Wednesday, June 25, 2025
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. Final Plat

A. ZIONS LANDING 2.0. This proposal involves the approval of a Final Plat for six single-family residential lots located at 1495 East 400 North.

2. Site Plan

A. PACIFIC HORIZON CREDIT UNION. This proposal involves the development of a commercial bank located at 1175 South Main Street.

3. Concept Review

A. WEST MEADOWS CONCEPT REVIEW.

4. Adjourn

Zions Landing 2.0
Final Plat
1495 East 400 North
2.09 acres
R-1-9 with the Complete
Neighborhood Overlay District
General Plan Designation
Medium Density Residential

PROPOSAL

This proposal involves the approval of a Final Plat for six single-family residential lots to be located at 1495 East 400 North. The project is utilizing the Complete Neighborhood Overlay District in order to allow for a twin-home on lots 1A and 1B.

The applicant has provided revised building plans and elevations for the twin-home lots.

Some of the key issues to consider are: landscaping and subdivision improvements.

STAFF RECOMMENDATION

That the proposed Final Plat for the Zions Landing 2.0 Subdivision be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the City's General Plan Land Use Map and Zoning Map,
2. That the submitted plans are consistent with the approved Preliminary Plat.

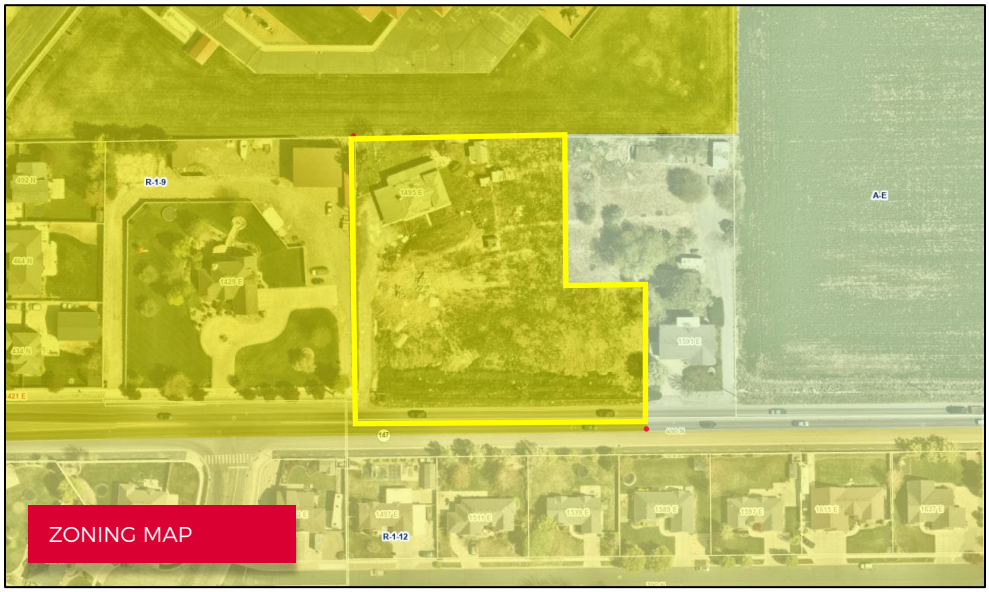
Conditions

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines be addressed before a preconstruction meeting is held.

EXHIBITS

1. Area Maps
2. Subdivision Plat
3. Landscaping
4. Building Elevations

EXHIBIT 1



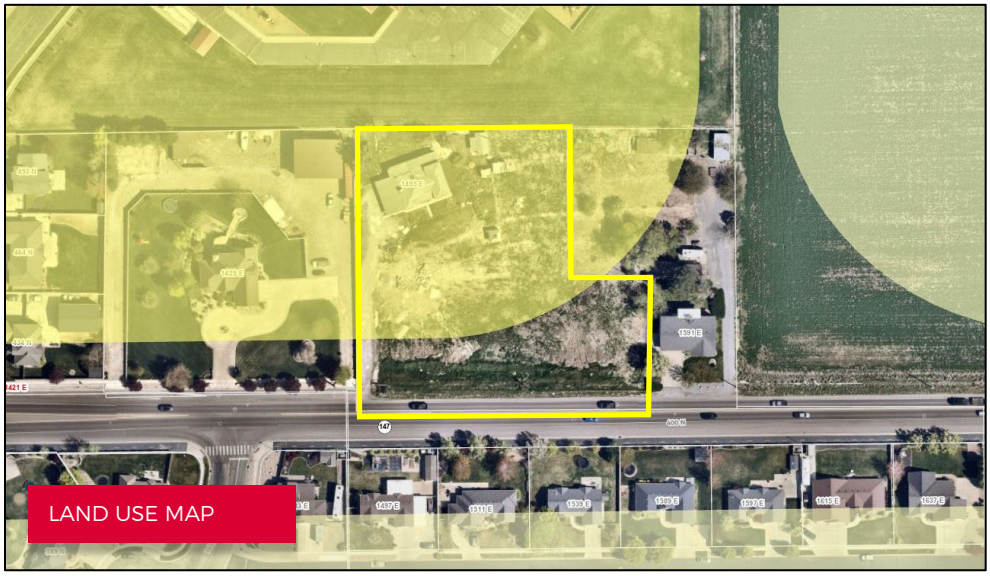
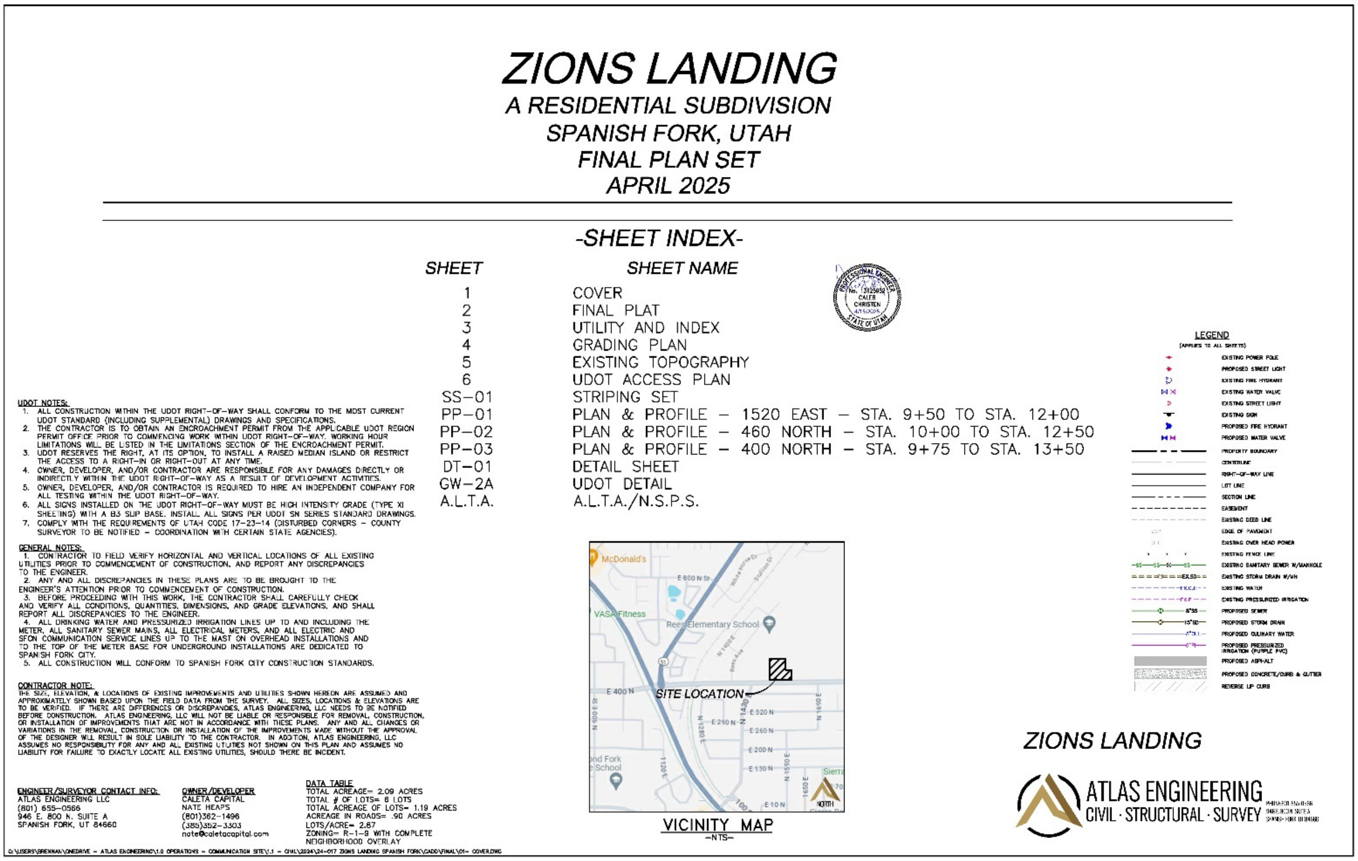
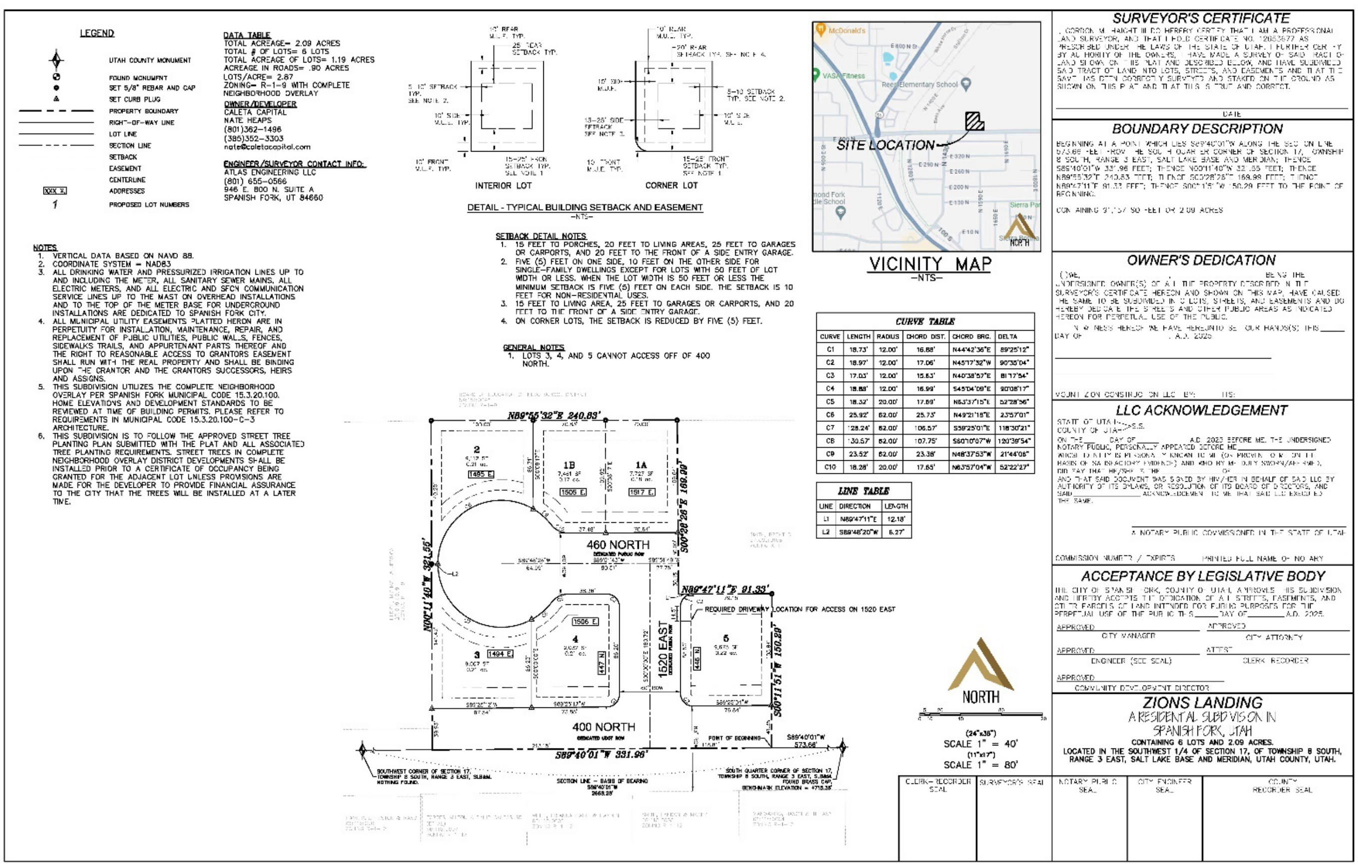
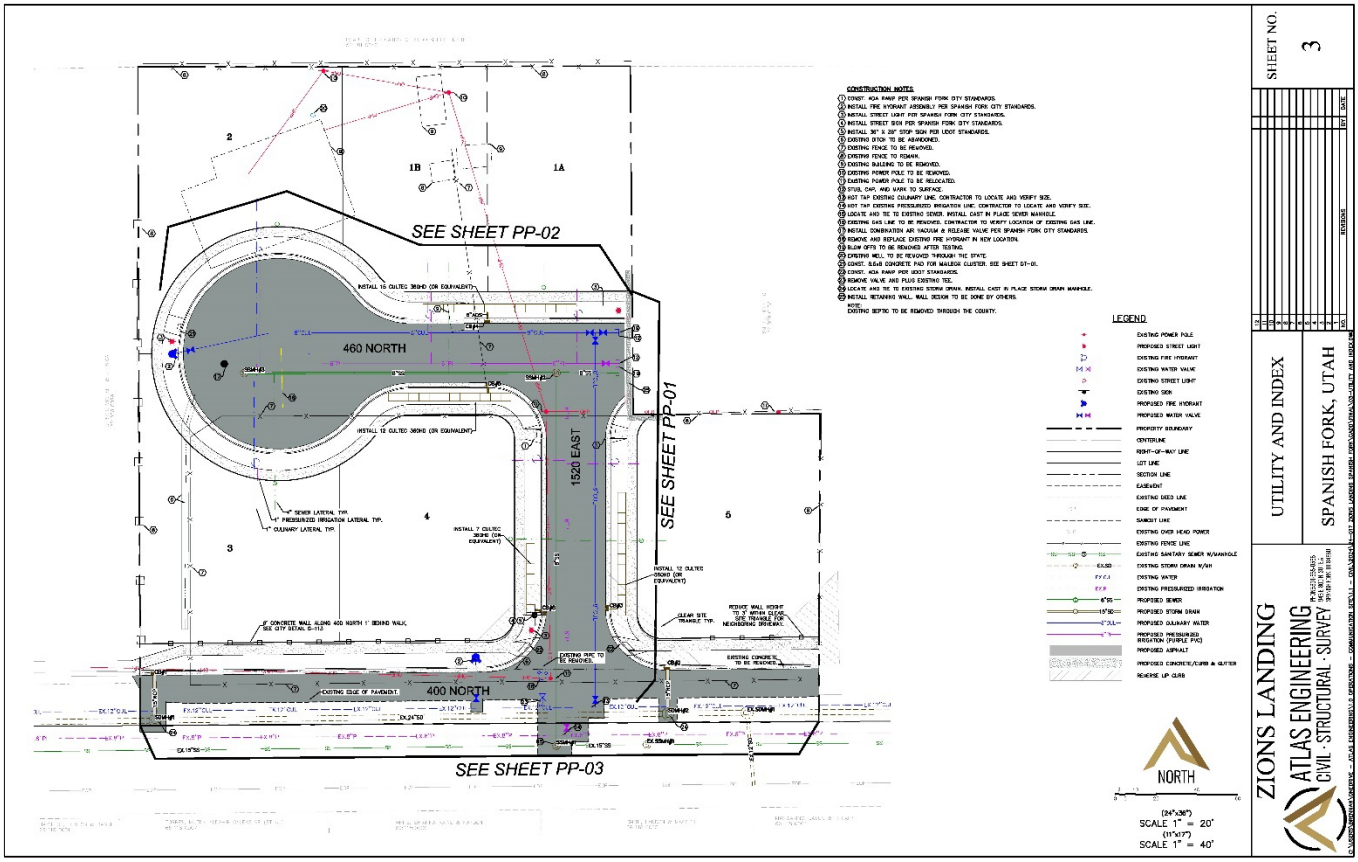
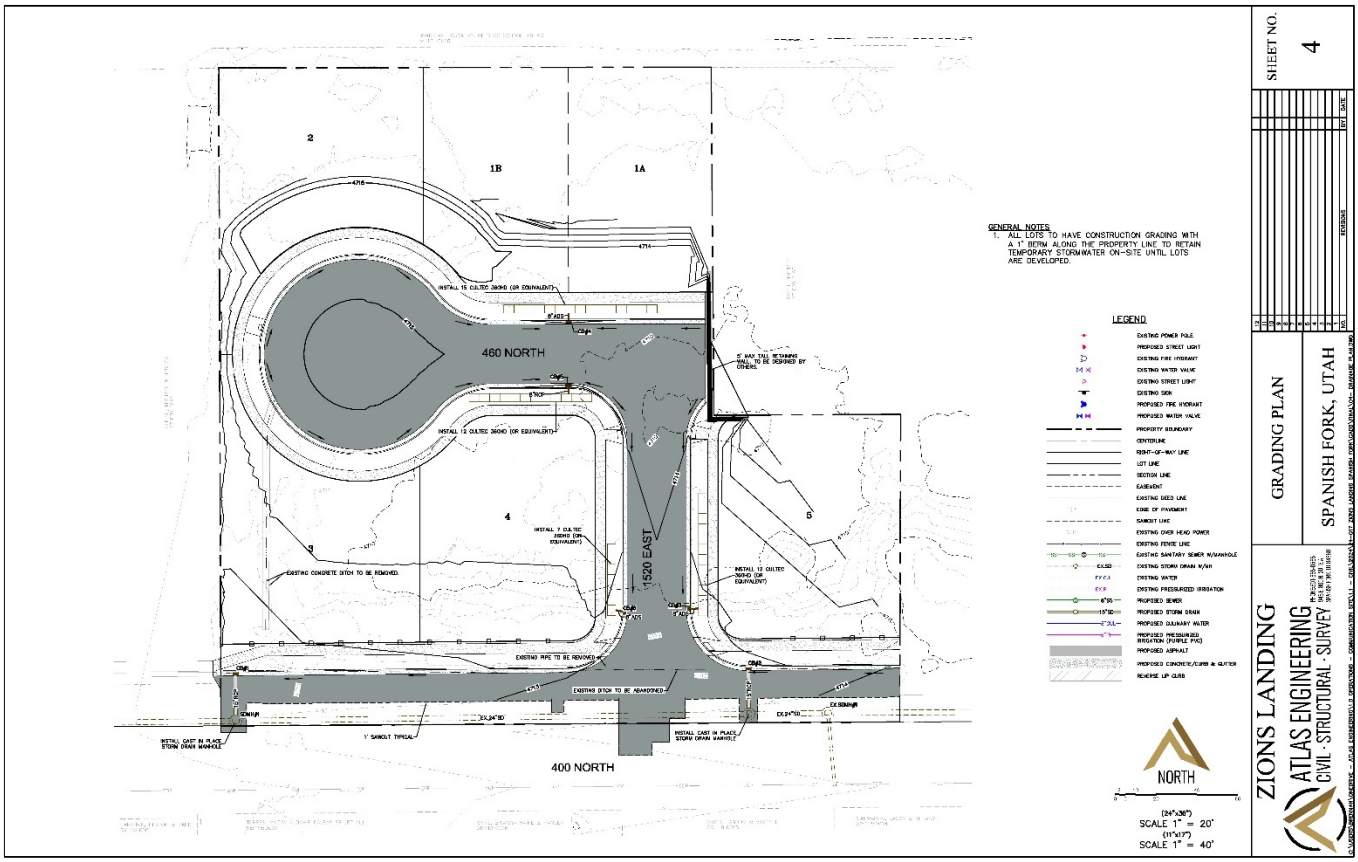


