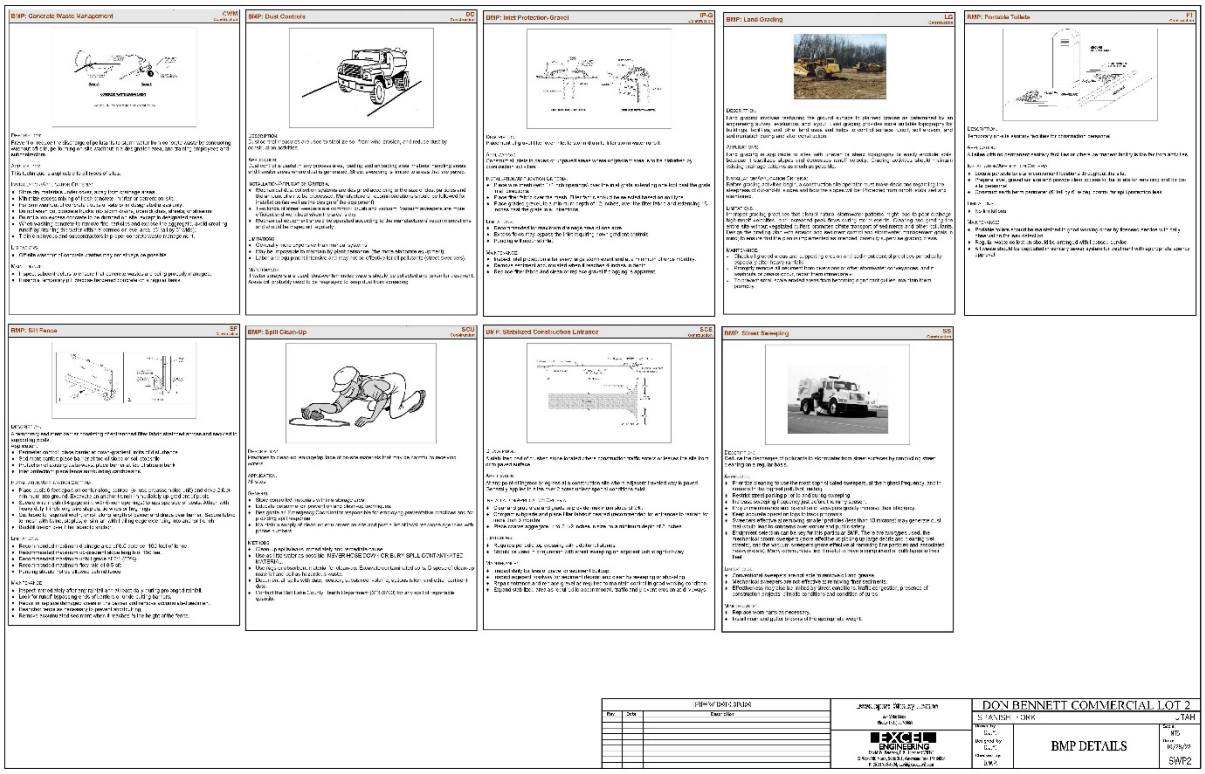
1. Site Plan.
2. Elevations.
3. Landscaping.

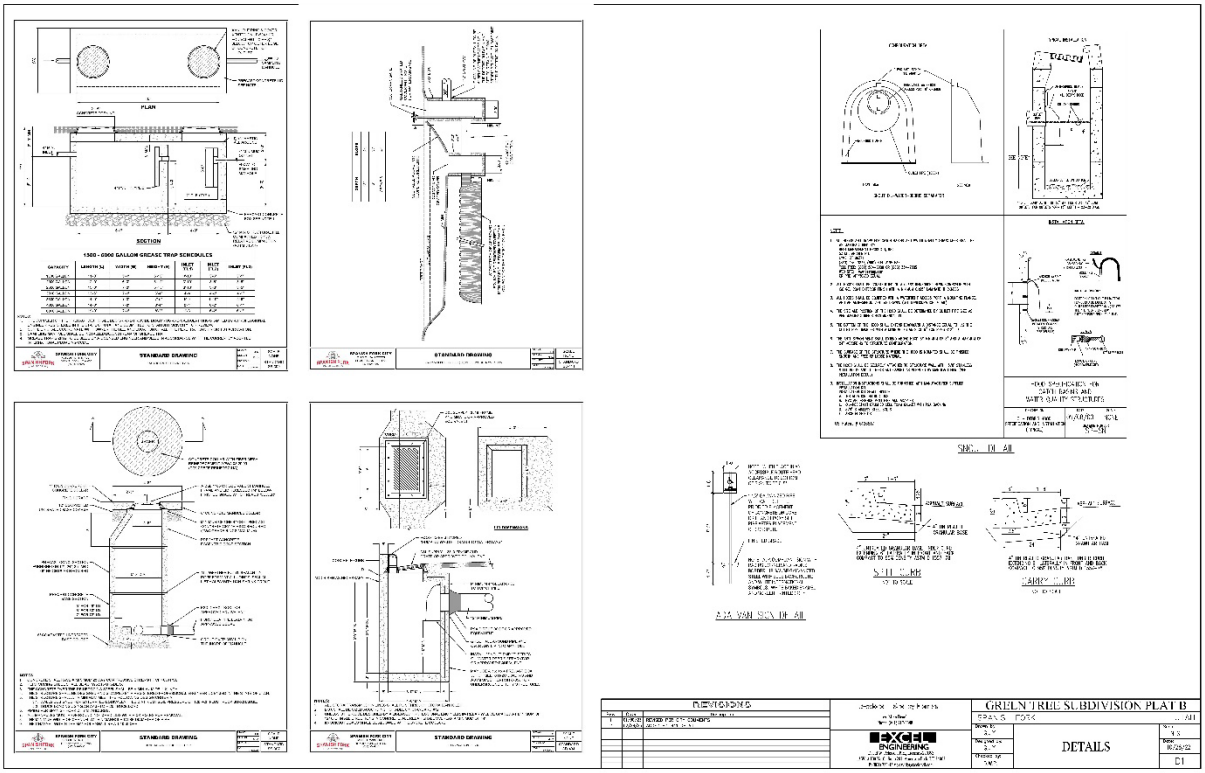

DON BENNETT COMMERCIAL LOT 2
VICINITY MAP
1800 NORTH
250 WEST
300 WEST
1500 NORTH
PROPOSED WAREHOUSE
NE COR SEC 13
T8S, R2E, SLB&M
CALCULATED
RE & NE COR SEC 13
T8S, R2E, SLB&M
2003 BRASS CAP
ELEV = 4545.27
S 1/4 COR SEC 13
T8S, R2E, SLB&M
2016 BRASS CAP
POB
WEST 776.38'
S 0°57'54" E 220.91'
SHEET INDEX
SITE PLAN
C1
EXCEL ENGINEERING
DON BENNETT COMMERCIAL LOT 2

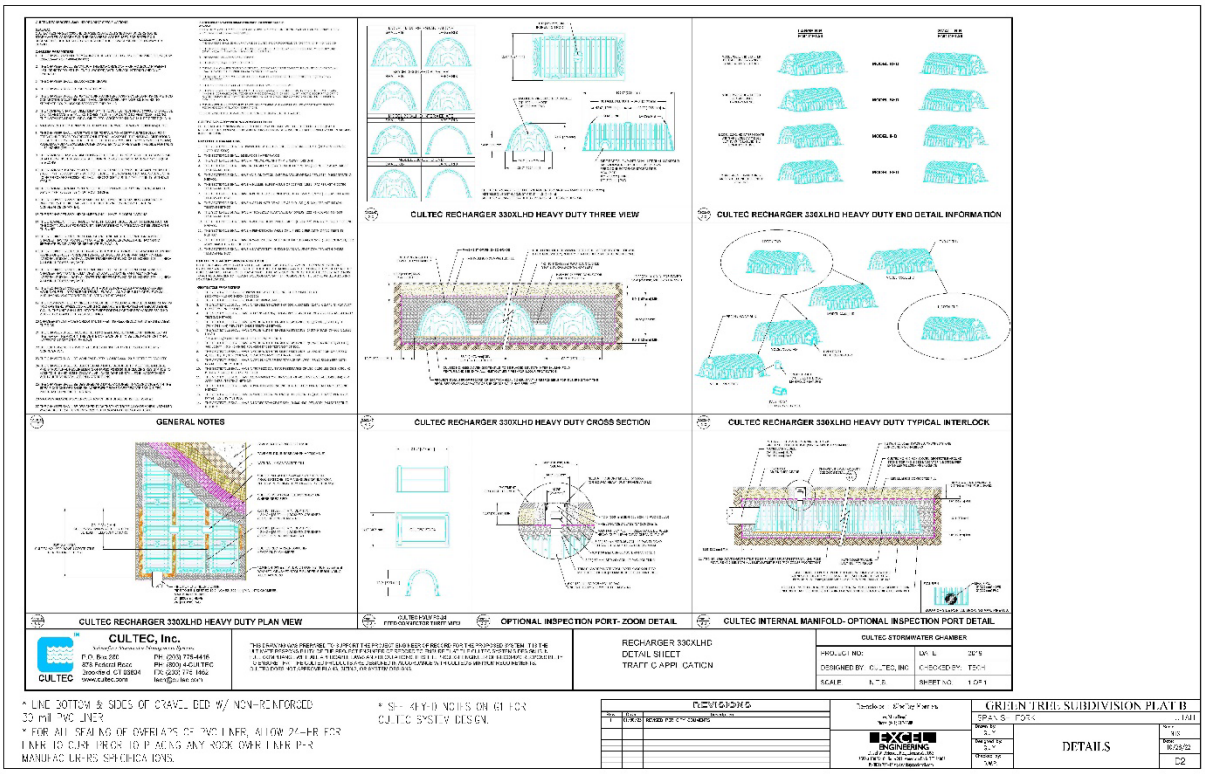

1800 NORTH
250 WEST
PROPOSED WAREHOUSE
27,616 SQ. FT.
+/- 4545.25
GRADING LEGEND
SITE PAVEMENT DESIGNS
Scale: 1" = 20'
EXCEL ENGINEERING
DON BENNETT COMMERCIAL LOT 2
GRADING & DRAINGE PLAN
G1


UTILITY LEGEND
ELECTRICAL NOTES
NOTES TO CONTRACTOR
DON BENNETT COMMERCIAL LOT 2
UTILITY PLAN
Scale 1" = 20'
811
Know what's below. Call before you dig.


1600 NORTH
1500 NORTH
300 WEST
INSTALL SILT FENCE PER BMP SF.
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL PORTABLE TOILET PER BMP PT
INSTALL SILT FENCE PER BMP SF.
EROSION CONTROL NOTES
DON BENNETT COMMERCIAL LOT 2
EROSION CONTROL PLAN
Scale 1" = 30'
811
Know what's below. Call before you dig.

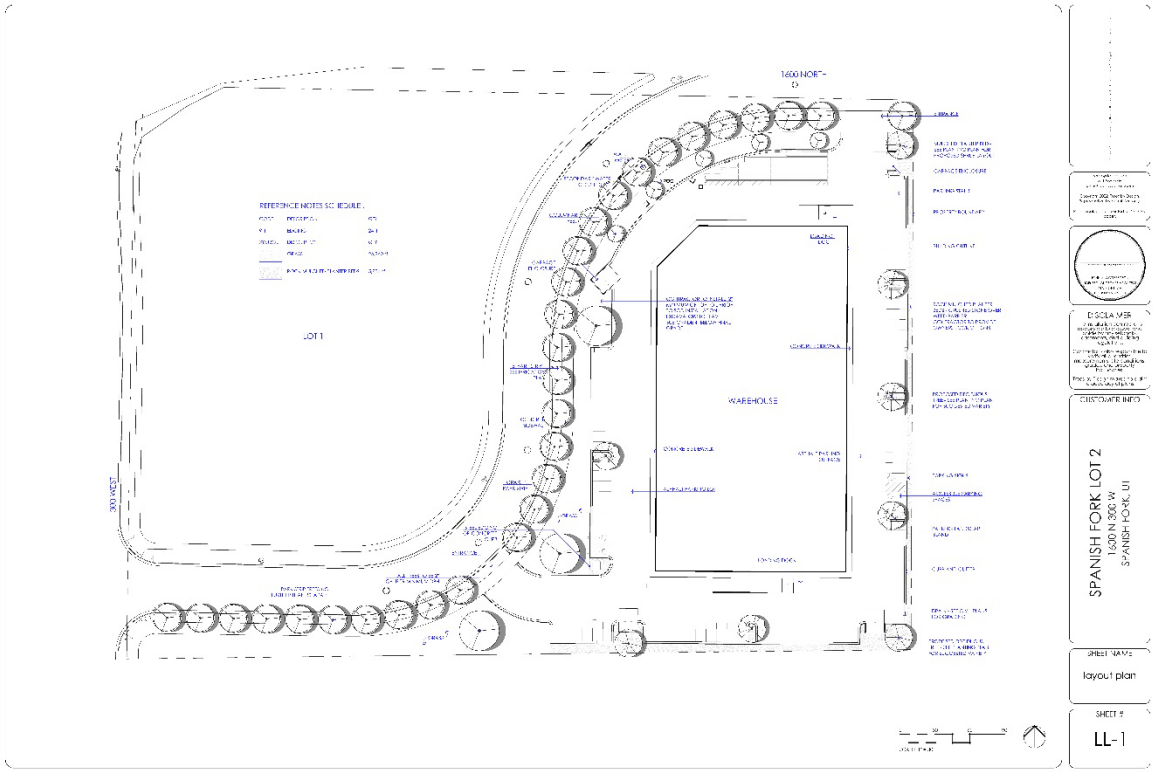

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
DON BENNETT COMMERCIAL LOT 2
BMP DETAILS
SWP2

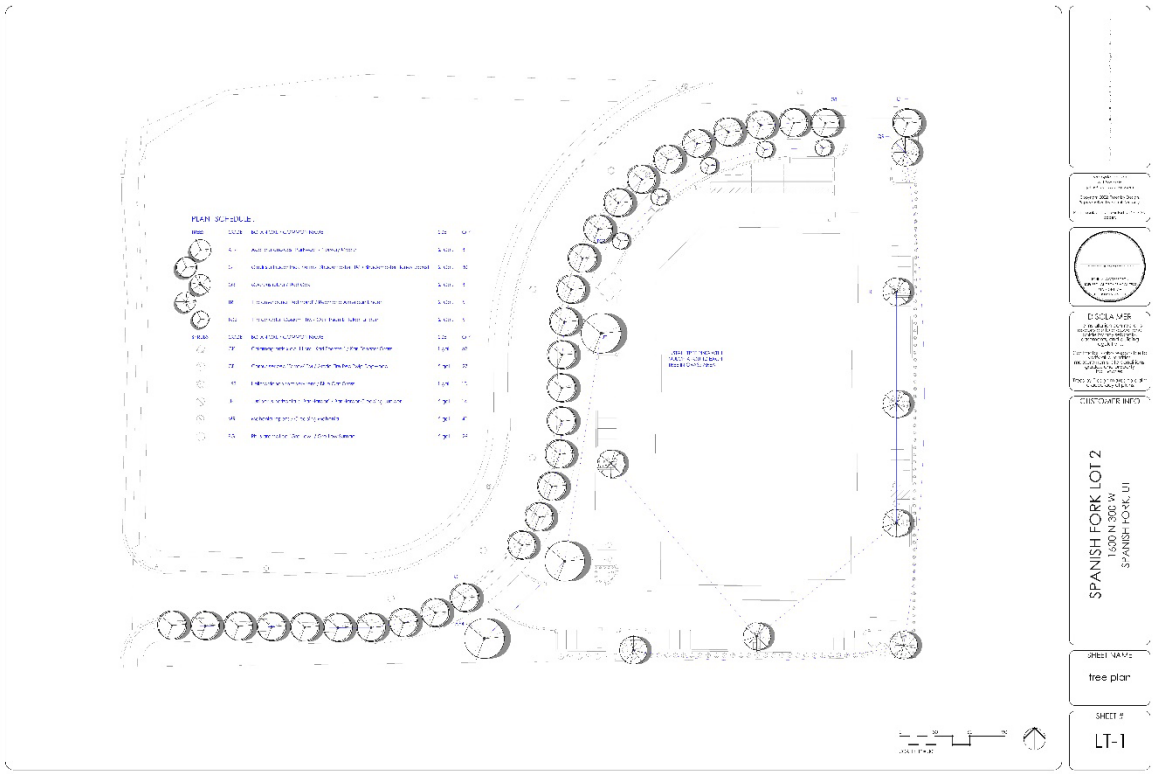

PLAN
SECTION
1500 - 2000 GALLON GREASE TRAP SCHEDULES
STANDARD DRAWING
GREENTREE SUBDIVISION PLAT B
DETAILS
C1

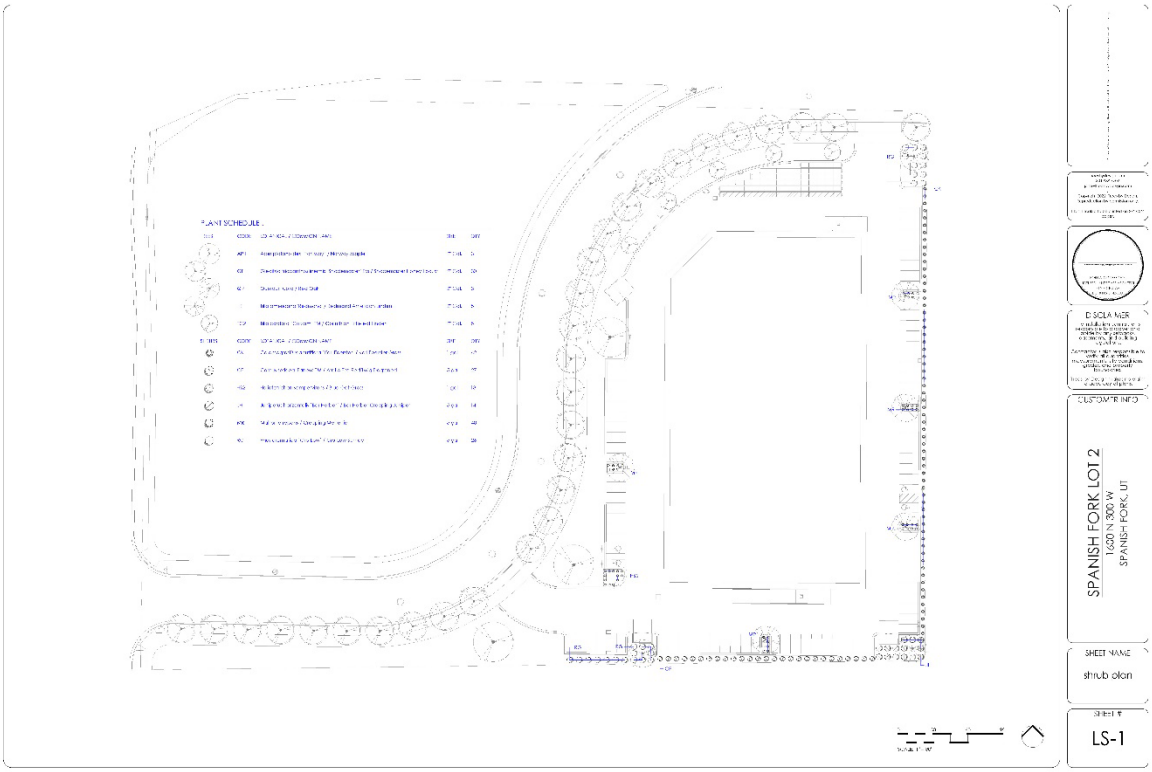

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION
GENERAL NOTES
CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT- ZOOM DETAIL
CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
DETAILS

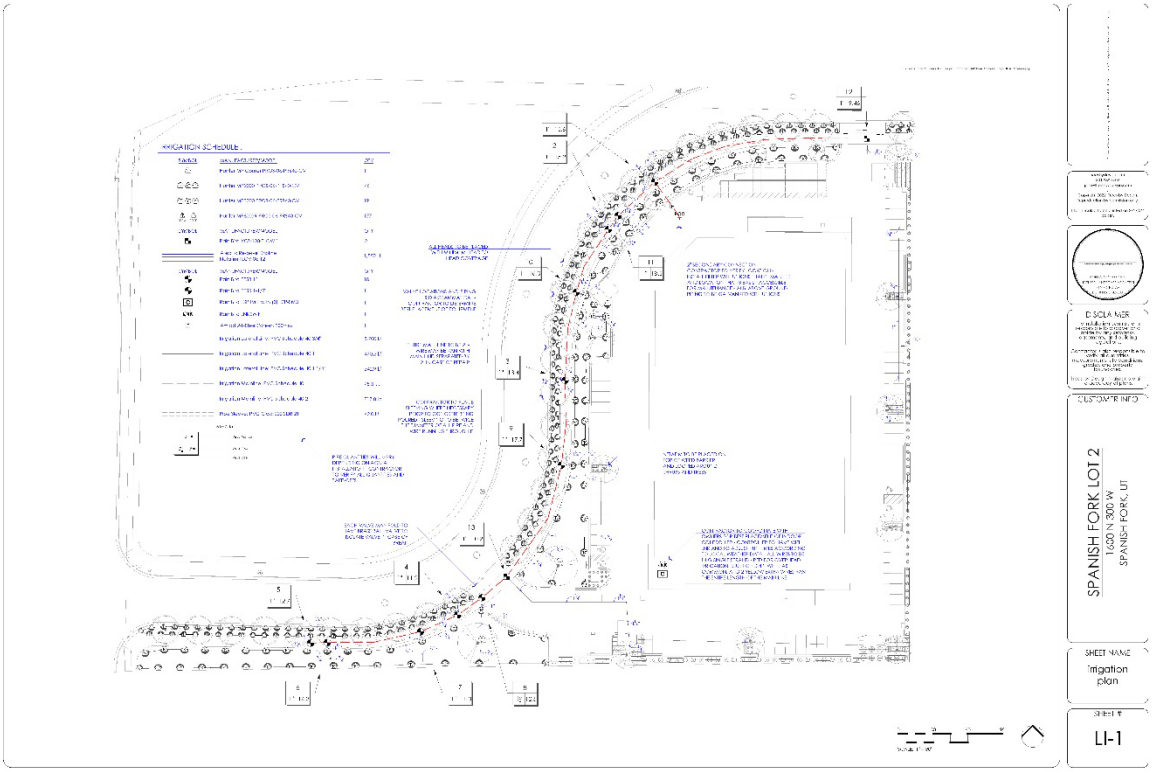

NORTH ELEVATION
3/32" = 1'-0"
EAST ELEVATION
3/32" = 1'-0"
SOUTH ELEVATION
3/32" = 1'-0"
WEST ELEVATION
3/32" = 1'-0"
GENERAL NOTES - ELEVATIONS
KEYED NOTES
PROJECT NUMBER
22101
ISSUE DATE:
DECEMBER 9, 2022
REVISIONS:
CONSULTANT
DEUEL SPANISH FORK WAREHOUSE
W 1600 N
SPANISH FORK, UT 84660
ELEVATIONS
A2.1

Exhibit 3


1600 NORTH
REFERENCE NOTES SCHEDULE
LOT 1
WAREHOUSE
300 WEST
D SCALA MFR
CHRISTGATE INFO
SPANISH FORK LOT 2
1600 N 300 W
SPANISH FORK, UT
SHEET NAME
layout plan
SHEET #
LL-1


PLANT SCHEDULE
D SCALA MFR
CHRISTGATE INFO
SPANISH FORK LOT 2
1600 N 300 W
SPANISH FORK, UT
SHEET NAME
tree plan
SHEET #
LT-1


PLANT SCHEDULE
SPANISH FORK LOT 2
1,620 N 300 W
SPANISH FORK, UT
SHEET NAME
shrub plan
LS-1


IRRIGATION SCHEDULE
SPANISH FORK LOT 2
1,620 N 300 W
SPANISH FORK, UT
SHEET NAME
irrigation plan
LI-1

LANDSCAPED AREAS:

TOTAL AREA OF PROJECT SITE: 746,295 SQ'
TOTAL AREA REQUIRED TO BE LANDSCAPED 74,630 SQ'
TOTAL AREA REQUIRED TO BE TURFED / GRASSED 27,210.6 SQ'

