Wednesday, November 1, 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 City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. October 11, 2023

2. Final Plat

A. EAGLE HAVEN SUBDIVISION PLAT B. This proposal involves the development of 4 residential lots located at 263 South Spanish Fork Parkway.

B. WESTRIDGE BUSINESS PARK - CONDO PLAT. This proposal involves approval for a 33 unit industrial condominium plat located at 585 West 3800 North.

3. Site Plan

A. WESTRIDGE BUSINESS PARK. This proposal involves the industrial development of two lots located at 585 West 3800 North and 531 West and 3800 North.

4. Zone Change

A. RECREATION CENTER ZONE CHANGE. This proposal involves changing the zoning of a property from R-O Residential Office to P-F Public Facilities in anticipation of construction for the Spanish Fork City Recreational Center located at 1102 South Main Street.

5. Discussion

A. OTHER BUSINESS.

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
October 11, 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; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Garrett Elmer**, Power & Light Assistant Superintendent; **Dale Robinson**, Parks and Recreation Director; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall.

Citizens Present: David Hennefer, Tyler Grunander, Ryan Christofferson, James Fricke, John Heiner, Park Sorenson, JD Heiner, Carolina Ortiz, Nick Shrier, Spencer Peterson.

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

MINUTES

September 27, 2023

John Little **moved** to approve the minutes of September 27, 2023.

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

FINAL PLAT

GLH INDUSTRIAL PARK PHASE 1

Brandon Snyder said this was briefly discussed in a previous meeting but was continued to allow for further study of the development agreement.

Dave Anderson stated that he believes there is an end user for the first two buildings, but looks to the applicant to confirm that. Progress is being made about design for the sewer lift station. He stated that storm drain from this site is intended to flow to the north east, flowing under the runway. There has been coordination with the FAA about that utility. The flow would feed to Dry Creek and continue to Utah Lake.

To allow for assurances with the City that certain infrastructure will be constructed within a reasonable time, there is a memorandum that outlines stop dates related to construction. Dave Anderson has a comfort level to move forward with the approval of the Final Plat based on the memorandum.

Chris Thompson asked Byron Haslam about some property trade for the storm drain. Jered Johnson stated that an easement would be good but it is nonprescriptive. It is like the drainage along the front of the airport.

Chris Thompson asked the applicant to provide a legal description of the storm drain pipe so that an easement can be recorded.

Byron Haslam stated that the City needs an easement through the Utah County's property with the drainage. He stated that the sewer lift station is at 30% design.

Dave Hennefer stated that the right-of-way for obtaining a north south collector road is a regional improvement. The applicant is using their staff time and doing the groundwork to create this road, but before the contracts are executed, they would be assigned to the City for final execution. Dave Hennefer asked that in the memorandum for the right-of-way, the stop time for execution of that item not be tied to building one or building two as the road is a regional improvement. The first two buildings should be excepted from that requirement.

Chris Thompson stated that is a reasonable ask and has no concerns. Kevin Taylor did not have any concerns with that modification as the first two buildings can be fed from the underline power from the north.

Chris Thompson asked that the future storm drain pipe and the underground power line be written for a municipal public utility easement opposed to earlier in the discussion calling it the storm drain easement.

Jason Turner asked when 1900 North will be completed so that the life safety services can be provided. The current road access is on county roads that are narrow and if there is no room for construction work vehicles parking on the shoulder. There is a pinch point between 300 West and 700 West.

Dave Anderson stated that the heavy lifting for these improvements is the developers.

There was discussion of improvements from 1900 North heading south to 100 North along 300 West to help alleviate some of the concern of access to the area.

Seth Perrins stated to help with the concern of parking on the shoulders of these very narrow roads, he feels it would be appropriate to send an officer out periodically to help remind construction workers of no parking areas. He also suggested having some no parking signs placed in the area.

Dave Anderson asked Vaughn Pickell how to memorialize the proposed memorandum.

Vaughn Pickell responded to mention the memo in the conditions.

Dave Anderson **moved** to approve the proposed GLH Industrial Park Phase 1 Final Plat based on the following finding and 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.
3. That the applicant follows the conditions identified in the October 11, 2023 GLH Subdivision Phase 1 Final Plat approval and Building Permit.
    a. Sanitary Sewer. A sewer lift station and sewer trunk line are needed to serve development in the GLH Subdivision Phase 1. In order for construction to continue after February 15, 2024, the lift station design must be complete and approved by the City. In order for Certificates of Occupancy to be issued, the lift station and all related appurtenances must be complete, operational and approved by Spanish Fork City.
    b. Right-of-Way. A roadway connection to SR-77 is needed to serve development in the GLH subdivision and surrounding properties. In order for construction to continue after February 15, 2024, all easements and right-of-way needed for the 138kV power line and roadway from 5000 South (County) to SR-77 must be purchased or under contract by February 15, 2024. The sole exception to this condition is limited to the first two buildings, those buildings to be constructed on Lots 1 and 2 of the GLH Industrial Park.
    c. Culinary Water. A 12-inch culinary waterline connection to 300 West and 1900 North is needed to serve development in the GLH Subdivision and surrounding properties. In order for Certificates of Occupancy to be issued, the 12-inch culinary waterline in 1900 North from 300 West to 700 West and in 700 West from 1900 North to 2700 North must be complete, operational and approved by Spanish Fork City.
    d. Pressurized Irrigation. A 12-inch pressurized irrigation waterline connection to 300 West and 1900 North is needed to serve development in the GLH Subdivision and surrounding properties. In order for Certificates of Occupancy to be issued, the 12-inch culinary waterline in 1900 North from 300 West to 700 West and the 6-inch pressurized irrigation line in 700 West from 1900 North to 2700 North must be complete, operational and approved by Spanish Fork City.
    e. Storm Drain. Storm drain facilities must be constructed in order to serve development in the subject plat. The needed facilities cannot be constructed without approval from the Federal Aviation Administration (FAA).

Construction in Phase 1 may not continue after February 15, 2024 unless the FAA has granted approval for the construction of the needed facilities and all needed easements are obtained. Furthermore, the City will stop the construction of improvements that create impervious areas until the storm drain project is complete, operational and approved by Spanish Fork City.

f. Power. Power improvements are likely needed to serve the full buildout of the subject plat. The City's current ability to adequately serve the subject plat is limited. Spanish Fork City may not be able to provide adequate power to the subject plat until upgrades to the City's power system are in place. Spanish Fork City will evaluate the anticipated demand of uses in Phase 1. Certificates of Occupancy and Business Licenses will be withheld unless and until the City can safely provide adequate power for the proposed uses.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

SITE PLAN

GLH INDUSTRIAL PARK LOT 1

Brandon Snyder stated that Lot 1 and Lot 2 are both along 700 West. The applicant is looking for approval on both lots. Lot 1 is the larger of the two proposed site improvements. As additional phases come in, the applicant has committed to cross access easements.

Kevin Taylor stated he has everything he needs related to power.

Vaughn Pickell **moved** to approve the proposed GLH Industrial Park Lot 1 Site Plan based on the following finding and 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.
3. That the applicant follows the conditions identified in the October 11, 2023 GLH Subdivision Phase 1 Final Plat approval and Building Permit.
    a. Sanitary Sewer. A sewer lift station and sewer trunk line are needed to serve development in the GLH Subdivision Phase 1. In order for construction to continue after February 15, 2024, the lift station design must be complete and approved by the City. In order for Certificates of Occupancy to be issued, the lift station and all related appurtenances must be complete, operational and approved by Spanish Fork City.

b. Right-of-Way. A roadway connection to SR-77 is needed to serve development in the GLH subdivision and surrounding properties. In order for construction to continue after February 15, 2024, all easements and right-of-way needed for the 138kV power line and roadway from 5000 South (County) to SR-77 must be purchased or under contract by February 15, 2024. The sole exception to this condition is limited to the first two buildings, those buildings to be constructed on Lots 1 and 2 of the GLH Industrial Park.
c. Culinary Water. A 12-inch culinary waterline connection to 300 West and 1900 North is needed to serve development in the GLH Subdivision and surrounding properties. In order for Certificates of Occupancy to be issued, the 12-inch culinary waterline in 1900 North from 300 West to 700 West and in 700 West from 1900 North to 2700 North must be complete, operational and approved by Spanish Fork City.
d. Pressurized Irrigation. A 12-inch pressurized irrigation waterline connection to 300 West and 1900 North is needed to serve development in the GLH Subdivision and surrounding properties. In order for Certificates of Occupancy to be issued, the 12-inch culinary waterline in 1900 North from 300 West to 700 West and the 6-inch pressurized irrigation line in 700 West from 1900 North to 2700 North must be complete, operational and approved by Spanish Fork City.
e. Storm Drain. Storm drain facilities must be constructed in order to serve development in the subject plat. The needed facilities cannot be constructed without approval from the Federal Aviation Administration (FAA). Construction in Phase 1 may not continue after February 15, 2024 unless the FAA has granted approval for the construction of the needed facilities and all needed easements are obtained. Furthermore, the City will stop the construction of improvements that create impervious areas until the storm drain project is complete, operational and approved by Spanish Fork City.
f. Power. Power improvements are likely needed to serve the full buildout of the subject plat. The City's current ability to adequately serve the subject plat is limited. Spanish Fork City may not be able to provide adequate power to the subject plat until upgrades to the City's power system are in place. Spanish Fork City will evaluate the anticipated demand of uses in Phase 1. Certificates of Occupancy and Business Licenses will be withheld unless and until the City can safely provide adequate power for the proposed uses.

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

GLH INDUSTRIAL PARK SUBDIVISION LOT 2

(See GLH Industrial Park Subdivision Lot 1 above)

Vaughn Pickell **moved** to approve the proposed GLH Industrial Park Subdivision Lot 2 Site Plan based on the following finding and 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.
3. That the applicant follows the conditions identified in the October 11, 2023 GLH Subdivision Phase 1 Final Plat approval and Building Permit.
    a. Sanitary Sewer. A sewer lift station and sewer trunk line are needed to serve development in the GLH Subdivision Phase 1. In order for construction to continue after February 15, 2024, the lift station design must be complete and approved by the City. In order for Certificates of Occupancy to be issued, the lift station and all related appurtenances must be complete, operational and approved by Spanish Fork City.
    b. Right-of-Way. A roadway connection to SR-77 is needed to serve development in the GLH subdivision and surrounding properties. In order for construction to continue after February 15, 2024, all easements and right-of-way needed for the 138kV power line and roadway from 5000 South (County) to SR-77 must be purchased or under contract by February 15, 2024. The sole exception to this condition is limited to the first two buildings, those buildings to be constructed on Lots 1 and 2 of the GLH Industrial Park.
    c. Culinary Water. A 12-inch culinary waterline connection to 300 West and 1900 North is needed to serve development in the GLH Subdivision and surrounding properties. In order for Certificates of Occupancy to be issued, the 12-inch culinary waterline in 1900 North from 300 West to 700 West and in 700 West from 1900 North to 2700 North must be complete, operational and approved by Spanish Fork City.
    d. Pressurized Irrigation. A 12-inch pressurized irrigation waterline connection to 300 West and 1900 North is needed to serve development in the GLH Subdivision and surrounding properties. In order for Certificates of Occupancy to be issued, the 12-inch culinary waterline in 1900 North from 300 West to 700 West and the 6-inch pressurized irrigation line in 700 West from 1900 North to 2700 North must be complete, operational and approved by Spanish Fork City.
    e. Storm Drain. Storm drain facilities must be constructed in order to serve development in the subject plat. The needed facilities cannot be constructed without approval from the Federal Aviation Administration (FAA). Construction in Phase 1 may not continue after February 15, 2024 unless the FAA has granted approval for the construction of the needed facilities and all needed easements are obtained. Furthermore, the City will stop the construction of improvements that create impervious areas until the storm drain project is complete, operational and approved by Spanish Fork City.

f. Power. Power improvements are likely needed to serve the full buildout of the subject plat. The City's current ability to adequately serve the subject plat is limited. Spanish Fork City may not be able to provide adequate power to the subject plat until upgrades to the City's power system are in place. Spanish Fork City will evaluate the anticipated demand of uses in Phase 1. Certificates of Occupancy and Business Licenses will be withheld unless and until the City can safely provide adequate power for the proposed uses.

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

CASCADE COLLISION

Mary Martin stated the site is located along Main Street. The current business is wishing to expand the site by adding additional buildings and parking.

There was discussion regarding the hot asphalt mix berm that follows the north property line around the east property line to contain water run off on adjacent sites.

Kevin Taylor stated there are a couple items that have been noted in the redline comments.

Jered Johnson **moved** to approve the proposed Cascade Collision Site Plan based on the following finding and 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 the redline comments.

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

SPANISH FORK RECREATION CENTER

Nick Shrier stated he has worked through site issues with the respective departments. The landscape requirements are being met and there are ample parking stalls on site. The accesses along Main Street are full accesses.

Jered Johnson stated Volunteer Drive signals should be up and running within the next month. The irrigation company stated that the ditch must be piped and the City will pay to do so. There is concern for the natural spring water in the area. The water gates will stay on the south west corner of Volunteer Drive and Main Street for now. The City is working on the no-rise application as there are parts of the property that are within the floodplain area.

Brandon Snyder stated that updating the General Plan and Zoning would be an appropriate housekeeping item.

Dave Anderson recommended the Zone Change go forward and not worry about the General Plan as that can be corrected by the consulting firm hired for the city-wide General Plan revision.

There was discussion of a masonry wall being constructed around the existing parks and recreation shop, next to the existing soccer fields.

The fence that runs along Main Street is an ornamental wrought iron fence. The fence along the river is a vinyl-coated black chain link fence.

There are logistics with regard to access to the recreation center. An example that was discussed involved access for the competition pool for swim practice.

Jered Johnson **moved** to approve the proposed Spanish Fork Recreation Center Site Plan based on the following finding and 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.
3. That the applicant works out issues with piping the irrigation ditch with the irrigation company.
4. That the applicant pays the encroachment fee.
5. That a trail be added to the site to connect from the trail along the river to the north end of the building.
6. That the applicant meets the conditions of the no-rise approval.
7. That staff initiates the property be rezoned.

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

TITLE 15 AMENDMENT

ACCESSORY STRUCTURE SETBACKS

Spencer Peterson presented his proposal which would amend the setbacks for accessory structures. The amendment would be to allow a closer setback when on a property of one acre or more and does not modify the proposed overall size of the structure relative to the property.

There was discussion related to the impact of the adjacent property owners and maybe not even who the owners are today but the future owners. The larger the building the more discomfort. Maybe it becomes more palatable that there are no windows over a certain height.

Chris Thompson stated it might be best to explore this with John Little and possibly Community Development over having the discussion here in DRC.

There was discussion of the property rights of the property owner desiring to modify their property and the property rights of the adjacent property owners.

Dave Anderson suggests that the Planning Commission and City Council evaluate the fundamental residential development and the accessory buildings that fit within that use. How adding buildings, depending on scale and location of the property, really does change the feel of the subdivision.

Vaughn Pickell stated there is a misconception of which property owners' right weighs more, and that is regulated by zoning.

Seth Perrins **moved** to continue the proposed Title 15 Amendment.

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

DISCUSSION

ARROWHEAD SUBDIVISION SITE MANAGEMENT PLAN

Dave Anderson stated that staff has reviewed the proposal. There are some concerns that were raised by the City's environmental consulting firm. The idea of this speaks to handling certain items with care and most importantly, the work needs to be done before homes are occupied. In terms of timing this management plan speaks to the first two phases, but it should be addressing all phases. Dave Anderson stated that he sees a need for an executive summary that helps break it down in layman's terms. This can be done in a few paragraphs. Dave Anderson stated there is a requested change by Lance Hess to page five recommended. The executive summary could be done in a cover letter format.

Brandon Snyder stated it is important to make sure the applicant knows the site as a whole subdivision has mitigation efforts completed and work is not actively being done while homes are receiving occupancy.

ADU MAILBOXES

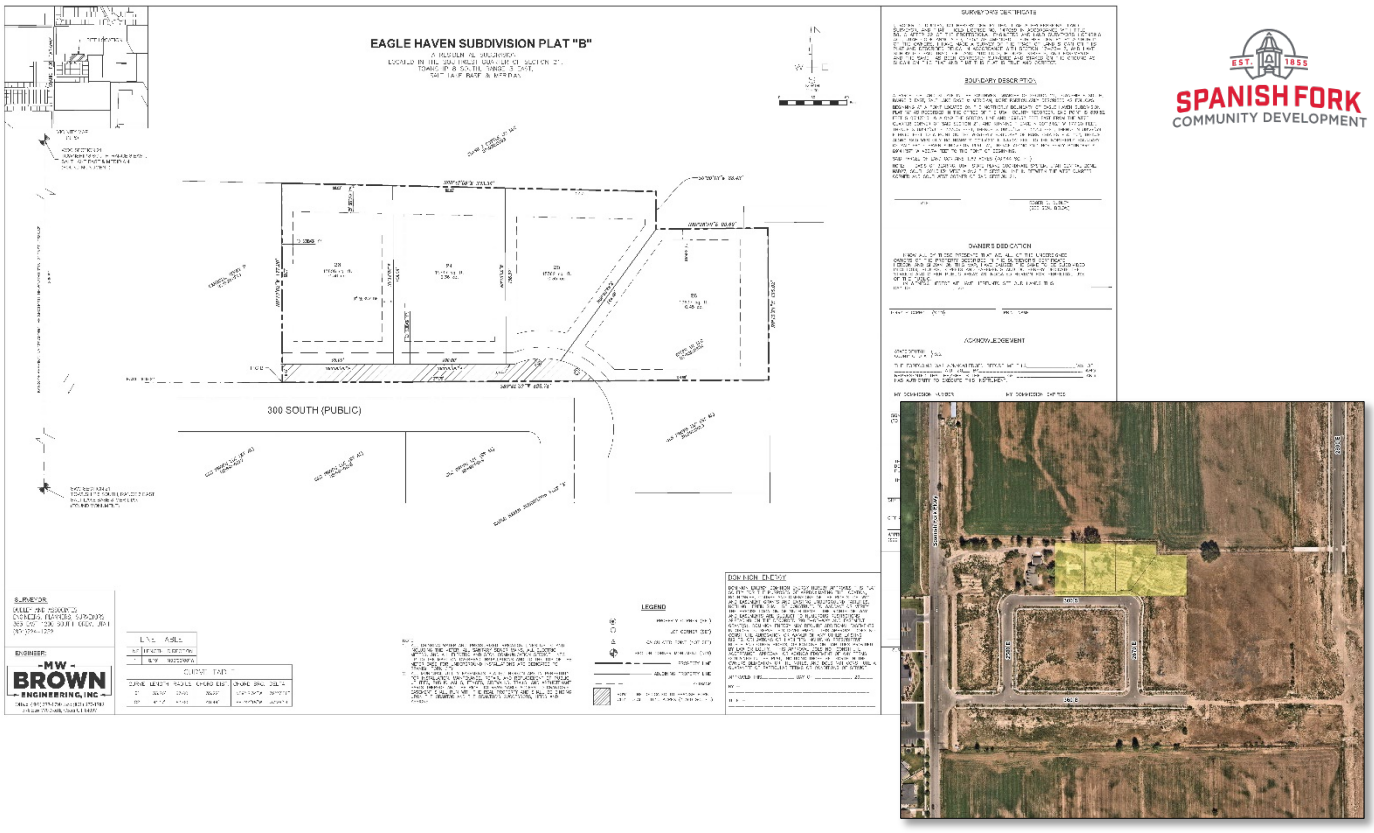
Dave Anderson thinks it is beneficial to have developers install more mail boxes in the area. There was discussion of pros and cons of having a permanent address assigned and recognized by the United Postal Service. It was determined that within residential development for single family

homes, the amount of available mail boxes should be one and a half then approved lots and not having more than 4-5 boxes per street.

Dave Anderson moved to adjourn the meeting at 11:47 a.m.

Adopted:

Kimberly Brenneman
Development Coordinator Manager



Eagle Haven Subdivision Plat B Final Plat Approval Request

November 1, 2023, Development Review Committee meeting.

Located at 263 South Spanish Fork Parkway, including 1.63 acres.

The subject property is zoned R-1-15.

The applicant has requested Final Plat approval for 4 lots.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Improvements.
3. Notice of development obligations.

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.

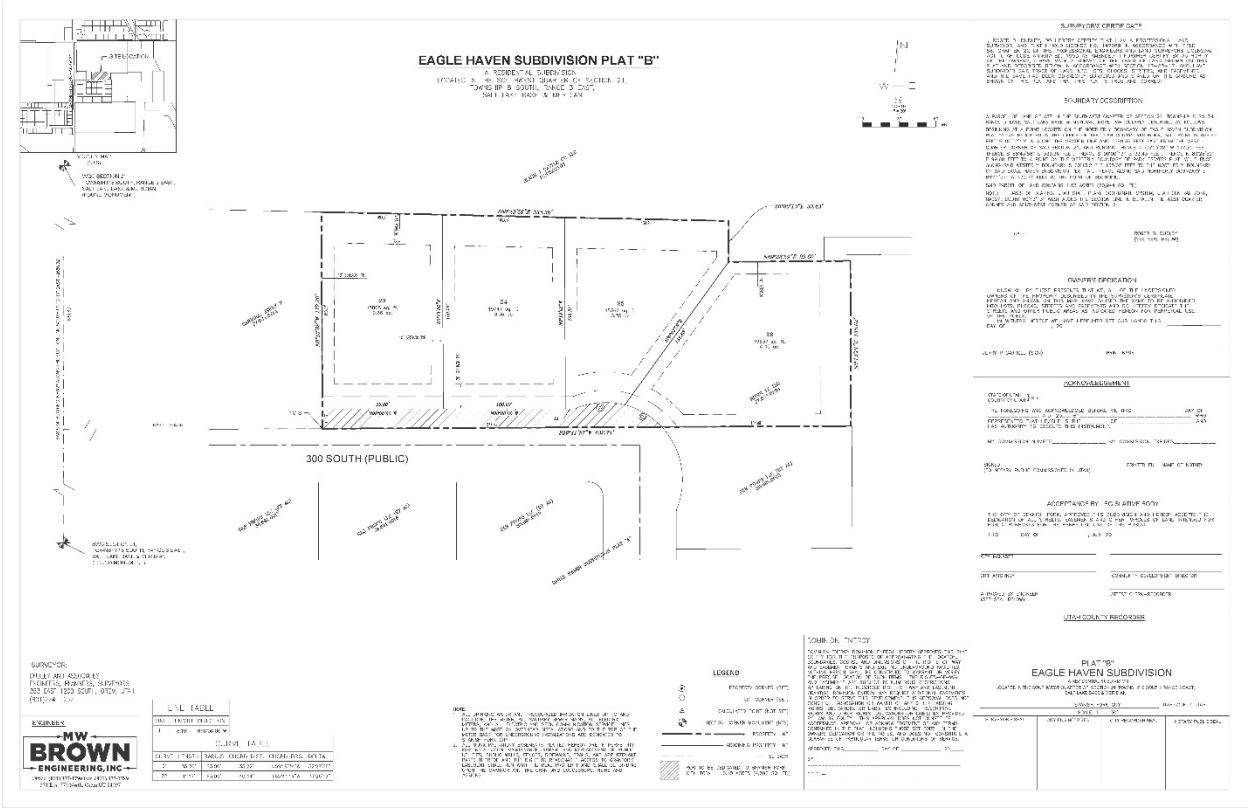
Conditions

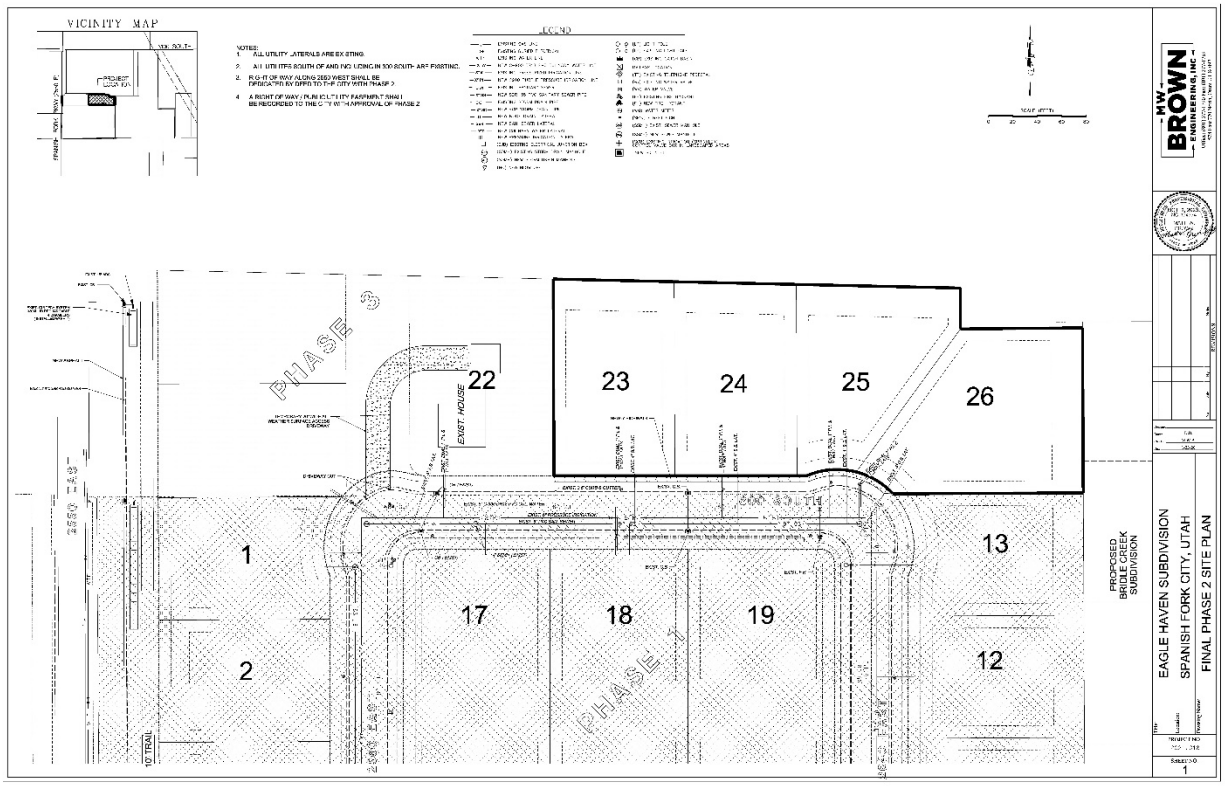
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant addresses any outstanding Preliminary Plat conditions of approval.

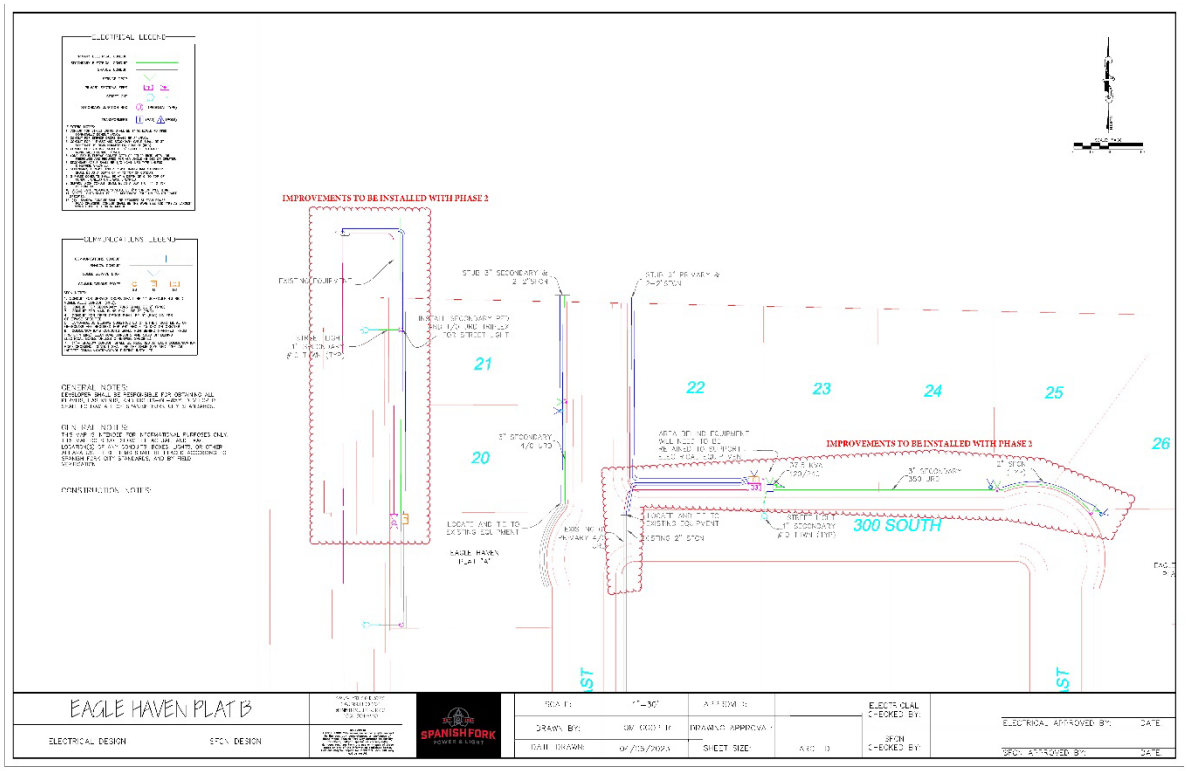
Exhibits

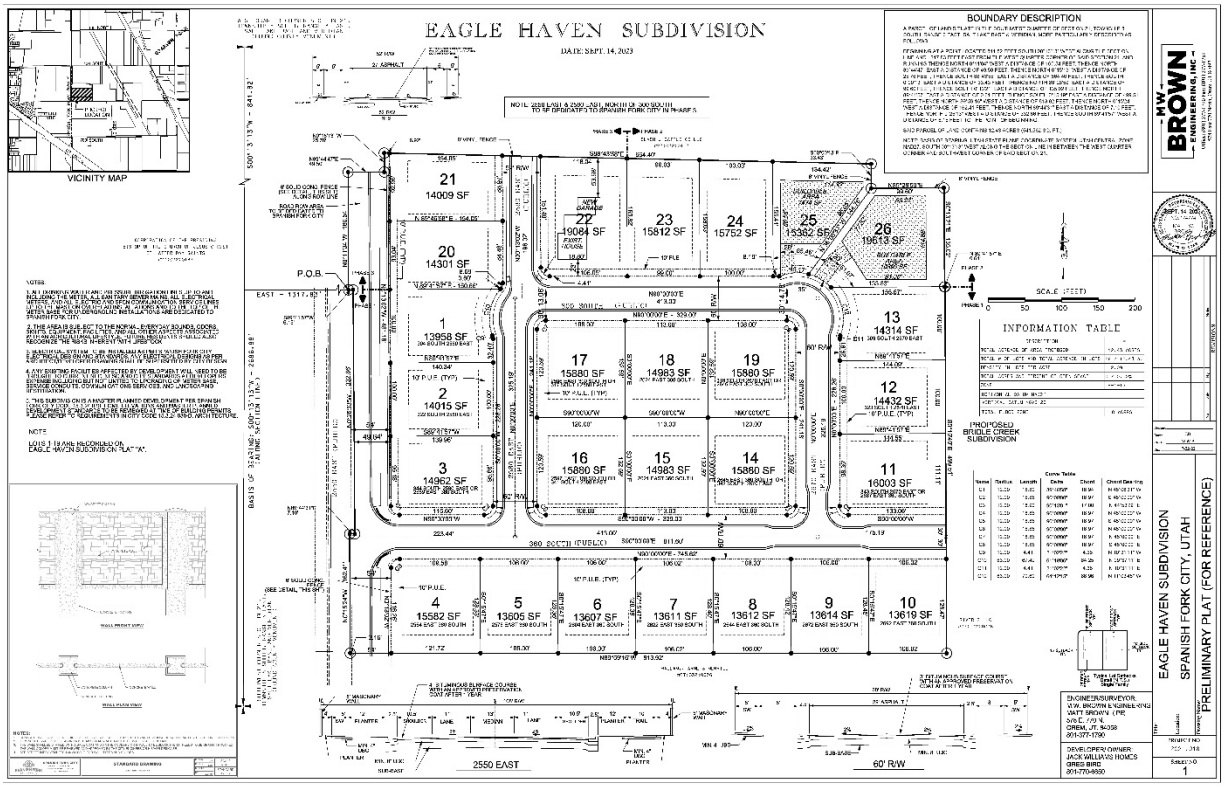
1. Final Plat.
2. Preliminary Plat.

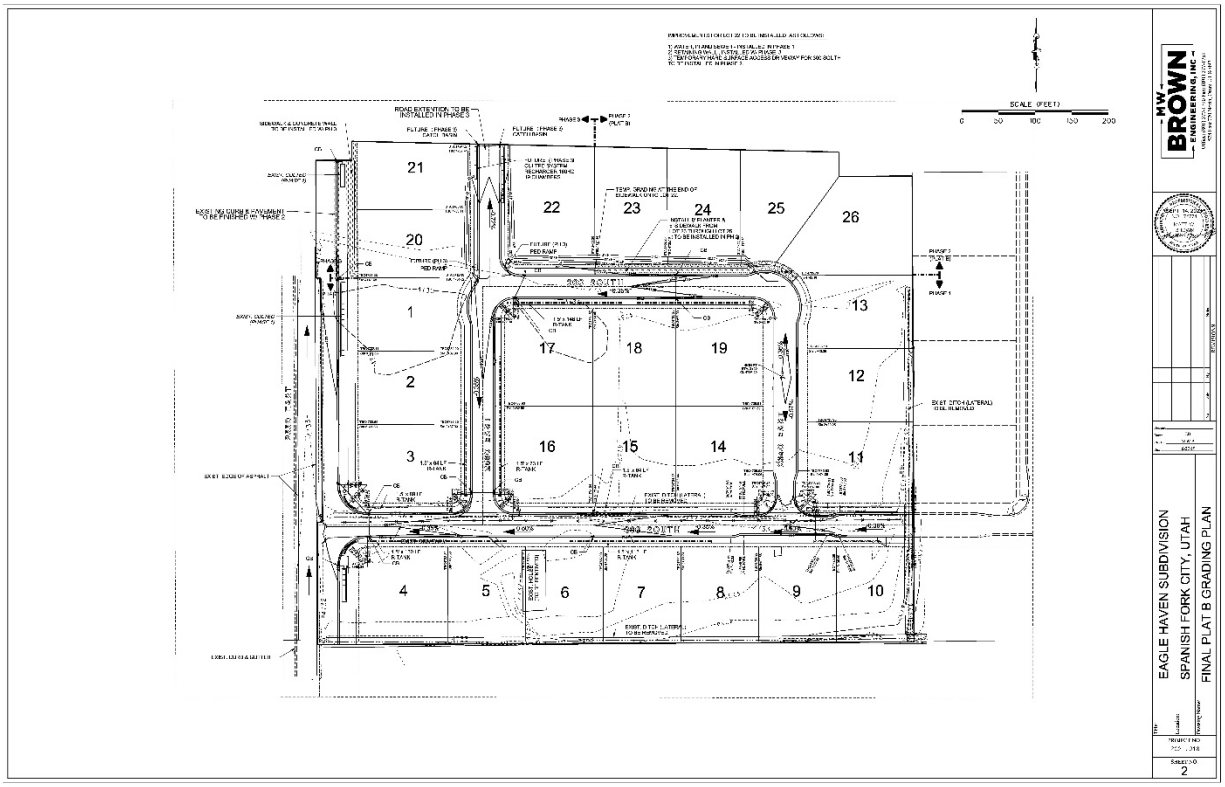
Exhibit 1

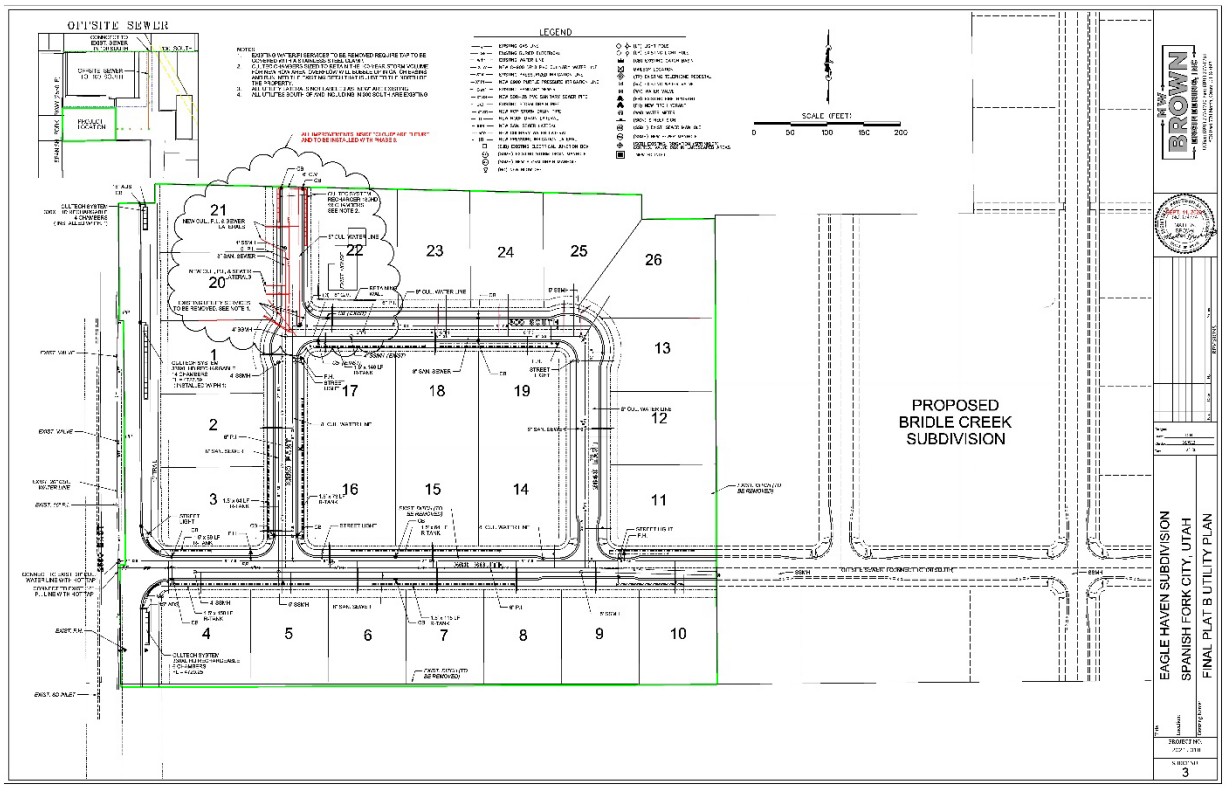

EAGLE HAVEN SUBDIVISION PLAT "B"
A RESIDENTIAL SUBDIVISION
300 SOUTH (PUBLIC)
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACCEPTANCE BY PUBLIC WORKS
UTAH COUNTY RECORDER
LEGEND
PLAT "B"
EAGLE HAVEN SUBDIVISION
SURVEYOR:
PUGET AND ASSOCIATES
ENGINEERS, PLANNERS, SURVEYORS
ENGINEER:
MW BROWN ENGINEERING, INC

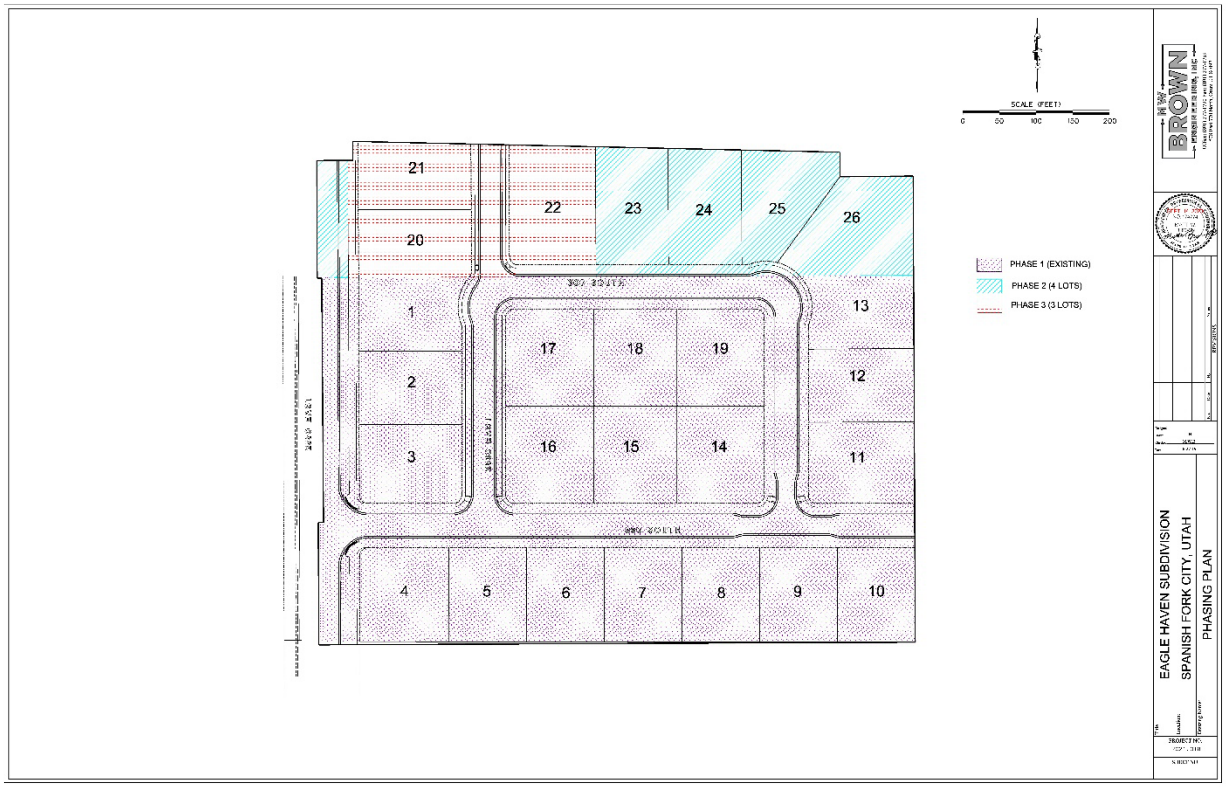

VICINITY MAP
PROJECT LOCATION
NOTES:
1. ALL UTILITIES ARE EXISTING.
2. ALL UTILITIES SOUTH OF AND INCLUDING 300 SOUTH ARE EXISTING.
3. R.O.W. OF WAY ALONG 2850 WEST SHALL BE DEDICATED BY DEED TO THE CITY WITH PHASE 2
4. A RIGHT OF WAY / PUBLIC UTILITY EASEMENT SHALL BE RECORDED TO THE CITY WITH APPROVAL OF PHASE 2
LEGEND
PHASE 2
PHASE 1
EXIST. HOUSE
22
23
24
25
26
1
2
12
13
17
18
19
300 SOUTH
TRAIL
PROPOSED BRIDLE CREEK SUBDIVISION
MW BROWN ENGINEERING, INC
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PHASE 2 SITE PLAN

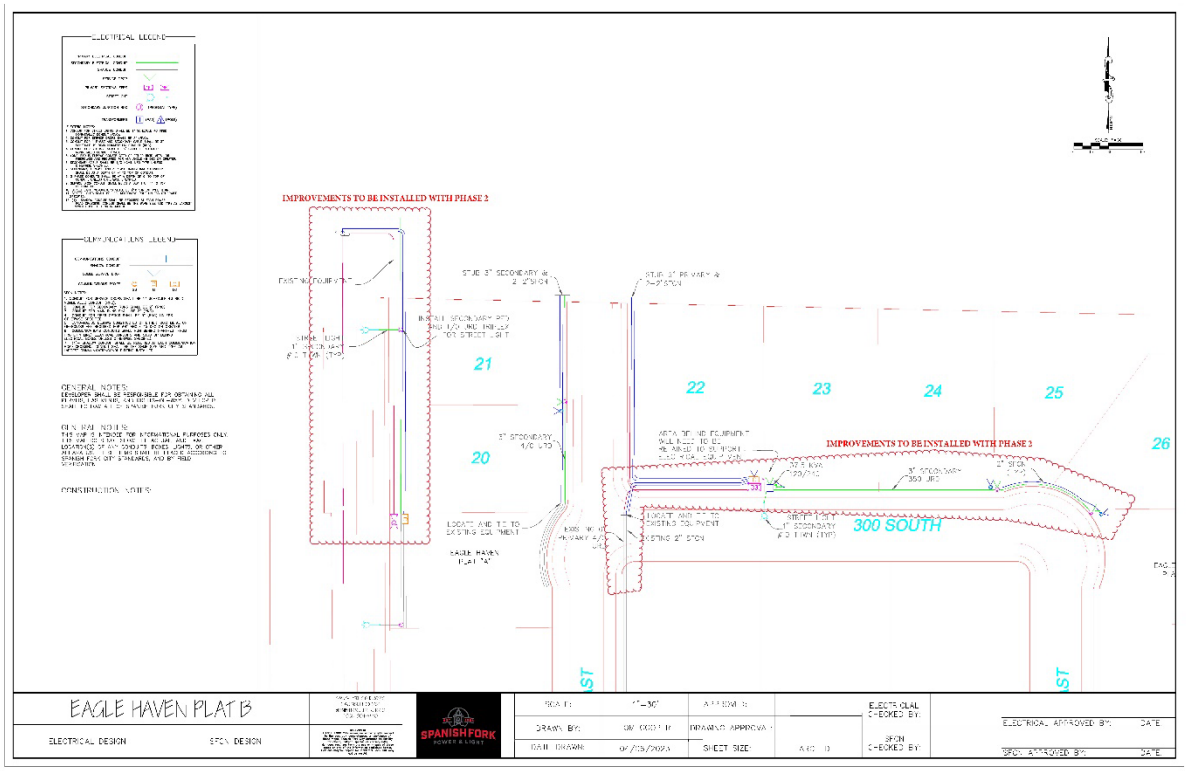

IMPROVEMENTS TO BE INSTALLED WITH PHASE 2
IMPROVEMENTS TO BE INSTALLED WITH PHASE 3
21
22
23
24
25
26
20
300 SOUTH
EAGLE HAVEN PLAT B
ELECTRICAL DESIGN
SPAN DESIGN
SPANISH FORK


EAGLE HAVEN SUBDIVISION
DATE: SEPT. 14, 2023
BOUNDARY DESCRIPTION
VICINITY MAP
INFORMATION TABLE
PROPOSED BRIDLE CREEK SUBDIVISION
360 SOUTH (PUBLIC)
2550 EAST
60' R/W
SCALE (FEET)
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY PLAT (FOR REFERENCE)
MW BROWN ENGINEERING, INC.


SCALE (FEET)
360 SOUTH
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAT B GRADING PLAN
MW BROWN ENGINEERING, INC.

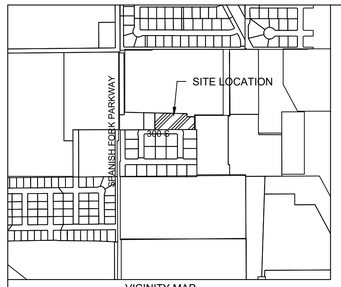

OFFSITE SEWER
LEGEND
SCALE (FEET)
0 50 100 150 200
PROPOSED
BRIDLE CREEK
SUBDIVISION
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAT B UTILITY PLAN
BROWN
3


SCALE (FEET)
0 50 100 150 200
PHASE 1 (EXISTING)
PHASE 2 (4 LOTS)
PHASE 3 (3 LOTS)
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PHASING PLAN
BROWN

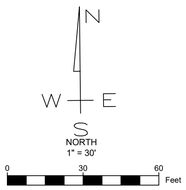

ELECTRICAL LEGEND
CONSTRUCTION LEGEND
GENERAL NOTES:
DESIGN NOTES:
CONSTRUCTION NOTES:
IMPROVEMENTS TO BE INSTALLED WITH PHASE 2
EXISTING EQUIPMENT
STUB 3" SECONDARY
STUB 3" PRIMARY
INSTALL SECONDARY PED AND (2) 2" SWEEPS FOR STREET LIGHT
21
22
23
24
25
26
20
3" SECONDARY
LOCATE AND TIE TO EXISTING EQUIPMENT
EAGLE HAVEN PLAT "A"
AREA OF LINE EQUIPMENT WILL NEED TO BE RELOCATED TO ALLOW FOR NEW PAD MOUNT
IMPROVEMENTS TO BE INSTALLED WITH PHASE 3
37.5 KVA PADMOUNT
3" SECONDARY 350 MCM
2" STUB
LOCATE AND TIE TO EXISTING EQUIPMENT
EXISTING 2" STUB
1" SECONDARY #2 THWN (TYP)
300 SOUTH
EAST
EAST
EAGLE HAVEN PLAT B
ELECTRICAL DESIGN
SPAN DESIGN
SPANISH FORK POWER & LIGHT
SCALE:
1"=30'
DRAWN BY:
DATE DRAWN:
06/05/2023
SHEET SIZE:
ELECTRICAL CHECKED BY:
SPAN CHECKED BY:
ELECTRICAL APPROVED BY:
DATE
SPAN APPROVED BY:
DATE

EAGLE HAVEN SUBDIVISION PLAT "B"

A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN



VICINITY MAP
(NTS)



WOC SECTION 21
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)

SLASH J CATTLE CO LLC
27:032:0103

S88°43'58"E 333.36'

99.03'

100.03'

134.29'

S0°00'13"E 33.43'

N89°28'59"E 99.60'

25' SETBACK TYP.

10' SETBACK TYP.

10' SETBACK TYP.

20' SETBACK TYP.

10' SETBACK

CARROLL, JERRY P
27:032:0214

N0°13'02"W 177.20'

160.77'

N0°13'02"W 156.58'

N0°13'02"W 156.37'

23
15808 sq. ft.
0.36 ac.

24
15747 sq. ft.
0.36 ac.

25
15362 sq. ft.
0.35 ac.

26
19637 sq. ft.
0.45 ac.

N38°09'29"E
144.69'

S0°13'21"E 135.02'

RIVER 12 LLC
27:032:0234

BASIS OF BEARING: NAD27 ALONG THE SECTION LINE SOUTH 00°13'13" EAST - 2686.82'

839.82'

EAST - 1698.32'

P.O.B.

99.00'
N90°00'00"W

100.00'
N90°00'00"W

277.75'

L1

C2

C1

154.99'

S89°41'57"W 432.74'

300 SOUTH (PUBLIC)

GLS PROPS LLC (ET AL)
38:691:0017

GLS PROPS LLC (ET AL)
38:691:0018

GLS PROPS LLC (ET AL)
38:691:0019

GLS PROPS LLC (ET AL)
38:691:0013

EAGLE HAVEN SUBDIVISION PLAT "A"

SWC SECTION 21,
TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN
(FOUND MONUMENT)

SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 147089 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17–23–17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE NORTHERLY BOUNDARY OF EAGLE HAVEN SUBDIVISION PLAT "A" AS RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT IS 839.82 FEET S 00°13'13" W ALONG THE SECTION LINE AND 1698.32 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE N 00°13'02" W 177.20 FEET, THENCE S 88°43'58" E 333.36 FEET, THENCE S 00°00'13" E 33.43 FEET, THENCE N 89°28'59" E 99.60 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARK ESTATES PLAT "C", THENCE ALONG SAID WESTERLY BOUNDARY S 00°13'21" E 135.02 FEET TO THE NORTHERLY BOUNDARY OF SAID EAGLE HAVEN SUBDIVISION PLAT "A", THENCE ALONG SAID NORTHERLY BOUNDARY S 89°41'57" W 432.74 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.63 ACRES (70,944 SQ. FT.)

NOTE: BASIS OF BEARING, UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE, NAD27, SOUTH 00°13'13" WEST ALONG THE SECTION LINE IN BETWEEN THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 21.

DATE:

ROGER D. DUDLEY
(SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20 _____

JERRY P CARROLL (SIGN)

PRINT NAME

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF _____, A.D. 20___ BY_____, WHO REPRESENTED THAT HE/SHE IS THE _____ OF _____ AND HAS AUTHORITY TO EXECUTE THIS INSTRUMENT.

MY COMMISSION NUMBER_____ MY COMMISSION EXPIRES_____

SIGNED
(TO NOTARY PUBLIC COMMISSIONED IN UTAH)

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF SPANISH FORK, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC.

THIS_____DAY OF _____, A.D. 20___

CITY MANAGER

CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY ENGINEER
(SEE SEAL BELOW)

ATTEST CLERK–RECORDER

UTAH COUNTY RECORDER

SURVEYOR:

DUDLEY AND ASSOCIATES
ENGINEERS, PLANNERS, SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
(801)224–1252

ENGINEER:

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	8.19'	N90°00'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	35.70'	63.00'	35.22'	N59°18'34"W	32°27'56"
C2	41.17'	63.00'	40.44'	S85°44'18"W	37°26'19"

NOTE:
1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY
2. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS

LEGEND

- PROPERTY CORNER (SET)
- LOT CORNER (SET)
- CALCULATED POINT (NOT SET)
- SECTION CORNER MONUMENT (NTS)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SETBACK
- ROW TO BE DEDICATED TO SPANISH FORK CITY. TOTAL = 0.10 ACRES (4,390 SQ. FT.)

DOMINION ENERGY

DOMINION ENERGY DOMINION ENERGY HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS–OF–WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS–OF–WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT–OF–WAY AND EASEMENT GRANT(S). DOMINION ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF SERVICE.

APPROVED THIS_____ DAY OF _____, 20____

BY –
_____

TITLE –
_____

PLAT "B"
EAGLE HAVEN SUBDIVISION

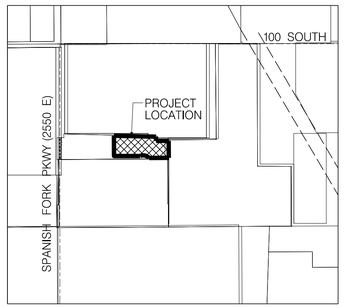
A RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

SPANISH FORK CITY UTAH COUNTY, UTAH

SCALE: 1" = 30'

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL	NOTARY PUBLIC SEAL

VICINITY MAP

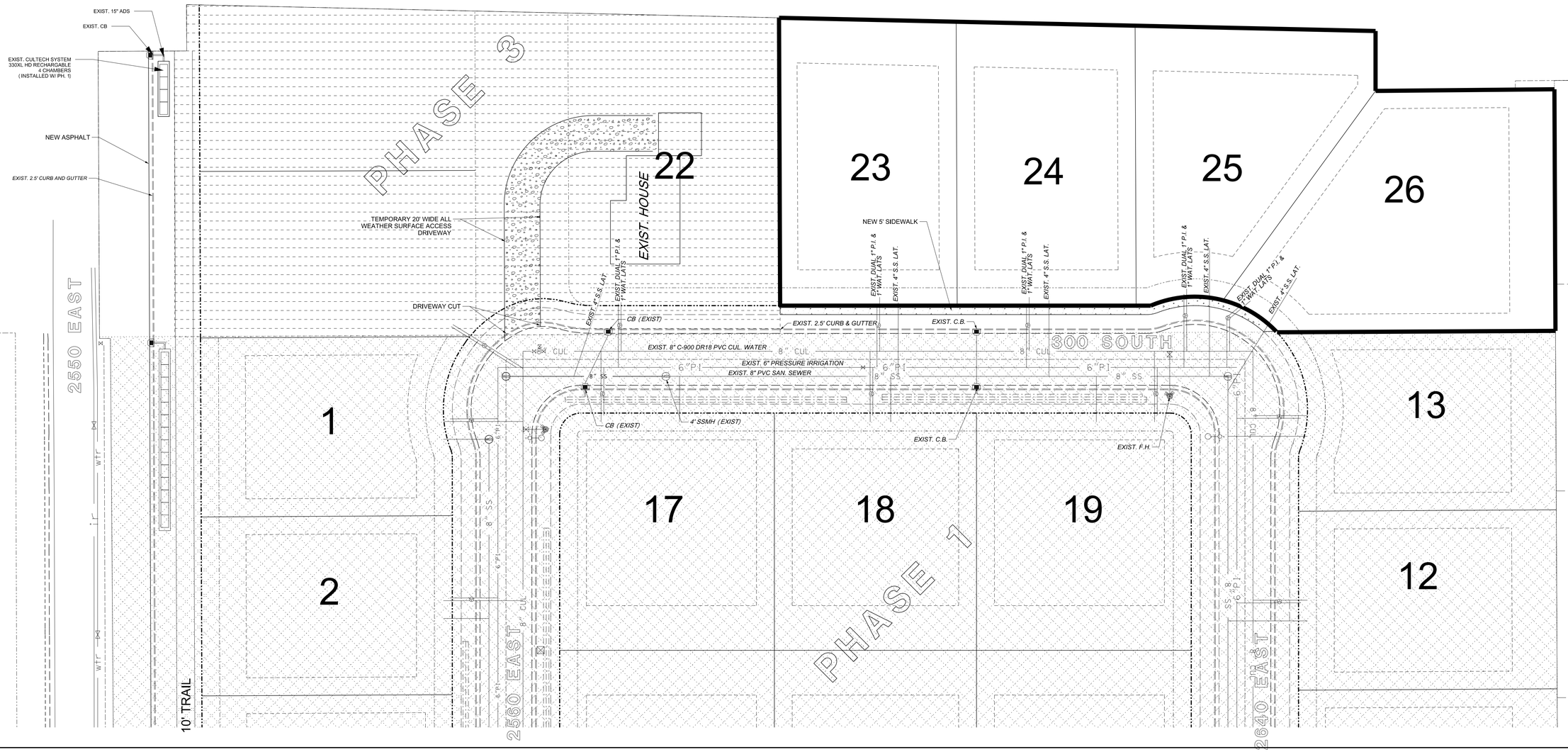


NOTES:
1. ALL UTILITY LATERALS ARE EXISTING.
2. ALL UTILITES SOUTH OF AND INCLUDING IN 300 SOUTH ARE EXISTING.
3. RIGHT OF WAY ALONG 2550 WEST SHALL BE DEDICATED BY DEED TO THE CITY WITH PHASE 2.
4. A RIGHT OF WAY / PUBLIC UTILITY EASEMENT SHALL BE RECORDED TO THE CITY WITH APPROVAL OF PHASE 2.