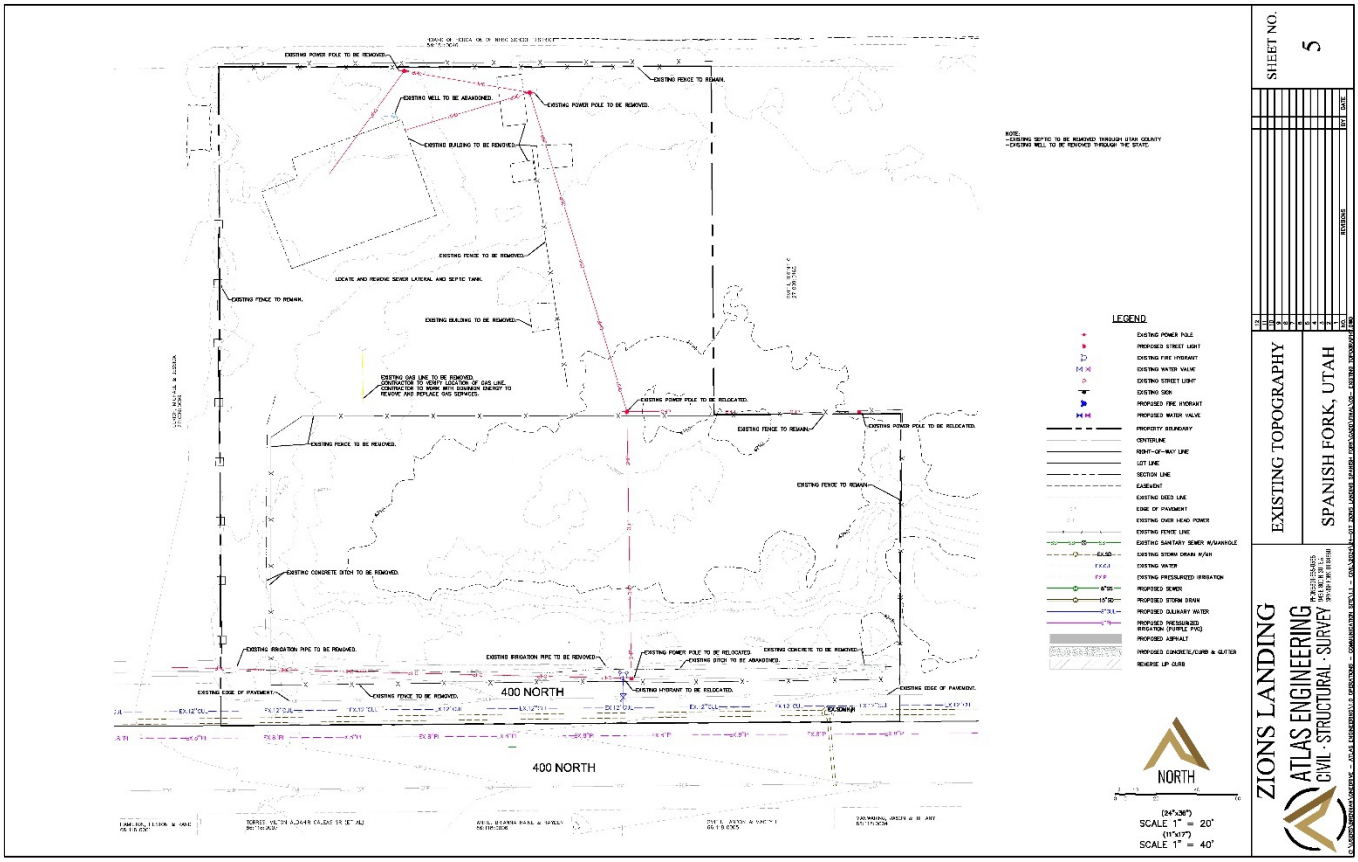
EXHIBIT 2

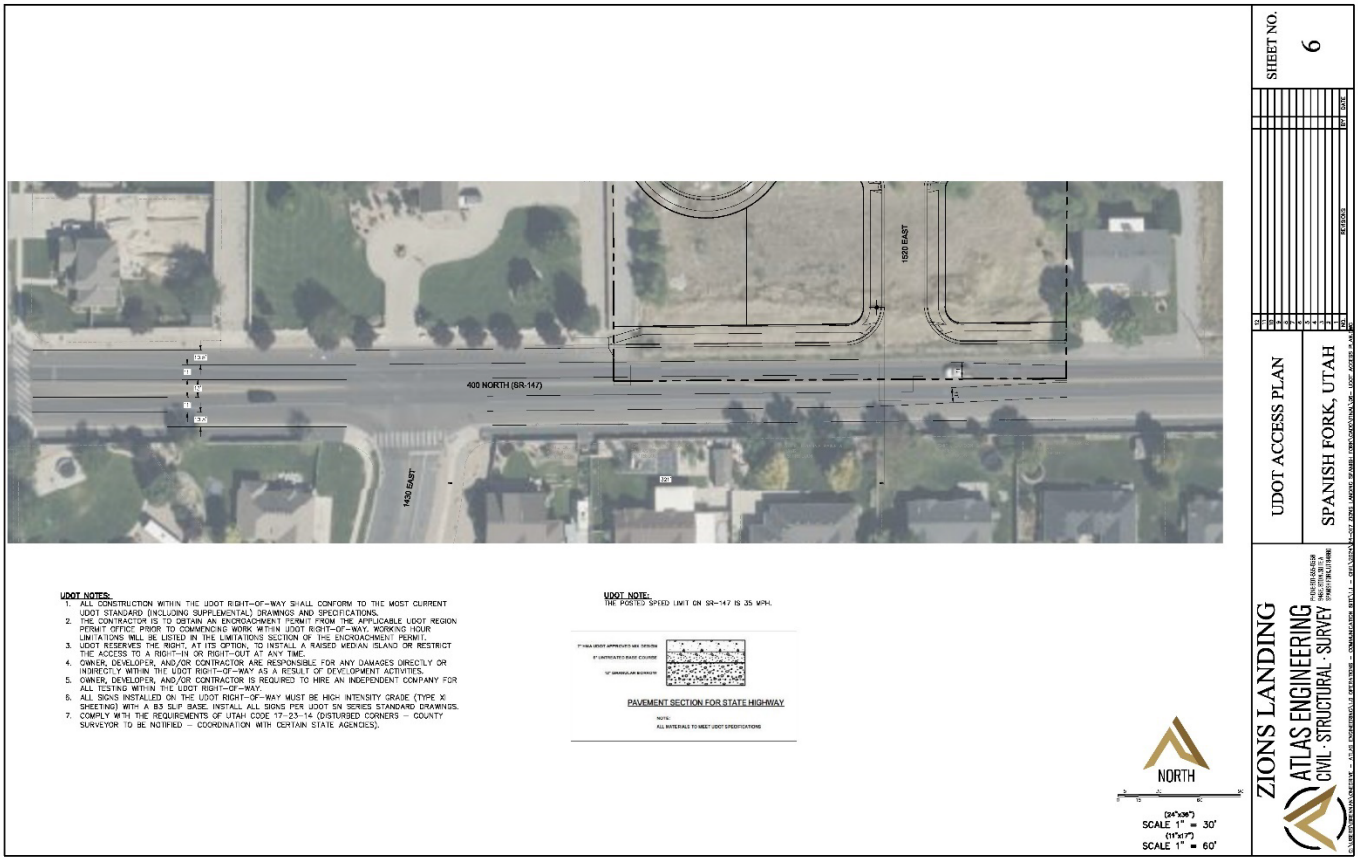

ZIONS LANDING
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
APRIL 2025
-SHEET INDEX-
SHEET
SHEET NAME
1 COVER
2 FINAL PLAT
3 UTILITY AND INDEX
4 GRADING PLAN
5 EXISTING TOPOGRAPHY
6 UDOT ACCESS PLAN
SS-01 STRIPING SET
PP-01 PLAN & PROFILE – 1520 EAST – STA. 9+50 TO STA. 12+00
PP-02 PLAN & PROFILE – 460 NORTH – STA. 10+00 TO STA. 12+50
PP-03 PLAN & PROFILE – 400 NORTH – STA. 9+75 TO STA. 13+50
DT-01 DETAIL SHEET
GW-2A UDOT DETAIL
A.L.T.A. A.L.T.A./N.S.P.S.
UDOT NOTES:
GENERAL NOTES:
CONTRACTOR NOTE:
LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OWNER/DEVELOPER
CALETA CAPITAL
NATE HEAPS
(801)362-1496
(385)352-3303
nate@caletacapital.com
DATA TABLE
TOTAL ACREAGE= 2.09 ACRES
TOTAL # OF LOTS= 6 LOTS
TOTAL ACREAGE OF LOTS= 1.19 ACRES
ACREAGE IN ROADS= .90 ACRES
LOTS/ACRE= 2.87
ZONING= R-1-9 WITH COMPLETE NEIGHBORHOOD OVERLAY
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

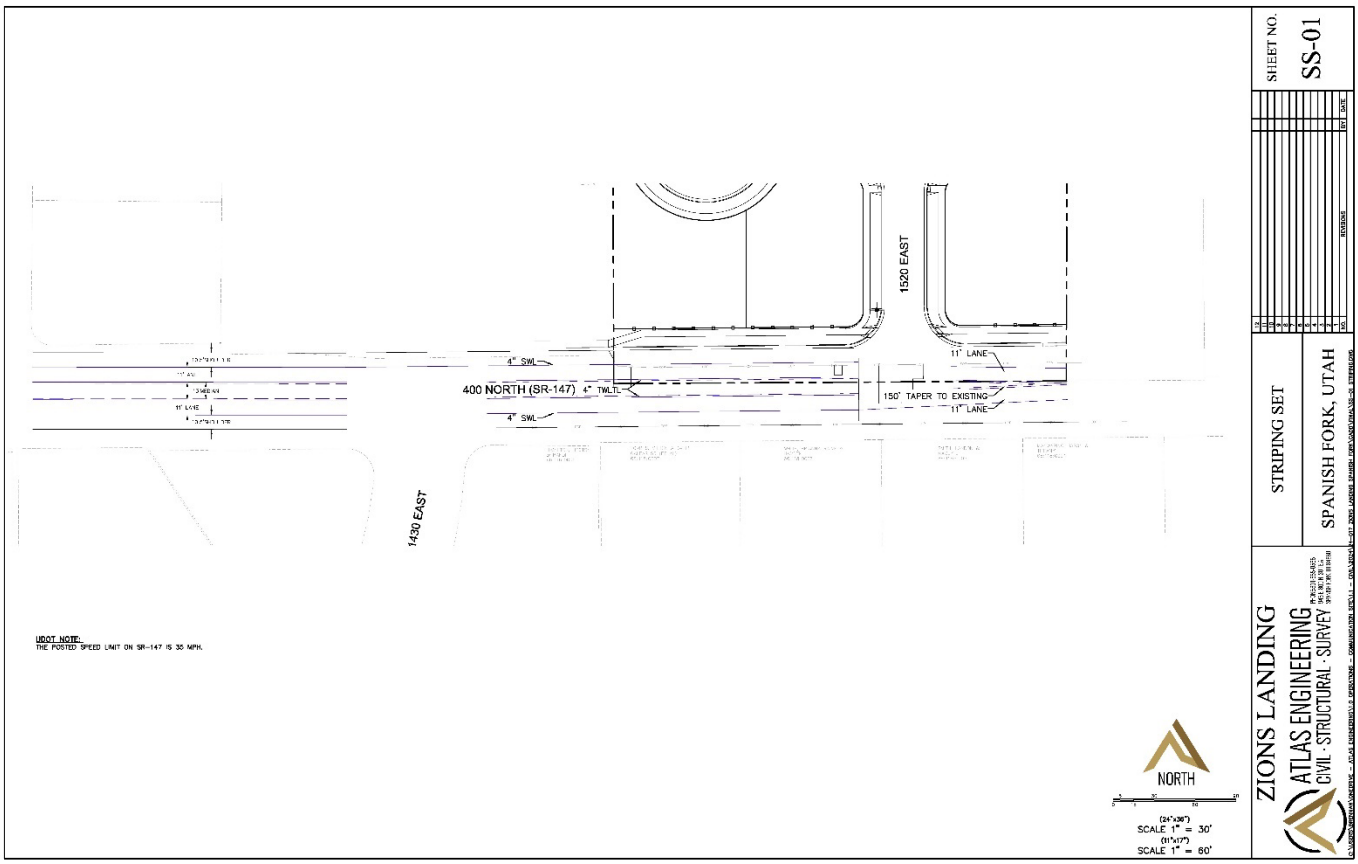

LEGEND
DATA TABLE
TOTAL ACREAGE= 2.09 ACRES
TOTAL # OF LOTS= 6 LOTS
TOTAL ACREAGE OF LOTS= 1.19 ACRES
ACREAGE IN ROADS= .90 ACRES
LOTS/ACRE= 2.87
ZONING= R-1-9 WITH COMPLETE NEIGHBORHOOD OVERLAY
INTERIOR LOT
CORNER LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
NOTES
SETBACK DETAIL NOTES
GENERAL NOTES
1. LOTS 3, 4, AND 5 CANNOT ACCESS OFF OF 400 NORTH.
VICINITY MAP
SITE LOCATION
CURVE TABLE
LINE TABLE
460 NORTH
1520 EAST
400 NORTH
N89°55'32"E 240.63'
S89°40'01"W 331.96'
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
LLC ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
ZIONS LANDING
A RESIDENTIAL SUBDIVISION IN SPANISH FORK, UTAH
CONTAINING 6 LOTS AND 2.09 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

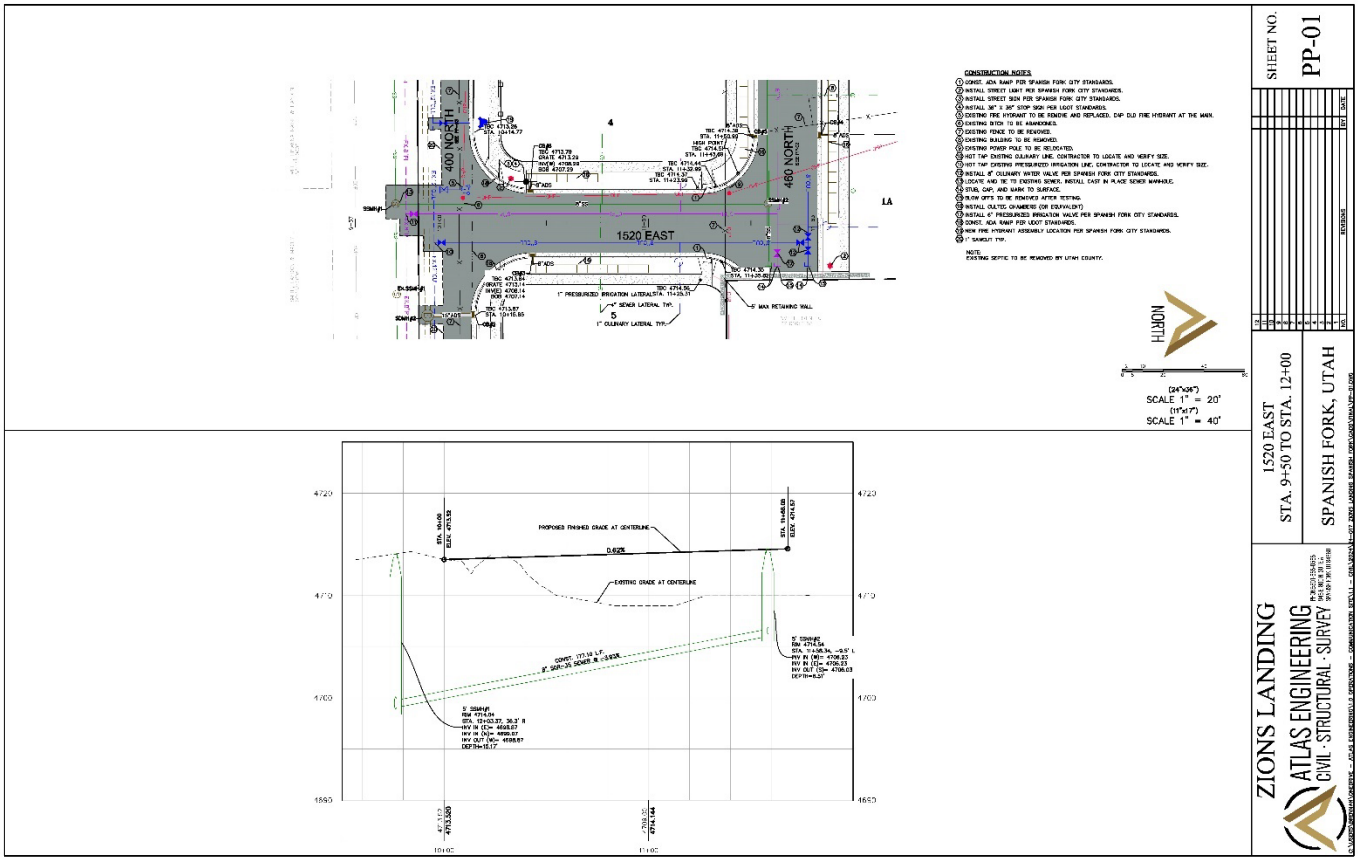

SEE SHEET PP-02
460 NORTH
1520 EAST
SEE SHEET PP-01
400 NORTH
SEE SHEET PP-03
CONSTRUCTION NOTES
LEGEND
NORTH
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
SHEET NO. 3
UTILITY AND INDEX
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

