Wednesday, August 7, 2019
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Office Building, 40 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:00 p.m. and Planning Commission Meeting commencing at 6:00 p.m. on August 7, 2019.

Planning Commissioners

Brad Tanner
Richard Davis
Kevin Oyler
John Mendenhall
Clint Argyle

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at 40 South Main St. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:00pm WORK SESSION -No formal actions are taken in a work session.
2. Conditional Use Permit (Public Hearing)

Subject	**A. 500 South 2019 Verizon Cell Tower**
Meeting	Aug 7, 2019 - Planning Commission
Category	2. Conditional Use Permit (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.500southcelltower.pc.8-7-2019 verizon.pdf (4,237 KB)

Subject	**B. 700 North 2019 T-Mobile Cell Tower**
Meeting	Aug 7, 2019 - Planning Commission
Category	2. Conditional Use Permit (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments

report.700northcelltower.pc.8-7-2019.pdf (1,988 KB)

3. Zone Change (Public Hearing)

Subject	**A. Brent Larson**
Meeting	Aug 7, 2019 - Planning Commission
Category	3. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.brentlarson.pc.8-7-2019.pdf (3,436 KB)

Subject	**B. Fire Station 62**
Meeting	Aug 7, 2019 - Planning Commission
Category	3. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.firestation62.pc.8-7-2019.pdf (2,501 KB)

Subject	**C. Arrowhead Trail**
Meeting	Aug 7, 2019 - Planning Commission
Category	3. Zone Change (Public Hearing)
Access	Public
Type	Action, Discussion

File Attachments
report.arrowheadtrail.pc.8-7-2019.pdf (1,942 KB)

4. Zone Change (Public Hearing) and Preliminary Plat

Subject	**A. Anela Townhomes**
Meeting	Aug 7, 2019 - Planning Commission
Category	4. Zone Change (Public Hearing) and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.anelatownhomes.pc.8-7-2019.pdf (13,461 KB)

Subject	**B. High Sky Estates**
Meeting	Aug 7, 2019 - Planning Commission
Category	4. Zone Change (Public Hearing) and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.highskyestates.pc.8-7-2019.pdf (8,861 KB)

5. Preliminary Plat

Subject	**A. Annie's Acres**
Meeting	Aug 7, 2019 - Planning Commission
Category	5. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.anniesacres.pc.8-7-2019.pdf (12,102 KB)

Subject	**B. Hall Industrial**
Meeting	Aug 7, 2019 - Planning Commission
Category	5. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.hallindustrial.pc.8-7-2019.pdf (12,757 KB)

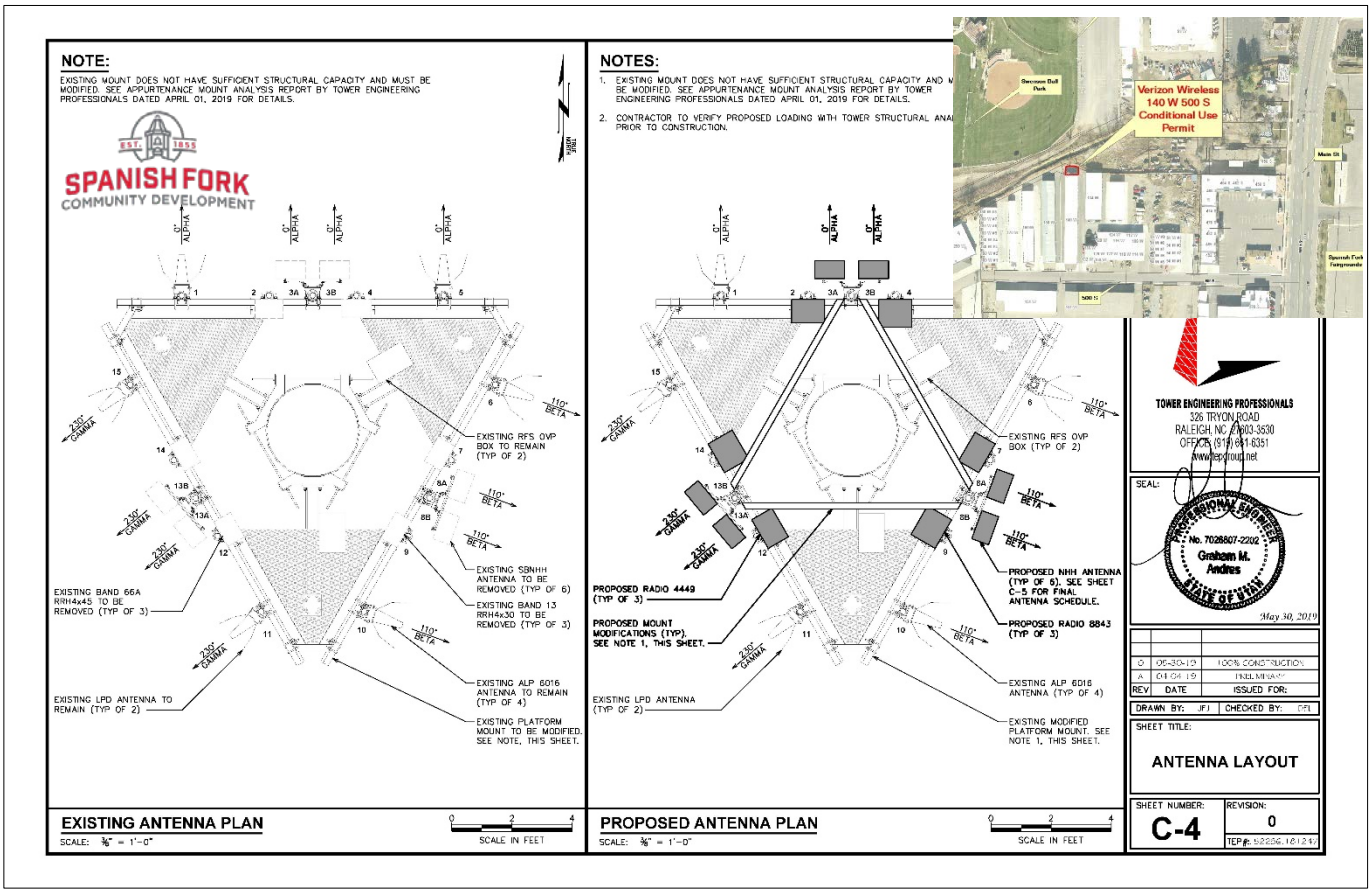
6. Title 15 Amendments (Public Hearing)

Subject	**A. Title 15 - General Amendments**
Meeting	Aug 7, 2019 - Planning Commission
Category	6. Title 15 Amendments (Public Hearing)

Access	Public
Type	Action, Discussion

Administrative File Attachments
amendments.title15.2.7-31-2019.pdf (102 KB)
amendments.title15.1.7-31-2019.pdf (136 KB)

7. Adjourn



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

August 7, 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

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Conditional Use Permit be approved based on the following finding and subject to the following conditions:

Finding

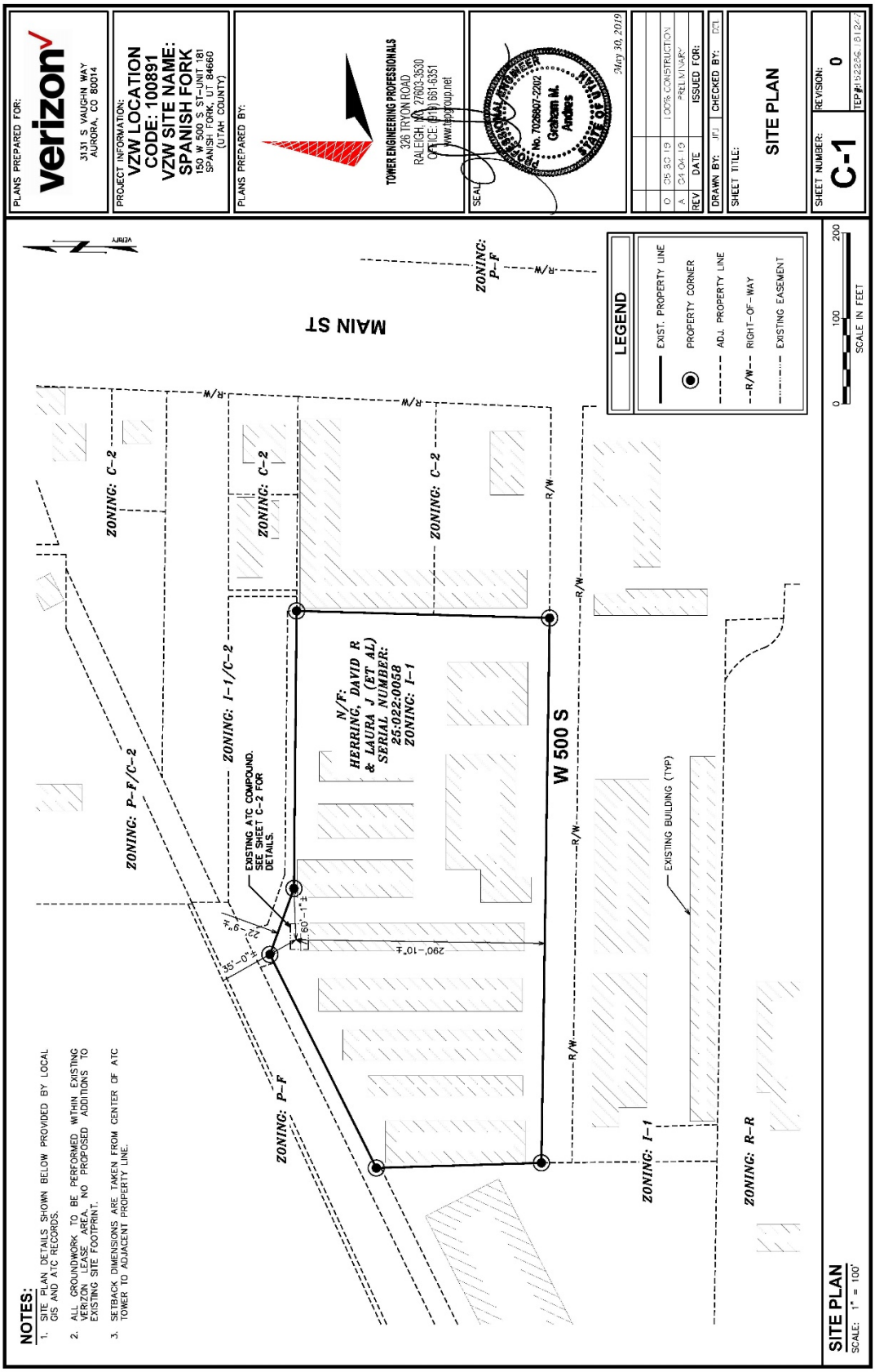
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

Conditions

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

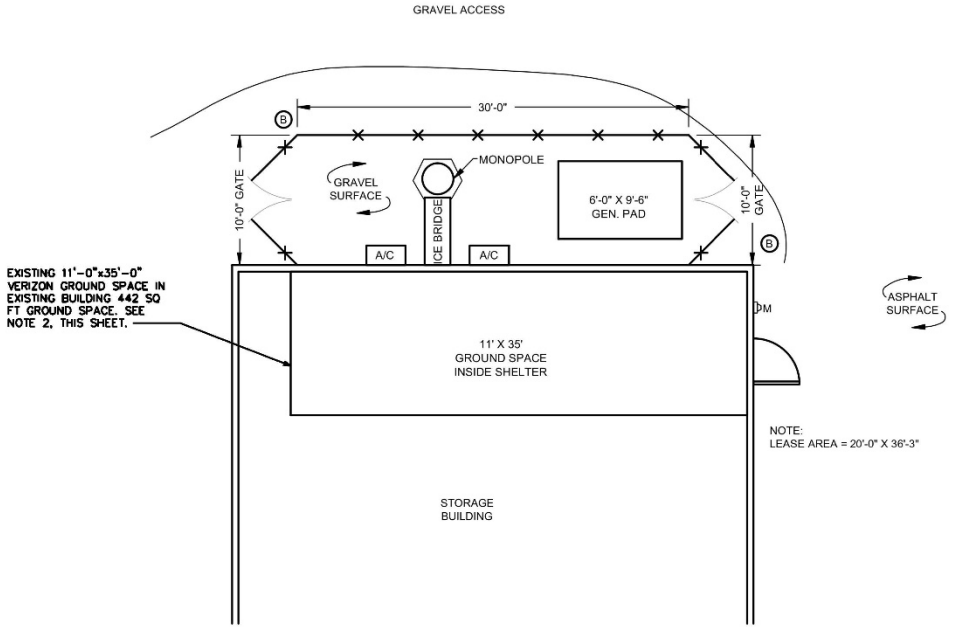
Exhibits

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)
290'-10"±
60'-1"±
55'-0"±
ZONING: C-2
ZONING: I-1/C-2
ZONING: P-F/C-2
ZONING: P-F
ZONING: I-1
ZONING: R-R
R/W

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
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	CONSTRUCTION
A	04-04-19	PRELIMINARY

DRAWN BY: JFJ CHECKED BY: DEL

SHEET TITLE:

COMPOUND DETAIL

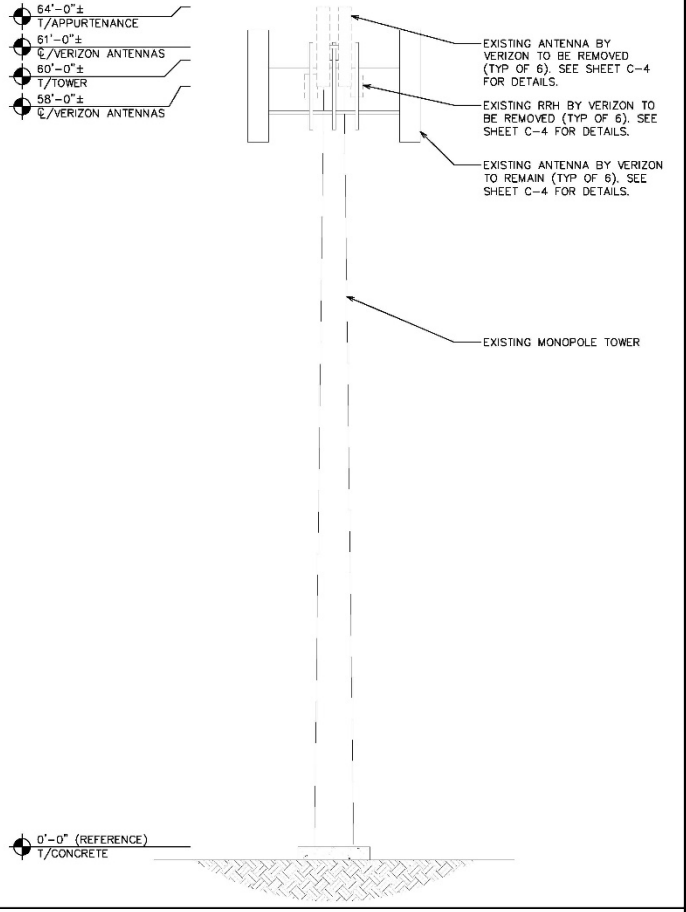
SHEET NUMBER: **C-2**

REVISION: 0

TEP#: 5228.16.247

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.



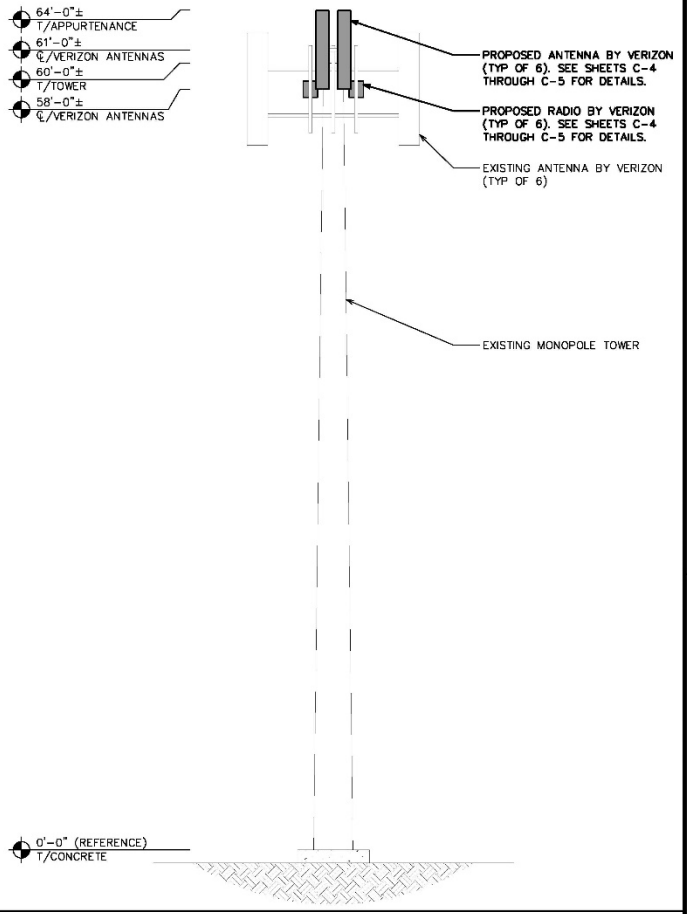
EXISTING TOWER ELEVATION

SCALE: 1/8" = 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.



PROPOSED TOWER ELEVATION

SCALE: 1/8" = 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. 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: DDL

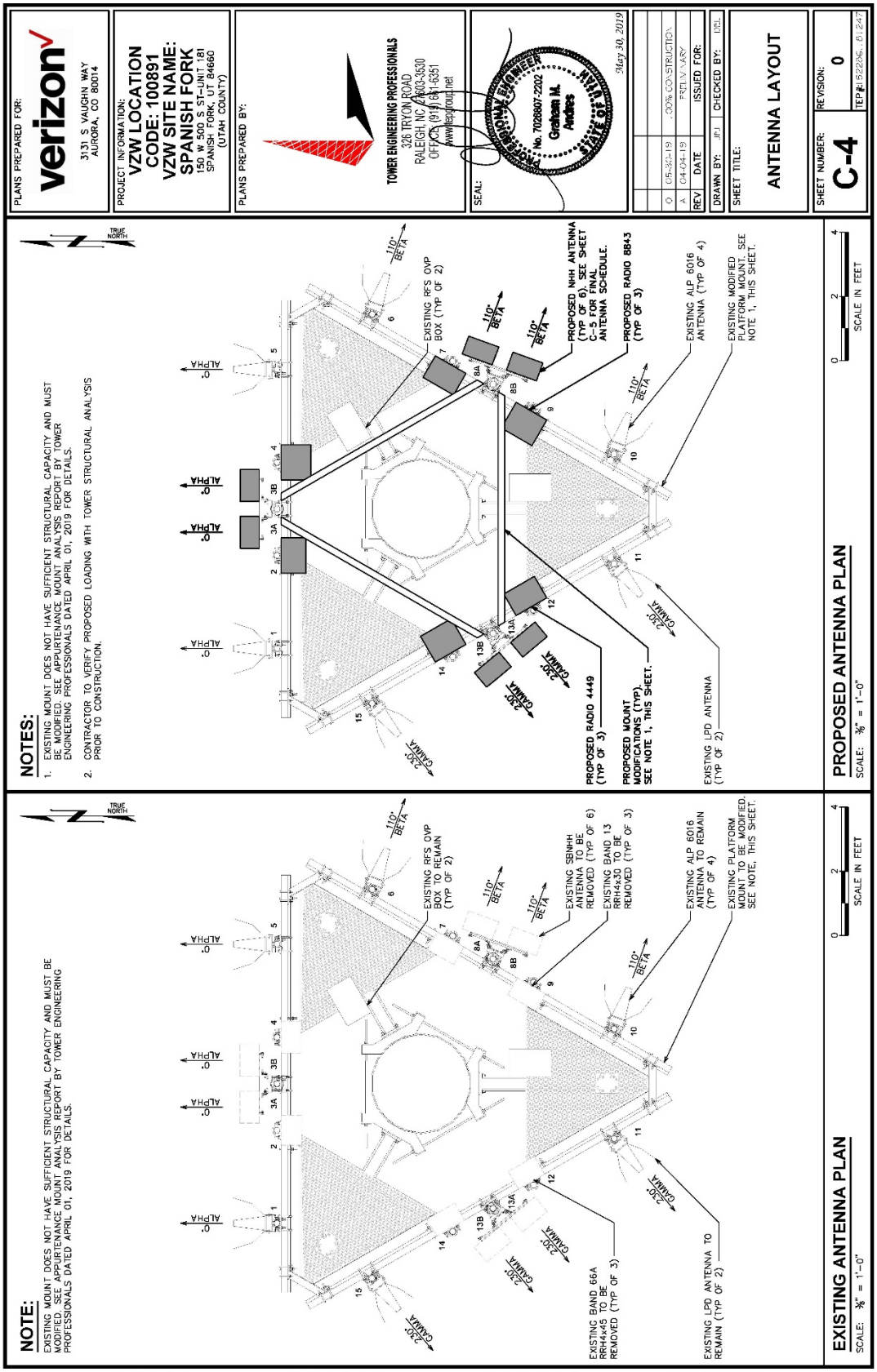
SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **C-3**

REVISION: 0

TEP#: 152286.18.247


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:
0 05-30-19 100% CONSTRUCTION
A 04-04-19 PRELIMINARY
DRAWN BY: JPJ CHECKED BY: DSL
SHEET TITLE:
ANTENNA LAYOUT
SHEET NUMBER: C-4
REVISION: 0
TEP#: 152206, 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

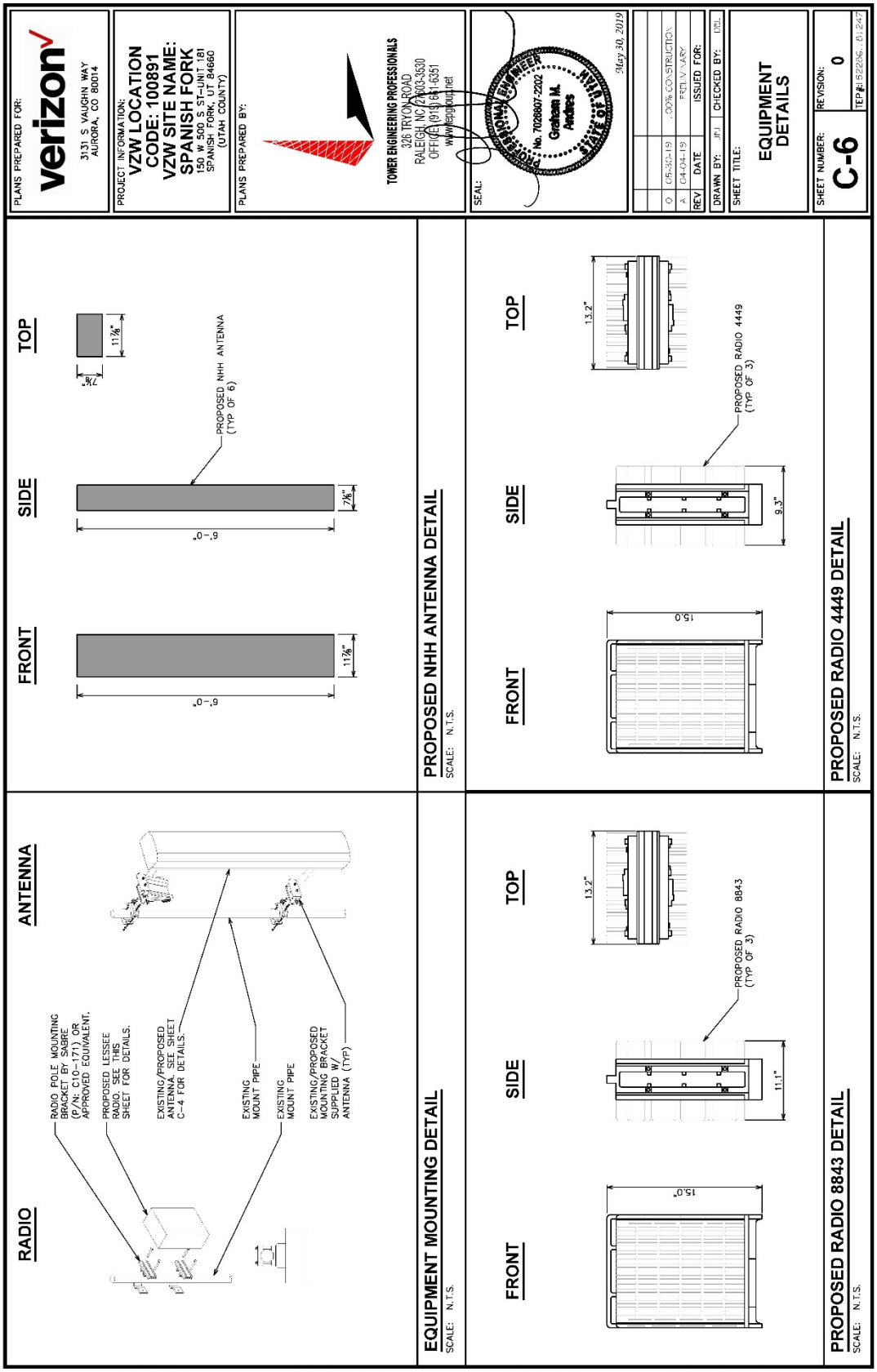
SEAL:
PROFESSIONAL ENGINEER
No. 7026807-2202
Graham M. Andres
STATE OF UTAH
May 30, 2019

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

DRAWN BY: JPJ CHECKED BY: DBL

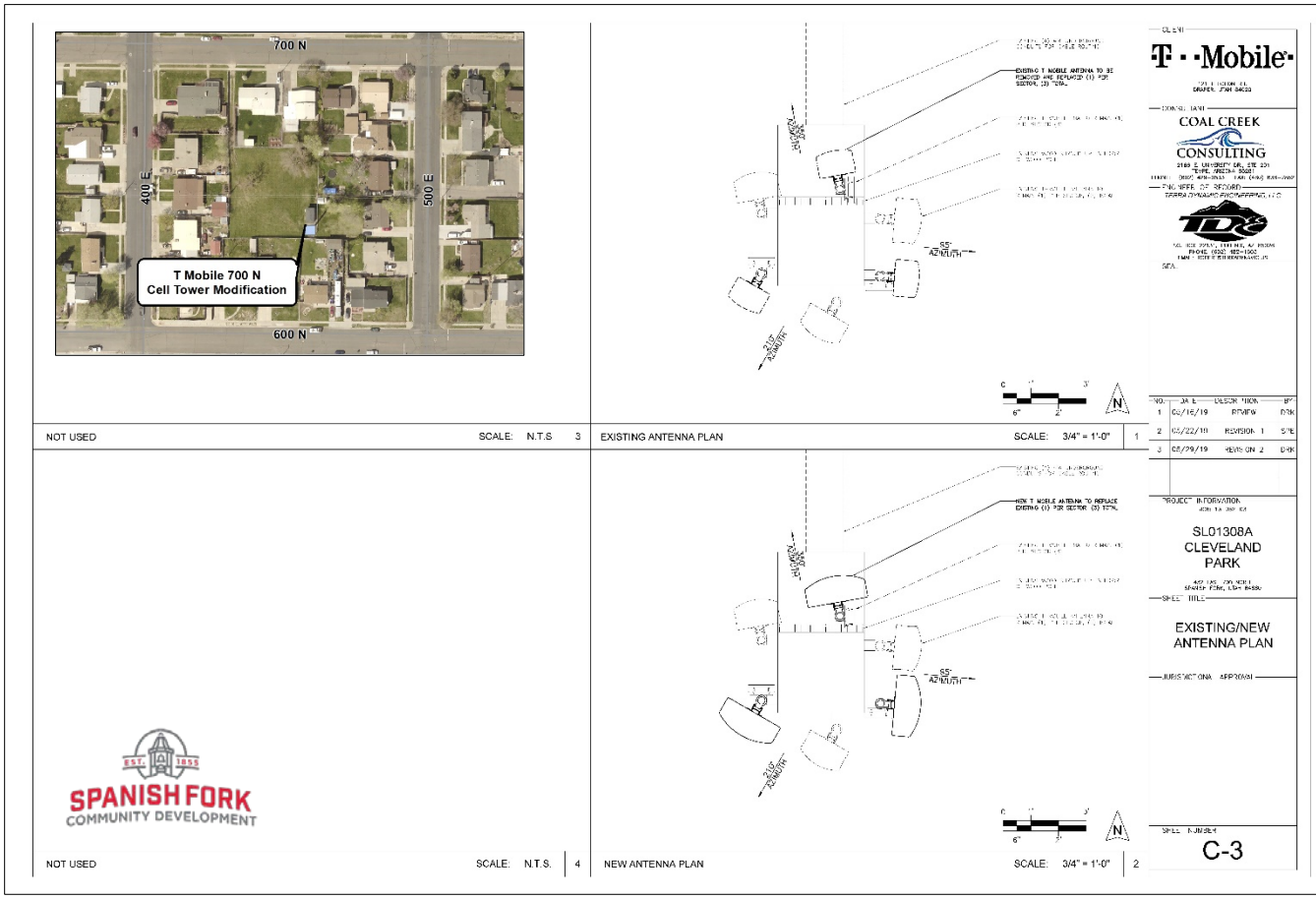
SHEET TITLE:
FINAL ANTENNA SCHEDULE

SHEET NUMBER: **C-5**
REVISION: 0
TEP#: 152286..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:
A 04-04-19 PRELIMINARY
0 05-30-19 100% CONSTRUCTION
DRAWN BY: JPJ CHECKED BY: DSL
SHEET TITLE:
EQUIPMENT DETAILS
SHEET NUMBER: C-6
REVISION: 0
TEP #: 522095, 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.




GENERAC



700 North 2019 T-Mobile Cell Tower Modification Conditional Use Permit Approval Request

August 7, 2019, Planning Commission Meeting.

Located at 432 East 700 North.

The subject property is zoned P-F.

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 to the City's Zoning Code.
2. Site access.
3. Maintenance of landscaping.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Conditional Use Permit be approved based on the following finding and subject to the following condition:

Finding

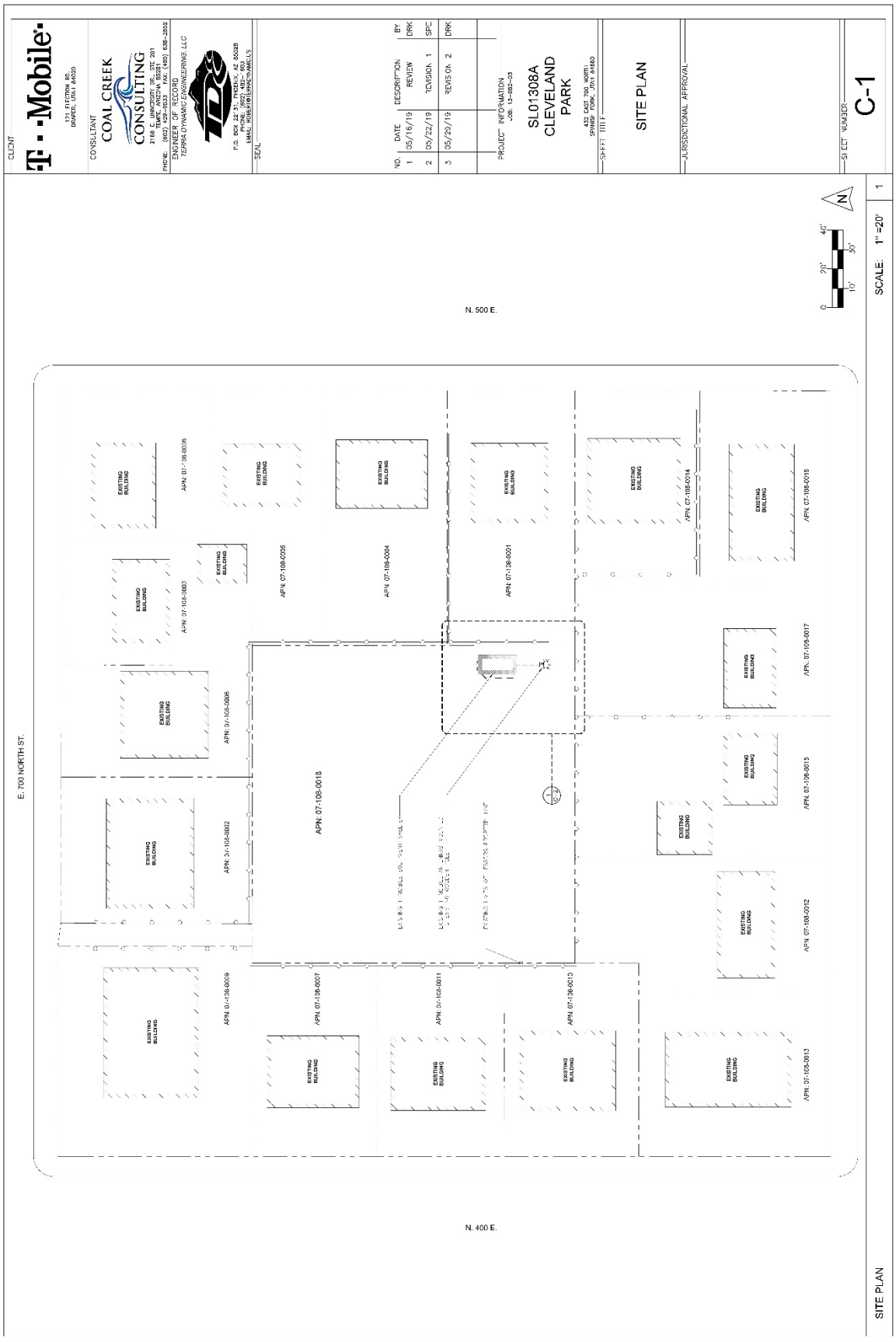
1. That the project conforms to the City's General Plan, Zoning Code, and Construction Standards.

