



## Wednesday, September 20, 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 Office Building, 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

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A. September 13, 2023

#### 2. Site Plan

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A. UTAH COUNTY FIRE ADMINISTRATION BUILDING. This proposal involves the development of a new administrative building located at approximately 364 West 3200 North.

B. HATCH WAREHOUSE. This proposal involves the development of a commercial building located at approximately 3427 North 1150 West.

C. ROKBLOKZ SITE 1. This proposal involves the development of a commercial building located at approximately 3319 North 1150 West.

D. MAYDAY GAMES COMMERICAL SITE. This proposal involves the development of a new commercial building located at approximately 3447 North 1340 West.

E. REDD DEVELOPMENT COMMERICAL SITE. This proposal involves the development of a new commercial building located at approximately 1379 West 3470 North.

#### 3. Minor Plat Amendment

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A. THE OAKS SUBDIVISION PLAT B LOTS 4 & 5. This proposal involves the modification of lot lines for a residential property located at 2375 Oak Crest Circle.

#### 5. Minor Subdivision Plat

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A. WAPITI PLAT E. This proposal involves a minor subdivision for two lots of a residential property located at 1708 South 1100 East.

B. BAXTER PLAT A. This proposal involves a minor subdivision of an existing property to create three residential lots located at 1502 South 1700 East.

#### 6. Re-Final Plat

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A. NORTH POINT PROPERTIES. The proposal involves the re-approval of a subdivision with three lots located at 63 East 3450 North.

#### 7. Utility Improvement

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A. AIRPORT MAIN STREET STORM DRAIN EXTENSION. This proposal involves the improvement of utilities located at the Spanish Fork City airport located at 2050 North Main Street.

#### 8. Discussion

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A. ARROWHEAD SUBDIVISION SITE MANAGEMENT PLAN. Proposed plan to ensure proper mitigation of environmental concerns.

## **9. Title 15 Amendments**

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A. TITLE 15 AMENDMENTS.

## **10. Adjourn**

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Draft Minutes  
Spanish Fork City Development Review Committee  
40 South Main Street  
Spanish Fork, Utah  
September 13, 2023

**Staff Members Present:** Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Associate Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Senior Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Jake Theurer, Power and Light Superintendent; Garrett Elmer, Power & Light Assistant Superintendent; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Christian Davis, Airport Manager; Kasey Woodard, Division Secretary.

**Citizens Present:** Kent Miner, Steve Wilson, Cody Brazell, Dan Fetchner, Jake Black, Chloe Martin, Jackie Larson.

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

## MINUTES

August 23, 2023

John Little moved to approve the minutes of August 23, 2023 .

Seth Perrins seconded and the motion **passed** all in favor.

## PRELIMINARY PLAT and ZONE CHANGE

### LOTZ CONSTRUCTION

Mary Martin provided a brief description of the location to the proposed preliminary plat and zone change in order to build a 12-lot subdivision.

Byron Haslam stated the access needs to be coordinated and approved with UDOT.

Seth Perrins asked if this is a basic subdivision and it was stated that yes, it is.

There was a question posed regarding landscaping and the trail and Brandon Snyder stated the landscaping plans are finalized during the final plat.

There was a brief conversation about getting power to the subdivision.

Dave Anderson **moved** to recommend the approval of the proposed Lotz Construction Preliminary Plat and Zone Change to City Council based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.

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

Dave Anderson added the comment that there have been several conversations held with different groups about changing the General Plan to allow for a higher density in this area. He stated the Planning Commission was against that idea. He is happy to see a proposal come through that is not proposing a change to the General Plan.

## SITE PLAN

### CANYON CREEK SHOPPING CENTER PHASE 4 PLAT C

Mary Martin stated the area is currently zoned C-2 and the proposal is for a new retail space next to the existing Harbor Freight building.

Engineering has no comments.

Jake Theurer stated there are some remaining power concerns. He stated the design is fine but a load sheet needs to be submitted.

Jason Turner has no public safety concerns.

Dave Anderson **moved** to approve the proposed Canyon Creek Shopping Center Phase 4 Plat C Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses the redline comments.

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

## CONCEPT REVIEW

### GENERAL AVIATION SOUTH PROJECT

Kent Miner gave a brief explanation of the proposed project. He is looking to see if there are any major design concerns before they move forward with the Final Plat application.

Jered Johnson requests the applicants to send a CAD file to City staff for review.

There was discussion regarding the portion of the land located at the south east corner of the lot and the future use of it.

Dave Anderson stated he was under the impression that once land was airport land, it would remain airport land.

Christian Davis stated that the airport would like to retain this portion of land to maintain acreage for the airport. He stated this land was not purchased with FAA funds, that it was either City or airport money but he was not sure.

Seth Perrins asked if he could get clarification on what money was used to acquire this property and relay the information back to him.

Christian Davis stated he can get this information for Seth Perrins soon.

There was further discussion regarding the road located at 2050 north and how much traffic flow there is.

Kent Miner stated the design layout to widen the road would allow for a 45-mph speed limit.

Dave Anderson asked for the timeline and Jake Black stated they are hoping to get this project moving as soon as possible.

Chris Thompson suggested they get the latest design over to engineering for review as soon as possible.

Jake Black stated they are planning to lay asphalt all the way to the sidewalk and stated that if there is a different desire then they need to get that information as soon as possible.

Dave Anderson stated he does not see a real need to landscape the airport.

There was further discussion regarding laying asphalt up to the sidewalk and whether it was the best look.

Dave Anderson stated that there should be a consistent look and feel at the airport.

Brandon Snyder stated there should be some enhancement made to the entrance.

There was discussion regarding fencing and committing to a permanent fencing style.

Seth Perrins asked if the location is under lease yet and it was stated it is in process.

## DISCUSSION

### AIRPORT FBO BUILDING

Brandon Snyder stated this is a follow up to the DRC approval that was given. He then gave a brief recap of the prior approval and conditions and what needs to be discussed today.

Steve Wilson stated there has been a miscommunication that the trash enclosure that was depicted on the design and that it is for reference only and will not be constructed at this time. He stated this is not an office building.

There was discussion regarding the placement of the dumpster enclosure.

Steve Wilson stated they do not produce a large garbage amount; he stated most of the garbage is produced in the back of the lot. He does not feel a dumpster enclosure is needed.

Christian Davis stated it does not make sense for there to be another enclosure and make the applicant pay for it.

Seth Perrins stated this goes against the city ordinances and questions if this needs to be addressed? He stated the design looks like an office building. He stated that he is comfortable with Christian Davis working with the applicant to find a solution for the dumpster enclosure requirements.

Brandon Snyder asked Steve Wilson for clarifications regarding the previous conditions of approval numbers 3 & 4 and whether he is requesting them to be removed from the previous conditions of approval.

Steve Wilson stated yes, and he also is requesting the landscaping requirements to be removed.

It was asked who is responsible for maintaining the landscaping and it was stated that it is the City that is responsible to maintain the landscaping.

Seth Perrins stated that he feels having some landscaping is the best option to help soften the hard look since the City is maintaining it anyway.

It was stated the applicant will need to work with Bart Morrill as the applicants have an engineer draw up plans.

Steve Wilson asked if the Committee understood the plans for the pavilion and it was stated yes.

Seth Perrins requested that the applicants provide updated plans to City staff for review. It was stated this does not need to come back to the DRC for approval as they are working off approved plans just providing an update.

Steve Wilson asked if the Committee is comfortable removing the strip of grass and Brandon Snyder stated he likes the separation and suggests adding rock and planter instead and include a note on the plans that existing grass will be replaced.

#### CANYON CREEK BUILDING ELEVATIONS

Dave Anderson stated today's conversation will be more related to building elevations. He gave a brief explanation of past conversations about how these previous phases in the development look. He stated Cody Brazell has looked for feedback on the designs they have presented and what the City would want.

Cody Brazell spoke briefly about the facades that are presented.

Seth Perrins stated he is in favor of the plaza look and that it matches the look of the other phases of the development.

There was discussion regarding the look along Highway 6 and building openings and the variations that have been used.

Seth Perrins stated that he feels that the design is not that far off but feels this design is a little more plain and is lacking.

Dave Anderson stated that it is more a matter of looking back to what has been done in the past.

Cody Brazell stated it is coming down to building costs as well and doing what makes sense. But he stated he wants the City's feedback. He stated they can still adjust heights and materials at this point.

Dave Anderson stated what is being developed by the applicant currently in Payson, he stated the design presented today is lacking and is not visually interesting.

Seth Perrins suggested giving the design a little more to make it more visually interesting.

#### DR HORTON BUILDING ELEVATIONS AND LANDSCAPING

Brandon Snyder spoke briefly about the elevations that are being presented today.

The applicant stated this is what they would like to change the product to. She stated previously they presented a three-bedroom unit but have since decided to change to offering a four-bedroom unit due to the shift in the housing market and that four-bedroom units are more desirable now. She explained the layout of the units and how they are configured to include four bedrooms.

Dave Anderson stated this is different from what has previously been presented but more similar to what was originally presented with the Jamestown concept.

The applicant stated that they took the previous DRC feedback and came back with this new design with the hopes that it would be more favorable to what the city is wanting to see.

There was a brief discussion on the previous designs concepts and what did not work.

Dave Anderson stated this is in line with what was expected and stated he is in favor of not taking any more time than is necessary. He stated that he wants to discuss landscaping and tree lined streets. He asked what is the best process to get developers to plant trees in the park strips. He then talked briefly about the current process and that it has worked well. He stated that recently, the City Council wanted to have street trees be a part of landscaping. He believes that street trees can be planted with LID boxes in place.

Chris Thompson stated that LID boxes are beneficial to the trees as it brings water to the trees.

Bart Morrill stated a lot of other Cities have a City Arborist that oversees maintaining the trees and suggests hiring one.

There was discussion about the cost for an arborist and crew to maintain City trees and the cost per tree.

Dave Anderson stated this is a good idea and suggests continuing this discussion to a later date so city staff can do a deeper dive into everything discussed today.

## SPANISH SPRINGS SITE IMPROVEMENTS

Brandon Snyder gave a brief description of the improvements. He stated his concern is that the project has been pushed out several times and he is concerned now that UDOT will not do the landscaping.

Byron Haslam stated he does not think they will do landscaping and stated they will do curb to curb.

Dave Anderson spoke briefly about Colmena. He stated that they have been good participants in adjusting their plans to match what UDOT has put together. He stated that since UDOT is taking longer than expected, Colmena has expressed frustration in waiting and he suggested letting Colmena write out a check to Spanish Fork and letting the City be the party that completes the future landscaping. He stated that is a conversation that will need to happen with Colmena, but states that he does not feel there will be a problem as the City would match the bid dollar for dollar.

Brandon Snyder suggests amending the conditions of approval to include the phases to the south not being able to move forward until the earlier phases have been made whole.

Dave Anderson agrees that can always be a possibility.

Chris Thompson stated that if this is not completed by summer of 2024 then the City will step in to do something about it.

#### TITLE 15 AMENDMENT

Dave Anderson stated this discussion is regarding the development of homes off River Bottoms road. He stated that he has huge concerns with this. He presented elevations illustrating homes being built and how the grading issues would be addressed.

It was discussed to present this discussion in a future DRC meeting to allow staff additional time to review and discuss the concerns.

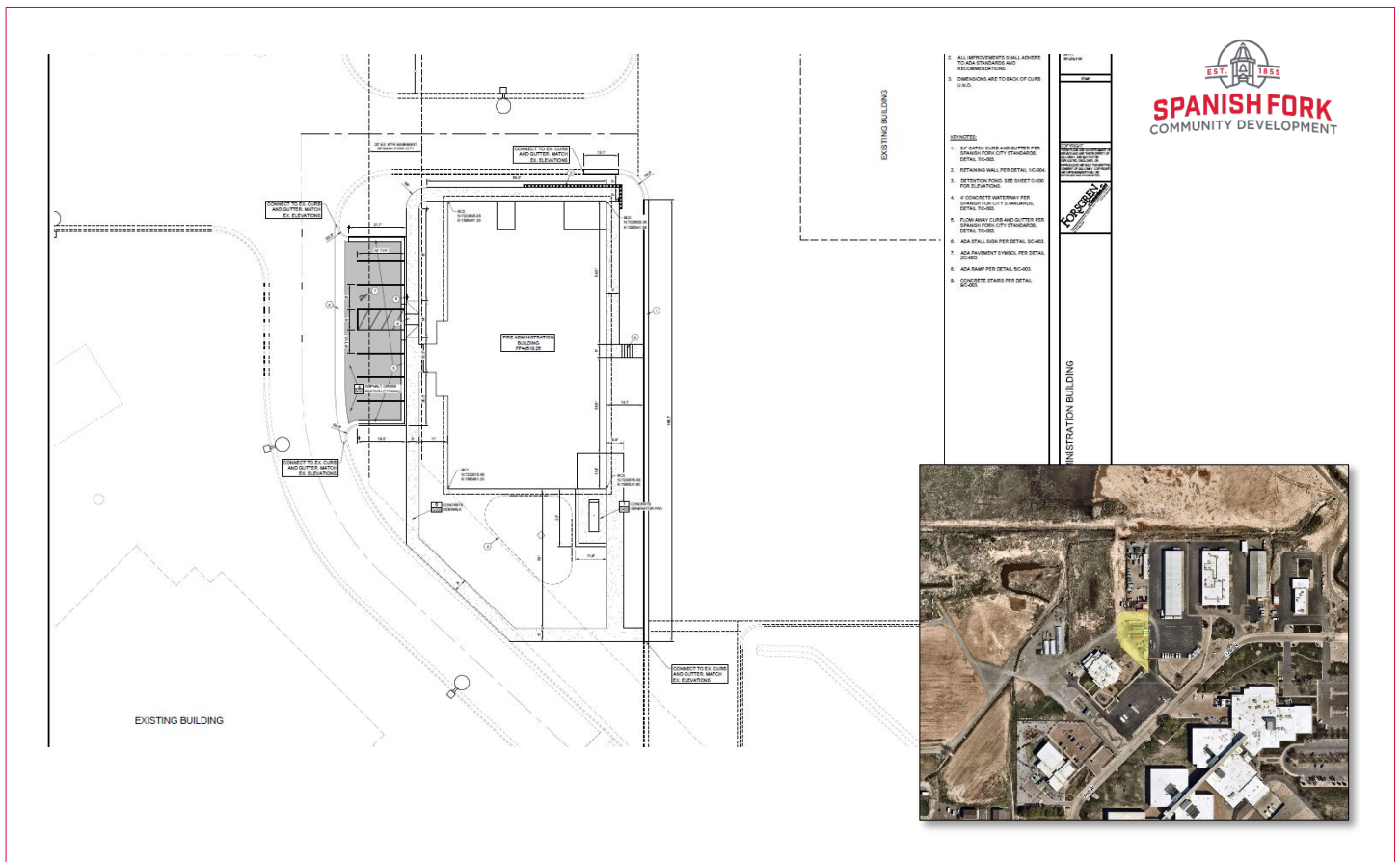
Dave Anderson moved to adjourn the meeting at 11:50 a.m.

Adopted:

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Kasey Woodard  
Community Development Division  
Secretary





## Utah County Fire Administration Building Site Plan Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 364 West 3200 North, including 0.5 acre.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

## Key Issues

1. Power.
2. Utilities.

## Recommendation

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

### Finding

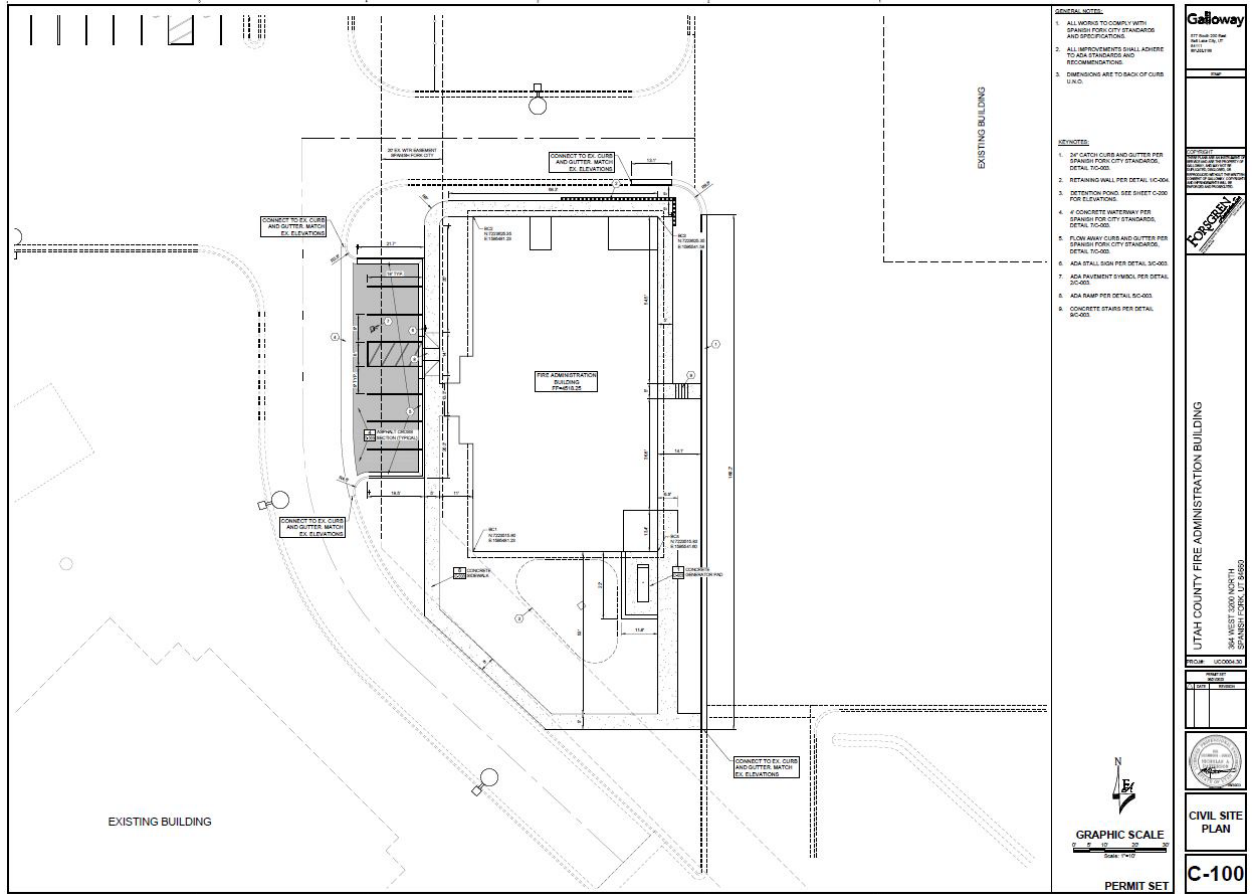
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

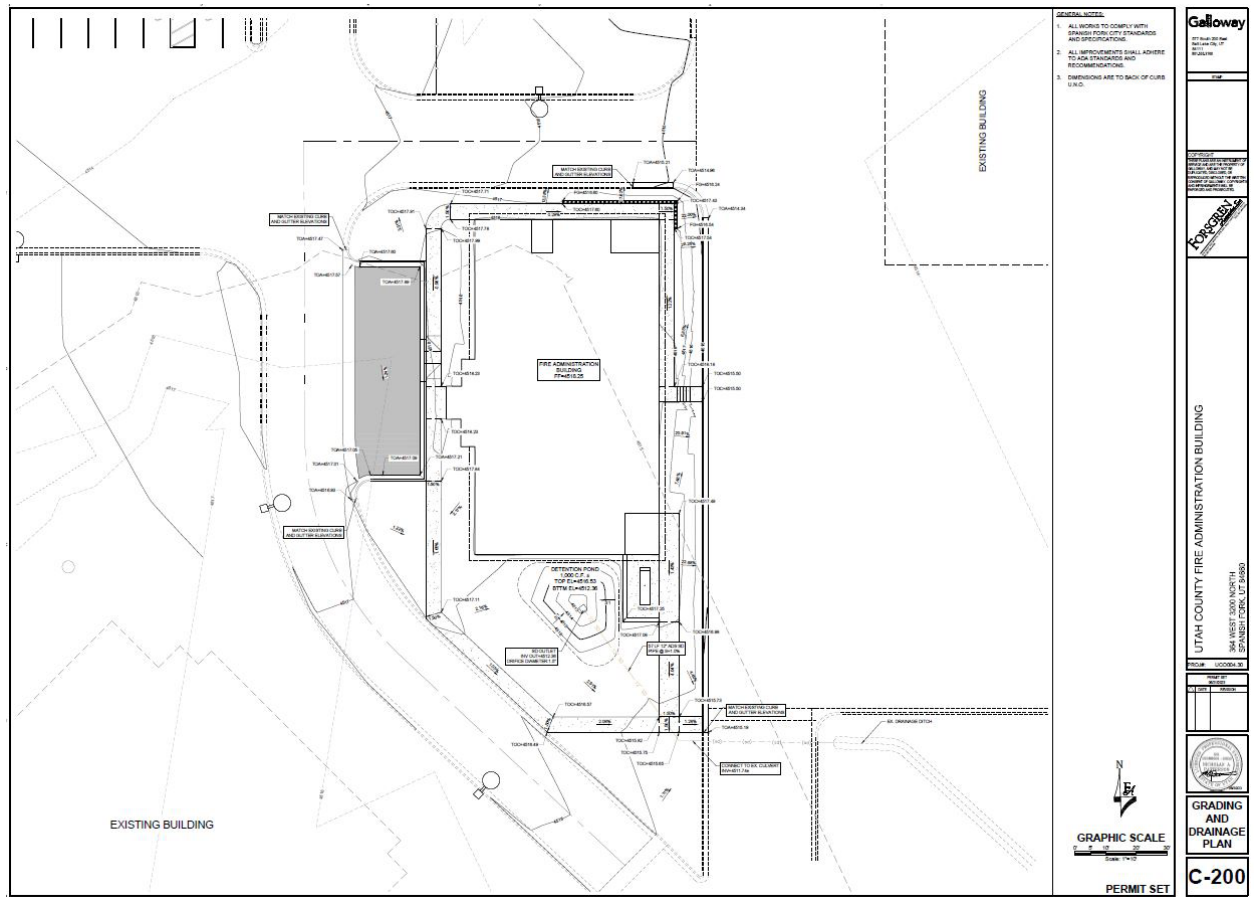
### Conditions

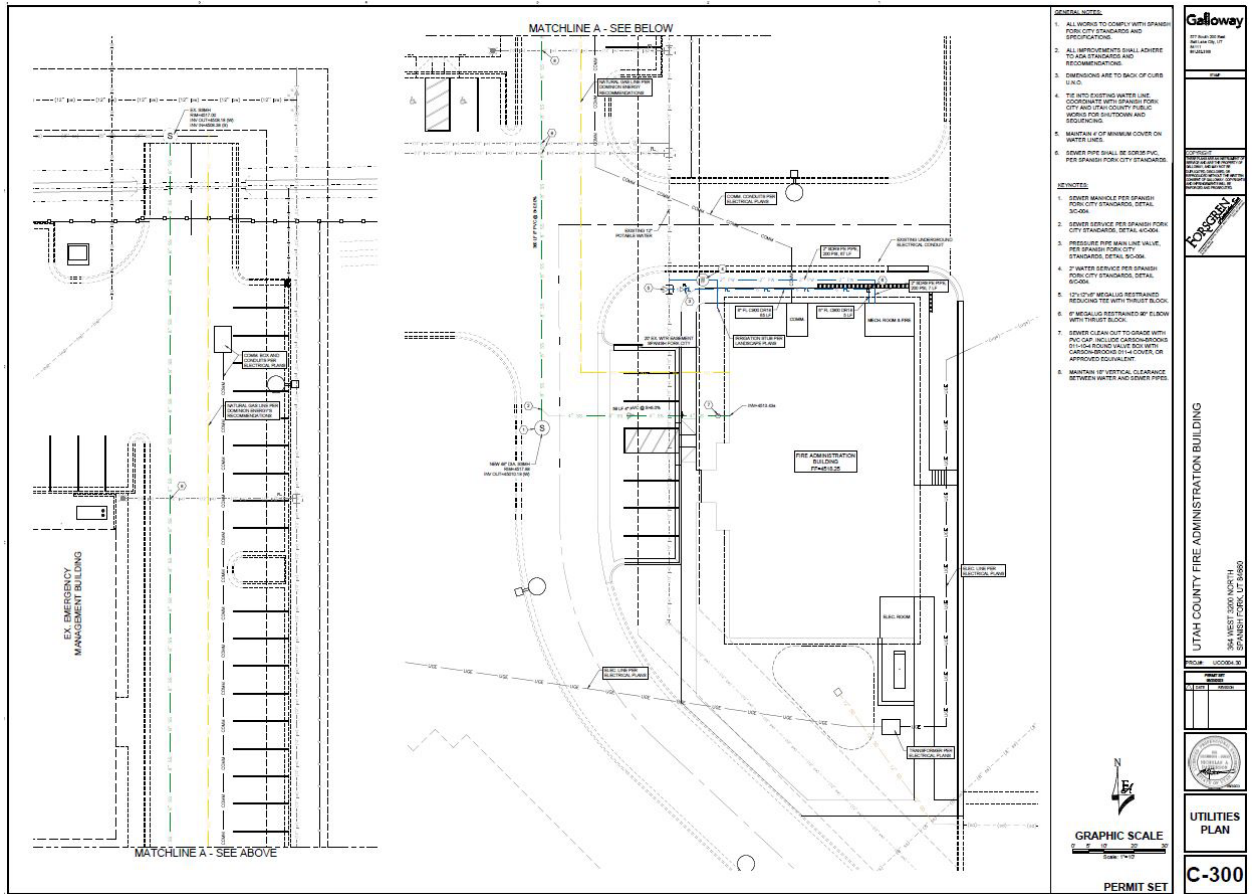
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

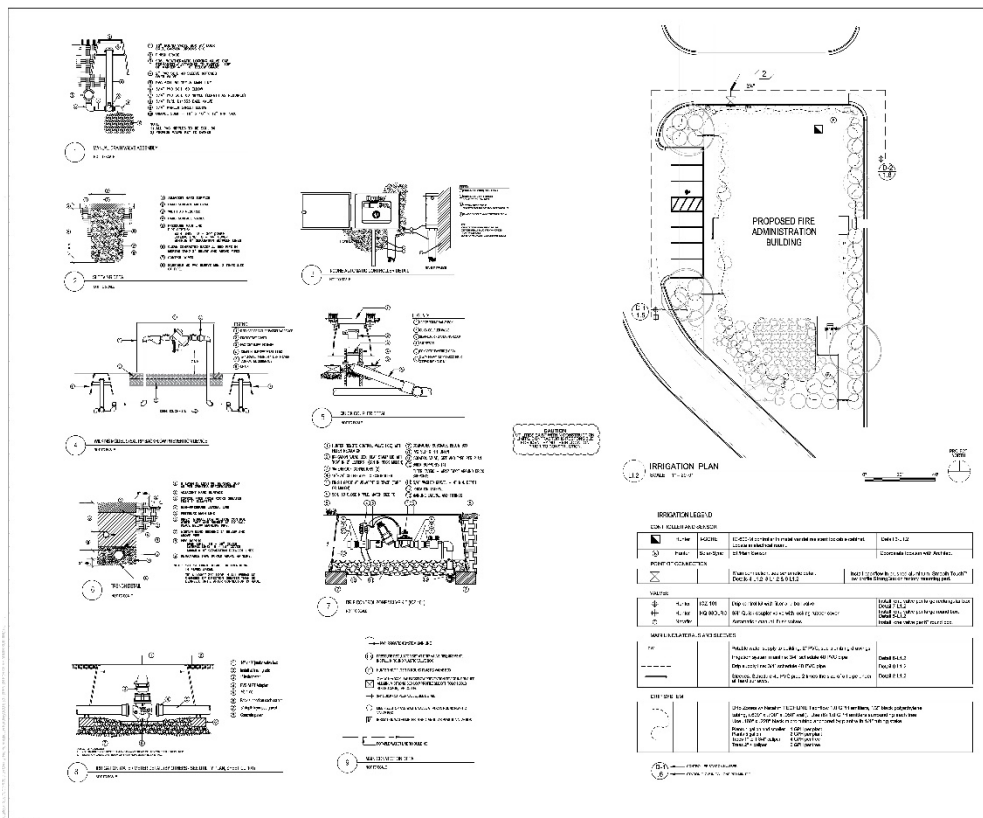
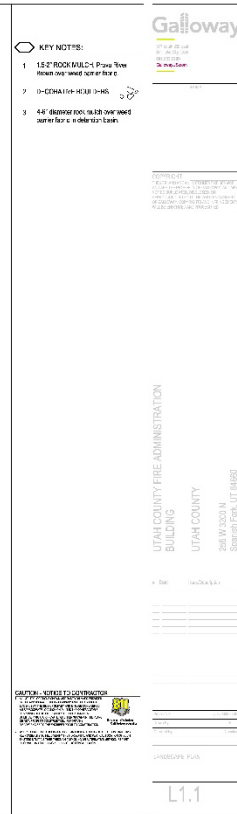
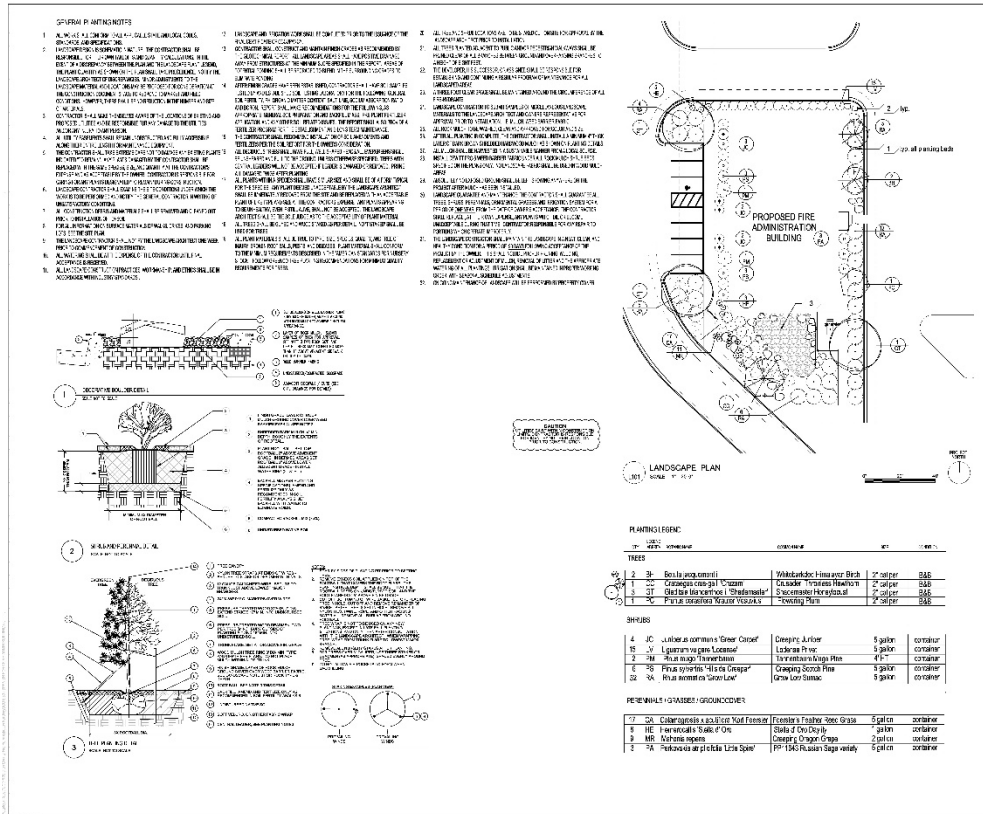
## Exhibits

