Wednesday, November 6, 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. October 30, 2024

2. Re-Preliminary Plat

A. SUNSET VILLAGE AMENDMENT. This proposal involves approving an Amended Preliminary Plat for a Master Planned development with 44 Multi-family lots to be located at approximately 900 North 200 West.

3. Preliminary Plat

A. RUSH FUNPLEX SUBDIVISION. This proposal involves approval of a Preliminary Plat that would allow for the development of an indoor recreational facility located at 391 South 1550 West.

4. Zone Change

A. RUSH FUNPLEX ZONE CHANGE. This proposal involves changing the zoning of a property from R-R to C-2 to allow for the development of a indoor recreational facility located at 521 South 1550 West.

5. Concept Review

A. BLUNCK PROPERTY CONCEPT.

6. Construction Standards

A. CONSTRUCTION STANDARDS REVISION (24.02)

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
October 30, 2024

Staff Members Present: Cory Pierce, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kasey Woodard, Community Development Secretary; Ian Bunker, Associate Planner; 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; Jason Turner, Fire Marshall.

Citizens Present: Pat Gibmen, Matt Gertge, Jaxon Brown, Cole Cooper, Chad Christofferson.

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

October 23, 2024

Dave Anderson **moved** to approve the minutes of October 23, 2024.

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

ZONE CHANGE

GOODWIN ACRES ZONE CHANGE

Brandon Snyder stated these next two items are being presented together and that the discussion will be applicable to both. He provided a brief description of the location and proposal. He stated the Zone Change is needed for the use of a Master Planned Development Overlay that requires approval from the City Council. He stated there will need to be a landscaping plan submitted with the Final Plat application. He provided the lot sizes and setbacks requested with the Master Planned Development Overlay. He stated there has been a street tree plan provided with the application.

There was brief discussion regarding whether lot 4 is a buildable lot and it was stated that there was a temporary construction easement. It was stated that the City is the holder of the easement. Further discussion ensued regarding the placement of utilities and power lines.

Engineering had no comments.

Brandon Snyder stated that the engineer will be addressing portions of the property lines that do not comply with the setback requirements and there is a note on the plat indicating that those areas will be demolished to comply with setbacks.

Further discussion was held regarding the depth challenges regarding lot 4 and the reduced setbacks that were requested and the Rocky Mountain Power easement.

Seth Perrins expressed his concerns regarding the side setbacks on lot 4 and stated that he has seen cases where window wells were pushed up against the property lines, and he is not in favor of this design. He then expressed concern with the size of lot 14 and its future use and access points.

Dave Anderson **moved** to recommend the approval of the proposed Goodwin Acres Zone Change to City Council based on the following finding and subject to the following conditions:

Findings:

1. That the proposal is consistent with the General Plan's Estate Density Residential Land Use Map Designation.
2. That the proposal follows the pattern set for previous Zone Change approvals east of Spanish Fork Parkway and South of 100 South.
3. That the accompanying proposed Goodwin Acres Plat A Master Planned Development conforms to the City's provisions for Master Planned Developments.
4. That Spanish Fork City is prepared to provide services that the proposed Zone Change and accompanying Goodwin Acres Plat A Master Planned Development would require.

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

PRELIMINARY PLAT

GOODWIN ACRES PLAT A

Brandon Snyder asked staff if they wished to amend the conditions to address lot 14 and the garage concerns.

Dave Anderson **moved** to recommend the approval of the proposed Goodwin Acres Plat A Preliminary Plat to City Council based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-1-15 to R-1-15 with Master Planned Development Overlay.
3. That the applicant addresses any red-lines.
4. That the proposed rear setback reduction to 20 feet be approved and the required set back to garages remain at 20 feet.

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

It was stated this proposal will be on the November Planning Commission agenda.

There was a brief discussion regarding whether this application may be a better fit for the Complete Neighborhoods Overlay and it was stated that these overlays are not necessarily designed to be used together.

CONCEPT REVIEW

SPANISH FORK PHARMACY REZONE CONCEPT

Brandon Snyder provided the location of the property and stated the applicant is wishing to expand the use and include a gas station and convenience store.

The applicant was not present for the discussion and staff decided to proceed with a brief discussion regarding the proposal.

The impact of the proposed use was discussed and it was felt that the nearest convenience and station is located on Main Street. The future interchange location was discussed and it was stated that the proposed use is not a large impact on the neighboring area. It was stated that this location would not be allowed to sell alcohol due to its proximity to the school and City property.

It was the opinion of Seth Perrins that this could be done in a way that would really improve upon the neighborhood.

Brandon Snyder feels this is a great location for burger sales or other convenience store items. He expressed concern regarding the operations of gasoline and fill up stations.

Dave Anderson moved to adjourn the meeting at 10:40 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

SPANISH FORK COMMUNITY DEVELOPMENT

Sunset Village
Amended Preliminary Plat
900 North 200 West
3.8 acres
R-3 Zone with Master Planned Development
Mixed Use General Plan Designation



PROPOSAL

The applicant has requested that an amended Preliminary Plat be approved to create 40 townhomes in the R-3 Zone.

This proposal is effective at this location as it acts as a density transition zone between a commercial shopping center to the north/northeast and R-1-6 single-family lots to the south. A townhome product such as this adjacent to both of these zones adds density that blends on all sides with what is already existing in the neighborhood. Future residents will have walkable access to restaurants, shops, and entertainment, along with a very short drive to the Main Street 1-15 interchange.

Some of the key issues to consider are: utilities, trash collection (dumpster vs. roll-out containers), and a possible SFCN fiber hut on the property.

RECOMMENDATION

That the proposed Re-Preliminary Plat be recommended for approval based on the following finding and subject to the following conditions:

Finding

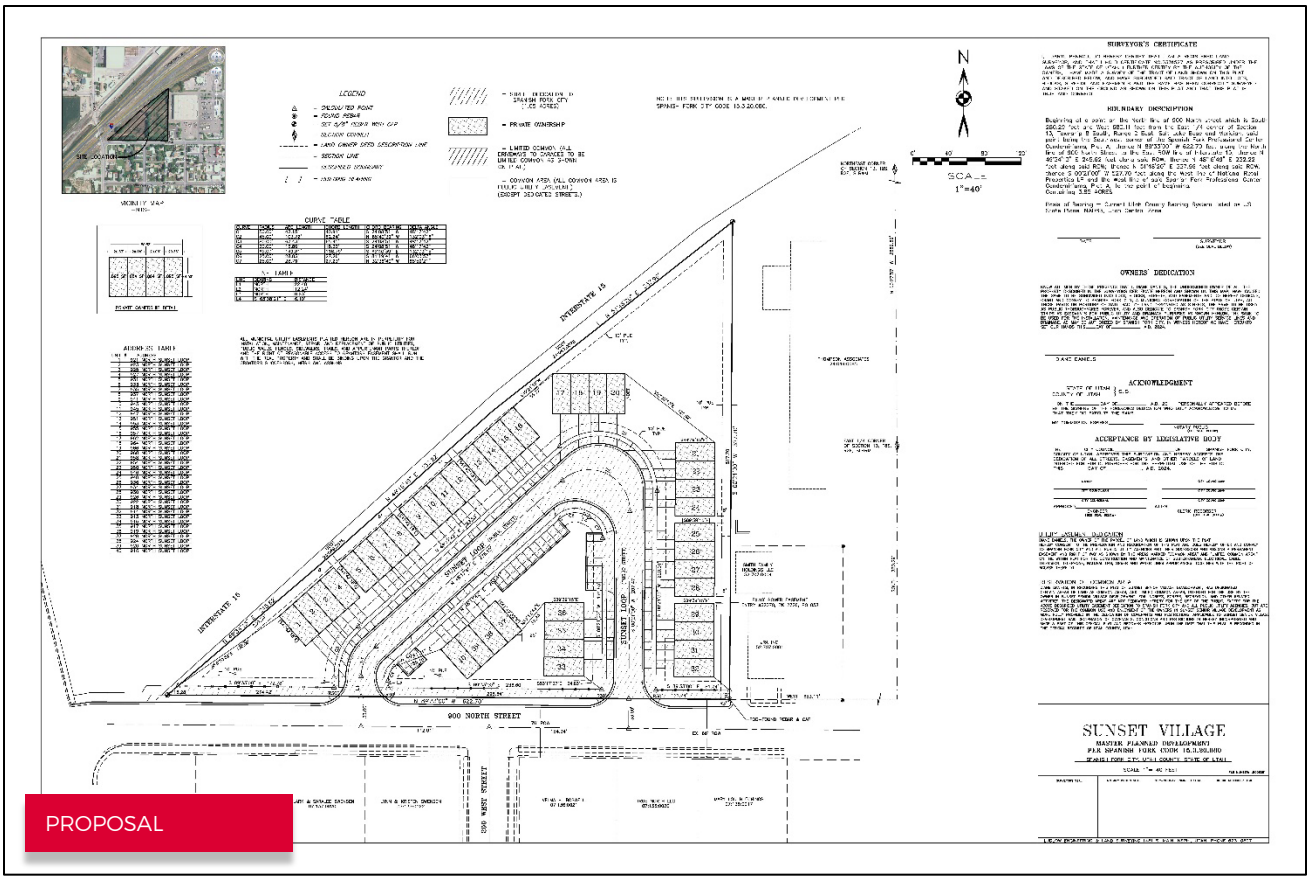
1. That the proposal is consistent with the City's Zoning Map and General Plan Land Use Map Designation.

Conditions

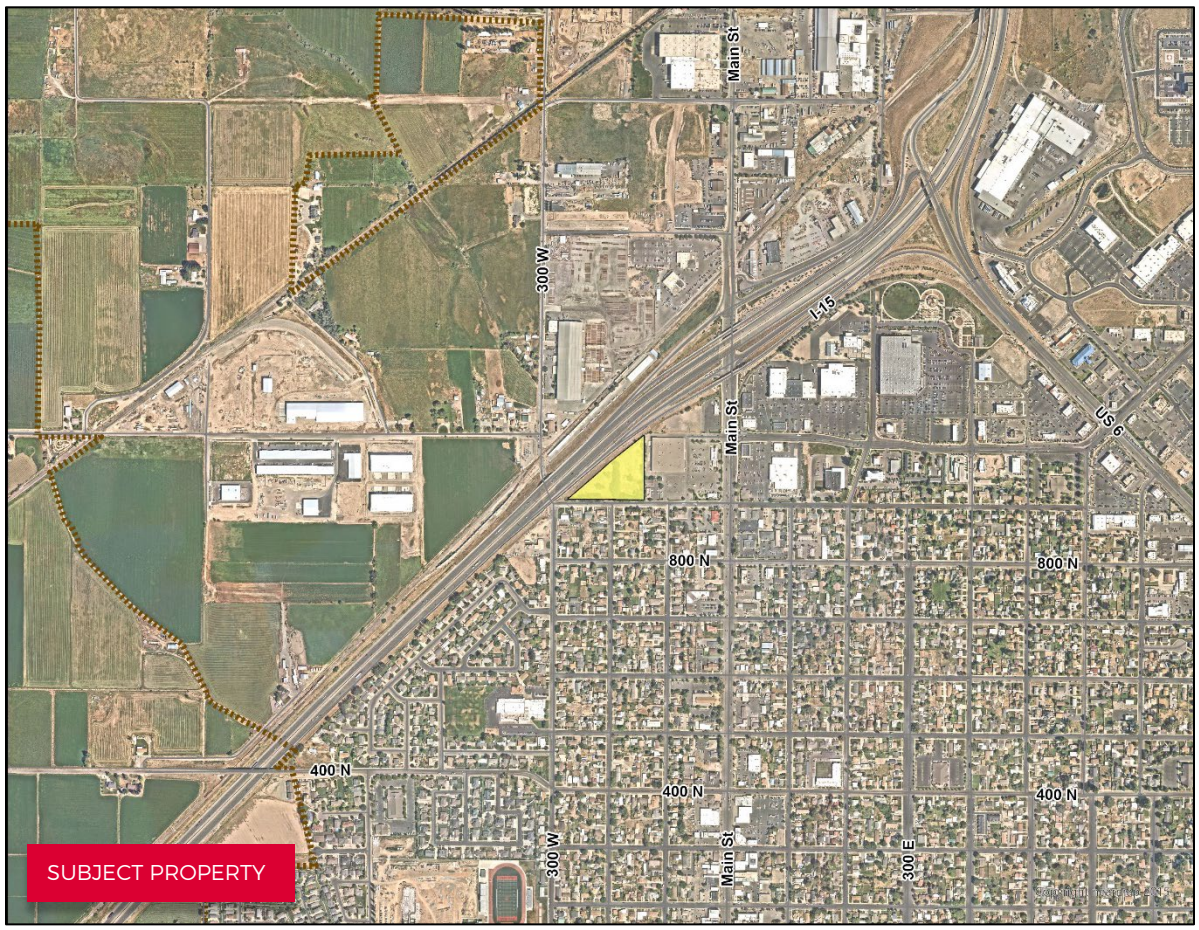
1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

EXHIBITS

1. Proposed Preliminary Plat.
2. Landscape Plan.
3. Building Elevations.



PROPOSAL



SUBJECT PROPERTY

SUNSET VILLAGE

900 NORTH 200 WEST, SPANISH FORK, UTAH
FINAL PLAN SET
APRIL 2024

SHEET #	DESCRIPTION
1	COVER SHEET
2	RECORDABLE PLAT
3	EXISTING TOPOGRAPHY
4	UTILITY & INDEX SHEET
5	GRADING & DRAINAGE PLAN
5-01	PLAN & PROFILE – 900 NORTH – STA. 0+00 TO STA. 4+00
5-02	PLAN & PROFILE – 900 NORTH – STA. 4+00 TO STA. 7+40
5-03	PLAN & PROFILE – SUNSET LOOP – STA. 0+20 TO STA. 3+40
5-04	PLAN & PROFILE – SUNSET LOOP – STA. 3+40 TO STA. 7+00

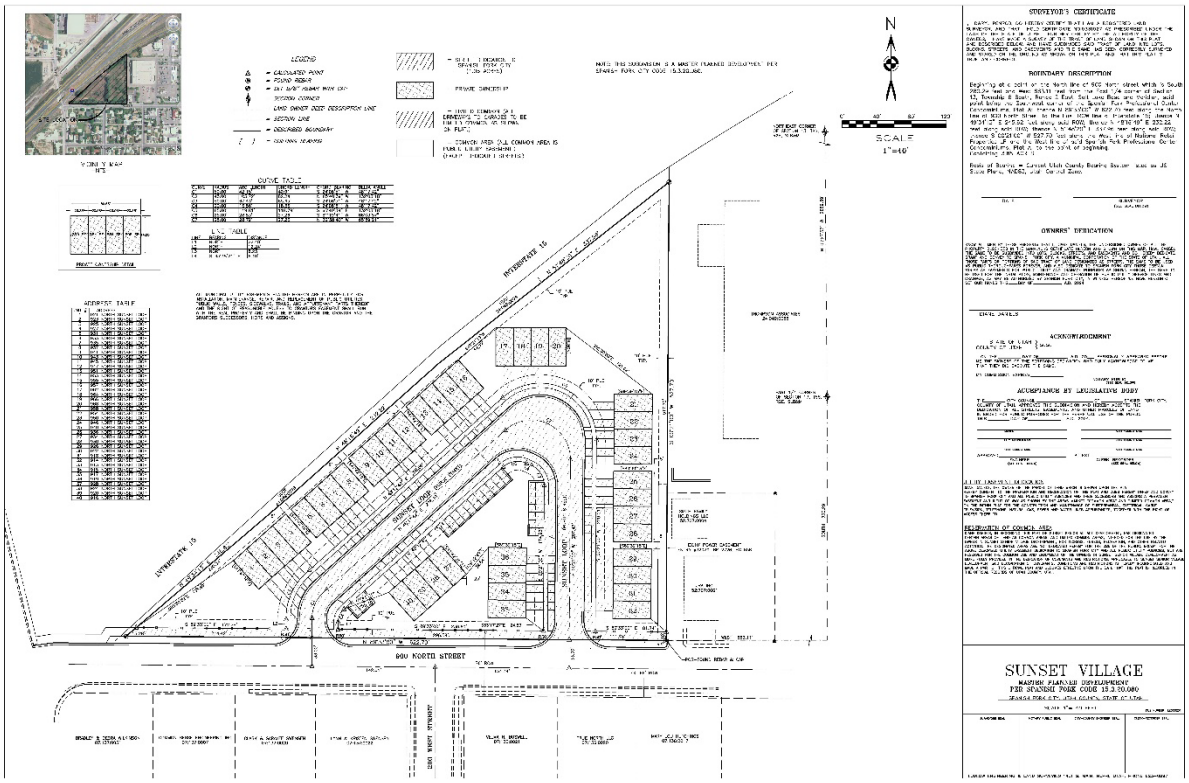
LEGEND

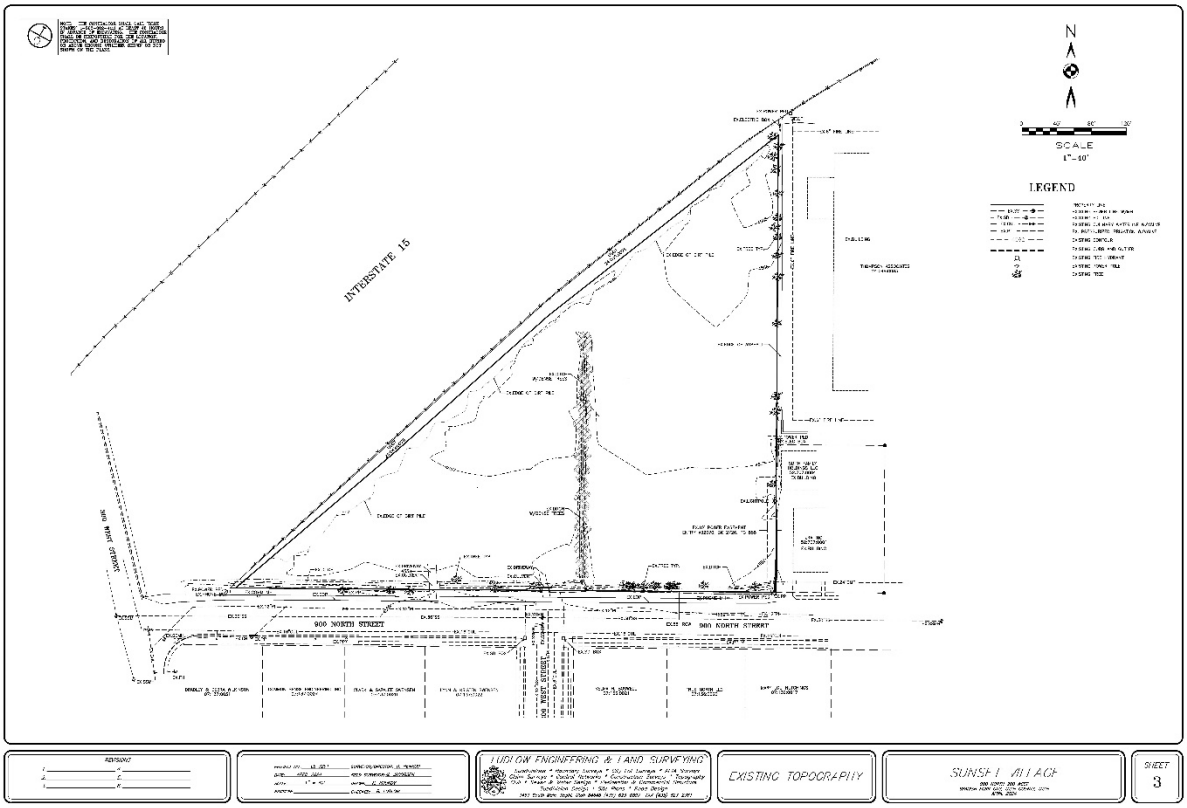
OWNER/DEVELOPER
DAVE V. DANIELS
PHONE: 801-423-4135
ADDRESS: 955 N 700 E
PROVO, UT 84605

