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

A. September 13, 2023

2. Site Plan

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

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

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

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

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

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

9. Title 15 Amendments

A. TITLE 15 AMENDMENTS.

10. Adjourn

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.

Bryon 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 understanded 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

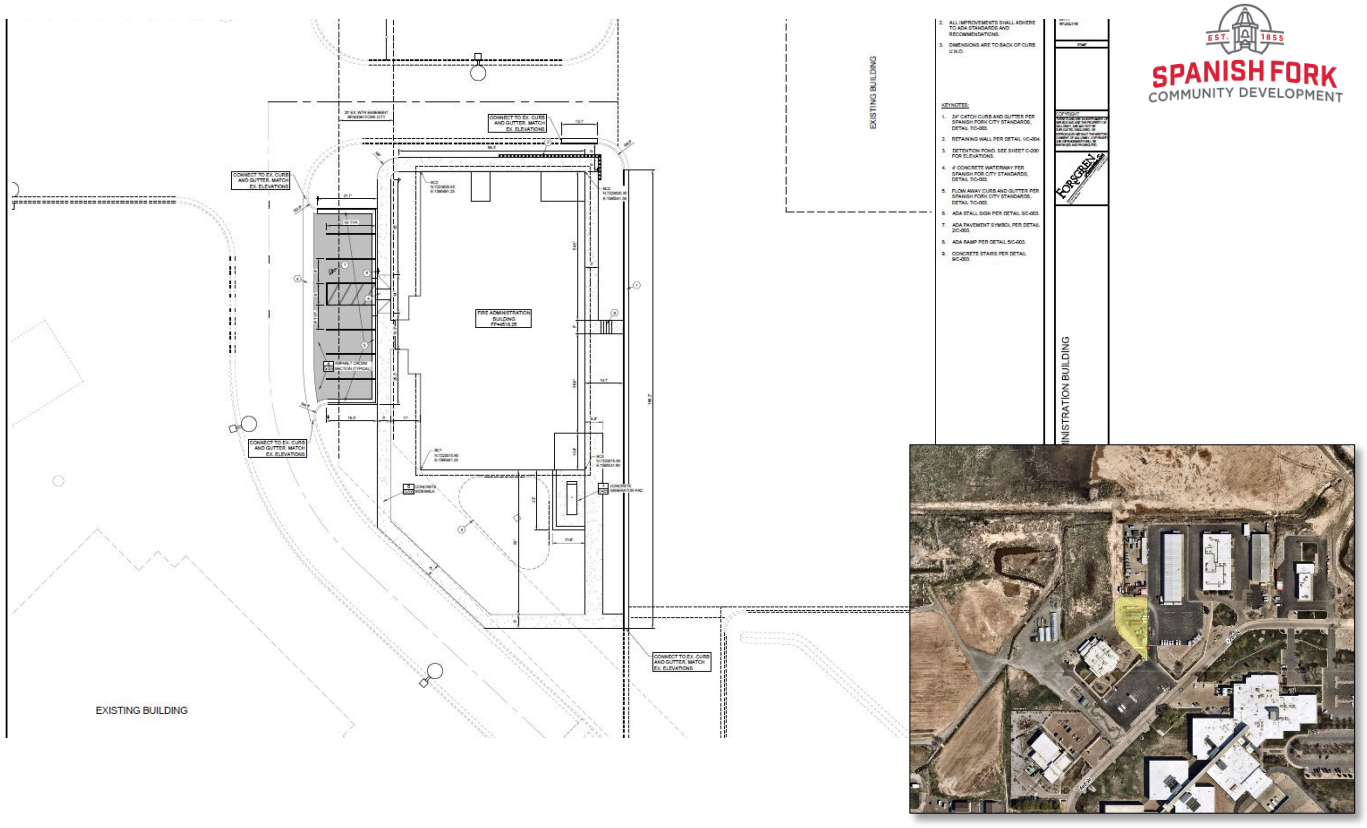
Dave Anderson stated this discussion is regarding the development of homes off River Bottoms road. He stated that he has huge concerns with this. He presented elevations illustrating homes being built and how the grading issues would be addressed.

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:

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.

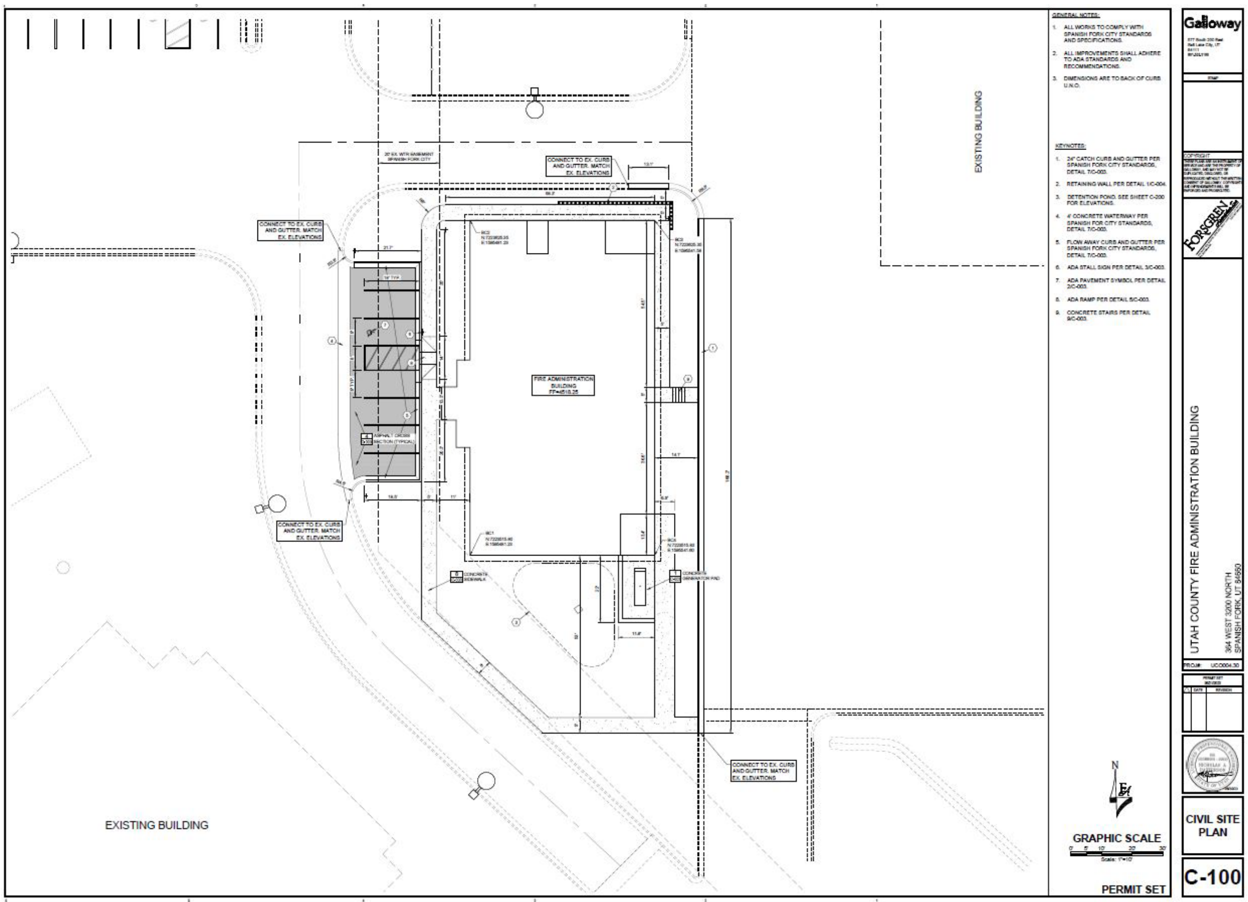
Conditions

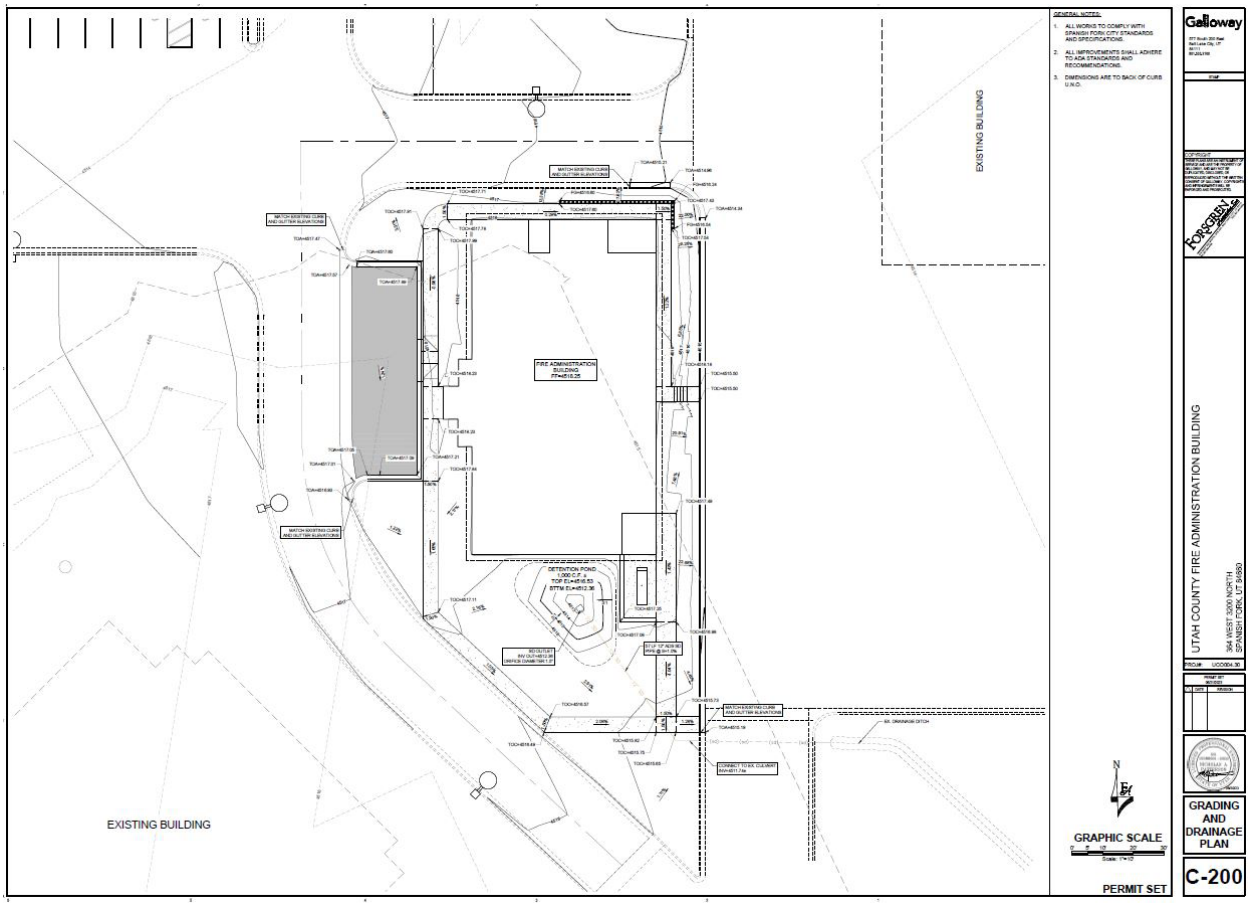
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

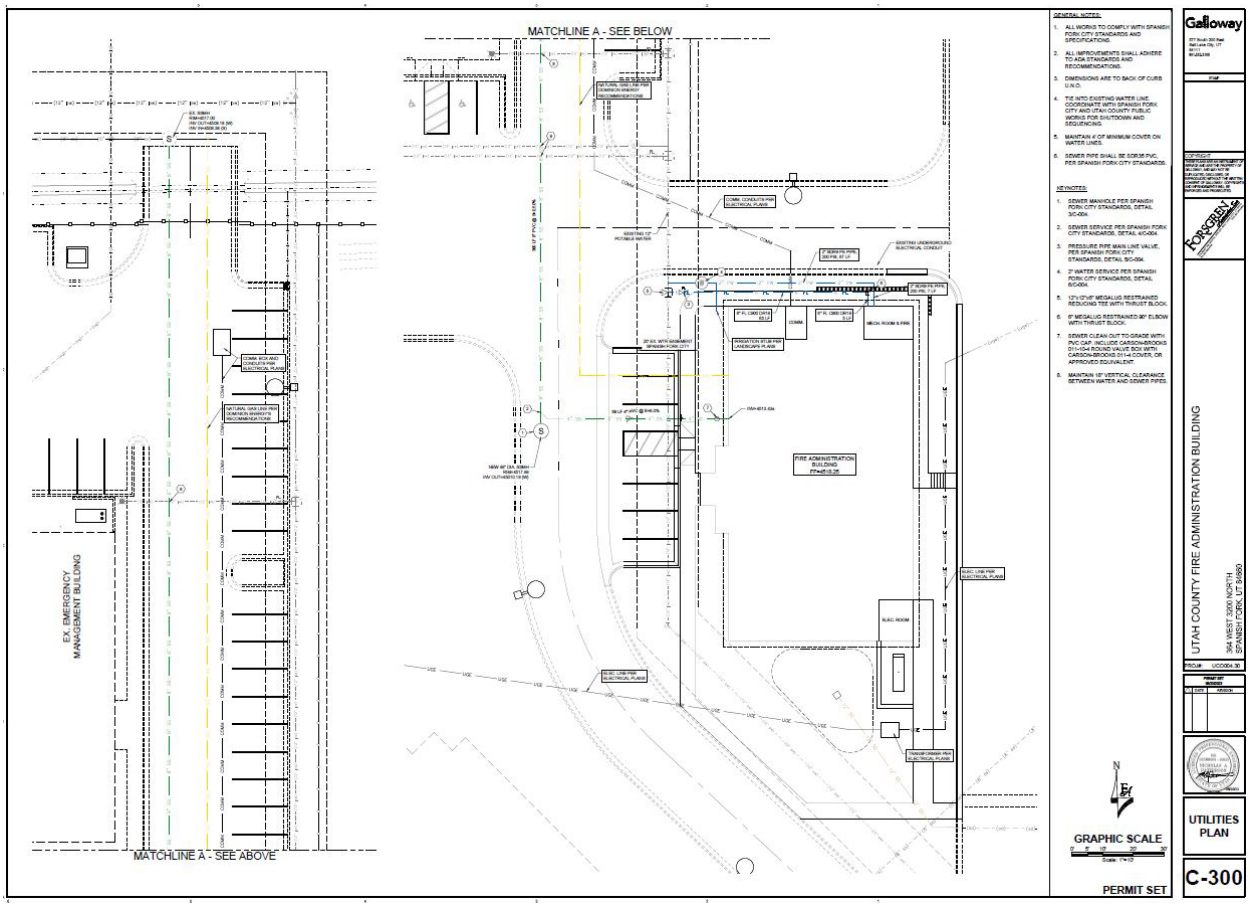
Exhibits

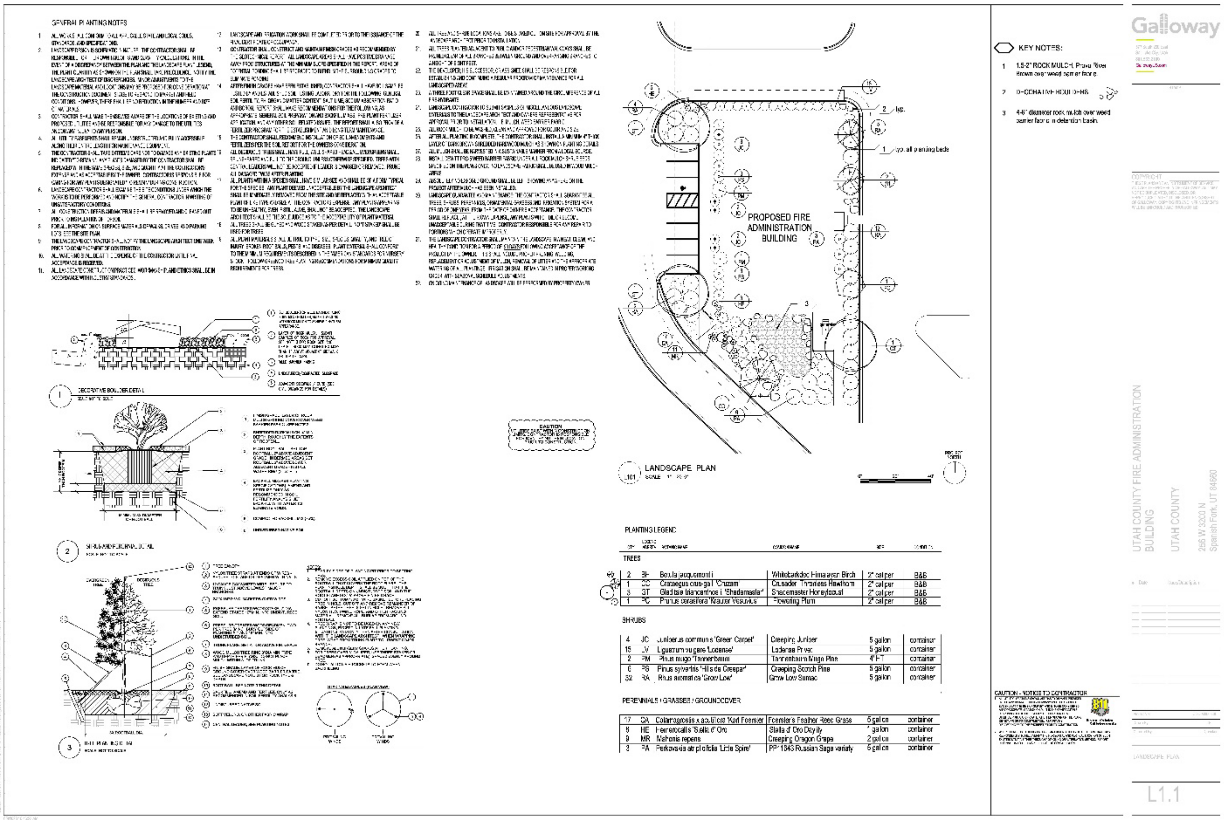
1. Site Plan.
2. Landscaping Plan.
3. Building Elevations.

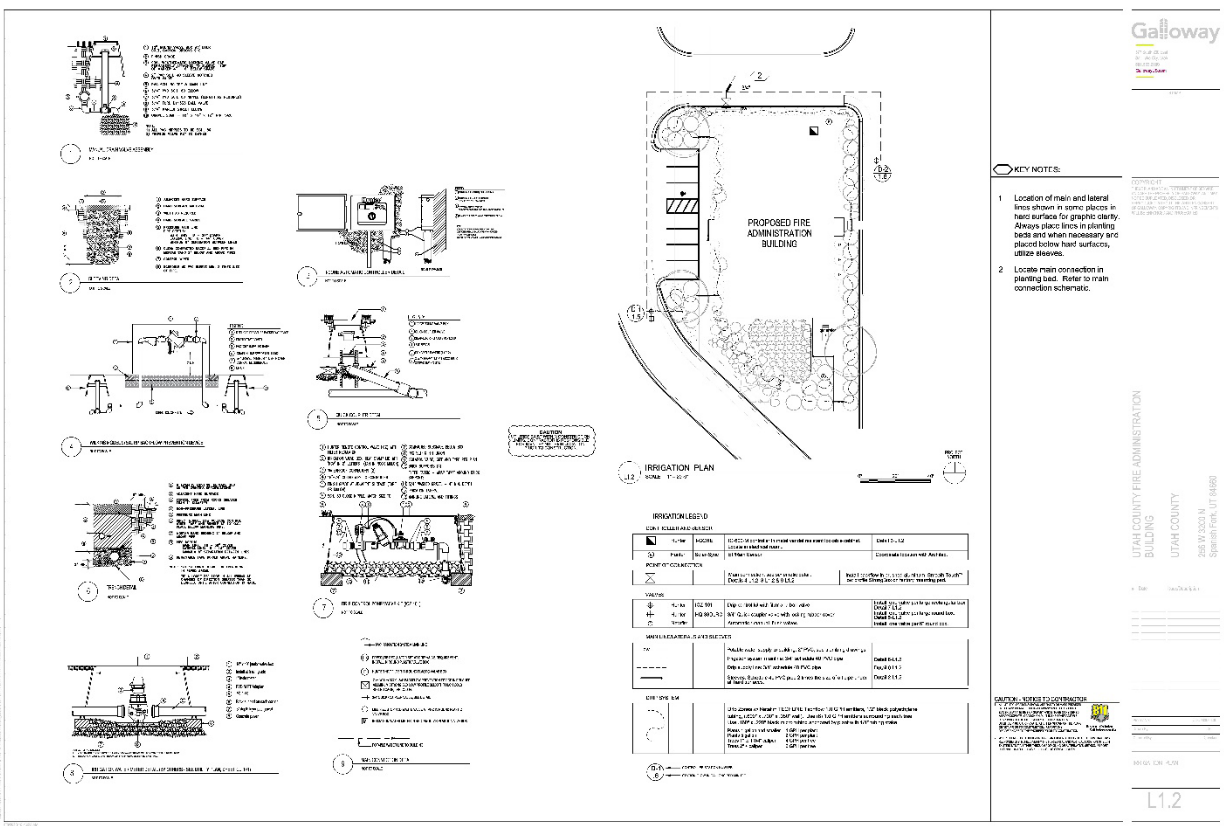
Exhibit 1


EXISTING BUILDING
FIRE ADMINISTRATION BUILDING
EXISTING BUILDING
GRAPHIC SCALE
PERMIT SET
Galloway
UTAH COUNTY FIRE ADMINISTRATION BUILDING
CIVIL SITE PLAN
C-100


GENERAL NOTES:
1. ALL WORK TO COMPLY WITH SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS SHALL ADHERE TO ADA STANDARDS AND RECOMMENDATIONS.
3. DIMENSIONS ARE TO BACK OF CURB U.N.O.
EXISTING BUILDING
FIRE ADMINISTRATION BUILDING
DETENTION POND
EXISTING BUILDING
GRAPHIC SCALE
PERMIT SET
Galloway
UTAH COUNTY FIRE ADMINISTRATION BUILDING
364 WEST 3000 NORTH
SPANISH FORK, UT 84660
GRADING AND DRAINAGE PLAN
C-200


MATCHLINE A - SEE BELOW
MATCHLINE A - SEE ABOVE
EX. EMERGENCY MANAGEMENT BUILDING
FIRE ADMINISTRATION BUILDING
GENERAL NOTES:
1. ALL WORKS TO COMPLY WITH SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS SHALL ADHERE TO ADA STANDARDS AND RECOMMENDATIONS.
3. DIMENSIONS ARE TO BACK OF CURB U.N.O.
4. TIE INTO EXISTING WATER LINE. COORDINATE WITH SPANISH FORK CITY AND UTAH COUNTY PUBLIC WORKS FOR SHUTDOWN AND SEQUENCING.
5. MAINTAIN 4' OF MINIMUM COVER ON WATER LINES.
6. SEWER PIPE SHALL BE SDR35 PVC, PER SPANISH FORK CITY STANDARDS.
KEYNOTES:
1. SEWER MANHOLE PER SPANISH FORK CITY STANDARDS, DETAIL SC-05A
2. SEWER SERVICE PER SPANISH FORK CITY STANDARDS, DETAIL 4C-04A
3. PRESSURE FIRE MAIN LINE VALVE, PER SPANISH FORK CITY STANDARDS, DETAIL SC-09A
4. 2" WATER SERVICE PER SPANISH FORK CITY STANDARDS, DETAIL 6C-04A
5. 12"x12"x6" MEGALUG RESTRAINED REDUCING TEE WITH THRUST BLOCK.
6. 6" MEGALUG RESTRAINED 90° ELBOW WITH THRUST BLOCK.
7. SEWER CLEAN OUT TO GRADE WITH PVC CAP. INCLUDE CARSON-BROOKS 011-1044 ROUND VALVE BOX WITH CARSON-BROOKS 011-44 COVER, OR APPROVED EQUIVALENT.
8. MAINTAIN 18" VERTICAL CLEARANCE BETWEEN WATER AND SEWER PIPES.
GRAPHIC SCALE
PERMIT SET
Galloway
UTAH COUNTY FIRE ADMINISTRATION BUILDING
384 WEST 1300 NORTH
SPANISH FORK, UT 84660
UTILITIES PLAN
C-300


GENERAL PLANTING NOTES
DECORATIVE BOULDER DETAIL
SHRUB AND PERENNIAL DETAIL
TREE PLANTING DETAIL
PROPOSED FIRE ADMINISTRATION BUILDING
LANDSCAPE PLAN
PLANTING LEGEND
TREES
2 BH Betula jacquemontii Whitebarked Himalayan Birch 2" caliper B&B
1 CC Crataegus crus-galli 'Cruzam' Crusader Thornless Hawthorn 2" caliper B&B
3 GT Gleditsia triacanthos i. 'Shademaster' Shademaster Honeylocust 2" caliper B&B
1 PC Prunus cerasifera 'Krauter Vesuvius' Flowering Plum 2" caliper B&B
SHRUBS
4 JC Juniperus communis 'Green Carpet' Creeping Juniper 5 gallon container
15 LV Ligustrum vulgare 'Lodense' Lodense Privet 5 gallon container
2 PM Pinus mugo 'Tannenbaum' Tannenbaum Mugo Pine 4' HT container
6 PS Pinus sylvestris 'Hillside Creeper' Creeping Scotch Pine 5 gallon container
32 RA Rhus aromatica 'Grow Low' Grow Low Sumac 5 gallon container
PERENNIALS / GRASSES / GROUNDCOVER
17 CA Calamagrostis x acutiflora 'Karl Foerster' Foerster's Feather Reed Grass 5 gallon container
6 HE Hemerocallis 'Stella d' Oro' Stella d' Oro Daylily 1 gallon container
9 MR Mahonia repens Creeping Oregon Grape 2 gallon container
3 PA Perkovskia atriplicifolia 'Little Spire' PP 1343 Russian Sage variety 5 gallon container
KEY NOTES:
1 1.5-2" ROCK MULCH, Provo River Brown over weed barrier fabric.
2 DECORATIVE BOULDERS
3 4-6" diameter rock mulch over weed barrier fabric in detention basin.
Galloway
UTAH COUNTY FIRE ADMINISTRATION BUILDING
UTAH COUNTY
CAUTION - NOTICE TO CONTRACTOR
L1.1


PROPOSED FIRE ADMINISTRATION BUILDING
IRRIGATION PLAN
IRRIGATION LEGEND
KEY NOTES:
1 Location of main and lateral lines shown in some places in hard surface for graphic clarity. Always place lines in planting beds and when necessary and placed below hard surfaces, utilize sleeves.
2 Locate main connection in planting bed. Refer to main connection schematic.
Galloway
UTAH COUNTY FIRE ADMINISTRATION BUILDING
UTAH COUNTY
CAUTION - NOTICE TO CONTRACTOR
L1.2

IRRIGATION DISCLAIMER

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES AND THUS DIAGRAMMATIC IN NATURE.
2. CONTRACTOR SHALL INSTALL MAINLINES +/- 12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT THEIR OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC AND OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT OF THE PRESSURE READING AT THE POINT OF CONNECTION.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS. IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.

GENERAL IRRIGATION NOTES

1. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS, AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON PLANS.
2. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS AND DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS AND REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE FIELD DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISION NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
4. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS AND UNDER PAVING, ETC.
5. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
6. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND DOMESTIC WATER SUPPLY.
7. ALL CONSTRUCTION WORK SHALL CONFORM TO CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR IS ALSO RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
8. NO MORE THAN 80% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
9. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLER WITH DEDICATED 20 AMP BREAKER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTION OF THE CONTROLLER TO THE POWER SOURCE.
10. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER.
11. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL VALVES.
12. PROVIDE TWO ADDITIONAL IRRIGATION CONTROL WIRES TO THE FURTHEST VALVES.
13. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX. LOCATE BOXES FOR EASY MAINTENANCE ACCESS.
14. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ON MAIN LINE. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE MIN. 12" DOWNSTREAM FROM THE LAST EMITTER.
15. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF TREES NOTED TO BE RETAINED AND PROTECTED ON THE DRAWINGS.
16. UPON COMPLETION, CONTRACTOR TO SUPPLY ACCURATE "AS BUILT" PLANS OF IRRIGATION SYSTEM, WATERING SCHEDULE, TRAINING TO OWNER, OVERAGE OF THREE EACH OF EMITTERS, ONE OF EACH VALVE, AND MAINTENANCE INSTRUCTIONS.
17. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS, THE PLANS SHALL TAKE PRECEDENCE.
18. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.

CAUTION - NOTICE TO CONTRACTOR

Galloway

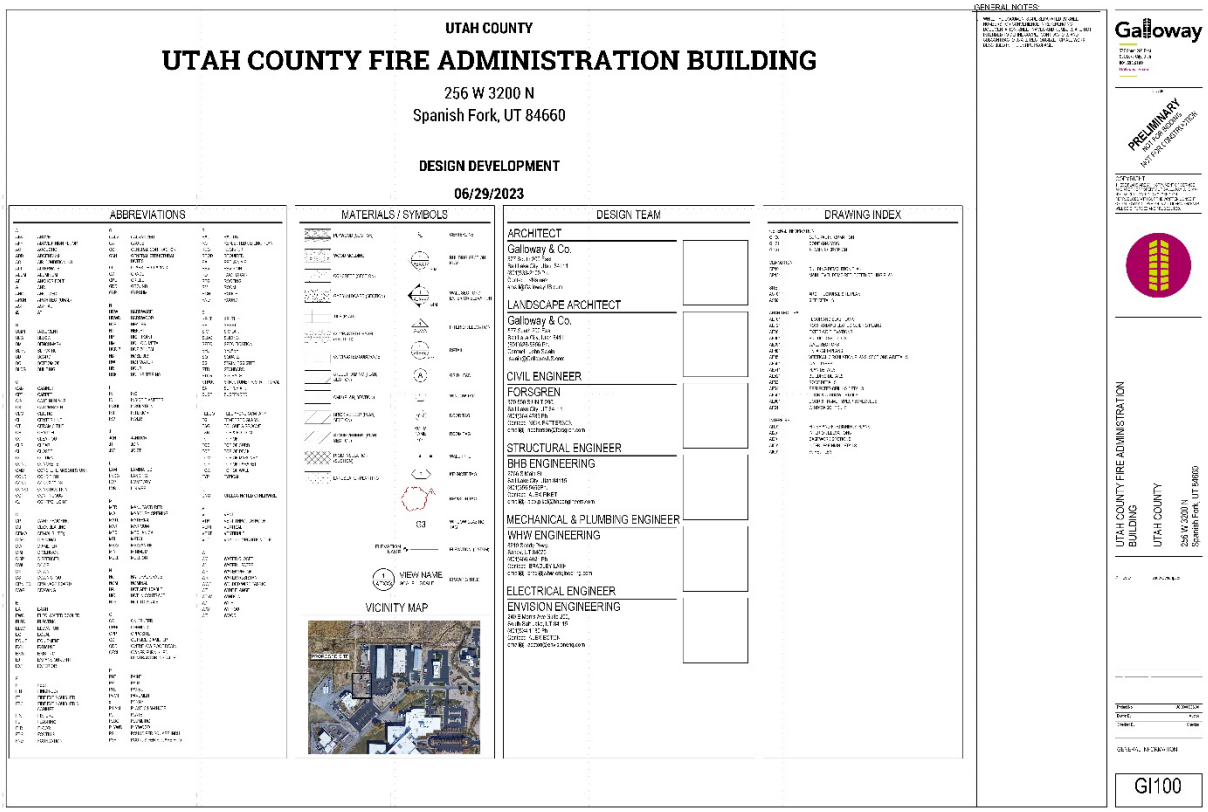
UTAH COUNTY FIRE ADMINISTRATION BUILDING

UTAH COUNTY

256 W 3200 N
Spanish Fork, UT 84660

IRRIGATION NOTES

L1.3



UTAH COUNTY

UTAH COUNTY FIRE ADMINISTRATION BUILDING

256 W 3200 N
Spanish Fork, UT 84660

DESIGN DEVELOPMENT

06/29/2023

ABBREVIATIONS

MATERIALS / SYMBOLS

VIEW NAME

VICINITY MAP

DESIGN TEAM

ARCHITECT
Galloway & Co.

LANDSCAPE ARCHITECT
Galloway & Co.

CIVIL ENGINEER
FORSGREN

STRUCTURAL ENGINEER
BHB ENGINEERING

MECHANICAL & PLUMBING ENGINEER
WHW ENGINEERING

ELECTRICAL ENGINEER
ENVISION ENGINEERING

DRAWING INDEX

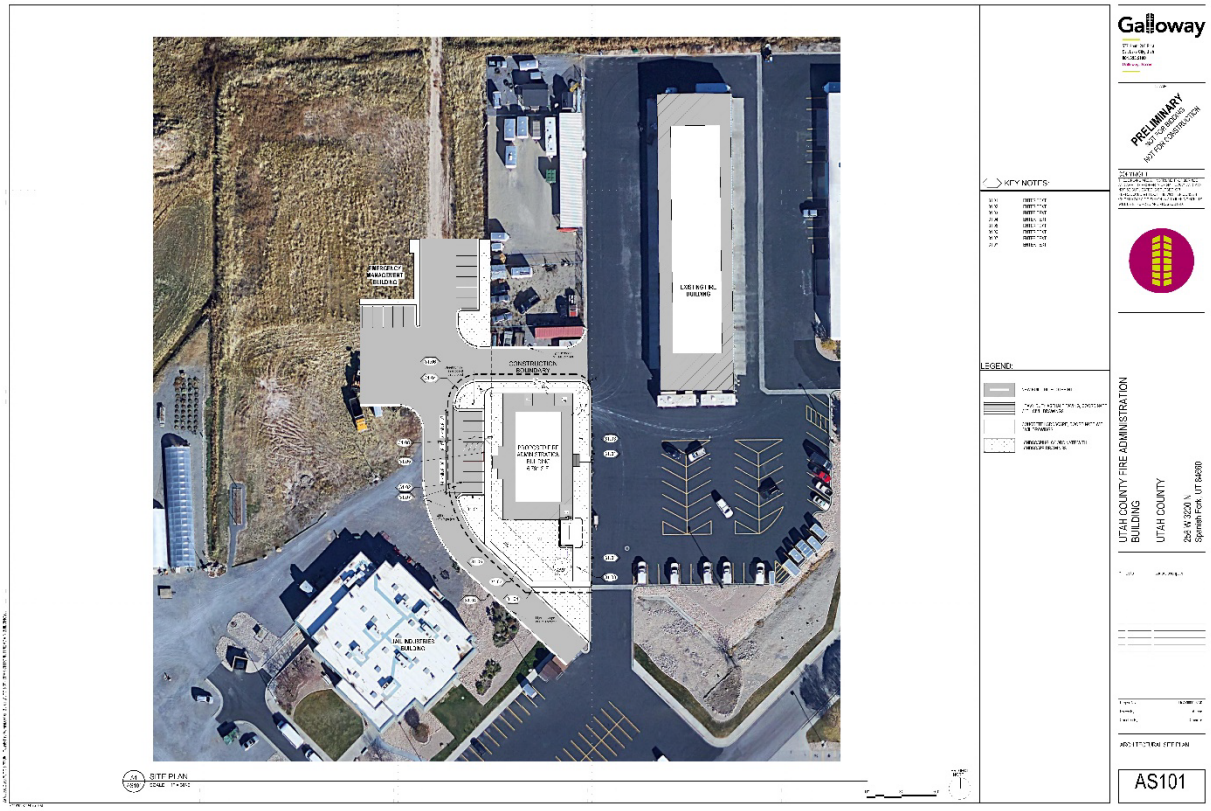
GENERAL NOTES:

Galloway

PRELIMINARY
NOT FOR RECORDING
NOT FOR CONSTRUCTION

UTAH COUNTY FIRE ADMINISTRATION BUILDING
UTAH COUNTY
256 W 3200 N
Spanish Fork, UT 84660

GI100



SITE PLAN

KEY NOTES:

LEGEND:

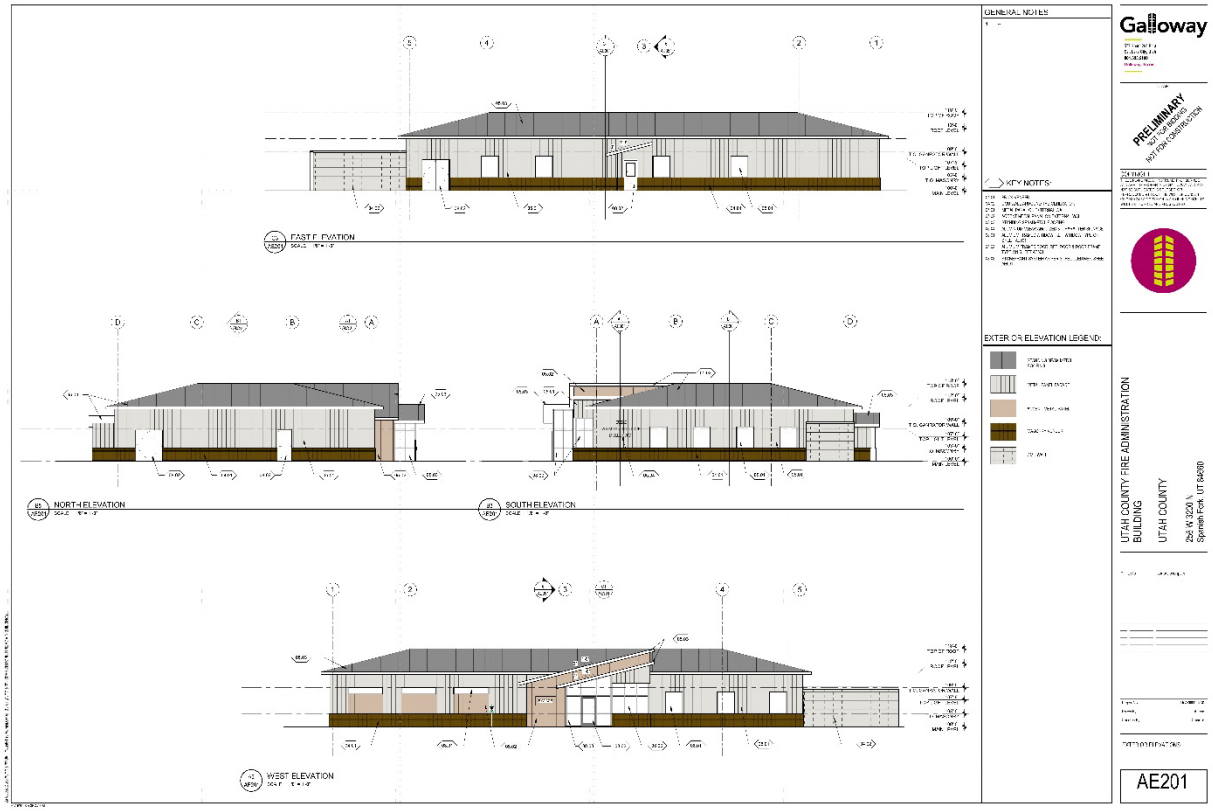
Galloway

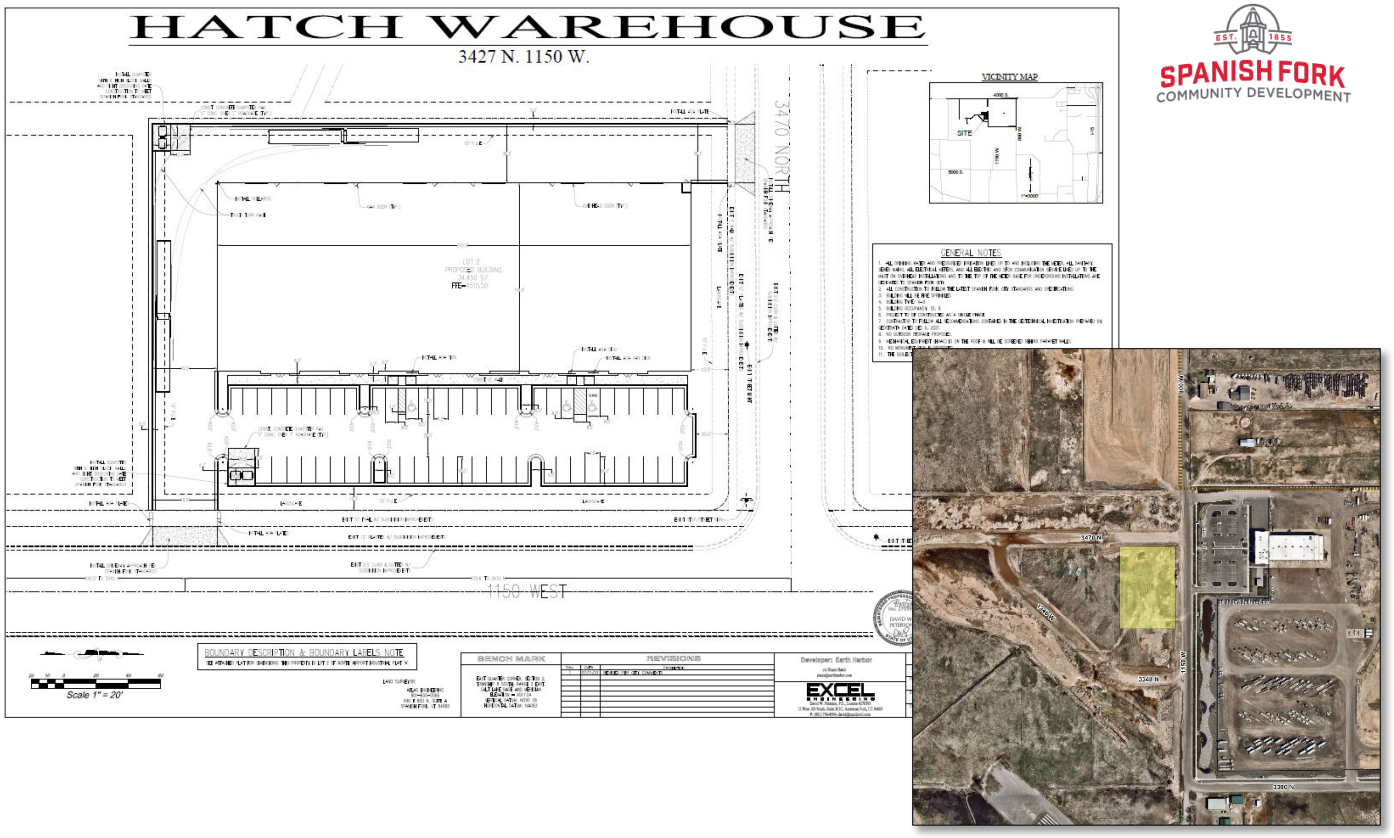
PRELIMINARY
NOT FOR RECORDING
NOT FOR CONSTRUCTION

UTAH COUNTY FIRE ADMINISTRATION BUILDING
UTAH COUNTY
256 W 3200 N
Spanish Fork, UT 84660

AS101


GENERAL NOTES
KEY NOTES:
FLOOR PLAN LEGEND
SLAB PLAN
FLOOR PLAN
Galloway
PRELIMINARY
NOT FOR RECORDING
NOT FOR CONSTRUCTION
UTAH COUNTY FIRE ADMINISTRATION BUILDING
UTAH COUNTY
250 N 3200 W
Spanish Fork, UT 84660
AE101


GENERAL NOTES
KEY NOTES:
EXTERIOR ELEVATION LEGEND
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
WEST ELEVATION
Galloway
PRELIMINARY
NOT FOR RECORDING
NOT FOR CONSTRUCTION
UTAH COUNTY FIRE ADMINISTRATION BUILDING
UTAH COUNTY
250 N 3200 W
Spanish Fork, UT 84660
AE201



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

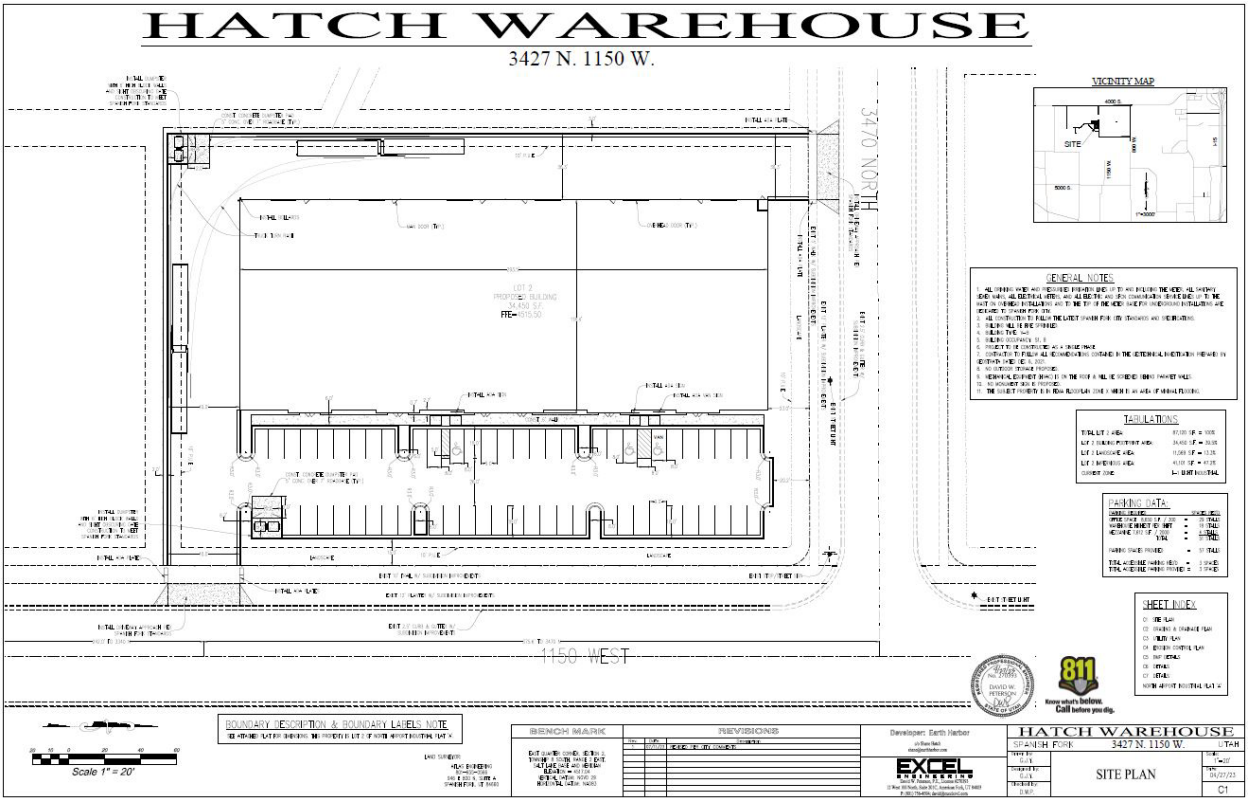
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

