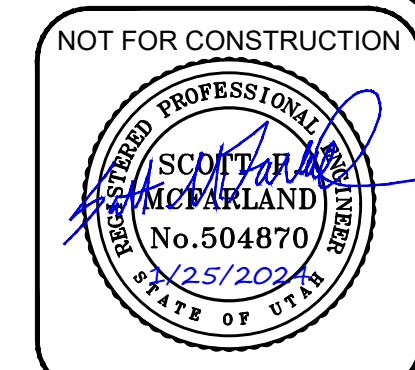
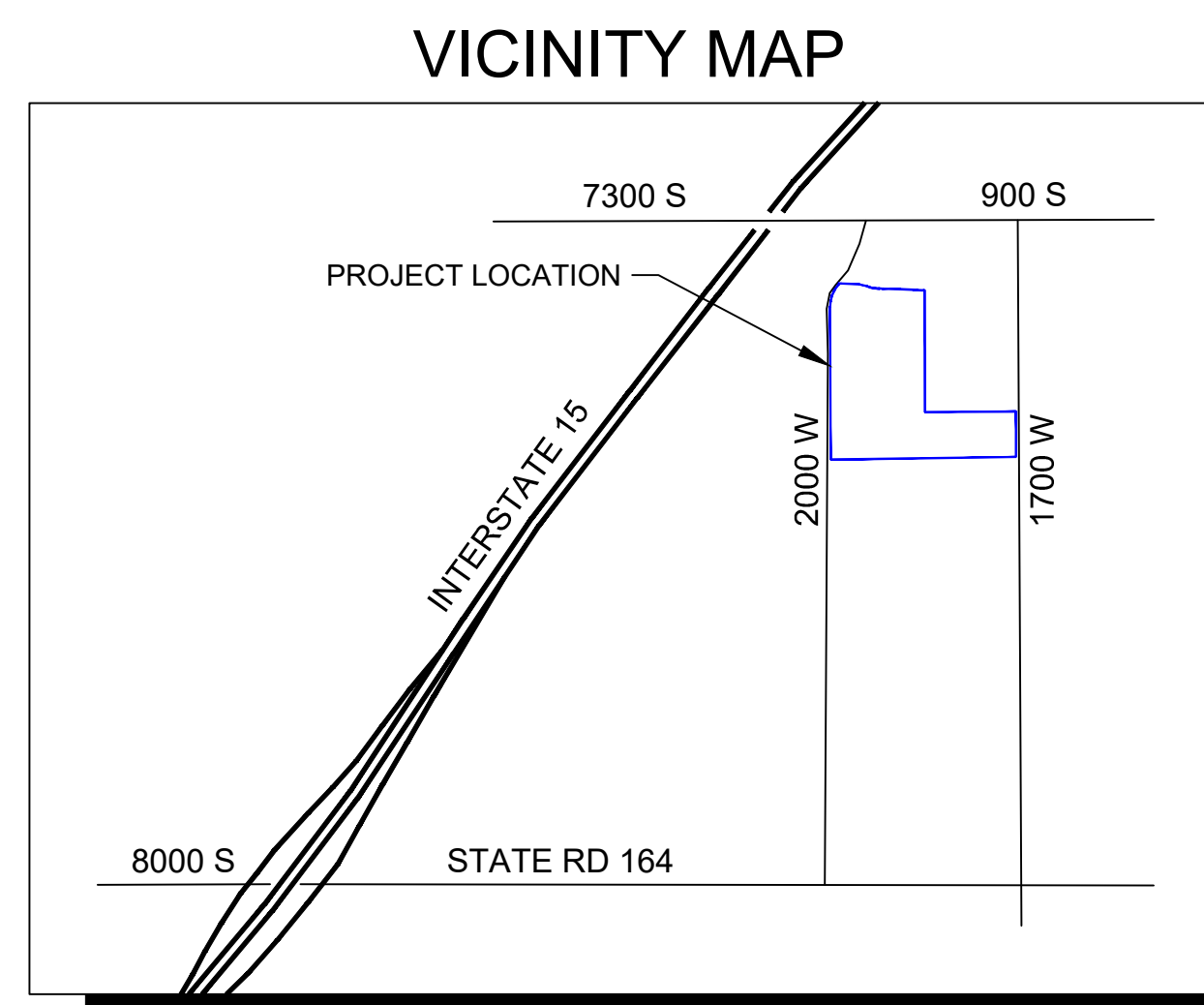
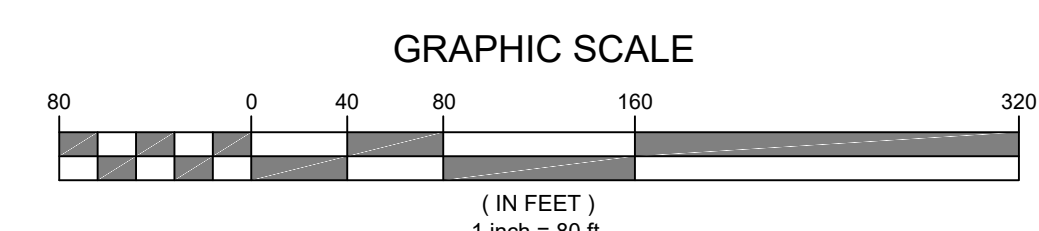
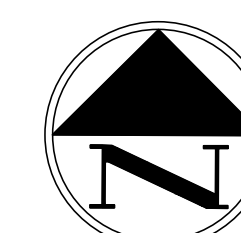


HARRIS FARMS

PRELIMINARY PLAN SET

SPANISH FORK, UTAH COUNTY, UTAH



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=80'
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

