



**Wednesday, February 18, 2026
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. January 21, 2026

B. January 28, 2026

2. Minor Plat Amendment

A. OAKRIDGE COVE PLAT G AMENDMENT. This proposal includes amending a residential lot line on a property located at 2605 South Hawk Drive.

3. Concept Review

A. MEADOW LANE TOWNHOMES CONCEPT.

4. Discussion Item

A. 90% PARK PLAN SUNSET RIDGE.

B. UDOT PARCELS.

5. Adjourn

End

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
January 21, 2026

Staff Members Present: **Cory Pierce**, Public Works Director;; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff**, Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jared Bartel**, Information Systems Director **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Bryton Shepherd**, Landscape Architect; **Jason Turner**, Fire Marshall.

Citizens Present: Gradie Allred, Dennis Hill, Chad Rainwater, Shawn Owens, Patrick O'Brien, Shawn Herring

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

MINUTES

January 14, 2026

Dave Anderson **moved** to approve the minutes of January 14, 2026.

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

SITE PLAN

NORTH AIRPORT INDUSTRIAL LOT 17

David Mann began his presentation by detailing the property's zoning and location. He highlighted the lot's unique configuration and confirmed that the proposed plan features

Staff had no other concerns.

Dave Anderson **moved** to approve the proposed North Airport Industrial Lot 17 Site Plan based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's General Plan 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.

Byron Haslam seconded and the motion passed all in favor.

RE-FINAL PLAT

NORTH AIRPORT INDUSTRIAL PLAT C

Brandon Snyder presented the proposed site plan, noting it is a reapproval that was last discussed in August 2024. The applicant is requesting a modification to the original three-phase approval to now include a fourth phase. This change allows Phase Three to proceed, with the planned road connection to be executed in Phase Four. Mr. Snyder confirmed there are no outstanding redline comments and that staff recommends approval based on the findings and conditions outlined in the staff report.

A brief discussion ensued with Engineering staff regarding the phasing, specifically concerning a utility pole and guide wire located within the road alignment. It was determined that the pole or the road would require relocation, with these logistics planned for resolution during Phase Four.

Cory Pierce inquired about the relocation status of the north pole, which was confirmed to have been moved

Vaughn Pickell moved to approve the proposed North Airport Industrial Plat C Re-Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's Development and Construction standards, Zoning requirements and other applicable City Ordinances.
2. That all remaining red-lines are addressed by the Applicant.

Jake Theurer seconded and the motion passed all in favor.

GOODWIN ACRES PLAT A

David Mann introduced the application for reapproval of a Final Plat originally approved in February 2025. He confirmed that there are no proposed changes to the lot configuration or number. He reported that staff has no concerns and is recommending approval based on the findings and conditions outlined in the staff reports.

Jake Theurer **moved** to approve the proposed Goodwin Acres Plat A Re-Final Plat based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation, Zoning Map, and Master Planned Development Overlay.
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 and other applicable City ordinances.
2. That the Applicant follows the submitted street tree and landscape plans submitted with the original Final Plat application.
3. That all remaining redlines are addressed by the Applicant.
4. That the remaining fees are paid prior to recording the plat.

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

FINAL PLAT

MAPLE MOUNTAIN PLAT N PHASE 2

Brandon Snyder began his presentation by stating this is for a single-family residential subdivision consisting of 33 lots. He described the development's location and emphasized its role in establishing important road connections to neighboring subdivisions. Mr. Snyder noted that a recent Preliminary Plat and Zone Change with a Master Planned Development Overlay was approved to accommodate the proposed layout and lot sizes. While minor redline comments remain regarding the street tree layout, staff recommended approval based on the findings and conditions outlined in the staff report.

Engineering staff confirmed they had no concerns and noted that the ditch on the site had already been piped. Staff members collectively agreed that this development would improve the network of road connections in the area.

John Little **moved** to approve the proposed Maple Mountain Plat N Phase 2 Final Plat 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 Designation and Zoning Map.
2. That the proposal is consistent with the Preliminary Plat.

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments

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

TITLE 15 AMENDMENTS

TITLE 15 TEMPORARY STORAGE YARD

Dave Anderson opened the presentation by presenting slides to staff for review and invited Chad Rainwater to provide additional details regarding the proposal, noting that it is related to the GLH development.

Mr. Rainwater explained that his company is leasing a portion of the warehouse and is proposing an outdoor storage yard on the site. He stated that they are requesting approval to fence the storage yard area and initially proposed a seven-foot-tall black chain-link fence with privacy slats, which is their standard fencing at other facilities. He acknowledged that City requirements for outdoor storage call for a six-foot masonry wall. Mr. Rainwater noted that the warehouse lease term is three years and that they are evaluating costs associated with the site. He further explained that the area may not always be used for outdoor storage, as there is potential for an additional warehouse to be constructed on the lot in the future. Due to the uncertain long-term use of the site, they are requesting an exception from the masonry wall requirement.

Vaughn Pickell asked for clarification on whether the proposed fencing would enclose only the storage yard. Mr. Rainwater clarified that the intent is to enclose both the warehouse and the storage yard with the proposed black chain-link fencing.

Mr. Anderson briefly reviewed the City's outdoor storage requirements and noted that, in limited circumstances, the City has allowed masonry walls to be constructed on only three sides of a site. He stated that such an allowance would be a departure from current outdoor storage standards.

Mr. Rainwater reiterated that the proposal is not intended as a long-term solution and emphasized the three-year lease term. He stated that this fencing approach has been successful at their other facilities and provided illustrative materials to help staff better understand their typical site configurations.

Mr. Anderson asked what types of materials and equipment would be stored outdoors. Mr. Rainwater clarified that the storage would not include aggregate piles or dilapidated equipment.

Kevin Taylor noted the presence of a power utility box within the proposed fenced area and advised the applicant to account for it. Mr. Rainwater confirmed that the utility box is shown on their plans.

Brandon Snyder referenced the original Preliminary Plat for the GLH development and noted that the applicant's submitted plans indicate potential future changes. He stated that any modification to the previously approved plat would require City approval and a return to the Preliminary Plat process. He specifically mentioned concerns related to road realignments and access, which would need staff review to determine feasibility.

Mr. Anderson then provided additional background related to Omega Morgan and the Port Authority, noting that there is interest in occupying the building soon. Mr. Rainwater stated that the lease begins February 1. Mr. Anderson outlined the process required for the proposal to move forward, explaining that a fence permit would be required through the Building Department and is typically processed within a few days. He emphasized that the Power Department must maintain access to the utility box. He also noted the uniqueness of the proposed site security configuration, stating that there are no comparable sites currently in the City. Mr. Anderson referenced Mr. Snyder's comments and noted that outdoor storage was not included in the original Preliminary Plat approval and that an amended Site Plan has since been submitted to incorporate the storage yard. He clarified that the current request involves amending the City's fencing standards for outdoor storage. Mr. Anderson stated that such a decision rests with the City Council and expressed that he cannot support the proposal. Mr. Rainwater acknowledged this position.

Mr. Anderson further explained his responsibility to maintain consistency in how similar requests are evaluated, noting that the City has previously considered proposals presented as temporary solutions that ultimately became permanent. He expressed concern that the proposal, as presented, could result in a permanent condition rather than a temporary one.

Mr. Rainwater acknowledged that the fencing could remain after the three-year lease period if the property owner elected not to remove it.

Mr. Anderson stated that this concern would need to be communicated to the Planning Commission and City Council, noting that there is no assurance a future building would be constructed, potentially leaving the chain-link fencing in place indefinitely.

Mr. Rainwater stated that the proposed fenced area would be located toward the center of the site and would not be along the property perimeter or visible from public streets. Mr. Anderson noted that this was a compelling consideration.

Cory Pierce questioned whether, if the fencing were truly short-term, the code could specify a maximum duration for temporary fencing. He acknowledged that such an approach may not be feasible or appropriate.

Staff discussed potential enforcement challenges, including how “temporary” would be defined and whether a deposit or other mechanism would be required.

Mr. Snyder commented that the proposed storage yard is located in an area not originally anticipated for this type of development. He expressed concern that several elements of the proposal suggest a permanent condition and stated that, if so, the applicant may need to revise the subdivision phasing to formally accommodate the storage yard.

Mr. Rainwater stated that any lease extension would likely be for an additional three-year term. He noted that the site would be secured by a private security company operating 24 hours a day, seven days a week, and that they prefer minimal site lighting. He also stated that security cameras would be installed.

Mr. Pickell asked whether the applicant had provided draft language for the proposed code amendment. Mr. Rainwater stated that no draft language had been submitted but that it could be provided if needed.

The discussion concluded with staff noting that the current zoning does not allow for stackable concrete block enclosures. Mr. Anderson stated that, for the proposal to proceed, specific language for a text amendment would need to be drafted. He indicated that he would work with the applicant to prepare proposed language for review by the Planning Commission and City Council. He reiterated his concern that the request represents a departure from long-standing City practice. Mr. Pierce agreed, stating that his concerns would be alleviated if there were a reliable way to ensure the fencing was temporary, but he did not believe such a mechanism exists.

Mr. Haslam added that any site lighting would be required to comply with the City’s dark-sky standards, and Mr. Rainwater acknowledged this requirement.

Dave Anderson **moved** to recommend Denial of the proposal to allow chain link fence in place of a masonry wall to screen outdoor storage on a temporary basis.

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

DISCUSSION

MEAT PROCESSING FACILITIES

Dave Anderson opened the discussion by stating that the proposed facility would be located within the Hall Subdivision. He explained that this was an initial, informal discussion of a proposal that may require public noticing for a Planning Commission hearing in February. He noted that, unless there are significant staff concerns, the item could proceed with notice. If concerns were identified, consideration could be deferred to the March Planning Commission meeting.

Byron Haslam stated that the Engineering Division has concerns related to sewer capacity and noted that the proposal does not include a grease trap. He added that the applicant indicated in their proposal letter that they do not intend to install one.

Staff discussed the applicant's proposed chicken processing operations, including where free-range chickens would be kept on-site. The primary concern identified was the potential for odors generated by the facility, although it was noted that such odors would likely occur only one day per week. Discussion continued regarding whether the proposal was sufficiently developed to move forward at this time or whether additional staff review and discussion with the applicant would be beneficial. Staff also discussed that the proposal includes potential incineration of animal remains and what regulatory requirements that process would entail.

Staff further discussed how the applicant is currently operating within the county and noted that the applicant has encountered code compliance issues. Staff stated that the applicant is seeking a temporary operating location and expressed concern that, even for a temporary facility, additional consideration and refinement of the proposal is necessary.

Cory Pierce stated that a meat processing operation should include appropriate incineration equipment and a grease trap, noting that these are standard requirements for such facilities. He noted that meat processing is a use that requires a Conditional Use Permit and must comply with all applicable city standards. Mr. Pierce added that the applicant had previously contacted him and was directed to complete the city's Pretreatment Questionnaire. He stated that he perceived resistance from the applicant to completing the questionnaire due to disagreement with the associated requirements.

Mr. Anderson stated that a candid discussion with the applicant would be beneficial and suggested that the proposal be reviewed at the following week's Development Review Committee (DRC) meeting to determine whether it is ready to move forward to the February Planning Commission agenda or if additional time is needed. He noted that the Planning Department would proceed with noticing for the February meeting to keep that option available. Mr. Anderson acknowledged that the applicant is under time constraints related to signing a lease for the building but does not wish to proceed if the business cannot operate at the proposed location.

Staff discussed whether the property owner, Chad Hall, should be included in future discussions, noting that other tenants on the property could potentially be impacted by this use. The discussion concluded with staff reiterating that this type of business operation is subject to established city standards that must be met. Mr. Anderson stated that staff will contact the applicant to review the requirements and outline the steps necessary for the application to move forward. He added that if the applicant ultimately chooses not to meet the city's requirements, the application fee could be refunded at his discretion and the applicant may pursue an alternative location for the business.

Jake Theurer moved to adjourn the meeting at 10:51 a.m.

Adopted:

Kasey Woodard
Community Development
Division Secretary

Draft Minutes

Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
January 28, 2026

Staff Members Present: **Cory Pierce**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff**, Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Jared Bartel**, Information Systems Director **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer**, Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Bryton Shepherd**, Landscape Architect; **Jason Turner**, Fire Marshall; **Dillon Muirbrook**, Traffic Engineer; **Matt Romero**, Project Manager; **Garrett Elmer**, Power & Light Assistant Superintendent.

Citizens Present: Brice Wilson, Caden Cole, Dave Simpson, Nik Simpson.

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

SITE PLAN

ARGYLE SUBSTATION

Matt Romero opened the presentation and identified the proposed relocation of the substation to the corner of 100 South and 200 West. He explained that he has been coordinating with Dave Anderson regarding a required text amendment to the City Code related to fencing requirements. Mr. Romero noted that an eight-foot fence is required around the substation and acknowledged that this requirement will necessitate City Council approval. He further stated that the landscaping plan will be submitted with the fire station site plan, which is nearing readiness for submission.

Jake Theurer expressed enthusiasm about moving forward with the project.

Dave Anderson stated that there are concerns related to wall height and setback requirements for substations and that amendments to the City Code will be necessary. Staff discussed the applicable setbacks and wall height requirements and noted that the proposed amendments are not yet ready for adoption and will require additional time. Mr. Anderson also indicated that an amendment to the Public Facilities zoning regulations will be required and is anticipated to be scheduled for consideration by the Planning Commission and City Council in March.

Staff and the applicant discussed the timing of building permits and the anticipated project schedule. Mr. Romero stated that bids are currently being solicited to obtain an excavation permit for the site and that concrete work is anticipated to occur in approximately three weeks, or near the beginning of March.

Seth Perrins recommended that staff consult with the City Council to obtain additional clarity regarding the proposed code language. Staff agreed with this recommendation.

John Little expressed concern regarding an area that does not meet clear vision area requirements, noting that solid fencing is limited to a maximum height of three feet, or four feet if constructed of open materials, when located within the front yard.

Mr. Perrins inquired whether the proposed wall would be located on the property line. Mr. Theurer responded that it is not currently proposed on the property line. Mr. Perrins stated a preference for the wall to be placed along the property line.

Staff concluded the discussion by addressing the proposed drive aisle and whether it should function as a one-way or two-way road. Staff indicated that either configuration would be acceptable.

Dave Anderson moved to approve the proposed Argyle Substation Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That any remaining redlines are addressed prior to the building permit being issued.
3. That the City Council approves the discussed changes to Title 15 for the wall locations setback and height.

Seth Perrins seconded and the motion passed all in favor.

SITE PLAN

SPANISH FORK CITY GREENHOUSE RELOCATION

Matt Romero stated that they (the applicant) have been requested to relocate the existing greenhouse currently located near the former wastewater treatment plant. He noted that the property is presently underutilized and accumulates debris, and that the proposed improvements would significantly enhance the condition of the site. He addressed utility-related comments raised during review, noting that pressurized irrigation water will not be used due to seasonal shutdowns and that culinary water will be utilized instead. He also acknowledged the presence of an existing transformer on the site.

Bart Morrill stated that the site is currently served by propane but that the applicant is evaluating the potential conversion to natural gas. He noted that the snack shack's operating on propane and is seeking a more reliable alternative fuel source.

Seth Perrins inquired about the construction materials for the greenhouse, and it was stated that the structure would be a metal building.

John Little stated that he had no major concerns but noted that a masonry wall would be required. It was confirmed that while the current plans show a chain-link fence with privacy slats, the plans will be revised to include a masonry wall to meet city requirements.

Mr. Perrins commented on the existing greenhouse appearance, stating that it is visually unattractive and expressing surprise that no prior complaints had been received for neighboring residents.

Staff discussed a potential future trail alignment adjacent to the site and near the proposed fencing.

Mr. Perrins referenced a prior development decision near the Spanish Fork Gun Club, noting that curb installation in that area created development challenges. He stated that, while code compliance is important, there may be circumstances where staff discretion is appropriate. He expressed opposition to placing the trail immediately adjacent to the fence and discussed alternative landscaping treatments he would prefer to see.

Cory Pierce raised concerns regarding public safety related to locating a trail adjacent to a canal or body of water.

Mr. Perrins reiterated concerns about a trail located next to both a fence and a canal, stating that such a configuration could invite public access to unsafe areas. He suggested that trail placement be reconsidered and that access to the area be gated.

Mr. Romero stated that a gate will be provided to allow access for the canal company.

Mr. Perrins stated that he remains uncomfortable with trail placement adjacent to the fence, noting uncertainty regarding the future piping of the canal.

Mr. Morrill stated that grass will not be installed in the area and that the site will be landscaped using xeriscape principles.

Vaughn Pickell stated that while trails adjacent to water features are often desirable to residents, there are associated safety concerns. He indicated that he does not support construction of a trail in this location until the canal is piped.

The discussion concluded with staff agreeing that the trail component is not ready to proceed until the canal is piped. Staff also noted that the site design should be further enhanced to improve aesthetics and openness. It was clarified that chain-link fencing will enclose the site, with a masonry wall and wrought iron gate installed to restrict public access.

Mr. Perrins stated that he is comfortable with the proposed improvements on the west side of the site, including the greenhouse and associated utilities, but expressed concern with the canal-side improvements. He indicated that, if a motion were to be made, it would be to approve the greenhouse portion while requiring the remaining elements on the south side to return for further review.

Seth Perrins **moved** to approve the proposed Spanish Fork City Greenhouse Relocation Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That any remaining redlines are addressed by the Applicant.
3. That the Applicant not do the southern plan of the wall, but they bring back either a phase two site plan or that they amend the Site Plan later to address the concerns discussed today.

Vaughn Pickell seconded and the motion passed all in favor.

CONDITIONAL USE PERMIT

CHICKEN PROCESSING FACILITY

David Mann presented the proposal and identified the project location, noting that the building is zoned for industrial use. He reviewed the proposed floor plan and the applicant's proposal letter, which outlines the nature of the business and its operational processes. Mr. Mann stated that the operation is intended to be temporary, as the business owner anticipates relocating to a larger facility within three to five years. He noted that staff has had extensive discussions with the applicant regarding operational requirements, including the need for a grease trap. He also stated that the applicant has discussed the potential use of incineration for animal remains.

Staff indicated that the proposed location is well suited for the requested use.

In response to a question regarding the size of the operation, it was stated that the building contains four units and that the proposed business would occupy one unit totaling just over 1,400 square feet. It was noted that this would be a small-scale operation.

Brice Wilson stated that while incineration is desired, it is not required for the business. He explained that the operation is designed to minimize waste.

John Little stated that an indoor incinerator would be permitted, while an outdoor incinerator would not be allowed. Mr. Wilson noted that mobile incinerators are available for small-scale use and differ from open burn methods.

Vaughn Pickell inquired about potential odor concerns. Mr. Wilson responded that odors may occur only if animal remains are stored for extended periods, which the operation does not allow. He also noted a limited potential for odor related to the temporary housing of chickens due to excrement.

Mr. Little noted that City ordinances regulate odors associated with fowl.

Dave Anderson stated that odor management is his primary concern and indicated that he would be inclined to recommend approval to the Planning Commission, subject to specific conditions.

Mr. Pickell asked about cleaning schedules, and it was explained that state regulations require the processing area to be cleaned before and after each processing event. It was also noted that a floor drain will be installed as part of the operation.

Mr. Wilson provided additional information regarding the processing procedures, including how feathers and blood would be handled and managed through the drainage system.

Cory Pierce directed the applicant to coordinate with staff in the pretreatment program regarding applicable requirements, noting that this coordination could be included as a condition of approval.

Mr. Wilson stated that he has completed the pretreatment questionnaire and was informed that a grease trap would be required, and he requested clarification regarding this requirement. Mr. Pierce stated that the City's concern is related to materials entering the wastewater system.

Mr. Pickell inquired about the interior layout of the facility. Mr. Wilson responded that the state requires two walls to separate processing areas, and that the layout complies with this requirement.

Mr. Little noted that restroom facilities must be ADA compliant.

Mr. Wilson stated that egg cleaning activities would occur one day per week.

Seth Perrins asked about the applicant's long-term plans and whether the business intends to remain in Spanish Fork. Mr. Wilson stated that the long-term plan is to operate as part of a state initiative known as the central agri-park. Mr. Perrins thanked the applicant for providing a detailed overview of the business operations, which assisted staff in understanding the proposal.

Dave Anderson **moved** to recommend approval of the proposed Chicken Processing Facility Conditional Use Permit to Planning Commission based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation, Zoning Map and Master Planned Development Overlay.
2. That anticipated detrimental impacts on surrounding properties in an industrial area will be minimal.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant addresses any concerns discussed by the DRC prior to the Planning Commission meeting.
3. That any incineration be approved by the Building Official before it happens.
4. That daily, any organic material that is not refrigerated is removed from the site.
5. That the facility is approved by the wastewater manager.

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

GENERAL PLAN AMENDMENTS

GENERAL PLAN UPDATE - LAND USE ELEMENT

Dave Anderson provided clarification regarding the proposed amendment to the Land Use Element of the General Plan. He explained that this item will be presented to the Planning Commission on the February agenda for discussion, focusing on adjustments to the city's Growth Management Boundary and the inclusion of updated language. Mr. Anderson emphasized that the proposed changes are intended to support residents who wish to continue farming while enabling the city to plan for long-term growth. He noted that the proposed updates reflect input from both staff and the community regarding desired directions for the General Plan's Land Use Element. He expressed that it is an appropriate time to move the item forward for review by the City Council.