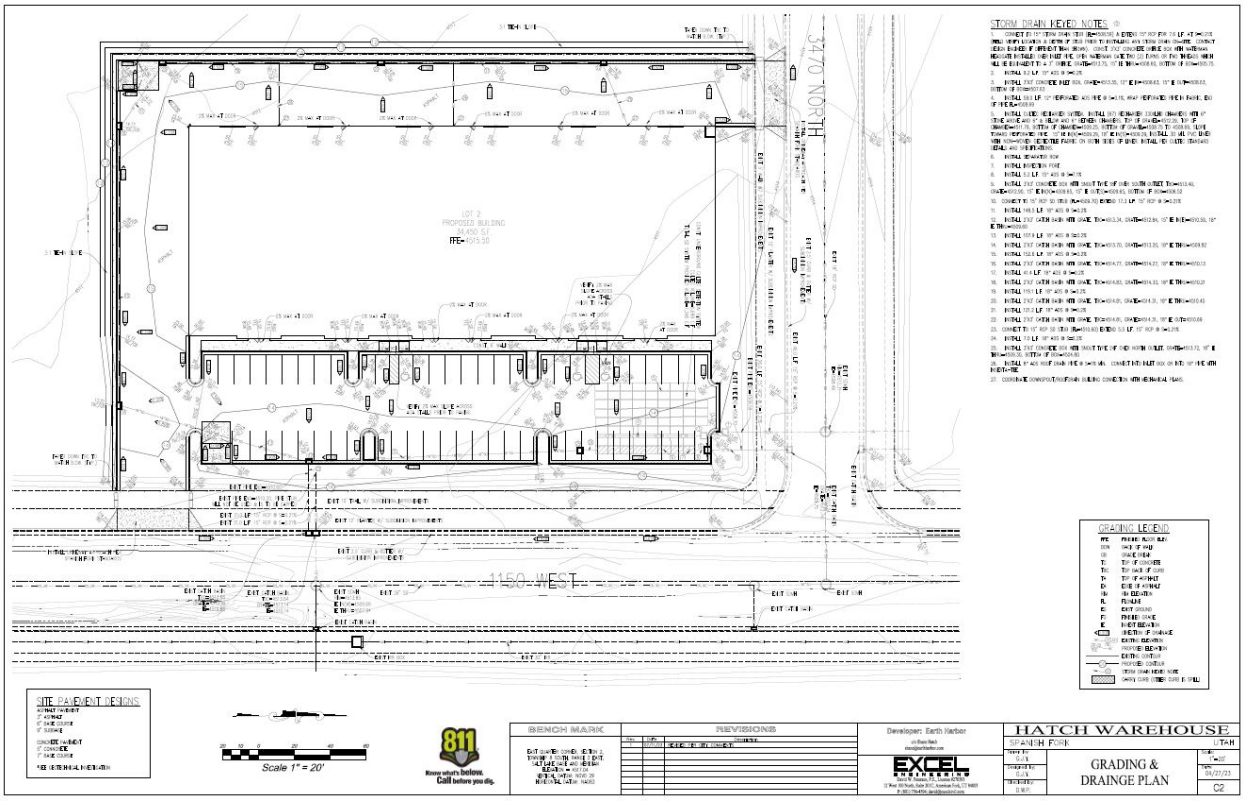
Conditions

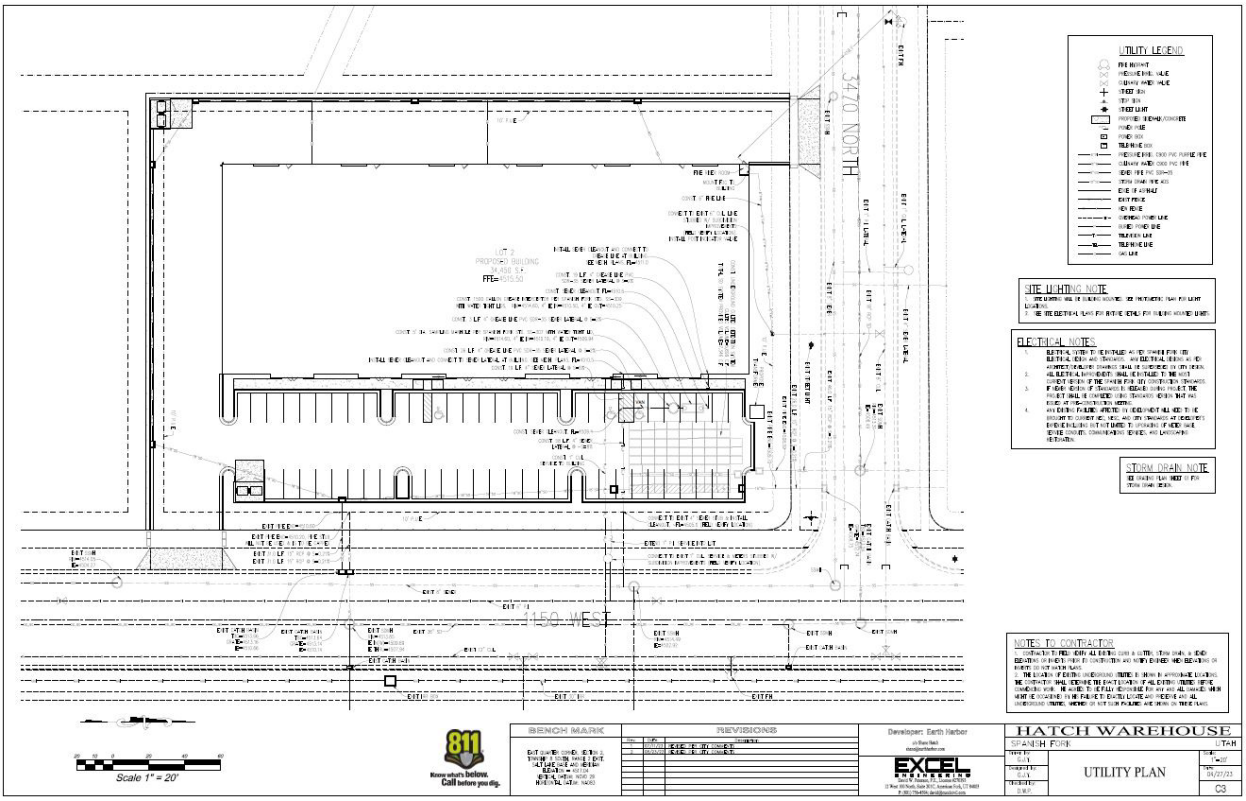
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

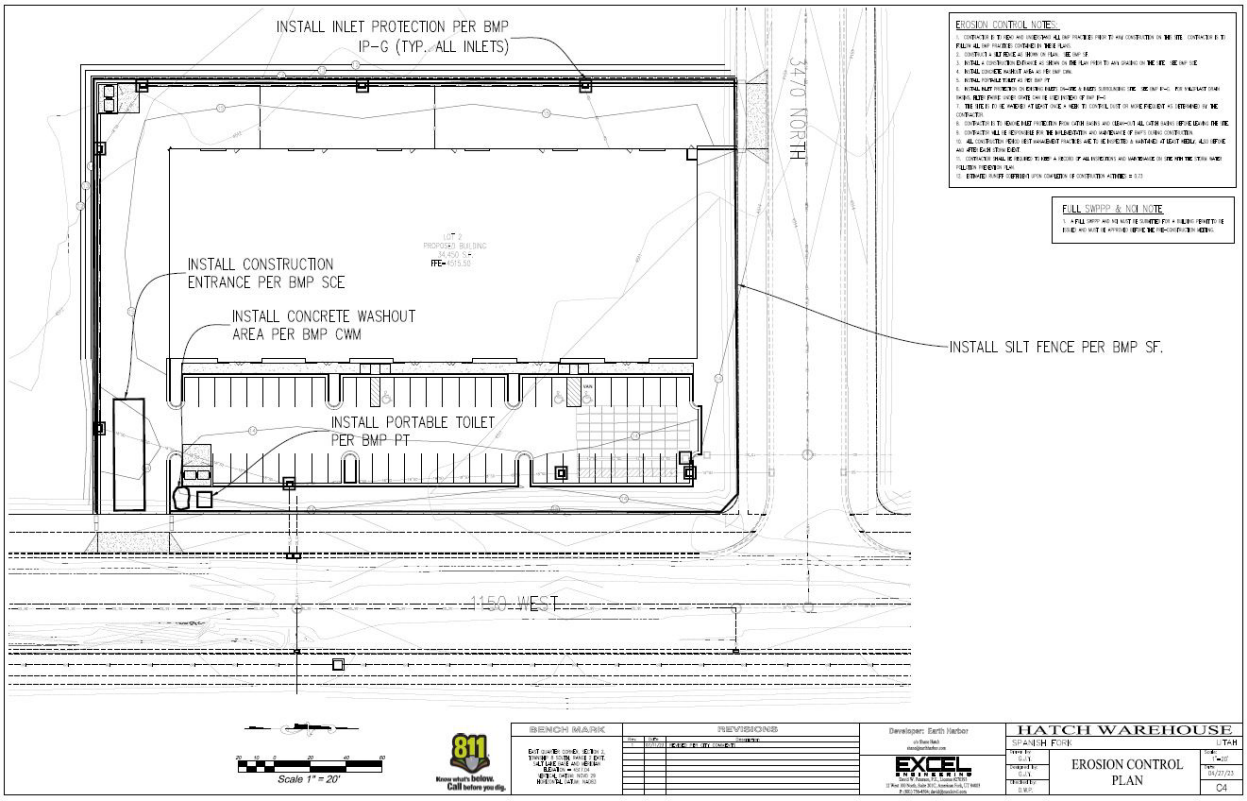
Exhibits

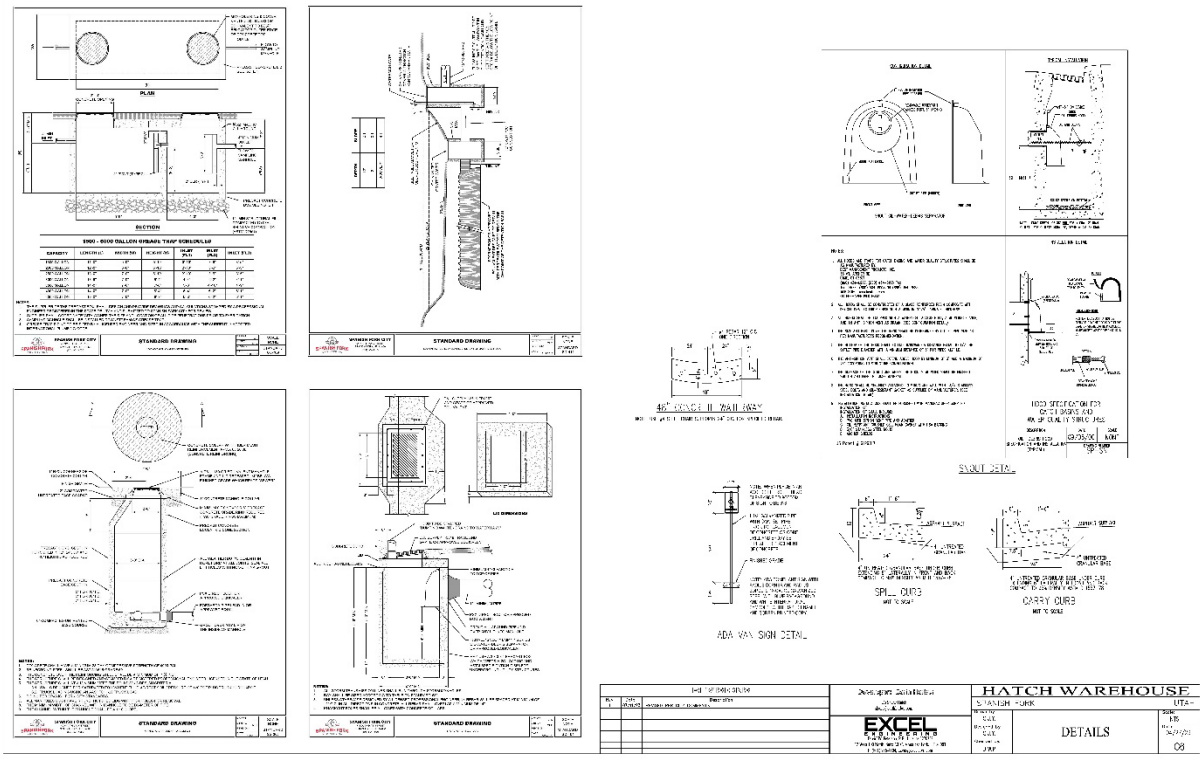
1. Site Plan.
2. Building Elevations.
3. Landscaping.

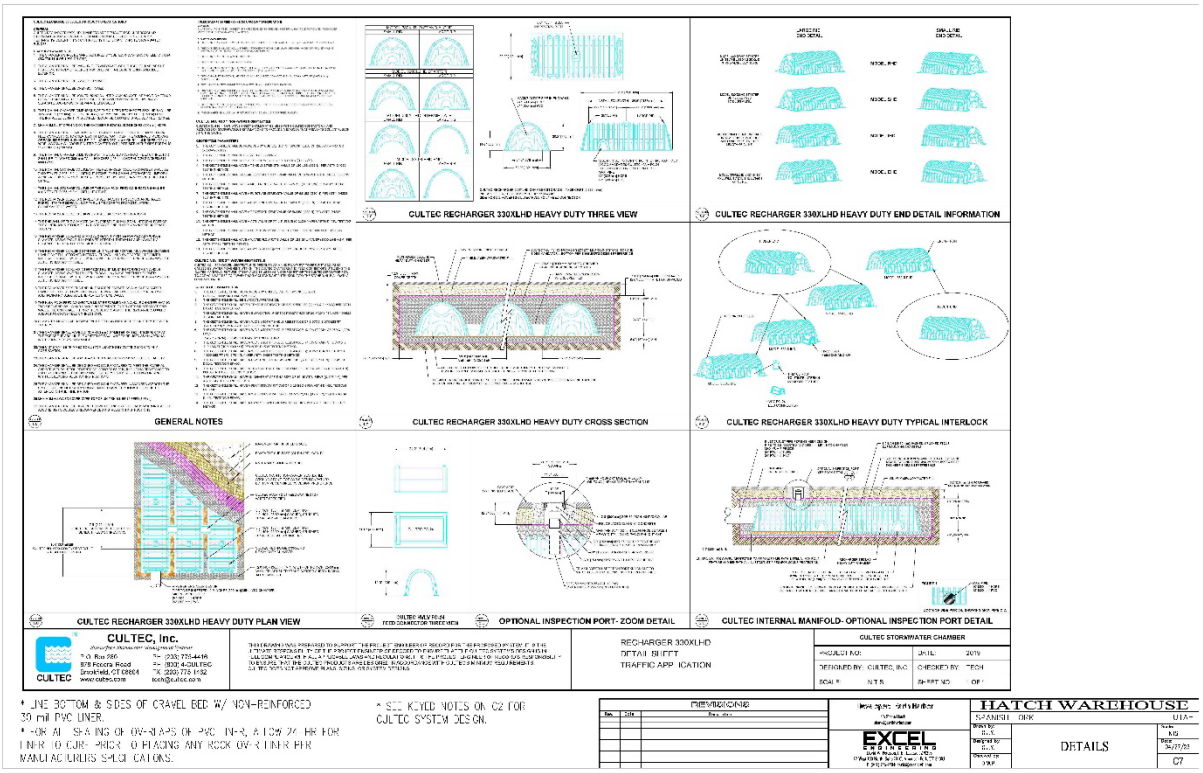

HATCH WAREHOUSE
3427 N. 1150 W.
3470 NORTH
1150 WEST
VICINITY MAP
SITE
GENERAL NOTES
TABULATIONS
PARKING DATA
SHEET INDEX
BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
BENCH MARK
REVISIONS
Developer: Earth Harbor
EXCEL ENGINEERING
HATCH WAREHOUSE
SPANISH FORK 3427 N. 1150 W. UTAH
SITE PLAN
C1
Scale 1" = 20'

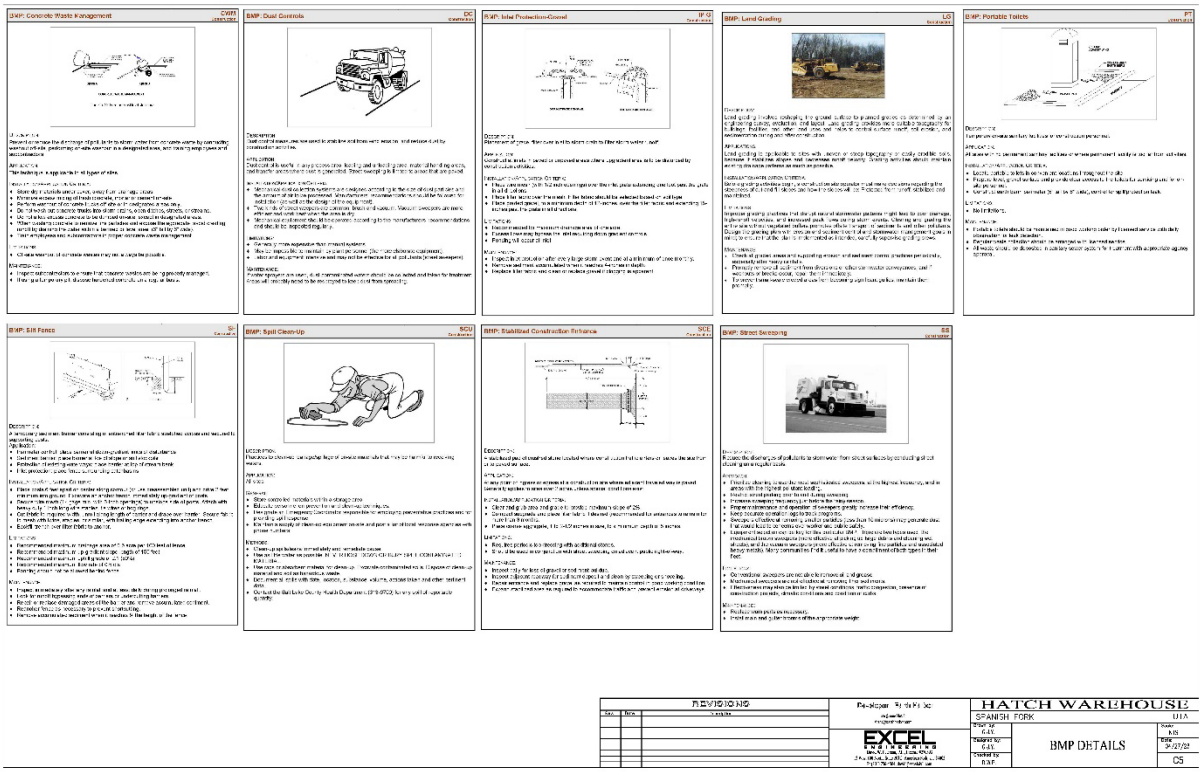

3470 NORTH
1150 WEST
STORM DRAIN KEYED NOTES
GRADING LEGEND
SITE PAVEMENT REGIONS
BENCH MARK
REVISIONS
Developer: Earth Harbor
EXCEL ENGINEERING
HATCH WAREHOUSE
SPANISH FORK UTAH
GRADING & DRAINGE PLAN
C2
Scale 1" = 20'


UTILITY LEGEND
SITE LIGHTING NOTE
ELECTRICAL NOTES:
STORM DRAIN NOTE
NOTES TO CONTRACTOR
3470 NORTH
1150 WEST
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: Earth Harbor
EXCEL ENGINEERING
HATCH WAREHOUSE
SPANISH FORK UTAH
UTILITY PLAN
C3


INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL PORTABLE TOILET PER BMP PT
INSTALL SILT FENCE PER BMP SF.
EROSION CONTROL NOTES:
FULL SWPPP & NOI NOTE
3470 NORTH
1150 WEST
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: Earth Harbor
EXCEL ENGINEERING
HATCH WAREHOUSE
SPANISH FORK UTAH
EROSION CONTROL PLAN
C4


HATCH WAREHOUSE
SPANISH FORK UTAH
DETAILS
EXCEL ENGINEERING

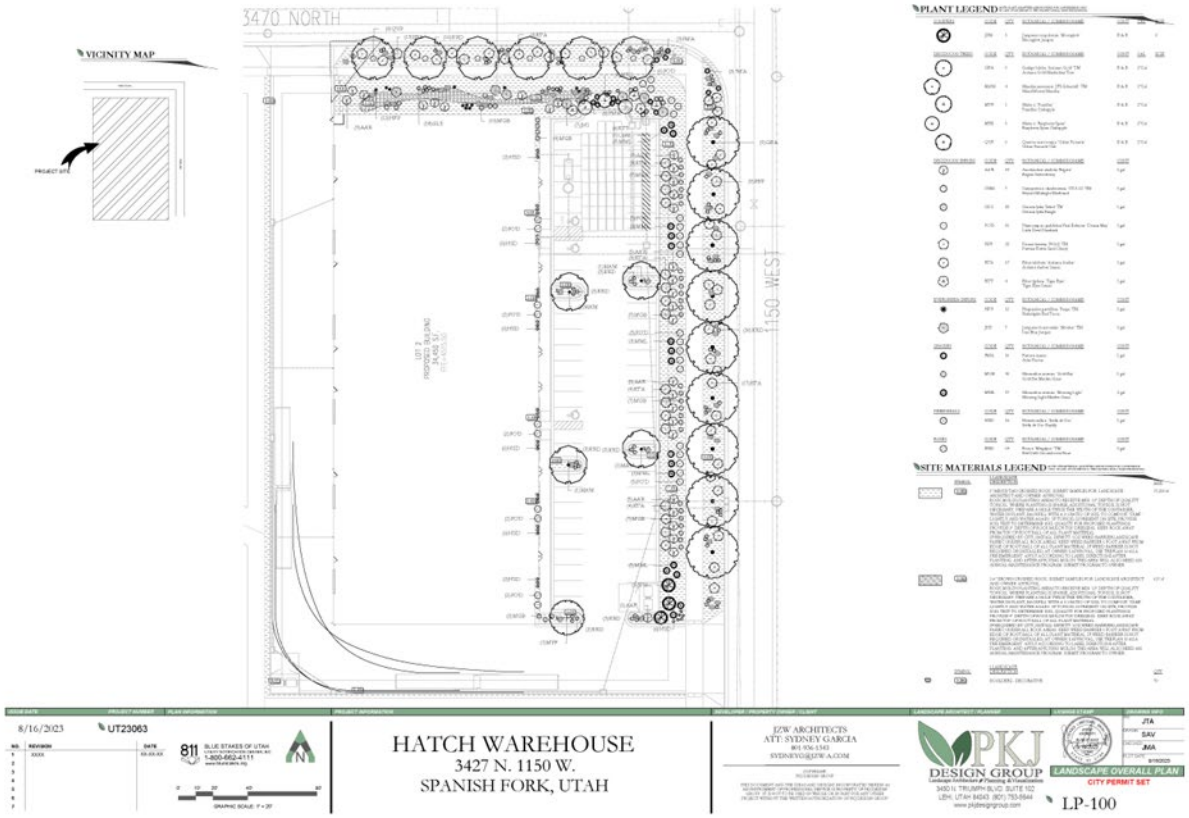

CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION
GENERAL NOTES
CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT- ZOOM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

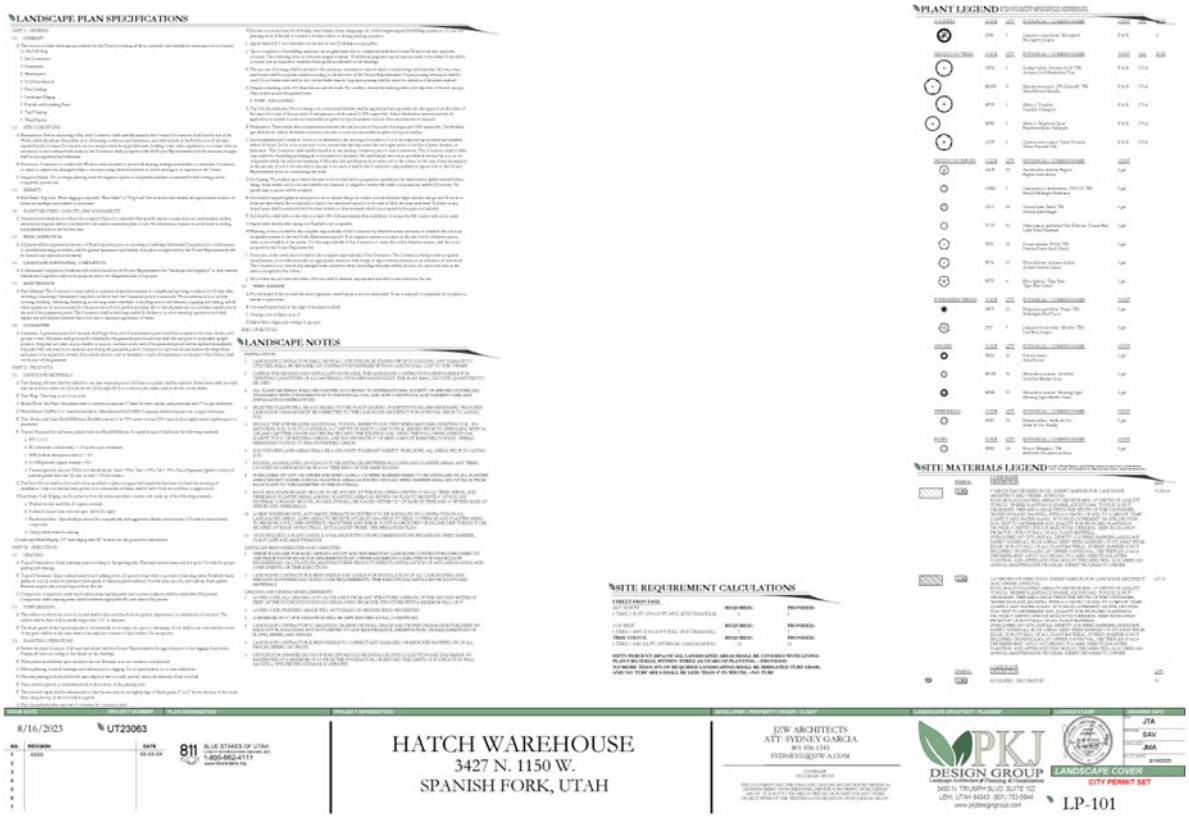


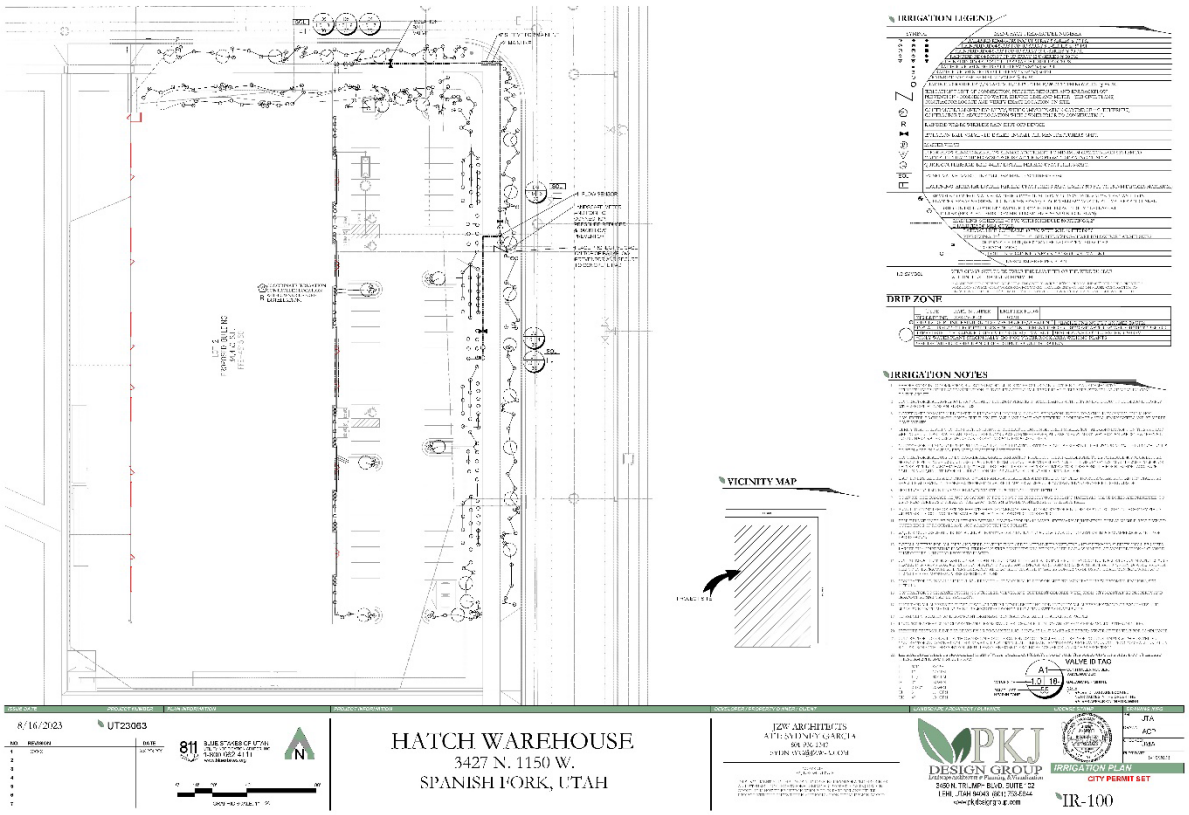
REVISIONS				HATCH WAREHOUSE	
NO.	BY	COMMENT	Professional Engineer	SPANISH FORK	UTA
			EXCEL ENGINEERING	Drawn by: GAY	BMP DETAILS
				Designed by: GAY	Date: 9/27/23
				Checked by: DAF	Sheet: C5

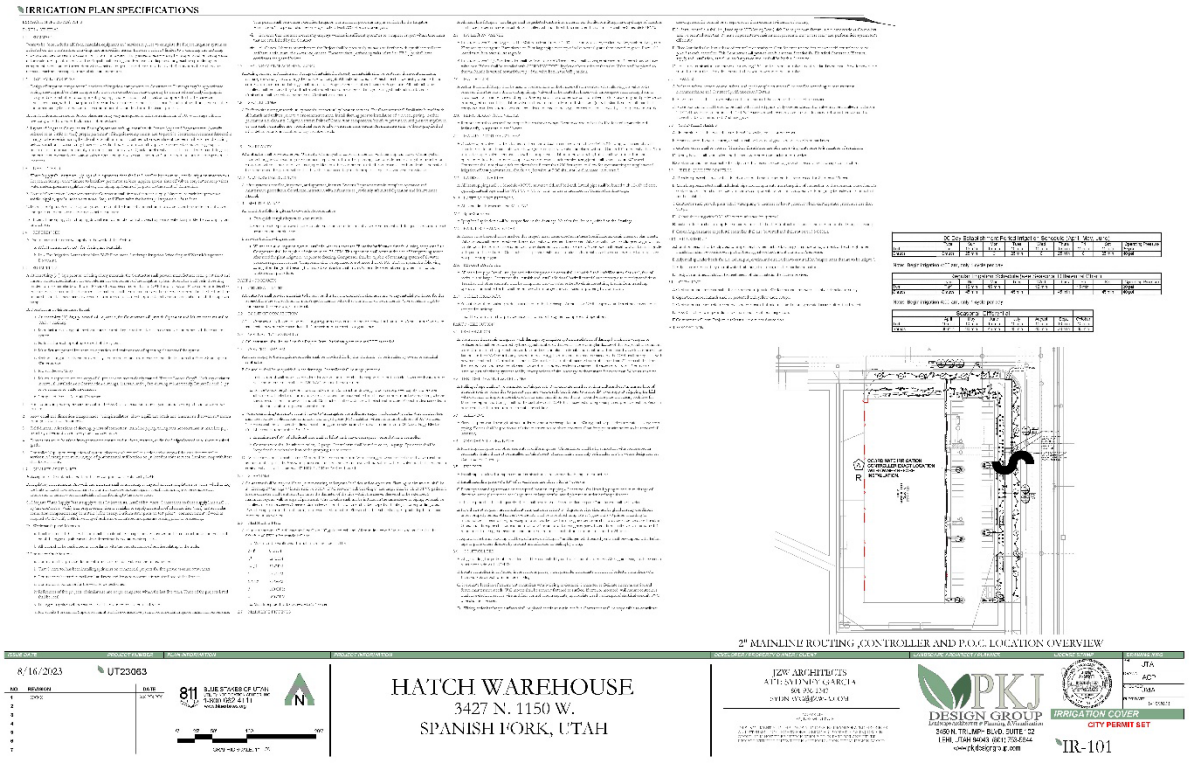

PROJECT NUMBER
22090
ISSUE DATE:
REVISIONS:
CONSULTANT
GENERAL NOTES - ELEVATIONS
KEYED NOTES
EAST ELEVATION
WEST ELEVATION
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH 84660
ELEVATIONS
A2.1
JZW
ARCHITECTS

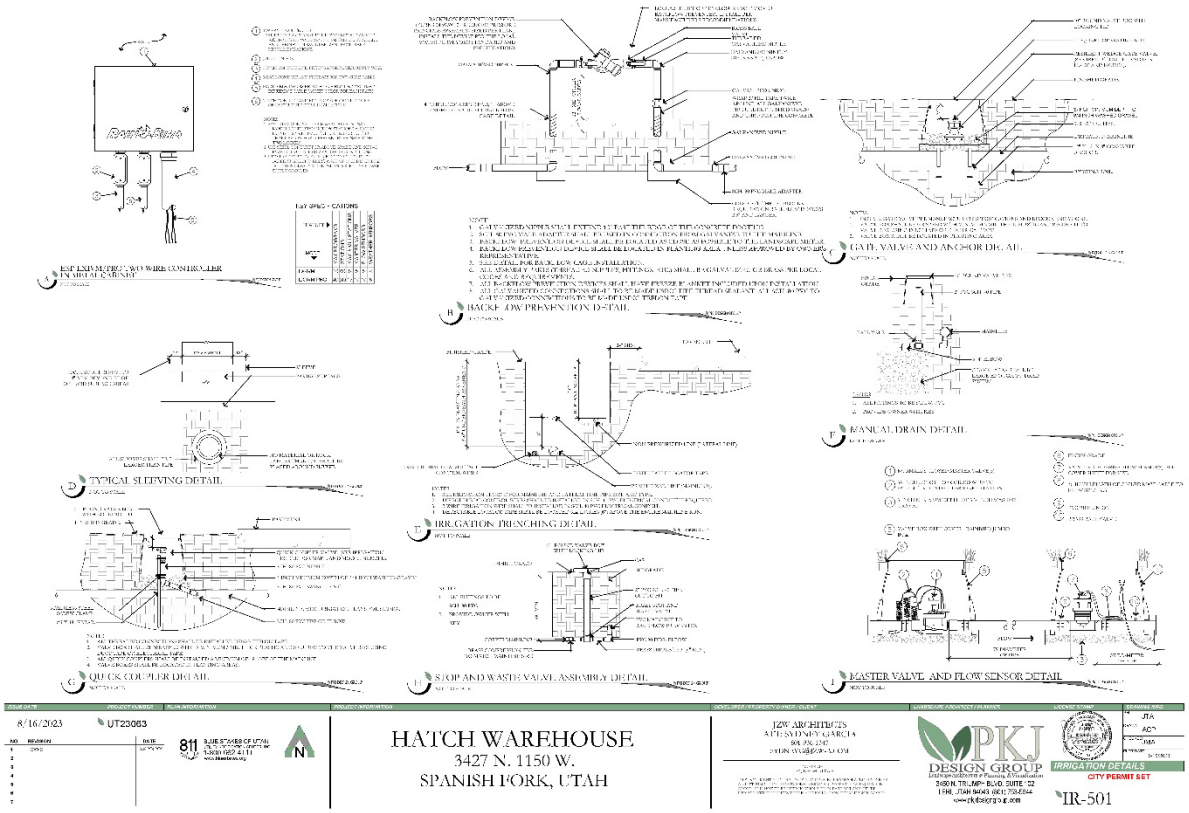

PROJECT NUMBER
22090
ISSUE DATE:
REVISIONS:
CONSULTANT
GENERAL NOTES - ELEVATIONS
KEYED NOTES
PERSPECTIVE
NORTH ELEVATION
SOUTH ELEVATION
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH 84660
ELEVATIONS
A2.2
JZW
ARCHITECTS

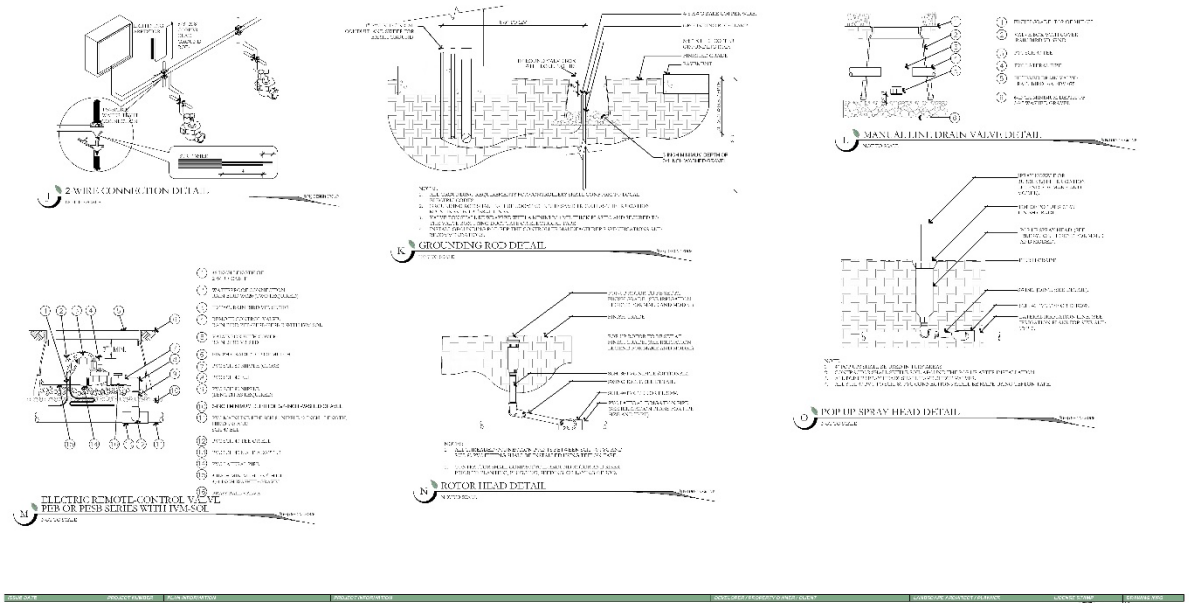

VICINITY MAP
PROJECT SITE
3470 NORTH
1150 WEST
PLANT LEGEND
SITE MATERIALS LEGEND
8/16/2023
UT23063
811
BLUE STAKES OF UTAH
1-800-662-4111
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
JZW ARCHITECTS
ATT: SYDNEY GARCIA
SYDNEY@JZW.A.COM
PKJ DESIGN GROUP
LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100

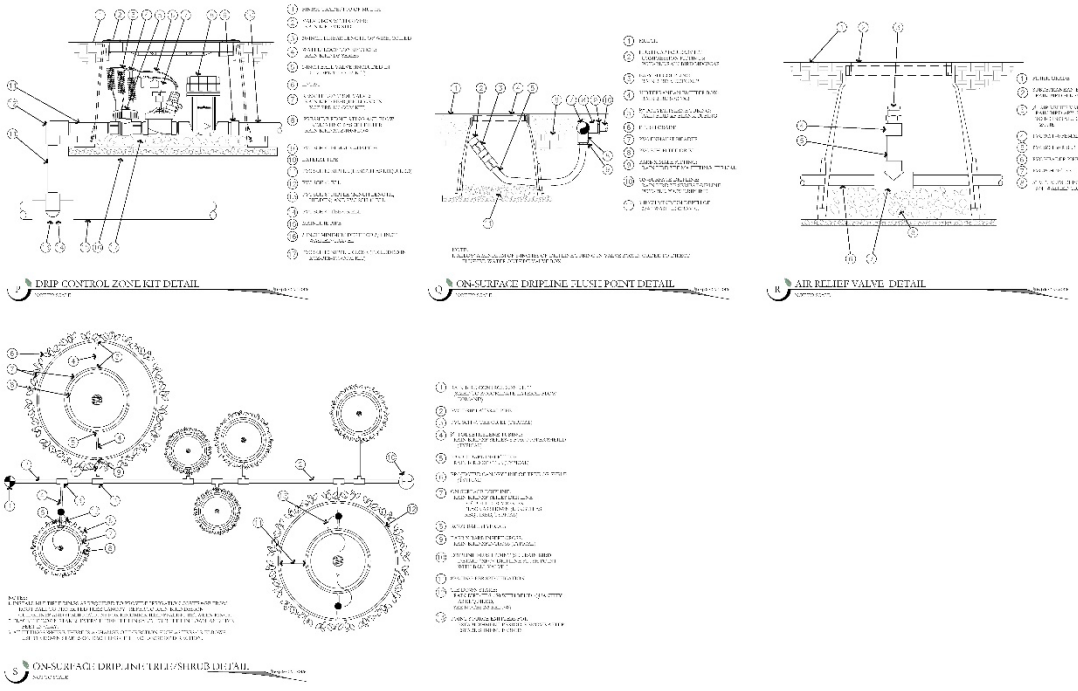

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
PLANT LEGEND
SITE MATERIALS LEGEND
8/16/2023
UT23063
811
BLUE STAKES OF UTAH
1-800-662-4111
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
JZW ARCHITECTS
ATT: SYDNEY GARCIA
SYDNEY@JZW.A.COM
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101

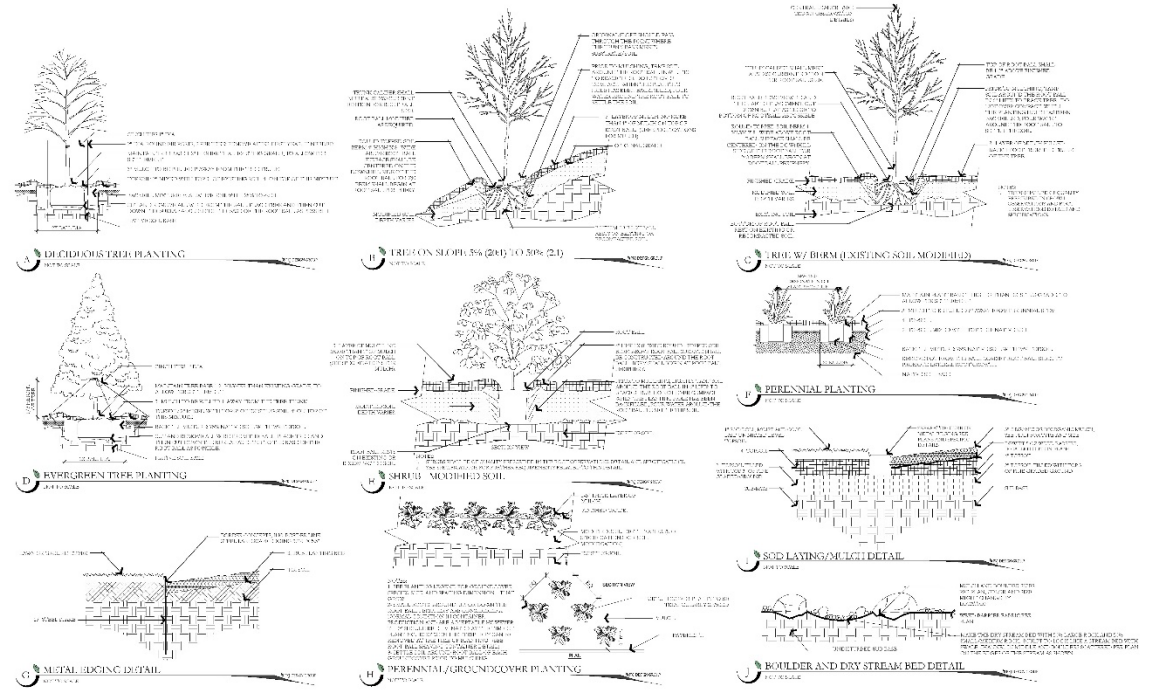

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VICINITY MAP
8/16/2023
UT23063
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
IZW ARCHITECTS
ATTN: SYDNEY GARCIA
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-100

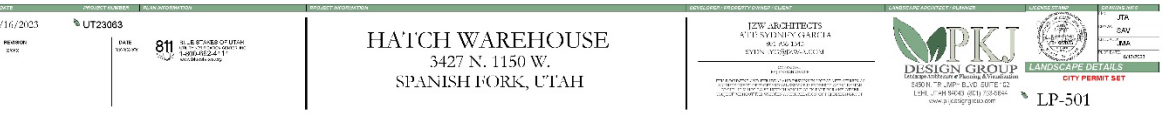

IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
8/16/2023
UT23063
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
IZW ARCHITECTS
ATTN: SYDNEY GARCIA
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101

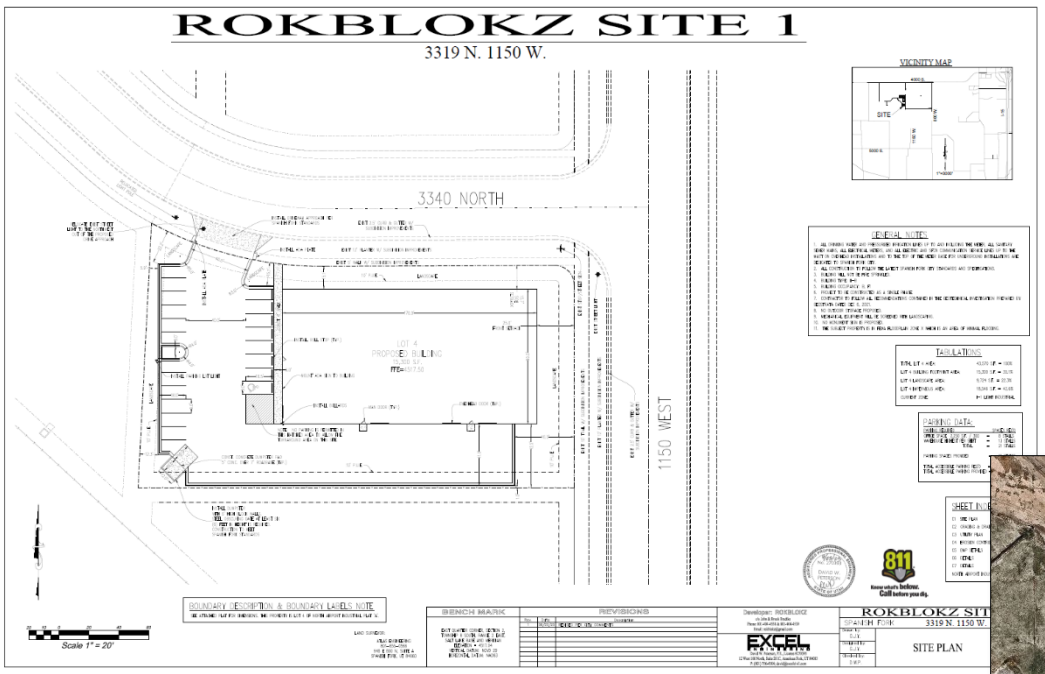

ESP-LXD M/PRO-V WO WIRE CONTROLLER IN METAL CABINET
BACK-FLOW PREVENTION DETAIL
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
8/16/2023
UT23063
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
IRRIGATION DETAILS
CITY PERMIT SET
IR-501


2 WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
MANUAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH ISM-SOL
ROTOR HEAD DETAIL
POP UP SPRAY HEAD DETAIL
8/16/2023
UT23063
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
IRRIGATION DETAILS
CITY PERMIT SET
IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE TUBE POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIP LINE TREE/SHRUB DETAIL
8/16/2023
UT23063
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
IZW ARCHITECTS
PKJ DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-503


DECIDUOUS TREE PLANTING
TREE ON SLOPE 3% (2:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MODIFIED)
EVERGREEN TREE PLANTING
SHRUB MODIFIED SOIL
PERENNIAL PLANTING
METAL EDGING DETAIL
PERENNIAL/GROUNDCOVER PLANTING
SOD LAYING/MULCH DETAIL
BOULDER AND DRY STREAM BED DETAIL


8/16/2023
UT23063
HATCH WAREHOUSE
3427 N. 1150 W.
SPANISH FORK, UTAH
IZW ARCHITECTS
PKJ DESIGN GROUP
LANDSCAPE DETAILS
CITY PERMIT SET
LP-501



