Wednesday, August 28, 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. August 21, 2024

2. Final Plat

A. NORTH AIRPORT INDUSTRIAL PLAT C. This proposal involves the development of five industrial lots located at approximately 3400 North 1750 West.

B. STOCKMAN FLATS 320 INFRASTRUCTURE PLAN. This proposal involves the development of 16 industrial lots located at 1730 West 3800 North.

3. Concept Review

A. HALES TRG CONCEPT.

B. RIVER RUN H CONCEPT.

4. Discussion

A. STEPHENS-HILL ANNEXATION.

5. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
August 21, 2024

Staff Members Present: Chris Thompson, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department 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: Barrett Stratton, Mike Clayson, Clayci Crandall, David Peterson, AJ DelPivo, Mike Deuel, Jeffrey Potts, Brad Morgan, Ginalen Soto.

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

MINUTES

August 7, 2024

Dave Anderson **moved** to approve the minutes of August 7, 2024.

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

SITE PLAN

ATHENS INDUSTRIAL

Dave Anderson stated there are some temporary AV issues with the agenda and he stated that while this is being configured, he will discuss the proposal. He gave the location to the proposal and stated this location is on North Main Street and he then stated that this proposal and the Site Plan for the Landing is adjacent to this property.

Brandon Snyder stated there are a few concerns with the shared access easement and stated there are also a few remaining redlines that need to be addressed.

Byron Hslam stated that their remaining concerns are also with the easement.

Dave Anderson **moved** to approve the proposed Athens Industrial 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 land use 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.

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

THE LANDING

Brandon Snyder stated this proposal is just south of the Athens Industrial Site Plan and stated there will be a condo plat that will be submitted later.

Byron Haslam stated there are few remaining minor redlines.

Jake Theurer **moved** to approve the proposed The Landing 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 land use 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.

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

HATCH WAREHOUSE

Brandon Snyder stated this site plan was previously approved by the DRC in September of 2023 and stated there have been a few minor modifications to plans and that is why it is coming before the Committee again for approval.

Jake Theurer stated there are a few concerns with relocating a power box and the applicant stated they will relocate the power box based on the recommendation of the Power Department.

Vaughn Pickell **moved** to approve the proposed Hatch Warehouse 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 land use 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.

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

MINOR PLAT AMENDMENT

OAKRIDGE COVE PLAT F AMENDMENT

Brandon Snyder stated this came to the DRC in June of 2024 and stated this was originally platted as two separate lots, then it was combined into one larger lot, and now the applicant is wanting to subdivide the parcel back into two separate lots. The applicant was instructed to submit a Minor Plat amendment application to achieve this.

Chris Thompson asked if any utilities were abandoned and it was stated that no utilities were abandoned. It was stated that all notes and easements were carried over.

Dave Anderson **moved** to approve the proposed Oakridge Cove Plat F Amendment Minor Plat Amendment based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's General Plan land use designation and Zoning Map.

Conditions:

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

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

CONDITIONAL USE PERMIT

AT&T AT HUNTERS CROSSING (2024)

Brandon Snyder said the proposed tower was previously approved in 2022 but it was never built. He stated there have been a few modifications to the original design and that is why this is being brought back for approval. He briefly described the previous conditions of approval and stated they will still apply.

There are no engineering concerns.

Jake Theurer told the applicant to follow the required clearance for the area.

Dave Anderson **moved** to recommend the approval of the proposed AT&T at Hunters Crossing (2024) Conditional Use Permit to Planning Commission 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 Water and Power Departments a minimum of 48 hours prior to work commencing.

4. That work hours be limited to 8 a.m. to 6 p.m.
5. Verification with the City that there is a current lease agreement for the area.
6. The applicant works with the Power Department to ensure an additional meter is installed correctly.

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

CONCEPT REVIEW

PACIFIC HORIZON CONCEPT

Brandon Snyder provided the location of the proposal and stated the applicant is looking to construct a credit union. He gave suggestions on parking location, and setback requirements. He briefly discussed the concern of the nuisance strip that is in front of the property. He asked Vaughn Pickell for legal information regarding this. He stated it is currently delinquent on taxes.

There was a brief discussion regarding the delinquent taxes for the nuisance strip. It was stated that the City expects the strip to be fully improved.

The applicant has no questions.

Jered Johnson briefly spoke about the access and suggested that the applicant move the access point to align with the rec center to better help the flow of traffic.

There was a brief discussion on the access being moved further south on Main Street to align with the rec center access and it was stated this will provide a safer access for its customers. There was a brief discussion of having an access point off South Lane.

Dave Anderson asked if the applicant needs all the parking they are depicting in the concept and it was stated that they do need the parking as they may lease out office space in the future.

Seth Perrins comments on the location of the dumpster enclosure and feels that it is too far away from the building and recommends bringing it closer to the building.

Jake Theurer suggested the applicant let the Power Department know as soon as possible for power plans as transformers are way far out and this can hold up development.

Seth Perrins spoke briefly on the development of the general area between Main Street and South Lane and asked the committee if they have any suggestions on General Plan use for the area to help redevelop the area more cohesively.

Dave Anderson stated that access will define how the properties are developed. He stated that the City can outline this now.

Chris Thompson suggested that there be no more access points north of this access point.

There was discussion on the remaining properties and how they could be developed and Seth Perrins suggested that Byron Haslam, Brandon Snyder and David Mann be on the lookout for those property owners wanting to develop the land.

CONCEPT REVIEW

ROOTS COFFEE CONCEPT

Brandon Snyder provided the location of the proposed coffee shop and stated that the area would allow for the drink shop with a drive thru. He stated that he is not sure when the previous bank closed. He invited the applicant up to speak about the proposal.

The applicant stated there are a few locations in Salt Lake and stated that they would likely not do cookies at this location but they would sell bagels.

Seth Perrins stated that he likes the queuing concept.

The applicant stated they are anticipating having the cars enter the site off Center Street. She stated the bank already has an existing drive thru.

Chris Thompson wonders if the existing layout works and stated the applicant may need to work with an engineer to correct the layout concerns.

There was discussion on relocating the power pole that is in front of the drive thru access. It was stated that this could be costly.

Seth Perrins stated the City would love the site to be improved and wants to work with the applicant but they do not want to kill the concept with required improvements. There was brief discussion on the frontage having curb, gutter and sidewalk as the City does not want cars driving on the sidewalk area.

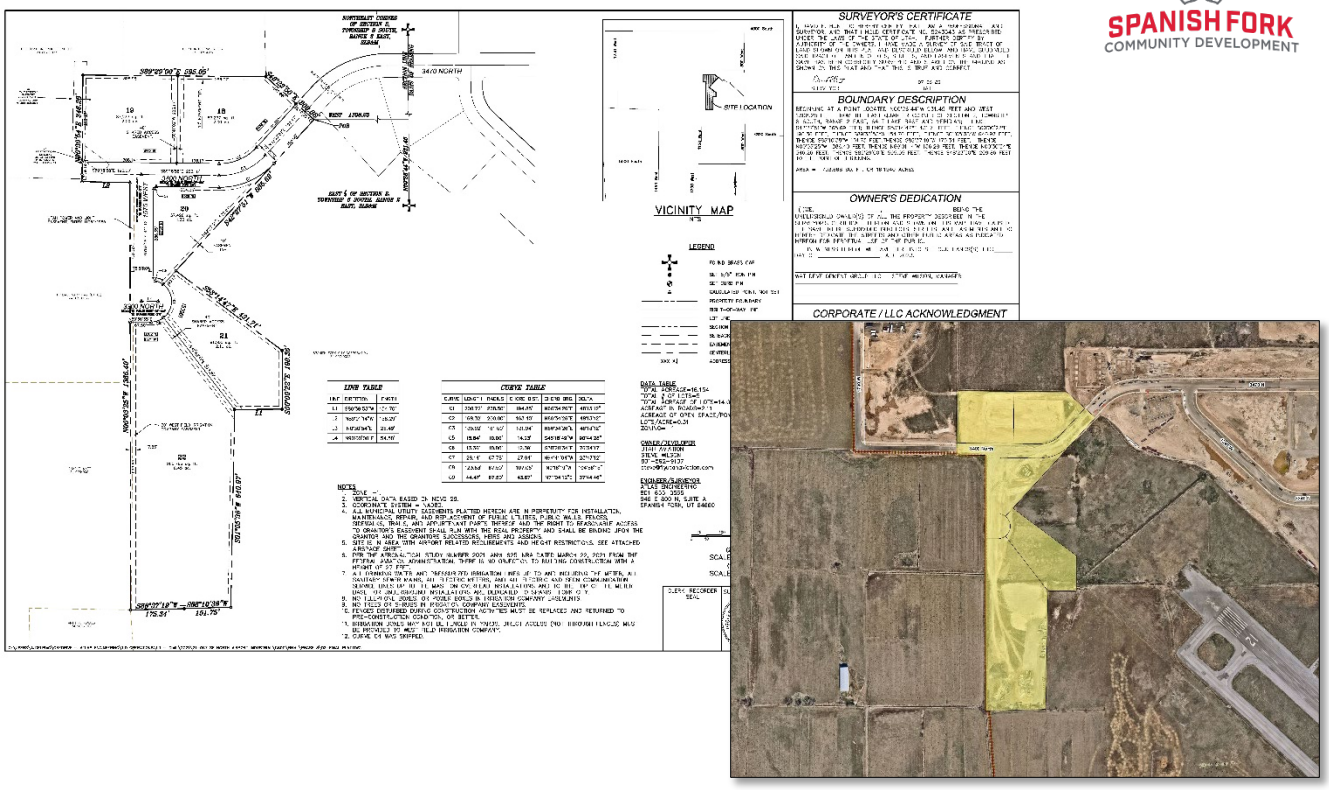
There was a brief discussion on the dumpster enclosure location.

Seth Perrins suggests that the applicant can utilize the Development Enhancement Overlay.

Seth Perrins moved to adjourn the meeting at 11:00 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



North Airport Industrial Plat C
Final Plat Approval Request

August 28, 2024, Development Review Committee meeting.

Located at 3400 North 1750 West, including 16.15 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat including five lots be approved.

Key Issues

1. Preliminary Plat.
2. Greenbelt rollback taxes.
3. Power.

Recommendation

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

Findings

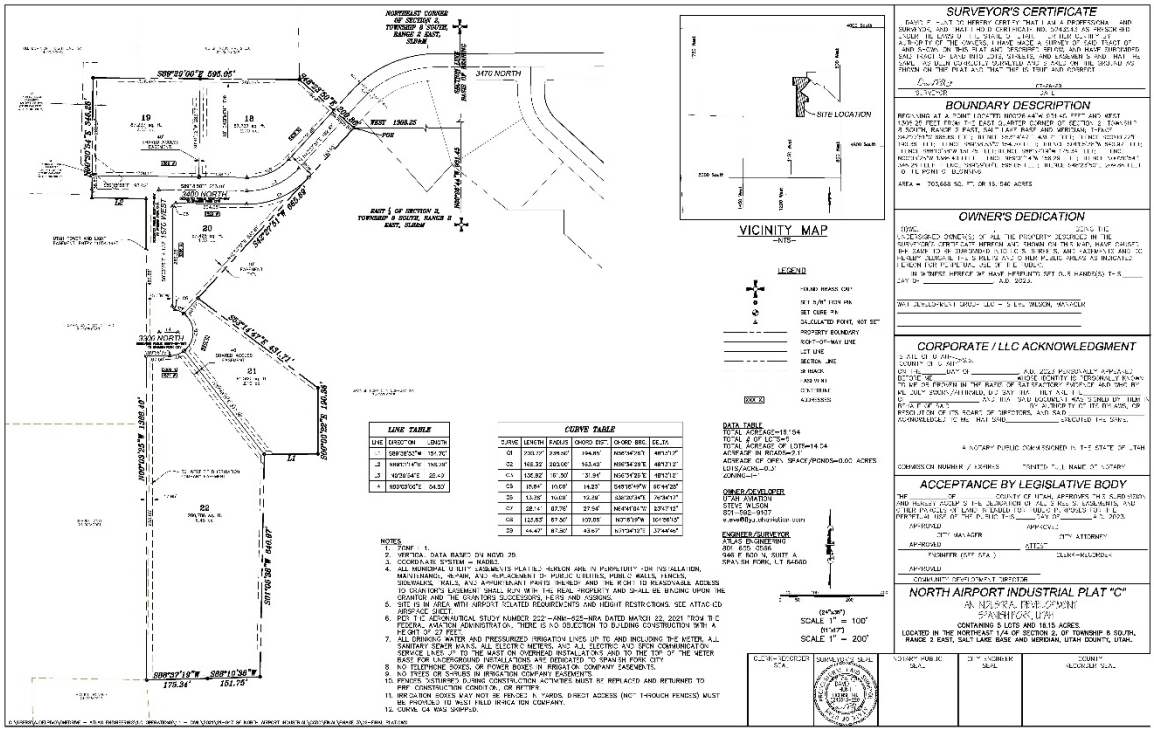
1. That the proposal conforms to the City's Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

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. Final Plat.
2. Civil Plans.


NORTHEAST CORNER OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M
3470 NORTH
WEST 1968.25
POB
EAST 1/4 OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SLB&M
3300 NORTH
S89°29'00"E 696.05'
S00°30'36"W 1346.87'
S88°19'36"W 175.34'
S88°19'36"E 151.75'
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
FOUND BRASS CAP
SET 5/8" IRON PIN
SET CURB PK
CALCULATED POINT, NOT SET
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
CENTERLINE
EASEMENTS
LINE TABLE
CURVE TABLE
DATA TABLE
TOTAL ACREAGE=18.194
TOTAL # OF LOTS=5
TOTAL ACREAGE OF LOTS=14.54
ACREAGE IN ROADS=2.71
ACREAGE OF OPEN SPACE/PONDS=0.00 ACRES
LOTS/ACRE=0.3
ZONING=I-1
OWNER/DEVELOPER
UTAH AMATION
STEVE WILSON
801-592-9107
ENGINEER/SURVEYOR
ATLAS ENGINEERING
801 625 0536
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
SCALE 1" = 100'
SCALE 1" = 200'
NOTES
1. POINT 1.
2. VERTICAL DATUM IS NGVD 29.
3. COORDINATE SYSTEM = NAD83.
4. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, RAILS, AND APPURTENANT PARTS THEREOF, AND THE RIGHT TO REASONABLE ACCESS TO SAID RIGHTS EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTORS SUCCESSORS, HEIRS AND ASSIGNS.
5. SITE IS IN AREA WITH AIRPORT ISOLATED REQUIREMENTS AND HEIGHT RESTRICTIONS. SEE ATTACHED AIRSPACE SHEET.
6. PER T.I.C. AERONAUTICAL STUDY NUMBER 2021-ANM-625-NRA DATED MARCH 22, 2021 FROM THE FEDERAL AVIATION ADMINISTRATOR, "THERE IS NO OBJECTION TO BUILDING CONSTRUCTION WITH A HEIGHT OF 27 FEET."
7. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND OPEN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
8. NO TELEPHONE BOXES, OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
9. NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
10. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
11. IRRIGATION BOXES MAY NOT BE FENCED IN. YARDS (DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO WEST FIELD IRRIGATION COMPANY.
12. CURVE C4 WAS SKIPPED.
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE / LLC ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
NORTH AIRPORT INDUSTRIAL PLAT "C"
AN INDUSTRIAL DEVELOPMENT
SPANISH FORK, UTAH
CONTAINING 5 LOTS AND 18.15 ACRES
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, OF TOWNSHIP 9 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
COUNTY RECORDER SEAL
SURVEYOR SEAL
NOTARY PUBLIC SEAL
CITY ENGINEER SEAL
COUNTY RECORDER SEAL

NORTH AIRPORT INDUSTRIAL PLAT "C"

AN INDUSTRIAL DEVELOPMENT
SPANISH FORK, UTAH
FINAL PLAN SET
JULY 2024

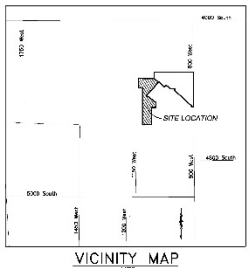
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	GRADING PLAN
5	EXISTING TOPOGRAPHY
6	PHASING PLAN
7	FIRE TURNAROUND
PP-01	PLAN & PROFILE – 3400 NORTH – STA. 24+50 TO STA. 28+50
PP-02	PLAN & PROFILE – 3400 NORTH – STA. 28+50 TO STA. 32+20
PP-03	PLAN & PROFILE – 1570 WEST – STA. 10+00 TO STA. 14+80
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

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

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SPCN COMMUNICATION SERVICE LINES UP TO THE MAIN ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE MAIN RISER FOR UNDERGROUND INSTALLATIONS SHALL BE INSTALLED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

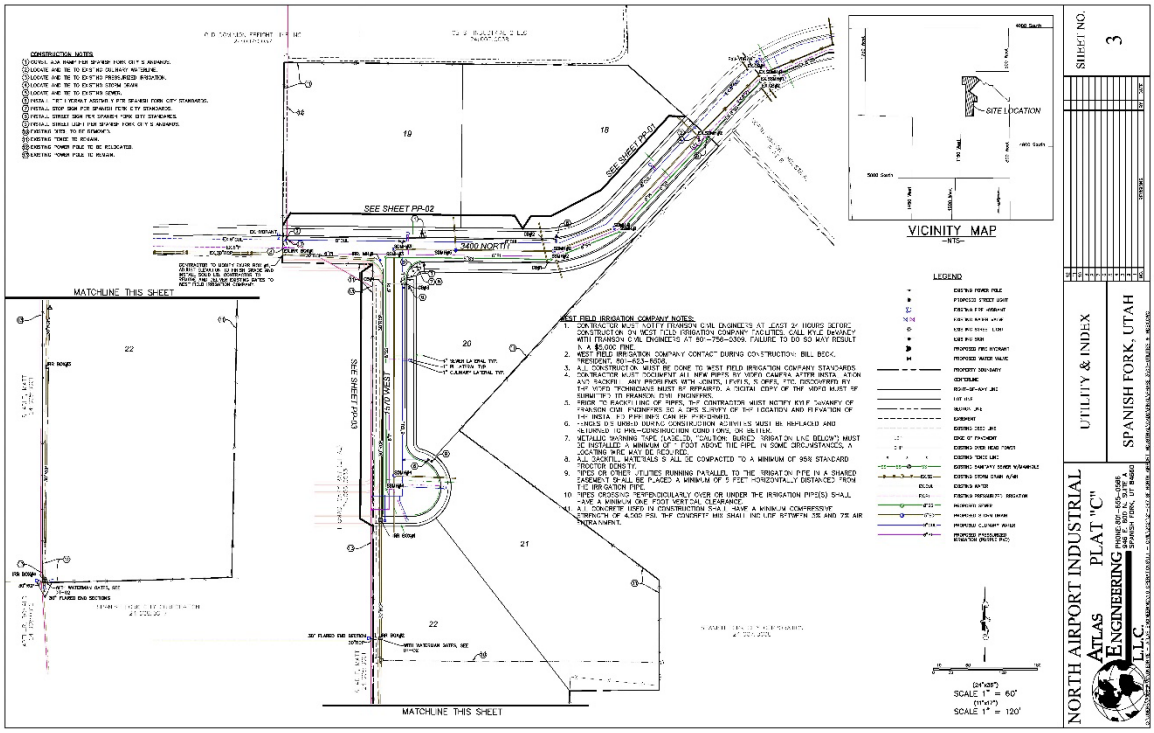
WEST FIELD IRRIGATION COMPANY NOTES:
1. CONTRACTOR MUST NOTIFY FRANSON CIVIL ENGINEERS AT LEAST 24 HOURS BEFORE CONSTRUCTION ON WEST FIELD IRRIGATION COMPANY FACILITIES. CALL KYLE DeVANEY WITH FRANSON CIVIL ENGINEERS AT 801-756-0309. FAILURE TO DO SO MAY RESULT IN A $5,000 FINE.
2. WEST FIELD IRRIGATION COMPANY CONTACT DURING CONSTRUCTION: BILL BECK, PRESIDENT, 801-623-8556.
3. ALL CONSTRUCTION MUST BE DONE TO WEST FIELD IRRIGATION COMPANY STANDARDS.
4. CONTRACTOR MUST DOCUMENT ALL NEW PIPES BY VIDEO CAMERA AFTER INSTALLATION AND BACKFILL ANY PROBLEMS WITH JOINTS, TWISTS, SLOPES, ETC. DISCOVERED BY THE VIDEO TECHNICIAN MUST BE REPAIRED. A DIGITAL COPY OF THE VIDEO MUST BE SUBMITTED TO FRANSON CIVIL ENGINEERS.
5. PRIOR TO BACKFILLING OF PIPES, THE CONTRACTOR MUST NOTIFY KYLE DeVANEY OF FRANSON CIVIL ENGINEERS SO A GPS SURVEY OF THE LOCATION AND ELEVATION OF THE INSTALLED PIPELINES CAN BE PERFORMED.
6. TRENCHES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REHLACED AND COMPACTED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
7. METALLIC WARNING TAPE (LABELED, "CAUTION: BURIED IRRIGATION LINE BELOW") MUST BE INSTALLED A MINIMUM OF 1 FOOT ABOVE THE PIPE. IN SOME CIRCUMSTANCES, A LOCATING WIRE MAY BE REQUIRED.
8. ALL BACKFILL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
9. PIPES OR OTHER UTILITIES RUNNING PARALLEL TO THE IRRIGATION PIPE IN A SHARED EASEMENT SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTALLY DISTANCES FROM THE IRRIGATION PIPE.
10. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPE(S) SHALL HAVE A MINIMUM ONE FOOT VERTICAL CLEARANCE.
11. ALL CONCRETE USED IN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI, THE CONCRETE MIX SHALL INCLUDE BETWEEN 5% AND 7% AIR ENTRAINMENT.



OWNER/DEVELOPER
TAYLOR WILSON
801-369-8107
steve@fjhconstruction.com

NORTH AIRPORT INDUSTRIAL PLAT "C"

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



CONSTRUCTION NOTES
1. CURB & GUTTER PER SPANISH FORK CITY'S ORDINANCE.
2. LOCATE AND TIE TO EXISTING MONUMENT.
3. LOCATE AND TIE TO EXISTING PROPERTY MONUMENT.
4. LOCATE AND TIE TO EXISTING STORM SEWER.
5. LOCATE AND TIE TO EXISTING SEWER.
6. INSTALL 18" (MINIMUM) ASSTM Y 878 SPANISH FORK CITY STANDARDS.
7. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STREET LIGHT PER SPANISH FORK CITY'S ORDINANCE.
10. EXISTING TREE TO BE REMOVED.
11. EXISTING POWER POLE TO BE RELOCATED.
12. EXISTING POWER POLE TO REMAIN.

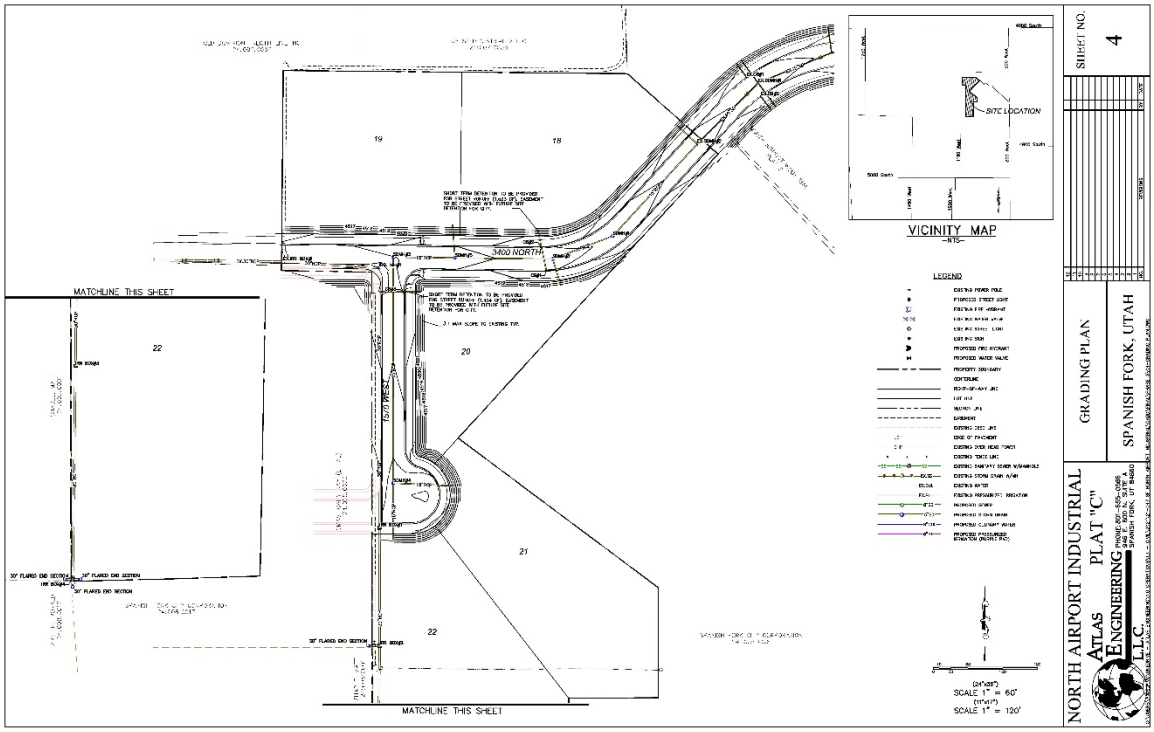
SHEET NO. 3

UTILITY & INDEX

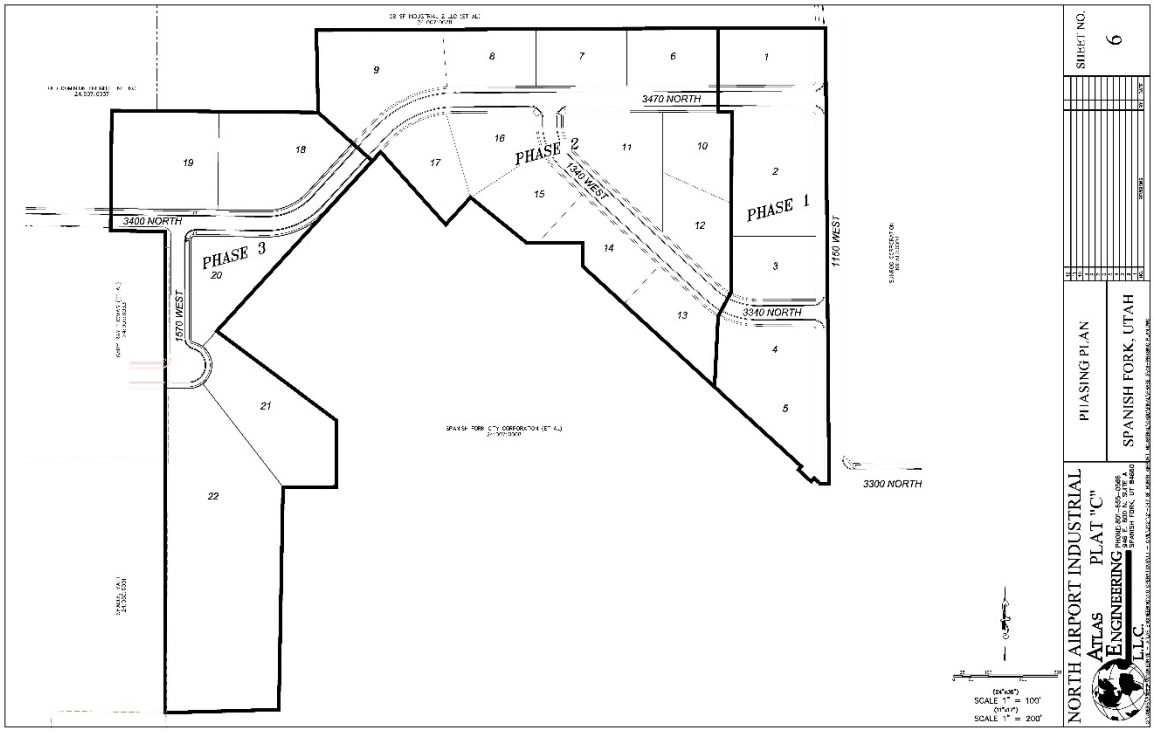
SPANISH FORK, UTAH

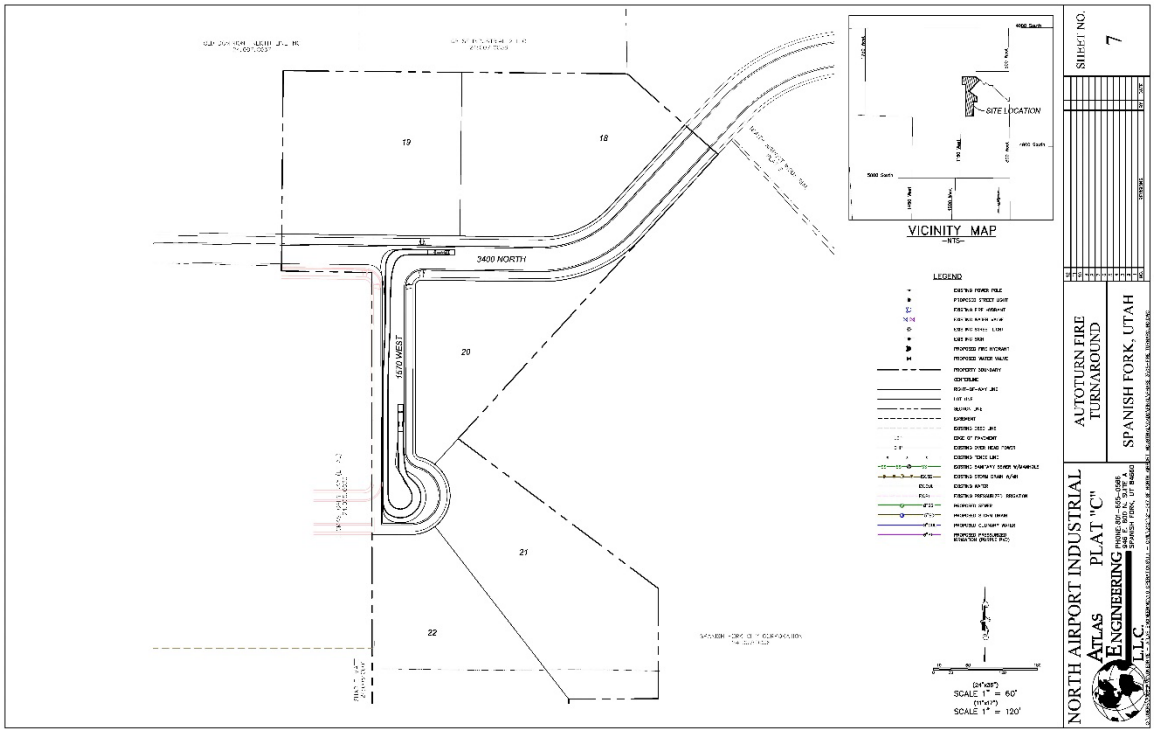
NORTH AIRPORT INDUSTRIAL PLAT "C"

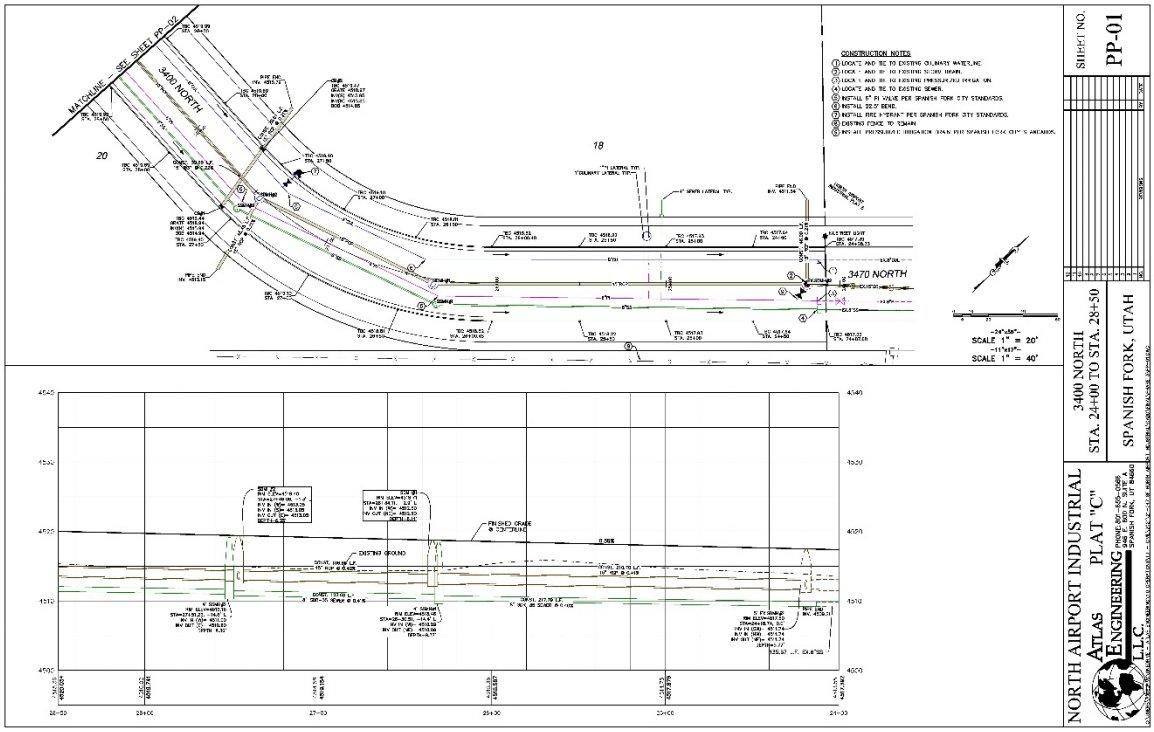
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