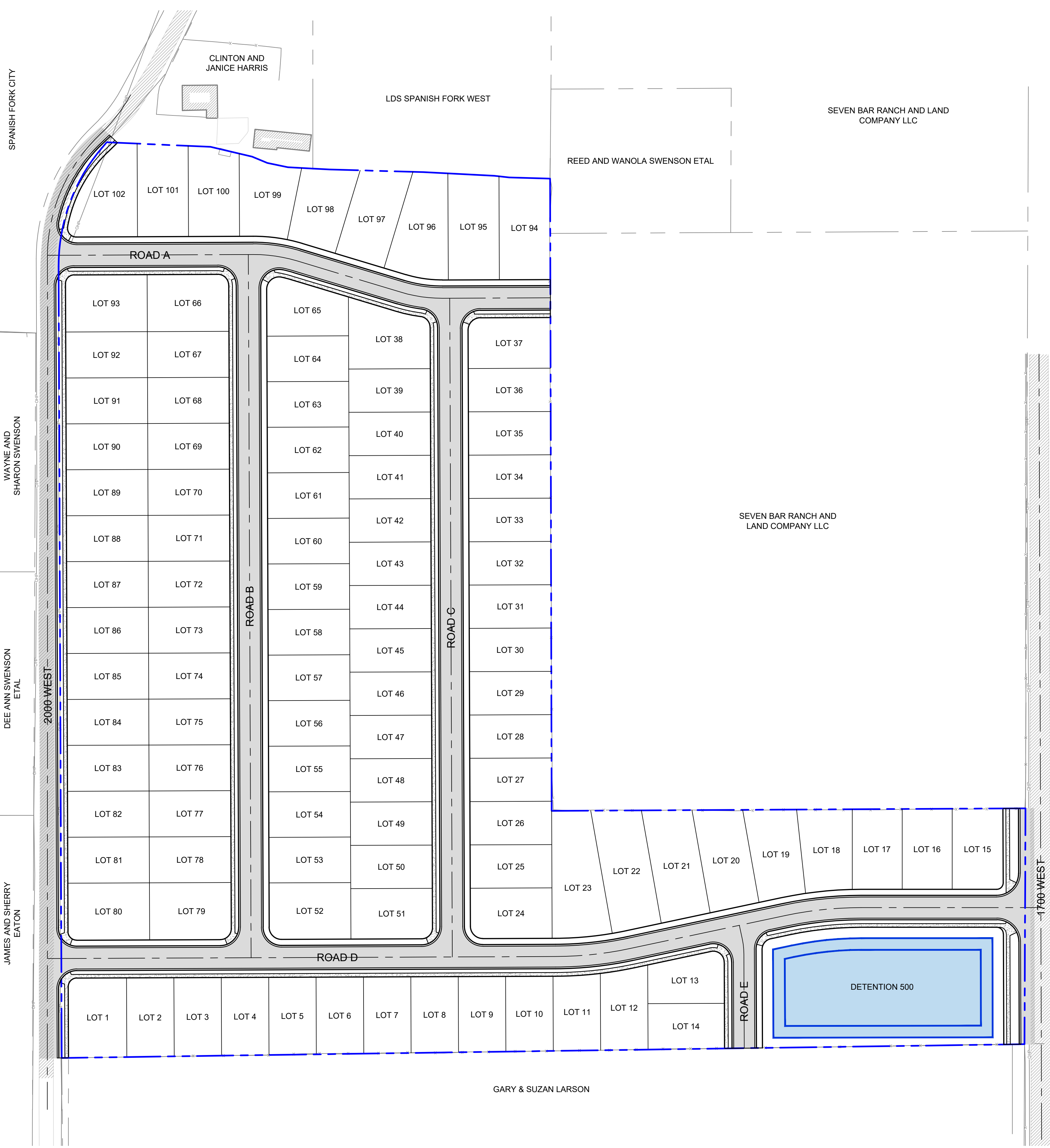
DRAWING INDEX

SHEET NUMBER	SHEET TITLE
CV	COVER SHEET
OP	OVERALL PLAN
FHP	FIRE HYDRANT PLAN
SLP	STREET LIGHTING PLAN
UT1	UTILITY PLAN
UT2	UTILITY PLAN
PT1	PLAT PLAN
PT2	PLAT PLAN
PT3	PLAT PLAN

CITY ZONING = R-1-6

TABULATIONS:

TOTAL PLAT ACREAGE	23.73 ACRES
LOT AREA	17.39 ACRES
RIGHT OF WAY	5.12 ACRES
OPEN SPACE	1.22 ACRES
NUMBER OF LOTS	102



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CONSULTANTS

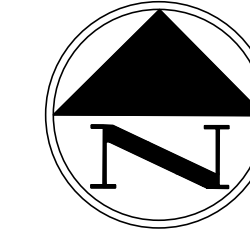
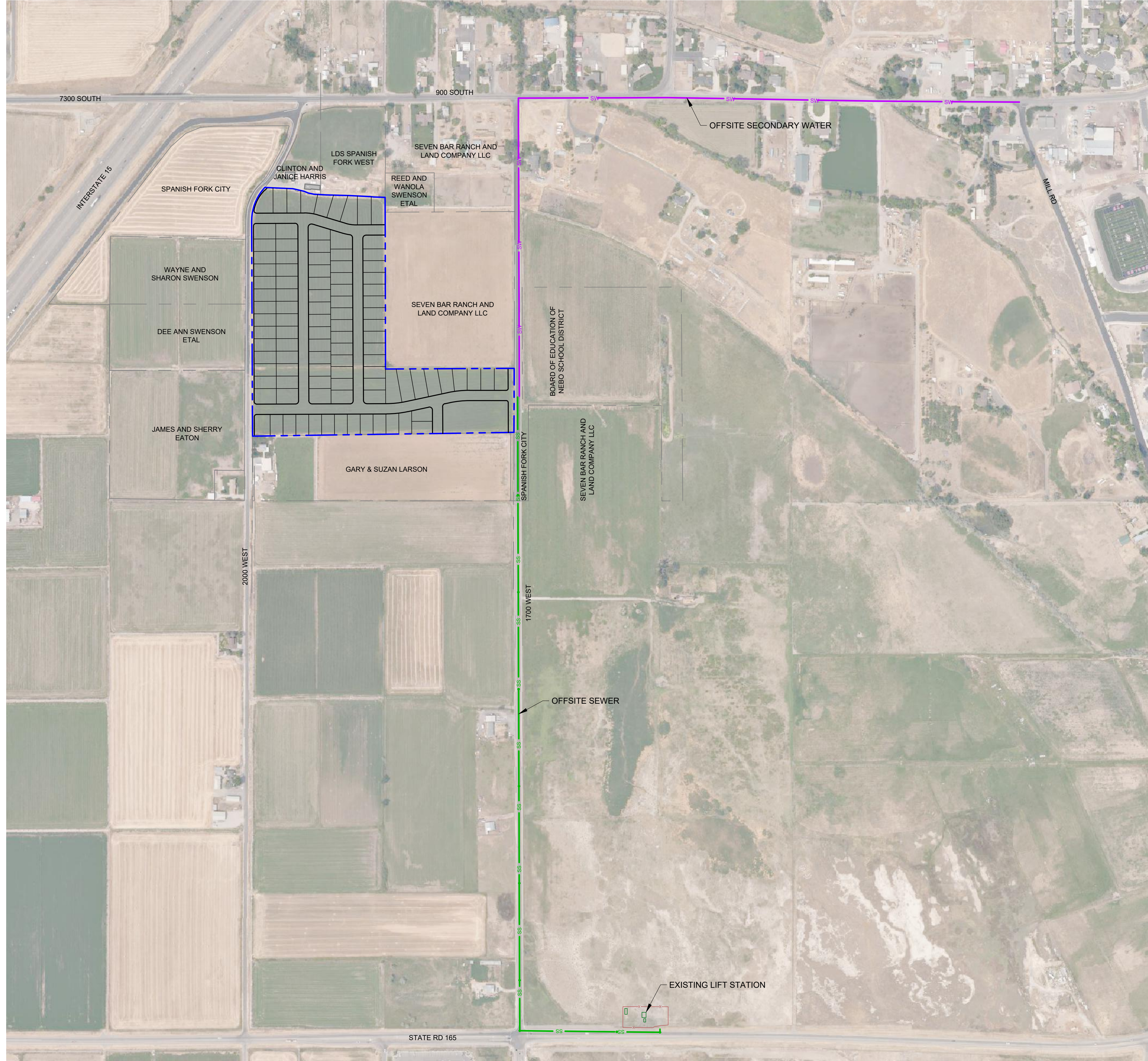
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HARRIS FARMS - PRELIMINARY PLAT

COVER SHEET

SPANISH FORK, UTAH

SHEET
CV



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): NA
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