SPANISH FORK COMMUNITY DEVELOPMENT

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

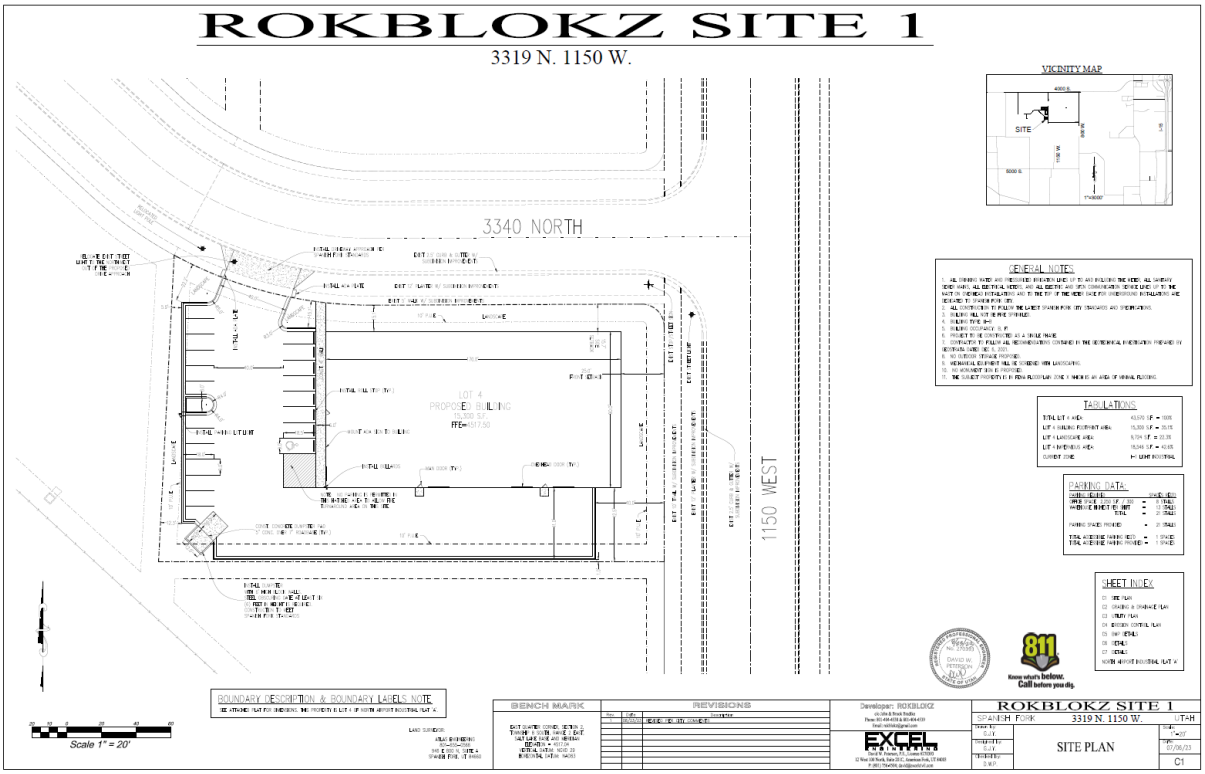
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

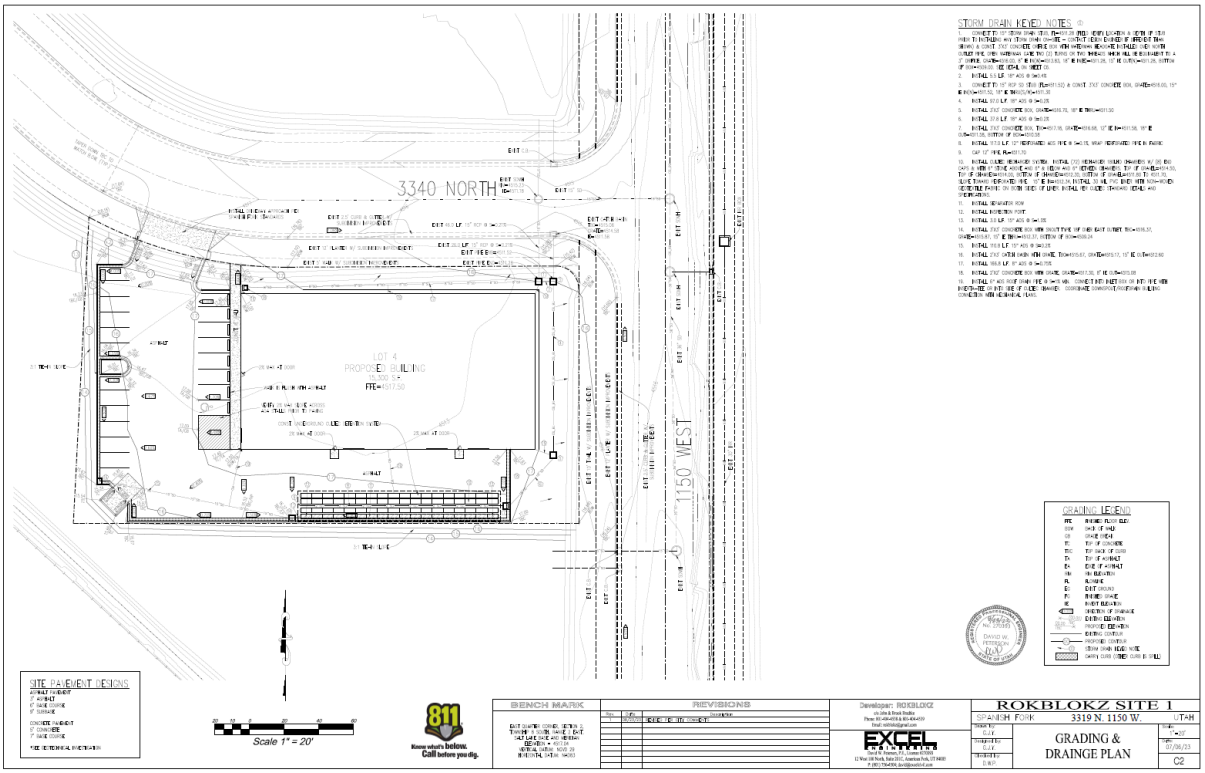
Conditions

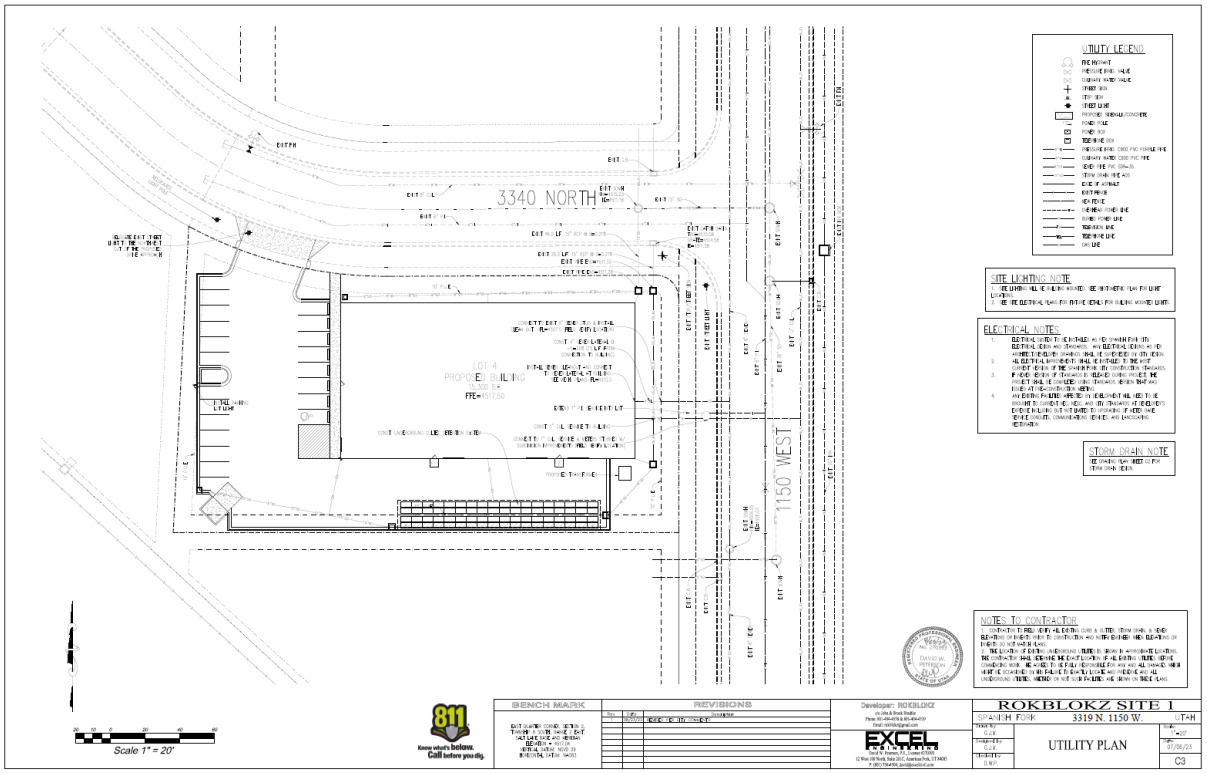
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

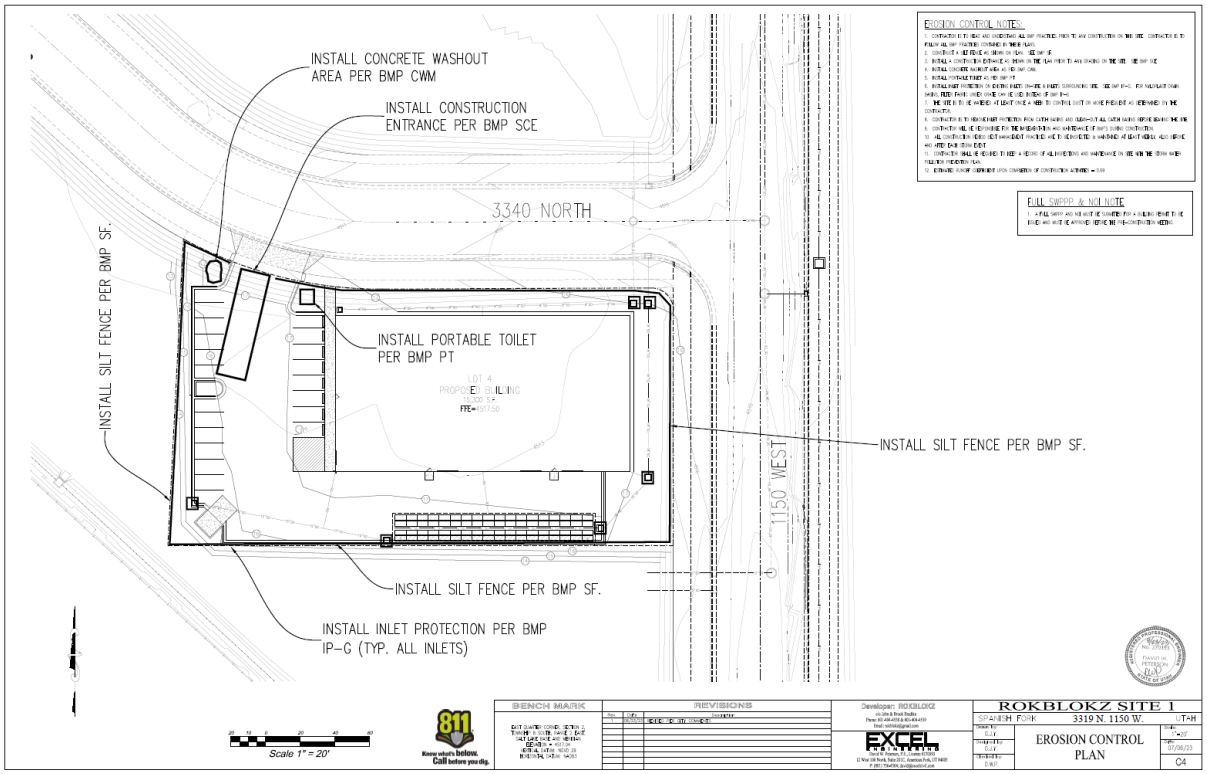
Exhibits

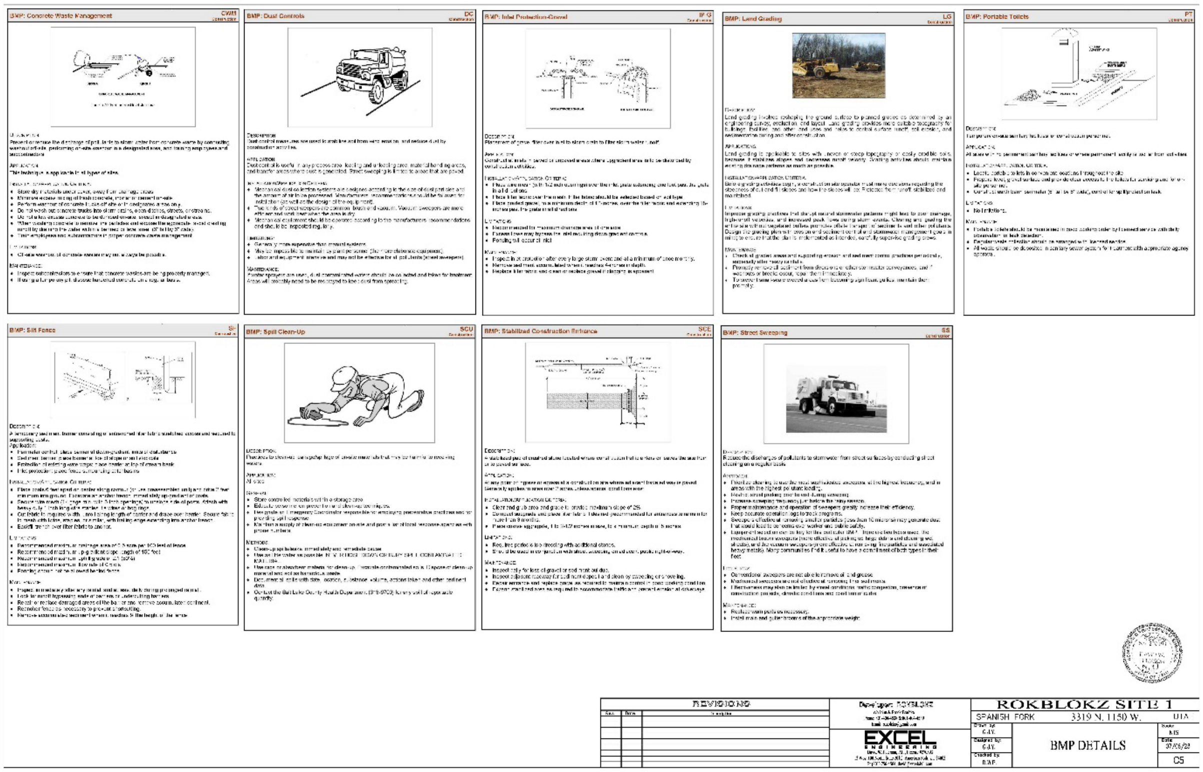
1. Site Plan.

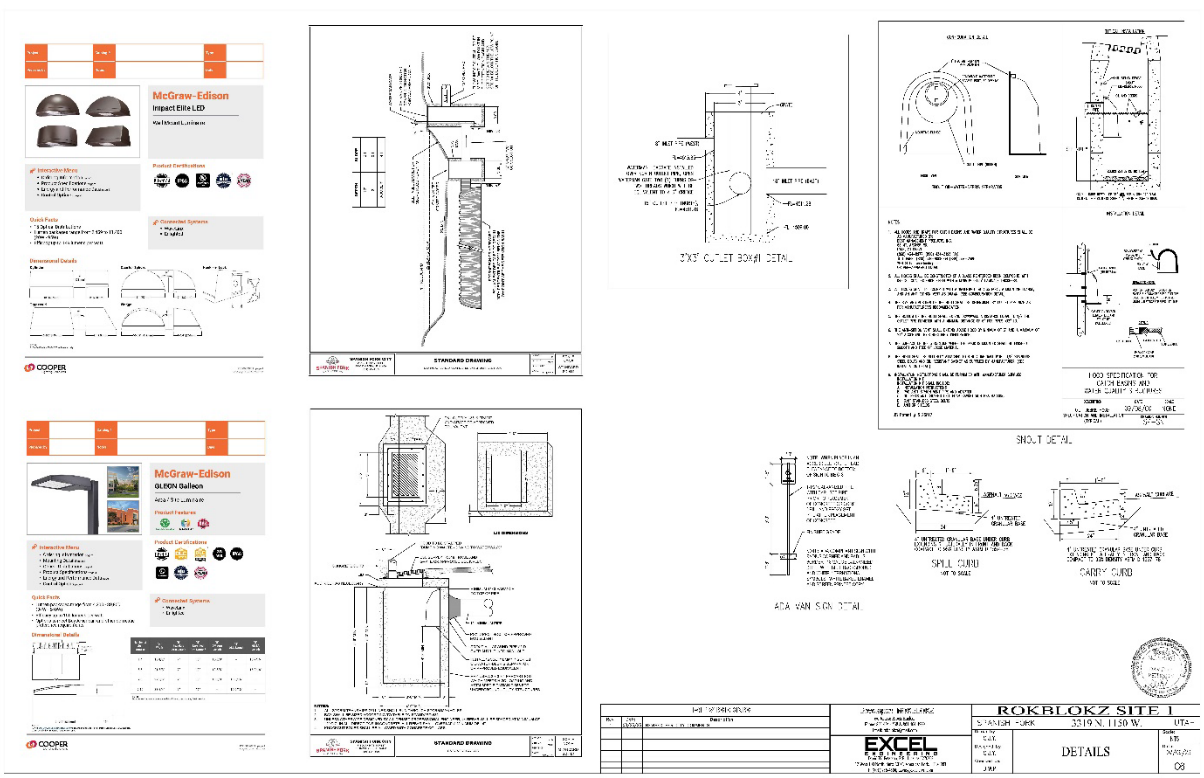

ROKBLOKZ SITE 1
3319 N. 1150 W.
VICINITY MAP
3340 NORTH
1150 WEST
GENERAL NOTES
TABULATIONS
PARKING DATA
SHEET INDEX
ROUNDARY DESCRIPTION & ROUNDARY LABELS NOTE
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: ROKBLOKZ
EXCEL ENGINEERING
ROKBLOKZ SITE 1
SPANISH FORK
3319 N. 1150 W.
UTAH
SITE PLAN
07/06/23
C1

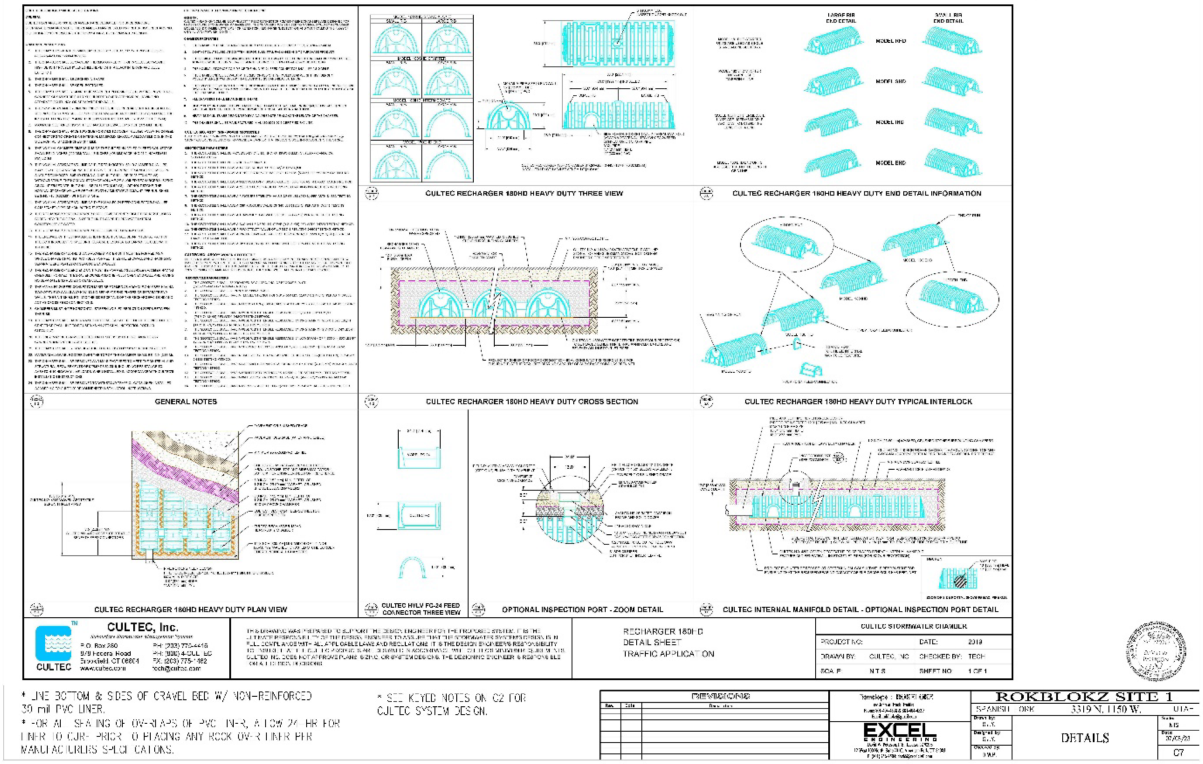

STORM DRAIN KEYED NOTES
3340 NORTH
1150 WEST
GRADING LEGEND
SITE PAVEMENT REGIONS
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: ROKBLOKZ
EXCEL ENGINEERING
ROKBLOKZ SITE 1
SPANISH FORK
3319 N. 1150 W.
UTAH
GRADING & DRAINGE PLAN
07/06/23
C2

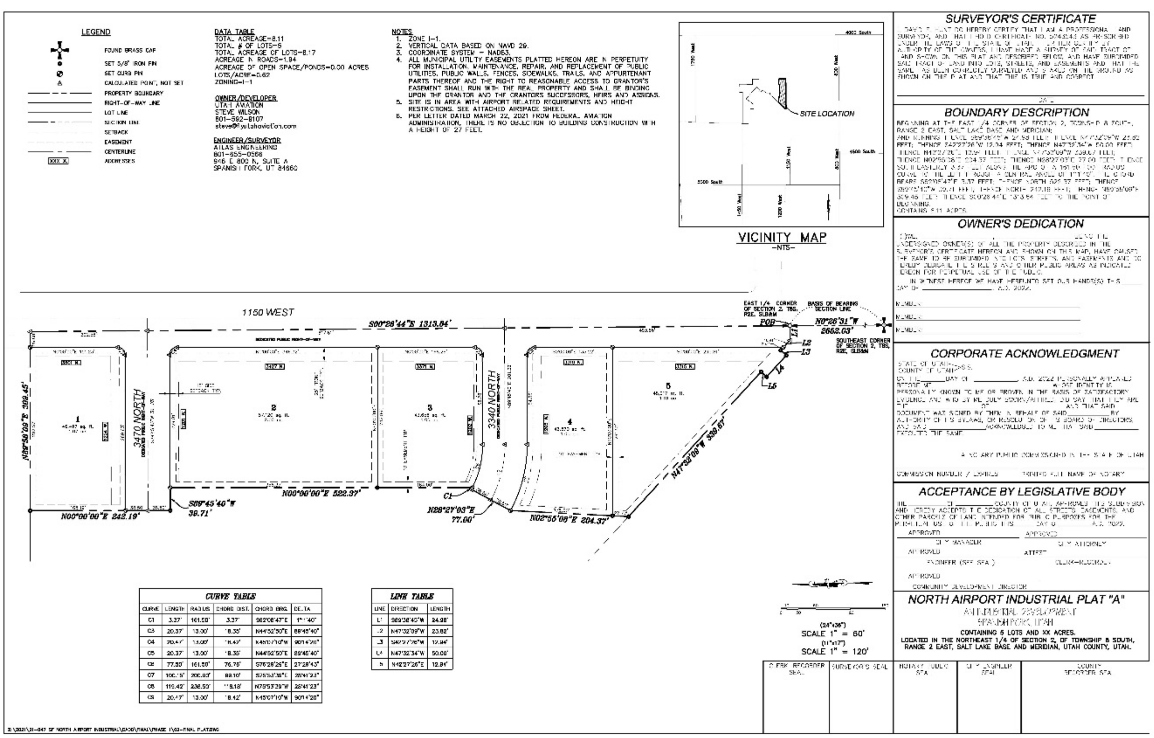

3340 NORTH
1150 WEST
UTILITY LEGEND
SITE LIGHTING NOTE
ELECTRICAL NOTES:
STORM DRAIN NOTE
NOTES TO CONTRACTOR
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: ROKBLOKZ
ROKBLOKZ SITE 1
SPANISH FORK 3319 N. 1150 W. UTAH
UTILITY PLAN
C3

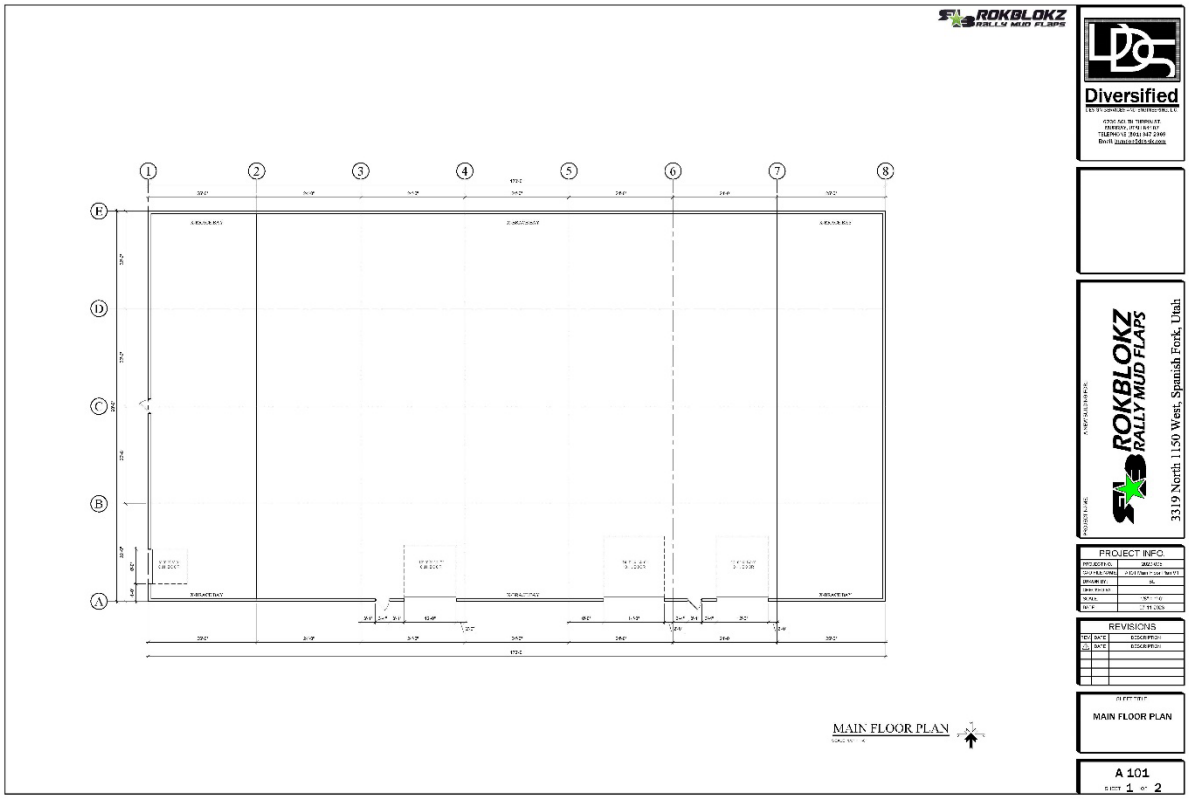

INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
3340 NORTH
INSTALL PORTABLE TOILET PER BMP PT
INSTALL SILT FENCE PER BMP SF.
1150 WEST
INSTALL SILT FENCE PER BMP SF.
INSTALL SILT FENCE PER BMP SF.
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
EROSION CONTROL NOTES:
FULL SWPPP & NOI NOTE
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: ROKBLOKZ
ROKBLOKZ SITE 1
SPANISH FORK 3319 N. 1150 W. UTAH
EROSION CONTROL PLAN
C4


BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
REVISIONS
ROKBLOKZ SITE 1
SPANISH FORK
3319 N. 1150 W.
UTAH
EXCEL
ENGINEERING
BMP DETAILS
C5

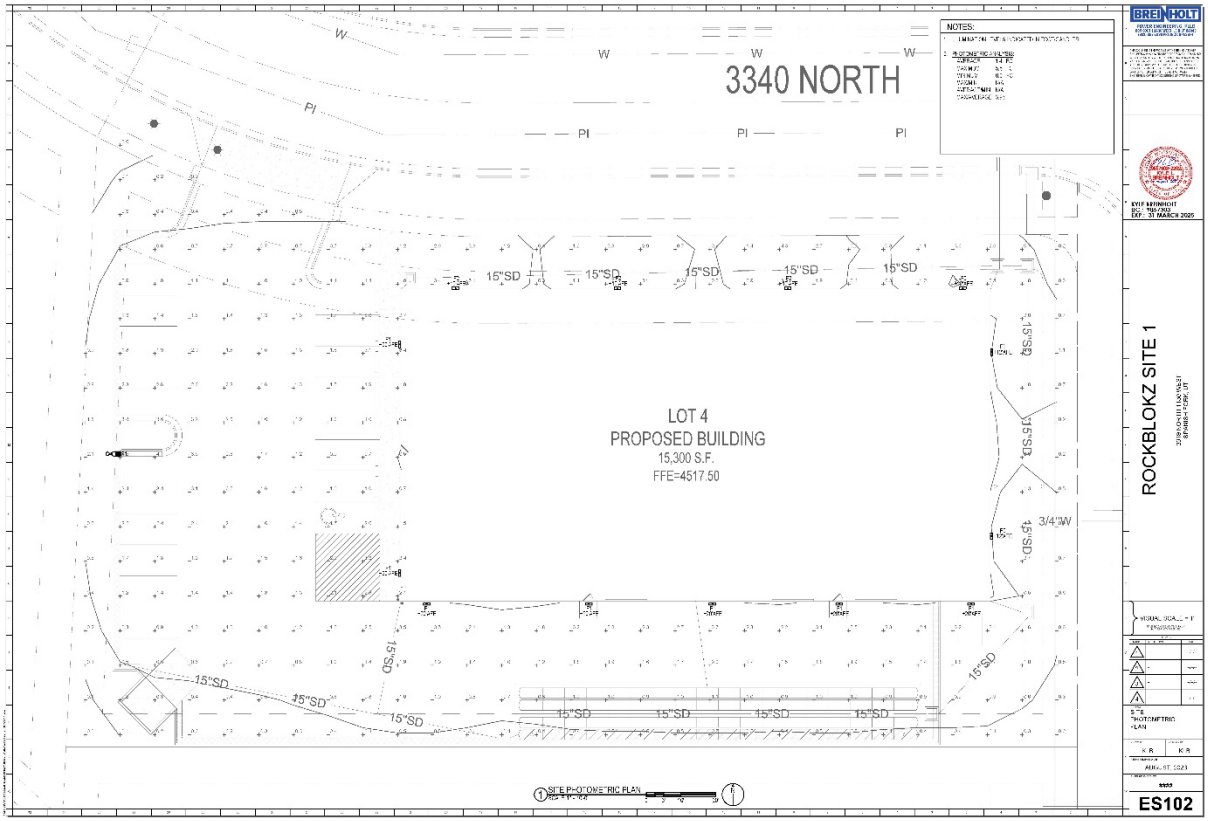

McGraw-Edison
Impact Elite LED
COOPER
STANDARD DRAWING
3'X3' OUTLET BOX#1 DETAIL
SNOUT DETAIL
McGraw-Edison
GLEON Galleon
COOPER
STANDARD DRAWING
ADA VAN SIGN DETAIL
SPILL CURB
CATCH CURB
ROKBLOKZ SITE 1
SPANISH FORK
3319 N. 1150 W.
UTAH
EXCEL
ENGINEERING
DETAILS
C6

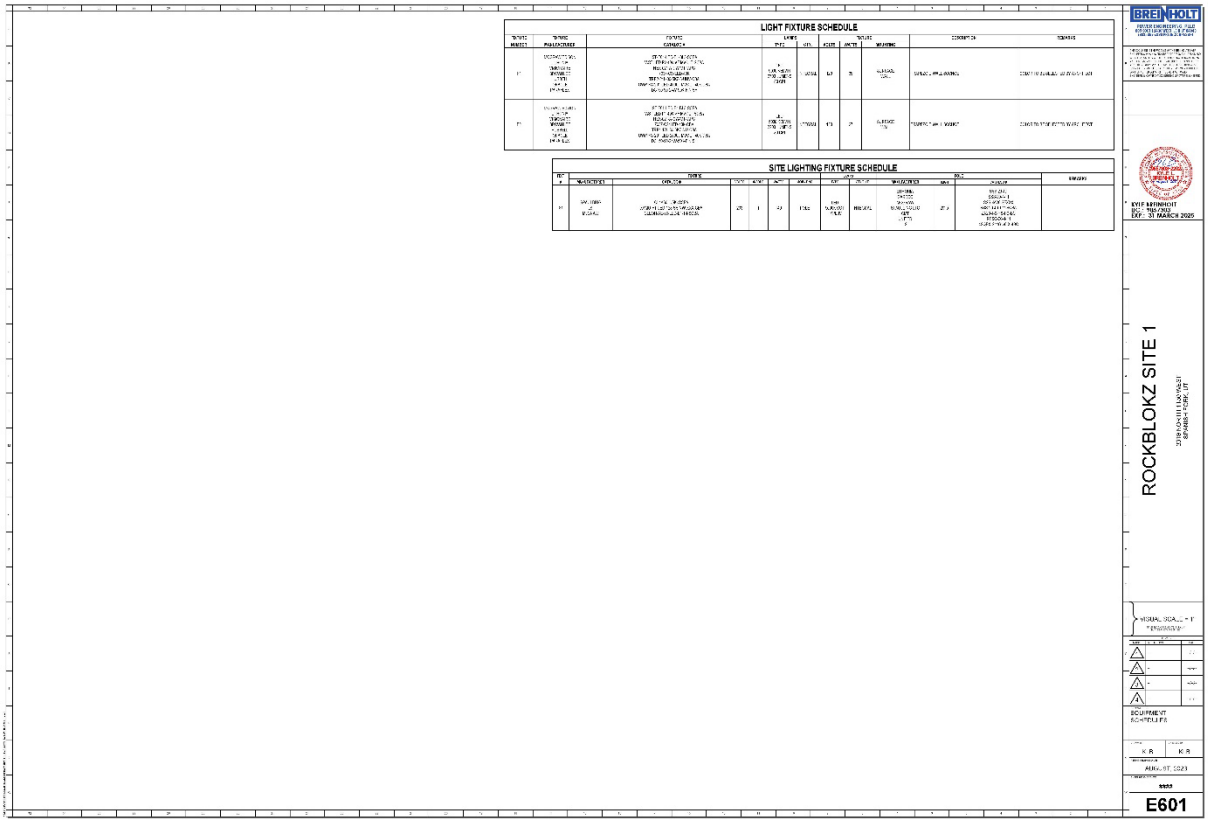

GENERAL NOTES
CULTEC RECHARGER 180HD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 180HD HEAVY DUTY END DETAIL INFORMATION
CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 180HD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 180HD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT - ZOOM DETAIL
CULTEC INTERNAL MANIFOLD DETAIL - OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 180HD
DETAIL SHEET
TRAFFIC APPLICATION
* LINE BOTTOM & SIDES OF GRAVEL BED W/ NON-REINFORCED 30 mil PVC LINER.
* SEE KEYED NOTES ON C2 FOR CULTEC SYSTEM DESIGN.
EXCEL
ROKBLOKZ SITE 1
3319 N. 1150 W.
DETAILS
C7

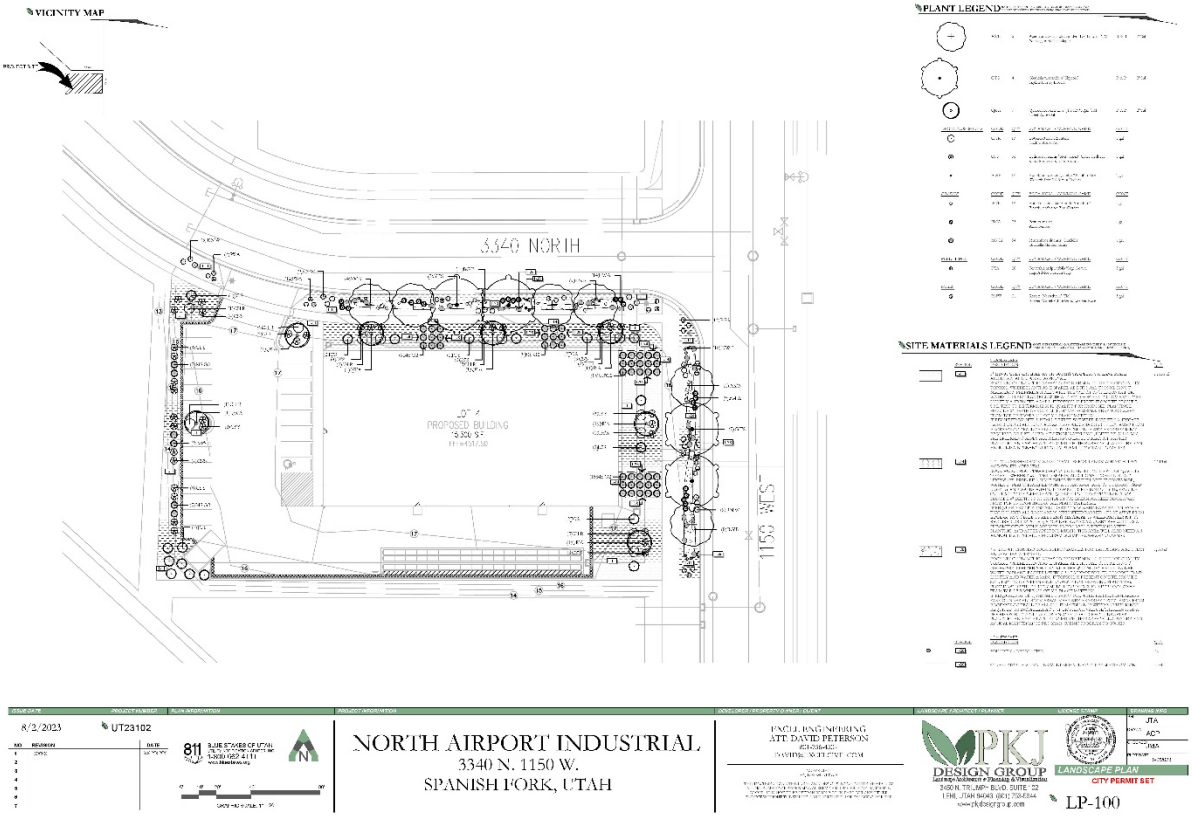

LEGEND
DATA TABLE
NOTES
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
VICINITY MAP
SITE LOCATION
1150 WEST
3470 NORTH
3340 NORTH
CURVE TABLE
LINE TABLE
NORTH AIRPORT INDUSTRIAL PLAT "A"

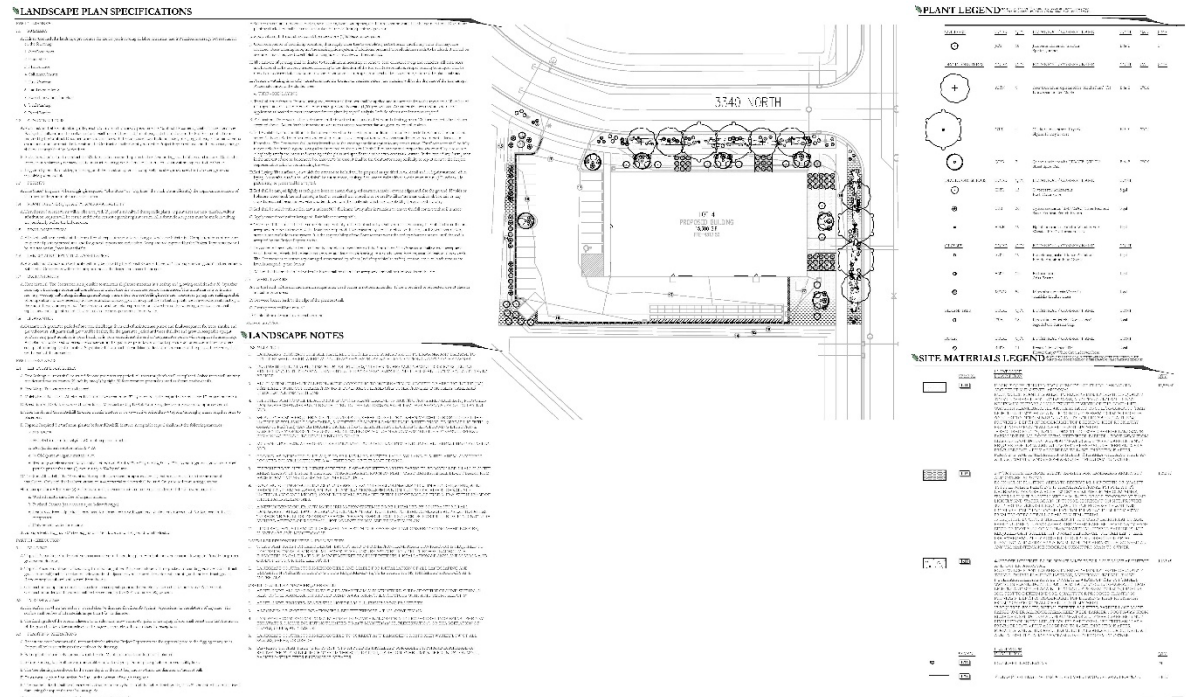

ROKBLOKZ
RALLY MUD FLAPS
Diversified
3319 North 1150 West, Spanish Fork, Utah
PROJECT INFO.
REVISIONS
MAIN FLOOR PLAN
A 101
SHEET 1 OF 2

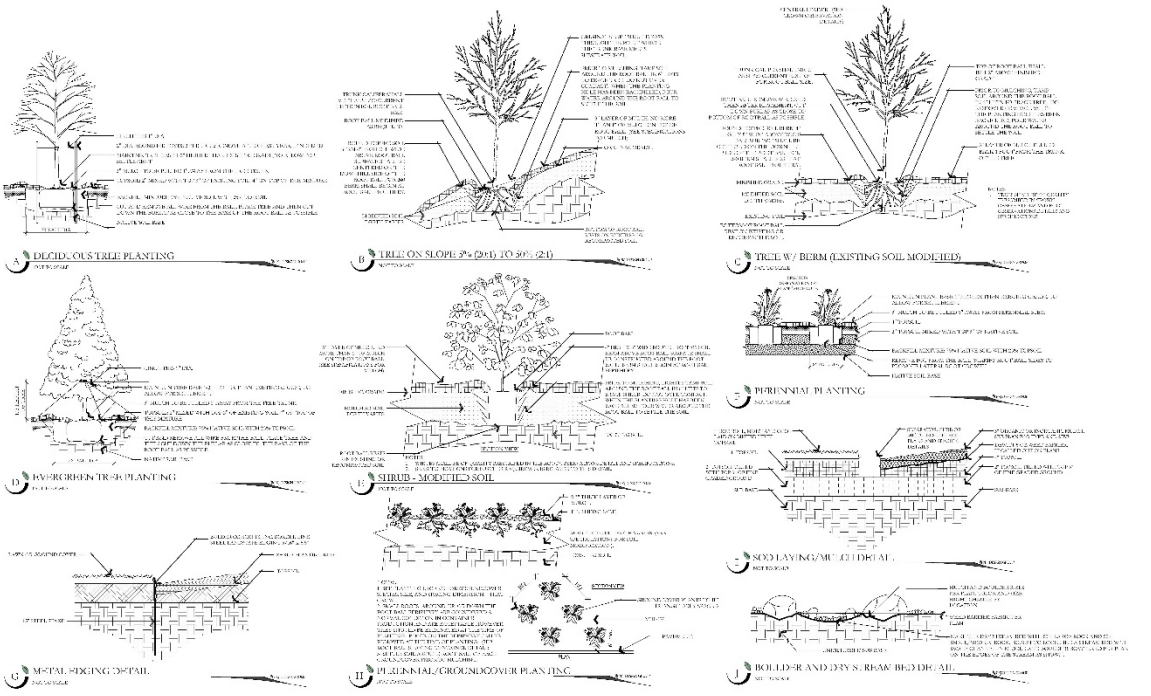

ROKBLOKZ
RALLY MUD FLAPS
Diversified
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
3319 North 1150 West, Spanish Fork, Utah
PROJECT INFO.
REVISIONS
EXTERIOR ELEVATIONS
A 201
SHEET 2 OF 2


3340 NORTH
NOTES:
LOT 4
PROPOSED BUILDING
15,300 S.F.
FFE=4517.50
15"SD
SITE PHOTOMETRIC PLAN
BRENHOLT
ROCKBLOKZ SITE 1
ES102


LIGHT FIXTURE SCHEDULE
SITE LIGHTING FIXTURE SCHEDULE
BRENHOLT
ROCKBLOKZ SITE 1
E601


VICINITY MAP
PROJECT SITE
3340 NORTH
PROPOSED BUILDING
9,300 S.F.
1150 WEST
PLANT LEGEND
SITE MATERIALS LEGEND
8/2/2023
UT23102
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-100


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
3340 NORTH
PROPOSED BUILDING
9,300 S.F.
PLANT LEGEND
SITE MATERIALS LEGEND
8/2/2023
UT23102
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101



8/2/2023 UT23102

811 BLUE STAKES OF UTAH

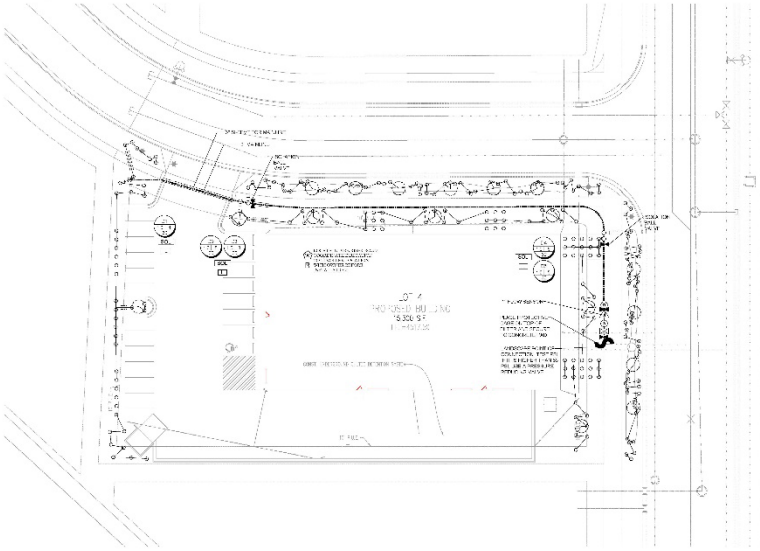
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP
Landscape Architecture & Planning, & Visualization
3450 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 7524344