AREAS TO BE IRRIGATED AND TURFED / GRASSED

AREA 1: 582.88 SQUARE FEET
AREA 2: 1,434.24 SQUARE FEET
AREA 3: 486.38 SQUARE FEET
AREA 4: 109.52 SQUARE FEET
AREA 5: 1,378.63 SQUARE FEET
AREA 6: 5,439.87 SQUARE FEET
AREA 7: 6,766.48 SQUARE FEET
AREA 8: 908.05 SQUARE FEET
AREA 9: 3,006.19 SQUAR FEET
AREA 10: 550.14 SQUARE FEET
AREA 11: 6,548.23 SQUARE FEET

TOTAL AREA OF TURF/ GRASS 27,210.6 SQUARE FEET

AREAS TO RECEIVE DECORATIVE ROCK 4" MINUS

AREA 1: 2,157.49SQ'
AREA 2: 10,477.86 SQ'
AREA 3: 27,095.66 SQ'

TOTAL AREA OF DECORATIVE ROCK 39,501.13 SQUARE FEET

AREAS TO RECEIVE FLOWER BEDS (SHRUBS AND MULCH)

AREA A. 235.33 SQ'
AREA B 328.24 SQ'
AREA C 1,513.89 SQ'
AREA D 441.51 SQ'
AREA E 2,884.15 SQ'

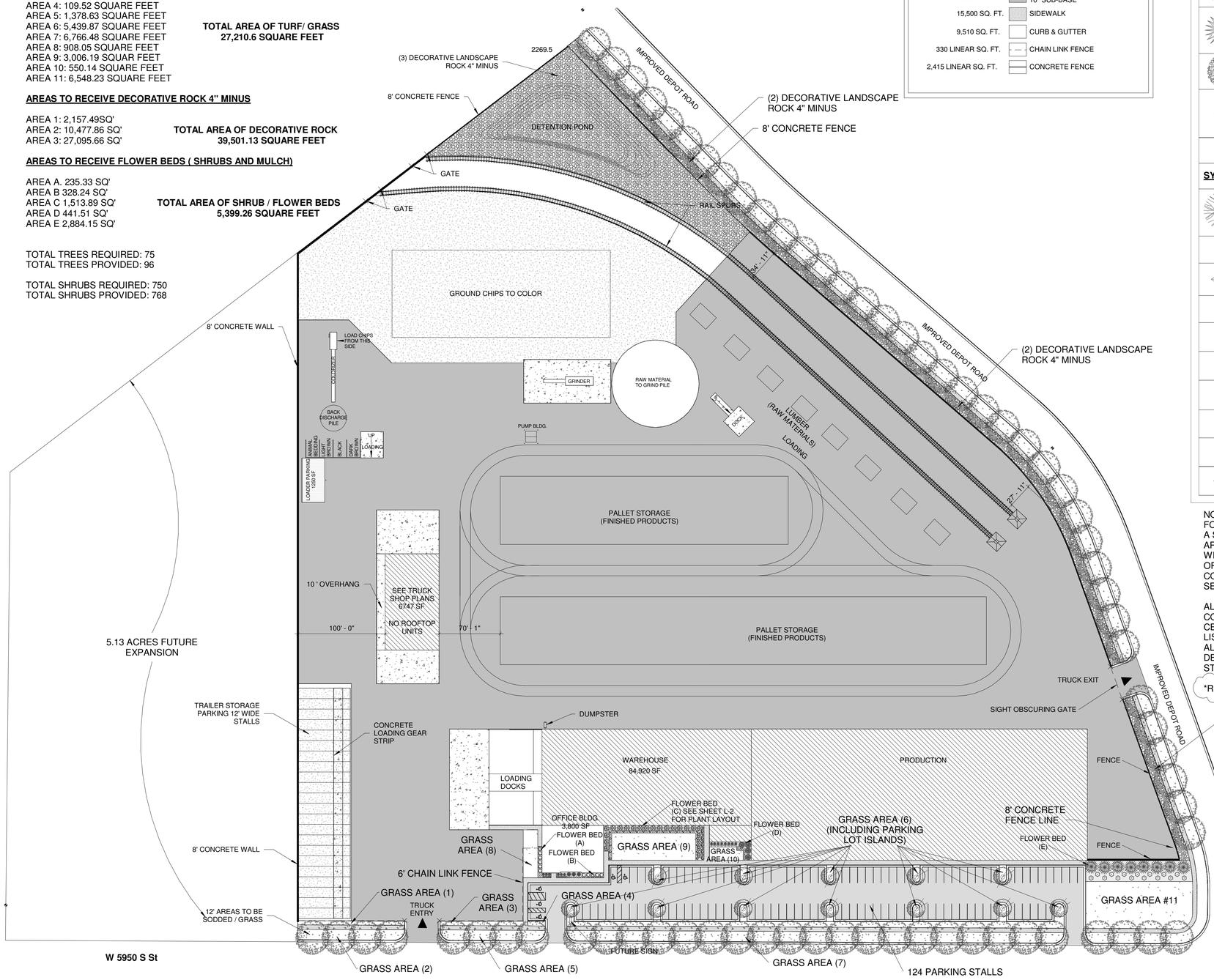
TOTAL AREA OF SHRUB / FLOWER BEDS 5,399.26 SQUARE FEET

TOTAL TREES REQUIRED: 75
TOTAL TREES PROVIDED: 96

TOTAL SHRUBS REQUIRED: 750
TOTAL SHRUBS PROVIDED: 768

LEGEND

94,350 SQ. FT.	8" ROAD BASE
20,400 SQ. FT.	8" CONCRETE 6" ROAD BASE
36,950 SQ. FT.	3" ASPHALT, 6" ROAD BASE, 10" SUB BASE
406,260 SQ. FT.	6" ASPHALT, 6" ROAD BASE, 10" SUB-BASE
15,500 SQ. FT.	SIDEWALK
9,510 SQ. FT.	CURB & GUTTER
330 LINEAR SQ. FT.	CHAIN LINK FENCE
2,415 LINEAR SQ. FT.	CONCRETE FENCE



LANDSCAPE PLAN

SCALE 1" = 60'-0"

PLANT SCHEDULE

DECIDUOUS / CONIFEROUS TREES

SYMBOL	LATIN OR BOTANICAL / COMON NAME	SIZE / CONTAINER	QUANTITY
	Acer palmatum var. atropurpureum 'Mooonfire' Japanese Maple	5 GALLON CONTAINER	3
	Pinus cembra Swiss Stone Pine	8' - 10' / B & B	12
	Tila Euchlora var. 'Redmond' Redmond Linden	2" Caliper	69
	Gledistsia Triacanthos var. 'Intermis' Common Honey Locust	2" Caliper	12

DECIDUOUS / CONIFEROUS SHRUBS

SYMBOL	LATIN OR BOTANICAL / COMON NAME	SIZE / CONTAINER	QUANTITY
	Taxus Baccata English Yew	5 gallon	40
	Ribes alpinum Alpine Currant	5 gallon	11
	WEIGELA FLORIDA 'ALEXANDRA' WEIGELA WINE ROSE	5 gallon	25
	Euonymus alatus var. 'Compactus' Dwarf Burning Bush	5 gallon	25
	PRUNUS CISTENA CISTENA PURPLE LEAF SAND CHERRY	5 gallon	26
	Viburnum dilatatum var. 'Erie' Linden Viburnum	5 gallon	14
	Calluna vulgaris Heather	1 gallon	34
	Pinus mugo var. pumilio Mugo Pine	3 gallon	126
	Hemerocallis Fulva var. 'Tiger lily' Daylily hemerocallis	1 gallon	249
	Stipa Tenuissima Mexican Feather Grass	1 gallon	213

NOTES: ALL LANDSCAPING SHALL FOLLOW 15.4.16.130-E SPANISH FORK' S CODE FOR ALL AREAS LANDSCAPED. ALL AREAS CONTAINING SHRUBS SHALL BE PREPARED WITH A SOIL BLEND OF LOAM, SAND AND PEAT @ A RATIO OF .33, .33 AND .33. THE SURFACE AREA OF ALL AREAS RECIEVING PLANT MATERIAL OR TURF / GRASS / DECORITIVE ROCK WILL BE COVERED WITH A WEED BARRIER / FABRIC AND COVERED WITH 4" OF A DARK ORGANIC MULCH. AREAS INDICATED TO HAVE DECORATIVE ROCK USED FOR SURFACE COVERAGE WILL BE A BLEND OF ROCK CONTAINING VARIOUS SIZES OF ROCK 6" MINUS. SEE LANDSCAPING DETAILS (L-3) FOR INSTRUCTIONS ON PLANTING SHRUBS AND TREES.

ALL AREAS (LANDSCAPED ALONG DEPOT ROAD'S PARK STRIP WILL HAVE A WEED BARRIER COVERING THE AMENDED SOIL SURFACE AREA WHERE TREES ARE TO BE PLANTED 30' ON CENTERS. THE TREES USED WILL BE A SHADE TREE AS IDENTIFIED ON THE CITY'S APPROVED LIST OF SHADE TREES (SEE PLANT SCHEDULE FOR SPECIFIC TYPE).THE ROAD'S PARK STRIPS ALONG 1000 W WILL HAVE SPECIFIED SOIL AMENDMENTS AND SOD / TURF. ALL OF THESE DESIGN SPECIFICATIONS WILL BE IN ACCORDANCE OF SPANISH FORK'S LANDSCAPING STANDARDS.

*ROCK MULCH REQUIRED UNDER THE TREES IN THE PARK STRIP

REVISIONS
DATE
1 11/10/2021
2
3
4

ARCHITECTURAL COALITION
1991 South State Road Springville, UT 84663 PH: 801-491-0275

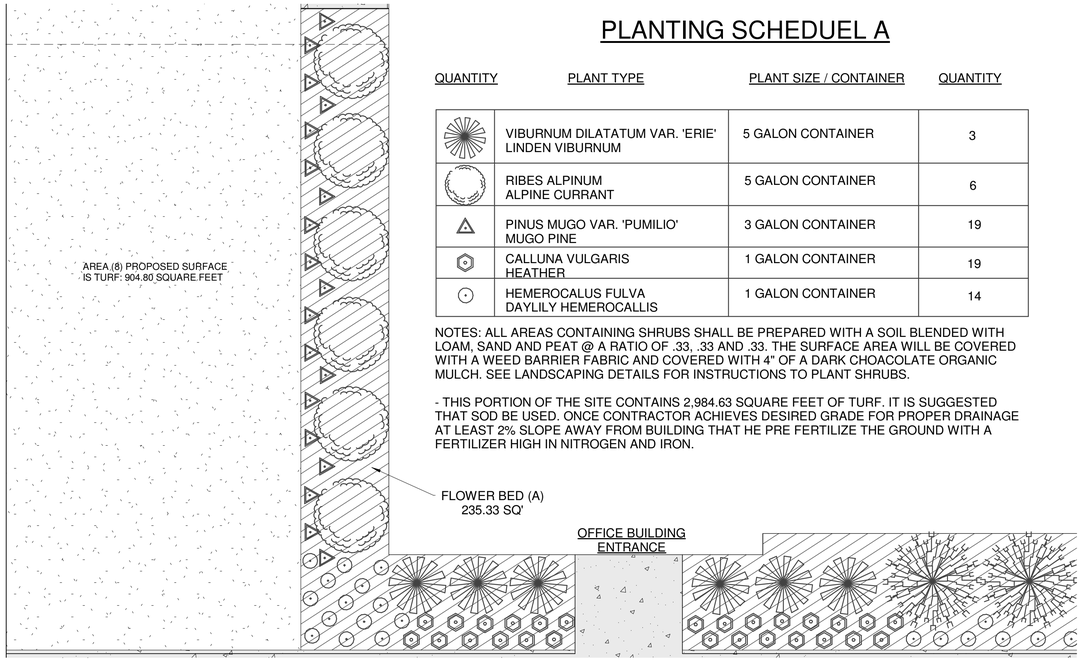
LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
11/10/2021
STATE OF UTAH

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WASATCH PALLET
TOM WORTHEN
698 W 1000 N, SPANISH FORK

SHEET NO.
L-1.0
DATE
11/10/2021

11/10/2021 4:35:08 PM K:\Drawings 2021\2021-011 Wasatch Pallet\Wasatch Pallet Adjusted Landscape FINAL FINAL FINAL revised1.rvt



PLANTING SCHEDUEL A

QUANTITY	PLANT TYPE	PLANT SIZE / CONTAINER	QUANTITY
	VIBURNUM DILATATUM VAR. 'ERIE' LINDEN VIBURNUM	5 GALON CONTAINER	3
	RIBES ALPINUM ALPINE CURRANT	5 GALON CONTAINER	6
	PINUS MUGO VAR. 'PUMILIO' MUGO PINE	3 GALON CONTAINER	19
	CALLUNA VULGARIS HEATHER	1 GALON CONTAINER	19
	HEMEROCALUS FULVA DAYLILY HEMEROCALLIS	1 GALON CONTAINER	14

NOTES: ALL AREAS CONTAINING SHRUBS SHALL BE PREPARED WITH A SOIL BLENDED WITH LOAM, SAND AND PEAT @ A RATIO OF .33, .33 AND .33. THE SURFACE AREA WILL BE COVERED WITH A WEED BARRIER FABRIC AND COVERED WITH 4" OF A DARK CHOACOLATE ORGANIC MULCH. SEE LANDSCAPING DETAILS FOR INSTRUCTIONS TO PLANT SHRUBS.

- THIS PORTION OF THE SITE CONTAINS 2,984.63 SQUARE FEET OF TURF. IT IS SUGGESTED THAT SOD BE USED. ONCE CONTRACTOR ACHIEVES DESIRED GRADE FOR PROPER DRAINAGE AT LEAST 2% SLOPE AWAY FROM BUILDING THAT HE PRE FERTILIZE THE GROUND WITH A FERTILIZER HIGH IN NITROGEN AND IRON.

LANDSCAPE PLAN (AREA A)

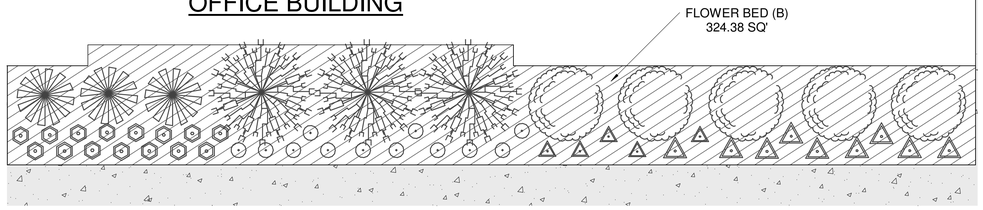
SCALE 1/4" = 1'-0"

PLANTING SCHEDUEL B

SYMBOL	PLANT TYPE	PLANT SIZE / CONTAINER	QUANTITY
	ACER PALMATUM VAR. 'MOONFIRE' JAPANESE MAPLE	2" CALIPER	3
	VIBURNUM DILATATUM VAR. 'ERIE' LINDEN VIBURNUM	5 GALON CONTAINER	3
	RIBES ALPINUM ALPINE CURRANT	5 GALON CONTAINER	5
	PINUS MUGO VAR. 'PUMILIO' MUGO PINE	3 GALON CONTAINER	15
	CALLUNA VULGARIS HEATHER	1 GALON CONTAINER	15
	HEMEROCALUS FULVA DAYLILY HEMEROCALLIS	1 GALON CONTAINER	12

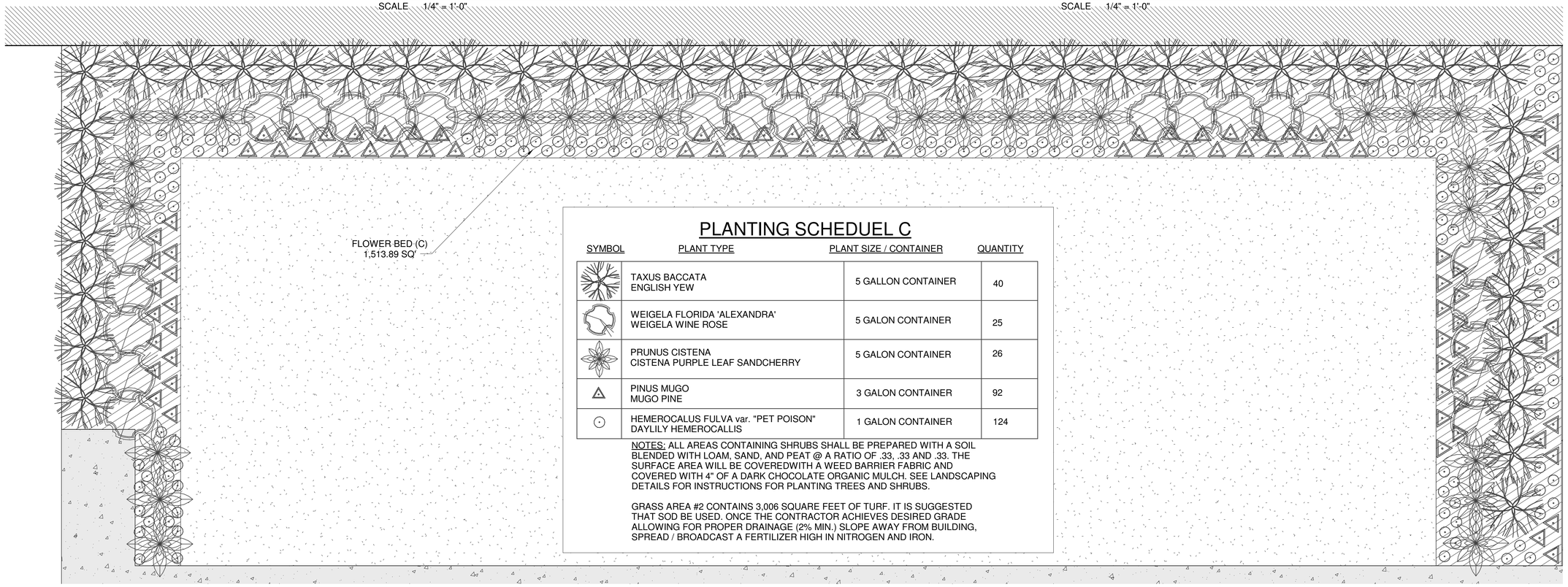
NOTES: ALL AREAS CONTAINING SHURBS/TREES WILL BE PREPARED WITH A SOIL BLENDED WITH LOAM, SAND AND PEAT @ A RATIO OF .33, .33 AND .33. THE SURFACE AREA WILL BE COVERD WITH A WEED BARRIER FABRIC AND COVERED WITH 4" OF A DARK CHOCOLATE ORGANIC MULCH SEE LANDSCAPING DETAILS FOR INSTRUCTIONS TO PLANT TREES AND SHRUBS.

OFFICE BUILDING



LANDSCAPE PLAN (AREA B)

SCALE 1/4" = 1'-0"



PLANTING SCHEDUEL C

SYMBOL	PLANT TYPE	PLANT SIZE / CONTAINER	QUANTITY
	TAXUS BACCATA ENGLISH YEW	5 GALLON CONTAINER	40
	WEIGELA FLORIDA 'ALEXANDRA' WEIGELA WINE ROSE	5 GALON CONTAINER	25
	PRUNUS CISTENA CISTENA PURPLE LEAF SANDCHERRY	5 GALON CONTAINER	26
	PINUS MUGO MUGO PINE	3 GALON CONTAINER	92
	HEMEROCALUS FULVA var. "PET POISON" DAYLILY HEMEROCALLIS	1 GALON CONTAINER	124

NOTES: ALL AREAS CONTAINING SHRUBS SHALL BE PREPARED WITH A SOIL BLENDED WITH LOAM, SAND, AND PEAT @ A RATIO OF .33, .33 AND .33. THE SURFACE AREA WILL BE COVEREDWITH A WEED BARRIER FABRIC AND COVERED WITH 4" OF A DARK CHOCOLATE ORGANIC MULCH. SEE LANDSCAPING DETAILS FOR INSTRUCTIONS FOR PLANTING TREES AND SHRUBS.

GRASS AREA #2 CONTAINS 3,006 SQUARE FEET OF TURF. IT IS SUGGESTED THAT SOD BE USED. ONCE THE CONTRACTOR ACHIEVES DESIRED GRADE ALLOWING FOR PROPER DRAINAGE (2% MIN.) SLOPE AWAY FROM BUILDING, SPREAD / BROADCAST A FERTILIZER HIGH IN NITROGEN AND IRON.

LANDSCAPE PLAN (AREA C)

SCALE 1/4" = 1'-0"

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ARCHITECTURAL COALITION
1991 South State Road Springville, UT 84663 PH: 801-491-0275

LICENSED ARCHITECT
NO. 123134
GUILFORD A. RAND
STATE OF UTAH

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TOM WORTHEN
698 W 1000 N, SPANISH FORK

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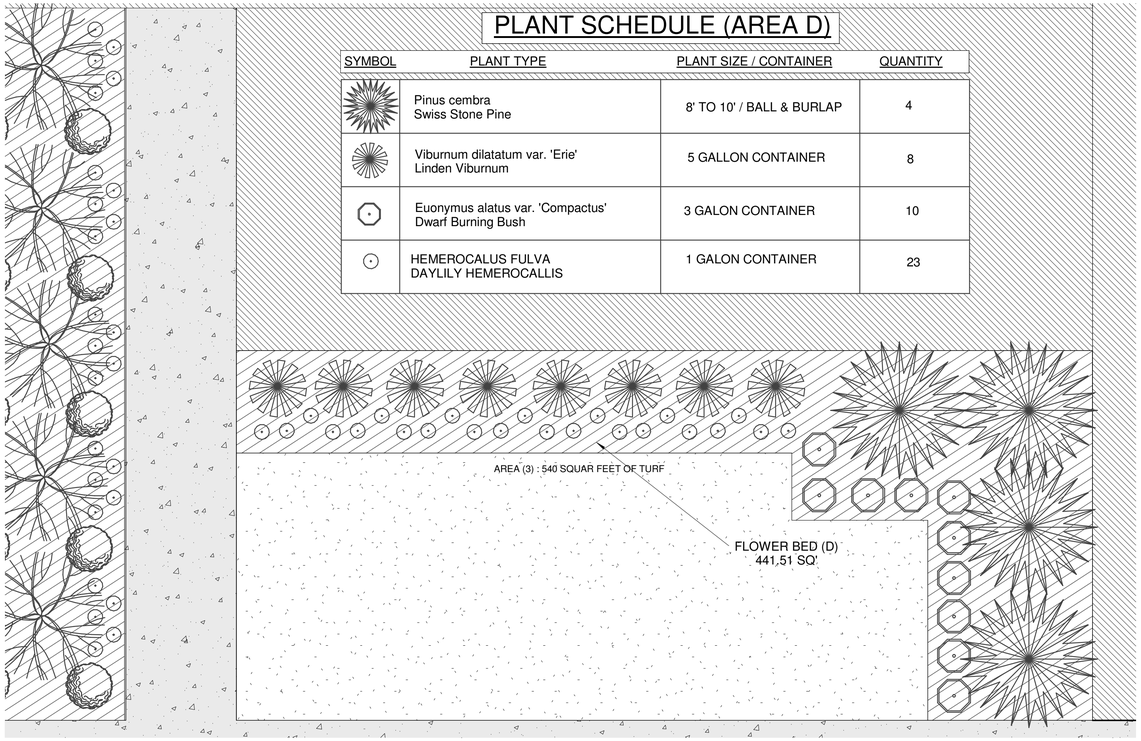
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PLANT SCHEDULE (AREA D)

SYMBOL	PLANT TYPE	PLANT SIZE / CONTAINER	QUANTITY
	Pinus cembra Swiss Stone Pine	8' TO 10' / BALL & BURLAP	4
	Viburnum dilatatum var. 'Erie' Linden Viburnum	5 GALLON CONTAINER	8
	Euonymus alatus var. 'Compactus' Dwarf Burning Bush	3 GALON CONTAINER	10
	HEMEROCALUS FULVA DAYLILY HEMEROCALLIS	1 GALON CONTAINER	23

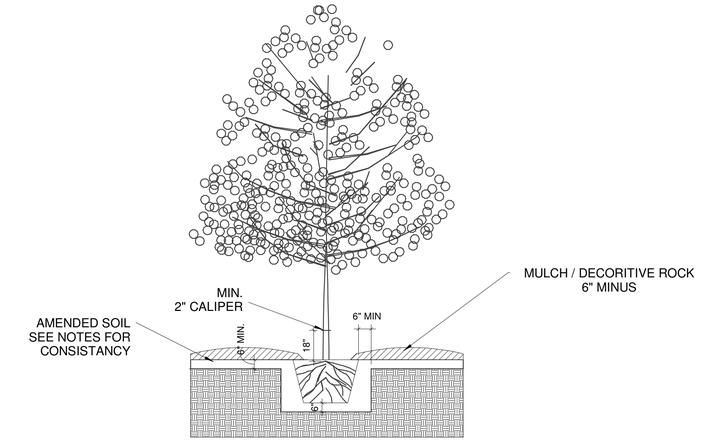


LANDSCAPE PLAN AREA D

SCALE 1/4" = 1'-0"

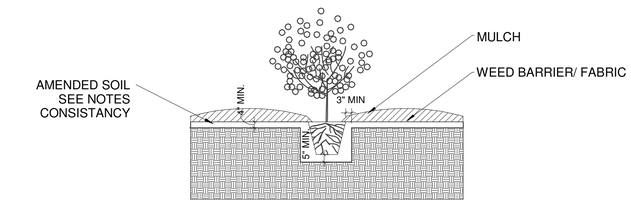
NOTES: ALL AREAS CONTAINING SHRUBS SHALL BE PREPARED WITH A 4" TO 6" LAYER OF SOIL . THIS SOIL BLEND SHALL BE 1/3 LOAM, 1/3 SAND, AND 1/3 ORGANIC PEAT. THE SURFACE SHALL THEN BE COVERED AND FASTENED WITH PROPER PINS AND COVERED WITH A WEED BARRIER. 4" OF A DARK ORGANIC MULCH SHOULD THEN BE SPREAD OVER THE ENTIRE SURFACE OF THE FLOWER BED. SEE DETAILS FOR INSTRUCTIONS ON PLANTING TREES AND SHRUBS.

