Wednesday, July 3, 2019
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 in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. Final Plat

Subject	**A. Canyon Gate Pad C**
Meeting	Jul 3, 2019 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.canyongatepadc.7-3-2019.pdf (2,461 KB)

2. Minor Plat Amendment

Subject	**A. Wolf Hollow Ridge Plat F**
Meeting	Jul 3, 2019 - Development Review Committee
Category	2. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.wolfhollowridgeplatf.7-3-2019.pdf (2,287 KB)

3. Site Plan

Subject	**A. Key Land Title**
Meeting	Jul 3, 2019 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.keylandtitle.7-3-2019.pdf (10,084 KB)

Subject	**B. Mo Bettah's**
Meeting	Jul 3, 2019 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.mobettahs.7-3-2019.pdf (2,048 KB)

Subject	**C. Mountain Country Foods 2019 Addition**
Meeting	Jul 3, 2019 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.mountaincountryfoods.7-3-2019.pdf (5,320 KB)

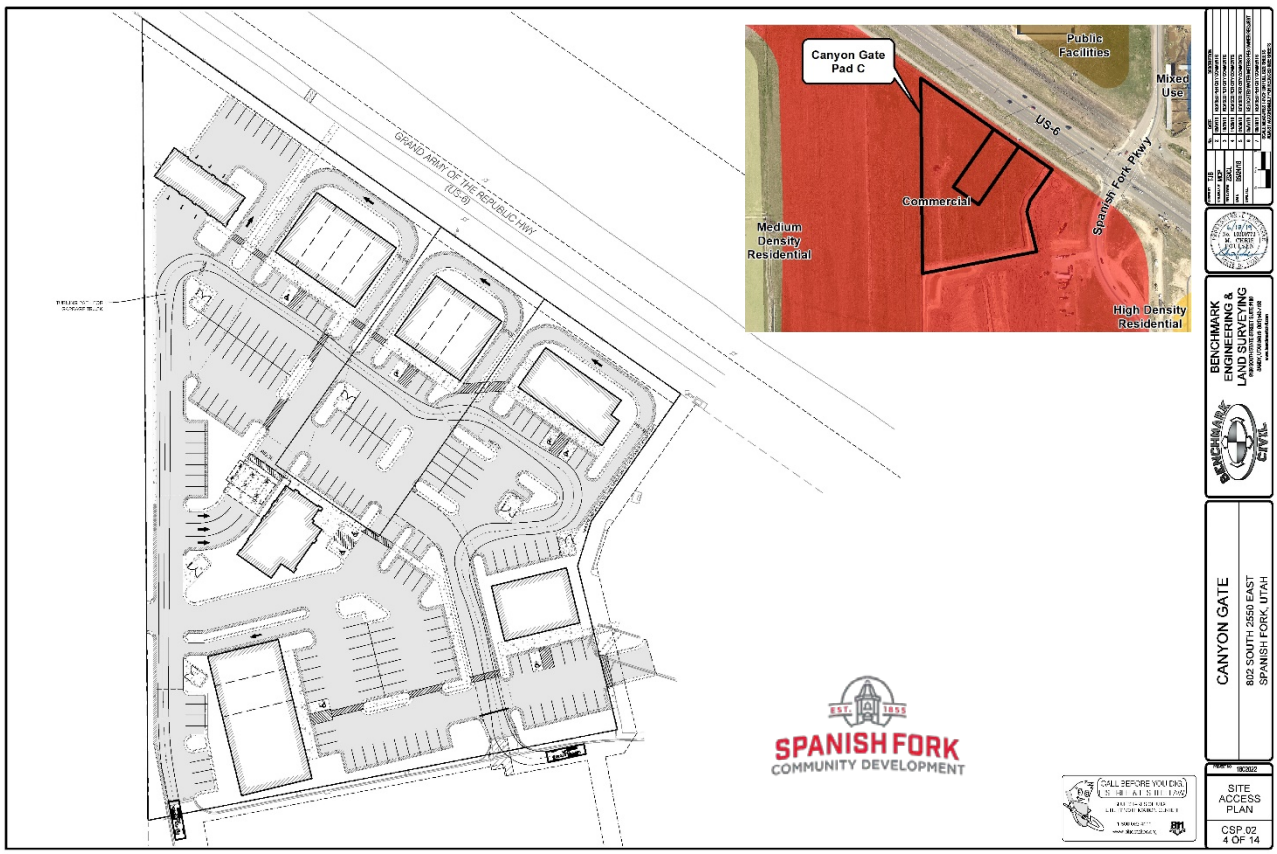
4. Conditional Use Permit

Subject	**A. 500 South 2019 Verizon Modification**
Meeting	Jul 3, 2019 - Development Review Committee
Category	4. Conditional Use Permit
Access	Public
Type	Action, Discussion

File Attachments
report.500southcelltower.7-1-2019 verizon.pdf (4,236 KB)

5. Other Business

6. Adjourn



Canyon Gate Subdivision, Final Plat Approval Request

July 3, 2019, Development Review Committee.

Located at 802 South Spanish Fork Parkway, including 4.299 acres.

The subject property is zoned C-2.

The applicant has requested a Final Plat approval for a Commercial Subdivision.

Key Issues

1. Is the proposed plat consistent with the Preliminary Plat?

Recommendation

Staff recommends that the proposed Final Plat be approved based on the following finding and subject to the following conditions:

Finding

1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Condition

1. That the applicant meets any conditions imposed by the DRC or Planning Commission for Preliminary Plat approval or prior to the plat being recorded.
2. That the applicant follows the City's Construction and Development Standards.

Exhibits

1. Proposed Final Plat.
2. Overall Layout and Landscape Plans.
3. Site Photos.

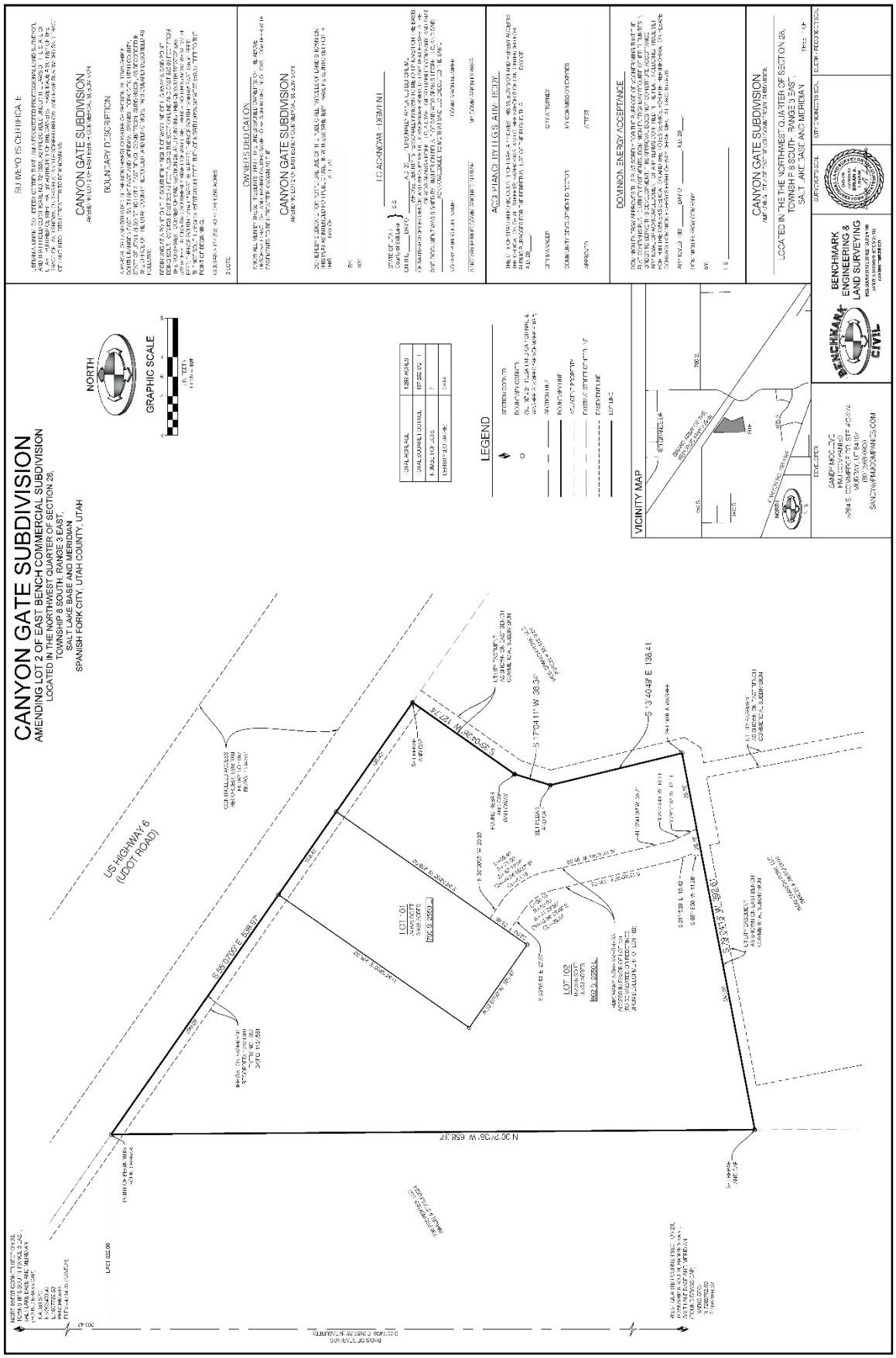
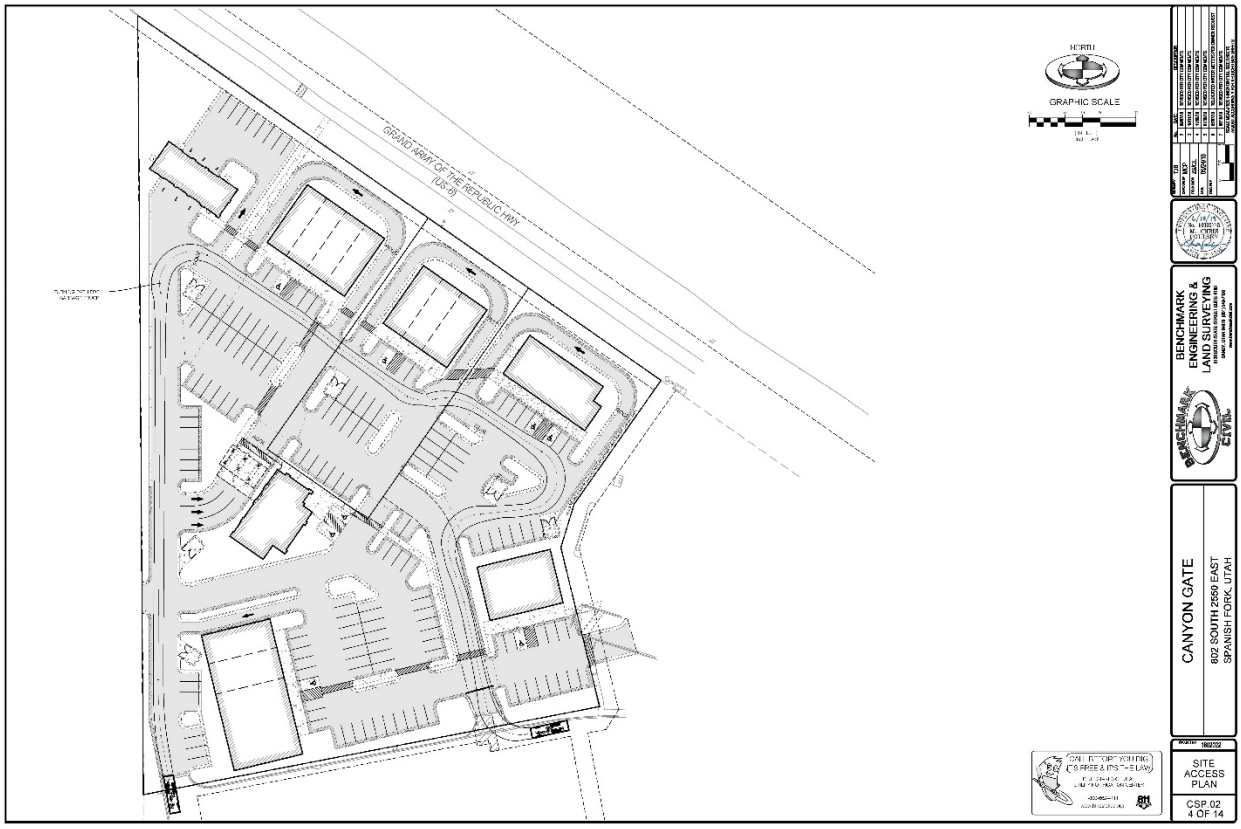

CANYON GATE SUBDIVISION
AMENDING LOT 2 OF EAST BENCH COMMERCIAL SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH
NORTH
GRAPHIC SCALE
LEGEND
VICINITY MAP
US HIGHWAY 6 (UDOT ROAD)
LOT 01
LOT 102
N 00°27'38" W 658.37'
S 89°09'00" E 598.57'
S 13°40'48" E 138.41
S 77°04'11" W 38.32'
N 21°11'11" W 362.05'
OWNER'S DEDICATION
ACCEPTANCE BY LEGISLATIVE BODY
DOMINION ENERGY ACCEPTANCE
CANYON GATE SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
BENCHMARK ENGINEERING & LAND SURVEYING

Exhibit 2

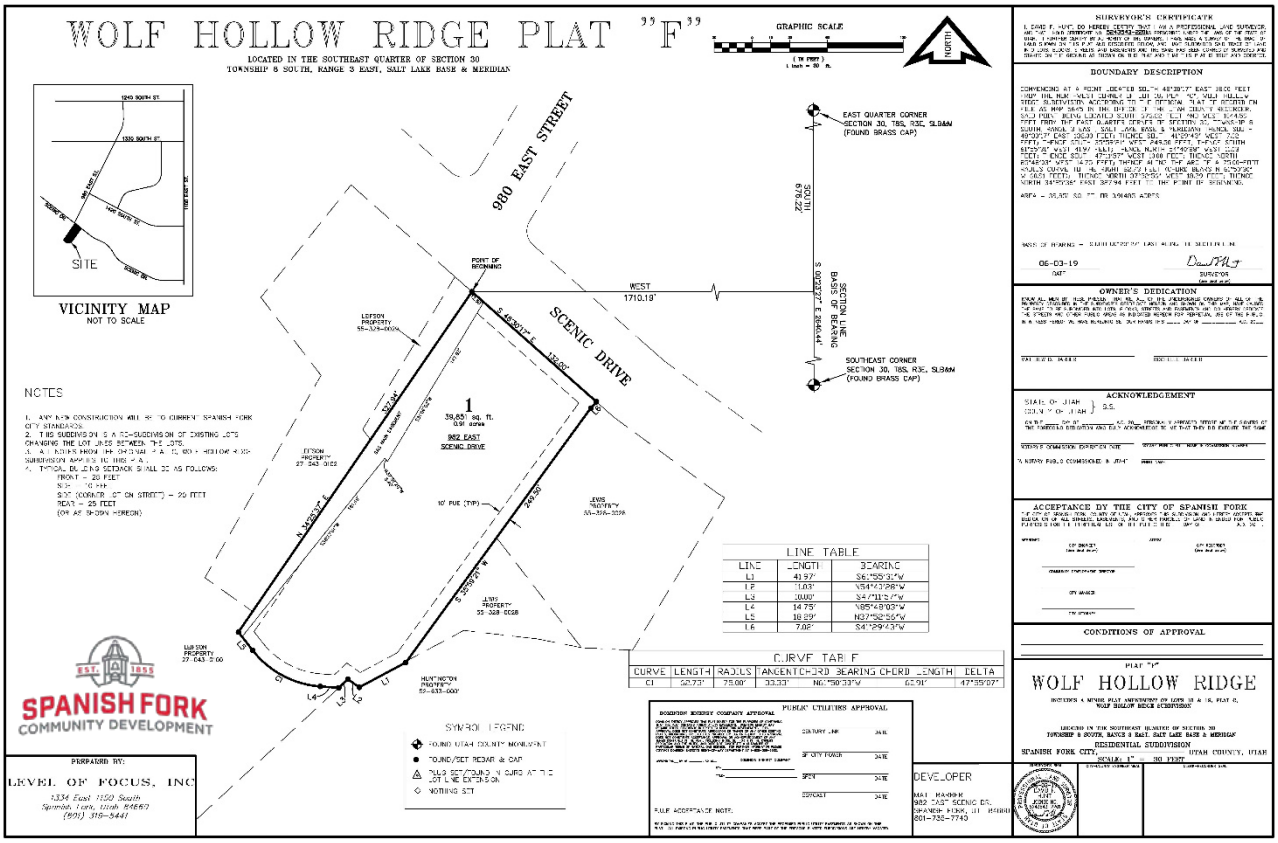

NORTH
GRAPHIC SCALE
GRAND ARMY OF THE REPUBLIC HWY
(US-6)
BENCHMARK ENGINEERING & LAND SURVEYING
CANYON GATE
802 SOUTH 2550 EAST
SPANISH FORK, UTAH
SITE ACCESS PLAN
CSP.02
4 OF 14


LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 106
LOT 107




CAT





Wolf Hollow Ridge Plat F, Minor Plat Amendment Approval Request

July 3, 2019, Development Review Committee.

Located at 978 East Scenic Drive, including 0.91 acre.

The subject property is zoned R-1-9.

The applicant has requested a Minor Plat Amendment be approved.

Key Issues

1. Conformity to the City's Zoning Code.

Recommendation

Staff recommends that the proposed Minor Plat Amendment be approved based on the following finding and condition:

Finding

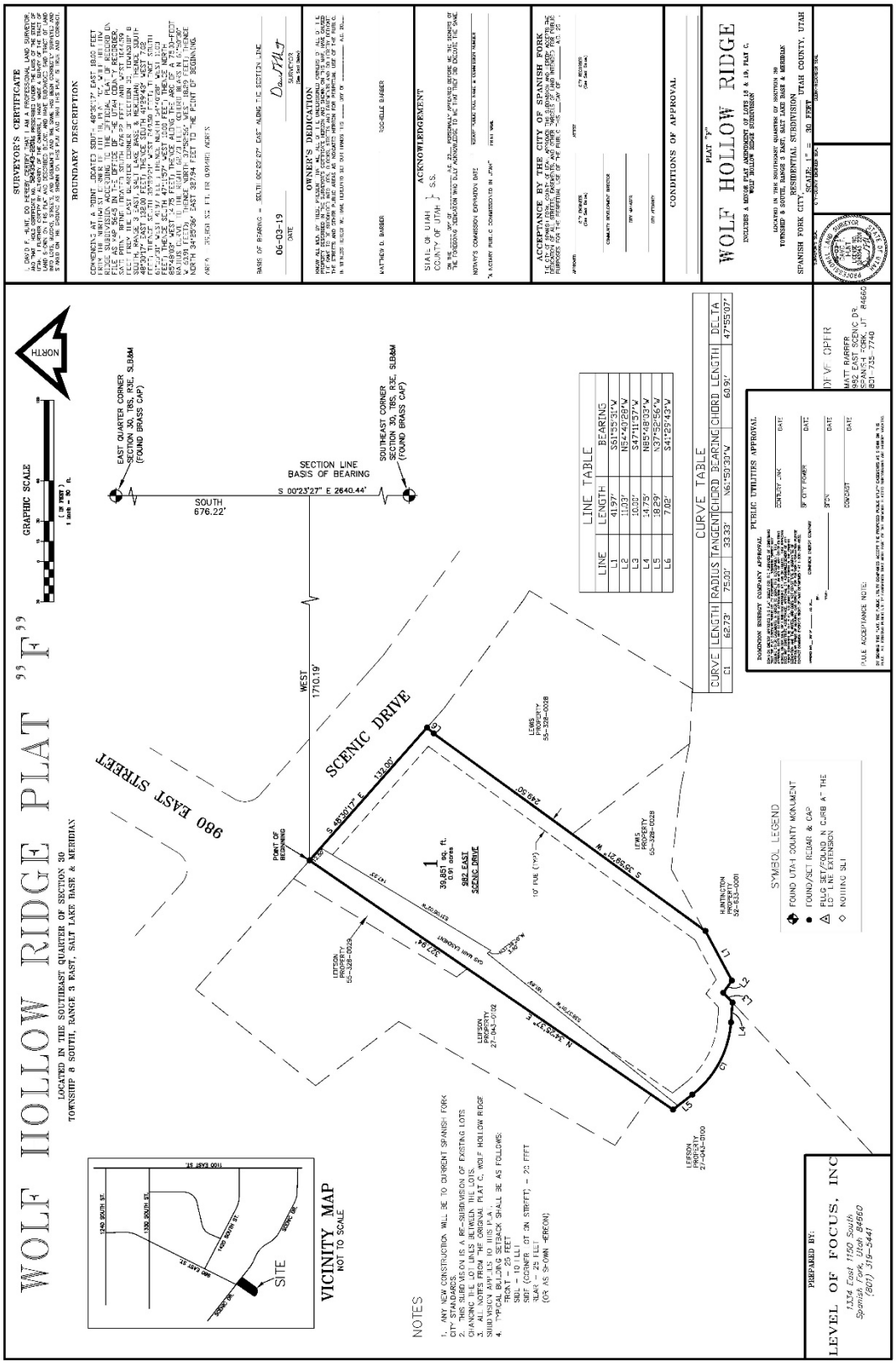
1. That the site is zoned R-1-9.

