



**Wednesday, December 4, 2024
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on December 4, 2024.

Planning Commissioners

**Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson**

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:00pm WORK SESSION - No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. November 6, 2024

4. Zone Change (Public Hearing)

A. BLUNCK ZONE CHANGE. This proposal involves changing the zoning from R-R to I-1 to allow for the potential development of industrial office buildings to be located at 999 West 3800 North.

B. ROOTS COFFEE ZONE CHANGE. This proposal involves changing the zoning from C-O to C-2 with the Development Enhancement Overlay to allow for the development of a drive-thru coffee shop located at 90 West Center Street.

5. Preliminary Plat

A. SUNSET VILLAGE AMENDMENT. This proposal involves the reapproval of a Preliminary Plat for a Master Planned Development for 40 multi-family units located at approximately 900 North 200 West.

6. Zone Change & Preliminary Plat (Public Hearing)

A. RUSH FUNPLEX ZONE CHANGE. This proposal involves changing the zoning of a property from R-R Rural Residential to C-2 General Commercial to allow for the development of a indoor, family entertainment and recreation use of a property located at 391 South 1550 West.

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

C. MELLOR ZONE CHANGE. This proposal involves changing the zoning from A-E to R-1-12 with the Master Planned Development Overlay for a property located at 2350 East 400 North.

D. MELLOR SUBDIVISION. This proposal involves the approval of a Preliminary Plat for the Master Planned Development to allow for 13 single-family lots to be developed at 2350 East 400 North.

7. Title 15 Amendments (Public Hearing)

A. TITLE 15 OLD DOMINION. This proposal would amend the City's fencing requirements.

B. I-1 INDOOR PICKLEBALL COURTS. This proposal involves a request to amend the city's code to allow indoor pickleball courts as a permitted use in the I-1 Light Industrial zone. (This item was continued from November 6, 2024.)

C. TITLE 15 AMENDMENTS. This proposal involves various updates being made to Municipal Code Title 15 Land Use.

8. Construction Standards

A. CONSTRUCTION STANDARDS REVISION (24.02)

9. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
November 6, 2024

Commission Members Present: Chairman **Todd Mitchell**, Commissioners, **Shauna Warnick**, **Joseph Earnest**, **Mike Clayson**.

Absent: **John Mendenhall**, **Michelle Carroll**

Staff Members Present: **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Byron Haslam**, Senior Engineer; **Vaughn Pickell**, City Attorney; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Patrick O'Brien, Darren Nielsen, Jason Hadley, Owen Young

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Warnick led the pledge.

MINUTES

October 2, 2024

Commissioner Clayson **moved** to approve the minutes from October 2, 2024.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT (Public Hearing)

AT&T AT HUNTER CROSSING (2024)

Ian Bunker approached the podium to present the proposed Conditional Use. He stated this property is in the Public Facilities Zone. This use will feature an 80-foot monopole tower. He stated this was previously approved, but the permit expired before this was constructed. He stated there have been additional modifications made to the design since the previous approval. He stated that the DRC has recommended approval for this permit.

Commissioner Earnest asked if there is any difference in the proposed height and Ian Bunker stated that it should remain at 80 feet.

Vaughn Pickell stated the city has previously approved a lease agreement for this tower but stated that this design has a wider footprint, and so the proposal is being amended to reflect this change in footprint. He apologized for not knowing the status of this amendment.

Chairman Mitchell opened the public hearing at 6:06 p.m.

Applicant Jason Hadley approached the podium and stated that he is representing AT&T and he is happy to answer any questions the Commissioners may have.

Commissioners had no questions.

Chairman Mitchell closed the public hearing at 6:07 p.m.

Commissioner Warnick **moved** to approve the AT&T at Hunters Crossing (2024) Conditional Use Permit based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map 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 notify the Water and Power Departments a minimum of 48 hours prior to work commencing and coordinates installing necessary meters correctly.
4. That work hours will be limited to 8 a.m. to 6 p.m.
5. Verification that there is a current lease agreement for the area.
6. That the applicant works with the Power Department to ensure that an additional meter is installed correctly.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

ZONE CHANGE (Public Hearing)

GOODWIN ACRES ZONE CHANGE

Brandon Snyder approached the podium to speak about the proposal. He stated the next two items are related and will be presented as such. He presented the design layout of the subdivision, and stated the DRC has recommended approval of both the Zone Change and the Preliminary Plat. He stated the zoning request is consistent with the City's General Plan designation, and stated the applicant is requesting a reduced rear setback. He stated the DRC is recommending approval of the Preliminary Plat as well.

Commissioner Mitchell inquired about the size of lot 14 and what the average lot sizes are on the remaining lots and it was stated that lot 14 is around 87,000 square feet and the other lots vary from 11,000 to 16,000 square feet.

Applicant Patrick O'Brien approached the podium and stated that he is present to represent the proposal.

Commissioner Warnick asked if he resides in the existing residence and he stated that no he does not.

Chairman Mitchell opened the public hearing at 6:17 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:17 p.m.

Commissioner Earnest **moved** to recommend the approval of the Goodwin Acres Zone Change to the City Council based on the following findings and 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.

Commissioner Clayson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT (Public Hearing)

GOODWIN ACRES PLAT A

There was no additional discussion regarding the application.

Staff held a brief discussion regarding who the land use authority for a Preliminary Plat application is and it was stated that since this application is requesting a Master Planned Development Overlay, that the final approving body would be the City Council.

Commissioner Warnick **moved** to recommend approval of the Goodwin Acres Plat A Preliminary Plat to the City Council based on the following findings and conditions.

Findings:

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 25 feet.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

NIELSEN PROPERTY INDUSTRIAL SUBDIVISION

David Mann approached the podium to present the proposal. He stated that the DRC has reviewed a concept plan that borders the Eastern property line that may possibly connect to the property to provide cohesiveness to the developed area.

Chairman Mitchell opened the public hearing at 6:25 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:25 p.m.

Commissioner Clayson **moved** to approve the Nielsen Property Industrial Subdivision based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's Zoning 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 address any red-lines.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENTS (Public Hearing)

I-1 INDOOR PICKLEBALL COURTS

Dave Anderson approached the podium to present the proposal. He stated that this would be a new, industrial building that would house multiple indoor pickleball courts. He felt that

it would be reasonable to think this would fit within the City's existing indoor recreational use of the I-1 Light Industrial Zone, but stated that that use would require more parking than what the applicants think is necessary. He stated that the applicants are requesting this amendment to specify the use for indoor pickleball courts that would require less parking. at 3 spaces per court.

There was discussion on parking requirements for similar uses. It was stated that there may be less demand for parking for tennis courts than there would be for pickleball courts. It was suggested that this parking requirement be looked at.

Commissioner Earnest asked if Dave Anderson felt comfortable with the 3 spaces per court requirement and he stated that he does feel comfortable.

There was discussion regarding The Pickler franchises and what the parking requirements could be for these locations.

Commissioner Warnick expressed her disappointment that the applicants were not present to answer her questions regarding the franchise.

Dave Anderson shared this disappointment and suggested that the Planning Commission continue the discussion till the applicants can be present to discuss their proposal and answer questions that the Commissioners have for the proposal.

Commissioner Warnick moved to Continue the I-1 Indoor Pickleball Courts Title 15 Amendments until the applicants can be present to discuss the proposal.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

Chairman Earnest moved to adjourn the meeting at 6:50 p.m.

Adopted:

Kasey Woodard
Community Development Secretary



Blunck
Zone Change
999 West 3800 North
7.46 acres
I-1 Proposed Zone
Industrial General Plan
Designation



PROPOSAL

The applicant has requested that a Zone Change from R-R Rural Residential to I-1 Light Industrial be approved in order to allow for the future development of an industrial site.

This proposal is on the north side of Spanish Fork, along the south side of SR-77, where the primary type of development is industrial. Other developments in the area include J6 Industrial, Stockman Flats, DB Industrial, and North Airport Industrial.

An issue that needs to be resolved is the unapproved creation of a separate parcel on the SR-77 frontage. This issue will need to be resolved before a plat can be recorded, preconstruction meeting can be held or a building permit can be issued.

Some of the other key issues to consider are: access approvals, timing of improvements, and the availability of utilities.

RECOMMENDATION

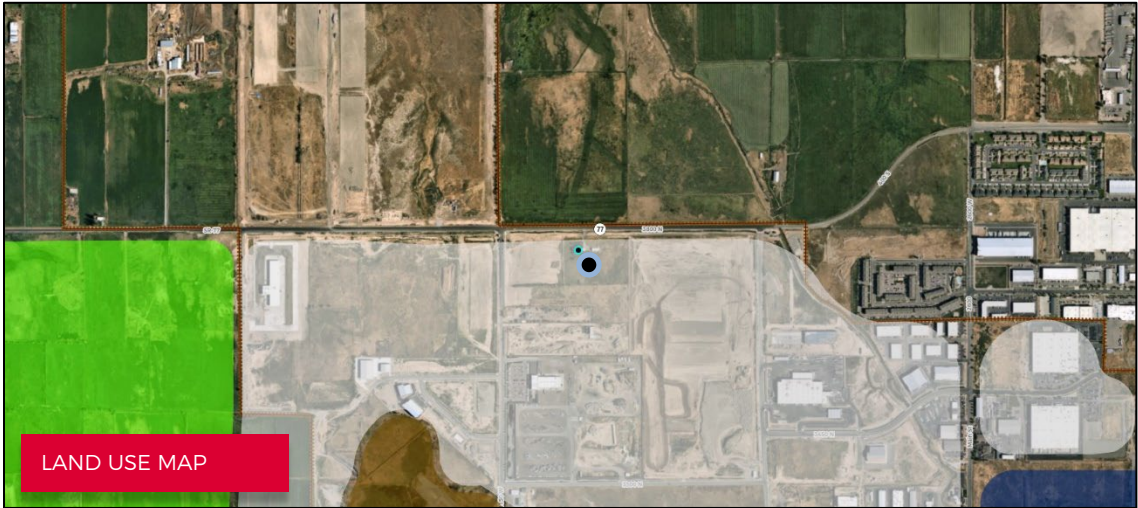
That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Industrial.
3. That the proposal helps to continue the development of the northern part of the community with Light Industrial uses. (Spanish Fork City General Plan Land Use Policy C.1.1)
4. That the proposal contributes to maintaining an adequate supply of industrial land in appropriate areas. (Spanish Fork City General Plan Land Use Policy C.1.2).

EXHIBITS

1. Request.
2. Exhibit A.



Garrett Seely
801-372-2077
garrett@redpineland.com

November 12, 2024

Spanish Fork City Planning Department
40 South Main Street
Spanish Fork, UT 84660

Subject: Rezoning Request from Rural Residential to Light Industrial

Dear Planning Department,

I hope this letter finds you well. I am writing to formally request the rezoning of my property located at 999 West 3800 North, currently zoned as Rural Residential, to Light Industrial. This request is made in response to evolving market conditions, the property's compatibility with surrounding land uses, and my intention to utilize the land for industrial purposes.

Property Information

- **Current Zoning:** Rural Residential
- **Requested Zoning:** Light Industrial
- **Parcel Number:** 24-002-0024
- **Size of Property:** 7.4611 acres

Justification for Rezoning

There are several factors that support the request for this rezoning:

1. **Land Use Compatibility:** The property is situated near other industrial and commercial zones, making it a logical location for light industrial uses. The proposed zoning change will align with the area's existing development pattern, promoting economic growth while maintaining an appropriate balance with surrounding residential areas.
2. **Economic Development:** This property is well-suited for light industrial uses such as warehousing, office and light manufacturing. The development of this property will create local jobs, increase tax revenue, and contribute to the overall economic vitality of the region.
3. **Infrastructure and Accessibility:** The property is easily accessible from Interstate 15 and State Road 77, and existing infrastructure, including water, sewer, and electricity, can support light industrial activities. This reduces the need for substantial new infrastructure investment.
4. **Environmental Considerations:** The development will adhere to all relevant environmental regulations and zoning ordinances, ensuring that any potential impacts on the surrounding area are minimized.

December 4, 2024

Community Impact

We understand that rezoning requests often raise questions regarding potential impacts on the surrounding community. To address any concerns, we are committed to working closely with residents, neighborhood associations, and other stakeholders to ensure that our plans align with the goals and values of the community.

We believe that rezoning this property to Light Industrial will offer long-term benefits to the area, contributing to its growth and stability while respecting the character of surrounding properties. I am happy to meet with you or attend a public hearing to provide further details on the proposed development and to answer any questions.

Thank you for your time and consideration of this request. I look forward to your response and the opportunity to discuss the next steps.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Garrett Seely', with a stylized, cursive script.

Garrett Seely

December 4, 2024

Exhibit A Blunck Zone Change



1" = 200 Ft

Blunck Boundary
 Spanish Fork Boundary

Zoning

R-R
 I-1



Print Date: 11/18/2024

Spanish Fork City GIS
775 N Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4588 (Intern)
(801) 804-4577 (Intern)

Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.



TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Blunck Zone Change

DRC November 20, 2024:

Brandon Snyder stated this property was recently annexed into the City zoned Rural Residential as the property owners wished to have the property remain residential. But now the property has come under new ownership and the new owners are wishing to have this property rezoned to I-1 light industrial to accommodate the future development of industrial office buildings. He feels this is very straightforward as it complies with the General Plan and will be consistent with all the industrial development occurring on the surrounding parcels. He stated there is concern with the frontage parcel that was created that will need to be resolved before any pre-construction meeting or building permit can be issued for future development of the site.

Dave Anderson echoed Brandon Snyder's statement regarding the resolution of the frontage parcel that was created by way of dedication to the City or UDOT. He feels this is very straightforward and feels that should have been done with the annexation but understands that the zoning was at the request of the previous ownership. He feels that this fits with the future planning of the area and is more of a cleanup of the zoning.

Vaughn Pickell **moved** to recommend the approval of the proposed Blunck Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.

2. That the proposal is consistent with the City's General Plan Land Use Designation of Industrial.
3. That the proposal helps to continue the development of the northern part of the community with Light Industrial uses. (Spanish Fork City General Plan Land Use Policy C.1.1)
4. That the proposal contributes to maintaining an adequate supply of industrial land in appropriate areas. (Spanish Fork City General Plan Land Use Policy C.1.2).

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



Roots Coffee
Zone Change
90 West Center Street
0.20 acres
C-O Zone
Mixed Use General Plan
Designation



PROPOSAL

The applicant has requested that a Zone Change from C-O to C-2 with the Development Enhancement Overlay be approved in order to obtain further approvals to use the site as a restaurant with a drive-thru.

This property is located just to the west of the Main Street and Center Street intersection. It sits adjacent to a mix of other businesses and residential properties. Directly across Center Street to the south is City Hall and the Library. The location of this proposal has a fairly high degree of visibility and access to citizens travelling across town to a number of other destinations. The proximity of this proposal to existing businesses along Main Street and the residents who live to the west, will allow patrons to access the proposed use via multiple modes of transit, walking, biking, or a short drive.

With the change in use, site improvements to the existing site will be required. This will include street, access, landscaping, and building improvements. The proposal also involves the adjustment of the fence line that separates this site and the autobody shop by shifting it further to the east, where the property line currently sits.

Some of the key issues to consider are: access, improvements, utilities, and landscaping.

RECOMMENDATION

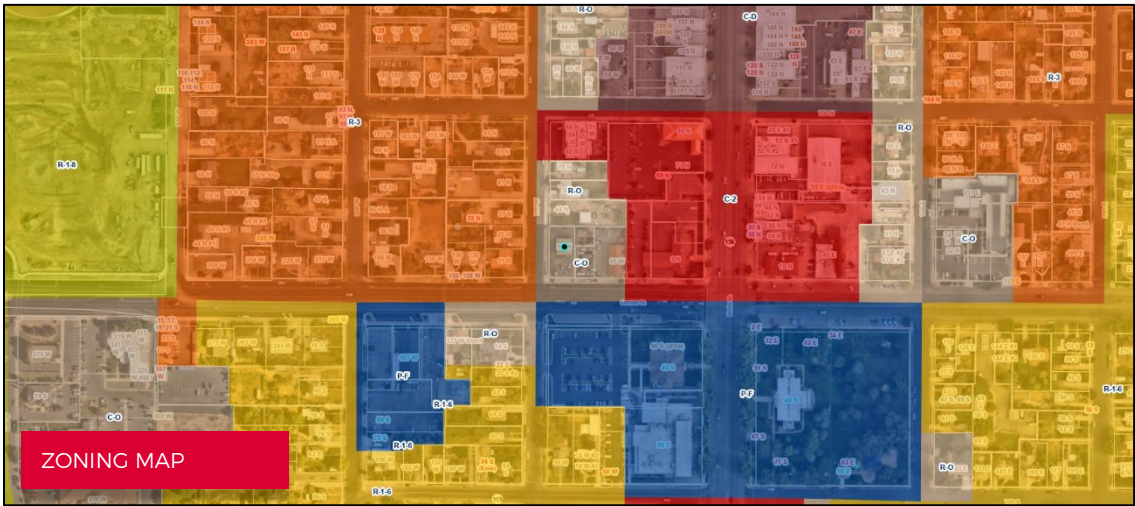
That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That with modifications the proposal can meet the intent of the Development Enhancement Overlay Zone.
3. That the proposed Site Improvement Plan includes improvements that are necessary for use of the site as restaurant with a drive-thru.
4. That with the improvements identified on the proposed Site Improvement Plan the proposed business can function without adversely impacting adjacent streets or neighboring intersections.

EXHIBITS

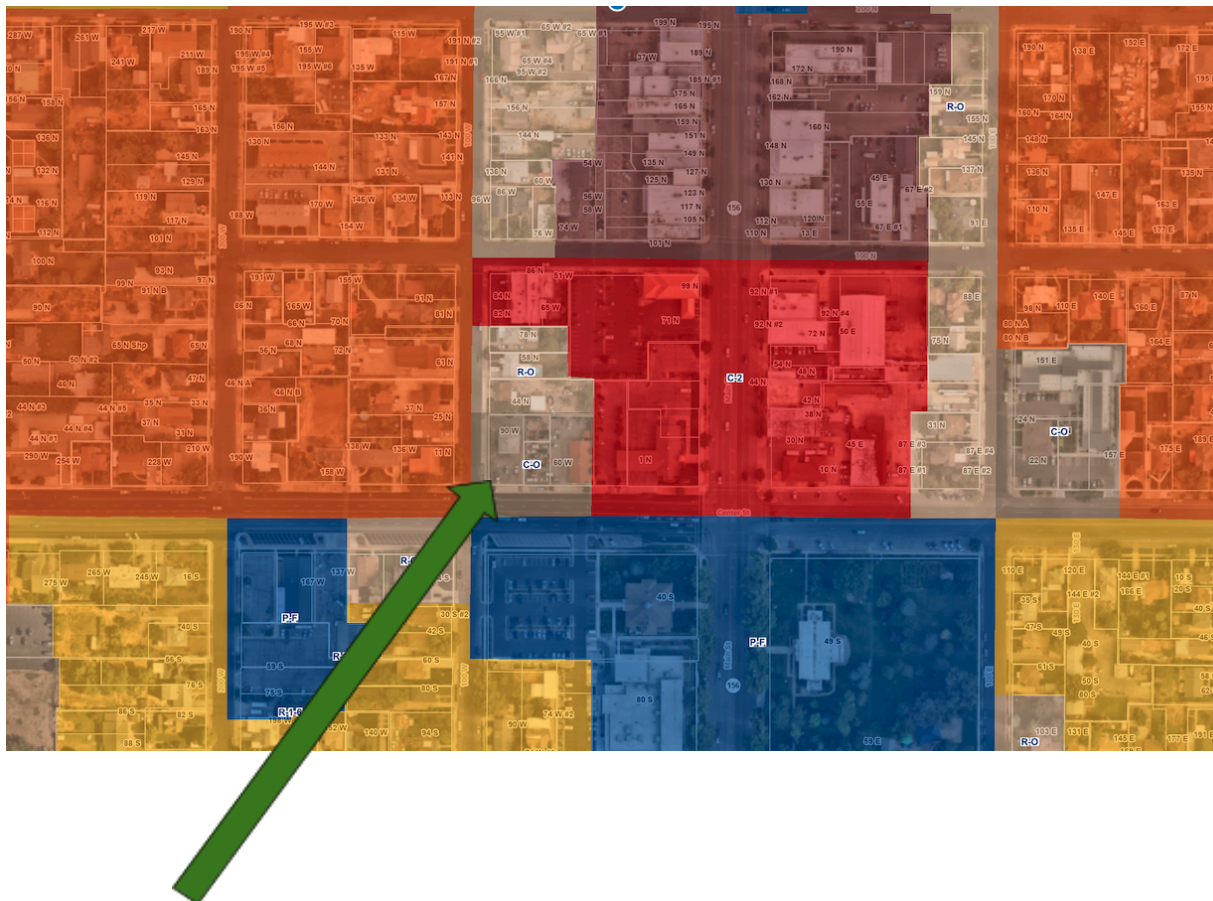
1. Letter of Support.
2. Site Improvement Plan.
3. November 11, 2024 Development Enhancement Overlay memorandum.

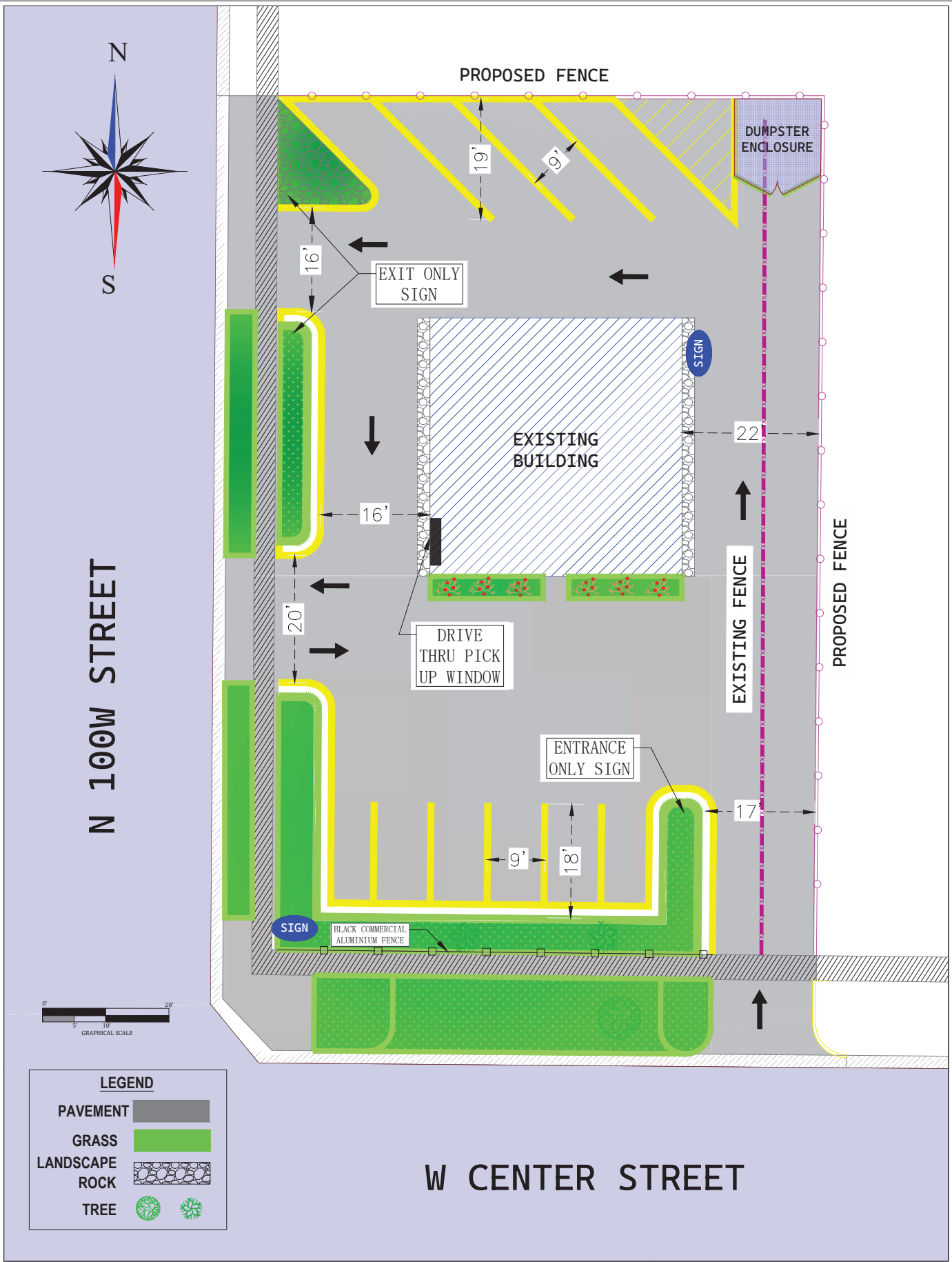


**90 W Center Street
Spanish Fork, UT 84660**

The current site is zoned as C-O (Commercial Office), while we are proposing to change the affected areas, as indicated on the map, to C-2 (General Commercial). This change will allow for a wider range of business activities, enhancing the property's potential. Additionally, the area directly behind the property is owned by the Sheens, which will contribute to cohesive development in the vicinity.

It's important to note that the residential district to the left of the property will experience minimal impact from this proposed change, as there are already established restaurants, bars, and various businesses located directly behind the site. This existing commercial presence supports the transition to a C-2 zoning designation, ensuring that the neighborhood maintains its character while benefiting from increased commercial opportunities.





Revision notes:			LANDSCAPE DRAWING	Client: ROOTS COFFEE & CO. DESIGNED BY: RAM DRAWN BY: GJM CHECKED BY: GLM	PROJECT AREA: 90 W Center St Spanish Fork, UT 84660 USA	Date: 23.10.24 SHEET: 01 PR NO: 486 JOB : PA/H66-B	ATLANTIC ENGINEERING Email: atlanticeng@proton.me
Rev:	Date:	Notes:					



TO: Spanish Fork City Council

FROM: Community Development Department

DATE: November 11, 2024

RE: Roots Coffee Development Enhancement Overlay

15.3.20.060 Development Enhancement Overlay Zone– The following findings must be made by the Council before approving any Development Enhancement Overlay District:

1. That the proposed use is an appropriate use on the specific parcel as compared with other possible uses;
 - a. The proposal of a coffee shop on this parcel is an appropriate use due to the proximity of this location to historic Main Street, City Hall, the Library and City Park.
2. That granting the Development Enhancement Overlay Zone with modified restrictions will not cause a detriment to prospective patrons, to adjacent property owners, nor to traffic flows on the adjacent public streets;
 - a. The approval of this overlay zone is not expected to have any detrimental effects on prospective patrons, adjacent property owners, or traffic flow on neighboring streets. The site improvements associated with this proposal are expected to enhance the quality of the site for patrons and ease traffic flow for commuters passing by. However, the current configuration of the site could create congestion and blockages along 100 West, as well as potentially dangerous traffic circulation for patrons walking in and out of the building. For this reason, staff believes the proposed improvements are a critical component of the project.
3. That adequate conditions have been incorporated into the Zone which will offset the easing of usual requirements;
 - a. More logical and safe access has been designed as a result of the diversion from the usual standards. The current elongated ingress and egress off of 100 West will be replaced with more conventional dual separated accesses. Curb will be installed along most of the Center Street frontage, leaving space on the east side for one ingress access. These changes will create more efficient traffic flow during

busy hours. This will also allow for additional landscaping to be planted along the street frontages where, currently, concrete exists.

4. If a study has been submitted by the Developer, the Council accepts the study as accurate as far as addressing the more lenient standards and the impact it will have on adjacent property owners and the City;
 - a. The City does not anticipate any impacts to occur on adjacent property owners due to the approval of this overlay zone.

TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Roots Coffee Zone Change

DRC November 13, 2024:

Ian Bunker provided a brief overview of the proposal and stated the applicant is seeking to change the zoning designation from to C-2 General Commercial and utilize the Development Enhancement Overlay, which would eliminate the need for the applicant to have a conditional use permit for a drive thru business within the zone.

Dave Anderson spoke briefly about what he likes about the site plan that was provided by the applicants. He spoke about the concerns with the relocation of the power pole and the landscaping and parking requirements that will be needed for the site. He feels positively about the utilization of the Development Enhancement Overlay.

Cory Pierce does not see any large concerns with the design. It was stated that the electrical service will not be changing with this design.

Dave Anderson does not feel that the request for the C-2 is far off of what is laid out within the City's current General Plan for the area.

There was brief discussion regarding the current zoning uses of the C-O versus the requested C-2 and the allowable uses. Dave Anderson stated there are further details needed such as for the landscaping plan. It was stated that everything that is designed and proposed in the site plan must be completed prior to any building Certificate of Occupancy or business license being issued. It was stated this will go to the Planning Commission and City Council in December.

Dave Anderson moved to recommend the approval of the proposed Roots Coffee Zone Change to City Council based on the following findings:

Findings:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That with modifications the proposal can meet the intent of the Development Enhancement Overlay Zone.
3. That the proposed Site Improvement Plan includes improvements that are necessary for use of the site as a restaurant with a drive-thru.
4. That with the improvements identified on the proposed Site Improvement Plan the proposed business can function without adversely impacting adjacent streets or neighboring intersections.

Kevin Taylor seconded and the motion passed all in favor.



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

Finding

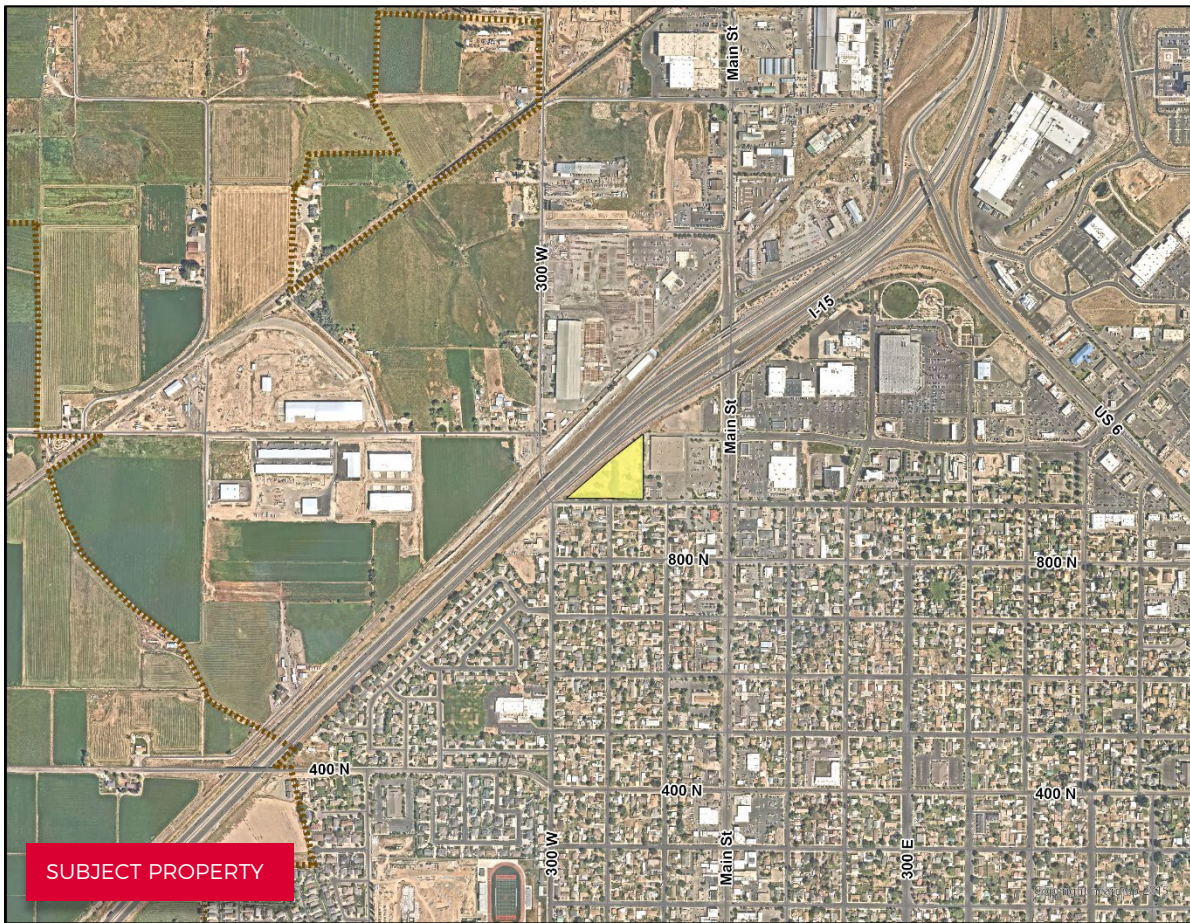
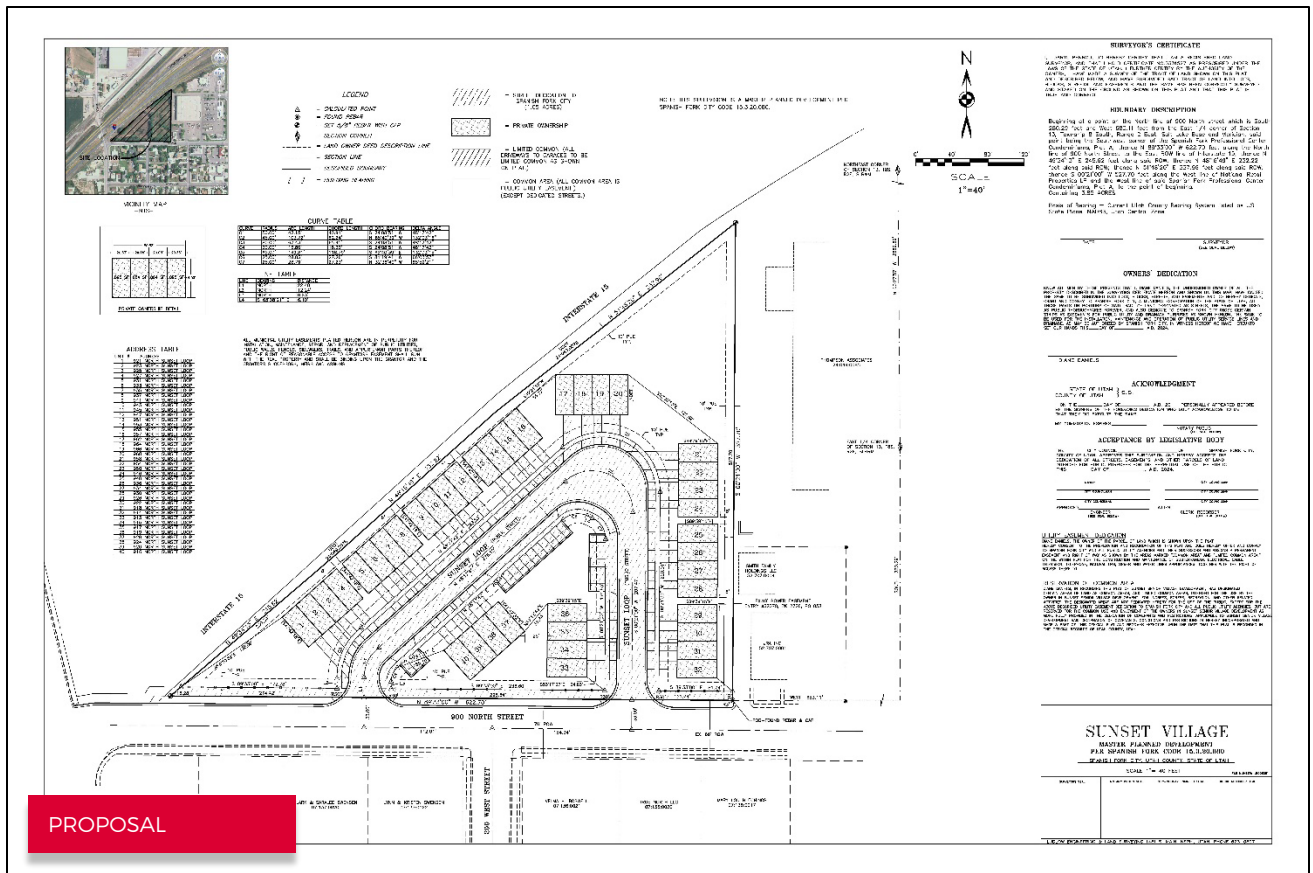
1. That the proposal is consistent with the City's Zoning Map and General Plan Land Use Map Designation.

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.



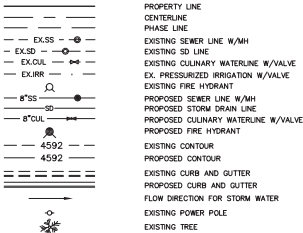
NOTES: THE CONTRACTOR SHALL CALL "WATER STAKE" 1-800-000-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

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
PP-01	PLAN & PROFILE - 900 NORTH - STA. 0+00 TO STA. 4+00
PP-02	PLAN & PROFILE - 900 NORTH - STA. 4+00 TO STA. 7+40
PP-03	PLAN & PROFILE - SUNSET LOOP - STA. -0+20 TO STA. 3+40
PP-04	PLAN & PROFILE - SUNSET LOOP - STA. 3+40 TO STA. 7+00

LEGEND



VICINITY MAP
-N.T.S.-

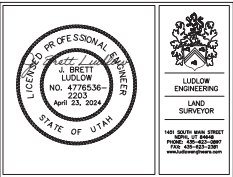
DATA TABLE
1. TOTAL AREA OF DEVELOPMENT = 3.85 ACRES
2. TOTAL AREA OF PHASE 1 = 3.85 ACRES
3. TOTAL NUMBER OF UNITS = 40 UNITS
4. BUILDING AREA = 0.83 ACRES/21,565
5. IMPERVIOUS AREA = 1.89 ACRES/49,095
6. LANDSCAPING = 1.13 ACRES/29,355
7. DENSITY UNITS/ACRE = 10.39
8. TOTAL AREA IN FLOOD ZONE = 0
CURRENT ZONE - R-3
PROPOSED ZONE - R-3 WITH MPD

BASIS OF BEARING:
US STATE PLANE SYSTEM NAD 83, UTAH CENTRAL ZONE

- GENERAL NOTES
- 1) ALL CONSTRUCTION TO MEET SPANISH FORK CITY STANDARD SPECIFICATIONS AND DRAWINGS.
 - 2) ALL STREETS WILL BE 65' WIDE WITH EXCEPTION TO 900 NORTH (76' WIDE).
 - 3) ALL SEWER MAINS ARE 8" PVC. ALL SEWER MANHOLES ARE 5 FEET, UNLESS OTHERWISE NOTED.
 - 4) ALL WATER CULINARY MAINS ARE 8" PVC (0-900).
 - 5) ALL CULINARY WATER SERVICE CONNECTIONS ARE 1" WITH METERS. NO CONNECTIONS ARE PERMITTED BETWEEN THE CORP. STOP AND SETTER.
 - 6) ALL SEWER LATERALS ARE 4" PVC PLACED A MINIMUM OF 10 FEET FROM WATER METERS. CAST IRON LID WILL BE INSTALLED OVER CLEANOUTS IN DRIVEWAYS.
 - 7) STREET LIGHTS TO BE DESIGNED IN ACCORDANCE TO SPANISH FORK CITY SPECIFICATIONS.
 - 8) ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL INVESTIGATION SHALL BE FOLLOWED EXPLICITLY.
 - 9) GAS LINES WILL BE INSTALLED IN THE SAME TRENCH WITH THE WATER LINES.

OWNER/DEVELOPER
DIANE M. DANIELS
PHONE: 801-465-4133
ADDRESS: 555 W 100 S
PAYSON, UT 84651

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
PHONE: 435-623-0897
EMAIL: brett_ludlow@hotmail.com
ADDRESS: 1451 S Main Street
Nephi, UT 84648



REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 3691 SURVEYOR/DIRECTOR: B. LUDLOW
DATE: APRIL 2024 FIELD SUPERVISOR: M. JACOBSEN
SCALE: N/A DRAWING: K. ROUNDY
REVISION: CHECKED: B. LUDLOW

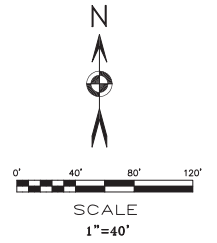
LUDLOW ENGINEERING & LAND SURVEYING
Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys
Claim Surveys • Control Networks • Construction Surveys • Topography
Civil • Sewer & Water Design • Residential & Commercial Structure
Subdivision Design • Site Plans • Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

SUNSET VILLAGE
900 NORTH 200 WEST
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL 2024

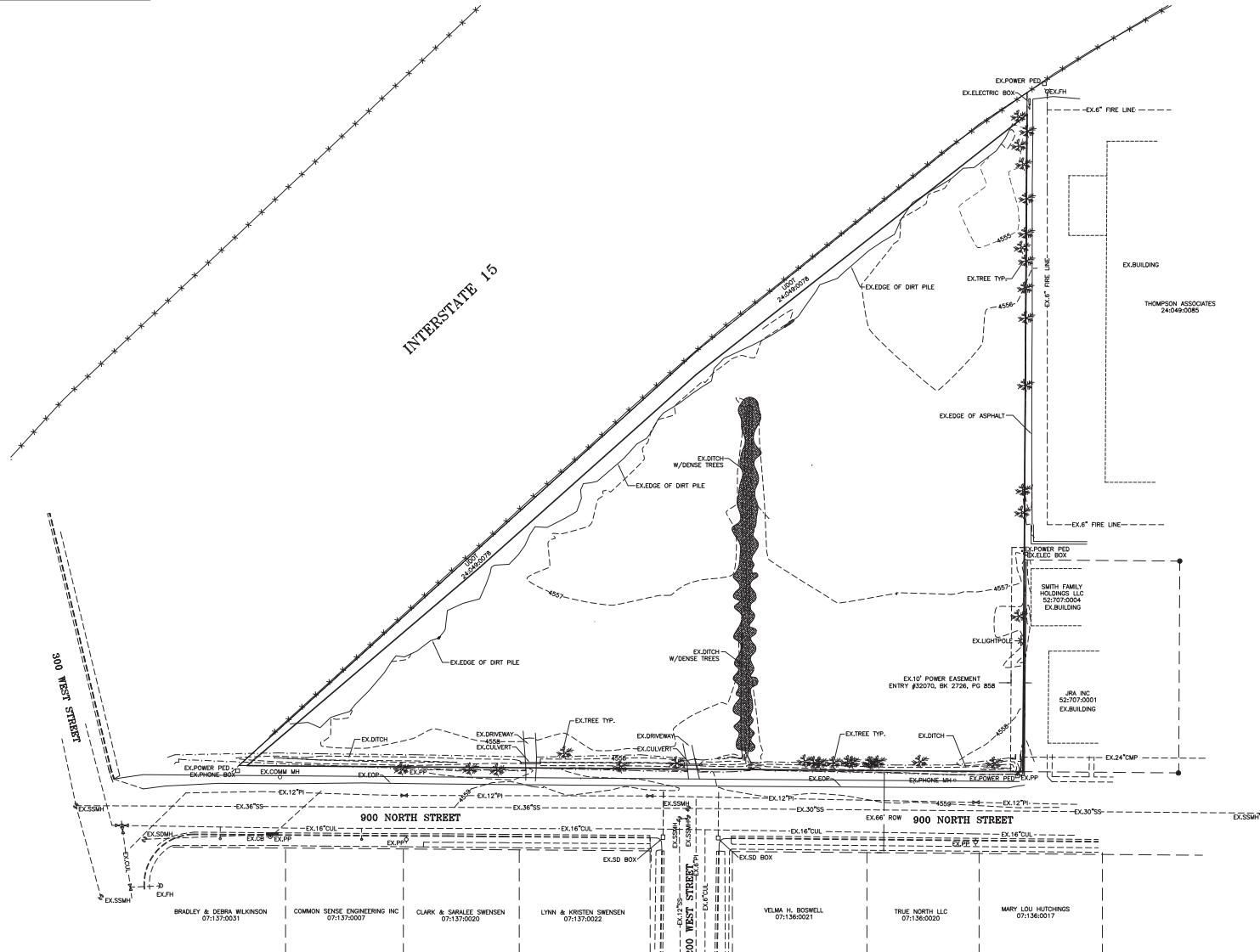
SHEET
1





LEGEND

---	PROPERTY LINE	---	EXISTING SEWER LINE W/VALVE
---	EXISTING SD LINE	---	EXISTING CULINARY WATERLINE W/VALVE
---	EXISTING IRRIGATION W/VALVE	---	EXISTING CONTOUR
---	4592	---	EXISTING CURB AND GUTTER
---	EXISTING FIRE HYDRANT	---	EXISTING POWER POLE
---	EXISTING TREE		



REVISIONS

1.	4.
2.	5.
3.	6.