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CONSULTANTS

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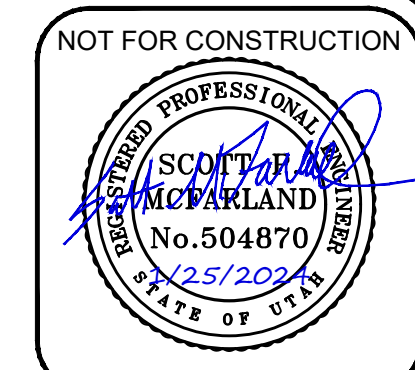
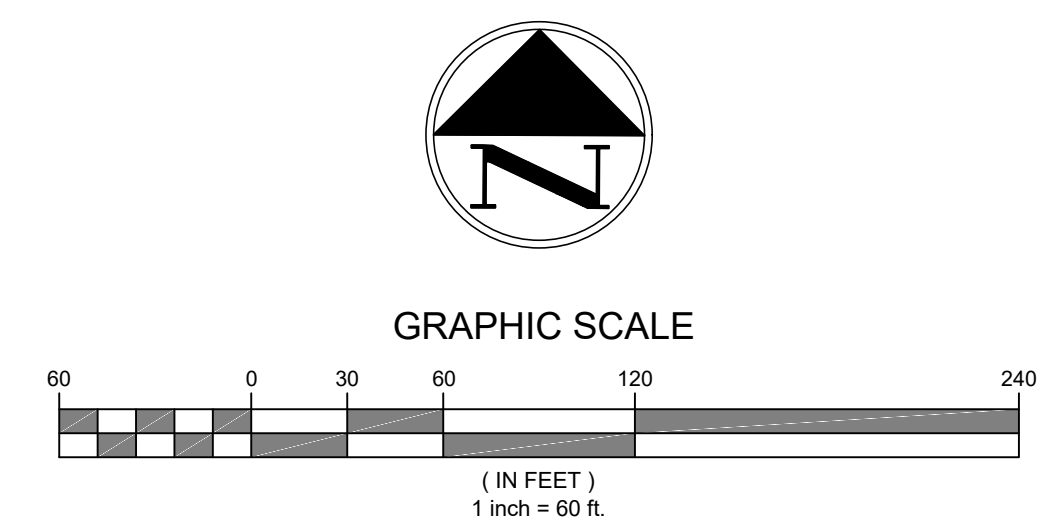
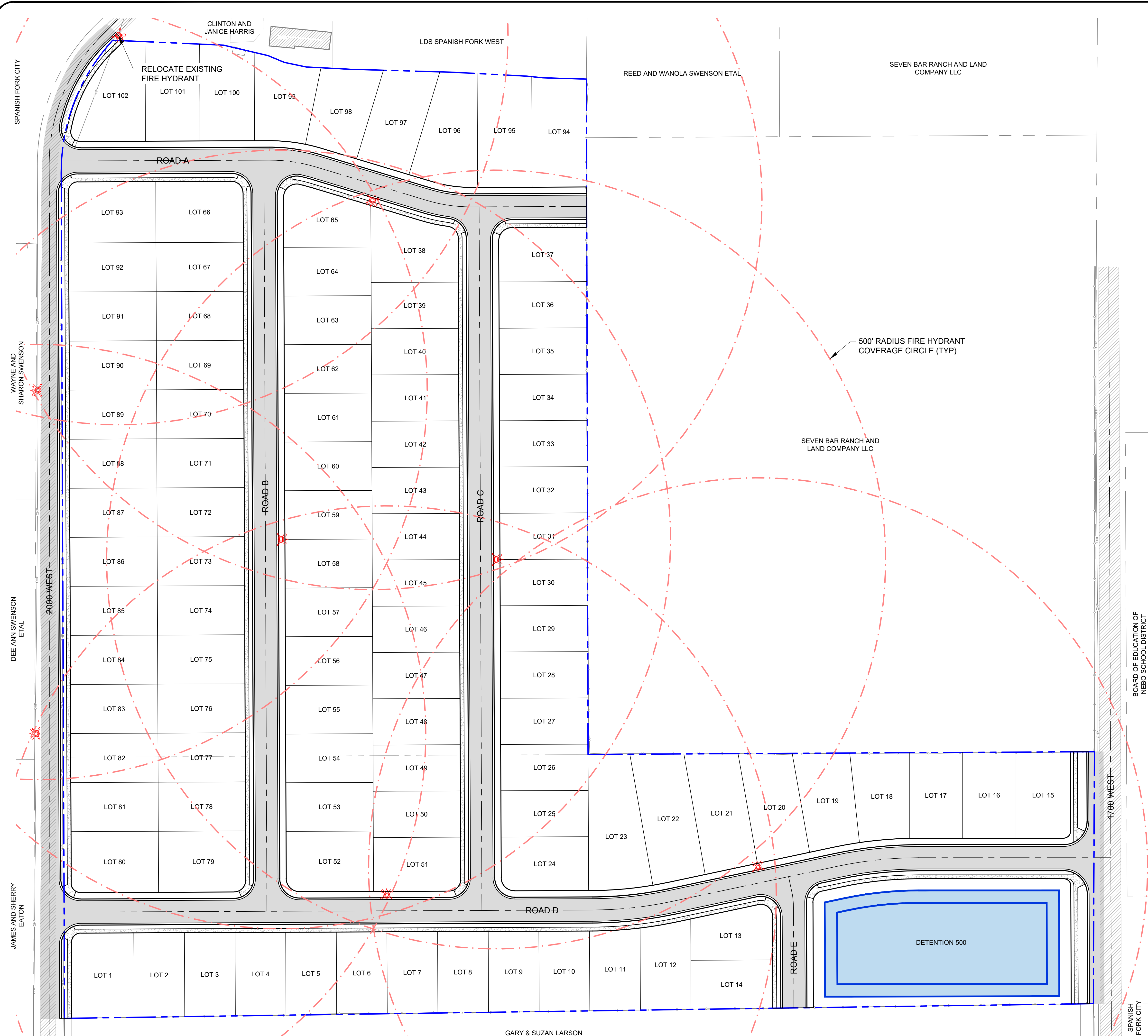
HARRIS FARMS - PRELIMINARY PLAT

OVERALL PLAN

SPANISH FORK, UTAH

SHEET
OP

P:\Shared Files\Projects\2535 - Harris Farms\Civil design\00-Cadd\02-Preliminary\2535 Fire Plan.dwg January 25, 2024 - 4:43pm