Condition

2. That the applicant meets the City's Zoning requirements and Construction Standards.

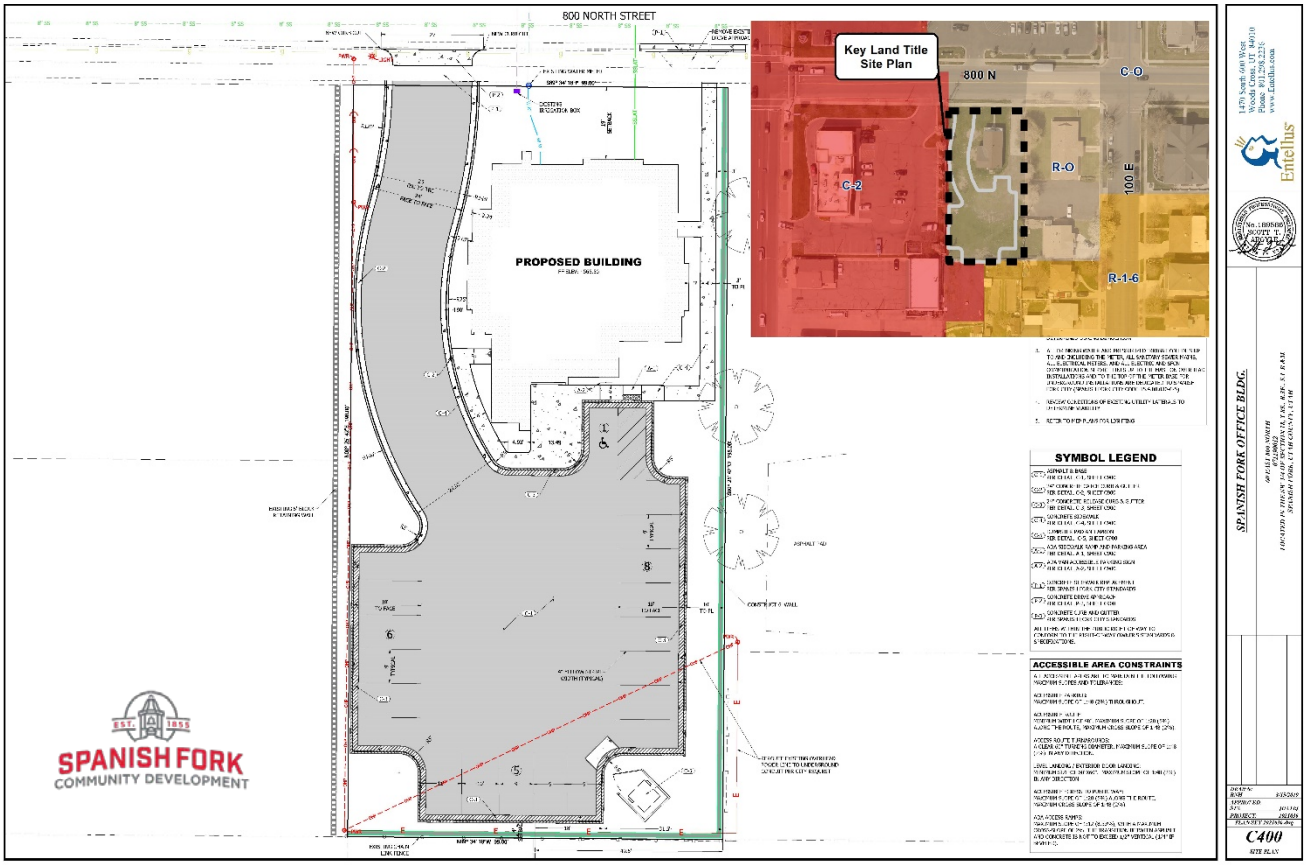
Exhibits

1. Proposed Plat.
2. Site Photos.


WOLF HOLLOW RIDGE PLAT "F"
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
ACKNOWLEDGEMENT
ACCEPTANCE BY THE CITY OF SPANISH FORK
CONDITIONS OF APPROVAL
WOLF HOLLOW RIDGE
PLAT "F"
SPANISH FORK CITY, SCALE: 1" = 30 FEET UTAH COUNTY, UTAH
GRAPHIC SCALE
NORTH
EAST QUARTER CORNER SECTION 30, T8S, R3E, SLB&M (FOUND BRASS CAP)
SECTION LINE BASIS OF BEARING S 00°23'27" E 2640.44'
SOUTHEAST CORNER SECTION 30, T8S, R3E, SLB&M (FOUND BRASS CAP)
SOUTH 676.22'
WEST 1770.19'
980 EAST STREET
SCENIC DRIVE
POINT OF BEGINNING
S 49°30'17" E 132.00'
1 39,857 sq. ft. 0.91 acres
982 EAST SCENIC DRIVE
372.58'
372.58'
372.58'
N 12°56'52" E
10' PUE (TYP)
LEWIS PROPERTY 56-028-0028
LEWIS PROPERTY 56-028-0038
HUNTINGTON PROPERTY 56-028-0001
LEFSON PROPERTY 27-043-0102
LEFSON PROPERTY 27-043-0100
LINE TABLE
CURVE TABLE
SYMBOL LEGEND
FOUND UTAH COUNTY MONUMENT
FOUND/SET REBAR & CAP
PLUG SET/FOUND N CURB A" THE LOT EXTENSION
NOTES
1. ANY NEW CONSTRUCTION WILL BE TO CURRENT SPANISH FORK CITY STANDARDS
2. THIS SUBDIVISION IS A RE-SUBDIVISION OF EXISTING LOTS CHANGING THE LOT LINES BETWEEN THE LOTS.
3. ALL NOTATIONS ON THE ORIGINAL PLAT C, WOLF HOLLOW RIDGE SUBDIVISION, THAT ARE NOT SHOWN ON THIS PLAT SHALL REMAIN IN FULL FORCE AND EFFECT.
4. TYPICAL BUILDING SETBACK SHALL BE AS FOLLOWS:
FRONT - 25 FEET
SIDE - 10 FEET
REAR - 25 FEET
(OR AS SHOWN HEREON)
VICINITY MAP
NOT TO SCALE
SITE
PREPARED BY:
LEVEL OF FOCUS, INC
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441
DEVELOPER
MATT BARBER
982 E SCENIC DR
SPANISH FORK, UT 84660
801-735-7740







Key Land Title Building, Site Plan Approval Request

July 3, 2019, Development Review Committee.

Located at 60 East 800 North, including 0.45 acre.

The subject property is zoned C-O.

The applicant has requested that a Site Plan be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.
2. Utilities.
3. Storm Drainage.
4. Public Utility Easements.

Recommendation

Staff recommends that the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Finding

1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Condition

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any remaining staff red-line review comments.

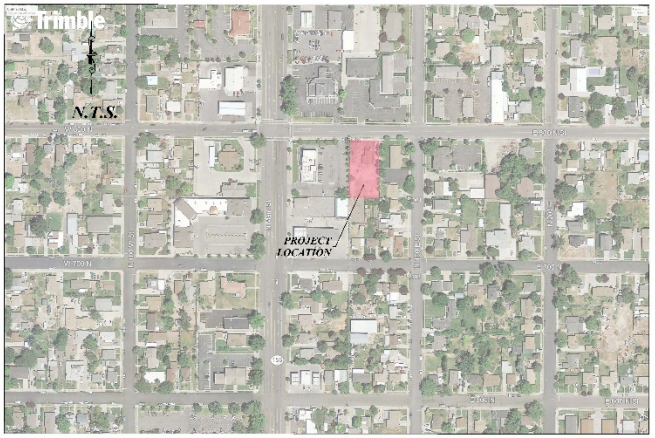
Exhibits

1. Proposed Site Plan.
2. Landscape Plans.
3. Building Elevations.
4. Site Photos.

SPANISH FORK OFFICE BUILDING PROJECT

60 EAST 800 NORTH
071190012
LOCATED IN THE SW 1/4 OF SECTION 18, T.8S., R.3E., S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH

VICINITY MAP



DRAWING INDEX

C000	COVER
C100	NOTES AND LEGEND
C400	SITE PLAN
C500	GRADING PLAN
C900	SITE DETAILS
C910	UTILITY DETAILS
C920	STORMTECH DETAILS
EC100	EROSION CONTROL PLAN
TOTAL SHEETS	8

GENERAL NOTES

1) ALL WORK WITHIN A PUBLIC RIGHT OF WAY SHALL CONFORM TO THE RIGHT OF WAY OWNER'S STANDARDS & SPECIFICATIONS.

2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNERS STANDARDS & SPECIFICATIONS.

3) THESE PLANS DO NOT DESIGN OR DETAIL THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL, AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.

4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.

5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE, BASED ON UTILITY COMPANY RECORDS, BLUE STAKES, AND FIELD MEASUREMENTS OR MARKINGS BY OTHERS. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.

6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.

7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES HAS MARKED.

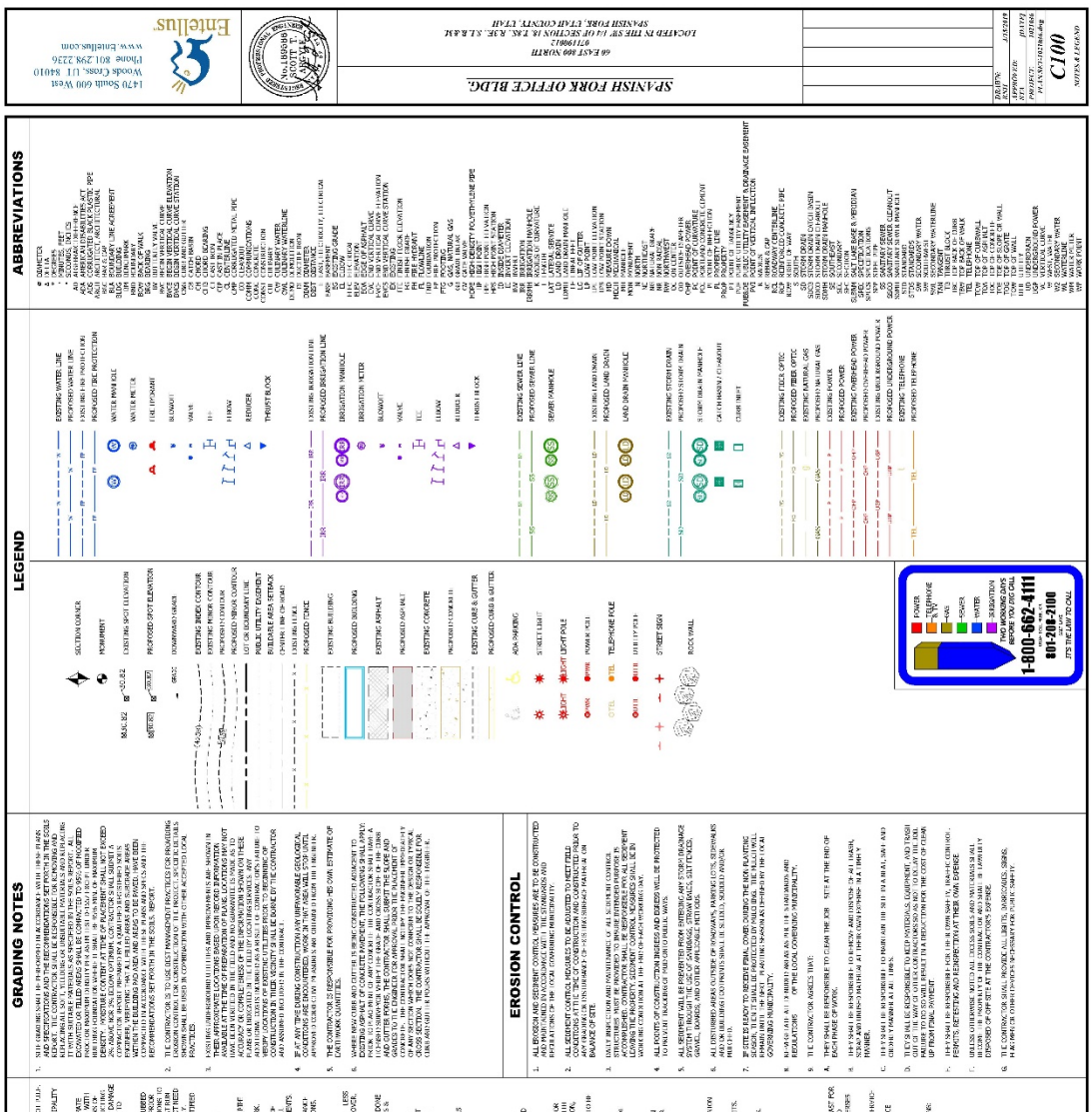
8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTORS RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

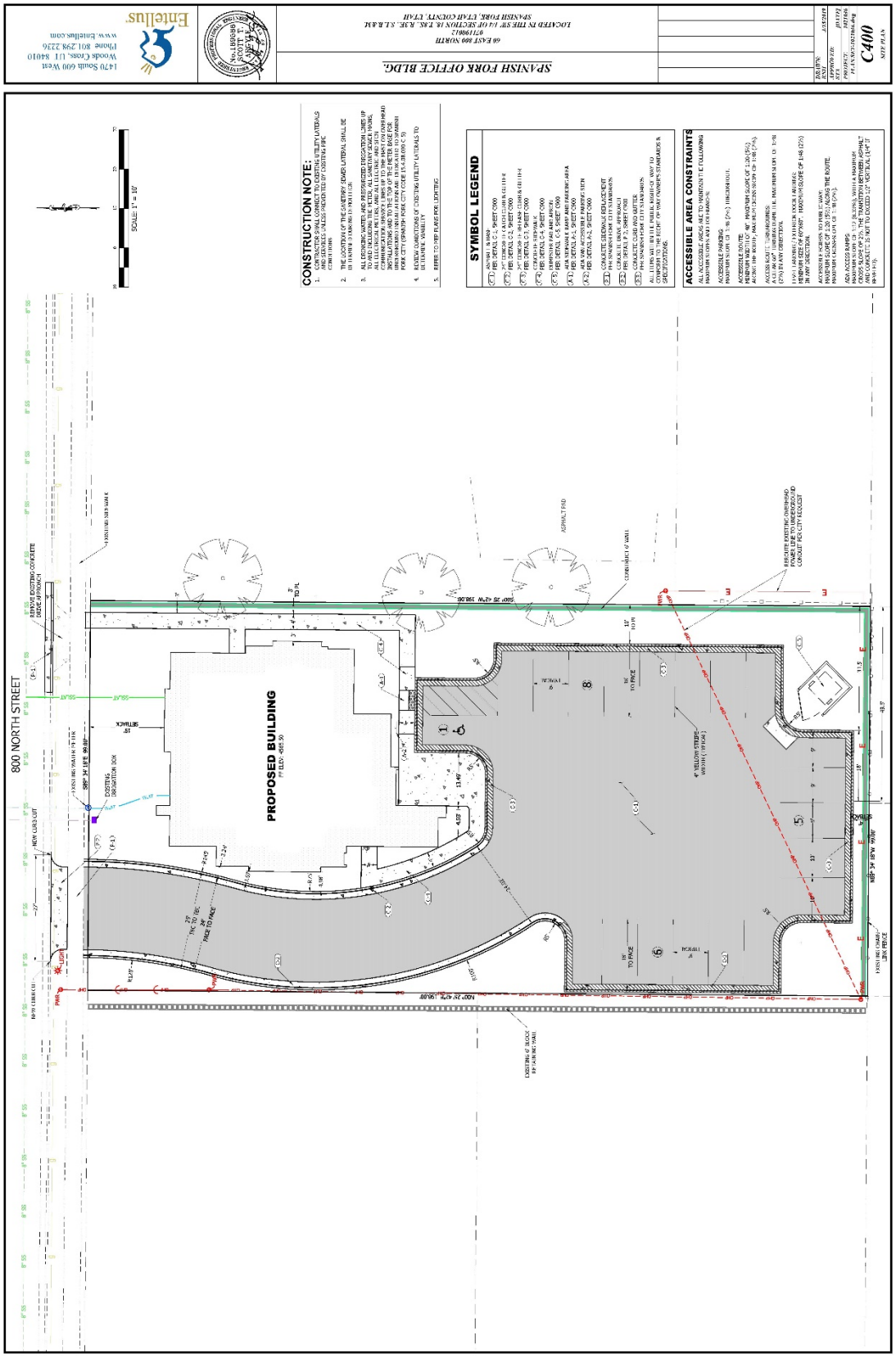
POWER
TELEPHONE & TV
GAS
SEWER
WATER
BLUESTAKES
TWO WORKING DAYS BEFORE YOU DIG
1-800-662-4111
801-208-2100
IT'S THE LAW TO CALL

BENCHMARK: NONE
ELEVATION: 0000.00

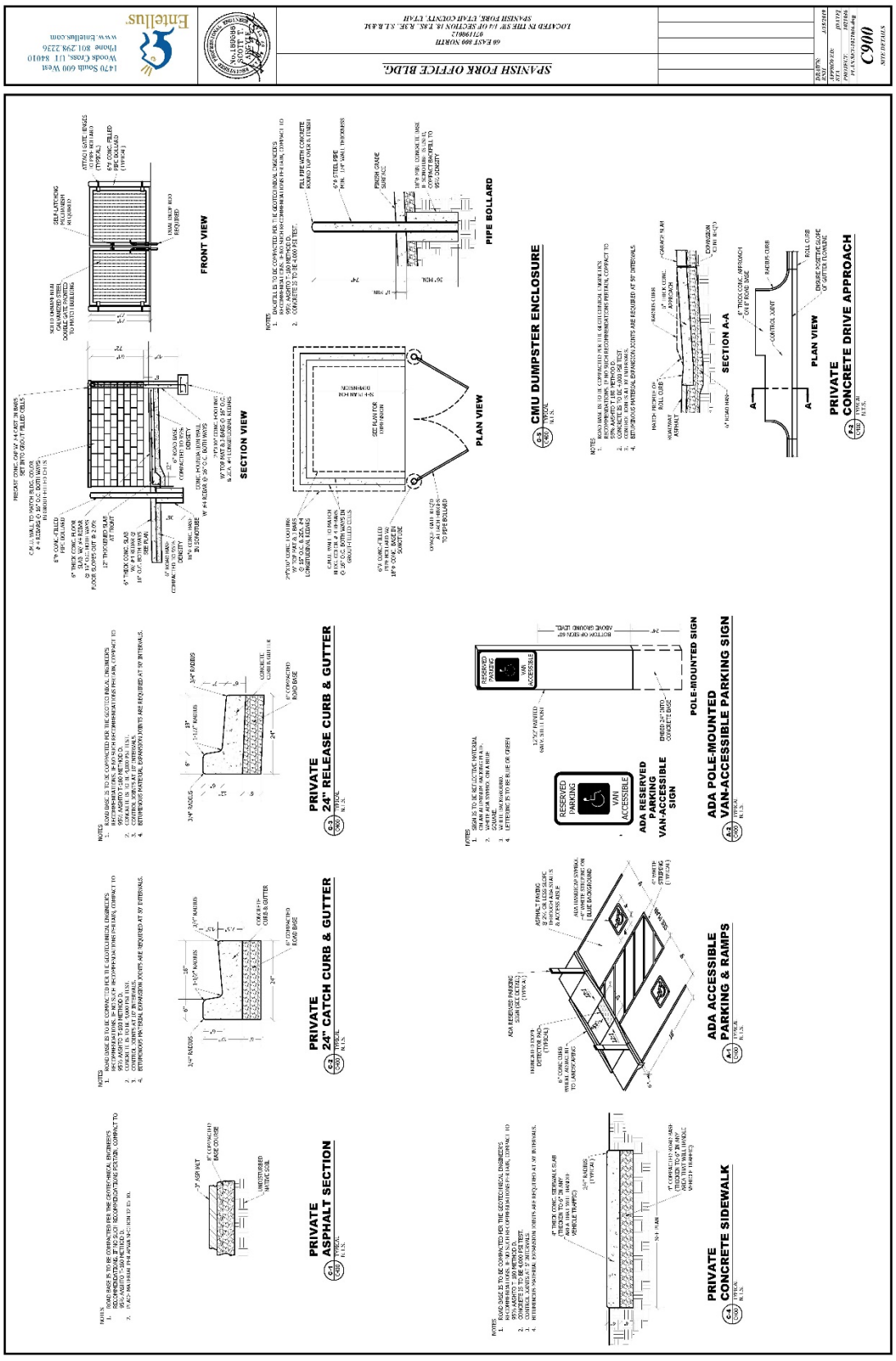
COVER	REV.	BY	DATE
DRAWN: KNH 6/19/2019	1	INIT	DATE
APPROVED: SLA 10/4/19			
PROJECT: 1021036			
DWG: PLAN-SET-1021036.dwg			

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone: 801.298.2236
www.Entellus.com


GENERAL NOTES
UTILITY NOTES
GRADING NOTES
LEGEND
ABBREVIATIONS
EROSION CONTROL
SEQUENCE OF CONSTRUCTION
SPANISH FORK OFFICE BLDG.
66 EAST 100 NORTH
LOCATED IN THE SW 1/4 OF SECTION 18, T.8S., R.3E., S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
C100


SPANISH FORK OFFICE BLDG.
66 EAST 600 NORTH
LOCATED IN THE SW 1/4 OF SECTION 18, T.8S., R.3E., S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.EntellusInc.com
C400
CONSTRUCTION NOTE:
SYMBOL LEGEND
ACCESSIBLE AREA CONSTRAINTS
PROPOSED BUILDING
800 NORTH STREET
SCALE: 1" = 10'


SPANISH FORK OFFICE BLDG.
66 EAST 600 NORTH
LOCATED IN THE SW 1/4 OF SECTION 18, T.8S., R.3E., S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
C500
GRADING PLAN
AREA TABULATION
SCALE: 1" = 10'
PROPOSED BUILDING
800 NORTH STREET
ASPHALT PAD
GRADE BREAK
TOP OF CURB
GUTTER FLOW
NEW 12" PVC SDR35 @ 0.50%
NEW 48" SDMH #503
NEW 24" CMP #502
NEW 24" CMP #501


SPANISH FORK OFFICE BLDG.
66 EAST 600 NORTH
LOCATED IN THE SW 1/4 OF SECTION 18, T.8S., R.3E., S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
C900
SITE DETAILS
FRONT VIEW
SECTION VIEW
PLAN VIEW
PIPE BOLLARD
CMU DUMPSTER ENCLOSURE
SECTION A-A
PRIVATE CONCRETE DRIVE APPROACH
PRIVATE 24" RELEASE CURB & GUTTER
PRIVATE 24" CATCH CURB & GUTTER
PRIVATE ASPHALT SECTION
ADA ACCESSIBLE PARKING & RAMPS
ADA RESERVED PARKING VAN-ACCESSIBLE SIGN
ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN
POLE-MOUNTED SIGN
PRIVATE CONCRETE SIDEWALK

SPANISH FORK OFFICE BLDG.
66 EAST 600 NORTH
SPANISH FORK, UTAH COUNTY, UTAH
C910
STORMTECH UNDERGROUND RETENTION SYSTEM
SCALE: 1"=2'
PRIVATE STORM DRAIN
3'X3' CATCH BASIN
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

ADS
ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by StormTech
FOR STORMTECH INSTRUCTIONS DOWNLOAD THE INSTALLATION APP