LEGEND

- g — EXISTING GAS LINE
- be — EXISTING BURIED ELECTRICAL
- wtr — EXISTING WATER LINE
- X" W — NEW C-900 DR18 PVC CULINARY WATER LINE
- X" Ir — EXISTING PRESSURIZED IRRIGATION LINE
- X" PI — NEW C900 PURPLE PRESSURE IRRIGATION LINE
- swr — EXISTING SANITARY SEWER
- X" SS — NEW SDR-35 PVC SANITARY SEWER PIPE
- SD — EXISTING STORM DRAIN PIPE
- X" SD — NEW RCP STORM DRAIN PIPE
- LD — NEW ROOF DRAIN LATERAL
- SWR — NEW SAN. SEWER LATERAL
- WTR — NEW CULINARY WATER LATERAL
- IR — NEW PRESSURE IRRIGATION LATERAL
- (EJB) EXISTING ELECTRICAL JUNCTION BOX
- (SDMH) EXISTING STORM DRAIN MANHOLE
- (SDMH) NEW STORM DRAIN MANHOLE
- (BO) NEW BLOW OFF
- (LP) LIGHT POLE
- (LP) EXISTING LIGHT POLE
- (CB) EXISTING CATCH BASIN
- MAILBOX LOCATION
- (TP) EXISTING TELEPHONE PEDESTAL
- (wv) EXISTING WATER VALVE
- (WV) WATER VALVE
- (FH) EXISTING FIRE HYDRANT
- (FH) NEW FIRE HYDRANT
- (WM) WATER METER
- (SIGN) STREET SIGN
- (SSMH) EXIST. SEWER MANHOLE
- (SSMH) NEW SEWER MANHOLE
- (SCB) EXISTING IRRIGATION (SPRINKLER) CONTROL VALVE BOX IN LANDSCAPED AREAS
- NEW SD INLET

SCALE (FEET)
0 20 40 60 80



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
OCT. 2, 2023
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked M.W.B.
Date 1-23-20

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: FINAL PHASE 2 SITE PLAN

PROJECT NO. 2021.018

SHEET NO. 1

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT

SECONDARY ELECTRICAL CONDUIT

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS

STREETLIGHT

SECONDARY JUNCTION BOX (PEDESTAL TYPE)

TRANSFORMERS (PAD) (POLE)

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

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO —

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES SM M LG

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

GENERAL NOTES:

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

GENERAL NOTES:

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

CONSTRUCTION NOTES:

NORTH

SCALE: 1" = 30'

0 15 30 60

IMPROVEMENTS TO BE INSTALLED WITH PHASE 2

EXISTING EQUIPMENT

STUB 3" SECONDARY & 2-2"SFCN

STUB 6" PRIMARY & 2-2"SFCN

INSTALL SECONDARY PED AND 1/0 URD TRIPLEX FOR STREET LIGHT

STREET LIGHT 1" SECONDARY #10 THWN (TYP)

21

22

23

24

25

26

3" SECONDARY 4/0 URD

20

AREA BEHIND EQUIPMENT WILL NEED TO BE RETAINED TO SUPPORT ELECTRICAL EQUIPTMENT

IMPROVEMENTS TO BE INSTALLED WITH PHASE 2

37.5 KVA 120/240

3" SECONDARY 350 URD

2" SFCN (TYP)

LOCATE AND TIE TO EXISTING EQUIPMENT

EXISTING 6 PRIMARY 4/0 URD

LOCATE AND TIE TO EXISTING EQUIPMENT

EXISTING 2" SFCN

STREET LIGHT 1" SECONDARY #10 THWN (TYP)

300 SOUTH

EAGLE HAVEN PLAT "A"

EAGLE HAVEN PLAT B

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

DISCLAIMER:
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SPANISH FORK POWER & LIGHT

SCALE:	1"=30'	APPROVED:		ELECTRICLAL CHECKED BY:	
DRAWN BY:	TOM COOPER	DRAWING APPROVAL:			
DATE DRAWN:	04/06/2023	SHEET SIZE:	ARCH D	SFCN CHECKED BY:	

ELECTRICAL DESIGN

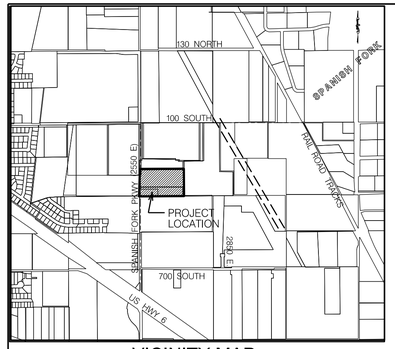
SFCN DESIGN

ELECTRICAL APPROVED BY: DATE:

SFCN APPROVED BY: DATE:

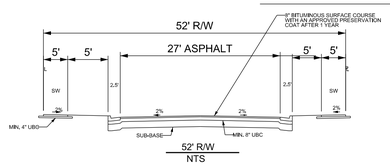
EAGLE HAVEN SUBDIVISION

DATE: SEPT. 14, 2023



VICINITY MAP

WEST QUARTER CORNER SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)



NOTE: 2550 EAST & 2580 EAST, NORTH OF 300 SOUTH TO BE DEDICATED TO SPANISH FORK CITY IN PHASE 3.

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 841.82 FEET SOUTH 00°13'13" WEST ALONG THE SECTION LINE AND 1317.83 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 0°11'04" WEST A DISTANCE OF 160.54 FEET, THENCE NORTH 89°44'47" EAST A DISTANCE OF 49.50 FEET, THENCE NORTH 0°15'13" WEST A DISTANCE OF 25.76 FEET, THENCE SOUTH 88°43'58" EAST A DISTANCE OF 664.40 FEET, THENCE SOUTH 0°00'13" EAST A DISTANCE OF 33.43 FEET, THENCE NORTH 89°28'59" EAST A DISTANCE OF 99.60 FEET, THENCE SOUTH 0°13'21" EAST A DISTANCE OF 135.02 FEET, THENCE NORTH 89°41'57" EAST A DISTANCE OF 0.61 FEET, THENCE SOUTH 0°15'49" EAST A DISTANCE OF 499.51 FEET, THENCE NORTH 89°59'16" WEST A DISTANCE OF 813.92 FEET, THENCE NORTH 0°15'24" WEST A DISTANCE OF 162.41 FEET, THENCE NORTH 89°44'31" EAST A DISTANCE OF 7.10 FEET, THENCE NORTH 0°25'13" WEST A DISTANCE OF 332.66 FEET, THENCE SOUTH 89°41'57" WEST A DISTANCE OF 6.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12.43 ACRES (541,562 SQ. FT.)

NOTE: BASIS OF BEARING, UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE, NAD27, SOUTH 00°13'13" WEST ALONG THE SECTION LINE IN BETWEEN THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 21.

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS #27:032:0187

NOTES:

1. ALL DRINKING WATER AND PRESSURE 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.

2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIFESTOCK.

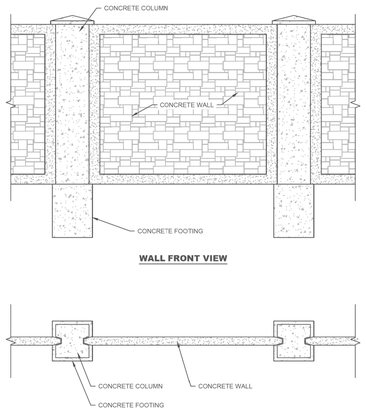
3. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.

4. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.

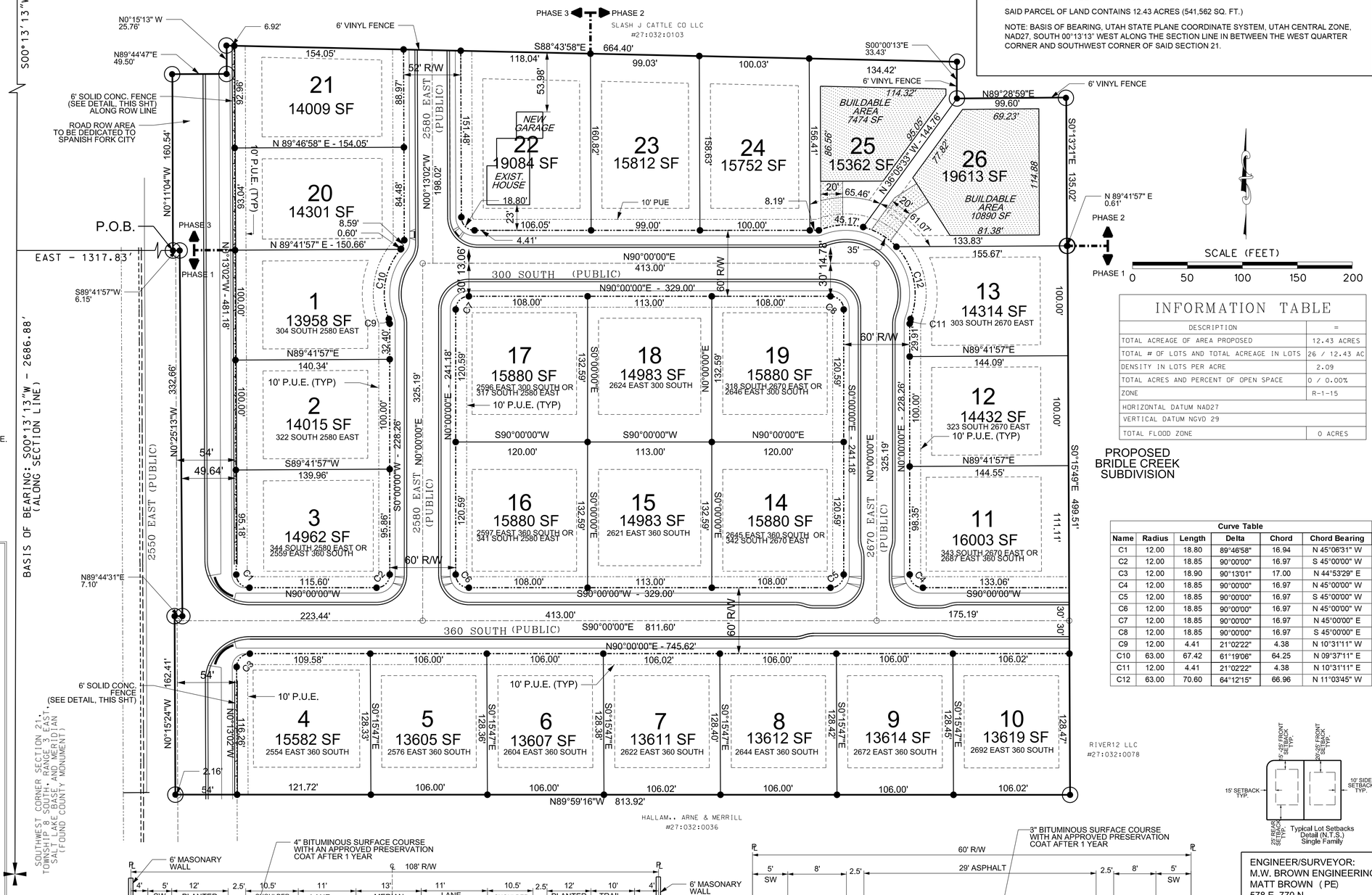
NOTE:

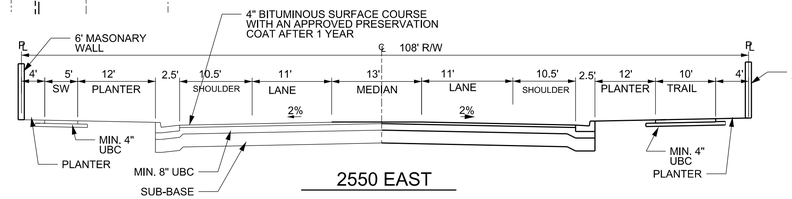
LOTS 1-19 ARE RECORDED ON EAGLE HAVEN SUBDIVISION PLAT "A".

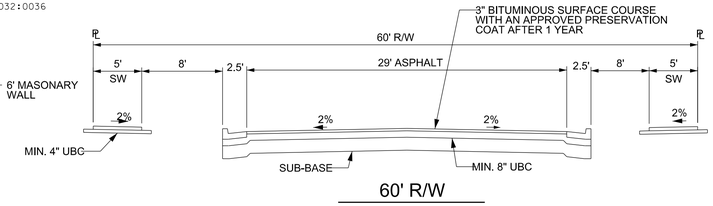


NOTES:
1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HISHER DESIGNEE.
4. SEE STREET IMPROVEMENTS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING CONCRETE WALL DETAIL	DRAWN: J.C. DESIGN: MW.B. REVISION: DATE: 03/02/05	SCALE: NONE STANDARD G-113







INFORMATION TABLE

DESCRIPTION	=
TOTAL ACREAGE OF AREA PROPOSED	12.43 ACRES
TOTAL # OF LOTS AND TOTAL ACREAGE IN LOTS	26 / 12.43 AC
DENSITY IN LOTS PER ACRE	2.09
TOTAL ACRES AND PERCENT OF OPEN SPACE	0 / 0.00%
ZONE	R-1-15
HORIZONTAL DATUM NAD27	
VERTICAL DATUM NGVD 29	
TOTAL FLOOD ZONE	0 ACRES

PROPOSED BRIDLE CREEK SUBDIVISION

Curve Table

Name	Radius	Length	Delta	Chord	Chord Bearing
C1	12.00	18.80	89°46'58"	16.94	N 45°06'31" W
C2	12.00	18.85	90°00'00"	16.97	S 45°00'00" W
C3	12.00	18.90	90°13'01"	17.00	N 44°53'29" E
C4	12.00	18.85	90°00'00"	16.97	N 45°00'00" W
C5	12.00	18.85	90°00'00"	16.97	S 45°00'00" W
C6	12.00	18.85	90°00'00"	16.97	N 45°00'00" W
C7	12.00	18.85	90°00'00"	16.97	N 45°00'00" E
C8	12.00	18.85	90°00'00"	16.97	S 45°00'00" E
C9	12.00	4.41	21°02'22"	4.38	N 10°31'11" W
C10	63.00	67.42	61°19'06"	64.25	N 09°37'11" E
C11	12.00	4.41	21°02'22"	4.38	N 10°31'11" E
C12	63.00	70.60	64°12'15"	66.96	N 11°03'45" W

Typical Lot Setbacks Detail (N.T.S.) Single Family

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT BROWN (PE)
578 E. 770 N.
OREM, UT. 84058
801-377-1790

DEVELOPER/ OWNER:
JACK WILLIAMS HOMES
GREG BIRD
801-770-6850

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
SEPT. 14, 2023
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn J.B.
Checked M.W.B.
Date 7-22-22

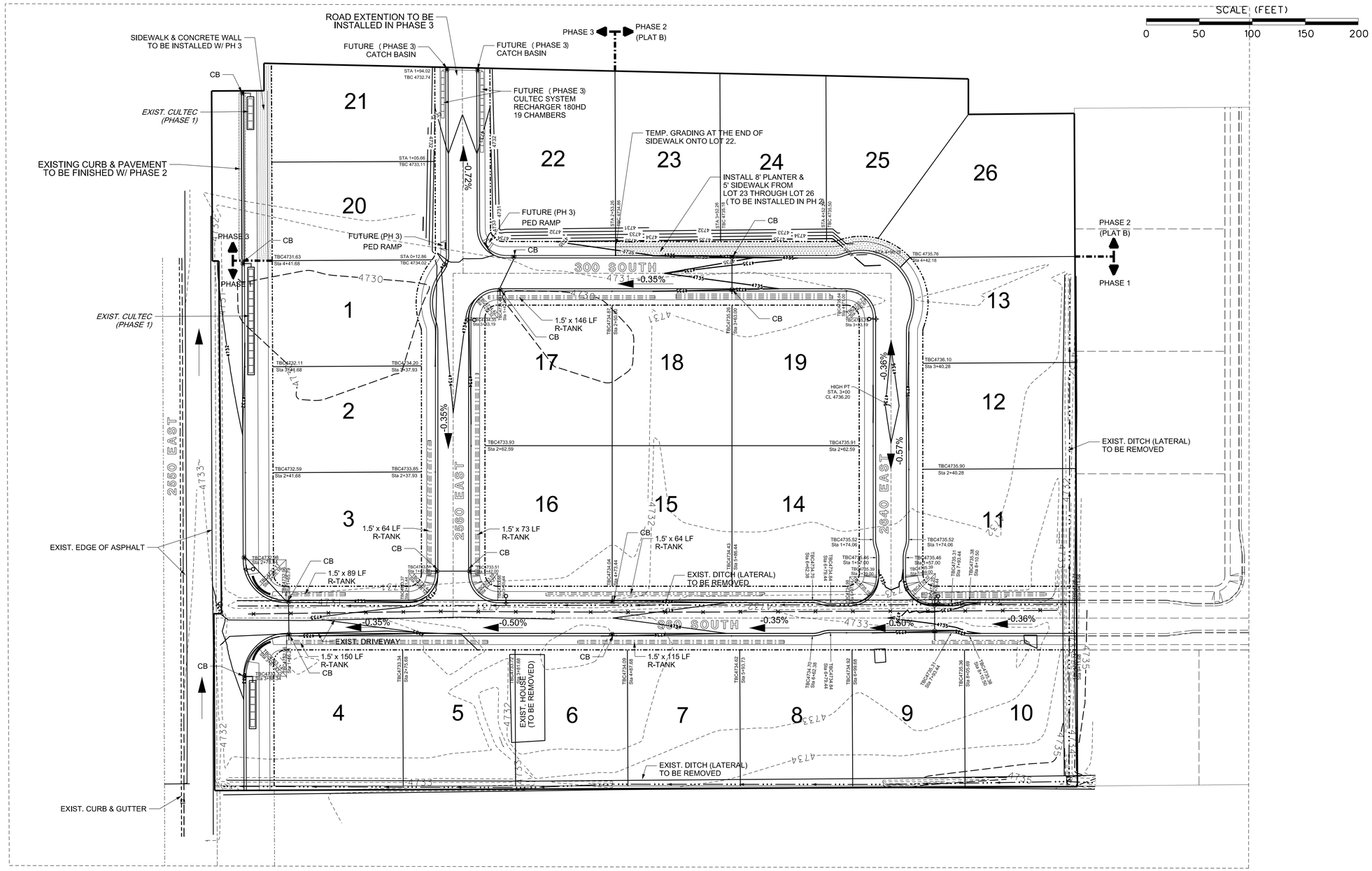
Title:
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY PLAT (FOR REFERENCE)

PROJECT NO. 2021.018

SHEET NO. 1

IMPROVEMENTS FOR LOT 22 TO BE INSTALLED AS FOLLOWS:

1) WATER, PI AND SEWER - INSTALLED IN PHASE 1
2) RETAINING WALL , INSTALLED W/ PHASE 3
3) TEMPORARY HARD SURFACE ACCESS DRIVEWAY FOR 300 SOUTH TO BE INSTALLED IN PHASE 2.



MW BROWN ENGINEERING, INC
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578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
SEPT. 14, 2022
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS	Notes

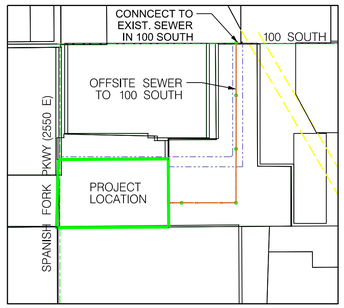
Designed
Drawn J.B.
Checked M.W.B.
Date 6-27-19

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: FINAL PLAT B GRADING PLAN

PROJECT NO. 2021.018

SHEET NO. 2

OFFSITE SEWER



NOTES:
1. EXISTING WATER/PI SERVICES TO BE REMOVED REQUIRE TAP TO BE COVERED WITH A STAINLESS STEEL CLAMP.
2. CULTEC CHAMBERS SIZED TO RETAIN THE 100-YEAR STORM VOLUME FOR NEW ROW AREA. OVERFLOW WILL BUBBLE UP IN CATCH BASINS AND RUN INTO THE EXISTING DITCH THAT IS JUST TO THE NORTH OF THE PROPERTY.
3. ALL UTILITY LATERALS NOT LABELED AS "NEW" ARE EXISTING
4. ALL UTILITES SOUTH OF AND INCLUDING IN 300 SOUTH ARE EXISTING.

LEGEND

- EXISTING GAS LINE
- EXISTING BURIED ELECTRICAL
- EXISTING WATER LINE
- NEW C-900 DR18 PVC CULINARY WATER LINE
- EXISTING PRESSURIZED IRRIGATION LINE
- NEW C900 PURPLE PRESSURE IRRIGATION LINE
- EXISTING SANITARY SEWER
- NEW SDR-35 PVC SANITARY SEWER PIPE
- EXISTING STORM DRAIN PIPE
- NEW RCP STORM DRAIN PIPE
- NEW ROOF DRAIN LATERAL
- NEW SAN. SEWER LATERAL
- NEW CULINARY WATER LATERAL
- NEW PRESSURE IRRIGATION LATERAL
- (EJB) EXISTING ELECTRICAL JUNCTION BOX
- (SDMH) EXISTING STORM DRAIN MANHOLE
- (SDMH) NEW STORM DRAIN MANHOLE
- (BO) NEW BLOW OFF
- (LP) LIGHT POLE
- (LP) EXISTING LIGHT POLE
- (CB) EXISTING CATCH BASIN
- MAILBOX LOCATION
- (TP) EXISTING TELEPHONE PEDESTAL
- (wv) EXISTING WATER VALVE
- (WV) WATER VALVE
- (FH) EXISTING FIRE HYDRANT
- (FH) NEW FIRE HYDRANT
- (WM) WATER METER
- (SIGN) STREET SIGN
- (SSMH) EXIST. SEWER MANHOLE
- (SSMH) NEW SEWER MANHOLE
- (SCB) EXISTING IRRIGATION (SPRINKLER) CONTROL VALVE BOX IN LANDSCAPED AREAS
- NEW SD INLET

SCALE (FEET)
0 50 100 150 200

ALL IMPROVEMENTS INSIDE "CLOUD" ARE FUTURE AND TO BE INSTALLED WITH PHASE 3.

15" ADS CB
CULTECH SYSTEM 330XL HD RECHARGABLE 4 CHAMBERS (INSTALLED W/ PH. 1)
CB
6" G.V.
CB
CULTEC SYSTEM RECHARGER 180HD 19 CHAMBERS SEE NOTE 2.
NEW CUL., P.I., & SEWER LATERALS
4' SSMH
6" P.I.
8" SAN. SEWER
8" CUL. WATER LINE
EXIST. HOUSE
RETAINING WALL
(3) 8" G.V.
EXISTING UTILITY SERVICES TO BE REMOVED. SEE NOTE 1.
CB (EXIST)
6" P.I.
8" CUL. WATER LINE
CB
5' SSMH
300 SOUTH
4' SSMH
4' SSMH (EXIST)
CB (EXIST)
1.5' x 146 LF R-TANK
F.H.
STREET LIGHT
8" SAN. SEWER
CB
F.H.
STREET LIGHT
8" CUL. WATER LINE
EXIST. VALVE
CULTECH SYSTEM 330XL HD RECHARGABLE 14 CHAMBERS FL = 4727.59 (INSTALLED W/ PH 1)
4' SSMH
8" SAN. SEWER
8" CUL. WATER LINE
EXIST. VALVE
EXIST. 20" CUL. WATER LINE
EXIST. 16" P.I.
10' TRAIL
2360 EAST
2340 EAST
1.5' x 64 LF R-TANK
1.5' x 73 LF R-TANK
EXIST. DITCH (TO BE REMOVED)
CB
1.5' x 64 LF R-TANK
8" CUL. WATER LINE
STREET LIGHT
F.H.
EXIST. DITCH (TO BE REMOVED)
STREET LIGHT
CB
1.5' x 89 LF R-TANK
F.H.
CB
STREET LIGHT
360 SOUTH
CONNECT TO EXIST. 20" CUL. WATER LINE WITH HOT TAP
CONNECT TO EXIST. 16" P.I. LINE WITH HOT TAP
SSMH
OFFSITE SEWER (CONNECT TO 100 SOUTH)
SSMH
CB
15" ADS
4' SSMH
1.5' x 150 LF R-TANK
CB
5' SSMH
8" SAN. SEWER
CB
1.5' x 115 LF R-TANK
6" P.I.
5' SSMH
EXIST. F.H.
CULTECH SYSTEM 330XL HD RECHARGEABLE 6 CHAMBERS FL = 4729.25
EXIST. DITCH (TO BE REMOVED)
EXIST. SD INLET

21 22 23 24 25 26
20
1 13
17 18 19
2 12
3 16 15 14 11
4 5 6 7 8 9 10

PROPOSED BRIDLE CREEK SUBDIVISION

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SEPT. 14, 2020
NO. 174774
MATT W. BROWN

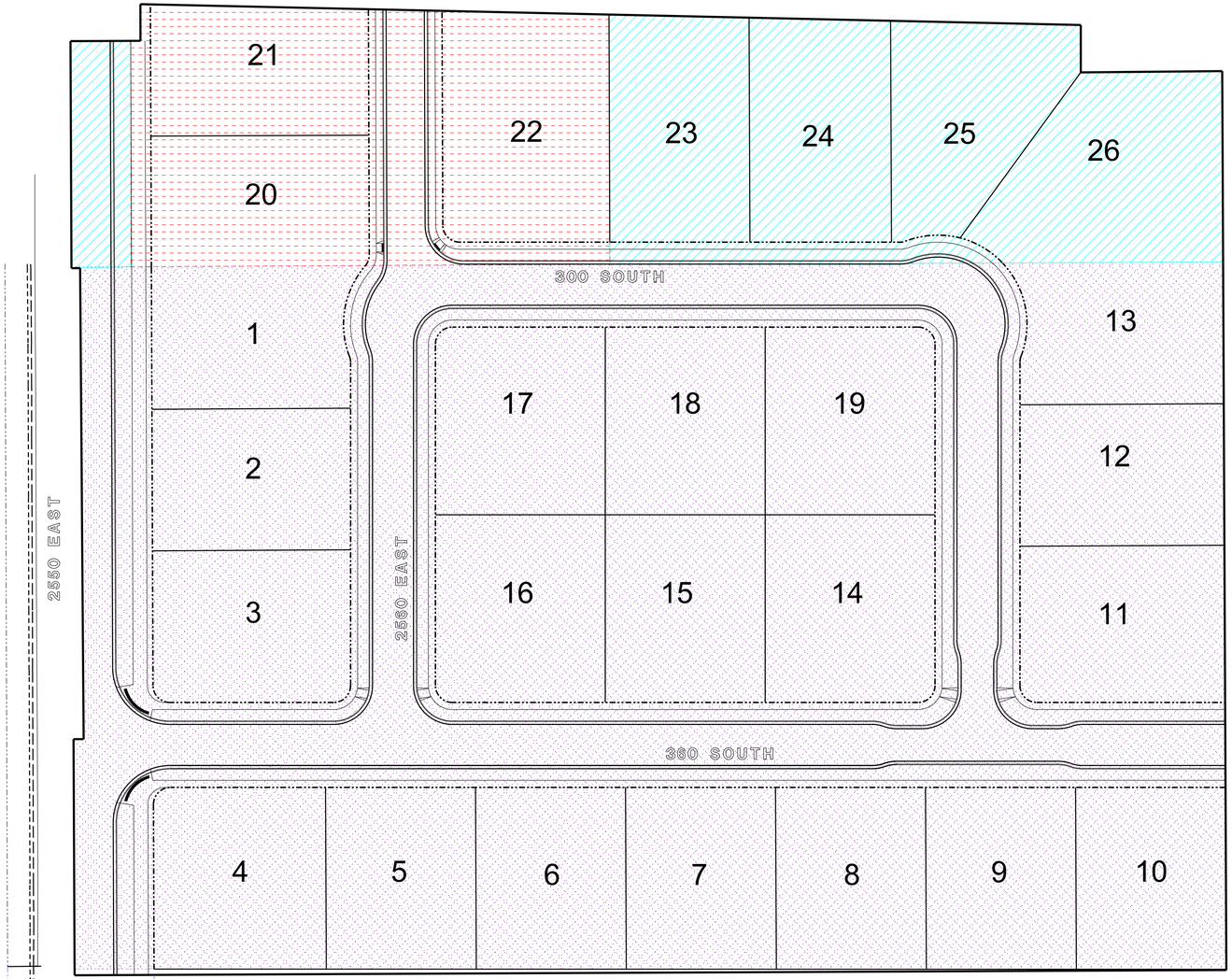
No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked M.W.B.
Date 1-23-20

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: FINAL PLAT B UTILITY PLAN

PROJECT NO. 2021.018

SHEET NO. 3



SCALE (FEET)

0 50 100 150 200

PHASE 1 (EXISTING)

PHASE 2 (4 LOTS)

PHASE 3 (3 LOTS)

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
SEPT. 14, 2022
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn J.B.
Checked M.W.B.
Date 6-27-19

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PHASING PLAN

PROJECT NO.
2021.018

SHEET NO.

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT

SECONDARY ELECTRICAL CONDUIT

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS

STREETLIGHT

SECONDARY JUNCTION BOX (PEDESTAL TYPE)

TRANSFORMERS (PAD) (POLE)

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

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO —

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES SM M LG

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

GENERAL NOTES:

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

GENERAL NOTES:

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

CONSTRUCTION NOTES:

NORTH

SCALE: 1" = 30'

0 15 30 60

IMPROVEMENTS TO BE INSTALLED WITH PHASE 2

EXISTING EQUIPMENT

STUB 3" SECONDARY & 2-2"SFCN

STUB 6" PRIMARY & 2-2"SFCN

INSTALL SECONDARY PED AND 1/0 URD TRIPLEX FOR STREET LIGHT

STREET LIGHT 1" SECONDARY #10 THWN (TYP)

21

22

23

24

25

26

3" SECONDARY 4/0 URD

20

AREA BEHIND EQUIPMENT WILL NEED TO BE RETAINED TO SUPPORT ELECTRICAL EQUIPTMENT

IMPROVEMENTS TO BE INSTALLED WITH PHASE 2

37.5 KVA 120/240

3" SECONDARY 350 URD

2" SFCN (TYP)

LOCATE AND TIE TO EXISTING EQUIPMENT

EXISTING 6 PRIMARY 4/0 URD

LOCATE AND TIE TO EXISTING EQUIPMENT

EXISTING 2" SFCN

STREET LIGHT 1" SECONDARY #10 THWN (TYP)

300 SOUTH

EAGLE HAVEN PLAT "A"

EAGLE HAVEN PLAT B

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

DISCLAIMER:
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SPANISH FORK POWER & LIGHT

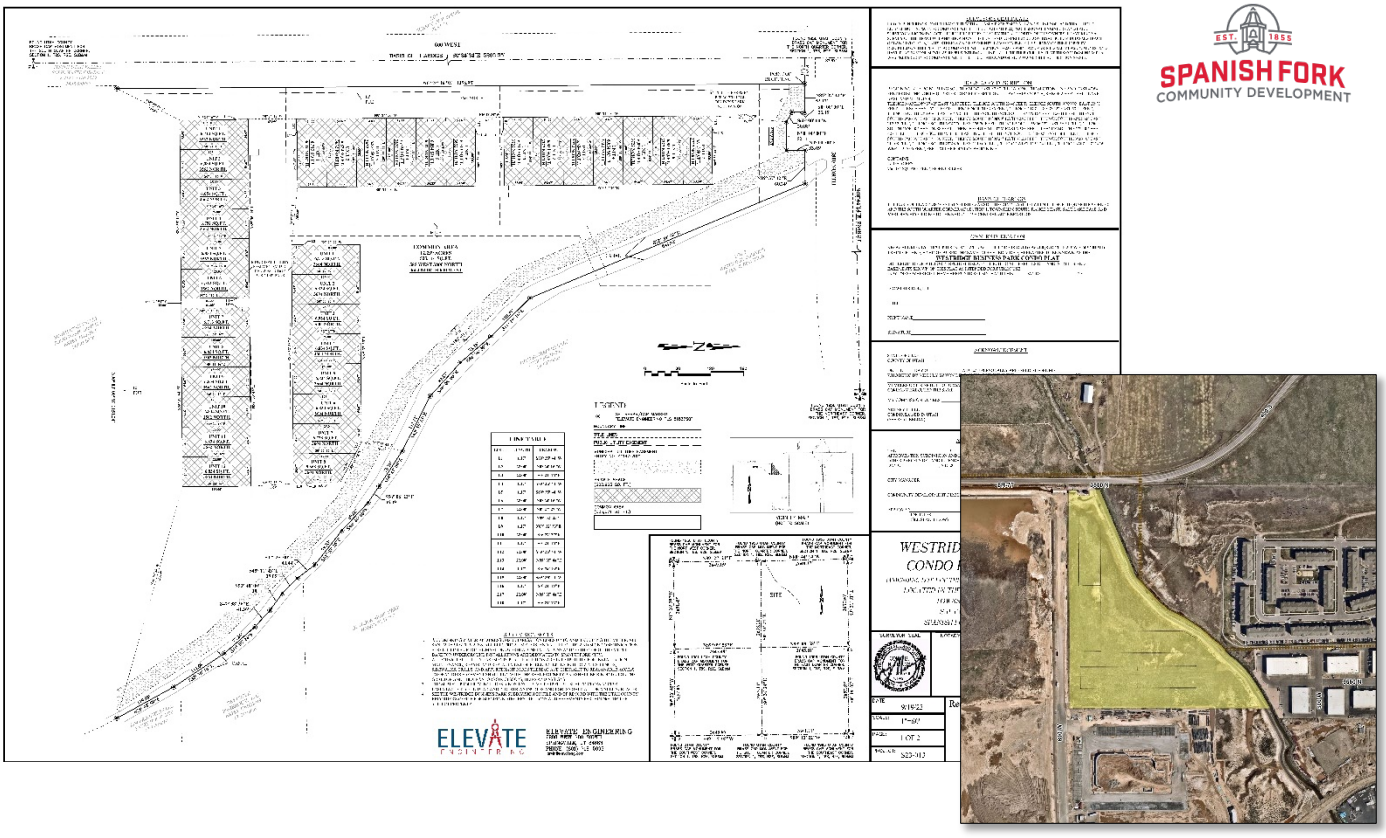
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DRAWN BY:	TOM COOPER	DRAWING APPROVAL:			
DATE DRAWN:	04/06/2023	SHEET SIZE:	ARCH D	SFCN CHECKED BY:	

ELECTRICAL DESIGN

SFCN DESIGN

ELECTRICAL APPROVED BY: DATE:

SFCN APPROVED BY: DATE:



Westridge Business Park Condo Plat Final Plat Approval Request

November 1, 2023, Development Review Committee meeting.

Located at approximately 585 West 3800 North, including 17.36 acres.

The subject property is zoned I-1.

The applicant has requested approval of a condominium plat for 33 units.

Key Issues

1. Utilities.
2. Improvements.

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.

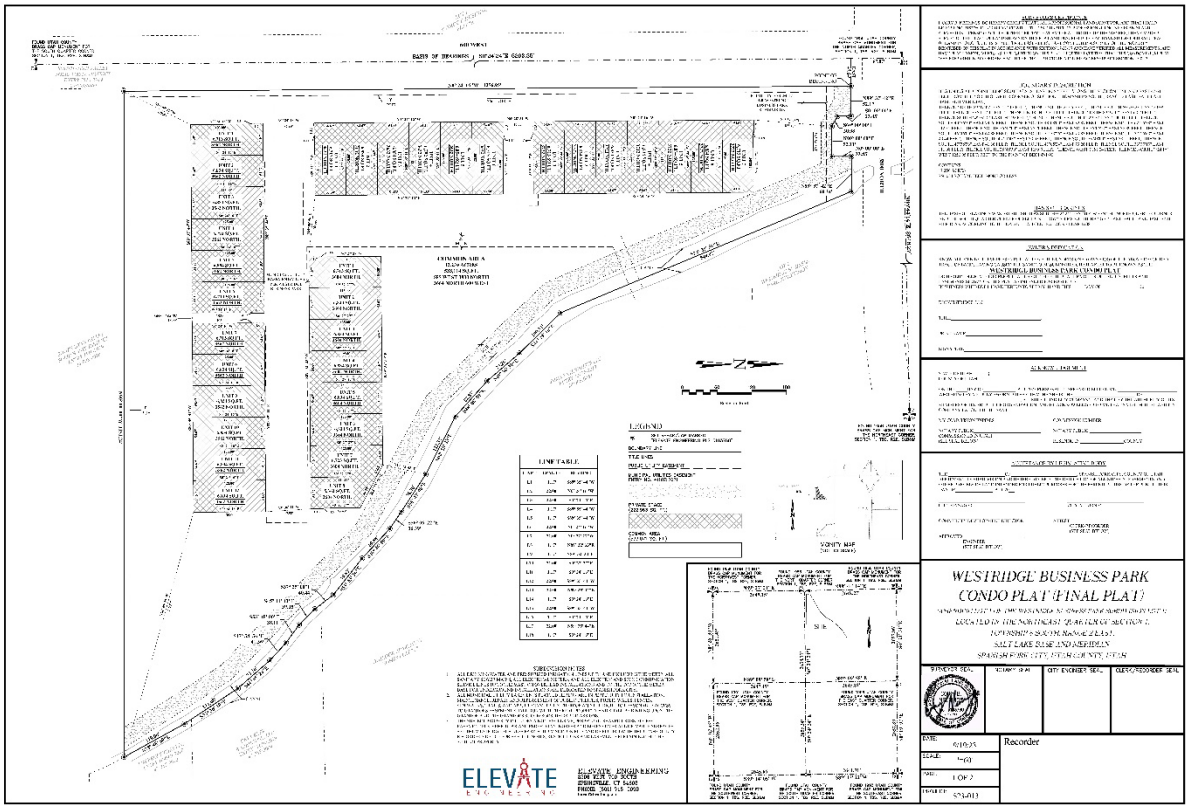
Conditions

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

Exhibits

1. Condo Plat.
2. Final Plat (recorded).
3. Site Plan.

Exhibit 1


WESTRIDGE BUSINESS PARK
CONDO PLAT (FINAL PLAT)
LOCATED IN THE NORTHEAST QUARTER SECTION 2,
TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
ELEVATE
Recorder

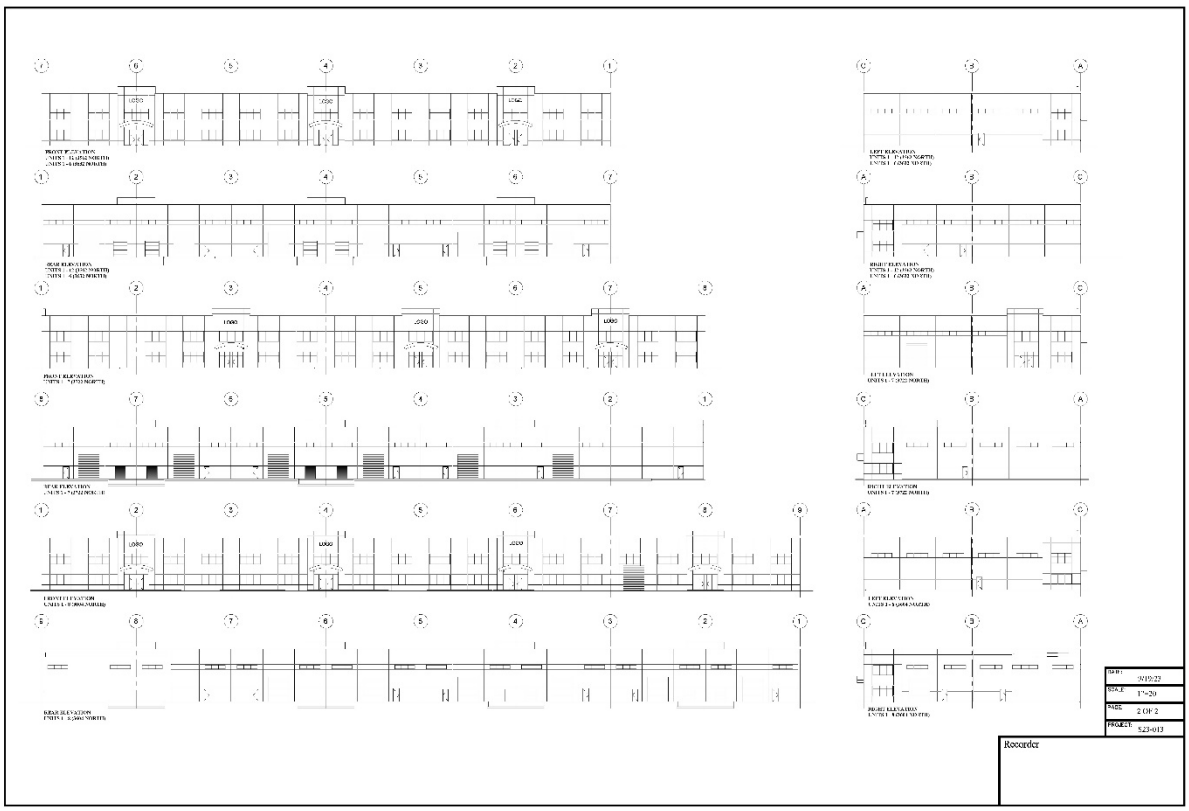
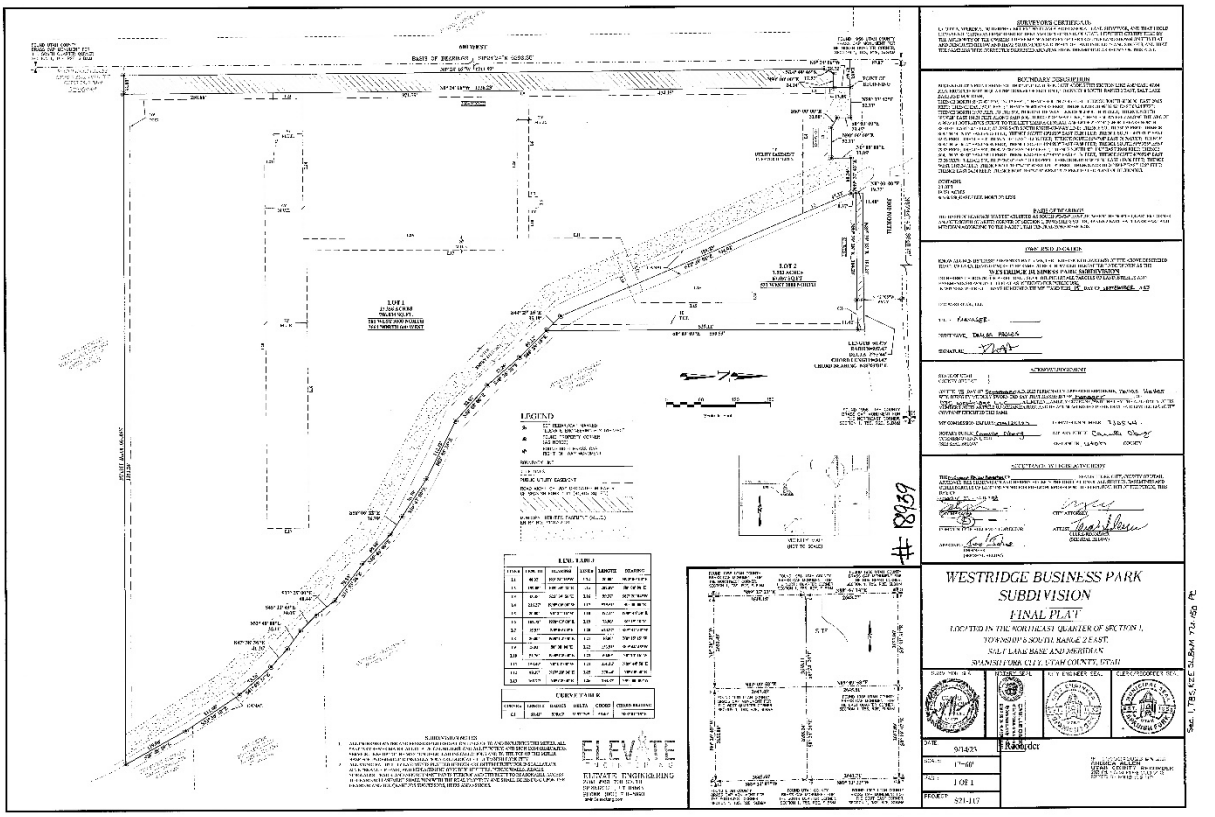
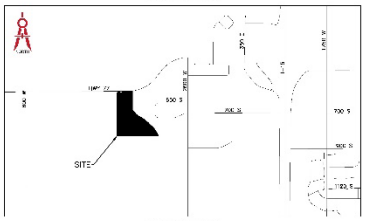

Recorder

Exhibit 2

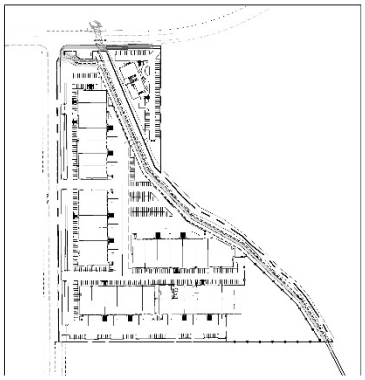

WESTRIDGE BUSINESS PARK
SUBDIVISION
FINAL PLAT
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 9 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN,
SUNSET CITY, UTAH COUNTY, UTAH
LEGEND
LOT 1
LOT 2
18959
ELEVATE
ENGINEERING
Recorder
1"=60'
1 OF 1
S71-117

WESTRIDGE BUSINESS PARK
SPANISH FORK, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=150'

INDEX

G-0 Cover Sheet
C-1 Existing Topography
C-2 Site Plan
C-3 Grading Plan
C-3.1 Grading Plan
C-4 Drainage Plan
C-4.1 Drainage Plan
C-5 Utility Plan
C-6 Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
C-9 Phasing Plan
L-1 Landscape Plan
L-2 Irrigation Plan
Photometric Plan
Site Triangle Exhibit

PROJECT ENGINEER:
KEVIN WOLLOCK
ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5893
KEVIN@ELEVATEING.COM

DEVELOPER:
JOSEPH FARMER
LONES AG BUILDERS
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1844
JOSEPH@LONESAGBUILDING.COM

SITE DATA

TOTAL LOT 1 AREA:	685,626	SF (19.68 ACRES)
BUSINESS PARK:	622,420	SF (18.68 ACRES)
BUILDING AREA:	182,021	SF= 22.2%
PAVEMENT AREA:	492,933	SF= 60.0%
LANDSCAPE AREA:	146,506	SF= 17.8%
R.O.W DEDICATION:	38,241	SF (0.90 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL I.D.#: 24:003:3042

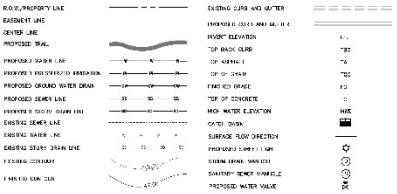
SITE DATA

TOTAL LOT 2 AREA:	70,332	SF (1.61 ACRES)
BUILDING AREA:	9,500	SF= 13.5%
PAVEMENT AREA:	42,715	SF= 58.9%
LANDSCAPE AREA:	18,697	SF= 26.6%
R.O.W DEDICATION:	2,648	SF= (0.06 ACRES)

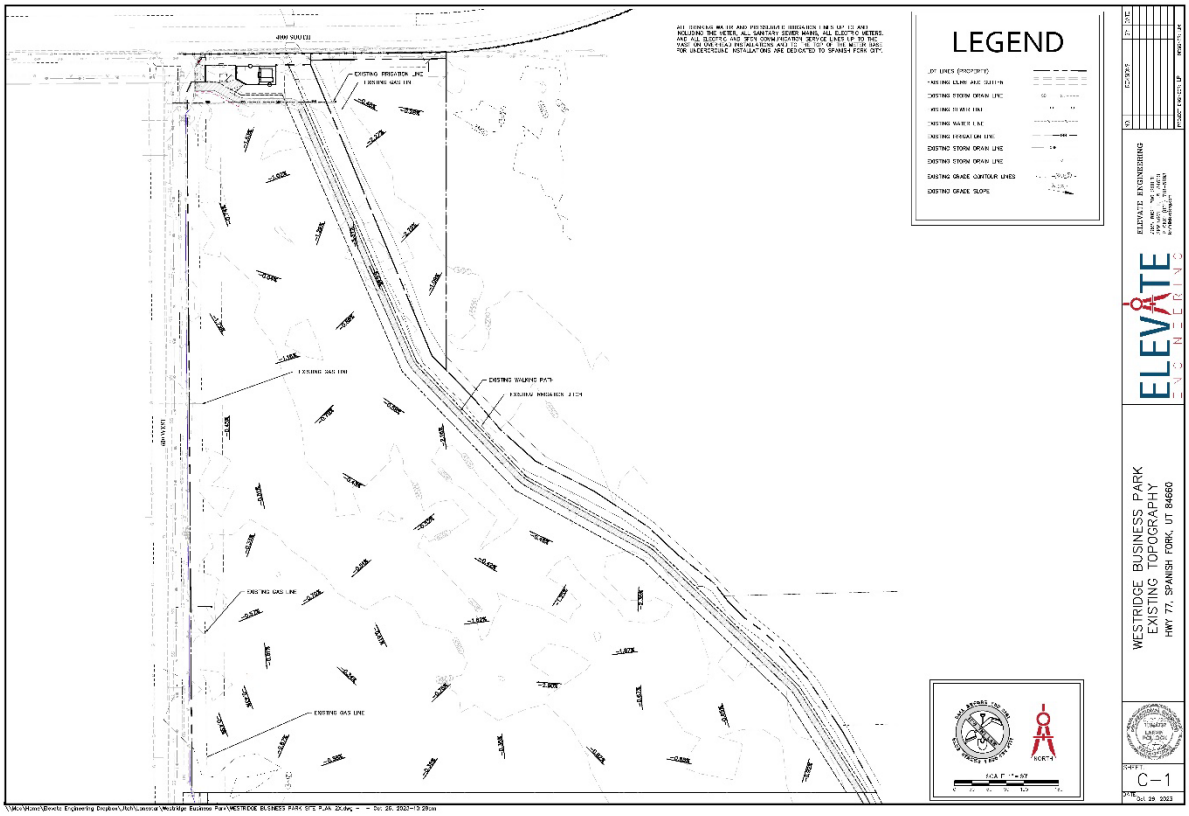
ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL I.D.#: 24:003:3042

NOTE:
ALL SPANISH FORK CITY CONSTRUCTION STANDARDS MUST BE FOLLOWED. SPANISH FORK CITY STANDARD DETAIL DRAWINGS CAN BE DOWNLOADED AND VIEWED ON THE SPANISH FORK CITY WEB SITE.

LEGEND & ABBREVIATION TABLE

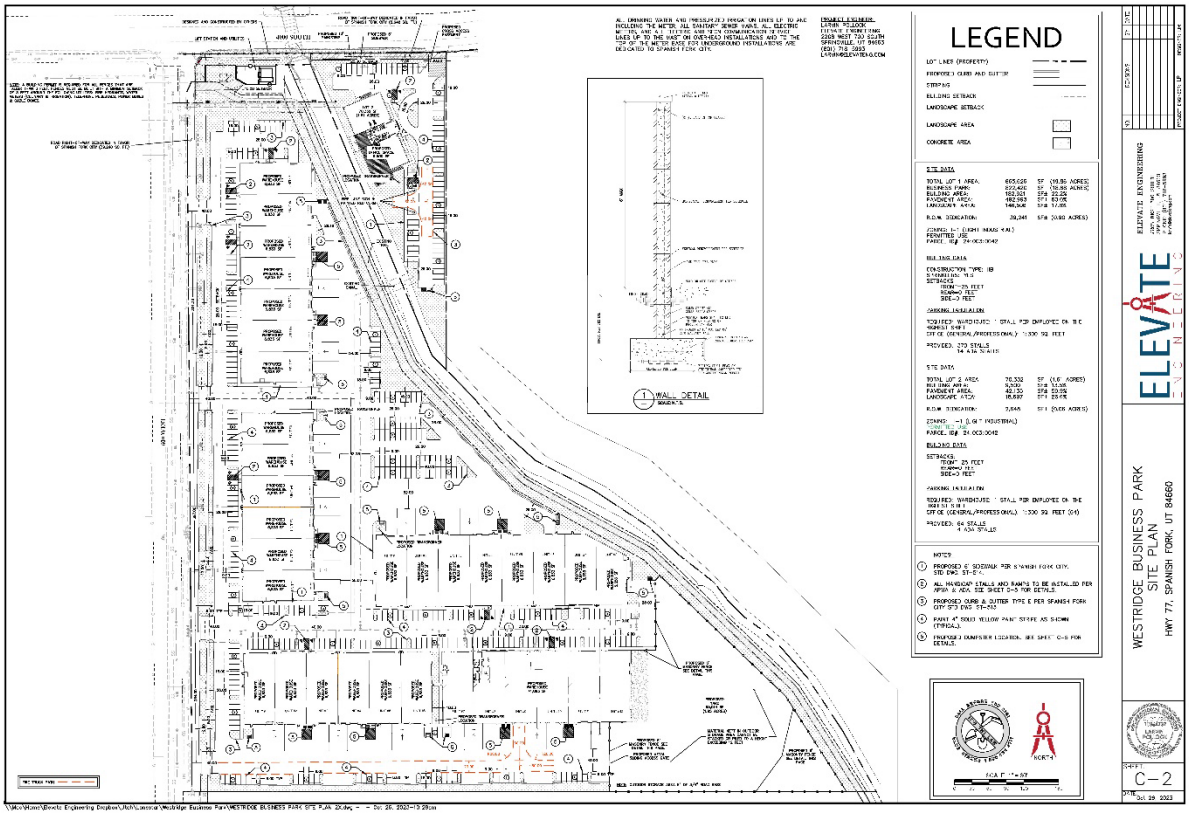


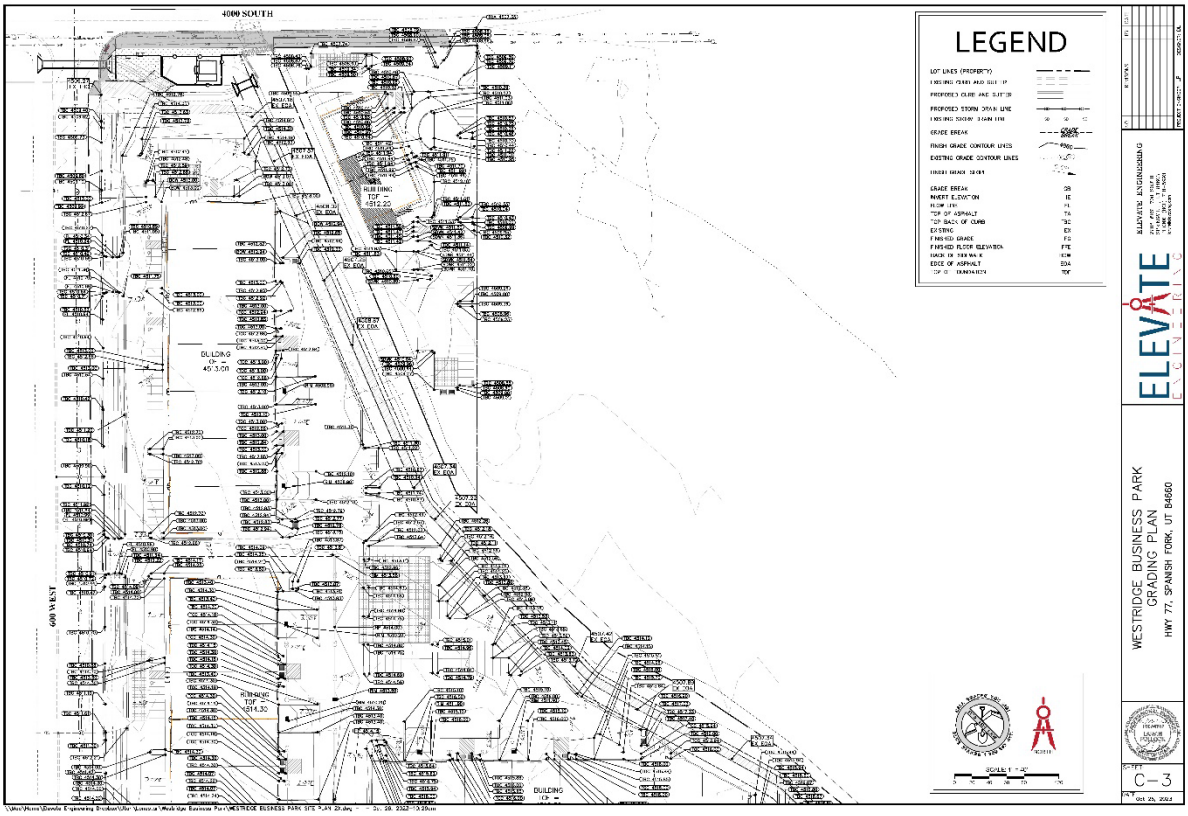
ELEVATE ENGINEERING
WESTRIDGE BUSINESS PARK
COVER SHEET
HWY 77, SPANISH FORK, UT 84660
G-0
Oct 29 2023