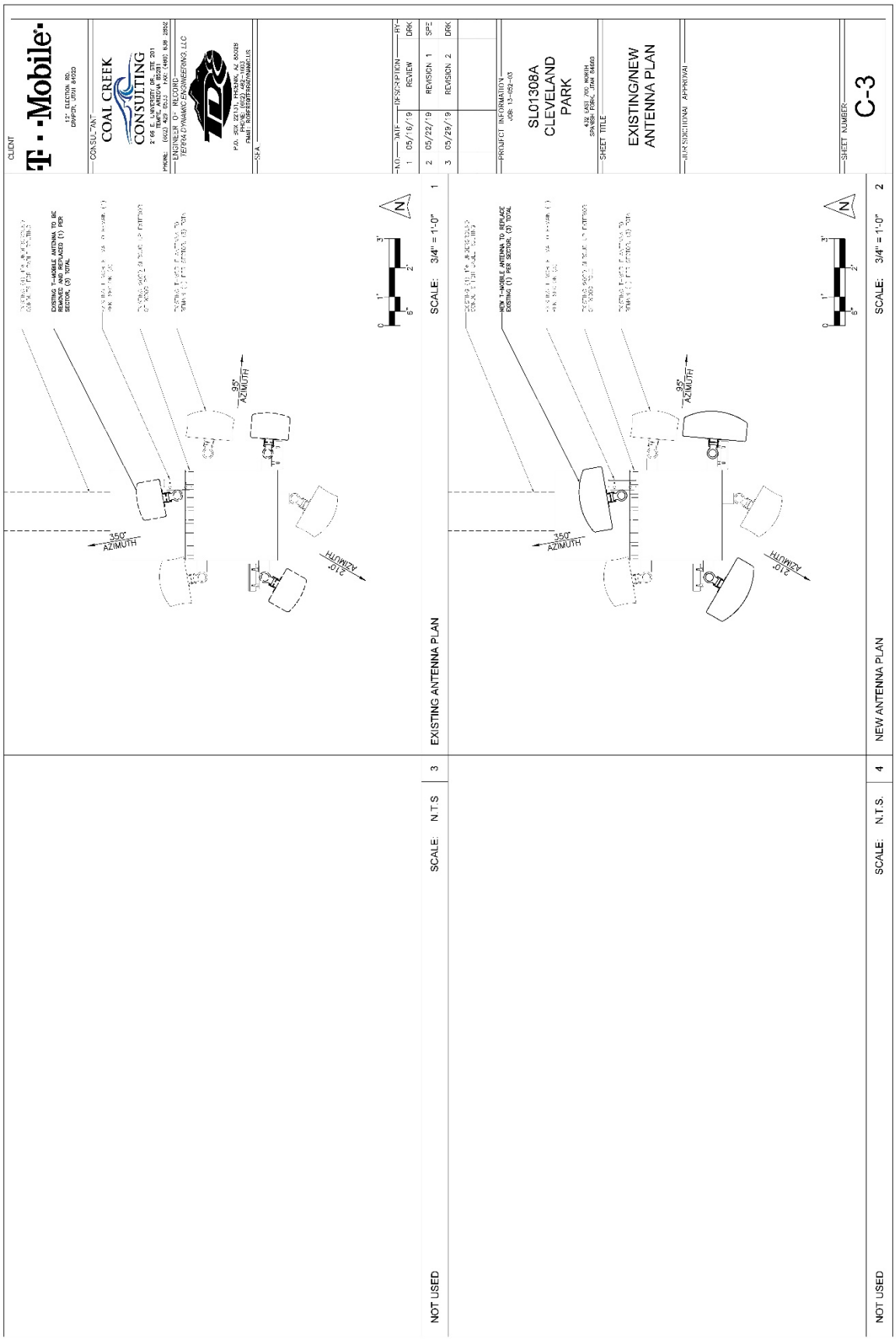
Condition

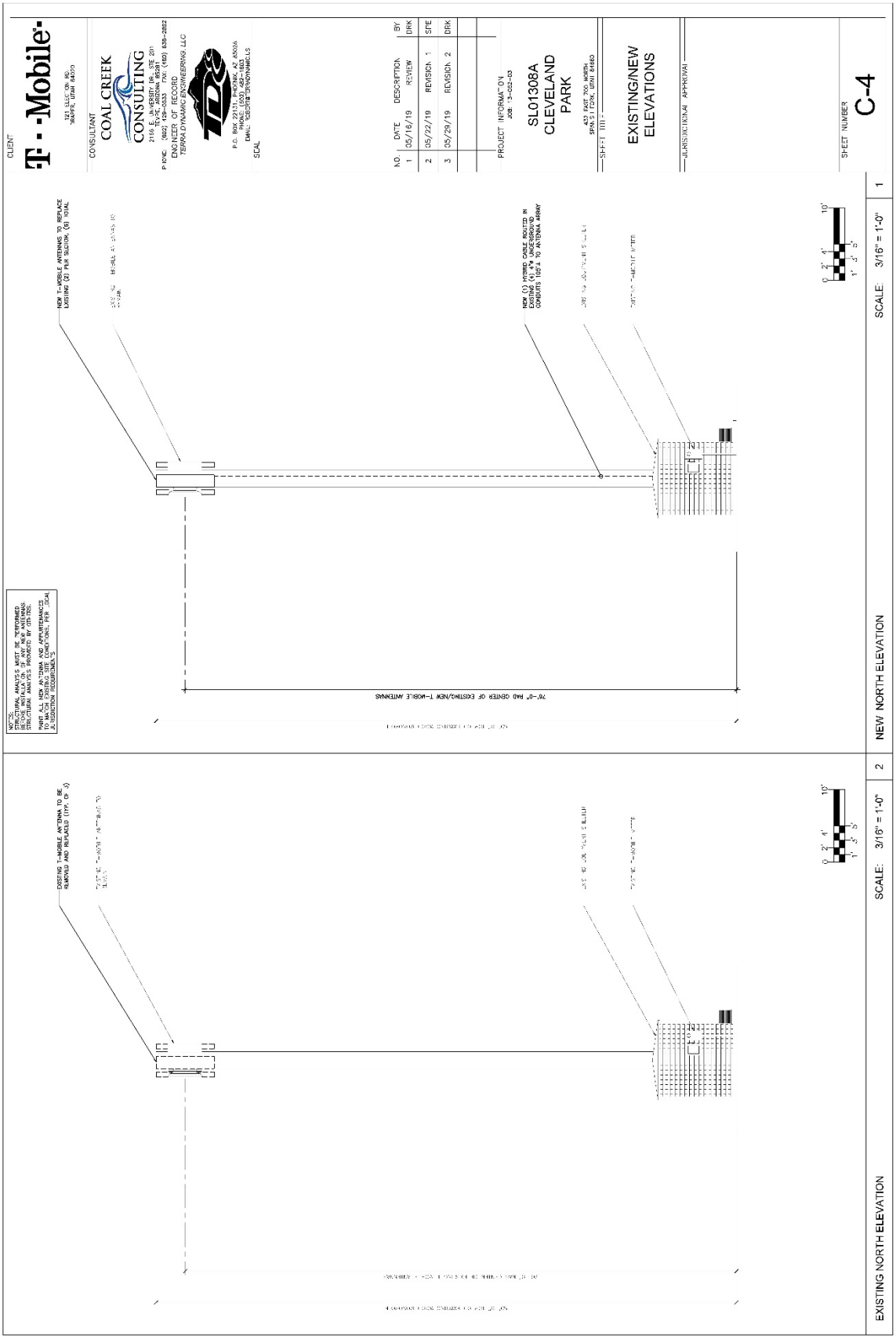
1. That the landscaping be restored to the original condition when the installation is complete.

Exhibits

1. Proposed Site Plan.
2. Site Photos.


CLIENT
T-Mobile
121 ELECTRON RD.
DANIEL, UTAH 84020
CONSULTANT
COAL CREEK CONSULTING
2188 E. UNIVERSITY DR., SUITE 201
MESA, ARIZONA 85213
PHONE: (602) 428-0533 FAX: (480) 636-2852
ENGINEER OF RECORD
TERRA DYNAMIC ENGINEERING, LLC
P.O. BOX 22751, PHOENIX, AZ 85028
PHONE: (602) 482-1613
EMAIL: ROB@TERRADYNAMICS.US
SEAL
NO. DATE DESCRIPTION BY
1 05/16/19 REVIEW DRK
2 05/22/19 REVISION 1 SPC
3 05/29/19 REVISION 2 DRK
PROJECT INFORMATION
JOB: 13-082-33
SL01308A
CLEVELAND PARK
435 EAST 700 NORTH
SPANISH FORK, UTAH 84660
SHEET TITLE
SITE PLAN
JURISDICTIONAL APPROVAL
SHEET NUMBER
C-1
SCALE: 1" =20'
SITE PLAN
E. 700 NORTH ST.
N. 500 E.
N. 400 E.
APN: 07-108-0018
EXISTING BUILDING

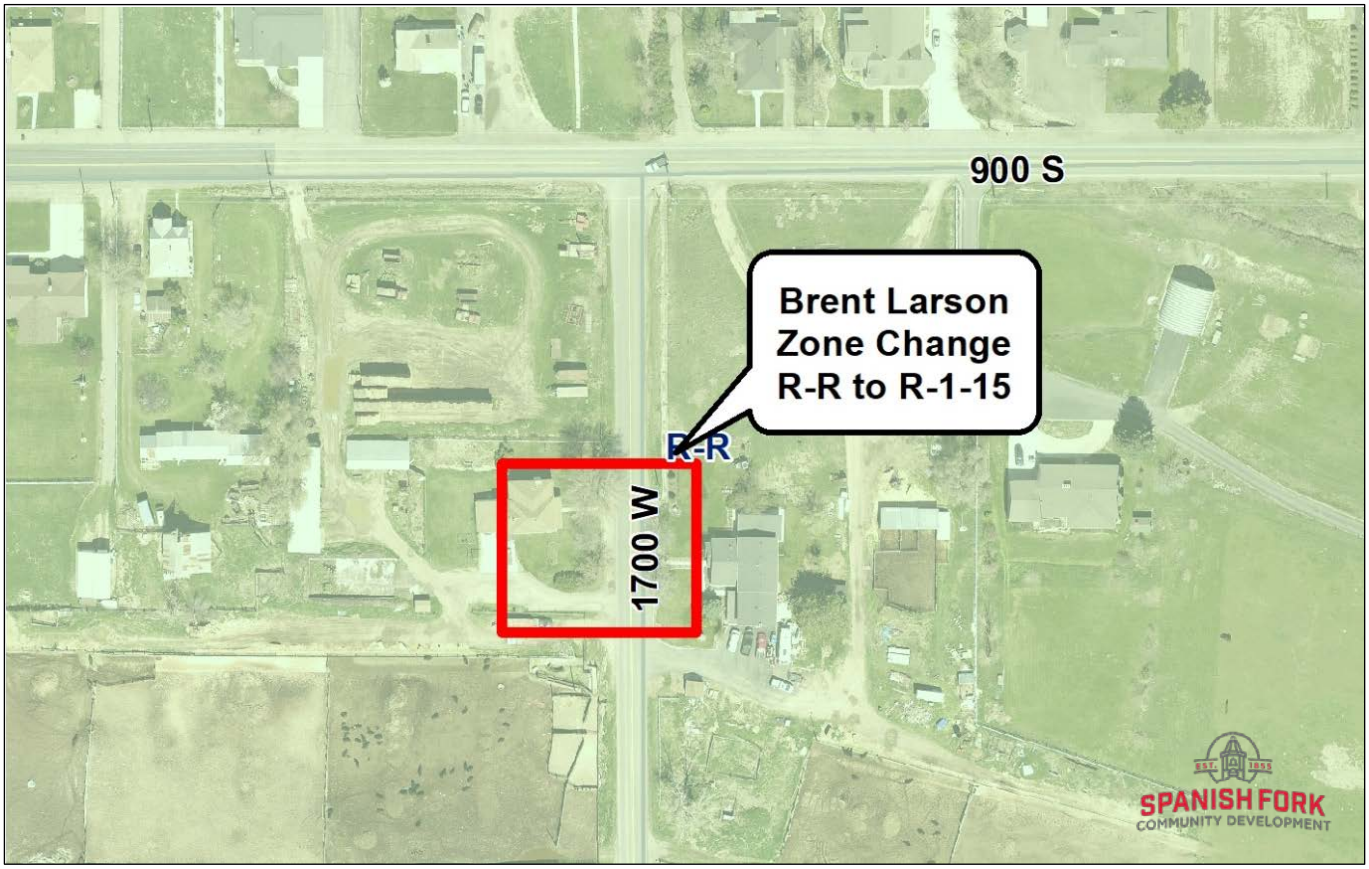

CLIENT
T-Mobile
12° ELECTRIC RD.
DRAPER, UTAH 84020
CONSULTANT
COAL CREEK CONSULTING
2 66 E. UNIVERSITY DR., SITE 201
MESA, ARIZONA 85201
PHONE: (602) 429 0515 FAX: (480) 834 3892
ENGINEER OF RECORD
TERRA DYNAMIC ENGINEERING, LLC
P.O. BOX 32151, PHOENIX, AZ 85028
PHONE: (602) 482-1163
EMAIL: ROBERT@TERRADYNAMIC.US
SEA
NO. DATE DESCRIPTION BY
1 05/16/19 REVIEW DRK
2 05/22/19 REVISION 1 SPE
3 05/29/19 REVISION 2 DRK
PROJECT INFORMATION
JOB: 13-452-03
SL01308A
CLEVELAND PARK
430 E 850 700 NORTH
SPANISH FORK, UTAH 84660
SHEET TITLE
EXISTING/NEW ANTENNA PLAN
AS SUBMITTED FOR APPROVAL
SHEET NUMBER
C-3
EXISTING T-MOBILE ANTENNA TO BE REMAINING AND RELOCATED (1) PER SECTOR, (3) TOTAL
350° AZIMUTH
95° AZIMUTH
210° AZIMUTH
N
1' 0 3' 2' 6"
SCALE: 3/4" = 1'-0"
1
EXISTING ANTENNA PLAN
NEW T-MOBILE ANTENNA TO REPLACE EXISTING (1) PER SECTOR, (3) TOTAL
350° AZIMUTH
95° AZIMUTH
210° AZIMUTH
N
1' 0 3' 2' 6"
SCALE: 3/4" = 1'-0"
2
NEW ANTENNA PLAN
NOT USED
SCALE: N.T.S.
3
NOT USED
SCALE: N.T.S.
4


CLIENT
T-Mobile
121 LUCIN RD.
SHARPS, UTAH 84029
CONSULTANT
COAL CREEK CONSULTING
2116 E. JA HERSITY DR., STE 201
PHONE: (602) 428-0333 FAX: (480) 839-2882
ENGINEER OF RECORD
TERRA DYNAMIC ENGINEERING, LLC
P.O. BOX 72134 CHANDLER, AZ 85226
PHONE: (602) 482-1603
EMAIL: CHRIS@TERRADYNAMICS.US
SEAL
NO. DATE DESCRIPTION BY
1 05/16/19 REVIEW DRK
2 05/22/19 REVISION 1 STE
3 05/29/19 REVISION 2 DRK
PROJECT INFORMATION
SL01308A
CLEVELAND PARK
433 EAST 700 NORTH
SPANISH FORK, UTAH 84660
SHEET TITLE
EXISTING/NEW ELEVATIONS
JURISDICTIONAL APPROVAL
SHEET NUMBER
C-4
NOTES:
1. STRUCTURAL ANALYSIS MUST BE PERFORMED BEFORE INSTALLATION OF ANY NEW ANTENNAS. STRUCTURAL ANALYSIS PROVIDED BY OTHERS.
2. ALL NEW ANTENNA AND APPURTENANCES TO BE PAINTED TO MATCH EXISTING PER LOCAL JURISDICTION REQUIREMENTS.
NEW T-MOBILE ANTENNAS TO REPLACE EXISTING (2) PCS SLOTON, (6) TOTAL
NEW (1) HYBRID CABLE ROUTED IN CONDUIT ALONG LADDER TO CONDUITS 108'± TO ANTENNA ARRAY
70'-0" RAD CENTER OF EXISTING/NEW T-MOBILE ANTENNAS
SCALE: 3/16" = 1'-0"
1
NEW NORTH ELEVATION
EXISTING T-MOBILE ANTENNA TO BE REMOVED AND REPLACED (TYP. OF 3)
SCALE: 3/16" = 1'-0"
2
EXISTING NORTH ELEVATION









Brent Larson Zone Change Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 946 South 1700 West, including .46 acres.

The subject property is zoned Rural Residential R-R.

The City has proposed a Zone Change to Medium Density Residential (R-1-15) be approved.

Key Issues

1. Consistency with the General Plan.
2. Boundary issues.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Zone Change be approved based on the following findings and subject to the following conditions:

Findings

1. That the property is currently zoned R-R.
2. That the current General Plan designation is Low Density Residential.
3. That the current use of the property is
4. That the Rural Residential (R-R) Zone is intended for
5. That the proposal is more consistent with the existing use of the property and better conforms to the City's General Plan.

Conditions

1. That the applicant resolve any boundary issues associated with the subject property.

Exhibit

1. Site photos.



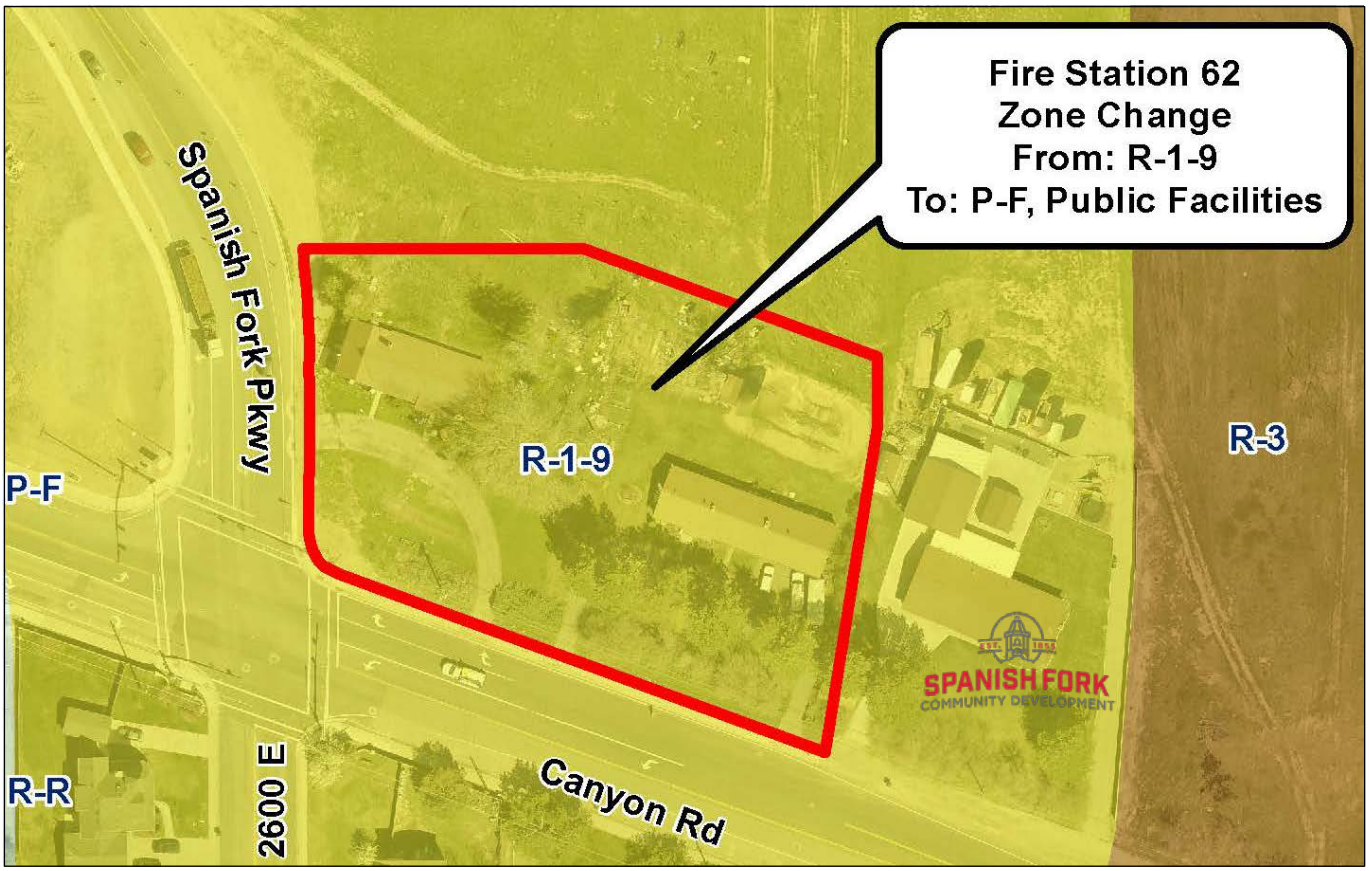


August 7, 2019





August 7, 2019



Fire Station 62 Zone Change Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 2635 East Canyon Road, including 1.3 acres.

The subject property is zoned R-1-9.

The City has proposed a Zone Change to Public Facilities (P-F).

Key Issues

1. Consistency with the General Plan.
2. Availability of utilities.
3. Access to the site.
4. Proposed architecture.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Zone Change be approved based on the following findings:

Findings

1. That the property is currently zoned R-1-9.
2. That the current General Plan designation is Mixed Use.
3. That the property is currently vacant.
4. That the Public Facilities (P-F) Zone is intended for public uses throughout the community.
5. That the proposal is consistent with the City's General Plan.
6. That a fire station is needed to serve this part of the community.

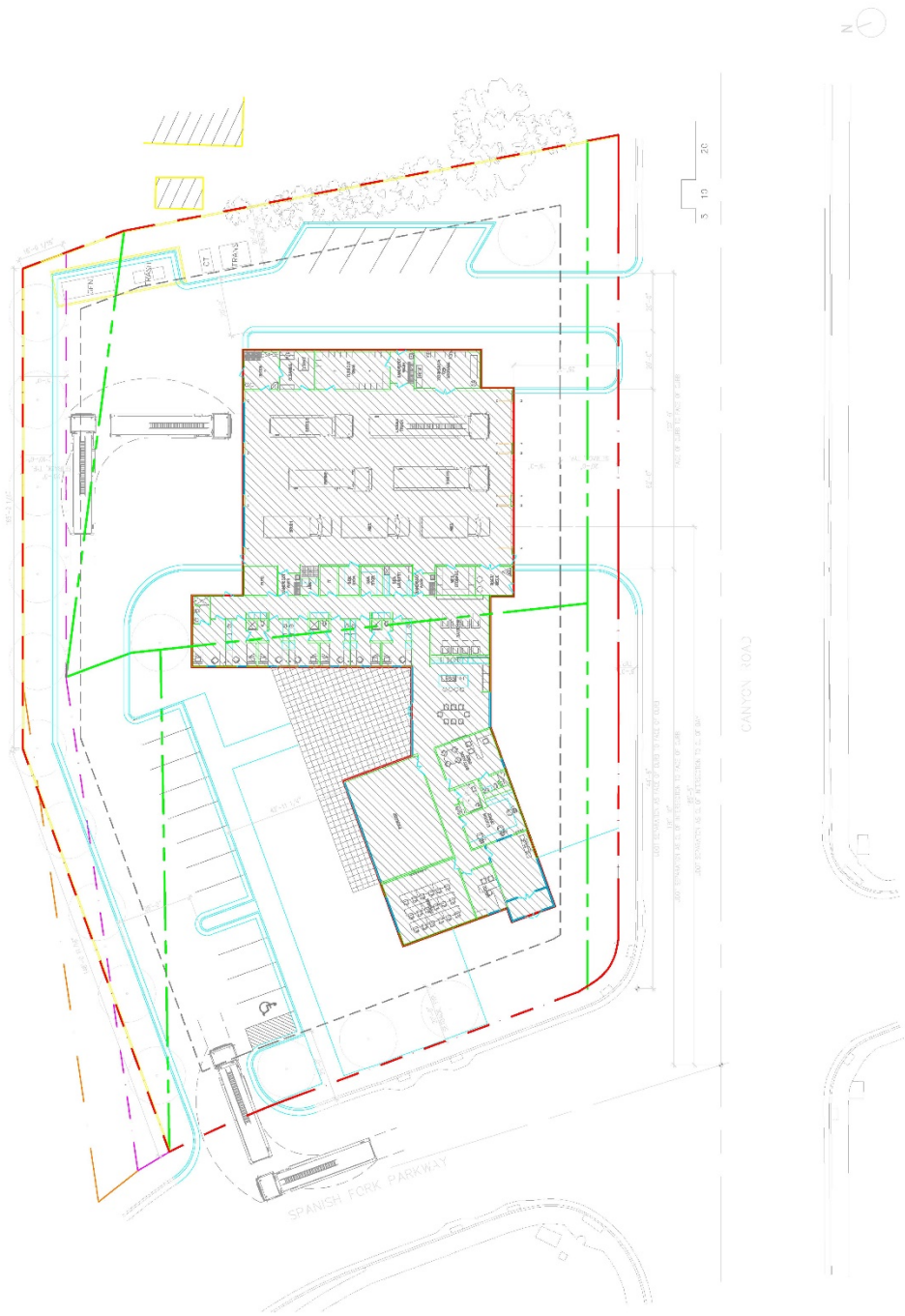
Exhibits

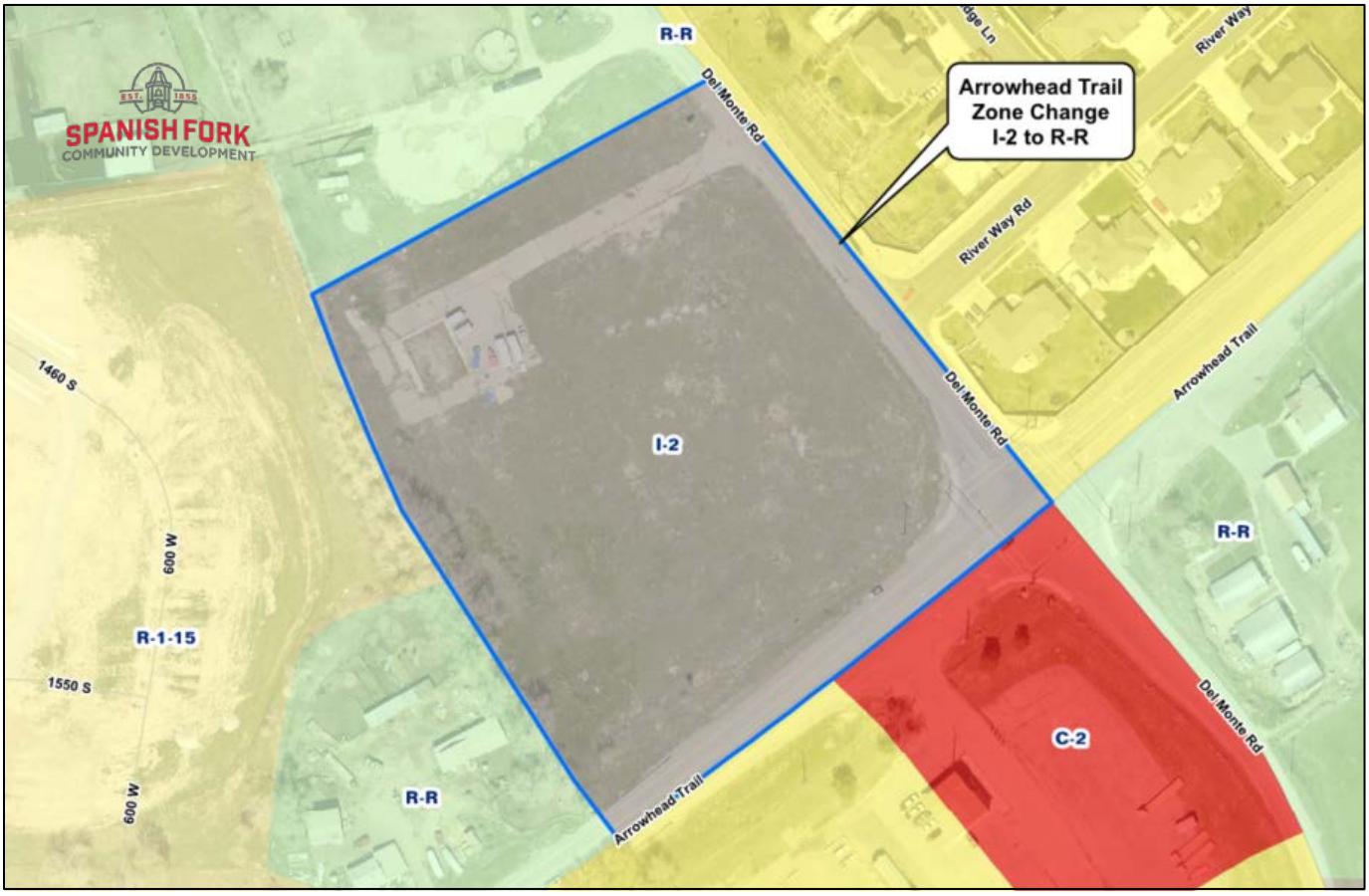
1. Site photos.
2. Proposed Site Plan.


LOST CAT
PUSH BUTTON
FOR


PUSH BUTTON
FOR


PUSH BUTTON
FOR


AS101
Architectural Site Plan
CANYON ROAD
SPANISH FORK PARKWAY



Arrowhead Trail Zone Change Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 1486 South Del Monte Road, including 5.03 acres.

The subject property is zoned Medium Industrial I-2.

The City has proposed a Zone Change to Rural Residential (R-R) be approved.

Key Issues

1. Uses permitted in the I-2 Zone.
2. Conformity with the General Plan.
3. Previous Site Plan/CUP Approval.
4. Historic use of the property.

Recommendation

The Development Review Committee, that met on June 26, 2019, recommends that the proposed Zone Change be approved based on the following findings:

Findings

1. That the property is currently zoned I-2.
2. That the General Plan designation is Mixed Use.
3. That the property is currently vacant.
4. That the R-R Zone can function as a holding zone for areas that may be developable in the future.
5. That the proposal is consistent with the City's General Plan.

Exhibits

1. Site Photos.
2. City Code.





August 7, 2019



15.3.16.130. I-2 Medium Industrial

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

A. Permitted Uses:

1. Automotive Repair.

2. Car Wash (self or full service).

3. Contractor Warehouse and Storage Yards.

4. Financial Institutions.

5. Impound Yard.

6. Lube Centers.

7. Lumber and Building Material Yards.

8. Manufacturing and Assembly of finished products except animal fats and oils, ammunition, and those manufacturing uses listed as conditional uses.

9. Municipal Facilities required for local service.

10. Office Supply, Copying, Printing businesses.

11. Offices.

12. Outdoor display areas.

13. Research, Development, and Testing services.

14. Restaurants.

15. Retail businesses.

16. Telecommunication Towers not taller 60 feet.

17. Tire Care Centers.

18. Trade or Business schools.

19. Trucking and Warehousing.

20. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor Storage Areas (see §15.3.24.090(I)).

2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).

C. Uses Subject to Conditional Use Permit (see §15.3.08.060):

1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor

boarding or exercise facilities.