Spanish Fork Office Building

Spanish Fork

STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, ESSENTIALLY VIRGIN POLYPROPYLENE, OR VIRGIN POLYPROPYLENE COPOLYMER RESINS.
3. CHAMBER ROWS SHALL CONSIST OF END CAPS, MANIFOLDS, CHAMBERS, AND STONE.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASSHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12, ARE MET FOR: 1) LIVE LOADS DUE TO AASHTO HS20 WHEEL LOADS PLACED ON THE MINIMUM COVER SPECIFIED IN TABLE 2 OF THE STORMTECH DESIGN MANUAL AND 2) SOIL LOADS DUE TO THE WEIGHT OF SOIL OVER THE CHAMBERS FOR INSTALLATIONS WITH UNPAVED LOAD SURFACES AND/OR EARTH COVER DEPTHS GREATER THAN THE MAXIMUM SPECIFIED IN TABLE 2 OF THE STORMTECH DESIGN MANUAL.
5. CHAMBERS SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" AND ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTOR CHAMBERS".
6. CHAMBERS SHALL BE PERFORATED WITH A MINIMUM OF 0.75 SQ. IN. OF PERFORATIONS PER LINEAR FOOT OF CHAMBER. PERFORATIONS SHALL BE LOCATED IN THE VALLEY OF THE CORRUGATIONS AND SHALL BE SMALLER THAN 2" IN NOMINAL DIAMETER OR WIDTH. PERFORATIONS SHALL BE CIRCULAR, SQUARE, OR RECTANGULAR IN SHAPE.
7. CHAMBERS SHALL BE JOINED TOGETHER AT THE FACTORY TO FORM A ROW. THE JOINT SHALL BE CONSTRUCTED SUCH THAT THE ADJACENT CORRUGATIONS OF ADJOINING CHAMBERS NESTLE TOGETHER FOR STABILITY DURING SHIPPING AND INSTALLATION.
8. CHAMBERS SHALL BE DESIGNED TO ALLOW FOR INSPECTION AND MAINTENANCE ACCESS AS SHOWN ON THE PLANS. ACCESS TO THE CHAMBERS SHALL BE PROVIDED VIA 4" (100 mm) MINIMUM DIAMETER RISERS ATTACHED TO THE CHAMBERS AS SHOWN ON THE PLANS. THE RISERS SHALL ALLOW FOR VIDEO INSPECTION OF THE CHAMBERS AND FOR CONNECTION OF MAINTENANCE EQUIPMENT TO THE CHAMBERS.
9. THE CHAMBER MANUFACTURER SHALL PROVIDE A CERTIFICATION STATING THAT THE CHAMBERS MEET ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, AND THE REQUIREMENTS OF THIS SPECIFICATION.
10. CHAMBERS SHALL BE STORMTECH SC-740, SC-310, OR APPROVED EQUAL.
11. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, ESSENTIALLY VIRGIN POLYPROPYLENE, OR VIRGIN POLYPROPYLENE COPOLYMER RESINS.
12. CHAMBER ROWS SHALL CONSIST OF END CAPS, MANIFOLDS, CHAMBERS, AND STONE.
13. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE ASSHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12, ARE MET FOR: 1) LIVE LOADS DUE TO AASHTO HS20 WHEEL LOADS PLACED ON THE MINIMUM COVER SPECIFIED IN TABLE 2 OF THE STORMTECH DESIGN MANUAL AND 2) SOIL LOADS DUE TO THE WEIGHT OF SOIL OVER THE CHAMBERS FOR INSTALLATIONS WITH UNPAVED LOAD SURFACES AND/OR EARTH COVER DEPTHS GREATER THAN THE MAXIMUM SPECIFIED IN TABLE 2 OF THE STORMTECH DESIGN MANUAL.
14. CHAMBERS SHALL BE DESIGNED TO ALLOW FOR INSPECTION AND MAINTENANCE ACCESS AS SHOWN ON THE PLANS. ACCESS TO THE CHAMBERS SHALL BE PROVIDED VIA 4" (100 mm) MINIMUM DIAMETER RISERS ATTACHED TO THE CHAMBERS AS SHOWN ON THE PLANS. THE RISERS SHALL ALLOW FOR VIDEO INSPECTION OF THE CHAMBERS AND FOR CONNECTION OF MAINTENANCE EQUIPMENT TO THE CHAMBERS.
15. ONLY CHAMBERS THAT ARE SPECIFICALLY APPROVED BY THE STORMTECH ENGINEERING DEPARTMENT SHALL BE USED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING INFORMATION TO STORMTECH FOR EVALUATION AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION:
    a. A SITE-SPECIFIC FOUNDATION STUDY PERFORMED BY A PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTOR IS EQUAL TO OR GREATER THAN 1.5 FOR THE SPECIFIED LOADS AND TRAFFIC CONDITIONS.
    b. AS BUILT CHAMBER SHOP DRAWINGS THAT HAVE BEEN STAMPED BY A PROFESSIONAL ENGINEER. THE DRAWINGS MUST INCLUDE THE FOLLOWING:
        - A PLAN VIEW SHOWING THE CHAMBER ARRANGEMENT AND DIMENSIONS.
        - A PROFILE VIEW SHOWING THE CHAMBER ARRANGEMENT AND DIMENSIONS.
        - THE MINIMUM INSTALLED SPACING BETWEEN ROWS.
        - THE MINIMUM INSTALLED SPACING BETWEEN THE CHAMBERS AND THE PERIMETER OF THE EXCAVATION.
        - THE MINIMUM INSTALLED SPACING BETWEEN THE CHAMBERS AND ANY VERTICAL STRUCTURES.
        - THE MINIMUM INSTALLED HEIGHT OF STONE BELOW AND ABOVE THE CHAMBERS.
        - THE MINIMUM AND MAXIMUM INSTALLED HEIGHT OF SOIL OVER THE CHAMBERS.
        - THE MINIMUM AND MAXIMUM WIDTH OF THE CHAMBER FOUNDATION AND EMBEDMENT STONE.
        - THE MINIMUM AND MAXIMUM SLOPE ALLOWED FOR THE INSTALLATION.
        - THE MINIMUM AND MAXIMUM ALLOWABLE GRADES FOR THE TOP OF THE FOUNDATION STONE, TOP OF EMBEDMENT STONE, AND TOP OF PAVEMENT OR UNPAVED SURFACE.
        - THE MINIMUM AND MAXIMUM ALLOWABLE GRADES ACROSS THE INSTALLATION.
        - THE LOCATION OF ANY ADJACENT OR CROSSING UTILITIES.
    c. ANY REQUIRED CONSTRUCTION SEQUENCE.
    d. ANY REQUIRED CONSTRUCTION NOTES.
16. STORMTECH SHALL REVIEW THE CHAMBER SHOP DRAWINGS AND PROVIDE COMMENTS OR APPROVAL IN WRITING TO THE CHAMBER MANUFACTURER AND OWNER'S REPRESENTATIVE WITHIN 7 DAYS OF RECEIPT OF THE SHOP DRAWINGS AND SITE-SPECIFIC FOUNDATION STUDY.
17. STORMTECH SHALL CONDUCT PRE-CONSTRUCTION AND POST-CONSTRUCTION MEETINGS AS NECESSARY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

1. STORMTECH SC-740, SC-310 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. SC-740/SC-310 CHAMBERS SHALL BE PLACED ON A LEVEL FOUNDATION OF NO. 57 STONE WITH A MINIMUM COMPACTED THICKNESS OF 6" (150 mm).
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR RUBBER TIRED LOADER UNTIL THE PROPER COVER HEIGHTS ABOVE THE CHAMBERS HAVE BEEN REACHED PER THE INSTALLATION INSTRUCTIONS. THE FULL LIFT OF STONE ABOVE THE CHAMBERS MUST BE IN PLACE BEFORE DRIVING OVER THE CHAMBERS. THE USE OF DOZERS TO PUSH STONE INTO THE TRENCH CAN SERIOUSLY DAMAGE THE CHAMBERS AND IS NOT COVERED BY THE STORMTECH STANDARD WARRANTY. ONLY AFTER THE PROPER AMOUNT OF STONE AND SOIL HAS BEEN PLACED OVER THE CHAMBERS MAY HEAVY CONSTRUCTION EQUIPMENT BE USED OVER THE CHAMBERS. ALL EXCAVATION EQUIPMENT MUST STAY OFF OF THE CHAMBERS WHEN DUMPING STONE FOR THE FINAL LIFT OF STONE.
4. THE FOLLOWING CONSTRUCTION SEQUENCE MUST BE FOLLOWED FOR INSTALLATIONS WITH WOVEN GEOTEXTILE OVER THE CHAMBERS:
    - STONE FOUNDATION AND BEDDING (SEE NOTES 1-3 ABOVE)
    - PLACE SOIL FABRIC OVER STONE AS SPECIFIED
    - INSTALL CHAMBERS, STONE AND SOIL FABRIC
    - PLACE SOIL FABRIC OVER ENTIRE CHAMBER AND STONE FIELD
    - PLACE STONE PER THE SPECIFIED DEPTH
    - COMPACT FILL AS SPECIFIED
5. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
    - NO EQUIPMENT IS ALLOWED ON UNPAVED CHAMBERS
    - NO EQUIPMENT HEAVIER THAN AN SKID STEER LOADER IS ALLOWED UNTIL PROPER FILL DEPTH IS ACHIEVED. ALL EQUIPMENT IS ALLOWED ON PAVED CHAMBERS
    - NO VIBRATORY COMPACTION EQUIPMENT IS ALLOWED OVER CHAMBERS
    - FULL LIFT OF STONE MUST BE IN PLACE BEFORE DRIVING OVER CHAMBERS
6. THE USE OF DOZERS TO BACKFILL CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS OR TO REQUEST ADDITIONAL COPIES OF THIS INSTALLATION INSTRUCTIONS.

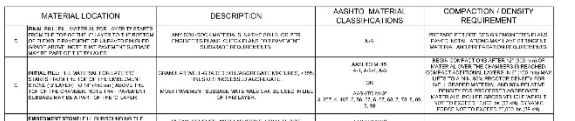
NOTES FOR CONSTRUCTION EQUIPMENT

1. KNOWN LIMITED-USE HEAVY CONSTRUCTION EQUIPMENT CAN BE USED OVER SC-740/SC-310 CHAMBERS WHEN INSTALLED AS SHOWN IN THE STORMTECH SC-740/SC-310 CHAMBER INSTALLATION INSTRUCTIONS.
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740/SC-310 CHAMBERS IS LIMITED:
    - NO EQUIPMENT IS ALLOWED ON UNPAVED CHAMBERS
    - NO EQUIPMENT HEAVIER THAN AN SKID STEER LOADER IS ALLOWED UNTIL PROPER FILL DEPTH IS ACHIEVED. ALL EQUIPMENT IS ALLOWED ON PAVED CHAMBERS
    - NO VIBRATORY COMPACTION EQUIPMENT IS ALLOWED OVER CHAMBERS
    - FULL LIFT OF STONE MUST BE IN PLACE BEFORE DRIVING OVER CHAMBERS
3. TO PREVENT CREEP, LIMIT THE NUMBER OF TIMES HEAVY CONSTRUCTION EQUIPMENT TRAVELS OVER THE SAME SPOT. FOR FINAL GRADING, TRACKING OF EQUIPMENT SHOULD BE MINIMIZED BY USING A BACK DRAG TO SPREAD MATERIALS WHERE POSSIBLE.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

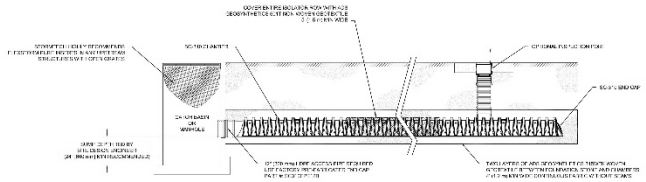
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER D STARTS FROM THE TOP OF THE EMBEDMENT STONE (E) TO THE BOTTOM OF THE FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT SOME NON-STRUCTURAL TOPSOIL MAY BE REQUIRED.	ANY SOIL/ROCK MATERIAL IS NEEDED TO MEET PAVEMENT SUBGRADE REQUIREMENTS	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED TRAFFIC AREAS MAY REQUIRE MORE MATERIAL AND MORE COMPACTION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER C STARTS FROM THE TOP OF THE EMBEDMENT STONE (E) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT SOME NON-STRUCTURAL TOPSOIL MAY BE REQUIRED.	GRAVEL STONE, SAND OR GRAVEL/STONE/SAND MIX, NO CLAYEY SOILS. NOTE: PAVEMENT SUBBASE MAY BE USED IF WITHIN SPECIFICATION FOR THIS LAYER.	AASHTO M145: A-1, A-2-4, A-3 OR AASHTO M43: 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS AS NEEDED TO MEET SPECIFIED MATERIAL AND DENSITY REQUIREMENTS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (F) TO THE BOTTOM OF THE INITIAL FILL (C)	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE 3/4" TO 2" (20 mm TO 50 mm)	AASHTO M43: 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (A) OF THE CHAMBER	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE 3/4" TO 2" (20 mm TO 50 mm)	AASHTO M43: 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE

B. BASE NOTE
1. THE USED AASHTO DESIGNATIONS ARE FOR DESCRIPTIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR A #4 STONE MUST STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43 1005)" OR "CLEAN, CRUSHED, ANGULAR #4 STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED IN LIFTS NO THICKER THAN 48" (1200 mm) FOR LIGHT COMPACTION EQUIPMENT, AND NO THICKER THAN 96" (2400 mm) FOR HEAVY COMPACTION EQUIPMENT, SUCH AS A CAT D6 OR LARGER DOZER OR EQUIPMENT OF SIMILAR OR GREATER WEIGHT. FOR STONE OVER 96" (2400 mm), CONSULT WITH STORMTECH.
3. THE SITE DESIGN ENGINEER MAY SPECIFY OTHER MATERIALS AS LONG AS THE REQUIREMENTS FOR MODULUS OF SOIL REACTION (E') AND DENSITY ARE MET. THE SITE DESIGN ENGINEER MAY ALSO SPECIFY COMPACTION AND DENSITY REQUIREMENTS THAT ARE GREATER THAN THE MINIMUM REQUIREMENTS NOTED HERE.
4. THE USE OF GEOTEXTILES OVER STONE FOUNDATION MAY BE REQUIRED BY THE SITE DESIGN ENGINEER IF SOIL CONDITIONS WARRANT. GEOTEXTILES MAY ALSO BE REQUIRED BETWEEN DISSIMILAR MATERIALS WHERE NEEDED TO PREVENT MIGRATION OF FINES.
5. GEOTEXTILES MAY BE REQUIRED ON THE SIDES OF EXCAVATIONS OR WIDE STONE FOUNDATIONS DEPENDING ON SOIL CONDITIONS. THE SITE DESIGN ENGINEER SHALL MAKE THIS DETERMINATION.



NOTES:

1. ALL SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2787 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTOR CHAMBERS".
2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTORS".
3. ALL PLASTIC USED SHALL BE VIRGIN MATERIAL. NO REGROUND, RECLAIMED OR SCRAP MATERIAL SHALL BE USED EXCEPT FOR CLEAN, UNPAINTED, POST-CONSUMER RECYCLED HDPE THAT MEETS CELL CLASSIFICATION PER ASTM D3350.
4. THE SITE DESIGN ENGINEER REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS PER THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL AND MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR SITE DESIGNS WITH VERTICAL WALLS OR BRACED EXCAVATION WALLS.
7. ADS RECOMMENDS THAT THE INSPECTION, COUNTING AND PLACEMENT OF THE SC-310 CHAMBERS BE OVERSEEN BY A REPRESENTATIVE OF ADS OR A TRAINED AND CERTIFIED CONTRACTOR'S REPRESENTATIVE.



SC-310 ISOLATOR ROW DETAIL

INSPECTION & MAINTENANCE

STEP 1: INSPECT ISOLATOR ROW FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1 REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
A.2 REMOVE ACCESS COVER OVER STORMTECH MC-3500 END CAP
A.3 USING A FLASHLIGHT AND MIRROR, INSPECT UPSTREAM END OF THE ISOLATOR ROW THROUGH THE INSPECTION PORT
A.4 IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) IN DEPTH, PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR ROWS
B.1 REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
B.2 USING AN APPROVED METHOD, REMOVE SEDIMENT FROM ISOLATOR ROW. NOTE:
- VACUUMING SEDIMENT IS THE PREFERRED METHOD.
- FLUSHING THE ISOLATOR ROW WITH WATER FROM THE UPSTREAM INSPECTION PORT IS NOT RECOMMENDED.
- DEPENDING ON THE PARTICULAR SITE CONDITIONS, THE FLOW RATE MAY NEED TO BE ADJUSTED IN ORDER TO EFFECTIVELY REMOVE SEDIMENT FROM THE ISOLATOR ROW.
- REMOVAL OF SEDIMENT FROM FOREBAY MAY BE REQUIRED.
B.3 REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

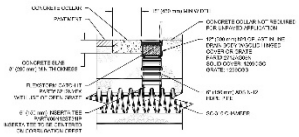
STEP 2: CLEAN OUT ISOLATOR ROW USING THE JETTING PROCESS
A. A FIXED NOZZLE CLEANING TRUCK CAN REACH APPROXIMATELY 50 FEET (15 METERS) OF THE ISOLATOR ROW THROUGH THE INSPECTION PORT. THE ISOLATOR ROW MAY REQUIRE CLEANING FROM BOTH ENDS.
B. APPROXIMATELY 15 GALLONS (57 LITERS) PER FOOT (0.3 METERS) OF ISOLATOR ROW IS REQUIRED.
C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3: REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4: INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. FREQUENCY OF INSPECTION AND MAINTENANCE WILL VARY DEPENDING ON SITE-SPECIFIC CHARACTERISTICS SUCH AS LAND USE, AREA OF IMPERVIOUS PAVEMENT, AND THE POTENTIAL FOR SPILLS. INSPECTION DURING THE FIRST YEAR OF OPERATION IS CRITICAL TO ESTABLISHING A MAINTENANCE FREQUENCY. AT A MINIMUM, INSPECTIONS SHOULD BE PERFORMED ANNUALLY. ADDITIONAL INSPECTIONS MAY BE PERFORMED IMMEDIATELY AFTER KNOWN SPILLS OR ACCIDENTS WITHIN THE DRAINAGE AREA. THE OWNER MAY REDUCE THE FREQUENCY OF INSPECTIONS AND MAINTENANCE BASED ON THE FINDINGS OF PREVIOUS INSPECTIONS, PROVIDED THAT THE REDUCED SCHEDULE DOES NOT EXCEED ONE INSPECTION PER YEAR. STORMTECH RECOMMENDS THAT ALL INSPECTIONS BE DOCUMENTED WITH WRITTEN REPORTS AND THAT PHOTOGRAPHS BE USED TO VISUALLY REPRESENT CONDITIONS.
2. CONDUCT JETTING AND VACUUMING ANNUALLY OR AS NEEDED BASED ON INSPECTIONS.



SC-310 6" INSPECTION PORT DETAIL

1470 South 600 West
Woods Cross, UT 84010
Phone: 801.298.2236
www.entellus.com

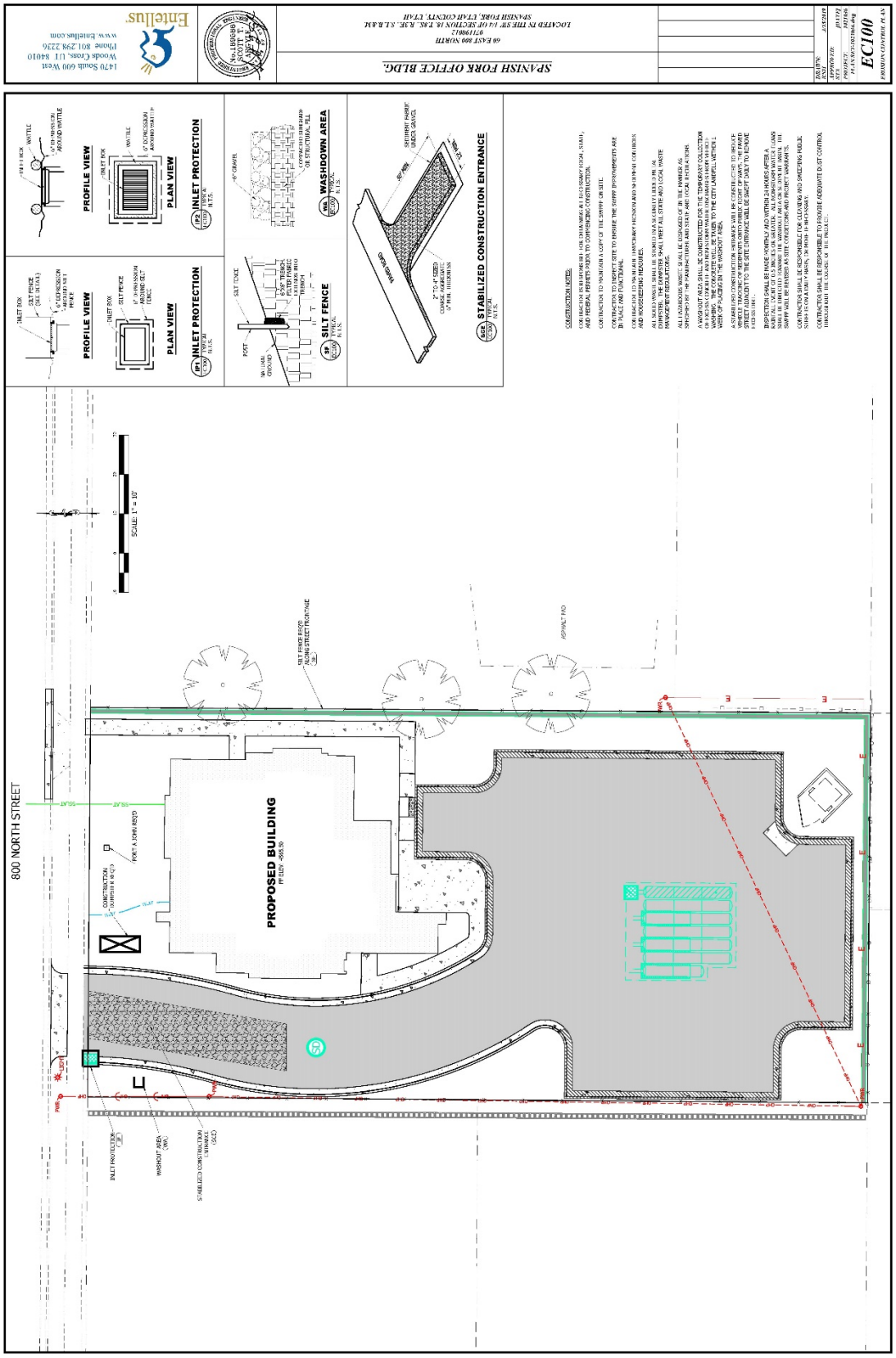
Entellus

No. 188586
SCOTT T. ARGYLE
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER

SPANISH FORK OFFICE BLDG.
60 EAST 900 NORTH
#7190923
LOCATED IN THE NW 1/4 SECTION 15, T6S, R2E, S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH

DRAWN:	AAS/2019
APPROVED:	
N/A	[DATE]
PROJECT:	[#2019]
PLAN SET 2019[#].dwg	

C920
STORMTECH DETAILS

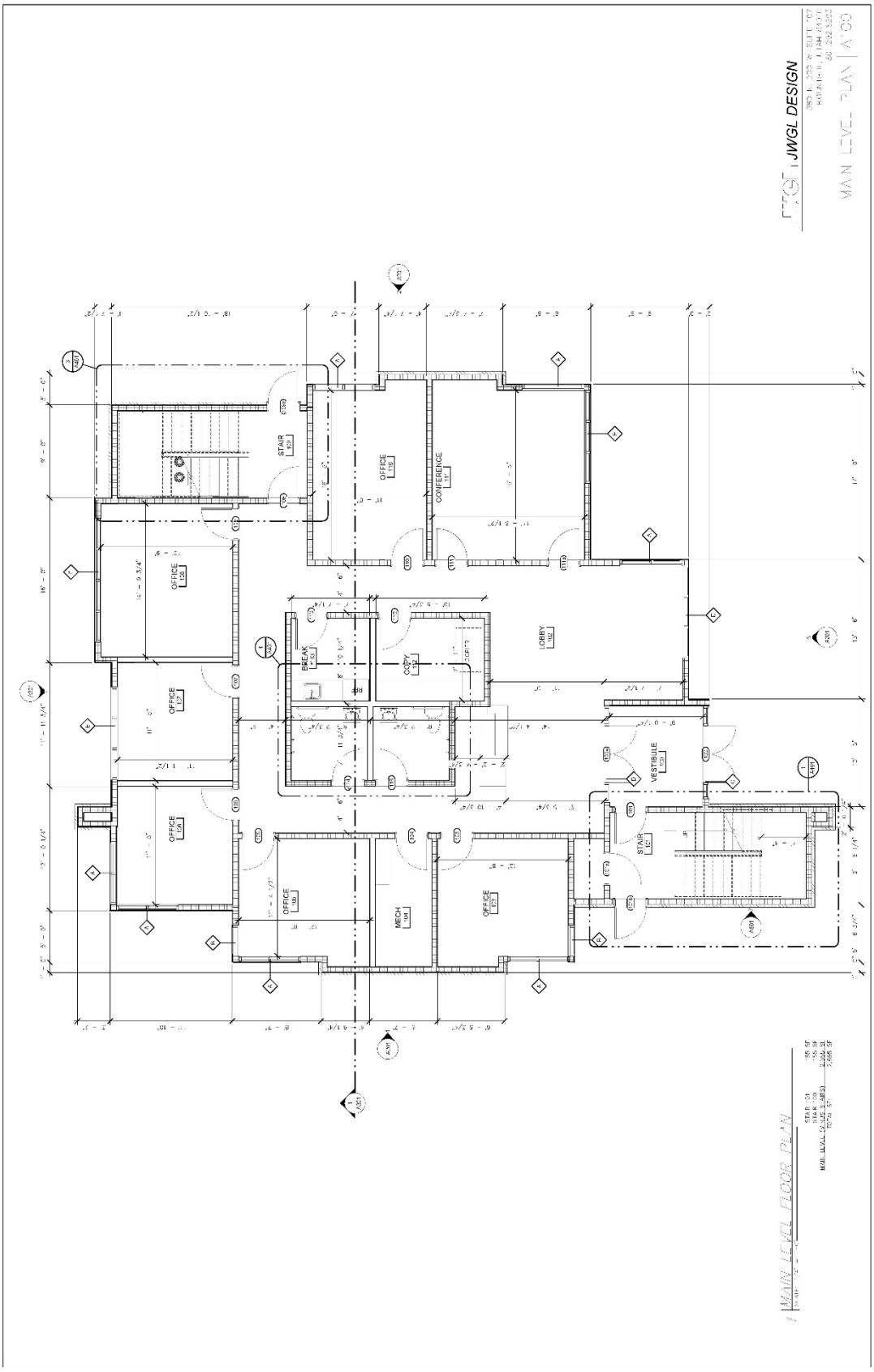

SPANISH FORK OFFICE BLDG.
66 EAST 600 NORTH
LOCATED IN THE SW 1/4 OF SECTION 18, T.8S., R.3E., S.L.B.&M.
SPANISH FORK, UTAH COUNTY, UTAH
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
EC100
EROSION CONTROL PLAN
PROFILE VIEW
PLAN VIEW
INLET PROTECTION
WASHDOWN AREA
SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
CONSTRUCTION NOTES:
800 NORTH STREET
PROPOSED BUILDING
SCALE: 1" = 10'