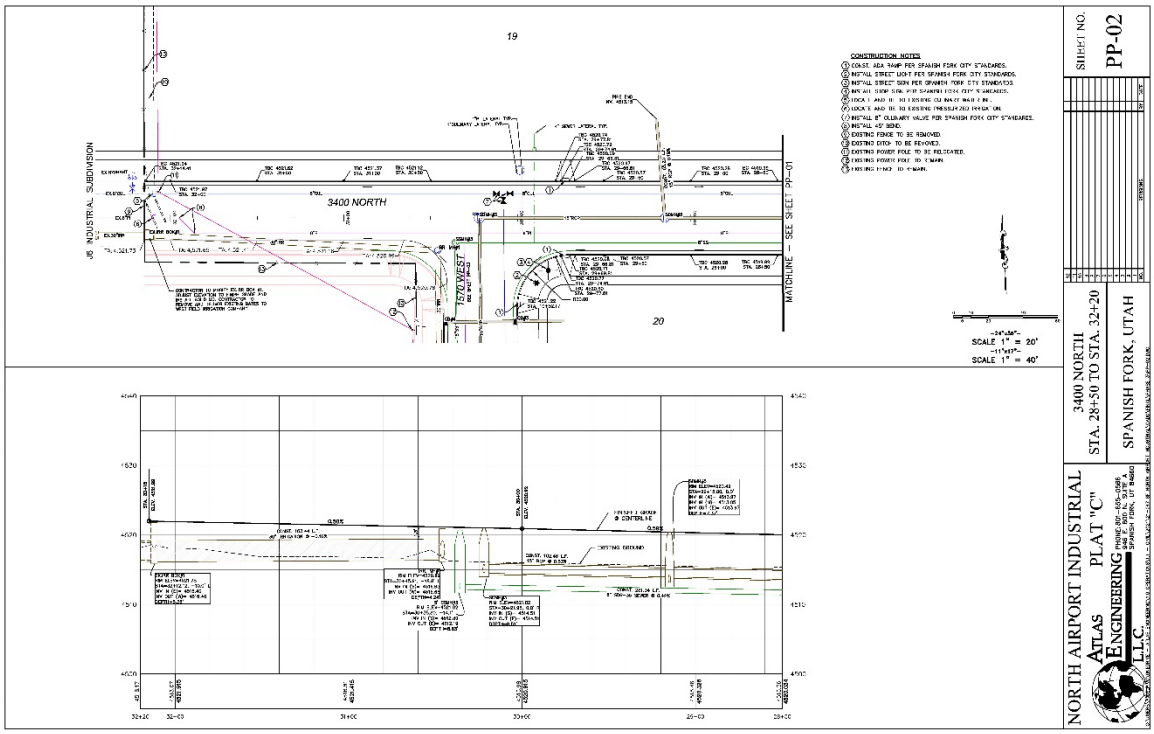

SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.
VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
MATCHLINE THIS SHEET
MATCHLINE THIS SHEET
3400 NORTH
1570 WEST
19
18
20
21
22
22
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

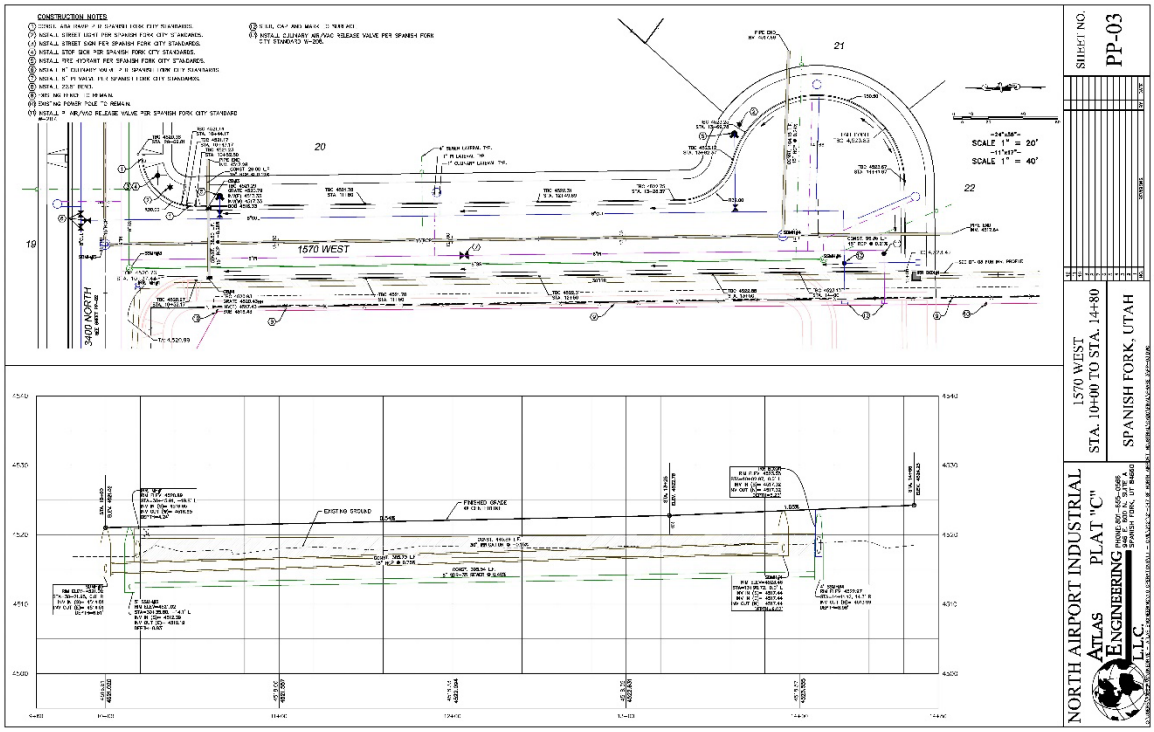

SHEET NO. 5
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.
VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
MATCHLINE THIS SHEET
MATCHLINE THIS SHEET
3400 NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

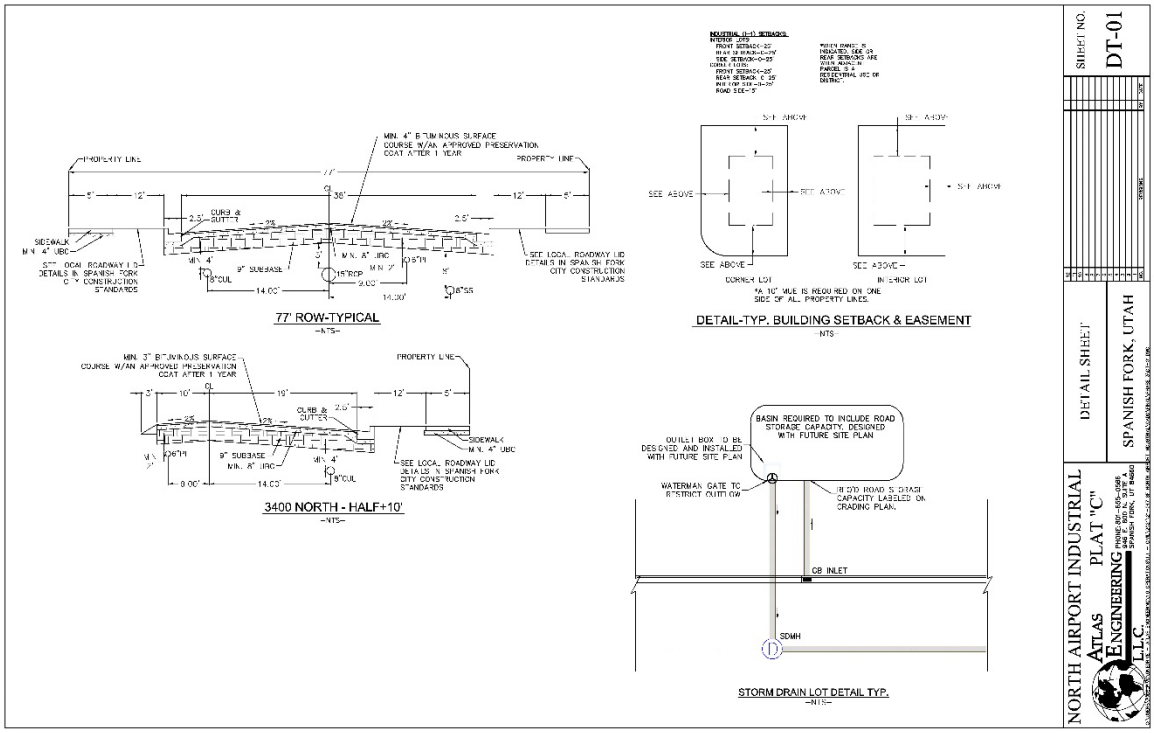

3470 NORTH
3400 NORTH
3340 NORTH
3300 NORTH
1940 WEST
1570 WEST
1150 WEST
PHASE 1
PHASE 2
PHASE 3
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.

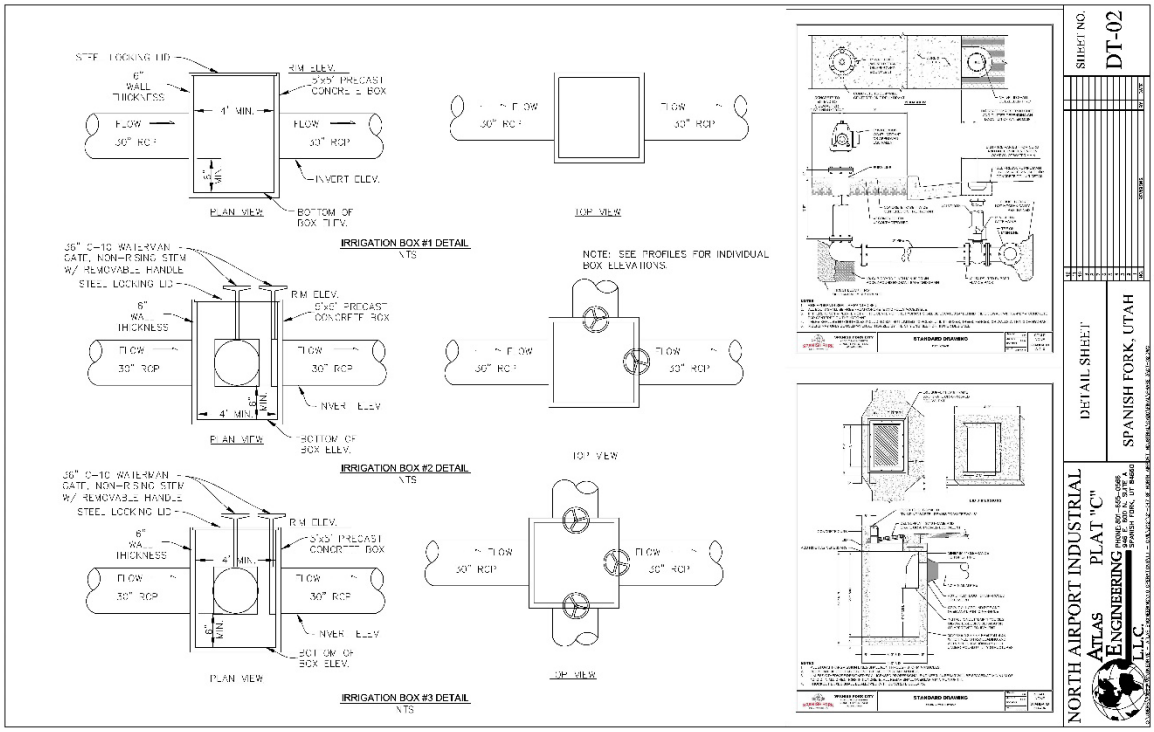

3400 NORTH
1570 WEST
SITE LOCATION
VICINITY MAP
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 7
AUTOTURN FIRE TURNAROUND
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.

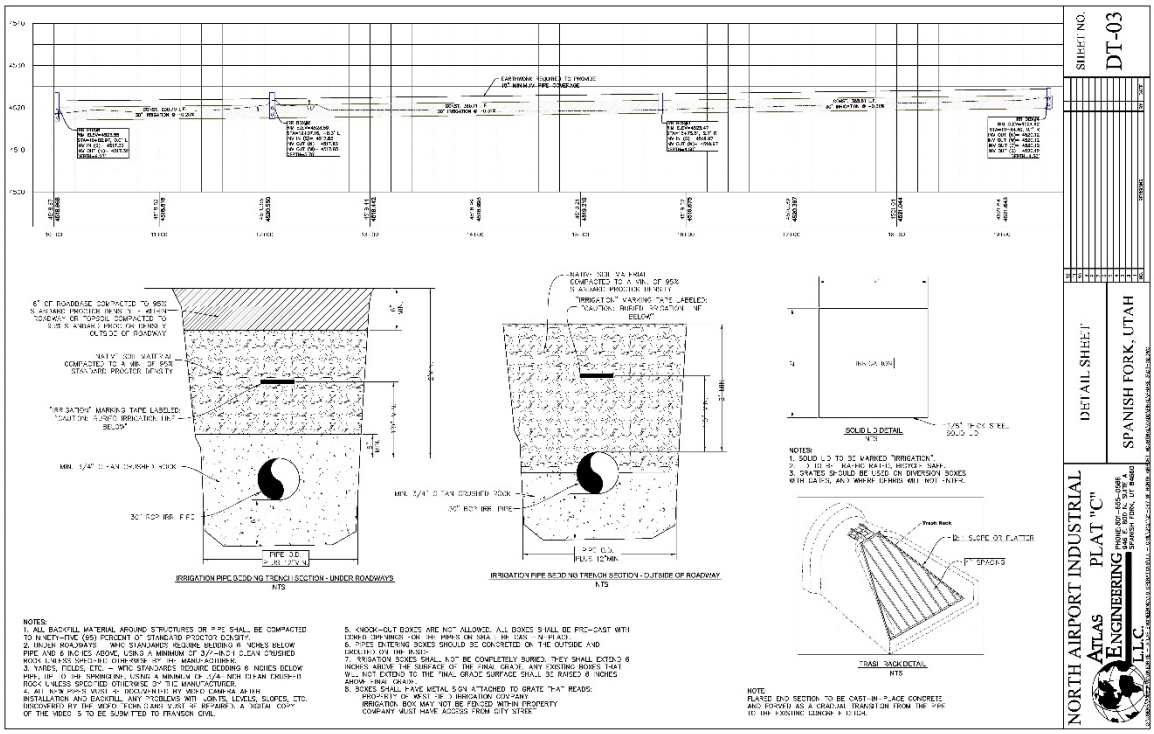

3400 NORTH
3470 NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
NORTH AIRPORT INDUSTRIAL PLAT "C"
3400 NORTH
STA. 24+00 TO STA. 28+50
SPANISH FORK, UTAH
ATLAS ENGINEERING

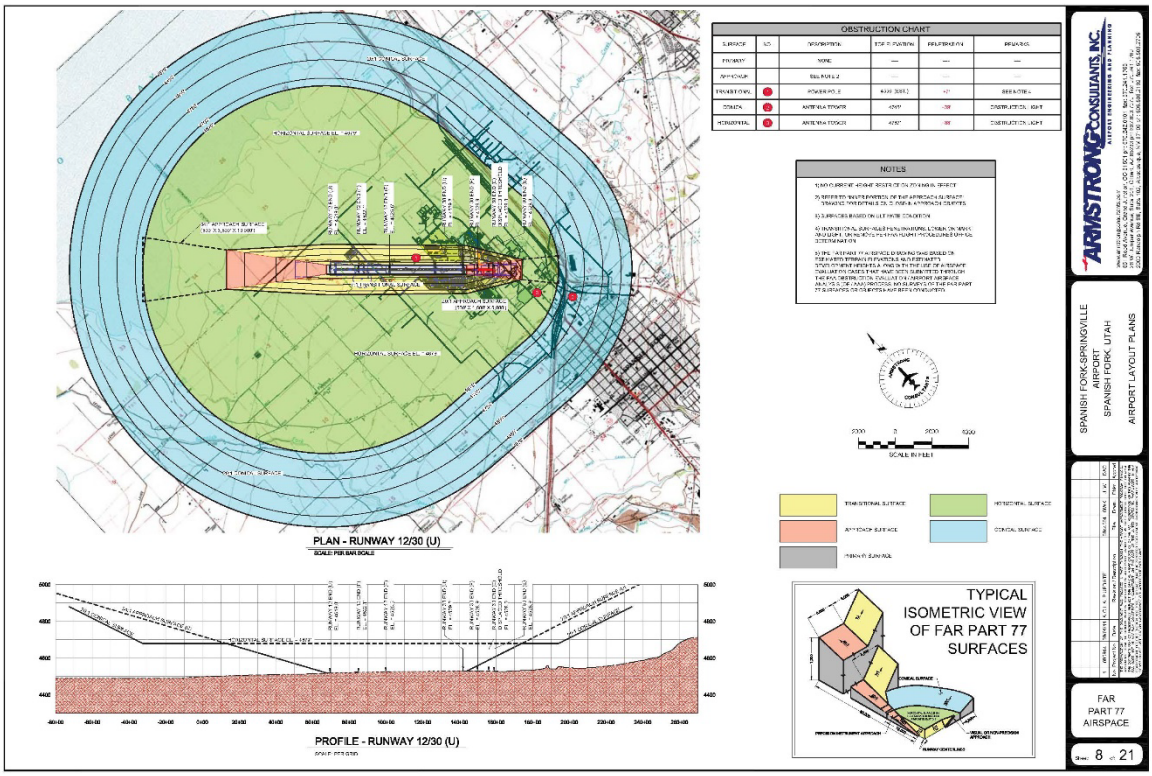

3400 NORTH
1570 WEST
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
NORTH AIRPORT INDUSTRIAL PLAT "C"
3400 NORTH
STA. 28+50 TO STA. 32+20
SPANISH FORK, UTAH
ATLAS ENGINEERING

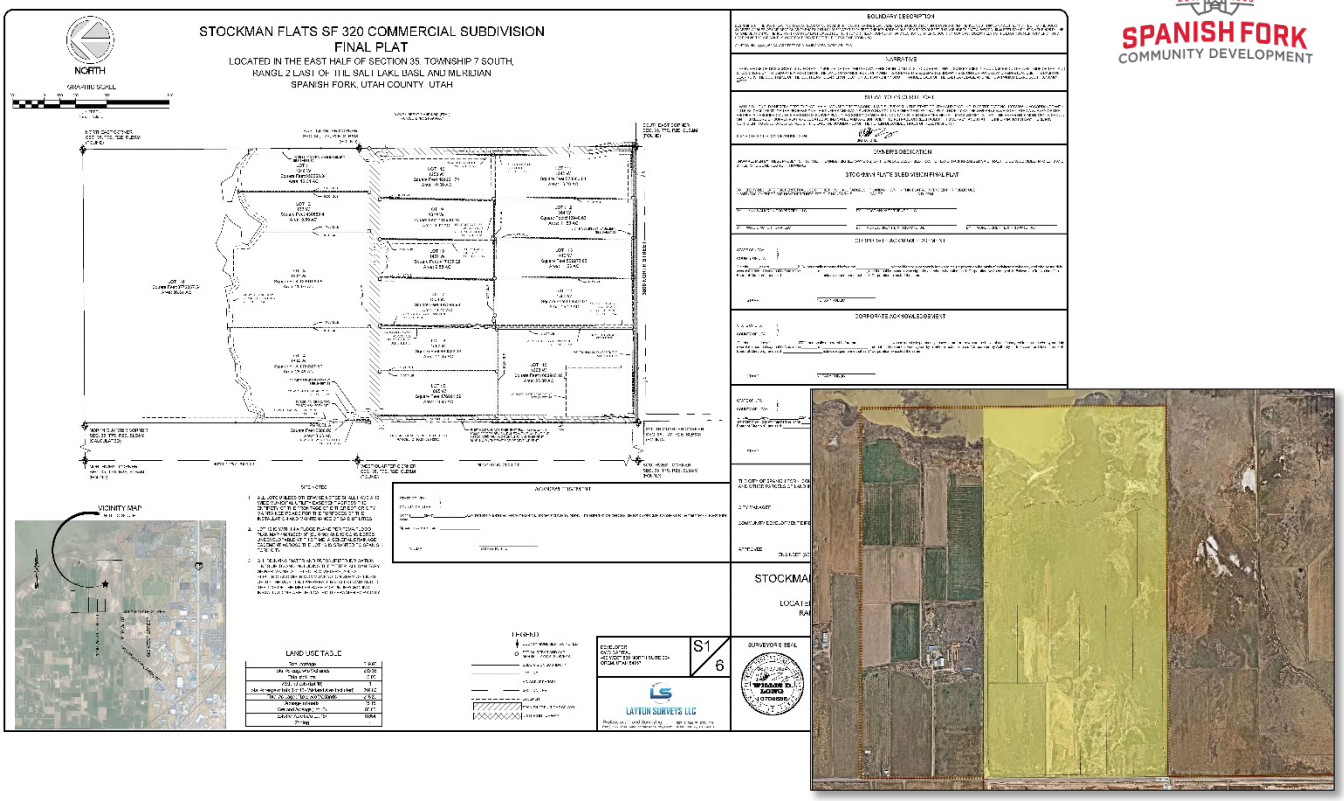

CONSTRUCTION NOTES
1570 WEST
3400 NORTH
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-03
1570 WEST
STA. 10+00 TO STA. 14+80
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.


MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
77' ROW-TYPICAL
-NTS-
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
3400 NORTH - HALF+10'
-NTS-
BASIN REQUIRED TO INCLUDE ROAD STORAGE CAPACITY, DESIGNED WITH FUTURE SITE PLAN
OUTLET BOX TO BE DESIGNED AND INSTALLED WITH FUTURE SITE PLAN
WATERMAN GATE TO RESTRICT OUTFLOW
IN 270 ROAD STORAGE CAPACITY LABELED ON GRADING PLAN.
CB INLET
SDMH
STORM DRAIN LOT DETAIL TYP.
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.


STEEL LOCKING LID
6" WALL THICKNESS
R.M. ELEV.
5'X5' PRECAST CONCRETE BOX
4' MIN.
FLOW
30" RCP
INVERT ELEV.
BOTTOM OF BOX ELEV.
PLAN VIEW
TOP VIEW
IRRIGATION BOX #1 DETAIL
NTS
36" C-10 WATERMAN GATE, NON-RISING STEM W/ REMOVABLE HANDLE
NOTE: SEE PROFILES FOR INDIVIDUAL BOX ELEVATIONS.
IRRIGATION BOX #2 DETAIL
NTS
IRRIGATION BOX #3 DETAIL
NTS
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.


EARTHWORK REQUIRED TO PROVIDE 18" MINIMUM PIPE COVERAGE
6" OF ROADBASE COMPACTED TO 95% OF MAXIMUM PROCTOR DENSITY
NATIVE SOIL COMPACTED TO A MIN. OF 95% STANDARD PROCTOR DENSITY
"IRRIGATION" MARKING TAPE LABELED: "CAUTION: BURIED IRRIGATION LINE BELOW"
MIN. 3/4" CLEAN CRUSHED ROCK
30" RCP IRR. PIPE
PIPE O.D. PLUS 12" MIN.
IRRIGATION PIPE BEDDING TRENCH SECTION - UNDER ROADWAYS
NTS
NATIVE SOIL COMPACTED TO A MIN. OF 95% OF MAXIMUM PROCTOR DENSITY
"IRRIGATION" WARNING TAPE LABELED: "CAUTION: BURIED IRRIGATION LINE BELOW"
IRRIGATION PIPE BEDDING TRENCH SECTION - OUTSIDE OF ROADWAY
NTS
SOLID LID DETAIL
NTS
TRASH RACK DETAIL
NTS
NOTES:
1. ALL BACKFILL MATERIAL AROUND STRUCTURES OR PIPE SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF STANDARD PROCTOR DENSITY.
2. UNDER ROADWAYS WHO STANDARDS REQUIRE BEDDING 6 INCHES BELOW PIPE AND 6 INCHES ABOVE, USING A MINIMUM OF 3/4"-NO.1 CLEAN CRUSHED ROCK UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER.
3. YARDS, FIELDS, ETC. - WHO STANDARDS REQUIRE BEDDING 6 INCHES BELOW PIPE, UP TO THE SPRINGLINE, USING A MINIMUM OF 3/4"- NON CLEAN CRUSHED ROCK UNLESS SPECIFIED OTHERWISE BY THE MANUFACTURER.
4. ALL NON-PRESSURE MUST BE RECONFIRMED BY VIDEO EXAMINATION INSTALLATION AND BACKFILL ANY TROUBLES WITH GRADE, LEVELS, SLOPES, ETC. DISCOVERED BY THE VIDEO EXAMINATION MUST BE REPAIRED & A DIGITAL COPY OF THE VIDEO IS TO BE SUBMITTED TO PROVO CITY.
5. KNOCK-OUT BOXES ARE NOT ALLOWED. ALL BOXES SHALL BE PRE-CAST WITH HOLES PROVIDED ON THE PLANS ON SIDE OF BOX AS NEEDED.
6. PIPES ENTERING BOXES SHOULD BE CONCRETED ON THE OUTSIDE AND INSIDE OF THE BOX.
7. IRRIGATION BOXES SHALL NOT BE COMPLETELY BURIED. THEY SHALL EXTEND 6 INCHES ABOVE THE SURFACE OF THE FINAL GRADE. ANY EXISTING BOXES THAT WILL NOT EXTEND TO THE FINAL GRADE SURFACE SHALL BE RAISED 6 INCHES ABOVE FINAL GRADE.
8. BOXES SHALL HAVE METAL SIGN ATTACHED TO GRATE THAT READS: PROPERTY OF WEST FIELD IRRIGATION COMPANY. IRRIGATION BOX MAY NOT BE FENCED WITHIN PROPERTY COMPANY MUST HAVE ACCESS FROM CITY STREET
NOTE: PLACE END SECTION TO BE CAST-IN-PLACE CONCRETE AND FORMED AS A GRADUAL TRANSITION FROM THE PIPE TO THE EXISTING GRADE
SHEET NO.
DT-03
DETAIL SHEET
SPANISH FORK, UTAH
NORTH AIRPORT INDUSTRIAL PLAT "C"
ATLAS ENGINEERING L.L.C.


OBSTRUCTION CHART
NOTES
PLAN - RUNWAY 12/30 (U)
PROFILE - RUNWAY 12/30 (U)
TYPICAL ISOMETRIC VIEW OF FAR PART 77 SURFACES
ARMSTRONG CONSULTANTS, INC.
SPANISH FORK-SPRINGVILLE AIRPORT
SPANISH FORK, UTAH
AIRPORT LAYOUT PLANS
FAR PART 77 AIRSPACE
Sheet 8 of 21



Stockman Flats 320 Infrastructure Plan Final Plat Approval Request

August 28, 2024, Development Review Committee meeting.

Located at 3800 North 1730 West, including 319.84 acres.

The subject property is zoned I-1.

The applicant has requested that a Final Plat including 16 lots be approved.

Key Issues

1. Preliminary Plat.
2. Greenbelt Rollback Taxes.
3. Money Agriculture Protection Area.
4. Power.
5. Lift Station.

Recommendation

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

Findings

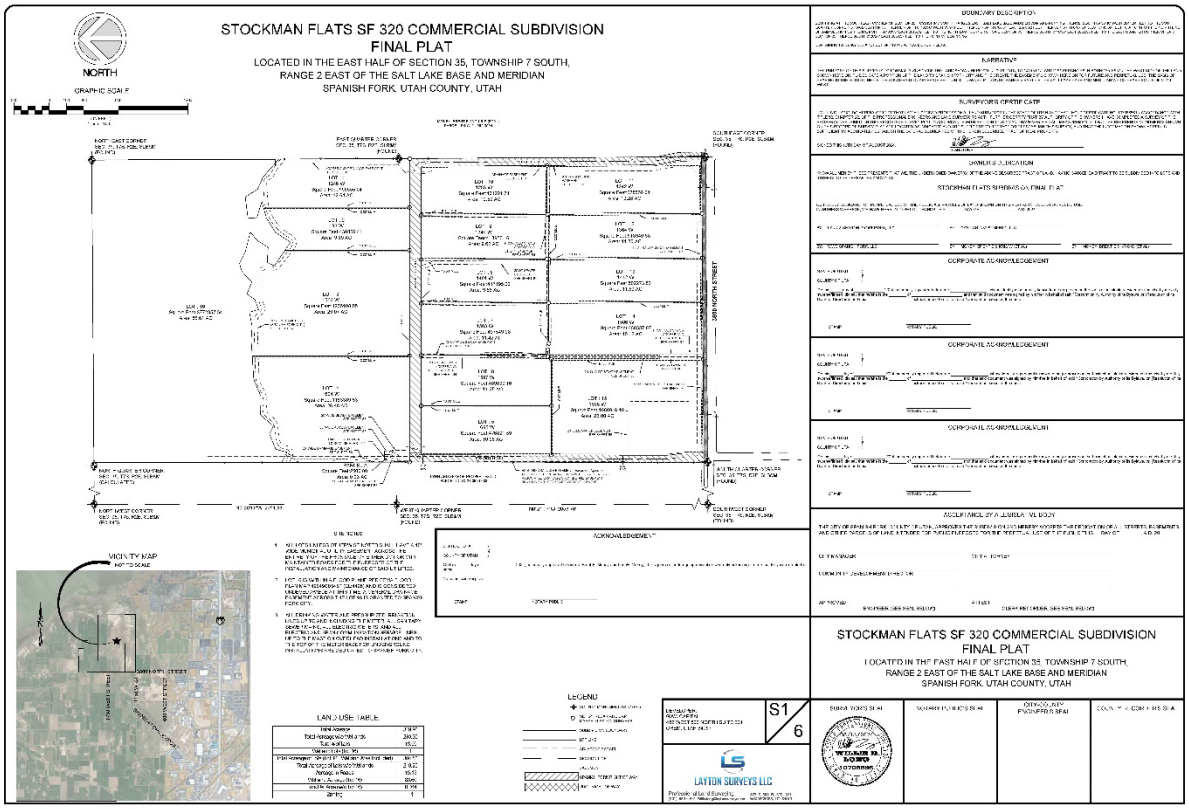
1. That the proposal conforms to the City's Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

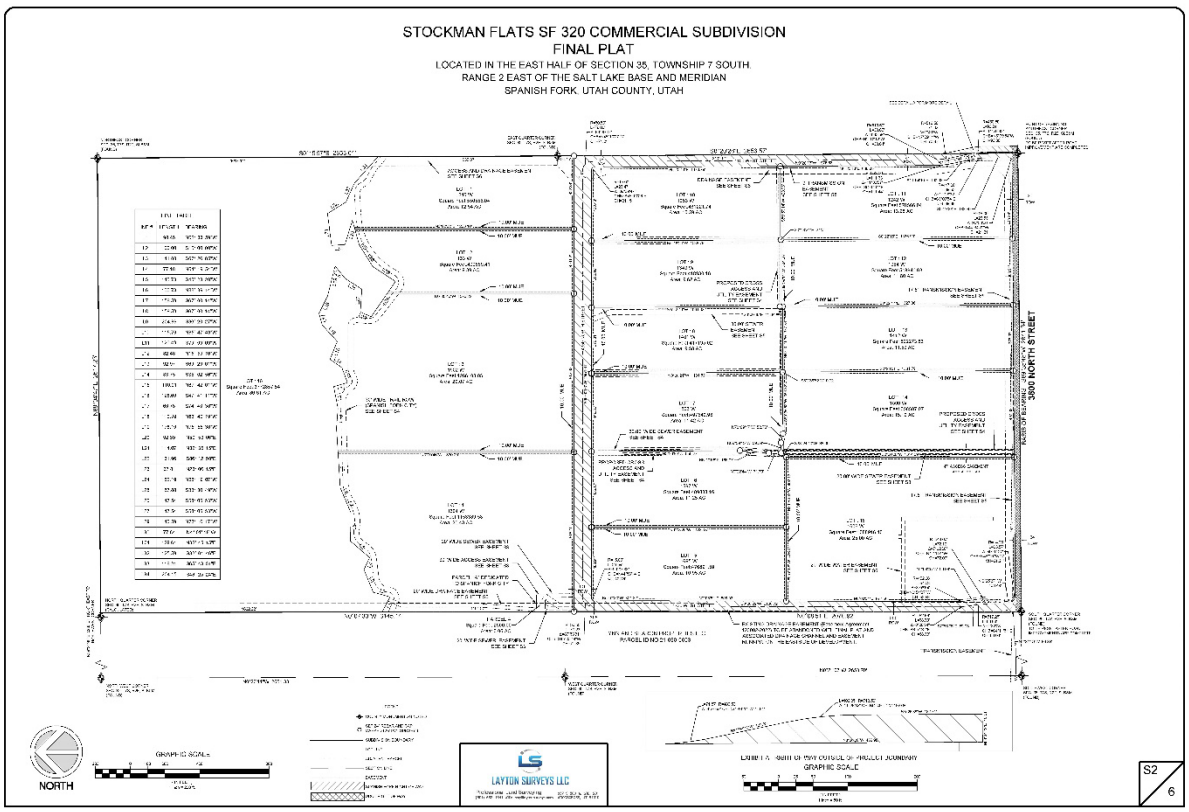
Conditions

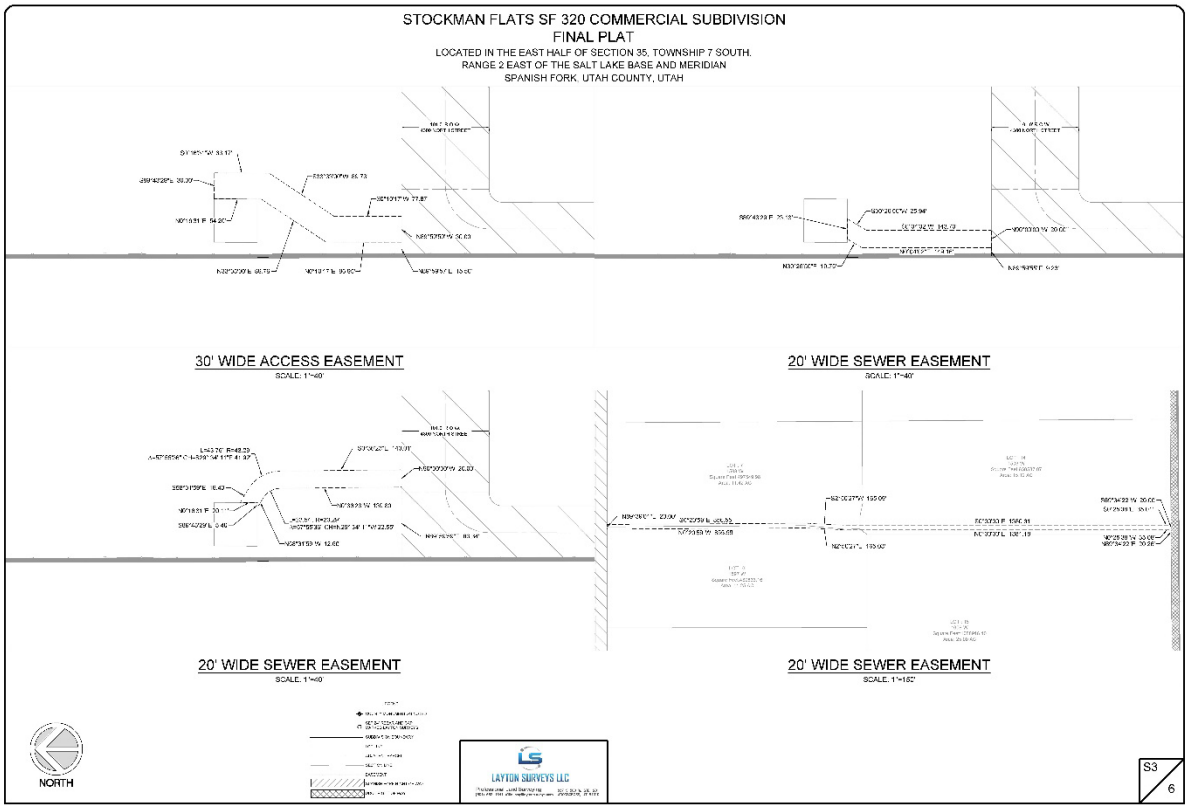
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

