Wednesday, December 11, 2024
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

A. December 4, 2024

2. Site Plan

A. CANYON CREEK PHASE 7 LOT 1. This proposal involves the development of a lot that would allow for a commercial building to be constructed at 582 East Commerce Way.

3. Zone Change

A. ANDY RIDGE ZONE CHANGE. This proposal involves changing the zoning for property from R-R to R-1-12 to allow for the development of six residential lots to be located at 418 West Quail Run Road.

4. Preliminary Plat

A. ANDY RIDGE SUBDIVISION. This proposal involves approving a Preliminary Plat for six single-family lots located at 418 West Quail Run Road.

5. Concept Review

A. Canyon Gate Retail Pad

B. Hollow Acres Residential

C. TOC Off-site infrastructure improvements

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
December 4, 2024

Staff Members Present: Cory Pierce, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **Byron Haslam**, Senior Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer,** Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall.

Citizens Present: Ryan Christofferson, AJ DelPivo.

Corey Pierson called the meeting to order at 10:00 a.m.

MINUTES

November 13, 2024

November 20, 2024

Dave Anderson **moved** to approve the minutes of November 13 & November 20, 2024.

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

FINAL PLAT

NIELSEN PROPERTY INDUSTRIAL SUBDIVISION

David Mann provided a brief overview of the proposal. He stated this was approved by the Planning Commission last month and stated there is a potential of shared access with the property to the East.

Byron Haslam asked the status of the right of way on the Blunck property and Ryan Christofferson stated they are working with UDOT.

Cory Pierce asked if this needs to be a condition of approval and Byron Haslam does not feel it needs to be a condition of approval as it is tied to the Blunck property.

Dave feels it may be hard to tie this condition to this proposal.

There was brief discussion on the right of way and the roadway dedication being included on the plat.

The Power Department has no additional comments or concerns.

Dave Anderson **moved** to approve the proposed Nielsen Property Subdivision Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the Applicant addresses any unresolved redlines prior to recording the plat

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

TITLE 15 AMENDMENTS

TITLE 15 AMENDMENTS

Dave Anderson provided a brief proposal of various updates being made to Title 15. He stated the first update would regard setback requirements; the second update would regard the requirement of the builder to build a wall when developing within the Infill Overlay. He referenced a development in the City where the builder built a cinder block wall and placed a cap on it and it is not favored by the City and he then went over the need for clarification on what a decorative wall would look like when developing within the Infill Overlay Zone. He went on to discuss a proposal to add language into the General

Fencing requirements in the City's fencing standards. He spoke further about adding the word Decorative Wall into the landscaping requirements. He stated this definition was added into multiple areas of the landscape and Infill Overlay requirements. He stated that additional language was added to define where the Planning Commission would be the land use authority on development projects. He went on to discuss street, surface and on off-site parking within the high-density residential zone.

Brandon Snyder and Dave Anderson held a brief discussion as Brandon presented concerns with the parking portion of the updates and how they apply to the R-3 zone.

Dave Anderson stated that currently the Code does not allow for street parking within the R-3 Zone and Brandon has concerns that this could be interpreted in an unfavorable way. He asked for further clarity to be added to the language as parking language within the R-4 Zoning is more specific and he feels that this language regarding the R-3 Zoning is more vague. Dave Anderson agreed with this suggestion and stated they will revise the proposed language.

There was discussion regarding the last proposed update to the Code regarding non-conforming use and non-compliant structures and what is and is not allowed. This update would give the Development Review Committee the opportunity to review a proposed change or expansion to a non-compliant structure or use and to decide if the proposal makes sense and is allowed to be changed or expanded.

Dave Anderson stated the final update would be regarding additional language being added into the Complete Neighborhoods Overlay regarding project sizing.

Dave Anderson **moved** to recommend the approval of the proposed Title 15 Amendments to City Council with the corrections that were discussed today.

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

DISCUSSION

POTENTIAL VACATION OF 3400 EAST

The Development Review Committee held a brief discussion regarding a subdivision and what the City expects to happen with the right-of-way for 3400 East. It was stated this is a unique situation and Dave Anderson wanted to hold a brief discussion with the staff regarding this matter. He does not know if the City is intending to retain any of this right-

of-way and it was stated the only reason that it would be retained is if it would be needed for an emergency turn around area.

The DRC then discussed a cleanup for an annexation and it was discussed whether it would be done by petition or by resolution and it was stated that the City Attorney has suggested this be done by resolution.

Dave Anderson moved to adjourn the meeting at 10:47 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

DEVELOPMENT REVIEW COMMITTEE

DECEMBER 11, 2024

SPANISH FORK
COMMUNITY DEVELOPMENT

Canyon Creek Phase 7 Lot 1
Site Plan
588 E Commerce Way
1.07 acres
General Commercial (C-2) Zone
Commercial General Plan Designation



PROPOSAL

The Applicant has requested Site Plan approval in order to construct a commercial building with a drive through in the General Commercial (C-2) Zone. The plans show the building adjacent to the road on the west side and parking stalls to the east. Engineering has a few outstanding items that need to be provided prior to scheduling a pre-construction meeting, including a long term storm water maintenance plan.

RECOMMENDATION

That the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Finding

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

Conditions

1. That the Applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the Applicant addresses any unresolved redlines prior to scheduling a pre-construction meeting.

EXHIBITS

1. Aerial Map
2. Zoning Map
3. Civil Plans
4. Landscape Plan
5. Building Elevations

EXHIBIT 1

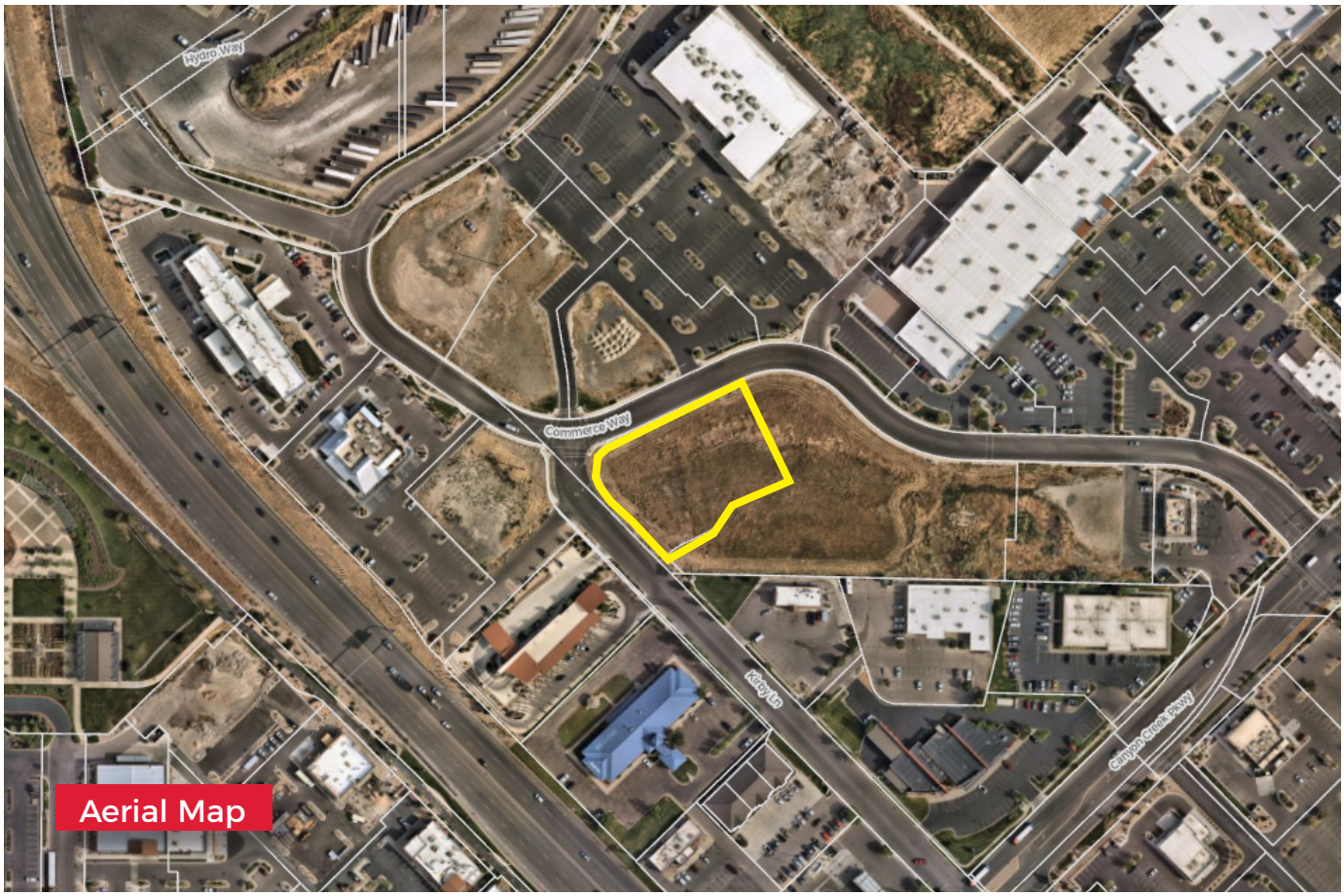


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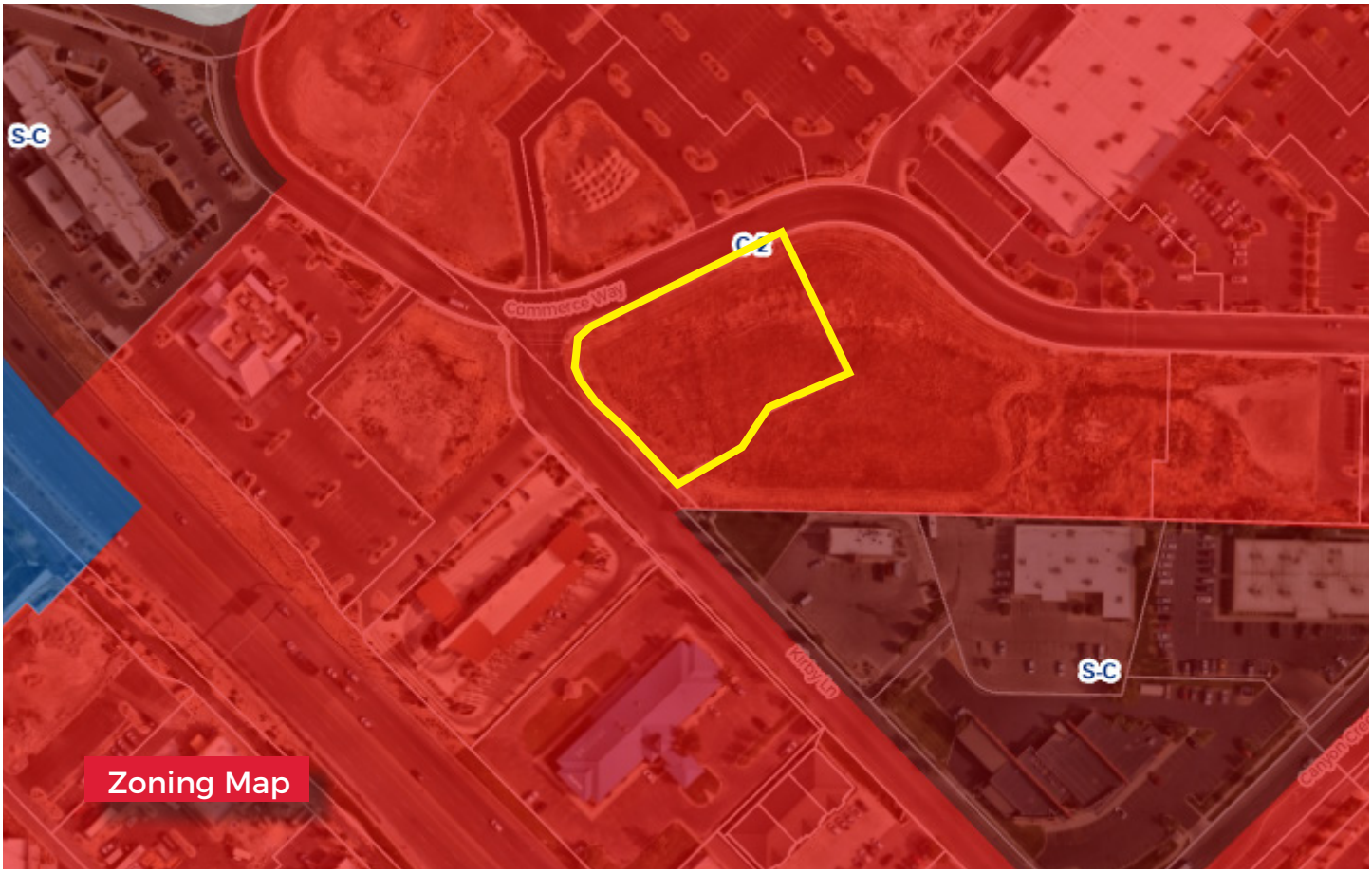
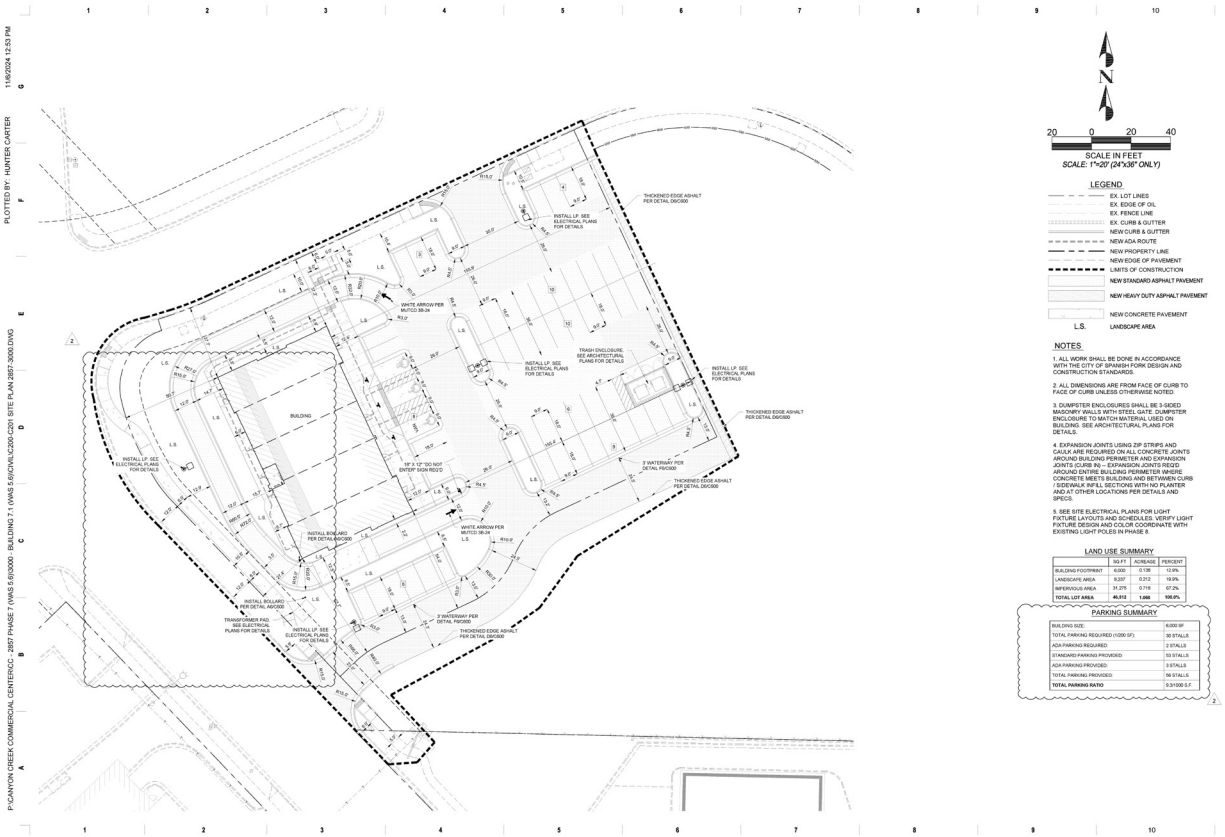
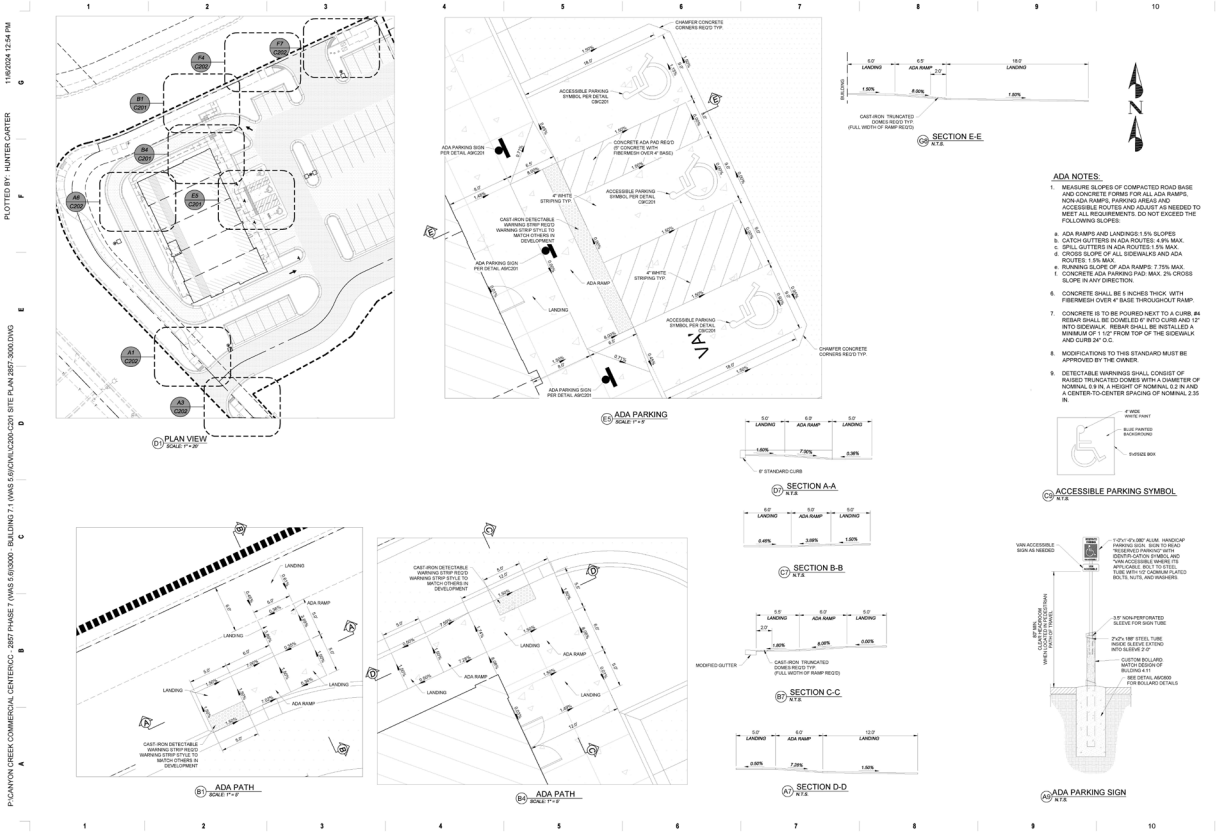
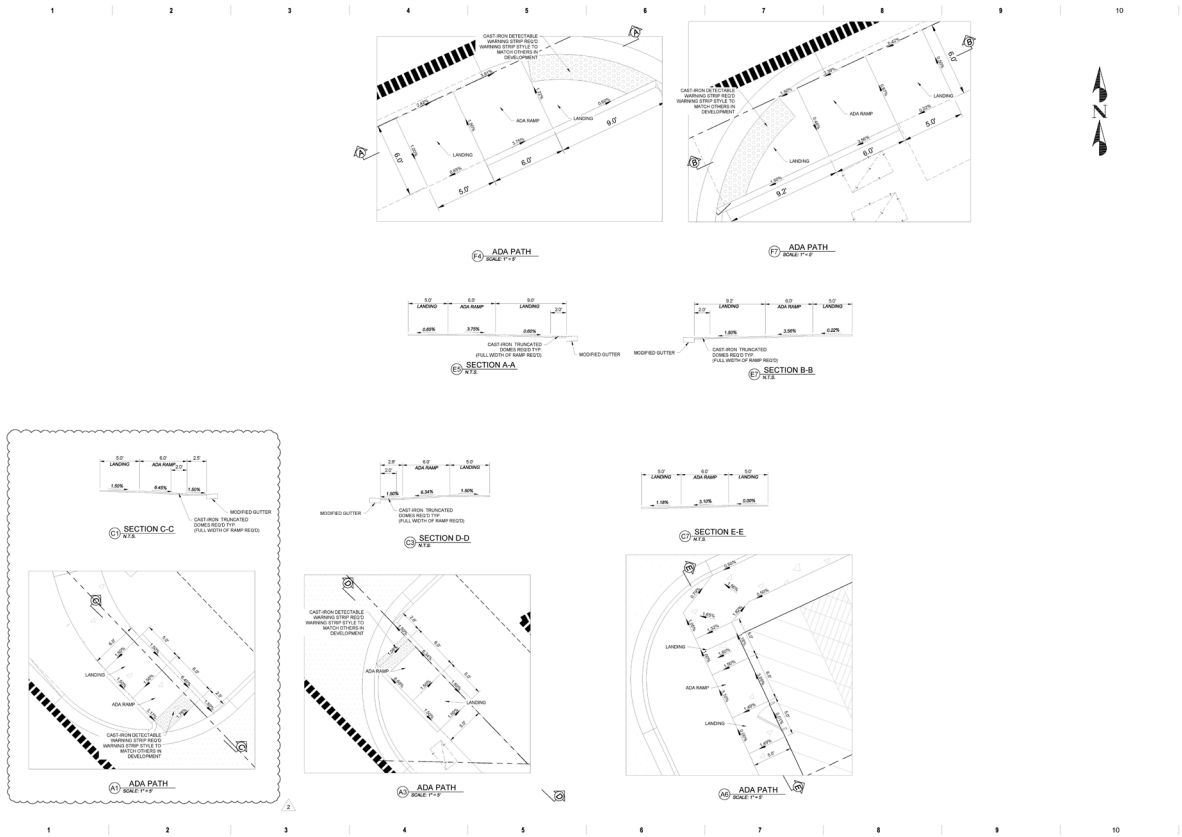