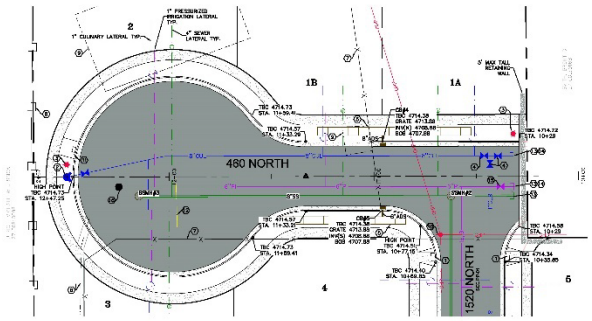

460 NORTH
1520 EAST
400 NORTH
GENERAL NOTES
1. ALL LOTS TO HAVE CONSTRUCTION GRADING WITH A 1' BERM ALONG THE PROPERTY LINE TO RETAIN TEMPORARY STORMWATER ON-SITE UNTIL LOTS ARE DEVELOPED.
LEGEND
NORTH
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
SHEET NO. 4
GRADING PLAN
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


EXISTING POWER POLE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING WELL TO BE ABANDONED
EXISTING POWER POLE TO BE REMOVED
EXISTING BUILDING TO BE REMOVED
EXISTING FENCE TO BE REMOVED
LOCATE AND REMOVE SEWER LATERAL AND SEPTIC TANK.
EXISTING FENCE TO REMAIN
EXISTING BUILDING TO BE REMOVED
EXISTING GAS LINE TO BE REMOVED. CONTRACTOR TO VERIFY LOCATION OF GAS LINE. CONTRACTOR TO WORK WITH ROCKMAN ENERGY TO REMOVE AND REPLACE GAS SERVICES.
EXISTING POWER POLE TO BE RELOCATED
EXISTING FENCE TO REMAIN
EXISTING POWER POLE TO BE RELOCATED
EXISTING FENCE TO BE REMOVED
EXISTING FENCE TO REMAIN
EXISTING CONCRETE DITCH TO BE REMOVED
EXISTING IRRIGATION PIPE TO BE REMOVED
EXISTING IRRIGATION PIPE TO BE REMOVED
EXISTING POWER POLE TO BE RELOCATED
EXISTING DITCH TO BE ABANDONED
EXISTING CONCRETE TO BE REMOVED
EXISTING EDGE OF PAVEMENT
EXISTING FENCE TO BE REMOVED
400 NORTH
EXISTING HYDRANT TO BE RELOCATED
EXISTING EDGE OF PAVEMENT
400 NORTH
NOTE:
-EXISTING SEPTIC TO BE REMOVED THROUGH UTAH COUNTY
-EXISTING WELL TO BE REMOVED THROUGH THE STATE
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
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/MANHOLE
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PIX)
PROPOSED ASPHALT
PROPOSED CONCRETE/CURB & GUTTER
REVERSE LIP CURB
NORTH
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
SHEET NO. 5
REVISIONS
NO. BY DATE
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


1520 EAST
400 NORTH (SR-147)
1430 EAST
UDOT NOTES:
1. ALL CONSTRUCTION WITHIN THE UDOT RIGHT-OF-WAY SHALL CONFORM TO THE MOST CURRENT UDOT STANDARD (INCLUDING SUPPLEMENTAL) DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE UDOT REGION PERMIT OFFICE PRIOR TO COMMENCING WORK WITHIN UDOT RIGHT-OF-WAY. WORKING HOUR LIMITATIONS WILL BE LISTED IN THE LIMITATIONS SECTION OF THE ENCROACHMENT PERMIT.
3. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
4. OWNER, DEVELOPER, AND/OR CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGES DIRECTLY OR INDIRECTLY WITHIN THE UDOT RIGHT-OF-WAY AS A RESULT OF DEVELOPMENT ACTIVITIES.
5. OWNER, DEVELOPER, AND/OR CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE X SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. COMPLY WITH THE REQUIREMENTS OF UTAH CODE 17-23-14 (DISTURBED CORNERS – COUNTY SURVEYOR TO BE NOTIFIED – COORDINATION WITH CERTAIN STATE AGENCIES).
UDOT NOTE:
THE POSTED SPEED LIMIT ON SR-147 IS 35 MPH.
PAVEMENT SECTION FOR STATE HIGHWAY
NOTE:
ALL MATERIALS TO MEET UDOT SPECIFICATIONS
NORTH
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO. 6
REVISIONS
NO. BY DATE
UDOT ACCESS PLAN
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


1520 EAST
11' LANE
4" SWL
400 NORTH (SR-147) 4" TWLTL
150' TAPER TO EXISTING
11' LANE
4" SWL
1430 EAST
UDOT NOTE:
THE POSTED SPEED LIMIT ON SR-147 IS 35 MPH.
NORTH
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO.
SS-01
STRIPING SET
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


400 NORTH
480 NORTH
1520 EAST
CONSTRUCTION NOTES
NOTE:
EXISTING SEPTIC TO BE REMOVED BY UTAH COUNTY.
NORTH
(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
PROPOSED FINISHED GRADE AT CENTERLINE
EXISTING GRADE AT CENTERLINE
SHEET NO.
PP-01
1520 EAST
STA. 9+50 TO STA. 12+00
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

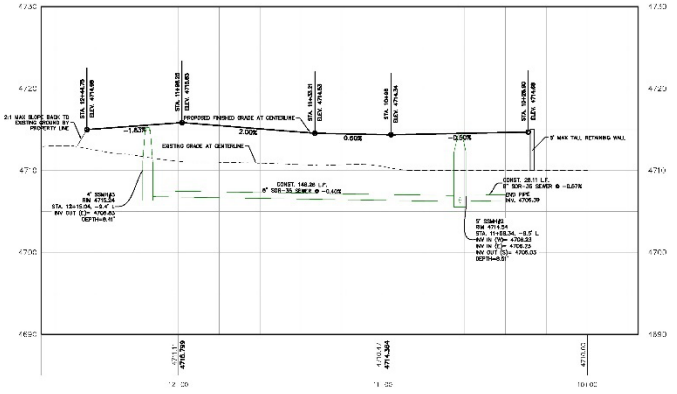


CONSTRUCTION NOTES

1. CONST. ADA RAMP PER UDOT STANDARDS.
2. INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK STANDARDS.
3. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL GLATED CHAMBERS (OR EQUIVALENT)
6. EXISTING CONCRETE DITCH TO BE ABANDONED.
7. EXISTING FENCE TO BE REMOVED.
8. EXISTING FENCE TO REMAIN.
9. EXISTING BUILDING TO BE REMOVED.
10. EXISTING POWER POLE TO BE RELOCATED.
11. CONST. 8.5x8 CONCRETE PAD FOR MAILBOX CLUSTER. SEE SHEET D1-01.
12. CONTRACTOR TO VERIFY LOCATION OF EXISTING GAS LINE. CONTRACTOR TO WORK WITH DOMINION ENERGY ON REMOVING AND REPLACING GAS SERVICES.
13. STUB, CAP, AND MARK TO SURFACE.
14. BLOW OFFS TO BE REMOVED AFTER TESTING.
15. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
16. INSTALL COMBINATION AIR VACUUM & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.

NOTE:
-EXISTING SEPTIC TO BE REMOVED BY UTAH COUNTY
-EXISTING WELL TO BE REMOVED BY THE STATE.

NORTH
(24"x36") SCALE 1" = 20'
(11"x17") SCALE 1" = 40'



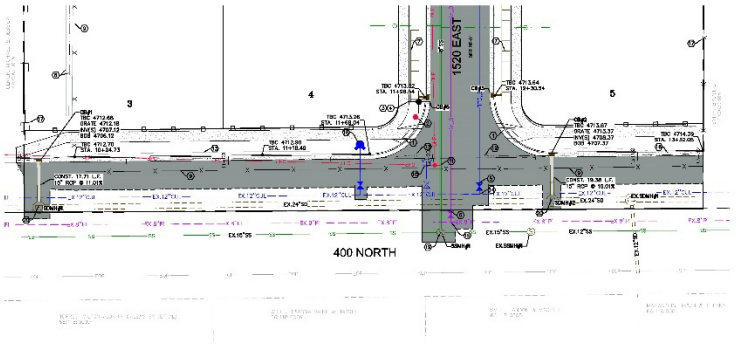
SHEET NO. PP-02

460 NORTH
STA. 10+00 TO STA. 12+50

SPANISH FORK, UTAH

ZIONS LANDING

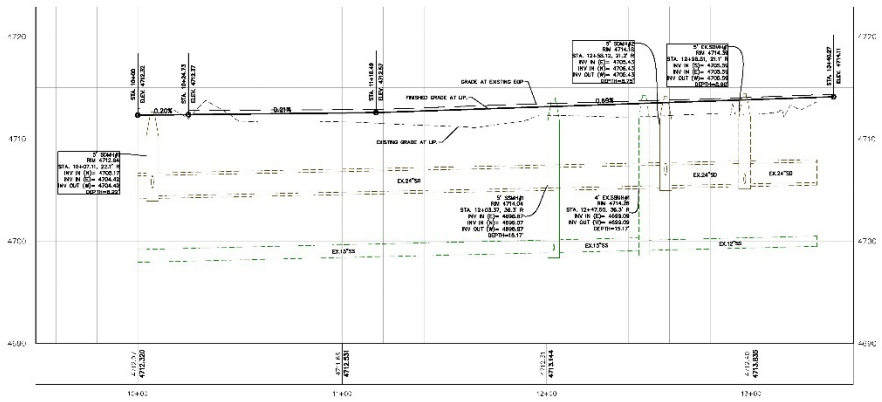
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY



CONSTRUCTION NOTES

1. CONST. ADA RAMP PER UDOT STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL 36" x 36" STOP SIGN PER UDOT STANDARDS.
5. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
6. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL GLATED CHAMBERS (OR EQUIVALENT)
8. EXISTING CONCRETE DITCH TO BE ABANDONED.
9. EXISTING FENCE TO BE REMOVED.
10. REMOVE AND REPLACE FIRE HYDRANT TO NEW LOCATION.
11. EXISTING POWER POLE TO BE RELOCATED.
12. EXISTING DITCH TO BE ABANDONED.
13. EXISTING PIPE BE REMOVED.
14. HOT TAP EXISTING CULINARY LINE. CONTRACTOR TO LOCATE AND VERIFY SIZE.
15. HOT TAP EXISTING PRESSURIZED IRRIGATION LINE. CONTRACTOR TO LOCATE AND VERIFY SIZE.
16. EXISTING CONCRETE TO BE REMOVED.
17. EXISTING FENCE TO REMAIN.
18. NEW FIRE HYDRANT ASSEMBLY FOR SPANISH FORK CITY STANDARDS.
19. LOCATE AND TIE TO EXISTING SEWER. INSTALL CAST IN PLACE SEWER MANHOLE
20. LOCATE AND TIE TO EXISTING STORM DRAIN. INSTALL CAST IN PLACE STORM DRAIN MANHOLE

NORTH
(24"x36") SCALE 1" = 20'
(11"x17") SCALE 1" = 40'