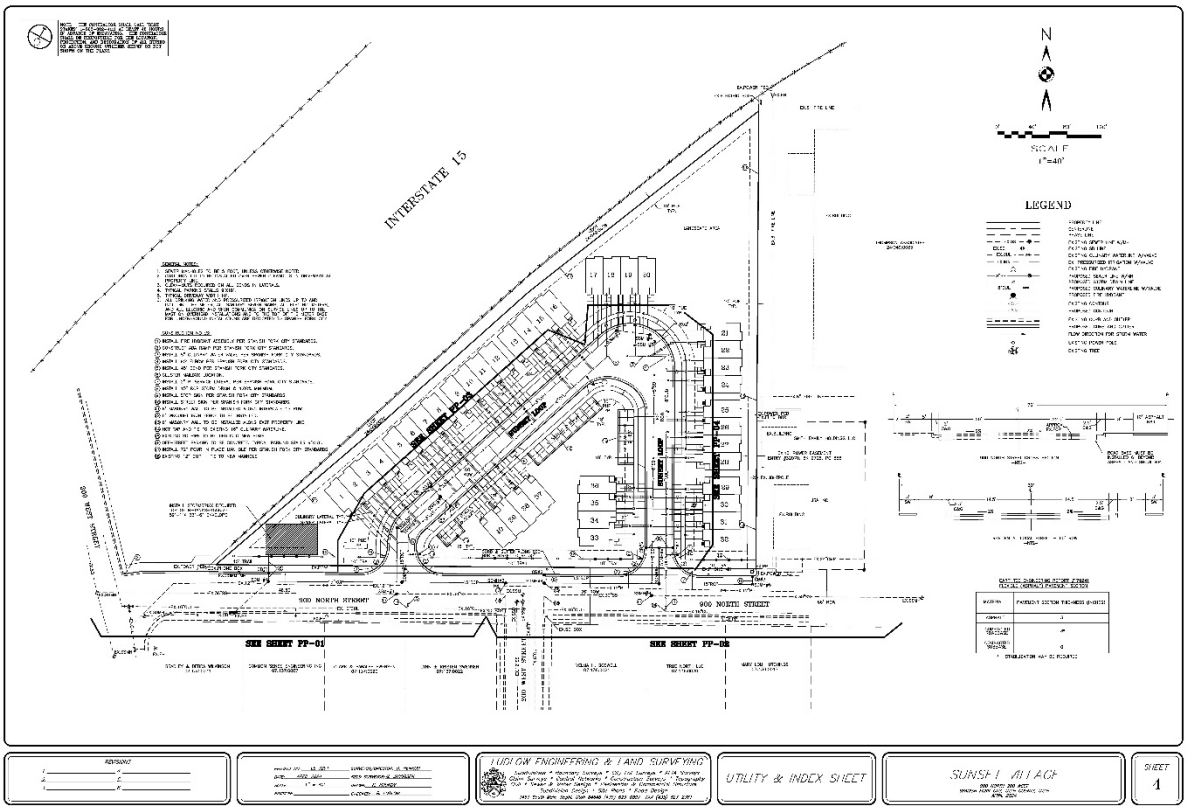
ENGINEER/SURVEYOR
LUDLOW ENGINEERING
PHONE: 435.623.0902
EMAIL: joel@ludlowengineering.com
ADDRESS: 1401 S High Street
Nephi, UT 84648

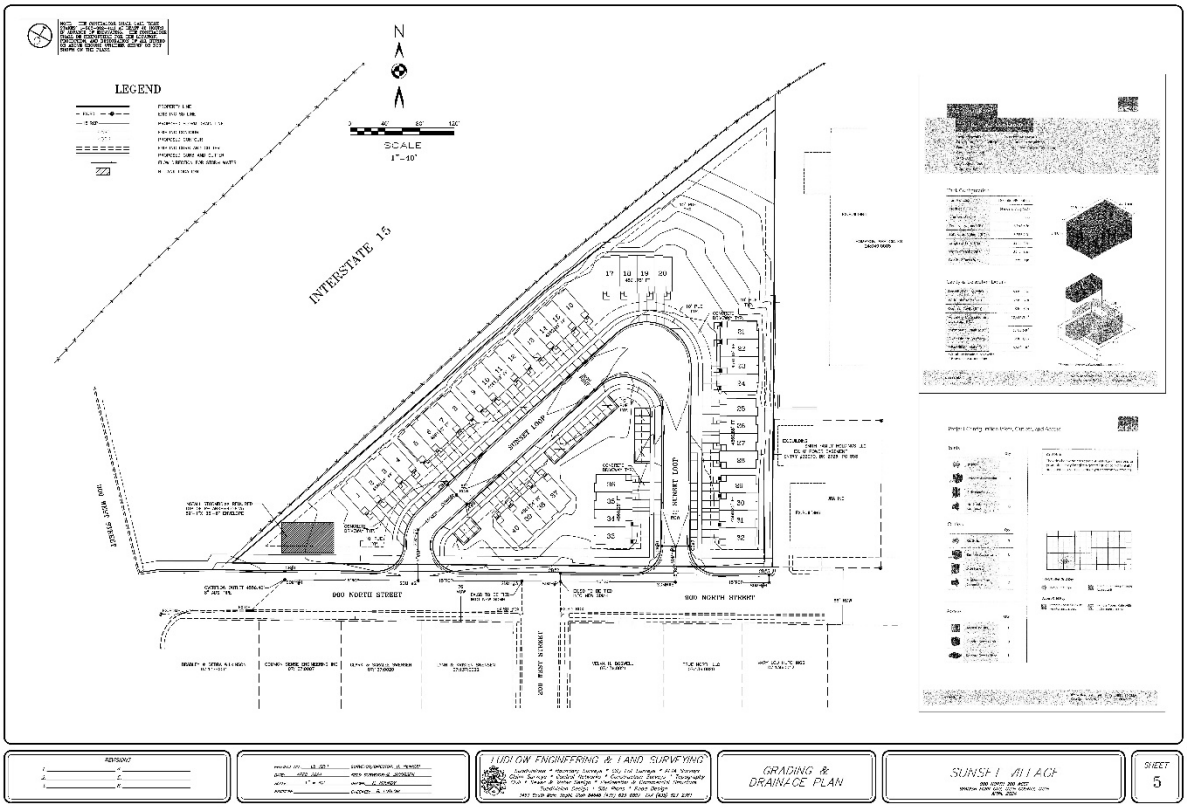
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UTAH STATE PLANE SYSTEM NAD 83 NTV2 CENTRAL ZONE

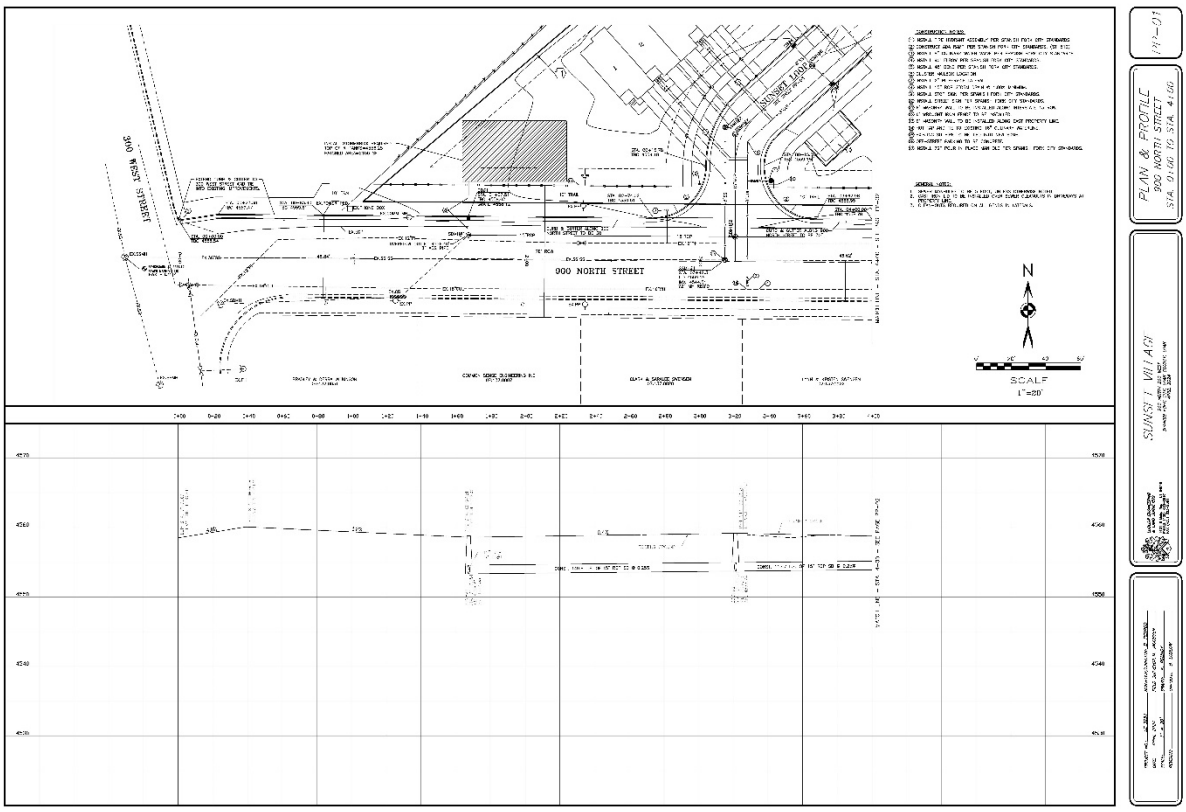
REVISIONS		LUDLOW ENGINEERING & LAND SURVEYING	COVER SHEET	SUNSET VILLAGE	SHEET 1

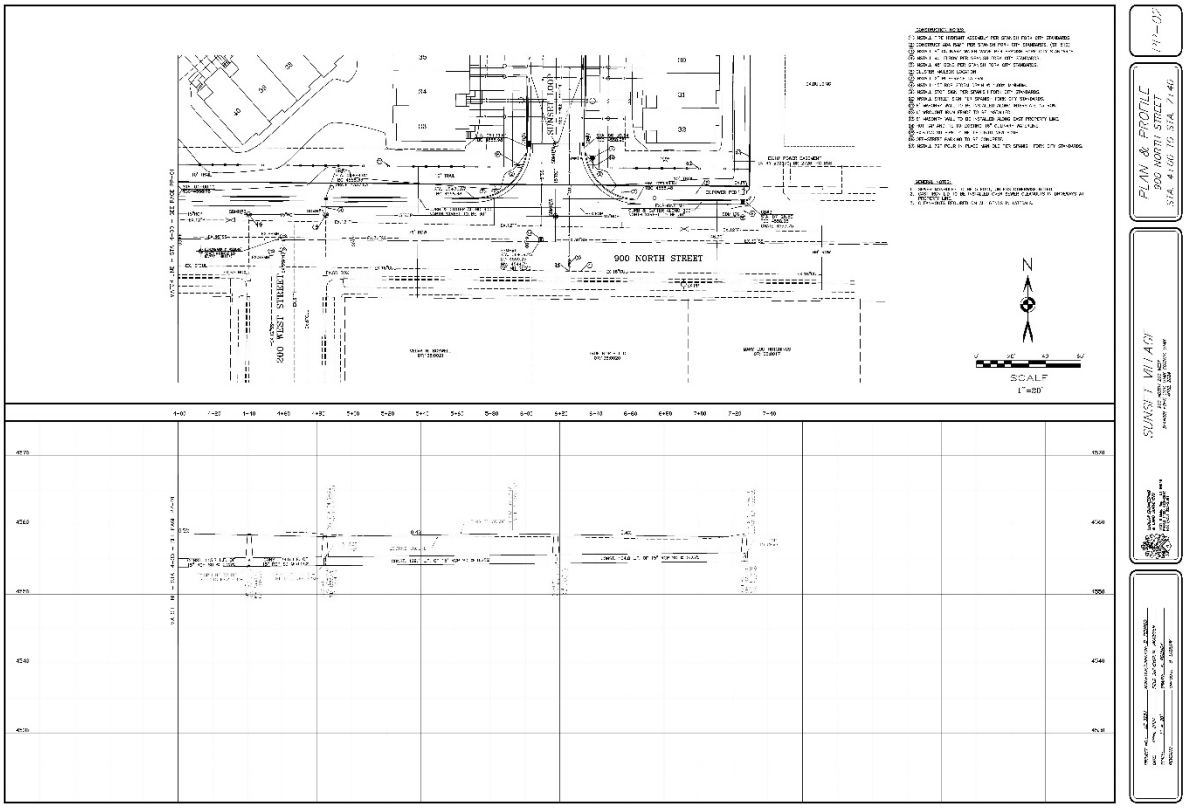


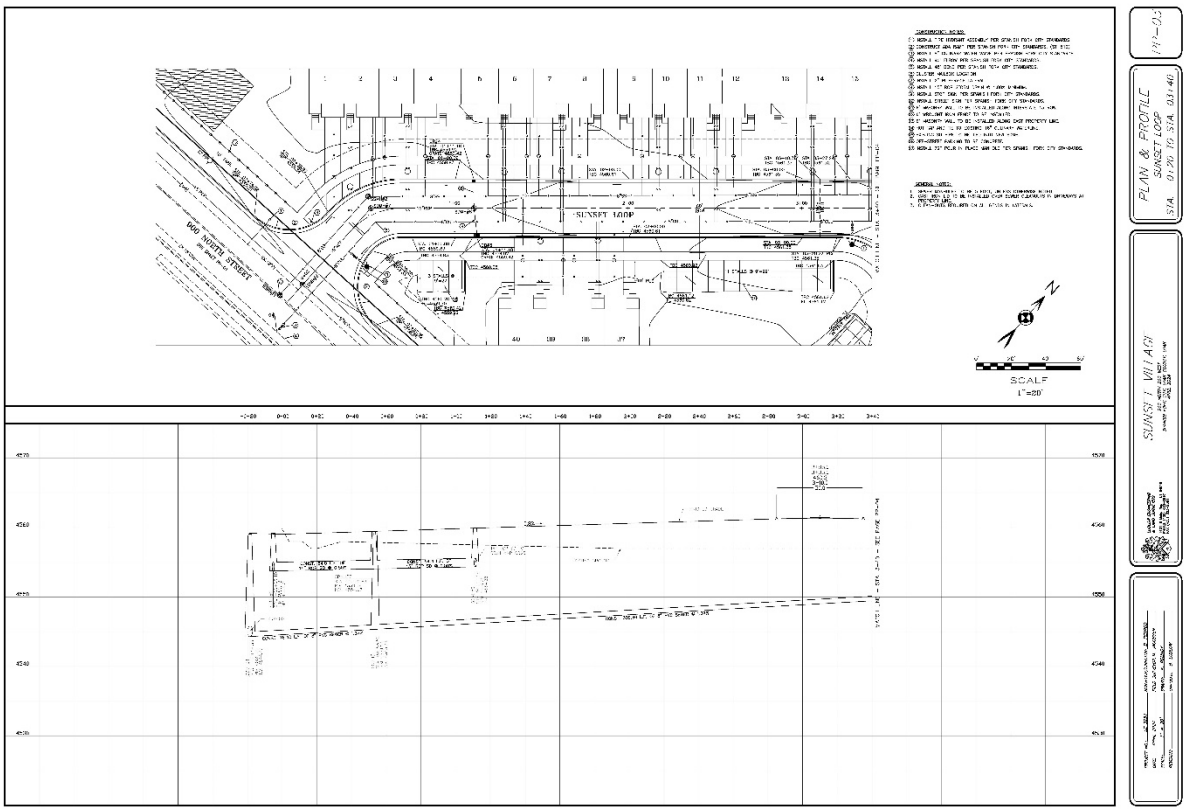

INTERSTATE 15
900 NORTH STREET
900 NORTH STREET
N
SCALE
1"=40'
LEGEND
EXISTING TOPOGRAPHY
SHEET
3

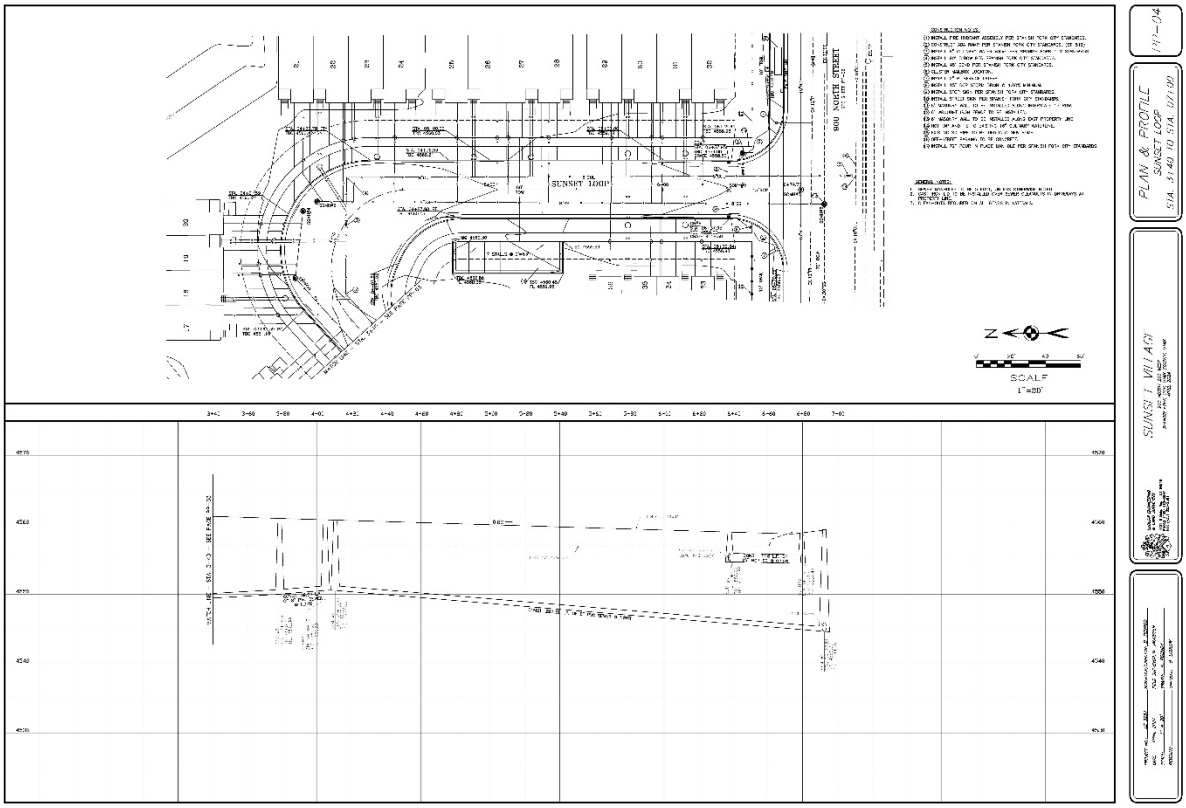

INTERSTATE 15
900 NORTH STREET
900 NORTH STREET
SEE SHEET PP-01
SEE SHEET PP-02
N
SCALE
1"=40'
LEGEND
UTILITY & INDEX SHEET
SHEET
4