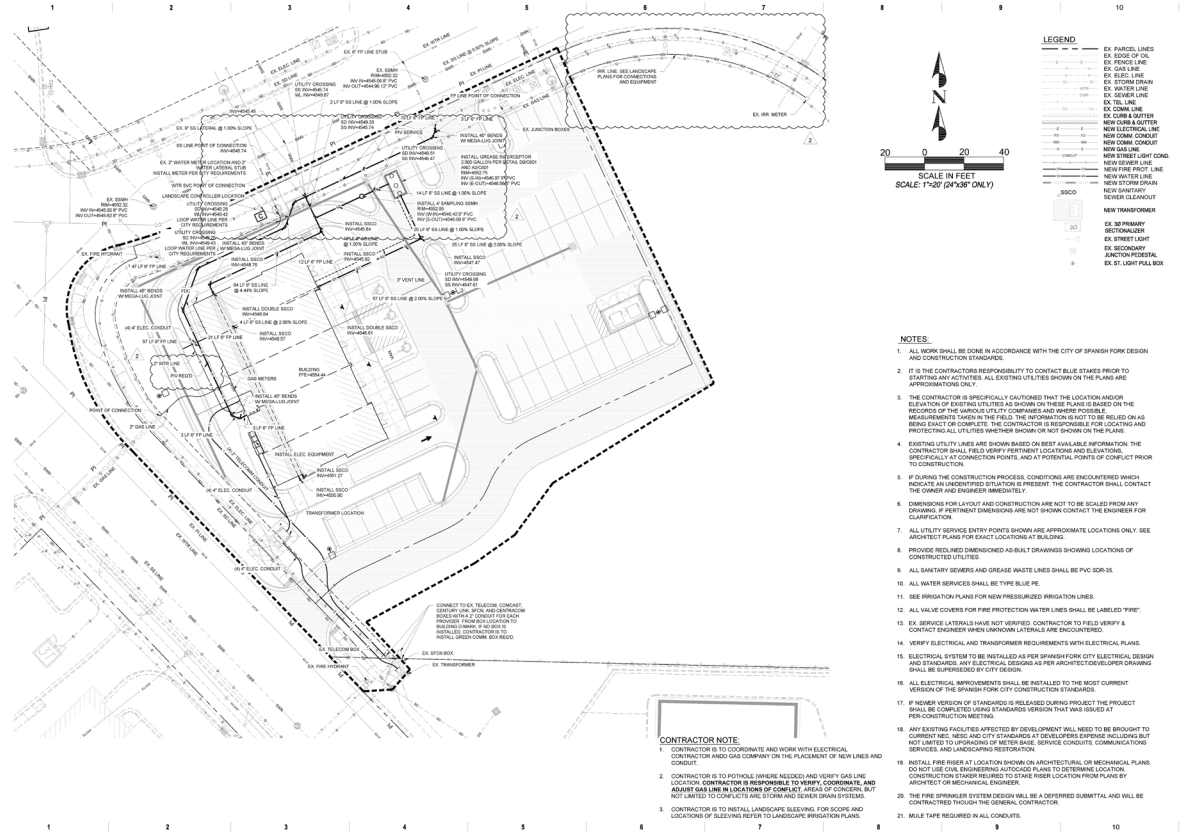
EXHIBIT 3


SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
NOTES
LAND USE SUMMARY
PARKING SUMMARY
SITE PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN
WOODBURY CORPORATION
C200


PLAN VIEW
ADA PARKING
SECTION E-E
ADA NOTES:
SECTION A-A
SECTION B-B
SECTION C-C
SECTION D-D
ACCESSIBLE PARKING SYMBOL
ADA PATH
ADA PATH
ADA PARKING SIGN
ADA PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN
WOODBURY CORPORATION
C201



P:\CANYON CREEK COMMERCIAL CENTER\CC - 2857 PHASE 7 (WAS 5.6)\3000 - BUILDING 7.1 (WAS 5.6)\CIVIL\C300-C301 UTILITY PLAN 2857-3000.DWG
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NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SPANISH FORK DESIGN AND CONSTRUCTION STANDARDS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION
5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
7. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.
8. PROVIDE REDLINES DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED UTILITIES.
9. ALL SANITARY SEWERS AND GREASE WASTE LINES SHALL BE PVC SDR-35.
10. ALL WATER SERVICES SHALL BE TYPE BLUE PE.
11. SEE IRRIGATION PLANS FOR NEW PRESSURIZED IRRIGATION LINES.
12. ALL VALVE COVERS FOR FIRE PROTECTION WATER LINES SHALL BE LABELED "FIRE".
13. EX. SERVICE LATERALS HAVE NOT VERIFIED. CONTRACTOR TO FIELD VERIFY & CONTACT ENGINEER WHEN UNKNOWN LATERALS ARE ENCOUNTERED.
14. VERIFY ELECTRICAL AND TRANSFORMER REQUIREMENTS WITH ELECTRICAL PLANS.
15. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
16. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
17. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PER-CONSTRUCTION MEETING.
18. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
19. INSTALL FIRE RISER AT LOCATION SHOWN ON ARCHITECTURAL OR MECHANICAL PLANS. DO NOT USE CIVIL ENGINEERING AUTOCADD PLANS TO DETERMINE LOCATION. CONSTRUCTION STAKER REQUIRED TO STAKE RISER LOCATION FROM PLANS BY ARCHITECT OR MECHANICAL ENGINEER.
20. THE FIRE SPRINKLER SYSTEM DESIGN WILL BE A DEFERRED SUBMITTAL AND WILL BE CONTRACTRED THOUGH THE GENERAL CONTRACTOR.
21. MULE TAPE REQUIRED IN ALL CONDUITS.

CONTRACTOR NOTE:

1. CONTRACTOR IS TO COORDINATE AND WORK WITH ELECTRICAL CONTRACTOR AND/O GAS COMPANY ON THE PLACEMENT OF NEW LINES AND CONDUIT.
2. CONTRACTOR IS TO POTHOLE (WHERE NEEDED) AND VERIFY GAS LINE LOCATION. **CONTRACTOR IS RESPONSIBLE TO VERIFY, COORDINATE, AND ADJUST GAS LINE IN LOCATIONS OF CONFLICT.** AREAS OF CONCERN, BUT NOT LIMITED TO CONFLICTS ARE STORM AND SEWER DRAIN SYSTEMS.
3. CONTRACTOR IS TO INSTALL LANDSCAPE SLEEVING, FOR SCOPE AND LOCATIONS OF SLEEVING REFER TO LANDSCAPE IRRIGATION PLANS.

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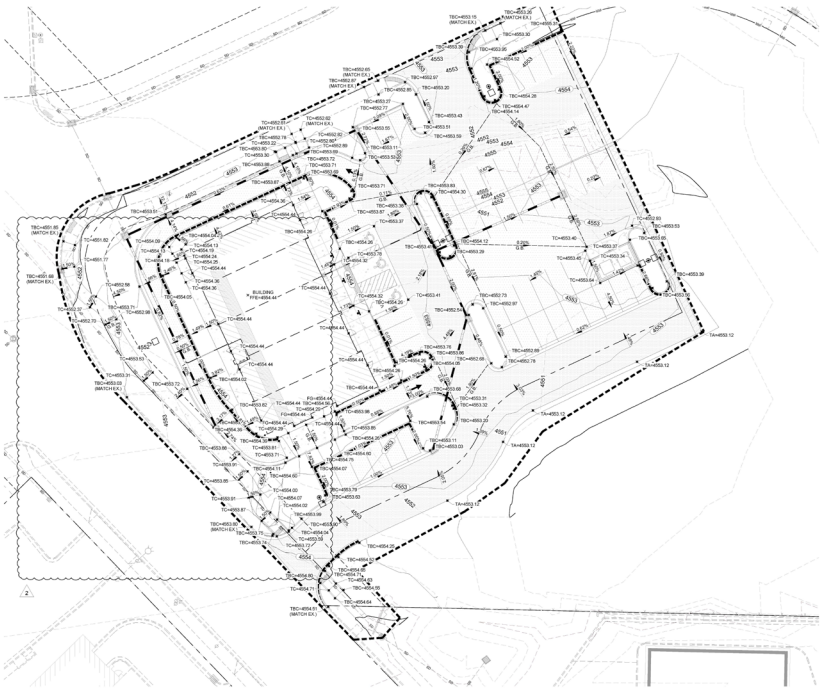
#	REVISION DESCRIPTION	DATE
1	PROJ. SITE UPDATE	09/17/2024
2	AGAQ SITE UPDATE	10/7/2024

ADA PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

ADA PLAN
PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=30'
BID/PERMIT SET
C202

UTILITY PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

UTILITY PLAN
PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=20'
BID/PERMIT SET
C300





LEGEND

- NEW CURB & GUTTER
- NEW SPILL CURB
- EXISTING CURB & GUTTER
- NEW EDGE OF ASPHALT
- 3180 NEW CONTOUR
- 3180 EXISTING CONTOUR
- NEW STORM DRAIN
- EXISTING STORM DRAIN
- FG FINISH GRADE ELEVATION
- FLC FLOWLINE OF CURB ELEVATION
- TBC TOP BACK OF CURB ELEVATION
- TA TOP OF ASPHALT ELEVATION
- TC TOP OF CONCRETE ELEVATION
- GR CATCH BASIN GRATE ELEVATION
- FL FLOWLINE OF PIPE ELEVATION
- C.B. NEW CATCH BASIN
- (M.E.) MATCH EXISTING ELEVATION
- GB GRADE BREAK
- TW TOP OF WALL ELEVATION

NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SPANISH FORK DESIGN AND CONSTRUCTION STANDARDS.

2. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.

3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THE PLANS.

4. EXISTING UTILITY LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD VERIFY PERTINENT LOCATIONS AND ELEVATIONS, SPECIFICALLY AT CONNECTION POINTS, AND AT POTENTIAL POINTS OF CONFLICT PRIOR TO CONSTRUCTION.

5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

6. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.

7. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.

8. PROVIDE REDLINED DIMENSIONED AS-BUILT DRAWINGS SHOWING LOCATIONS OF CONSTRUCTED STORM DRAINS.

9. FIELD SURVEY EXISTING ELEVATIONS OF TOP OF CURBS AND EDGE OF PAVEMENT PRIOR TO STARTING CONSTRUCTION. ADJUST ELEVATIONS AS NEEDED TO PROVIDE DRAINAGE AND SLOPES THAT COMPLY WITH ADA AND CODE REQUIREMENTS. CONSULT WITH PROJECT ENGINEER AS NEEDED.

10. MEASURE SLOPES OF COMPACTED ROADBASE AND CONCRETE FORMS TO ENSURE THAT NO PAVEMENT LOW SPOTS ARE CREATED. MAKE ADJUSTMENTS AS NEEDED.

11. PROVIDE 4" WYE OR TEE AT INVERT OF ROOF DRAIN. COORDINATE SITE ROOF DRAIN INVERTS WITH BUILDING PLUMBING PRIOR TO BUILDING OR SITE CONSTRUCTION.

12. MEASURE SLOPES OF COMPACTED ROAD BASE AND CONCRETE FORMS FOR ALL ADA RAMPS, PARKING AREAS AND ACCESSIBLE ROUTES AND ADJUST AS NEEDED TO MEET ALL REQUIREMENTS. DO NOT EXCEED THE FOLLOWING SLOPES:
ADA PARKING: 2% SLOPES
GUTTERS IN ADA ROUTES: 5% MAX.
CROSS SLOPE OF ALL SIDEWALKS AND ADA ROUTES: 2% MAX.
RUNNING SLOPE OF ADA RAMPS: 8.33% MAX.