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



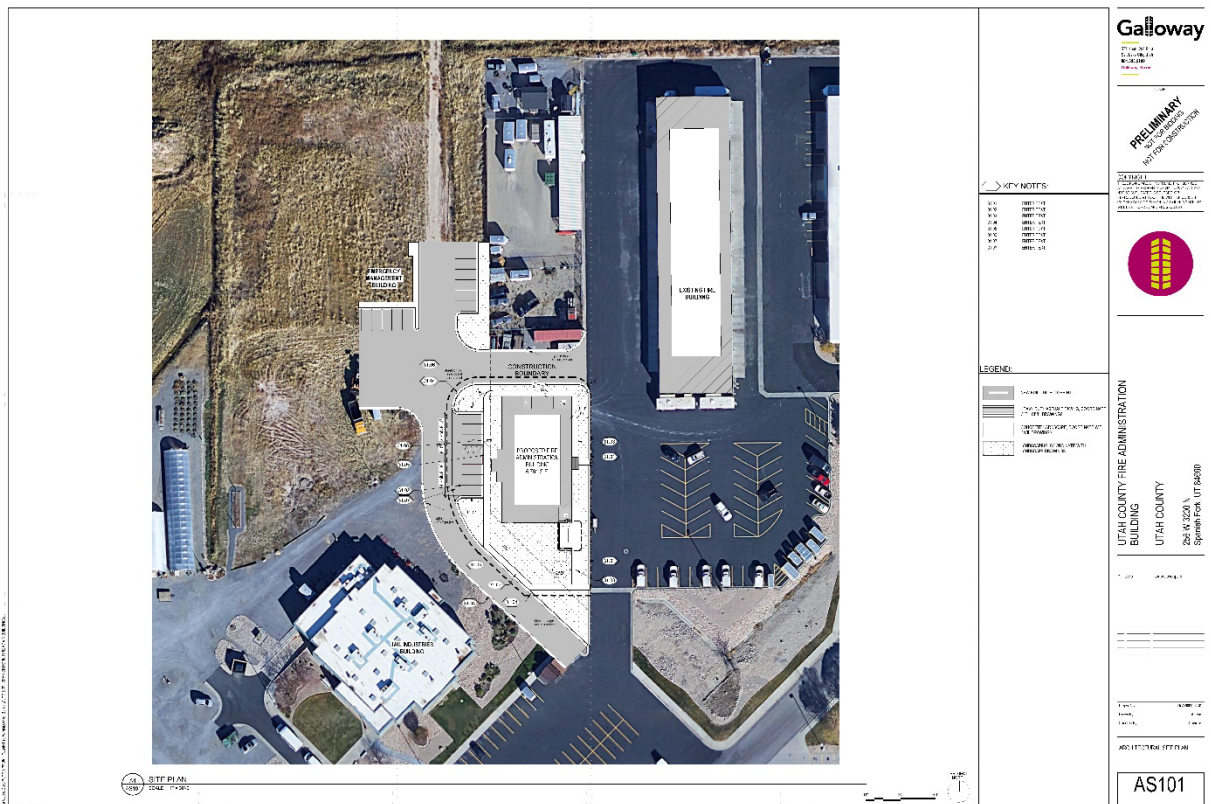
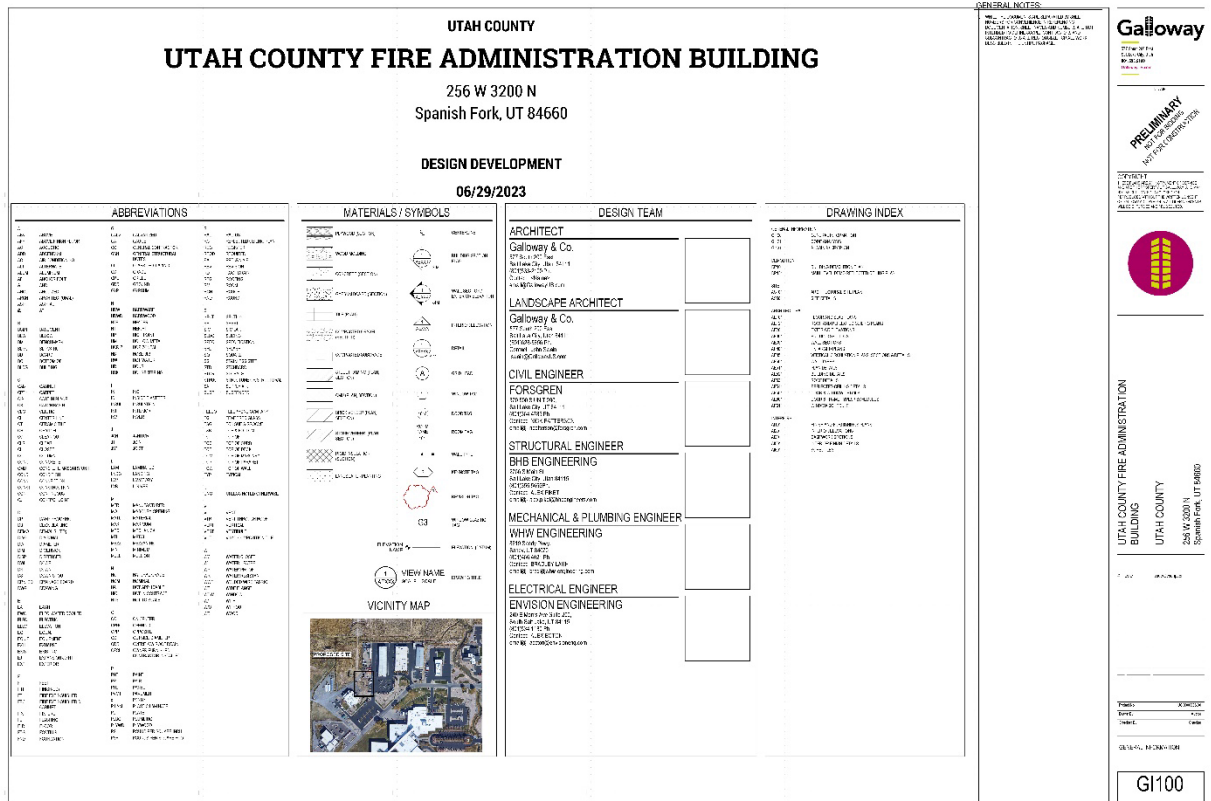


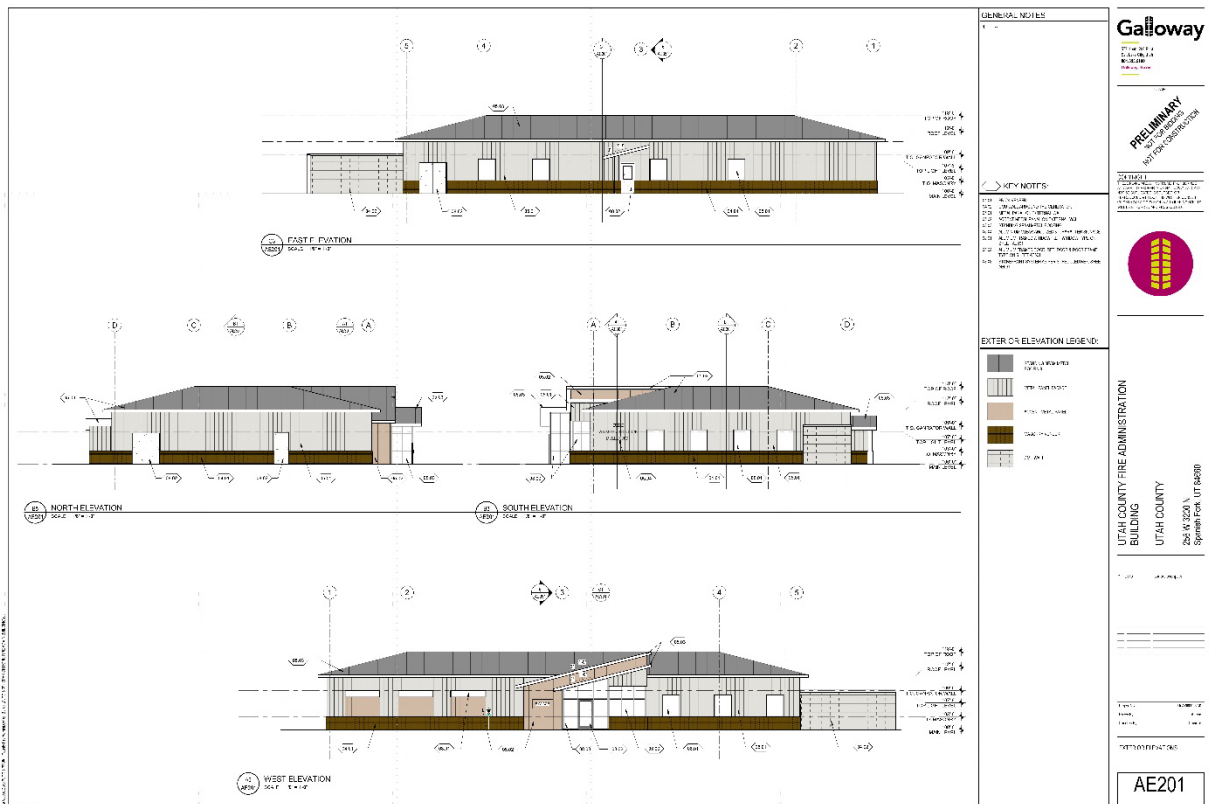




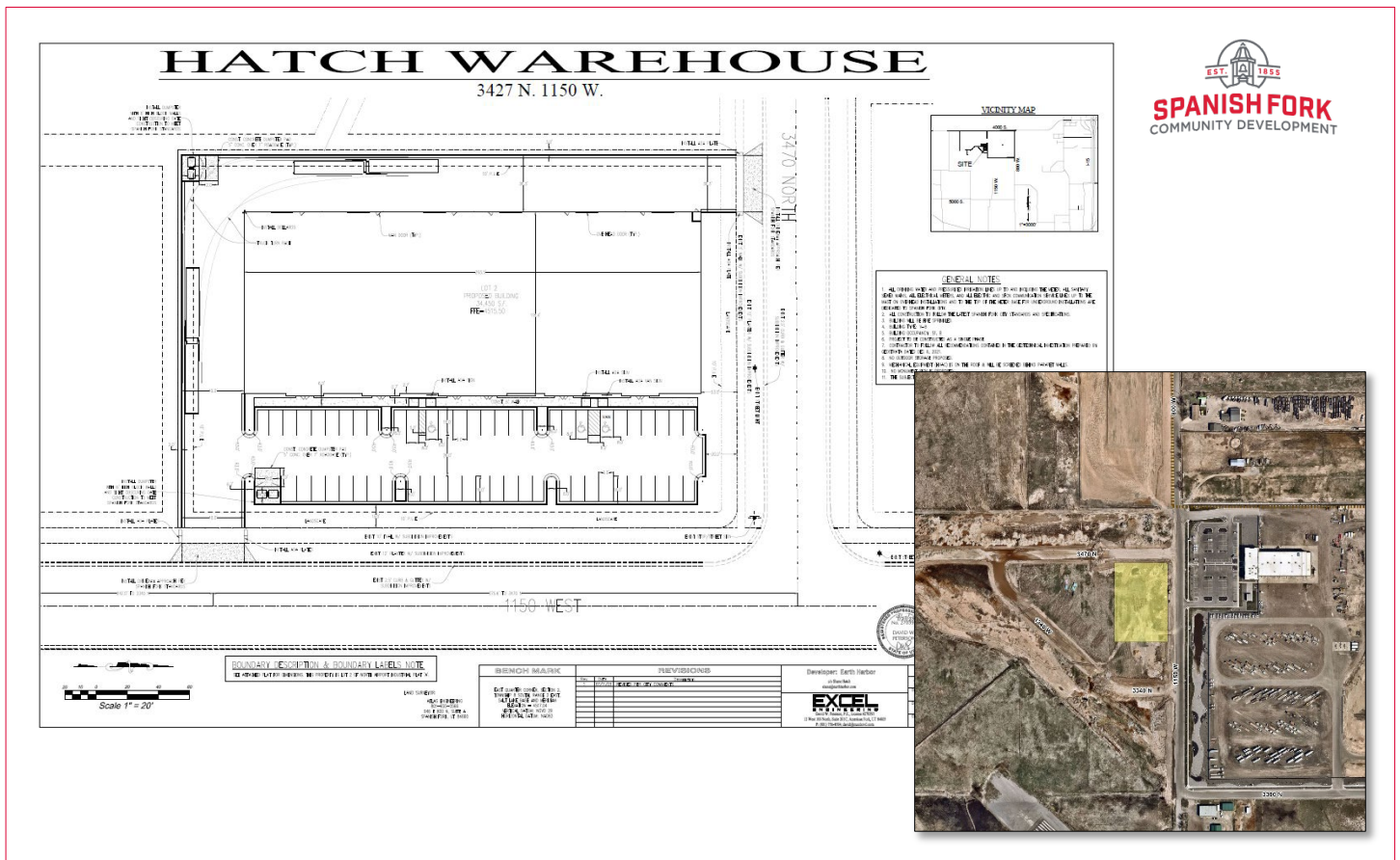
September 20, 2023











## Hatch Warehouse Site Plan Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 3427 North 1150 West, including 2 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

## Key Issues

1. Power.

## Recommendation

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

### Finding

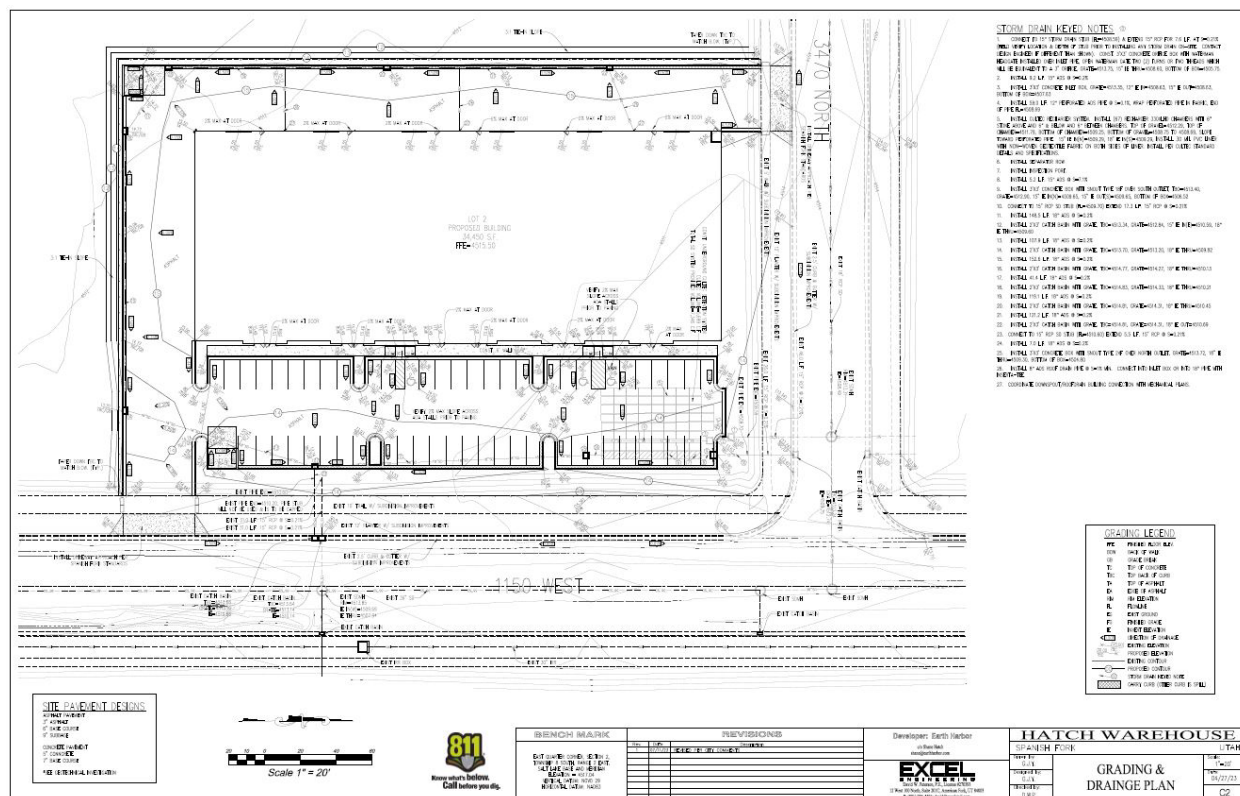
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

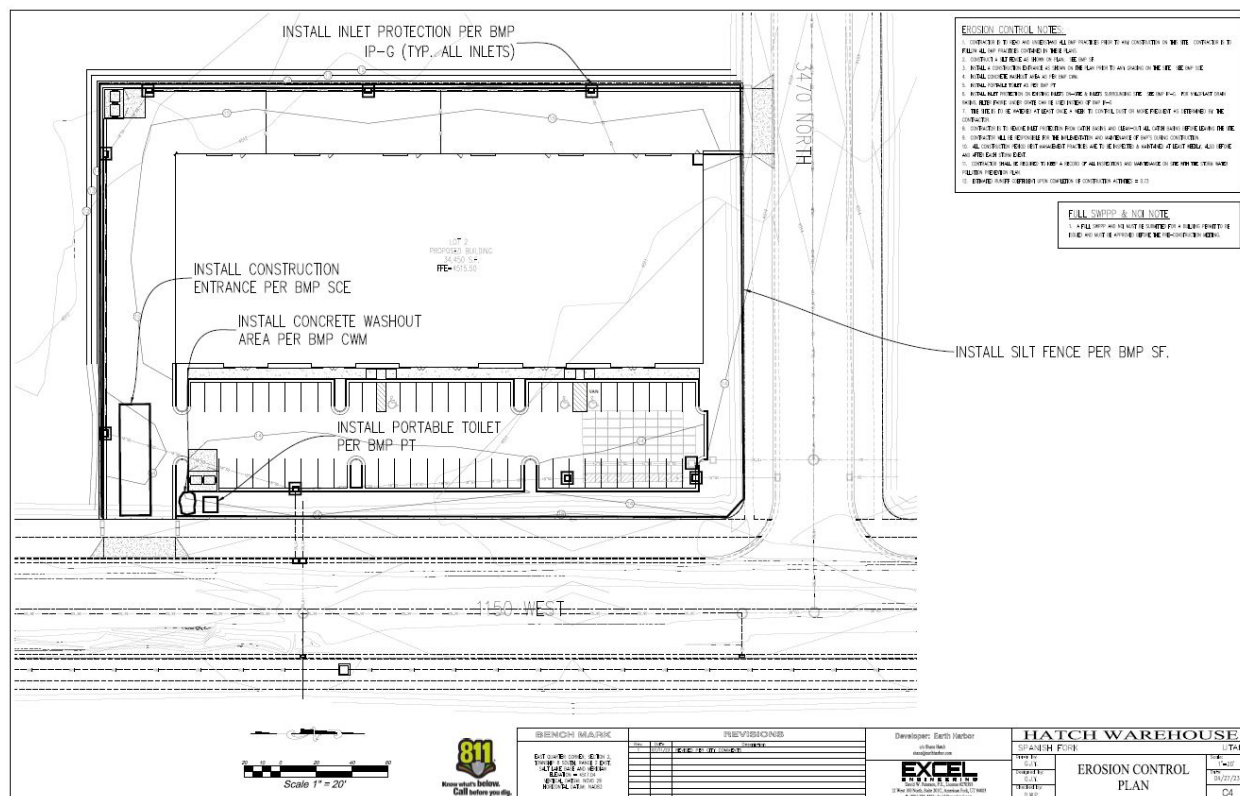
### Conditions

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

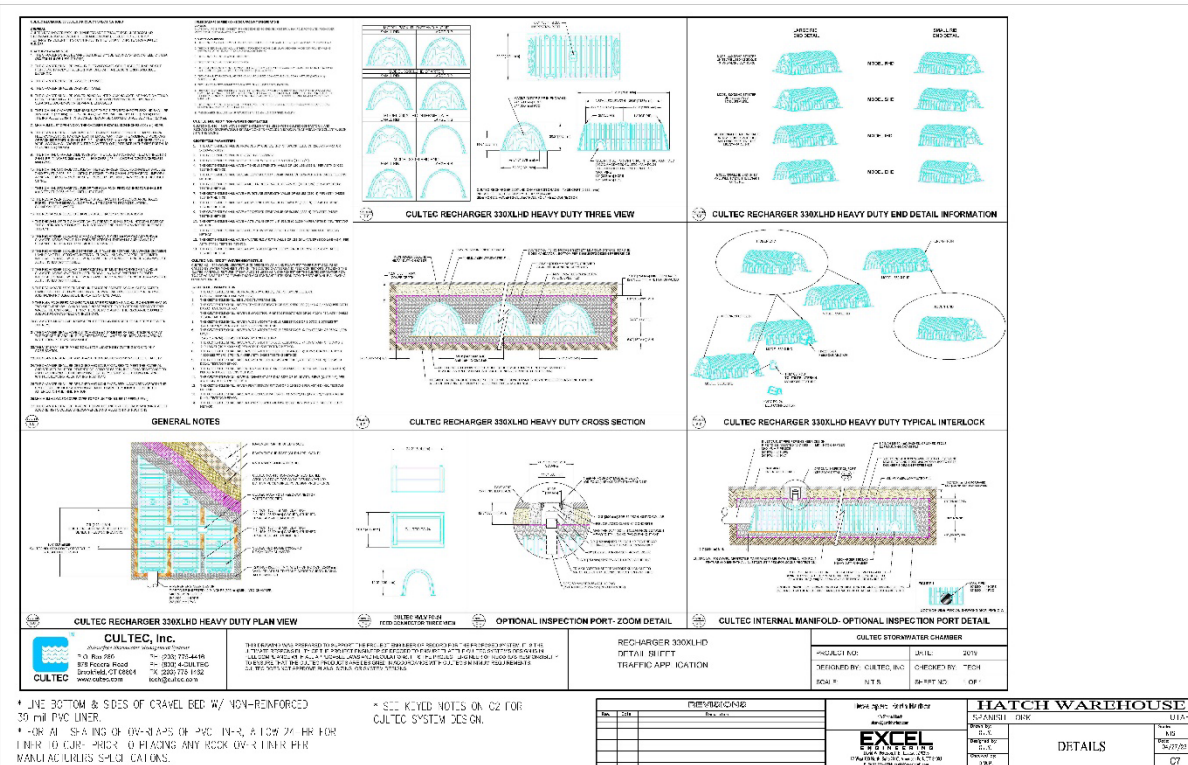
## Exhibits

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









<div> <div>REVISED</div> <div>DATE</div> </div>		<div> <div>EXCEL</div> <div>DATE</div> </div>		<div> <div>HATCH WAREHOUSE</div> <div>DATE</div> </div>	
<div> <div>REVISED</div> <div>DATE</div> </div>		<div> <div>EXCEL</div> <div>DATE</div> </div>		<div> <div>HATCH WAREHOUSE</div> <div>DATE</div> </div>	





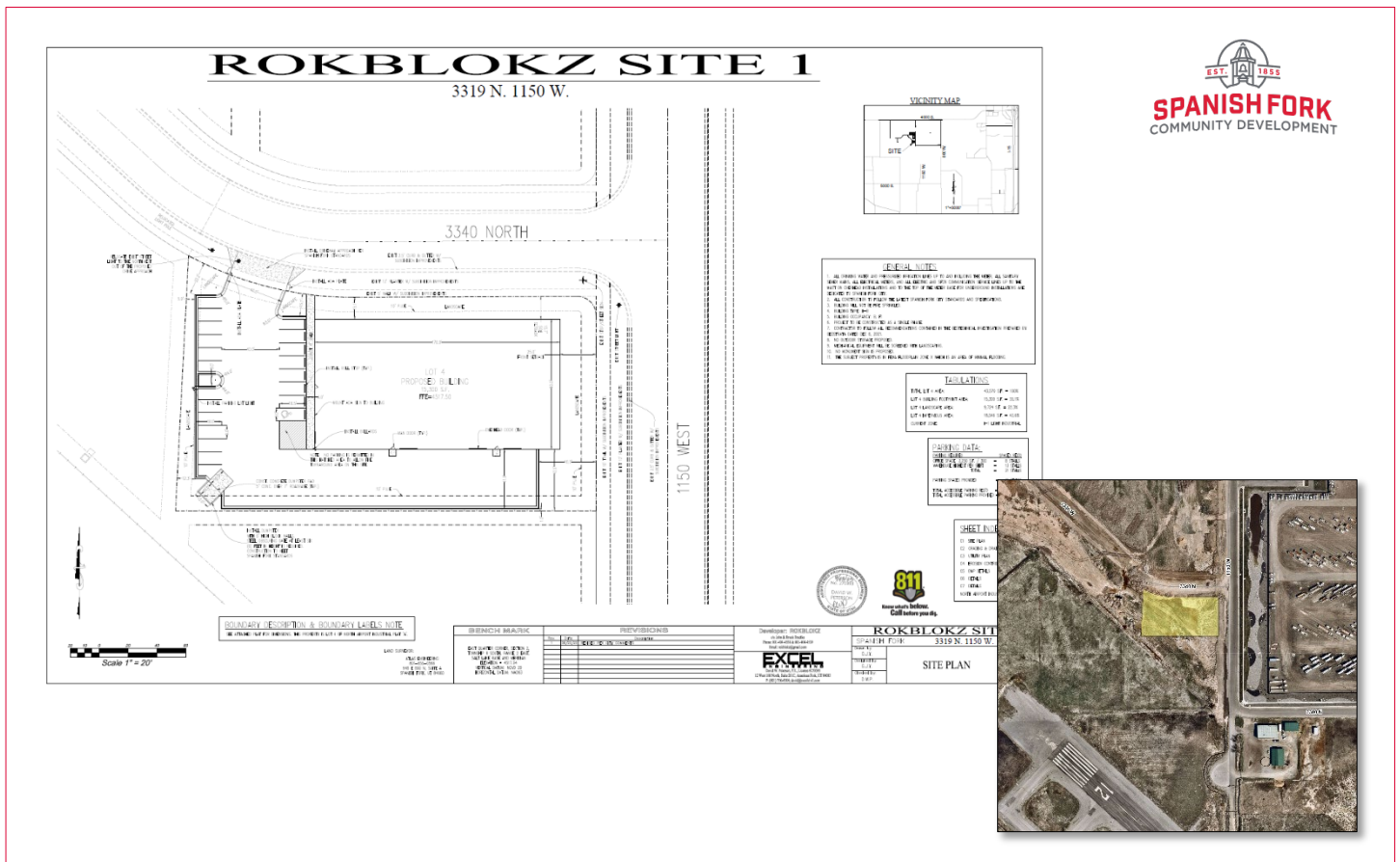












### Rokblokz Site 1 Site Plan Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 3319 North 1150 West, including 1 acre.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

### Key Issues

1. Lead time for electrical equipment.

### Recommendation

That the proposed Application type be approved based on the following finding and subject to the following conditions.

#### Finding

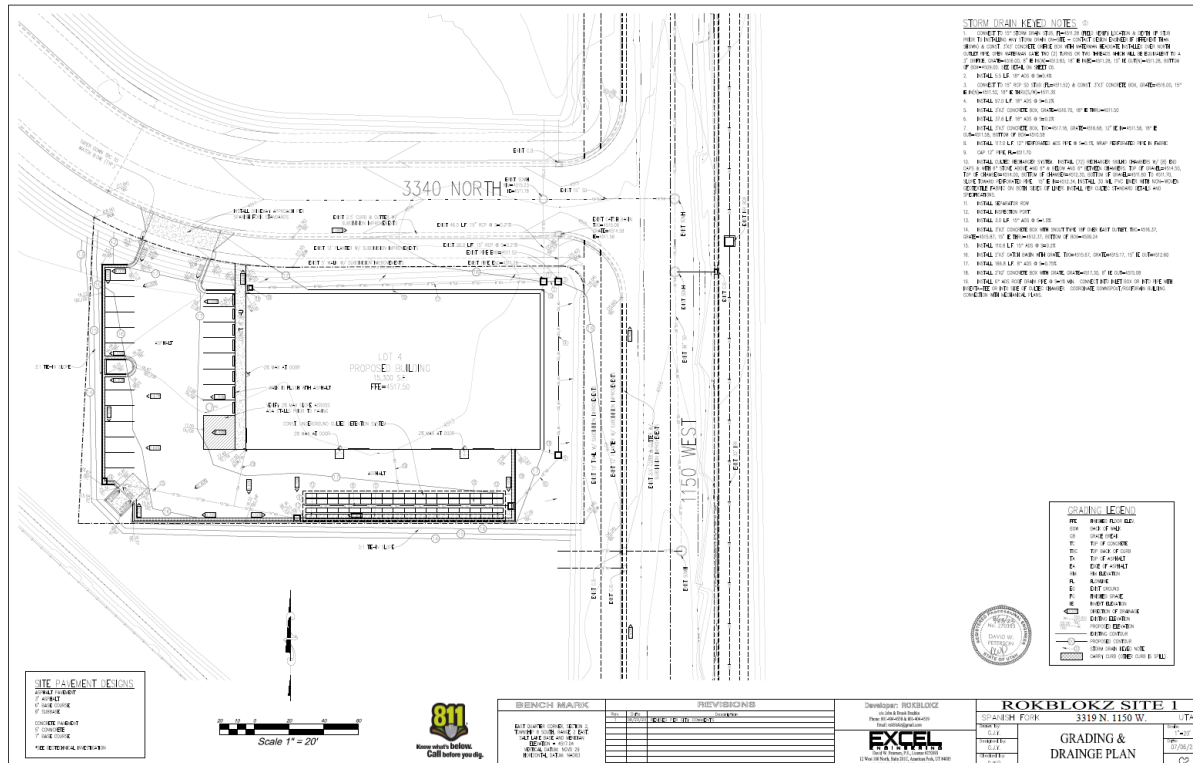
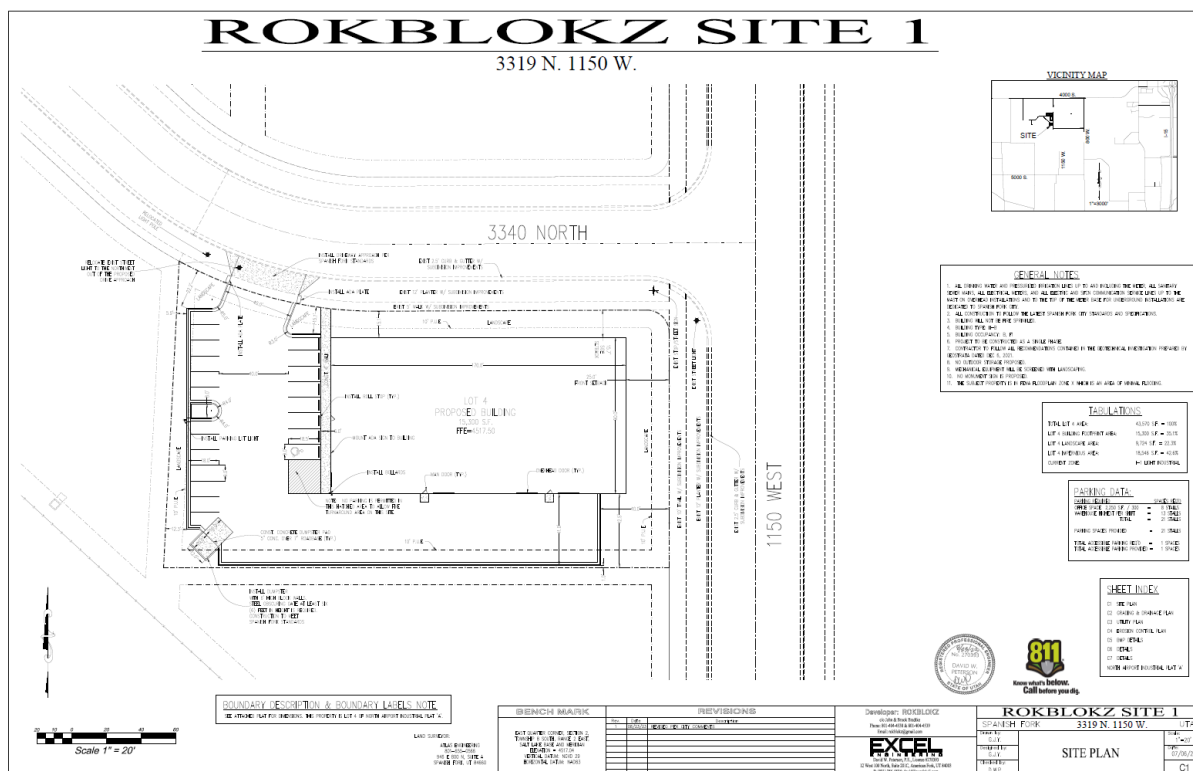
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

#### Conditions

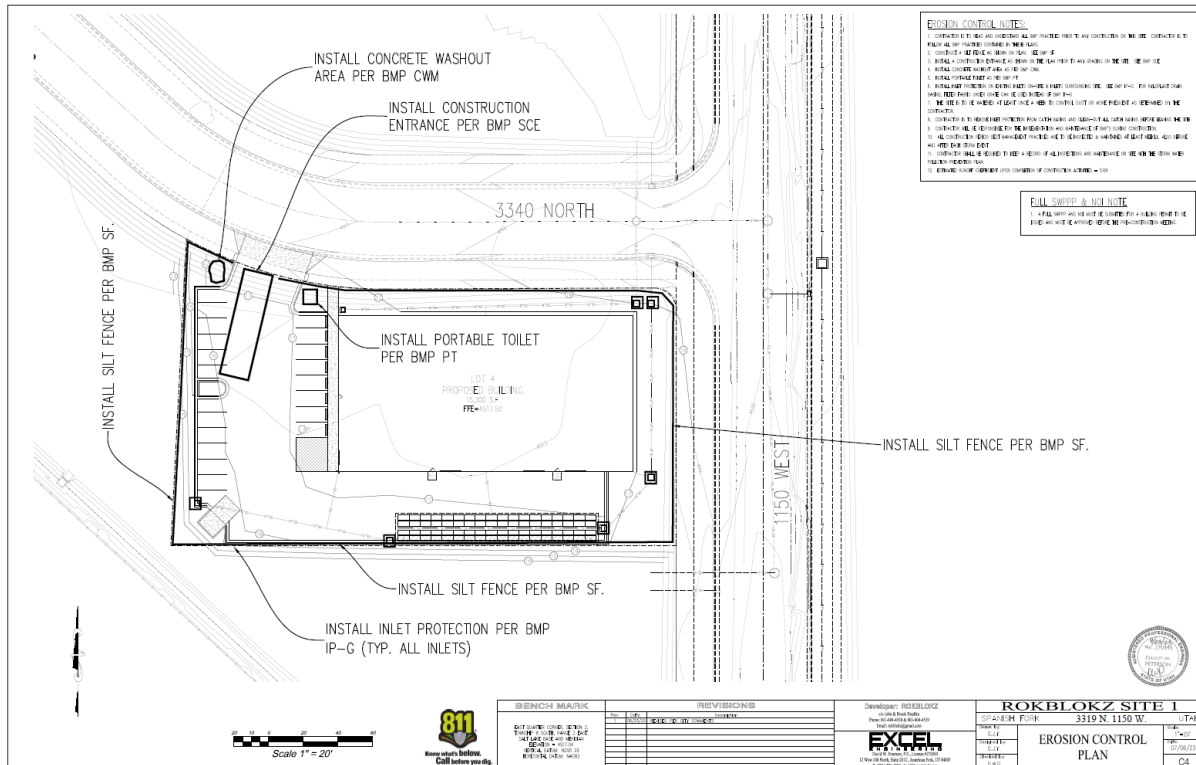
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