No.	DESCRIPTION	BY	DATE

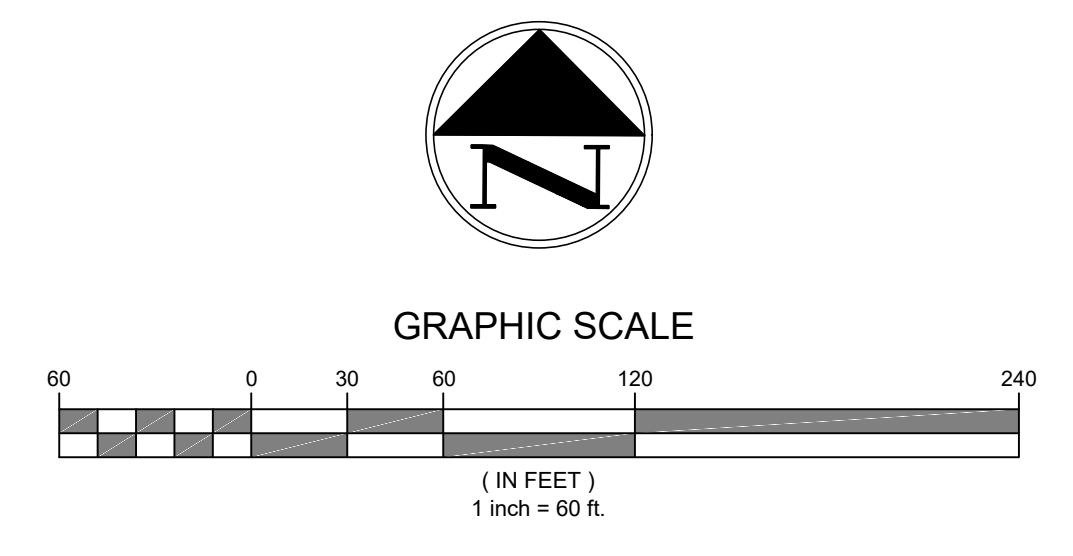
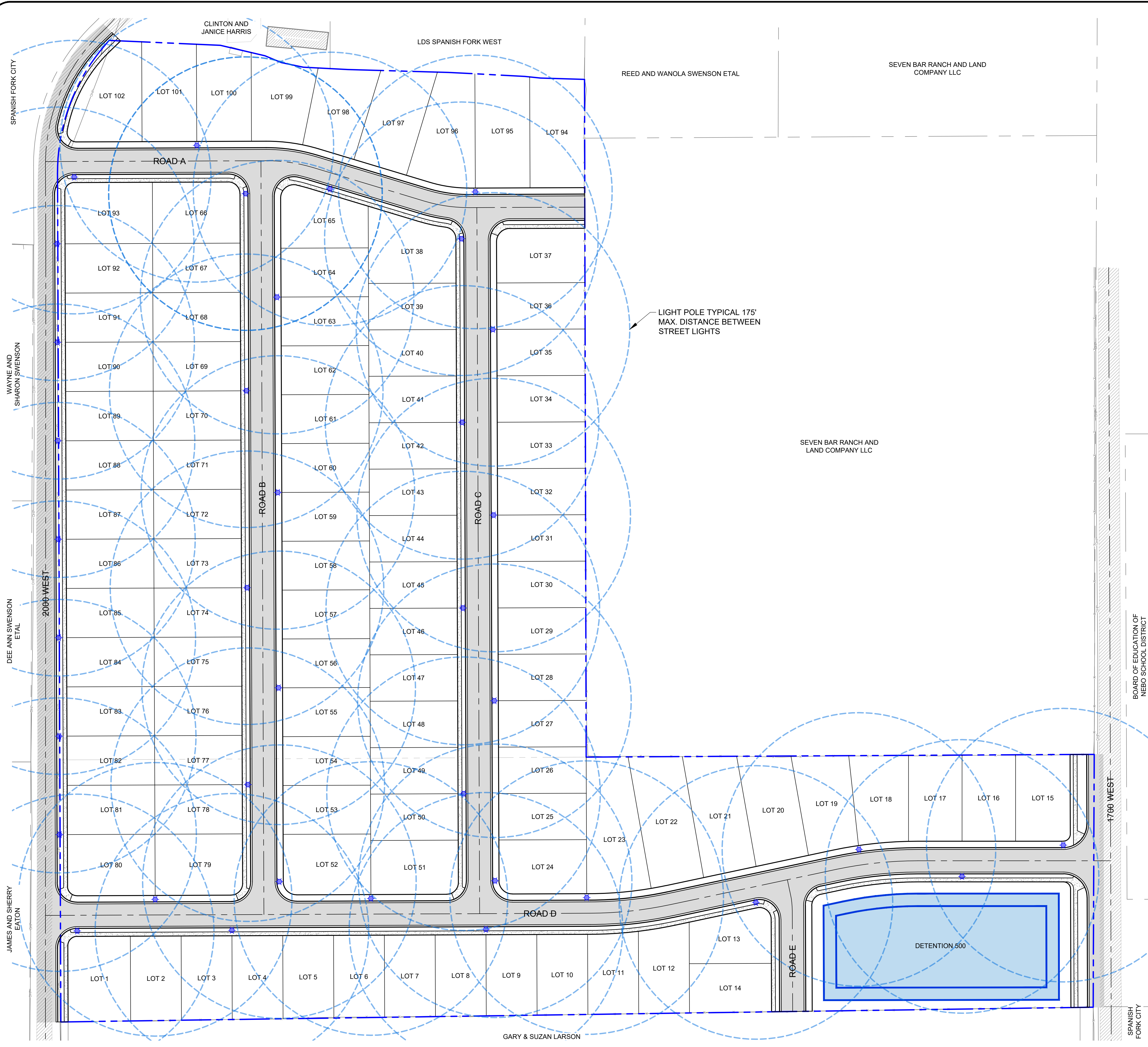
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DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

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HARRIS FARMS - PRELIMINARY PLAT
FIRE HYDRANT PLAN
 SPANISH FORK, UTAH

SHEET
FHP

P:\Shared Files\Projects\2535 - Harris Farms\Civil design\00-Cadd\02-Preliminary\2535 Lighting Plan.dwg January 25, 2024 - 4:43pm



No.	DESCRIPTION	BY	DATE

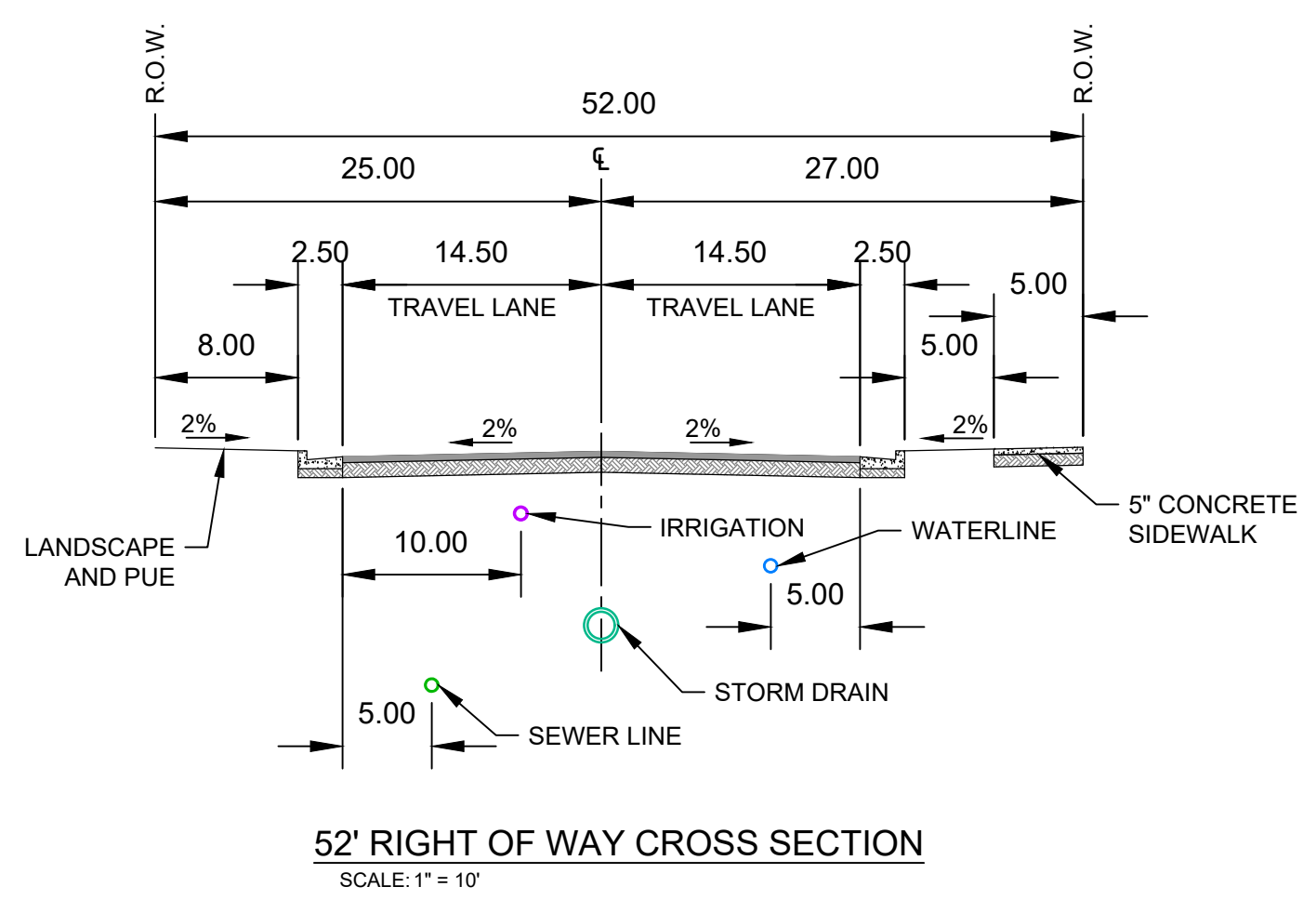
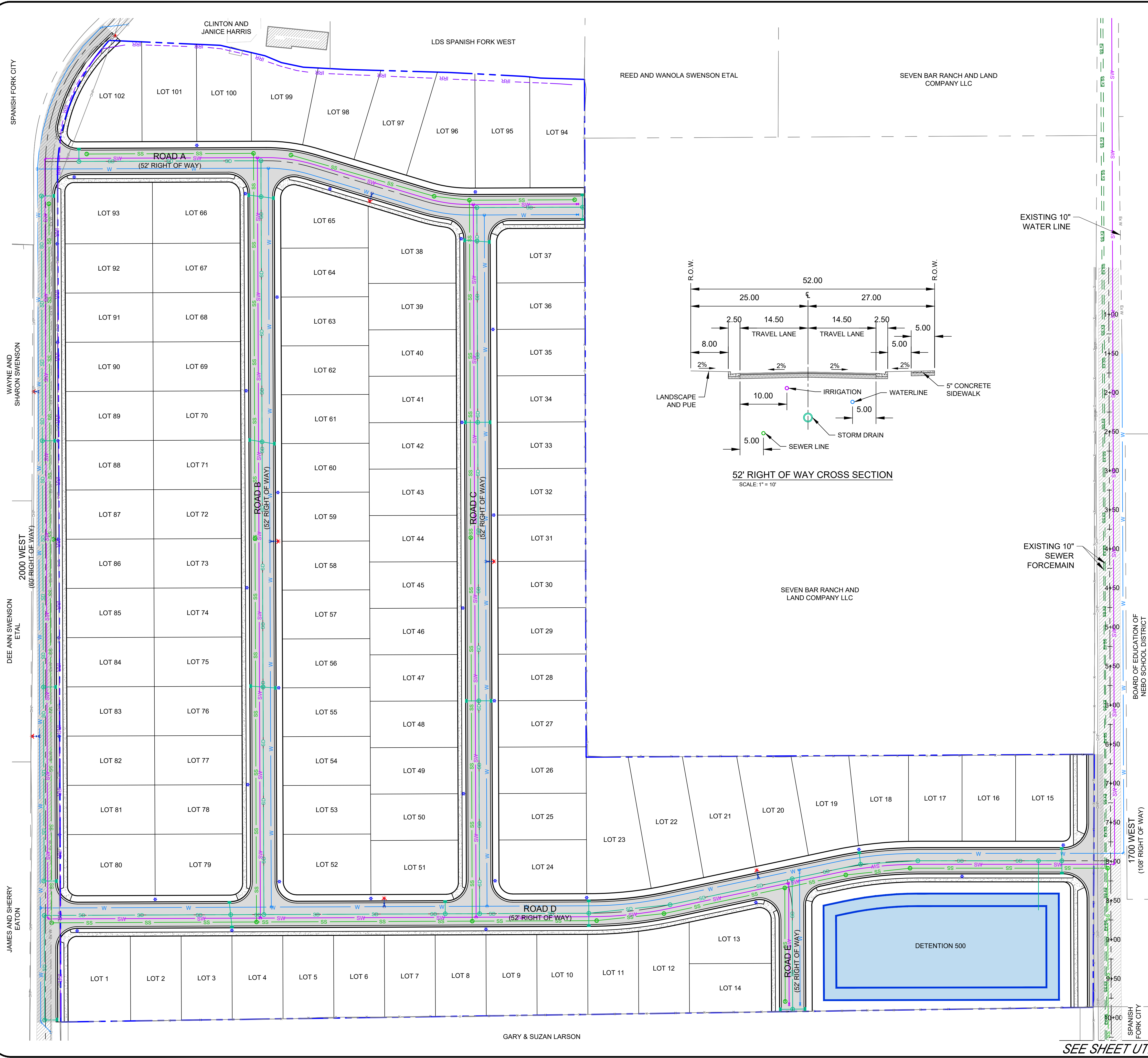
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SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