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#	REVISION DESCRIPTION	DATE
1	PROJ. SITE UPDATE	09/17/2024
2	AQUA SITE UPDATE	10/7/2024

GRADING PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

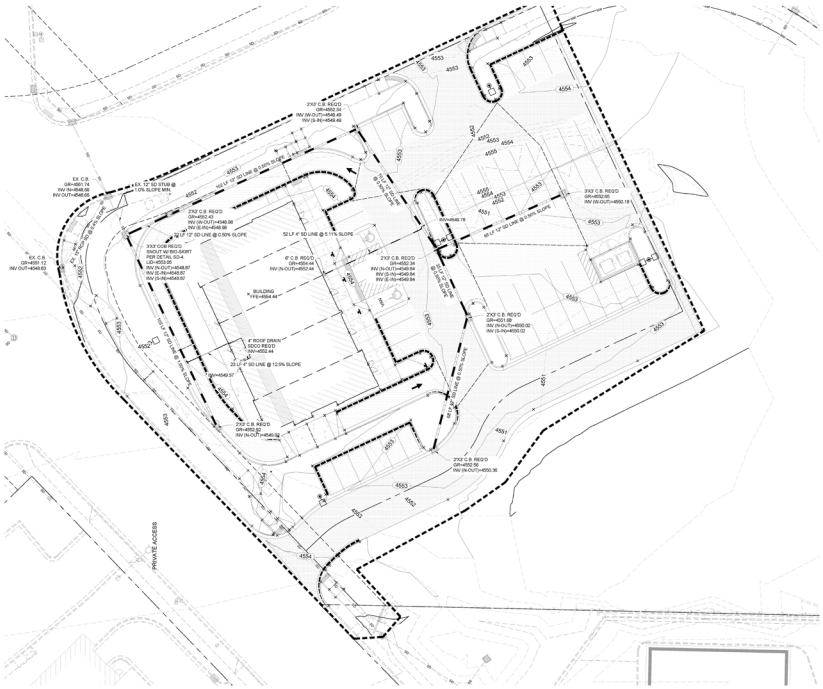
GRADING PLAN

PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=20'

BID/PERMIT SET

C400

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PLOTTED BY: HUNTER CARTER
11/6/2024 12:56 PM





LEGEND

- NEW CURB & GUTTER
- NEW SPILL CURB
- EXISTING CURB & GUTTER
- NEW EDGE OF ASPHALT
- 3180 NEW CONTOUR
- 3180 EXISTING CONTOUR
- NEW STORM DRAIN
- EXISTING STORM DRAIN

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1	PROJ. SITE UPDATE	09/17/2024
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DRAINAGE PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

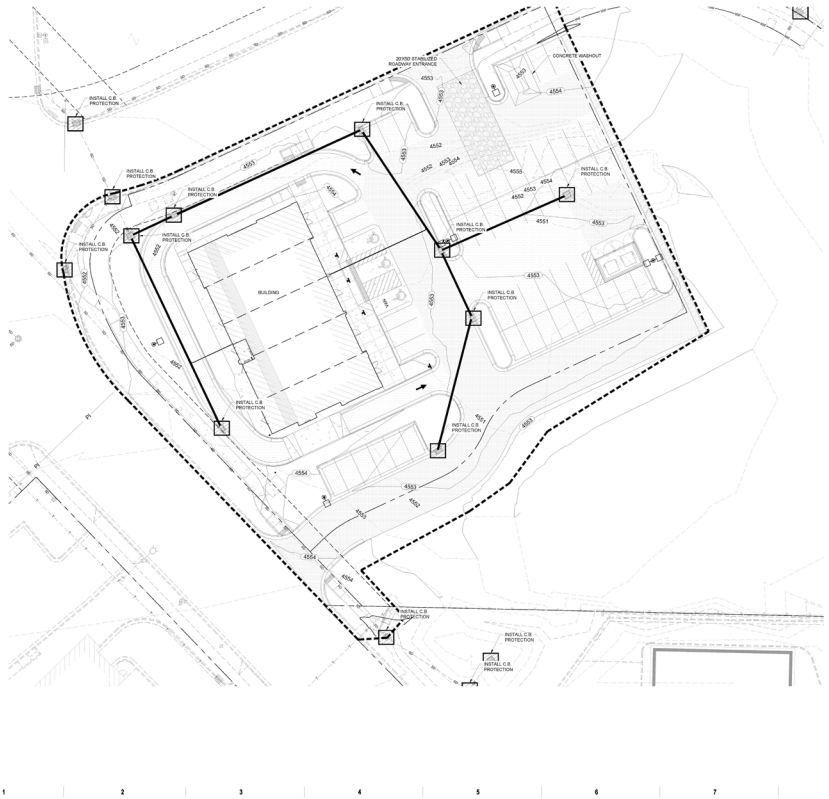
DRAINAGE PLAN

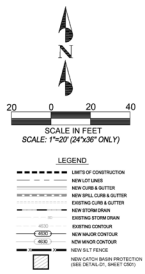
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DATE: 10/15/2024
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BID/PERMIT SET

C401

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11/6/2024 12:56 PM





EROSION CONTROL NOTES

1. THIS PLAN HAS BEEN PREPARED AS A GUIDE FOR THE INSTALLATION OF STORM WATER POLLUTION PREVENTION SYSTEMS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL ADDITIONAL MEASURES AS MAY BE REQUIRED TO MEET REGULATIONS AND TO ADJUST PLANS AS NECESSARY TO MEET SITE SURFACE WATER PROTECTION OBJECTIVES AND CONSTRUCTION ACTIVITIES.
2. CONTRACTOR SHALL PREPARE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP), A NOTICE OF INTENT (NOI), A NOTICE OF INTENT (NOI), PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED.
3. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WHO BRAVES ARE CONSISTENT WITH THE UTAH STATE DIVISION OF AIR QUALITY STANDARDS. APPLY, PAY FOR AND OBTAIN FUGITIVE DUST PERMIT
4. CONTRACTOR TO PROTECT ALL EXISTING AND NEW BUMPS AND CURB INLETS FROM SEDIMENT DURING CONSTRUCTION BY USING MATTLES, SILT SACK, OR ANY OTHER APPROVED EROSION CONTROL DEVICES.
5. CONTRACTOR SHALL INSTALL A CONSTRUCTION BARRIER AROUND & ALONG ENTIRE CONSTRUCTION LIMIT LINE & SHALL DESIGNATE ONE CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL BARRIERS & CONES TO ENSURE SAFETY NEAR & AROUND ALL CUTS, TRENCHES, HOLES & PITS.
6. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS AND MUD AT ALL TIMES. ALL DEBRIS AND MUD ON THE CONSTRUCTION INSPECTIONAL STREETS SHALL BE SWEPT UPON CITY AND OWNER REQUEST.
8. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE & LANDSCAPE MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL STRUCTURES IN PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE, & LANDSCAPE GRANNING ON TO PAVEMENT IS COMPLETE.
9. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF FACILITIES.
10. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED
11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL SWPPP SYSTEMS AT THE END OF THE PROJECT AS NOTED ABOVE. CITY INSPECTOR MUST APPROVE THE REMOVAL OF ALL SWPPP DEVICES.
12. ALL SOLID WASTE (CONCRETE WASHOUT, TRASH, ETC.) IS TO BE CONTAINED ON SITE AND HAULED OFF BY CONTRACTOR.

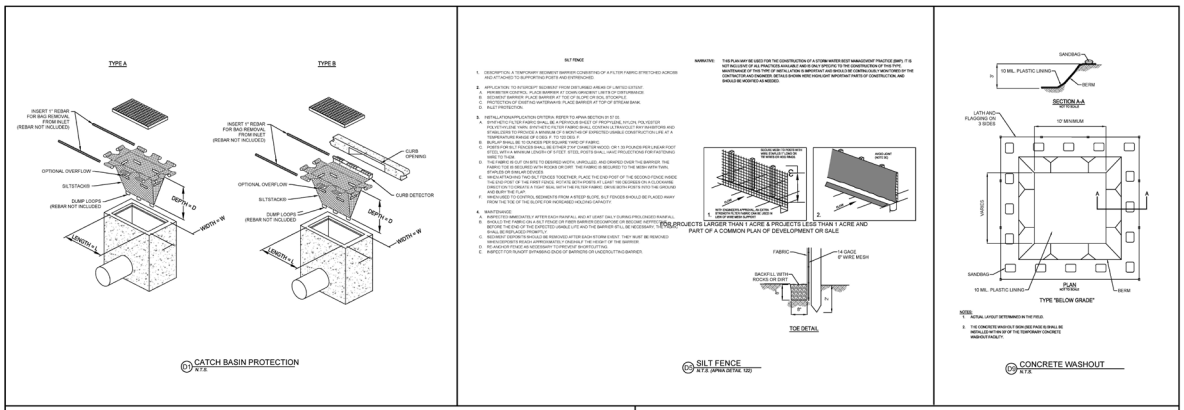
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#	REVISION DESCRIPTION	DATE
1	PROJ. SITE UPDATE	09/17/2024
2	ADD'L SITE EDITS	10/15/2024

EROSION CONTROL PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

EROSION CONTROL PLAN
PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=20'
BID/PERMIT SET
C500

P:\CANYON CREEK COMMERCIAL CENTER\CC - 2857 PHASE 7 (WAS 5.6)\3000 - BUILDING 7.1 (WAS 5.6)\CIVIL\C500 EROSION CONTROL PLAN 2857-3000.DWG
PLOTTED BY: HUNTER CARTER
11/6/2024 12:56 PM



D1 CATCH BASIN PROTECTION
N.T.S.

SILT FENCE

1. DESCRIPTION: A TEMPORARY SEDIMENT BARRIER CONSISTING OF A FILTER FABRIC STRETCHED ACROSS AND ATTACHED TO SUPPORTING POSTS AND EITHER/CHED.

A. APPLICATION: TO INTERMENT SEDIMENT FROM DISTURBED AREAS OF LIMITED EXTENT.
A. PERIMETER CONTROL. PLACE BARRIER AT DOWN-GRADIENT LIMITS OF DISTURBANCE.
B. SEDIMENT BARRIER: PLACE BARRIER AT TOE OF SLOPE OR SOIL STOCKPILE.
C. PROTECTION OF EXISTING WATERWAYS: PLACE BARRIER AT TOP OF STREAM BANK.
D. INLET PROTECTION.

B. INSTALLATION/APPLICATION CRITERIA: REFER TO APWA SECTION 01 57 23.
A. FILTER FABRIC: WOVEN OR NON-WOVEN FILTER FABRIC (MIRAFI 100X, AMOCO 2130, POLYFELT TS-50 OR EQUIVALENT). SYNTHETIC FILTER FABRIC SHALL CONTAIN ULTRAVIOLET RAY STABILIZERS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120 DEGREES F.
B. BURLAP SHALL BE 10 OUNCES PER SQUARE YARD OF FABRIC.
C. POSTS FOR SILT FENCES SHALL BE EITHER 2"X2" DIAMETER WOOD, OR 1.33 POUNDS PER LINEAR FOOT STEEL WITH A MINIMUM LENGTH OF 5'-0"/ STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRES TO FILTER.
D. THE FABRIC IS CUT ON SITE TO DESIRED WIDTH, UNROLLED, AND DRAPED OVER THE BARRIER. THE FABRIC TO BE SECURED WITH HOOKS OR CRIPS. THE FABRIC IS SECURED TO THE WEIR WITH TWIN WIRES OR STAPLES.
E. WHERE ENDS OF FABRIC STRIPS COME TOGETHER, PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE, ROTATE BOTH POSTS AT LEAST 180 DEGREES OR A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FILTER FABRIC. DRIVE BOTH POSTS INTO THE GROUND TO A DEPTH OF 8".
F. WHEN USED TO CONTROL SEDIMENTS FROM A STEEP SLOPE, BUT TOGGES SHOULD BE PLACED AWAY FROM THE TOE OF THE SLOPE FOR INCREASED HOLDING CAPACITY.

C. MAINTENANCE:
A. INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
B. REPAIR ANY DAMAGE IMMEDIATELY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RUNOFF EVENT BEFORE THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY. FABRIC SHALL BE REPLACED PROMPTLY.
C. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHENEVER DEPOSITS REACH APPROXIMATELY 1/2 BARRIER THE HEIGHT OF THE BARRIER.
D. RE-ANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
E. INSPECT FOR RUNOFF BYPASSING ENDS OF BARRIERS OR LIQUIDS/TTING BARRIER.

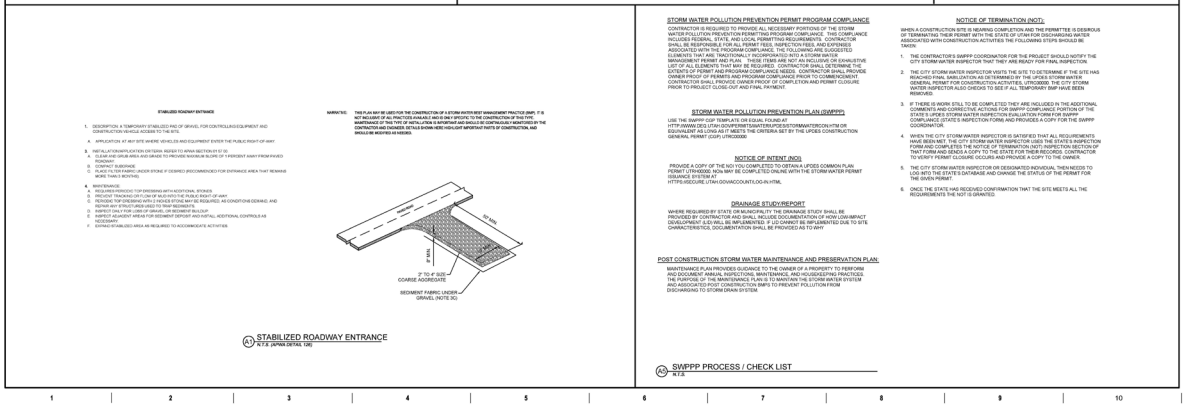
NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUALLY MONITORED BY THE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

< 5 PROJECTS LARGER THAN 1 ACRE & PROJECTS LESS THAN 1 ACRE AND PART OF A COMMON PLAN OF DEVELOPMENT OR SALE

D2 SILT FENCE
N.T.S. (APWA DETAIL 122)

NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASH OUT BOWLSIDE PANS IS SHALL BE REMOVED AT THE END OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

D3 CONCRETE WASHOUT
N.T.S.



STABILIZED ROADWAY ENTRANCE

1. DESCRIPTION: A TEMPORARY STABILIZED PAD OF GRAVEL FOR CONTROLLING EQUIPMENT AND CONSTRUCTION VEHICLE ACCESS TO THE SITE.

A. APPLICATION: AT ANY SITE WHERE VEHICLES AND EQUIPMENT ENTER THE PUBLIC RIGHT-OF-WAY.

2. INSTALLATION/APPLICATION CRITERIA: REFER TO APWA SECTION 01 57 30.
A. LOCATE ONE DRIVE AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 1 PERCENT AWAY FROM PAVED ROADWAY.
B. COMPACT SUBGRADE.
C. PLACE FILTER FABRIC UNDER STONE IF DESIRED (RECOMMENDED FOR ENTRANCE AREA THAT REMAINS MORE THAN 3 MONTHS).

4. MAINTENANCE:
A. REQUIRED PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS
B. PREVENT TRACKING OR FLOW OF MUD INTO THE PUBLIC RIGHT-OF-WAY.
C. PERIODIC TOP DRESSING WITH 2 INCHES STONE MAY BE REQUIRED. AS CONDITIONS DEMAND, AND REPAIR ANY STRUCTURES USED TO TRAP SEDIMENTS.
D. REMOVE ALL MUD AND SEDIMENT TRACKED ONTO PUBLIC ROADWAY.
E. INSPECT ADJACENT AREAS FOR SEDIMENT DEPOSIT AND INSTALL ADDITIONAL CONTROLS AS NECESSARY.
F. EXPAND STABILIZED AREAS AS REQUIRED TO ACCOMMODATE ACTIVITIES

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

A1 STABILIZED ROADWAY ENTRANCE
N.T.S. (APWA DETAIL 128)

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE

CONTRACTOR IS REQUIRED TO PROVIDE ALL NECESSARY PORTIONS OF THE STORM WATER POLLUTION PREVENTION PERMITTING PROGRAM COMPLIANCE. THIS COMPLIANCE INCLUDES FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS. CONTRACTOR SHALL PAY ALL FEES AND OBTAIN ALL PERMITS REQUIRED. IN ADDITION TO COSTS ASSOCIATED WITH THE PROGRAM COMPLIANCE, THE FOLLOWING ARE SUGGESTED ELEMENTS THAT ARE TRADITIONALLY INCORPORATED INTO A STORM WATER MANAGEMENT PERMIT AND PLAN. THESE ITEMS ARE NOT AN INCLUSIVE OR EXHAUSTIVE LIST OF ALL ELEMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL DETERMINE TO WHAT EXTENT THESE ITEMS APPLY TO THE PROJECT. CONTRACTOR SHALL PROVIDE OWNER PROOF OF PERMITS AND PROGRAM COMPLIANCE PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROVIDE OWNER PROOF OF COMPLETION AND PERMIT CLOSURE PRIOR TO PROJECT CLOSE-OUT AND FINAL PAYMENT.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

USE THIS SWPPP CGP TEMPLATE OR EQUAL FILLING AT
HTTP://WWW.DEQ.UTAH.GOV/PERMITS/WATERQUALITY/STORMWATER/CGN.HTM OR EQUIVALENT AS LONG AS IT MEETS THE CRITERIA SET BY THE UPDES CONSTRUCTION GENERAL PERMIT (CGP) UTRC000000

NOTICE OF INTENT (NOI)

PROVIDE A COPY OF THE NOI YOU COMPLETED TO OBTAIN A UPDES COMMON PLAN GENERAL PERMIT. NOI MAY BE COMPLETED ONLINE WITH THE STORM WATER PERMIT SUBMITTAL SYSTEM AT
HTTPS://SECURE.UTAH.GOV/ACCOUNT/LOG-IN.HTML

DRAINAGE STUDY/REPORT

WHERE REQUIRED BY STATE OR MUNICIPALITY THE DRAINAGE STUDY SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE DOCUMENTATION OF HOW LOW-IMPACT DEVELOPMENT (LID) WILL BE IMPLEMENTED. IF LID CANNOT BE IMPLEMENTED DUE TO SITE CHARACTERISTICS, DOCUMENTATION SHALL BE PROVIDED AS TO WHY

POST CONSTRUCTION STORM WATER MAINTENANCE AND PRESERVATION PLAN:

MAINTENANCE PLAN PROVIDES GUIDANCE TO THE OWNER OF A PROPERTY TO PERFORM AND DOCUMENT ANNUAL INSPECTIONS, MAINTENANCE, AND HOUSEKEEPING PRACTICES. THE PURPOSE OF THE MAINTENANCE PLAN IS TO MAINTAIN THE STORM WATER SYSTEM AND ASSOCIATED POST CONSTRUCTION BMPS TO PREVENT POLLUTION FROM DISCHARGING TO STORM DRAIN SYSTEM.