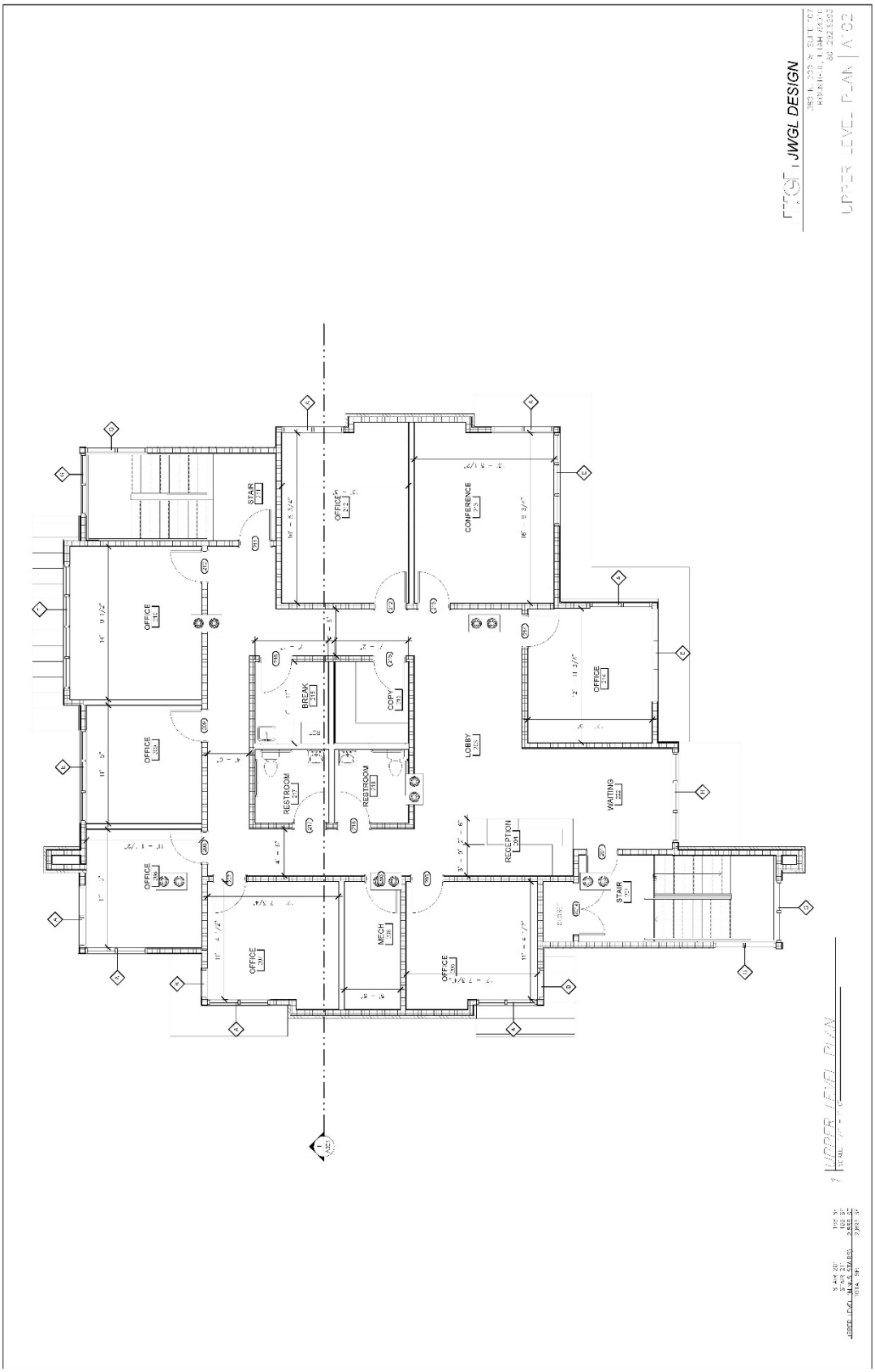

PLANT SCHEDULE
TREES
QTY
COMMON NAME/BOTANICAL NAME
SIZE
SHRUBS
QTY
COMMON NAME/BOTANICAL NAME
SIZE
GROUNDCOVER
QTY
COMMON NAME/BOTANICAL NAME
SIZE
PERENNIALS
QTY
COMMON NAME/BOTANICAL NAME
SIZE
GROUND COVERS
QTY
COMMON NAME/BOTANICAL NAME
SIZE
Scale 1" = 10'
Scale 1" = 20' for 11x17
NOT FOR CONSTRUCTION
27 JUN 2019
NOT FOR CONSTRUCTION
NYS DART
SPANISH FORK OFFICE BLDG
LANDSCAPE PLAN
bergengineering
L1
DUMPSTER
EXISTING OVERHEAD POWER TO BE RELOCATED AND BURIED
SIDEWALK
OFFICE BUILDING
800 NORTH

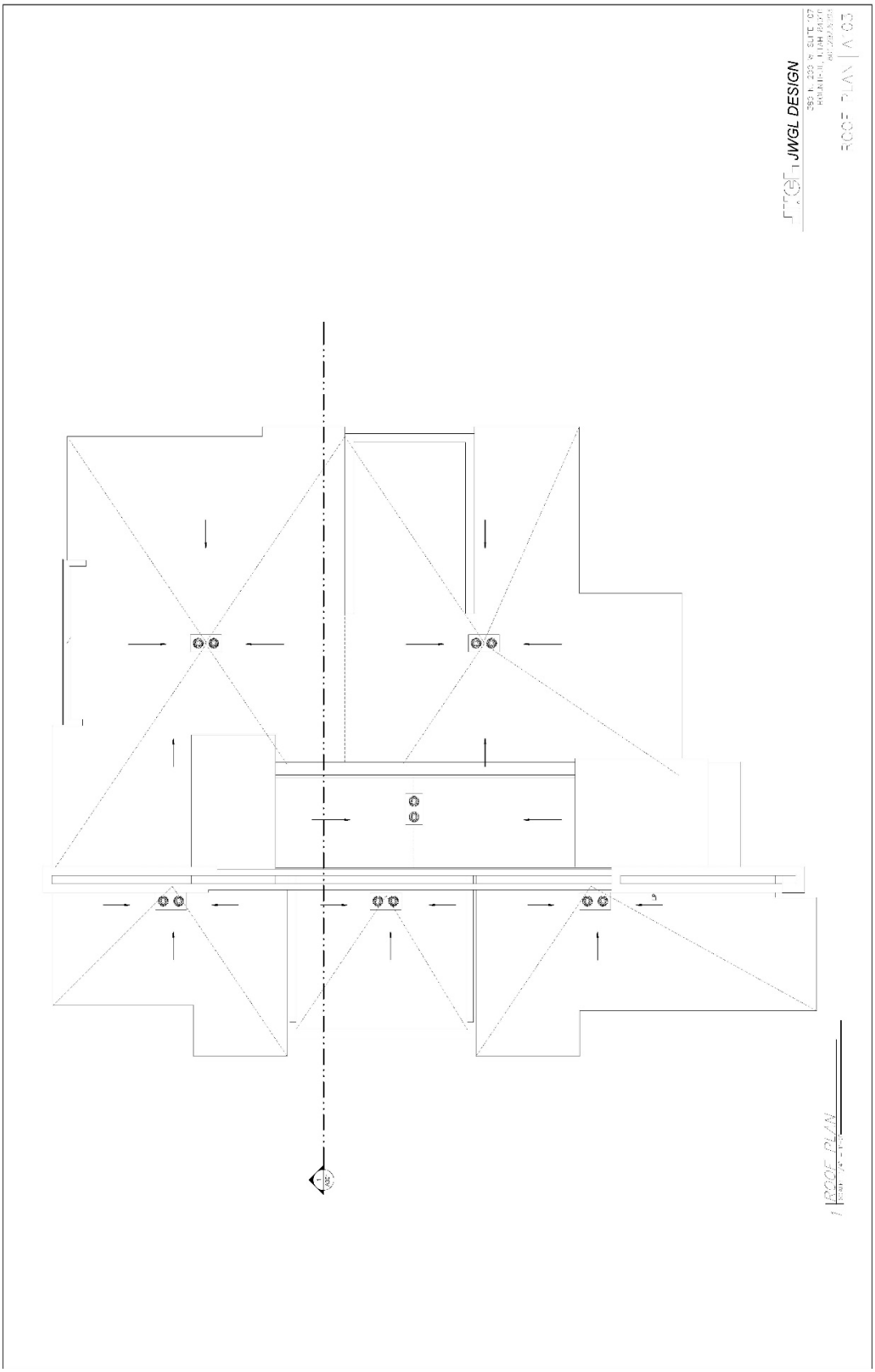
DRAWING INDEX

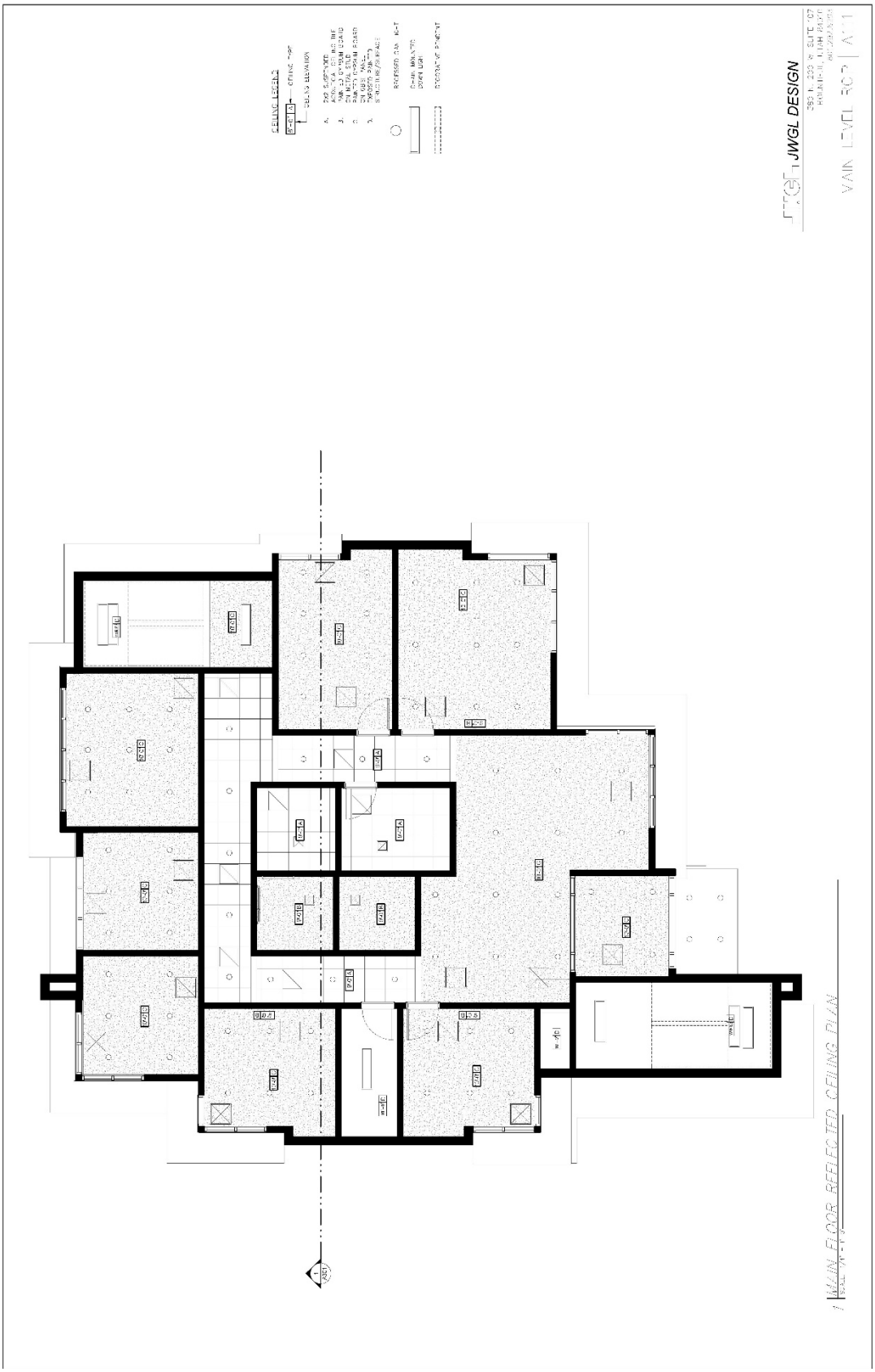
Sheet Number	Sheet Name
A001	GENERAL NOTES
A100	MAIN LEVEL PLAN
A102	UPPER LEVEL PLAN
A103	ROOF PLAN
A111	MAIN LEVEL RCP
A112	UPPER LEVEL RCP
A201	EXTERIOR ELEVATIONS
A301	SECTIONS
A401	ENLARGED STAIR DETAILS
A501	TYPICAL DETAILS
A601	DOOR AND GLAZING DETAILS
S101	FOOTING AND FOUNDATION PLAN
S102	UPPER LEVEL FRAMING PLAN
S103	ROOF FRAMING PLAN
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS

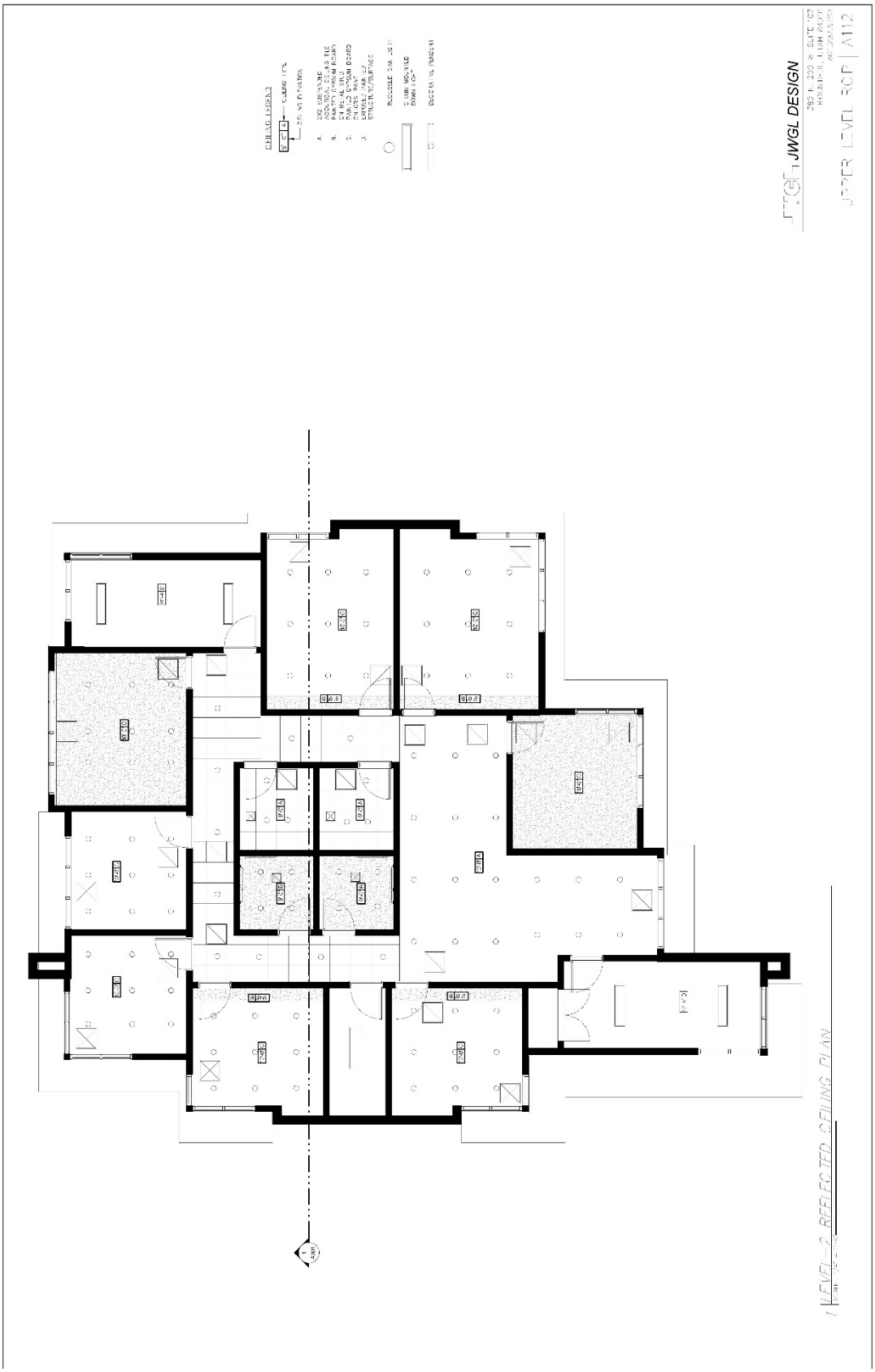
JWGL DESIGN

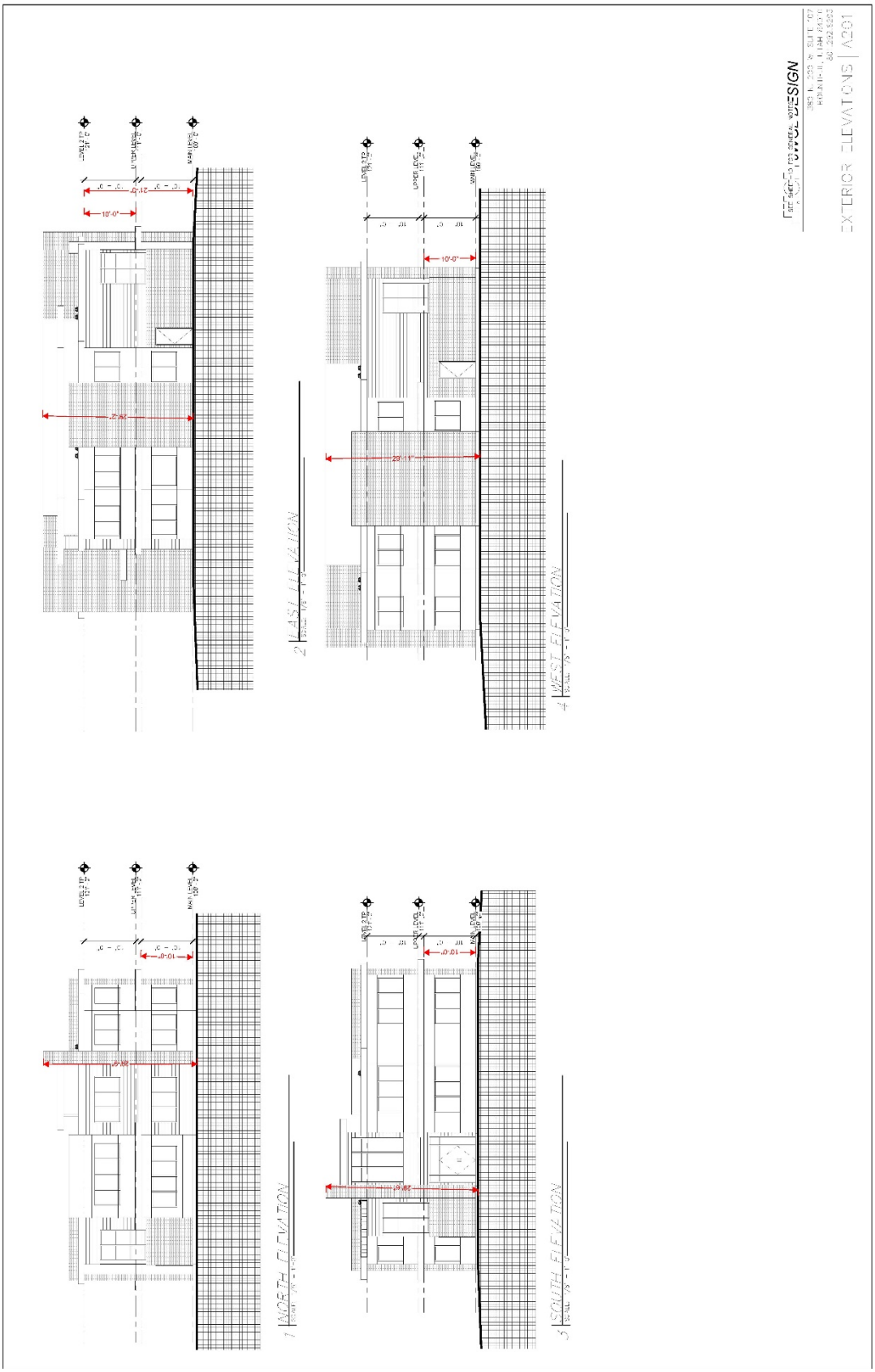

JWGL DESIGN
MAIN LEVEL PLAN
MAIN LEVEL FLOOR PLAN
OFFICE
CONFERENCE
STAIR
LOBBY
BREAK
COPY
VESTIBULE
MECH

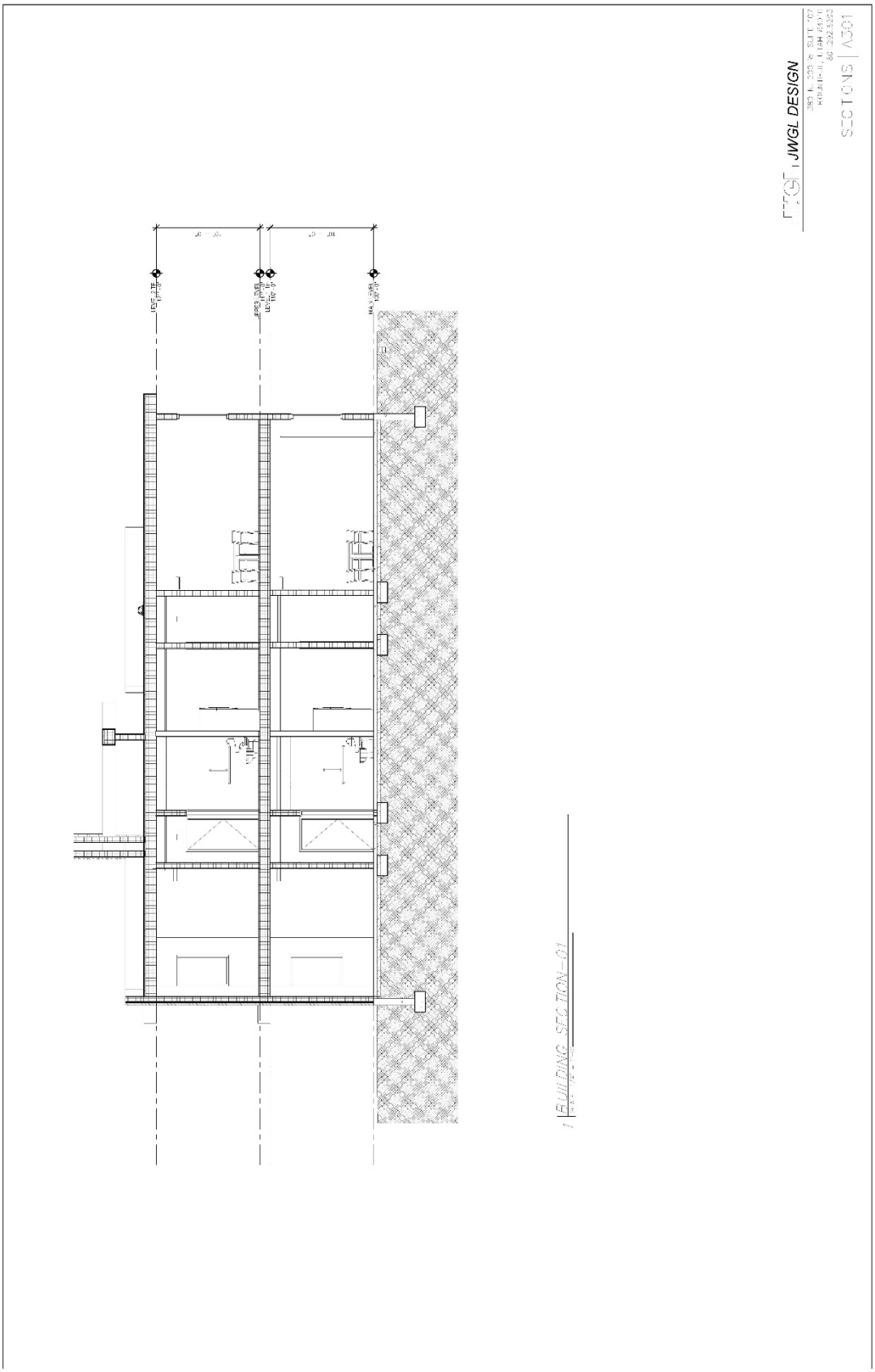

JWGL DESIGN
UPPER LEVEL PLAN | A02
OFFICE
CONFERENCE
STAIR
BREAK
COPY
LOBBY
RESTROOM
RESTROOM
WAITING
RECEPTION
MECH
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
OFFICE
STAIR
UPPER LEVEL PLAN