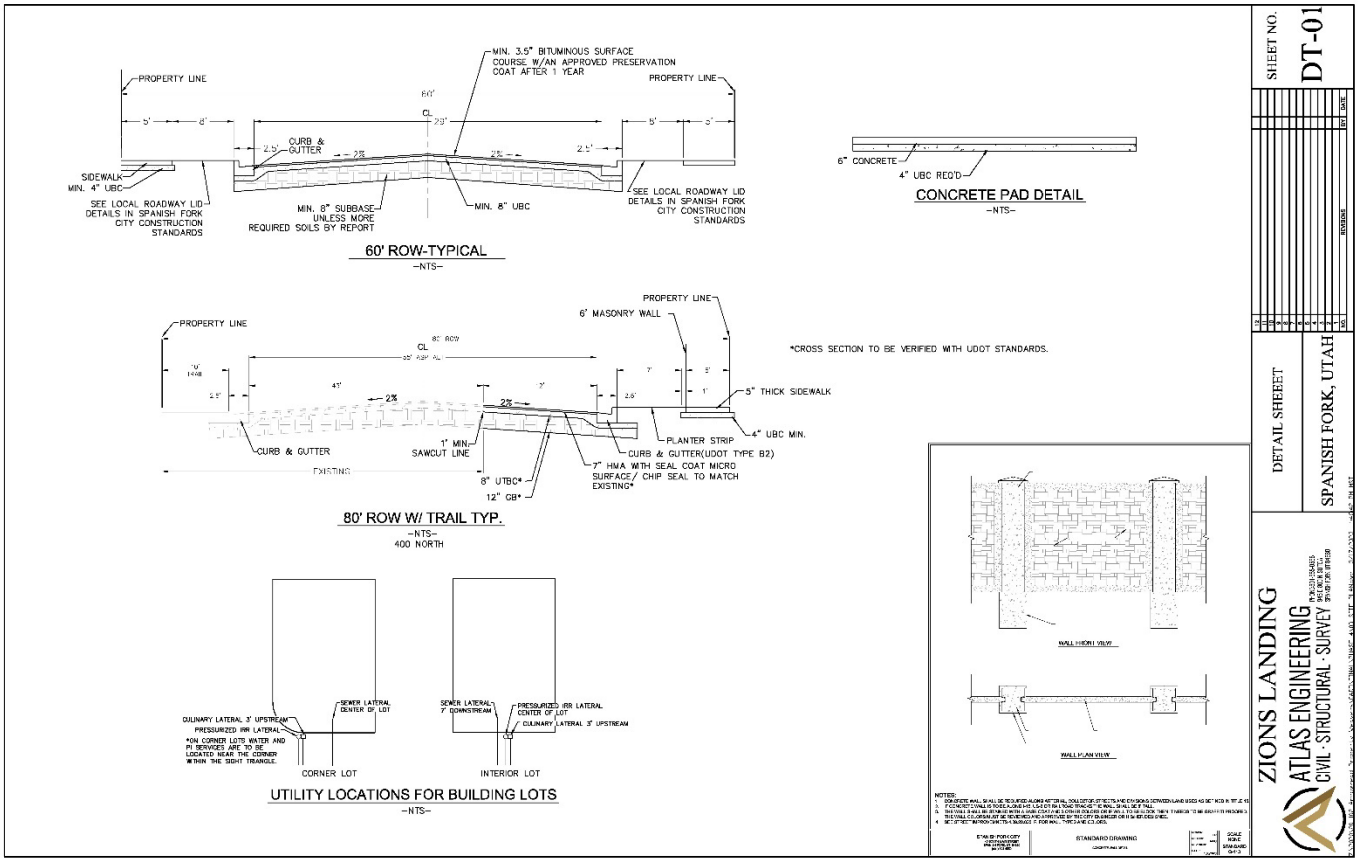
SHEET NO. PP-03

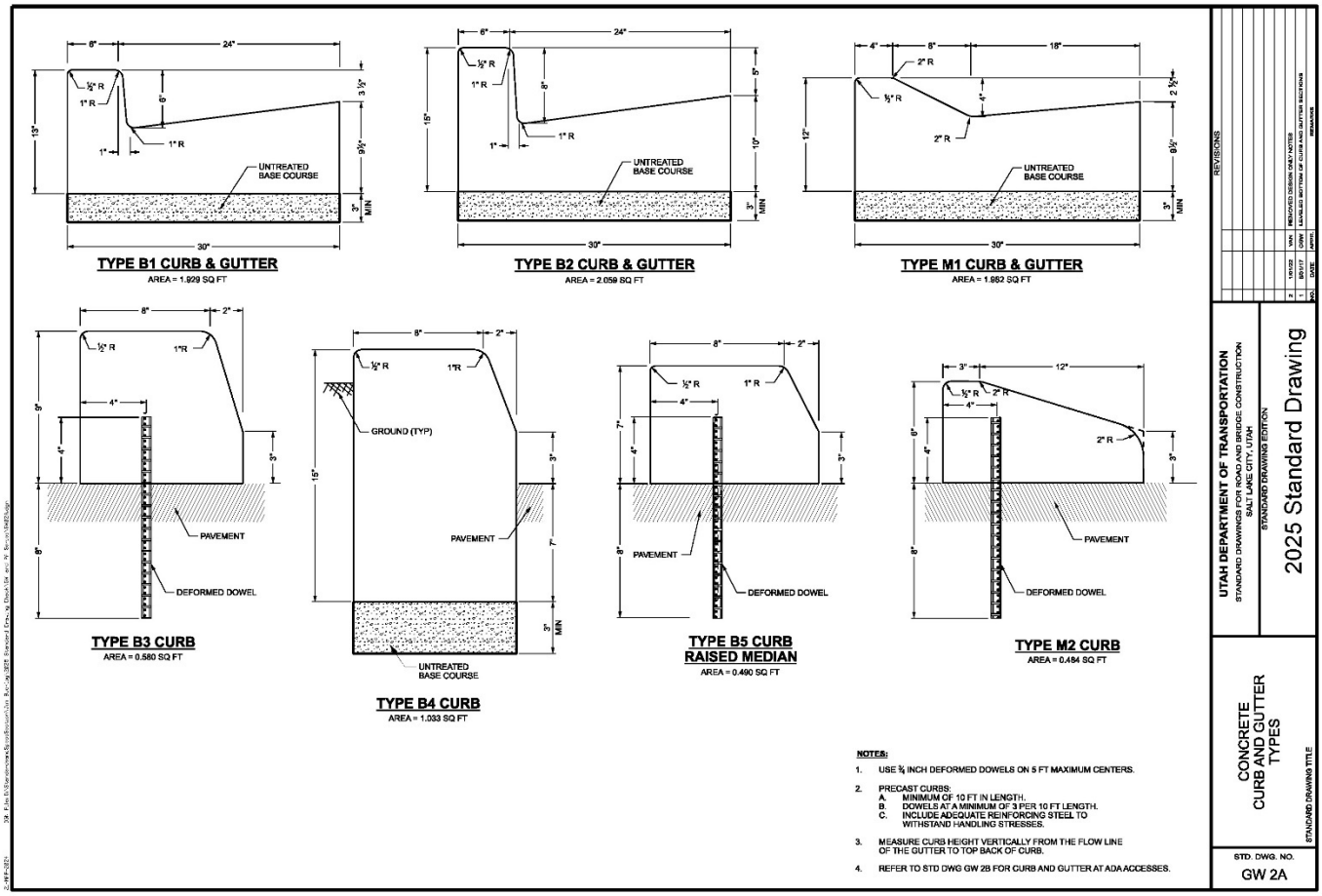
400 NORTH
STA. 9+75 TO STA. 13+50

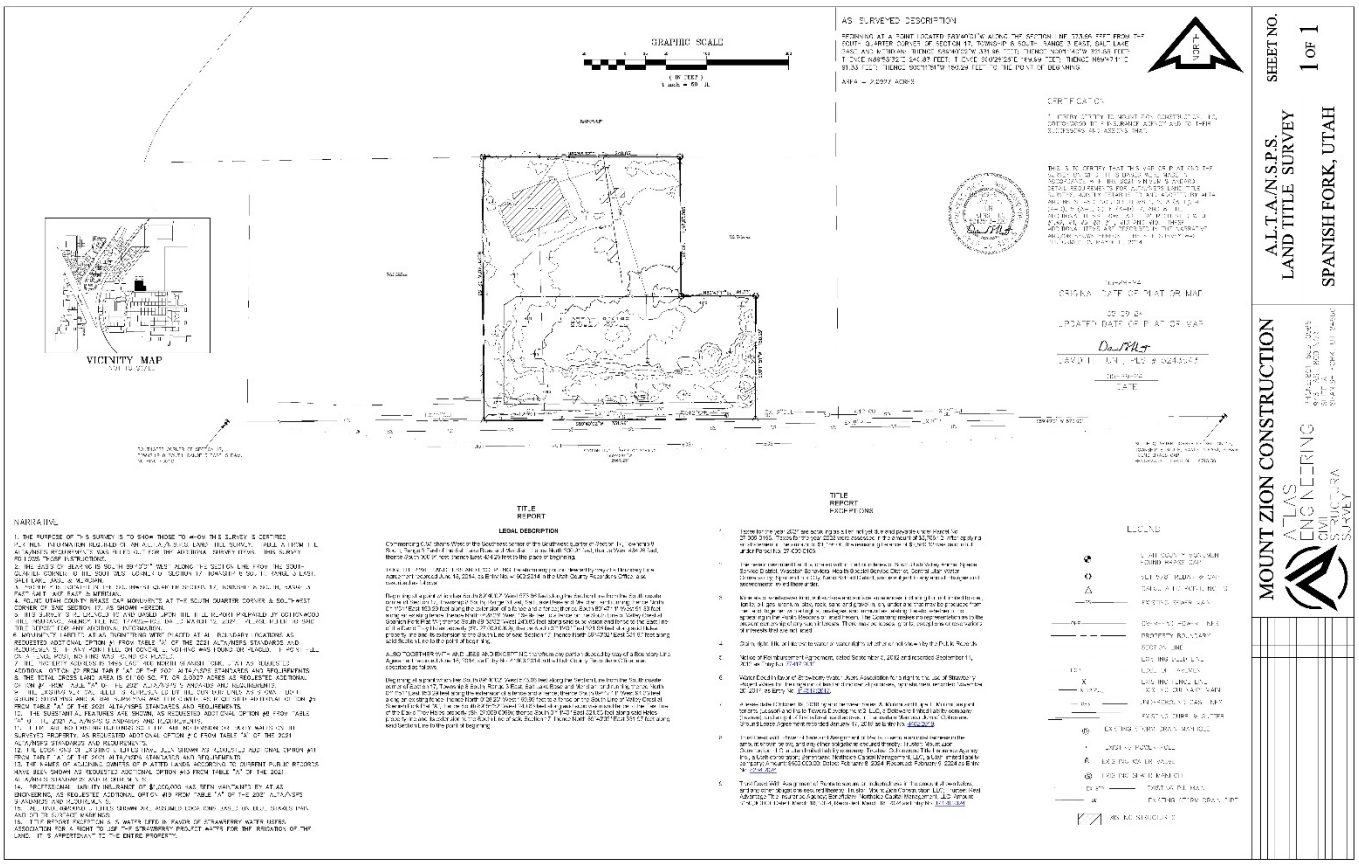
SPANISH FORK, UTAH

ZIONS LANDING

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


PROPERTY LINE
MIN. 3.5" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CL
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
6" CONCRETE
4" UBC REQ'D
CONCRETE PAD DETAIL
-NTS-
PROPERTY LINE
6' MASONRY WALL
PROPERTY LINE
*CROSS SECTION TO BE VERIFIED WITH UDOT STANDARDS.
5" THICK SIDEWALK
4" UBC MIN.
PLANTER STRIP
CURB & GUTTER
1" MIN SAWCUT LINE
CURB & GUTTER(UDOT TYPE B2)
7" HMA WITH SEAL COAT MICRO SURFACE / CHIP SEAL TO MATCH EXISTING*
8" UTBC*
12" GB*
80' ROW W/ TRAIL TYP.
-NTS-
400 NORTH
WALL FRONT VIEW
WALL PLAN VIEW
SEWER LATERAL CENTER OF LOT
CULINARY LATERAL 3' UPSTREAM
PRESSURIZED IRR LATERAL
NON CORNER LOTS WATER AND PI SERVICES ARE TO BE LOCATED NEAR THE CORNER WITHIN THE SIGHT TRIANGLE.
CORNER LOT
SEWER LATERAL 7' DOWNSTREAM
PRESSURIZED IRR LATERAL CENTER OF LOT
CULINARY LATERAL 3' UPSTREAM
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEEET
SPANISH FORK, UTAH
ZIONS LANDING
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


TYPE B1 CURB & GUTTER
AREA = 1.929 SQ FT
TYPE B2 CURB & GUTTER
AREA = 2.059 SQ FT
TYPE M1 CURB & GUTTER
AREA = 1.952 SQ FT
UNTREATED BASE COURSE
TYPE B3 CURB
AREA = 0.580 SQ FT
PAVEMENT
DEFORMED DOWEL
TYPE B4 CURB
AREA = 1.033 SQ FT
GROUND (TYP)
TYPE B5 CURB RAISED MEDIAN
AREA = 0.490 SQ FT
TYPE M2 CURB
AREA = 0.484 SQ FT
NOTES:
1. USE ¾ INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
2. PRECAST CURBS:
A. MINIMUM OF 10 FT IN LENGTH.
B. DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
C. INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.
3. MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
4. REFER TO STD DWG GW 2B FOR CURB AND GUTTER AT ADA ACCESSES.
REVISIONS
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2025 Standard Drawing
CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE
STD. DWG. NO.
GW 2A



VERTI-BLOCK RETAINING WALL DESIGN PACKAGE
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH

PROJECT AERIAL VIEW
REFERENCE AERIAL IMAGE FROM GOOGLE EARTH PRO, IMAGE TAKEN OCTOBER 9, 2024.

DESIGN PACKAGE CONTENTS		
	SHEET NO.	DESCRIPTION
SHOP DRAWINGS	1	COVER SHEET
	2	PLAN VIEW
	3	ELEVATION VIEW
	4	TYPICAL SECTION VIEW
	5	CONSTRUCTION SPECIFICATIONS & NOTES
	6	VERTI-BLOCK DETAILS
	7	DESIGN CRITERIA
DESIGN CALCULATION PACKAGE	SECTION 2	STABILITY CALCULATIONS
	SECTION 3	GLOBAL STABILITY RESULTS
	SECTION 4	SEISMIC CRITERIA

NOTE: THIS PLAN SET HAS BEEN PREPARED WITH COLOR LINE-TYPES TO MAKE SOME DETAILS AND SPECIFICATIONS MORE CLEAR. ANY COPIES OF THESE PLANS SHOULD BE MADE IN COLOR.

PREPARED FOR:
MOUNT ZION CONSTRUCTION, LLC
1072 WEST 570 SOUTH
AMERICAN FORK, UTAH 84003
ATTN: TAIONE MILLTONI

APPROVED BY: BRADLEY M. JOHNSON, P.E.

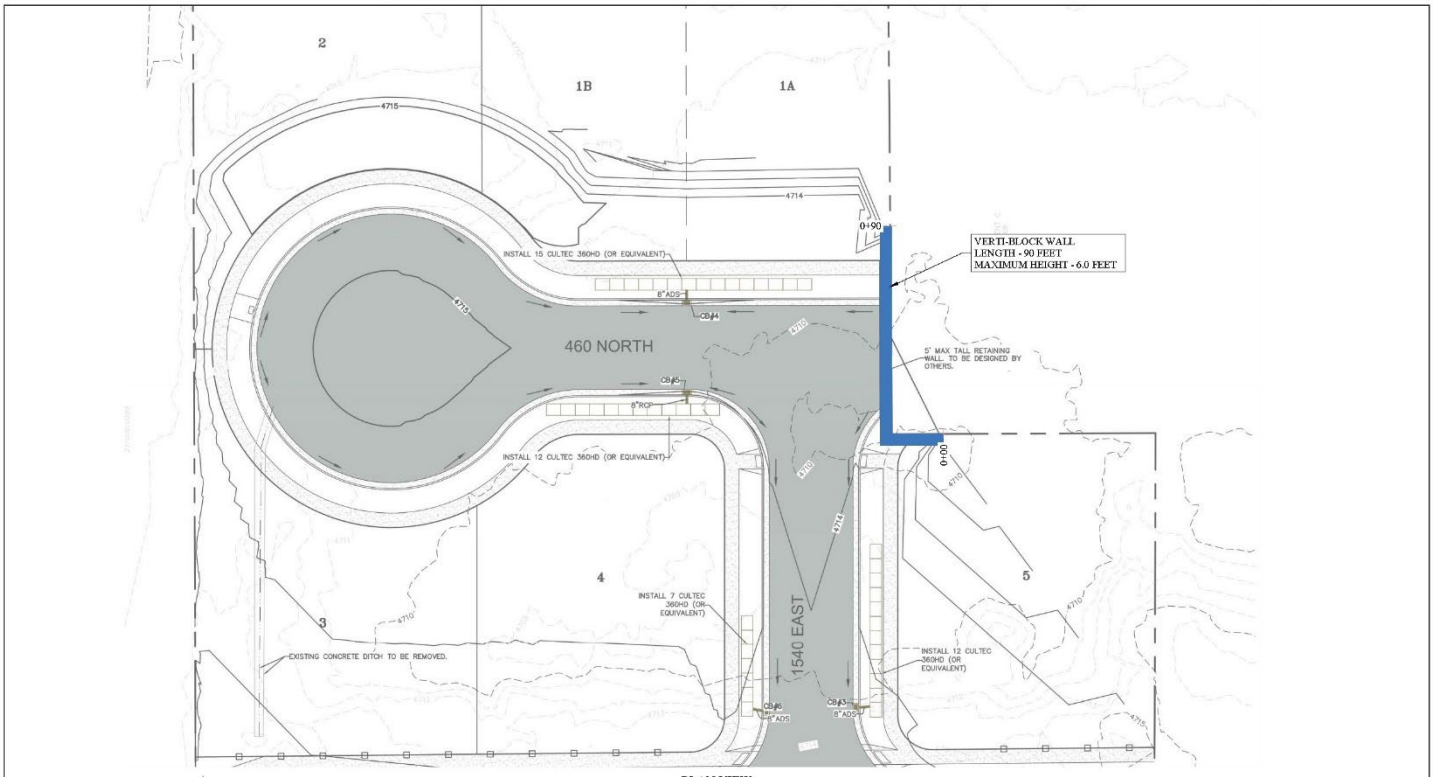
REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

IGES EST. 1990
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH
COVER SHEET

DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	1"=100'
IGES PROJECT NO:	04654-003	SHEET NO:	1 REV N/A

PROFESSIONAL ENGINEER 7885677-2202 BRADLEY M. JOHNSON 05/21/2025 ELECTRONIC SEAL STATE OF UTAH



PLAN VIEW

REFERENCE IMAGE FROM ATLAS ENGINEERING, ZIONS LANDING, GRADING PLAN, SHEET 4, SHEETS DATED FEBRUARY 2025.

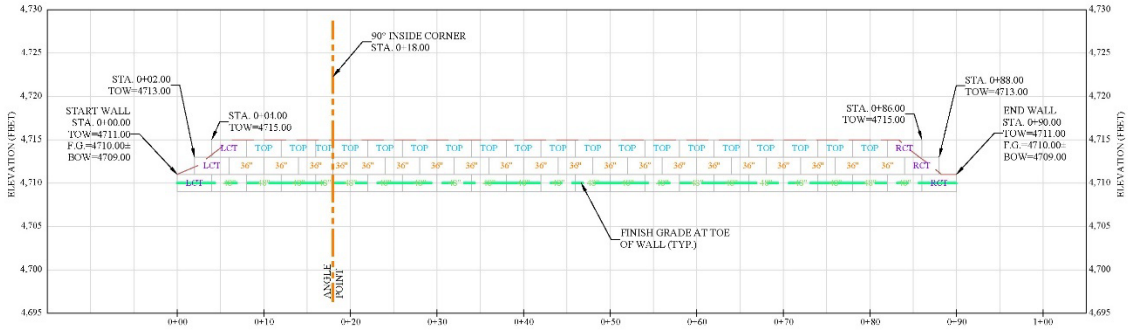
REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH
PLAN VIEW

DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	1"=30'
IGES PROJECT NO: 04654-003		SHEET NO: 2	REV N/A

PROFESSIONAL ENGINEER 7885637-2202 BRADLEY N. JOHNSON 05/21/2025 ELECTRONIC SEAL STATE OF UTAH



MATERIAL QUANTITY ESTIMATES	
MATERIAL	WALL
TOTAL WALL AREA (ft²)	528
36-INCH TOP UNITS	19
36-INCH UNITS	20
48-INCH UNITS	21
LEFT CORNER TOP UNITS	3
RIGHT CORNER TOP UNITS	3
UNIT FILL AND DRAINAGE GRAVEL (yd³)	40
CRUSHED STONE LEVELING PAD (yd³)	15
4-INCH PERFORATED DRAINAGE PIPE (ft)	120
NON-WOVEN GEOTEXTILE FABRIC (yd²)	100

0 2 4 6 10 20
SCALE: 1" = 10'

LEGEND

TOW = TOP OF RETAINING WALL
BOW = BOTTOM OF RETAINING WALL
FG = FINISHED GRADE AT BOTTOM OF WALL

ELEVATION VIEW

REFERENCE ELEVATIONS BASED ON DRAWINGS BY ATLAS ENGINEERING, ZIONS LANDING, GRADING PLAN, SHEET 4, SHEETS DATED FEBRUARY 2025. FIELD ADJUSTMENTS/CHANGES SHOULD BE EXPECTED ONCE CONSTRUCTION COMMENCES. IGES SHOULD BE CONSULTED WHERE FIELD CHANGES ARE REQUIRED.

TOP	36-INCH TOP BLOCK	48"	48-INCH BLOCK
36"	36-INCH BLOCK	RCT	RIGHT CORNER TOP BLOCK
LCT	LEFT CORNER TOP BLOCK		

REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH
ELEVATION VIEW

DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	1"=10'
IGES PROJECT NO: 04654-003		SHEET NO: 3	REV N/A

PROFESSIONAL ENGINEER 7885637-2202 BRADLEY N. JOHNSON 05/21/2025 ELECTRONIC SEAL STATE OF UTAH

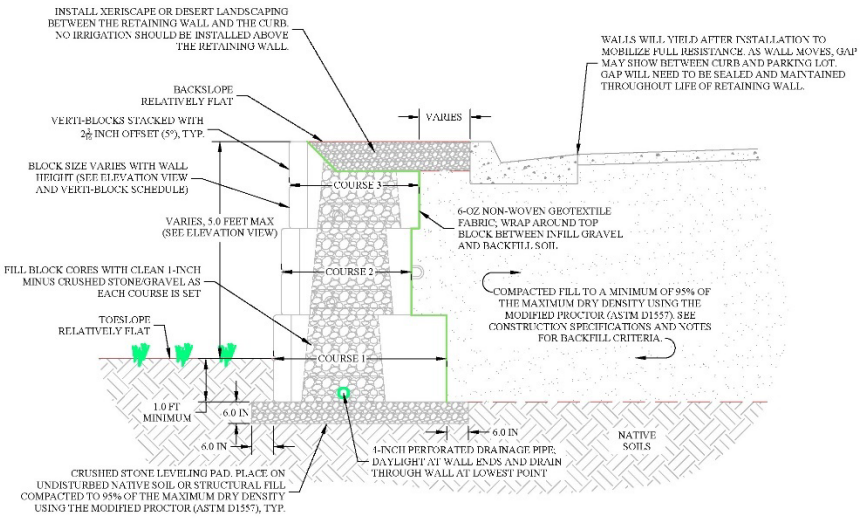
SECTION VIEW NOTES:

1. SOIL CUT SHOULD BE BENCHED AS NEEDED TO PROTECT WORKERS AND TO COMPLY WITH OSHA REQUIREMENTS.
2. RETAINING WALLS ARE VULNERABLE TO EROSION AND HYDROSTATIC PRESSURES IMMEDIATELY AFTER INSTALLATION BUT PRIOR TO THE PLACEMENT OF LANDSCAPING/FINISHING ELEMENTS (E.G. LANDSCAPING, HARDSCAPE, CURB & GUTTER, PAVEMENT, ETC.). TO MINIMIZE THE RISK OF DAMAGE TO THE WALL DURING ADDITIONAL SITE WORK, ALL SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM THE WALL. EXCESS WATER DURING HEAVY PRECIPITATION EVENTS, IF NOT DRAINED PROPERLY, CAN CAUSE WASHOUTS AT WALL ENDS AND 'BLOWOUTS' OF INTERIOR SECTIONS. THESE PRECAUTIONS SHOULD BE TAKEN DURING WALL CONSTRUCTION, AND AFTER, UNTIL THE FINAL SITE DRAINAGE, LANDSCAPING AND/OR PAVING ARE COMPLETE.
3. WE RECOMMEND THAT AN APPROPRIATE SAFETY FENCE/BARRICADE BE CONSIDERED BY THE OWNER ABOVE THE RETAINING WALL. DESIGN OF THE FENCE/BARRICADE IS SPECIFICALLY EXCLUDED FROM THE ENGINEERING OF THIS WALL. THE PLACEMENT OF THE FENCE POST SHOULD COMPLY WITH THE FOLLOWING RECOMMENDATIONS:
   - 3.1. IF FENCING SYSTEM WILL BE A CHAIN LINK, WROUGHT IRON FENCE OR RAILING, FOLLOW BLOCK MANUFACTURERS GUIDELINES (SEE VERTI-BLOCK CONSTRUCTION MANUAL AND VERTI-BLOCK DETAILS SHEET).
   - 3.2. IF FENCING SYSTEM WILL BE A PRIVACY FENCE (E.G. VINYL, WOOD, PRECAST), IGES SHOULD BE CONTACTED TO PROVIDE CONSTRUCTION RECOMMENDATIONS FOR THE FENCE POST LOCATION.