THE CONTRACTOR SHALL USE SOD FOR ALL GRASS AREAS. ONCE THE PROPER GRADE HAS BEEN ACHEIVED (@ LEAST A 2% SLOPE AWAY FROM ANY BUILDING OR STRUCTURE), THEY SHOULD BROADCAST A FERTILIZER WHICH IS HIGH IN NITROGEN AND IRON. THEN PROCEED TO LAY SOD.

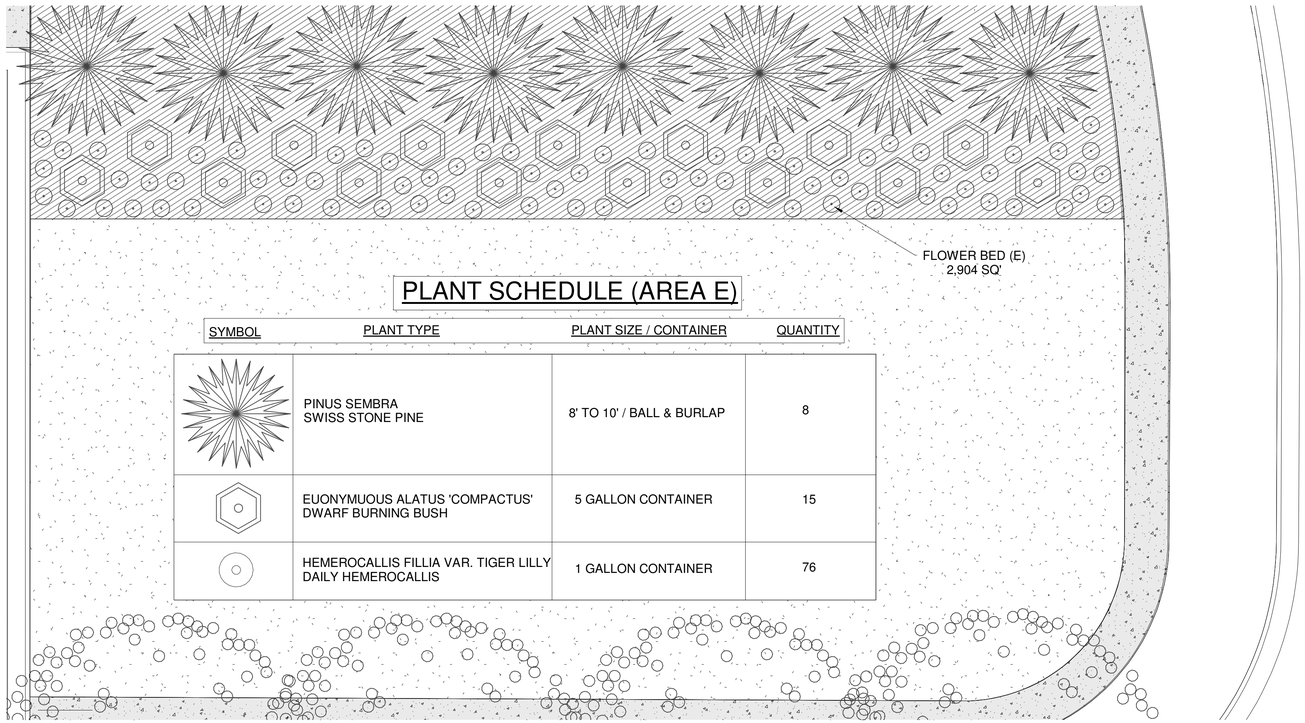


TYPICAL TREE PLANTING DETAIL
2" CALIPER

- ALL DECIDUOUS TREES SHALL BE 2" CALIPER MIN. CONIFEROUS TREES SHALL BE 8' TO 10' MIN
- AMENDED SOIL WITH BE 1/3 LOAM, 1/3 SAND AND 1/3 ORGANIC PEAT OR OTHER COMPOST.
- WEED BARRIER TO BE PLACED ON TOP OF AMENDED SOIL FASTEND WITH 6" PINS AND COVERED WITH 4" OF MULCH OR OTHER COMPARABLE ALTERNATE. CUT 6" RADIUS AROUND SHRUBS AND 18" RADIUS AROUND TREES, LEAVING ROOM FOR FUTURE GROWTH. WHEN TREE IS PLANTED IN AN AREA WITH GRASS CUT A 30" TREE RING AROUND THE TRUNK TO ALLOW THE TREE TO BREATH AND LOWER MAINTAINANCE



TYPICAL SHRUB PLANTING DETAIL
5 GALLON CONTAINER



PLANT SCHEDULE (AREA E)

SYMBOL	PLANT TYPE	PLANT SIZE / CONTAINER	QUANTITY
	PINUS SEMBRA SWISS STONE PINE	8' TO 10' / BALL & BURLAP	8
	EUONYMUOUS ALATUS 'COMPACTUS' DWARF BURNING BUSH	5 GALLON CONTAINER	15
	HEMEROCALLIS FILLIA VAR. TIGER LILLY DAILY HEMEROCALLIS	1 GALLON CONTAINER	76

LANDSCAPE PLAN E

SCALE 1/8" = 1'-0"

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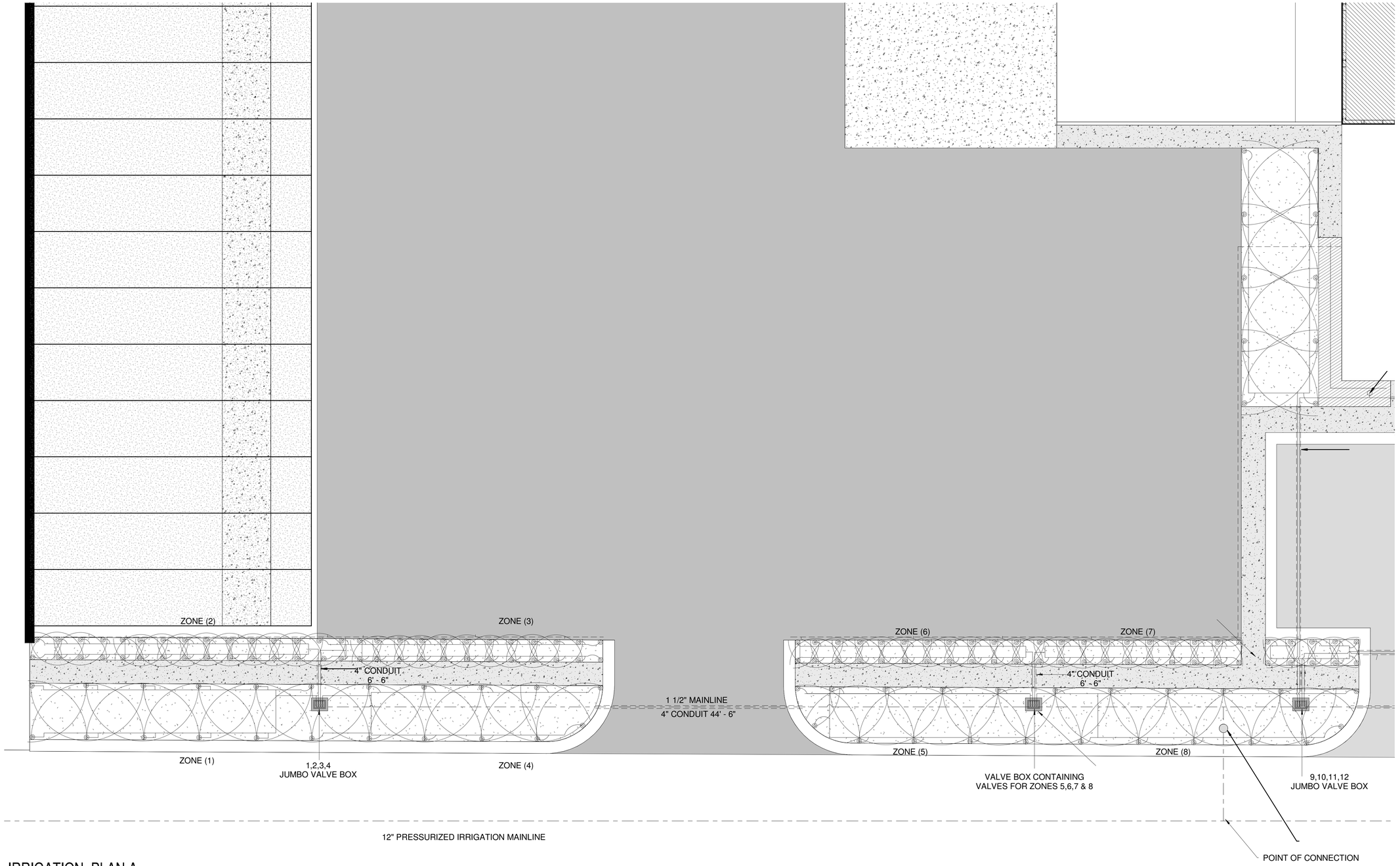
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698 W 1000 N, SPANISH FORK

SHEET NO.
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IRRIGATION PLAN A

SCALE 1" = 10'-0"

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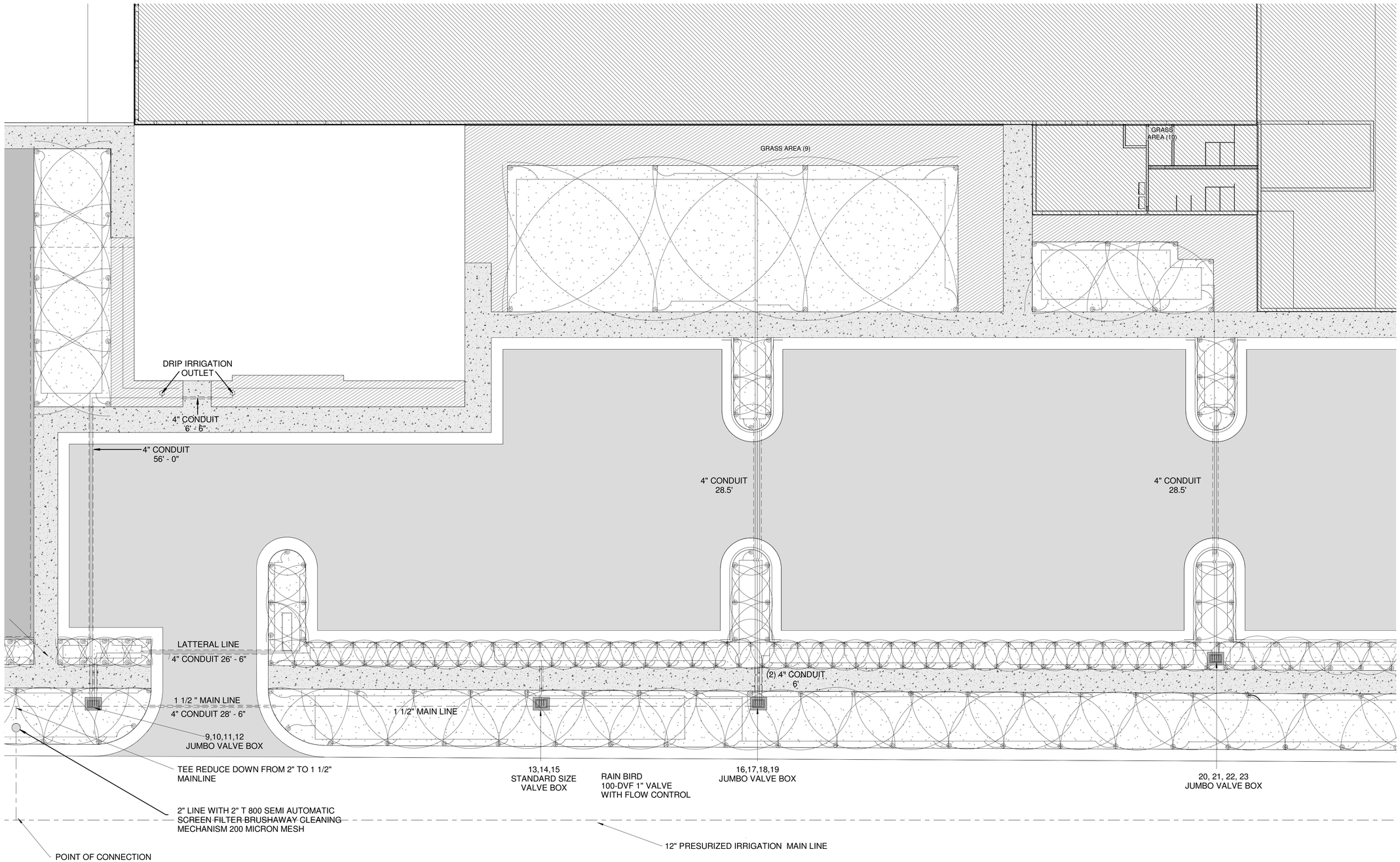
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IRRIGATION PLAN B

SCALE 1" = 10'-0"

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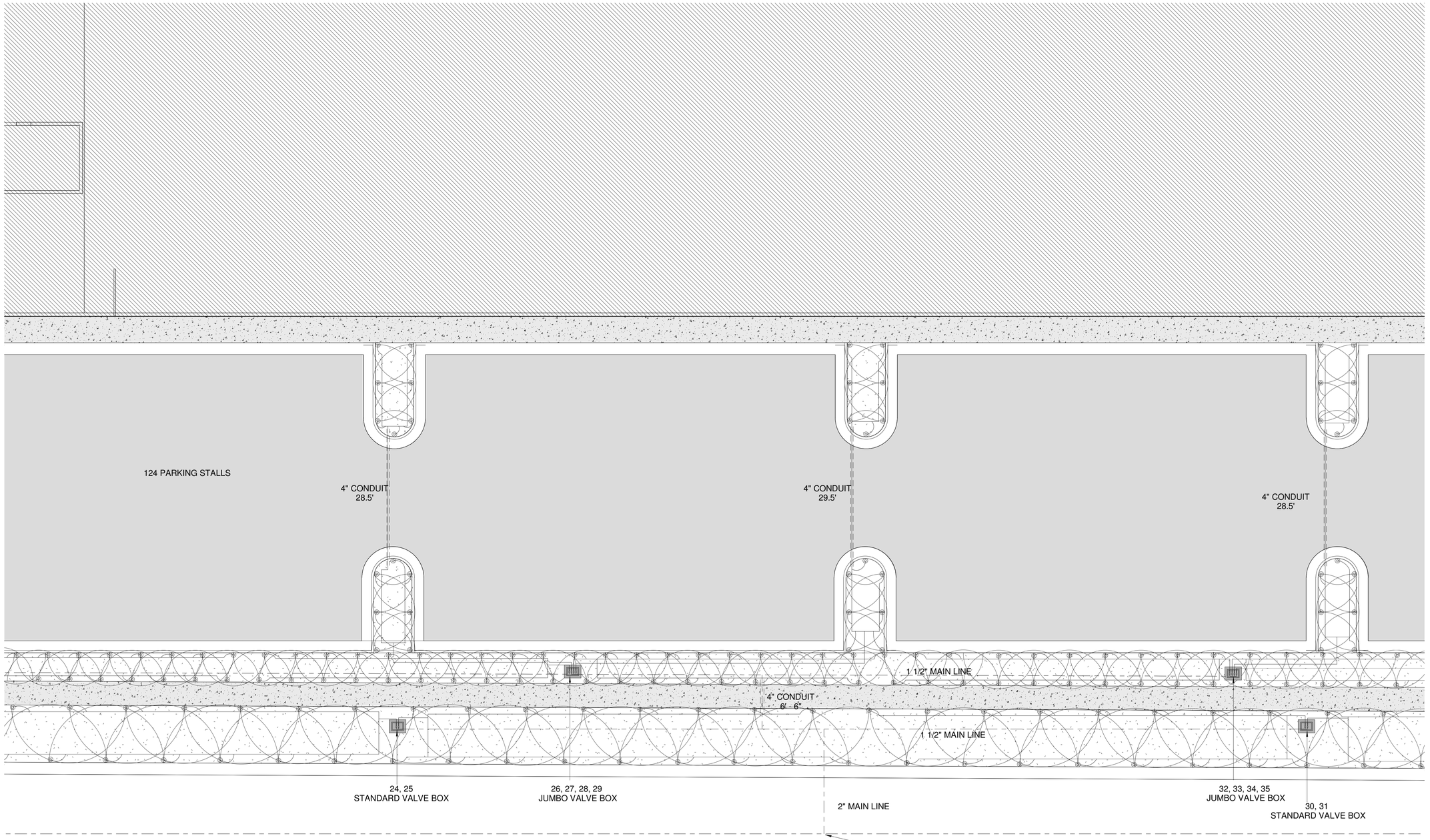
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IRRIGATION PLAN C

SCALE 1" = 10'-0"

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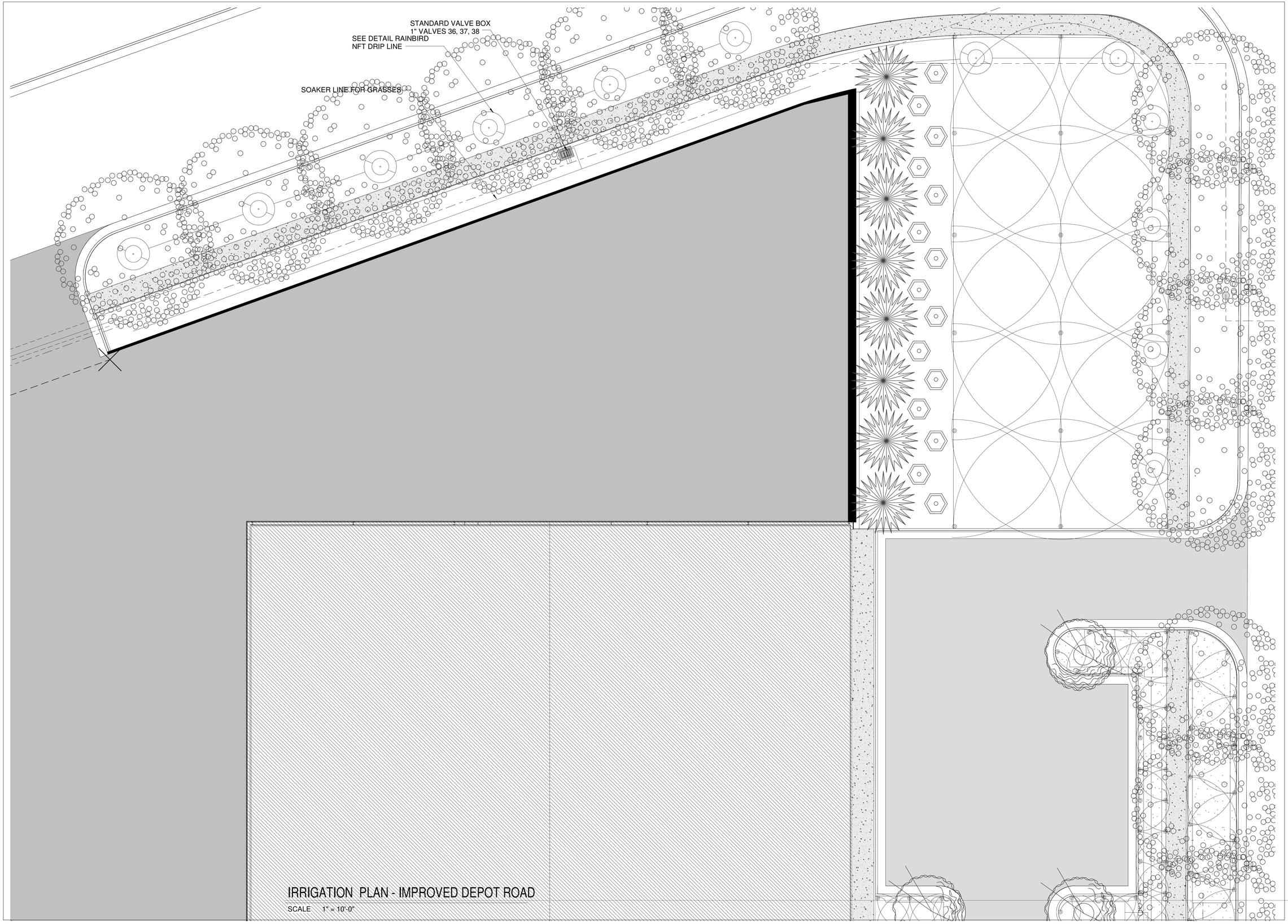
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IRRIGATION PLAN - IMPROVED DEPOT ROAD

SCALE 1" = 10'-0"