PROJECT NO.: LE 3251 SURVEYOR/DIRECTOR: D. FENBROG
 DATE: APRIL 2024 FIELD SURVEYOR: M. JACOBSEN
 SCALE: 1" = 40' DRAWING: K. ROLANDY
 REVISION: CHECKED: B. LUDLOW

LUDLOW ENGINEERING & LAND SURVEYING
 Subdivisions • Boundary Surveys • City Lot Surveys • ALTA Surveys
 Claim Surveys • Control Networks • Construction Surveys • Topography
 Civil • Sewer & Water Design • Residential & Commercial Structure
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 1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

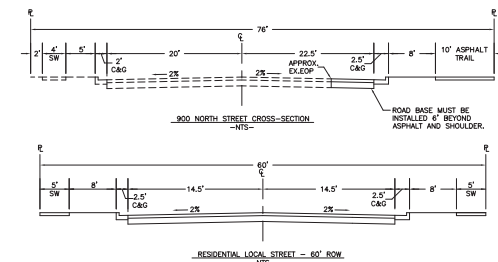
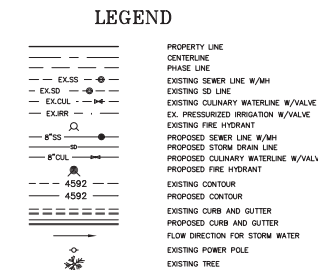
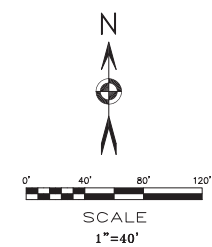
EXISTING TOPOGRAPHY

SUNSET VILLAGE

900 NORTH 200 WEST
 SPANISH FORK CITY, UTAH COUNTY, UTAH
 APRIL 2024

SHEET

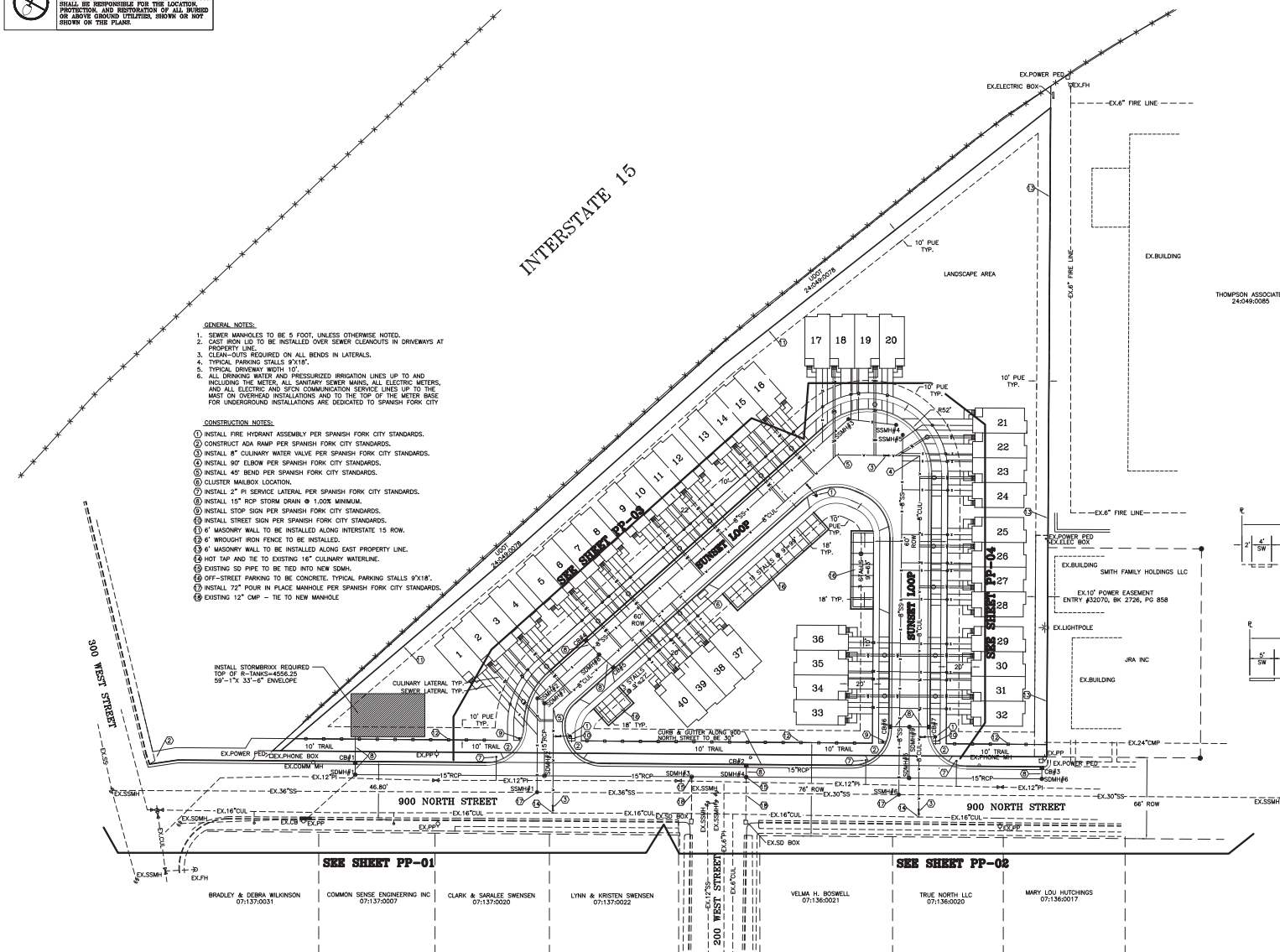
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EARTHTEC ENGINEERING REPORT #179241 FLEXIBLE (ASPHALT) PAVEMENT SECTION	
MATERIAL	PAVEMENT SECTION THICKNESS (INCHES)
ASPHALT	3
COMPACTED ROADBASE	8*
COMPACTED SUBBASE	0

* STABILIZATION MAY BE REQUIRED

* STABILIZATION MAY BE REQUIRED



REVISIONS

1. _____	4. _____
2. _____	5. _____
3. _____	6. _____

PROJECT NO.: LE 3251 SURVEYOR/DIRECTOR: D. PENROD
DATE: APRIL 2024 FIELD SURVEYOR: M. JACOBSEN
SCALE: 1" = 40' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: B. LINDLOW



UTILITY & INDEX SHEET

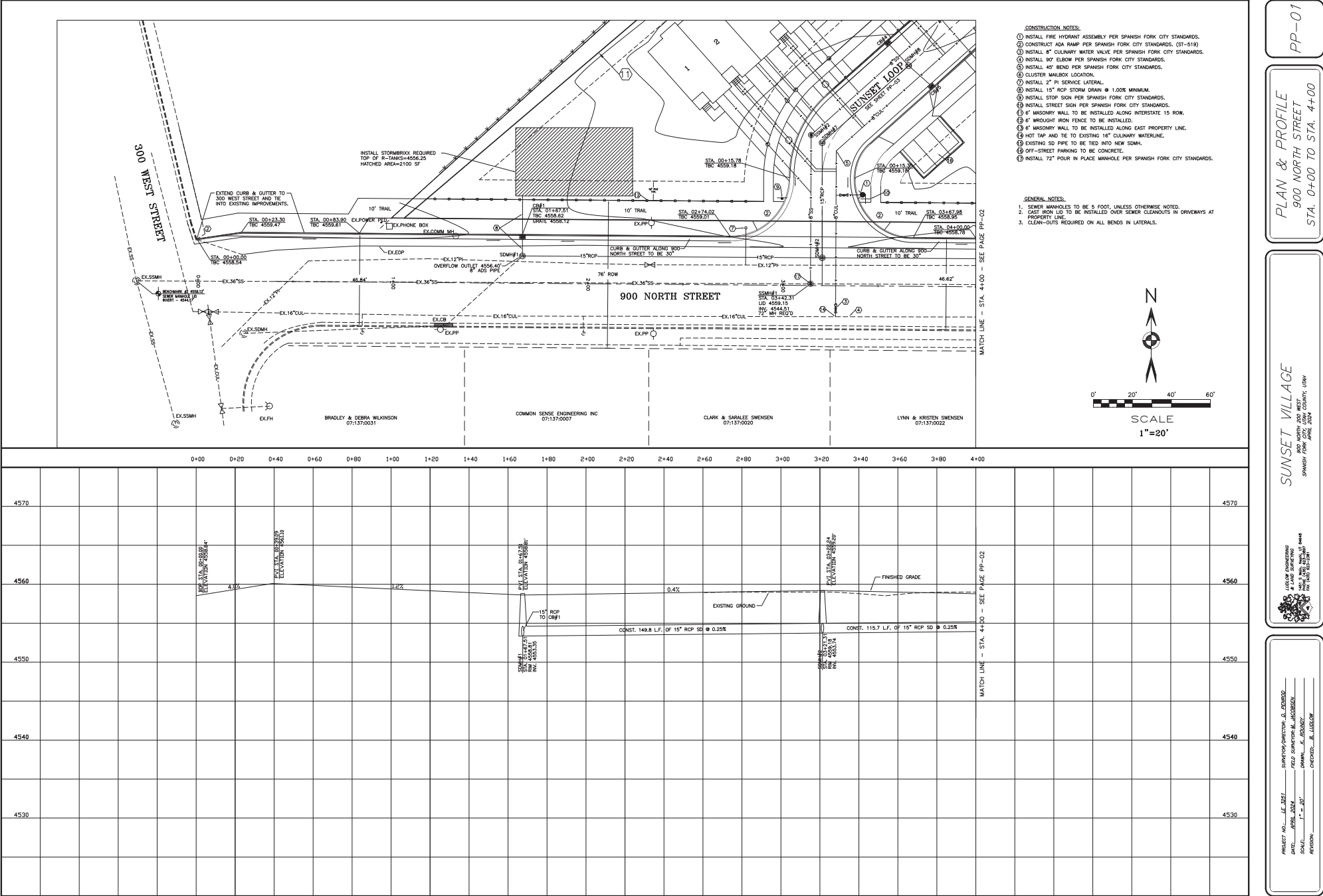
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900 NORTH 200 WEST
SPANISH FORK CITY, UTAH COUNTY, UTAH
APRIL 2024

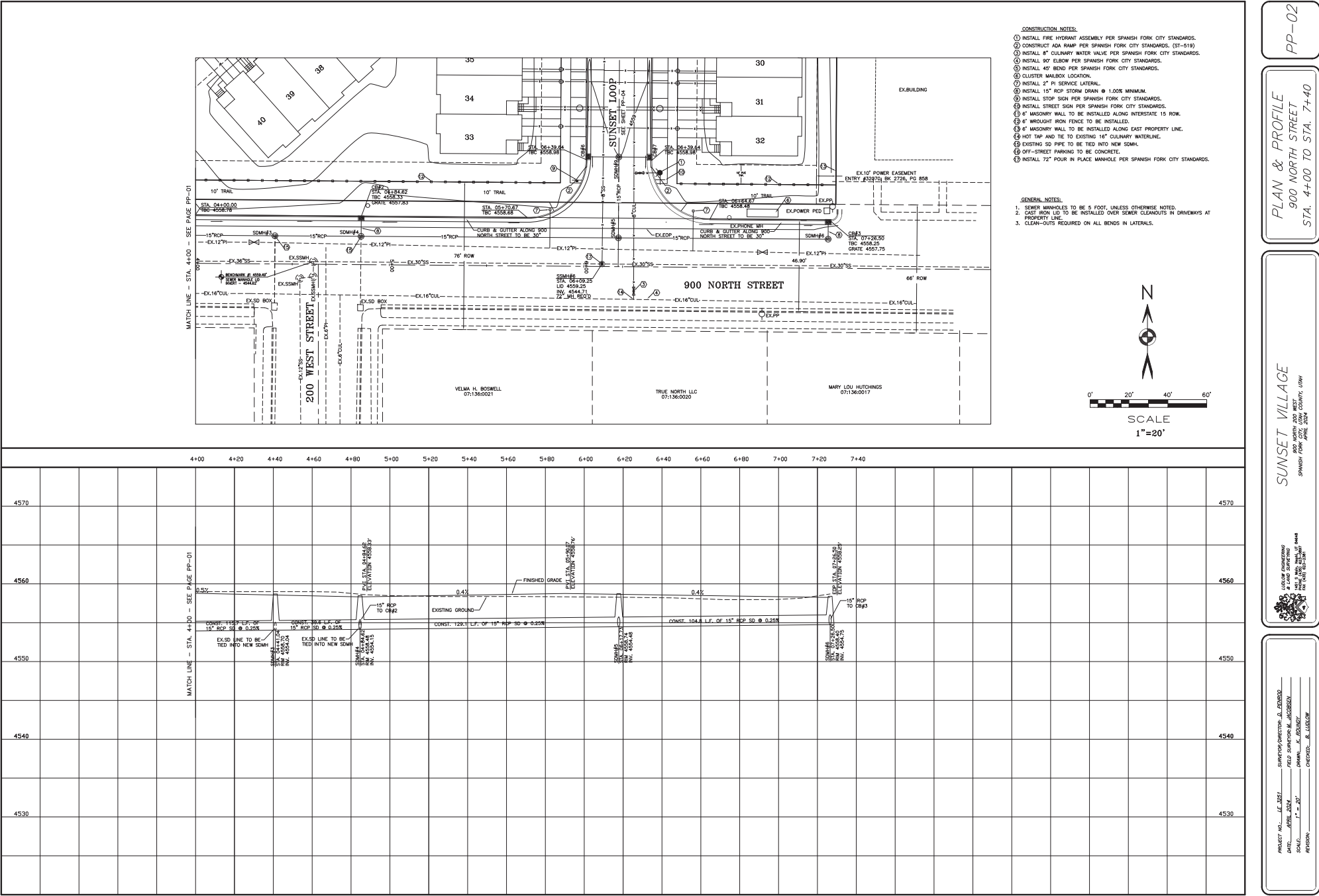
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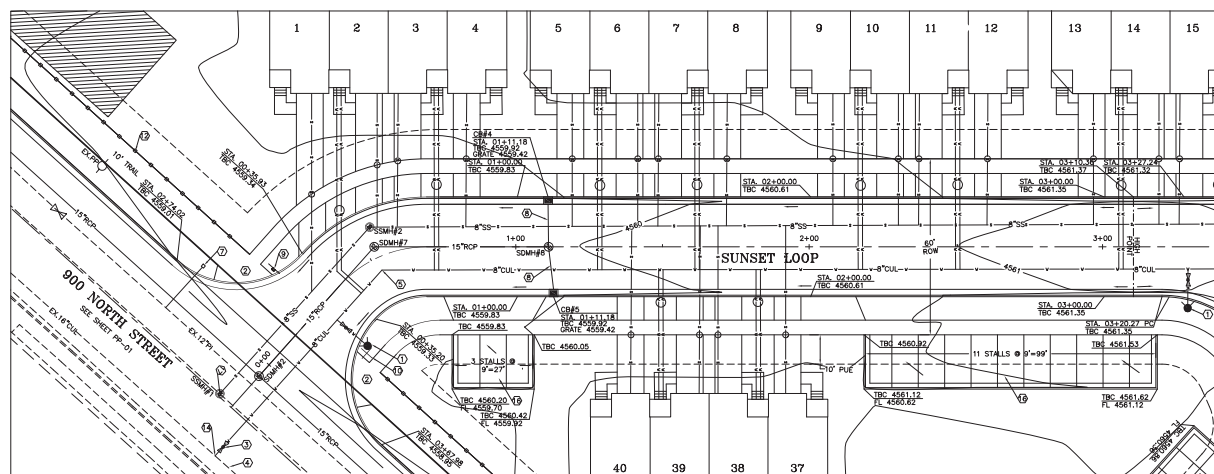
Dec 2014

per 4, 2024

5.





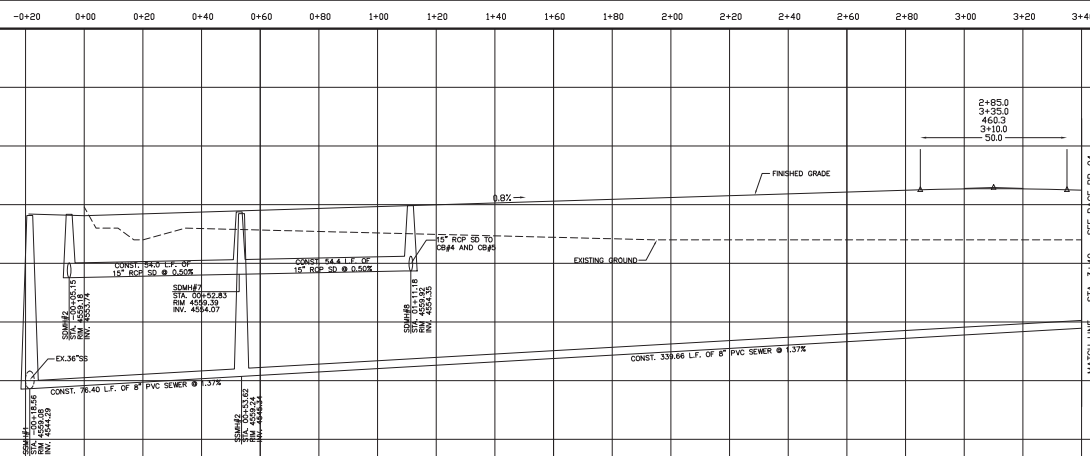
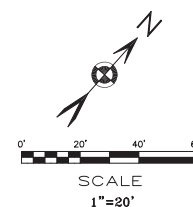


CONSTRUCTION NOTES:

- CONSTRUCTION NOTES:**
- ① INSTALL 12" RCP STORM DRAIN ASSEMBLY PER SPANISH FORK CITY STANDARDS.
 - ② CONSTRUCT ADA RAMP PER SPANISH FORK CITY STANDARDS. (3T-519)
 - ③ INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
 - ④ INSTALL 90° ELBOW PER SPANISH FORK CITY STANDARDS.
 - ⑤ INSTALL 42" BEND PER SPANISH FORK CITY STANDARDS.
 - ⑥ CULINARY WATERBOX LOCATED
 - ⑦ INSTALL 2" PI SERVICE LATERAL.
 - ⑧ INSTALL 15" RCP STORM DRAIN @ 1.00% MINIMUM.
 - ⑨ INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
 - ⑩ INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
 - ⑪ 6" MASONRY WALL TO BE INSTALLED TO EXISTING INTERSTATE 15 ROW.
 - ⑫ 6" WROUGHT IRON FENCE TO BE INSTALLED.
 - ⑬ 6" MASONRY WALL TO BE INSTALLED ALONG EAST PROPERTY LINE.
 - ⑭ HOT TAP AND TIE TO EXISTING 16" CULINARY WATERLINE.
 - ⑮ EXISTING SO PIPE TO BE TIED INTO NEW SOH4.
 - ⑯ OFF STREET PARKING TO BE CONSTRUCTED PER SPANISH FORK CITY STANDARDS.
 - ⑰ INSTALL 22" PUE TO FINE MANHOLE PER SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

1. SEWER MANHOLES TO BE 5 FOOT, UNLESS OTHERWISE NOTED.
2. CAST IRON LID TO BE INSTALLED OVER SEWER CLEANOUTS IN DRIVEWAYS AT PROPERTY LINE.
3. CLEAN-OUTS REQUIRED ON ALL BENDS IN LATERALS.



PP-03

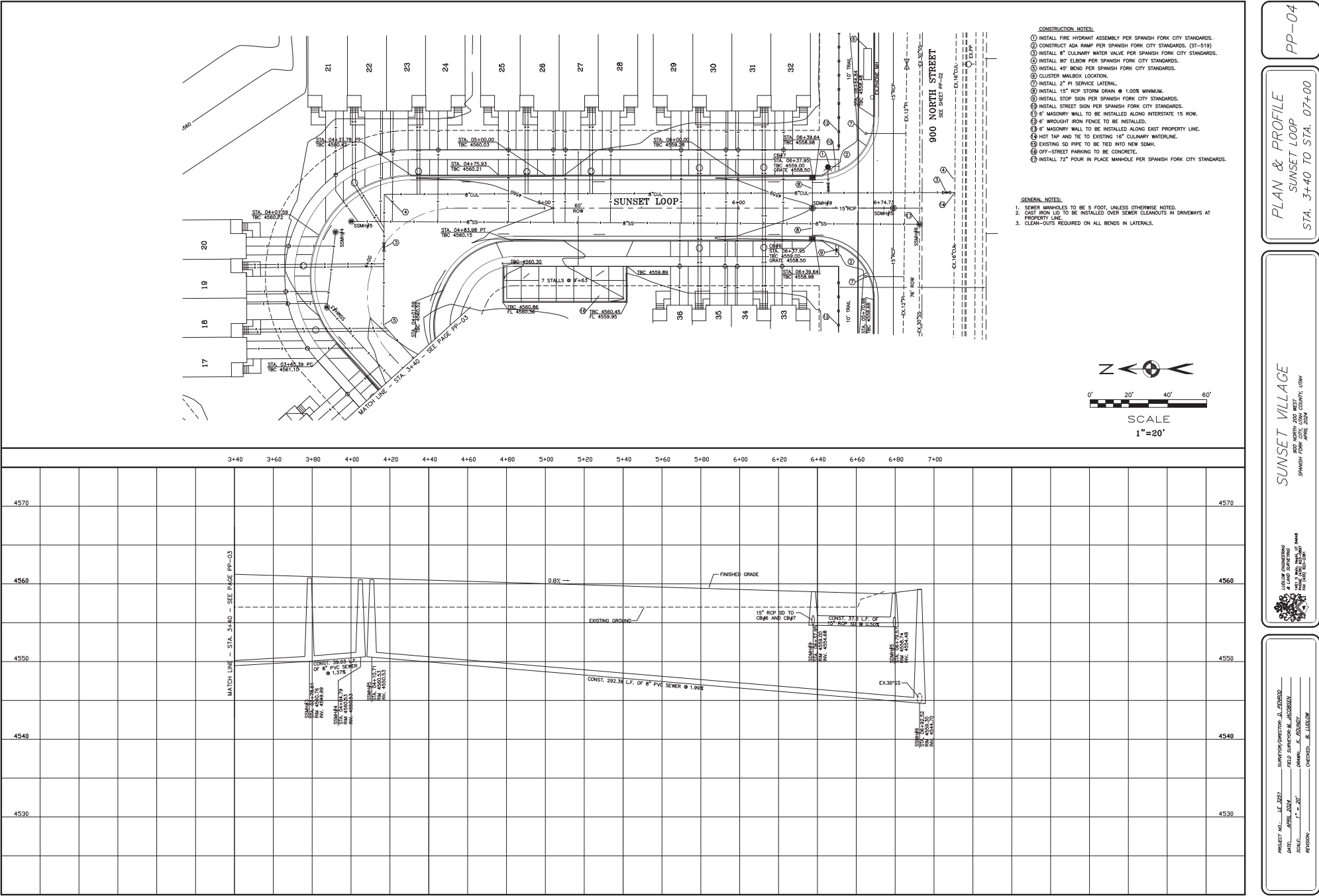
PLAN & PROFILE
SUNSET LOOP
STA. -0+20 TO STA. 03+44

SUNSET VILLAGE
900 NORTH 200 WEST
SPANISH FORK CITY, UTAH COUNTY, UTAH



LUDLOW ENGINEERING
& LAND SURVEYING
1401 S. Main, North, UT 84448
PHONE (435) 423-0897

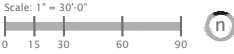
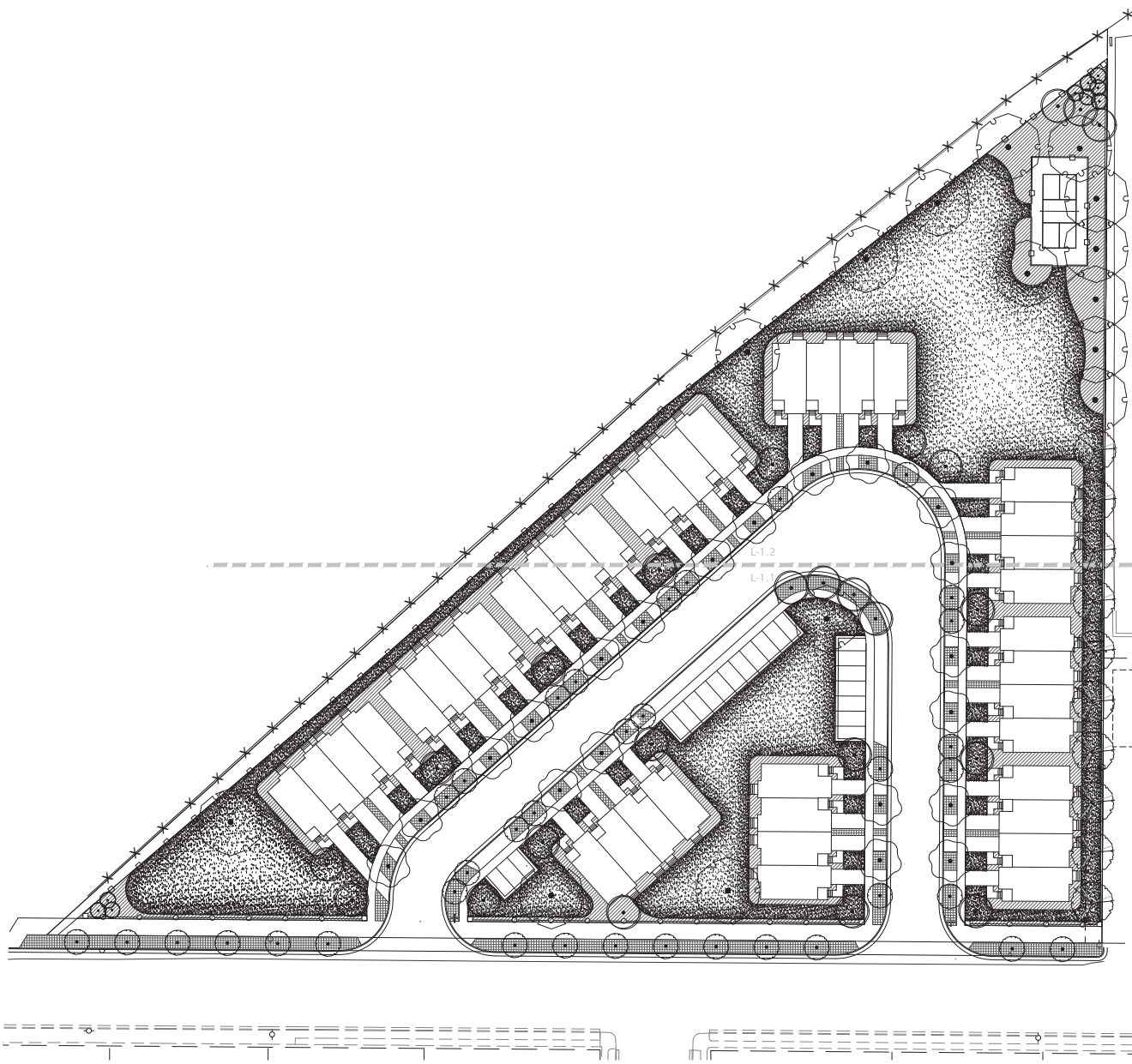
PROJECT NO.: LE 3251 SURVEYOR/DIRECTOR: D. PETERSON
DATE: APRIL 2024 FIELD SURVEYOR: M. JACOBSEN
SCALE: 1" = 20' DRAWING: K. ROUNDTX



PLANT SCHEDULE SUNSET VILLAGE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER MIYABE 'MORTON' / STATE STREET™ MIYABE MAPLE
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	PICEA PUNGENS 'BAKER' / BAKER COLORADO SPRUCE
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM / EXCLAMATION LONDON PLANE TREE
	ZELKOVA SERRATA 'MIYASHINO' / SAWLEAF ZELKOVA

GROUND COVERS	
	POA PRATENSIS / KENTUCKY BLUEGRASS
	PLANTER BED WITH 3" OF SHREDDED WOOD MULCH WITH 5 OZ. WOVEN WEED FABRIC
	PLANTER BED WITH 3" OF SHREDDED WOOD MULCH OR 3/4" "SOUTHTOWN" CRUSHED ROCK MULCH PER OWNER. CONTRACTOR TO PROVIDE OWNER WITH PRICING; FOR BOTH OPTIONS. INSTALL 5 OZ. WOVEN WEED FABRIC IN ALL PLANTER BEDS.



blu
blu line designs
planting | landscape architecture | design
8710 S. Grand Parkway
Suite 107, Suite 107
900 N. 200 W.
SPANISH FORK, UT 84660

SUNSET VILLAGE
900 N. 200 W.
SPANISH FORK, UT 84660

REVISIONS
Blank
STATE OF UTAH
CORY A. SHUPE
No. 5410044-0301

Designed By	ESB
Drawn By	ESB
Date	08/11/2024
Checked By	CS
Project No.	24-01

Overall
**LANDSCAPE
PLAN**

Drawing Number
L1.0

PLANT SCHEDULE SUNSET VILLAGE

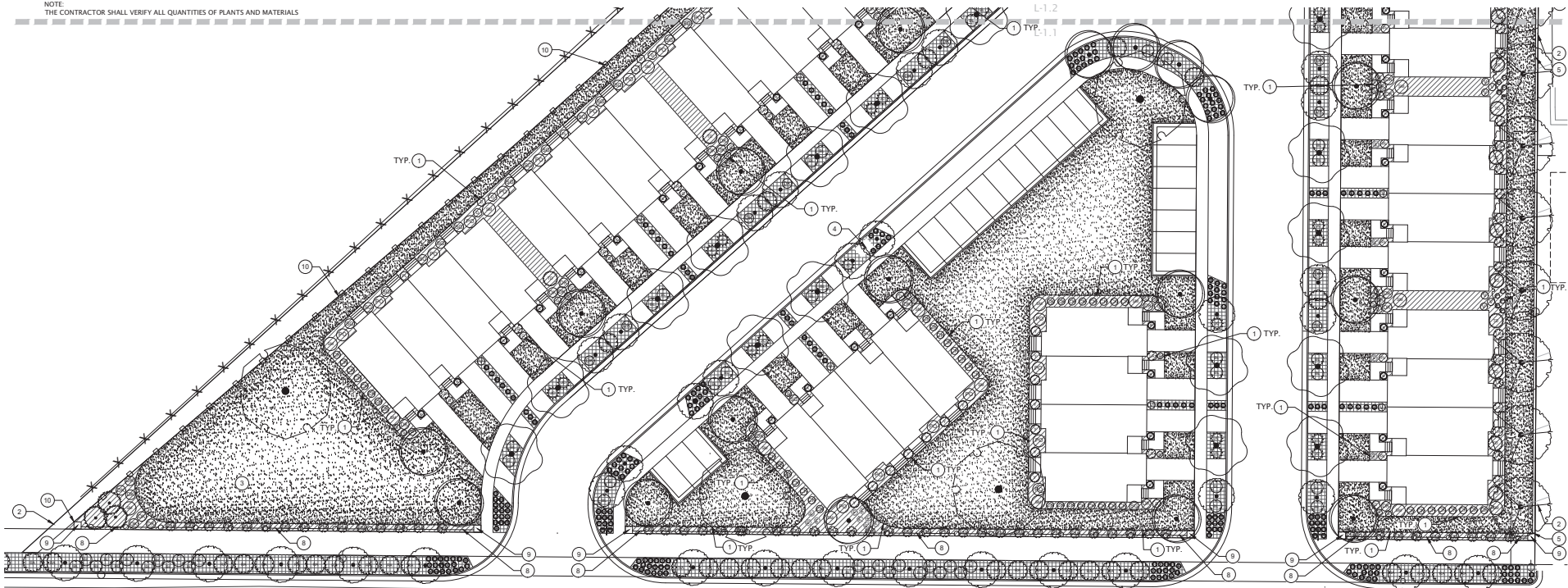
SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	PICEA PUNGENS 'BAKERI' / BAKER COLORADO SPRUCE
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM / EXCLAMATION LONDON PLANE TREE
	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	BERBERIS THUNBERGII ATRO 'BAILELLA' FIRST EDITIONS® / LAMBRUSCO BARBERRY
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD
	DIERVILLA X 'G2X85544' / KODIAK® ORANGE DIERVILLA
	JUNIPERUS CHINENSIS 'SMINJCM' / MONTANA MOSS® JUNIPER
	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	ROSA MEDILAND SERIES 'FIRE' / FIRE MEDILAND ROSE
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIRAEA
	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC
	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGL-O-JAPANESE YEIW
	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM
ANNUALS/PERENNIALS	
	ECHINACEA X 'PURPLE EMPEROR' / PURPLE EMPEROR CONEFLOWER
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	HEUCHERA X 'GEORGIA PEACH' / CORAL BELLS
	LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA DAISY
	RUDEBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN
GRASSES	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HELICOTRICHON SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS
	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA DWARF MAIDEN GRASS
	PENNISETUM ALOPECUROIDES 'HA MELN' / HA MELN FOUNTAIN GRASS
GROUND COVERS	
	POA PRATENSIS / KENTUCKY BLUEGRASS

REFERENCE NOTES SCHEDULE SUNSET VILLAGE

SYMBOL	DESCRIPTION	QTY	DETAIL
1	5.5" BLACK ALUMINUM EDGER		1/L5.0
2	PROPERTY BOUNDARY PER CIVIL DRAWINGS		
3	SUBSURFACE STORM WATER STORAGE - SEE CIVIL PLANS		
4	COMMUNITY MAIL BOX PAD PER CIVIL DRAWINGS		
5	MASONRY WALL - SEE SHEET # F-4.1		
6	PICKLEBALL COURT - IF POST TENSIONED SLAB, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER PRIOR TO INSTALLATION.		
7	6" TALL PICKLEBALL COURT PERIMETER FENCE	1/L5.1	
8	4" TALL AMERISTAR FENCE	3/L5.1	
9	MASONRY COLUMN	4/L5.1	
10	6" VINYL FENCE	5/L5.1	
	PLANTER BED WITH 3" OF SHREDDED WOOD MULCH WITH 5 OZ. WOVEN WEED FABRIC	16,703 SF	
	PLANTER BED WITH 3" OF SHREDDED WOOD MULCH OR 3/4" "SOUTHTOWN" CRUSHED ROCK MULCH PER OWNER. CONTRACTOR TO PROVIDE OWNER WITH PRICING FOR BOTH OPTIONS. INSTALL 5 OZ. WOVEN WEED FABRIC IN ALL PLANTER BEDS.	10,122 SF	

NOTE:
THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS



SUNSET VILLAGE
900 N. 200 W.
SPANISH FORK, UT 84660

REVISIONS

NO.	DESCRIPTION	DATE
1	Blank	

STATE OF UTAH
CORY A. SHUPE
Lic. 5410004-0001

Designed By: ESB/ST
Drawn By: ST
Date: 08/11/2024
Checked By: CS
Project No: 24-017

Issued Title:
LANDSCAPE PLAN

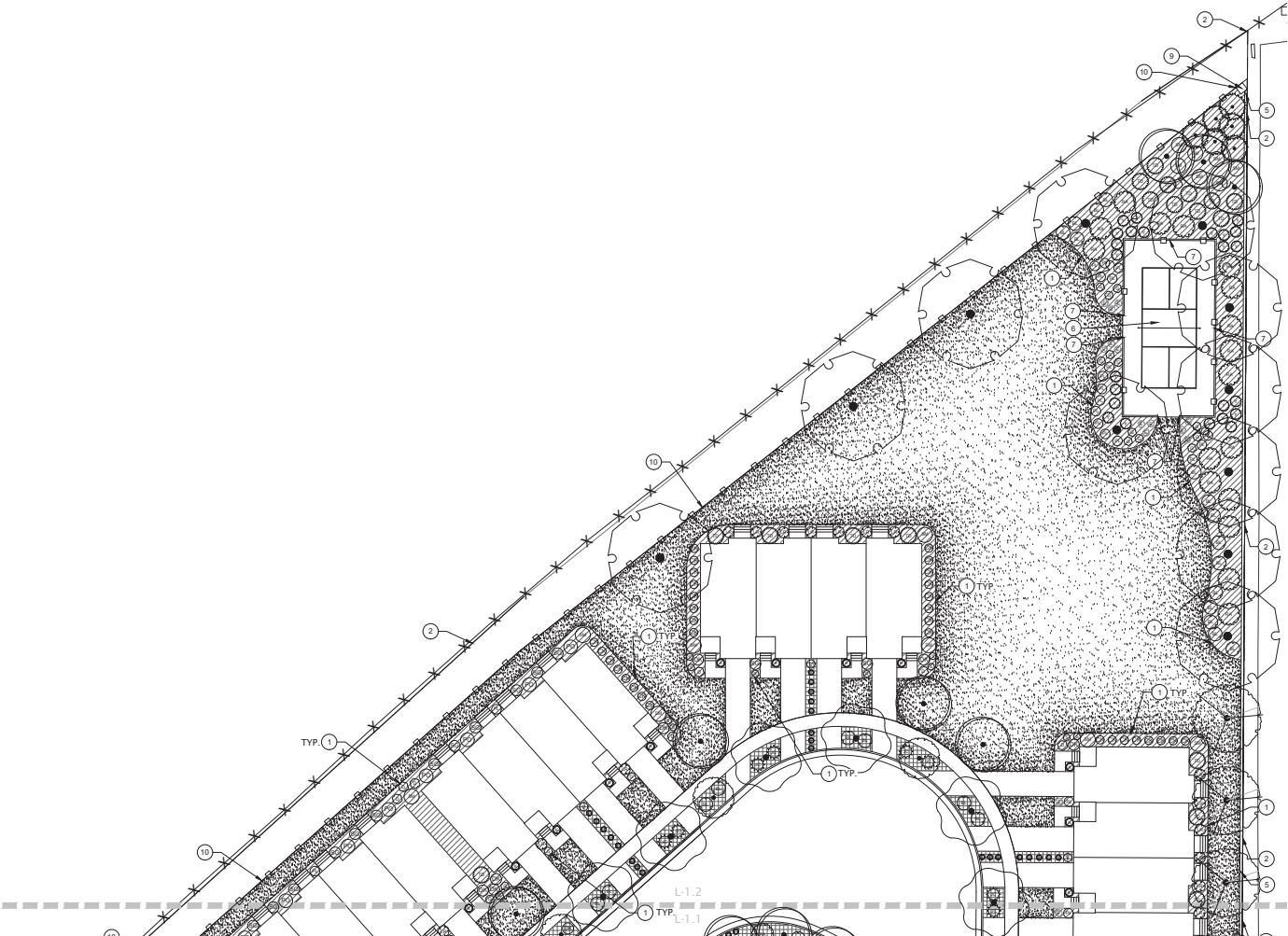
Drawing Number:
L1.1

PLANT SCHEDULE SUNSET VILLAGE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER MIYABE 'MORTON' / STATE STREET MIYABE MAPLE
	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE
	PICEA PUNGENS 'BAKERI' / BAKER COLORADO SPRUCE
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM / EXCLAMATION LONDON PLANE TREE
	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA
SHRUBS	
	BERBERIS THUNBERGII ATRO 'BAILELLA' FIRST EDITIONS® / LAMBRUSCO BARBERRY
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD
	DIERVILLA X 'G2X88544' / KODIAK® ORANGE DIERVILLA
	JUNIPERUS CHINENSIS 'SMYKCHM' / MONTANA MOSS® JUNIPER
	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
	ROSA MEIDLAND SERIES 'FIRE' / FIRE MEIDLAND ROSE
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA
	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC
	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM
ANNUALS/PERENNIALS	
	ECHINACIA X 'PURPLE EMPEROR' / PURPLE EMPEROR CONEFLOWER
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY
	HEUCHERA X 'GEORGIA PEACH' / CORAL BELLS
	LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA DAISY
	RUDEBECKIA FULGIDA SULLIVANTII 'GOLDSTURM' / BLACK-EYED SUSAN
GRASSES	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS
	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA DWARF MAIDEN GRASS
	PENNISETUM ALOPECUROIDES 'HAAMELN' / HAAMELN FOUNTAIN GRASS
GROUND COVERS	
	POA PRATENSIS / KENTUCKY BLUEGRASS

REFERENCE NOTES SCHEDULE SUNSET VILLAGE

SYMBOL	DESCRIPTION	QTY	DETAIL
	5.5\" BLACK ALUMINUM EDGER		1/L5.0
	PROPERTY BOUNDARY PER CIVIL DRAWINGS		
	SUBSURFACE STORM WATER STORAGE - SEE CIVIL PLANS		
	COMMUNITY MAIL BOX PAD PER CIVIL DRAWINGS		
	MASONRY WALL - SEE SHEET # F-4.1		
	PICKLEBALL COURT - IF POST TENSIONED SLAB, CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER PRIOR TO INSTALLATION.		
	6\" TALL PICKLEBALL COURT PERIMETER FENCE		1/L5.1
	4\" TALL AMERISTAR FENCE		3/L5.1
	MASONRY COLUMN		4/L5.1
	6\" VINYL FENCE		5/L5.1
	PLANTER BED WITH 3\" OF SHREDDED WOOD MULCH WITH 5 OZ. WOVEN WEED FABRIC	16,703 SF	
	PLANTER BED WITH 3\" OF SHREDDED WOOD MULCH OR 3/4\" \"SOUTHWORN\" CRUSHED ROCK MULCH PER OWNER - CONTRACTOR TO PROVIDE OWNER WITH PRICING FOR BOTH OPTIONS. INSTALL 5 OZ. WOVEN WEED FABRIC IN ALL PLANTER BEDS.	10,122 SF	



SUNSET VILLAGE
900 N. 200 W.
SPANISH FORK, UT 84660

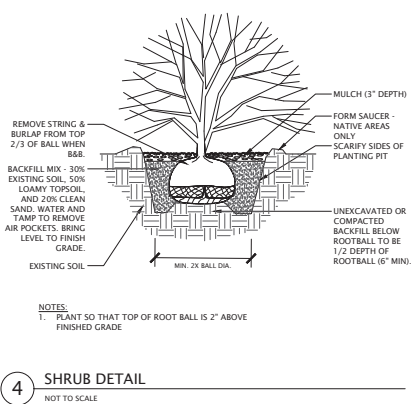
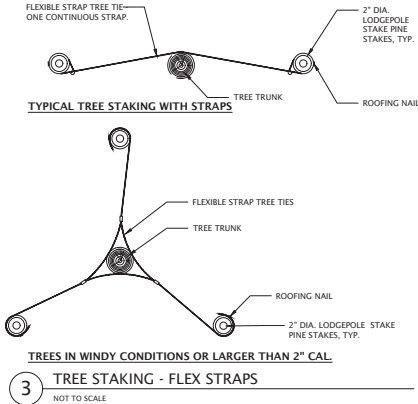
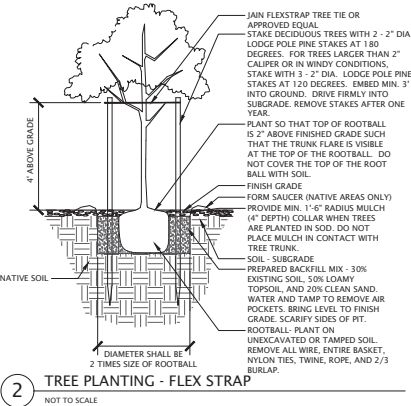
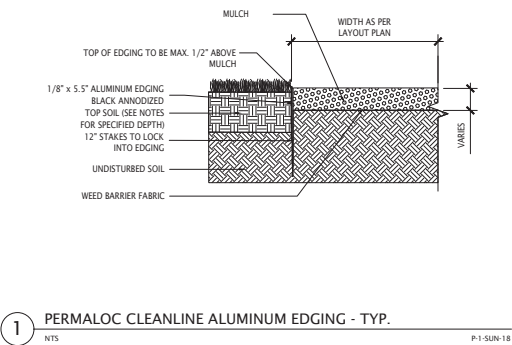


Designed By: ESS/SP
Drawn By: SP
Date: 08/11/2024
Checked By: CS
Project No: 24-015
Landscape Title: LANDSCAPE PLAN

Drawing Number: L1.2

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SPANISH FORK CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENEO TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 3 INCHES OF APPROVED SHREDDED BARK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.