Jake Theurer inquired about the key differences between the existing plan and the proposed updates.

David Mann provided a brief overview of the minor modifications included in the proposed amendment.

Mr. Anderson elaborated that the updates primarily involve cleanup and refinement, reflecting changes in the city over the past 15 years. He noted that the city has collaborated with a consultant regarding the future FrontRunner station and highlighted that certain areas fall outside the growth boundary but remain within the annexation policy boundary. He specifically mentioned the Brent Money property, suggesting that it should be designated as industrial on the updated map.

Seth Perrins expressed disagreement with Mr. Anderson's recommendation, stating that he does not support identifying the property at this time. He raised concerns about how Spanish Fork's General Plan aligns with Springville's and questioned whether the Brent Money property should be zoned Rural Residential or Light Industrial. Mr. Perrins cautioned against prematurely assigning a designation that might require revision in the future and suggested that annexing the property as Rural Residential would provide additional time to refine the General Plan for long-term growth.

Mr. Anderson clarified that the proposed updates are not intended to initiate widespread change, noting that significant feedback from residents indicated a preference to maintain the city's existing character.

Mr. Perrins referenced input from elected officials and suggested that further discussion with them would be appropriate. He also addressed the Agriculture Protection Area (APA), emphasizing the need for clarity regarding which properties are included within the city's boundaries, noting that properties outside the city limits would not be included in Spanish Fork's APA. Additionally, he raised a concern about city parks shown on the plan that are not located on city-owned property and asked whether there is a way to illustrate the master plan concept without raising concerns for property owners.

Staff discussed options for depicting future plans as conceptual, including the use of dotted lines and accompanying language to indicate proposed park locations.

The discussion concluded with Mr. Perrins inquiring about areas zoned for Public Facilities located on public lands. Staff provided additional clarification regarding the map. Mr. Perrins recommended that staff review the updated Land Use Element of the General Plan once it is adopted, and he thanked staff for their efforts while expressing his support for the proposal.

Vaughn Pickell **moved** to recommend approval of the proposed General Plan Amendments to City Council as discussed with the following conditions:

1. That staff review the symbology of the future parks and find other ways to illustrate them.
2. That staff will review the Public Facilities zoning designation to ensure that it is not overlapping with any privately owned property.
3. That staff will address the Brent Money property on the maps where it should be showing.
4. That staff clarify Agriculture Protection Areas affecting our Growth Boundary by excluding Ag Protection areas from our Growth Boundary.

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

GENERAL PLAN UPDATE - GENERAL GROWTH BOUNDARY MAP

Dave Anderson presented the Growth Management Boundary map and explained that the map was provided by the State and identifies designated Agricultural Protection Areas. He noted that staff has previously discussed a proposal to remove agriculturally protected lands from the city's Growth Management Boundary. Mr. Anderson clarified that the State's map is not current and that staff is working with the State to obtain an updated version. He also noted that a substantial portion of land within the existing Growth Management Boundary is not planned for residential development but is designated for industrial use. Mr. Anderson requested feedback from staff on the proposed approach.

Seth Perrins expressed concerns regarding how the Growth Management Boundary has been applied in the northern portion of the City. He stated that he is not supportive of the proposal as currently presented and indicated that he would likely vote against it. He emphasized that when the map is presented to the City Council, any properties removed from Agricultural Protection should also be removed from the shaded or highlighted portions of the map. Mr. Perrins recommended that staff coordinate with the GIS Department to ensure the map is updated accordingly.

Vaughn Pickell **moved** to recommend approval of the proposed General Plan Amendments to City Council as discussed with the following modifications:

1. The Brent Money property within the Growth Boundary.
2. Including the area around the intersection of Woodland Hills Drive and Main Street.
3. The Stuart Farms property.

Jake Theurer **seconded** and the motion **passed** with Seth Perrins voting against this motion.

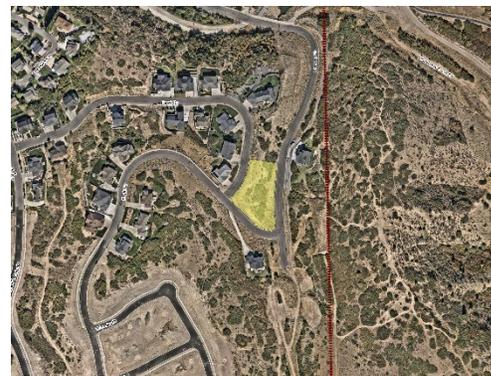
Dave Anderson moved to adjourn the meeting at 11:53 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



Oakridge Cove Plat G
Minor Plat Amendment
2605 South Hawk Drive
0.93 acres
R-1-30 Zone
Estate General Plan
Land Use Map Designation



PROPOSAL

This proposal involves vacating lots 46 and 47 of Oakridge Cove Plat A in order to create a new 40,725 square foot lot.

This proposed lot is currently undeveloped and sits on a steep hillside and parts of it are thus subject to the city’s Hillside Development Ordinance §15.4.16.170. In order to depict this on the plat, the Applicant shows the unbuildable area as a “Scenic Area Easement”. The proposed house to be constructed on the lot will be located entirely outside of this scenic easement. The southeast corner of the lot contains a “Detention Pond Easement Per Previous Plat” to remain as a part of this proposal.

Some of the key issues to consider are: hillside development, the scenic easement, utilities.

STAFF RECOMMENDATION

That the proposed Oakridge Cove Plat G Minor Plat Amendment 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 Land Use Designation Map and Zoning Map.

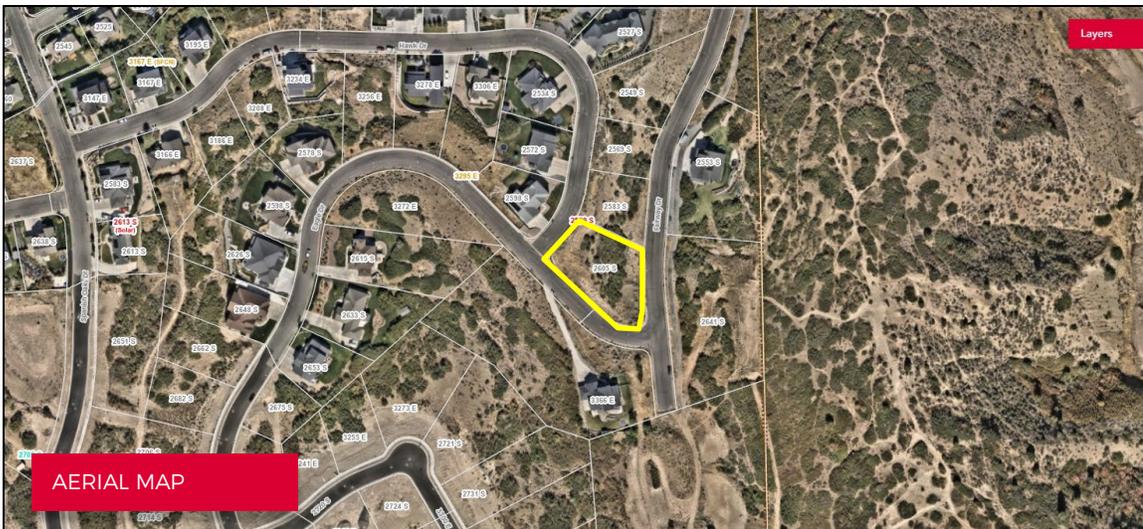
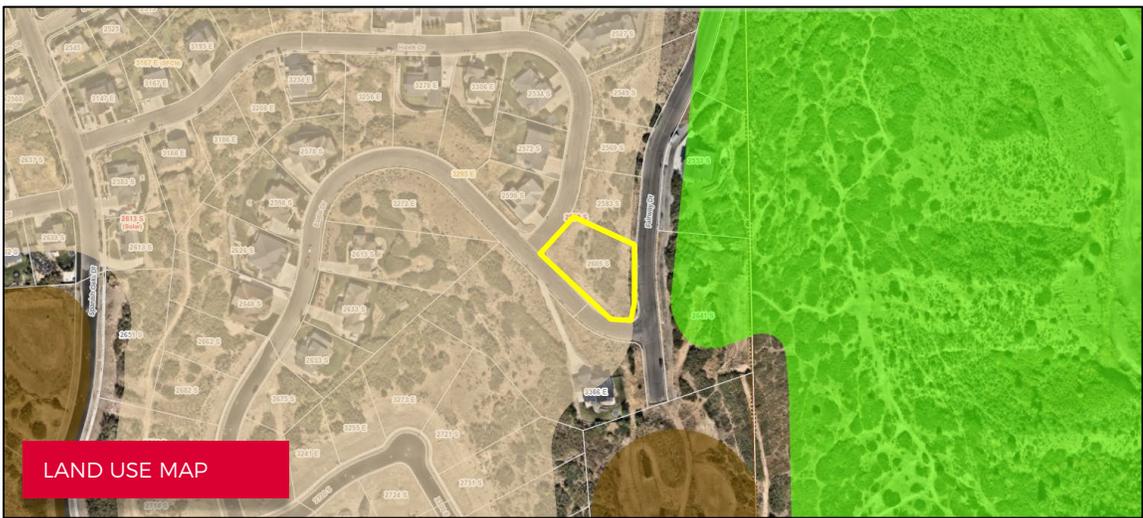
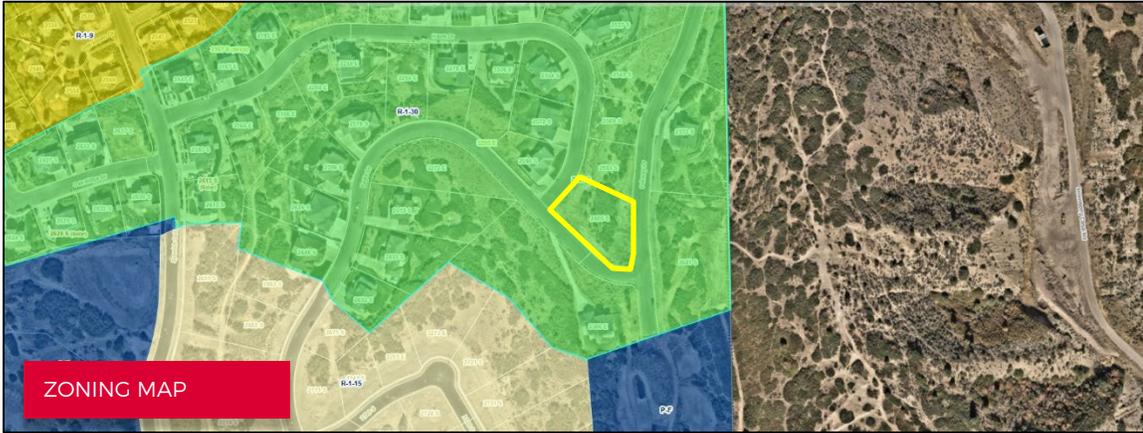
Conditions

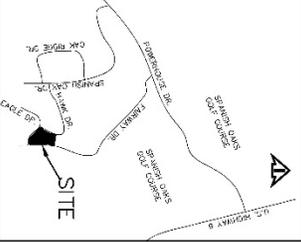
- 1. That the Applicant meets the City’s development and construction standards, zoning requirements and other applicable City ordinances.
- 2. That all remaining redlines are addressed.

EXHIBITS

- 1. Area Maps
- 2. Proposed Amended Plat
- 3. Existing Subdivision Plat

EXHIBIT 1





CURVE TABLE

CURVE	WIDTH	PRODUCE	DETAILED	CHORD BEARING	CHORD DISTANCE
C1	60.00'	182.00'	90.00'	N44°43'23"W	87.87'
C2	31.42'	23.00'	90.00'	S00°1'35"W	28.28'
C3	40.00'	25.00'	90.00'	N89°58'05"E	38.56'
C4	30.00'	25.00'	90.00'	N00°00'00"E	25.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	171.00'	N44°43'23"W
L2	171.00'	S00°1'35"W
L3	238.00'	N89°58'05"E

SYMBOL LEGEND

- URBAN COUNTY JURISDICTION
- SETBACK REQUIREMENTS (SEE SUBDIVISION & COV'S)
- NOTHING SET (CALCULATED FROM)
- BOUNDARY
- LOT LINE
- EASEMENT
- ADJOINER
- SCenic AREA EXEMPT
- NO ENCUMBRANCES ALIGNED

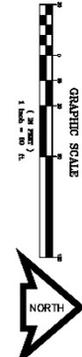
PREPARED BY:
LEVEL OF FOCUS, INC.
 David A. FOCUS, P.L.S.
 1134 East 115th South
 Spanish Fork, UT 84660
 (801) 373-2444

OWNER:
 KEVIN AND CATHERINE BARNETT
 1234 Main Street
 Spanish Fork, UT 84660
 (801) 373-2444

ENGINEER:
 David A. FOCUS, P.L.S.
 1134 East 115th South
 Spanish Fork, UT 84660
 (801) 373-2444

OAKRIDGE COVE PLAT "G"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
 TOWNSHIP 8 SOUTH RANGE 3 EAST SALT LAKE BASIN & MERIDIAN



SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Utah. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors.

OWNER'S DEDICATION

I, the undersigned, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Utah. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors.

ACKNOWLEDGMENT

I, the undersigned, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Utah. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors.

COMMISSIONER

I, the undersigned, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Land Surveyor in the State of Utah. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors. I am a member in good standing of the Utah Surveyors Association and the National Society of Professional Surveyors.

OAKRIDGE COVE

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32
 TOWNSHIP 8 SOUTH RANGE 3 EAST SALT LAKE BASIN & MERIDIAN

SPANISH FORK CITY, SCALE: 1" = 30 FEET
 TRAIL COUNTY, UTAH



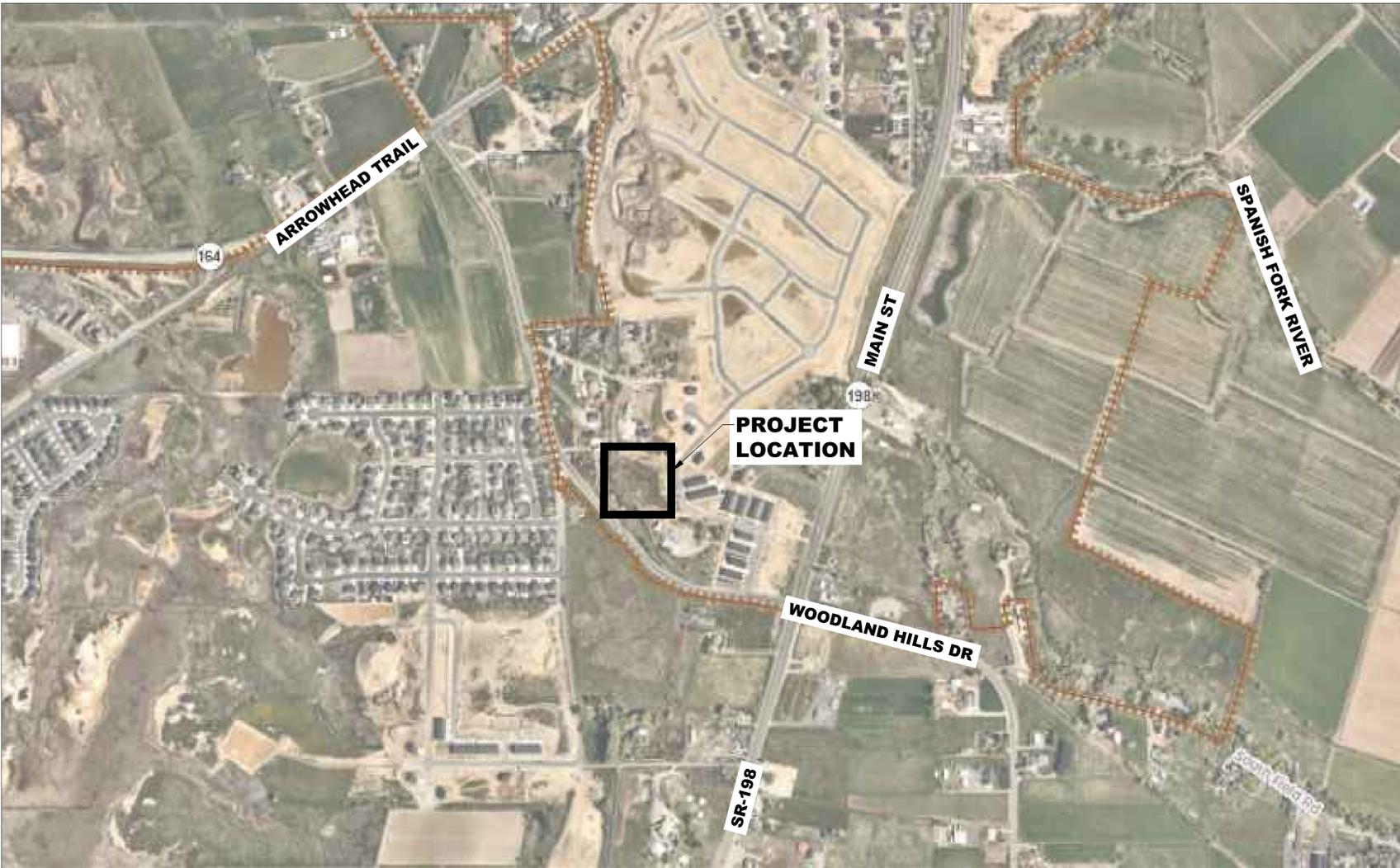
SUNSET RIDGE PARK 90% PLANS



SPANISH FORK CITY PUBLIC WORKS
 40 SOUTH MAIN STREET
 SPANISH FORK, UT 84660
 TEL: (801) 804-4550
 FAX: (801) 804-4550

SHEET INDEX

SHEET TITLE	SHEET #
COVER	CS-00
SITE OVERVIEW	OV-00
GENERAL NOTES	GN-01
ELECTRICAL PLAN	EP-01
DEMOLITION PLAN	DM-01
EROSION CONTROL	EC-01
GRADING PLAN	GR-01 - GR-03
HORIZONTAL CONTROL	HC-01
SITE PLAN	SP-01
SITE DETAILS	SPDT-01 - SPDT-06
LANDSCAPE NOTES	LS-00
LANDSCAPE PLAN	LS-01
LANDSCAPE DETAILS	LSDT-01 - LSDT-02
IRRIGATION NOTES	IR-00
IRRIGATION PLAN	IR-01
IRRIGATION DETAILS	IRDT-01 - IRDT-03



VICINITY MAP: N.T.S.