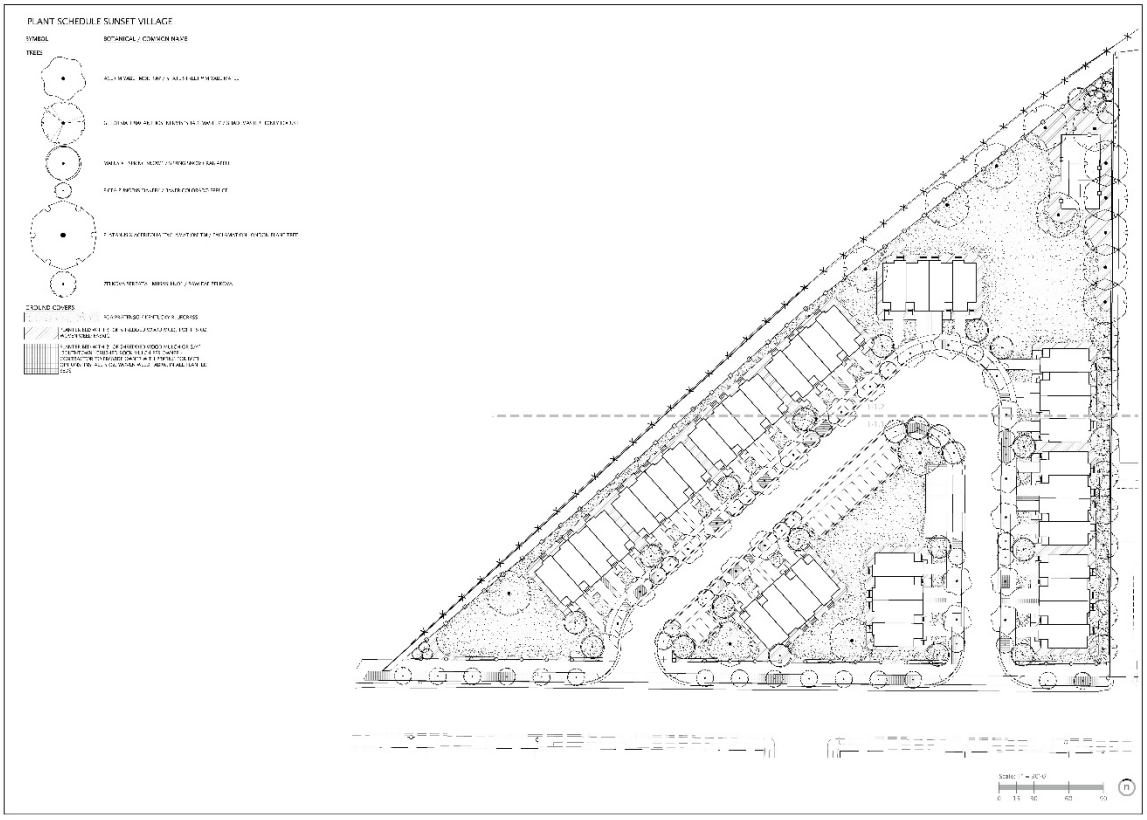

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900 NORTH STREET
SUNSET LOOP
GRADING & DRAINAGE PLAN
SUNSET VILLAGE
SHEET
5

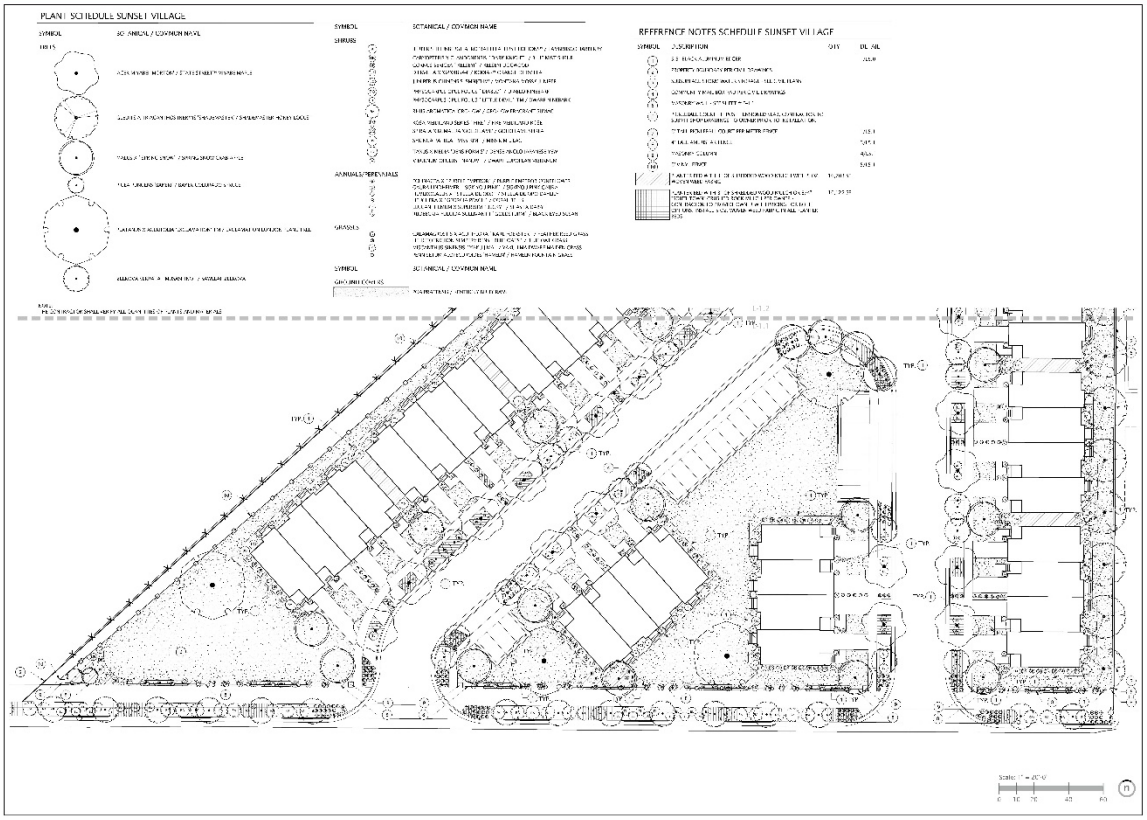

900 WEST STREET
900 NORTH STREET
SUNSET LOOP
SCALE
1"=20'
PLAN & PROFILE
900 NORTH STREET
STA. 0+00 TO STA. 4+00
SUNSET VILLAGE

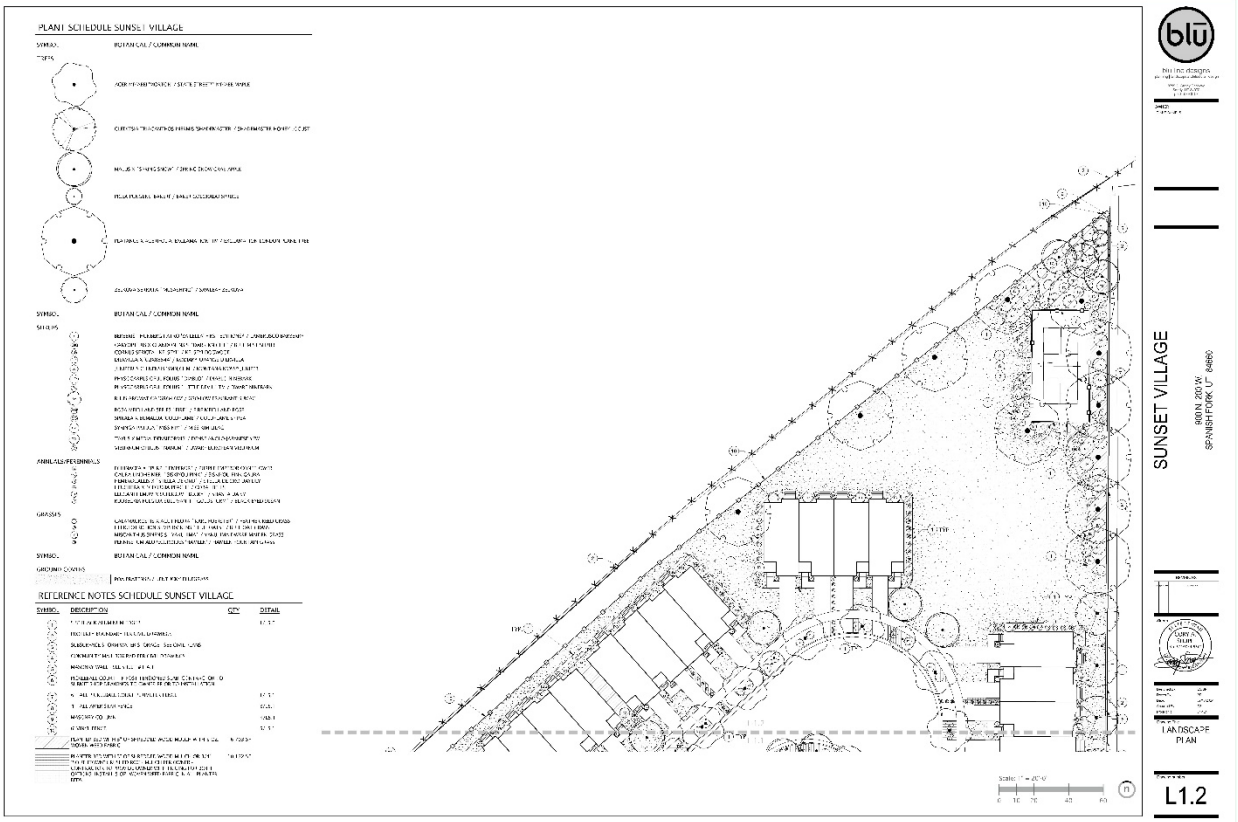

PLAN & PROFILE
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STA. 4+00 TO STA. 7+40
SUNSET LOOP
900 NORTH STREET
SCALE
1"=20'

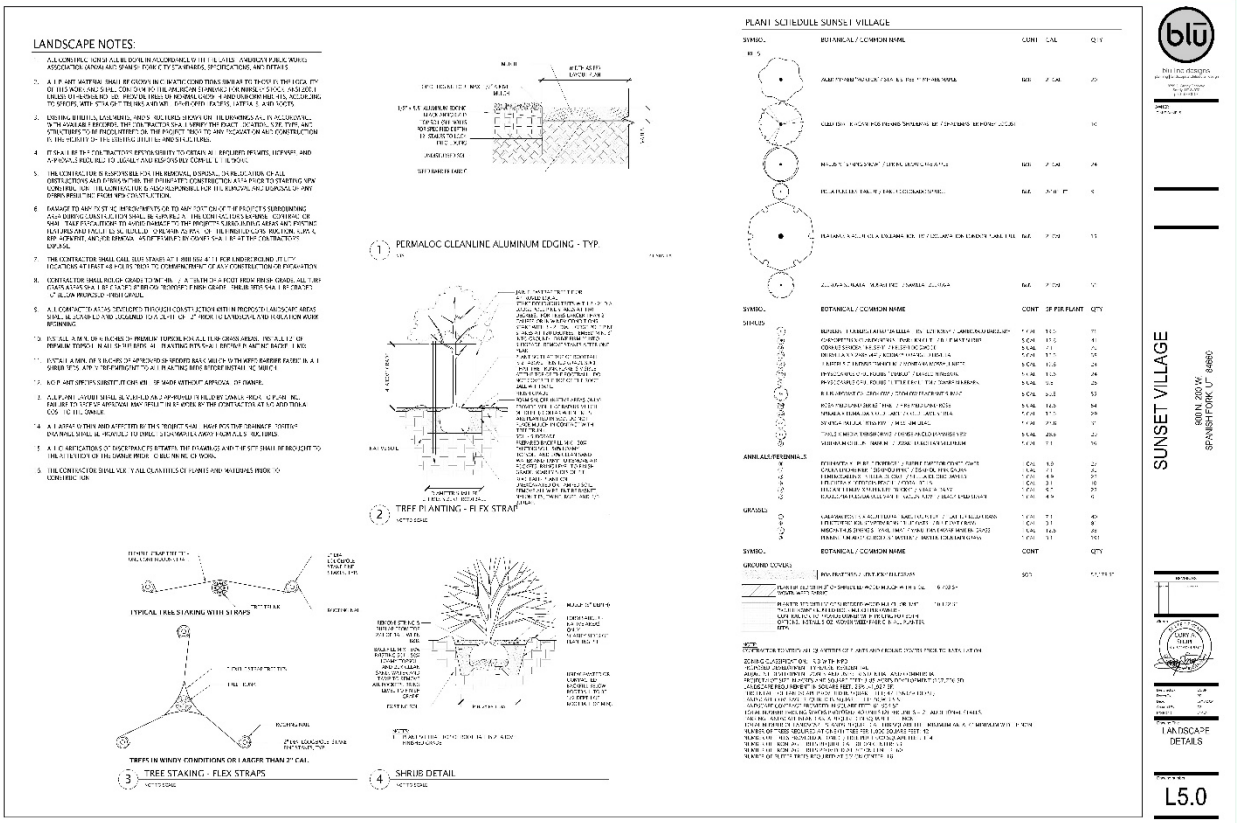

PLAN & PROFILE
SUNSET LOOP
STA. 0+00 TO STA. 0+34.40
SUNSET LOOP
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SCALE
1"=20'