PLANT SCHEDULE SUNSET VILLAGE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ACER MYABE 'MORTON' / STATE STREET™ MYABE MAPLE	B&B	2" CAL	20
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST			10
	MALUS x 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2" CAL	24
	PICEA PUNGENS 'BAKER' / BAKER COLORADO SPRUCE	B&B	8-10' HT	9
	PLATANUS X ACERIFOLIA 'EXCLAMATION' TM / EXCLAMATION LONDON PLANE TREE	B&B	2" CAL	15
	ZELKOVA SERRATA 'MUSASHINO' / SAWLEAF ZELKOVA	B&B	2" CAL	36

SYMBOL	BOTANICAL / COMMON NAME	CONT	SF PER PLANT	QTY
SHRUBS				
	BERBERIS THUNBERGII ATRO 'BAILELLA' FIRST EDITIONS® / LAMBRUSCO BARBERY	5 CAL	19.6	71
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 CAL	12.6	41
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	5 CAL	7.1	79
	DIERVILLA X 'G2XB8544' / KODIAK® ORANGE DIERVILLA	5 CAL	12.6	38
	JUNIPERUS CHINENSIS 'SAVINUM' / MONTANA MOSS® JUNIPER	5 CAL	19.6	24
	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 CAL	19.6	24
	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK	5 CAL	9.6	26
	RHUS AROMATICA 'CRO-LOW' / CRO-LOW FRAGRANT SUMAC	5 CAL	50.3	55
	ROSA MEIDLAND SERIES 'FIRE' / FIRE MEIDLAND ROSE	5 CAL	12.6	54
	SPIRAEA X BUMALDA 'GOLDFLAME' / GOLDFLAME SPIREA	5 CAL	12.6	29
	SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC	5 CAL	23.8	31
	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	5 CAL	28.3	29
	VIBURNUM OPULUS 'NANUM' / DWARF EUROPEAN VIBURNUM	5 CAL	7.1	16
ANNUALS/PERENNIALS				
	ECHINACEA X 'PURPLE EMPEROR' / PURPLE EMPEROR CONEFLOWER	1 CAL	4.9	27
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 CAL	7.1	30
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 CAL	4.9	22
	HEUCHERA X 'GEORGIA PEACH' / CORAL BELLS	1 CAL	3.1	10
	LEUCANTHEMUM X SUPERBUM 'BECKY' / SHASTA Daisy	1 CAL	9.6	22
	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN	1 CAL	4.9	6

GRASSES					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL	7.1	40	
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' / BLUE OAT GRASS	1 GAL	3.1	81	
	MISCANTHUS SINENSIS 'YAKU JIMA' / YAKU JIMA DWARF MAIDEN GRASS	1 GAL	12.6	38	
	PENNISETUM ALOPECUROIDES 'HAAMELN' / HAAMELN FOUNTAIN GRASS	1 GAL	3.1	194	

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
GROUND COVERS			
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	52,179 SF
	PLANTER BED WITH 3" OF SHREDDED WOOD MULCH WITH 5 OZ. WOVEN WEED FABRIC		16,703 SF
	PLANTER BED WITH 3" OF SHREDDED WOOD MULCH OR 3/4\"/>		10,122 SF

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES OF PLANTS AND GROUND COVERS PRIOR TO INSTALLATION.

ZONING CLASSIFICATION - R-3 WITH MPD
PROPOSED DEVELOPMENT TYPE/USE: RESIDENTIAL
ADJACENT DEVELOPMENT ZONES AND USES: RESIDENTIAL AND COMMERCIAL
PROJECT/LOT SIZE IN ACRES AND SQUARE FEET: 3.85 ACRES DEVELOPMENT (167,706 SF)
LANDSCAPE REQUIREMENT IN SQUARE FEET: 25% (41,927 SF)
PERCENTAGE OF LANDSCAPE PROVIDED IN SQUARE FEET: 47.16% (79,100 SF)
LANDSCAPE COVERAGE REQUIRED IN SQUARE FEET: 20,963.5 SF
LANDSCAPE COVERAGE PROVIDED IN SQUARE FEET: 61,934 SF
TOTAL NUMBER PARKING SPACES PROPOSED: 40 UNITS (2 PER UNITS + 21 ADDITIONAL STALLS.
PARKING LANDSCAPE ISLAND AREA REQUIRED IN SQUARE FEET: NONE
TOTAL NUMBER OF LANDSCAPE ISLANDS REQUIRED AT 108 SQUARE FEET MINIMUM AREA, 6\"/>



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planting | landscape architecture | design

8710 S. Sandy Parkway
Mesa, AZ 85207
P 602.875.5157

OWNER:
SHANE DANIELS

SUNSET VILLAGE
900 N. 200 W.
SPANISH FORK, UT 84660



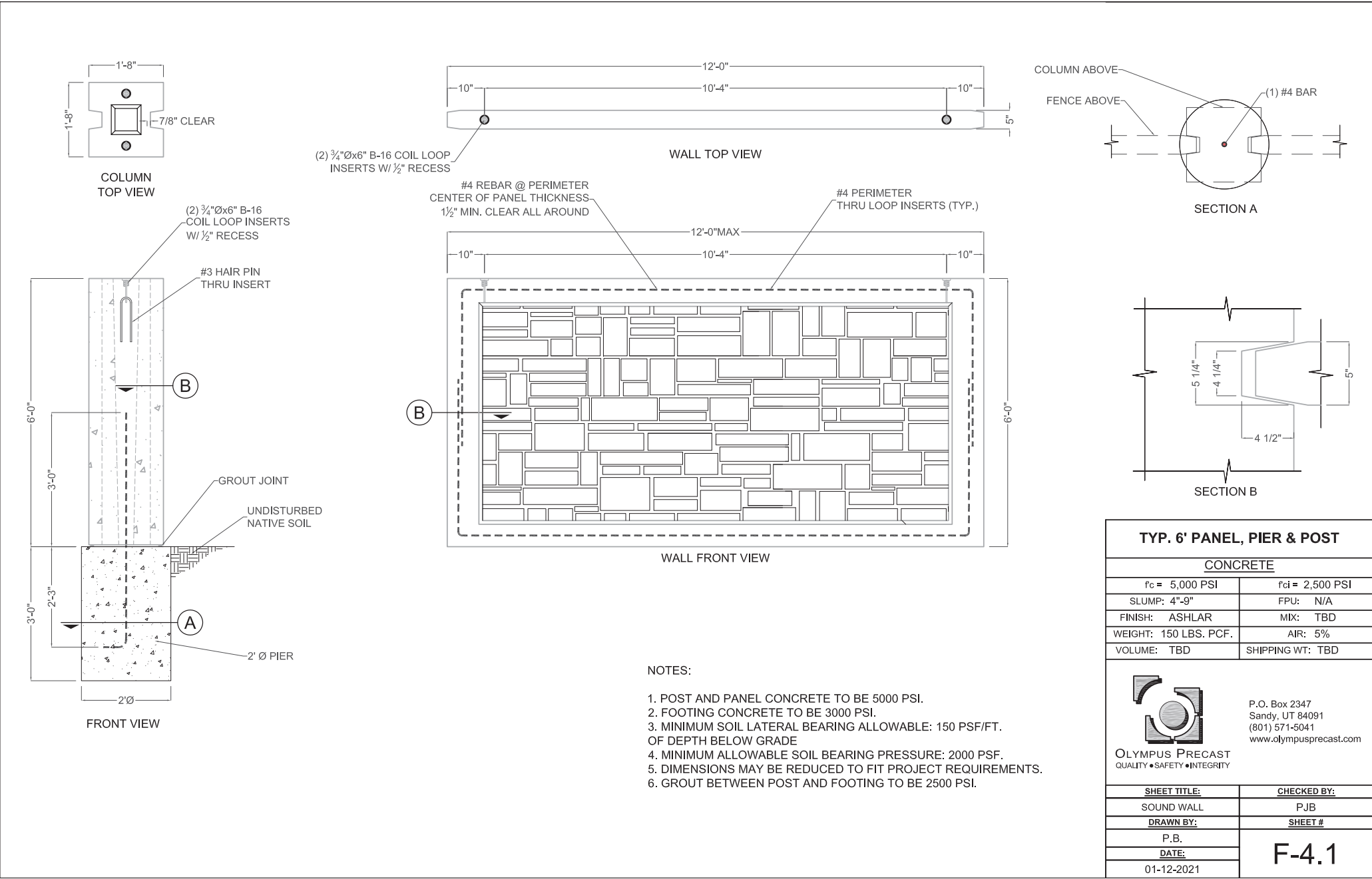
Designed By: ESSOP
Drawn By: BOP
Date: 4/27/2024
Checked By: CS
Project No: 24-021

Printing Title:
LANDSCAPE
DETAILS

Drawing Number:

L5.0



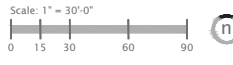
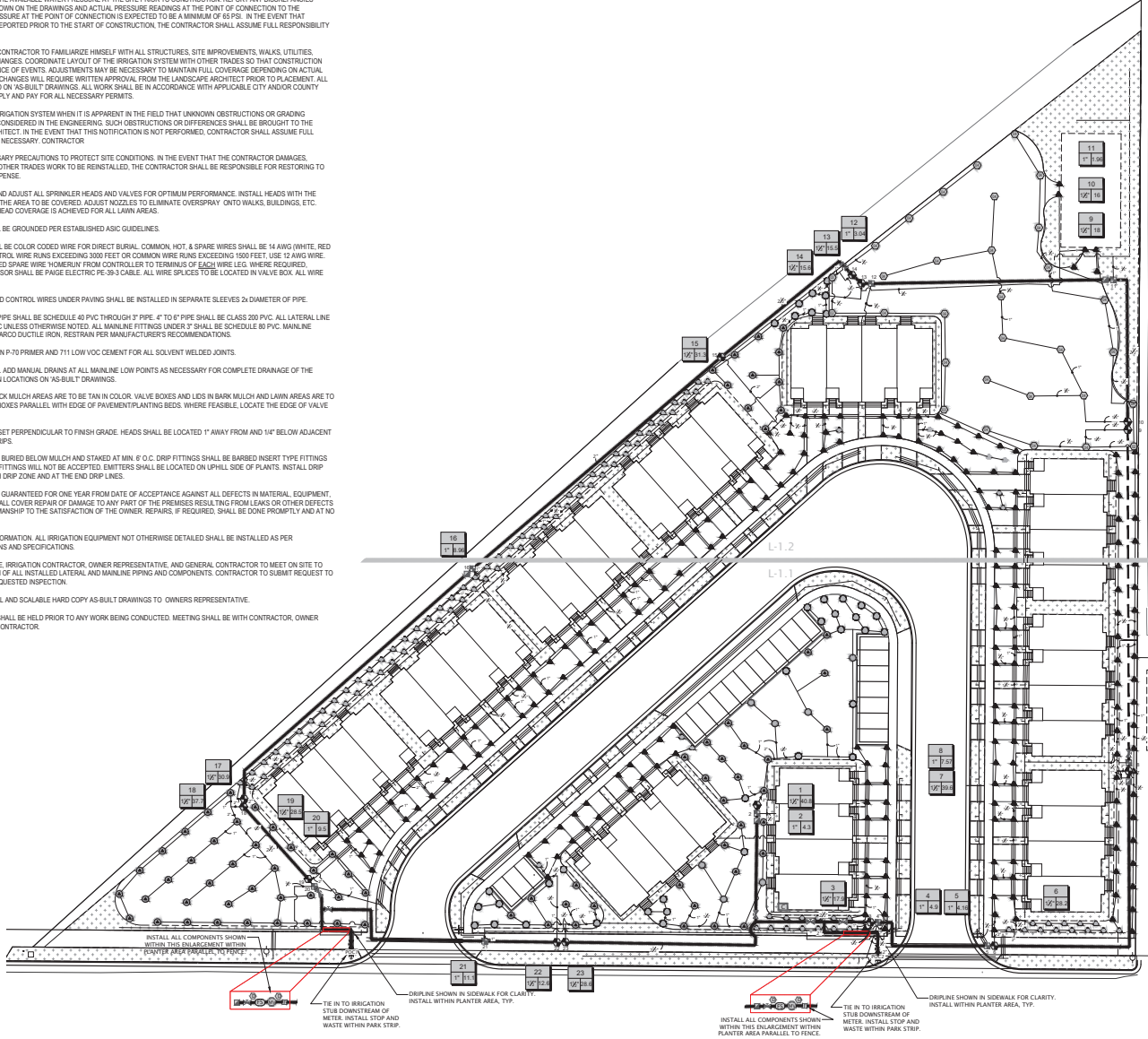


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M-MARCON ADJ ARC 90 TO 210, L-LIGHT BLUE 210 TO 270 ARC, O-OLIVE 360 ARC.
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K-BLACK ADJ ARC 90-210, G-GREEN ADJ ARC 210-270, R-RED 360 ARC.
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B-BLUE ADJ ARC 90-210, Y-YELLOW ADJ ARC 210-270, A-GRAY 360 ARC.
	HUNTER MP1500 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. L-LIGHT BROWN ADJUSTABLE ARC, 90-210.
	HUNTER MP800R PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ-ORANGE AND GRAY ARC 90-210, 360-LE GREEN AND GRAY (ARC 360).
	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M-MARCON AND GRAY ADJ ARC 90 TO 210, L-LIGHT BLUE AND GRAY 210 TO 270 ARC, O-OLIVE AND GRAY 360 ARC.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PCP-ADJ 02 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
	HUNTER PCP-ADJ 03 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
	HUNTER PCP-ADJ 04 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
	HUNTER PCP-ADJ 06 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER IC2-101-40-LF-R DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION. KIPS FLOW RANGE: 5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN. RECLAIMED PURPLE FILTER COVER.
	RAIN BIRD XR-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.
	ENTER NOTES: 1.0 GPH emitters (2 assigned to each 1 Cal plant) 2.0 GPH emitters (4 assigned to each B&B, 2" Cal plant) 2.0 GPH emitters (4 assigned to each B&B, 2" Cal plant) 2.0 GPH emitters (2 assigned to each 5 Cal plant) 2.0 GPH emitters (4 assigned to each B&B, 8-10" ht plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PGV-151 ANGLE 1-1/2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET, WITH FLOW CONTROL. ANGLE CONFIGURATION.
	HUNTER HQ-44RC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RTD 2" TO 12" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION.
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2"
	HUNTER ICV-C-R 2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE, WITH RECLAIMED WATER ID, PURPLE HANDLE.
	HUNTER HCC-2400-M 24 STATION OUTDOOR Wi-Fi ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO 1CM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER HFS-200 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
	AMIA2 2" T SEMI-AUTOMATIC "SCANAWAY" FILTER AMIA2 2" SUPER T SEMI-AUTOMATIC "SCANAWAY"
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	Valve Cabinet Valve Number Valve Flow Valve Size

IRRIGATION NOTES

- THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
- THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 65 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, IRRIGATION SLEEVES, AND OTHER CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE AT A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON AS-BUILT DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. CONTRACTOR.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS. IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC. CONTRACTOR TO ENSURE HEAD TO HEAD COVERAGE IS ACHIEVED FOR ALL LAWN AREAS.
- IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
- IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 300 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE HOME RUN FROM CONTROLLER TO TERMINALS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIR OF ELECTRIC PC-30-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 30 DBRY.
- ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES 2x DIAMETER OF PIPE.
- ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARD DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VISC. CEMENT FOR ALL SOLVENT WELDED JOINTS.
- ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON AS-BUILT DRAWINGS.
- ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 24" FROM EDGE OF PAVEMENT.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.
- DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6" O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS OR THREADED. COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILLED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- PRIOR TO BACKFILLING SUBGRADE, IRRIGATION CONTRACTOR, OWNER REPRESENTATIVE, AND GENERAL CONTRACTOR TO MEET ON SITE TO VERIFY AND INSPECT PROPER DEPTH OF ALL INSTALLED LATERAL AND MAINLINE PIPING AND COMPONENTS. CONTRACTOR TO SUBMIT REQUEST TO VERIFY 72 HOURS PRIOR TO REQUESTED INSPECTION.
- CONTRACTOR TO PROVIDE DIGITAL AND SCALABLE HARD COPY AS-BUILT DRAWINGS TO OWNERS REPRESENTATIVE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO ANY WORK BEING CONDUCTED. MEETING SHALL BE WITH CONTRACTOR, OWNER REPRESENTATIVE, AND IRRIGATION CONTRACTOR.



blu line designs
landscape architecture & design
8710 S. Sandy Parkway
Blaine, UT 84406
801.875.1157

SUNSET VILLAGE
900 N. 200 W.
SPANISH FORK, UT 84660

REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2024	ISSUED FOR PERMIT

Stamp

STATE OF UTAH
CORY A. SHUPE
Lic. 54100044-0001

Designed By: ESBP
Drawn By: BGP
Date: 08/11/2024
Checked By: CS
Project No: 24-03

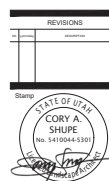
Overall
IRRIGATION
PLAN

LI1.0



SUNSET VILLAGE

900 N. 200 W.
SPANISH FORK, UT 84660



Designed By:	ESBP
Drawn By:	BP
Date:	05/17/2022
Checked By:	CS
Project No:	24-121

Drawing Title

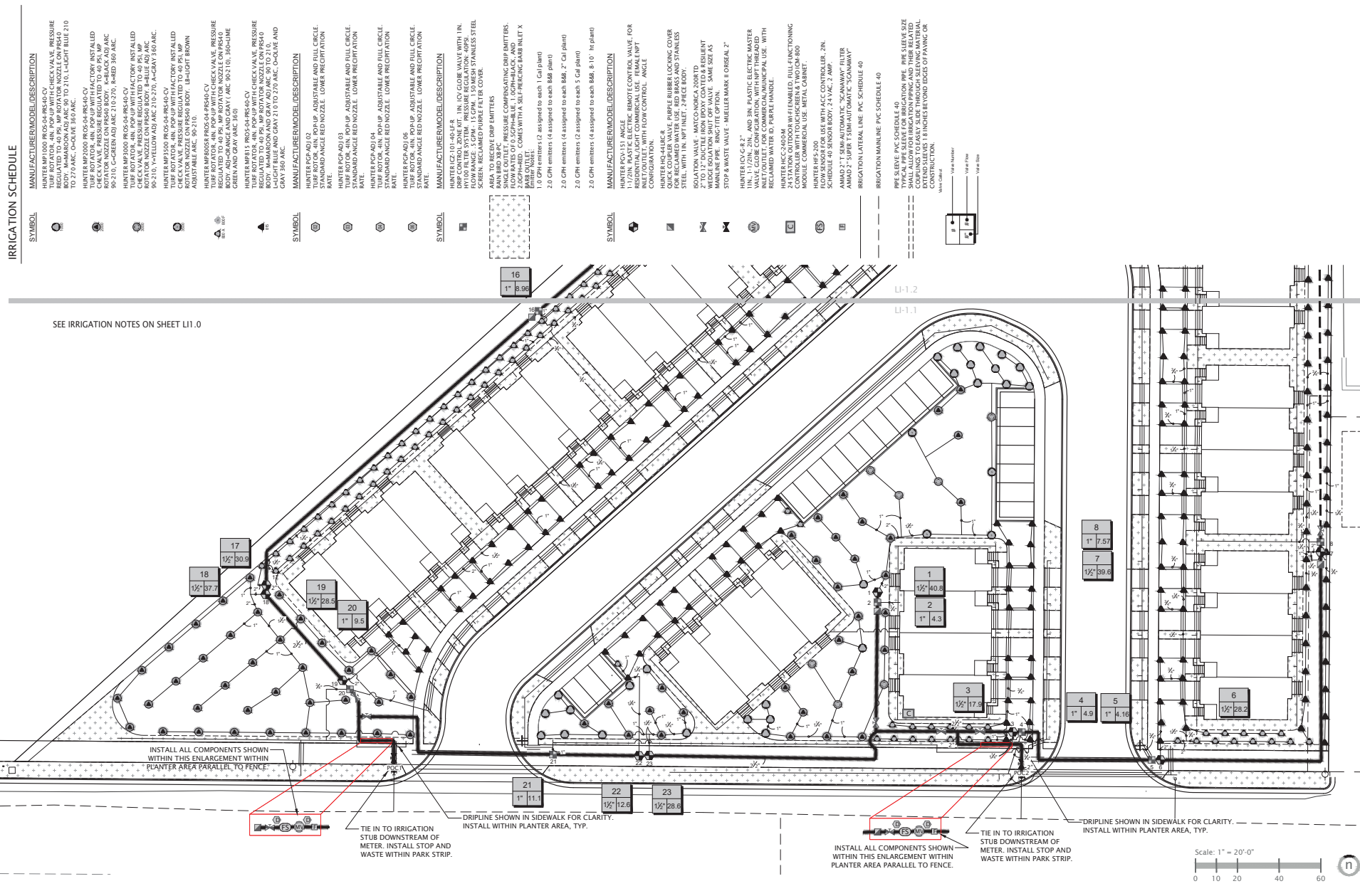
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Dealing with _____

Drawing number

LI1.1

December 4, 2024

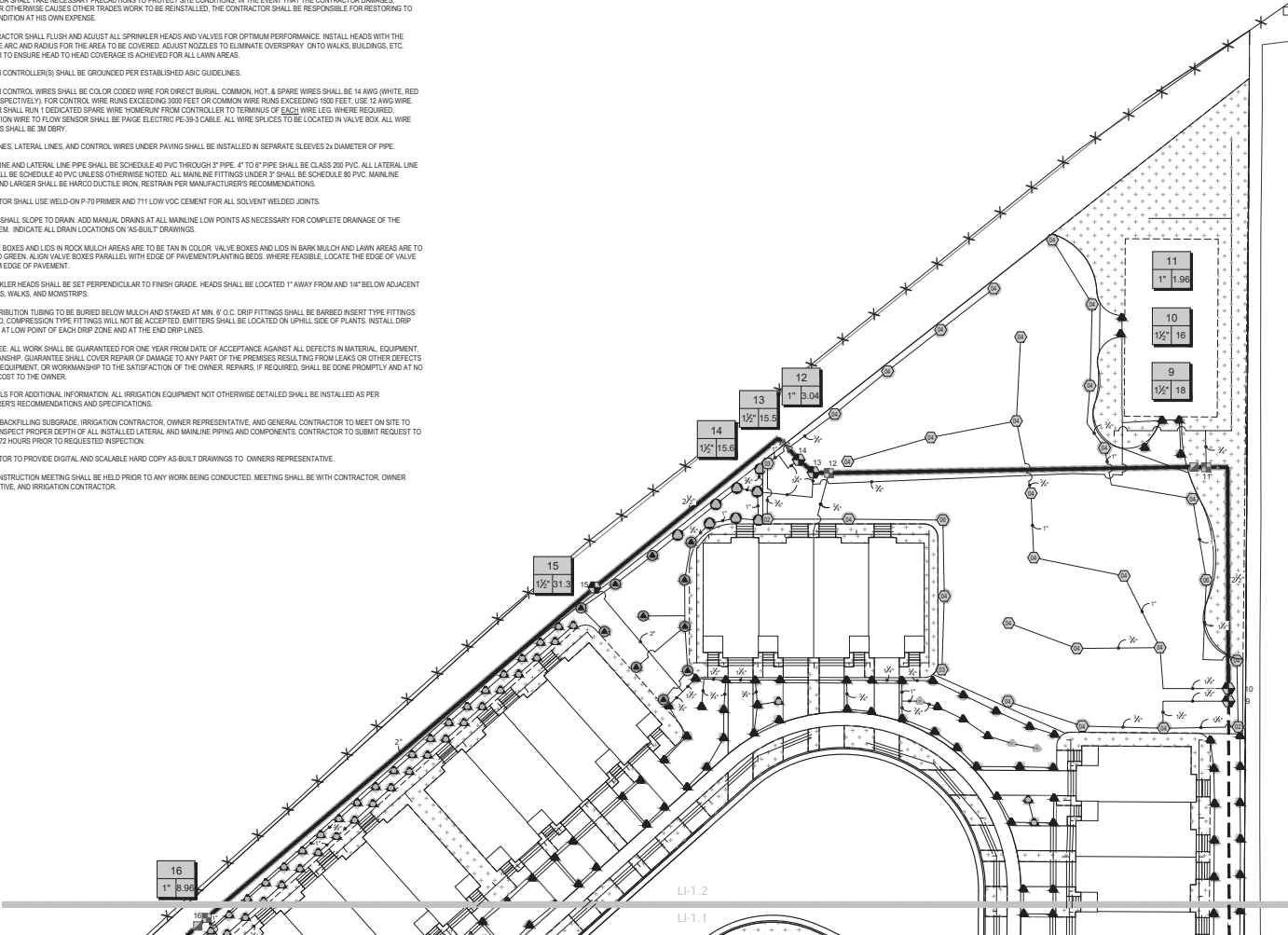


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M-MAROON ADJ ARC 90 TO 210, L-LIGHT BLUE 210 TO 270 ARC, O-OLIVE 360 ARC.
	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K-BLACK ADJ ARC 90-210, G-GREEN ADJ ARC 210-270, R-RED 360 ARC.
	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B-BLUE ADJ ARC 90-210, Y-YELLOW ADJ ARC 210-270, A-GRAY 360 ARC.
	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. L8-LIGHT BROWN ADJUSTABLE ARC, 90-210.
	HUNTER MP800R PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ-ORANGE AND GRAY ARC 90-210, 360-LIME GREEN AND GRAY (ARC 360).
	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M-MAROON AND GRAY ADJ ARC 90 TO 210, L-LIGHT BLUE AND GRAY 210 TO 270 ARC, O-OLIVE AND GRAY 360 ARC.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PCP-ADJ 02 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
	HUNTER PCP-ADJ 03 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
	HUNTER PCP-ADJ 04 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
	HUNTER PCP-ADJ 06 TURF ROTOR, 4IN. POP-UP, ADJUSTABLE AND FULL CIRCLE. STANDARD ANGLE RED NOZZLE. LOWER PRECIPITATION RATE.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-4F-LF DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN. RECLAIMED PURPLE FILTER COVER.
	AREA TO RECEIVE DRIP EMITTERS. RAIN BIRD X8-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH-BLUE, 1 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARN OUTLET.
	Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 Cal plant) 2.0 GPH emitters (4 assigned to each B&B plant) 2.0 GPH emitters (4 assigned to each B&B, 2" Cal plant) 2.0 GPH emitters (2 assigned to each 5 Cal plant) 2.0 GPH emitters (4 assigned to each B&B, 8-10" ht plant)
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER PCV-151 ANGLE 1-1/2" IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET, WITH FLOW CONTROL. ANGLE CONFIGURATION.
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - MATCO-NORCA 200RDT 2" TO 12" DUCTILE IRON EPOXY COATED & RESILIENT WEDGE ISOLATION SHUT OFF VALVE. SAME SIZE AS MAINLINE PIPE. RING-TITE OPTION. STOP & WASTE VALVE - MUELLER MARK II ORISEAL 2"
	HUNTER ICV-G-8 2" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID, PURPLE HANDLE.
	HUNTER HCC-2400-M 24 STATION OUTDOOR Wi-Fi ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
	HUNTER HFS-200 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 2IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.
	AMIAID 2" T SEMI-AUTOMATIC "SCANAWAY" FILTER AMIAID 2" SUPER T SEMI-AUTOMATIC "SCANAWAY" IRRIGATION LATERAL LINE. PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	Valve Callout Valve Number Valve Flow Valve Size

IRRIGATION NOTES

- THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.
- THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF 65 PSI. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, IRRIGATION SLEEVES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON AS-BUILT DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY. CONTRACTOR
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS. IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC. CONTRACTOR TO ENSURE HEAD TO HEAD COVERAGE IS ACHIEVED FOR ALL LAWN AREAS.
- IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.
- IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1000 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE NON-RETURN FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.
- ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES 2x DIAMETER OF PIPE.
- ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 8" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARDO CUTTING IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VISC CEMENT FOR ALL SOLVENT WELDED JOINTS.
- ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON AS-BUILT DRAWINGS.
- ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 24" FROM EDGE OF PAVEMENT.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 14" ABOVE ADJACENT CURBS, WALLS, WALKS, AND MONDROPS.
- DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. IF O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS OR THREADED COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.
- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
- SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- PRIOR TO BACKFILLING SURGRADE, IRRIGATION CONTRACTOR, OWNER REPRESENTATIVE, AND GENERAL CONTRACTOR TO MEET ON SITE TO VERIFY AND INSPECT PROPER DEPTH OF ALL INSTALLED LATERAL AND MAINLINE PIPING AND COMPONENTS. CONTRACTOR TO SUBMIT REQUEST TO ALL PARTIES 72 HOURS PRIOR TO REQUESTED INSPECTION.
- CONTRACTOR TO PROVIDE DIGITAL AND SCALABLE HARD COPY AS-BUILT DRAWINGS TO OWNERS REPRESENTATIVE.
- A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO ANY WORK BEING CONDUCTED. MEETING SHALL BE WITH CONTRACTOR, OWNER REPRESENTATIVE, AND IRRIGATION CONTRACTOR.



blu line designs
planting | landscape architecture | design
8710 S. Sandy Parkway
Suite 100, PMB 100
Salt Lake City, UT 84114
801.475.1157

OWNER:
SUNSET VILLAGE

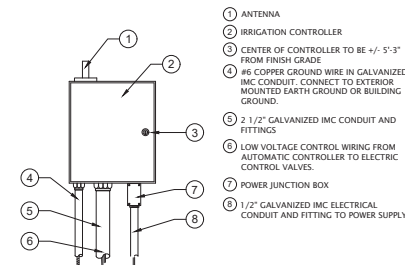
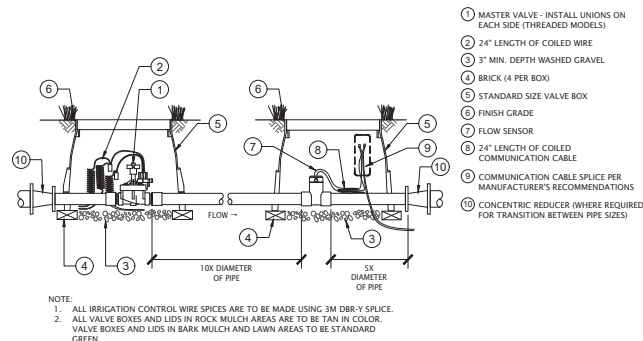
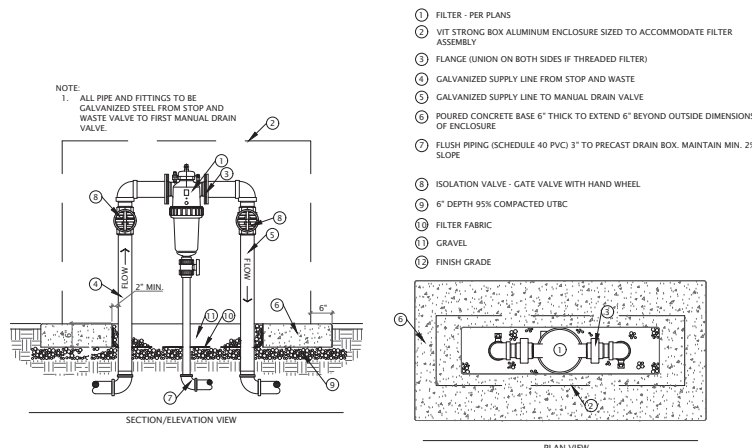
SUNSET VILLAGE
900 N. 200 W.
SPANISH FORK, UT 84660



Designed By: ESB/EP
Drawn By: BGP
Date: 08/11/2024
Checked By: CS
Project No: 24-021

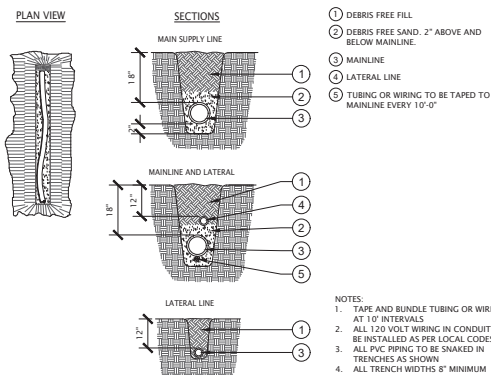
Issued For:
IRRIGATION
PLAN

Drawing Number:
LI1.2



1 AMIAD FILTER - SCANAWAY

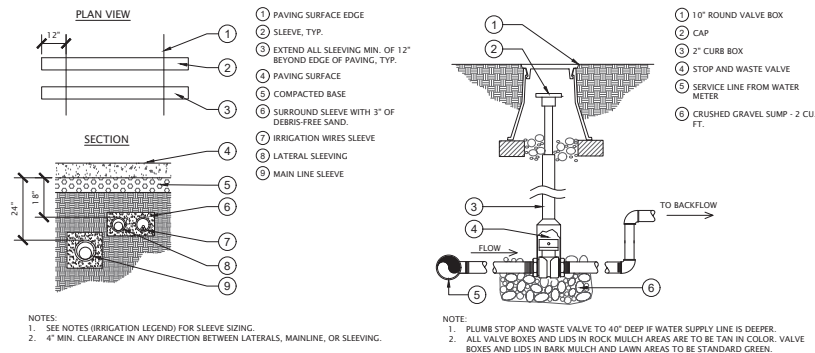
NOT TO SCALE



2 MASTER VALVE/FLOW SENSOR

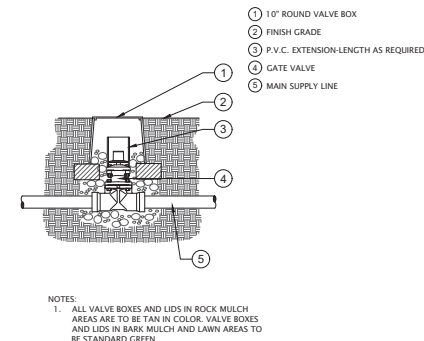
B/R-POC-07

NOT TO SCALE



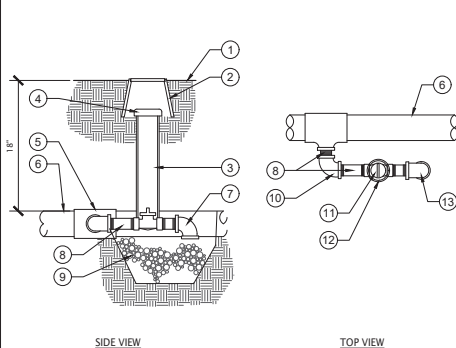
3 CONTROLLER WITH WALL MOUNT

NOT TO SCALE



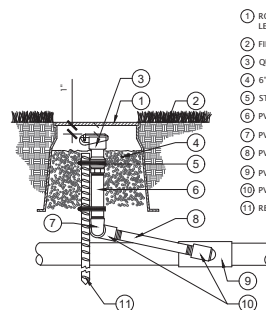
4 PIPE TRENCH

NOT TO SCALE



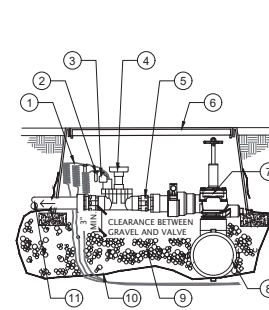
5 PIPE SLEEVE

NOT TO SCALE



6 STOP AND WASTE VALVE

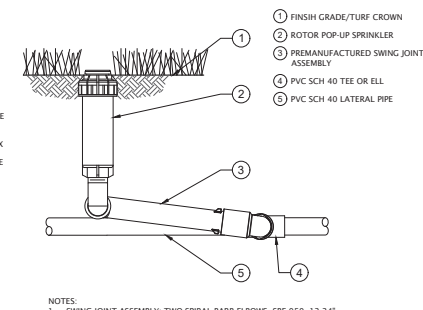
1" - 1'-0"



7 RESILIENT WEDGE GATE VALVE

P-1-SUN-02

NOT TO SCALE



8 MANUAL DRAIN VALVE

NOT TO SCALE

9 QUICK COUPLER

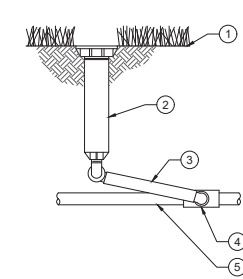
NOT TO SCALE

10 CONTROL VALVE WITH LATERAL ISOLATION VALVE

NOT TO SCALE

11 POP UP ROTOR

NOT TO SCALE

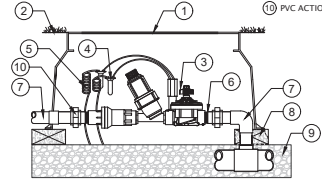


NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

12 POP-UP SPRAY/ROTARY
NOT TO SCALE

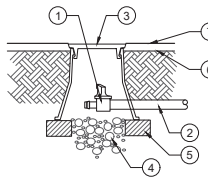
- 1 FINISH GRADE/TURF CROWN
- 2 POP-UP SPRINKLER
- 3 PREMANUFACTURED SWING ASSEMBLY
- 4 PVC SCH 40 TEE OR ELL
- 5 PVC SCH 40 LATERAL PIPE

NOTE:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS TO MATCH COLOR OF MULCH AREAS. VALVE BOXES AND LIDS IN LAWN AREAS TO BE STANDARD GREEN.



- 1 JUMBO VALVE BOX
- 2 FINISH GRADE
- 3 DRIP ZONE KIT
- 4 WATER PROOF CONNECTORS (2)
- 5 1/2" COILED WIRE
- 6 SCHEDULE 80 T.O.E. NIPPLE
- 7 MAINLINE PIPE AND FITTING
- 8 BRICK SUPPORTS (4)
- 9 1/4" MINUS WASHED GRAVEL
- 10 PVC ACTION UNIONS (2)

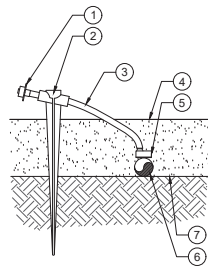
13 DRIP CONTROL VALVE ASSEMBLY (HUNTER)
NOT TO SCALE



NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

14 DRIP FLUSH VALVE
NOT TO SCALE

- 1 DRIP FLUSH VALVE
- 2 DRIP TUBING
- 3 10" ROUND VALVE BOX
- 4 GRAVEL SUMP - ONE CUBIC FOOT
- 5 BRICK SUPPORTS (2)
- 6 FINISH GRADE
- 7 TOP OF MULCH



NOTES:
1. USE RAIN BIRD XERMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.

15 DRIP EMITTER
NOT TO SCALE

VALVE SCHEDULE SUNSET VILLAGE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	40.84	46.8	49.1	0.59 in/h
2	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	4.3	35.0	35.0	0.53 in/h
3	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	17.87	46.0	46.6	0.9 in/h
4	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	9.05	43.7	43.9	0.27 in/h
5	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	4.16	36.1	36.2	0.29 in/h
6	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	28.23	46.8	48.8	0.91 in/h
7	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	39.56	47.0	50.6	0.97 in/h
8	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	7.57	38.5	38.8	0.61 in/h
9	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTOR	16	56.5	57.6	0.39 in/h
10	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTOR	16	57.6	59.2	0.17 in/h
11	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	1.96	33.3	33.3	0.09 in/h
12	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	3.04	34.1	34.2	0.59 in/h
13	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	15.51	45.8	47.8	0.47 in/h
14	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTOR	15.8	57.6	58.6	0.43 in/h
15	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	31.33	46.8	51.0	1.04 in/h
16	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	8.96	38.5	39.5	0.58 in/h
17	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	30.85	46.8	47.3	0.84 in/h
18	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	37.68	45.4	46.0	0.48 in/h
19	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	28.45	46.5	46.9	0.86 in/h
20	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	5.35	39.0	39.0	0.39 in/h
21	HUNTER ICZ-101-40-LF-R	1"	AREA FOR DRIP EMITTERS	11.12	42.9	43.0	0.31 in/h
22	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	12.6	46.2	46.5	0.87 in/h
23	HUNTER PCV-151 ANGLE	1-1/2"	TURF ROTARY	28.64	46.1	47.3	0.49 in/h

CRITICAL ANALYSIS

Generated: 2024-05-31 08:56

P.O.C. NUMBER: 01
Water Source Information: Spanish Fork Public Works indicated that the pressure could be as low as 45 psi in this location for the Pressurized Irrigation line, although it is more likely to be near 60 psi

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available: 77.18 CPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

DESIGN ANALYSIS
Maximum Station Flow: 40.84 CPM
Flow Available at POC: 77.18 CPM
Residual Flow Available: 36.33 CPM

Pressure Req. at Critical Station: 57.6 PSI
Loss for Fittings: 0.15 PSI
Loss for Main Line: 1.46 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 59.2 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 0.8 PSI

P.O.C. NUMBER: 02
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available: 220.07 CPM

PRESSURE AVAILABLE
Static Pressure at POC: 60 PSI
Pressure Available: 60 PSI

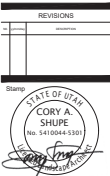
DESIGN ANALYSIS
Maximum Station Flow: 40.84 CPM
Flow Available at POC: 220.07 CPM
Residual Flow Available: 179.22 CPM

Design Pressure: 50 PSI
Friction Loss: 4.15 PSI
Fittings Loss: 0.42 PSI
Elevation Loss: 0 PSI
Loss through Valve: 3 PSI
Pressure Req. at Critical Station: 57.6 PSI
Loss for Fittings: 0.16 PSI
Loss for Main Line: 1.64 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 59.4 PSI
Pressure Available: 60 PSI
Residual Pressure Available: 0.63 PSI



SUNSET VILLAGE

900 N. 200 W.
SPANISH FORK, UT 84660



Designed By: ESBP
Drawn By: BGP
Date: 06/11/2024
Checked By: CS
Project No: 24-121
Drawing Title: IRRIGATION DETAILS

Drawing Number: LI5.1

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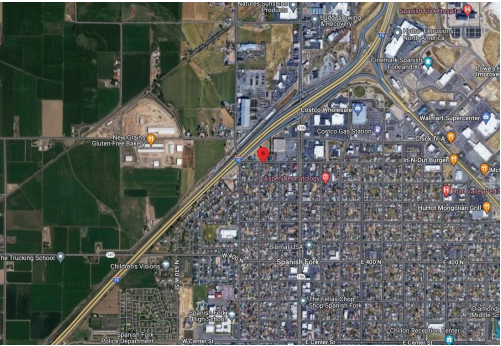
Existing Conditions:

- 1 - THE DRAWINGS SHOW GENERAL INFORMATION 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.