SIGNATURES:

 PUBLIC WORKS DIRECTOR

 ENGINEERING DIVISION MANAGER

 DIVISION MANAGER

 PROJECT MANAGER

SPANISH FORK CITY
 ENGINEERING & SURVEYING
 40 SOUTH MAIN STREET
 SPANISH FORK, UTAH 84660
 (801) 804-4550



SUNSET RIDGE PARK

SPANISH FORK - UTAH

DATE	BY	REVISION

90% PLANS

COVER

SCALE:
 DRAWING #:
 CS-00






 SCALE: 1" = 30' (22"x34")
 1" = 60' (11"x17")

SPANISH FORK CITY
 ENGINEERING & SURVEYING
 40 SOUTH MAIN STREET
 SPANISH FORK, UTAH 84660
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SUNSET RIDGE PARK
 SPANISH FORK - UTAH

DRAWN:	REVISION	BY	DATE
DESIGN:			
CHECK:			
DATE:			

90% PLANS

OVERALL PLAN

SCALE: 1" = 30"
 DRAWING #: OV-01

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GENERAL

1. PERMITS: CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS (INCLUDING PERMIT FEES) AND COMPLY WITH THE REGULATIONS AND REQUIREMENTS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION. THIS INCLUDES ALL REQUIRED SPANISH FORK CITY EXCAVATION, ENCROACHMENT, AND STORMWATER PERMITS. (REF: SPANISH FORK MUNICIPAL CODE TITLE 14 AND PUBLIC WORKS POLICY 4.10 GENERAL)
2. TRAFFIC CONTROL PLAN: REFERENCE PROJECT SPECIFICATIONS AND PLANS FOR TRAFFIC CONTROL PLAN REQUIREMENTS. ALL TRAFFIC CONTROL PLANS SHALL BE APPROVED BY THE CITY ENGINEER OR CONSTRUCTION REPRESENTATIVE PRIOR TO IMPLEMENTATION. ALL TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND SPANISH FORK MUNICIPAL CODE TITLE 10 (TRAFFIC AND PARKING).
3. CONSTRUCTION LIMITS, EASEMENTS, AND RIGHT-OF-WAY: CONTRACTOR SHALL KEEP ALL CONSTRUCTION WORK WITHIN THE PROPERTY BOUNDARIES, RIGHT-OF-WAY, OR EASEMENTS. THIS INCLUDES VEHICLES, EQUIPMENT, MATERIALS, AND EXCAVATION ACTIVITIES.
4. EXISTING IMPROVEMENTS: CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, WALLS, DRIVEWAYS, TRAFFIC SIGNS, FENCES, LANDSCAPING, TREES, CURB AND GUTTER, SIDEWALK, AND OTHER IMPROVEMENTS. ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE IN ACCORDANCE WITH CITY STANDARDS. (REF: PUBLIC WORKS POLICY 4.75 – STREETS)
5. UTILITY FIELD VERIFICATION: CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES, PIPE SIZES, AND OTHER UTILITIES PRIOR TO CONSTRUCTION OF NEW SEWER, WATER, OR STORM DRAIN LINES.
6. EXISTING UTILITIES: LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY, LOCATE, AND PROTECT ALL UTILITIES WHETHER SHOWN OR NOT. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES TO UTILITIES CAUSED BY OPERATIONS AND SHALL CONTACT UTAH BLUE STAKES (811) PRIOR TO EXCAVATION.
7. STANDARDS: ALL CONSTRUCTION SHALL CONFORM TO SPANISH FORK CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS AND THE LATEST EDITION OF THE UTAH APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
8. TESTING: CONTRACTOR SHALL COORDINATE ALL REQUIRED INSPECTIONS AND TESTING WITH THE CITY ENGINEER OR DESIGNATED INSPECTOR. ANY WORK CONCEALED WITHOUT REQUIRED INSPECTIONS SHALL BE UNCOVERED AT CONTRACTOR'S EXPENSE.
9. NON-CONFORMING WORK: ANY WORK NOT IN CONFORMANCE WITH THE DRAWINGS, SPECIFICATIONS, OR APPROVED CITY STANDARDS SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S SOLE EXPENSE.
10. FINAL APPROVAL: FINAL GRADING AND CLEANUP OF DISTURBED AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE.
11. OSHA COMPLIANCE: CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS AND SAFETY STANDARDS DURING CONSTRUCTION.
12. EPA AND STATE COMPLIANCE: CONTRACTOR SHALL COMPLY WITH ALL UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AND U.S. EPA REQUIREMENTS.
13. PRIVATE PROPERTY: CONTRACTOR SHALL OBTAIN PERMISSION FOR ANY ACCESS OR WORK ON PRIVATE PROPERTY OUTSIDE CITY RIGHTS-OF-WAY OR EASEMENTS.
14. TYPICAL DETAILS: UNLESS OTHERWISE SPECIFIED OR DETAILED, CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS AND GENERAL NOTES. DETAILS APPLY EVEN WHEN NOT SPECIFICALLY CALLED OUT.
15. CODE COMPLIANCE: ALL CONSTRUCTION SHALL CONFORM TO THE INTERNATIONAL CODES (IBC, IPC, IFB, IMC) AS ADOPTED AND AMENDED BY SPANISH FORK CITY. (REF: MUNICIPAL CODE §14.04.010)
16. CONSTRUCTION ACTIVITIES: CONTRACTOR SHALL PERFORM WORK PER THE CONTRACT DOCUMENTS. ANY CHANGES SHALL BE APPROVED IN WRITING BY THE ENGINEER AND CITY REPRESENTATIVE.
17. SETTLEMENT: CONTRACTOR SHALL CORRECT ANY SETTLEMENT OF EXCAVATIONS OR DAMAGES RESULTING THEREFROM AT NO COST TO THE CITY.
18. OVERHEAD POWER LINES: CONTRACTOR SHALL COMPLY WITH ALL OSHA AND STATE REQUIREMENTS FOR WORK NEAR HIGH VOLTAGE LINES.

19. SURVEY MONUMENTS: CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY EXISTING SURVEY MONUMENTS WITHOUT AUTHORIZATION. DISTURBED MONUMENTS SHALL BE RESET BY A LICENSED LAND SURVEYOR. (REF: UTAH CODE §17-23-14)
20. LANDSCAPE RESTORATION: CONTRACTOR SHALL STRIP, STOCKPILE, AND REPLACE TOPSOIL (MIN. 12 INCHES) AND RESTORE LANDSCAPING TO ORIGINAL OR BETTER CONDITION PER APWA PLAN 381.
21. CONSTRUCTION NOISE: CONSTRUCTION NOISE SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY, UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY ENGINEER. NO WORK IS PERMITTED ON SUNDAYS OR CITY-OBSERVED HOLIDAYS. (REF: MUNICIPAL CODE §9.36 – NOISE)
22. DISCREPANCIES: CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS IN THE DRAWINGS OR SPECIFICATIONS BEFORE PROCEEDING.
23. CONSTRUCTION TIMELINE: CONTRACTOR SHALL COMPLETE WORK EXPEDITIOUSLY AND COORDINATE WITH THE CITY ON MATERIAL LEAD TIMES AND PROJECT MILESTONES.
24. SURFACE RESTORATION: CONTRACTOR SHALL RESTORE ALL SURFACE IMPROVEMENTS DAMAGED BY CONSTRUCTION TO AN EQUAL OR BETTER CONDITION.
25. DEBRIS DISPOSAL: ALL PROJECT DEBRIS SHALL BE DISPOSED OF LEGALLY AND SAFELY IN ACCORDANCE WITH CITY AND COUNTY REGULATIONS. (REF: MUNICIPAL CODE §8.12 – PUBLIC NUISANCES)
26. STORM WATER POLLUTION PREVENTION: CONTRACTOR SHALL DEVELOP AND IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO CONSTRUCTION. (REF: PUBLIC WORKS POLICY 4.70 – STORM WATER)
27. EXISTING UTILITIES: CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES BY POTHOLE EXPLORATION A MINIMUM OF 400 FEET AHEAD OF TRENCHING.
28. ACCESS: CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES UNLESS OTHERWISE APPROVED BY THE PROPERTY OWNER AND CITY ENGINEER.
29. WORK HOURS: NO WORK SHALL OCCUR ON SATURDAYS, SUNDAYS, OR CITY HOLIDAYS UNLESS WRITTEN APPROVAL IS PROVIDED BY THE CITY ENGINEER.
30. DOCUMENTATION: CONTRACTOR SHALL PHOTOGRAPH AND DOCUMENT EXISTING CONDITIONS PRIOR TO CONSTRUCTION. DOCUMENTATION SHALL BE PROVIDED UPON REQUEST BY THE CITY ENGINEER OR INSPECTOR.

CONCRETE REINFORCEMENT

1. REFERENCE PROJECT SPECIFICATIONS AND PLANS FOR CONCRETE REINFORCEMENT REQUIREMENTS. ALL CONCRETE WORK SHALL CONFORM TO SPANISH FORK CITY STANDARD SPECIFICATIONS AND THE LATEST APWA DETAILS.

STORM DRAIN

1. ALL STORM DRAIN INSTALLATION SHALL USE LASER GRADE LINE AND BE VERIFIED PRIOR TO PIPE ACCEPTANCE.
2. CONTRACTOR SHALL DIVERT EXISTING FLOWS AS NECESSARY TO COMPLETE WORK SAFELY.
3. ALL DRAINAGE STRUCTURES SHALL INCLUDE A SIX (6) INCH SUMP MEASURED FROM LOWEST INVERT, PER PLAN.
4. RESTORATION OF ASPHALT OR BASE COURSE SHALL BE LIMITED TO NEAT LINE AS INDICATED IN THE PLANS.
5. CONTRACTOR SHALL PREPARE AND SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO CONSTRUCTION AND COMPLY WITH ALL APPROVED REQUIREMENTS. (REF: PUBLIC WORKS POLICY 4.70 – STORM WATER)
6. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING WATERLINES AND SEWER LINES IMPACTED BY STORM DRAIN INSTALLATION. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE CITY REPRESENTATIVE.
7. STORM DRAIN SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SPANISH FORK CITY STANDARDS AND APWA SPECIFICATIONS.

TRAFFIC CONTROL

1. CONTRACTOR SHALL PREPARE AND SUBMIT TRAFFIC CONTROL PLANS FOR APPROVAL PRIOR TO IMPLEMENTATION. PROVIDE ONE WEEK MINIMUM FOR REVIEW.
2. VARIABLE MESSAGE SIGNS (VMS) SHALL BE PROVIDED PRIOR TO CONSTRUCTION TO NOTIFY THE PUBLIC OF WORK AND RESTRICTIONS.
3. TWO-WAY TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
4. LOCAL AND THROUGH TRAFFIC SHALL BE ACCOMMODATED AT ALL TIMES.
5. ALL AFFECTED AGENCIES (POLICE, FIRE, SCHOOLS, DISPATCH, PROPERTY OWNERS) SHALL BE NOTIFIED AT LEAST 14 DAYS PRIOR TO ROAD CLOSURES OR LANE RESTRICTIONS.
6. MAIL SERVICE SHALL NOT BE DISRUPTED.
7. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND CITY STANDARDS. (REF: MUNICIPAL CODE TITLE 10 – TRAFFIC AND PARKING)

WATER

1. CONTRACTOR SHALL VERIFY EXISTING WATERLINE LOCATIONS PRIOR TO NEW INSTALLATION AND REPORT DISCREPANCIES TO THE CITY ENGINEER OR REPRESENTATIVE.
2. ALL WATER CONSTRUCTION SHALL CONFORM TO SPANISH FORK CITY WATER STANDARDS (PUBLIC WORKS POLICY 4.90 – WATER) AND THE LATEST APWA STANDARDS.
3. ONLY AUTHORIZED CITY PERSONNEL SHALL OPERATE EXISTING PUBLIC VALVES.
4. CONTRACTOR SHALL PROVIDE AT LEAST 72 HOURS NOTICE PRIOR TO ANY PLANNED WATER SHUTDOWN.
5. MINIMUM COVER OVER TOP OF PIPE SHALL BE FOUR FEET UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL PROVIDE TEMPORARY BLOW-OFFS AND FITTINGS AS NEEDED FOR FLUSHING AND DISINFECTION. DISINFECTION PLAN SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
7. MAINTAIN MINIMUM WATER LINE SLOPE OF 0.3% UNLESS OTHERWISE SPECIFIED.
8. DEFLECTIONS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS OR 5 DEGREES, WHICHEVER IS LESS.
9. USE JOINT RESTRAINTS AND THRUST BLOCKING ON ALL FITTINGS, VALVES, AND BENDS.
10. ALL BURIED DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE FILM AND TAPED SECURELY.
11. ALL PVC PIPE SHALL CONFORM TO AWWA C-900 SDR-18 OR APPROVED EQUAL.
12. PIPE SEPARATION: MAINTAIN MINIMUM 18-INCH VERTICAL SEPARATION BETWEEN WATER, SEWER, AND STORM LINES. (REF: CITY WATER POLICY 4.90)
13. ALL POTHOLES AND CONNECTIONS SHALL BE SURVEYED AND VERIFIED PRIOR TO INSTALLATION.
14. DEWATERING OPERATIONS SHALL BE CONDUCTED IN ACCORDANCE WITH CITY AND STATE REQUIREMENTS. (REF: PUBLIC WORKS POLICY 4.70 – STORM WATER)
15. CONTRACTOR SHALL PROTECT EXISTING PRESSURE LINES AND PROVIDE TEMPORARY THRUST RESTRAINTS AS NEEDED.
16. ALL MATERIALS SHALL BE NEW, UNUSED, AND APPROVED FOR POTABLE WATER APPLICATIONS.
17. TRENCH BACKFILL AND PIPE ZONE MATERIALS SHALL CONFORM TO APWA PLANS 381 & 382.
18. ALL WORK SHALL BE TESTED AND INSPECTED PRIOR TO FINAL ACCEPTANCE.
19. ALL EXISTING PUBLIC VALVES SHALL BE OPERATED ONLY BY AUTHORIZED CITY EMPLOYEES.

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SPANISH FORK CITY
ENGINEERING & SURVEYING
40 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 804-4550



SUNSET RIDGE PARK
SPANISH FORK – UTAH

DATE	BY	REVISION

DRAWN: BTS	DESIGN: BTS	CHECK: BM	DATE: 1/28/2026
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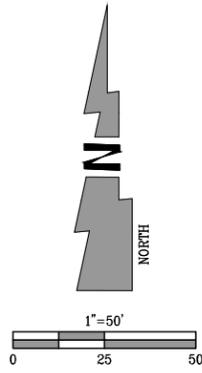
GENERAL NOTES

SCALE:

DRAWING #:
GN-01

ELECTRICAL LEGEND

3PH PRIMARY ELECTRICAL CONDUIT	
1PH PRIMARY ELECTRICAL CONDUIT	
1PH PRIMARY ELECTRICAL CONDUIT	
1PH PRIMARY ELECTRICAL CONDUIT	
SECONDARY ELECTRICAL CONDUIT	
EXISTING ELECTRICAL	
3PH PRIMARY SECTIONALIZER	
1PH PRIMARY SECTIONALIZER	
3PH TRANSFORMER	
1PH PAD TRANSFORMER	
1PH POLE TRANSFORMER	
STREETLIGHT	
SECONDARY JUNCTION BOX	



NEW PARK POWER

ADDRESS:
400 W 2250 S

SPANISH FORK CITY ELECTRIC
2180 NORTH 176 EAST
SPANISH FORK, UTAH 84400
(801) 804-4430

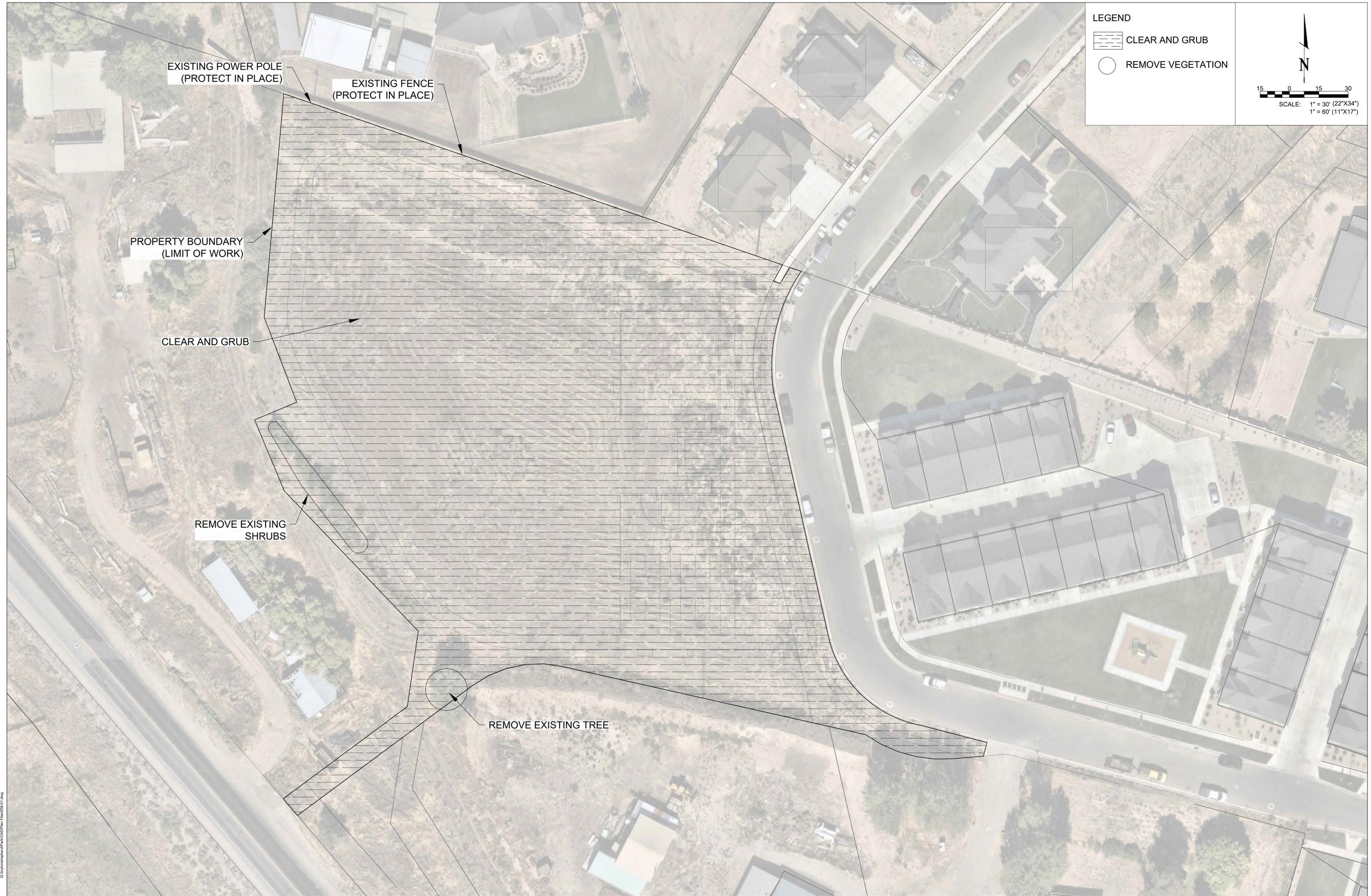
DISCLAIMER:
SPANISH FORK CITY makes no warranty with respect to the accuracy, completeness, or timeliness of these plans. Spanish Fork City assumes no liability for errors, omissions, or omissions of these plans or for any damage or loss resulting from the use of these plans or for any other reason. The user of these plans shall be deemed to have accepted the responsibility for the accuracy, completeness, or timeliness of these plans, and shall not be held liable for any damage or loss resulting from the use of these plans.



GENERAL NOTES:
THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER EQUIPMENT. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND FIELD VERIFICATION.

GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL SPANISH FORK CITY STANDARDS.

Scale:	1"=50'
Sheet Size:	ANSI B
Drawn By:	KEVIN TAYLOR
Date:	NOVEMBER 20, 2025



LEGEND

 CLEAR AND GRUB

 REMOVE VEGETATION

SCALE: 1" = 30' (22"X34")
1" = 60' (11"X17")

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SUNSET RIDGE PARK
SPANISH FORK — UTAH

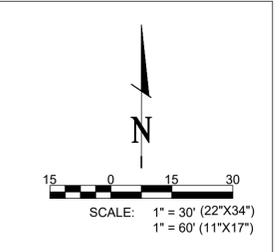
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DEMOLITION PLAN

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1" = 30"

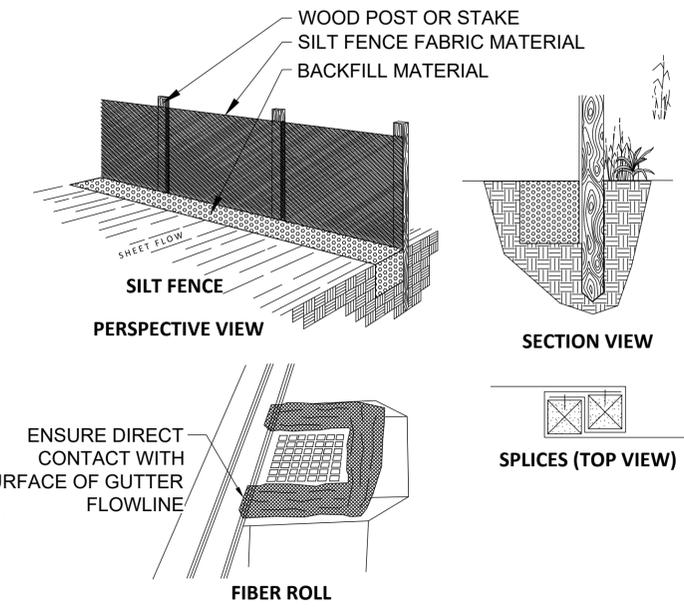
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- EROSION CONTROL NOTES**
1. THE EROSION CONTROL PLAN SHOWN ON THESE DRAWINGS IS FOR REFERENCE ONLY. CONTRACTOR'S APPROVED SWPPP AND BEST MANAGEMENT PRACTICES (BMPs) SHALL GOVERN THE WORK.
 2. CONTRACTOR SHALL PREPARE AND SUBMIT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) REQUIREMENTS AND UTAH SWPPP STANDARDS.
 3. CONTRACTOR SHALL OBTAIN ALL REQUIRED STORM WATER PERMITS PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
 4. CONTRACTOR SHALL INSTALL, MAINTAIN, AND ADJUST BMPs TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY STORM DRAIN SYSTEM, WATERWAY, OR PUBLIC RIGHT-OF-WAY.
 5. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL BMPs PER STATE REQUIREMENTS AND AFTER ALL STORM EVENTS, AND SHALL REPAIR OR REPLACE DAMAGED BMPs IMMEDIATELY.
 6. CONTRACTOR SHALL KEEP ADJACENT STREETS AND STORM DRAINS FREE OF MUD, DEBRIS, AND TRACKING AT ALL TIMES. STREET SWEEPING SHALL BE PERFORMED AS NEEDED.
 7. NO EXCAVATION OR EARTHWORK SHALL BEGIN UNTIL PERIMETER CONTROLS ARE INSTALLED AND APPROVED.
 8. CONTRACTOR SHALL STABILIZE ALL DISTURBED AREAS AT THE COMPLETION OF WORK, INCLUDING TEMPORARY AND FINAL STABILIZATION AS REQUIRED BY THE APPROVED SWPPP.
 9. FAILURE TO IMPLEMENT OR MAINTAIN PROPER BMPs MAY RESULT IN WORK STOPPAGES OR CORRECTIVE ACTIONS AT THE CONTRACTOR'S EXPENSE.