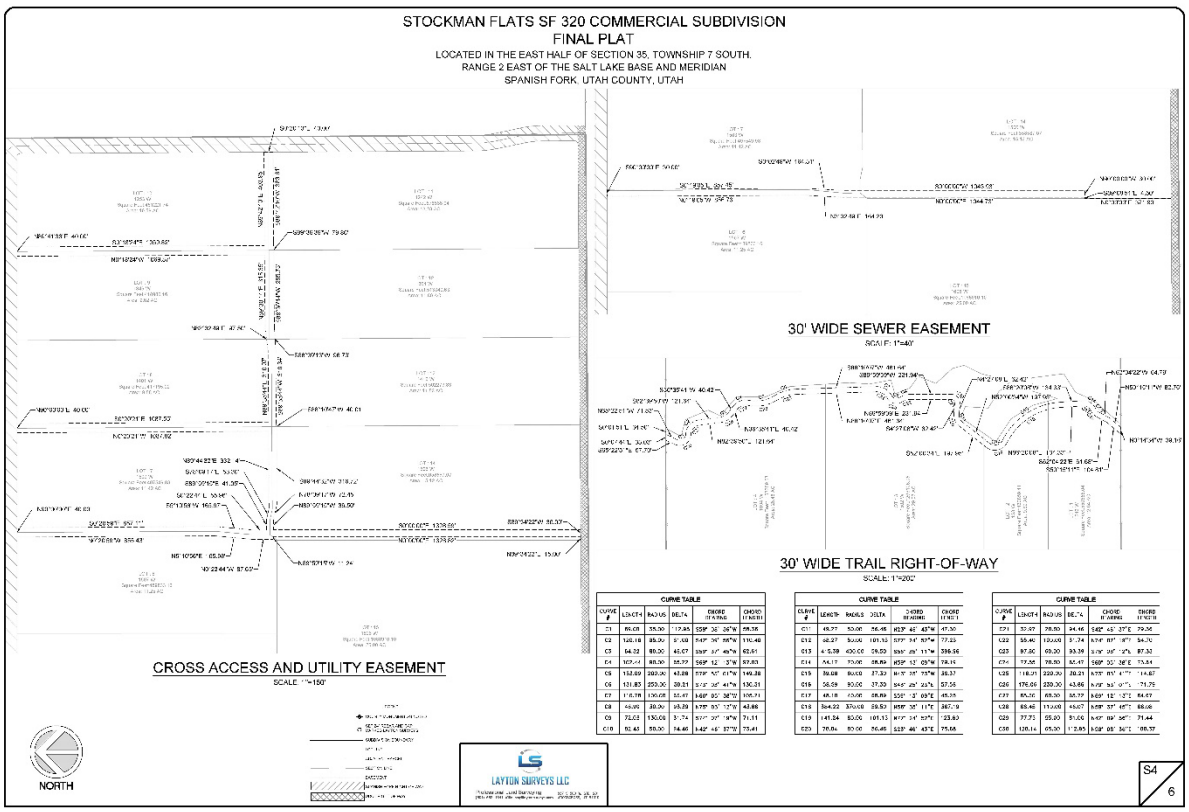
Exhibits

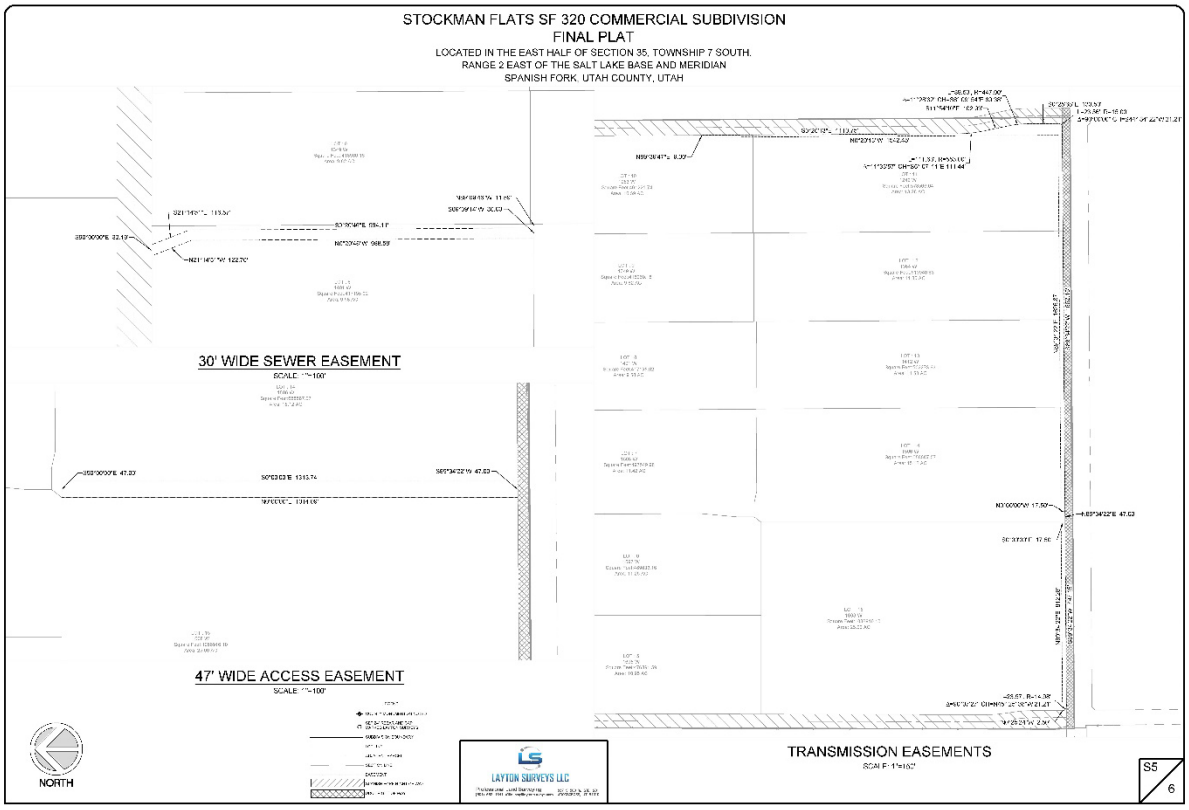
1. Final Plat.
2. Civil Plans.

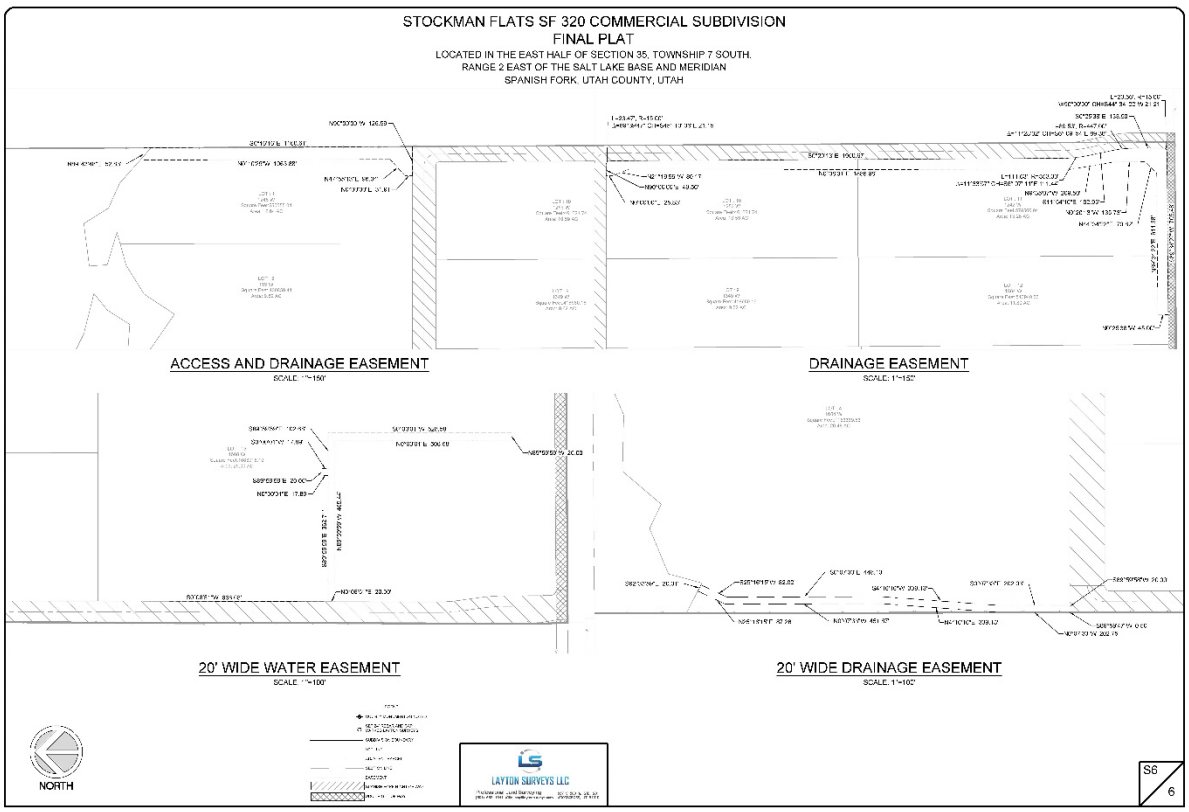

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
FINAL PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
NORTH
GRAPHIC SCALE
BOUNDARY DESCRIPTION
NARRATIVE
SURVEYOR'S CERTIFICATE
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGEMENT
CORPORATE ACKNOWLEDGEMENT
CORPORATE ACKNOWLEDGEMENT
NOTARY PUBLIC
ACKNOWLEDGEMENT
APPROVAL BY A QUALIFIED MUNICIPAL OFFICIAL
VICINITY MAP
NOT TO SCALE
LAND USE TABLE
LEGEND
S1
6
LAYTON SURVEYS LLC
SURVEYOR'S SEAL
NOTARY PUBLIC SEAL
ENGINEER'S SEAL
COUNTY RECORDER SEAL


STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
FINAL PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
3800 NORTH STREET
NORTH
GRAPHIC SCALE
LAYTON SURVEYS LLC
S2
6


STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
FINAL PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
30' WIDE ACCESS EASEMENT
SCALE: 1"=60'
20' WIDE SEWER EASEMENT
SCALE: 1"=40'
20' WIDE SEWER EASEMENT
SCALE: 1"=60'
20' WIDE SEWER EASEMENT
SCALE: 1"=60'
NORTH
LAYTON SURVEYS LLC
S3
6


STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
FINAL PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
30' WIDE SEWER EASEMENT
SCALE: 1"=40'
CROSS ACCESS AND UTILITY EASEMENT
SCALE: 1"=60'
30' WIDE TRAIL RIGHT-OF-WAY
SCALE: 1"=200'
NORTH
LAYTON SURVEYS LLC
S4
6

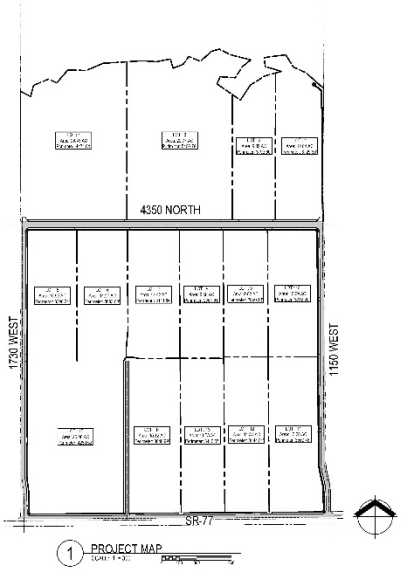

STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
FINAL PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
30' WIDE SEWER EASEMENT
SCALE: 1"=100'
47' WIDE ACCESS EASEMENT
SCALE: 1"=100'
TRANSMISSION EASEMENTS
SCALE: 1"=100'
NORTH
LAYTON SURVEYS LLC
S5
6


STOCKMAN FLATS SF 320 COMMERCIAL SUBDIVISION
FINAL PLAT
LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 2 EAST OF THE SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
ACCESS AND DRAINAGE EASEMENT
SCALE: 1"=100'
DRAINAGE EASEMENT
SCALE: 1"=100'
20' WIDE WATER EASEMENT
SCALE: 1"=100'
20' WIDE DRAINAGE EASEMENT
SCALE: 1"=100'
NORTH
LAYTON SURVEYS LLC
S6
6

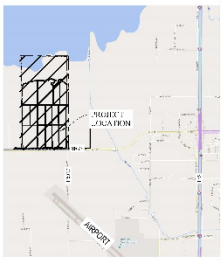
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN

1150 WEST, 1730 WEST, 4300 NORTH, AND SR-77
SPANISH FORK, UTAH COUNTY, UT
FINAL PLAN SET
AUGUST, 2024

Sheet Index



1 PROJECT MAP



CivilScience

COVER SHEET
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT

SHEET C000
1 of 58

SYMBOL LEGEND

DESCRIPTION	EXIST.	PROP.
SANITARY SEWER		
STORM DRAIN		
COMMUNICATION		
DOMESTIC WATER		
ELECTRIC		

DESCRIPTION	EXIST.	PROP.
IRRIGATION		
NATURAL GAS		
SITE		
SURVEY		

LINE LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM DRAIN		
SANITARY SEWER		
WATER		
IRRIGATION		
NATURAL GAS		
OVERHEAD POWER		
UNDERGROUND POWER		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
HOLE OPTIC		
CABLE TELEVISION		
FENCE		
VAPOR CONTOUR		
MINOR CONTOUR		
TOP OF BANK		
TOE OF SLOPE		
PROPERTY LINE		
PROPERTY LINE (OPTIONAL)		
RIGHT OF WAY		
TEMPORARY EASEMENT		
PERMANENT EASEMENT		
ROAD CENTERLINE		
ROAD ASPHALT		
ROAD GRAVEL		
CURB AND GUTTER		
ATTS		
EARTH		
RAILROAD TIES		
MAJOR CUT LINE		
DRAINAGE SWALE		
PARKING SPOT BARRIER		

UDOT GENERAL NOTES

SEWER

WATER

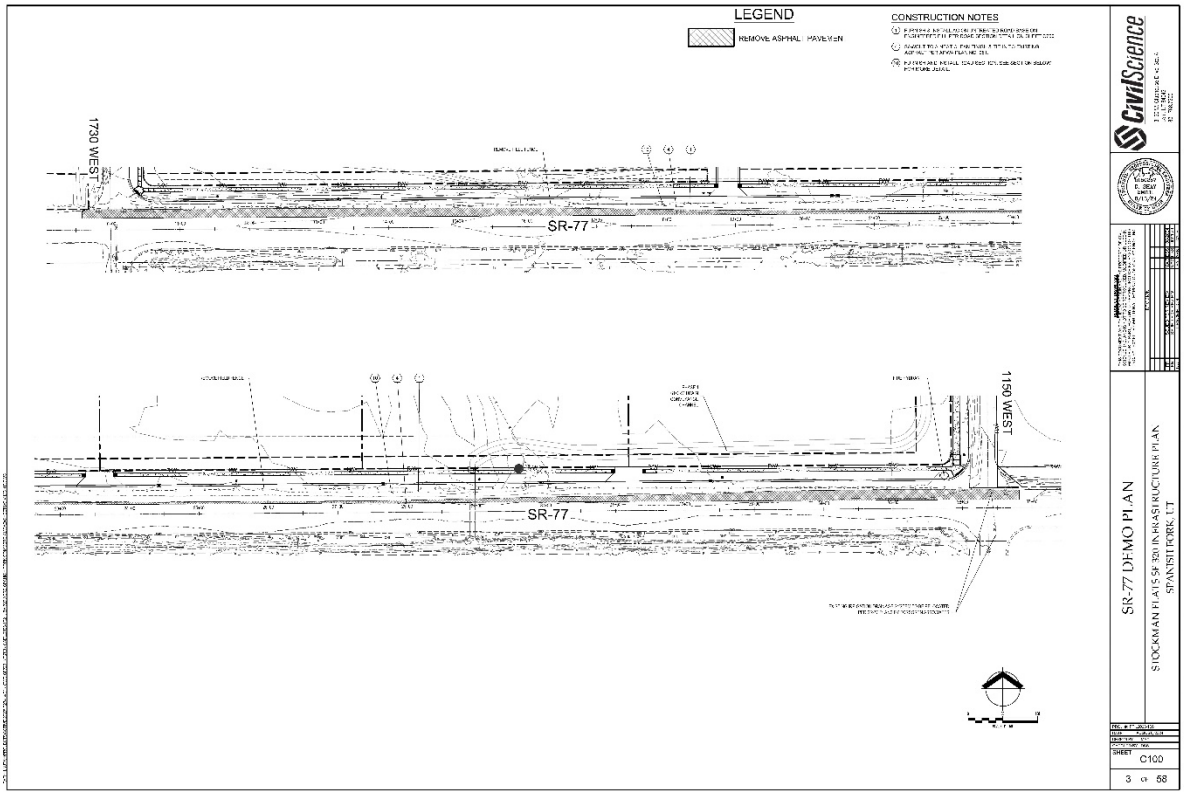
ROADWAY/STORM DRAIN

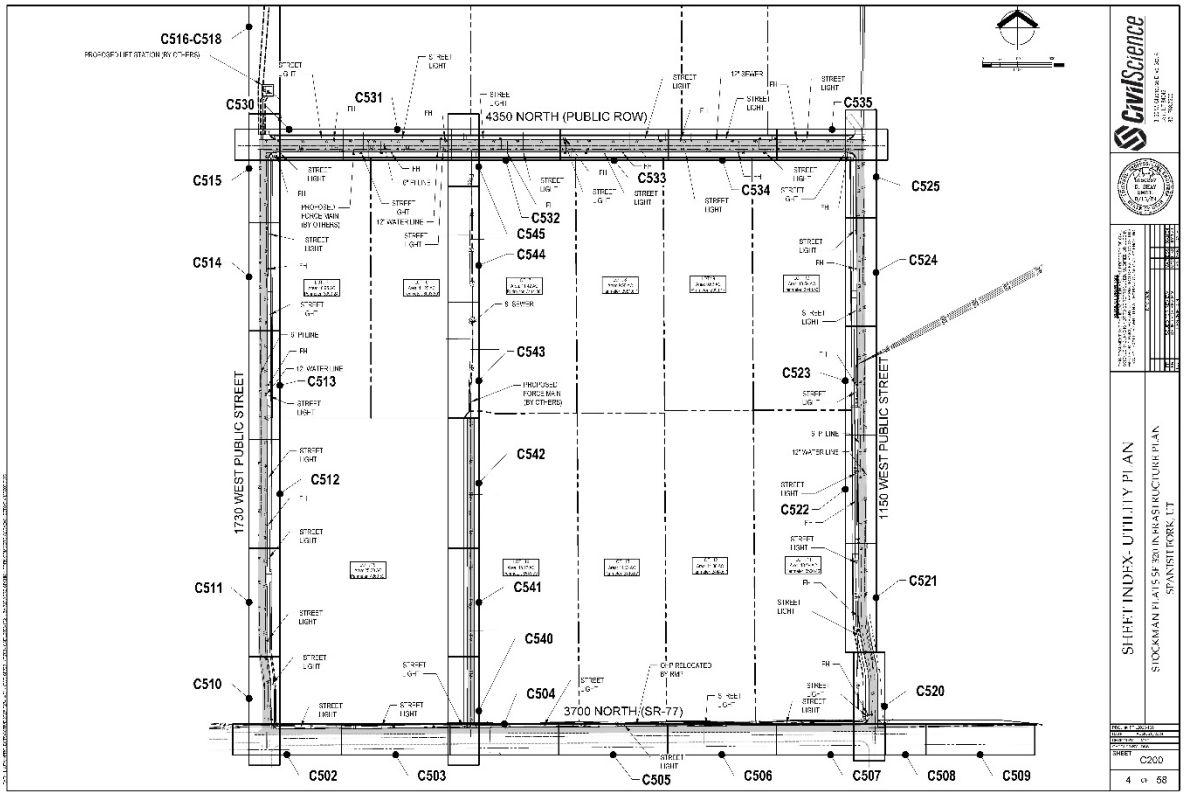
GENERAL NOTES

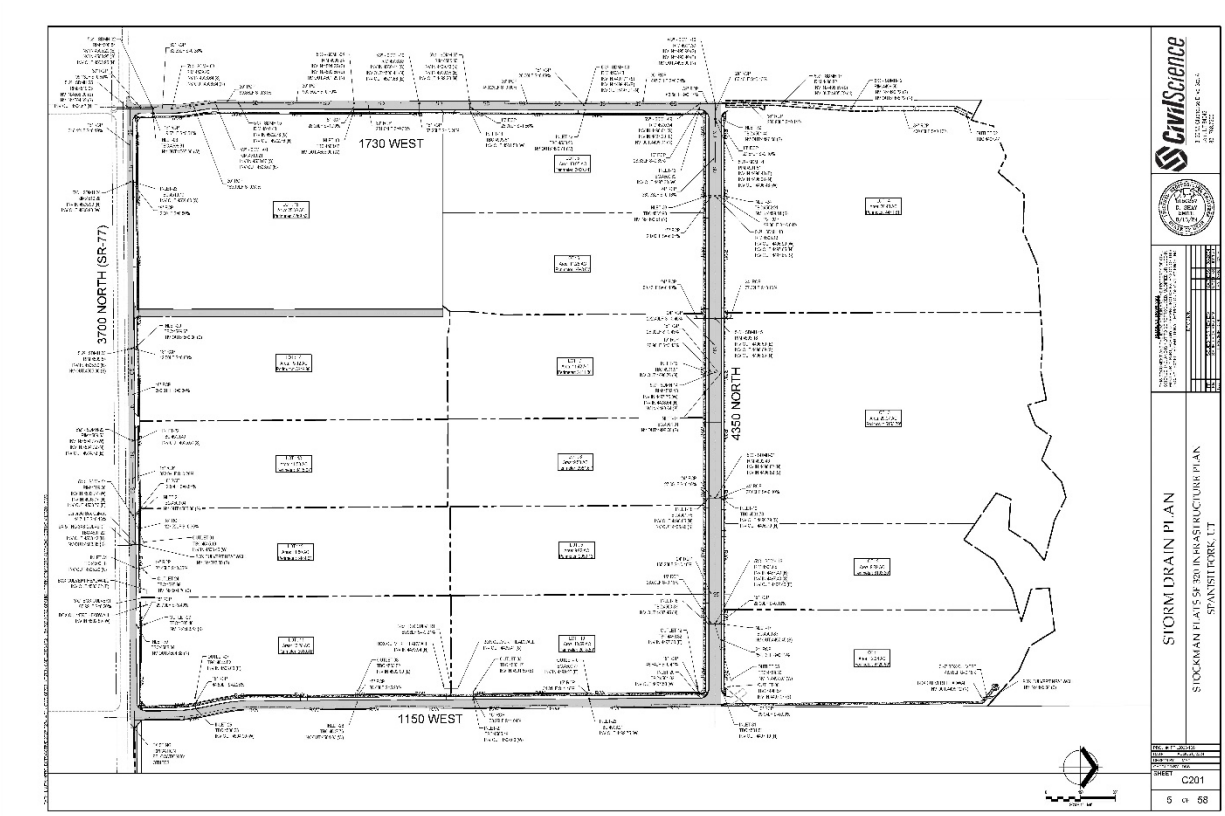
CivilScience

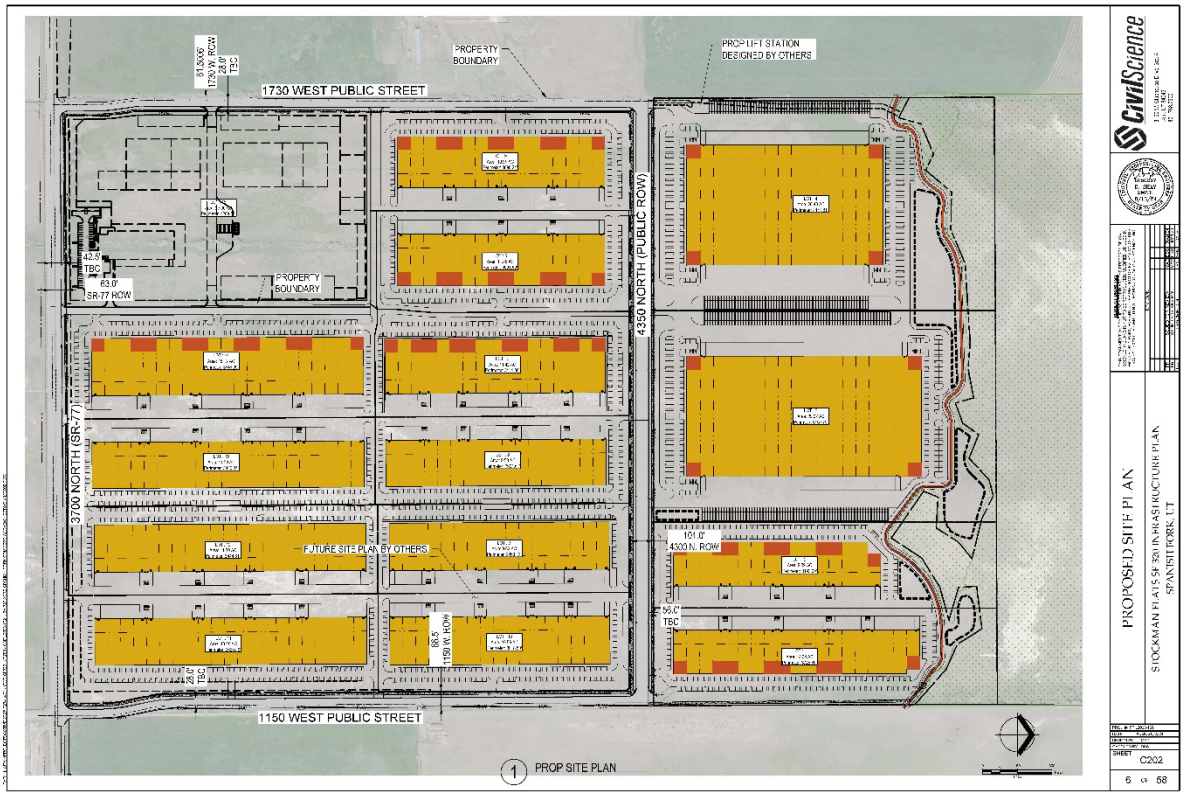
GENERAL NOTES & LEGEND
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT

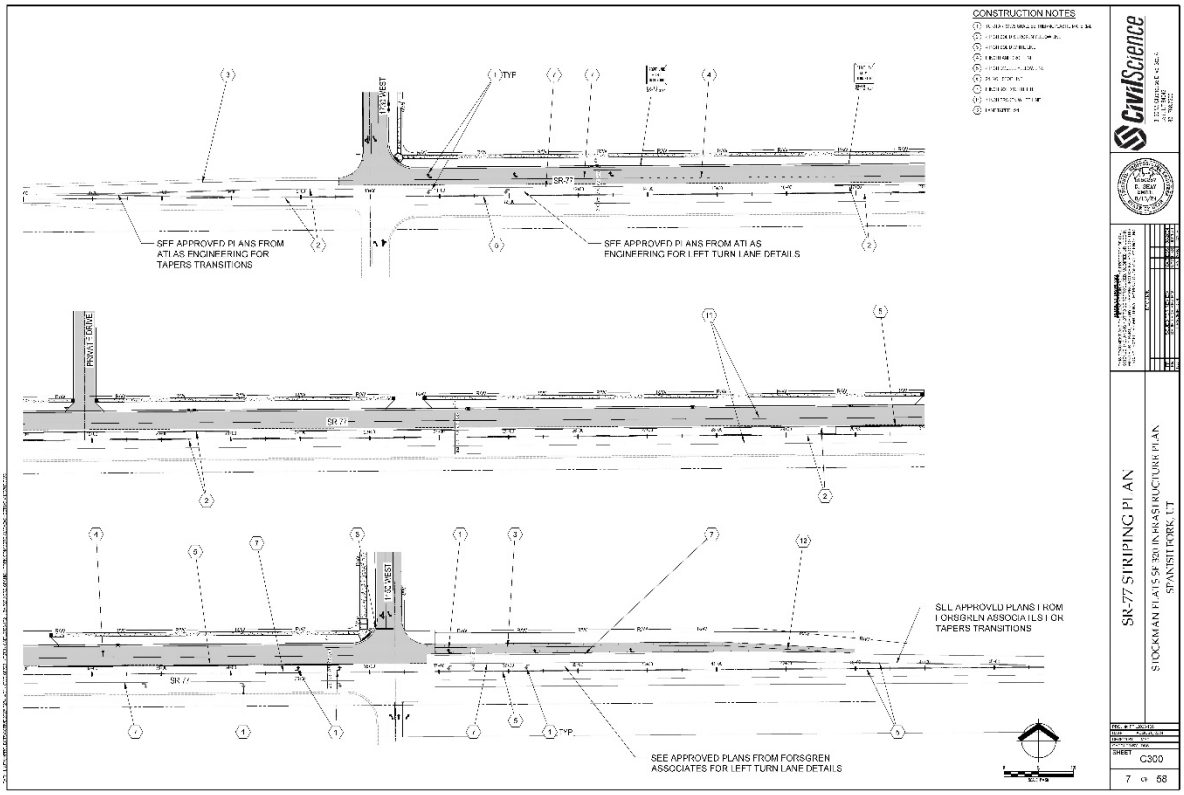
SHEET C001
2 of 58

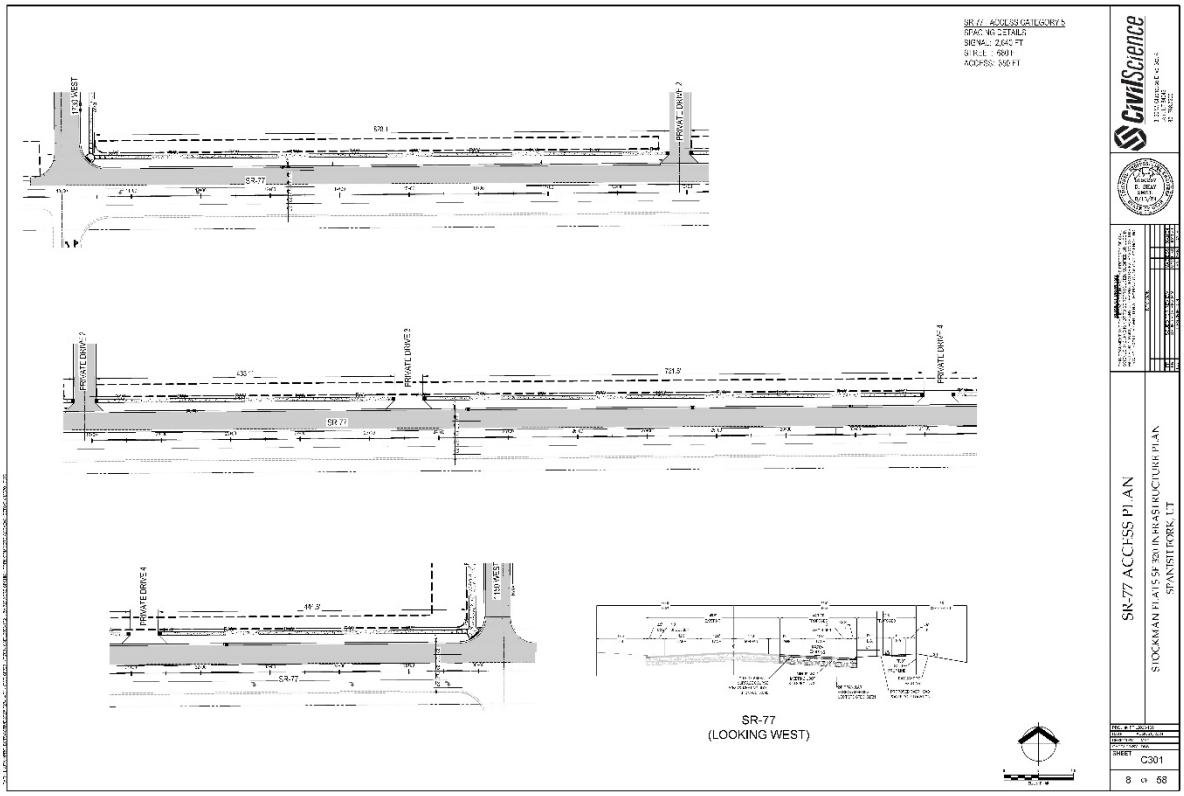

LEGEND
REMOVE ASPHALT PAVEMENT
CONSTRUCTION NOTES
1730 WEST
SR-77
1150 WEST
SR-77
SR-77 DEMO PLAN
STOCKMAN PLAZ 5 SF 320 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C100
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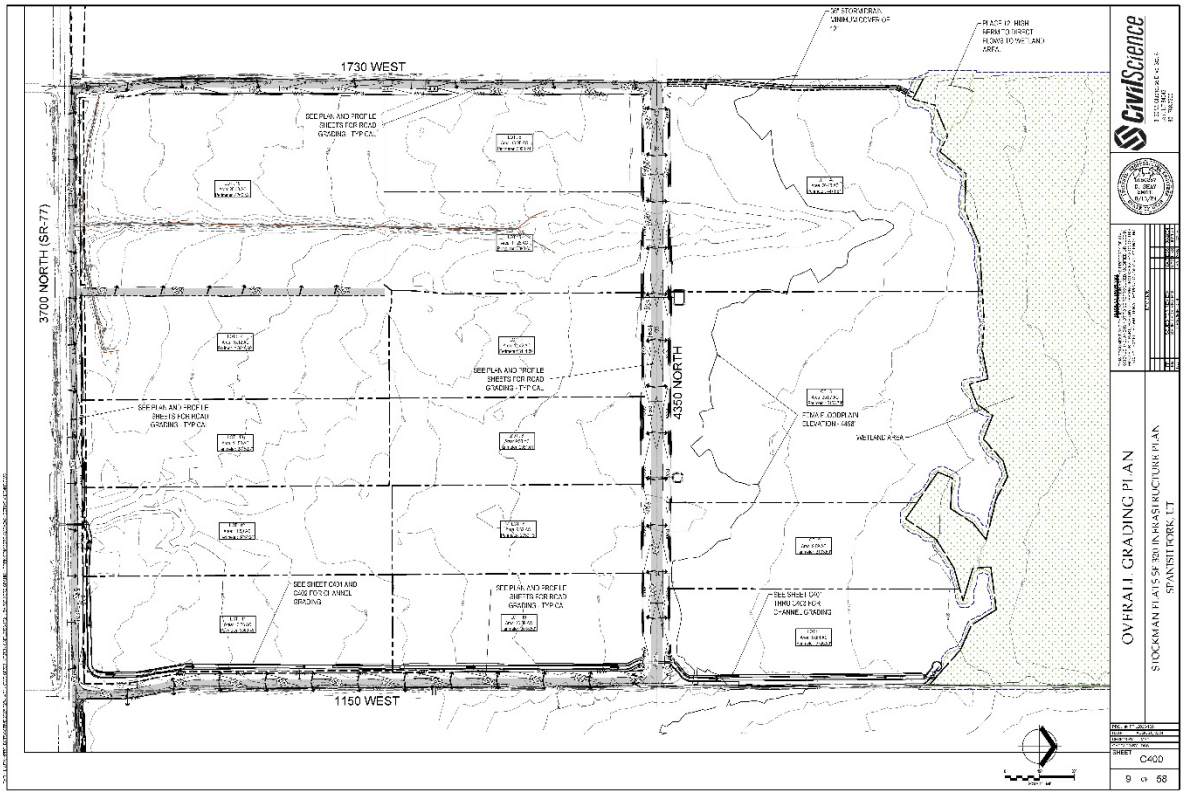