Sunset Village 4-Plex

Page Index	
Label	Title
C	Cover
A1	Exterior Elevations - Front
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



Vicinity Map



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Sunset Village
900 North 200 West Spanish Fork, UT

Cover

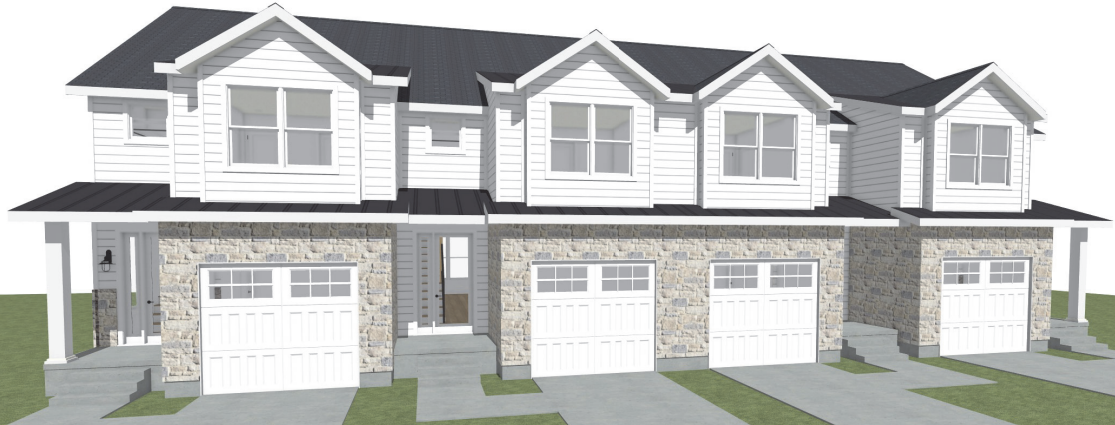
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verify all
dimensions

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

C



1
A1 Front Elevation
SCALE: 1/8" = 1'-0"



2
A1 Front Perspective
SCALE: 1/8" = 1'-0"

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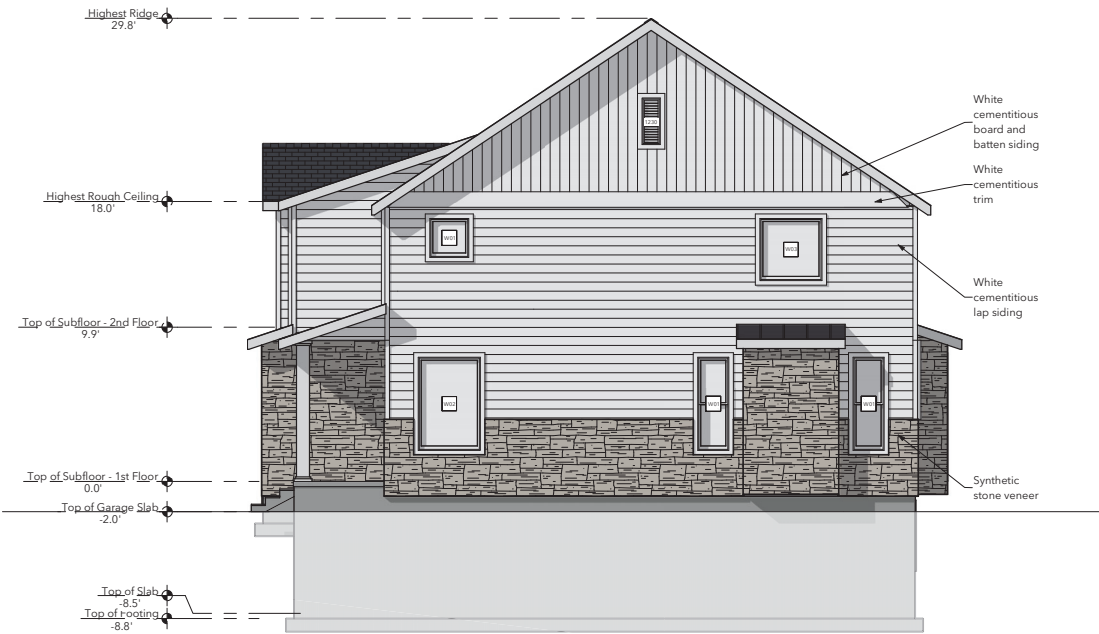
Sunset Village
900 North 200 West Spanish Fork, UT

Exterior Elevations - Front

Note:
Contractor to field
verify all
dimensions

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

A1



1
A2
Right Elevation
SCALE: 1/8" = 1'-0"



2
A2
Right Perspective
SCALE: 1/8" = 1'-0"

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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



1
A3 Back Elevation
SCALE: 1/8" = 1'-0"



1
A3 Back Perspective
SCALE: 1/8" = 1'-0"

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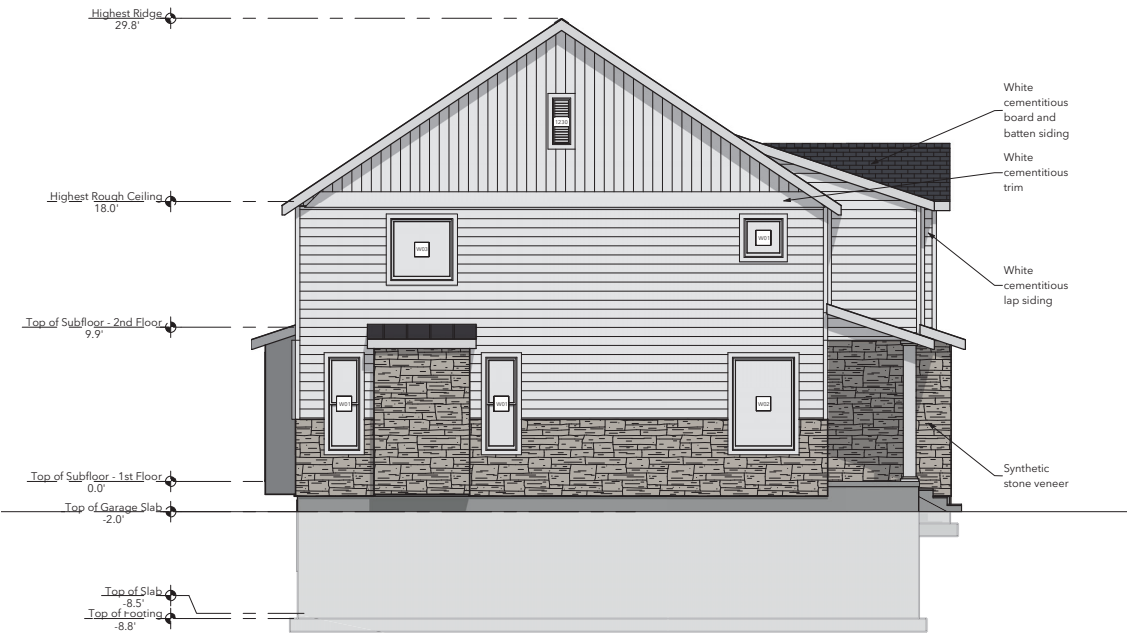
Sunset Village
900 North 200 West Spanish Fork, UT

Exterior Elevations - Front

Note:
Contractor to field
verify all
dimensions

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

A3



1
A4 Left Elevation
SCALE: 1/8" = 1'-0"



2
A4 Left Perspective
SCALE: 1/8" = 1'-0"

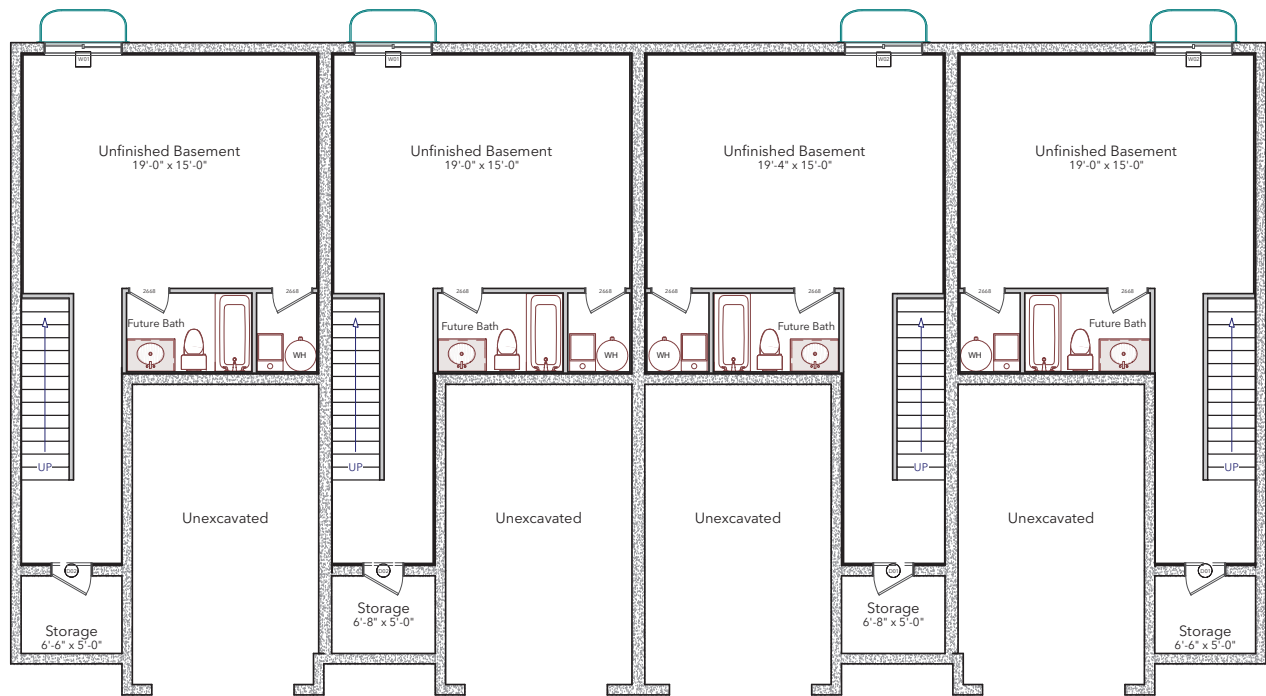
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jaredhardingdesign.com

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



1
A5 Basement Plan
SCALE: 1/8" = 1'-0"



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Orem, UT 84097
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jaredhardingdesign.com

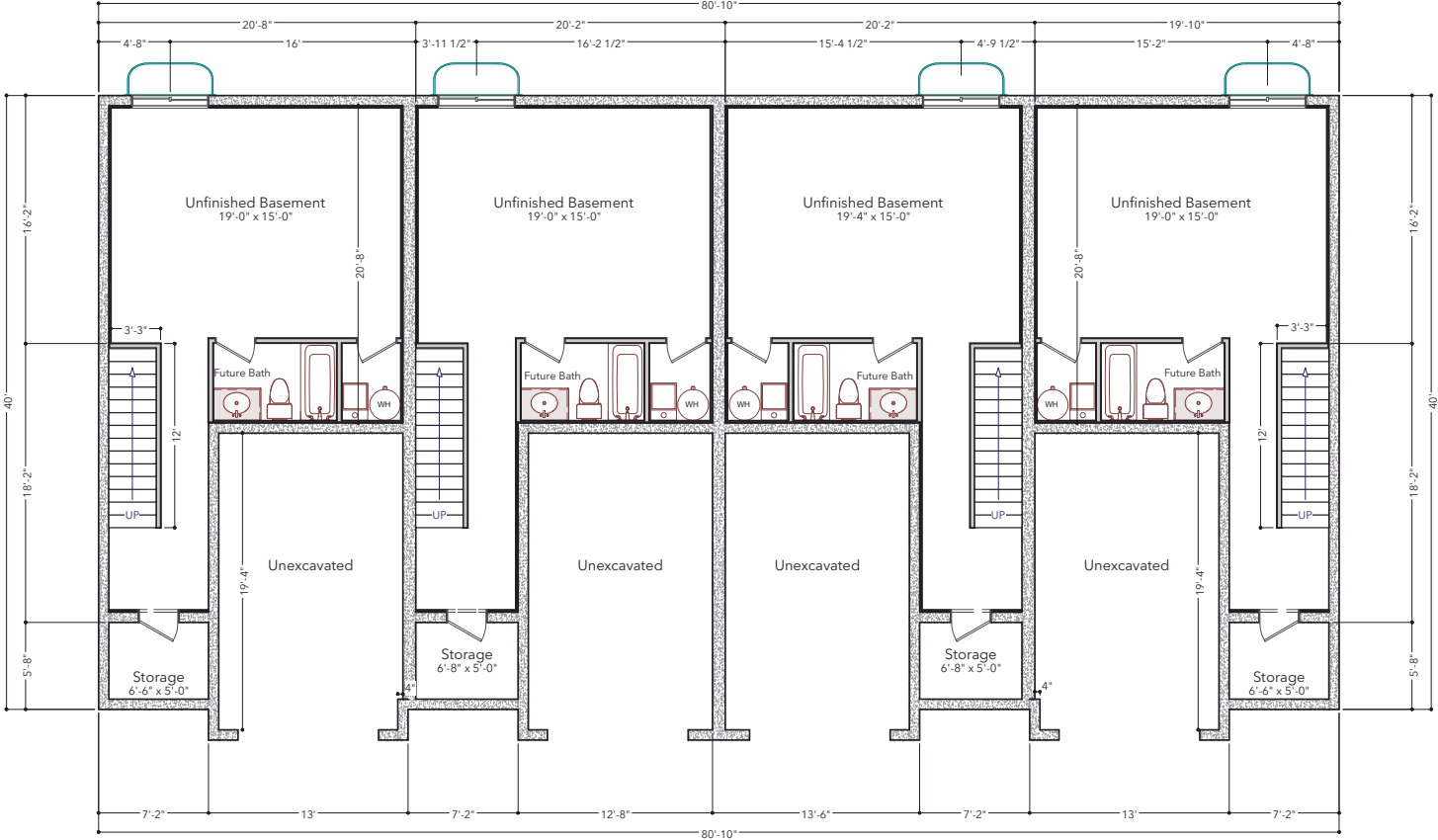
Sunset Village
900 North 200 West Spanish Fork, UT

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"

JH DESIGN
825 East 800 North
Orem, UT 84097
801.376.4190
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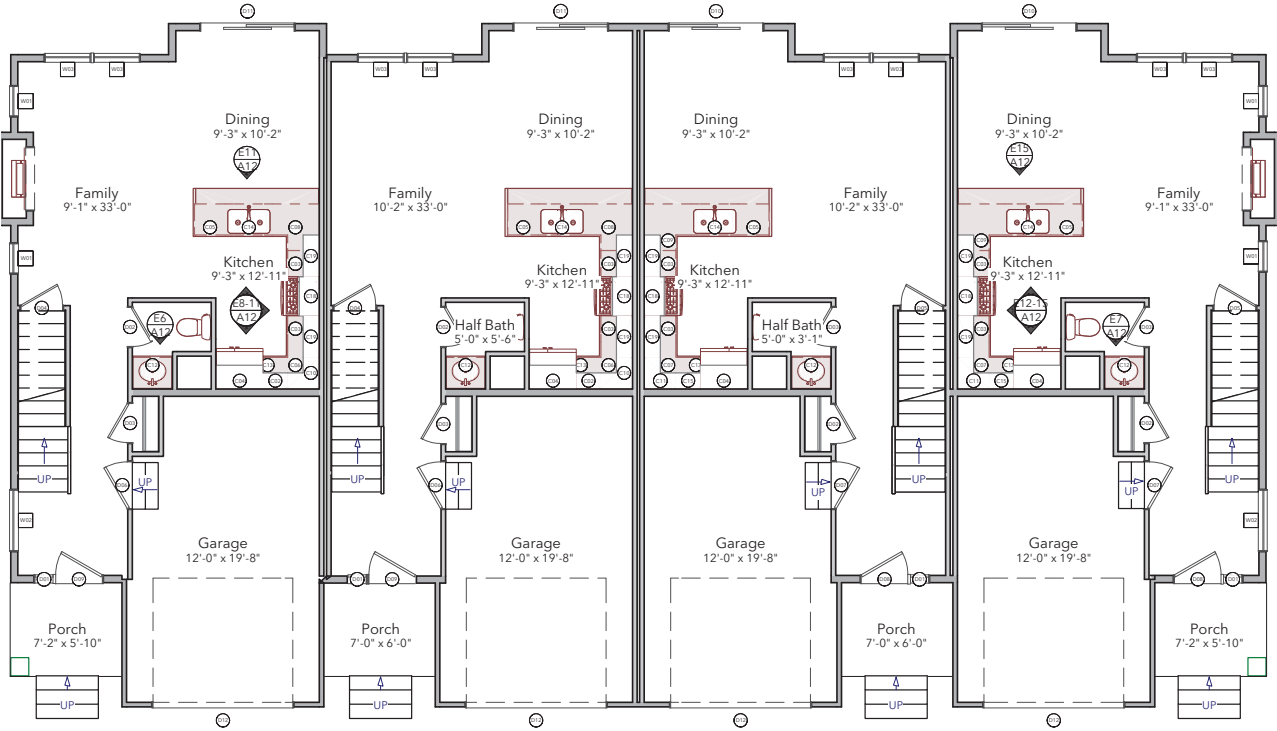
Sunset Village
900 North 200 West Spanish Fork, UT

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



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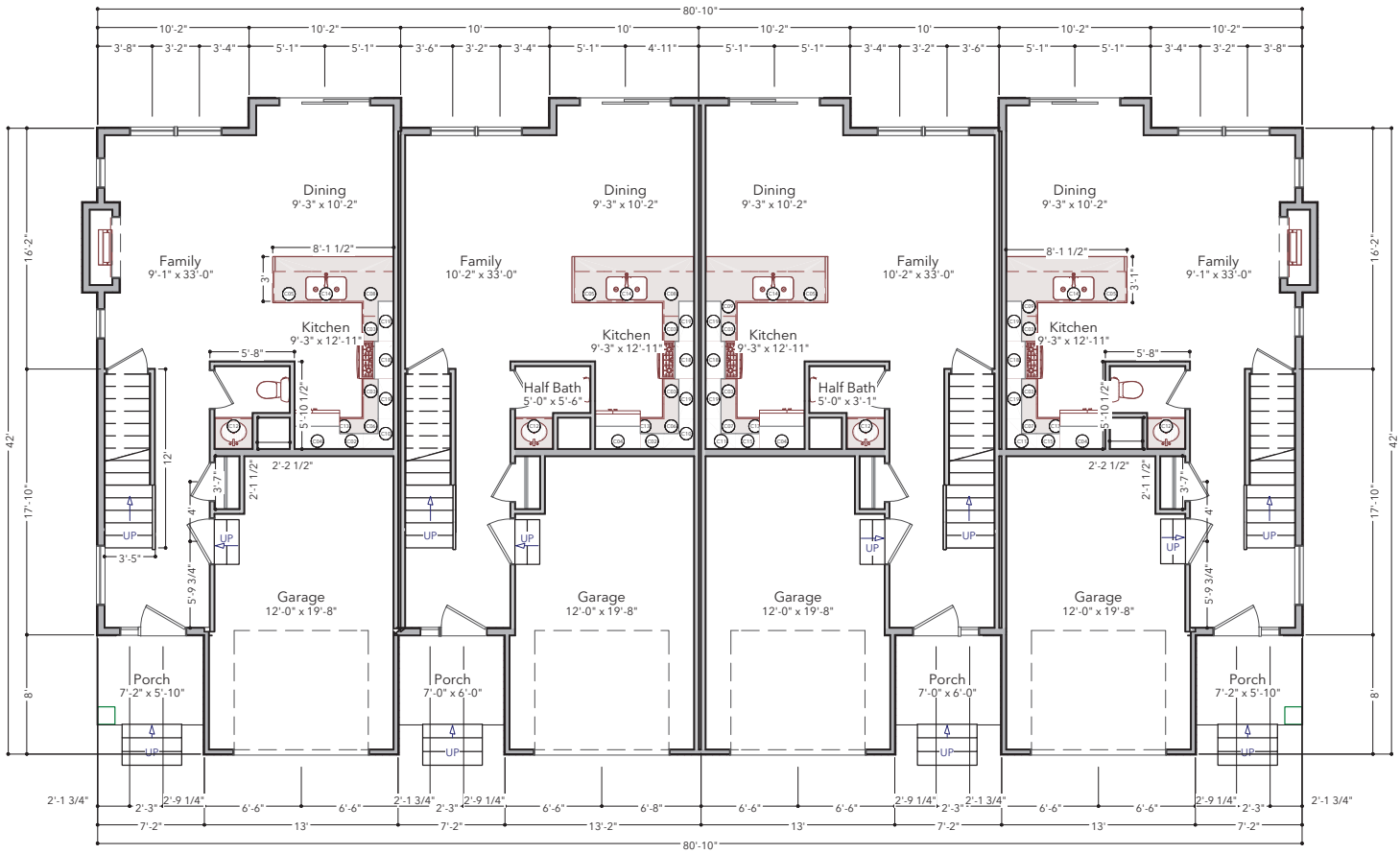
Sunset Village
900 North 200 West Spanish Fork, UT

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



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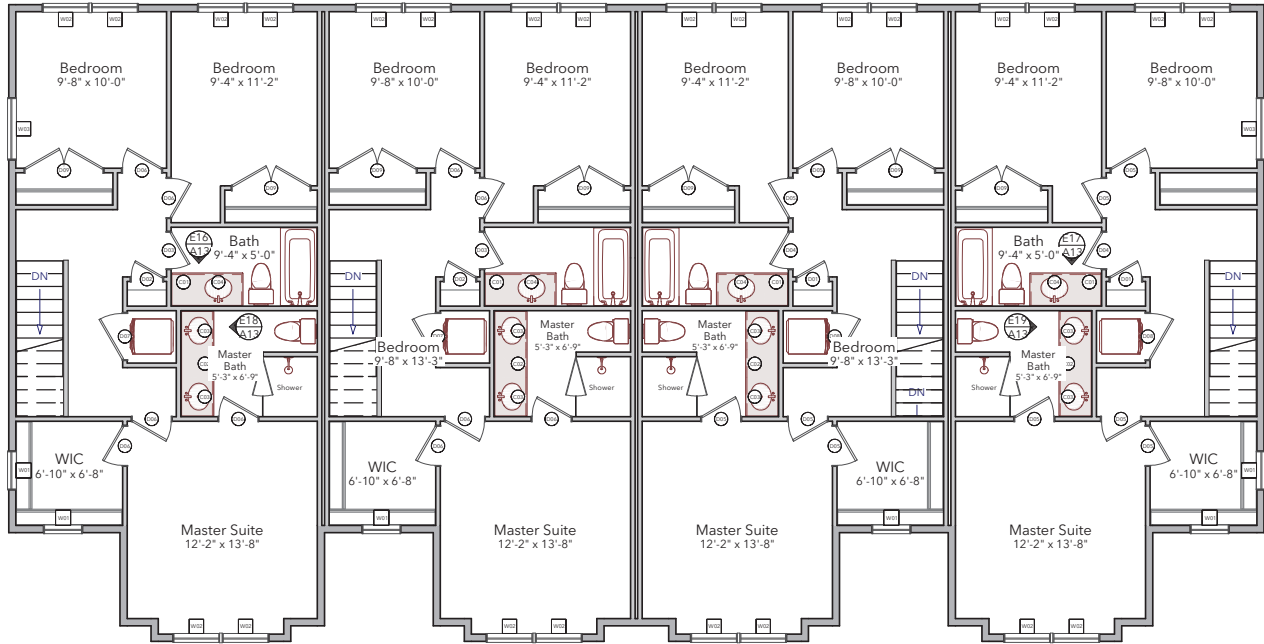
Sunset Village
900 North 200 West Spanish Fork, UT

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

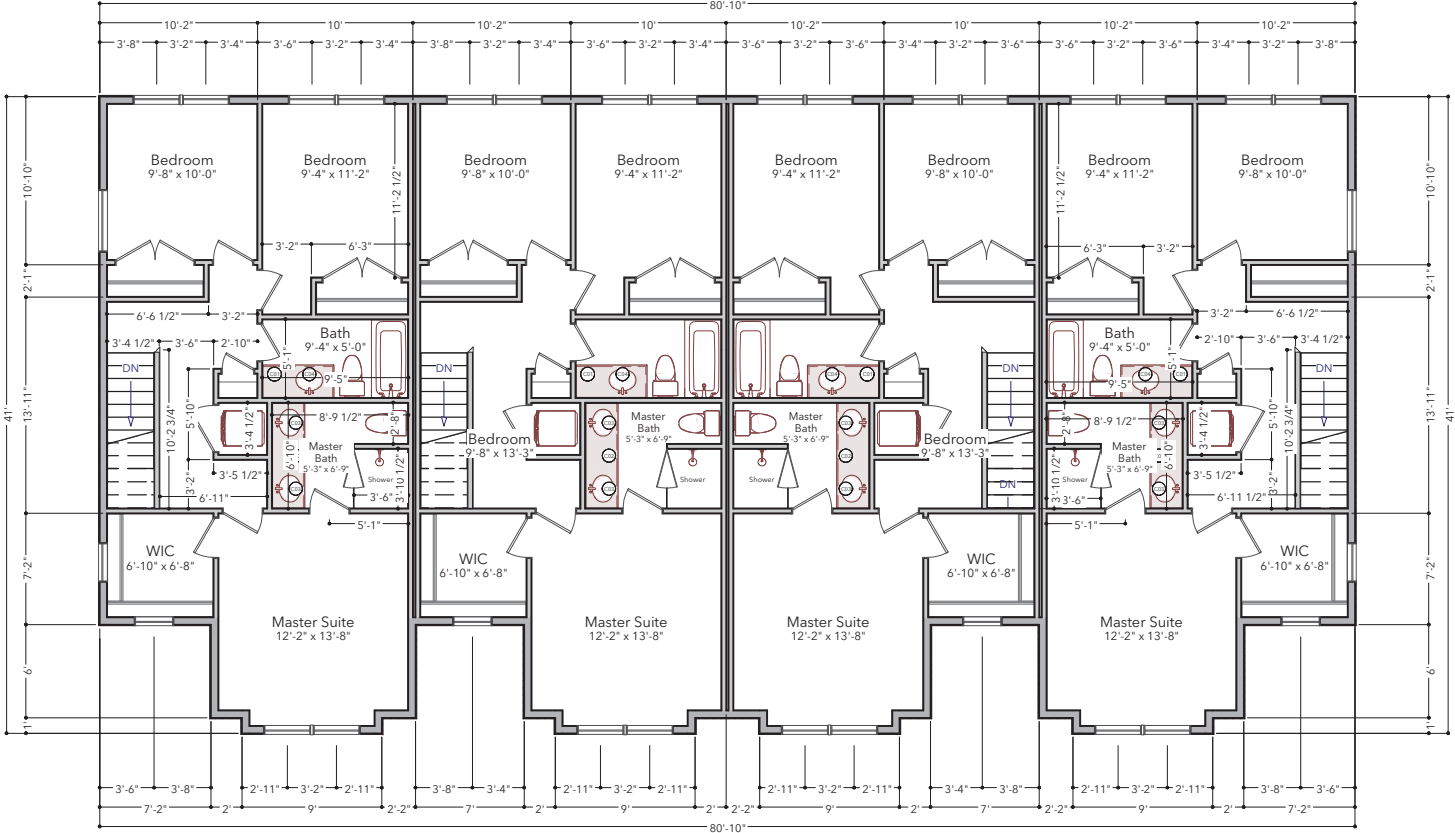
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Sunset Village
900 North 200 West Spanish Fork, UT
Upper Floor Plan

Note:
Contractor to field
verify all
dimensions

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

A9



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



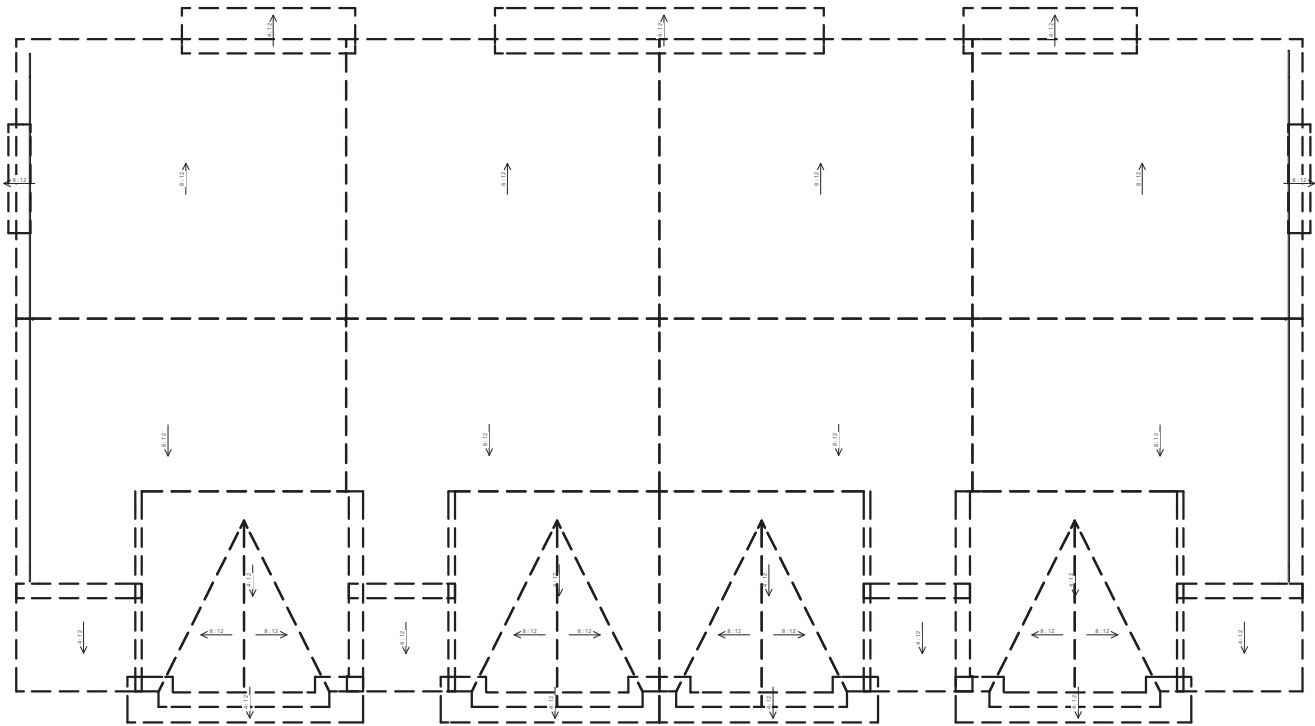
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Sunset Village
900 North 200 West Spanish Fork, UT
Upper Floor Plan

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"



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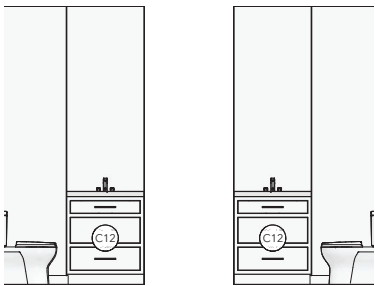
Sunset Village
900 North 200 West Spanish Fork, UT

Roof Plan

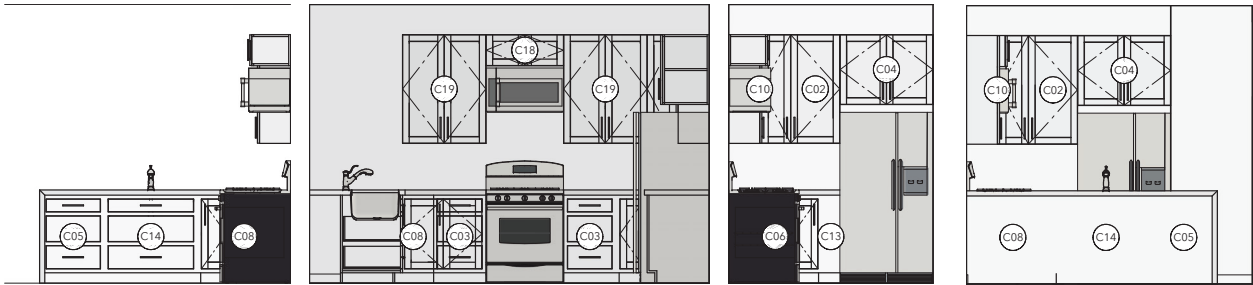
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Contractor to field
verify all
dimensions

Scales
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24x36: 1/4" = 1'

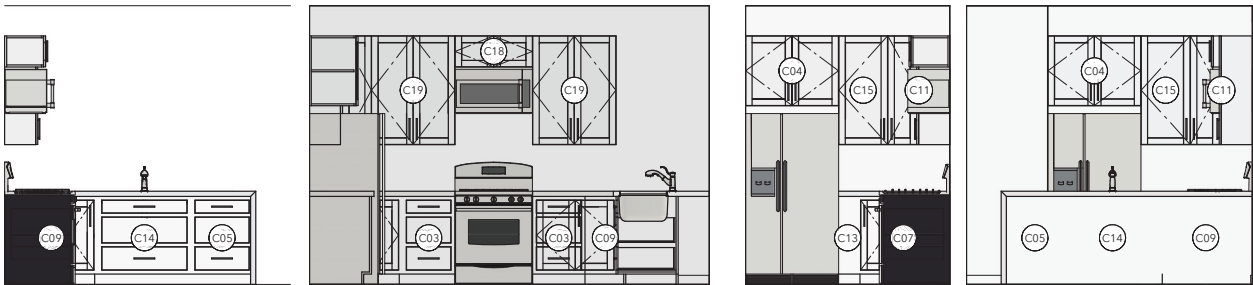
A11



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



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



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



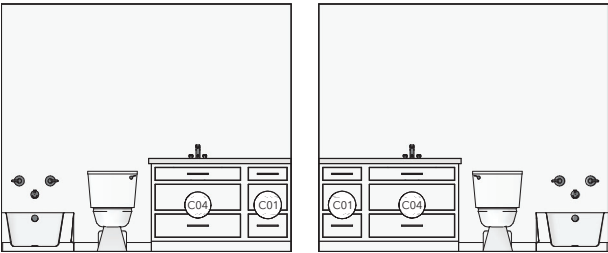
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Sunset Village
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Interior Elevations

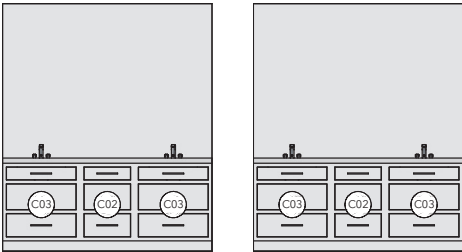
Note:
Contractor to field
verify all
dimensions

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

A12



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



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

DOOR SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
D01	2668	2	2668 L IN 30"	80"
D02	2668	2	2668 R IN 30"	80"

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
W01	5040S	2	0	5040S 60" 48"
W02	5040RS	2	0	5040RS 60" 48"

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

CABINET SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT DESCRIPTION
C02	W1942R	2	1	19"	12"	42" WALL CABINET
C03	3DB2036	8	1	20 1/4"	24"	36" BASE CABINET
C04	W362718	4	1	36"	18"	27" WALL CABINET
C05	3DB2436	4	1	24"	24"	36" BASE CABINET
C06	LCB3636L	2	1	36"	36"	36" CORNER BASE CABINET
C07	LCB3636R	2	1	36"	36"	36" CORNER BASE CABINET
C08	LCB365636L	2	1	36"	56 1/4"	36" CORNER BASE CABINET
C09	LCB365636R	2	1	56 1/4"	36"	36" CORNER BASE CABINET
C10	LCW2442L	2	1	24"	24"	42" CORNER WALL CABINET
C11	LCW2442R	2	1	24"	24"	42" CORNER WALL CABINET
C12	SB3036	4	1	30"	24"	36" BASE CABINET
C13	BF736	4	1	7"	24"	36" BASE CABINET FILLER
C14	SB3636	4	1	36"	24"	36" BASE CABINET
C15	W1942L	2	1	19"	12"	42" WALL CABINET
C18	W301215	4	1	30"	15"	12" WALL CABINET
C19	W3242	8	1	32 1/4"	12"	42" WALL CABINET

DOOR SCHEDULE				
NUMBER	LABEL	QTY	SIZE	WIDTH HEIGHT
D01	1280	4	1280 EX 14"	96"
D02	2668	4	2668 L IN 30"	80"
D03	2668	4	2668 R IN 30"	80"
D04	2868	2	2868 L IN 32"	80"
D05	2868	2	2868 R IN 32"	80"
D06	3068	2	3068 L EX 36"	80"
D07	3068	2	3068 R EX 36"	80"
D08	3080	2	3080 L EX 36"	96"
D09	3080	2	3080 R EX 36"	96"
D10	6080	2	6080 L EX 72"	96"
D11	6080	2	6080 R EX 72"	96"
D12	9080	4	9080	108" 96"

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
W01	2060SH	4	1	2060SH 24" 172"
W02	4060FX	12	1	4060FX 148" 172"

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

CABINET SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT DESCRIPTION
C01	3DB1836	4	2	18"	24"	36" BASE CABINET
C02	3DB2136	4	2	21"	24"	36" BASE CABINET
C03	SB3036	8	2	30"	24"	36" BASE CABINET
C04	SB3636	4	2	36"	24"	36" BASE CABINET

DOOR SCHEDULE				
NUMBER	LABEL	QTY	SIZE	WIDTH HEIGHT
D01	2068	2	2068 L IN 24"	80"
D02	2068	2	2068 R IN 24"	80"
D03	2468	2	2468 L IN 28"	60"
D04	2468	2	2468 R IN 28"	60"
D05	2668	10	2668 L IN 30"	80"
D06	2668	10	2668 R IN 30"	80"
D07	3068	2	3068 L IN 35 1/2"	60"
D08	3068	2	3068 R IN 35 1/2"	60"
D09	5068	7	5068 L/R IN 60"	80"

WINDOW SCHEDULE				
NUMBER	LABEL	QTY	FLOOR SIZE	WIDTH HEIGHT
W01	2626FX	4	2	2626FX 30" 30"
W02	3050SH	24	2	3050SH 36" 48"
W03	4040FX	12	2	4040FX 148" 48"

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

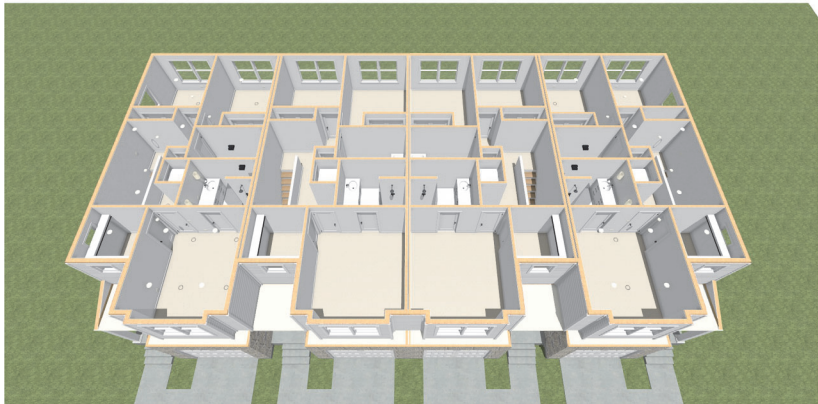
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Sunset Village
900 North 200 West Spanish Fork, UT
Interior Elevations

Note:
Contractor to field
verify all
dimensions

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

A13





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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

N1102.4.4 (R402.4.4) "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 outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms shall be sealed and insulated in accordance with the envelope requirements of Table N1102.1.2, where the walls, floors and ceilings shall meet a minimum of the basement wall R-value requirement. The door into the room shall be fully gasketed...." "The combustion air duct shall be insulated where it passes through conditioned space to a minimum of R-8..."

AFCI required for Bedrooms, Kitchens and Laundry rooms. 3902.16 Arc-fault circuit-interrupter protection.: Branch circuits that supply 120-volt, single-phase, 15- and 20-ampere outlets installed in kitchens, bedrooms, laundry areas shall be protected by any of the following: [210.12(A)] (2015 IRC Utah Amendment)

GFCI Receptacles in garage. "E3901.9 Basements, garages and accessory buildings." "...The branch circuit supplying the receptacle(s) in a garage 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), (2), and (3)]" ("Exception: Receptacles or other outlets adjacent to the exterior walls of the garage, outlets adjacent to an exterior wall of the garage, or outlets in a storage room with entry from the garage may be connected to the garage branch circuit." (2015 IRC Utah Amendment))

GFCI within 6 feet of edge of sinks. E3902.7 Sink receptacles. 125-volt, 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 in the work surfaces or countertops. [210.8(A)(7)]

GFCI within 6 feet of tub or shower. E3902.8 Bathtub or shower stall receptacles. 125-volt, single phase, 15- and 20-ampere receptacles that are located within 6 feet (1829 mm) of the outside edge of a bathtub or shower stall shall have ground-fault circuit interrupter protection for personnel. [210.8(A)(8)]

GFCI Laundry. E3902.9 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)(9)]

GFCI Dishwasher. E3902.10 Kitchen dishwasher branch circuit. Ground-fault circuit-interrupter protection shall be provided for outlets that supply dishwashers in dwelling unit locations. [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)]

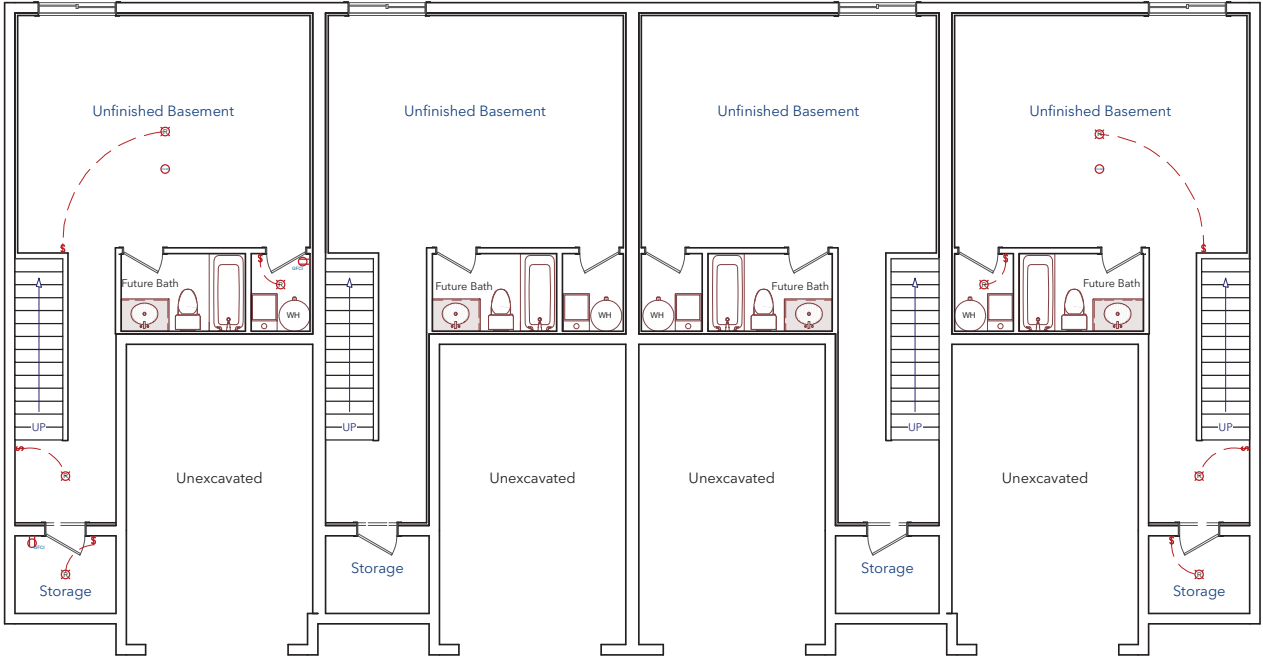
E3902.15 Location of arc-fault circuit interrupters. Arc-fault circuit interrupters shall be installed in readily accessible locations.