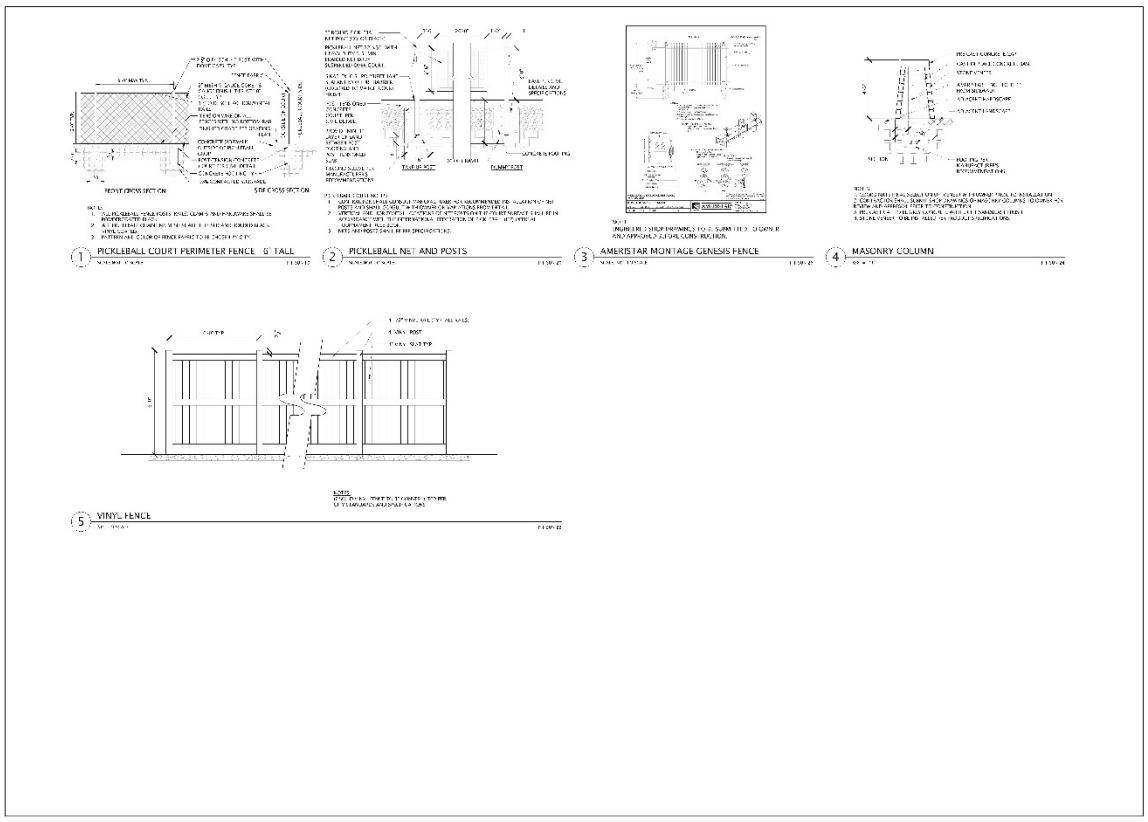

SUNSET LOOP
900 NORTH STREET
SCALE
1"=20'
PLAN & PROFILE
SUNSET LOOP
STA. 3+40 TO STA. 7+90
SUNSET VILLAGE

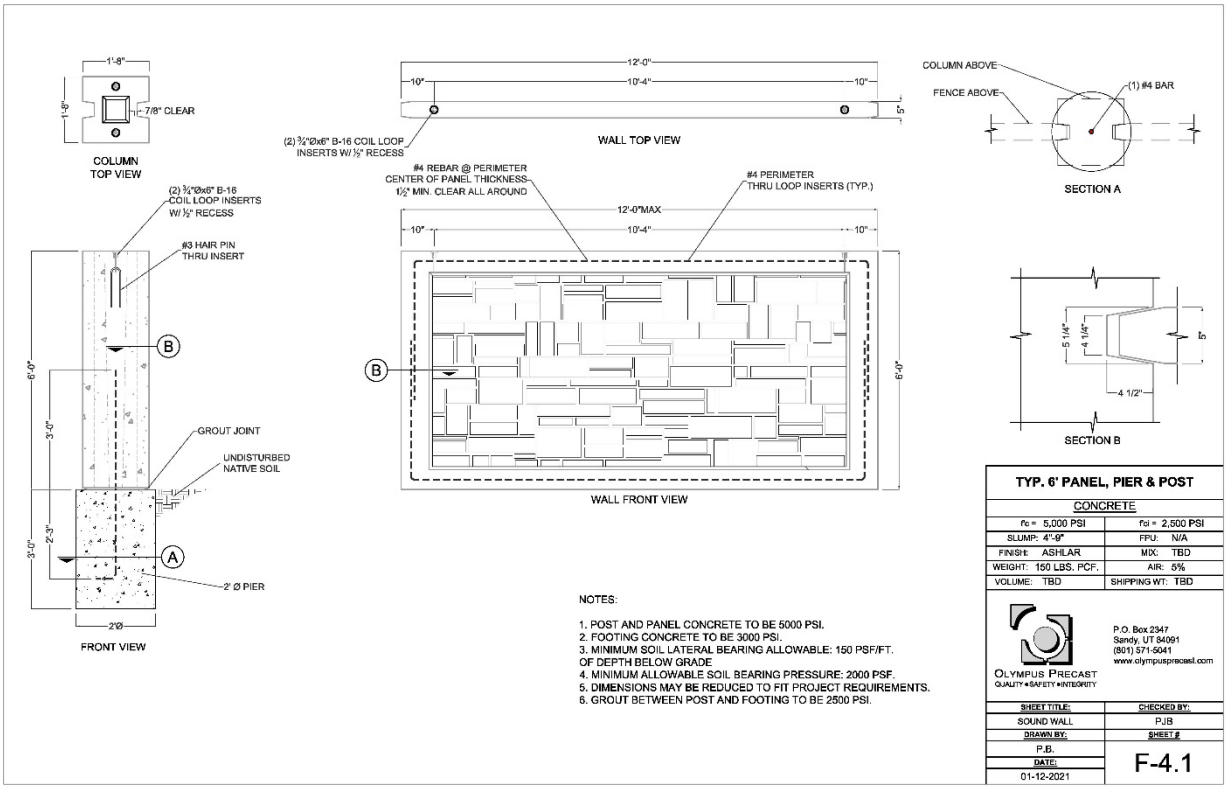

PLANT SCHEDULE SUNSET VILLAGE
SYMBOL
BOTANICAL / COMMON NAME
TREES
GROUND COVERS
SUNSET VILLAGE
OVERALL LANDSCAPE PLAN
L1.0

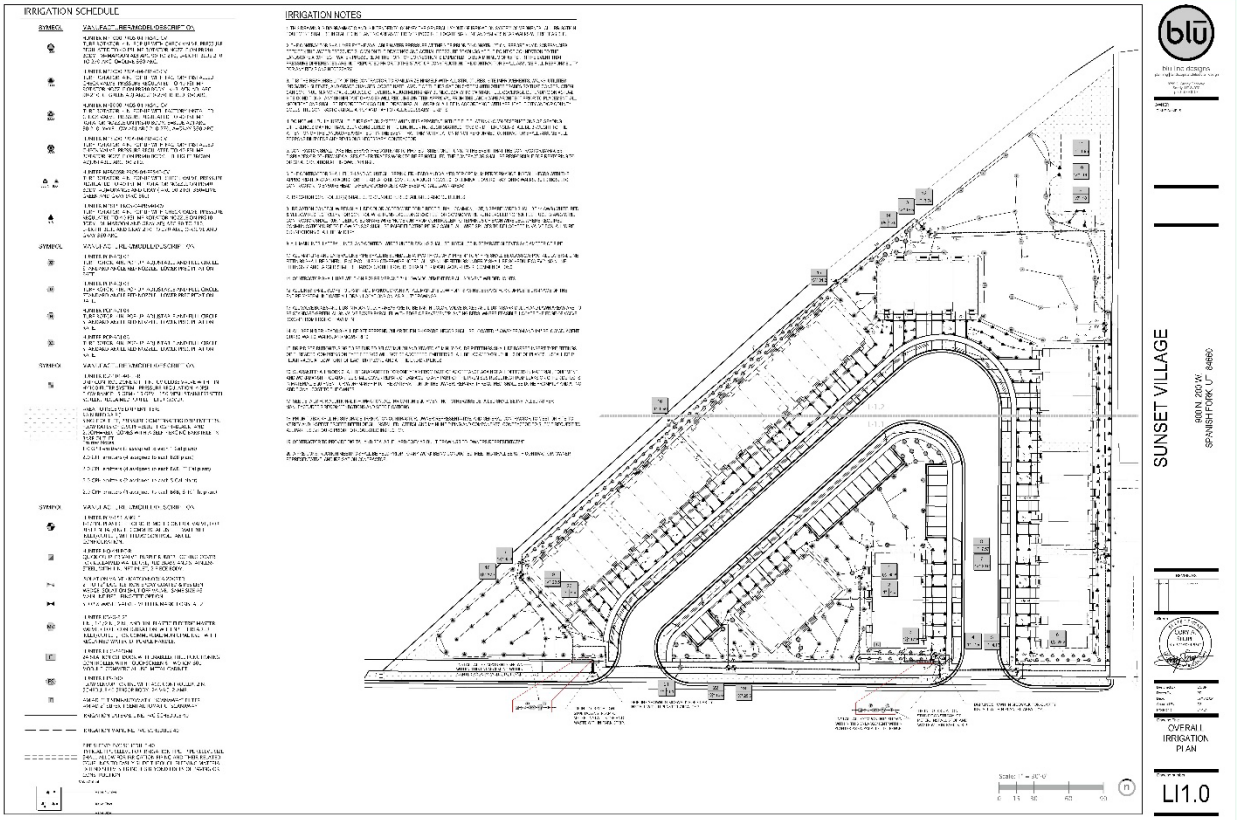

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REFERENCE NOTES SCHEDULE SUNSET VILLAGE
SUNSET VILLAGE
LANDSCAPE PLAN
L1.1

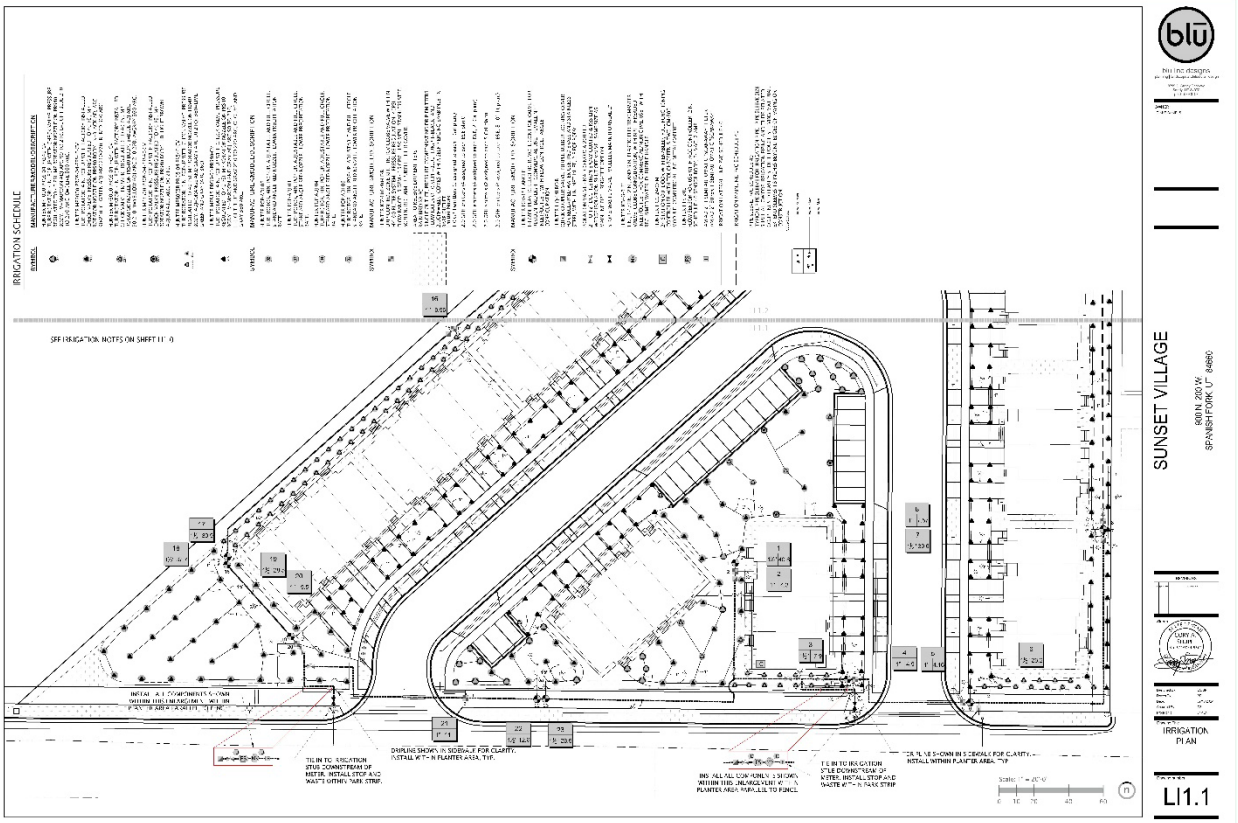

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SUNSET VILLAGE
LANDSCAPE PLAN
L1.2

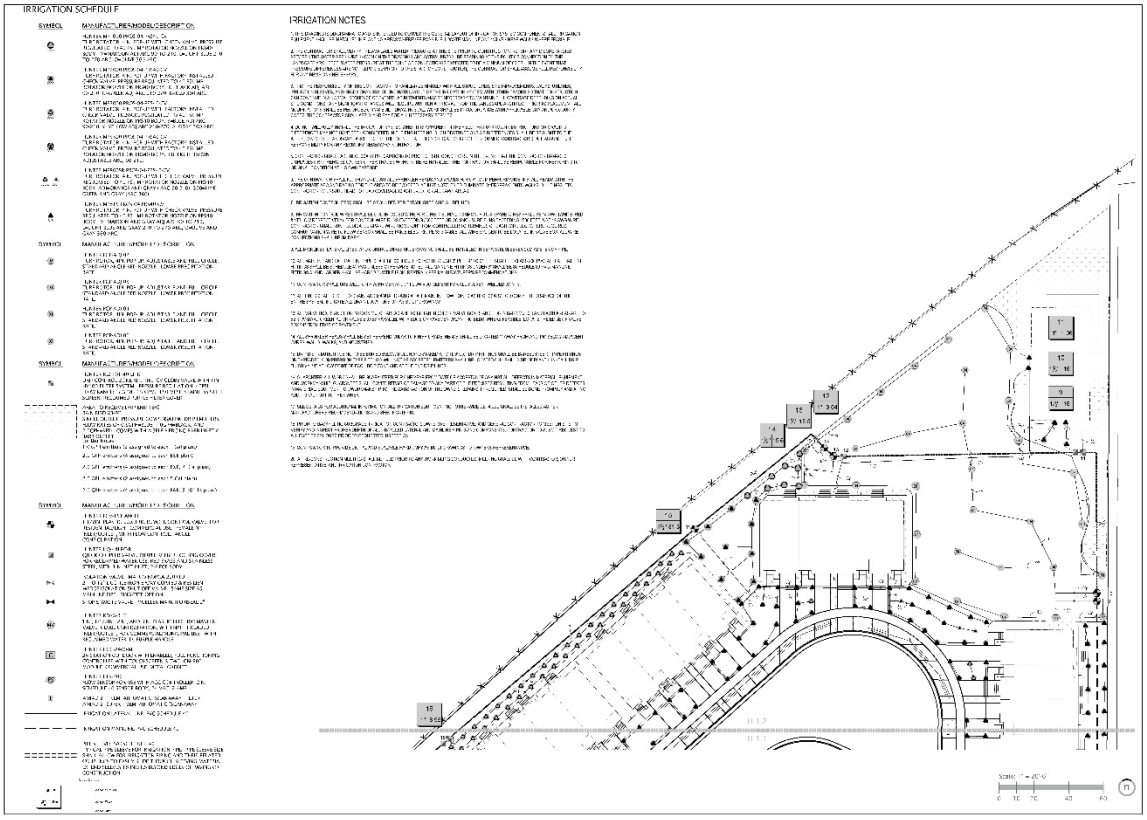

LANDSCAPE NOTES:
PERMALOC CLEANLINE ALUMINUM EDGING - TYP.
TREE PLANTING - FLEX STRAP
TYPICAL TREE STAKING WITH STRAPS
TREE STAKING - FLEX STRAPS
SHRUB DETAIL
PLANT SCHEDULE SUNSET VILLAGE
SUNSET VILLAGE
LANDSCAPE DETAILS
L5.0

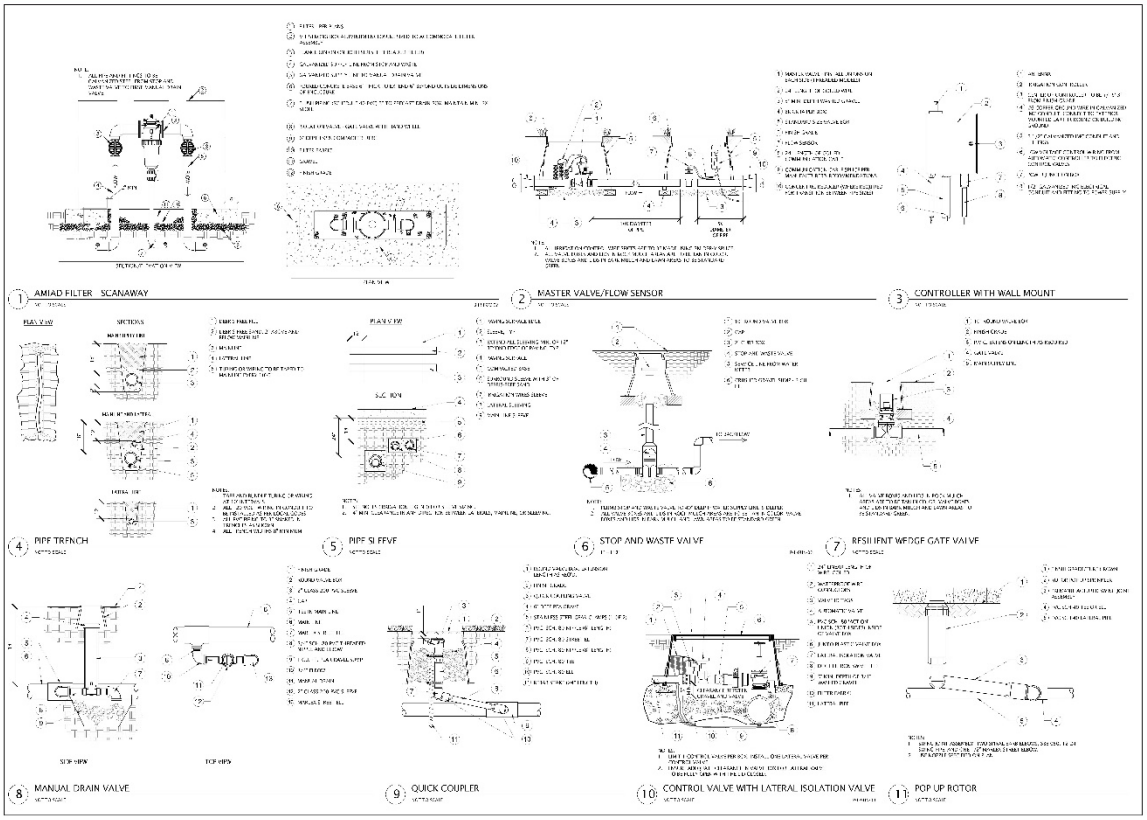

1 PICKLEBALL COURT PERIMETER FENCE - 6' TALL
2 PICKLEBALL NET AND POSTS
3 AMERISTAR MONTAGE GENESIS FENCE
4 MASONRY COLUMN
5 VINYL FENCE
SUNSET VILLAGE
SPANISH FORK, UT 84660
LANDSCAPE DETAILS
L5.1

