Wednesday, January 24, 2024
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. January 10, 2024.

2. Preliminary Plat and Zone Change

A. DB INDUSTRIAL. This proposal involves changing the current zone from R-R Rural Residential to I-1 Light Industrial and to approve a Preliminary Plat to subdivide the 9.9 acre property into 2 industrial lots located at 3550 North 1150 West.

3. Site Plan

A. SKYLINE NORTH AIRPORT. This proposal involves the development of industrial buildings to be located at 1432 West 3470 North.

4. Final Plat

A. SKYLINE NORTH AIRPORT. This proposal involves the approval of the North Airport Industrial Condominiums Plat for 14 units to be located at 1432 West 3470 North.

5. Conditional Use Permit

A. 2505 EAST T-MOBILE CELL TOWER MODIFICATION. This proposal involves modifications to an existing cell tower located at 2505 East Canyon Road.

6. Annexation

A. WEST MEADOWS ANNEXATION. This request is for acceptance of the West Meadows Annexation for further study. The proposed annexation is 41.28 acres located at approximately 1800 South 2300 West.

7. Concept Review

A. RUSH FUNPLEX TOWNHOME CONCEPT.

8. Discussion

A. RIVER RUN.

B. THE ORCHARDS MASTER PLANNED DEVELOPMENT.

C. MCDONALD ZONE CHANGE.

D. LELAND MEADOWS PHASING PLAN.

9. Fire Code Regulations

A. APPENDIX L.

10. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
January 10, 2024

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

Citizens Present: Brett Woodland, Randy Smith

Dave Anderson called the meeting to order at 10:00 a.m.

MINUTES

December 20, 2023

Seth Perrins **moved** to approve the minutes of December 20, 2023.

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

RE-FINAL PLAT

WILLOW ESTATES PLAT A (FORMERLY JOHNSON SUBDIVISION)

Brandon Snyder stated this is a reapproval of the first phase. He stated this approval is for 23 residential lots.

Dave Anderson stated this is very straight forward. He asked if any of the departments have any concerns they would like to discuss. There were no comments.

Seth Perrins asked what about this project is using the Master Planned Development provisions and makes it unique from being a subdivision.

Brandon Snyder stated due to the configuration, a number of the lots ended up being less than the 15,000 square foot requirement. It was stated part of the reason was also due to the conveyance of the railroad.

Randy Smith stated they are getting ready to record the plat, and they learned that Willow Estates Plat A exists on another plat in Provo. He stated due to this new information, they will be renaming the project Willow Estates Plat 1 if City staff have no issues with this.

There was discussion of whether the County would allow the simple name change and will require a more unique name change. There was further discussion on naming suggestions to include Spanish Fork in the name. The applicant stated they will be moving forward with marketing the subdivision as Willow Estates but stated the name of the plat will be different so there are not multiple plats recorded with the County of the same name.

Jered Johnson **moved** to approve the proposed Willow Estates Plat A Final Plat 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

SITE PLAN

ARBY'S SITE IMPROVEMENTS

Mary Martin stated this proposal is to make traffic circulation improvements to the site.

Dave Anderson stated these changes reflect what the City requested of the applicants.

Vaughn Pickell inquired about the location of the dumpster and it was stated it is located on the northwest corner of the building.

There was a brief discussion of the location of the shrubs.

Jake Theurer asked if the meters were being relocated and it was stated that since the applicant is not changing anything on the building itself, the City cannot require the applicant to move the meter. It was stated that the meter is currently located on a transformer which is no longer allowed. It was stated there was a redline comment made by Kevin Taylor in the Electrical Department that the meter will need to be relocated. There was further discussion on the location of the meter and it was discussed that for safety reasons it is best that the meter be moved from the transformer.

Dave Anderson asked if any of the staff have noticed traffic stacking in the drive thru area and it was stated that no one has observed that. He feels this is a great improvement to the area.

John Little **moved** to approve the proposed Arby's Site Improvements Site Plan 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 Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

FINAL PLAT

COMMERCE WAY CONDOMINIUMS

Dave Anderson stated the applicant is currently out of town and stated that if staff has any concerns with the proposal, then the conversation can be continued until the applicant can be present.

There was discussion that as long as there is no change in the parking, and everything matches what has been previously submitted to the City, there should be no issues with approving this proposal.

Seth Perrins asked if this property is owned by the hospital and it was stated that it is not, it is owned by Commerce Way Development LLC.

It was asked if this is being continued or if this is being approved and Dave Anderson stated that he feels this is ready to be approved unless there are any concerns presented.

Jake Theurer stated the building is currently operating on a temporary power source that only feeds power to half of the building. He stated the building needs the new panels to feed power to the rest of the building. He stated there are current plans for this to be completed.

Seth Perrins feels this is more of a building code or building inspection issue. He feels that if the building is finished, this should be finished with it.

There was a brief discussion on the existing permitting for the building.

Dave Anderson asked if any Business Licenses have been issued and Kasey Woodard stated there have not been any Business Licenses issued at this time. There have been two applications received but both are being held until a Certificate of Occupancy has been issued.

Kimberly Brenneman asked if it matters that the lot has not been platted. She stated it was subdivided from the parcel to the east.

Dave Anderson stated the document that has been submitted would create a lot that is defined with the common area as well as the condo.

Dave Anderson **moved** to approve the proposed Commerce Way Condominiums Final Plat 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:

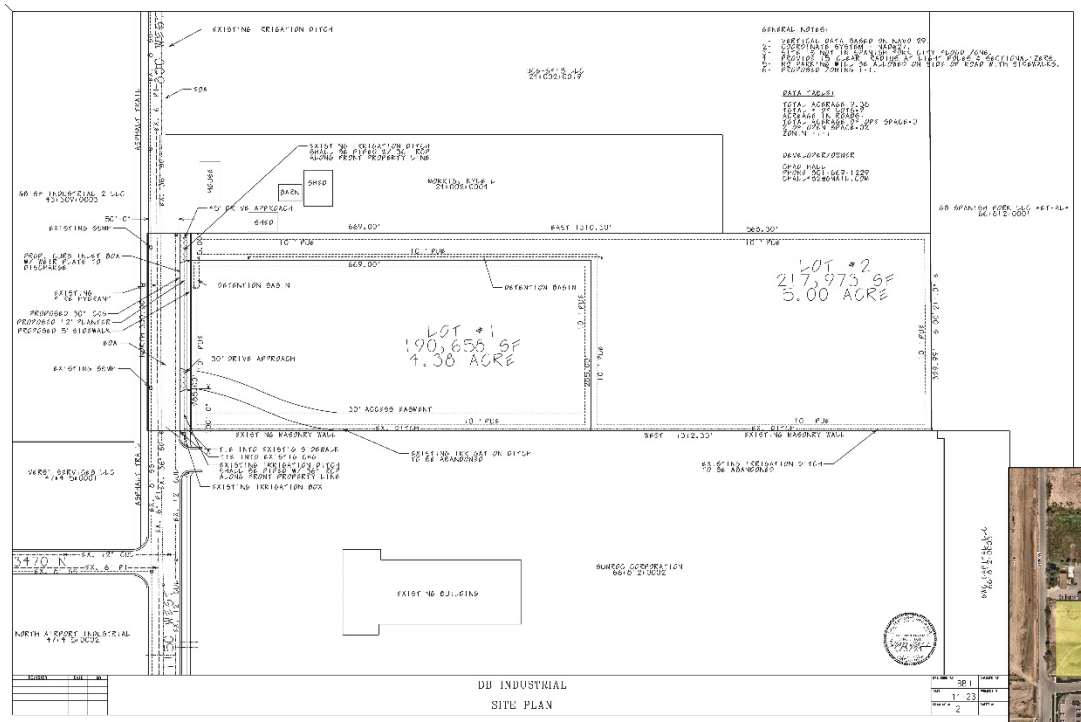
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

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

Seth Perrins moved to adjourn the meeting at 10:23 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary





DB Industrial Preliminary Plat and Zone Change Approval Request

January 24, 2024, Development Review Committee meeting.

Located at 3550 North 1150 West, including 9.38 acres.

The subject property is zoned R-R. The General Plan Designation is Industrial.

The applicant has requested that a Preliminary Plat and Zone Change from R-R to I-1 be approved.

Key Issues

1. Access.
2. Improvements.
3. Storm Drain.
4. Irrigation.
5. Easements.
6. Utilities.

Recommendation

That the proposed Preliminary Plat and Zone Change be recommended for approval based on the following finding and subject to the following conditions.

Finding

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

Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

Exhibits

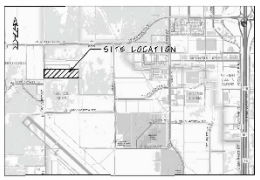
1. Preliminary Plat.
2. Zone Change.

DB INDUSTRIAL

AN INDUSTRIAL DEVELOPMENT
SPANISH FORK CITY, UTAH
NOVEMBER 2023

SHEET INDEX

1 COVER
2 SITE PLAN
3 UTILITY PLAN
4 GRADING PLAN
5 ELECTRICAL PLAN
6 GAS LINE



VICINITY MAP
N.T.S.

DEVELOPER/OWNER

CHAD HALL
PHONE 801.669.1229
CHALL4626@MAIL.COM

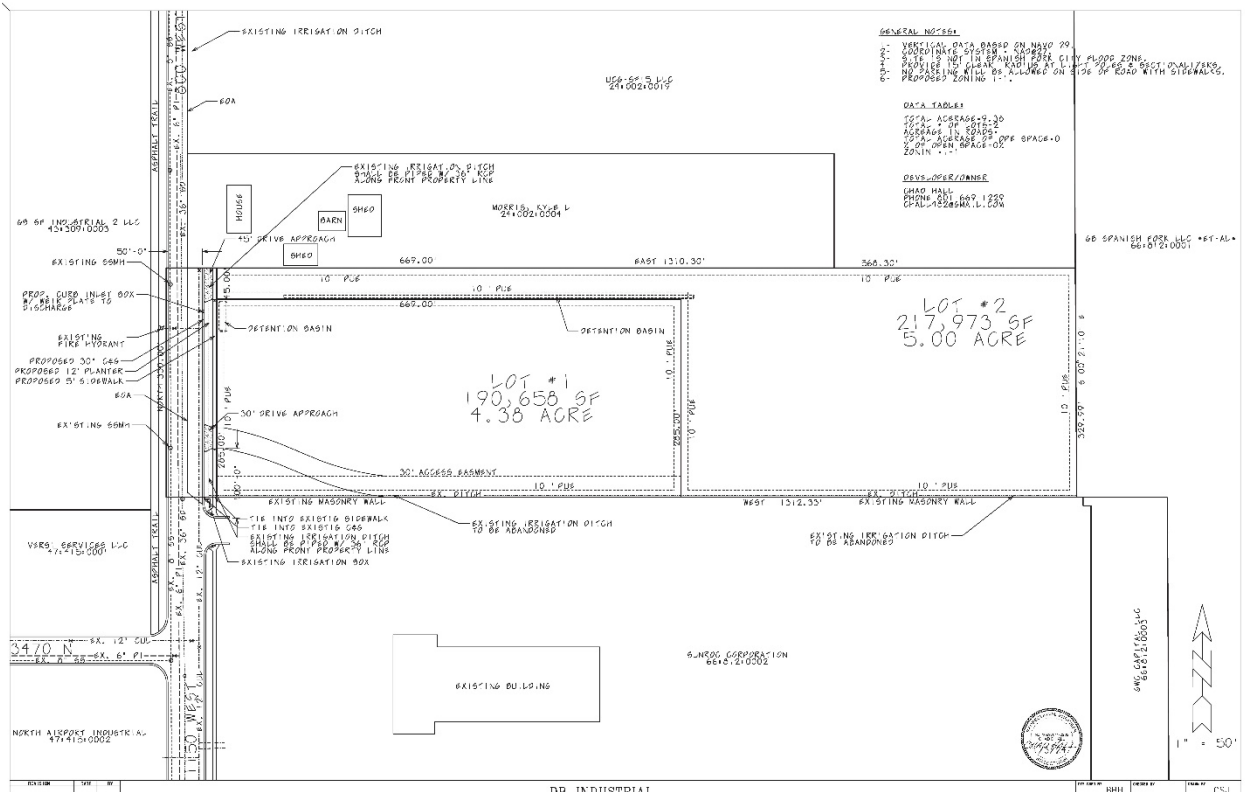
GENERAL NOTES:

1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. 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.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS, SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.

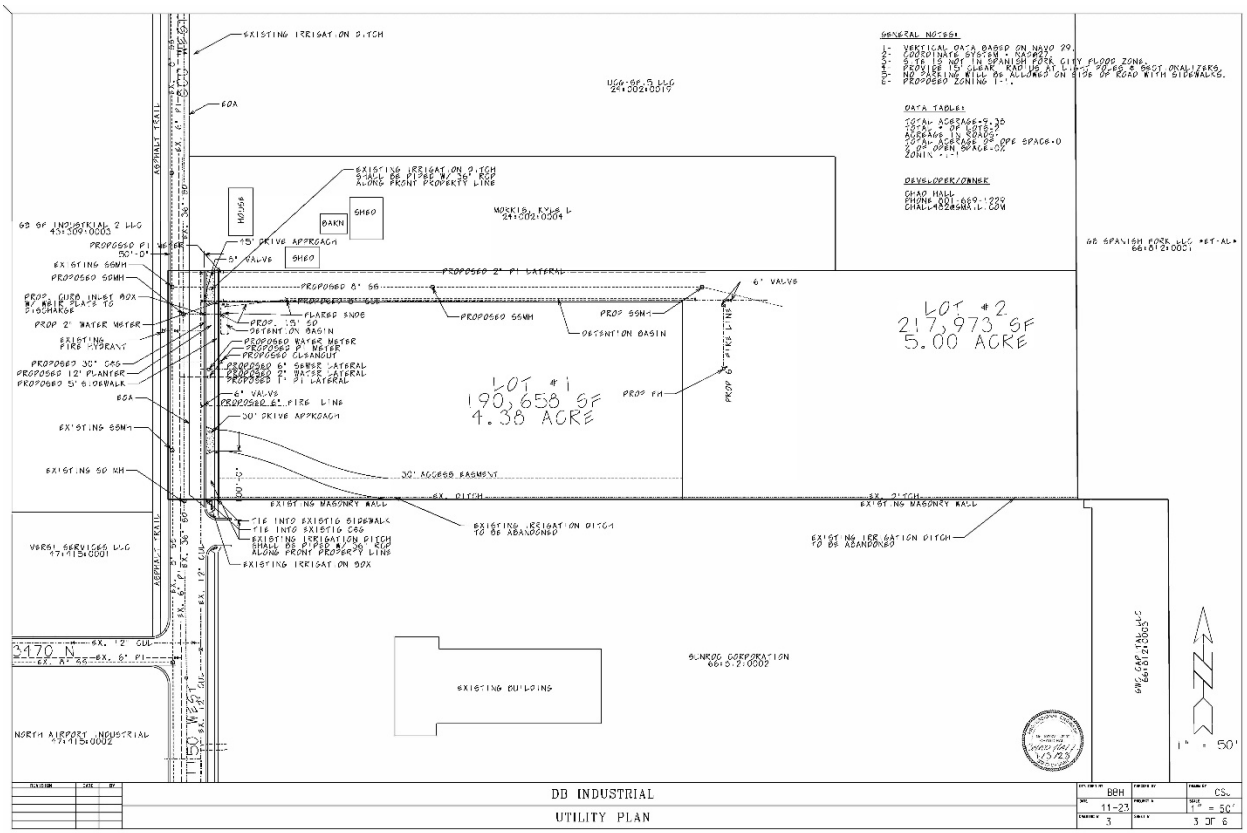
IRRIGATION AND DRAINAGE GROUP NOTES:

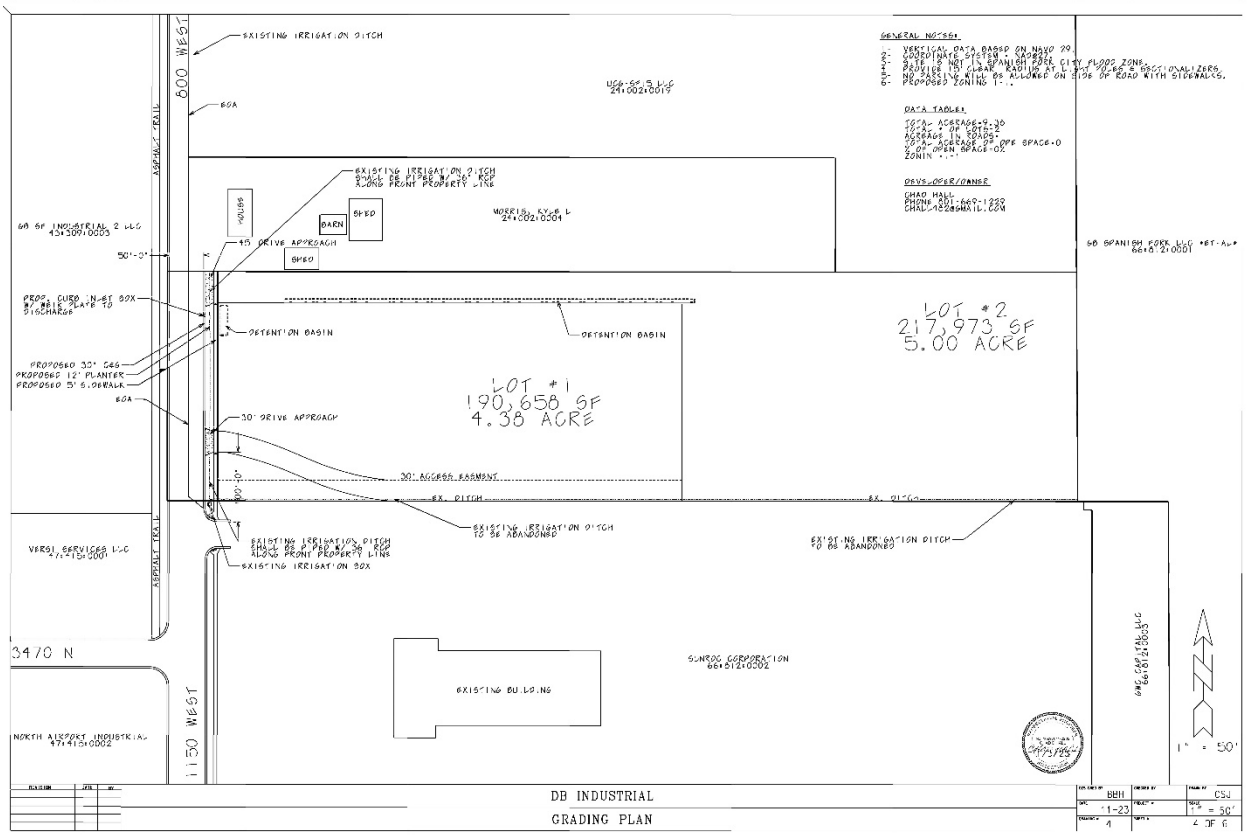
1. ALL CONCRETE USED IN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
2. ALL CONSTRUCTION MUST BE DONE TO SPANISH FORK CITY TREE ORDINANCE AND DRAINAGE STANDARDS.
3. CONTRACTOR MUST DOCUMENT ALL RCP PIPES BY VIDEO CAMERA AFTER INSTALLATION AND BACKFILL. ANY PROBLEMS WITH JOINTS, LEVELS, SLOPES, ETC. DISCOVERED BY THE VIDEO TECHNICIAN MUST BE REPAIRED. A DIGITAL COPY OF THE VIDEO MUST BE SUBMITTED TO SPANISH FORK CITY.
4. PRIOR TO BACKFILLING OF PIPE THE CONTRACTOR MUST NOTIFY SPANISH FORK CITY SO A GPS SURVEY OF THE LOCATION AND ELEVATION OF THE INSTALLED PIPELINES CAN BE PERFORMED.
5. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
6. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPES SHALL HAVE A MINIMUM ONE FOOT VERTICAL CLEARANCE.

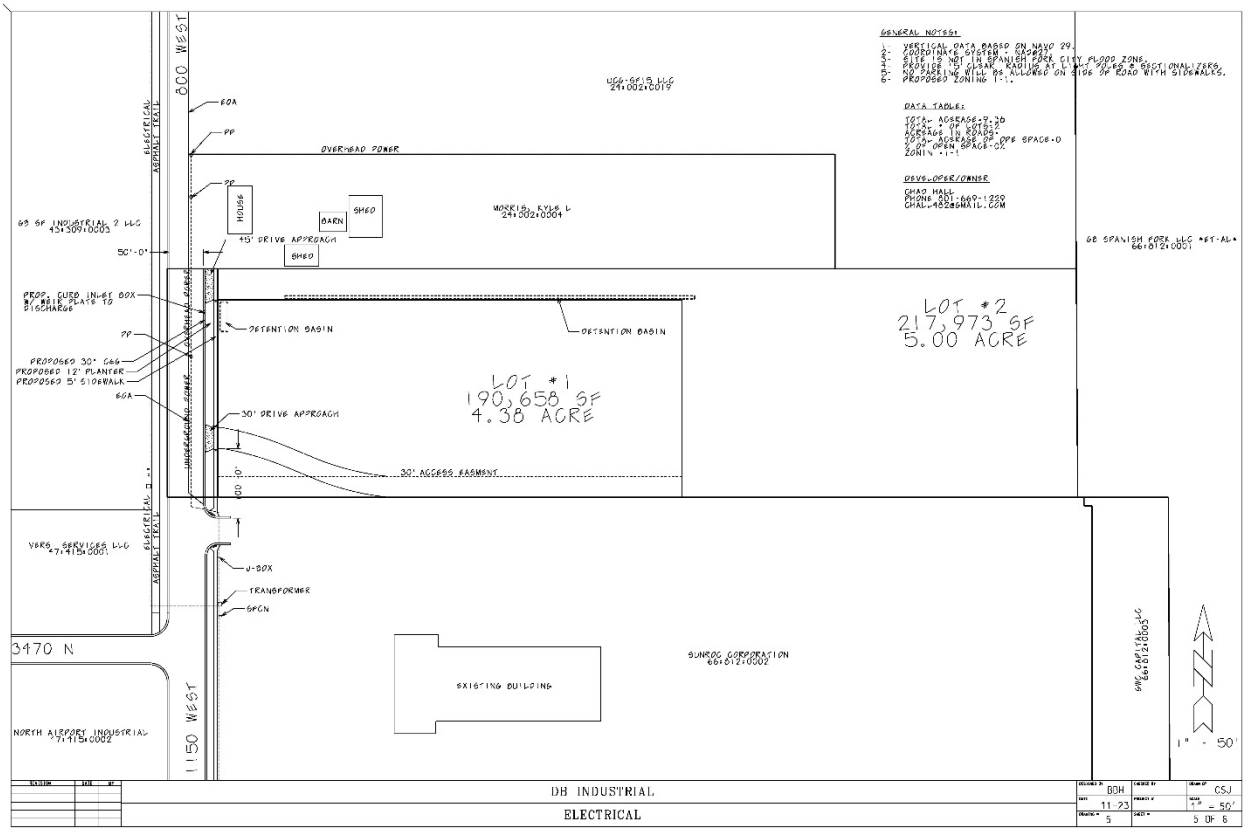
		DB INDUSTRIAL	DES. CHKD BH	DRAWN CSJ	
		COVER SHEET	DATE 11-23	PROJECT NTS	
			CHANGE 1	SHEET 1 OF 6	



		DB INDUSTRIAL	DES. CHKD BH	DRAWN CSJ	
		SITE PLAN	DATE 11-23	PROJECT 1" = 50'	
			CHANGE 2	SHEET 2 OF 6	


EXISTING IRRIGATION DITCH
EOA
GENERAL NOTES:
DATA TABLE:
OWNER/DEVELOPER:
CHAD HALL
PHONE 801.669.1220
EMAIL chad@chadhall.com
LOT #1
190,658 SF
4.38 ACRE
LOT #2
217,973 SF
5.00 ACRE
PROPOSED 2" PI LATERAL
PROPOSED 6" SS
PROPOSED SSMH
DETENTION BASIN
6" VALVE
30' DRIVE APPROACH
30' ACCESS EASEMENT
EX. DITCH
EXISTING MASONRY WALL
EXISTING IRRIGATION DITCH TO BE ABANDONED
EXISTING BUILDING
3470 N
1150 WEST
NORTH AIRPORT INDUSTRIAL
SUNROC CORPORATION
1" = 50'
DB INDUSTRIAL
UTILITY PLAN
3 OF 6


EXISTING IRRIGATION DITCH
EOA
GENERAL NOTES:
DATA TABLE:
OWNER/DEVELOPER:
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5.00 ACRE
DETENTION BASIN
30' DRIVE APPROACH
30' ACCESS EASEMENT
EX. DITCH
EXISTING IRRIGATION DITCH TO BE ABANDONED
EXISTING BUILDING
3470 N
1150 WEST
NORTH AIRPORT INDUSTRIAL
SUNROC CORPORATION
1" = 50'
DB INDUSTRIAL
GRADING PLAN
4 OF 6


600 WEST
1150 WEST
3470 N
GENERAL NOTES:
DATA TABLE:
OWNS/OPER/OWNSE
LOT #2
217,973 SF
5.00 ACRE
LOT #1
190,658 SF
4.38 ACRE
EXISTING BUILDING
DETENTION BASIN
30' ACCESS EASEMENT
30' DRIVE APPROACH
45' DRIVE APPROACH
OVERHEAD POWER
PROPOSED 30" GAS
PROPOSED 12' PLANTER
PROPOSED 5' SIDEWALK
PROP. CURB IN-ET BOX W/ RIP RAP TO DISCHARGE
TRANSFORMER
SPCN
J-BOX
HOUSE
BARN
SHED
BHED
ELECTRICAL
ASPHALT TRAIL
UNDERGROUND POWER
WORRIS, KYLE L
24:002:0004
UGG-GF15 LLC
24:002:0019
GE SPANISH FORK LLC *ET-AL*
66:012:0001
SUNROC CORPORATION
66:012:0002
SMC CAPITAL, LLC
66:012:0003
VERG SERVICES LLC
47:415:0001
NORTH AIRPORT INDUSTRIAL
47:415:0002
DH INDUSTRIAL
ELECTRICAL
BDH
11-23
1" = 50'
5 OF 8

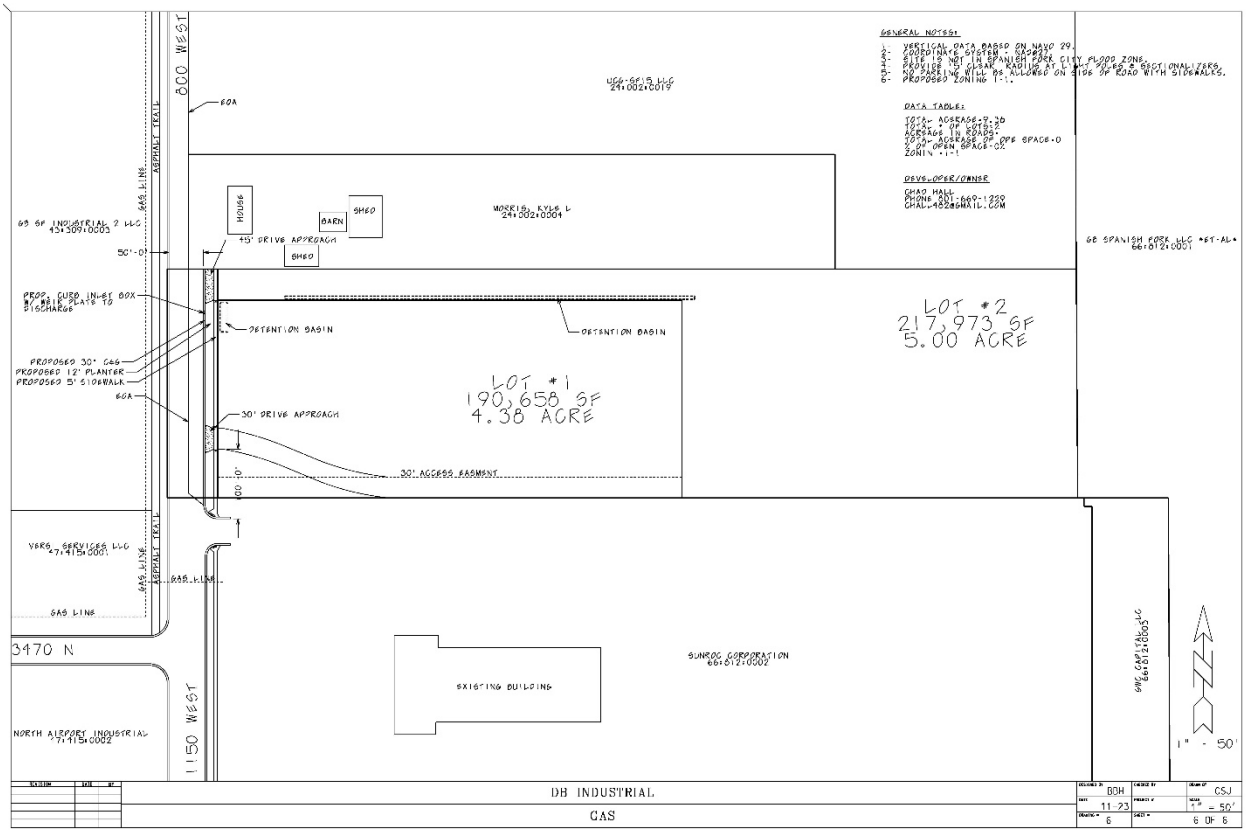
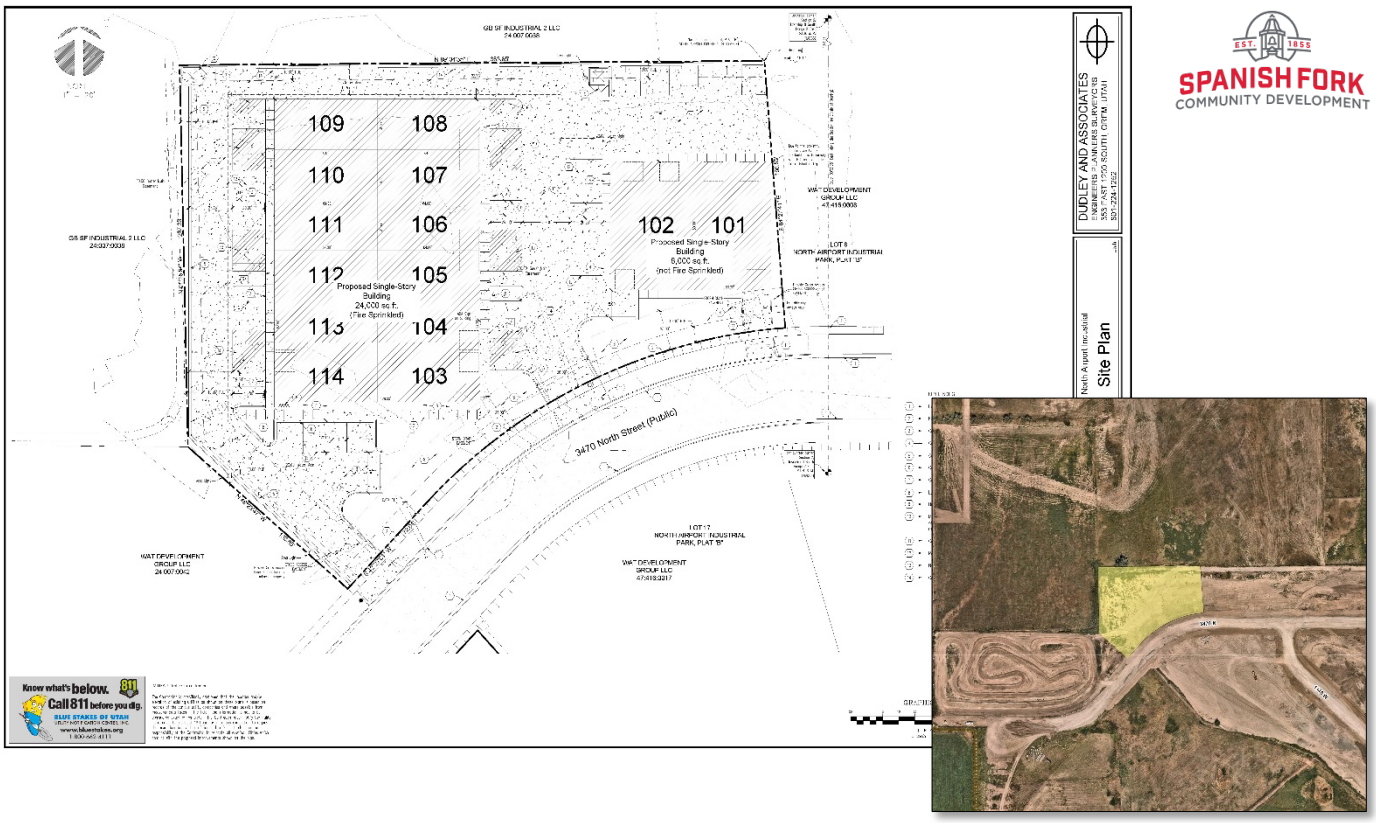

600 WEST
1150 WEST
3470 N
GENERAL NOTES:
DATA TABLE:
OWNS/OPER/OWNSE
LOT #2
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5.00 ACRE
LOT #1
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4.38 ACRE
EXISTING BUILDING
DETENTION BASIN
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30' DRIVE APPROACH
45' DRIVE APPROACH
PROPOSED 30" GAS
PROPOSED 12' PLANTER
PROPOSED 5' SIDEWALK
GAS LINE
HOUSE
BARN
SHED
BHED
ASPHALT TRAIL
WORRIS, KYLE L
24:002:0004
UGG-GF15 LLC
24:002:0019
GE SPANISH FORK LLC *ET-AL*
66:012:0001
SUNROC CORPORATION
66:012:0002
SMC CAPITAL, LLC
66:012:0003
VERG SERVICES LLC
47:415:0001
NORTH AIRPORT INDUSTRIAL
47:415:0002
DH INDUSTRIAL
GAS
BDH
11-23
1" = 50'
6 OF 8


Exhibit A
DB Industrial
Zone Change
N
1" = 300 Ft
Spanish Fork Boundary
DBIndustrial_Bndry
R-R
P-F
I-1
SPANISH FORK
ENGINEERING
Plnt Date: 12/21/2023
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)
To: I-1
From: R-R
I-1
SR-77
R-R
P-F
3470 N
3340 N
3300 N
3450 N



Skyline North Airport Site Plan Approval Request

January 24, 2024, Development Review Committee meeting.

Located at 1432 West 3470 North, including 2.0 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved for the development of an industrial site and buildings.

Key Issues

1. Access.
2. Easements.

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.

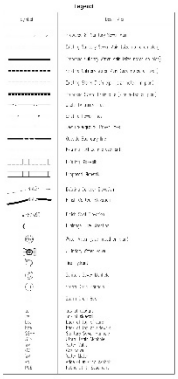
Conditions

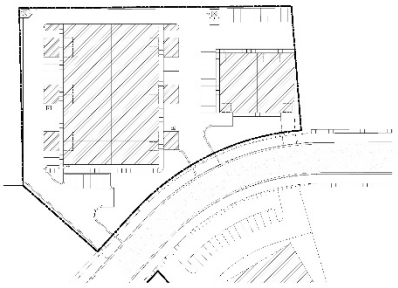
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

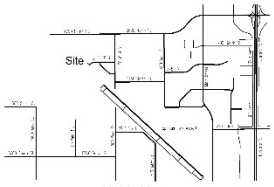
Exhibits

1. Site Plan.
2. Landscaping.
3. Building Elevations.
4. Condominium Plat.

North Airport Industrial







Community Development

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4500
Director - Deva Anderson
dlanderson@spanishfork.org

Public Works Department

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804 -4550

Public Safety

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804 4500

Emergency 911
Utah County Animal Shelter 801-785-3442

Engineering

Engineer, Byron Hirsken, PE
40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804-4543
bhirsken@spanishfork.org

Building Inspection

40 South Main Street
Spanish Fork, Utah 84660
Phone (801) 804 4500

Gas

Questar
1640 Mark Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-5686
Brad Mathesen

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756 1220
Fax (801) 756-1274
Mark Steele

Telephone

Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473 3385
Kasey Lant

Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 486-2600
Fax (801) 467-1987

Property Owner:

MAT DEVELOPMENT GROUP LLC

Developer:

Skyline Development
560 South Main Street
Springville, Utah
801-226-8005 (office)
801-787-3073 (cell)

Engineer:

Dudley and Associates, Inc
353 East 1200 South
Orem, Utah 84058
801-224-1252

Site Data

Zone = Industrial
Total Area = 87,275 sq.ft. or 2.00 Acres
Total Units Proposed = 14

Parking Requirements =
2,000 sf Office @ 1/300 sf = 7 spaces
20,000 sf Warehouse @ 1/ employee at highest shift = 30 spaces
Parking required = 37 spaces
Parking provided = 45 spaces
2 ADA spaces required, 2 provided

2 dumpster locations proposed.