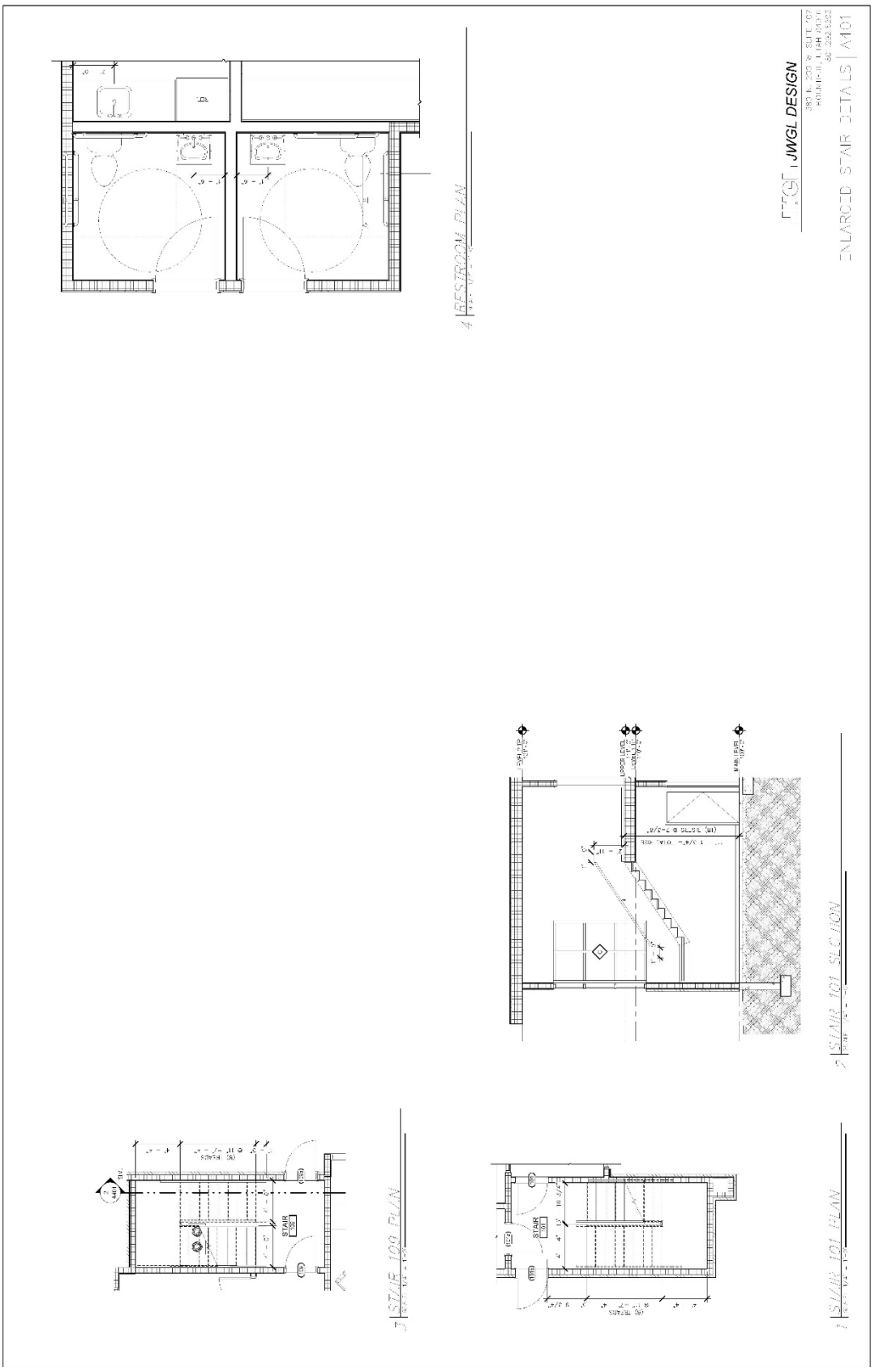

JWGL DESIGN
ROOF PLAN

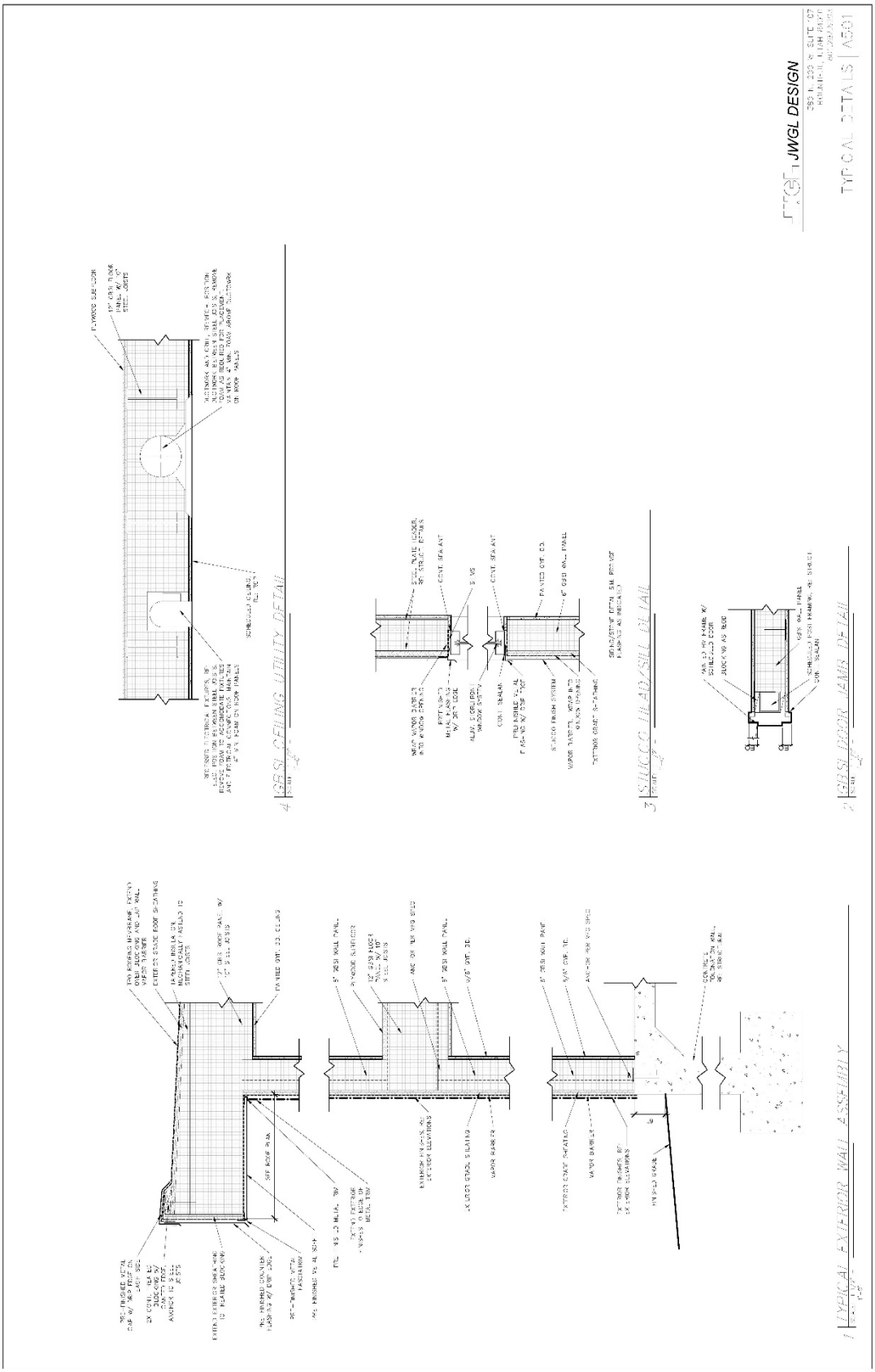

JWGL DESIGN
MAIN LEVEL REFLECTED CEILING PLAN


JWGL DESIGN
UPPER LEVEL FLOOR PLAN | A112
LEVEL 2 REFLECTED CEILING PLAN


EXTERIOR ELEVATIONS | A201
2 EAST ELEVATION
4 WEST ELEVATION
1 NORTH ELEVATION
3 SOUTH ELEVATION

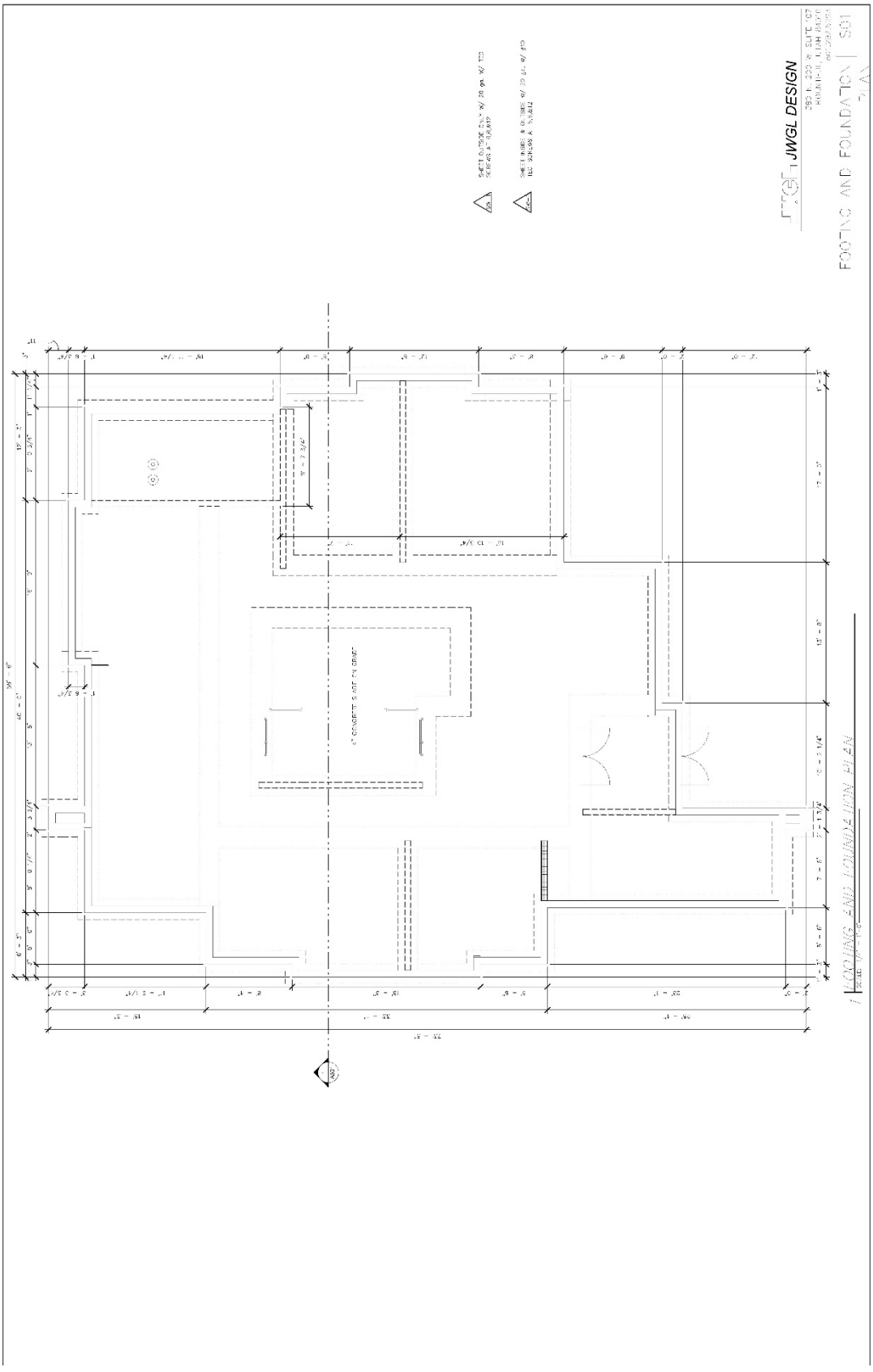

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SECTIONS | A301
BUILDING SECTION - 01

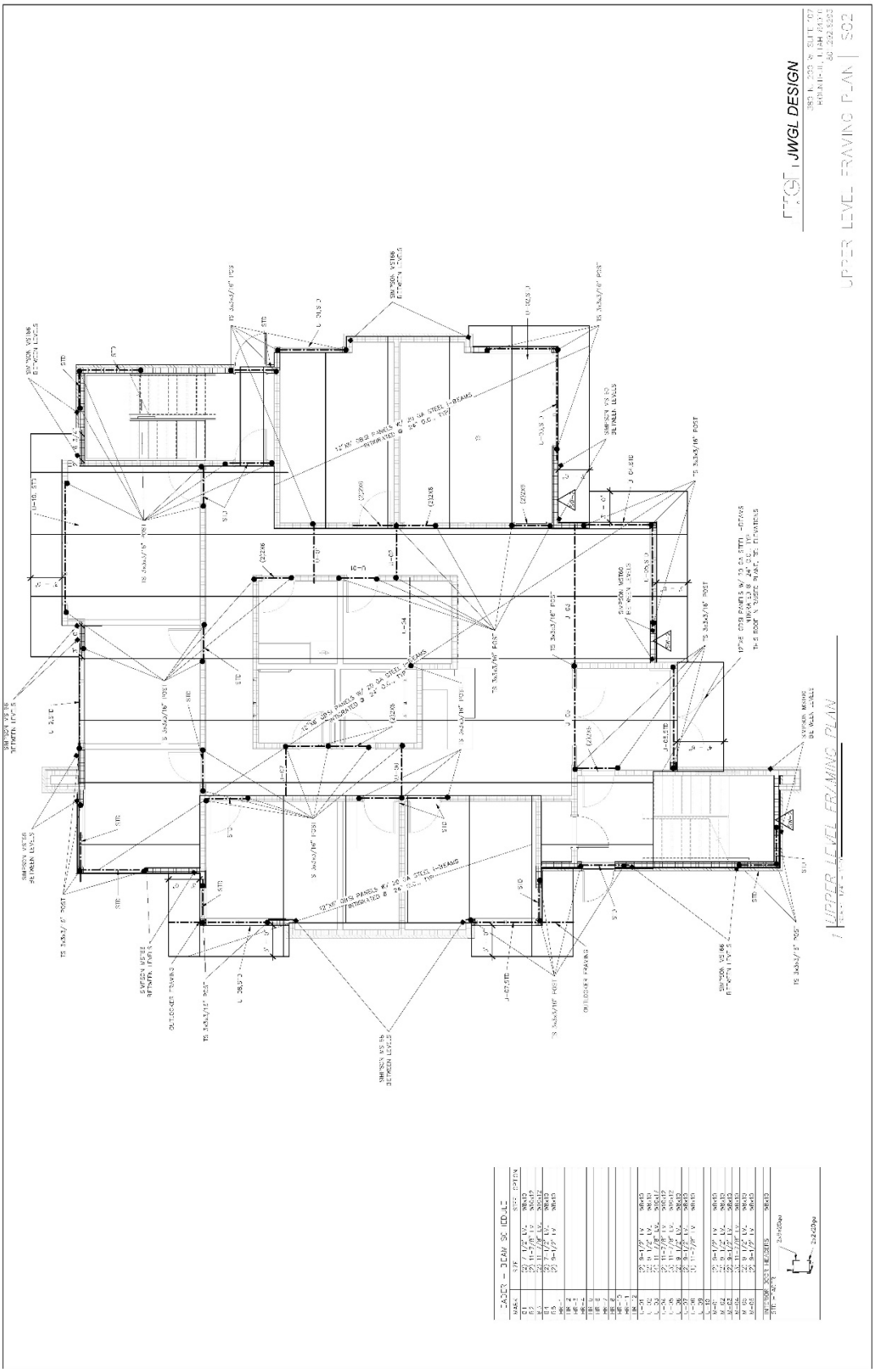

JWGL DESIGN
ENLARGED STAIR DETAILS | A101
4 RESTROOM PLAN
2 STAIR 101 SECTION
1 STAIR 100 PLAN
1 STAIR 101 PLAN

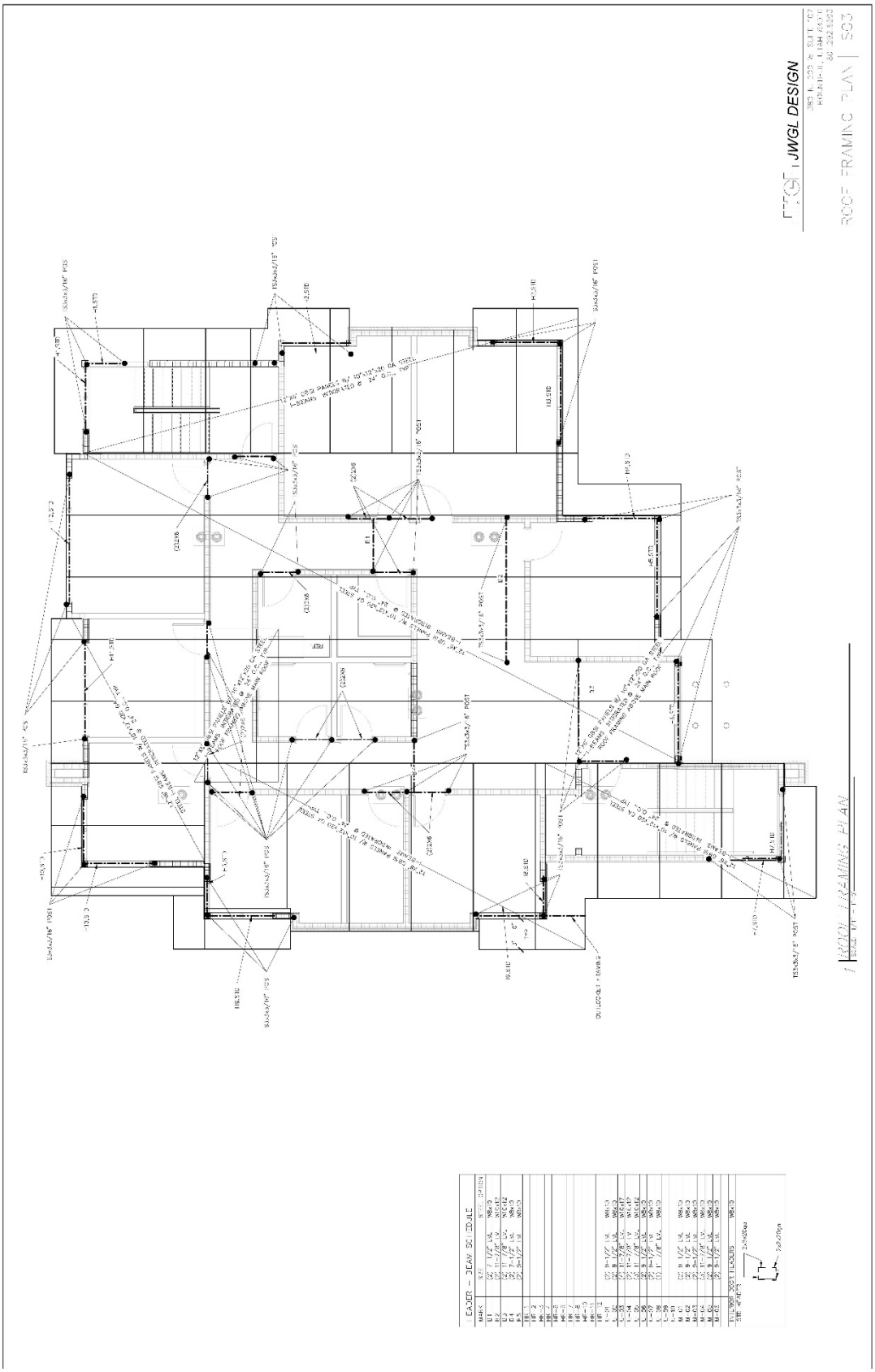

JWGL DESIGN
TYPICAL DETAILS | A501
4 LOFT CEILING UTILITY DETAIL
3 STUCCO HEAD SILL DETAIL
2 GLASS DOOR JAMB DETAIL
1 TYPICAL EXTERIOR WALL ASSEMBLY

Door Schedule

Mark	Material	Width	Height	Frame Type	Frame Material	Fire Rating	Description
100	ALUM	5' - 6"	7' - 0"				
100a		5' - 6"	7' - 0"				
101		3' - 0"	7' - 0"				
101a		3' - 0"	7' - 0"				
101b		3' - 0"	7' - 0"				
103		3' - 0"	8' - 0"				
104		3' - 0"	8' - 0"				
105		3' - 0"	7' - 0"				
106		3' - 0"	7' - 0"				
107		3' - 0"	7' - 0"				
108		3' - 0"	7' - 0"				
109		3' - 0"	7' - 0"				
109a		3' - 0"	7' - 0"				
110		3' - 0"	8' - 0"				
111		3' - 0"	8' - 0"				
111a		3' - 0"	7' - 0"				
112		3' - 0"	8' - 0"				
113		3' - 0"	7' - 0"				
114		3' - 0"	7' - 0"				
115		3' - 0"	7' - 0"				
201		3' - 0"	7' - 0"				
201a		3' - 0"	7' - 0"				
205		3' - 0"	7' - 0"				
206		3' - 0"	7' - 0"				
207		3' - 0"	7' - 0"				
208		3' - 0"	7' - 0"				
209		3' - 0"	7' - 0"				
210		3' - 0"	7' - 0"				
211		3' - 0"	7' - 0"				
212		3' - 0"	7' - 0"				
213		3' - 0"	7' - 0"				
214		3' - 0"	7' - 0"				
215		3' - 0"	7' - 0"				
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217		3' - 0"	7' - 0"				
218		3' - 0"	7' - 0"				