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CONSULTANTS
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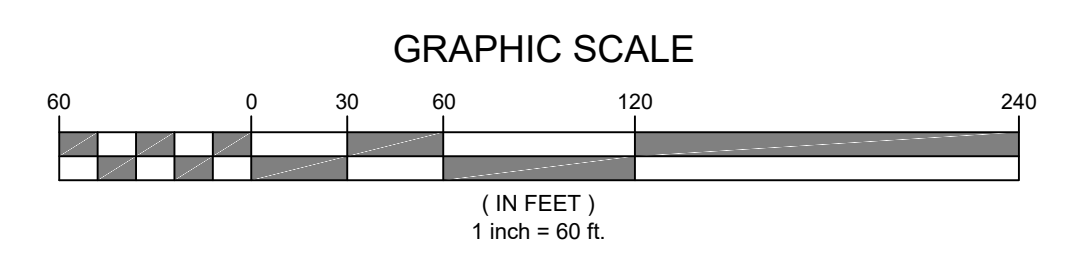
HARRIS FARMS - PRELIMINARY PLAT
STREET LIGHTING PLAN
SPANISH FORK, UTAH

SHEET
SLP

P:\Shared Files\Projects\2535 - Harris Farms\Civil\design\00-Cadd\02-Preliminary\2535 Utility Plan.dwg January 25, 2024 - 4:43pm



NOT FOR CONSTRUCTION



LEGEND

- PIPED IRRIGATION
- C-900 PVC WATER LINE
- CLASS III RCP STORM DRAIN LINE
- SDR-35 PVC OR SDR-11 HDPE SEWER LINE
- SEWER / STORM MANHOLE WITH VALVE AND TEE
- STANDARD FIRE HYDRANT WITH VALVE AND TEE
- STANDARD CITY LIGHT POLE
- STORM DRAIN INLET/COMBO BOX
- VALVE, TEE, REDUCER, ETC.

DRIVEWAY EDGINGS

RESIDENTIAL LOCAL STREET - 60' ROW

NOTES:

- SEE STANDARD DRAWINGS FOR DRIVEWAYS
- SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT
- MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURBS & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT
- ALL LOCAL TO LOCAL TRC RADIUS TO BE 25'
- ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNER.

STANDARDS

MAJOR COLLECTOR 3 LANE STREET - 108' ROW

TABLE 1	
MAJOR COLLECTOR STREET INTERSECTION RADIUS	TRC RADIUS
MAJOR ARTERIAL	40'
MAJOR ARTERIAL	35'
MAJOR COLLECTOR	30'
MINOR COLLECTOR	30'
COMMERCIAL LOCAL	30'
RESIDENTIAL LOCAL	30'

NOTES:

- CITY ENGINEER MAY WAIVE THE REQUIREMENT FOR A MASONRY WALL
- SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS
- TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE
- PLANTER: SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS WITH BANK WALLS OR KERBSIDE AS APPROVED BY THE CITY. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO IT'S APPROVED
- PLANTER MAY BE GRASS OR KERBSIDE AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS
- SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT
- MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURBS & GUTTER
- LANDSCAPED MEDIA MAY BE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 80' BETWEEN INTERSECTIONS
- ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNER
- KERBSIDE PLANTERS MAY BE INSTALLED IN PLANS AS APPROVED BY CITY ENGINEER OR DESIGNER
- MINIMUM CURB WALL HEIGHTS SHALL BE AS APPROVED BY CITY ENGINEER OR DESIGNER
- BOTH SIDES OF THE WALLS MUST BE PAINTED WITH A BASE COAT AND 3 HIGHLIGHTS APPROVED HEAD OF TIME BY THE CITY.