2. Drive-in Theaters.

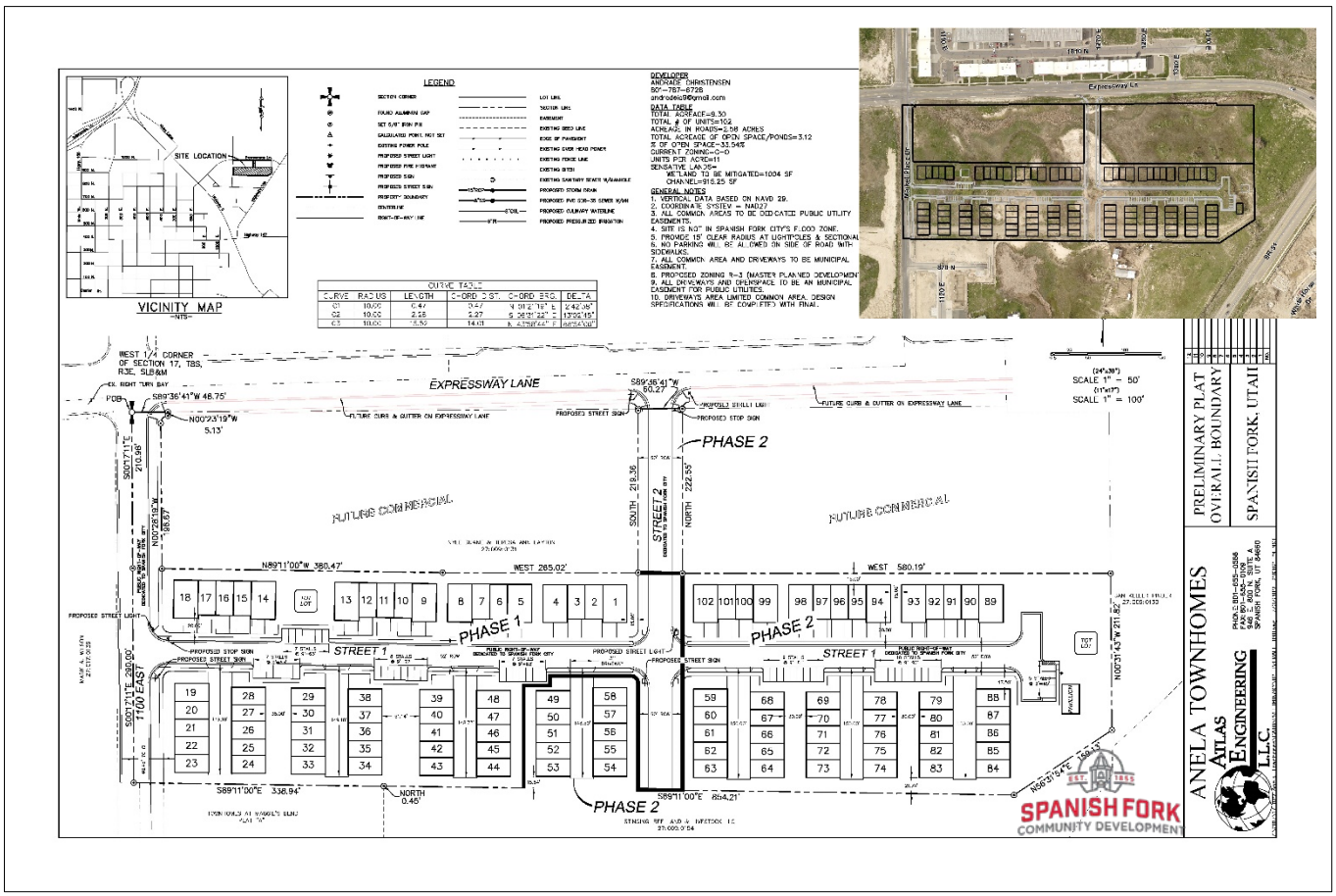
3. Manufacture of Concrete Products.

4. Self-storage Warehouses and/or Recreational Vehicle Storage.

5. Telecommunication Towers taller than 60 feet.

D. Accessory Buildings and Uses (see §15.3.24.090):

1. Caretaker's residence.



Anela Townhomes Zone Change and Preliminary Plat Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 900 North 1200 East, including 8.77 acres.

The subject property is currently zoned C-O, but the applicant has requested a change to the R-3 Zone.

The applicant has requested a Zone Change and that a Preliminary Plat approval for a 102-unit Master Planned Development.

Key Issues

1. Master Planned Development architectural regulations.
2. Greenbelt rollback taxes.
3. Parking.
4. Landscaping.
5. Availability of utilities.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Zone Change and Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

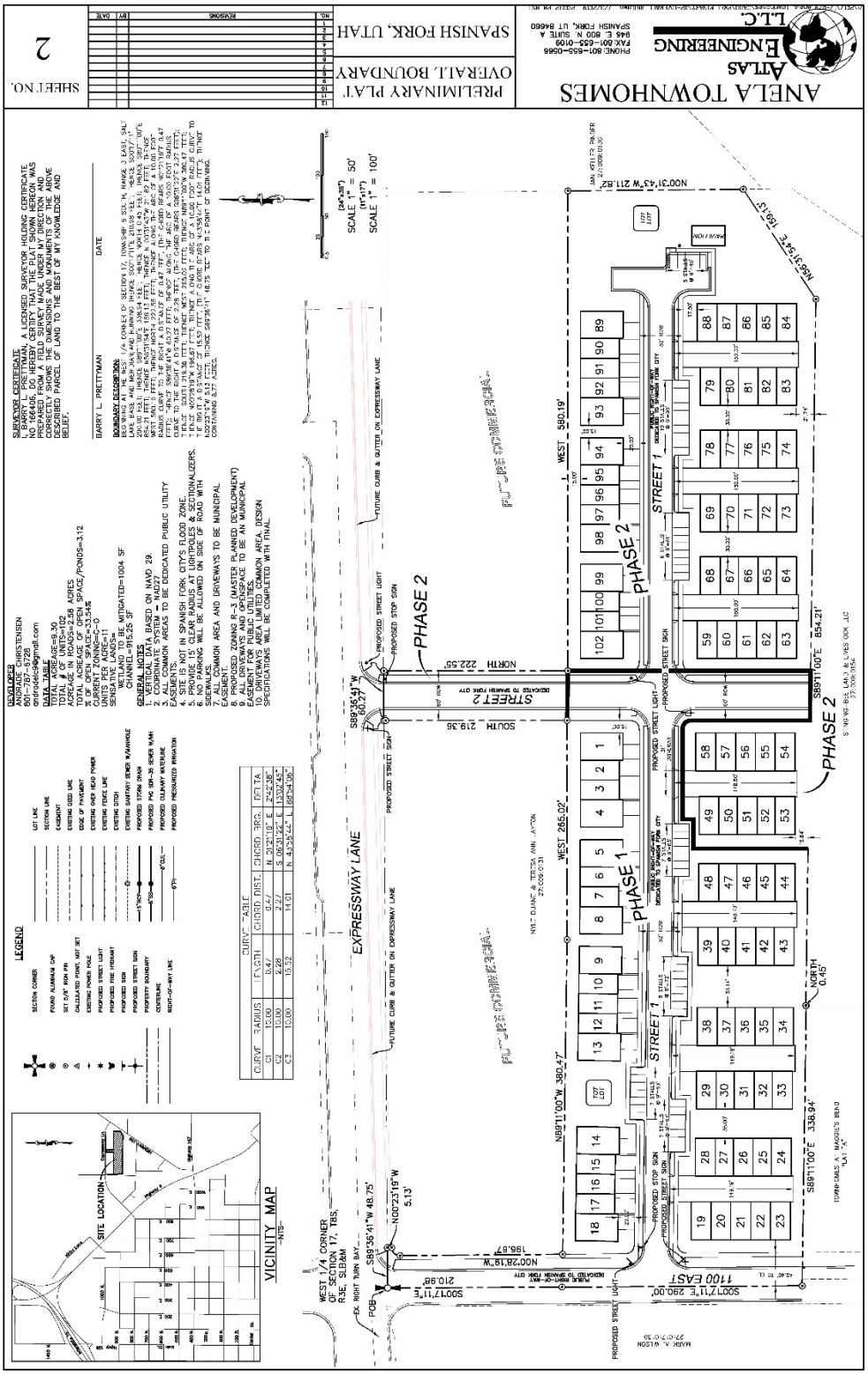
1. That the project conforms to the City's General Plan.
2. That the current zone is C-O.
3. That the current General Plan designation is High Density Residential.

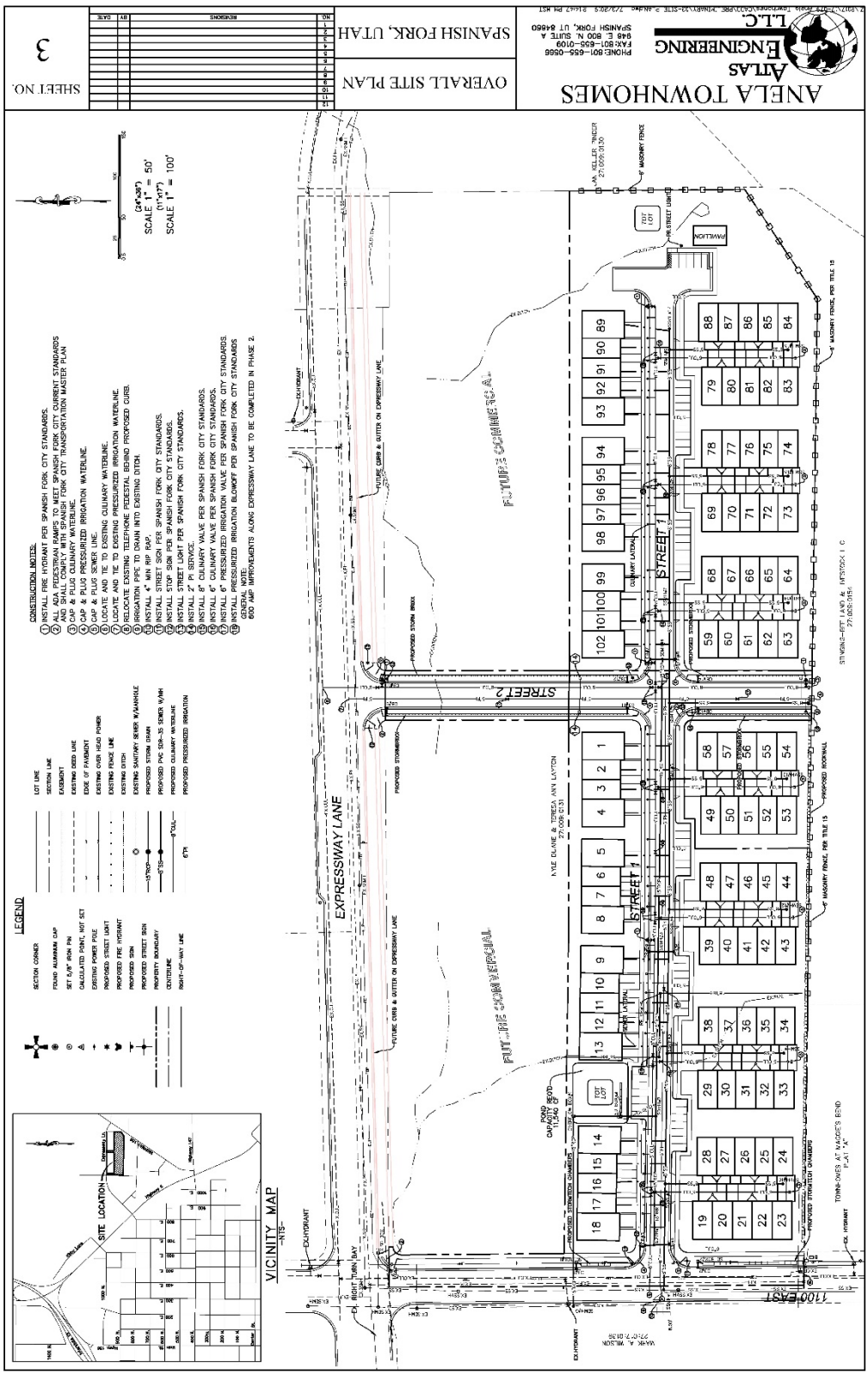
Conditions

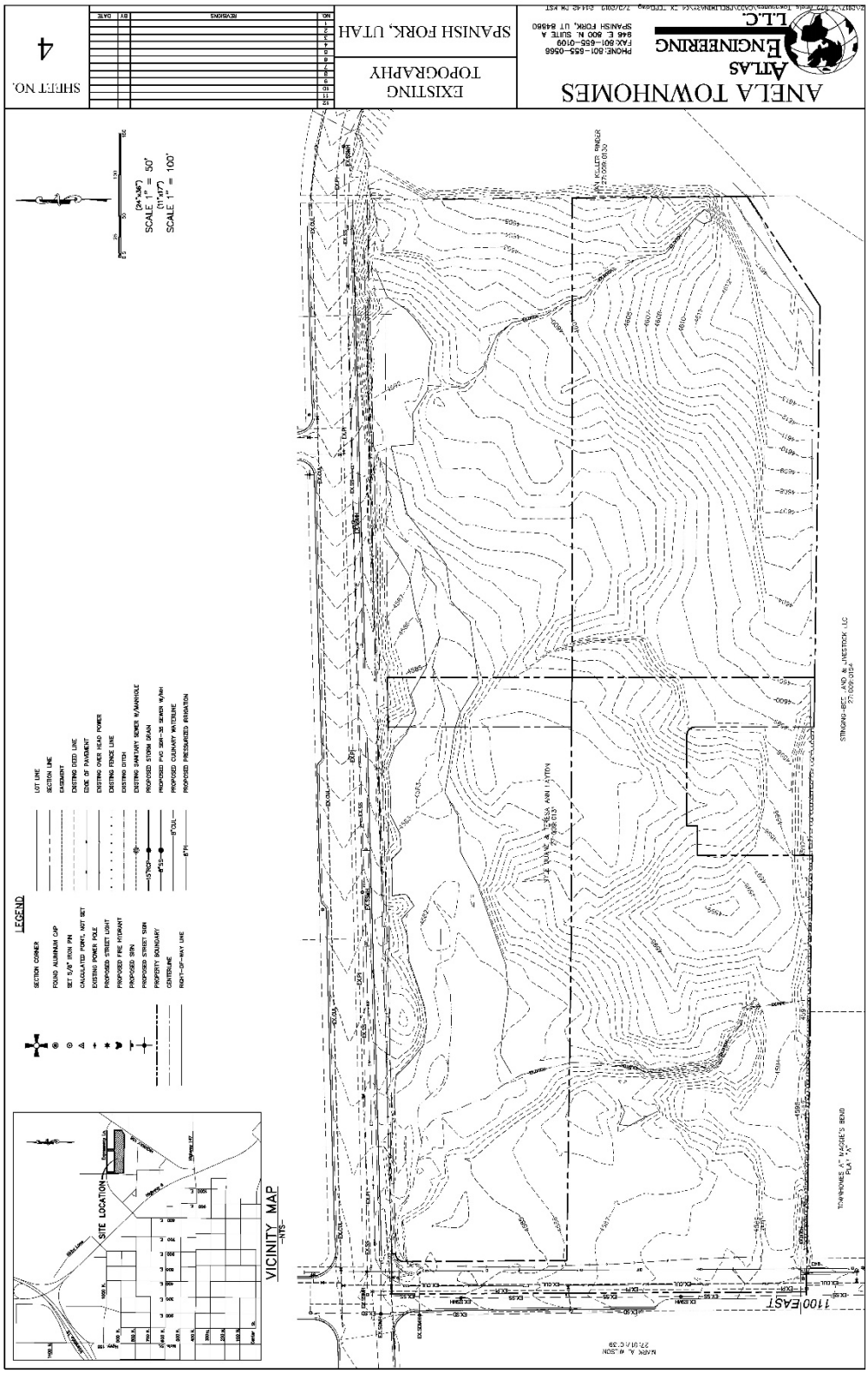
1. That the applicant address any issues imposed by the DRC.
2. That the associated Zone Change of the subject property be approved.

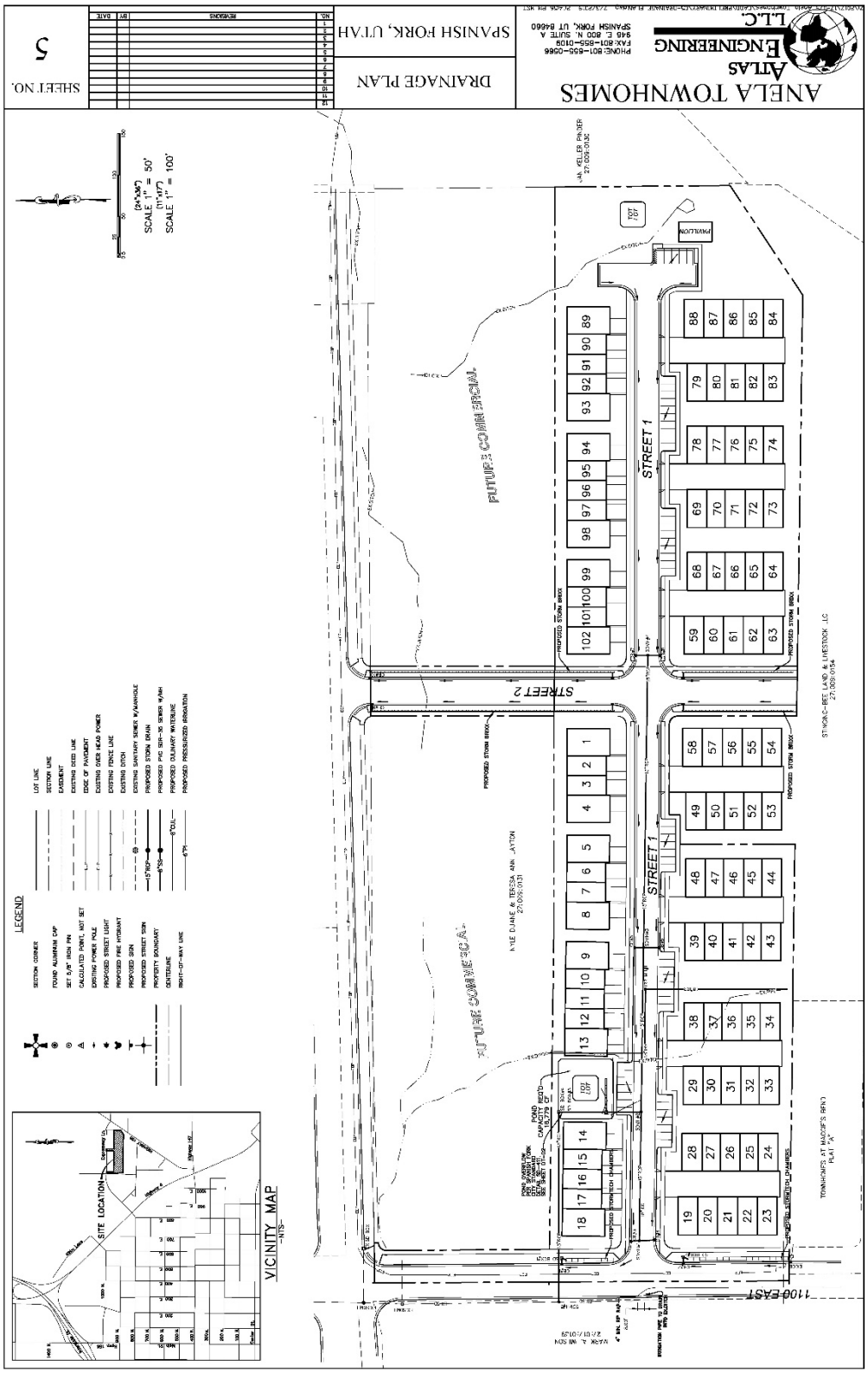
Exhibits

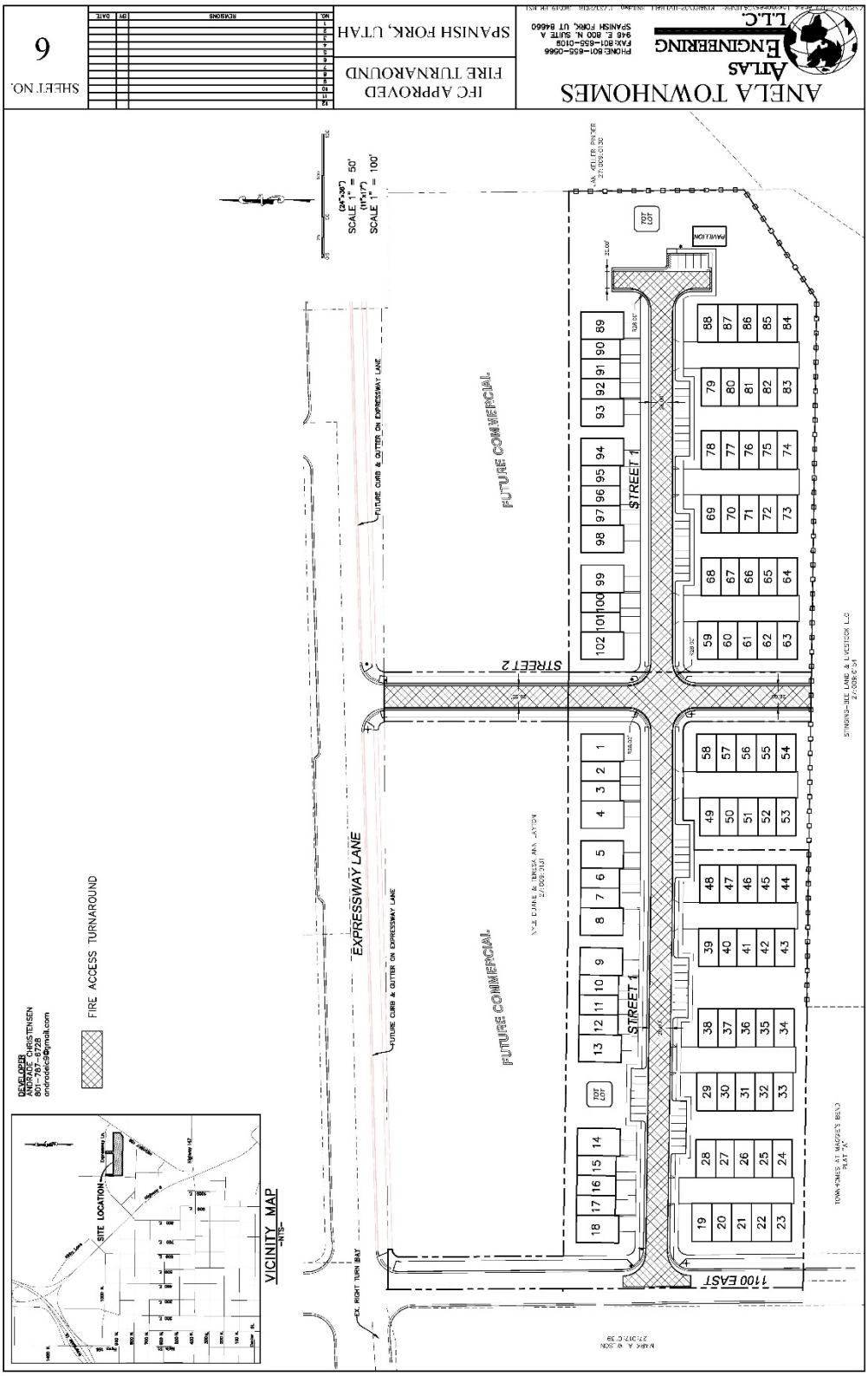
1. Proposed Preliminary Plat.
2. Proposed Landscaping Plan.
3. Proposed Building Elevations.
4. Site Photos and Zoning Map.

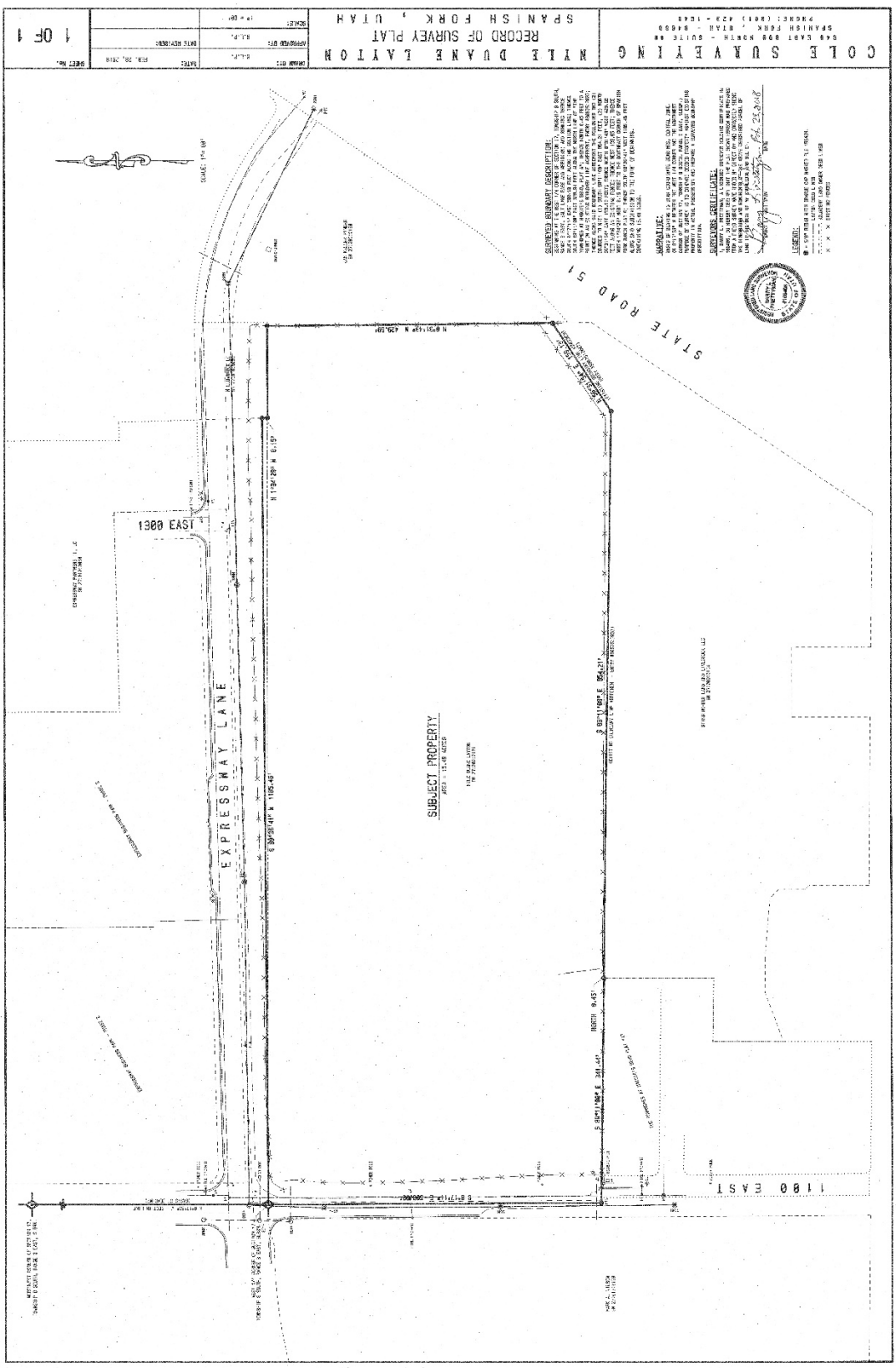

ANELA TOWNHOMES
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO. 2
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0656
FAX: 801-655-0106
945 E. 800 N. SUITE A
SPANISH FORK, UT 84660
REVISIONS
NO. DATE BY
SURVEYOR CERTIFICATE
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BARRY L. PRETTYMAN DATE
BOUNDARY DESCRIPTION:
DEVELOPER
ANDRADE CHRISTENSEN
801-787-2828
andradeic@gmail.com
DATA TABLE
TOTAL # OF UNITS=102
ACREAGE IN ROADS=2.68 ACRES
TOTAL ACRE=16.34 GROSS ACRES
CURRENT ZONING=C-0
UNITS PER ACRE=6.11
SEWER LATERAL=915.25 SF
GENERAL NOTES
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD27
3. ALL COMMON AREAS TO BE DEDICATED PUBLIC UTILITY EASEMENTS.
4. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
5. PROVIDE ITE CLEAR RADIUS AT LOT/SIDES & SECTION/ALIZERS.
6. NO PARKING WILL BE ALLOWED ON THE ROAD WITH SIDEWALKS.
7. ALL COMMON AREA AND DRIVEWAYS TO BE MUNICIPAL EASEMENTS.
8. PROPOSED ZONING R-3 (MASTER PLANNED DEVELOPMENT)
9. ALL DRIVEWAYS AND OPENSPACE TO BE AN MUNICIPAL EASEMENT (PUBLIC UTILITY)
10. DRIVEWAYS AREA LIMITED COMMON AREA, DESIGN SPECIFICATIONS WILL BE COMPLETED WITH FINAL.
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING SIDED LINE
EDGE OF PAVEMENT
EXISTING WATER MAIN
EXISTING FENCE LINE
EXISTING SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN
PROPOSED PVC SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
CURVE TABLE
CURVE RADIUS LENGTH CHORD DIST. CHORD BRG. DELTA
C1 10.00 9.47 9.47 N 20°21'19" E 2°42'38"
C2 10.00 4.26 4.22 S 06°31'42" E 13°09'45"
C3 10.00 13.74 12.81 N 43°38'44" E 85°54'06"
VICINITY MAP
SITE LOCATION
SCALE 1" = 50'
SCALE 1" = 100'
PHASE 1
PHASE 2
EXPRESSWAY LANE
STREET 1
STREET 2
NORTH 222.55'
SOUTH 219.36'
WEST 265.02'
WEST 580.19'
S89°11'00"E 854.21'
S89°11'00"E 338.94'
N89°11'00"W 380.47'
S00°17'11"E 290.00'
1100 EAST
POB
WEST 1/4 CORNER OF SECTION 17, T8S, R3E, SLB&M
EX. RIGHT TURN BAY
N00°23'19"W 5.13'
S89°36'41"W 48.75'
S89°36'41"W 50.27'
N00°28'19"W 198.87'
S00°17'11"E 210.98'
N00°31'43"W 211.82'
N56°53'54"E 159.13'
NORTH 0.45'
PROPOSED STREET LIGHT
PROPOSED STOP SIGN
PROPOSED STREET SIGN
FUTURE CURB & GUTTER ON EXPRESSWAY LANE
TOT LOT
MARK A. WILSON
27:059:0139
NOT DUANE & TERESA ANN AYTON
27:059:0131
TUCKER DAVIS, A. MADSEN'S BEND
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
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LOT 15
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LOT 100
LOT 101
LOT 102