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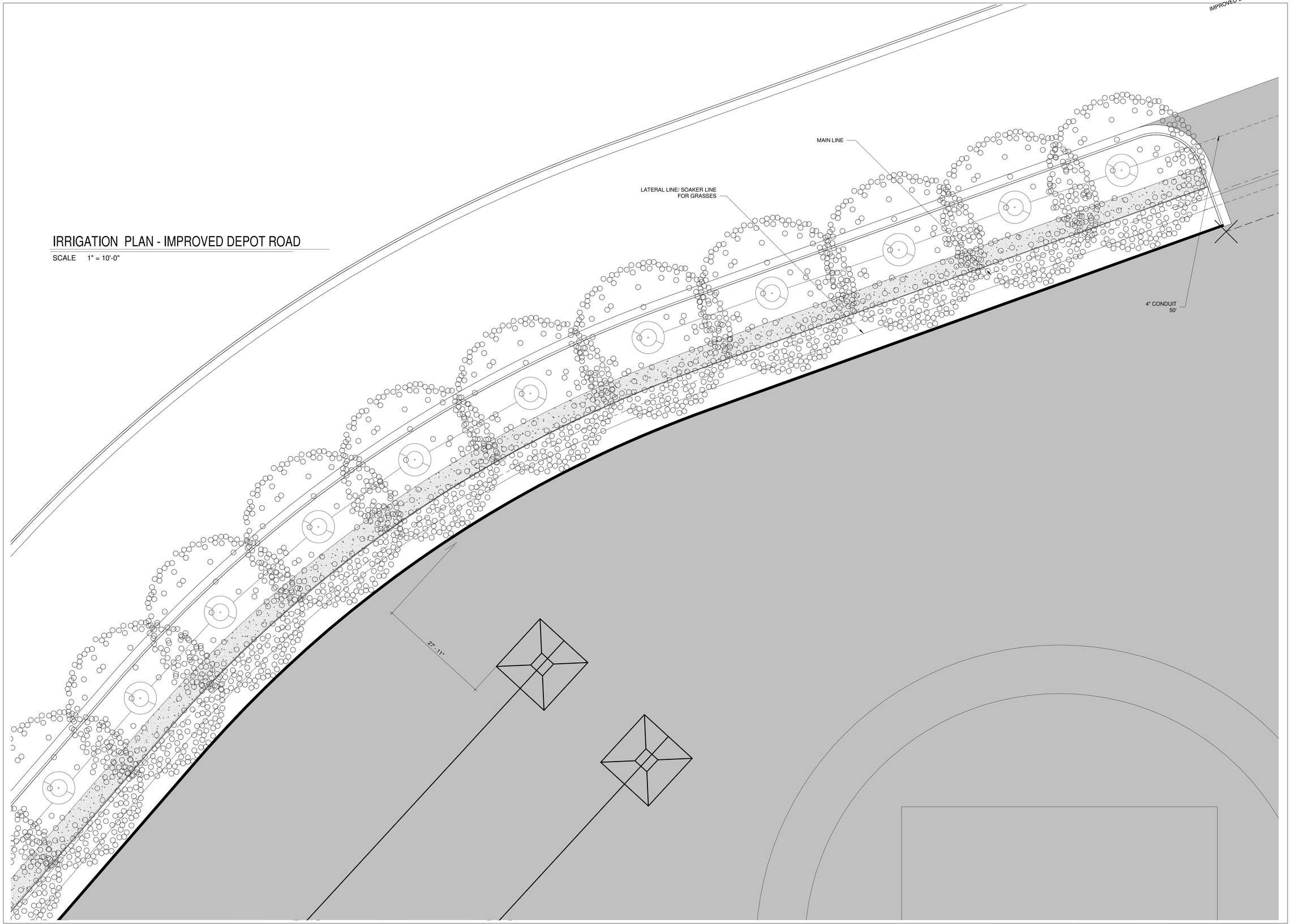
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IRRIGATION PLAN - IMPROVED DEPOT ROAD

SCALE 1" = 10'-0"



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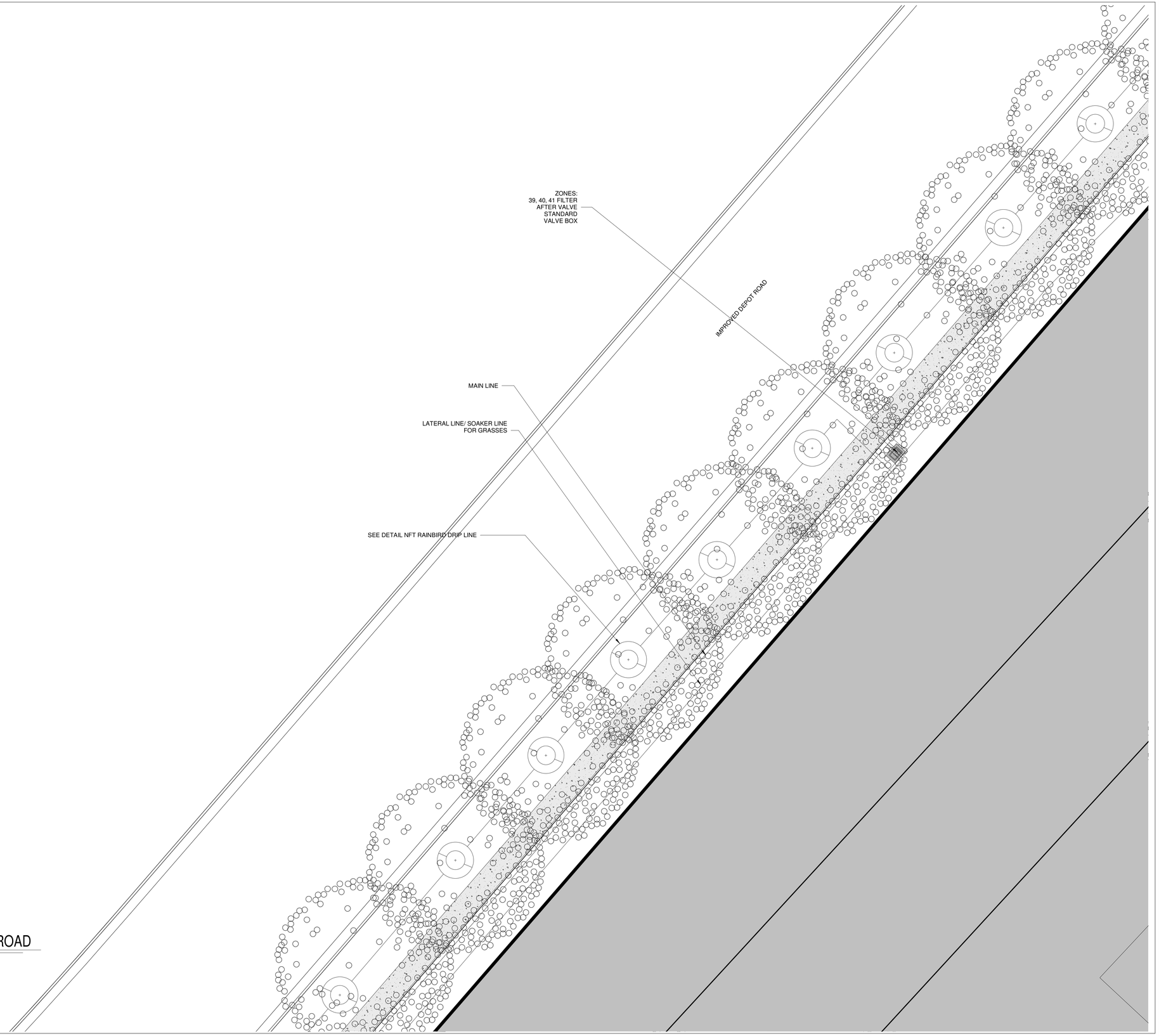
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IRRIGATION PLAN - IMPROVED DEPOT ROAD

SCALE 1" = 10'-0"

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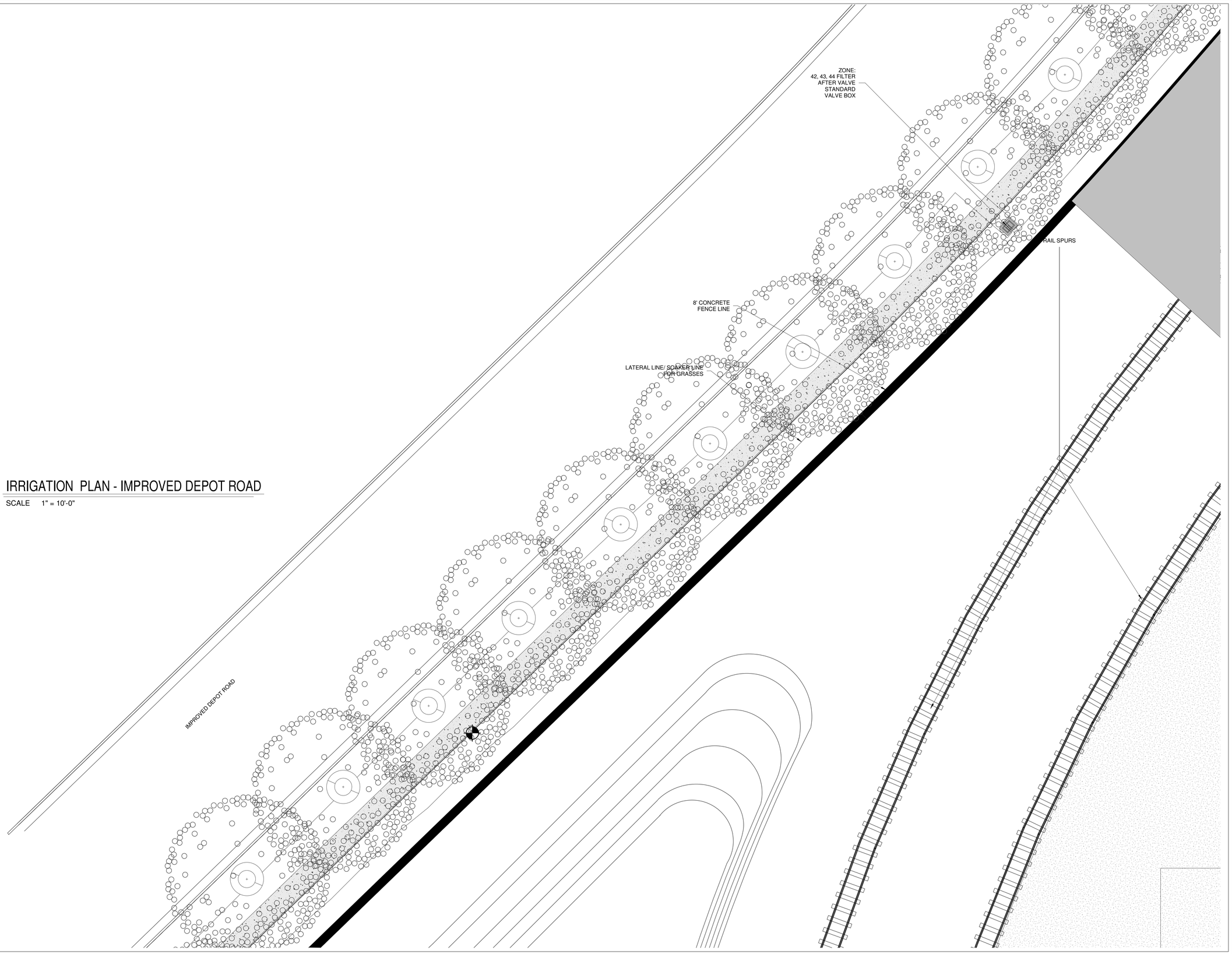
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IRRIGATION PLAN - IMPROVED DEPOT ROAD

SCALE 1" = 10'-0"

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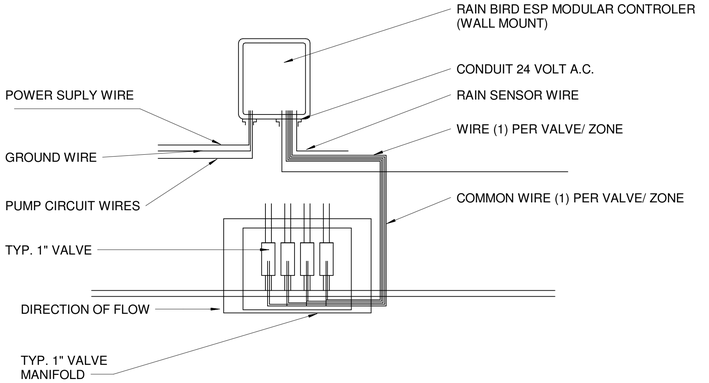
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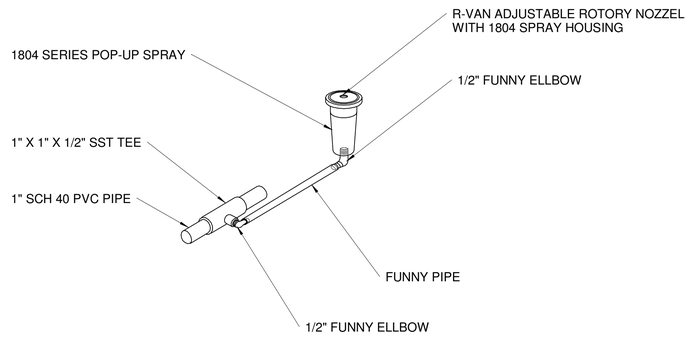
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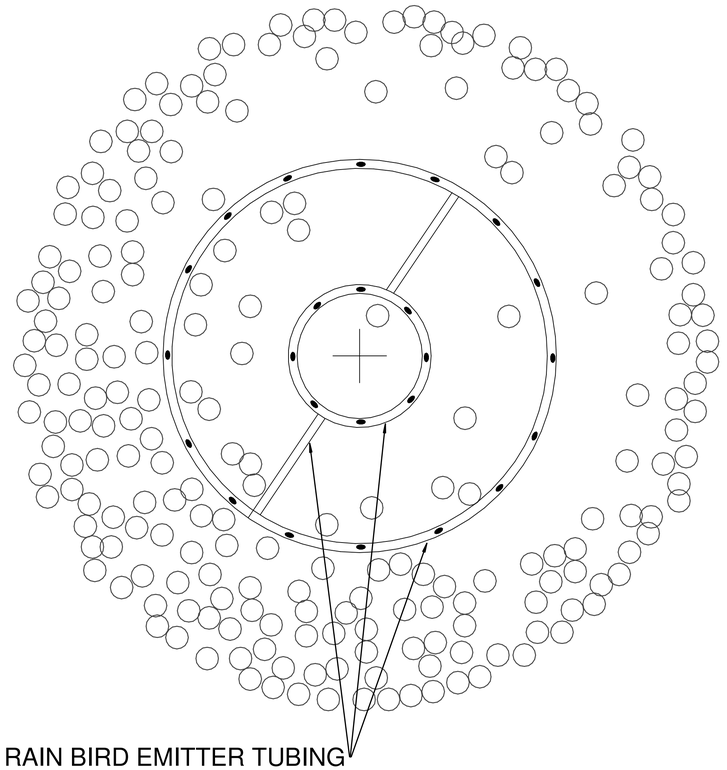
IRRIGATION CONTROL CLOCK

SCALE 1/4" = 1'-0"



1804 SERIES SPRAY HEAD

SCALE 1/4" = 1'-0"

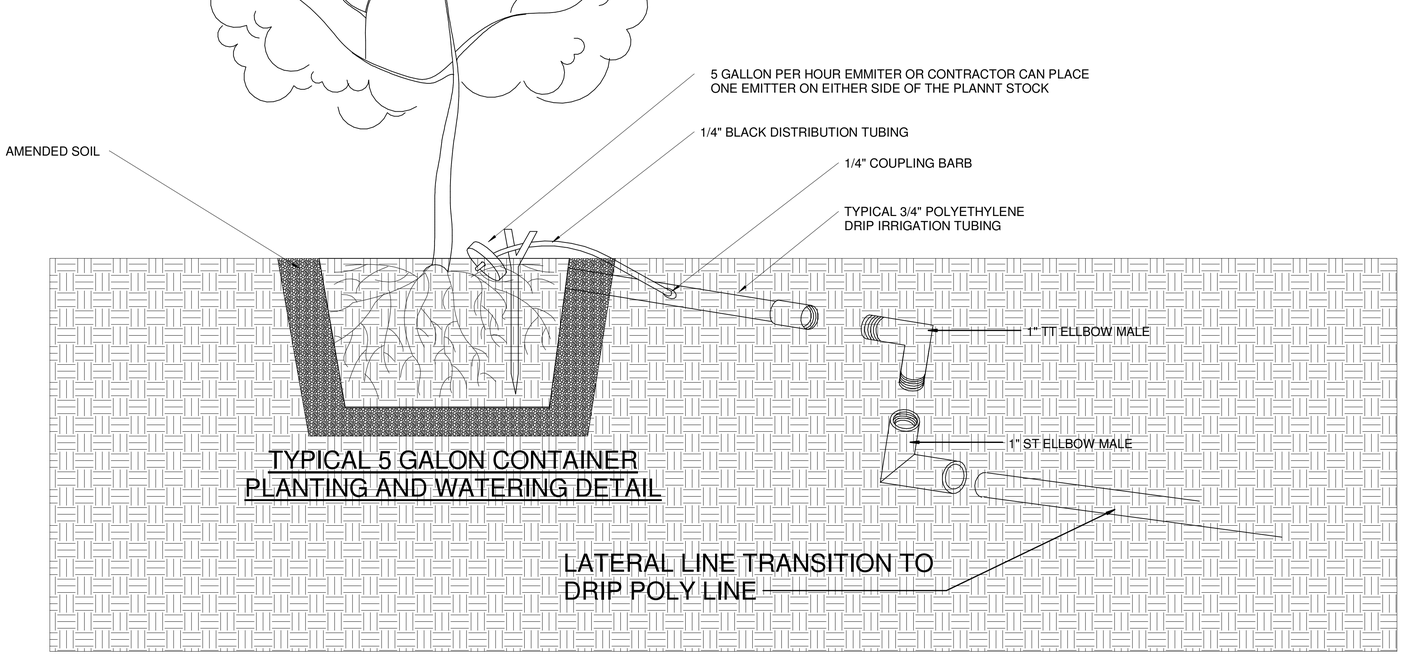


RAIN BIRD EMITTER TUBING

NOTE: PLACE RAIN BIRD EMMITER TUBING (WITH BUILT IN EMMITERS) IN A CLOSED CIRCLE AROUND EACH TREE. THE RING CLOSEST TO THE TRUNK SHOULD BE AT A DIA. OF 2' THE SECOND RING SHOULD BE AT A DIA. OF 4'. AFTER 3 YEARS REMOVE FIRST RING. THIS WILL CAUSE THE ROOTS TO DEVELOPE WIDE WITH CANOPY.

TREE IRRIGATION DETAIL ALONG DEPOT ROAD

SCALE 1/4" = 1'-0"



DRIP IRRIGATION DETAIL

SCALE 1/4" = 1'-0"

RAIN BIRD ET63-100S DRIP IRRIGATION PRESSURE COMPENSATING 1/2" (0.634" OD) EMITTER TUBING, 18" EMITTER SPACING EACH TREE HAS 40' (APPROXIMATELY OF TUBING FOR A TOTAL OF 26 EMITERS. EACH EMITTER, EMITS.9 GPH OR .02 GPM = .39 GPM PER TREE 15 TREES PER ZONE ACOUNTING FOR PRESSURE LOSS DUE TO PIPE LENGTH SIZE AND FITTINGS

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ORDINANCE No. ___

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL Mayor *(votes only in case of tie)*				
CHAD ARGYLE *Councilmember*				
STACY BECK *Councilmember*				
JESSE CARDON *Councilmember*				
SHANE MARSHALL *Councilmember*				
KEVIN OYLER *Councilmember*				

I MOVE this ordinance be adopted: Councilmember _____

I SECOND the foregoing motion: Councilmember _____

ORDINANCE No. ____-

AN ORDINANCE AMENDMENDING
TITLE 12 REGARDING CONSTRUCTION SITE MAINTENANCE

WHEREAS Spanish Fork City Municipal Code, Title 12, Chapter 4, relates to Excavation, Improvements and Alterations;

WHEREAS the City Council finds that construction trash and debris, including fugitive trash and debris, are a problem to the public; and

WHEREAS amendments to Spanish Fork City Municipal Code are necessary to protect the health, safety, and welfare, of the city residents;

NOW, THEREFORE, be it ordained and enacted by the City Council of Spanish Fork City as follows:

Section 1. Amendment of Municipal Code. Title 12, Chapter 4, of the Spanish Fork Municipal Code is hereby amended to adopt the new section, below. Only the sections of the Code set forth herein shall be amended. All other sections of the Code remain unchanged.

. . .

12.04.045 Construction Site Maintenance and Cleanup

Throughout the development of a new subdivision, site plan, or remodeling, demolition, or construction of any new structure, building or residence, the permit holder, its contractors and their agents, shall be responsible for the maintenance of the construction site free of debris and trash. It shall be the duty of all persons participating in the above-named construction to remove all debris and trash present in the structures, on the construction or subdivision site, and prevent such debris and trash from escaping the construction area to a neighboring property, whether public or private, including public rights-of-way. If such trash or debris escapes the subdivision, site plan, or construction site, the persons participating in the above-named construction shall remove all debris and trash that has escaped the construction site if they have permission from the property owner or occupant to enter the property to remove the fugitive debris and trash. A violation of this section may result in withholding inspections by City officials. A violation would be handled administratively, but if the subject refuses to resolve the issue immediately then the violation would be referred to court as a Class C Misdemeanor.

. . .

Section 2. Effective Date. This Ordinance shall become effective 20 days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: ___, 2023.

_____

_

MIKE MENDENHALL, Mayor

Attest:

_____

Tara Silver, City Recorder

ORDINANCE No. ____

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL Mayor *(votes only in case of tie)*				
CHAD ARGYLE *Councilmember*				
STACY BECK *Councilmember*				
JESSE CARDON *Councilmember*				
SHANE MARSHALL *Councilmember*				
KEVIN OYLER *Councilmember*				

I MOVE this ordinance be adopted: Councilmember _____
I SECOND the foregoing motion: Councilmember _____

ORDINANCE No. ____-23

AN ORDINANCE AMENDING SECTIONS 15.4.16.020 AND 15.4.04.080 OF THE SPANISH FORK MUNICIPAL CODE PERTAINING TO THE NOTICES OF PIONEERING INTENT

WHEREAS Sections 15.4.16.020 AND 15.4.04.080 of the Spanish Fork Municipal Code provide an avenue for those who have installed infrastructure that will benefit other properties to be reimbursed for a portion of those expenses through pioneering agreements;

WHEREAS it is important to notify future purchasers, developers, and property owners of the potential existence of pioneering agreements;

WHEREAS the City Council desires to amend Sections 15.4.16.020 and 15.4.04.080 of the Spanish Fork Municipal Code to require Notices of Pioneering Intent;

WHEREAS a public hearing was held before the Planning Commission on ____, 2023, whereat public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on ____, 2023, whereat additional public comment was received;

NOW THEREFORE, be it enacted and ordained by the Spanish Fork City Council as follows:

Section 1. Amend Sections 15.4.16.020 and 15.4.04.080 of the Spanish Fork Municipal Code. Sections 15.4.16.020 and 15.4.04.080 of the Spanish Fork Municipal Code, pertaining to pioneering agreements are hereby amended as set forth in the attached exhibit. Only the sections of the Code listed herein are amended. All other sections of the Code shall remain unchanged.

Section 2. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: _____, 2023.

_____
MIKE MENDENHALL, Mayor

Attest:

_____
TARA SILVER, City Recorder

EXHIBIT

SECTIONS 15.4.16.020 AND 15.4.04.080
SPANISH FORK MUNCIPAL CODE

15.4.16.020 Unavailability Of Adequate Public Facilities

A. In the event that the City Engineer determines that adequate public facilities are not available and will not be available by the time of approval, so as to assure that adequate public services are available at the time of occupancy, the following alternatives may be elected, at the discretion of the City Council:
    1. Allowing the developer to voluntarily construct those public facilities which are necessary to service the proposed development and provide adequate facilities as determined by the City Engineer and by entering into an appropriate form of pioneering, or developers agreement, which may include, as deemed appropriate by the City Engineer, provisions for recoupment of any expenses incurred above and beyond those reasonably necessary for or related to the need created by or the benefit conferred upon the proposed development, and the method and conditions upon which recoupment is to be obtained. Any pioneering agreement authorized by this paragraph must be requested within 120 days of the completion and acceptance by the City of the improvements. The City Public Works Director may extend the deadline for up to one additional term upon good cause show.
    2. Requiring the timing, sequencing, and phasing of the proposed development consistent with the availability of adequate public facilities.
    3. Deferring approval and the issuance of building permits until all necessary public facilities are adequate and available.
    4. Denying approval and allowing the applicant to reapply when adequate public facilities are available.

B. In the event the City installs infrastructure improvements which ~~benefits~~benefit specific properties, it may also recover reimbursement on a pro-rata basis from the benefitted properties when they develop, on the same basis as a developer would recover reimbursement with a pioneering agreement as set forth in paragraph A. A notice of pioneering intent may be recorded once the improvements are budgeted.

C. If an owner or developer plans to apply for a pioneering agreement at the conclusion of a project, the owner or developer shall submit a Notice of Pioneering Intent Application, pay the applicable fees, and post a bond for the pioneering infrastructure. The Public Works Director shall record a Notice of Pioneering Intent against the properties that will be benefitted by the pioneering infrastructure. The notice is not a lien on the property.

~~C.~~D. When a pioneering agreement is granted, or the City installs infrastructure for which it will be reimbursed, the ~~City will~~Public Works Director shall record a ~~notice~~Notice of Development Obligations against the benefitted properties so that a future owner/developer will be on notice of development costs associated with that parcel. The notice is not a lien on the property. The City ~~Engineer~~ is ~~designated~~not obligated to ~~sign, on behalf of the City, the~~ collect money for pioneering work if a Notice of Pioneering Intent or Notice of Development Obligations is not recorded or statutes or case law preclude the charging for the pioneering work.