VERTI-BLOCK SCHEDULE
(BLOCK SIZE FOR EACH COURSE FOR VARIOUS WALL HEIGHTS, WITH COURSE 1 BEING THE BOTTOM COURSE)

COURSE	WALL HEIGHT (FEET)				
	2'	3'	4'	5'	6'
3	-	-	-	1'TOP	TOP
2	-	1'TOP	TOP	36"	36"
1	TOP	36"	36"	48"	48"

WHERE:
- TOP = TOP BLOCK
- 1'TOP = 1-FOOT TALL TOP BLOCK
- 36" = 36-INCH BLOCK
- 48" = 48-INCH BLOCK



TYPICAL SECTION VIEW
APPROXIMATE GRAPHICAL SCALE: 1 INCH = 2 FEET (11X17 ONLY)

SCALE: 1" = 2'

REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH
TYPICAL SECTION VIEW

DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	1"=2'
IGES PROJECT NO: 04654-003		SHEET NO: 4	REV N/A

PROFESSIONAL ENGINEER 7885637-2202 BRADLEY M. JOHNSON 05/21/2025 ELECTRONIC SEAL STATE OF UTAH

CONSTRUCTION SPECIFICATIONS & NOTES

1. INTRODUCTION
   - 1.1. FOLLOW THE GUIDANCE CONTAINED IN THE VERTI-BLOCK CONSTRUCTION MANUAL FOR THE RETAINING WALL UNLESS SPECIFICALLY SUPERSEDED BY MORE STRINGENT SPECIFICATIONS OR MATERIAL PROPERTIES PROVIDED HEREIN OR ON THE DRAWINGS.
     - 1.1.1. IN THE EVENT THERE IS ANY CONFLICT OR AMBIGUITY BETWEEN THE FOLLOWING SPECIFICATIONS AND THE REFERENCED GUIDANCE, BRING ALL SUCH ISSUES IMMEDIATELY TO THE ATTENTION OF IGES, INC. FOR WRITTEN CLARIFICATION.
   - 1.2. DESIGN AND CONSTRUCTION INFORMATION IS BASED ON INFORMATION OBTAINED FROM CIVIL PLANS (ATLAS ENGINEERING), PROJECT GEOTECHNICAL REPORT (IGES), DISCUSSIONS WITH THE CLIENT AND THE ENGINEERING ANALYSIS PERFORMED AS PART OF THE SCOPE OF WORK FOR THIS PROJECT BY IGES, INC.
   - 1.3. LOCATE ALL EXISTING UTILITIES PRIOR TO RETAINING WALL CONSTRUCTION.
   - 1.4. IMPLEMENT THE FOLLOWING MEASURES TO REDUCE THE POTENTIAL FOR HYDROSTATIC PRESSURES TO BUILD UP BEHIND THE RETAINING WALL:
     - 1.4.1. ESTABLISH VEGETATION OR EROSION CONTROL MEASURES ABOVE AND BELOW THE RETAINING WALL IMMEDIATELY FOLLOWING CONSTRUCTION.
     - 1.4.2. PLACE A 4-INCH (MINIMUM) PERFORATED DRAIN PIPE AT BOTTOM OF GRAVEL INFILL.
   - 1.5. CONDITIONS SUCH AS LEAKY OR BROKEN IRRIGATION LINES AND/OR UNCONTROLLED RUNOFF FROM IMPROPER SITE GRADING (E.G., ALLOWING WATER TO POND ABOVE THE RETAINING WALL) CAN LEAD TO SLOPE OR WALL MOVEMENT.
     - 1.5.1. HYDROSTATIC CONDITIONS WERE NOT CONSIDERED IN THE ANALYSES AND MUST BE AVOIDED.
     - 1.5.2. RETAINING WALLS ARE VULNERABLE TO EROSION AND HYDROSTATIC PRESSURES IMMEDIATELY AFTER INSTALLATION OF THE RETAINING WALL BLOCKS, BUT PRIOR TO THE PLACEMENT OF THE LANDSCAPING OR FINISHING ELEMENTS AT THE SITE (E.G., 8 INCHES OF LOW-PERMEABLE SOIL/HARDSCAPE, VEGETATION OF SLOPES, ETC.). AS THESE ARE CRITICAL COMPONENTS TO THE OVERALL STABILITY OF THE RETAINING WALL, THE RETAINING WALL IS NOT CONSIDERED COMPLETELY INSTALLED UNTIL THE LANDSCAPING/FINISHING ELEMENTS ARE COMPLETED. WE RECOMMEND THAT THESE ELEMENTS BE INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE BLOCKS.
     - 1.5.3. THE OWNER SHALL BE AWARE OF THE RISK IF THESE OR OTHER CONDITIONS OCCUR THAT COULD SATURATE OR ERODE THE SOIL BEHIND THE WALL, OR IF THE FINISHING/LANDSCAPING ELEMENTS ARE NOT INSTALLED IMMEDIATELY FOLLOWING THE INSTALLATION OF THE RETAINING WALL BLOCKS.
   - 1.6. COMPLY WITH ALL ASPECTS OF OSHA 1926 SUBPART P APP B, SLOPING AND BENCHING FOR ALL EXCAVATED SLOPES.
2. VERTI-BLOCK RETAINING WALL MATERIALS
   - 2.1. RETAINED BACKFILL CONSISTING OF NATIVE GRANULAR SOILS OR IMPORT MATERIALS COMPLYING WITH THE FOLLOWING CRITERIA:
     - 2.1.1. GRANULAR MATERIALS CONTAINING LESS THAN 25% FINES AND A MAXIMUM NOMINAL PARTICLE SIZE OF 4 INCHES
     - 2.1.2. PH GREATER THAN 3 BUT LESS THAN 9 AND PI OF 6 OR LESS
     - 2.1.3. REASONABLY FREE FROM ORGANIC OR OTHER DELETERIOUS MATERIALS
     - 2.1.4. MINIMUM EFFECTIVE FRICTION ANGLE OF 32 DEGREES
     - 2.1.5. ANY STRUCTURAL FILL USED BELOW OR BEHIND THE RETAINING WALL SHALL BE TESTED FOR COMPLIANCE WITH THE SPECIFICATIONS ABOVE.
   - 2.2. LEVELING PAD
     - 2.2.1. 6-INCHES (MINIMUM) OF CLEAN 1-INCH MINUS CRUSHED STONE OR CRUSHED GRAVEL.
   - 2.3. USE NEW BLOCK MATERIALS MEETING THE MINIMUM REQUIREMENTS OF VERTI-BLOCK RETAINING WALL SYSTEMS (VERTI-CRETE, LLC).
   - 2.4. FACING FILL AND DRAINAGE GRAVEL FILL
     - 2.4.1. CLEAN CRUSHED STONE OR CRUSHED GRAVEL THAT COMPLIES WITH THE FOLLOWING CRITERIA:

2.4.1.1. SIEVE SIZE	% PASSING
2"	100
1"	75-100
⅜"	0-15
NO. 4	0-10
NO. 200	0-5

   - 2.5. 4-INCH (MINIMUM) PERFORATED PIPE (NO SOCK IS REQUIRED).
3. VERTI-BLOCK RETAINING WALL INSTALLATION
   - 3.1. FIELD VERIFY PROPOSED FINISHED GRADE AT BOTTOM OF WALL TO PROVIDE THE MINIMUM WALL EMBEDMENT AS SHOWN ON THE SECTION DRAWING.
   - 3.2. GRADE AND COMPACT FOUNDATION SUBGRADE SOILS FOR THE FULL LENGTH OF THE LEVELING PAD AND UP TO THE SOIL CUT PRIOR TO PLACEMENT OF THE LEVELING PAD AND ANY BACKFILL.
     - 3.2.1. REMOVE ANY FOUNDATION SOILS FOUND TO BE UNSUITABLE OR UNSTABLE AND REPLACED WITH APPROVED FILL.
   - 3.3. SET THE LEVELING PAD LEVEL SIDE-TO-SIDE AND FRONT-TO-BACK.
     - 3.3.1. INSTALL LEVELING PAD TO A MINIMUM OF 6 INCHES THICK AND EXTEND LATERALLY A MINIMUM OF 6 INCHES BEYOND THE ENDS OF THE BLOCKS BOTH FRONT AND BACK AS SHOWN ON THE DRAWINGS.
   - 3.4. SET THE FIRST ROW OF VERTI-BLOCK UNITS AND CHECK FOR LEVEL AND ALIGNMENT.
     - 3.4.1. INSTALL WALL ELEMENTS IN ACCORDANCE WITH VERTI-BLOCK GUIDELINES.
   - 3.5. POUR DRAINAGE INFILL GRAVEL INTO THE HOLLOW CORE OF EACH VERTI-BLOCK AND BETWEEN AND WITHIN THE BLOCKS AS EACH ROW OF BLOCKS IS INSTALLED. BEFORE ADDITIONAL COURSES OF BLOCKS ARE ADDED, THE CONTRACTOR MUST ENSURE THAT ALL VOIDS ARE FILLED AND NO AIR POCKETS ARE DETECTED.
     - 3.5.1. SET DRAINAGE PIPE AT THE BASE OF THE GRAVEL INFILL ZONE WHICH SHALL SLOPE TO DAYLIGHT AND DISCHARGE AT THE LOW ENDS OF THE RETAINING WALL.
   - 3.6. REMOVE AND SWEEP OFF ALL EXCESS AGGREGATE AND OTHER MATERIALS FROM THE TOP OF THE BLOCKS BEFORE CONTINUING TO THE NEXT COURSE.
   - 3.7. PLACE WALL BACKFILL MATERIAL IN 12-INCH MAXIMUM LOOSE LIFTS AND COMPACT TO A MINIMUM OF 95 PERCENT OF ASTM D1557 (MODIFIED PROCTOR). THINNER LIFTS MAY BE NECESSARY TO ACHIEVE REQUIRED COMPACTION.
     - 3.7.1. PERFORM DENSITY TESTING OF THE BACKFILL SOILS AT 50-FOOT INTERVALS ON EVERY LIFT.
     - 3.7.2. USE ONLY SMALL, WALK-BEHIND TYPE COMPACTION EQUIPMENT WITHIN 3 FEET OF THE BACK OF THE RETAINING WALL BLOCK.
     - 3.7.3. IF ANY LOCATIONS EXIST WHERE THE RETAINING WALL WILL NOT BE PLACED UPON NATIVE SOILS, COMPACT THE FILL TO A MINIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D1557 (MODIFIED PROCTOR).
   - 3.8. INSTALL EACH SUBSEQUENT COURSE TO BOND ON TOP OF THE BASE ROW. POSITION BLOCKS TO BE OFFSET FROM SEAMS OF BLOCKS ON LOWER COURSE. BLOCKS SHALL BE PLACED AT A ¾-INCH SETBACK AND RECESSED OVER THE ALIGNMENT HOOP.
     - 3.8.1. CHECK EACH BLOCK COURSE FOR PROPER ALIGNMENT AND LEVEL.
     - 3.8.2. CONTINUE TO UNIT FILL AND BACKFILL BEHIND EACH COURSE OF UNITS AS DESCRIBED IN NOTES 3.5 THROUGH 3.7.
   - 3.9. PROVIDE A FINAL GRADE ABOVE AND BELOW THE RETAINING WALL THAT WILL ALLOW FOR POSITIVE DRAINAGE AND PREVENT PONDING.
   - 3.10. PROTECT FINAL COMPLETED RETAINING WALL FROM ADDITIONAL SITE CONSTRUCTION.
     - 3.10.1. DO NOT OPERATE LARGE EQUIPMENT OR STORE MATERIALS ABOVE THE WALL THAT EXCEED THE DESIGN SURCHARGE LOADS AS SPECIFIED ON THE DESIGN CRITERIA SHEET.
4. CONSTRUCTION OBSERVATION
   - 4.1. TO FULFILL ANY APPLICABLE CITY, COUNTY AND/OR STATE AGENCY REQUIREMENTS, AND TO PROTECT THE CONTRACTOR AND DESIGN ENGINEER, IGES, INC. MUST PERFORM PERIODIC CONSTRUCTION OBSERVATIONS TO PROVIDE A FINAL CONSTRUCTION OBSERVATION LETTER.
     - 4.1.1. IF IGES, INC. DOES NOT OBSERVE THE RETAINING WALLS DURING CONSTRUCTION, A FINAL LETTER REGARDING COMPLIANCE OF THE WALL CONSTRUCTION WITH THE DESIGN CRITERIA AND RECOMMENDATIONS CANNOT BE PROVIDED. IF IGES, INC. DOES NOT PERFORM THE PERIODIC CONSTRUCTION OBSERVATIONS OUTLINED BELOW, THE WALL CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR THE RETAINING WALLS.
   - 4.2. WALL OBSERVATIONS SCHEDULE
     - 4.2.1. OBSERVE THE EXCAVATION OF THE LEVELING PAD FOUNDATION SOILS.
       - 4.2.1.1. ASSESS THE SUITABILITY OF THE FOUNDATIONS SOILS.
     - 4.2.2. OBSERVE THE INSTALLATION OF THE RETAINING WALL BLOCK AT VARIOUS STAGES OF CONSTRUCTION.
       - 4.2.2.1. ASSESS MINIMUM EMBEDMENT REQUIREMENTS.
       - 4.2.2.2. ASSESS DEPTH OF GRAVEL DRAINAGE ZONE AND TYPE, LOCATION AND DIAMETER OF DRAINAGE PIPE.
       - 4.2.2.3. ASSESS BLOCK PLACEMENT AND POSITIONING FOR COMPLIANCE WITH THE REQUIREMENTS IN THE SECTIONS ABOVE.
     - 4.2.3. OBSERVE THE INSTALLATION OF THE BACKFILL MATERIAL.
       - 4.2.3.1. VERIFY THAT THE BACKFILL MATERIALS MEET THE REQUIREMENTS SET FORTH IN THE SECTIONS ABOVE.
         - 4.2.3.1.1. ASSESS LOOSE LIFT THICKNESS, FILL PLACEMENT AND COMPACTION.
         - 4.2.3.1.2. ASSESS COMPACTED BACKFILL MATERIAL FOR COMPLIANCE WITH REQUIREMENTS SET FORTH IN THE SECTIONS ABOVE.
     - 4.2.4. OBSERVE THE COMPLETED RETAINING WALL SYSTEM.
       - 4.2.4.1. ASSESS THE FINISHED RETAINING WALL HEIGHT AND BATTER.
       - 4.2.4.2. OBSERVE THAT BACKSLOPE AND TOESLOPE GRADING CONDITIONS DO NOT EXCEED DESIGN GEOMETRY TOLERANCES.
       - 4.2.4.3. ASSESS SUITABILITY OF EROSION CONTROL MEASURES INSTALLED ABOVE THE RETAINING WALL.

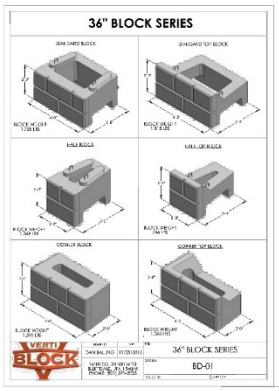
REV	REVISION DESCRIPTION	DATE	BY	CHK
	REVISIONS			

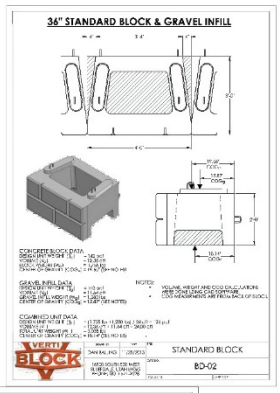
12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

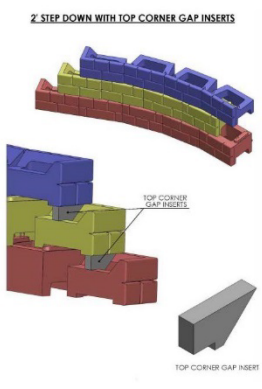
VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH
CONSTRUCTION SPECIFICATIONS & NOTES

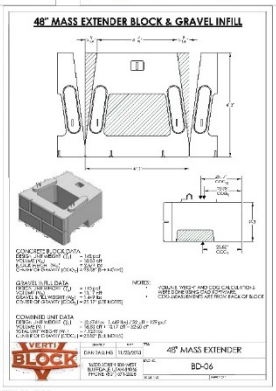
DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	N.T.S.
IGES PROJECT NO: 04654-003		SHEET NO: 5	REV N/A

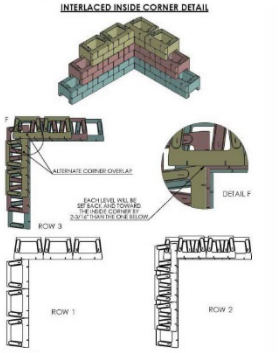
PROFESSIONAL ENGINEER 7885637-2202 BRADLEY M. JOHNSON 05/21/2025 ELECTRONIC SEAL STATE OF UTAH











DETAILS PROVIDED BY VERTI-CRETE RETAINING WALL SYSTEMS, INC.