Building Type = 3
Occupancy = S-1 & S-2, = 1 & F-2

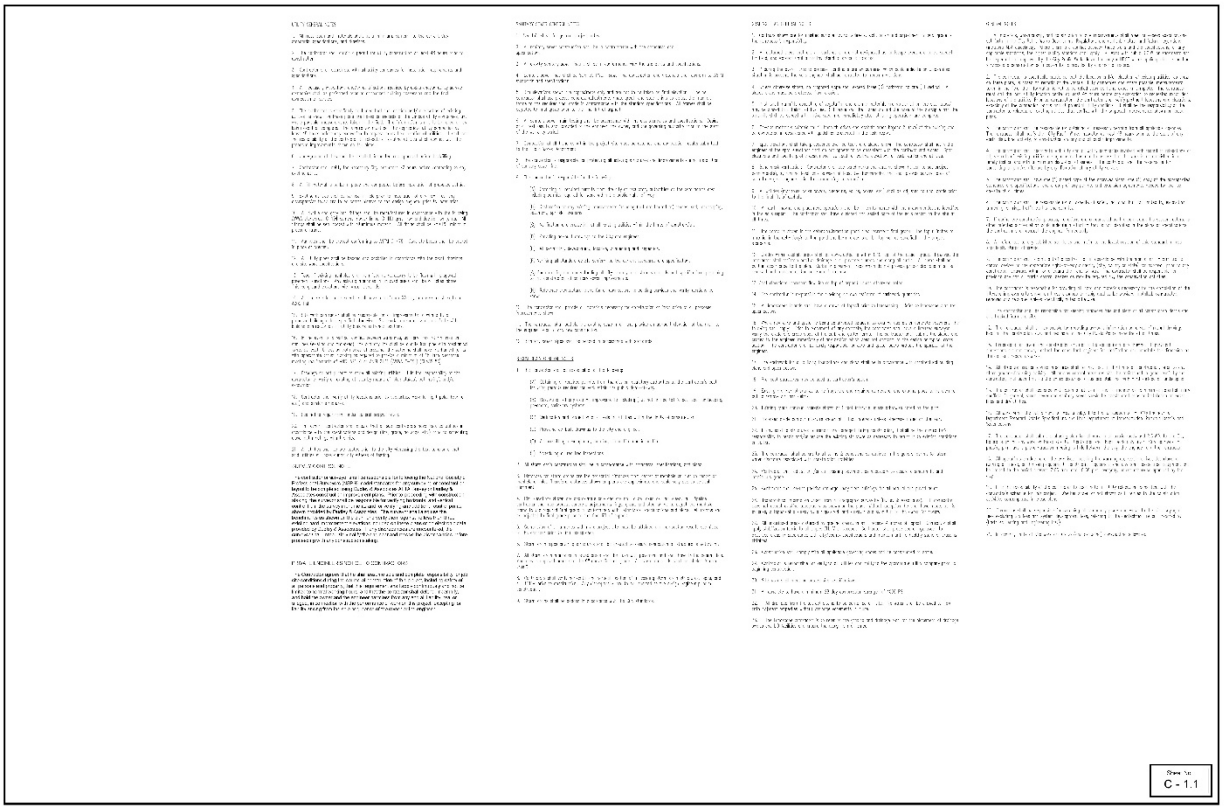
Sheet Index

1.0	Cover Sheet
1.1	General Notes
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
5.0, 5.1, 5.2	Detail Sheets

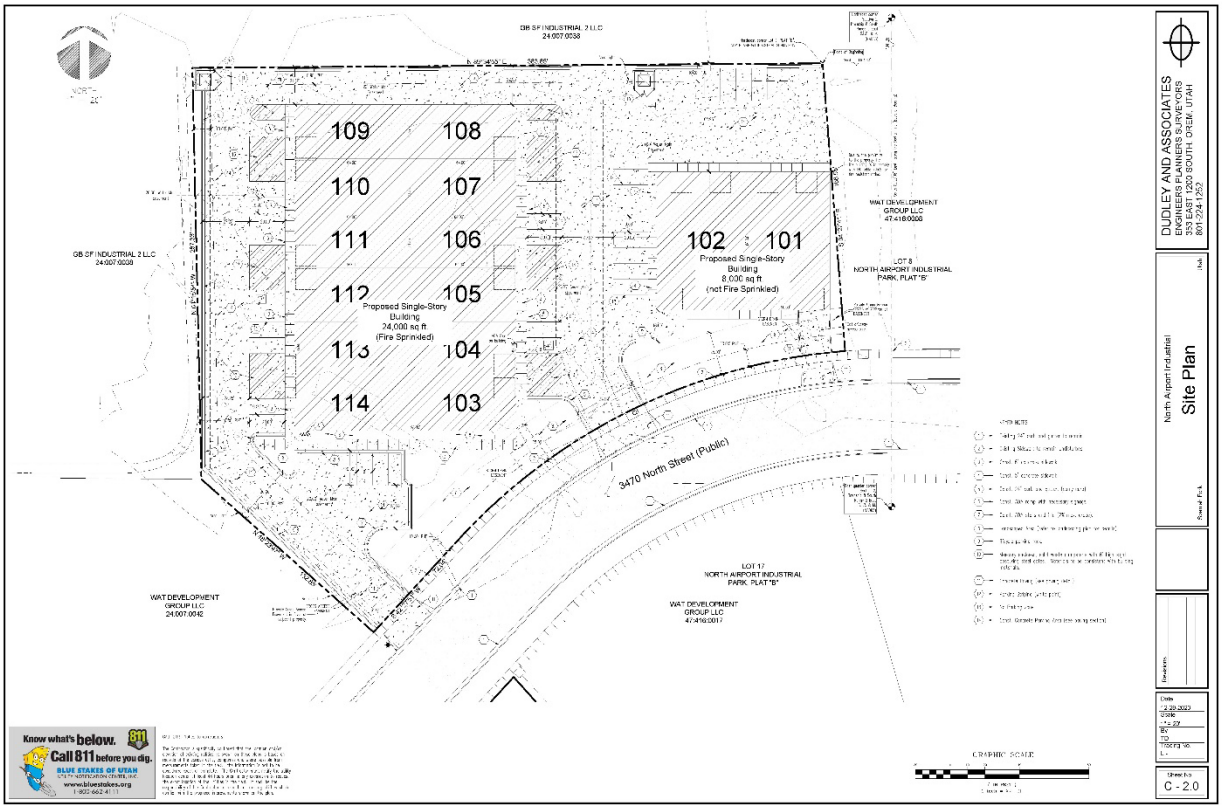
	Square Footage	Acreage	Percent of Total
Total Area	87,275	2.00	100
Total Building Footprint	32,064	0.74	37
Total Hard Surface Area	40,834	0.94	47
Total Impervious Area	72,898	1.68	84
Total Landscaped Area	14,377	0.32	16

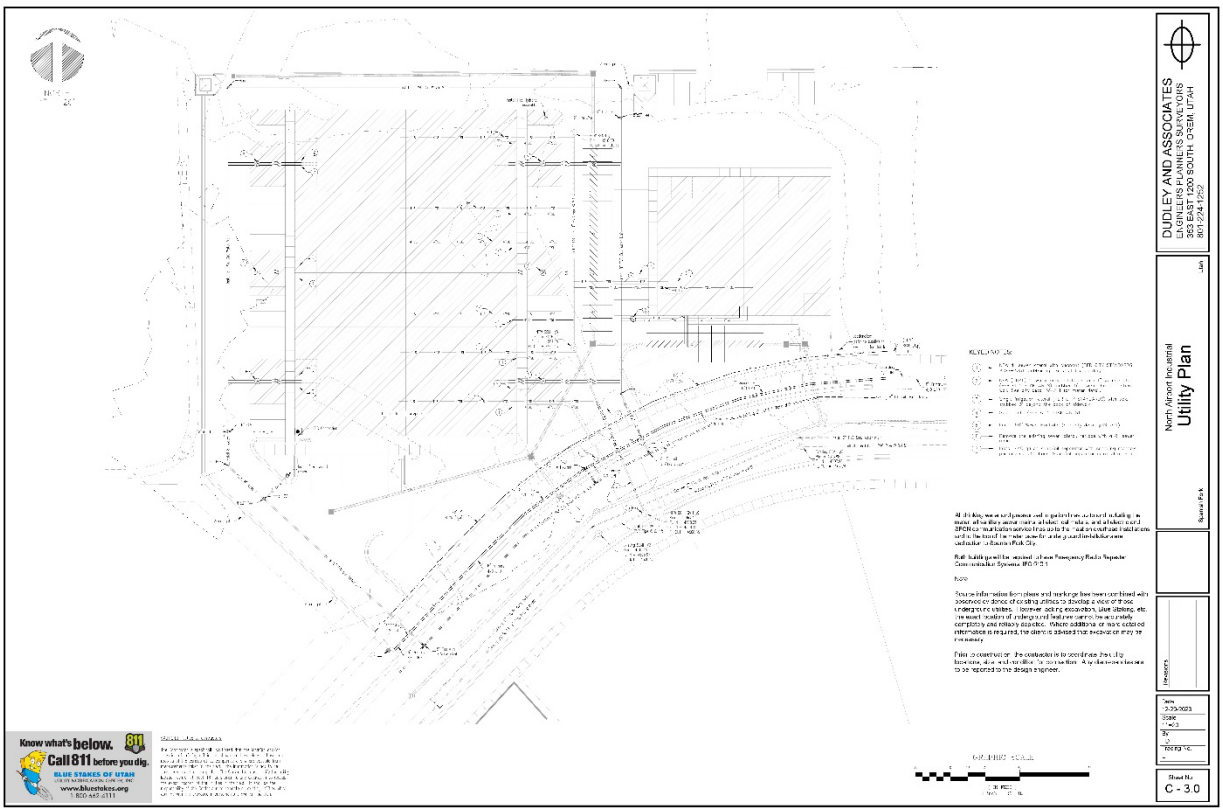
Tabulation Table

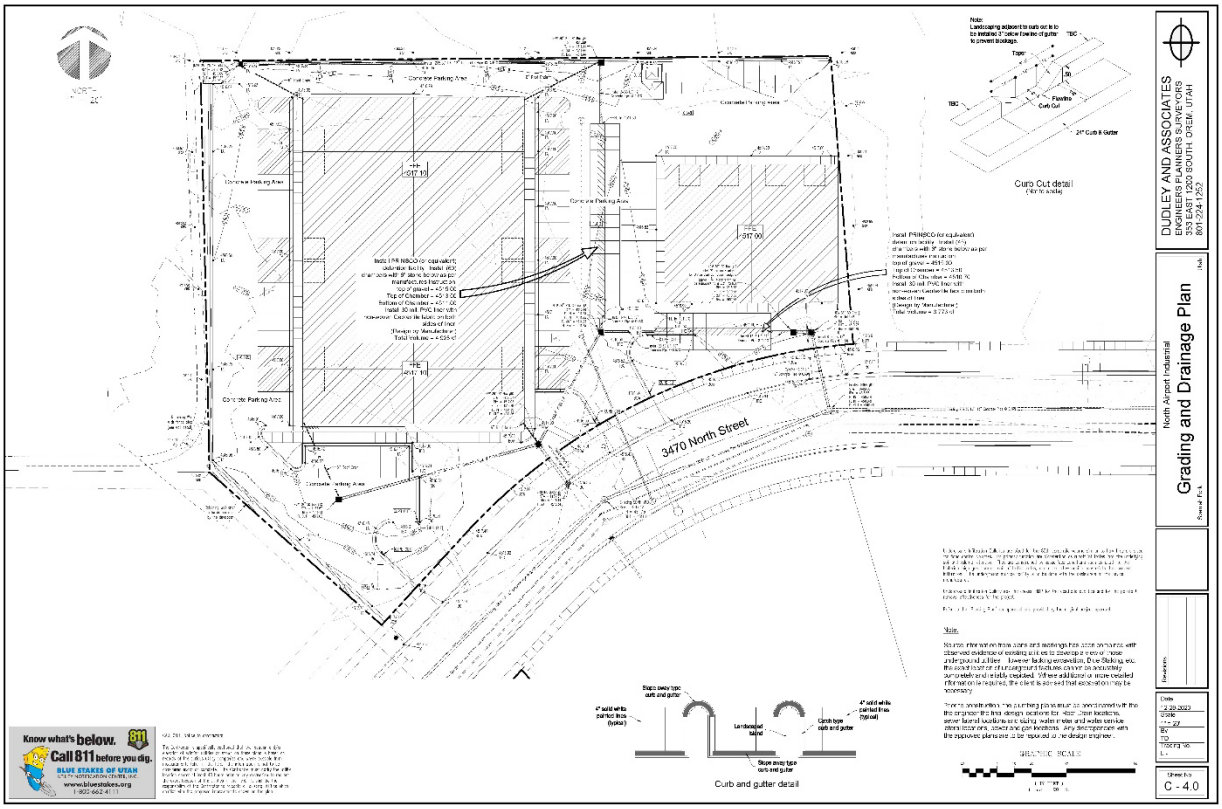
Sheet No
C - 1.0

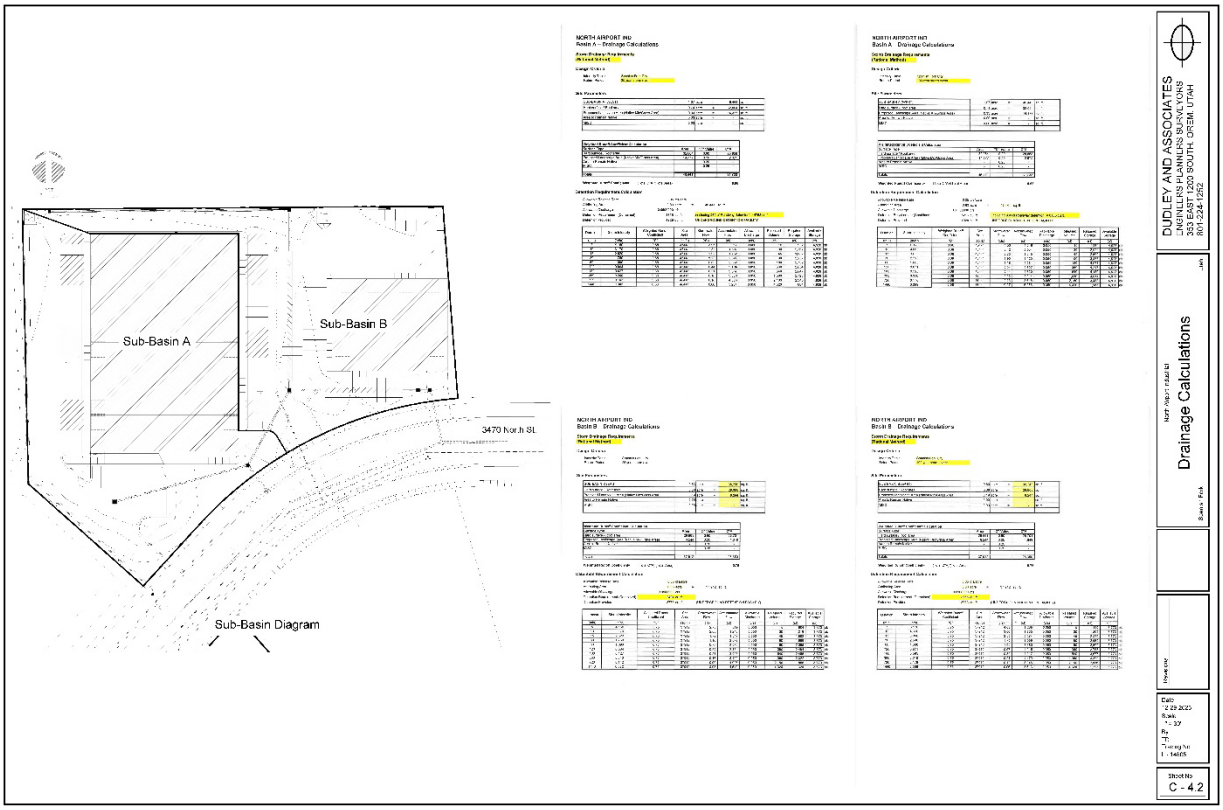


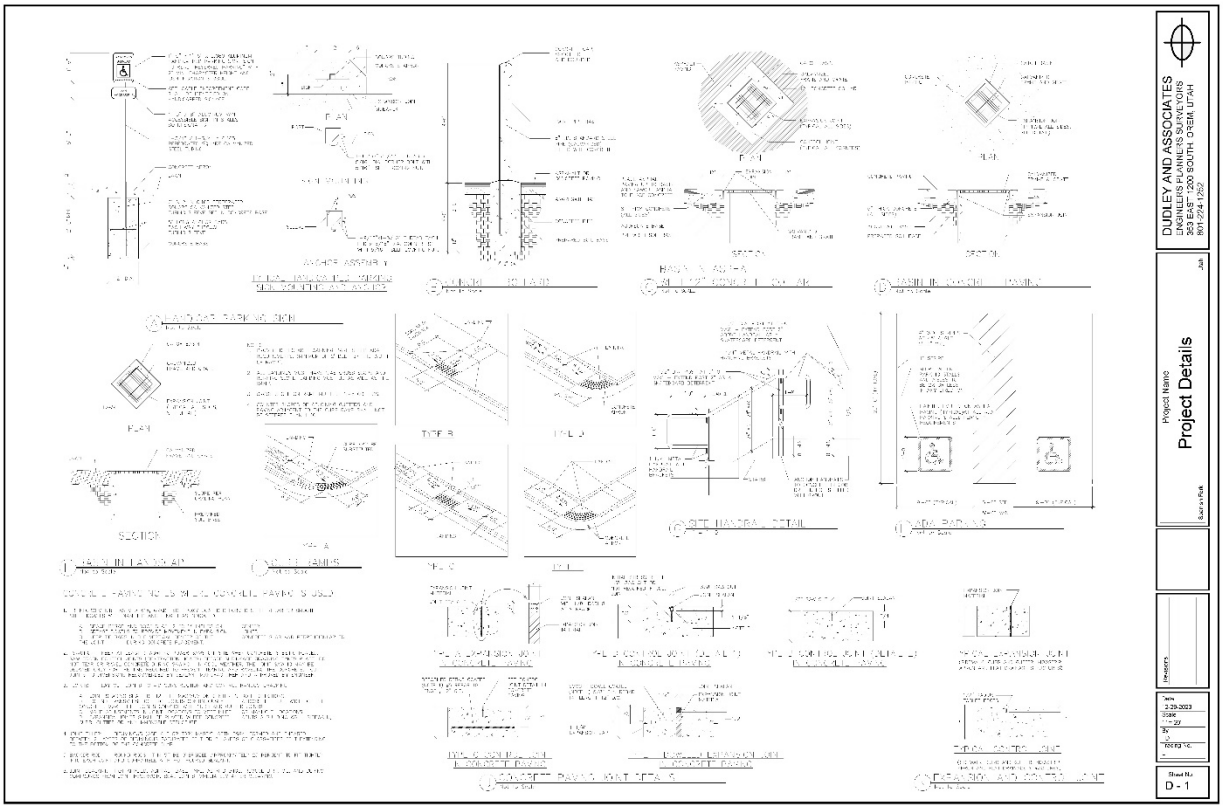
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C - 1.1

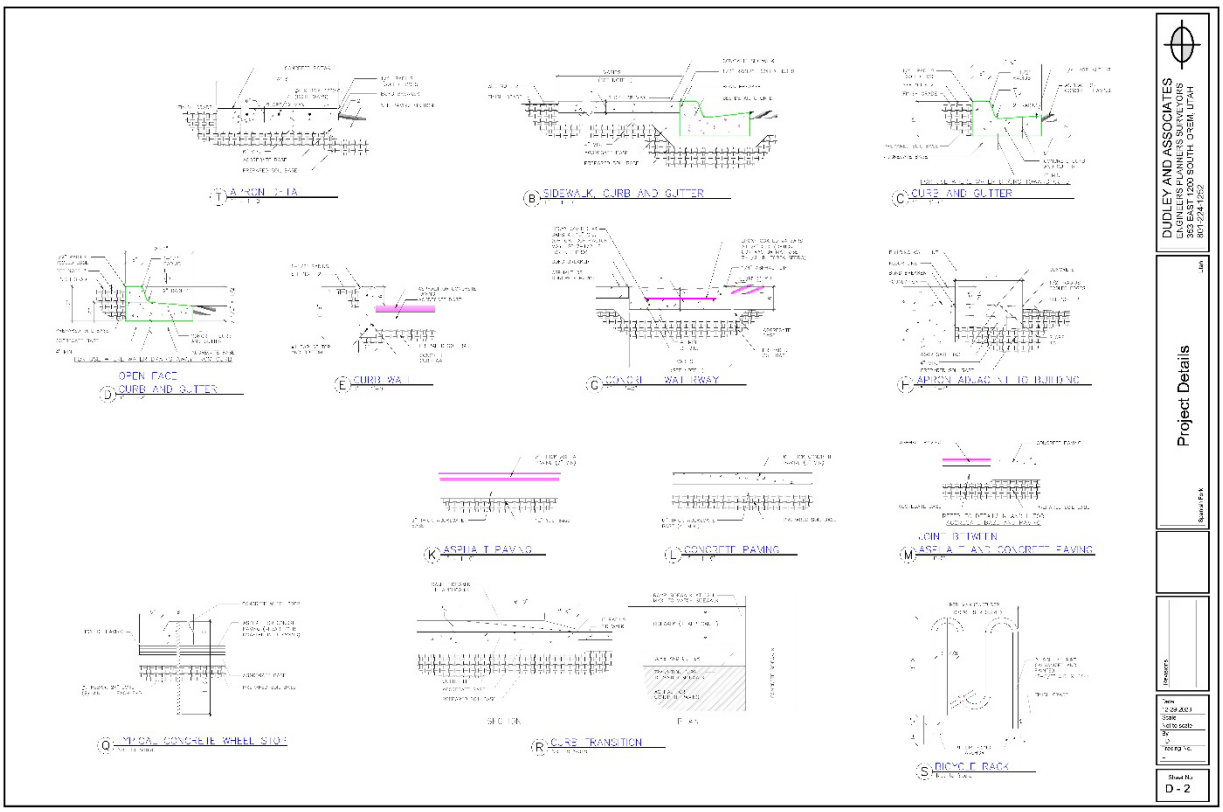

GB SF INDUSTRIAL 2 LLC
24.007.0038
109
108
110
107
111
106
112
105
113
104
114
103
102
101
Proposed Single-Story
Building
24,000 sq ft
(Fire Sprinkled)
Proposed Single-Story
Building
8,000 sq ft
(not Fire Sprinkled)
WAT DEVELOPMENT
GROUP LLC
47.416.0000
LOT 8
NORTH AIRPORT INDUSTRIAL
PARK, PLAT "B"
GB SF INDUSTRIAL 2 LLC
24.007.0039
3470 North Street (Public)
WAT DEVELOPMENT
GROUP LLC
24.007.0042
LOT 17
NORTH AIRPORT INDUSTRIAL
PARK, PLAT "B"
WAT DEVELOPMENT
GROUP LLC
47.416.0017
GRAPHIC SCALE
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
North Airport Industrial
Site Plan
Revisions
Date
2.29.2023
Scale
1" = 2?
By
Project No.
Sheet No.
C - 2.0
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
www.bluestakes.org
1-800-662-4111

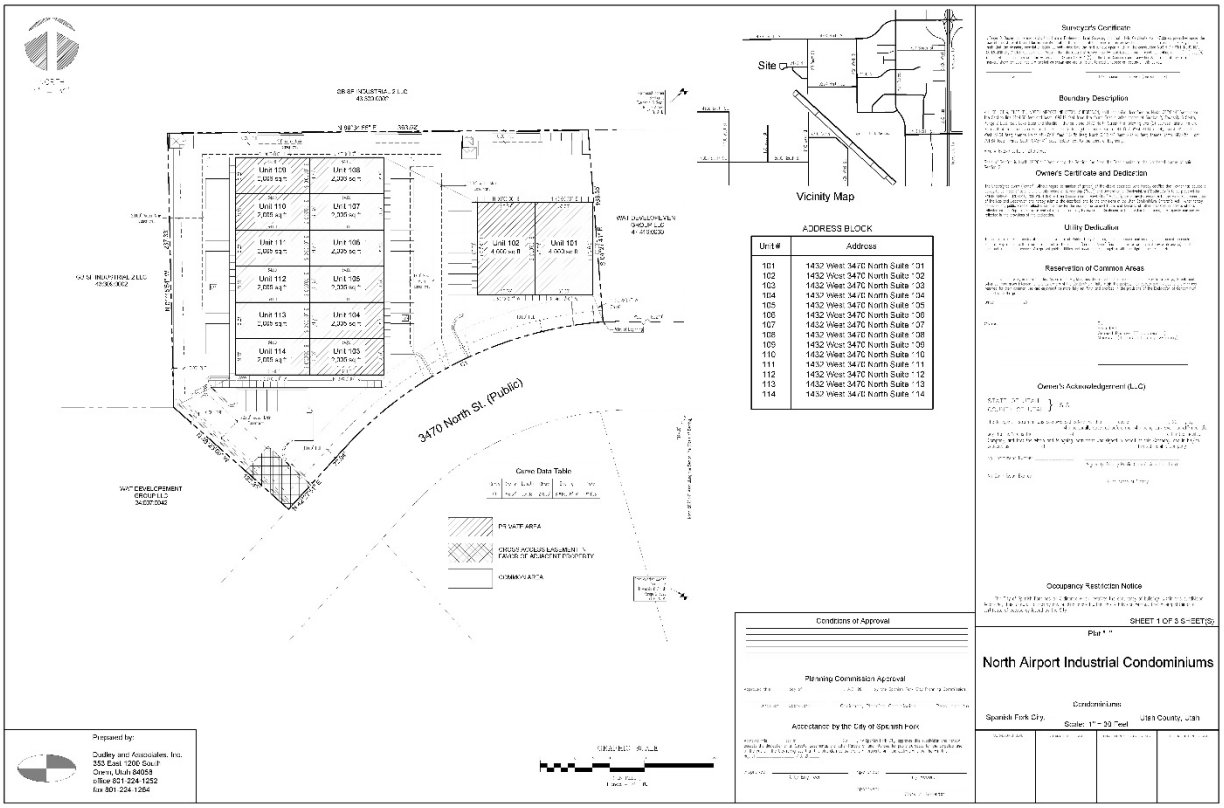

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
North Airport Industrial
Utility Plan
Revisions
Date
2.29.2023
Scale
1" = 2?
By
Project No.
Sheet No.
C - 3.0
GRAPHIC SCALE
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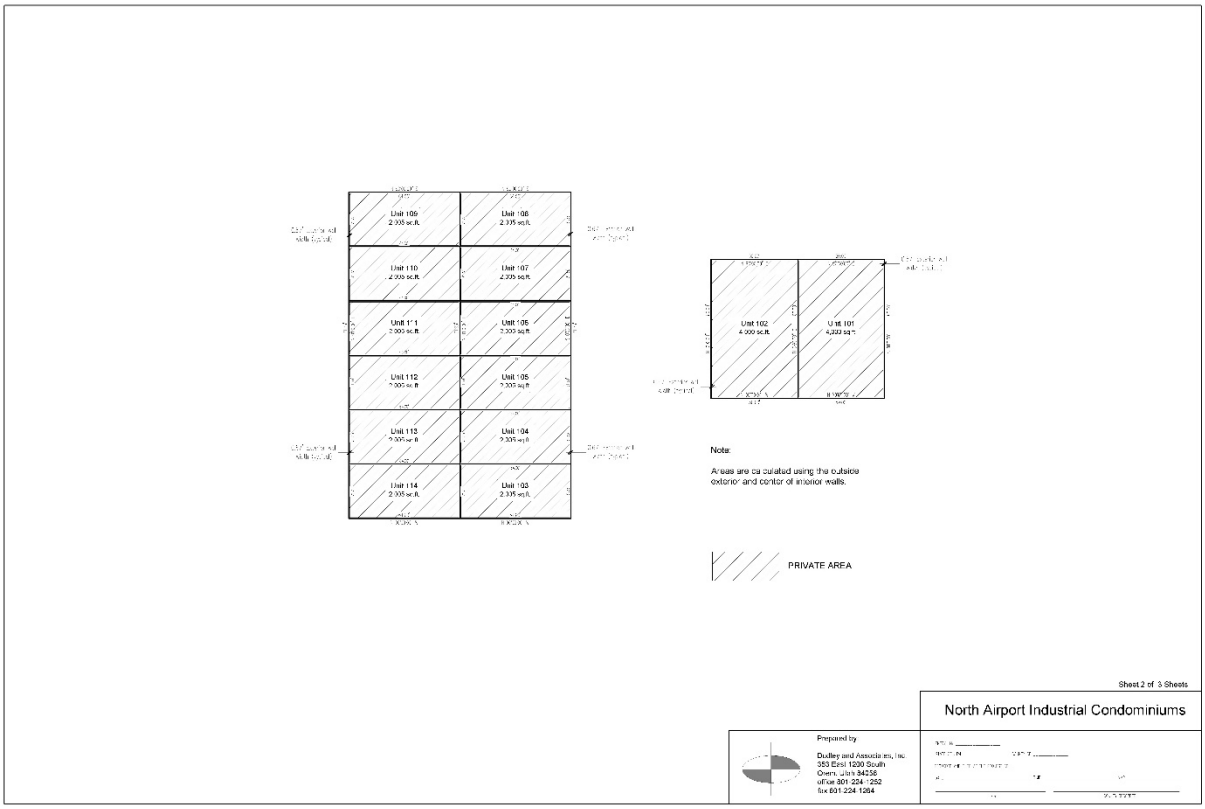

3470 North Street
Curb Cut detail
Curb and gutter detail
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
333 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
North Airport Industrial
Grading and Drainage Plan
C - 4.0

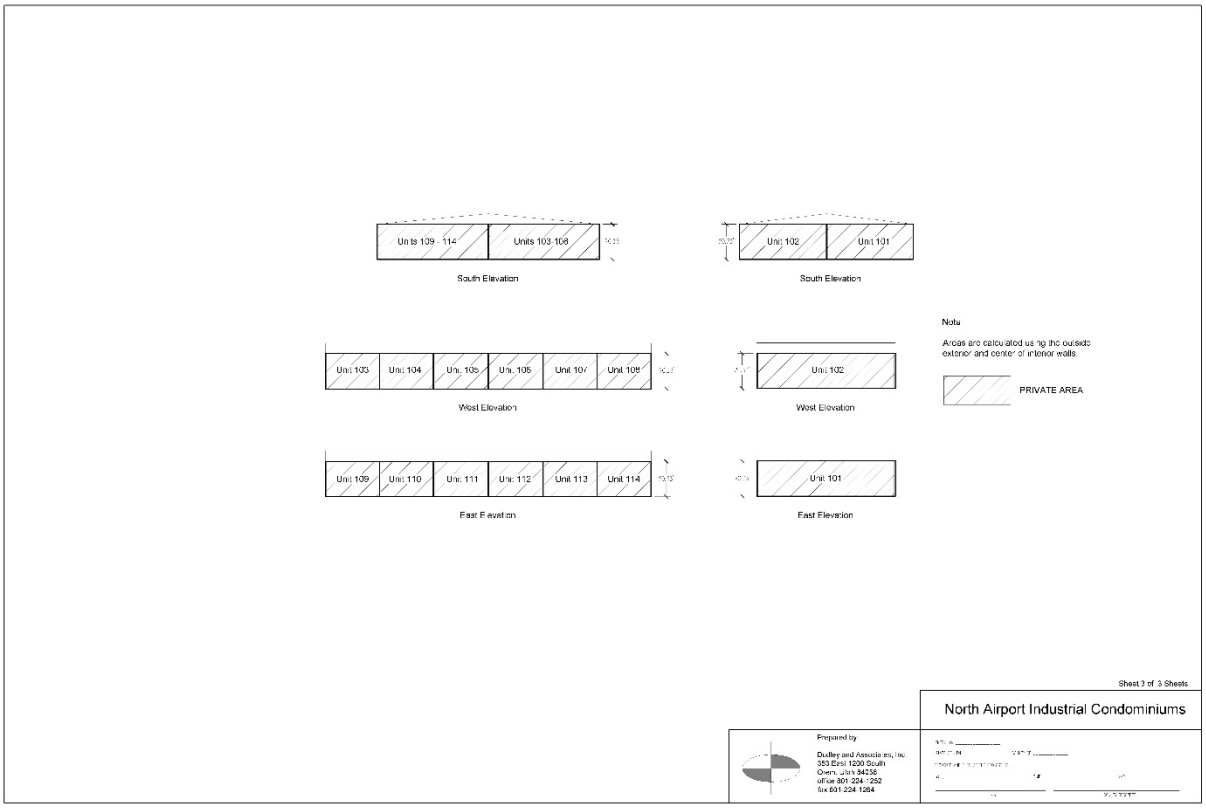

Sub-Basin A
Sub-Basin B
3470 North St
Sub-Basin Diagram
DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
333 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
Drainage Calculations
C - 4.2

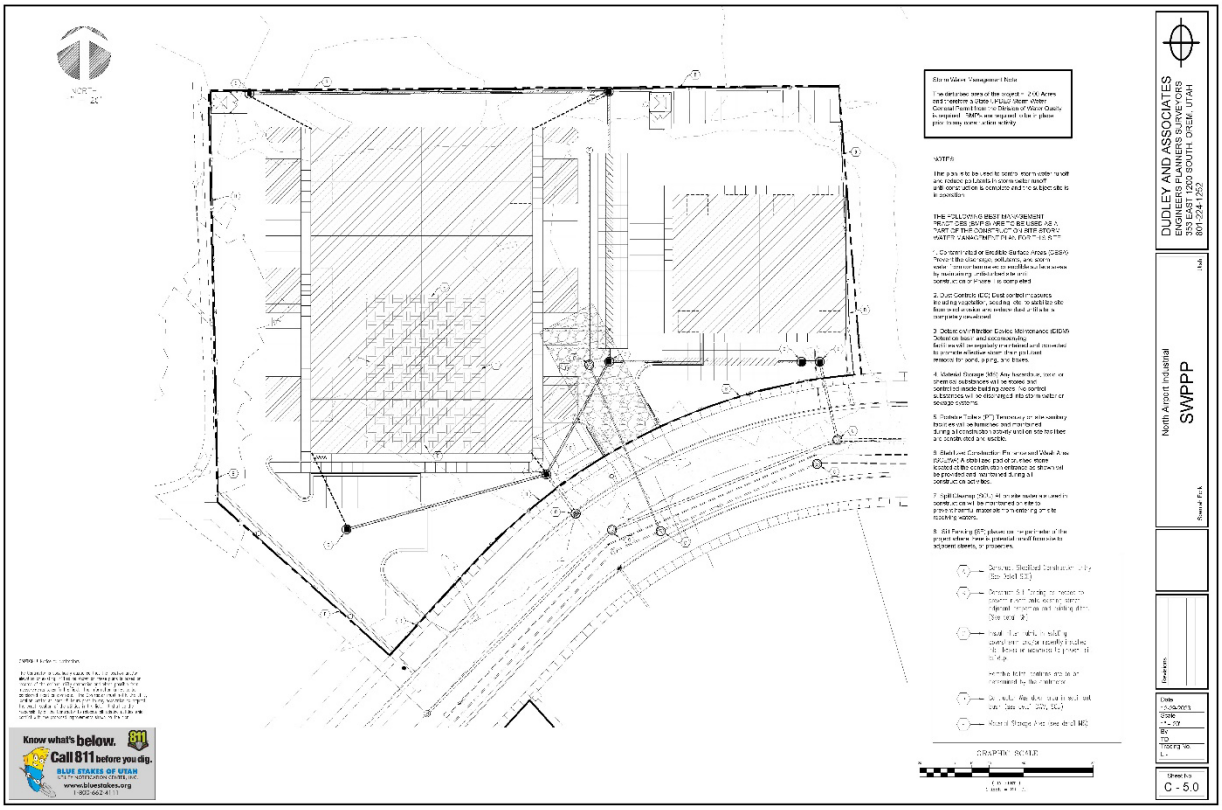

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
Project Name
Project Details
Date
2-29-2023
Scale
Drawn By
Checked By
Revisions
Sheet No.
D - 1