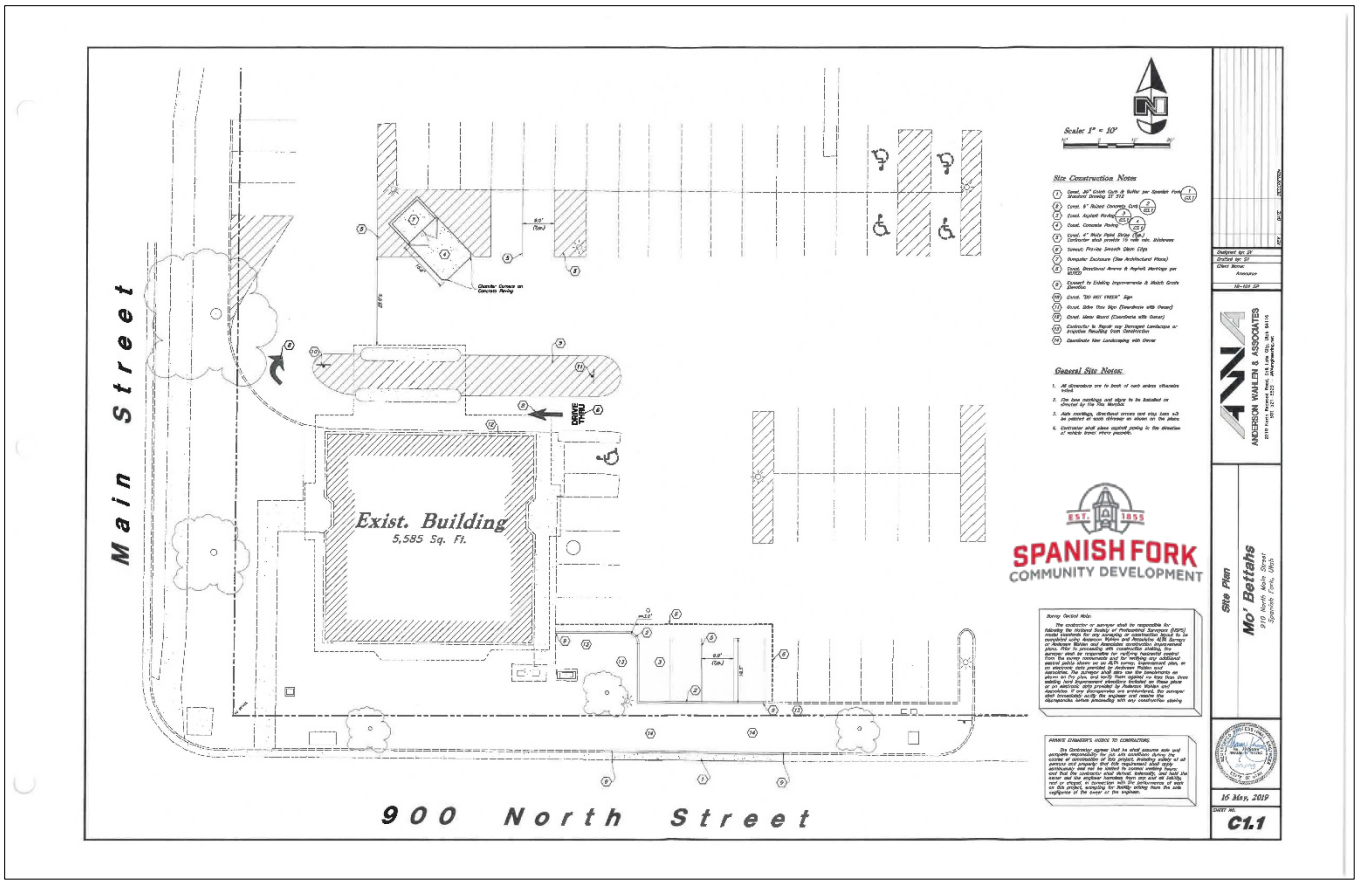

JWGL DESIGN
FOOTING AND FOUNDATION PLAN
FOOTING AND FOUNDATION PLAN


UPPER LEVEL FRAMING PLAN
UPPER LEVEL FRAMING PLAN | S02
JWGL DESIGN


JWGL DESIGN
ROOF FRAMING PLAN | SC3
BEAM SCHEDULE
GIRDER - BEAM SCHEDULE







Mo Bettah's Site Plan Approval Request

July 3, 2019, Development Review Committee.

Located at 910 North Main Street, including 2.08 acres.

The subject property is zoned S-C.

The applicant has requested that a Site Plan be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.
2. Landscaping.
3. Mechanical Equipment Screening.
4. Utilities.

Recommendation

Staff recommends that the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Finding

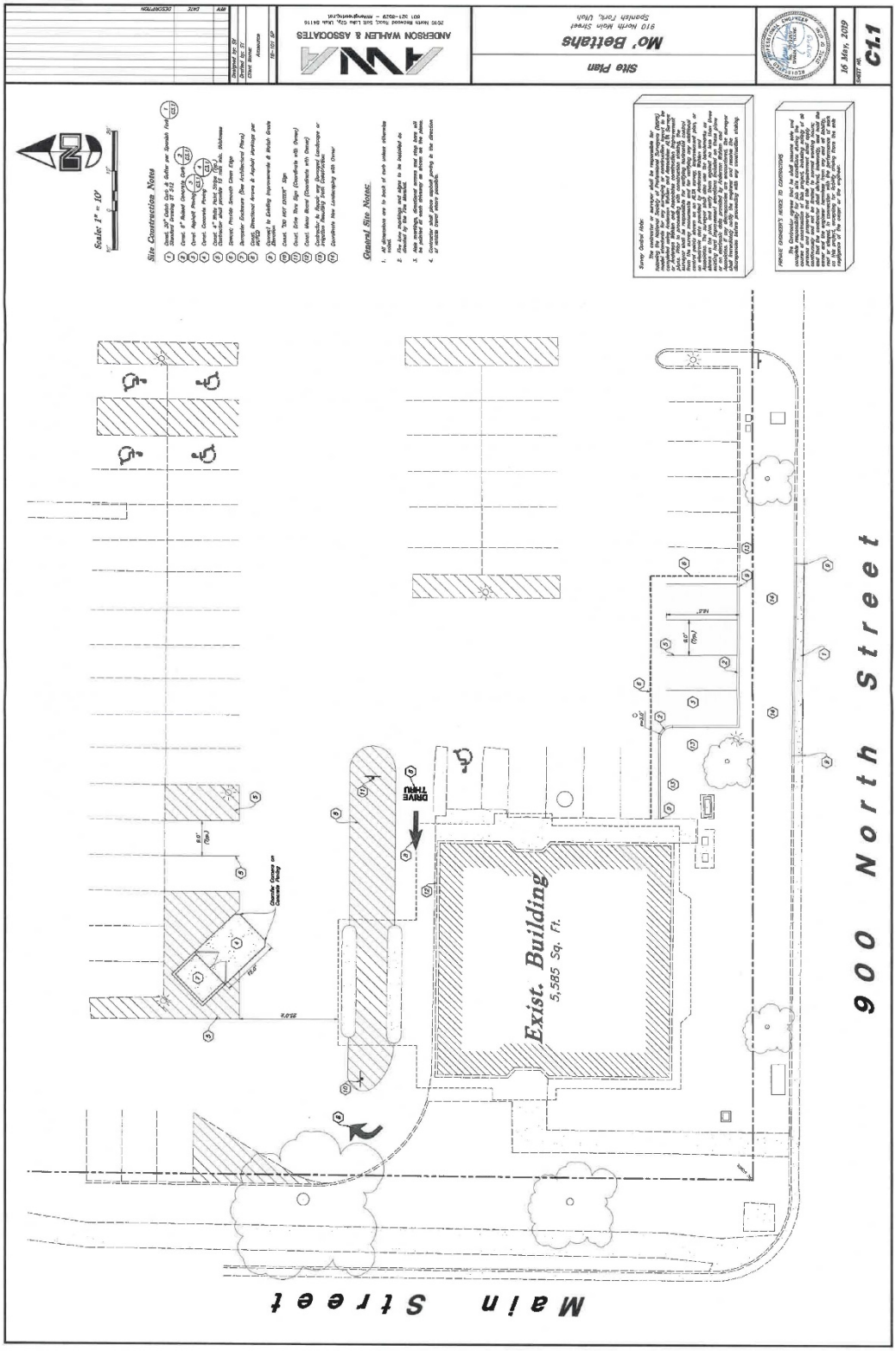
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any remaining staff red-line review comments.

Exhibits

1. Proposed Site Plan.
2. Site Photos.


Site Plan
Mo' Bettahs
910 North Main Street
Spanish Fork, Utah
ANDERSON WAHLEN & ASSOCIATES
16 Jan, 2019
C1.1
Site Construction Notes
General Site Notes:
Scale: 1" = 10'
900 North Street
Main Street
Exist. Building
5,585 Sq. Ft.
DRIVE THRU

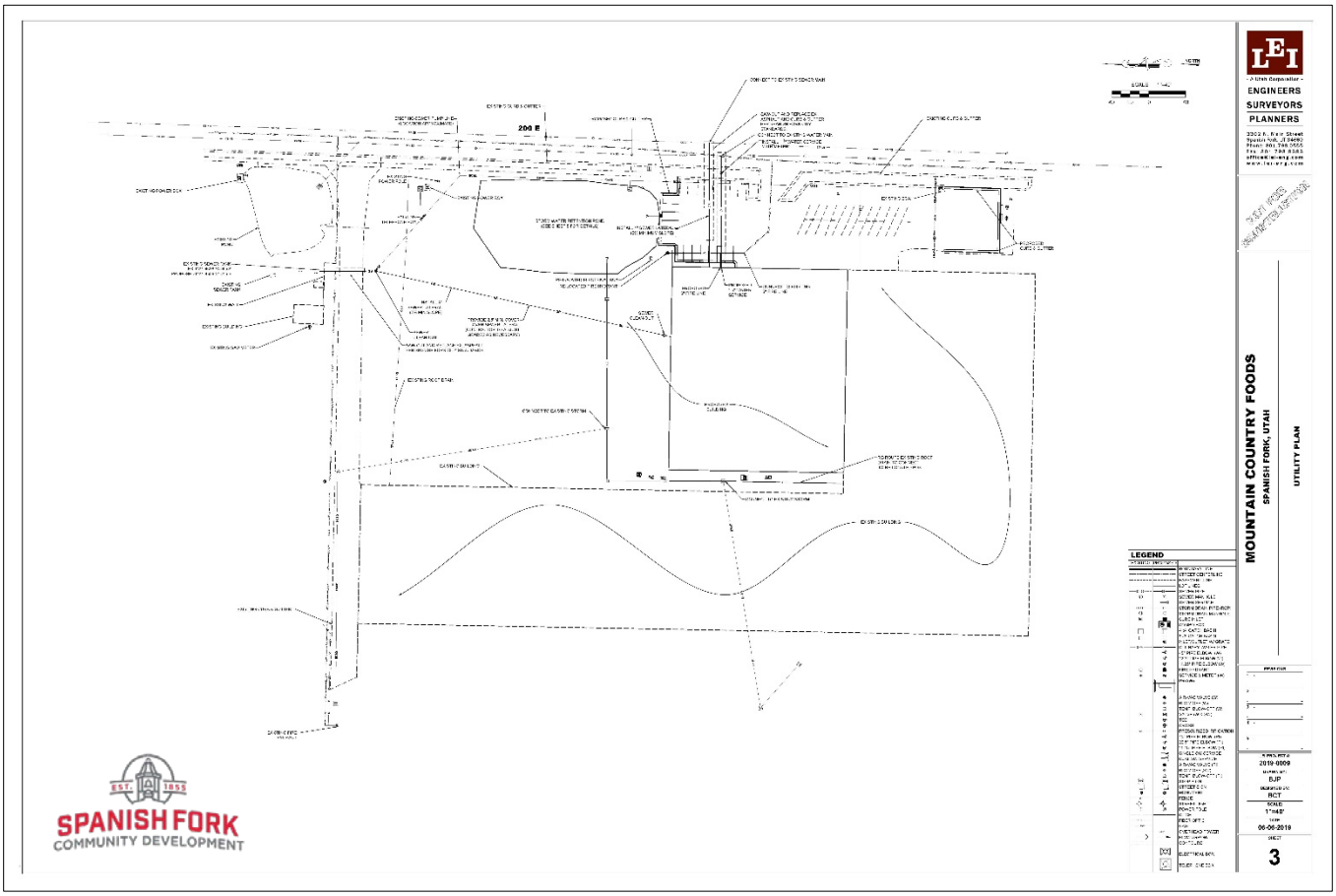

STOP
BOOKS








FIESTA DAYS



Mountain Country Foods 2019 Addition, Site Plan Approval Request

July 3, 2019, Development Review Committee.

Located at 185 East 1600 North, including 5.01 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.

Recommendation

Staff recommends that the proposed Site Plan be approved based on the following finding and subject to the following conditions:

Finding

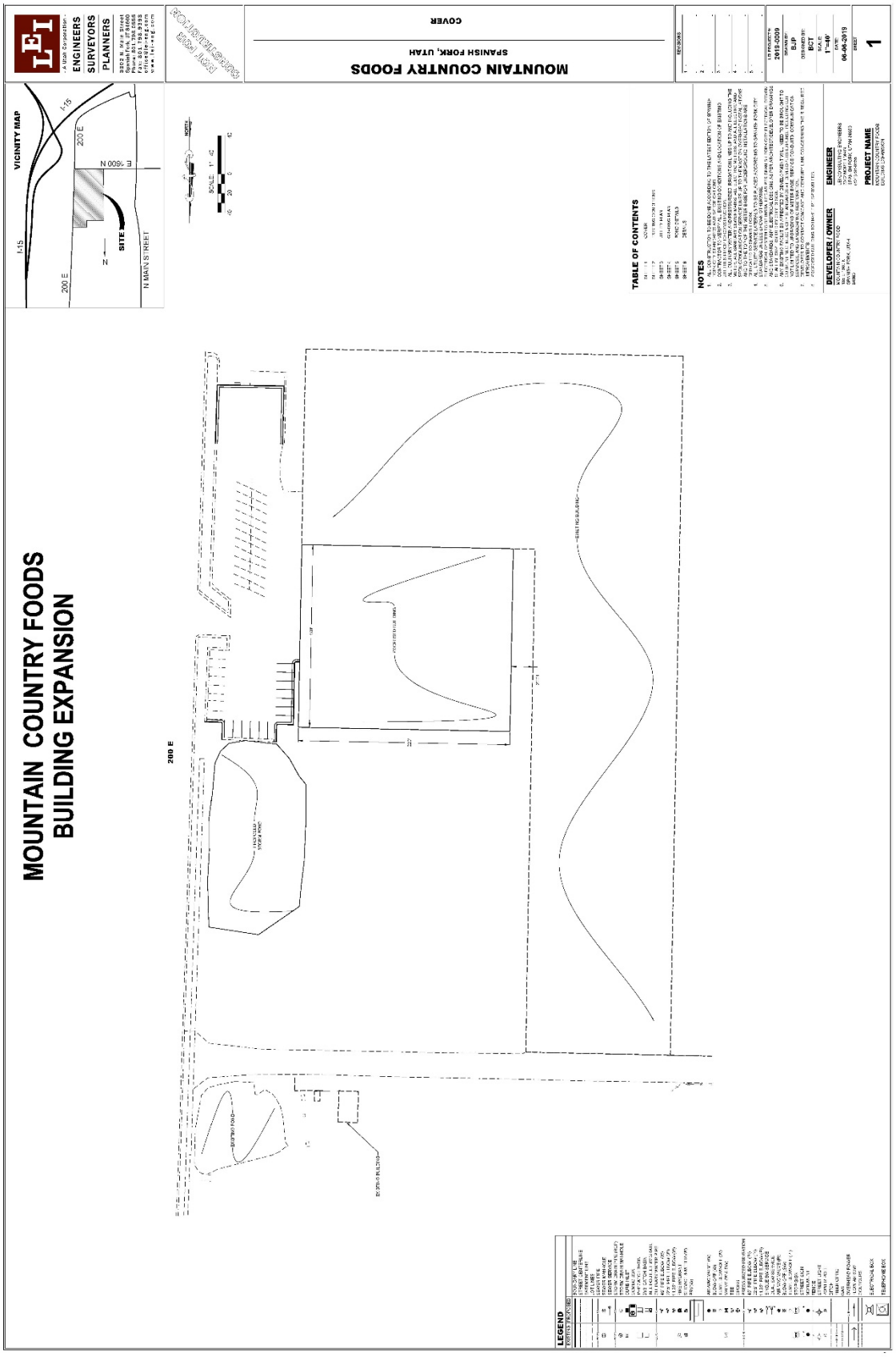
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Condition

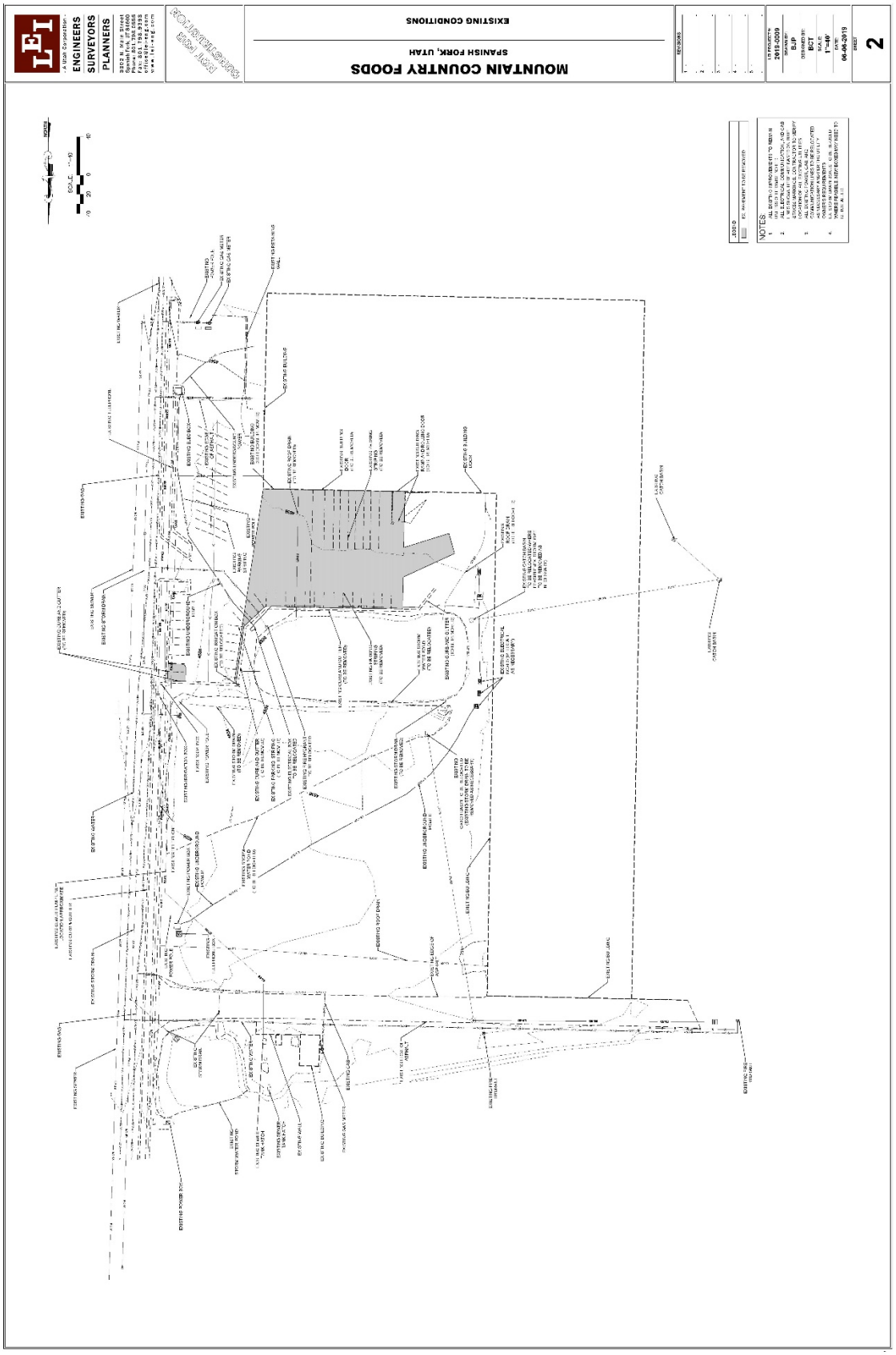
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any remaining staff red-line review comments.