### Exhibits

1. Site Plan.

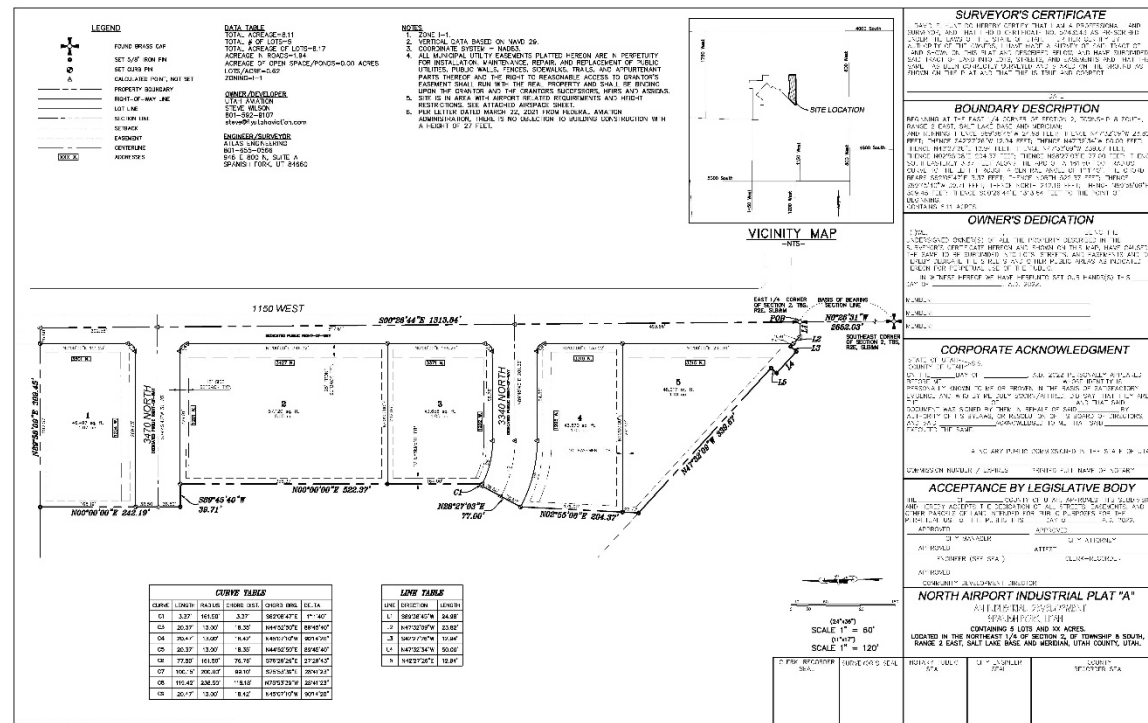


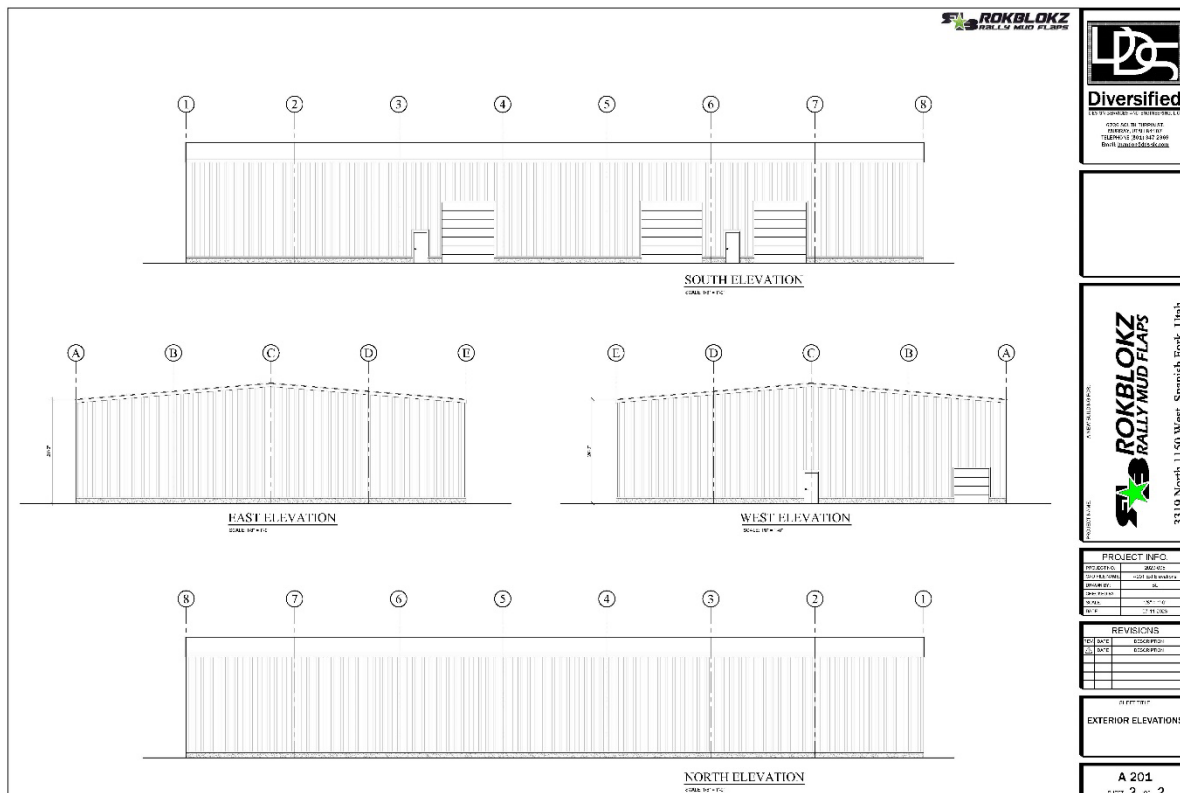
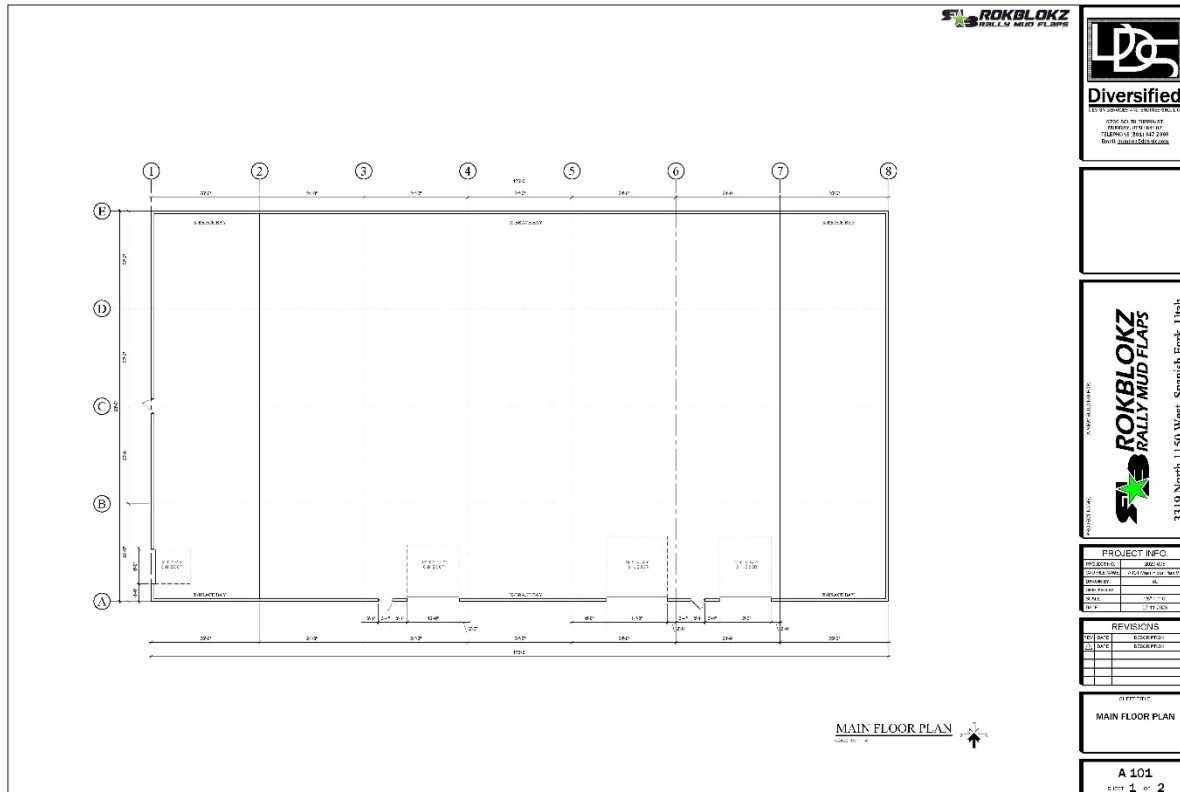


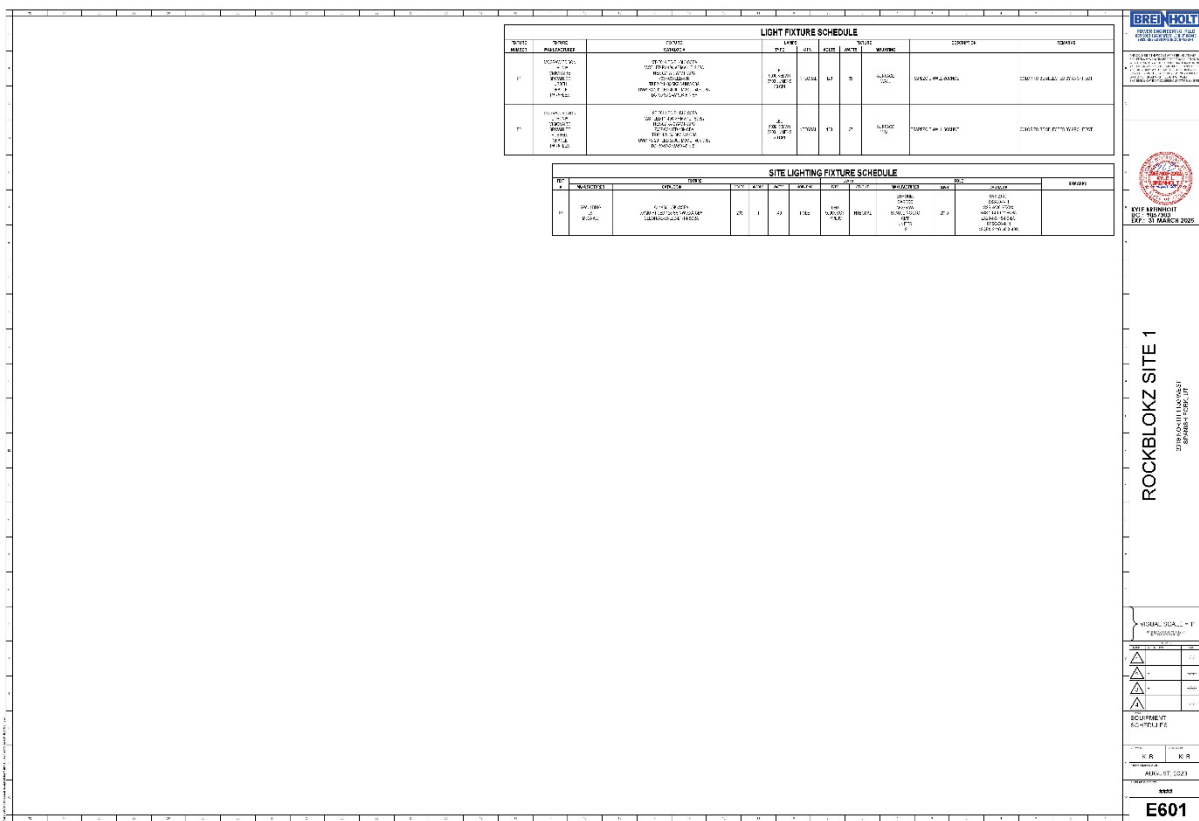
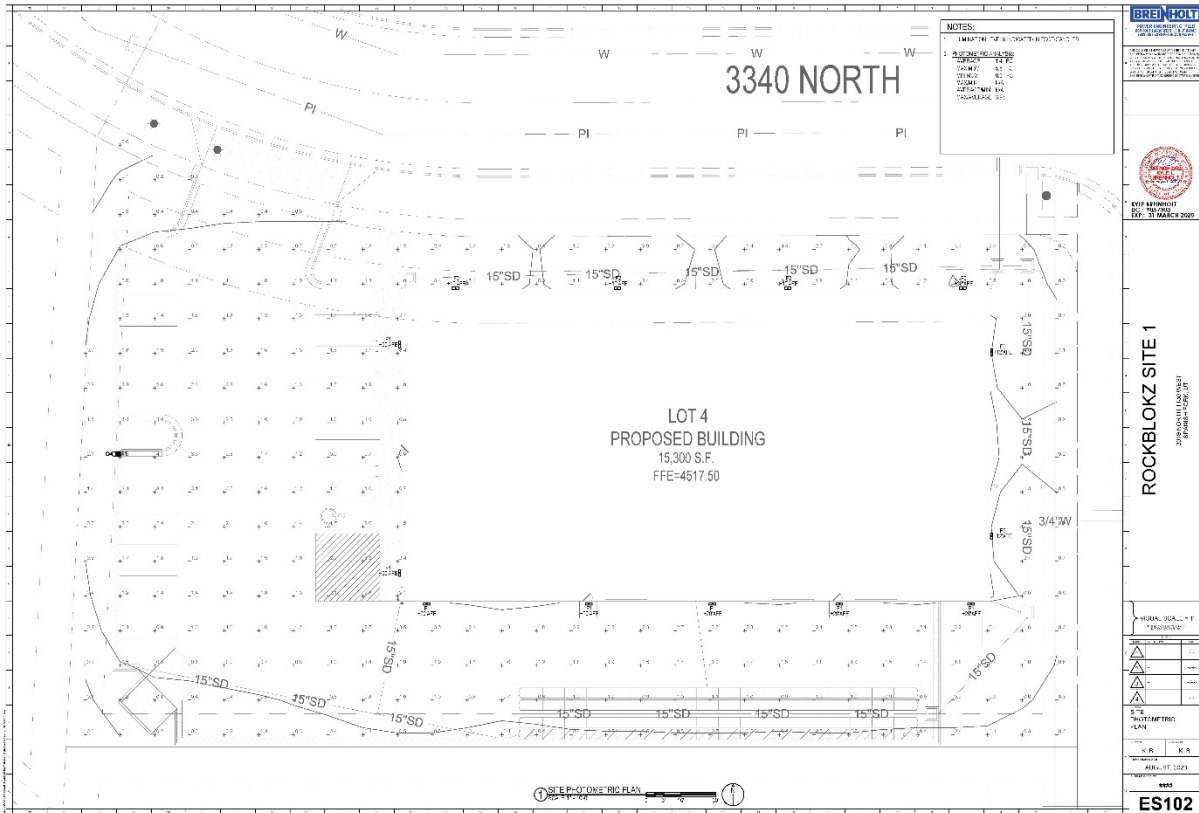


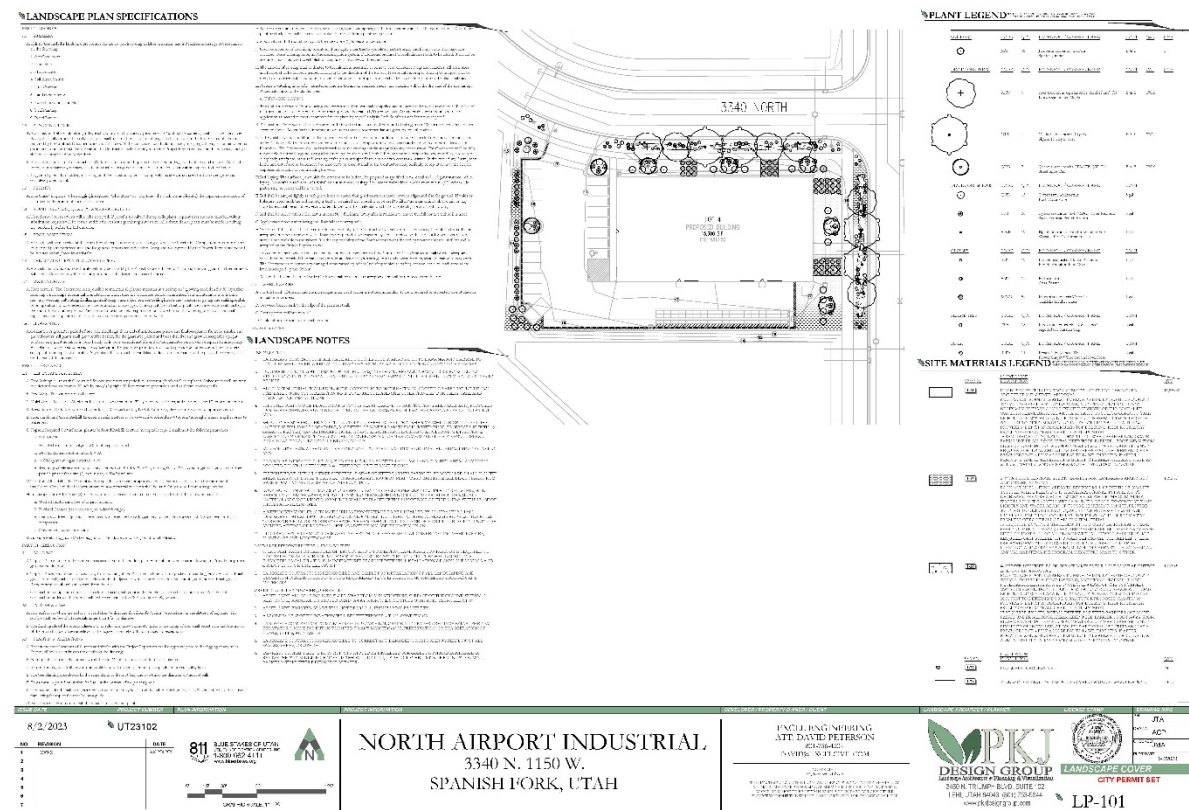
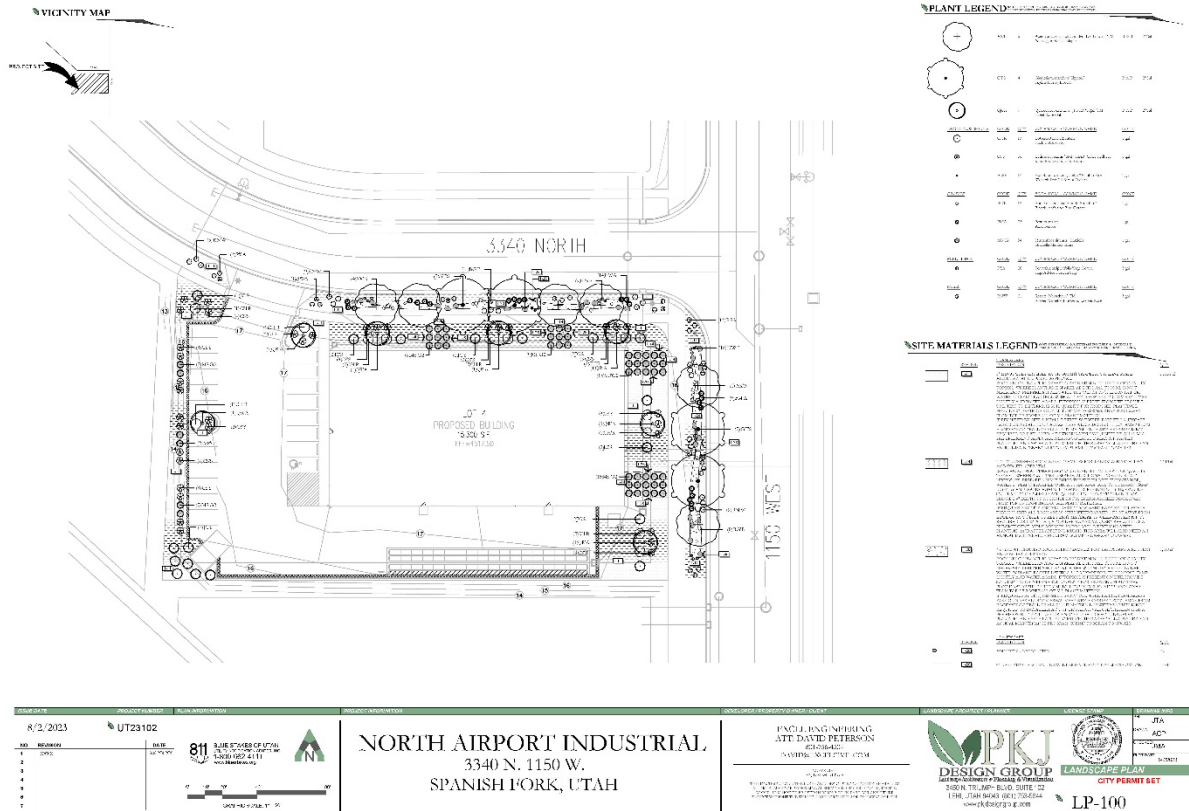
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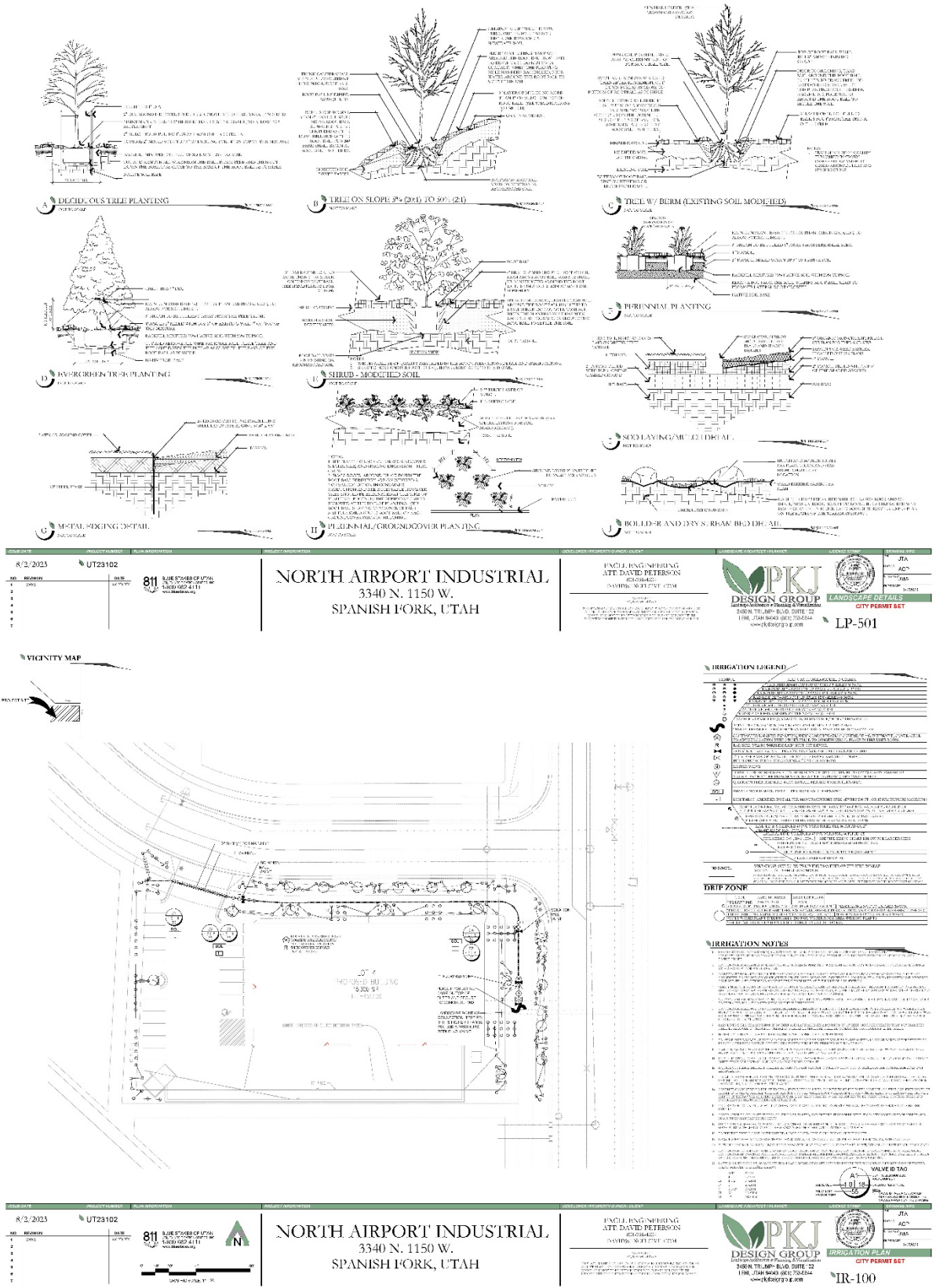






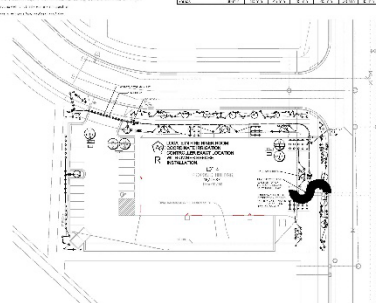






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12. **Cellular respiration** is the process by which cells break down glucose and other organic molecules to produce energy in the form of ATP. It occurs in the mitochondria and involves several stages: glycolysis, the Krebs cycle, and the electron transport chain.
  13. **Glycolysis** is the first stage of cellular respiration, occurring in the cytoplasm. It involves the breakdown of glucose into two molecules of pyruvate, producing a net gain of 4 ATP and 2 NADH.
  14. **The Krebs cycle** (also known as the citric acid cycle) is the second stage of cellular respiration, occurring in the mitochondria. It involves the breakdown of pyruvate into carbon dioxide and water, producing 3 NADH, 2 FADH<sub>2</sub>, and 4 ATP.
  15. **The electron transport chain** is the final stage of cellular respiration, occurring in the mitochondria. It involves the transfer of electrons from NADH and FADH<sub>2</sub> to oxygen, which is reduced to water. This process produces a large amount of ATP (approximately 34 ATP) through oxidative phosphorylation.
  16. **Photosynthesis** is the process by which plants and other autotrophs convert light energy into chemical energy in the form of glucose. It occurs in the chloroplasts and involves two main stages: the light-dependent reactions and the Calvin cycle.
  17. **The light-dependent reactions** of photosynthesis occur in the thylakoid membranes of the chloroplast. They involve the absorption of light energy by chlorophyll and the conversion of water and light into oxygen and ATP.
  18. **The Calvin cycle** (also known as the C<sub>3</sub> cycle) is the second stage of photosynthesis, occurring in the stroma of the chloroplast. It involves the fixation of carbon dioxide into glucose, using ATP and NADH produced in the light-dependent reactions.
  19. **Cellular respiration and photosynthesis** are complementary processes. Cellular respiration releases carbon dioxide, which is used in photosynthesis. Photosynthesis releases oxygen, which is used in cellular respiration.
  20. **The relationship between cellular respiration and photosynthesis** is a fundamental principle of biology. It shows how energy flows through ecosystems, from the sun to producers (plants) and then to consumers (animals).
  21. **Cellular respiration and photosynthesis** are essential for life on Earth. They provide the energy and organic molecules that sustain all living organisms.
  22. **The study of cellular respiration and photosynthesis** is a key area of research in biology. It helps us understand the molecular mechanisms of these processes and how they are regulated.
  23. **Cellular respiration and photosynthesis** are also important for understanding the impact of environmental factors on life. For example, changes in temperature, light, and carbon dioxide levels can affect the rates of these processes.
  24. **The study of cellular respiration and photosynthesis** has many practical applications. It is used in agriculture to improve crop yields, in medicine to understand metabolic disorders, and in environmental science to study climate change.
  25. **Cellular respiration and photosynthesis** are fascinating processes that show the incredible complexity and efficiency of life. They are a testament to the power of evolution and the ability of organisms to adapt to their environment.

[illegible]2<sup>nd</sup> MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW

R/2/2023

UT23102

811

DATE: 8/2/2023

BY: [Signature]

PROJECT: NORTH AIRPORT INDUSTRIAL

LOCATION: 3340 N. 1150 W. SPANISH FORK, UTAH

# NORTH AIRPORT INDUSTRIAL

3340 N. 1150 W.  
SPANISH FORK, UTAH

PKJ DESIGN GROUP

1000 N. 1150 W. SUITE 100  
SPANISH FORK, UT 84443

TEL: 435.466.1111  
WWW.PKJDESIGN.COM

1. SITE PLAN

2. PLASTIC PIPER W/ BRUSHWAY ASSEMBLY

3. GATE VALVE AND ANCHOR DETAIL

4. TYPICAL SLEEVING DETAIL

5. IRRIGATION TRENCHING DETAIL

6. MAN. AL DRAIN DETAIL

7. OUSE COUPLER DETAIL

8. STOP AND WASTE VALVE ASSEMBLY DETAIL

9. MASTER VALVE AND FLOW SENSOR DETAIL

R/2/2023

UT23102

811

DATE: 8/2/2023

BY: [Signature]

PROJECT: NORTH AIRPORT INDUSTRIAL

LOCATION: 3340 N. 1150 W. SPANISH FORK, UTAH

# NORTH AIRPORT INDUSTRIAL

3340 N. 1150 W.  
SPANISH FORK, UTAH

PKJ DESIGN GROUP

1000 N. 1150 W. SUITE 100  
SPANISH FORK, UT 84443

TEL: 435.466.1111  
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1. SITE PLAN

2. PLASTIC PIPER W/ BRUSHWAY ASSEMBLY

3. GATE VALVE AND ANCHOR DETAIL

4. TYPICAL SLEEVING DETAIL

5. IRRIGATION TRENCHING DETAIL

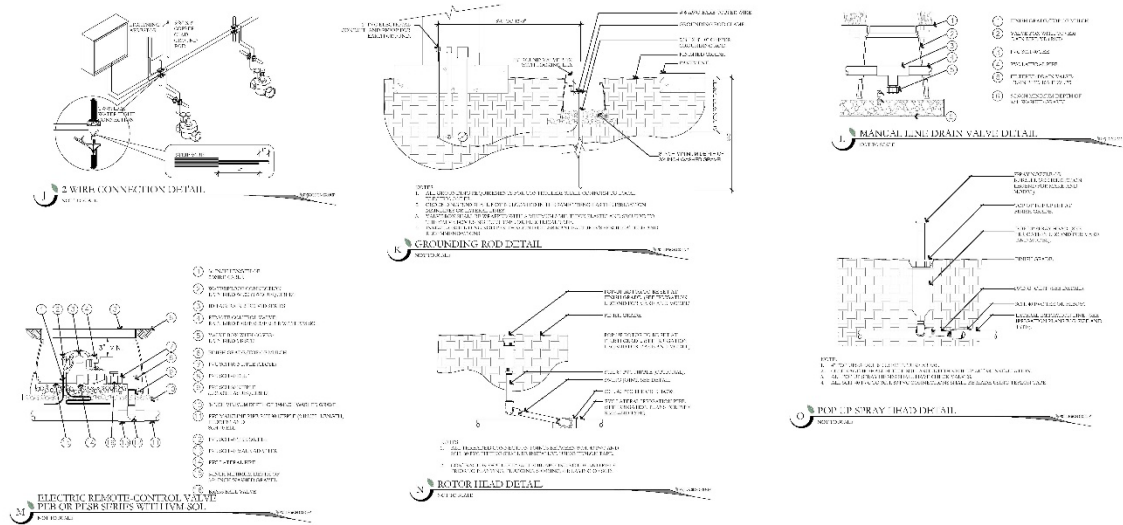
6. MAN. AL DRAIN DETAIL

7. OUSE COUPLER DETAIL

8. STOP AND WASTE VALVE ASSEMBLY DETAIL

9. MASTER VALVE AND FLOW SENSOR DETAIL





DATE	REVISION	BY	UT23102	PROJECT	LOCATION	DESIGNER	CLIENT	PERMIT
8/2/2023	1	DAVID PETERSON	UT23102	NORTH AIRPORT INDUSTRIAL	3340 N. 1150 W.	SPANISH FORK, UTAH	PKJ DESIGN GROUP	IR-502

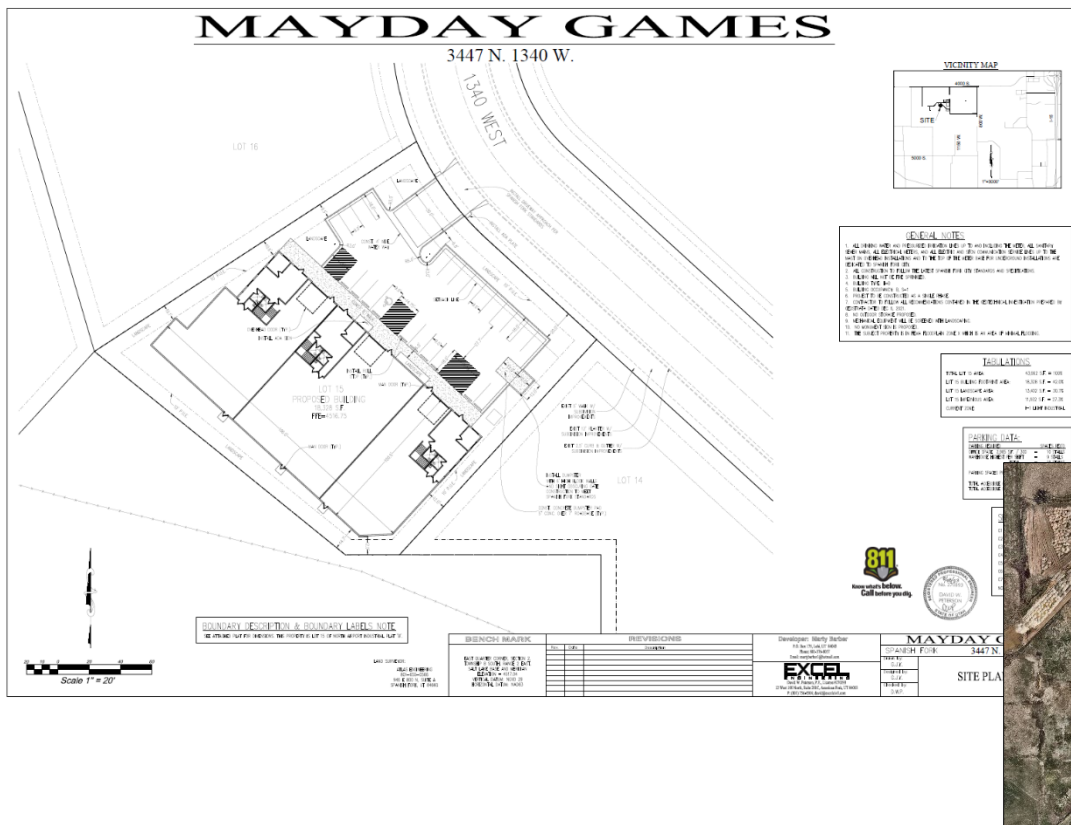
**8. DRAIN CONTROL ZONE KIT DETAIL**

**9. ON-SURFACE DRAINAGE FLUSH POINT DETAIL**

**10. AIR RELIEF VALVE DETAIL**

**11. ON-SURFACE DRAINAGE FLUSH POINT DETAIL**

**12. AIR RELIEF VALVE DETAIL**



## Recommendation

That the proposed Site Plan be recommended for approval based on the following finding and subject to the following conditions.