No.	DESCRIPTION	BY	DATE

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HARRIS FARMS - PRELIMINARY PLAT

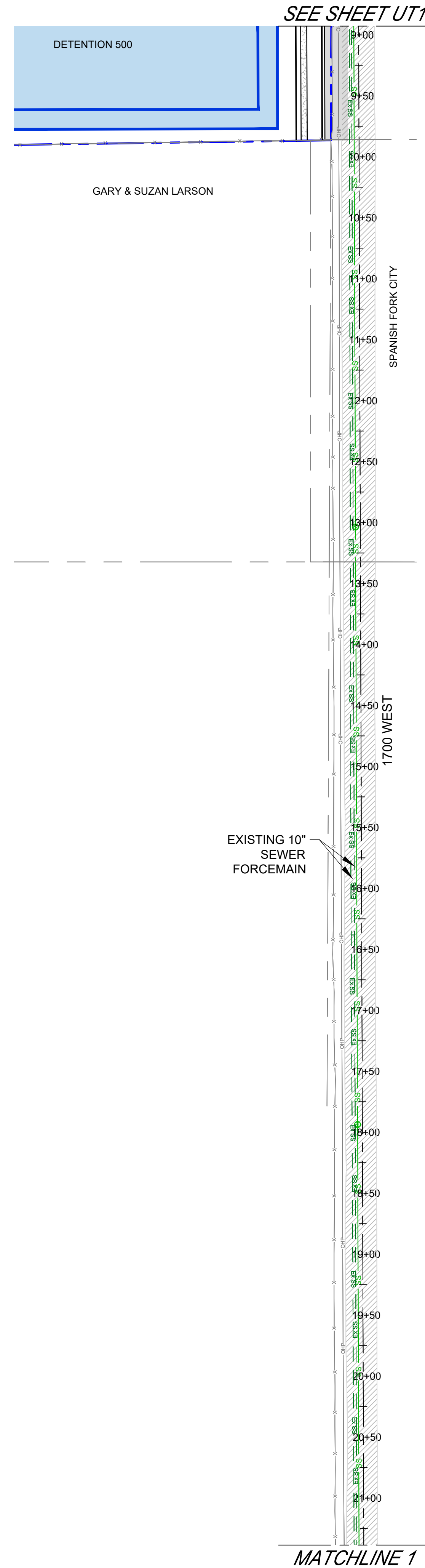
UTILITY PLAN

SPANISH FORK, UTAH

SHEET UT1

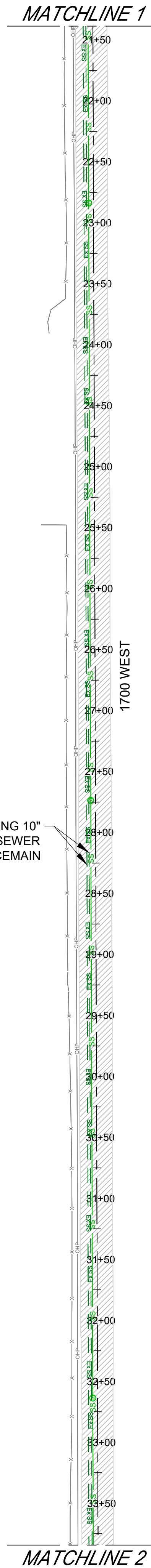
SEE SHEET UT2

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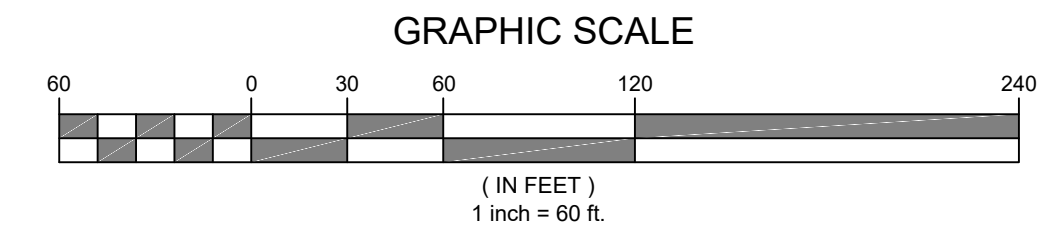
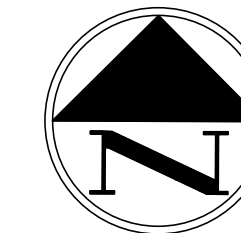
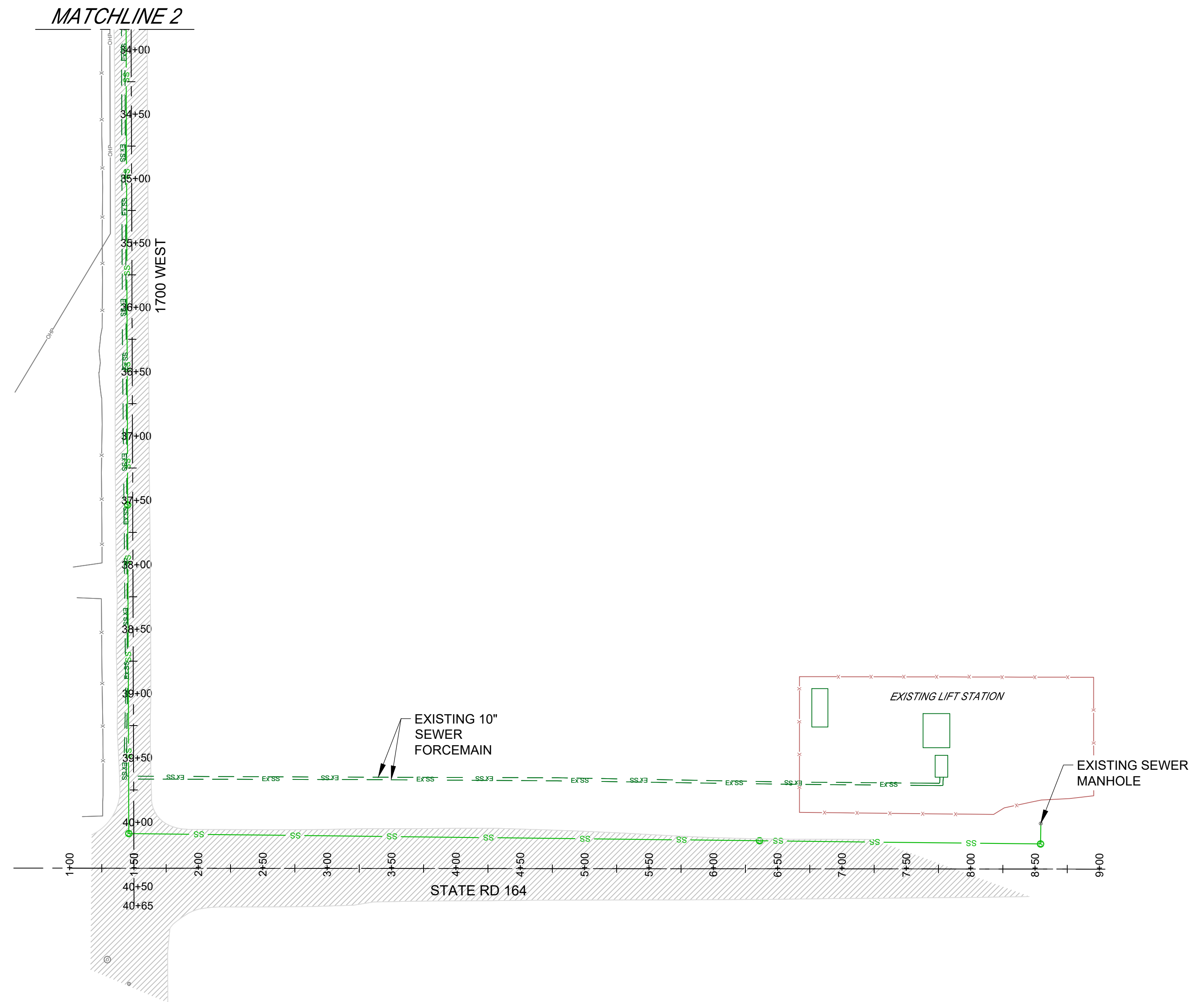
SEE SHEET UT1

MATCHLINE 1



MATCHLINE 1

MATCHLINE 2



LEGEND

- PIPED IRRIGATION
- C-900 PVC WATER LINE
- CLASS III RCP STORM DRAIN LINE
- SDR-35 PVC OR SDR-11 HDPE SEWER LINE
- SEWER / STORM MANHOLE
- STANDARD FIRE HYDRANT WITH VALVE AND TEE
- STANDARD CITY LIGHT POLE
- STORM DRAIN INLET/COMBO BOX
- VALVE, TEE, REDUCER, ETC.