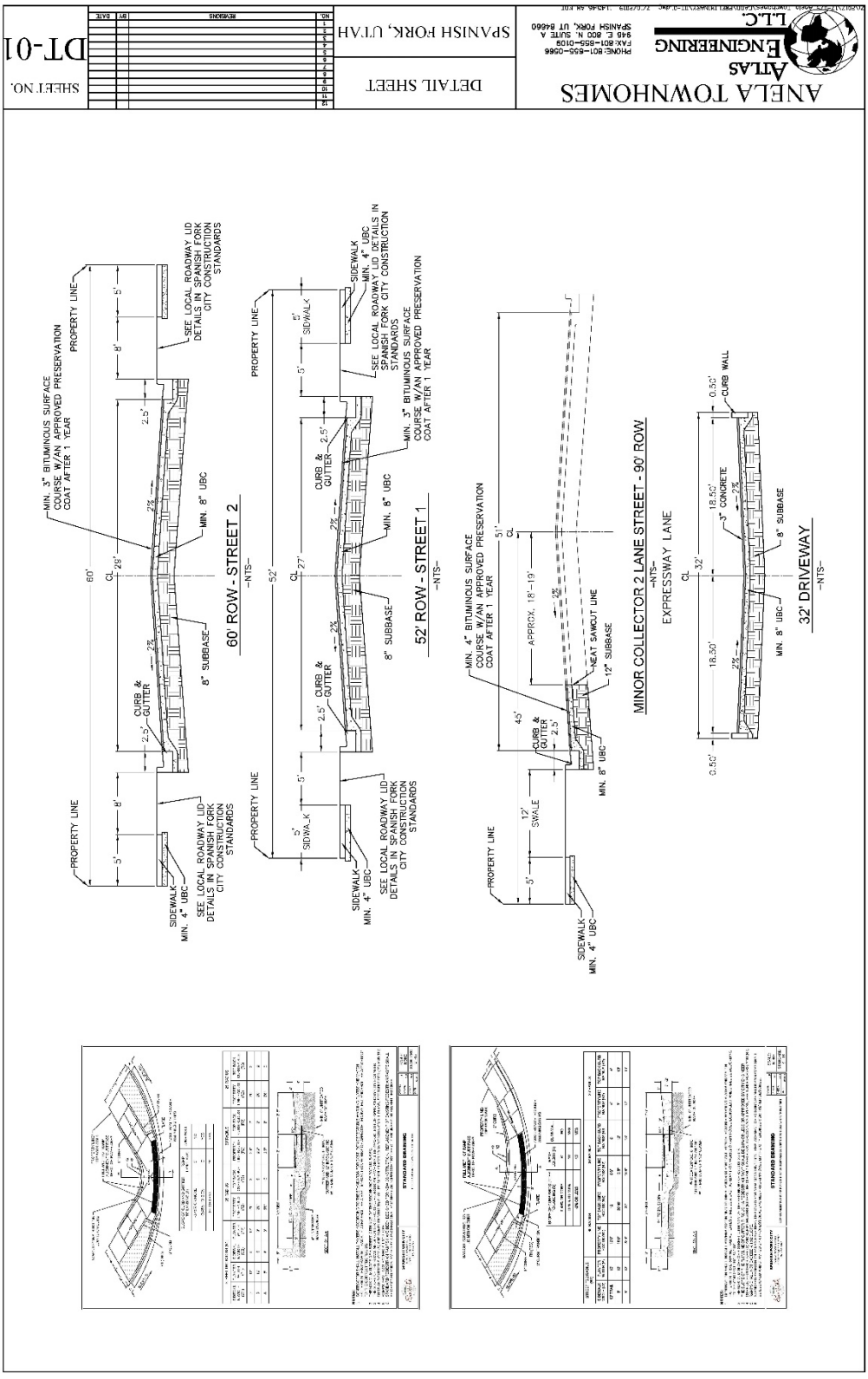

ANELA TOWNHOMES
ATLAS ENGINEERING LLC
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3
LEGEND
CONSTRUCTION NOTES:
VICINITY MAP
SITE LOCATION
EXPRESSWAY LANE
STREET 1
STREET 2
100 EAST


ANELA TOWNHOMES
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
SHEET NO. 4
NO. REVISIONS BY DATE
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/MANHOLE
PROPOSED STORM DRAIN
PROPOSED 8"Ø SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SCALE 1" = 50'
(24"x36")
SCALE 1" = 100'
(11"x17")
SITE LOCATION
VICINITY MAP
1100 EAST
STRIGONA-BEC, AND M. LIVESTOCK, LLC
TOWNHOMES "A" MASONE'S BEND
PLAT "A"


ANELA TOWNHOMES
DRAINAGE PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
SHEET NO. 5
NO. REVISIONS BY DATE
SCALE 1" = 50'
(24"x36")
SCALE 1" = 100'
(11"x17")
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DITCH LINE
EDGE OF PAVEMENT
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
VICINITY MAP
SITE LOCATION
PUBLIC COMMERCIAL
PUBLIC SEMI-PUBLIC
STREET 1
STREET 2
1100 EAST
PAVILION
TOT LOT
POND OVERFLOW TO BE INSTALLED PER DETAIL SHEET 07-08
PROPOSED STORM BROOK
KYLE DUANE & TERESA ANN JAYTON
27:055:0131
JAY KELLER PARKER
27:055:0132
STWORC-BEE LAND & LIVESTOCK, LC
27:055:0154
TOWNHOMES AT MAGGIES RANCH PLAT "A"


ANELA TOWNHOMES
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
948 E. 800 N. SUITE A
SPANISH FORK, UT 84660
IFC APPROVED
FIRE TURNAROUND
SPANISH FORK, UTAH
SHEET NO. 6
NO. REVISIONS BY DATE
SCALE 1" = 50'
(24"x36")
SCALE 1" = 100'
(11"x17")
FUTURE COMMERCIAL
STREET 1
STREET 2
EXPRESSWAY LANE
FUTURE CURB & GUTTER ON EXPRESSWAY LANE
1100 EAST
PAVILION
FIRE ACCESS TURNAROUND
DEVELOPER
ANDRADE CHRISTENSEN
801-787-1639
andradec@gmail.com
VICINITY MAP
SITE LOCATION


COLE SURVEYING
NILE DUANE LAYTON
RECORD OF SURVEY PLAT
SPANISH FORK , UTAH
1 OF 1
SURVEYED BOUNDARY DESCRIPTION:
BASIS OF BEARINGS:
SURVEYOR'S NARRATIVE:
LEGEND:
STATE ROAD 51
1300 EAST
EXPRESSWAY LANE
SUBJECT PROPERTY
1180 EAST


ANELA TOWNHOMES
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01
ATLAS ENGINEERING L.L.C.
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-855-0566
FAX 801-855-0109
60' ROW - STREET 2
52' ROW - STREET 1
MINOR COLLECTOR 2 LANE STREET - 90' ROW
32' DRIVEWAY
EXPRESSWAY LANE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
8" SUBBASE
12" SUBBASE
MIN. 8" UBC
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
PROPERTY LINE
HEAT SAWCUT LINE
CURB WALL
3" CONCRETE
-NTS-

ANELA TOWNHOMES
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0586
FAX: 801-855-0109
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-02
NO
REVISIONS
BY
DATE
STEEL GRATE
3'x3' BOX
15"RCP
OVERFLOW BOX #1
3'x3' BOX
15"RCP
ORIFICE PLATE
SD BOX #3
15"RCP
1' FREEBOARD
10 YEAR STORM
PROPOSED STORMBRIXX
15"RCP
POND/STORM DRAIN DETAIL
-NTS-

ANELA TOWNHOMES
SPANISH FORK, UTAH
Active Open Space
ACTIVITIES:
1 PROJECT TRAIL NETWORK
3 PAVILION/PICNIC SHELTER
4 PLAYGROUND
Natural Open Space
ACTIVITIES:
1 TRAIL SYSTEM THROUGH PRESERVED LANDS
EXPRESSWAY LANE
1100 EAST
PHASE 1
PHASE 2


ANELA TOWNHOMES
SPANISH FORK, UTAH
Alley Loaded Townhome
TOWNHOME TYPES
A 4-PLEX TOWNHOME
B 5-PLEX TOWNHOME
C ALLEY-LOADED TOWNHOMES


ANELA TOWNHOMES
SPANISH FORK, UTAH
Alley Loaded Townhome
TOWNHOME TYPES
A 4-PLEX TOWNHOME
B 5-PLEX TOWNHOME
C ALLEY-LOADED TOWNHOMES


ANELA TOWNHOMES
SPANISH FORK, UTAH
4-Plex Townhome
TOWNHOME TYPES
A 4-PLEX TOWNHOME
B 5-PLEX TOWNHOME
C ALLEY LOADED TOWNHOMES


ANELA TOWNHOMES
SPANISH FORK, UTAH
5-Plex Townhome
TOWNHOME TYPES
A 4-PLEX TOWNHOME
B 5-PLEX TOWNHOME
C ALLEY-LOADED TOWNHOMES

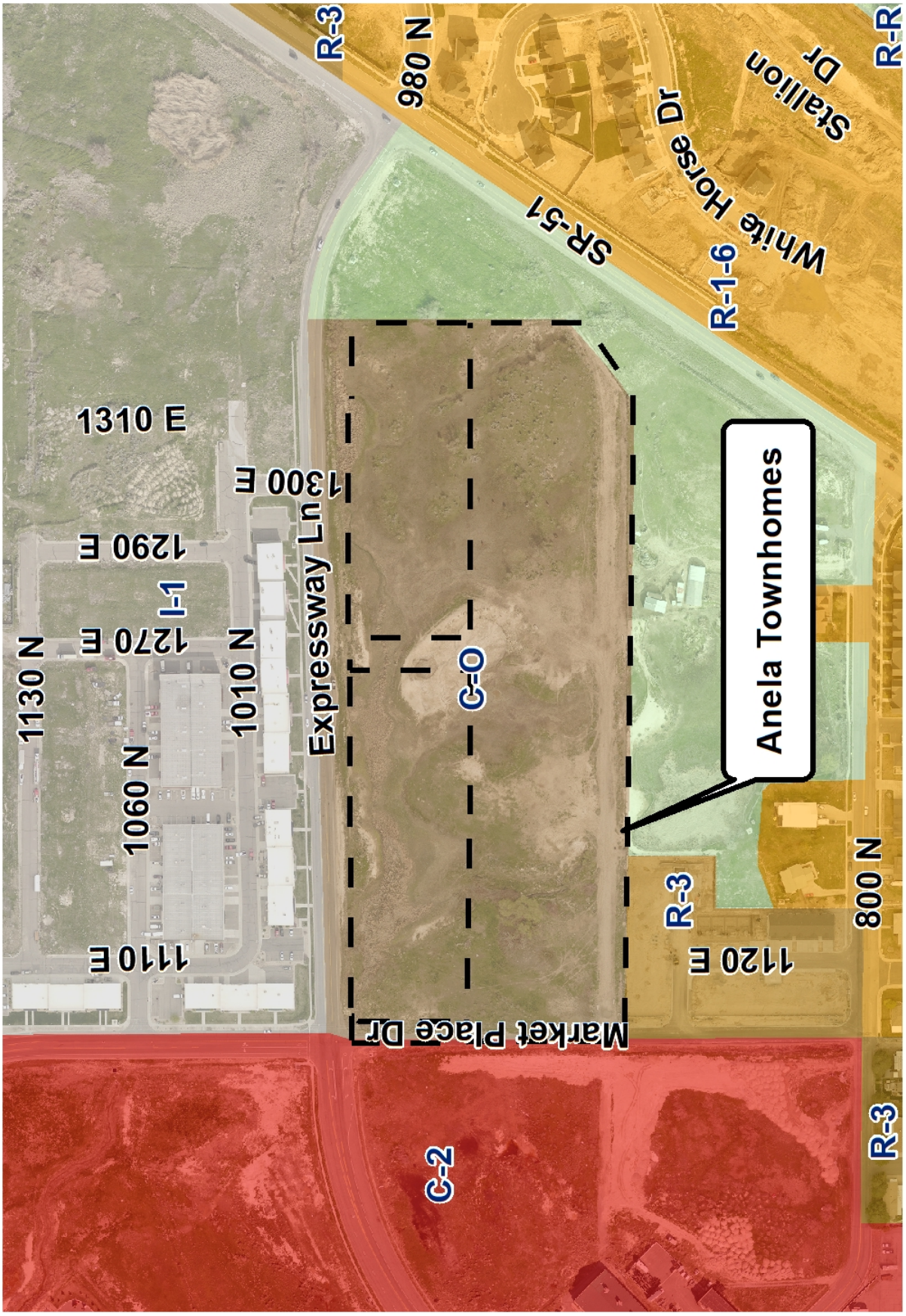


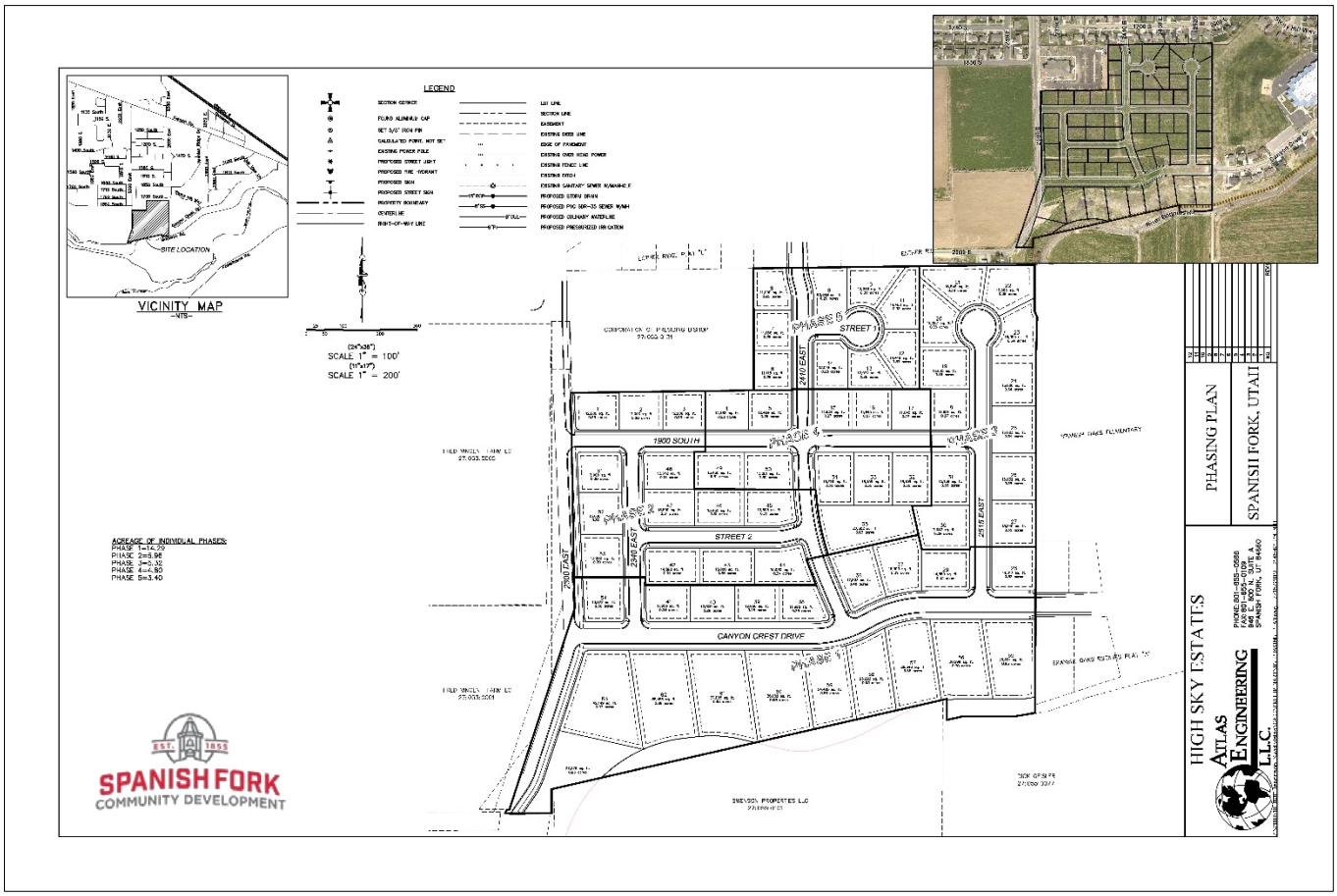





821
822




R-3
980 N
Stallion Dr
R-R
White Horse Dr
SR-51
R-1-6
1310 E
1300 E
1290 E
I-1
1270 E
1130 N
1010 N
Expressway Ln
C-O
Anela Townhomes
1060 N
1110 E
R-3
1120 E
800 N
Market Place Dr
C-2
R-3



High Sky Estates Zone Change and Preliminary Plat Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 1900 South 2300 East, including 33.78 acres.

The subject property is currently zoned R-R, but the applicant has requested a change to R-1-15 Medium Density Residential.

The applicant has requested that a Preliminary Plat be approved.

Key Issues

1. Hillside development regulations.
2. Consistency with the General Plan.
3. Master Planned Development regulations.
4. Availability to utilities.
5. Setback reductions.
6. Greenbelt Rollback taxes.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Zone Change and Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

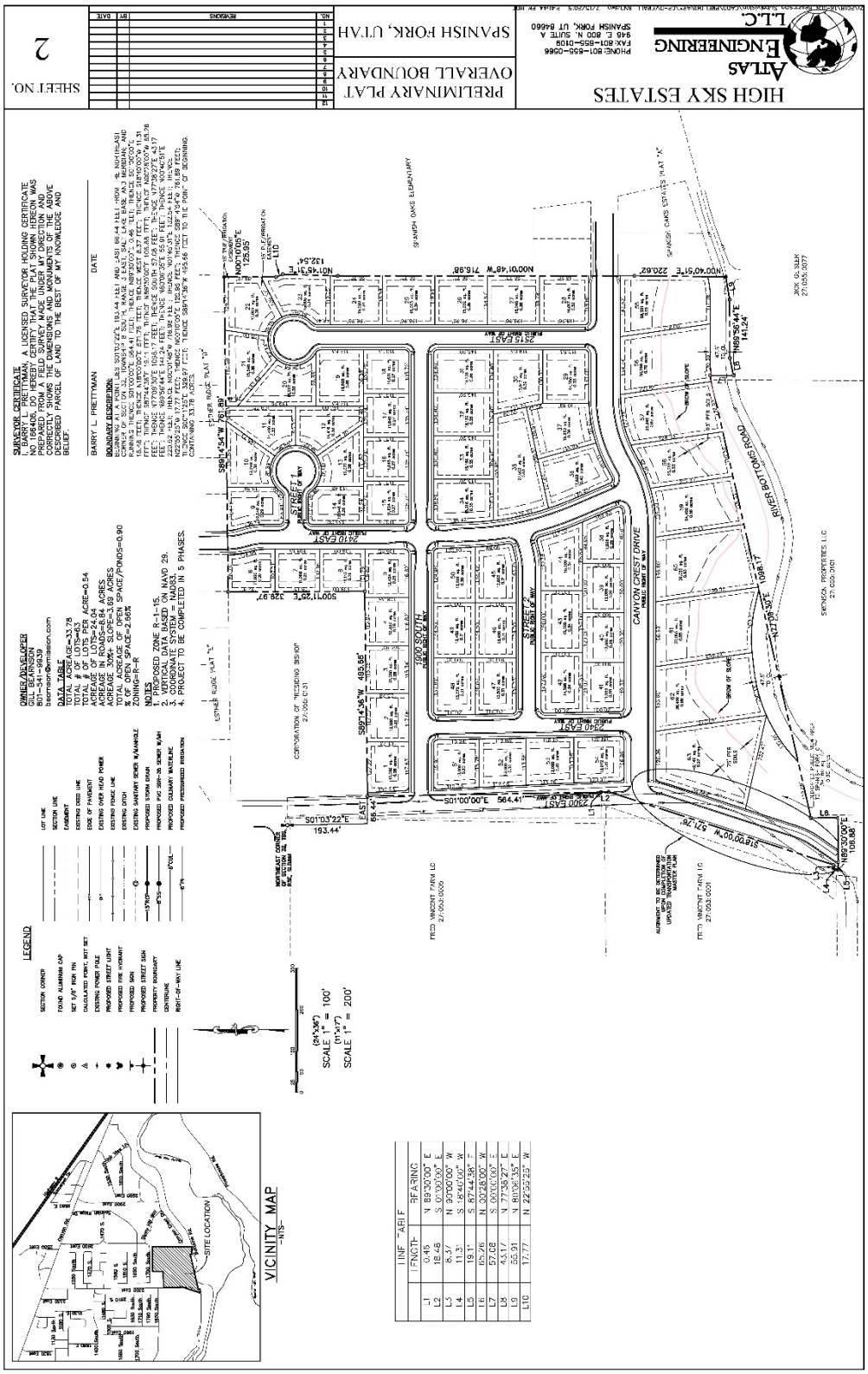
1. That the property is currently zoned R-R and the current use is agricultural production.
2. That the General Plan designation is Estate Density Residential.

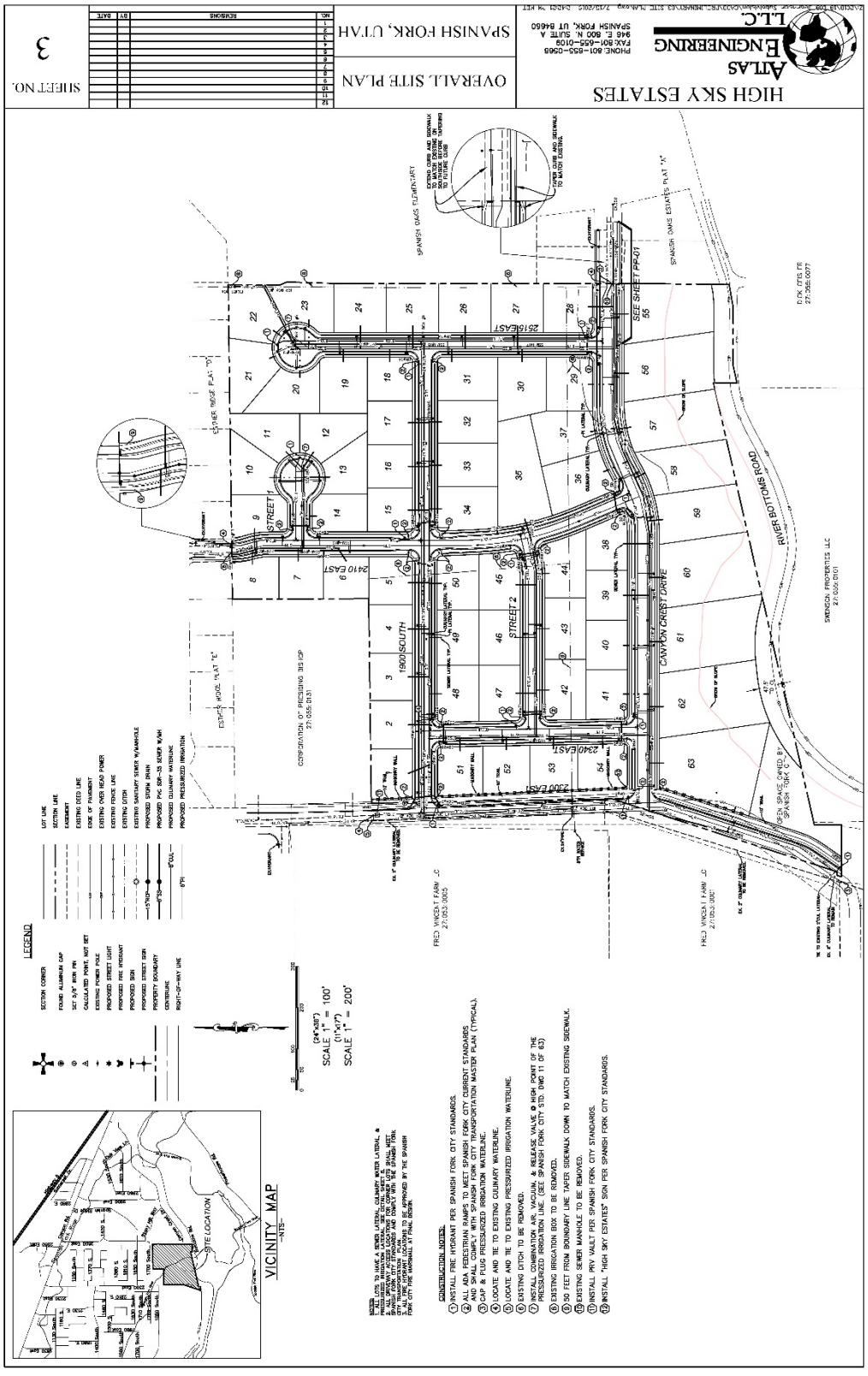
Conditions

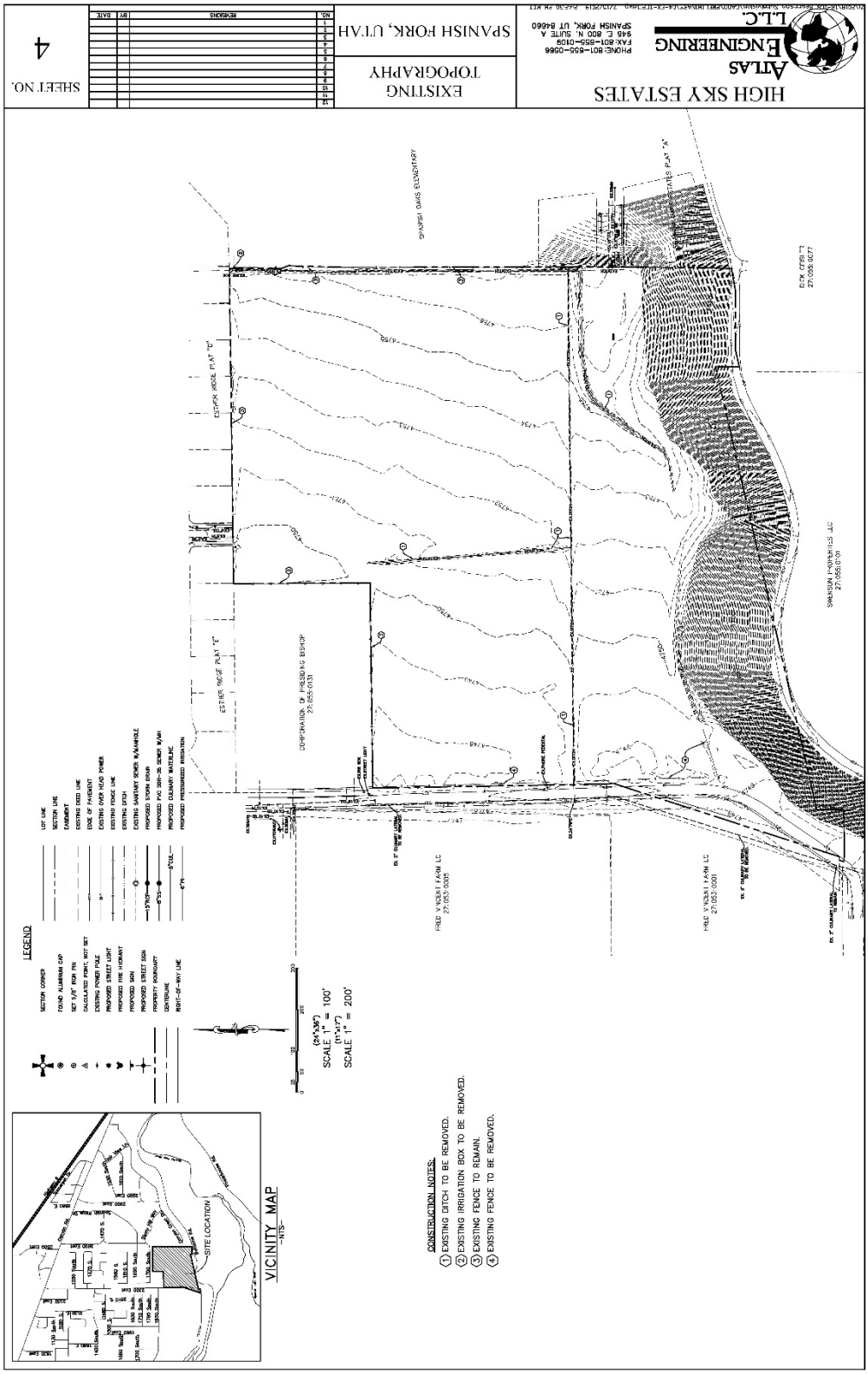
1. That the project be approved with a reduced rear setback of 20 feet.
2. Subject to the adoption of new hillside development standards.

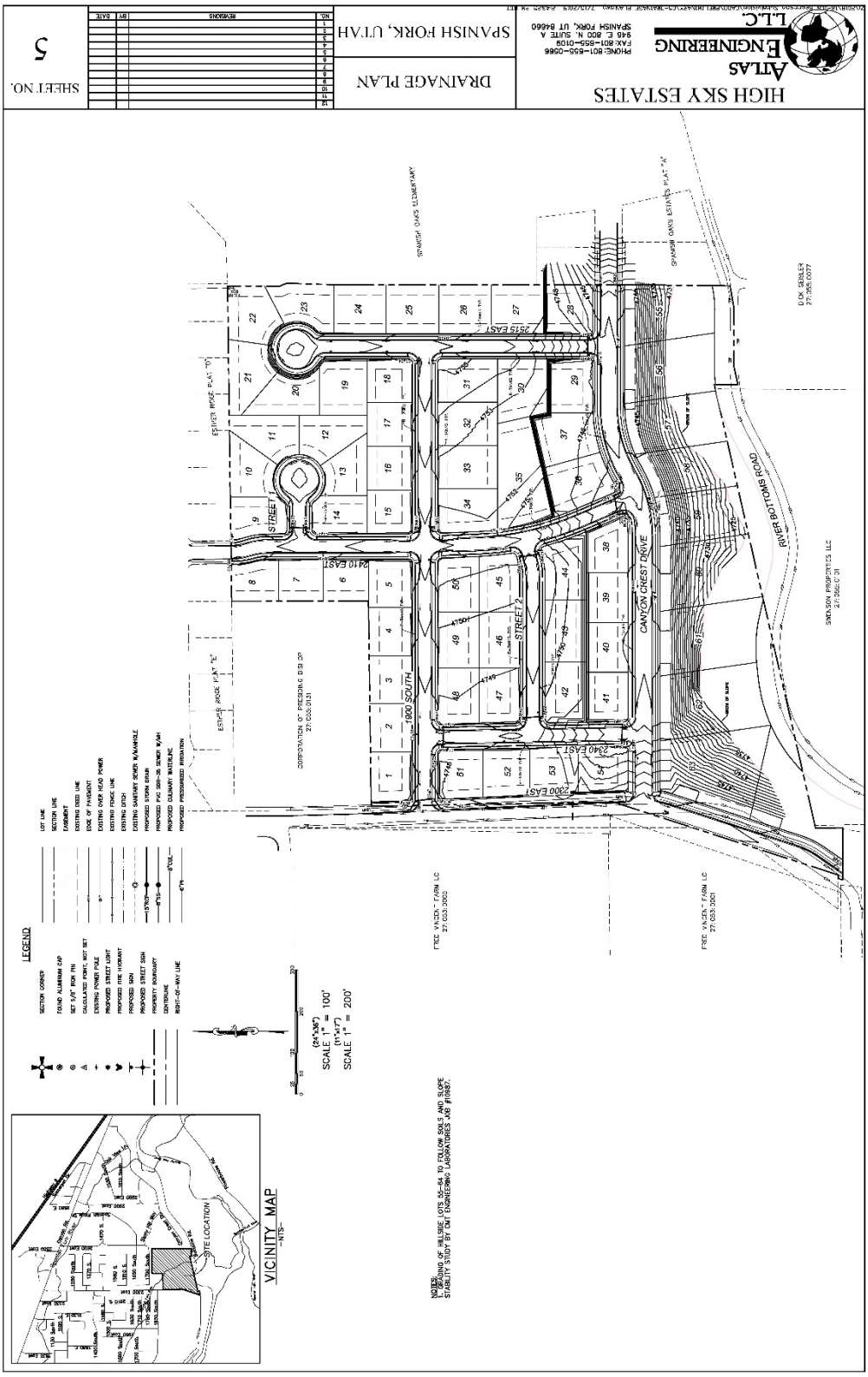
Exhibits

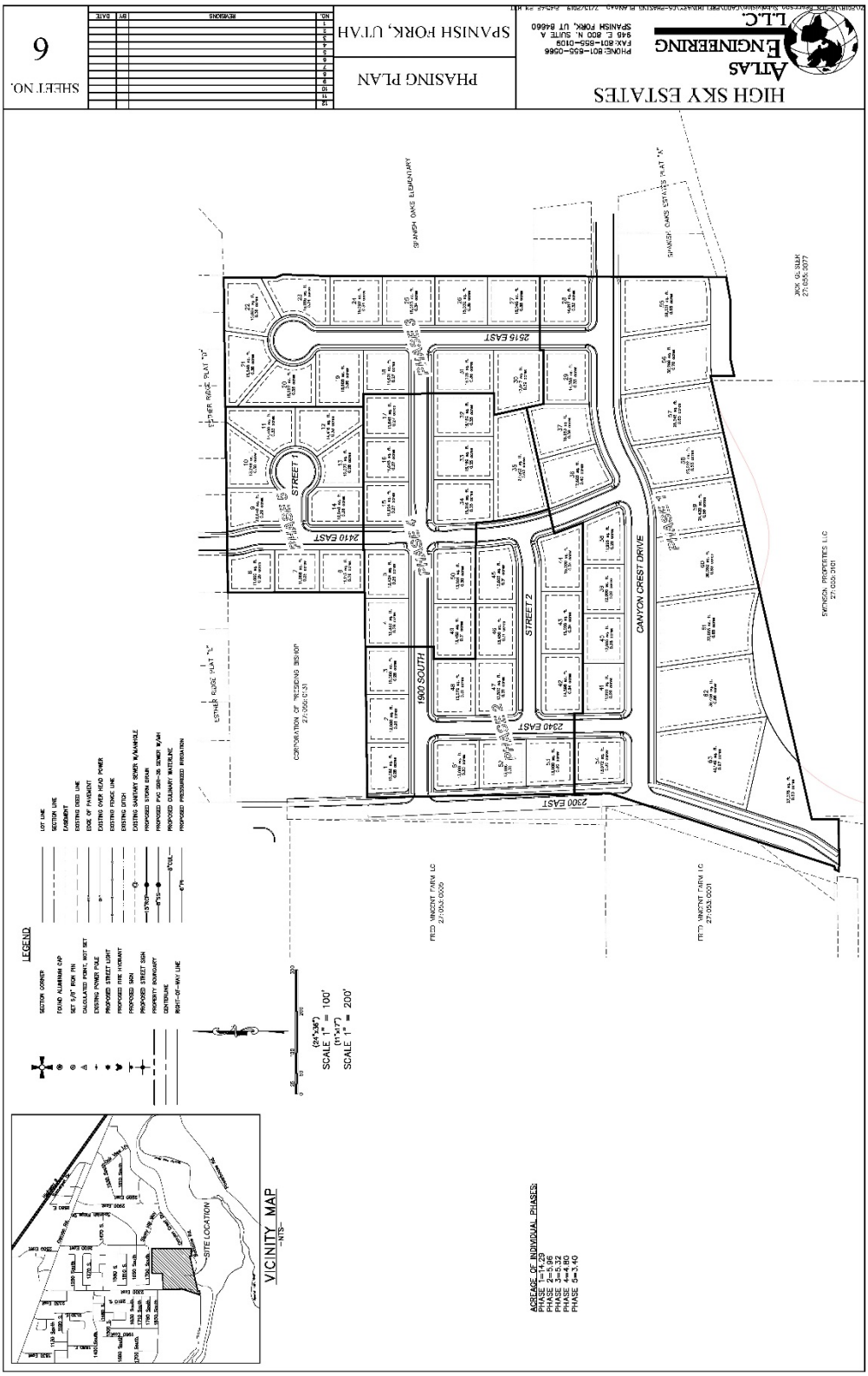
1. Proposed Preliminary Plat.
2. Site Photos.
3. Zoning Map.