C516-C518
PROPOSED LIFT STATION (BY OTHERS)
C530
C531
4350 NORTH (PUBLIC ROW)
C535
C515
C533
C534
C525
C532
C545
C514
C544
C524
C543
C523
1730 WEST PUBLIC STREET
C513
C542
C512
C522
1150 WEST PUBLIC STREET
C511
C541
C521
C540
C510
C504
3700 NORTH (SR-77)
C520
C502
C503
C505
C506
C507
C508
C509
SHEET INDEX- UTILITY PLAN
STOCKMAN PLAZ 5 SF 320 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C200
4 of 58

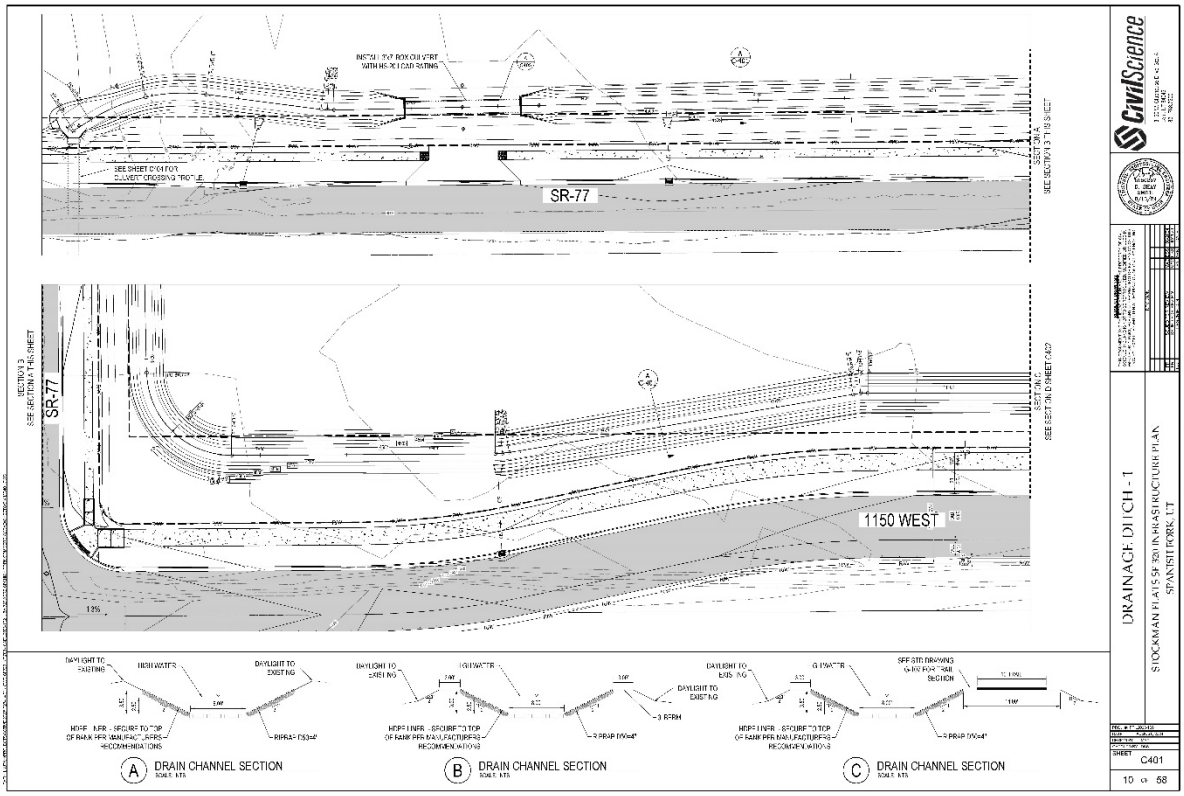

1730 WEST
3700 NORTH (SR-77)
4350 NORTH
1150 WEST
CivilScience
STORM DRAIN PLAN
STOCKMAN PLAT 5 SF 120 IN PHASE 1 CUTLER PLAN
SPANISH FORK, UT
SHEET C201
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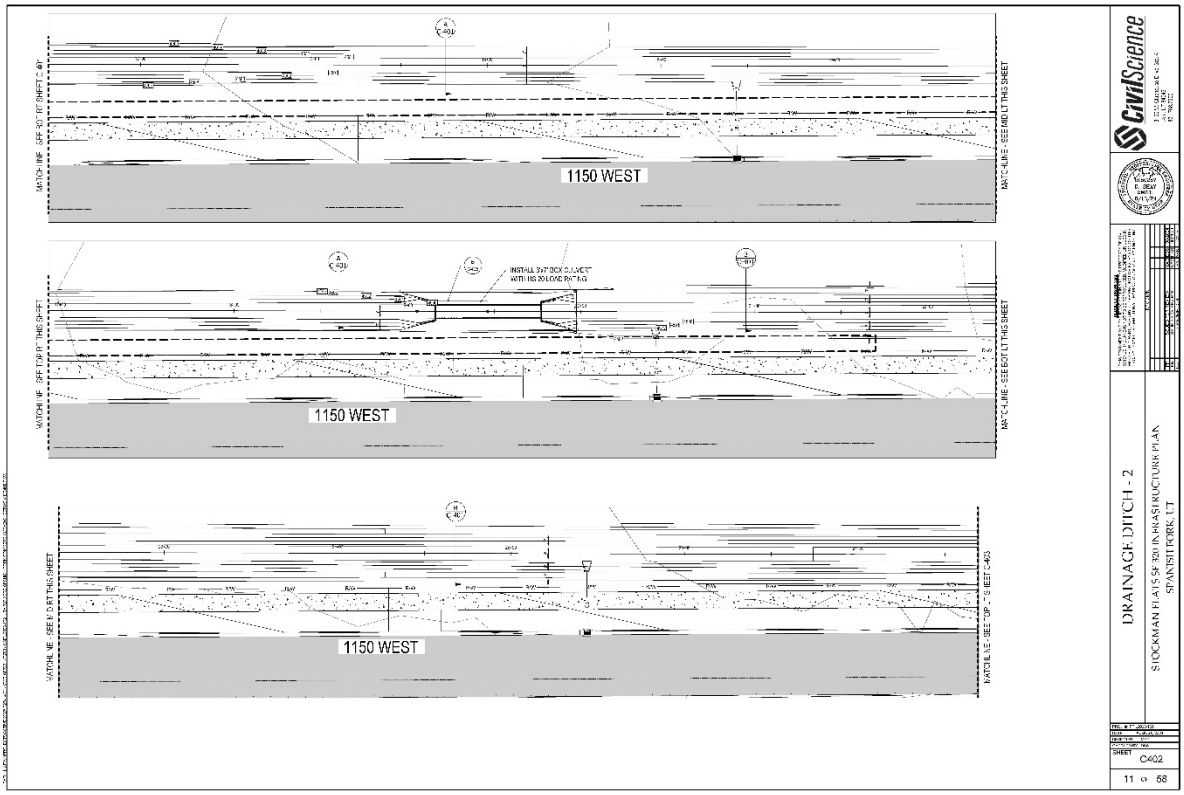

PROPERTY BOUNDARY
PROPOSED STATION DESIGNED BY OTHERS
1730 WEST PUBLIC STREET
4350 NORTH (PUBLIC ROW)
3700 NORTH (SR-77)
SR-77 ROW
FUTURE SITE PLAN BY OTHERS
4320 N. ROW
1150 WEST PUBLIC STREET
1 PROP SITE PLAN
CivilScience
PROPOSED SITE PLAN
STOCKMAN PLAT 5 SF 120 IN PHASE 1 CUTLER PLAN
SPANISH FORK, UT
SHEET C202
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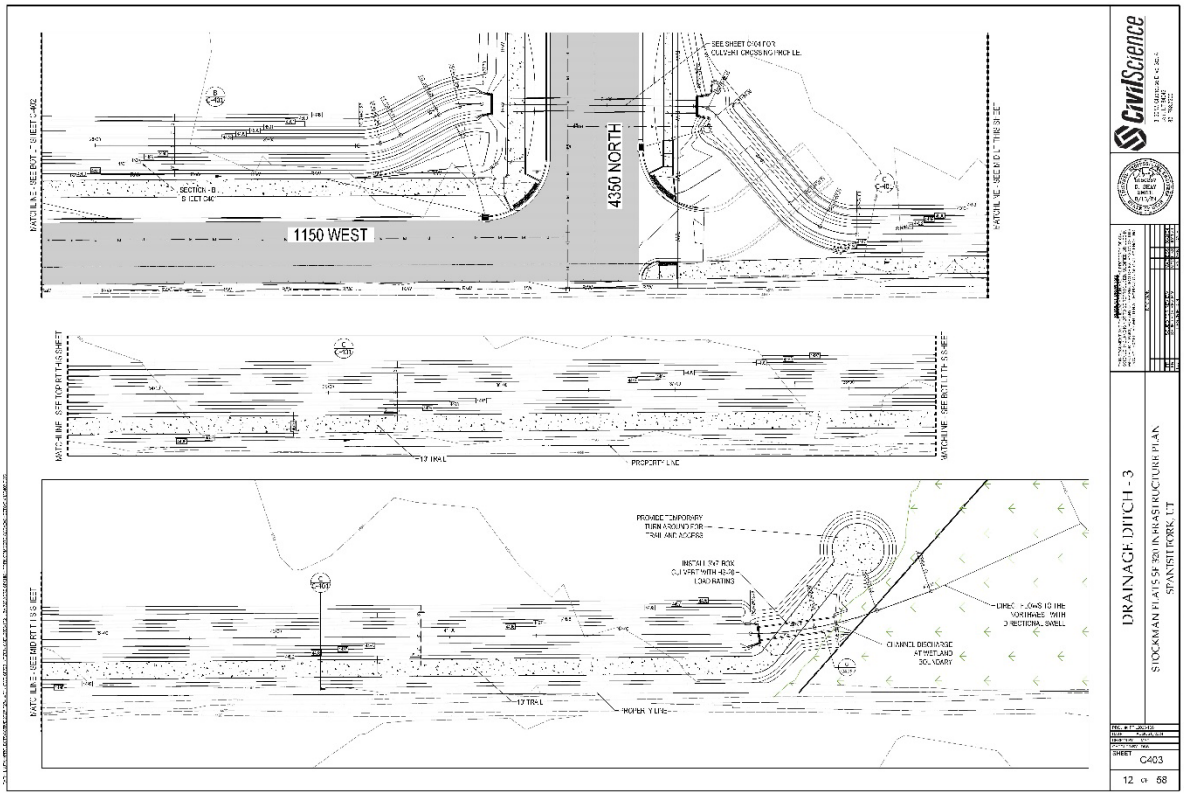

CONSTRUCTION NOTES
SEE APPROVED PLANS FROM ATLAS ENGINEERING FOR TAPERS TRANSITIONS
SEE APPROVED PLANS FROM ATLAS ENGINEERING FOR LEFT TURN LANE DETAILS
PRIVATE DRIVE
SEE APPROVED PLANS FROM FORSGREN ASSOCIATES FOR TAPERS TRANSITIONS
SEE APPROVED PLANS FROM FORSGREN ASSOCIATES FOR LEFT TURN LANE DETAILS
SR-77 STRIPING PLAN
STOCKMAN PHASE 1 & 2 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C300
7 of 58

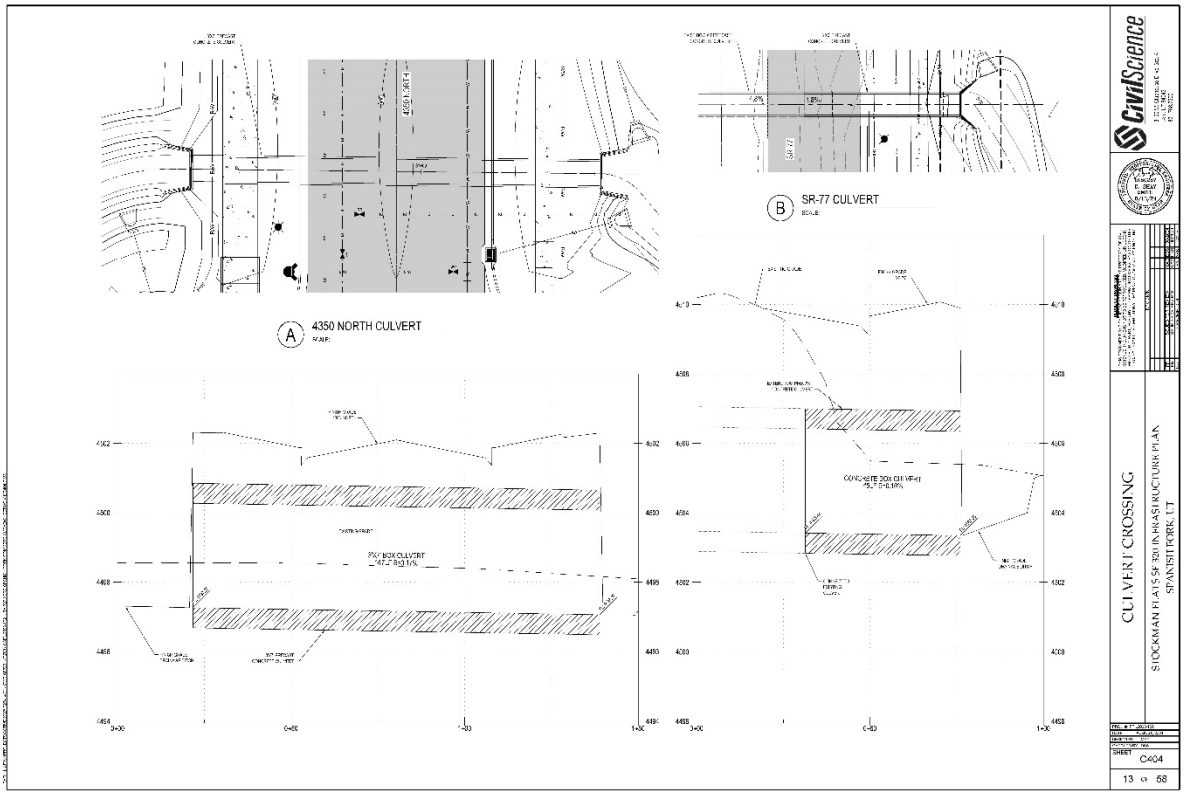

SR-77 ACCESS CATEGORY 5
STAC NO. 5 DETAILS
SIGNAL: 2,640 FT
SIGNAL: 660 FT
ACCESS: 330 FT
PRIVATE DRIVE 2
PRIVATE DRIVE 3
PRIVATE DRIVE 4
SR-77
(LOOKING WEST)
SR-77 ACCESS PLAN
STOCKMAN PHASE 1 & 2 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C301
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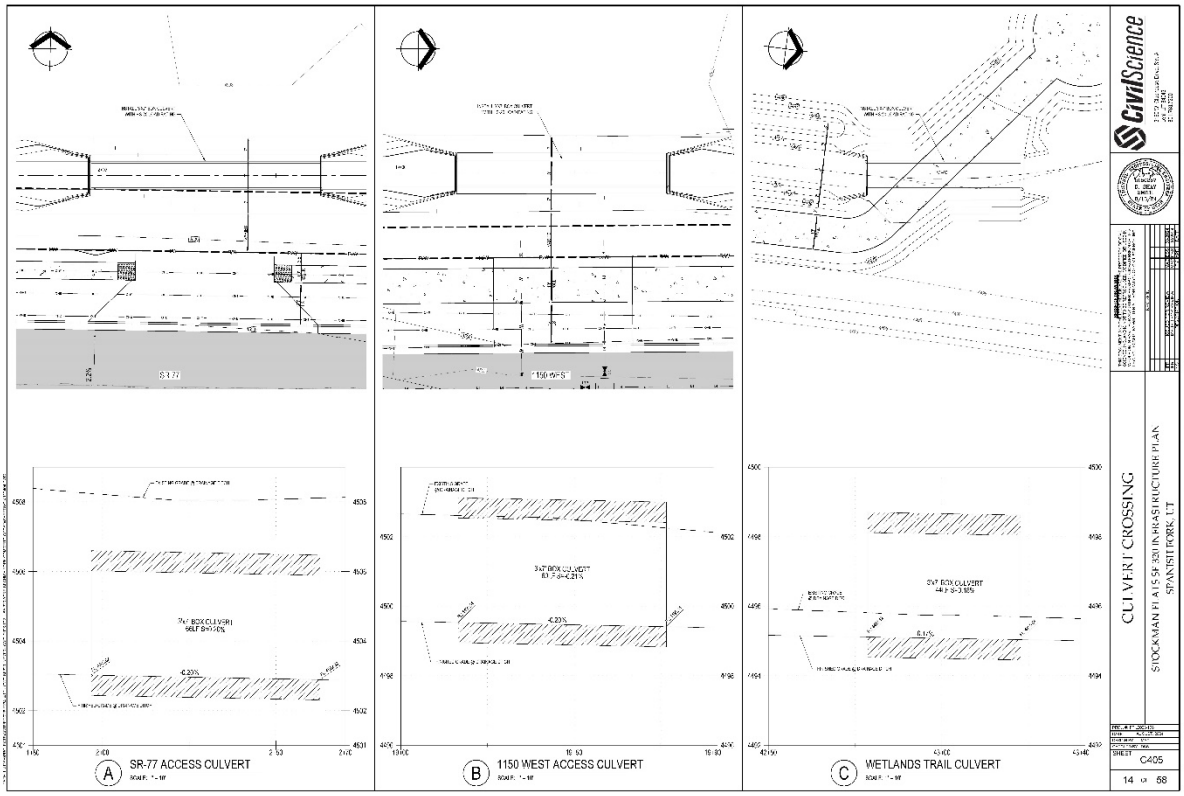

1730 WEST
3700 NORTH (SR-77)
4350 NORTH
1150 WEST
SEE PLAN AND PROFILE SHEETS FOR ROAD GRADING - TYP CA.
SEE SHEET C401 AND C402 FOR CHANNEL GRADING
WETLAND AREA
OVERALL GRADING PLAN
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
CivilScience
SHEET C400
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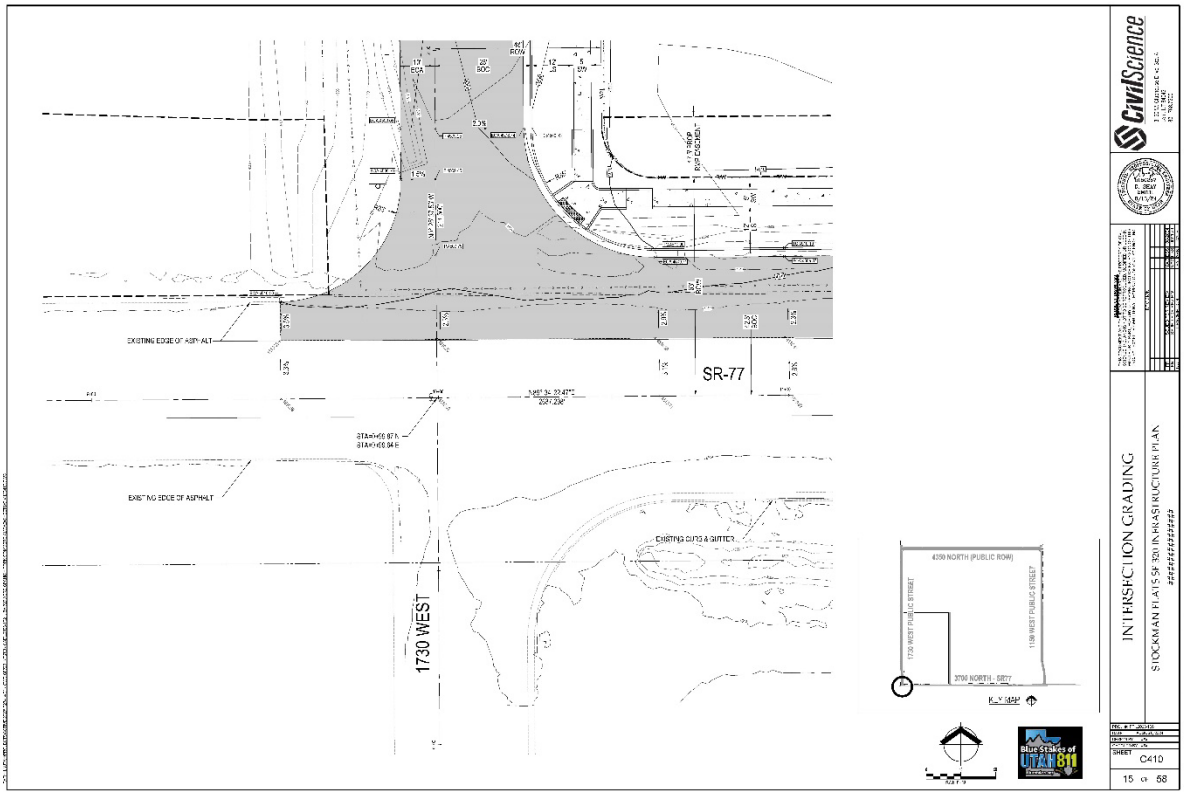

SR-77
1150 WEST
SEE SHEET D401 FOR CULVERT CROSSING PROFILE
A DRAIN CHANNEL SECTION
B DRAIN CHANNEL SECTION
C DRAIN CHANNEL SECTION
DRAINAGE DITCH - T
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
CivilScience
SHEET C401
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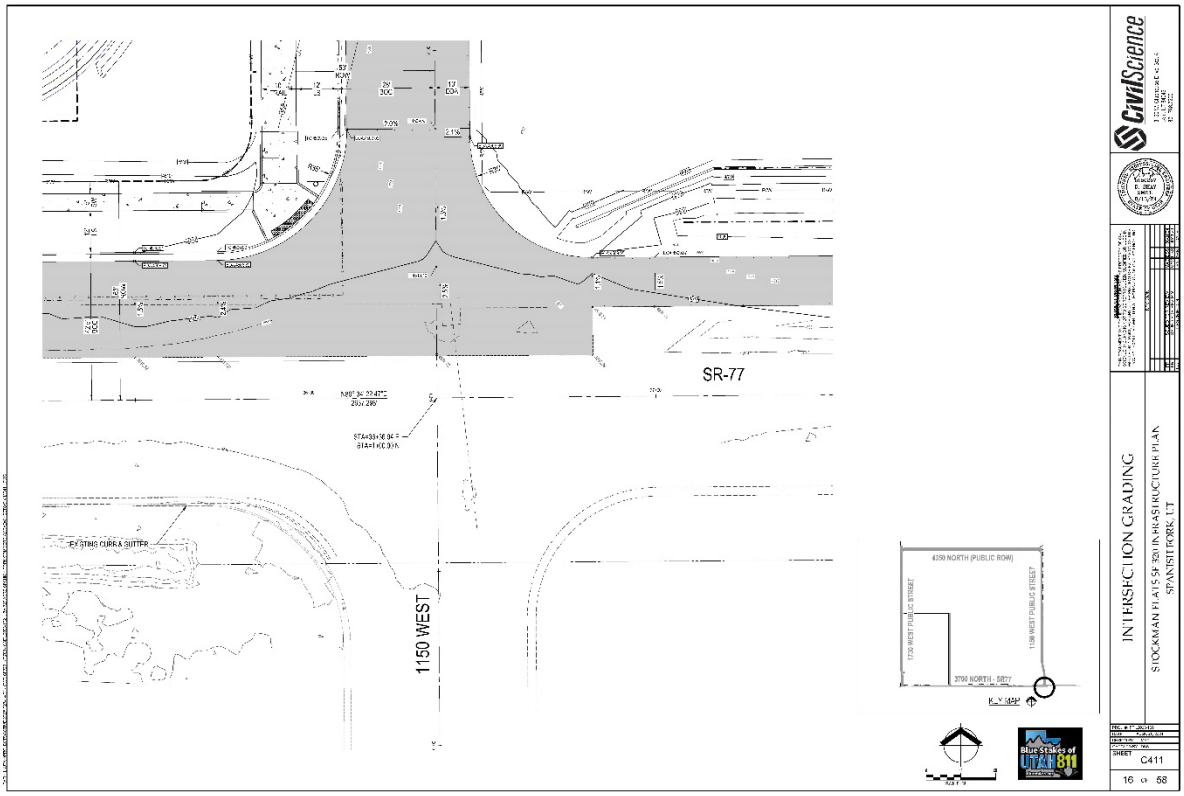

1150 WEST
1150 WEST
1150 WEST
DRAINAGE DITCH - 2
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C402
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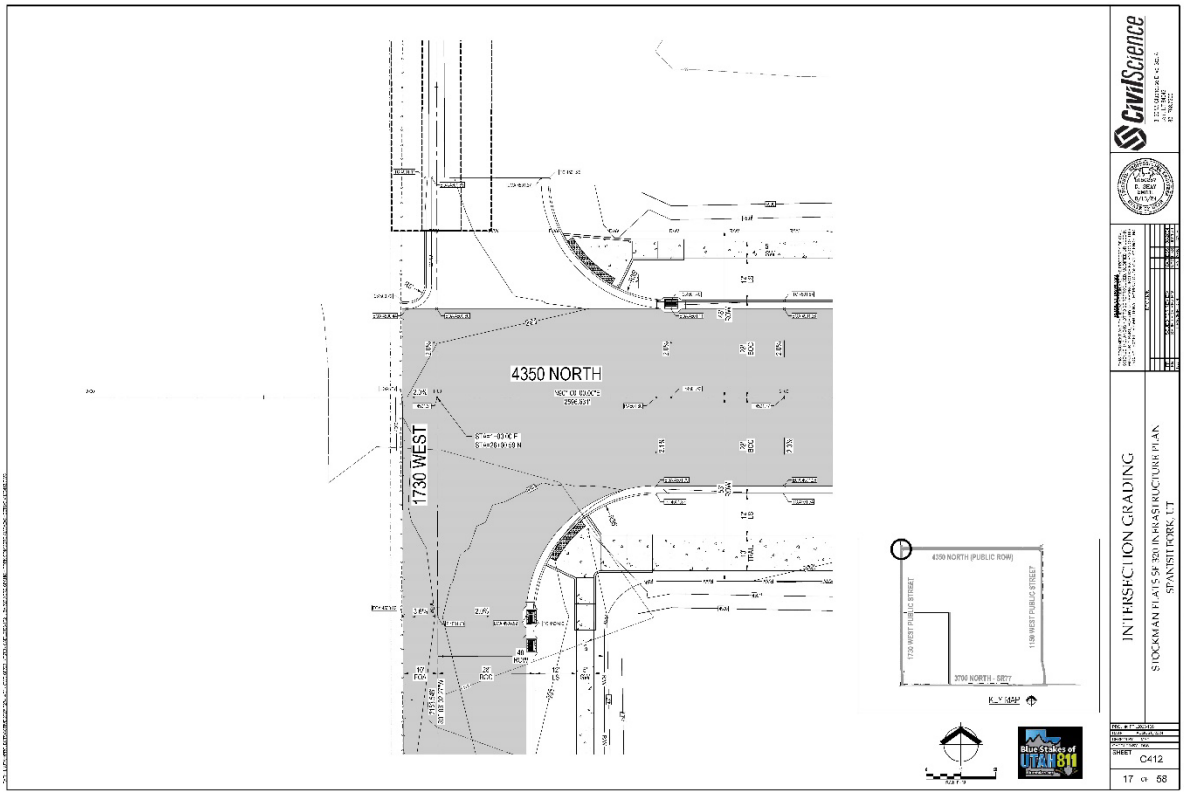

1150 WEST
4350 NORTH
PROPERTY LINE
PROPERTY LINE
DRAINAGE DITCH - 3
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C403
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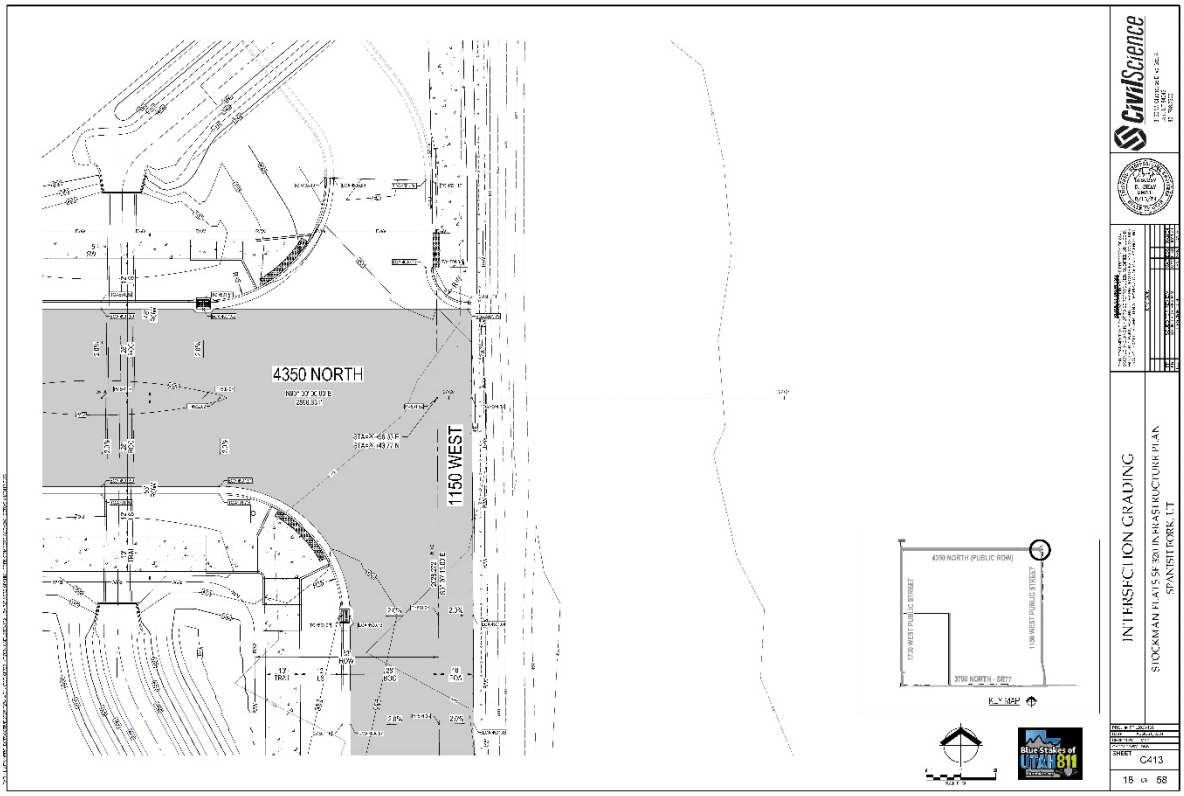

A 4350 NORTH CULVERT
B SR-77 CULVERT
CONCRETE BOX CULVERT
CULVERT CROSSING
STOCKMAN PLATS F 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C404
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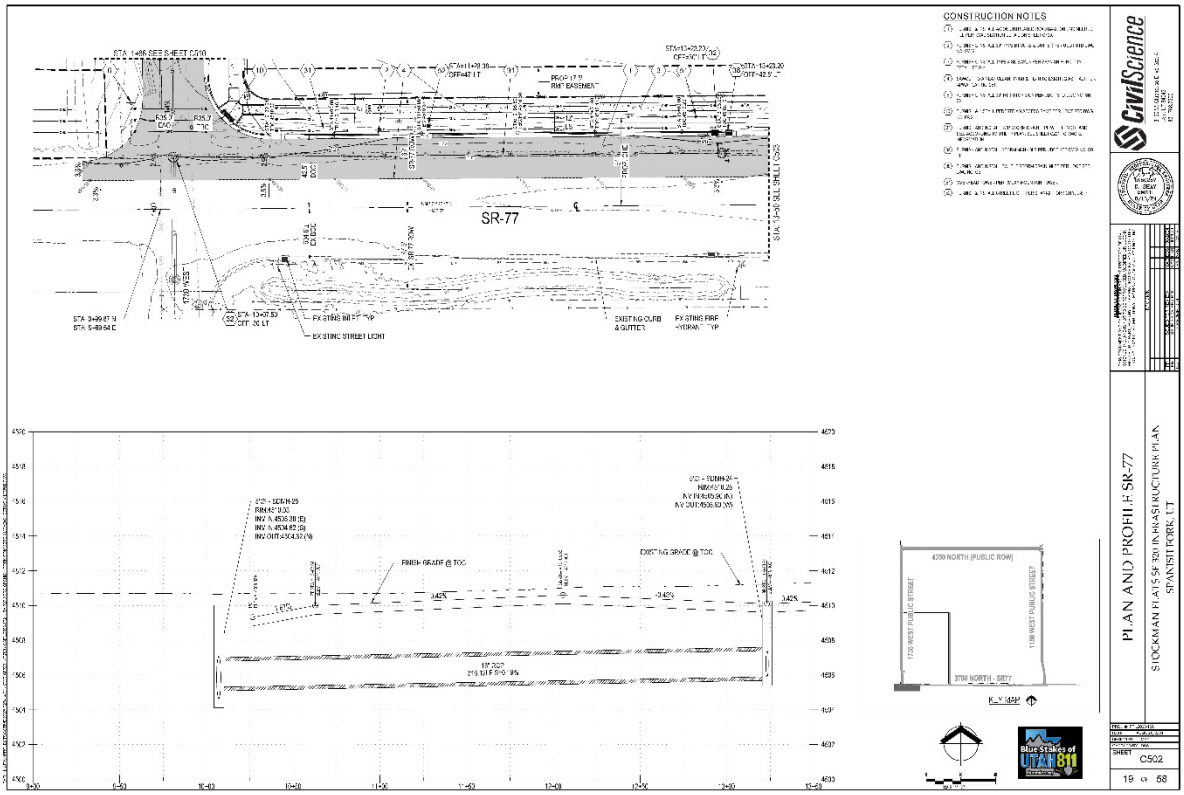