LANDSCAPE DETAILS
CITY PERMIT SET
LP-501

VICINITY MAP



IRRIGATION LEGEND

DRIP ZONE

IRRIGATION NOTES

8/2/2023 UT23102

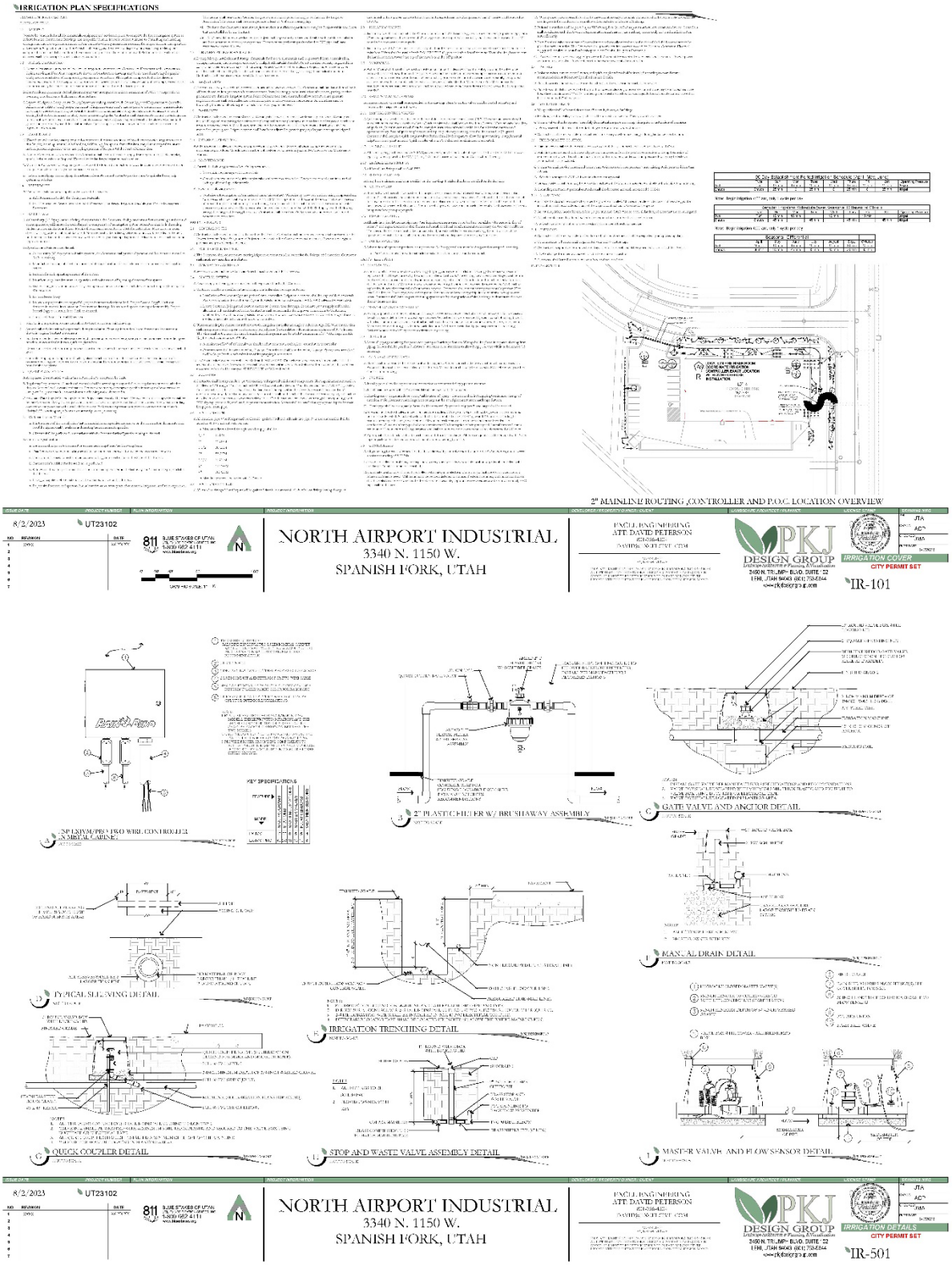
811 BLUE STAKES OF UTAH

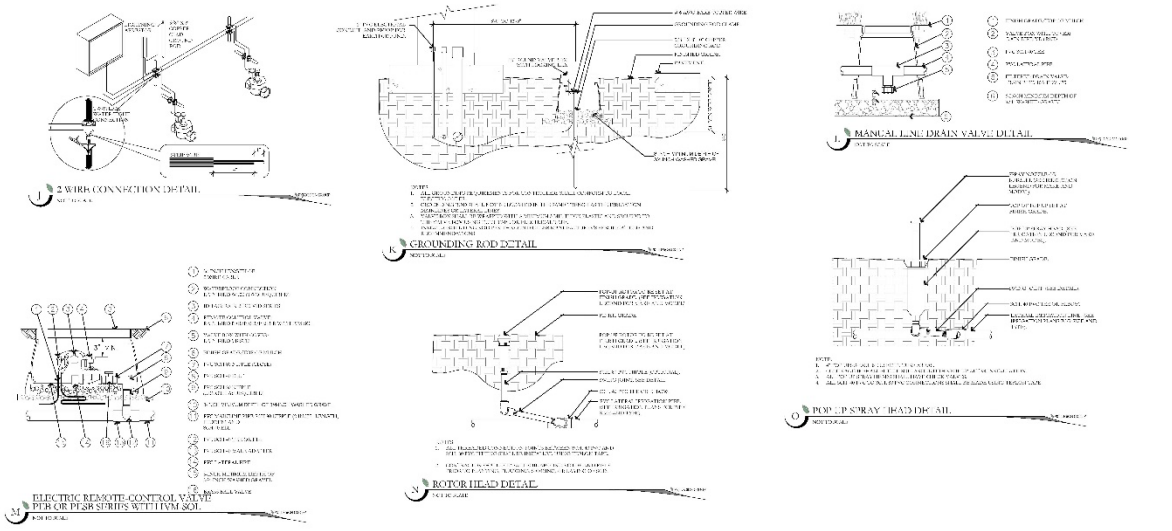
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP
Landscape Architecture & Planning, & Visualization
3450 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 7524344

IRRIGATION PLAN
CITY PERMIT SET
IR-100


IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
8/2/2023
UT23102
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101
NP LX/MP/PES TWO WIRE CONTROLLER IN METAL CABINET
2" PLASTIC HELPER W/ BRUSHAWAY ASSEMBLY
GATE VALVE AND ANGLE DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
8/2/2023
UT23102
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-501



8/2/2023 UT23102

811 BLUE STAKES OF UTAH

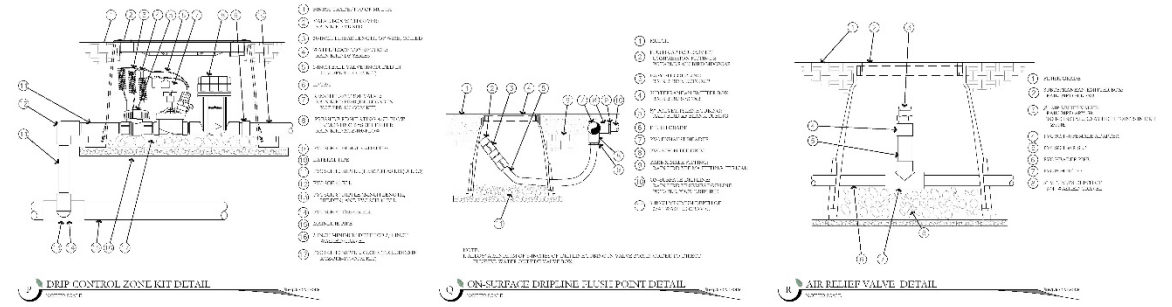
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH

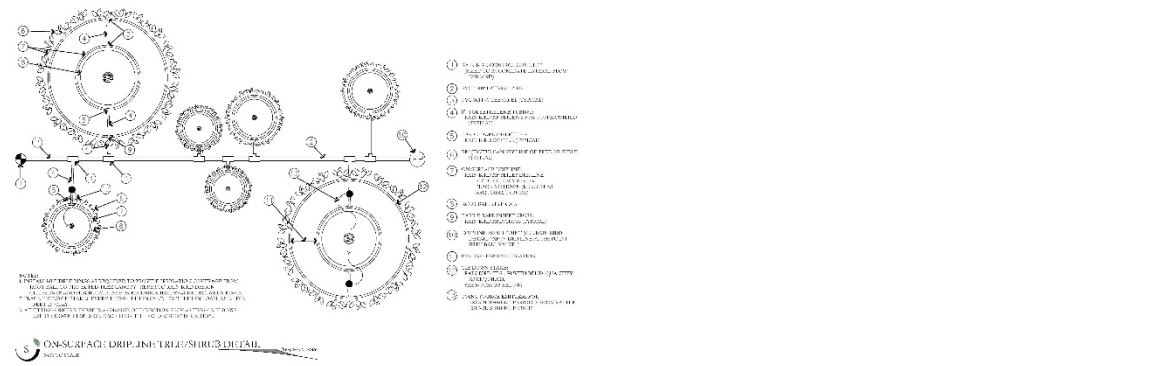
EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP
Landscape Architecture & Planning, & Visualization
2460 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 768-8344
www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

IR-502





8/2/2023 UT23102

811 BLUE STAKES OF UTAH

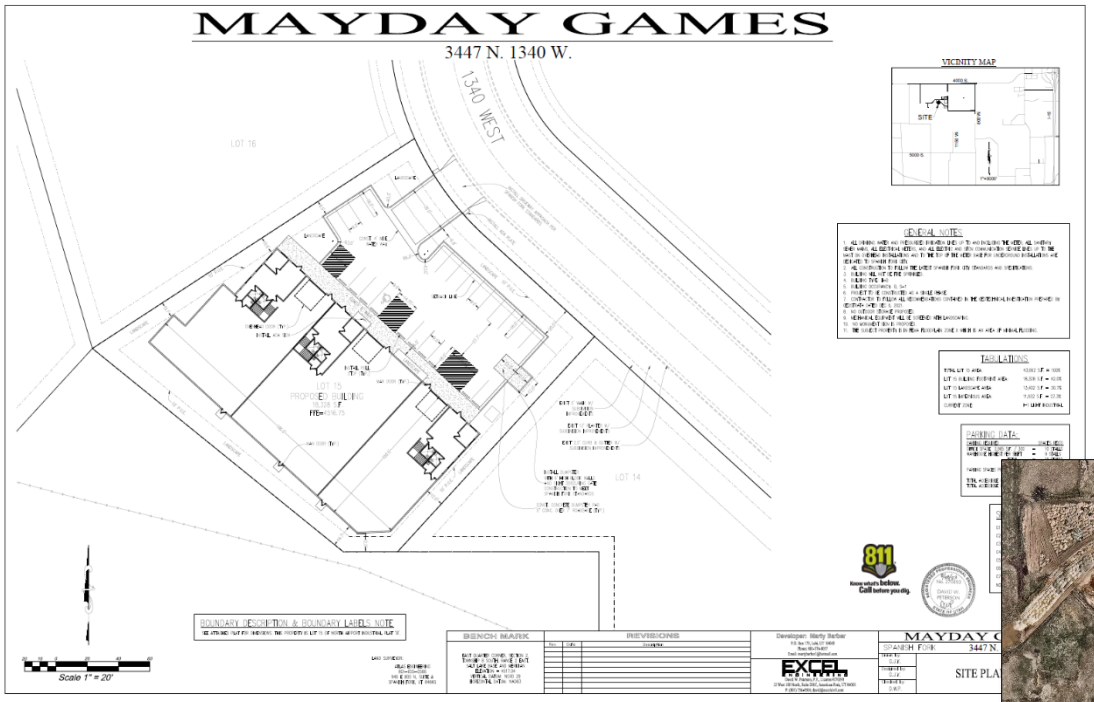
NORTH AIRPORT INDUSTRIAL
3340 N. 1150 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP
Landscape Architecture & Planning, & Visualization
2460 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 768-8344
www.pkjdesigngroup.com

IRRIGATION DETAILS
CITY PERMIT SET

IR-503



Mayday Games Commercial Site Plan Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 3447 North 1340 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 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.

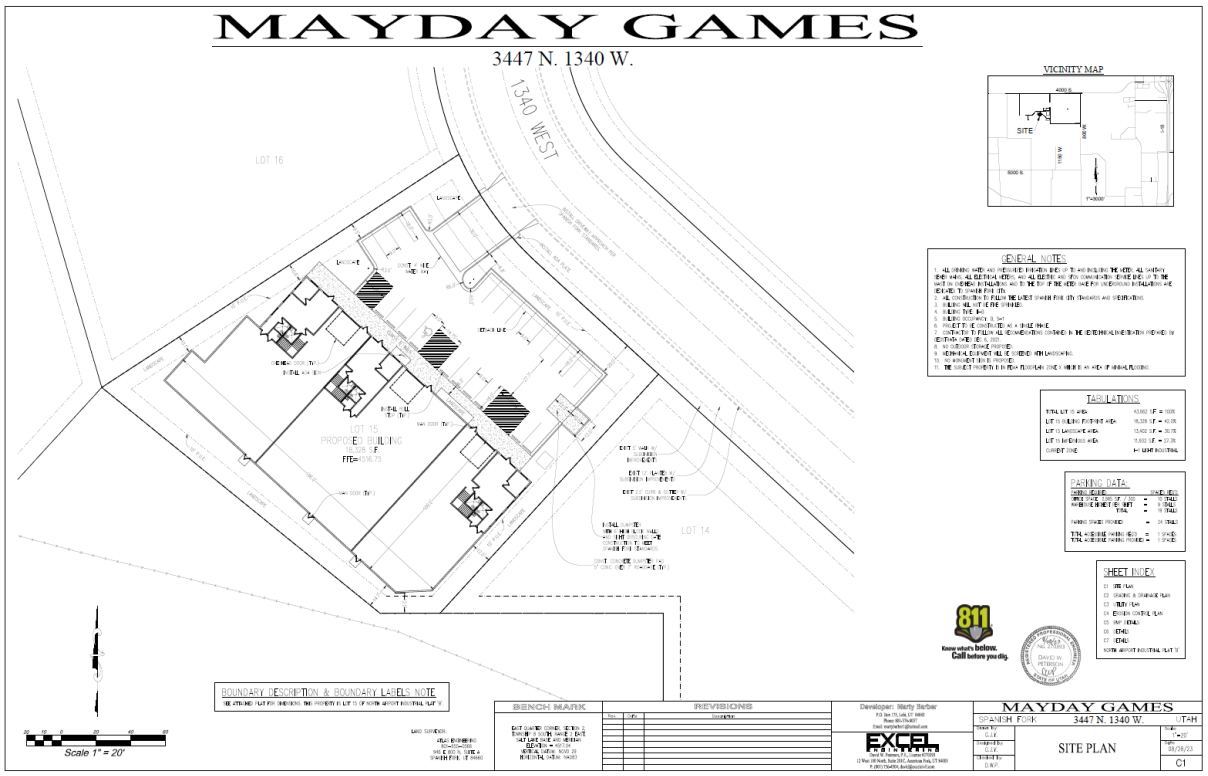
Conditions

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.

Exhibit 1


MAYDAY GAMES
3447 N. 1340 W.
1340 WEST
VICINITY MAP
SITE
GENERAL NOTES:
TABULATIONS
PARKING DATA:
SHEET INDEX
PROPOSED BUILDING
FFE=4836.75
LOT 15
LOT 16
LOT 14
BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
Scale 1" = 20'
811
Know what's below. Call before you dig.
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
MAYDAY GAMES
SPANISH FORK
3447 N. 1340 W.
UTAH
SITE PLAN
C1

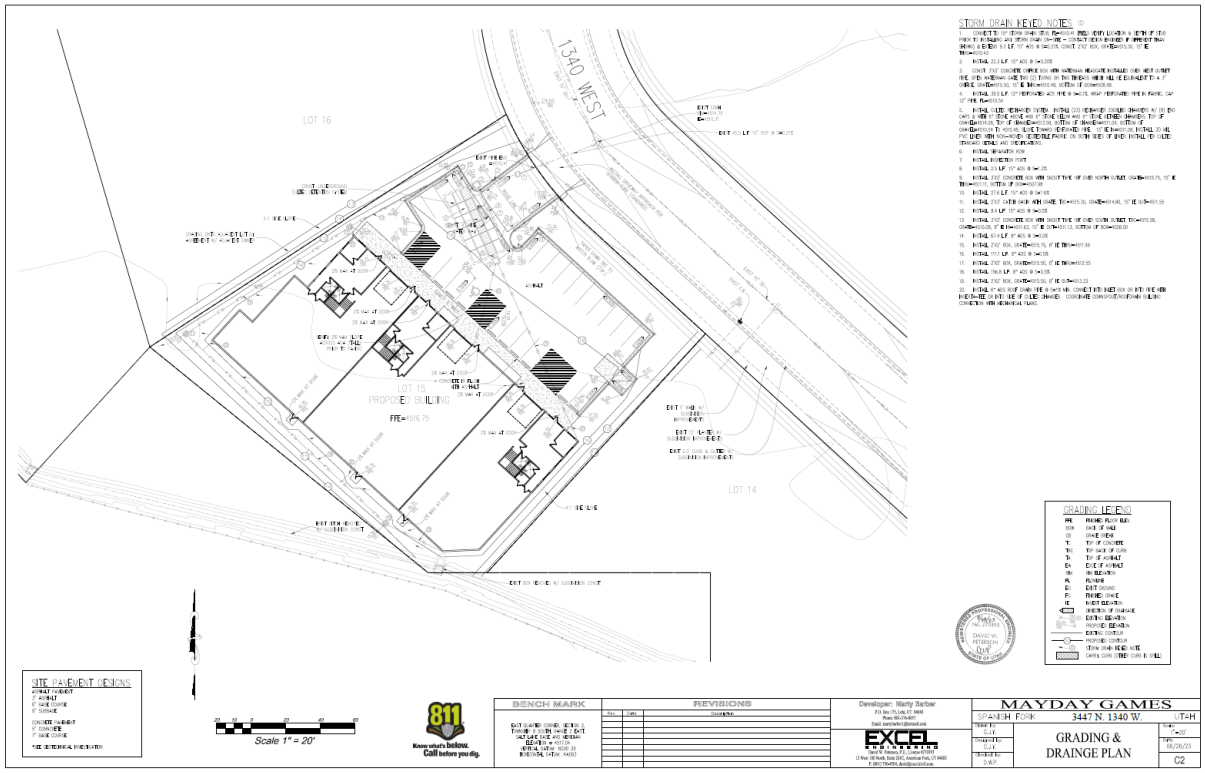
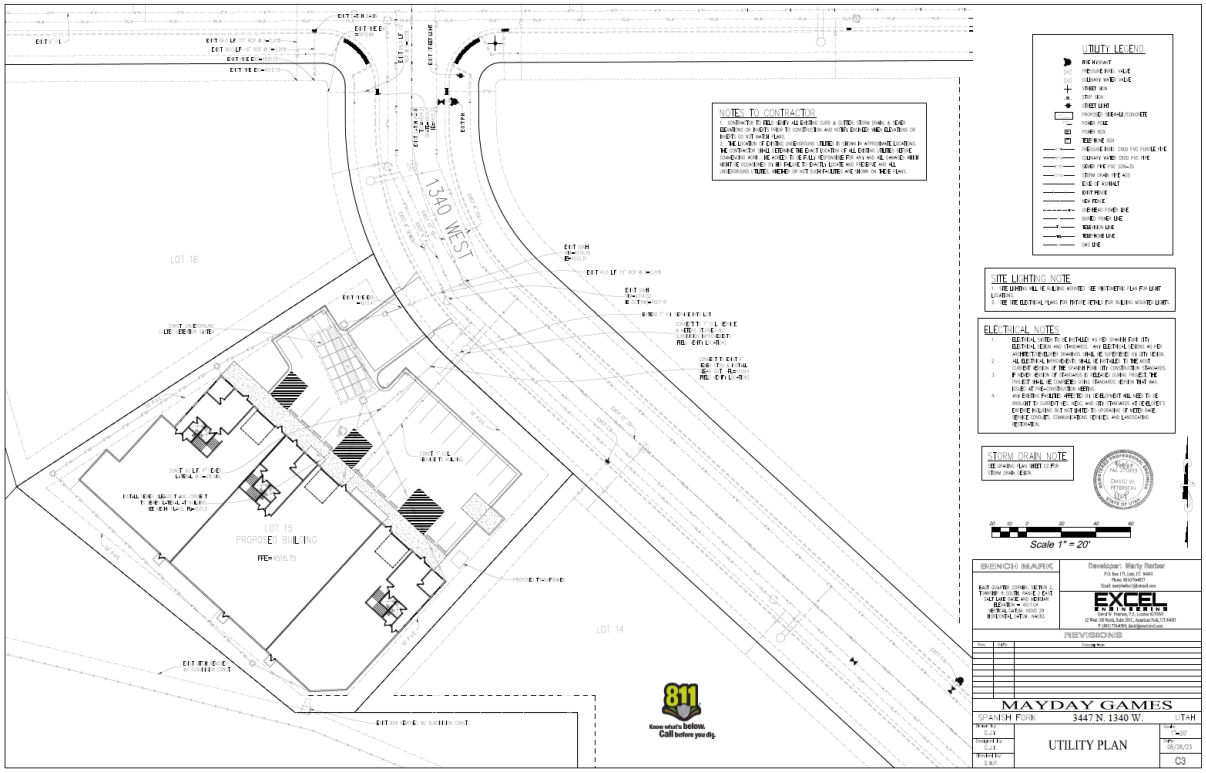
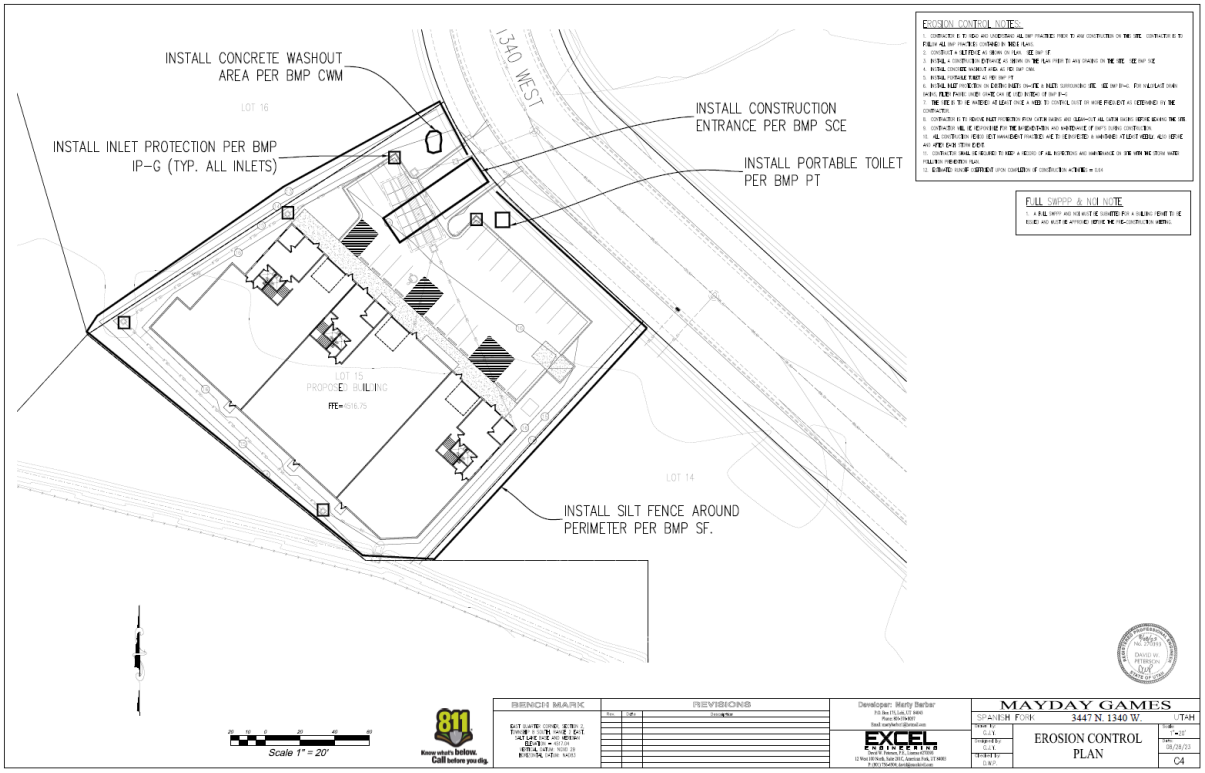
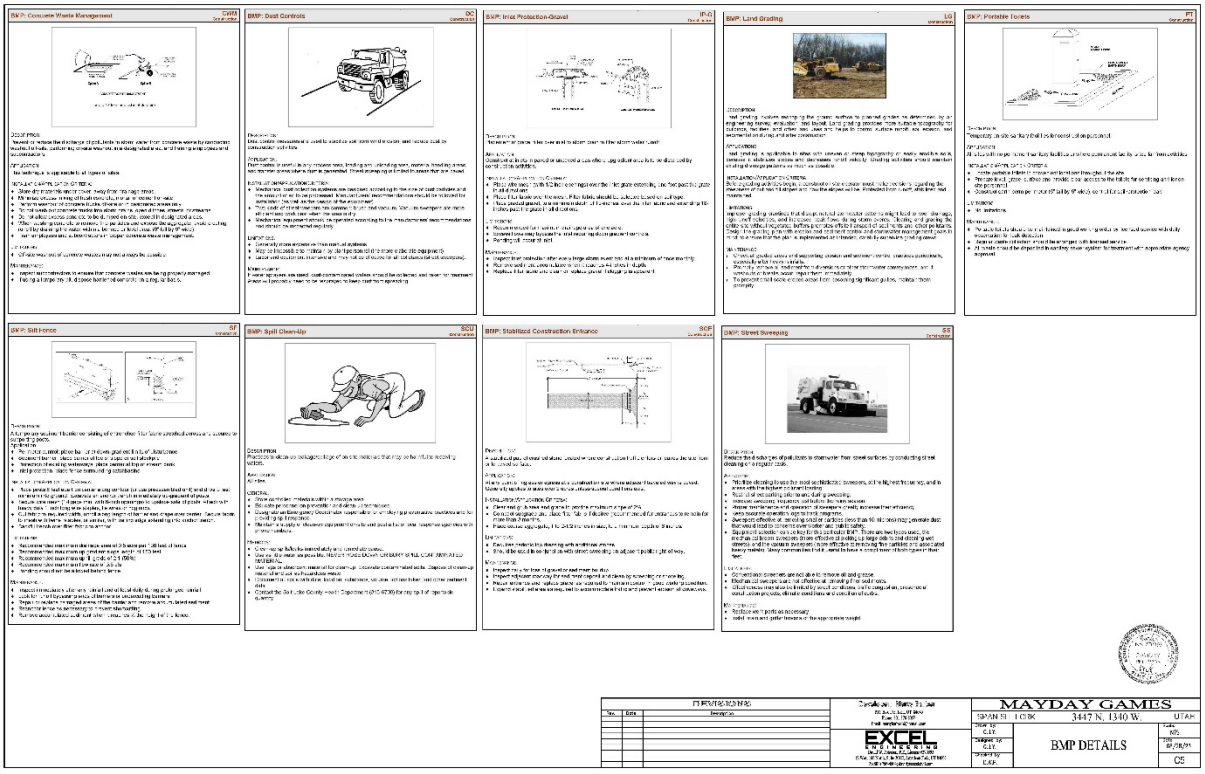
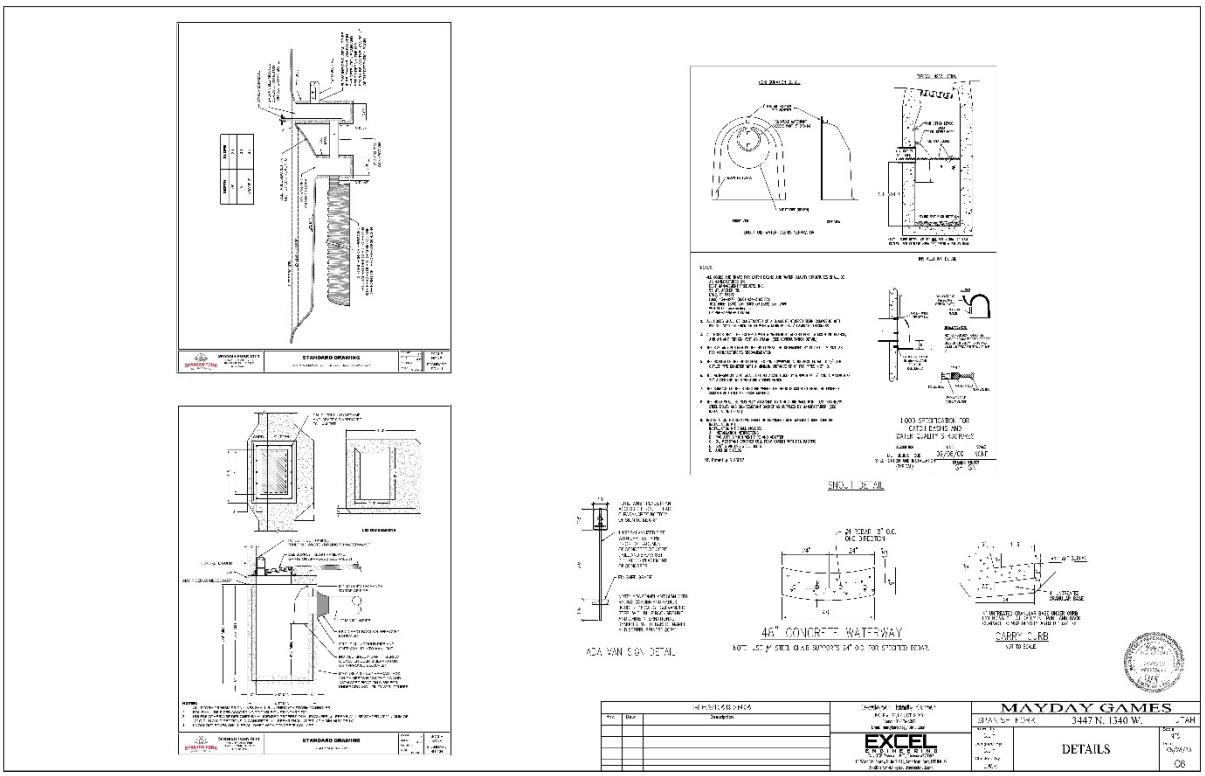

1340 WEST
LOT 16
LOT 15
LOT 14
PROPOSED BUILDING
FFE=4836.75
STORM DRAIN LEVEL NOTES:
GRADING LEVEND
SITE PAVEMENT DESIGNS
Scale 1" = 20'
811
Know what's below. Call before you dig.
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
MAYDAY GAMES
SPANISH FORK
3447 N. 1340 W.
UTAH
GRADING & DRAINGE PLAN
C2

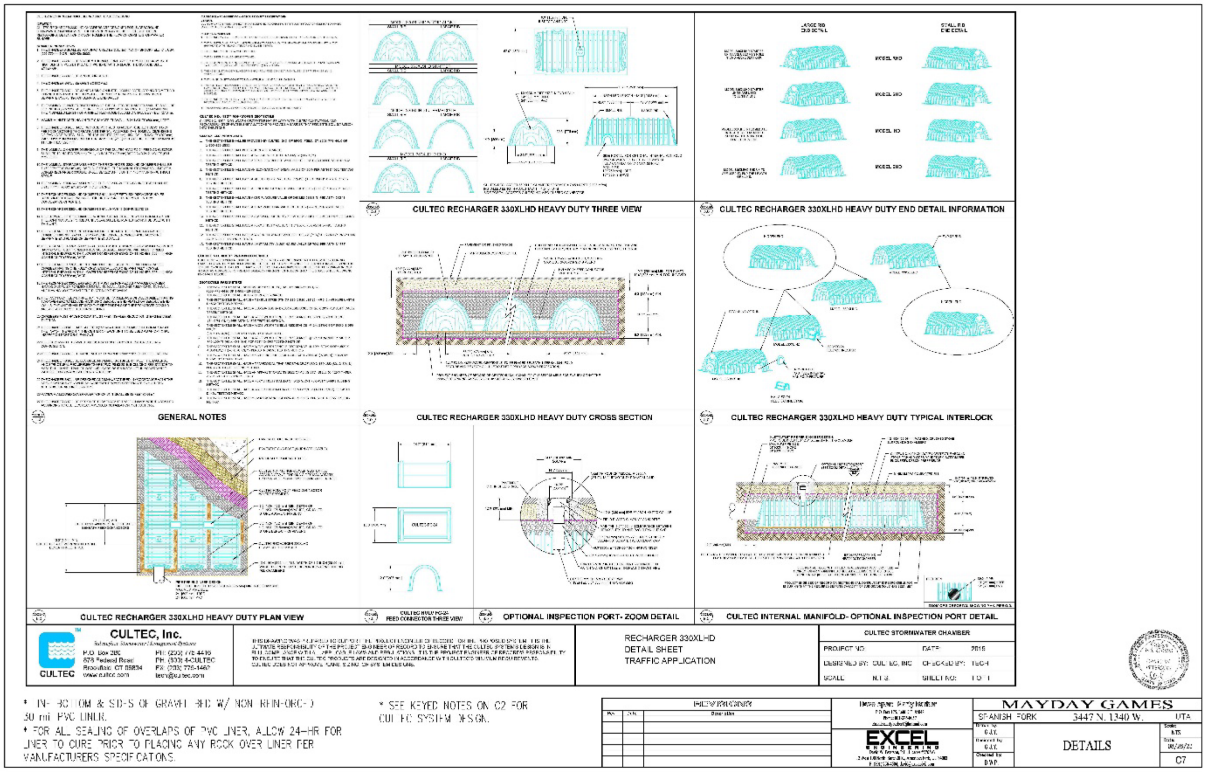
Exhibit 1

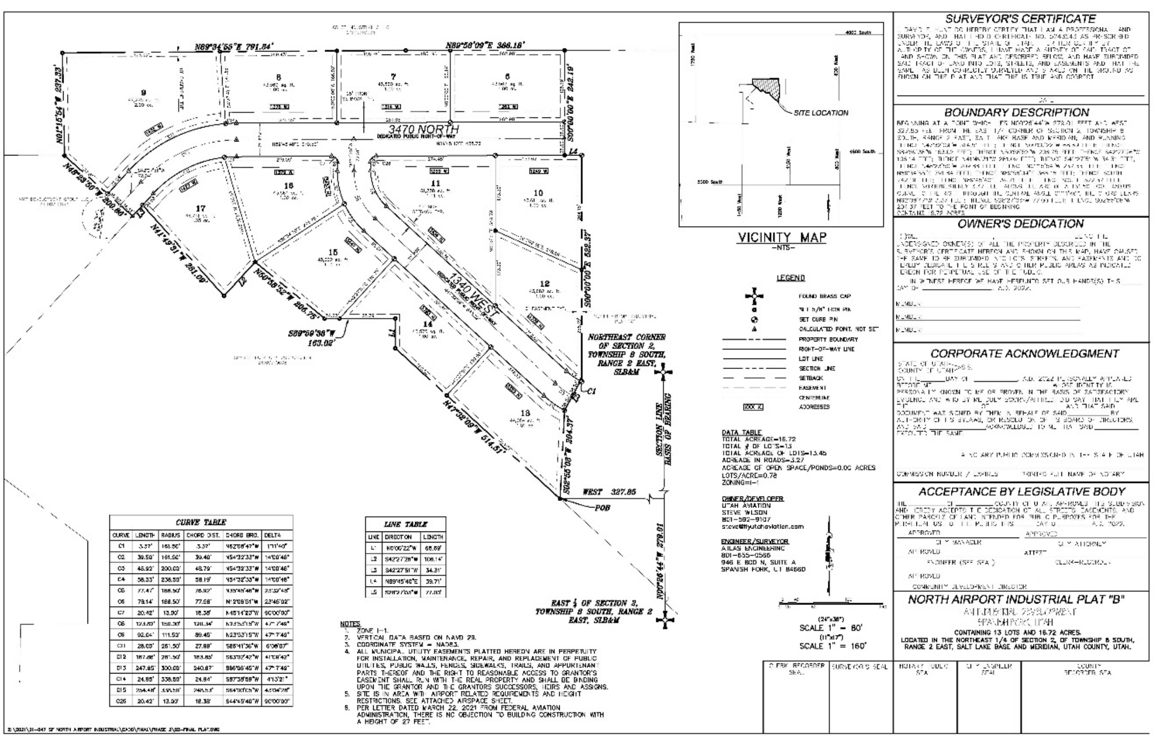

1340 WEST
LOT 16
LOT 15
PROPOSED BUILDING
FFE=1516.75
LOT 14
NOTES: TO CONTRACTOR
UTILITY LEGEND
SITE LIGHTING NOTE
ELECTRICAL NOTES:
STORM DRAIN NOTE
Scale 1" = 20'
BENCH MARK
Developer: Marty Barber
EXCEL ENGINEERING
REVISIONS
MAYDAY GAMES
SPANISH FORK
3447 N. 1340 W.
UTAH
UTILITY PLAN
C3


INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL PORTABLE TOILET PER BMP PT
INSTALL SILT FENCE AROUND PERIMETER PER BMP SF.
1340 WEST
LOT 16
LOT 15
PROPOSED BUILDING
FFE=1516.75
LOT 14
EROSION CONTROL NOTES:
FULL SWPPP & NOI NOTE
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
MAYDAY GAMES
SPANISH FORK
3447 N. 1340 W.
UTAH
EROSION CONTROL PLAN
C4

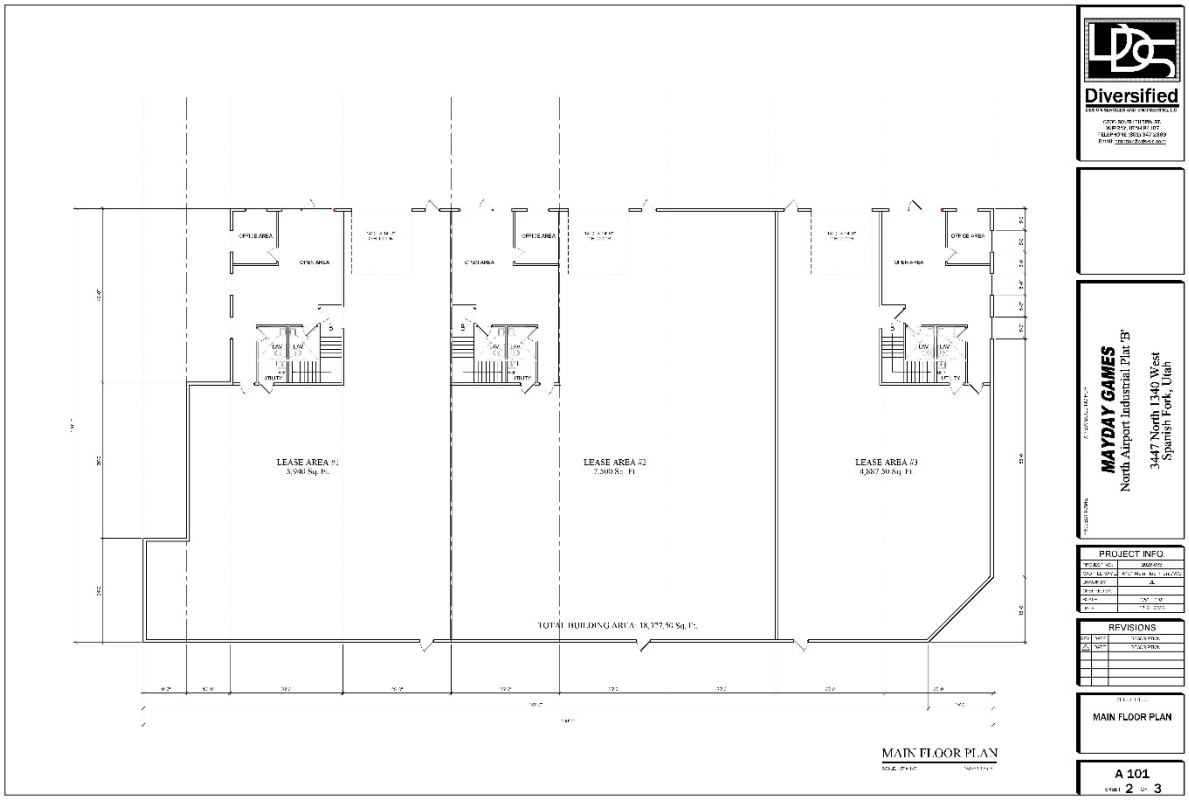

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
MAYDAY GAMES
3447 N. 1340 W.
BMP DETAILS
EXCEL ENGINEERING

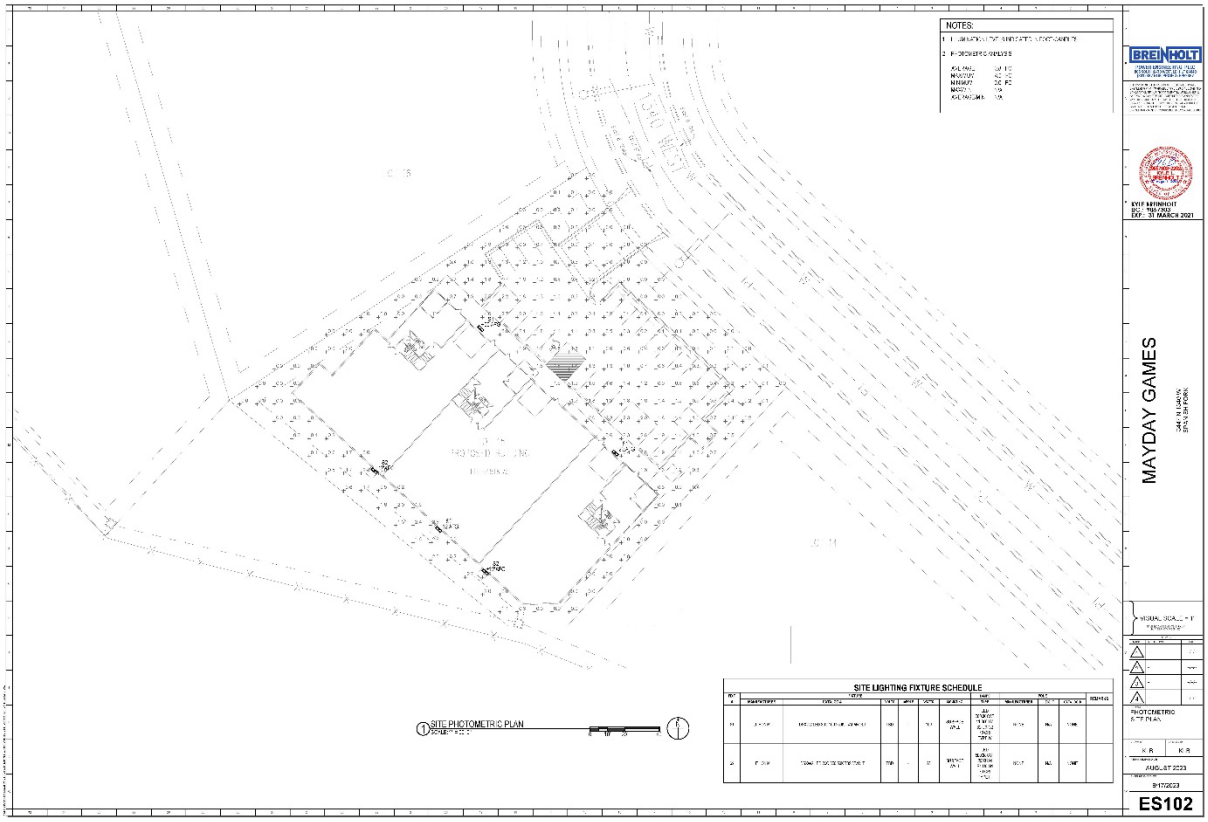

STANDARD DRAWING
ADA VAN S GA DETAIL
46" CONCRETE WATERWAY
CURB CURB
MAYDAY GAMES
3447 N. 1340 W.
DETAILS
EXCEL ENGINEERING

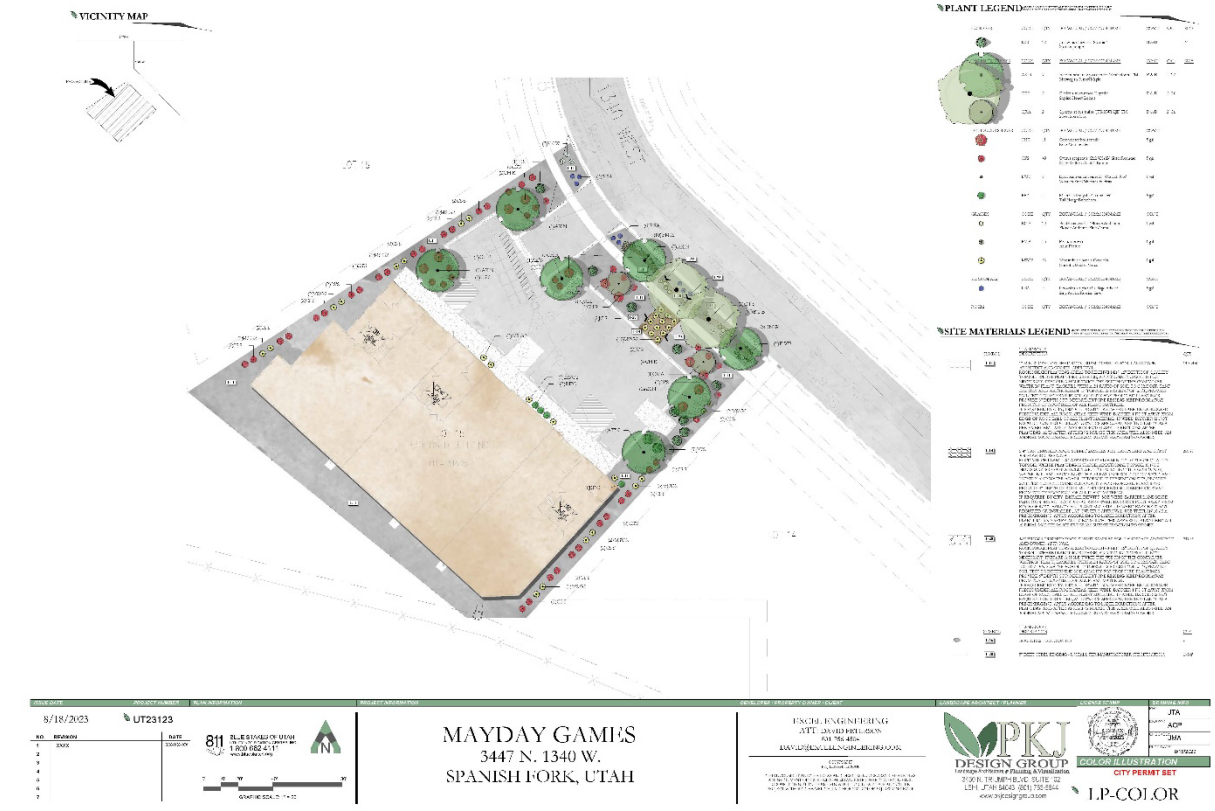

GENERAL NOTES
CULTEC RECHARGER 330XLHD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 330XLHD HEAVY DUTY END DETAIL INFORMATION
CULTEC RECHARGER 330XLHD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 330XLHD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 330XLHD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT- ZOOM DETAIL
CULTEC INTERNAL MANIFOLD- OPTIONAL INSPECTION PORT DETAIL
CULTEC, Inc.
RECHARGER 330XLHD
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
EXCEL
MAYDAY GAMES
SPANISH FORK
3447 N. 1340 W.
DETAILS
C7

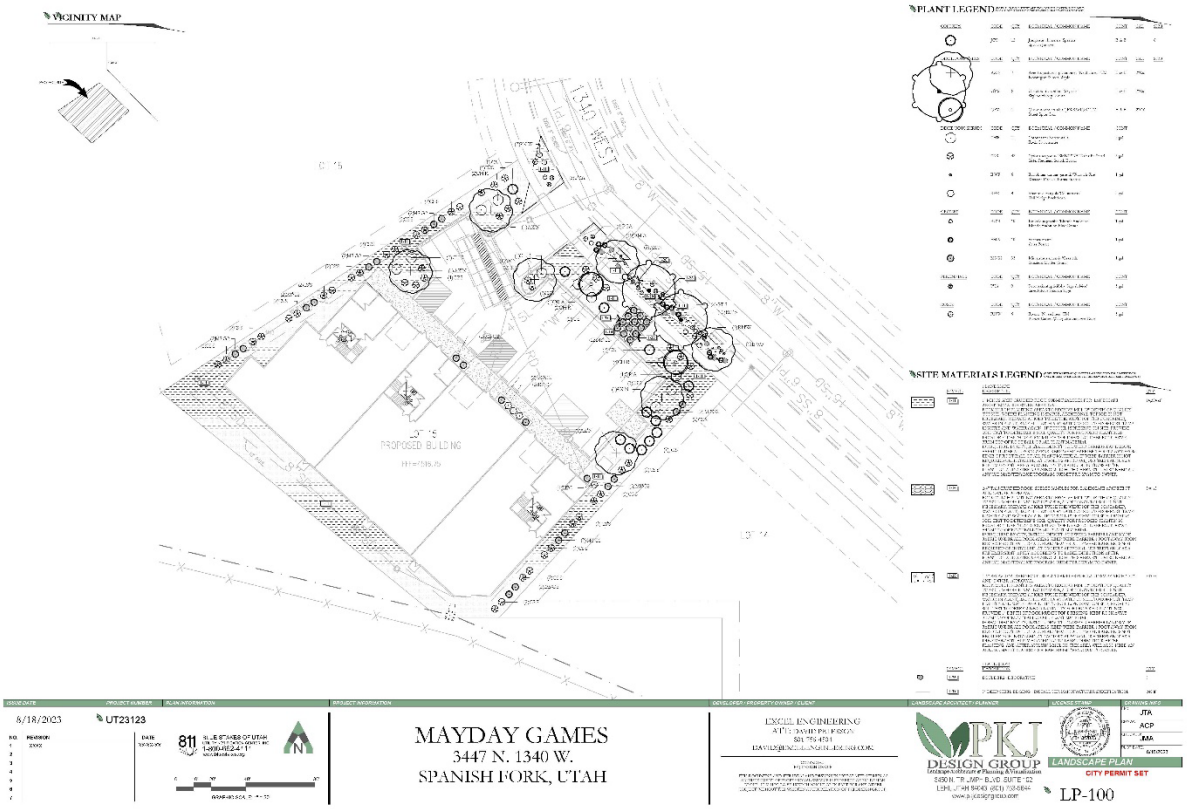

SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
NORTH AIRPORT INDUSTRIAL PLAT "B"
3470 NORTH
1340 WEST
SITE LOCATION
VICINITY MAP
LEGEND
DATA TABLE
CURVE TABLE
LINE TABLE
NORTHEAST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
EAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
NOTES