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=60'
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

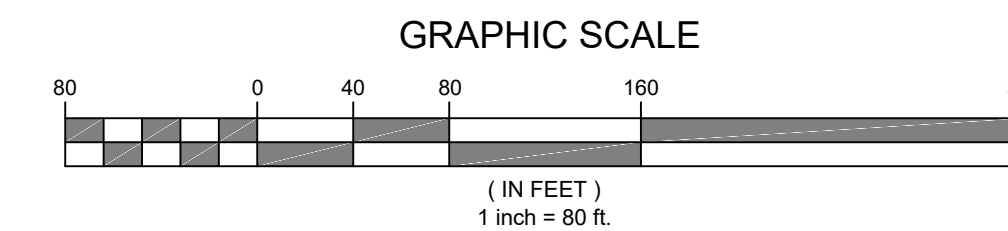
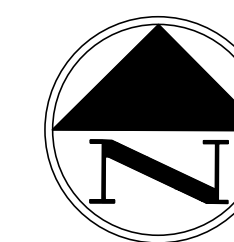
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HARRIS FARMS - PRELIMINARY PLAT
UTILITY PLAN
SPANISH FORK, UTAH

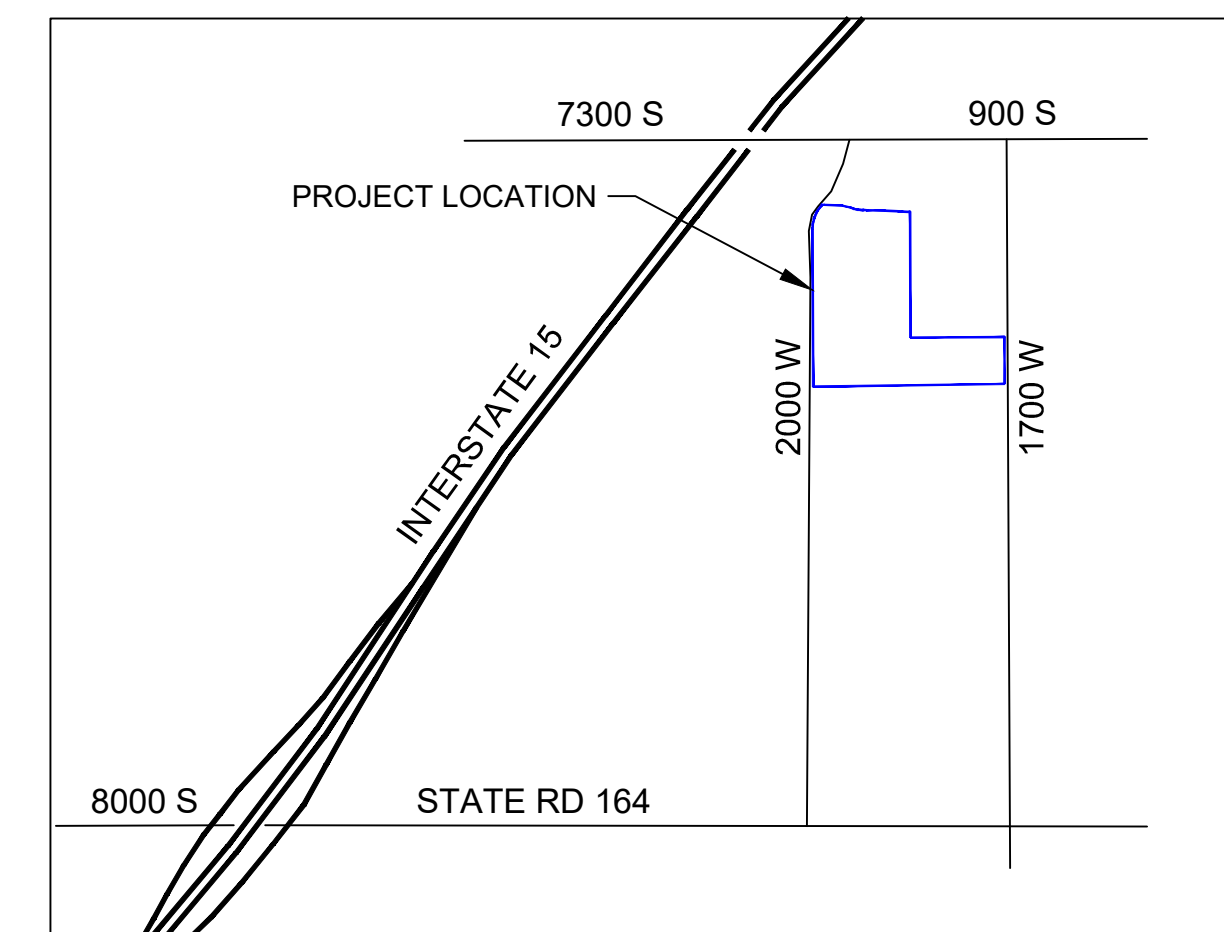
SHEET
UT2

HARRIS FARMS PRELIMINARY PLAN SET

SPANISH FORK, UTAH COUNTY, UTAH



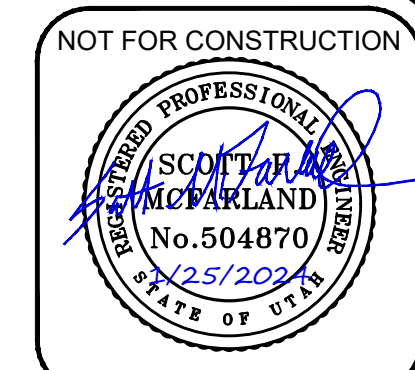
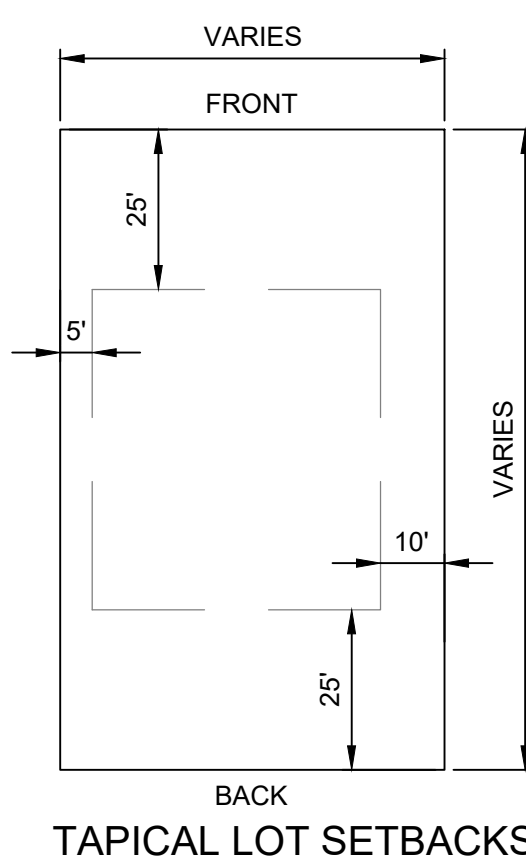
VICINITY MAP



CITY ZONING = R-1-6

TABULATIONS:

TOTAL PLAT ACREAGE	23.73 ACRES
LOT AREA	17.39 ACRES
RIGHT OF WAY	5.12 ACRES
OPEN SPACE	1.22 ACRES
NUMBER OF LOTS	102



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=80'
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

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SURVEYOR'S CERTIFICATE

I, WILLIS D. LONG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10708886, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS HARRIS FARMS AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

WILLIS D. LONG, PLS

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT _____, THE _____ UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

HARRIS FARMS

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. OWNER(S) HEREBY AGREE TO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET.