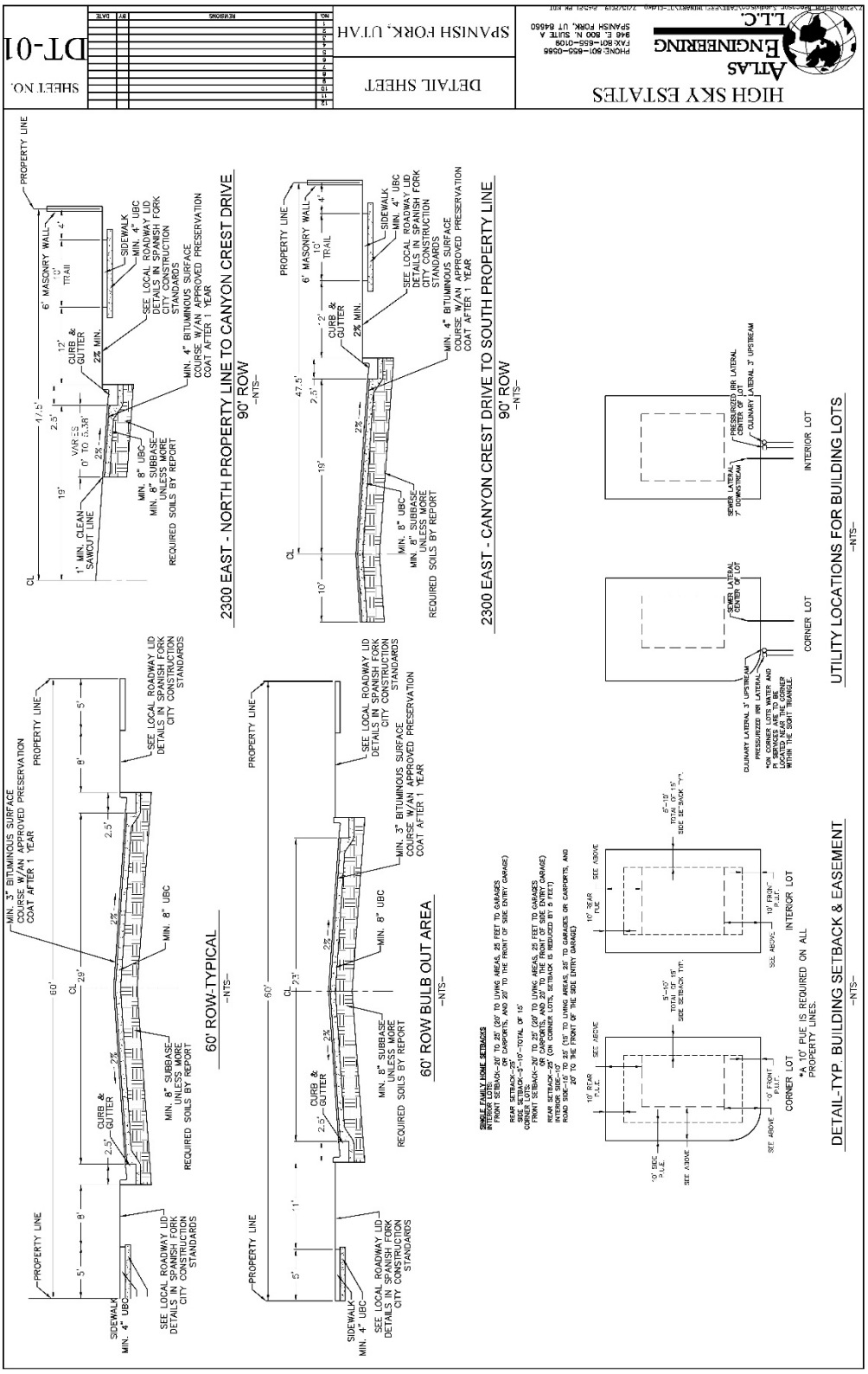

HIGH SKY ESTATES
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO. 2
ATLAS ENGINEERING L.L.C.
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-855-0566
FAX: 801-855-0109
SURVEYOR CERTIFICATE
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND THAT THE DIMENSIONS AND DESCRIPTIONS ARE CORRECT TO THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BARRY L PRETTYMAN
DATE
BOUNDARY DESCRIPTION
OWNER/DEVELOPER
GILL BEARNSON
801-361-4949
bearnson@xmission.com
DATA TABLE
TOTAL ACREAGE=33.79
TOTAL # OF LOTS=121
TOTAL # OF LOTS=PER ACRE=0.54
ACREAGE OF LOTS=24.04 ACRES
ACREAGE IN ROADS=4.84 ACRES
ACREAGE IN SUPER LOT=4.89 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.90
% OF OPEN SPACE=2.665%
ZONING=R-1-A
NOTES
1. PROPOSED ZONE R-1-15.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM IS NAD83
4. PROJECT TO BE COMPLETED IN 5 PHASES.
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING FENCE LINE
EDGE OF PAVEMENT
EXISTING POWER POLE
EXISTING TOPO LINE
EXISTING SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN
PROPOSED SEW 8" SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SCALE 1" = 100'
(24"X36")
(11"X17")
SCALE 1" = 200'
VICINITY MAP
SITE LOCATION
LINE TABLE
LINE | LENGTH | BEARING
L1 | 6.45 | N 89°30'00" E
L2 | 18.48 | S 00°30'00" E
L3 | 8.37 | N 90°00'00" W
L4 | 11.3' | S 18°41'00" W
L5 | 19.11' | S 87°44'38" E
L6 | 65.26 | N 00°28'00" W
L7 | 57.08 | S 00°00'00" E
L8 | 43.11' | N 77°36'27" E
L9 | 55.91 | N 81°08'35" E
L10 | 17.77 | N 24°39'25" W
SPANISH OAKS PLAT "A"
SPANISH OAKS ELEMENTARY
RIVER BOTTOMS ROAD
CANYON CREST DRIVE
2410 EAST
2430 EAST
2450 EAST
1600 SOUTH
STREET "A"
CORPORATION OF THE SPANISH FORK
27:055:0101
FRED VINCENT TRUST LC
27:053:0005
FRED VINCENT TRUST LC
27:053:0001
SPENCER, PROPERTIES, L.C.
27:055:0101
JACK SLICK
27:055:0077
ESTHER RUGG PLAT "E"
PLAT "D"
PLAT "C"
PLAT "B"
N89°54'54"W 715.88'
N00°01'48"W 715.88'
N00°40'51"E 220.62'
N89°54'54"E 141.24'
S89°14'36"W 493.58'
S01°03'22"E 193.44'
S01°00'00"E 564.41'
N00°01'05"E 125.95'
N01°45'54"E 132.54'
S00°11'35"E 329.97'
N27°09'30"E 1098.17'
N16°30'00"E 106.88'
S15°00'00"W 276.76'
MONUMENT CONNOT BE SET, ACTUAL MONUMENT TO BE FLUSH
MONUMENT TO BE ESTABLISHED UPON COMPLETION OF GRADING AND FINAL MASTER PLAN

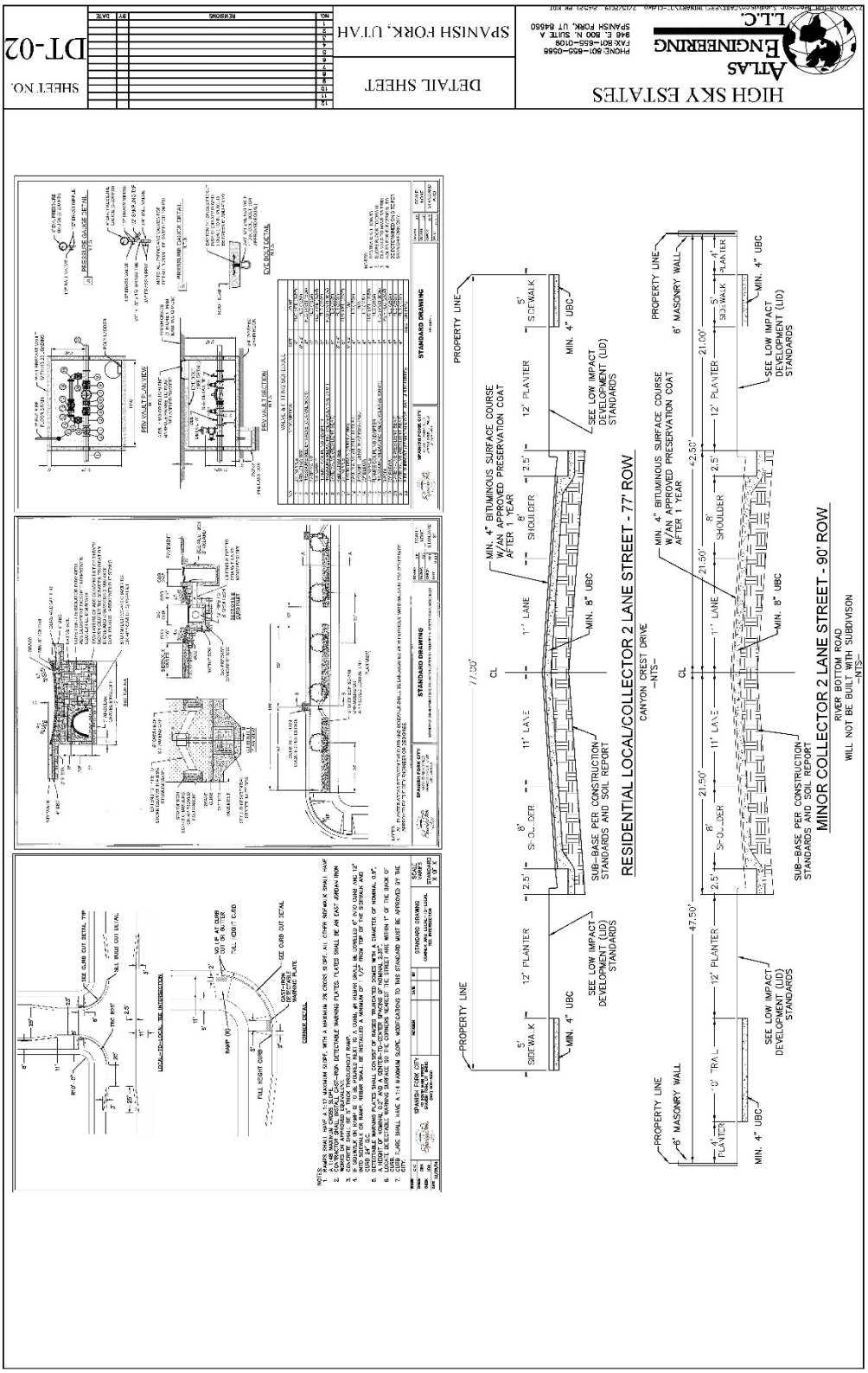

HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0506
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3
REVISIONS
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
VICINITY MAP
SITE LOCATION
CONSTRUCTION NOTES:
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY CURRENT STANDARDS.
2 ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS.
3 LOCATE AND TIE TO EXISTING CULINARY WATER PER SPANISH FORK IRRIGATION MASTER PLAN (TYPICAL).
4 CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
5 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
7 EXISTING DITCH TO BE REMOVED.
8 INSTALL COMBINATION AIR VACUUM & RELEASE VALVE @ HIGH POINT OF THE PRESSURIZED IRRIGATION LINE. (SEE SPANISH FORK CITY STD. DWG 11 OF 63)
9 EXISTING IRRIGATION BOX TO BE REMOVED.
10 50 FEET FROM BOUNDARY LINE TAPER SIDEWALK DOWN TO MATCH EXISTING SIDEWALK.
11 EXISTING SEWER MANHOLE TO BE REMOVED.
12 INSTALL PRV VAULT PER SPANISH FORK CITY STANDARDS.
13 INSTALL "HIGH SKY ESTATES" SIGN PER SPANISH FORK CITY STANDARDS.
NOTES
ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL & PRESSURIZED IRRIGATION LATERAL AS DETAILED ON SHEET 5. ALL LATERALS SHALL BE INSTALLED PER SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK FIRE MARSHALL'S FINAL REPORT.
ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK FIRE MARSHALL'S FINAL REPORT.
1900 SOUTH
2410 EAST
2516 EAST
2340 EAST
2200 EAST
STREET 1
STREET 2
CANYON CREST DRIVE
RIVER BOTTOMS ROAD
SPANISH OAKS ESTATES PLAT "A"
SPANISH OAKS ELEMENTARY
SEE SHEET PP-01
OPEN SPACE OWNED BY SPANISH FORK CITY
FRED WINCH FARM, LC
27:053:0065
SVENDSEN PROPERTIES LLC
27:100:0101
CORPORATION OF PRESIDING BISHOP
27:055:0131
ESTATE HOME PLAT "E"
ESTATE HOME PLAT "D"


HIGH SKY ESTATES
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 4
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN
PROPOSED PVC SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
CONSTRUCTION NOTES:
1 EXISTING DITCH TO BE REMOVED.
2 EXISTING IRRIGATION BOX TO BE REMOVED.
3 EXISTING FENCE TO REMAIN.
4 EXISTING FENCE TO BE REMOVED.
SCALE 1" = 100'
SCALE 1" = 200'
VICINITY MAP
SITE LOCATION
ESTHER RIDGE PLAT "E"
ESTHER RIDGE PLAT "D"
CORPORATION OF PRESIDING BISHOP
27.055.0131
FRED & VICKI FARM LC
27.053.0005
FRED & VICKI FARM LC
27.053.0030
DEK KORO T
27.055.0077
SPANISH OAKS ELEMENTARY


HIGH SKY ESTATES
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO. 5
ATLAS ENGINEERING LLC
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-655-0566
FAX: 801-655-0109
LEGEND
LOT LINE
SECTION LINE
EASEMENT
EXISTING FENCE LINE
EDGE OF PAVEMENT
EXISTING POWER POLE
EXISTING POWER LINE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
EXISTING SANITARY SEWER MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER MAIN
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
(24"x36")
VICINITY MAP
NTS
SITE LOCATION
1600 SOUTH
2410 EAST
2515 EAST
2340 EAST
2300 EAST
STREET 1
STREET 2
CANYON CREST DRIVE
RIVER BOTTOMS ROAD
SPANISH OAKS ELEMENTARY
SPANISH OAKS ESTATES PLAT "A"
ESTATES AT ROSE PLAT "D"
ESTATES AT ROSE PLAT "E"
CORPORATION OF PRESIDING BISHOP
27:033:0131
DICK SEELEY
27:355:0077
SMOLSON PROPERTIES LLC
27:355:0121
FRED VANDA FARM LC
27:033:0003
FRED VANDA FARM LC
27:033:0001
NOTES:
1. REMOVAL OF HILLSIDE LOTS 45-64 TO FOLLOW SOILS AND SLOPE STABILITY STUDY BY CMT ENGINEERING LABORATORIES AND #1867.


HIGH SKY ESTATES
PHASING PLAN
SPANISH FORK, UTAH
SHEET NO. 6
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
REVISIONS
DATE
BY
NO.
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
2515 EAST
2410 EAST
2340 EAST
2300 EAST
1900 SOUTH
STREET 1
STREET 2
CANYON CREST DRIVE
ESTHER RUDE PLAT "C"
ESTHER RUDE PLAT "E"
SPANISH OAKS ELEMENTARY
SPANISH OAKS ESTATES PLAT "A"
CORPORATION OF PRESIDING BISHOP
27:055:0121
FIELD VINCENT FARM LC
27:053:0009
FIELD VINCENT FARM I/C
27:053:0031
SKEMANIA PROPERTIES I LC
27:055:0101
JACK GLADE
27:055:0077
LEGEND
LOT LINE
SECTION LINE
EASEMENT
EXISTING WATER LINE
EDGE OF PAVEMENT
EXISTING POWER POLE
EXISTING STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING SIGN
EXISTING STORM DRAIN
EXISTING SANITARY SEWER M/MANHOLE
EXISTING CATCH BASIN
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER M/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR W/ CAP
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
SCALE 1" = 100'
(24"x36")
SCALE 1" = 200'
(11"x17")
VICINITY MAP
SITE LOCATION
ACREAGE OF INDIVIDUAL PHASES:
PHASE 1= 14.29
PHASE 2= 5.98
PHASE 3= 5.35
PHASE 4= 4.80
PHASE 5= 3.40


HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01
NO. REMARKS BY DATE
2300 EAST - NORTH PROPERTY LINE TO CANYON CREST DRIVE
90' ROW
-NTS-
2300 EAST - CANYON CREST DRIVE TO SOUTH PROPERTY LINE
90' ROW
-NTS-
60' ROW-TYPICAL
-NTS-
60' ROW BULB OUT AREA
-NTS-
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
PROPERTY LINE
6' MASONRY WALL
SIDEWALK
MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
2% MIN.
MIN. 8" UBC
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SEWER LATERAL CENTER OF LOT
PRESSURIZED IRR. LATERAL
CULINARY LATERAL 3' UPSTREAM
INTERIOR LOT
CORNER LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.


HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0586
FAX: 801-855-0108
946 E 800 N. SUITE A
SPANISH FORK, UT 84660
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-02
REMARKS
DATE
BY
NO.
STANDARD DRAWING
SPANISH FORK CITY
PRESSURE GAUGE DETAIL
VALVE & FITTING LOCAL
PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
MIN. 8" UBC
SUB-BASE PER CONSTRUCTION STANDARDS AND SOIL REPORT
RESIDENTIAL LOCAL/COLLECTOR 2 LANE STREET - 77' ROW
CANYON CREST DRIVE
-NTS-
5' SIDEWALK
12' PLANTER
8' SHOULDER
11' LANE
CL
77.00'
21.50'
2.5'
MIN. 4" UBC
6" MASONRY WALL
4' PLANTER
10' TRAIL
47.50'
MINOR COLLECTOR 2 LANE STREET - 90' ROW
RIVER BOTTOM ROAD
WILL NOT BE BUILT WITH SUBDIVISON
-NTS-

HIGH SKY ESTATES
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-03
NO. REVISIONS BY DATE
SCALE 1" = 30'
(24"x36")
SCALE 1" = 60'
(11"x17")

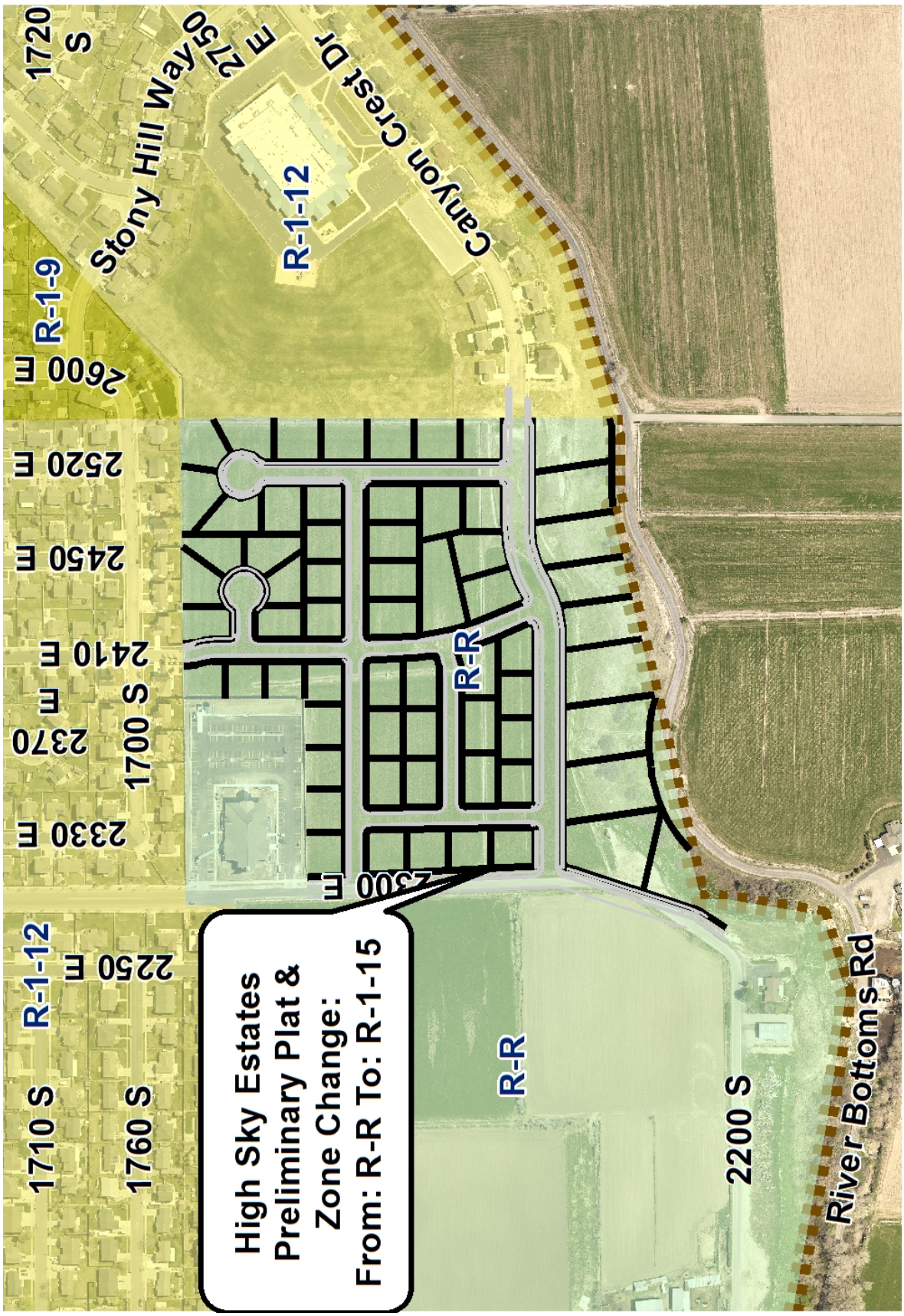




August 7, 2019






High Sky Estates
Preliminary Plat &
Zone Change:
From: R-R To: R-1-15
1720 S
Stony Hill Way
2750 E
Canyon Crest Dr
R-1-12
R-1-9
2600 E
2520 E
2450 E
2410 E
2370 E
2330 E
2300 E
1700 S
2250 E
1710 S
1760 S
R-1-12
R-R
R-R
2200 S
River Bottoms Rd



Annie's Acres Amended Preliminary Plat Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 300 East 1100 South, including 9.11 acres.

The subject property is zoned R-1-6.

The applicant has requested Amended Preliminary Plat approval.

Key Issues

1. Transportation Master Plan.
2. Availability of utilities.
3. Layout.
4. Landscaping.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Amended Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

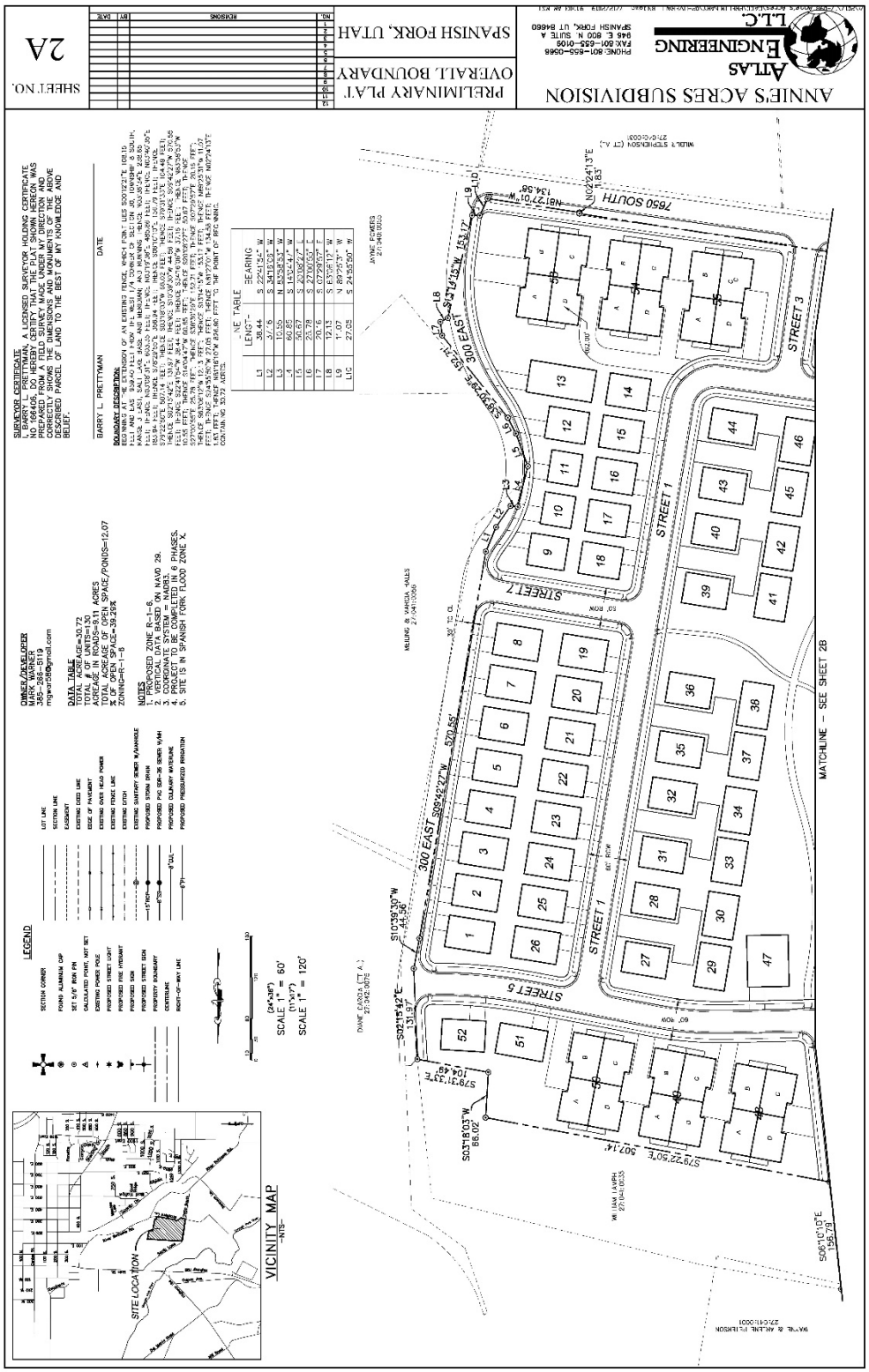
1. That the proposed Preliminary Plat meets the City's requirements for subdivisions in the R-1-6 zone.
2. That the proposal meets the City's Construction Standards.

Conditions

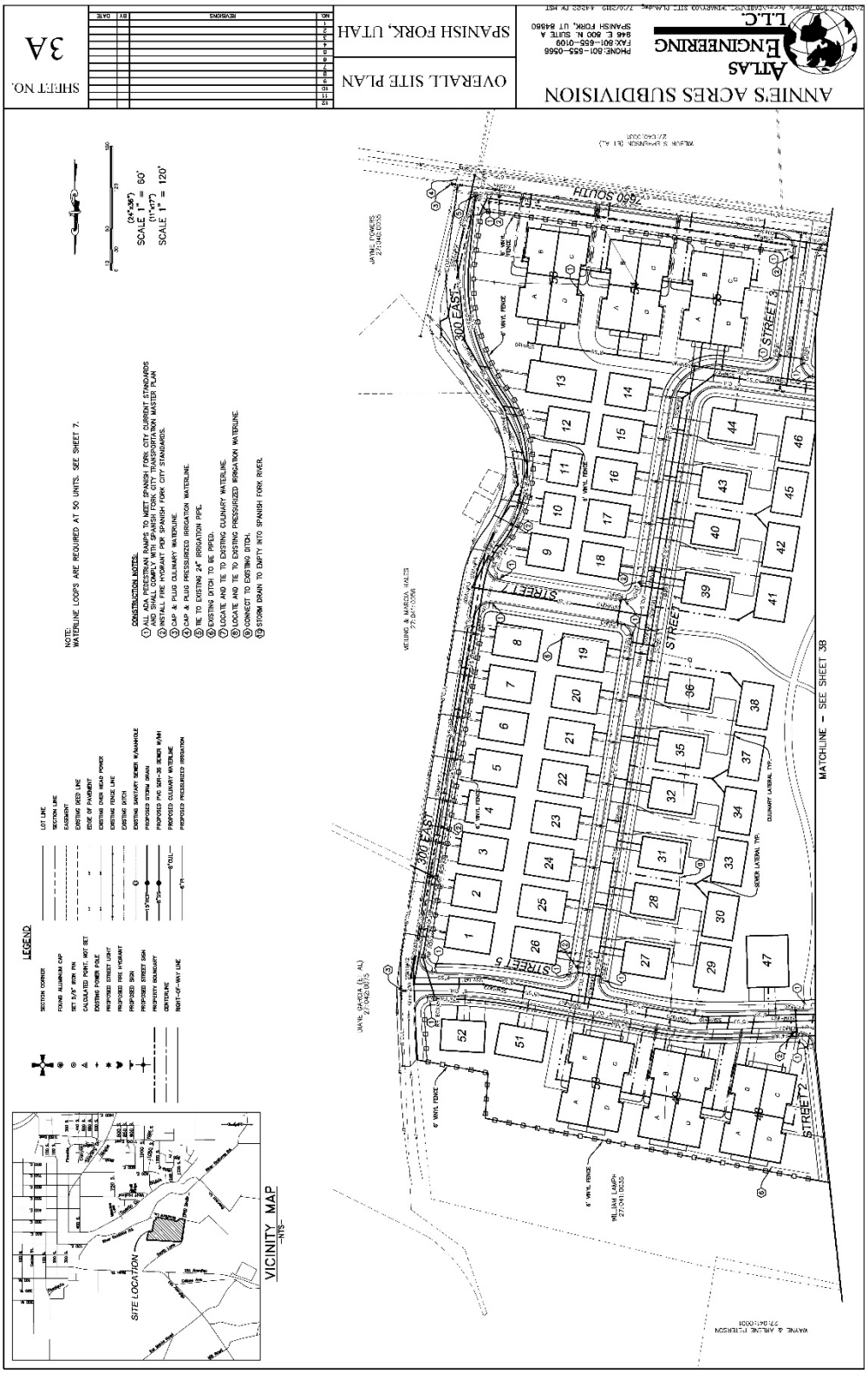
1. That the applicant submit building elevations and a landscape plan for the Planning Commission review.