### Finding

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

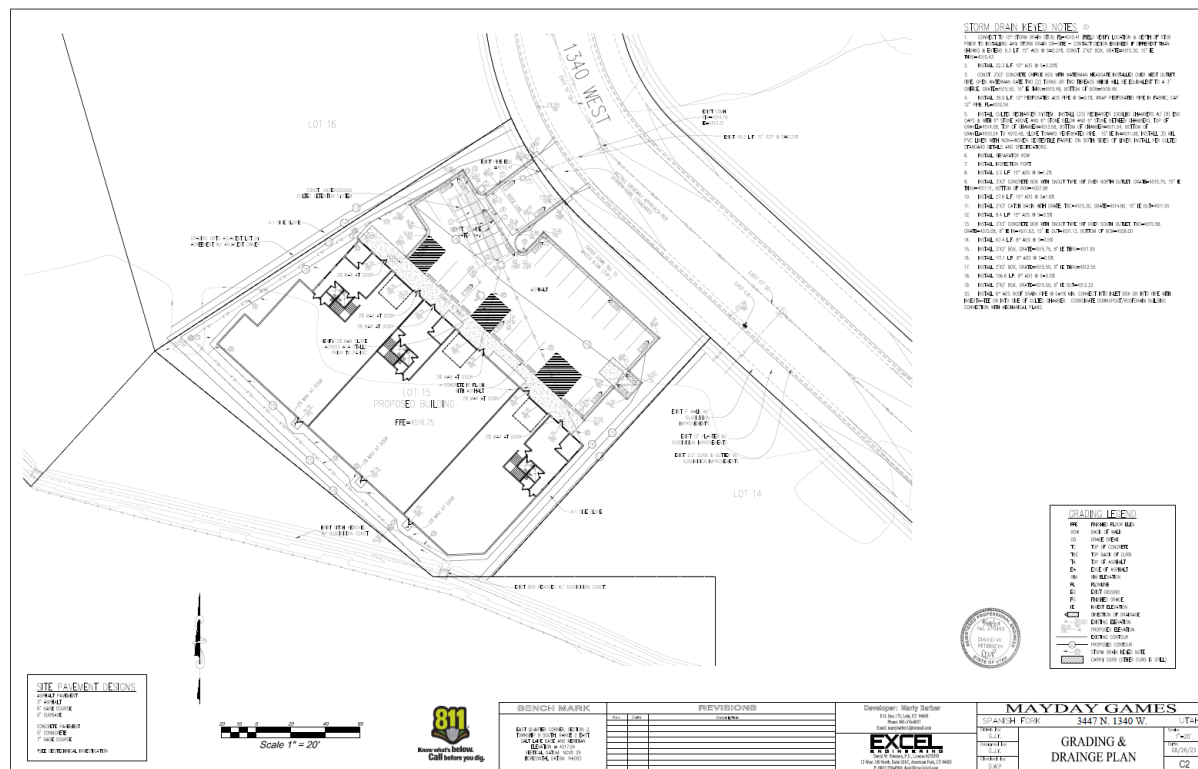
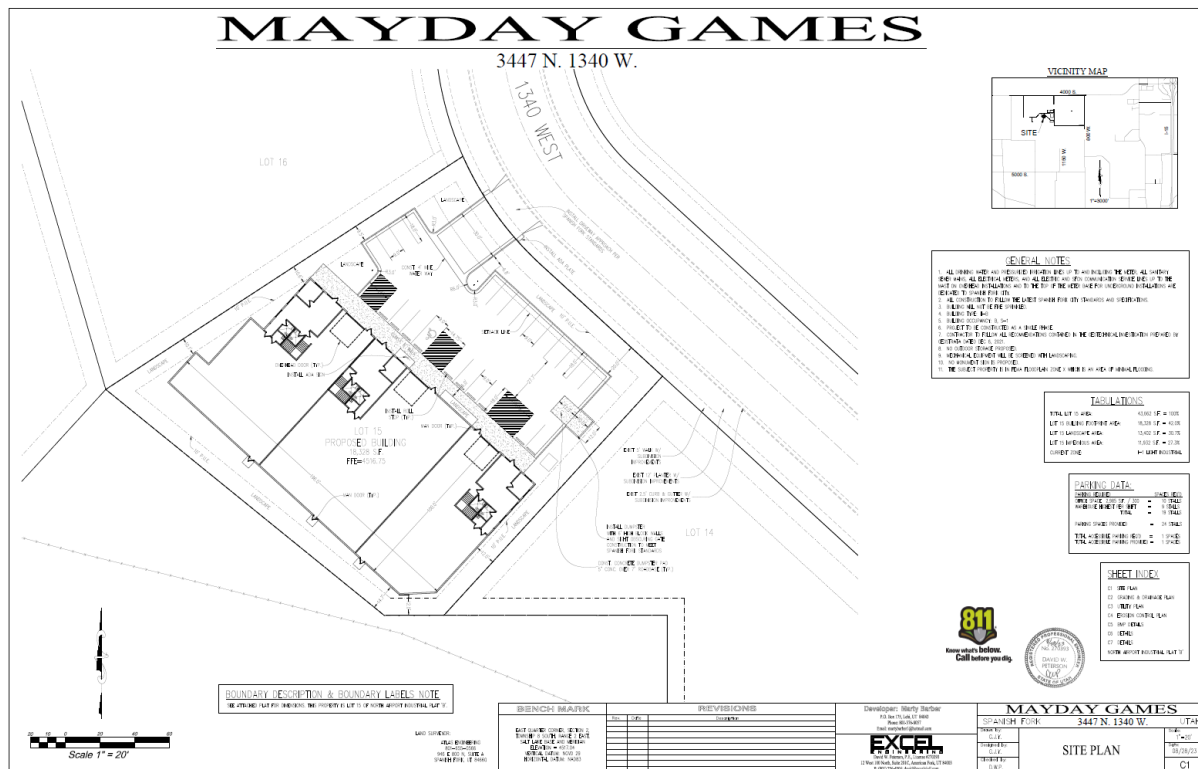
### Conditions

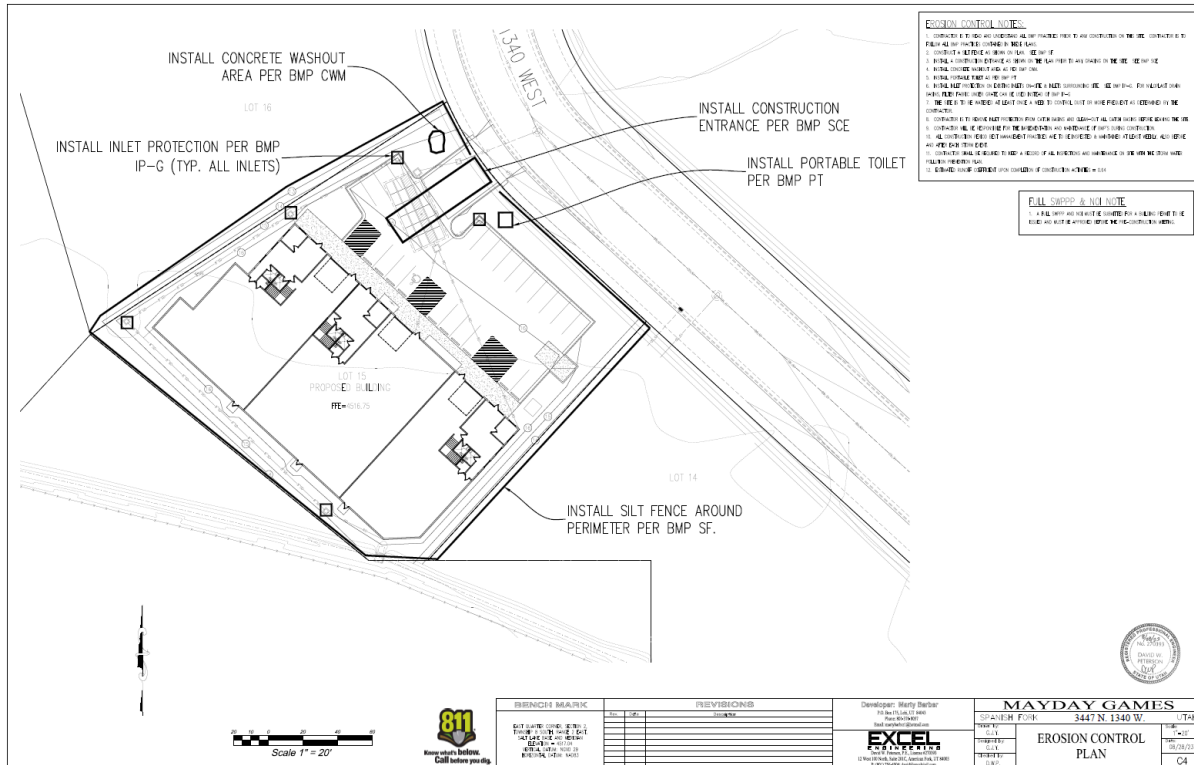
- ## Key Issues

1. Lead time for electrical equipment.

## Exhibits

- ### 1. Site Plan.







**CONSTRUCTION SITE MANAGEMENT**

**DESCRIPTION:** This drawing illustrates the layout of a construction site, showing the location of the crane, the truck, and the various materials and equipment used in the construction process.

**NOTES:**

1. The crane shall be positioned in the center of the site, with the truck positioned to the right of the crane.
2. The materials and equipment shall be stored in the designated areas, as indicated by the dashed lines.
3. The site shall be kept clear of any obstructions, and the access roads shall be maintained at all times.

**TRUCK WITH CRANE**

**DESCRIPTION:** This drawing shows a truck equipped with a crane, used for lifting and moving heavy materials and equipment on the construction site.

**NOTES:**

1. The truck shall be positioned in the designated area, as indicated by the dashed lines.
2. The crane shall be used to lift and move the materials and equipment, as indicated by the arrows.

**CONSTRUCTION SITE MANAGEMENT**

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PROPOSAL NO.	
No.	DATE

CONTRACT NO.	
No.	DATE

MAYDAY GAMES	
OWNER	3447 N. 1340 W.
PROJECT	BMP DETAILS
DATE	08

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**NOTES:**

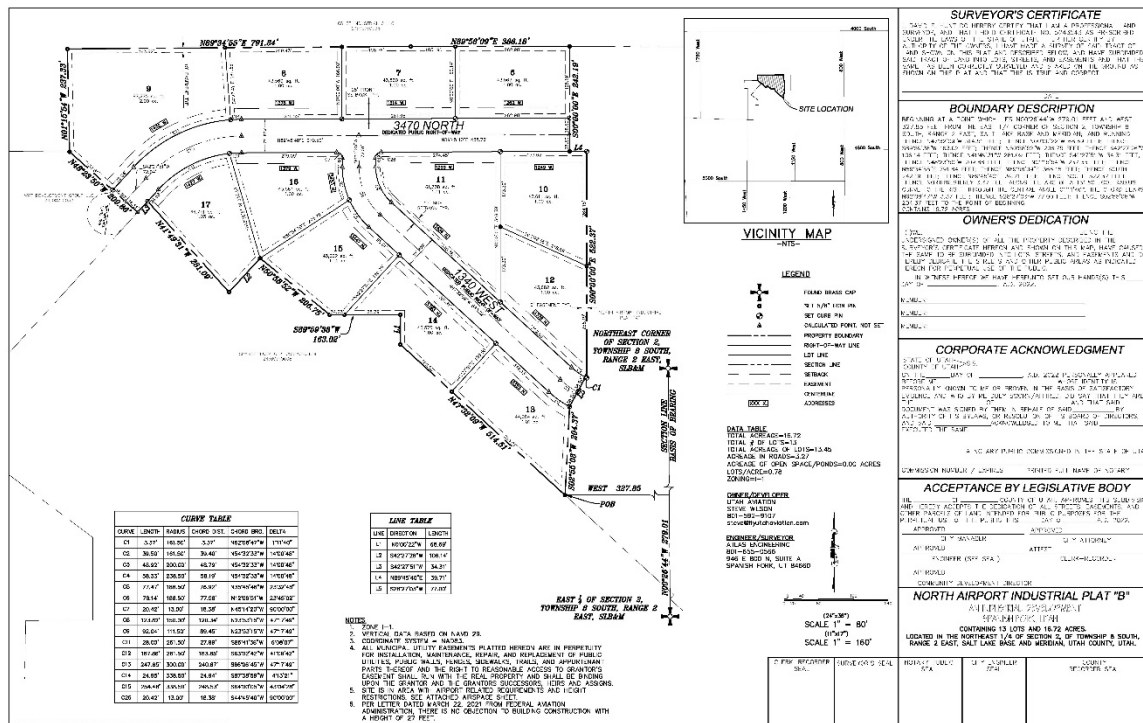
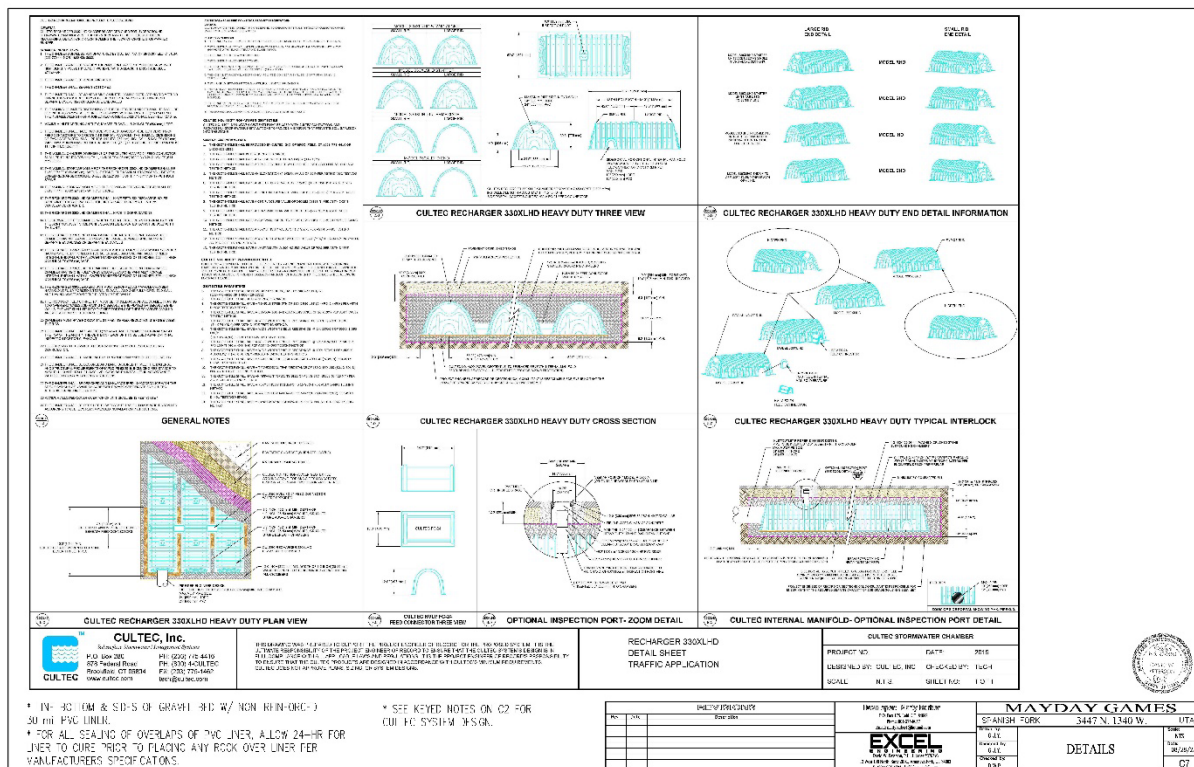
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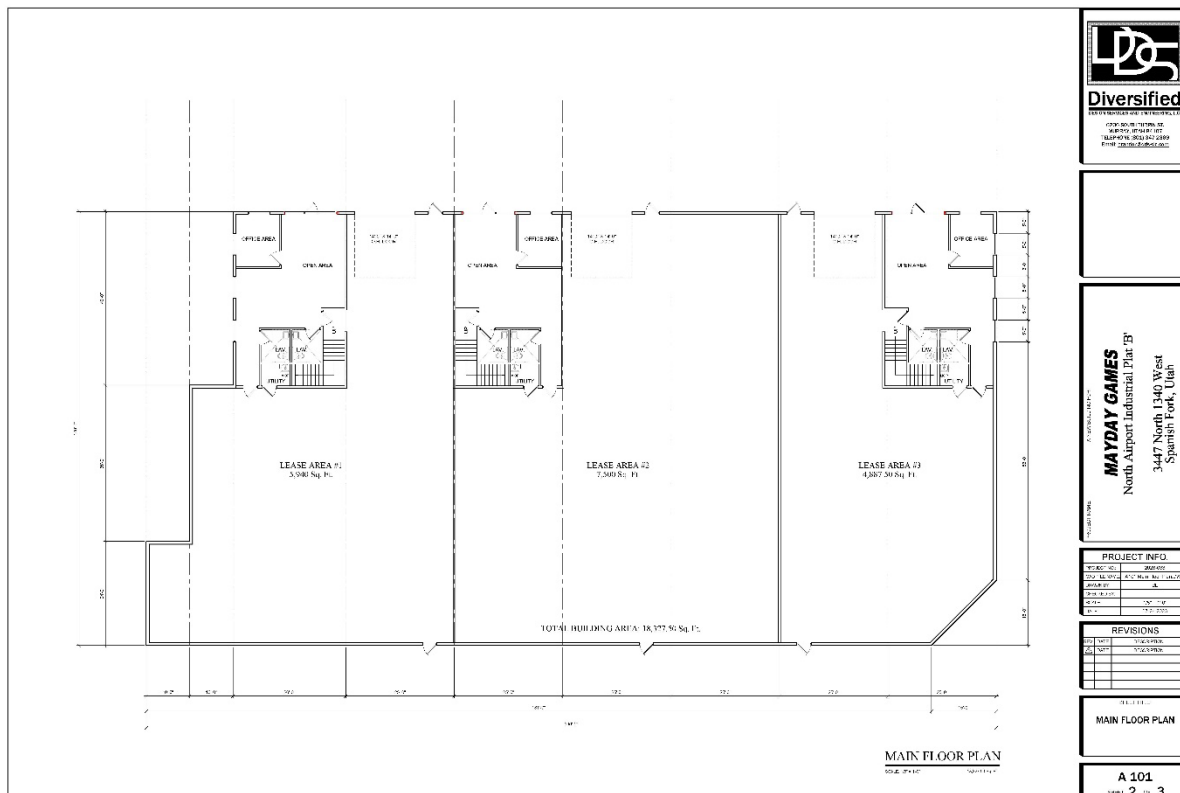
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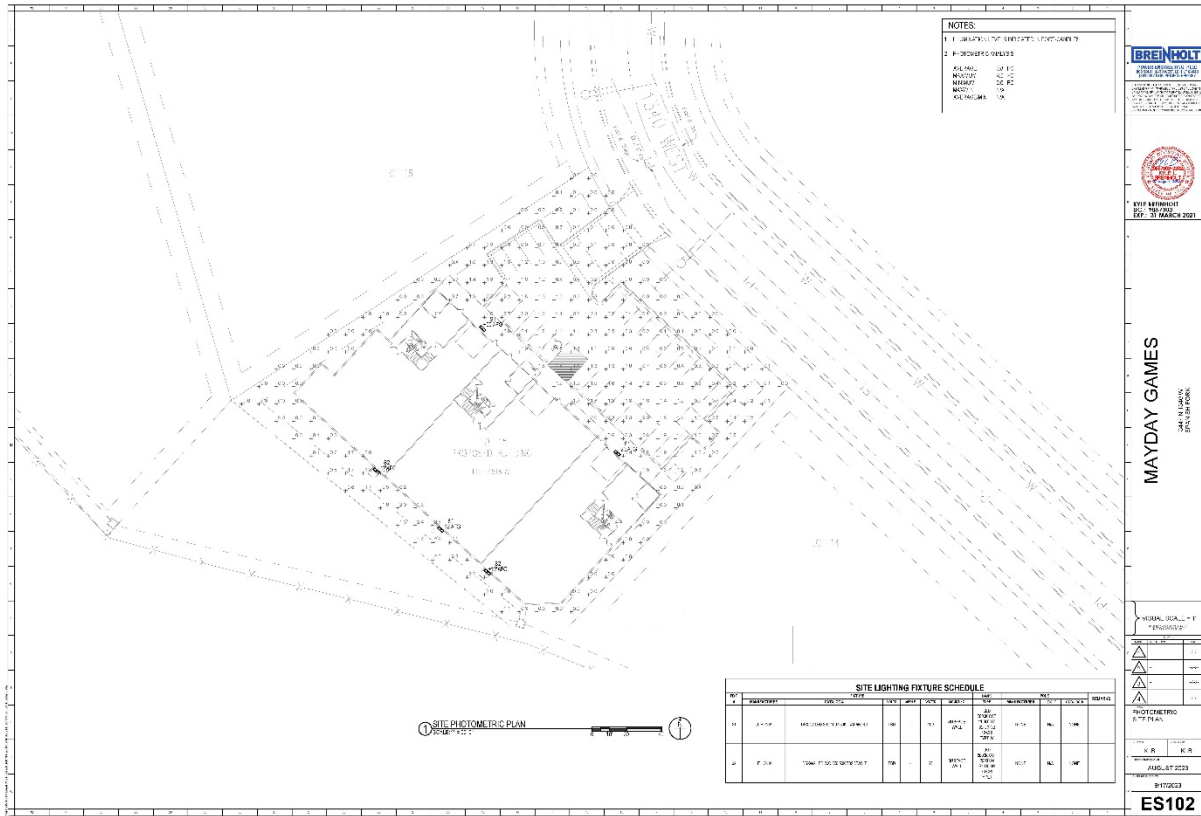
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OWNER	3447 N. 1340 W.
PROJECT	DETAILS
DATE	08





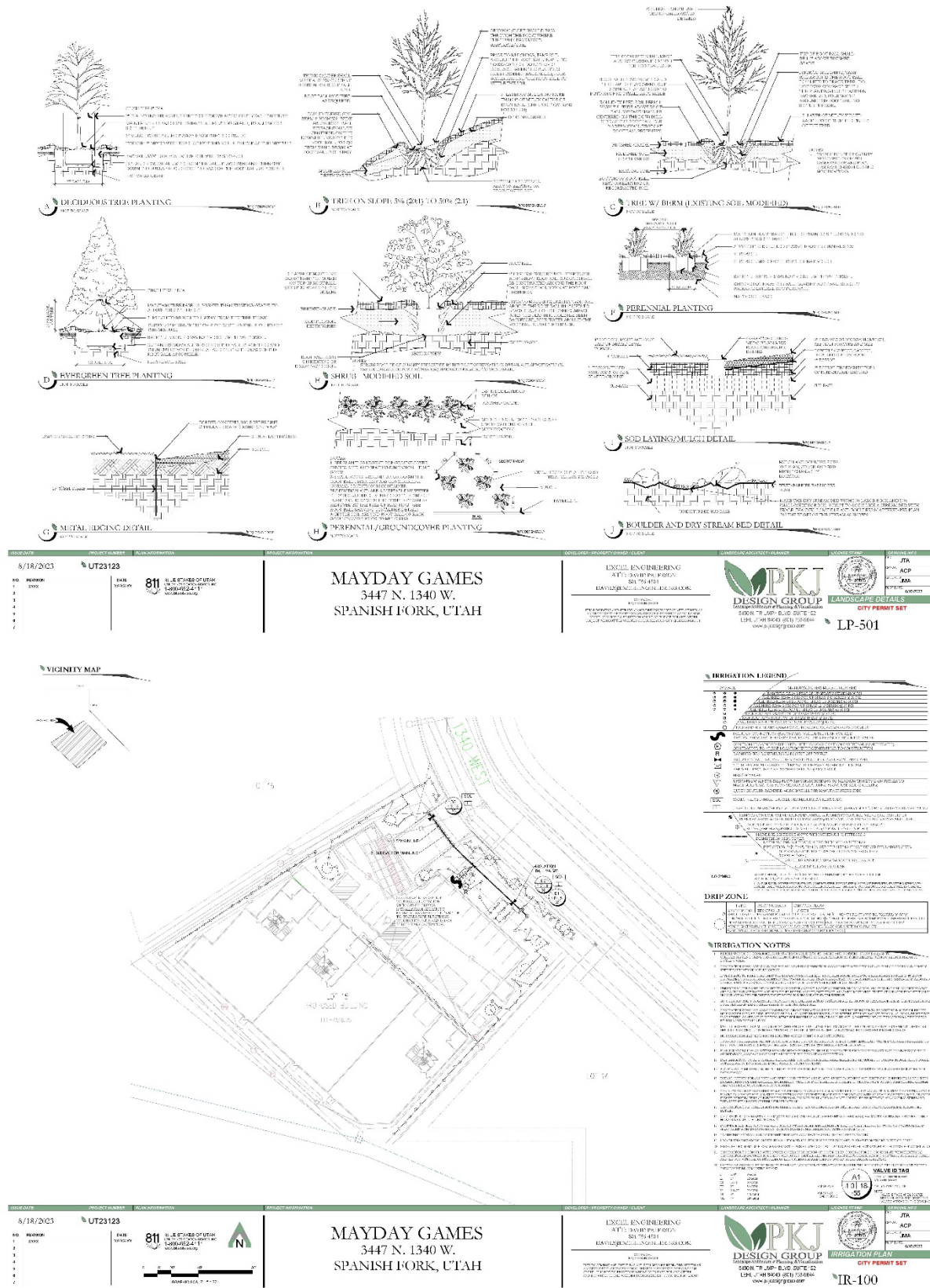
September 13, 2023









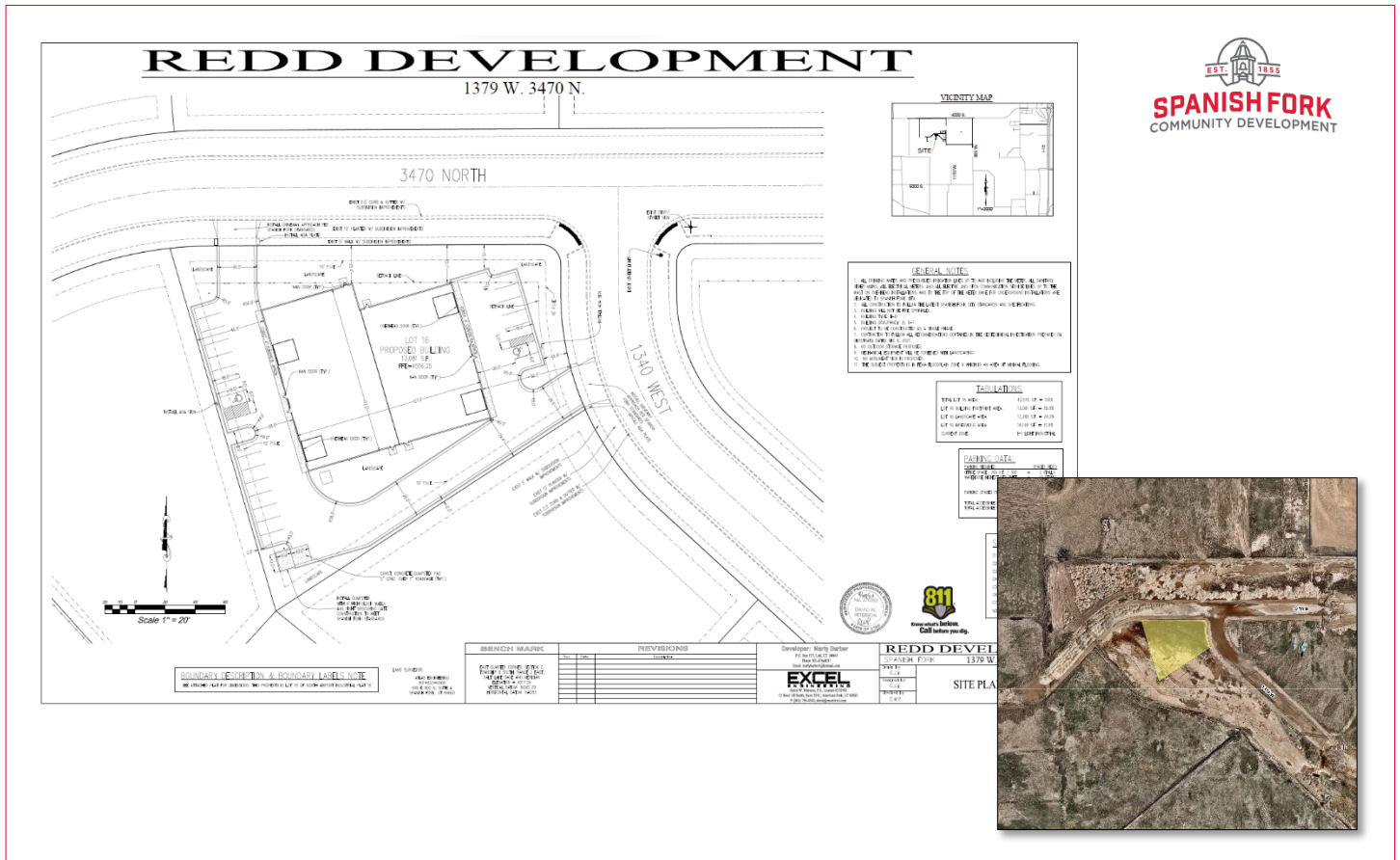












## Redd Development Commercial Site Plan Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 1379 West 3470 North, including 1 acre.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

## Key Issues

1. Lead time for electrical equipment.
2. Cross-access.

## Recommendation

That the proposed Site Plan be recommended for approval based on the following finding and subject to the following conditions.

### Finding

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

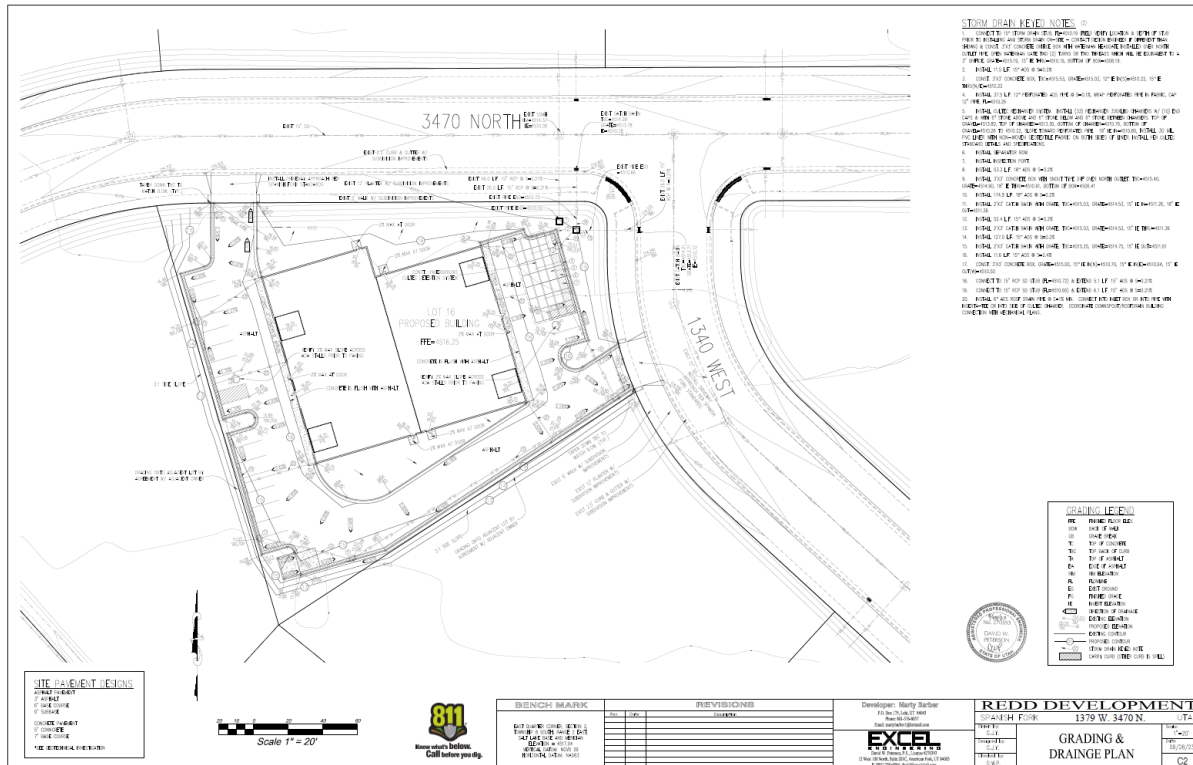
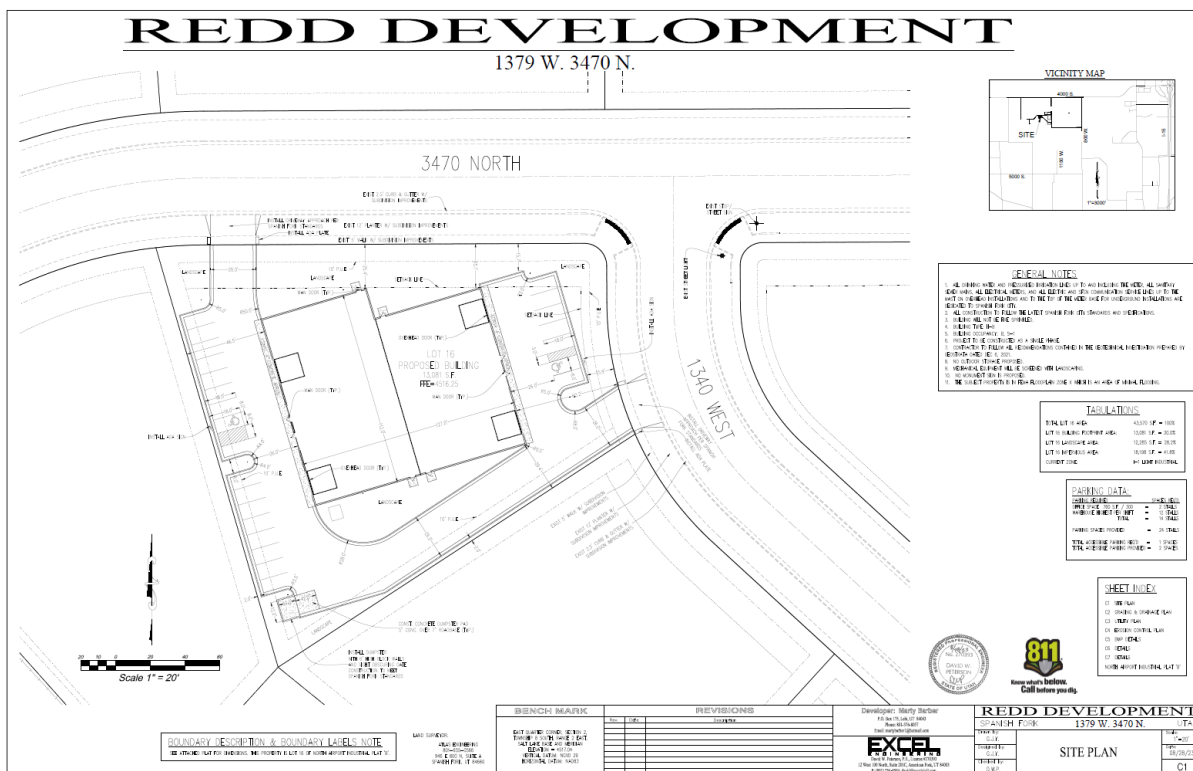
### Conditions