NOTICE OF TERMINATION (NOT):

WHEN A CONSTRUCTION SITE IS NEARING COMPLETION AND THE PERMITTEE IS DESIROUS OF TERMINATING THEIR PERMIT WITH THE STATE OF UTAH FOR DISCHARGING WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES THE FOLLOWING STEPS SHOULD BE TAKEN:

1. THE CONTRACTOR'S SWPPP COORDINATOR FOR THE PROJECT SHOULD NOTIFY THE CITY STORM WATER INSPECTOR THAT THEY ARE READY FOR FINAL INSPECTION.
2. THE CITY STORM WATER INSPECTOR VISITS THE SITE TO DETERMINE IF THE SITE HAS REACHED FINAL STABILIZATION AS DETERMINED BY THE UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, UTRC00000. THE CITY STORM WATER INSPECTOR ALSO CHECKS TO SEE IF ALL TEMPORARY BMP HAVE BEEN REMOVED.
3. IF THERE IS WORK STILL TO BE COMPLETED THEY ARE INCLUDED IN THE ADDITIONAL COMMENTS AND CORRECTIVE ACTIONS FOR SWPPP COMPLIANCE PORTION OF THE CITY STORM WATER INSPECTION EVALUATION FORM FOR SWPPP COMPLIANCE (STATE'S INSPECTION FORM) AND PROVIDES A COPY FOR THE SWPPP COORDINATOR.
4. WHEN THE CITY STORM WATER INSPECTOR IS SATISFIED THAT ALL REQUIREMENTS HAVE BEEN MET, THE INSPECTOR SIGNS THE NOTICE OF TERMINATION (NOT) INSPECTION FORM AND COMPLETES THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THAT FORM AND SENDS A COPY TO THE STATE FOR THEIR RECORDS. CONTRACTOR TO VERIFY PERMIT CLOSURE OCCURS AND PROVIDE A COPY TO THE OWNER.
5. THE CITY STORM WATER INSPECTOR OR DESIGNATED INDIVIDUAL, THEN NEEDS TO LOG INTO THE STATE'S DATABASE AND CHANGE THE STATUS OF THE PERMIT FOR THE GIVEN PERMIT.
6. ONCE THE STATE HAS RECEIVED CONFIRMATION THAT THE SITE MEETS ALL THE REQUIREMENTS THE NOT IS GRANTED.

A2 SWPPP PROCESS / CHECK LIST
N.T.S.

WOODBURY CORPORATION
2733 EAST PARLEYS WAY · SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

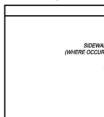
#	REVISION DESCRIPTION	DATE
1	PROJ. SITE UPDATE	09/17/2024
2	ADD'L SITE EDITS	10/15/2024

EROSION CONTROL DETAILS
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

EROSION CONTROL DETAILS
PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=20'
BID/PERMIT SET
C501

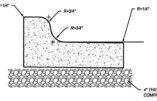
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PLOTTED BY: HUNTER CARTER
11/6/2024 12:57 PM

SEE SPANISH FORK CITY STANDARD DRAWINGS FOR MORE DETAILS



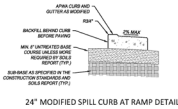
NOTES:
1. PROVIDE CONTRACTION JOINTS AT 10' O.C AND FULL DEPTH EXPANSION JOINTS AT 80' O.C. MAX. AND AT CURVES, TANGENTS, AND CORNERS.
2. INSTALL 2'-6" LONG TIE BARS ON 2'-6" CENTERS WHEN CURB IS ADJACENT TO CONCRETE SIDEWALKS.
3. USE (2) #4 TIE BARS 2'-6" LONG TO TIE NEW AND EXISTING CURBS TOGETHER.

CURB & GUTTER, CATCH - A

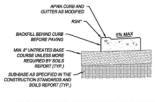


CURB & GUTTER, SPILL - A

D2 CURB & GUTTER
N.T.S.

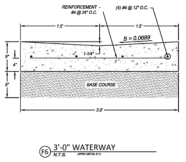


24" MODIFIED SPILL CURB AT RAMP DETAIL

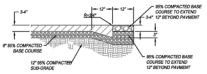


24" MODIFIED CATCH CURB AT RAMP DETAIL

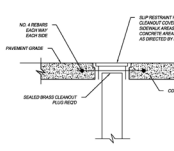
D4 MODIFIED CURB & GUTTER AT RAMP
N.T.S.



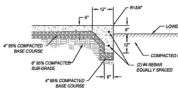
F4 3'-0" WATERWAY
N.T.S.



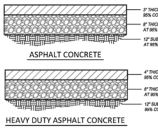
D6 THICKENED EDGE ASPHALT
N.T.S.



C2 SIDEWALK CLEANOUT DETAIL
N.T.S.



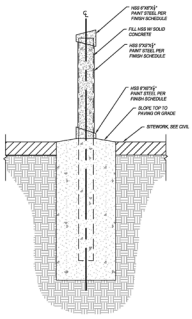
A2 THICKENED EDGE CONCRETE
N.T.S.



DUMPSTER APPROACH CONCRETE PAVEMENT

CONSTRUCTION NOTES:
1. PAVEMENT RECOMMENDATIONS ARE BASED ON THE GEOTECHNICAL INVESTIGATION PREPARED BY CMT ENGINEERING LABORATORIES, PROJECT NO. 8409, DATED APRIL 14, 2016.
2. CONCRETE CONTRACTOR JOINT SPACING SHOULD NOT EXCEED 30 TIMES THE THICKNESS OF THE SLAB. PROVIDE SHOP DRAWING OF CONTRACTION AND EXPANSION JOINT LOCATIONS FOR OWNER REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

A4 PAVEMENT SECTIONS
N.T.S.



A5 CANYON CREEK BOLLARD
N.T.S.

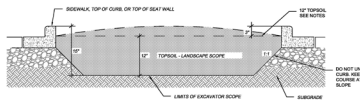
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DETAILS
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

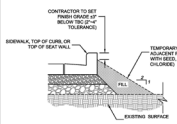
#	REVISION DESCRIPTION	DATE
1	PR-01 SITE UPDATE	09/17/2024
2	ADD-01 SITE UPDATE	10/15/2024

DETAILS
PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=20'
BID/PERMIT SET
C600

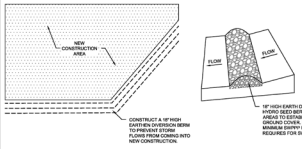
SCOPE:
1. EXCAVATOR: REMOVE MATERIAL TO -15" BELOW TOP OF CURB, ENSURE ADEQUATE DRAINAGE
2. LANDSCAPE CONTRACTOR: PRIOR TO INSTALLATION OF 12" MIN. DEPTH OF TOPSOIL, ENSURE ADEQUATE DRAINAGE AND SUBGRADE ACCEPTANCE.



F1 PLANTER ISLAND PREPARATION DETAIL
NO SCALE

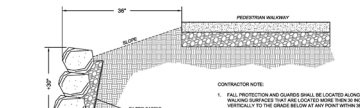


D8 TEMPORARY CURB FILL TRANSITION TYP.
NO SCALE



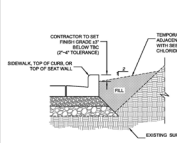
CONTRACTOR BERM ESTABLISHMENT NOTES:
1. MAKE BURG BERMS RETAIN THEIR INITIAL CONFIGURATION AND PONDING/FILTRATION/FLOW FUNCTION.
2. LOOK FOR SCOURING DOWNSLOPE OF BERMS WHERE PONDED OVERFLOWS OCCUR AND REPAIR.
3. CHECK BERMS AND NOTE AREAS WHERE RUNOFF HAS BLOWN OUT OR BYPASSED BERMED AREAS
4. LOOK FOR WASHOUTS, UNDERCUTTING (E.G., ANIMAL BURROWS), AND END BYPASSES ALONG BERMS.

F7 SEMI- PERMANENT PERIMETER CONTROL / CONTAINMENT BERM - TO REMAIN FOLLOWING CONSTRUCTION COMPLETION
(SWPPP PLACEMENT LOCATION PRIOR TO CONSTRUCTION)

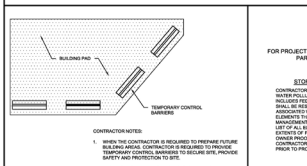


CONTRACTOR NOTE:
1. FALL PROTECTION AND GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKWAYS AND PLATFORMS THAT ARE LOCATED MORE THAN 30 INCHES VERTICALLY TO THE GRADE BELOW OR AT ANY POINT WITHIN 30 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHOULD BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH ALL APPLICABLE CODES.
2. CONTRACTOR TO VERIFY ALL APPLICABLE CODES FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR SHALL ENSURE THAT ALL RETAINING WALLS NOT SPECIFICALLY DESIGNED WITH FALL PROTECTION / GUARDS MEET THIS CRITERIA.

D1 HANDRAIL LIMITS FOR RETAINING WALLS
NO SCALE



D9 TEMPORARY CURB FILL TRANSITION TYP.
NO SCALE



CONTRACTOR NOTES:
1. WHEN THE CONTRACTOR IS REQUIRED TO PREPARE FUTURE PHASES, THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY CONTROL BARRIERS TO SECURE SITE, PROVIDE SAFETY AND PROTECTION TO SITE.
2. TEMPORARY BARRIERS MUST BE WIND RESISTANT.
3. RELOCATE ANY EXISTING CONCRETE BARRIERS AT BEGINNING OF PROJECT TO AN AREA SPECIFIED BY OWNER.

D7 TEMPORARY CONTROL BARRIERS
NO SCALE

FOR PROJECTS LARGER THAN 1 ACRE & PROJECTS LESS THAN 1 ACRE AND PART OF A COMMON PLAN OF DEVELOPMENT OR SALE

STORM WATER POLLUTION PREVENTION PERMIT PROGRAM COMPLIANCE
CONTRACTOR IS REQUIRED TO PREPARE TEMPORARY PORTIONS OF THE STORM WATER POLLUTION PREVENTION PERMITTING PROGRAM COMPLIANCE. THIS COMPLIANCE INCLUDES FEDERAL, STATE, AND LOCAL PERMITTING REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMIT FEES, INSPECTION FEES, AND EXPENSES ASSOCIATED WITH THE PROGRAM COMPLIANCE. THE FOLLOWING ARE SUGGESTED ITEMS TO BE INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN MANAGEMENT PERMIT AND PLAN. THESE ITEMS ARE NOT AN INCLUSIVE OR EXHAUSTIVE LIST OF ALL ELEMENTS THAT MAY BE REQUIRED. CONTRACTOR SHALL DETERMINE THE SCOPE OF WORK AND ALL REQUIREMENTS FOR COMPLIANCE. CONTRACTOR SHALL PROVIDE OWNER PROOF OF PERMITS AND PROGRAM COMPLIANCE PRIOR TO COMMENCEMENT. CONTRACTOR SHALL PROVIDE OWNER PROOF OF COMPLETION AND PERMIT CLOSURE PRIOR TO PROJECT CLOSE-OUT AND FINAL PAYMENT.

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
USE THE SWPPP COP TEMPLATE OR EQUAL FOUND AT HTTPS://DEQ.UTAH.GOV/WATER-QUALITY/UTAH-POLLUTANT-DISCHARGE-ELIMINATION-SYSTEM-UPDES/STORMWATERCOR3-HTM OR EQUIVALENT AS LONG AS IT MEETS THE CRITERIA SET BY THE UPDES CONSTRUCTION GENERAL PERMIT. (COP) UTRC00000

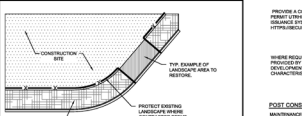
NOTICE OF INTENT (NOI)
PROVIDE A COPY OF THE NOI YOU COMPLETED TO OBTAIN A UPDES COMMON PLAN PERMIT UTR410000. NOIs MAY BE COMPLETED ONLINE WITH THE STORM WATER PERMIT ISSUANCE SYSTEM AT HTTPS://DEQCUBE.UTAH.GOV/ACCOUNT/LOGIN.HTML

DRAINAGE STUDY/REPORT
WHERE REQUIRED BY STATE OR MUNICIPALITY THE DRAINAGE STUDY SHALL BE PROVIDED BY CONTRACTOR AND SHALL INCLUDE DOCUMENTATION OF HOW LOW IMPACT DEVELOPMENT (LID) WILL BE IMPLEMENTED. IF LID CANNOT BE IMPLEMENTED DUE TO SITE CHARACTERISTICS, DOCUMENTATION SHALL BE PROVIDED AS TO WHY

POST CONSTRUCTION STORM WATER MAINTENANCE AND PRESERVATION PLAN
MAINTENANCE PLAN PROVIDES GUIDANCE FOR THE FUTURE OWNER OF A PROPERTY TO PERFORM AND DOCUMENT ANNUAL INSPECTIONS, MAINTENANCE, AND HOUSEKEEPING PRACTICES. THIS PLAN IS TO ENSURE THE LONG TERM PROPER FUNCTIONING OF THE DRAINAGE SYSTEM AND ASSOCIATED POST CONSTRUCTION BMPS TO PREVENT POLLUTION FROM DISCHARGING TO STORM DRAIN SYSTEM.

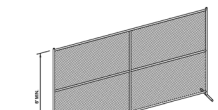
NOTICE OF TERMINATION (NOT)
WHEN A CONSTRUCTION SITE IS NEARING COMPLETION AND THE PERMITTEE IS DESIROUS OF TERMINATING THEIR PERMIT WITH THE STATE OF UTAH FOR DISCHARGING WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES THE FOLLOWING STEPS SHOULD BE TAKEN:
1. THE CONTRACTOR'S SWPPP COORDINATOR FOR THE PROJECT SHOULD NOTIFY THE CITY STORM WATER INSPECTOR THAT THEY ARE READY FOR FINAL INSPECTION.
2. THE CITY STORM WATER INSPECTOR VISITS THE SITE TO DETERMINE IF THE SITE HAS REACHED FINAL STABILIZATION AS DETERMINED BY THE UPDES STORM WATER GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES, UTRC00000. THE CITY STORM WATER INSPECTOR ALSO CHECKS TO SEE IF ALL TEMPORARY BMP HAVE BEEN REMOVED.
3. IF THERE IS WORK STILL TO BE COMPLETED THEY ARE INCLUDED IN THE ADDITIONAL COMMENTS AND CORRECTIVE ACTIONS FOR SWPPP COMPLIANCE PORTION OF THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THE STORM WATER COMPLIANCE DEVICE'S INSPECTION FORM) AND PROVIDES A COPY FOR THE SWPPP COORDINATOR.
4. WHEN THE CITY STORM WATER INSPECTOR IS SATISFIED THAT ALL REQUIREMENTS HAVE BEEN MET, THE CITY STORM WATER INSPECTOR USES THE STATE'S INSPECTION FORM AND COMPLETES THE NOTICE OF TERMINATION (NOT) INSPECTION SECTION OF THAT FORM AND SENDS A COPY TO THE STATE FOR THEIR RECORDS. CONTRACTOR TO VERIFY PERMIT CLOSURE OCCURS AND PROVIDE A COPY TO THE OWNER.
5. THE CITY STORM WATER INSPECTOR OR DESIGNATED INDIVIDUAL THEN NEEDS TO LOG INTO THE STATE'S DATABASE AND CHANGE THE STATUS OF THE PERMIT FOR THE GIVEN PERMIT.
6. ONCE THE STATE HAS RECEIVED CONFIRMATION THAT THE SITE MEETS ALL THE REQUIREMENTS THE NOT IS GRANTED.

A8 SWPPP PROCESS / CHECK LIST
NO SCALE



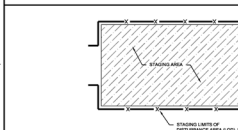
CONTRACTOR NOTES:
1. CONTRACTOR TO RESTORE, REPAIR AND REPLACE ANY DAMAGE TO EXISTING LANDSCAPE AND IRRIGATION DO TO PROJECT CONSTRUCTION EITHER THROUGH ITS OWN ACTIVITIES OR ANY SUBCONTRACTOR ACTIVITIES.
2. RESTORATION OF THE LANDSCAPE IS TO MATCH EXISTING.
3. RESTORATION MUST BE REVIEWED AND PASSED OFF BY OWNERS LANDSCAPE ARCHITECT.