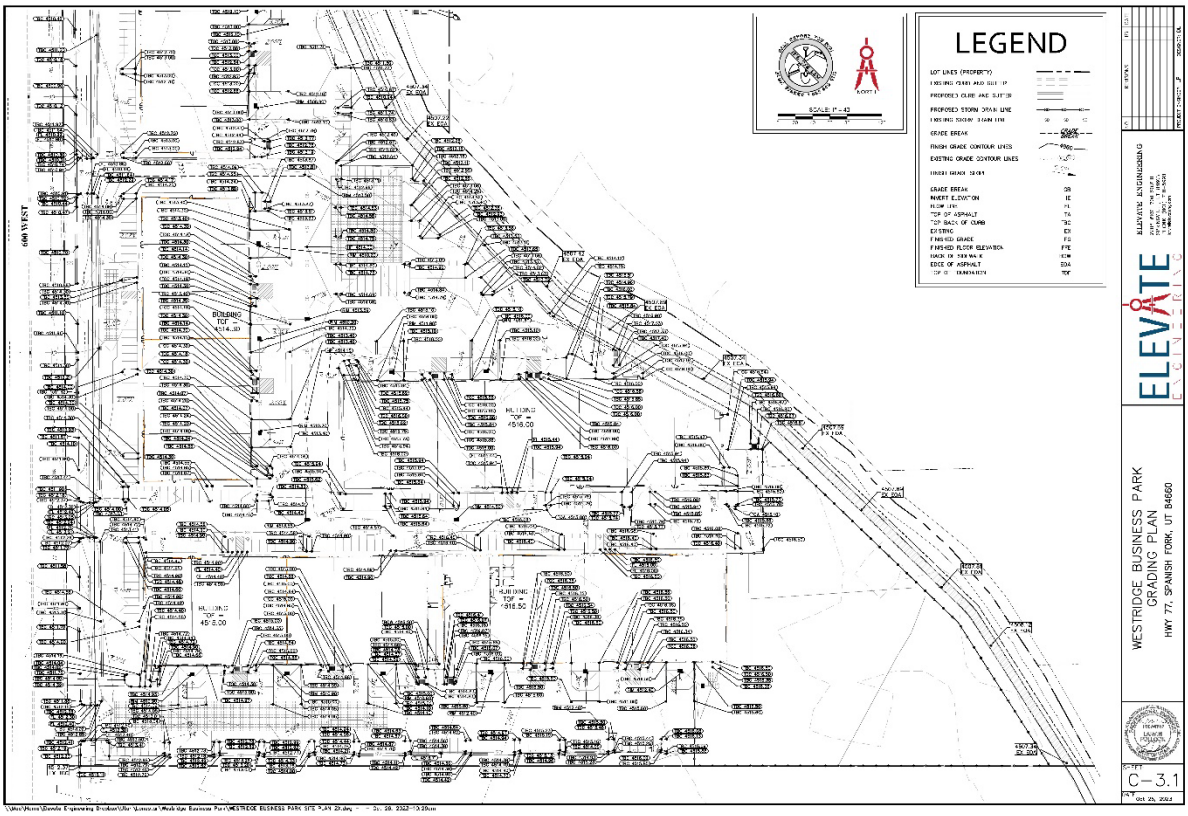


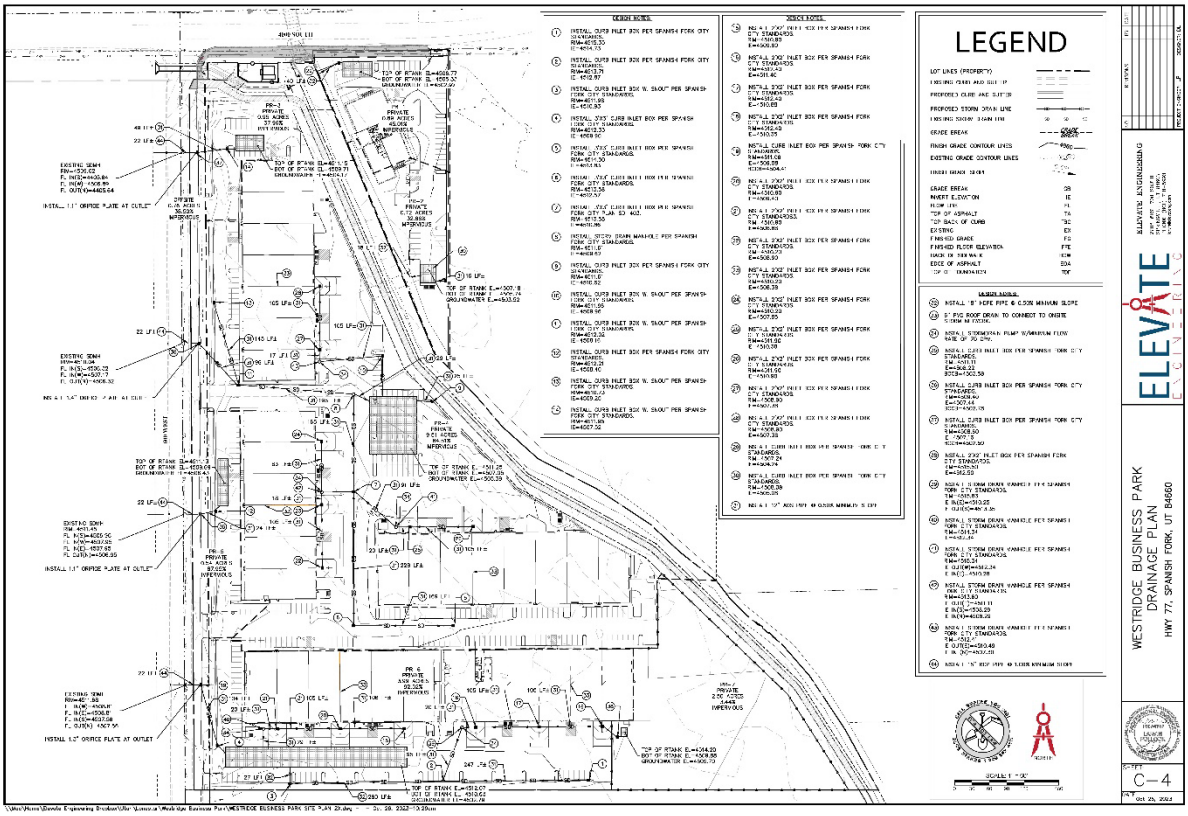
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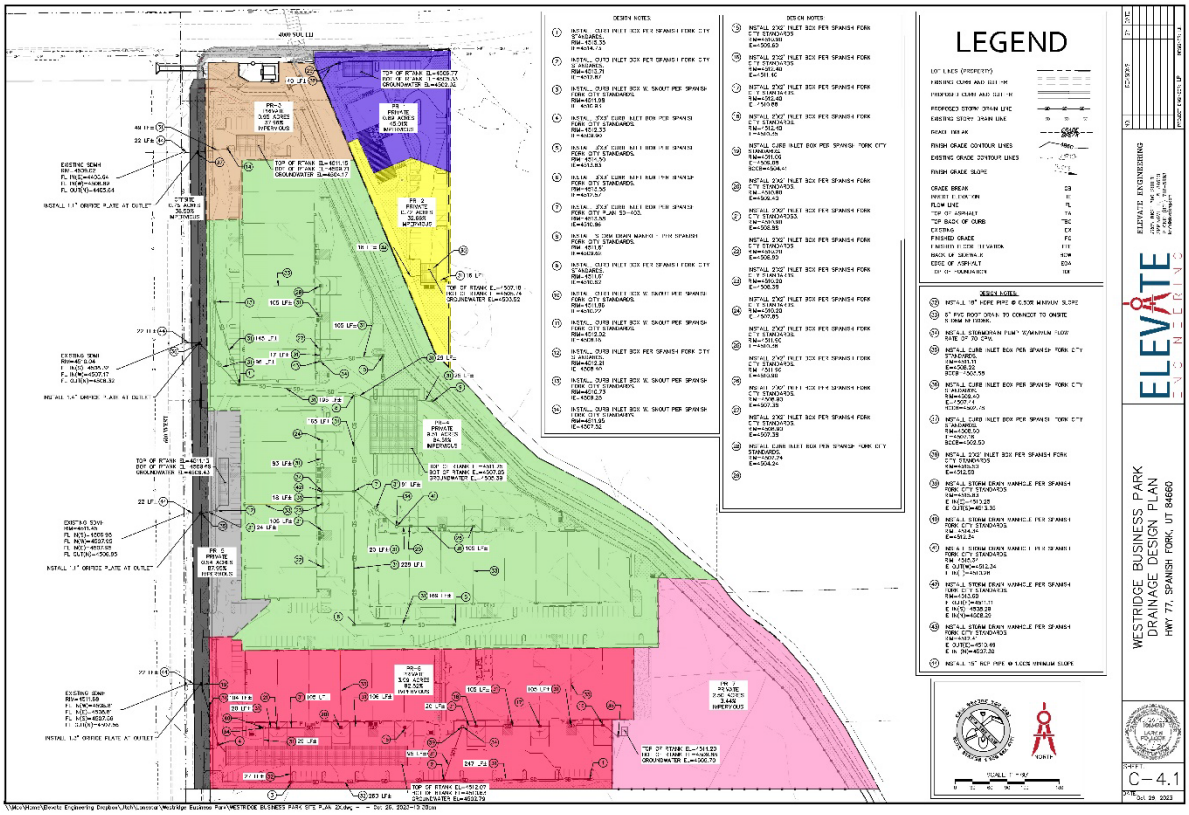
ELEVATE ENGINEERING
WESTRIDGE BUSINESS PARK
EXISTING TOPOGRAPHY
HWY 77, SPANISH FORK, UT 84660
C-1
Oct 29 2023

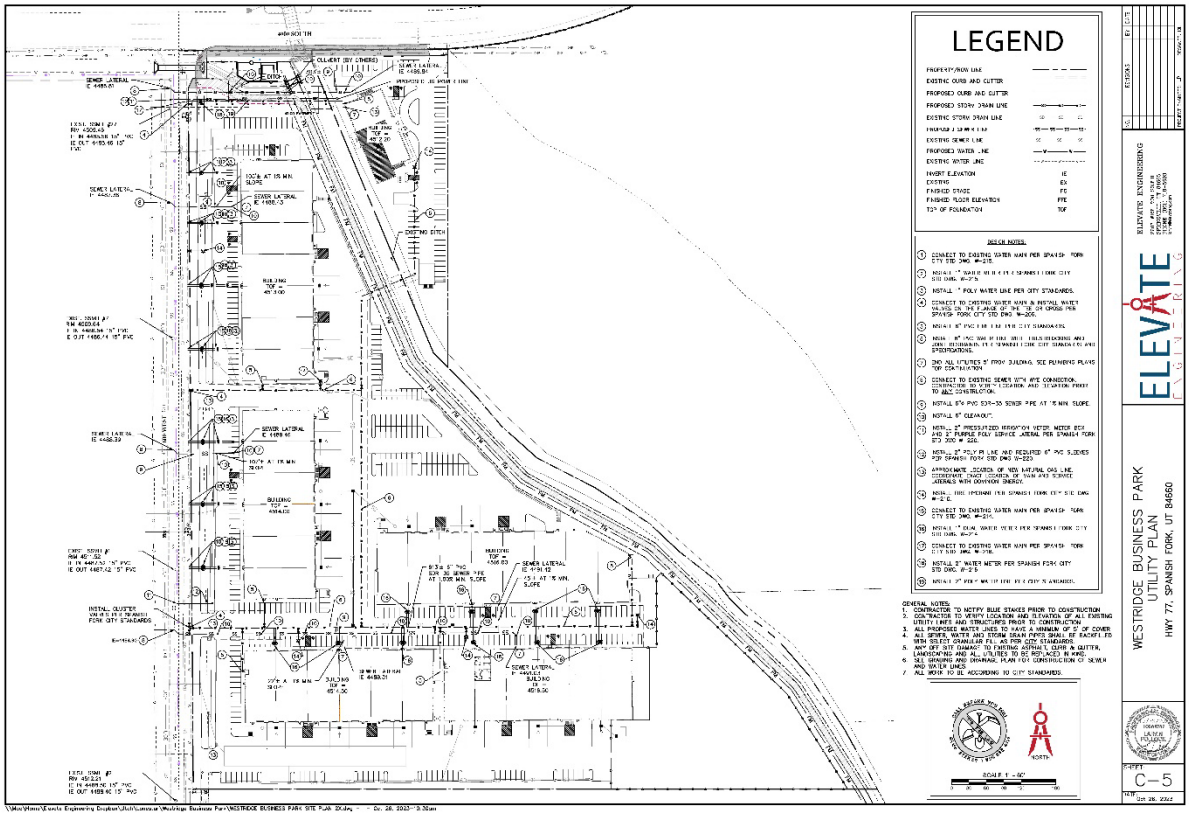

LEGEND
WALL DETAIL
WESTRIDGE BUSINESS PARK
SITE PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2

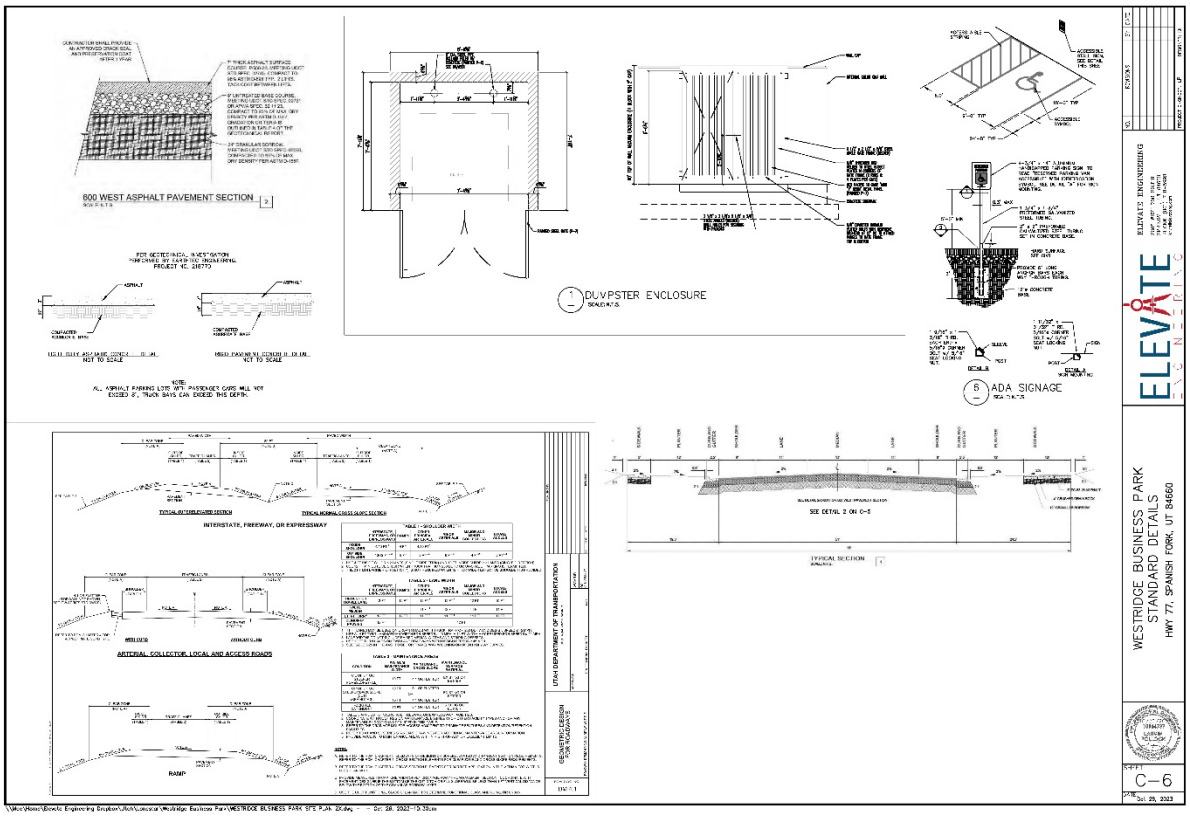

4000 SOUTH
600 WEST
LEGEND
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3

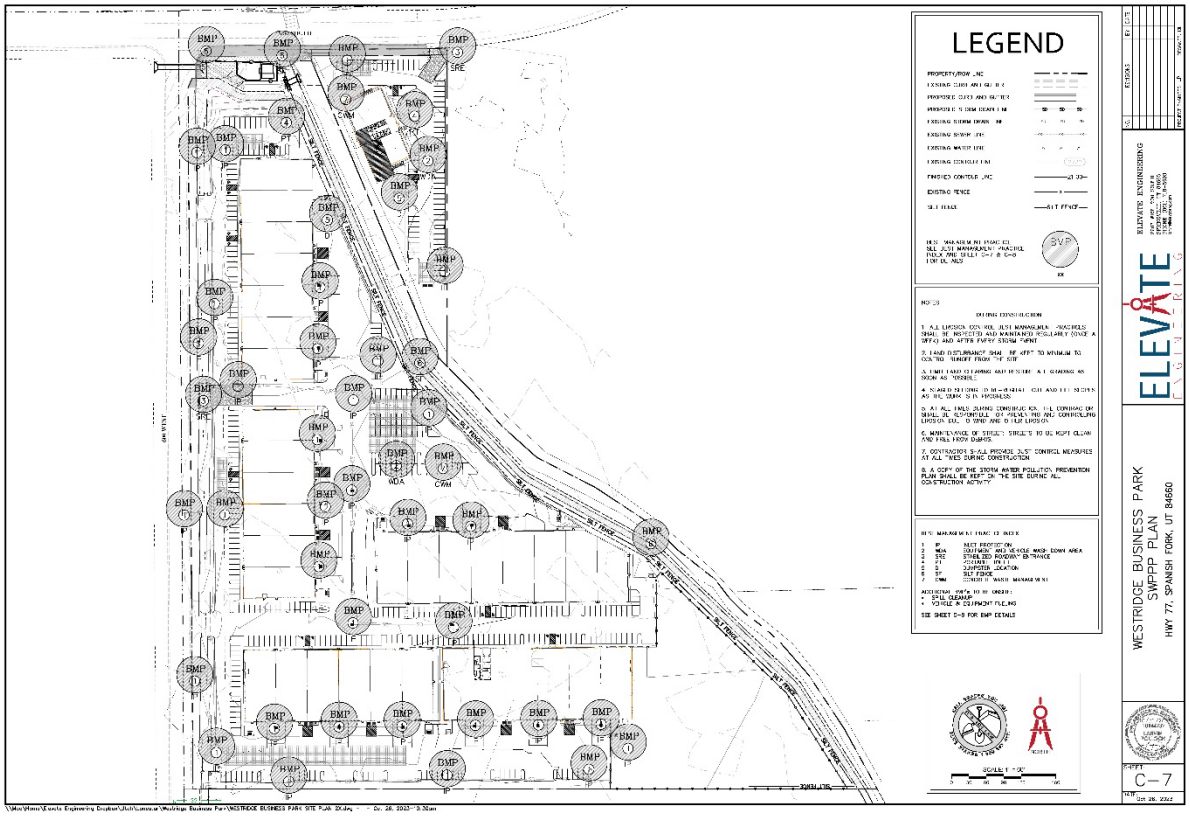

LEGEND
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3.1

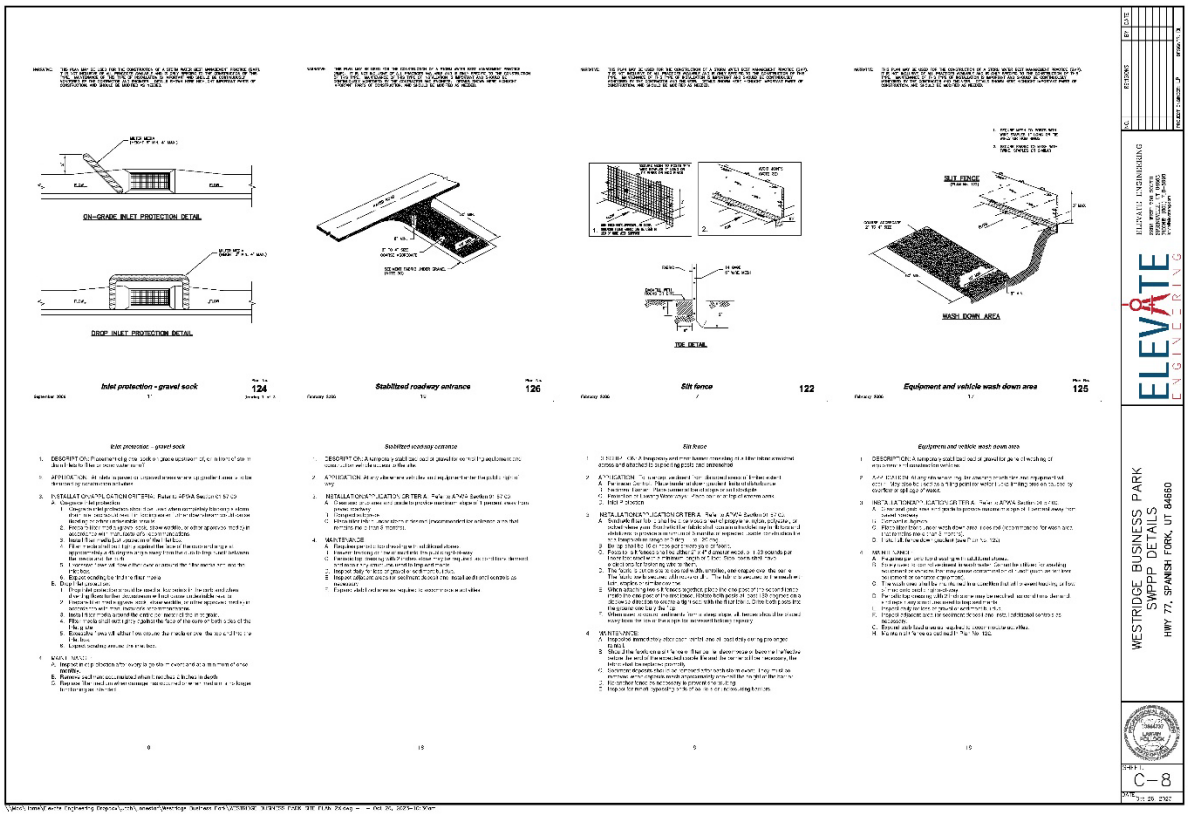

LEGEND
WESTRIDGE BUSINESS PARK
DRAINAGE PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4

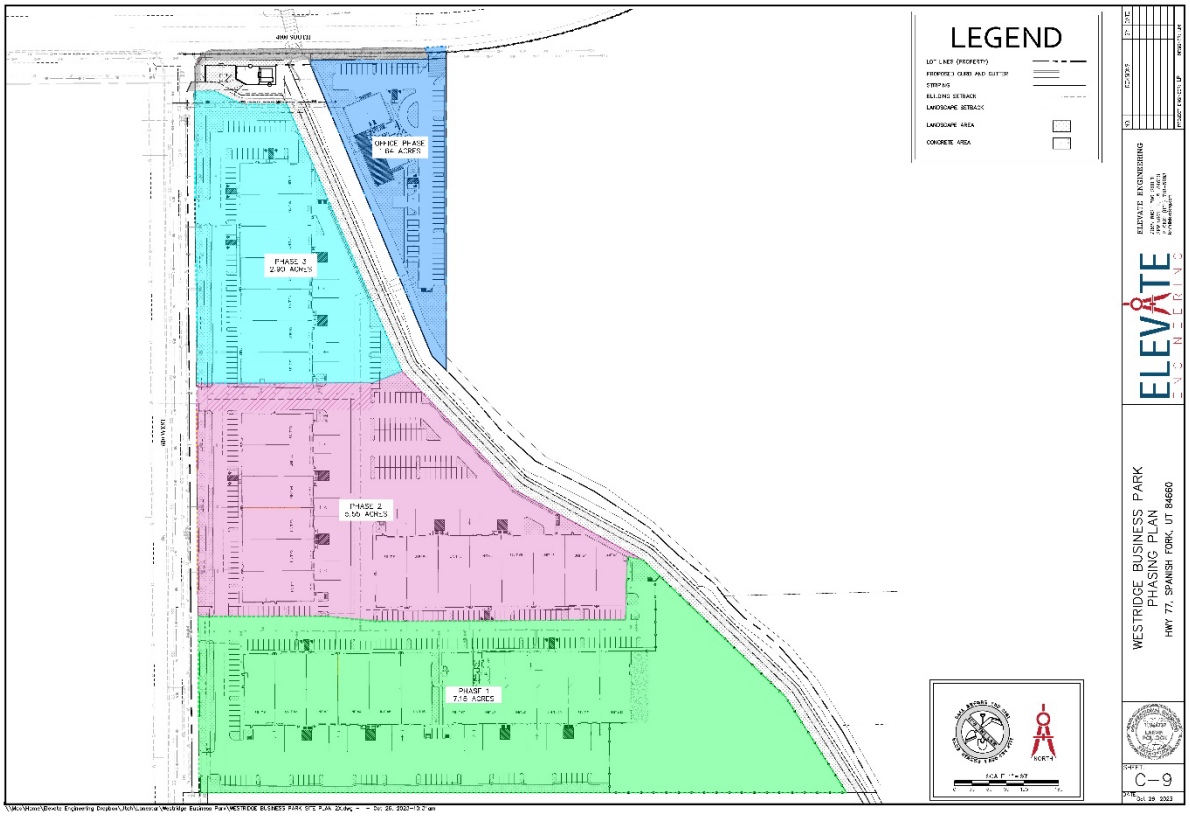

LEGEND
WESTRIDGE BUSINESS PARK
DRAINAGE DESIGN PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4.1

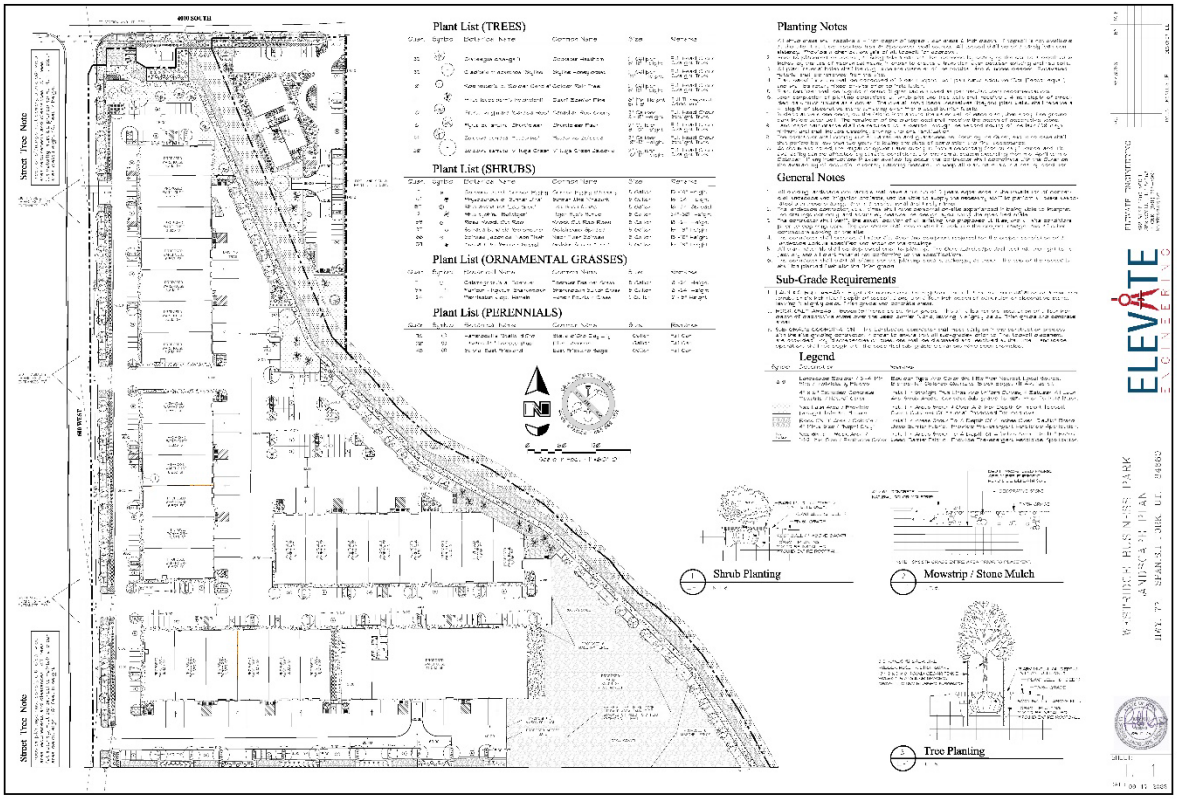

LEGEND
WESTRIDGE BUSINESS PARK
UTILITY PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-5

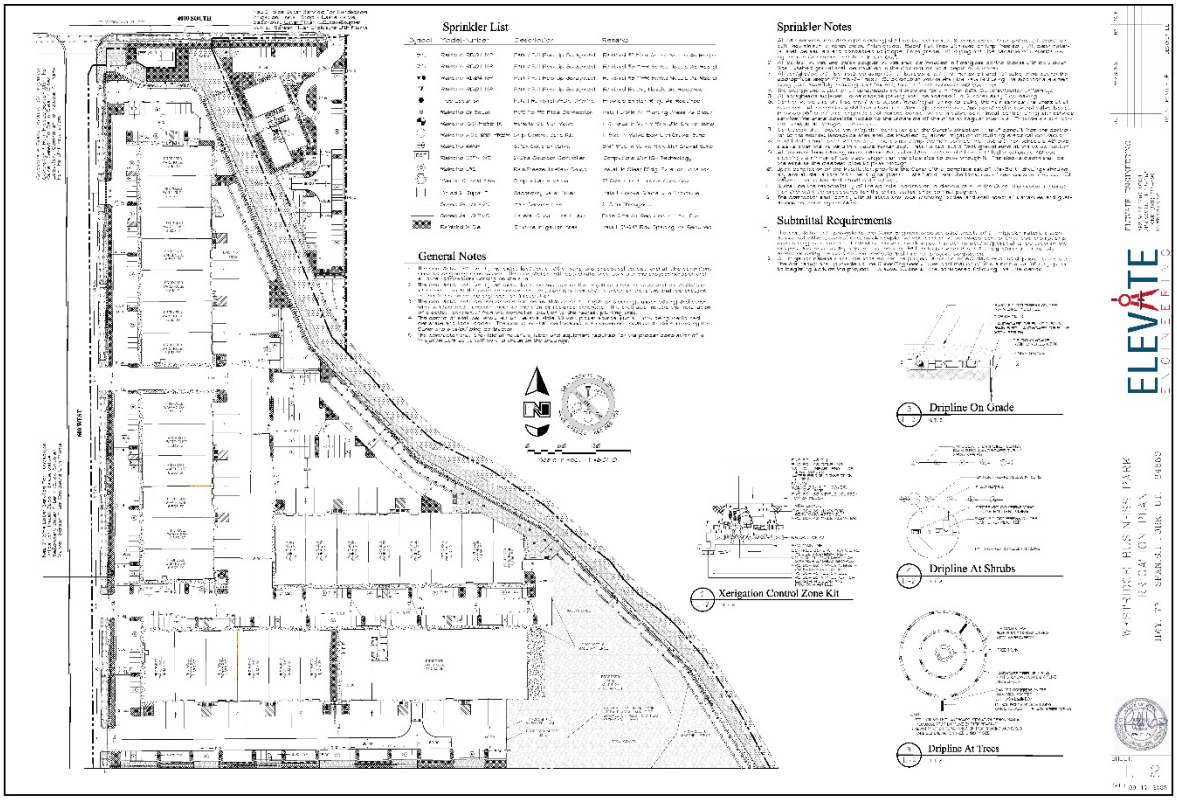

600 WEST ASPHALT PAVEMENT SECTION
DUMPSTER ENCLOSURE
ADA SIGNAGE
INTERSTATE, FREEWAY, OR EXPRESSWAY
ARTERIAL, COLLECTOR, LOCAL AND ACCESS ROADS
RAMP
TYPICAL SECTION
WESTRIDGE BUSINESS PARK
STANDARD DETAILS
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-6

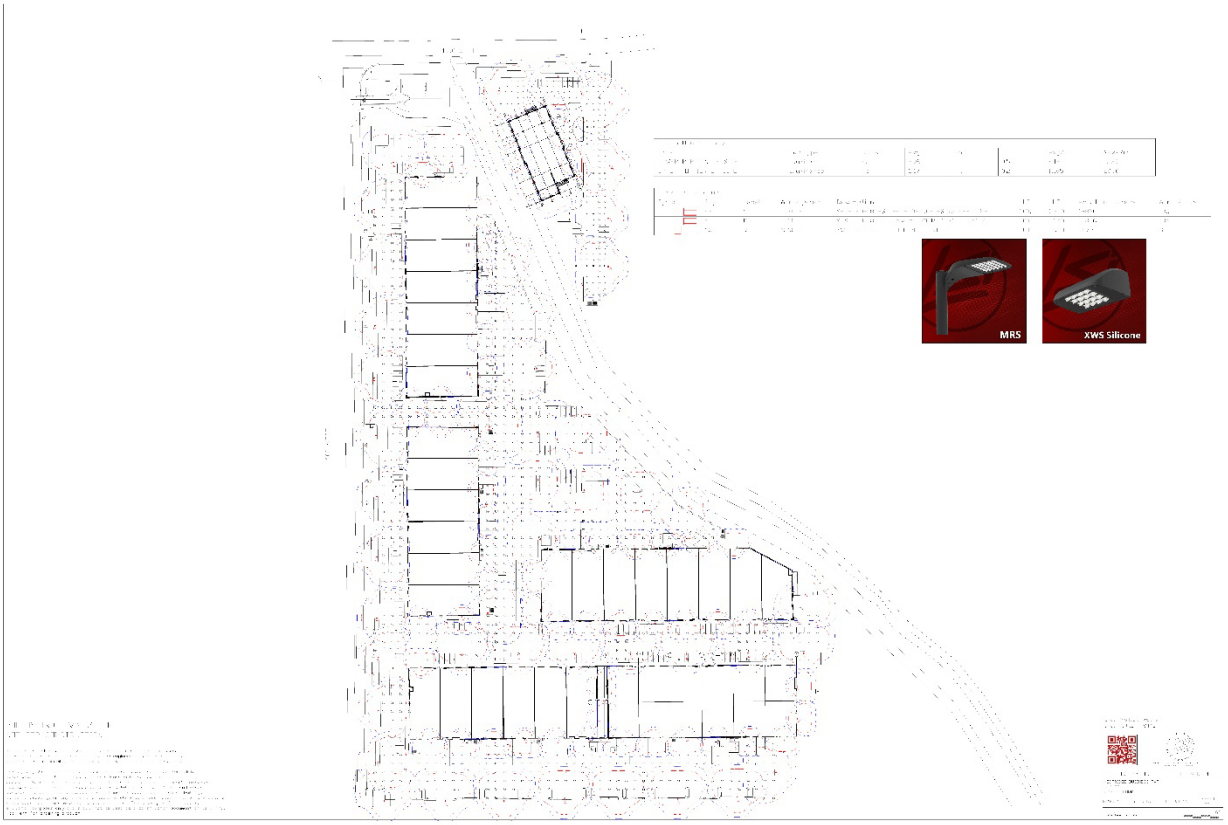

LEGEND
BMP
SVP
SILT FENCE
WESTRIDGE BUSINESS PARK
SWPPP PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-7

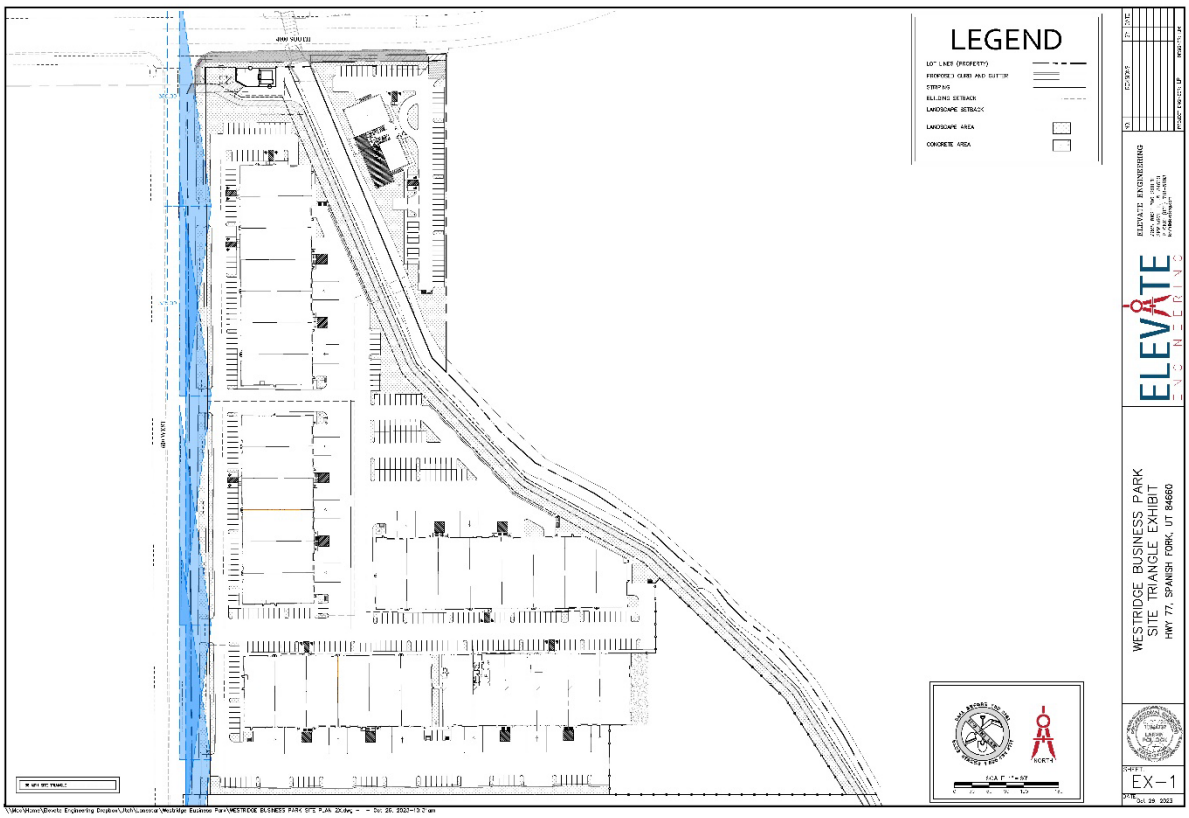

ON-GRADE INLET PROTECTION DETAIL
DROP INLET PROTECTION DETAIL
TOE DETAIL
SILT FENCE
WASH DOWN AREA
Inlet protection - gravel sock
Stabilized roadway entrance
Silt fence
Equipment and vehicle wash down area
WESTRIDGE BUSINESS PARK
SWPPP DETAILS
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-8

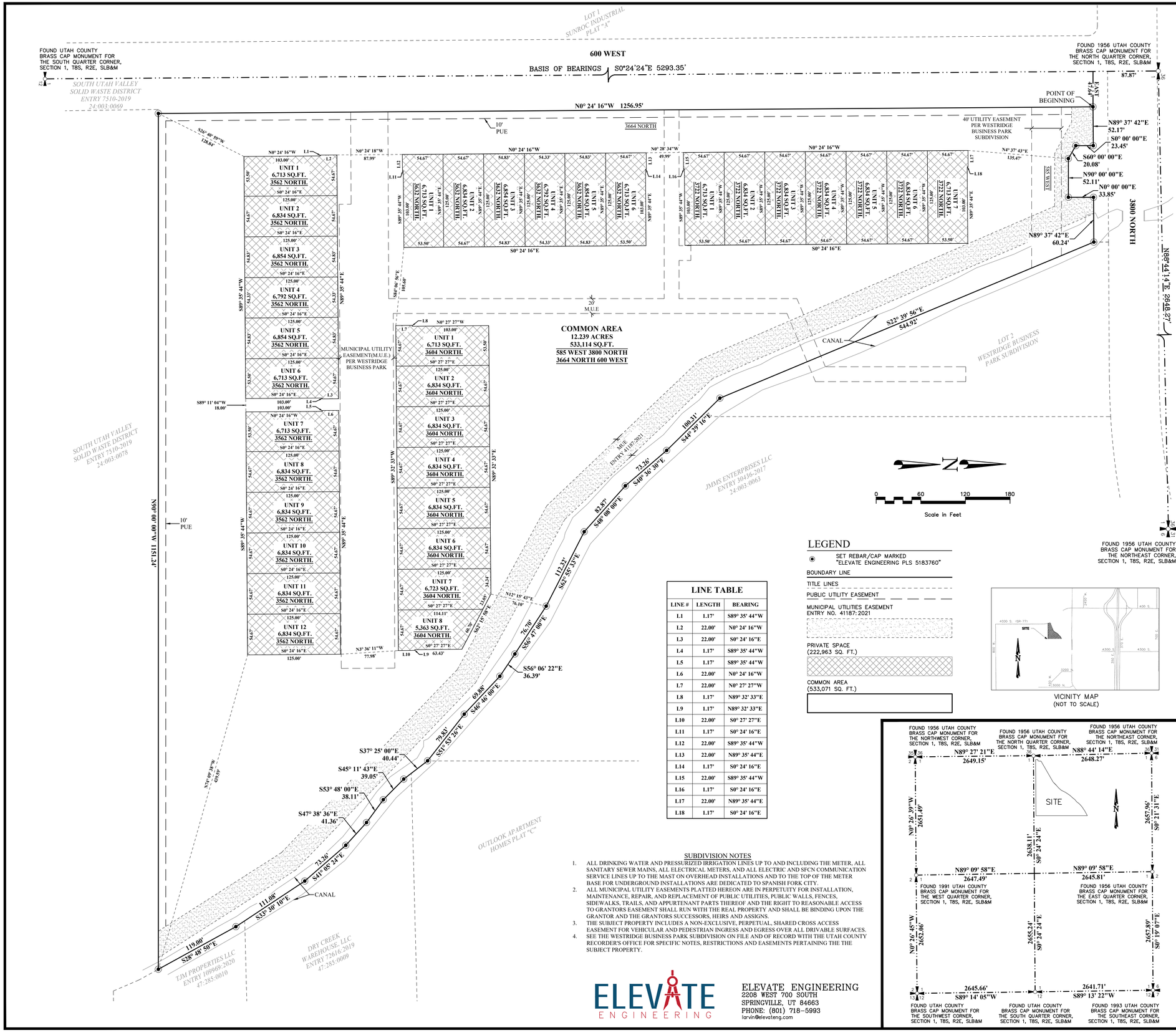

LEGEND
PROPERTY LINE
PROPOSED CURB AND GUTTER
STRIPING
BUILDING SETBACK
LANDSCAPE SETBACK
LANDSCAPE AREA
CONCRETE AREA
OFFICE PHASE
1.84 ACRES
PHASE 3
2.90 ACRES
PHASE 2
0.50 ACRES
PHASE 1
7.18 ACRES
1000 SOUTH
WESTRIDGE BUSINESS PARK
PHASING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-9


Plant List (TREES)
Plant List (SHRUBS)
Plant List (ORNAMENTAL GRASSES)
Plant List (PERENNIALS)
Planting Notes
General Notes
Sub-Grade Requirements
Legend
Shrub Planting
Mowstrip / Stone Mulch
Tree Planting
Street Tree Note
Street Tree Note
ELEVATE


Sprinkler List
Sprinkler Notes
General Notes
Submittal Requirements
Dripline On Grade
Dripline At Shrubs
Dripline At Trees
Xeriscation Control Zone Kit
ELEVATE


MRS
XWS Silicone


LEGEND
LOT LINE (PROPERTY)
PROPOSED CURB AND GUTTER
STRIPING
BUILDING SETBACK
LANDSCAPE SETBACK
LANDSCAPE AREA
CONCRETE AREA
ELEVATE ENGINEERING
WESTRIDGE BUSINESS PARK
SITE TRIANGLE EXHIBIT
HWY 77, SPANISH FORK, UT 84660
EX-1



LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- BOUNDARY LINE
- TITLE LINES
- PUBLIC UTILITY EASEMENT
- MUNICIPAL UTILITIES EASEMENT ENTRY NO. 41187: 2021
- PRIVATE SPACE (222,963 SQ. FT.)
- COMMON AREA (533,071 SQ. FT.)

LINE TABLE

LINE #	LENGTH	BEARING
L1	1.17'	S89° 35' 44"W
L2	22.00'	N0° 24' 16"W
L3	22.00'	S0° 24' 16"E
L4	1.17'	S89° 35' 44"W
L5	1.17'	S89° 35' 44"W
L6	22.00'	N0° 24' 16"W
L7	22.00'	N0° 27' 27"W
L8	1.17'	N89° 32' 33"E
L9	1.17'	N89° 32' 33"E
L10	22.00'	S0° 27' 27"E
L11	1.17'	S0° 24' 16"E
L12	22.00'	S89° 35' 44"W
L13	22.00'	N89° 35' 44"E
L14	1.17'	S0° 24' 16"E
L15	22.00'	S89° 35' 44"W
L16	1.17'	S0° 24' 16"E
L17	22.00'	N89° 35' 44"E
L18	1.17'	S0° 24' 16"E

SUBDIVISION NOTES

1. 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.
2. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTORS EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTORS SUCCESSORS, HEIRS AND ASSIGNS.
3. THE SUBJECT PROPERTY INCLUDES A NON-EXCLUSIVE, PERPETUAL, SHARED CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER ALL DRIVABLE SURFACES.
4. SEE THE WESTRIDGE BUSINESS PARK SUBDIVISION ON FILE AND OF RECORD WITH THE UTAH COUNTY RECORDER'S OFFICE FOR SPECIFIC NOTES, RESTRICTIONS AND EASEMENTS PERTAINING THE THE SUBJECT PROPERTY.

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
tarvin@elevateng.com

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, UNITS, STREETS AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED IN ACCORDANCE WITH THE THE UTAH CONDOMINIUM OWNERSHIP ACT SECTION 57-8-13.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" EAST 87.87 FEET ALONG THE SECTION LINE AND EAST 47.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°37'42" EAST 52.17 FEET; THENCE SOUTH 23.45 FEET; THENCE SOUTH 60°00'00" EAST 20.08 FEET; THENCE EAST 52.11 FEET; THENCE NORTH 33.85 FEET; THENCE NORTH 89°37'42" EAST 60.24 FEET; THENCE SOUTH 22°39'56" EAST 544.92 FEET; THENCE THENCE SOUTH 44°29'16" EAST 100.31 FEET; THENCE SOUTH 40°36'30" EAST 73.26 FEET; THENCE SOUTH 48°00'00" EAST 82.87 FEET; THENCE SOUTH 62°55'33" EAST 112.32 FEET; THENCE SOUTH 56°47'00" EAST 76.70 FEET; THENCE SOUTH 56°06'22" EAST 36.39 FEET; THENCE SOUTH 46°46'00" EAST 69.88 FEET; THENCE SOUTH 51°53'26" EAST 79.83 FEET; THENCE SOUTH 37°25'00" EAST 40.44 FEET; THENCE SOUTH 45°11'43" EAST 39.05 FEET; THENCE SOUTH 53°48'00" EAST 38.11 FEET; THENCE SOUTH 47°38'36" EAST 41.36 FEET; THENCE SOUTH 41°05'24" EAST 73.26 FEET; THENCE SOUTH 33°30'10" EAST 111.08 FEET; THENCE SOUTH 28°48'50" EAST 119.00 FEET; THENCE WEST 1151.24 FEET; THENCE NORTH 0°24'16" WEST 1256.95 FEET; FEET TO THE POINT OF BEGINNING.

CONTAINS:
17.356 ACRES
756,034 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS ESTABLISHED AS SOUTH 0°24'24" EAST BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE NAD27 UTAH CENTRAL ZONE BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

WESTRIDGE BUSINESS PARK CONDO PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS_____ DAY OF_____20__.

DJC WESTRIDGE, LLC

TITLE_____.

PRINT NAME_____.

SIGNATURE_____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE____DAY OF_____, A.D. 2023 PERSONALLY APPEARED BEFORE ME, _____.
WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE_____, OF _____, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES:_____. COMMISSION NUMBER_____.

NOTARY PUBLIC_____. NOTARY PUBLIC _____.
COMMISSIONED IN UTAH
(SEE SEAL BELOW) RESIDING IN _____COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF _____, SPANISH FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS DAY OF_____, A.D. 20__.

_____. _____.
CITY MANAGER CITY ATTORNEY

_____. _____.
COMMUNITY DEVELOPMENT DIRECTOR ATTEST_____.
CLERK-RECORDER
(SEE SEAL BELOW)

APPROVED_____.
ENGINEER
(SEE SEAL BELOW)

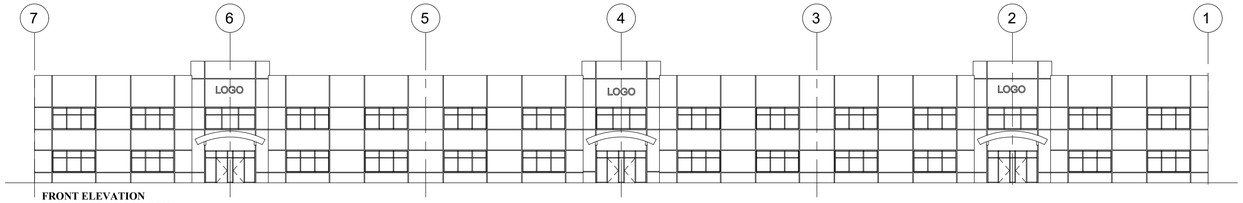
WESTRIDGE BUSINESS PARK CONDO PLAT (FINAL PLAT)

(AMENDING LOT 1 OF THE WESTRIDGE BUSINESS PARK SUBDIVISION LOT 1)
LOCATED IN THE NORTHEAST QUARTER OF SECTION 1,
TOWNSHIP 8 SOUTH, RANGE 2 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

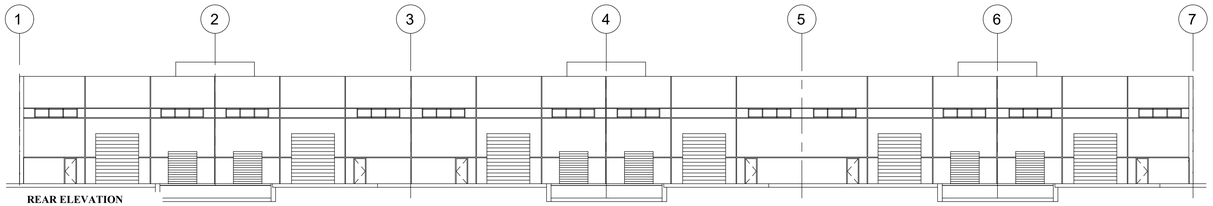
SURVEYOR SEAL	NOTARY SEAL	CITY ENGINEER SEAL	CLERK/RECORDER SEAL
PROFESSIONAL LAND SURVEYOR CORY B. NEERINGS No. 5183760 9/19/23 STATE OF UTAH			

DATE:	9/19/23
SCALE:	1"=60'
PAGE:	1 OF 2
PROJECT:	S23-013

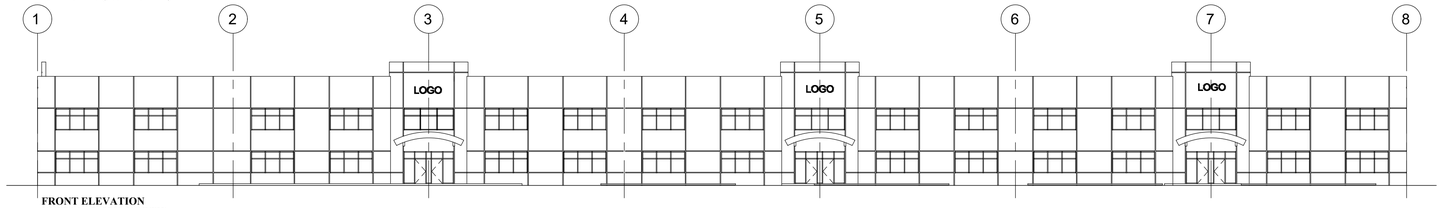
Recorder



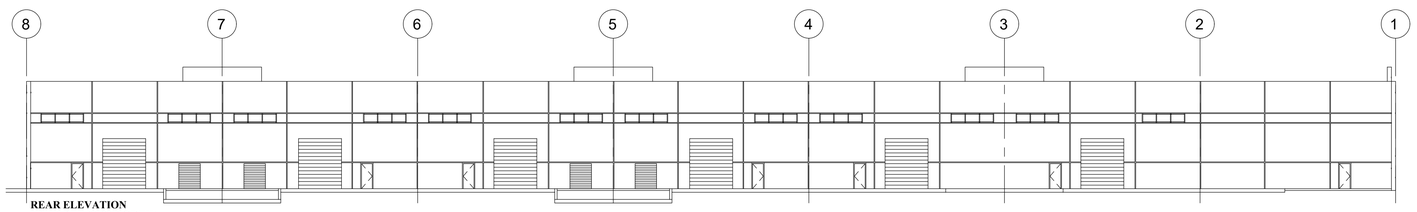
FRONT ELEVATION
UNITS 1 - 12 (3562 NORTH)
UNITS 1 - 6 (3632 NORTH)



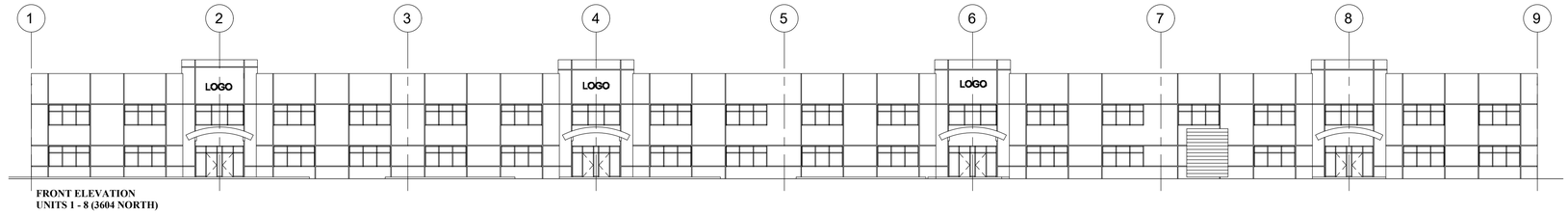
REAR ELEVATION
UNITS 1 - 12 (3562 NORTH)
UNITS 1 - 6 (3632 NORTH)



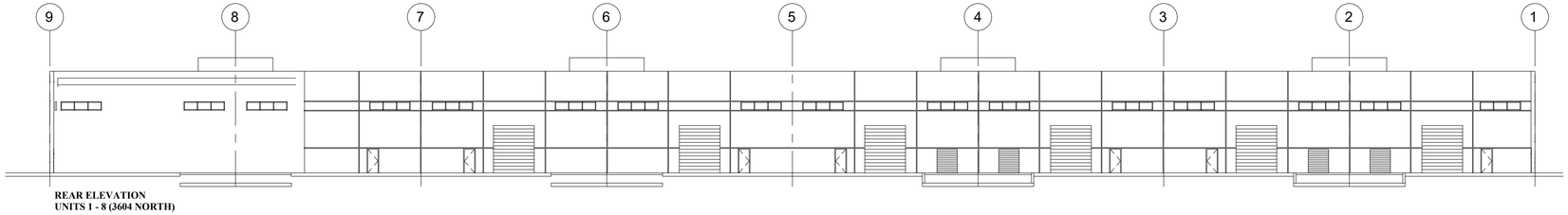
FRONT ELEVATION
UNITS 1 - 7 (3722 NORTH)



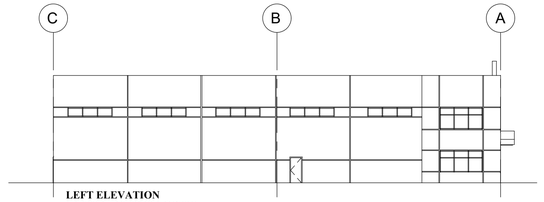
REAR ELEVATION
UNITS 1 - 7 (3722 NORTH)



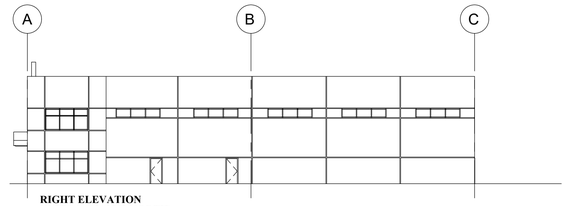
FRONT ELEVATION
UNITS 1 - 8 (3604 NORTH)



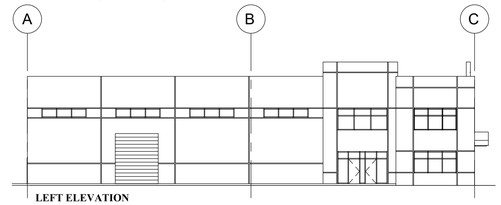
REAR ELEVATION
UNITS 1 - 8 (3604 NORTH)



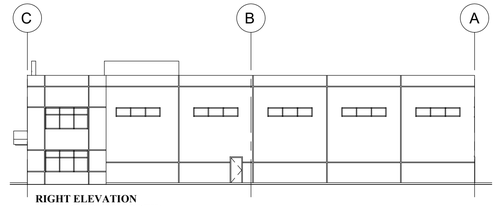
LEFT ELEVATION
UNITS 1 - 12 (3562 NORTH)
UNITS 1 - 6 (3632 NORTH)



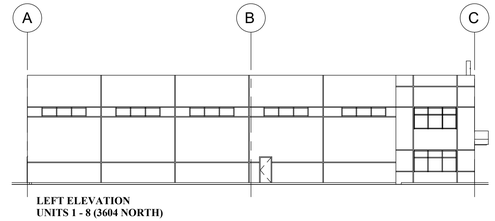
RIGHT ELEVATION
UNITS 1 - 12 (3562 NORTH)
UNITS 1 - 6 (3632 NORTH)



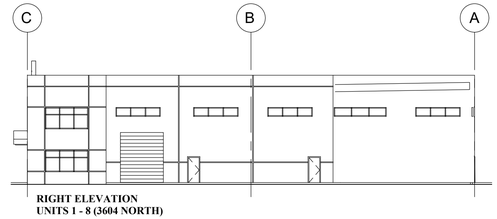
LEFT ELEVATION
UNITS 1 - 7 (3722 NORTH)



RIGHT ELEVATION
UNITS 1 - 7 (3722 NORTH)



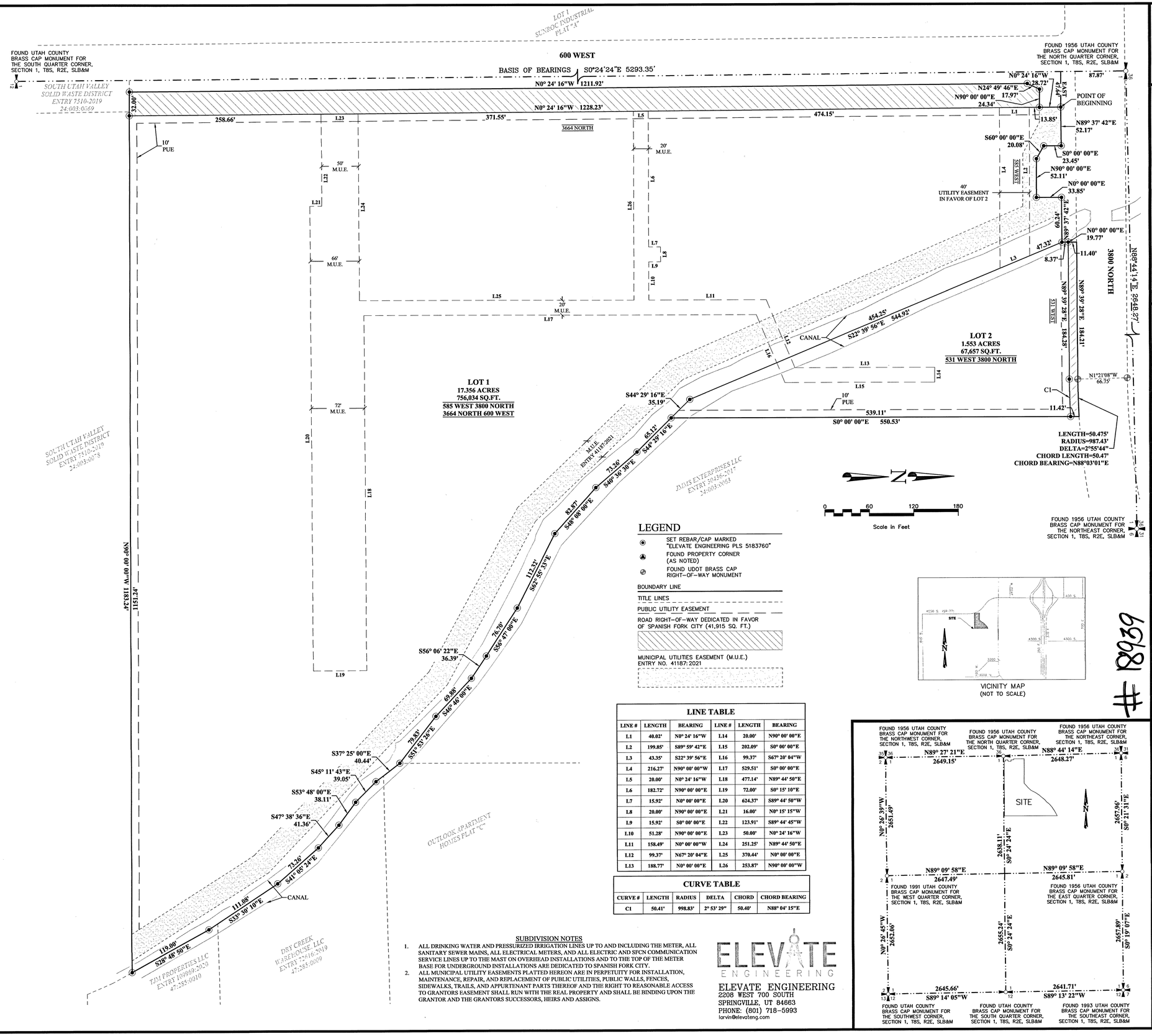
LEFT ELEVATION
UNITS 1 - 8 (3604 NORTH)



RIGHT ELEVATION
UNITS 1 - 8 (3604 NORTH)

DATE:	9/19/23
SCALE:	1"=20
PAGE:	2 OF 2
PROJECT:	S23-013

Recorder



LEGEND

- SET REBAR/CAP MARKED "ELEVATE ENGINEERING PLS 5183760"
- FOUND PROPERTY CORNER (AS NOTED)
- FOUND UDOT BRASS CAP RIGHT-OF-WAY MONUMENT

BOUNDARY LINE

TITLE LINES

PUBLIC UTILITY EASEMENT

ROAD RIGHT-OF-WAY DEDICATED IN FAVOR OF SPANISH FORK CITY (41,915 SQ. FT.)