E. Any Notice of Pioneering Intent shall be removed with the filing of a Notice of Development Obligation.

15.4.04.080 Approval Or Disapproval – Procedure

. . .

D. The adequacy of public facilities shall be determined in accordance with the Spanish Fork City development standards, the various master plans and the comprehensive general plan of the City, and at the discretion of the City Engineer. In the event that the City Engineer determines that adequate public facilities are not available and will not be available by the time of final plat approval, so as to assure that adequate public services are available at the time of occupancy, the following alternatives may be elected, at the discretion of the City Council:

1. Allowing the developer to voluntarily construct those public facilities which are necessary to service the proposed development and provide adequate facilities as determined by the City Engineer and by entering into an appropriate form of pioneering or development agreement, which may include, as deemed appropriate by the City Engineer, provisions for recoupment of any expenses incurred above and beyond those reasonably necessary for or related to the need created by or the benefit conferred upon the proposed development, and the method and conditions upon which recoupment is to be obtained. If an owner or developer plans to apply for a pioneering agreement at the conclusion of a project, the owner or developer shall submit a Notice of Pioneering Intent Application, pay the applicable fees, and post a bond for the pioneering infrastructure. Any pioneering agreement authorized by this paragraph must be requested within 120 days of the completion and acceptance by City of the improvements. The City Public Works Director may extend the deadline for up to an additional term upon good cause show. A request for a pioneering agreement shall be made on forms provided by the City. An application fee in an amount to cover the City's expenses in preparing the pioneering agreement shall be included. The amount of the fee shall be established by the City Council in the annual budget or by resolution. Upon execution of a pioneering agreement a Notice of Development Obligations, giving notice of the existence of the pioneering agreement, shall be recorded against the properties that are benefitted by the pioneering infrastructure. The Public Works Director is authorized to sign Notices of Pioneering Intent and Notices of Development Obligations and record them against the properties to be benefitted by the pioneering infrastructure.
2. Requiring the timing, sequencing, and phasing of the proposed development consistent with the availability of adequate public facilities.
3. Deferring Final Plat approval and the issuance of building permits until all necessary public facilities are adequate and available.
4. Denying plat approval and allowing the applicant to reapply when adequate public facilities are available.

. . .

RESOLUTION No. ____

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL *Mayor (votes only in case of tie)*				
CHAD ARGYLE *Councilmember*				
STACY BECK *Councilmember*				
JESSE CARDON *Councilmember*				
SHANE MARSHALL *Councilmember*				
KEVIN OYLER *Councilmember*				

I MOVE this resolution be adopted:
I SECOND the foregoing motion:

RESOLUTION No. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE PIONEERING AGREEMENTS AND REIMBURSEMENT AGREEMENTS

WHEREAS from time-to-time Spanish Fork City ("City") needs to enter into pioneering agreements, pursuant to SFMC §§ 15.4.04.080 and 15.4.16.020;

WHEREAS these pioneering agreements are requested by the developer because they have constructed public improvements and have incurred expenses above and beyond those reasonably necessary for the development;

WHEREAS owners or developers might know early in the development process that they intend to request a pioneering agreement at the conclusion

of the development process;

WHEREAS, pursuant to SFMC § 15.4.12.070, the City often needs to enter into reimbursement agreements with individuals who have constructed system improvements to the City's infrastructure that is growth-related that does not have a local connection;

WHEREAS these pioneering agreements and reimbursement agreements are frequent and routine;

WHEREAS the City Council recognizes that authorizing the Public Works Director to sign Notices of Pioneering Intent, and together with the City Manager, to execute pioneering agreements and reimbursement agreements, is both practical and efficient;

NOW, THEREFORE, be it resolved by the Spanish Fork City Council as follows.

1. Authority. If an owner or developer plans to apply for a pioneering agreement at the conclusion of a project, the Public Works Director is authorized to sign a Notice of Pioneering Intent once the Notice of Pioneering Intent Application is completed, the fees are paid, and the bond for developer pioneering infrastructure is posted or the city pioneering infrastructure is budgeted. The Notice of Pioneering Intent fee shall be $100 or as updated by resolution or in the annual budget. Application and fees are not required for City pioneering infrastructure.

Once the requirements for a Notice of Pioneering Intent are met the

Public Works Director shall sign and cause Notices of Pioneering Intent to be recorded at the Utah County Recorder's office. The Public Works Director is authorized to sign and record at the Utah County Recorder's office a Withdrawal of Notice of Pioneering Intent if the bond for the improvements is withdrawn, a Notice of Development Obligations is recorded, or the development obligations are met.

The City Manager and the Public Works Director are the authorized agents of the City to execute Pioneering Agreements and Impact Fee Reimbursement Agreements once the Pioneering Agreement or Impact Fee Reimbursement Agreement Application is completed, the fees are paid, and the bond for the pioneering or impact fee infrastructure is posted. Fees shall be updated by resolution or in the annual budget.

Once a Pioneering Agreement is signed, the Public Works Director shall cause Notices of Development Obligations to be recorded at the Utah County Recorder's office. The Public Works Director is authorized to sign Notices of Development Obligations. Once development obligations are met, the Public Works Director may sign and record a Withdrawal of Development Obligations.

2. Repealer. Resolution 22-10 and any other resolutions inconsistent with this resolution are hereby repealed to the extent they are inconsistent.

3. Effective Date. This Resolution is effective immediately upon passage.

DATED: _____, 2023.

_____
MIKE MENDENHALL, Mayor

Attest:

_____
TARA SILVER, City Recorder



RASMUSSEN PROPERTY

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

Z:\2023\23-060_SF_RASMUSSEN\CADD\CONCEPT\CONCEPT_1.DWG

CONCEPTUAL PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

1

ABC MOTORS

751 S MAIN ST.
SPANISH FORK, UTAH
MAY 2023

GENERAL NOTES:

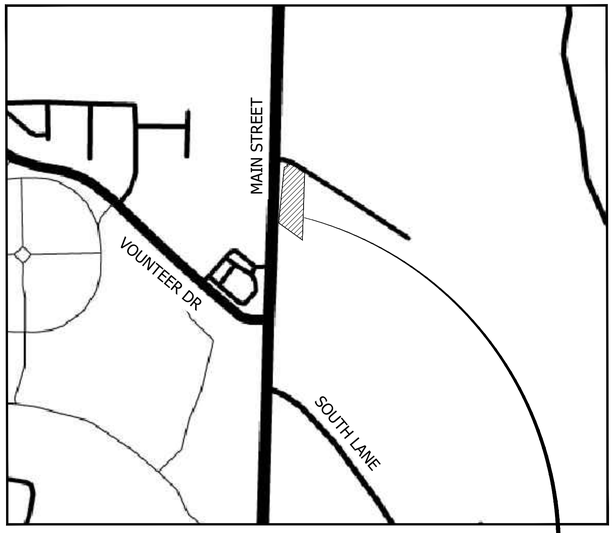
A - PRIOR TO STARTING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS & OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

B - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE CITY OR GOVERNING AUTHORITY. RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND SHALL TAKE PRECEDENCE IN CASE OF CONFLICT, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY.

C - THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND THE LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO STARTING CONSTRUCTION. EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS THAT OCCUR WITH DESIGN. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.

D - CONTRACTOR TO COMPLY WITH ALL DIVISION OF AIR QUALITY REQUIREMENTS AND TO OBTAIN ALL REQUIRED PERMITS FROM THEM.

E - CONTRACTOR RESPONSIBLE FOR COORDINATION WITH SPANISH FORK CITY ON ANY CONSTRUCTION THAT FALLS WITHIN THEIR R.O.W



NORTH

VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

C-1	COVER SHEET
C-2	DEMOLITION PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING AND DRAINAGE PLAN
D-1	GENERAL SITE DETAILS
D-2	GENERAL SITE DETAILS
D-3	SPANISH FORK STANDARD DETAILS
D-4	SPANISH FORK STANDARD DETAILS

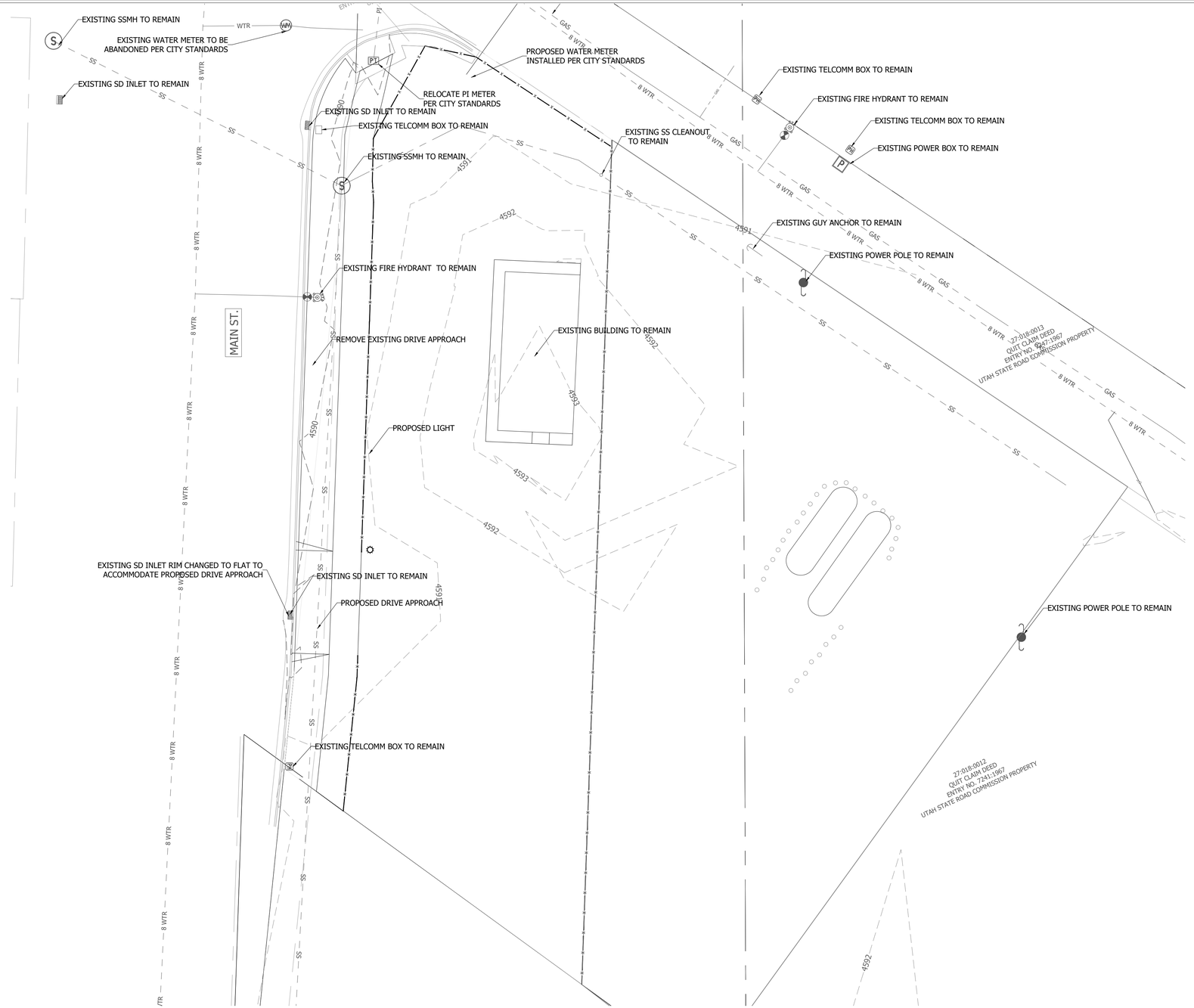
PREPARED BY:

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

TEL: 801-796-2277
EMAIL: RICHARDH@APEX20.COM
SPENCERM@APEX20.COM
CONTACT: RICHARD HATFIELD, P.E.
CONTACT: SPENCER MCCHUTCHEON, P.L.S.

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

PRELIMINARY PLAN - NOT FOR CONSTRUCTION



SITE LEGEND

- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- EDGE OF ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- AREA OF CONCRETE REMOVAL
- 4847 EXISTING CONTOURS
- 4847 PROPOSED CONTOURS

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NORTH

DEMOLITION PLAN

SCALE: 1" = 20' 0 20 40

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

ABC MOTORS
DEMOLITION PLAN

DATE: 05-09-2023
LOCATION: SPANISH FORK, UTAH
FOR: AUSTIN BARNEY

DRAWING: C-2



NOTES:

A - LOCATION: 751 SOUTH MAIN STREET, SPANISH FORK, UTAH

B - ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

SITE DATA SUMMARY	TABLE-1
ZONING	C-2
LOT SIZE	0.64 AC
BUILDING SETBACKS:	
FRONT YARD	15 FT
REAR YARD	0 - 25 FT
SIDE YARD	0 - 20 FT
CORNER YARD	10 FT
BUILDING DIMENSIONS:	
WIDTH	26' - 3"
LENGTH	55' - 6"

SITE DATA SUMMARY			TABLE-2
	SQUARE FOOTAGE	ACRES	PERCENTAGE
LANDSCAPE AREA	6,756	0.16	24.20%
IMPERVIOUS AREA	21,161	0.48	75.80%
TOTAL AREA	27,917	0.64	100.0%

PARKING REQUIRED TABLE-3			
DESIGNATION	TYPE	PARKING RATIO	PARKING REQUIRED
A	OFFICE	1 / 300	2
B	HEALTH CLUBS	1 / 100	7
		TOTAL STALLS REQUIRED	9

PARKING PROVIDED	TABLE-4
TYPE	NUMBER OF SPACES
PROVIDED PARKING	8
ADA PARKING W/ VAN ACCESSIBILITY	1
TOTAL PARKING STALLS	9
STALL DIMENSIONS:	
LENGTH	18 FT
WIDTH	9 FT

SITE LEGEND

- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- EDGE OF ASPHALT
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE AREA
- AREA OF CONCRETE REMOVAL
- 4847 EXISTING CONTOURS
- 4847 PROPOSED CONTOURS

NORTH

SITE PLAN

SCALE: 1" = 20'

0 20 40

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

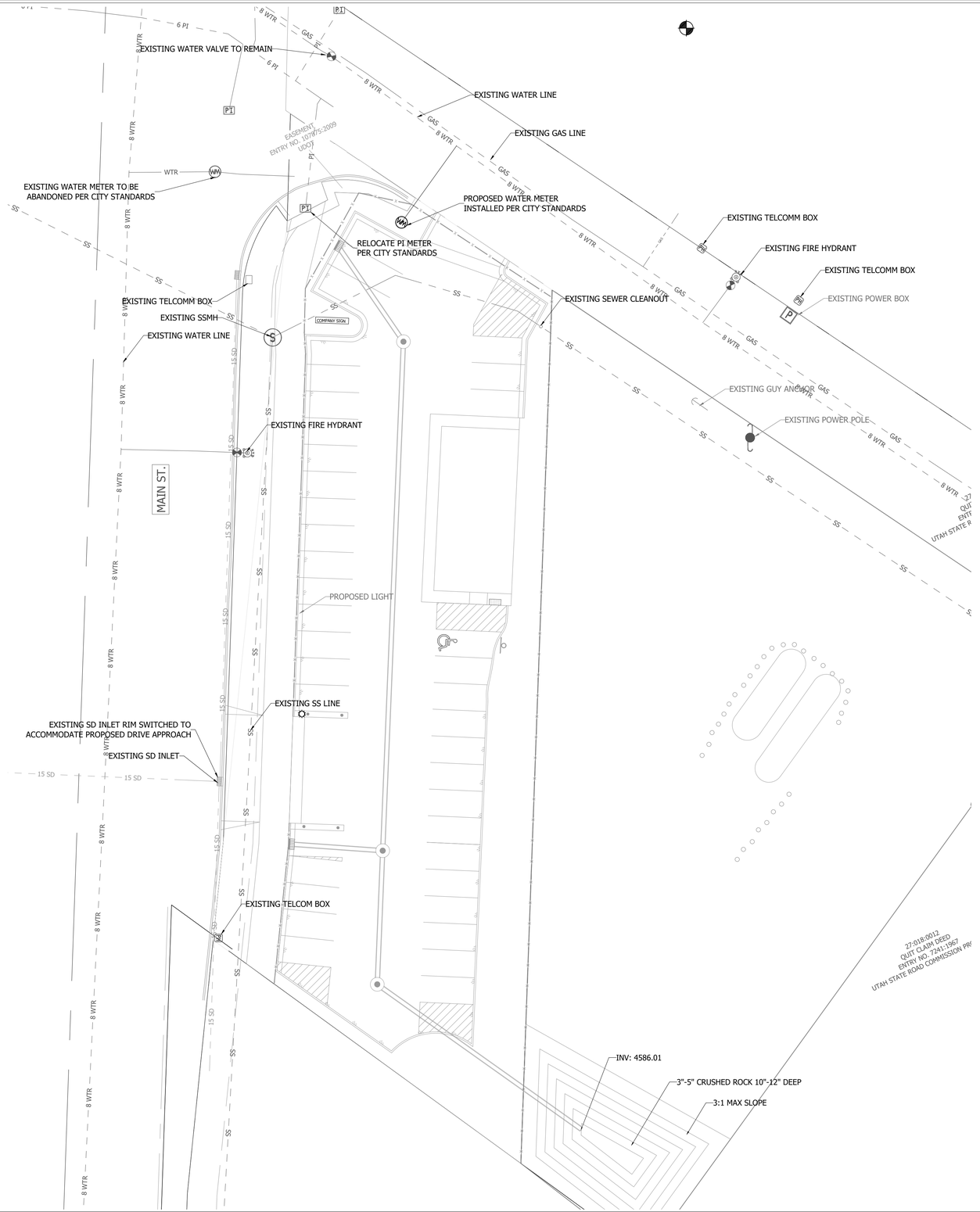
DATE: 05-09-2023

LOCATION: SPANISH FORK, UTAH

FOR: AUSTIN BARNEY

ABC MOTORS
SITE PLAN

DRAWING: C-3



SITE LEGEND

- EASEMENT LINE
- EXISTING UTILITY LINE
- PROPOSED UTILITY LINE
- EDGE OF ASPHALT
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- PROPOSED LANDSCAPE AREA
- AREA OF CONCRETE REMOVAL
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NORTH

UTILITY PLAN

SCALE: 1" = 20' 0 20 40

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

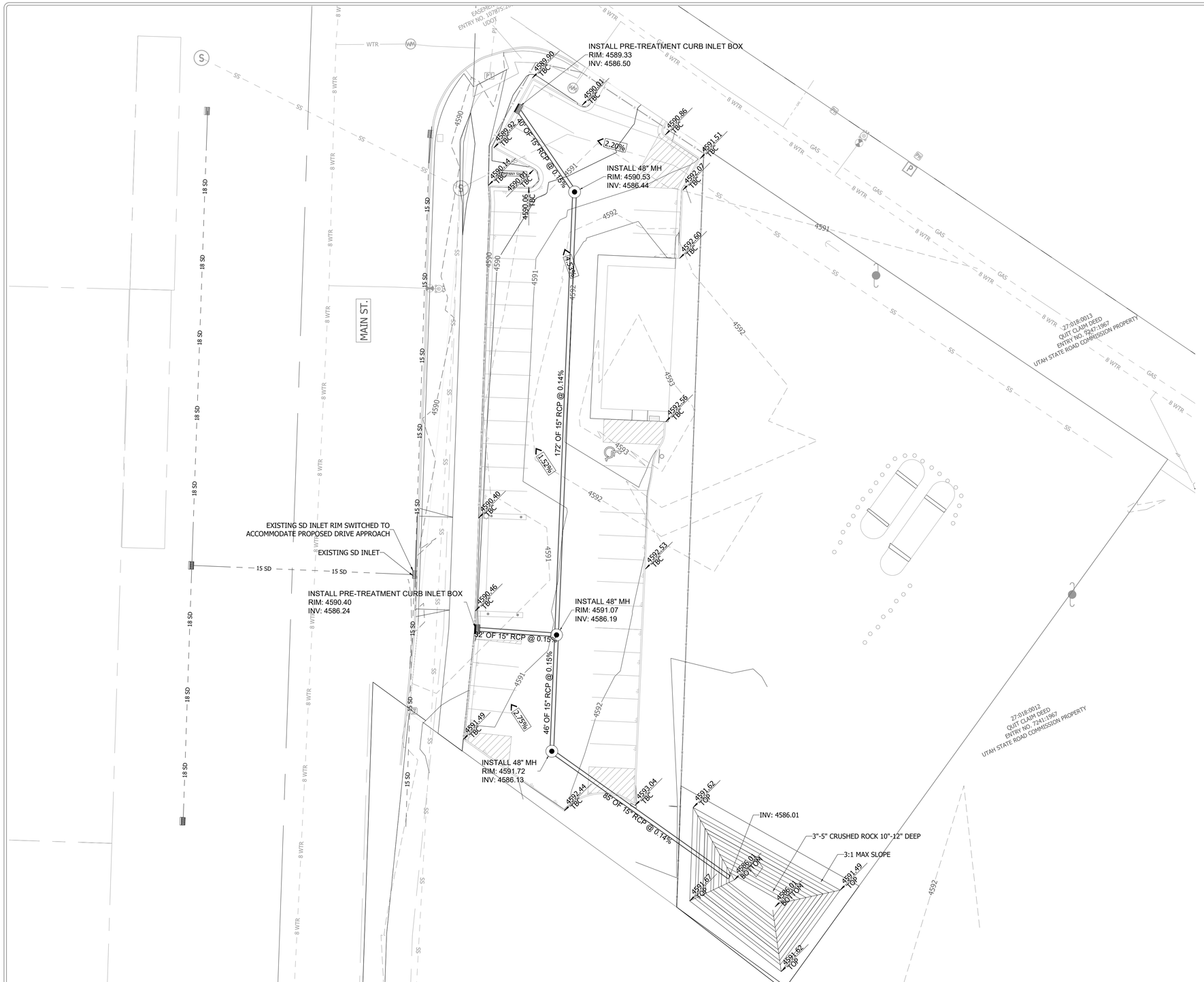
APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

ABC MOTORS
UTILITY PLAN

DATE: 05-09-2023
LOCATION: SPANISH FORK, UTAH
FOR: AUSTIN BARNEY
DRAWING: C-4



NORTH

GRADING AND DRAINAGE PLAN

SCALE: 1" = 20' 0 20 40

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

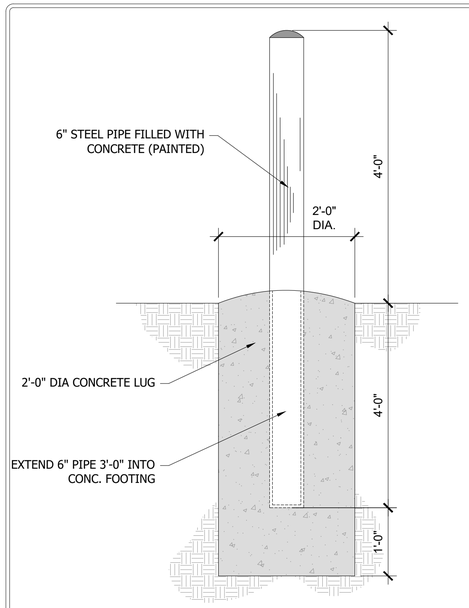
REVISIONS

DATE	BY	REMARKS

ABC MOTORS
GRADING AND DRAINAGE PLAN

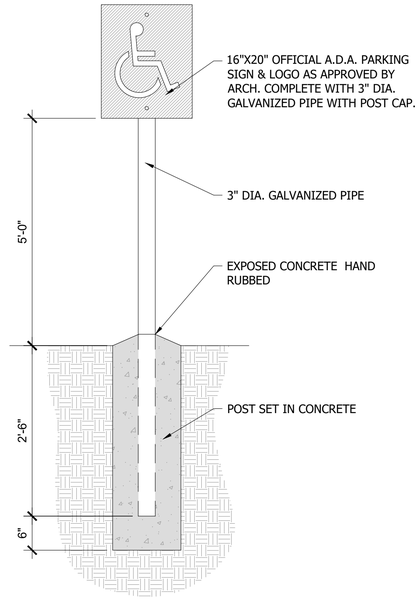
FOR: AUSTIN BARNEY
LOCATION: SPANISH FORK, UTAH
DATE: 05-09-2023

DRAWING: C-5



1 BOLLARD DETAIL

NTS



2 A.D.A. PARKING SIGN

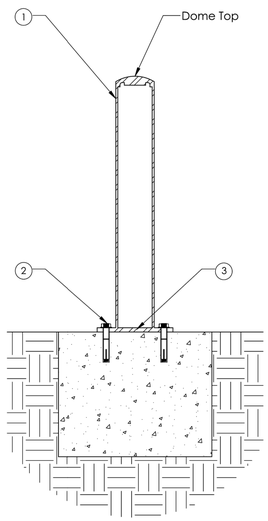
NTS

Type B - Bolt Mount

Series: Bastion

Product Number: 310-SD

BOLLARDSUSA
A DIVISION OF JR HOE



36" TALL M.S. BOLLARD SLEEVE

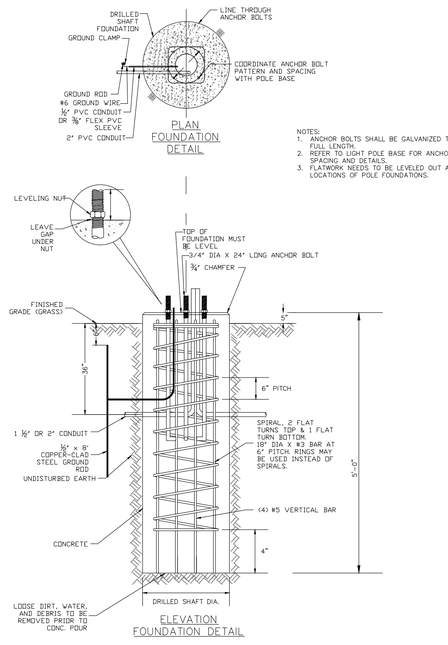
ITEM	QTY	PART	WEIGHT
1	1	4" Dome top Schedule 40 mild steel bollard cover.	33.4 lbs.
2	4	5/8" x 4" Stainless steel anchor bolts.	3 lbs.
3	1	8-7/8" dia. x 1/2" Mild steel base plate, 5/8" holes (4)	5.4 lbs.