A SR-77 ACCESS CULVERT
B 1150 WEST ACCESS CULVERT
C WETLANDS TRAIL CULVERT
CULVERT CROSSING
STOCKMAN PLATS F 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C405
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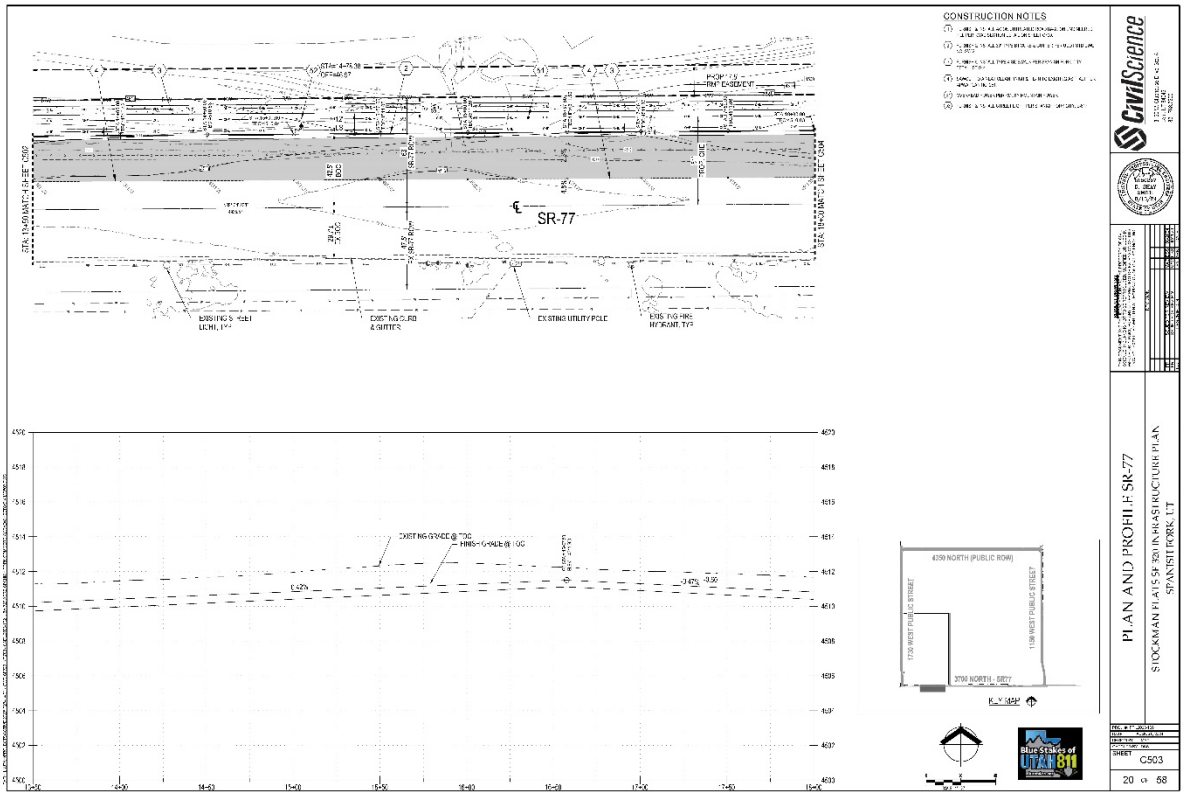

SR-77
1730 WEST
EXISTING EDGE OF ASPHALT
EXISTING CURB & GUTTER
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1598 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
INTERSECTION GRADING
STOCKMAN PLAT 5 SF-320 INFRASTRUCTURE PLAN
SHEET C410
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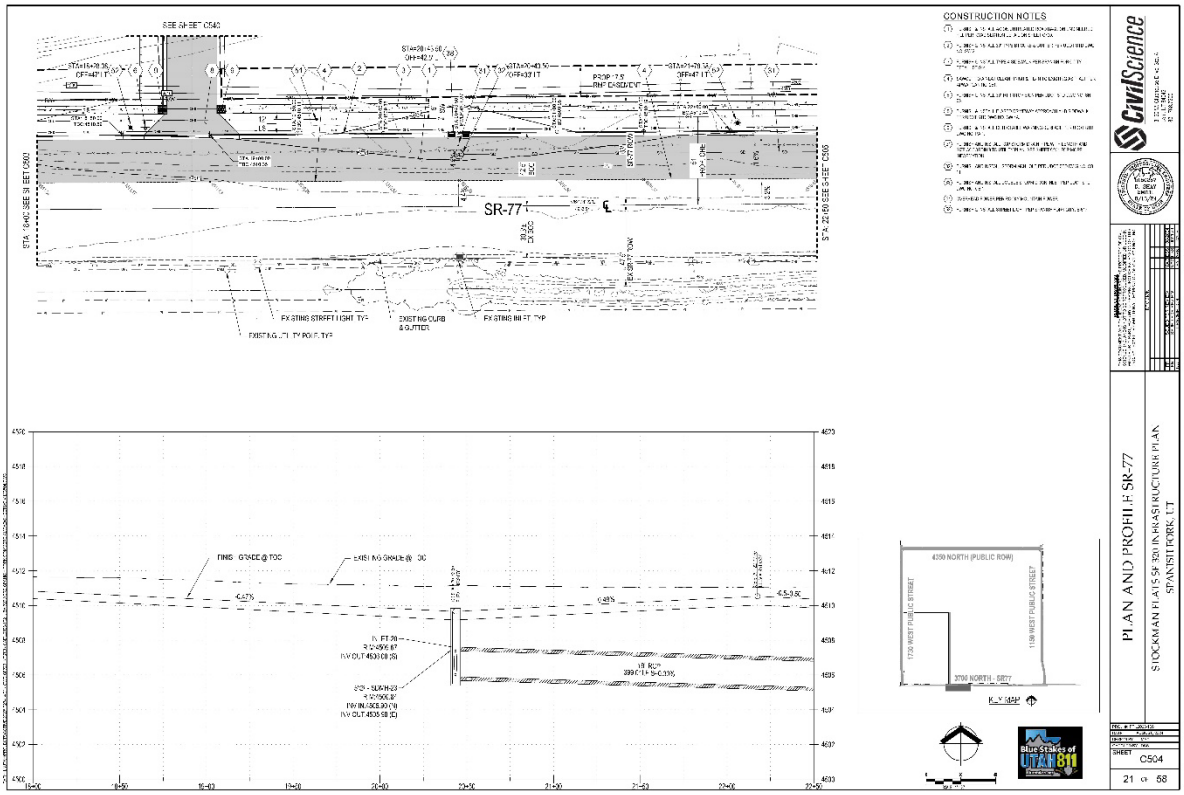

SR-77
1150 WEST
EXISTING CURB & GUTTER
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1598 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
INTERSECTION GRADING
STOCKMAN PLAT 5 SF-320 INFRASTRUCTURE PLAN
SHEET C411
16 of 58

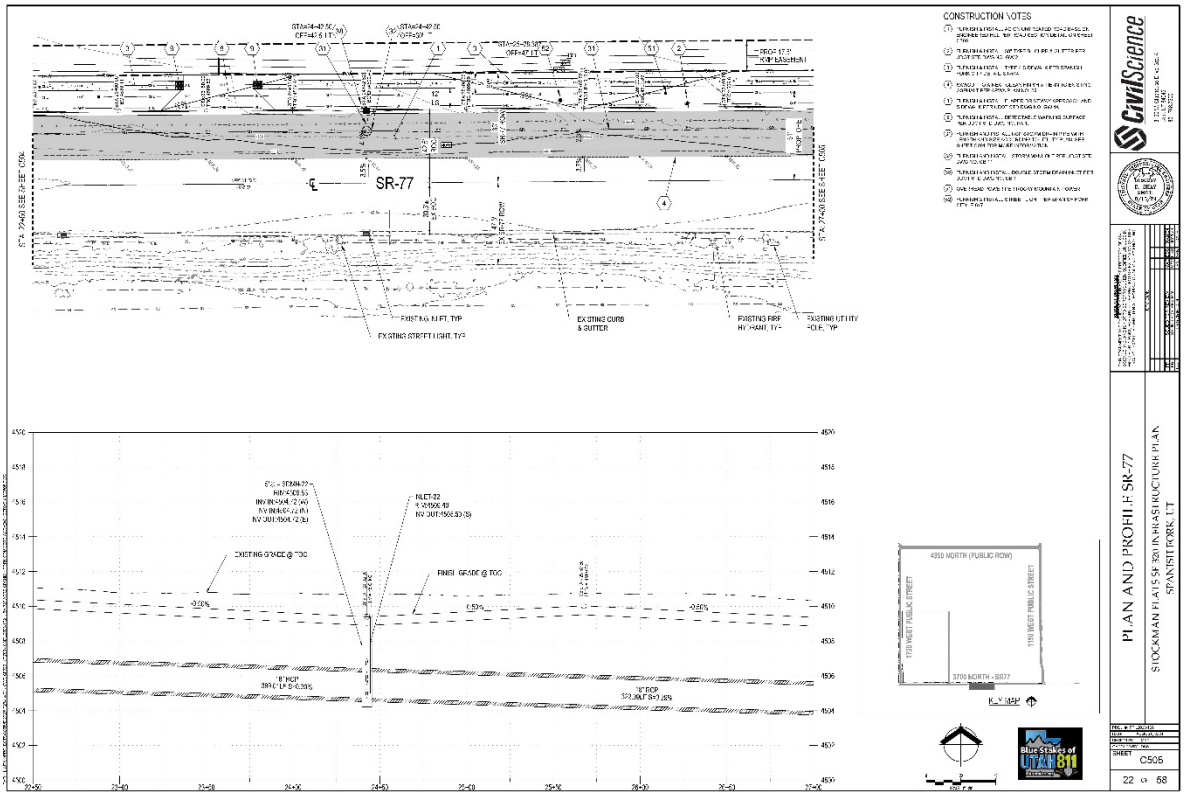

4350 NORTH
1730 WEST
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1598 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
INTERSECTION GRADING
STOCKMAN PLAT 5 SF-920 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C412
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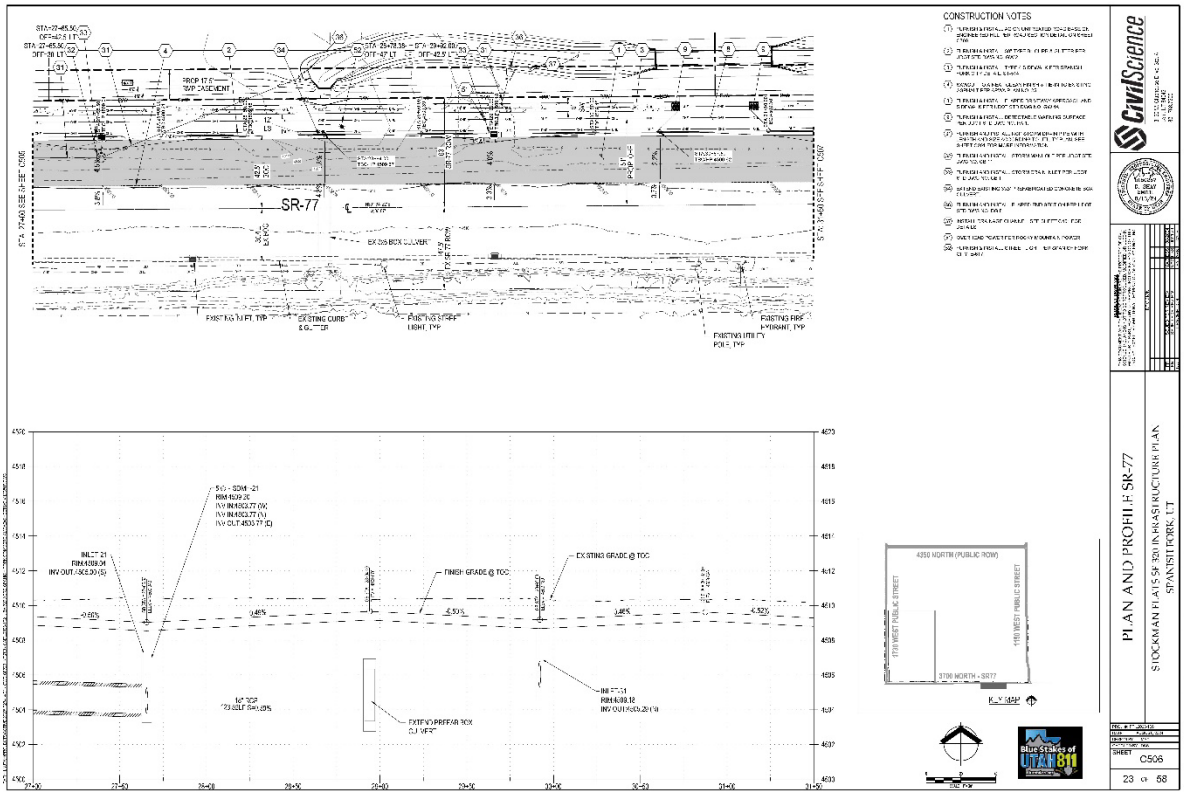

4350 NORTH
1150 WEST
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1598 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
INTERSECTION GRADING
STOCKMAN PLAT 5 SF-920 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C413
18 of 58

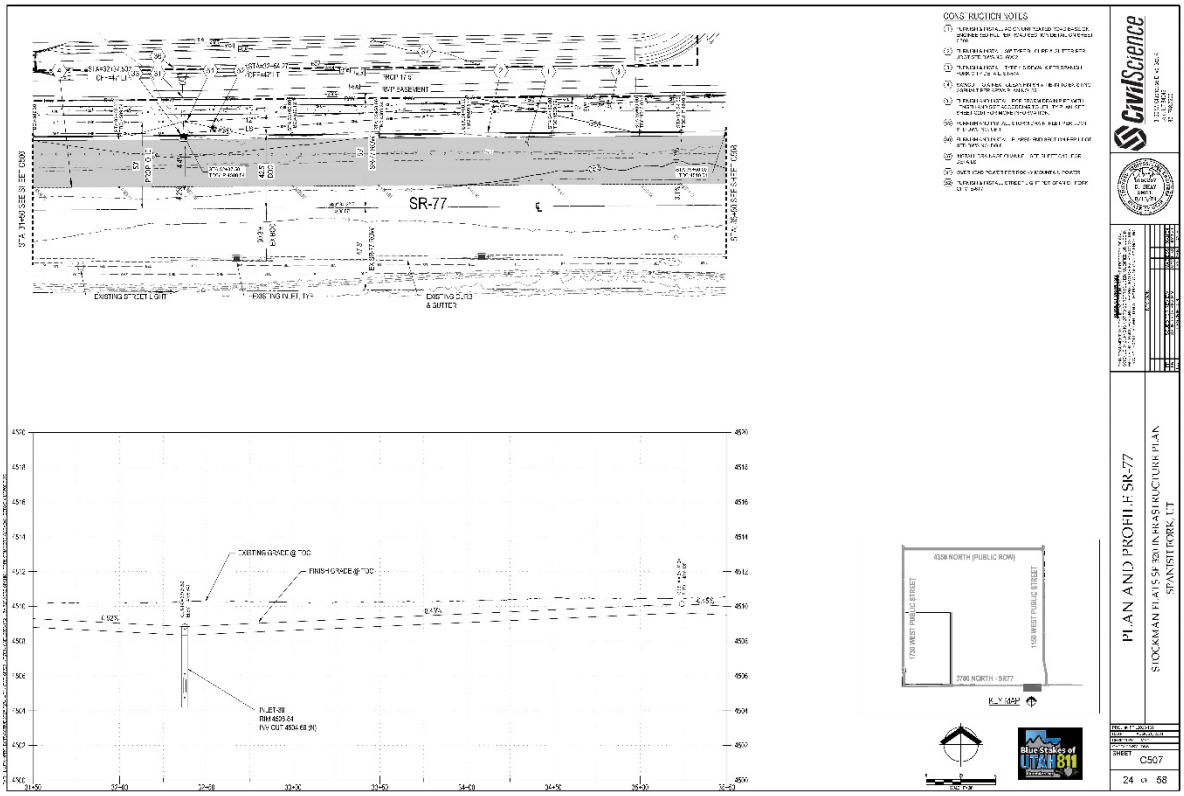

CONSTRUCTION NOTES
SR-77
PLAN AND PROFILE SR-77
STOCKMAN PLAZ 5 SF 320 IN-HASKUTURN PLAN
SPANISH FORK, UT
SHEET C502
19 of 58

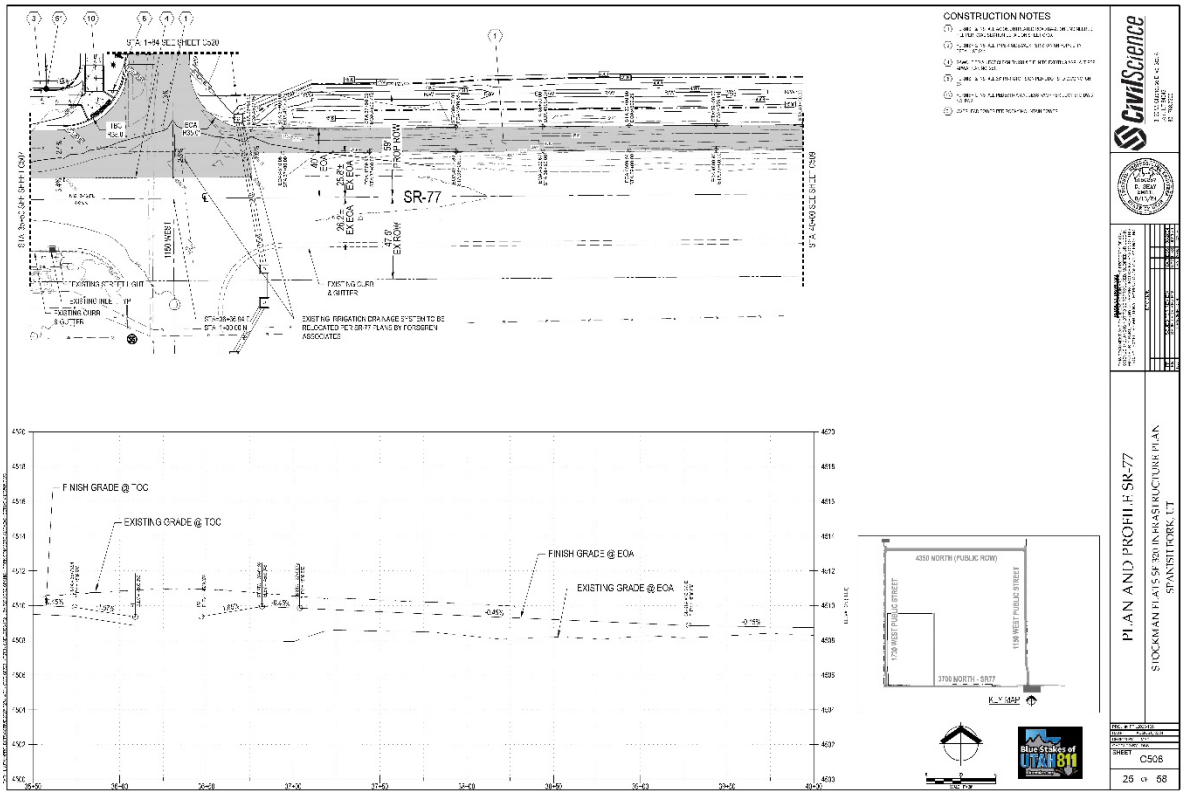

CONSTRUCTION NOTES
SR-77
PLAN AND PROFILE SR-77
STOCKMAN PLAZ 5 SF 320 IN-HASKUTURN PLAN
SPANISH FORK, UT
SHEET C503
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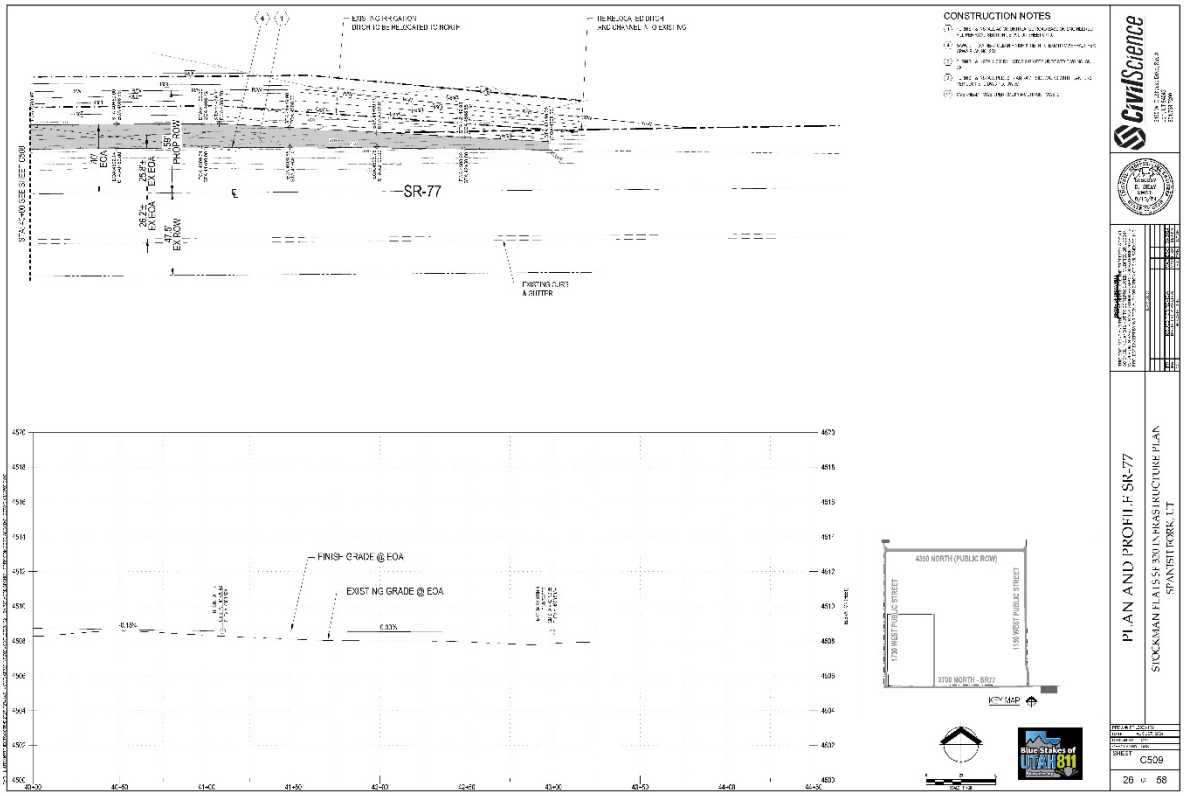

CONSTRUCTION NOTES
SR-77
EXISTING CURB & GUTTER
EXISTING STREET LIGHT, TYP
EXISTING INLET, TYP
FINISH GRADE @ TOC
EXISTING GRADE @ TOC
4350 NORTH (PUBLIC ROW)
3700 NORTH - SR77
PLAN AND PROFILE SR-77
STOCKMAN PLATS & 920 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C504
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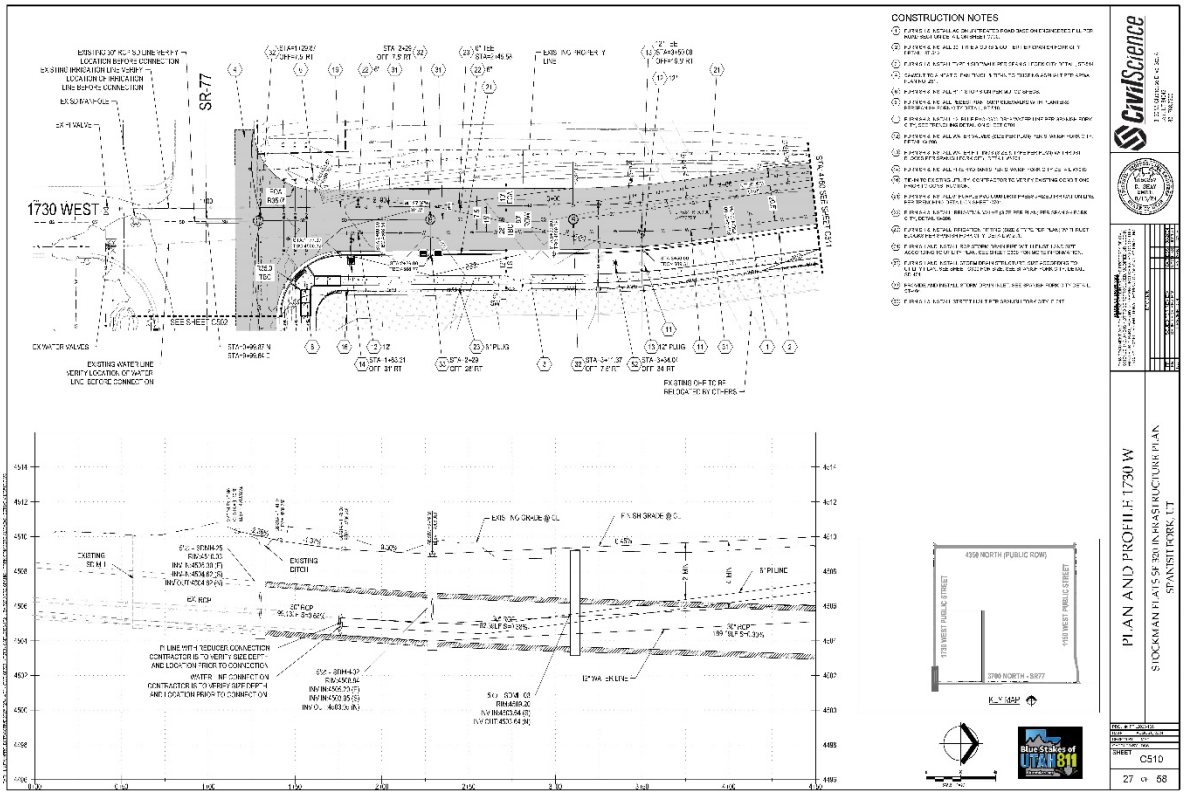

CONSTRUCTION NOTES
SR-77
EXISTING INLET, TYP
EXISTING CURB & GUTTER
EXISTING STREET LIGHT, TYP
EXISTING FIRE HYDRANT, TYP
EXISTING UTILITY POLE, TYP
EXISTING GRADE @ TOC
FINISH GRADE @ TOC
4350 NORTH (PUBLIC ROW)
3700 NORTH - SR77
PLAN AND PROFILE SR-77
STOCKMAN PLATS & 920 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C505
22 of 58

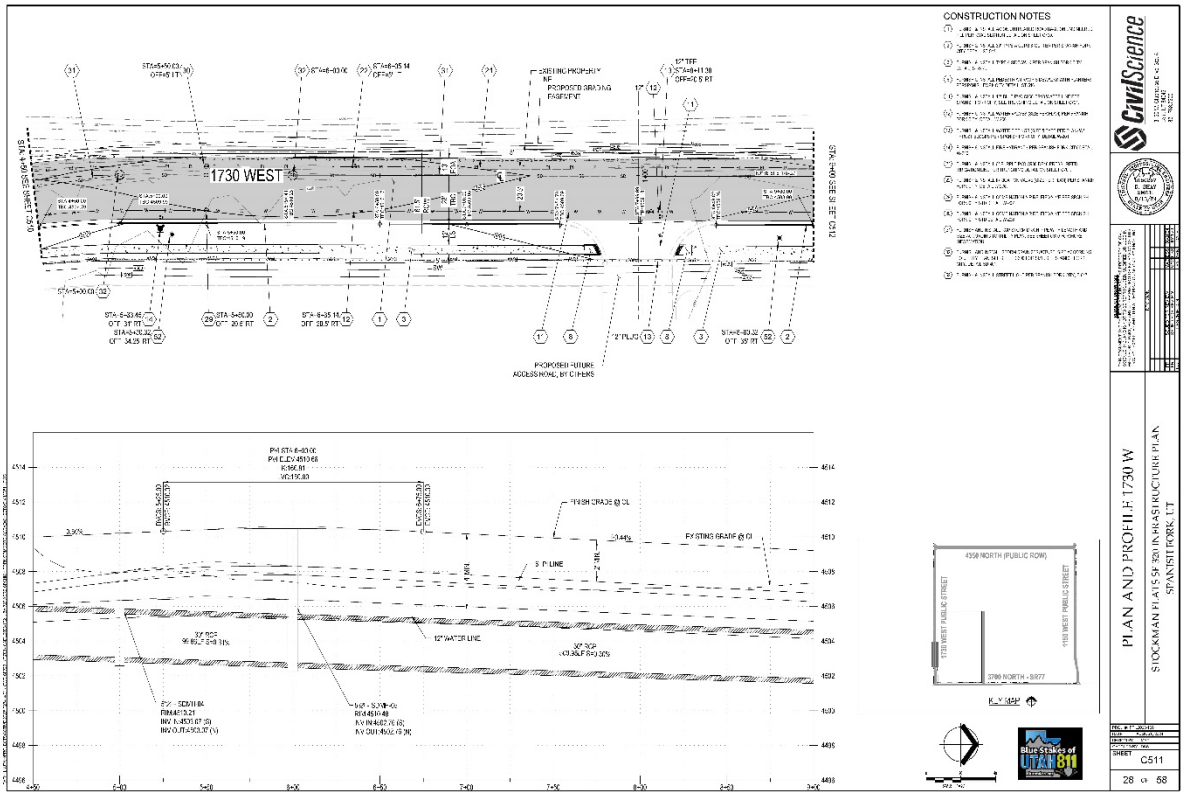

CONSTRUCTION NOTES
SR-77
PROP 17 ft WP EASEMENT
EXISTING BOX CULVERT
EXISTING INLET, TYP
EXISTING CURB & GUTTER
EXISTING STREET LIGHT, TYP
EXISTING FIRE HYDRANT, TYP
EXISTING UTILITY POLE, TYP
INLET 21
INV OUT 4630.30 (S)
FINISH GRADE @ TOC
EXISTING GRADE @ TOC
INLET 31
EXTEND PREFAB BOX CULVERT
4250 NORTH (PUBLIC ROW)
1170 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
K-Y MAP
PLAN AND PROFILE SR-77
STOCKMAN PLAT 5 SF 920 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C506
23 of 58

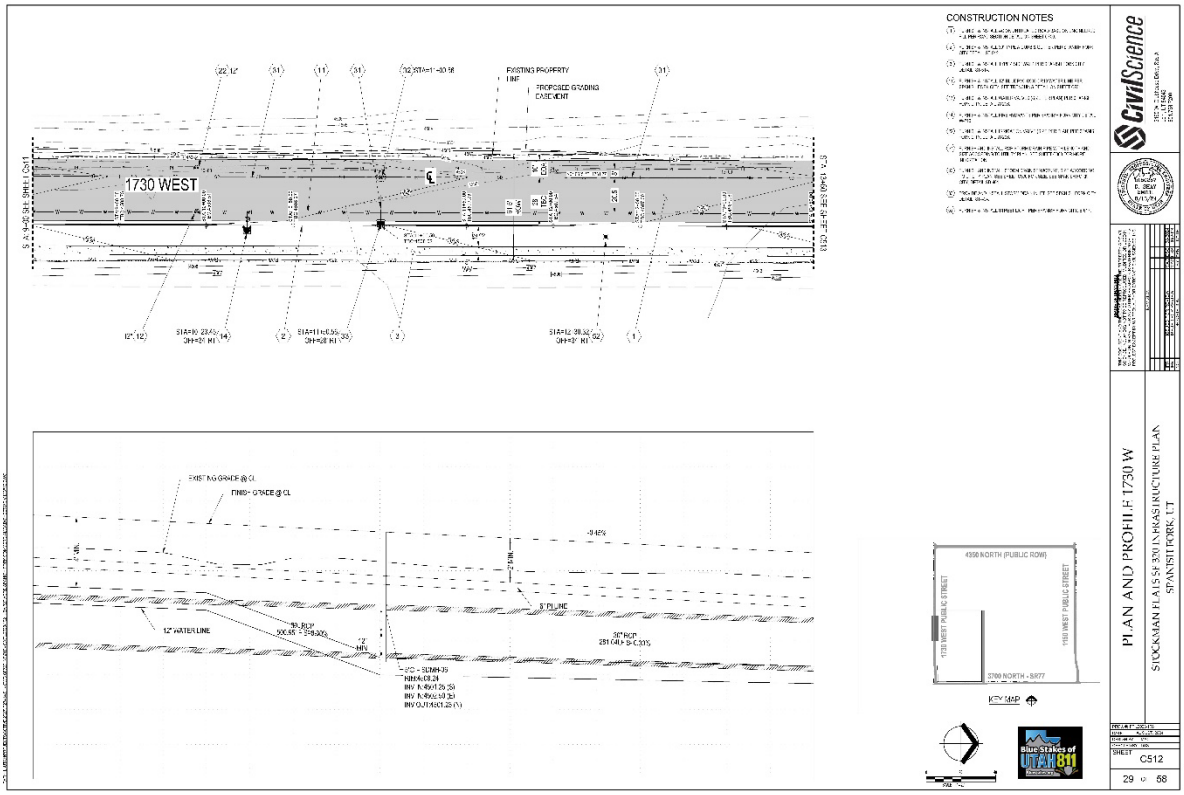

CONSTRUCTION NOTES
SR-77
PROP 17 ft WP EASEMENT
EXISTING STREET LIGHT
EXISTING CURB & GUTTER
EXISTING GRADE @ TOC
FINISH GRADE @ TOC
INLET 31
4250 NORTH (PUBLIC ROW)
1170 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
K-Y MAP
PLAN AND PROFILE SR-77
STOCKMAN PLAT 5 SF 920 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C507
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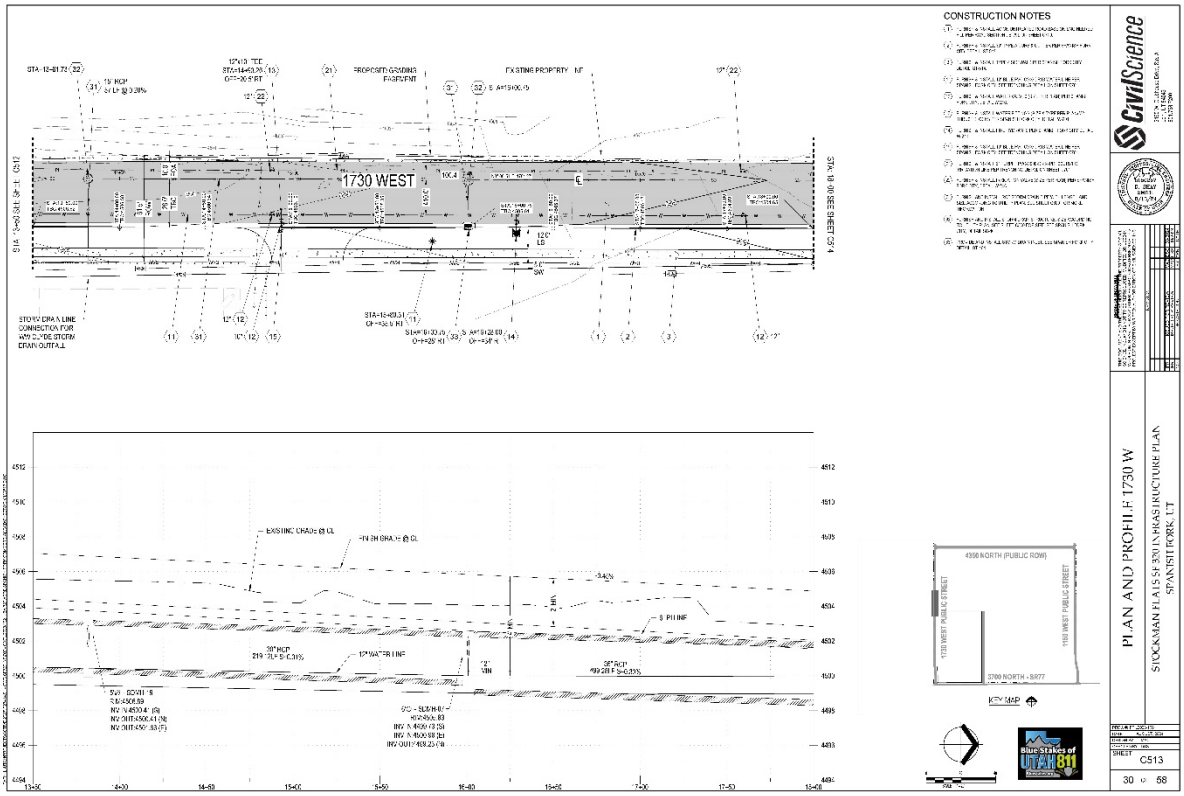