All 15- and 20- ampere receptacles in every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area of dwelling units shall be listed tamper-resistant receptacles.

All detectors shall comply with current code and shall be hard-wired, interconnected, and have battery backup

Carbon Monoxide detectors shall be installed on each habitable level of a dwelling unit equipped with a fuel burning appliance.

A minimum of 30" x 36" working space and 6'-6" headroom shall be required for electrical panels



1
A15

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

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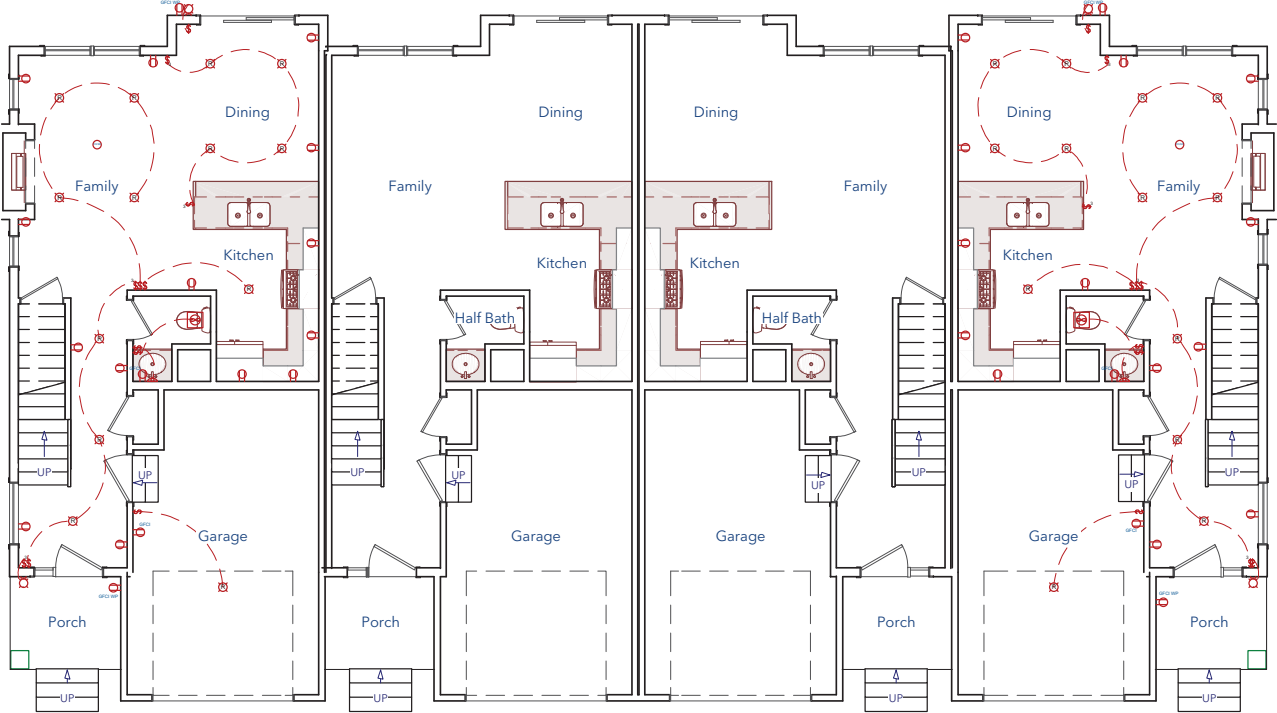
Sunset Village
900 North 200 West Spanish Fork, UT

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

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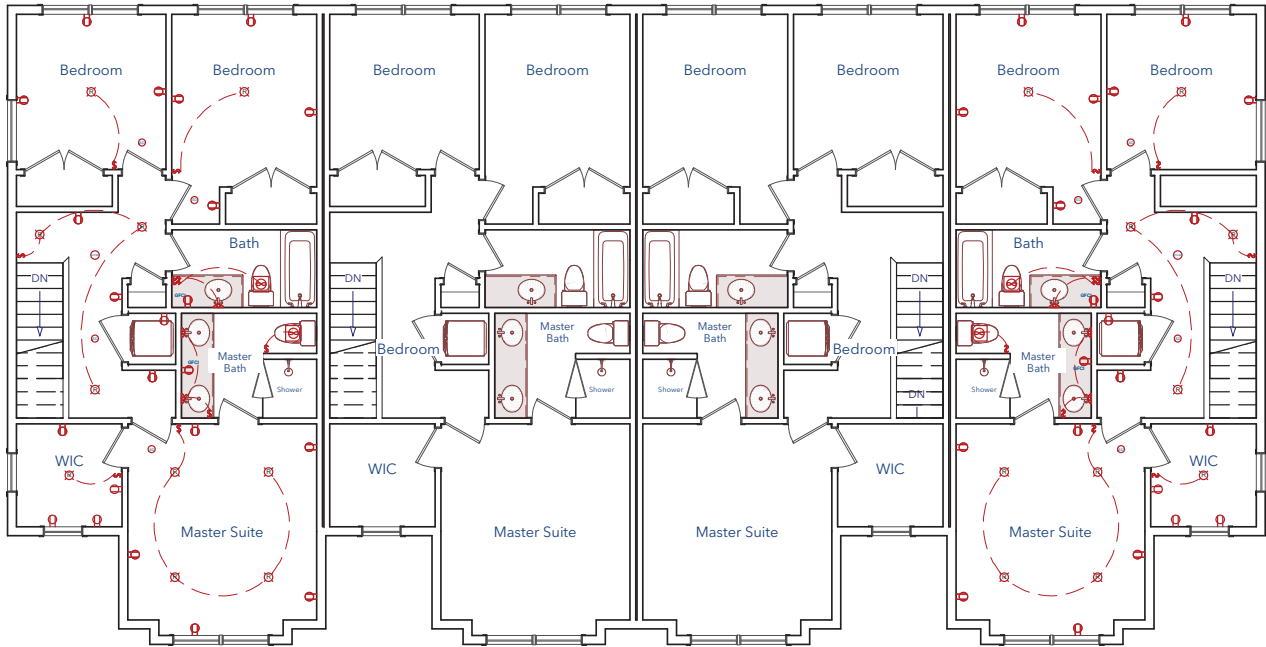
Sunset Village
900 North 200 West Spanish Fork, UT

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

Jared
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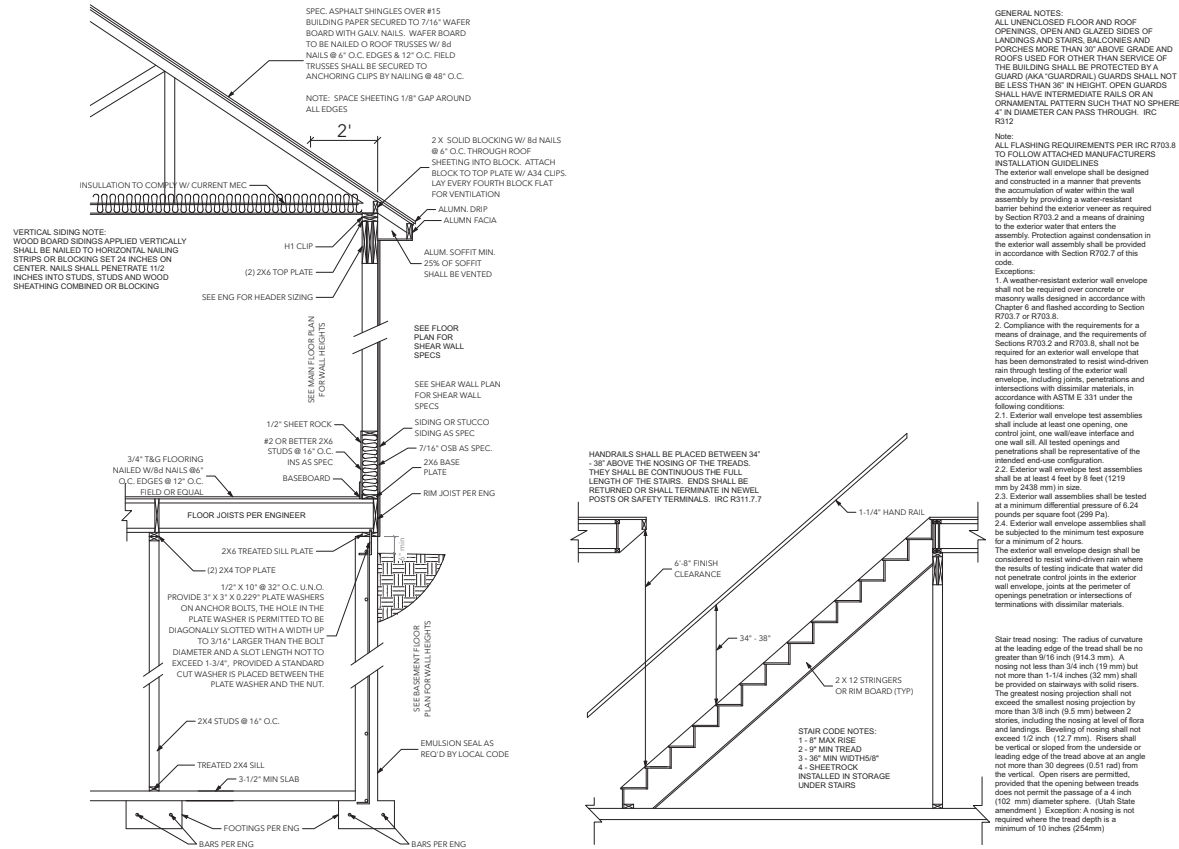
Sunset Village
900 North 200 West Spanish Fork, UT

Upper Floor Electrical Plan

Note:
Contractor to field
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dimensions

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

A17



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Section Details

Note:
Contractor to field
verify all
dimensions

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

S1

Provide full anchorage between bounds of anchors. Foot valley having minimum 20' galvanized sheet piling connection resistant metal extending at least 17' inches from centerline each way. Show tie strand extending from curves to a point at least 24' inches inside the exterior wall line. (10/1/2006)

December 4, 2024

TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Sunset Village Amended Preliminary Plat

DRC November 6, 2024:

Brandon Snyder stated this site was previously approved as an infill project in 2018. It was later approved as a Master Planned Development 2022. He stated that since then there have been modifications made to the previously approved designs. He stated the applicant is now proposing a townhome product. He stated that each townhome unit will have a single car garage and with driveways and parking stalls which will help the proposal meet the city's parking requirements. He stated the applicant is seeking approval for a master planned development. He then discussed the fencing and landscaping plans and stated there are a few discrepancies with these plans. It was clarified that there will be vinyl fencing along I-15.

There was a brief discussion regarding SFCN and utility placements. Direction was given to the applicants to work with staff regarding the potential location for a fiber hut.

Dave Anderson moved to recommend the approval of the proposed Sunset Village Amended Preliminary Plat 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.

Vaughn Pickell seconded and the motion passed all in favor.



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 of a roadway that intersects a railroad crossing shall not be planted within 150 feet of the railroad right-of-way.

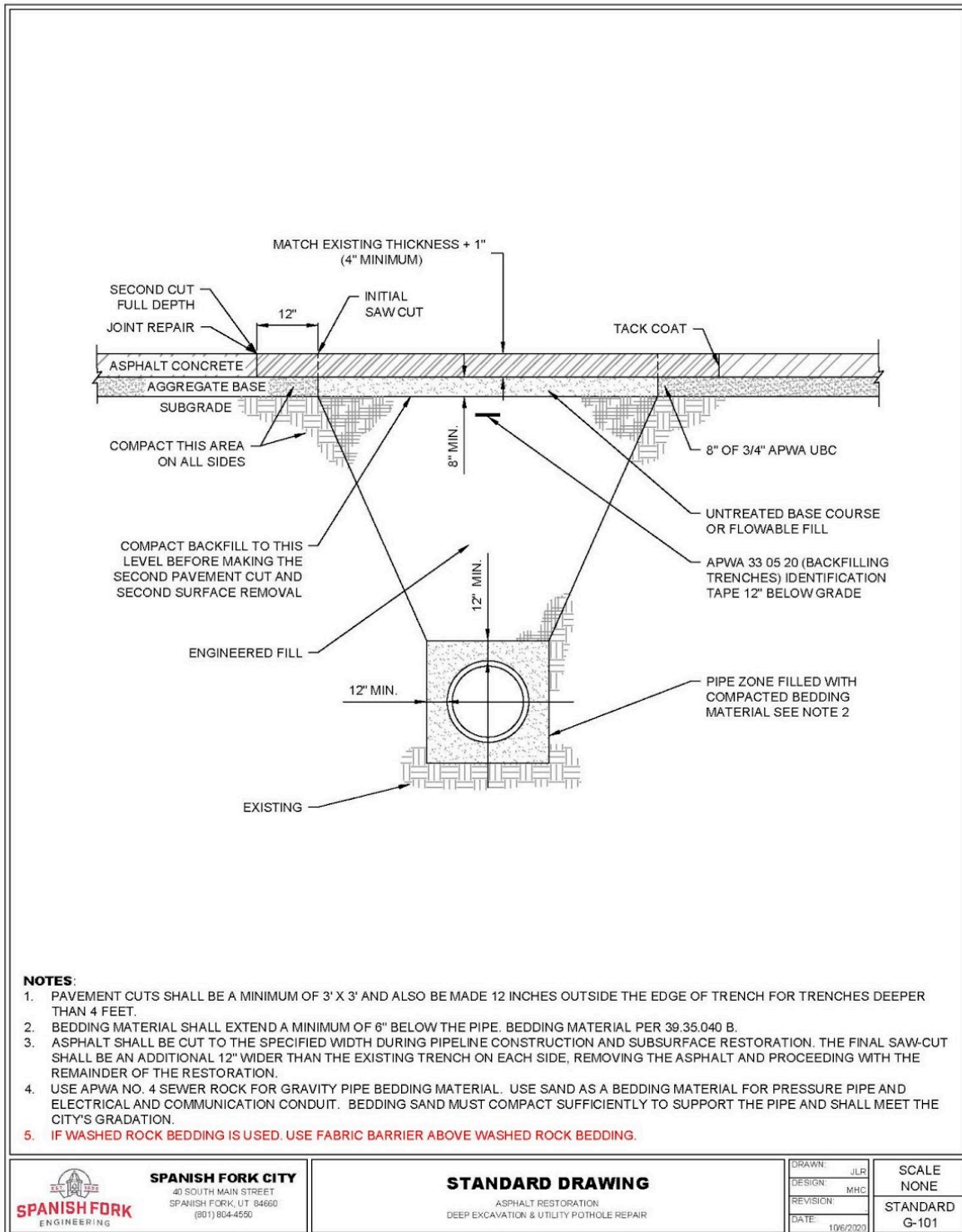
4.39.20.030. Street Improvements

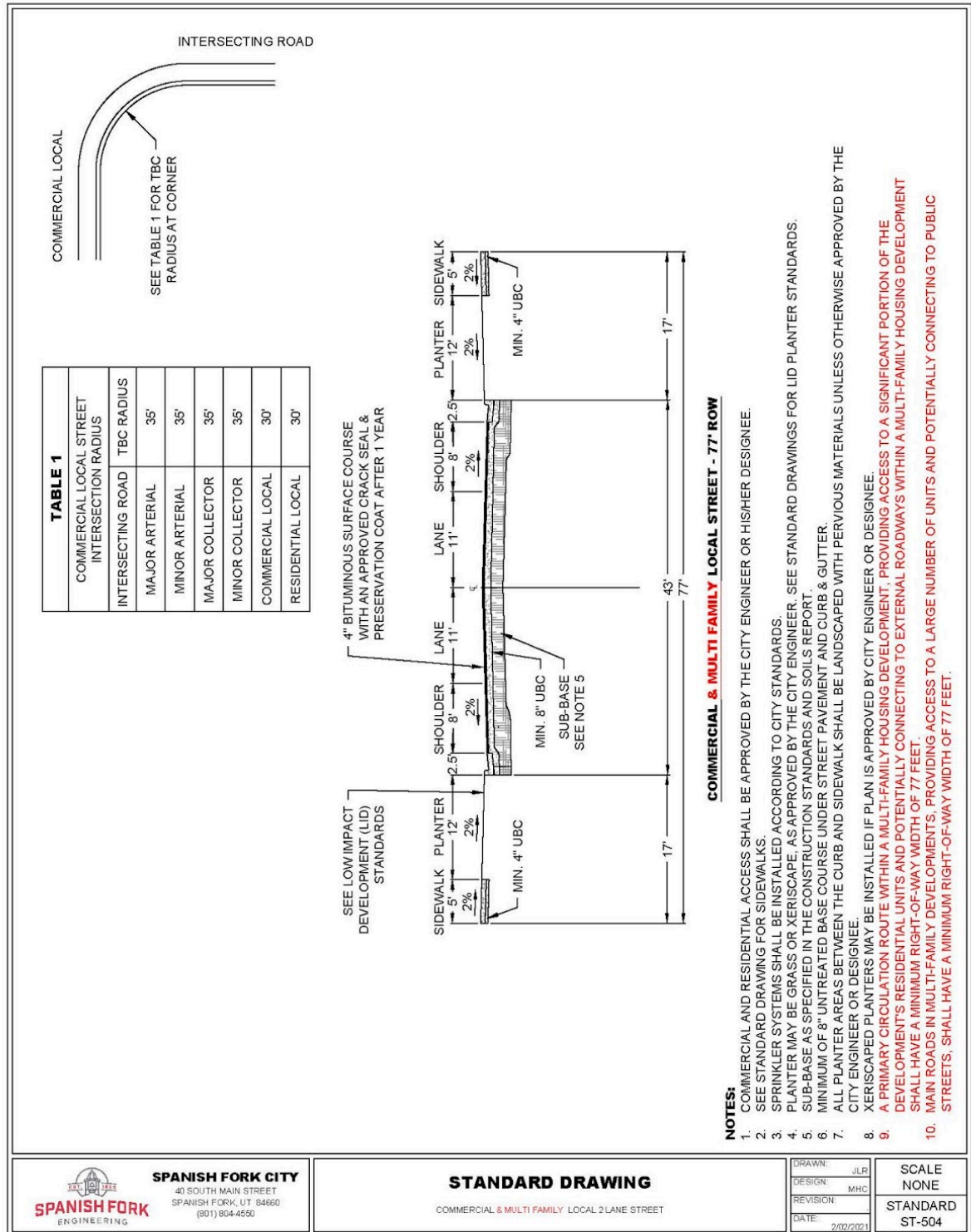
- K. Railroad. Developments that acquire within 1000 feet of a railroad crossing may be subject to the following state rule 930-5-7 and its regulations.

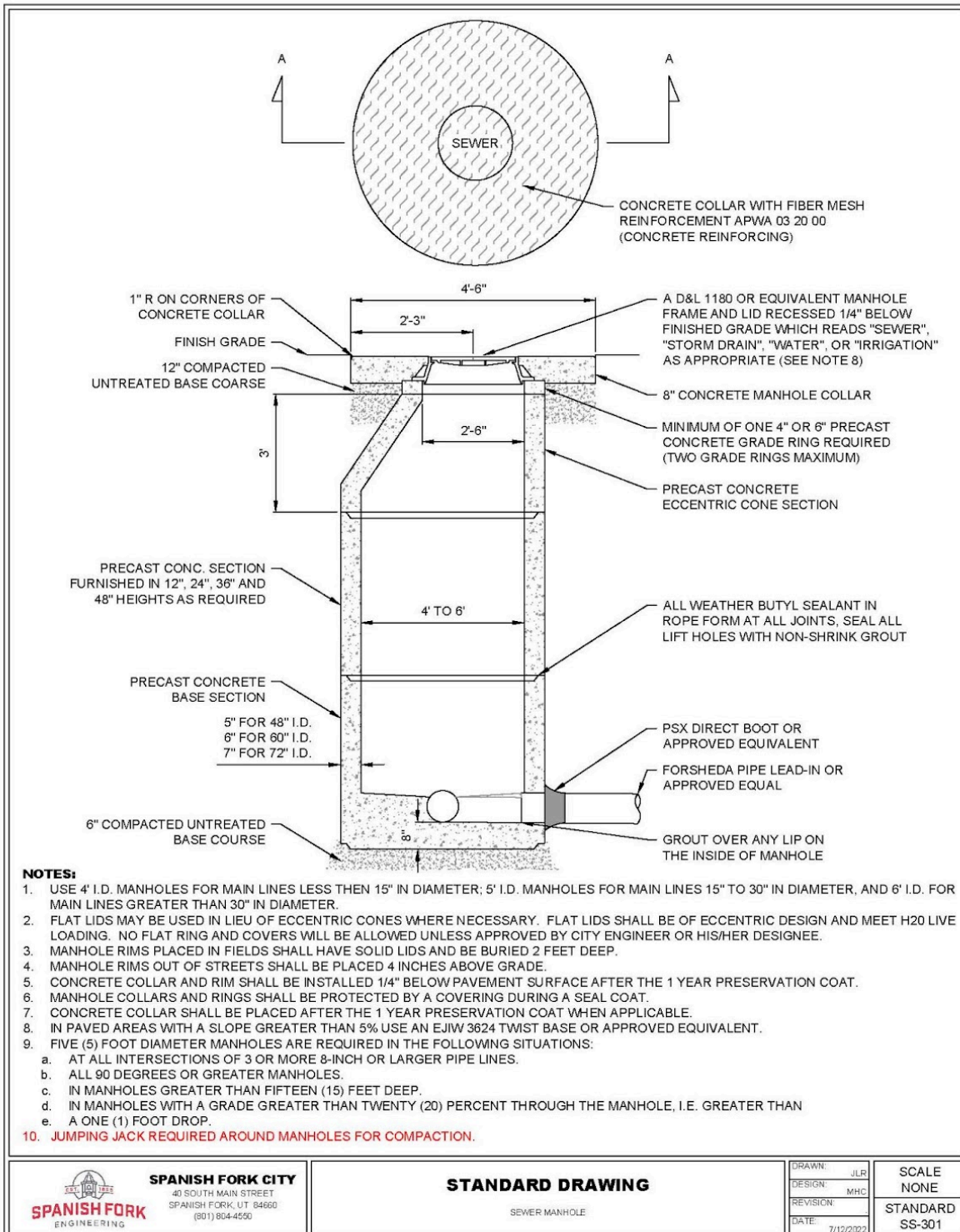


CONSTRUCTION STANDARD DRAWINGS

CONSTRUCTION STANDARD DRAWINGS









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

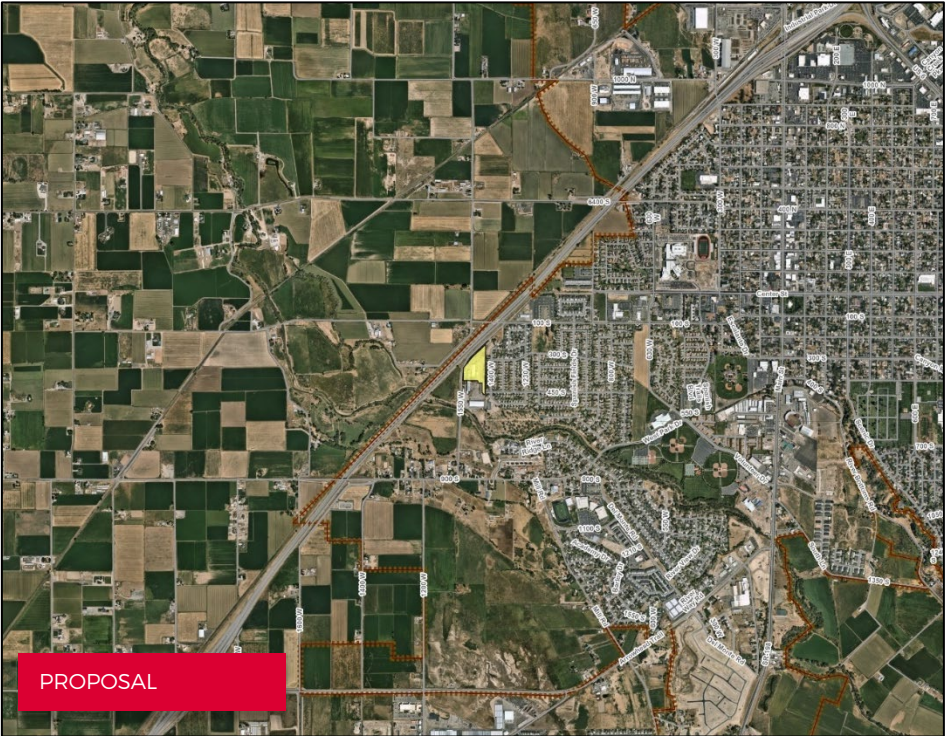
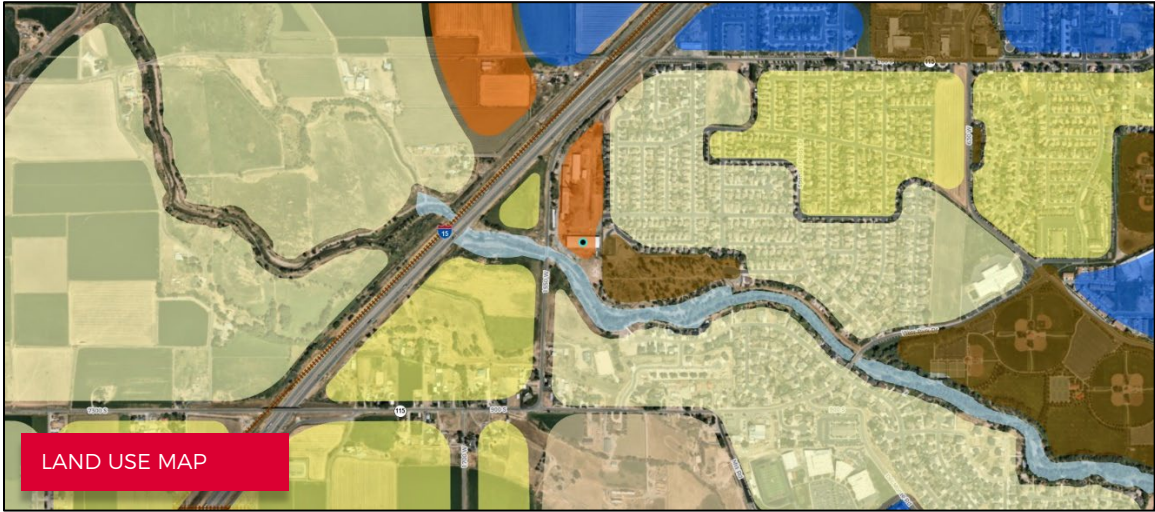
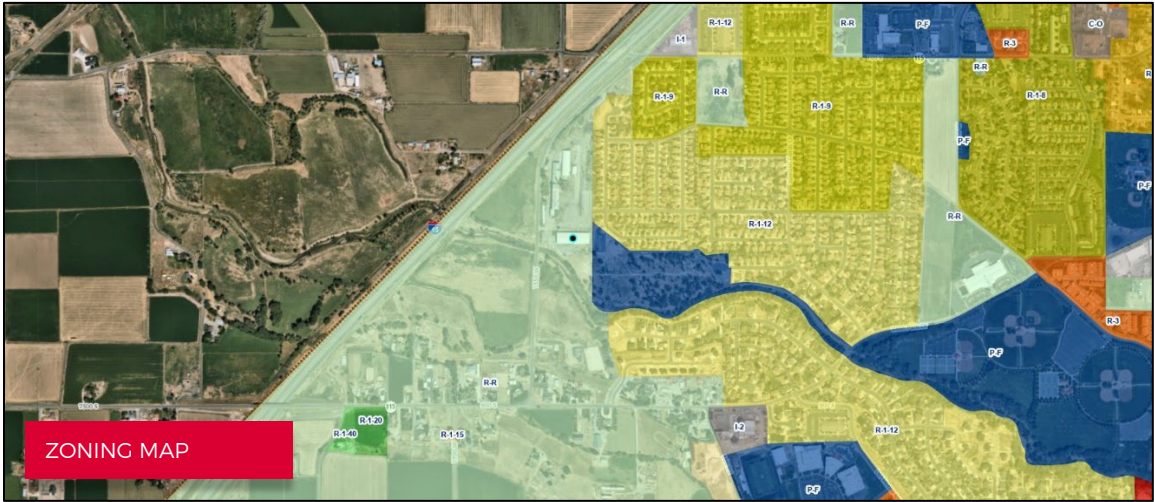
That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That the proposal is consistent with the City's Construction Standards.
2. That the accompanying Rush Funplex Preliminary Plat conforms to the City's provisions of the C-2 zone.
3. That Spanish Fork City is prepared to provide services that the propose Zone Change and accompanying Rush Funplex plat would require.
4. Even though the proposed Zone Change is not consistent with the current General Plan Land Use designation, staff believes the updated General Plan will provide for commercial uses in this area.

EXHIBITS

1. Letter of Support.



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.

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 employ 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 employ 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 Commercial; 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.

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TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Rush Funplex Preliminary Plat and Zone Change

DRC November 6, 2024:

PRELIMINARY PLAT

David Mann stated that these two projects are for the same property. He provided the location and stated the property is planned to be subdivided into two separate lots. He stated there will be a family fun center on one lot, and a commercial restaurant on the other lot.

Cory Pierce briefly discussed the utility layout and stated this is typically handled with the preliminary plat. He discussed the roadway dedication and easements.

Vaughn Pickell agreed this should be completed with the Preliminary Plat application.

Dave Anderson spoke briefly about the right of way and the anticipated tie in to the utilities. He directs the applicants to work with Byron Haslam in Engineering.

There was discussion regarding the roadway dedications and working with UDOT.

Brandon Snyder asked the DRC if this item would be best being continued until there can be further clarity to the submitted plans.

Dave Anderson is comfortable moving this forward. He spoke briefly about the zone change and how the proposed use does not meet the city's General Plan, and he spoke briefly about the

reaction the surrounding property owners might feel with having a Commercial use behind their properties.

The applicants stated that they have not seen any hesitation with the fun center developing the property and improving it from what it is currently being used as.

John Little asked about the timeline for the demolition of the existing building and it was stated they are seeking to begin this process as soon as possible.

Seth Perrins informed the applicants that the city would like some type of notice of when they are looking to bring down the existing building so that the city can notify the residents for safety purposes.

Dave Anderson moved to recommend the approval of the proposed Rush Funplex Subdivision 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 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.
4. That prior to the project being presented to the Planning Commission, that the plat be modified to include the planned right-of-way for the road that would run adjacent to the Spanish Fields project to the East, and that the applicant identify any needed right-of-way dedication for the state road with their Final Plat application.
5. The applicant provides the utility plans that the engineering department needs to review before the project can be presented to the Planning Commission.

Vaughn Pickell seconded and the motion passed all in favor.

ZONE CHANGE

There was no additional discussion.

Dave Anderson moved to recommend the approval of the proposed Rush Funplex Zone Change based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's Construction Standards.
2. That the accompanying Rush Funplex Preliminary Plat conforms to the City's provisions of the C-2 zone.
3. That Spanish Fork City is prepared to provide services that the proposed Zone Change and accompanying Rush Funplex plat would require.
4. Even though the proposed zone change is not consistent with the current General Plan Land Use designation, staff believes the updated General Plan will provide for commercial uses in this area.

Seth Perrins seconded and the motion passed all in favor.



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 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 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.
4. That prior to the project being presented to the Planning Commission, that the plat be modified to include the planned right-of-way for the road that would run adjacent to the Spanish Fields project to the East, and that the applicant identify any needed right-of-way dedication for the state road with their Final Plat application.
5. The applicant provides the utility plans that the engineering department needs to review before the project can be presented to the Planning Commission.

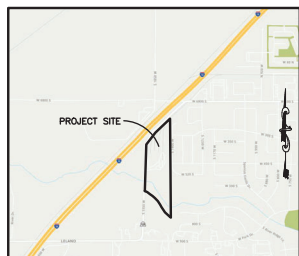
EXHIBITS

1. Proposed Preliminary Plat.

Reeve & Associates, Inc. • Solutions You Can Build On

RUSH FUNPLEX SPANISH FORK PRELIMINARY PLAT - 'NOT TO BE RECORDED'

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SPANISH FORK, UTAH COUNTY, UTAH
OCTOBER, 2024



VICINITY MAP
NOT TO SCALE

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- REMAINDER PARCEL
- ADJOINING PROPERTY
- SECTION TIE LINE
- EXISTING FENCELINE
- ZONE AE
- REGULATORY FLOODWAY

BASIS OF BEARINGS

A LINE BEARING NORTH 09°50'51" WEST BETWEEN SAID SOUTHWEST CORNER AND SOUTHWEST CORNER OF SECTION 23 WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY. RECORD BEARINGS FROM SPANISH FIELDS TO THE EAST OF SUBJECT PARCEL WERE HELD AND HONORED FOR THIS SURVEY.

NARRATIVE

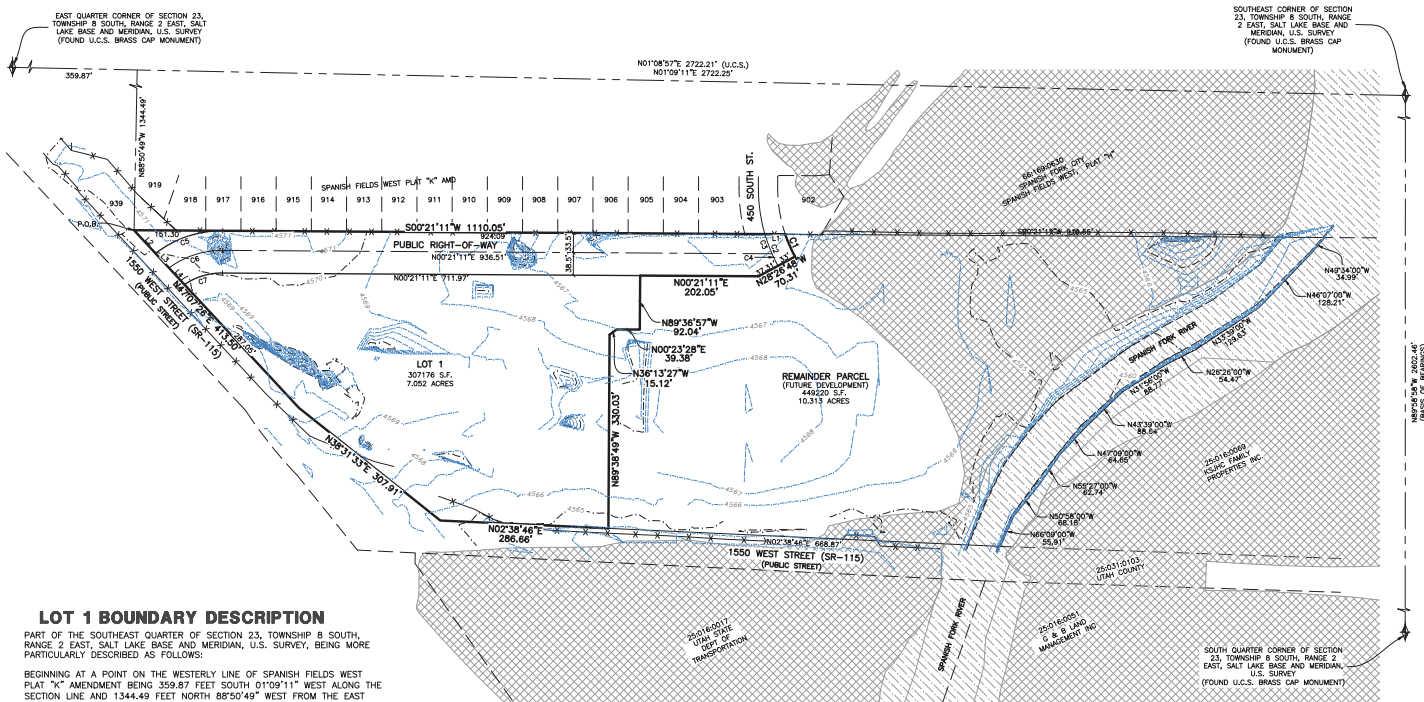
THE BOUNDARY WAS ESTABLISHED BY INFORMATION OF RECORD AND FOUND EVIDENCE OF OCCUPATION ON THE GROUND. EAST LINE OF WAS ESTABLISHED BY THE WEST LINES OF SPANISH FIELDS WEST PLAT "K" AND "C". THE SOUTH LINE WAS ESTABLISHED BY THE SOUTH BANK OF SPANISH FOR RIVER PER DEED.

LINE TABLE

LINE	BEARING	DISTANCE
1	N00°21'11"E	1110.05'
2	N00°21'11"E	1110.05'
3	N00°21'11"E	1110.05'
4	N00°21'11"E	1110.05'

CURVE TABLE

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N00°21'11"E	1110.05'	N00°21'11"E	1110.05'
2	N00°21'11"E	1110.05'	N00°21'11"E	1110.05'
3	N00°21'11"E	1110.05'	N00°21'11"E	1110.05'
4	N00°21'11"E	1110.05'	N00°21'11"E	1110.05'

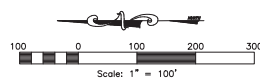


LOT 1 BOUNDARY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SPANISH FIELDS WEST PLAT "K" AMENDMENT BEING 359.87 FEET SOUTH 01°09'11" WEST ALONG THE SECTION LINE AND 1344.49 FEET NORTH 88°50'49" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 23 (SAID EAST QUARTER CORNER BEING 2722.25 FEET NORTH 01°09'11" EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 23); THENCE SOUTH 00°21'11" WEST 1110.05 FEET ALONG SAID WESTERLY LINE; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 243.68 FEET, AN ARC LENGTH OF 41.75 FEET, A DELTA ANGLE OF 09°49'01", A CHORD BEARING OF SOUTH 69°27'43" WEST, AND A CHORD LENGTH OF 41.70 FEET; THENCE NORTH 28°26'48" WEST 70.31 FEET; THENCE NORTH 00°21'11" EAST 202.05 FEET; THENCE NORTH 89°36'57" WEST 92.04 FEET; THENCE NORTH 00°23'28" EAST 39.38 FEET; THENCE NORTH 30°13'27" WEST 15.12 FEET; THENCE NORTH 89°36'49" WEST 330.03 FEET; THENCE NORTH 02°38'46" EAST 286.66 FEET; THENCE NORTH 38°31'33" EAST 307.91 FEET; THENCE NORTH 47°07'26" EAST 413.50 FEET TO THE WESTERLY LINE OF SPANISH FIELDS WEST PLAT "K" AMENDMENT AND TO THE POINT OF BEGINNING.

CONTAINING 307,176 SQUARE FEET OR 7.052 ACRES



Scale: 1" = 100'

SURVEYOR'S CERTIFICATE

I, JASON T. FELT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF RUSH FUNPLEX SPANISH FORK IN SPANISH FORK, UTAH COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE UTAH COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF SPANISH FORK, UTAH COUNTY, CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9239283

UTAH LICENSE NUMBER



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO STREETS AND LOTS AND NAME SAID SUBDIVISION RUSH FUNPLEX SPANISH FORK, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I/WE HEREUNTO SET OUR HAND

THIS _____ DAY OF _____, 20____.

NAME/TITLE

ACKNOWLEDGMENT

STATE OF UTAH) ss.
COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ AND _____, BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID LLC AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID LLC FOR THE PURPOSES THEREIN MENTIONED.

NOTARY'S FULL NAME & COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE SPANISH FORK CITY PLANNING COMMISSION.

DIRECTOR-SECRETARY

CHAIRMAN, PLANNING COMMISSION

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF SPANISH FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

MAYOR

CITY ATTORNEY

APPROVED

CITY ENGINEER (SEE SEAL BELOW)

ATTEST

CLERK-RECORDER (SEE SEAL BELOW)

RUSH FUNPLEX SPANISH FORK

PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
SPANISH FORK, UTAH COUNTY, UTAH



LAND SURVEYOR'S SEAL NOTARY PUBLIC SEAL CLERK-RECORDER SEAL

PROJECT INFORMATION

Surveyor: J. FELT
Drafter: E. ROCHE
Begin Date: 9-4-24
Name: RUSH FUNPLEX
Spanish Fork
Number: 8158-06
Revision:
Scale: 1"=100'

UTAH COUNTY RECORDER'S OFFICE



Reeve & Associates, Inc. • Solutions You Can Build On

December 4, 2024

TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Rush Funplex Preliminary Plat and Zone Change

DRC November 6, 2024:

PRELIMINARY PLAT

David Mann stated that these two projects are for the same property. He provided the location and stated the property is planned to be subdivided into two separate lots. He stated there will be a family fun center on one lot, and a commercial restaurant on the other lot.

Cory Pierce briefly discussed the utility layout and stated this is typically handled with the preliminary plat. He discussed the roadway dedication and easements.

Vaughn Pickell agreed this should be completed with the Preliminary Plat application.

Dave Anderson spoke briefly about the right of way and the anticipated tie in to the utilities. He directs the applicants to work with Byron Haslam in Engineering.

There was discussion regarding the roadway dedications and working with UDOT.

Brandon Snyder asked the DRC if this item would be best being continued until there can be further clarity to the submitted plans.

Dave Anderson is comfortable moving this forward. He spoke briefly about the zone change and how the proposed use does not meet the city's General Plan, and he spoke briefly about the

reaction the surrounding property owners might feel with having a Commercial use behind their properties.

The applicants stated that they have not seen any hesitation with the fun center developing the property and improving it from what it is currently being used as.

John Little asked about the timeline for the demolition of the existing building and it was stated they are seeking to begin this process as soon as possible.

Seth Perrins informed the applicants that the city would like some type of notice of when they are looking to bring down the existing building so that the city can notify the residents for safety purposes.

Dave Anderson moved to recommend the approval of the proposed Rush Funplex Subdivision 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 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.
4. That prior to the project being presented to the Planning Commission, that the plat be modified to include the planned right-of-way for the road that would run adjacent to the Spanish Fields project to the East, and that the applicant identify any needed right-of-way dedication for the state road with their Final Plat application.
5. The applicant provides the utility plans that the engineering department needs to review before the project can be presented to the Planning Commission.