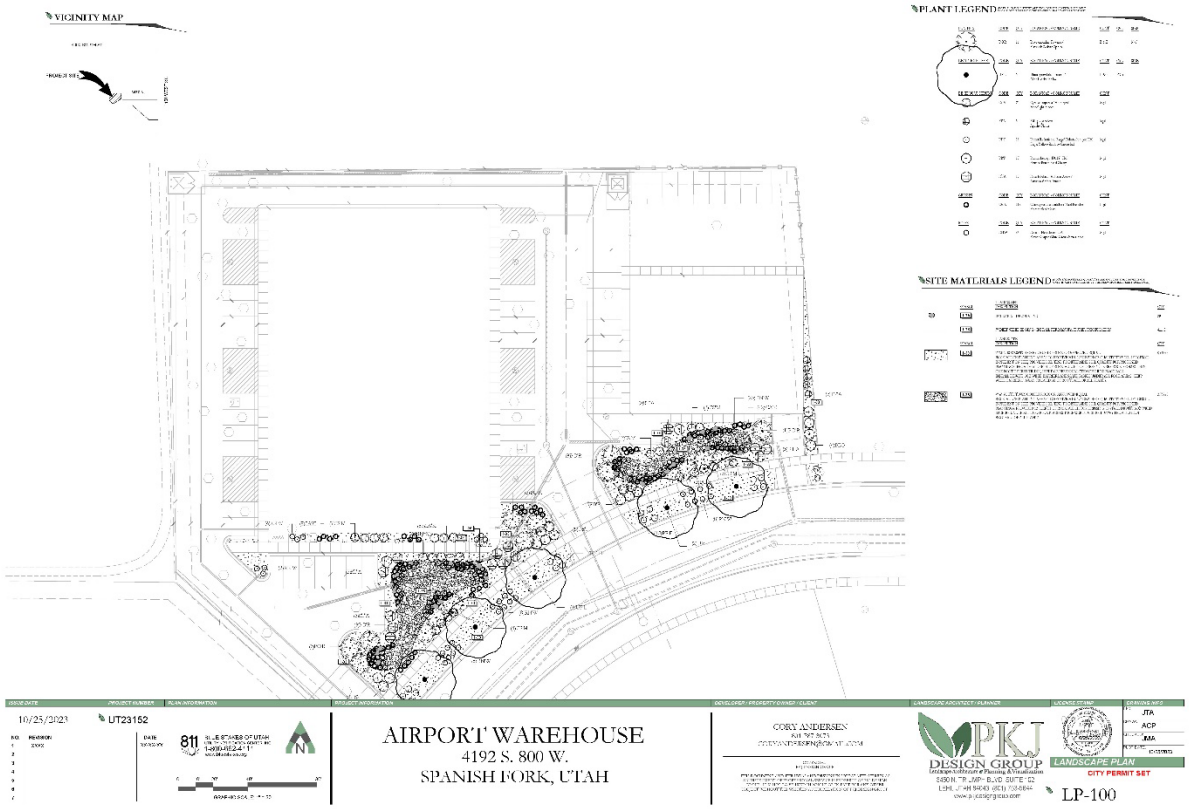

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
363 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
Project Details
Date
2-29-2023
Scale
VERIFY SCALE
Drawn By
Checked By
Revisions
Sheet No.
D - 2

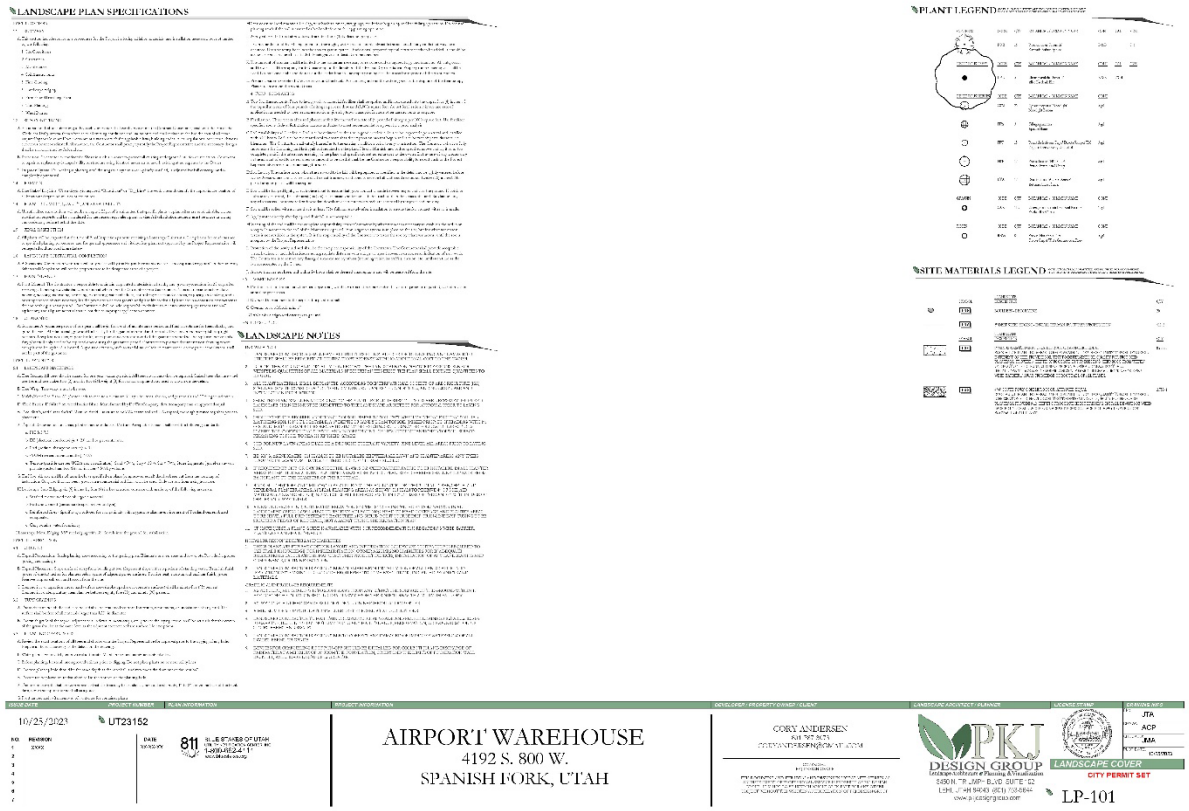

Site
Vicinity Map
3470 North St. (Public)
Unit 109 2,005 sq.ft.
Unit 108 2,005 sq.ft.
Unit 110 2,005 sq.ft.
Unit 107 2,005 sq.ft.
Unit 111 2,005 sq.ft.
Unit 106 2,005 sq.ft.
Unit 112 2,005 sq.ft.
Unit 105 2,005 sq.ft.
Unit 113 2,005 sq.ft.
Unit 104 2,005 sq.ft.
Unit 114 2,005 sq.ft.
Unit 103 2,005 sq.ft.
Unit 102 4,000 sq.ft.
Unit 101 4,000 sq.ft.
ADDRESS BLOCK
Unit # | Address
101 | 1432 West 3470 North Suite 101
102 | 1432 West 3470 North Suite 102
103 | 1432 West 3470 North Suite 103
104 | 1432 West 3470 North Suite 104
105 | 1432 West 3470 North Suite 105
106 | 1432 West 3470 North Suite 106
107 | 1432 West 3470 North Suite 107
108 | 1432 West 3470 North Suite 108
109 | 1432 West 3470 North Suite 109
110 | 1432 West 3470 North Suite 110
111 | 1432 West 3470 North Suite 111
112 | 1432 West 3470 North Suite 112
113 | 1432 West 3470 North Suite 113
114 | 1432 West 3470 North Suite 114
Curve Data Table
PRIVATE AREA
CROSS ACCESS EASEMENT (SEE PLAT OF ADJACENT PROPERTY)
COMMON AREA
Surveyor's Certificate
Boundary Description
Owner's Certificate and Dedication
Utility Dedication
Reservation of Common Areas
Owner's Acknowledgement (L.C)
Occupancy Restriction Notice
Conditions of Approval
Planning Commission Approval
Acceptance by the City of Spanish Fork
SHEET 1 OF 3 SHEET(S)
North Airport Industrial Condominiums
Condominiums
Spanish Fork City, Utah County, Utah
Scale: 1" = 30 Feet
Prepared by:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801 224 1252
fax 801 224 1264

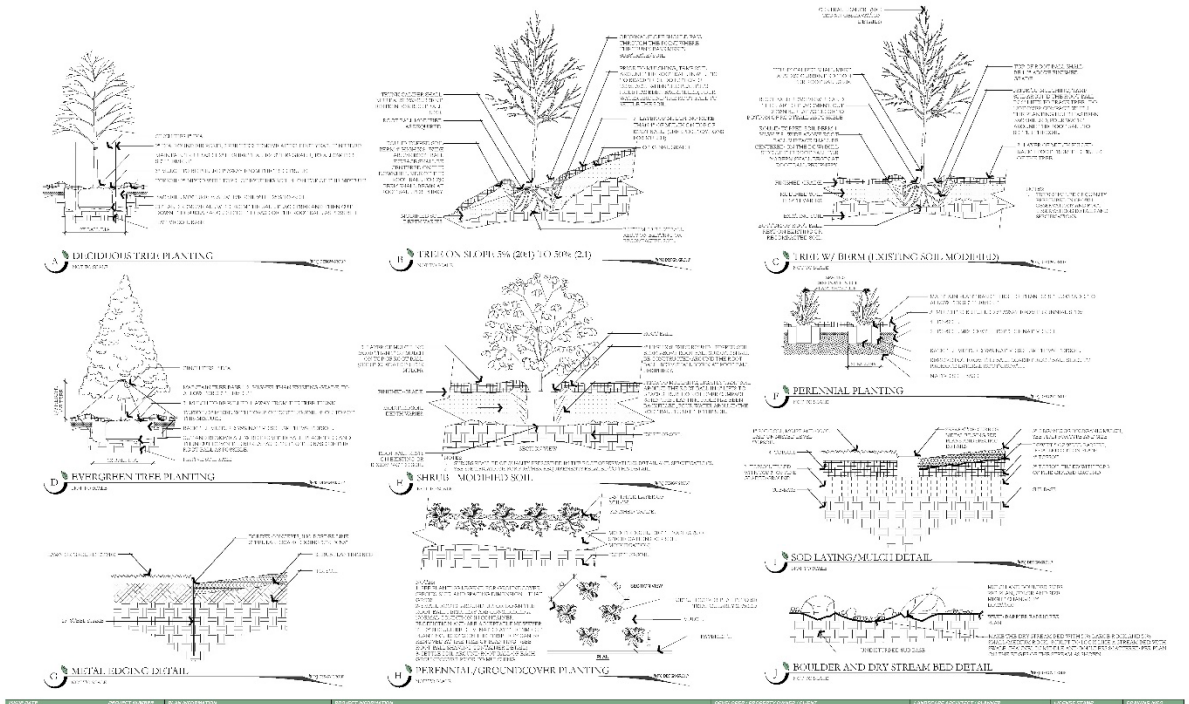

Unit 109 2,005 sq.ft.
Unit 108 2,005 sq.ft.
Unit 110 2,005 sq.ft.
Unit 107 2,005 sq.ft.
Unit 111 2,005 sq.ft.
Unit 106 2,005 sq.ft.
Unit 112 2,005 sq.ft.
Unit 105 2,005 sq.ft.
Unit 113 2,005 sq.ft.
Unit 104 2,005 sq.ft.
Unit 114 2,005 sq.ft.
Unit 103 2,005 sq.ft.
Unit 102 4,000 sq.ft.
Unit 101 4,000 sq.ft.
Note:
Areas are calculated using the outside exterior and center of interior walls.
PRIVATE AREA
Sheet 2 of 3 Sheets
North Airport Industrial Condominiums
Prepared by
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801 224 1252
fax 801 224 1264


Units 109 - 114
Units 103-108
South Elevation
Unit 102
Unit 101
South Elevation
Unit 103
Unit 104
Unit 105
Unit 106
Unit 107
Unit 108
West Elevation
Unit 102
West Elevation
Unit 109
Unit 110
Unit 111
Unit 112
Unit 113
Unit 114
East Elevation
Unit 101
East Elevation
Note
Areas are calculated using the outside exterior and center of interior walls.
PRIVATE AREA
Sheet 3 of 3 Sheets
North Airport Industrial Condominiums
Prepared by
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Orem, Utah 84058
office 801 224 1252
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ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801.224.1252
North Airport Industrial
SWPPP
Revisions
Date
Sheet No.
C - 5.0


VICINITY MAP
PLANT LEGEND
SITE MATERIALS LEGEND
10/25/2023
UT23152
AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH
CORY ANDERSEN
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-100


LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
SITE MATERIALS LEGEND
10/25/2023
UT23152
AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH
CORY ANDERSEN
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101



10/25/2023 UT23152

811 BLUE STAKES OF UTAH

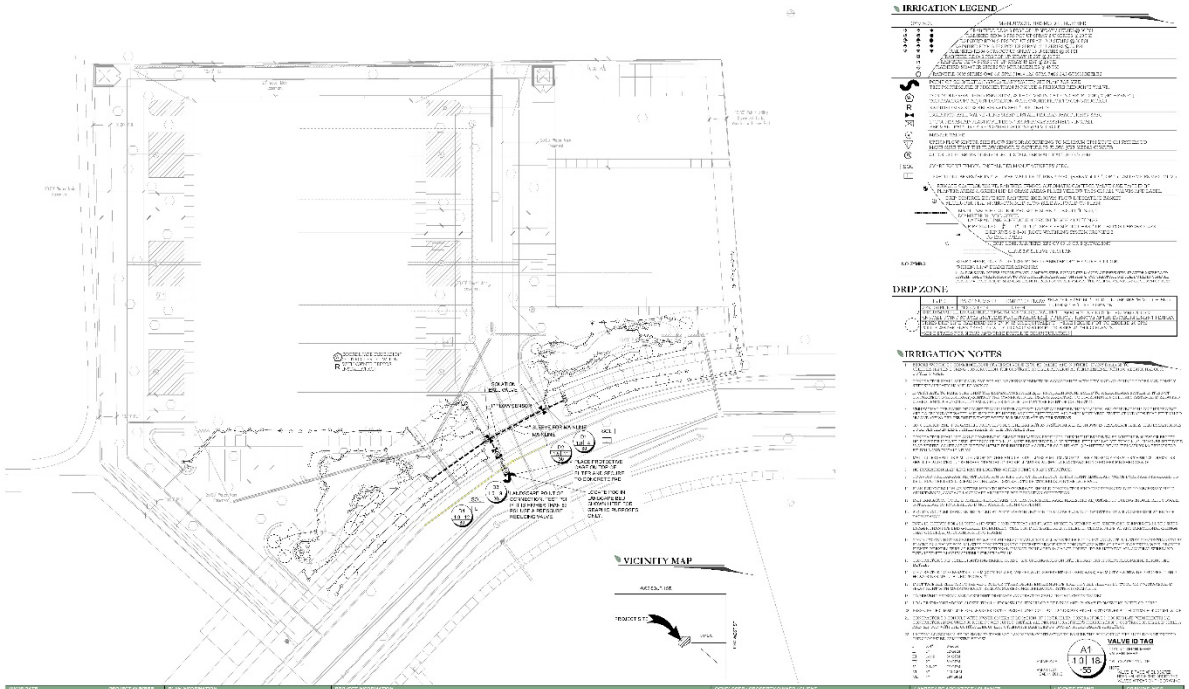
AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH

CORY ANDERSEN

PKJ DESIGN GROUP

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501



10/25/2023 UT23152

811 BLUE STAKES OF UTAH

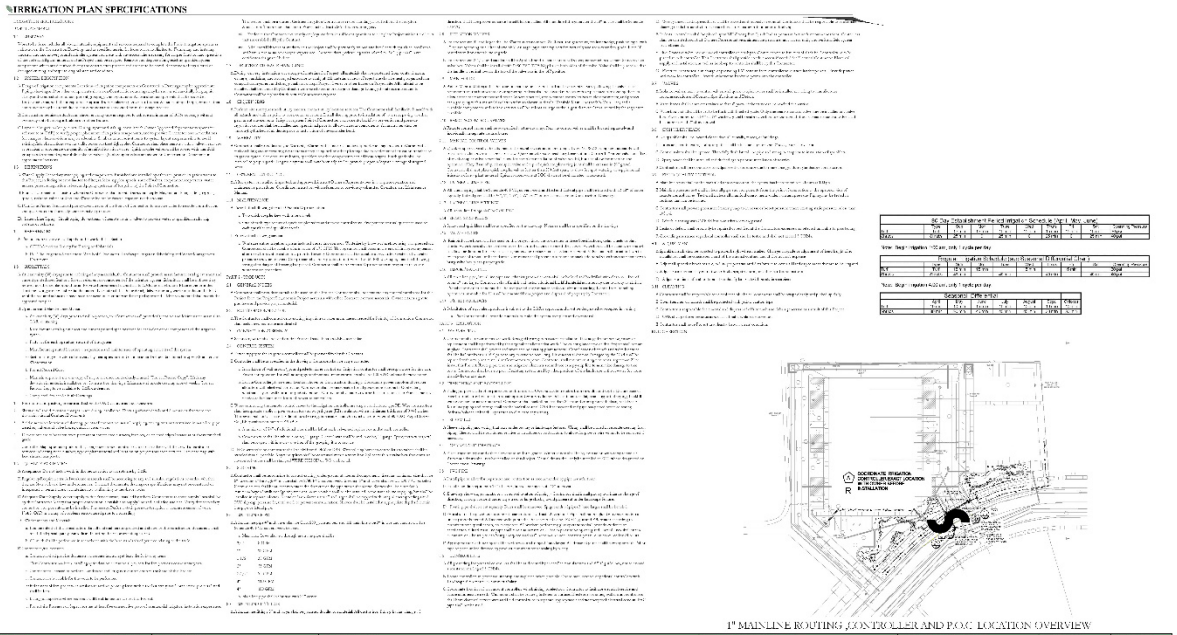
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4192 S. 800 W.
SPANISH FORK, UTAH

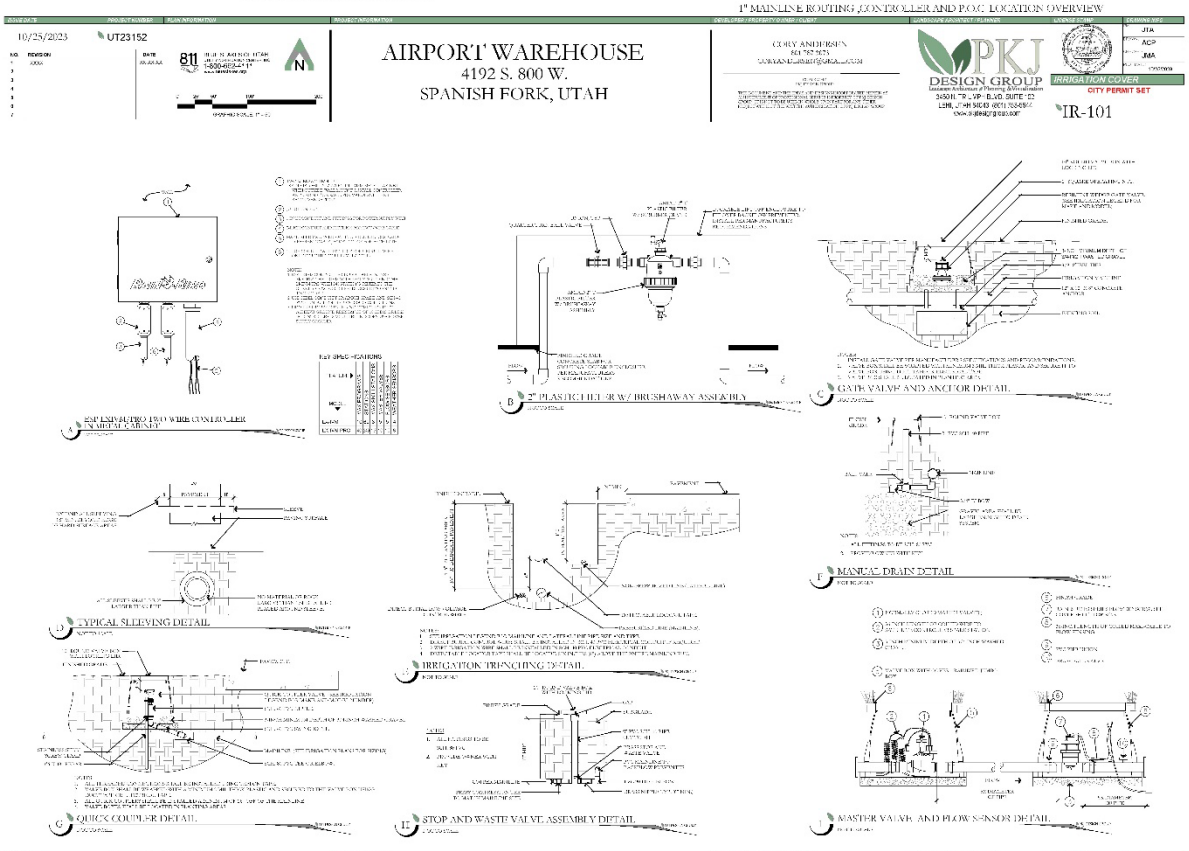
CORY ANDERSEN

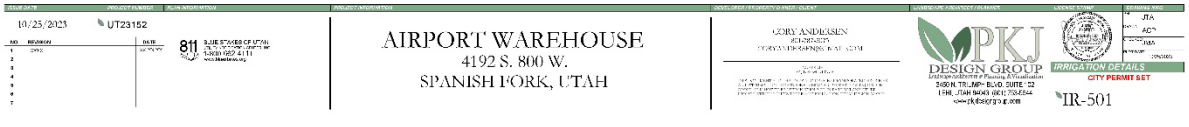
PKJ DESIGN GROUP

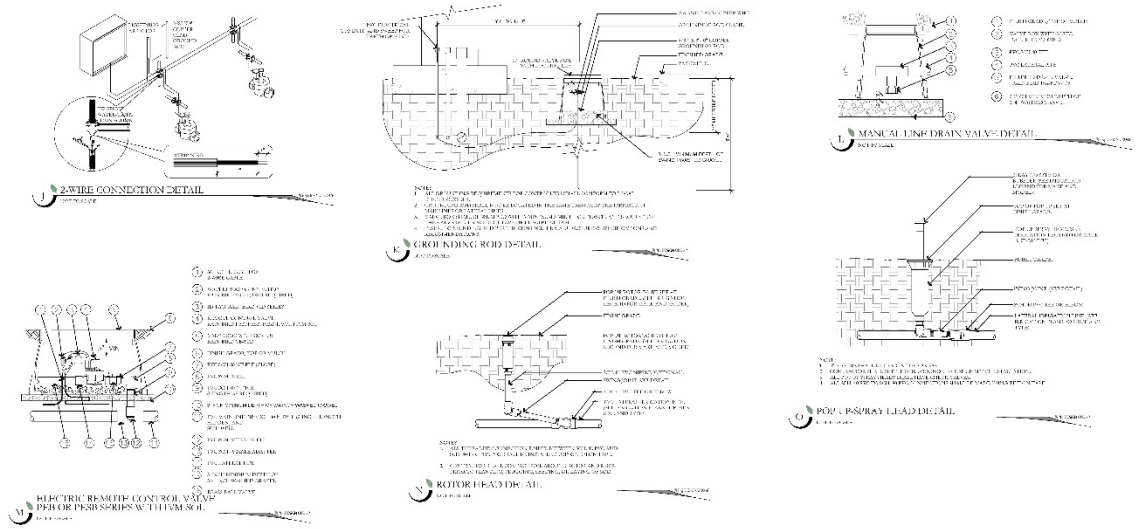
IRRIGATION PLAN
CITY PERMIT SET

IR-100


IRRIGATION PLAN SPECIFICATIONS
1" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW


10/25/2023
UT23152
AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH
CORY ANDERSEN
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101
ESP LXIVa PRO TWO WIRE CONTROLLER IN METAL CABINET
2" PLASTIC HUNTER W/ BRUSHAWAY ASSEMBLY
GATE VALVE AND ANCTOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL


10/25/2023
UT23152
AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH
CORY ANDERSEN
PKJ DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-501



10/25/2023 UT23152

811 BLUE STAKES OF UTAH

AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH

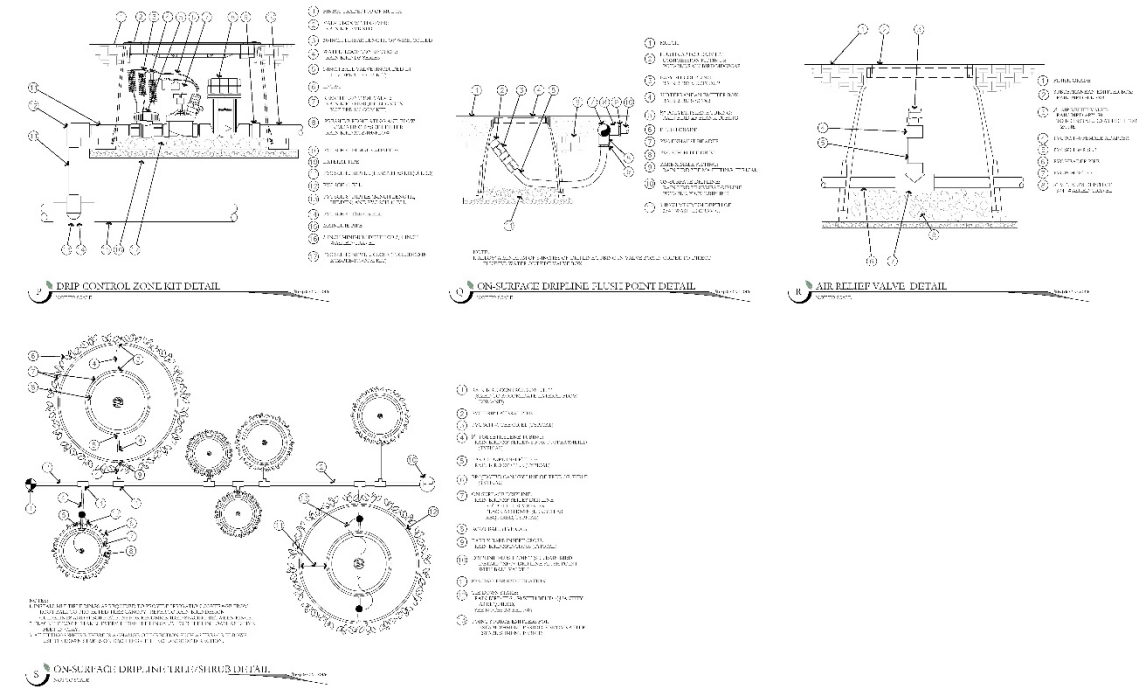
CORY ANDERSEN

PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
2460 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 753-8344

JTA
AC
MM

IRRIGATION DETAILS
CITY PERMIT SET

IR-502



10/25/2023 UT23152

811 BLUE STAKES OF UTAH

AIRPORT WAREHOUSE
4192 S. 800 W.
SPANISH FORK, UTAH

CORY ANDERSEN

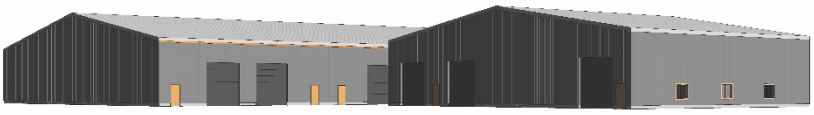
PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
2460 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 753-8344

JTA
AC
MM

IRRIGATION DETAILS
CITY PERMIT SET

IR-503

SPANISH FORK
AIRPORT WAREHOUSE



DEFERRED SUBMITTALS

CONTACTOR NOTES

PROJECT TEAM

CLIENT

CONTRACTOR

ELECTRICAL

ARCHITECT

MECHANICAL

VICINITY MAP



ADJACENCY MAP



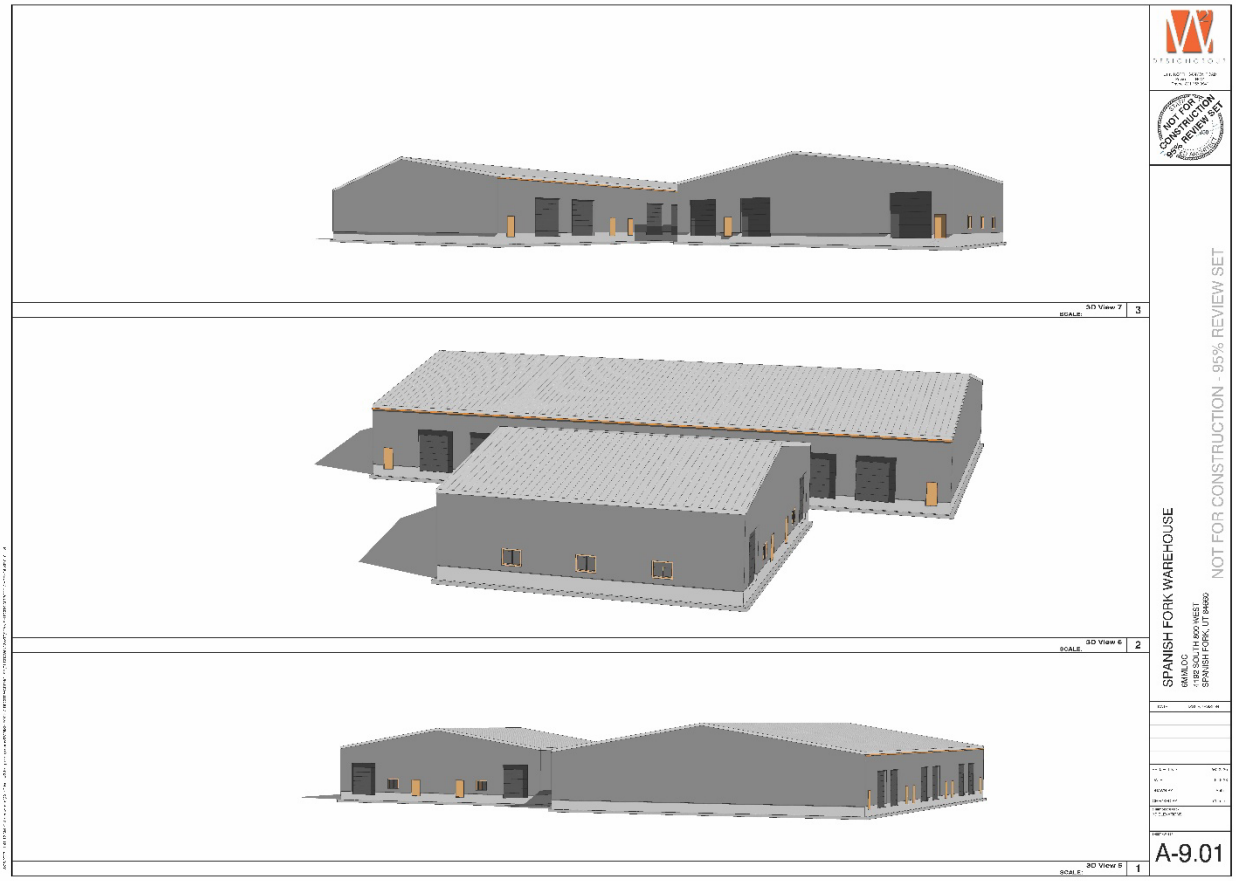
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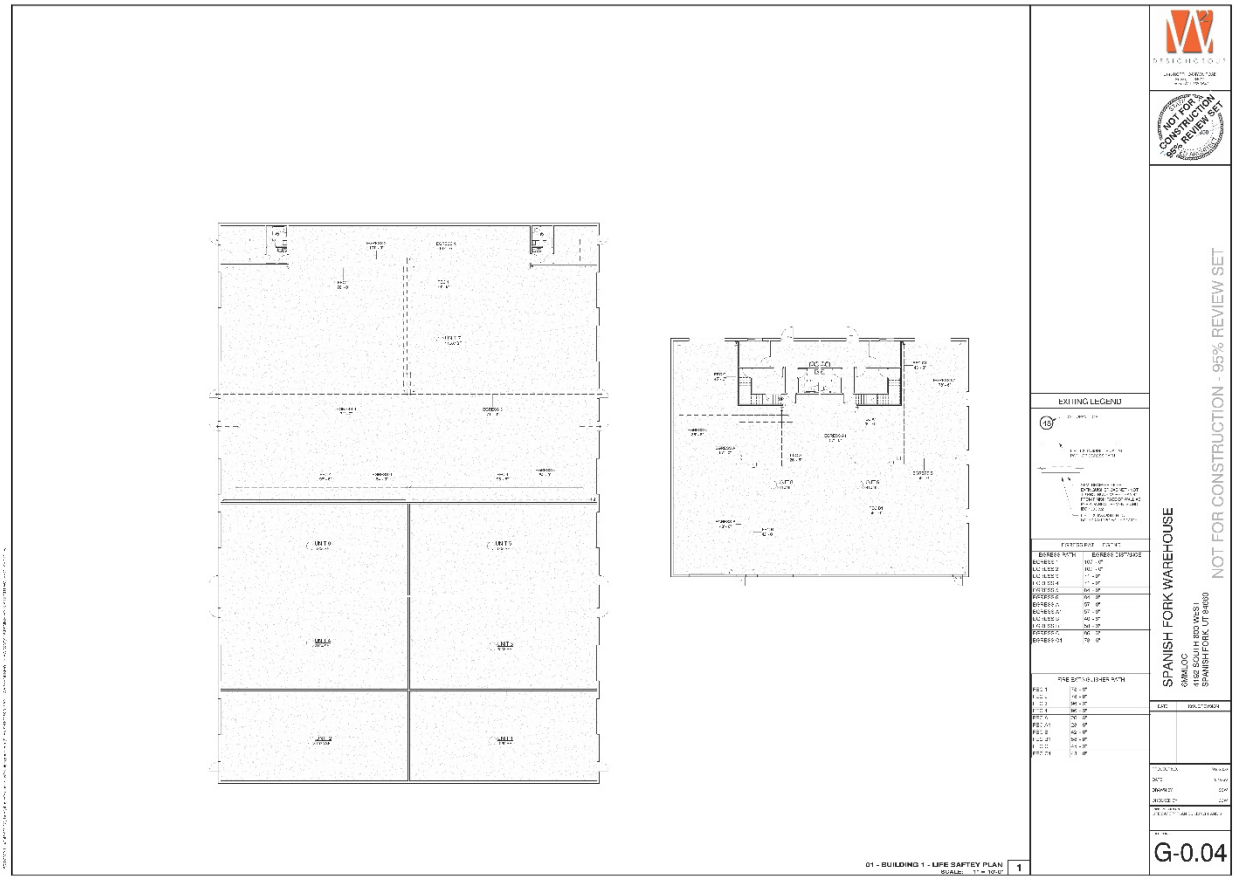
LIST OF DRAWINGS