REFERENCE DETAILS



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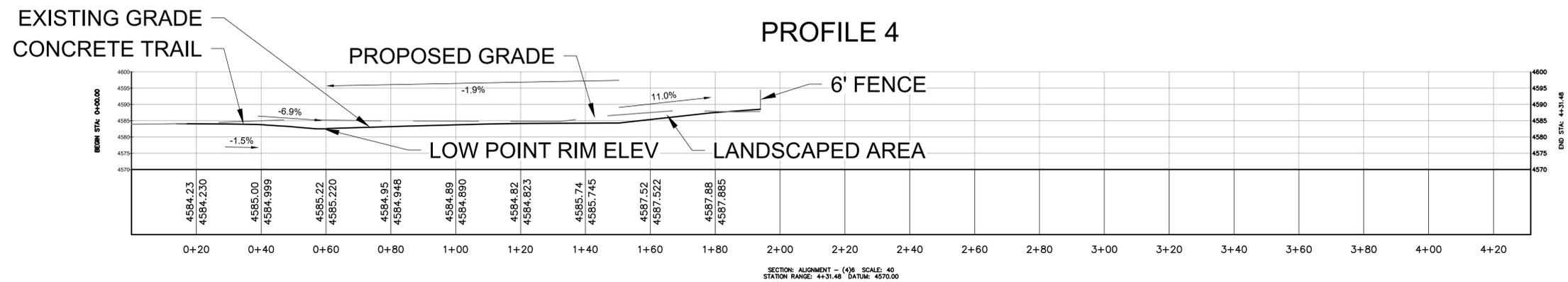
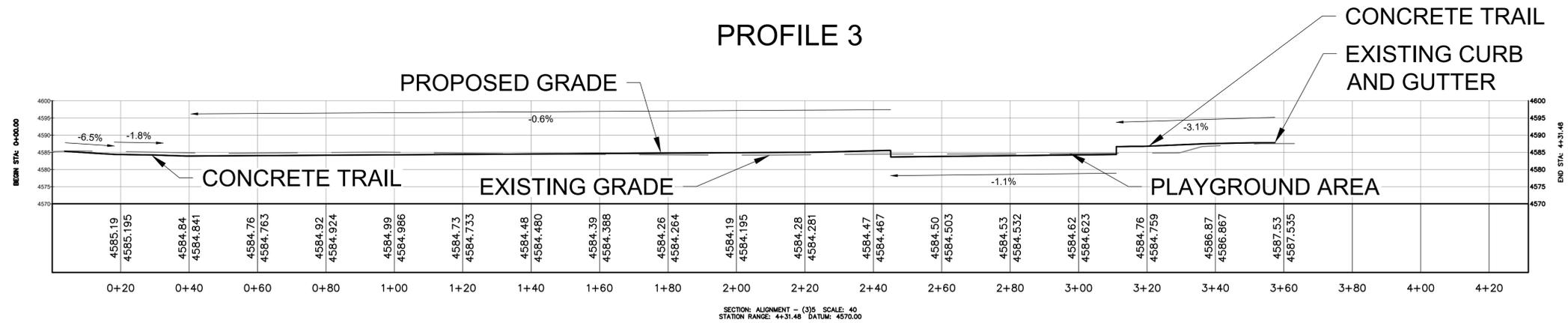
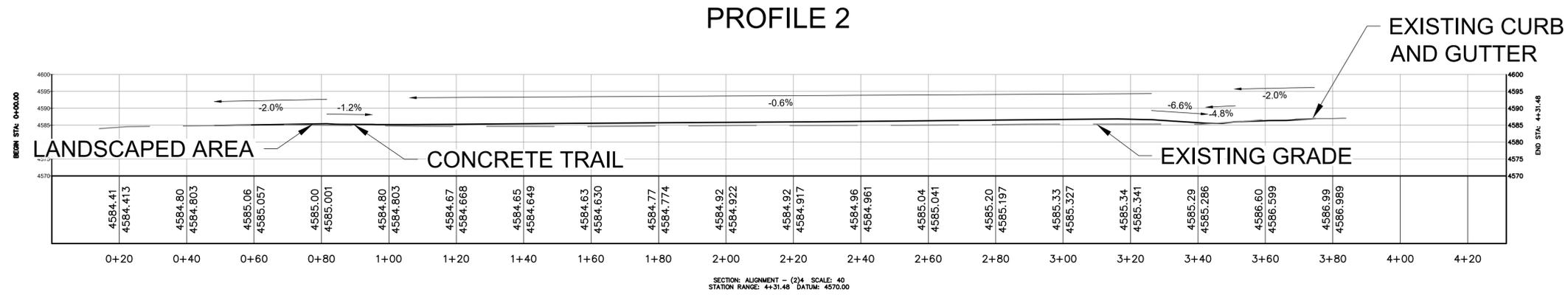
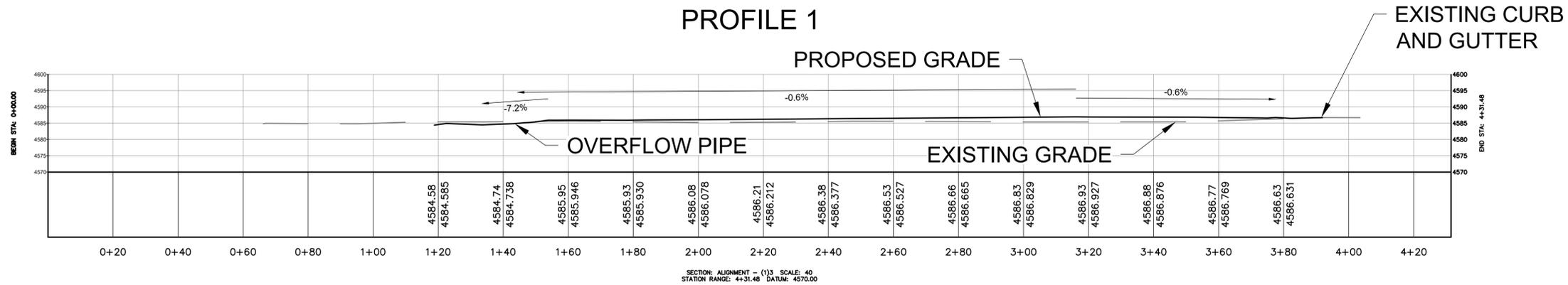
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90% PLANS

EROSION CONTROL

SCALE:
1" = 30"

DRAWING #:
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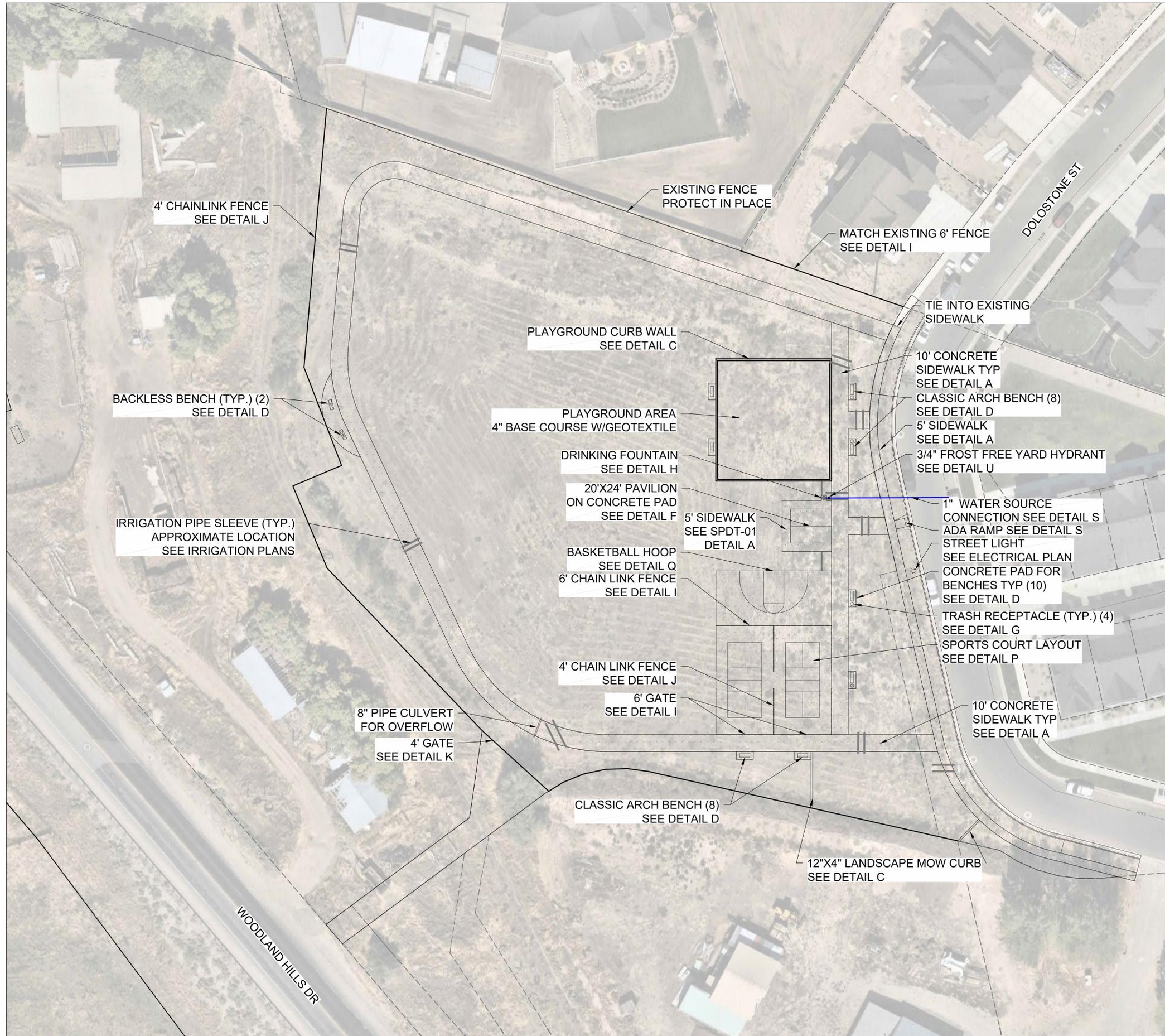
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DESIGN:	BTS			
CHECK:	BM			
DATE:	1/28/2026			

90%
PLANS

GRADING
PLAN

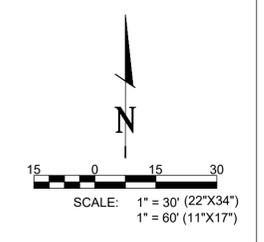
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GR-03



LEGEND

- CONCRETE PAVING
- TRASH RECEPTACLE
- DRINKING FOUNTAIN
- 3/4" FROST FREE YARD HYDRANT
- BACKLESS BENCH
- CLASSIC ARCH BENCH
- 4' CHAIN LINK FENCE
- 6' CHAIN LINK FENCE
- IRRIGATION PIPE SLEEVE
- 8" DRAIN PIPE



SITE NOTES

1. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS BEFORE BEGINNING WORK.
2. CONTRACTOR SHALL PROVIDE STAMPED ENGINEERED DRAWINGS AND CUT SHEETS FOR ALL PAVILIONS, PLAYGROUND EQUIPMENT, SPORTS COURTS, AND OTHER STRUCTURES AS REQUIRED.
3. CONTRACTOR SHALL SUBMIT FINISH SAMPLES AND COLOR OPTIONS FOR OWNER APPROVAL BEFORE INSTALLATION.
4. INSTALL ALL REQUIRED IRRIGATION AND ELECTRICAL SLEEVES UNDER SIDEWALKS, TRAILS, AND PAVED AREAS PRIOR TO HARDSCAPE INSTALLATION.
5. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE PROCEEDING.
6. ANY DAMAGE TO EXISTING IMPROVEMENTS CAUSED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE OWNER'S SATISFACTION.
7. ALL CONCRETE AND HARDSCAPE WORK SHALL MEET SPANISH FORK CITY AND APWA STANDARDS.
8. MAINTAIN REQUIRED SWPPP AND KEEP STREETS AND STORM DRAINS FREE OF MUD, DUST, AND DEBRIS.
9. COORDINATE FINAL LOCATIONS OF ALL HARDSCAPE ELEMENTS WITH THE OWNER PRIOR TO INSTALLATION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED SHOP DRAWINGS, STRUCTURAL DETAILS, FOOTING DESIGN, AND OTHER NECESSARY CALCULATIONS PREPARED BY A UTAH STATE LICENSED PROFESSIONAL, THAT ARE REQUIRED FOR REVIEW AND APPROVAL FROM THE CITY OF SPANISH FORK.

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



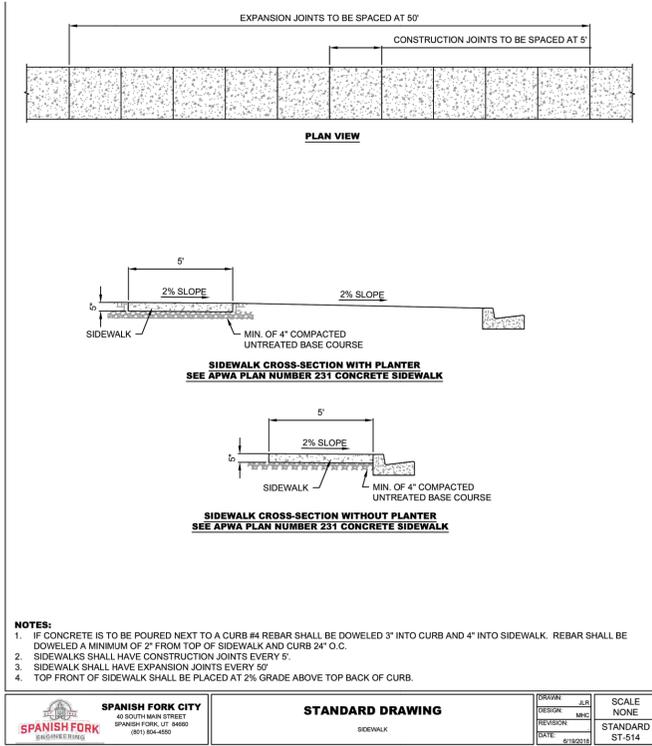
SUNSET RIDGE PARK
SPANISH FORK - UTAH

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90% PLANS

SITE PLAN

SCALE:
1" = 30"
DRAWING #:
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A CONCRETE PAVING



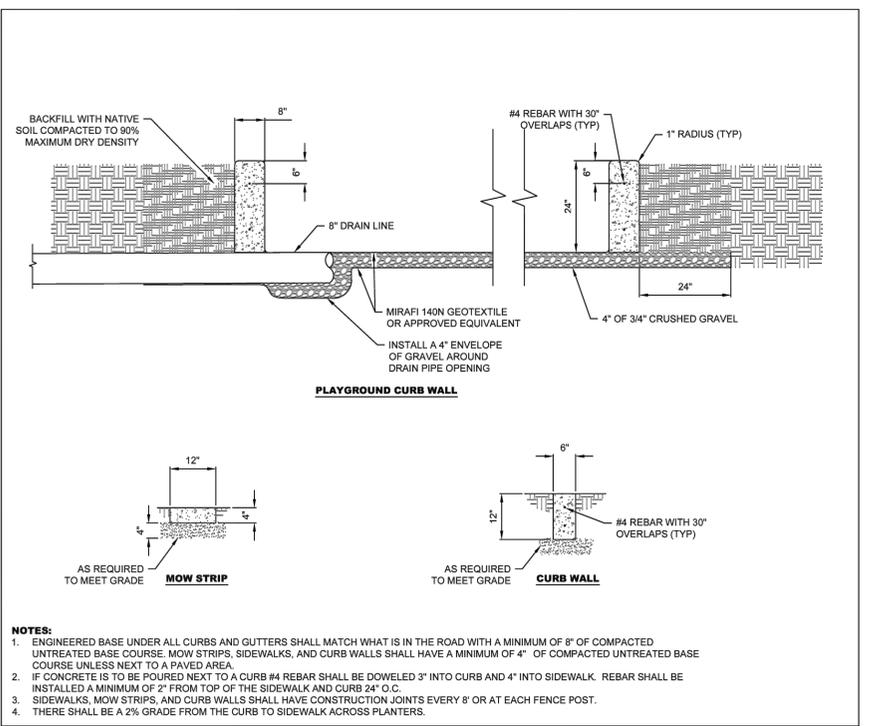
REFERENCE IMAGE

PARK SIGN NOTES

CONTRACTOR TO SUPPLY AND INSTALL SIGN ON POST.

COORDINATE WITH SPANISH FOR CITY AND SUBMIT SIGN DESIGN PRIOR TO MANUFACTURE.

B PARK SIGN



C MOW STRIP AND CURB WALL

CLASSIC ARCH BENCH NOTES

CLASSIC ARCH BENCH BY SMITH STEEL WORKS OR APPROVED EQUAL

SIZE: 6'

QUANTITY: 8

COLOR: STATUARY BRONZE

SPANISH FORK LOGO TO BE CAST INTO BENCH AS PER CITY STANDARD, WITH LETTERING "PARKS & RECREATION" UNDER THE LOGO.

SURFACE MOUNTED TO CONCRETE SLAB PER PLANS



PRODUCT IMAGE

D BENCH

BACKLESS BENCH NOTES

BACKLESS BENCH BY SMITH STEEL WORKS OR APPROVED EQUAL

SIZE: 6'

QUANTITY: 2

COLOR: STATUARY BRONZE

SURFACE MOUNTED TO CONCRETE SLAB PER PLANS



PRODUCT IMAGE

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90% PLANS

SITE DETAILS

PICNIC TABLE NOTES

8' RECTANGULAR PICNIC TABLE BY SMITH STEEL WORKS OR APPROVED EQUAL

CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL

SIZE: 8'

QUANTITY: STANDARD (3)
ADA (1)

COLOR: STATUARY BRONZE



REFERENCE IMAGE

E PICNIC TABLES

PAVILION NOTES

NORTHERN SKYLINE PAVILION BY SMITH STEEL WORKS OR APPROVED EQUAL

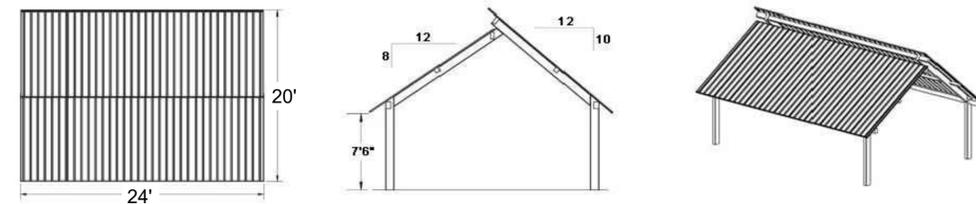
CONTRACTOR TO SUPPLY SHOP DRAWINGS OF PAVILION AND FOOTINGS FOR APPROVAL

SIZE: 20'X24'

COLOR: COORDINATE COLOR WITH SPANISH FORK CITY BY PROVIDING COLOR SAMPLES



REFERENCE IMAGE



REFERENCE IMAGE

F PAVILION

TRASH RECEPTACLE NOTES

CLASSIC FLARE TRASH RECEPTACLE BY SMITH STEEL WORKS OR APPROVED EQUAL

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL

SIZE: 32 GAL

COLOR: STATUARY BRONZE

SPANISH FORK LOGO TO BE CAST INTO TRASH RECEPTACLE AS PER CITY STANDARD, WITH LETTERING "PARKS & RECREATION" UNDER THE LOGO

SURFACE MOUNTED TO CONCRETE SLAB



REFERENCE IMAGE

SPANISH FORK CITY "PARKS AND REC LOGO"