B2 LANDSCAPE RESTORATION
NO SCALE



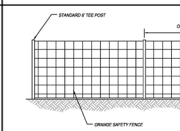
CONTRACTOR NOTE:
1. TEMPORARY CONSTRUCTION FENCING SHALL CONSIST OF FURNISHING, ERECTING, MOVING AND REMOVING CHAIN LINK FENCING AND METAL GATES IN LOCATIONS AS SHOWN ON THE PLANS AND WHERE DIRECTED BY THE PROJECT MANAGER.
2. WHEN THE CONTRACTOR'S OPERATIONS CREATE THE NEED FOR TEMPORARY FENCING, PROVIDE AND INSTALL TEMPORARY FENCING AND ACCESS GATES, SUCH THAT THE TEMPORARY FENCE IS IN PLACE BEFORE THE NEED ARISES. WHEN TEMPORARY FENCE IS NO LONGER REQUIRED, REMOVE THE TEMPORARY FENCING AND ACCESSORIES FROM THE PROJECT SITE, WHEN DIRECTED BY THE PROJECT MANAGER.
3. THE CONTRACTOR SHALL PERFORM SUCH CLEARING AND GRUBBING AS MAY BE NECESSARY TO CONSTRUCT THE FENCE TO THE REQUIRED GRADE AND ALIGNMENT.
4. AT LOCATIONS WHERE BREAKS IN A RUN OF FENCING ARE REQUIRED, OR AT INTERACTIONS WITH EXISTING FENCES, APPROPRIATE ADJUSTMENTS IN POST SPACING SHALL BE MADE TO CONFORM TO THE REQUIREMENT FOR THE TYPE OF CLOSURE INDICATED.
5. ANCHOR FENCING WITH SAND BAGS PLACED OVER THE TEMPORARY FENCE STANDS. (2) SIXTY POUND SANDBAGS EVERY 14 FEET MINIMUM OR MORE AS REQUIRED BY MANUFACTURE.
6. NO DAMAGE SHALL OCCUR AS A RESULT OF TEMPORARY FENCING.

B1 TEMPORARY JOB SAFETY & ACCESS BARRIER FENCE
NO SCALE



CONTRACTOR NOTE:
AT THE COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL RESTORE THE STAGING AREA BACK TO ORIGINAL PRE-CONSTRUCTION CONDITION.
E.G.: RESTORE GRAVEL TO GRAVEL, SEED AND MULCH, OR SOD TO MATCH VEGETATION (HYDRO SEEDING)

A1 RESTORE STAGING AREA
NO SCALE



A3 LIMIT OF DISTURBANCE FENCE DETAIL
NO SCALE

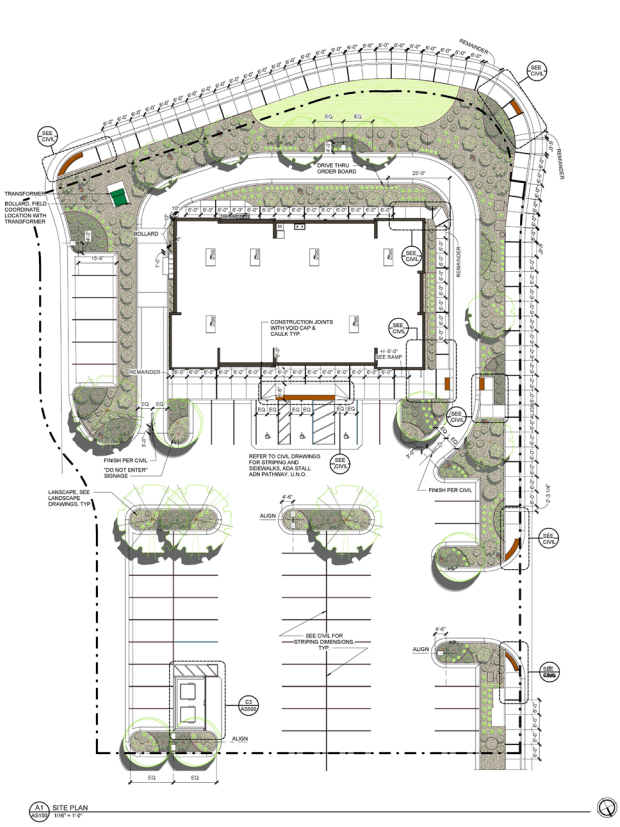
P:\CANYON CREEK COMMERCIAL CENTER\CC - 2857 PHASE 7 (WAS 5.6)\300 - BUILDING 7.1 (WAS 5.6)\CAD\LIC\802 FINISHING PLAN 2857-3000.DWG 11/6/2024 12:57 PM PLOTTED BY: HUNTER CARTER

FINISHING PLAN
C.C. PHASE 7 - BUILDING 7.1
657 EAST COMMERCE WAY
SPANISH FORK, UTAH 84660
CANYON CREEK COMMERCIAL CENTER - PHASE SEVEN

#	REVISION DESCRIPTION	DATE
1	PR-01 SITE UPDATE	09/17/2024
2	ADD-01 SITE UPDATE	10/15/2024

FINISHING PLAN
PROJECT #: 2857-3000
DATE: 10/15/2024
DRAWN BY: HC
SCALE: 1"=20'
BID/PERMIT SET
C602

EXHIBIT 4



A1 SITE PLAN
1/16" = 1'-0"

GENERAL NOTES - ARCHITECTURAL SITE

1. LANDSCAPE UNDER SEPARATE CONTRACT. U.N.O.
2. ALL CONTROL JOINTS SHALL BE SAW-CUT TO A DEPTH OF 1/3 THE THICKNESS OF THE SLAB, BUT NOT LESS THAN 1".
3. CONSTRUCTION JOINT SPACING SHALL BE A MAXIMUM OF 20'.
4. PROVIDE EXPANSION JOINTS BETWEEN SLABS & COLUMNS, WALLS & FOOTINGS.
5. REFER TO CIVIL DRAWINGS FOR STRIPING AND SIDEWALKS.
6. ADA STALLS AND PATHWAYS TO MEET ALL REQUIREMENTS OF ANSI A117.1.

SITE LEGEND

- STANDARD CONCRETE
- LANDSCAPING, SEE LANDSCAPE PLANS (OVERHANG)
- LANDSCAPING, SEE LANDSCAPE PLANS
- PARAPET CAP, SEE ARCH.
- ADA SIDE WALK PADS, SEE CIVIL
- CONCRETE CONTROL JOINTS AND EDGES
- PARKING STRIPES, SEE CIVIL.
- CONCRETE CONSTRUCTION JOINTS
- POLE LIGHT FIXTURE, SEE ELECTRICAL SCHEDULES
- RTU, SEE MECHANICAL SCHEDULES

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION | DATE

BUILDING 7.1
574 E. 576 E. 578 E. 580 E. 582 E COMMERCE WAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE FIVE

ARCHITECTURAL SITE PLAN
PROJ. #: 2845.3300
DATE: 08/26/2024
DRAWN BY: PL
SCALE: As indicated
BID/PERMIT SET
AS100



C1 CORNER PERSPECTIVE - SOUTH WEST



C4 CORNER PERSPECTIVE - NORTH WEST



A1 CORNER PERSPECTIVE - SOUTH EAST



AA CORNER PERSPECTIVE - NORTH EAST

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109 (801) 485-7770

REVISION DESCRIPTION | DATE

BUILDING 7.1
574 E. 576 E. 578 E. 580 E. 582 E COMMERCE WAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE FIVE

CORNER PERSPECTIVES
PROJ. #: 2845.3300
DATE: 08/26/2024
DRAWN BY: PL
SCALE:
BID/PERMIT SET
A210

EXHIBIT 5



EXTERIOR FINISH				
CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	PRODUCT NOTES
CEMENTITOUS				
W1	CEMENT BOARD PANEL & BATTEN	HARDIE BOARD	PAINTED PER ELEVATION TAGS	4"W x 8'H SMOOTH FACE PANEL, COMES IN 4'W x 9'H AND 4'W x 10'H PANELS AS ALTERNATIVE. 2.5"W x .75"T x 12L SMOOTH FACE BATTEN BOARDS, CUT LENGTHS PER ELEVATIONS
W1.3	CEMENT BOARD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	3.5"W x 1"T x 12L SMOOTH FACE TRIM, CUT LENGTHS PER ELEVATIONS
W1.11	CEMENT BOARD TRIM	HARDIE BOARD	PAINTED PER ELEVATION TAGS	11.25"W x 1"T x 12L SMOOTH FACE TRIM, CUT LENGTHS PER ELEVATIONS
W2	CEMENT BOARD PLANK	HARDIE BOARD	PAINTED PER ELEVATION TAGS	7.5"W SMOOTH FACE PLANK, 7"W EXPOSURE
W3	RECLAIMED WOOD		DARK FINISH	HEAVY TIMBER CANOPY. SEE DETAIL
W4	RECLAIMED WOOD		DARK FINISH	WOOD ORNAMENTATION. SEE DETAIL
CONCRETE				
R2	CONCRETE (PRECAST)	MODERN PRECAST	NATURAL	PRECAST - SEE DETAIL
R3	CONCRETE (SITECAST)	--	NO FINISH	SEE CIVIL AND LANDSCAPE PLANS
EIFS				
E1	EIFS	SIKA SENERGY	MUSLIN - #3034	SAND PEBBLE FINISH
E2	EIFS	SIKA SENERGY	PARCHMENT - #342	SAND PEBBLE FINISH
E3	EIFS	DRYVIT	PRAIRIE CLAY - #111	SAND PEBBLE FINISH
E4	EIFS	SIKA SENERGY	PUTTY GRAY - # 329	SAND PEBBLE FINISH
E5	EIFS	SIKA SENERGY	CONCORD #3109	SAND PEBBLE FINISH
E3	EIFS	SIKA SENERGY	BRUNET - #3070	SAND PEBBLE FINISH. SEE PROFILE DETAIL FOR BASE AND CORNICE
GLAZING				
G1	GLAZING	VITRO	SOLARBAN 60 (2) CLEAR + CLEAR	SEE DOOR AND STOREFRONT ELEVATIONS; SOME INSTANCES GLAZING WILL BE TEMPERED
G2	WINDOW (DRIVE THRU)	QUICKSERV	UNIT: IPSC96040. FRAME COLOR: BORNZE ANODIZED. GLAZING: 1/4" TEMPERED	OR APPROVED EQUAL
METAL				
M2	METAL PANEL WALL	ATAS ALUMINUM	MEDIUM BRONZE	PROFILE: MFR 160
M4	WELDED CORTEN STEEL, MESH	--	CORTEN STEEL	2" SQUARES. SUBMIT 2"
M5	ALUMINUM COPING	MCBI	SURISHED SLATE	DEPTH MAY VARY. SEE PARAPET DETAILS
M6	ALUMINUM STOREFRONT	CRL US ALUMINUM	DURANAR COATINGS: CLASSIC BRONZE UC74957	SEE STOREFRONT ELEVATION AND DETAILS
M7	DOOR HARDWARE	--	--	SEE DOOR AND HARDWARE SCHEDULE
M8	TUBE AND PLATE STEEL	--	MATCH BW7065 ENDURING BRONZE	SEE CANOPY DETAILS
M9	METAL SEAM ROOF	MCBI	18" CHISELAM, SIGNATURE 500 MIDNIGHT BRONZE	
M10	CORREGATED METAL SHEET	MCBI	PBC PANEL, SIGNATURE 500 MIDNIGHT BRONZE	
PAINT				
P2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW6150 UNIVERSAL KHAKI	USE SNAPDRY. DOORS AND TRIM. SEMI GLOSS SHEEN
P4	EXTERIOR PAINT	SHERWIN WILLIAMS	SW6095 TOASTY	USE DURATION EXTERIOR ACRYLIC LATEX, LOW LUSTRE SHEEN
P5	EXTERIOR PAINT	SHERWIN WILLIAMS	SW6054 CANYON CLAY	USE DURATION EXTERIOR ACRYLIC LATEX, LOW LUSTRE SHEEN
P6	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7041 VAN DYKE BROWN	USE DURATION EXTERIOR ACRYLIC LATEX, LOW LUSTRE SHEEN
P7	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7005 ENDURING BRONZE	USE DURATION EXTERIOR ACRYLIC LATEX, LOW LUSTRE SHEEN
P8	EXTERIOR PAINT	SHERWIN WILLIAMS	TO MATCH EIFS MUSLIN #3034	USE DURATION EXTERIOR ACRYLIC LATEX, LOW LUSTRE SHEEN
P9	EXTERIOR PAINT	SHERWIN WILLIAMS	TO MATCH EIFS PUTTY GRAY	USE DURATION EXTERIOR ACRYLIC LATEX, LOW LUSTRE SHEEN
STONE				
S1	STONE	ELDORADO	MOONLIGHT ROUGHT CUT (20%) AND AUTUMN LEAF ROUGH CUT (80%)	GROUT: DAVIS TRUE TONE MC60 KAHKI 6 LBS PER 70 LBS. CONCAVE JOINT POINTING

GENERAL NOTES - ELEVATIONS

1. PROVIDE SEALANT AT ALL JOINTS WHERE DIFFERENT MATERIALS MEET. SEAL FOR MANUFACTURER'S WARRANTY AND REQUIREMENTS.
2. HORIZONTALLY CENTER LIGHT FIXTURES ON COLUMN/PILASTER, AND/OR ABOVE DOORS.
3. SCONCES @ **6'-6" TYP** TO CENTER OF FIXTURE TYP. AND WALL PACKS AT **12'-6" TYP.** TO CENTER OF FIXTURE TYP. ALIGN FIXTURES VERTICALLY ALONG HOSTING ELEVATION.
4. PROVIDE J-BOXES FOR ALL TENANT SIGNAGE LOCATIONS. J-BOXES ARE INTERIOR OF BUILDING. COORDINATE WITH ELECTRICAL AND ARCHITECT PRIOR TO CONSTRUCTION. TRY TO AVOID J-BOX LOCATIONS PAST ROOF LINE. **IF J-BOX ENDS UP INSIDE A KICKER ACCESS PANEL, WILL BE REQUIRED.**
5. PROVIDE ½" PLYWOOD BEHIND SIGN FIELD.
6. ALL STEEL CANOPIES TO BE FACTORY PRIMED AND PAINTED ON SITE.

KEYED NOTES - EXTERIOR ELEVATION

KEYED NOTE	DESCRIPTION
EE01	EIFS CONTROL JOINT. SIZE. 2" WIDE REVEAL. SEE DETAIL
EE02	EIFS CONTROL JOINT. SIZE. 1" WIDE REVEAL. SEE DETAIL
EE03	UTILITIES: GAS METERS. SEE MECHANICAL
EE04	UTILITIES: ELECTRICAL PANELS. SEE ELECTRICAL. PAINT TO MATCH ADJACENT WALL
EE06	ELECTRICAL, LIGHT FIXTURE: PRODUCT, INDESSA LIGHTING 505 SUPER SIZE CLASSIC. SEE LIGHT FIXTURE SCHEDULE
EE07	FUTURE SIGNAGE DETERMINED BY TENANT
EE08	VINYL LETTERING ADDRESS
EE09	FUTURE VINYL LETTERING ADDRESS, DO NOT INSTALL VINYL LETTER (FOR RECORDS ONLY)
EE11	HOSE BIB
EE12	KNOX BOX
EE13	RISER ROOM SIGNAGE
EE14	FDC
EE15	ROOF TOP DRAIN OVERFLOW DOWNSPOUT. SEE PLUMBING SCHEDULES
EE16	CANOPY GUTTER TO MATCH ENDURING BRONZE. SEE CIVIL FOR CATCH BASIN



EXTERIOR FINISH				
CODE	PRODUCT DESCRIPTION	MANUFACTURER	FINISH COLOR	PRODUCT NOTES
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W2	CEMENT BOARD PLANK	HARDIE BOARD	PAINTED PER ELEVATION TAGS	7.5"W SMOOTH FACE PLANK, 7"W EXPOSURE
W3	RECLAIMED WOOD		DARK FINISH	HEAVY TIMBER CANOPY. SEE DETAIL
W4	RECLAIMED WOOD		DARK FINISH	WOOD ORNAMENTATION. SEE DETAIL
CONCRETE				
R2	CONCRETE (PRECAST)	MODERN PRECAST	NATURAL	PRECAST - SEE DETAIL
R3	CONCRETE (SITECAST)	--	NO FINISH	SEE CIVIL AND LANDSCAPE PLANS
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M4	WELDED CORTEN STEEL, MESH	--	CORTEN STEEL	2" SQUARES. SUBMIT 2"
M5	ALUMINUM COPING	MCBI	SURISHED SLATE	DEPTH MAY VARY. SEE PARAPET DETAILS
M6	ALUMINUM STOREFRONT	CRL US ALUMINUM	DURANAR COATINGS: CLASSIC BRONZE UC74957	SEE STOREFRONT ELEVATION AND DETAILS
M7	DOOR HARDWARE	--	--	SEE DOOR AND HARDWARE SCHEDULE
M8	TUBE AND PLATE STEEL	--	MATCH BW7065 ENDURING BRONZE	SEE CANOPY DETAILS
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EE14	FDC
EE15	ROOF TOP DRAIN OVERFLOW DOWNSPOUT. SEE PLUMBING SCHEDULES
EE16	CANOPY GUTTER TO MATCH ENDURING BRONZE. SEE CIVIL FOR CATCH BASIN

WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 485-7770

DATE

REVISION DESCRIPTION

BUILDING 7.1
574 E. 576 E. 578 E. 580 E. 582 E COMMERCE WAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE FIVE

BUILDING ELEVATIONS
PROJ. #: 2845.3300
DATE: 08/26/2024
DRAWN BY: BG
SCALE: As indicated

BID/PERMIT SET

A200









WOODBURY CORPORATION
2733 EAST PARLEYS WAY, SUITE 300
SALT LAKE CITY, UTAH 84109
(801) 485-7770

DATE
REVISION DESCRIPTION

BUILDING 7.1
574 E, 576 E, 578 E, 580 E, 582 E COMMERCE WAY
SPANISH FORK, UT 84660
CANYON CREEK COMMERCIAL CENTER - PHASE FIVE

RENDERINGS
PROJ. # 2845.3300
DATE: 08/26/2024
DRAWN BY: PL
SCALE:
BID/PERMIT SET

A211

SPANISH FORK COMMUNITY DEVELOPMENT

Andy Ridge Subdivision
Zone Change
418 West Quail Run
3.07 acres
R-1-12
Proposed Zone
Low Density General Plan
Designation



PROPOSAL

The applicant has requested that a Zone Change from R-R Rural Residential to R-1-12 be approved in order develop the property residentially. This will be a standard subdivision meaning that each single-family lot will be a minimum of 12,000 square feet with no allowed deviations.