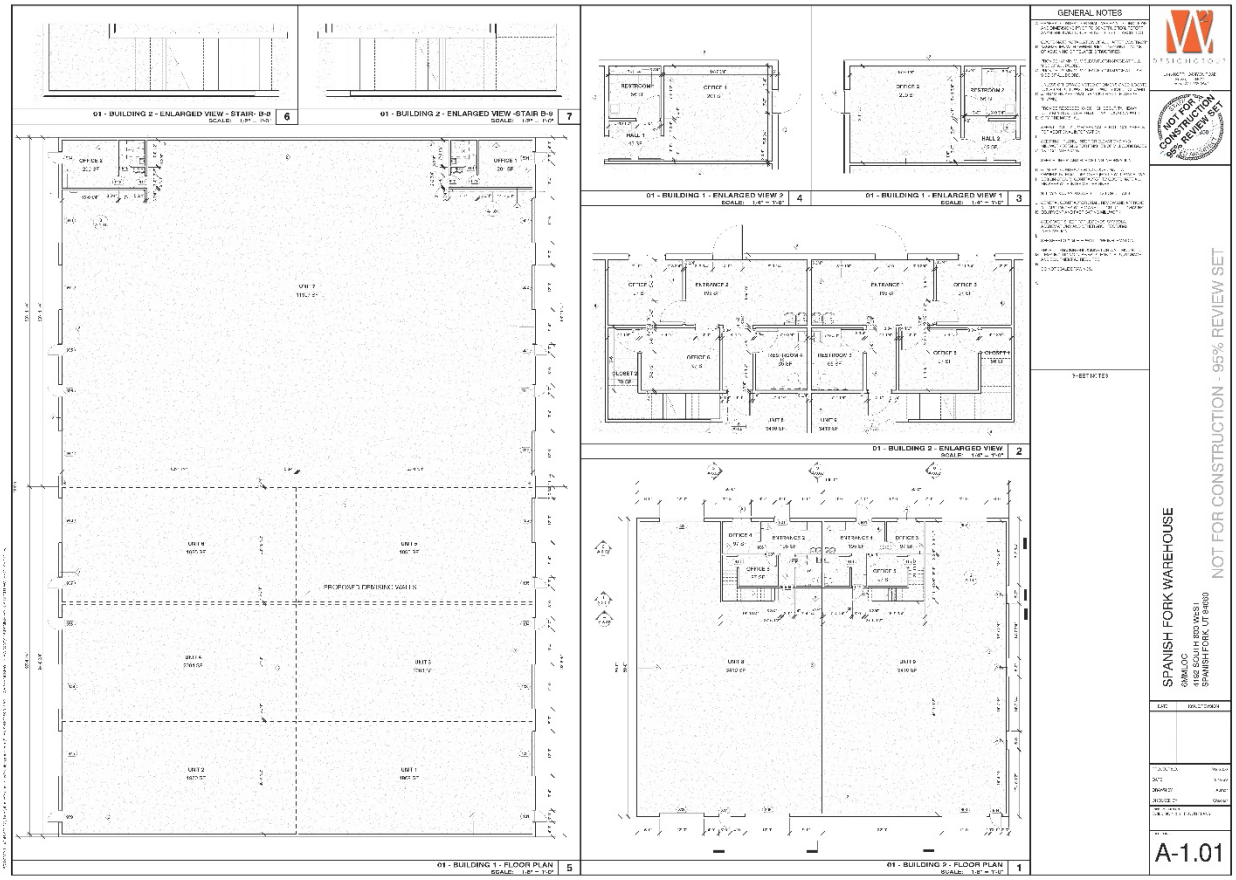
SPANISH FORK WAREHOUSE
6MAILOC
1185 SOUTH 800 WEST
SPANISH FORK, UT 84660

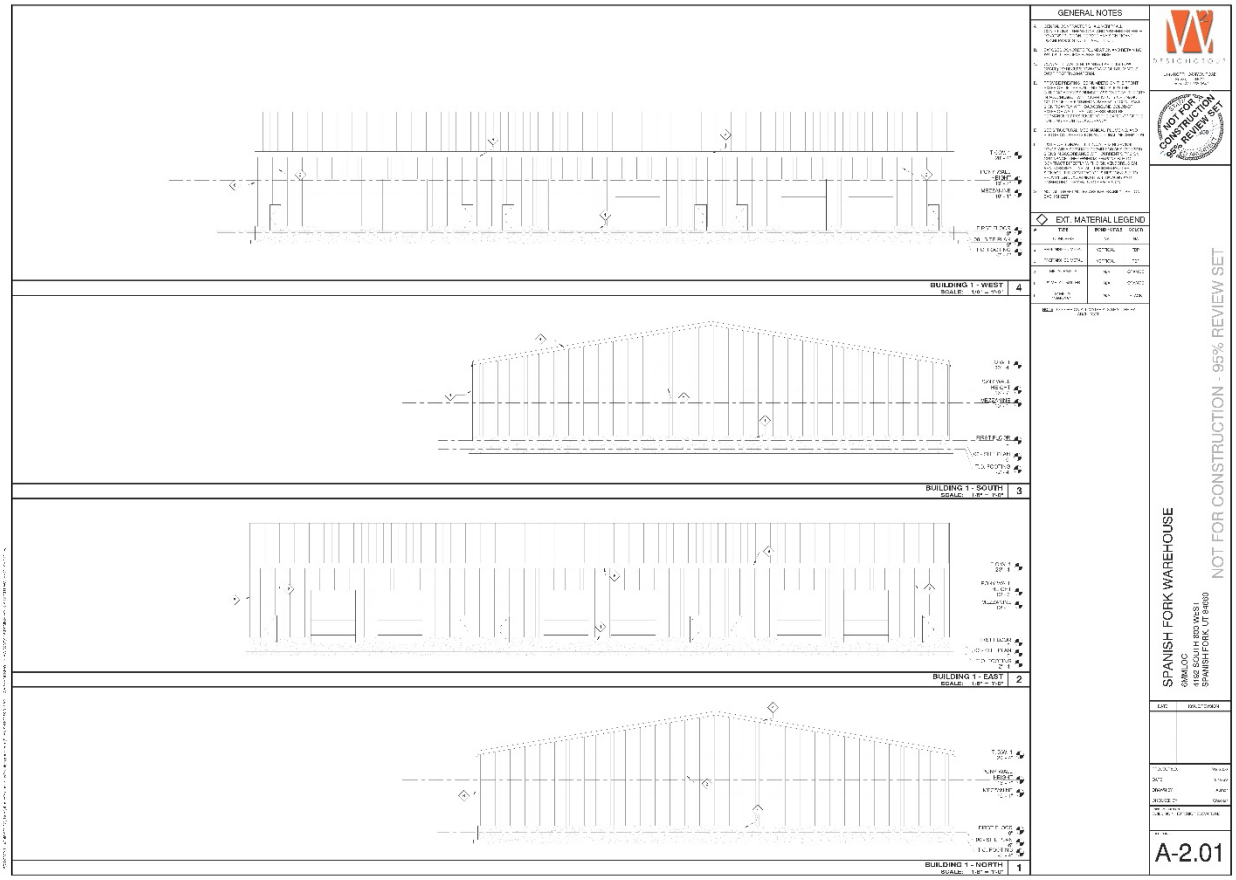
NOT FOR CONSTRUCTION - 95% REVIEW SET

G-0.01


3D View 7
SCALE
3
3D View 6
SCALE
2
3D View 5
SCALE
1
NOT FOR CONSTRUCTION
95% REVIEW SET
SPANISH FORK WAREHOUSE
6MMLOC
1182 SOUTH 800 WEST
SPANISH FORK, UT 84660
NOT FOR CONSTRUCTION - 95% REVIEW SET
A-9.01


EXITING LEGEND
SPANISH FORK WAREHOUSE
NOT FOR CONSTRUCTION - 95% REVIEW SET
NOT FOR CONSTRUCTION - 95% REVIEW SET
G-0.04
01 - BUILDING 1 - LIFE SAFTEY PLAN


01 - BUILDING 2 - ENLARGED VIEW - STAIR- B-B
6
01 - BUILDING 2 - ENLARGED VIEW -STAIR B-B
7
01 - BUILDING 1 - ENLARGED VIEW 2
4
01 - BUILDING 1 - ENLARGED VIEW 1
3
GENERAL NOTES
01 - BUILDING 2 - ENLARGED VIEW
2
01 - BUILDING 1 - FLOOR PLAN
5
01 - BUILDING 2 - FLOOR PLAN
1
SPANISH FORK WAREHOUSE
NOT FOR CONSTRUCTION - 95% REVIEW SET
A-1.01


GENERAL NOTES
EXT. MATERIAL LEGEND
BUILDING 1 - WEST
BUILDING 1 - SOUTH
BUILDING 1 - EAST
BUILDING 1 - NORTH
NOT FOR CONSTRUCTION - 95% REVIEW SET
SPANISH FORK WAREHOUSE
A-2.01

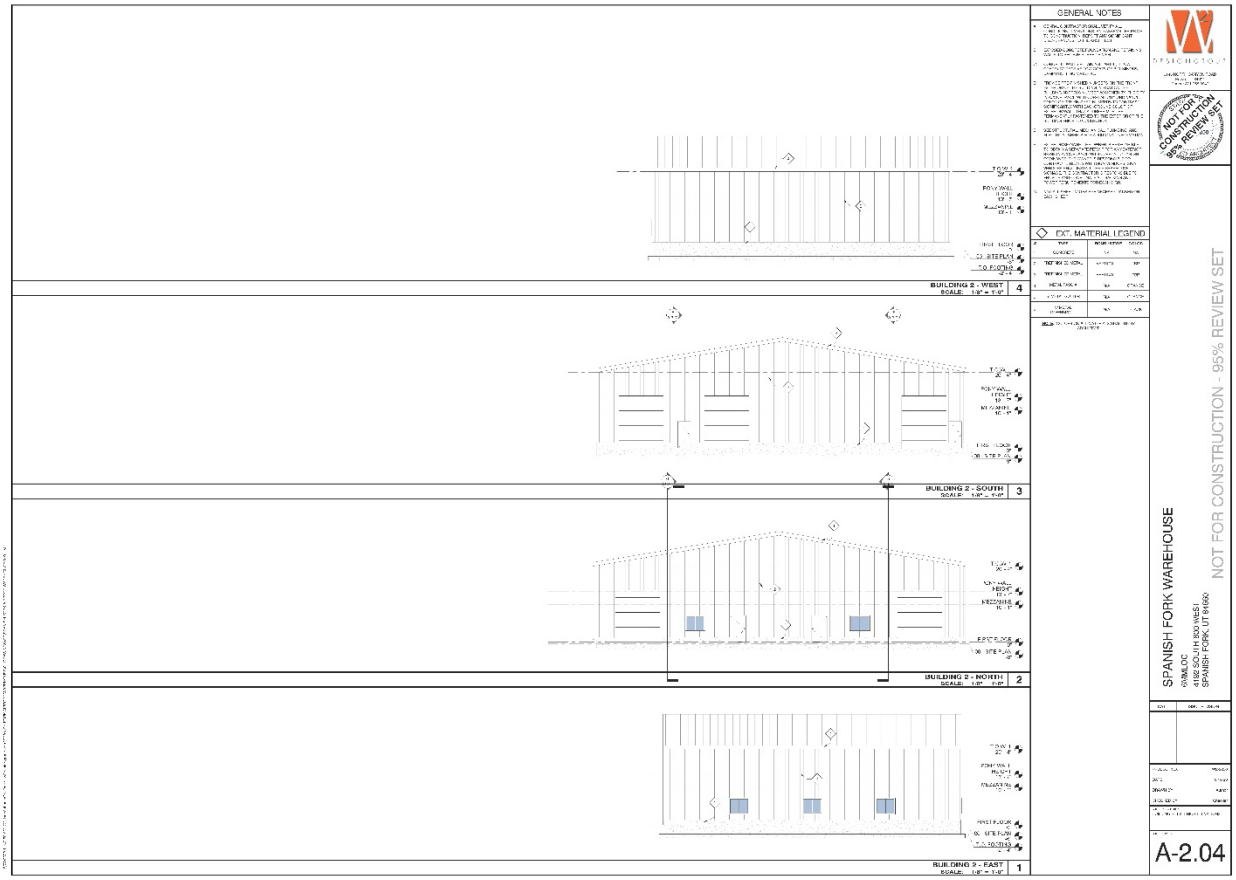
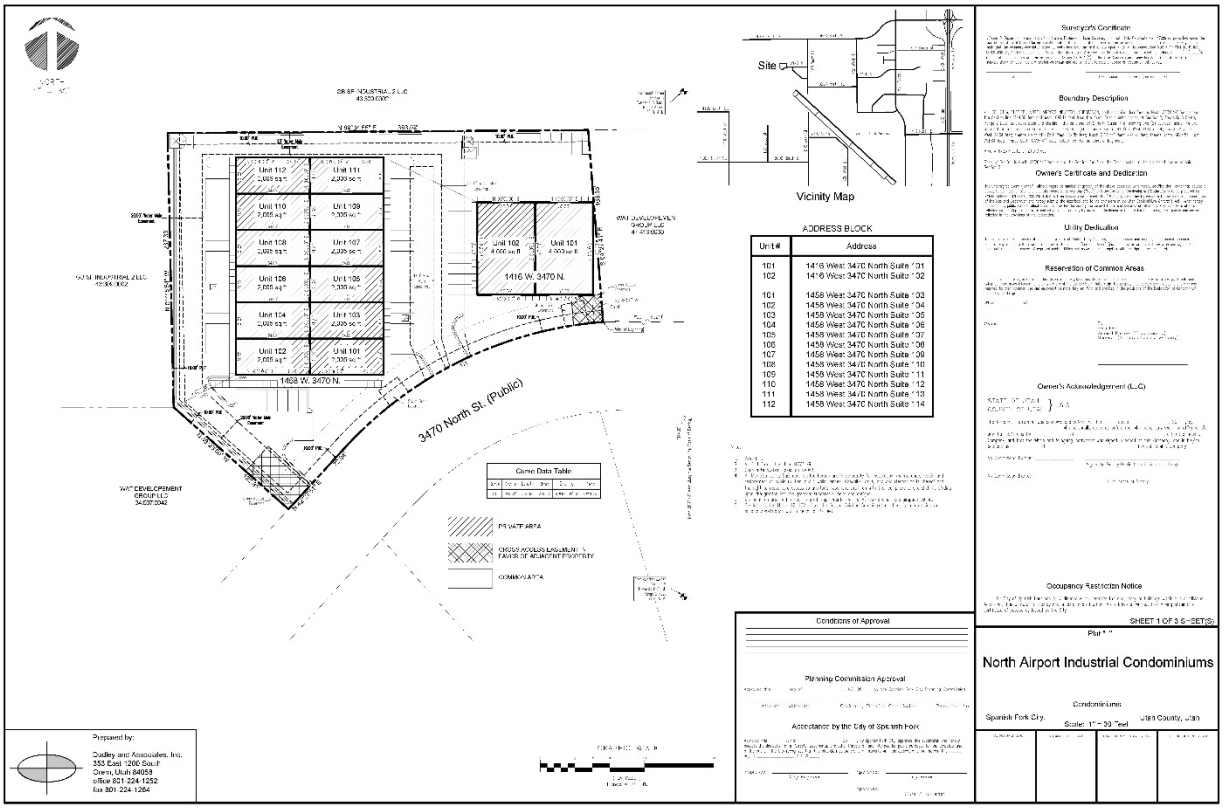
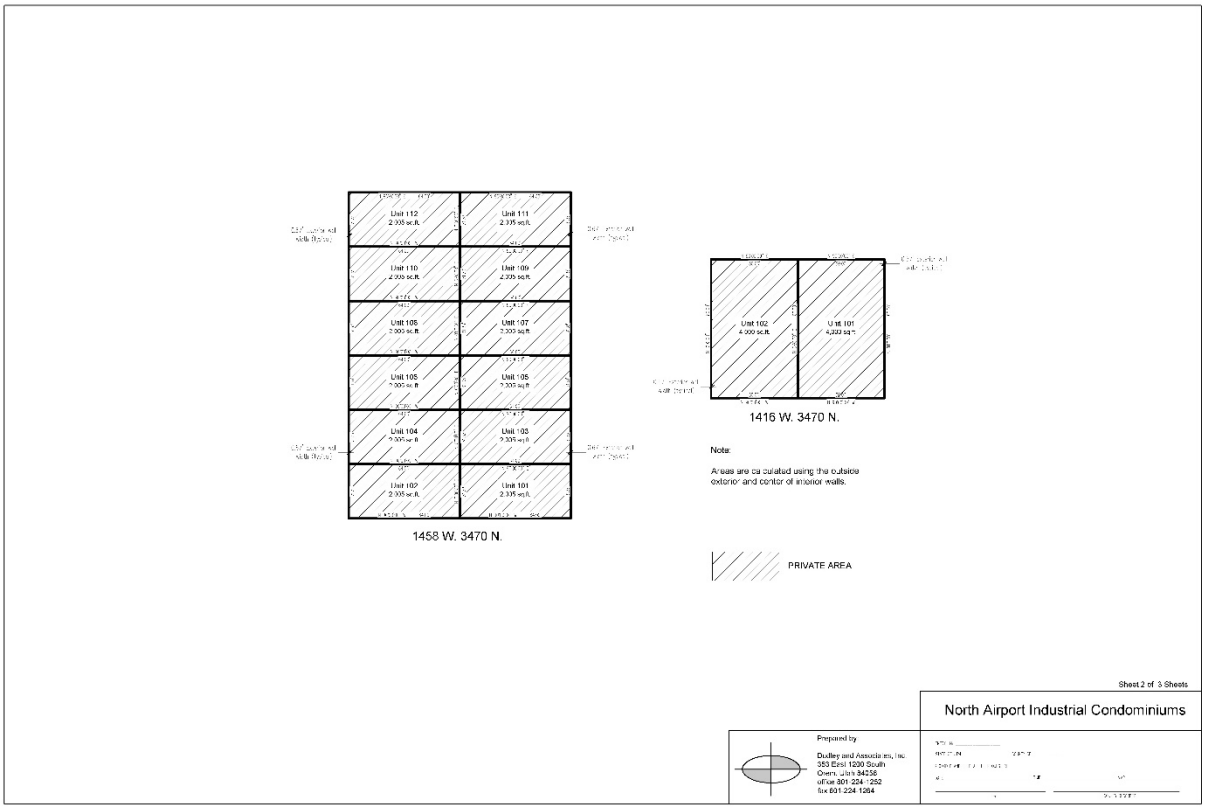
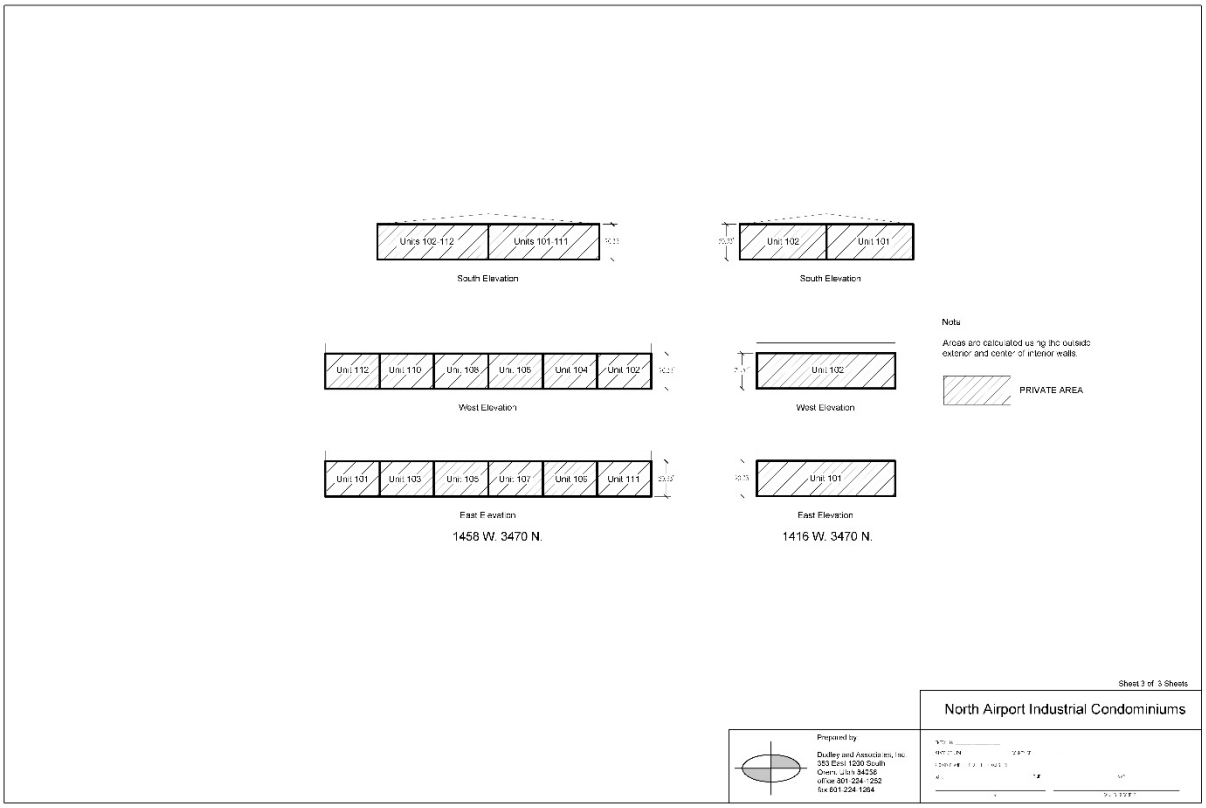
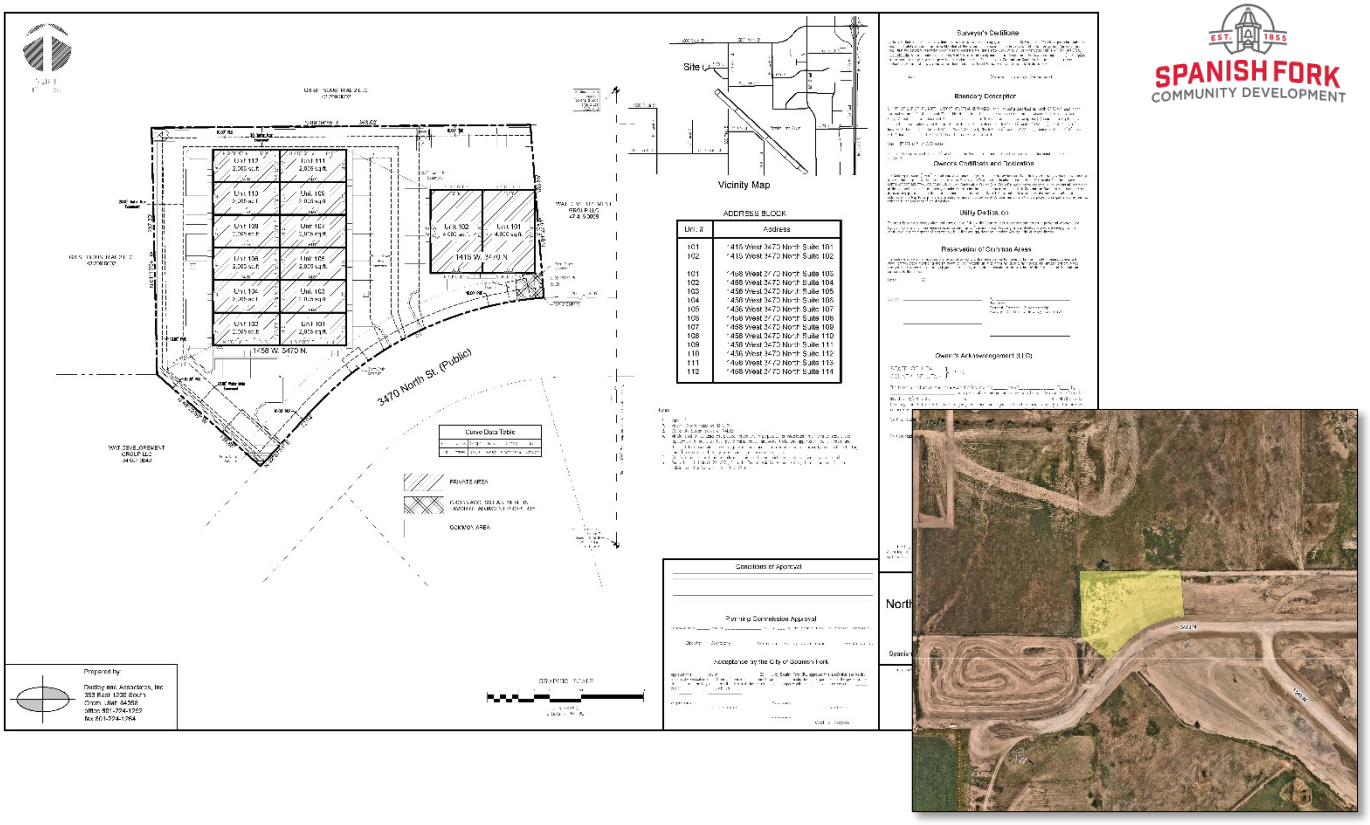

GENERAL NOTES
EXT. MATERIAL LEGEND
BUILDING 2 - WEST
BUILDING 2 - SOUTH
BUILDING 2 - NORTH
BUILDING 2 - EAST
NOT FOR CONSTRUCTION - 95% REVIEW SET
SPANISH FORK WAREHOUSE
A-2.04

Exhibit 4


Site
Vicinity Map
ADDRESS BLOCK
Unit # | Address
101 | 1416 West 3470 North Suite 101
102 | 1416 West 3470 North Suite 102
101 | 1458 West 3470 North Suite 103
102 | 1458 West 3470 North Suite 104
103 | 1458 West 3470 North Suite 105
104 | 1458 West 3470 North Suite 106
105 | 1458 West 3470 North Suite 107
106 | 1458 West 3470 North Suite 108
107 | 1458 West 3470 North Suite 109
108 | 1458 West 3470 North Suite 110
109 | 1458 West 3470 North Suite 111
110 | 1458 West 3470 North Suite 112
111 | 1458 West 3470 North Suite 113
112 | 1458 West 3470 North Suite 114
Unit 112
Unit 111
Unit 110
Unit 109
Unit 108
Unit 107
Unit 106
Unit 105
Unit 104
Unit 103
Unit 102
Unit 101
1458 W. 3470 N.
1416 W. 3470 N.
3470 North St. (Public)
Curve Data Table
PRIVATE AREA
Surveyor's Certificate
Boundary Description
Owner's Certificate and Dedication
Utility Dedication
Reservation of Common Areas
Owner's Acknowledgement (L.C)
Occupancy Restriction Notice
Conditions of Approval
Planning Commission Approval
Acceptance by the City of Spanish Fork
SHEET 1 OF 3 SHEET(S)
North Airport Industrial Condominiums
Spanish Fork City
Utah County, Utah
Prepared by:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801 224 1252
fax 801 224 1264


Unit 112
2,335 sq.ft.
Unit 111
2,335 sq.ft.
Unit 110
2,335 sq.ft.
Unit 109
2,335 sq.ft.
Unit 108
2,335 sq.ft.
Unit 107
2,335 sq.ft.
Unit 106
2,335 sq.ft.
Unit 105
2,335 sq.ft.
Unit 104
2,335 sq.ft.
Unit 103
2,335 sq.ft.
Unit 102
2,335 sq.ft.
Unit 101
2,335 sq.ft.
1458 W. 3470 N.
Unit 102
4,000 sq.ft.
Unit 101
4,000 sq.ft.
1416 W. 3470 N.
Note:
Areas are calatad using the outside exterior and center of interior walls.
PRIVATE AREA
Sheet 2 of 3 Sheets
North Airport Industrial Condominiums
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353 East 1200 South
Orem, Utah 84058
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Units 102-112
Units 101-111
South Elevation
Unit 102
Unit 101
South Elevation
Unit 112
Unit 110
Unit 108
Unit 106
Unit 104
Unit 102
West Elevation
Unit 102
West Elevation
Unit 101
Unit 103
Unit 105
Unit 107
Unit 109
Unit 111
East Elevation
1458 W. 3470 N.
Unit 101
East Elevation
1416 W. 3470 N.
Note
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PRIVATE AREA
Sheet 3 of 3 Sheets
North Airport Industrial Condominiums
Prepared by
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353 East 1200 South
Orem, Utah 84058
office 801 224 - 252
fax 801 224 1264



Skyline North Airport – North Airport Industrial Condominiums Final Plat Approval Request

January 24, 2024, Development Review Committee meeting.

Located at 1432 West 3470 North, including 2.0 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat be approved to create units to be sold individually.

Key Issues

1. Conformity with state statute for condominium plats.
2. Easements.
3. Plat.

Recommendation

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

Finding

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

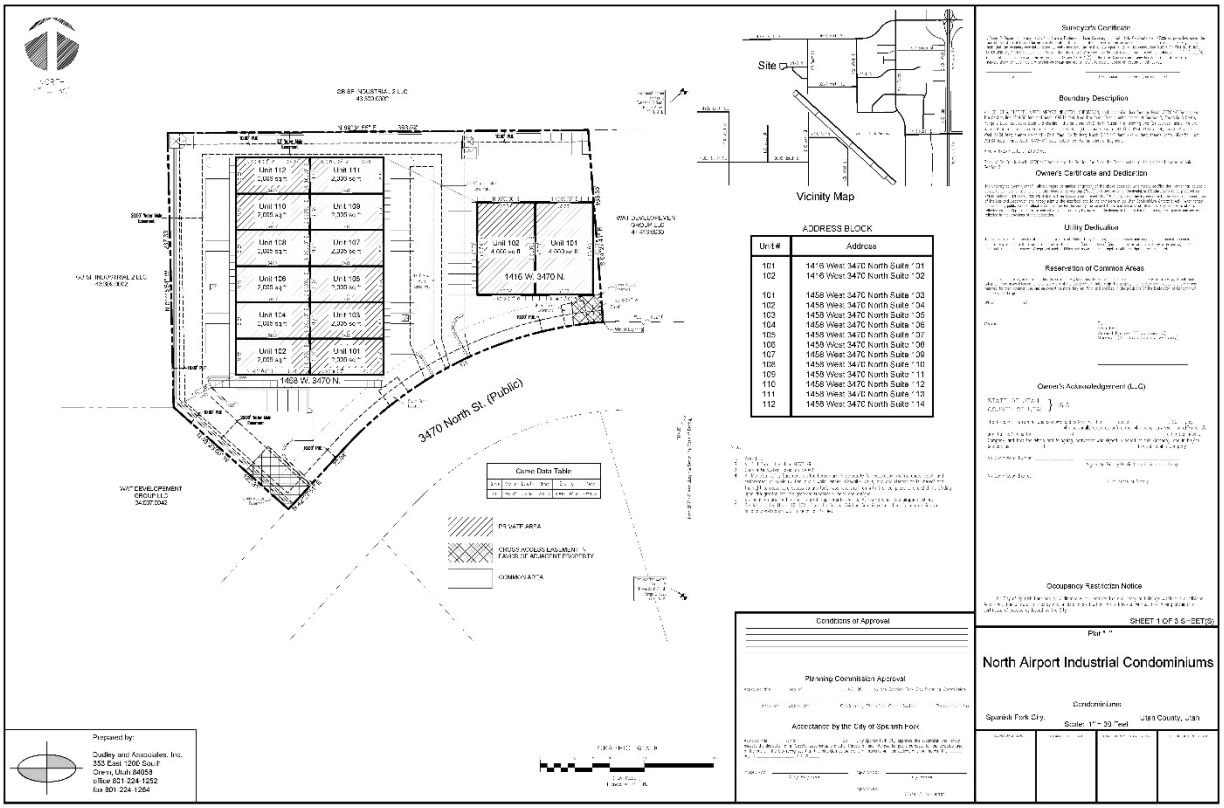
Conditions

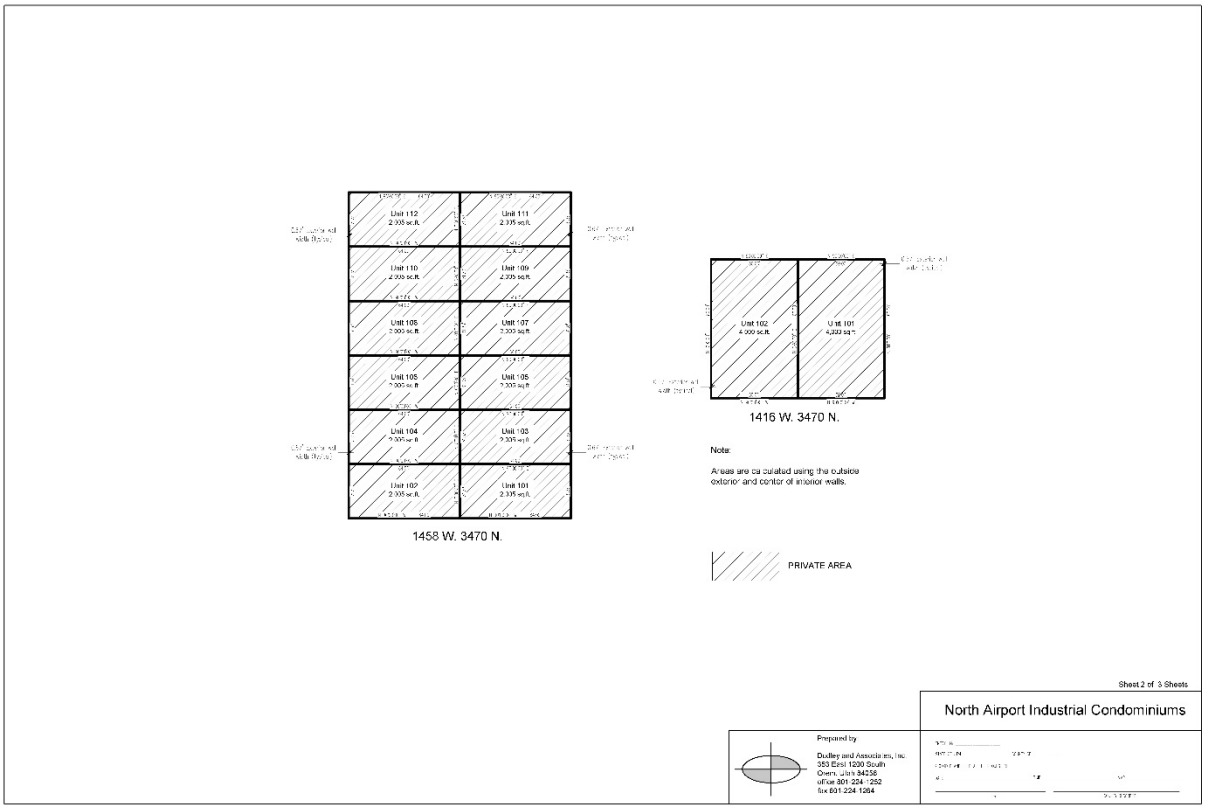
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