G TRASH RECEPTACLE

DRINKING FOUNTAIN NOTES

ELKAY LK4420BF1U BOTTLE FILLER AND DRINKING FOUNTAIN UNIT OR APPROVED EQUAL

CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR APPROVAL

SURFACE MOUNTED TO CONCRETE SLAB

GRAVEL SUMP TO BE INSTALLED

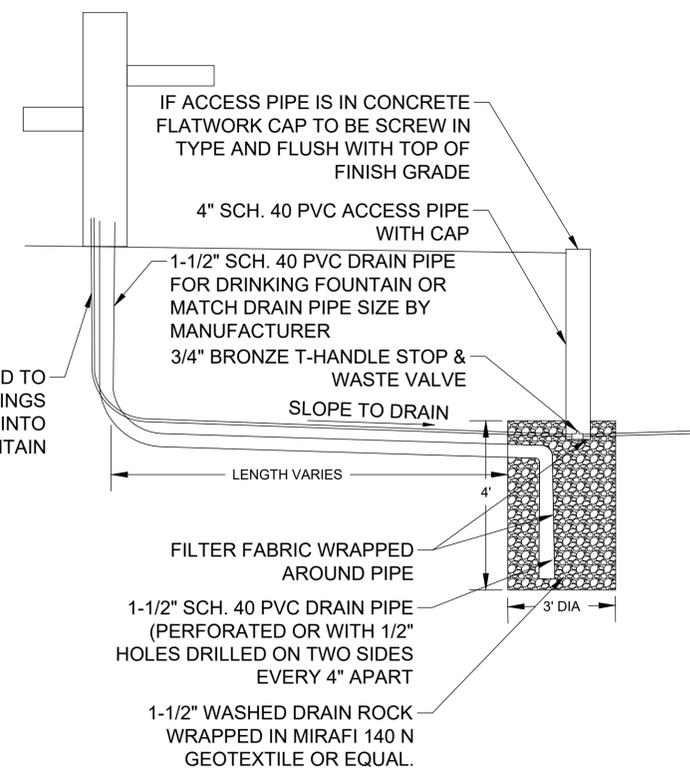
COLOR: GREEN

3/4" WATER LINE FEED TO DRINKING FOUNTAIN W/FITTINGS AS REQUIRED TO CONNECT INTO DRINKING FOUNTAIN

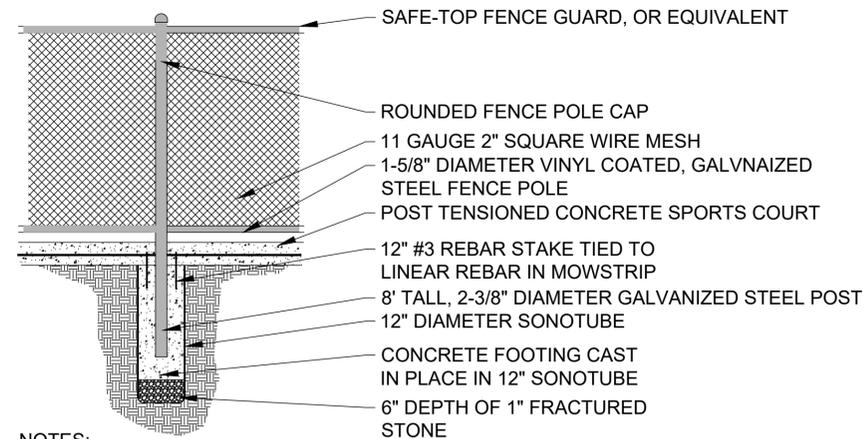


REFERENCE IMAGE

H DRINKING FOUNTAIN W/GRAVEL SUMP

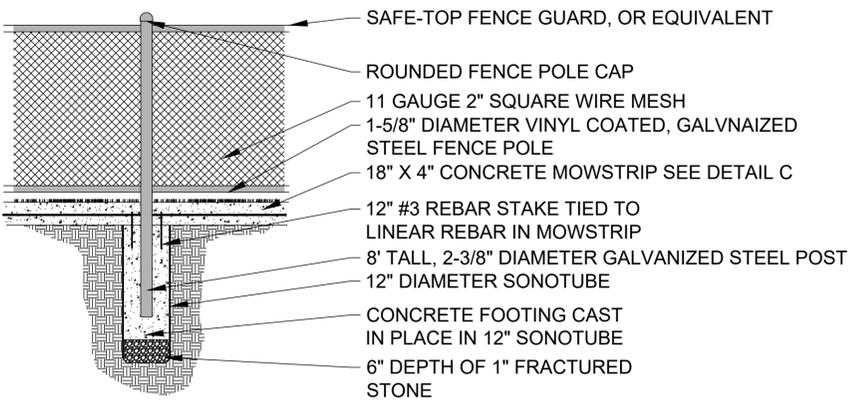
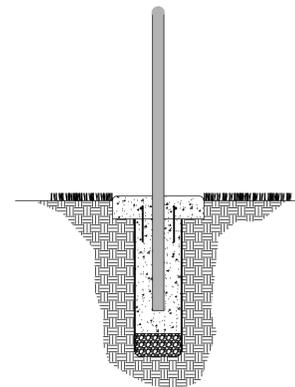


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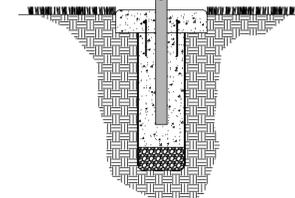
NOTES:

1. FENCE TO BE PLACED AROUND PICKLEBALL COURTS ON POST TENSIONED CONCRETE COURT
2. INSTALL GATES ACCORDING TO PLANS.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.



NOTES:

1. FENCE TO FOLLOW APWA CHAINLINK FENCE DETAIL
2. INSTALL GATES ACCORDING TO PLANS.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO INSTALLATION.

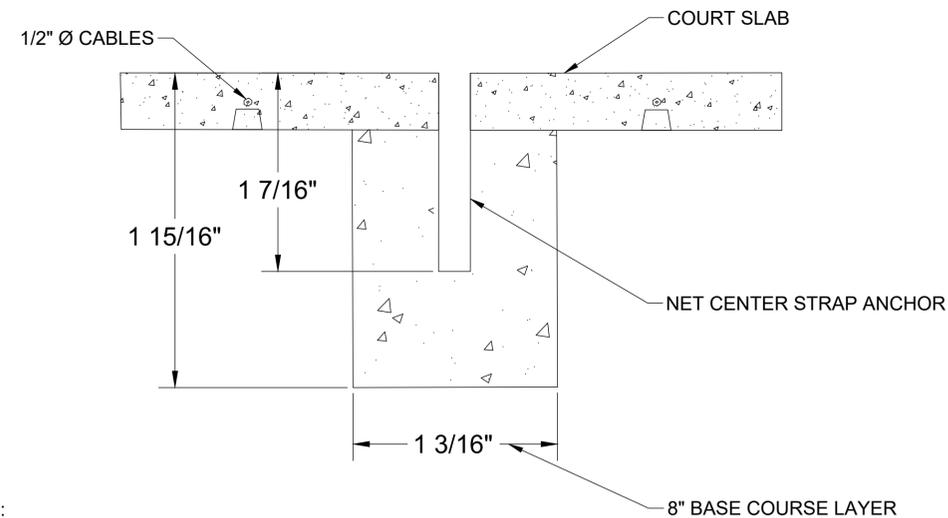


I 6' CHAIN LINK FENCE

SECTION VIEW

J 4' CHAIN LINK FENCE

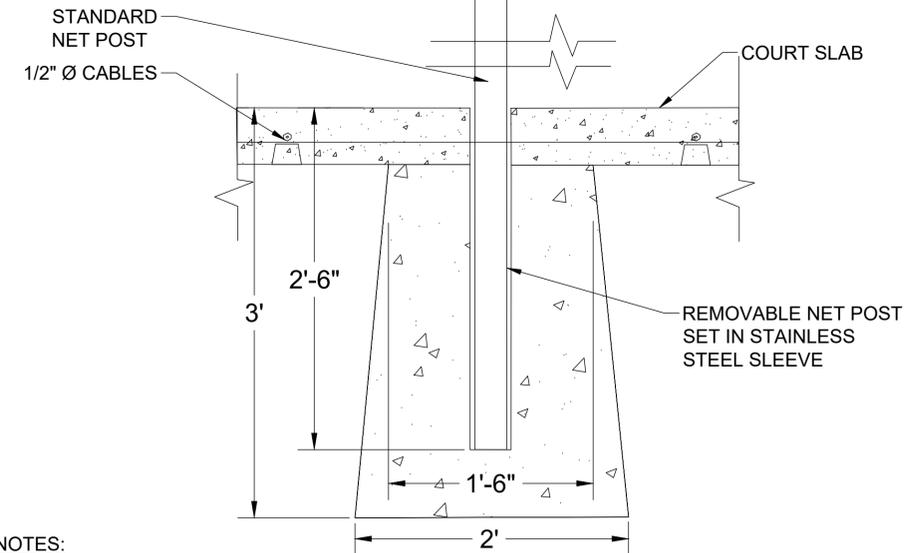
SECTION VIEW



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL INFORMATION CONTAINED MUST BE REVIEWED AND APPROVED BY PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
3. SHOWN AS REFERENCE. CONTRACTOR TO PROVIDE STAMPED AND ENGINEERED SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

K TYPICAL NET ENTER STRAP ANCHOR (PICKLEBALL COURTS)



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SHOWN AS REFERENCE. CONTRACTOR TO PROVIDE STAMPED AND ENGINEERED SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

L TYPICAL NET POST FOUNDATION (PICKLEBALL COURTS)

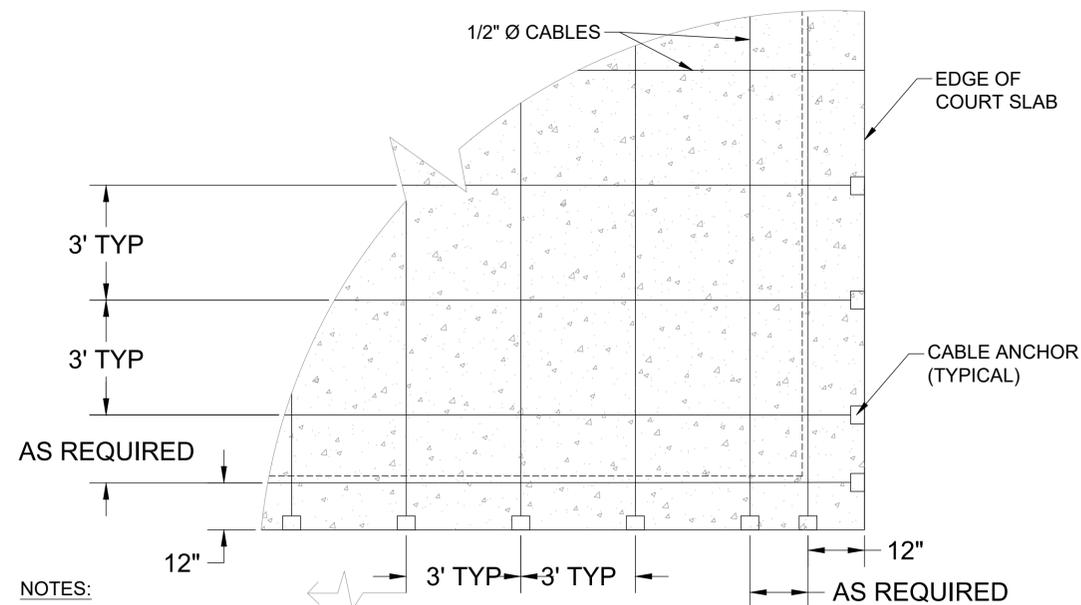
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90%
PLANS

SITE DETAILS

SCALE:

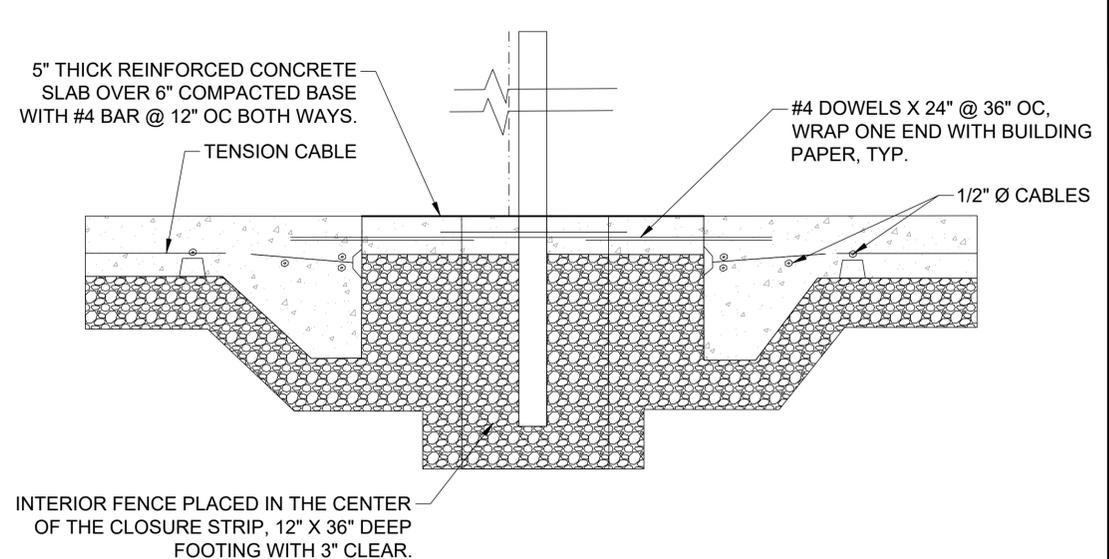
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NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL INFORMATION CONTAINED MUST BE REVIEWED AND APPROVED BY PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
3. LAYOUT SHOWN AS REFERENCE. CONTRACTOR TO PROVIDE STAMPED AND ENGINEERED SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

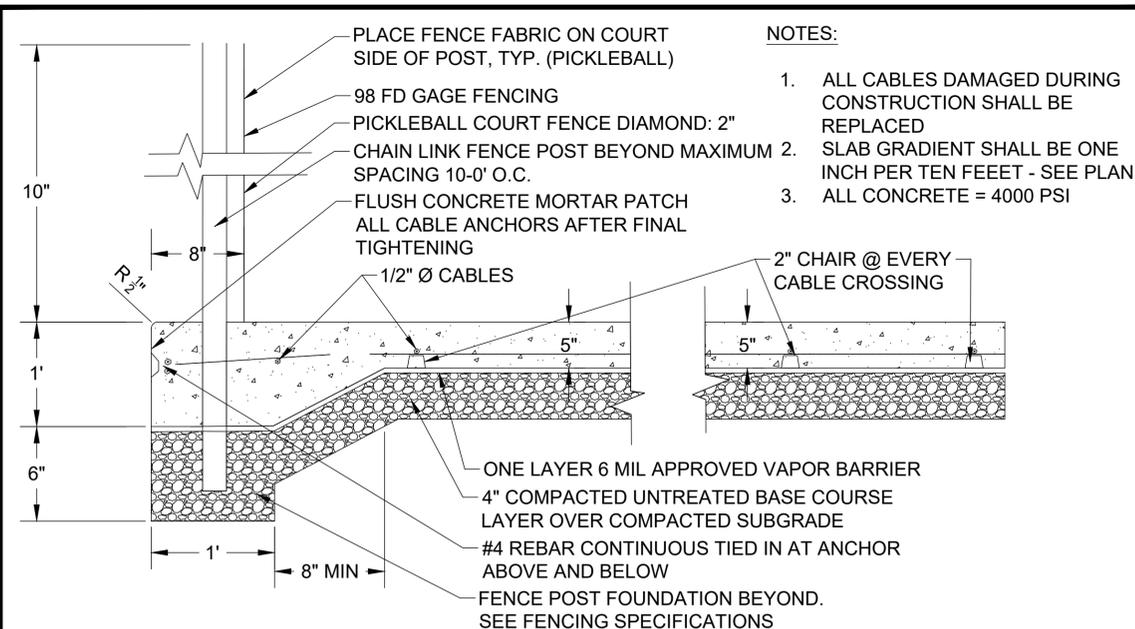
(M) TYPICAL CABLE LAYOUT (BASKETBALL, AND PICKLEBALL COURTS)



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL INFORMATION CONTAINED MUST BE REVIEWED AND APPROVED BY PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
3. SHOWN AS REFERENCE. CONTRACTOR TO PROVIDE STAMPED AND ENGINEERED SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

(N) TYPICAL CLOSURE STRIP DETAIL (PICKLEBALL COURTS)



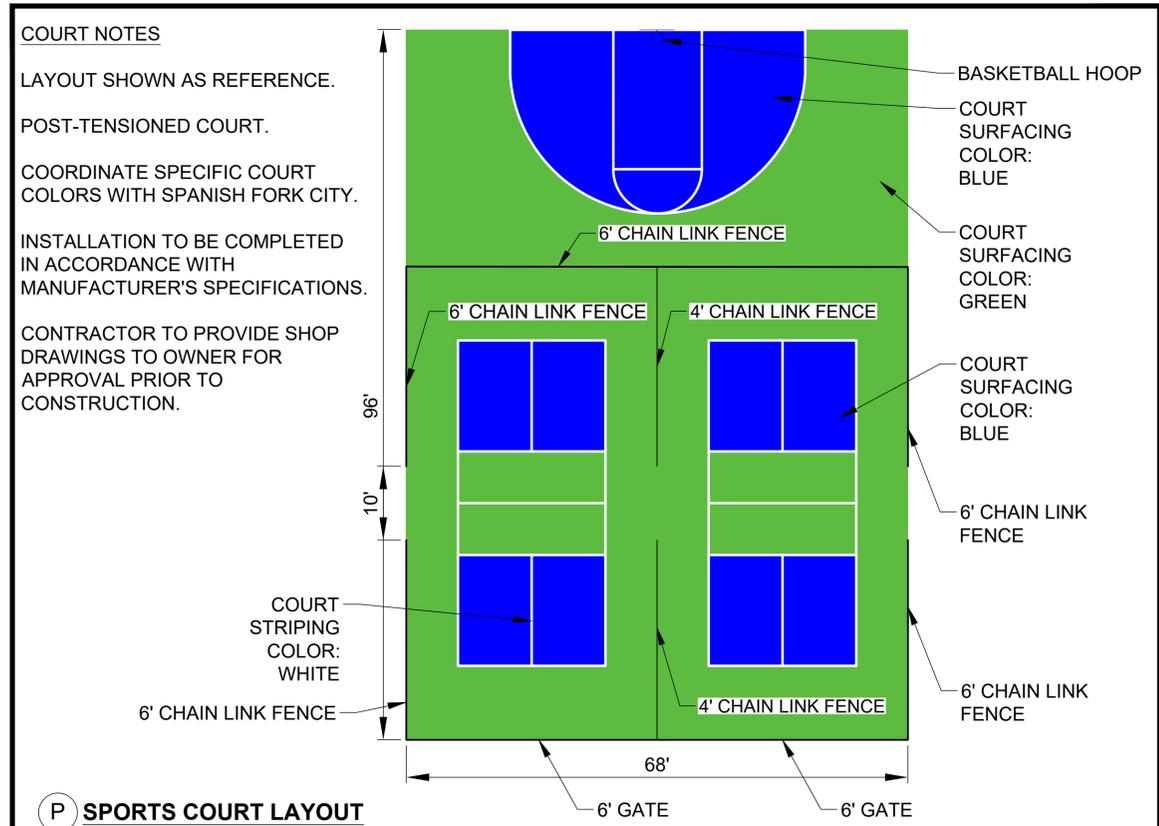
NOTES:

1. ALL CABLES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED
2. SLAB GRADIENT SHALL BE ONE INCH PER TEN FEET - SEE PLAN
3. ALL CONCRETE = 4000 PSI

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL INFORMATION CONTAINED MUST BE REVIEWED AND APPROVED BY PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
3. SHOWN AS REFERENCE. CONTRACTOR TO PROVIDE STAMPED AND ENGINEERED SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

(O) TYPICAL PERIMETER BEAM SECTION AND TYPICAL SLAB SECTION (PICKLEBALL COURTS)



COURT NOTES

LAYOUT SHOWN AS REFERENCE.
 POST-TENSIONED COURT.
 COORDINATE SPECIFIC COURT COLORS WITH SPANISH FORK CITY.
 INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.

(P) SPORTS COURT LAYOUT

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90% PLANS

SITE DETAILS

SCALE:

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 SPDT-04



REFERENCE IMAGE

BASKETBALL HOOP NOTES

BRAND: SOME SERIOUS HOOP

INSTALL PER MANUFACTURERS SPECIFICATION

H8 HEAVY DUTY REGULATION SIZE, ADJUSTABLE OUTDOOR/PARK BASKETBALL

72X42 INCH ACRYLIC BACKBOARD WITH STEEL FRAME

STEEL HARDWARE TO HAVE BLACK COATED FINISH.

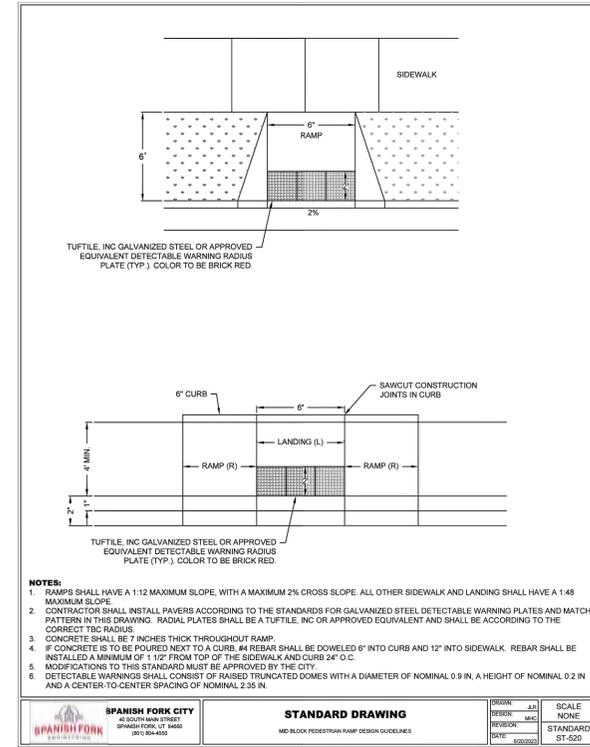
CONTRACTOR SHALL COORDINATE WITH SPANISH FORK CITY PRIOR TO ORDERING HOOP TO VERIFY EXACT MODEL NUMBER.

MOUNTED TO CONCRETE SLAB

Q BASKETBALL HOOP

MID BLOCK PEDESTRIAN RAMP NOTES

PARK STRIP WILL BE 8' WIDE. CONTRACTOR TO ADJUST RAMP ACCORDINGLY WHILE MAINTAINING STANDARDS.