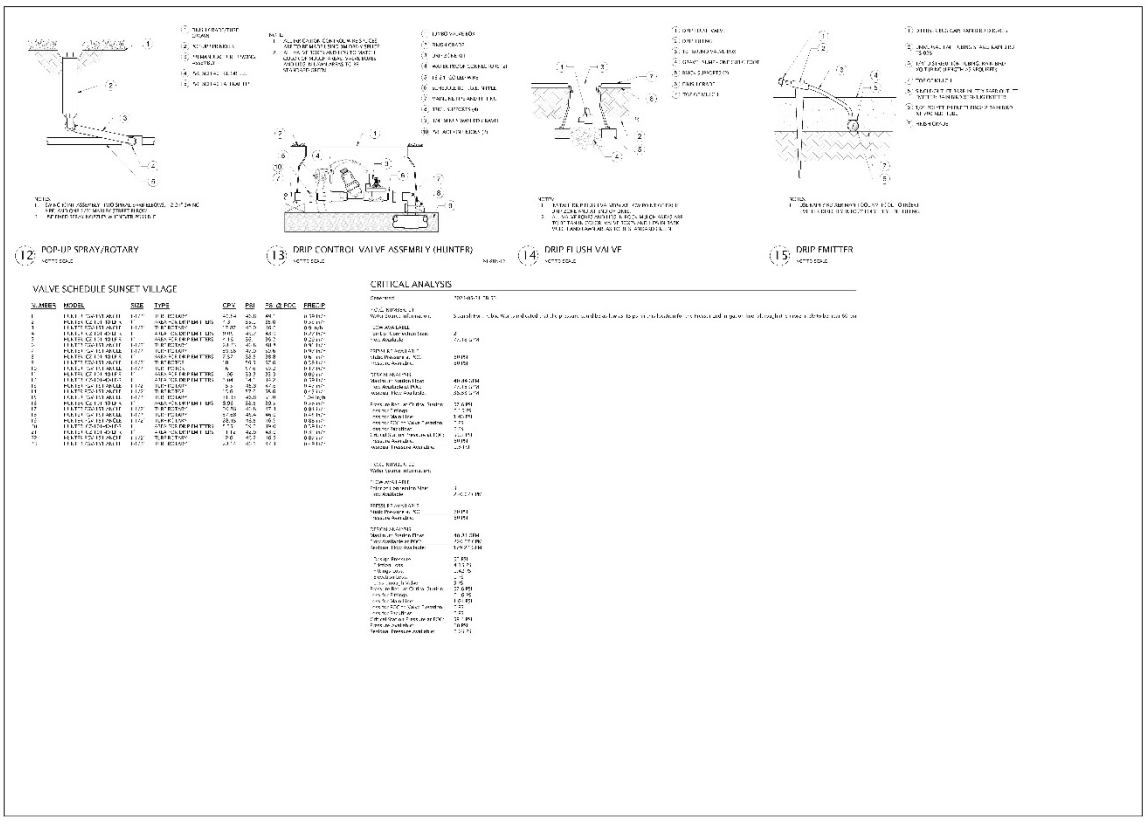

COLUMN TOP VIEW
7/8" CLEAR
(2) ¾"Øx6" B-16 COIL LOOP INSERTS W/ ½" RECESS
#3 HAIR PIN THRU INSERT
GROUT JOINT
UNDISTURBED NATIVE SOIL
2' Ø PIER
FRONT VIEW
WALL TOP VIEW
#4 REBAR @ PERIMETER CENTER OF PANEL THICKNESS 1½" MIN. CLEAR ALL AROUND
#4 PERIMETER THRU LOOP INSERTS (TYP.)
12'-0"MAX
WALL FRONT VIEW
COLUMN ABOVE
FENCE ABOVE
(1) #4 BAR
SECTION A
SECTION B
NOTES:
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
TYP. 6' PANEL, PIER & POST
CONCRETE
f'c = 5,000 PSI
f'ci = 2,500 PSI
SLUMP: 4"-9"
FPU: N/A
FINISH: ASHLAR
MIX: TBD
WEIGHT: 150 LBS. PCF.
AIR: 5%
VOLUME: TBD
SHIPPING WT: TBD
OLYMPUS PRECAST
QUALITY • SAFETY • INTEGRITY
P.O. Box 2347
Sandy, UT 84091
(801) 571-5041
www.olympusprecast.com
SHEET TITLE: SOUND WALL
CHECKED BY: PJB
DRAWN BY: P.B.
SHEET #
DATE: 01-12-2021
F-4.1


IRRIGATION SCHEDULE
IRRIGATION NOTES
SUNSET VILLAGE
OVERALL IRRIGATION PLAN
LI1.0


IRRIGATION SCHEDULE
SUNSET VILLAGE
IRRIGATION PLAN
LI1.1


IRRIGATION SCHEDULE
IRRIGATION NOTES
SUNSET VILLAGE
IRRIGATION PLAN
LI1.2


1 AMIAD FILTER SCANAWAY
2 MASTER VALVE/FLOW SENSOR
3 CONTROLLER WITH WALL MOUNT
4 PIPE TRENCH
5 PIPE SLEEVE
6 STOP AND WASTE VALVE
7 RESILIENT WEDGE GATE VALVE
8 MANUAL DRAIN VALVE
9 QUICK COUPLER
10 CONTROL VALVE WITH LATERAL ISOLATION VALVE
11 POP UP ROTOR
SUNSET VILLAGE
IRRIGATION DETAILS
LI5.0


12 POP-UP SPRAY/ROTARY
13 DRIP CONTROL VALVE ASSEMBLY (HUNTER)
14 DRIP FLUSH VALVE
15 DRIP EMITTER
VALVE SCHEDULE SUNSET VILLAGE
CRITICAL ANALYSIS
blu designs
SUNSET VILLAGE
IRRIGATION DETAILS
LI5.1

Architectural Designer:	Structural Engineer:
825 East 800 North Orem, UT 84097 801.376.4190 info@jaredhardingdesign.com jaredhardingdesign.com	Compass Engineering Wayne Staker 7026 South Commerce Park Dr. Suite 104 Midvale UT 84047 801 664 2197 compass.eng@hotmail.com

Existing Conditions:

1 - THE DRAWINGS SHOW GENERAL IN FORMATION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO EXAMINE THE SITE TO DETERMINE THE EXISTING CONITIONS AND CHARACTER AND EXTENT OF THE WORK TO BE PERFORMED AND OPERATIONS REQUIRED.

2 - THE FAILURE OR OMISSION OF THE GENERAL CONTRACTOR TO VISIT THE SITE TO ACQUAINT HIMSELF WITH THE EXISTING CONDITIONS SHALL IN NO WAY RELIEVE HIM FROM OBLIGATIONS WITH RESPECT TO THIS CONTRACT.

3 - THE INFORMATION INDICATED ON THE DRAWINGS REPRESENTS THE BEST INFORMATION AVAILABLE FROM THE OWNER/ARCHITECT AS TO THE CHARACTER OF THE MATERIALS TO BE ENCOUNTERED AND THEIR LOCATIONS.

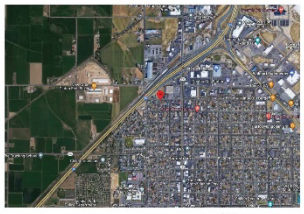
4 - IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE OWNER/DESIGNER ASSUMES NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE DRAWINGS OR THE INTERPRETATION THEREOF, AND THERE IS NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE CONDITIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE EXISTING STRUCTURE OR THAT UNFORESEEN DEVELOPMENTS MAY NOT OCCUR.

Page Index

Label	Title
C	Cover
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A2	Exterior Elevations - Front
A3	Exterior Elevations - Front
A4	Exterior Elevations - Front
A5	Basement Plan
A6	Basement Plan - Dimensioned
A7	Main Floor Plan
A8	Main Floor Plan
A9	Upper Floor Plan
A10	Upper Floor Plan
A11	Roof Plan
A12	Interior Elevations
A13	Interior Elevations
A14	Perspective Views
A15	Basement Electrical Plan
A16	Main Floor Electrical Plan
A17	Upper Floor Electrical Plan
S1	Section Details
N1	General Notes



Sunset Village 4-Plex



Vicinity Map

N

DESIGN

Sunset Village
900 North 200 West Spanish Fork, UT

Cover

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

C



Front Elevation
SCALE: 1/8" = 1'-0"



Front Perspective
SCALE: 1/8" = 1'-0"

DESIGN

Sunset Village
900 North 200 West Spanish Fork, UT

Exterior Elevations - Front

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A1



Right Elevation
SCALE: 1/8" = 1'-0"



Right Perspective
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Exterior Elevations - Front

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A2



Back Elevation
SCALE: 1/8" = 1'-0"



Back Perspective
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Exterior Elevations - Front

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A3



Left Elevation
SCALE: 1/8" = 1'-0"



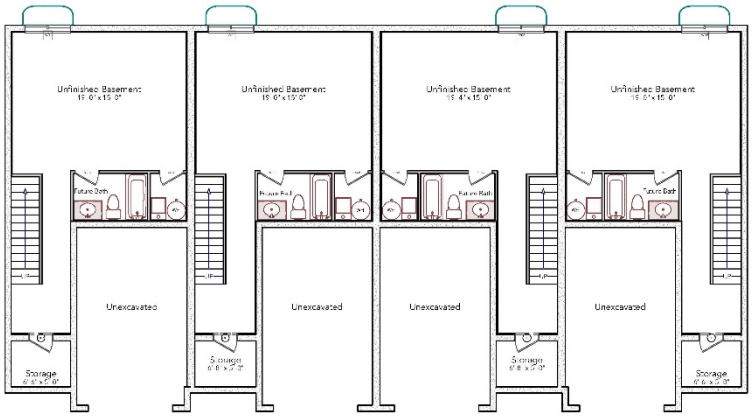
Left Perspective
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Exterior Elevations - Front

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A4



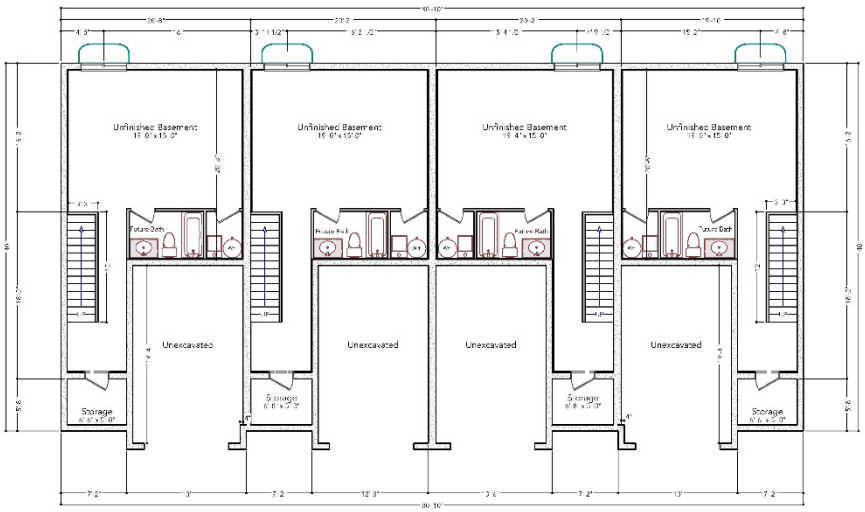
Basement Plan
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Basement Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A5



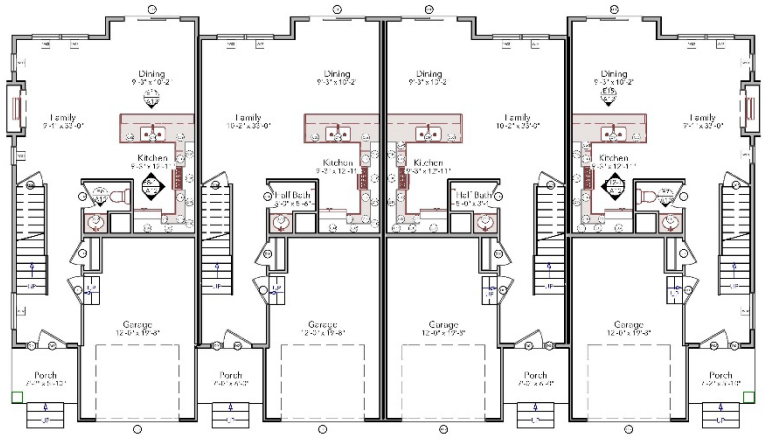
1 / A6 Basement Plan - Dimensioned
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Basement Plan - Dimensioned

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A6



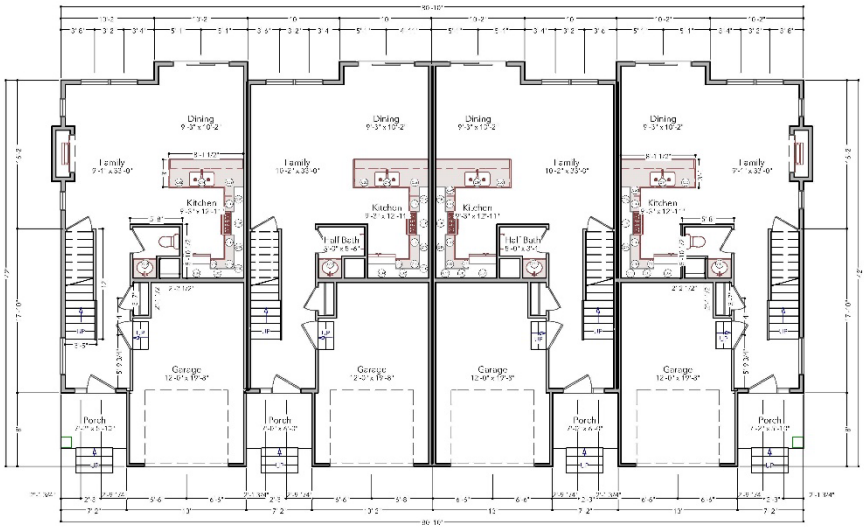
1 / A7 Main Floor Plan
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Main Floor Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A7



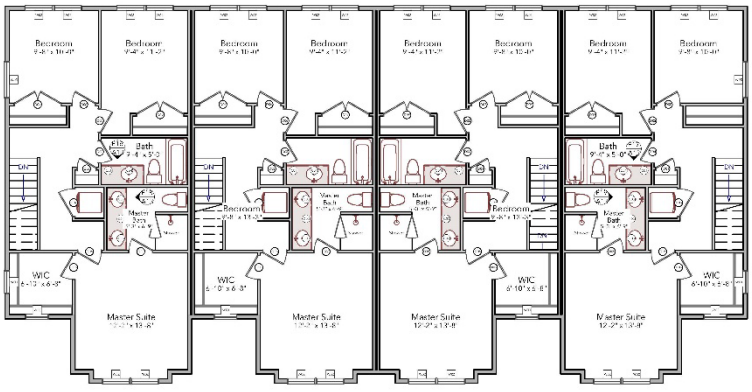
1 / A8 Main Floor Plan - Dimensioned
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Main Floor Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A8



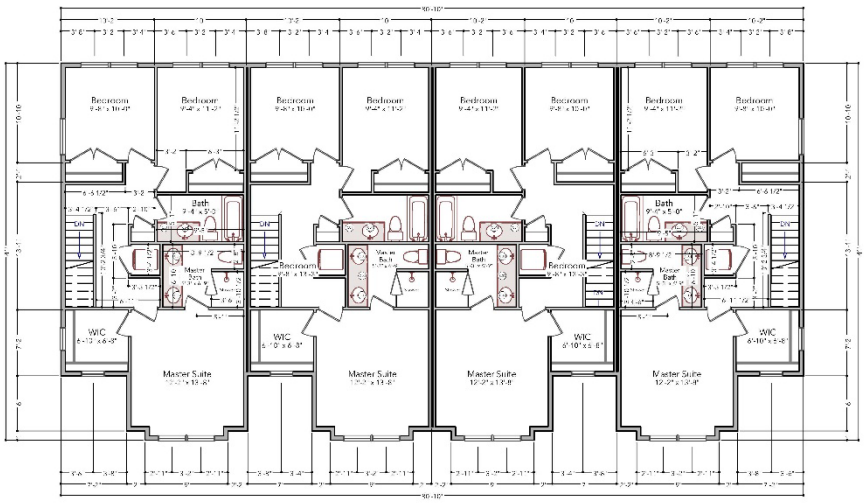
1 / A9 Upper Floor Plan
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Upper Floor Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A9



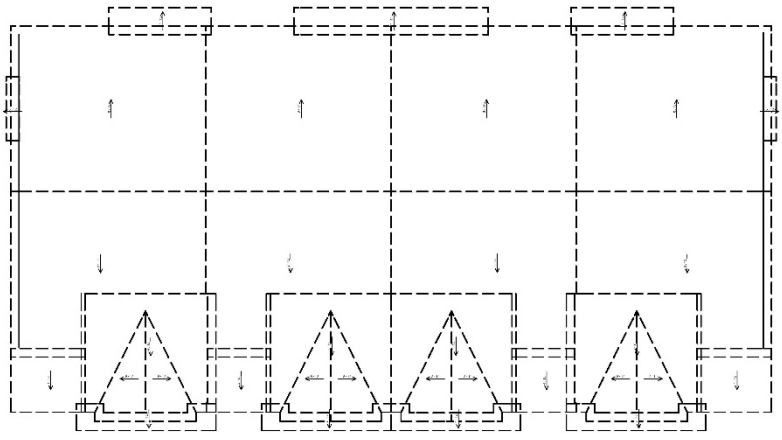
1 A10 Upper Floor Plan - Dimensioned
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Upper Floor Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A10



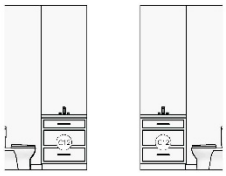
1 A11 Roof Plan
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Roof Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A11



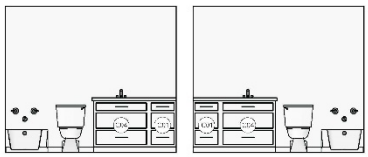
E6-7 / A12 Interior Elevations - Half-Bath
SCALE: 1/4" = 1'-0"



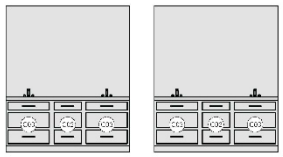
E8-11 / A12 Interior Elevations - Kitchen
SCALE: 1/4" = 1'-0"



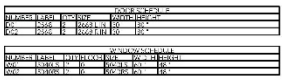
E12-15 / A12 Interior Elevations - Kitchen
SCALE: 1/4" = 1'-0"



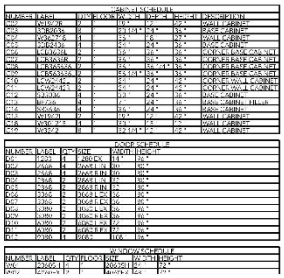
E16-17 / A13 Interior Elevations - Bath
SCALE: 1/4" = 1'-0"



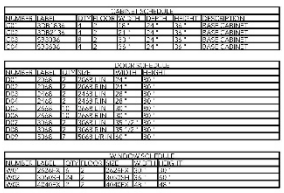
E18-19 / A13 Interior Elevations - Master Bath
SCALE: 1/4" = 1'-0"



3 / A13 Basmenet Schedules
SCALE: 1/8" = 1'-0"



4 / A13 Main Floor Schedules
SCALE: 1/8" = 1'-0"

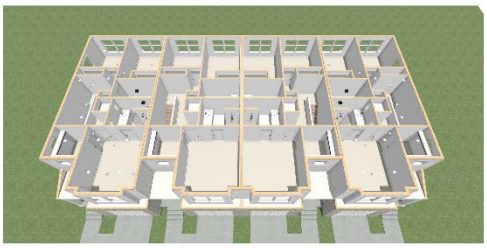


5 / A13 Upper Floor Schedules
SCALE: 1/8" = 1'-0"

DESIGN
Sunset Village
900 North 200 West Spanish Fork, UT
Interior Elevations
Note: Contractor to Field verify all dimensions
Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'
A12

DESIGN
Sunset Village
900 North 200 West Spanish Fork, UT
Interior Elevations
Note: Contractor to Field verify all dimensions
Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'
A13







DESIGN

Sunset Village
900 North 200 West Spanish Fork, UT

Perspective Views

Note:
Contractor to Field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A14

N. 122.4.6(R302.4.4) Rooms containing fuel-burning appliances. Where open combustion air ducts provide combustion air to open combustion fuel-burning appliances, the appliances and combustion air opening shall be located in the same room. Such openings shall not be located in a bedroom or bathroom. Such rooms shall be unconfined spaces in accordance with the International Fuel Gas Code.