MUNICIPAL UTILITIES EASEMENT (M.U.E.) ENTRY NO. 41187:2021

LINE TABLE

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
L1	40.02'	N0° 24' 16"W	L14	20.00'	N90° 00' 00"E
L2	199.85'	S89° 59' 42"E	L15	202.09'	S0° 00' 00"E
L3	43.35'	S22° 39' 56"E	L16	99.37'	S67° 20' 04"W
L4	216.27'	N90° 00' 00"W	L17	529.51'	S0° 00' 00"E
L5	20.00'	N0° 24' 16"W	L18	477.14'	N89° 44' 50"E
L6	182.72'	N90° 00' 00"E	L19	72.00'	S0° 15' 10"E
L7	15.92'	N0° 00' 00"E	L20	624.37'	S89° 44' 50"W
L8	20.00'	N90° 00' 00"E	L21	16.00'	N0° 15' 15"W
L9	15.92'	S0° 00' 00"E	L22	123.91'	S89° 44' 45"W
L10	51.28'	N90° 00' 00"E	L23	50.00'	N0° 24' 16"W
L11	158.49'	N0° 00' 00"W	L24	251.25'	N89° 44' 50"E
L12	99.37'	N67° 20' 04"E	L25	370.44'	N0° 00' 00"E
L13	188.77'	N0° 00' 00"E	L26	253.87'	N90° 00' 00"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	50.41'	998.83'	2° 53' 29"	50.40'	N88° 04' 15"E

SUBDIVISION NOTES

1. 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.
2. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTORS EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTORS SUCCESSORS, HEIRS AND ASSIGNS.

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT BEING SOUTH 0°24'24" EAST 87.87 FEET ALONG THE SECTION LINE AND EAST 47.64 FEET FROM THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
THENCE NORTH 89°37'42" EAST 52.17 FEET; THENCE SOUTH 23.45 FEET; THENCE SOUTH 60°00'00" EAST 20.08 FEET; THENCE EAST 52.11 FEET; THENCE NORTH 33.85 FEET; THENCE NORTH 89°37'42" EAST 60.24 FEET; THENCE NORTH 19.77 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 400 SOUTH STREET; THENCE NORTH 89°39'28" EAST 184.21 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE 50.475 FEET ALONG THE ARC OF A 987.43 FOOT RADIUS CURVE TO THE LEFT THRU A CENTRAL ANGLE OF 2°55'44" (CHORD BEARS NORTH 88°03'01" EAST 50.47 FEET) ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE SOUTH 550.53 FEET; THENCE SOUTH 44°29'16" EAST 65.12 FEET; THENCE SOUTH 40°36'30" EAST 73.26 FEET; THENCE SOUTH 48°08'00" EAST 82.87 FEET; THENCE SOUTH 62°55'33" EAST 112.32 FEET; THENCE SOUTH 56°47'00" EAST 76.70 FEET; THENCE SOUTH 56°06'22" EAST 36.39 FEET; THENCE SOUTH 46°46'00" EAST 69.88 FEET; THENCE SOUTH 51°53'26" EAST 79.83 FEET; THENCE SOUTH 37°25'00" EAST 40.44 FEET; THENCE SOUTH 45°11'43" EAST 39.05 FEET; THENCE SOUTH 53°48'00" EAST 38.11 FEET; THENCE SOUTH 47°38'36" EAST 41.36 FEET; THENCE SOUTH 41°05'24" EAST 73.26 FEET; THENCE SOUTH 33°30'10" EAST 111.08 FEET; THENCE SOUTH 28°48'50" EAST 119.00 FEET; THENCE WEST 1183.24 FEET; THENCE NORTH 0°24'16" WEST 1211.92 FEET; THENCE NORTH 24°49'46" EAST 17.97 FEET; THENCE EAST 24.34 FEET; THENCE NORTH 0°24'16" WEST 28.72 FEET TO THE POINT OF BEGINNING.

CONTAINS:
2 LOTS
19.871 ACRES
865,606 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS WAS ESTABLISHED AS SOUTH 0°24'24" EAST BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN ACCORDING TO THE NAD27 UTAH CENTRAL ZONE BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

WESTRIDGE BUSINESS PARK SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 15 DAY OF SEPTEMBER 2023

DJC WESTRIDGE, LLC

TITLE MANAGER.

PRINT NAME DALLAS HAKES.

SIGNATURE _____.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE 15 DAY OF September A.D. 2023 PERSONALLY APPEARED BEFORE ME, Dallas Hakes, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE Manager, OF DJC Westridge LLC, A LIMITED LIABILITY COMPANY, AND THAT BY THE AUTHORITY OF ITS MEMBERS OR ITS ARTICLE OF ORGANIZATION, AND HE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: 04/25/27. COMMISSION NUMBER 730564

NOTARY PUBLIC Camille Oberg COMMISSIONED IN UTAH (SEE SEAL BELOW)

NOTARY PUBLIC Camille Oberg RESIDING IN Utah COUNTY

ACCEPTANCE BY LEGISLATIVE BODY

THE Development Review Committee OF _____, SPANISH FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS DAY OF September 21 A.D. 2023

CITY MANAGER

CITY ATTORNEY

COMMUNITY DEVELOPMENT DIRECTOR

ATTEST CLERK-RECORDER (SEE SEAL BELOW)

APPROVED ENGINEER (SEE SEAL BELOW)

WESTRIDGE BUSINESS PARK SUBDIVISION

FINAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN SPANISH FORK CITY, UTAH COUNTY, UTAH

SURVEYOR SEAL: CORY B. NEERINGS, No. 5183760, 9/14/23, STATE OF UTAH

NOTARY SEAL: CAMILLE OBERG, NOTARY PUBLIC, COMMISSION NUMBER 730564, COMMISSION EXPIRES APRIL 25, 2027, STATE OF UTAH

CITY ENGINEER SEAL: CITY ENGINEER, EST. 1855, UTAH, SPANISH FORK

CLERK/RECORDER SEAL: MUNICIPAL SEAL, EST. 1855, UTAH, SPANISH FORK

DATE:	9/14/23
SCALE:	1"=60'
PAGE:	1 OF 1
PROJECT:	S21-117

Recorder

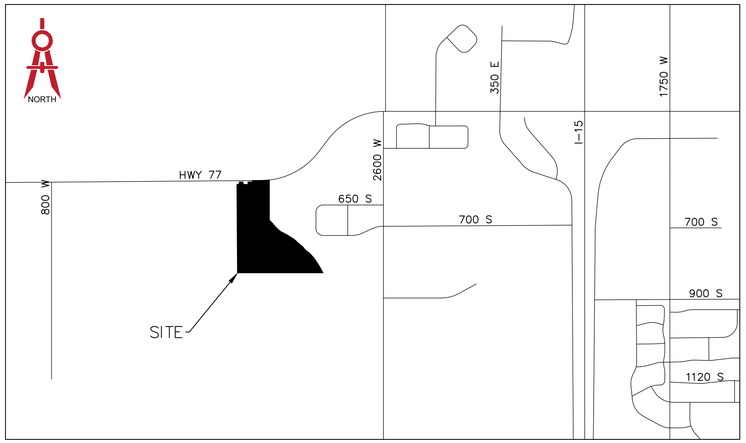
ENT 65552:2023 MAP# 18939
ANDREA ALLEN
UTAH COUNTY RECORDER
2023 Oct 4 01:31 PM FEE 54.00 BY AR
RECORDED FOR SPANISH FORK CITY

#18939

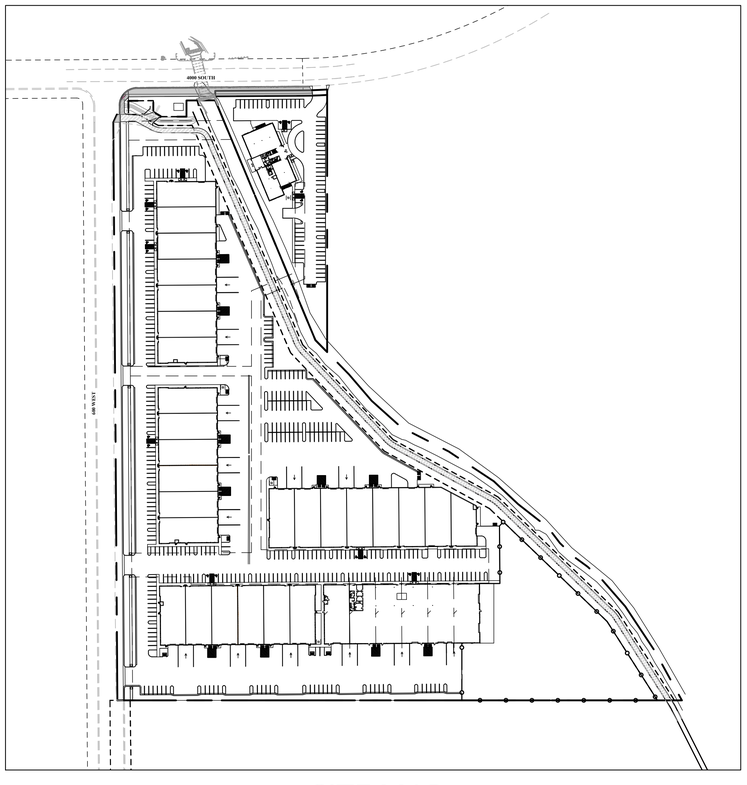
Sec. 1, T8S, R2E SLB&M TU-150 PC

WESTRIDGE BUSINESS PARK
SPANISH FORK, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=150'

INDEX

G-0 Cover Sheet
C-1 Existing Topography
C-2 Site Plan
C-3 Grading Plan
C-3.1 Grading Plan
C-4 Drainage Plan
C-4.1 Drainage Plan
C-5 Utility Plan
C-6 Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
C-9 Phasing Plan
L-1 Landscape Plan
L-2 Irrigation Plan
Photometric Plan
Site Triangle Exhibit

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

SITE DATA

TOTAL LOT 1 AREA:	865,626	SF (19.86 ACRES)
BUSINESS PARK:	822,420	SF (18.88 ACRES)
BUILDING AREA:	182,921	SF± 22.2%
PAVEMENT AREA:	492,993	SF± 60.0%
LANDSCAPE AREA:	146,506	SF± 17.8%
R.O.W DEDICATION:	39,241	SF (0.90 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

SITE DATA

TOTAL LOT 2 AREA:	70,332	SF (1.61 ACRES)
BUILDING AREA:	9,500	SF± 13.5%
PAVEMENT AREA:	42,135	SF± 59.9%
LANDSCAPE AREA:	18,697	SF± 26.6%
R.O.W DEDICATION:	2,648	SF± (0.06 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

NOTE:
ALL SPANISH FORK CITY CONSTRUCTION STANDARDS MUST BE FOLLOWED. SPANISH FORK CITY STANDARD DETAILED DRAWINGS CAN BE DOWNLOADED AND VIEWED ON THE SPANISH FORK CITY WEB SITE.

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI PI PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS SS	CATCH BASIN	
EXISTING WATER LINE	W W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4960	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	W

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

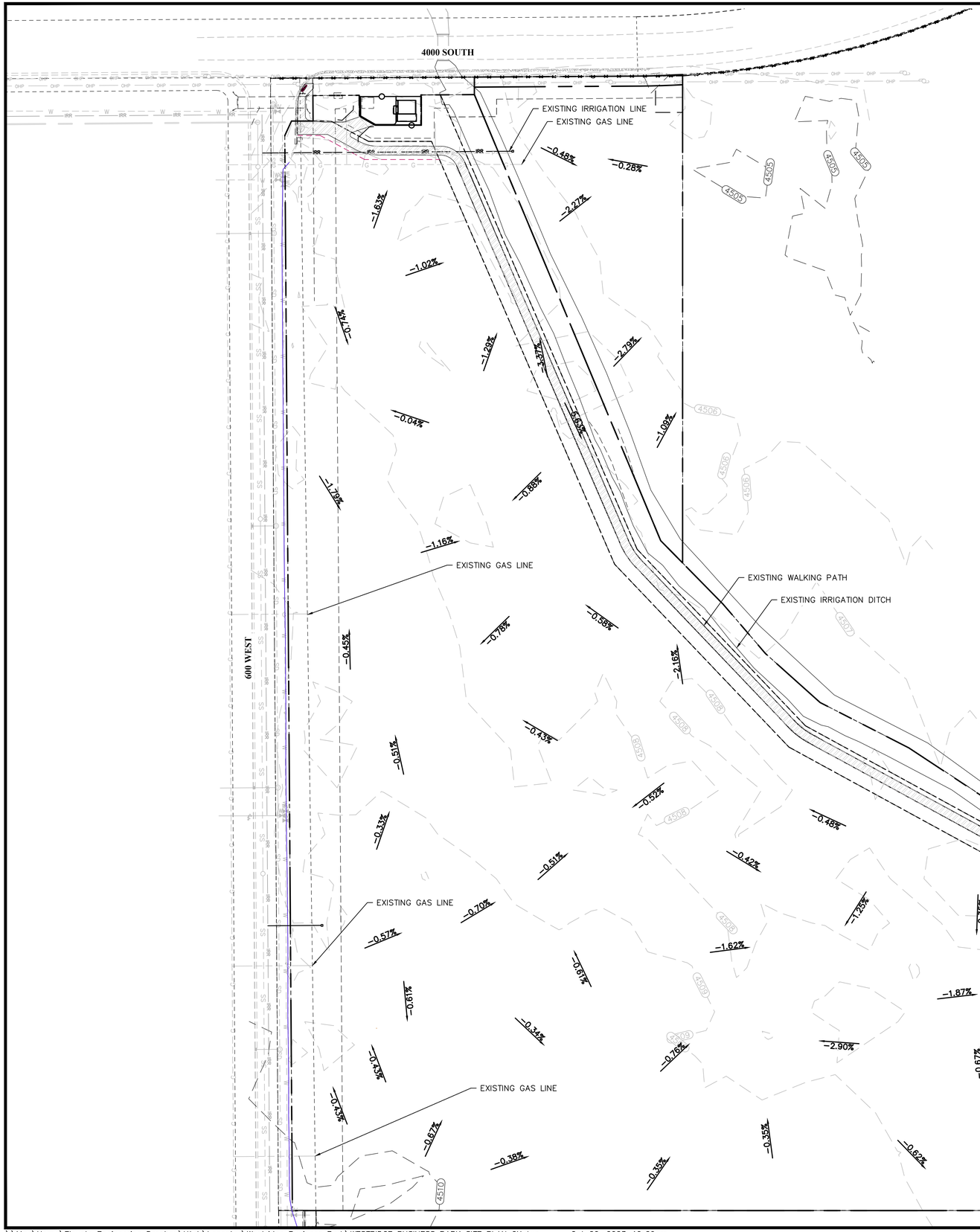
WESTRIDGE BUSINESS PARK
COVER SHEET
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10844737
LARVIN POLLOCK
STATE OF UTAH

SHEET: G-0

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023-10:29am



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

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN LINE — SD — SD —
- EXISTING SEWER LINE — SS — SS —
- EXISTING WATER LINE — W — W —
- EXISTING IRRIGATION LINE — IRR —
- EXISTING STORM DRAIN LINE — OHP —
- EXISTING STORM DRAIN LINE — G —
- EXISTING GRADE CONTOUR LINES (4960)
- EXISTING GRADE SLOPE (SLOPE)

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

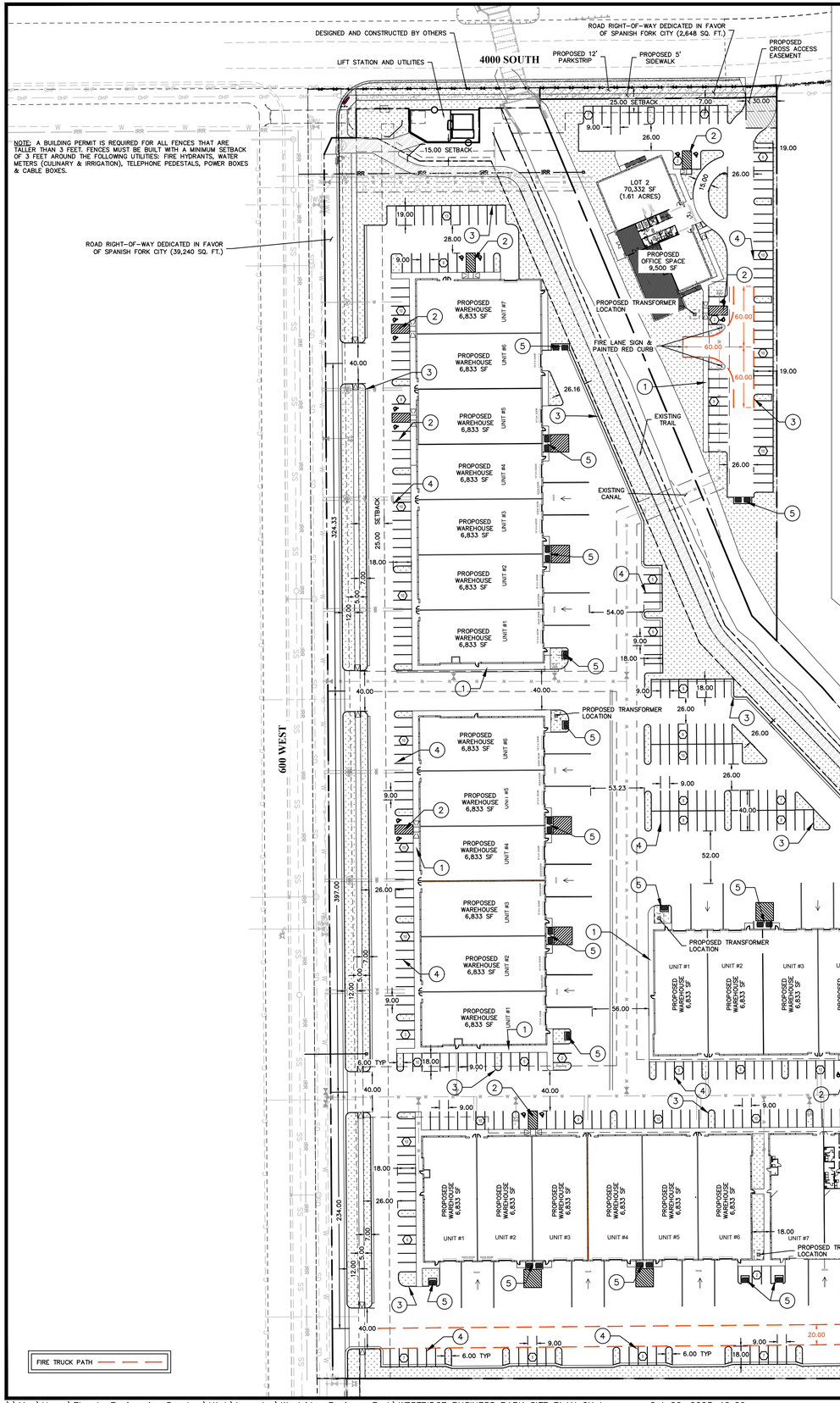
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
EXISTING TOPOGRAPHY
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

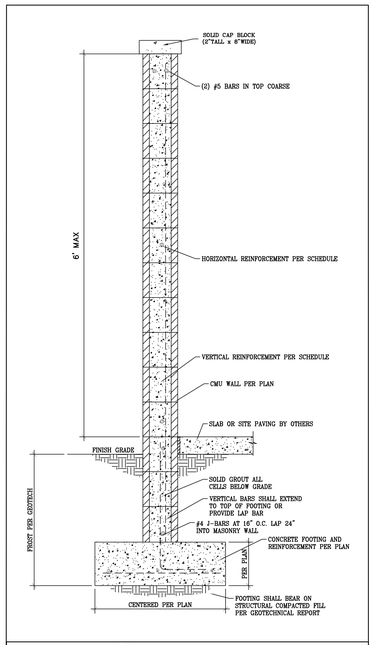
SHEET: C-1

DATE: Oct 26, 2023



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

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



1 WALL DETAIL
SCALE: N.T.S.

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

TOTAL LOT 1 AREA:	865,626	SF (19.86 ACRES)
BUSINESS PARK:	822,420	SF (18.88 ACRES)
BUILDING AREA:	182,921	SF± 22.2%
PAVEMENT AREA:	492,993	SF± 60.0%
LANDSCAPE AREA:	146,506	SF± 17.8%
R.O.W. DEDICATION:	39,241	SF± (0.90 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

BUILDING DATA

CONSTRUCTION TYPE: IIB
SPRINKLERS: YES
SETBACKS:
FRONT=25 FEET
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: WAREHOUSE: 1 STALL PER EMPLOYEE ON THE HIGHEST SHIFT
OFFICE (GENERAL/PROFESSIONAL): 1:300 SQ. FEET

PROVIDED: 370 STALLS
14 ADA STALLS

SITE DATA

TOTAL LOT 2 AREA:	70,332	SF (1.61 ACRES)
BUILDING AREA:	9,500	SF± 13.5%
PAVEMENT AREA:	42,135	SF± 59.9%
LANDSCAPE AREA:	18,697	SF± 26.6%
R.O.W. DEDICATION:	2,648	SF± (0.06 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

BUILDING DATA

SETBACKS:
FRONT=25 FEET
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: WAREHOUSE: 1 STALL PER EMPLOYEE ON THE HIGHEST SHIFT
OFFICE (GENERAL/PROFESSIONAL): 1:300 SQ. FEET (64)

PROVIDED: 64 STALLS
4 ADA STALLS

NOTES:

1. PROPOSED 6' SIDEWALK PER SPANISH FORK CITY. STD DWG. ST-514.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER APWA & ADA. SEE SHEET C-5 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER SPANISH FORK CITY STD DWG. ST-513.
4. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
5. PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

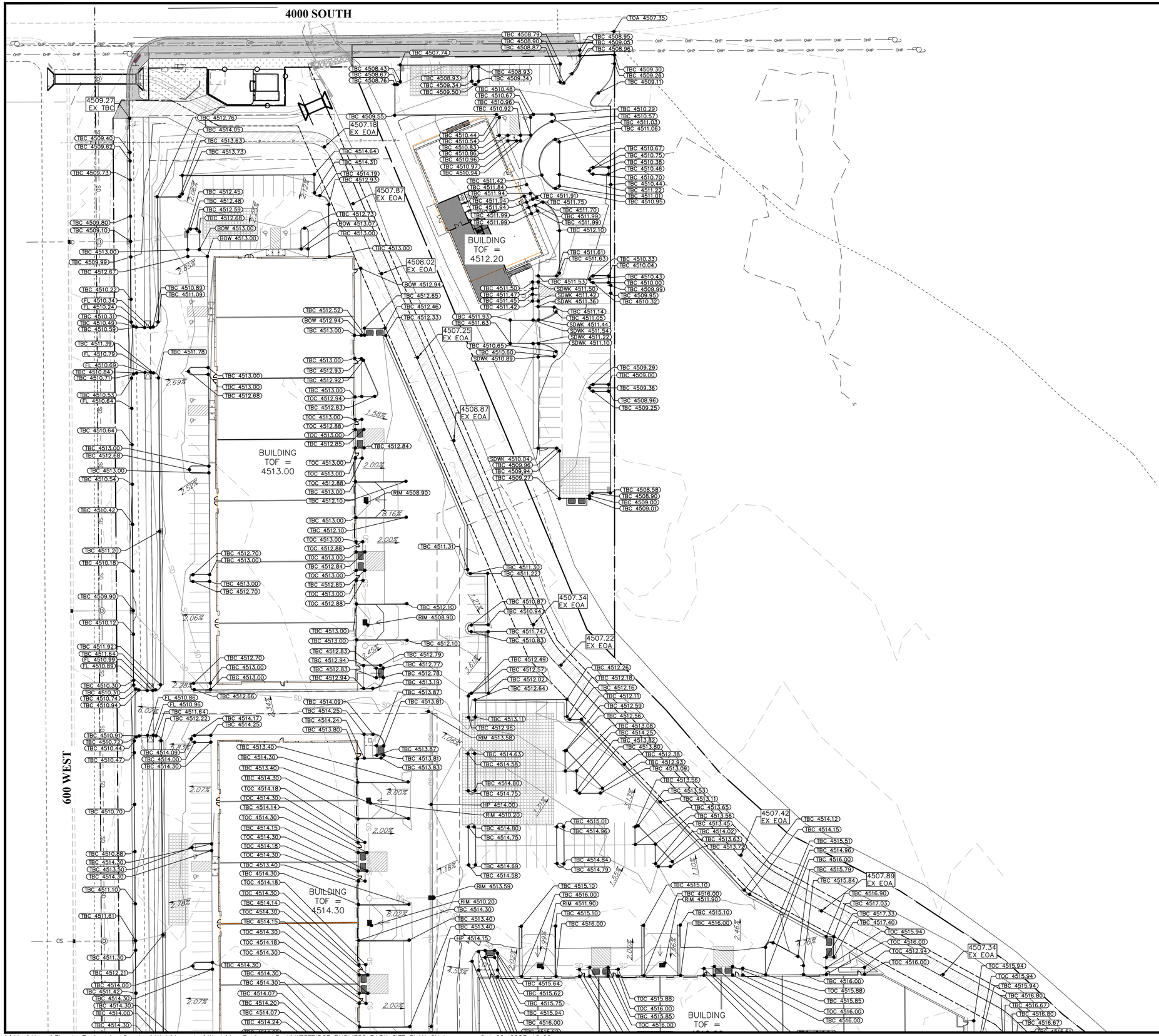
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
SITE PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2

DATE: Oct 26, 2023



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
228B WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

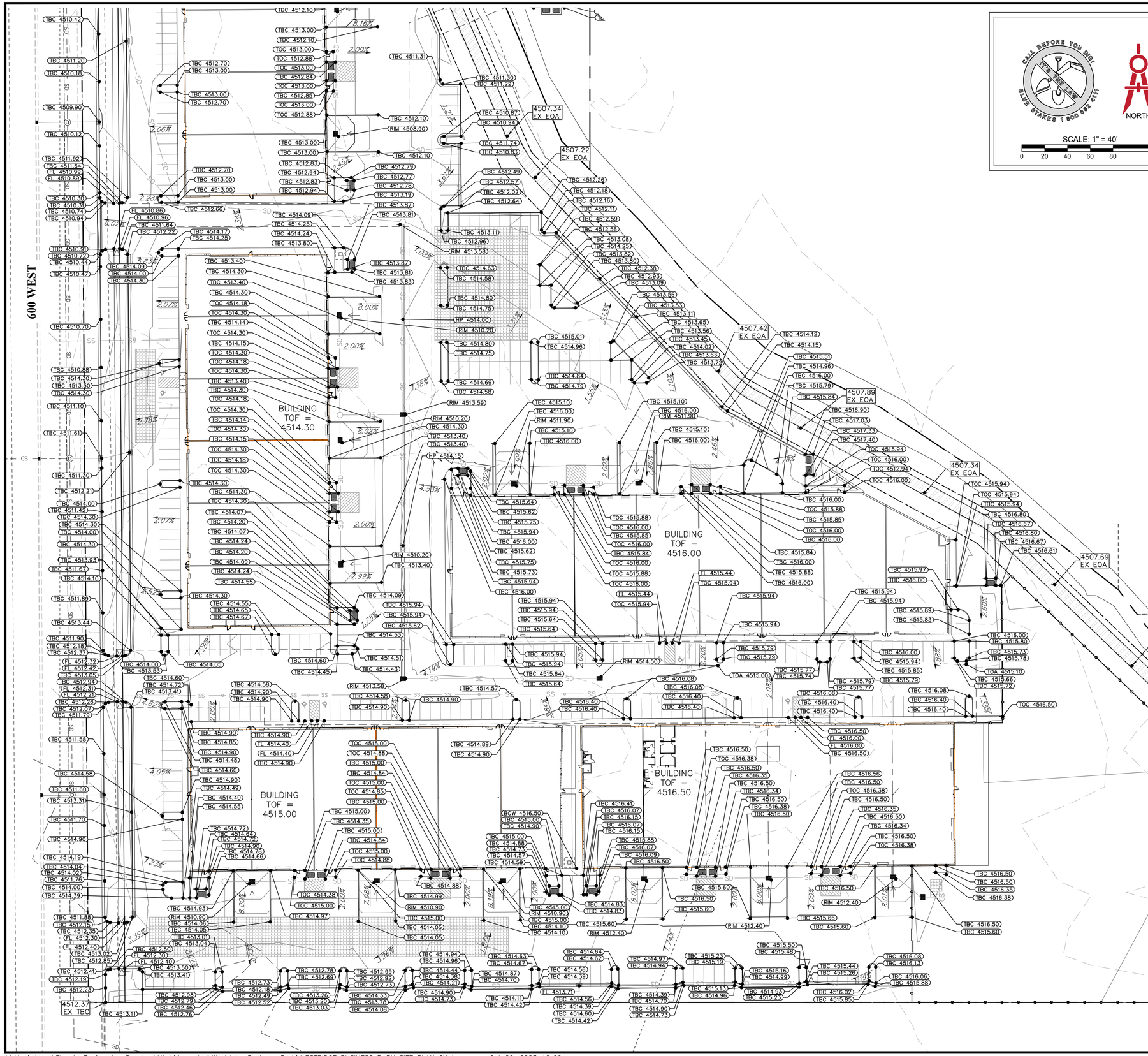
SCALE: 1" = 40'
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PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3

DATE: Oct 26, 2023

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CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 40'

0 20 40 60 80 120

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 785-5863
tarvin@elevateeng.com

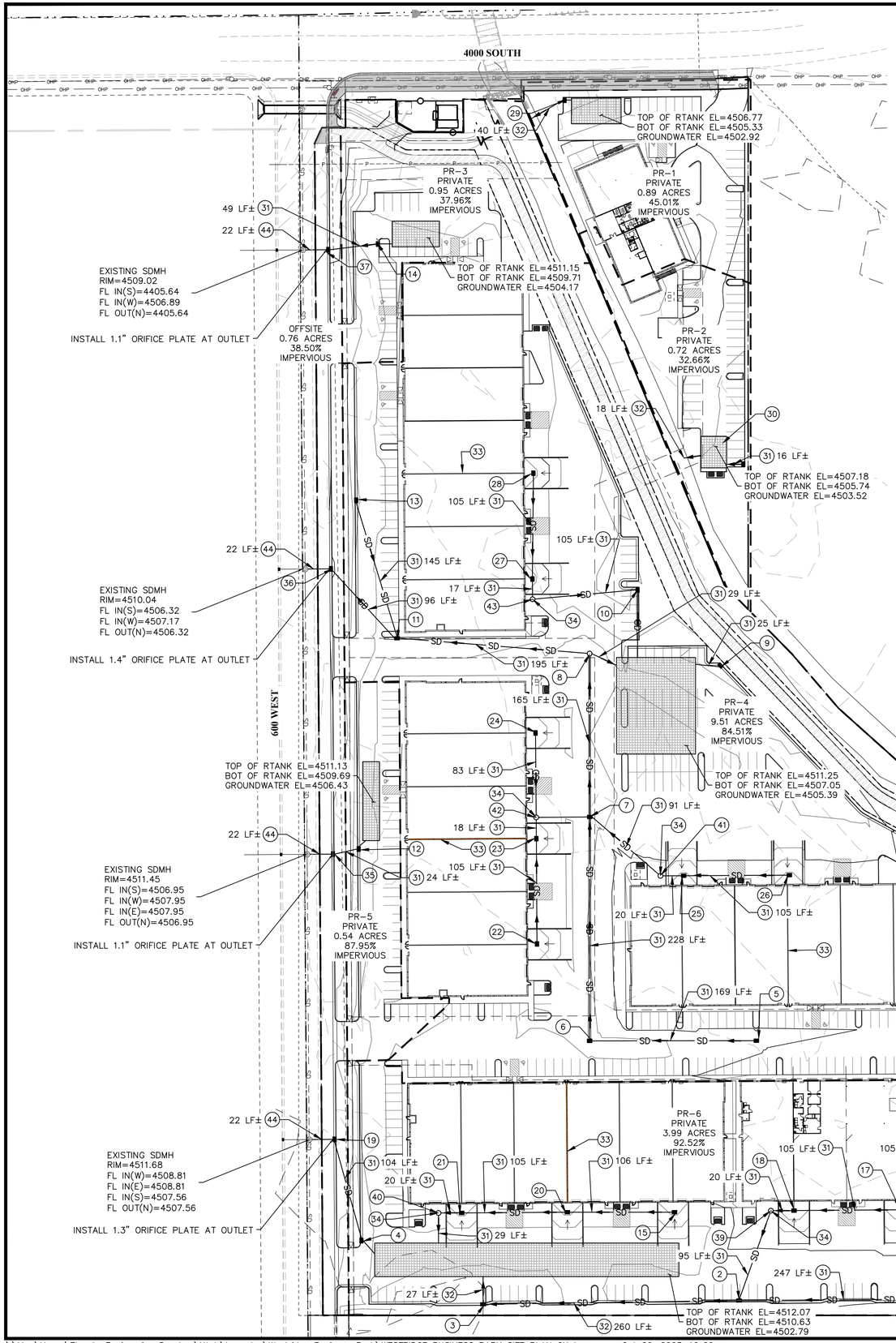
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3.1

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023–10:29am



DESIGN NOTES:

1. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4515.35 IE=4514.73
2. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4513.71 IE=4512.87
3. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.98 IE=4510.93
4. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.33 IE=4509.90
5. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4514.50 IE=4513.83
6. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4513.58 IE=4512.57
7. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY PLAN SD-403. RIM=4513.58 IE=4510.86
8. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4511.61 IE=4509.62
9. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.61 IE=4510.62
10. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.96 IE=4509.96
11. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4512.02 IE=4508.16
12. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.21 IE=4508.40
13. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4510.73 IE=4509.25
14. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.95 IE=4507.52

DESIGN NOTES:

15. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.90 IE=4509.60
16. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4511.40
17. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4510.88
18. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4510.35
19. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.06 IE=4509.08 BOCB=4504.41
20. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.90 IE=4509.40
21. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS3. RIM=4510.90 IE=4508.88
22. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4508.90
23. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4508.38
24. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4507.85
25. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.90 IE=4510.38
26. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.90 IE=4510.90
27. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.90 IE=4507.38
28. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.90 IE=4507.38
29. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4507.24 IE=4504.24
30. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.08 IE=4505.08
31. INSTALL 12" ADS PIPE @ 0.50% MINIMUM SLOPE

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

DESIGN NOTES:

32. INSTALL 18" HDPE PIPE @ 0.50% MINIMUM SLOPE
33. 6" PVC ROOF DRAIN TO CONNECT TO ONSITE STORM NETWORK.
34. INSTALL STORMDRAIN PUMP W/MINIMUM FLOW RATE OF 70 GPM.
35. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.11 IE=4508.22 BOCB=4503.58
36. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4509.40 IE=4507.44 BOCB=4502.78
37. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.60 IE=4507.16 BOCB=4502.50
38. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4515.50 IE=4512.50
39. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4515.83 IE IN(E)=4510.25 IE OUT(S)=4513.35
40. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4514.34 IE=4512.34
41. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4515.34 IE OUT(W)=4512.34 IE IN(E)=4510.28
42. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4513.60 IE OUT(E)=4511.11 IE IN(S)=4508.29 IE IN(N)=4508.29
43. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4512.41 IE OUT(E)=4510.49 IE IN (N)=4507.30
44. INSTALL 15" RCP PIPE @ 1.00% MINIMUM SLOPE

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NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
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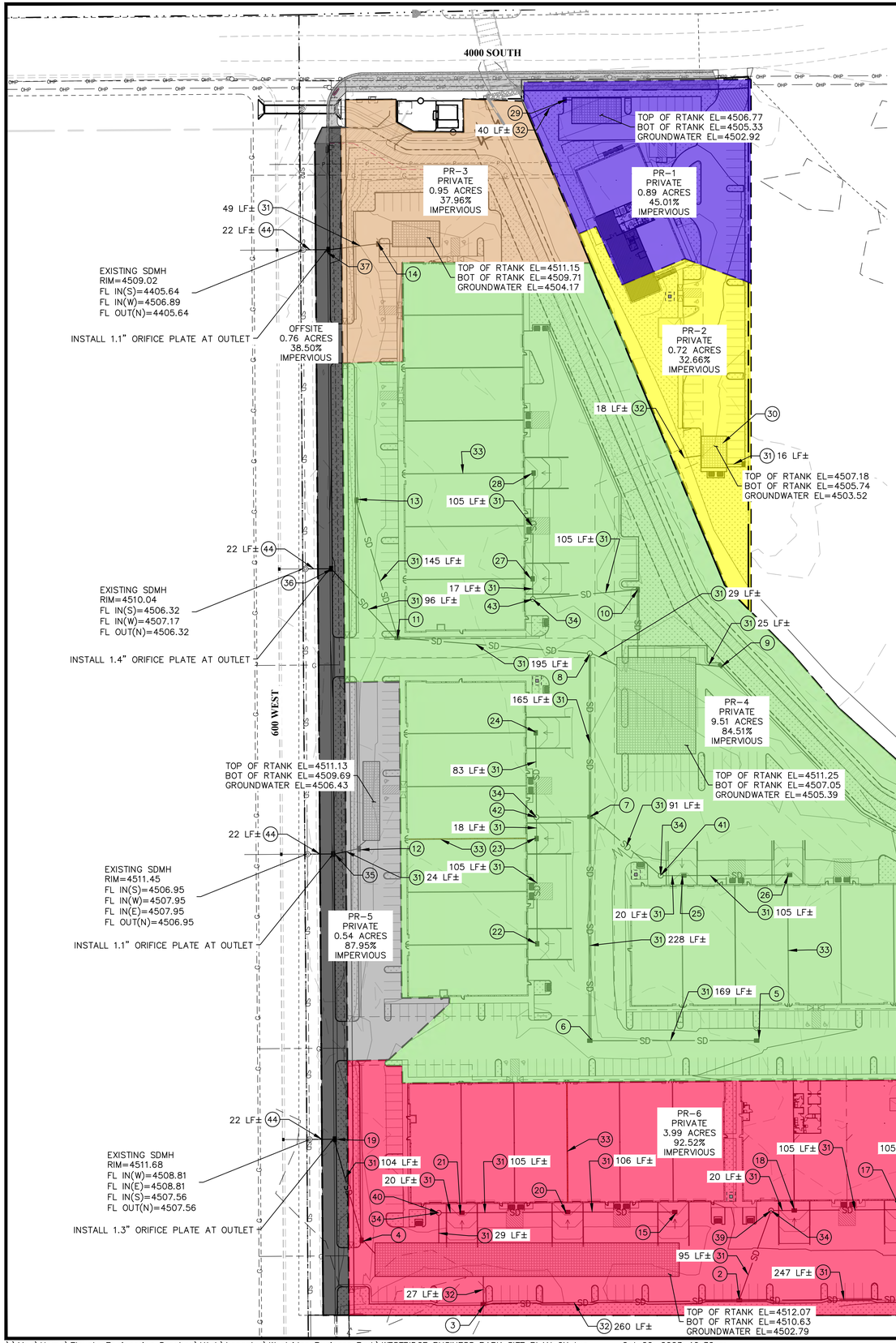
WESTRIDGE BUSINESS PARK
DRAINAGE PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-4

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023-10:29am



DESIGN NOTES:

1. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4515.35 IE=4514.73
2. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4513.71 IE=4512.87
3. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.98 IE=4510.93
4. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.33 IE=4509.90
5. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4514.50 IE=4513.83
6. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4513.58 IE=4512.57
7. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY PLAN SD-403. RIM=4513.58 IE=4510.86
8. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4511.61 IE=4509.62
9. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.61 IE=4510.62
10. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.96 IE=4510.22
11. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4512.02 IE=4508.16
12. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.21 IE=4508.40
13. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4510.73 IE=4509.25
14. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.95 IE=4507.52

DESIGN NOTES:

15. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.90 IE=4509.60
16. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4511.40
17. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4510.88
18. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4510.35
19. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.06 IE=4509.08 BOCB=4504.41
20. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.90 IE=4509.40
21. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS3. RIM=4510.90 IE=4508.88
22. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4508.90
23. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4508.38
24. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4507.85
25. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.90 IE=4510.38
26. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.90 IE=4510.90
27. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.90 IE=4508.38
28. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4507.24 IE=4504.24
29.

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

DESIGN NOTES:

32. INSTALL 18" HDPE PIPE @ 0.50% MINIMUM SLOPE
33. 6" PVC ROOF DRAIN TO CONNECT TO ONSITE STORM NETWORK.
34. INSTALL STORMDRAIN PUMP W/MINIMUM FLOW RATE OF 70 GPM.
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42. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4513.60 IE OUT(E)=4511.11 IE IN(S)=4508.29 IE IN(N)=4508.29
43. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4512.41 IE OUT(E)=4510.49 IE IN (N)=4507.30
44. INSTALL 15" RCP PIPE @ 1.00% MINIMUM SLOPE

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NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

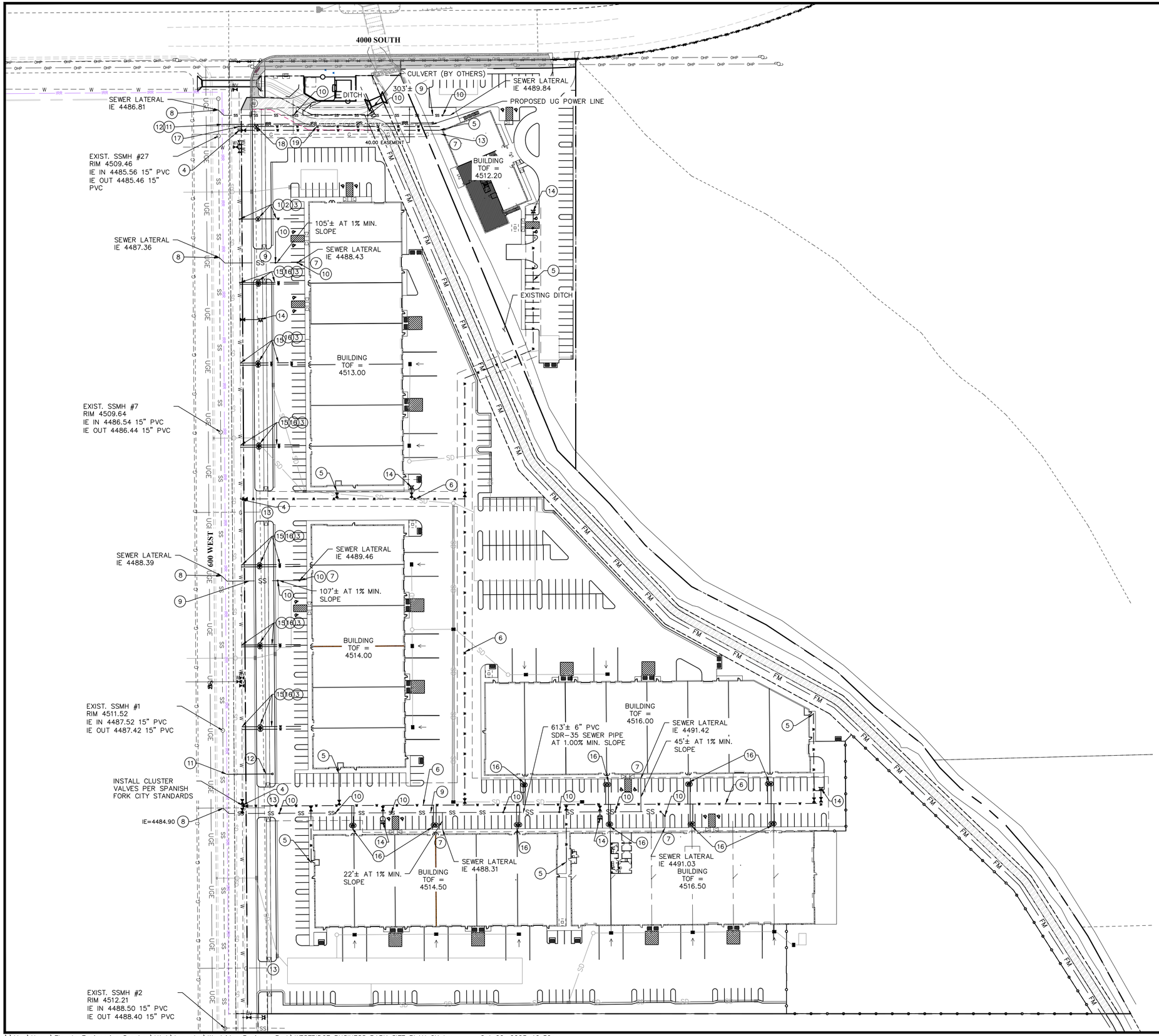
ELEVATE ENGINEERING
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PHONE: (801) 718-5993
larvin@elevateeng.com

WESTRIDGE BUSINESS PARK
DRAINAGE DESIGN PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-4.1
DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023–10:30am



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. CONNECT TO EXISTING WATER MAIN PER SPANISH FORK CITY STD DWG. W-215.
2. INSTALL 1" WATER METER PER SPANISH FORK CITY STD DWG. W-215.
3. INSTALL 1" POLY WATER LINE PER CITY STANDARDS.
4. CONNECT TO EXISTING WATER MAIN & INSTALL WATER VALVES ON THE FLANGE OF THE TEE OR CROSS PER SPANISH FORK CITY STD DWG. W-206.
5. INSTALL 6" PVC FIRE LINE PER CITY STANDARDS.
6. INSTALL 8" PVC WATER LINE WITH THRUSTBLOCKING AND JOINT RESTRAINTS PER SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
7. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
8. CONNECT TO EXISTING SEWER WITH WYE CONNECTION. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
9. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
10. INSTALL 6" CLEANOUT.
11. INSTALL 2" PRESSURIZED IRRIGATION METER, METER BOX AND 2" PURPLE POLY SERVICE LATERAL PER SPANISH FORK STD DWG W-220.
12. INSTALL 2" POLY PI LINE AND REQUIRED 6" PVC SLEEVES PER SPANISH FORK STD DWG W-220.
13. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. COORDINATE EXACT LOCATION OF MAIN AND SERVICE LATERALS WITH DOMINION ENERGY.
14. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STD DWG W-210.
15. CONNECT TO EXISTING WATER MAIN PER SPANISH FORK CITY STD DWG. W-214.
16. INSTALL 1" DUAL WATER METER PER SPANISH FORK CITY STD DWG. W-214.
17. CONNECT TO EXISTING WATER MAIN PER SPANISH FORK CITY STD DWG. W-216.
18. INSTALL 2" WATER METER PER SPANISH FORK CITY STD DWG. W-216.
19. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

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NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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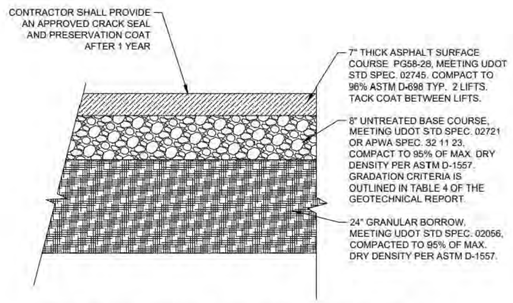
WESTRIDGE BUSINESS PARK UTILITY PLAN

HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-5

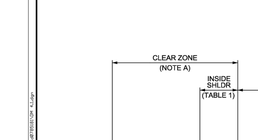
DATE: Oct 26, 2023



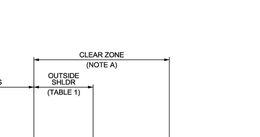
600 WEST ASPHALT PAVEMENT SECTION 2

SCALE: N.T.S.

PER GEOTECHNICAL INVESTIGATION
PERFORMED BY EARTHTEC ENGINEERING.
PROJECT NO. 218770

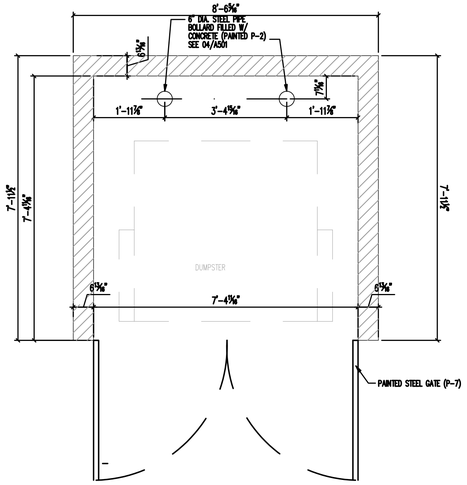


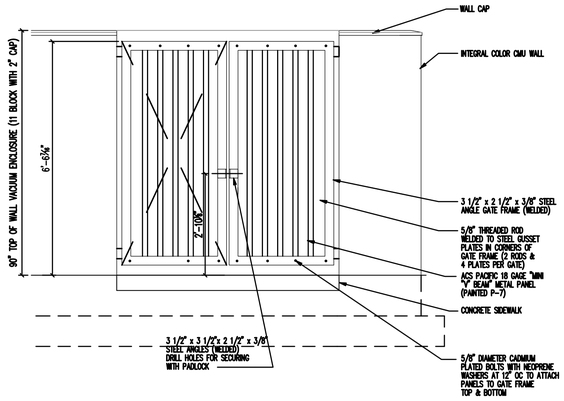
LIGHT DUTY ASPHATIC CONCRETE DETAIL
NOT TO SCALE



RIGID PAVEMENT CONCRETE DETAIL
NOT TO SCALE

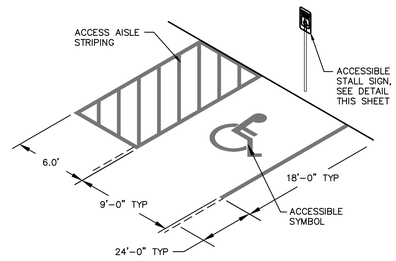
NOTE:
ALL ASPHALT PARKING LOTS WITH PASSENGER CARS WILL NOT EXCEED 8", TRUCK BAYS CAN EXCEED THIS DEPTH.

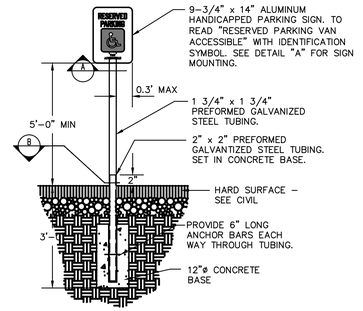


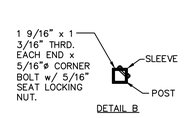


1 DUMPSTER ENCLOSURE

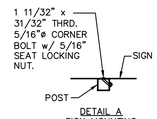
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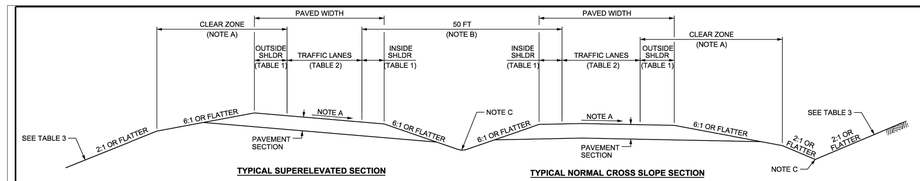
DETAIL B



DETAIL A
SIGN MOUNTING

6 ADA SIGNAGE

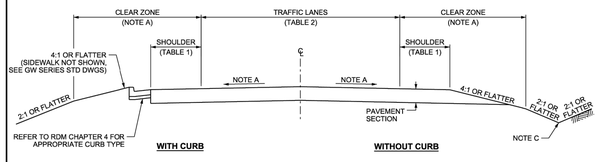
SCALE: N.T.S.



TYPICAL SUPERELEVATED SECTION

TYPICAL NORMAL CROSS SLOPE SECTION

INTERSTATE, FREEWAY, OR EXPRESSWAY



WITH CURB

WITHOUT CURB

ARTERIAL, COLLECTOR, LOCAL AND ACCESS ROADS

RAMP

TABLE 1 - SHOULDER WIDTH						
	INTERSTATE, FREEWAYS, OR EXPRESSWAYS	RAMPS	OTHER PRINCIPAL ARTERIALS	MINOR ARTERIALS	MAJOR AND MINOR COLLECTORS	LOCAL/ ACCESS
INSIDE SHOULDER	4/10 FT [1]	4 FT	4/10 FT [1]	-	-	-
OUTSIDE SHOULDER	10/12 FT [2,3]	8 FT	8 FT [2,3]	6 FT [2,3]	4 FT [2,3]	2 FT [2,3]

1. USE 4 FT INSIDE SHLDR ≤ 2 LANES (SINGLE DIRECTION) AND 10 FT INSIDE SHLDR ≥ 3 LANES (SINGLE DIRECTION).
2. USE 12 FT MIN OUTSIDE SHLDR WHEN TRUCK TRAFFIC > 250 DDHV OR ON-STREET PARKING IS PERMITTED.
3. THE 2 FT MIN BARRIER OFFSET (SHY) IS NOT REQUIRED WHEN 12 FT OR WIDER EFFECTIVE SHOULDER IS PROVIDED.

TABLE 2 - LANE WIDTH						
	INTERSTATE, FREEWAYS, OR EXPRESSWAYS	RAMPS	OTHER PRINCIPAL ARTERIALS	MINOR ARTERIALS	MAJOR AND MINOR COLLECTORS	LOCAL/ ACCESS
THROUGH OR TRAVEL LANE	12 FT	12 FT	12 FT [1]	12 FT [1]	12 FT [1]	10 FT
TWLTL MEDIAN	-	-	14 FT [2]	12 FT	11 FT	11 FT
LT, RT TURN [3]	12 FT	12 FT	11 FT [4]	11 FT [4]	11 FT [4]	11 FT
CLIMBING/ PASSING	12 FT	-	12 FT			

1. 11 FT LANES MAY BE USED ON URBAN ROADS WITH TRUCK TRAFFIC < 250 DDHV AND DESIGN SPEED ≤ 45 MPH.
2. USE A 14 FT TWLTL AND MEDIAN WIDTH FOR SPEEDS > 45 MPH; A 12 FT WIDTH MAY BE USED FOR SPEEDS ≤ 45 MPH.
3. LANE WIDTHS DO NOT INCLUDE RAISED MEDIAN WIDTHS AND STRIPING OFFSETS.
4. USE 12 FT TURN LANES ON TWO LANE ROADWAYS WITH DESIGN SPEEDS ≥ 45 MPH.
5. SEE TABLE 3-25 IN THE AASHTO GB FOR TRAVEL WAY WIDENING ON OPEN HIGHWAY CURVES.

TABLE 3 - MAINTENANCE AREAS			
CONDITION	MINIMUM MAINTENANCE WIDTH	MAINTENANCE CROSS SLOPE	MAINTENANCE SURFACE MATERIAL
TOE OF 3:1 OR STEEPER FORESLOPE (FILL)	10 FT	4:1 OR FLATTER	EXISTING OR BETTER
TOP OF 3:1 OR STEEPER BACK SLOPE (CUT) (SEE NOTE 3)	10 FT	6:1 OR FLATTER	EXISTING OR BETTER
	OR		
	15 FT	4:1 OR FLATTER	
ROCKFALL CATCHMENT	15 FT	6:1 OR FLATTER	6" UTBC OR BETTER

1. TABLE 3 APPLIES TO INTERSTATE, FREEWAY, OR EXPRESSWAY FACILITIES.
2. COORDINATE WITH UDOT REGION MAINTENANCE ENGINEER FOR OTHER FACILITY TYPES AND FOR ANY MAINTENANCE LOCATIONS NOT LISTED IN THIS TABLE.
3. REFER TO THE DRAINAGE MOI FOR ACCESS ADJACENT TO DRAINAGE FEATURES AND DETENTION/RETENTION FACILITIES.
4. REFER TO AT AND SL SERIES STANDARD DRAWINGS FOR ADDITIONAL MAINTENANCE AREA INFORMATION.
5. PROVIDE ACCESS TO MAINTENANCE AREAS WITHIN RIGHT-OF-WAY OR EASEMENT LIMITS.

NOTES:

A. REFER TO THE RDM, CHAPTER 3, ELEMENTS OF DESIGN FOR SUPERELEVATED AND TANGENT SECTION REQUIREMENTS. REFER TO THE RDM, CHAPTER 4, CROSS-SECTION ELEMENTS FOR CLEAR ZONE AND CROSS SLOPE REQUIREMENTS.

B. REFER TO THE RDM, CHAPTER 4, CROSS-SECTION ELEMENTS FOR BARRIER APPLICATION IN THE MEDIAN FOR WIDTHS LESS THAN 50 FT.

C. PROVIDE MEASURES TO CAPTURE AND CONVEY DRAINAGE AWAY FROM PAVEMENT SECTION. COORDINATE WITH PAVEMENT DESIGNER IF THE BOTTOM OF THE CUT DITCH OR FILL SLOPE WILL BE LESS THAN 1 FT VERTICAL DISTANCE BELOW THE BOTTOM OF THE GRANULAR BORROW LAYER.