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH

VERTI-BLOCK DETAILS

DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	NTS
IGES PROJECT NO: 04654-003		SHEET NO: 6	REV N/A

RETAINING WALL GEOMETRY AND LOADING CONDITIONS			
LENGTH (FEET)	MAXIMUM HEIGHT (FEET)	BACKSLOPE CONDITIONS	SURCHARGE LOADING
90	6	RELATIVELY FLAT	250 PSF (ROADWAY)

SOIL CONDITIONS USED IN DESIGN (ASSUMED)			
EARTH MATERIALS	FRICTION ANGLE	COHESION	UNIT WEIGHT
RETAINED SOIL	32°	0 PSF	120 PCF
FOUNDATION SOIL	32°	50 PSF	120 PCF

SOURCES & NOTES:
1. IGES, GEOTECHNICAL INVESTIGATION, ZION'S LANDING SUBDIVISION, 1495 EAST 400 NORTH, SPANISH FORK, UTAH, IGES PROJECT NO. 04651-001, DATED MAY 10, 2024.
2. COHESION USED ONLY IN GLOBAL STABILITY ANALYSES.

GENERAL NOTES:
1. THE ENGINEERING PRESENTED IN THIS DESIGN PACKAGE IS BASED ON SPECIFIC PRODUCTS (E.G., VERTI-BLOCKS, FILL MATERIAL, ETC.). ANY SUBSTITUTION OF THE SPECIFIED PRODUCTS WILL INVALIDATE THIS ENGINEERING. ANY CHANGES IN WALL LOCATION, ELEVATIONS OF LEVELING PAD, GRADES AT THE TOE OR TOP OF THE WALL, AND SOIL PARAMETERS AT THE SITE WILL ALSO INVALIDATE THE ENGINEERING. FIELD ADJUSTMENTS/CHANGES MAY BE NEEDED TO MEET ACTUAL CONDITIONS ONCE CONSTRUCTION COMMENCES. IGES SHOULD BE CONSULTED WHERE FIELD CHANGES ARE REQUIRED.
2. THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE INTELLECTUAL PROPERTY OF IGES, INC. THE DESIGN PACKAGE HAS BEEN FURNISHED FOR THIS SPECIFIC PROJECT ONLY. ANY PARTY ACCEPTING THIS DOCUMENT DOES SO IN CONFIDENCE AND AGREES THAT NO USE OR RE-USE OF THESE DOCUMENTS (EITHER IN WHOLE OR IN PART) SHALL BE PERMITTED UNLESS EXPRESSLY AUTHORIZED IN WRITING BY IGES, INC.
3. RETAINING WALLS ARE VULNERABLE TO EROSION AND HYDROSTATIC PRESSURES IMMEDIATELY AFTER INSTALLATION BUT PRIOR TO THE PLACEMENT OF LANDSCAPING/FINISHING ELEMENTS AT THE SITE (E.G., LANDSCAPING, HARDSCAPE, CURB & GUTTER, PAVEMENT, ETC.). TO MINIMIZE THE RISK OF DAMAGE TO THE WALL DURING ADDITIONAL SITE WORK, ALL SURFACE DRAINAGE SHOULD BE DIRECTED AWAY FROM THE WALL. EXCESS WATER DURING HEAVY RAIN EVENTS, IF NOT DRAINED PROPERLY, CAN CAUSE WASHOUTS AT WALL ENDS AND 'BLOWOUTS' OF INTERIOR SECTIONS. THESE PRECAUTIONS SHOULD BE TAKEN DURING AND AFTER WALL CONSTRUCTION UNTIL THE FINAL SITE DRAINAGE, LANDSCAPING AND PAVING ARE COMPLETE.

ENGINEERING ANALYSIS USED IN DESIGN	
ANALYSIS	DESIGN REFERENCES/SOFTWARE
EXTERNAL STABILITY (VERTI-BLOCK)	VERTI-BLOCK RETAINING WALLS, 2023 VERTICRETE WALL DESIGNER SOFTWARE, VERSION 6.0.23160.945, BUILD DATE JUNE 9, 2023, AUTHOR ROBERT RACE
GLOBAL STABILITY	SLIDE 2: ROCSCIENCE, INC., 1998-2025, VERSION 9.038, BUILD DATE MARCH 3, 2025.

SEISMIC PARAMETERS USED IN DESIGN					
SEISMIC CRITERIA	MCE_G PGA	SITE CLASS	F_{PGA}	PGA_M	HORIZONTAL COEFFICIENT (k_h)
ASCE 7-16	0.661g	D	1.2	0.793g	0.087g (EXTERNAL) 0.397g (GLOBAL)

SOURCES & NOTES:
1. SEISMIC PARAMETERS DEVELOPED FOLLOWING THE CRITERIA OUTLINED IN ASCE 7-16. THE *ASCE 7 HAZARD TOOL* WAS USED TO DETERMINE THE MAPPED MCE_G PEAK GROUND ACCELERATION (MCE_G PGA) FOR THE SITE. BASED ON THE GEOTECHNICAL INVESTIGATION (IGES, 2024), THE SITE SOIL CLASS IS REPRESENTED BY A SITE CLASS D - STIFF SOIL. THE MCE$_G$ PEAK GROUND ACCELERATION WAS ADJUSTED FOR SITE CLASS EFFECTS (PGA_M).
2. HORIZONTAL SEISMIC COEFFICIENT (k_h)
   2.1. EXTERNAL SEISMIC COEFFICIENT (k_{h-ext})
      2.1.1. THE EXTERNAL COEFFICIENT WAS DETERMINED USING THE METHODOLOGY OUTLINED IN BRAY ET AL (2010) [SEE ALSO AASHTO LRFD BRIDGE DESIGN MANUAL IN CHAPTER 11 APPENDIX]. THE 5% DAMPED RESPONSE SPECTRUM NSHM CONTERMINOUS U.S. 2023 MODEL (2% IN 50 YEARS) WAS UTILIZED FOR THE CALCULATIONS (SEE OUTPUT GIVEN IN SECTION 4) FOUND AT [https://earthquake.usgs.gov/nshmp/hazard/dynamic]. LACKING ANY CRITICAL STRUCTURES OF FACILITIES WITHIN THE INFLUENCE ZONE OF THE WALLS, AN ALLOWABLE DISPLACEMENT OF 15 CENTIMETERS (~6 INCHES) WAS CONSIDERED ACCEPTABLE FOR THE WALLS ON THIS PROJECT.
         2.1.1.1. IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN BRAY ET AL (2010), THE ESTIMATED DISPLACEMENT FOR THE MAXIMUM SECTION OF THE RETAINING WALLS WAS EVALUATED. TWO METHODS WERE UTILIZED TO ESTIMATE THE SEISMIC DISPLACEMENT: THE NEWMARK DISPLACEMENT METHOD (ANDERSON ET AL, 2008), AND THE SIMPLIFIED PROCEDURE (BRAY AND TRAVASAROU, 2007). BASED ON THESE ANALYSES, THE ANTICIPATED MEAN DISPLACEMENT FOR THE MAXIMUM SECTION OF THE RETAINING WALL WILL BE APPROXIMATELY LESS THAN 1 INCH, WHICH IS WITHIN THE TOLERABLE LIMITS FOR THIS WALL TYPE.
      2.1.2. GLOBAL SEISMIC COEFFICIENT ($k_{h-GLOBAL}$)
         2.1.2.1. ONE-HALF OF THE PGA_M WAS USED TO MODEL THE HORIZONTAL SEISMIC ACCELERATION FOR GLOBAL STABILITY ANALYSES (k_h = 0.397g).
3. REFERENCES:
   3.1. ANDERSON, D.G., MARTIN, G.R., LAM, I., WANG, J.N., 2008, SEISMIC ANALYSIS AND DESIGN OF RETAINING WALLS, BURIED STRUCTURES, SLOPES, AND EMBANKMENTS, NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM (NCHRP) REPORT 611.
   3.2. BRAY, J.D., TRAVASAROU, T., 2007, SIMPLIFIED PROCEDURE FOR ESTIMATES EARTHQUAKE INDUCED DEVIATORIC SLOPE DISPLACEMENTS, JOURNAL OF GEOTECHNICAL & GEOENVIRONMENTAL ENGINEERING, ASCE, V. 133(4), PP. 381-392, APRIL 2007.
   3.3. BRAY, J.D., TRAVASAROU, T., AND ZUPAN, J., 2010, SEISMIC DISPLACEMENT DESIGN OF EARTH RETAINING STRUCTURES, ASCE EARTH RETENTION CONFERENCE 3, BELLEVUE, WA. AMERICAN SOCIETY OF CIVIL ENGINEERS, RESTON, VA, pp. 638-655.
   3.4. IGES, GEOTECHNICAL INVESTIGATION, ZION'S LANDING SUBDIVISION, 1495 EAST 400 NORTH, SPANISH FORK, UTAH, IGES PROJECT NO. 04651-001, DATED MAY 10, 2024.

REV	REVISION DESCRIPTION	DATE	BY	CHK

REVISIONS

12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

VERTI-BLOCK RETAINING WALL
ZIONS LANDING SUBDIVISION
1540 EAST 400 NORTH
SPANISH FORK, UTAH

DESIGN CRITERIA

DESIGNED BY:	PQL	5-19-2025	PLOT SCALE
DRAWN BY:	PQL	5-19-2025	1=1
CHECKED BY:	BMJ	5-19-2025	DWG SCALE
APPROVED BY:	BMJ	5-19-2025	NTS
IGES PROJECT NO: 04654-003		SHEET NO: 7	REV N/A

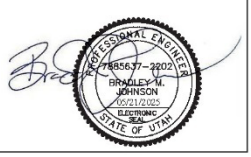
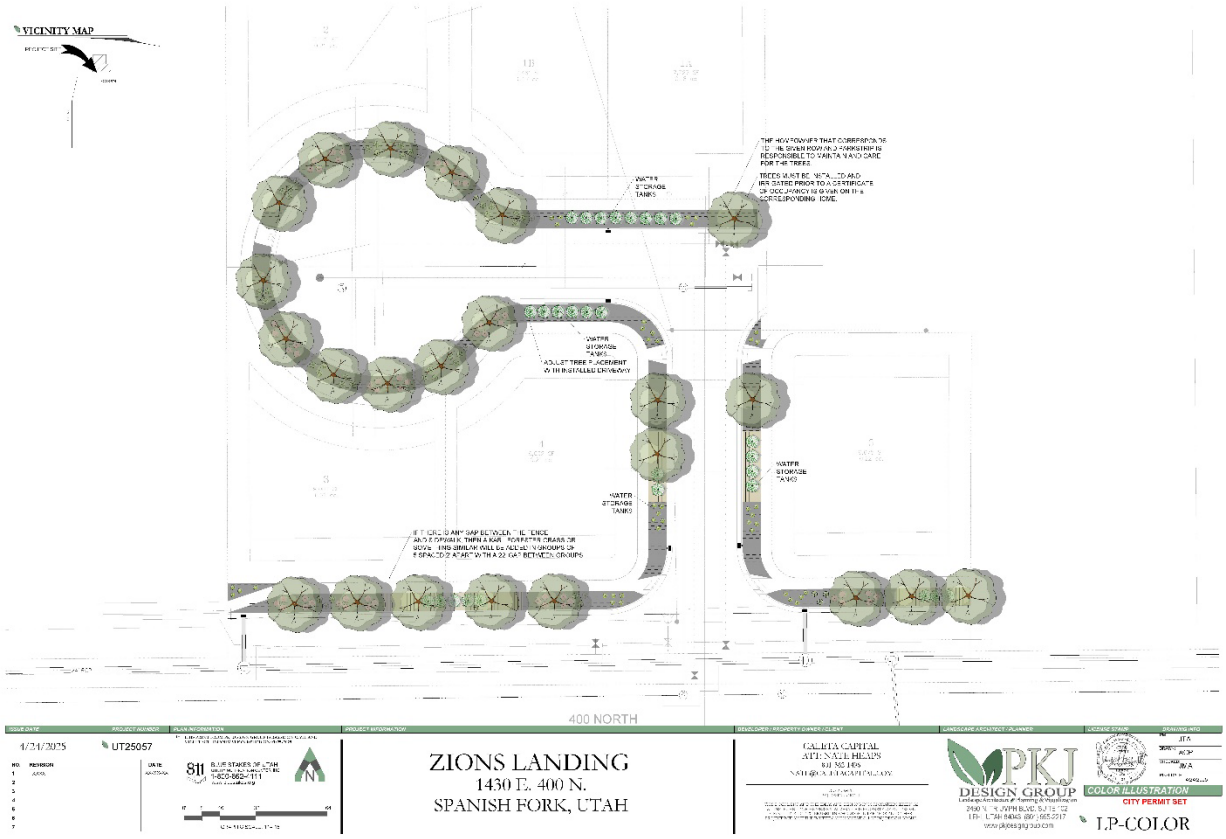
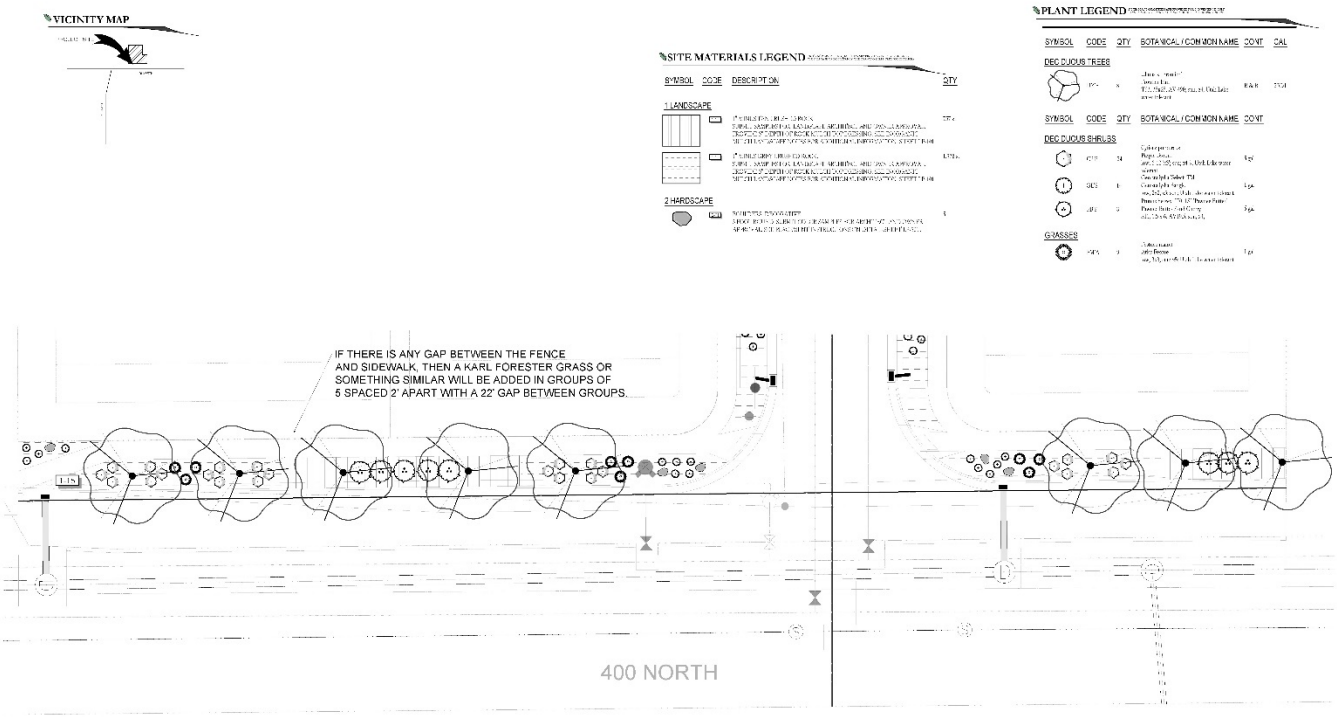
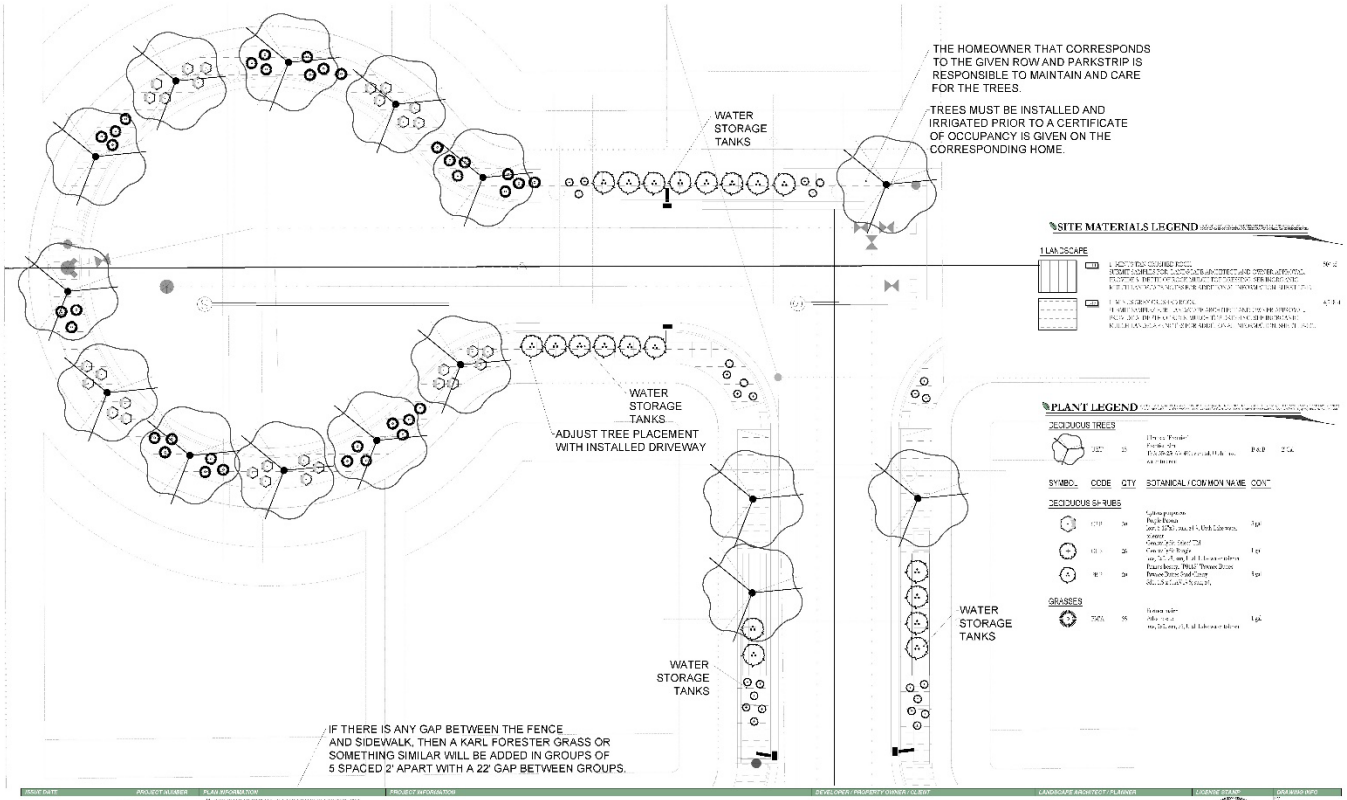