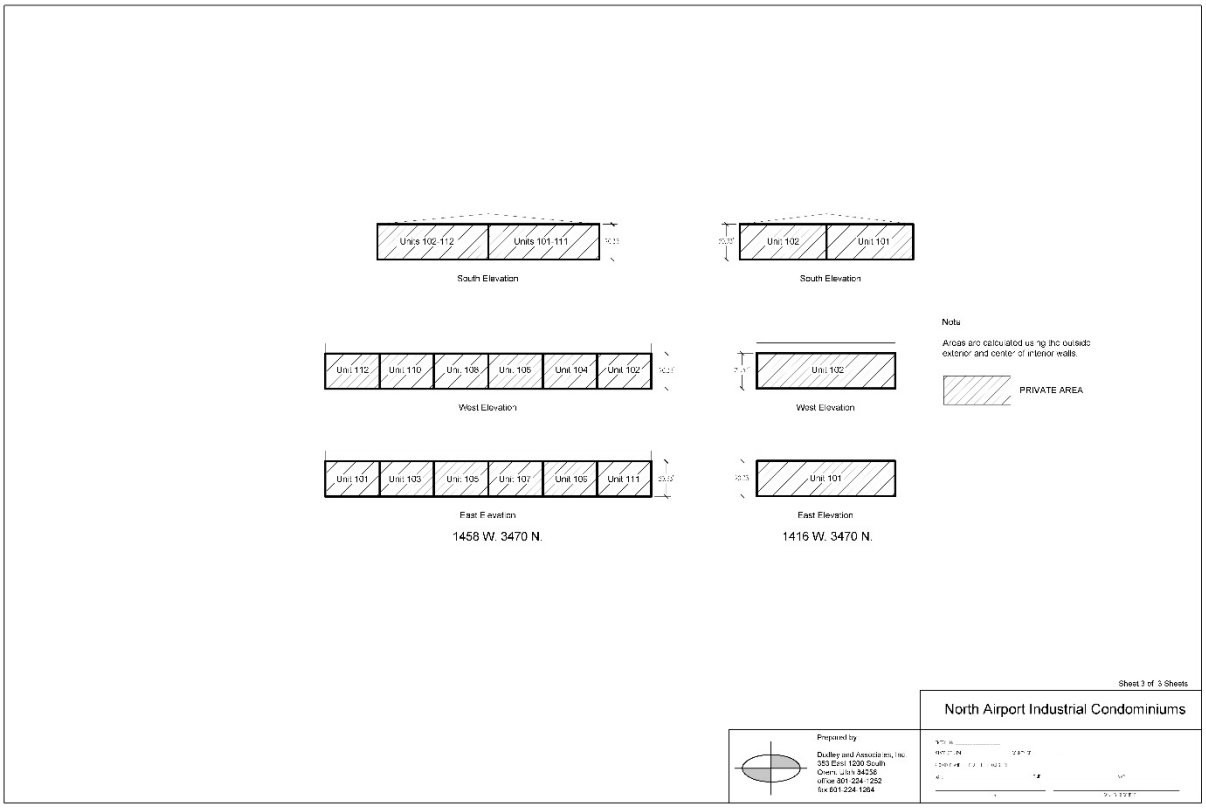
Exhibits

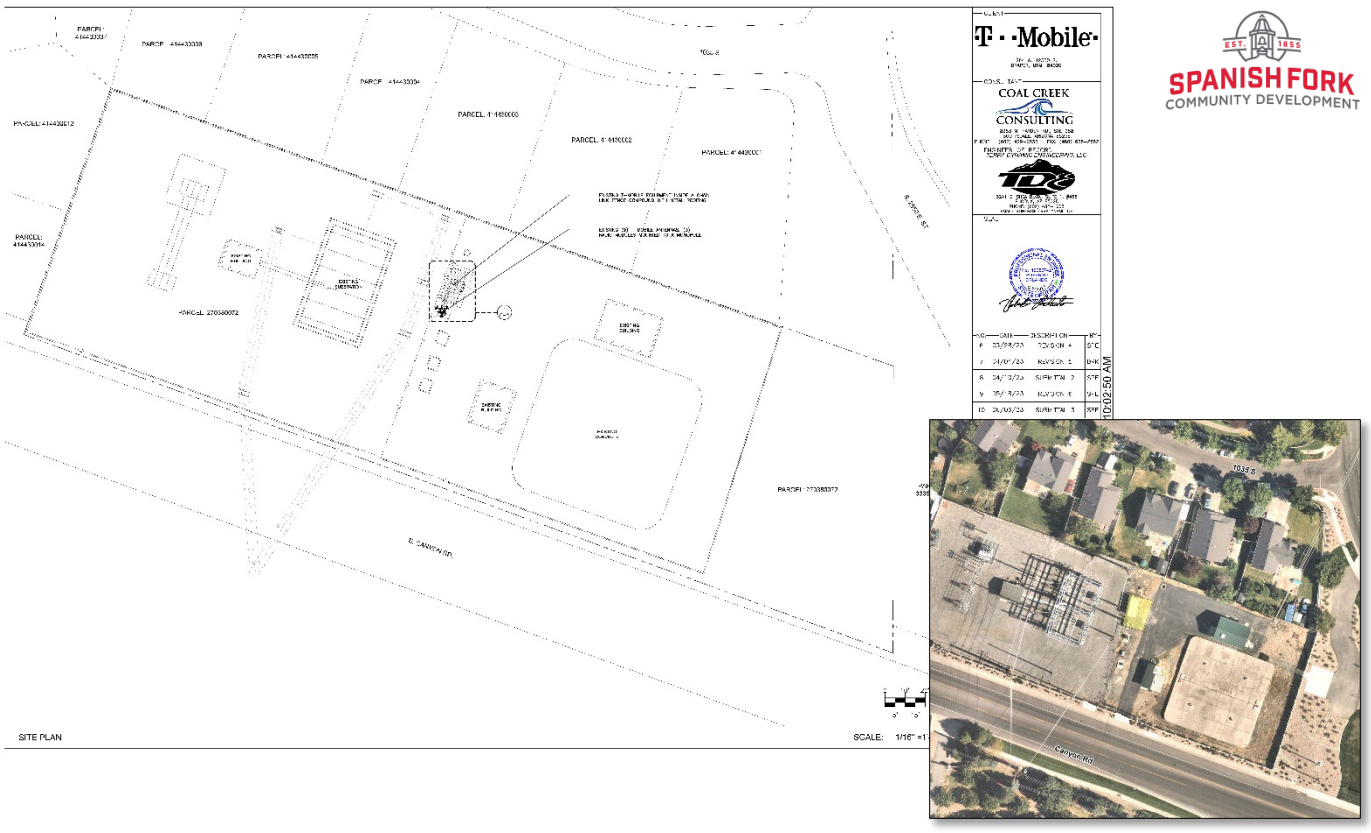
1. Plat.

Exhibit 1


Site
Vicinity Map
ADDRESS BLOCK
Unit # | Address
101 | 1416 West 3470 North Suite 101
102 | 1416 West 3470 North Suite 102
101 | 1458 West 3470 North Suite 103
102 | 1458 West 3470 North Suite 104
103 | 1458 West 3470 North Suite 105
104 | 1458 West 3470 North Suite 106
105 | 1458 West 3470 North Suite 107
106 | 1458 West 3470 North Suite 108
107 | 1458 West 3470 North Suite 109
108 | 1458 West 3470 North Suite 110
109 | 1458 West 3470 North Suite 111
110 | 1458 West 3470 North Suite 112
111 | 1458 West 3470 North Suite 113
112 | 1458 West 3470 North Suite 114
Unit 112 2,005 sq.ft.
Unit 111 2,005 sq.ft.
Unit 110 2,005 sq.ft.
Unit 109 2,005 sq.ft.
Unit 108 2,005 sq.ft.
Unit 107 2,005 sq.ft.
Unit 106 2,005 sq.ft.
Unit 105 2,005 sq.ft.
Unit 104 2,005 sq.ft.
Unit 103 2,005 sq.ft.
Unit 102 2,005 sq.ft.
Unit 101 2,005 sq.ft.
Unit 102 4,000 sq.ft.
Unit 101 4,000 sq.ft.
1458 W. 3470 N.
1416 W. 3470 N.
3470 North St. (Public)
Curve Data Table
PRIVATE AREA
Surveyor's Certificate
Boundary Description
Owner's Certificate and Dedication
Utility Dedication
Reservation of Common Areas
Owner's Acknowledgement (L.C)
Occupancy Restriction Notice
Conditions of Approval
Planning Commission Approval
Acceptance by the City of Spanish Fork
SHEET 1 OF 3 SHEET(S)
Plat "_"
North Airport Industrial Condominiums
Condominiums
Spanish Fork City, Utah County, Utah
Scale: 1" = 30 Feet
Prepared by:
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801 224 1252
fax 801 224 1264


Unit 112 2,005 sq.ft.
Unit 111 2,005 sq.ft.
Unit 110 2,005 sq.ft.
Unit 109 2,005 sq.ft.
Unit 108 2,005 sq.ft.
Unit 107 2,005 sq.ft.
Unit 106 2,005 sq.ft.
Unit 105 2,005 sq.ft.
Unit 104 2,005 sq.ft.
Unit 103 2,005 sq.ft.
Unit 102 2,005 sq.ft.
Unit 101 2,005 sq.ft.
1458 W. 3470 N.
Unit 102 4,000 sq.ft.
Unit 101 4,000 sq.ft.
1416 W. 3470 N.
Note:
Areas are calculated using the outside exterior and center of interior walls.
PRIVATE AREA
Sheet 2 of 3 Sheets
North Airport Industrial Condominiums
Prepared by
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801 224 1252
fax 801 224 1264


Units 102-112
Units 101-111
South Elevation
Unit 102
Unit 101
South Elevation
Unit 112
Unit 110
Unit 108
Unit 106
Unit 104
Unit 102
West Elevation
Unit 102
West Elevation
Unit 101
Unit 103
Unit 105
Unit 107
Unit 109
Unit 111
East Elevation
1458 W. 3470 N.
Unit 101
East Elevation
1416 W. 3470 N.
Note
Areas are calculated using the outside exterior and center of interior walls.
PRIVATE AREA
Sheet 3 of 3 Sheets
North Airport Industrial Condominiums
Prepared by
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801 224 - 252
fax 801 224 1264



2505 East T-Mobile Cell Tower Modification Conditional Use Permit Approval Request

January 24, 2024, Development Review Committee meeting.

Located at approximately 2485 East Canyon Road.

The subject property is zoned P-F.

The applicant has requested that a Conditional Use Permit be approved to allow for modifications and equipment upgrades on an existing tower.

Key Issues

1. Potential impacts.

Recommendation

That the proposed Conditional Use Permit be recommended for approval based on the following finding and subject to the following conditions.

Finding

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

Conditions

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant notifies the Power Department prior to work commencing.
4. That work hours be limited to 8 am to 6 pm.
5. Verification with the City that there is a current lease agreement for the area.

Exhibits

1. Plans.
2. Pictures.

T · ·Mobile·

SITE #: SL03016A
SITE NAME: QWEST SPANISH FORK SUBSTATION
STATE: UTAH
COUNTY: UTAH COUNTY
DESIGN TYPE: ANCHOR

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT ADOPTED CODES AS ENFORCED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO CONFLICT WITH OR SUPERSEDE THE CODES.

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 NATIONAL ELECTRICAL CODE

ACCESSIBILITY REQUIREMENTS:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CURRENT COMMERCIAL BUILDING CODE.

ENGINEERS NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

UTILITY NOTES:

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]

PROJECT SUMMARY

SITE ADDRESS:
[illegible]
SPANISH FORK, UTAH 84660

PROPERTY OWNER:
[illegible]
SPANISH FORK, UTAH 84660

APPLICANT:
[illegible]
C/O
CONTACT: STEPHEN C BOARD
PHONE: (480) 628-8094

PARCEL: 27038007?
ZONING CLASSIFICATION:
JURISDICTION: [illegible]
LAT: 40.095810°
LONG: -111.6°283700

PROJECT DESCRIPTION

T-MOBILE PROPOSES TO:

REMOVE AND REPLACE (3) RRU PER SECTOR BEHIND PANEL
REMOVE (3) 1900 MHz RRH'S BEHIND PANEL
REMOVE (3) 4460 MHz RRH'S PER SECTOR
REMOVE (3) ANTENNAS, (3) PER SECTOR
REMOVE EXISTING (1) SYSTEM MOUNT
REMOVE (12) 7/8 COAX CABLES
RE-ORIENT (3) ANTENNAS, (1) PER SECTOR
RE-LOCATE (3) RADIO MODULES, (1) PER SECTOR
ADD A NEW 4G ANTENNA IN FRONT OF EXISTING PANEL
ADD A 2" CONDUIT FOR POWER ROUTED TO GPS
ADD A 6-RU 24" 2160 CABINET
ADD A NEW PSU, RET'S VOLTAGE BOOSTER, 160E EQUIPMENT CABINET
ADD (3) 1-FIBER CABLES
ADD A NEW T-SECTOR MOUNT
ADD (3) ANTENNAS, (1) PER SECTOR
ADD (3) RADIO MODULES, (2) PER SECTOR

PROJECT TEAM

PROJECT MANAGER:
T-MOBILE
121 ELECTION RD
CONTACT: RACHEL [illegible]
PHONE: (425) 214-4298
EMAIL: RACHEL.COLLINS2@T-MOBILE.COM

APPLICANT REPRESENTATIVE:
COAL CREEK CONSULTING
2281 W HAVEN RD, STE 238
SCOTTSDALE, ARIZONA 85268
CONTACT: BRIAN MAJOR
PHONE: (801) 949-4940

SITE ACQUISITION:
COAL CREEK CONSULTING
2281 W HAVEN RD, STE 238
SCOTTSDALE, ARIZONA 85268
CONTACT: GREG LISSER
PHONE: (602) 284-4087

A&E DESIGN:
COAL CREEK CONSULTING
2281 W HAVEN RD, STE 238
SCOTTSDALE, ARIZONA 85268
CONTACT: SIMON PARKS
PHONE: (801) 244-5958

CIVIL ENGINEER:
TERRA PRIME ENGINEERING, LLC
[illegible]
CONTACT: ROBERT ORLANDO
PHONE: (602) 452-1002
EMAIL: BOB@TERRAPRIMEENG.COM

STRUCTURAL ENGINEER:
EXCELLENCE IN ENGINEERING
12005 ANTELOPE TRAIL
CASTLE ROCK, CO 80108
CONTACT: LOREN PRIEST
PHONE: (303) 742-1185

SHEET INDEX

T-1	TITLE SHEET, VICINITY MAP & GENERAL INFO.
CIVIL	
C-1	SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	EXISTING/NEW ANTENNA PLAN & EQUIPMENT PLAN
C-4	EXISTING/NEW ELEVATION
C-5	DETAILS
ELECTRICAL	
E-1	SINGLE LINE DIAGRAM, PANEL SCHEDULE & LOAD CALCULATIONS
E-2	GROUNDING PLAN & NOTES
E-3	EQUIPMENT GROUNDING DETAILS
STRUCTURAL	
S-1	TITLE SHEET
GM	GENERAL NOTES
S-2	STRUCTURAL NOTES
S-3	EQUIPMENT ELEVATION VIEW
S-4	REINFORCEMENT INTERFACE TO FOUNDATION DETAILS
S-5	REINFORCEMENT ASSEMBLY SPECIFICATION DETAILS
S-6	CONCRETE COLLAR REINFORCEMENT DETAILS
SPEC	MONOPOLE BLIND BOLT ASSEMBLY INSTALLATION GUIDE PG1
SPEC2	MONOPOLE BLIND BOLT ASSEMBLY INSTALLATION GUIDE PG2

VICINITY MAP



DRIVING DIRECTIONS

[illegible]

CONSULTANT
COAL CREEK CONSULTING
[illegible]

ENGINEER OF RECORD
[illegible]

SEAL

NO	DATE	DESCRIPTION	BY
6	03/28/23	REVISION 4	SPC
7	04/04/23	REVISION 5	DTH
8	04/11/23	SUBMITTAL 2	SPC
9	05/15/23	REVISION 6	SPC
10	06/06/23	SUBMITTAL 1	SPC

PROJECT INFORMATION
JOB: 3-09-01

SL03016A
QWEST SPANISH FORK SUBSTATION

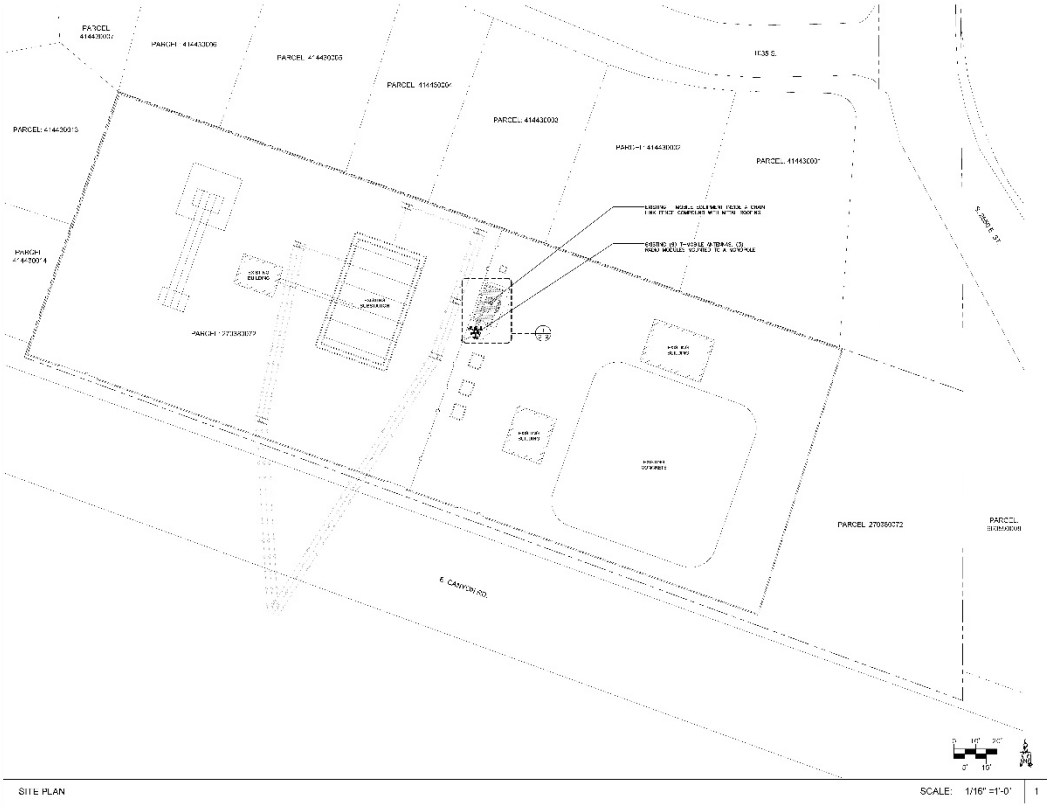
JOE L VARGA PA
SPANISH FORK, UTAH 84660

SHEET TITLE
TITLE SHEET, VICINITY MAP & GENERAL INFORMATION

JURISDICTIONAL APPROVAL

SHEET NUMBER
T-1

RFDS VER: 3 DATED 12/06/2022 AT 10:02:50 AM



SITE PLAN

SCALE: 1/16" =1'-0" 1

CONSULTANT
COAL CREEK CONSULTING
[illegible]

ENGINEER OF RECORD
[illegible]

SEAL

NO	DATE	DESCRIPTION	BY
6	03/28/23	REVISION 4	SPC
7	04/04/23	REVISION 5	DTH
8	04/11/23	SUBMITTAL 2	SPC
9	05/15/23	REVISION 6	SPC
10	06/06/23	SUBMITTAL 1	SPC

PROJECT INFORMATION
JOB: 3-09-01

SL03016A
QWEST SPANISH FORK SUBSTATION

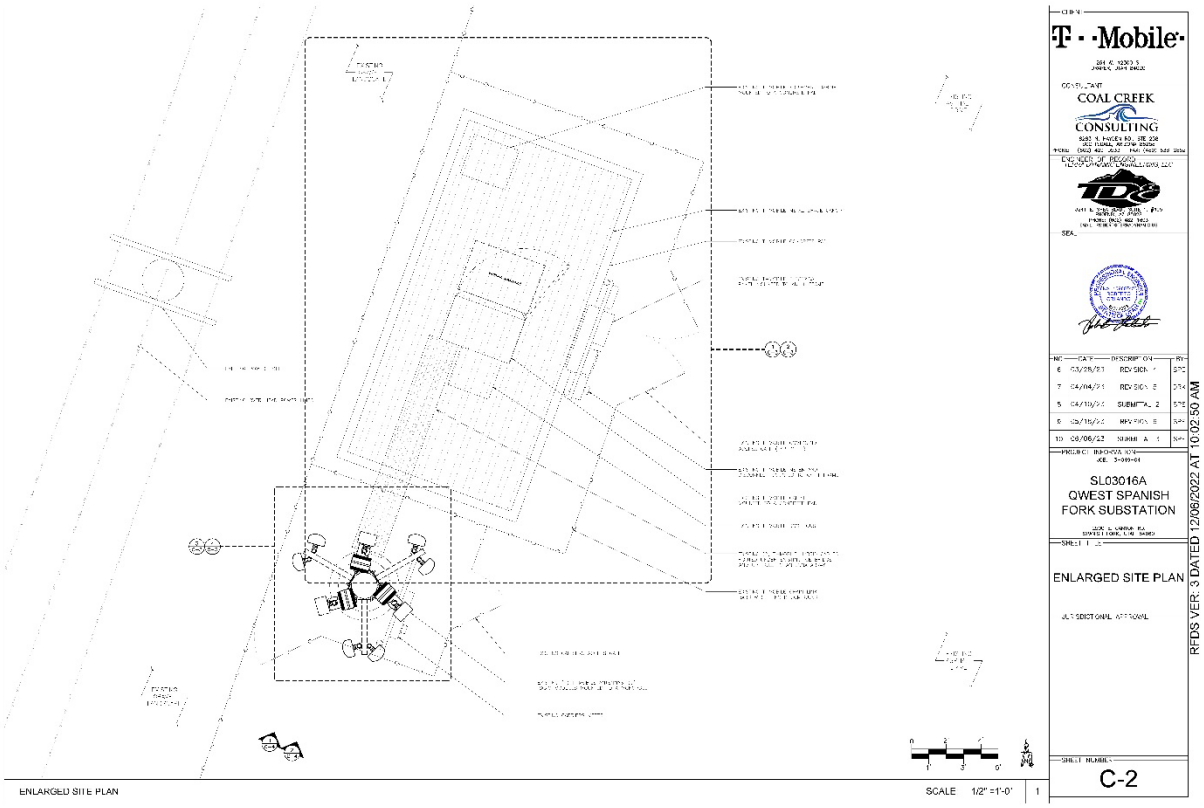
JOE L VARGA PA
SPANISH FORK, UTAH 84660

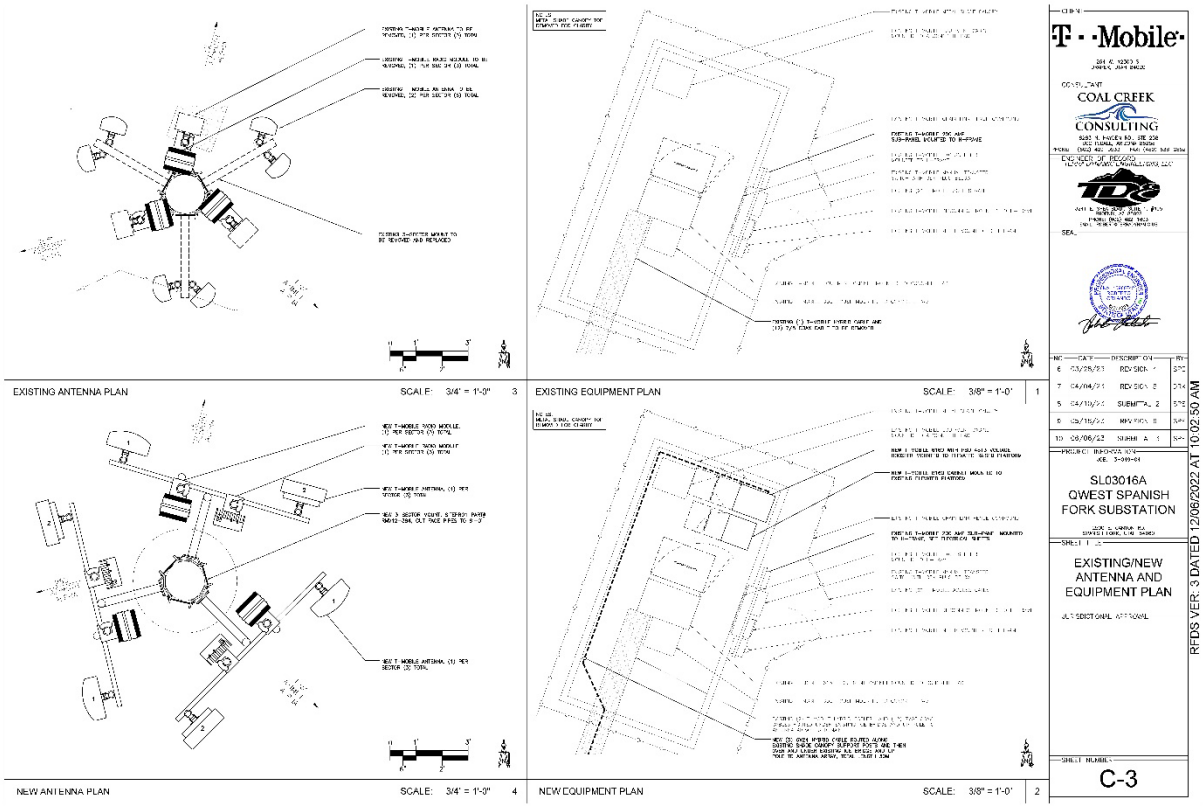
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SITE PLAN

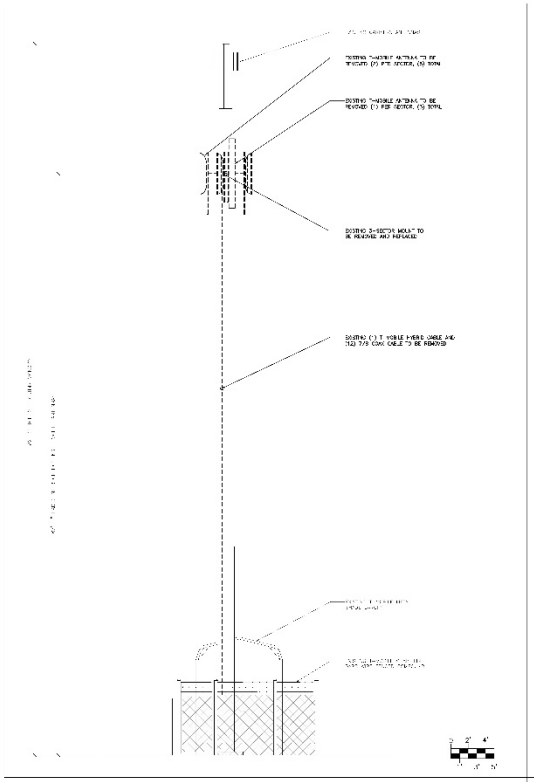
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C-1

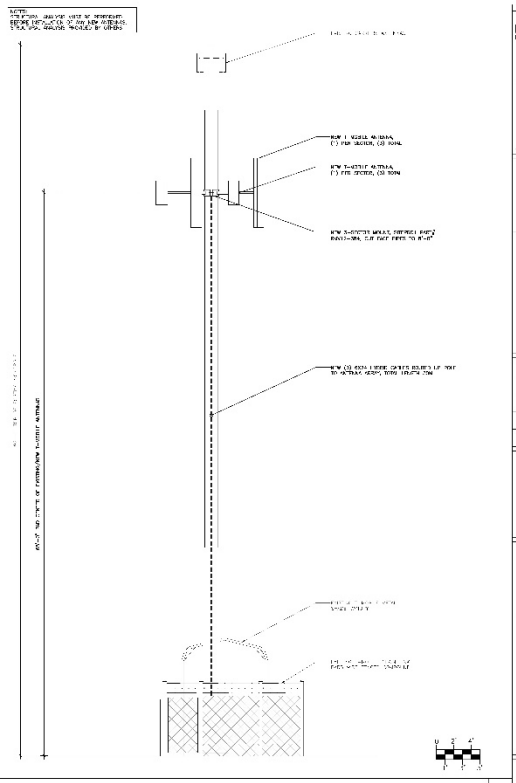
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T-Mobile
CONSULTANT
COAL CREEK CONSULTING
SL03016A
QWEST SPANISH FORK SUBSTATION
ENLARGED SITE PLAN
C-2
RFDS VER: 3 DATED 12/06/2022 AT 10:02:50 AM
ENLARGED SITE PLAN
SCALE 1/2" =1'-0"


T-Mobile
CONSULTANT
COAL CREEK CONSULTING
SL03016A
QWEST SPANISH FORK SUBSTATION
EXISTING/NEW ANTENNA AND EQUIPMENT PLAN
C-3
RFDS VER: 3 DATED 12/06/2022 AT 10:02:50 AM
EXISTING ANTENNA PLAN
SCALE: 3/4" = 1'-0"
EXISTING EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"
NEW ANTENNA PLAN
SCALE: 3/4" = 1'-0"
NEW EQUIPMENT PLAN
SCALE: 3/8" = 1'-0"



EXISTING SOUTH WEST ELEVATION SCALE: 1/4" = 1'-0" 2



NEW SOUTH WEST ELEVATION SCALE: 1/4" = 1'-0" 1

T-Mobile

COAL CREEK CONSULTING

NO	DATE	DESCRIPTION	BY
6	03/28/23	REVISION 4	SPC
7	04/04/23	REVISION 5	DTH
8	04/11/23	SUBMITTAL 2	SPC
9	05/15/23	REVISION 6	SPC
10	06/06/23	SUBMITTAL 1	SPC

PROJECT INFORMATION
JOB: 3-009-01

SL03016A
QWEST SPANISH FORK SUBSTATION

SHEET TITLE
EXISTING/NEW ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER
C-4

RFDS VER: 3 DATED 12/06/2022 AT 10:02:50 AM

ANTENNA AND CABLE SCHEDULE

SECTOR	ANT. NO.	ANTENNA TYPE	RAD CENTER	AZIMUTH	MECHANICAL DOWN TILT	ELECTRICAL DOWN TILT	CABLE TYPE	# OF LINES	LINE LENGTH	RADIO
ALPHA		RFS APXVAARR24_43U-NCO (OCTO) (4 CSS)								
ALPHA	3	A 4945 B71 (MASSIVE MIMO)	65'	10°	0°	3	6X24 FIBER	1	300'	ERICSSON 4480 B71+B85 / ERICSSON-4480-B71+B85
BETA		RFS APXVAARR24_43U-NCO (OCTO)								
BETA	2	A 4945 B41 (MASSIVE MIMO)	65'	150°	0°	4 AND 3				
GAMMA		RFS APXVAARR24_43U-NCO (OCTO)								
GAMMA	3	A 4945 B41 (MASSIVE MIMO)	65'	255°	0°	4 AND 3	6X24 FIBER	1	300'	ERICSSON 4480 B71+B85 / ERICSSON-4480-B71+B85

ANTENNA SCHEDULE SCALE: N.T.S. 1

NOT USED N.T.S. 2

T-Mobile

COAL CREEK CONSULTING

NO	DATE	DESCRIPTION	BY
6	03/28/23	REVISION 4	SPC
7	04/04/23	REVISION 5	DTH
8	04/11/23	SUBMITTAL 2	SPC
9	05/15/23	REVISION 6	SPC
10	06/06/23	SUBMITTAL 1	SPC

PROJECT INFORMATION
JOB: 3-009-01

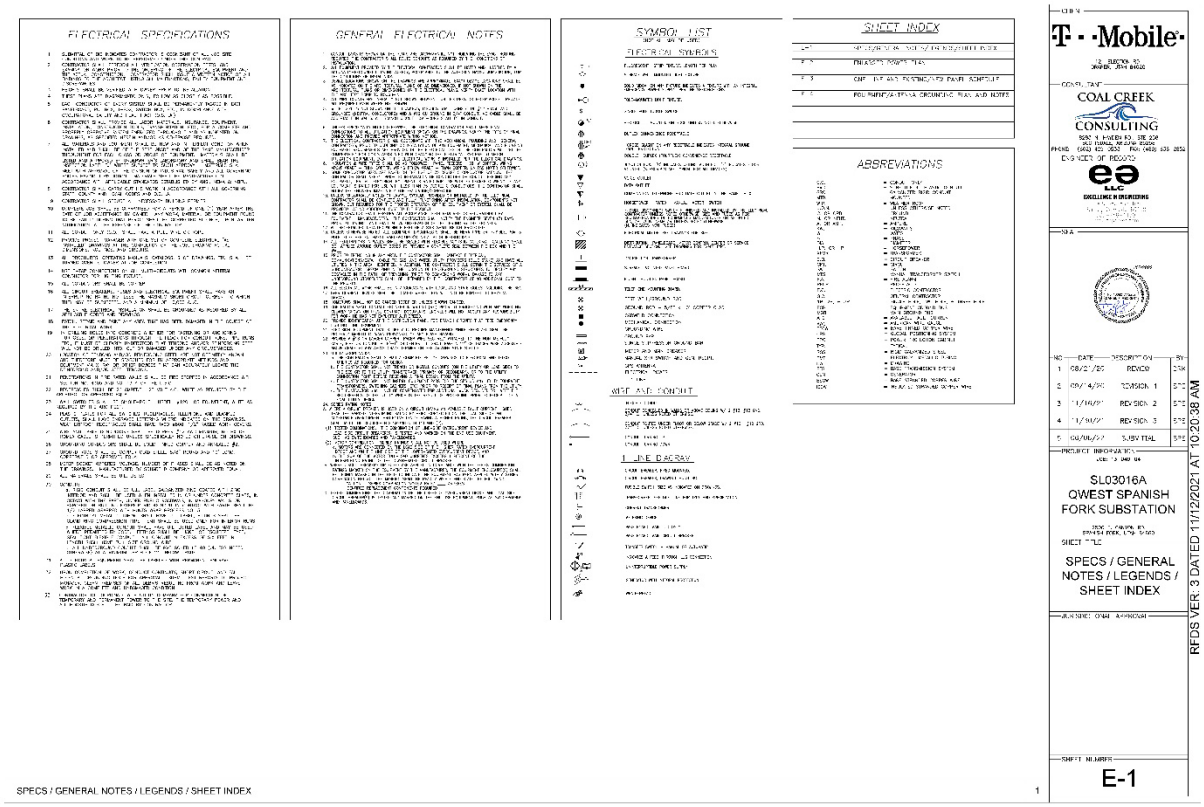
SL03016A
QWEST SPANISH FORK SUBSTATION

SHEET TITLE
DETAILS

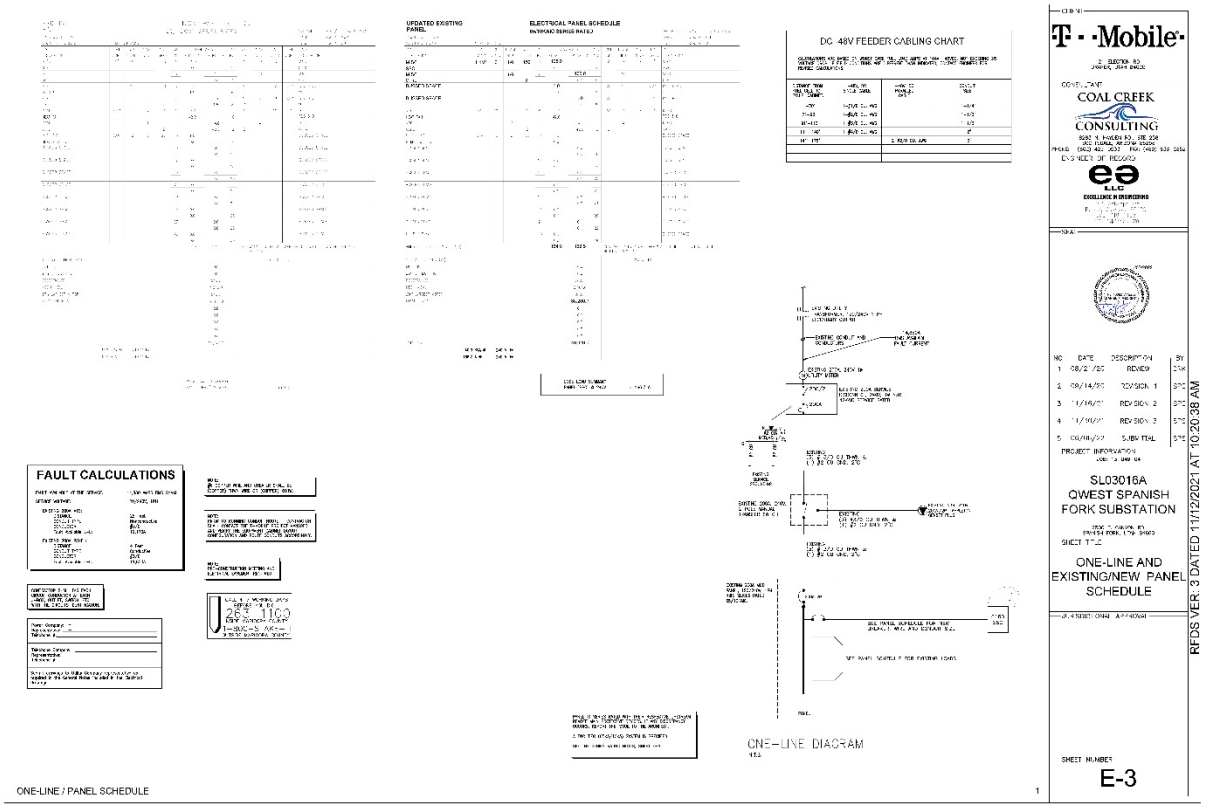
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SHEET NUMBER
C-5