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

## Exhibits

1. Site Plan.

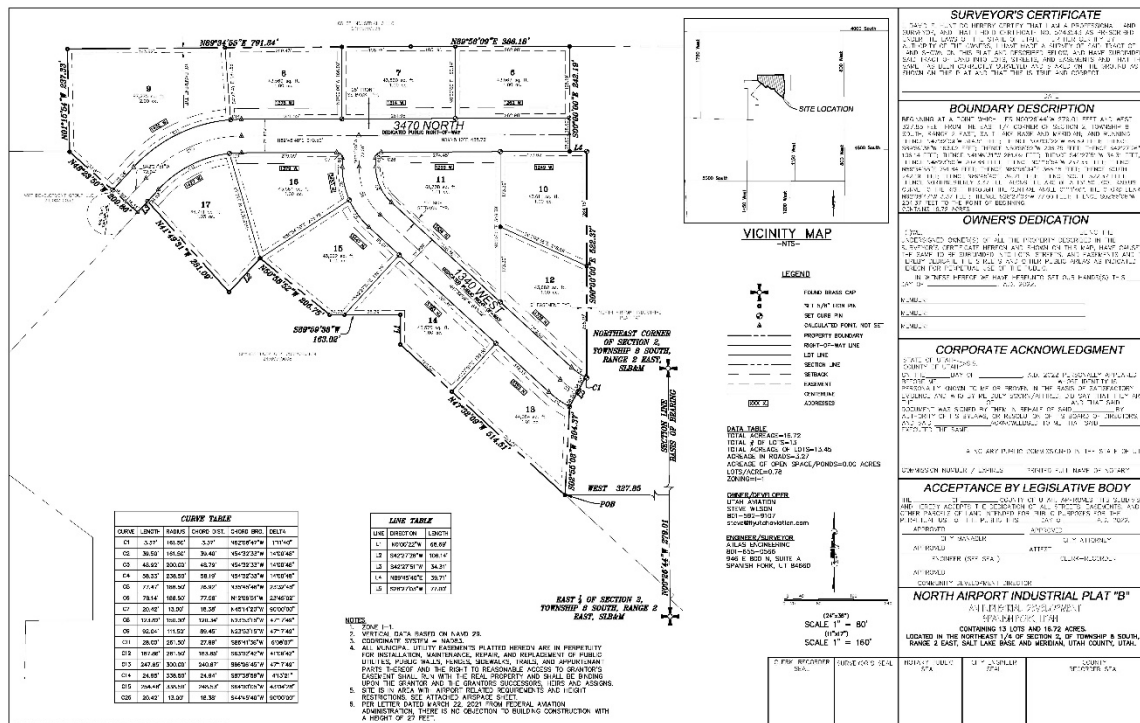
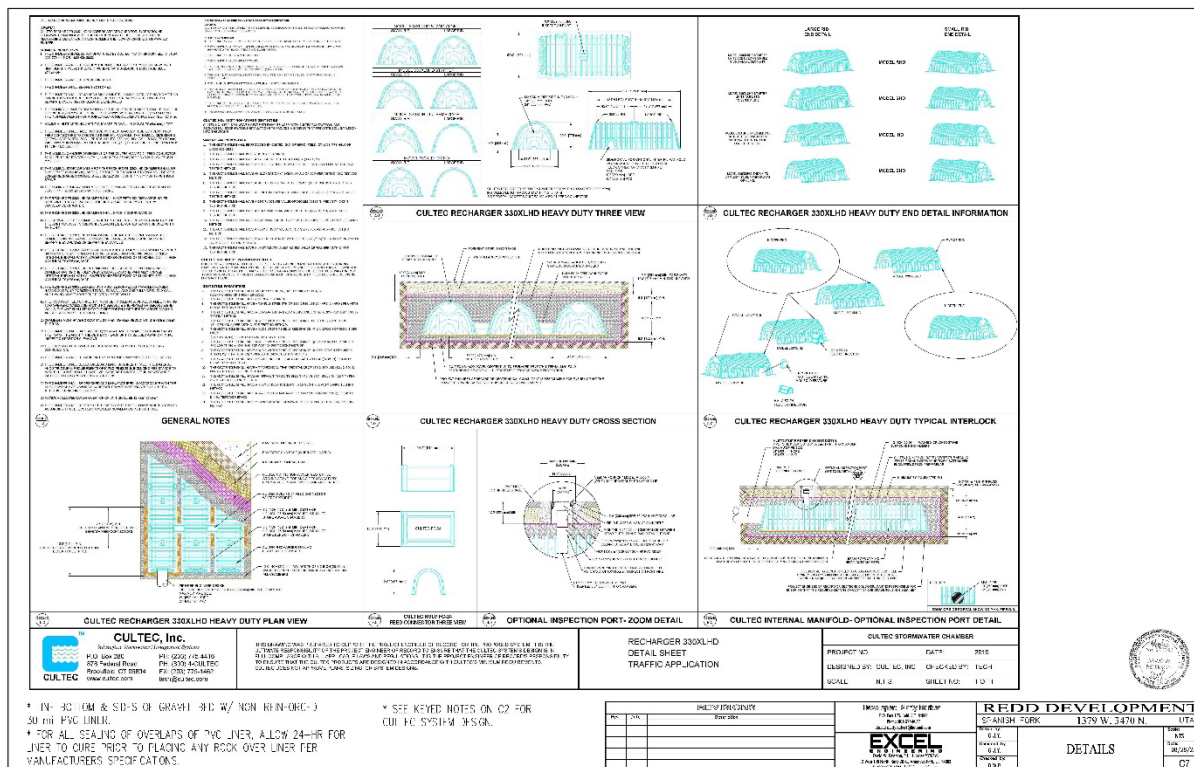


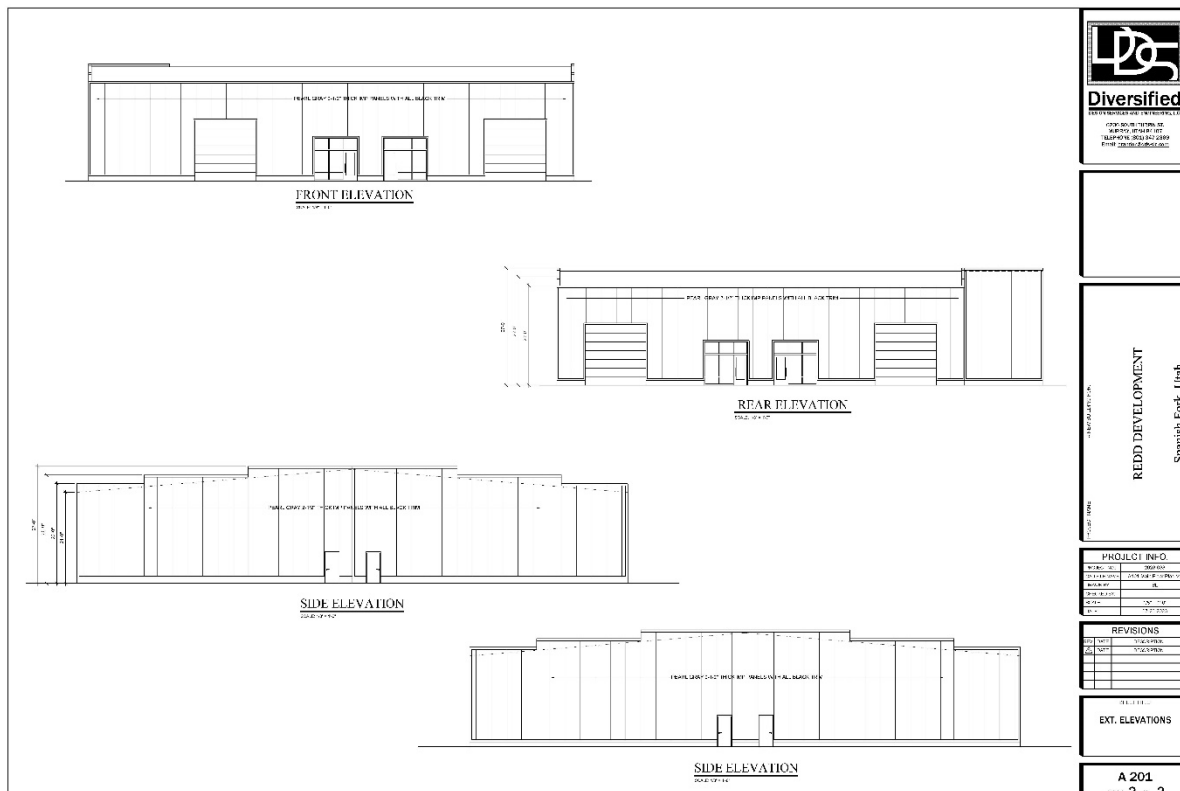
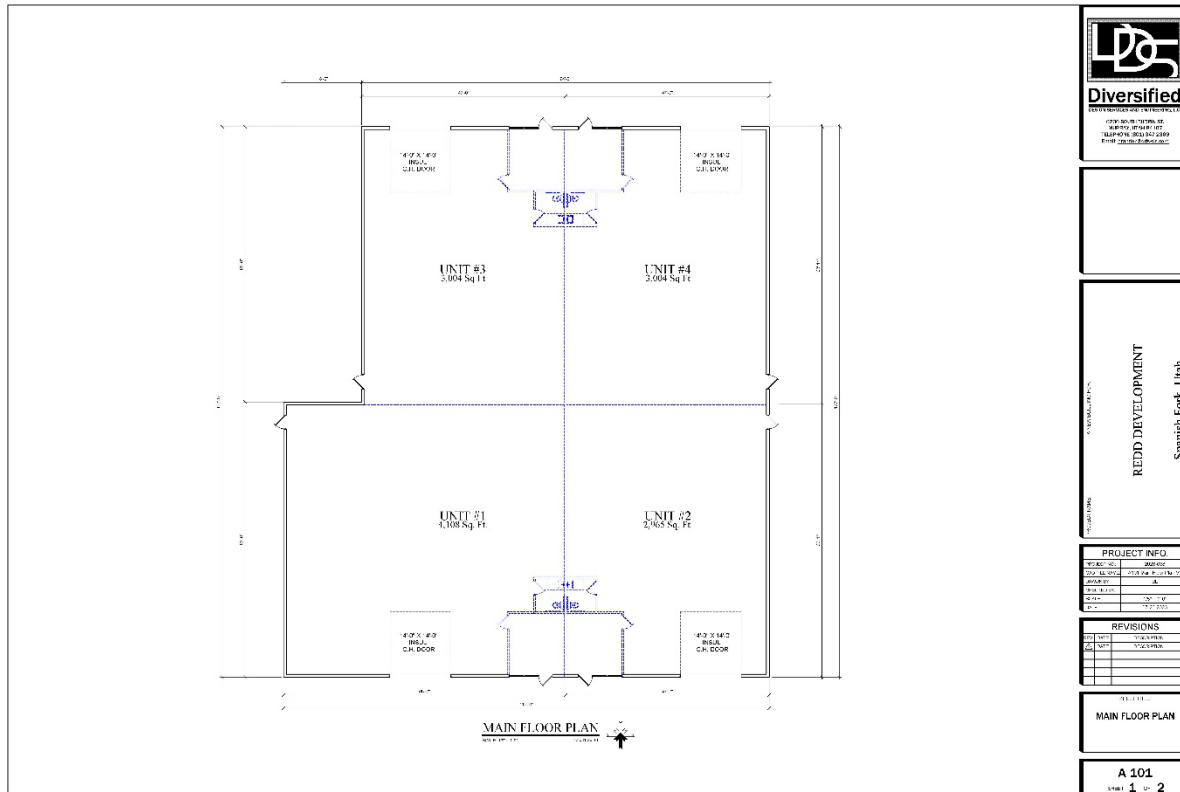
















**PLANT LEGEND** *Phytolacca americana* *Solanum elaeagnifolium*

FIGURE	NO.	PLANT	FRUIT	SEED
1	1	<i>Phytolacca americana</i>	raceme	1/16"
2	2	<i>Phytolacca americana</i>	raceme	1/16"
3	3	<i>Phytolacca americana</i>	raceme	1/16"
4	4	<i>Phytolacca americana</i>	raceme	1/16"
5	5	<i>Phytolacca americana</i>	raceme	1/16"
6	6	<i>Phytolacca americana</i>	raceme	1/16"
7	7	<i>Phytolacca americana</i>	raceme	1/16"
8	8	<i>Phytolacca americana</i>	raceme	1/16"
9	9	<i>Phytolacca americana</i>	raceme	1/16"
10	10	<i>Phytolacca americana</i>	raceme	1/16"
11	11	<i>Phytolacca americana</i>	raceme	1/16"
12	12	<i>Phytolacca americana</i>	raceme	1/16"
13	13	<i>Phytolacca americana</i>	raceme	1/16"
14	14	<i>Phytolacca americana</i>	raceme	1/16"

# SITE MATERIALS LEGEND

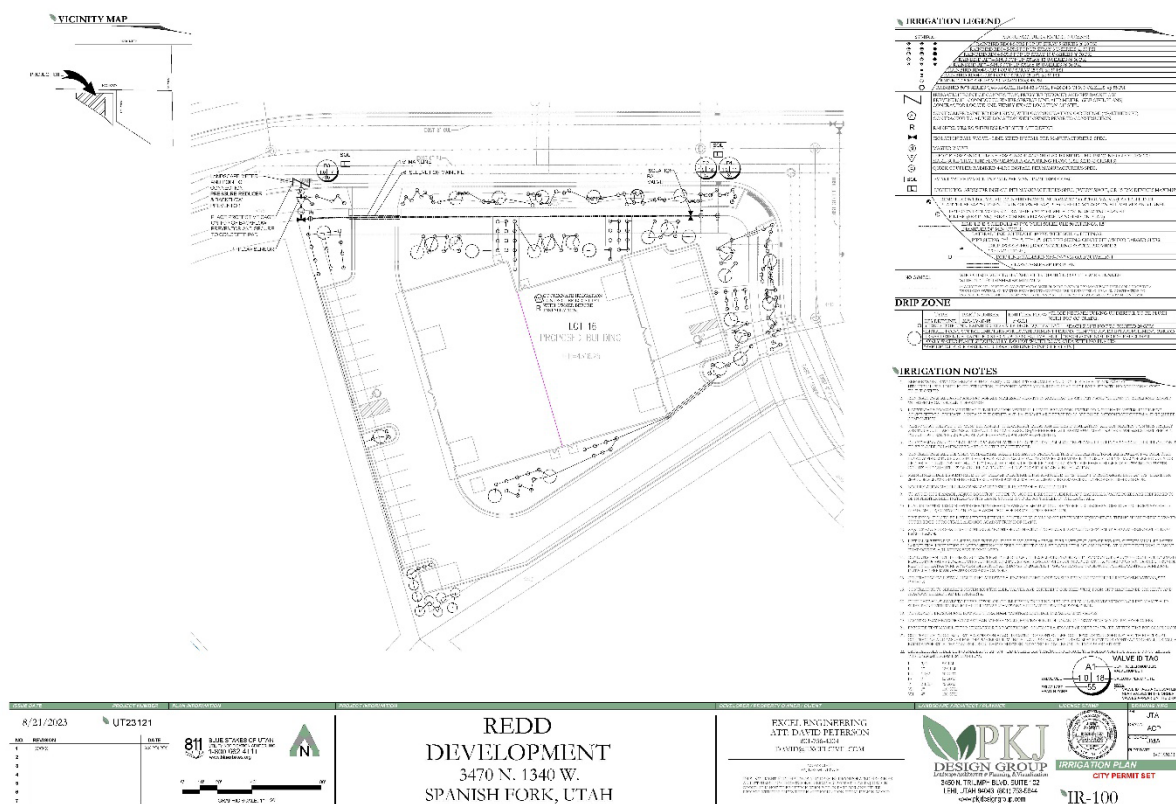
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PROJECT: [signature]

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DATE	PROJECT NUMBER	PLAN INFORMATION	DESIGN INFORMATION	DATE/ISSUE	PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / FIRM	LICENSE NUMBER
8/21/2023	UT32121		<p><b>REDD DEVELOPMENT'</b></p> <p>3470 N. 1340 W.</p> <p>SPANISH FORK, UTAH</p>		<p>ENCE ENGINEERING            SUE DAVID PETERSON            SUE@ENCE.COM            801.966.7770</p>		

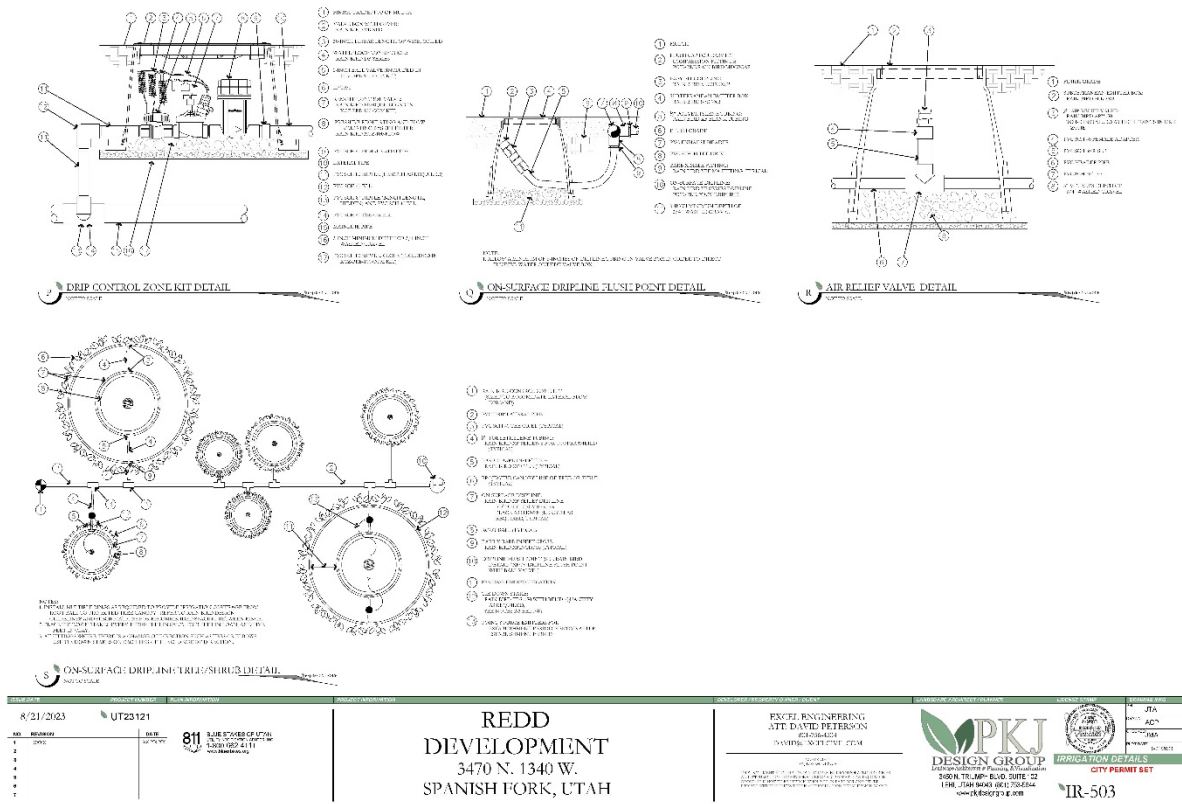
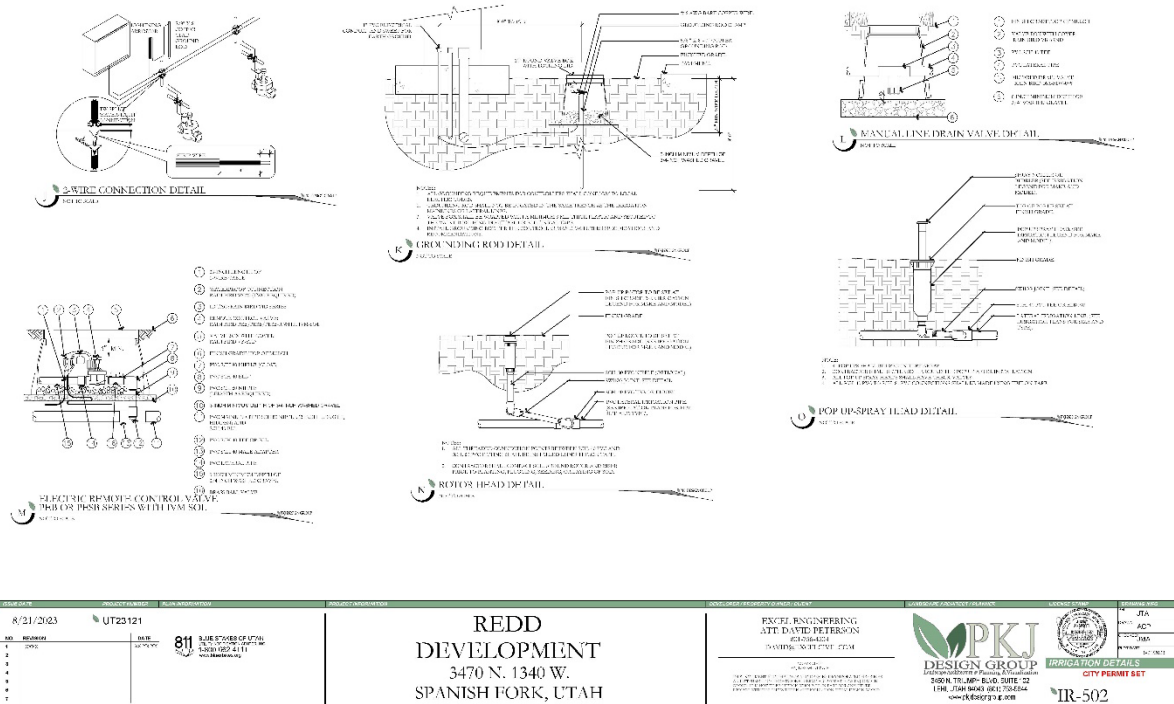














## Recommendation

That the proposed Minor Plat Amendment be approved based on the following finding and subject to the following conditions.

### Finding

- The subject property is zoned R-1-9.

## Conditions

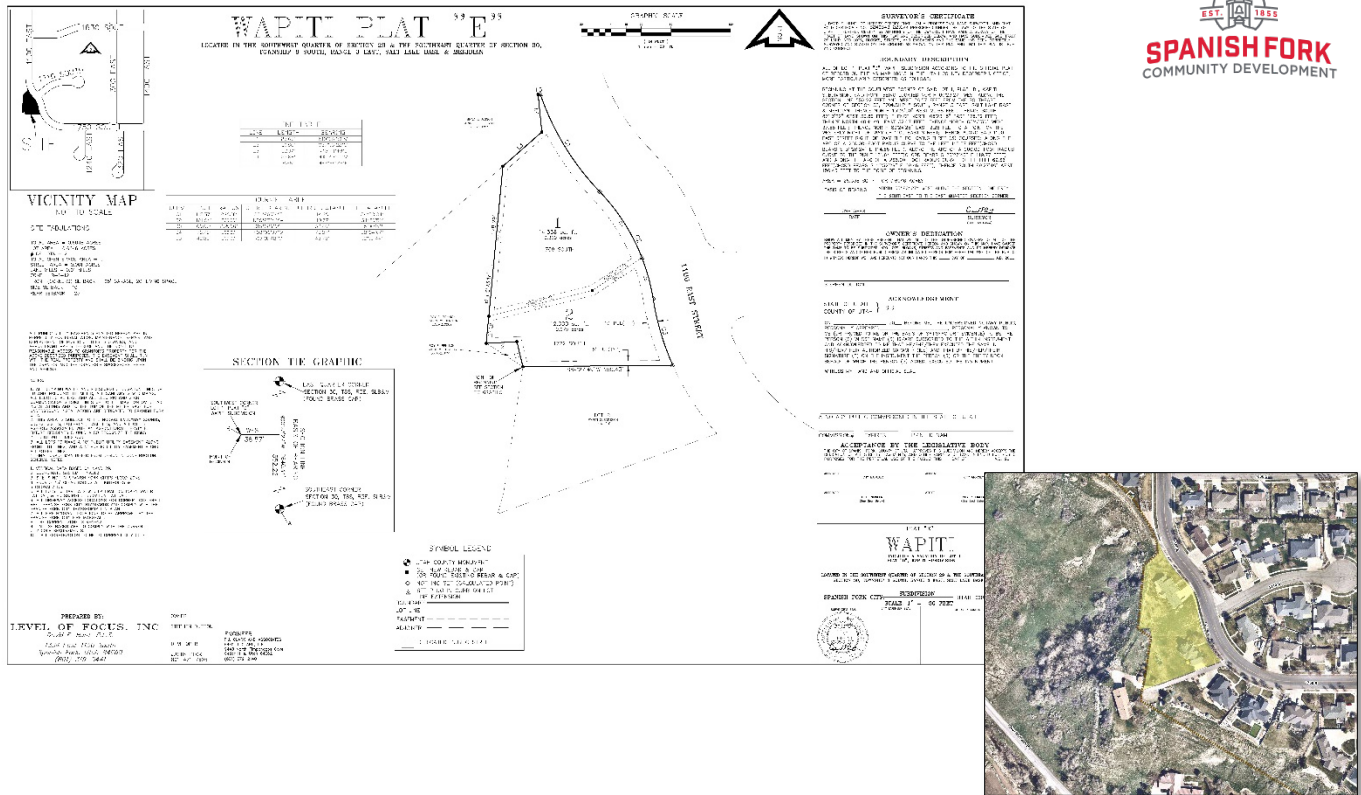
- ## Key Issues

- ## Exhibits

- 1. Subdivision Plat.**







## Wapiti Plat E Minor Subdivision Plat Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 1708 South 1100 East, including 0.6 acre.

The subject property is zoned R-1-12.

The applicant has requested that a Minor Subdivision Plat for two lots be approved.

## Key Issues

1. Utilities.

## Recommendation

That the proposed Minor Subdivision Plat be approved based on the following finding and subject to the following conditions.

### Finding

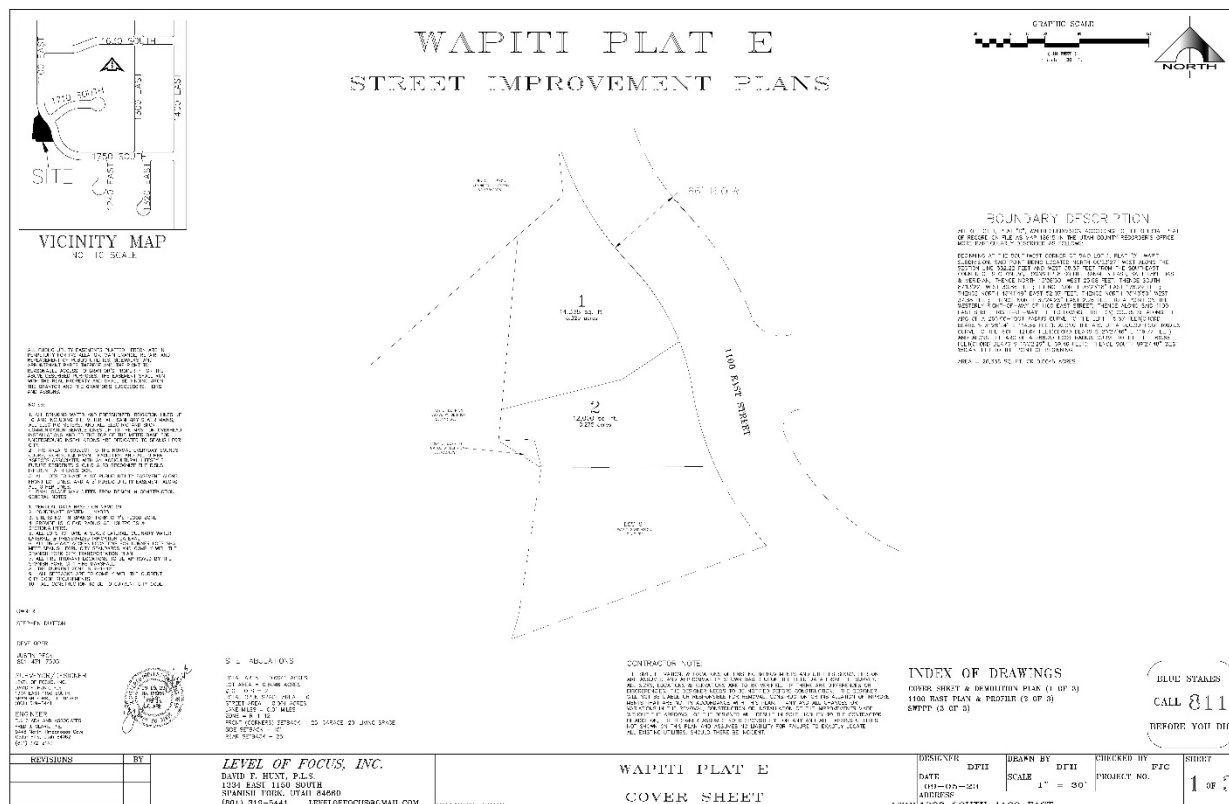
1. That the applicant conforms to the City's General Plan Designation and Zoning Map.

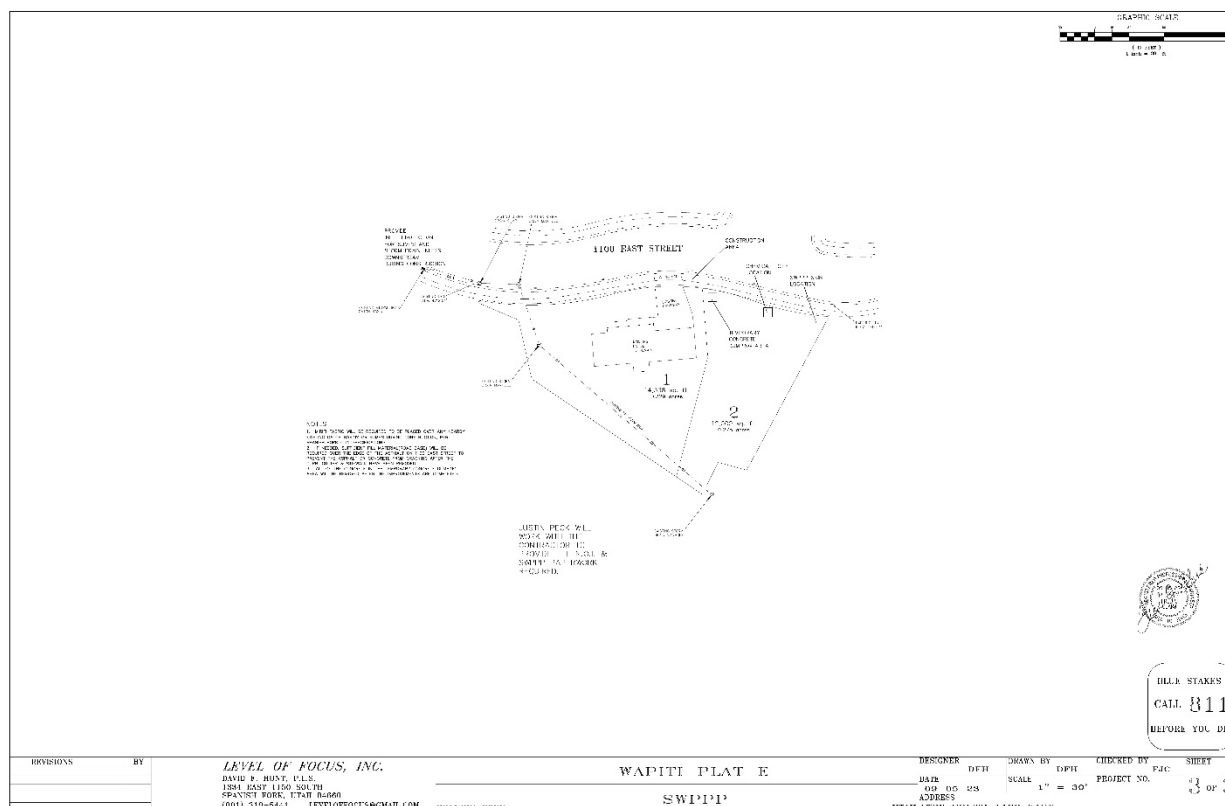
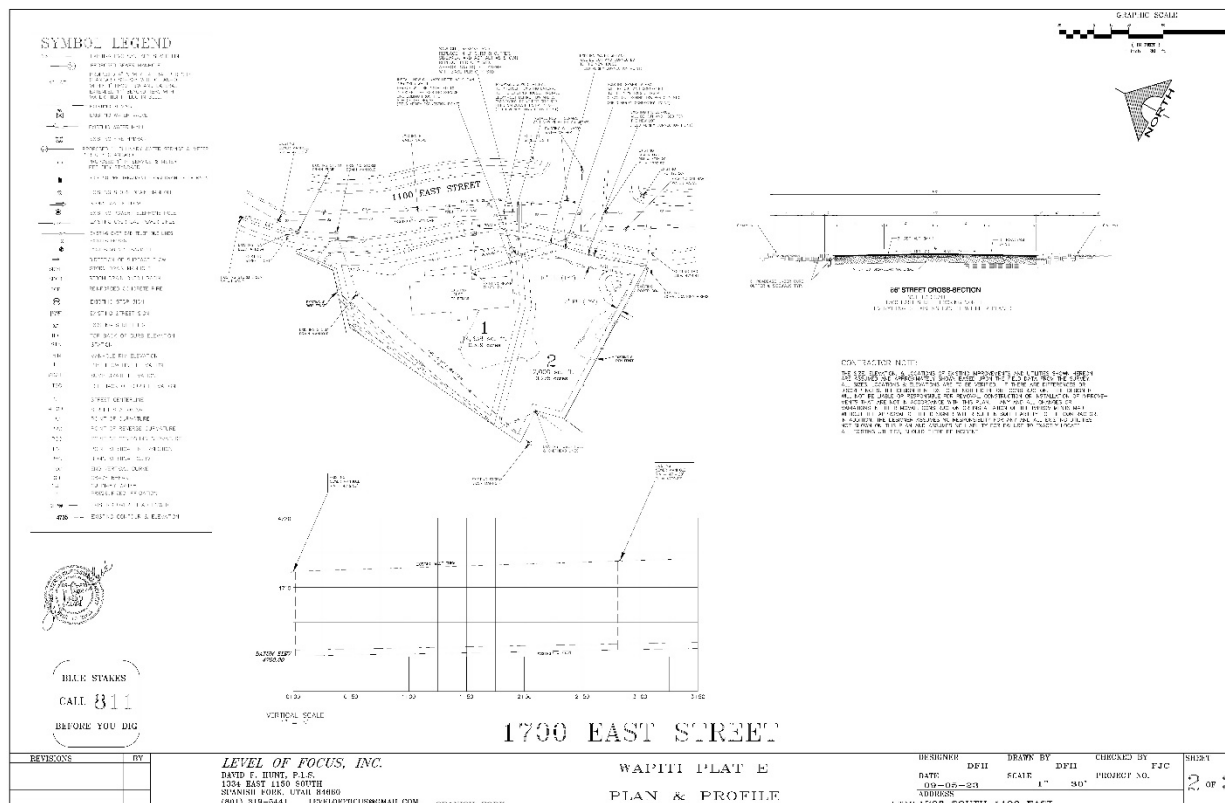
### Conditions

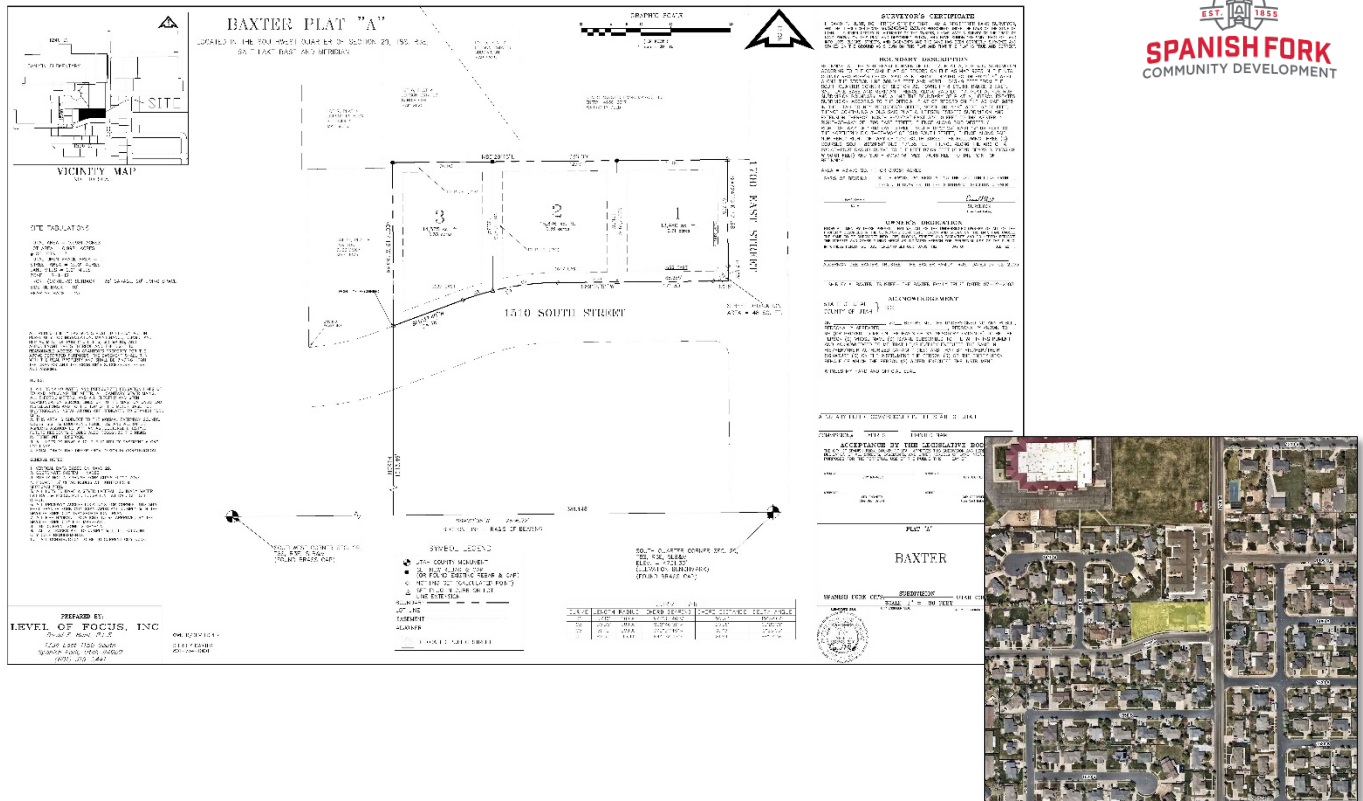
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

## Exhibits

1. Minor Subdivision Plat.







## Baxter Plat A Minor Subdivision Plat Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 1502 South 1700 East, including 1 acre.