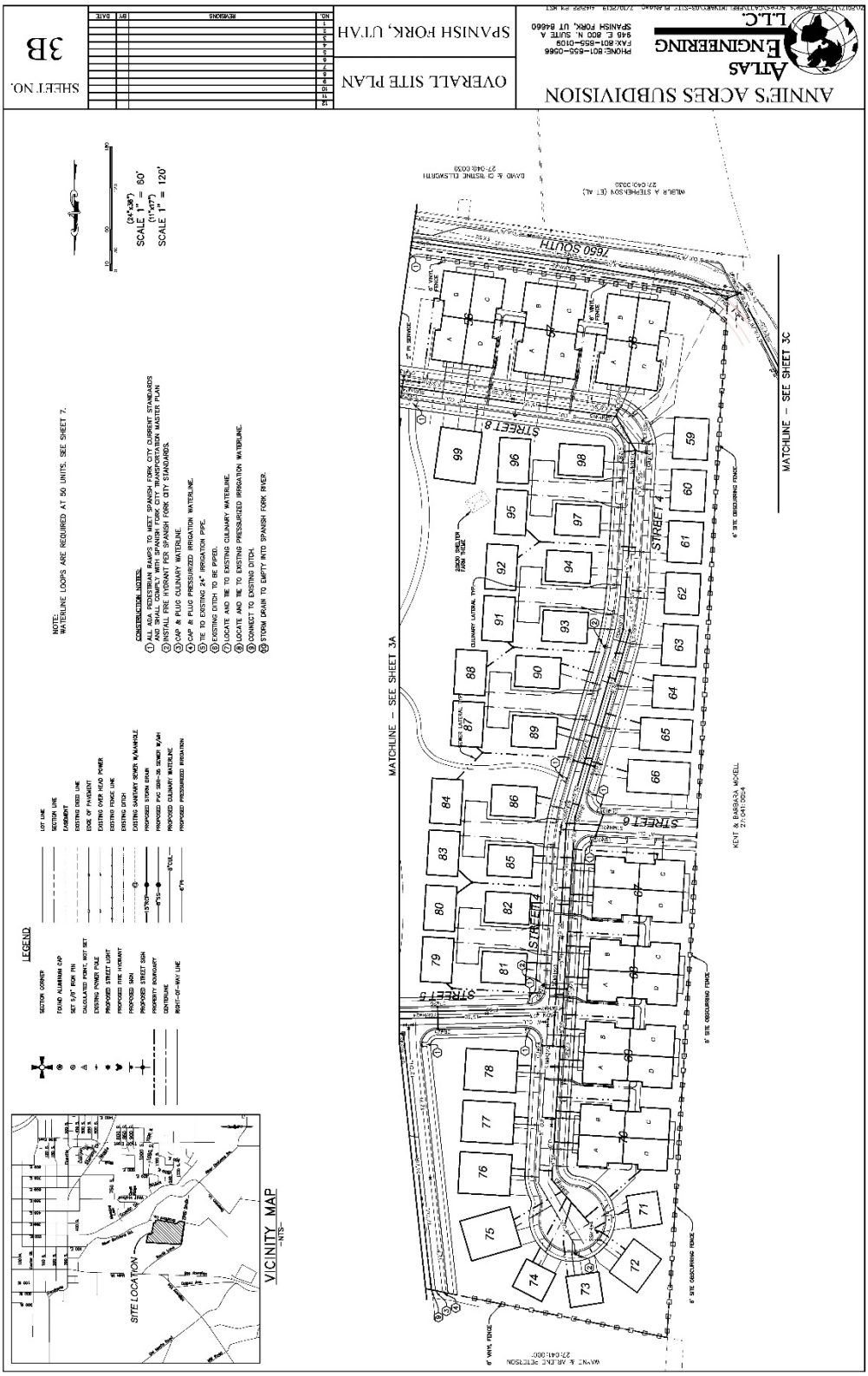
Exhibits

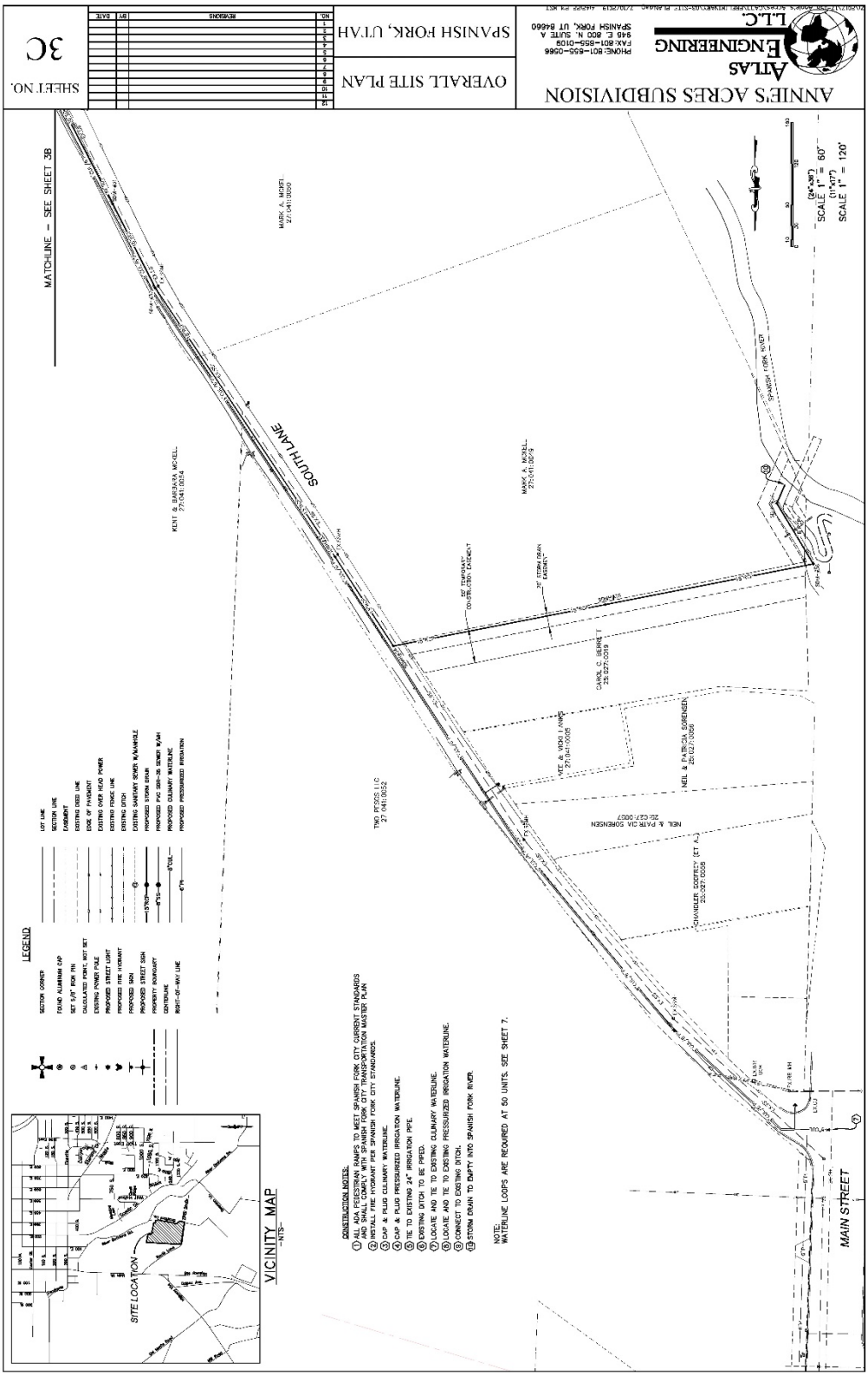
1. Proposed Preliminary Plat.
2. Site Photos.

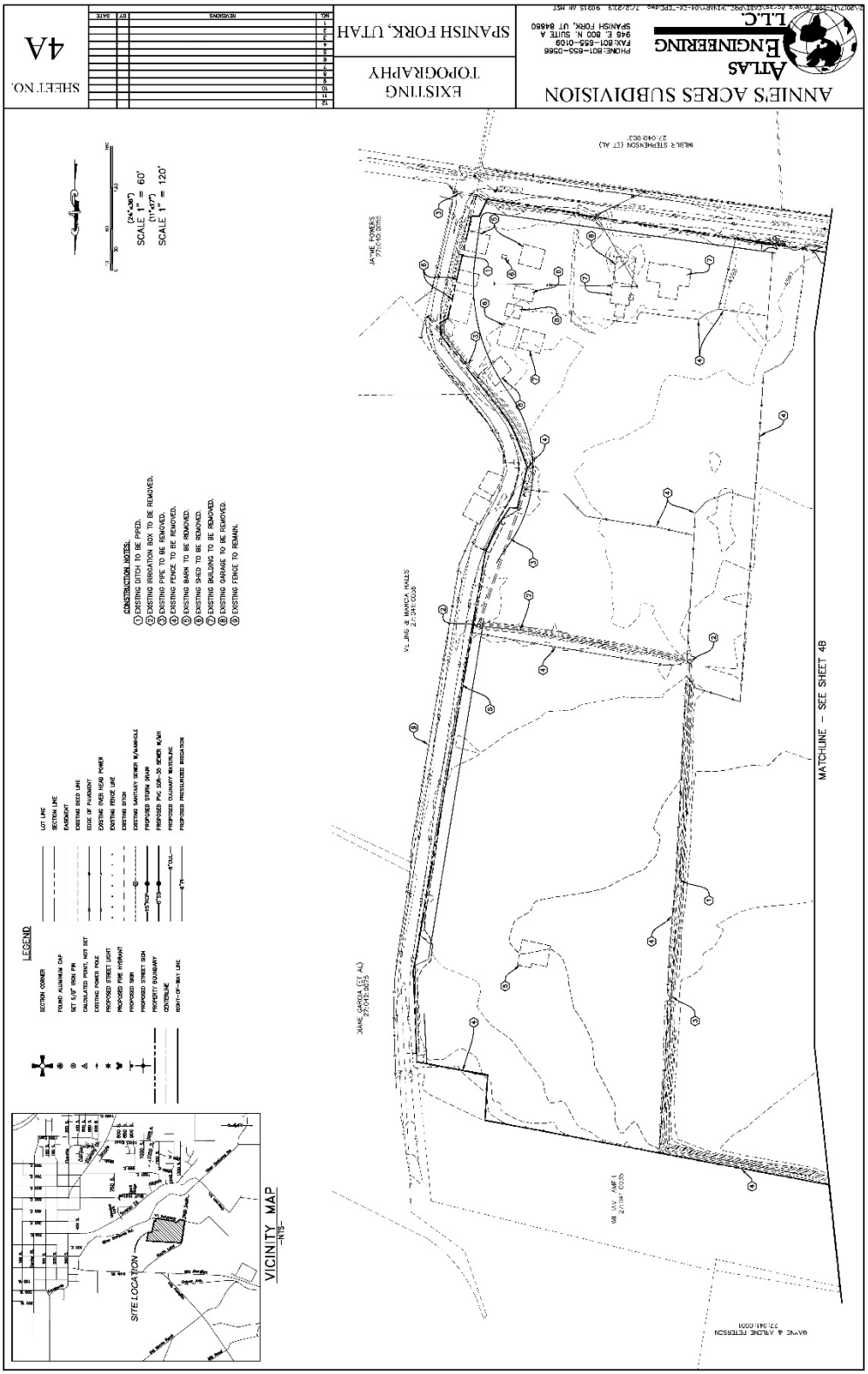

ANNIE'S ACRES SUBDIVISION
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO.
2A
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
REVISIONS
NO. | REMARKS | BY | DATE
SURVEYOR CERTIFICATE
I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO. 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS A CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.
BARRY L. PRETTYMAN
DATE
BOUNDARY DESCRIPTION
OWNER/DEVELOPER
MARK WARD
385-286-5119
mgward08@gmail.com
DATA TABLE
TOTAL AREA=AC=30.72
TOTAL # OF UNITS=130
ACREAGE IN ROADS=6.11 ACRES
TOTAL ACRES OF OPEN SPACE/PONDS=12.07
% OF OPEN SPACE=39.29%
ZONING=R-1-6
NOTES
1. PROPOSED ZONE R-1-6.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 6 PHASES.
5. SITE IS IN SPANISH FORK FLOOD ZONE 'X'.
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING CCED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SCALE 1" = 60'
(24"x36")
(11"x17")
SCALE 1" = 120'
VICINITY MAP
-NTS-
SITE LOCATION
MATCHLINE - SEE SHEET 2B
STREET 1
STREET 3
STREET 5
7650 SOUTH
300 EAST
S89°42'27"W 570.55'
S89°42'27"W 151.17'
N89°27'01"W 134.36'
N02°24'13"E 153.83'
S10°39'30"W 445.58'
S02°15'42"E 131.97'
S79°31'33"E 104.49'
S03°18'03"W 66.02'
S79°22'50"E 307.14'
S68°10'10"E 156.79'
S.89°42'27"W 57.08'
S.89°42'27"W 113.47'
S.89°42'27"W 151.17'
N.89°27'01"W 134.36'
N.89°27'01"W 153.83'
S.10°39'30"W 445.58'
S.02°15'42"E 131.97'
S.79°31'33"E 104.49'
S.03°18'03"W 66.02'
S.79°22'50"E 307.14'
S.68°10'10"E 156.79'
LINE TABLE
LINE | LENGTH | BEARING
L1 | 38.44 | S.22°41'54"W.
L2 | 37.76 | S.34°15'03"W.
L3 | 17.36 | N.89°28'34"W.
L4 | 86.65 | S.89°42'27"E.
L5 | 56.67 | S.89°42'27"E.
L6 | 25.78 | S.27°00'53"E.
L7 | 20.16 | S.01°29'57"E.
L8 | 12.13 | S.89°28'17"W.
L9 | 17.00 | N.89°27'01"W.
L10 | 27.05 | S.24°55'50"W.
DIANE DAROA (CT A.)
27:345:0078
KEUNG & KAHSIA HALLS
27:041:0030
WILLIAM HARPER
27:041:0033
JAYNE POWERS
27:040:0003
MILO'S SUBDIVISION (CT A.)
27:040:0003
SWALE & ARCHIE PEARSON
27:041:0001

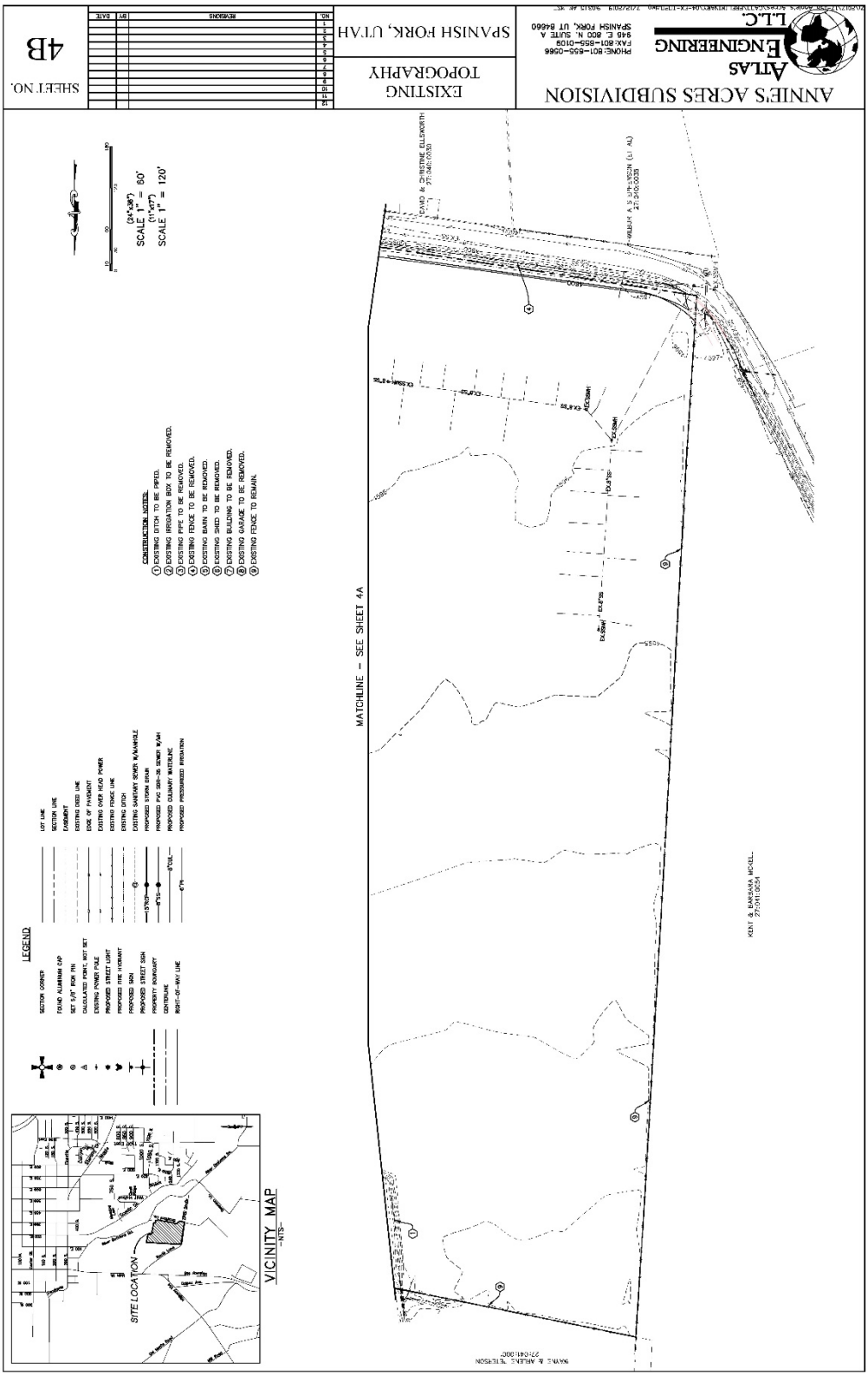

ANNIE'S ACRES SUBDIVISION
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO.
2B
SURVEYOR CERTIFICATE
OWNER/DEVELOPER
DATA TABLE
NOTES
LEGEND
VICINITY MAP
SITE LOCATION
MATCHLINE – SEE SHEET 2A
7650 SOUTH
STREET 2
STREET 4
STREET 5
STREET 6
STREET 8
WEST 1/4 CORNER OF SECTION 30, T8S, R3E, SLB&M
EAST
959.40
POB
S00°12'21"E
108.15
N03°40'35"E 183.94'
S78°29'36"E 356.94'
N03°19'38"E 485.88'
N03°08'31"E 603.35'
N03°36'34"E 236.65'
SCALE 1" = 60'
SCALE 1" = 120'

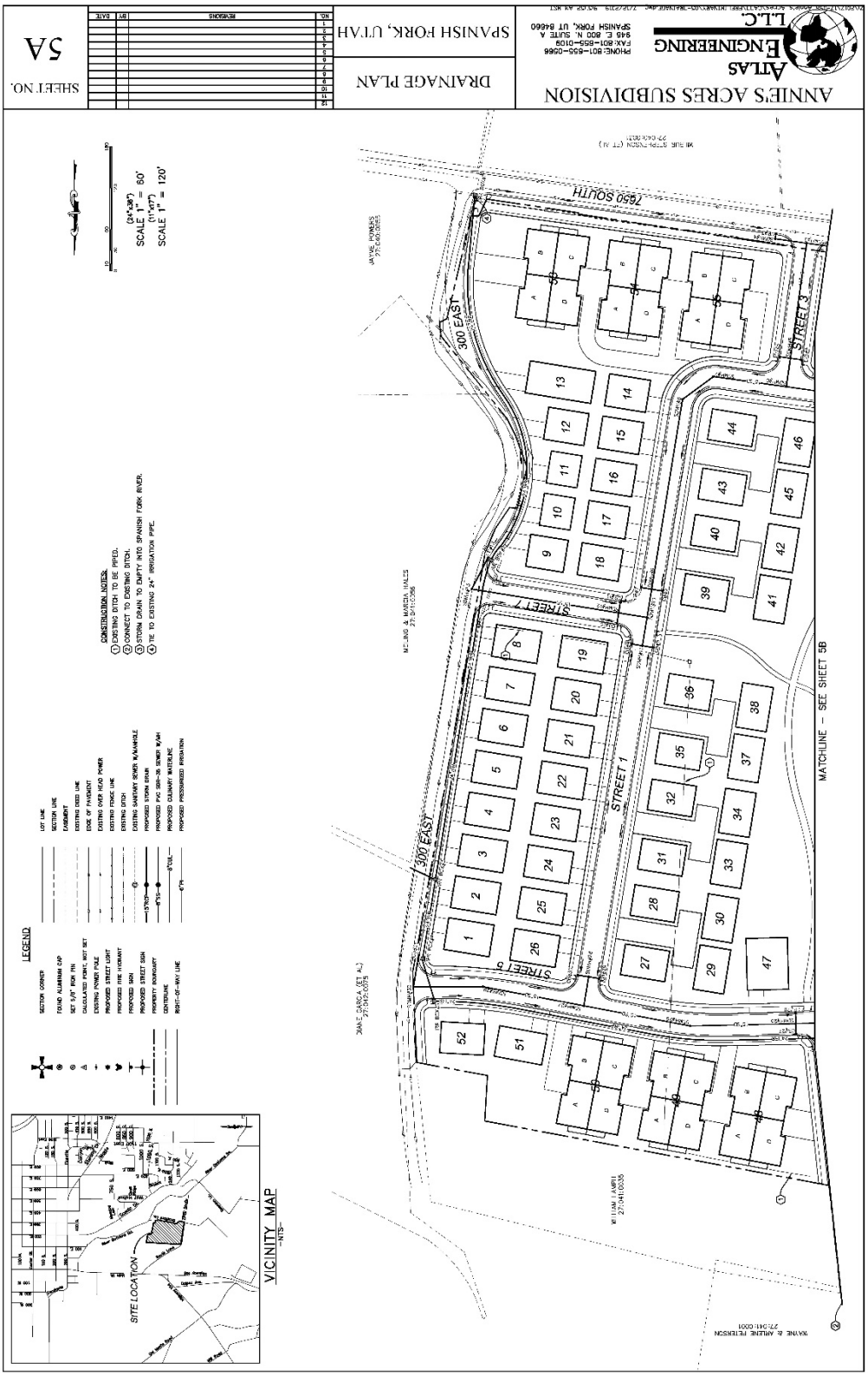

ANNIE'S ACRES SUBDIVISION
OVERALL SITE PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
SHEET NO. 3A
LEGEND
VICINITY MAP
SITE LOCATION
MATCHLINE - SEE SHEET 3B
CONSTRUCTION NOTES:
NOTE:
WATERLINE LOOPS ARE REQUIRED AT 50 UNITS. SEE SHEET 7.
SCALE 1" = 60'
SCALE 1" = 120'
300 EAST
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
6 WHITE VINYL FENCE

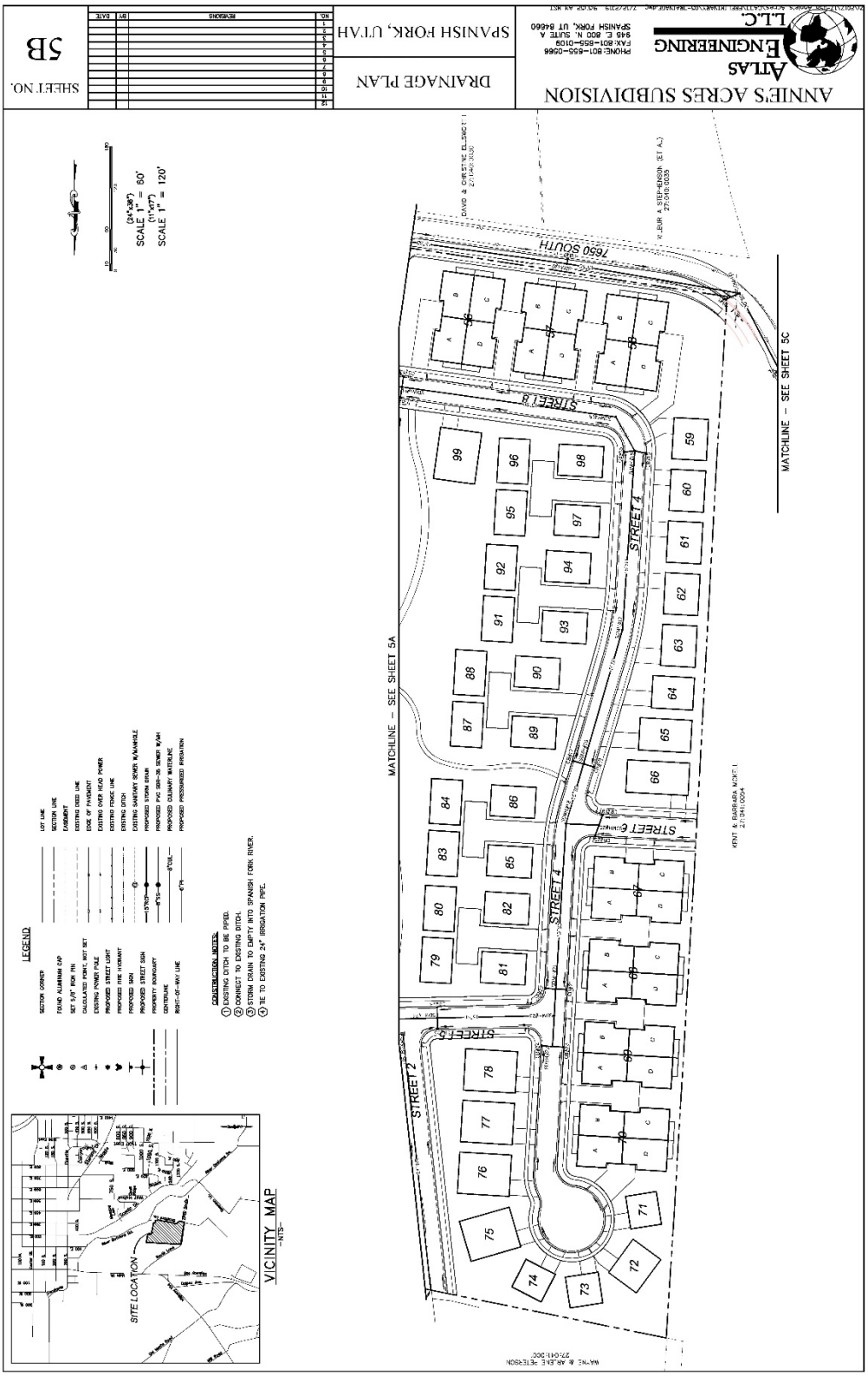

ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO.
3B
NO. REMARKS BY DATE
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING FENCE LINE
EDGE OF PAVEMENT
EXISTING OVERHEAD POWER
EXISTING STORM LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
NOTE:
WATERLINE LOOPS ARE REQUIRED AT 50 UNITS. SEE SHEET 7.
CONSTRUCTION NOTES:
1. ALL ALL STREETS AND RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. CAP & PLUG CULINARY WATERLINE.
4. CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
5. TIE TO EXISTING 24" IRRIGATION PIPE.
6. EXISTING DITCH TO BE PIPED.
7. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
8. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
9. CONNECT TO EXISTING DITCH.
10. STORM DRAIN TO EMPTY INTO SPANISH FORK RIVER.
(24"x36") SCALE 1" = 60'
(11"x17") SCALE 1" = 120'
VICINITY MAP
SITE LOCATION
MATCHLINE – SEE SHEET 3A
MATCHLINE – SEE SHEET 3C
7650 SOUTH
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
6' SITE OBSCURING FENCE
6' WHITE FENCE
KENT & BARBARA MODELL
21:041:0024
DAVID & JO WAYNE CLEMENT
27:040:0030
MILNER A STEPHENSON (ET AL)
27:040:0030
WAYNE A. ANDERSON
27:041:0007

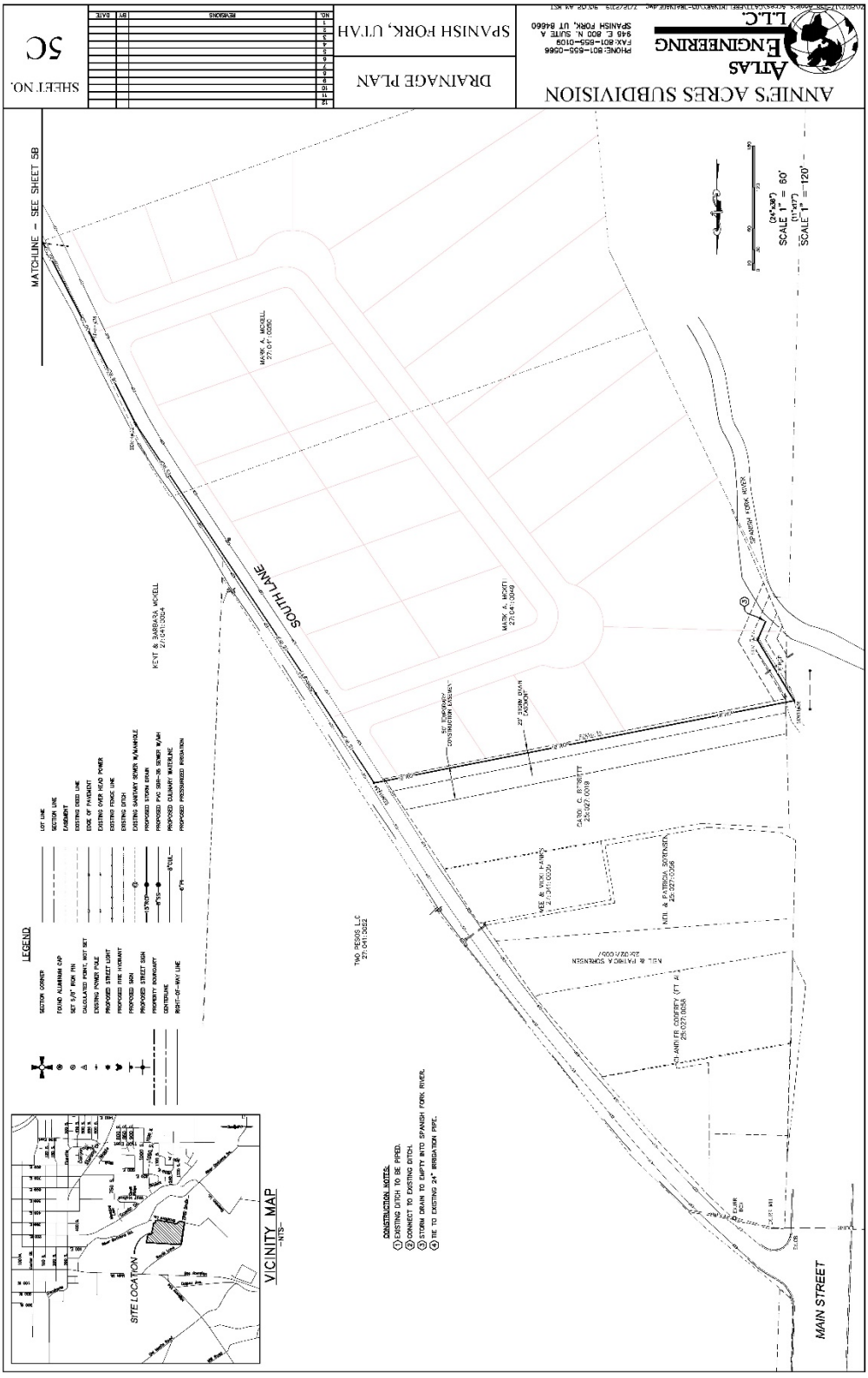

ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3C
REVISIONS
NO. BY DATE
MATCHLINE - SEE SHEET 3B
SOUTH LANE
MAIN STREET
SPANISH FORK RIVER
SCALE 1" = 60'
SCALE 1" = 120'
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING FENCE LINE
EDGE OF PAVEMENT
EXISTING OVERHEAD POWER
EXISTING STOVE LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER M/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
CONSTRUCTION NOTES:
1. ALL PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL BE CONSTRUCTED PER SPANISH FORK CITY TRANSPORTATION MASTER PLAN
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. CAP & PLUG CULINARY WATERLINE.
4. CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
5. TIE TO EXISTING 24" IRRIGATION PIPE.
6. EXISTING DITCH TO BE PIPED.
7. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
8. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
9. CONNECT TO EXISTING DITCH.
10. STORM DRAIN TO EMPTY INTO SPANISH FORK RIVER.
NOTE:
WATERLINE LOOPS ARE REQUIRED AT 50 UNITS. SEE SHEET 7.
VICINITY MAP
SITE LOCATION
MARK A. MORRELL 27:041:0050
KENT & BARBARA MCKELL 27:041:0014
MARK A. MORRELL 27:041:0079
TWO PONDS LLC 27:041:0052
DANIEL S. JENSEN 25:027:0018
KEE & HOA LAMB 27:041:0005
NEIL & PATRICIA SORENSEN 25:027:0056
NEIL & PATRICIA SORENSEN 25:027:0007
CHANDLER DISTRICT (ET AL) 25:027:0058
30' TEMPORARY CONSTRUCTION EASEMENT
30' STORM DRAIN EASEMENT