R MID BLOCK PEDESTRIAN RAMP

CUSTOM TREX PANEL 6' FENCE

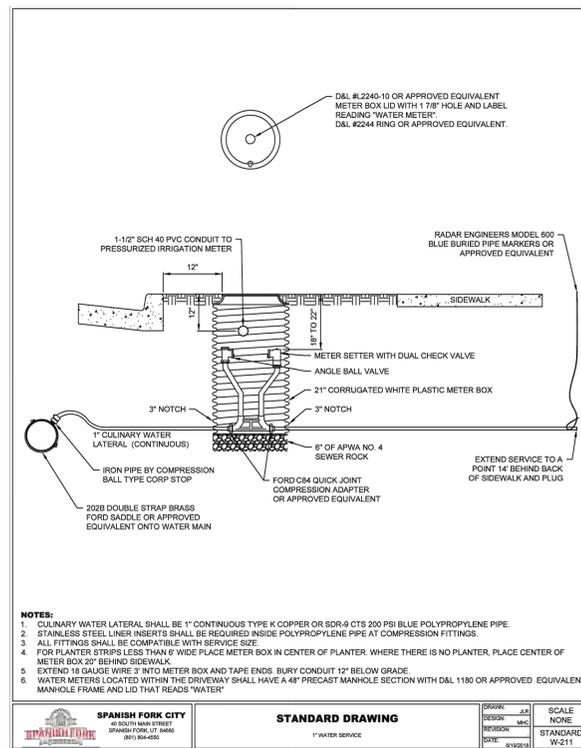
IMAGE SHOWN AS REFERENCE.

CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL.



REFERENCE IMAGE (EXISTING FENCE)

T CUSTOM TREX PANEL 6' FENCE



S 1" WATER SERVICE CONNECTION

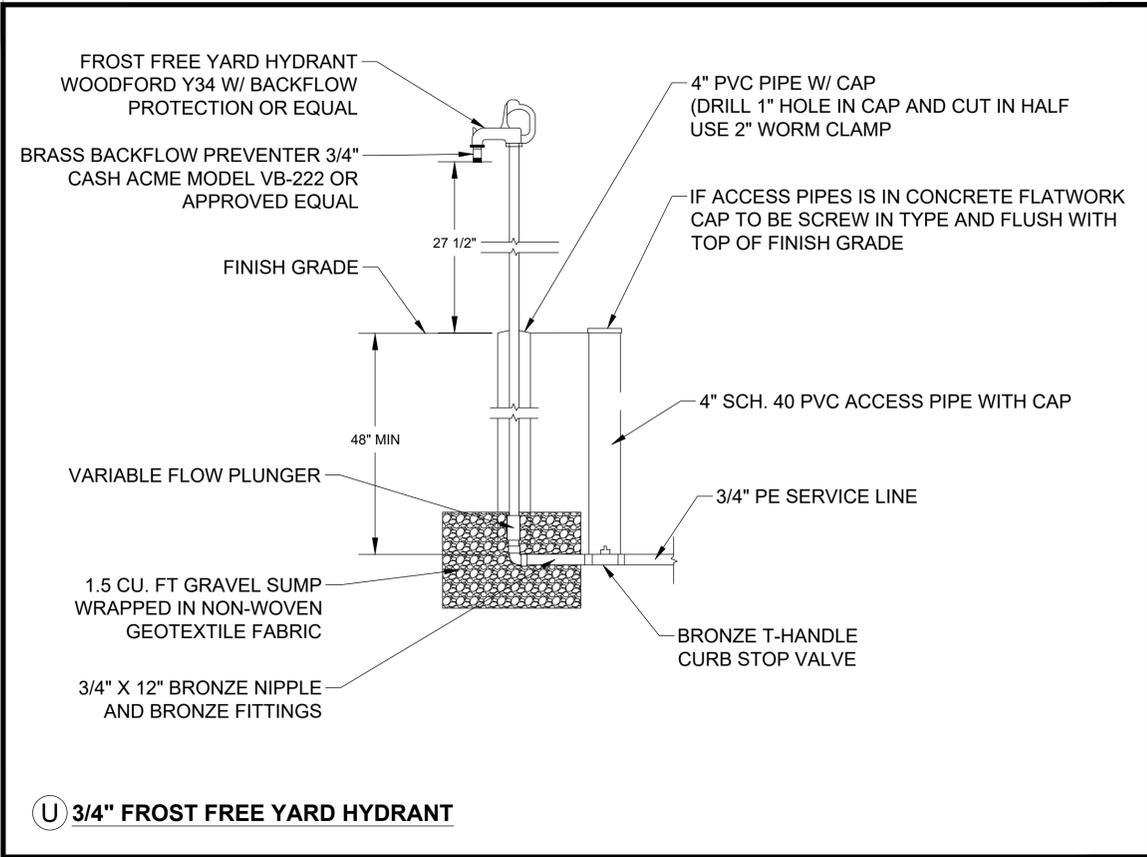
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90% PLANS

SITE DETAILS

SCALE:

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NOTES:

1. STORMTECH CHAMBER IMAGE SHOWN FOR REFERENCE ONLY. INSTALL SYSTEM PER MANUFACTURER SPECIFICATIONS AND APPROVED PLANS. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED MATERIALS, CLEARANCES, AND COVER.
2. CONTRACTOR SHALL PROVIDE REQUIRED STORMWATER STORAGE VOLUME AS CALCULATED AND SHOWN ON PLANS.



REFERENCE IMAGE

R STORMTECH CHAMBERS

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PLANS

SITE DETAILS

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LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND QUANTITIES PRIOR TO LANDSCAPE INSTALLATION. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT AND CITY REPRESENTATIVE.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED CITY PERMITS AND SCHEDULE ANY REQUIRED INSPECTIONS PRIOR TO COVERING WORK. (REF: SPANISH FORK MUNICIPAL CODE TITLE 14 – BUILDINGS AND CONSTRUCTION)
3. CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL PER THE PLANT LEGEND AND SCHEDULE. ANY SUBSTITUTIONS REQUIRE APPROVAL FROM THE OWNER AND LANDSCAPE ARCHITECT.
4. NEW AUTOMATIC IRRIGATION SHALL BE INSTALLED, TESTED, AND OPERATIONAL PRIOR TO PLANTING TO ENSURE ADEQUATE WATERING OF ALL LANDSCAPE AREAS.
5. SODDED LAWN AREAS SHALL BE 100% KENTUCKY BLUEGRASS WITH A MINIMUM OF THREE VARIETIES. FINE-GRADE ALL TURF AREAS PRIOR TO SOD INSTALLATION.
6. PROVIDE TOPSOIL AND SOIL AMENDMENTS AS REQUIRED. EXCAVATE LAWNS AND PLANTER AREAS TO ACCOMMODATE TOPSOIL, AMENDMENTS, AND MULCH. FINISHED GRADES SHALL MATCH ADJACENT SURFACES AND MEET CITY RESTORATION REQUIREMENTS. (REF: PUBLIC WORKS POLICY 4.75 – STREETS)
7. FINISHED GRADE FOR LAWN AREAS SHALL BE APPROX. 1" BELOW EDGING, SIDEWALKS, AND OTHER HARDSCAPES. FINISHED GRADE FOR PLANTER AREAS SHALL BE APPROX. 1" BELOW ADJACENT HARDSCAPE AFTER MULCH INSTALLATION.
8. INSTALL WEED BARRIER FABRIC IN ALL ROCK AREAS. DO NOT INSTALL FABRIC IN TREE WELLS USING ORGANIC MULCH.
9. INSTALL PRE-EMERGENT HERBICIDE BELOW MULCH AND A SECOND APPLICATION ABOVE MULCH. APPLY PER MANUFACTURER RECOMMENDATIONS.
10. INSTALL 3" OF CLEAN, WASHED ROCK MULCH IN PLANTER BEDS UNLESS OTHERWISE NOTED. KEEP MULCH MIN. 3" AWAY FROM PERENNIALS/SHRUBS AND MIN. 6" AWAY FROM TREES.
11. TREES IN LAWN SHALL HAVE A GRASS-FREE MULCH RING WITH 3" OF COLORED WOOD MULCH. MINIMUM RING SIZE: 4' DIAMETER FOR TREES.
12. STAKE ALL TREES AT TIME OF PLANTING. REMOVE STAKES WITHIN ONE YEAR OR WHEN THE TREE IS ESTABLISHED.
13. CONTRACTOR SHALL PROTECT EXISTING TREES, ROOTS, UTILITIES, SIDEWALKS, AND HARDSCAPE FROM DAMAGE DURING LANDSCAPE WORK. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. (REF: SPANISH FORK MUNICIPAL CODE §8.12 – PUBLIC NUISANCES) UNLESS OTHERWISE STATED ON PLANS.
14. CONTRACTOR SHALL COORDINATE PLANT LOCATIONS WITH IRRIGATION HEADS, EMITTERS, AND DRIP RINGS PRIOR TO INSTALLATION TO ENSURE PROPER WATER DISTRIBUTION. WATER SHALL NOT SPRAY ONTO STREETS OR SIDEWALKS. (REF: MUNICIPAL CODE §13.20 – STORM WATER)
15. REFER TO LANDSCAPE AND IRRIGATION DETAIL SHEETS FOR ALL PLANTING, MULCH, TOPSOIL, TREE RING, AND STAKING REQUIREMENTS.
16. QUANTITIES SHOWN ON PLANS ARE FOR REFERENCE ONLY. THE PLAN SHALL GOVERN IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE.
17. WHEN WORK OCCURS WITHIN UTILITY OR POWER CORRIDORS, CONTRACTOR SHALL COORDINATE WITH THE OWNER PRIOR TO ANY REQUIRED SUBMITTALS TO OUTSIDE AGENCIES.
18. 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL REVEGETATION AREAS.
19. 4" CLEAN TOPSOIL TO BE IMPLEMENTED IN ALL NEW PLANTER BEDS WHERE SHRUBS AND TREES WILL BE PLANTED.
20. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
21. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
22. BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS

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SUNSET RIDGE PARK
SPANISH FORK - UTAH

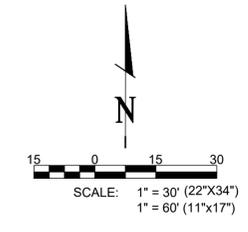
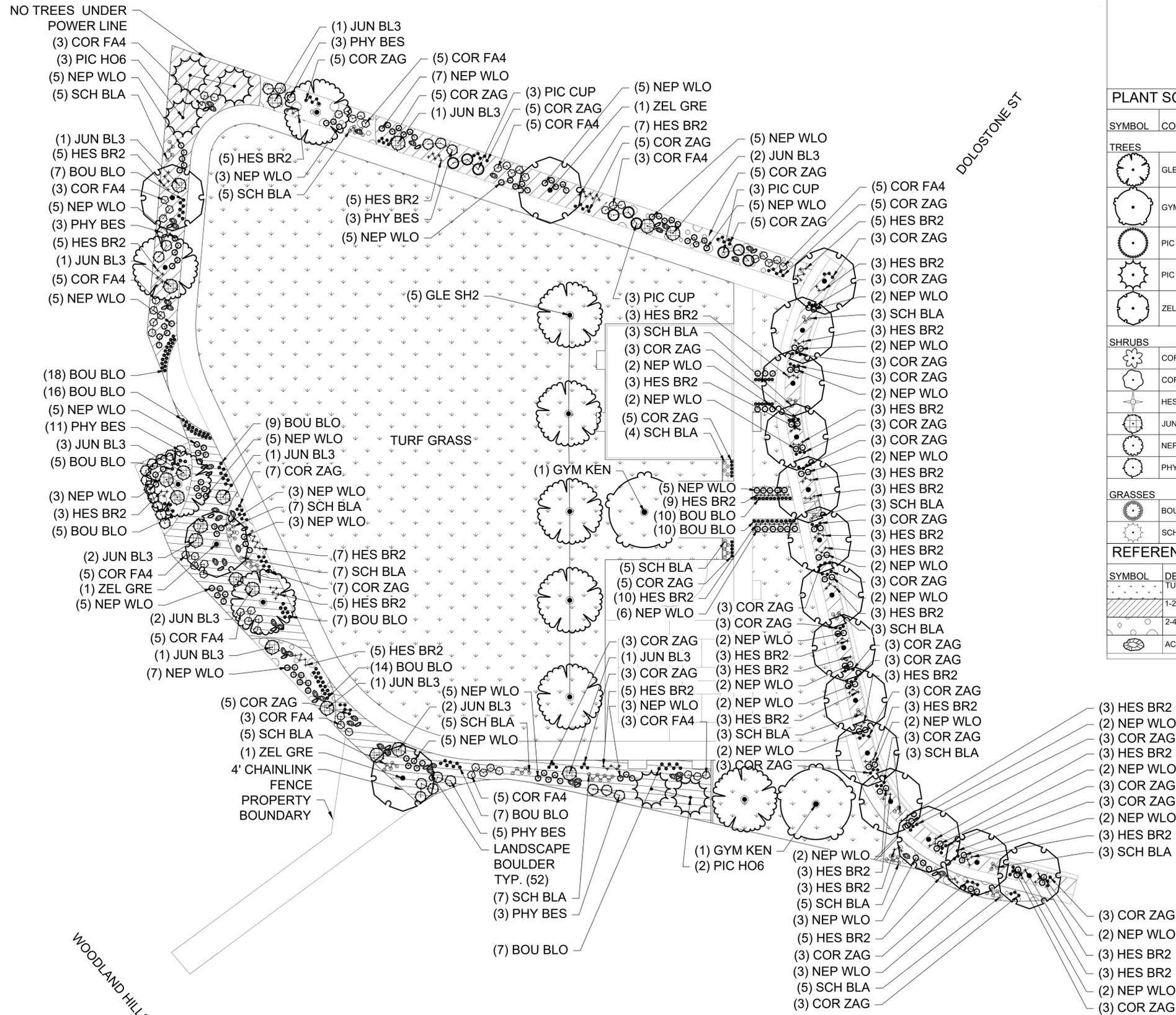
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90%
PLANS

LANDSCAPE
NOTES

SCALE:

DRAWING #:
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PLANT SCHEDULE				
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	GLE SH2	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust	2" CAL	10
	GYM KEN	Gymnocladus dioicus / Kentucky Coffeetree	2" CAL	6
	PIC CUP	Picea abies 'Cupressina' / Cupressina Norway Spruce	7-8' HT	9
	PIC HO6	Picea pungens 'Hoopsii' / Hoopsii Colorado Spruce	7-8' HT	3
	ZEL GRE	Zelkova serrata 'Green Vase' / Green Vase Japanese Zelkova	2" CAL	15
SHRUBS				
	COR ZAG	Coreopsis verticillata 'Zagreb' / Zagreb Tickseed	1 GAL	139
	COR FA4	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	5 GAL	49
	HES BR2	Hesperaloe parviflora 'Perpa' / Brakelights® Red Yucca	1 GAL	142
	JUN BL3	Juniperus horizontalis 'Blue Chip' / Blue Chip Creeping Juniper	5 GAL	24
	NEP WLO	Nepeta x 'Walker's Low' / Walker's Low Catmint	5 GAL	154
	PHY BES	Physocarpus opulifolius 'Monlo' / Diabolo® Ninebark	5 GAL	30
GRASSES				
	BOU BLO	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 GAL	127
	SCH BLA	Schizachyrium scoparium 'Blaze' / Blaze Little Bluestem	1 GAL	81
REFERENCE NOTES SCHEDULE				
SYMBOL	DESCRIPTION	QTY		
	TURF GRASS	67,823 sf		
	1-2" CRUSHED GRAVEL (LIGHT BROWN)	15,852 sf		
	2-4" COBBLE (BROWN)	5,244 sf		
	ACCENT BOULDER (BROWN)	58 ea		

SPANISH FORK CITY
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SUNSET RIDGE PARK
SPANISH FORK - UTAH

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90% PLANS

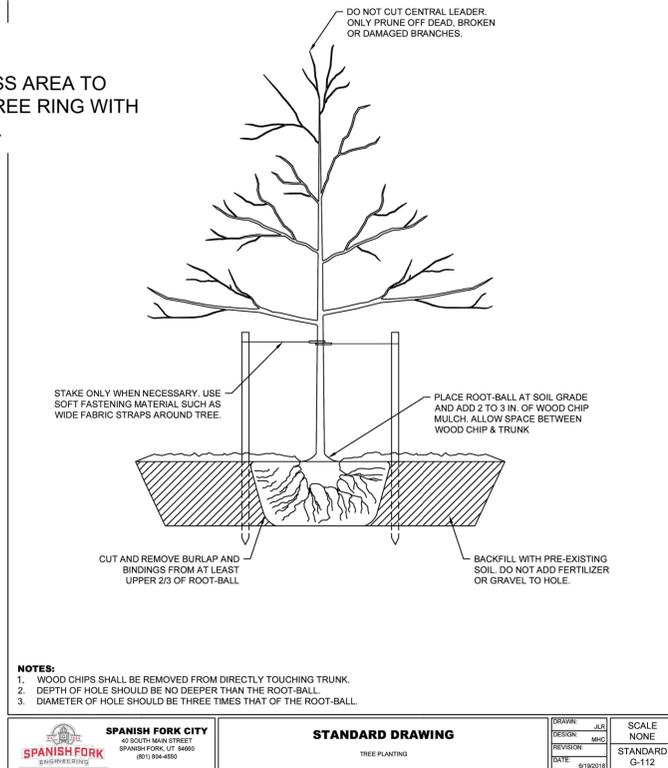
LANDSCAPE PLAN

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1" = 30"
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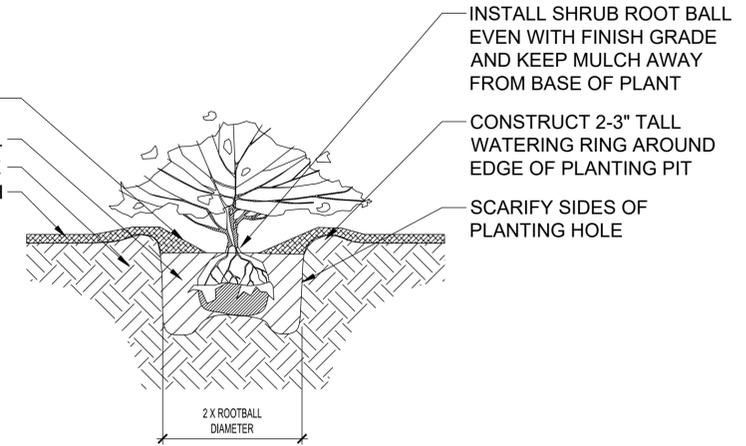
NOTES:

- TREES IN TURF GRASS AREA TO HAVE 4' DIAMETER TREE RING WITH WOOD FIBER MULCH.



A TREE PLANTING DETAIL

- TAPER DOWN DEPTH OF MULCH AT CROWN OF PLANT
- PLANTING SOIL
- EXISTING SUBGRADE
- ROCK MULCH

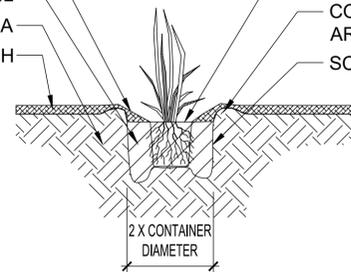


NOTES:

- EXCAVATE SHRUB PITS AS ROUND PLANTING HOLES.

B SHRUB PLANTING DETAIL

- TAPER DOWN DEPTH OF MULCH AT CROWN OF PLANT
- PLANTING SOIL
- PREPARED PLANTING AREA
- ROCK MULCH
- INSTALL GRASS / GROUND COVER
- ROOT BALL EVEN WITH FINISH GRADE AND KEEP MULCH AWAY FROM BASE OF PLANT
- CONSTRUCT 2-3" TALL WATERING RING AROUND EDGE OF PLANTING PIT
- SCARIFY SIDES OF PLANTING HOLE



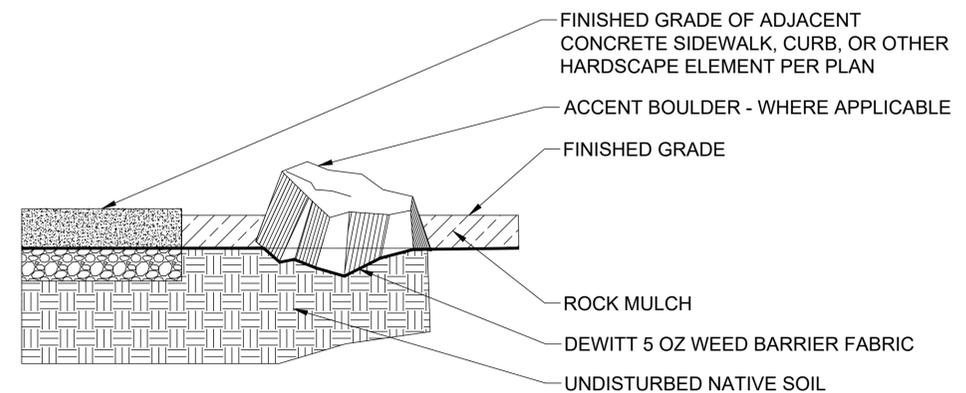
NOTES:

- EXCAVATE ORNAMENTAL GRASS/PERENNIAL PITS AS ROUND HOLES.