The subject property is zoned R-1-12.

The applicant has requested that a Minor Subdivision Plat be approved.

## Key Issues

1. Power.
2. Utilities.

## Recommendation

That the proposed Minor Subdivision Plat be approved based on the following finding and subject to the following conditions.

### Finding

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

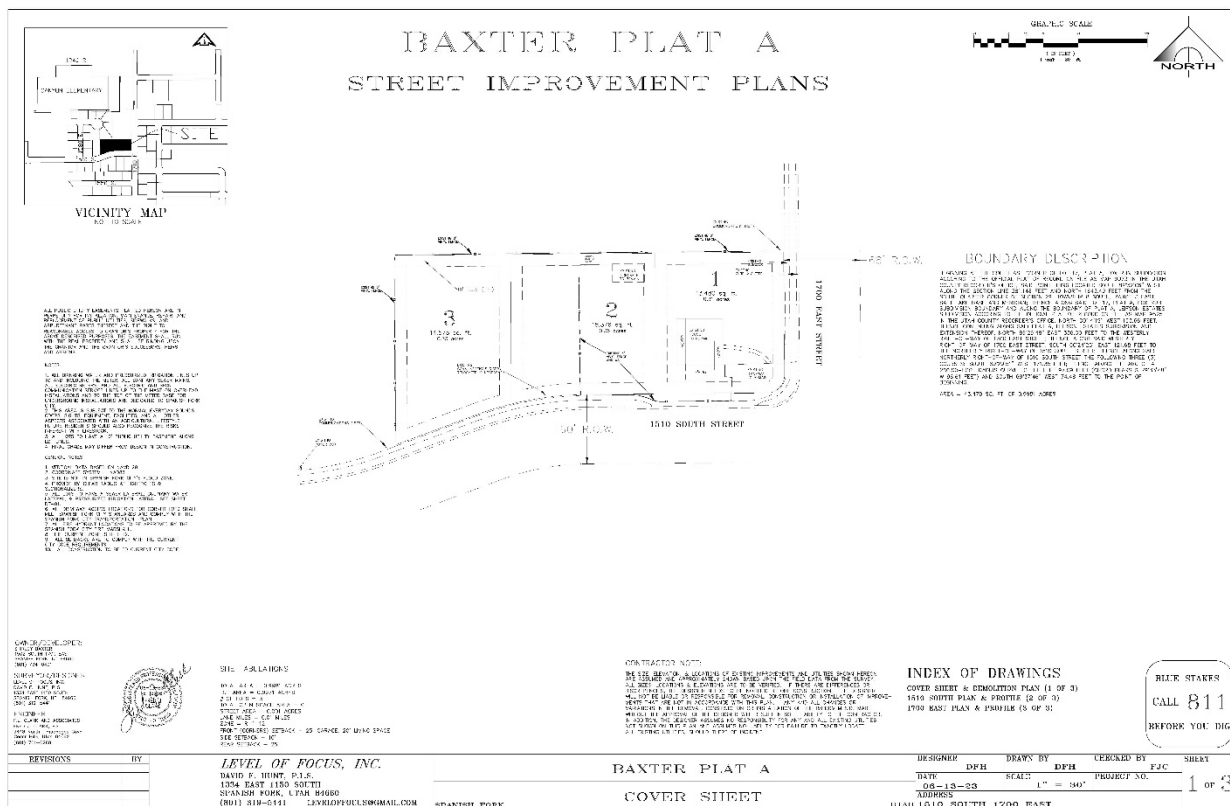
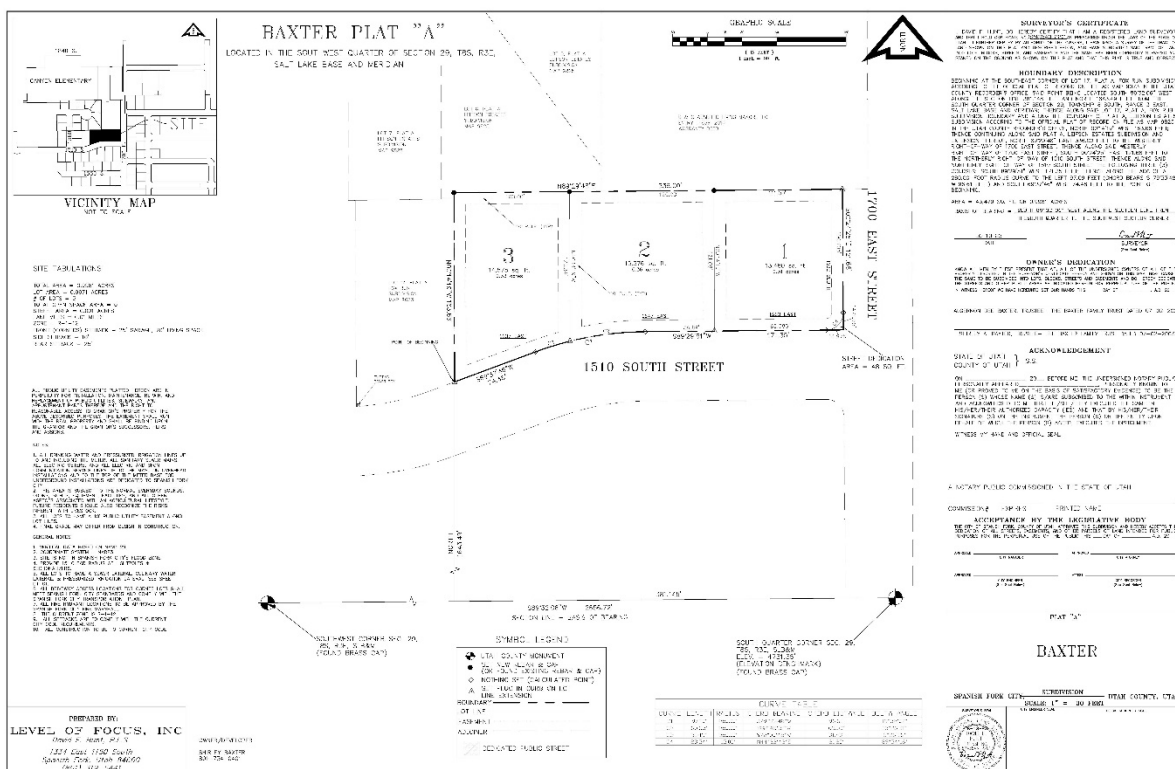
### Conditions

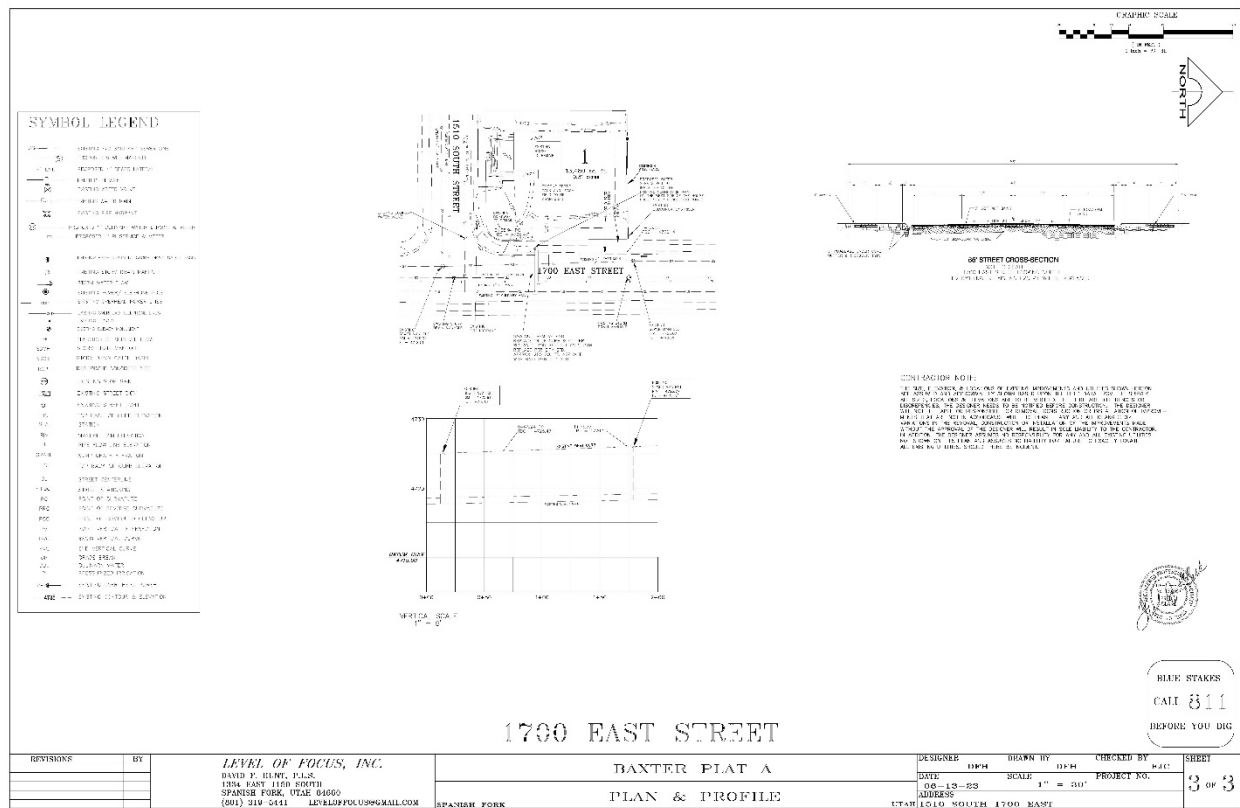
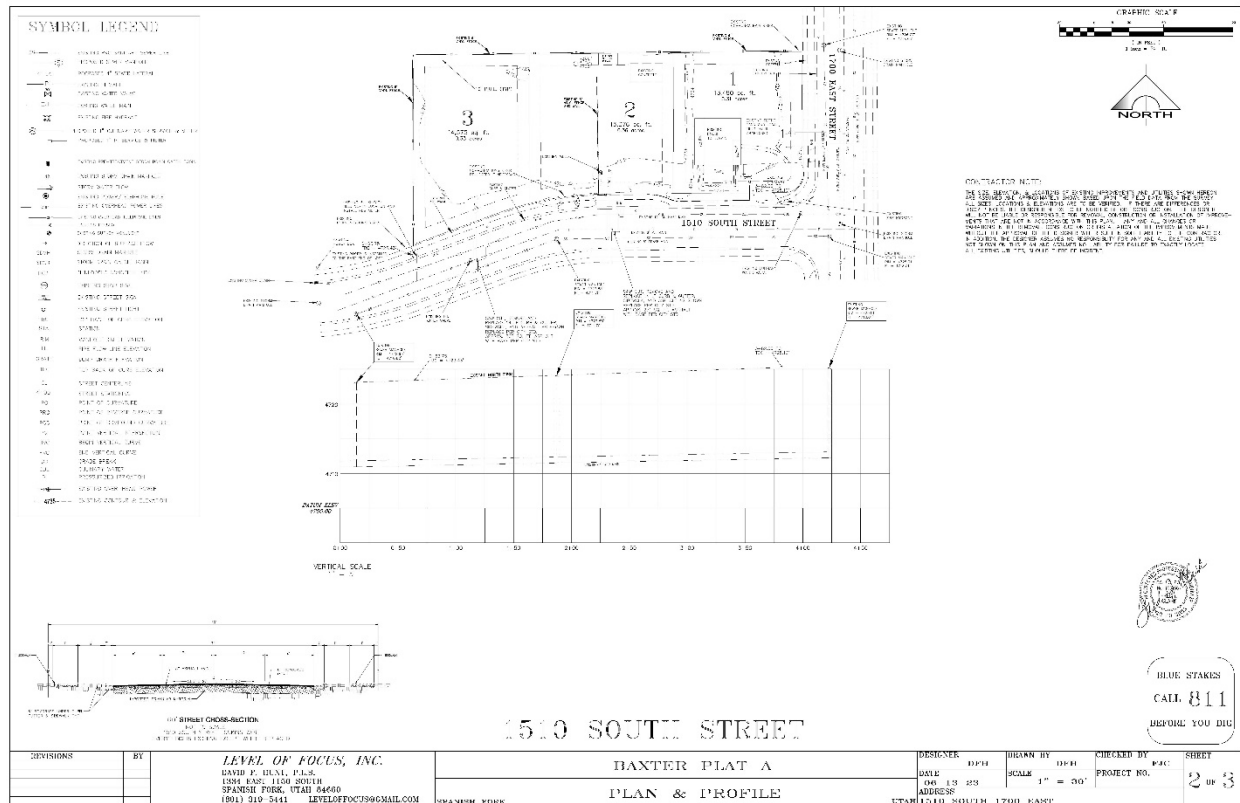
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

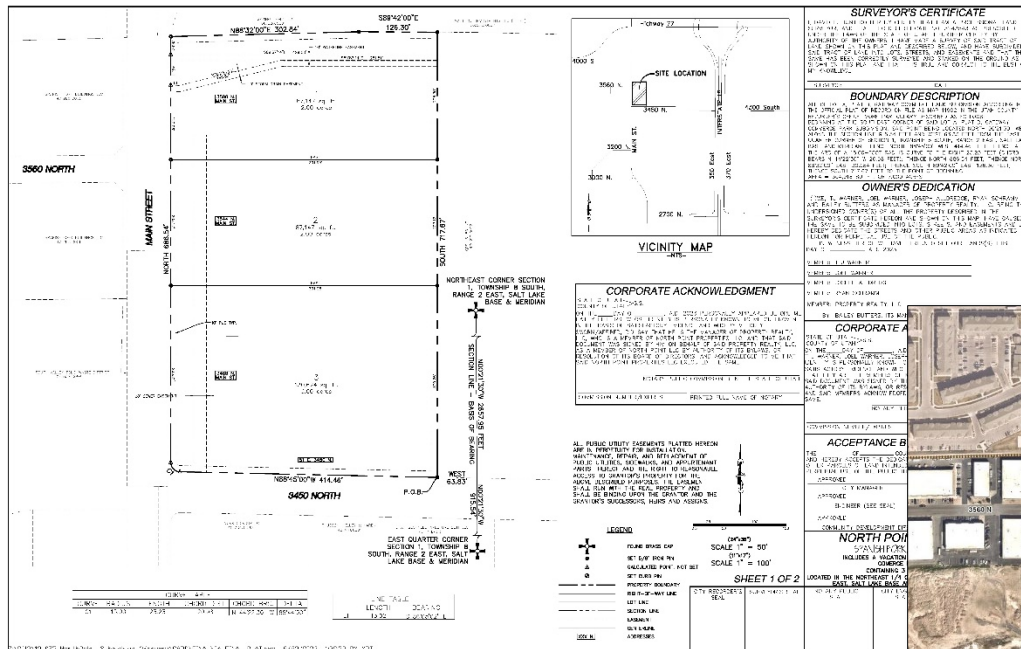
## Exhibits

1. Minor Subdivision Plat.









## Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following conditions.

### Finding

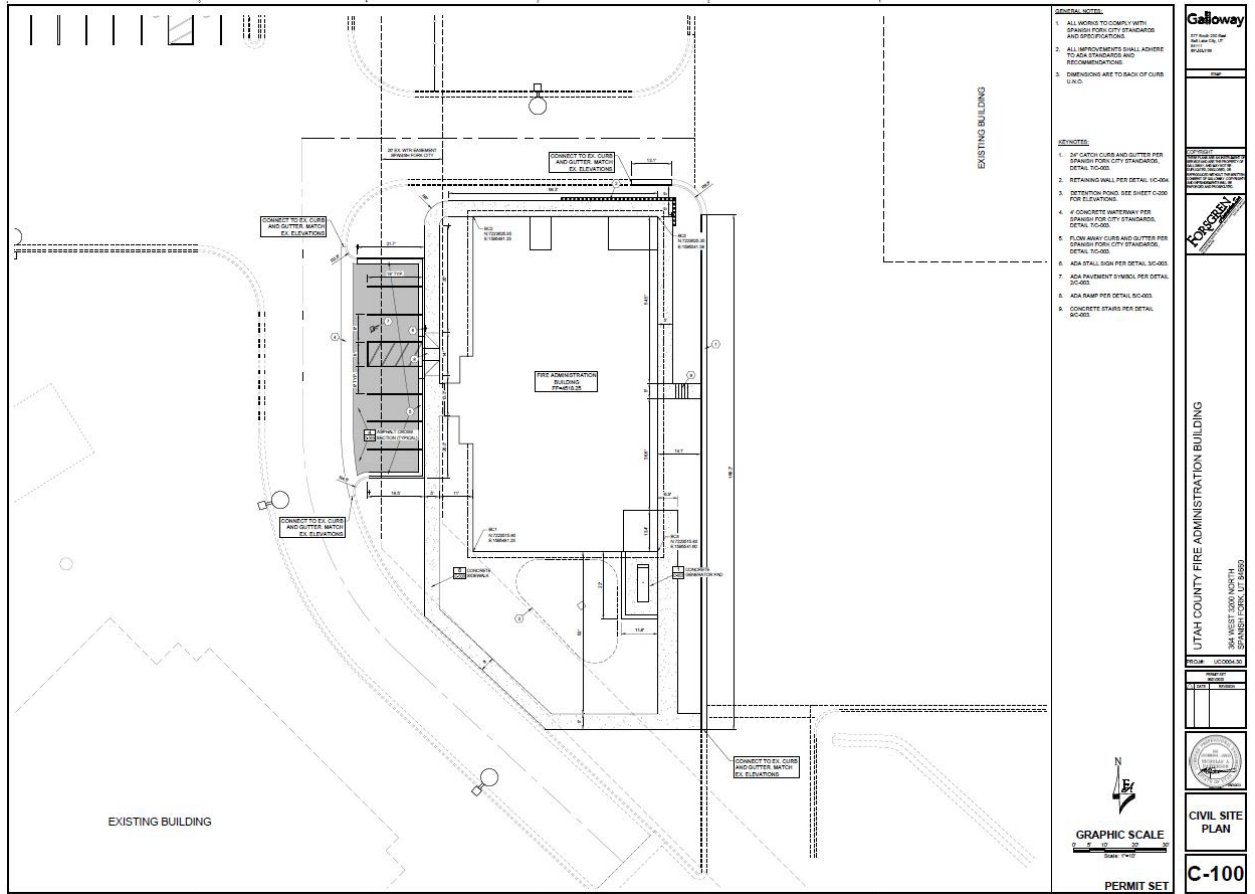
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

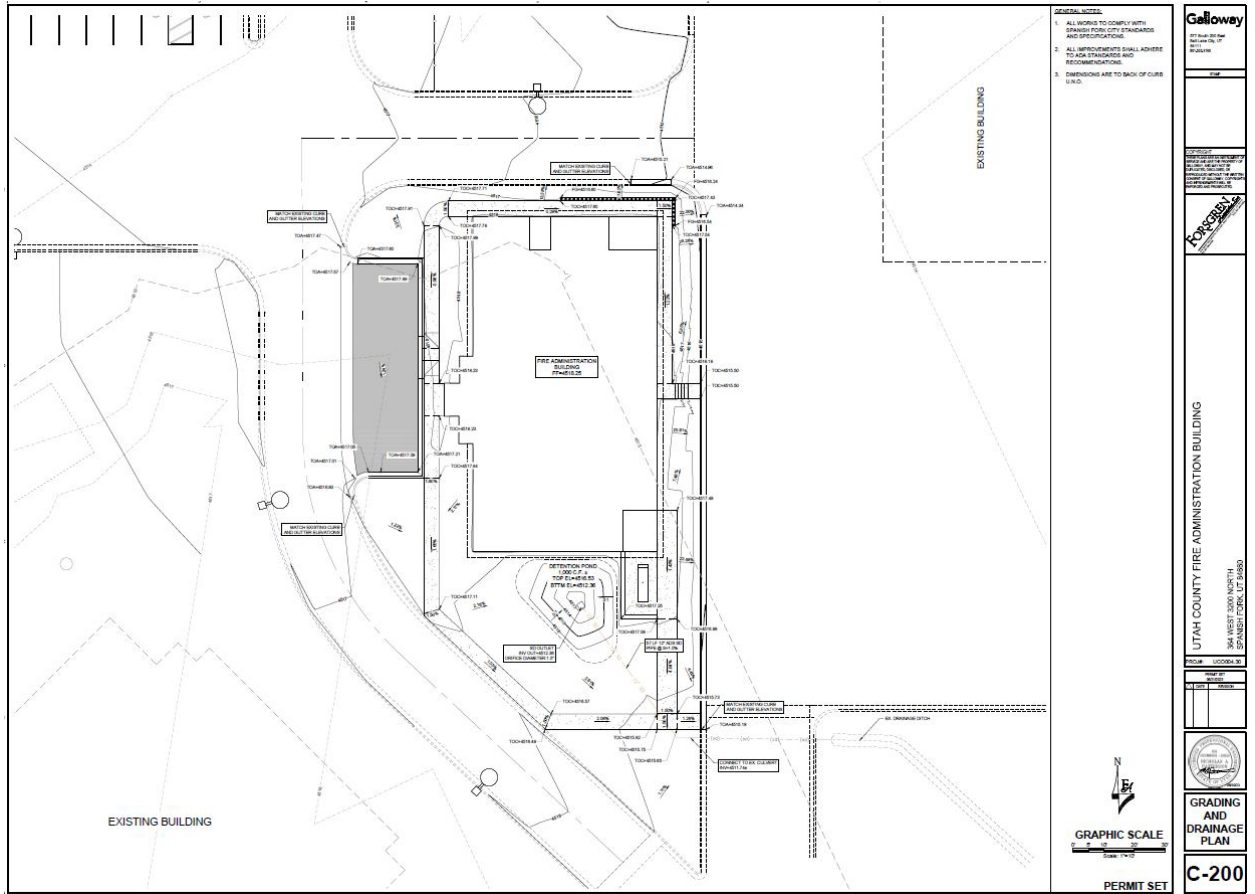
## Conditions

- ## Key Issues

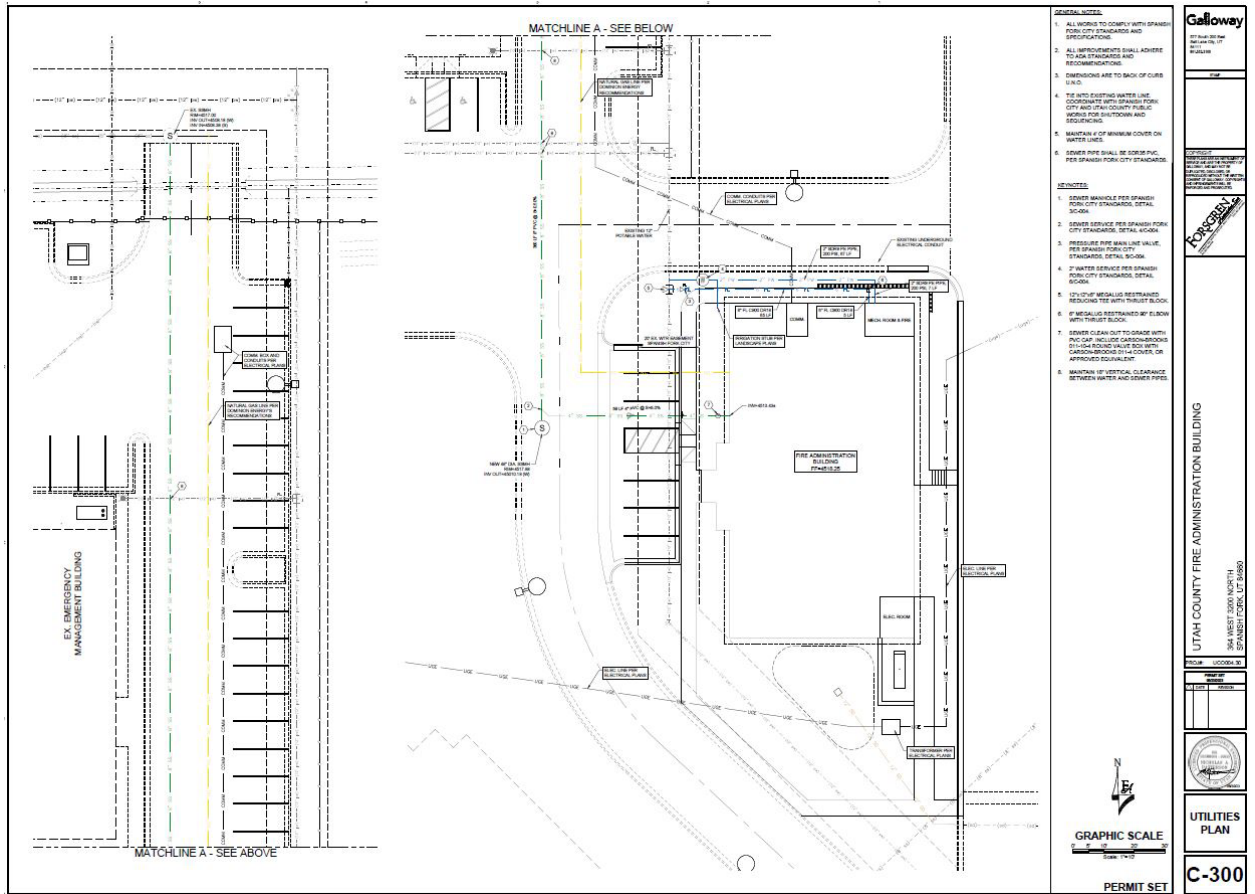
- ## Exhibits

- ### 1. Final Plat.









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IRIGATION DISCLAIMER	GENERAL IRIGATION NOTES	REQUIREMENTS
<p>1. IRRIGATION DESIGN AND CONSTRUCTION IS BASED ON RECORDS, AS SUPPLIED BY THE UTILITY PROVIDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE UTILITY PROVIDER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p>	<p>1. REFER TO SPECIFICATIONS FOR APPROPRIATE OR SURFACE, SUBSURFACE, AND OTHER RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p>	<p>1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p> <p>5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.</p>

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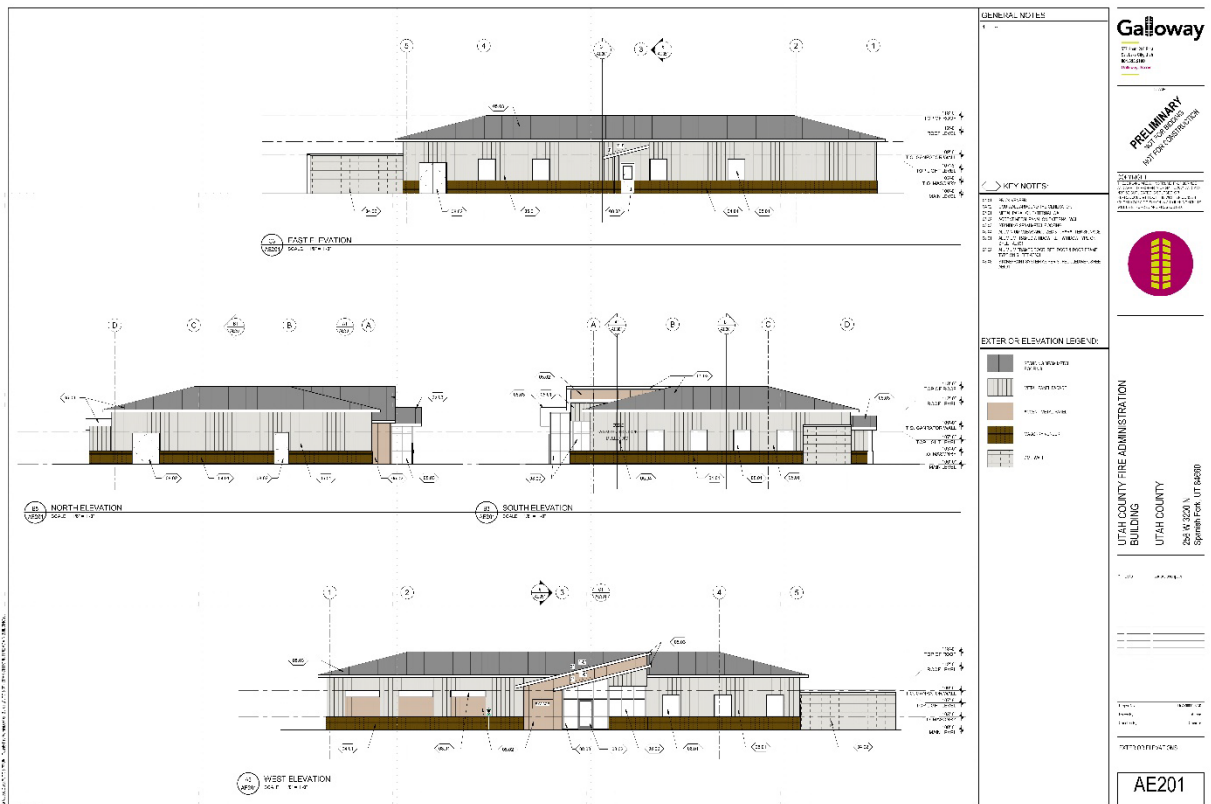
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# AIRPORT MAIN ST STORM DRAIN EXTENSION

ADDRESS: MAIN ST & 2050 NORTH TO 2700 NORTH

LOCATED IN NORTHEAST QUARTER OF SECTION 12  
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M  
SPANISH FORK, UTAH

## SPANISH FORK CITY NOTE

SPANISH FORK CITY NOTE: ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFON 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.