N. 132.1.2. Where the walls, floors and ceilings shall meet a minimum of the base walls will R value requirements. The openings into the room shall be fully gasketed. The air duct shall be insulated where it passes through rooms whose space is a minimum of R-8.

AFCI required for Bedrooms, Kitchens and Laundry rooms. 2902.16 Arc-fault circuit-interrupter protection. Branch circuits supplying 120-volt, single-phase, 15- and 20-ampere-rated outlets installed in dwelling bedrooms, laundry areas shall be protected by any of the following: [210.12(A)] (2015 IRC Utah Amendments)

GFCI Receptacles in garages. R3902.9 Attached garages and accessory buildings. The branch circuits supplying receptacles in garages shall not supply outlets outside of the garage and not less than one receptacle outlet shall be installed for each motor vehicle space. [210.52(G)(1)] and [210.52(G)] Receptacles for all areas, as applicable, in the unfinished side of the garage, walls, sections in an attached wall of the garage, or walls in the storage room shall entry from the garage may be connected to the garage branch circuits. [210.8(A)(1)] Arc-fault circuit

GFCI within 6 feet of a wet edge of sink. R3902.7 Kitchen receptacles. 15- and, single-phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a sink shall have ground-fault circuit-interrupter protection for personnel. Receptacle outlets shall not be installed in a face-up position. Arc-weak outlets or countertops. [210.8(A)(7)]

GFCI within 6 feet of tub or shower. 2902.8 Bathtub or shower stall receptacles. 125 volt, single-phase, 15- and 20-ampere receptacles that are located within A few (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(9)]

GFCI within R3902.9 Laundry areas. 125-volt, single-phase, 15- and 20-ampere receptacles installed in laundry areas shall have ground-fault circuit-interrupter protection for personnel. [210.8(A)(7)]

GFCI Dishwasher. E3902.10 Other dishwasher branch circuits. Ground-fault circuit-interrupter protection for small appliances, such as, but not limited to dishwashers in dwelling units. [210.8(D)]

E3902.14 Location of ground-fault circuit-interrupters. Ground-fault circuit-interrupters shall be installed in a readily accessible location. [210.8(A)]

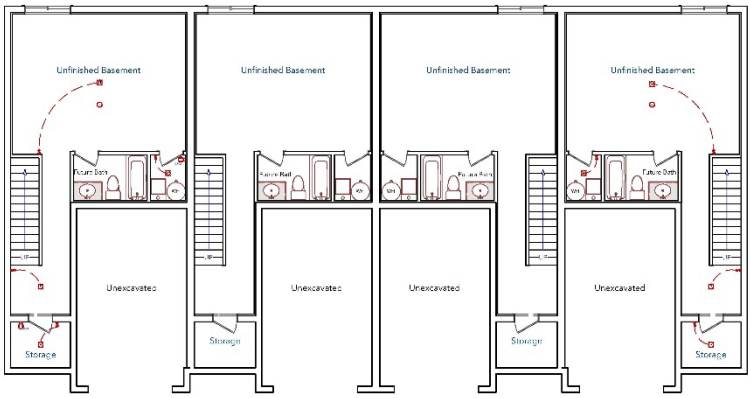
E3902.15 Location of arc-fault circuit-interrupters. Arc-fault circuit-interrupters shall be installed in readily accessible locations.

At 15- and 20-ampere receptacles in living kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, sunrooms, bedrooms, recreation rooms, or similar rooms or areas of dwelling units shall be listed to provide receptacles.

All dampers shall comply with current code and shall be tested where, recommended, and have safety devices.

Carbon Monoxide detectors shall be installed on each habitable level of a dwelling unit and, if any, with a fuel burning appliance.

A minimum of 30" x 36" working space and 6'-6" headroom shall be required in all habitable spaces.



1 / A15 Basement Electrical Plan
SCALE: 1/8" = 1'-0"

DESIGN

Sunset Village
900 North 200 West Spanish Fork, UT

Basement Electrical Plan

Note:
Contractor to Field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A15



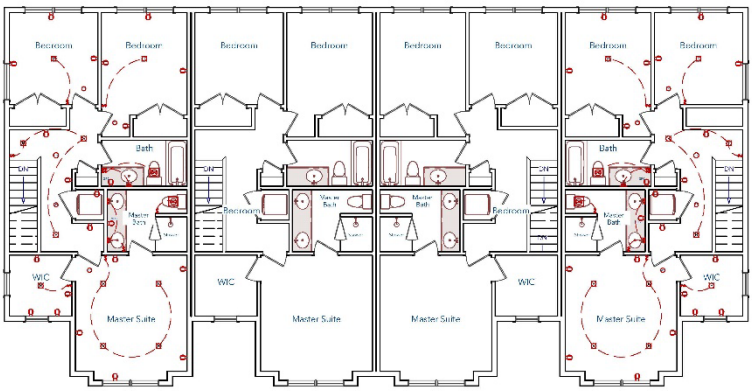
1 A16 Main Floor Electrical Plan
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Main Floor Electrical Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A16



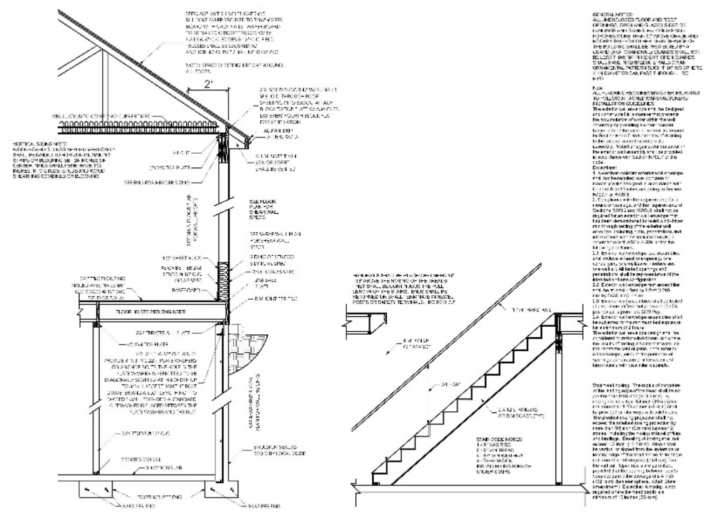
1 A17 Upper Floor Electrical Plan
SCALE: 1/8" = 1'-0"

Sunset Village
900 North 200 West Spanish Fork, UT
Upper Floor Electrical Plan

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" = 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

A17



Design
820 East 800 North

Sunset Village
900 North 200 West Spanish Fork, UT

Section Details

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

S1

GENERAL NOTES:

All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies and porches more than 30" above grade and roofs used for other than service of the building shall be protected by a guard (aka "guardrail") guards shall not be less than 36" in height. Open guards shall have intermediate rails or an ornamental pattern such that no sphere 4" in diameter can pass through. IRC R312

All flashing requirements per irc r703.8 to follow attached manufacturers installation guidelines

The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining to the exterior water that enters the assembly. Protection against condensation in the exterior wall assembly shall be provided in accordance with Section R702.7 of this code.

Exceptions:
1. A weather-resistant exterior wall envelope shall not be required over concrete or masonry walls designed in accordance with Chapter 6 and flashed according to Section R703.7 or R703.8.
2. Compliance with the requirements for a means of drainage, and the requirements of Sections R703.2 and R703.8, shall not be required for an exterior wall envelope that has been demonstrated to resist wind-driven rain through testing of the exterior wall envelope, including joints, penetrations and intersections with dissimilar materials, in accordance with ASTM E 331 under the following conditions:
2.1. Exterior wall envelope test assemblies shall include at least one opening, one control joint, one wall/eave interface and one wall sill. All tested openings and penetrations shall be representative of the intended end-use configuration.
2.2. Exterior wall envelope test assemblies shall be at least 4 feet by 8 feet (1219 mm by 2438 mm) in size.
2.3. Exterior wall assemblies shall be tested at a minimum differential pressure of 6.24 pounds per square foot (299 Pa).
2.4. Exterior wall envelope assemblies shall be subjected to the minimum test exposure for a minimum of 2 hours.

The exterior wall envelope design shall be considered to resist wind-driven rain where the results of testing indicate that water did not penetrate control joints in the exterior wall envelope, joints at the perimeter of openings penetration or intersections of terminations with dissimilar materials.

All unenclosed floor and roof openings, open and glazed sides of landings and stairs, balconies and porches more than 30 inches above grade, and roofs used for other than service of the building shall be protected by a guard (aka "Guardrail"). Guards shall not be less than 36 inches in height. Open guards shall have intermediate rails or an ornamental pattern such that no sphere 4 inches in diameter can pass through. - IRC R312

1/2" gypsum board on walls and soffits under a stairway with enclosed accessible space - IRC R311.2.2

Provide 1/2" airspace at tops, sides and ends of girders entering exterior concrete of masonry walls unless woods resistant to decay are used. - IRC317

Composition shingles shall not be installed on roofs having a slope less than 4 to 12 unless double underlayment is installed in accordance with IRC Section R905.2.2

Asphalt shingles, clay and concrete tile, metal shingles, mineral-surfaced roll roofing, slate and slate-type shingles, wood shingles, and wood shake roof materials require an ice barrier that extends from the edge of the eaves to a point not less than 24 inches inside the exterior wall line of the building. IRC R905

Provide cross ventilation for enclosed attics and spaces between rafters for each separate space. Ventilating openings shall be protected against the entrance of rain or snow. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated. This may be reduced to not less than 1 to 300 if (1) openings are provided in the upper and lower portions of the ventilated space, OR, (2) a 1 perm vapor barrier is installed on the warm side of the ceiling. -IRC R806

Contractor to provide listing (approval) number for fireplace stove, fireplace insert, or shower steamer appliance. -IRC M1302.1

Provide minimum of 2 inch nominal thickness planks for deck if deck joist spacing is 16" on center or greater. Nominal 1" thick planking shall not be used where deck joists are spaced greater than 12" on center. -IRC R502

Provide exterior grade plywood or other approved exterior materials for soffits. -IRC R803.1, IRC 2303.1.4

Provide 24-inch on-center blocking for vertical siding. -IRC Table R703.4 footnote J

Provide a minimum 4-mil polyethylene vapor retarder over the insulation on the inside (warm side) of all exterior walls and roof ceilings. -IRC R601.3

Exterior walls shall provide the building with a weather-resistive exterior wall envelope. R703.1

Tubs and showers with tiled walls require a Portland cement application, fiber-cement or glass mat gypsum backer; green board is no longer allowed in this application

Inspections are required for all stucco and EIFS systems. Provide product specifications and ICC Evaluation Report (or equal) for any stucco or EIFS system used. -IRC R109.1.5

Window wells to provide a minimum net clear opening of 9 sq. ft. with a minimum dimension of 36 inches. Provide a permanent ladder if window well is more than 44 inches deep. -IRC R310.2

Sills of exterior windows which are located more than 6 feet above grade and less than 24 inches above the interior floor surface must meet the following requirements: The area of the window less than 24 inches above the interior floor surface must now be fixed or have an opening or a guard which does not allow the passage of a 4-inch diameter sphere. R612.2

All lumber in contact with concrete or masonry including ledgers and furring walls must be preservative treated or foundation-grade redwood. IRC R317

No wood shall be nearer than 6" to the earth unless separated by concrete at least 3" in thickness with an impervious membrane installed between the earth and the concrete. This includes deck and siding. IRC R317

Showers shall have doors sized to provide a minimum of 22 inch net clear opening. P2708.1.1

A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation, (slab, basement wall, crawl space wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and the solar heat gain coefficient of windows. The type and efficiency of heating, cooling and service water heating equipment shall also be listed. -IRC N1101.9

Showers shall have doors sized to provide a minimum of 22 inch net clear opening. P2708.1.1

A nosing is not required where the tread depth is a minimum of 10 inches (254 mm).

The opening between adjacent treads is not limited on stairs with a total rise of 30 inches (762 mm) or less.

Contractor to provide manufacturer's installation instructions for adhered masonry veneer that is to be installed.

All habitable rooms, except kitchens, are to have an area of not less than 70 sq. ft. with a minimum of 7 ft. in any dimension. IRC R304

Habitable rooms, hallways, corridors, laundry rooms and basements shall have a ceiling height of not less than 7 ft. measured from finished floor to finished ceiling, bathrooms can be at 6'8". Not more than 50% of the required floor area is permitted to have a sloped ceiling less than 7 ft. with no portion of the required floor area less than 5 ft. in height. IRC R305

Provide not less than 1/2" gypsum board on the garage side of the wall and ceiling separating a garage and a dwelling. Where the separation is a floor-ceiling assembly, the assembly and the structure supporting the separation shall be protected with not less than 5/8" type X gypsum board on the ceiling. IRC R309.2 and R302.5

Doors leading from dwellings to the garage shall be 1-3/8" thick solid core or 20 minute rated and must be self closing. Doors shall not open into a sleeping room. IRC R309.1

Stairways shall not be less than 36" in clear width at all points above the permitted handrail height. Handrails shall not project more than 4.5" on either side. IRC 311.7.1

The minimum headroom in all parts of a stairway shall not be less than 6'8" measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform. IRC R311.7.2

Stairway risers shall not exceed 8" and tread shall not be less than 9". State Amendment to the IRC. If open risers are provided, the openings shall be less than 4". IRC 311.7.4

Landings shall have a minimum dimension measured in the direction of travel of 36". IRC R311.1 and R311.7.6

Provide 1/2" gypsum board on walls and soffits under a stairway with enclosed accessible space. IRC R311.2.2

Minimum window area shall equal not less than 8% of the floor area of the room unless artificial light is provided capable of producing an average illumination of 6 foot-candles over the area of the room at a height of 30 inches. IRC R303

Natural ventilation equaling 4% of the floor area shall be through windows, doors, louvers or other approved openings to the outdoors unless an approved mechanical ventilation system is provided capable of producing .35 air changes per hour in the room or a whole-house mechanical ventilation system is installed. IRC R303

Provide emergency egress for basements with habitable space and each sleeping room: an exterior door or window with a finished opening height not greater than 44" off the floor; minimum net clear openable area of 5.7 sq. ft., minimum net clear openable width of 20" and minimum net clear openable height of 24". Grade floor openings may have a minimum net clear opening of 5 sq. ft. IRC R310

The openable window area in bathrooms, water closet compartments, and other similar rooms shall not be less than 1-1/2 sq. ft. unless a mechanical ventilation system capable of producing 50 cfm for intermittent operation or 20 cfm for continuous operation is provided. Ventilation air shall be exhausted directly to the outside. -IRC R303.3

Glazing used in doors and panels of showers and bathtub enclosures and walls enclosing these compartments shall be tempered. IRC Table R308.3

Tempered glass shall be provided in: Frameless glass doors, glass in doors, glass within a 24" arch of doors, glazing less than 60" above a walking surface that is within 5 ft. of stairs, or glazing within 5 ft. of spas or pools, certain fixed glass panels, and similar glazed openings subject to human impact. IRC R308

Provide 30# underlayment between courses of shakes. Roof valley flashing minimum 28 galvanized sheet gauge corrosion-resistant metal extending at least 11 inches from centerline each way. Show ice shield extending from eaves to a point at least 24 inches inside the exterior wall line. -IRC R905.8.

Design
820 East 800 North

Sunset Village
900 North 200 West Spanish Fork, UT

General Notes

Note:
Contractor to field verify all dimensions

Scales
11x17: 1/8" - 1'
18x24: 3/16" = 1'
24x36: 1/4" = 1'

N1

Rush Funplex
Preliminary Plat
391 South 1550 West
7.05 acres
R-R Zone
Urban Density General Plan Designation



PROPOSAL

The applicant has requested that a Preliminary Plat be approved to create one commercial lot. In order to develop and use the site commercially, a Zone Change to C-2 is required. This commercial lot will only account for half of the parcel, creating a remainder parcel to the south. This is planned to potentially be developed residentially at a later time, following the completion of the commercial development on Lot 1.

This property is located just to the southeast of I-15, along the frontage road, 1550 West, and south of Center Street, where a future I-15 interchange is planned. If the proposed interchange develops, the site will have I-15 access in close proximity. Residential subdivisions such as Spanish Fields, Anthem Park, and River Point are located just to the east of this proposal, with Rural Residential properties located to the south and southwest. The Sugar Beet Factory currently sits vacant on the site and will be removed prior to development.

Some of the key issues to consider are: utilities, access/UDOT approval, and timing of the residential portion of the project.

RECOMMENDATION

That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

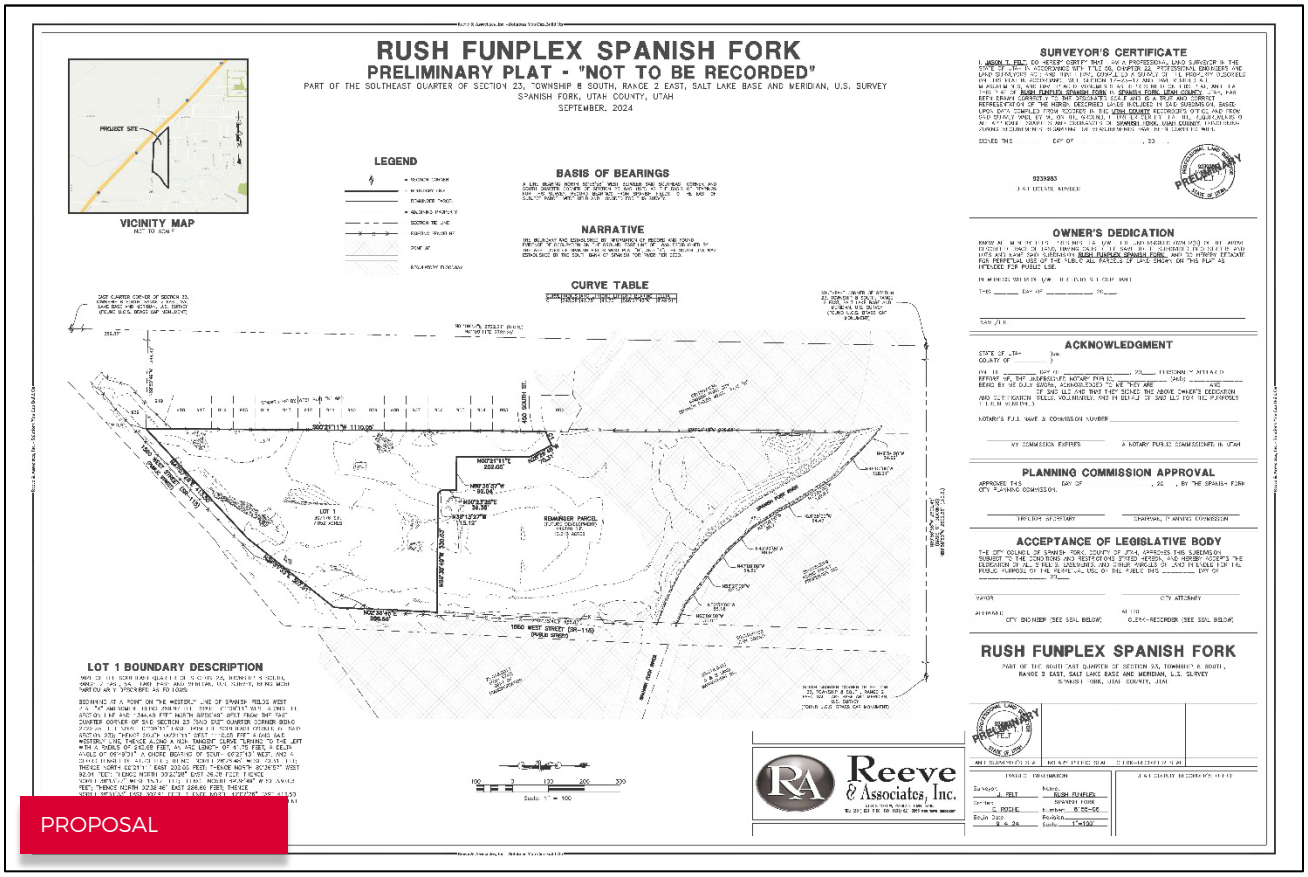
1. That the proposal is consistent with the City's Construction Standards.