C ORNAMENTAL GRASS PLANTING DETAIL

NOTES:

- ROCK MULCH TO BE CLEAN AND WASHED BEFORE PLACING.
- KEEP TOP OF ROCK MULCH 1" BELOW ADJACENT HARDSCAPE. DO NOT ALLOW ROCK MULCH TO TOUCH THE TRUNK OF ANY PLANT. INSTALL STONE AFTER INSTALLATION OF WEED BARRIER AND PLANT MATERIAL.
- INSTALL DEWITT 5OZ WEED BARRIER FABRIC UNDER ALL ROCK MULCH. SOD STAPLES APPLIED EVERY 10' O.C.
- CONTRACTOR TO ENSURE THAT TOP OF WEED BARRIER FABRIC IS FREE OF SOILS AND DEBRIS PRIOR TO PLACING ROCK MULCH



D ROCK MULCH DETAIL

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LANDSCAPE
DETAILS

SCALE:

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IRRIGATION NOTES

1. ALL PIPE SHALL BE SCHEDULE 40 PVC PIPE. NO POLY PIPE SHALL BE USED. FITTINGS UP TO 1-1/2" SHALL BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. ALL MATERIALS SHALL BE NEW AND APPROVED FOR IRRIGATION USE.
2. CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE WITH NO COST TO THE OWNER. CONTRACTOR SHALL CONTACT UTAH BLUE STAKES (811) A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION. (REF: UTAH CODE §54-8A-9)
3. PLACE ALL IRRIGATION COMPONENTS WITHIN LANDSCAPE AREAS AND ON THE PROPERTY OF THE OWNER. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED WITHIN PUBLIC RIGHTS-OF-WAY UNLESS SPECIFICALLY APPROVED BY SPANISH FORK CITY. (REF: PUBLIC WORKS POLICY 4.75 – STREETS)
4. MODIFY LOCATIONS OF IRRIGATION COMPONENTS AS NECESSARY TO AVOID PLANT MATERIAL OR SITE FEATURES BEING LOCATED DIRECTLY ABOVE PIPE OR VALVES. DO NOT PLACE VALVE BOXES IN LAWN AREAS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT OR CITY REPRESENTATIVE.
5. INSTALL A 1" THREADED TEE WITH 1" THREADED PLUG AT THE POINT OF CONNECTION TO ALLOW FOR SYSTEM BLOWOUT EACH FALL. INSTALL FLUSH CAPS AT THE END OF ALL DRIP IRRIGATION LINES FOR BLOWOUT AND MAINTENANCE. SEE DETAIL SHEETS FOR SPECIFIC INSTALLATION REQUIREMENTS.
6. LATERAL LINES SHALL BE A MINIMUM OF 1/2". PIPE SIZES SHALL NOT EXCEED THE FOLLOWING FLOW RATES:
 - 3/4" – 8 GPM
 - 1" – 12 GPM
 - 1-1/2" – 30 GPM
 - 2" – 53 GPM
 - 2-1/2" – 75 GPM
 - 3" – 110 GPM
7. INSTALL DRIP IRRIGATION IN ACCORDANCE WITH DETAILS. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO ENSURE UNIFORM COVERAGE.
8. PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE TWO PIPE SIZES LARGER THAN THE CARRIER PIPE. ALL CONTROL WIRES SHALL BE IN SEPARATE SLEEVES AND INSTALLED IN CLASS 200 PIPE. PLACE JUNCTION BOXES WHERE NEEDED TO MINIMIZE LONG RUNS OR DIRECTIONAL CHANGES. SLEEVING SHALL BE IN ACCORDANCE WITH CITY STANDARD DRAWINGS. (REF: PUBLIC WORKS POLICY 4.75 – STREETS)
9. WATER AND ELECTRICAL LINES SHALL NOT SHARE CONDUITS. ALL WIRE CONNECTIONS SHALL BE LOCATED IN VALVE BOXES WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE SLACK AT ALL CHANGES IN DIRECTION AND USE UNIQUE WIRE COLORS FOR COMMON, CONTROL, AND SPARE WIRES. PROVIDE ONE SPARE WIRE FOR EVERY FIVE VALVES. ALL CONTROL WIRES SHALL BE INSULATED 14-GAUGE COPPER AND SHALL "HOME RUN" TO CONTROLLER.
10. ALL SLEEVES SHALL BE SEALED WITH DUCT TAPE TO PREVENT ENTRY OF DIRT OR DEBRIS. IDENTIFY ALL SLEEVES WITH WOOD OR PVC STAKES, MARKED WITH FLAGGING OR PAINT. REMOVE STAKES AFTER SYSTEM COMPLETION.
11. IRRIGATION SYSTEM SHALL INCLUDE CHECK VALVES AS REQUIRED TO PREVENT LOW POINT DRAINAGE.
12. SPACE ALL SPRAY HEADS A MINIMUM OF 2" AWAY FROM ANY HARDSCAPE SURFACES.
13. MATCH PRECIPITATION RATES IN ALL LANDSCAPE AREAS. OVERHEAD IRRIGATION SHALL HAVE A MINIMUM DISTRIBUTION 14. UNIFORMITY (DU) OF 60%. CONTRACTOR SHALL ADJUST NOZZLES OR HEADS TO MEET THIS REQUIREMENT.
14. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. TEST PRESSURE SHALL BE NO LESS THAN THE DESIGN OPERATING PRESSURE PLUS 50 PSI OR AS REQUIRED BY MANUFACTURER. TEST RESULTS SHALL BE PROVIDED TO THE CITY REPRESENTATIVE UPON REQUEST.
15. MINIMUM BURIAL DEPTHS SHALL BE: 24" FOR MAINLINES AND 18" FOR LATERALS. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN BACKFILL MATERIAL. COMPACT BACKFILL TO MATCH ADJACENT GRADE CONDITIONS.
16. ALL WORK SHALL CONFORM TO SPANISH FORK CITY CODE, PUBLIC WORKS POLICIES, AND ANY APPLICABLE UTAH OR COUNTY REGULATIONS. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY REQUIRED CITY PERMITS PRIOR TO CONSTRUCTION. (REF: SPANISH FORK MUNICIPAL CODE TITLE 14 – BUILDINGS AND CONSTRUCTION)
17. ALL IRRIGATION INSTALLATION SHALL COMPLY WITH SPANISH FORK CITY STANDARD SPECIFICATIONS, DRAWINGS, AND ANY APPROVED LANDSCAPE PLANS. (REF: COMMUNITY DEVELOPMENT DESIGN STANDARDS)
18. FIELD ADJUSTMENTS ARE PERMITTED ONLY AS NECESSARY TO ACHIEVE PROPER COVERAGE OF ALL LANDSCAPE AREAS. SUCH CHANGES SHALL BE REVIEWED AND APPROVED BY THE CITY REPRESENTATIVE OR LANDSCAPE ARCHITECT.
19. INSTALL IRRIGATION SYSTEM WITH HEAD-TO-HEAD COVERAGE IN ALL TURF AREAS. USE VAN OR U-SERIES NOZZLES TO PROVIDE UNIFORM COVERAGE AND MINIMIZE OVERSPRAY ON BUILDINGS OR HARDSCAPES. WATER SHALL NOT BE DIRECTED ONTO STREETS, SIDEWALKS, OR DRIVEWAYS. (REF: SPANISH FORK MUNICIPAL CODE §13.20 – STORM WATER)
20. POWER TO THE CONTROLLER SHALL BE PROVIDED BY THE OWNER. OWNER SHALL DESIGNATE CONTROLLER LOCATION. INSTALL CONTROLLER AND RAIN SENSOR PER MANUFACTURER'S SPECIFICATIONS AND CITY REQUIREMENTS. CONTROLLERS MUST INCLUDE RAIN SHUT-OFF CAPABILITY TO REDUCE WATER WASTE. (REF: MUNICIPAL CODE §13.20.080 – ILLICIT DISCHARGE PREVENTION)

21. CONTRACTOR SHALL PROVIDE AN ACCURATE AS-BUILT IRRIGATION PLAN PRIOR TO FINAL ACCEPTANCE AND PAYMENT. AS-BUILTS SHALL INCLUDE PIPE SIZES, VALVE LOCATIONS, CONTROLLER LOCATION, AND WIRE ROUTING. (REF: COMMUNITY DEVELOPMENT POLICY – AS-BUILT SUBMITTAL REQUIREMENTS)
22. INSTALL A FLUSH CAP AT THE END OF EACH DRIP LINE PER DETAILS FOR CLEANING AND MAINTENANCE

SPANISH FORK CITY
ENGINEERING & SURVEYING
40 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 804-4550



SUNSET RIDGE PARK
SPANISH FORK - UTAH

DATE	BY	REVISION

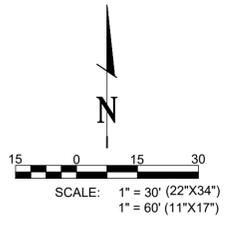
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IRRIGATION
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AREA TO RECEIVE DRIP RINGS (TYP.)
SEE DETAIL C

PIPE TRANSITION POINT (TYP.)
SEE DETAIL O

1.93
7
1"

3" LOOPED MAINLINE
QUICK COUPLER (TYP.)
SEE DETAIL J

42.5
6
2"

1.7
5
1"

51.8
4
2"

51.8
8
2"

9
2"
44.4

10
2"
37

11
2"
48

12
2"
13.6

13
1"
2.76

14
2"
25.8

15
2"
42.3

3
2"
49.9

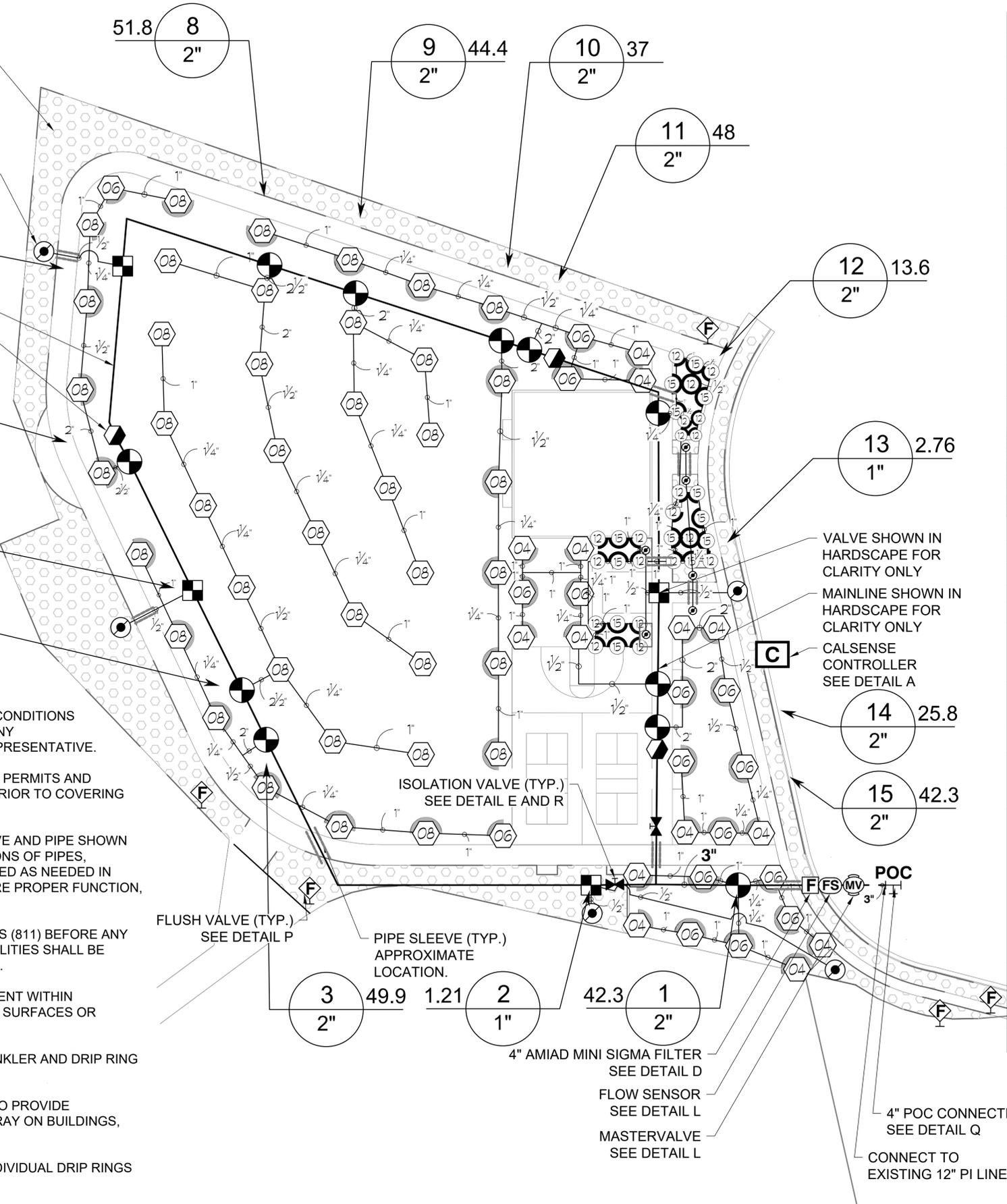
1.21
2
1"

42.3
1
2"

IRRIGATION NOTES

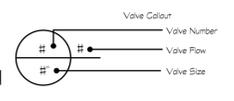
1. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO SPANISH FORK CITY REPRESENTATIVE.
2. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND SCHEDULE ALL NECESSARY INSPECTIONS PRIOR TO COVERING ANY WORK.
3. IRRIGATION DESIGN IS DIAGRAMMATIC. VALVE AND PIPE SHOWN IN HARDSCAPE FOR CLARITY ONLY. LOCATIONS OF PIPES, VALVES, AND EQUIPMENT SHALL BE ADJUSTED AS NEEDED IN THE FIELD TO AVOID CONFLICTS AND ENSURE PROPER FUNCTION, SUBJECT TO APPROVAL.
4. CONTRACTOR SHALL CONTACT BLUE STAKES (811) BEFORE ANY EXCAVATION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
5. INSTALL ALL IRRIGATION LINES AND EQUIPMENT WITHIN LANDSCAPED AREAS AND AWAY FROM PLAY SURFACES OR HARDSCAPES.
6. COORDINATE PLANT LOCATIONS WITH SPRINKLER AND DRIP RING LOCATIONS PRIOR TO INSTALLATION.
7. ADJUST ALL SPRAY HEADS AND EMITTERS TO PROVIDE COMPLETE COVERAGE AND AVOID OVERSPRAY ON BUILDINGS, SIDEWALKS, OR PLAY EQUIPMENT.
8. ALL TREES AND SHRUBS SHALL RECEIVE INDIVIDUAL DRIP RINGS UNLESS LOCATED IN GRASS TURF.

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	RADIUS	HEAD SPACING
	Rain Bird 1804-U-SAM-PRS U12 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating.	20	30		
	Rain Bird 1804-U-SAM-PRS U15 Series Turf Spray 4in. Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2in. NPT Female Threaded Inlet. With Seal-A-Matic Check Valve. Pressure Regulating.	13	30		
	Rain Bird 6504-PC FC-SS 04 Turf Rotor. 4in. Pop-Up, Stainless Steel Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	14	50	41'	35'
	Rain Bird 6504-PC FC-SS 06 Turf Rotor. 4in. Pop-Up, Stainless Steel Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	16	50	49'	44'
	Rain Bird 6504-PC FC-SS 08 Turf Rotor. 4in. Pop-Up, Stainless Steel Riser, Adjustable and Full Circle. With Removable Seal-A-Matic Check Valve, 1in. Female Threaded Inlet.	40	50	51'	44'
	Rain Bird XC2-100-PRB-COM 1" Wide Flow Drip Control Kit for Commercial Applications. 1in. Ball Valve with 1in. PESB Valve and 1in. Pressure Regulating 40psi Quick-Check Basket Filter. 5 GPM-20 GPM.	4			
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	11			
	Rain Bird MDCFCA Dripline Flush Valve cap in compression fitting coupler.	5			
	Area to Receive Drip Rings Area for Drip Rings Rain Bird XFS-06-12 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology. 0.6 GPH emitters at 12" O.C. Trees: 2 - 18" radius rings with emitters offset for triangular pattern. See Drip Detail Shrubs: 1 - 12" radius ring. See Drip Detail UV Resistant. Specify XF insert fittings.	20,800 sf			
	Drip Ring Notes Drip Ring (1 assigned to each 1 GAL plant)	469			
	Drip Ring (2 assigned to each 2" CAL plant)	44			
	Drip Ring (1 assigned to each 5 GAL plant)	242			
	Drip Ring (2 assigned to each 7-8' HT plant)	28			
	Rain Bird PESB-PRS-D 2" 1in., 1-1/2in., 2in., 3in. Plastic Industrial Remote Control Valve. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	11			
	Rain Bird 44-LRC 1" 1in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	3			
	Leemco LBT-BB Isolation Valve 1in.-4in. (FPT X FPT) Brass Ball Valve.	2			
	Rain Bird 300-BPES-PRS-D Globe 3" 3in. Brass Master Valve, with Globe Configuration, and Pressure Regulator Module. With a Patented Nylon Scrubber that Scrapes a Stainless Steel Screen to Prevent Debris Build-Up and Clogging.	1			
	Calsense CS3-40-SL WEN-KIT Calsense CS3000 40-station solar powered controller within a double wide stainless steel pedestal enclosure.	1			
	Rain Bird FS-350-B 3in. Flow Sensor, Plastic PVC Model. Suggested Operating Range 12.0 GPM to 45,000 GPM. Size for Flow Not According to Pipe Size. Rain Bird Compatible Controllers: ESP-LXIVM(P) LXD LXME2(P) ME3, or Controllers Accepting Custom K-Factor and Offset. Install in Rain Bird Valve Box.	1			
	Amiad 4-OL-MSIG-Steel Screen 130mm Amiad 4in. Mini Sigma, On-Line Self-Cleaning Filter, flange and groove coupling. Stainless Steel Weavewire Screen Element. ADI-P Bluetooth Range Controller. Maximum working pressure 116psi.	1			
	Point of Connection 4"	1			
	Irrigation Lateral Line: PVC Schedule 40 Size per plans	3,312 lf			
	Irrigation Main Line: PVC Schedule 40 Size per plans	1,130 lf			
	Irrigation Pipe Sleeving PVC Schedule 40	109 lf			



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SUNSET RIDGE PARK
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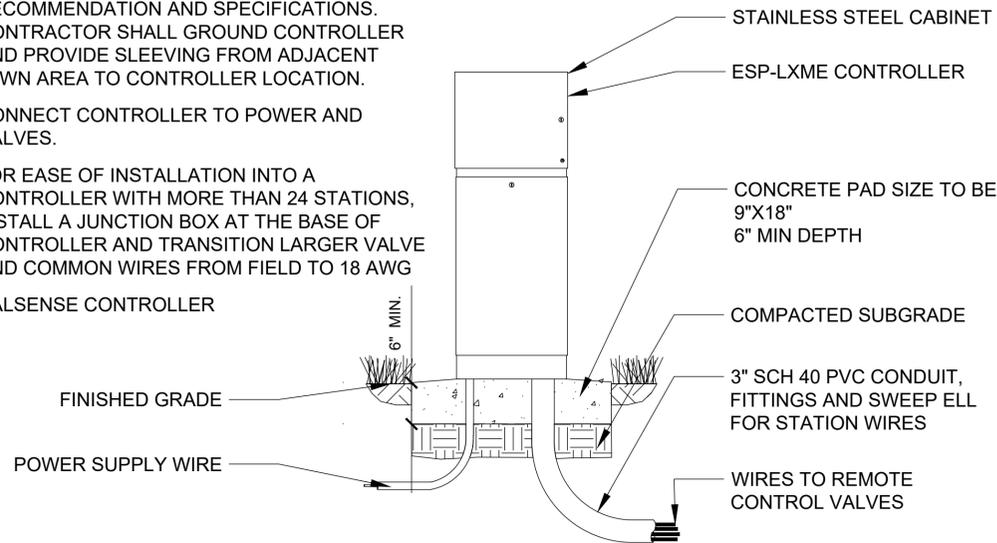
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IRRIGATION
PLAN

SCALE:
1" = 30"
DRAWING #:
IR-01

NOTES:

1. MOUNT CONTROLLER PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH ALL LOCAL CODES.
2. EXACT LOCATION TO BE APPROVED BY OWNER.
3. GROUND CONTROLLER PER MANUFACTURERS RECOMMENDATION AND SPECIFICATIONS. CONTRACTOR SHALL GROUND CONTROLLER AND PROVIDE SLEEVING FROM ADJACENT LAWN AREA TO CONTROLLER LOCATION.
4. CONNECT CONTROLLER TO POWER AND VALVES.
5. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG
6. CALSENSE CONTROLLER

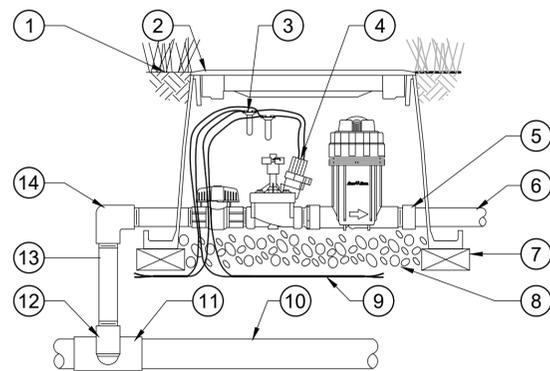


(A) CONTROLLER MOUNTED TO PEDESTAL

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 WATER PROOF SPLICE CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
- 4 RAIN BIRD CONTROL ZONE DRIP KIT XCZ-PRB-COM REF. LEGEND FOR MODEL
- 5 PVC SCH 40 MALE ADAPTER
- 6 PVC LATERAL PIPE, REF. SPECIFICATIONS OR LEGEND
- 7 BRICK (1 OF 4) IF APPLICABLE
- 8 3-INCH MIN. DEPTH OF 3/4\"/>
- 9 MAXI-WIRE: 2-WIRE CABLE
- 10 PVC MAINLINE PIPE, REF. SPECIFICATIONS OR LEGEND
- 11 PVC SCH 80 TEE OR ELBOW
- 12 PVC SCH 80 NIPPLE (2\"/>
- 13 PVC SCH 80 NIPPLE 1"
- 14 PVC SCH 80 NIPPLE 1"

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. RAINBIRD MODEL XCZ-PRB-COM OR APPROVED EQUAL.