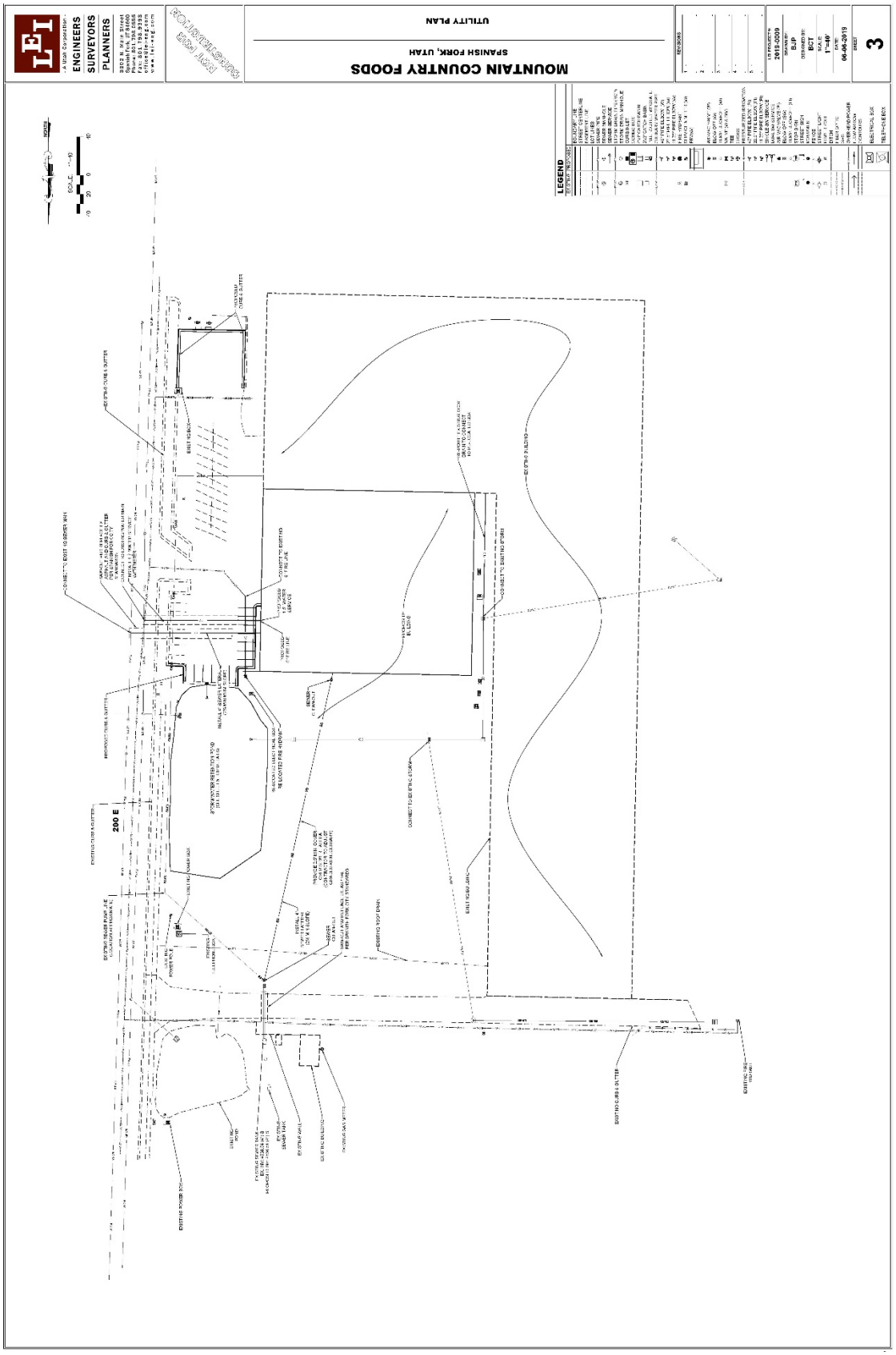
Exhibits

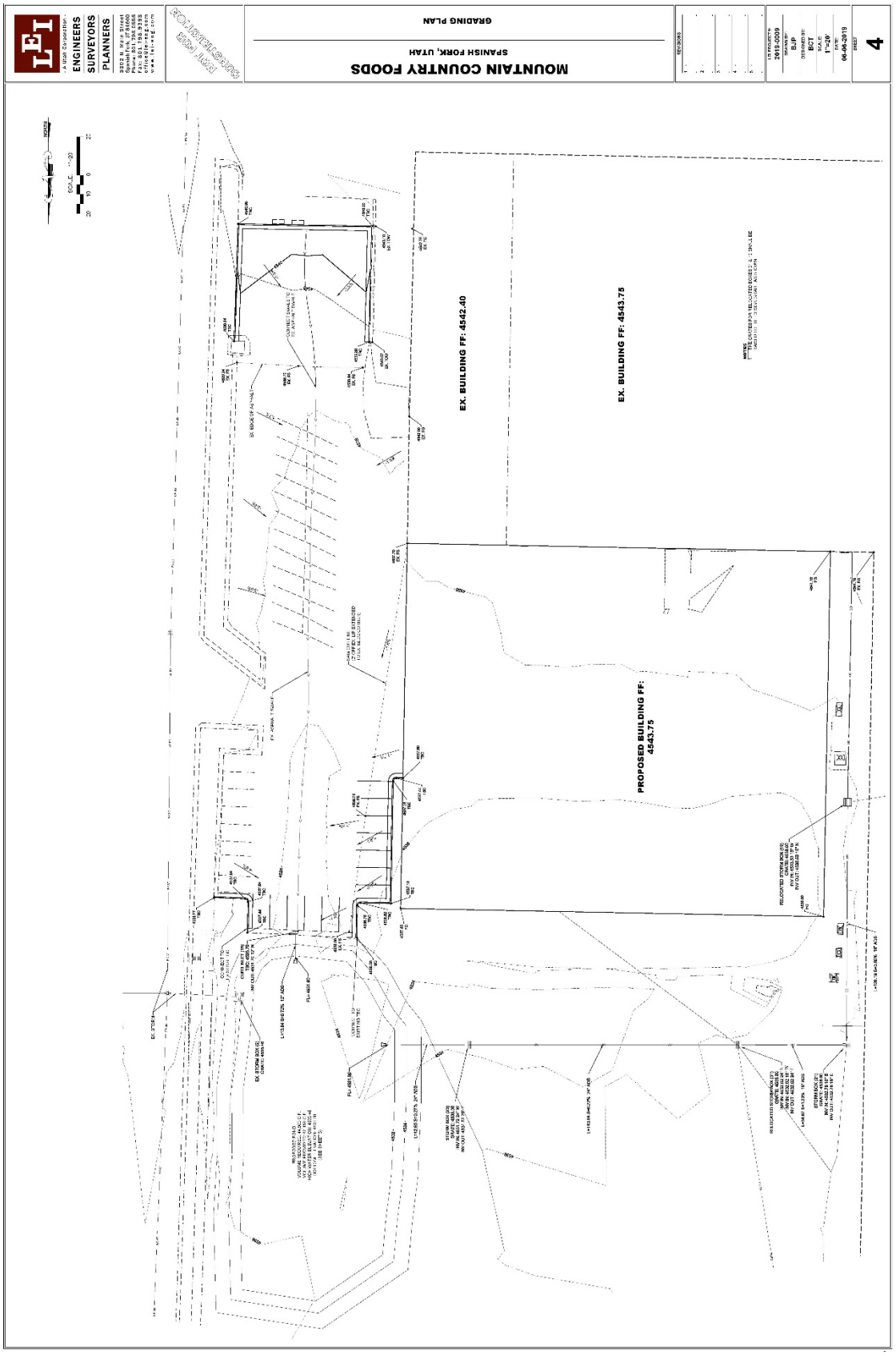
1. Proposed Site Plan.
2. Site Photos.

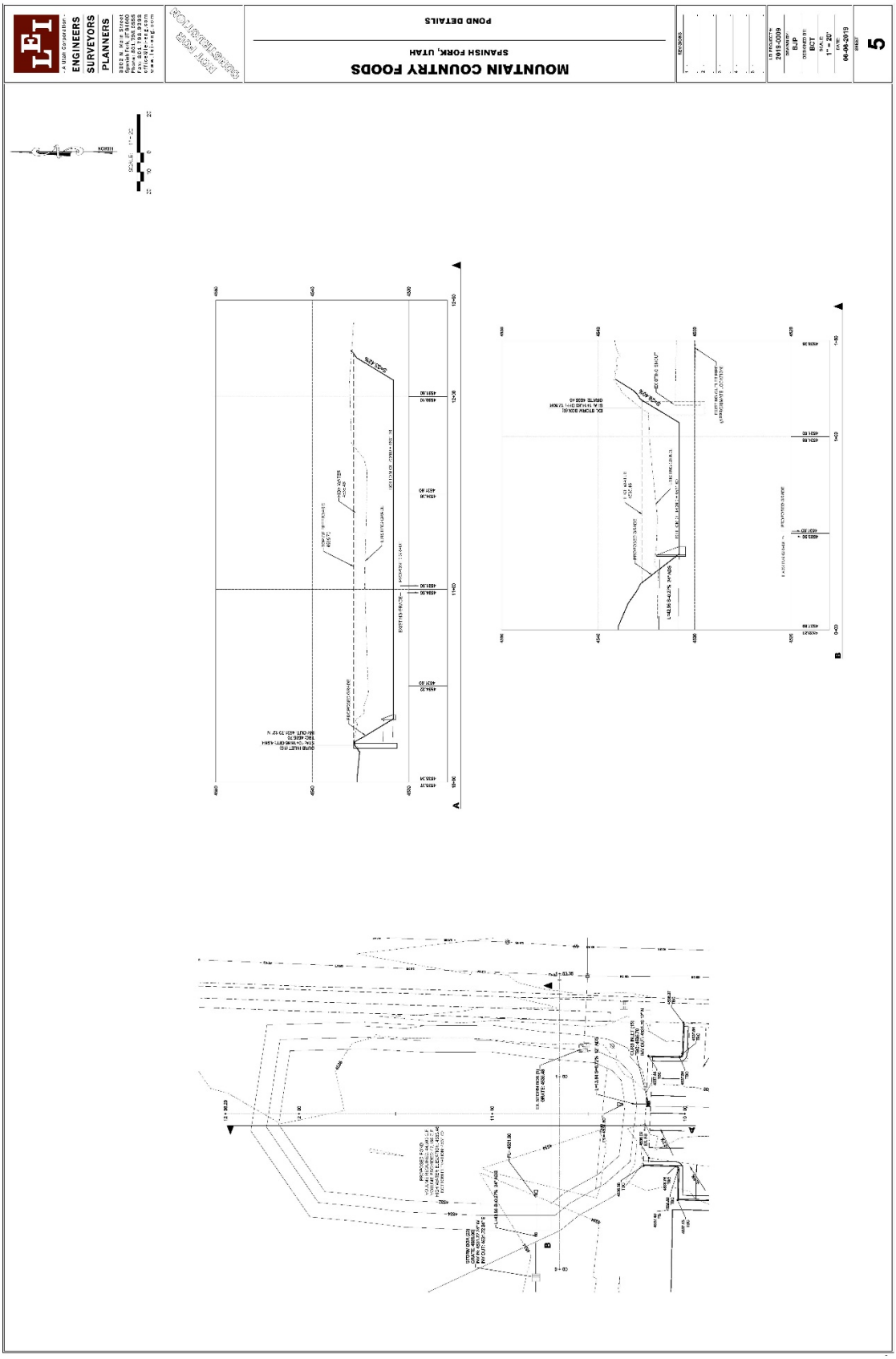

LEI
ENGINEERS
SURVEYORS
PLANNERS
NOT FOR CONSTRUCTION
MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH
COVER
VICINITY MAP
I-15
200 E
E 1800 N
SITE
N MAIN STREET
NORTH
SCALE: 1" = 40'
TABLE OF CONTENTS
NOTES
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
MOUNTAIN COUNTRY FOODS
BUILDING EXPANSION
200 E
LEGEND

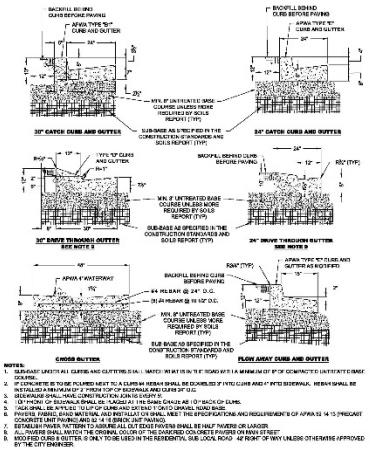
July 3, 2019


LEI
ENGINEERS
SURVEYORS
PLANNERS
MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH
EXISTING CONDITIONS
REVISIONS
PROJECT NO.
2019-0009
DRAWN BY
BJP
CHECKED BY
BCT
SCALE
1"=40'
DATE
06-06-2019
SHEET
2
NOTES
SCALE
NORTH

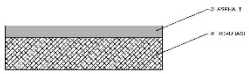

MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH
UTILITY PLAN
LEGEND
ENGINEERS
SURVEYORS
PLANNERS
SCALE: 1"=40'
NORTH
200 E


LEI
ENGINEERS
SURVEYORS
PLANNERS
MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH
GRADING PLAN
4
EX. BUILDING FF: 4542.40
EX. BUILDING FF: 4543.75
PROPOSED BUILDING FF: 4543.75


LEI
ENGINEERS
SURVEYORS
PLANNERS
MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH
POND DETAILS
5



1 **CURB DETAIL**



2 **PAVEMENT SECTION DETAIL**

REFER TO SPANISH FORK CITY'S CONSTRUCTION SPECIFICATIONS AND STANDARDS FOR FURTHER UTILITY DETAILS.

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

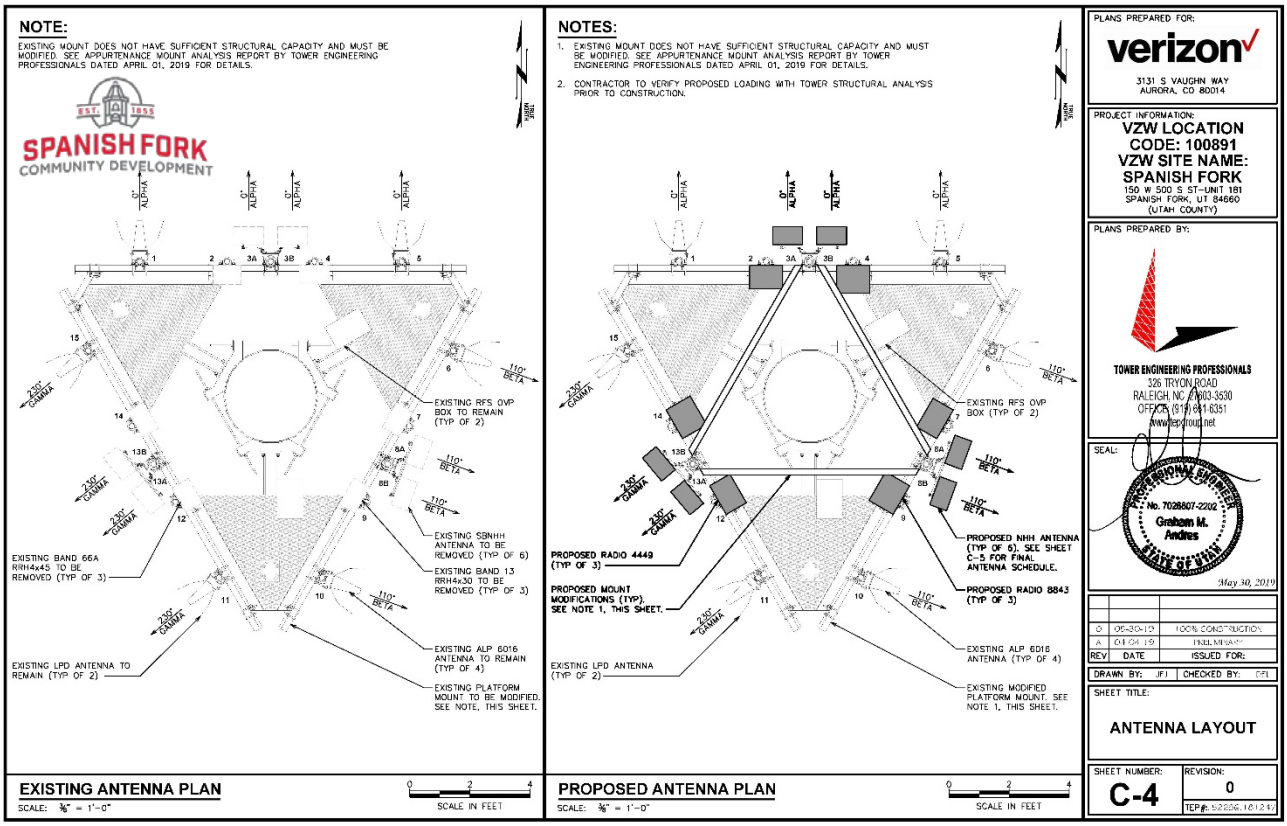
LEI PROJECT #: 2019-0009
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: N.T.S.
DATE: 06-06-2019
SHEET: 6











500 South 2019 Verizon Cell Tower Modification, Conditional Use Approval Request

July 3, 2019, Development Review Committee.

Located at 94 West 500 South. (Tower is located behind the structure at 140 West 500 South).

The subject property is zoned I-1.

The applicant has requested that a Conditional Use Permit for the removal and addition of equipment be approved.

Key Issues

1. The proposal's conformity with the City's Zoning Code.

Recommendation

Staff recommends that the proposed Conditional Use be approved based on the following finding and subject to the following conditions:

Finding

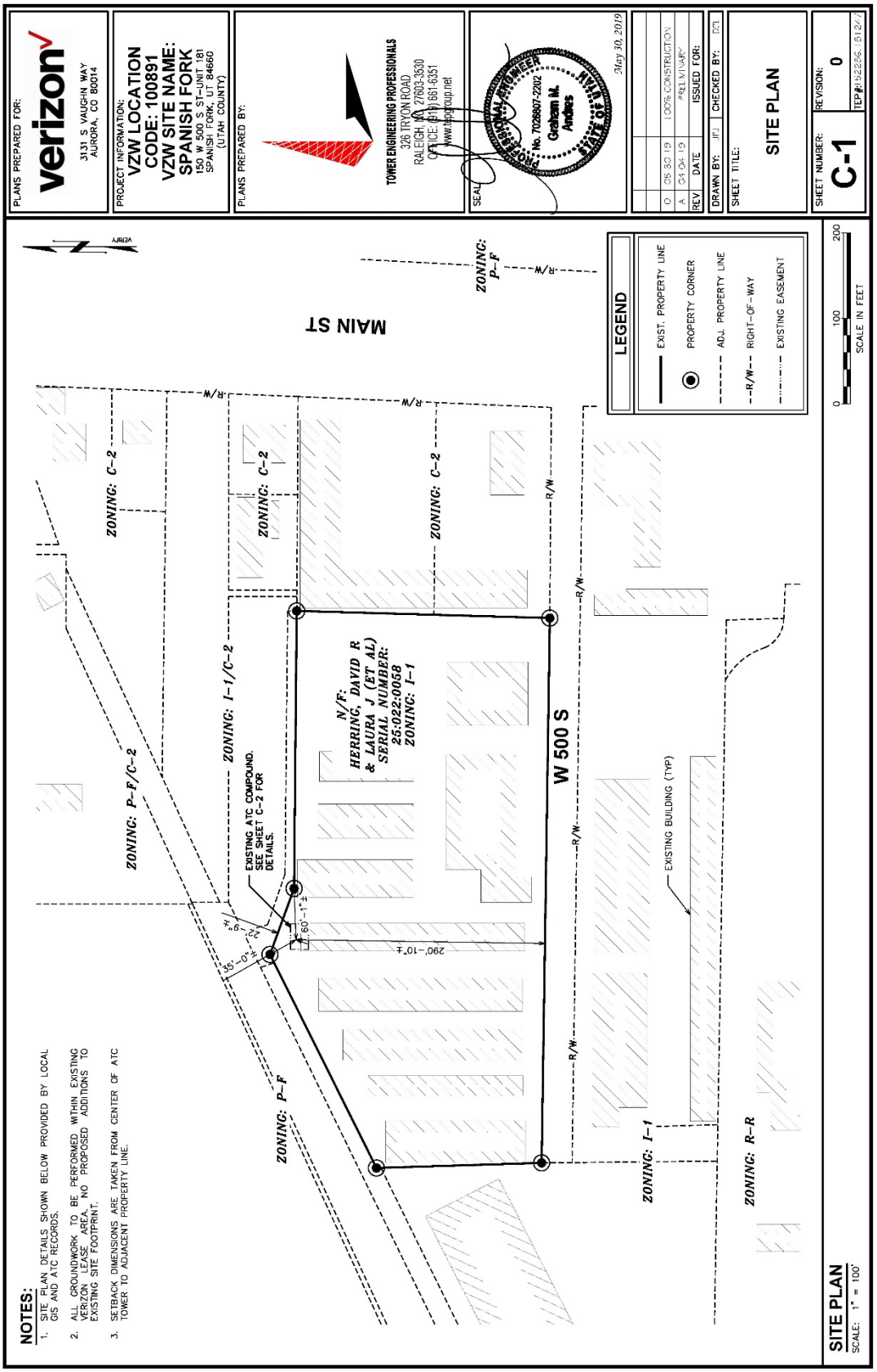
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the project complies with any existing conditions.

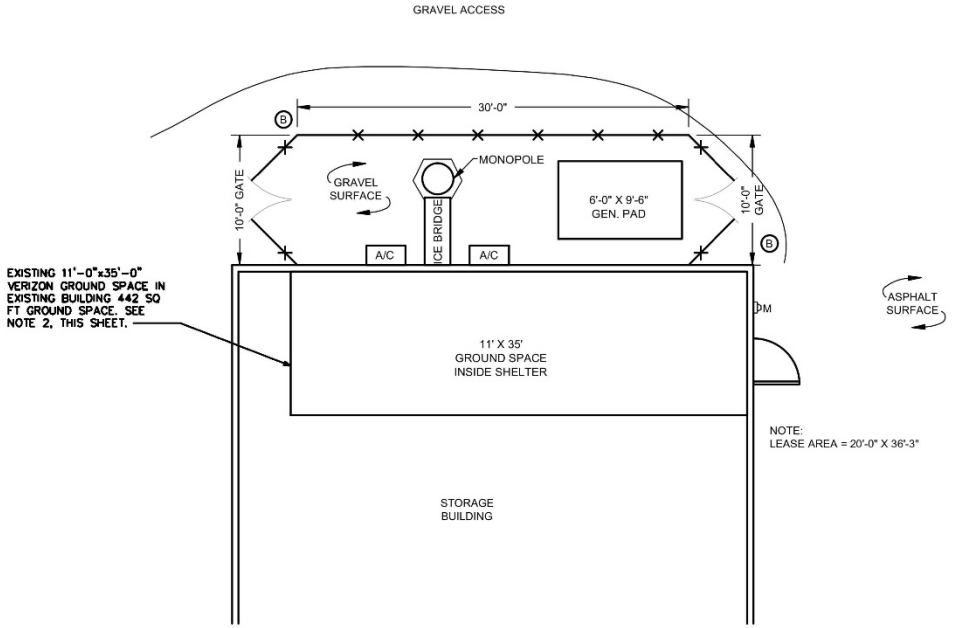
Exhibits

1. Proposed Site Plan.
2. Site Photos.


PLANS PREPARED FOR:
verizon
3131 S VAUGHN WAY
AURORA, CO 80014
PROJECT INFORMATION:
VZW LOCATION
CODE: 100891
VZW SITE NAME:
SPANISH FORK
150 W 500 S ST-UNIT 181
SPANISH FORK, UT 84660
(UTAH COUNTY)
PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net
SEAL
PROFESSIONAL ENGINEER
No. 7026807-2202
Graham M. Anders
STATE OF UTAH
May 30, 2019
REV
DATE
ISSUED FOR:
0
05 30 19
100% CONSTRUCTION
A
04 04 19
PRELIMINARY
DRAWN BY: JFJ
CHECKED BY: DCT
SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-1
REVISION:
0
TEP #192256, 61242
NOTES:
1. SITE PLAN DETAILS SHOWN BELOW PROVIDED BY LOCAL GIS AND ATC RECORDS.
2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON LEASE AREA. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.
3. SETBACK DIMENSIONS ARE TAKEN FROM CENTER OF ATC TOWER TO ADJACENT PROPERTY LINE.
SITE PLAN
SCALE: 1" = 100'
LEGEND
EXIST. PROPERTY LINE
PROPERTY CORNER
ADJ. PROPERTY LINE
R/W RIGHT-OF-WAY
EXISTING EASEMENT
0
100
200
SCALE IN FEET
MAIN ST
W 500 S
N/F:
HERRING, DAVID R
& LAURA J (ET AL)
SERIAL NUMBER:
25:022:0058
ZONING: I-1
EXISTING ATC COMPOUND.
SEE SHEET C-2 FOR
DETAILS.
EXISTING BUILDING (TYP)
ZONING: C-2
ZONING: I-1/C-2
ZONING: P-F/C-2
ZONING: P-F
ZONING: I-1
ZONING: R-R
R/W
290'-10"±
60'-1"±
55'-0"±
20'-6"±

NOTES:

1. COMPOUND DETAIL SHOWN BELOW TAKEN FROM INFORMATION PROVIDED BY ATC. CONTRACTOR TO VERIFY ALL EXISTING INFORMATION IS AS INDICATED ON SITE PLAN. CONTRACTOR IS TO ESTABLISH THE EXISTENCE AND LOCATION OF ALL EXISTING OVERHEAD AND UNDERGROUND UTILITIES. IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
2. ALL GROUNDWORK TO BE PERFORMED WITHIN EXISTING VERIZON GROUND SPACE. NO PROPOSED ADDITIONS TO EXISTING SITE FOOTPRINT.