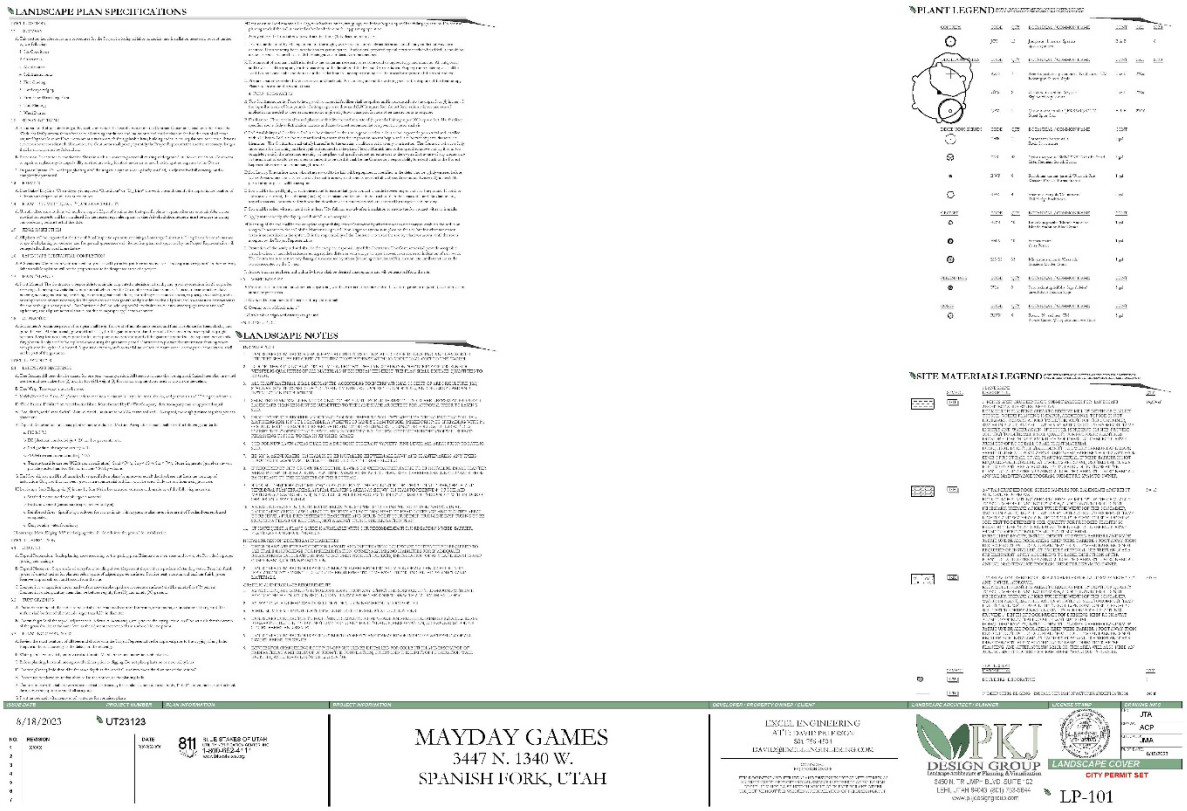

NORTH ELEVATION
SOUTH ELEVATION
EAST ELEVATION
WEST ELEVATION
Diversified
MAYDAY GAMES
North Airport Industrial Plat 'B'
3447 North 1340 West
Spanish Fork, Utah
PROJECT INFO.
REVISIONS
EXT. ELEVATIONS
A 201
SHEET 3 OF 3

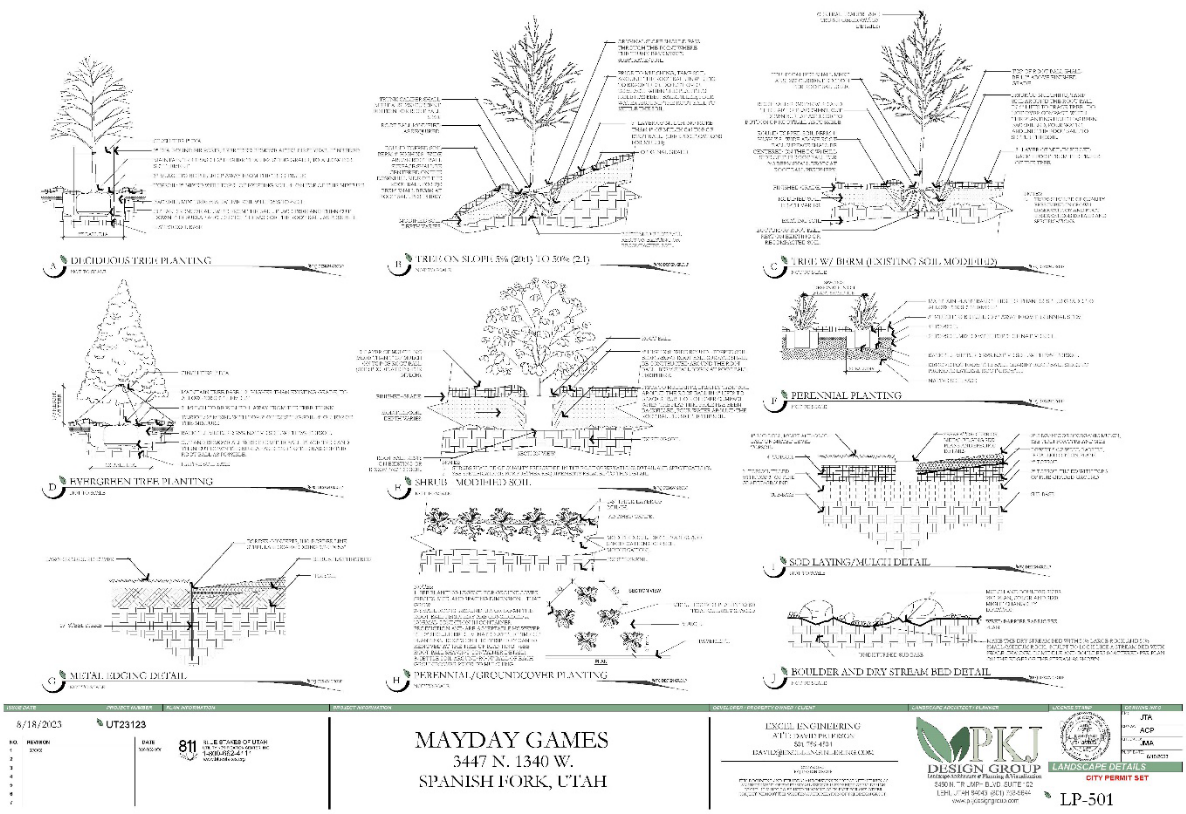

OFFICE AREA
OPEN AREA
LEASE AREA #1
5,900 Sq. Ft.
LEASE AREA #2
7,500 Sq. Ft.
LEASE AREA #3
4,887.50 Sq. Ft.
TOTAL BUILDING AREA: 18,377.50 Sq. Ft.
MAIN FLOOR PLAN
Diversified
MAYDAY GAMES
North Airport Industrial Plat 'B'
3447 North 1340 West
Spanish Fork, Utah
PROJECT INFO.
REVISIONS
MAIN FLOOR PLAN
A 101
SHEET 2 OF 3

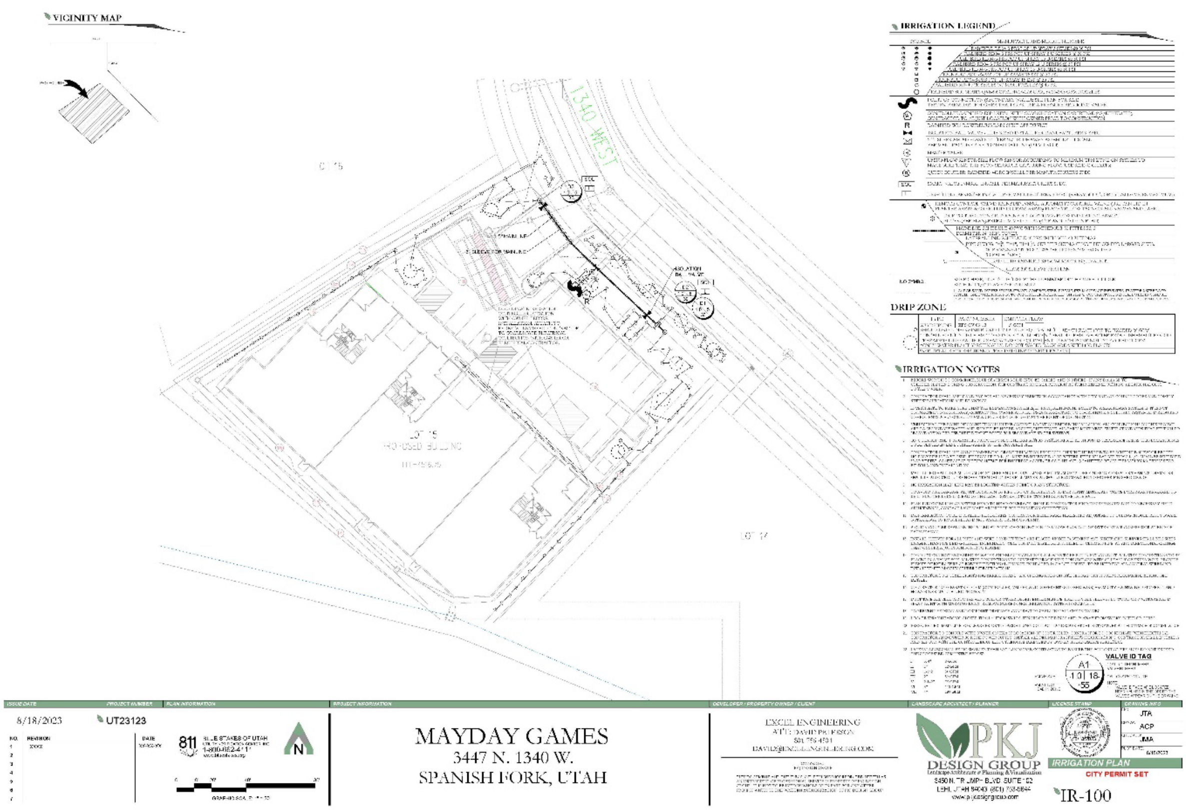

NOTES:
SITE LIGHTING FIXTURE SCHEDULE
SITE PHOTOMETRIC PLAN
MAYDAY GAMES
ES102

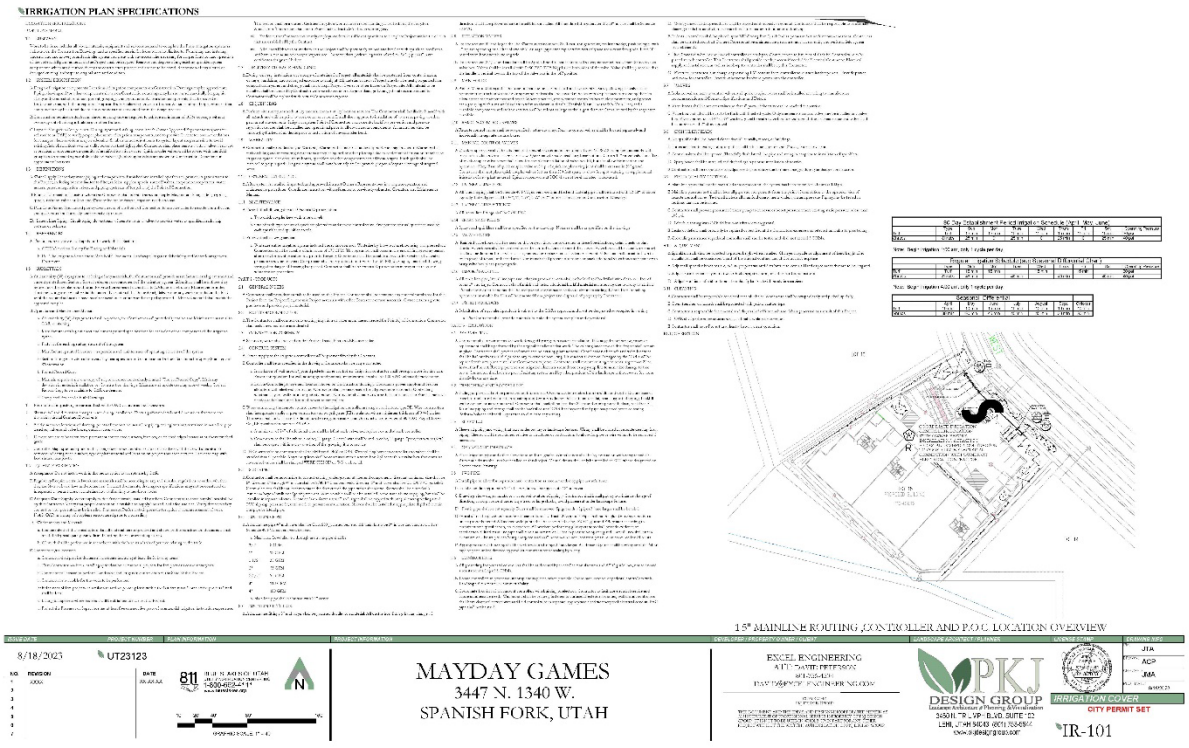

VICINITY MAP
PLANT LEGEND
SITE MATERIALS LEGEND
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR

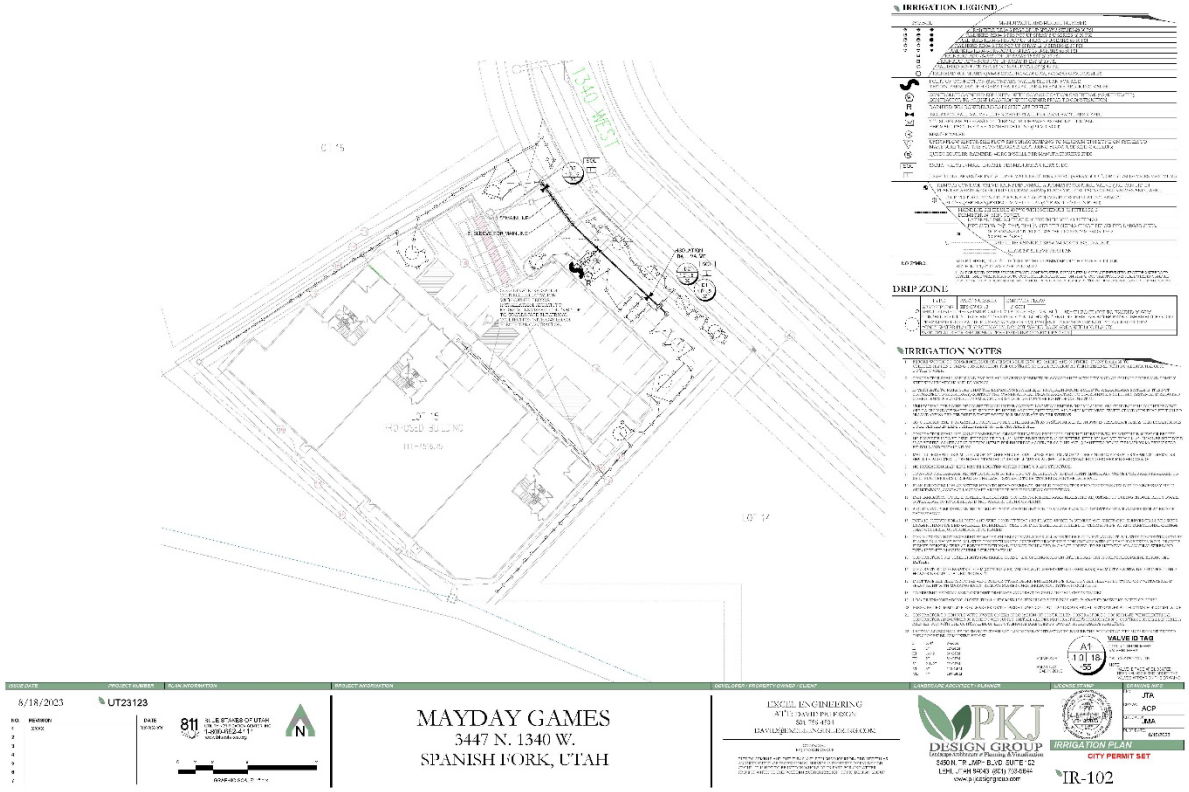

VICINITY MAP
PROPOSED BUILDING
PLANT LEGEND
SITE MATERIALS LEGEND
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-100

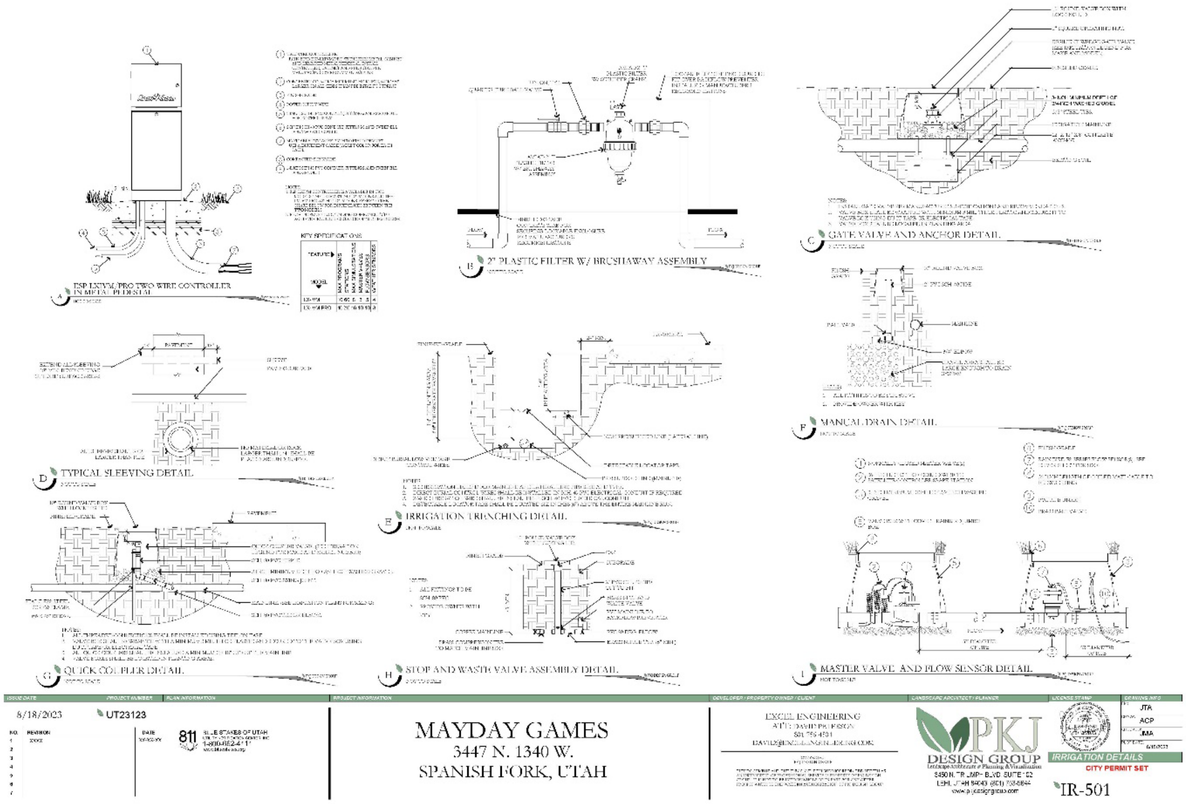

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
SITE MATERIALS LEGEND
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101

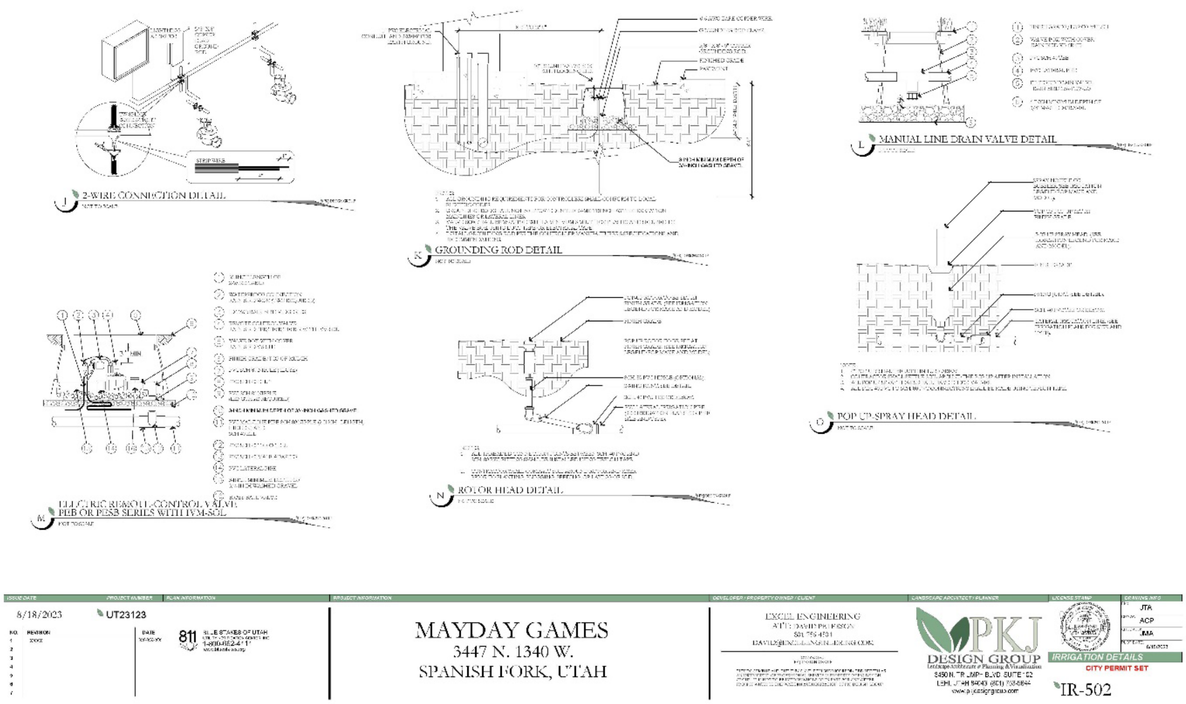

DECIDUOUS TREE PLANTING
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MODIFIED)
EVERGREEN TREE PLANTING
SHRUB - MODIFIED SOIL
PERENNIAL PLANTING
SOD LAYING/MULCH DETAIL
METAL EDGING DETAIL
PERENNIAL/GROUNDCOVER PLANTING
BOULDER AND DRY STREAM BED DETAIL
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ
DESIGN GROUP
LANDSCAPE DETAILS
CITY PERMIT SET
LP-501

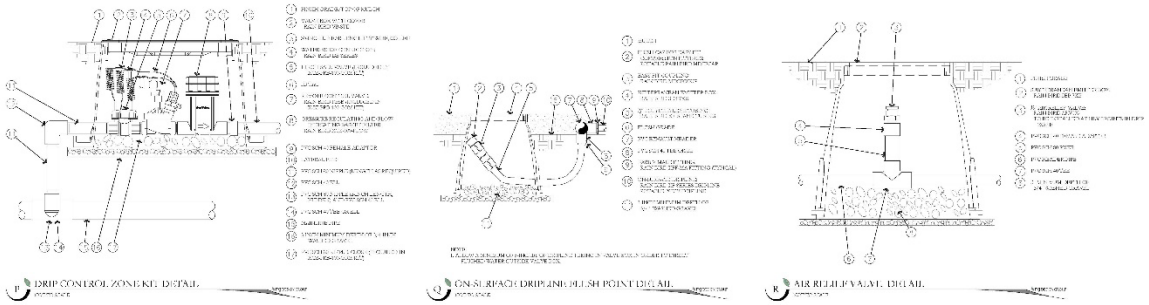

VICINITY MAP
1340 WEST
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ
DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-100

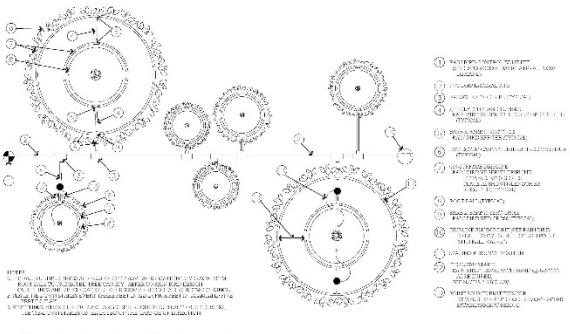

IRRIGATION PLAN SPECIFICATIONS
15" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-102


ESP LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL
2" PLASTIC FILTER W/ BRUSHAWAY ASSEMBLY
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ
DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-501


2-WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
MANUAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL
ROTOR HEAD DETAIL
POP-UP SPRAY HEAD DETAIL
8/18/2023
UT23123
MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ
DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-502





8/18/2023 UT23123

811 BLUE STAKES OF UTAH

MAYDAY GAMES
3447 N. 1340 W.
SPANISH FORK, UTAH

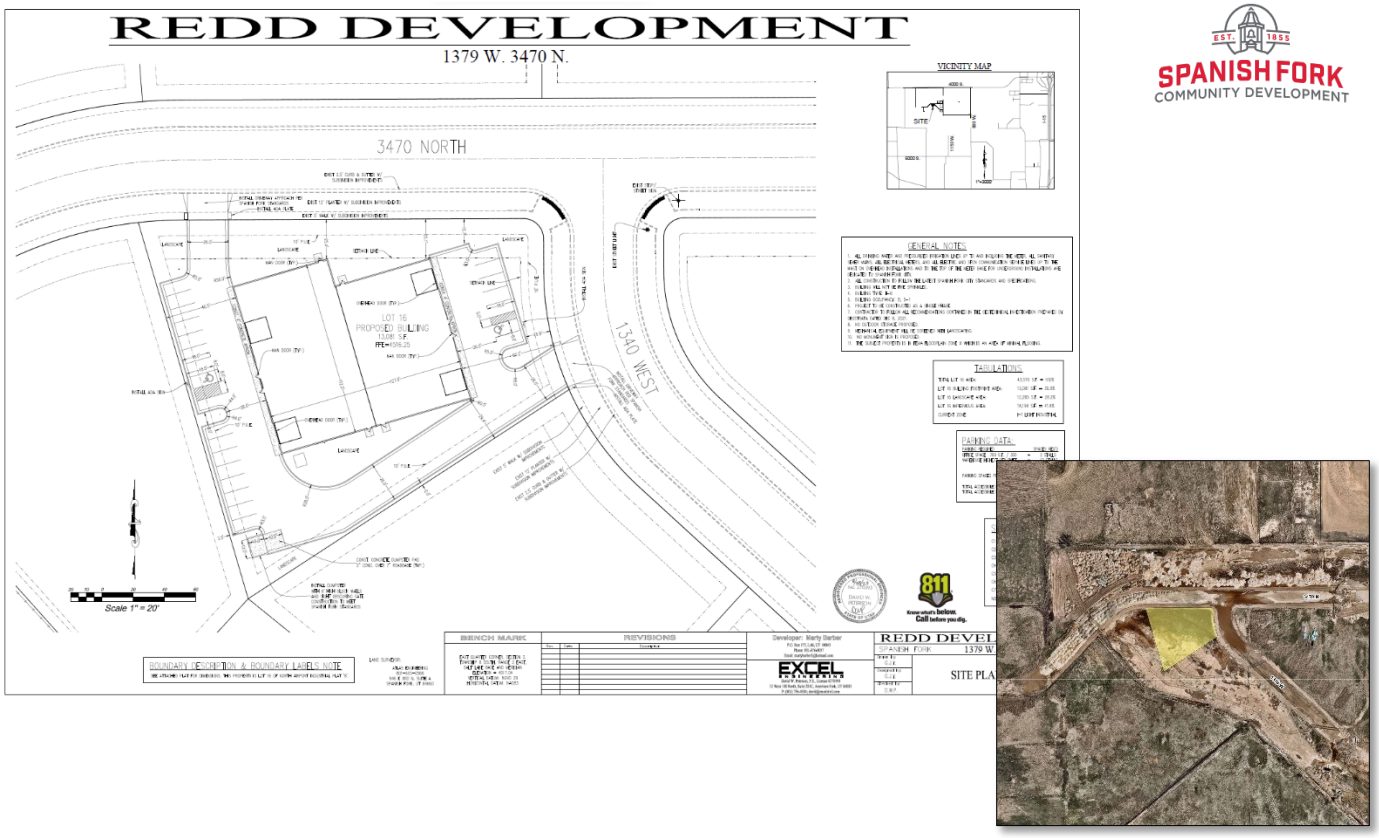
EXCEL ENGINEERING

PKJ DESIGN GROUP

JTA
ACP
EMA

IRRIGATION DETAILS
CITY PERMIT SET

IR-503



SPANISH FORK COMMUNITY DEVELOPMENT

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

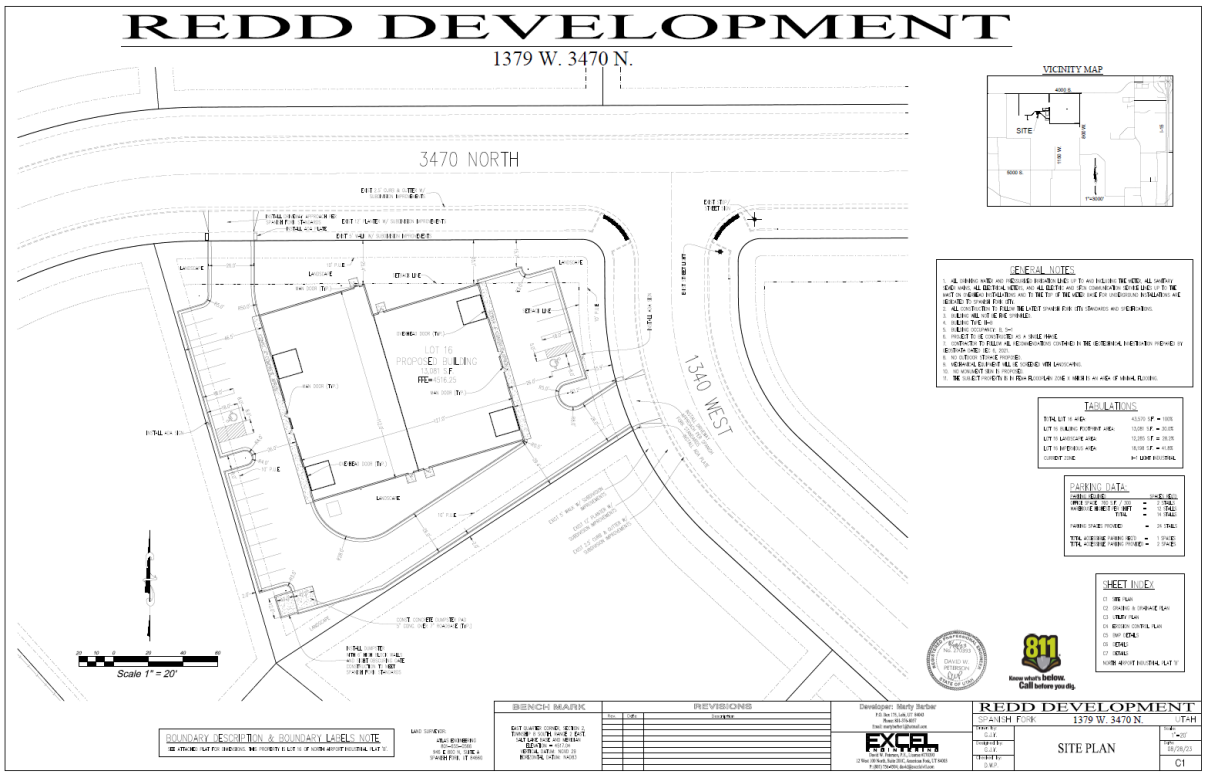
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

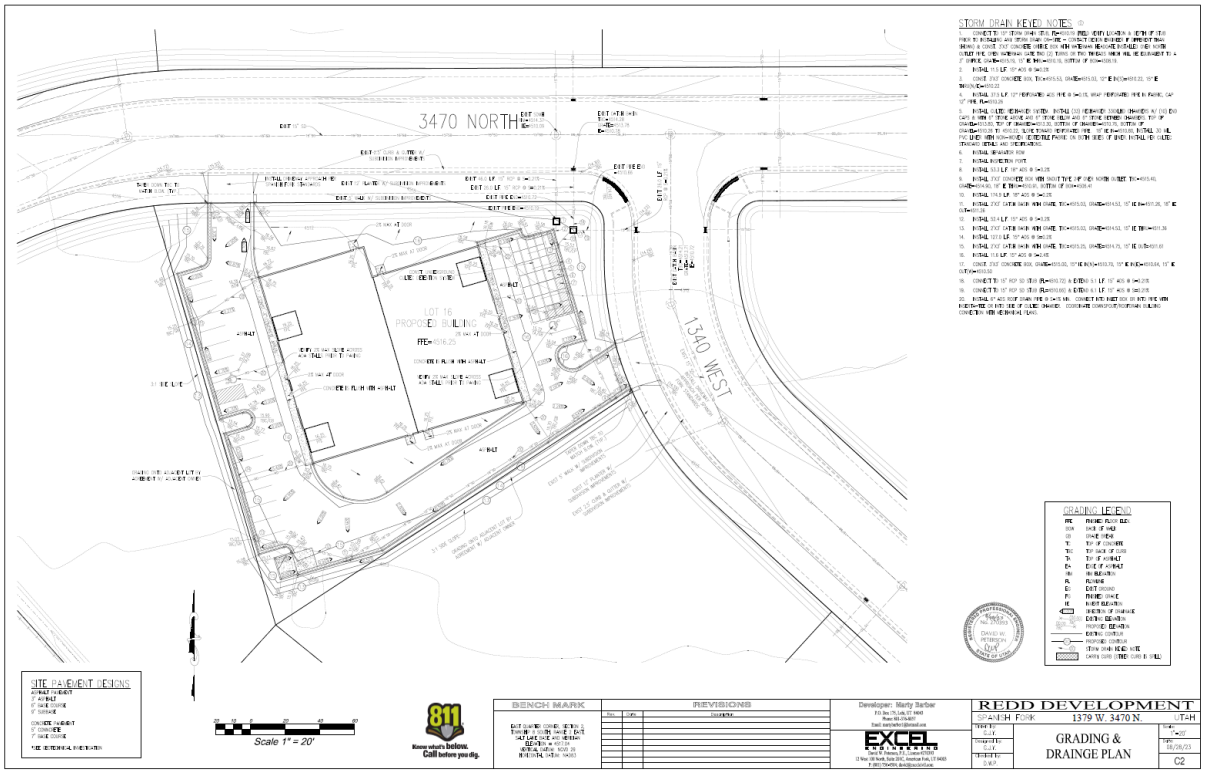
Conditions

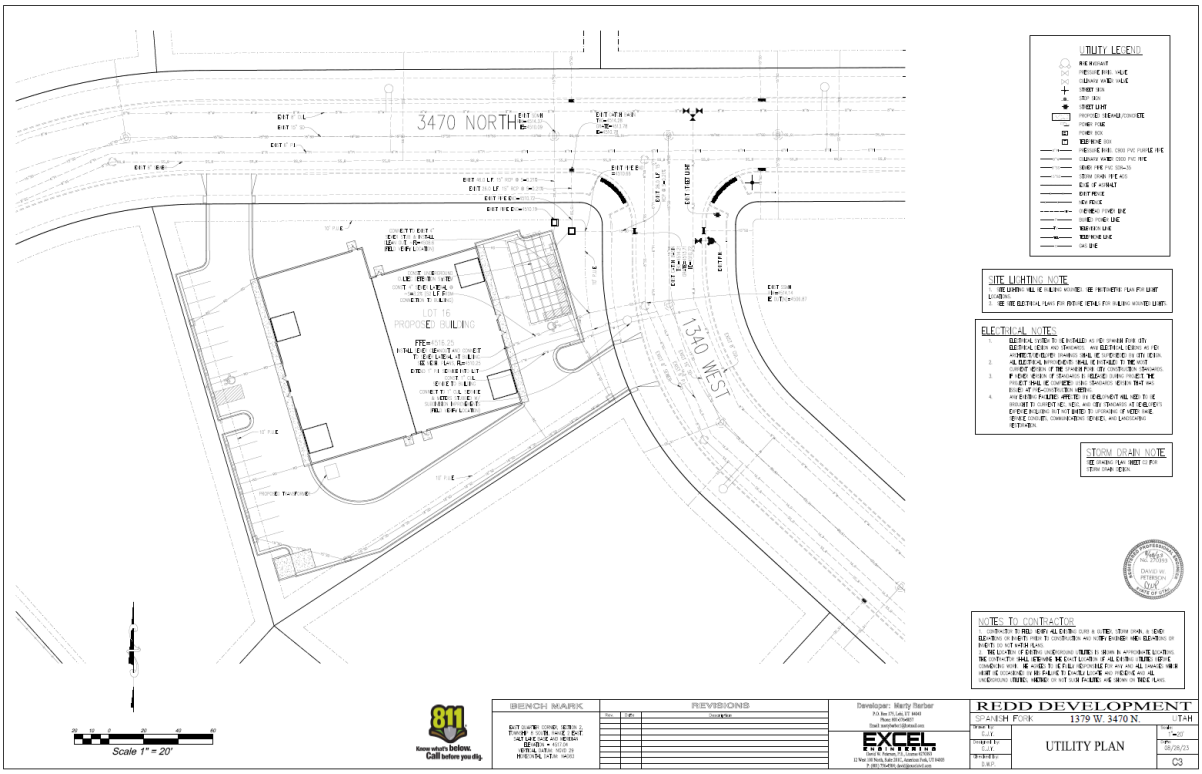
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

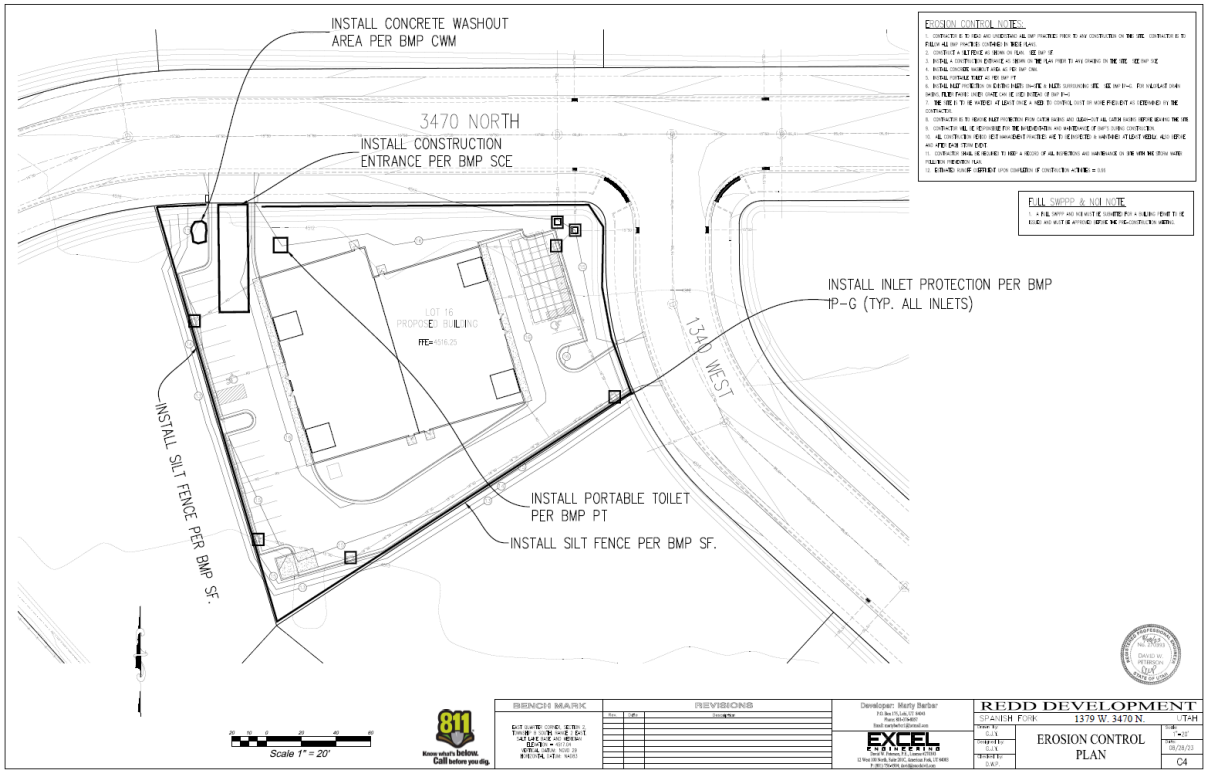
Exhibits

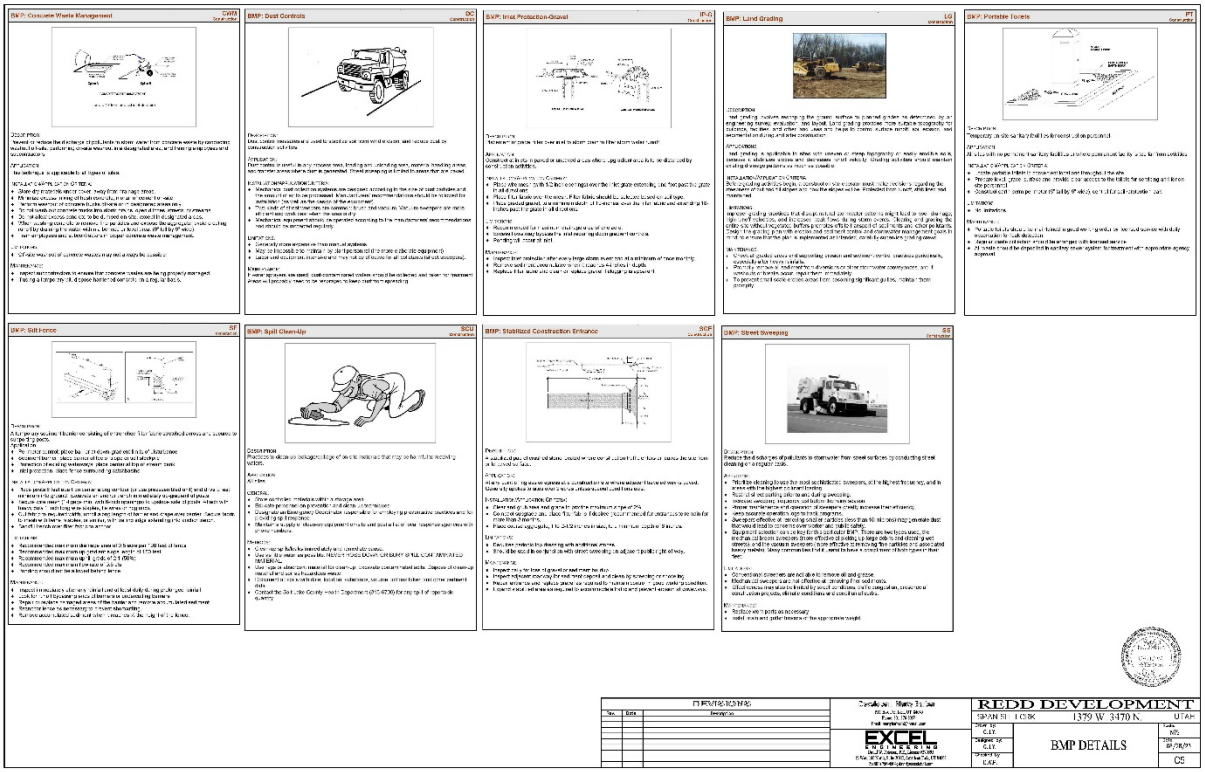
1. Site Plan.