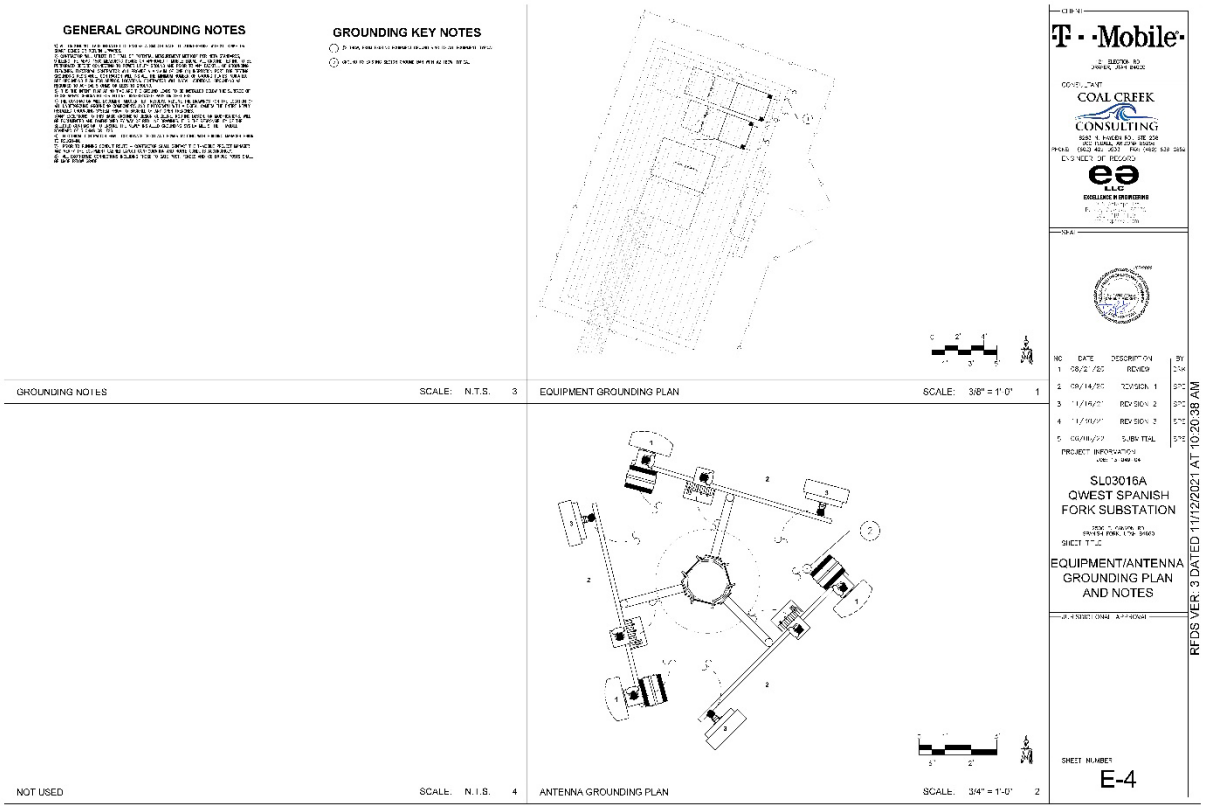
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ELECTRICAL SPECIFICATIONS
GENERAL ELECTRICAL NOTES
SYMBOL LIST
ELECTRICAL SYMBOLS
SHEET INDEX
ABBREVIATIONS
WIRE AND CONDUIT
T-LINE DIAGRAM
T-Mobile
COAL CREEK CONSULTING
EES LLC
SL03016A
QWEST SPANISH FORK SUBSTATION
SPECS / GENERAL NOTES / LEGENDS / SHEET INDEX
E-1
RFDS VER: 3 DATED 11/12/2021 AT 10:20:38 AM
SPECS / GENERAL NOTES / LEGENDS / SHEET INDEX
1


NOT USED
SCALE: N.T.S.
3
ENLARGED POWER PLAN
SCALE: 3/8" = 1'-0"
1
T-Mobile
COAL CREEK CONSULTING
EES LLC
SL03016A
QWEST SPANISH FORK SUBSTATION
ENLARGED POWER PLAN
E-2
RFDS VER: 3 DATED 11/12/2021 AT 10:20:38 AM
NOT USED
SCALE: N.T.S.
4
NOT USED
SCALE: N.T.S.
2



ONE-LINE / PANEL SCHEDULE 1



GROUNDING NOTES SCALE: N.T.S. 3

EQUIPMENT GROUNDING PLAN SCALE: 3/8" = 1' 0" 1

NOT USED SCALE: N.T.S. 4

ANTENNA GROUNDING PLAN SCALE: 3/4" = 1'-0" 2

PREPARED FOR

KGI WIRELESS

MODIFICATION DRAWING DETAILS

MODIFICATION PACKAGE FOR A 74.42 FT PIPE POLE

PREPARED BY

SEMAAN ENGINEERING SOLUTIONS
SEMAAN ENGINEERING SOLUTIONS HOLDINGS, LLC

CONTACT INFORMATION

ENGINEER OF RECORD

NAME: SEMAAN ENGINEERING SOLUTIONS HOLDINGS, LLC
ADDRESS: 1047 N 205TH STREET ELKHORN, NE 68022
CONTACT: THOMAS TAYLOR (402) 289-1888 x1
EMAIL: TOMT@SEMAANENG.COM

JOB INFORMATION

CLIENT SITE NUMBER:	28276
PROPOSED CARRIER:	T-MOBILE
CARRIER SITE NAME:	SLC144
SITE ADDRESS:	2500 EAST CANYON ROAD SPANISH FORK, UT 84660
COUNTY:	WEBER
SITE COORDINATES:	N40°05'44.0", W111°36'46.0"
DATE:	05/10/2022

SHEET INDEX

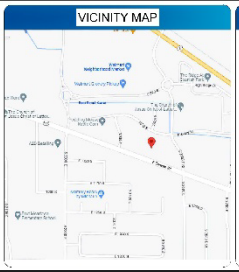
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T-1	TITLE SHEET	0
BOM	BILL OF MATERIALS	0
N-1	GENERAL NOTES	0
N-2	SITE SPECIFIC NOTES	0
S-1	POLE ELEVATION VIEW	0
S-2	REINFORCEMENT DETAILS - INTERFACE TO FOUNDATION DETAILS	0
S-3	REINFORCEMENT DETAILS - ANCHOR BOLTS	0
S-4	REINFORCEMENT DETAILS - BASEPLATE REINFORCEMENT DETAILS	0
S-5	CONCRETE COLLAR REINFORCEMENT DETAILS	0
SPEC1	NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE (PG1)	0
SPEC2	NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE (PG2)	0

PE STAMP

PROFESSIONAL ENGINEER
No. 8524942-2202
THOMAS L. TAYLOR
STATE OF UTAH
05-10-22
EXP. 03/31/2023

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF UTAH

VICINITY MAP



MODIFICATION OUTLINE

THE MODIFICATIONS PROVIDED IN THESE DRAWINGS ARE BASED ON THE RECOMMENDATIONS OUTLINED IN THE STRUCTURAL MODIFICATIONS ANALYSIS REPORT COMPLETED BY SEMAAN ENGINEERING SOLUTIONS HOLDINGS, LLC (SES) DATED 05/10/2022. THIS REPORT IS BASED ON A SPECIFIC ANTENNA LOADING AND COAX CONFIGURATION AS DEFINED IN THE REPORT. ANY OTHER ANTENNA OR COAX CONFIGURATION REQUIRES REVIEW BY SES

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, QUANTITIES, PART NUMBERS AND COAX/ANTENNA PLACEMENTS PRIOR TO BIDDING, ORDERING MATERIALS, AND CONSTRUCTION.

BILL OF MATERIALS

QUANTITY REQUIRED	QUANTITY PROVIDED	PART NUMBER	DESCRIPTION	LENGTH	SHEET LIST	PART WEIGHT (LB)	WEIGHT (lb)	NOTES
3	3	RLP6X100-BR4.0-20T	6" x 1.00" Flat Bar, 20 ft. Long, Right Side Offset, Termination at top	20'-0"	RLP6X100-BR4.0-20T	299.1	897.3	GALVANIZED
3	3	RLP6X100-F-181T	6" x 1.00" Flat Bar, 18'-3" Long, Flange Plate Connection, Termination both ends	18'-3"	RLP6X100-F-181T	441.47	1324.41	GALVANIZED
117	135	HB16-2	Lindapter 5/8" Type HB Hollo-Bolt (IIFC)	---	---	0.5	86.5	GALVANIZED
24	26	2NG2036	NEXGEN 2 BLIND BOLT ASSEMBLY	---	---	0.5	13	GALVANIZED
6	7	2NG212 /	NLXGLN2 BLIND BOLT ASSEMBLY	---	---	0.5	3.5	GALVANIZED
3	3	R71-14	12'-0" Williams 1 3/4" dia. All Thread Rod (150 ksi)	12'-0"	---			GALVANIZED
6	6	R73-14	1 3/4" Nut (Williams R73-14)		---	1.0	6	GALVANIZED
6	6	PLW-2	PL 1 1/4" X 3 1/2" Flat Washer, A572-65	---	---	0.5	3	GALVANIZED
6	6	SH-4	PL 1/2" x 4" x 2'-0" (A36)	2'-0"	---	14.0	84	GALVANIZED
3	3	BP-1	PL 1" X 8" X 8" (A36	---	---	19.0	57	GALVANIZED
6	8	R73-14JN	1 3/4" JAM NUT (WILLIAMS)	---	---	0.5	3	GALVANIZED
6	8	R9F-16-436	1 3/4" FLAT WASHER (WILLIAMS)	---	---	0.300000	1.5	GALVANIZED
						TOTAL WEIGHT (lb)	1,891	

LINK PLATE SOLUTION AND PRODUCTS ARE PATENT PENDING BY TOWER ENGINEERING SOLUTIONS, LLC.
LINK-PLATE MATERIALS ARE AVAILABLE FROM:
METROSITE, LLC
180 INDUSTRIAL PARK BLVD
COMMERCE, GA 30529
OFFICE: (706) 335-7905
FAX: (706) 335-7056

CLIENT
KGI WIRELESS

DRAWINGS PREPARED BY
SEMAAN ENGINEERING SOLUTIONS
1047 NORTH 205TH STREET
OMAHA, NEBRASKA 68022
PHONE: (402) 289-1888
FAX: (402) 289-1861

P.E. STAMP
PROFESSIONAL ENGINEER
No. 8524942-2202
THOMAS L. TAYLOR
05-10-22
STATE OF UTAH
EXP. 03/31/2023

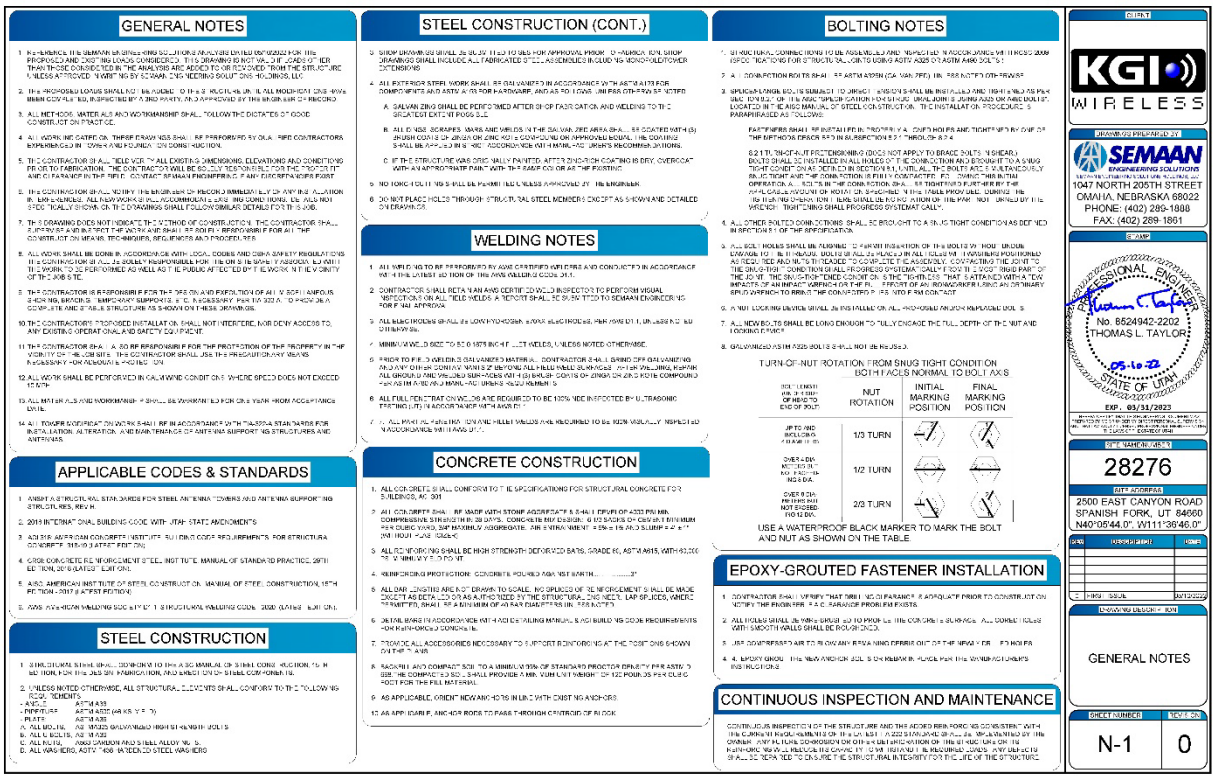
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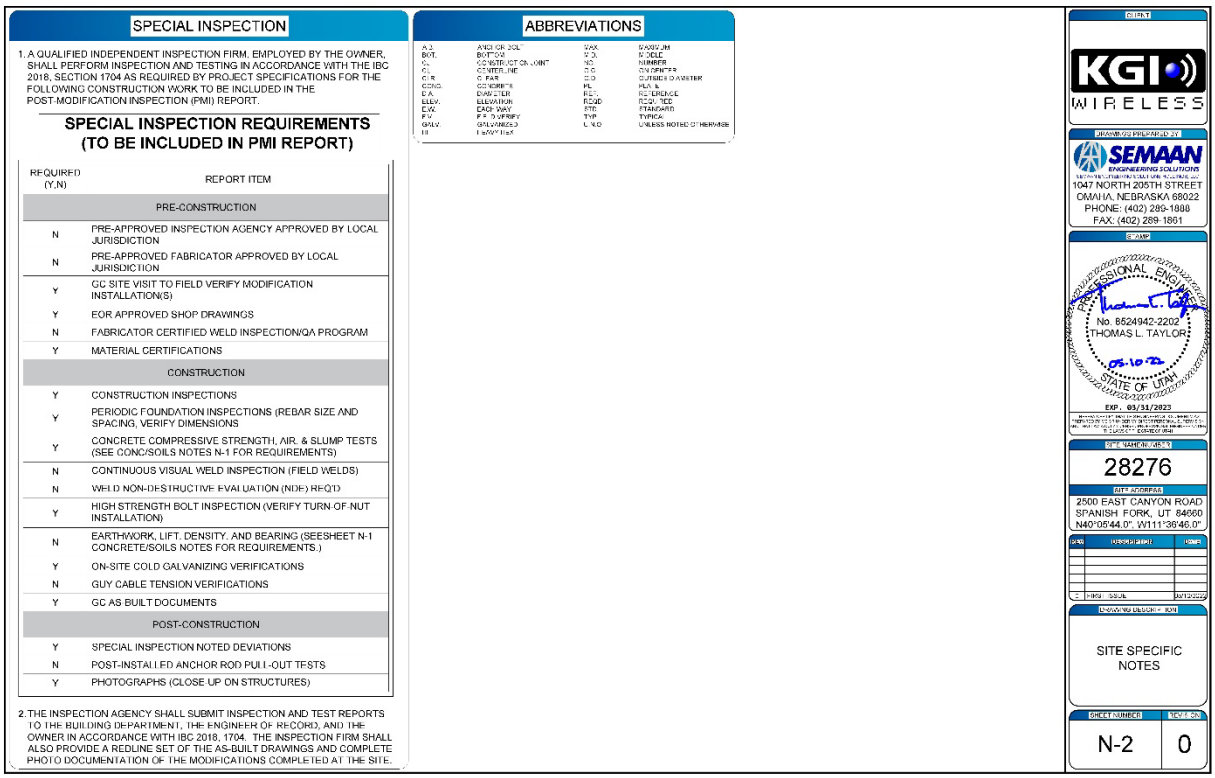
SITE ADDRESS
2500 EAST CANYON ROAD
SPANISH FORK, UT 84660
N40°05'44.0", W111°36'46.0"

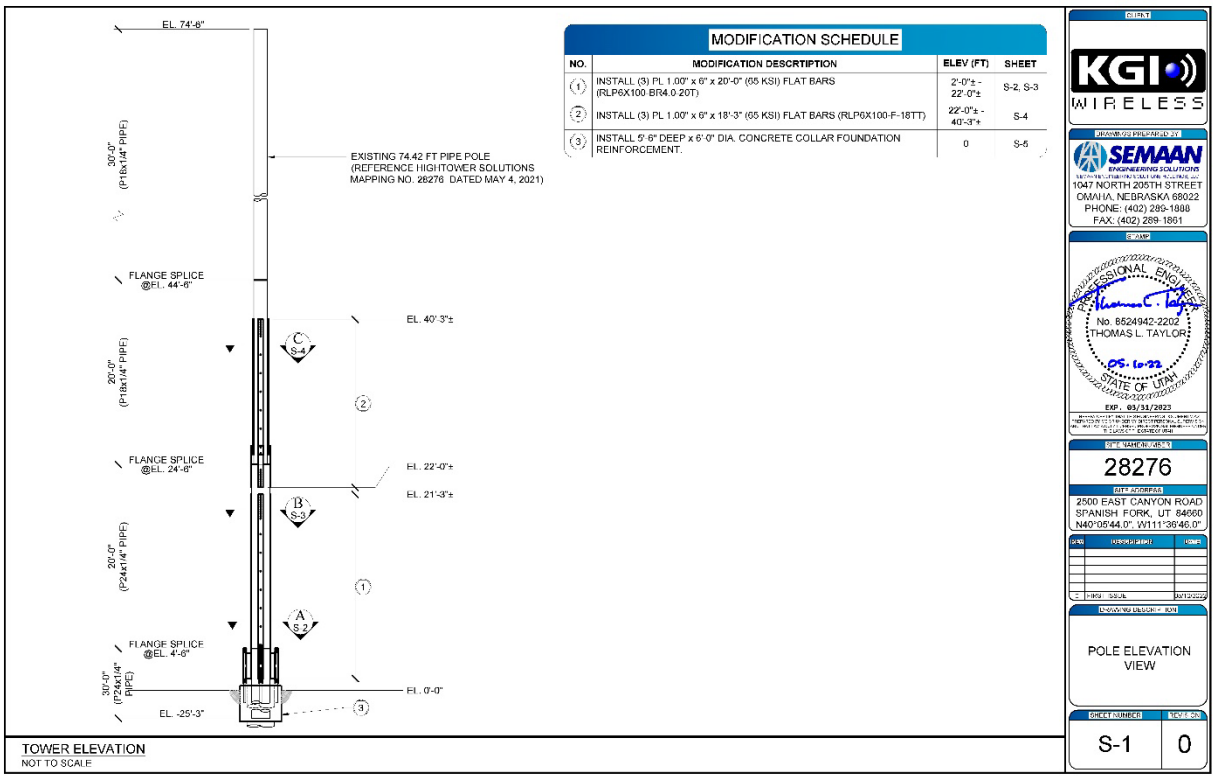
NO.	DESCRIPTION	DATE
0	FIRST ISSUE	05/10/2022

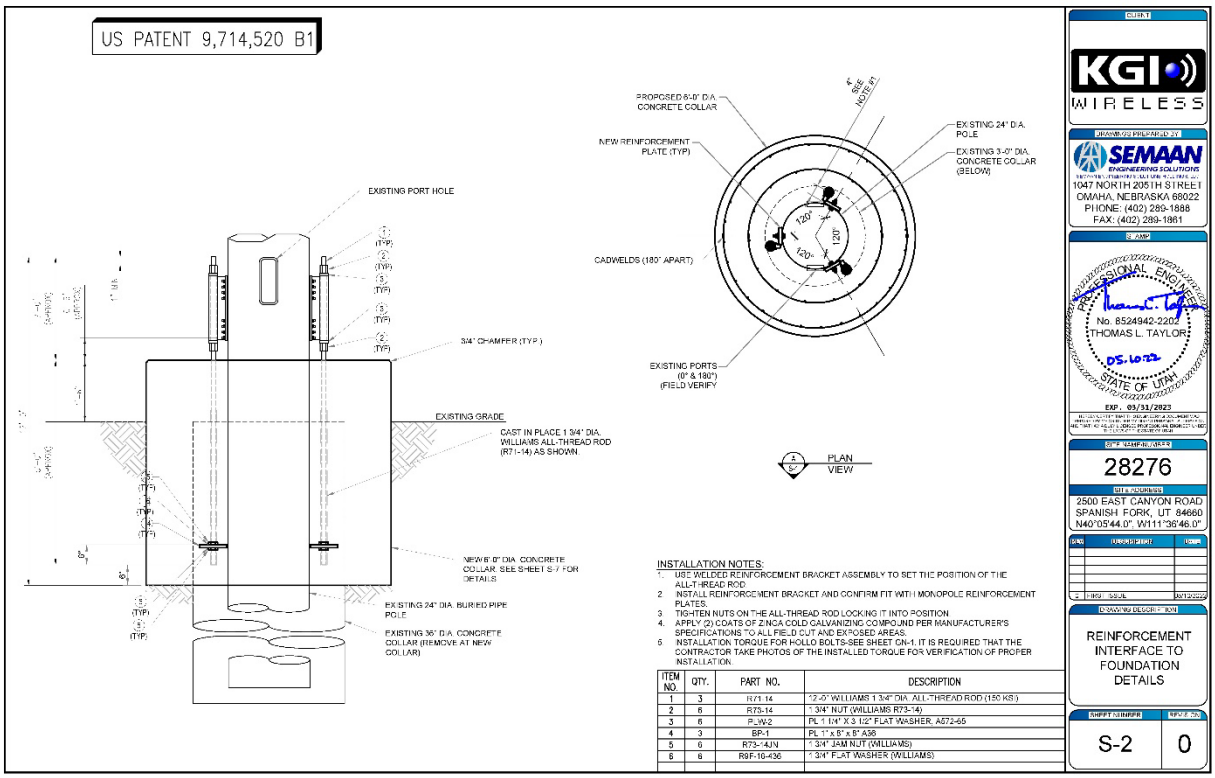
DRAWING DESCRIPTION
GENERAL NOTES

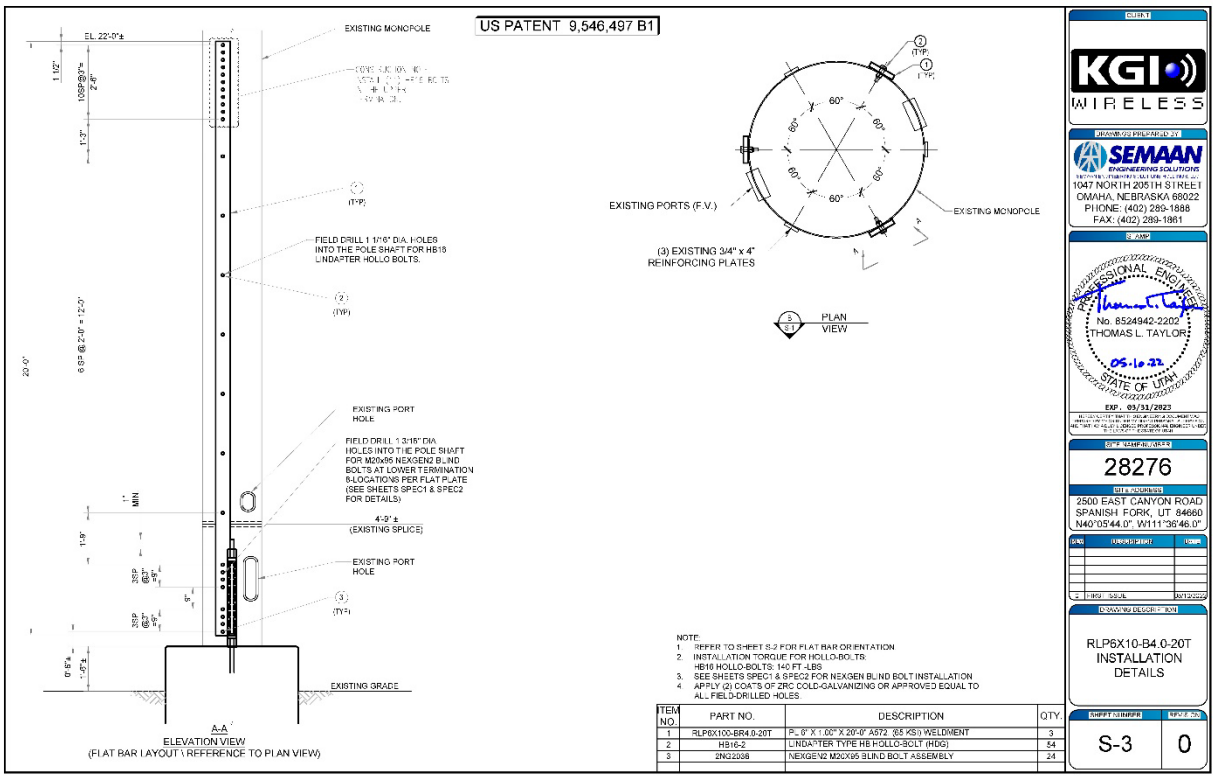
SHEET NUMBER	REVISION
BOM	0


GENERAL NOTES
STEEL CONSTRUCTION (CONT.)
BOLTING NOTES
WELDING NOTES
APPLICABLE CODES & STANDARDS
CONCRETE CONSTRUCTION
STEEL CONSTRUCTION
EPOXY-GROUTED FASTENER INSTALLATION
CONTINUOUS INSPECTION AND MAINTENANCE
TURN-OF-NUT ROTATION FROM SNUG TIGHT CONDITION
BOTH FACES NORMAL TO BOLT AXIS
USE A WATERPROOF BLACK MARKER TO MARK THE BOLT AND NUT AS SHOWN ON THE TABLE
CLIENT
KGI WIRELESS
DRAWINGS PREPARED BY
SEMAAN ENGINEERING SOLUTIONS
1047 NORTH 205TH STREET
OMAHA, NEBRASKA 68022
PHONE: (402) 289-1888
FAX: (402) 289-1861
STAMP
No. 8524942-2202
THOMAS L. TAYLOR
05-10-22
STATE OF UTAH
EXP.: 03/31/2023
SITE NAME/NUMBER
28276
SITE ADDRESS
2500 EAST CANYON ROAD
SPANISH FORK, UT 84660
N40°05'44.0", W111°36'46.0"
DRAWING DESCRIPTION
GENERAL NOTES
SHEET NUMBER
N-1
REVISION
0

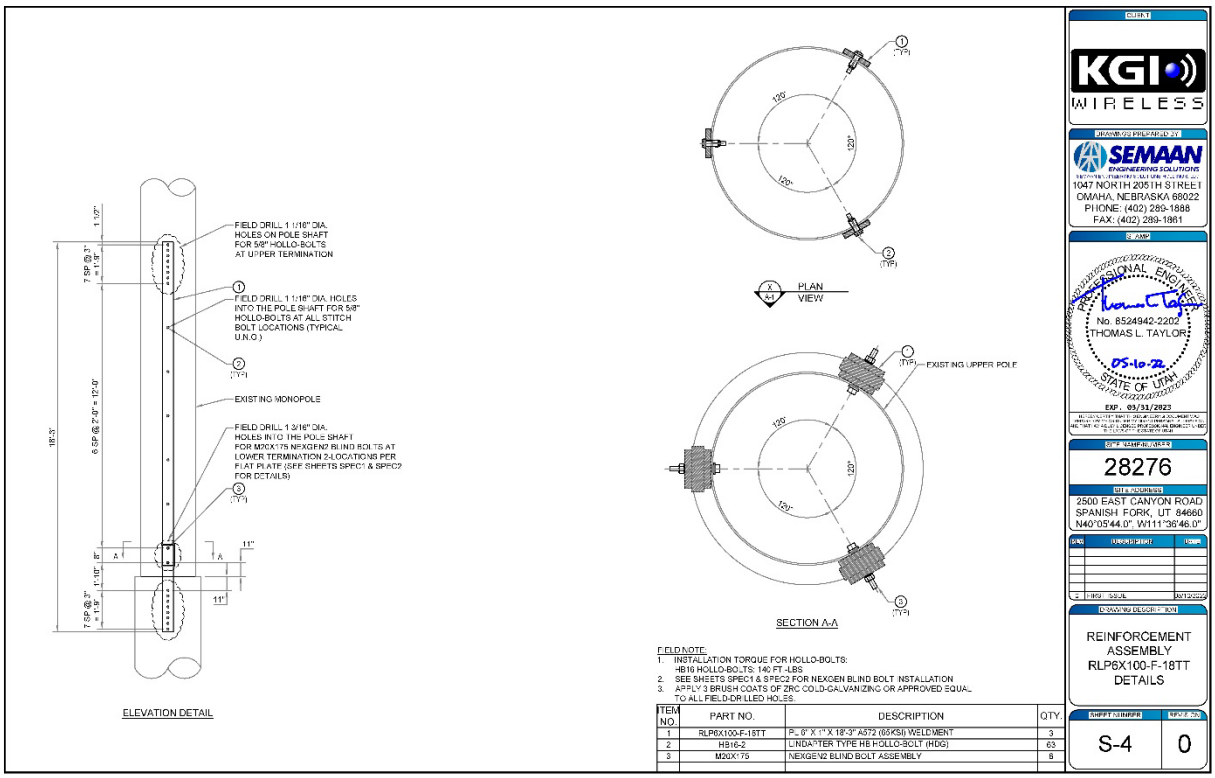

SPECIAL INSPECTION
1. A QUALIFIED INDEPENDENT INSPECTION FIRM, EMPLOYED BY THE OWNER, SHALL PERFORM INSPECTION AND TESTING IN ACCORDANCE WITH THE IBC 2018, SECTION 1704 AS REQUIRED BY PROJECT SPECIFICATIONS FOR THE FOLLOWING CONSTRUCTION WORK TO BE INCLUDED IN THE POST-MODIFICATION INSPECTION (PMI) REPORT.
SPECIAL INSPECTION REQUIREMENTS
(TO BE INCLUDED IN PMI REPORT)
REQUIRED (Y,N)
REPORT ITEM
PRE-CONSTRUCTION
N PRE-APPROVED INSPECTION AGENCY APPROVED BY LOCAL JURISDICTION
N PRE-APPROVED FABRICATOR APPROVED BY LOCAL JURISDICTION
Y GC SITE VISIT TO FIELD VERIFY MODIFICATION INSTALLATION(S)
Y EOR APPROVED SHOP DRAWINGS
N FABRICATOR CERTIFIED WELD INSPECTION/QA PROGRAM
Y MATERIAL CERTIFICATIONS
CONSTRUCTION
Y CONSTRUCTION INSPECTIONS
Y PERIODIC FOUNDATION INSPECTIONS (REBAR SIZE AND SPACING, VERIFY DIMENSIONS
Y CONCRETE COMPRESSIVE STRENGTH, AIR, & SLUMP TESTS (SEE CONC/SOILS NOTES N-1 FOR REQUIREMENTS)
N CONTINUOUS VISUAL WELD INSPECTION (FIELD WELDS)
N WELD NON-DESTRUCTIVE EVALUATION (NDE) REQ'D
Y HIGH STRENGTH BOLT INSPECTION (VERIFY TURN-OF-NUT INSTALLATION)
N EARTHWORK, LIFT, DENSITY, AND BEARING (SEESHEET N-1 CONCRETE/SOILS NOTES FOR REQUIREMENTS.)
Y ON-SITE COLD GALVANIZING VERIFICATIONS
N GUY CABLE TENSION VERIFICATIONS
Y GC AS BUILT DOCUMENTS
POST-CONSTRUCTION
Y SPECIAL INSPECTION NOTED DEVIATIONS
N POST-INSTALLED ANCHOR ROD PULL-OUT TESTS
Y PHOTOGRAPHS (CLOSE UP ON STRUCTURES)
2. THE INSPECTION AGENCY SHALL SUBMIT INSPECTION AND TEST REPORTS TO THE BUILDING DEPARTMENT, THE ENGINEER OF RECORD, AND THE OWNER IN ACCORDANCE WITH IBC 2018, 1704. THE INSPECTION FIRM SHALL ALSO PROVIDE A REDLINE SET OF THE AS-BUILT DRAWINGS AND COMPLETE PHOTO DOCUMENTATION OF THE MODIFICATIONS COMPLETED AT THE SITE.
ABBREVIATIONS
CLIENT
KGI WIRELESS
DRAWINGS PREPARED BY
SEMAAN ENGINEERING SOLUTIONS
1047 NORTH 205TH STREET
OMAHA, NEBRASKA 68022
PHONE: (402) 289-1888
FAX: (402) 289-1861
STAMP
No. 8524942-2202
THOMAS L. TAYLOR
05-10-22
STATE OF UTAH
EXP.: 03/31/2023
SITE NAME/NUMBER
28276
SITE ADDRESS
2500 EAST CANYON ROAD
SPANISH FORK, UT 84660
N40°05'44.0", W111°36'46.0"
DRAWING DESCRIPTION
SITE SPECIFIC NOTES
SHEET NUMBER
N-2
REVISION
0


EL. 74'-6"
30'-0" (P18x1/4" PIPE)
EXISTING 74.42 FT PIPE POLE (REFERENCE HIGHTOWER SOLUTIONS MAPPING NO. 26276 DATED MAY 4, 2021)
FLANGE SPLICE @EL. 44'-6"
EL. 40'-3"±
20'-0" (P18x1/4" PIPE)
C S-4
2
FLANGE SPLICE @EL. 24'-6"
EL. 22'-0"±
EL. 21'-3"±
B S-3
20'-0" (P24x1/4" PIPE)
1
A S-2
FLANGE SPLICE @EL. 4'-6"
30'-0" (P24x1/4" PIPE)
EL. 0'-0"
EL. -25'-3"
3
TOWER ELEVATION
NOT TO SCALE
MODIFICATION SCHEDULE
NO.
MODIFICATION DESCRTIPTION
ELEV (FT)
SHEET
1 INSTALL (3) PL 1.00" x 6" x 20'-0" (65 KSI) FLAT BARS (RLP6X100 BR4.0 20T) 2'-0"± - 22'-0"± S-2, S-3
2 INSTALL (3) PL 1.00" x 6" x 18'-3" (65 KSI) FLAT BARS (RLP6X100-F-18TT) 22'-0"± - 40'-3"± S-4
3 INSTALL 5'-6" DEEP x 6'-0" DIA. CONCRETE COLLAR FOUNDATION REINFORCEMENT. 0 S-5
CLIENT
KGI WIRELESS
DRAWINGS PREPARED BY
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1047 NORTH 205TH STREET
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PHONE: (402) 289-1888
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PROFESSIONAL ENGINEER
No. 8524942-2202
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SPANISH FORK, UT 84660
N40°05'44.0", W111°36'46.0"
DATE
DESCRIPTION
ISSUE
2 PRFI ISSUE
DRAWING DESCRIPTION
POLE ELEVATION VIEW
SHEET NUMBER
S-1
ISSUE NO.
0