COMPOUND DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

3131 S VAUGHN WAY
AURORA, CO 80014

PROJECT INFORMATION:

VZW LOCATION CODE: 100891
VZW SITE NAME: SPANISH FORK
150 W 500 S ST–UNIT 181
SPANISH FORK, UT 84660
(UTAH COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
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RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

PROFESSIONAL ENGINEER
No. 7026807-2202
Graham M. Andres
STATE OF UTAH

May 30, 2019

REV	DATE	ISSUED FOR:
0	05-30-19	CONSTRUCTION
A	04-04-19	PRELIMINARY

DRAWN BY: JFJ CHECKED BY: DEL

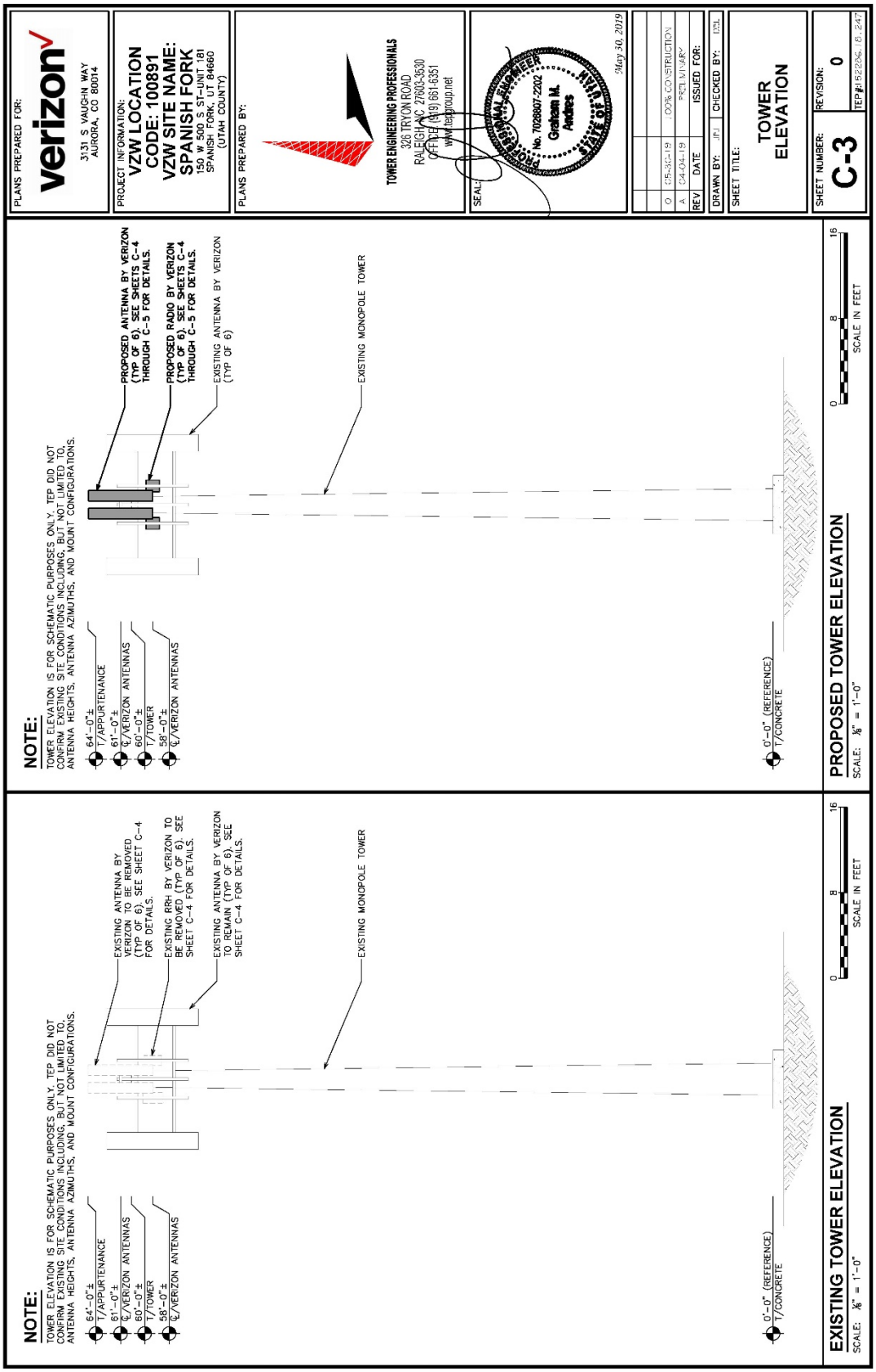
SHEET TITLE:

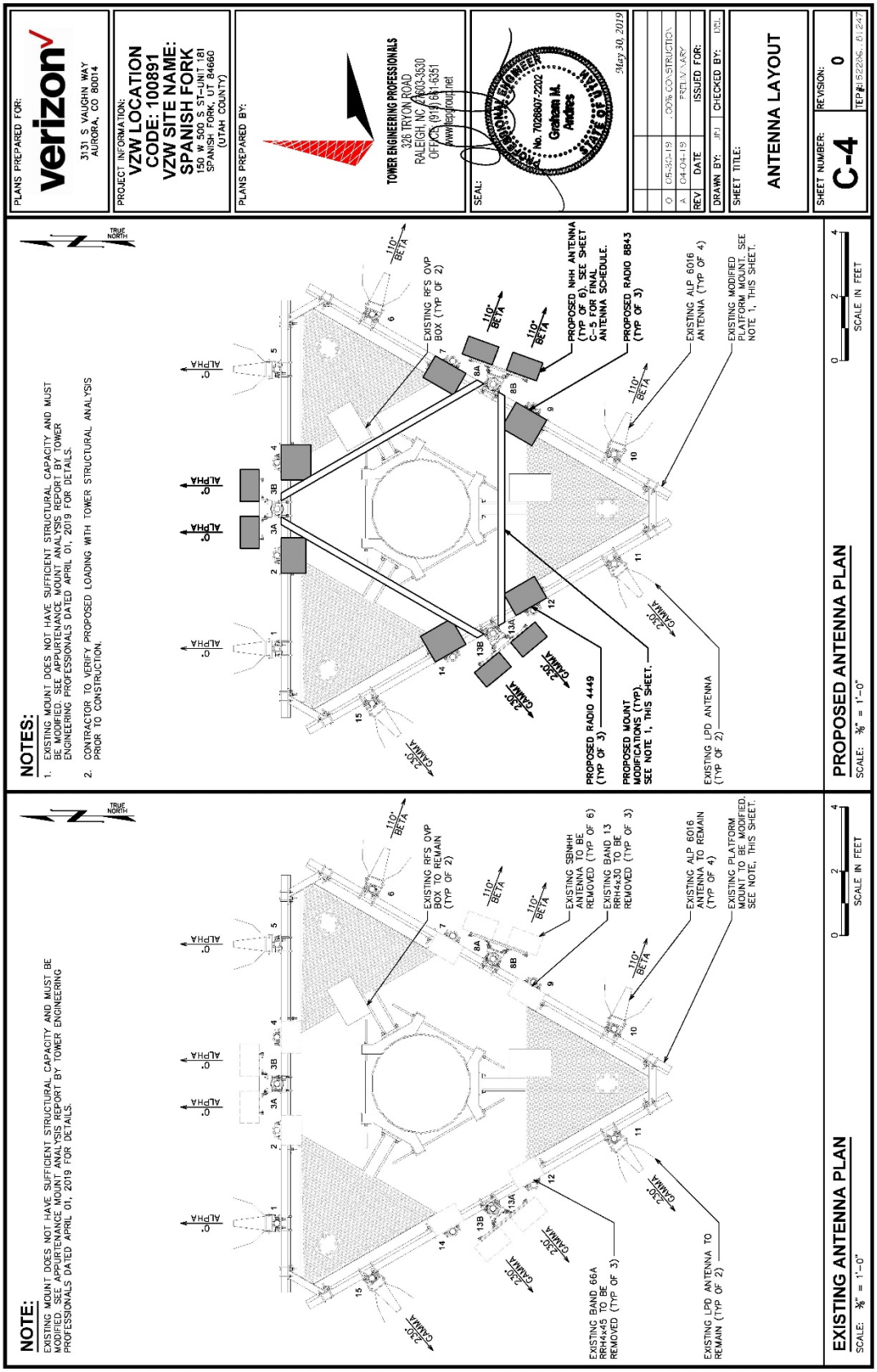
COMPOUND DETAIL

SHEET NUMBER: **C-2**

REVISION: 0

TEP#: 5228.18.247


NOTE:
TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
64'-0"± T/APPURTENANCE
61'-0"± ℄/VERIZON ANTENNAS
60'-0"± T/TOWER
58'-0"± ℄/VERIZON ANTENNAS
EXISTING ANTENNA BY VERIZON TO BE REMOVED (TYP OF 6). SEE SHEET C-4 FOR DETAILS.
EXISTING RRH BY VERIZON TO BE REMOVED (TYP OF 6). SEE SHEET C-4 FOR DETAILS.
EXISTING ANTENNA BY VERIZON TO REMAIN (TYP OF 6). SEE SHEET C-4 FOR DETAILS.
EXISTING MONOPOLE TOWER
0'-0" (REFERENCE) T/CONCRETE
EXISTING TOWER ELEVATION
SCALE: 3/8" = 1'-0"
0 8 16
SCALE IN FEET
NOTE:
TOWER ELEVATION IS FOR SCHEMATIC PURPOSES ONLY. TEP DID NOT CONFIRM EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, ANTENNA HEIGHTS, ANTENNA AZIMUTHS, AND MOUNT CONFIGURATIONS.
64'-0"± T/APPURTENANCE
61'-0"± ℄/VERIZON ANTENNAS
60'-0"± T/TOWER
58'-0"± ℄/VERIZON ANTENNAS
PROPOSED ANTENNA BY VERIZON (TYP OF 6). SEE SHEETS C-4 THROUGH C-5 FOR DETAILS.
PROPOSED RADIO BY VERIZON (TYP OF 6). SEE SHEETS C-4 THROUGH C-5 FOR DETAILS.
EXISTING ANTENNA BY VERIZON (TYP OF 6)
EXISTING MONOPOLE TOWER
0'-0" (REFERENCE) T/CONCRETE
PROPOSED TOWER ELEVATION
SCALE: 3/8" = 1'-0"
0 8 16
SCALE IN FEET
PLANS PREPARED FOR:
verizon
3131 S VAUGHN WAY
AURORA, CO 80014
PROJECT INFORMATION:
VZW LOCATION CODE: 100891
VZW SITE NAME: SPANISH FORK
150 W 500 S ST-UNIT 181
SPANISH FORK, UT 84660
(UTAH COUNTY)
PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE (919) 661-6351
www.tepgroup.net
SEAL:
PROFESSIONAL ENGINEER
No. 7028607-2202
Graham M. Andes
STATE OF UTAH
May 30, 2019
REV DATE ISSUED FOR:
0 05-30-19 100% CONSTRUCTION
A 04-04-19 PRELIMINARY
DRAWN BY: JPJ CHECKED BY: DSL
SHEET TITLE:
TOWER ELEVATION
SHEET NUMBER: C-3
REVISION: 0
TEP #: 152206.16.247


PLANS PREPARED FOR:
verizon
3131 S VAUGHN WAY
AURORA, CO 80014
PROJECT INFORMATION:
VZW LOCATION
CODE: 100891
VZW SITE NAME:
SPANISH FORK
150 W 500 S ST-UNIT 181
SPANISH FORK, UT 84660
(UTAH COUNTY)
PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE (919) 661-6351
www.tepgroup.net
SEAL:
REGISTERED PROFESSIONAL ENGINEER
Graham M. Andes
No. 7028607-2202
STATE OF UTAH
May 30, 2019
REV DATE ISSUED FOR:
A 04-04-19 PRELIMINARY
0 05-30-19 100% CONSTRUCTION
DRAWN BY: JPJ CHECKED BY: DSL
SHEET TITLE:
ANTENNA LAYOUT
SHEET NUMBER: C-4
REVISION: 0
TEP#: 192206_01.247
NOTES:
1. EXISTING MOUNT DOES NOT HAVE SUFFICIENT STRUCTURAL CAPACITY AND MUST BE MODIFIED. SEE APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED APRIL 01, 2019 FOR DETAILS.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH TOWER STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
TRUE NORTH
ALPHA
BETA
GAMMA
EXISTING RFS OVP BOX (TYP OF 2)
PROPOSED NHH ANTENNA (TYP OF 6). SEE SHEET C-5 FOR FINAL ANTENNA SCHEDULE.
PROPOSED RADIO 8843 (TYP OF 3)
EXISTING ALP 6016 ANTENNA (TYP OF 4)
EXISTING MODIFIED PLATFORM MOUNT. SEE NOTE 1, THIS SHEET.
PROPOSED RADIO 4449 (TYP OF 3)
PROPOSED MOUNT MODIFICATIONS (TYP). SEE NOTE 1, THIS SHEET.
EXISTING LPD ANTENNA (TYP OF 2)
PROPOSED ANTENNA PLAN
SCALE: 3/8" = 1'-0"
0 2 4
SCALE IN FEET
NOTE:
EXISTING MOUNT DOES NOT HAVE SUFFICIENT STRUCTURAL CAPACITY AND MUST BE MODIFIED. SEE APPURTENANCE MOUNT ANALYSIS REPORT BY TOWER ENGINEERING PROFESSIONALS DATED APRIL 01, 2019 FOR DETAILS.
EXISTING RFS OVP BOX TO REMAIN (TYP OF 2)
EXISTING SBNHH ANTENNA TO BE REMOVED (TYP OF 6)
EXISTING BAND 13 RRH4x30 TO BE REMOVED (TYP OF 3)
EXISTING ALP 6016 ANTENNA TO REMAIN (TYP OF 4)
EXISTING PLATFORM MOUNT TO BE MODIFIED. SEE NOTE, THIS SHEET.
EXISTING BAND 66A RRH4x45 TO BE REMOVED (TYP OF 3)
EXISTING LPD ANTENNA TO REMAIN (TYP OF 2)
EXISTING ANTENNA PLAN
SCALE: 3/8" = 1'-0"
0 2 4
SCALE IN FEET

NOTES:

1. CONTRACTOR TO REFERENCE VERIZON ISSUED RFDS AND GIVE PRECEDENCE TO INFORMATION PROVIDED IN RFDS OVER INFORMATION PROVIDED IN THIS TABLE.
2. VERIFY LOADING WITH STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
3. IF STRUCTURAL ANALYSIS AND RFDS DO NOT MATCH CONTRACTOR IS TO CONTACT AMERICAN TOWER CORPORATION IMMEDIATELY.

PROPOSED EQUIPMENT IN BOLD

FINAL ANTENNA/FEEDLINE SCHEDULE

SECTOR	POS.	MANUFACTURER MODEL #	MOUNTING HEIGHT	CABLE SIZE	AZIMUTH (TN)	*CABLE LENGTH	OVP/RRH/TMA/DIPLEXER [MODEL #]
ALPHA	1	SWEDCOM ALP 6016-N	℄ @ 58'-0"±	(6) 7/8" COAX (2) 6x12 HYBRIFLEX	0°	95'±	(1) RAYCAP OVP [DB-B1-6C-12AB-0Z] **(1) ERICSSON RADIO [RADIO 4449 - B13&B5]** **(1) ERICSSON RADIO [8843 REV 2]**
ALPHA	2	–	–		–		
ALPHA	3A	**COMMSCOPE NHH-65B-R2B**	**℄ @ 61'-0"±**		**0°**		
ALPHA	3B	**COMMSCOPE NHH-65B-R2B**	**℄ @ 61'-0"±**		**0°**		
ALPHA	4	–	–		–		
ALPHA	5	SWEDCOM ALP 6016-N	℄ @ 58'-0"±		0°		
BETA	6	SWEDCOM ALP 6016-N	℄ @ 58'-0"±		110°		(1) RAYCAP OVP [DB-B1-6C-12AB-0Z] **(1) ERICSSON RADIO [RADIO 4449 - B13&B5]** **(1) ERICSSON RADIO [8843 REV 2]**
BETA	7	–	–		–		
BETA	8A	**COMMSCOPE NHH-65B-R2B**	**℄ @ 61'-0"±**		**110°**		
BETA	8B	**COMMSCOPE NHH-65B-R2B**	**℄ @ 61'-0"±**		**110°**		
BETA	9	–	–		–		
BETA	10	SWEDCOM ALP 6016-N	℄ @ 58'-0"±		110°		
GAMMA	11	ANTEL LPD-6516	℄ @ 58'-0"±		230°		**(1) ERICSSON RADIO [RADIO 4449 - B13&B5]** **(1) ERICSSON RADIO [8843 REV 2]**
GAMMA	12	–	–		–		
GAMMA	13A	**COMMSCOPE NHH-65B-R2B**	**℄ @ 61'-0"±**		**230°**		
GAMMA	13B	**COMMSCOPE NHH-65B-R2B**	**℄ @ 61'-0"±**		**230°**		
GAMMA	14	–	–		–		
GAMMA	15	SWEDCOM ALP 6016-N	℄ @ 58'-0"±		230°		

*CONTRACTOR TO VERIFY CABLE LENGTH PRIOR TO CONSTRUCTION.
**ANTENNA DESIGN BASED ON INFORMATION PROVIDED BY AMERICAN TOWER CORPORATION IN THE FORM OF AN APPLICATION (ID: 12831827).

FINAL ANTENNA SCHEDULE

SCALE: N.T.S.

PLANS PREPARED FOR:

verizon

3131 S VAUGHN WAY
AURORA, CO 80014

PROJECT INFORMATION:

VZW LOCATION CODE: 100891
VZW SITE NAME: SPANISH FORK
150 W 500 S ST-UNIT 181
SPANISH FORK, UT 84660
(UTAH COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

PROFESSIONAL ENGINEER
No. 7026807-2202
Graham M. Andres
STATE OF UTAH

May 30, 2019

REV	DATE	ISSUED FOR:
0	05-30-19	100% CONSTRUCTION
A	04-04-19	PRELIMINARY

DRAWN BY: JPJ CHECKED BY: DBL

SHEET TITLE:

FINAL ANTENNA SCHEDULE

SHEET NUMBER: **C-5**

REVISION: 0

TEP#: 52206..01247

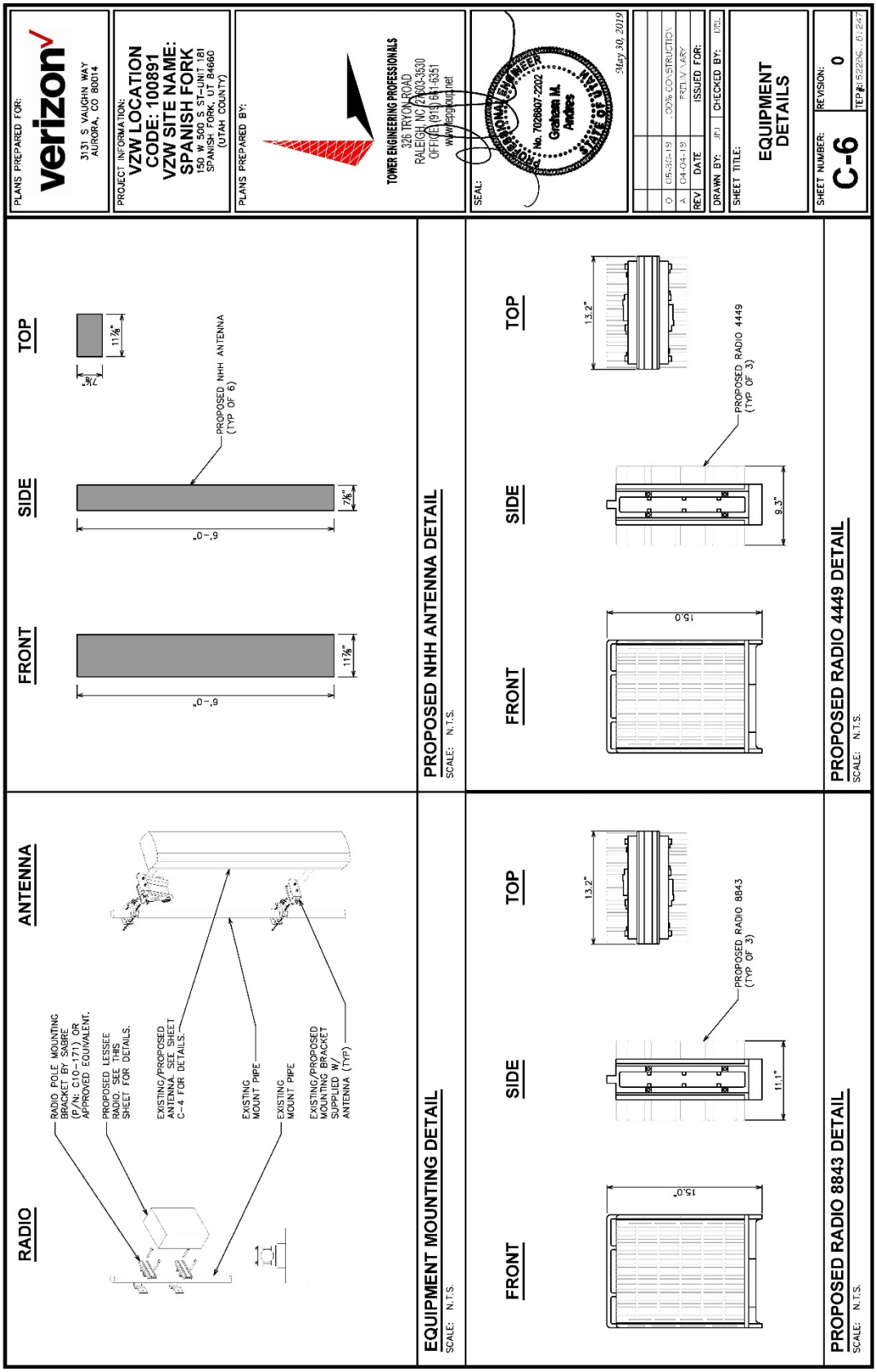

PLANS PREPARED FOR:
verizon
3131 S VAUGHN WAY
AURORA, CO 80014
PROJECT INFORMATION:
VZW LOCATION
CODE: 100891
VZW SITE NAME:
SPANISH FORK
150 W 500 S ST-UNIT 181
SPANISH FORK, UT 84660
(UTAH COUNTY)
PLANS PREPARED BY:
TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-5530
OFFICE (919) 661-6351
www.tepgroup.net
SEAL:
No. 7028807-2202
Graham M. Andes
STATE OF UTAH
May 30, 2019
REV
DATE
ISSUED FOR:
0 05-30-19 100% CONSTRUCTION
A 04-04-19 PRELIMINARY
DRAWN BY: JPJ
CHECKED BY: DSL
SHEET TITLE:
EQUIPMENT DETAILS
SHEET NUMBER:
C-6
REVISION:
0
TEP #: 522206, 61.247
RADIO
ANTENNA
RADIO POLE MOUNTING BRACKET BY SABRE (P/N: C10-171) OR APPROVED EQUIVALENT.
PROPOSED LESSEE RADIO. SEE THIS SHEET FOR DETAILS.
EXISTING/PROPOSED ANTENNA, SEE SHEET C-4 FOR DETAILS.
EXISTING MOUNT PIPE
EXISTING MOUNT PIPE
EXISTING/PROPOSED MOUNTING BRACKET SUPPLIED W/ ANTENNA (TYP)
EQUIPMENT MOUNTING DETAIL
SCALE: N.T.S.
FRONT
SIDE
TOP
PROPOSED NHH ANTENNA
(TYP OF 6)
6'-0"
11 7/8"
7/8"
PROPOSED NHH ANTENNA DETAIL
SCALE: N.T.S.
PROPOSED RADIO 8843
(TYP OF 3)
15.0"
13.2"
11.1"
PROPOSED RADIO 8843 DETAIL
SCALE: N.T.S.
PROPOSED RADIO 4449
(TYP OF 3)
15.0"
13.2"
9.3"
PROPOSED RADIO 4449 DETAIL
SCALE: N.T.S.

Exhibit 2



July 3, 2019


GENERAC