CONSTRUCTION NOTES
SR-77
EXISTING CURB & GUTTER
EXISTING IRRIGATION DRAINAGE SYSTEM TO BE RELOCATED PER SR-77 PLANS BY FORSGREN ASSOCIATES
FINISH GRADE @ TOC
EXISTING GRADE @ TOC
FINISH GRADE @ EOA
EXISTING GRADE @ EOA
4350 NORTH (PUBLIC ROW)
1139 WEST PUBLIC STREET
1139 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
CivilScience
PLAN AND PROFILE SR-77
STOCKMAN PLAZA SF 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C508
25 OF 58
Blue Stakes of UTAH 811

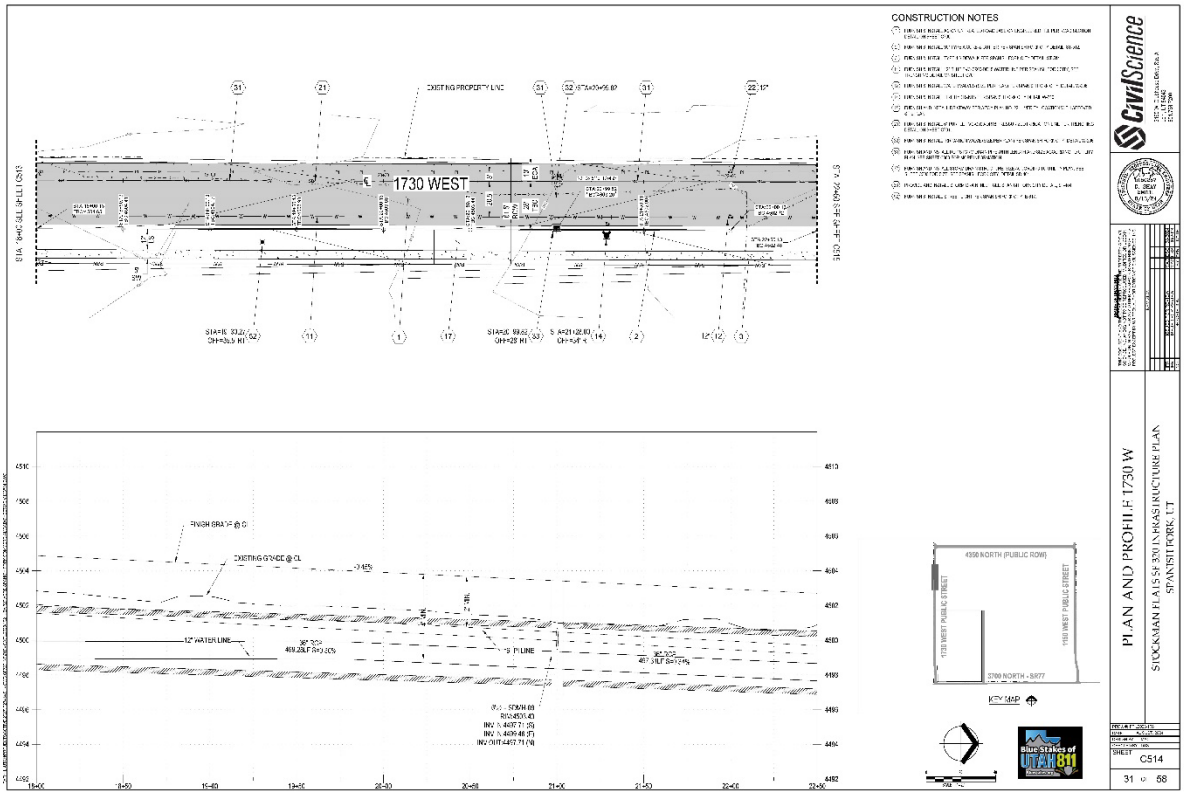

CONSTRUCTION NOTES
EXISTING IRRIGATION DITCH TO BE RELOCATED TO NORTH
RELOCATED DITCH AND CHANNEL TO EXISTING
SR-77
EXISTING CURB & GUTTER
FINISH GRADE @ EOA
EXISTING GRADE @ EOA
4350 NORTH (PUBLIC ROW)
1139 WEST PUBLIC STREET
1139 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
CivilScience
PLAN AND PROFILE SR-77
STOCKMAN PLAZA SF 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C509
26 OF 58
Blue Stakes of UTAH 811

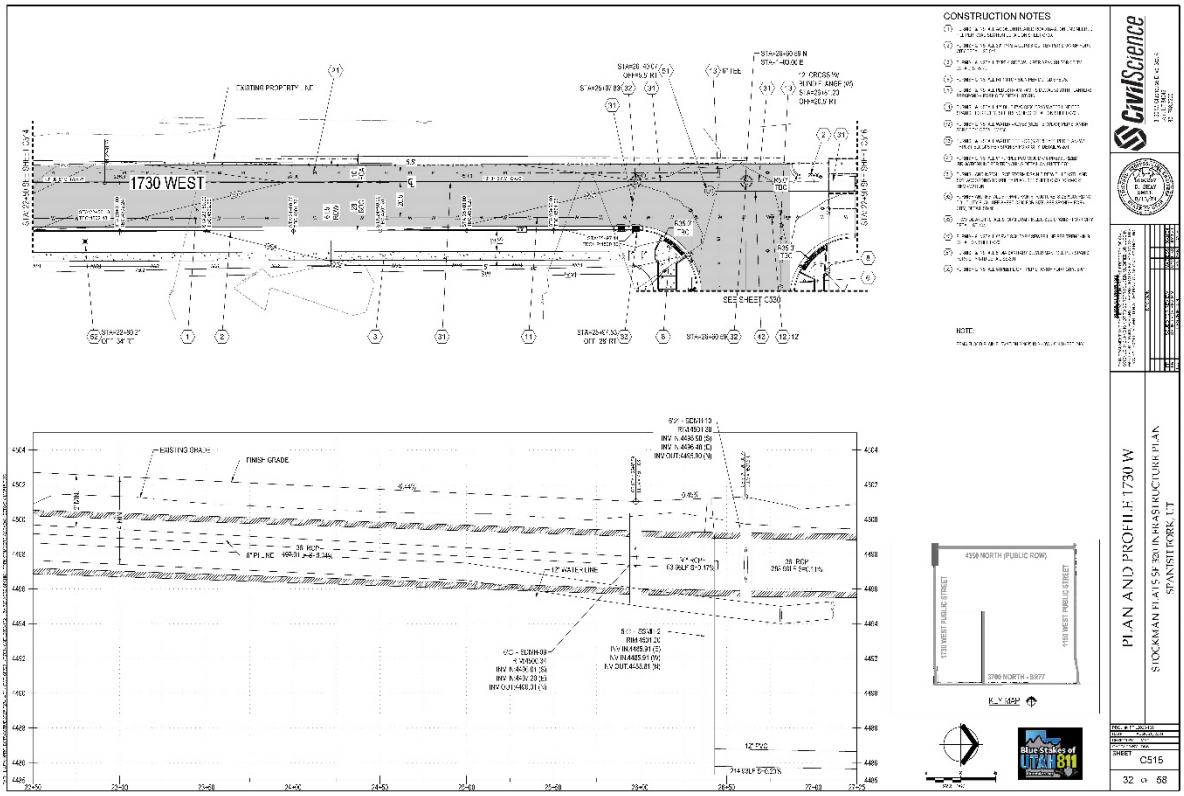

CONSTRUCTION NOTES
1730 WEST
SR-77
EXISTING IRRIGATION LINE VERIFY LOCATION OF IRRIGATION LINE BEFORE CONNECTION
EXISTING WATER LINE VERIFY LOCATION OF WATER LINE BEFORE CONNECTION
EXISTING GAS LINE RELOCATED BY OTHERS
EXISTING DITCH
8" P LINE
12" WATER LINE
PROPOSED FUTURE ACCESS HOME, BY OTHERS
FINISH GRADE @ CL
EXISTING GRADE @ CL
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
PLAN AND PROFILE 1730 W
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C510
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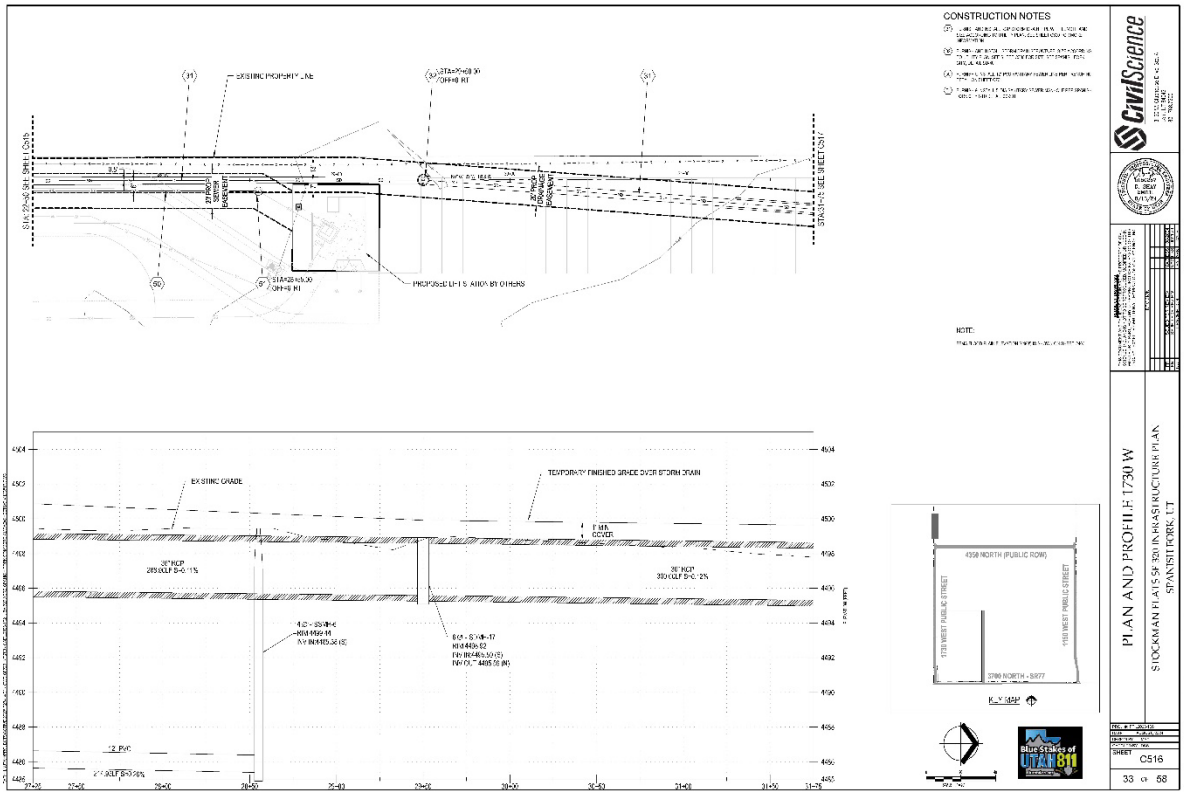

CONSTRUCTION NOTES
1730 WEST
PROPOSED GRADING EASEMENT
PROPOSED FUTURE ACCESS HOME, BY OTHERS
FINISH GRADE @ CL
EXISTING GRADE @ CL
8" P LINE
12" WATER LINE
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
PLAN AND PROFILE 1730 W
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C511
28 of 58

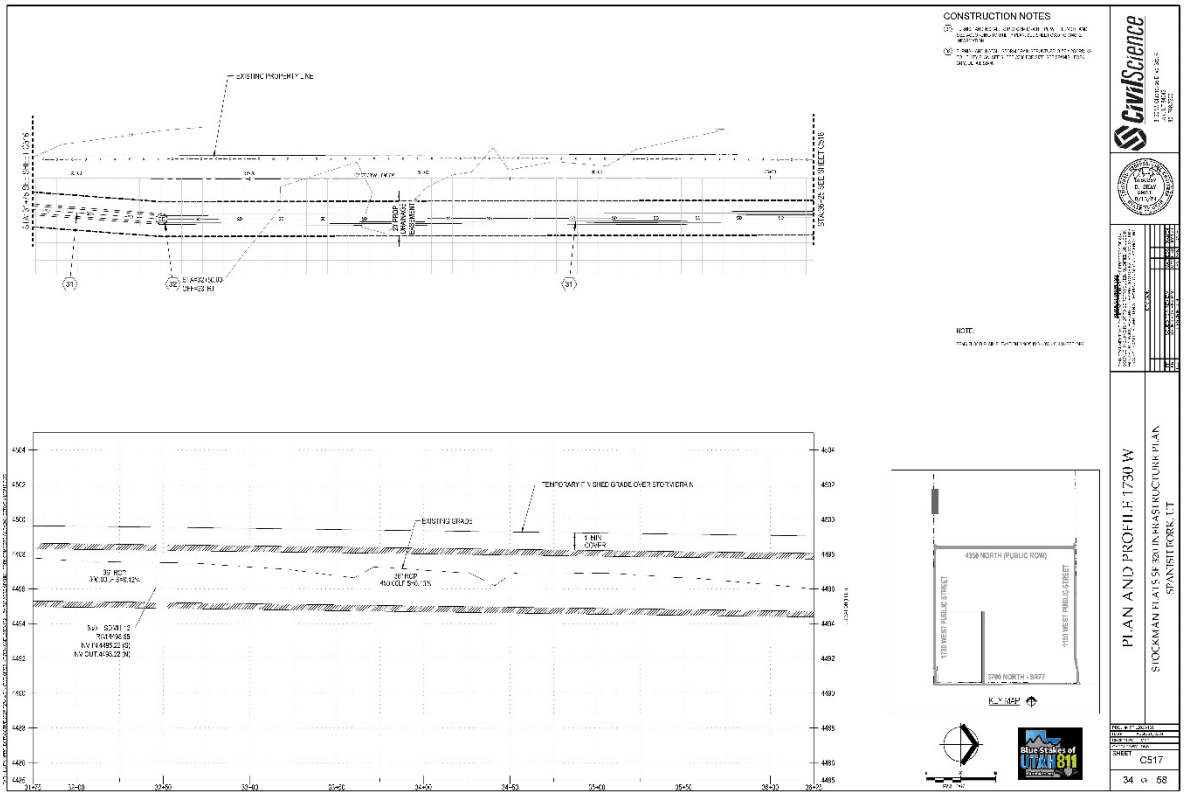

CONSTRUCTION NOTES
1730 WEST
EXISTING PROPERTY LINE
PROPOSED GRADING EASEMENT
EXISTING GRADE @ CL
FINISH GRADE @ CL
12" WATER LINE
8" PI LINE
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
VICINITY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE 1730 W
STOCKMAN FLATS SF 300 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C512
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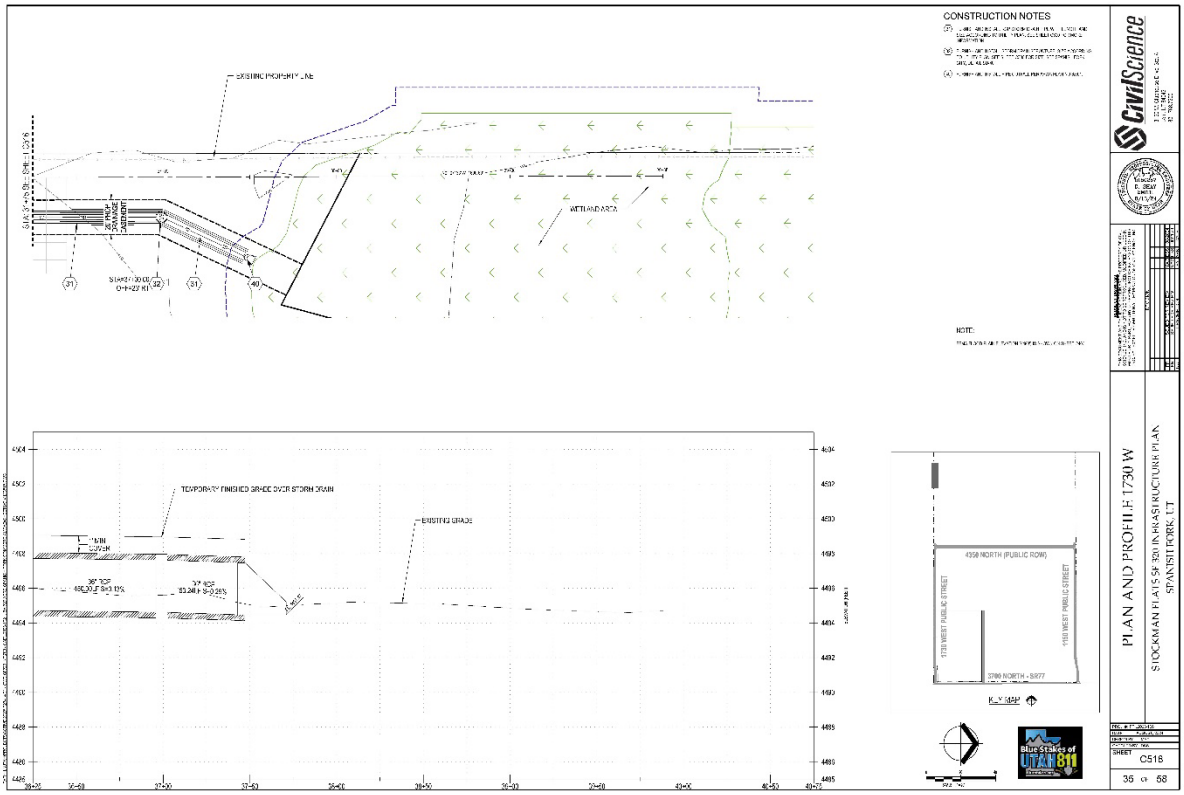

CONSTRUCTION NOTES
1730 WEST
PROPOSED GRADING EASEMENT
EXISTING PROPERTY LINE
STORM DRAIN LINE CONNECTION FOR WYLDSIDE STORM DRAIN OUTFALL
EXISTING GRADE @ CL
FINISH GRADE @ CL
12" WATER LINE
8" PI LINE
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
VICINITY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE 1730 W
STOCKMAN FLATS SF 300 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C513
30 of 58

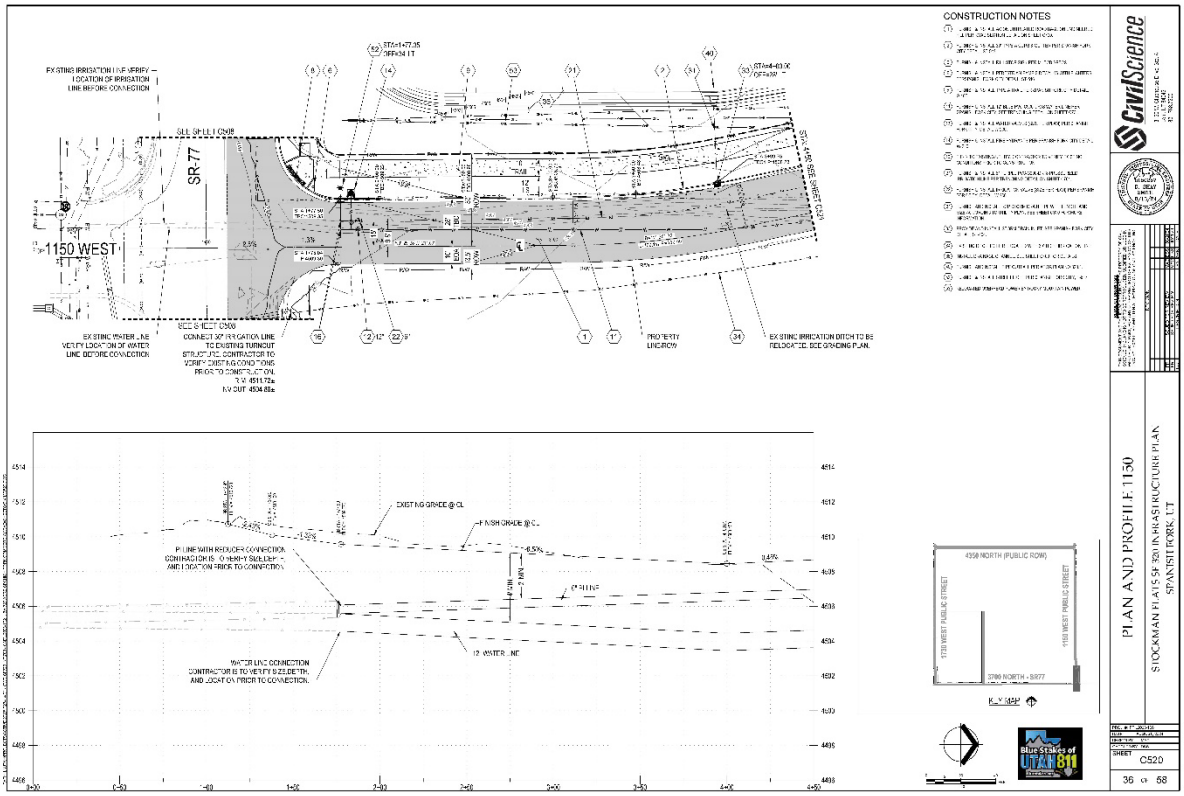

CONSTRUCTION NOTES
1730 WEST
EXISTING PROPERTY LINE
FINISH GRADE @ C
EXISTING GRADE @ CL
-3.48%
12" WATER LINE
8" PI LINE
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE 1730 W
STOCKMAN PLAZ 5 SF 300 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C514
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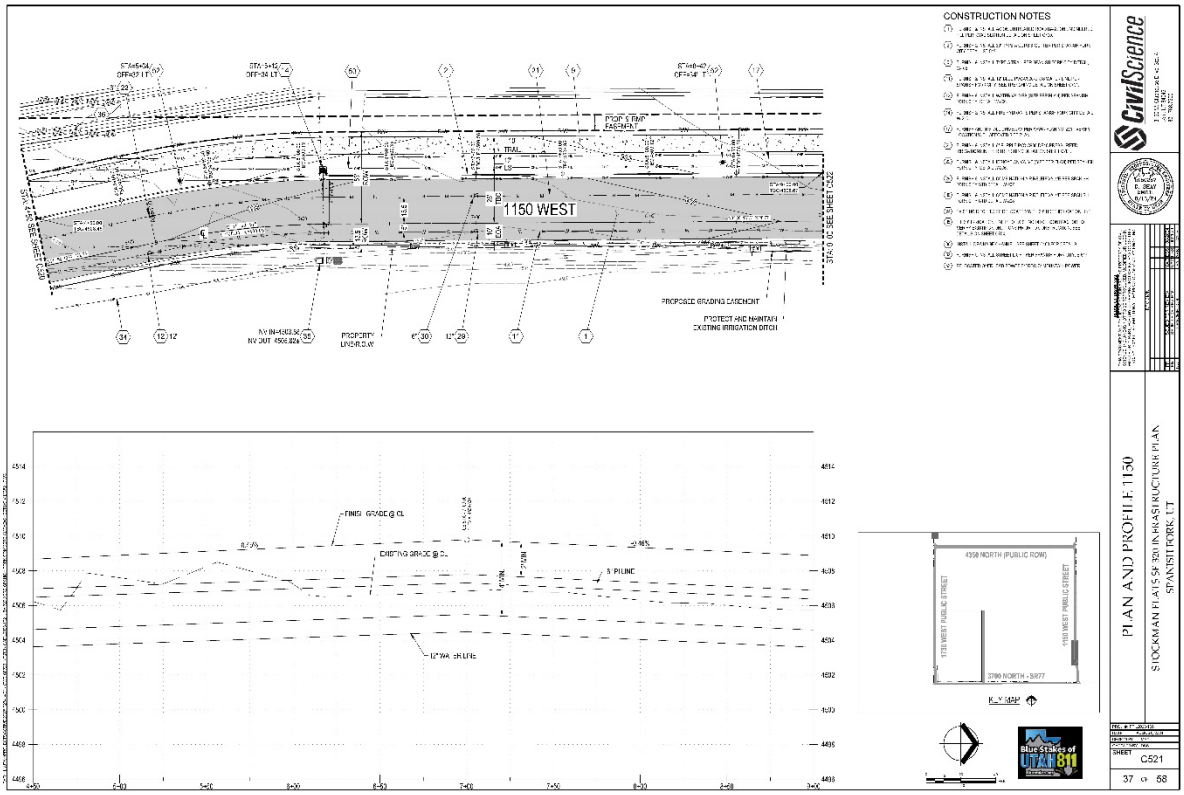

CONSTRUCTION NOTES
1730 WEST
EXISTING PROPERTY LINE
SEE SHEET C330
EXISTING GRADE
FINISH GRADE
-5.44%
-3.48%
8" PI LINE
12" WATER LINE
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE 1730 W
STOCKMAN PLAZ 5 SF 300 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C515
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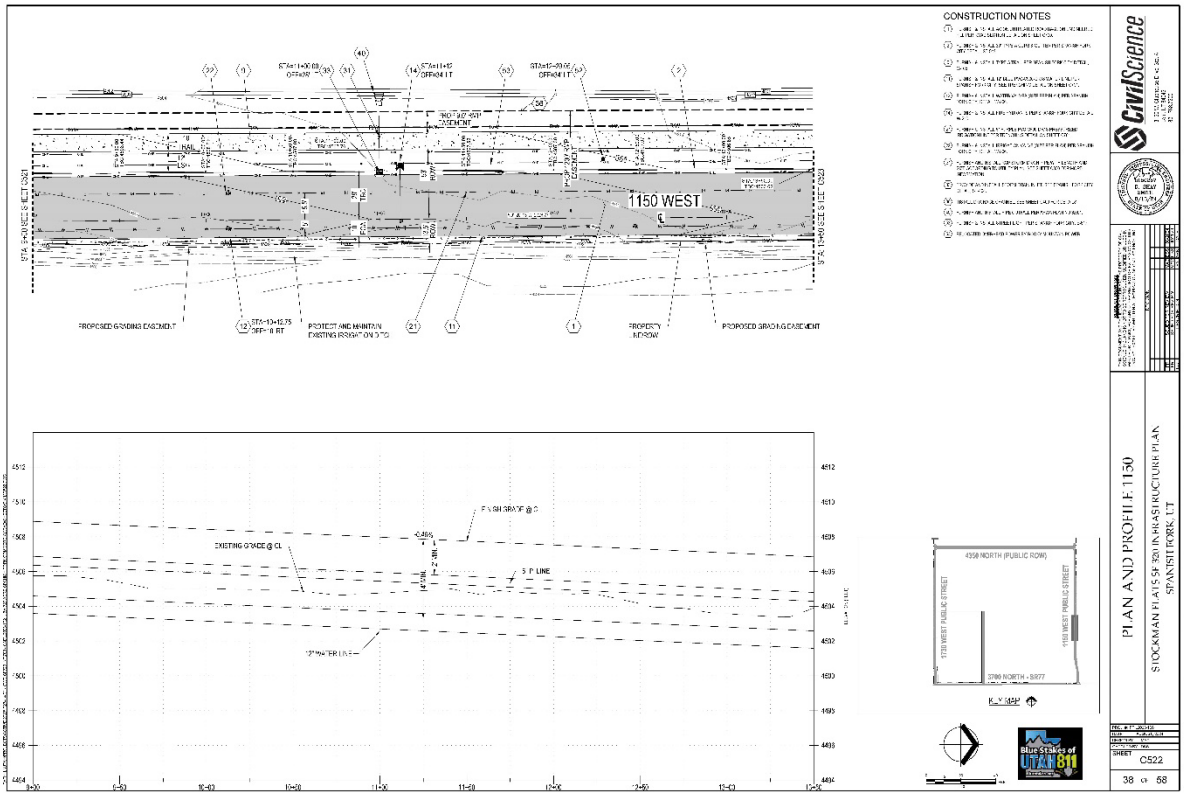

CONSTRUCTION NOTES
EXISTING PROPERTY LINE
EXISTING GRADE
TEMPORARY FINISHED GRADE OVER STORM DRAIN
PROPOSED LIFTSTATION BY OTHERS
NOTE:
PLAN AND PROFILE 1730 W
STOCKMAN PHASE 5F-3D INFRASTRUCTURE PLAN
STANSTI FORK, UT
SHEET
CS16
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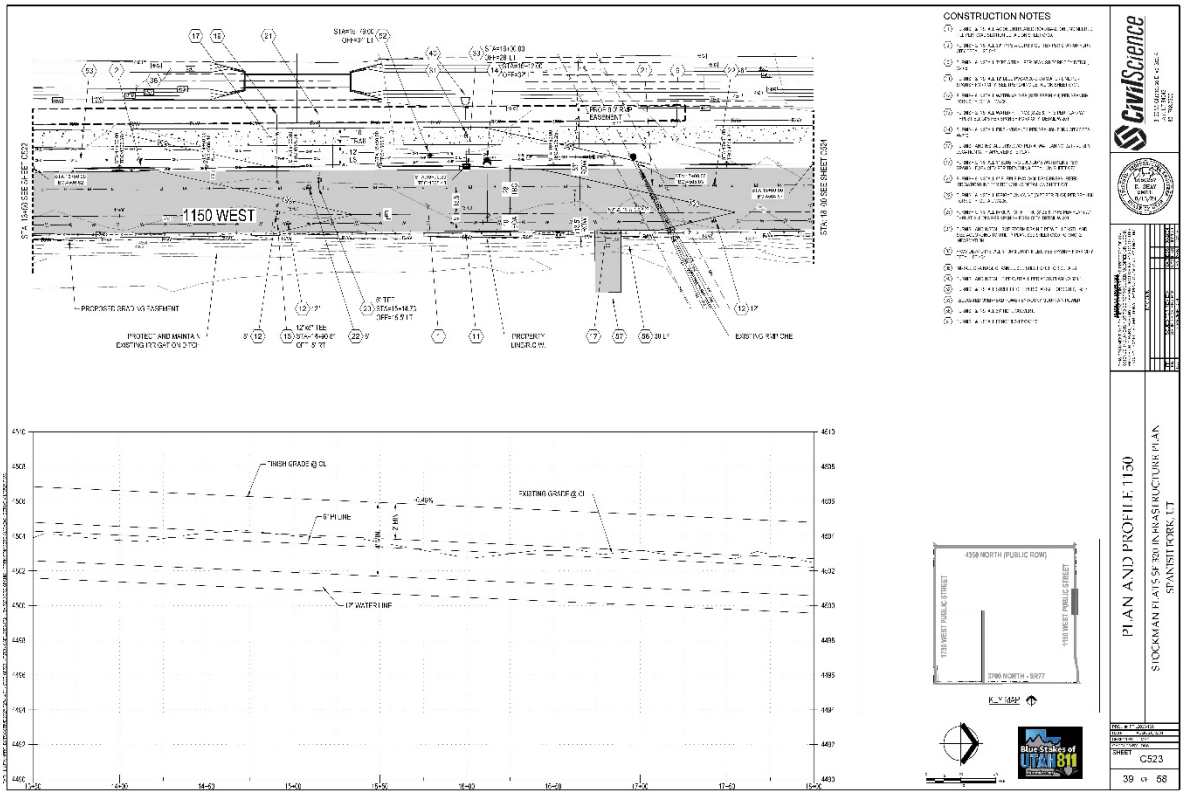

CONSTRUCTION NOTES
EXISTING PROPERTY LINE
TEMPORARY FINISHED GRADE OVER STORM DRAIN
EXISTING GRADE
NOTE:
PLAN AND PROFILE 1730 W
STOCKMAN PHASE 5F-3D INFRASTRUCTURE PLAN
STANSTI FORK, UT
SHEET
CS17
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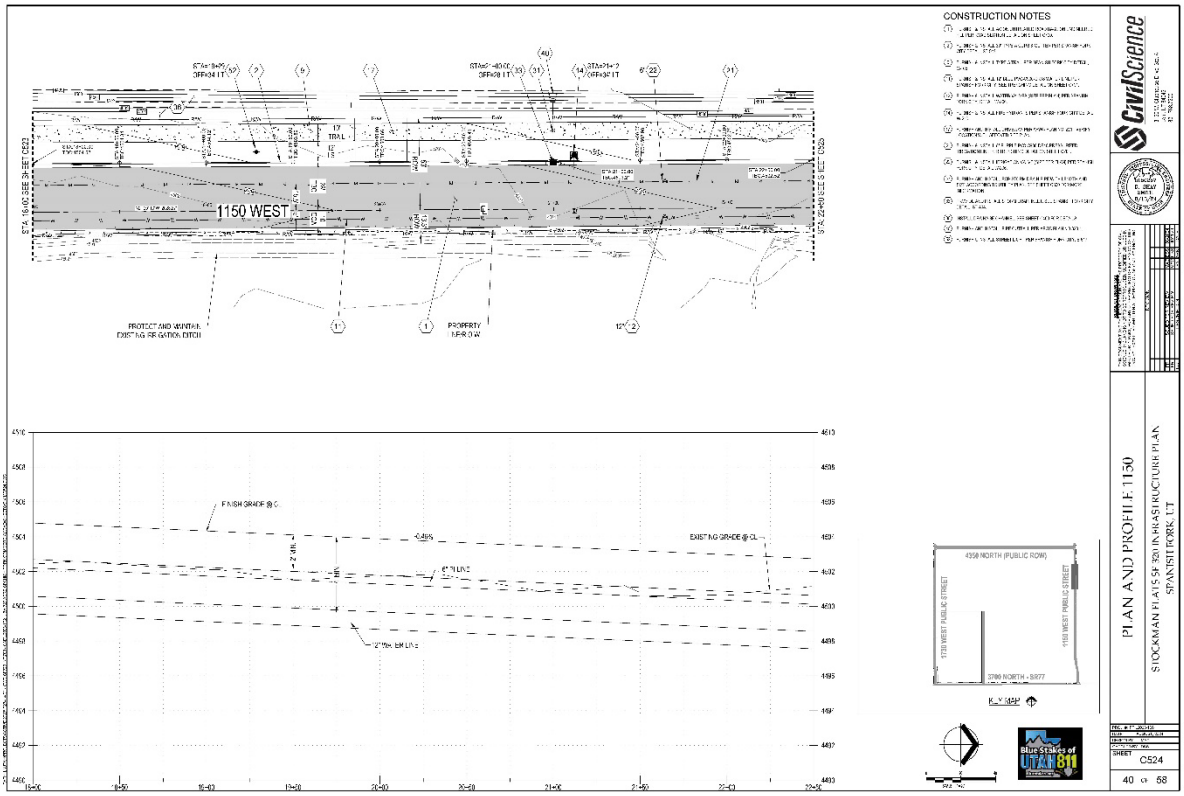