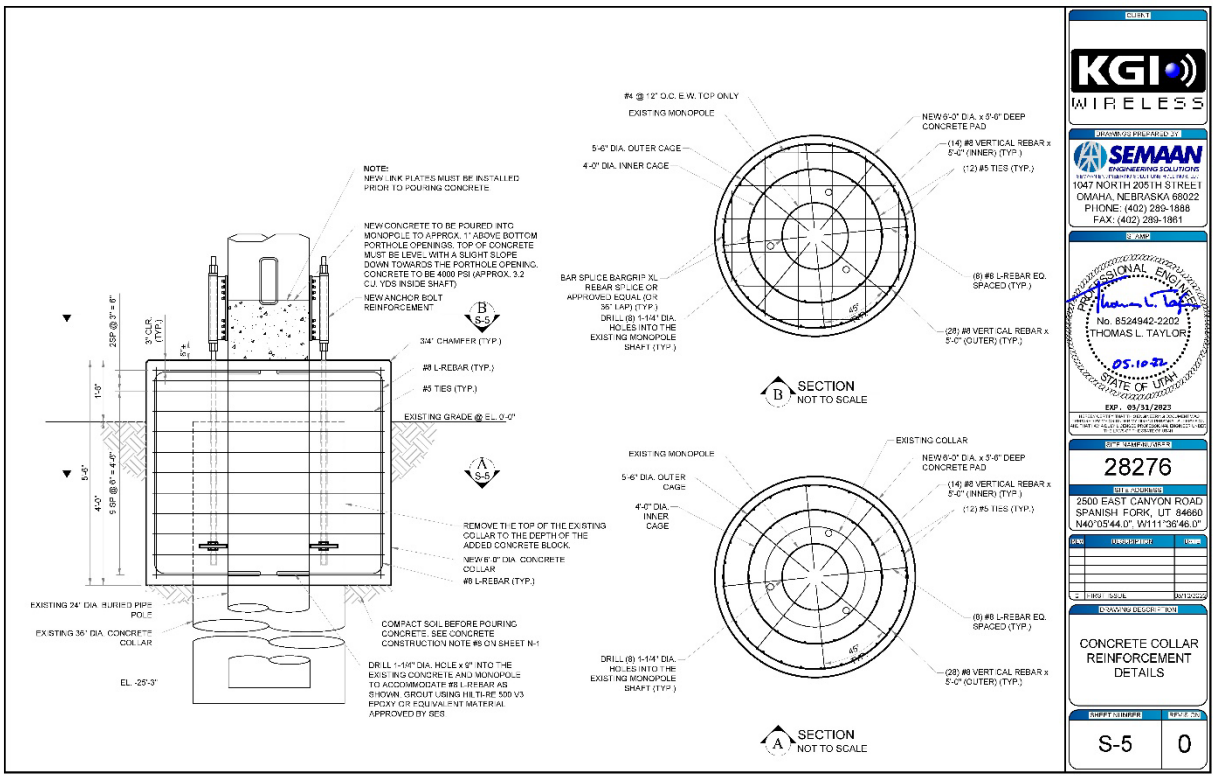

US PATENT 9,714,520 B1
EXISTING PORT HOLE
3/4" CHAMFER (TYP.)
EXISTING GRADE
CAST IN PLACE 1 3/4" DIA. WILLIAMS ALL-THREAD ROD (R71-14) AS SHOWN.
NEW 6'-0" DIA. CONCRETE COLLAR. SEE SHEET S-7 FOR DETAILS
EXISTING 24" DIA. BURIED PIPE POLE
EXISTING 36" DIA. CONCRETE COLLAR (REMOVE AT NEW COLLAR)
PROPOSED 6'-0" DIA. CONCRETE COLLAR
NEW REINFORCEMENT PLATE (TYP)
CADWELDS (180° APART)
EXISTING PORTS (0° & 180°) (FIELD VERIFY
EXISTING 24" DIA. POLE
EXISTING 3'-0" DIA. CONCRETE COLLAR (BELOW)
SEE NOTE 1
120°
PLAN VIEW
INSTALLATION NOTES:
1. USE WELDED REINFORCEMENT BRACKET ASSEMBLY TO SET THE POSITION OF THE ALL-THREAD ROD.
2. INSTALL REINFORCEMENT BRACKET AND CONFIRM FIT WITH MONOPOLE REINFORCEMENT PLATES.
3. TIGHTEN NUTS ON THE ALL-THREAD ROD LOCKING IT INTO POSITION.
4. APPLY (2) COATS OF ZINCA COLD GALVANIZING COMPOUND PER MANUFACTURER'S SPECIFICATIONS TO ALL FIELD CUT AND EXPOSED AREAS.
5. INSTALLATION TORQUE FOR HOLLO BOLTS-SEE SHEET GN-1. IT IS REQUIRED THAT THE CONTRACTOR TAKE PHOTOS OF THE INSTALLED TORQUE FOR VERIFICATION OF PROPER INSTALLATION.
ITEM NO.
QTY.
PART NO.
DESCRIPTION
1 3 R71-14 "2'-0" WILLIAMS 1 3/4" DIA. ALL-THREAD ROD (150 KSI)
2 6 R73-14 " 3/4" NUT (WILLIAMS R73-14)
3 6 P_W-2 PL 1 1/4" X 3 1/2" FLAT WASHER, A572-65
4 3 BP-1 PL 1" x 8" x 8" A36
5 6 R73-14JN " 3/4" JAM NUT (WILLIAMS)
6 6 R9F-16-436 " 3/4" FLAT WASHER (WILLIAMS)
CLIENT
KGI WIRELESS
DRAWINGS PREPARED BY
SEMAAN ENGINEERING SOLUTIONS
1047 NORTH 205TH STREET
OMAHA, NEBRASKA 68022
PHONE: (402) 289-1888
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THOMAS L. TAYLOR
05.10.22
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SITE NAME/NUMBER
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SPANISH FORK, UT 84660
N40°05'44.0", W111°36'46.0"
DATE
DESCRIPTION
ISSUE
2 PRFI ISSUE
DRAWING DESCRIPTION
REINFORCEMENT INTERFACE TO FOUNDATION DETAILS
SHEET NUMBER
S-2
ISSUE NO.
0



ITEM NO.	PART NO.	DESCRIPTION	QTY.
1	RLP6X100-BR4.0-20T	P-.9" X 1.00" X 20'-0" A572 (65 KSI) WELDMENT	3
2	HB16-2	LINDAPTER TYPE HB HOLLO-BOLT (HDG)	54
3	2NG2038	NEXGEN2 M20X95 BLIND BOLT ASSEMBLY	24



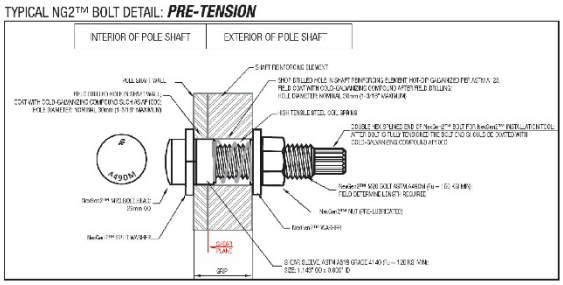
ITEM NO.	PART NO.	DESCRIPTION	QTY.
1	RLP6X100-F-18TT	P-.9" X 1" X 18'-3" A572 (65KSI) WELDMENT	3
2	HB16-2	LINDAPTER TYPE HB HOLLO-BOLT (HDG)	63
3	M20X175	NEXGEN2 BLIND BOLT ASSEMBLY	8


NOTE:
NEW LINK PLATES MUST BE INSTALLED PRIOR TO POURING CONCRETE
NEW CONCRETE TO BE POURED INTO MONOPOLE TO APPROX. 1" ABOVE BOTTOM PORTHOLE OPENINGS. TOP OF CONCRETE MUST BE LEVEL, WITH A SLIGHT SLOPE DOWN TOWARDS THE PORTHOLE OPENING. CONCRETE TO BE 4000 PSI (APPROX. 3.2 C.Y. YDS INSIDE SHAFT)
NEW ANCHOR BOLT REINFORCEMENT
3/4" CHAMFER (TYP.)
#8 L-REBAR (TYP.)
#5 TIES (TYP.)
EXISTING GRADE @ EL. 0'-0"
REMOVE THE TOP OF THE EXISTING COLLAR TO THE DEPTH OF THE ADDED CONCRETE BLOCK.
NEW 6'-0" DIA. CONCRETE COLLAR
#8 L-REBAR (TYP.)
EXISTING 24" DIA. BURIED PIPE POLE
EXISTING 36" DIA. CONCRETE COLLAR
EL. -25'-3"
COMPACT SOIL BEFORE POURING CONCRETE. SEE CONCRETE CONSTRUCTION NOTE #9 ON SHEET N-1
DRILL 1-1/8" DIA. HOLE x 6" INTO THE EXISTING CONCRETE AND MONOPOLE TO ACCOMMODATE #8 L-REBAR AS SHOWN. GROUT USING HILTI-RE 500 V3 EPOXY OR EQUIVALENT MATERIAL APPROVED BY SEE
3" CLR. (TYP.)
25# @ 3'-4" = 8'-4"
1'-0"
5'-4"
4'-0"
5 SP @ 8" = 4'-0"
B S-5
A S-5
#4 @ 12" O.C. E.W. TOP ONLY
EXISTING MONOPOLE
5'-6" DIA. OUTER CAGE
4'-0" DIA. INNER CAGE
BAR SPLICE BARGRIP XL REBAR SPLICE OR APPROVED EQUAL (OR 36" LAP) (TYP.)
DRILL (8) 1-1/4" DIA. HOLES INTO THE EXISTING MONOPOLE SHAFT (TYP.)
NEW 6'-0" DIA. x 3'-6" DEEP CONCRETE PAD
(14) #8 VERTICAL REBAR x 5'-0" (INNER) (TYP.)
(12) #5 TIES (TYP.)
(6) #8 L-REBAR EQ. SPACED (TYP.)
(28) #8 VERT CAL REBAR x 5'-0" (OUTER) (TYP.)
45°
B SECTION NOT TO SCALE
EXISTING COLLAR
EXISTING MONOPOLE
5'-6" DIA. OUTER CAGE
4'-0" DIA. INNER CAGE
NEW 6'-0" DIA. x 3'-6" DEEP CONCRETE PAD
(14) #8 VERTICAL REBAR x 5'-0" (INNER) (TYP.)
(12) #5 TIES (TYP.)
(6) #8 L-REBAR EQ. SPACED (TYP.)
DRILL (8) 1-1/4" DIA. HOLES INTO THE EXISTING MONOPOLE SHAFT (TYP.)
(28) #8 VERT CAL REBAR x 5'-0" (OUTER) (TYP.)
45°
A SECTION NOT TO SCALE
CLIENT
KGI WIRELESS
DRAWING PREPARED BY
SEMAAN ENGINEERING SOLUTIONS
1047 NORTH 205TH STREET
OMAHA, NEBRASKA 68022
PHONE: (402) 289-1888
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SEAL
PROFESSIONAL ENGINEER
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THOMAS L. TAYLOR
05-10-22
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SITE NAME/NUMBER
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N40°05'44.0", W111°36'46.0"
NO. DESCRIPTION DATE
1 FIRST ISSUE 04/12/2022
DRAWING DESCRIPTION
CONCRETE COLLAR REINFORCEMENT DETAILS
SHEET NUMBER S-5
REV'S NO. 0

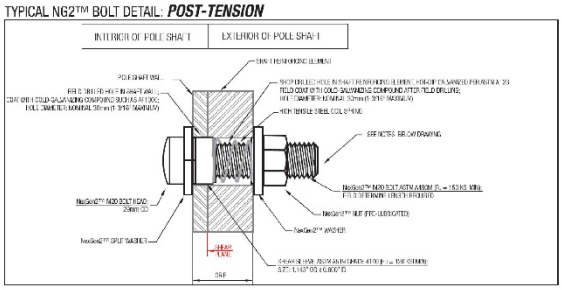

NEXGEN2 BLIND BOLT ASSEMBLY
NG2
INSTALLATION GUIDE
PRE-INSTALL BOLT ON INSTALL TOOL:
1 Thread the installation tool tip into the splined end of the bolt.
2 Remove the nut, the face washer and the spring shear sleeve and slide along the handle of the tool.
3 Move the collapsible washer to the correct location on the tool and fold in place.
INSTALLATION:
1 Install the bolt into the hole followed by the collapsible washer.
2 Rotate the tool 180°.
3 Pulling back, rock the tool side-to-side to engage the collapsible washer.
4 Engage the spring shear sleeve into the shear plane.
5 Slide the face washer forward and move the nut up to fasten to the bolt. Tighten the nut snug tight at this point.
6 Remove the tool by unscrewing it from bolt (counterclockwise).
7 Using the shear wrench engage the outer socket with the splined end of the bolt. Press the trigger until correct tension has been achieved (the bolt spline separates from the bolt).
8 Press the small trigger on the shear wrench to eject the bolt spline. The application is now complete.
THIS INSTALLATION GUIDE WAS CREATED BY ALLFASTENERS. IT WAS ATTACHED FOR REFERENCE ONLY.
CLIENT
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NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE
SHEET NUMBER SPEC1
REV'S NO. 0



TYPICAL NG2™ BOLT DETAIL: ***PRE-TENSION***



TYPICAL NG2™ BOLT DETAIL: ***POST-TENSION***



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CLIENT
KGI WIRELESS

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STAMP
PROFESSIONAL ENGINEER
No. 8524942-2202
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05.10.22
STATE OF UTAH
EXP.: 03/31/2023

SITE NAME(S) / SITE #
28276

SITE ADDRESS
2500 EAST CANYON ROAD
SPANISH FORK, UT 84660
N40°05'44.0", W111°36'46.0"

NO.	REVISION	DATE
0	FIRST ISSUE	04/19/2022

DRAWING DESCRIPTION
NEXGEN2 BLIND BOLT ASSEMBLY INSTALLATION GUIDE

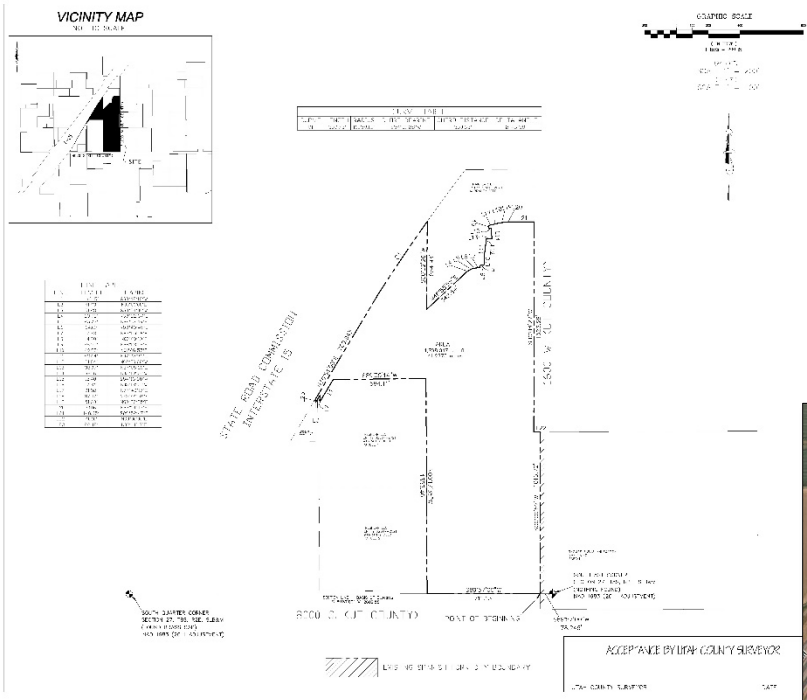
DRAWING NUMBER
SPEC2

REVISION
0











West Meadows Annexation Acceptance Request

January 24, 2024, Development Review Committee meeting.

Located at approximately 1800 South 2300 West (7800 S. 1600 W. Utah County), including 41.28 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary and Growth Management Boundary.

Accepting this proposal for further study initiates the formal annexation review process without obligating the City Council to ultimately approve the proposed annexation.

Key Issues

1. Annexation Configuration.
2. General Plan.
3. Land Uses.
4. Zoning.
5. Utilities.
6. Power.
7. Access.
8. Roads.

Recommendation

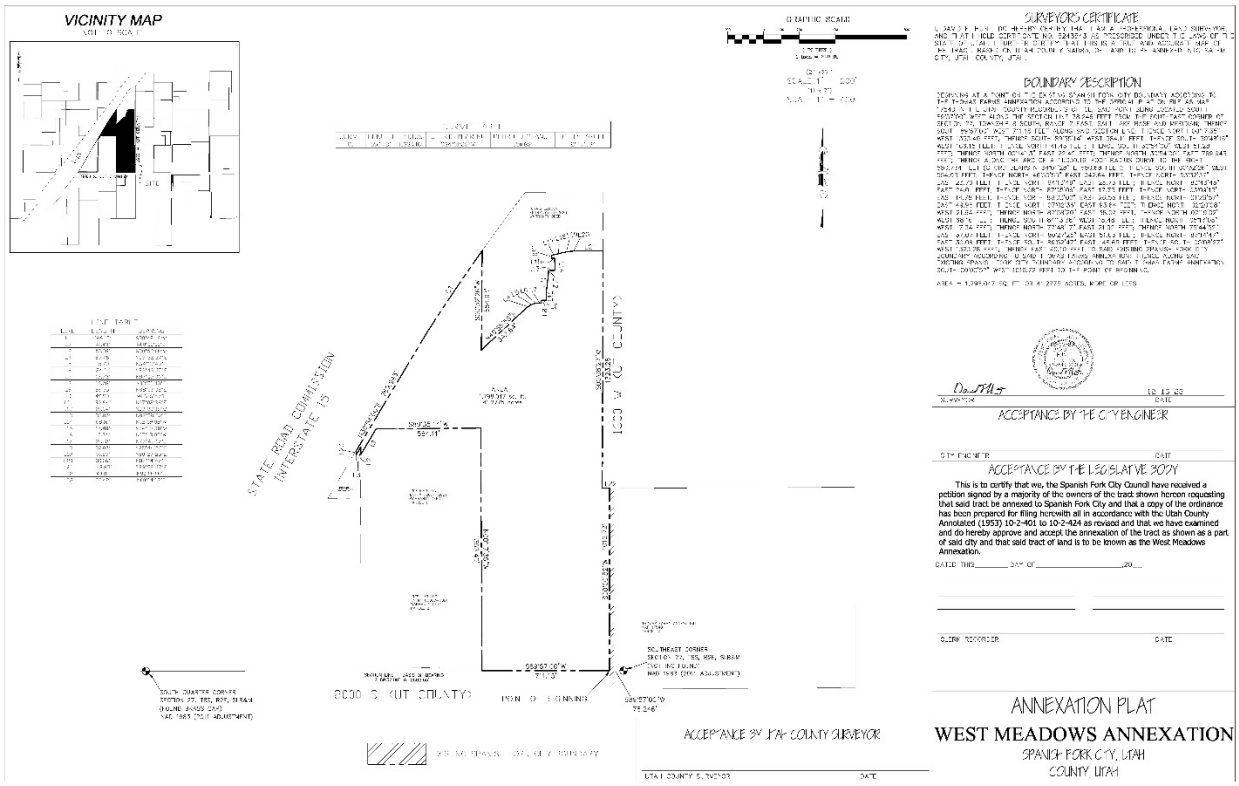
That the proposed Annexation be accepted for further study based on the following findings.

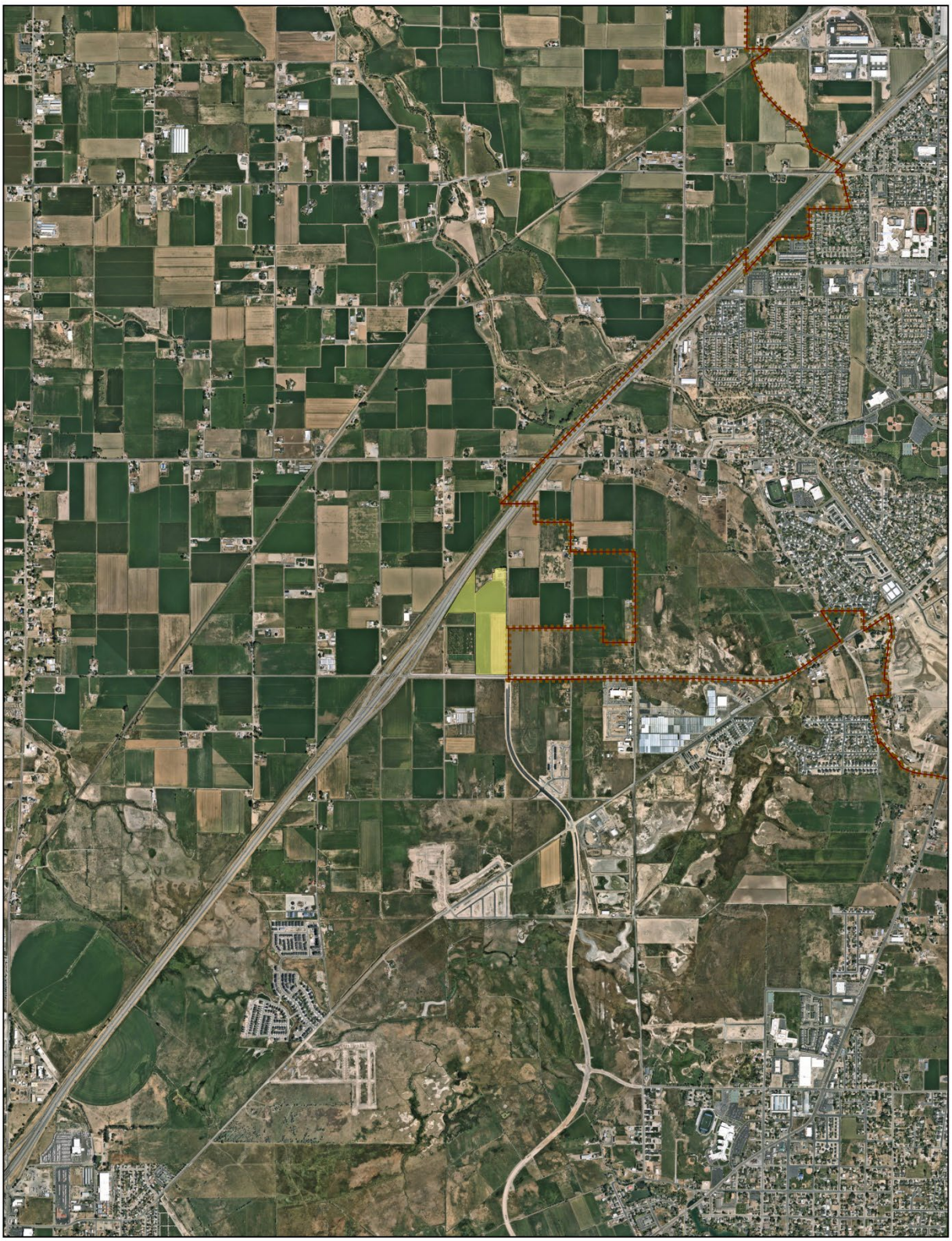
Findings

1. That the subject property is located within the City's Annexation Policy Boundary and Growth Management Boundary.
2. That the City's General Plan Land Use Designations currently for the annexation area are Commercial, Mixed Use and Urban Density Residential.
3. That the C-2 and R-R zones should be utilized at the time of annexation.
4. That utility and street dedications should be further discussed and addressed with the annexation.

Exhibits

1. Annexation Plat.


VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY THE CITY ENGINEER
ACCEPTANCE BY THE LEGISLATIVE BODY
This is to certify that we, the Spanish Fork City Council have received a petition signed by a majority of the owners of the tract shown hereon requesting that said tract be annexed to Spanish Fork City and that a copy of the ordinance has been prepared for filing herewith all in accordance with the Utah County Annotated (1953) 10-2-401 to 10-2-424 as revised and that we have examined and do hereby approve and accept the annexation of the tract as shown as a part of said city and that said tract of land is to be known as the West Meadows Annexation.
ACCEPTANCE BY UTAH COUNTY SURVEYOR
ANNEXATION PLAT
WEST MEADOWS ANNEXATION
SPANISH FORK CITY, UTAH
COUNTY, UTAH

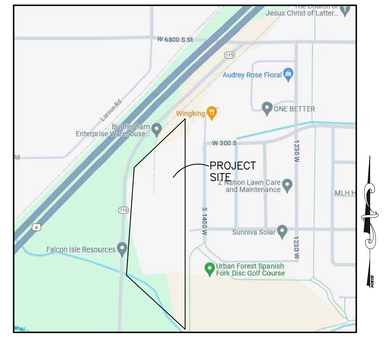



I-15S
1600 W
I-15S X253 Off
I-15N
I-15N X253 On
1800 W
FARM ON
8000 S
1900 S
I-15N
X253 Off

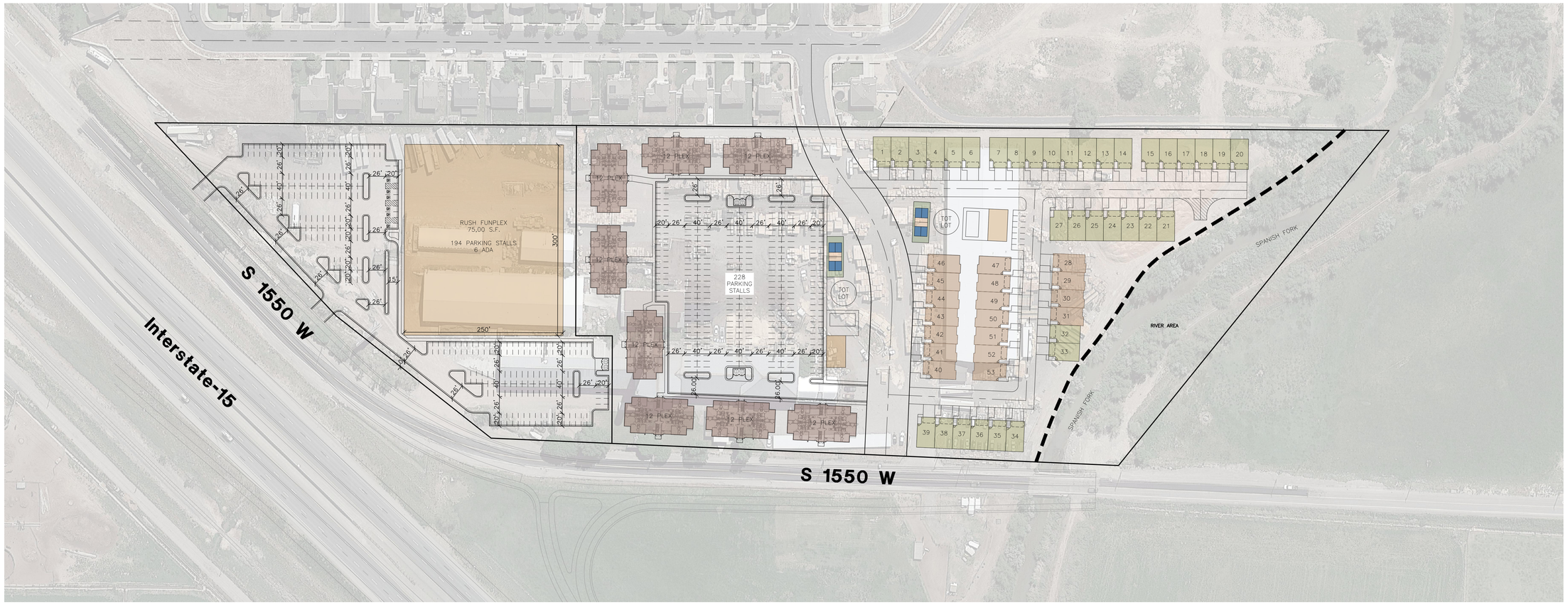
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SITE DATA

PARCEL #:	250-160-025
EX. ZONING:	R-R (RURAL RESIDENTIAL)
PRO. ZONING:	C-2 (RUSH) R-3 (TOWNHOMES)
PARCEL AREA:	17.38 ACRES
RUSH FUNPLEX:	4.94 ACRES 194 STALLS PROVIDED (6 A.D.A.)
RESIDENTIAL AREA:	12.44 ACRES 96 CONDO UNITS (12 PLEX) 16 TOWNHOME (4 BED) 41 TOWNHOME (3 BED) 149 TOTAL DWELLINGS (12/ACRE)
RESIDENTIAL PARKING:	4 CAR (2 GARAGE) PER TOWNHOME 2.4 STALLS PER CONDO



Vicinity Map
NOT TO SCALE



80 0 80 160 240
Scale: 1" = 80'

Project Contact:
Nate Reeve
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

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REVISIONS
DESCRIPTION
DATE

Rush Funplex Townhomes
SPANISH FORK CITY, UTAH COUNTY, UTAH

Concept Plan

REGISTERED PROFESSIONAL ENGINEER
375328
J. NATE REEVE
STATE OF UTAH

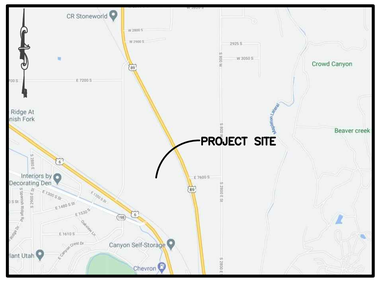
Project Info.
Engineer: J. NATE REEVE, P.E.
Drafter: J. MEYERS
Begin Date: NOVEMBER 2023
Name: RUSH FUNPLEX TOWNHOMES
Number: 8155-06

1
1 Total Sheets

DATA TABLE
TOTAL ACREAGE=20.93
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=147
TOTAL # OF UNITS=237
UNITS/ACRE=11.32

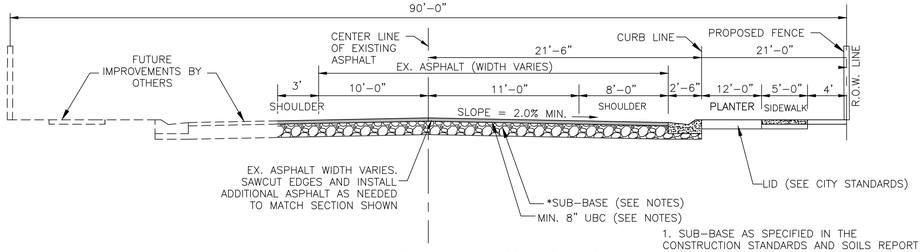
PARKING TABLE
PARKING REQ'D=534
GARAGES CONDOS=90
GARAGES TOWNHOMES=294
GARAGES TOTAL=384
DRIVEWAYS TOTAL=66
STALLS=158
PARKING PROVIDED=608

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VICINITY MAP

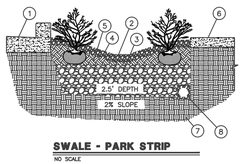
NOT TO SCALE



3400 South Street
Street Section (90' R.O.W.)

SCALE: NONE

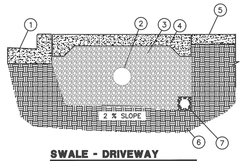
1. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT
2. SEE CITY STANDARD FOR SIDEWALKS
3. ALL LOCAL TO LOCAL TBC RADII TO BE 25'
4. SUB-BASE PER CITY STANDARDS AND SOILS REPORT
5. ALL PLANTER AREAS SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER



SWALE - PARK STRIP

NO SCALE

1. CURB AND GUTTER WITH 1' CURB CUT EVERY 50 FEET OR AS DIRECTED BY CIVIL PLAN
2. SWALE – SLOPE TO DRAIN – SEE GRADING PLAN ON FINAL DESIGN
3. DRAINAGE GRAVEL–2.5' DEPTH MIN. SURROUNDED BY GEOTEXTILE FABRIC
4. MULCH–SEE LANDSCAPE PLAN
5. TOPSOIL POCKET 8" FOR SHRUBS AND PERENNIALS 4" FOR LAWN
6. SIDE WALK
7. EXISTING SUBGRADE
8. 8" PERFORATED DRAIN PIPE SURROUNDED BY WASHED GRAVEL AND FABRIC – CONNECT PIPE TO STORM DRAIN
9. SHRUB OR PERENNIAL



SWALE - DRIVEWAY

NO SCALE

1. CURB AND GUTTER
2. 8" PVC PIPE
3. ENGINEERED BACKFILL
4. DRIVEWAY
5. SIDE WALK
6. EXISTING/COMPACTED SUBGRADE
7. 4" PERFORATED DRAIN PIPE SURROUNDED BY WASHED GRAVEL AND FABRIC – CONNECT PIPE TO STORM DRAIN

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING S00°12'18"E 964.31 FEET AND N89°47'42"E 16.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE N89°44'51"E 812.67 FEET; THENCE S28°08'09"E 407.03 FEET; THENCE S89°20'56"W 1003.05 FEET; THENCE N00°15'09"W 366.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 330,120 SQUARE FEET OR 7.579 ACRES MORE OR LESS.

LINE TABLE

#	BEARING	DISTANCE
L1	N89°44'51"E	14.76'
L2	S89°20'56"W	16.09'

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	15.00'	23.57'	21.22'	S45°28'01"E	90°00'56"
C2	15.00'	23.44'	21.13'	N44°45'41"E	89°31'40"
C3	15.00'	23.69'	21.30'	N45°14'19"W	90°28'20"
C4	15.00'	23.56'	21.21'	S44°31'59"W	89°59'04"

NOTES

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. THERE ARE NO WETLANDS LOCATED ON SUBJECT PROPERTY
3. SUBJECT PROPERTY IS IN ZONE X PER FEMA FLOOD PANEL # 49049C0800F DATED 6-19-2020.
4. STORM DRAIN WILL CONSIST OF CITY STANDARD LID. (SWALES OR EQUIVALENT)
5. THE OVERHEAD POWER LINES ALONG 3400 WILL BE RELOCATED TO UNDERGROUND PER ROAD IMPROVEMENTS

Storm Runoff Calculations

BB&T Holdings LLC Spanish Fork

5975-10 8/16/2023 KAM

The following runoff calculations are based on the Rainfall - Intensity - Duration Frequency Curve for the Spanish Fork, UT area taken from the NOAA Atlas 14 database. Calculations have been completed for the 100-yr 24-hr storm event. Storm water runoff has been calculated for a fully developed site and limited to a release rate of 0.2 cfs/acre.

The calculations are as follows:

Drainage Area:

Total Area =	7.58 acre or	330,103 ft²	
Runoff Coefficients			
11% Paved Area		37,600	C = 0.9
12% Roof		40,000	C = 0.9
76% Landscaped Area		252,503	C = 0.2
Weighted Runoff Coefficient			C = 0.36

LID Retention

90th Percentile Rainfall Event	0.67	in
Is the site Feasible for LID?	Yes	
Site Imperviousness	0.24	
NRCS Soil Group	B	
Rv Equation	0.84*I1.169	
R_v	0.16	
V_{goal}	2877	c.f.