-Mild steel bollard mounts to concrete by (4) 5/8" x 4" anchor bolts.

-Footer detail is for reference only; proper footer construction depends on local soil conditions and engineering requirements.

FENCING NOTES:

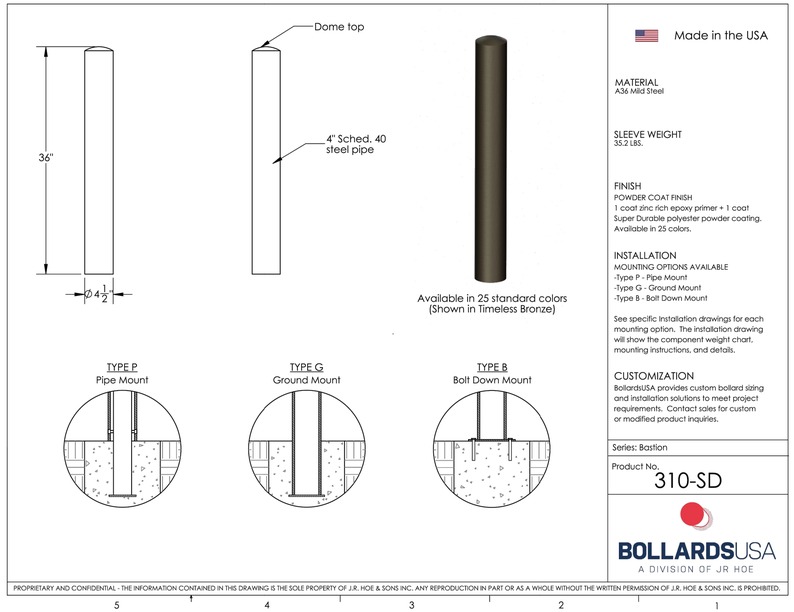
A - CHAIN WILL BE ATTACHED BY DIRECTLY WELDING TO POST, OR SLOTTED THROUGH THE POST, OR D-RINGS WELDED ONTO THE POST.



NOTES:
1. ANCHOR BOLTS SHALL BE GALVANIZED THE FULL LENGTH.
2. REFER TO LIGHT POLE BASE FOR ANCHOR BOLT SPACING AND DETAILS.
3. FLATWORK NEEDS TO BE LEVELED OUT AT LOCATIONS OF POLE FOUNDATIONS.

3 TYP LIGHTPOLE FOUNDATION

NTS



PROPRIETARY AND CONFIDENTIAL - THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF J.R. HOE & SONS INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF J.R. HOE & SONS INC. IS PROHIBITED.

5 4 3 2 1

4 FENCING DETAILS

NTS

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

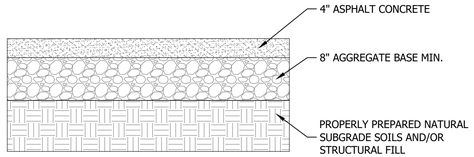
ABC MOTORS
GENERAL SITE DETAILS

FOR: AUSTIN BARNEY

LOCATION: SPANISH FORK, UTAH

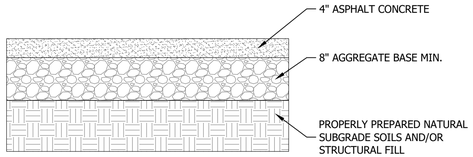
DATE: 05-09-2023

DRAWING: D-1



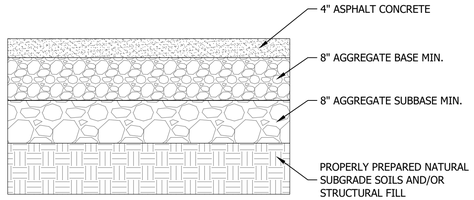
5 LIGHT DUTY PAVEMENT SECTION

NTS



6 MEDIUM DUTY PAVEMENT SECTION

NTS



7 HEAVY DUTY PAVEMENT SECTION

NTS

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

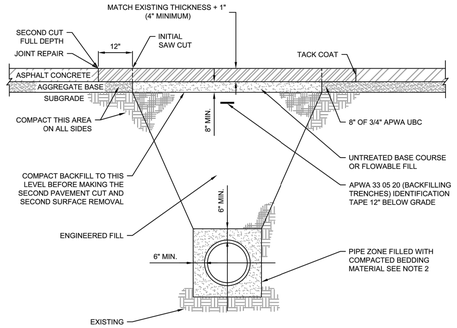
ABC MOTORS
GENERAL SITE DETAILS

FOR: AUSTIN BARNEY

LOCATION: SPANISH FORK, UTAH

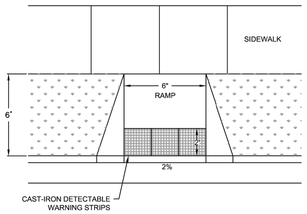
DATE: 05-09-2023

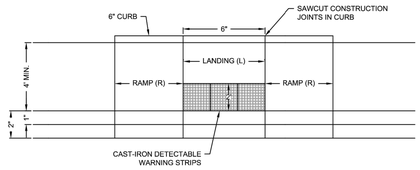
DRAWING: D-2



NOTES:
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 3" BELOW THE PIPE. FOR CONCRETE PIPE LARGER THAN 24" I.D. A MINIMUM OF 6" OF BEDDING MATERIAL SHALL BE PLACED BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.

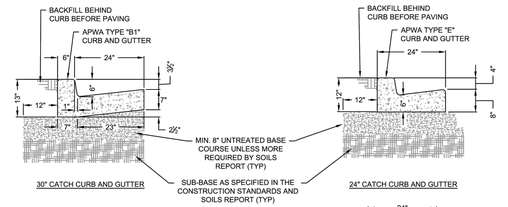
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	ASPHALT RESTORATION DEEP EXCAVATION & UTILITY POTHOLE REPAIR	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD G-1





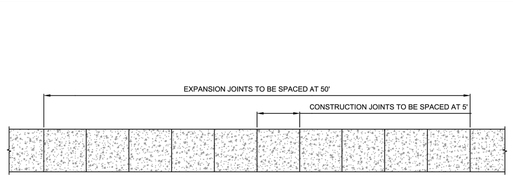
NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS 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 CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD ST-19

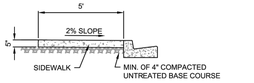


NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK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

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	CURB & GUTTERS	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD ST-11



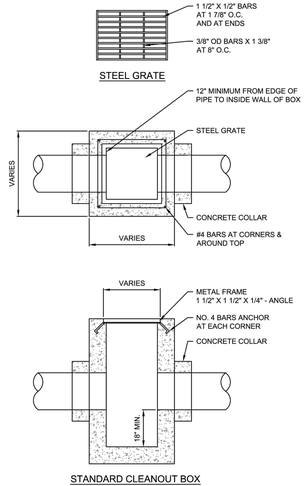
SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK



SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

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

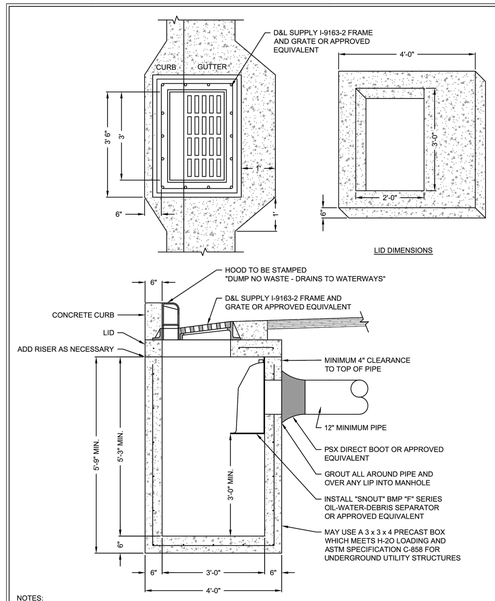
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	SIDEWALK	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD ST-13



STANDARD CLEANOUT BOX

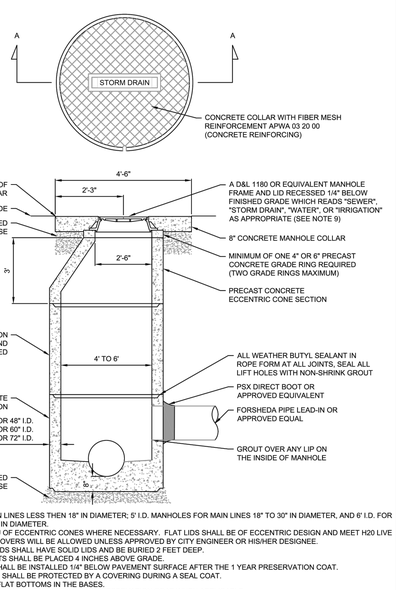
NOTES:
1. GRATE SHALL BE BICYCLE SAFE AND TRAFFIC RATED.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #29.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	CLEANOUT BOX	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD SD-3



NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE, ALL REBAR SHALL OVERLAP A MINIMUM OF 14".

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STORM WATER INLET BOX	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD SD-4



NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. STORM MANHOLES MAY HAVE FLAT BOTTOMS IN THE BASES.
8. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
9. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
10. ALL STORM DRAIN MANHOLES CONNECTED TO STORM DRAIN INLETS SHALL HAVE A FLAT BOTTOM WITH 18" MIN. FROM FLOW LINE TO BOTTOM OF BOX.
11. ALL STORM DRAIN MANHOLES NOT CONNECTED TO AN INLET BOX SHALL HAVE A TROUGH.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STORM DRAIN MANHOLE	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD SD-1

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS

DATE	BY	REMARKS

FOR: AUSTIN BARNEY

ABC MOTORS
SPANISH FORK STANDARD DETAILS

LOCATION: SPANISH FORK, UTAH

DATE: 05-09-2023

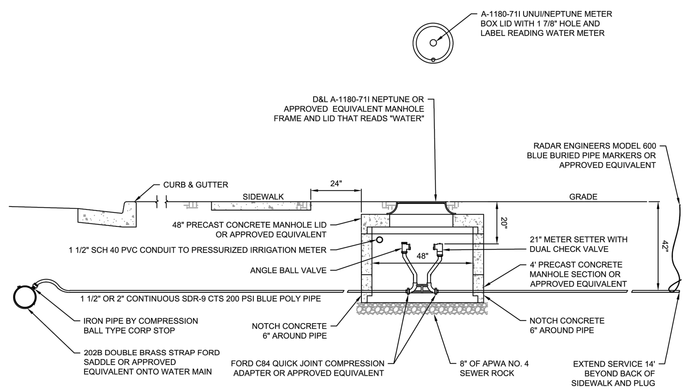
DRAWING: D-3

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4500

STANDARD DRAWING
2" WATER SERVICE

DESIGN: JLR
DRAWN: MHC
CHECKED: BRC
DATE: 2/13/2023

SCALE: NONE
STANDARD: W-216



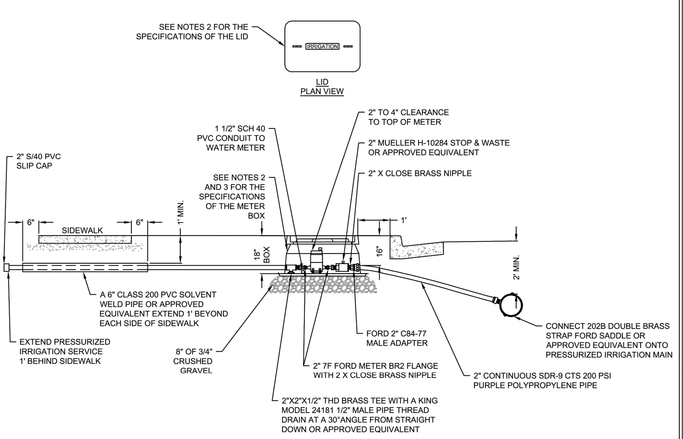
NOTES:
1. BURY CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4500

STANDARD DRAWING
2" PRESSURIZED IRRIGATION SERVICE

DESIGN: JLR
DRAWN: MHC
CHECKED: BRC
DATE: 2/13/2023

SCALE: NONE
STANDARD: W-220



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.

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

DRAWING: D-4

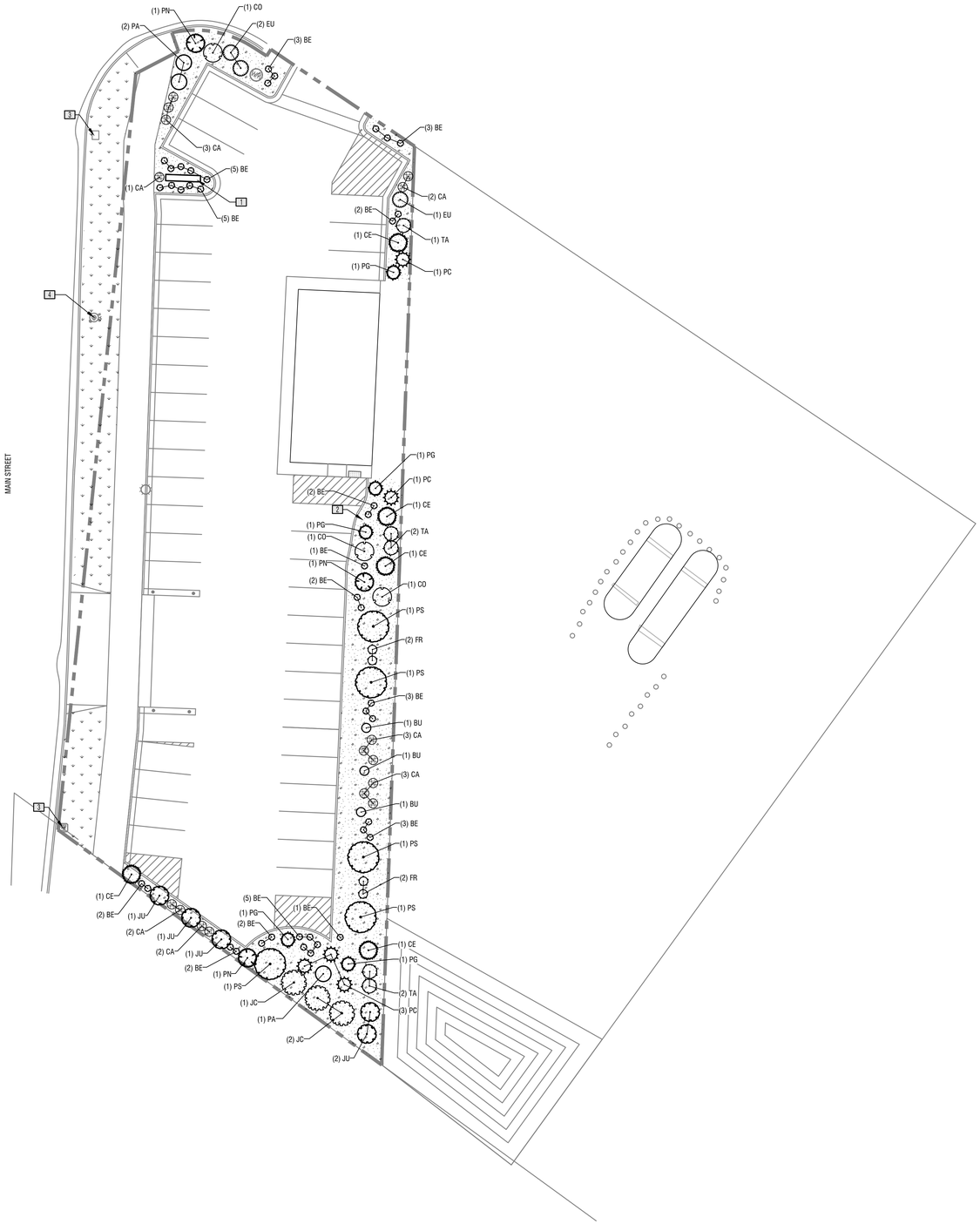
ABC MOTORS
SPANISH FORK STANDARD DETAILS

FOR: AUSTIN BARNEY
LOCATION: SPANISH FORK, UTAH
DATE: 05-09-2023

REVISIONS

DATE	BY	REMARKS

APEX Engineering, Inc.
661 N. Main St., Spanish Fork, UT



PLANTING NOTES

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE
	CE	5	Cedrus atlantica 'Horstmann' / Horstmann Blue Atlas Cedar	B & B	6` Height
	JU	5	Juniperus scopulorum 'Wichita Blue' / Wichita Blue Juniper	B & B	5` Height
	PN	3	Picea abies 'Cupressina' / Cupressina Norway Spruce	B & B	6` Height
	PS	5	Picea abies 'Pendula' / Weeping Norway Spruce	B & B	6` Height
	PC	5	Picea glauca 'Conica' / Dwarf White Spruce	B & B	5` Height
	PG	5	Pinus mugo 'Aurea Fastigiata' / Golden Columnar Mugo Pine	B & B	5` Height
	PA	3	Pinus nigra 'Arnold Sentinel' / Arnold Sentinel Austrian Pine	B & B	6` Height

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BE	41	Berberis thunbergii 'Concorde' / Concorde Japanese Barberry	2 gal
	BU	3	Buxus x 'Green Mountain' / Green Mountain Boxwood	5 gal
	CA	16	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	2 gal
	CO	3	Cornus alba 'Bailhalo' / Ivory Halo® Tatarian Dogwood	5 gal
	EU	3	Euonymus kiautschovicus 'Manhattan' / Manhattan Euonymus	5 gal
	FR	4	Frangula alnus 'Ron Williams' / Fine Line® Alder Buckthorn	5 gal
	JC	3	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	5 gal
	TA	5	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	5 gal

PLANTING NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
2. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL REPAIR ALL DAMAGES CAUSED BY OPERATIONS (WHICH OCCUR ON OR OFF SITE) TO THE ARCHITECT'S AND OWNER'S SATISFACTION.
4. ALL QUANTITIES SHOWN ARE APPROXIMATE AND ARE FURNISHED SOLELY FOR THE CONTRACTOR'S CONVENIENCE. THEY DO NOT NECESSARILY CORRESPOND TO BID SCHEDULE ITEMS. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
5. DO NOT MAKE UNAPPROVED SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
6. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
7. INSTALL DEWITT PRO-5 WEED BARRIER UNDER MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED. CUT AN "X" SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY FIVE FEET ON CENTER IN PLANTER BED.
8. PERFORM PERCOLATION TEST ON ALL TREE PLANTING HOLES AND PLANTING BEDS PRIOR TO PLANTING. INFORM LANDSCAPE ARCHITECT OF CONDITIONS OF POOR DRAINAGE.
9. LANDSCAPE CONTRACTOR SHALL COORDINATE AND ADJUST PLANT PLACEMENT WITH SPRINKLERS. PLANTS SHALL NOT BE PLACED WITHIN 12 INCHES OF A SPRINKLER HEAD.
10. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL PLANT MATERIALS IN A HEALTHY STATE DURING CONSTRUCTION. ANY DAMAGE TO PLANT MATERIAL DUE TO NEGLECT BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
11. SEE SHEET L-501 AND L-502 FOR LANDSCAPE DETAILS.