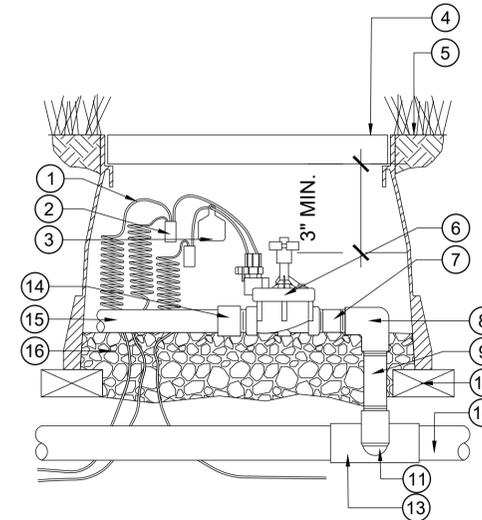


(C) DRIP CONTROL ZONE KIT

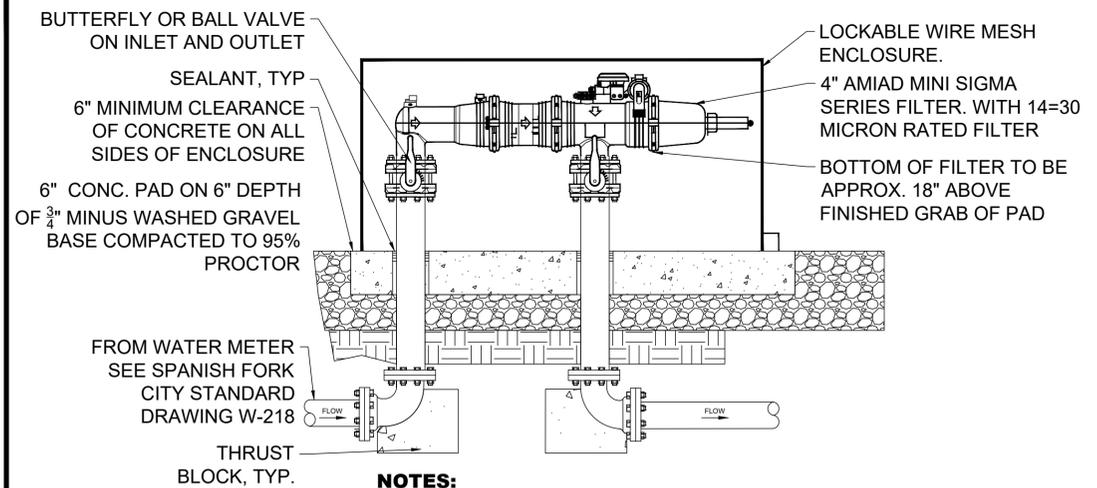
- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
- 3 VALVE ID TAG
- 4 VALVE BOX WITH COVER RAIN BIRD VB-STD
- 5 FINISH GRADE, FLUSH WITH GRADE OR MULCH
- 6 RAIN BIRD REMOTE CONTROL VALVE, SEE LEGEND
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4) IF APPLICABLE
- 11 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 12 PVC MAINLINE PIPE, SEE LEGEND OR SPECIFICATION
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE, SEE LEGEND OR SPECIFICATION
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. RAINBIRD MODEL PESB-PRS-D OR APPROVED EQUAL.



(B) AUTOMATIC CONTROL VALVE



NOTES:

1. CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO INSTALLATION.
2. REFER TO SPANISH FORK CITY STANDARD DRAWING W-213 FOR WATER METER AND POC REQUIREMENTS (NOT SHOWN ON THIS DETAIL).
3. INSTALL LOCKABLE STRONG-BOX ENCLOSURE OVER FILTER. CONTRACTOR TO FIELD-MEASURE AND SIZE ENCLOSURE.
4. PROVIDE 6\"/>
- 5. ENSURE FILTER ASSEMBLY CAN GRAVITY DRAIN. PROVIDE MANUAL DRAIN VALVES AS NECESSARY.
- 6. DETAIL SHOW IS FOR AMIAD MINI SIGMA FILTERS 3\"/>

(D) 4\"/>

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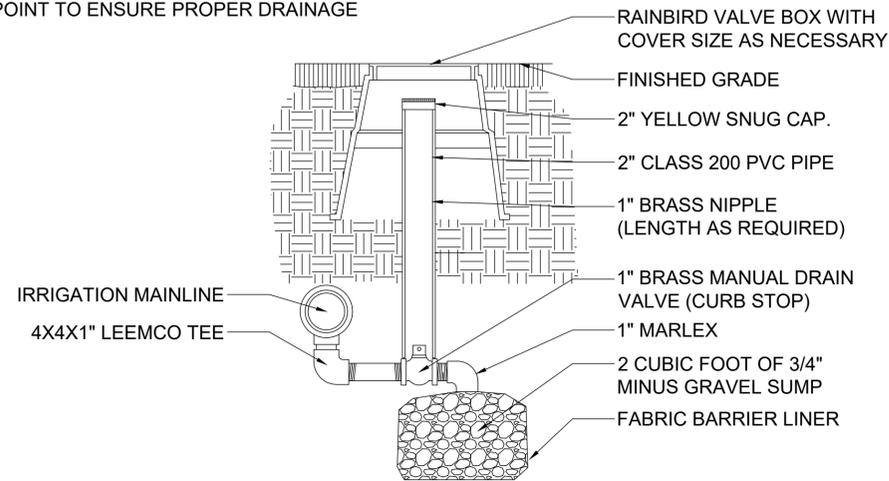
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DETAILS

SCALE:

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IRDT-01

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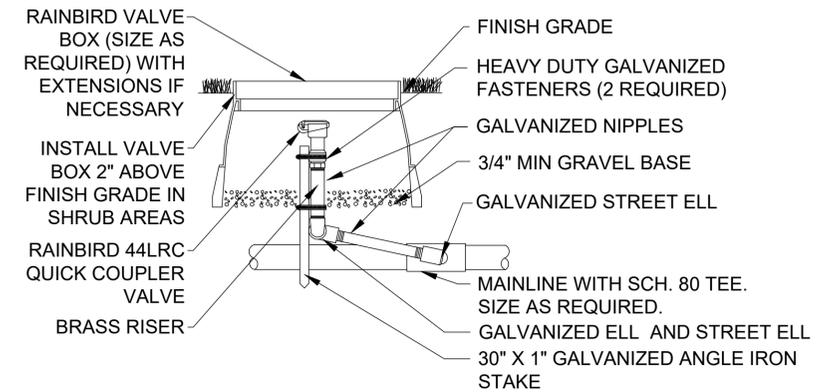
1. INSTALL MANUAL DRAIN IF ISOLATION VALVES ARE REQUESTED BY OWNER.
2. PROVIDE OWNER WITH (2) VALVE KEYS
3. CONTRACTOR SHALL ENSURE THAT THE MANUAL DRAINS ARE INSTALLED AT THE LOW POINT TO ENSURE PROPER DRAINAGE



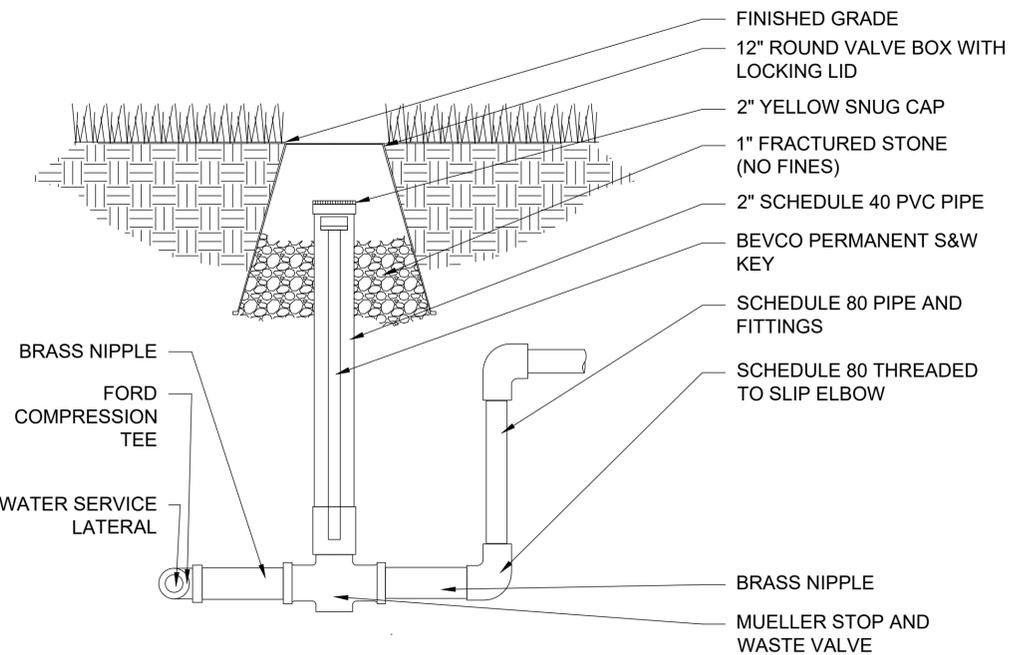
I MANUAL DRAIN DETAIL

NOTES:

1. FLUSH ALL PIPING PRIOR TO INSTALLING VALVE.
2. WRAP ALL THREADS WITH TEFLON TAPE. 1 1/2 TO 2 WRAPS MAXIMUM.
3. COMPACT SOILS AROUND VALVE BOX TO 80% OF ORIGINAL DRY DENSITY.
4. INSTALL GEOFABRIC UNDER VALVE BOXES AND TAPE TO PIPE NIPPLES AND VALVE BOX.
5. BOX COLOR - GREEN IN TURF AND TAN IN PLANTER AREAS.
6. IRRIGATION SYSTEM TO BE BLOWN OUT WITH AIR COMPRESSOR THROUGH QUICK COUPLERS BEFORE FREEZING TEMPERATURES OCCUR, TYP.



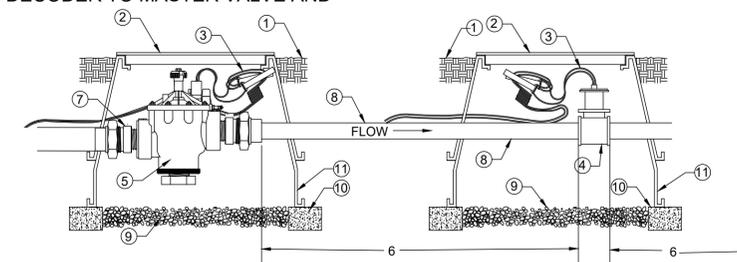
J QUICK COUPLER DETAIL



K STOP AND WASTE

NOTE:

1. SEE PLANS, LEGEND AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION NOTES.
2. ADD FD401T RAIN BIRD DECODER TO MASTER VALVE AND FLOW SENSOR.



- ① FINISH GRADE
- ② GREEN VALVE BOX AND COVER
- ③ CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS
- ④ FLOW SENSOR PER IRRIGATION LEGEND
- ⑤ RAIN BIRD PESB SERIES MASTER VALVE
- ⑥ STRAIGHT PIPE REQUIRED: MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM
- ⑦ UNIONS
- ⑧ PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
- ⑨ 6" DEPTH OF WASHED 3/4" ANGULAR GRAVEL
- ⑩ CONTINUOUS BRICK SUPPORTS
- ⑪ VALVE BOX EXTENSIONS REQUIRED

L MASTERVALVE AND FLOW SENSOR

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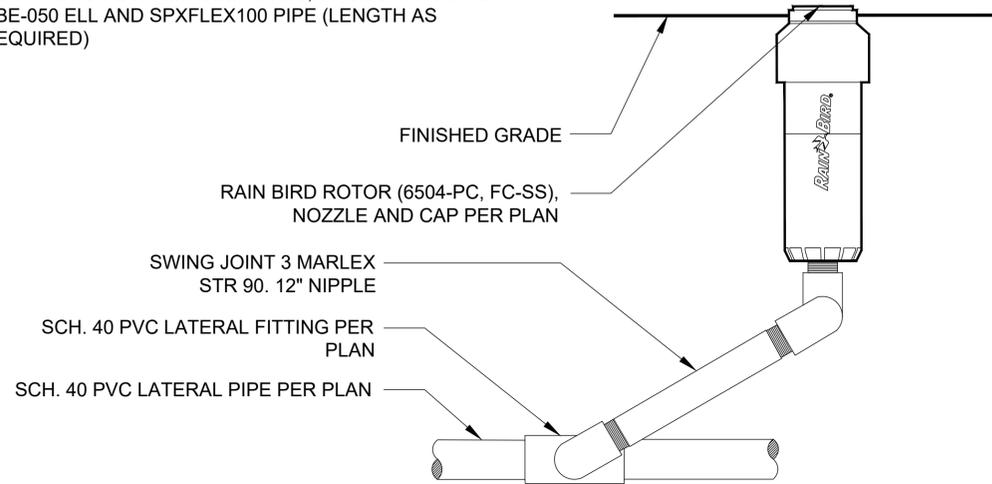
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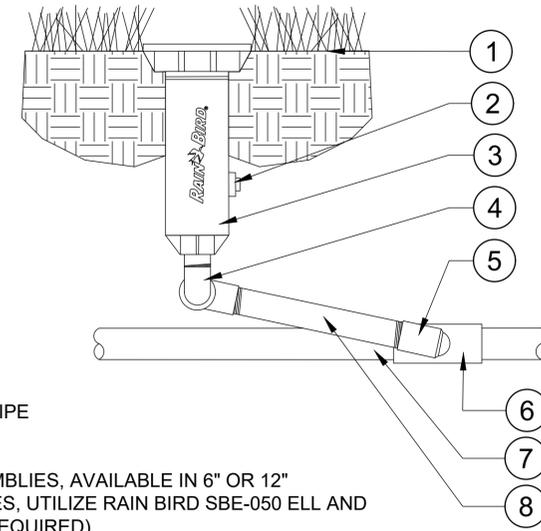
NOTES:

1. ALL SPRINKLER HEADS TO BE SET TO GRADE AND PERPENDICULAR TO THE FINISHED GRADES UNLESS OTHERWISE SPECIFIED. HEADS ADJACENT TO CURBS AND WALKS SHALL BE 1/2 TO 1 INCH AWAY FROM THE CURB OR WALKWAY. ALL NOZZLES SHALL BE TIGHTENED AND ADJUSTED FOR THE PROPER RADIUS, ARC AND GALLONAGE.
2. ALL ROTOR POP-UP SPRINKLERS SHALL HAVE ADJUSTABLE RISER ASSEMBLY (DOUBLE SWING JOINT)
3. FOR CUSTOM SWING ASSEMBLIES, UTILIZE RAIN BIRD SBE-050 ELL AND SPXFLEX100 PIPE (LENGTH AS REQUIRED)



M POP-UP ROTOR DETAIL

- 1 FINISH GRADE/ TOP OF MULCH
- 2 OPTIONAL SIDE INLET, IF APPLICABLE
- 3 POP-UP SPRAY - SEE LEGEND FOR MODEL
- 4 MARLEX STREET ELL
- 5 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL PIPE, SEE LEGEND OR SPECIFICATION
- 7 SWING JOINT RISER, PVC OR FUNNY PIPE



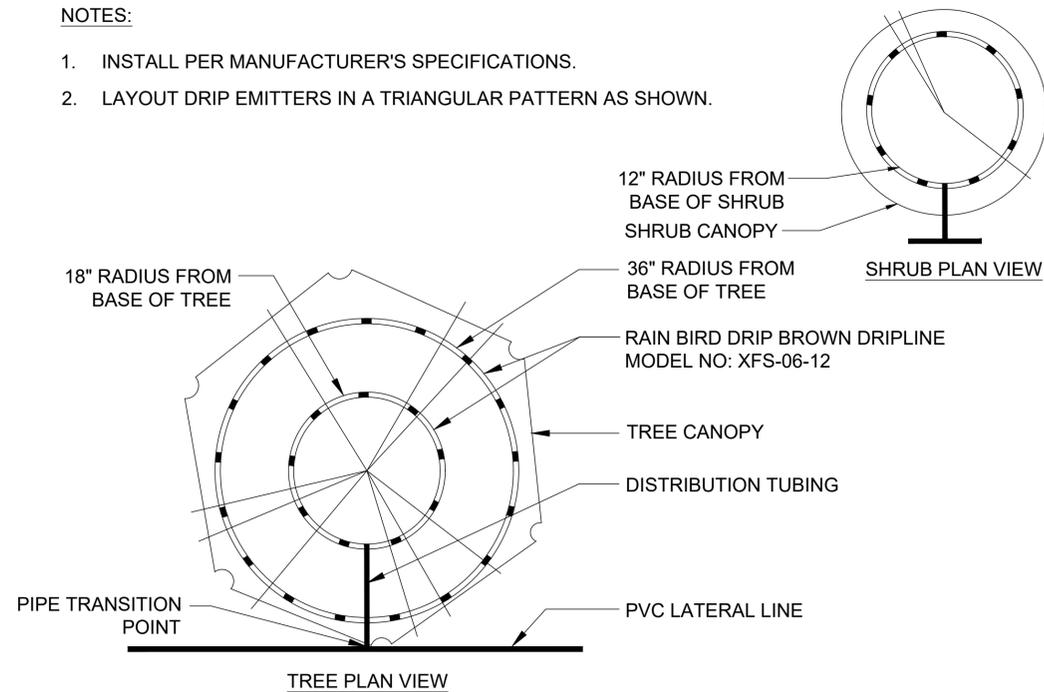
NOTES:

1. RAIN BIRD SERIES SWING ASSEMBLIES, AVAILABLE IN 6" OR 12"
2. FOR CUSTOM SWING ASSEMBLIES, UTILIZE RAIN BIRD SBE-050 ELL AND SPXFLEX100 PIPE (LENGTH AS REQUIRED)
3. SPRAY POP-UP HEADS SHALL HAVE A DOUBLE SWING JOINT RISER CONSTRUCTED OF PVC OR FUNNY PIPE, BARBED FITTINGS, AND MARLEX STREET ELLS ON THE HEAD SIDE.
4. HEAD TO BE 1/4" ABOVE GRADE

N POP-UP SPRAY HEAD

NOTES:

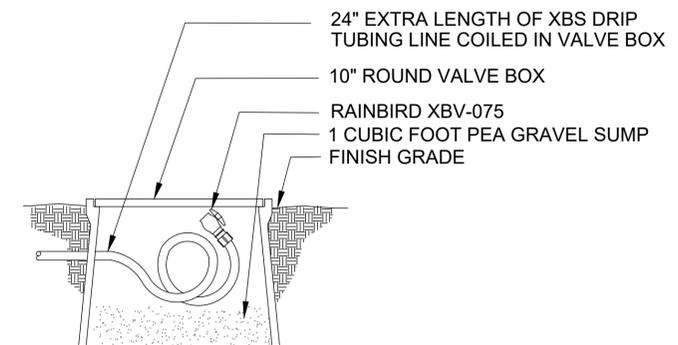
1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. LAYOUT DRIP EMITTERS IN A TRIANGULAR PATTERN AS SHOWN.



O PLAN VIEW DRIP IRRIGATION

NOTES:

1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALL AT END OF DRIP LINE RUNS FOR WINTERIZATION IN THE FALL.



P FLUSH CAP FOR DRIP IRRIGATION

DRAWN:	BTS	REVISION	BY	DATE
DESIGN:	BTS			
CHECK:	BM			
DATE:	1/28/2026			

90%
PLANS

IRRIGATION
DETAILS

SCALE:

DRAWING #:
IRDT-04



DOLBYSTONE ST

SCALE: 1" = 100' (SEE PLAN)
N

HUB DESIGN