This area includes vacant parcels in agricultural production and several large lot residential properties and subdivisions. This property is surrounded by Rural Residential to the west and south and R-1-12 to the east, north, and south. This R-1-12 proposal will blend with existing and other proposed residential developments.

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

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.


ZONING MAP


LAND USE MAP


PROPOSAL

dotloop signature verification: dtlp.us/tPDT-p80B-4F4d

November 25, 2024

I, [redacted] and [redacted] give [redacted] with AIC Development permission to subdivide 3.07 acres of property located at 418 W Quail Run Rd known as Andy Ridge. Andrade can talk to Spanish Fork City on behalf of me in all matters concerning the subdividing of this property.

Sincerely,

[redacted]
dotloop verified
11/25/24 2:20 PM MST
LN9I-D80S-L6NB-BMHS

[redacted]
dotloop verified
11/25/24 2:19 PM MST
C6BQ-5E4U-MAQ2-DNT4

[redacted] & [redacted]

[redacted]

SPANISH FORK COMMUNITY DEVELOPMENT

Andy Ridge Subdivision
Preliminary Plat
418 West Quail Run
3.07 acres
R-1-12
Proposed Zone
Low Density General Plan
Designation



PROPOSAL

The applicant has requested that a Preliminary Plat be approved in order to create 6 single-family residential lots. This will be a standard subdivision meaning that each lot will be a minimum of 12,000 square feet, with the largest new lot proposed at just over 15,000 square feet. There is an existing residence that is planned to remain that will be on a lot that is 51,000 square feet.

This proposal will connect to a stubbed road that was created as a part of the Arrowhead Subdivision. The existing residence is planning to continue to have access from Quail Run, making the rear of the property along the new cul-de-sac that will be created with the approval of this subdivision.

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

RECOMMENDATION

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

Finding

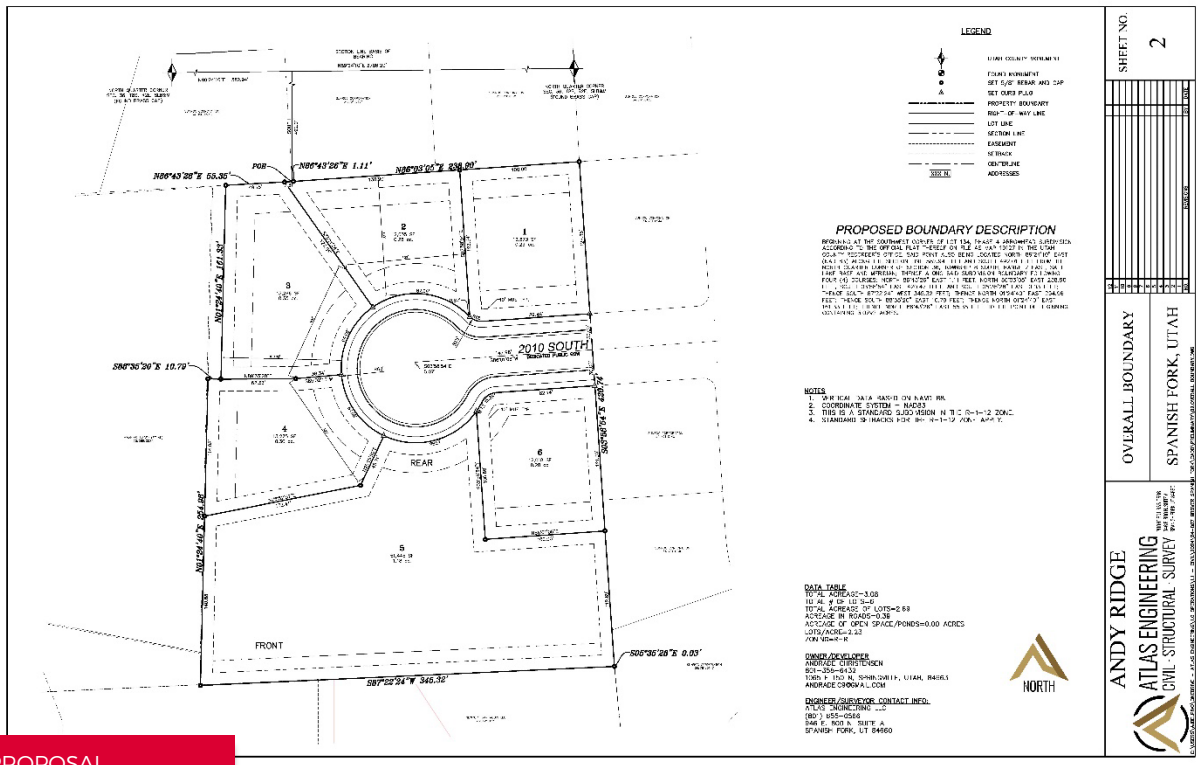
1. That the proposal is consistent with the City's General Plan Land Use Designation of Low Density Residential.

Conditions

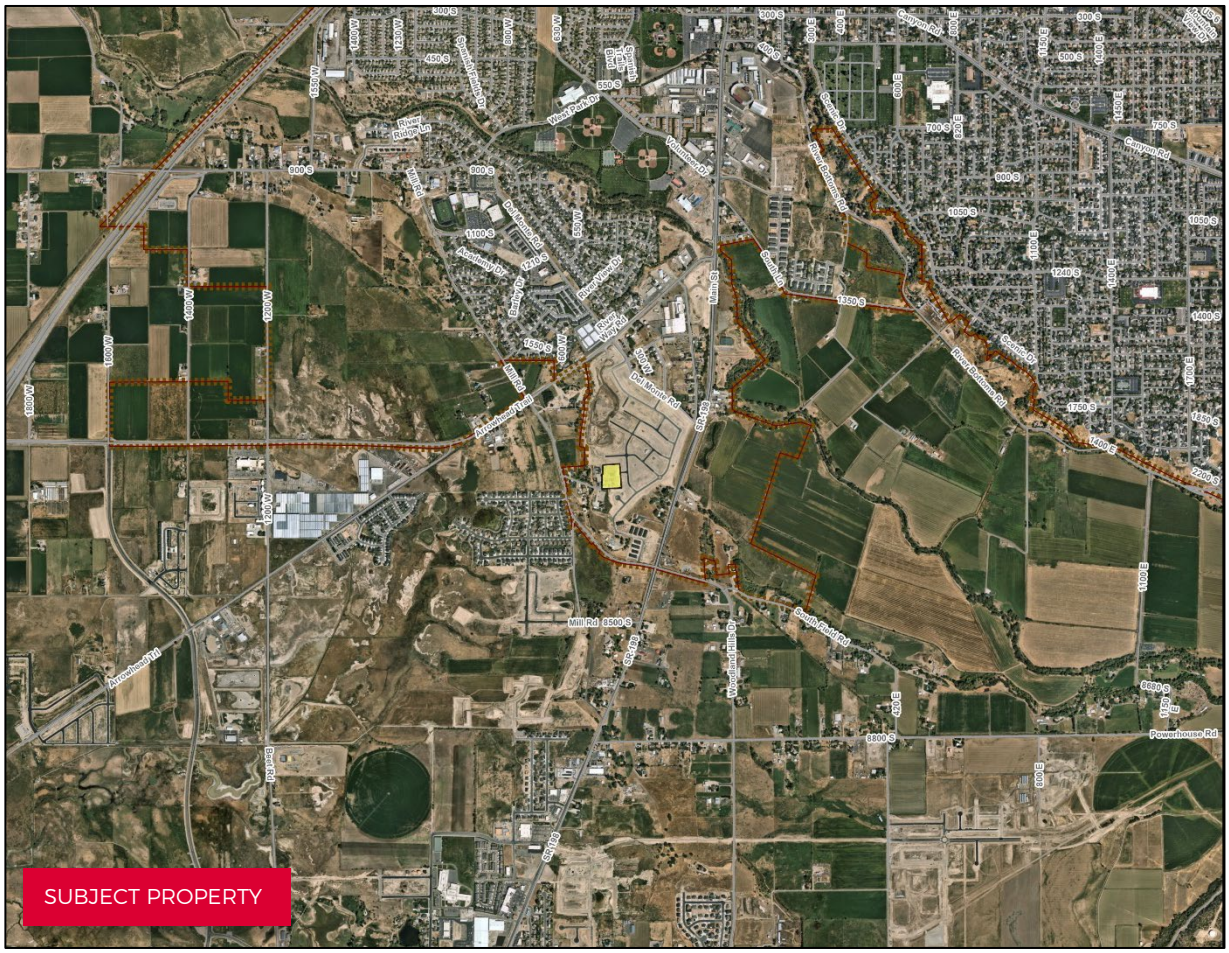
1. That the applicant meets the City's Development & Construction standards, zoning requirements, and other applicable City ordinances.
2. That the City Council approves a Zone Change from R-R to R-1-12.
3. That the applicant addresses any red-lines.

EXHIBITS

1. Proposed Preliminary Plat.
2. Pictures.



PROPOSAL



SUBJECT PROPERTY

ANDY RIDGE

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

-SHEET INDEX-

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

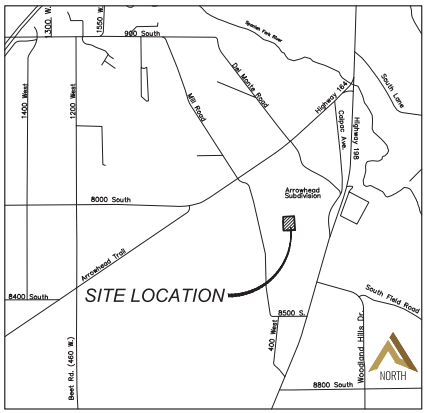
DATA TABLE
TOTAL ACREAGE=3.08
TOTAL # OF LOTS=6
ACREAGE IN ROW=0.39
ACREAGE OF LOTS=2.69
UNITS/ACRE=2.23
ACREAGE OF OPEN SPACE/LANDSCAPING=0.00
ZONING=R-R (REZONING R-1-12)

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. 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
ANDRADE CHRISTENSEN
801-358-6432
1065 E 150 N, SPRINGVILLE, UTAH, 84663
ANDRADEIC9@GMAIL.COM



VICINITY MAP
-NTS-

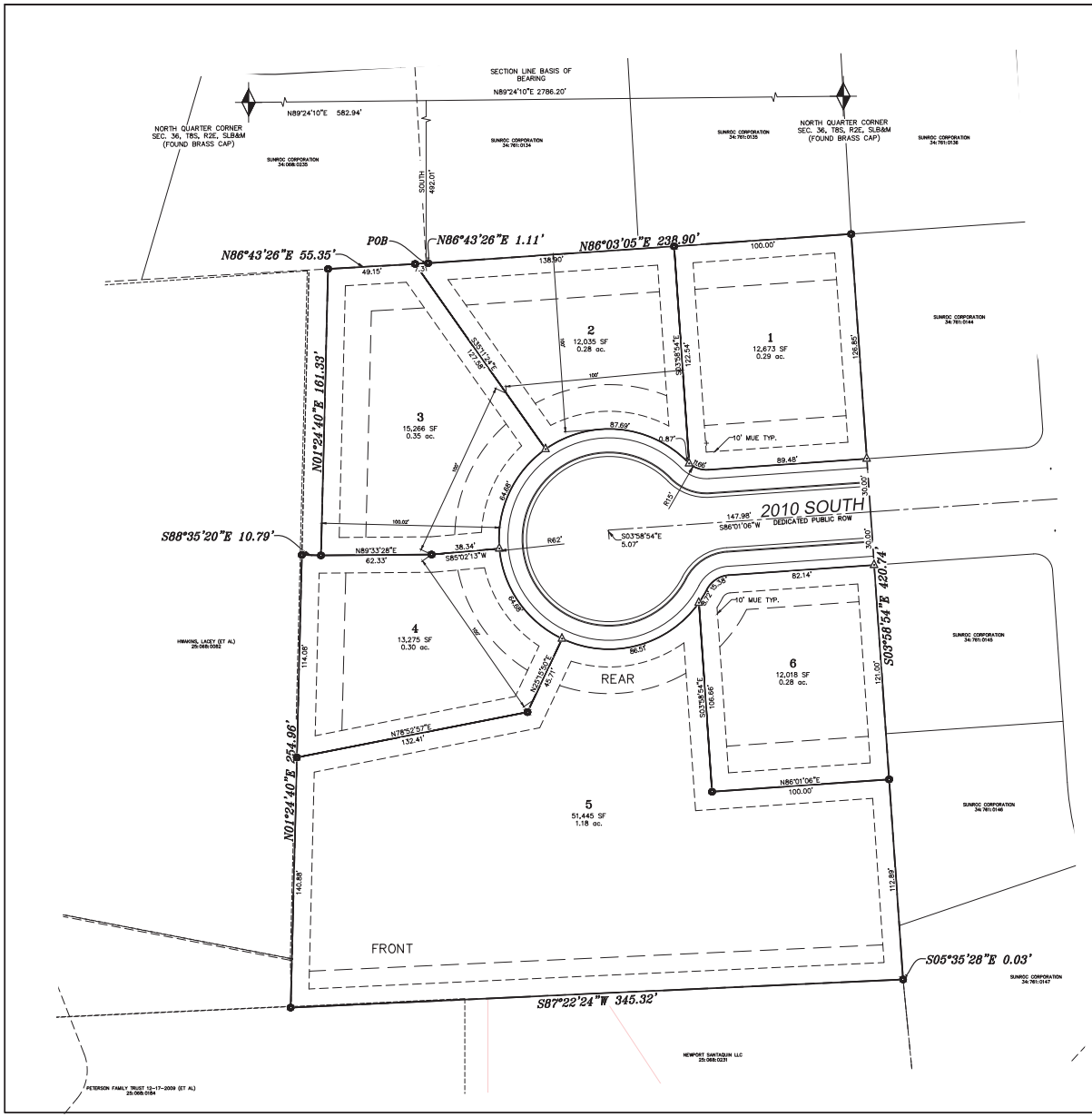
LEGEND
(APPLIES TO ALL SHEETS)

- 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
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

ANDY RIDGE

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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LEGEND

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- SET 5/8" REBAR AND CAP
- SET CURB PLUG
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- SETBACK
- CENTERLINE
- XXX N. ADDRESSES

PROPOSED BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 134, PHASE 4 ARROWHEAD SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AS MAP 19127 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED NORTH 89°24'10" EAST (NAD 83) ALONG THE SECTION LINE 582.94 FEET AND SOUTH 492.01 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY FOLLOWING FOUR (4) COURSES; NORTH 86°43'26" EAST 1.11 FEET, NORTH 86°03'05" EAST 238.90 FEET, SOUTH 03°58'54" EAST 420.47 FEET, AND SOUTH 05°35'28" EAST 0.03 FEET; THENCE SOUTH 87°22'24" WEST 345.32 FEET; THENCE NORTH 01°24'40" EAST 254.96 FEET; THENCE SOUTH 88°35'20" EAST 10.79 FEET; THENCE NORTH 01°24'40" EAST 161.33 FEET; THENCE NORTH 86°43'26" EAST 55.35 FEET TO THE POINT OF BEGINNING. CONTAINING 3.0792 ACRES.

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
3. THIS IS A STANDARD SUBDIVISION IN THE R-1-12 ZONE.
4. STANDARD SETBACKS FOR THE R-1-12 ZONE APPLY.