ANNIE'S ACRES SUBDIVISION
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 4A
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
SCALE 1" = 60'
(24"x36")
SCALE 1" = 120'
(11"x17")
CONSTRUCTION NOTES:
1 EXISTING DITCH TO BE PIPED.
2 EXISTING IRRIGATION BOX TO BE REMOVED.
3 EXISTING PIPE TO BE REMOVED.
4 EXISTING FENCE TO BE REMOVED.
5 EXISTING BARN TO BE REMOVED.
6 EXISTING SHED TO BE REMOVED.
7 EXISTING BUILDING TO BE REMOVED.
8 EXISTING GARAGE TO BE REMOVED.
9 EXISTING FENCE TO REMAIN.
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING TREE LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PRESSURE SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
VICINITY MAP
-NTS-
SITE LOCATION
MATCHLINE - SEE SHEET 4B
JAIME GARCIA (ET AL)
27:040:0075
V.S. JAY & MARCIA HALLS
27:041:0026
JAIME POWERS
27:040:0111
WILBUR STEPHENSON (ET AL)
27:040:0023
WAYNE & ARLENE PETERSON
27:041:0001
400 W
1 JAY / MP


ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 4B
NO. REVISIONS BY DATE
LEGEND
LOT LINE
SECTION LINE
EASEMENT
EXISTING SHED LINE
EDGE OF PAVEMENT
EXISTING OVERHEAD POWER
EXISTING STORM LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER M/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR W/ CAP
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
CONSTRUCTION NOTES:
1 EXISTING DITCH TO BE PIPED.
2 EXISTING IRRIGATION BOX TO BE REMOVED.
3 EXISTING PIPE TO BE REMOVED.
4 EXISTING FENCE TO BE REMOVED.
5 EXISTING BARN TO BE REMOVED.
6 EXISTING SHED TO BE REMOVED.
7 EXISTING BUILDING TO BE REMOVED.
8 EXISTING GARAGE TO BE REMOVED.
9 EXISTING FENCE TO REMAIN.
(24"x36") SCALE 1" = 60'
(11"x17") SCALE 1" = 120'
MATCHLINE - SEE SHEET 4A
VICINITY MAP
SITE LOCATION
DAVID & CHRISTINE ELLSWORTH
WILLIAM A & LYN HANSEN (LE, AL)
KENT & BARBARA MICHEL
WAYNE & ARLENE PETERSON

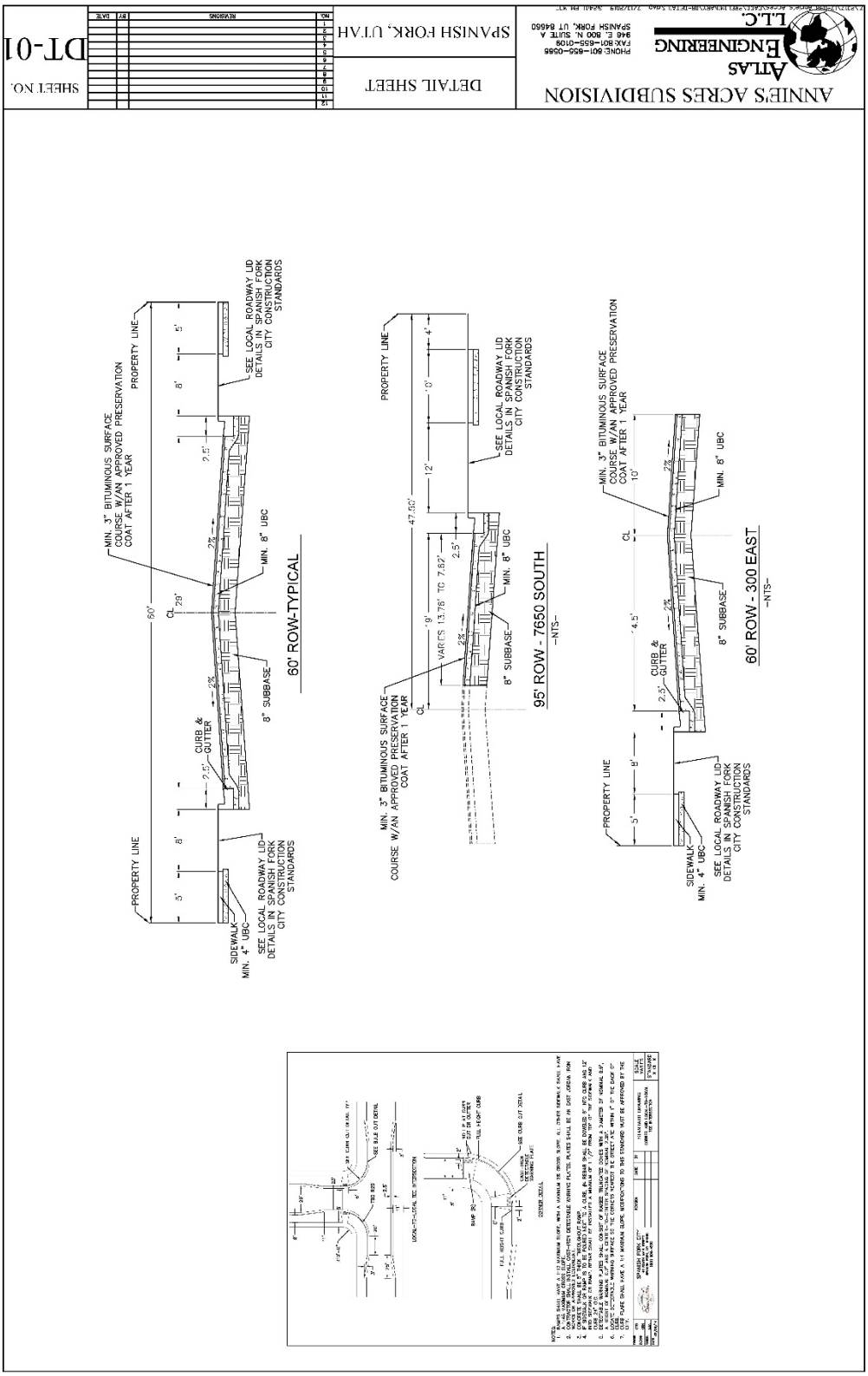

ANNIE'S ACRES SUBDIVISION
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO. 5A
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
REVISIONS
NO. BY DATE
CONSTRUCTION NOTES:
1 EXISTING DITCH TO BE PIPED.
2 CONNECT TO EXISTING DITCH.
3 STORM DRAIN TO EMPTY INTO SPANISH FORK RIVER.
4 TIE TO EXISTING 24" IRRIGATION PIPE.
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING FENCE LINE
EDGE OF PAVEMENT
EDGE OF OVER HEAD POWER
EXISTING STORM LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/HANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER M/AH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
VICINITY MAP
SITE LOCATION
(24"x36") SCALE 1" = 60'
(11"x17") SCALE 1" = 120'
7950 SOUTH
300 EAST
STREET 1
STREET 2
STREET 3
MATCHLINE - SEE SHEET 5B
JAYNE HOMES
MICAH & MARSHA HALES
JAMES SANDS
WILLIAM LAMBERT
WAYNE & ARLENE PETERSON


ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO. 5B
NO. REVISIONS BY DATE
LEGEND
SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" REBAR PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING FENCE LINE
EDGE OF PAVEMENT
EDGE OF OVER HEAD POWER
EXISTING STORM LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER M/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
CONSTRUCTION NOTES:
1. EXISTING DITCH TO BE PIPED.
2. CONNECT TO EXISTING DITCH.
3. STORM DRAIN TO EMPTY INTO SPANISH FORK RIVER.
4. TIE TO EXISTING 24" IRRIGATION PIPE.
VICINITY MAP
SITE LOCATION
SCALE 1" = 60' (24"x36")
SCALE 1" = 120' (11"x17")
7650 SOUTH
STREET A
STREET 4
STREET 5
STREET 6
STREET 2
MATCHLINE – SEE SHEET 5A
MATCHLINE – SEE SHEET 5C
DAVID & CHRISTINE ELSWORTH
27:041:0130
C. BLAIR & STEPHANIE (ET AL.)
27:041:0039
KENT & BARBARA MORE
27:041:0064
MARK & ARLENE PETERSON
27:041:0067


ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0566
FAX: 801-855-0109
548 E 850 N, SUITE A
SPANISH FORK, UT 84660
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO. 5C
MATCHLINE - SEE SHEET 5B
SOUTH LANE
MAIN STREET
SCALE 1" = 60'
SCALE 1" = 120'
LEGEND
VICINITY MAP
SITE LOCATION
CONSTRUCTION NOTES:
1. EXISTING DITCH TO BE PIPED.
2. CONNECT TO EXISTING DITCH.
3. STORM DRAIN TO EMPTY INTO SPANISH FORK RIVER.
4. TIE TO EXISTING 24" IRRIGATION PIPE.

ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING PLLC
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE 801-655-0666
FAX 801-655-0108
PHASING PLAN
SPANISH FORK, UTAH
SHEET NO. 6
NOTE:
A SECONDARY ACCESS IS REQUIRED AT 50 UNITS.
SCALE 1" = 100'
SCALE 1" = 200'
300 EAST
700 SOUTH
SOUTH LANE
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6

ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OFFSITE PI & CULINARY CONNECTION
SPANISH FORK, UTAH
SHEET NO. 7
NO. REMARKS BY DATE
SCALE 1" = 200'
(24"x36")
SCALE 1" = 400'
(11"x17")
300 EAST
300 EAST TO STUB AS SECOND ACCESS AFTER 50 UNITS ARE COMPLETED
FUTURE CULINARY & PRESSURIZED IRRIGATION WATER LINE TO MAIN STREET AFTER 50 UNITS ARE COMPLETED. ALIGNMENT IS NOT FINALIZED.
FUTURE RIGHT-OF-WAY
7650 SOUTH
CULINARY AND PI WATERLINES TO TIE INTO EXISTING
CULINARY AND PI WATERLINES TO TIE INTO EXISTING
MAIN STREET


ANNIE'S ACRES SUBDIVISION
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0586
946 E 800 N SUITE A
SPANISH FORK, UT 84660
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01
REMARKS
DATE
BY
NO.
60' ROW-TYPICAL
95' ROW - 7650 SOUTH
60' ROW - 300 EAST
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" UBC
8" SUBBASE
CURB & GUTTER
SIDEWALK
MIN. 4" UBC
VARIES 13.76' TO 7.82'









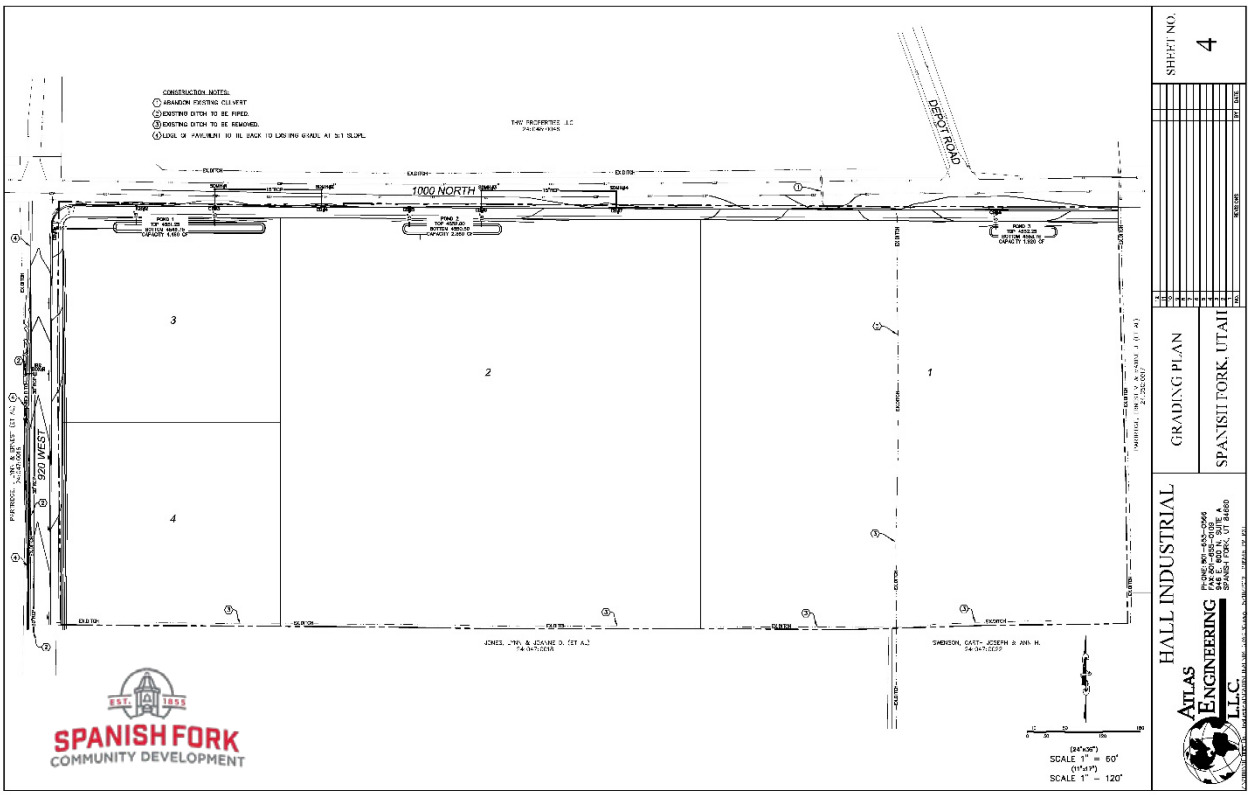












Hall Industrial Amended Preliminary Plat Approval Request

August 7, 2019 Planning Commission Meeting.

Located at 650 West 1000 North, including 26.16 acres.

The subject property is zoned I-1.

The applicant has requested Amended Preliminary Plat approval.

Key Issues

1. 1000 North trail.
2. Availability of utilities.
3. Access.

Recommendation

The Development Review Committee, that met on July 31, 2019, recommends that the proposed Amended Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposed Preliminary Plat meets the City's requirements for subdivisions in the I-1 zone.
2. That the proposal meets the City's Construction Standards.

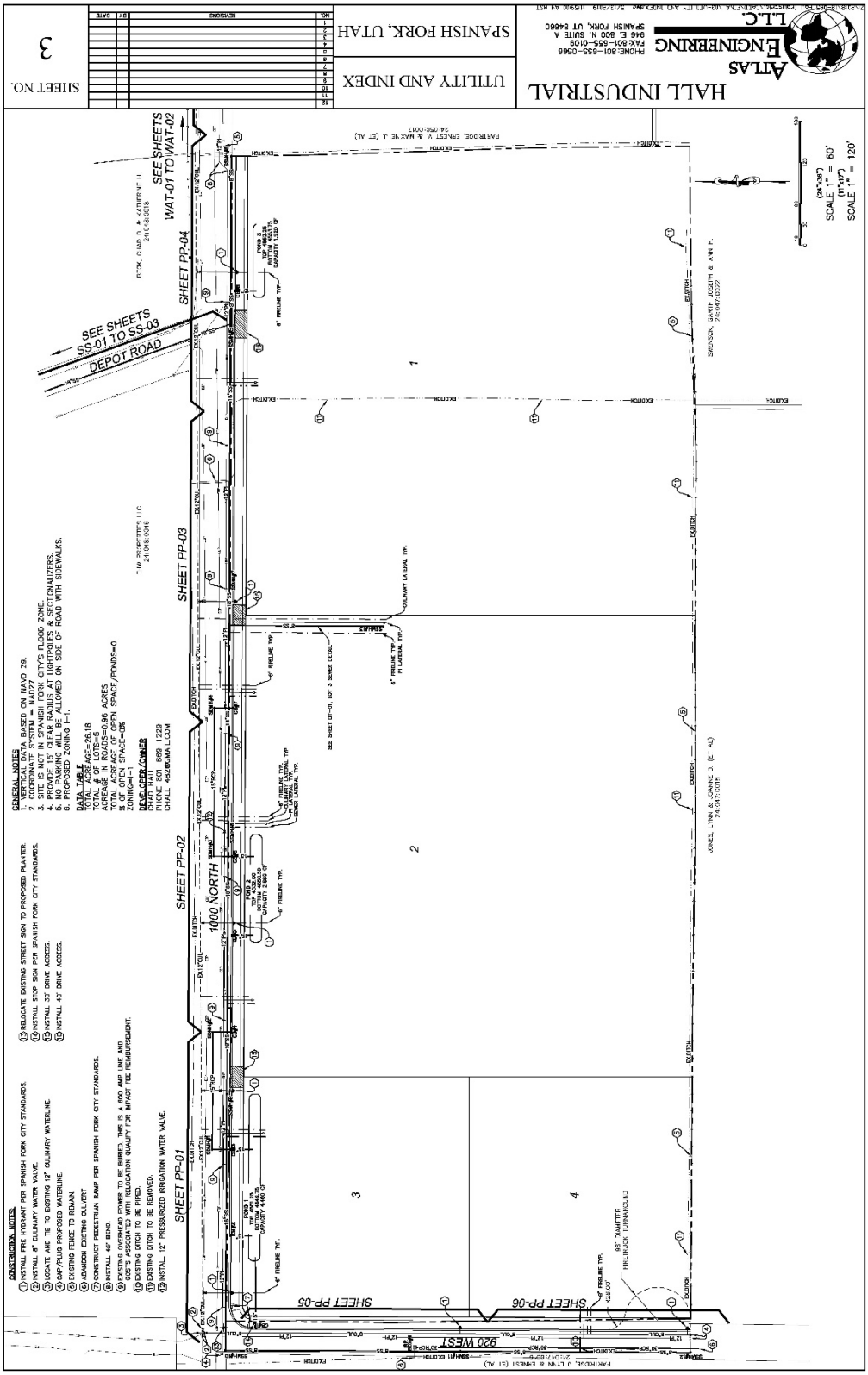
Conditions

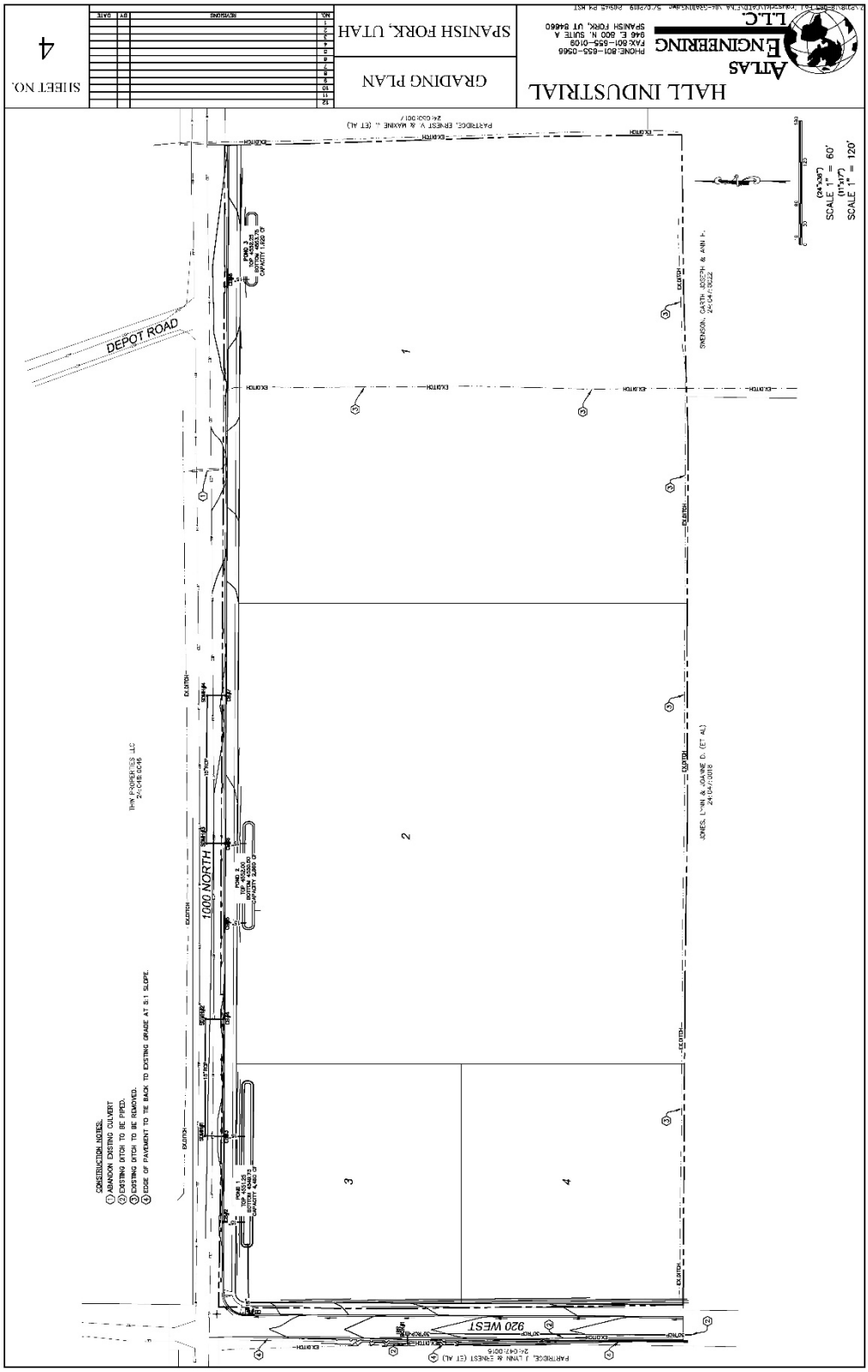
1. That the applicant submit revised plans showing the 1000 North trail.
2. That the applicant meet the conditions imposed with the original approval.

Exhibits

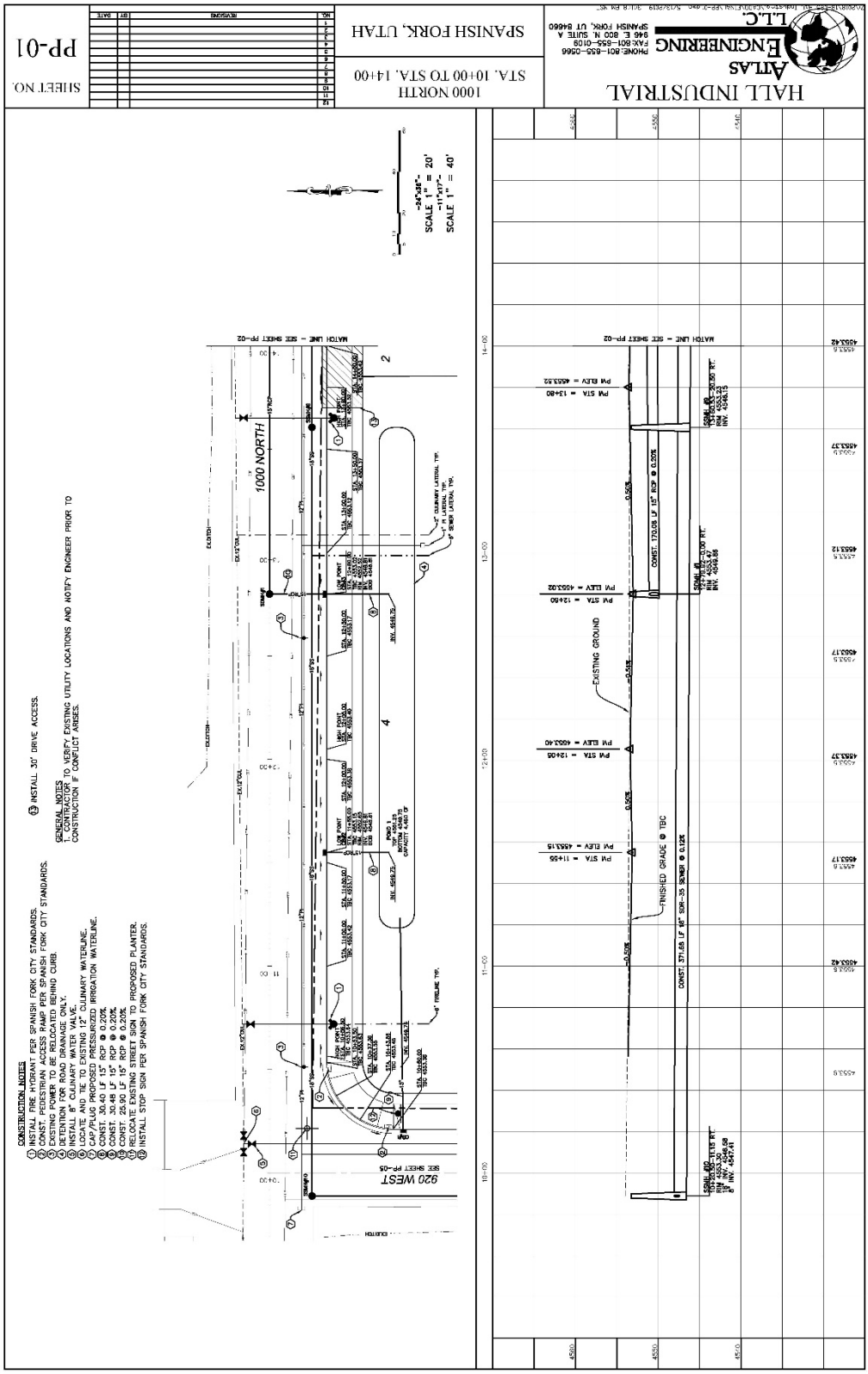
1. Proposed Preliminary Plat.
2. Site Photos.

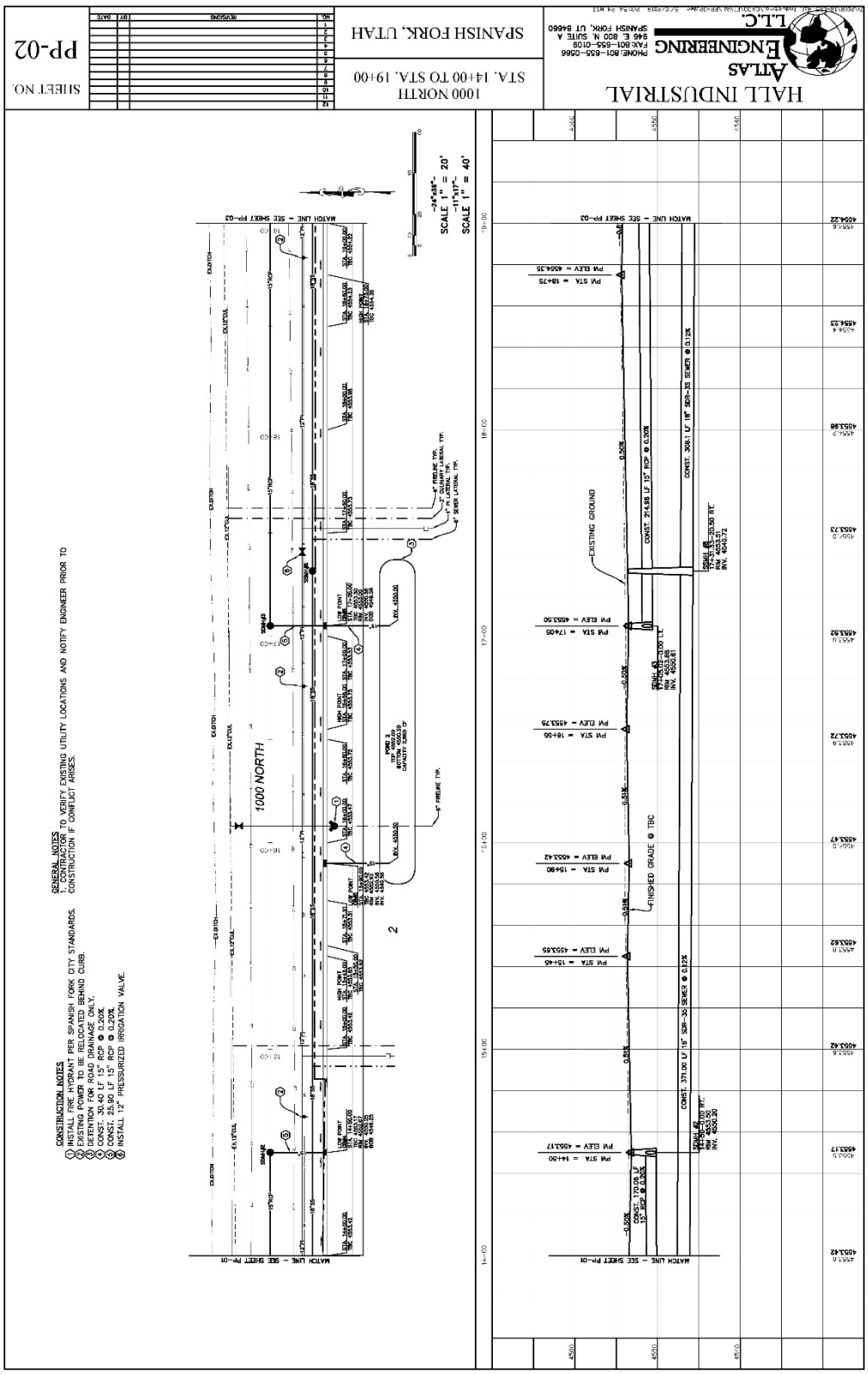
Exhibit 1

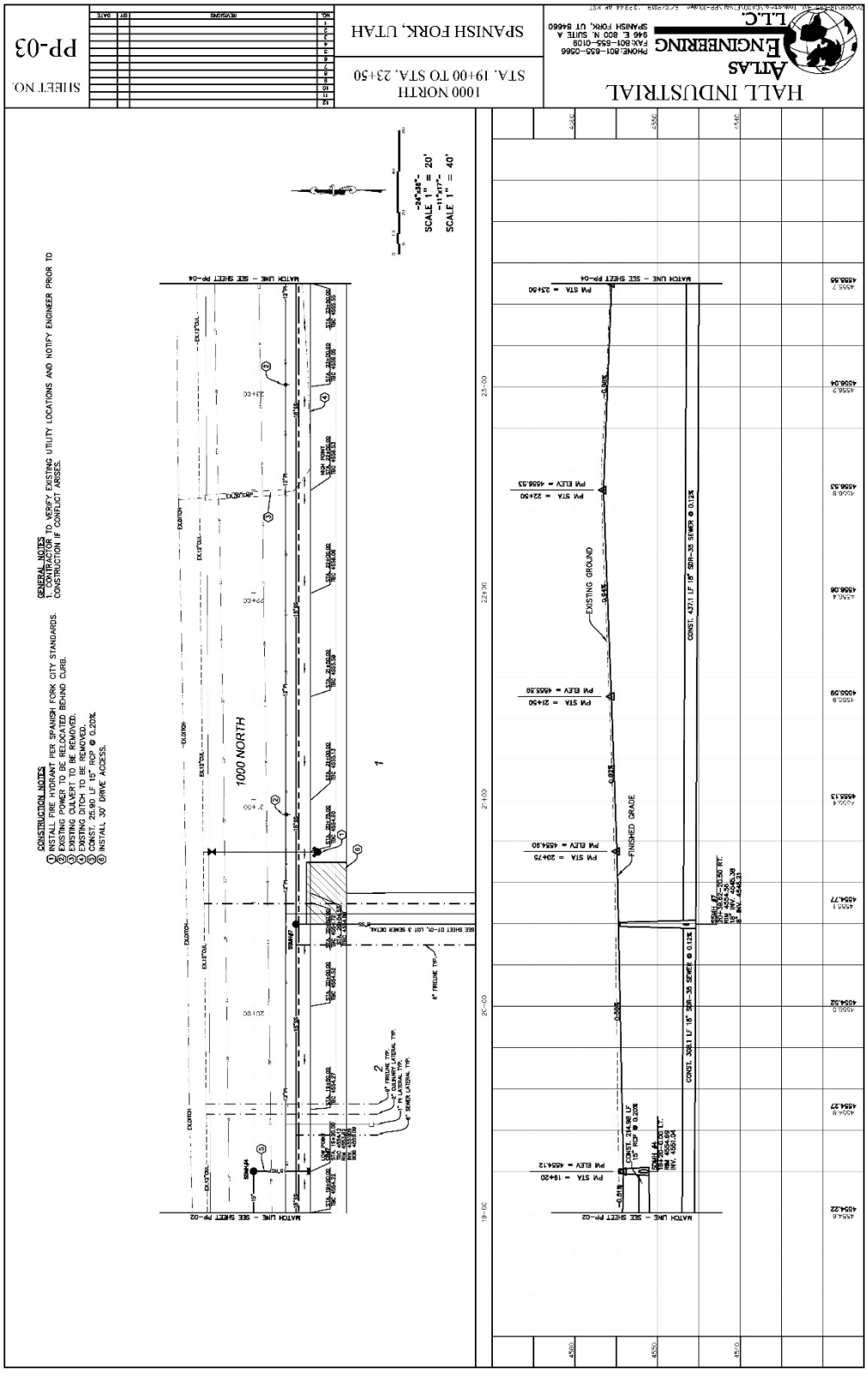

HALL INDUSTRIAL
UTILITY AND INDEX
SPANISH FORK, UTAH
ATLAS ENGINEERING LLC
SHEET NO. 3
GENERAL NOTES
CONSTRUCTION NOTES
DATA TABLE
DEVELOPER/OWNER
SEE SHEETS SS-01 TO SS-03
DEPOT ROAD
SEE SHEETS WAT-01 TO WAT-02
SHEET PP-01
SHEET PP-02
SHEET PP-03
SHEET PP-04
SHEET PP-05
SHEET PP-06
1000 NORTH
920 WEST
SCALE 1" = 60'
SCALE 1" = 120'