Conditions

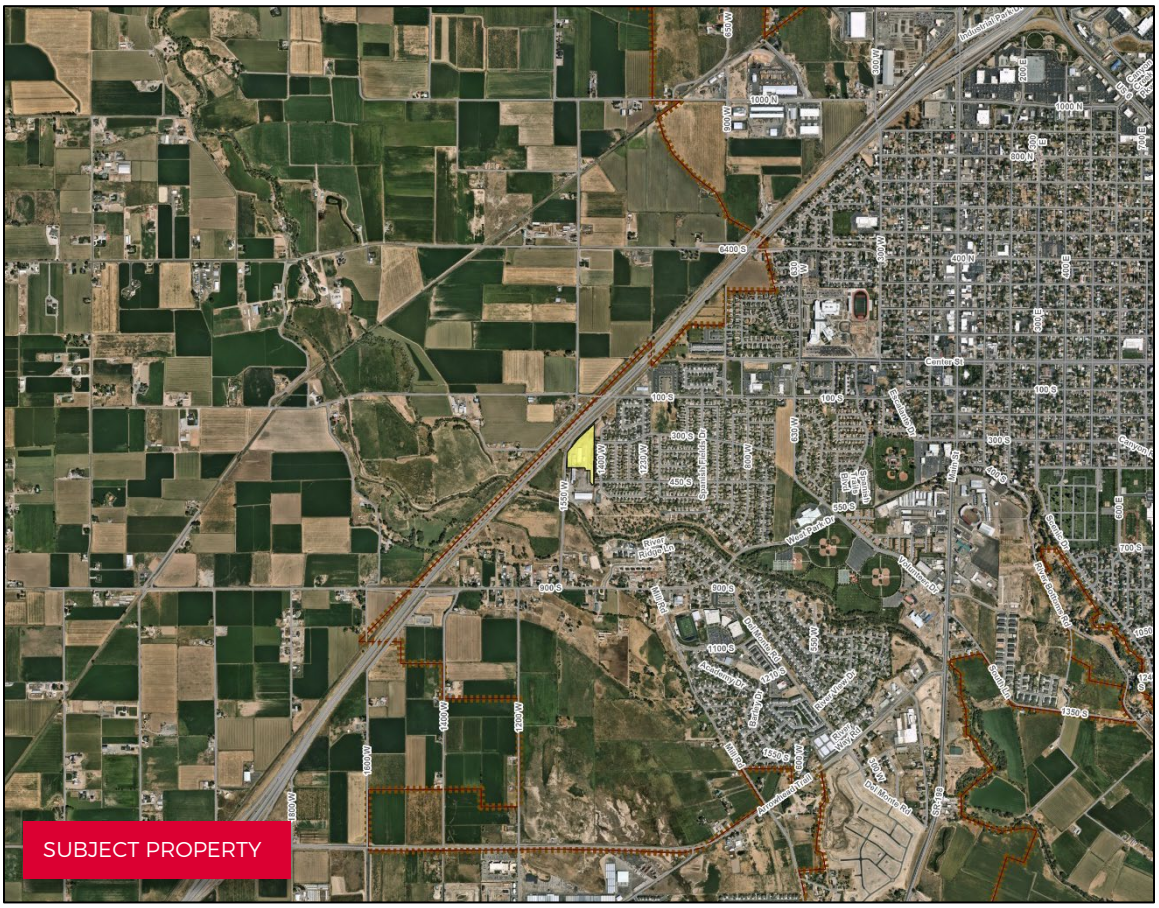
1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to C-2.
3. That the applicant addresses any red-lines.

EXHIBITS

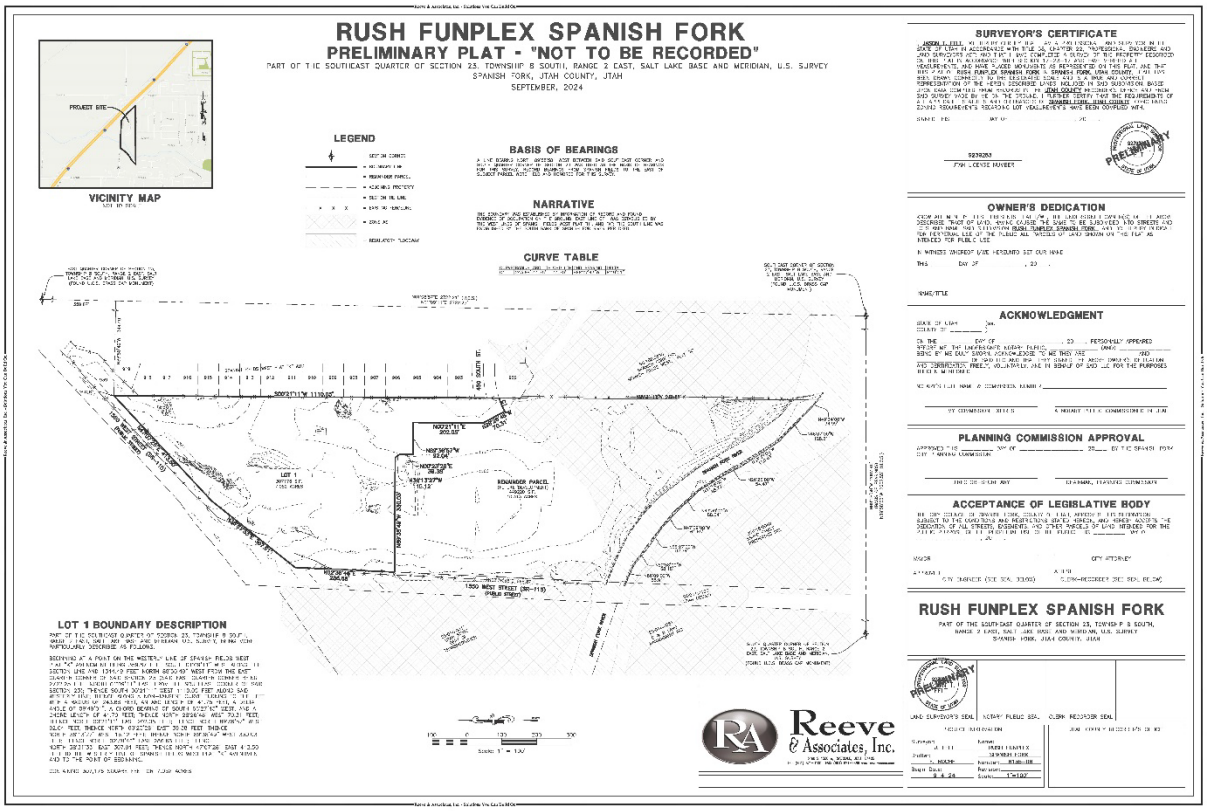
1. Proposed Preliminary Plat.



PROPOSAL



SUBJECT PROPERTY



November 6, 2024

Rush Funplex
Zone Change
391 South 1550 West
7.05 acres
R-R Zone
Urban Density General Plan Designation



PROPOSAL

The applicant has requested that a Zone Change from R-R to C-2 be approved. This proposed Zone Change will only affect the north half of the property, with the southern half of the property potentially developing residentially in the future.

This property is located just to the southeast of I-15, along the frontage road, 1550 West, and south of Center Street, where a future I-15 interchange is planned. If the proposed interchange develops, the site will have I-15 access in close proximity. Residential subdivisions such as Spanish Fields, Anthem Park, and River Point are located just to the east of this proposal, with Rural Residential properties located to the south and southwest. The Sugar Beet Factory currently sits vacant on the site and will be removed prior to development.

Some of the key issues to consider are: utilities, access/UDOT approval, and timing of the residential portion of the project.

RECOMMENDATION

That the proposed Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

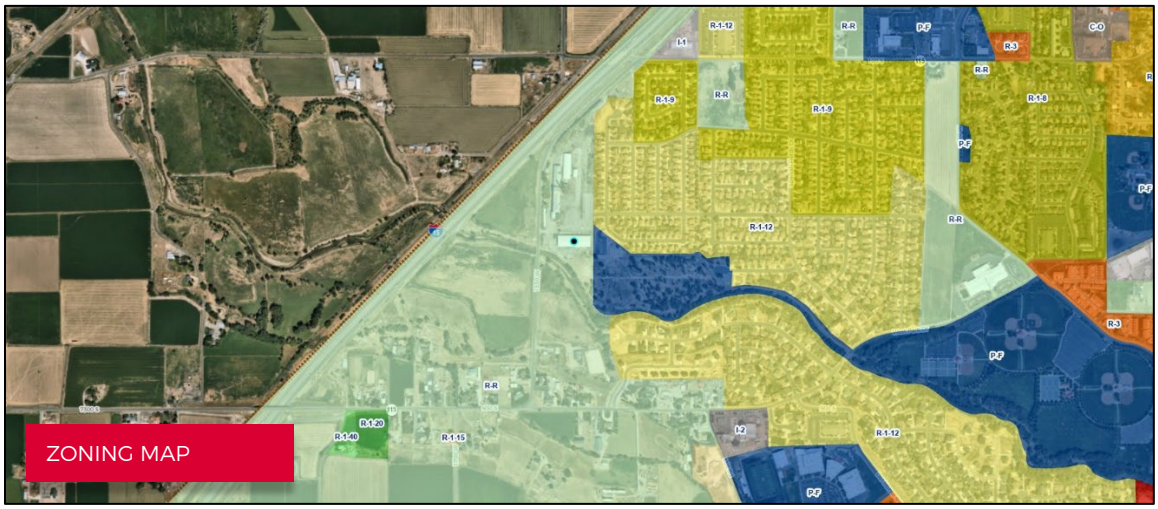
1. That the proposal is consistent with the City's Construction Standards.

Conditions

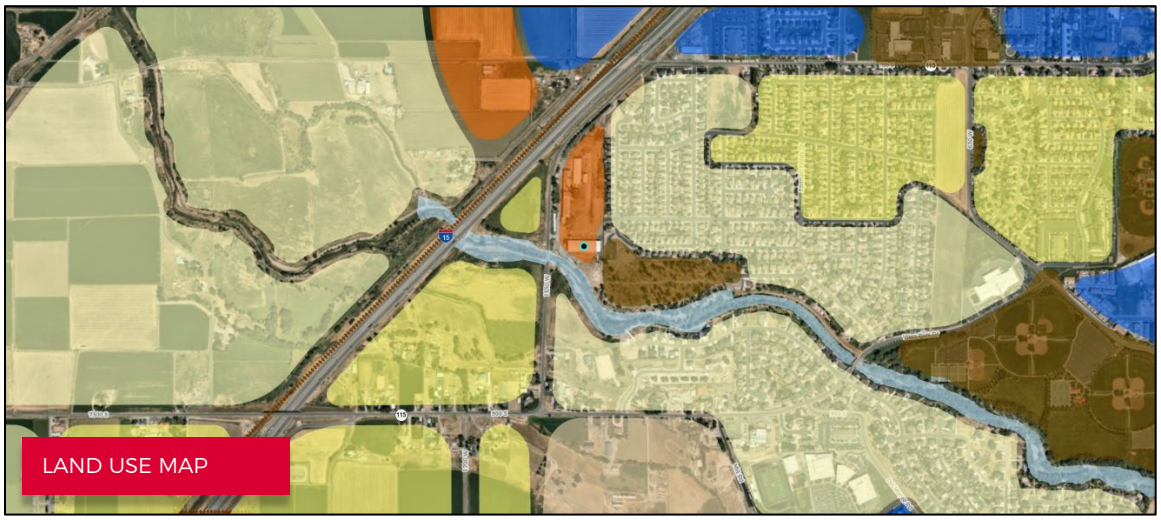
1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to C-2.
3. That the applicant addresses any red-lines.

EXHIBITS

1. Letter of Support.



ZONING MAP



LAND USE MAP



PROPOSAL

Rush Funplex – Spanish Fork City - Description and Justification

Introduction

The Rush Funplex is a proposed Family Entertainment Center to be located in a new building constructed on a parcel located within a portion of the old Wasatch Pallet site, at I-15 and South 1550 West Street. Site development also includes an approximately 800 square foot drive through restaurant to be built on the north end of the property, as a part of the overall development site.

The Rush Funplex building is proposed as a single level structure, with a total gross building square footage of approximately 75,000 square feet.

The building is proposed of tilt-up concrete construction and will be articulated in a manner consistent with the City's requirements, and any specific standards needed to be met by virtue of this building location within this area of Spanish Fork City.

Exterior materials include concrete walls with Formliner end caps with decorative cornice features at each corner, aluminum storefront entry on the north elevation and additional storefront features along this primary building entry, and metal wall cap.

Building colors are all earth tones, including grays and charcoal, with black and white horizontal accent striping along the building sides, and accent striping at the top and bottom of walls.

Proposed activities within the building include: bowling; billiards; go-carts; arcades; bumper cars; climbing walls; foam pit and other similar indoor recreational uses; as well as party rooms, restaurant / food service areas, and building support service areas.

The proposed drive through restaurant will be developed in a manner that is similar to and complimentary of the Rush Funplex building.

Rush Funplex: Proposed use; operating characteristics; number of employees; hours of operation, etc.

Rush Funplex is a family entertainment use, conducted 100% indoors. Proposed Hours of Operation are: 10am – 8pm Sunday through Thursday; and 10am – 11pm Friday and Saturday. This business will employee approximately 25 full and part time employees.

The Drive Through Restaurant will have Proposed Hours of Operation of: 630am – 12am Monday through Thursday; 630 am – 1 am Friday and Saturday; and 630am – 10pm on Sunday. This business will employee approximately 15 full and part time employees.

Site Development – The development proposed includes significant landscaped setback areas and extensive landscaping along the main drive entry to the site, shown as Street "A" on this site plan. This street also provides additional set back and separation between the subject site and the Spanish Fields West single-family subdivision to the east.

A secondary access to the subject site is proposed from the Spanish Fields West subdivision where existing W 450 S currently stubs to the eastern boundary of the subject site. This street was intended as a future connection through the subject property to provide access over to S 1550 W. When future development occurs on the balance of the Wasatch Pallet site, this connection will be made through to S 1550 W at that time. As a part of this application and development, this connection will be made to proposed "A" Street only on the Rush Funplex site. This connection will provide convenient neighborhood access to the property and a secondary emergency ingress and egress point of access to the property.

The approximately 7.052-acre site is to include the following:

1.74 acres of building coverage (24.7% of site)

3.95 acres of parking and other hard surface area (56.0% of site)

1.36 acres of landscape area (19.3 of site)

244 total parking spaces (9 of this total are ADA spaces)

Findings for Approval: General Plan Land Use Change, Zone Change, Site Plan and Design Review

This application proposes a Land Use change from Urban Density Residential to the Commercial land use designation. This land use designation change to Commerical will be consistent with a Rush Funplex and drive thru restaurant use as the Commerical land use designation is designed to provide a wide range of commercial uses to serve neighborhood, community, and regional needs. This designation allows uses to be freestanding (as is our case on this property) or integrated in a center.

The application identifies the area proposed for the Land Use and Zone Change, and provides a site plan layout of the Rush Funplex building and the drive through restaurant building, including the associated layout for the balance of the subject site.

This application includes a request to change the zoning of the site from R-R to C-2. Findings to support the Amendment to the Zoning Map include: the amendment is consistent with the policies of the General Plan and the proposed General Plan Land

Use designation of the site as Commerical; including any applicable policies of the Capital Improvements Plan. Consideration shall also be given to include any relevant conditions necessary to mitigate adverse impacts on adjoining or nearby properties.

This site was originally developed in 1916 as a sugar beet processing facility that operated through approximately 1952. This site has also been used as a coke (coal byproduct) processing facility from the 1980s through the mid-2000s. And most recently this site has been used as a pallet development facility (Wasatch Pallet).

We believe the proposed use of the site as a Rush Funplex and drive through restaurant will be more compatible uses than those that have existed on this site in the past. The proposed uses of this site will generate less traffic overall, especially truck traffic, and will be conducted 100% indoors.

We believe all applicable provisions of the municipal code are met by this proposed development. This use is a commercial use that is permitted in the C-2 zone with the review and approval of a site plan review.

We believe there is a lack of family type entertainment facilities within this part of the city. As such, this use will fulfill an unmet or underserved need.

We believe the proposed use of this site will be compatible with adjacent uses in terms of scale, site design, operating characteristics, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts.

The buildings and uses will be compatible with the adjacent neighborhood residential setting. This use and building will provide a transition use from the Interstate 15 corridor to the single-family residential neighborhood to the east. All activities will take place within an enclosed building. And proposed uses of this site will be setback significantly from the existing single-family neighborhood.

This development site is in an existing, improved part of Spanish Fork City. This development will make new public improvements to better serve the build out of this property and this site, and these improvements will benefit Spanish Fork City as a whole, and this area of the city specifically.

This new development will also replace the current use of this site, which is no longer a viable use of the property. And this new development will remove structures and improvements that have more than served their useful life purpose, and replace them with new development and uses that create local jobs and strengthen the tax base of the city.

Parking, pedestrian access, and environmentally sensitive site design characters will be implemented as required and consistent with city standards and policies. This will be completed to derive a safe, efficient and harmonious development that is

compatible with the location and surrounding, existing development pattern of this development site.