Vaughn Pickell seconded and the motion passed all in favor.

ZONE CHANGE

There was no additional discussion.

Dave Anderson moved to recommend the approval of the proposed Rush Funplex Zone Change based on the following finding and subject to the following conditions:

Finding:

1. That the proposal is consistent with the City's Construction Standards.
2. That the accompanying Rush Funplex Preliminary Plat conforms to the City's provisions of the C-2 zone.
3. That Spanish Fork City is prepared to provide services that the proposed Zone Change and accompanying Rush Funplex plat would require.
4. Even though the proposed zone change is not consistent with the current General Plan Land Use designation, staff believes the updated General Plan will provide for commercial uses in this area.

Seth Perrins seconded and the motion passed all in favor.



Mellor Subdivision
Zone Change
2350 East 400 North
5.15 acres
R-1-12 Master Planned
Development Proposed Zone
Low Density General Plan
Designation



PROPOSAL

The applicant has requested that a Zone Change from the A-E Exclusive Agriculture to the R-1-12 Residential with the Master Planned Development Overlay be approved in order to develop the property for a residential subdivision with 13 single-family lots.

This area includes vacant parcels in agricultural production and several large lot residential subdivisions. Adjacent properties are currently zoned R-1-12 or A-E. This R-1-12 proposal will blend with existing and other proposed residential developments.

Some of the key issues to consider are: access, street connectivity, public improvements, connection to and extension of utilities, and landscaping.

RECOMMENDATION

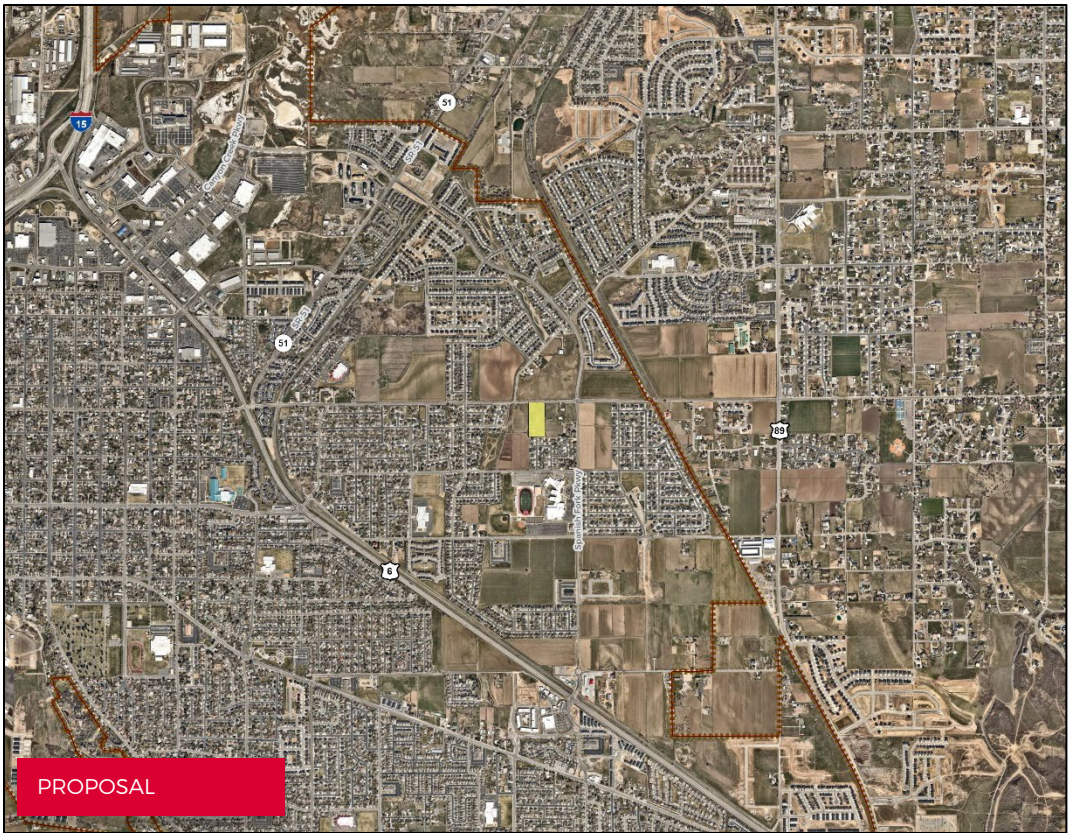
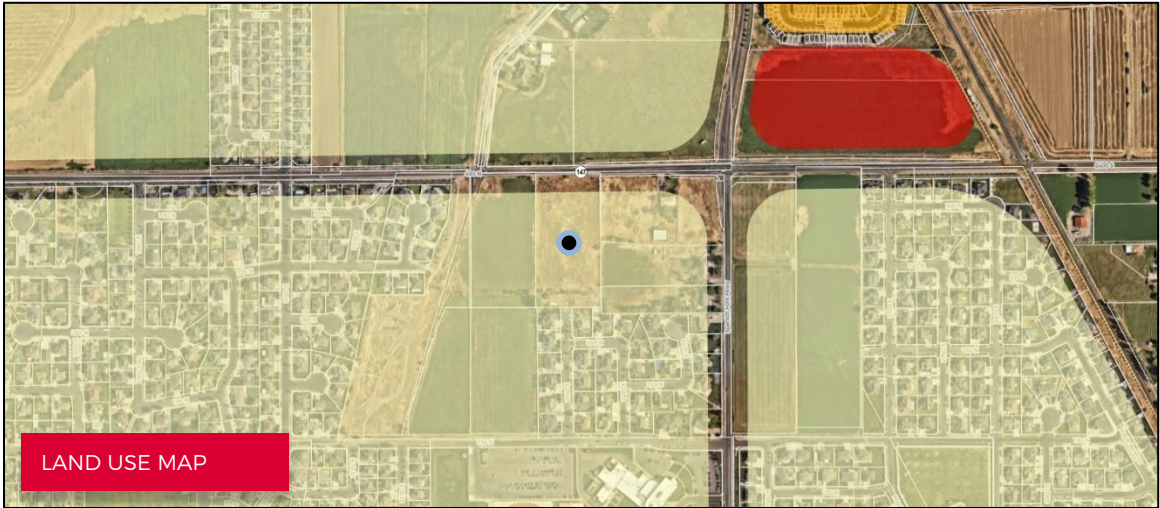
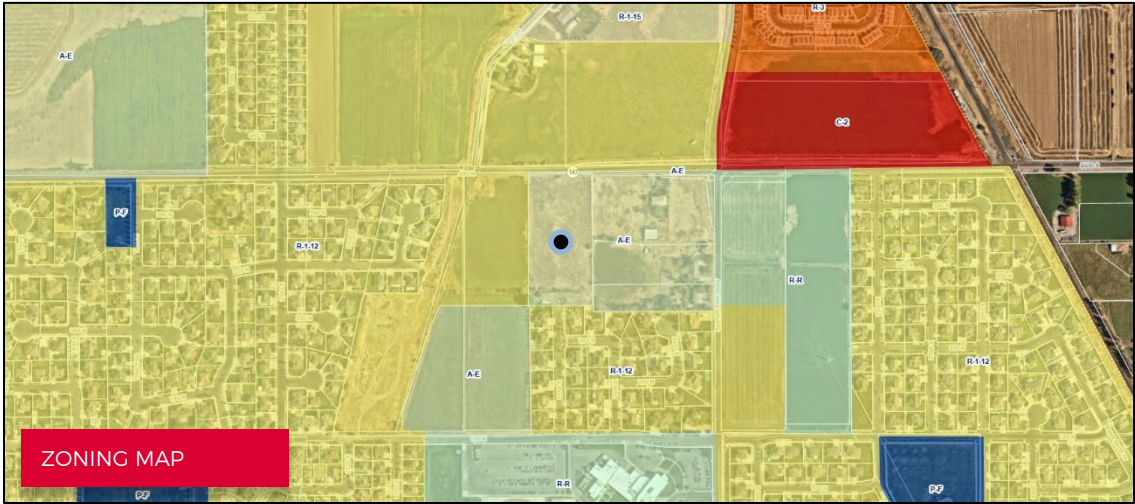
That the proposed Zone Change be recommended for approval based on the following findings:

Findings

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.
3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

EXHIBITS

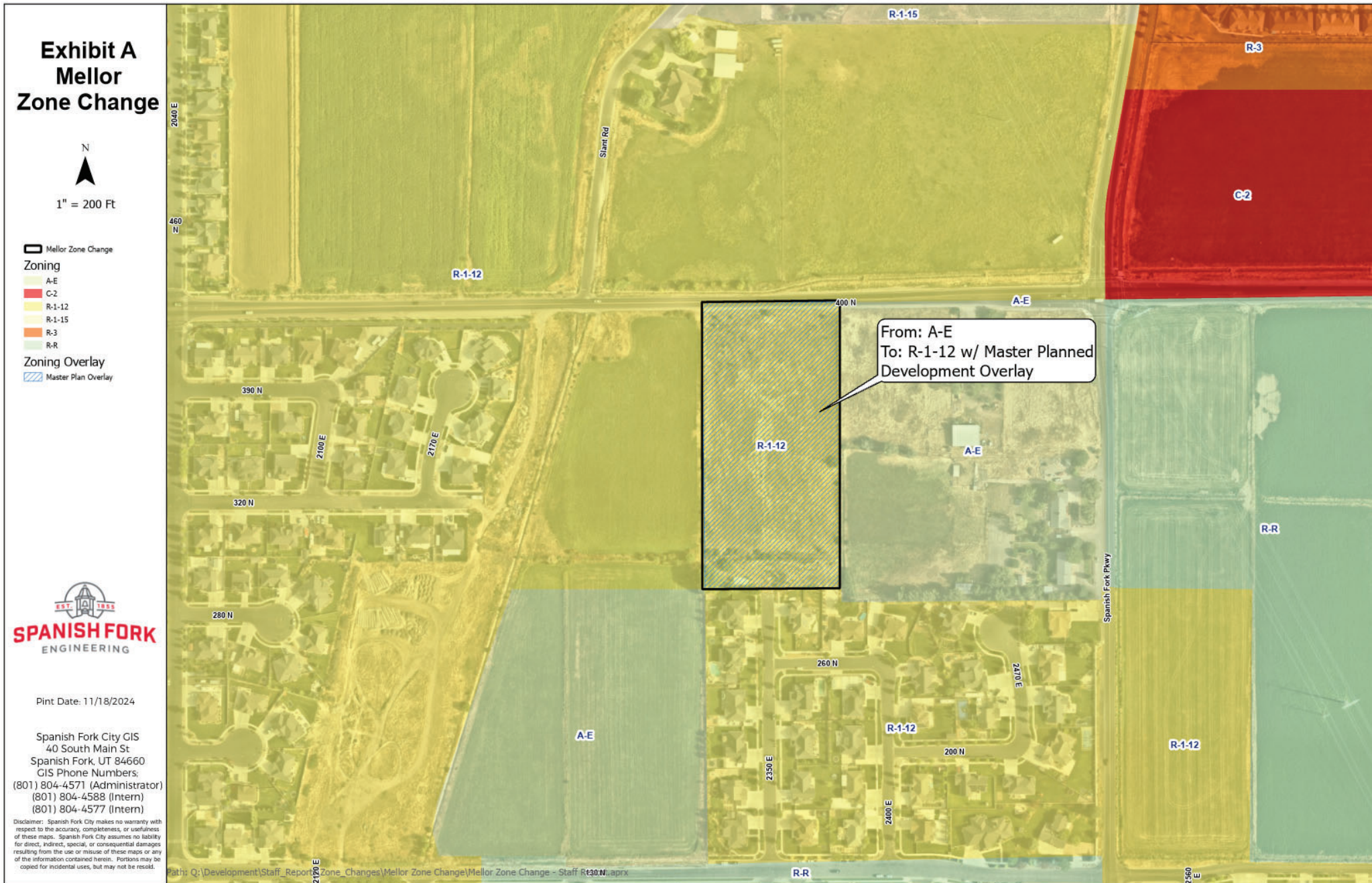
1. Request.
2. Exhibit A.



Mellor Zone Change

Applicant would like the zoning in the described location changed from A-E to R 1-12, consistent with surrounding properties.







TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Mellor Subdivision Preliminary Plat and Zone Change

DRC November 20, 2024:

ZONE CHANGE

Brandon Snyder stated there are two separate proposals that will run together but have separate motions. He then briefly provided an overview of the proposal stating the current zoning of the property is Rural Residential but the applicant is planning to subdivide the property and he stated they are requesting R-1-12 zoning with the Master Planned Development Overlay to accommodate the layout design that features a mix of lot sizes that do not meet the 12,000 square foot lot size requirement. He stated that the majority of the lots do meet the lot size requirement, but also states that there are a few lots that do not meet the 100-foot frontage requirement. He stated that the applicants are requesting a 5-foot reduced side setback with the interior lots, he stated this would make the setback 5 feet on one side, and 10 feet on the other side. He stated this has been common practice the City has allowed in other developments. He then spoke briefly about the City's requirement for street trees and stated the applicant has provided landscaping plans but posed a question to the DRC on whether the City would like the applicant to remove the note on the plat for the owner to follow the ground cover and sprinkler irrigation plans. He feels this would not be enforceable by the City and stated the applicant has not provided any HOA or CC&R documents that would force this requirement on the future lot owners. He did note that there is a note on the plat that specifies that street trees will be required and the timeline that they would need to be installed.

Bart Morrill has concerns with the proposed landscaping along 400 North and stated this is different from the existing landscaping for the area. He asked if the Committee wished to have

this match the existing landscaping and Dave Anderson stated that the Committee looks to the Parks and Recreation Department for this opinion.

There was a brief discussion on the landscaping options and the materials that will be used for the area. It was decided to continue the discussion on the landscaping.

Dave Anderson suggested City staff work with PKJ Design Group on the landscaping design.

John Little asked the applicant if the 5 and 10-foot alternating setbacks will be shown on the plat so that it can be identified which setback will be 5 and 10 feet and it was stated that it will be shown on the plat.

Seth Perrins asked if this will create setback concerns and he recalls a previous development where the window wells were up against the side property lines.

John Sumsion approached the podium to ask a few questions regarding the trail on 400 North and his ability to connect to the sewer line.

There was further discussion regarding the sewer connection and if the line will be able to connect the residents' properties.

Dave Anderson stated that the layout is what is really being looked at for approval today.

Seth Perrins asked if Mrs. Fewkes had any questions or concerns she would like to discuss.

Mrs. Fewkes stated their main concern was the elevation with the water run off but she stated that she spoke with Byron early that morning and does not have any questions.

Jake Theurer **moved** to recommend the approval of the proposed Mellor Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

Byron Haslam **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

There was no additional discussion.

Jake Theurer **moved** to recommend the approval of the proposed Mellor Subdivision 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 Designation of Low Density Residential.

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 A-E to R-1-12 with the Master Planned Development Overlay.
3. That the applicant addresses any red-lines.

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

Seth Perrins asked if the applicant has obtained excavation permits for the dirt that has been moved on the site and Byron Haslam stated that yes, the proper permitting has been obtained by the applicants.

There was a brief discussion on setbacks and it was decided to amend the previous motion to change the setback minimum from 5 feet to 6 feet.

Dave Anderson stated that he does not feel inclined to go back to the 5-foot setback on any future subdivision within the R-1-12 or R-1-15 zones.

Jake Theurer amended his previous motion to include the condition that the applicant remove the setback minimum from 5 feet to 6 feet.

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

Dave Anderson informed the applicant that the next steps will be the Planning Commission and City Council in December.



Mellor Subdivision
Preliminary Plat
2350 East 400 North
5.15 acres
R-1-12 Master Planned
Development Proposed Zone
Low Density General Plan
Designation



PROPOSAL

The applicant has requested that a Preliminary Plat for a Master Planned Development be approved in order to create 13 single-family residential lots. The Master Planned Development Overlay is needed because, even though the average lot size exceeds 12,000 square feet, some of the lots are proposed to be less than 12,000 square feet in size and less than 100 feet in width. The MPD Overlay allows for deviations from typical zoning standards in order to permit uniquely situated properties to be developed in a functional manner that enhances the City.

The proposal provides stubbed roads to the east and west, and also connects to an existing stub to the south to allow for road connectivity amongst neighboring future developments.

The applicant has requested that the rear setback be reduced to from 25 feet to 20 feet, and the side setback, on one side of each lot, be reduced from 10 feet to 6 feet. The other side setback will remain at 10 feet.

Some of the key issues to consider are: setbacks, landscaping, improvements, and utilities.

RECOMMENDATION

That the proposed 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 General Plan Land Use Designation of Low Density Residential.

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 A-E to R-1-12 with the Master Planned Development Overlay.
3. That the applicant addresses any red-lines.

EXHIBITS

1. Proposed Preliminary Plat.
2. Landscaping.

PROPOSAL



MELLOR AT SPANISH FORK

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
NOVEMBER 2024

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY (BY OTHERS)

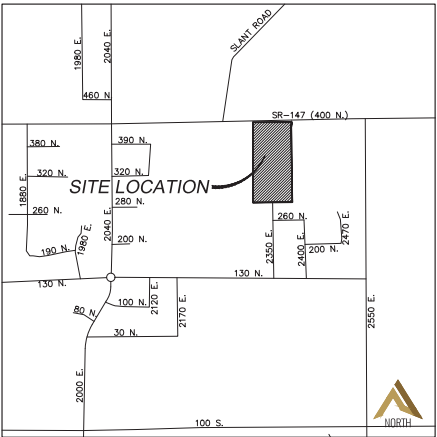
DATA TABLE
TOTAL ACREAGE= 5.15
TOTAL # OF LOTS= 13
TOTAL ACREAGE OF LOTS= 3.60
ACREAGE IN ROADS= 1.55 ACRES
LOTS/ACRE= 2.52
ZONING= R-1-12 WITH MPD OVERLAY
AVERAGE LOT SIZE= 12,074 SF

- GENERAL NOTES:
- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - 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.
 - ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFON 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.
 - ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

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 BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO: ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
COLE CARTER
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
coletcar10@gmail.com
801-717-6393



VICINITY MAP
-NTS-

LEGEND (APPLIES TO ALL SHEETS)	
	EXISTING POWER POLE
	PROPOSED STREET LIGHT
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STREET LIGHT
	EXISTING SIGN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPERTY BOUNDARY
	CENTERLINE
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EASEMENT
	EXISTING DEED LINE
	EDGE OF PAVEMENT
	EXISTING OVER HEAD POWER
	EXISTING FENCE LINE
	EXISTING SANITARY SEWER W/MAHOLE
	EXISTING STORM DRAIN W/MAH
	EXISTING WATER
	EXISTING PRESSURIZED IRRIGATION
	PROPOSED SEWER
	PROPOSED STORM DRAIN
	PROPOSED CULINARY WATER
	PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
	PROPOSED ASPHALT
	PROPOSED CONCRETE/CURBS & GUTTER
	REVERSE UP CURB

MELLOR AT SPANISH FORK

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-455-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

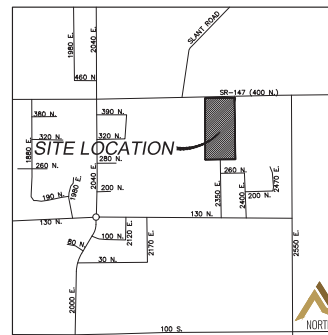
LINE	DIRECTION	LENGTH
L1	S0°00'00"E	15.53'
L2	S89°27'57"W	5.21'
L4	N0°39'49"W	7.24'
L5	N0°39'32"W	7.37'
L6	N0°39'32"W	7.51'

1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM IS NAD 83.
3. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ALL ASSOCIATED TREE PLANTING REQUIREMENTS. STREET TREES IN THE SUBDIVISION ARE TO BE MAINTAINED BY THE CITY PRIOR TO A CERTIFICATE OF OCCUPANCY BEING GRANTED FOR THE ADJACENT LOT UNLESS PROVISIONS ARE MADE FOR THE DEVELOPER TO PROVIDE FINANCIAL ASSURANCE TO THE CITY THAT THE TREES WILL BE INSTALLED AT A LATER TIME.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES TO BE INSTALLED ABOVE GROUND IN THE MAINS, ALLEY MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SF6 GAS COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS SHALL BE INSTALLED ON A UTILITY BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. UTILITIES AND EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND

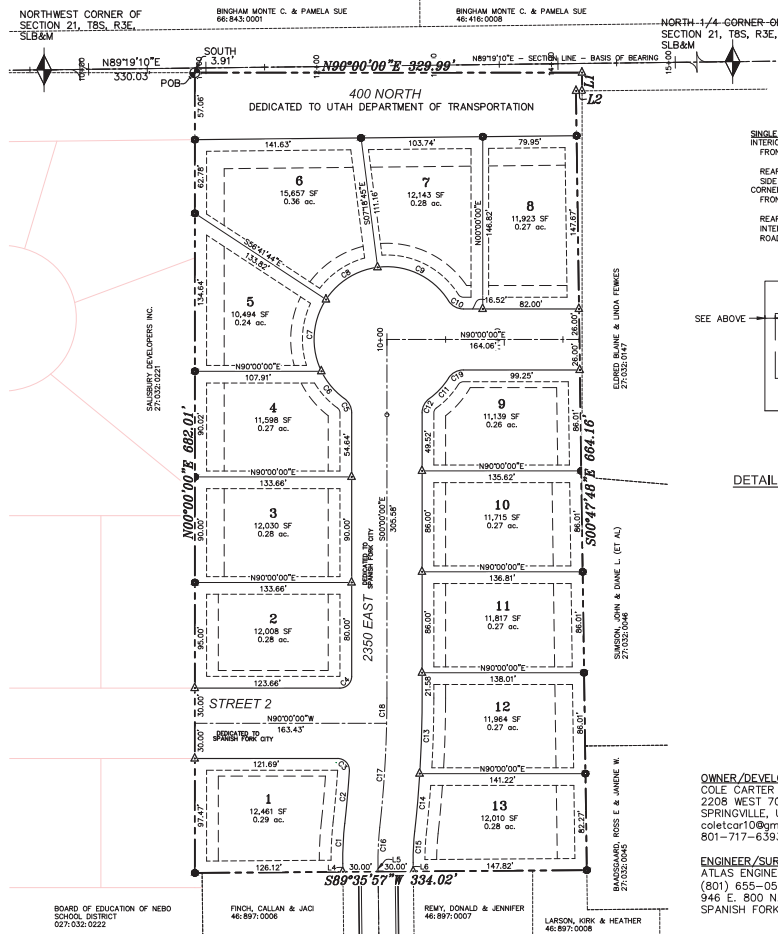
REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING ON THE GRANTOR, THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

PLANTER STRIP LANDSCAPING TO BE INSTALLED BY HOMEOWNERS AND MUST FOLLOW APPROVED LANDSCAPING PLAN SUBMITTED WITH THE PLAT.

THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT FOR SPANISH FORK MUNICIPAL CODE 15.3.20.080, HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS OF SPANISH FORK MUNICIPAL CODE 15.3.20.080-B-3 ARCHITECTURE.

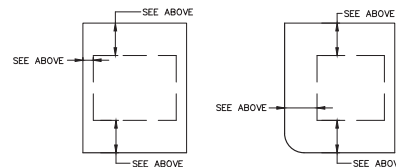


VICINITY MAP
-NTS-

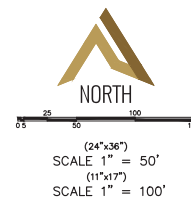


SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES
 OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-25'
 SIDE SETBACK-5'-10'-TOTAL OF 15'
 CORNER LOTS:
 FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES
 OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
 REAR SETBACK-20'
 INTERIOR SIDE-10'
 ROAD SIDE-15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, A
 20' TO THE FRONT OF THE SIDE ENTRY GARAGE).



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-



OWNER/DEVELOPER
COLE CARTER
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
coletcar10@gmail.com
801-717-6393

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SURVEYOR'S CERTIFICATE

I, GORDON M. HAIGHT III DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12653677 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89°19'10"E 330.03 FEET ALONG THE SECTION LINE AND SOUTH 3.91 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 329.99 FEET; THENCE SOUTH 15.53 FEET; THENCE S89°27'57"W 5.21 FEET; THENCE S00°47'48"E 664.16 FEET; THENCE S89°35'57"W 334.02 FEET; THENCE NORTH 682.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.15 ACRES.

OWNER'S DEDICATION

(I) WE, _____, _____ BEING THE
UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE
SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED
THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO
HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED
HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____
DAY OF _____, A.D. 2024.

MEMBER: _____

METHOD

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH _____
COUNTY OF UTAH _____
ON THE _____ DAY OF _____, A.D. 2024 PERSONALLY APPEARED
BEFORE ME _____ WHOSE IDENTITY IS
PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY
EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE
THE _____ OF _____ AND THAT SAID DOCUMENT
WAS SIGNED BY THEM IN BEHALF OF SAID _____ BY AUTHORITY OF ITS
BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID
ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER / EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2024.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) CLERK-RECORDER

APPROVED _____

BETTER OR AT SPANISH FORK

A RESIDENTIAL SUBDIVISION IN

CRANICH FORD LEAN

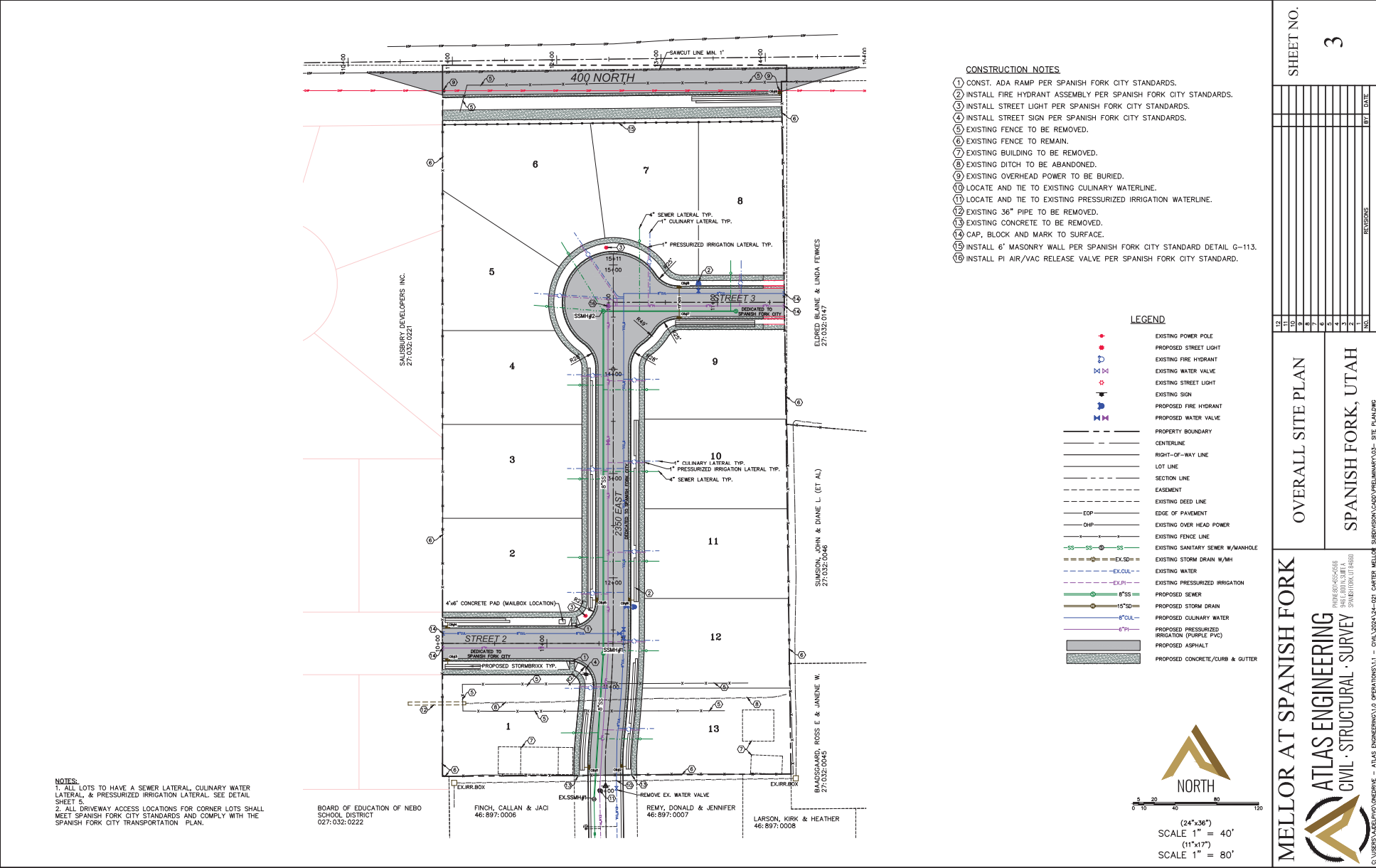
SPANISH FORK, UTAH
CONTINUING TO 1980 AND 1985

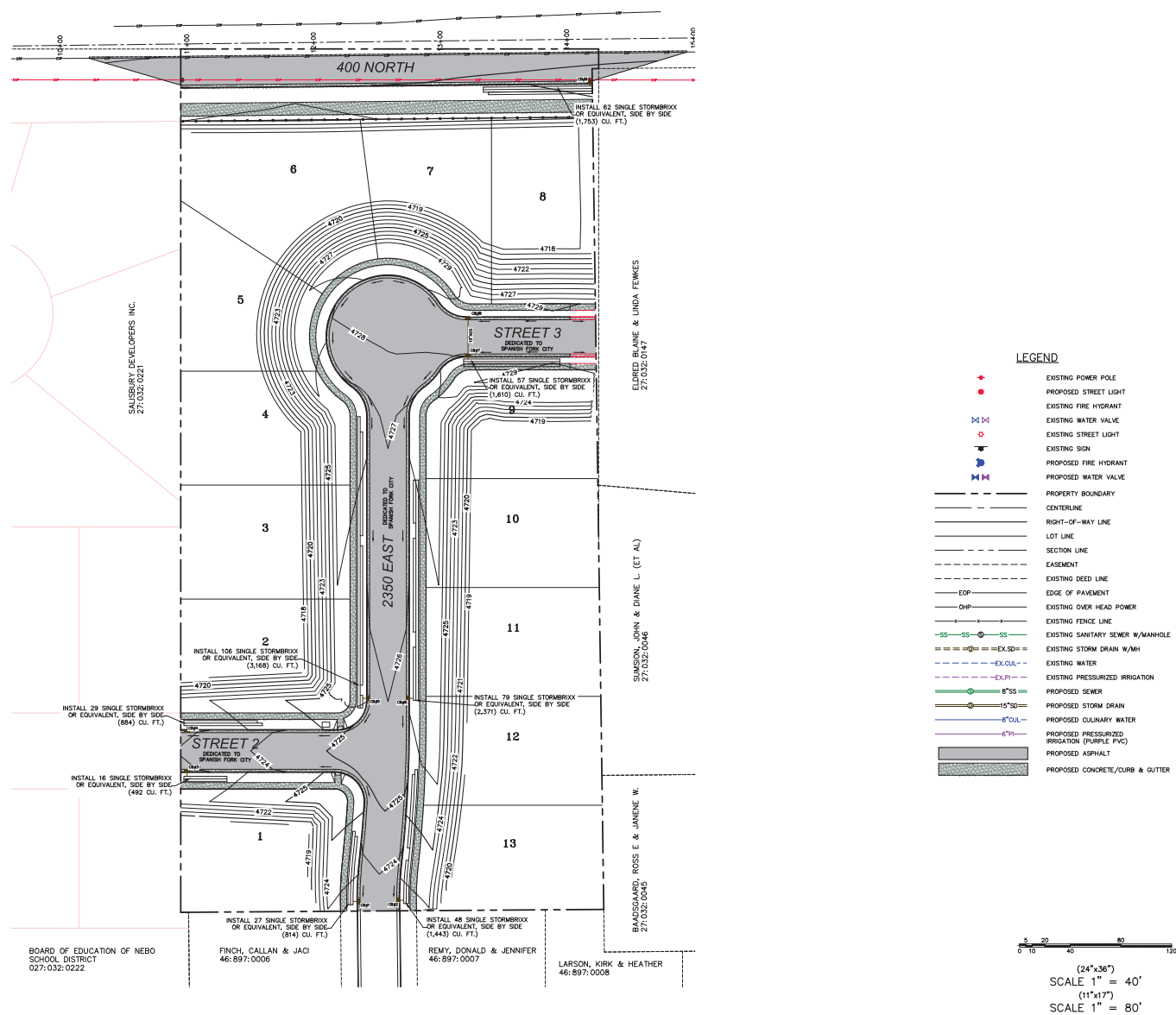
LOCATED IN THE NORTHWEST 1/4 OF SECTION 21, OF TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CLERK-RECORDER SEAL	SURVEYOR'S SEAL
------------------------	-----------------

	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL
--	-----------------------	-----------------------

COUNTY
RECORDER SEAL





5

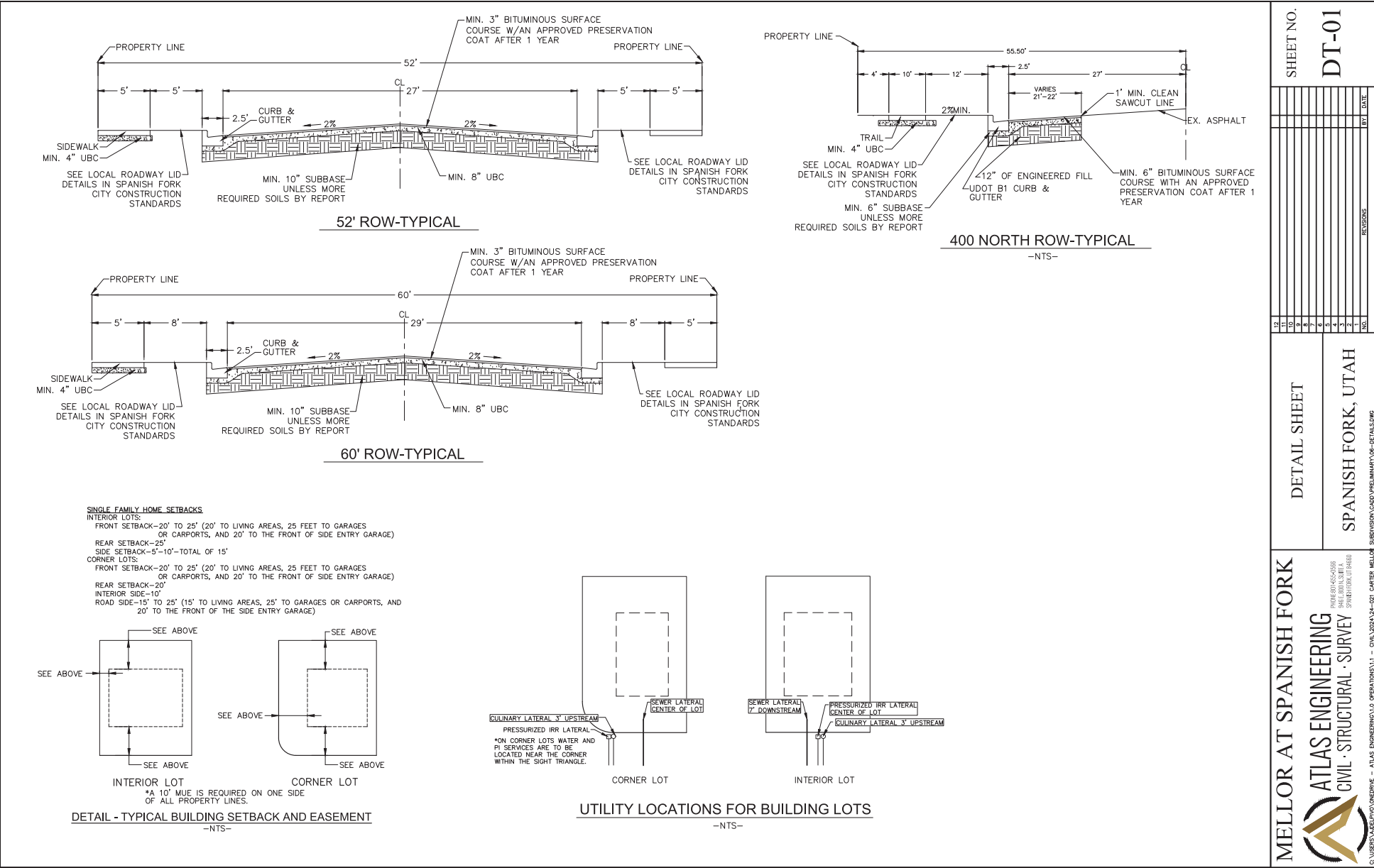
SPANISH FORK, UTAH

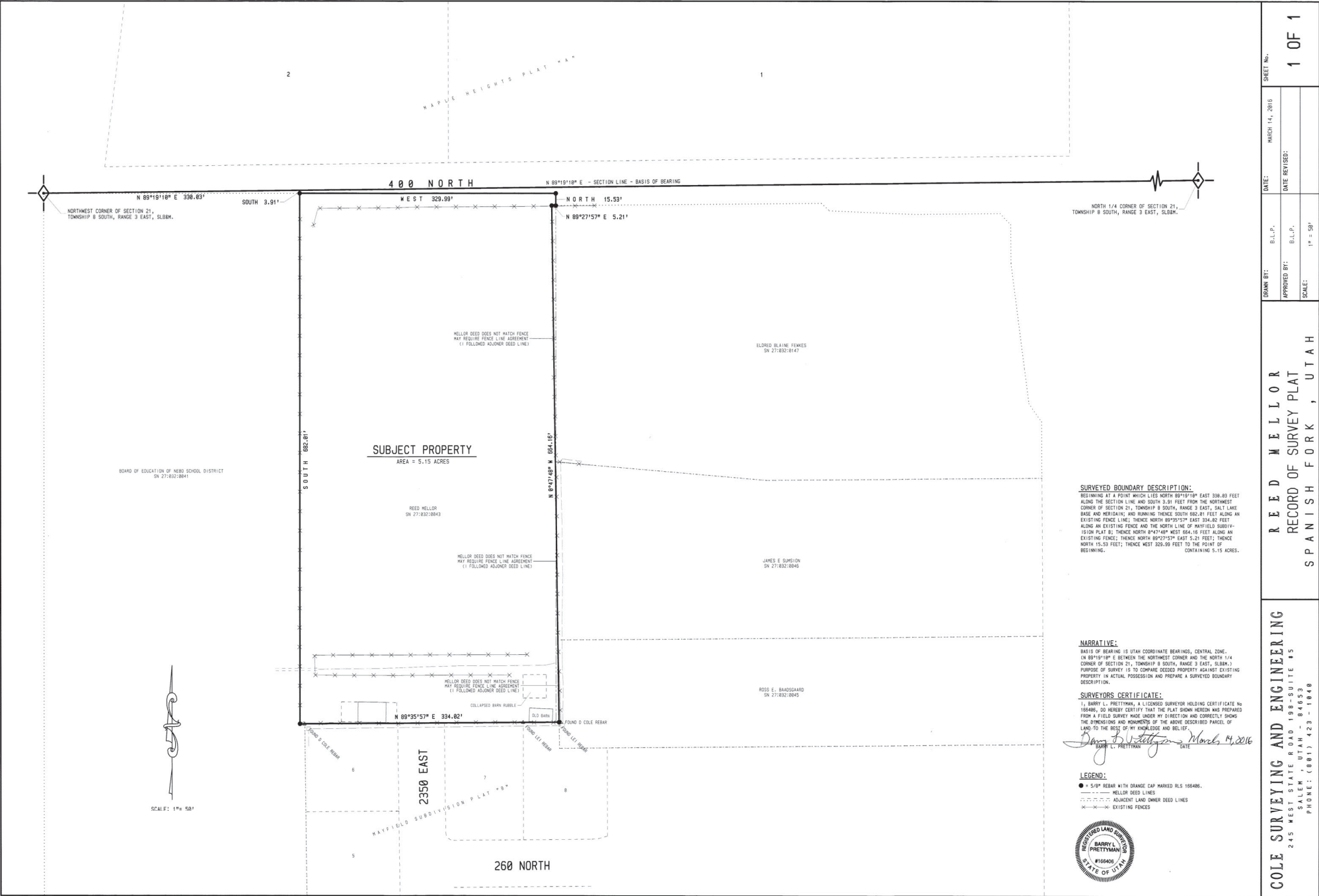
MELLOR AT SPANISH FORK

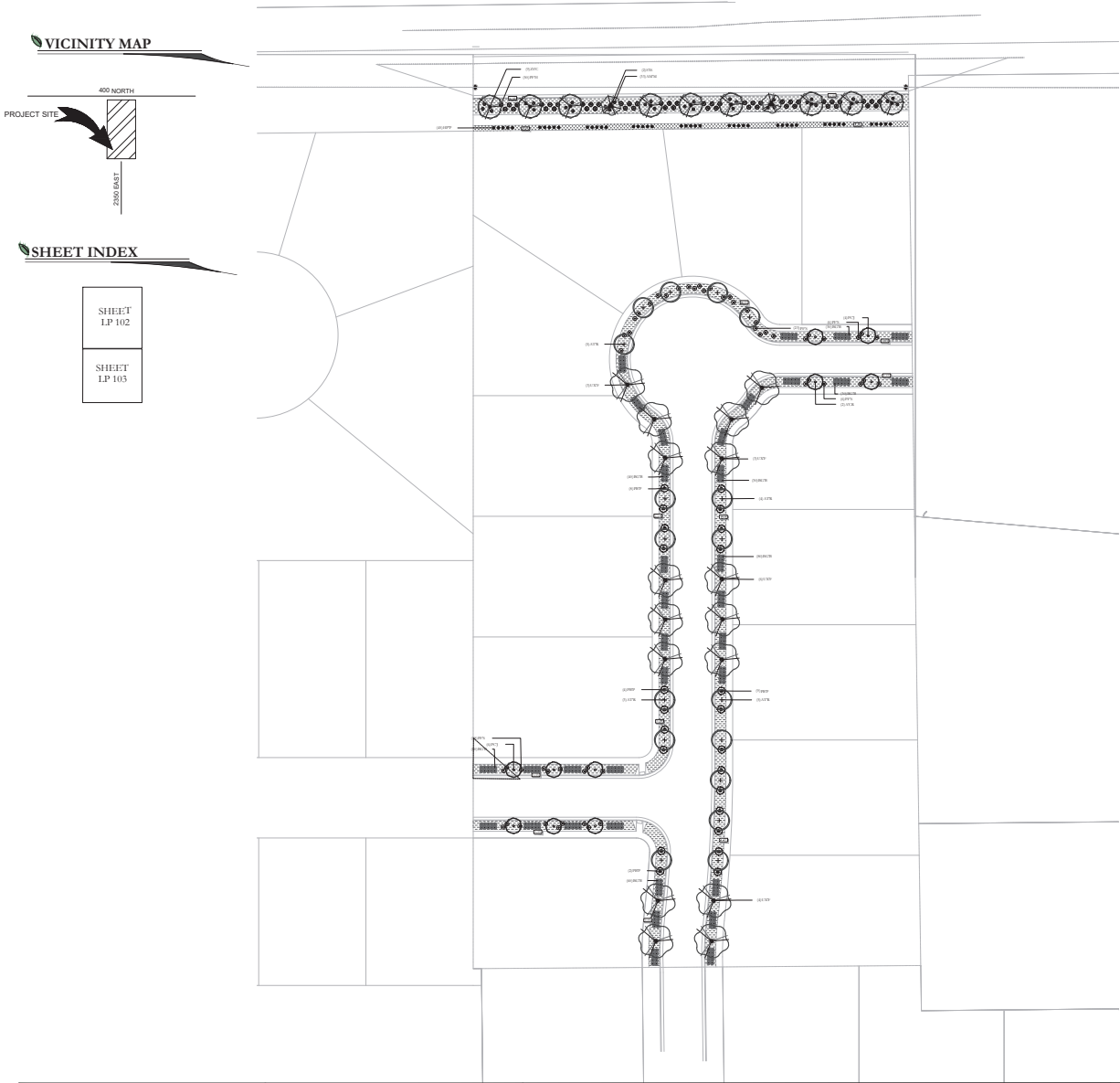
ATLAS ENGINEERING
CIVIL • STRUCTURAL • SURVEY



V:\PROJ\AFC\ENV\CMNTATIVE - ATTAS ENGINEERING\1.0 ORIGINATIONS\1 - CMU \2023\24-091 CASTED METAL CONNECTIONS MINAB-VOL-06-00AINACE DI AN DMC







PLANT LEGEND
SYMBOLS AND QUANTITIES ARE INDICATED BY THE PLANT CODE AND QUANTITY. SEE THE PLANT CODES FOR A COMPLETE LIST OF PLANT SPECIFICATIONS AND QUANTITIES.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ATR	17	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2" Cal
	PCJ	10	Pyrus calleryana 'Jacram' TM Jack Gallery Pear	B & B	2" Cal
	STS	2	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2" Cal
	UXF	16	Ulmus x 'Frontier' Frontier Elm	B & B	2" Cal
	ZSC	9	Zelkova serrata 'JFS-KW1' TM City Spruce Zelkova	B & B	2" Cal
DECIDUOUS SHRUBS					
	ANM	33	Anemone nemorosa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal	
	PFS	53	Potentilla fruticosa 'Hutchins' Bella Soil® Bush Cinquefoil	5 gal	
	PFT	50	Potentilla fruticosa 'Hutchins' Bella Bellissima™ Bush Cinquefoil	5 gal	
	PBS	23	Prunus besseyi 'Pavilion' Pavilion Sand Cherry	5 gal	
EVERGREEN SHRUBS					
	HPP	45	Hesperaloe parviflora 'Pepes' TM Breaklights Red Yucca	5 gal	
GRASSES					
	BGB	350	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	

SITE MATERIALS LEGEND
SYMBOLS AND QUANTITIES ARE INDICATED BY THE MATERIAL CODE AND QUANTITY. SEE THE MATERIAL CODES FOR A COMPLETE LIST OF MATERIAL SPECIFICATIONS AND QUANTITIES.