## FIRE DEPARTMENT NOTES

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 " , AND 2 " OUTLETS, WHICH HAS NATIONAL STANDARD 12", AND 2 " OUTLETS, WHICH HAS NATIONAL STANDARD 12" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4 " BUTT FACING THE FIRE ACCESS ROADWAY. 12" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSI FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE, LOCATED ON THE TEE WITH THE MAIN LINE.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT. 11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

## GENERAL NOTES

1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. OVERHEAD OFFSITE IMPROVEMENT COSTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THERE WILL NOT BE ANY CONNECTORS AGREEMENTS OR REIMBURSABLE COSTS ASSOCIATED WITH THE SE IMPROVEMENTS. THESE FACILITIES ARE INSTALLED ON A TEMPORARY BASIS AND WILL BE REMOVED AS DEVELOPMENT IMPACTS THE AREA.
3. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/ DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
4. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
5. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE- CONSTRUCTION MEETING.
6. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UP GRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
7. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT PRIOR TO CONSTRUCTION.

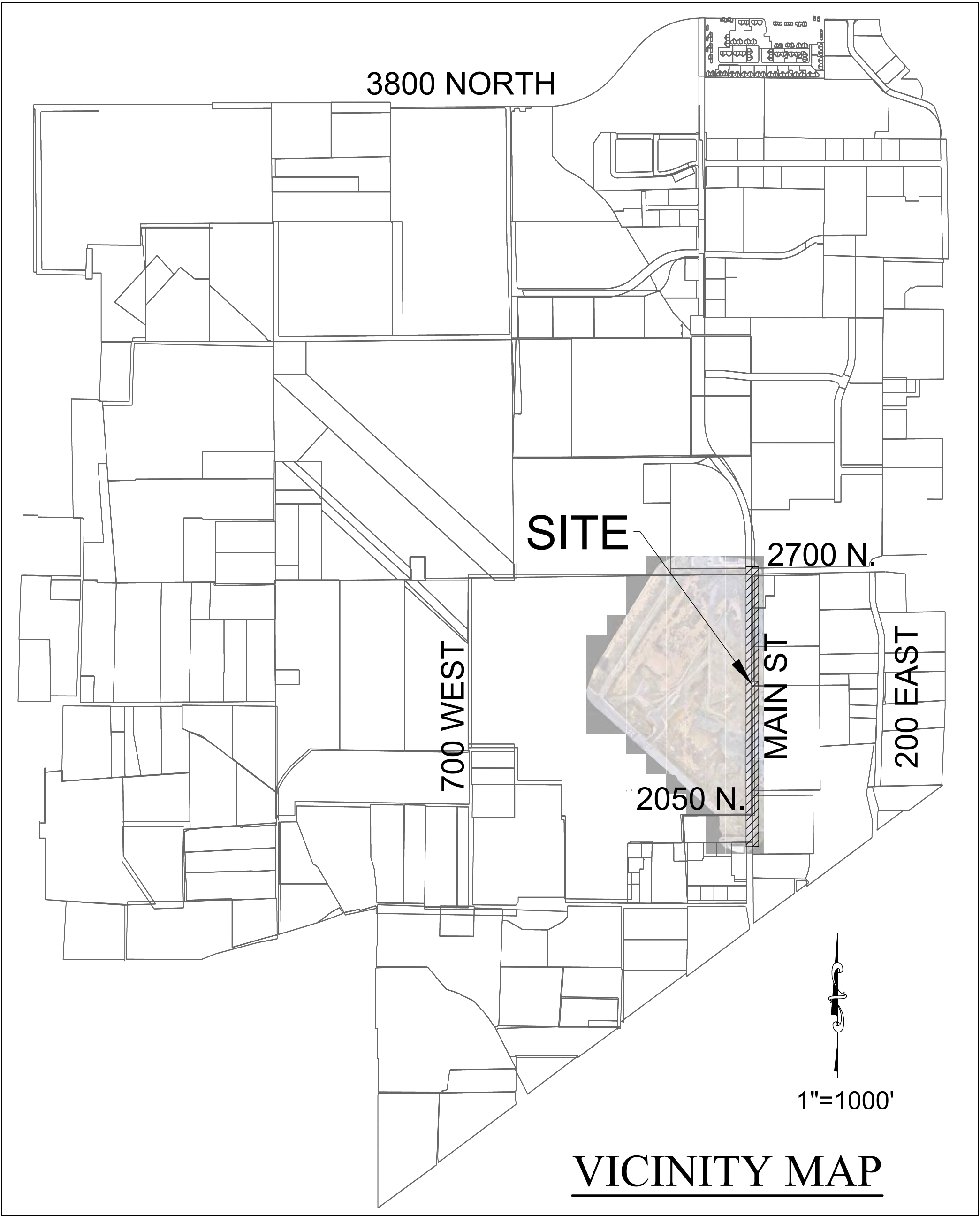
## PROJECT CONSTRUCTION NOTES

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIREMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARD PLAN ST-13.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS AND SPECIFICATIONS.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS AND JOINT RESTRAINTS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

LAND SURVEYOR:



**AZTEC ENGINEERING INC.**  
732 N. 780 W.  
AMERICAN FORK, UT. 84003  
AZTECENGINEERING@GMAIL.COM



Byron Haslam, Engineering

From Water- I would prefer to have HDPE used for looping under the storm drain. Flanged on both ends of the loop.  
Main ST is a 12" main water line  
If looping under Storm drain we recommend HDPE on water  
Sheet PP4 - Does not cross main st but does run north and needs to connect to the new manhole in the east side of main st

## NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

## ABBREVIATION TABLE

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
LP	LOW POINT
HP	HIGH POINT
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SF	SQUARE FOOTAGE
P.U.E.	PUBLIC UTILITY EASEMENT
SLB&M	SALT LAKE BASE & MERIDIAN
COR	CORNER
N	NORTH
S	SOUTH
E	EAST
W	WEST
P.I.	PRESSURIZED IRRIGATION
SS	SANITARY SEWER
SD	STORM DRAIN
T	TOWNSHIP
R	RANGE
RCP	REINFORCED CONCRETE PIPE
WM	WATER METER
CB	CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT
L.F.	LINEAR FEET
S=%	SLOPE
IE	INVERT ELEVATION
C.O.	CLEAN OUT
SL	SEWER LATERAL

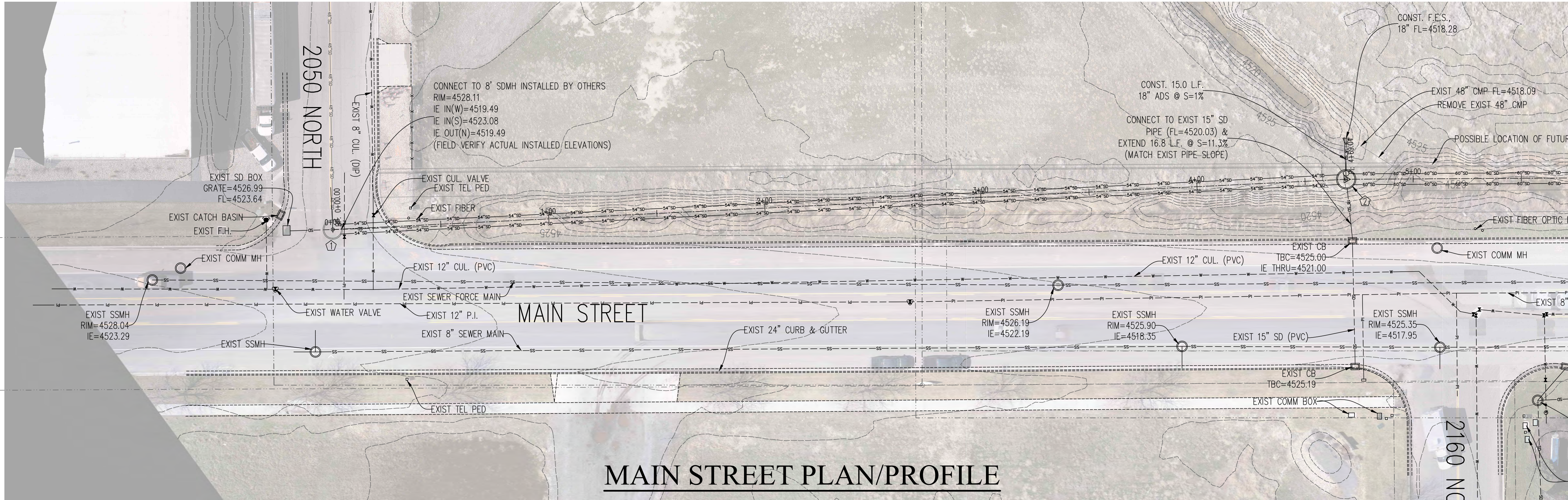
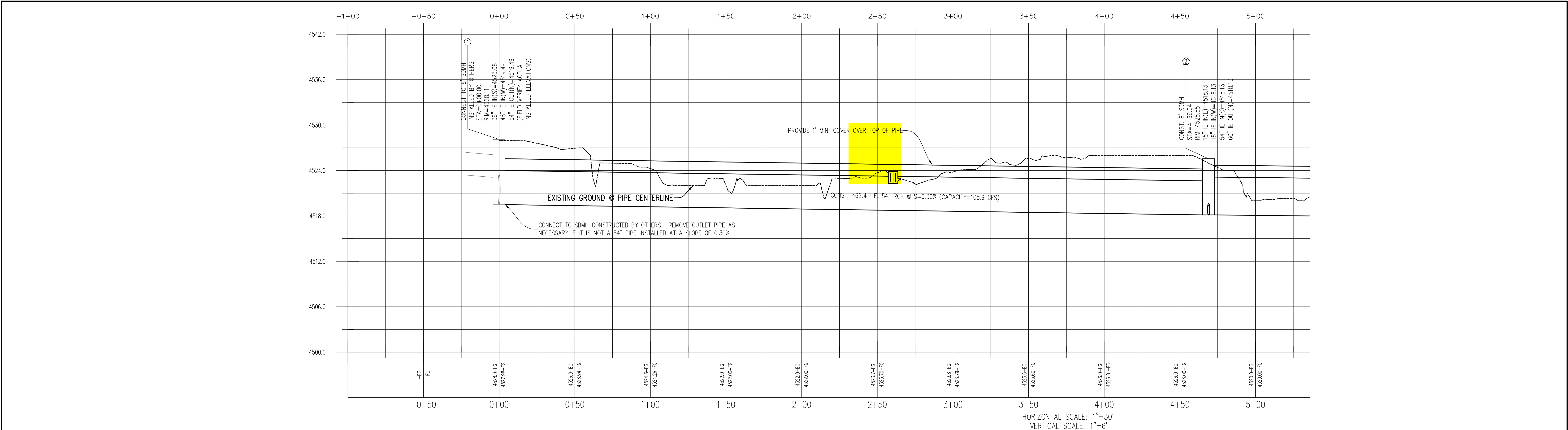


BENCH MARK	REVISIONS			Developer/Property Owner:		AIRPORT SD MAIN ST EXTENSION	
	Rev.	Date	Description	Spanish Fork City		SPANISH FORK	UTAH
NORTHEAST CORNER, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4517.73				<b>EXCEL</b> ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201C, American Fork, UT 84003 P: (801) 756-4504; david@excelcivil.com	Drawn by: D.W.P. Designed by: D.W.P. Checked by: D.W.P.	COVER SHEET	Scale: NTS
							Date: 04/10/23
							C1

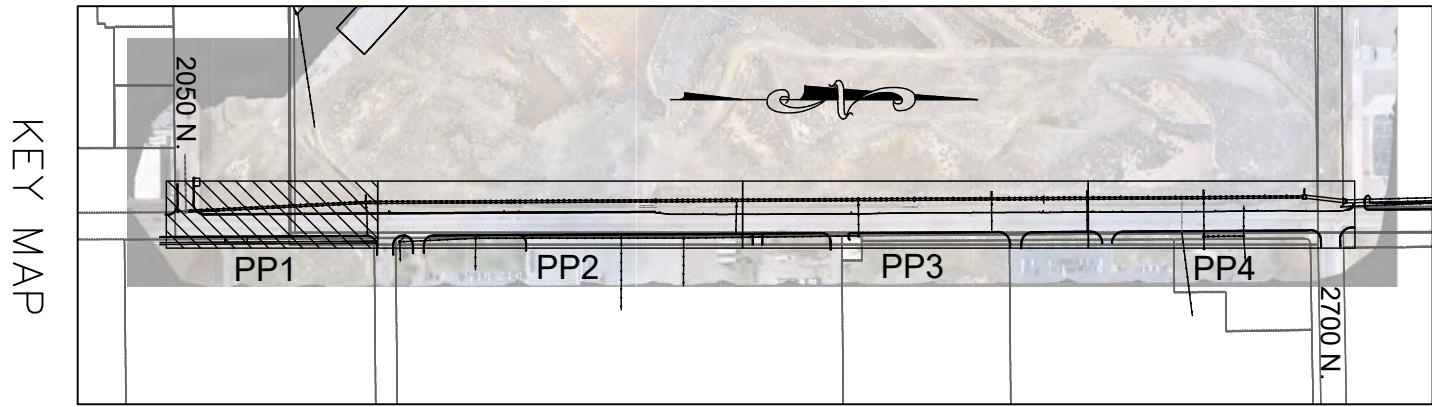
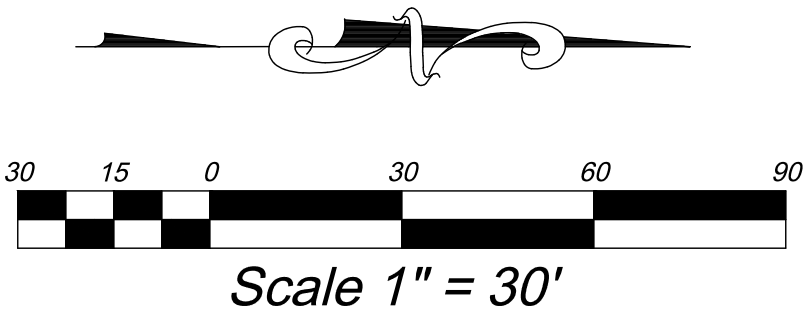








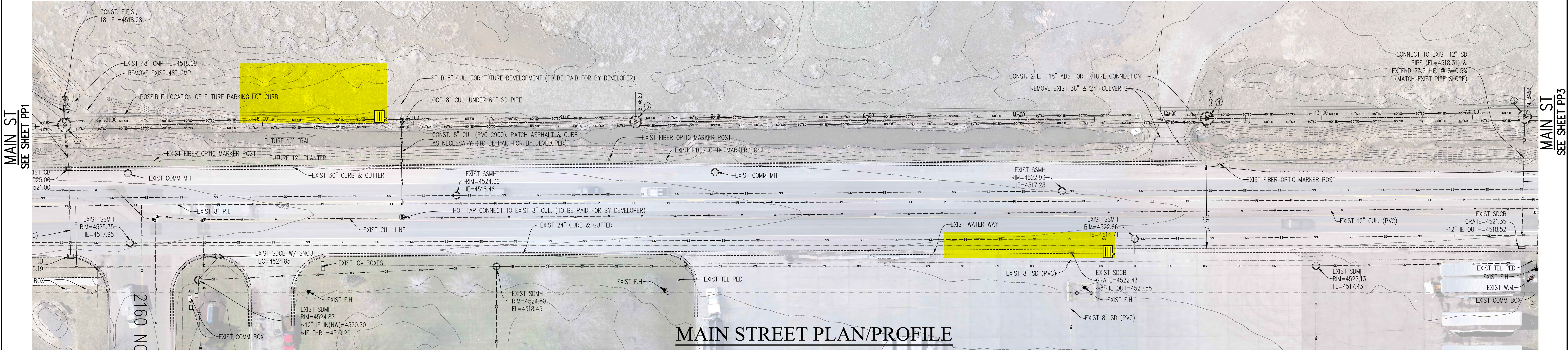
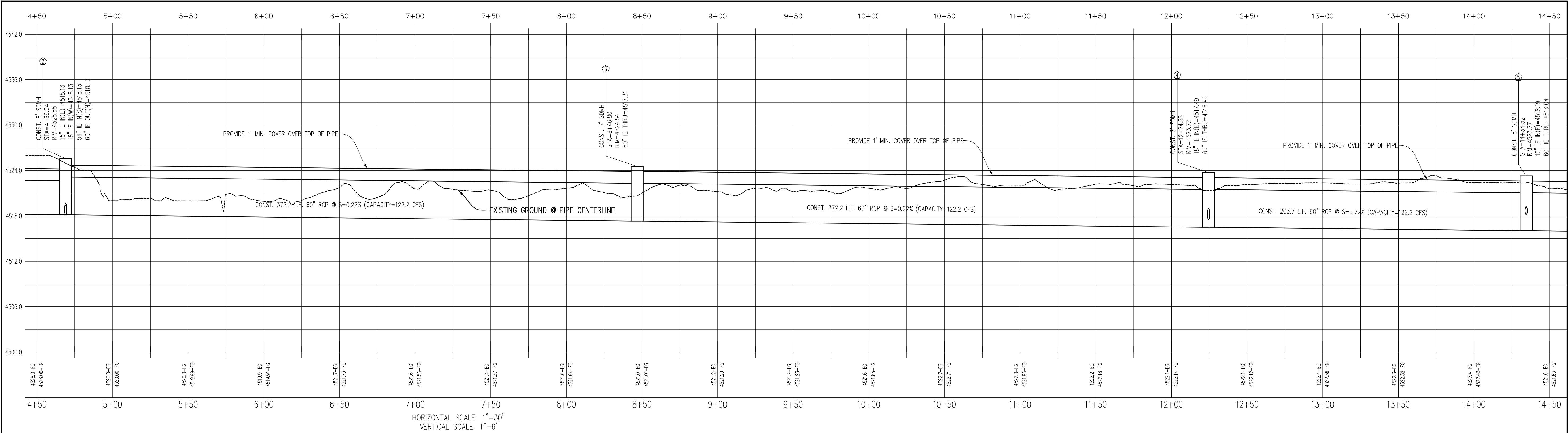
MAIN ST  
SEE SHEET PP2



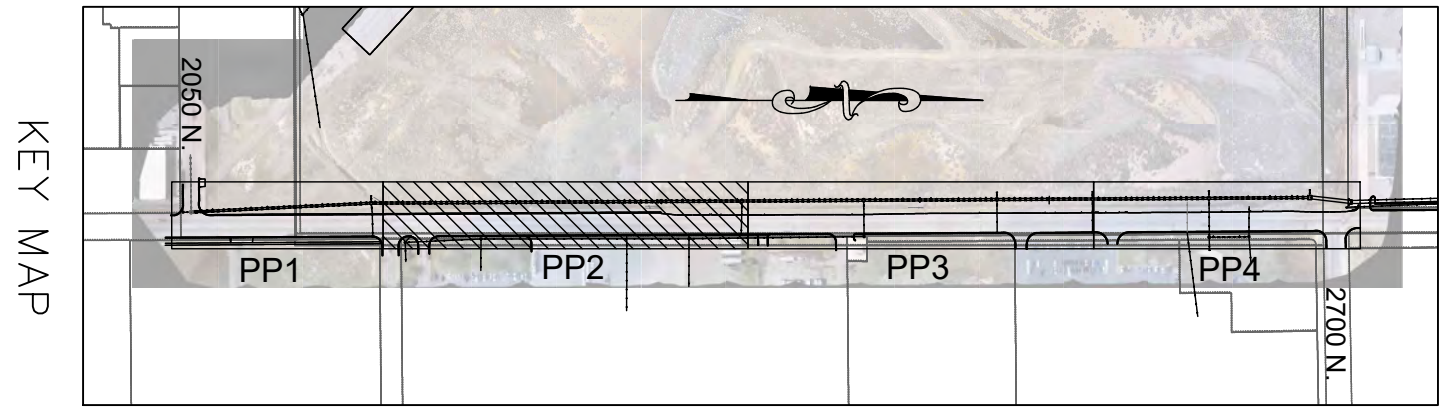
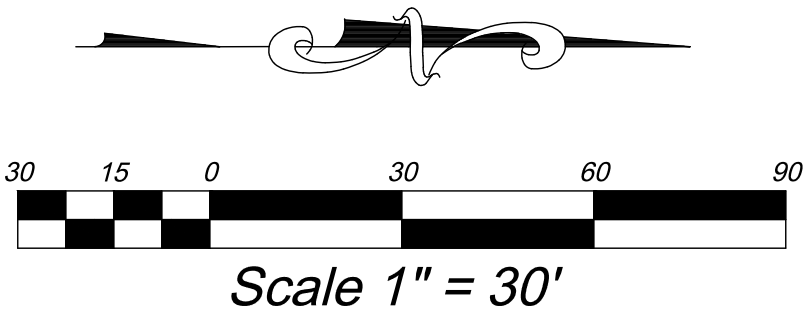
REVISIONS		
Rev.	Date	Description

SD MAIN ST EXTENSION			
SPANISH FORK		UTAH	
Drawn by: D.W.P.	MAIN ST 0+00 TO 5+00 PLAN/PROFILE	Scale: 1"=20'	PP1
Designed by: D.W.P.		Date: 04/10/23	
Checked by: D.W.P.			





MAIN STREET PLAN/PROFILE



REVISIONS		
Rev.	Date	Description

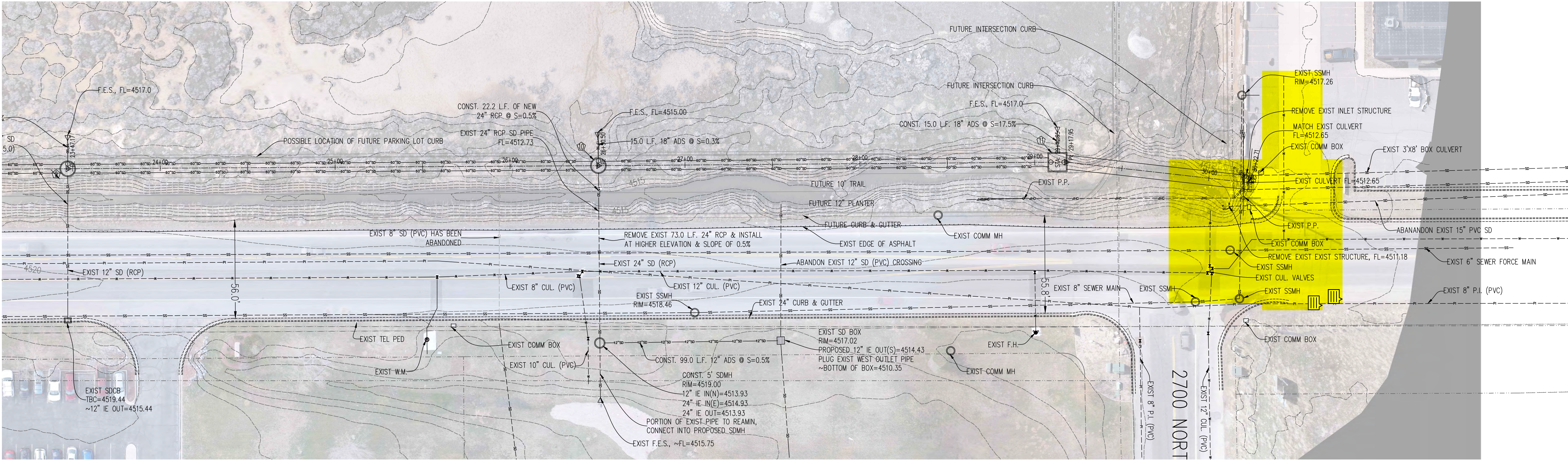
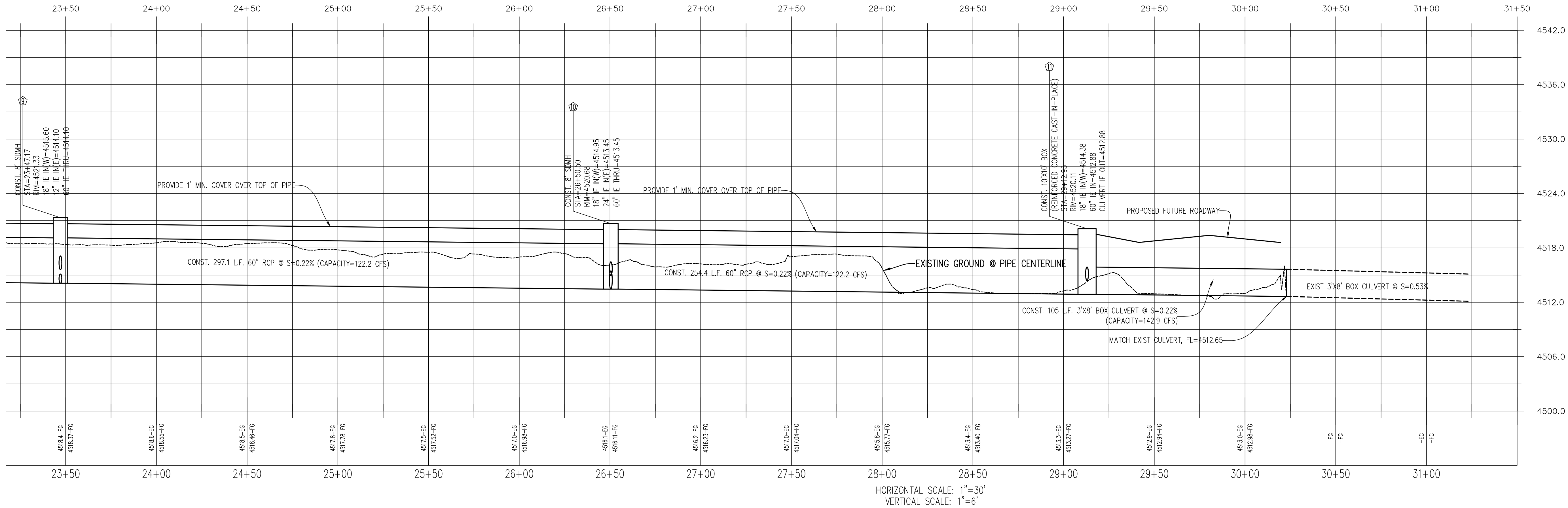
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SPANISH FORK		UTAH	
Drawn by: D.W.P.	MAIN ST 5+00 TO 14+50 PLAN/PROFILE	Scale: 1"=20'	
Designed by: D.W.P.		Date: 04/10/23	
Checked by: D.W.P.		PP2	

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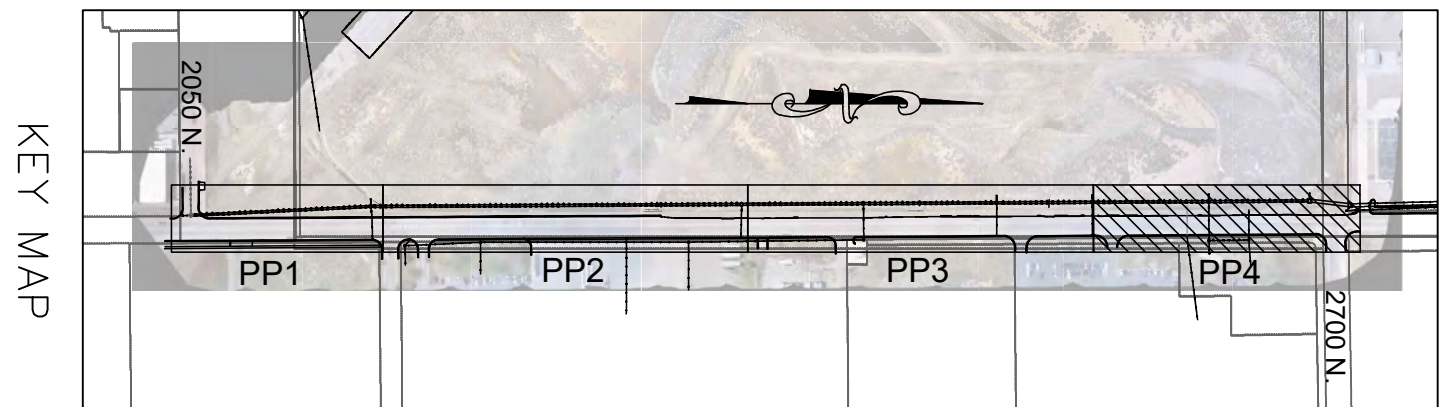
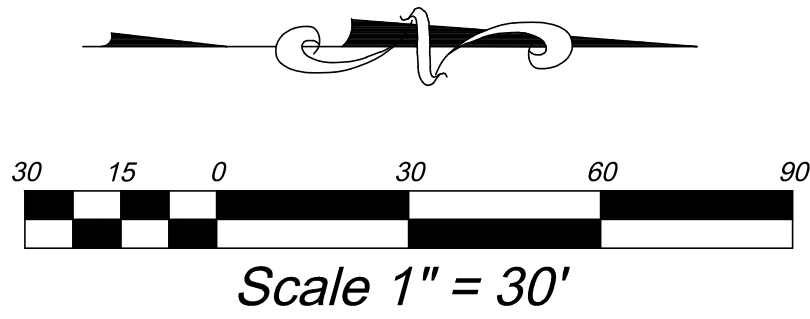








MAIN STREET PLAN/PROFILE



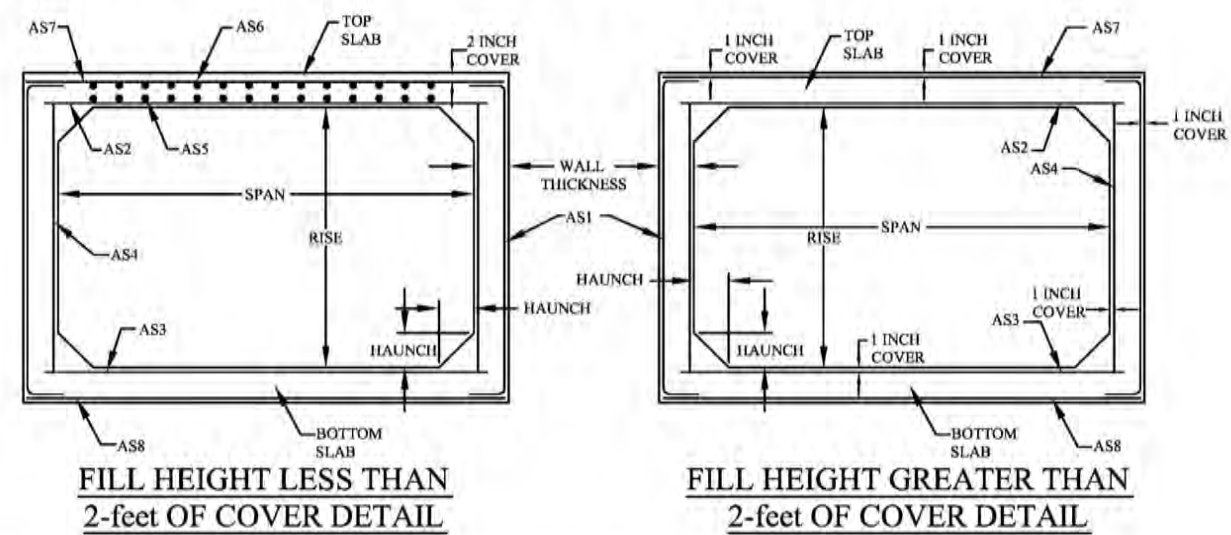
REVISIONS		
Rev.	Date	Description

SD MAIN ST EXTENSION			
SPANISH FORK		UTAH	
Drawn by: D.W.P.	MAIN ST 23+50 TO 30+50 PLAN/PROFILE	Scale: 1"=20'	
Designed by: D.W.P.		Date: 04/10/23	
Checked by: D.W.P.		PP4	





BOX CULVERT DESIGN DETAIL  
DESIGNED TO MEET ASTM C-1433 / C-1577 / AASHTO LRFD



BOX CULVERT SIZES	TYPICAL WALL SIZE	TYPICAL SLAB SIZE	TYP. HAUNCH SIZE	MAX BOX LENGTH	APPROX. WEIGHT
4' 2'	6"	7"	8"	8'	5.34 tons
4' 3'	8"	8"	8"	8'	7.35 tons
4' 4'	8"	8"	8"	8'	8.16 tons
5' 3'	8"	8"	8"	8'	8.16 tons
5' 4'	8"	8"	8"	8'	8.68 tons
5' 5'	8"	8"	8"	8'	9.79 tons
6' 3'	8"	8"	8"	8'	8.68 tons
6' 4'	8"	8"	8"	8'	9.79 tons
6' 5'	8"	8"	8"	8'	10.61 tons
6' 6'	8"	8"	8"	8'	11.42 tons
7' 3'	8"	8"	8"	8'	9.79 tons
7' 4'	8"	8"	8"	8'	10.61 tons
7' 5'	8"	8"	8"	8'	11.42 tons
7' 6'	8"	8"	8"	8'	12.24 tons
8' 3'	8"	8"	8"	8'	13.06 tons
8' 4'	8"	8"	8"	8'	13.87 tons
8' 5'	8"	8"	8"	8'	14.69 tons
8' 6'	8"	8"	8"	8'	15.50 tons
8' 7'	8"	8"	8"	8'	16.31 tons
8' 8'	8"	8"	8"	8'	17.13 tons
8' 9'	8"	8"	8"	8'	17.94 tons
8' 10'	8"	8"	8"	8'	18.76 tons
9' 3'	8"	8"	8"	8'	14.77 tons
9' 4'	8"	8"	8"	8'	15.59 tons
9' 5'	8"	8"	8"	8'	16.40 tons
9' 6'	8"	8"	8"	8'	17.22 tons
9' 7'	8"	8"	8"	8'	18.03 tons
9' 8'	8"	8"	8"	8'	18.85 tons
9' 9'	8"	8"	8"	8'	19.66 tons
9' 10'	8"	8"	8"	8'	20.48 tons
10' 3'	8"	8"	8"	8'	16.18 tons
10' 4'	8"	8"	8"	8'	17.20 tons
10' 5'	8"	8"	8"	8'	18.22 tons
10' 6'	8"	8"	8"	8'	19.24 tons
10' 7'	8"	8"	8"	8'	20.26 tons
10' 8'	8"	8"	8"	8'	21.28 tons
10' 9'	8"	8"	8"	8'	22.30 tons
10' 10'	8"	8"	8"	8'	23.32 tons

BOX CULVERT SIZES	TYPICAL WALL SIZE	TYPICAL SLAB SIZE	TYP. HAUNCH SIZE	MAX BOX LENGTH	APPROX. WEIGHT
11' 3'	11"	11"	12"	8'	18.99 tons
11' 4'	11"	11"	12"	8'	20.11 tons
11' 5'	11"	11"	12"	8'	21.23 tons
11' 6'	11"	11"	12"	8'	22.35 tons
11' 7'	11"	11"	12"	8'	23.48 tons
11' 8'	11"	11"	12"	8'	24.60 tons
11' 9'	11"	11"	12"	7.5'	24.11 tons
11' 10'	11"	11"	12"	7.5'	25.17 tons
11' 11'	11"	11"	12"	7'	24.61 tons
12' 3'	12"	12"	12"	8'	22.03 tons
12' 4'	12"	12"	12"	8'	23.26 tons
12' 5'	12"	12"	12"	7.5'	24.49 tons
12' 6'	12"	12"	12"	7.5'	24.10 tons
12' 7'	12"	12"	12"	7.5'	25.24 tons
12' 8'	12"	12"	12"	7'	24.63 tons
12' 9'	12"	12"	12"	6.5'	23.87 tons
12' 10'	12"	12"	12"	6.5'	24.86 tons
12' 11'	12"	12"	12"	6'	23.87 tons
12' 12'	12"	12"	12"	6'	24.78 tons
13' 3'	13"	13"	13"	8'	23.26 tons
13' 4'	13"	13"	13"	8'	24.49 tons
13' 5'	13"	13"	13"	7.5'	24.10 tons
13' 6'	13"	13"	13"	7.5'	25.25 tons
13' 7'	13"	13"	13"	7'	24.63 tons
13' 8'	13"	13"	13"	6.5'	23.87 tons
13' 9'	13"	13"	13"	6.5'	24.86 tons
13' 10'	13"	13"	13"	6'	23.87 tons
13' 11'	13"	13"	13"	6'	24.79 tons
13' 12'	13"	13"	13"	5.5'	23.50 tons
13' 13'	13"	13"	13"	5.5'	24.90 tons
14' 3'	14"	14"	14"	8'	24.49 tons
14' 4'	14"	14"	14"	7.5'	24.10 tons
14' 5'	14"	14"	14"	7.5'	25.25 tons
14' 6'	14"	14"	14"	7'	24.63 tons
14' 7'	14"	14"	14"	6.5'	23.87 tons
14' 8'	14"	14"	14"	6.5'	24.86 tons

NOTES:  
1. ALL WALL AND SLAB THICKNESS SHOWN ARE TYPICAL FOR THE SIZE OF BOX CULVERT SIZES SHOWN. THE THICKNESSES MAY BE INCREASED OR DECREASED IN ONE-INCH INCREMENTS, DUE TO PROJECT CONDITIONS, BUT CAN NOT EXCEED 1-INCHES THICK OR BE LESS THAN 8-INCHES THICK.  
2. ALL STEEL REINFORCEMENT DESIGNS ARE PROJECT SPECIFIC. DESIGNS DEPEND ON THE AMOUNT OF COVER, LOADING CONDITIONS, AND TYPE OF SOIL USED TO BACK FILL THE BOX CULVERT SECTIONS. REINFORCEMENT CRITERIA AVAILABLE ON REQUEST.  
3. THE BOX CULVERT SECTIONS CAN BE BUILT IN A BEND OR REVEAL CONDITION. THE MAXIMUM REVEAL THAT CAN BE CONSTRUCTED IS A 10-INCH REVEAL FROM THE OUTSIDE EDGE TO OUTSIDE EDGE ACROSS THE SPAN OF THE SECTION.  
4. THE APPROXIMATE WEIGHTS SHOWN ARE NOT EXACT WEIGHTS, BUT ARE SHOWN FOR A REPRESENTATIVE VALUE ONLY. THE WEIGHTS ARE FOR THE MAXIMUM BOX LENGTH SHOWN IN THE TABLE ABOVE.