PLANTING NOTES

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PROPOSED FREESTANDING SIGN - see civil drawings for detail		
2	ADA PARKING SIGN - see civil drawings for detail		
3	EXISTING TELECOM BOX TO REMAIN - preserve and protect		
4	EXISTING FIRE HYDRANT TO REMAIN - preserve and protect		

SYMBOL	DESCRIPTION	QTY	DETAIL
	2" MINUS CRUSHED ROCK - 3" depth, color to be chosen by owner, weed barrier beneath	4,868 sf	
	TURF GRASS - sod, kentucky bluegrass mix, 3 cultivar minimum	2,595 sf	D1/L-501

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

CONSTRUCTION DOCUMENTS

design west | architects
LOGAN UT 84321
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103
795 NORTH 400 WEST

ABC MOTORS
CONSTRUCTION DOCUMENTS
751 SOUTH MAIN STREET
SPANISH FORK, UTAH 84460
ABC MOTORS; ATTN: BLAKE BARNEY

MARK:	DATE:	DESCRIPTION:

PROJECT #: 423078
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 05.15.2023

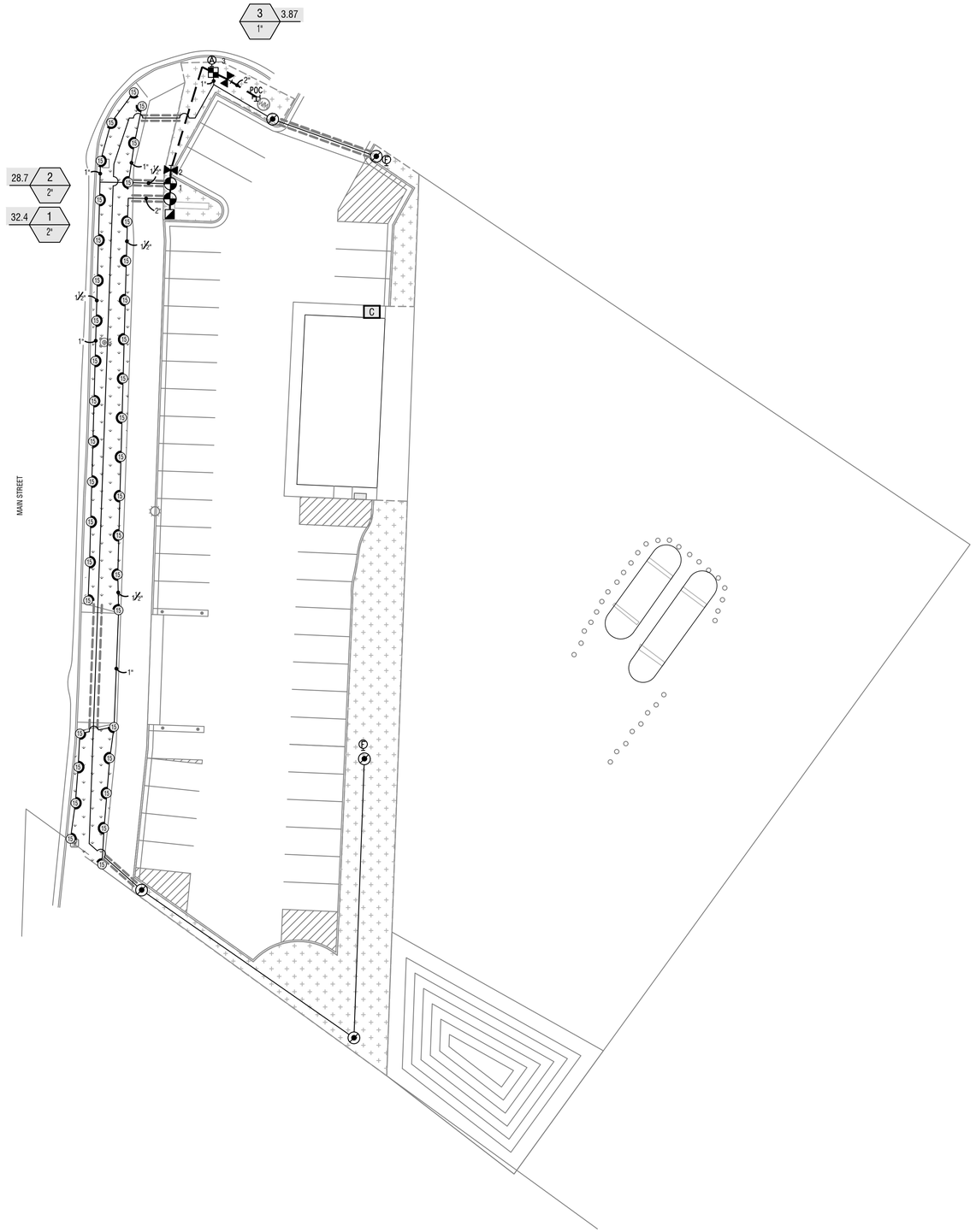
STATE OF UTAH
BLAKE C. WRIGHT
05.15.2023
10101-5301
LICENSED LANDSCAPE ARCHITECT

PLANTING PLAN

L-101

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	37	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1in. DV valve, 1in. pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.	1
	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6in. drip box.	5
	Rain Bird MDCFCAP Dripline Flush Valve cap in compression fitting coupler.	2
	Rain Bird ARV050 1/2in. Air Relief Valve, made of quality rust-proof materials, with a 6in. drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	1
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red. Comes with a self-piercing barb inlet x barb outlet.	4,867 s.f.
	Emitter Notes: 05PC emitters (2 assigned to each 2 gal plant)	114
	05PC emitters (2 assigned to each 5 gal plant)	42
	10PC emitters (4 assigned to each B & B, 5` Height plant)	60
	10PC emitters (4 assigned to each B & B, 6` Height plant)	64

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB 1in., 1-1/2in., 2in. Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	2
	Rain Bird 44-RC 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	1
	Shut Off Valve	2
C	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1
POC	Point of Connection 3"	1
	Irrigation Lateral Line: PVC Schedule 40	1,038 l.f.
	Irrigation Mainline: PVC Schedule 40	69.8 l.f.
	Pipe Sleeve: PVC Schedule 40	117.8 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PEB	2"	Turf Spray	32.35	38.9	39.5	1.26 in/h
2	Rain Bird PEB	2"	Turf Spray	28.66	37.2	37.6	1.22 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Drip Emitters	3.87	34.4	34.4	0.24 in/h

IRRIGATION NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS PERTAINING TO THIS PLAN AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
2. CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING CONSTRUCTION SHALL BE ARRANGED AND CONDUCTED BY THE CONTRACTOR.
3. BEFORE ANY TRENCHING, EXCAVATION OR DIGGING BELOW THE SURFACE FOR ANY REASON IS BEGUN, THE CONTRACTOR SHALL HAVE THE AREA "BLUE STAKED" IN ORDER TO DETERMINE AS CLOSE AS POSSIBLE THE LOCATIONS OF ALL UNDERGROUND UTILITIES. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
4. THE DESIGN PRESSURE FOR THE IRRIGATION SYSTEM IS 30 PSI AT THE FARTHEST HEAD. ASSUMED AVAILABLE STATIC PRESSURE IS 70 PSI. CONTRACTOR SHALL VERIFY THE AVAILABLE STATIC PRESSURE AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
5. IRRIGATION DESIGN IS DIAGRAMMATIC. PIPING, IRRIGATION VALVES AND OTHER IRRIGATION EQUIPMENT ARE OFTEN SHOWN FOR CLARITY IN AREAS ADJACENT TO LOCATIONS WHERE THEY WILL BE INSTALLED. IRRIGATION LINES AND EQUIPMENT MAY BE SHOWN ON PAVEMENT, INSIDE BUILDINGS OR ACROSS PROPERTY LINES. THE CONTRACTOR SHALL PLACE ALL IRRIGATION LINES, VALVES, ETC. IN PLANTING AREAS AND ON THE PROPERTY WHEN POSSIBLE.
6. THE CONTRACTOR SHALL CONDUCT WORK IN SUCH A MANNER TO PROTECT ALL SITE CONDITIONS AND UTILITIES TO REMAIN FROM DAMAGE. WHEN OCCURS, THE CONTRACTOR SHALL REPAIR THE DAMAGE AT THE CONTRACTOR'S EXPENSE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUED WATERING OF ALL AREAS AFFECTED BY CONSTRUCTION. THIS CAN BE COMPLETED BY HAND WATERING, THE USE OF TEMPORARY IRRIGATION SYSTEMS, OR THE CONTINUED OPERATION OF EXISTING SYSTEMS NOT DISTURBED BY CONSTRUCTION.
8. ALL LINE SIZES SHOWN ARE FOR IRRIGATION PIPE. SEE SPECIFICATIONS AND DETAILS FOR SLEEVE SIZES.
9. SLEEVE CONTROL WIRES IN A 2 INCH CONDUIT NEXT TO, OR UNDER, IRRIGATION MAINLINE AS SHOWN IN DETAILS. CONTROL WIRES NOT SLEEVED SHALL FOLLOW MAINLINE AND BE BUNDLED EVERY 10 FEET.
10. INSTALL MANUAL DRAINS AT ALL LOW POINTS ON THE MAINLINE.
11. ADJUST ALL RADII ON SPRINKLERS TO NOT SPRAY ONTO BUILDINGS, WALLS, WALKS, SIGNS, OR FENCES.
12. LANDSCAPE CONTRACTOR TO COORDINATE PLANT PLACEMENT WITH SPRINKLERS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
14. INSTALL WALL MOUNT CONTROLLER AS SHOWN ON PLANS. PROVIDE 120V ELECTRICAL SERVICES FOR THE CONTROLLER (COORDINATE WITH ELECTRICAL ENGINEER). SEE SHEET L-501 AND L-502 FOR LANDSCAPE DETAILS.

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

CONSTRUCTION DOCUMENTS

design west | architects
LOGAN UT 84321
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103
795 NORTH 400 WEST

ABC MOTORS
CONSTRUCTION DOCUMENTS
751 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
ABC MOTORS; ATTN: BLAKE BARNEY

DESCRIPTION:
DATE:
MARK:

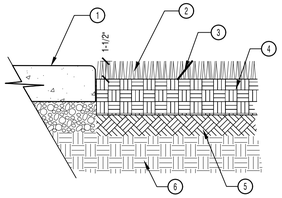
PROJECT #: 423078
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 05.15.2023

STATE OF UTAH
LICENSED LANDSCAPE ARCHITECT
BLAKE C. WRIGHT
05.15.2023
155101-5301

IRRIGATION PLAN
L-201

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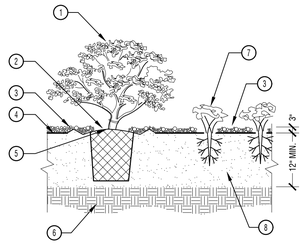
1. ADJACENT HARDSCAPE, SEE PLAN FOR MATERIAL
2. SOD
3. TIGHT BEVELED JOINTS
4. TOP SOIL (4" MINIMUM)
5. TRANSITION LAYER TOPSOIL AND NATIVE SOIL MIX
6. UNISTURBED OR COMPACTED SUBGRADE

NOTES:
1. ENSURE SMOOTH TRANSITION WHEN PATCHING OR TYING INTO EXISTING LAWNS.
2. MATCH SPECIES OF ADJACENT TURF.

D1 SOD PLANTING

1 1/2" = 1'-0"

P-4-ABC-03



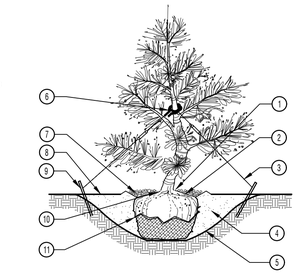
1. SHRUB (SEE PLANT SCHEDULE)
2. KEEP MULCH 3" AWAY FROM SHRUB AND PERENNIAL STEMS
3. MULCH PER PLAN
4. LANDSCAPE FABRIC IF SPECIFIED ON PLANS
5. SOIL BACKFILL SHALL NOT BE ABOVE ROOT COLLAR
6. EXISTING SUBGRADE
7. PERENNIAL (SEE PLANT SCHEDULE)
8. BACKFILL WITH SPECIFIED TOPSOIL

NOTES:
1. LANDSCAPE FABRIC TO BE INSTALLED UNDER MULCH
2. CUT AN "X" SHAPE IN WEED BARRIER 12" AWAY FROM PLANT TRUNK AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY 5 FEET ON CENTER IN PLANTER BED.

D2 SHRUB AND PERENNIAL PLANTING

3/4" = 1'-0"

P-4-ABC-13

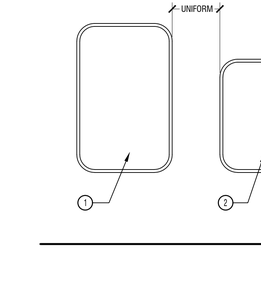


1. MULCH 3" AWAY FROM TRUNK
2. SET TOP OF ROOT BALL 2" ABOVE FINISH GRADE
3. #12 GALVANIZED WIRE W/ TURN BUCKLES
4. BACKFILL WITH NATIVE SOIL OR SPECIFIED TOPSOIL
5. PLANT PIT SHALL BE THREE TIMES AS WIDE AS ROOT BALL
6. 5/8" - 3/4" RUBBER HOSE
7. 3" DEEP MULCH (PER PLAN)
8. FINISH GRADE
9. STAKE GUYS WITH 2x2x24" STAKES
10. SOIL BACKFILL SHALL NOT BE ABOVE ROOT COLLAR
11. REMOVE BURLAP FROM AS MUCH OF THE BALL AS POSSIBLE IF THE ROOT BALL IS STABLE. REMOVE UPPER HALF OF BURLAP AT A MINIMUM

D3 CONIFER PLANTING

3/8" = 1'-0"

P-4-ABC-54

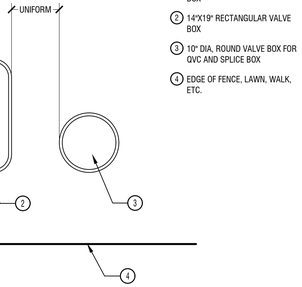


1. FINISH GRADE
2. COMPACTED BACKFILL
3. LATERAL PVC LINE (18" DEEP FOR ROTOR HEAD INSTALLATIONS)
4. 2" SAND OR ROCK-FREE SOIL AROUND ALL PIPE
5. PVC MAINLINE
6. TAPE WIRES TO SIDE OF MAINLINE AT 10'-0" O.C.

C1 TRENCH SECTION

1 1/2" = 1'-0"

P-4-ABC-09



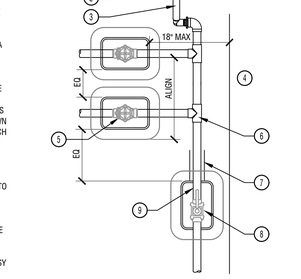
1. SAWCUT AND PATCH CONCRETE/ASPHALT AS REQUIRED
2. EXISTING CONCRETE/ASPHALT
3. COMPACTED BACKFILL FREE FROM ROCKS GREATER THAN 1/4" IN DIAMETER
4. CONTROL WIRES 6" TO EITHER SIDE OR 6" UNDER MAINLINE
5. PVC MAINLINE/LATERAL LINE IN SLEEVE
6. 2" SAND OR ROCK-FREE SOIL AROUND ALL PIPE

NOTES:
- SLEEVES 4" AND SMALLER, USE PVC SCH. 40 PIPE.
- SLEEVES >4", USE PVC SEWER PIPE.
- ALL SLEEVES FOR IRRIGATION PIPES SHALL BE 2X LARGER THAN PIPE TO BE SLEEVED.
- WIRE SLEEVES TO BE MINIMUM OF 2".
- SLEEVES TO EXTEND 12" INTO PLANTING AREA.

C2 PAVEMENT SLEEVE SECTION

1 1/2" = 1'-0"

P-4-ABC-10



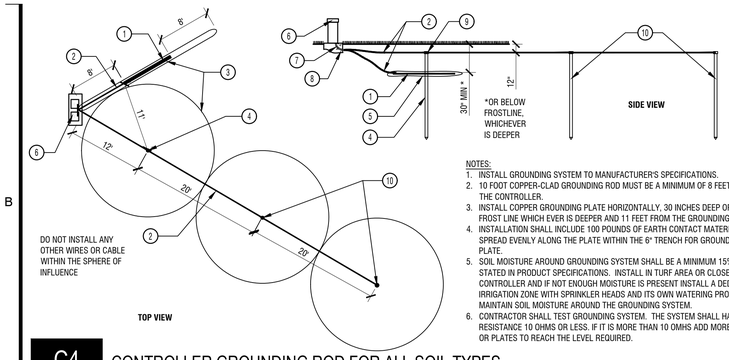
1. CONTROLLER: INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY.
3. POWER SUPPLY WIRE
4. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO SATELLITE OR LDI/SDI/TWI ASSEMBLY. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
5. COVER GROUNDING ROD WITH #10 ROUND VALVE BOX AS SHOWN
6. GROUND ROD CLAMP OR WELDS
7. 5/8" X 10' COPPER CLAD GROUNDING ROD OR GROUNDING PLATE. INSTALL RODS IN SOIL IN A TRIANGULAR PATTERN SPACED A MINIMUM OF 16' APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS

NOTES:
- USE STEEL CONDUIT FOR ABOVE GRADE AND SCH. 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
- PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
- REFER TO MANUFACTURER'S INSTALLATION GUIDELINES.

D4 WALL MOUNT CONTROLLER - TRADITIONAL

1/2" = 1'-0"

P-4-ABC-28



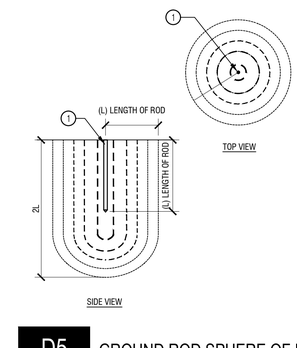
1. COPPER GROUND PLATE (4" X 96" X 0.0625")
2. #6 AWG SOLID BARE COPPER
3. ELECTRODE SPHERE OF INFLUENCE BOUNDARIED
4. GROUND ROD 5/8" X 10' FOR 96 STATIONS
5. EARTH CONTACT MATERIAL
6. CONTROLLER
7. PVC SWEEP ELL (1-1/2" OR LARGER)
8. CONCRETE PAD
9. CADWELD CONNECTION
10. SECOND AND THIRD GROUNDING ROD FOR 96 STATIONS

NOTES:
1. INSTALL GROUNDING SYSTEM TO MANUFACTURER'S SPECIFICATIONS.
2. 10 FOOT COPPER-CLAD GROUNDING ROD MUST BE A MINIMUM OF 8 FEET FROM THE CONTROLLER.
3. INSTALL COPPER GROUNDING PLATE HORIZONTALLY, 30 INCHES DEEP OR BELOW FROST LINE WHICH EVER IS DEEPER AND 11 FEET FROM THE GROUNDING ROD.
4. INSTALLATION SHALL INCLUDE 100 POUNDS OF EARTH CONTACT MATERIAL SPREAD EVENLY ALONG THE PLATE WITHIN THE 6" TRENCH FOR GROUNDING PLATE.
5. SOIL MOISTURE AROUND GROUNDING SYSTEM SHALL BE A MINIMUM 15% OR AS STATED IN PRODUCT SPECIFICATIONS. INSTALL IN TURF AREA OR CLOSE TO CONTROLLER AND IF NOT ENOUGH MOISTURE IS PRESENT INSTALL A DEDICATED IRRIGATION ZONE WITH SPRINKLER HEADS AND ITS OWN WATERING PROGRAM TO MAINTAIN SOIL MOISTURE AROUND THE GROUNDING SYSTEM.
6. CONTRACTOR SHALL TEST GROUNDING SYSTEM. THE SYSTEM SHALL HAVE A RESISTANCE 10 OHMS OR LESS. IF IT IS MORE THAN 10 OMHS ADD MORE RODS OR PLATES TO REACH THE LEVEL REQUIRED.

C4 CONTROLLER GROUNDING ROD FOR ALL SOIL TYPES

3/32" = 1'-0"

P-4-ABC-08



1. GROUNDING ROD

NOTE:
INSTALL PER MANUFACTURER'S RECOMMENDATIONS

D5 GROUND ROD SPHERE OF INFLUENCE

1/8" = 1'-0"

P-4-ABC-02

1. 16"X25" RECTANGULAR JUMBO BOX
2. 14"X19" RECTANGULAR VALVE BOX
3. 10" DIA. ROUND VALVE BOX FOR GVC AND SPLICE BOX
4. EDGE OF FENCE, LAWN, WALK, ETC.

NOTES:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREAS
3. INSTALL BOXES IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE. INSTALL IN TURF ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS

B1 VALVE BOX INSTALLATION

1" = 1'-0"

P-4-ABC-18

1. 10" ROUND VALVE BOX
2. QUICK COUPLER
3. SWING JOINT AND STABILIZER ELBOW
4. PAVED SURFACE CURBING OR FENCE LINE
5. AUTOMATIC CONTROL VALVE (TYP.)
6. PVC SCH. 80 TEE OR ELBOW
7. MAINLINE CONTINUES BELOW MANIFOLD LINE
8. ISOLATION VALVE
9. MANIFOLD CONNECTION

NOTES:
- NOT ALL MANIFOLD & VALVE ASSEMBLIES REQUIRE A QUICK COUPLER CONNECT. REFER TO IRRIGATION PLAN FOR QUICK COUPLER LOCATIONS.
- SINGLE DRIP VALVES DO NOT REQUIRE A MANIFOLD ASSEMBLY

B3 MANIFOLD VALVE & ASSEMBLY

1/2" = 1'-0"

P-4-ABC-19

PLANTING SPECIFICATIONS

SUMMARY - SECTION INCLUDES:
- A. SOIL PREPARATION
- B. SODDING
- C. PLANTS
- D. LANDSCAPE SURFACING

REFERENCES:
- A. ANSI/AHIA Z60.1 - AMERICAN NATIONAL STANDARD FOR NURSERY STOCK; 2014.

QUALITY ASSURANCE:
- A. ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISH BY THE AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- B. PLANT MATERIAL SHALL BE INSPECTED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION . PLANT MATERIALS SHALL BE HEALTHY AND OF GOOD FORM. ANY DAMAGED, MALFORMED, DISEASED OR ROOT BOUND PLANTS SHALL BE REJECTED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE.
- C. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.

FIELD CONDITIONS:
- A. LOCATE UTILITIES, CABLES, CONDUITS, PIPING AND OTHER OBSTACLES PRIOR TO BEGINNING EXCAVATION. REMOVE ROCKS AND OTHER SIMILAR UNDERGROUND OBSTRUCTIONS TO DEPTHS NECESSARY TO PERMIT PROPER INSTALLATION OF TOPSOIL AND LANDSCAPE MATERIALS.

WARRANTY:
- A. CONTRACTOR TO PROVIDE A ONE-YEAR GUARANTEE THAT SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION FOR TREES, SHRUBS, GROUND COVERS, AND SODDED LAWNS. ALL PLANTS SHALL GROW AND BE HEALTHY FOR THE GUARANTEE PERIOD AND TREES SHALL LIVE AND GROW IN ACCEPTABLE UPRIGHT POSITION. ANY OUTSIDE FACTORS, SUCH AS VANDALISM OR LACK OF MAINTENANCE BY THE OWNER, SHALL NOT BE CONSIDERED IN THE GUARANTEE.

SOIL PREPARATION:
- A. GRADING WORK SHALL BE DONE IN A MANNER WHICH DOES NOT CAUSE EXCESSIVE COMPACTION OR CLODS, WHICH WILL NOT BREAK EASILY. ROUGH GRADE SUB-GRADE MATERIAL SO THAT A FINAL GRADE CAN BE ACHIEVED WITH PLACEMENT OF TOPSOIL. COMPACT AREAS UNDER PAVEMENT AND STRUCTURES TO 95 PERCENT. IN PLANTING AREAS COMPACT TO BETWEEN 85 AND 90 PERCENT.
- B. ALL PLANTING AREAS SHALL HAVE A TOPSOIL DEPTH OF 4 INCHES IN LAWN AREAS AND 12 INCHES IN PLANTER BEDS. TOPSOIL SHALL BE FERTILE FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR OTHER ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NEITHER NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
- C. CONDUCT A TOPSOIL ANALYSIS TO VERIFY IMPORTED AND EXISTING TOPSOIL WILL MEET THE FOLLOWING CRITERIA:
  - CHEMICAL CHARACTERISTICS:
    1) ACIDITY / ALKALINITY RANGE: PH 5.5 TO 8.0.
    2) SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
    3) SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
    4) ORGANIC MATTER: GREATER THAN ONE PERCENT.
  - PHYSICAL CHARACTERISTICS:
    1) GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
       - a) SAND: 15 TO 60 PERCENT.
       - b) SILT: 10 TO 60 PERCENT.
       - c) CLAY: 5 TO 30 PERCENT.
    2) CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN 1-1/2 INCH IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
    3) SOIL SHALL NOT CONTAIN MORE THAN 2 PERCENT BY VOLUME OF ROCKS MEASURING OVER 3/32 INCH IN LARGEST SIZE.
- D. AMEND SOIL AS PER SOIL TEST RECOMMENDATIONS PRIOR TO PLANTING, TILL IN AMENDMENTS TO A 6 INCH DEPTH.
- E. WHEN PLACING TOPSOIL, SCARIFY THE SURFACE OF THE SUB-GRADE TO A 2 INCH DEPTH TO PROVIDE A TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO MEET FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON PLANS AND IN THESE NOTES.
- F. FINISHED GRADES SHALL BE SMOOTH AND UNIFORM WITH GRADUAL TRANSITIONS BETWEEN PLANES. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 2 PERCENT DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINAL GRADE SHALL BE SET AND ADJUSTED TO ELIMINATE PUDDLING OR STANDING WATER.
- G. LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE PER MANUFACTURER'S SPECIFICATIONS TO ALL PLANTING AREAS WHERE WEEDS OR UNDESIRABLE VEGETATION ARE PRESENT. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS, BEFORE PROCEEDING WITH WORK. DEAD WEEDS SHALL BE REMOVED FROM THE SITE.

SODDING:
- A. SOD SHALL BE FIRST GRADE, PEST AND WEED FREE, 1-1/4 INCHES THICK SUPPLIED IN ROLLS OR SHEETS OF INDUSTRY STANDARD SIZE. SOD AREAS SHALL HAVE FERTILIZER 16,16,16 AT 1 POUND OF NITROGEN PER 1,000 SQUARE FEET INCORPORATED INTO THE UPPER 4 INCHES OF TOP SOIL. ADJUST FERTILIZATION MIXTURE, APPLICATION RATE AND ADD ANY RECOMMENDED SOIL AMENDMENTS TO MEET RECOMMENDATION GIVEN BY TOPSOIL ANALYSIS. THE GRADE OF SOD SHALL BE 1/2 INCH BELOW PAVED ADJACENT SURFACES OR TO MEET EXISTING LAWN. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. STAGGER STRIPS TO OFFSET JOINTS. TOP DRESS BY WORKING SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD; REMOVING EXCESS TO PREVENT SMOTHERING ADJACENT GRASS. TAMP OR ROLL LIGHTLY TO INSURE GOOD CONTACT IS MADE BETWEEN EDGES AND THE GROUND. SOD LAID ON ANY SLOPED AREAS SHALL BE ANCHORED WITH WOODEN DOWELS OR OTHER MATERIALS WHICH ARE ACCEPTED BY THE SODDING INDUSTRY.