EXHIBIT 3


VICINITY MAP
400 NORTH
4/24/2025
UT25057
811
BLUE STAKES OF UTAH
1-800-662-4111
ZIONS LANDING
1430 E. 400 N.
SPANISH FORK, UTAH
CALETA CAPITAL
ATTN: NATE HEAPS
PKJ DESIGN GROUP
COLOR ILLUSTRATION
CITY PERMIT SET
LP-COLOR


VICINITY MAP
SITE MATERIALS LEGEND
SYMBOL CODE DESCRIPTION QTY
1 LANDSCAPE
2 HARDSCAPE
PLANT LEGEND
SYMBOL CODE QTY BOTANICAL / COMMON NAME CONT CAL
DECIDUOUS TREES
DECIDUOUS SHRUBS
GRASSES
IF THERE IS ANY GAP BETWEEN THE FENCE AND SIDEWALK, THEN A KARL FORESTER GRASS OR SOMETHING SIMILAR WILL BE ADDED IN GROUPS OF 5 SPACED 2' APART WITH A 22' GAP BETWEEN GROUPS.
400 NORTH
4/24/2025
UT25057
811
BLUE STAKES OF UTAH
1-800-662-4111
ZIONS LANDING
1430 E. 400 N.
SPANISH FORK, UTAH
CALETA CAPITAL
ATTN: NATE HEAPS
PKJ DESIGN GROUP
LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/24/2025	UT25057	

NO.	REVISION	DATE
1	XXXX	XX.XX.XX

811 BLUE STAKES OF UTAH 1-800-662-4111

GRAPHIC SCALE: 1" = 30'

ZIONS LANDING
1430 E. 400 N.
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
CALETA CAPITAL
ATE NATE HEAPS
801 362 1496
NATE@CALETACAPITAL.COM

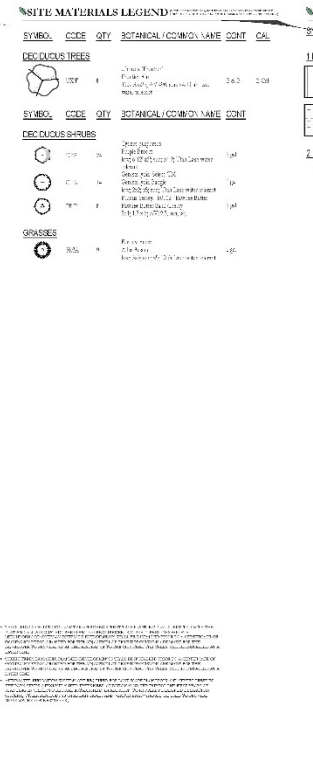
LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO
JTA
ACP
JMA

STREET TREE PLAN
CITY PERMIT SET

LP-100



ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
4/24/2025	UT25057	

NO.	REVISION	DATE
1	XXXX	XX.XX.XX

811 BLUE STAKES OF UTAH 1-800-662-4111

ZIONS LANDING
1430 E. 400 N.
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
CALETA CAPITAL
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801 362 1496
NATE@CALETACAPITAL.COM

LANDSCAPE ARCHITECT / PLANNER
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LEHI, UTAH 84043 (801) 995-2217
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO
JTA
ACP
JMA

LANDSCAPE COVER
CITY PERMIT SET

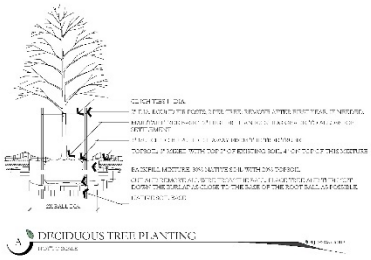
LP-101

LANDSCAPE PLAN SPECIFICATIONS

SITE MATERIALS LEGEND

PLANT LEGEND

GENERAL LANDSCAPE NOTES

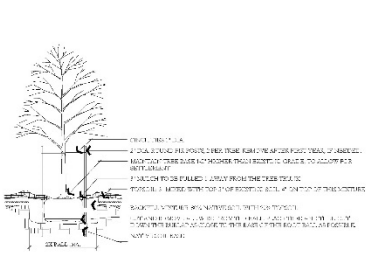


A DECIDUOUS TREE PLANTING

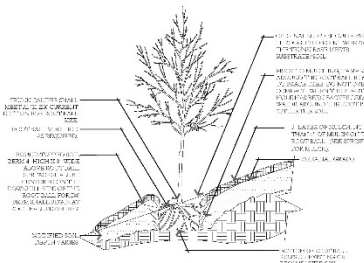
SITE REQUIREMENT CALCULATIONS

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/24/2025	UT25057		ZIONS LANDING 1430 E. 400 N. SPANISH FORK, UTAH	CALETA CAPITAL ATT: NATE HEAPS 801.360.1496 NATE@CALETACAPITAL.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	STREET TREE COVER CITY PERMIT SET	JTA ACP JMA 4/24/2025

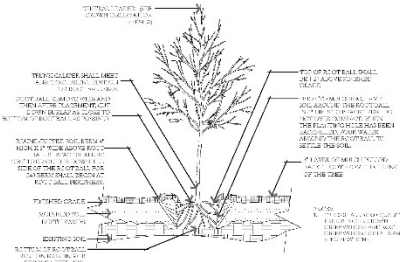
LP-101



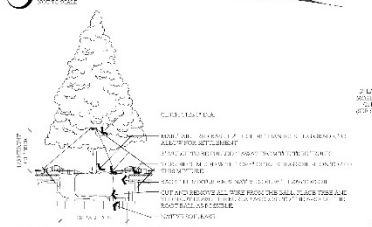
A DECIDUOUS TREE PLANTING



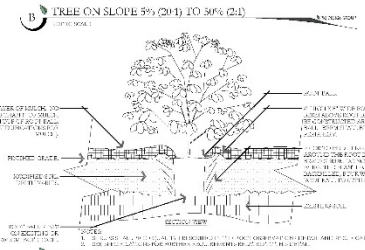
B TREE ON SLOPE 5% (20:1) TO 50% (2:1)



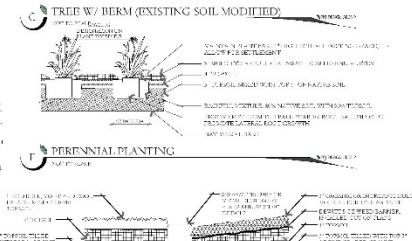
C TREE W/ BERM (EXISTING SOIL MODIFIED)



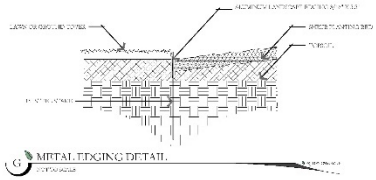
D EVERGREEN TREE PLANTING



E SHRUB - MODIFIED SOIL

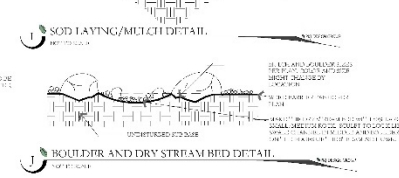


F PERENNIAL PLANTING



G METAL EDGING DETAIL

H PERENNIAL/GROUNDCOVER PLANTING



I SOD LAYING/MULCH DETAIL

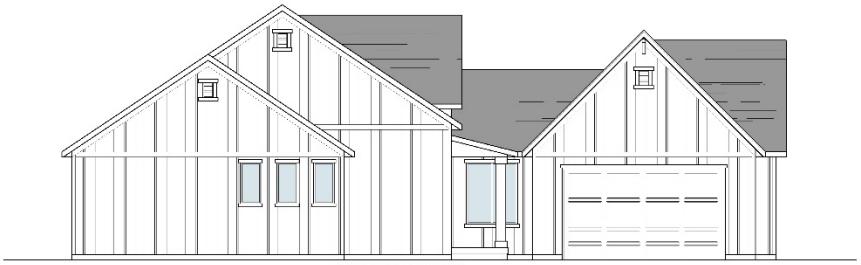
J BOULDER AND DRY STREAM BED DETAIL

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
4/24/2025	UT25057		ZIONS LANDING 1430 E. 400 N. SPANISH FORK, UTAH	CALETA CAPITAL ATT: NATE HEAPS 801.360.1496 NATE@CALETACAPITAL.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 995-2217 www.pkjdesigngroup.com	LANDSCAPE DETAILS CITY PERMIT SET	JTA ACP JMA 4/24/2025

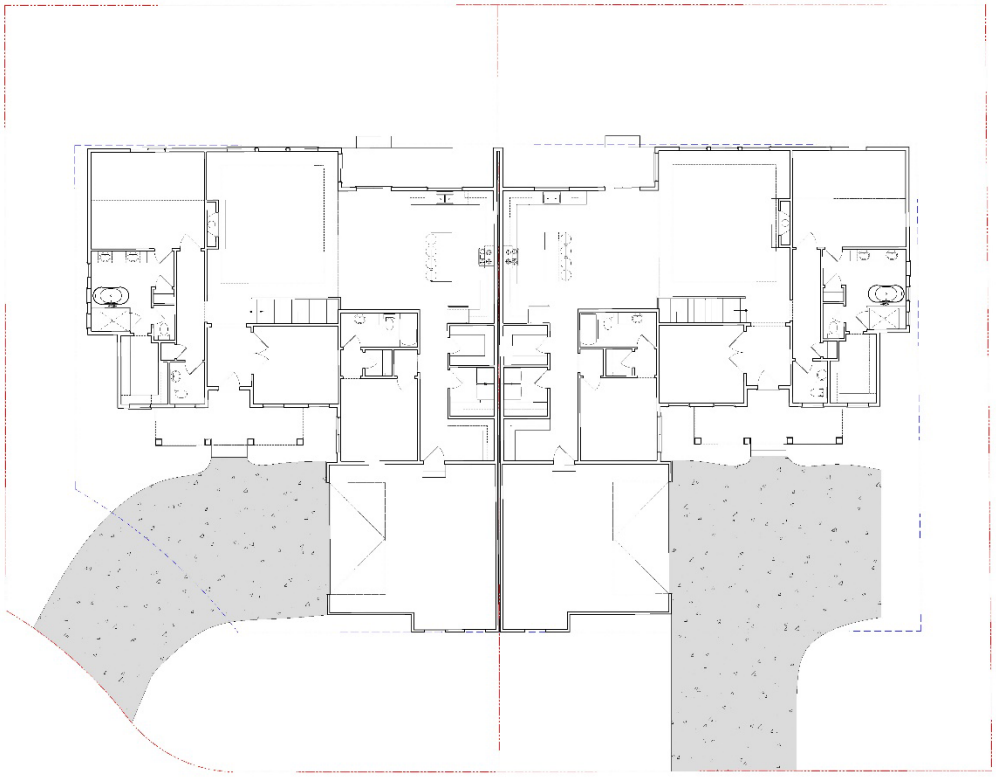
LP-501

EXHIBIT 4

FRONT ELEVATION



LEFT SIDE ELEVATION




COVERED PATIO
COVERED PATIO
MASTER BEDROOM
GREAT ROOM
KITCHEN
KITCHEN
DINING
DINING
GREAT ROOM
MASTER BEDROOM
MASTER BATH
MASTER BATH
W.I.C.
ENTRY
OFFICE
BEDROOM #2
COVERED PORCH
MUD ROOM
MUD ROOM
BEDROOM #2
OFFICE
ENTRY
W.I.C.
COVERED PORCH
MAIN FLOOR PLAN
MAIN FLOOR PLAN
2 STALL GARAGE
548 SQ. FT.
2 STALL GARAGE
548 SQ. FT.

DEVELOPMENT REVIEW COMMITTEE

JUNE 18, 2025

Pacific Horizon Credit Union
Site Plan
1175 South Main Street
1 acre
C-2 Zone
Mixed Use General Plan Designation

PROPOSAL

The Applicant applied for Site Plan approval to construct a building for a financial institution on the subject property. Financial Institutions are listed as a permitted use in the C-2 Zone. The site will have access from Main Street and South Lane with the proposed building located towards the west site of the property.

An eight-foot-tall precast concrete wall is shown on the civil drawings along the north property line adjacent to existing residential properties, with a note that the wall height will drop to three feet tall to allow clear vision along South Lane. The municipal code requires a six-foot-tall wall adjacent to a residential zone, but the City Council can approve a wall up to eight feet tall (§15.4.16.150). Fencing adjacent to the residential property on the south side will be installed depending on the development timing of that property. Staff is currently reviewing a site plan for an office building on that adjacent property.

Some of the key issues to consider are: development timing, utilities, easements, road dedication, fencing.

STAFF RECOMMENDATION

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

Finding

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

Conditions

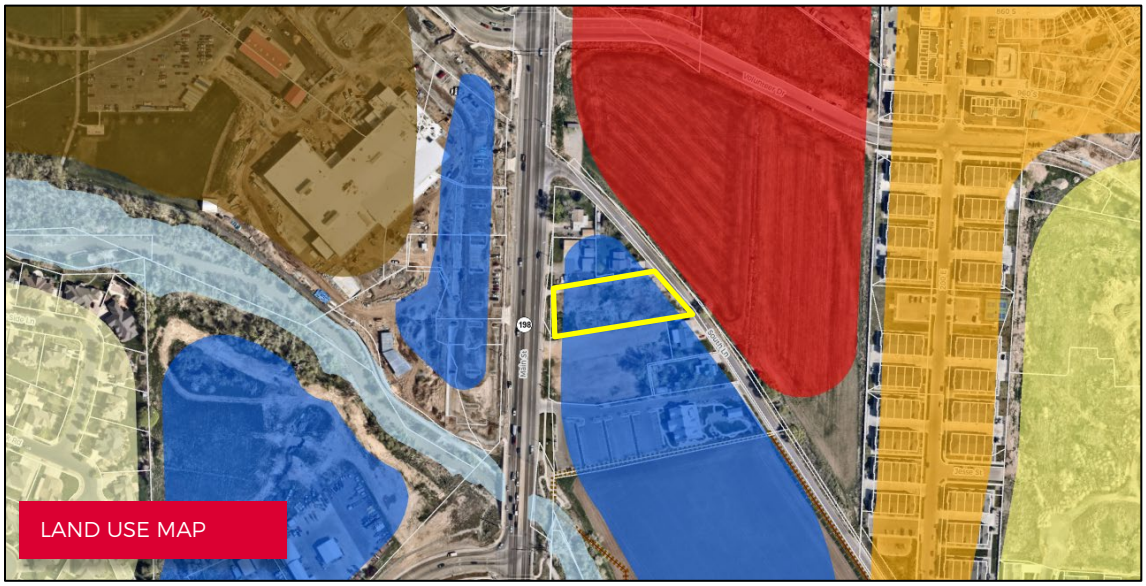
1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.
3. That the City Council approves an eight-foot-tall wall prior to a building permit being issued

EXHIBITS

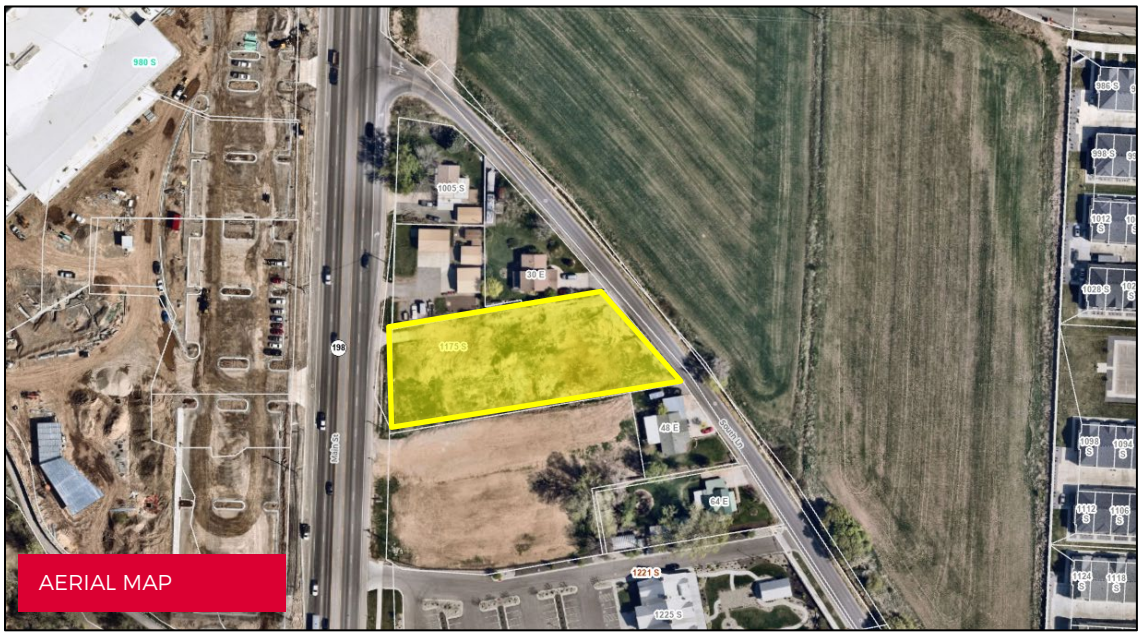
1. Area Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations

EXHIBIT 1

ZONING MAP



LAND USE MAP



AERIAL MAP

EXHIBIT 2

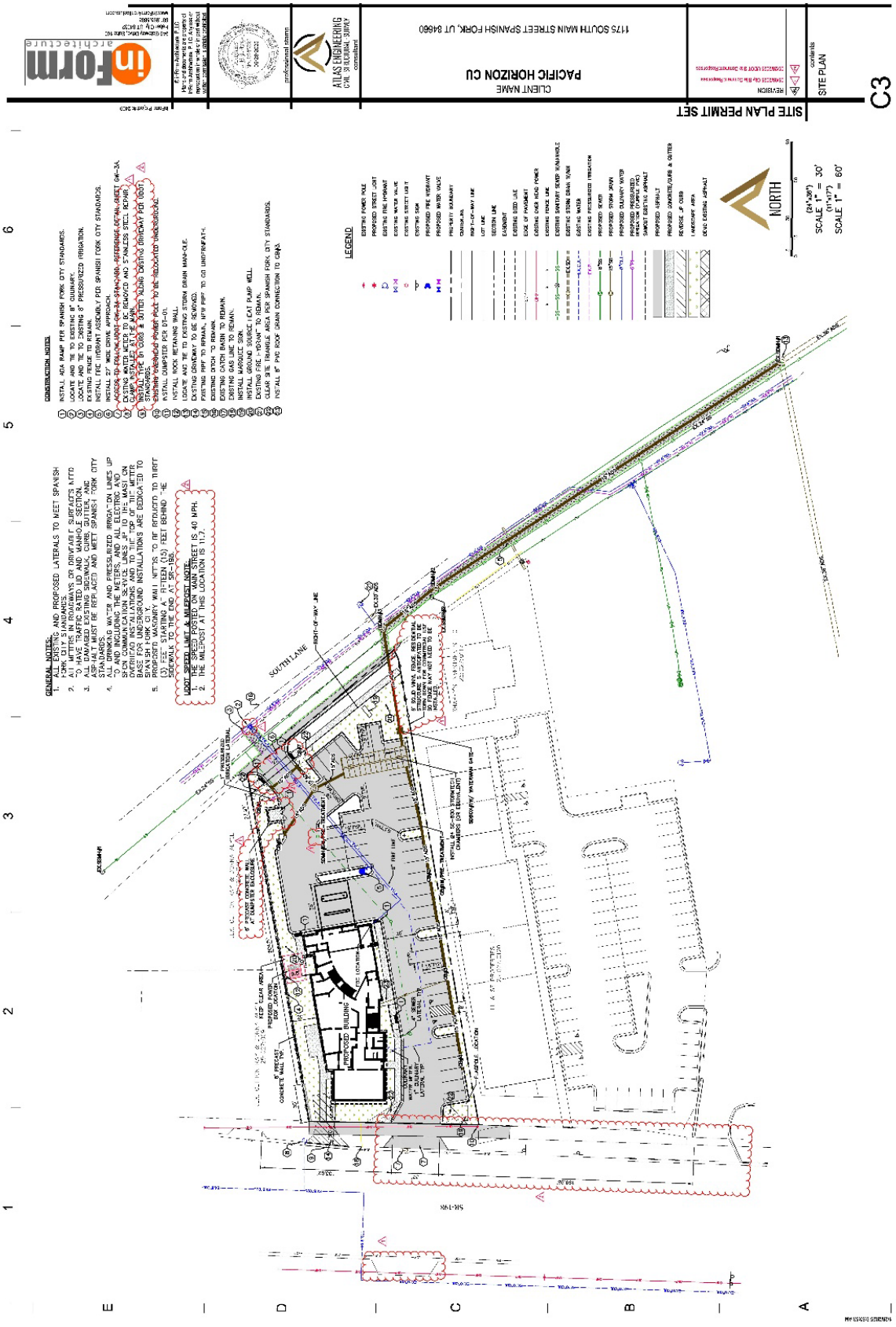
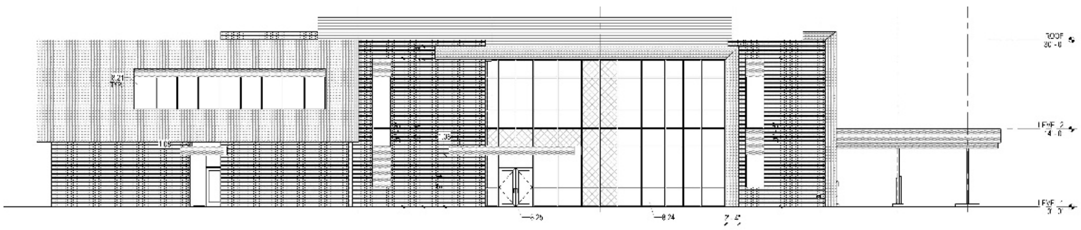

SITE PLAN PERMIT SET
C3
SITE PLAN
CLIENT NAME
PACIFIC HORIZON CU
1175 SOUTH MAIN STREET SPANISH FORK, UT 84660
ATLAS ENGINEERING
inform architecture
LEGEND
NORTH
SCALE 1" = 30'
SCALE 1" = 60'
GENERAL NOTES:
CONSTRUCTION NOTES:
SOUTH LANE
PROPOSED BUILDING
SR-198

EXHIBIT 3

SITE PLAN PERMIT SET
CLIENT NAME
PACIFIC HORIZON CU
1175 SOUTH MAIN STREET SPANISH FORK, UT 84660
LANDSCAPE PLAN
LP101
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
Summary Data Table

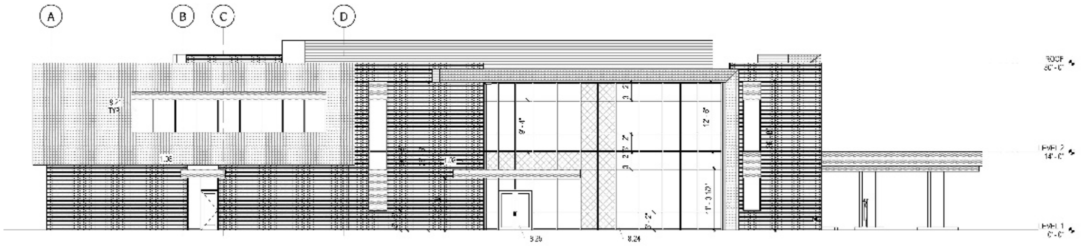
EXHIBIT 4



D1 BUILDING ELEVATION - SOUTH A
A201 | 1/8" = 1'-0"

KEYNOTES

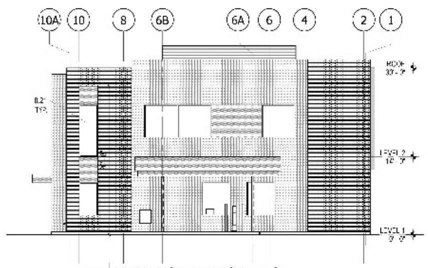
1.08	ARCHITECTURAL CANOPY
8.21	ALUMINUM-FRAMED STOREFRONT SYSTEM
8.24	ALUMINUM CURTAINWALL SYSTEM
8.25	ENTRY DOOR IN ALUMINUM CURTAINWALL SYSTEM



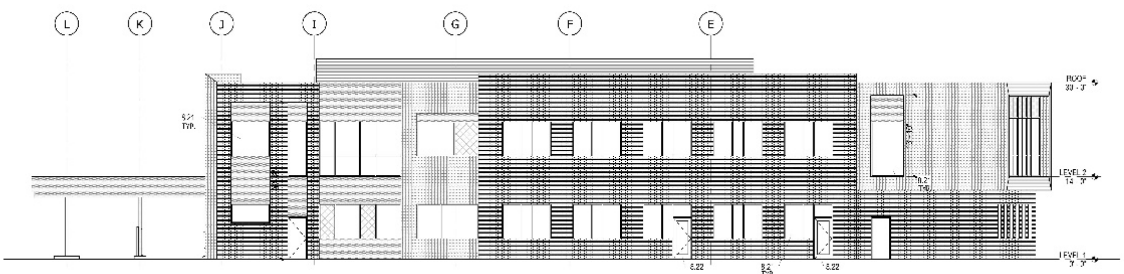
C1 BUILDING ELEVATION - SOUTH B
A201 | 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

- COMMERCIAL NORMAN BRICK
- SIMULATED WOOD PANELING. BASIS OF DESIGN FASTPLANK, KNOTWOOD, LONGBOARD, OR SIMILAR
- 2" ACM METAL PANEL SYSTEM, (JOINTS TO BE DETERMINED LATER)
- MECH PRD PANELS FOR SCREEN WALL
- SPANDREL GLASS



A1 BUILDING ELEVATION - EAST
A201 | 1/8" = 1'-0"



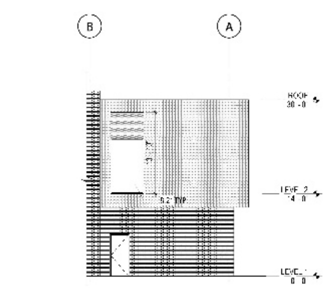
C1 BUILDING ELEVATION - NORTH A
A202 | 1/8" = 1'-0"

KEYNOTES

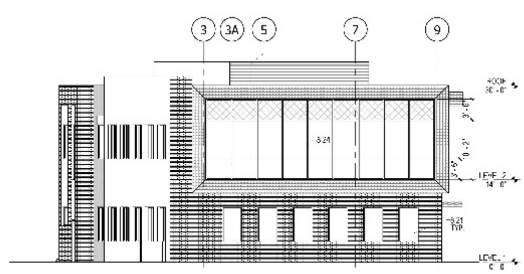
8.21	ALUMINUM-FRAMED STOREFRONT SYSTEM
8.22	ALUMINUM-FRAMED STOREFRONT ENTRY DOOR
8.24	ALUMINUM CURTAINWALL SYSTEM

EXTERIOR MATERIAL LEGEND

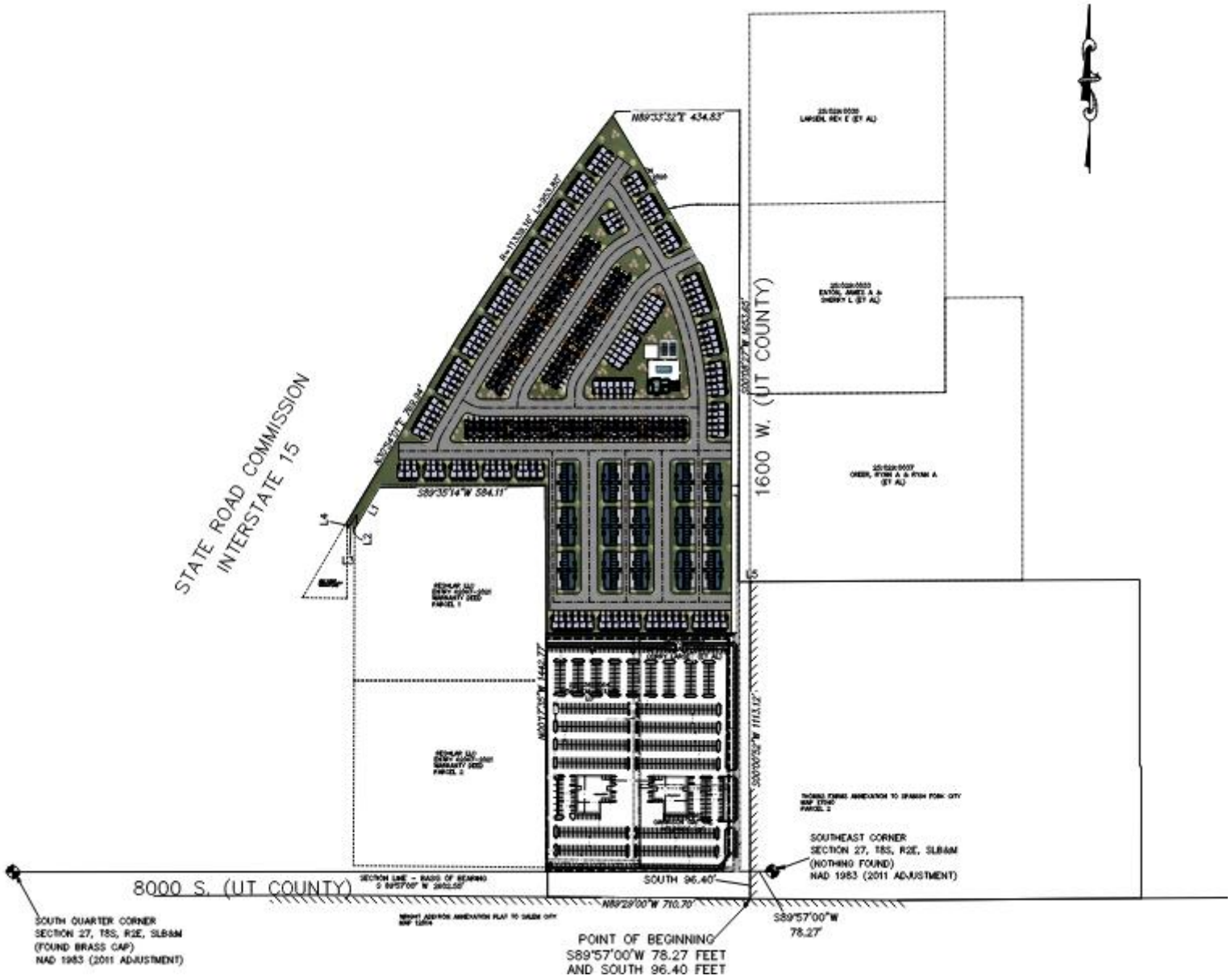
- COMMERCIAL NORMAN BRICK
- SIMULATED WOOD PANELING. BASIS OF DESIGN FASTPLANK, KNOTWOOD, LONGBOARD, OR SIMILAR
- 2" ACM METAL PANEL SYSTEM, (JOINTS TO BE DETERMINED LATER)
- MECH PRD PANELS FOR SCREEN WALL
- SPANDREL GLASS

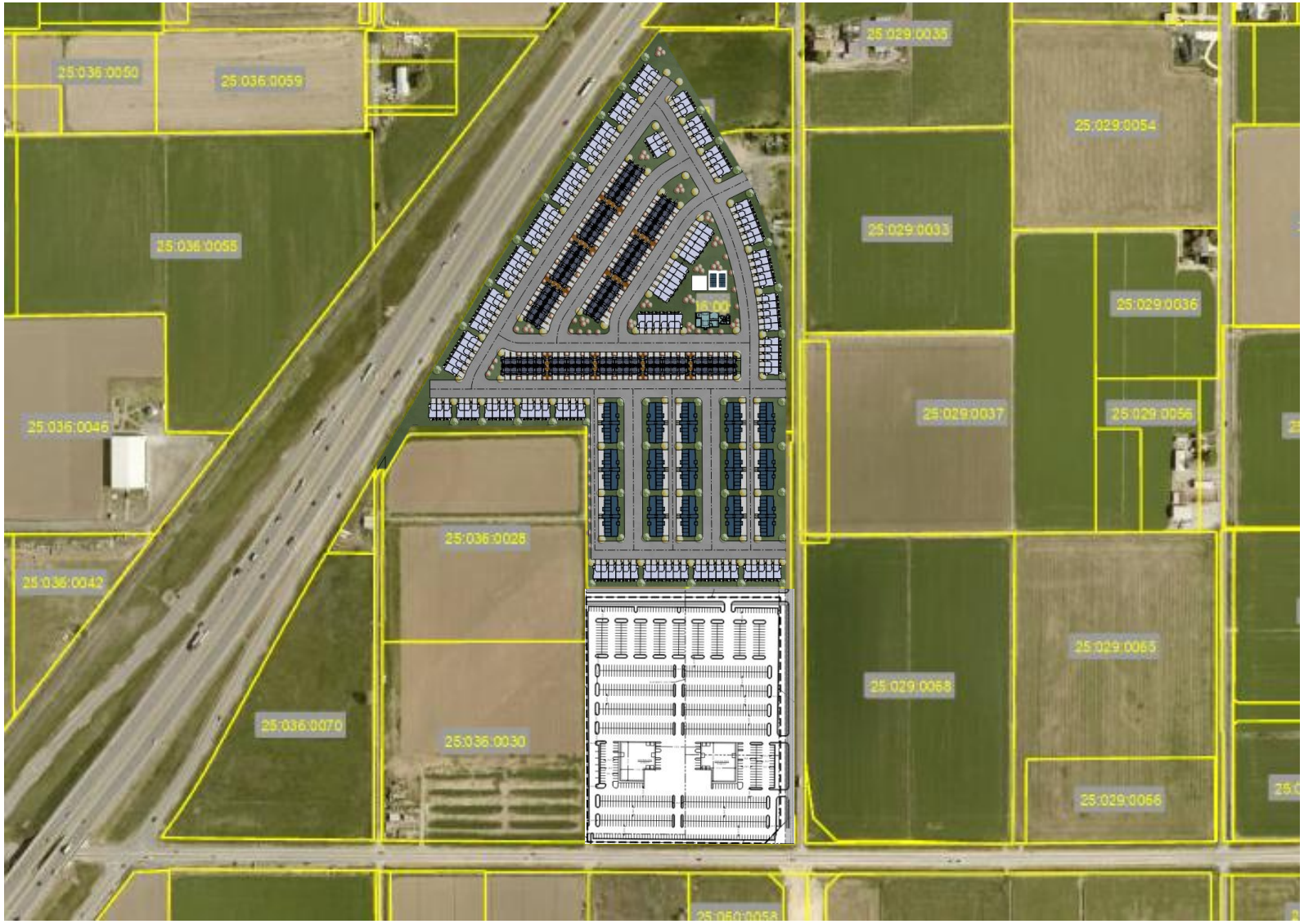


A1 BUILDING ELEVATION - NORTH B
A202 | 1/8" = 1'-0"



A3 BUILDING ELEVATION - WEST
A202 | 1/8" = 1'-0"


STATE ROAD COMMISSION
INTERSTATE 15
1600 W. (UT COUNTY)
8000 S. (UT COUNTY)
N89°33'32"E 434.83'
S89°35'14"W 584.11'
SOUTHEAST CORNER
SECTION 27, T8S, R2E, SLB&M
(NOTHING FOUND)
NAD 1983 (2011 ADJUSTMENT)
SOUTH 96.40'
N89°29'00"W 710.70'
S89°57'00"W
78.27'
SOUTH QUARTER CORNER
SECTION 27, T8S, R2E, SLB&M
(FOUND BRASS CAP)
NAD 1983 (2011 ADJUSTMENT)
POINT OF BEGINNING
S89°57'00"W 78.27 FEET
AND SOUTH 96.40 FEET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