5. ALL NUMBERS IN RED ARE BOX CULVERT SIZES THAT ARE MANUFACTURED USING THE WEF-CAST METHOD. A SALES REPRESENTATIVE SHOULD BE CONTACTED TO VERIFY AVAILABILITY AND MANUFACTURING SCHEDULE PRIOR TO SPECIFYING AND ORDERING.



GENEVA PIPE

Concrete products, concrete relining  
Orms, Utah Phone: 801-225-2416  
Mesquite, Nevada Phone: 702-864-2620  
St. George, Utah Phone: 435-635-9225

6-21-2011

PROPOSED 8' WIDE BY 3' CULVERT

REVISIONS

Rev.	Date	Description

Developer/Property Owner:

Spanish Fork City

**EXCEL**  
ENGINEERING

David W. Peterson, P.E., License #270393  
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AIRPORT SD MAIN ST EXTENSION

SPANISH FORK

UTAH

Drawn by:

D.W.P.

Designed by:

D.W.P.

Checked by:

D.W.P.

DETAILS

Scale:

NTS

Date:

04/10/23

D1



## **CONSTRUCTION SITE MANAGEMENT PLAN**

### **525 West Arrowhead Trail Spanish Fork, Utah**

#### **Phase 1 and 2**

September 8<sup>th</sup>, 2023

Prepared for:

David Vitek  
Division President  
Century Communities  
2989 Maple Loop Drive, Suite 110  
Lehi, Utah 84043

Prepared by:

REMC, Inc.  
8496 South Harrison Street, Suite 102  
Midvale, Utah 84047  
(801) 255-2626

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Table 1      Weavers Vineyard Location Map

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Appendix B    Inspection Checklist



## LIST OF ACRONYMS AND ABBREVIATIONS

bgs	below ground surface
CC	Century Communities
DERR	Division of Environmental Response and Remediation
HASP	Health and Safety Plan
mg/kg	milligrams per kilogram
O&G	Oil and Grease (subset of TPH)
PPE	personal protective equipment
QA	Quality Assurance
QC	Quality Control
RCRA 8	Resource Conservation and Recovery Act D-List metals
REMC	Resource Environmental Management Consultants, Inc.
RPD	Relative Percent Difference
RSL	Regional Screening Level
SC	Sunroc Commercial
SCR	Site Characterization Report
SCW	Site Characterization Workplan
SL	Sunroc Lots
SMP	Site Management Plan
SOP	Standard Operating Procedure
SR	Sunroc
SVOC	semi-volatile organic compounds
SWPPP	Storm Water Pollution Prevention Plan
TPH-DRO	Total Petroleum Hydrocarbons – Diesel Range Organics (High)
TPH-GRO	Total Petroleum Hydrocarbons – Gasoline Range Organics (Low)
TSD	treatment, storage and disposal
UDEQ	Utah Department of Environmental Quality
U.S. EPA	United States Environmental Protection Agency
UST	underground storage tank
VISL	Vapor Intrusion Screening Levels
VOC	volatile organic compounds
XRF	field portable X-Ray fluorescence meter

## 1.0 INTRODUCTION

This Site Management Plan (SMP) describes the maintenance activities that will be conducted at the proposed “Weavers Vineyard” multi-family development Phase 1 and 2 located at 525 West Arrowhead Trail in Spanish Fork, Utah County, Utah (site). This SMP was produced for Century Communities under contract number 1316-004.1. The confirmation sampling was conducted in accordance with the Environmental Services Proposal (REMC, 2022a) and the Health and Safety Plan (HASP; REMC, 2022b) prepared by Resource Environmental Management Consultants, Inc. (REMC). All work performed as part of this contract was conducted in accordance with standard applicable environmental methodologies and protocols. Remediation was completed to a City-requested standard that is more stringent than what the State of Utah and the U.S. EPA would consider to be safe for residential development. Sample analysis was performed by Pace Analytical Laboratories which is certified by the State of Utah and the National Environmental Laboratory Accreditation Program (NELAP).

The site location is presented in Figure 1, including the boundaries of Phase 1 and Phase 2. The Site is located at 40.089511°N, 111.662231°W at approximately 4,659 feet above mean sea level. The Site consists of 74.42 acres divided among four separate parcels with the following Utah County Parcel ID Numbers:

- 25:028:0084;
- 25:068:0113;
- 25:068:0109;
- and 25:068:0111.

The property is currently owned by Sunroc Corporation and was used for offices, a heavy equipment and truck maintenance building, a welding and fabrication shop, a materials storage shed, equipment and truck parking yard, fuel storage, equipment and materials storage yard, aggregate pits, sand/gravel/soil stockpiling and sales, and construction debris storage. Historical uses of the property include sand and gravel mining and agricultural use. The site is planned for redevelopment for residential and commercial use with multiple parties involved in the planning,

development, and construction of the site. Sunroc Lots and Century Communities are purchasing a portion of the property from Sunroc Commercial who will grade and stabilize the site prior to development.

The site has been divided into Phase 1 and Phase 2 for redevelopment. Phase 1 encompasses boreholes E12, F11, G10, H9, I6, I8, J5, J7, K4, K6, L3, L5, L7, M2, M4, N1, N3, and O2. Phase 2 includes boreholes L7, M6, M8, N5, O4, P1, P3, Q2, R3, S2, S4, T3, T5, U4, V3, V5, W4, X4, X6, X8, Y6, Y8, Y10, and Z10. Phase 2 also includes a section of Scott Peterson's property, which was not sampled in this investigation. Therefore, this report cannot speak to the status of that specific area.

REMC will conduct regular inspections of the protective soil layer (exposure barrier cap) at the Site to assess the continuing effectiveness of the remedial action. The exposure barrier cap refers to areas that contain impacted soils compared to pristine soil. This SMP details field activities and reporting that will be conducted as part of future site inspections during construction. Once construction is completed and all impacted materials are under finished roads, inspections and environmental activities related to this report can cease so long as roads are maintained and are effectively containing contamination. Roads will be maintained and inspected by the city of Spanish Fork as part of their routine operations.

## **2.0 BACKGROUND**

The findings of the site characterization investigations conducted at the site are summarized herein and fully detailed in the Site Characterization Report (SCR; REMC 2022c) prepared by Resource Environmental Management Consultants, Inc. (REMC).

A geotechnical study conducted by CMT Engineering Laboratories (CMT, 2018) and a Phase II Environmental Site Assessment (REMC, 2021) conducted by REMC determined that non-native fill soils of unknown origin are present throughout the western portion of the property. On the western portion of the property, fill depths ranged from 10 feet to >16 feet. Fill soils frequently contained woody and/or metal debris, miscellaneous organic materials, material that appeared to

be asphalt, and at one location yellow material that appeared to be fiberglass insulation. Additional types of debris and municipal refuse were found during a previous geotechnical investigation conducted at the site. Fill sorting and screening have been taking place and only soils will be placed back in the excavations; no debris shall be reburied under residential lots.

Additionally, the Phase II ESA investigation documented petroleum-impacted soils above UDEQ screening criteria at the fuel pump dispenser islands and the equipment maintenance building. A letter of No Further Action was issued in this area by the Utah Department of Environmental Quality (UDEQ). Lab analysis of non-native fill soils of unknown origin (including petroleum-impacted soils) and native soils potentially impacted by historic use is required by Spanish Fork City prior to redevelopment of the property.

Soils exhibiting analytical concentrations above the acceptable residential land-use standard were mixed on site or removed from the property. The conclusions reached from the combined findings of the previous site investigations are fully detailed in the Site Characterization Report (REMC 2021c).

### **3.0 MAINTENANCE AND REPAIR ACTIVITIES**

Maintenance and Repair (M&R) activities generally will include site inspections, documentation, and reporting. Site inspections will be conducted periodically to assess access controls, drainage and erosion control features, and cover and vegetation integrity. Site inspections will take place every 15 lots until all construction is completed.

Post-removal M&R will be maintained by the city of Spanish Fork as part of their regular road maintenance.

#### **3.1 Construction Inspections**

The purpose of these events is to supervise construction at the request of the City of Spanish Fork and to assess actual and/or potential deficiencies associated with components of the removal action. These events will include inspections of remedial action features (e.g. exposure

barrier cap) and photo documentation of the exposure cap and vegetation integrity. Inspections will take place every 15 lots. An REMC employee will conduct on-the-ground inspections by walking through the Property and making observations of fill and foundation work for potentially impacted materials. More details on inspections items can be found on the example of the inspection checklist which is provided in Appendix B. Dave Anderson with the City of Spanish Fork or other qualified representative will be notified at least three calendar days before conducting an initial event.

## **Notifications**

City of Spanish Fork  
Dave Anderson  
danderson@spanishfork.org  
40 S Main Street  
Spanish Fork, UT 84660

### **3.1.1 Field Activities**

Field activities associated with inspection events will include an evaluation of remedial activity features including photo documentation. Features that will be inspected include access controls, drainage and erosion control systems. Additionally, before the final Closure Report is issued, confirmation sampling detailed in Phase 1 and Phase 2 Progress Report [REMC, 2023] and the Site Characterization Report [REMC, 2022c] will be performed. Included in this sampling are five active soil-gas-vapor samples. This SMP primarily refers to Phase 1 and Phase 2 and a final SMP will be generated after confirmation samples have been taken and data reviewed. If any confirmation sampling indicates the possibility of additional impacts the final SMP will be amended to reflect this.

If any soils are encountered in the future that are obviously impacted (soil is stained, contains odor or is obviously different than the surrounding soil texture, luster, material, etc.) REMC will be contacted immediately and will collect samples for laboratory analysis to determine if a removal action is necessary. Impacted soil will be placed under the exposure barrier cap/roads if the cap is already exposed due to other work, or removed from the Site and disposed of at a treatment, storage, and disposal (TSD) facility.



### **3.1.1.1 Access Controls**

Inspect access controls and signage along the property. Inspections will document the condition of existing fencing and signage (no trespassing, private property, etc.) and identify the need for repairs and/or replacement. Inspections will also document evidence of trespassing (e.g. vehicle tracks, dumping) on the Site.

### **3.1.1.2 Drainage and Erosion Control Features**

Inspect drainage and erosion control features on the cap surface. Inspections will document the condition of existing drainage and erosion control features, identify the need for repairs, and evaluate drainage and erosion patterns (rills, sediment migration, lowspots, etc.) that could negatively affect the integrity of the exposure barrier cap. Inspect drainage ditches for proper operation and potential changes in condition. Document any fill material that has settled in the ditches, blockages, and/or ponded water.

### **3.1.2 Documentation and Reporting**

Field observations will be documented on the inspection checklist provided in Appendix B, in addition to photo documentation. Results will be summarized in a brief M&R report and submitted to Dave Anderson with the City of Spanish Fork within 30 days of the site inspection. If conditions warrant, immediate notification will be provided to the City of Spanish Fork. Immediate notification conditions would be containment failure, significant damage or changes to the drainage system that could threaten human health or the environment, and breach of exposure barrier cap. A copy of all photographs and the inspection checklists from each event will be stored at REMC.

### **3.2 Storm Event and Reported Incident Inspections**

Storm event and/or reported incident inspections will be conducted within five working days of a major storm event or reported incident until completion of construction. When appropriate,

Sunroc will work with local personnel to complete major storm event and reported incident inspections. For the purposes of this plan, a major storm event is defined as 3-inches of rainfall precipitation within a 24-hour period as measured by the Natural Resource Conservation Service SNOTEL Station 686 approximately 11.5 miles southeast of the Site. For the purposes of this plan, a reported incident is defined as any public or private notification reporting site activities and/or damage that could compromise the Remedial Action.

### **3.2.1 Storm Event Inspection**

The purpose of storm event inspections is to assess Removal Action features for damage potentially caused by flooding and/or erosion following a storm event. The Spanish Fork Site Manager will be notified prior to conducting a storm event inspection. Storm event inspections will be reported in the following M&R report. If repairs to Remedial Action features are required because of damage caused by the storm event, those repairs will be conducted in accordance with Section 4.0 and Section 5.0 and the status of repairs will be documented and sent to the City of Spanish Fork.

### **3.2.2 Reported Incident Inspections**

The purpose of reported incident inspections is to assess Removal Action features for damage potentially caused by the reported activity. If an incident is brought to the attention of the City of Spanish Fork, REMC will be contacted immediately to investigate the reported incident and implement any applicable remedies. Reported incident inspections will be reported in the following corresponding event report. If repairs to removal action features are required because of damage caused by the reported incident, those repairs will be conducted in accordance with Sections 4.0 and 5.0 and the status of repairs will be documented and sent to the City of Spanish Fork.

## **4.0 MAINTENANCE AND REPAIR**

Maintenance and repair activities will be conducted to maintain the integrity of Removal Action features. Conditions requiring repairs likely will be identified during site inspections described in Section 3.0. Repairs will be implemented to restore Removal Action features to functioning condition and will be conducted in accordance with Section 4.0 and Section 5.0. Repairs required to address a breach in the exposure barrier cap will be expedited and/or temporary measures will be implemented until a more permanent remedy can be designed and constructed. Best management practices (BMPs), outlined in Section 5.0, will be used during implementing maintenance and repair activities.

### **4.1 Access Controls**

Access controls (fencing and signage) will be repaired or replaced when their intended function is impaired.

### **4.2 Erosion of Protective Barriers**

The exposure barrier cap will be repaired when erosion or similar types of disturbance have exposed the impacted soils. The eroded area will be backfilled to match adjacent undisturbed areas and the design thickness for each barrier layer. If impacted soils are encountered during maintenance of exposure barrier cap, those materials will be handled separately and will be placed back in the same sequence they were excavated. Revegetation of the disturbed area will follow any repairs. If impacted soil is found outside of the capped areas it will be removed from the site in order to prevent unnecessarily disturbing the cap.

If erosion or disturbance has penetrated the exposure barrier cap thereby exposing impacted soils, then sampling and analysis will be performed downgradient of the eroded area to document that impacted material is removed during repairs and that adjacent portions or down-gradient areas have not been impacted by the eroded soil. Excavated tailings will be backfilled in the

eroded area and the exposed area will be covered with exposure barrier cap and cover soils to meet original thickness.

All personnel and contractors working with impacted materials will have appropriate health and safety training in accordance with OSHA 29 CFR 1910.120 (i.e. HAZWOPER certification).

#### **4.3 Drainage and Erosion Control Features**

Drainage and erosion control features associated with the impoundment will be maintained or repaired when inspections indicate the presence of debris, sediment, sloughing, scouring, or other similar types of disturbance indicate they are not functioning within the designed limits. Debris and sediment that is obstructing or impairing the function of checkdams, diversions, and/or drainage ditches will be removed to restore drainage.

#### **4.4 Temporary Repairs**

Temporary repairs might be required if the repository cap is breached and it is not practical, because of inclement weather or other conditions, to perform permanent repairs within a 60-day timeframe. Under these circumstances, temporary repairs will be developed on a case-specific basis in consultation with the City of Spanish Fork. The objectives of the temporary repairs will include preventing migration of analytes to surrounding areas and covering exposed impacted soil. Best management practices (see Section 5.0) will be used while implementing and maintaining temporary repairs. Temporary repairs will be maintained until permanent repairs can be implemented.

### **5.0 BEST MANAGEMENT PRACTICES**

Best management practices (BMPs) will be used while conducting inspections, monitoring, and maintenance repair activities. These activities will be conducted in a manner that minimizes disturbances to the Site. When construction activities are required to conduct repairs at the Site, the limits of the work area will be delineated prior to initiating construction. Where appropriate,

temporary erosion control measures will be installed to protect vegetation and surrounding areas from runoff.

If excavation of impacted material is necessary to conduct repairs, impacted materials will be handled separately and will be placed back in the same sequence they were excavated. No soil was left on site that posed a significant risk to human health so no additional PPE beyond Level D (including gloves) is required for any of this work; material placed under the road was impacted compared to pristine soil. Tools, equipment, and vehicles that contact impacted material will be cleaned thoroughly prior to working with clean cover materials or moving off-Site to prevent migration of any impacts.



## **6.0 REFERENCES**

CMT Engineering Laboratories (CMT), 2018, Geotechnical Study for Weavers Vineyard

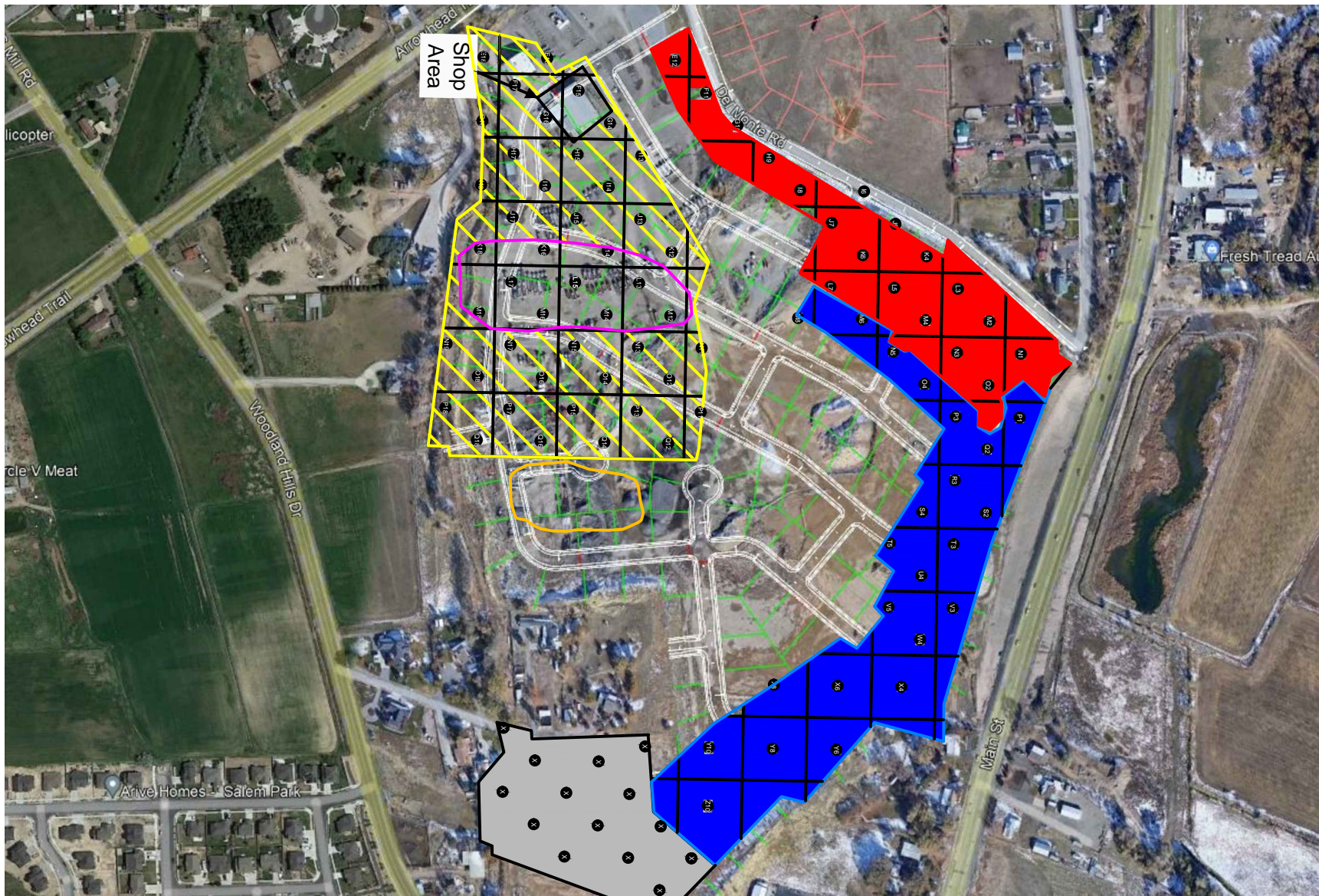
Resource Environmental Management Consultants, Inc., (REMC), 2021, Phase II Environmental Site Assessment

Resource Environmental Management Consultants, Inc., (REMC), 2022a, Environmental Services Proposal for Weavers Vineyard

Resource Environmental Management Consultants, Inc., (REMC), 2022b, Health and Safety Plan for Weavers Vineyard

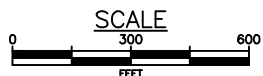
Resource Environmental Management Consultants, Inc., (REMC), 2022c, Site Characterization Report for Weavers Vineyard

Resource Environmental Management Consultants, Inc., (REMC), 2023, Phase 1 and Phase 2 Progress Report for Weavers Vineyard



Notes:  
 1. Map Source – Google Maps  
 2. Sample locations approximate. Not surveyed and subject to change

**LEGEND**  
 — Phase 1  
 — Phase 2  
 — Current excavation  
 — Stock pile  
 ● Sampling Location



## WEAVERS VINEYARD

FIGURE 1  
 PHASE 1 AND 2 MAP – CURRENT

Resource and Environmental  
 Management Consultants  
 8496 South Harrison Street  
 Suite 102  
 Midvale, Utah 84047  
 (801) 255-2626



AUGUST 2023

DRAWN BY: JRFII

**Resource and Environmental Management Consultants**

8496 South Harrison Street

Suite 102

Midvale, Utah 84047

(801) 255-2626



July 27, 2023

To: Dave Anderson

City of Spanish Fork

danderson@spanishfork.org

40 S Main Street

Spanish Fork, UT 84660

And Century Communities, Sunroc, Clyde, and their affiliated lenders ("Reliance Parties")

RE: Sunroc, Phase 1 and Phase, 525 West Arrowhead Trail, Spanish Fork, Utah 84660

Dear Reliance Parties:

Reference is made to that Progress Report prepared by Resource and Environmental Management Consultants ("REMCO") with respect to Phase 1 and 2 of the Weavers Vineyard development located at approximately 525 W Arrowhead Trail, Spanish Fork, Utah 84660 ("Property"). REMCO understands that one or more of the Reliance Parties are under contract to develop the Property.

James Fricke ("Environmental Professional") meets the definition of an Environmental Professional as defined by 40 C.F.R. § 312.10(b) and has performed or supervised the performance of the characterization and remediation of Phase 1 and 2 of the Weavers Vineyard development. This work was directed by the city of Spanish Forks environmental standards. The activities were done in accordance with City, State and Federal environmental standards.

REMCO is delivering this letter to the Reliance Parties to confirm that the Reliance Parties are permitted to rely upon the Progress Report in the same manner and to the same degree as if the Progress Report was addressed directly to and performed for the Reliance Parties.

The Reliance Parties are not responsible for any of the obligations of the original addressee of the Progress Report (or for any obligations of any other reliance parties or the property owner in any agreement related to the Progress Report), including, but not limited to, any obligation to provide REMCO with information about the Property or to otherwise indemnify REMCO.

REMCO certifies that the firm is covered as of the date of the Environmental Investigation by errors and omissions liability insurance with a minimum coverage of \$1,000,000 per claim (or occurrence) and that they have not been unduly influenced by any person with regard to preparation of the Environmental Investigation or the contents thereof.

The undersigned acknowledge(s) and agree(s) that intentionally falsifying or concealing any material fact with regard to the subject matter of this letter or the Environmental Investigations may, in addition to other penalties, result in prosecution under applicable laws including 18 U.S.C. § 1001.

Please let us know if you have questions.

James Fricke, Project Manager  
REMCO

**Appendix B**  
**Weavers Vineyard**  
**Maintenance and Repair Plan – Inspection Checklist**

**Inspection Date:** \_\_\_\_\_

**Inspected By:** \_\_\_\_\_

**Access Controls**

		Y/N	Location(s)	Observed Conditions	Recommended Actions	Photos Taken	Location Marked by GPS
1-	Signage (No Trespassing) Present and Visible						
2-	Fence Present and in Good Condition						

**Drainage and Erosion Control Features**

		Y/N	Location(s)	Observed Conditions	Recommended Actions	Photos Taken	Location Marked by GPS
1-	Evidence of Debris, Sediment, Sloughing, Scouring						
2-	Existing Drainage and Erosion Control Features						
3-	Drainage and Erosion Patterns Requiring New Features						
4-	Sediment/Material Accumulation in Check Dams						

Inspection Date: \_\_\_\_\_

Inspected By: \_\_\_\_\_

### Soil Cover

		Y/N	Location(s)	Observed Conditions	Recommended Actions	Photos Taken	Location Marked by GPS
1-	Cover Breached						
2-	Areas of Erosion Present, Types of Erosion (e.g. rills, overland)						
3-	Evidence of Sediment Transport Present (e.g. sediment deposition at base of slopes or in check dams)						

### Revegetation

		Y/N	Location(s)	Observed Conditions	Recommended Actions	Photos Taken	Location Marked by GPS
1-	< 70% of vegetative cover is comparable in adjacent areas						
2-	Plant Density Insufficient to Prevent Erosion						



ORDINANCE NO. \_\_

ROLL CALL

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

I MOVE this ordinance be adopted: Councilmember \_\_\_\_\_

I SECOND the foregoing motion: Councilmember \_\_\_\_\_

ORDINANCE No. \_\_

ORDINANCE AMENDING TITLE 15 OF THE SPANISH FORK MUNICIPAL CODE  
REGARDING AMATEUR RADIO ANTENNAS

WHEREAS Spanish Fork City ("City") recognizes the importance of  
effectively regulating land uses to promote a safe and desirable community;

WHEREAS the City Council recognizes the important federal interest in  
promoting amateur radio communications;

WHEREAS the City Council has a legitimate interest in regulating public safety, height, and a desire to promote desirable residential neighborhoods;

WHEREAS the City Council desires to comply with the ruling of the Federal Communications Commission in Amateur Radio Preemption, 101 FCC 2nd 952 (1985) ("PRB-1") or a regulation related to amateur radio service adopted under 47 C.F.R. Part 97 ("Federal Regulations")

WHEREAS the City Council desires to amend the Spanish Fork Municipal Code to adopt regulations pertaining to amateur radio antennas;

WHEREAS a public hearing was held before the Planning Commission on \_\_\_\_\_, 2023, after which the Planning Commission made a recommendation on the proposed ordinance to the City Council; and

WHEREAS the City Council finds that making the proposed amendment will further the public health, safety, and general welfare, while still allowing amateur radio communications within the City, consistent with PRB-1 and Federal Regulations;

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

Section 1. Amendment of Municipal Code. The Spanish Fork Municipal Code is hereby amended as set forth in Exhibit A attached hereto and incorporated herein. Only the sections listed herein are amended. All other sections remain unchanged.

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

DATED: \_\_\_\_\_, 2023.

---

MIKE MENDENHALL, Mayor

ATTEST:

---

Tara Silver, City Recorder

## EXHIBIT A

### AMENDMENTS TO THE SPANISH FORK MUNICIPAL CODE

#### **15.3.24.090 Supplementary Regulations**

...

“Support Structure”: A pole, tower, or other structure used to support an amateur radio antenna.

...

#### **15.3.24.090 Supplementary Regulations**

Accessory Buildings, Structures, or Satellite Earth Stations.

Swimming Pools

Yard/Garage Sales

Irregular Lots

Accessory Dwelling Units (ADUs)

Awnings, Carports or Covered Decks

Animals

Wind Turbines (WT)

Outdoor Storage Areas

Public Rights-of-Way

Temporary Uses

Amateur Radio Antennas

...

#### **L. Amateur Radio Antennas:**

1. This section shall apply to amateur radio (“HAM radio”) antennas and support structures.
2. General Regulations. Amateur radio antennas and support structures are allowed as a permitted use in all zones up to a height of forty-five (45) feet. All amateur radio antennas and support structures shall comply with the following requirements.
  - a. All facilities shall comply with any pertinent regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).
  - b. A building permit is required for any antenna and support structure with a combined height over twelve (12) feet.

- c. No more than one amateur support structure per lot or parcel may be installed. A support structure may only be located in the rear yard of a home or primary structure. A roof-mounted antenna shall be allowed provided that the height of the antenna and support structure does not exceed twelve (12) feet above the roof.
  - d. Setbacks for all amateur radio support structures shall be at least twenty feet (20') from neighboring property lines and a minimum of thirty feet (30') from any public right of way.
  - e. Support structures and all antennas, including when such antennas are fully extended, shall be located entirely upon the owner's private property. No part of a support structure or antenna may extend beyond the boundaries of the lot or parcel upon which it is located, including into the right-of-way of any public or private street. No part of an antenna or support structure may be closer than \_\_\_ feet from an electric distribution line or \_\_\_ feet from an electric transmission line.
  - f. A support structure shall be composed of nonreflective galvanized steel or aluminum and shall be a neutral color or a color to match the background against which it will be most commonly seen.
  - g. Antennas are to be installed on a building or property in the least conspicuous location possible.
  - h. A support structure in a residential zone may not make use of guy wires.
  - i. Antennas shall be retracted, lowered, nested, or otherwise moved to a resting position when they are not being actively used for transmitting and receiving signals.
3. Conditional Use for Additional Height. A conditional use permit shall be granted by the Planning Commission to allow amateur radio antennas and support structures to exceed 45 feet in height if it finds that the additional height will not create any negative impact or if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the additional height in accordance with applicable standards. It is the intent of the City to reasonably accommodate antennas and support structures to the greatest extent practicable without negatively impacting the aesthetic quality of the neighborhood in which they are located. Antennas and support structures will generally not be allowed at a greater height to the extent the greater height negatively impacts the aesthetics of the



neighborhood in which they are located. In determining whether amateur radio antennas and support structures should be allowed to exceed 45 feet in height, the Planning Commission shall consider the following factors:

- a. The potential negative impact that the structure will have on the views of properties in the neighborhood. Special consideration shall be given to the impact on the views of attractive natural features such as the Wasatch Mountains and Utah Lake.
- b. The potential negative impact that the structure will have on the overall aesthetic quality of the neighborhood in which the structure is located.
- c. The potential impact the structure may have on property values in the neighborhood in which the structure is located as demonstrated by a market analysis or appraisal. Speculative testimony is insufficient to establish any impact upon property values.
- d. The need of the owner/operator for an antenna and support structure in excess of 45 feet.
- e. The extent to which any reasonably anticipated detrimental effects of the structure can be mitigated. Factors that may reduce the negative impact that a structure will have on the aesthetic quality of a neighborhood and which may be made a condition(s) for the allowance of a height greater than 45 feet include but are not limited to the following:
  - (1) Setbacks from adjoining property that significantly exceed the required setbacks listed in subsection (1)(d) above.
  - (2) The current existence and use of trees or other means to screen or camouflage the structure.
  - (3) The use of a retractable support structure, which is retracted when not in use or which is fully extended only during limited hours.
  - (4) The location of a support structure adjacent to land that is undeveloped and not likely to be developed due to topography or other characteristics.
  - (5) The location of a support structure in or adjacent to commercial property, churches, schools, parks or similar property such that the support structure will not impair the views of residential property owners.

- (6) Any other factor that could reasonably mitigate the negative impact of the structure.

The existence of one or more of the conditions listed above does not create a presumption that the negative impacts of an antenna or antenna support structure are adequately mitigated.

- 4. Abandonment. An antenna or support structure shall be deemed to be abandoned and must be removed if the antenna is not used for a period of two (2) years or more. However, this two-year period shall not run during any time when the owner is away on a temporary leave of absence due to military service, a volunteer service assignment, ecclesiastical assignment, or other similar absence.