CONSTRUCTION NOTES
EXISTING PROPERTY LINE
WETLAND AREA
TEMPORARY FINISHED GRADE OVER STORM DRAIN
EXISTING GRADE
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
CivilScience
PLAN AND PROFILE 1730 W
STOCKMAN PLATS & 920 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C518
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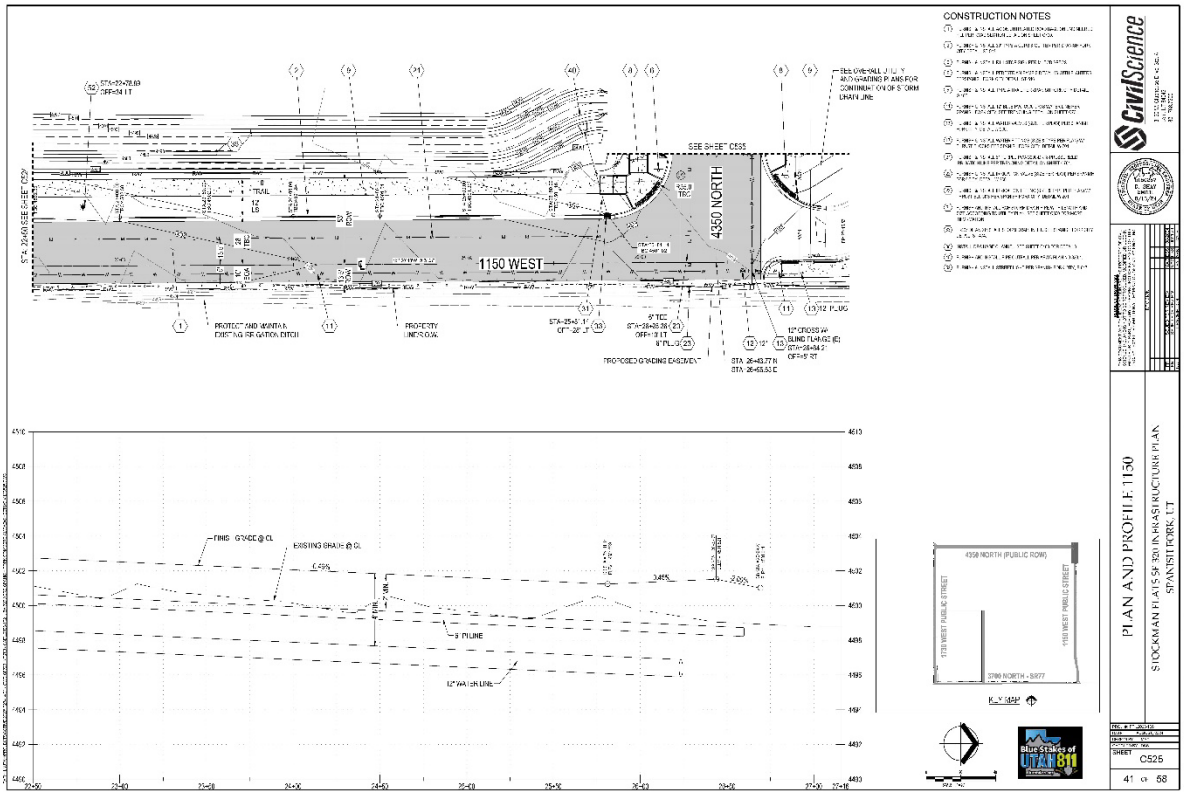

CONSTRUCTION NOTES
EXISTING IRRIGATION LINE VERIFY LOCATION OF IRRIGATION LINE BEFORE CONNECTION
SR-77
1150 WEST
EX STRG WATER LINE VERIFY LOCATION OF WATER LINE BEFORE CONNECTION
CONNECT 30" IRRIGATION LINE TO EXISTING TURNOUT STRUCTURE, CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
PROPERTY LINE/ROW
EX STRG IRRIGATION DITCH TO BE RELOCATED, SEE GRADING PLAN.
EXISTING GRADE @ CL
FINISH GRADE @ CL
EXISTING
12" WATER LINE
WATER LINE CONNECTION CONTRACTOR IS TO VERIFY SIZE, DEPTH, AND LOCATION PRIOR TO CONNECTION.
4350 NORTH (PUBLIC ROW)
1730 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
CivilScience
PLAN AND PROFILE 1150
STOCKMAN PLATS & 920 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C520
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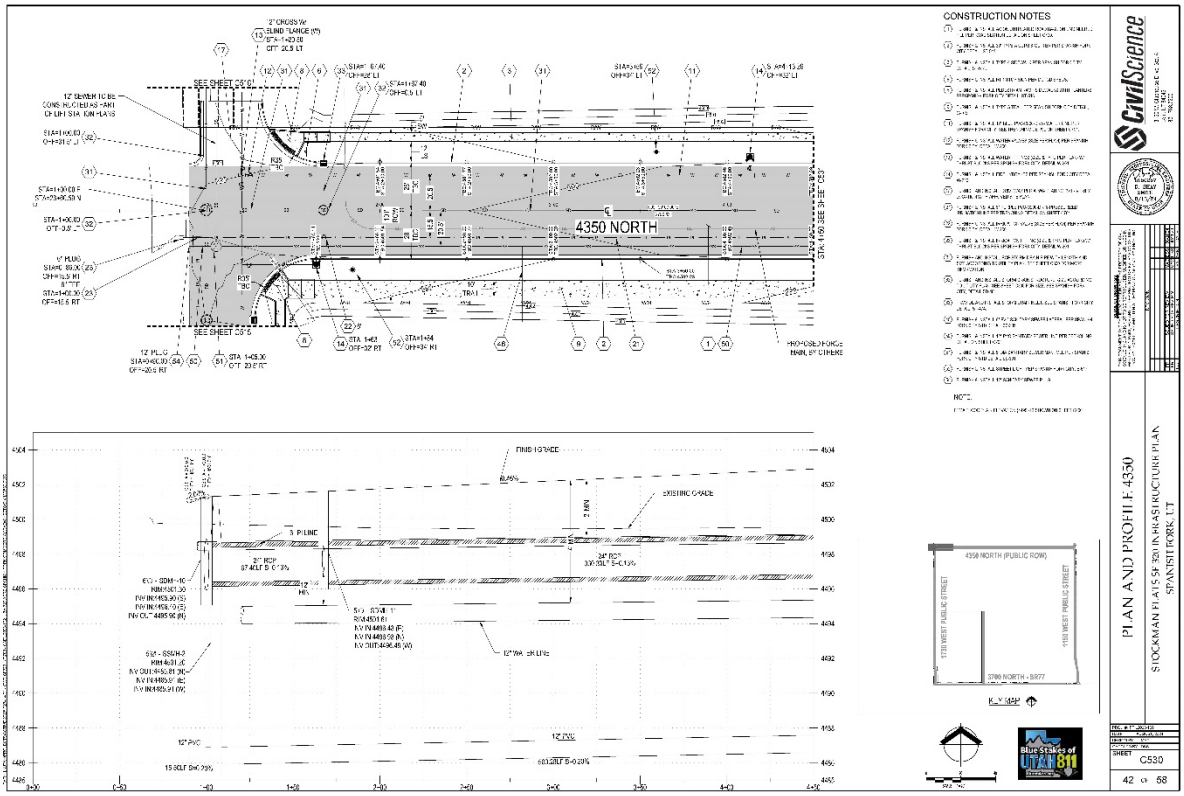

CONSTRUCTION NOTES
1150 WEST
PROPOSED GRADING EASEMENT
PROTECT AND MAINTAIN EXISTING IRRIGATION DITCH
PROPERTY LINE/BLDG
FINISH GRADE @ CL
EXISTING GRADE @ CL
S P LINE
12" WATER LINE
4350 NORTH (PUBLIC ROW)
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE 1150
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C521
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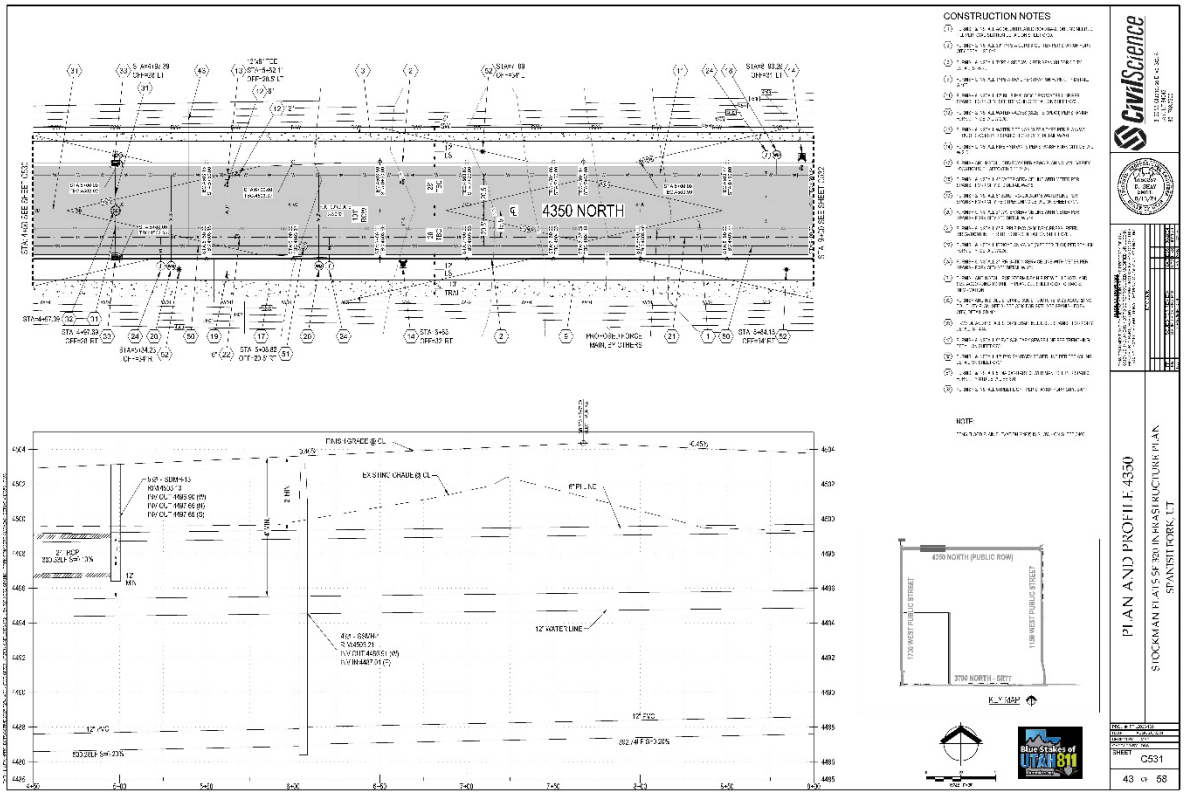

CONSTRUCTION NOTES
1150 WEST
PROPOSED GRADING EASEMENT
PROTECT AND MAINTAIN EXISTING IRRIGATION DITCH
PROPERTY LINE/BLDG
PROPOSED GRADING EASEMENT
FINISH GRADE @ CL
EXISTING GRADE @ CL
S P LINE
12" WATER LINE
4350 NORTH (PUBLIC ROW)
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE 1150
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C522
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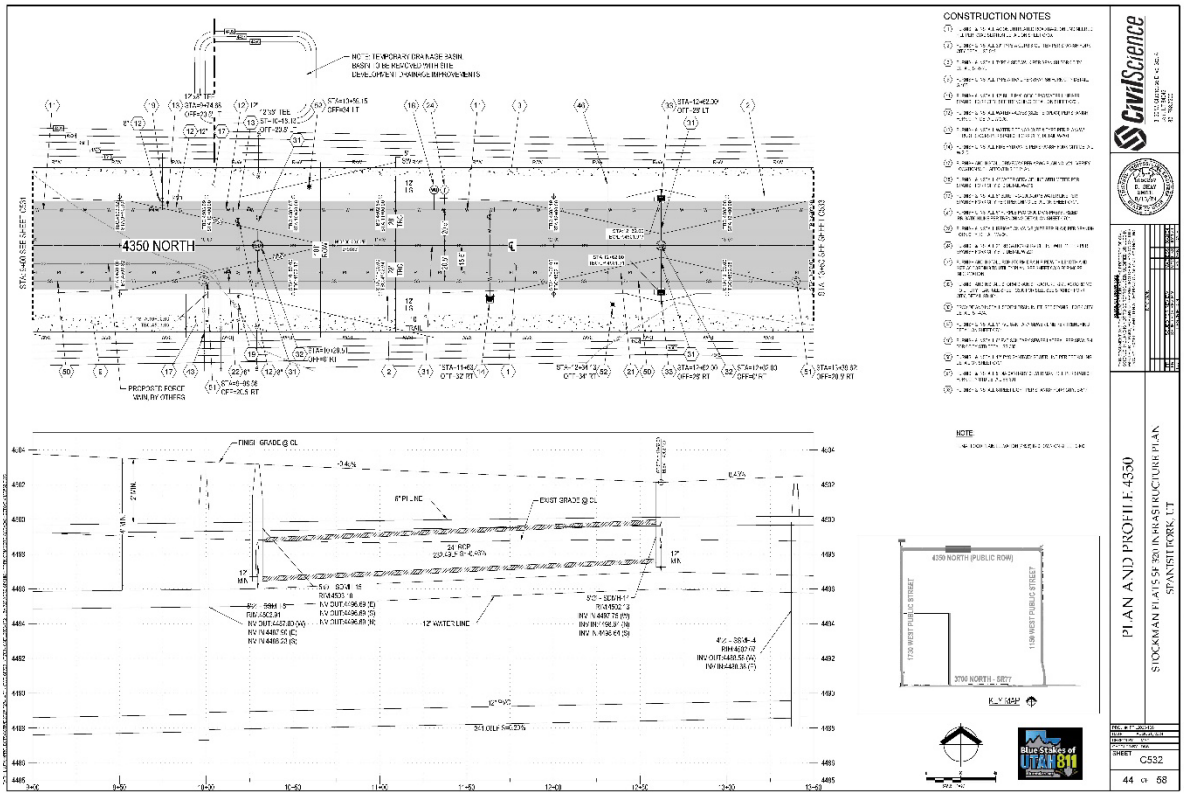

1150 WEST
CONSTRUCTION NOTES
PLAN AND PROFILE 1150
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C523
39 of 58

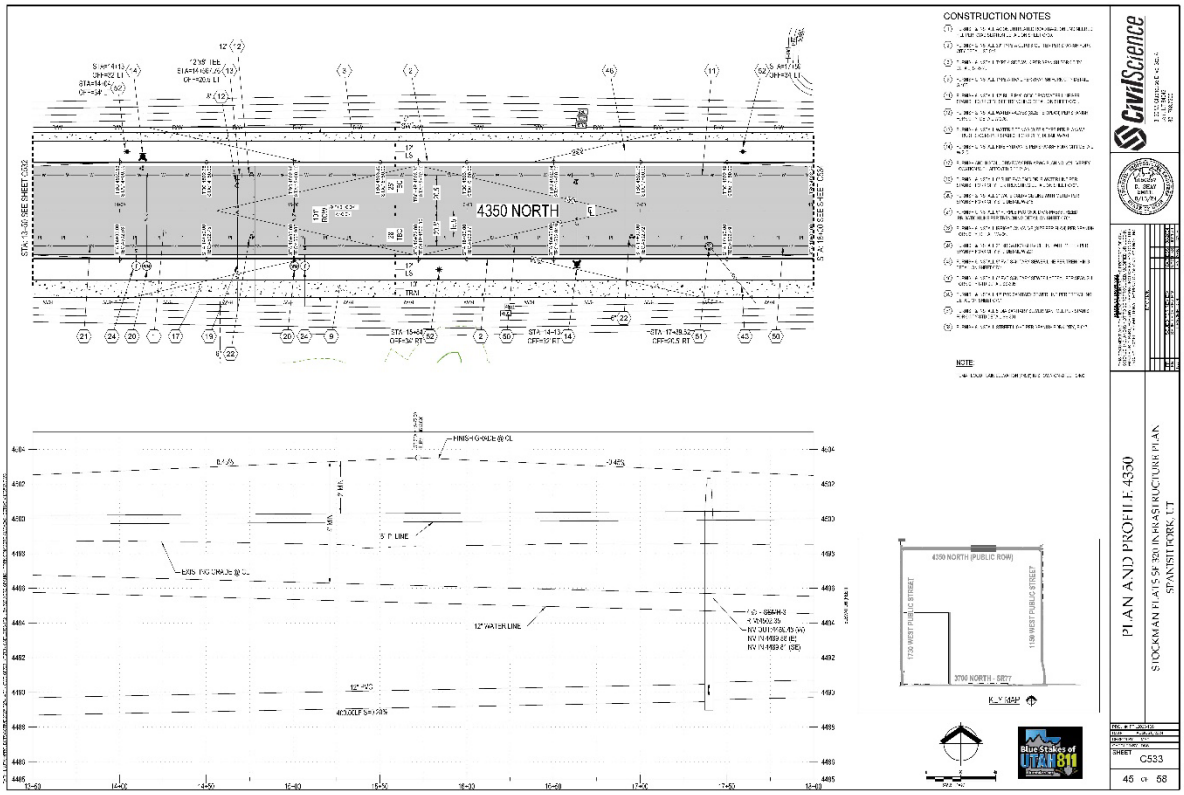

1150 WEST
CONSTRUCTION NOTES
PLAN AND PROFILE 1150
STOCKMAN PLATS 5F-9D1 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C524
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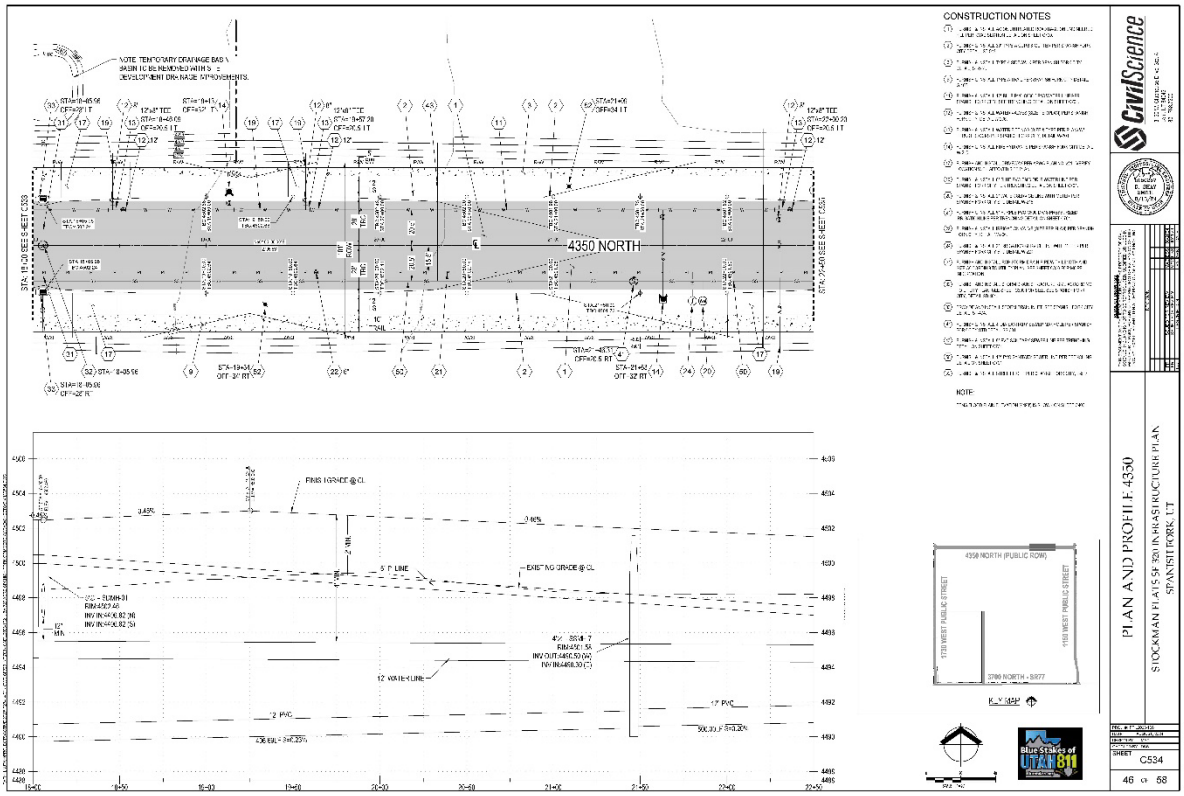

CONSTRUCTION NOTES
4350 NORTH
1150 WEST
SEE SHEET CS5S
PROTECT AND MAINTAIN EXISTING IRRIGATION DITCH
PROPERTY LINE/R.O.W.
PROPOSED GRADING EASEMENT
FINISH GRADE @ CL
EXISTING GRADE @ CL
S' PI LINE
12" WATER LINE
4350 NORTH (PUBLIC ROW)
1130 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
K - V MAP
CivilScience
PLAN AND PROFILE 1150
STOCKMAN PLATS 5F-1201N-R4S1KUCTURN PLAN
SPANISH FORK, UT
SHEET
CS2S
41 of 58

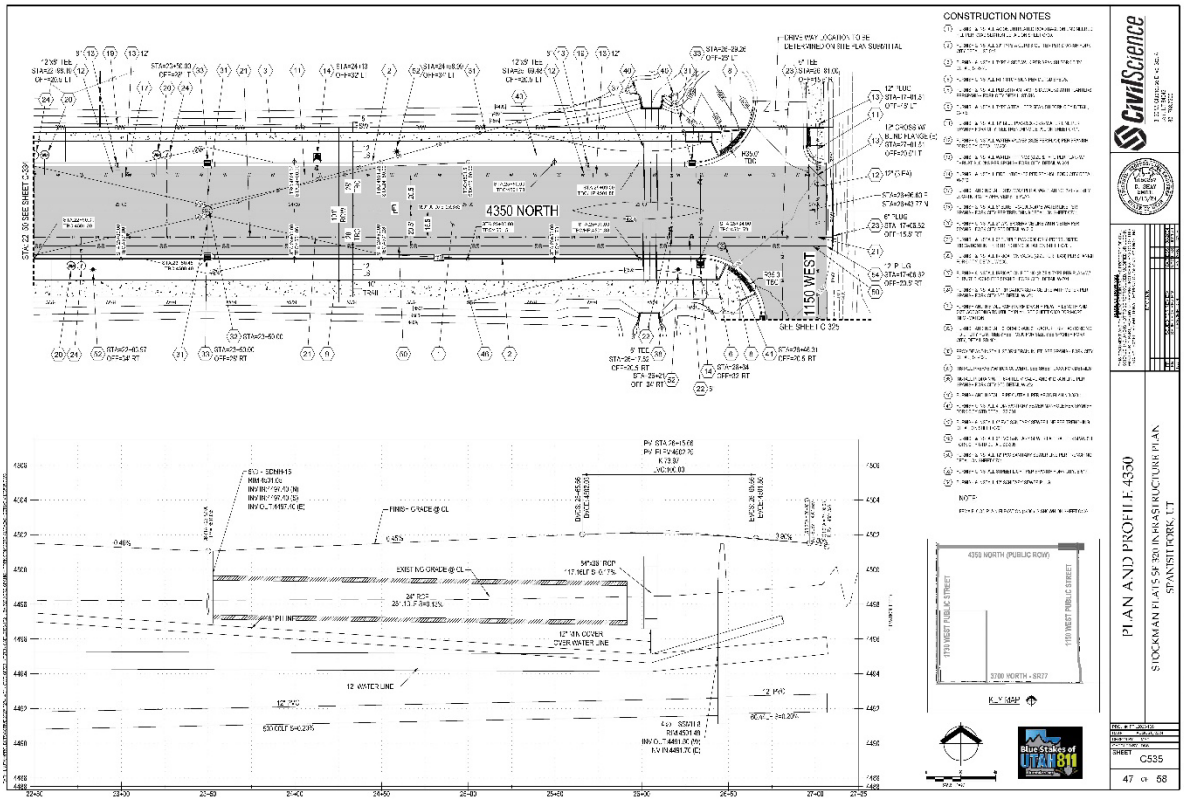

CONSTRUCTION NOTES
4350 NORTH
SEE SHEET CS5S
SEE SHEET CS5T
12" SEWER TO BE CONSTRUCTED AS PART OF 1130 S STA IMPROVEMENTS
8" PLUG
FINISH GRADE
EXISTING GRADE
S' PI LINE
12" WATER LINE
12" PVC
4350 NORTH (PUBLIC ROW)
1130 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
K - V MAP
CivilScience
PLAN AND PROFILE 4350
STOCKMAN PLATS 5F-1201N-R4S1KUCTURN PLAN
SPANISH FORK, UT
SHEET
CS3S
42 of 58

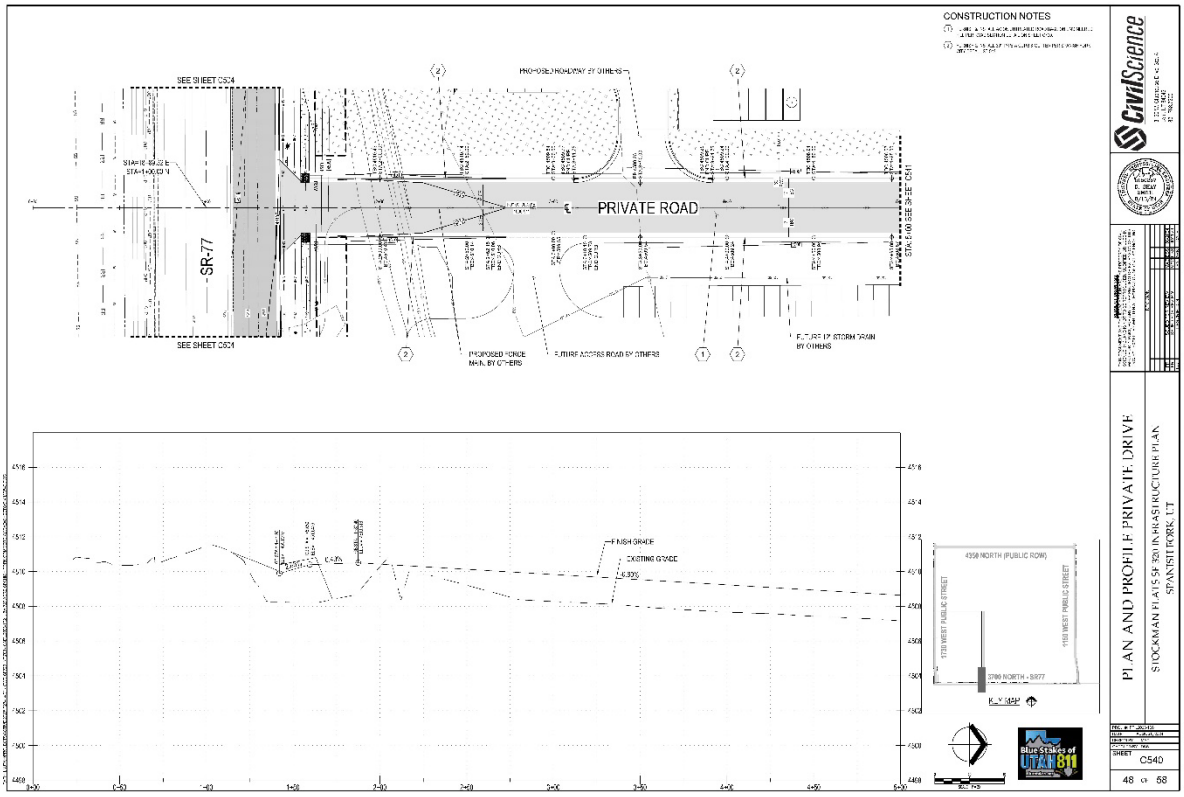

CONSTRUCTION NOTES
4350 NORTH
PLAN AND PROFILE 4350
STOCKMAN PLATS 5F-9D INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C531
43 of 58

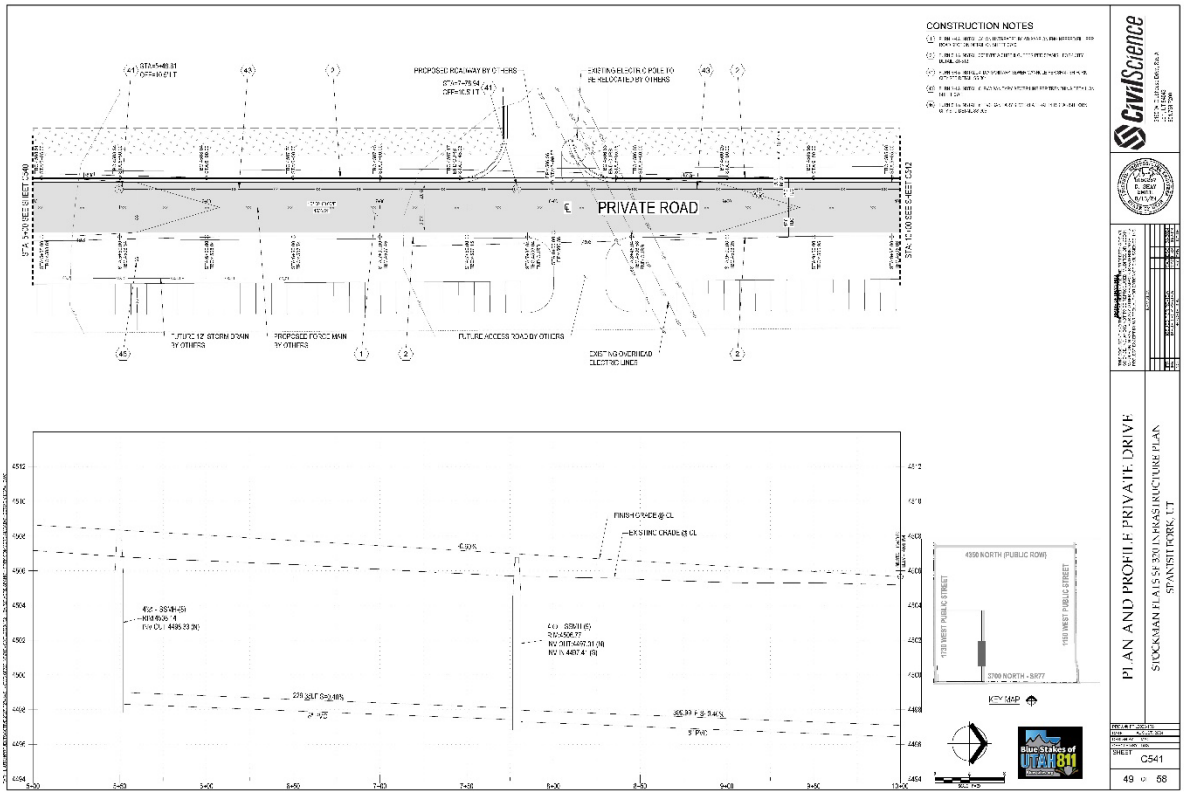

CONSTRUCTION NOTES
4350 NORTH
PLAN AND PROFILE 4350
STOCKMAN PLATS 5F-9D INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C532
44 of 58

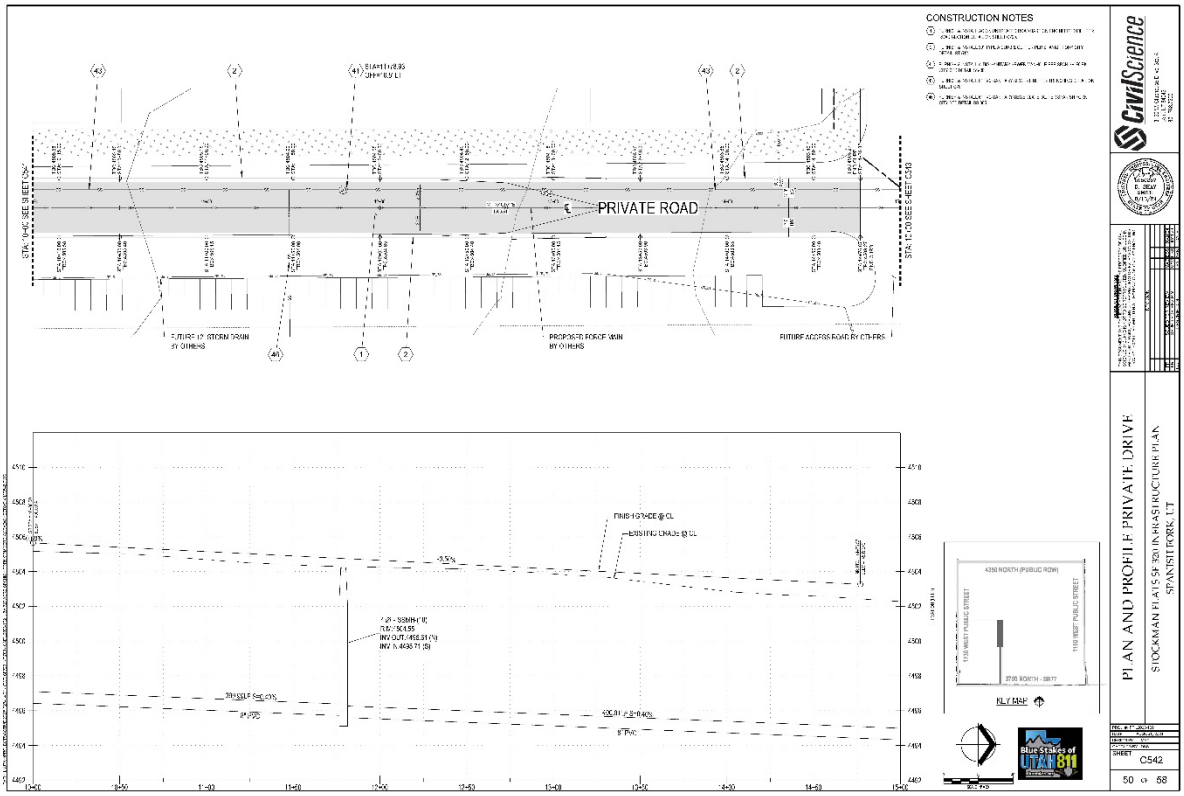

CONSTRUCTION NOTES
4350 NORTH
PLAN AND PROFILE 4350
STOCKMAN PLATS 5F-9D INFRASTRUCTURE PLAN
SPANISH FORK, UT
C533
45 of 58