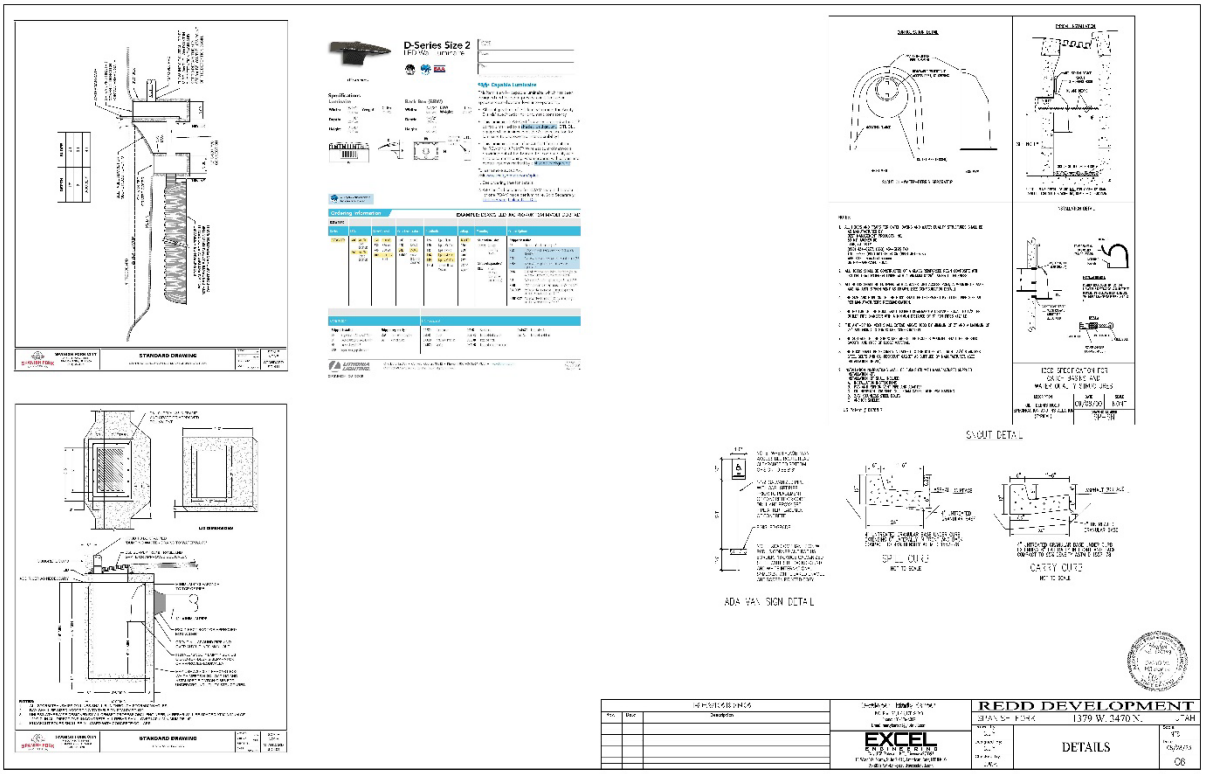

REDD DEVELOPMENT
1379 W. 3470 N.
3470 NORTH
1340 WEST
LOT 16
PROPOSED BUILDING
FFE=4316.25
VICINITY MAP
SITE
GENERAL NOTES
TABULATIONS
PARKING DATA
SHEET INDEX
Scale 1" = 20'
BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
REDD DEVELOPMENT
SPANISH FORK 1379 W. 3470 N. UT-H
SITE PLAN
C1

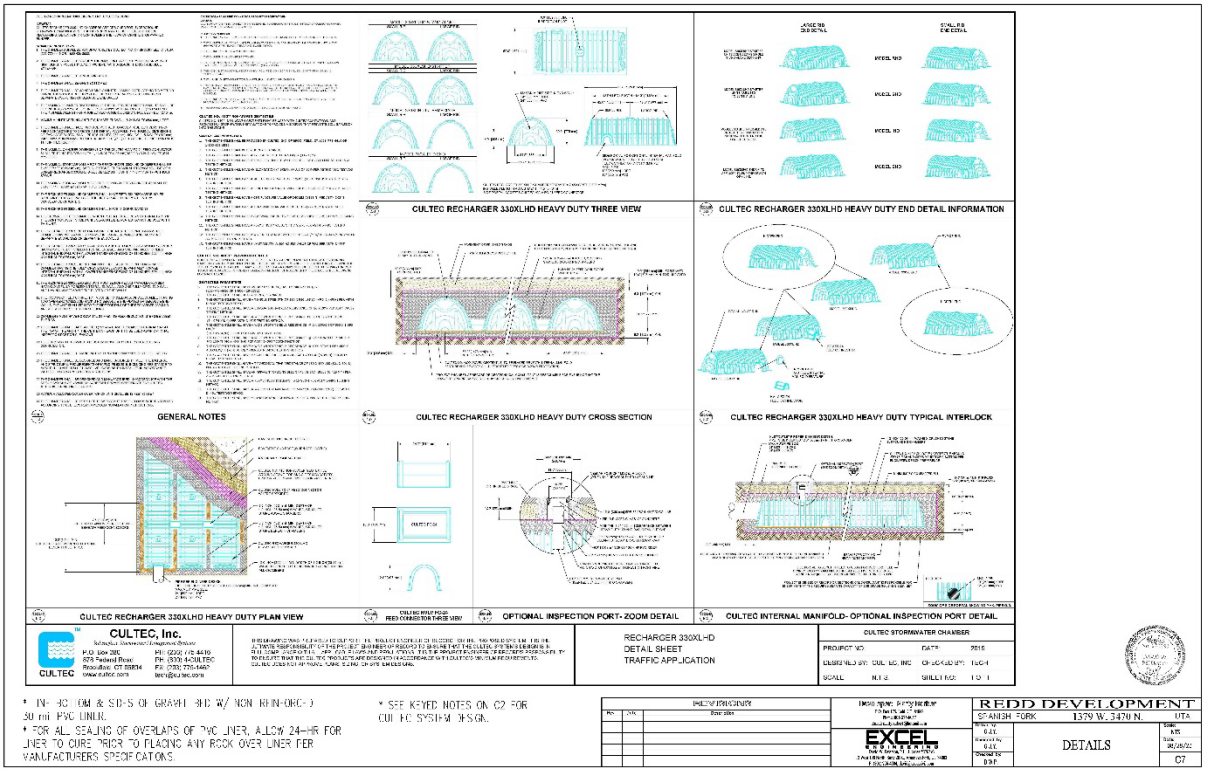

3470 NORTH
1340 WEST
LOT 16
PROPOSED BUILDING
FFE=4316.25
STORM DRAIN LEVEL NOTES
GRADING LEVEND
SITE PAVEMENT DESIGNS
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
REDD DEVELOPMENT
SPANISH FORK 1379 W. 3470 N. UT-H
GRADING & DRAINGE PLAN
C2


3470 NORTH
1340 WEST
PROPOSED BUILDING
UTILITY LEGEND
SITE LIGHTING NOTE
ELECTRICAL NOTES
STORM DRAIN NOTE
NOTES TO CONTRACTOR
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
REDD DEVELOPMENT
SPANISH FORK 1379 W. 3470 N. UTAH
UTILITY PLAN
C3


INSTALL CONCRETE WASHOUT AREA PER BMP CWM
3470 NORTH
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
1340 WEST
PROPOSED BUILDING
INSTALL INLET PROTECTION PER BMP IP-G (TYP. ALL INLETS)
INSTALL SILT FENCE PER BMP SF.
INSTALL PORTABLE TOILET PER BMP PT
INSTALL SILT FENCE PER BMP SF.
EROSION CONTROL NOTES:
FULL SWPPP & NOI NOTE
Scale 1" = 20'
BENCH MARK
REVISIONS
Developer: Marty Barber
EXCEL ENGINEERING
REDD DEVELOPMENT
SPANISH FORK 1379 W. 3470 N. UTAH
EROSION CONTROL PLAN
C4

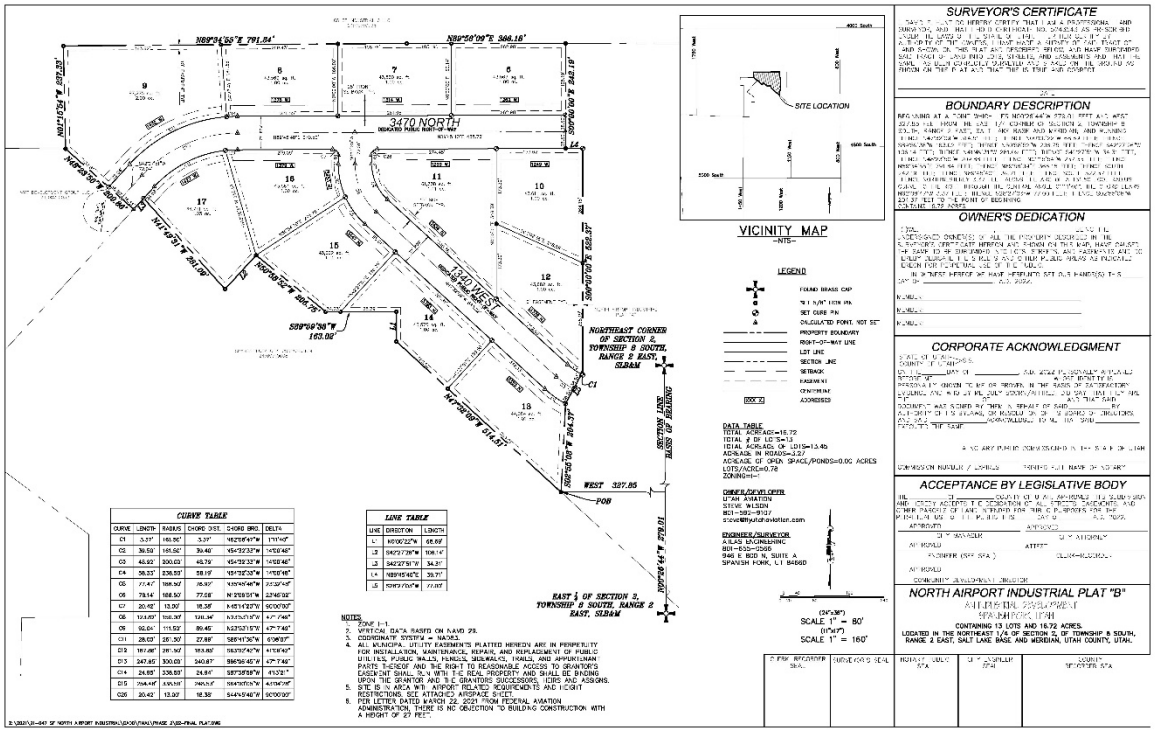

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Gravel
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Clean-Up
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
REDD DEVELOPMENT
1379 W. 3470 N.
BMP DETAILS
EXCEL ENGINEERING

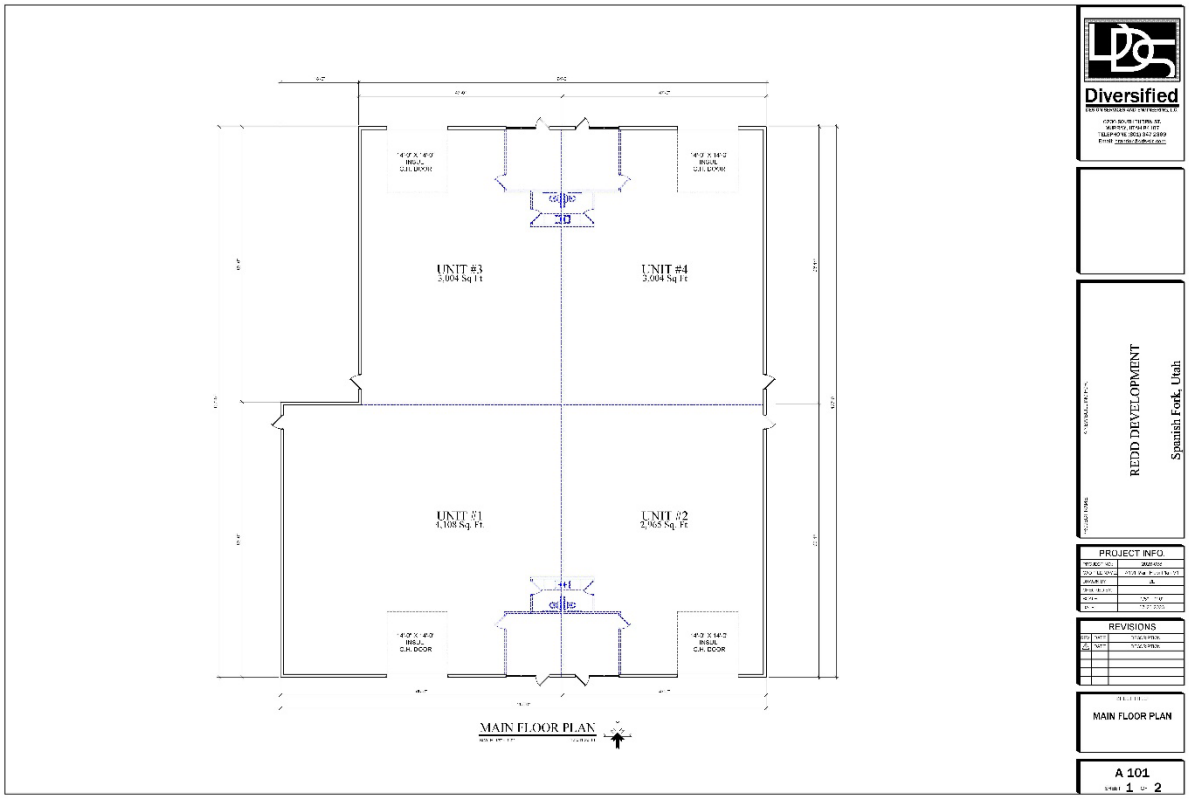

STANDARD DRAWING
D-Series Size 2
SAWCUT DETAIL
ADA VAN SIGN DETAIL
REDD DEVELOPMENT
1379 W. 3470 N.
DETAILS
EXCEL ENGINEERING

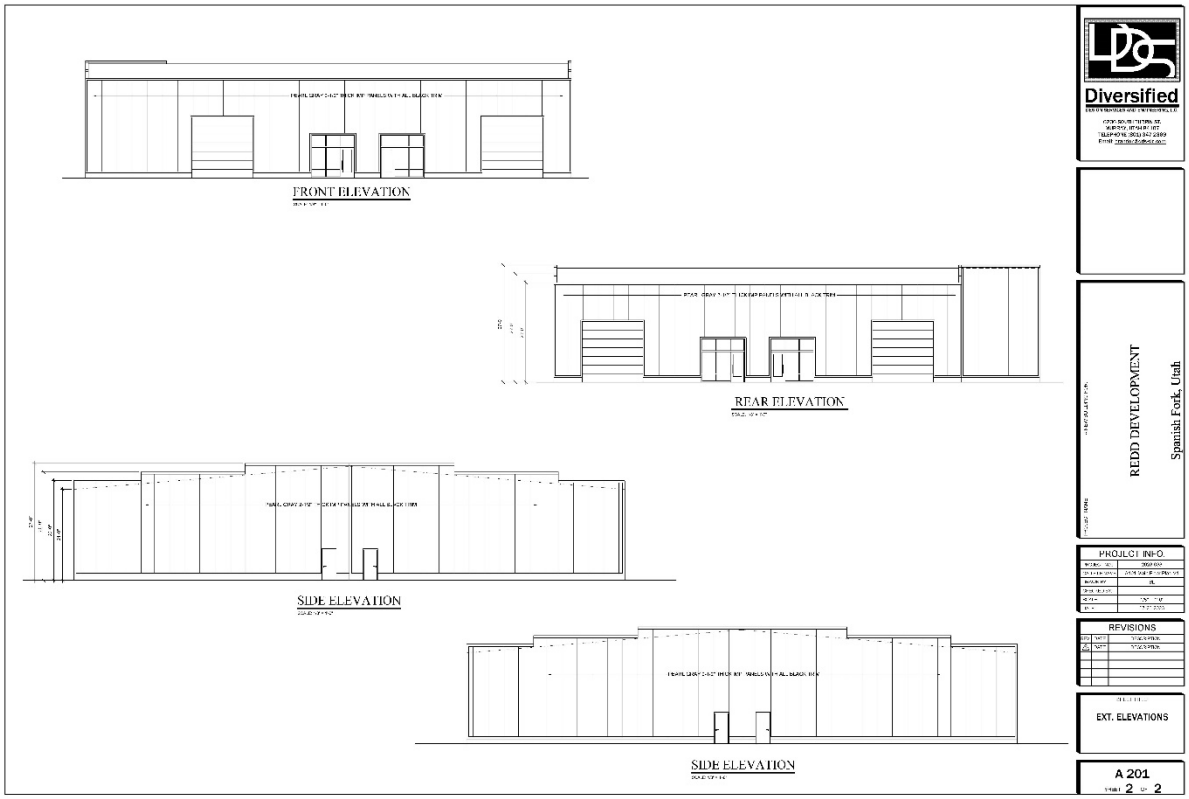


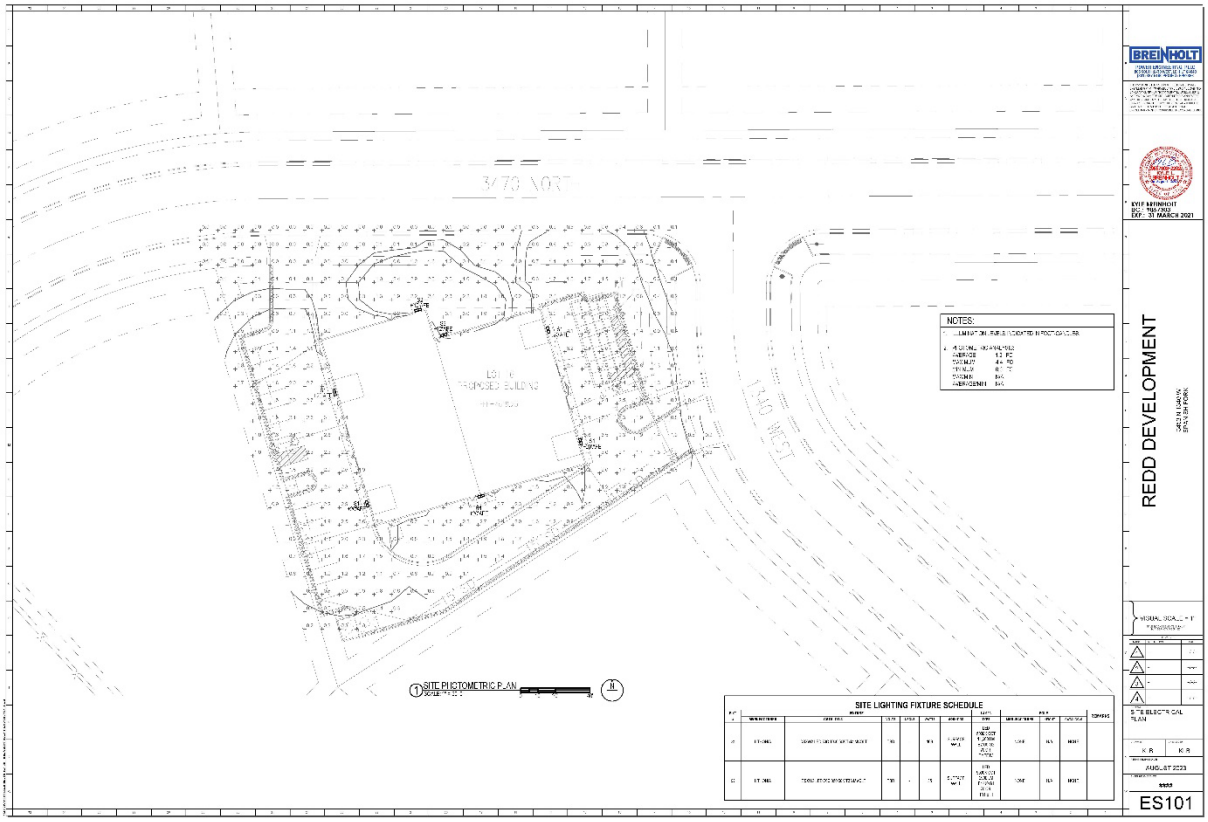
* IN- AD TOM & SIDES OF GRAVEL BED W/ NON-WOVEN GEO-
30 mil PVC LINER.
* FOR ALL SEALING OF OVERLAPS OF PVC LINER, ALLOW 24-HR FOR
LINER TO CURE PRIOR TO PLACING ANY ROCK OVER LINER PER
MANUFACTURERS SPECIFICATIONS.

* SEE KEYED NOTES ON C2 FOR
CULTEC SYSTEM DESIGN.

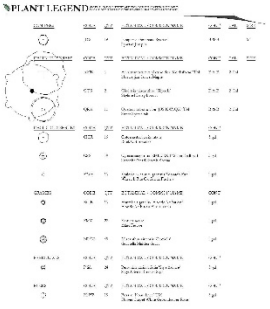


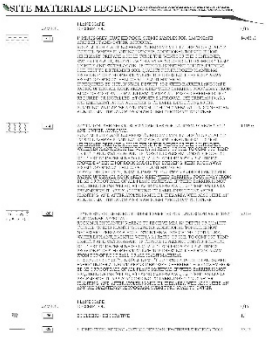

UNIT #3
3,004 Sq Ft
UNIT #4
3,004 Sq Ft
UNIT #1
3,108 Sq. Ft
UNIT #2
2,965 Sq. Ft
MAIN FLOOR PLAN
Diversified
REDD DEVELOPMENT
Spanish Fork, Utah
PROJECT INFO.
REVISIONS
MAIN FLOOR PLAN
A 101

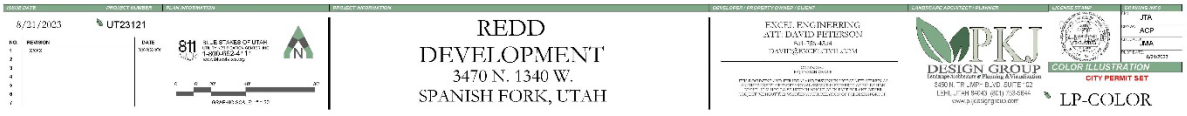

FRONT ELEVATION
REAR ELEVATION
SIDE ELEVATION
SIDE ELEVATION
Diversified
REDD DEVELOPMENT
Spanish Fork, Utah
PROJECT INFO.
REVISIONS
EXT. ELEVATIONS
A 201

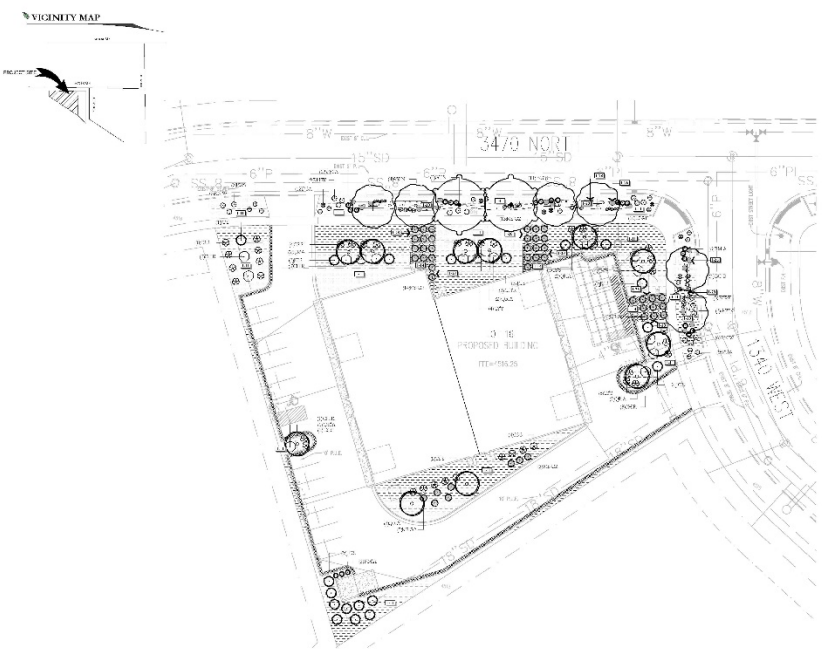

3470 NORTH
NOTES:
SITE PHOTOMETRIC PLAN
SITE LIGHTING FIXTURE SCHEDULE
REDD DEVELOPMENT
ES101

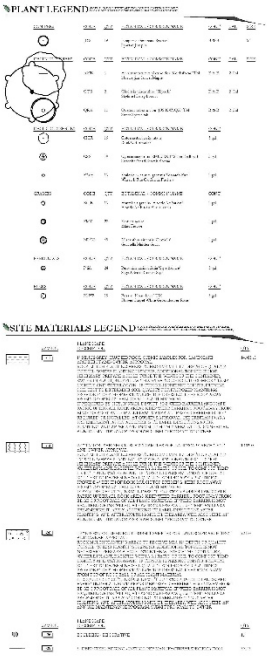

VICINITY MAP
3470 NORTH


PLANT LEGEND


SITE MATERIALS LEGEND


8/21/2023
UT23121
REDD
DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
ATT: DAVID PETERSON
PKJ
DESIGN GROUP
COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR





8/21/2023 UT23121

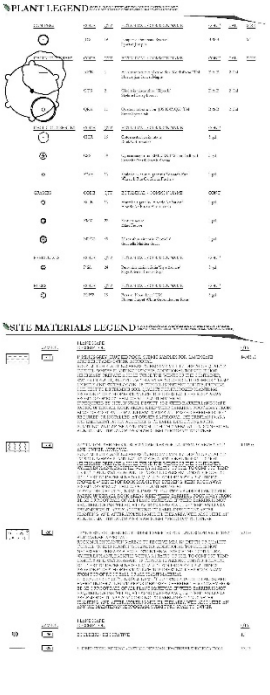
REDD DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP

LANDSCAPE PLAN
CITY PERMIT SET

LP-100



8/21/2023 UT23121

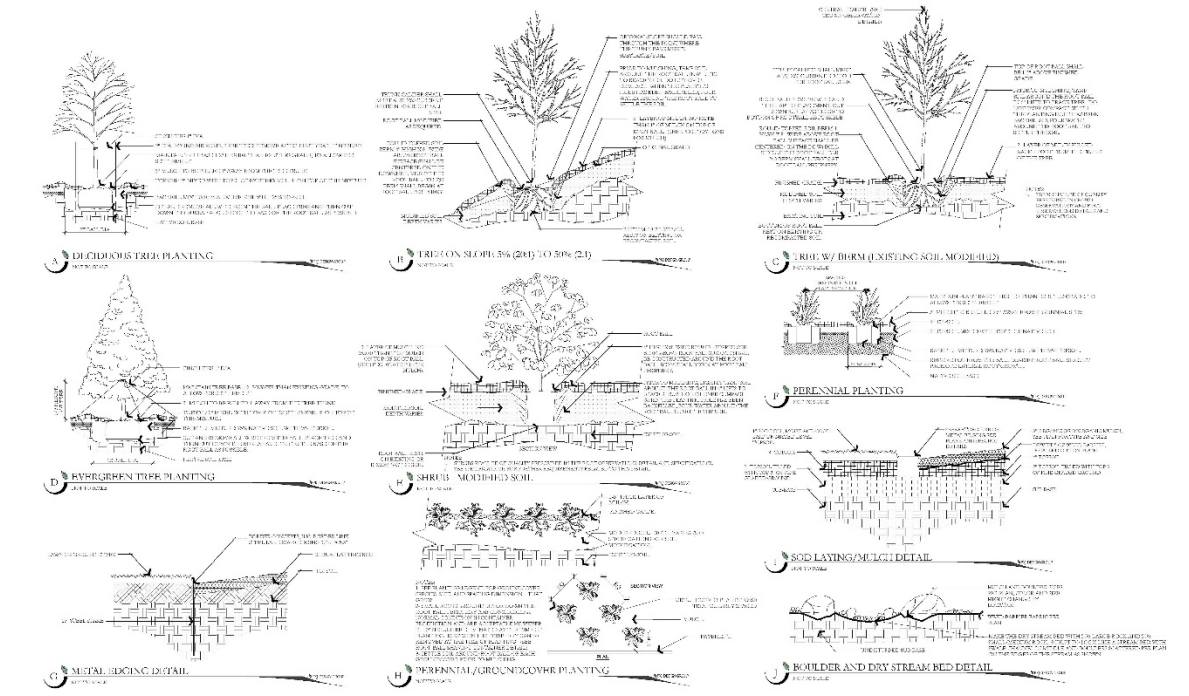
REDD DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP

LANDSCAPE COVER
CITY PERMIT SET

LP-101



8/21/2023 UT23121

811 BLUE STAKES OF UTAH

REDD DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH

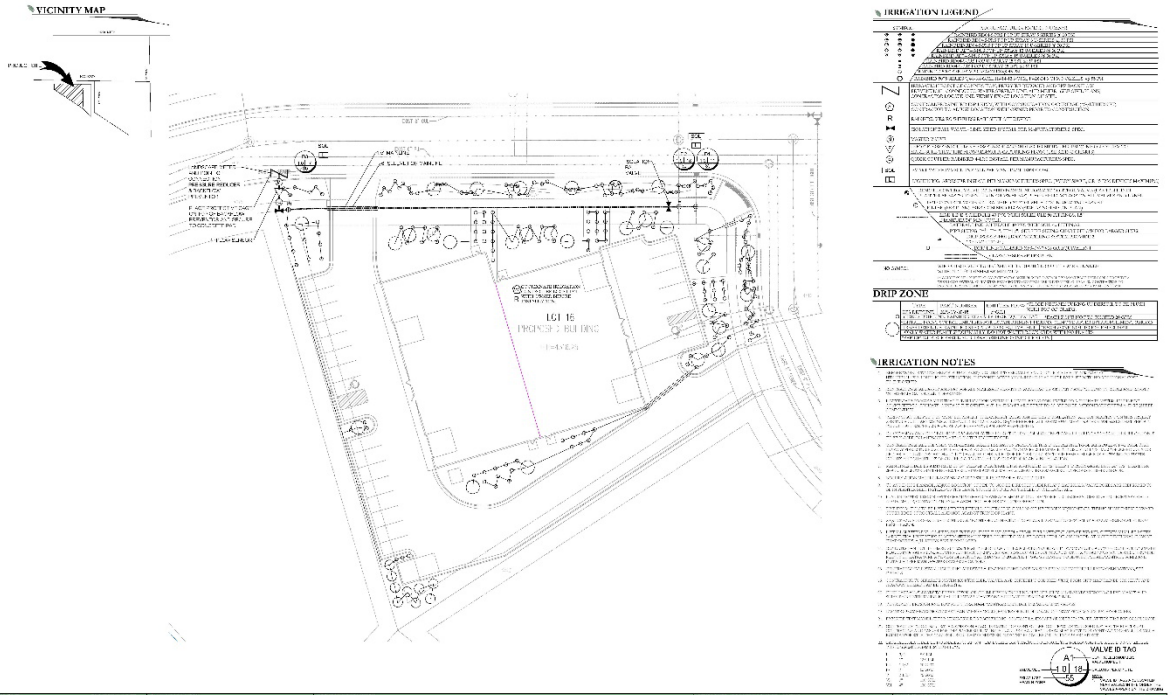
EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP

JTA
ACP
RMA

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501



8/21/2023 UT23121

811 BLUE STAKES OF UTAH

REDD DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH

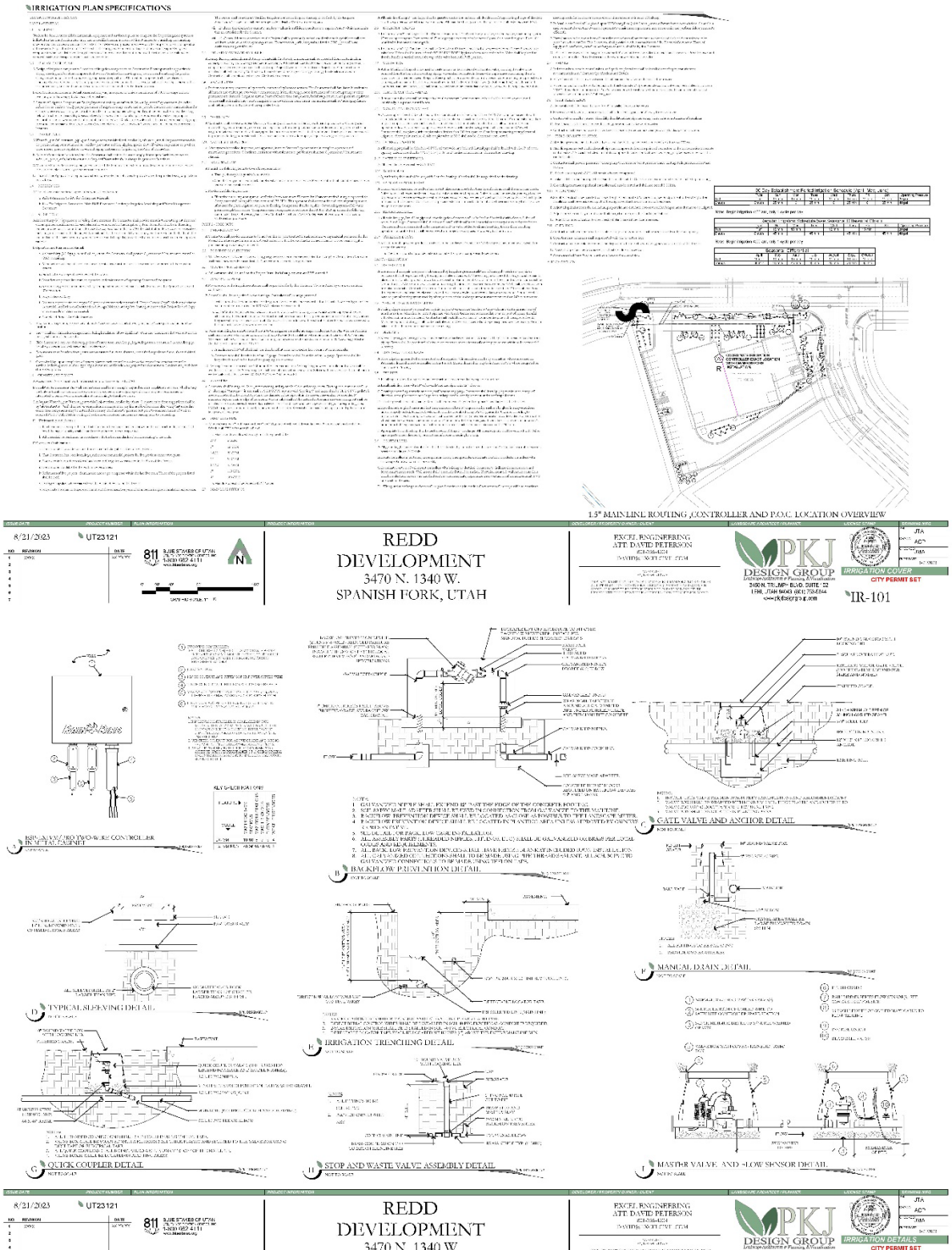
EXCEL ENGINEERING
ATT: DAVID PETERSON

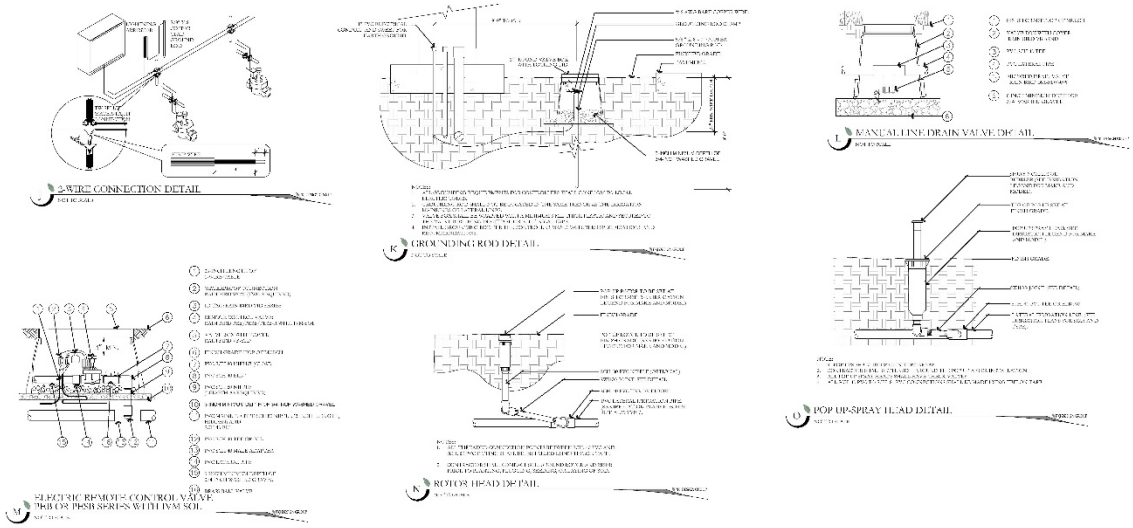
PKJ DESIGN GROUP

JTA
ACP
RMA

IRRIGATION PLAN
CITY PERMIT SET

IR-100


IRRIGATION PLAN SPECIFICATIONS
1.5" MAIN LINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
8/21/2023
UT23121
REDD
DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH
EXCEL ENGINEERING
ATT: DAVID PETERSON
PKJ
DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101
IRRIGATION DETAILS
IR-501



8/21/2023 UT23121

811 BLUE STAKES OF UTAH 1-(800) 662-4111

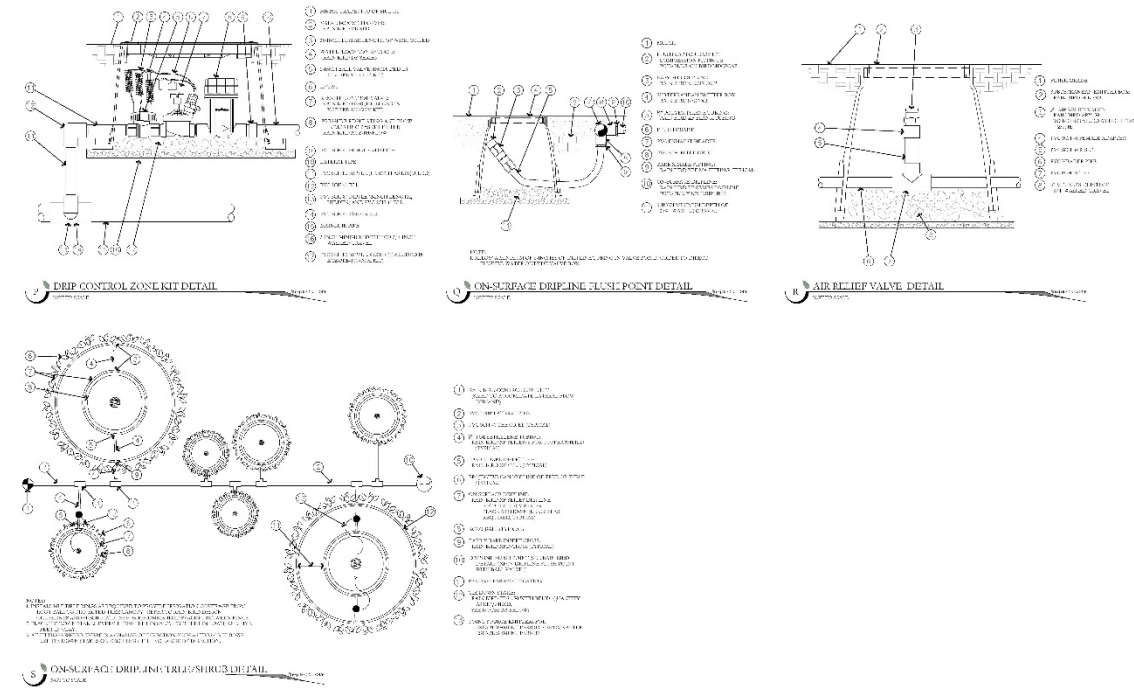
REDD
DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP
Landscape Architecture • Planning • Visualization
3450 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 768-8844

IRRIGATION DETAILS
CITY PERMIT SET

IR-502



8/21/2023 UT23121

811 BLUE STAKES OF UTAH 1-(800) 662-4111

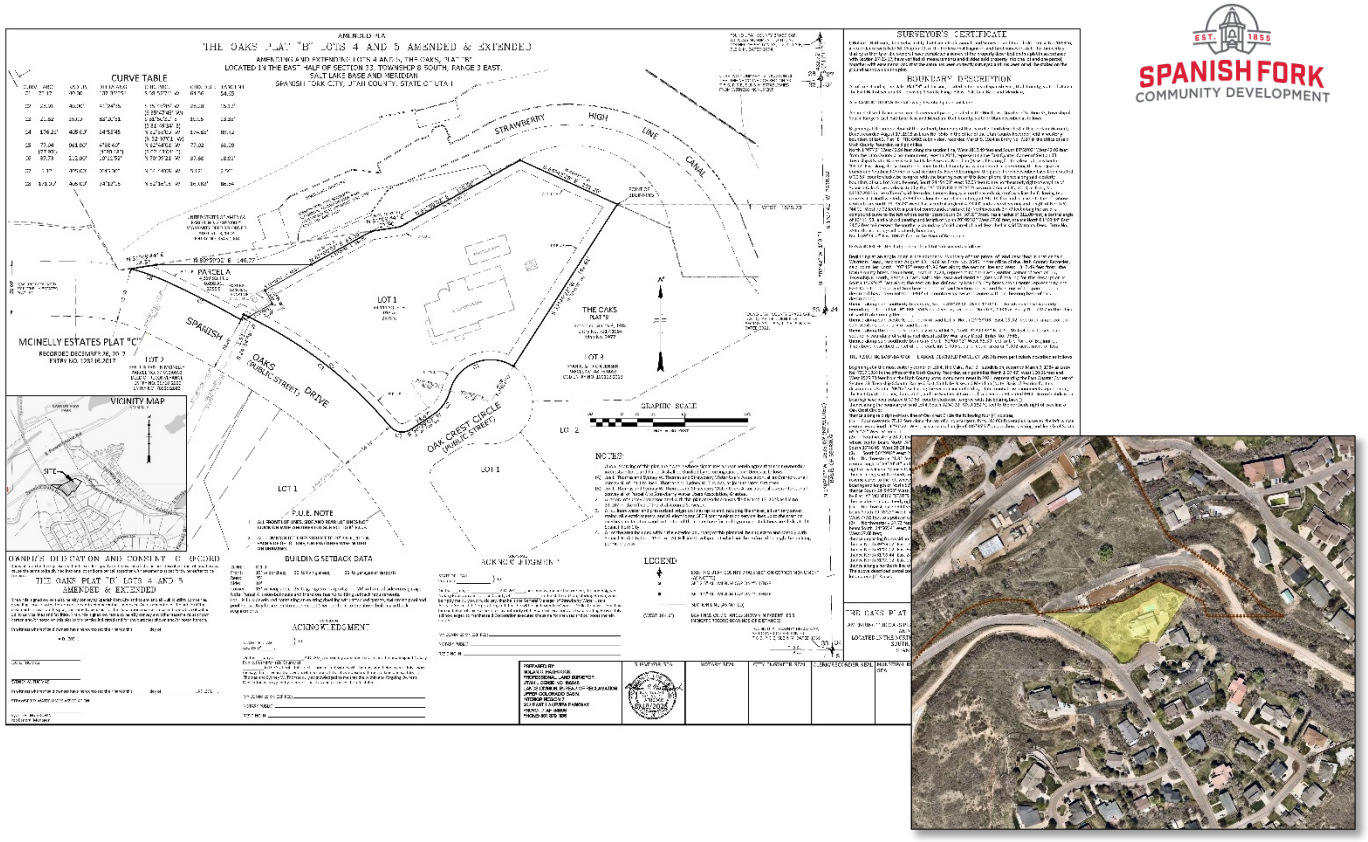
REDD
DEVELOPMENT
3470 N. 1340 W.
SPANISH FORK, UTAH

EXCEL ENGINEERING
ATT: DAVID PETERSON

PKJ DESIGN GROUP
Landscape Architecture • Planning • Visualization
3450 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 768-8844

IRRIGATION DETAILS
CITY PERMIT SET

IR-503



SPANISH FORK
COMMUNITY DEVELOPMENT

The Oaks Subdivision Plat B Amended Lots 4 and 5 Minor Plat Amendment Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 2375 Oak Crest Circle, including 1.1 acre.

The subject property is zoned R-1-9.

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

Key Issues

1. None.

Recommendation

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

Finding

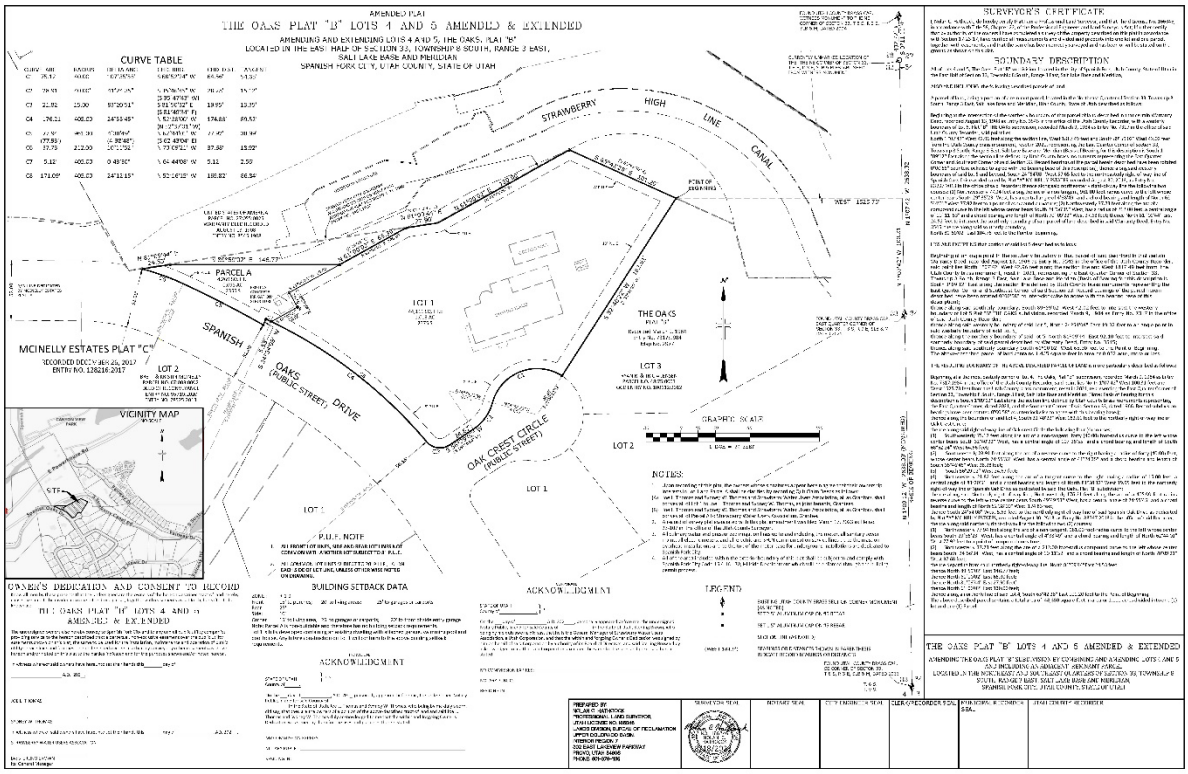
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

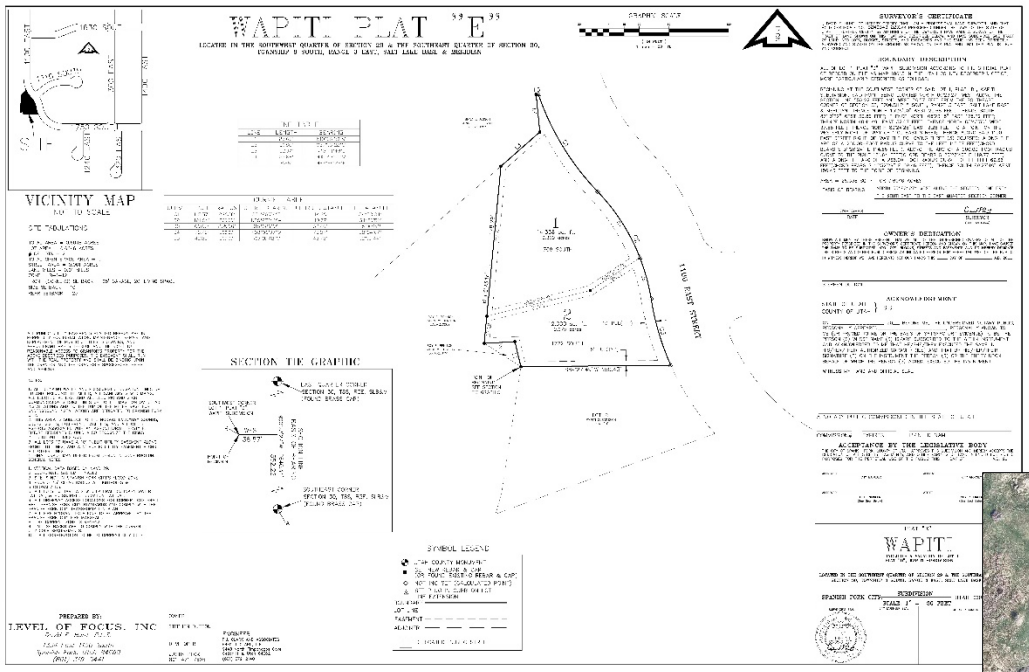
Conditions

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

Exhibits

1. Subdivision Plat.


AMENDED PLAT
THE OAKS PLAT "B" LOTS 4 AND 5 AMENDED & EXTENDED
AMENDING AND EXTENDING LOTS 4 AND 5, THE OAKS, PLAT "B"
LOCATED IN THE EAST HALF OF SECTION 33, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, STATE OF UTAH
CURVE TABLE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
STRAWBERRY HIGH LINE CANAL
SPANISH OAKS (PUBLIC STREET), DRIVE
OAK CREST CIRCLE (PUBLIC STREET)
MCINELLY ESTATES PLAT "C"
RECORDED DECEMBER 26, 2017
ENTRY NO. 128216:2017
PARCEL A
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
THE OAKS PLAT "B"
POINT OF BEGINNING
GRAPHIC SCALE
VICINITY MAP
NOTES:
P.U.E. NOTE
BUILDING SETBACK DATA
OWNER'S DEDICATION AND CONSENT TO RECORD
THE OAKS PLAT "B" LOTS 4 AND 5
AMENDED & EXTENDED
ACKNOWLEDGMENT
ACKNOWLEDGMENT
LEGEND
THE OAKS PLAT "B" LOTS 4 AND 5 AMENDED & EXTENDED
AMENDING THE OAKS PLAT "B" LOT 4 AND 5 BY EXTENDING AND AMENDING LOTS 4 AND 5
AND INCLUDING AN ADJACENT PARCEL
LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 8
SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, STATE OF UTAH



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

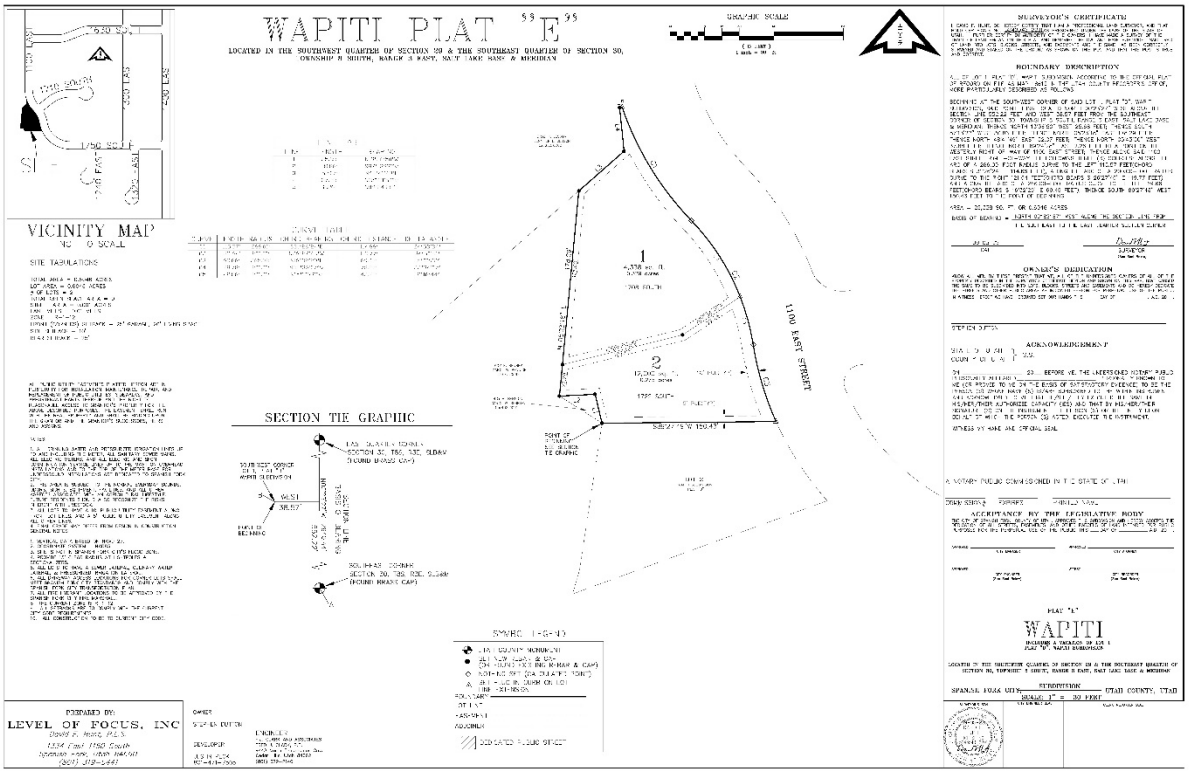
1. That the applicant conforms to the City's General Plan Designation and Zoning Map.