DATA TABLE
TOTAL ACREAGE=3.08
TOTAL # OF LOTS=6
TOTAL ACREAGE OF LOTS=2.69
ACREAGE IN ROADS=0.39
ACREAGE OF OPEN SPACE/PONDS=0.00 ACRES
LOTS/ACRE=2.23
ZONING=R-R

OWNER/DEVELOPER
ANDRADE CHRISTENSEN
801-358-6432
1065 E 150 N, SPRINGVILLE, UTAH, 84663
ANDRADEIC9@GMAIL.COM

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

NORTH

SHEET NO. 2

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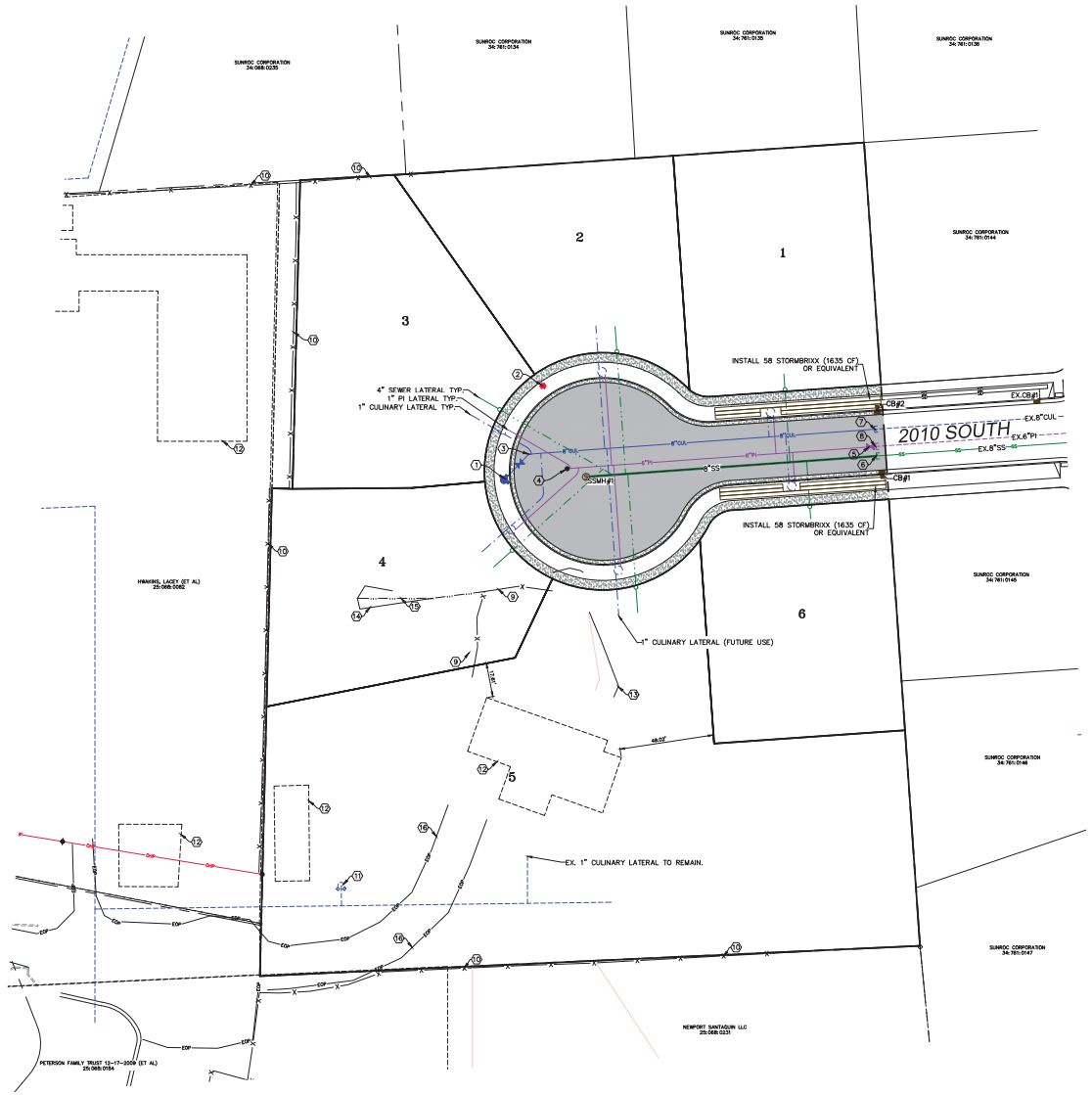
OVERALL BOUNDARY

SPANISH FORK, UTAH

ANDY RIDGE

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES

1. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL 45° BEND.
4. INSTALL PI AIR/VAC RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING SEWER.
7. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
8. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
9. EXISTING FENCE TO BE REMOVED.
10. EXISTING FENCE TO REMAIN.
11. EXISTING FIRE HYDRANT TO REMAIN.
12. EXISTING BUILDING TO REMAIN
13. EXISTING WALL TO REMAIN.
14. EXISTING WALL TO BE REMOVED.
15. EXISTING DITCH TO BE REMOVED.
16. EXISTING PAVEMENT TO REMAIN.

NOTE:
EXISTING SEWER SEPTIC TANK TO BE REMOVED THROUGH COUNTY.

LEGEND

- 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
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- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — SS — SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

SHEET NO. 3

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OVERALL SITE PLAN

SPANISH FORK, UTAH

ANDY RIDGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801.655.0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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Exhibit 1



LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

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DRAINAGE PLAN

SPANISH FORK, UTAH

ANDY RIDGE

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

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

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LEGEND

- 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
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- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
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- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
- PROPOSED ASPHALT
- PROPOSED CONCRETE/CURB & GUTTER

SHEET NO. 5

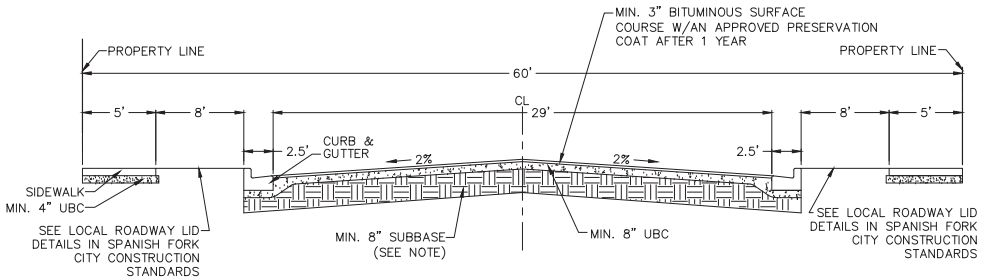
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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

ANDY RIDGE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801.655.0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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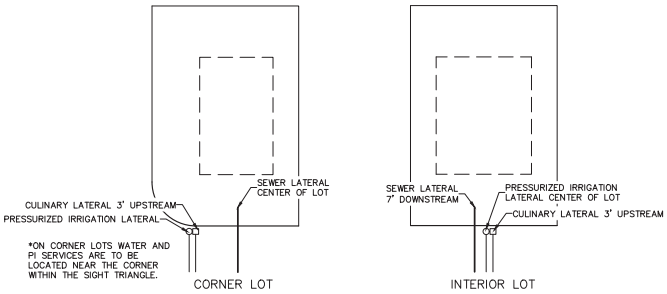


60' ROW-TYPICAL

–NTS–

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO. DT-01

NO.	REVISIONS	BY	DATE
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DETAIL SHEET

SPANISH FORK, UTAH

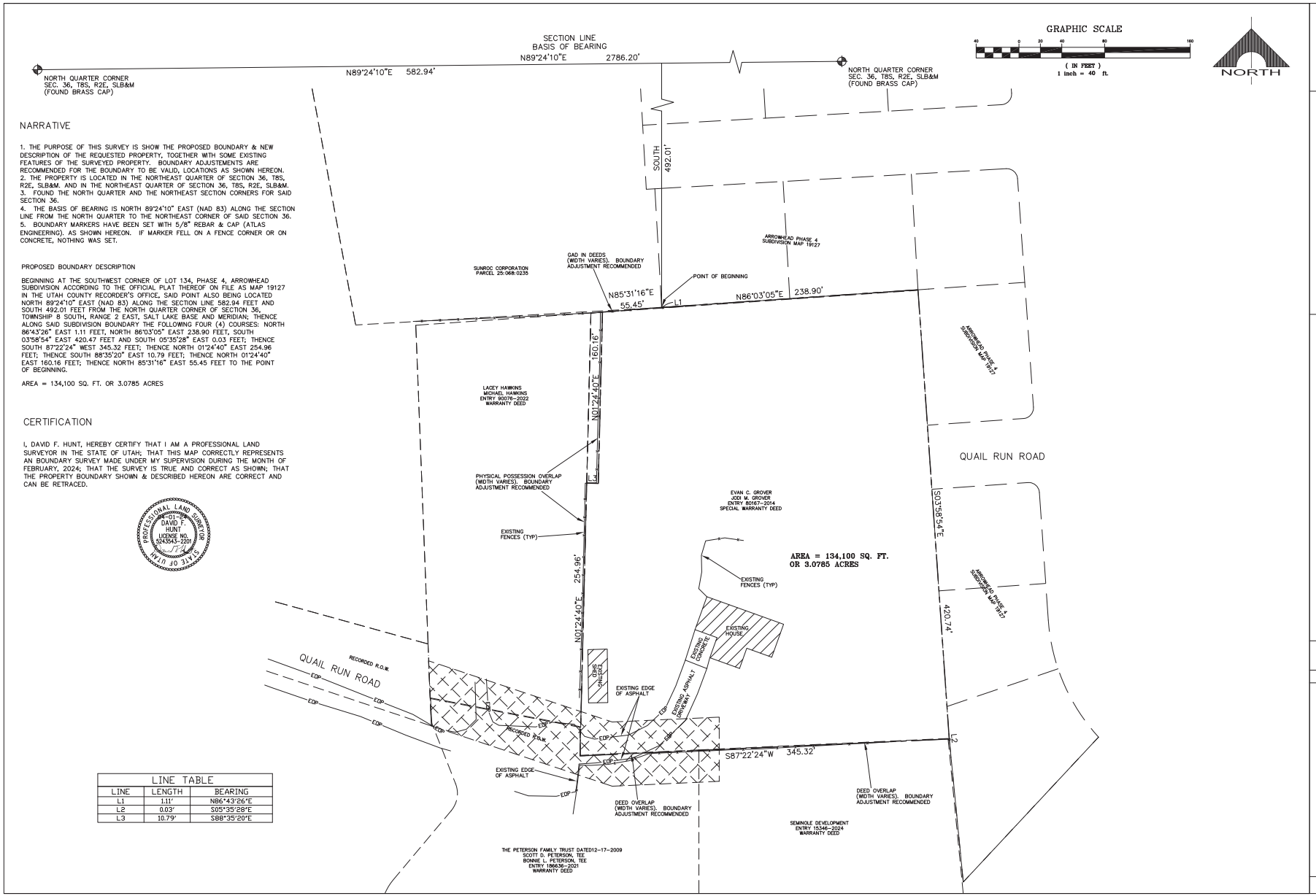
ANDY RIDGE

ATLAS ENGINEERING

CIVIL · STRUCTURAL · SURVEY

PROVO (801) 655-0566
9461 S 800 N, SUITE A
SPANISH FORK, UT 84660

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NARRATIVE

1. THE PURPOSE OF THIS SURVEY IS SHOW THE PROPOSED BOUNDARY & NEW DESCRIPTION OF THE REQUESTED PROPERTY, TOGETHER WITH SOME EXISTING FEATURES OF THE SURVEYED PROPERTY. BOUNDARY ADJUSTEMENTS ARE RECOMMENDED FOR THE BOUNDARY TO BE VALID, LOCATIONS AS SHOWN HEREON.
2. THE PROPERTY IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 36, T8S, R2E, SLB&M. AND IN THE NORTHEAST QUARTER OF SECTION 36, T8S, R2E, SLB&M.
3. FOUND THE NORTH QUARTER AND THE NORTHEAST SECTION CORNERS FOR SAID SECTION 36.
4. THE BASIS OF BEARING IS NORTH 89°24'10" EAST (NAD 83) ALONG THE SECTION LINE FROM THE NORTH QUARTER TO THE NORTHEAST CORNER OF SAID SECTION 36.
5. BOUNDARY MARKERS HAVE BEEN SET WITH 5/8" REBAR & CAP (ATLAS ENGINEERING). AS SHOWN HEREON. IF MARKER FELL ON A FENCE CORNER OR ON CONCRETE, NOTHING WAS SET.

PROPOSED BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 134, PHASE 4, ARROWHEAD SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AS MAP 19127 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING LOCATED NORTH 89°24'10" EAST (NAD 83) ALONG THE SECTION LINE 582.94 FEET AND SOUTH 492.01 FEET FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SUBDIVISION BOUNDARY THE FOLLOWING FOUR (4) COURSES: NORTH 86°43'26" EAST 1.11 FEET, NORTH 86°03'05" EAST 238.90 FEET, SOUTH 03°58'54" EAST 420.47 FEET AND SOUTH 05°35'28" EAST 0.03 FEET; THENCE SOUTH 87°22'24" WEST 345.32 FEET; THENCE NORTH 01°24'40" EAST 254.96 FEET; THENCE SOUTH 88°35'20" EAST 10.79 FEET; THENCE NORTH 01°24'40" EAST 160.16 FEET; THENCE NORTH 85°31'16" EAST 55.45 FEET TO THE POINT OF BEGINNING.

AREA = 134,100 SQ. FT. OR 3.0785 ACRES

CERTIFICATION

I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THIS MAP CORRECTLY REPRESENTS AN BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY, 2024; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THE PROPERTY BOUNDARY SHOWN & DESCRIBED HEREON ARE CORRECT AND CAN BE RETRACED.

PROFESSIONAL LAND SURVEYOR
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

LINE TABLE		
LINE	LENGTH	BEARING
L1	1.11'	N86°43'26"E
L2	0.03'	S05°35'28"E
L3	10.79'	S88°35'20"E

SHEET NO. 1 OF 1

RECORD OF SURVEY

SPANISH FORK, UTAH

EVAN GROVER PROPERTY

ATLAS ENGINEERING
CIVIL
STRUCTURAL
SURVEY

PHONE: 801-655-0566
FAX: 801-655-0109
WEST 1400 NORTH, #2
SPANISH FORK, UT 84660

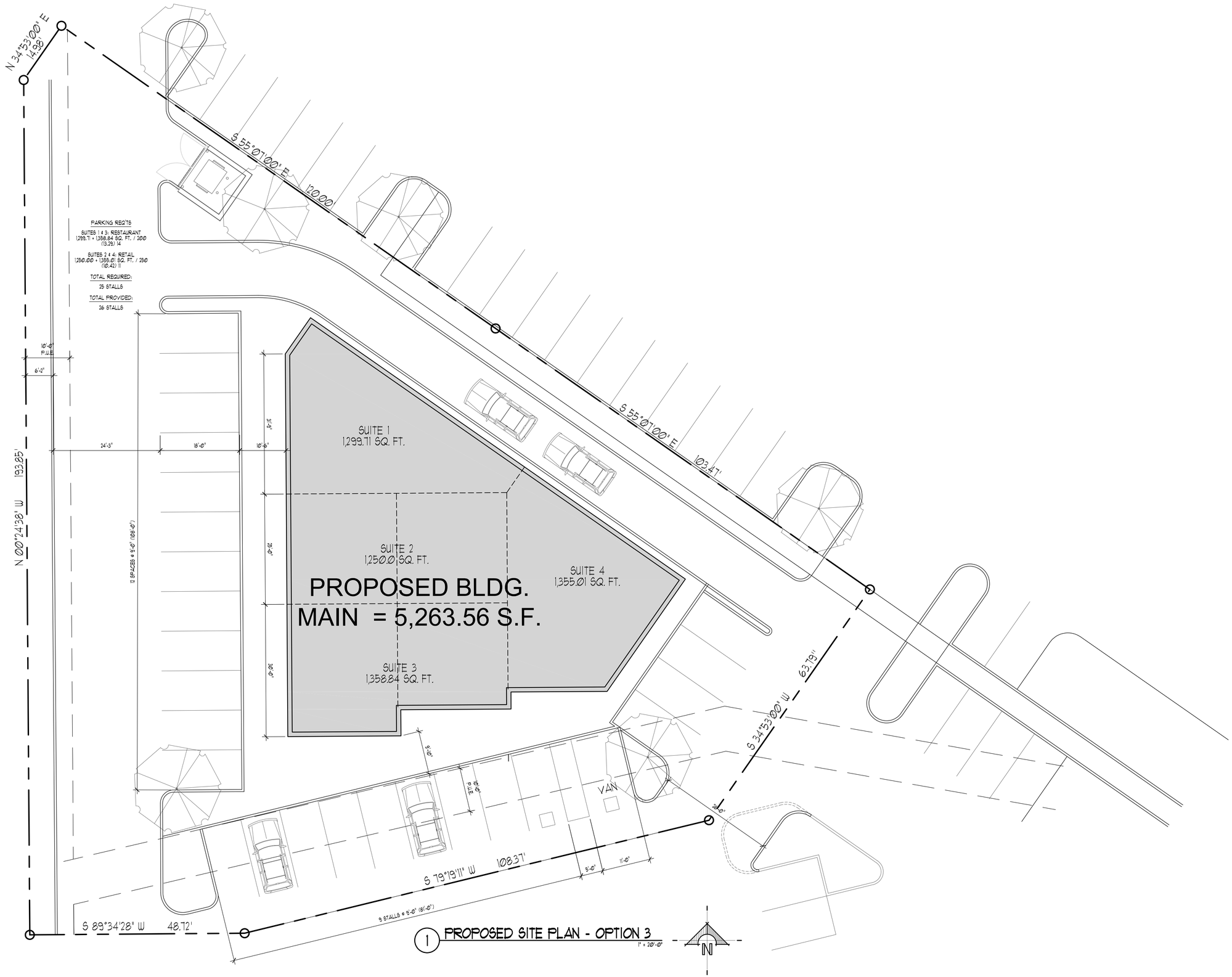
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Exhibit 2









WPA architecture
1535 n. freedom blvd., suite 360
provo, utah 84604
801.374.0800 | wpa-architecture.com

consultant logo

client info



design professional stamp

revision information

no.	date	description
X	XX.XX.XXXX	xxxxxxxx

milestone issue date
11.06.2024

milestone issue description
SCHEMATIC SITE PLAN

latest revision date
-

latest revision description
-

drawing title
A1.1
SITE PLAN

sheet number

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WPI ENTERPRISES
5457 W. 11000 N. STE 200
HIGHLAND, UTAH 84003
801-467-7000

Spanish Fork City – Concept Overview

Fall - 2024

Hollow Acres
Size: 9.88 Acres

Address: SEC of 2250 East (S.F. Parkway) & 400 North

Adjacent to Maple Mountain High School

Dear Spanish Fork City,

Thank you in advance for your time and consideration of our proposal to develop the Hollow Acres Parcel at the SEC of 2250 East (S.F. Parkway) and 400 North near Maple Mountain High School.