SYMBOL	CODE	DESCRIPTION	QTY
	1MR	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	15,817 sf
	2GR	2" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,301 sf

1 LANDSCAPE

SYMBOL	CODE	DESCRIPTION	QTY
	1MR	1" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	15,817 sf
	2GR	2" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,301 sf

LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100

ISSUE DATE: 11/6/2024

PROJECT NUMBER: UT24122

PLAN INFORMATION: 811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 40'

MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

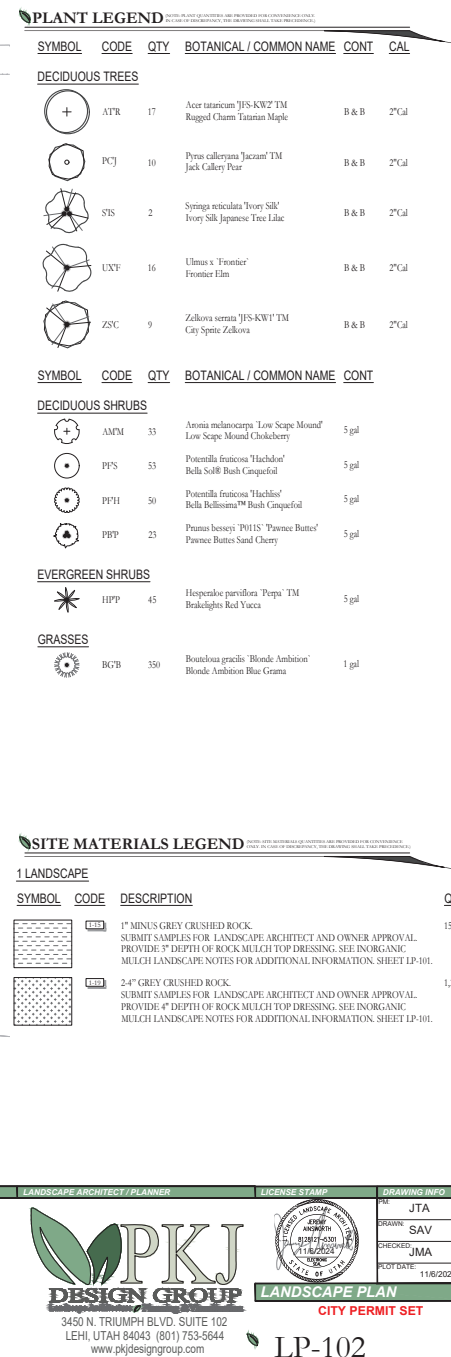
RINO EXCAVATING
ATT: COLE CARTER
801-717-6393
COLETCAR10@GMAIL.COM

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE ARCHITECT / PLANNER: JTA

LICENSE STAMP: JTA, SAV, JMA, 11/6/2024

DRAWING INFO: JTA, SAV, JMA, 11/6/2024



ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

11/6/2024

UT24122

NO.

REVISION

DATE

1

XXXX

XX-XX-XX

2

3

4

5

6

7

811

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

801-662-4111

www.bluestakes.org

N

0'

10'

20'

40'

60'

80'

GRAPHIC SCALE: 1" = 20'

LP-102

LP-103

MELLOR SUBDIVISION

2350 E. 400 N.

SPANISH FORK, UTAH

RINO EXCAVATING

ATTE: COLE CARTER

801-717-6393

COLETCAR10@GMAIL.COM

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PKJ

DESIGN GROUP

3450 N. TRIUMPH BLVD, SUITE 102

LEHI, UTAH 84043 (801) 753-5644

www.pkjdesigngroup.com

18622

COLE CARTER

LANDSCAPE ARCHITECT

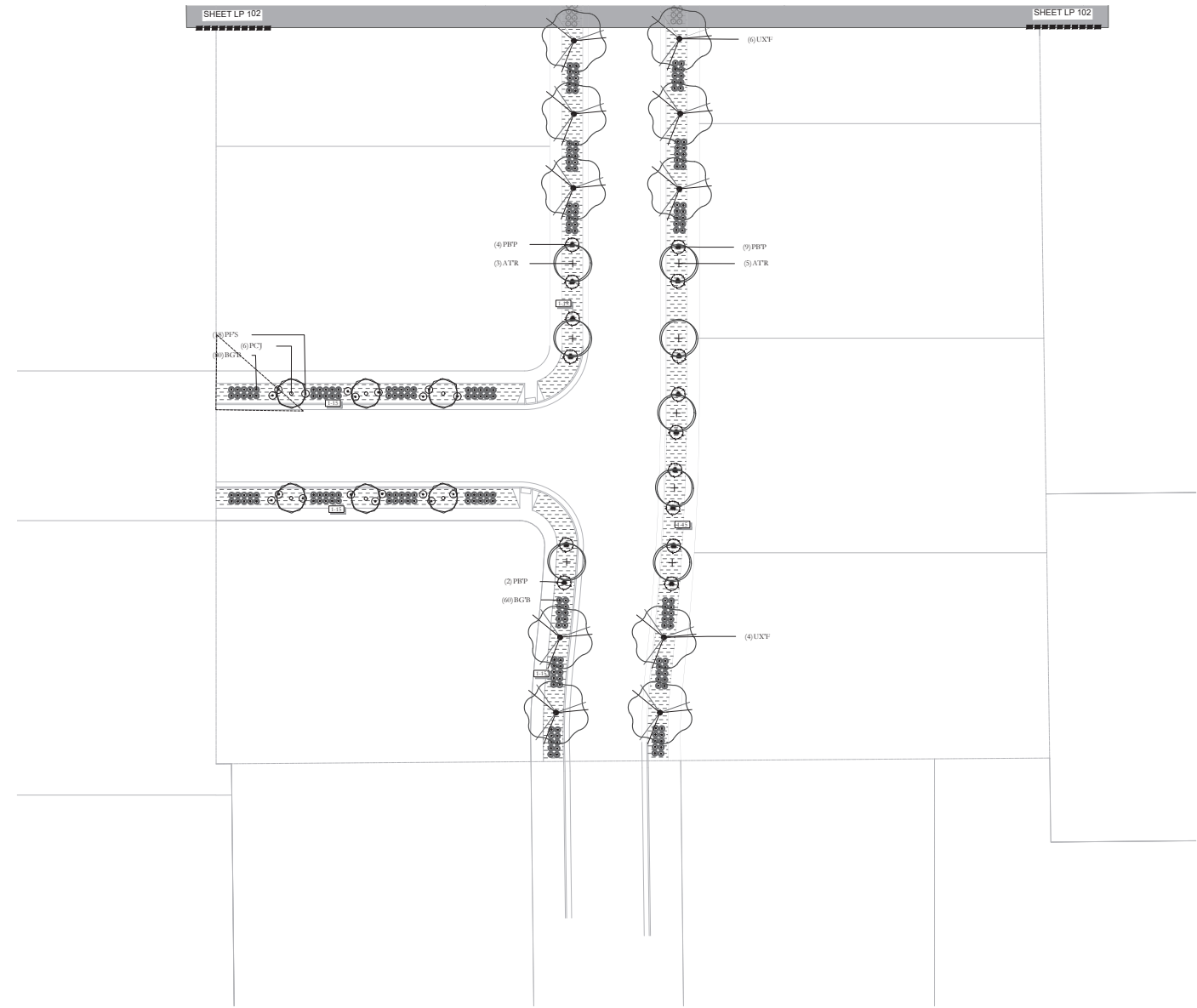
STATE OF UTAH

LANDSCAPE PLAN

CITY PERMIT SET

LP-102

December 4, 2024



PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ATR	17	Acer tataricum 'JFS-KW2' TM Rugged Charm Tatarian Maple	B & B	2" Cal
	PCJ	10	Pyrus calleryana 'Jazzant' TM Jack Gallery Pear	B & B	2" Cal
	STS	2	Syringa nivalata 'Ivory Silk' Ivory Silk Japanese Tree Lilac	B & B	2" Cal
	UNY	16	Ulmus x 'Frontier' Frontier Elm	B & B	2" Cal
	ZSC	9	Zelkova serrata 'JFS-KW1' TM City Spruce Zelkova	B & B	2" Cal
DECIDUOUS SHRUBS					
	ANM	33	Anemone nemorosa 'Low Scape Mound' Low Scape Mound Chokeberry	5 gal	
	PPS	53	Potentilla fruticosa 'Hutchins' Bella Sol-Bush Cinquefoil	5 gal	
	PPH	50	Potentilla fruticosa 'Hutchins' Bella Sol-Bush Cinquefoil	5 gal	
	PBP	23	Prunus besseyi 'Pavane Butter' Pavane Butter Sand Cherry	5 gal	
EVERGREEN SHRUBS					
	HPP	45	Hesperaloe parviflora 'Purpi' TM Brakeflights Red Yucca	5 gal	
GRASSES					
	BGB	350	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	

SITE MATERIALS LEGEND

1 LANDSCAPE

SYMBOL	CODE	DESCRIPTION	QTY
	1000	1/2" MINUS GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	15,817 sf
	1000	2-4" GREY CRUSHED ROCK. SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 4" DEPTH OF ROCK MULCH TOP DRESSING. SEE INORGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	1,301 sf

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

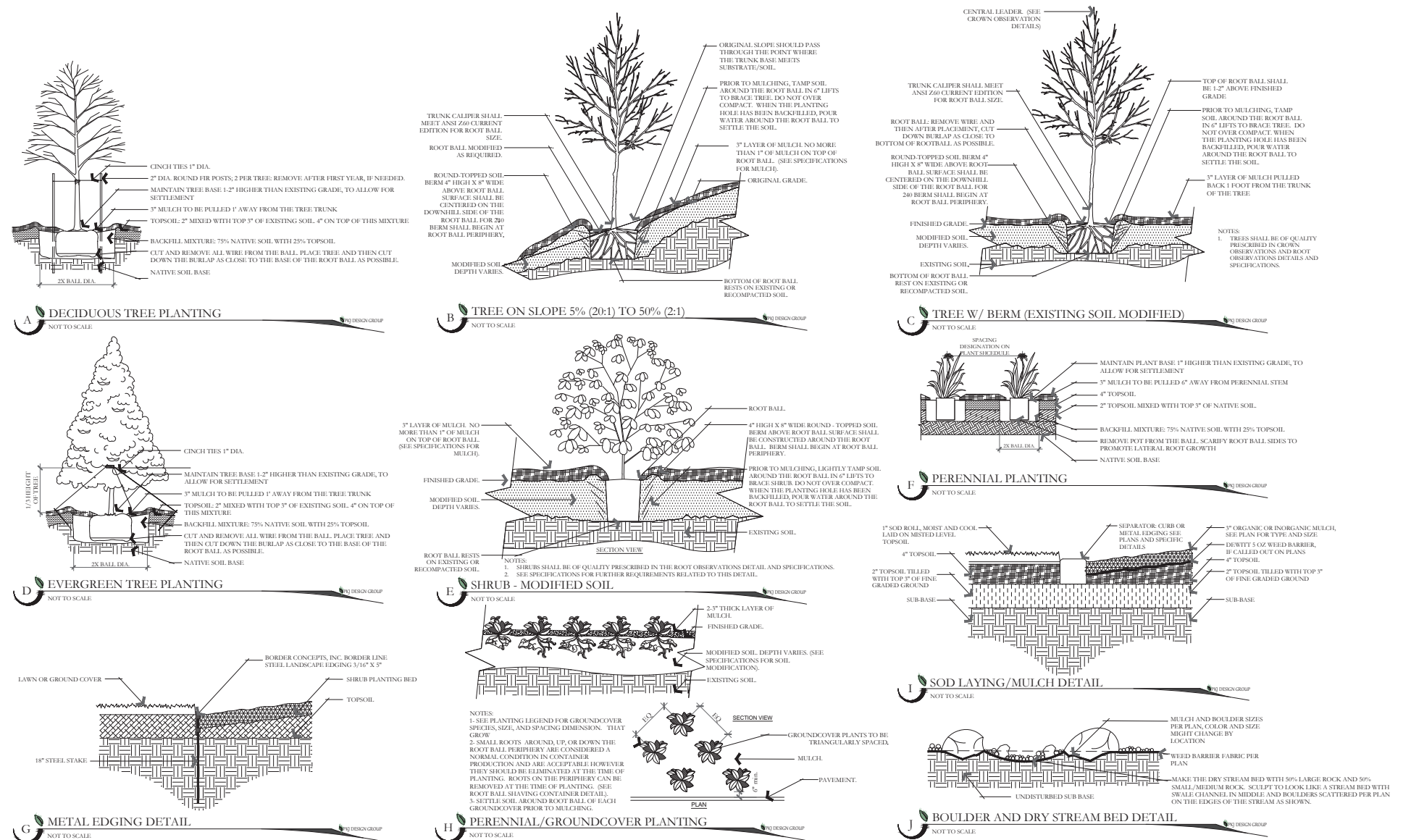
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

RINO EXCAVATING
ATT: COLE CARTER
801-717-6393
COLETCAR10@GMAIL.COM

PKJ DESIGN GROUP
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

LANDSCAPE PLAN
CITY PERMIT SET

LP-102



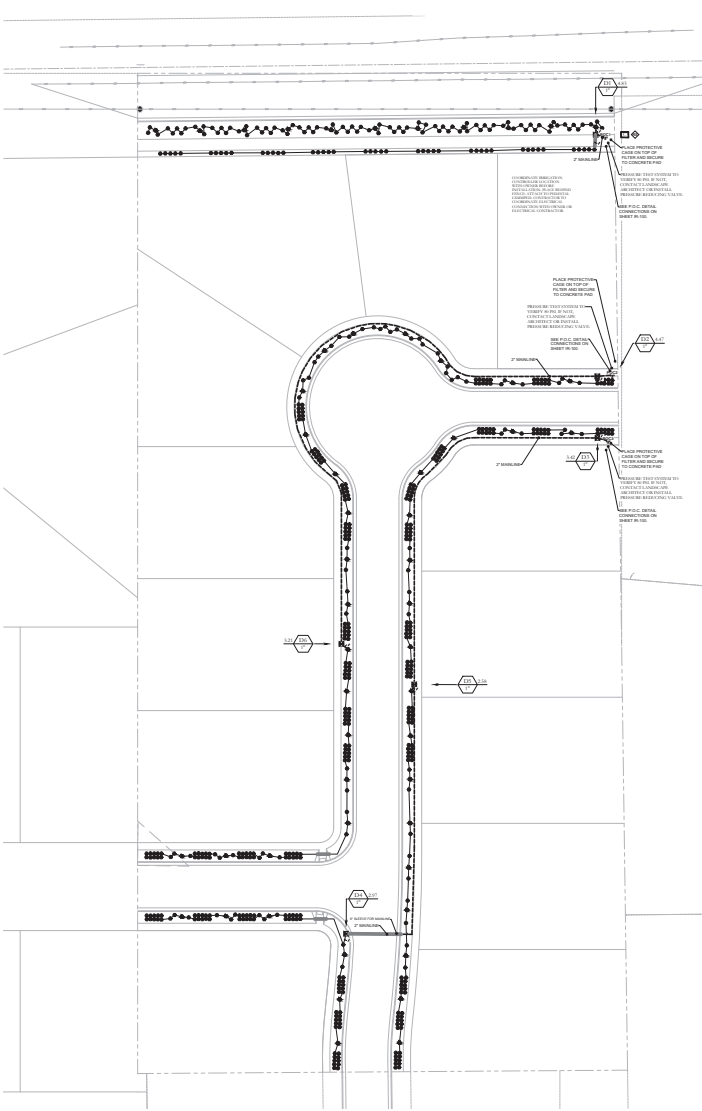
ISSUE DATE			PROJECT NUMBER			PLAN INFORMATION			PROJECT INFORMATION			DEVELOPER / PROPERTY OWNER / CLIENT			LANDSCAPE ARCHITECT / PLANNER			LICENSE STAMP			DRAWING INFO		
11/6/2024			UT24122																		JTA		
NO. REVISION			DATE			811 BLUE STAKES OF UTAH			MELLOR SUBDIVISION			RINO EXCAVATING			PKJ DESIGN GROUP			CITY PERMIT SET			LP-501		
1 XXXX			XX-XX-XX			UTILITY NOTIFICATION CENTER, INC.			2350 E. 400 N.			ATT: COLE CARTER			3450 N. TRIUMPH BLVD. SUITE 102			LEHI, UTAH 84043 (801) 753-5644					
2						1-800-662-4111			SPANISH FORK, UTAH			801-717-6393			LEHI, UTAH 84043 (801) 753-5644								
3						www.bluestakes.org						COLETCAR10@GMAIL.COM			www.pkjdesigngroup.com								
4																							
5																							
6																							
7																							

VICINITY MAP

SHEET INDEX

SHEET
IR 102

SHEET
IR 103



P.O.C. CONFIGURATION

(NOTE: PRESSURE TEST SYSTEM TO VERIFY P.O.P. IF NOTE CONTACT LANDSCAPE ARCHITECT FOR INSTALL PRESSURE REDUCING VALVE)

POC

SOURCE DATA

SHUTOFF VALVE

AMLAD SCREEN FILTER

MASTER VALVE

1" FLOW SENSOR

QUICK COUPLER

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO

11/6/2024

UT24122

811

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2350 E. 400 N.

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3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 753-5644
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IR-100

IRRIGATION OVERALL PLAN

CITY PERMIT SET

DATE: 11/6/2024

CHECKED: JMA

PLANT DATE: 11/6/2024

DRAWN: ACP

DATE: 11/6/2024

December 4, 2024

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

Work to be done includes all labor, materials, equipment and services required to complete the Project irrigation system as indicated on the Construction Drawings, and as specified herein. Includes but is not limited to: Formulating and installing underground and above ground pipeline system components with any accessories necessary for proper function and operation of the system. All plant material on the Project shall be irrigated. Removal and disposal of any existing sprinkler system components which are disturbed during the construction process and are not to be saved. Replacement of any damaged or damaged existing landscape to original state and condition.

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Location of irrigation components on Construction Drawings may be approximate. Piping, fitting and/or other components necessary on Construction drawings shall be shown schematically for the general layout and dimensions of component groupings and sequences. All irrigation components shall be placed in landscaped areas, with the exception of pipe and wire in draining under pavements. Actual routing of pipe, wire or other components may be altered due to field conditions not indicated on any of the drawings.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 85% coverage without encroaching into landscape, buildings or other features.

C. Layout of Irrigation Components: During layout and scaling, consult with Owner Approval Representative (hereinafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Install or minor adjustments to system layout are permissible as long as existing field dimensions such as utility lines or street light poles. Contractor shall place remote control valves in groups as practicable to ensure quantity of maintainable valves. Quick couple valves shall be placed with manifold groups and protected by standard irrigation valves. Quick couple valves are shown on Construction Documents as approximate locations.

1.3 DEFINITIONS

A. Water Supply: Secondary water piping and components, furnished and installed by others to provide irrigation water to the Project, including but not limited to the city, valves, pipes, spools, of which valves, components, pipes, valves, water meters, pressure regulation valves, and piping (except of 1/2" or less) are supplied by City. May require filter, valves, supplies, isolation valves and Stop and Wrench valve for the landscape irrigation needs of the project.

B. Main Line Piping: Pressurized piping for the landscape irrigation needs of the project to provide water to remote control valves and quick couples. Normally under pavement material.

C. Lateral Line Piping: Group piping downstream of remote control valves to provide water to quick couple heads, drip systems or sublines.

1.4 REFERENCES

1. The following standards will apply to the work of this Section:
 - a. ASTM Association for Testing and Materials
 - b. I.A. - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management
2. SUBMITTALS
 - a. As-built drawings (30) days prior to closing of any material, the Contractor shall provide manufacturer contact sheet and current product specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide list of suppliers to OAR for distribution. Place cover or index sheet indicating order in submittal documents. No material shall be installed, delivered or work presented in the field, and the required submittals have been received in its entirety, and stamped approved. Delivered material shall reach the approved supplies.

B. Operation and Maintenance Manual

- a. As-built drawings (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:
 1. Manufacturer contact sheet and current product specifications for each element or component of the irrigation system.
 2. Plans for all the operating elements of the system.
 3. Manufacturer printed literature on operation and maintenance of operating elements of the system.
- b. Section listing instructions for overall system operation and maintenance. Includes: Instructions for Project start-up and Winterization.
- c. Project Record Copy
 1. Maintain a project record on one copy of all project documents clearly marked "Project Record Copy". Mark any document in material submitted for review. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.
 2. Completed Project As-Built Drawings
- d. Prior to final inspection, prepare and submit to OAR accurate as-built drawings.
 1. Show details and dimensions change made during installation. Show significant details and dimensions that were not shown in original Construction Documents.
 2. Field dimension locations of moving, points of connection, main line piping, wiring runs contained in main line pipe trenches, valves and field boxes, quick couple valves.
 3. Dimensions are to be taken from permanent structural surfaces, features, or finished elevations or as shown finished grade.
- e. Contractor Map: upon completion of system, place and locate a color coded copy of the map that contains system's indicating zone numbers, type of plant material in each section for that zone series. Landmark map with base detail clear photo.

1.4.1 QUALITY ASSURANCE

- a. Acceptance: Do not install work in this section prior to acceptance by OAR.
- b. Regulatory Requirements: All work and materials shall be according to and all rules, regulations or codes, whether they are from local, state and federal. Contractor documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.
- c. Adequate Water Supply: Water supply to the Project zones, installed by others. Connection to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and if adequate note. Verify that necessary connection components may be installed if necessary. Perform water pressure test prior to commencement of work. Notify OAR in writing of problems encountered prior to proceeding.
- d. Workmanship and Materials:
 1. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.
 2. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

- a. Contractor shall demonstrate experience or resume including all the following items:
 1. The Contractor has been installing irrigation or commercial projects for five years consecutive years.
 2. The Contractor is licensed to perform Landscape and Irrigation construction in the State of the project.
 3. The Contractor is bondedable for the work to be performed.
- b. References of the project of similar size and scope completed within the last five years. Three of the project listed shall be local.
- c. Listing of suppliers where material will be obtained for use on this Project.
- d. Project Area: Former or Supervisor has at least five consecutive years of commercial irrigation installation experience. The person shall be a Current Certified Irrigation Contractor of good standing or set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.
- e. Evidence that Contractor currently employs workers in sufficient quantities to complete the Project within time limits that are established by the Contractor.
- f. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one year experience. Those workers performing tasks related to PVC pipe shall have certificate designated below.

1.7 DELIVERY/STORAGE/HANDLING

- a. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and pilferage exposure to sunlight. All material stored at Project site shall be neatly organized in a covered arrangement and storage shall not expose Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid damage or damage. Damaged materials submitted to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

- a. Perform site survey, utility records, estimate utility location services. The Contractor shall familiarize himself with all hazards and address prior to work commencement. Initial survey prior to installation of concrete, paving or other permanent site construction. Irrigation system components, including prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly tested at all delivery points to ensure fit of any spigot heads.

1.9 WARRANTY

- a. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include and encompass all components of the irrigation system or replacing them or to replace of irrigation installation or irrigation system element. Valve boxes, spigots or other materials supplied from original grade shall be installed to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

- a. After system is installed, inspected, and approved, submit Owner's Representative in complete operation and maintenance procedures. Coordinate installation with schedule to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

- a. Furnish the following items to Owner's Representative:
 1. Two quick couple keys with hose nozzles.
 2. One of each type or size of quick couple valves and remote control valve. Five percent of total quantities used of quick couple valves and spigot heads.
- b. Provide the following services:
 1. Winterize entire irrigation system installed under this contract. Winterize by "blow-out" method using compressed air. Contractor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after and after the plant irrigation has ceased for freezing. Contractor shall be capable of creating system of all water pressure regulation devices. Pressure control shall be regulated to not more than 60 PSI. Stop up system the following spring after degree of freezing has passed. Contractor shall submit Owner's Representative in proper start up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

- a. Contractor shall provide materials to be used on the Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor any Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

- a. The Contractor shall connect entire existing irrigation or water main line as needed for Part(s) of Connection. Contractor shall avoid new main line as indicated.

2.3 CONNECTION ASSEMBLY

- a. Secondary water shall be used on the Project. Install filter and BPF as needed.

2.4 CONTROL SYSTEM

- a. Power supply to the irrigation controller shall be provided for this Project.
- b. Controller shall be as specified in the drawings. Contractor shall be responsible for the work.
 1. Installation of wall mount (ground pad) timer controller. Irrigation controller shall be responsible for the work. Power configuration for wall-mount/ground pad timer controller shall be 120 VAC unless otherwise noted.
- c. Locate Controller(s) in general location shown on Construction Drawings. Coordinate power supply and location with electrical contractor. Contractor shall be responsible for all power connections to Controller(s), whether they are wall mount or pedestal mount. Contractor coordinate with electrical or other Project trades as needed to facilitate installation of power to controller.

- c. Wire connecting the remote control valves to the irrigation controller are single conductors, type PLW. Wire installation shall be installed a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.040 inches. The wire shall be UL listed for direct burial in irrigation systems and be rated with a minimum of 30 VAC. Plug Electric Co., UL specification number P370D.

- a. A minimum of 24" of additional wire shall be used at each valve, quick couple head and spigot.
- b. Contractor wire shall be white or black. 12 gauge Control valve shall be used in color, 14 gauge Spigot/ends (1 ft.) shall be listed with each valve box of the grouping it is to service.

- d. BPF wire splicing controller shall be 3M brand BPF or 3M. Wire splicing between controller and valves shall be covered if all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contain no remote valves shall be covered "WIRE SPLICER" NOT on the box.

2.5 SLEEVING

- a. Contractor shall be responsible to protect existing underground utilities and components. Sleeve minimum size shall be 2" showing 2" through 4" if use shall be 5/8" PVC solvent weld. Sleeve 4" and larger shall be 1/2" 200 PVC gasket. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeve shall be extended 6" minimum beyond wall or edge of pavement. Wire or cable shall be as installed in the same where as piping shall be installed in separate sleeves. Sleeve ends on valves 4" and larger shall be capped with approved compensating sand. PVC pipe pressure, use, and used to prevent contamination. Sleeve shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

- a. All main line pipe 4" and larger shall be Class 200 standard wall dual. All main line pipe 3" or less and smaller shall be Schedule 40 PVC solvent weld ball end.
- b. Mainline flows allowed through main line pipe shall be:

1/4"	8 GPM
1/2"	12 GPM
3/4"	30 GPM
1"	35 GPM
1 1/2"	75 GPM
2"	110 GPM
3"	180 GPM

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irrigation of new plant material. Quick couple valves at POC shall not be disturbed or relocated.

2.12 LATERAL LINE FITTINGS

- a. All lateral piping shall be Schedule 40 PVC, solvent weld, ball end. Lateral pipes shall be buried with 12-18" of cover typically. Lateral pipe shall be 1/2", 3/4", 1", 1 1/2", 1 3/4", 2" or 2 1/2" as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

- a. All lateral line fittings shall be S40 PVC.

2.14 SPRAY SPRINKLERS

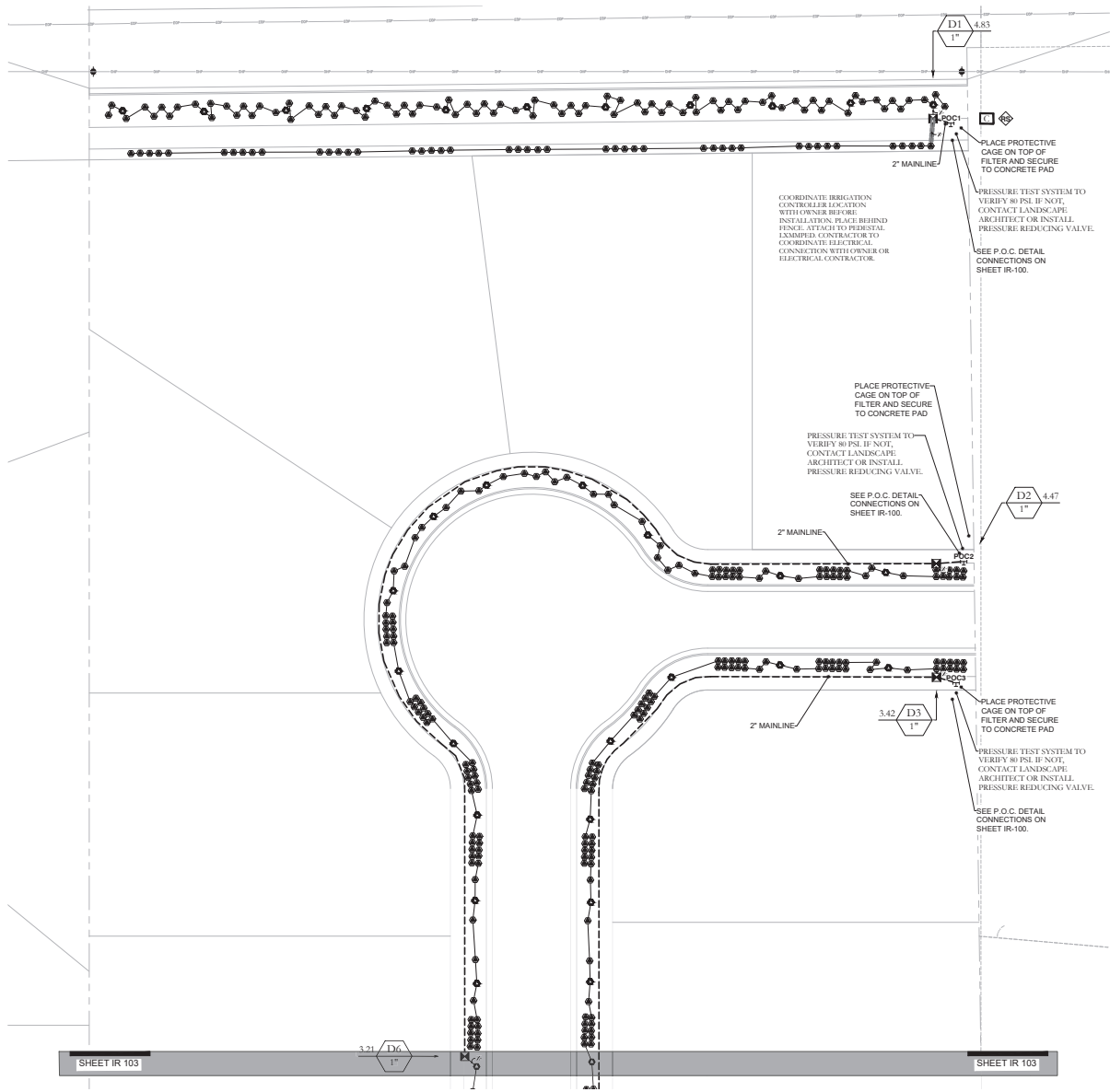
- a. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 VALVE BOXES

- a. Rained valve boxes shall be used on the project. Sites are as directed in these Specifications, dead heads or plain heads. Valve boxes shall be centered over the control valve or element they control. Valve box shall be dead head enough to allow for service access, removal or replacement of valve or element. Valve box shall be set to the field grade of top of finished or buried area. Contractor shall provide extension or stack additional valve boxes as necessary to bring valve box to proper grade.

2.16 IMPORT BACKFILL

- a. All main line pipe, lateral line pipe and other irrigation elements shall be backfilled and backfilled to close end, free of rocks 1/2" and larger. Contractor shall furnish and install additional backfill material with necessary soil compaction. Trenches and other elements shall be compacted and/or water sealed to eliminate settling. Below from meeting operation unable for fit shall be removed from project and disposed of properly by Contractor.</



IRRIGATION LEGEND		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XZC-100-IVMQ (2) 1" Wide Flow IVM Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESBVM Smart Valve w/ factory installed IVM-SOL 0.3-20 gpm and 1in. Pressure Regulating 40psi Quick-Check Basket Filter 0.3-20 gpm	6
	Rain Bird XFS-09-18 Drip Ring (SHRUB)	554
	Rain Bird XFS-09-18 Drip Ring (TREE)	54
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-RC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Thermoplastic Rubber Cover, and 2-Piece Body.	3
	Shut Off Valve	3
	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2", 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	3
	Rain Bird ESPLXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESPLXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Page Electric Cable P7072D & Rain Bird WC20 Dry Splices ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Rain Bird WR2 RFS Wireless Rain/Freeze Sensor.	1
	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXSD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	3
	Amiad 2-TAG-Disc Element 150mm Amiad 2in. Tagline filter, NPT. Disc Screen Element. Maximum working pressure: 116psi.	3
	Point of Connection 2"	1
	Point of Connection 2"	1
	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,729 LF
	Irrigation Mainline: PVC Schedule 40	935.6 LF
	Pipe Sleeve: PVC Class 200 SDR 21. Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	61.9 LF
	Valve Callout Valve Number Valve Flow Valve Size	

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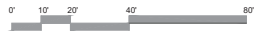
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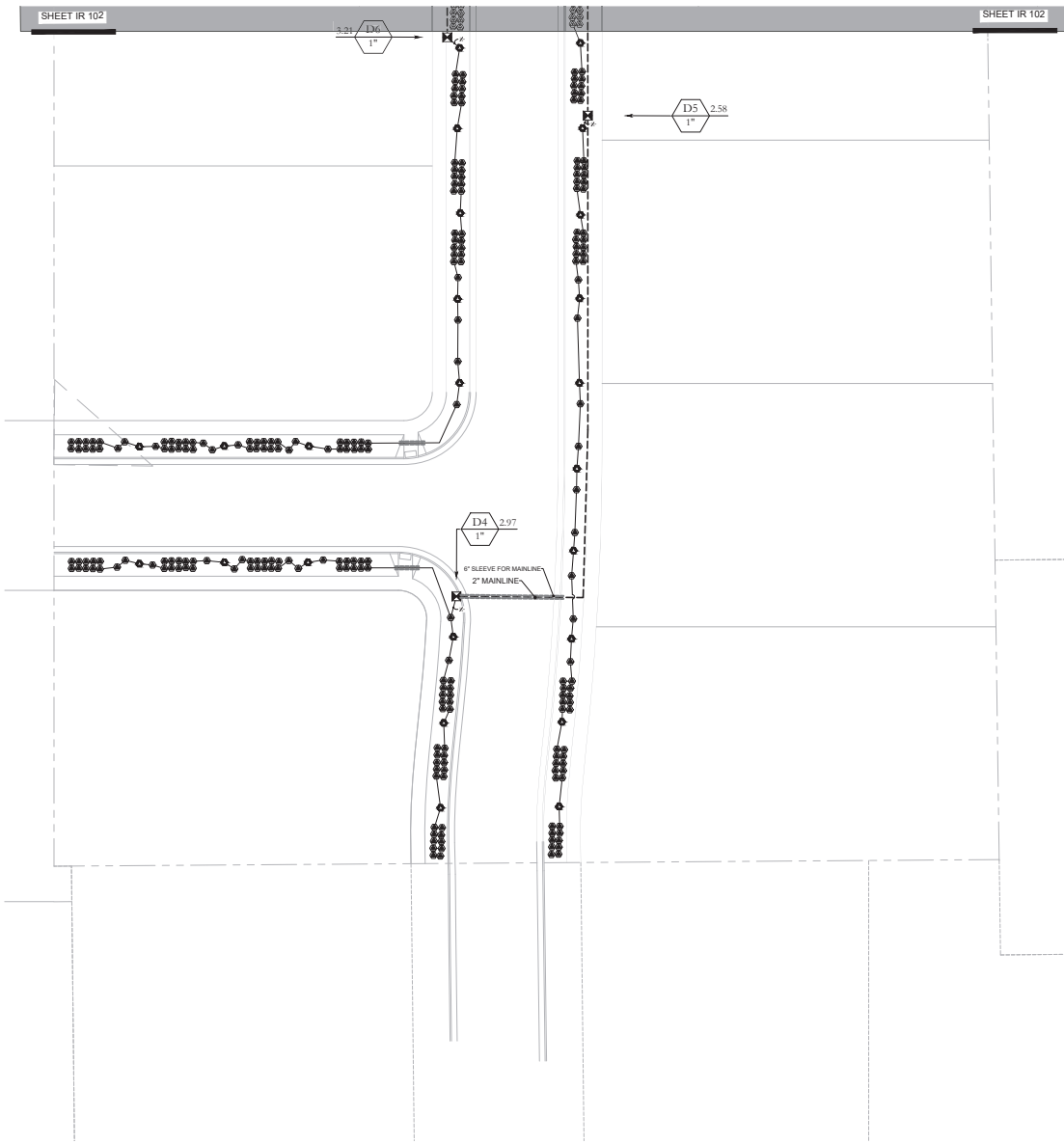


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IRRIGATION LEGEND		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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	Rain Bird EFB-CP-PRS-D 1-1/2" 1in., 1-1/4", 1-1/2in., 2in. Brass Master Valve, that is Contamination Proof w/Self-Flushing Filter Screen. Globe Configuration, Reclaimed Water Compatible, and Purple Handle Cover Designates Non-Potable Water Use. With Pressure Regulator.	3
	Rain Bird ESP/LXIVM 60 Station, 2-Wire Controller w/ Smart Valve Technology. (1) ESP/LXIVM 60-Station, Indoor/Outdoor, Plastic Wall-Mount Cabinet. System Requirements: Rain Bird LXIVM-XXX Integrated Valve Modules & 2-Wire Devices. Use Page Electric Cable P7072D & Rain Bird WC20 Dry Splines ONLY. Ground System w/ (X) LXIVMSD Surge Device in Rain Bird Round Valve Boxes. Install Per Manufacturers Recommendations.	1
	Rain Bird WR2 RFS Wireless Rain/Freeze Sensor.	1
	Rain Bird FS-200-B 2in. Flow Sensor, Brass Model. Suggested Operating Range 10 GPM to 100 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXSD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	3
	Amiad 2-TAG-Disc Element 150mm Amiad 2in. Tagline filter, NPT, Disc Screen Element. Maximum working pressure: 116psi.	3
	Point of Connection 2"	1
	Point of Connection 2"	1
	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	2,729 LF
	Irrigation Mainline: PVC Schedule 40	935.6 LF
	Pipe Sleeve: PVC Class 200 SDR 21. Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	61.9 LF
	Valve Callout	
	Valve Number	
	Valve Flow	
	Valve Size	

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MELLOR SUBDIVISION

2350 E. 400 N.

SPANISH FORK, UTAH

RINO EXCAVATING
ATT: COLE CARTER
801-717-6393
COLETCAR10@GMAIL.COM

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LEHI, UTAH 84043 (801) 753-5644
www.pkjdesigngroup.com