This development is proposed in a manner that adheres to or complies with all development and use related criteria for the city. It will provide a family entertainment facility all 100% indoors for the year-round enjoyment of residents and visitors alike, and a drive through restaurant use for area residents and visitors.

This development is consistent with the city development standards and requirements and is compatible with the existing adjacent single-family neighborhood, providing larger building setbacks and lower overall building height than otherwise could be proposed under the City's development code standards.

Landscaping will be provided as required by the city standards and requirements, and in a manner that enhances the buildings character and features.

Conclusion:

As evidenced by the information provided herein, the Rush Funplex building and use, and drive through restaurant use, are proposed in a manner that is compliant with applicable codes, development standards and comprehensive plan of Spanish Fork City.

We respectfully request your approval of the Design Review, Site Plan, Zone Change and General Plan Land Use change requests.

Thank you.

Dan Milich

VP of Development

Rush Funplex

September 9, 2024

Spanish Fork City UT

RUSH FUNPLEX - Spanish Fork City UT – Letter of Support

1550 W (a portion of the former Wasatch Pallet Factory Site – approx. 7.052 ac.)

APN: 25-016-0025

The intent of this application is to gain entitlement approvals for: a new Rush Funplex building to house an indoor, family entertainment and recreational use; and approvals for an approximately 800 square foot drive through restaurant.

The approximately 7.052-acre development site is located at 1550 W and the I-15.

Upon obtaining required entitlement and permit approvals, our goal is to immediately file for building permits to allow the development of this site with a new Rush Funplex building and use.

Rush Funplex is a Family Entertainment and Recreational use. All entertainment and recreational uses are conducted 100% indoors, and therefore available for year-round use.

The City's municipal code defines the Rush Funplex use as "Indoor Commercial Recreation Facility: Enterprises which include recreation and entertainment uses such as arcades, bowling alleys, indoor playgrounds, pool halls, racquetball and handball courts, skating rinks, trampoline parks, or other similar activities that are wholly enclosed in a building." The drive through restaurant is defined as a drive through facility per the City's municipal code.

To develop this site as proposed, we respectfully request Spanish Fork City approval of the Design Review, Site Plan, Zone Change and General Plan Land Use change requests.

We appreciate your support of this request.

Memo

To: Mayor and City Council

From: Cory Pierce P.E., Public Works Director/City Engineer

Date: December 10, 2024

Re: Ordinance Construction Standards Revision (24.02)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

- Modifies the Low Impact Development General note.
- Modifies the Low Impact Development definition.
- Adding Trees standard along railroads.
- Adding Railroad diagnostics
- Adding washed rock note to trench detail.
- Adding note when to use crosssection in multi-family developments.
- Adding Jumping Jack note to all Manhole and inlets.

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

Construction Standards

4.39.35.040. Fill Material

B. Bedding Material. Use APWA No. 4 sewer rock for gravity pipe bedding material. Use sand as a bedding material for pressure pipe, waterlines, ~~and~~ electrical and communication conduit. Bedding sand must compact sufficiently to support the pipe and shall meet the following gradation:

4.39.55.050 Low Impact Development

A. General. All new development and roadways shall incorporate LID storm drain in the form of ~~bioretention swales,~~ underground retention cells, or ~~and~~ other methods as approved by the City Engineer. LID systems shall be designed to handle the 100-year, 24 hour storm.

X. LID. Low Impact Development (LID). is a stormwater management approach that utilizes underground chambers to reduce the peak flow rates of stormwater discharge to pre-construction levels or 100-year historical runoff flow rates. These chambers are designed to capture and store stormwater runoff, allowing for gradual infiltration into the ground. This helps to reduce the impact of development on the environment by minimizing stormwater runoff and preventing pollution of nearby waterways.
~~an approach to land development that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and creating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats storm water as a resource rather than a waste product.~~

4.39.90.040. Trees

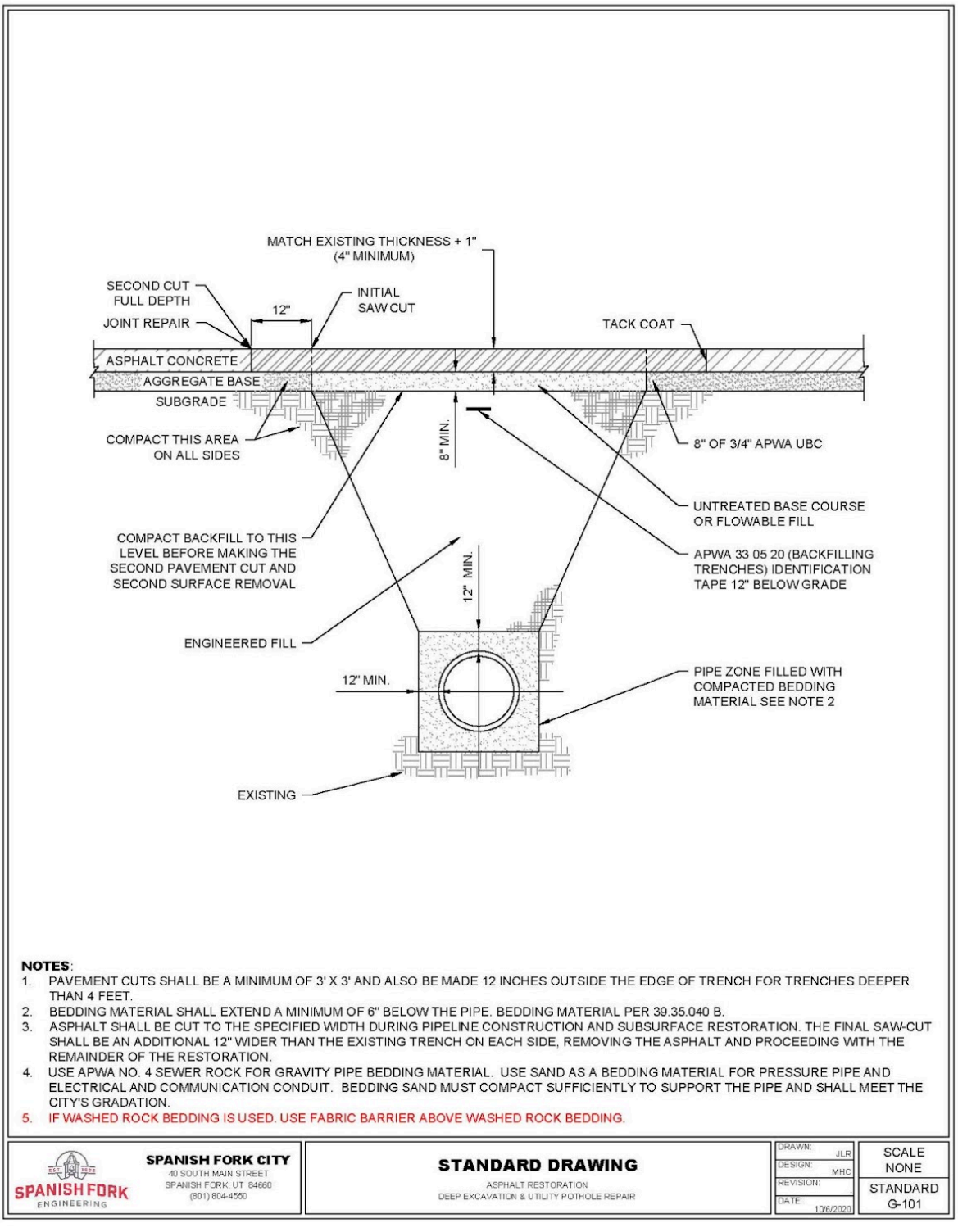
E. Railroad. Trees within the park strip shall not be planted within 150 feet of railroad.

4.39.20.030. Street Improvements

K. Railroad. Prior to a new residential, commercial, or industrial development within 1000 feet of a Crossing being approved, the City shall request a Diagnostic Team review to assess the potential traffic impacts at the Crossing.

Construction Standard Drawings

CONSTRUCTION STANDARD DRAWINGS



NOTES:

1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO. 4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.
5. IF WASHED ROCK BEDDING IS USED. USE FABRIC BARRIER ABOVE WASHED ROCK BEDDING.

SPANISH FORK ENGINEERING

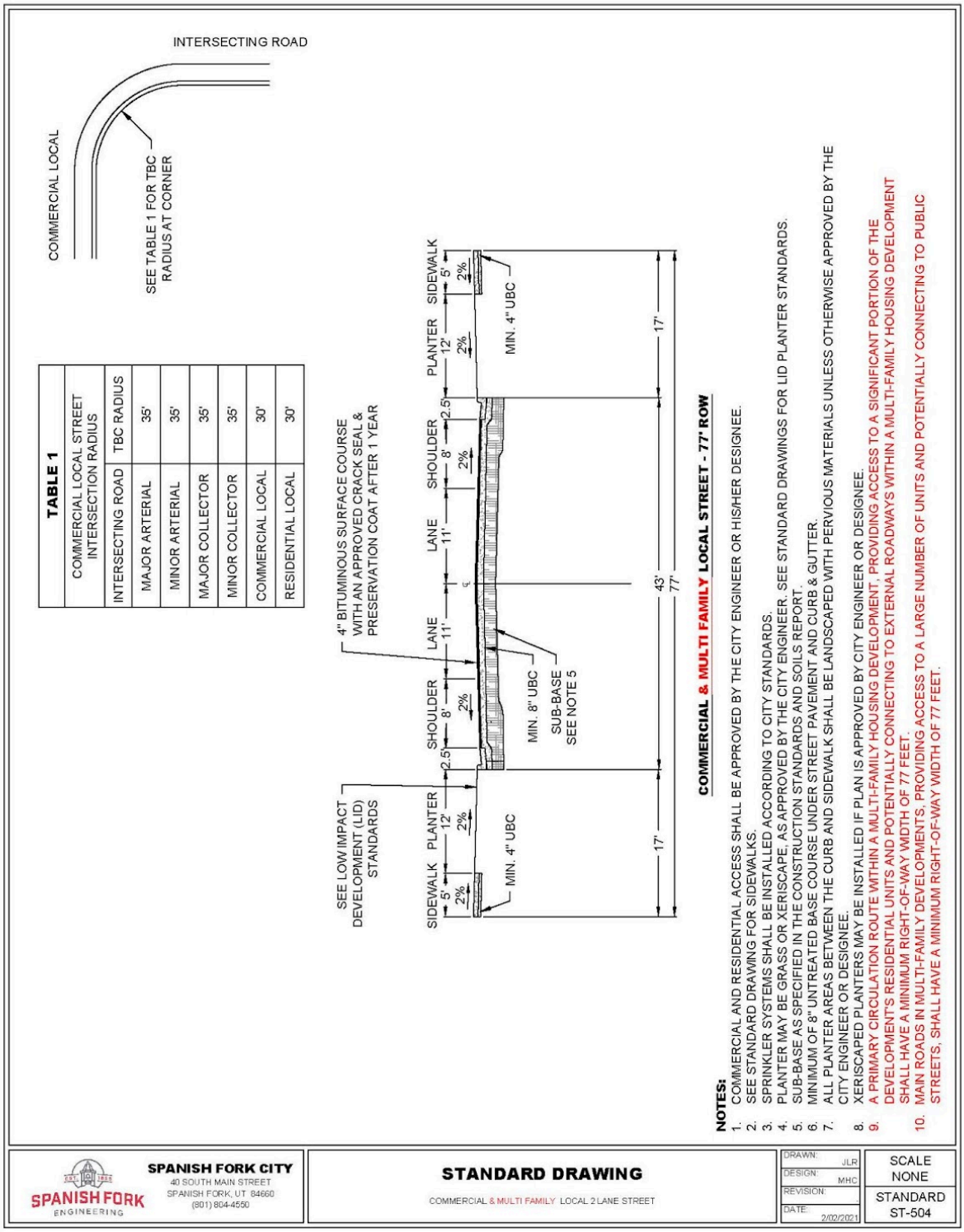
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

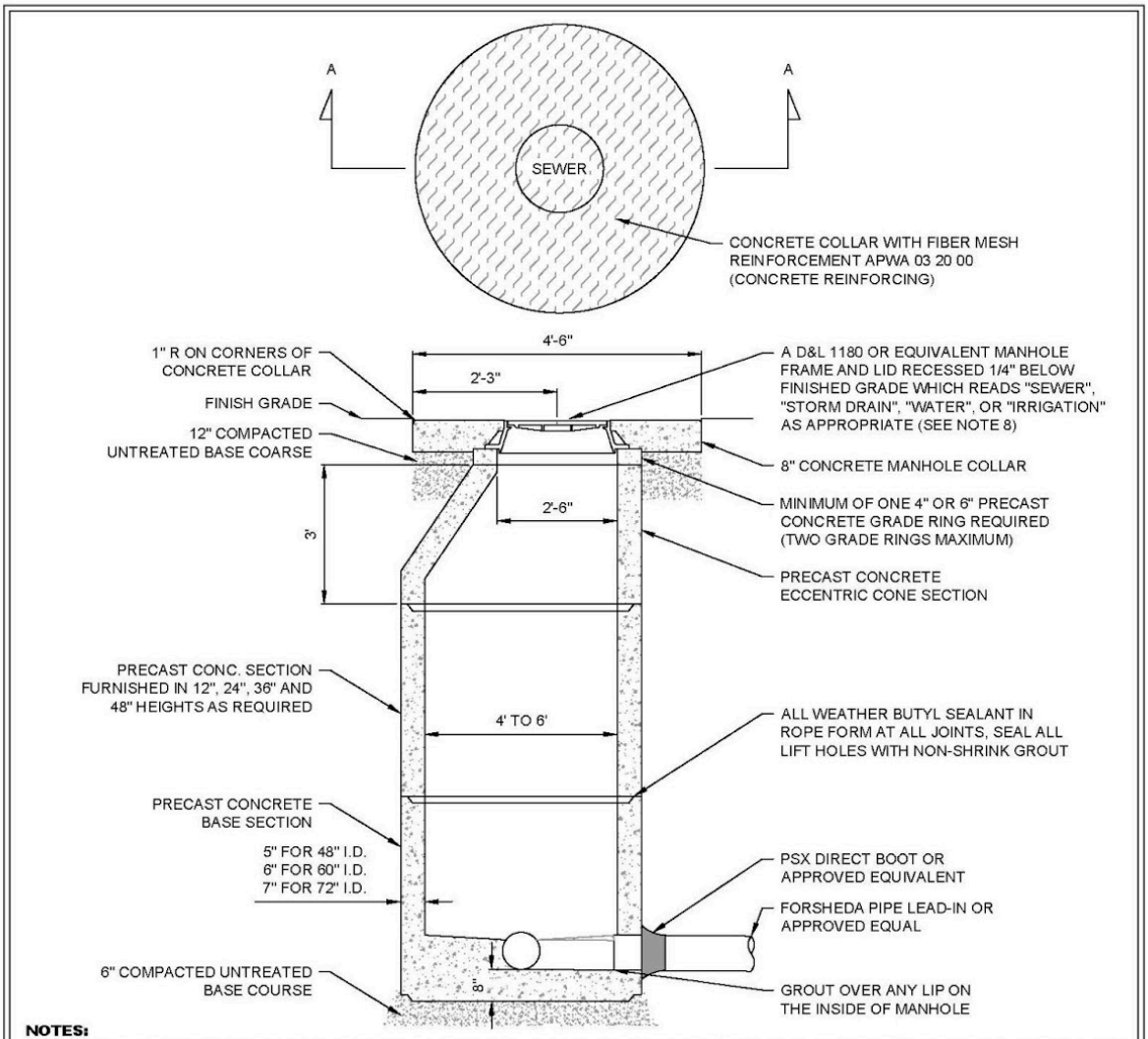
STANDARD DRAWING
ASPHALT RESTORATION
DEEP EXCAVATION & UTILITY POTHOLE REPAIR

DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 10/6/2020

SCALE
NONE

STANDARD
G-101


INTERSECTING ROAD
COMMERCIAL LOCAL
SEE TABLE 1 FOR TBC RADIUS AT CORNER
TABLE 1
COMMERCIAL LOCAL STREET INTERSECTION RADIUS
INTERSECTING ROAD | TBC RADIUS
MAJOR ARTERIAL | 35'
MINOR ARTERIAL | 35'
MAJOR COLLECTOR | 35'
MINOR COLLECTOR | 35'
COMMERCIAL LOCAL | 30'
RESIDENTIAL LOCAL | 30'
4" BITUMINOUS SURFACE COURSE WITH AN APPROVED CRACK SEAL & PRESERVATION COAT AFTER 1 YEAR
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
SIDEWALK 5' 2%
PLANTER 12' 2%
SHOULDER 8' 2%
LANE 11'
LANE 11'
SHOULDER 8' 2%
PLANTER 12' 2%
SIDEWALK 5' 2%
2.5
2.5
MIN. 4" UBC
MIN. 8" UBC
SUB-BASE SEE NOTE 5
17'
43'
77'
COMMERCIAL & MULTI FAMILY LOCAL STREET - 77' ROW
NOTES:
1. COMMERCIAL AND RESIDENTIAL ACCESS SHALL BE APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
2. SEE STANDARD DRAWING FOR SIDEWALKS.
3. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS.
4. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTER STANDARDS.
5. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
6. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.
9. A PRIMARY CIRCULATION ROUTE WITHIN A MULTI-FAMILY HOUSING DEVELOPMENT, PROVIDING ACCESS TO A SIGNIFICANT PORTION OF THE DEVELOPMENT'S RESIDENTIAL UNITS AND POTENTIALLY CONNECTING TO EXTERNAL ROADWAYS WITHIN A MULTI-FAMILY HOUSING DEVELOPMENT SHALL HAVE A MINIMUM RIGHT-OF-WAY WIDTH OF 77 FEET.
10. MAIN ROADS IN MULTI-FAMILY DEVELOPMENTS, PROVIDING ACCESS TO A LARGE NUMBER OF UNITS AND POTENTIALLY CONNECTING TO PUBLIC STREETS, SHALL HAVE A MINIMUM RIGHT-OF-WAY WIDTH OF 77 FEET.
SPANISH FORK ENGINEERING
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550
STANDARD DRAWING
COMMERCIAL & MULTI FAMILY LOCAL 2 LANE STREET
DRAWN: JLR
DESIGN: MHC
REVISION:
DATE: 2/02/2021
SCALE NONE
STANDARD ST-504



NOTES:

1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 15" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 15" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
9. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
   a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPE LINES.
   b. ALL 90 DEGREES OR GREATER MANHOLES.
   c. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
   d. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN
   e. A ONE (1) FOOT DROP.
10. JUMPING JACK REQUIRED AROUND MANHOLES FOR COMPACTION.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SEWER MANHOLE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 7/12/2022	SCALE NONE STANDARD SS-301