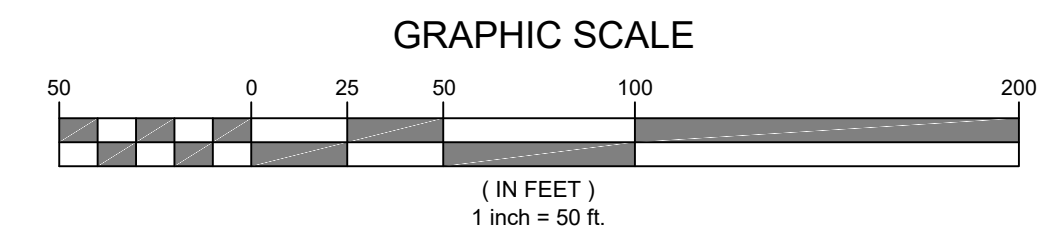
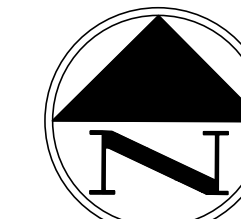
IN WITNESS WHEREOF _____ HAVE HERE UNTO SET _____ THIS _____ DAY OF _____ A.D., 20____

HARRIS FARMS - PRELIMINARY PLAT

PLAT COVER

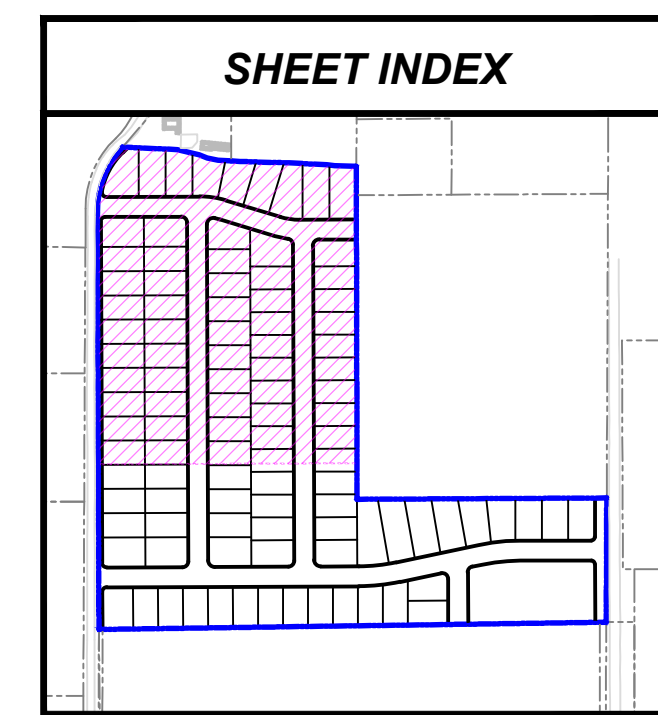
SPANISH FORK, UTAH

SHEET
PT1



LEGEND	
	BOUNDARY CORNER (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
	MONUMENT (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
	BOUNDARY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	LOT LINE

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD	CHORD BRG
C1	18.84'	12.03'	89°44'43"	11.97'	16.97'	S44°46'24"W
C2	61.46'	527.00'	6°40'57"	30.77'	61.43'	S86°25'51"W
C3	46.81'	527.00'	5°05'23"	23.42'	46.80'	S80°32'41"W
C4	26.64'	15.00'	101°46'29"	18.45'	23.28'	N51°06'45"W
C5	20.48'	15.00'	78°13'31"	12.20'	18.93'	S38°53'14"W
C6	99.06'	473.00'	12°00'00"	49.71'	98.88'	S84°00'00"W
C7	14.11'	9.00'	89°48'17"	8.97'	12.71'	N45°05'52"W
C8	14.17'	9.00'	90°11'43"	9.03'	12.75'	N44°54'08"E
C9	11.97'	525.03'	1°18'23"	5.99'	11.97'	N89°20'49"E
C10	64.22'	525.00'	7°00'32"	32.15'	64.18'	N85°11'21"E
C11	33.76'	525.00'	3°41'05"	16.89'	33.76'	N79°50'32"E
C12	19.26'	475.00'	2°19'22"	9.63'	19.26'	N79°09'41"E
C13	78.34'	475.00'	9°26'57"	39.26'	78.25'	N85°02'51"E
C14	26.70'	17.00'	90°00'09"	17.00'	24.04'	S45°13'36"E
C15	23.56'	15.00'	89°59'51"	15.00'	21.21'	N44°46'24"E
C16	26.70'	17.00'	90°00'09"	17.00'	24.04'	S45°13'36"E
C17	23.56'	15.00'	89°59'51"	15.00'	21.21'	N44°46'24"E
C18	18.86'	11.97'	90°15'17"	12.03'	16.97'	S45°13'36"E
C19	18.85'	12.00'	90°00'00"	12.00'	16.97'	S44°46'29"W
C20	23.56'	15.00'	90°00'00"	15.00'	21.21'	N45°13'31"W
C21	30.46'	17.00'	102°39'22"	21.24'	26.55'	S51°06'10"W
C22	13.50'	178.00'	4°20'38"	6.75'	13.49'	N75°23'50"W
C23	35.77'	227.73'	9°00'02"	17.92'	35.74'	N77°50'31"W
C24	21.52'	15.04'	82°00'02"	13.07'	19.73'	N41°20'31"W
C25	26.70'	17.00'	90°00'00"	17.00'	24.04'	S44°46'29"W
C26	50.44'	170.00'	17°00'00"	25.41'	50.26'	S81°43'31"E
C27	21.30'	230.00'	5°18'20"	10.66'	21.29'	S75°52'41"E
C28	46.94'	230.00'	11°41'40"	23.55'	46.86'	S84°22'41"E
C29	21.10'	12.00'	100°44'19"	14.49'	18.48'	S39°51'22"E
C30	117.18'	190.00'	35°20'11"	60.52'	115.33'	S28°10'53"W



SEE SHEET PT3

No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=50'
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

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CONSULTANTS

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HARRIS FARMS - PRELIMINARY PLAT

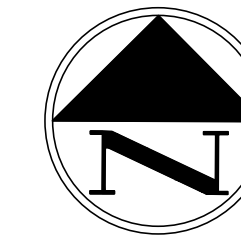
PLAT PLAN

SPANISH FORK, UTAH

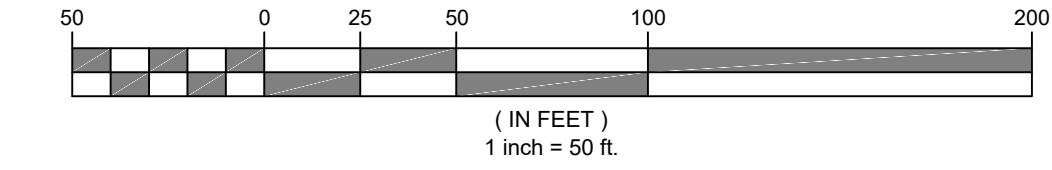
SHEET
PT2

P:\Shared Files\Projects\2535 - Harris Farms\Civil design\00-Cadd\02-Pre\liminary\2535 Plat Plan.dwg January 25, 2024 - 4:44pm

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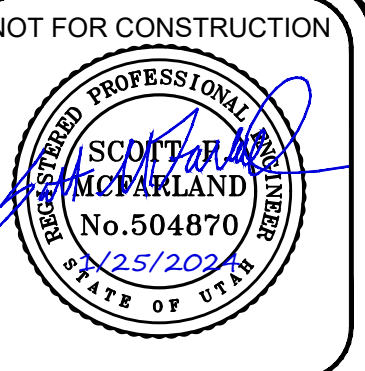


GRAPHIC SCALE



LEGEND

- BOUNDARY CORNER (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- MONUMENT (ALL REBAR CAPS WILL BE SET UNLESS OTHERWISE NOTED)
- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- LOT LINE



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ): 1"=50'
SCALE (VERT): NA
DRAWN BY: RJF
CHECKED BY: RHD
DATE: 01.25.2024
PROJECT No: 2535

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HARRIS FARMS - PRELIMINARY PLAT
PLAT PLAN
 SPANISH FORK, UTAH

SHEET
PT3