IR-103

IR-102

IR-103

ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

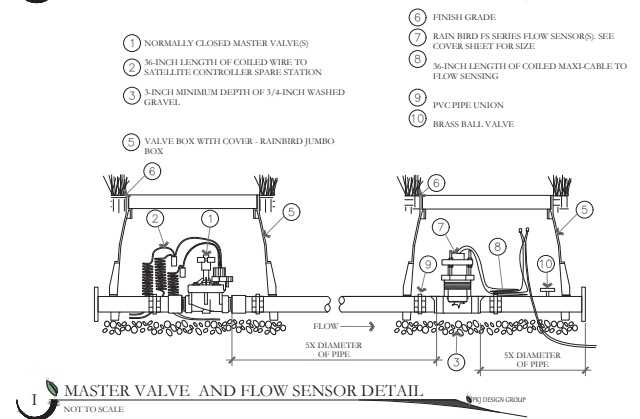
PROJECT INFORMATION

DEVELOPER / PROPERTY OWNER / CLIENT

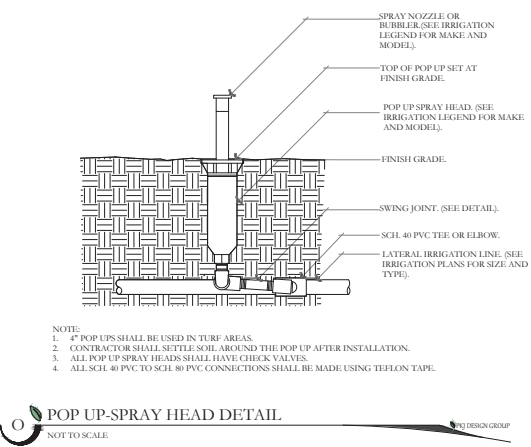
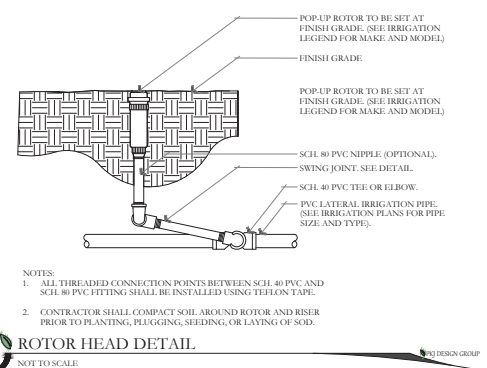
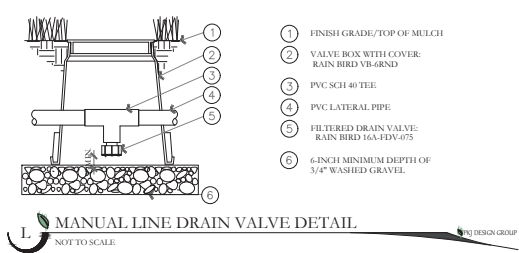
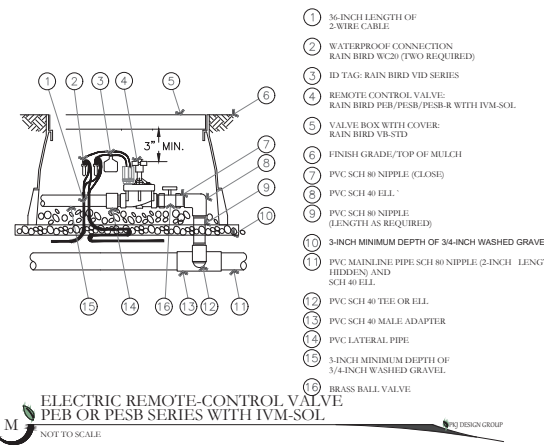
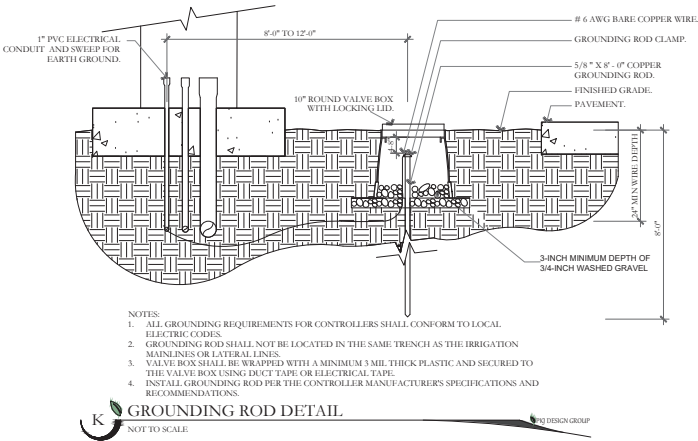
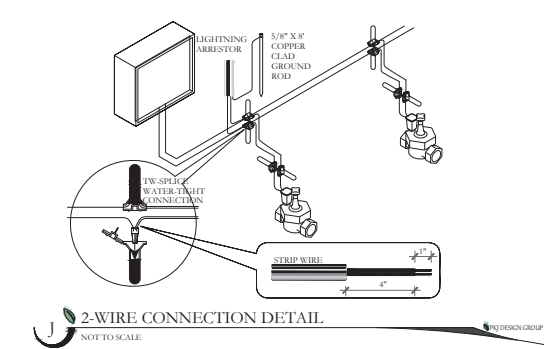
LANDSCAPE ARCHITECT / PLANNER

LICENSE STAMP

DRAWING INFO



December 4, 2024



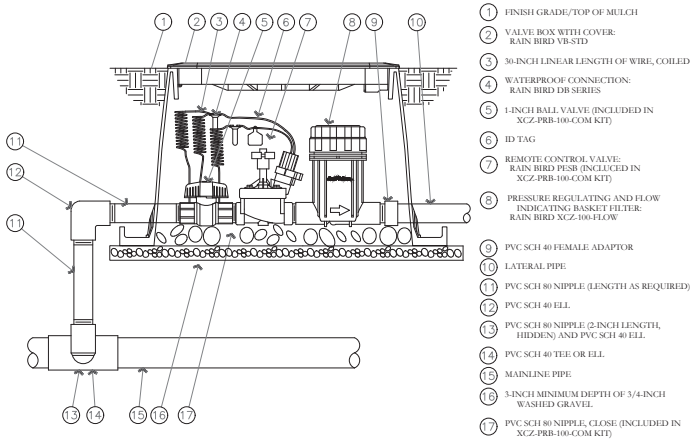
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MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

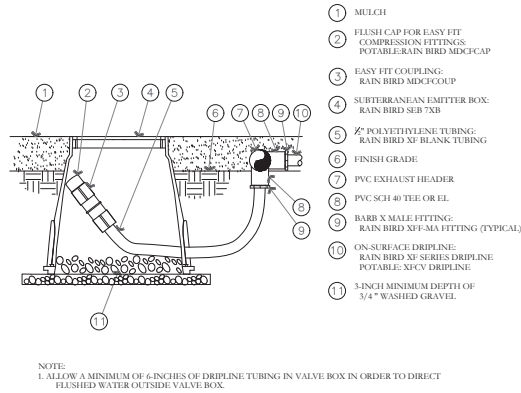
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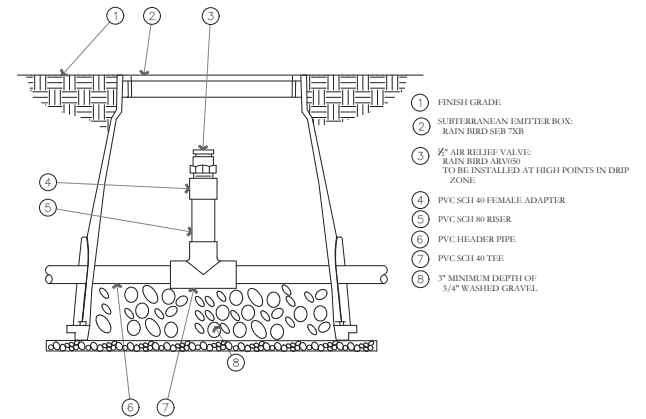
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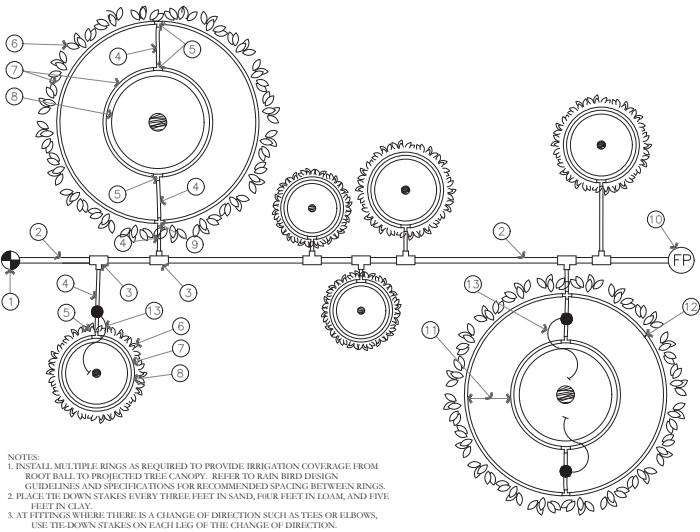
P DRIP CONTROL ZONE KIT DETAIL
NOT TO SCALE



Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL
NOT TO SCALE



R AIR RELIEF VALVE DETAIL
NOT TO SCALE



S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
NOT TO SCALE

ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP		DRAWING INFO	
11/6/2024		UT24122												JTA	
NO. REVISION		DATE												ACP	
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IR-503

TO: Spanish Fork Planning Commission

FROM: Community Development Department

DATE: December 4, 2024

RE: Draft DRC Minutes for Mellor Subdivision Preliminary Plat and Zone Change

DRC November 20, 2024:

ZONE CHANGE

Brandon Snyder stated there are two separate proposals that will run together but have separate motions. He then briefly provided an overview of the proposal stating the current zoning of the property is Rural Residential but the applicant is planning to subdivide the property and he stated they are requesting R-1-12 zoning with the Master Planned Development Overlay to accommodate the layout design that features a mix of lot sizes that do not meet the 12,000 square foot lot size requirement. He stated that the majority of the lots do meet the lot size requirement, but also states that there are a few lots that do not meet the 100-foot frontage requirement. He stated that the applicants are requesting a 5-foot reduced side setback with the interior lots, he stated this would make the setback 5 feet on one side, and 10 feet on the other side. He stated this has been common practice the City has allowed in other developments. He then spoke briefly about the City's requirement for street trees and stated the applicant has provided landscaping plans but posed a question to the DRC on whether the City would like the applicant to remove the note on the plat for the owner to follow the ground cover and sprinkler irrigation plans. He feels this would not be enforceable by the City and stated the applicant has not provided any HOA or CC&R documents that would force this requirement on the future lot owners. He did note that there is a note on the plat that specifies that street trees will be required and the timeline that they would need to be installed.

Bart Morrill has concerns with the proposed landscaping along 400 North and stated this is different from the existing landscaping for the area. He asked if the Committee wished to have

this match the existing landscaping and Dave Anderson stated that the Committee looks to the Parks and Recreation Department for this opinion.

There was a brief discussion on the landscaping options and the materials that will be used for the area. It was decided to continue the discussion on the landscaping.

Dave Anderson suggested City staff work with PKJ Design Group on the landscaping design.

John Little asked the applicant if the 5 and 10-foot alternating setbacks will be shown on the plat so that it can be identified which setback will be 5 and 10 feet and it was stated that it will be shown on the plat.

Seth Perrins asked if this will create setback concerns and he recalls a previous development where the window wells were up against the side property lines.

John Sumsion approached the podium to ask a few questions regarding the trail on 400 North and his ability to connect to the sewer line.

There was further discussion regarding the sewer connection and if the line will be able to connect the residents' properties.

Dave Anderson stated that the layout is what is really being looked at for approval today.

Seth Perrins asked if Mrs. Fewkes had any questions or concerns she would like to discuss.

Mrs. Fewkes stated their main concern was the elevation with the water run off but she stated that she spoke with Byron early that morning and does not have any questions.

Jake Theurer **moved** to recommend the approval of the proposed Mellor Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That Spanish Fork City is prepared to provide services that the proposed Zone Change would require.
2. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

3. That this proposal is designed with local streets that are discontinuous, but well connected, creating a pattern to discourage through traffic (Spanish Fork City General Plan Land Use Policy A.3.2).

Byron Haslam **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

There was no additional discussion.

Jake Theurer **moved** to recommend the approval of the proposed Mellor Subdivision 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 Designation of Low Density Residential.

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 A-E to R-1-12 with the Master Planned Development Overlay.
3. That the applicant addresses any red-lines.

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

Seth Perrins asked if the applicant has obtained excavation permits for the dirt that has been moved on the site and Byron Haslam stated that yes, the proper permitting has been obtained by the applicants.

There was a brief discussion on setbacks and it was decided to amend the previous motion to change the setback minimum from 5 feet to 6 feet.

Dave Anderson stated that he does not feel inclined to go back to the 5-foot setback on any future subdivision within the R-1-12 or R-1-15 zones.

Jake Theurer amended his previous motion to include the condition that the applicant remove the setback minimum from 5 feet to 6 feet.

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

Dave Anderson informed the applicant that the next steps will be the Planning Commission and City Council in December.

TO: Planning Commission

FROM: Community Development

DATE: December 4, 2024

RE: Proposed Changes to Title 15 (15.4.16.150 Fencing and Clear Vision Area)

The changes proposed by the applicant would allow for substantially open fencing within a front setback to exceed four (4) feet in height and for industrial sites to have a fence height allowance greater than six (6) feet without the requirement of City Council approval. The applicant has installed the fencing in order to provide for employee & vehicle safety and site security. This application is in response to recent fencing that was installed without a fence permit and which followed modified plans that were not approved by the DRC.

The applicant does not wish to remove the installed fencing. The fencing installed is eight (8) feet tall chain link with barb wire on the top. The fencing is located within the front setback of 1730 West. In the recent past, the City Council has approved fences that meet the front setback requirement and with a height of eight (8) feet, but the required fencing materials had the appearance of wrought iron.

The applicant's proposed changes and materials are attached as Exhibit "A". The approved fencing plan is attached as Exhibit "B". Pictures of the site are attached as Exhibit "C".

The Development Review Committee reviewed the proposed changes on November 20, 2024. City staff had concerns with applying the proposed changes citywide. Staff does support modifying the code to allow for industrial zones to potentially have higher quality fencing along public street frontages at a height of eight feet when required setbacks are met. (Other materials can be considered when the fencing is not adjacent to a public street.) Staff expressed concerns with taller fencing within the required setback. Staff recommended that as a minimum, the portion of fencing along 1730 West be wrought iron if there are no concerns from the Planning Commission and City Council in regards to the current fencing setback of ten feet and eight feet in height.

The DRC **recommends that no changes be made at this time** to the fencing regulations of the Municipal Code because of the impact citywide and the look and feel being created here.

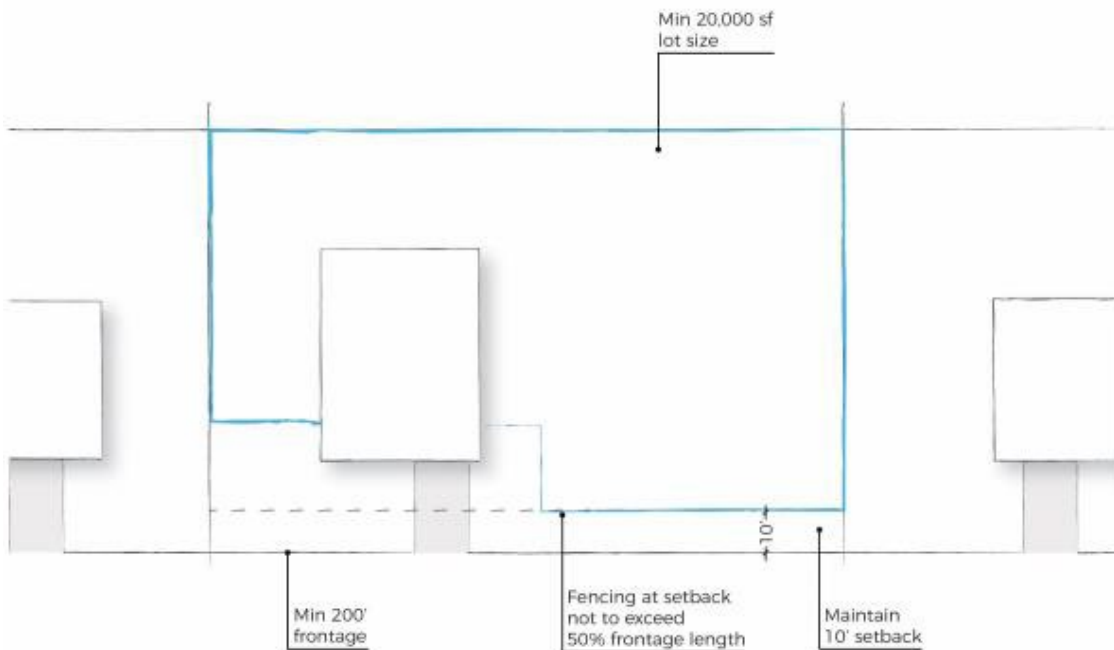
Current Municipal Code (existing sections for discussion are **highlighted** and underlined):

15.4.16.150 Fencing and Clear Vision Area

A. General Fencing Requirements

1. A Building Permit is required for all fences that are taller than three (3) feet. No fee is charged for Fence Permits unless the Permit is required by the Building Code.
2. **The maximum height of a fence is six (6) feet in all zoning districts; fence pillars are not to exceed six and one-half (6 1/2) feet in height. The Council may waive the height requirement at its sole discretion.**
3. **The maximum height of a solid fence within the front yard setback area is three (3) feet. Substantially open fences such as chain link, or wrought iron may be four (4) feet high.**
 - a. A residential lot with over 200 feet of frontage and that is a minimum of 20,000 square feet in areas, may obtain permission from the Community Development Director to locate a solid six (6) foot tall fence within a front yard. The fence must maintain a minimum setback of 10 feet from the front property line
 - i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply
 - ii. No more than 50% of the lot frontage shall have said fencing within the front yard setback.
 - iii. The area between said fencing and the property line shall be landscaped within one (1) year of installing said fencing.

**FENCING REQUIREMENTS
20,000 SF LOTS WITH 200' FRONTAGE**

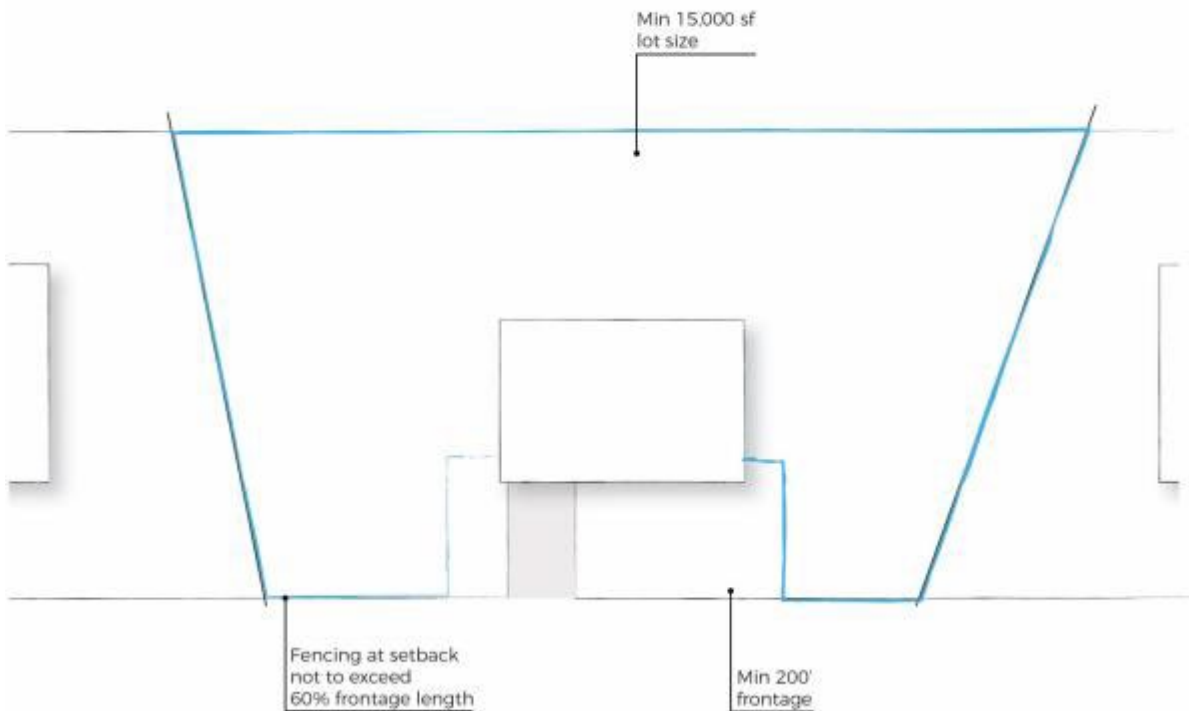


- b. An irregular shaped residential lot with over 200 feet of frontage and that is a minimum of 15,000 square feet in area, may obtain permission form the

Community Development Director to locate a solid six (6) foot tall fence within a front yard.

- i. A fence located within the front yard setback shall not be located in front of the residence, but must be to the sides of the residence. Clear vision requirements shall still apply.
- ii. No more than 60% of the lot frontage shall have said fencing within the front yard setback.

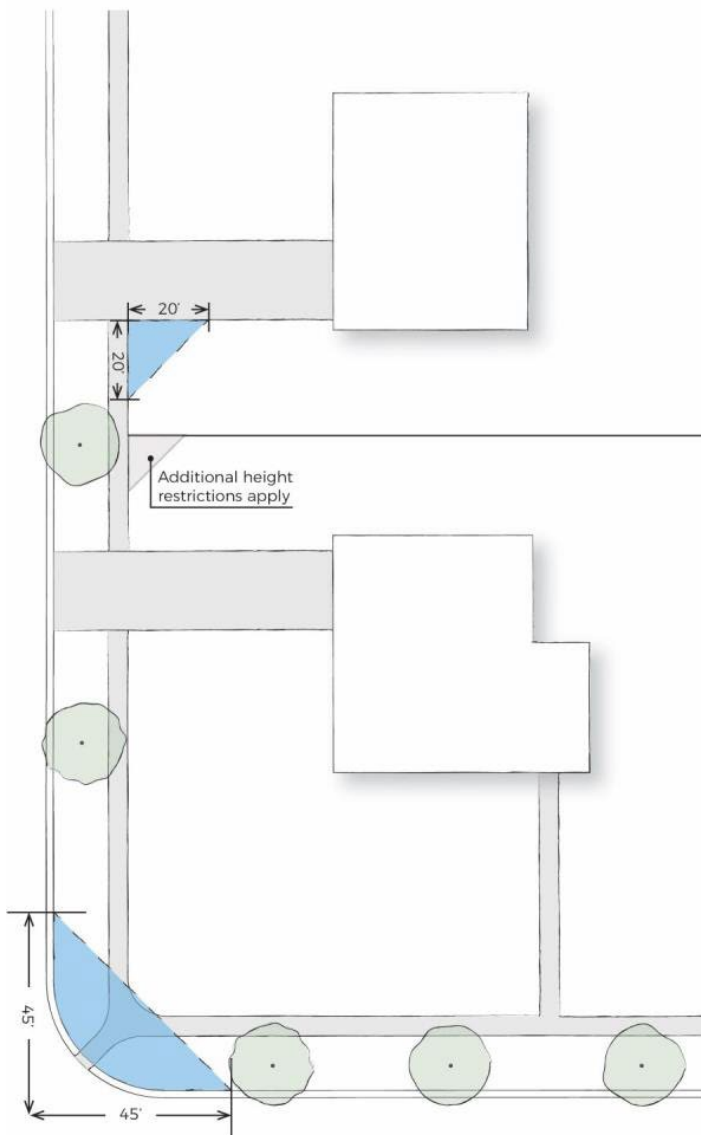
**FENCING REQUIREMENTS
15,000 SF IRREGULAR LOTS
WITH 200' FRONTAGE**



4. Barbed wire fencing is allowed in A-E, R-R, I-1 and I-2 districts.
5. Razor wire and other similar type fencing are allowed in C-2, I-1 and I-2 districts when located above a height of six (6) feet, subject to DRC approval. Additional screening of any such fence with plant materials may be required.
6. Fences must be built with a minimum setback of three (3) feet around the following utilities: fire hydrants, water meters (culinary and irrigation), telephone pedestals, power boxes and cable boxes.
 - a. The clear vision area is formed by extending lines from each curb face to the point that the lines intersect, measuring back 45 feet along each curb face and connecting those points. Fencing, planting and other obstacles are restricted within this area as follows:
 - i. No solid fence shall exceed a height of three (3) feet, measured from the curb. Open fences such as chain link and wrought iron may be as tall as four (4) feet in the clear vision area, measured from the curb.
 - ii. Trees in park strips shall be pruned to maintain a clear area below 14 feet in height.

- iii. Trees on private property must be pruned to maintain a clear area below eight (8) feet in height.
- iv. Other site obscuring obstacles of that are three (3) feet or taller may not be placed in the clear vision area.
- b. A second clear vision area is also required at each driveway or where the rear of a corner lot adjoins an interior lot's driveway. This clear vision area is formed by extending lines from the point that the driveway or property line intersects the sidewalk, measuring back 20 feet along the sidewalk and the driveway or property line and connecting those points. The same restrictions for landscaping, fencing and obstacles apply in this area.

CLEAR VISION AREA



OLD DOMINION FREIGHT LINES

Zoning Amendment Request

To Spanish Fork City, Development
and all other concerned parties,

Old Dominion Freight Lines would like to propose an amendment to the fencing requirements regarding our recently constructed fence located at the Old Dominion Freight Terminal at 3658 N 1730 W Spanish Fork, UT 84660 Lot 1 J6 Subdivision. The concern indicated to us is the constructed fencing fails to meet the required setback from 1730 West and the constructed fencing appears to exceed the allowable height of 6 feet.

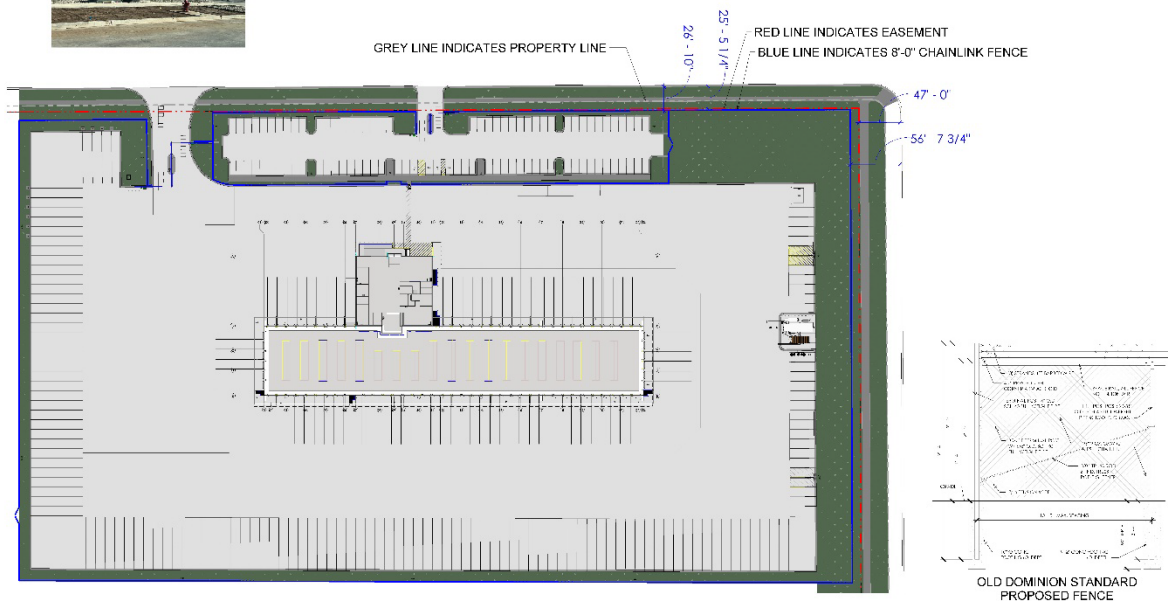
We would like to propose two amendments regarding this issue:

First, we would propose the city amends the zoning ordinance to change the setbacks for the fences servicing this commercial facility.

Second, we would propose the city amends the requirements for the 6-foot fence in this location as the constructed fence provides security and safety to both the public and the workers.

Please contact for further information:

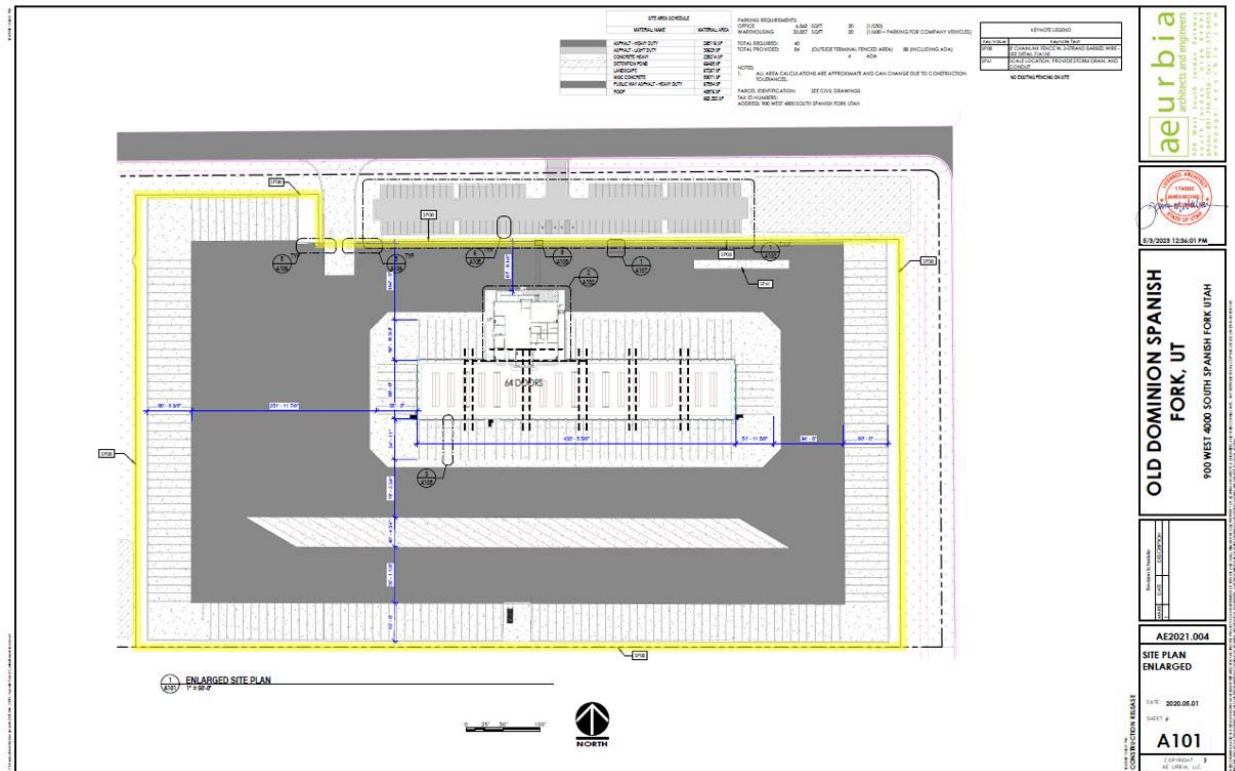
AE Urbia Architects & Engineers



aeurbia
architects and engineers

OLD DOMINION SPANISH FORK, UT
FENCE EXHIBIT

December 4, 2024



























































TO: Planning Commission

FROM: Dave Anderson, AICP

DATE: November 6, 2024

RE: Proposed Amendment to Allow Pickleball Courts

This correspondence is provided in response to a request to expressly allow pickleball courts, with a specific parking requirement, within structures in certain zoning districts.

This proposal was reviewed by the Development Review Committee on November 16, 2024. In that meeting, the DRC recommended that the proposal be approved but also expressed concerns about the possibility of have an inordinate number of similar facilities locate in the Industrial 1 Zone. In an effort to address that concern, staff is studying approaches the City may take to limit the number of facilities that might be allowed. Staff anticipates presenting options on potential limits to the Planning Commission and City Council in upcoming months.

Draft language that is intended to accommodate the request to allow indoor pickleball facilities is provided below and correspondence from the applicant is attached.

15.1.04.020 Definitions

...

“Indoor Pickleball Facility”: A building that contains indoor pickleball courts and other improvements that are provided to serve players using the courts.

...

15.3.16.120 I-1 Light Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit significant amount of air, water, or noise pollution will not be allowed. Residential uses are not allowed.

A. Permitted Uses:

1. Adult Day Care.

2. Agriculture, including the Production of Food and Fiber Crops, Tree Farms, Grazing, and Animal Husbandry of Livestock, not including Feedlots.
 3. Automotive Repair.
 4. Automotive Service, Paint and Body Work, another consumer goods repair.
 5. Caretaker's Residence.
 6. Car Wash (self or full service).
 7. Child Care Centers
 8. Contractor Warehouse and Storage Yards.
 9. Financial Institutions.
 10. Funeral Homes.
 11. Indoor Manufacturing, Assembly and Storage of finished products.
 - 12. Indoor Pickleball Facility.**
 13. Instructional Studios.
 14. Lube Centers.
 15. Lumber and Building Material Yards.
 16. Municipal Facilities required for local service.
 17. New and Used Automobile, Motorcycle, Boat, Truck, Recreational Vehicle Sales and Rental Facilities, and Repair Services associated with such facilities.
 18. Office Supply, Copying, Printing businesses.
 19. Offices.
 20. Outdoor display areas.
 21. Research, Development, and Testing services.
 22. Restaurants.
 23. Retail businesses.
 24. Telecommunication Towers not taller than 60 feet.
 25. Tire Care Centers.
 26. Trade or Business schools.
 27. Trucking and Warehousing.
 28. Veterinary Offices for large animals and/or outside boarding of animals.
 29. Wholesale Trade Businesses except explosives or automobile wrecking or salvage yards.
- B. Uses Subject to Conditions:
1. Outdoor storage areas (see §15.3.24.090(I)).
 2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
 3. Sexually Oriented businesses as defined in Chapter 5.28 of the Spanish Fork Municipal Code.
- C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
 2. Drive-in Theaters.
 3. Indoor Commercial Recreation Facilities.
 4. Jails, for County and/or City.
 5. Meat Processing Facilities
 6. Outdoor Commercial Recreation Facilities.

- 7. Publicly owned and operated compost facilities.
- 8. Publicly owned and operated recycling centers.
- 9. Rehabilitation Treatment Facilities.
- 10. Residential Treatment Centers (not owner occupied).
- 11. Shelter Care Facilities.
- 12. Telecommunication Towers taller than 60 feet.
- D. Accessory Buildings and Uses (see §15.3.24.090).
- E. Development Standards (see Table 2).
- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).

15.4.16.120 Off Street Parking

- 1. Parking Requirements by Use:

USE	MINIMUM # OF SPACES
Arcades	1:100 square feet
Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters	1:100 square feet or 1:5 seats, whichever is greater
Auto Repair	1:100 square feet
Automobile Service Station	1:200 square feet
Banks, Financial Institutions	1:250 square feet
Barber Shop or Beauty Shop	1:100 square feet
Batting Cages	1:cage
Bowling Alley	4:lane

Churches	1:5 seats or 90 linear inches per pew
Child Care Center	1:employee, plus 1:10 children
General/Professional Office	1:300 square feet
Golf Course	6:hole
Golf Course (Miniature)	2:hole
Home Furnishings, Major Appliances	1:5000 square feet
Hospitals	1:bed
Indoor Pickleball Facility	3:per court, no less than 12
Indoor Playground	1:250 square feet
Indoor Playground in I-1 zone	1:300 square feet
Instructional Studio	1:400 square feet
Lube and Tire Centers	1:300 square feet
Manufacturing/Assembly/Wholesale/Warehouse	1:employee on the highest shift
Mixed Uses or Unlisted Uses	To be determined by the Community Development Director
Motels/Hotels	1:room
Motels/Hotels - Restaurants/Banquet/Meeting Room Space	1:200 square feet
Medical/Dental Office	1:200 square feet
Residential single-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per home are provided.

Residential multi-family	A garage with space for at least one (1) vehicle and additional space so that a minimum of two (2) parking spaces per homes are provided. In addition, one (1) guest parking space is required for every three (3) homes.
Restaurant - freestanding	1:100 square feet
Restaurant - associated with another use (Motel/Hotel, School, Recreation Facility or similar)	1:200 square feet
Retail/Shopping Center (including up to 10% restaurant, health club, beauty shops, additional percentages calculated at rate for each use)	1:250 square feet
Retirement/Senior Housing/Nursing Home	1:employee on highest shift plus 0.4:unit
School, Elementary	2:classroom
School, Middle or Junior High	3:classroom
School, High School	7:classroom
School, College	10:classroom
School, Vocational/Technical	1:2 students
Storage Building/Space	0.5 per 1,000 square feet of storage space
Trampoline Park	1:300 square feet
Water Park, Theme Parks	To be determined by the Community Development Director

attachment: applicant correspondence

The Picklr: Parking Requirement & Use

Application: Conditional Use Permit (15.3.08.060)

Background:

The El Tenedor development project consists of a Class A rear-load industrial grade building comprising of 134,564 square feet. A prospective tenant, The Picklr ("Picklr" or "Tenant") , has entered into a Letter of Intent to occupy 33,161 SF to operate a Picklr pickle ball franchise. Current negotiations contemplate the installation of 12 indoor courts that will be available by reservation. Tenant's business model anticipates it will operate from 6:00 am to midnight 7 days a week although peak demand is estimated to be early morning (between 6:00 a.m. and 8:00 a.m. and evenings between 6:00 p.m. and 10:00 p.m. which we believe will be outside of typical industrial business hours and compatible with more traditional industrial uses.

About Tenant:

The Picklr currently owns and operates six indoor pickle ball locations in Utah: Sandy, West Jordan, Kaysville, Logan, Uintah, and St. George. These locations were opened beginning in 2021. In addition Picklr has announced plans to open at least three more locations in Utah and has sold more than 300 additional franchise locations across the United States. In addition to Picklr, there are numerous other commercial pickle ball operations currently operating along the Wasatch Front but most of this analysis is limited to Picklr operations.

Parking:

Parking data has been collected at all Utah locations since opening. Based on Picklr's internal parking data, average vehicle occupancy is 2.5 vehicle stalls per court. Assuming full occupancy of the 12 courts proposed for the Spanish Fork location, it is anticipated that Picklr customers may utilize up to 30 parking spots per hour during peak operation. Additionally, Picklr typically has 1-3 employees during business hours.

Other cities in Utah have established parking requirements that are tailored to a pickleball use. Clearfield (not Picklr) requires two (2) stalls per pickleball court. Herriman, which has an outdoor commercial recreation use, requires two (2) stall per court plus one (1) stall per each 500 SF of non-court premises area.

Recommendation:

Based on the date we have collected for pickle ball use in other jurisdictions, we recommend that Spanish Fork allow a conditional use to allow Picklr to operate in the El Tenedor building which requires Picklr to have access to 2.5 stalls per court totaling 30 stalls and an additional 5 stalls as employee parking totaling 35 stalls. We believe this provides sufficient parking during peak operating hours and is consistent with other operating sites around Utah.

We also point out that the current proposed Picklr premises is on an endcap and there are sixty parking stall near the entrance of the Picklr premises which are away from truck parking and drive aisles (see attached site plan). This should minimize if not eliminate any possible conflict with traditional industrial parking and traffic uses.

We propose this conditional use for the proposed Picklr at El Tenador and that Spanish Fork monitor the parking for 6-12 months at which time Spanish Fork may consider adopting a new zoning category to allow pickle ball and related uses to operate in both traditional retain as well as industrial park zones.

Draft Minutes
Spanish Fork City Planning Commission
80 South Main Street
Spanish Fork, Utah
November 6, 2024

Commission Members Present: Chairman **Todd Mitchell**, Commissioners, **Shauna Warnick**, **Joseph Earnest**, **Mike Clayson**.

Absent: **John Mendenhall**, **Michelle Carroll**

Staff Members Present: **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Byron Haslam**, Senior Engineer; **Vaughn Pickell**, City Attorney; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Patrick O'Brien, Darren Nielsen, Jason Hadley, Owen Young

WORK SESSION

Chairman Mitchell called the meeting to order at 6:00 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Commissioner Warnick led the pledge.

MINUTES

October 2, 2024

Commissioner Clayson **moved** to approve the minutes from October 2, 2024.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

CONDITIONAL USE PERMIT (Public Hearing)

AT&T AT HUNTER CROSSING (2024)

Ian Bunker approached the podium to present the proposed Conditional Use. He stated this property is in the Public Facilities Zone. This use will feature an 80-foot monopole tower. He stated this was previously approved, but the permit expired before this was constructed. He stated there have been additional modifications made to the design since the previous approval. He stated that the DRC has recommended approval for this permit.

Commissioner Earnest asked if there is any difference in the proposed height and Ian Bunker stated that it should remain at 80 feet.

Vaughn Pickell stated the city has previously approved a lease agreement for this tower but stated that this design has a wider footprint, and so the proposal is being amended to reflect this change in footprint. He apologized for not knowing the status of this amendment.

Chairman Mitchell opened the public hearing at 6:06 p.m.

Applicant Jason Hadley approached the podium and stated that he is representing AT&T and he is happy to answer any questions the Commissioners may have.

Commissioners had no questions.

Chairman Mitchell closed the public hearing at 6:07 p.m.

Commissioner Warnick **moved** to approve the AT&T at Hunters Crossing (2024) Conditional Use Permit based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's General Plan Land Use Map 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 notify the Water and Power Departments a minimum of 48 hours prior to work commencing and coordinates installing necessary meters correctly.
4. That work hours will be limited to 8 a.m. to 6 p.m.
5. Verification that there is a current lease agreement for the area.
6. That the applicant works with the Power Department to ensure that an additional meter is installed correctly.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

ZONE CHANGE (Public Hearing)

GOODWIN ACRES ZONE CHANGE

Brandon Snyder approached the podium to speak about the proposal. He stated the next two items are related and will be presented as such. He presented the design layout of the subdivision, and stated the DRC has recommended approval of both the Zone Change and the Preliminary Plat. He stated the zoning request is consistent with the City's General Plan designation, and stated the applicant is requesting a reduced rear setback. He stated the DRC is recommending approval of the Preliminary Plat as well.

Commissioner Mitchell inquired about the size of lot 14 and what the average lot sizes are on the remaining lots and it was stated that lot 14 is around 87,000 square feet and the other lots vary from 11,000 to 16,000 square feet.

Applicant Patrick O'Brien approached the podium and stated that he is present to represent the proposal.

Commissioner Warnick asked if he resides in the existing residence and he stated that no he does not.

Chairman Mitchell opened the public hearing at 6:17 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:17 p.m.

Commissioner Earnest **moved** to recommend the approval of the Goodwin Acres Zone Change to the City Council based on the following findings and 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.

Commissioner Clayson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT (Public Hearing)

GOODWIN ACRES PLAT A

There was no additional discussion regarding the application.

Staff held a brief discussion regarding who the land use authority for a Preliminary Plat application is and it was stated that since this application is requesting a Master Planned Development Overlay, that the final approving body would be the City Council.

Commissioner Warnick **moved** to recommend approval of the Goodwin Acres Plat A Preliminary Plat to the City Council based on the following findings and conditions.

Findings:

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 25 feet.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

NIELSEN PROPERTY INDUSTRIAL SUBDIVISION

David Mann approached the podium to present the proposal. He stated that the DRC has reviewed a concept plan that borders the Eastern property line that may possibly connect to the property to provide cohesiveness to the developed area.

Chairman Mitchell opened the public hearing at 6:25 p.m.

There was no public comment.

Chairman Mitchell closed the public hearing at 6:25 p.m.

Commissioner Clayson **moved** to approve the Nielsen Property Industrial Subdivision based on the following findings and conditions.

Findings:

1. That the proposal is consistent with the City's Zoning 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 address any red-lines.

Commissioner Warnick **seconded** and the motion **passed** all in favor.

TITLE 15 AMENDMENTS (Public Hearing)

I-1 INDOOR PICKLEBALL COURTS

Dave Anderson approached the podium to present the proposal. He stated that this would be a new, industrial building that would house multiple indoor pickleball courts. He felt that

it would be reasonable to think this would fit within the City's existing indoor recreational use of the I-1 Light Industrial Zone, but stated that that use would require more parking than what the applicants think is necessary. He stated that the applicants are requesting this amendment to specify the use for indoor pickleball courts that would require less parking. at 3 spaces per court.

There was discussion on parking requirements for similar uses. It was stated that there may be less demand for parking for tennis courts than there would be for pickleball courts. It was suggested that this parking requirement be looked at.

Commissioner Earnest asked if Dave Anderson felt comfortable with the 3 spaces per court requirement and he stated that he does feel comfortable.

There was discussion regarding The Pickler franchises and what the parking requirements could be for these locations.

Commissioner Warnick expressed her disappointment that the applicants were not present to answer her questions regarding the franchise.

Dave Anderson shared this disappointment and suggested that the Planning Commission continue the discussion till the applicants can be present to discuss their proposal and answer questions that the Commissioners have for the proposal.

Commissioner Warnick moved to Continue the I-1 Indoor Pickleball Courts Title 15 Amendments until the applicants can be present to discuss the proposal.

Commissioner Earnest **seconded** and the motion **passed** all in favor.

Chairman Earnest moved to adjourn the meeting at 6:50 p.m.

Adopted:

Kasey Woodard
Community Development Secretary