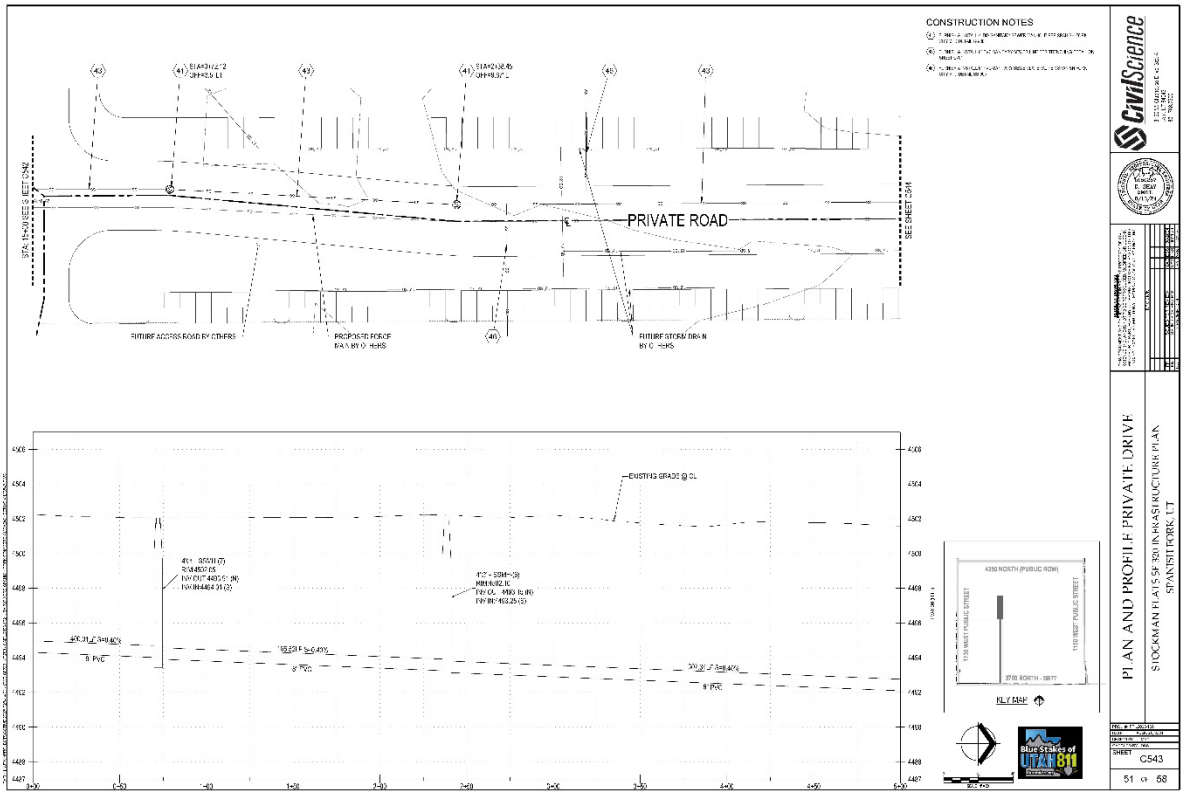

CONSTRUCTION NOTES
4350 NORTH
PLAN AND PROFILE 4350
STOCKMAN PLATS 5F-9D INFRASTRUCTURE PLAN
SPANISH FORK, UT
C534
46 of 58

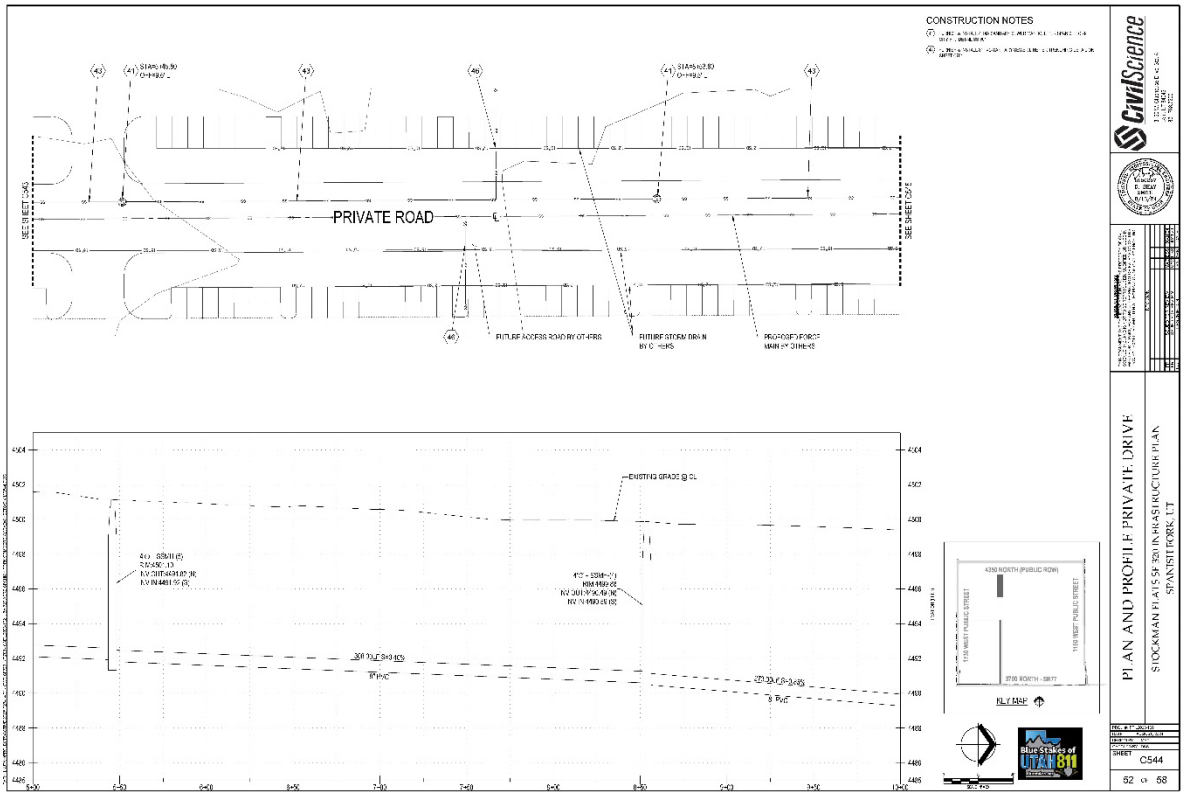

CONSTRUCTION NOTES
4350 NORTH
1150 WEST
PLAN AND PROFILE 4350
STOCKMAN PLATS & 3RD IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
CivilScience
Blue Stakes of UTAH 811
SHEET C535
47 of 58

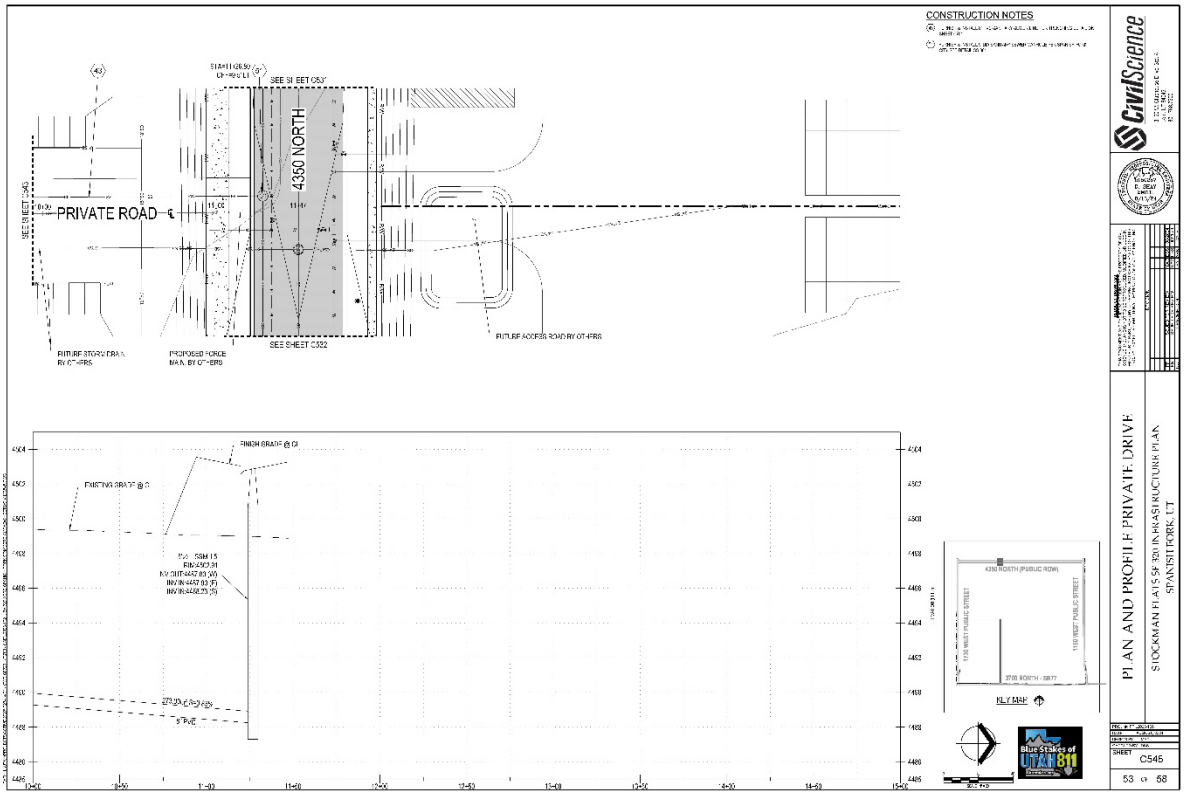

CONSTRUCTION NOTES
SEE SHEET C524
PROPOSED ROADWAY BY OTHERS
PRIVATE ROAD
SR-77
FUTURE ACCESS ROAD BY OTHERS
FUTURE 12" STORM DRAIN BY OTHERS
PLAN AND PROFILE PRIVATE DRIVE
STOCKMAN PLATS & 3RD IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
CivilScience
Blue Stakes of UTAH 811
SHEET C540
48 of 58

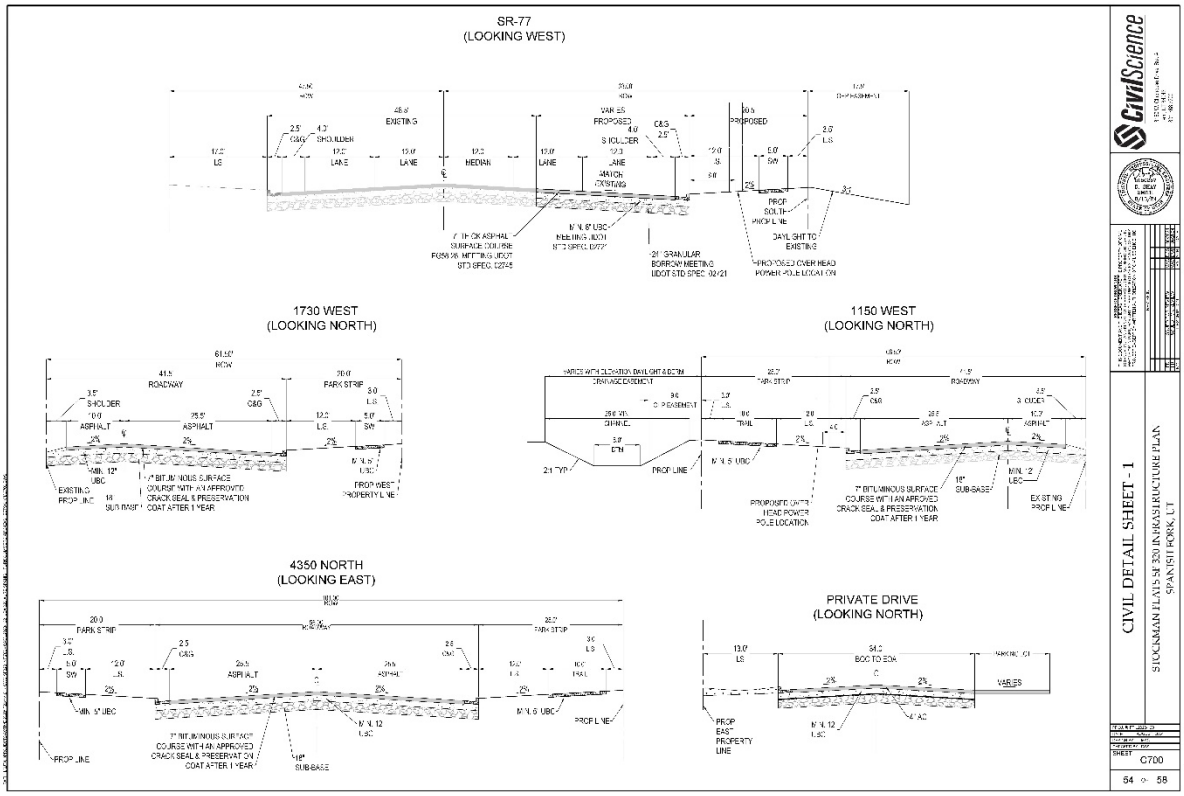

CONSTRUCTION NOTES
PRIVATE ROAD
PROPOSED ROADWAY BY OTHERS
EXISTING ELECTRIC POLE TO BE RELOCATED BY OTHERS
FUTURE 12" STORM DRAIN BY OTHERS
PROPOSED FORCE MAIN BY OTHERS
FUTURE ACCESS ROAD BY OTHERS
EXISTING OVERHEAD ELECTRIC LINES
FINISH GRADE @ CL
EXISTING GRADE @ CL
4390 NORTH (PUBLIC ROW)
1130 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE PRIVATE DRIVE
STOCKMAN PLAT 5 SF 300 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
CS41
49 of 58

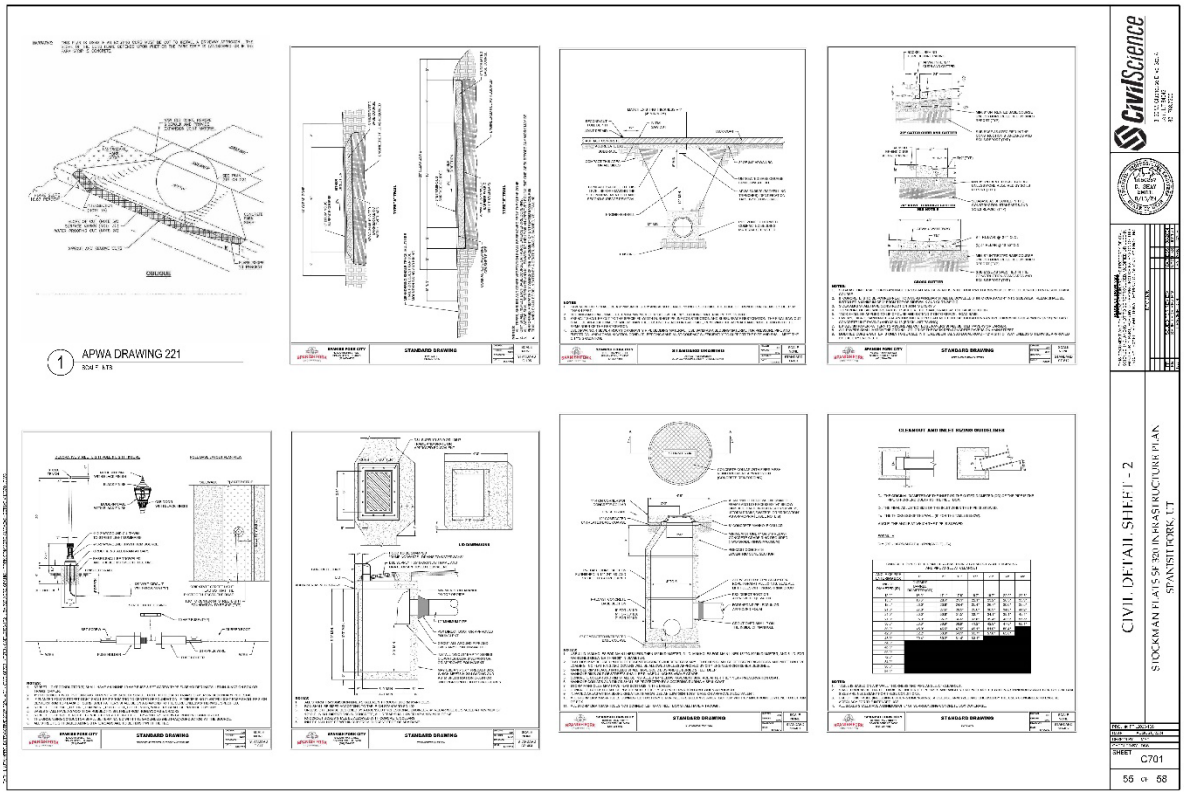

CONSTRUCTION NOTES
PRIVATE ROAD
FUTURE 12" STORM DRAIN BY OTHERS
PROPOSED FORCE MAIN BY OTHERS
FUTURE ACCESS ROAD BY OTHERS
FINISH GRADE @ CL
EXISTING GRADE @ CL
4390 NORTH (PUBLIC ROW)
1130 WEST PUBLIC STREET
1150 WEST PUBLIC STREET
3700 NORTH - SR77
KEY MAP
Blue Stakes of UTAH 811
CivilScience
PLAN AND PROFILE PRIVATE DRIVE
STOCKMAN PLAT 5 SF 300 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
CS42
50 of 58

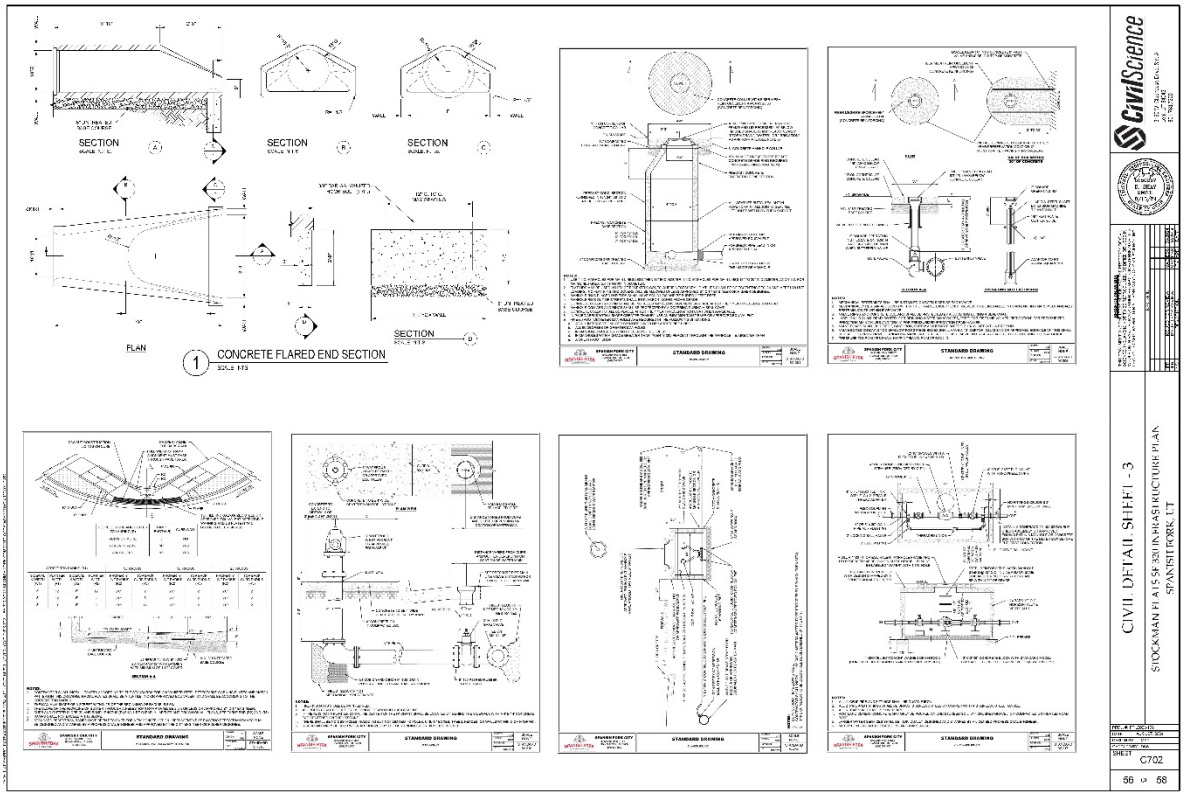

CONSTRUCTION NOTES
PRIVATE ROAD
FUTURE ACCESS ROAD BY OTHERS
PROPOSED FORCE MAIN BY OTHERS
FUTURE STORM DRAIN BY OTHERS
EXISTING GRADE @ CL
8" PVC
PLAN AND PROFILE PRIVATE DRIVE
STOCKMAN PLAT 5 SF 320 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C543
51 of 58

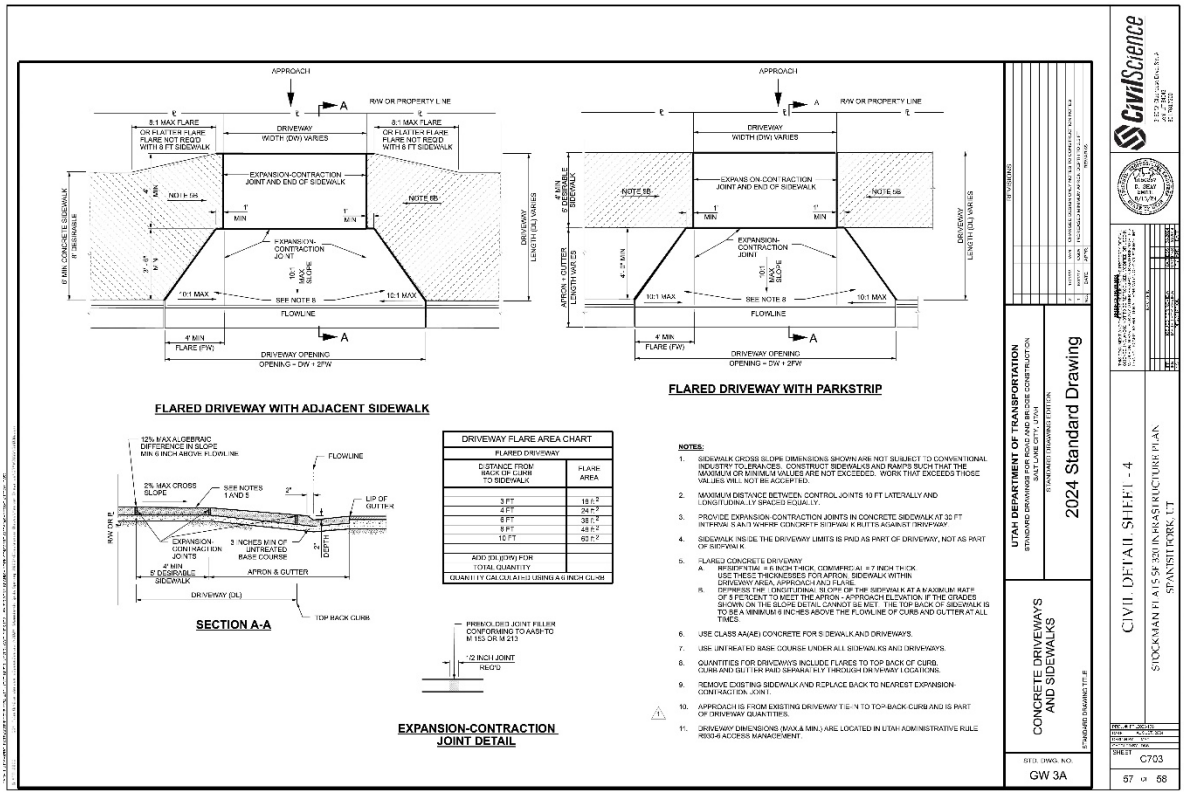

CONSTRUCTION NOTES
PRIVATE ROAD
FUTURE ACCESS ROAD BY OTHERS
FUTURE STORM DRAIN BY OTHERS
PROPOSED FORCE MAIN BY OTHERS
EXISTING GRADE @ CL
8" PVC
PLAN AND PROFILE PRIVATE DRIVE
STOCKMAN PLAT 5 SF 320 IN INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET
C544
52 of 58

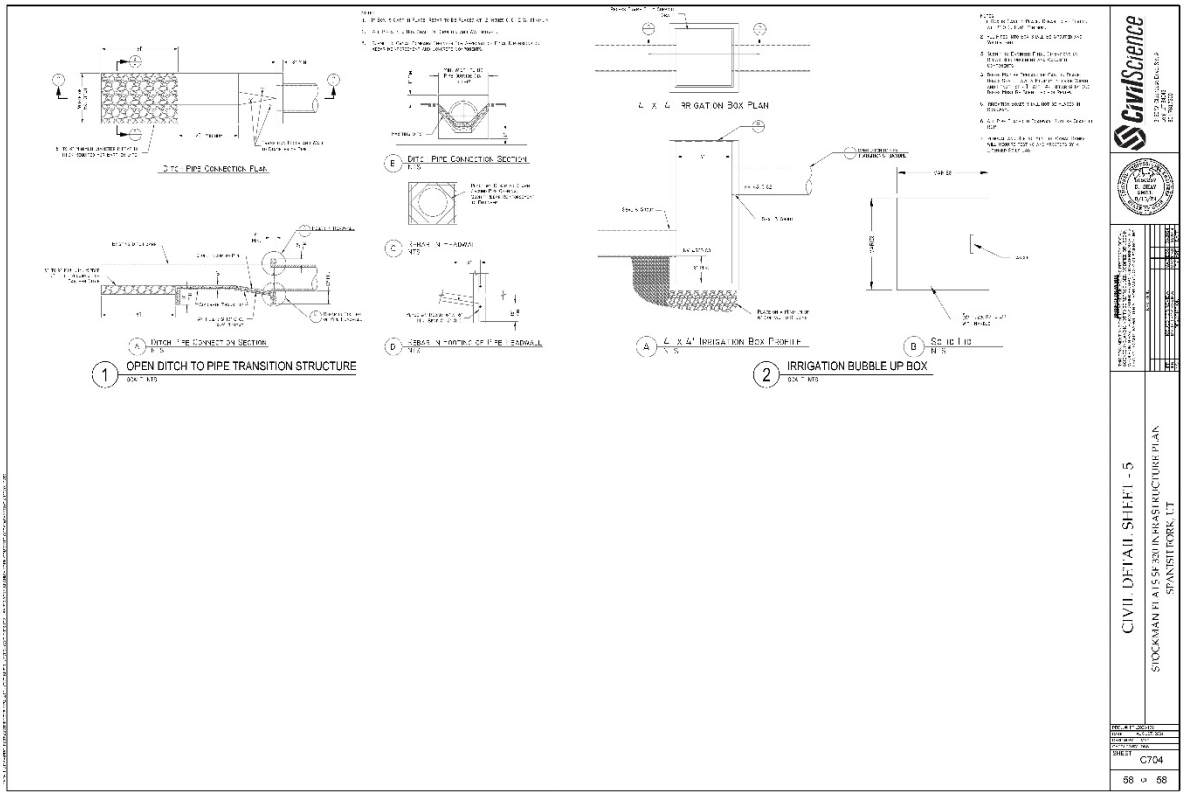

CONSTRUCTION NOTES
PRIVATE ROAD
4350 NORTH
SEE SHEET C552
SEE SHEET C545
FUTURE ACCESS ROAD BY OTHERS
PROPOSED FORCE MAIN BY OTHERS
FUTURE STORM DRAIN BY OTHERS
PLAN AND PROFILE PRIVATE DRIVE
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C545
53 OF 58

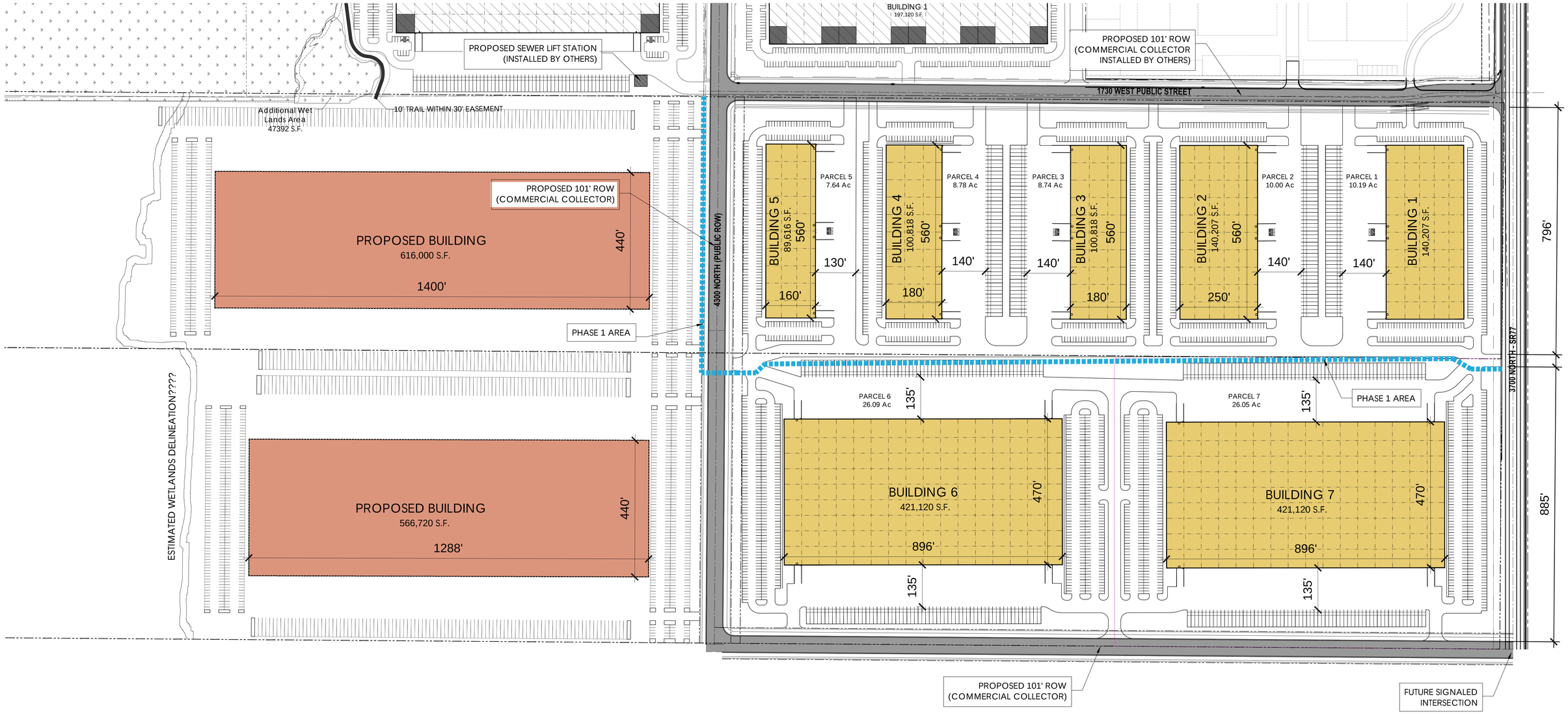

SR-77
(LOOKING WEST)
1730 WEST
(LOOKING NORTH)
1150 WEST
(LOOKING NORTH)
4350 NORTH
(LOOKING EAST)
PRIVATE DRIVE
(LOOKING NORTH)
CIVIL DETAIL SHEET - 1
STOCKMAN FLATS SF 320 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C700
54 OF 58


1 APWA DRAWING 221
CIVIL DETAIL SHEET - 2
STOCKMAN PLAZA SF 120 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C701
55 OF 58


SECTION
SECTION
SECTION
FLAN
SECTION
1 CONCRETE FLARED END SECTION
CIVIL DETAIL SHEET - 3
STOCKMAN PLAZA SF 120 INFRASTRUCTURE PLAN
SPANISH FORK, UT
SHEET C702
56 OF 58


FLARED DRIVEWAY WITH ADJACENT SIDEWALK
FLARED DRIVEWAY WITH PARKSTRIP
SECTION A-A
EXPANSION-CONTRACTION JOINT DETAIL
DRIVEWAY FLARE AREA CHART
NOTES:
UTAH DEPARTMENT OF TRANSPORTATION
2024 Standard Drawing
CONCRETE DRIVEWAYS AND SIDEWALKS
STD. DWG. NO. GW 3A
CIVIL DETAIL SHEET - 4
SHEET C703
57 of 58


OPEN DITCH TO PIPE TRANSITION STRUCTURE
IRRIGATION BUBBLE UP BOX
CIVIL DETAIL SHEET - 5
SHEET C704
58 of 58



NORTH
TOTAL SQUARE FOOTAGE : = 1,182,720 S.F.

SOUTH
TOTAL SQUARE FOOTAGE : = 1,413,906 S.F.

TOTAL SQUARE FOOTAGE : = 2,596,626 S.F.

CONCEPTUAL SITE PLAN

THIS SITE PLAN IS FOR CONCEPTUAL PLANNING. THE SITE WILL NEED TO BE SURVEYED TO ACCURATELY DEFINE ALL BOUNDARIES, EASEMENTS, UTILITY EASEMENTS, RIGHT-OF-WAYS, CONFIRM ACCESS LOCATIONS, AND WETLANDS.

NORTH

0 150 300 450 600

Scale 1:150

aeurbia
architects and engineers

1400 W 3700 N
SPANISH FORK, UTAH

AE2024.184 – SP-04 – CIR EDITS
August 13, 2024



RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

CONCEPT PLAN

SPANISH FORK, UTAH

SHEET NO.
1

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

C:\USERS\GAVINWEST\ATLAS ENGINEERING\COMMUNICATION SITE - DOCUMENTS\1.0 OPERATIONS\1.1 - CIVIL\2023\23-016 PETERSON - SPANISH FORK\CADD\PRELIMINARY\NEW VOLUNTEER ALIGNMENT4.DWG