The material provided should amply describe the issues at hand along with a sufficient concept proposal that will result in the best benefit to the surrounding community. We look forward to elaborating on our intention and vision for this piece of land and will welcome your feedback.

The landowner has asked us to solve the inherent challenges associated with the development of the Hollow Acres Parcel. We have attempted to model several different solutions over the past couple of years. In the end, we have concluded that there is no way to develop this parcel under the criteria associated to the R-1-12 requirements.

The following data points are some of the primary constraints:

- The R-1-12 zone requires 12,000 s.f. lots with at least 100' in both depth and width. *(See Exhibit "A")*
- The Hollow Acres parcel is 9.88 total acres on the SEC of the intersection of two collector class roads. After accounting for the Rocky Mountain Power easement, the expanded ROW for UDOT, the Spanish Fork Parkway, and the frontage along 130 North, the net acreage is 6.61 acres.
- Hollow Acres, as a corner parcel, is required to incur the development costs to improve the ROW on the West and North sides of the parcel as well as the Power Line Easement area under the established design standard, resulting in development costs that are significantly higher than the market value of the parcel. *(See Exhibit "B")*
- The R-1-12 zone requires lot sizes that call for proportionately designed single-family homes. This size and caliber of home, with today's constructions costs, puts the property in a price category that is cost prohibitive to the market. Our experience is that buyers who are able to afford a 12,000+ s.f. lot with the associated home designed for it, are not willing to make such an investment adjacent to a power line corridor and at the intersection of two collector class roads. *(See Exhibit "C")*

*** Conclusion: The parcel is not developable and will remain unimproved with no benefit to the city or the adjacent neighborhoods for the foreseeable future. The only way to develop this property is to consider it as a unique parcel with particular restraints that will require alternative zoning.*

Exhibit “A” – Hollow Acres design under current R-1-12 zoning criteria

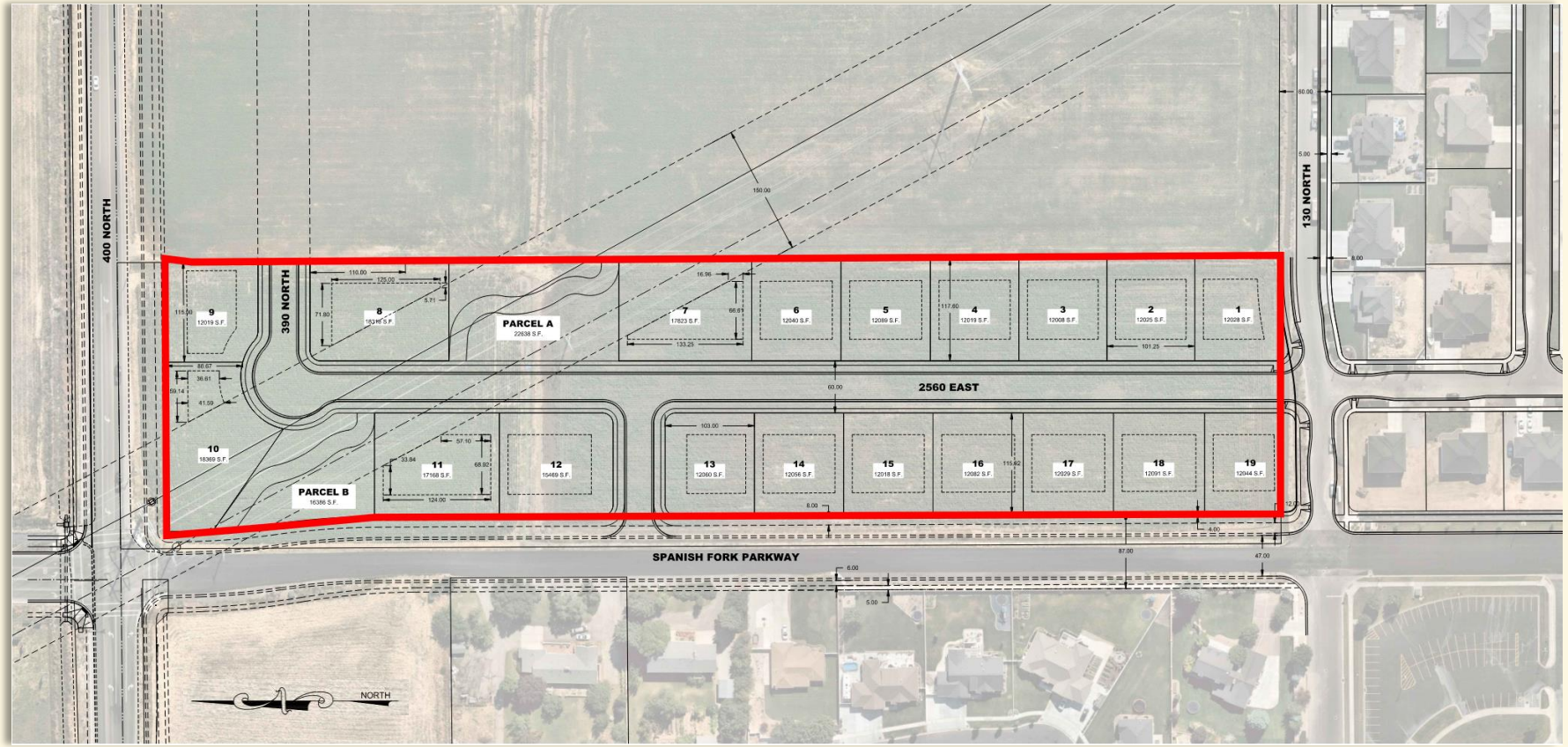
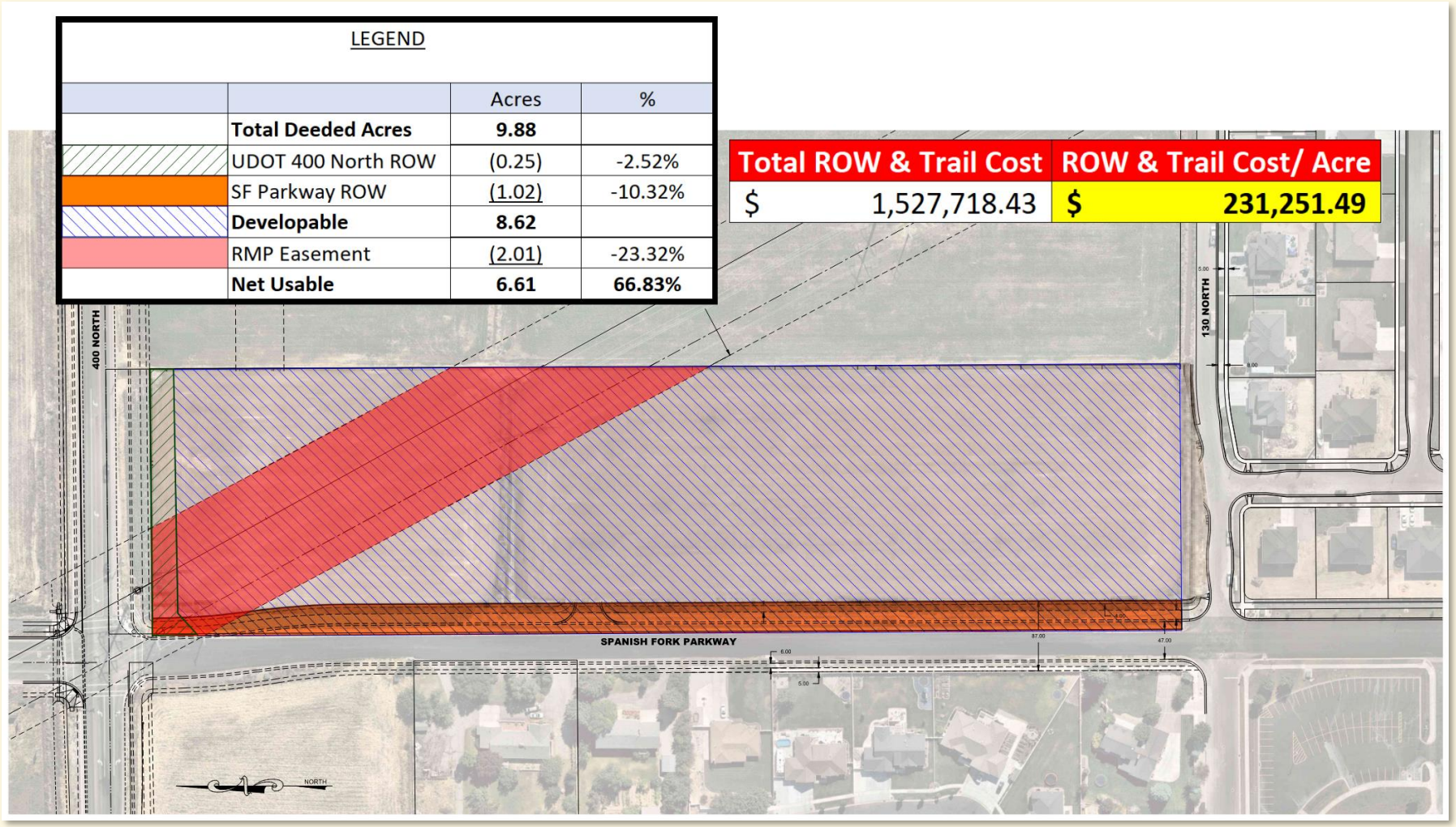


Exhibit “B” – Hollow Acres Initial Challenges



** The overburden doubles the cost over the marketable land value

Exhibit “C” – Hollow Acres proximity to existing transportation classifications



** Hollow Acres is positioned at a collector class intersection between 400 North (Hwy 147) and 2250 East (Spanish Fork Parkway)

The solution to successfully develop the Hollow Acres Parcel will be based on an appropriate rezoning of the property. The end result will benefit the city, the landowner and the surrounding neighbors.

Spanish Fork has done an outstanding job at community development with diverse housing types that create vibrant residential neighborhoods and enhance citizen lifestyle. Our goal is to develop the Hollow Acres Parcel with a refreshing, classy, and diverse look to community design that will bridge the gap between several categories of buyer demographics, budgets and market demand for reasonable yet quality housing, with entry level housing below $400k.

Primary Benefits to Spanish Fork City: *(Developer paid versus public)*

- Development and continuation of Spanish Fork Parkway to 400 North *(West property border)*
- Development and continuation of 400 North *(North property border)*
- Attractive development of 130 North *(South property border)*
- Expansion of three trail systems (Spanish Fork Parkway, 400 North and over the RMP corridor easement *(See Exhibit "D")*

Primary Benefits to Adjacent Neighborhoods:

- Enhanced property values with a classy new community as their neighbor
- First class designs with market relevant color schemes and product textures
- Immaculate streetscapes - HOA Managed
- Diversity in product types and styles

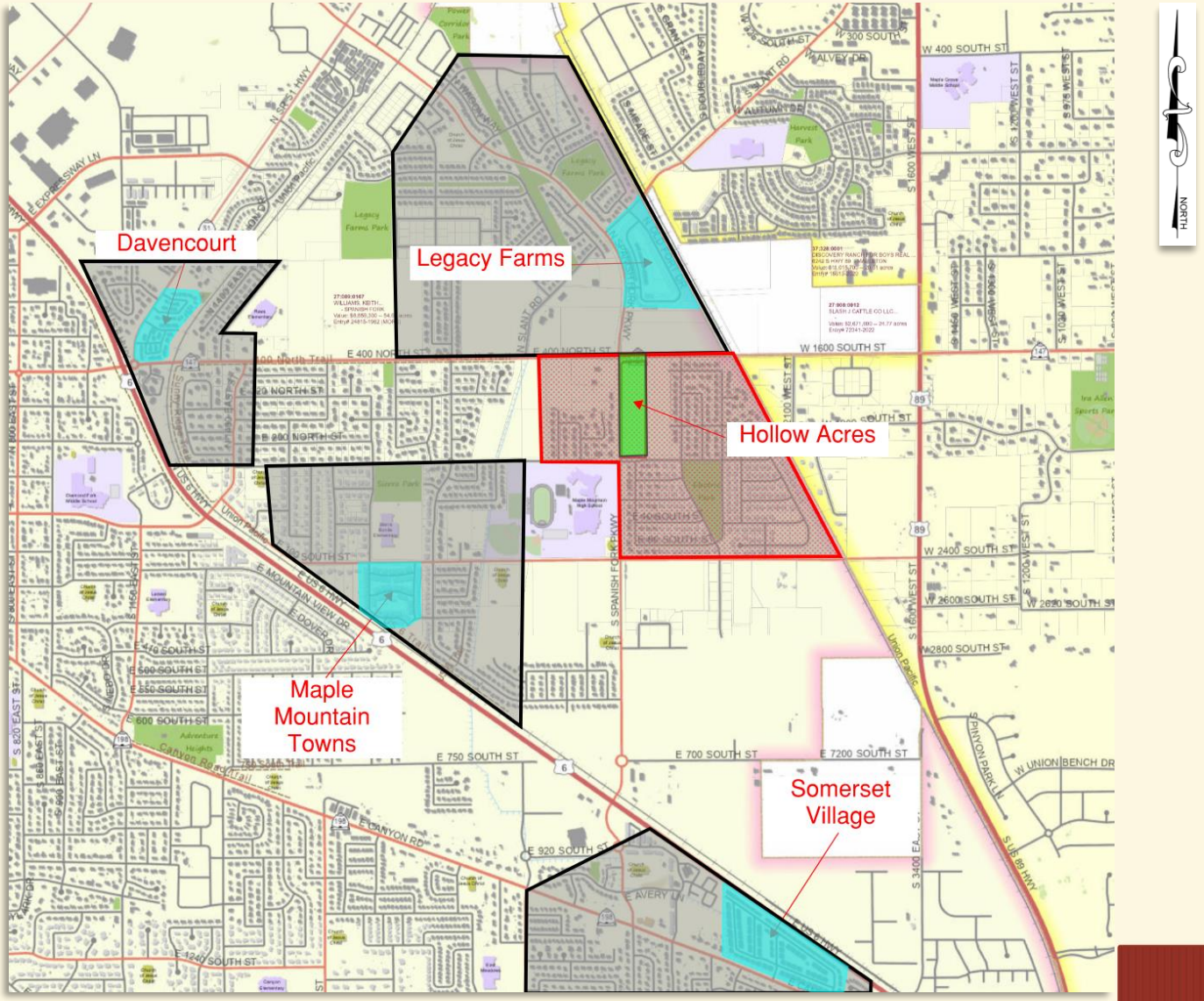
Our Request:

A zone change to the Hollow Acres Parcel from R-1-12 to R-3. Successful communities with higher density guidelines are already functioning nicely in the surrounding areas while being feathered into a greater footprint of lower density communities as a diverse compliment. We are requesting a zone to allow the same the Hollow Acres Parcel. We will bring a new vibrance and energy to the immediate neighborhoods adjacent and the others surrounding. *(See Exhibit "E")*.

Exhibit “D” – Hollow Acres proximity to the City’s Master Planned Trail System



Exhibit “E” – Nearby communities highlighting density diversity



Each of the higher density areas within the communities identified in Exhibit “E” are based on just one product – Townhomes.

Our zone change request would accommodate some townhomes, but we request the development latitude to creatively use that density to integrate multiple design concepts and one overall theme that encompasses several product types within one overarching design. This approach maintains a relevant color scheme, product quality and textures that reflect current market relevance. The community will maintain a timeless design that will maintain quality and relevance for years to come. By offering a variety of products and several price points, Hollow Acres will attract a healthy and diverse audience.

This type of community has already been successfully launched locally and is easy to preview in Lehi near the new Primary Children's Hospital as well as in Highland, just south of Lone Peak High School.

Concept Community Highlights:

- 4 product types: S.F. Scandinavian Homes, S.F. Cottage Ramblers, Twin Homes & Townhomes
- 5 – 8 entry price points
- Dedicated lifestyle and open space
- The continuation of multiple segments of the Spanish Fork Trail System
- Tight CC&R’s and HOA Managed to ensure consistent quality of community appearance

We are confident that we can target price points that are appealing to the demand of the market in each product category. One of our ambitions is to provide a home that will start under $400k while maintaining the highest build quality and tasteful design.

- Townhomes: Starting at ~$395k
- Twin Homes: Starting at ~$425k
- Single Family Cottage Ramblers: Starting at ~$575k
- Single Family Scandinavian: Starting at ~$595k

The following slides include:

- Community & Home Concepts from actual local nearby communities
- Exhibit “F” – A revised plat for Hollow Acres

COMMUNITY CONCEPTS











HOME & COMMUNITY CONCEPTS













HOME CONCEPTS

















Exhibit “F” – Hollow Acres Concept Plan



Housing Types:

- ~18 Townhome Units: *$395k - $495k*
- ~ 24 Twin Units: *$425 - $600k*
- ~10 SF Cottage Units: *$575 - $695k*
- ~ 41 SF Scandinavian Units: *$595k - $750k*

9.88 Total Acreage

DU: ~9.413

~87 Acre Spanish Fork TOC Site
Off-Site Infrastructure Improvements

Storm Drain

Water

Pressurized Irrigation

Proposed roadway improvements

Site