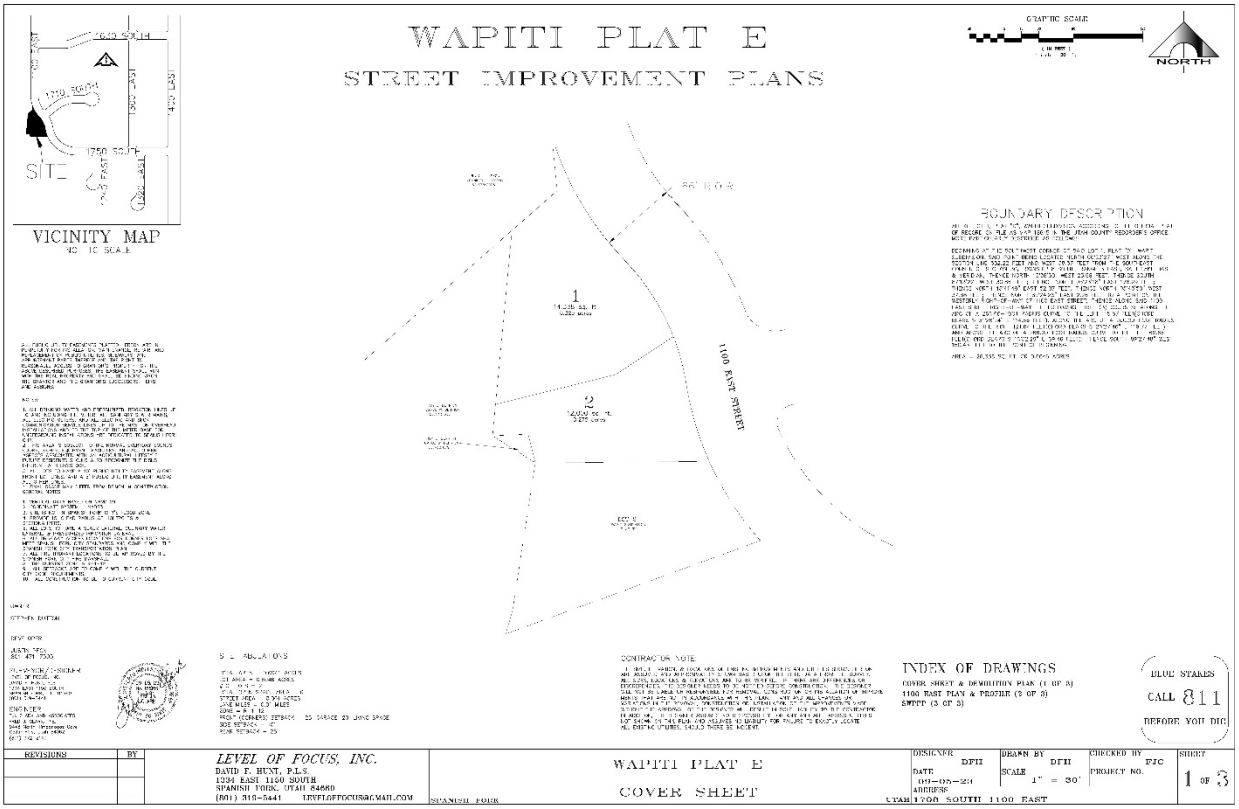
Conditions

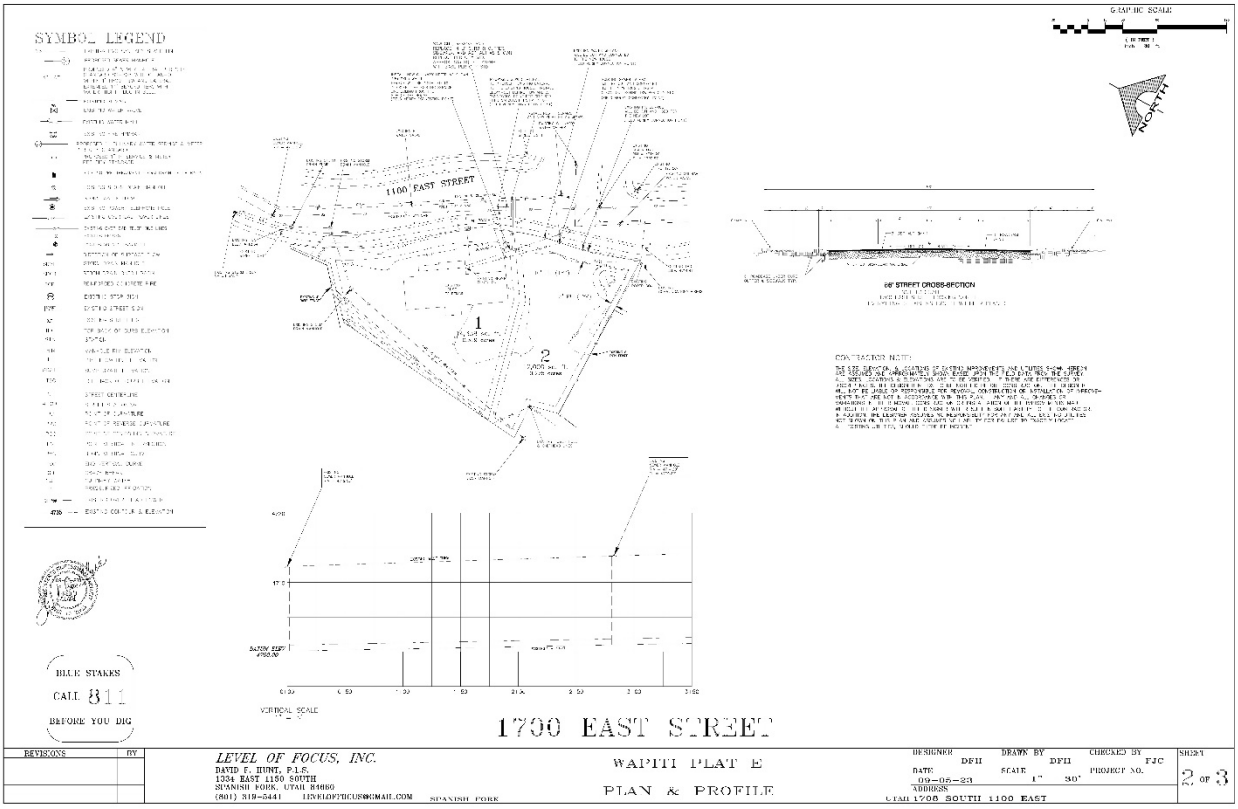
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

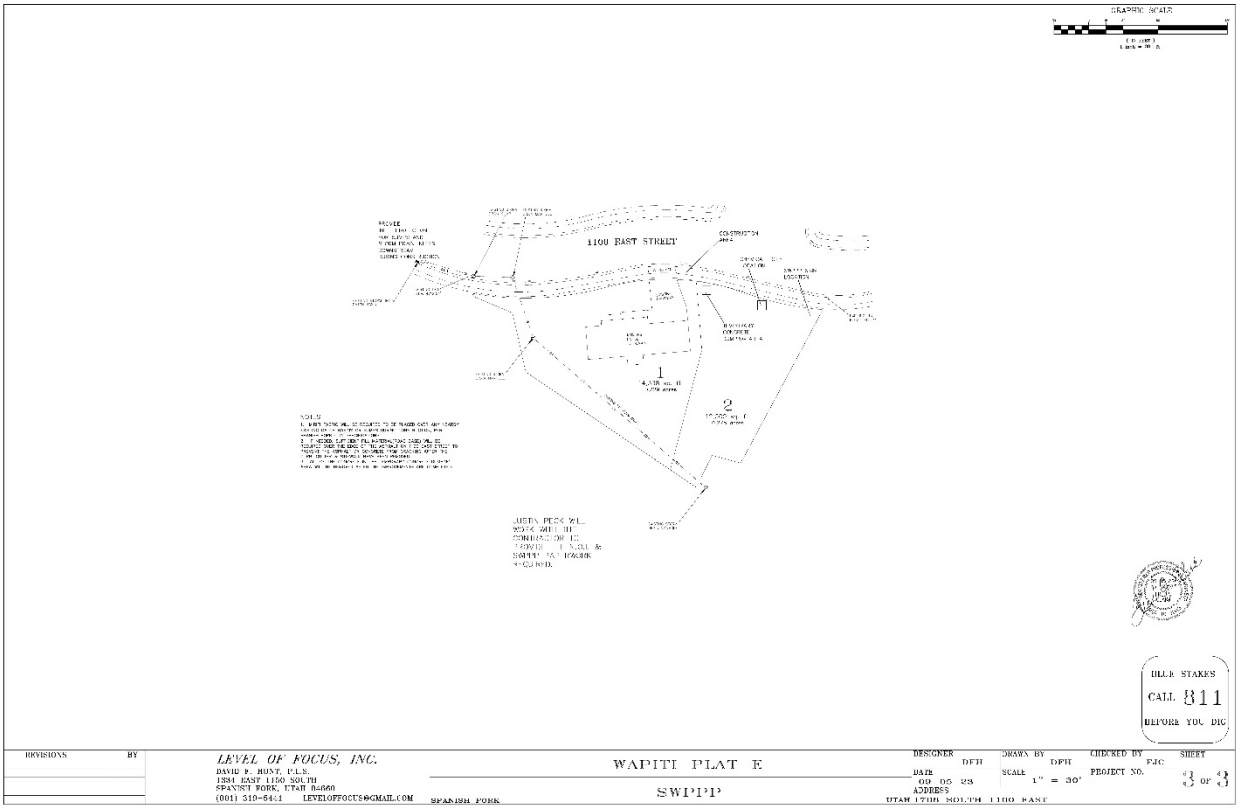
Exhibits

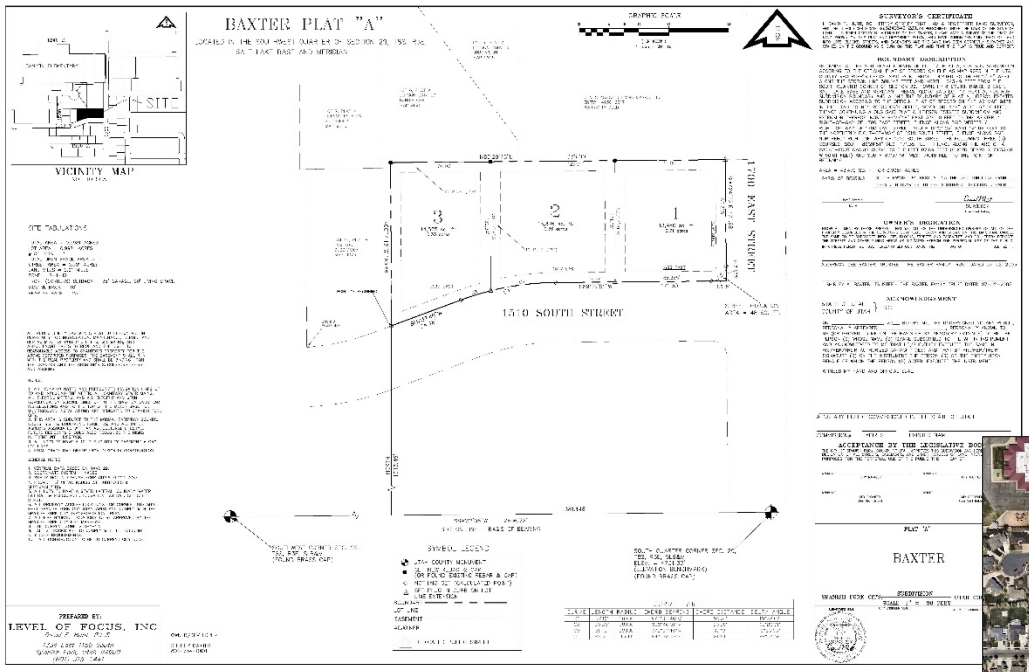
1. Minor Subdivision Plat.


WAPITI PLAT "E"
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29 & THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
VICINITY MAP
SITE TABULATIONS
SECTION TIE GRAPHIC
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY THE LEGISLATIVE BODY
1100 EAST STREET
PREPARED BY:
LEVEL OF FOCUS, INC
David F. Hunt, P.L.S.
1334 East 1160 South
Spanish Fork, Utah 84660
(801) 318-5441


WAPITI PLAT E
STREET IMPROVEMENT PLANS
GRAPHIC SCALE
NORTH
VICINITY MAP
1100 EAST STREET
BOUNDARY DESCRIPTION
INDEX OF DRAWINGS
COVER SHEET & DEMOLITION PLAN (1 OF 3)
1100 EAST PLAN & PROFILE (2 OF 3)
SWPPP (3 OF 3)
BLUE STAKES
CALL 811
BEFORE YOU DIG
LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1160 SOUTH
SPANISH FORK, UTAH 84660
(801) 318-5441 LEVELOFFOCUS@GMAIL.COM
WAPITI PLAT E
COVER SHEET
SPANISH FORK
UTAH 1700 SOUTH 1100 EAST
1 OF 3


SYMBOL LEGEND
GRAPHIC SCALE
NORTH
1100 EAST STREET
1
2
68' STREET CROSS-SECTION
CONTRACTOR NOTE:
BLUE STAKES
CALL 811
BEFORE YOU DIG
1700 EAST STREET
REVISIONS
BY
LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-6441 LEVELOFFOCUS@GMAIL.COM
SPANISH FORK
WAPITI PLAT E
PLAN & PROFILE
DESIGNER DFH
DRAWN BY DFH
CHECKED BY PJC
DATE 09-05-23
SCALE 1" = 30'
PROJECT NO.
ADDRESS
UTAH 1700 SOUTH 1100 EAST
SHEET
2 OF 3


GRAPHIC SCALE
1100 EAST STREET
1
2
BLUE STAKES
CALL 811
BEFORE YOU DIG
REVISIONS
BY
LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-6441 LEVELOFFOCUS@GMAIL.COM
SPANISH FORK
WAPITI PLAT E
SWPPP
DESIGNER DFH
DRAWN BY DFH
CHECKED BY PJC
DATE 09-05-23
SCALE 1" = 30'
PROJECT NO.
ADDRESS
UTAH 1700 SOUTH 1100 EAST
SHEET
3 OF 3



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

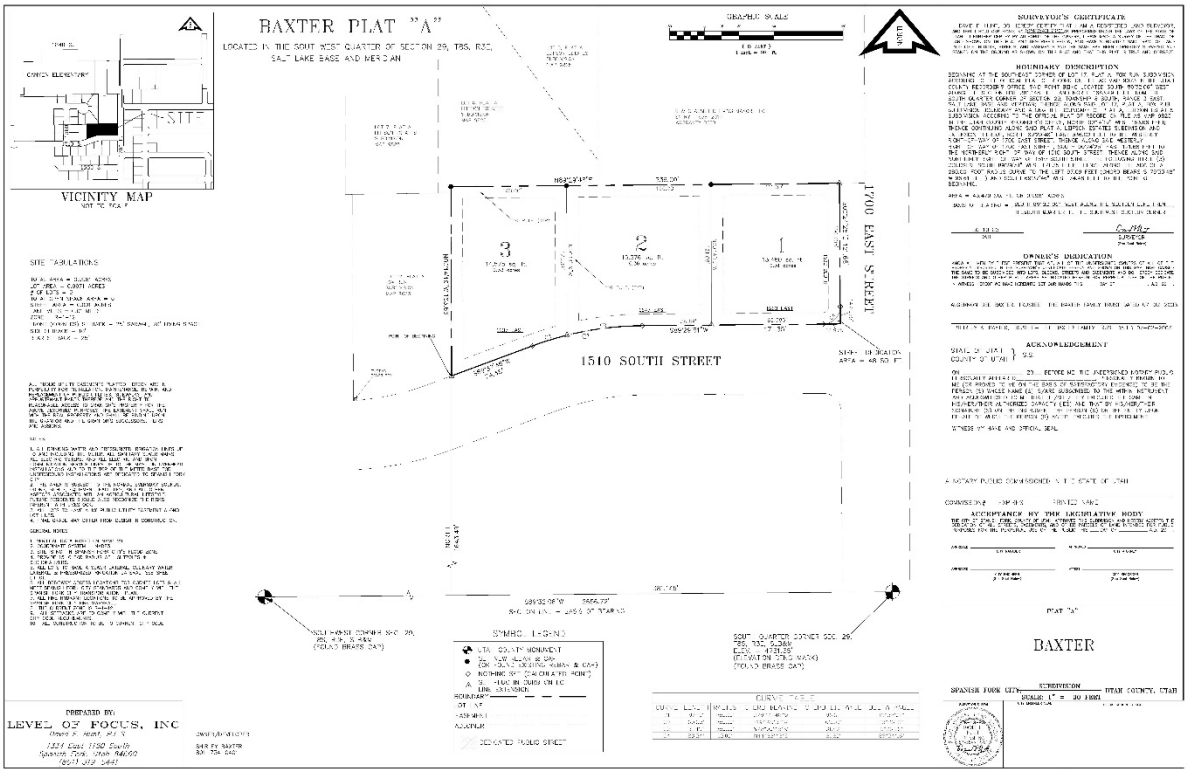
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

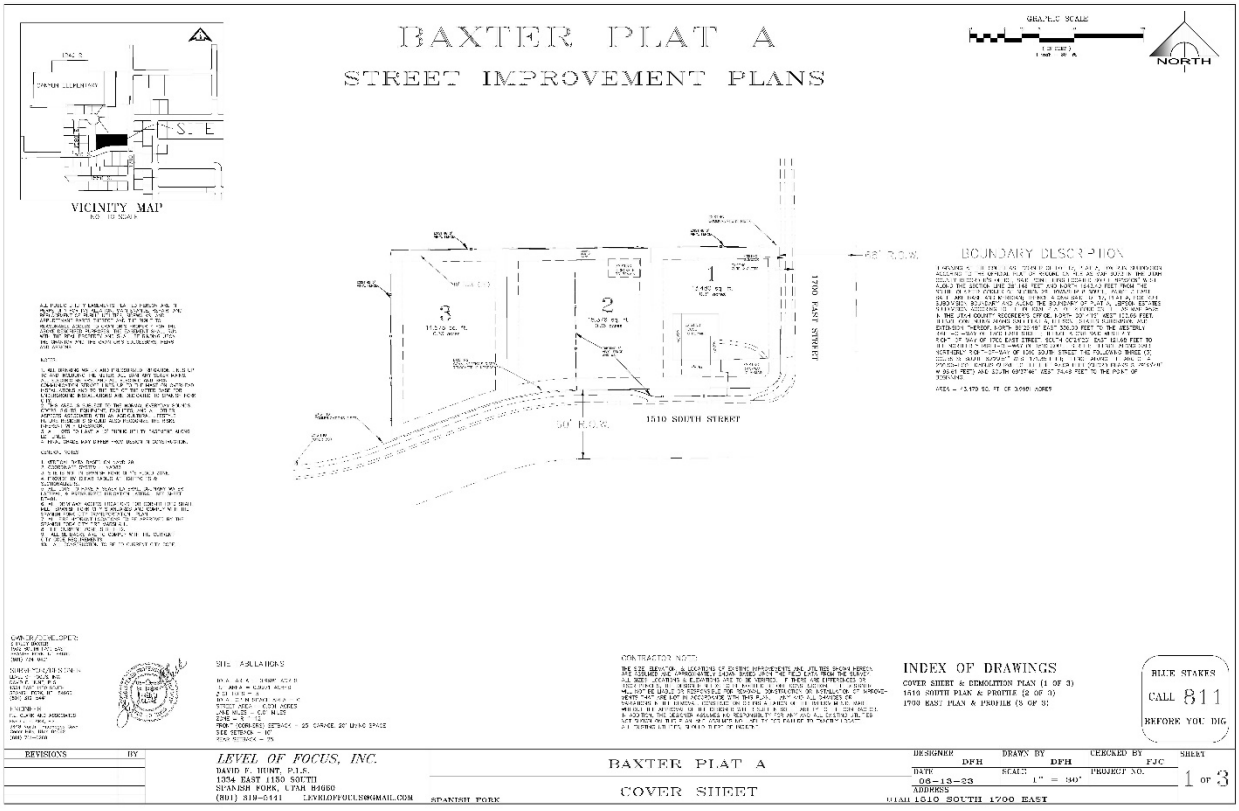
Conditions

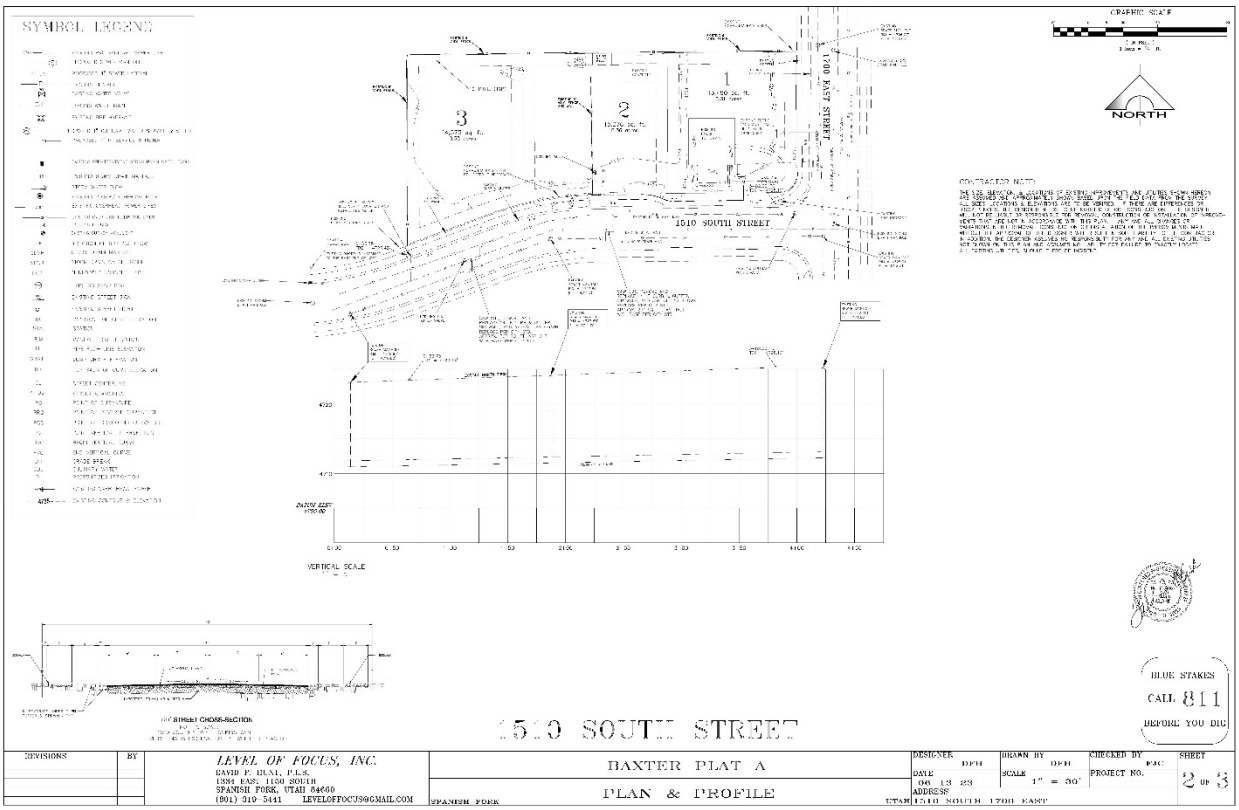
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

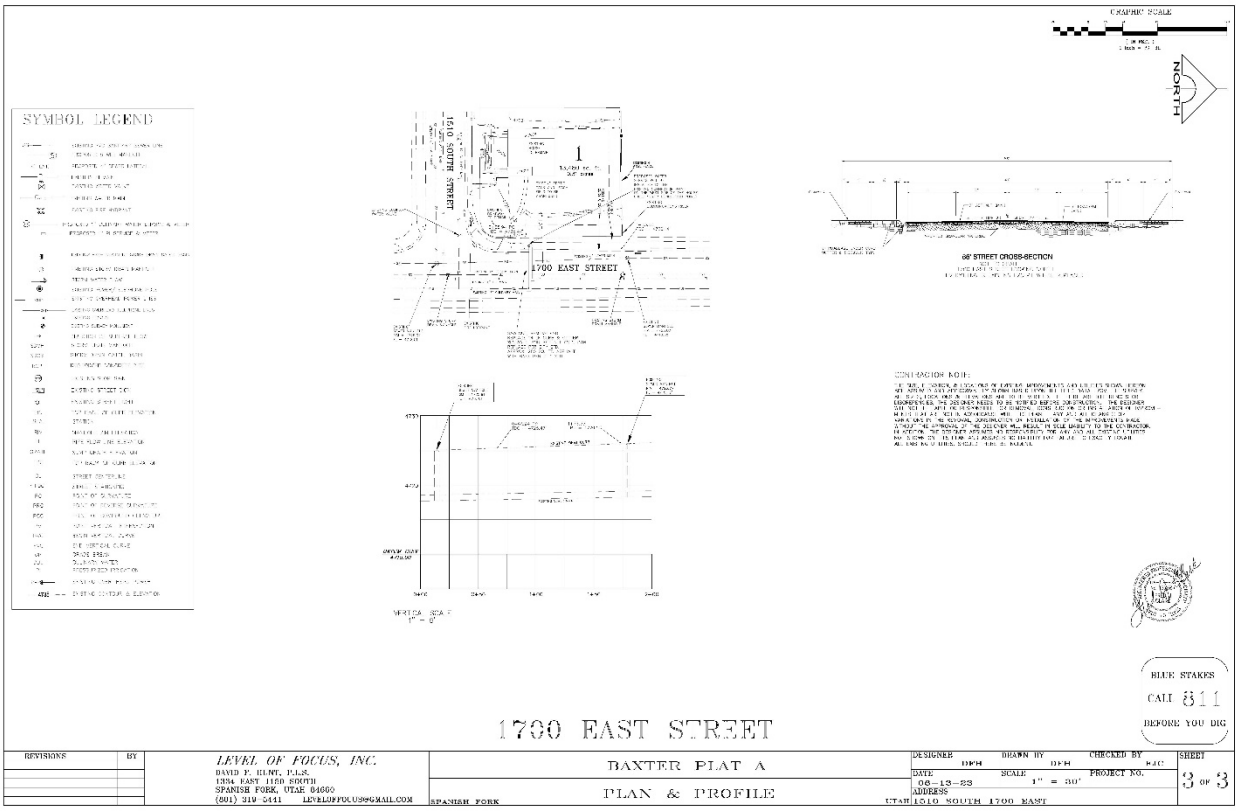
Exhibits

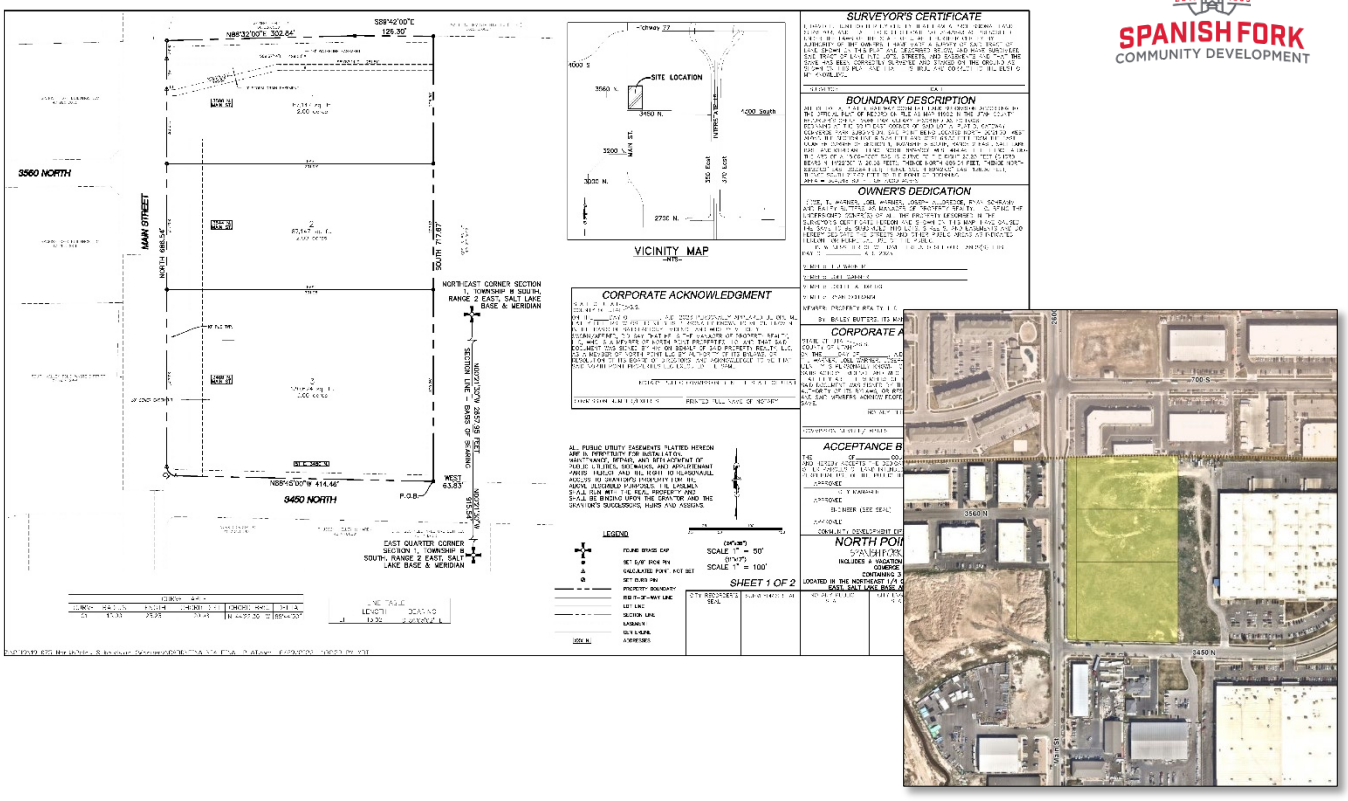
1. Minor Subdivision Plat.


BAXTER PLAT "A"
LOCATED IN THE SOUTH WEST QUARTER OF SECTION 29, T8S, R2E, SALT LAKE BASE AND MERIDIAN
GRAPHIC SCALE
NORTH
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY THE LEGISLATIVE BODY
VICINITY MAP
SITE TABULATIONS
1700 EAST STREET
1510 SOUTH STREET
SET MONUMENT
SYMBOL LEGEND
CURVE TABLE
PREPARED BY:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319 5441
BAXTER
PLAT "A"


BAXTER PLAT A
STREET IMPROVEMENT PLANS
GRAPHIC SCALE
NORTH
VICINITY MAP
1700 EAST STREET
1510 SOUTH STREET
BOUNDARY DESCRIPTION
INDEX OF DRAWINGS
COVER SHEET & DEMOLITION PLAN (1 OF 3)
1510 SOUTH PLAN & PROFILE (2 OF 3)
1700 EAST PLAN & PROFILE (3 OF 3)
BLUE STAKES
CALL 811
BEFORE YOU DIG
SITE TABULATIONS
CONTRACTOR NOTE:
OWNER/DEVELOPER:
SURVEYOR/ENGINEER:
LEVEL OF FOCUS, INC.
DAVID P. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM
BAXTER PLAT A
COVER SHEET
SPANISH FORK
UTAH 1510 SOUTH 1700 EAST
REVISIONS BY
DESIGNER DFH
DRAWN BY DFH
CHECKED BY FJC
DATE 08-13-23
SCALE 1" = 40'
PROJECT NO.
ADDRESS
SHEET 1 OF 3


SYMBOL LEGEND
GRAPHIC SCALE
NORTH
1100 EAST STREET
1040 SOUTH STREET
CONTRACTOR NOTE:
VERTICAL SCALE
68' STREET CROSS-SECTION
BLUE STAKES
CALL 811
BEFORE YOU DIG
1510 SOUTH STREET
REVISIONS
BY
LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1394 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM
BAXTER PLAT A
PLAN & PROFILE
SPANISH FORK
UTAH
DESIGNER DFH
DRAWN BY DFH
CHECKED BY MJC
DATE 06 13 23
SCALE 1" = 50'
PROJECT NO.
ADDRESS 1510 SOUTH 1700 EAST
SHEET 2 OF 3


SYMBOL LEGEND
GRAPHIC SCALE
NORTH
1700 EAST STREET
1510 SOUTH STREET
68' STREET CROSS-SECTION
CONTRACTOR NOTE:
VERTICAL SCALE
BLUE STAKES
CALL 811
BEFORE YOU DIG
1700 EAST STREET
REVISIONS
BY
LEVEL OF FOCUS, INC.
DAVID F. HUNT, P.L.S.
1394 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM
BAXTER PLAT A
PLAN & PROFILE
SPANISH FORK
UTAH
DESIGNER DFH
DRAWN BY DFH
CHECKED BY MJC
DATE 06-13-23
SCALE 1" = 50'
PROJECT NO.
ADDRESS 1510 SOUTH 1700 EAST
SHEET 3 OF 3



North Point Properties Plat A Final Plat Re-Approval Request

September 20, 2023, Development Review Committee meeting.

Located at 63 East 3450 North, including 7 acres.

The subject property is zoned I-1.

The applicant has requested Final Plat approval for 3 lots.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Future Road Dedication.
3. Utilities.
4. Access.

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

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

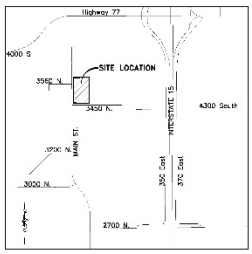
Exhibits

1. Final Plat.

NORTH POINT PROPERTIES PLAT A

A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
AUGUST 2023

-SHEET INDEX-



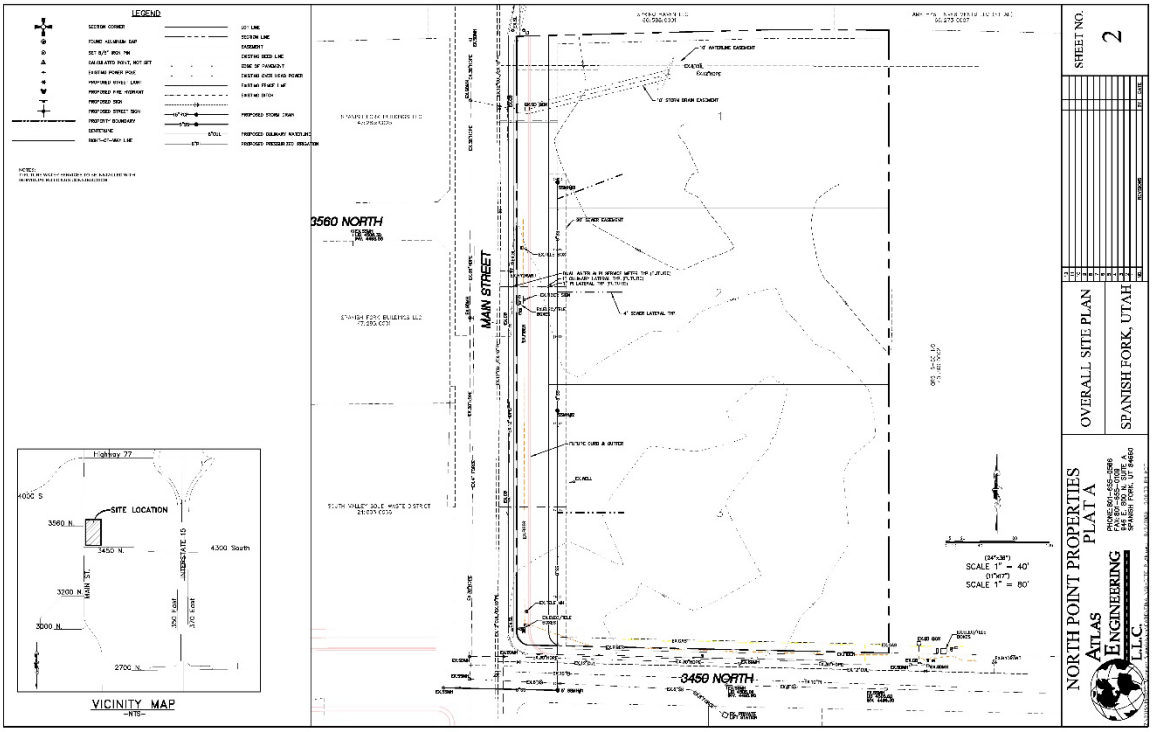
VICINITY MAP
-NTS-

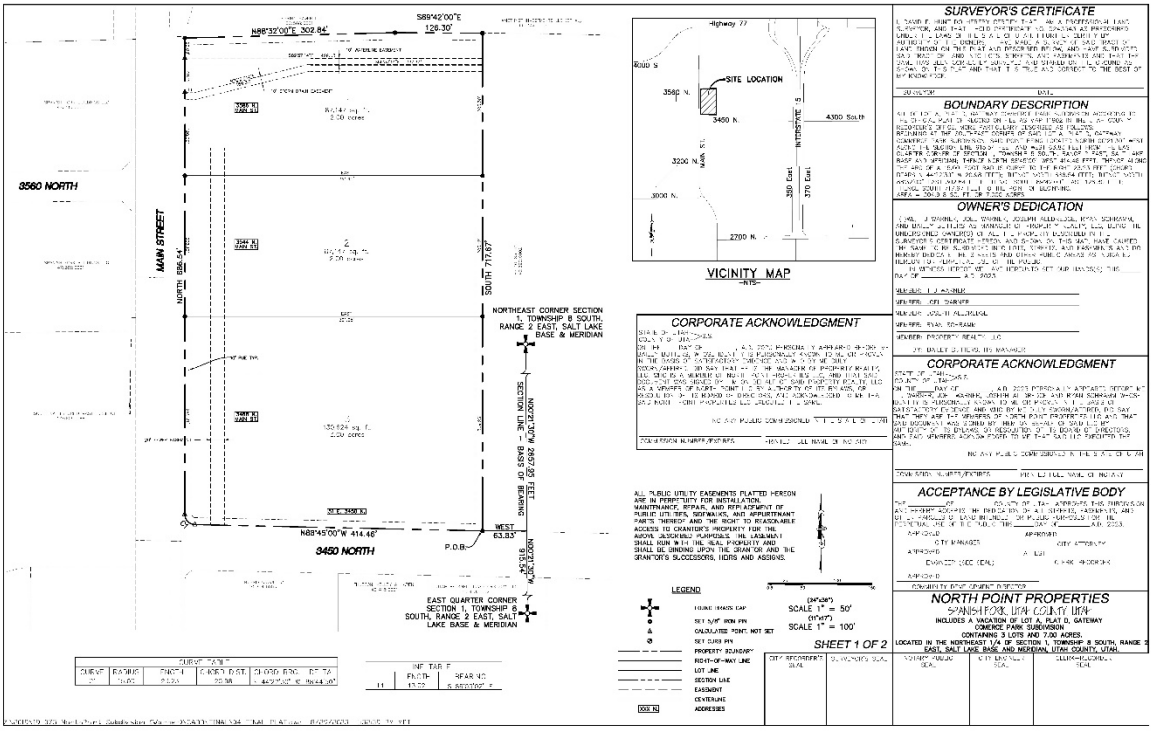
SHEET	SHEET NAME
1	COVER
2	SITE PLAN
3	ELECTRICAL PLAN
4	FINAL PLAT
PP-01	PLAN & PROFILE – 3450 NORTH – STA. 10+00 TO STA. 14+00
PP-02	PLAN & PROFILE – SEWER – STA. 10+00 TO STA. 13+50
PP-03	PLAN & PROFILE – SEWER – STA. 13+50 TO STA. 15+81.31

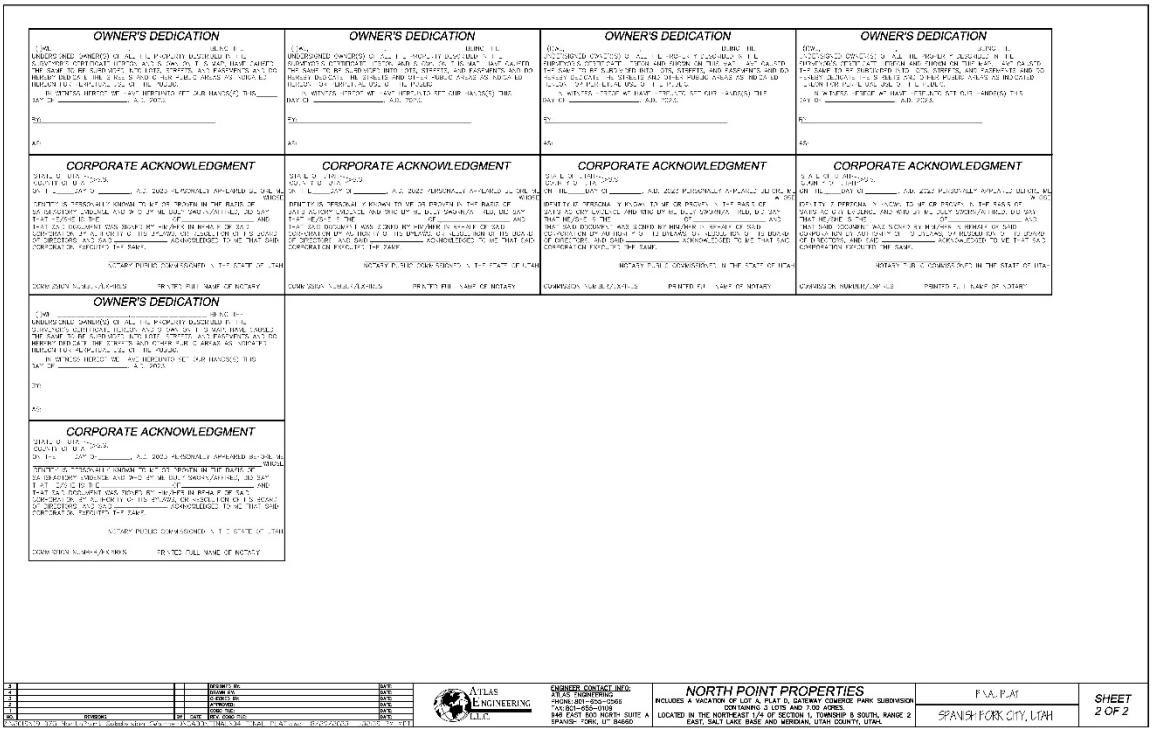
CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

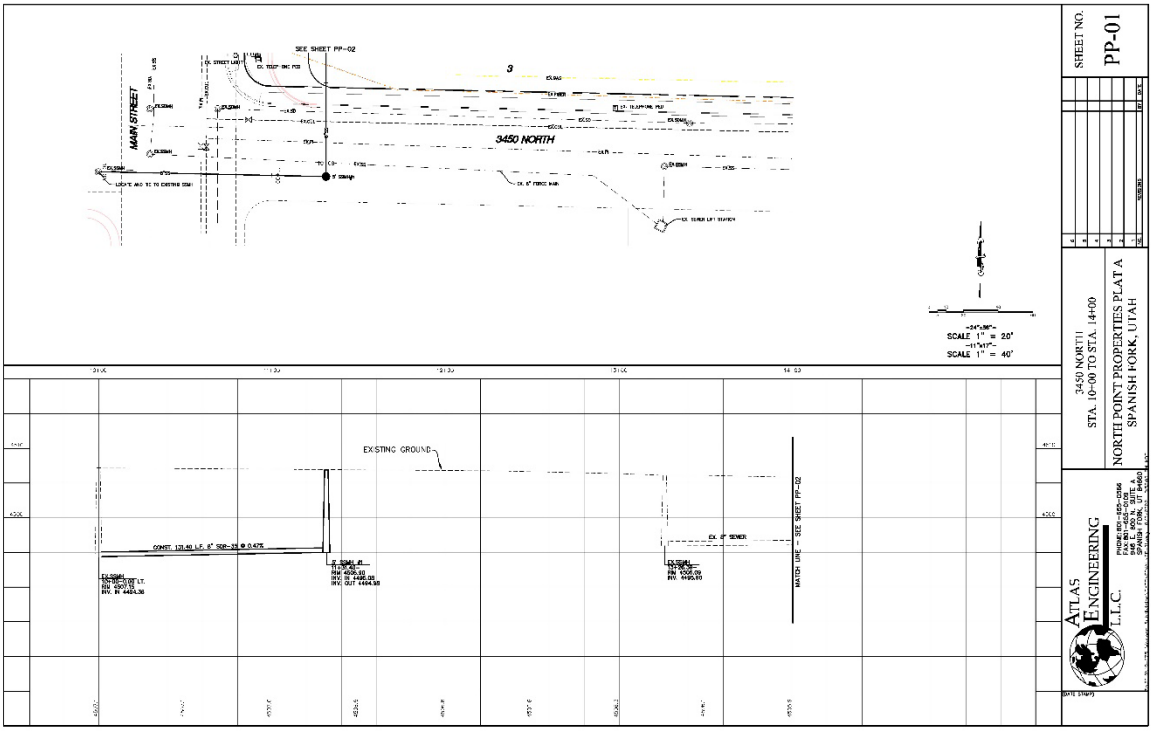
NORTH POINT PROPERTIES
PLAT A

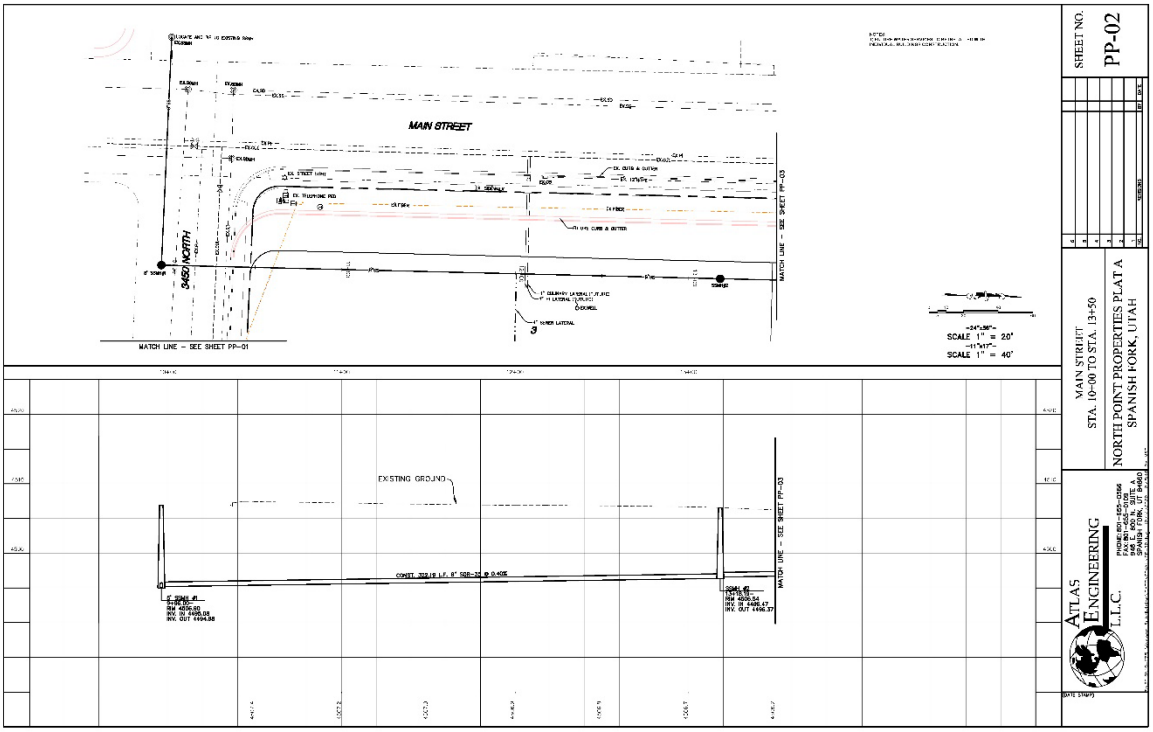
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