D. USE THE UDOT FUNCTIONAL CLASS UPLAN MAP TO DETERMINE FUNCTIONAL CLASS AND RURAL OR URBAN.

REVISIONS			
NO.	DATE	BY	REMARKS

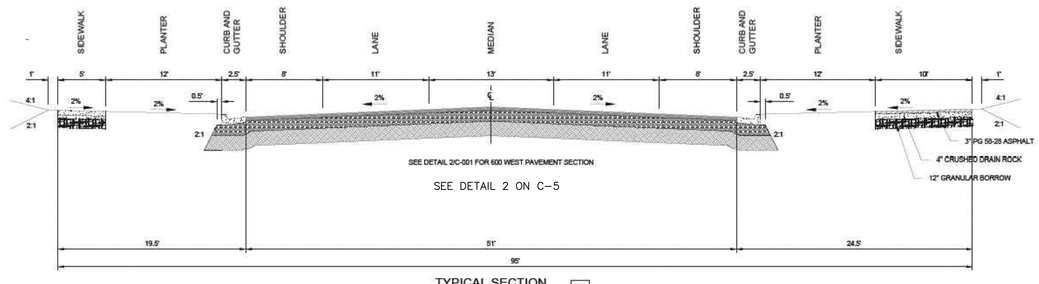
UTAH DEPARTMENT OF TRANSPORTATION
UDOT ROADWAY DRAWINGS

APPROVED — PROFESSIONAL ENGINEER — DATE — DRAWN BY — CHECKED BY — QC

GEOMETRIC DESIGN FOR ROADWAYS

ROADWAY DESIGN MANUAL DRAWING TITLE

RDM. DWG. NO.
DM 4.1



TYPICAL SECTION
SCALE: N.T.S. 1

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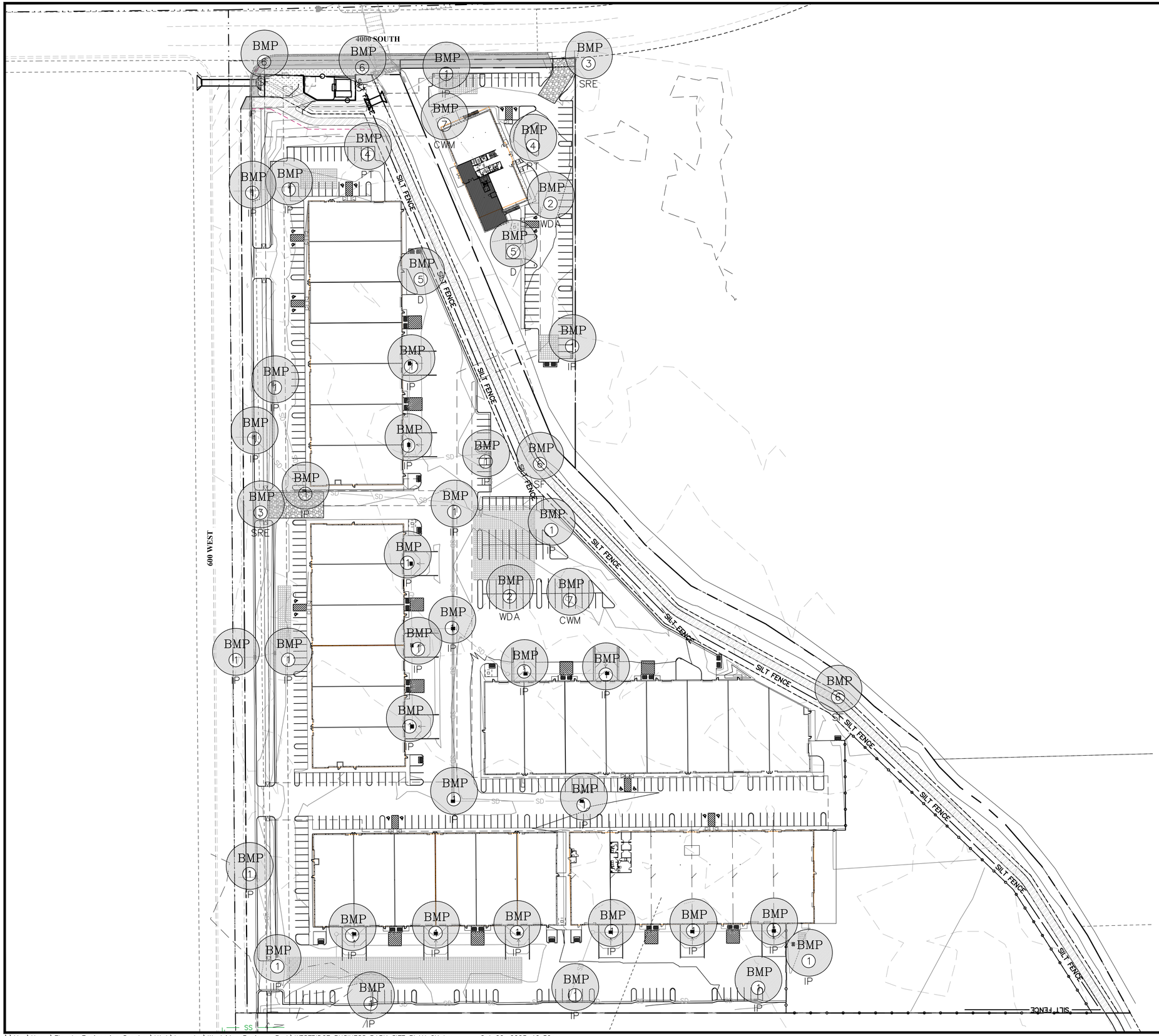
PROJECT ENGINEER: LP
DESIGNER: DL

WESTRIDGE BUSINESS PARK
STANDARD DETAILS
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-6

DATE:
Oct 26, 2023



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
EXISTING SEWER LINE	SS SS SS
EXISTING WATER LINE	W W W
EXISTING CONTOUR LINE	2732
FINISHED CONTOUR LINE	21.00
EXISTING FENCE	x
SILT FENCE	SILT FENCE

BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 & C-8 FOR DETAILS

BMP
XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-8 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'
0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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larvin@elevateeng.com

ELEVATE ENGINEERING

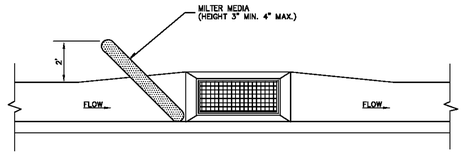
WESTRIDGE BUSINESS PARK
SWPPP PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

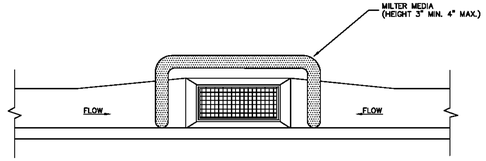
SHEET: C-7

DATE: Oct 26, 2023

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection – gravel sock

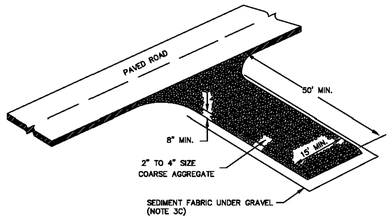
1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

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Stabilized roadway entrance

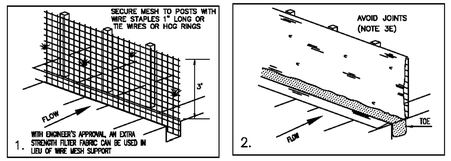
1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

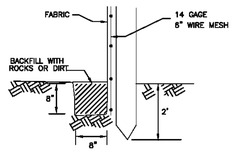
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

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TOE DETAIL

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

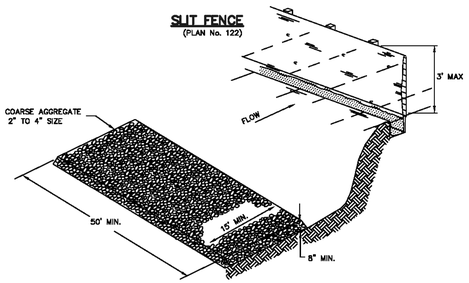
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

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1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR



WASH DOWN AREA

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
SWPPP DETAILS
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-8

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023–10:30am



LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

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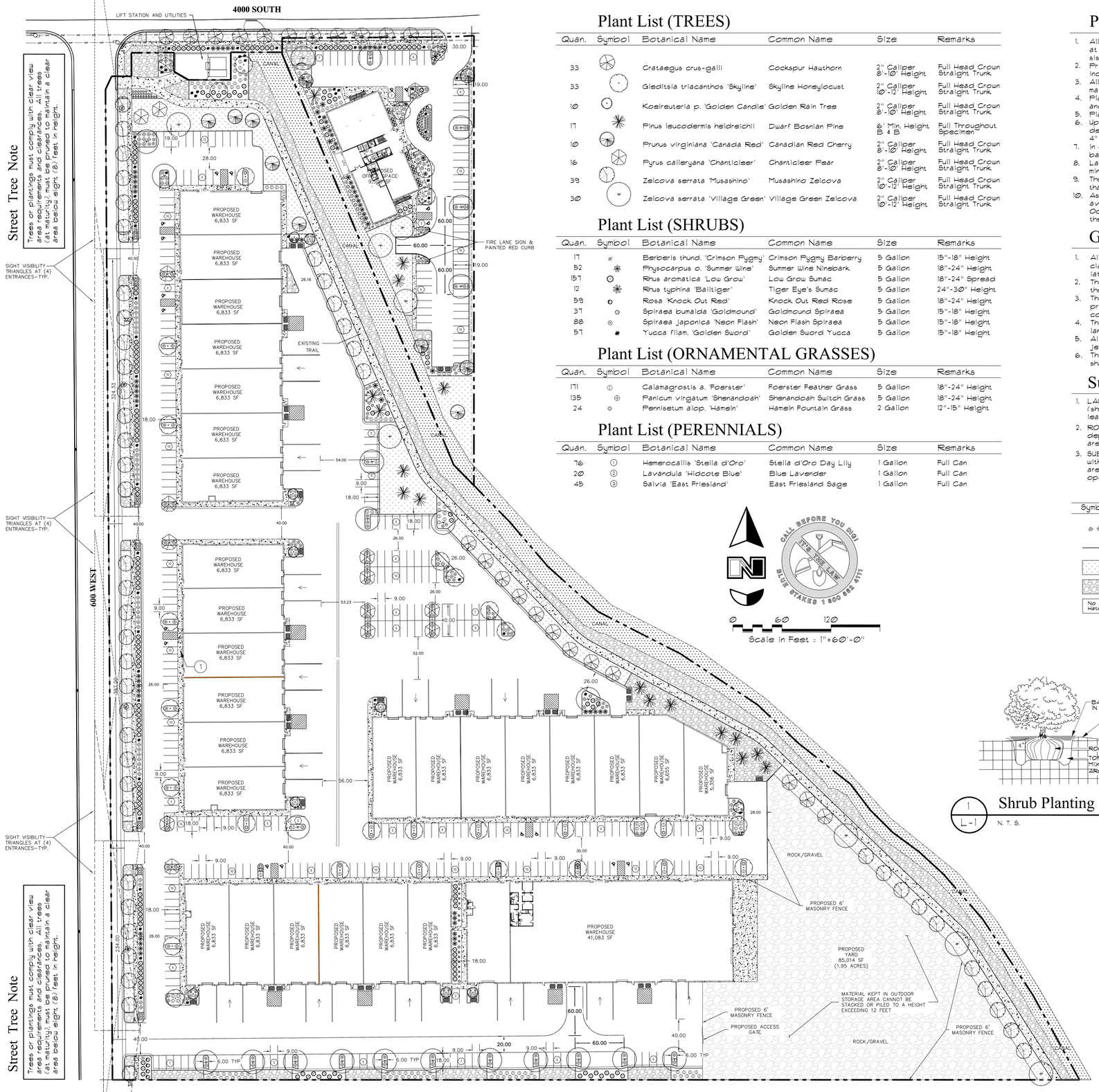
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
PHASING PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-9

DATE: Oct 26, 2023



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
33		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
33		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
10		Koelreuteria p. 'Golden Candle'	Golden Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
17		Pinus leucodermis heldreichii	Dwarf Bosnian Pine	6' Min. Height B & B	Full Throughout Specimen
10		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
16		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
39		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
30		Zelcova serrata 'Village Green'	Village Green Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
17		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
52		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	18"-24" Height
157		Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon	18"-24" Spread
12		Rhus typhina 'Bailtiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
59		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
37		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
88		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
57		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
171		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	18"-24" Height
135		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	18"-24" Height
24		Pennisetum alop. 'Hameln'	Hameln Fountain Grass	2 Gallon	12"-15" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
76	1	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
20	2	Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
45	3	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

Planting Notes

1. All shrub areas shall receive a 4 inch depth of topsoil, lawn areas 6 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. As shown and noted, the irrigation system water supply is from a secondary (non culinary) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
5. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
6. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

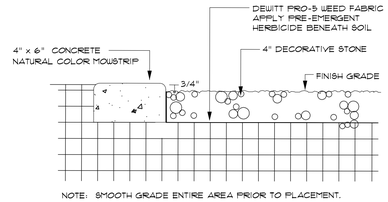
Sub-Grade Requirements

1. LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch (shrub) or six inch (lawn) depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. ROCK ONLY AREAS : Seven (7) inches below finish grade. This will allow for the installation of a four inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
3. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

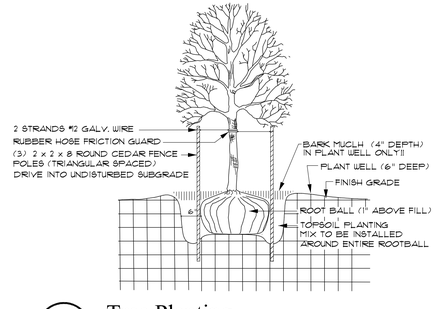
Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (If Available).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Provide Drought Tolerant Mixture	Install In Areas Shown & Over A 6 Inch Depth Of Import Topsoil. Submit Cutsheet Of Material Proposed For Approval.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
No Hatch	New Shrub - Rock Area / 1-1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.

1 L-1 Shrub Planting
N. T. S.



2 L-1 Mowstrip / Stone Mulch
N. T. S.



3 L-1 Tree Planting
N. T. S.

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NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

WESTRIDGE BUSINESS PARK
LANDSCAPE PLAN
HWY. 77, SPANISH FORK, UT. 84660

STATE OF UTAH LICENSED LANDSCAPE ARCHITECT 09-17-23

SHEET: L-1
DATE: 09-17-2023



Sprinkler List

Symbol	Model-Number	Description	Remarks
▽○	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird #12 MPR Series Nozzle As Req'd
▽◐	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird #15 MPR Series Nozzle As Req'd
▼●	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird #18 MPR Series Nozzle As Req'd
◥	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird Rotary Nozzle As Required
●	Tree Location	Install Rainbird XFDe Dripline	Provide Emitter Rings As Required
●	Rainbird Or Equal	PVC To PE Pipe Connection	Install Within All Planting Areas As Shown
◔	Rainbird 100-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
⊗	Rainbird XCZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⬡	Rainbird 44NP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
ESP	Rainbird ESP-LXD	2-Wire Outdoor Controller	Compatible With IQ4 Technology
S	Rainbird WR2	Rain/Freeze Wireless Sensor	Install In Clear Bldg. Exterior Location
stop	Mueller Orseal Mark II	Stop & Waste Valve	2" Size / Install Inside Curb Box
⊠	Amiad 2" Super T	Secondary Water Filter	Install Above Grade With Enclosure
⋯⋯	Schedule 40 PVC	Main Service Line	2" Size Throughout
———	Schedule 40 PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
▩	Rainbird XFDe	Dripline Irrigation Area	Install 12"-24" Row Spacing As Required

General Notes

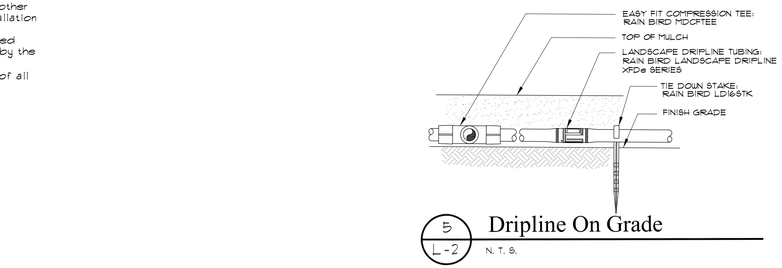
1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
3. The contractor shall be responsible for the installation of all irrigation sleevings under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electical conduit(s) from the controller location to the nearest planting area.
4. The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Sprinkler Notes

1. All main service lines and pipe sleeving shall be buried minimum 18 inches below finish grade, all lateral circuit lines minimum 12 inches below finish grade. Backfill all lines with sand or lump free soil. All clean material shall be settled and compacted to proper finish grade. All piping shall be capable of winterization by the use of compressed air / "Blown Out".
2. All control valves and quick coupler valves shall be installed in fiberglass control boxes with bolt down lids. Washed gravel shall be installed in the box bottom to a depth of 8 inches.
3. All sprayheads shall be installed using (2) 1/2" barbed ells, (1) 1/2" marlex ell, and 1/2" swing pipe cut to the appropriate length (12" min.-24" max.). Quick coupler valves shall be installed using the appropriate sized swing joint assembly including 3 marlex ells, and (1) 12 inch schedule 80 pvc riser.
4. The design and layout of all sprayheads shall provide for a minimum 60% DU (distribution uniformity).
5. All sprayheads adjacent to hardscape paving shall be spaced 1 to 3 inches away from paving.
6. Control valve wire shall be the 2-wire system, installing all wiring following the main service line where at all possible. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with service line where possible, taped to the underside of the pipe at regular intervals. Provide slack n control wires at all changes in direction.
7. Contractor shall locate the irrigation controller per the Owner's direction. The 2" conduit from the controller to the nearest landscape area shall be installed by either irrigation or building electrical contractor.
8. Install 3/4" manual drain valves at all low points along the main service line. Use a 2 inch schedule 40 pvc sleeve over the valve with a valve marker cap. Install a two cubic foot gravel sump at the valve bottom.
9. All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleevings a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
10. Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves.
11. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
12. The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.

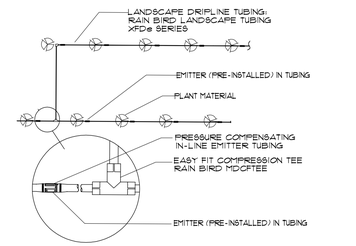
Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wire, quick coupler valves, control valve boxes, controller(s), pvc piping, drip tube piping, drip emitters & backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

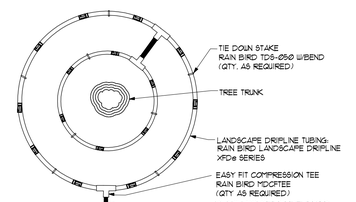


5 / L-2 Dripline On Grade
N. T. S.

2 / L-2 Xerigation Control Zone Kit
N. T. S.



4 / L-2 Dripline At Shrubs
N. T. S.



NOTE:
1. SEE "LOW-VOLUME LANDSCAPE IRRIGATION DESIGN MANUAL (D380SDD) FOR DRIPLINE EMITTER SPACING.
2. QUANTITY OF DRIPLINE RINGS, EMITTER SPACING AND FLOWS ARE DEPENDANT ON TREE CANOPY SIZE.

3 / L-2 Dripline At Trees
N. T. S.

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lorvin@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

WESTRIDGE BUSINESS PARK
IRRIGATION PLAN
HWY. 77, SPANISH FORK, UT. 84660

LICENSED LANDSCAPE ARCHITECT — STATE OF UTAH — LORVIN PEARSON — 7726280 — 09-17-23

SHEET: L-2

DATE: 09-17-2023



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOWER PORTION OF SITE	Illuminance	Fc	2.08	5.4	0.5	4.16	10.80
UPPER PORTION OF SITE	Illuminance	Fc	2.17	4.0	0.2	10.85	20.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	42	A	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-25' MH	1.000	0.950	16890	135
	5	B	SINGLE	MRS-LED-18L-SIL-5W-50-70CRI-SINGLE-25' MH	1.000	0.950	16846	135
	60	W	SINGLE	XWS-LED-05L-SIL-FT-50-70CRI-12' MH	1.000	0.970	5072	35



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 8445

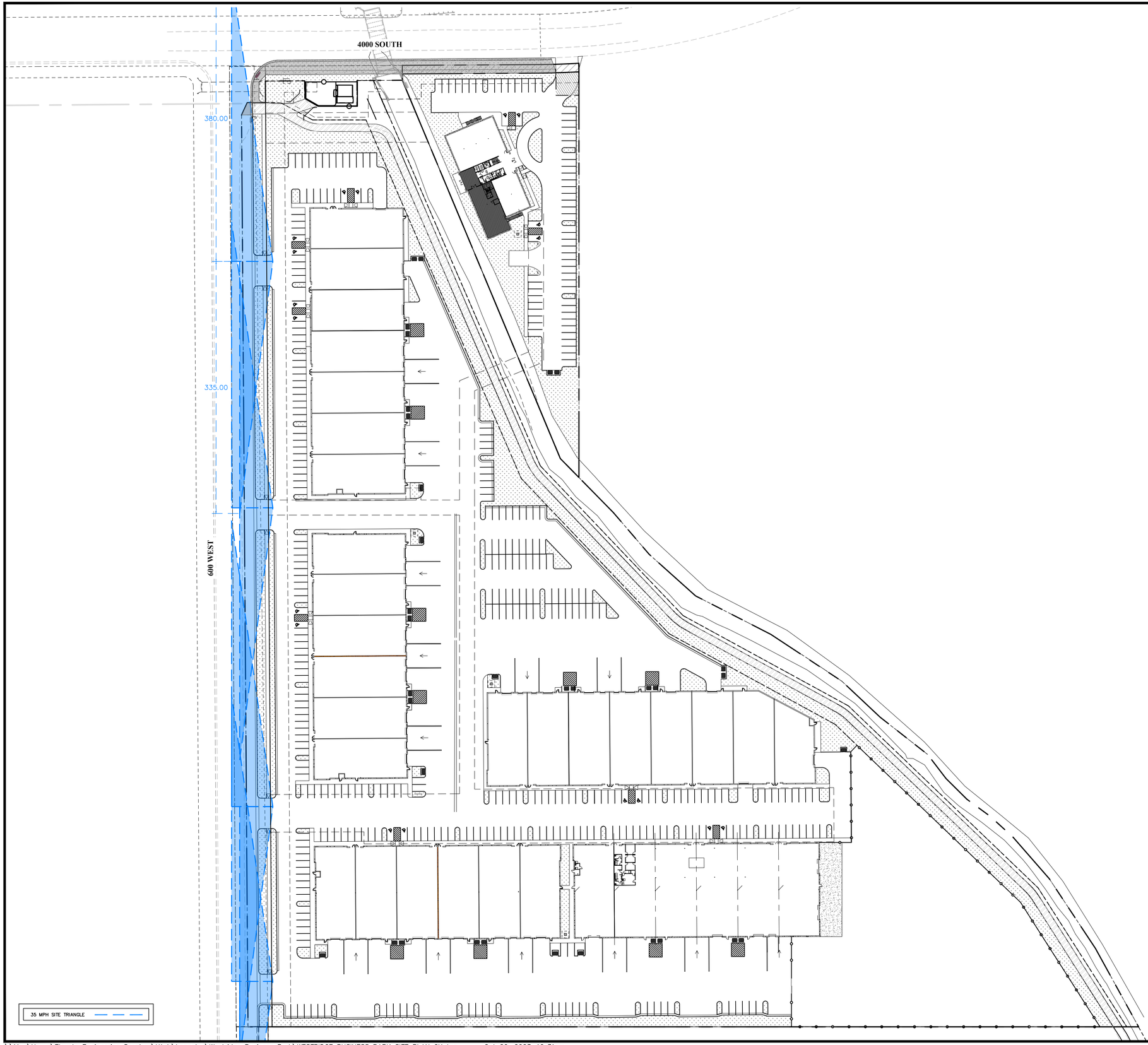
10000 ALLIANCE RD CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4303

LIGHTING PROPOSAL LO-156112-4

WESTRIDGE BUSINESS PARK
HWY 77
SPANISH FORK, UT

BY:ANK, SEF | DATE:6/17/22 | REV:9/18/23 | SHEET 1 OF 1

SCALE: 1"=60' 0 60



LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

35 MPH SITE TRIANGLE

CALL BEFORE YOU DIG! 811 IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

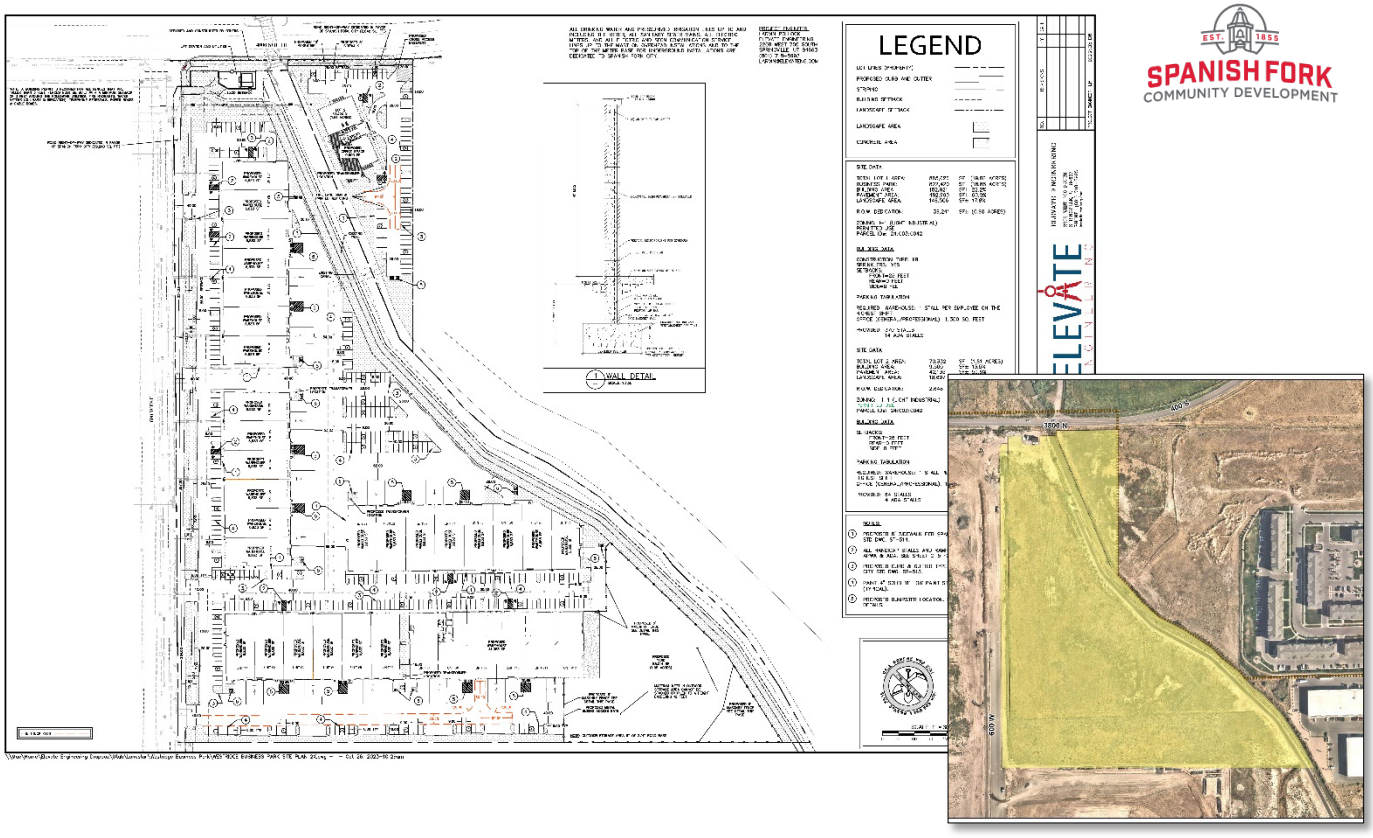
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
SITE TRIANGLE EXHIBIT
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: EX-1

DATE: Oct 26, 2023



Westridge Business Park Site Plan Approval Request

November 1, 2023, Development Review Committee meeting.

Located at 531 and 585 West 3800 North, including 19.87 acres.

The subject property is zoned I-1.

The applicant has requested approval of a Site Plan for two lots.

Key Issues

1. Access.
2. Utilities.
3. Improvements.

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

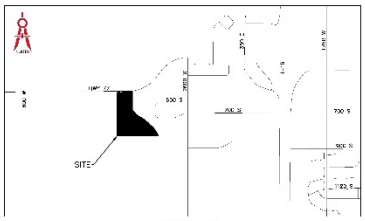
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

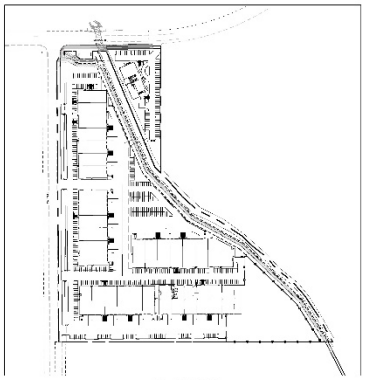
1. Site Plan and Landscaping.
2. Building Elevations.

WESTRIDGE BUSINESS PARK
SPANISH FORK, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=150'

INDEX

G-0 Cover Sheet
C-1 Existing Topography
C-2 Site Plan
C-3 Grading Plan
C-3.1 Grading Plan
C-4 Drainage Plan
C-4.1 Drainage Plan
C-5 Utility Plan
C-6 Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
C-9 Phasing Plan
L-1 Landscape Plan
L-2 Irrigation Plan
Photometric Plan
Site Triangle Exhibit

PROJECT ENGINEER:
KEVIN WOLLOCK
ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5893
KEVIN@ELEVATEING.COM

DEVELOPER:
JOSEPH FARMER
JONES AND BUILDERS
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1844
JOSEPH@JONESANDBUILDING.COM

SITE DATA

TOTAL LOT 1 AREA:	685,626	SF (19.68 ACRES)
BUSINESS PARK:	622,420	SF (18.68 ACRES)
BUILDING AREA:	182,021	SF= 22.2%
PAVEMENT AREA:	482,933	SF= 60.0%
LANDSCAPE AREA:	146,506	SF= 17.8%
R.O.W DEDICATION:	38,241	SF (0.90 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL I.D.#: 24:003:3042

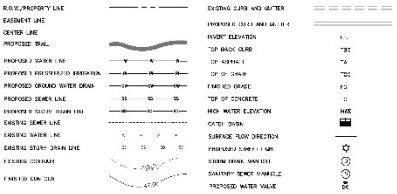
SITE DATA

TOTAL LOT 2 AREA:	70,332	SF (1.61 ACRES)
BUILDING AREA:	9,500	SF= 13.5%
PAVEMENT AREA:	42,715	SF= 58.9%
LANDSCAPE AREA:	18,697	SF= 26.6%
R.O.W DEDICATION:	2,648	SF= (0.06 ACRES)

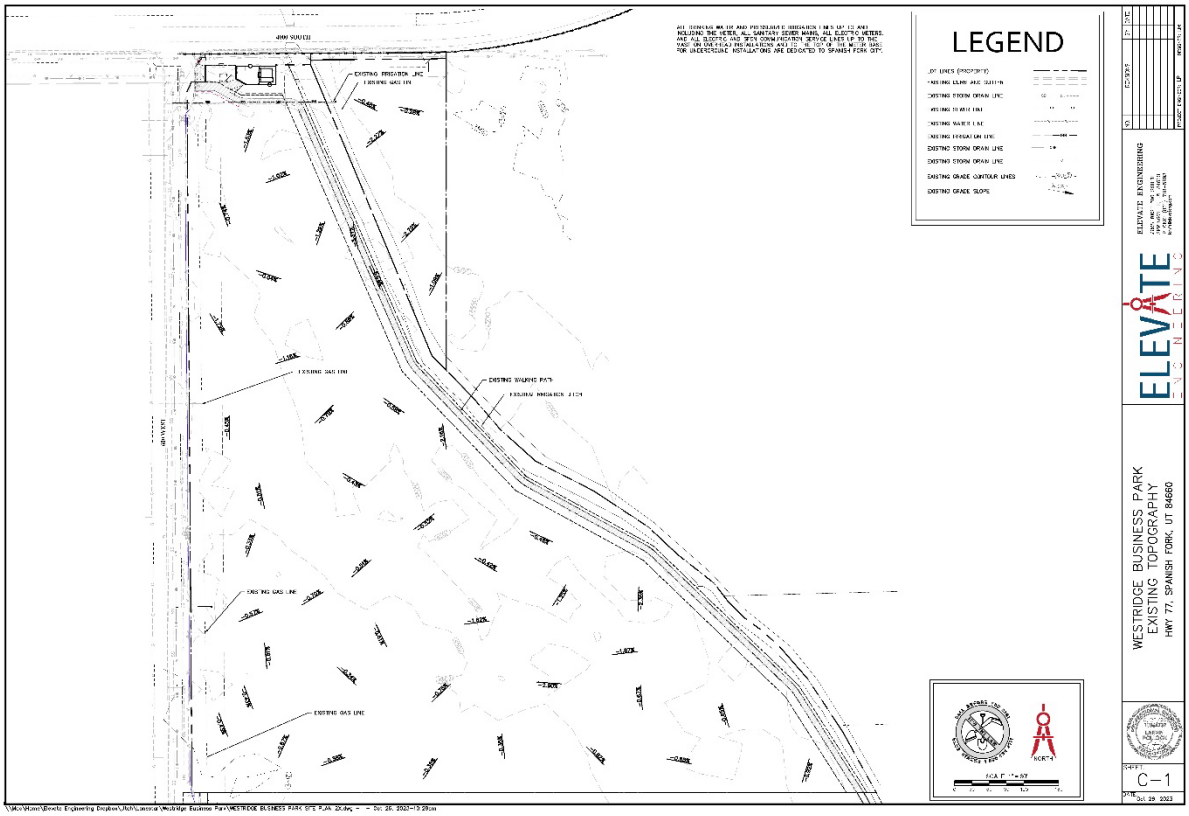
ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL I.D.#: 24:003:3042

NOTE:
ALL SPANISH FORK CITY CONSTRUCTION STANDARDS MUST BE FOLLOWED. SPANISH FORK CITY STANDARD DETAILED DRAWINGS CAN BE DOWNLOADED AND VIEWED ON THE SPANISH FORK CITY WEB SITE.

LEGEND & ABBREVIATION TABLE

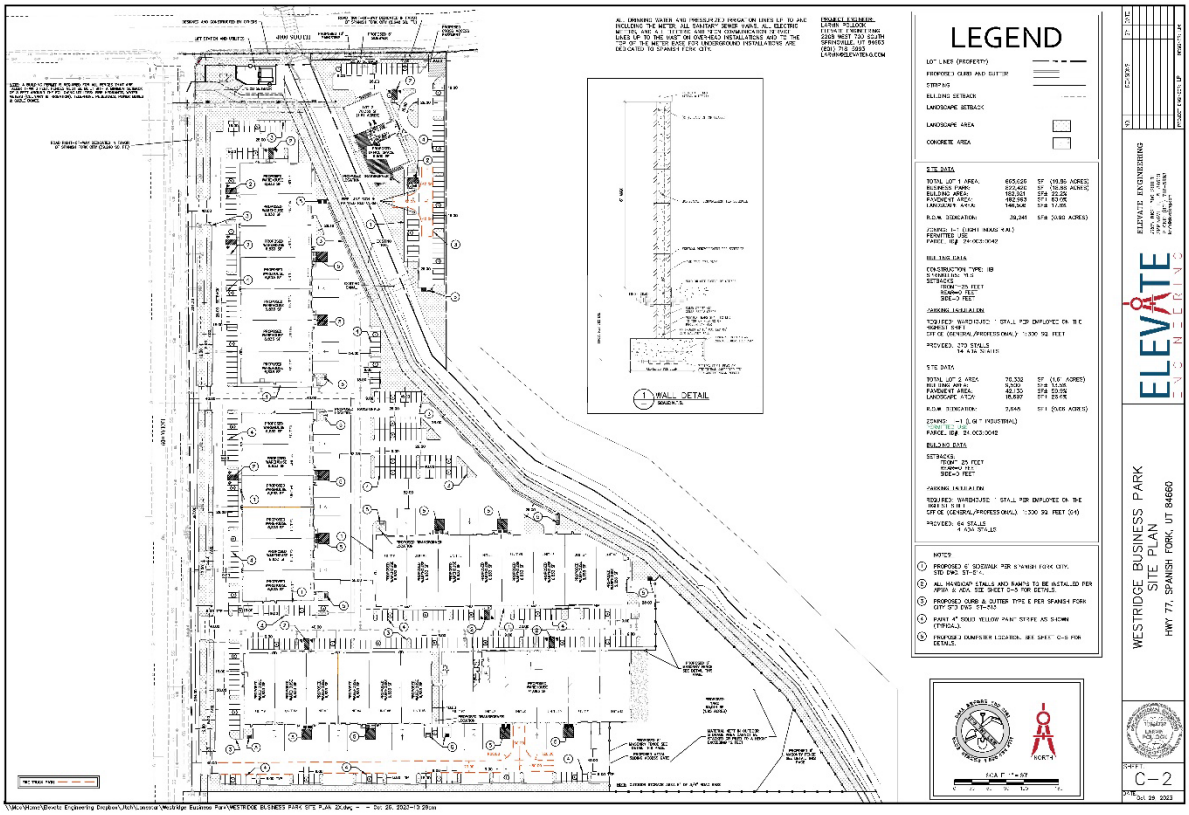


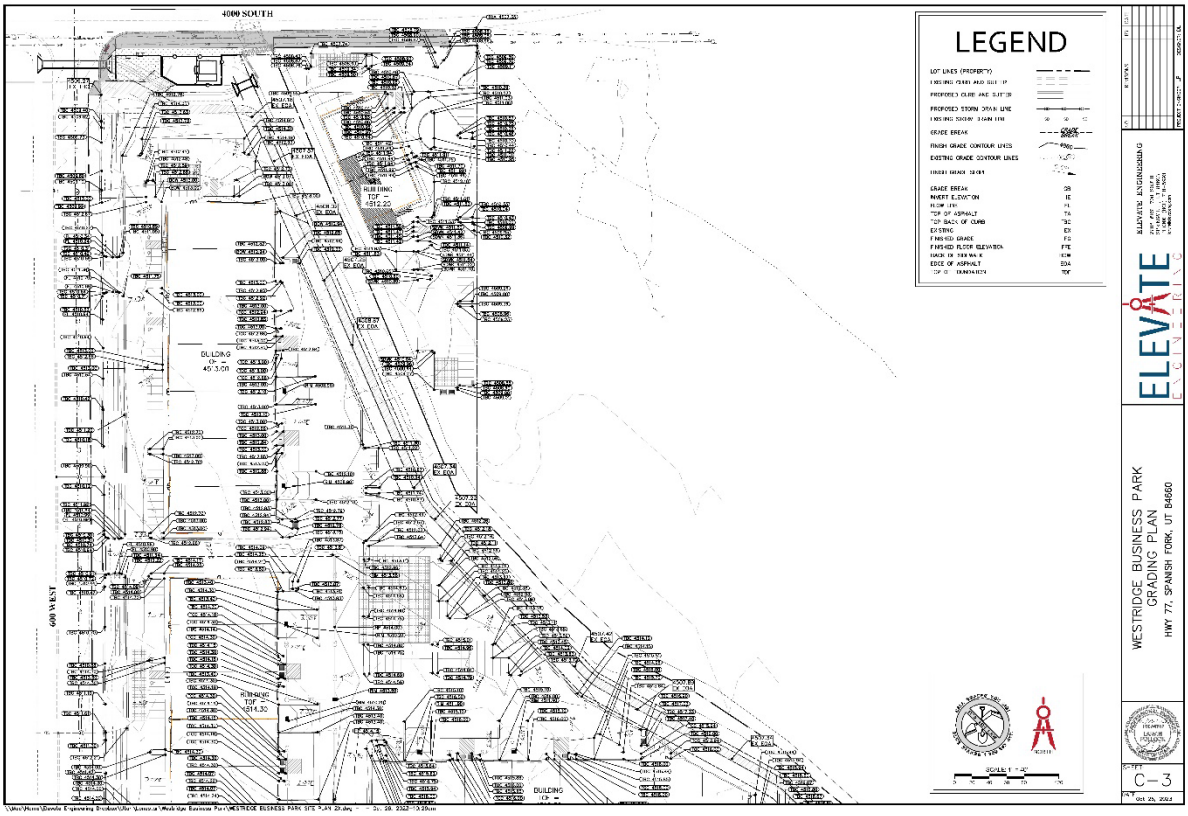
ELEVATE ENGINEERING
WESTRIDGE BUSINESS PARK
COVER SHEET
HWY 77, SPANISH FORK, UT 84660
G-0
Oct 29 2023

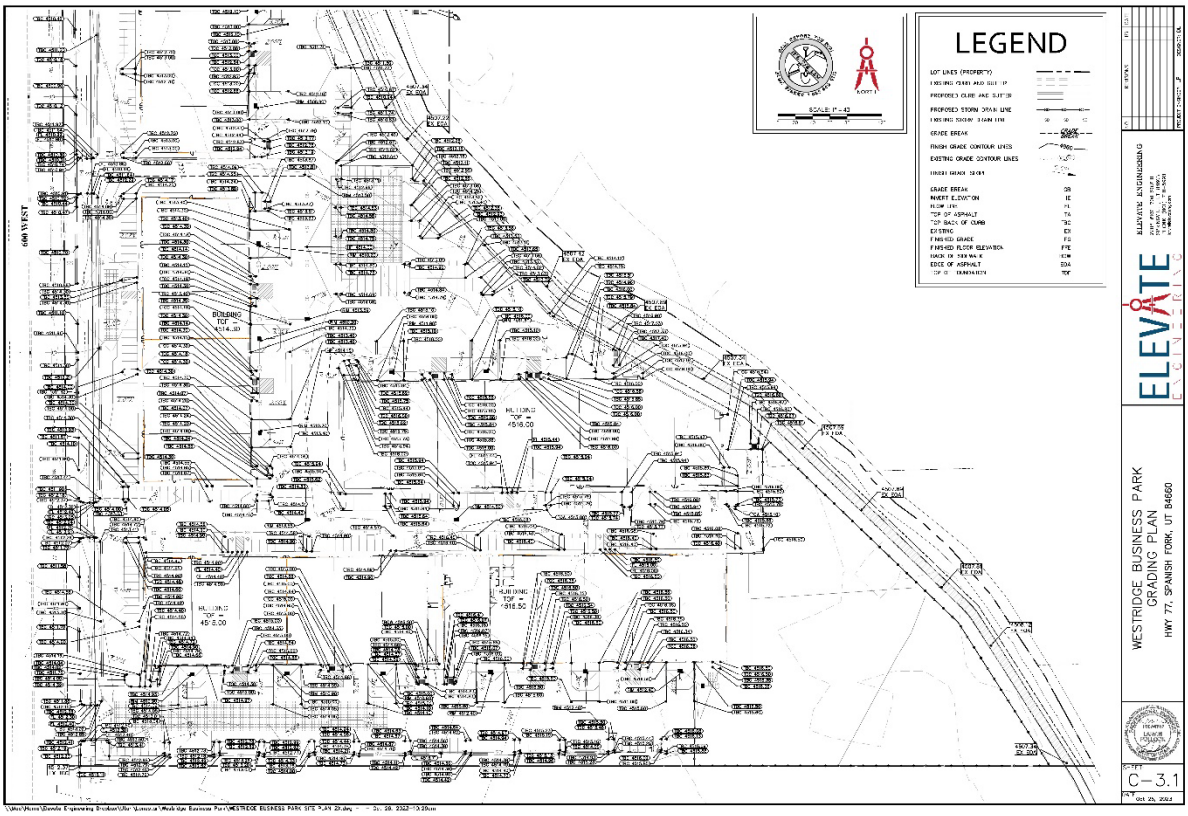


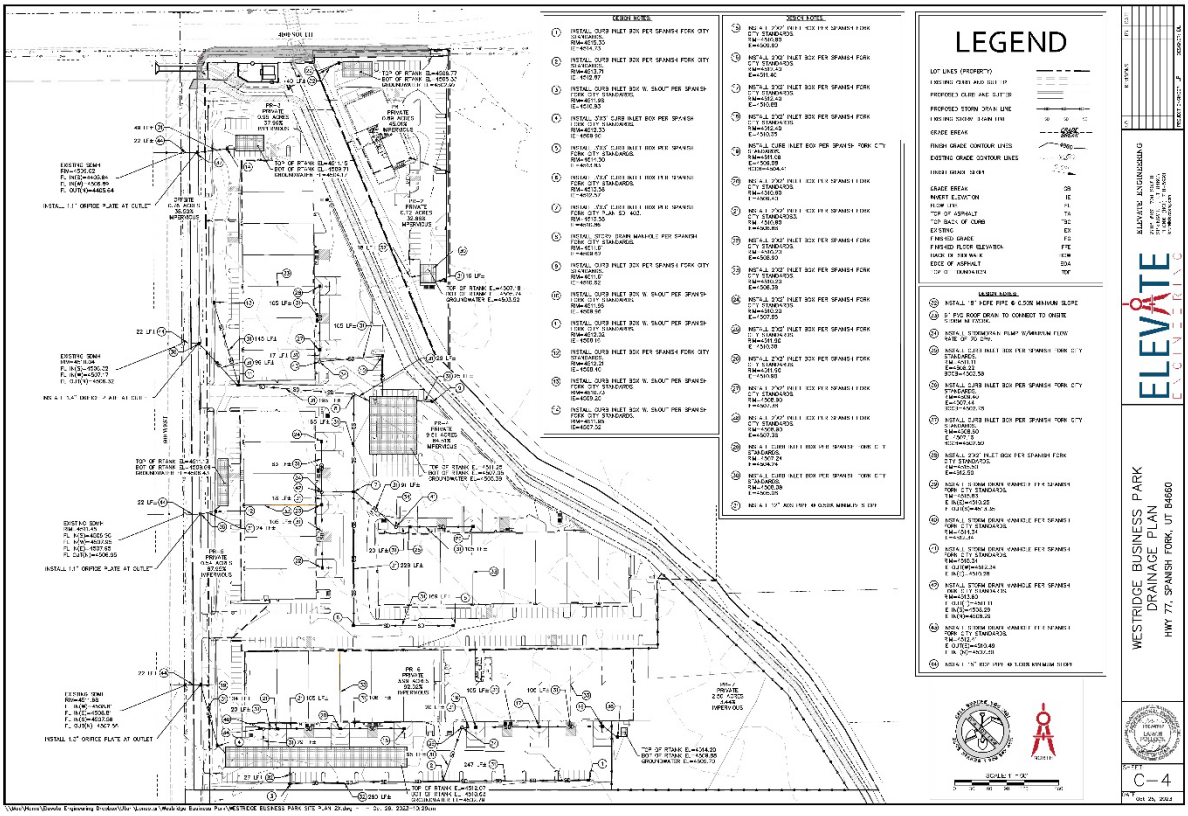
LEGEND

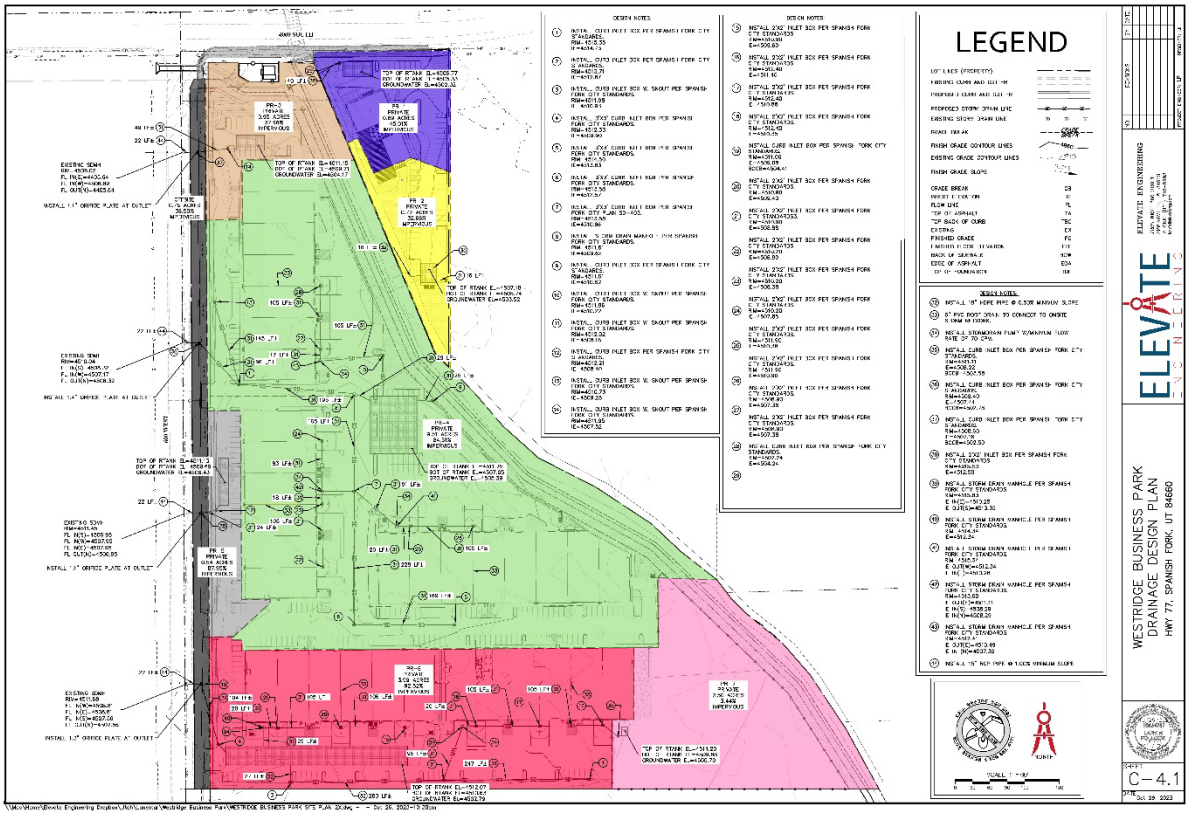
ELEVATE ENGINEERING
WESTRIDGE BUSINESS PARK
EXISTING TOPOGRAPHY
HWY 77, SPANISH FORK, UT 84660
C-1
Oct 29 2023

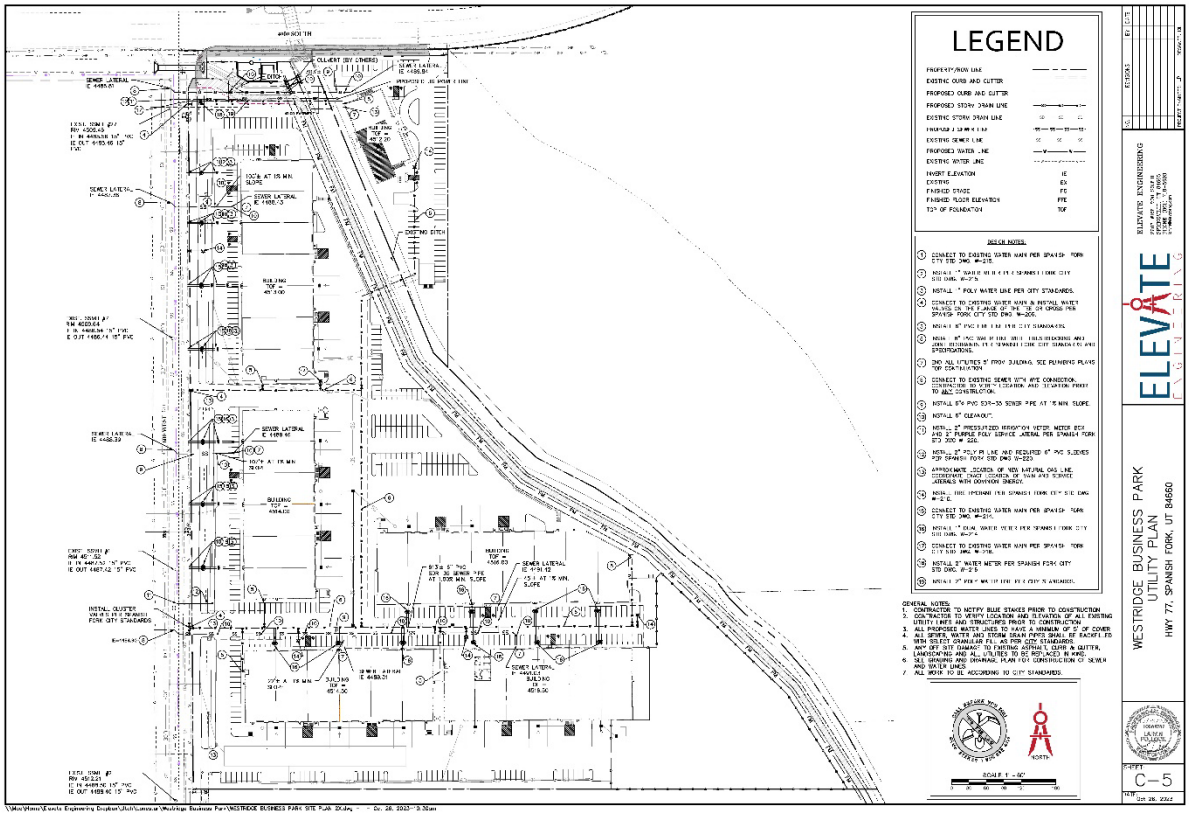

LEGEND
WALL DETAIL
WESTRIDGE BUSINESS PARK
SITE PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-2

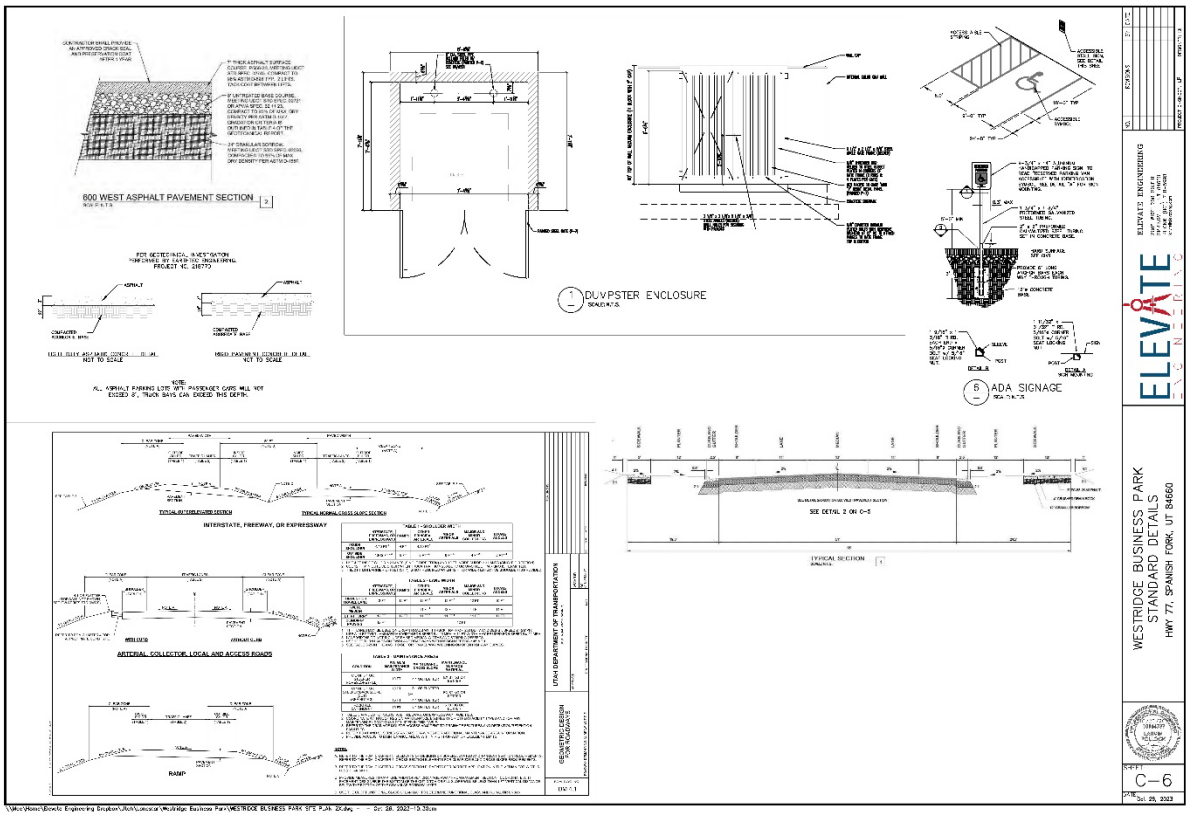

4000 SOUTH
600 WEST
LEGEND
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3

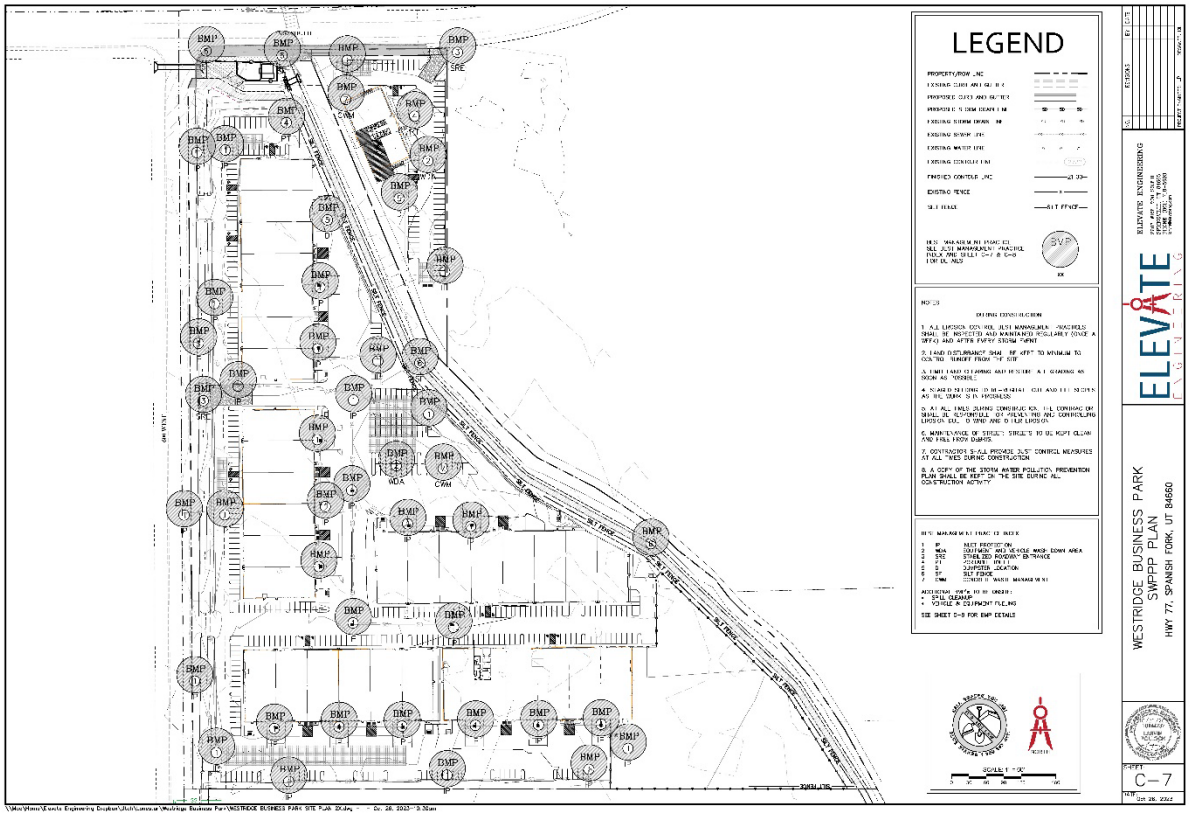

LEGEND
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-3.1

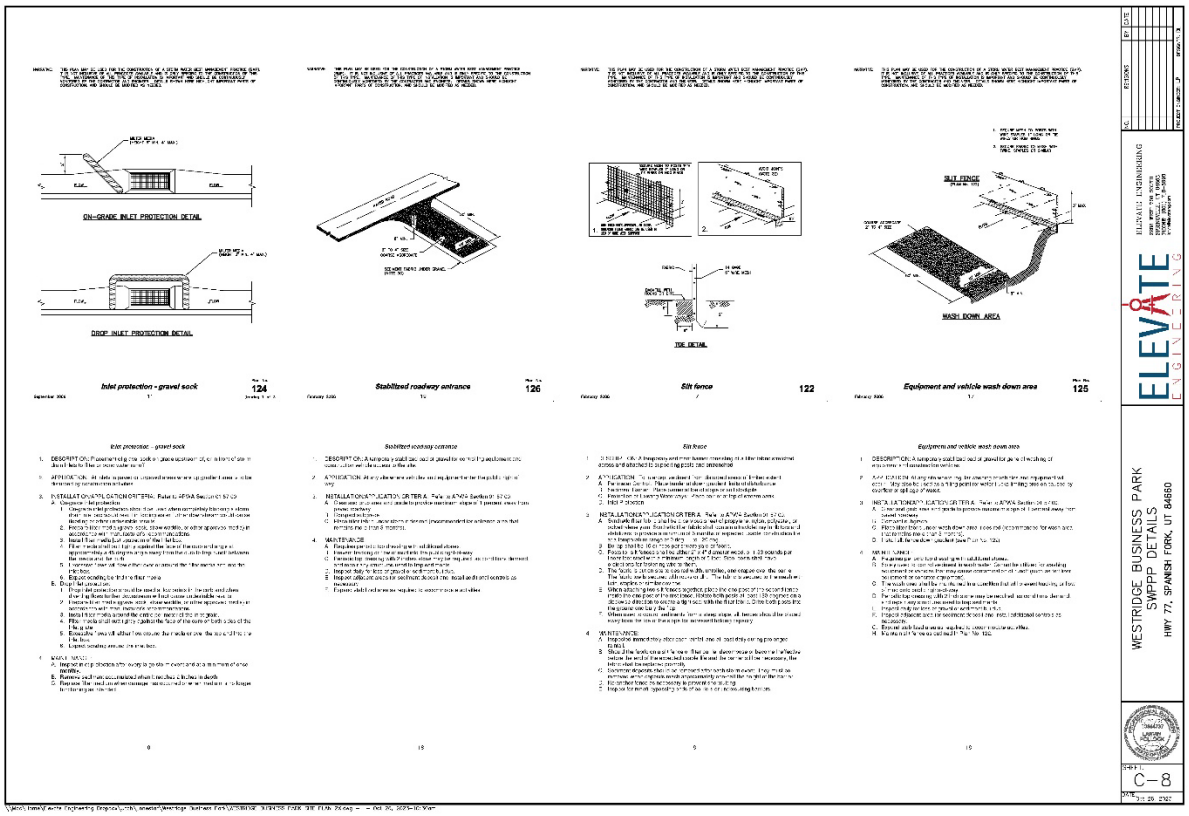

LEGEND
WESTRIDGE BUSINESS PARK
DRAINAGE PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4

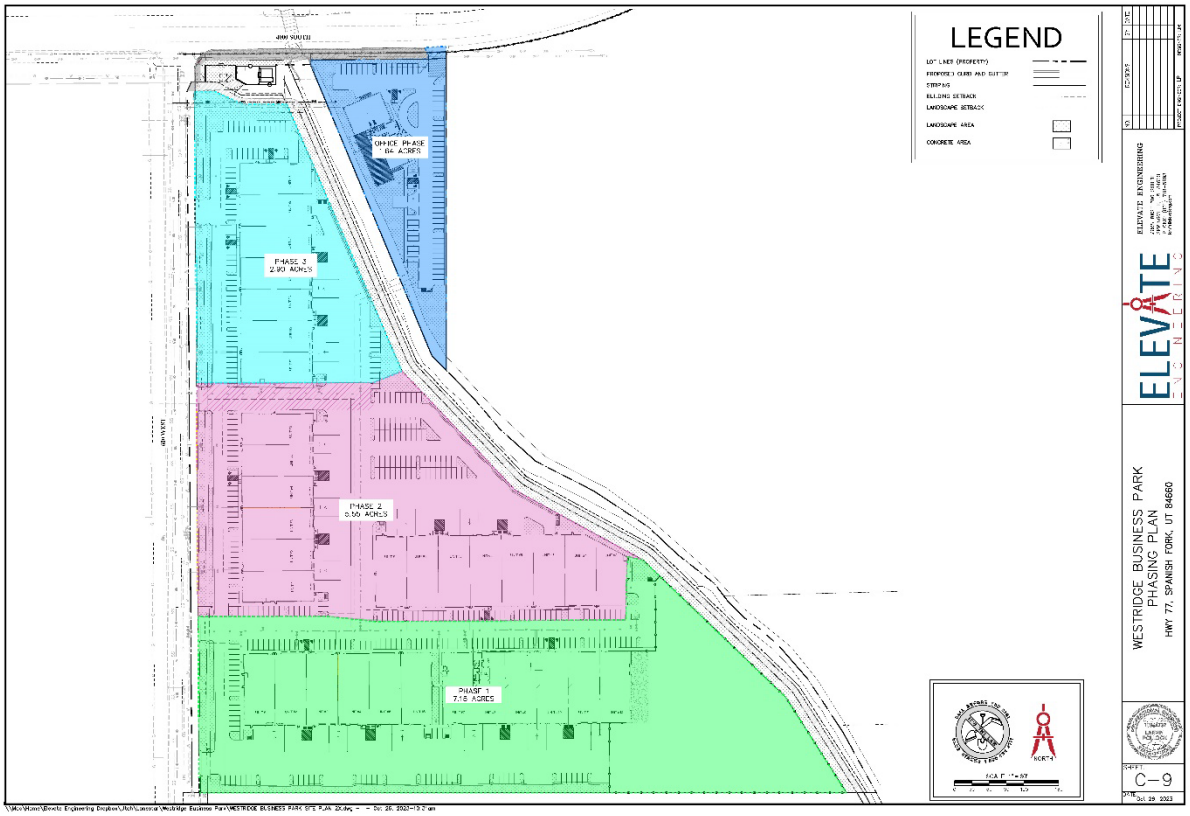

LEGEND
WESTRIDGE BUSINESS PARK
DRAINAGE DESIGN PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-4.1

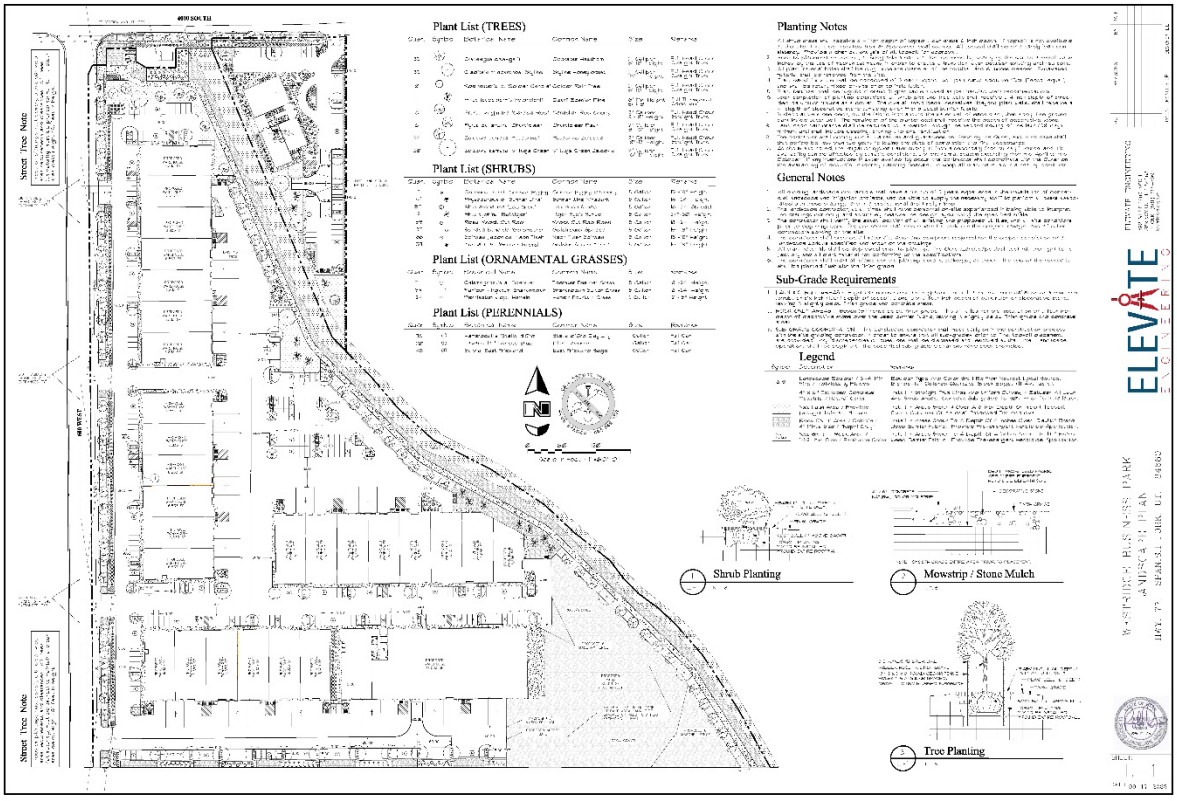

LEGEND
WESTRIDGE BUSINESS PARK
UTILITY PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-5