PLANTS:
- A. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL, AND ALL PLANTING AREAS SHALL BE THOROUGHLY MOISTENED.
- B. LAYOUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS, AND OUTLINE AREAS AND SECURE ARCHITECT'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS MAY BE DIRECTED.
- C. NO PLANT SHALL BE PLACED WITHIN 12 INCHES OF SPRINKLER HEADS.
- D. FOR PLANTING INFORMATION, SEE PLANTING DETAILS. DO NOT USE ANY PLANTING STOCK IF THE ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING. BACKFILL PLANTING HOLES WITH ONE-PART NATIVE AND ONE-PART TOPSOIL. FILL THE HOLE TO 2/3 CAPACITY THEN THOROUGHLY WATER THE PLANT. COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN. APPLY VITAMIN B-1 ROOT STIMULATOR TO THE TREE AND SHRUB PLANTING. MONITOR ALL PLANTS TO ENSURE THAT NO SETTLING OCCURS.

LANDSCAPE SURFACING:
- A. TOP DRESS ALL SPREADING PERENNIALS AND GROUND COVERS WITH 2 INCH DEPTH SOIL PEP.
- B. TOP DRESS ALL TREES, SHRUBS, NON-SPREADING PERENNIALS, AND GROUND COVERS WITH 3 INCH DEPTH MULCH. SEE DRAWINGS FOR MULCH TYPE.
- C. INSTALL DEWITT PRO-5 WEED BARRIER UNDER MULCH. FABRIC SHALL BE INSTALLED AFTER PRE-EMERGENT HAS BEEN APPLIED.
  - 1) CUT AN "X" SHAPE IN WEED BARRIER FOR PLANTS AND STAPLE FOLDS DOWN INTO SOIL. USE FABRIC STAPLES EVERY 5 FEET ON CENTER IN PLANTER BED.

MAINTENANCE:
- C. PROTECT LANDSCAPING FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS, OPERATION BY OTHER CONTRACTORS AND TRADES, AND TRESPASSERS. TREAT, REPAIR OR REPLACE DAMAGED LANDSCAPE WORK AS DIRECTED BY OWNER'S REPRESENTATIVE AT CONTRACTOR'S EXPENSE. REMOVE RUBBISH, TRASH, AND DEBRIS RESULTING FROM OPERATION AT THE END OF EACH WORK DAY AND LEGALLY DISPOSE OF IT OFF THE OWNER'S PROPERTY. WASH PAVED SURFACES CLEAN.
- D. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH TO VERIFY THAT ALL ASPECTS OF WORK HAVE BEEN PROPERLY INSTALLED. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION.
- E. MAINTENANCE PERIOD SHALL BE IN EFFECT UNTIL THE OWNER'S REPRESENTATIVE ACCEPTS THE PLANTS, WHICH WILL BE A MINIMUM OF 90 DAYS FOR SEEDED LAWNS, 60 DAYS FOR TREES, SHRUBS, AND PLANTS, AND 30 DAYS FOR SODDED LAWNS.
- F. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTS UNTIL TURF IS FULLY ESTABLISHED.
  - 1) IN SODDED LAWNS, GAPS 6 INCHES OR LARGER OR ANY AREAS FOUND UNACCEPTABLE, SHALL BE RE-SODDED.
  - 2) MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO; WATERING FOR PLANT GROWTH, FERTILIZATION, REPLACING DEAD AND DAMAGED PLANTS, MAINTENANCE ON IRRIGATION SYSTEM, MOWING, WEEDING, WEEKLY CLEARING OF TRASH, AND FILLING, RE-COMPACTING, AND REPLANTING ERODED OR LOW AREAS AS NECESSARY.
- E. A FINAL INSPECTION OF THE PLANTING AND LANDSCAPE IMPROVEMENTS WILL BE MADE AT THE END OF MAINTENANCE PERIOD.

IRRIGATION SPECIFICATIONS

SUMMARY - SECTION INCLUDES:
- A. DRIP
- B. VALVES
- C. AUXILIARY EQUIPMENT

SYSTEM PERFORMANCE:
- A. WORKMANSHIP AND MATERIALS SHALL CONFORM TO ALL CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION. INSTALL ALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- B. NO PART OF THIS SYSTEM SHALL BE INSTALLED IN ANY LOCATION OR MANNER WHICH MAY ENDANGER THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC. OPEN EXCAVATIONS SHALL BE BARRICADED OR COVERED. PROVIDE AND MAINTAIN ALL LIGHTS, WARNING SIGNS, BARRICADES, ETC. AS MAY BE REQUIRED OR NECESSARY TO PROTECT THE PUBLIC.

FIELD CONDITIONS:
- A. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BE ACQUAINTED WITH ALL GRADES, LOCATION OF WALKS, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY WORK.
- B. ALL UNDERGROUND UTILITIES ARE NOT SHOWN ON THESE PLANS. INSTALLER SHALL LOCATE ALL UNDERGROUND UTILITIES AT LEAST 48 HOURS BEFORE DIGGING. THE INSTALLER SHALL CALL "BLUE STAKES", PROPERTY OWNER, AND CONSULT WITH ANY OTHER PERSONS OR AGENCIES HAVING INFORMATION ON LOCATIONS OF UNDERGROUND UTILITIES.
- C. NOTIFY PROJECT REPRESENTATIVE OF ANY DISCREPANCY FOUND BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE AND/OR MATERIALS TO BE INSTALLED. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN WHEN ANY UNKNOWN CONDITION SUCH AS OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST IN THE FIELD WHICH WERE NOT CONSIDERED IN THE IRRIGATION DESIGN. IN THE EVENT THAT NOTIFICATION IS NOT GIVEN BY THE CONTRACTOR TO OWNER'S REPRESENTATIVE, THEN THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
- D. INSTALLER SHALL CHECK THE STATIC WATER PRESSURE AT THE POINT OF CONNECTION PRIOR TO START OF INSTALLATION. IF PRESSURE IS 5 PSI HIGHER OR LOWER AS SPECIFIED, THE INSTALLER SHALL NOTIFY THE PROJECT REPRESENTATIVE.

WARRANTY:
- A. CONTRACTOR TO PROVIDE A ONE-YEAR GUARANTEE THAT SHALL BEGIN ON THE DATE OF SUBSTANTIAL COMPLETION. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.

DRIP:
- A. INSTALL ALL DRIP IRRIGATION ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- B. INSTALL POINT SOURCE DRIP IRRIGATION ACCORDING TO PLANS, DETAILS AND MANUFACTURER'S RECOMMENDATIONS. INSTALL INLINE DRIP IN PLANTERS FOR DENSE PLANTINGS AND FOR TREE RINGS ACCORDING TO PLANS, DETAILS, AND IRRIGATION SCHEDULE. EACH DRIP VALVE SHALL BE CONNECTED BY PVC PIPING TO DRIP PLANTING AREAS THEN TO BLANK TUBING TO POINT SOURCE EMITTERS AT PLANTS AND TO INLINE DRIP FOR DENSE PLANTING AREAS OR TREE RINGS.

VALVES:
- A. INSTALL MANUAL DRAIN VALVES AS PER DETAILS AT ALL LOW POINTS ON THE MAINLINE. LATERAL LINES TO DRAIN TO DRAIN VALVE IN THE REMOTE-CONTROL VALVE BOX.

AUXILIARY EQUIPMENT:
- A. INSTALL IRRIGATION CONTROLLER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. INSTALL ON THE EXTERIOR WALL WHERE SHOWN ON PLANS. EARTH GROUND THE CONTROLLER AND CONTROL WIRES.
- B. 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. COORDINATE WITH THE ELECTRICAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- C. CONTROL WIRE SHALL BE UF-UL LISTED, COLOR CODED COPPER CONDUCTOR DIRECT BURIAL SIZE 14. IRRIGATION CONTROL WIRE SHALL BE BUNDLED NEXT TO MAINLINE AT 10 FOOT INTERVALS AT THE SIDE OF THE MAINLINE AS SHOWN IN DETAIL. IRRIGATION SPLICES SHALL BE DBY OR DBR BY 3M. ALL SPLICES SHALL BE MADE INSIDE VALVE BOXES.

EXECUTION:
- A. THE PROJECT IS DESIGNED TO OPERATE AT A STATIC PRESSURE IN THE CITY MAIN OF 70 P.S.I. SET THE REMOTE-CONTROL VALVE PRESSURE REGULATOR TO PROVIDE AT LEAST 30 PSI TO THE LAST SPRAY HEAD IN THE CIRCUIT.
- B. ALL ABOVE-GROUND EQUIPMENT SHALL BE INSTALLED ADJACENT TO STRUCTURES, FENCES, WALLS, OR PERMANENTLY BARRICADED IN SUCH A WAY AS TO PREVENT TRIPPING OVER OR RUNNING INTO INADVERTENTLY. ALL IRRIGATION HEADS WITHIN 24 INCHES OF WALKS, CURBS, TURF AREAS, DRIVEWAYS, OR OTHER PEDESTRIAN TRAFFIC AREAS SHALL BE POP-UP STYLE WITH POSITIVE SPRING RETRACTION AND SHALL RETRACT FLUSH WITH GROUND WHEN NOT OPERATING.
- C. CONTRACTOR TO COORDINATE SLEEVING UNDER ALL PAVED SURFACE AREAS (CONCRETE WALKS, ROADS, PARKING AREAS, ETC.) WITH APPROPRIATE CONTRACTORS. SLEEVES SHALL BE A MINIMUM OF TWO-TIMES LARGER THAN THE PIPE TO BE SLEEVED. IRRIGATION CONTROL WIRE WILL BE SLEEVED UNDER PAVEMENT ADJACENT TO THE IRRIGATION MAINLINE OR FROM THE CONTROLLER TO THE MAINLINE IN SEPARATE SLEEVES 2 TIMES THE SIZE OF THE WIRE BUNDLE WITH A MINIMUM SLEEVE SIZE OF 2 INCHES.
- D. INSTALLER SHALL FILL AND COMPACT EXCAVATIONS SO THAT THEY ARE FLUSH WITH SURROUNDING GRADE AND WILL NOT SETTLE.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
- F. ADJUST HEADS TO MINIMIZE SPRAY ON BUILDINGS, WALLS, FENCES, AND SIGNS. ABSOLUTELY NO WATER SHALL SPRAY OR DRAIN ONTO OR OVER STAIRS OR STEPS, OR DRAIN ACROSS WALKS, CURBS, OR STREETS. PROGRAM CONTROLLER FOR MULTIPLE START TIMES TO PREVENT RUNOFF. INSTALL ANTI-DRAIN CHECK VALVES UNDER HEADS WHERE DRAINAGE OCCURS OR USE HEADS WITH INTEGRAL CHECK VALVES.
- G. IRRIGATION TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE IRRIGATION SEASON TO PROVIDE SUFFICIENT WATER FOR PLANT LIFE. OVERWATERING CAN RESULT IN DEATH OF PLANTS, POSSIBLE SOIL EXPANSION, DAMAGE TO CONCRETE AND ASPHALT PAVING, DAMAGE TO FOUNDATIONS AND POSSIBLE LOSS OF SOIL COMPACTION.
- H. PLACE ALL IRRIGATION MAINLINES UNDER WORKING PRESSURE FOR 2 HOURS. REPAIR OR REPLACE ALL DEFECTIVE ELEMENTS AND REPEAT TEST UNTIL ALL LEAKS STOP.

MAINTENANCE:
- A. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- B. FINAL INSPECTION AT THE END OF WORK SHALL BE MADE WITH THE OWNER'S REPRESENTATIVE AND IRRIGATION CONTRACTOR. A COVERAGE TEST WILL BE DONE, AND THE SYSTEM INSTALLATION INSPECTED AND A PUNCH LIST MADE OF FINAL ITEMS NEEDING COMPLETION. A LETTER OF ACCEPTANCE SHALL BE GIVEN BY THE OWNER TO THE CONTRACTOR AT THE COMPLETION OF THE PUNCH LIST AND THE DELIVERY OF AS-BUILT IRRIGATION PLANS.
- C. MAINTENANCE PERIOD SHALL BE IN EFFECT UNTIL THE OWNER'S REPRESENTATIVE ACCEPTS THE IRRIGATION SYSTEM WHICH WILL BE A MINIMUM OF 60 DAYS.

design west | architects
LOGAN UT 84321
255 SOUTH 300 WEST
SALT LAKE CITY UT 84103

ABC MOTORS
CONSTRUCTION DOCUMENTS
751 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
ABC MOTORS; ATTN: BLAKE BARNEY

DESCRIPTION:
DATE:
MARK:

CONSTRUCTION DOCUMENTS

PROJECT #: 423078
DRAWN BY: K. ALTHOUSE
CHECKED BY: B. WRIGHT
ISSUED: 05.15.2023

STATE OF UTAH
BLAKE C. WRIGHT
(05.15.2023)
(10510-5201)
LICENSED LANDSCAPE ARCHITECT

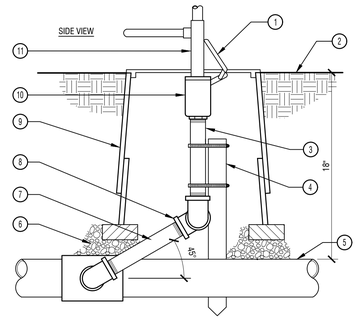
LANDSCAPE AND IRRIGATION DETAILS

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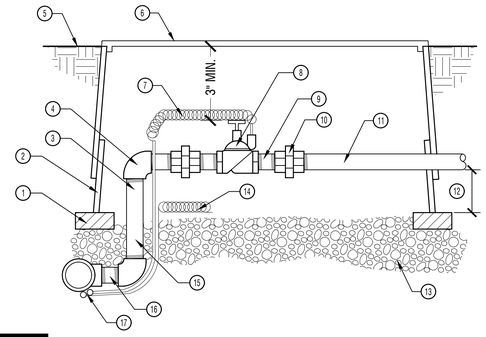


1. VALVE COVER
2. FINISH GRADE
3. 1" SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
4. 2" X 2" X 24" WOOD STAKE WITH CLAMPS
5. SCH. 40 MAINLINE PVC PLASTIC PIPE
6. 3/4" GRAVEL
7. 1" SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. 1" SCH. 40 PVC ELL
9. ROUND VALVE BOX WITH EXTENSIONS
10. ONE PIECE BODY QUICK COUPLING VALVE
11. VALVE COUPLING KEY
12. 1" SCH. 80 PVC NIPPLE (2" LONG)

D4 QUICK COUPLING VALVE WITH WOOD STAKE

1 1/2" = 1'-0"

P-4-ABC-12

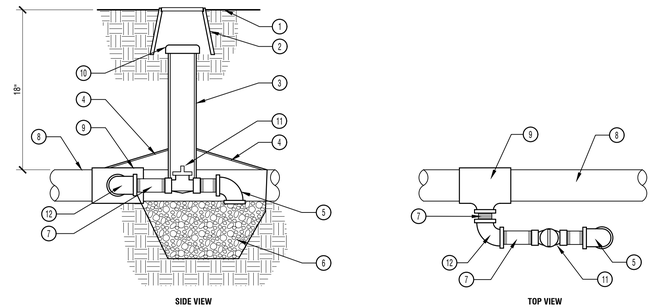


1. PAVING BRICK (TYP.)
2. VALVE BOX EXTENSION AS REQUIRED
3. SCH. 80 PVC SS T.O.E. NIPPLE (TYP.)
4. SCH. 80 TT90 (TYP.)
5. FINISH GRADE
6. RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
7. 24" COILED WIRE
8. REMOTE CONTROL VALVE
9. SCH. 80 PVC THREADED NIPPLE
10. SCH. 80 PVC UNION
11. SCH. 40 PVC LATERAL LINE (12" DEEP MIN.)
12. 4" CLEARANCE BETWEEN GRAVEL AND VALVE
13. 6" DEEP PEA GRAVEL SUMP
14. 24" COILED EXTRA WIRE (DIFFERENT COLOR) INSTALL COIL IN EACH VALVE BOX
15. SCH. 40 PVC MAINLINE (18" DEEP MIN.)
16. 2" SCH. 80 NIPPLE
17. TAPE WIRE TO SIDE OF MAINLINE AT 10'-0" O.C.

C2 REMOTE CONTROL VALVE

1 1/2" = 1'-0"

P-4-ABC-17

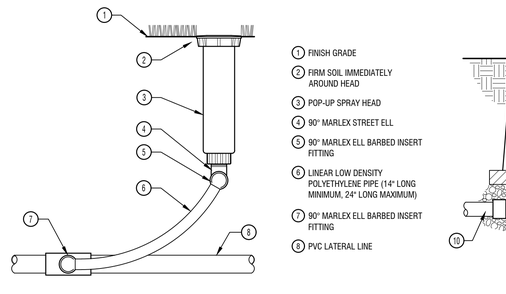


1. FINISH GRADE
2. 12" DIA. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. 10 MIL. BLACK PLASTIC
5. MARLEX STREET ELL
6. 1 CU. FT. GRAVEL SUMP
7. 3/4" SCH. 80 PVC THREADED NIPPLE
8. MAINLINE
9. TEE IN MAINLINE
10. CAP
11. 3/4" BRASS BALL VALVE
12. 3/4" ELBOW

C4 MANUAL DRAIN VALVE

1 1/2" = 1'-0"

P-4-ABC-16

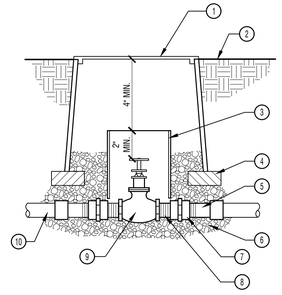


1. TOP OF MULCH
2. 6" ROUND BOX
3. DRIP TUBING
4. COMPRESSION TEE
5. 3/4" FPT X 1/2" DRIP TUBING ADAPTER
6. 3" LAYER OF WASHED GRAVEL. THE BOX SHALL REST ON THE ROCK BED. DO NOT EXTEND GRAVEL INTO BOX
7. 3/4" SCHEDULE 80 NIPPLE, LENGTH AS REQUIRED
8. PVC LATERAL LINE

B2 4-6 IN. POP-UP SPRAY HEAD

3" = 1'-0"

P-4-ABC-11

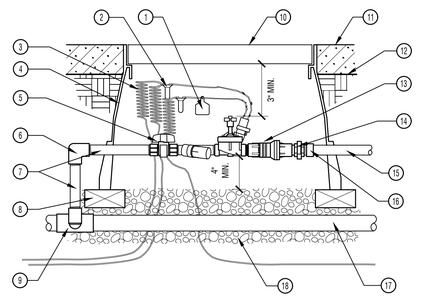


1. 10" DIA. ROUND VALVE BOX
2. FINISH GRADE
3. 6" PVC SLEEVE CL 160 LENGTH AS REQUIRED
4. BRICK PAVERS (TYP.)
5. TOE NIPPLE (TYP.)
6. 3/4" ROCK
7. PVC SCH. 80 UNION. SIZE AS REQUIRED (TYP.)
8. CLOSE NIPPLE (TYP.)
9. THREADED GATE VALVE
10. PVC MAINLINE

B3 THREADED ISOLATION VALVE

3" = 1'-0"

P-4-ABC-14

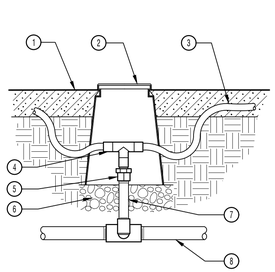


1. VALVE ID TAG
2. WATER PROOF CONNECTORS
3. 24" COILED WIRE (TYP.)
4. VALVE BOX EXTENSION AS REQUIRED
5. BALL VALVE
6. SCH. 80 PVC ELL
7. SCH. 80 PVC NIPPLE (LENGTH AS REQUIRED)
8. PAVING BRICK (TYP.)
9. SCH. 40 PVC TEE OR ELL AND SCH. 80 PVC NIPPLE (2" LENGTH, HIDDEN)
10. RECTANGULAR HEAVY DUTY PLASTIC VALVE BOX
11. TOP OF MULCH
12. FINISH GRADE
13. DRIP IRRIGATION ZONE ASSEMBLY
14. SCH. 80 PVC NIPPLE AND UNION
15. PVC LATERAL
16. SCH. 40 PVC MALE ADAPTER
17. MAINLINE
18. 6" DEEP GRAVEL SUMP

B4 DRIP REMOTE CONTROL VALVE

1 1/2" = 1'-0"

P-4-ABC-06



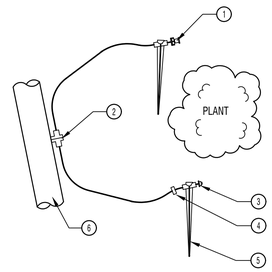
1. PRESSURE COMPENSATING MODULE WITH DIFFUSING CAP
2. 1/4" BARB TRANSFER TEE
3. DIFFUSER BUG CAP
4. SINGLE OUTLET EMITTER: RAIN BIRD XERI-BUG
5. 1/4" TUBING STAKE
6. 1/2" OR 3/4" SUPPLY TUBING

NOTE:
1. BOTH PRESSURE COMPENSATION EMITTER WITH DIFFUSION CAP OR XERI-BUG EMITTER WITH DIFFUSER BUG CAP ARE SHOWN. SEE IRRIGATION EQUIPMENT SCHEDULE FOR WHICH DEVICE TO BE USED.
2. MORE EMITTERS MAY BE REQUIRED. SEE IRRIGATION EQUIPMENT SCHEDULE.

A2 DRIPLINE CONNECTION IN BOX

1 1/2" = 1'-0"

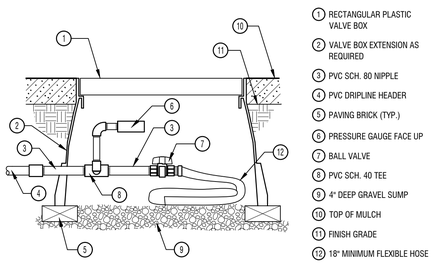
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A3 DRIP EMITTERS AROUND PLANT

6" = 1'-0"

P-4-ABC-07

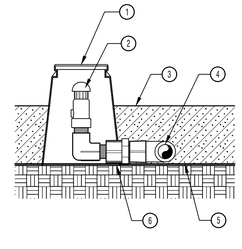


1. RECTANGULAR PLASTIC VALVE BOX
2. VALVE BOX EXTENSION AS REQUIRED
3. PVC SCH. 80 NIPPLE
4. PVC DRIPLINE HEADER
5. PAVING BRICK (TYP.)
6. PRESSURE GAUGE FACE UP
7. BALL VALVE
8. PVC SCH. 40 TEE
9. 4" DEEP GRAVEL SUMP
10. TOP OF MULCH
11. FINISH GRADE
12. 18" MINIMUM FLEXIBLE HOSE

A4 DRIPLINE FLUSHING VALVE

1" = 1'-0"

P-4-ABC-01



1. 6" ROUND VALVE BOX
2. AIR RELIEF VALVE
3. TOP OF MULCH
4. DRIPLINE BARBED OR COMPRESSION TEE
5. LANDSCAPE FABRIC
6. FINISH GRADE

A5 DRIPLINE AIR RELEASE VALVE

1 1/2" = 1'-0"

P-4-ABC-

CONSTRUCTION DOCUMENTS

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SALT LAKE CITY UT 84103
795 NORTH 400 WEST

ABC MOTORS
CONSTRUCTION DOCUMENTS
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SPANISH FORK, UTAH 84460
ABC MOTORS; ATTN: BLAKE BARNEY

MARK:	DATE:	DESCRIPTION:

PROJECT #: 423078
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ISSUED: 05.15.2023

STATE OF UTAH
BLAKE C. WRIGHT
05.15.2023
105101-5301
REGISTERED LANDSCAPE ARCHITECT

IRRIGATION DETAILS

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