Volume of Run-off for 100-year Storm Event:

C = 0.36
I = See Below in/hr
A = 330102.58 ft²
Q(out) = 0.00 ft³/s (0.2 cfs per acre)

time (min)	time (sec)	i (in./hr.)	Q (cfs)	Vol. in (cf)	Vol. out (cf)	Difference (cf)
0	0	0.00	0.00	0	0	0
5	300	6.46	18.00	5399	0	5399
10	600	4.91	13.68	8207	0	8207
15	900	4.06	11.31	10179	0	10179
30	1800	2.73	7.60	13689	0	13689
60	3600	1.69	4.71	16948	0	16948
120	7200	0.95	2.63	18954	0	18954
180	10800	0.66	1.83	19736	0	19736
360	21600	0.36	0.99	21360	0	21360
720	43200	0.21	0.57	24790	0	24790
1440	86400	0.12	0.34	29604	0	29604

SUMMARY:

The required 100-yr storage volume is	29,604	cubic feet
The required LID Retention volume is	2,877	cubic feet



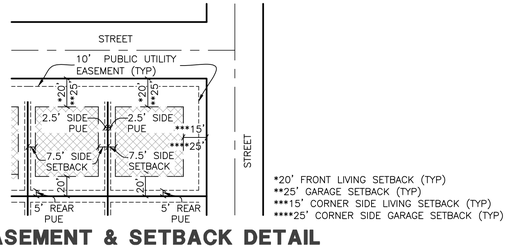


LEGEND

- = SECTION CORNER
- = BOUNDARY LINE
- = LOT LINE
- = SECTION TIE LINE
- = ADJOINING PROPERTY
- = ROAD CENTERLINE
- SS = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- W = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- PI = PROPOSED PRESSURIZED IRRIGATION
- EX.PI = EXISTING PRESSURIZED IRRIGATION
- = PROPOSED FENCE
- = EXISTING POWER LINE
- = PROPOSED FIRE HYDRANT
- = PROPOSED SANITARY SEWER MANHOLE
- PP = POWER POLE
- PUE = PUBLIC UTILITY EASEMENT
- = PROPOSED CONCRETE
- = PROPOSED ASPHALT SURFACE
- = EXISTING STRUCTURE (TO BE REMOVED)
- = EXISTING ASPHALT SURFACE
- = ROAD DEDICATION

DESIGN DATA

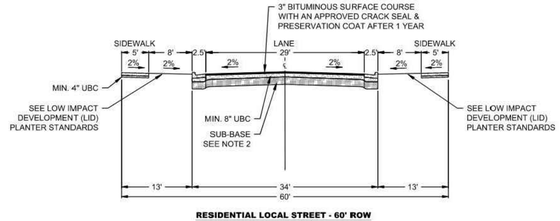
TOTAL AREA.....7.57 ACRES
AVERAGE LOT SIZE.....16,878 S.F.



*20' FRONT LIVING SETBACK (TYP)
**25' GARAGE SETBACK (TYP)
***15' CORNER SIDE LIVING SETBACK (TYP)
****25' CORNER SIDE GARAGE SETBACK (TYP)

EASEMENT & SETBACK DETAIL

NO SCALE



RESIDENTIAL LOCAL STREET - 60' ROW

STREETS 'A'

NOTES:
1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT
4. ALL LOCAL TO LOCAL TBC RADII TO BE 25'
5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

The Orchard

Spanish Fork City, Utah County, Utah

Developer:
American Fork Industrial
Bart Boggess
44 Red Pine Drive
Alpine, UT. 84004
(801) 916-9900

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com
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TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS
DESCRIPTION
DATE
City Comments 8-15-23
Lot Layout Revisions 12-6-23

The Orchard
PART OF THE NORTHWEST QUARTER OF SECTION 27, T.8S., R.3E., S.L.B.&M.
SPANISH FORK CITY, UTAH COUNTY, UTAH

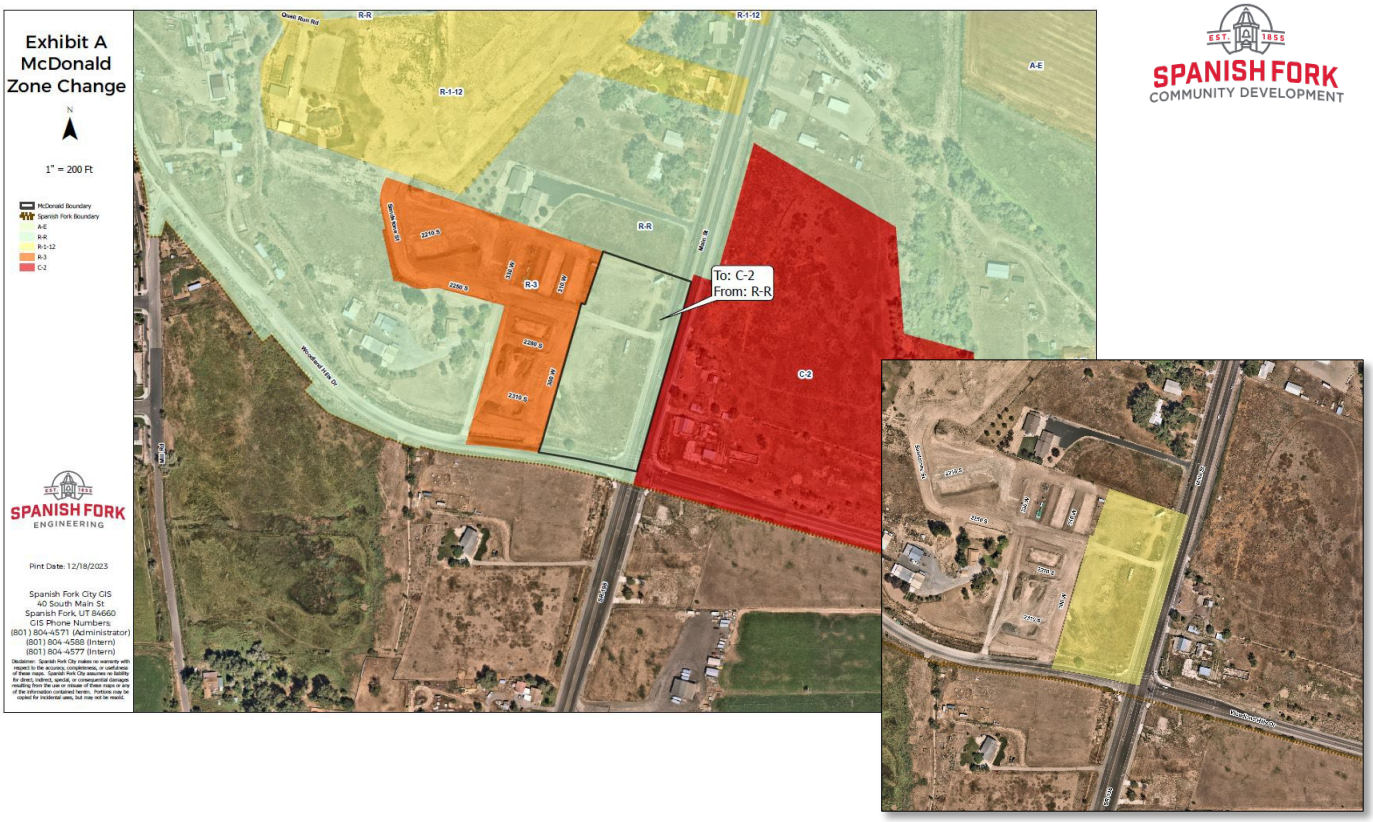
Preliminary Plan

Project Info.
Engineer: N. Reeve
Planner: C. Cave
Designer: E. Roche
Date: 5-6-21
Name: THE ORCHARD
Number: 5975-10

Sheet 1 of 1 Sheets

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SPANISH FORK
COMMUNITY DEVELOPMENT

McDonald Zone Change Approval Request

December 20, 2023, Development Review Committee meeting.

Located at 2300 South Main Street, including 3.5 acres.

The General Plan designation is Commercial.

The subject property is currently zoned R-R. The applicant has requested that a Zone Change to C-2 be approved.

The subject property is currently vacant.

Recommendation

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

Findings

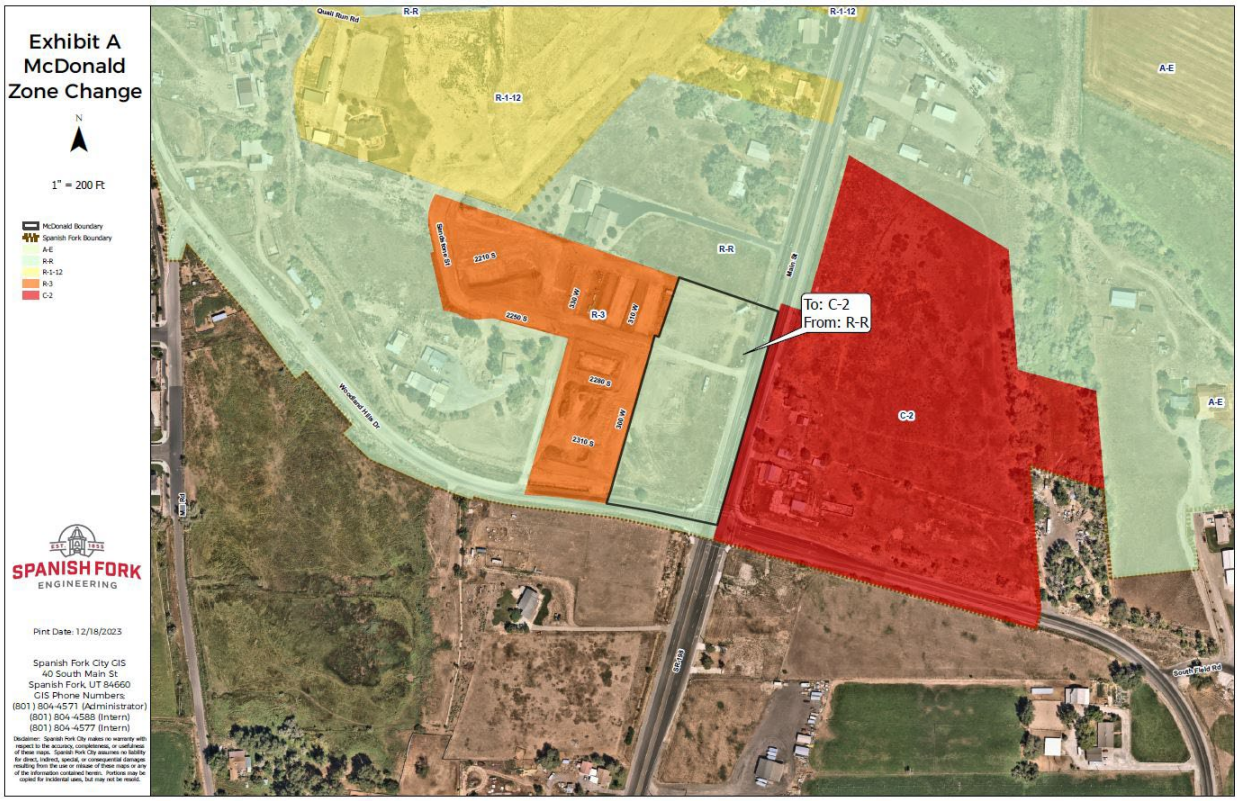
1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Key Issues

1. Improvements.
2. Easements.
3. Utilities.
4. Access.
5. Trail.

Exhibits

1. Zone Change.


Exhibit A
McDonald
Zone Change
N
1" = 200 Ft
McDonald Boundary
Spanish Fork Boundary
A-E
R-R
R-1-12
R-3
C-2
SPANISH FORK
ENGINEERING
Print Date: 12/18/2023
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)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
Quail Run Rd
R-R
R-1-12
A-E
Main St
2210 S
2260 S
2310 S
340 W
310 W
R-3
To: C-2
From: R-R
C-2
Woodland Hills Dr
1600 E
South Field Rd

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
December 20, 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; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall.

Citizens Present: Brent Lindstrum, Keith Lindstrum, Dave Erickson, Parker Johnson, Cart Boggess, Mike McDonald.

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

MINUTES

December 13, 2023

Jered Johnson **moved** to approve the minutes of December 12, 2023.

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

PRELIMINARY PLAT AND ZONE CHANGE

THE ORCHARDS MASTER PLANNED DEVELOPMENT

Mary Martin explained the Preliminary Plat was approved earlier this year, however, to accommodate for the needed railroad right-of-way the applicant has re-configured their subdivisions and added a couple lots and applied for the Master Planned Development Overlay.

Byron Haslam stated that he has not completed his full review and as he is able to complete a full review, he will likely have more redline comments.

Jason Turner expressed concern with the length of the dead-end roads. It was determined that would be a non-issue.

There was discussion of the required distance for a driveway approach from 3400 East.

There was discussion of the dedication of the railroad right-of-way and how that will be executed.

The power design needs to be revised adjusting to the new design.

Jered Johnson stated that the plans show the ditch to be abandoned by the irrigation company. This is something that is coordinated with the irrigation company.

The applicant stated that the ditch has already been abandoned. It was recommended to update the plans noting it was abandoned and not worded in a future tense.

Vaughn Pickell **moved** to recommend the approval of the proposed The Orchards Master Planned Development to City Council based on the following finding and conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the Preliminary Plat indicates the parcel on the east side of the development, adjacent to the railroad, be included in the subdivision and dedicated to the City.
4. That the Public Utility Easements labeled on the plat be re-labeled as Municipal Utility Easements.
5. That the in between the lot easements be removed, and the rear utility easements be ten-feet, per City Standards.
6. That the applicant provides a street tree plan and complies with the architectural and other requirements of the Master Planned Development Overlay District.

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

ZONE CHANGE

MCDONALD ZONE CHANGE

Brandon Snyder stated the applicant would like the property zone changed from R-R to C-2. This is in line with the General Plan.

Seth Perrins asked if there should be a concept design with the Zone Change application.

Dave Anderson stated with the configuration of the property he feels comfortable moving forward with the Zone Change without a Site Plan.

Mike McDonald stated there is no immediate plan to develop the property. They are looking to sell a portion of the property and the zone changing to C-2 is part of the purchase agreement.

Seth Perrins wanted to emphasize with this site only having frontage along a County Road and UDOT, that access may be limited. Seth Perrins asked if there is not already language recorded that a cross access easement be recorded for the three parcels so that if they are sold off there does not become an access issue.

Vaughn Pickell stated the mechanism would be a Reciprocal Access and Parking Easement be recorded.

Dave Anderson **moved** to recommend the approval of the proposed McDonald Zone Change from R-R to C-2 to City Council based on the following finding and conditions:

Finding:

1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Conditions:

1. The applicant provides the necessary access and parking easement to guarantee the different property owners in the development have adequate access, parking, and other items.

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

CONCEPT REVIEW

LEISURE VILLAS CONCEPT

Dave Erickson stated they have built similar projects in many other cities, with one of the developments in Springville. The applicant stated the objective of the development is to create a community with amenities that create a gathering of residents of the same age and interests.

There was discussion related to the amenities and cohesiveness from the existing recorded plats of Annie's Acres and the connection of the proposed new development.

There was discussion of open space versus amenities.

Seth Perrins feels this proposal is a significant enough departure from the original approval, that he does not feel it would be supported. He stated the approved usable open space is a big deal in development. If Dave Erickson would like to build what was previously approved, then he could move forward. If he is desiring to change the design, then there would be scrutiny of the proposal including the amenities, the road accesses, the development agreement, the design of the units, and the density.

TITLE 15 AMENDMENTS

COMMUNITY DEVELOPMENT JANUARY 2024

Ana Burgi asked if it is necessary for the definition of Impound Yard as it seems redundant.

Brandon Snyder stated it is to help distinguish that this is not a yard for cars that would be undergoing repair work or a “pick-n-pull” lot.

Vaughn Pickell and Ana Burgi agreed that it is redundant but sees the purpose of the proposed language.

Vaughn Pickell **moved** to recommend the approval of the proposed Title 15 Amendments to City Council with the following conditions:

Conditions:

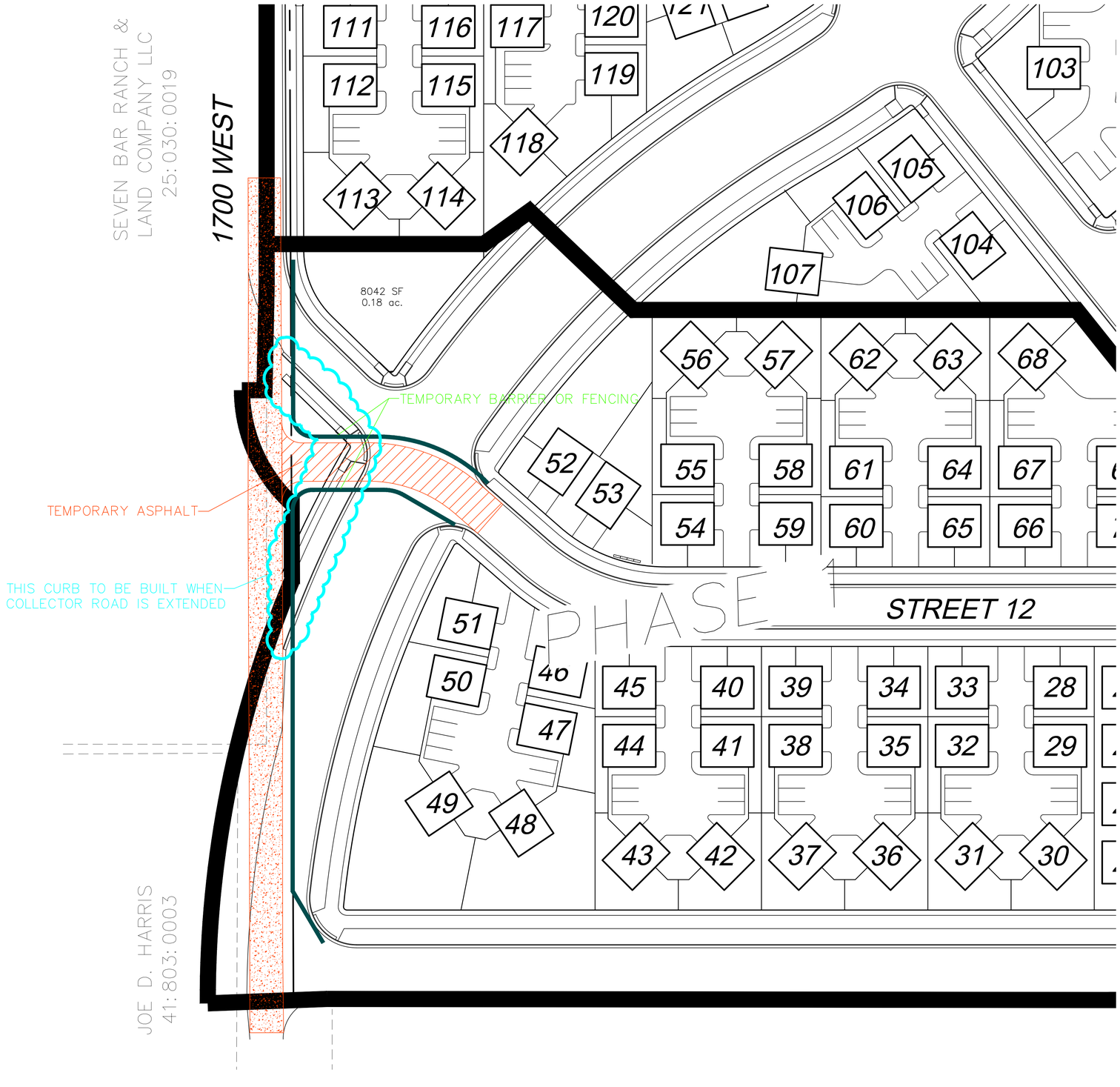
1. That the numbering and formatting issues be address, as raised by Ana Burgi
2. That any other conflicting language or verbiage be resolved with the Legal and Planning Department before the Planning Commission Meeting.

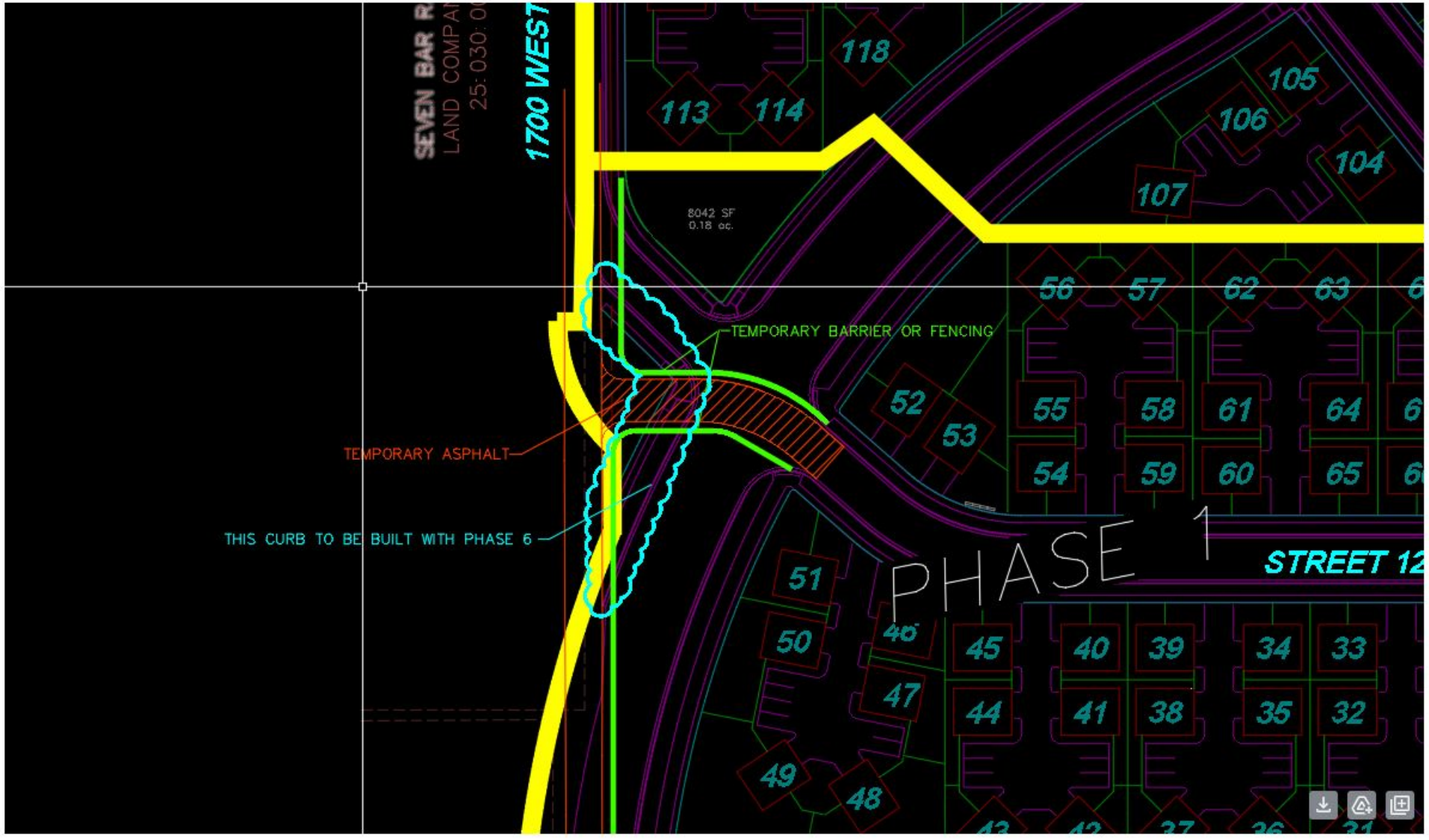
Jered Johnson **seconded** and the motion **passed** all in favor.

Jake Theurer moved to adjourn the meeting at 11:10 a.m.

Adopted:

Kimberly Brenneman
Development Coordination Manager


SEVEN BAR RANCH & LAND COMPANY LLC 25:030:0019
1700 WEST
111
116
117
120
112
115
119
118
113
114
103
105
106
104
107
8042 SF
0.18 ac.
56
57
62
63
68
TEMPORARY BARRIER OR FENCING
52
53
55
58
61
64
67
54
59
60
65
66
TEMPORARY ASPHALT
THIS CURB TO BE BUILT WHEN
COLLECTOR ROAD IS EXTENDED
PHASE
STREET 12
51
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JOE D. HARRIS
41:803:0003


SEVEN BAR R
LAND COMPA
25: 030: 0
1700 WEST
118
113
114
105
106
104
107
8042 SF
0.18 ac.
56
57
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63
TEMPORARY BARRIER OR FENCING
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TEMPORARY ASPHALT
THIS CURB TO BE BUILT WITH PHASE 6
PHASE 1
STREET 12
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APPENDIX L REQUIREMENTS FOR FIRE FIGHTER AIR REPLENISHMENT SYSTEMS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance or legislation of the jurisdiction.

User note:

About this appendix: *Appendix L provides for the design, installation and maintenance of permanently installed fire fighter breathing air systems in buildings designated by the jurisdiction. Breathing air is critical for fire-fighting operations. Historically, fire departments have supplied air bottles by means of a "bottle brigade," whereby fire fighters manually transport air bottles up stairways, which is an extraordinarily fire fighter-intensive process and takes fire fighters away from their primary mission of rescue and fire fighting. Technology now exists to address the issue using in-building air supply systems. Fire fighter breathing air systems were introduced in the late 1980s and are now required in a number of communities throughout the United States. The system has been called a "standpipe for air" and consists of stainless steel, high-pressure piping that is supplied by on-site air storage or fire department air supply units. Air filling stations are then strategically located throughout the building, allowing fire fighters to refill breathing air cylinders inside the fire building, negating the required "bottle brigade," and making more fire fighters available for search, rescue and fire suppression operations.*

SECTION L101 GENERAL

L101.1 Scope.

Fire fighter air replenishment systems (FARS) shall be provided in accordance with this appendix. The adopting ordinance shall specify building characteristics or special hazards that establish thresholds triggering a requirement for the installation of a FARS. The requirement shall be based on the fire department's capability of replenishing fire fighter breathing air during sustained emergency operations. Considerations shall include:

1. Building characteristics, such as number of stories above or below*grade plane*, floor area, type of construction and fire-resistance of the primary structural *frame* to allow sustained fire-fighting operations based on a rating of not less than 2 hours.
2. Special hazards, other than buildings, that require unique accommodations to allow the fire department to replenish fire fighter breathing air.
3. Fire department staffing level.
4. Availability of a fire department breathing air replenishment vehicle.

SECTION L102 DEFINITIONS

L102.1 Definitions.

For the purpose of this appendix, certain terms are defined as follows:

FIRE FIGHTER AIR REPLENISHMENT SYSTEM (FARS). A permanently installed arrangement of piping, valves, fittings and equipment to facilitate the replenishment of breathing air in self-contained breathing apparatus (SCBA) for fire fighters engaged in emergency operations.

SECTION L103 PERMITS

L103.1 Permits.

Permits shall be required to install and maintain a FARS. Permits shall be in accordance with Sections L103.2 and L103.3.

L103.2 Construction permit.

A construction permit is required for installation of or modification to a FARS. The construction permit application shall include documentation of an acceptance and testing plan as specified in Section L105.

L103.3 Operational permit.

An operational permit is required to maintain a FARS.

SECTION L104
DESIGN AND INSTALLATION

L104.1 Design and installation.

A FARS shall be designed and installed in accordance with Sections L104.2 through L104.15.3.

L104.2 Standards.

Fire fighter air replenishment systems shall be in accordance with Sections L104.2.1 and L104.2.2.

L104.2.1 Pressurized system components.

Pressurized system components shall be designed and installed in accordance with ASME B31.3.

L104.2.2 Air quality.

The system shall be designed to convey breathing air complying with NFPA 1989.

L104.3 Design and operating pressure.

The minimum design pressure shall be 110 percent of the fire department's normal SCBA fill pressure. The system design pressure shall be marked in an *approved* manner at the supply connections, and adjacent to pressure gauges on any fixed air supply components. Pressure shall be maintained in the system within 5 percent of the design pressure.

L104.4 Cylinder refill rate.

The FARS shall be capable of refilling breathing air cylinders of a size and pressure used by the fire department at a rate of not less than two empty cylinders in 2 minutes.

L104.5 Breathing air supply.

Where a fire department mobile air unit is available, the FARS shall be supplied by an external mobile air connection in accordance with Section L104.14. Where a fire department mobile air unit is not available, a stored pressure air supply shall be provided in accordance with Section L104.5.1. A stored pressure air supply shall be permitted to be added to a system supplied by an external mobile air connection provided that a means to bypass the stored pressure air supply is located at the external mobile air connection.

L104.5.1 Stored pressure air supply.

A stored pressure air supply shall be designed based on Chapter 24 of NFPA 1901 except that provisions applicable only to mobile apparatus or not applicable to system design shall not apply. A stored pressure air supply shall be capable of refilling not less than 50 empty breathing air cylinders of a size and pressure used by the fire department.

L104.5.2 Retrofit of external mobile air connection.

A FARS not initially provided with an external mobile air connection due to the lack of a mobile air unit shall be retrofitted with an external mobile air connection where a mobile air unit becomes available. Where an external mobile air connection is provided, a means to bypass the stored pressure air supply shall be located at the external mobile air connection. The retrofit shall be completed not more than 12 months after notification by the *fire code official*.

L104.6 Isolation valves.

System isolation valves that are accessible to the fire department shall be installed on the system riser to allow piping beyond any air cylinder refill panel to be blocked.

L104.7 Pressure relief valve.

Pressure relief valves shall be installed at each point of supply and at the top or end of every riser. The relief valve shall meet the requirements of CGA S-1.3 and shall not be field adjustable. Pressure relief valves shall discharge in a manner that does not endanger personnel who are in the area. Valves, plugs or caps shall not be installed in the discharge of a pressure relief valve. Where discharge piping is used the end shall not be threaded.

L104.8 Materials and equipment.

Pressurized system components shall be *listed* or *approved* for their intended use and rated for the maximum allowable design pressure in the system. Piping and fittings shall be stainless steel.

L104.9 Welded connections.

Piping connections that are concealed shall be welded.

L104.10 Protection of piping.

System piping shall be protected from physical damage in an *approved* manner.

L104.11 Compatibility.

Fittings and connections intended to be used by the fire department shall be compatible with the fire department's equipment.

L104.12 Security.

Connections to a FARS shall be safeguarded from unauthorized access in an *approved* manner.

L104.13 Fill stations.

Fire fighter air replenishment fill stations shall comply with Section L104.13.1 through L104.13.3.

L104.13.1 Location.

Fill stations for refilling breathing air cylinders shall be located as follows:

1. Fill stations shall be provided at the fifth floor above and below the ground level floor and every third floor level thereafter.
2. On floor levels requiring fill stations, one fill station shall be provided adjacent to a required exit stair at a location designated by the *fire code official*. In buildings required to have three or more exit stairs, additional fill stations shall be provided at a ratio of one fill station for every three *stairways*.

L104.13.2 Design.

Fill stations for breathing air cylinders shall be designed to meet the following requirements:

1. A pressure gauge and pressure-regulating devices and controls shall be provided to allow the operator to control the fill pressure and fill rate on each cylinder fill hose.
2. Valves controlling cylinder fill hoses shall be slow-operating valves.
3. A separate flow restriction device shall be provided on each fill hose.
4. A method shall be provided to bleed each cylinder fill hose.
5. The fill station shall be designed to provide a containment area that fully encloses any cylinder being filled and flexible cylinder fill hoses, and directs the energy from a failure away from personnel. Fill stations shall be designed to prohibit filling of cylinders that are not enclosed within the containment area.

   Exception: Where required or *approved* by the *fire chief*, fill stations providing for the direct refilling of the fire fighters' breathing air cylinders using Rapid Intervention Crew/Company Universal Air Connection (RIC/UAC) fittings shall be used in lieu of cylinder fill stations that utilize containment areas.

L104.13.3 Cylinder refill rate.

Fill stations shall be capable of simultaneously filling two or more empty breathing air cylinders equivalent to those used by the fire department to the cylinders' design pressure within 2 minutes.

L104.14 External mobile air connection.

An external mobile air connection shall be provided for fire department mobile air apparatus where required by Section L104.5 to supply the system with breathing air.

L104.14.1 Location.

The location of the external mobile air connection shall be accessible to mobile air apparatus and *approved* by the *fire code official*.

L104.14.2 Protection from vehicles.

A means of vehicle impact protection in accordance with Section 312 shall be provided to protect mobile air connections that are subject to vehicular impact.

L104.14.3 Clear space around connections.

A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of external mobile air connections.

L104.15 Air monitoring system.

An *approved* air monitoring system shall be provided. The system shall automatically monitor air quality, moisture and pressure on a continual basis. The air monitoring system shall be equipped with not less than two content analyzers capable of detecting carbon monoxide, carbon dioxide, nitrogen, oxygen, moisture and hydrocarbons.

L104.15.1 Alarm conditions.

The air monitoring system shall transmit a supervisory signal when any of the following levels are detected:

1. Carbon monoxide exceeds 5 ppm.
2. Carbon dioxide exceeds 1,000 ppm.
3. An oxygen level below 19.5 percent or above 23.5 percent.
4. A nitrogen level below 75 percent or above 81 percent.
5. Hydrocarbon (condensed) content exceeds 5 milligrams per cubic meter of air.
6. The moisture concentration exceeds 24 ppm by volume.
7. The pressure falls below 90 percent of the maintenance pressure specified in Section L104.3.

SECTION L105
ACCEPTANCE TESTS

L105.1 Acceptance tests.

Upon completion of the installation, a FARS shall be acceptance tested to verify compliance with equipment manufacturers' instructions and design documents. Oversight of the acceptance tests shall be provided by a *registered design professional*. Acceptance testing shall include all of the following:

1. A pneumatic test in accordance with ASME B31.3 of the complete system at a minimum test pressure of 110 percent of the system design pressure using oil free dry air, nitrogen or argon shall be conducted. Test pressure shall be maintained for not less than 24 hours. During this test, all fittings, joints and system components shall be inspected for leaks. Defects in the system or leaks detected shall be documented and repaired.
2. A cylinder-filling performance test shall be conducted to verify compliance with the required breathing air cylinder refill rate from the exterior mobile air connection and, where provided, a stored air pressure supply system.
3. The air quality monitoring system shall be tested to verify both of the following conditions:
   3.1. Visual indicators required by Section L104.15.1 function properly.
   3.2. Supervisory signals are transmitted as required by Section L104.15.2 for each sensor based on a sensor function test.
4. Connections intended for fire department use shall be confirmed as compatible with the fire department's mobile air unit, SCBA cylinders and, where provided, RIC/UAC connections.
5. Air samples shall be taken from not less than two fill stations and submitted to an *approved* gas analysis laboratory to verify compliance with NFPA 1989. The FARS shall not be placed into service until a written report verifying compliance with NFPA 1989 has been provided to the *fire code official*.

SECTION L106
INSPECTION, TESTING AND MAINTENANCE

L106.1 Periodic inspection, testing and maintenance.

A FARS shall be continuously maintained in an operative condition and shall be inspected not less than annually. Not less than quarterly, an air sample shall be taken from the system and tested to verify compliance with NFPA 1989. The laboratory test results shall be maintained on site and readily available for review by the *fire code official*.

SECTION L107
REFERENCED STANDARDS

L107.1 General.

See Table L107.1 for standards that are referenced in various sections of this appendix. Standards are listed by the standard identification with the effective date, standard title, and the section or sections of this appendix that reference the standard.

TABLE L107.1
REFERENCED STANDARDS

STANDARD ACRONYM	STANDARD NAME	SECTIONS HEREIN REFERENCED
ASME B31.3—2020	*Process Piping*	L104.2.1, L105.1
CGA S-1.3—2008	Pressure Relief Device Standards—Part 3 *Stationary Storage Containers for Compressed Gases*	L104.7
NFPA 1901—16	*Standard for Automotive Fire Apparatus*	L104.5.1
NFPA 1989—13	*Breathing Air Quality for Fire Emergency Services Respiratory Protection*	L104.2.2, L105.1, L106.1