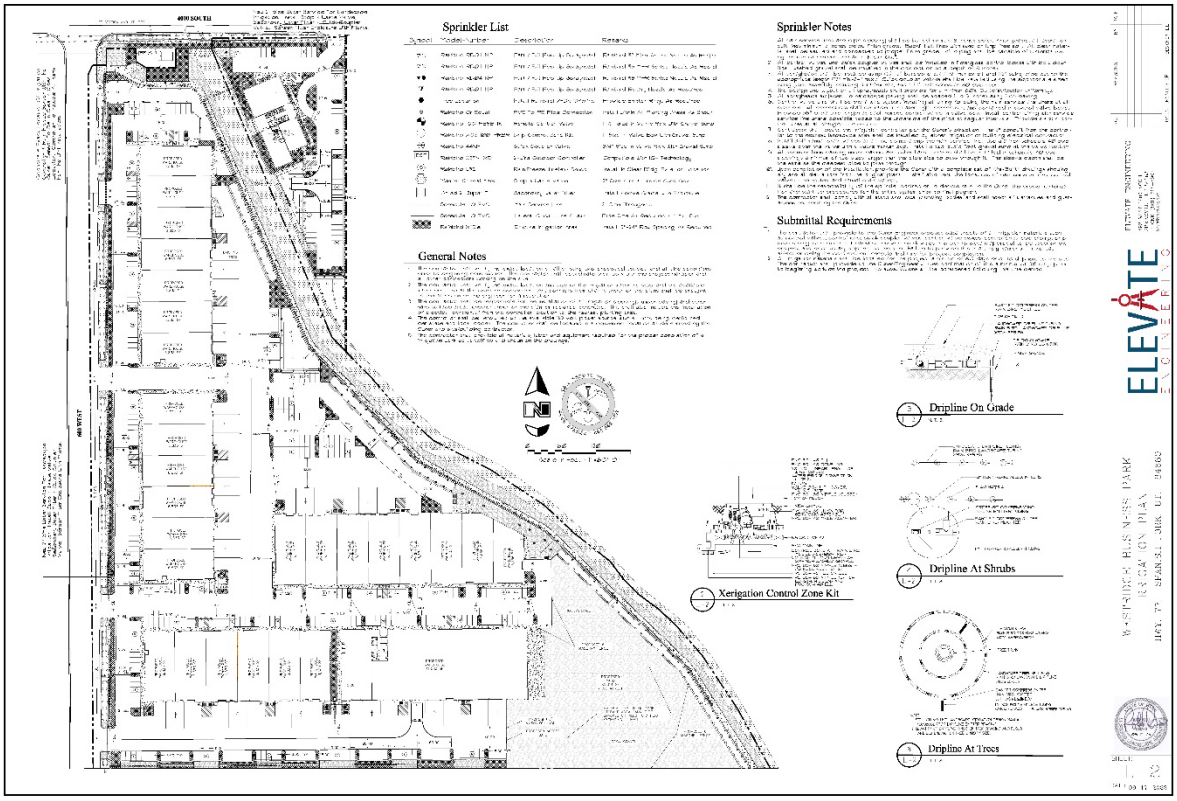

600 WEST ASPHALT PAVEMENT SECTION
DUMPSTER ENCLOSURE
ADA SIGNAGE
INTERSTATE, FREEWAY, OR EXPRESSWAY
ARTERIAL, COLLECTOR, LOCAL AND ACCESS ROADS
RAMP
TYPICAL SECTION
SEE DETAIL 2 ON C-8
WESTRIDGE BUSINESS PARK
STANDARD DETAILS
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-6

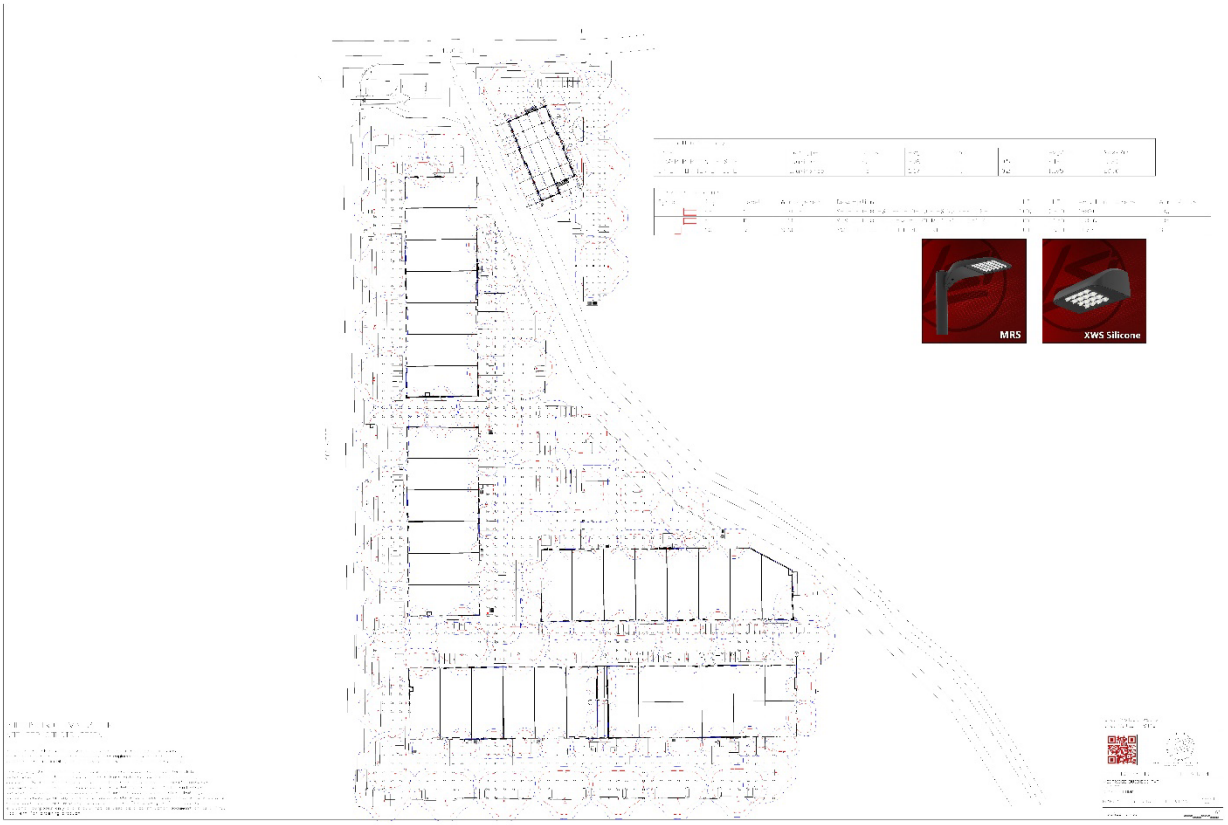

LEGEND
BMP
SVP
SILT FENCE
WESTRIDGE BUSINESS PARK
SWPPP PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-7


ON-GRADE INLET PROTECTION DETAIL
DROP INLET PROTECTION DETAIL
TOE DETAIL
SILT FENCE
WASH DOWN AREA
Inlet protection - gravel sock
Stabilized roadway entrance
Silt fence
Equipment and vehicle wash down area
WESTRIDGE BUSINESS PARK
SWPPP DETAILS
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-8


LEGEND
PROPERTY LINE
PROPOSED CURB AND GUTTER
STRIPING
BUILDING SETBACK
LANDSCAPE SETBACK
LANDSCAPE AREA
CONCRETE AREA
OFFICE PHASE
1.84 ACRES
PHASE 3
2.90 ACRES
PHASE 2
0.50 ACRES
PHASE 1
7.18 ACRES
1000 SOUTH
WESTRIDGE BUSINESS PARK
PHASING PLAN
HWY 77, SPANISH FORK, UT 84660
ELEVATE ENGINEERING
C-9


Plant List (TREES)
Plant List (SHRUBS)
Plant List (ORNAMENTAL GRASSES)
Plant List (PERENNIALS)
Planting Notes
General Notes
Sub-Grade Requirements
Legend
Shrub Planting
Mowstrip / Stone Mulch
Tree Planting
Street Tree Note
Street Tree Note
ELEVATE


Sprinkler List
Sprinkler Notes
General Notes
Submittal Requirements
Dripline On Grade
Dripline At Shrubs
Xeriscation Control Zone Kit
Dripline At Trees
ELEVATE


MRS
XWS Silicone

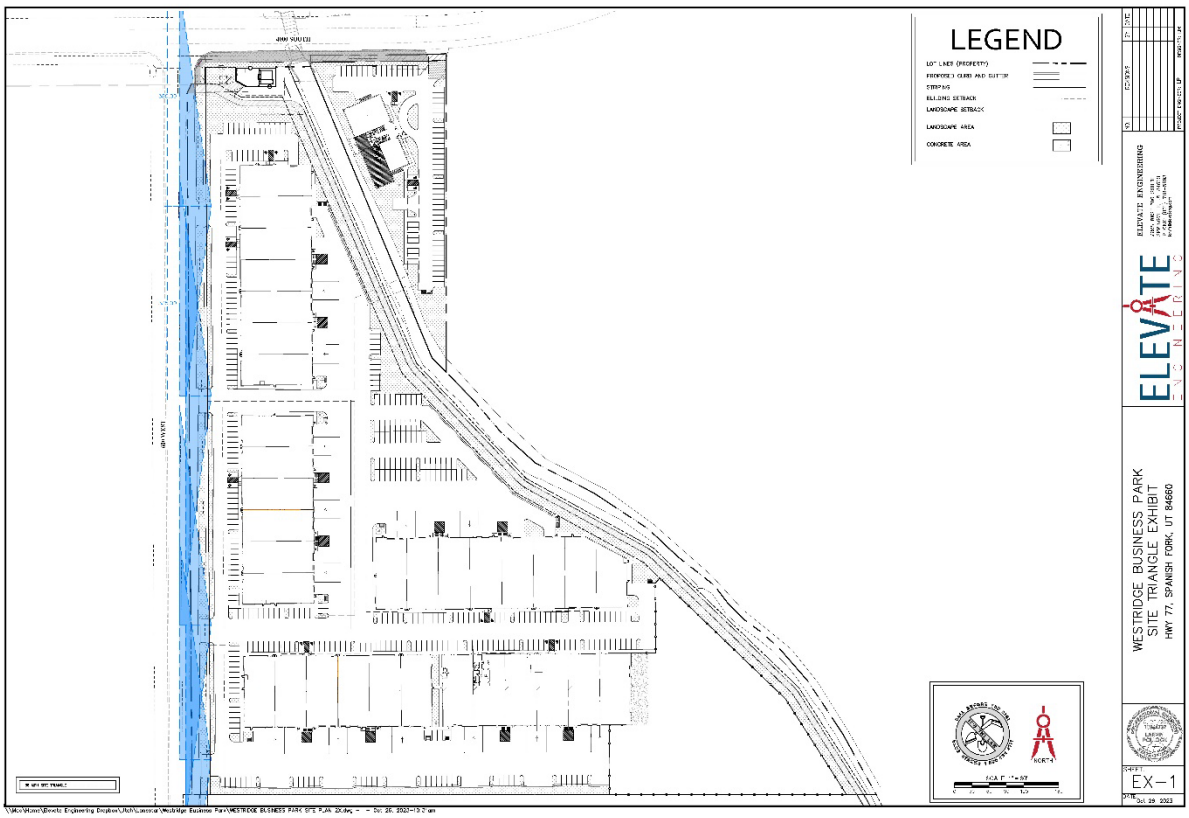
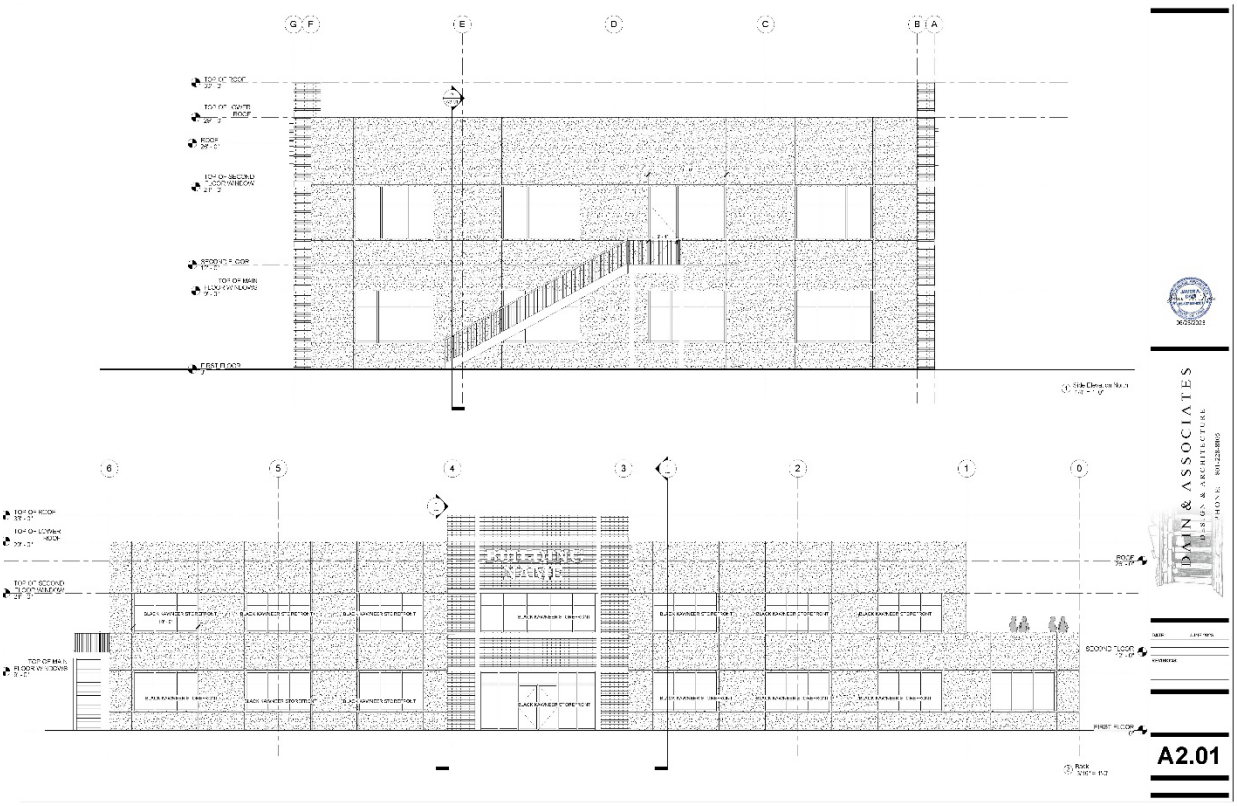

LEGEND
LOT LINE (PROPERTY)
PROPOSED CURB AND GUTTER
STRIPING
BUILDING SETBACK
LANDSCAPE SETBACK
LANDSCAPE AREA
CONCRETE AREA
ELEVATE ENGINEERING
WESTRIDGE BUSINESS PARK
SITE TRIANGLE EXHIBIT
HWY 77, SPANISH FORK, UT 84660
EX-1

Exhibit 2



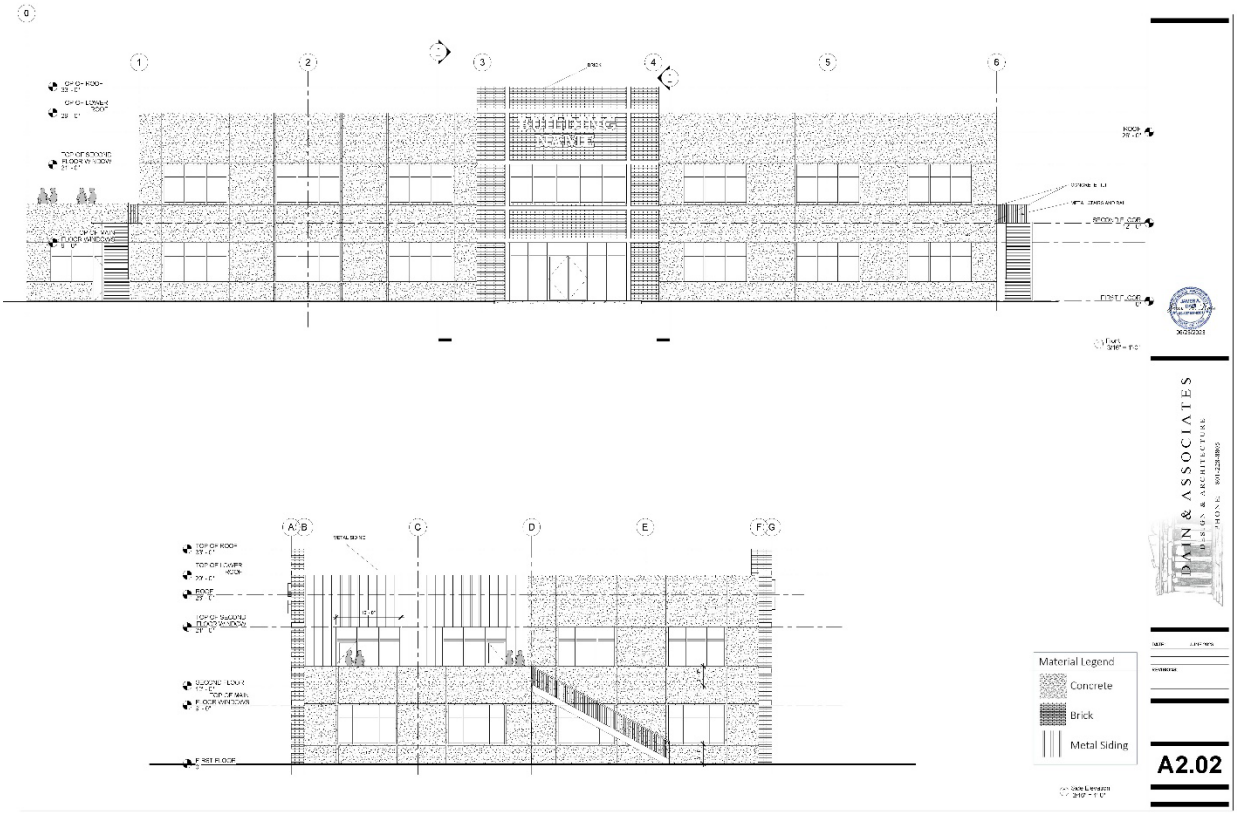
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE

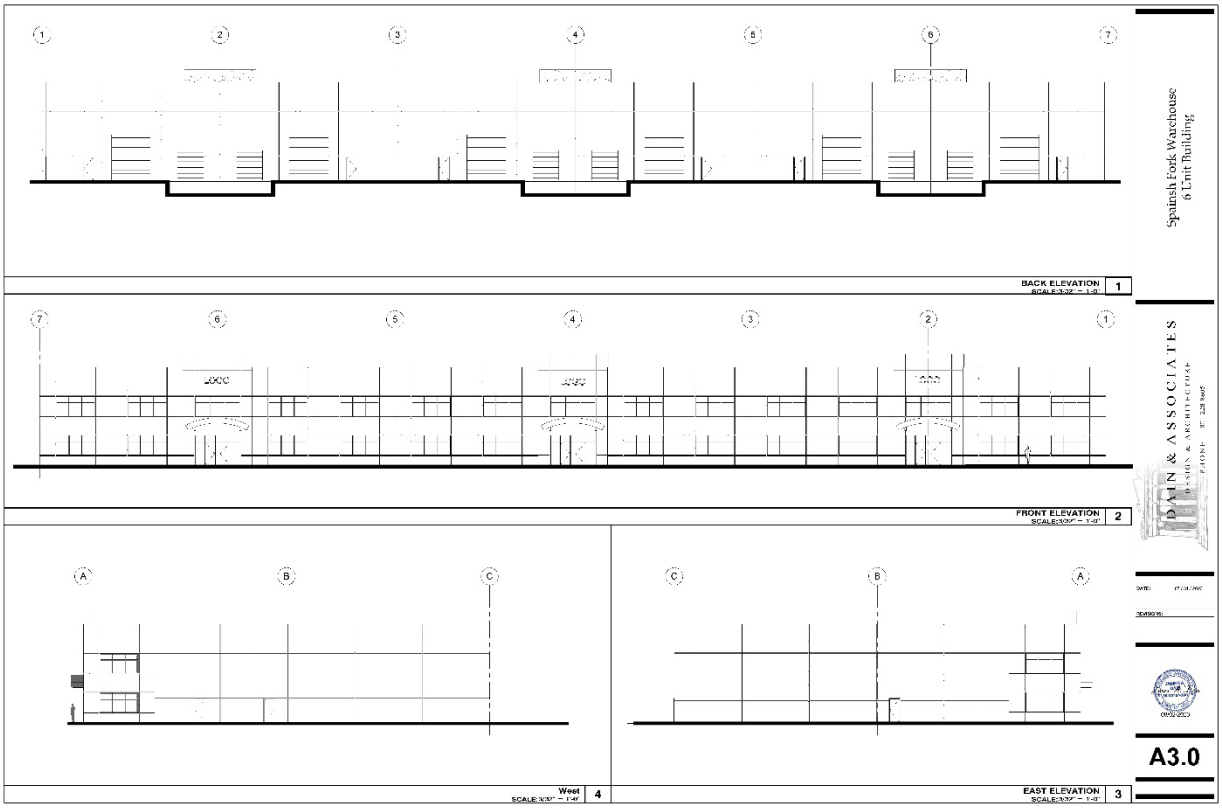
A2.03

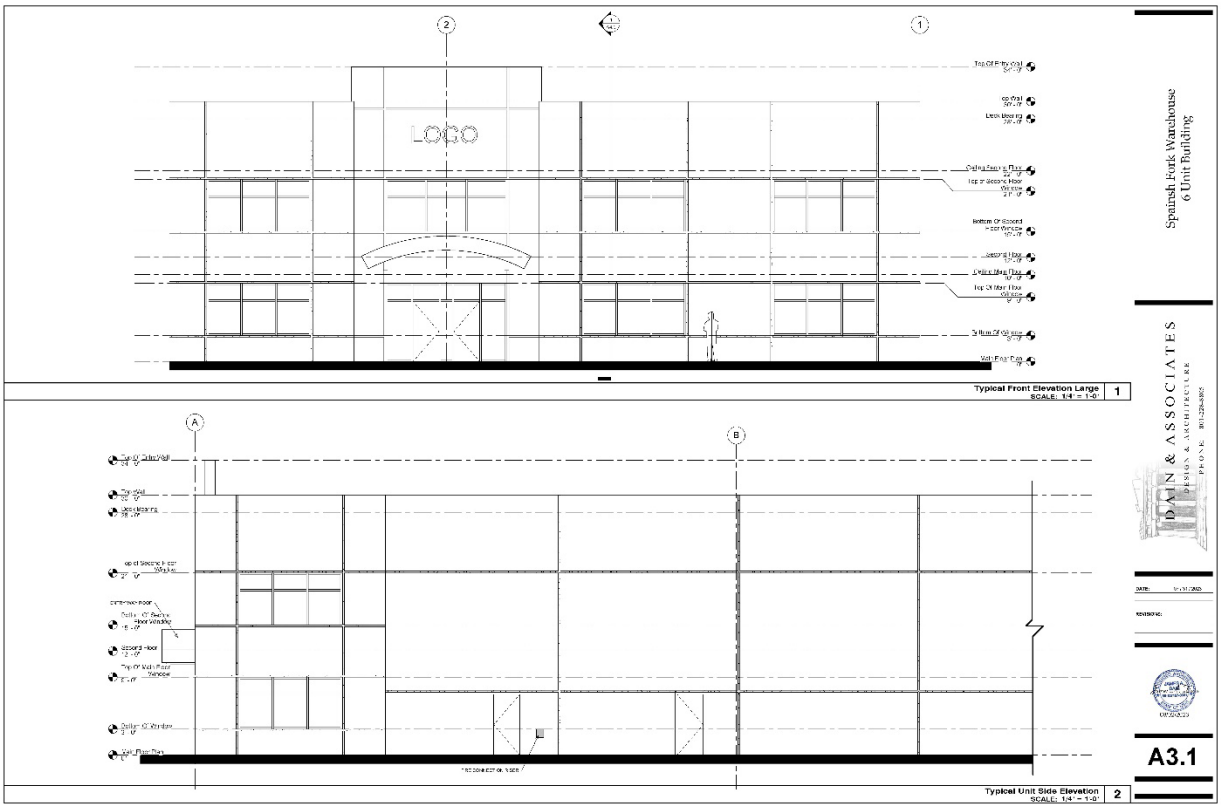


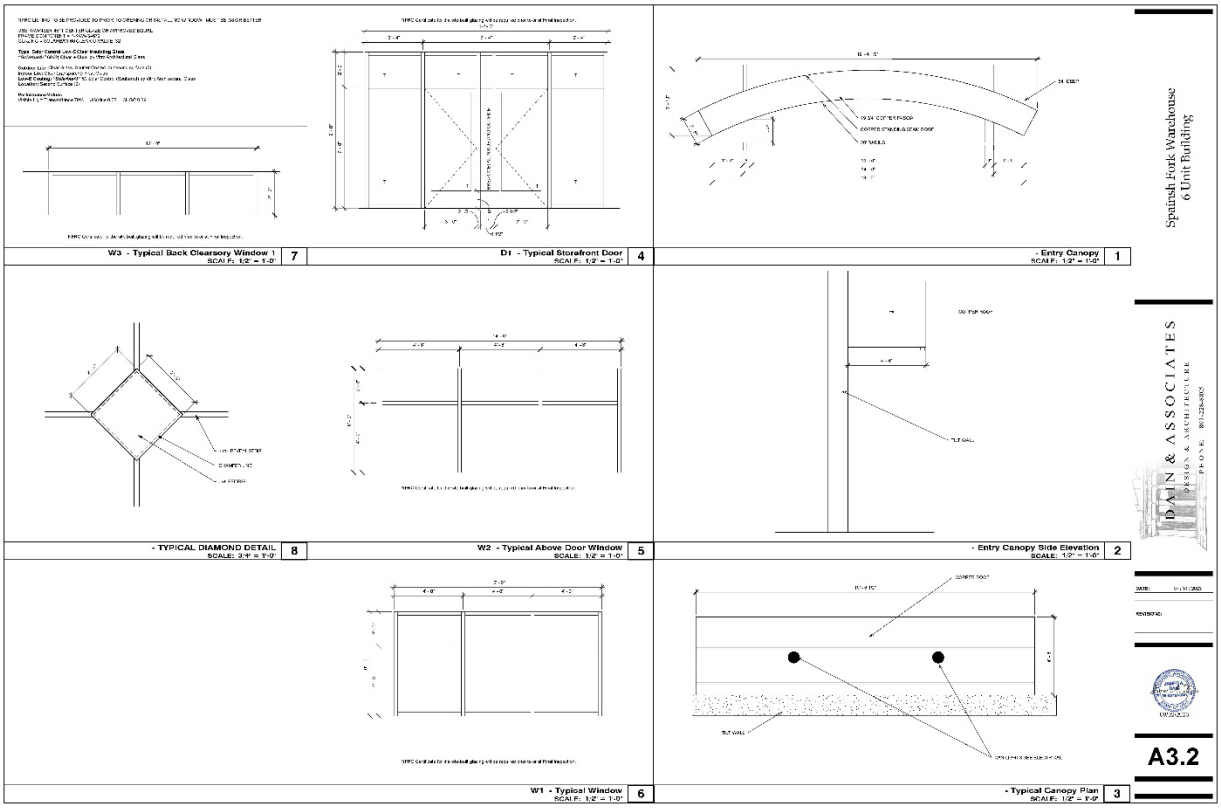
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE

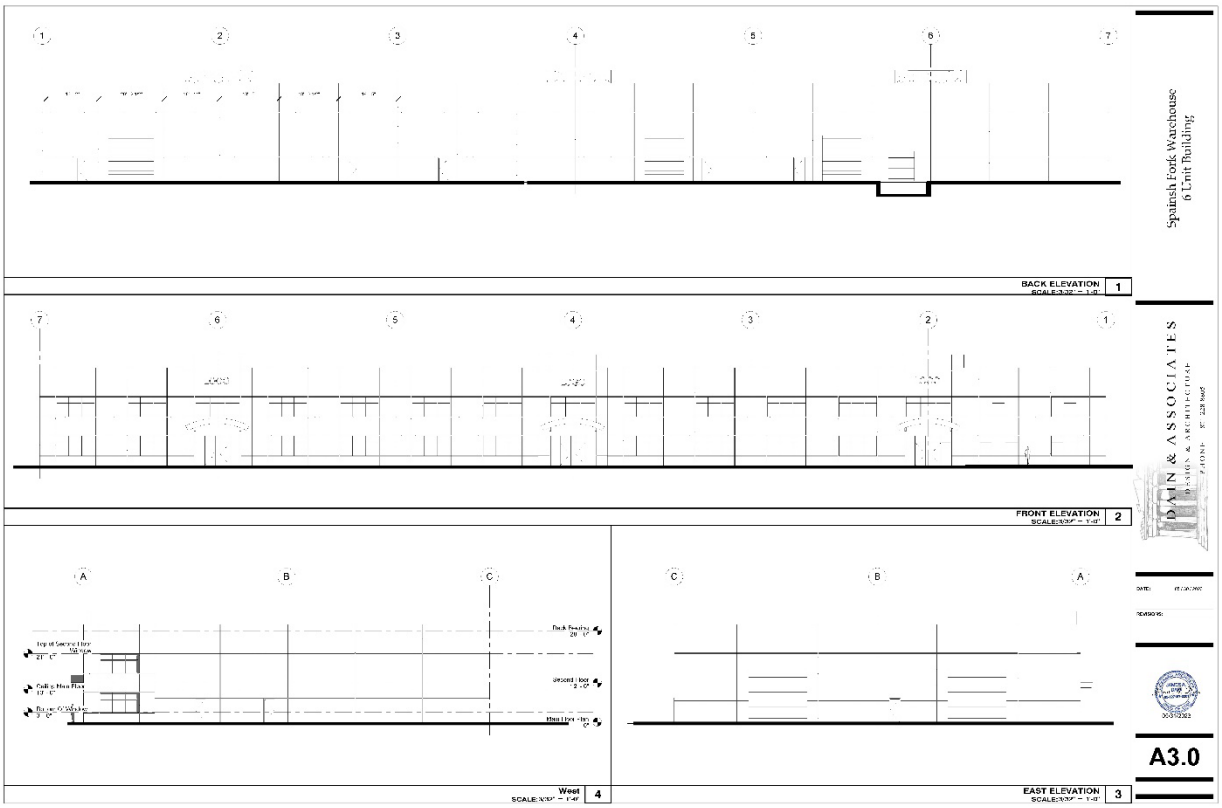
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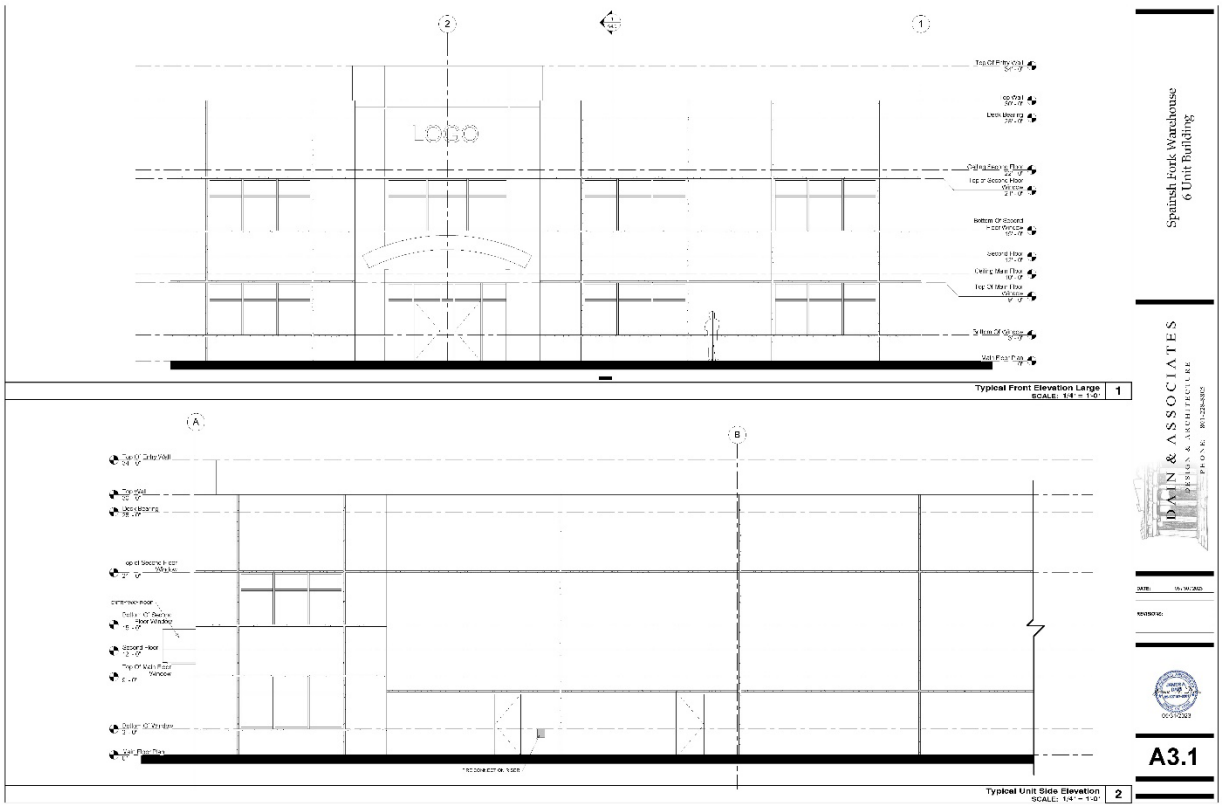

Material Legend
Concrete
Brick
Metal Siding
A2.02

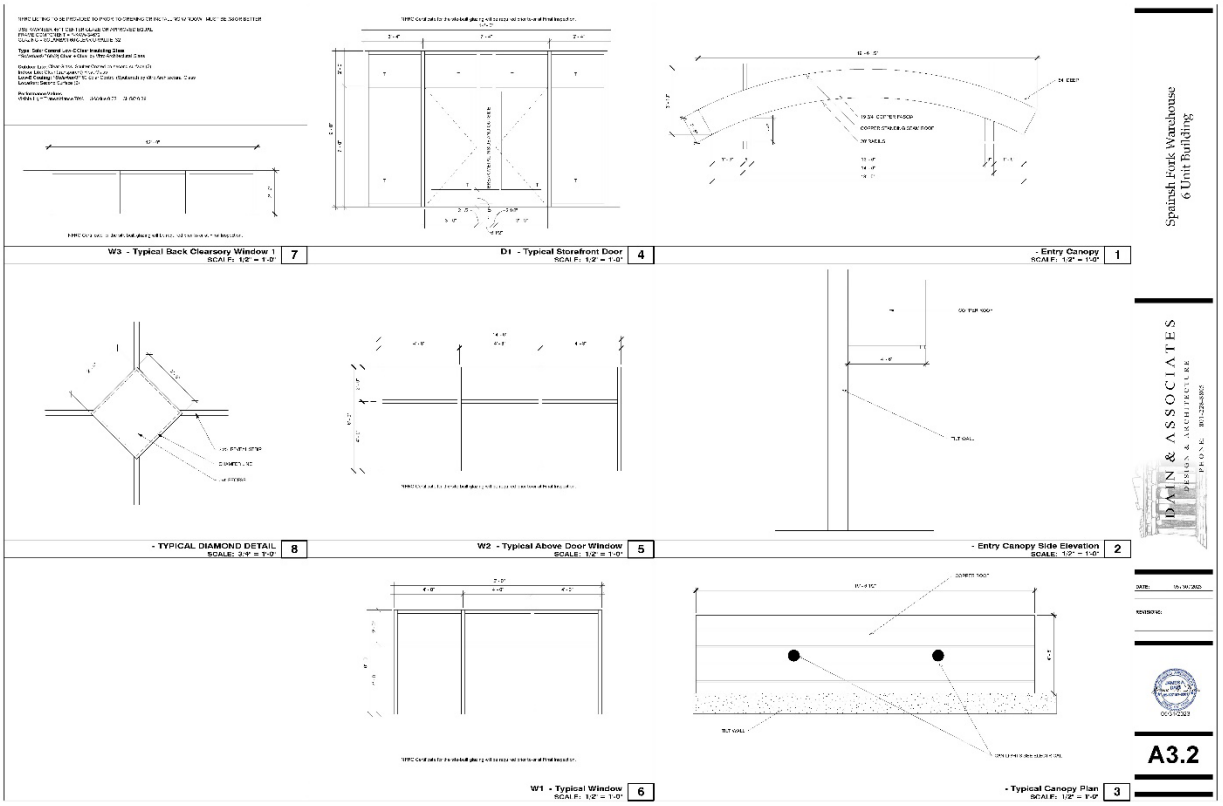

Spanish Fork Warehouse
6 Unit Building
BACK ELEVATION 1
FRONT ELEVATION 2
EAST ELEVATION 3
West 4
A3.0

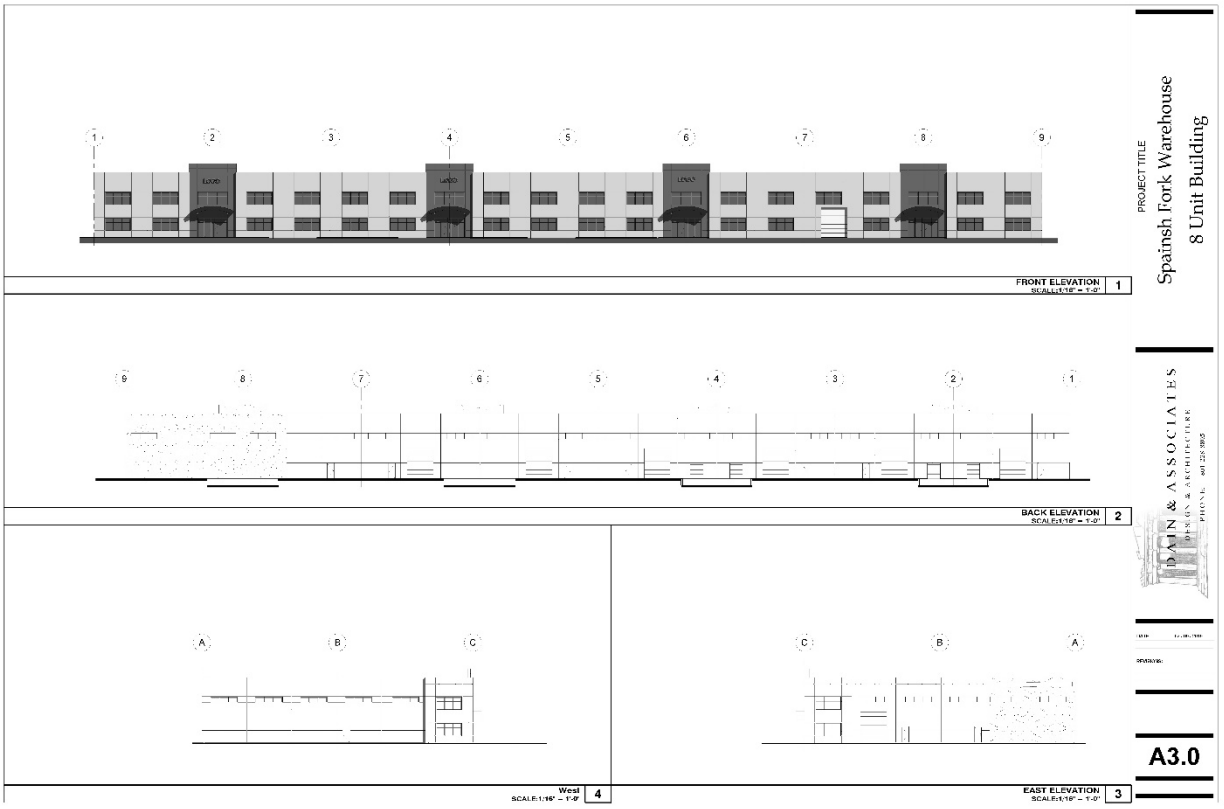

Typical Front Elevation Large
SCALE: 1/4" = 1'-0"
1
Typical Unit Side Elevation
SCALE: 1/4" = 1'-0"
2
Spanish Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.1

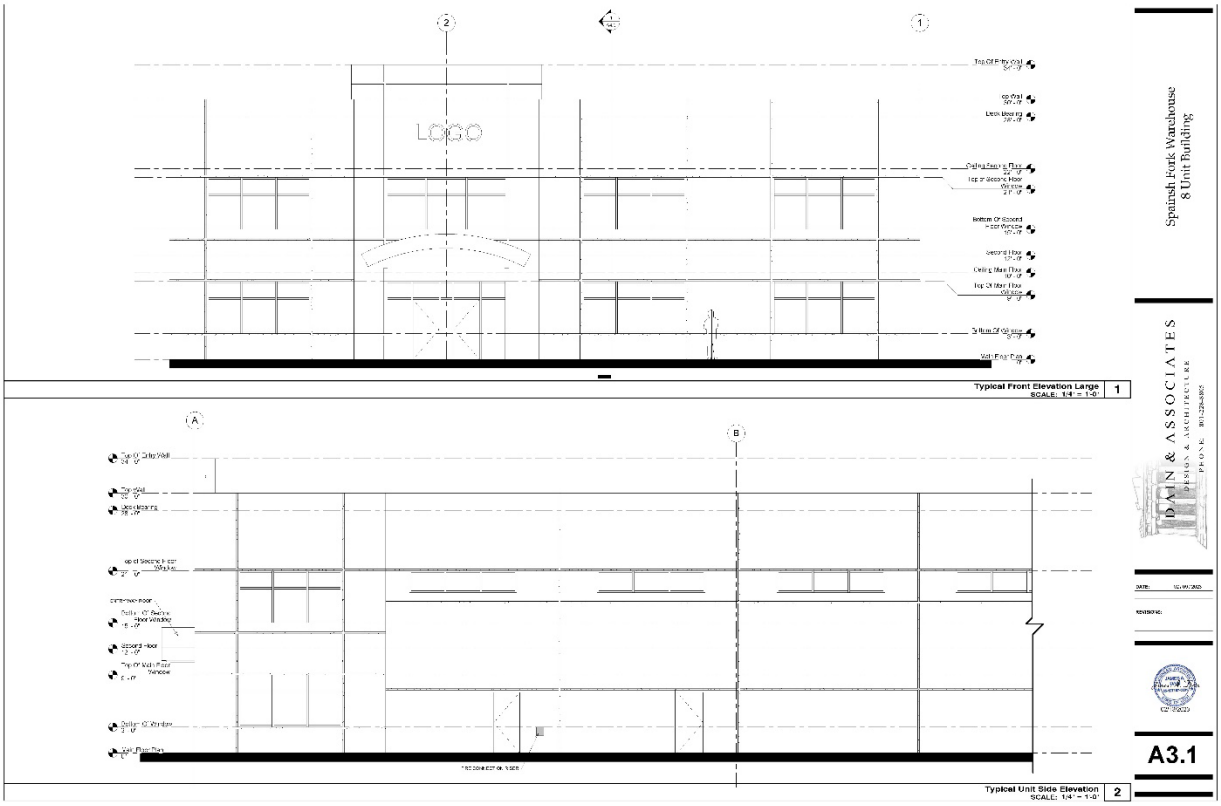

W3 - Typical Back Clearsory Window 1
SCALE: 1/2" = 1'-0"
7
D1 - Typical Storefront Door
SCALE: 1/2" = 1'-0"
4
- Entry Canopy
SCALE: 1/2" = 1'-0"
1
- TYPICAL DIAMOND DETAIL
SCALE: 3/4" = 1'-0"
8
W2 - Typical Above Door Window
SCALE: 1/2" = 1'-0"
5
- Entry Canopy Side Elevation
SCALE: 1/2" = 1'-0"
2
W1 - Typical Window
SCALE: 1/2" = 1'-0"
6
- Typical Canopy Plan
SCALE: 1/2" = 1'-0"
3
Spanish Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.2

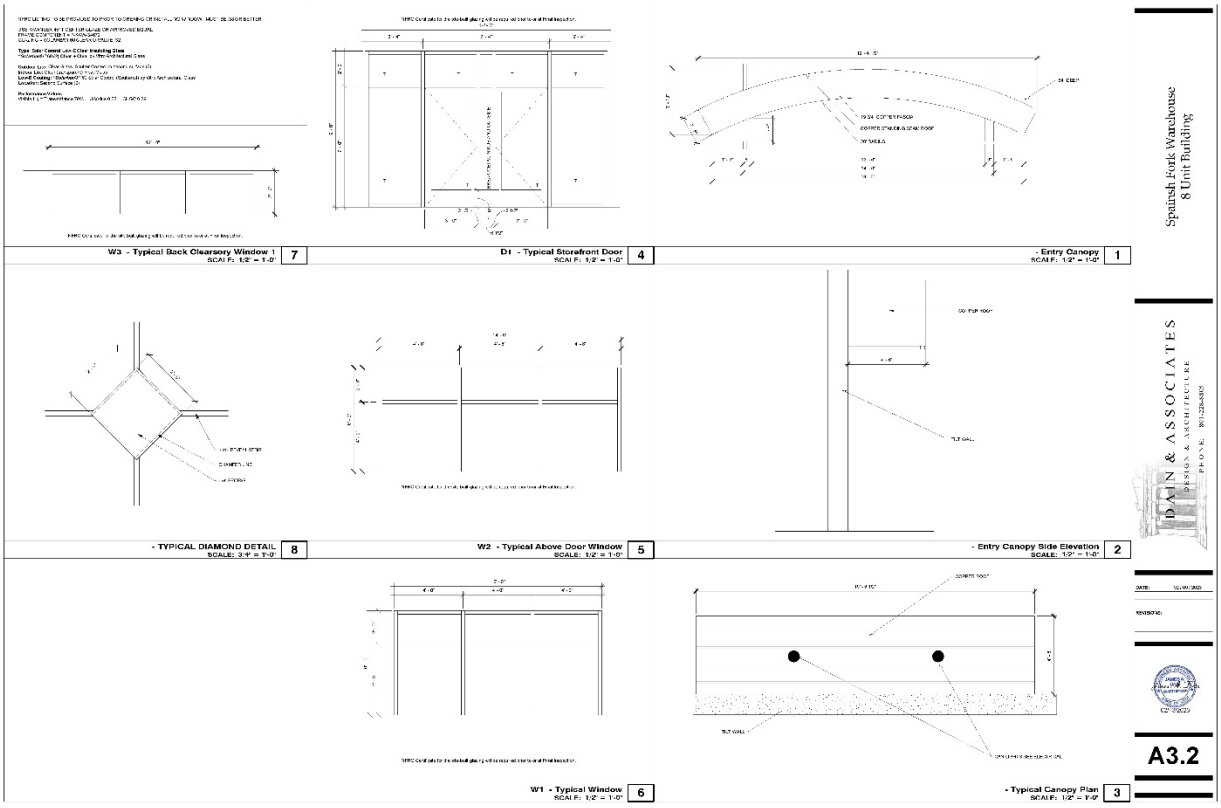

Spanish Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
BACK ELEVATION
SCALE: 3/32" = 1'-0" 1
FRONT ELEVATION
SCALE: 3/32" = 1'-0" 2
West
SCALE: 3/32" = 1'-0" 4
EAST ELEVATION
SCALE: 3/32" = 1'-0" 3
A3.0

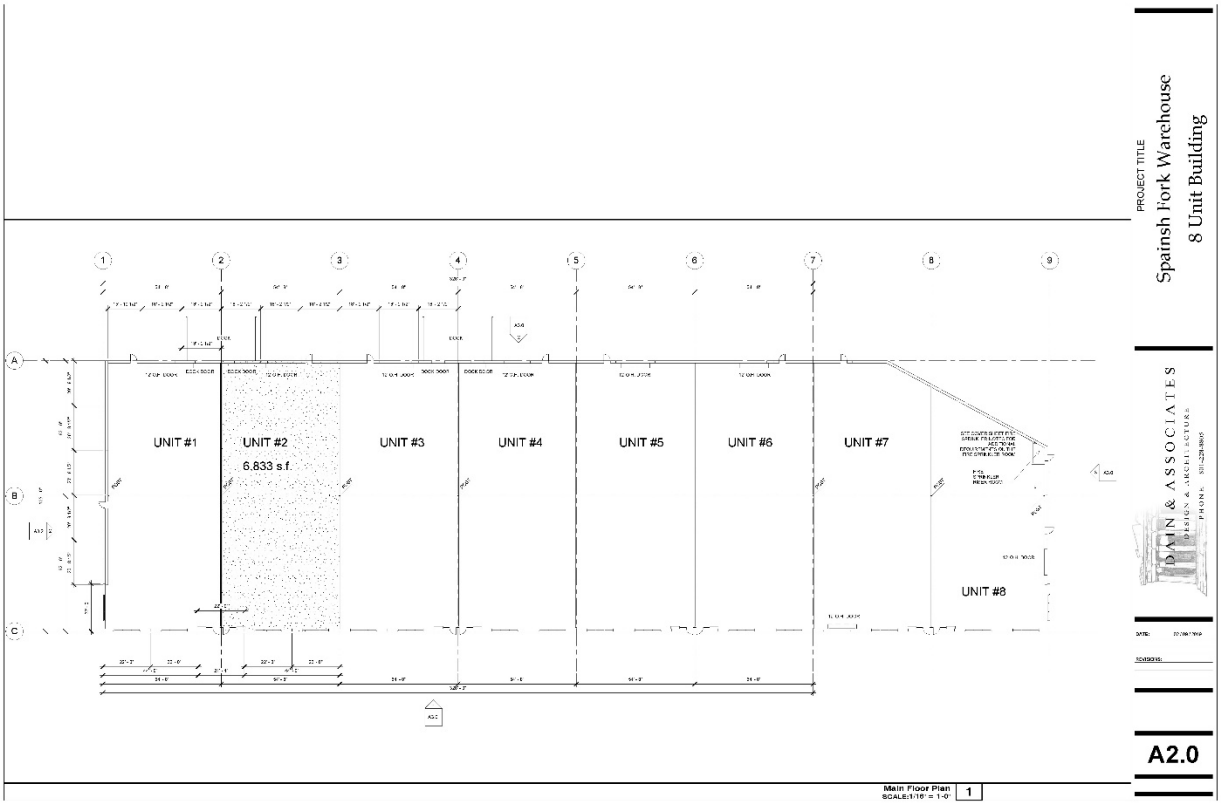

Spanish Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
LOGO
Typical Front Elevation Large
SCALE: 1/4" = 1'-0" 1
Typical Unit Side Elevation
SCALE: 1/4" = 1'-0" 2
A3.1