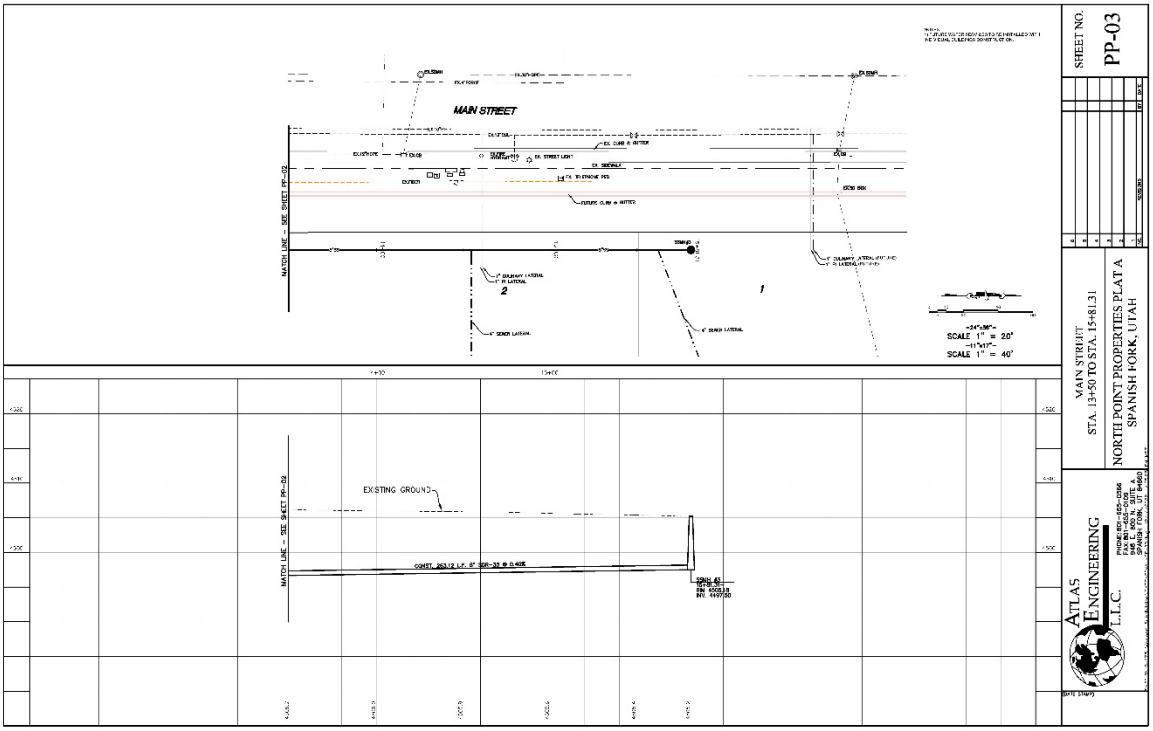


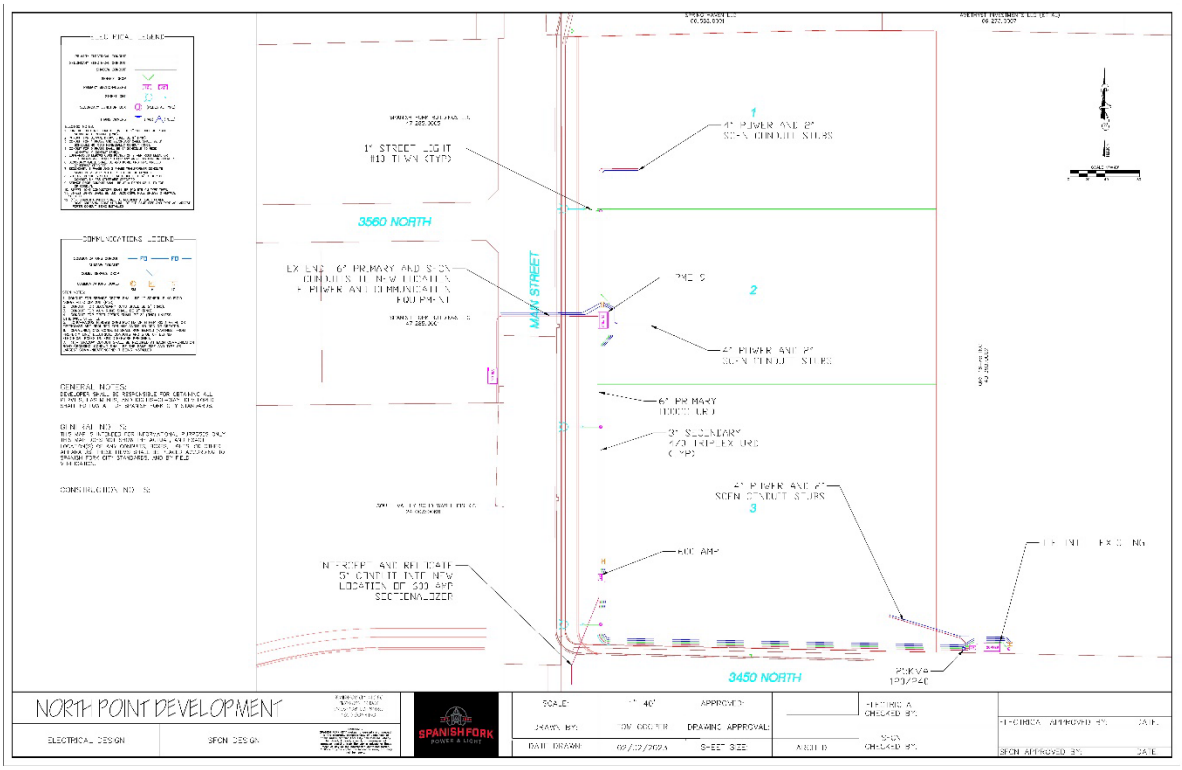

SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
NORTH POINT PROPERTIES
SPANISH FORK, UTAH COUNTY, UTAH
INCLUDES A VACATION OF LOT A, PLAT D, GATEWAY COMMERCE PARK SUBDIVISION
CONTAINING 3 LOTS AND 7.00 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
VICINITY MAP
SITE LOCATION
3560 NORTH
3450 NORTH
MAIN STREET
NORTHEAST CORNER SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
EAST QUARTER CORNER SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
N89°32'00"E 302.84'
S89°42'00"E 120.30'
N89°45'00"W 414.46'
SOUTH 777.67'
NORTH 886.54'
WEST 63.83'
P.O.B.
LOT A
2.00 acres
LOT B
2.00 acres
LOT C
2.00 acres
120,124 sq. ft.
2.00 acres
LEGEND
SCALE 1" = 50'
SCALE 1" = 100'
SHEET 1 OF 2


OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ATLAS ENGINEERING PLLC
NORTH POINT PROPERTIES
INCLUDES A VACATION OF LOT A, PLAT D, GATEWAY COMMERCE PARK SUBDIVISION
CONTAINING 3 LOTS AND 7.00 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH
FINAL PLAT
SPANISH FORK CITY, UTAH
SHEET 2 OF 2


SEE SHEET PP-02
MAIN STREET
3450 NORTH
EXISTING GROUND
MATCH LINE - SEE SHEET PP-02
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
3450 NORTH
STA. 10+00 TO STA. 14+00
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.


MAIN STREET
3450 NORTH
MATCH LINE - SEE SHEET PP-01
MATCH LINE - SEE SHEET PP-03
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
MAIN STREET
STA. 10+00 TO STA. 13+50
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.


MAIN STREET
SHEET NO.
PP-03
MAIN STREET
STA. 13+50 TO STA. 15+81.31
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND


3560 NORTH
MAIN STREET
3450 NORTH
NORTH POINT DEVELOPMENT
ELECTRICAL DESIGN
SPANISH FORK

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

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

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 SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

FIRE DEPARTMENT NOTES

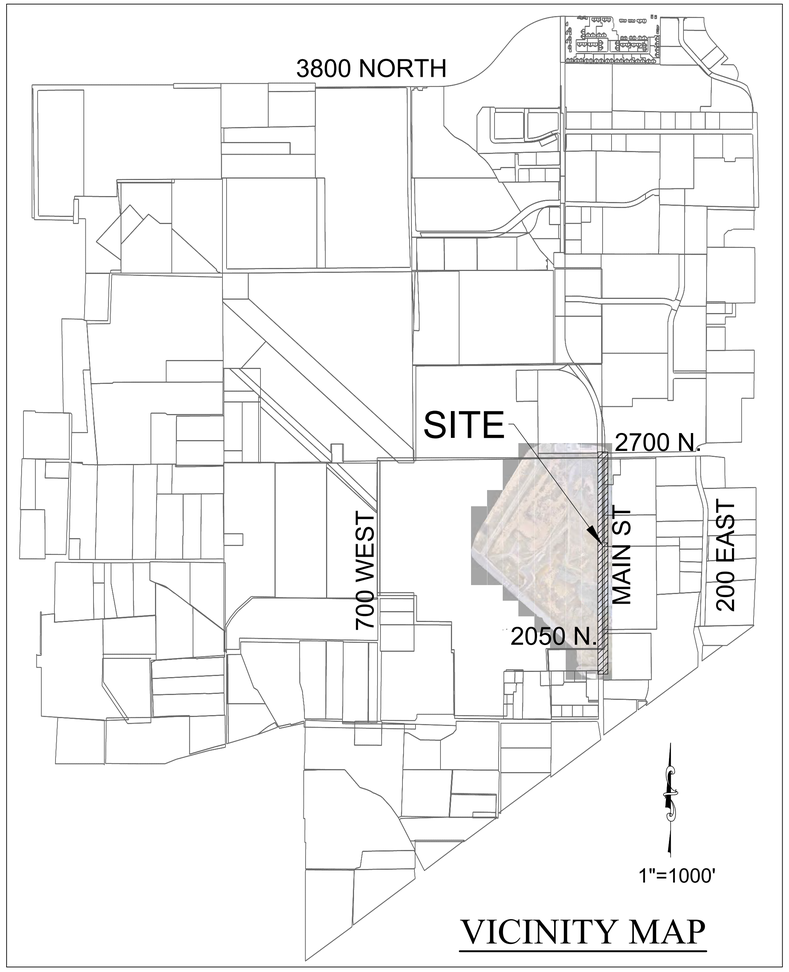
1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4 ", AND 2 " OUTLETS, WHICH HAS NATIONAL STANDARD 12", AND 2 " OUTLETS, WHICH HAS NATIONAL STANDARD 12" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER 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.



VICINITY MAP

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.

CIVIL SHEET INDEX

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

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

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

BENCH MARK

NORTHEAST CORNER, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4517.73

REVISIONS

Rev.	Date	Description

Developer/Property Owner:
Spanish Fork City

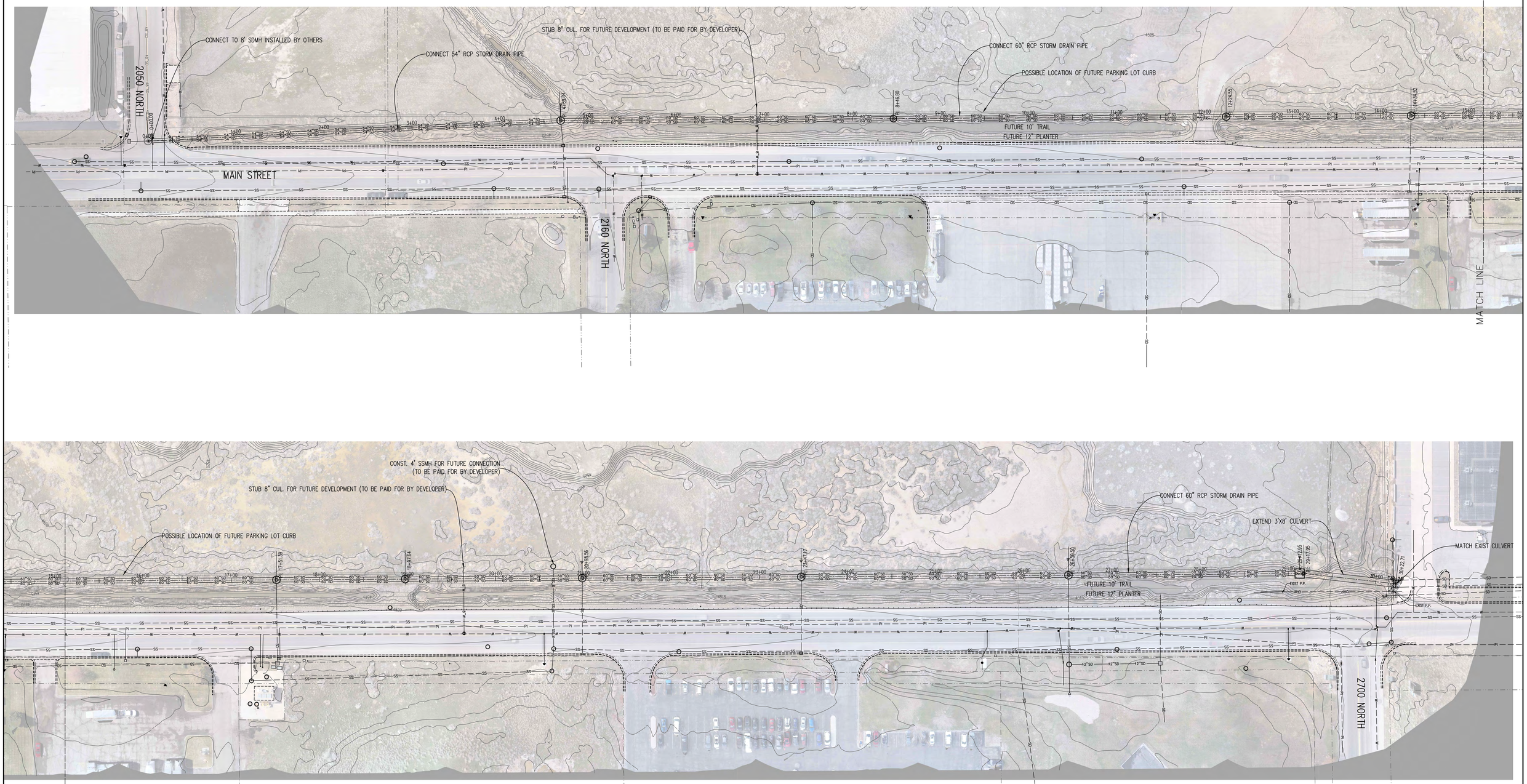
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201C, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

AIRPORT SD MAIN ST EXTENSION
SPANISH FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

COVER SHEET

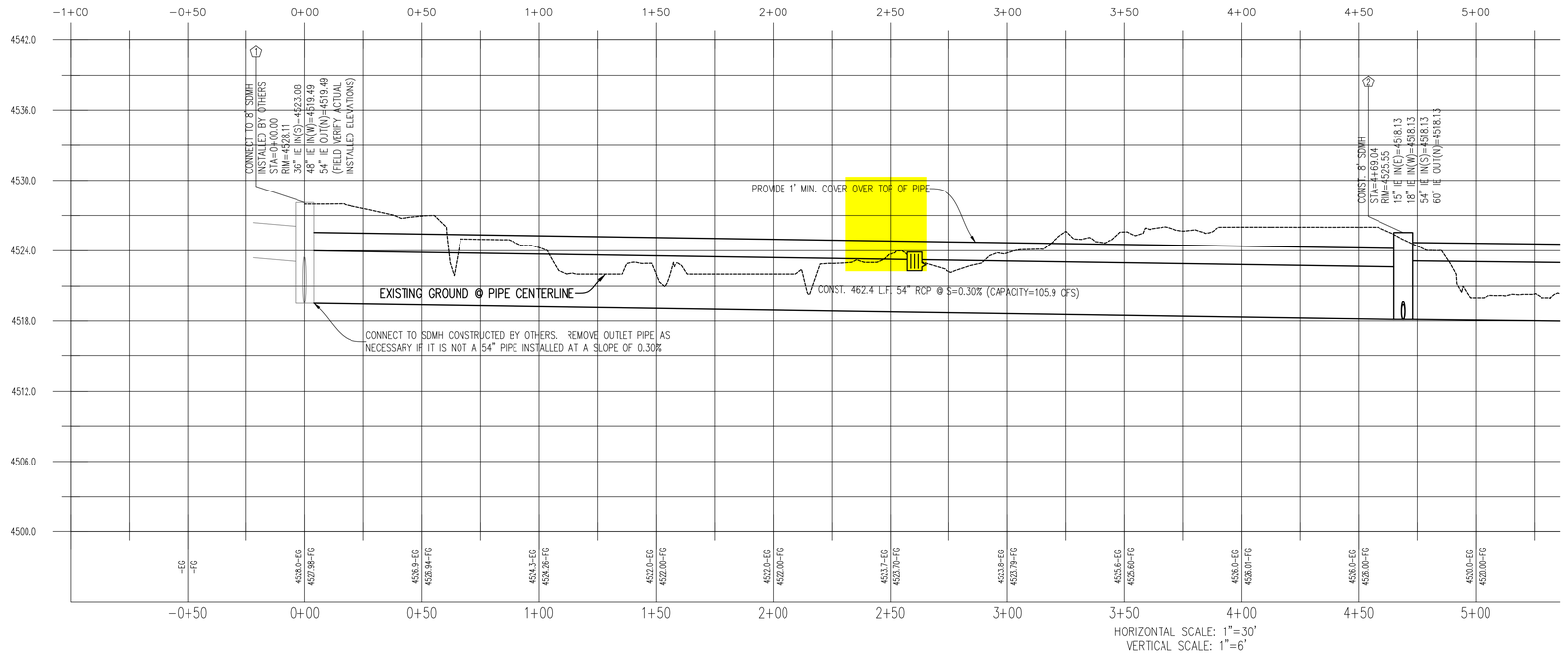
Scale: NTS
Date: 04/10/23
C1

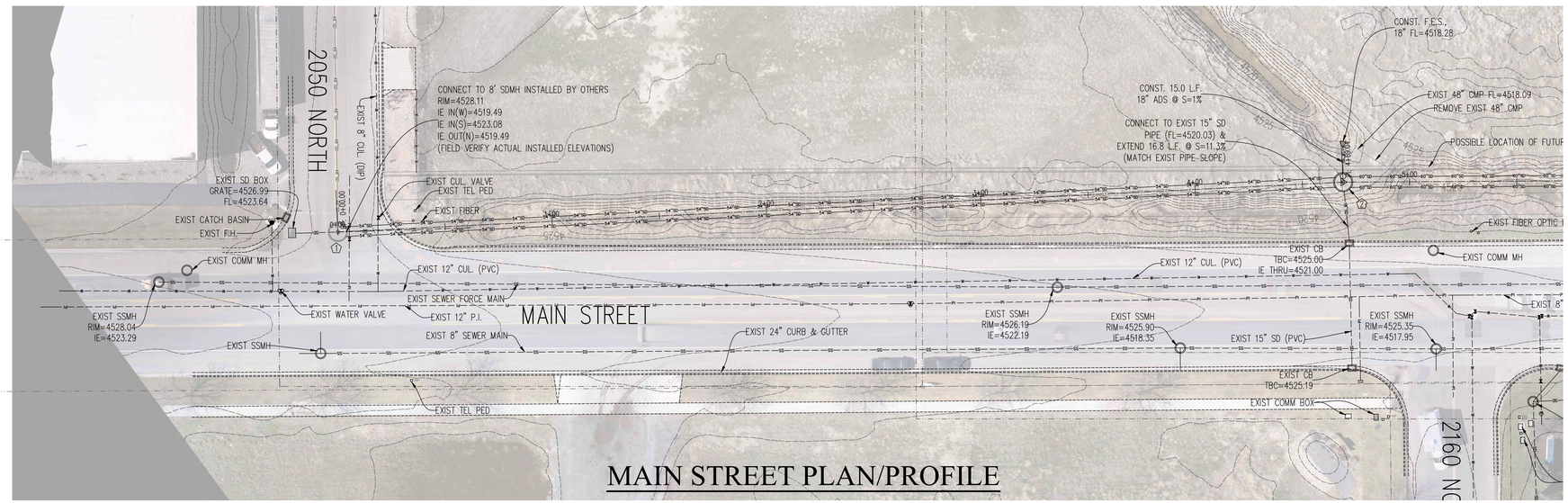


50 25 0 50 100 150

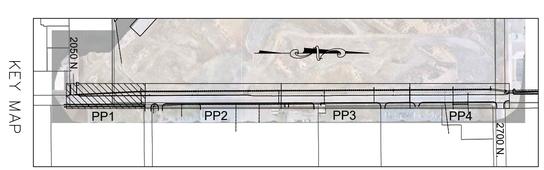
Scale 1" = 50'

BENCH MARK	REVISIONS			Developer/Property Owner:	AIRPORT SD MAIN ST EXTENSION	
NORTHEAST CORNER, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION = 4517.73	Rev.	Date	Description	Spanish Fork City	SPANISH FORK UTAH	
				EXCEL 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.	OVERALL UTILITY PLAN Scale: 1"=50' Date: 04/10/23 U1





MAIN STREET PLAN/PROFILE



30 15 0 30 60 90

Scale 1" = 30'

Know what's below. Call before you dig.

REVISIONS		
Rev.	Date	Description

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SD MAIN ST EXTENSION

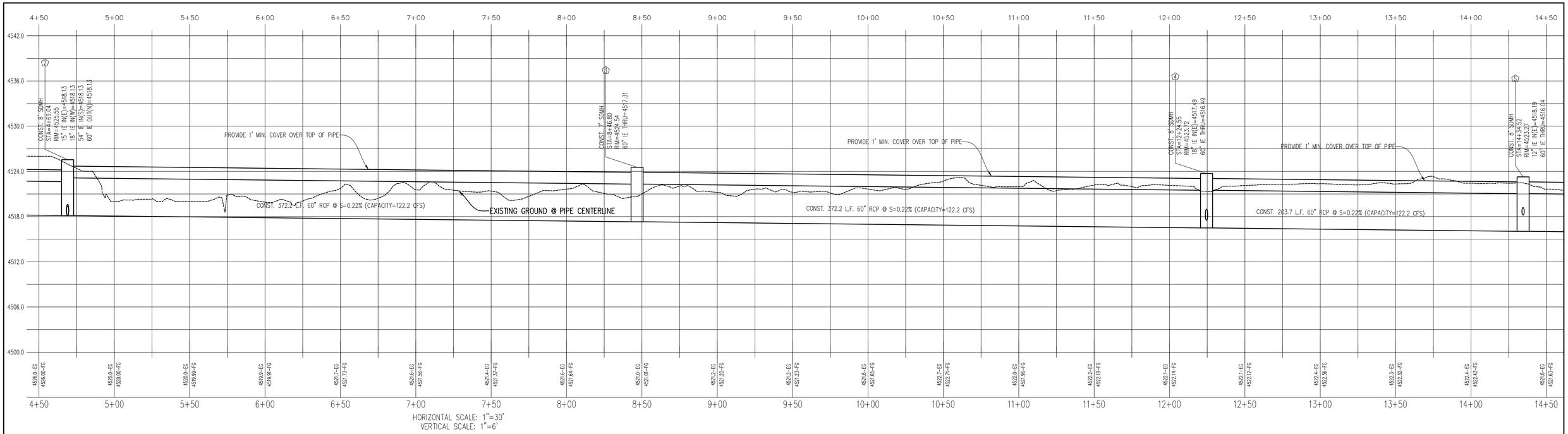
SPANISH FORK UTAH

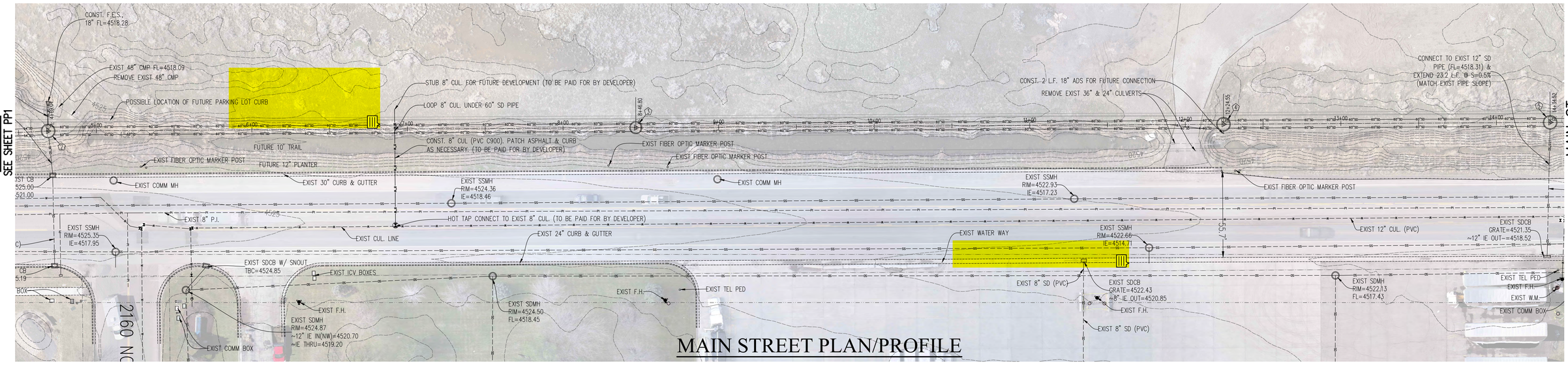
Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

MAIN ST 0+00 TO 5+00
PLAN/PROFILE

Scale: 1"=20'
Date: 04/10/23

PP1

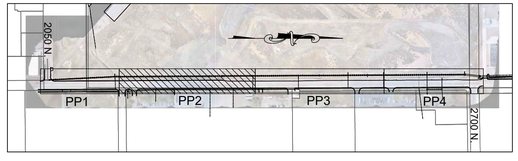




30 15 0 30 60 90

Scale 1" = 30'

KEY MAP



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REVISIONS		
Rev.	Date	Description

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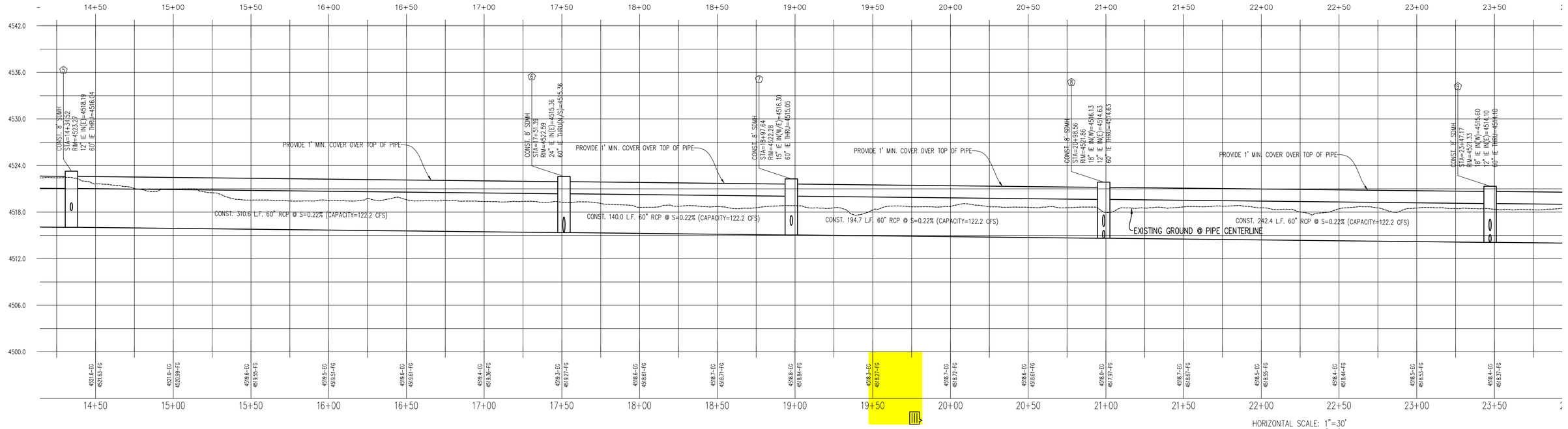
SD MAIN ST EXTENSION

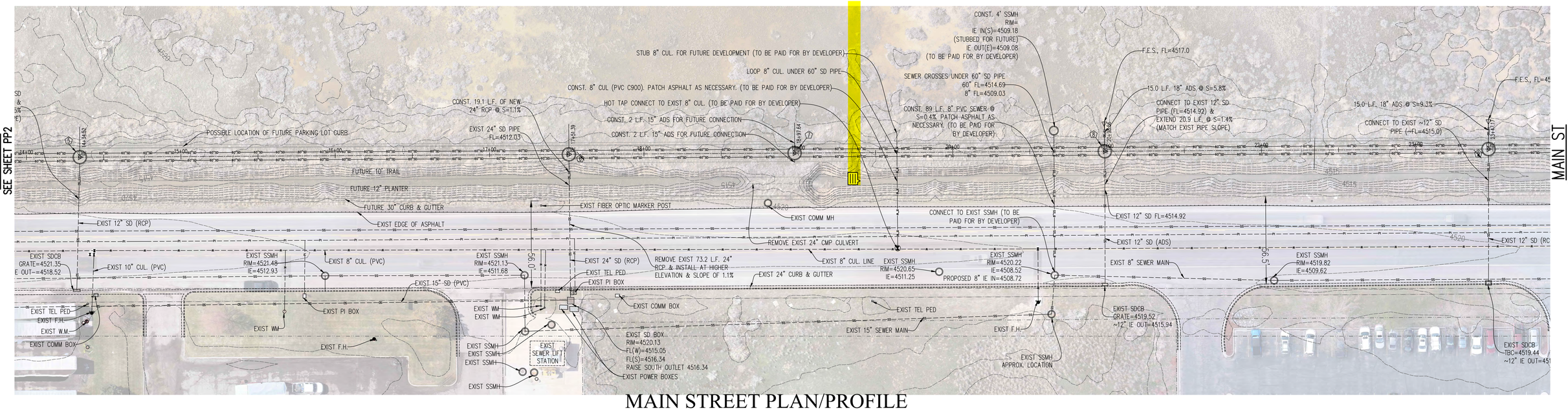
SPANISH FORK UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

MAIN ST 5+00 TO 14+50 PLAN/PROFILE

Scale: 1"=20'
Date: 04/10/23
PP2





MAIN STREET PLAN/PROFILE

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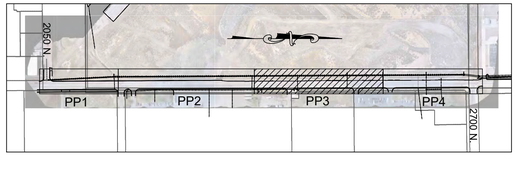
Scale 1" = 30'



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REVISIONS		
Rev.	Date	Description

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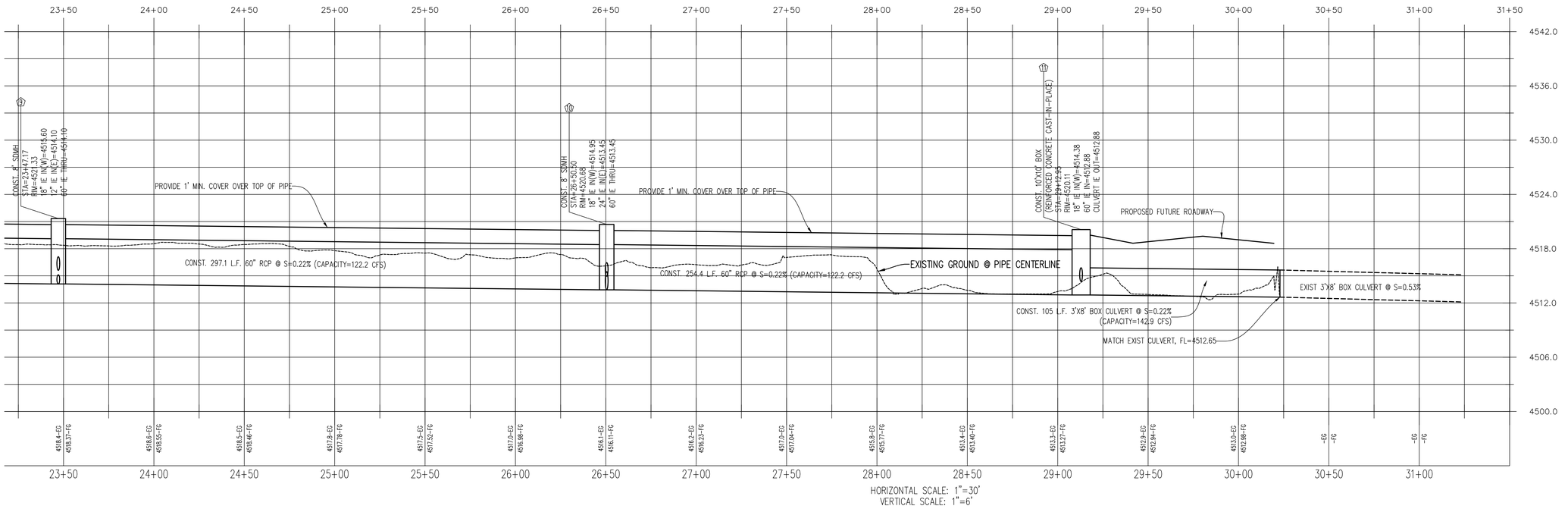
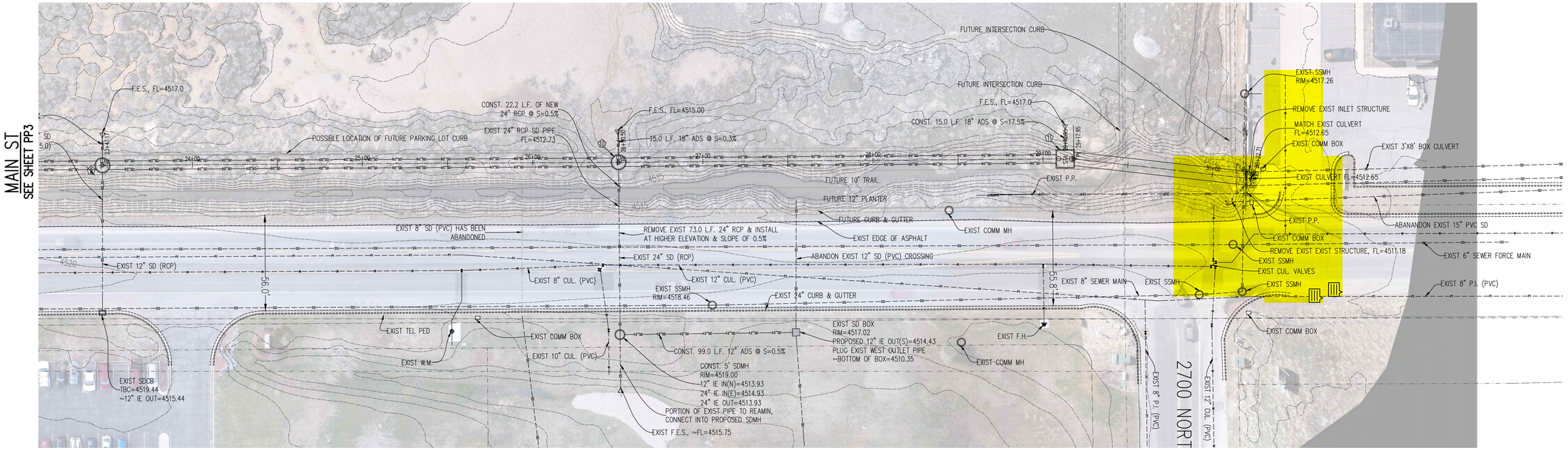
SD MAIN ST EXTENSION

SPANISH FORK UTAH

MAIN ST 14+50 TO 23+50
PLAN/PROFILE

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.
Scale: 1"=20'
Date: 04/10/23
PP3





MAIN STREET PLAN/PROFILE

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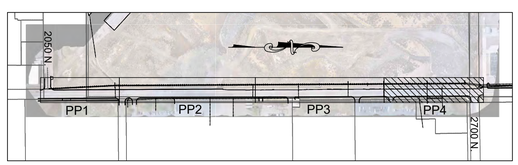
Scale 1" = 30'

KEY MAP



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P: (801) 756-4504; david@excelcivil.com

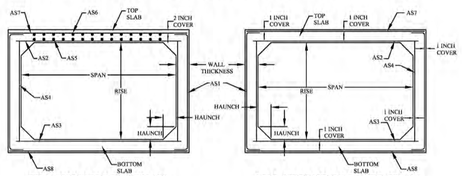
SD MAIN ST EXTENSION

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



FILL HEIGHT LESS THAN
2-feet OF COVER DETAIL

FILL HEIGHT GREATER THAN
2-feet OF COVER DETAIL

BOX CULVERT SIZES SPAN	RISE	TYPICAL WALL SIZE	TYPICAL SLAB SIZE	TYP. HAUNCH SIZE	MAX BOX LENGTH	APPROX. WEIGHT
4'	3'	6"	7"	8"	8'	5.34 tons
4'	3'	8"	8"	8"	8'	7.34 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'	8.98 tons
5'	5'	8"	8"	8"	8'	9.79 tons
6'	3'	8"	8"	8"	8'	8.98 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'	10.61 tons
8'	4'	8"	8"	8"	8'	11.42 tons
8'	5'	8"	8"	8"	8'	12.24 tons
8'	6'	8"	8"	8"	8'	13.06 tons
8'	7'	8"	8"	8"	8'	13.87 tons
8'	8'	8"	8"	8"	8'	14.69 tons
9'	3'	9"	9"	8"	8'	12.54 tons
9'	4'	9"	9"	8"	8'	13.86 tons
9'	5'	9"	9"	8"	8'	14.77 tons
9'	6'	9"	9"	8"	8'	15.69 tons
9'	7'	9"	9"	8"	8'	16.61 tons
9'	8'	9"	9"	8"	8'	17.53 tons
9'	9'	9"	9"	8"	8'	18.45 tons
10'	3'	10"	10"	12"	8'	16.18 tons
10'	4'	10"	10"	12"	8'	17.20 tons
10'	5'	10"	10"	12"	8'	18.22 tons
10'	6'	10"	10"	12"	8'	19.24 tons
10'	7'	10"	10"	12"	8'	20.26 tons
10'	8'	10"	10"	12"	8'	21.28 tons
10'	9'	10"	10"	12"	8'	22.30 tons
10'	10'	10"	10"	12"	8'	23.32 tons

BOX CULVERT SIZES SPAN	RISE	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'	24.47 tons
12'	3'	12"	12"	12"	8'	22.02 tons
12'	4'	12"	12"	12"	8'	23.26 tons
12'	5'	12"	12"	12"	8'	24.48 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'	24.79 tons
13'	3'	12"	12"	12"	8'	23.26 tons
13'	4'	12"	12"	12"	8'	24.48 tons
13'	5'	12"	12"	12"	7.5'	24.10 tons
13'	6'	12"	12"	12"	7.5'	25.25 tons
13'	7'	12"	12"	12"	7'	24.65 tons
13'	8'	12"	12"	12"	6.5'	23.87 tons
13'	9'	12"	12"	12"	6.5'	24.86 tons
13'	10'	12"	12"	12"	6'	23.87 tons
13'	11'	12"	12"	12"	6'	24.79 tons
13'	12'	12"	12"	12"	5.5'	23.56 tons
13'	13'	12"	12"	12"	5.5'	24.40 tons
14'	3'	12"	12"	12"	8'	24.48 tons
14'	4'	12"	12"	12"	7.5'	24.10 tons
14'	5'	12"	12"	12"	7.5'	25.25 tons
14'	6'	12"	12"	12"	7'	24.65 tons
14'	7'	12"	12"	12"	6.5'	23.87 tons
14'	8'	12"	12"	12"	6.5'	24.86 tons

PROPOSED 8' WIDE BY 3' CULVERT

NOTES:
1. ALL WALL AND SLAB THICKNESES SHOWN ARE TYPICAL FOR THE SIZE OF BOX CULVERT SIZES SHOWN. THE THICKNESS MAY BE INCREASED OR DECREASED IN ONE-INCH INCREMENTS, DUE TO PROJECT CONDITIONS, BUT CAN NOT EXCEED 12-INCHES THICK OR BE LESS THAN 8-INCHES THICK.
2. ALL STEEL REINFORCEMENT DESIGNS ARE PRODUCT 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 BEVEL CONDITION. THE MAXIMUM BEVEL THAT CAN BE CONSTRUCTED IS A 10-INCH BEVEL FROM THE OUTSIDE EDGE TO OUTSIDE EDGE ACROSS THE SPAN OF THE SECTION.
4. THE APPROXIMATED 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 TABLES ABOVE.

5. ALL NUMBERS IN RED ARE BOX CULVERT SIZES THAT ARE MANUFACTURED USING THE WET-CAST METHOD. A SALES REPRESENTATIVE SHOULD BE CONTACTED TO VERIFY AVAILABILITY AND MANUFACTURING SCHEDULES, PRIOR TO SPECIFING AND DESIGN.

6-21-2011

GENEVA PIPE
Concrete products, concrete reliability
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Moapa, Nevada Phone: 702-864-2620
St. George, Utah Phone: 435-635-9255

REVISIONS		
Rev.	Date	Description

Developer/Property Owner:
Spanish Fork City

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P: (801) 756-4504; david@excelcivil.com

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 8th, 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 of Contents

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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

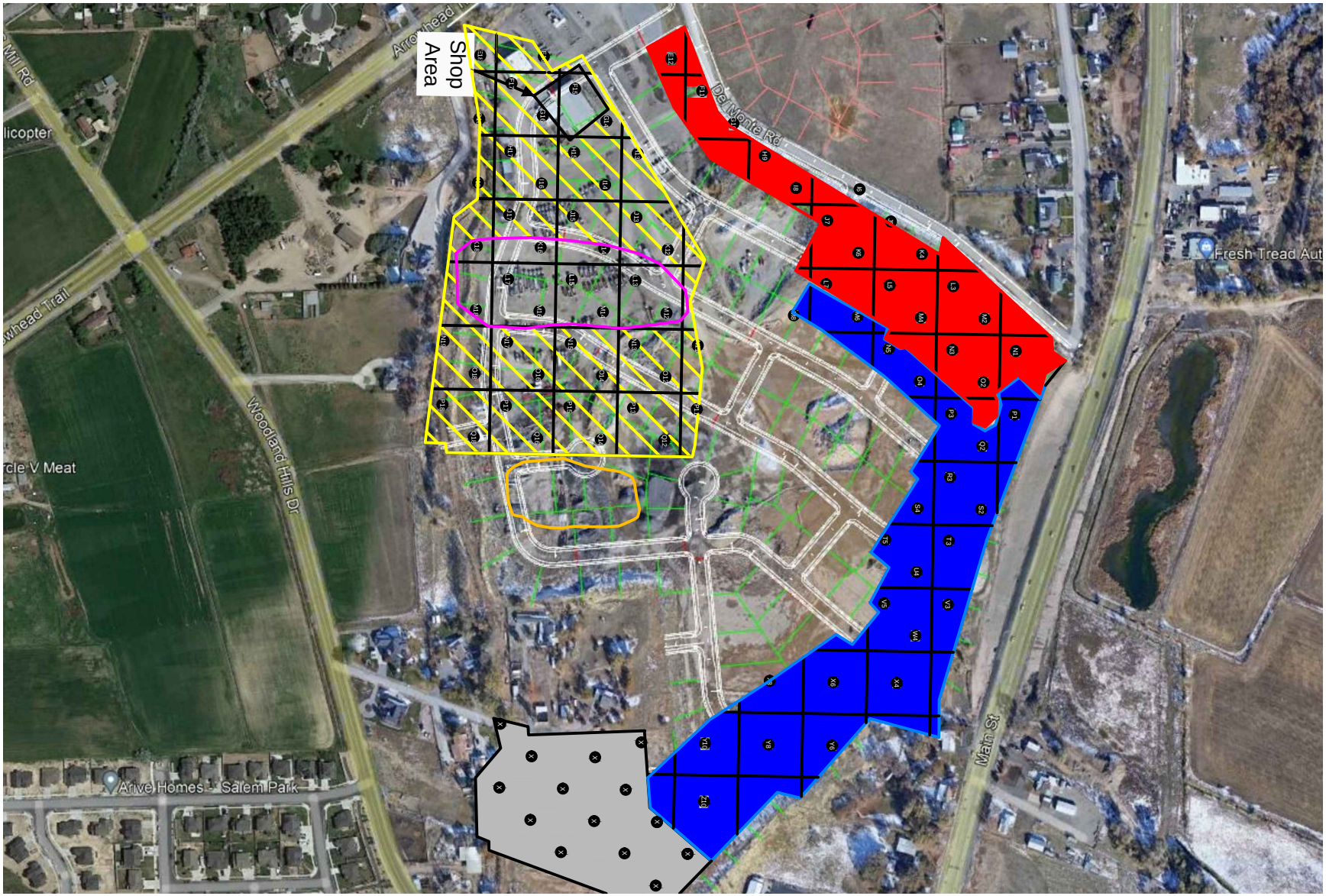
Resource Environmental Management Consultants, Inc., (REMC), 2021, Phase II Environmental Site Assessment

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

SCALE
0 300 600
FEET

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: JRFIII

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 ("REMC") with respect to Phase 1 and 2 of the Weavers Vineyard development located at approximately 525 W Arrowhead Trail, Spanish Fork, Utah 84660 ("Property"). REMC 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.

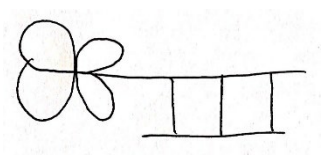
REMC is delivering this letter to the Reliance Parties to confirm that the Reliance Parties are permitted to rely upon the Progress Report in the same manner and to the same degree as if the Progress Report was addressed directly to and performed for the Reliance Parties.

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 REMC with information about the Property or to otherwise indemnify REMC.

REMC 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
REMC

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 Mayor *(votes only in case of tie)*				
CHAD ARGYLE *Councilmember*				
STACY BECK *Councilmember*				
JESSE CARDON *Councilmember*				
SHANE MARSHALL *Councilmember*				
KEVIN OYLER *Councilmember*				

I MOVE this ordinance be adopted: Councilmember _____

I SECOND the foregoing motion: Councilmember _____

ORDINANCE No. __

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.