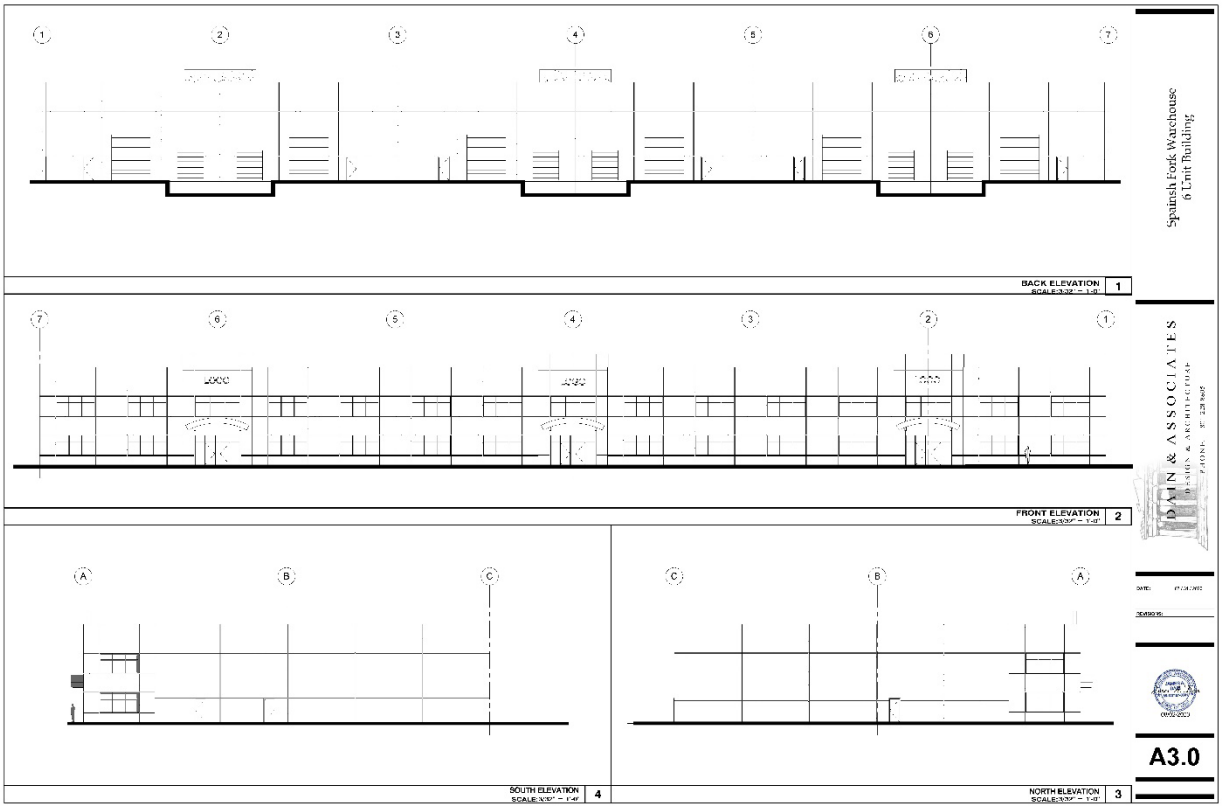

W3 - Typical Back Clearsory Window 1
SCALE: 1/2" = 1'-0"
7
D1 - Typical Storefront Door
SCALE: 1/2" = 1'-0"
4
- Entry Canopy
SCALE: 1/2" = 1'-0"
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5
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SCALE: 1/2" = 1'-0"
2
W1 - Typical Window
SCALE: 1/2" = 1'-0"
6
- Typical Canopy Plan
SCALE: 1/2" = 1'-0"
3
Spainsh Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.2

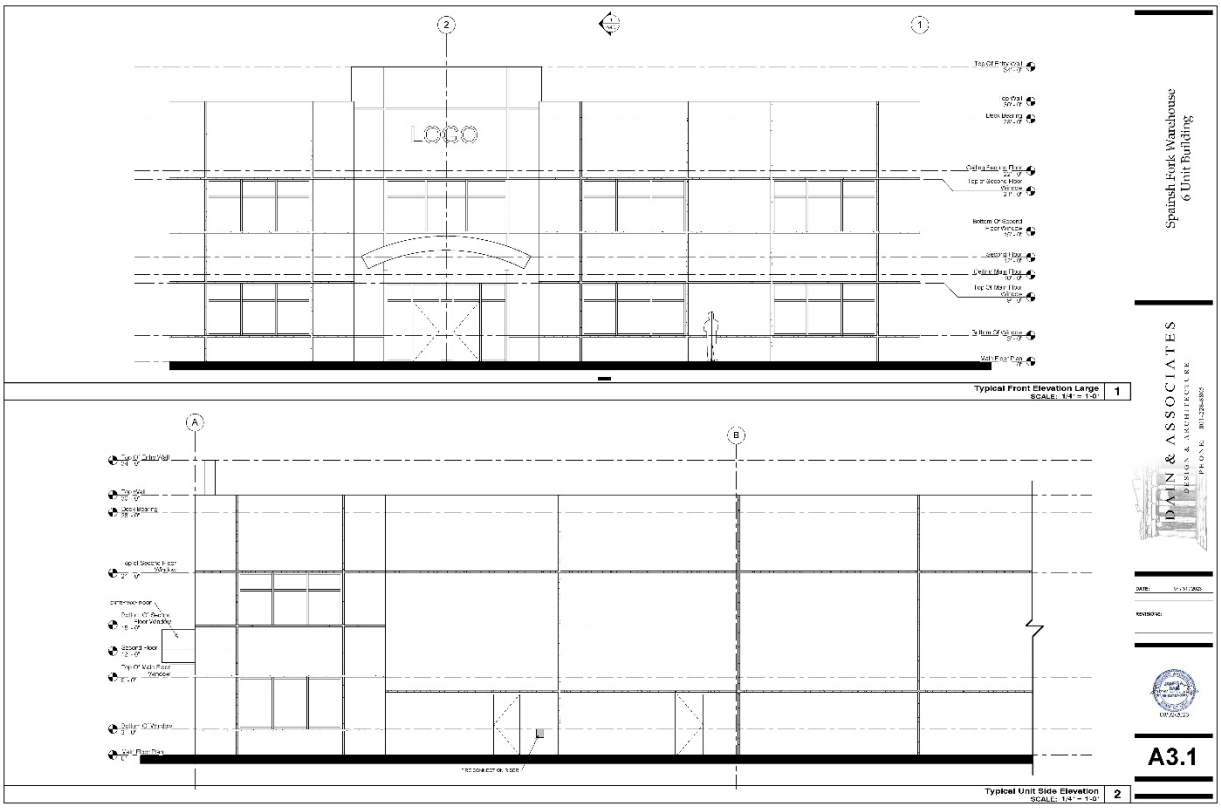

FRONT ELEVATION
SCALE:1/16" = 1'-0"
1
BACK ELEVATION
SCALE:1/16" = 1'-0"
2
West
SCALE:1/16" = 1'-0"
4
EAST ELEVATION
SCALE:1/16" = 1'-0"
3
PROJECT TITLE
Spainsh Fork Warehouse
8 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.0

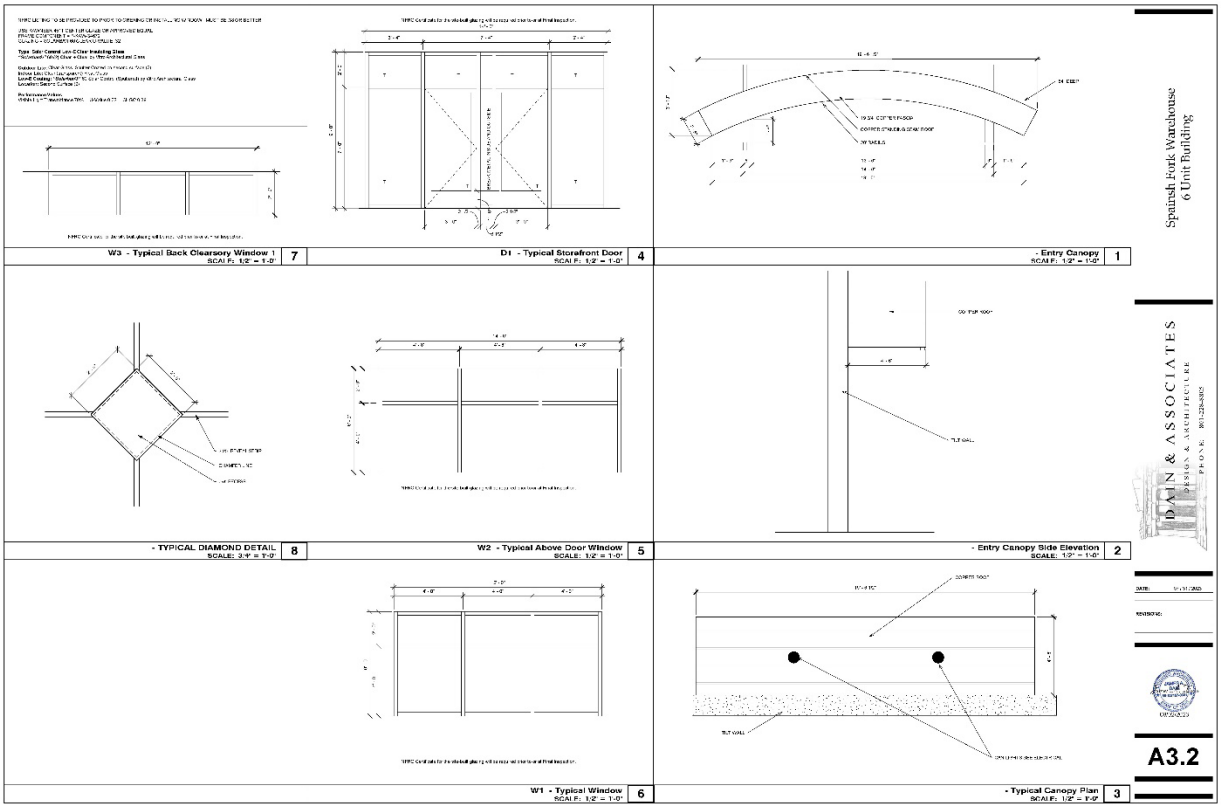

LOGO
Typical Front Elevation Large
SCALE: 1/4" = 1'-0"
1
Typical Unit Side Elevation
SCALE: 1/4" = 1'-0"
2
Spanish Fork Warehouse
8 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.1

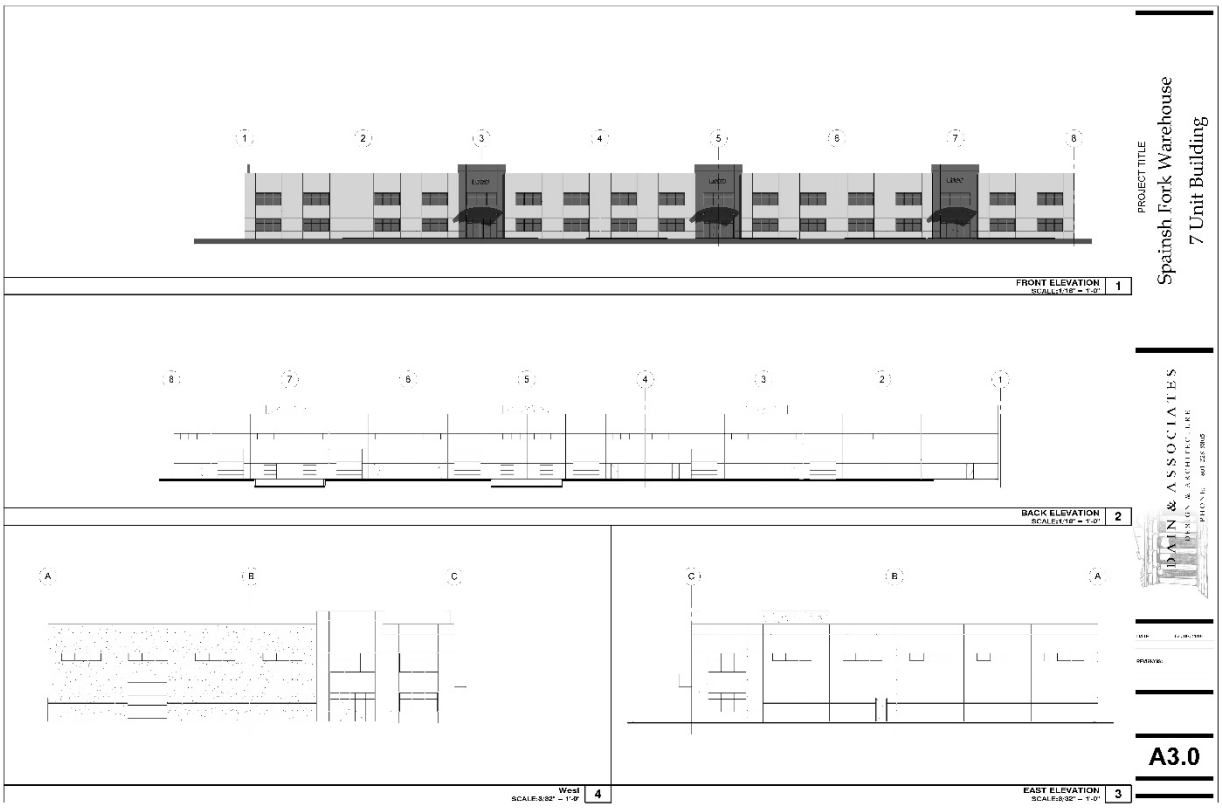

W3 - Typical Back Clearsory Window 1
SCALE: 1/2" = 1'-0"
7
D1 - Typical Storefront Door
SCALE: 1/2" = 1'-0"
4
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W1 - Typical Window
SCALE: 1/2" = 1'-0"
6
- Typical Canopy Plan
SCALE: 1/2" = 1'-0"
3
Spanish Fork Warehouse
8 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.2

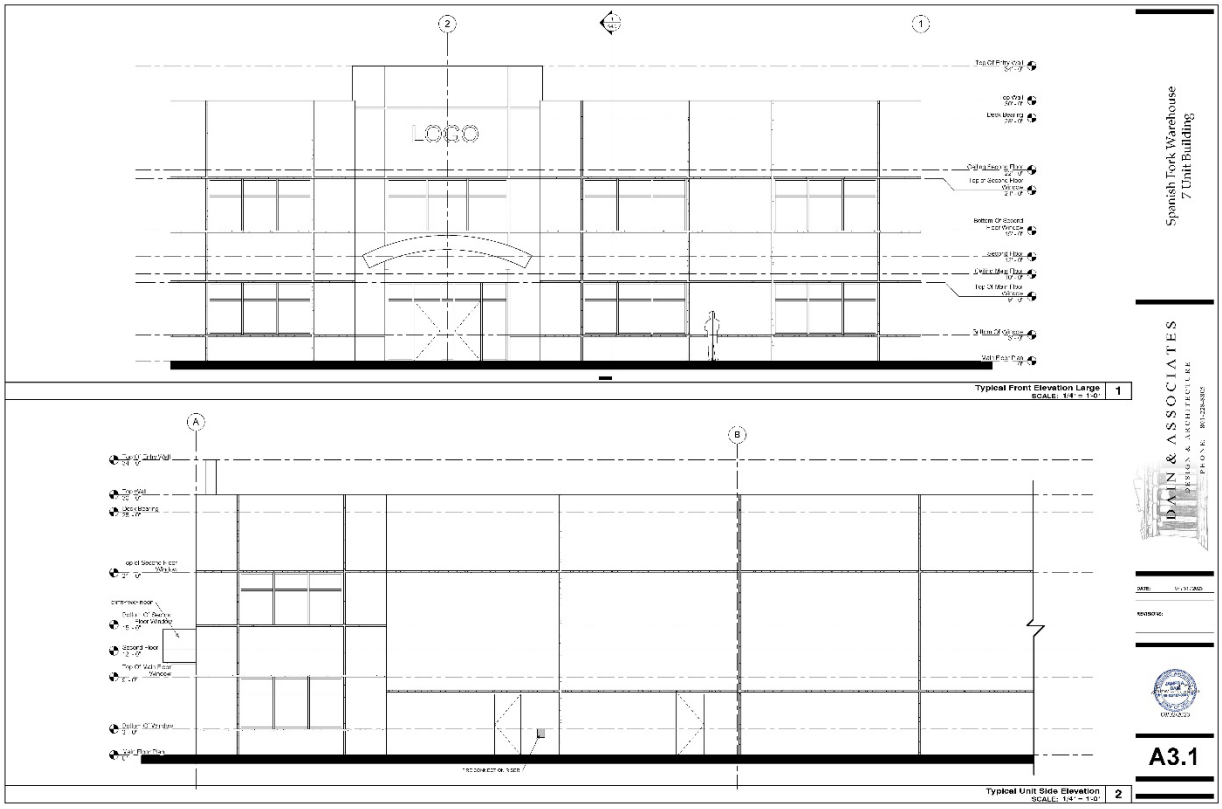

PROJECT TITLE
Spainsh Fork Warehouse
8 Unit Building
UNIT #1
UNIT #2
6,833 s.f.
UNIT #3
UNIT #4
UNIT #5
UNIT #6
UNIT #7
UNIT #8
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A2.0
Main Floor Plan
SCALE:1/16" = 1'-0"
1

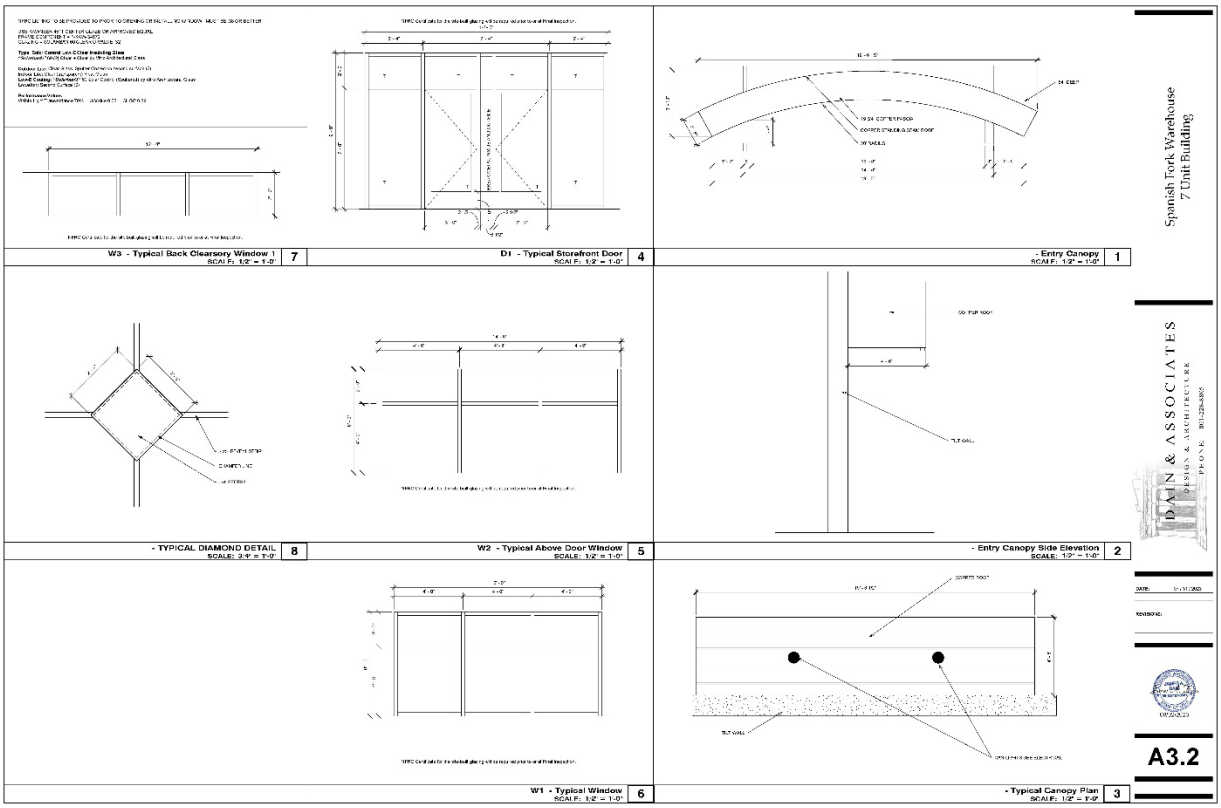

Spainsh Fork Warehouse
6 Unit Building
BACK ELEVATION
1
FRONT ELEVATION
2
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.0
SOUTH ELEVATION
4
NORTH ELEVATION
3

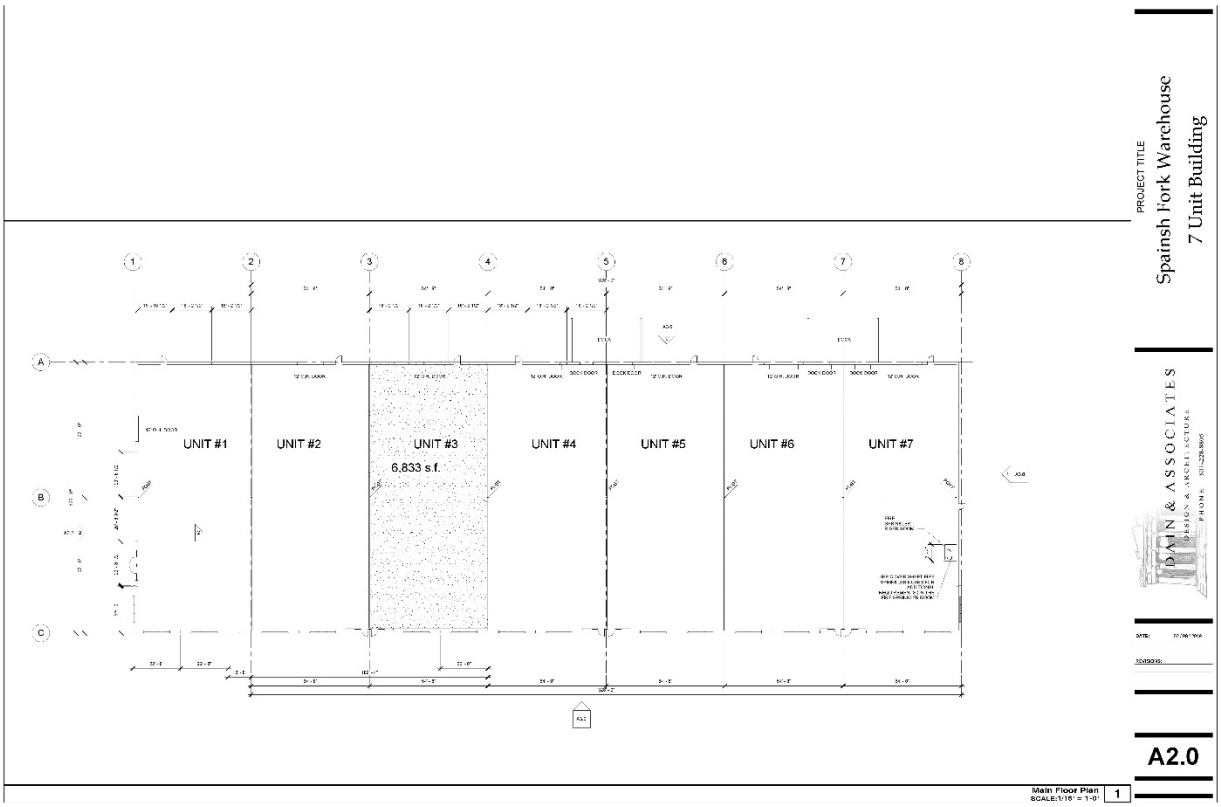

LOGO
Typical Front Elevation Large
SCALE: 1/4" = 1'-0"
1
Typical Unit Side Elevation
SCALE: 1/4" = 1'-0"
2
Spanish Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.1


W3 - Typical Back Clearsory Window 1
SCALE: 1/2" = 1'-0"
7
D1 - Typical Storefront Door
SCALE: 1/2" = 1'-0"
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- Entry Canopy Side Elevation
SCALE: 1/2" = 1'-0"
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W1 - Typical Window
SCALE: 1/2" = 1'-0"
6
- Typical Canopy Plan
SCALE: 1/2" = 1'-0"
3
Spanish Fork Warehouse
6 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
A3.2


PROJECT TITLE
Spainsh Fork Warehouse
7 Unit Building
FRONT ELEVATION
SCALE: 1/16" = 1'-0"
1
BACK ELEVATION
SCALE: 1/16" = 1'-0"
2
West
SCALE: 3/32" = 1'-0"
4
EAST ELEVATION
SCALE: 3/32" = 1'-0"
3
DAIN & ASSOCIATES
A3.0

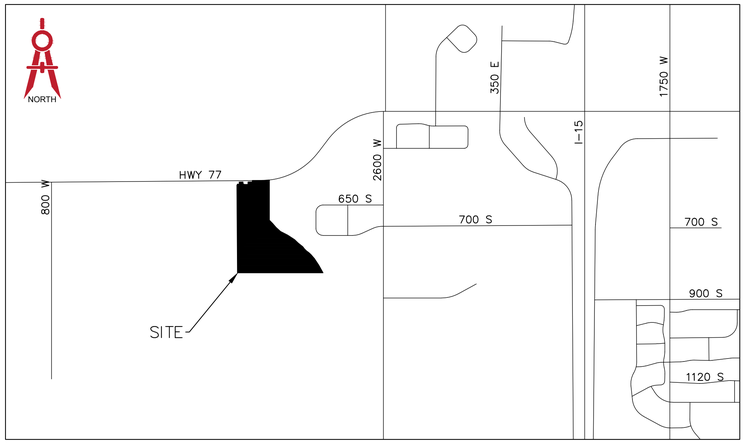

LOCO
Typical Front Elevation Large
SCALE: 1/4" = 1'-0"
1
Typical Unit Side Elevation
SCALE: 1/4" = 1'-0"
2
Spanish Fork Warehouse
7 Unit Building
DAIN & ASSOCIATES
A3.1


W3 - Typical Back Clearsory Window 1
SCALE: 1/2" = 1'-0"
7
D1 - Typical Storefront Door
SCALE: 1/2" = 1'-0"
4
- Entry Canopy
SCALE: 1/2" = 1'-0"
1
- TYPICAL DIAMOND DETAIL
SCALE: 3/4" = 1'-0"
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W2 - Typical Above Door Window
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5
- Entry Canopy Side Elevation
SCALE: 1/2" = 1'-0"
2
W1 - Typical Window
SCALE: 1/2" = 1'-0"
6
- Typical Canopy Plan
SCALE: 1/2" = 1'-0"
3
Spanish Fork Warehouse
7 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-226-8905
A3.2

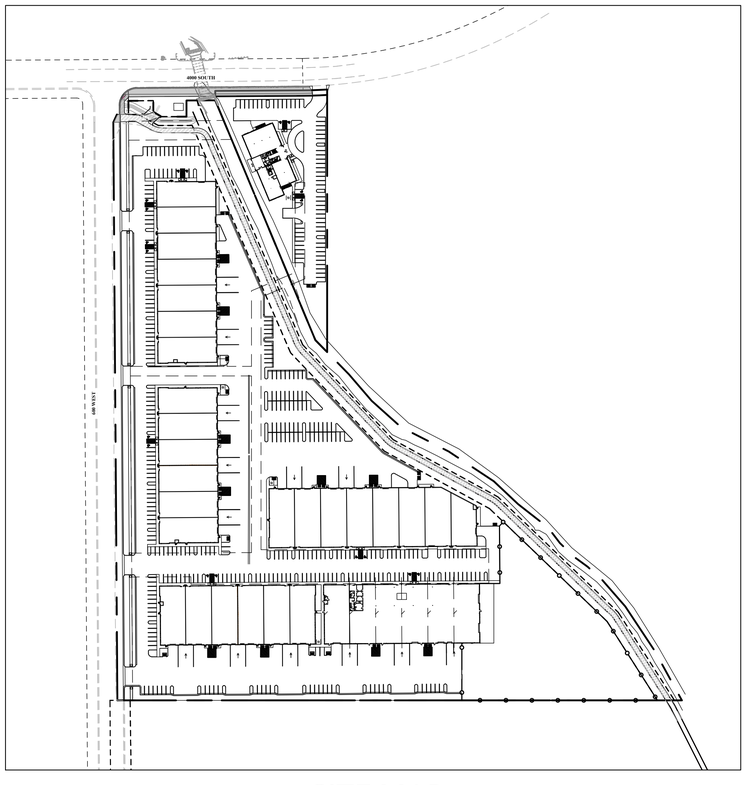

UNIT #1
UNIT #2
UNIT #3
6,833 s.f.
UNIT #4
UNIT #5
UNIT #6
UNIT #7
Main Floor Plan
SCALE:1/16" = 1'-0"
1
PROJECT TITLE
Spainsh Fork Warehouse
7 Unit Building
DAIN & ASSOCIATES
DESIGN & ARCHITECTURE
PHONE: 801-226-8905
A2.0

WESTRIDGE BUSINESS PARK
SPANISH FORK, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1"=150'

INDEX

G-0 Cover Sheet
C-1 Existing Topography
C-2 Site Plan
C-3 Grading Plan
C-3.1 Grading Plan
C-4 Drainage Plan
C-4.1 Drainage Plan
C-5 Utility Plan
C-6 Details
C-7 Stormwater Pollution Prevention Plan
C-8 SWPPP Details
C-9 Phasing Plan
L-1 Landscape Plan
L-2 Irrigation Plan
Photometric Plan
Site Triangle Exhibit

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
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LARVIN@ELEVATENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

SITE DATA

TOTAL LOT 1 AREA:	865,626	SF (19.86 ACRES)
BUSINESS PARK:	822,420	SF (18.88 ACRES)
BUILDING AREA:	182,921	SF± 22.2%
PAVEMENT AREA:	492,993	SF± 60.0%
LANDSCAPE AREA:	146,506	SF± 17.8%
R.O.W DEDICATION:	39,241	SF (0.90 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

SITE DATA

TOTAL LOT 2 AREA:	70,332	SF (1.61 ACRES)
BUILDING AREA:	9,500	SF± 13.5%
PAVEMENT AREA:	42,135	SF± 59.9%
LANDSCAPE AREA:	18,697	SF± 26.6%
R.O.W DEDICATION:	2,648	SF± (0.06 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

NOTE:
ALL SPANISH FORK CITY CONSTRUCTION STANDARDS MUST BE FOLLOWED. SPANISH FORK CITY STANDARD DETAILED DRAWINGS CAN BE DOWNLOADED AND VIEWED ON THE SPANISH FORK CITY WEB SITE.

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE		EXISTING CURB AND GUTTER	
EASEMENT LINE		PROPOSED CURB AND GUTTER	
CENTER LINE		INVERT ELEVATION	I.E.
PROPOSED TRAIL		TOP BACK CURB	TBC
PROPOSED WATER LINE	W W W	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	PI PI PI	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	GW GW GW	FINISHED GRADE	FG
PROPOSED SEWER LINE	SS SS SS	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	SD SD SD	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	SS SS SS	CATCH BASIN	
EXISTING WATER LINE	W W W	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	SD SD SD	PROPOSED STREET LIGHT	
EXISTING CONTOUR	4960	STORM DRAIN MANHOLE	D
FINISHED CONTOUR	47.00	SANITARY SEWER MANHOLE	S
		PROPOSED WATER VALVE	W

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

ELEVATE ENGINEERING

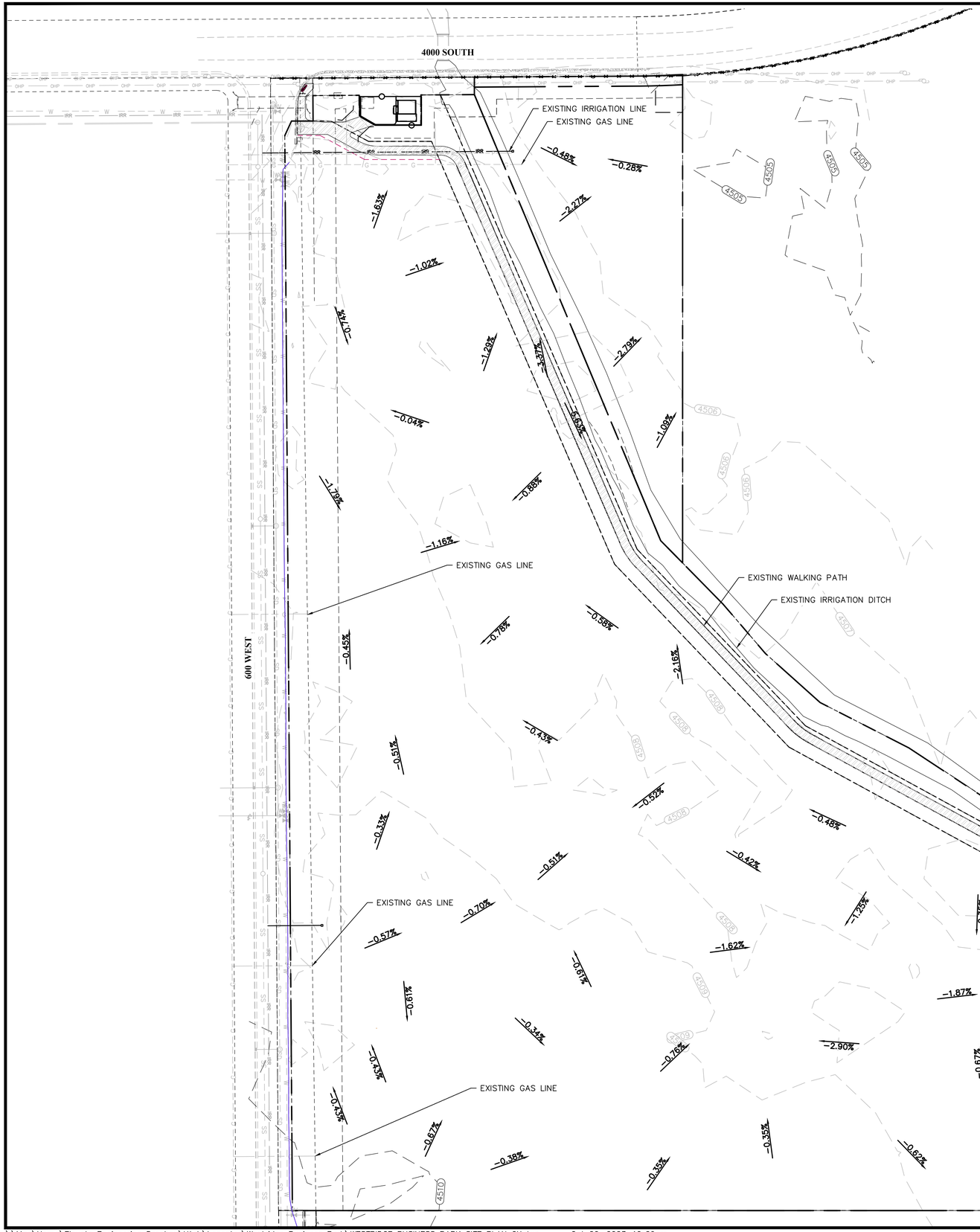
WESTRIDGE BUSINESS PARK
COVER SHEET
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10844737
LARVIN POLLOCK
STATE OF UTAH

SHEET: G-0

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023-10:29am



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

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- EXISTING STORM DRAIN LINE — SD — SD —
- EXISTING SEWER LINE — SS — SS —
- EXISTING WATER LINE — W — W —
- EXISTING IRRIGATION LINE — IRR —
- EXISTING STORM DRAIN LINE — OHP —
- EXISTING STORM DRAIN LINE — G —
- EXISTING GRADE CONTOUR LINES (4960)
- EXISTING GRADE SLOPE (SLOPE)

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

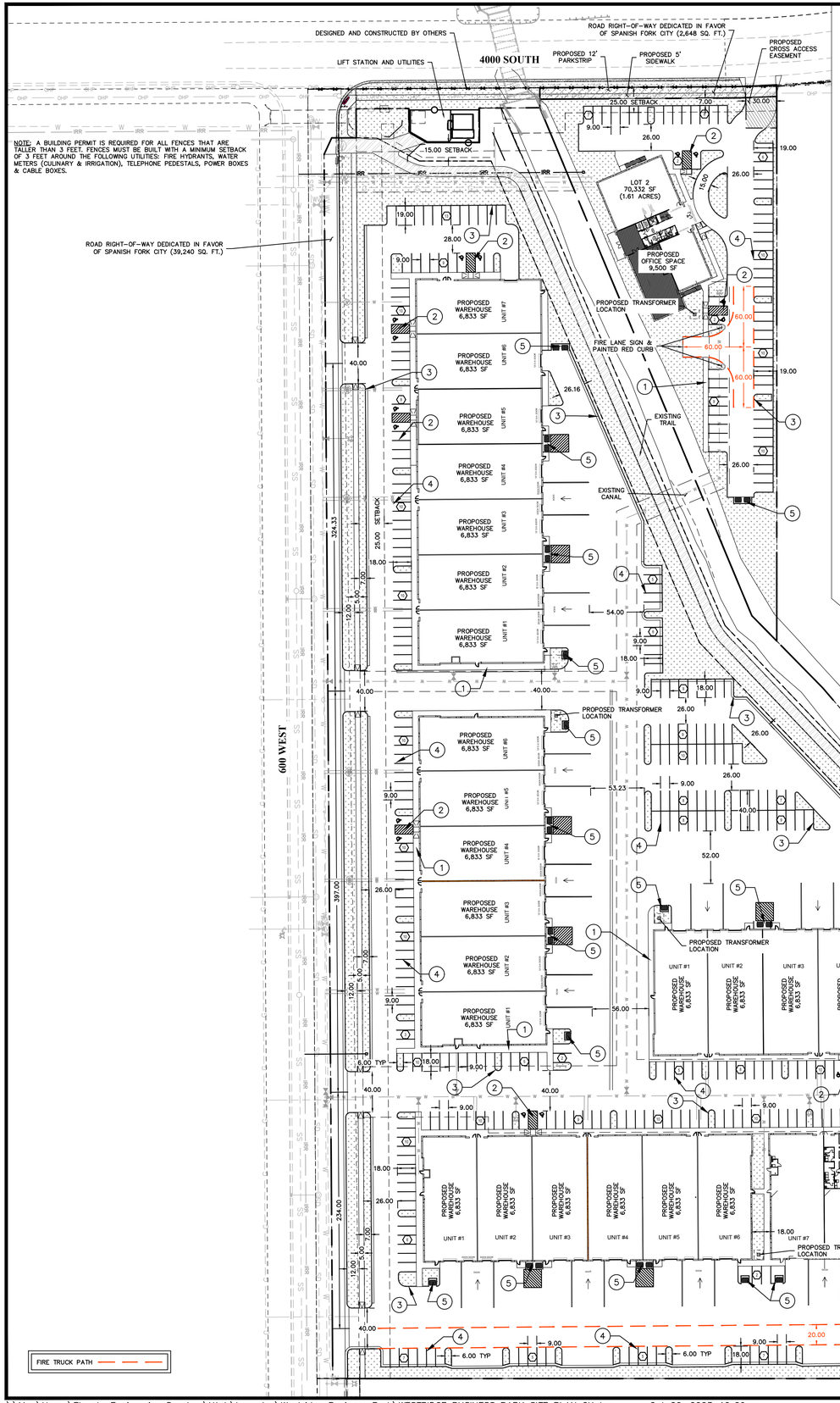
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
EXISTING TOPOGRAPHY
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

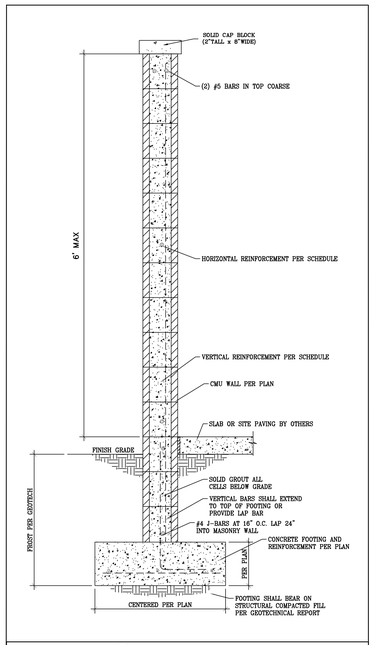
SHEET: C-1

DATE: Oct 26, 2023



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

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM



1 WALL DETAIL
SCALE: N.T.S.

LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

SITE DATA

TOTAL LOT 1 AREA:	865,626	SF (19.86 ACRES)
BUSINESS PARK:	822,420	SF (18.88 ACRES)
BUILDING AREA:	182,921	SF± 22.2%
PAVEMENT AREA:	492,993	SF± 60.0%
LANDSCAPE AREA:	146,506	SF± 17.8%
R.O.W. DEDICATION:	39,241	SF± (0.90 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

BUILDING DATA

CONSTRUCTION TYPE: IIB
SPRINKLERS: YES
SETBACKS:
FRONT=25 FEET
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: WAREHOUSE: 1 STALL PER EMPLOYEE ON THE HIGHEST SHIFT
OFFICE (GENERAL/PROFESSIONAL): 1:300 SQ. FEET

PROVIDED: 370 STALLS
14 ADA STALLS

SITE DATA

TOTAL LOT 2 AREA:	70,332	SF (1.61 ACRES)
BUILDING AREA:	9,500	SF± 13.5%
PAVEMENT AREA:	42,135	SF± 59.9%
LANDSCAPE AREA:	18,697	SF± 26.6%
R.O.W. DEDICATION:	2,648	SF± (0.06 ACRES)

ZONING: I-1 (LIGHT INDUSTRIAL)
PERMITTED USE
PARCEL ID#: 24:003:0042

BUILDING DATA

SETBACKS:
FRONT=25 FEET
REAR=0 FEET
SIDE=0 FEET

PARKING TABULATION

REQUIRED: WAREHOUSE: 1 STALL PER EMPLOYEE ON THE HIGHEST SHIFT
OFFICE (GENERAL/PROFESSIONAL): 1:300 SQ. FEET (64)

PROVIDED: 64 STALLS
4 ADA STALLS

NOTES:

1. PROPOSED 6' SIDEWALK PER SPANISH FORK CITY. STD DWG. ST-514.
2. ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER APWA & ADA. SEE SHEET C-5 FOR DETAILS.
3. PROPOSED CURB & GUTTER TYPE E PER SPANISH FORK CITY STD DWG. ST-513.
4. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
5. PROPOSED DUMPSTER LOCATION. SEE SHEET C-5 FOR DETAILS.

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

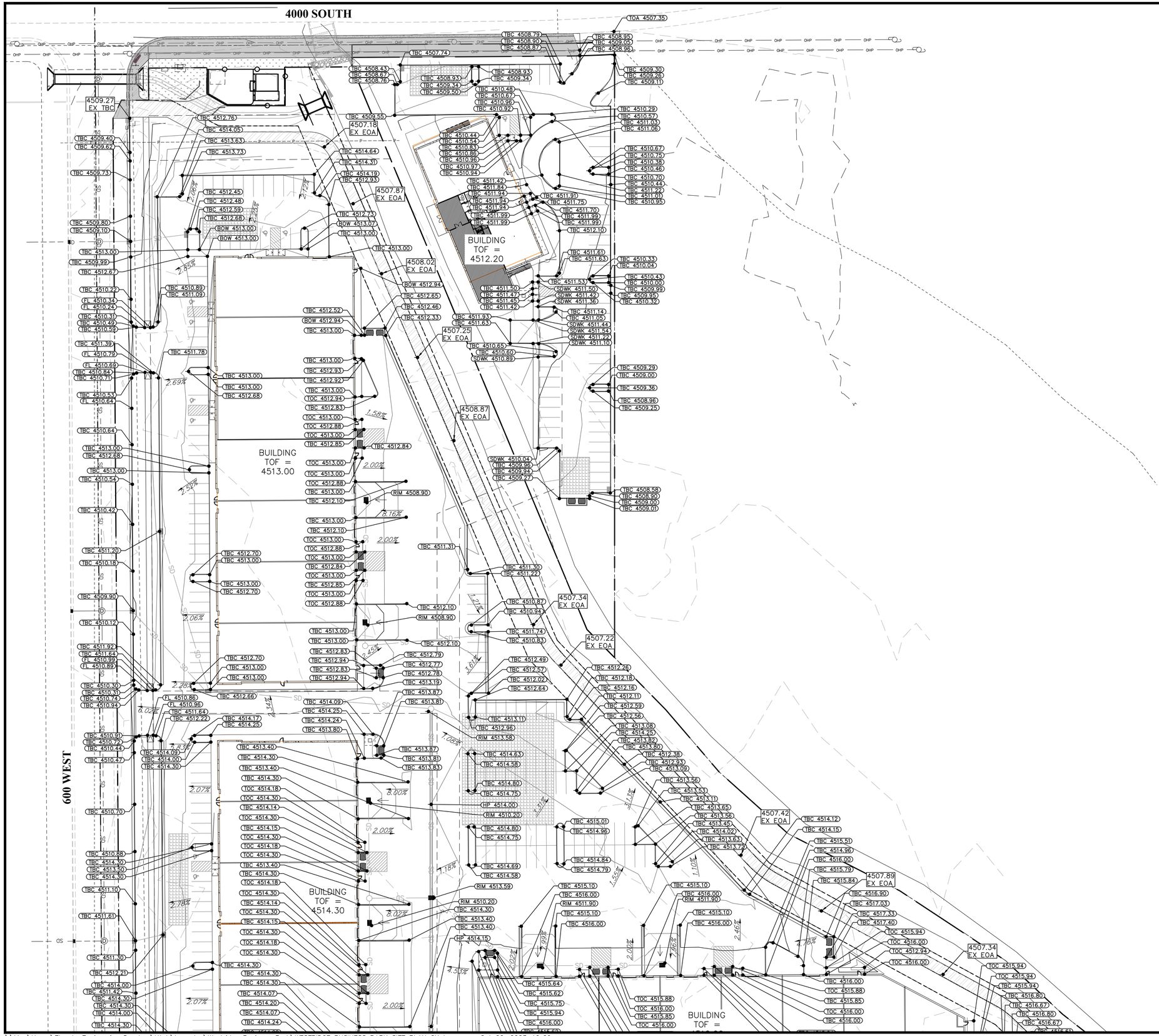
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
SITE PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-2

DATE: Oct 26, 2023



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
228B WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

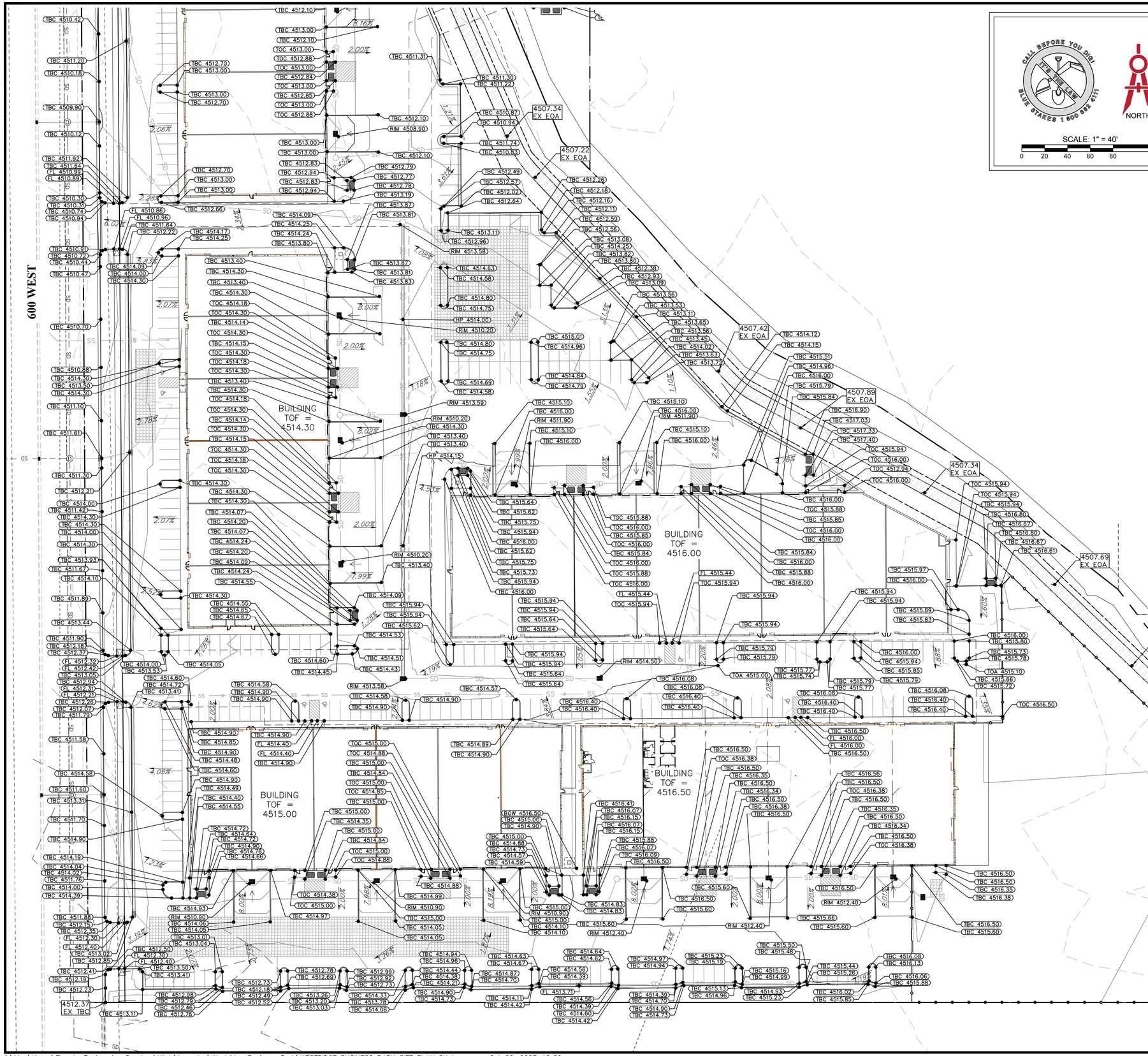
SCALE: 1" = 40'
0 20 40 60 80 120

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3

DATE: Oct 26, 2023

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CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 40'

0 20 40 60 80 120

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 785-5863
tarvin@elevateeng.com

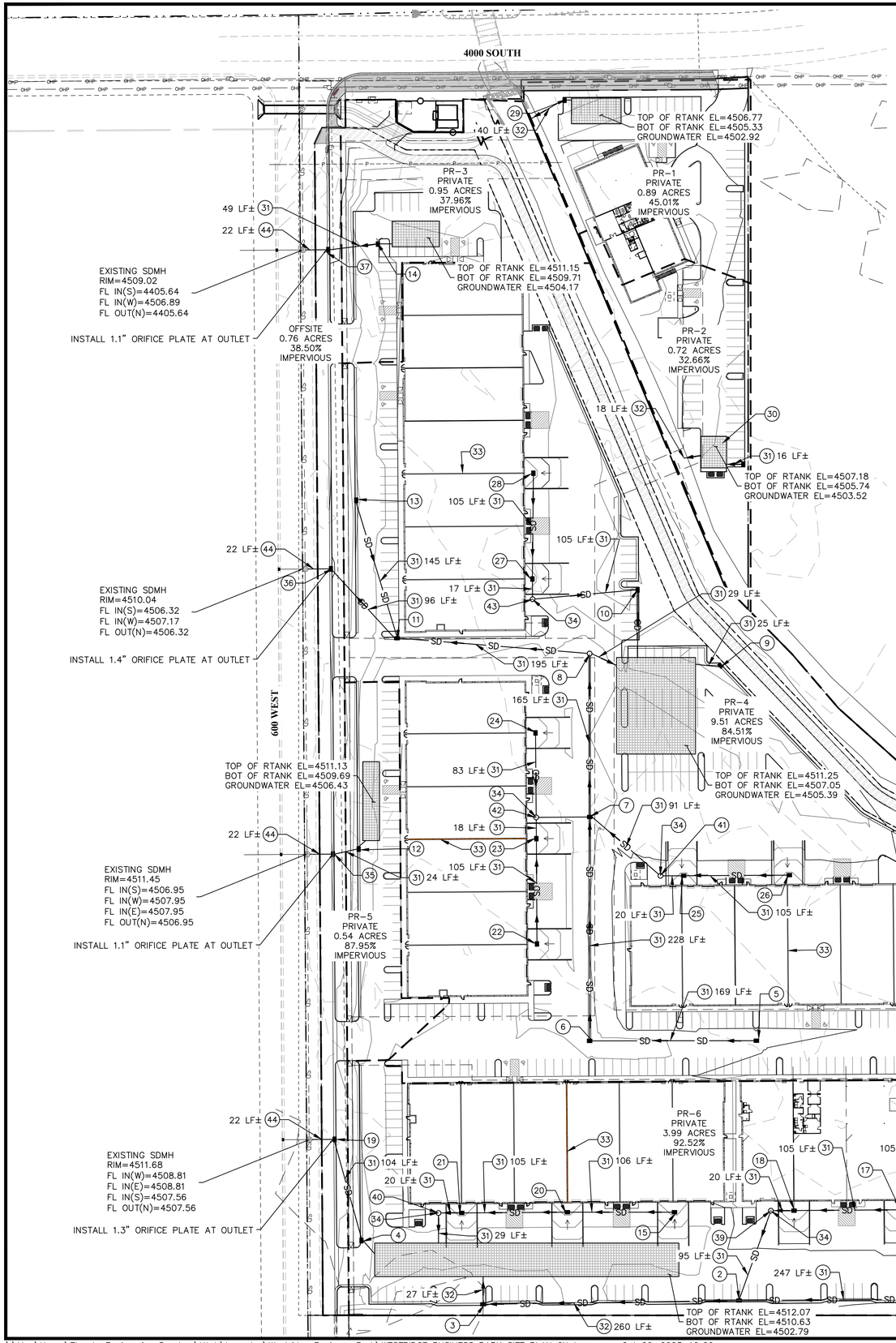
WESTRIDGE BUSINESS PARK
GRADING PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-3.1

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023–10:29am



DESIGN NOTES:

1. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4515.35 IE=4514.73
2. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4513.71 IE=4512.87
3. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.98 IE=4510.93
4. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.33 IE=4509.90
5. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4514.50 IE=4513.83
6. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4513.58 IE=4512.57
7. INSTALL 3'X3' CURB INLET BOX PER SPANISH FORK CITY PLAN SD-403. RIM=4513.58 IE=4510.86
8. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4511.61 IE=4509.62
9. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.61 IE=4510.62
10. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.96 IE=4509.96
11. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4512.02 IE=4508.16
12. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.21 IE=4508.40
13. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4510.73 IE=4509.25
14. INSTALL CURB INLET BOX W. SNOUT PER SPANISH FORK CITY STANDARDS. RIM=4511.95 IE=4507.52

DESIGN NOTES:

15. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.90 IE=4509.60
16. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4511.40
17. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4510.88
18. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4512.40 IE=4510.35
19. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.06 IE=4509.08 BOCB=4504.41
20. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.90 IE=4509.40
21. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS3. RIM=4510.90 IE=4508.88
22. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4508.90
23. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4510.20 IE=4508.38
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28. INSTALL 2'X2' INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.90 IE=4507.38
29. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4507.24 IE=4504.24
30. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.08 IE=4505.08
31. INSTALL 12" ADS PIPE @ 0.50% MINIMUM SLOPE

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE
GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

DESIGN NOTES:

32. INSTALL 18" HDPE PIPE @ 0.50% MINIMUM SLOPE
33. 6" PVC ROOF DRAIN TO CONNECT TO ONSITE STORM NETWORK.
34. INSTALL STORMDRAIN PUMP W/MINIMUM FLOW RATE OF 70 GPM.
35. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4511.11 IE=4508.22 BOCB=4503.58
36. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4509.40 IE=4507.44 BOCB=4502.78
37. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4508.60 IE=4507.16 BOCB=4502.50
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43. INSTALL STORM DRAIN MANHOLE PER SPANISH FORK CITY STANDARDS. RIM=4512.41 IE OUT(E)=4510.49 IE IN (N)=4507.30
44. INSTALL 15" RCP PIPE @ 1.00% MINIMUM SLOPE

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2288 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 376-5983
tarvin@elevateeng.com

ELEVATE ENGINEERING

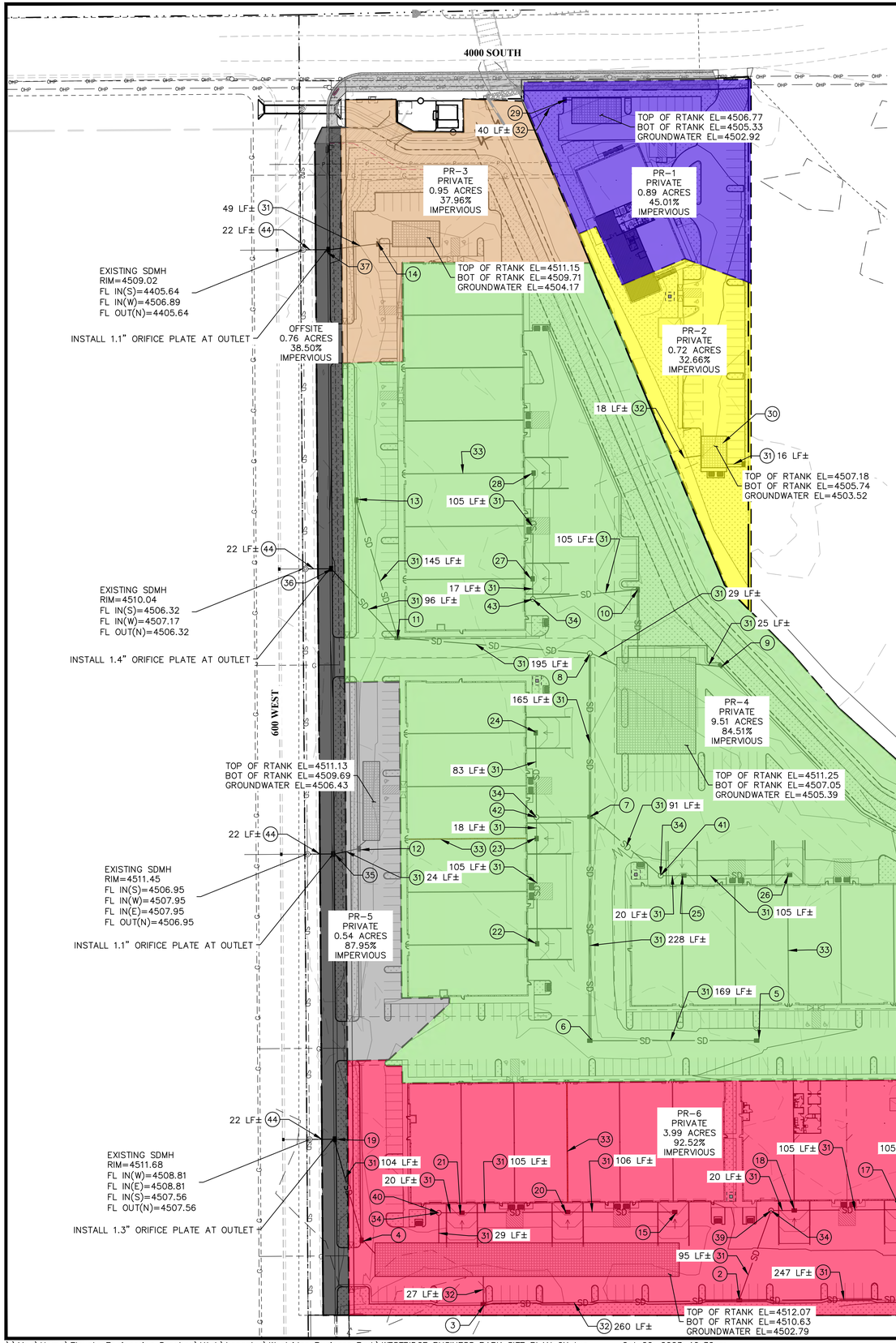
WESTRIDGE BUSINESS PARK
DRAINAGE PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-4

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023-10:29am



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28. INSTALL CURB INLET BOX PER SPANISH FORK CITY STANDARDS. RIM=4507.24 IE=4504.24
29.

LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
GRADE BREAK	GRADE BREAK
FINISH GRADE CONTOUR LINES	4960
EXISTING GRADE CONTOUR LINES	4960
FINISH GRADE SLOPE	SLOPE

GRADE BREAK	GB
INVERT ELEVATION	IE
FLOW LINE	FL
TOP OF ASPHALT	TA
TOP BACK OF CURB	TBC
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
BACK OF SIDEWALK	BOW
EDGE OF ASPHALT	EOA
TOP OF FOUNDATION	TOF

DESIGN NOTES:

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44. INSTALL 15" RCP PIPE @ 1.00% MINIMUM SLOPE

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

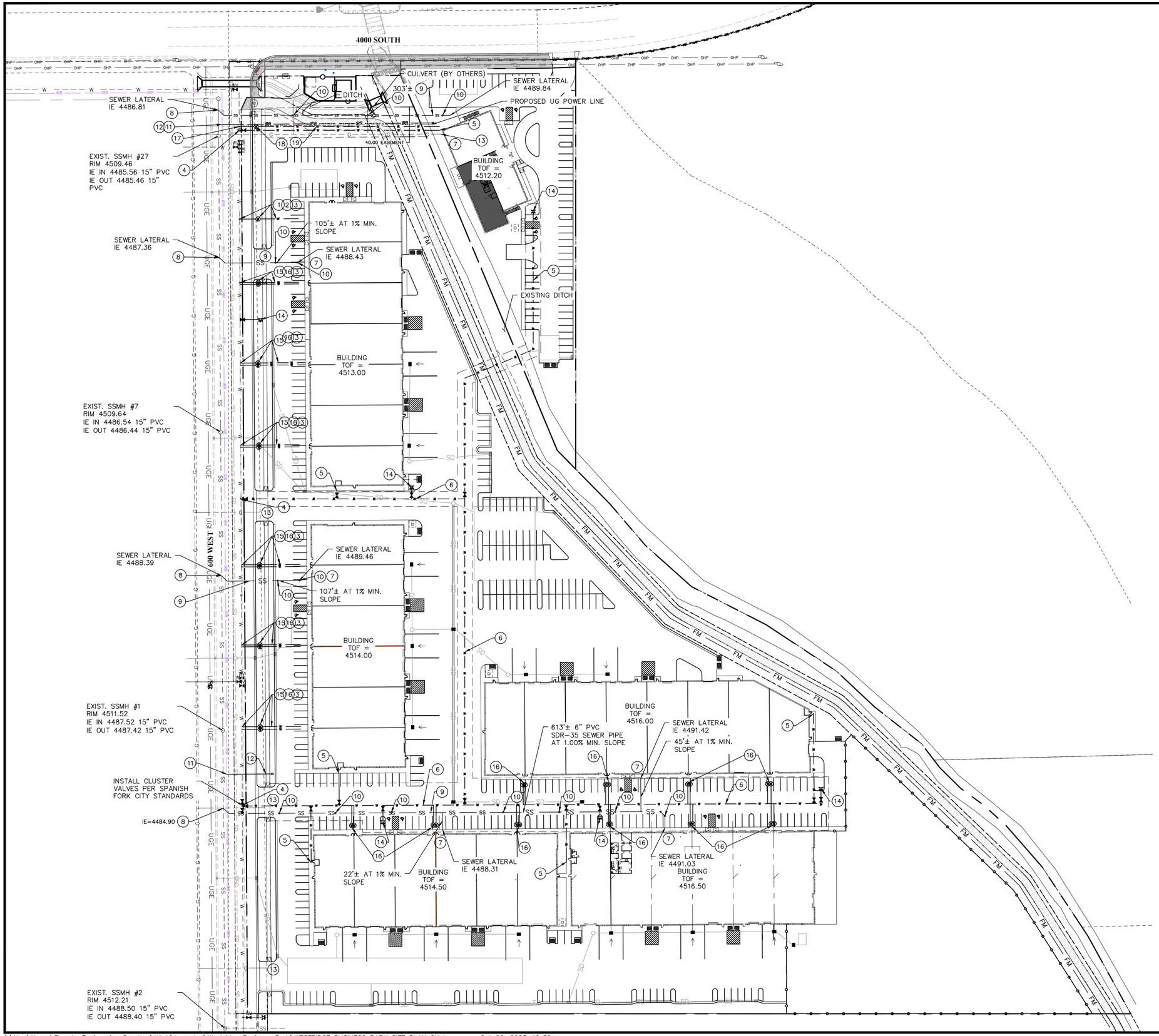
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

WESTRIDGE BUSINESS PARK
DRAINAGE DESIGN PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-4.1
DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023–10:30am



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD
EXISTING STORM DRAIN LINE	SD
PROPOSED SEWER LINE	SS
EXISTING SEWER LINE	SS
PROPOSED WATER LINE	W
EXISTING WATER LINE	W
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF

DESIGN NOTES:

1. CONNECT TO EXISTING WATER MAIN PER SPANISH FORK CITY STD DWG. W-215.
2. INSTALL 1" WATER METER PER SPANISH FORK CITY STD DWG. W-215.
3. INSTALL 1" POLY WATER LINE PER CITY STANDARDS.
4. CONNECT TO EXISTING WATER MAIN & INSTALL WATER VALVES ON THE FLANGE OF THE TEE OR CROSS PER SPANISH FORK CITY STD DWG. W-206.
5. INSTALL 6" PVC FIRE LINE PER CITY STANDARDS.
6. INSTALL 8" PVC WATER LINE WITH THRUSTBLOCKING AND JOINT RESTRAINTS PER SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
7. END ALL UTILITIES 5' FROM BUILDING, SEE PLUMBING PLANS FOR CONTINUATION.
8. CONNECT TO EXISTING SEWER WITH WYE CONNECTION. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
9. INSTALL 6"ø PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
10. INSTALL 6" CLEANOUT.
11. INSTALL 2" PRESSURIZED IRRIGATION METER, METER BOX AND 2" PURPLE POLY SERVICE LATERAL PER SPANISH FORK STD DWG W-220.
12. INSTALL 2" POLY PI LINE AND REQUIRED 6" PVC SLEEVES PER SPANISH FORK STD DWG W-220.
13. APPROXIMATE LOCATION OF NEW NATURAL GAS LINE. COORDINATE EXACT LOCATION OF MAIN AND SERVICE LATERALS WITH DOMINION ENERGY.
14. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STD DWG W-210.
15. CONNECT TO EXISTING WATER MAIN PER SPANISH FORK CITY STD DWG. W-214.
16. INSTALL 1" DUAL WATER METER PER SPANISH FORK CITY STD DWG. W-214.
17. CONNECT TO EXISTING WATER MAIN PER SPANISH FORK CITY STD DWG. W-216.
18. INSTALL 2" WATER METER PER SPANISH FORK CITY STD DWG. W-216.
19. INSTALL 2" POLY WATER LINE PER CITY STANDARDS.

GENERAL NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

CALL BEFORE YOU DIG! IT'S THE LAW! BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

ELEVATE ENGINEERING

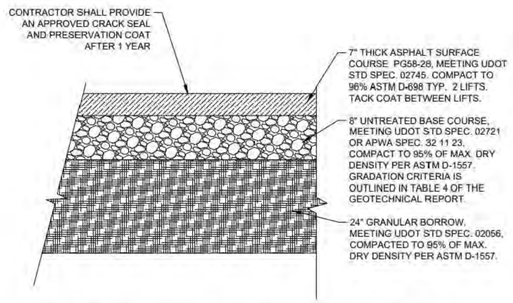
WESTRIDGE BUSINESS PARK UTILITY PLAN

HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-5

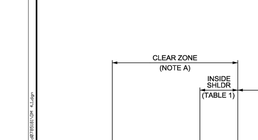
DATE: Oct 26, 2023



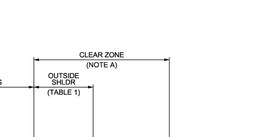
600 WEST ASPHALT PAVEMENT SECTION 2

SCALE: N.T.S.

PER GEOTECHNICAL INVESTIGATION
PERFORMED BY EARTHTEC ENGINEERING.
PROJECT NO. 218770

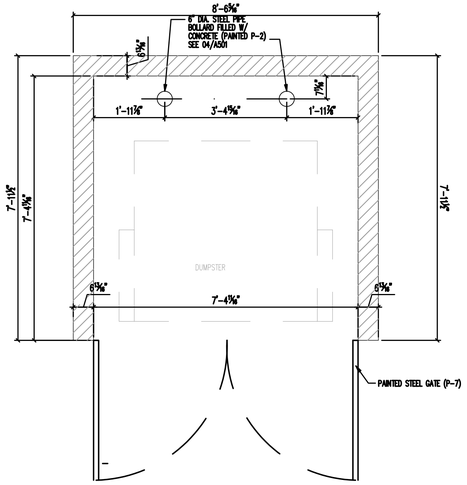


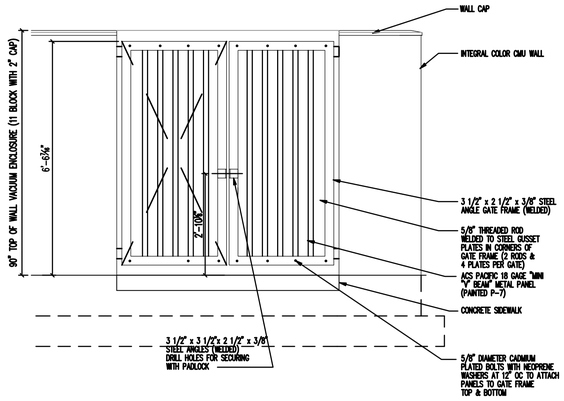
LIGHT DUTY ASPHATIC CONCRETE DETAIL
NOT TO SCALE



RIGID PAVEMENT CONCRETE DETAIL
NOT TO SCALE

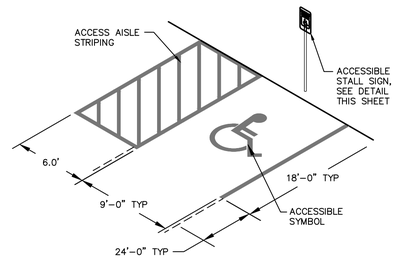
NOTE:
ALL ASPHALT PARKING LOTS WITH PASSENGER CARS WILL NOT EXCEED 8", TRUCK BAYS CAN EXCEED THIS DEPTH.

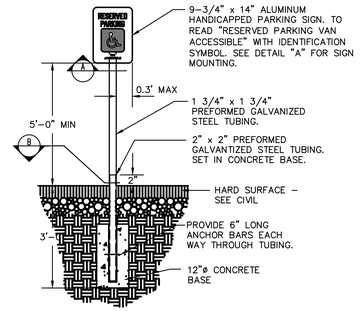


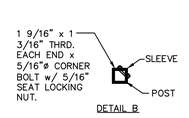


1 DUMPSTER ENCLOSURE

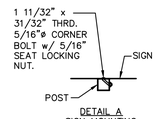
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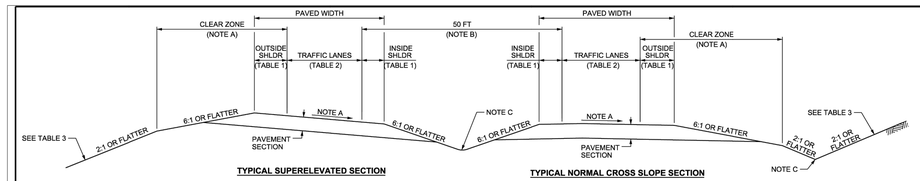
DETAIL B



DETAIL A
SIGN MOUNTING

6 ADA SIGNAGE

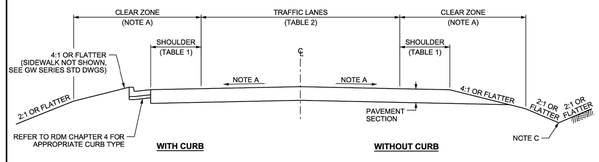
SCALE: N.T.S.



TYPICAL SUPERELEVATED SECTION

TYPICAL NORMAL CROSS SLOPE SECTION

INTERSTATE, FREEWAY, OR EXPRESSWAY



WITH CURB

WITHOUT CURB

ARTERIAL, COLLECTOR, LOCAL AND ACCESS ROADS

RAMP

TABLE 1 - SHOULDER WIDTH						
	INTERSTATE, FREEWAYS, OR EXPRESSWAYS	RAMPS	OTHER PRINCIPAL ARTERIALS	MINOR ARTERIALS	MAJOR AND MINOR COLLECTORS	LOCAL/ ACCESS
INSIDE SHOULDER	4/10 FT [1]	4 FT	4/10 FT [1]	-	-	-
OUTSIDE SHOULDER	10/12 FT [2,3]	8 FT	8 FT [2,3]	6 FT [2,3]	4 FT [2,3]	2 FT [2,3]

1. USE 4 FT INSIDE SHLDR ≤ 2 LANES (SINGLE DIRECTION) AND 10 FT INSIDE SHLDR ≥ 3 LANES (SINGLE DIRECTION).
2. USE 12 FT MIN OUTSIDE SHLDR WHEN TRUCK TRAFFIC > 250 DDHV OR ON-STREET PARKING IS PERMITTED.
3. THE 2 FT MIN BARRIER OFFSET (SHY) IS NOT REQUIRED WHEN 12 FT OR WIDER EFFECTIVE SHOULDER IS PROVIDED.

TABLE 2 - LANE WIDTH						
	INTERSTATE, FREEWAYS, OR EXPRESSWAYS	RAMPS	OTHER PRINCIPAL ARTERIALS	MINOR ARTERIALS	MAJOR AND MINOR COLLECTORS	LOCAL/ ACCESS
THROUGH OR TRAVEL LANE	12 FT	12 FT	12 FT [1]	12 FT [1]	12 FT [1]	10 FT
TWLTL MEDIAN	-	-	14 FT [2]	12 FT	11 FT	11 FT
LT, RT TURN [3]	12 FT	12 FT	11 FT [4]	11 FT [4]	11 FT [4]	11 FT
CLIMBING/ PASSING	12 FT	-	12 FT			

1. 11 FT LANES MAY BE USED ON URBAN ROADS WITH TRUCK TRAFFIC < 250 DDHV AND DESIGN SPEED ≤ 45 MPH.
2. USE A 14 FT TWLTL AND MEDIAN WIDTH FOR SPEEDS > 45 MPH; A 12 FT WIDTH MAY BE USED FOR SPEEDS ≤ 45 MPH.
3. LANE WIDTHS DO NOT INCLUDE RAISED MEDIAN WIDTHS AND STRIPING OFFSETS.
4. USE 12 FT TURN LANES ON TWO LANE ROADWAYS WITH DESIGN SPEEDS ≥ 45 MPH.
5. SEE TABLE 3-25 IN THE AASHTO GB FOR TRAVEL WAY WIDENING ON OPEN HIGHWAY CURVES.

TABLE 3 - MAINTENANCE AREAS			
CONDITION	MINIMUM MAINTENANCE WIDTH	MAINTENANCE CROSS SLOPE	MAINTENANCE SURFACE MATERIAL
TOE OF 3:1 OR STEEPER FORESLOPE (FILL)	10 FT	4:1 OR FLATTER	EXISTING OR BETTER
TOP OF 3:1 OR STEEPER BACK SLOPE (CUT) (SEE NOTE 3)	10 FT	6:1 OR FLATTER	EXISTING OR BETTER
	OR		
	15 FT	4:1 OR FLATTER	
ROCKFALL CATCHMENT	15 FT	6:1 OR FLATTER	6" UTBC OR BETTER

1. TABLE 3 APPLIES TO INTERSTATE, FREEWAY, OR EXPRESSWAY FACILITIES.
2. COORDINATE WITH UDOT REGION MAINTENANCE ENGINEER FOR OTHER FACILITY TYPES AND FOR ANY MAINTENANCE LOCATIONS NOT LISTED IN THIS TABLE.
3. REFER TO THE DRAINAGE MOI FOR ACCESS ADJACENT TO DRAINAGE FEATURES AND DETENTION/RETENTION FACILITIES.
4. REFER TO AT AND SL SERIES STANDARD DRAWINGS FOR ADDITIONAL MAINTENANCE AREA INFORMATION.
5. PROVIDE ACCESS TO MAINTENANCE AREAS WITHIN RIGHT-OF-WAY OR EASEMENT LIMITS.

NOTES:

A. REFER TO THE RDM, CHAPTER 3, ELEMENTS OF DESIGN FOR SUPERELEVATED AND TANGENT SECTION REQUIREMENTS. REFER TO THE RDM, CHAPTER 4, CROSS-SECTION ELEMENTS FOR CLEAR ZONE AND CROSS SLOPE REQUIREMENTS.

B. REFER TO THE RDM, CHAPTER 4, CROSS-SECTION ELEMENTS FOR BARRIER APPLICATION IN THE MEDIAN FOR WIDTHS LESS THAN 50 FT.

C. PROVIDE MEASURES TO CAPTURE AND CONVEY DRAINAGE AWAY FROM PAVEMENT SECTION. COORDINATE WITH PAVEMENT DESIGNER IF THE BOTTOM OF THE CUT DITCH OR FILL SLOPE WILL BE LESS THAN 1 FT VERTICAL DISTANCE BELOW THE BOTTOM OF THE GRANULAR BORROW LAYER.

D. USE THE UDOT FUNCTIONAL CLASS UPLAN MAP TO DETERMINE FUNCTIONAL CLASS AND RURAL OR URBAN.

REVISIONS			
NO.	DATE	BY	REMARKS

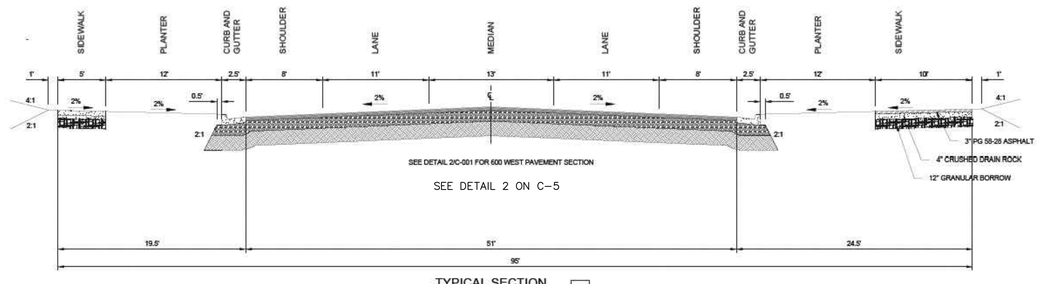
UTAH DEPARTMENT OF TRANSPORTATION
UDOT ROADWAY DRAWINGS

APPROVED — PROFESSIONAL ENGINEER — DATE — DRAWN BY — CHECKED BY — QC

GEOMETRIC DESIGN FOR ROADWAYS

ROADWAY DESIGN MANUAL DRAWING TITLE

RDM. DWG. NO.
DM 4.1



TYPICAL SECTION
SCALE: N.T.S. 1

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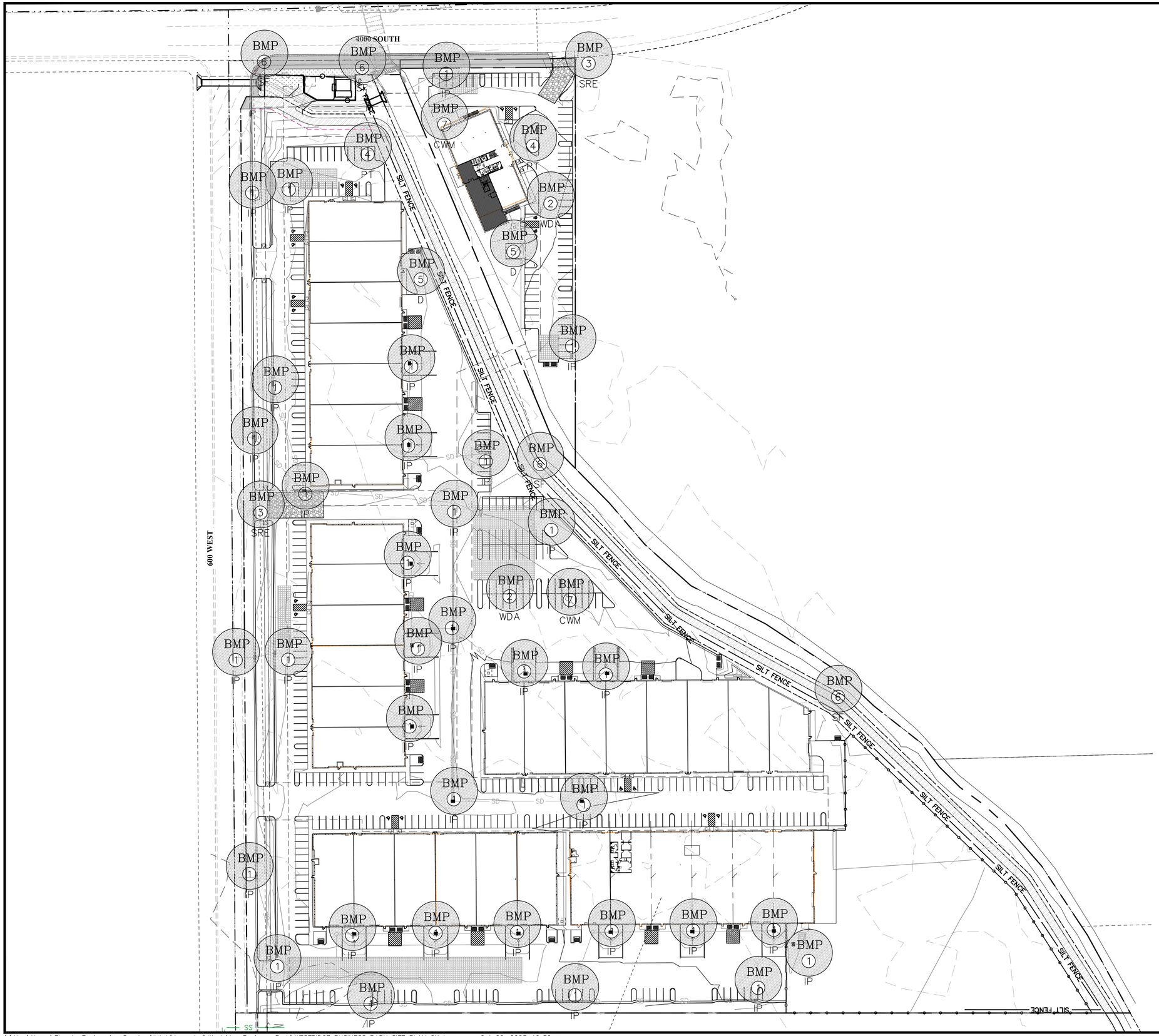
PROJECT ENGINEER: LP
DESIGNER: DL

WESTRIDGE BUSINESS PARK
STANDARD DETAILS
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET:
C-6

DATE:
Oct 26, 2023



LEGEND

PROPERTY/ROW LINE	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
PROPOSED STORM DRAIN LINE	SD SD SD
EXISTING STORM DRAIN LINE	SD SD SD
EXISTING SEWER LINE	SS SS SS
EXISTING WATER LINE	W W W
EXISTING CONTOUR LINE	2732
FINISHED CONTOUR LINE	21.00
EXISTING FENCE	x
SILT FENCE	SILT FENCE

BEST MANAGEMENT PRACTICE
SEE BEST MANAGEMENT PRACTICE INDEX AND SHEET C-7 & C-8 FOR DETAILS

BMP
XX

NOTES

DURING CONSTRUCTION

1. ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (ONCE A WEEK) AND AFTER EVERY STORM EVENT

2. LAND DISTURBANCE SHALL BE KEPT TO MINIMUM TO CONTROL RUNOFF FROM THE SITE

3. LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE

4. STAGED SEEDING TO RE-VEGITATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS

5. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION

6. MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION.

8. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

BEST MANAGEMENT PRACTICE INDEX

1	IP	INLET PROTECTION
2	WDA	EQUIPMENT AND VEHICLE WASH DOWN AREA
3	SRE	STABILIZED ROADWAY ENTRANCE
4	PT	PORTABLE TOILET
5	D	DUMPSTER LOCATION
6	SF	SILT FENCE
7	CWM	CONCRETE WASTE MANAGEMENT

ADDITIONAL BMP's TO BE ONSITE:
- SPILL CLEANUP
- VEHICLE & EQUIPMENT FUELING

SEE SHEET C-8 FOR BMP DETAILS

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'
0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

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ELEVATE ENGINEERING

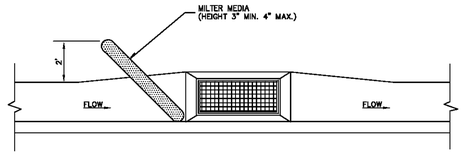
WESTRIDGE BUSINESS PARK
SWPPP PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

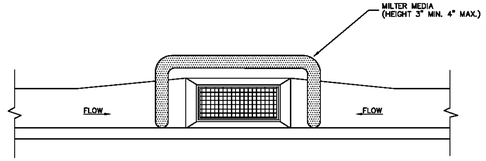
SHEET: C-7

DATE: Oct 26, 2023

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



ON-GRADE INLET PROTECTION DETAIL



DROP INLET PROTECTION DETAIL

Inlet protection – gravel sock

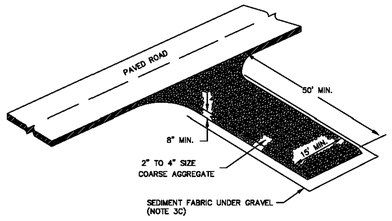
1. DESCRIPTION: Placement of gravel sock on grade upstream of, or in front of storm drain inlets to filter or pond water runoff

2. APPLICATION: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. On-grade inlet protection:
      1. On-grade inlet protection should be used when completely blocking a storm drain inlet box would result in forcing water further downstream would cause flooding or other undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media just upstream of the inlet box.
      4. Filter media shall butt tightly against the face of the curb and angle at approximately a 45 degree angle away from the curb to trap runoff between the media and the curb.
      5. Excessive flows will flow either over or around the filter media and into the inlet box.
      6. Expect ponding behind the filter media.
   B. Drop inlet protection:
      1. Drop inlet protection should be used at low points in the curb and when diverting flows further downstream will not cause undesirable results.
      2. Prepare filter media (gravel sock, straw waddle, or other approved media) in accordance with manufacturer's recommendations.
      3. Install filter media around the entire perimeter of the inlet grate.
      4. Filter media shall butt tightly against the face of the curb on both sides of the inlet grate.
      5. Excessive flows will either flow around the media or over the top and into the inlet box.
      6. Expect ponding around the inlet box.

4. MAINTENANCE:
   A. Inspect inlet protection after every large storm event and at a minimum of once monthly.
   B. Remove sediment accumulated when it reaches 2 inches in depth.
   C. Replace filter medium when damage has occurred or when medium is no longer functioning as intended.

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Stabilized roadway entrance

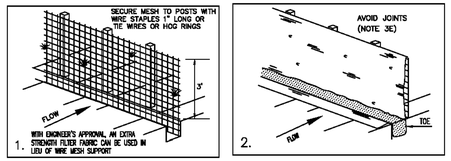
1. DESCRIPTION: A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.

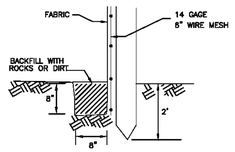
2. APPLICATION: At any site where vehicles and equipment enter the public right of way.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Prevent tracking or flow of mud into the public right-of-way.
   C. Periodic top dressing with 2 inches stone may be required, as conditions demand, and repair any structures used to trap sediments.
   D. Inspect daily for loss of gravel or sediment buildup.
   E. Inspect adjacent areas for sediment deposit and install additional controls as necessary.
   F. Expand stabilized area as required to accommodate activities.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.





TOE DETAIL

Silt fence

1. DESCRIPTION: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.

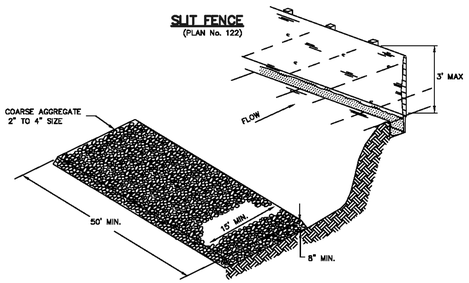
2. APPLICATION: To intercept sediment from disturbed areas of limited extent.
   A. Perimeter Control: Place barrier at down gradient limits of disturbance.
   B. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
   C. Protection of Existing Waterways: Place barrier at top of stream bank.
   D. Inlet Protection.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg. F. to 120 deg. F.
   B. Burlap shall be 10 ounces per square yard of fabric.
   C. Posts for silt fences shall be either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
   D. The fabric is cut on site to desired width, unrolled, and draped over the barrier. The fabric toe is secured with rocks or dirt. The fabric is secured to the mesh with twin, staples or similar devices.
   E. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
   F. When used to control sediments from a steep slope, silt fences should be placed away from the toe of the slope for increased holding capacity.

4. MAINTENANCE:
   A. Inspected immediately after each rainfall and at least daily during prolonged rainfall.
   B. Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
   C. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
   D. Re-anchor fence as necessary to prevent shortcutting.
   E. Inspect for runoff bypassing ends of barriers or undercutting barriers.

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.

1. SECURE MESH TO POSTS WITH WIRE STAPLES 1" LONG OR TIE WIRES OR HOG RINGS
2. SECURE FABRIC TO MESH WITH TWINE, STAPLES OR SIMILAR



WASH DOWN AREA

Equipment and vehicle wash down area

1. DESCRIPTION: A temporary stabilized pad of gravel for general washing of equipment and construction vehicles.

2. APPLICATION: At any site where regular washing of vehicles and equipment will occur. May also be used as a filling point for water trucks limiting erosion caused by overflow or spillage of water.

3. INSTALLATION/APPLICATION CRITERIA: Refer to APWA Section 01 57 00.
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under wash down area if desired (recommended for wash area that remains more than 3 months).
   D. Install silt fence down gradient (see Plan No. 122)

4. MAINTENANCE:
   A. Requires periodic top dressing with additional stones.
   B. Solely used to control sediment in wash water. Cannot be utilized for washing equipment or vehicles that may cause contamination of runoff (such as fertilizer equipment or concrete equipment).
   C. The wash area shall be maintained in a condition that will prevent tracking or flow of mud onto public rights-of-way.
   D. Periodic top dressing with 2 inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
   E. Inspect daily for loss of gravel or sediment buildup.
   F. Inspect adjacent area for sediment deposit and install additional controls as necessary.
   G. Expand stabilized area as required to accommodate activities.
   H. Maintain silt fence as outlined in Plan No. 122.

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

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WESTRIDGE BUSINESS PARK
SWPPP DETAILS
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
10/26/2023
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-8

DATE: Oct 26, 2023

\\Mac\Home\Elevate Engineering Dropbox\Utah\Lonestar\Westridge Business Park\WESTRIDGE BUSINESS PARK SITE PLAN 2X.dwg – – Oct 26, 2023–10:30am



LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

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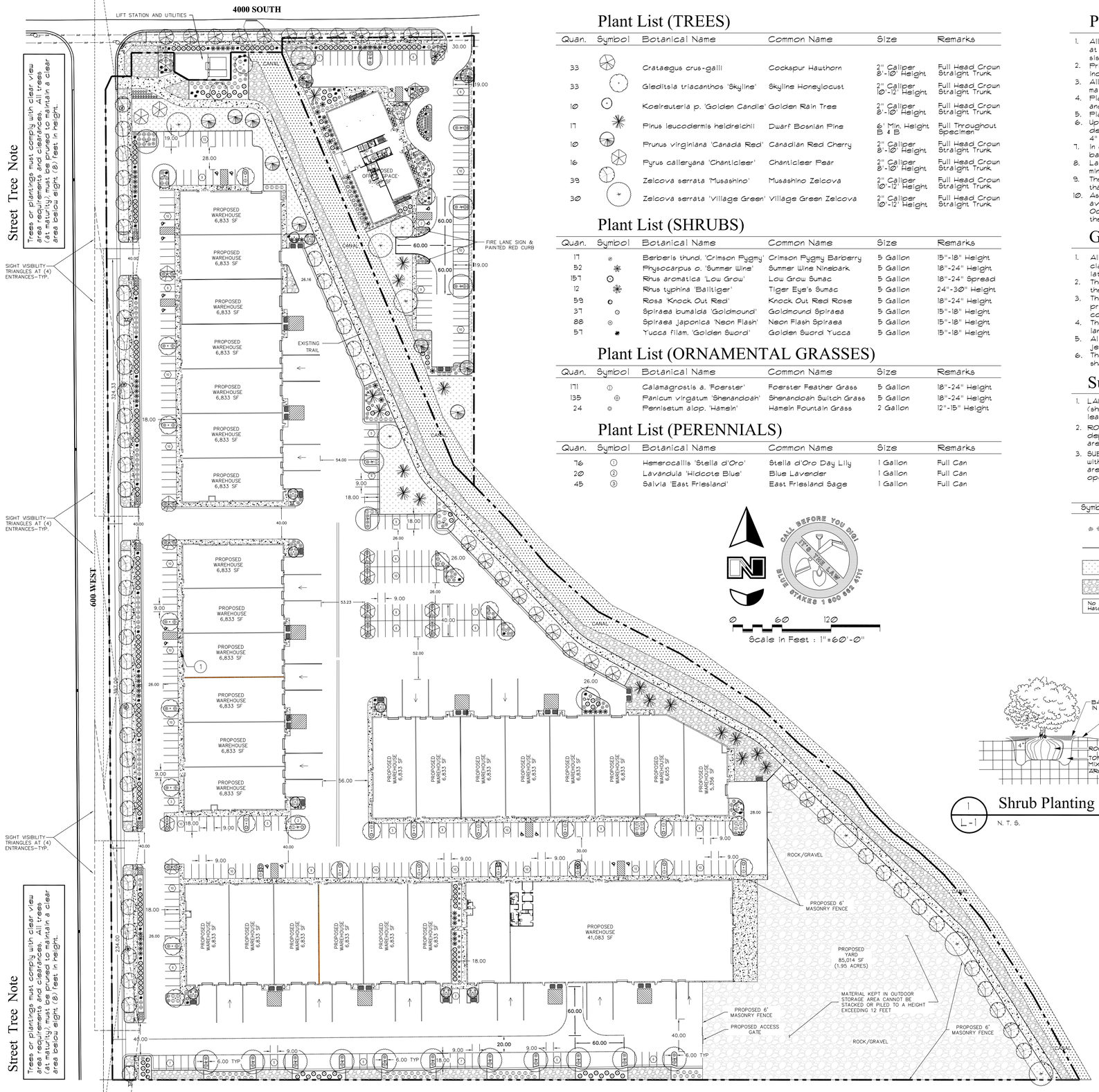
ELEVATE ENGINEERING

WESTRIDGE BUSINESS PARK
PHASING PLAN
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: C-9

DATE: Oct 26, 2023



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
33		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
33		Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
10		Koelreuteria p. 'Golden Candle'	Golden Rain Tree	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
17		Pinus leucodermis heldreichii	Dwarf Bosnian Pine	6' Min. Height B & B	Full Throughout Specimen
10		Prunus virginiana 'Canada Red'	Canadian Red Cherry	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
16		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2" Caliper 8'-10' Height	Full Head Crown Straight Trunk
39		Zelcova serrata 'Musashino'	Musashino Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk
30		Zelcova serrata 'Village Green'	Village Green Zelcova	2" Caliper 10'-12' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
17		Berberis thund. 'Crimson Pygmy'	Crimson Pygmy Barberry	5 Gallon	15"-18" Height
52		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	18"-24" Height
157		Rhus aromatica 'Low Grow'	Low Grow Sumac	5 Gallon	18"-24" Spread
12		Rhus typhina 'Bailtiger'	Tiger Eye's Sumac	5 Gallon	24"-30" Height
59		Rosa 'Knock Out Red'	Knock Out Red Rose	5 Gallon	18"-24" Height
37		Spiraea bumalda 'Goldmound'	Goldmound Spiraea	5 Gallon	15"-18" Height
88		Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	5 Gallon	15"-18" Height
57		Yucca filam. 'Golden Sword'	Golden Sword Yucca	5 Gallon	15"-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
171		Calamagrostis a. 'Foerster'	Foerster Feather Grass	5 Gallon	18"-24" Height
135		Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon	18"-24" Height
24		Pennisetum alop. 'Hameln'	Hameln Fountain Grass	2 Gallon	12"-15" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
76	1	Hemerocallis 'Stella d'Oro'	Stella d'Oro Day Lily	1 Gallon	Full Can
20	2	Lavandula 'Hidcote Blue'	Blue Lavender	1 Gallon	Full Can
45	3	Salvia 'East Friesland'	East Friesland Sage	1 Gallon	Full Can

Planting Notes

1. All shrub areas shall receive a 4 inch depth of topsoil, lawn areas 6 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
2. Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
3. All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
4. Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rotary mixed on-site prior to installation.
5. Plant fertilizer shall be 'Agriform' brand 21 gram tablets used as per manufacturers recommendations.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
8. Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding pruning and one fertilization.
9. The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.
10. As shown and noted, the irrigation system water supply is from a secondary (non culinary) source, and it's availability can be affected by climatic conditions, with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

1. All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
2. The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
3. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
4. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
5. All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
6. The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

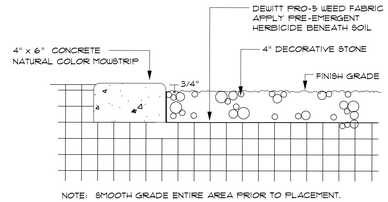
Sub-Grade Requirements

1. LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a four inch (shrub) or six inch (lawn) depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
2. ROCK ONLY AREAS : Seven (7) inches below finish grade. This will allow for the installation of a four inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
3. SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepencies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.

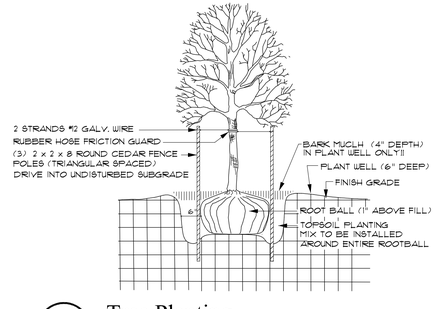
Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source, Blonde-Tan Colored Quartzite, Block Edges (If Available).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, & Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	New Lawn Area / Provide Drought Tolerant Mixture	Install In Areas Shown & Over A 6 Inch Depth Of Import Topsoil. Submit Cutsheet Of Material Proposed For Approval.
	Rock ONLY Area / Cobble / 4" Minus Size / "Nephi Gray"	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.
No Hatch	New Shrub - Rock Area / 1-1/2" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application.

1 L-1 Shrub Planting
N. T. S.



2 L-1 Mowstrip / Stone Mulch
N. T. S.



3 L-1 Tree Planting
N. T. S.

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lorvin@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

WESTRIDGE BUSINESS PARK
LANDSCAPE PLAN
HWY. 77, SPANISH FORK, UT. 84660

STATE OF UTAH LICENSED LANDSCAPE ARCHITECT 09-17-23

SHEET: L-1
DATE: 09-17-2023



Sprinkler List

Symbol	Model-Number	Description	Remarks
▽○	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird #12 MPR Series Nozzle As Req'd
▽◐	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird #15 MPR Series Nozzle As Req'd
▼●	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird #18 MPR Series Nozzle As Req'd
◥	Rainbird RDØ4-NP	Part / Full Pop-Up Sprayhead	Rainbird Rotary Nozzle As Required
●	Tree Location	Install Rainbird XFDe Dripline	Provide Emitter Rings As Required
●	Rainbird Or Equal	PVC To PE Pipe Connection	Install Within All Planting Areas As Shown
◔	Rainbird 100-PESB-R	Remote Control Valve	1 1/2" Size In Valve Box With Gravel Sump
⊗	Rainbird XCZ-100-PRBR	Drip Control Zone Kit	1" Size In Valve Box With Gravel Sump
⬡	Rainbird 44NP	Quick Coupler Valve	3/4" Size In Valve Box With Gravel Sump
ESP	Rainbird ESP-LXD	2-Wire Outdoor Controller	Compatible With IQ4 Technology
S	Rainbird WR2	Rain/Freeze Wireless Sensor	Install In Clear Bldg. Exterior Location
stop	Mueller Orseal Mark II	Stop & Waste Valve	2" Size / Install Inside Curb Box
⊠	Amiad 2" Super T	Secondary Water Filter	Install Above Grade With Enclosure
⋯⋯	Schedule 40 PVC	Main Service Line	2" Size Throughout
———	Schedule 40 PVC	Lateral Circuit Line / Lawn	Pipe Size As Required / 1" Min. Size
▩	Rainbird XFDe	Dripline Irrigation Area	Install 12"-24" Row Spacing As Required

General Notes

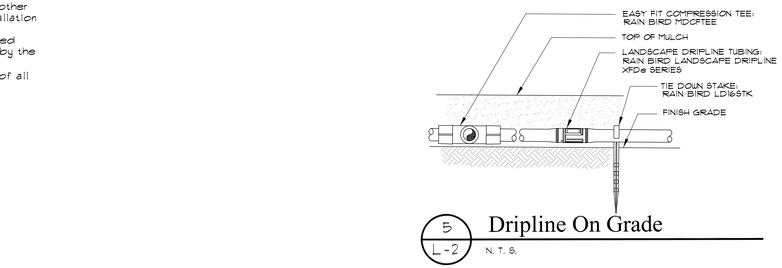
1. The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning construction. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
2. The contractor shall verify the exact location and size of the irrigation waterline stub, and the available water pressure at the point of connection. Any conflicts from what is shown on the plans shall be brought to the attention of the engineer for a resolution.
3. The contractor shall be responsible for the installation of all irrigation sleevings under paving and other hard surface areas, whether shown on the plan, or required otherwise. This shall also include the installation of electical conduit(s) from the controller location to the nearest planting area.
4. The controller shall be hardwired to the available 110 volt power source, with all work being performed per state and local codes. The controller shall be located in a convenient location as determined by the Owner and site/building contractor.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all irrigation work as specified and shown on the drawings.

Sprinkler Notes

1. All main service lines and pipe sleeving shall be buried minimum 18 inches below finish grade, all lateral circuit lines minimum 12 inches below finish grade. Backfill all lines with sand or lump free soil. All clean material shall be settled and compacted to proper finish grade. All piping shall be capable of winterization by the use of compressed air / "Blown Out".
2. All control valves and quick coupler valves shall be installed in fiberglass control boxes with bolt down lids. Washed gravel shall be installed in the box bottom to a depth of 8 inches.
3. All sprayheads shall be installed using (2) 1/2" barbed ells, (1) 1/2" marlex ell, and 1/2" swing pipe cut to the appropriate length (12" min.-24" max.). Quick coupler valves shall be installed using the appropriate sized swing joint assembly including 3 marlex ells, and (1) 12 inch schedule 80 pvc riser.
4. The design and layout of all sprayheads shall provide for a minimum 60% DU (distribution uniformity).
5. All sprayheads adjacent to hardscape paving shall be spaced 1 to 3 inches away from paving.
6. Control valve wire shall be the 2-wire system, installing all wiring following the main service line where at all possible. All connections shall be made with water tight connectors, and contained in control valve boxes. Provide 36" extra wire length at each remote control valve in valve box. Install control wiring with service line where possible, taped to the underside of the pipe at regular intervals. Provide slack n control wires at all changes in direction.
7. Contractor shall locate the irrigation controller per the Owner's direction. The 2" conduit from the controller to the nearest landscape area shall be installed by either irrigation or building electrical contractor.
8. Install 3/4" manual drain valves at all low points along the main service line. Use a 2 inch schedule 40 pvc sleeve over the valve with a valve marker cap. Install a two cubic foot gravel sump at the valve bottom.
9. All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleevings a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
10. Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves.
11. It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment.
12. The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner.

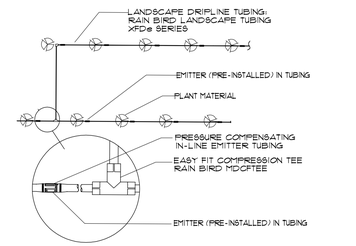
Submittal Requirements

1. The contractor shall provide to the Owner/Engineer product data sheets of all irrigation materials such as control valves, control wire, quick coupler valves, control valve boxes, controller(s), pvc piping, drip tube piping, drip emitters & backflow prevention devices in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
2. All irrigation materials shall be located for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to beginning work on the project. No substitutions will be considered following this time period.

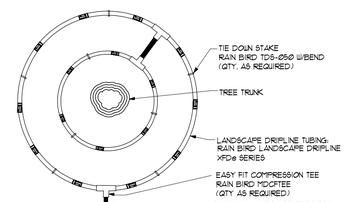


5 / L-2 Dripline On Grade
N. T. S.

2 / L-2 Xerigation Control Zone Kit
N. T. S.



4 / L-2 Dripline At Shrubs
N. T. S.



NOTE:
1. SEE "LOW-VOLUME LANDSCAPE IRRIGATION DESIGN MANUAL (D380SDD) FOR DRIPLINE EMITTER SPACING.
2. QUANTITY OF DRIPLINE RINGS, EMITTER SPACING AND FLOWS ARE DEPENDANT ON TREE CANOPY SIZE.

3 / L-2 Dripline At Trees
N. T. S.

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lorvin@elevateeng.com

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DL

WESTRIDGE BUSINESS PARK
IRRIGATION PLAN
HWY. 77, SPANISH FORK, UT. 84660

LICENSED LANDSCAPE ARCHITECT — STATE OF UTAH — LORVIN PEARSON — 7726280 — 09-17-23

SHEET: L-2

DATE: 09-17-2023



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOWER PORTION OF SITE	Illuminance	Fc	2.08	5.4	0.5	4.16	10.80
UPPER PORTION OF SITE	Illuminance	Fc	2.17	4.0	0.2	10.85	20.00

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	42	A	SINGLE	MRS-LED-18L-SIL-FT-50-70CRI-SINGLE-25' MH	1.000	0.950	16890	135
	5	B	SINGLE	MRS-LED-18L-SIL-5W-50-70CRI-SINGLE-25' MH	1.000	0.950	16846	135
	60	W	SINGLE	XWS-LED-05L-SIL-FT-50-70CRI-12' MH	1.000	0.970	5072	35



PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 8445

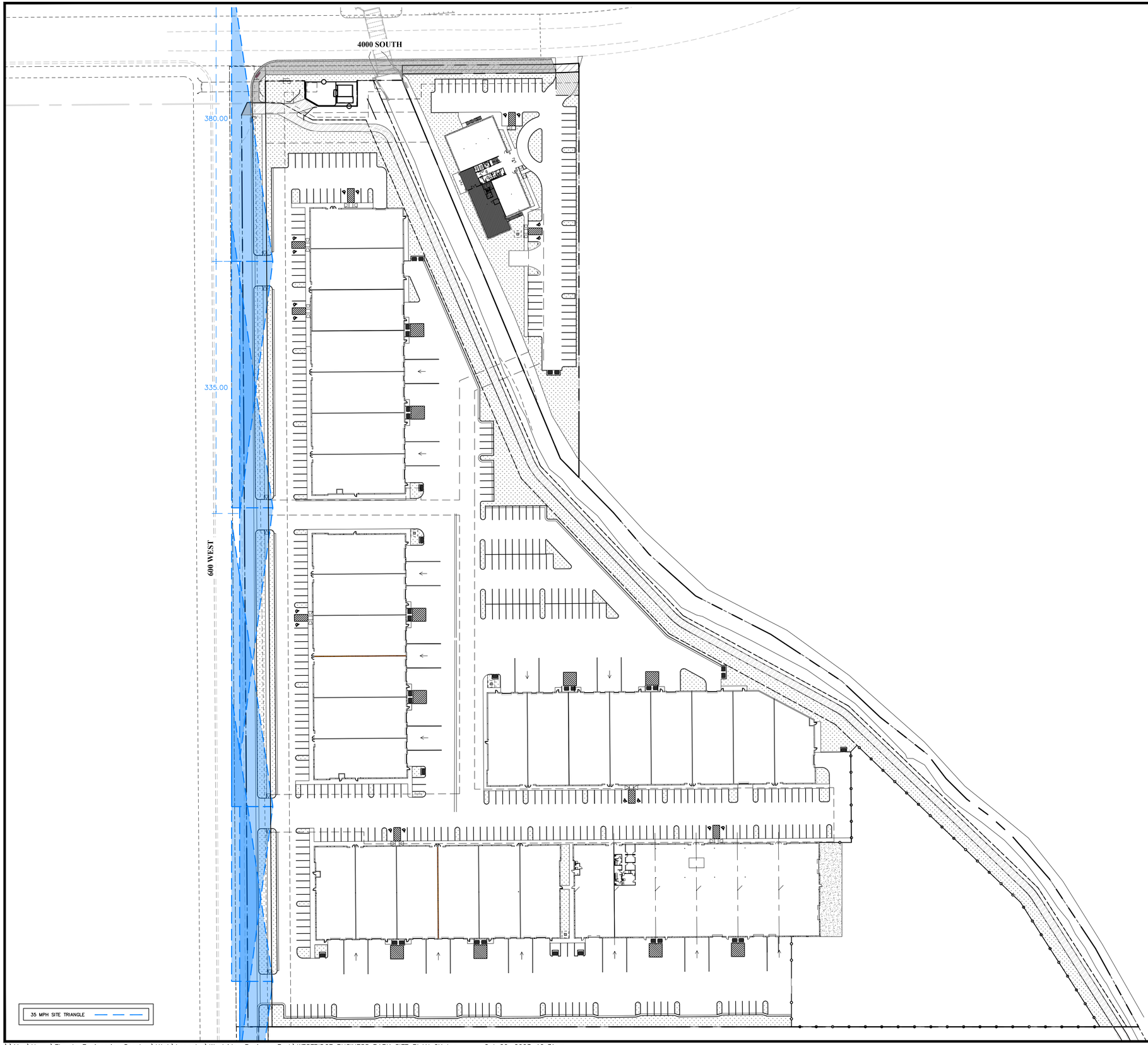
10000 ALLIANCE RD CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-4303

LIGHTING PROPOSAL LO-156112-4

WESTRIDGE BUSINESS PARK
HWY 77
SPANISH FORK, UT

BY:ANK, SEF | DATE:6/17/22 | REV:9/18/23 | SHEET 1 OF 1

SCALE: 1"=60' 0 60



LEGEND

- LOT LINES (PROPERTY)
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- LANDSCAPE AREA
- CONCRETE AREA

35 MPH SITE TRIANGLE

CALL BEFORE YOU DIG! 811 IT'S THE LAW BLUE STAKES 1 800 662 4111

NORTH

SCALE: 1" = 60'

0 30 60 90 120 180

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DR

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateeng.com

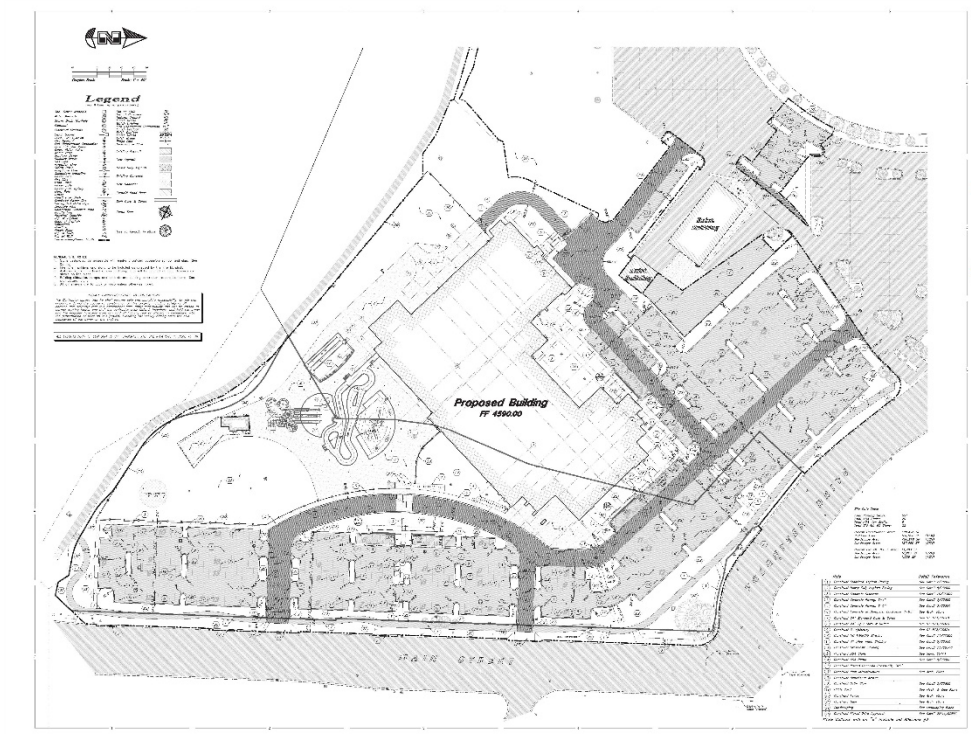
ELEVATE ENGINEERING

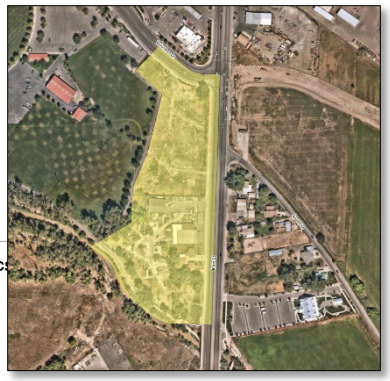
WESTRIDGE BUSINESS PARK
SITE TRIANGLE EXHIBIT
HWY 77, SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER 10/26/2023 10864737 LARVIN POLLOCK STATE OF UTAH

SHEET: EX-1

DATE: Oct 26, 2023





Spanish Fork Recreation Zone Change Approval Request

November 1, 2023, Development Review Committee meeting.

Located at 1102 South Main Street, including 9.8 acres.

The subject property is currently zoned R-O. The General Plan designation is Mixed Use.

The applicant has requested that a Zone Change from R-O to P-F be approved.

Key Issues

1. General Plan.

Recommendation

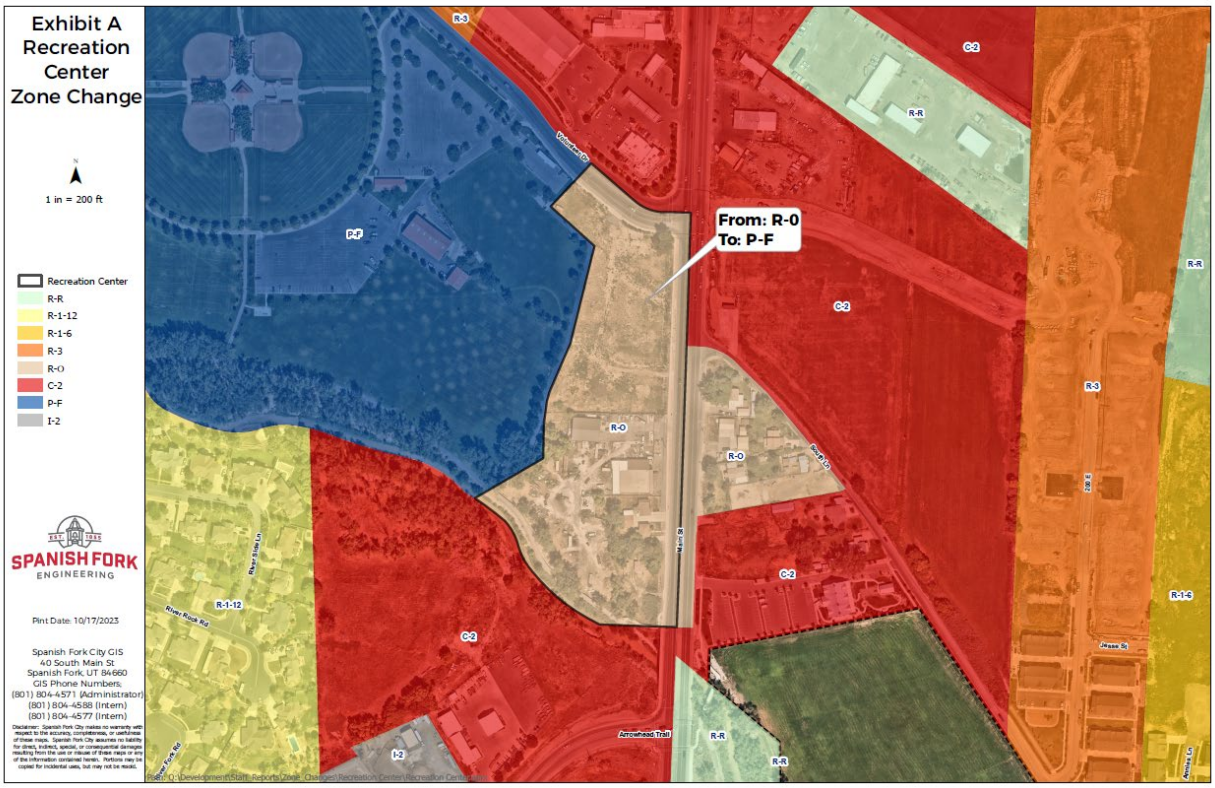
That the proposed Zone Change be recommended for approval based on the following findings.

Findings

1. That the current zoning permits municipal facilities, but the proposed use better aligns with the intent of the Public Facilities zone to provide governmental services to the community and contribute to the community's enrichment.
2. That the General Plan designation will be updated with the 2024 comprehensive update to the plan.

Exhibits

1. Zone Change.


Exhibit A
Recreation Center Zone Change
1 in = 200 ft
Recreation Center
R-R
R-1-12
R-1-6
R-3
R-O
C-2
P-F
I-2
SPANISH FORK ENGINEERING
Plot Date: 10/17/2023
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4588 (Intern)
(801) 804-4577 (Intern)
From: R-0
To: P-F
P-F
R-3
C-2
R-R
R-O
R-1-12
I-2
R-1-6
Arrowhead Trail
River Rock Rd
River Bottoms Rd
Jesse St
Annies Ln