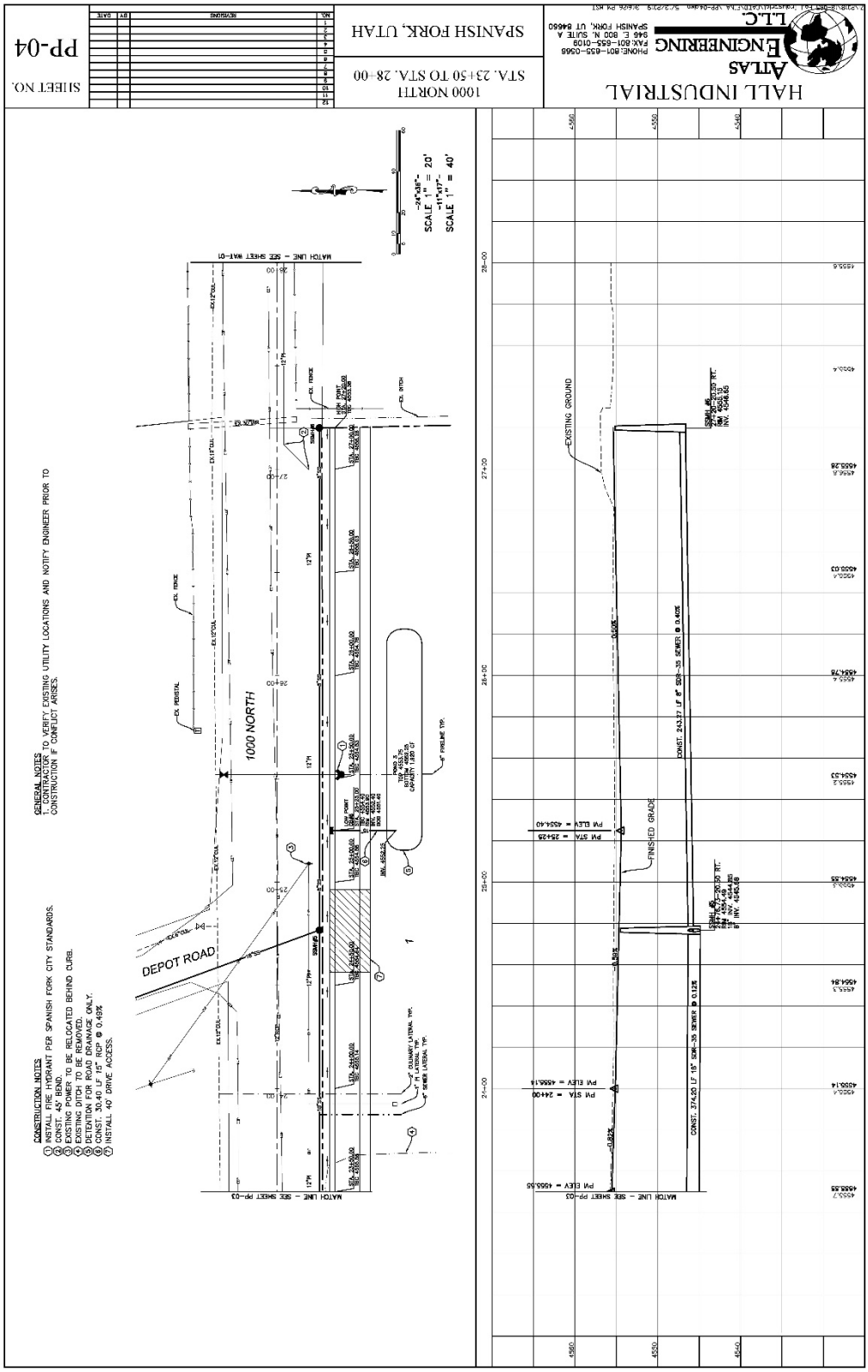

HALL INDUSTRIAL
GRADING PLAN
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
SHEET NO. 4
SCALE 1" = 60'
(24"x36")
SCALE 1" = 120'
(11"x17")
DEPOT ROAD
1000 NORTH
920 WEST
EXISTING
1
2
3
4
CONSTRUCTION NOTES:
1) ABANDON EXISTING CULVERT
2) EXISTING DITCH TO BE PIPED.
3) EXISTING DITCH TO BE REMOVED.
4) EDGE OF PAVEMENT TO TIE BACK TO EXISTING GRADE AT 5:1 SLOPE.

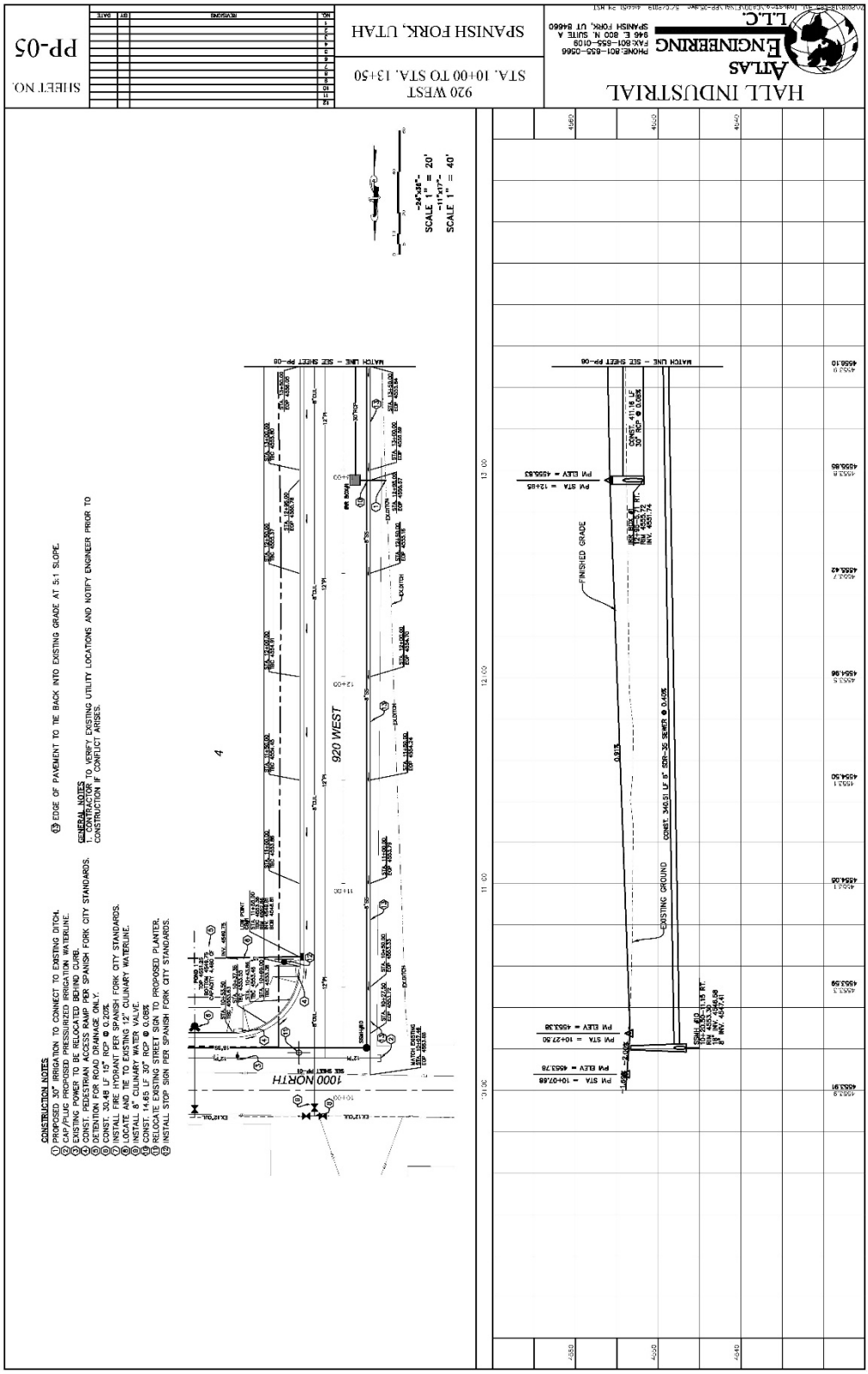
HALL INDUSTRIAL
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 5
DEPOT ROAD
1000 NORTH
920 WEST
SCALE 1" = 60'
SCALE 1" = 120'


HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
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FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
1000 NORTH
STA. 10+00 TO STA. 14+00
SPANISH FORK, UTAH
SHEET NO.
PP-01
CONSTRUCTION NOTES
GENERAL NOTES
1000 NORTH
920 WEST
EXISTING GROUND
FINISHED GRADE @ TBC
SCALE 1" = 20'
SCALE 1" = 40'

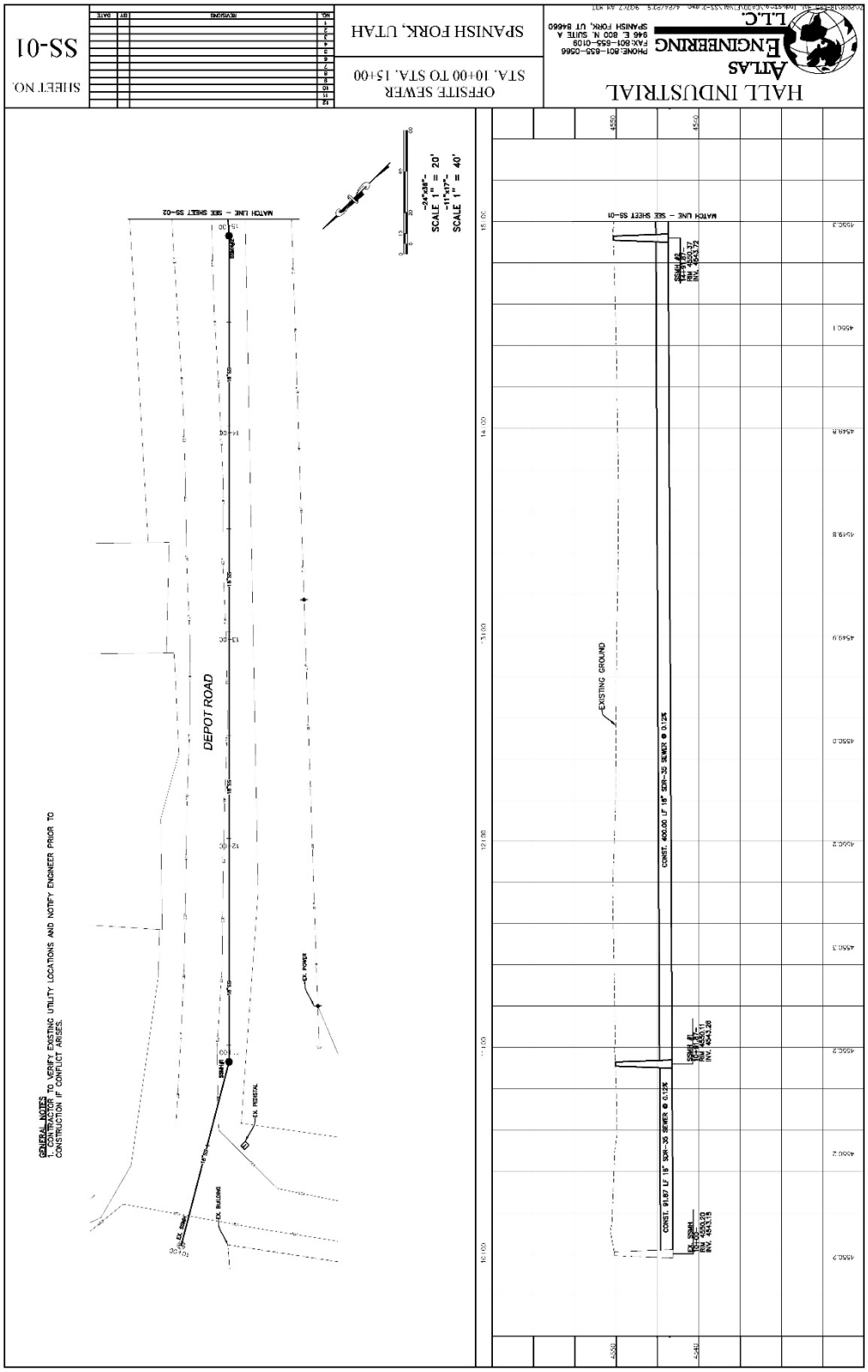

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ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0866
FAX: 801-855-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
1000 NORTH
STA. 14+00 TO STA. 19+00
SPANISH FORK, UTAH
SHEET NO.
PP-02
NO. REVISIONS BY DATE
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.
CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 EXISTING POWER TO BE RELOCATED BEHIND CURB.
3 DETENTION FOR ROAD DRAINAGE ONLY.
4 CONST. 30.40 LF 15" RCP @ 0.20%
5 CONST. 25.90 LF 15" RCP @ 0.20%
6 INSTALL 12" PRESSURIZED IRRIGATION VALVE.
1000 NORTH
SCALE 1" = 20'
SCALE 1" = 40'
MATCH LINE - SEE SHEET PP-01
MATCH LINE - SEE SHEET PP-02
MATCH LINE - SEE SHEET PP-03
EXISTING GROUND
FINISHED GRADE @ TBC
CONST. 214.68 LF 15" RCP @ 0.20%
CONST. 308.1 LF 18" SDR-35 SEWER @ 0.12%
CONST. 371.00 LF 15" SDR-35 SEWER @ 0.12%
CONST. 170.08 LF 15" RCP @ 0.20%
SEWER LATERAL TYP.
WATER LATERAL TYP.
IRRIGATION LATERAL TYP.
FIRELINE TYP.

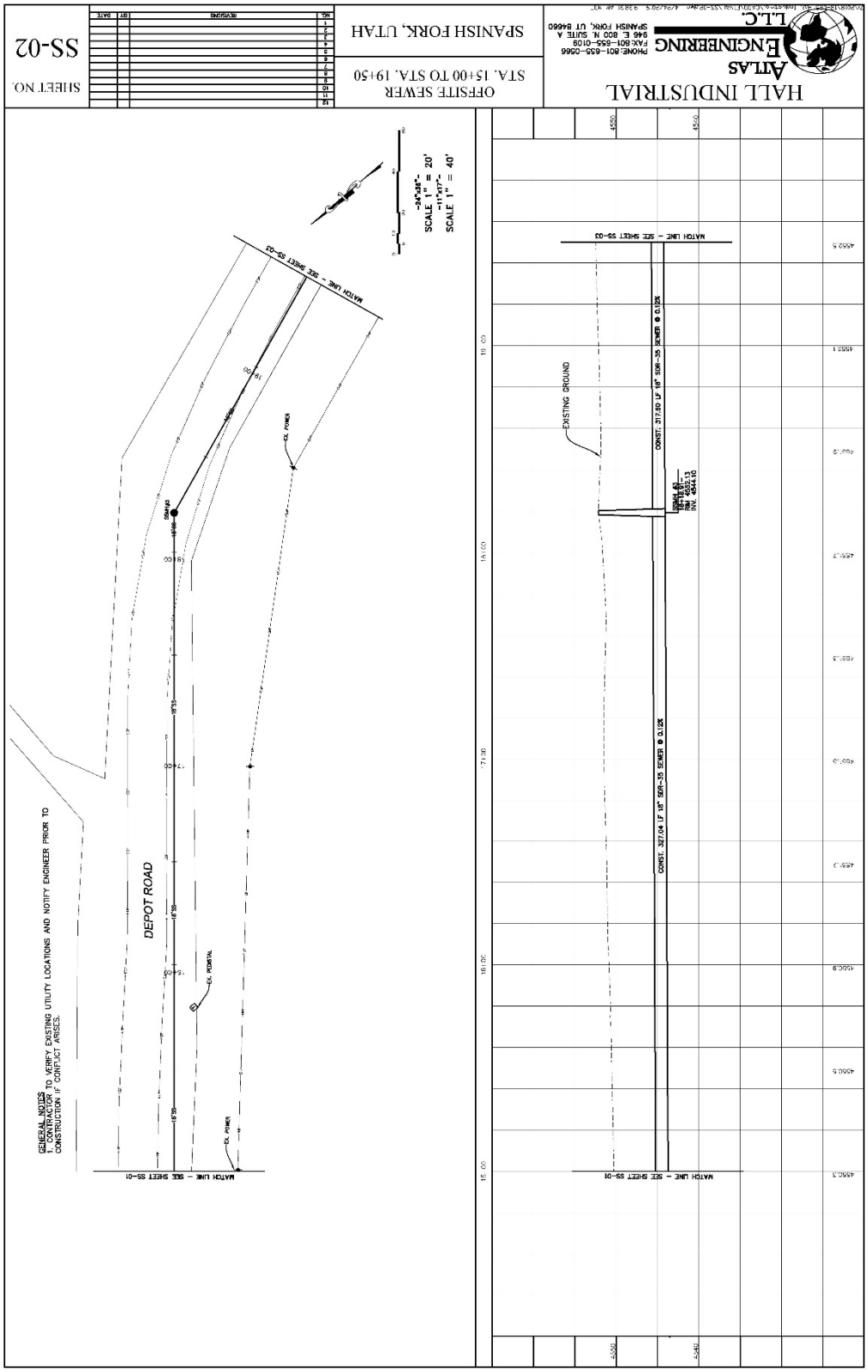

HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0866
FAX: 801-655-0108
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
1000 NORTH
STA. 19+00 TO STA. 23+50
SPANISH FORK, UTAH
SHEET NO.
PP-03
REVISIONS
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.
CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 EXISTING POWER TO BE RELOCATED BEHIND CURB.
3 EXISTING CULVERT TO BE REMOVED.
4 EXISTING DITCH TO BE REMOVED.
5 CONST. 25.60 LF 15" RCP @ 0.20%.
6 INSTALL 30' DRIVE ACCESS.
1000 NORTH
EXISTING GROUND
FINISHED GRADE
MATCH LINE – SEE SHEET PP-02
MATCH LINE – SEE SHEET PP-04
SCALE 1" = 20'
SCALE 1" = 40'

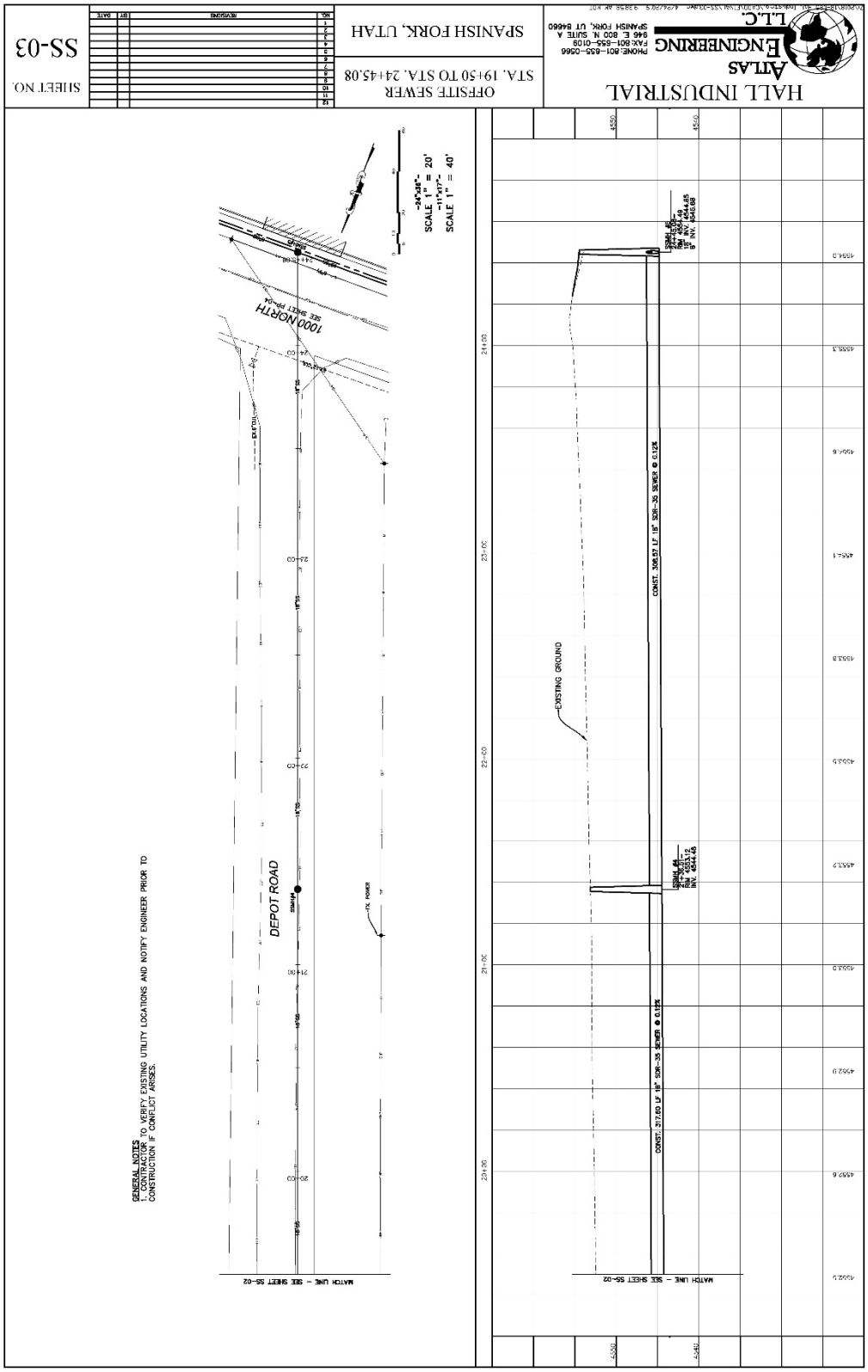

HALL INDUSTRIAL
ATLAS ENGINEERING LLC
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
1000 NORTH
STA. 23+50 TO STA. 28+00
SPANISH FORK, UTAH
SHEET NO.
PP-04
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.
CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 CONST. 45° BEND.
3 EXISTING POWER TO BE RELOCATED BEHIND CURB.
4 EXISTING DITCH TO BE REMOVED.
5 CONST. 15" RCP @ 0.40% CONNECTION TO ROAD DRAINAGE ONLY.
6 CONST. 30.40 LF 15" RCP @ 0.40%
7 INSTALL 40' DRIVE ACCESS.
1000 NORTH
DEPOT ROAD
EXISTING GROUND
FINISHED GRADE
CONST. 243.37 LF 8" SDR-35 SEWER @ 0.40%
CONST. 374.20 LF 15" SDR-35 SEWER @ 0.12%
MATCH LINE - SEE SHEET PP-03
MATCH LINE - SEE SHEET MAT-01
SCALE 1" = 20'
SCALE 1" = 40'

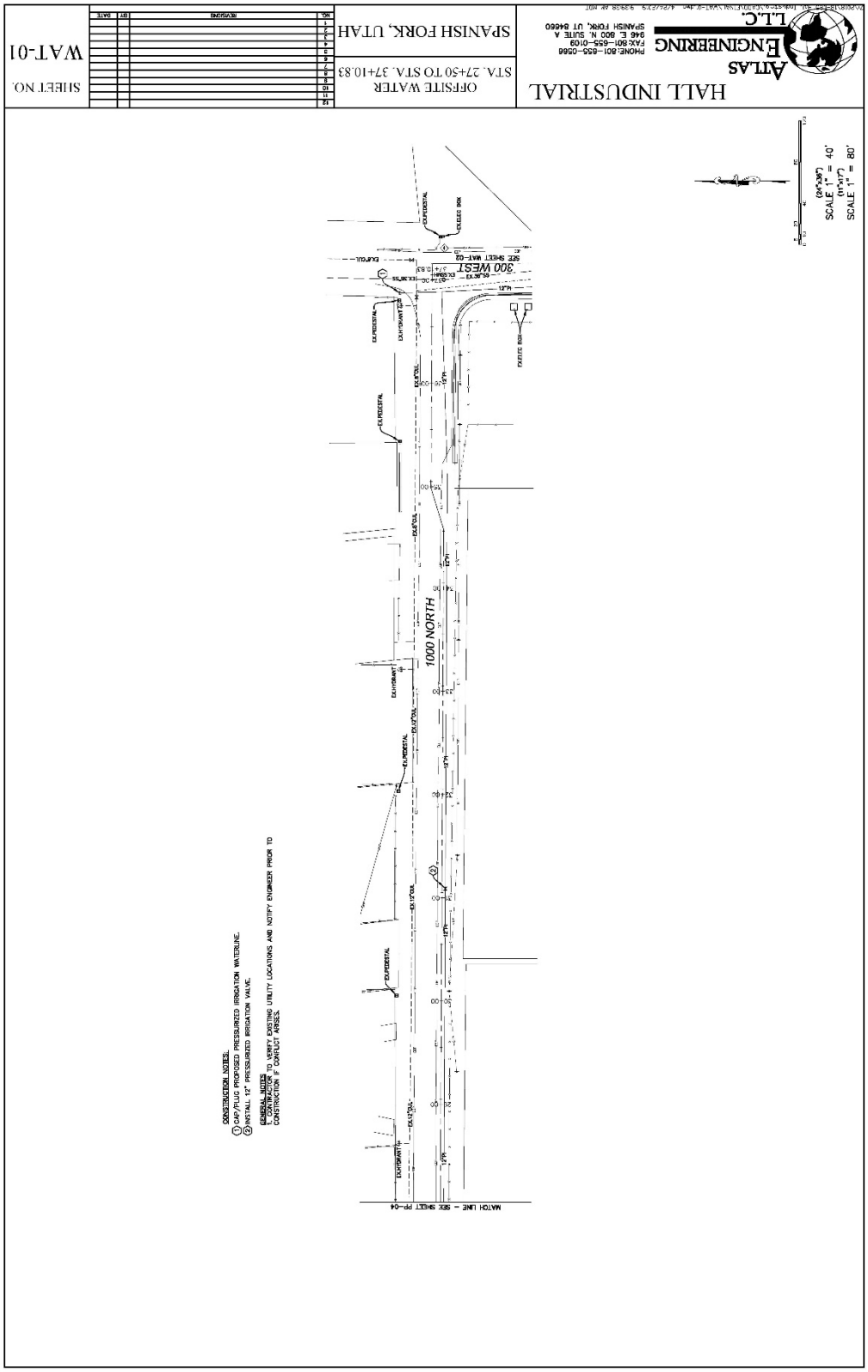

HALL INDUSTRIAL
ATLAS ENGINEERING LLC
920 WEST
STA. 10+00 TO STA. 13+50
SPANISH FORK, UTAH
PP-05
SCALE 1" = 20'
SCALE 1" = 40'
920 WEST
1000 NORTH
FINISHED GRADE
EXISTING GROUND
MATCH LINE - SEE SHEET PP-06
CONSTRUCTION NOTES
GENERAL NOTES

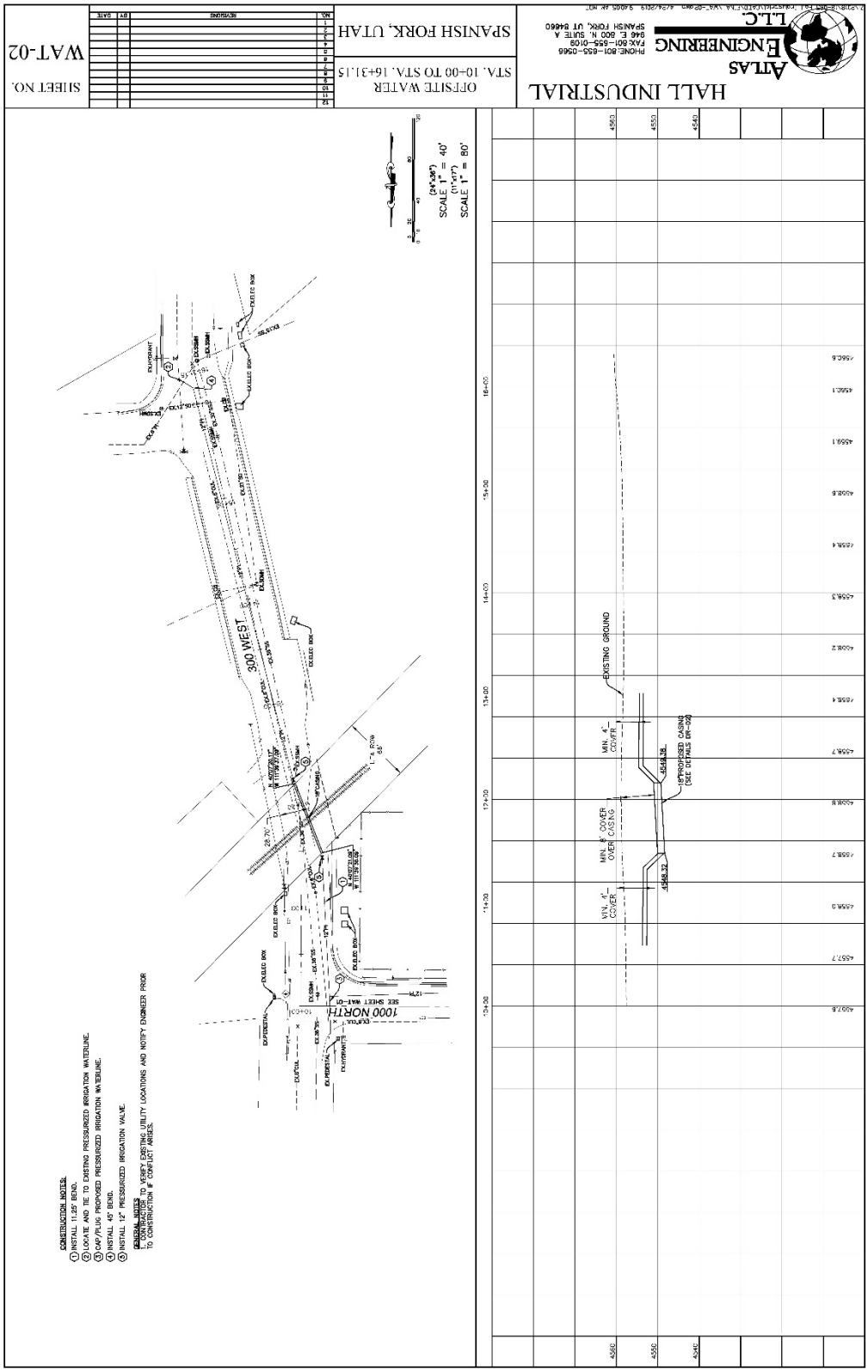
HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
PHONE: 801-855-0866
FAX: 801-855-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
920 WEST
STA. 13+50 TO STA. 17+50
SPANISH FORK, UTAH
SHEET NO.
PP-06
NO. REVISIONS BY DATE
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.
CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 CAP/PLUG PROPOSED 8" CULINARY WATERLINE.
3 EXISTING DITCH TO BE PIPED.
4 PROPOSED 30" RCP CULVERT TO CONNECT TO EXISTING DITCH.
5 EXISTING DITCH TO BE REMOVED.
6 CAP/PLUG PROPOSED 12" PRESSURIZED IRRIGATION WATERLINE.
7 EDGE OF PAVEMENT TO TIE BACK INTO EXISTING GRADE AT 5:1 SLOPE.
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
EXISTING GROUND
MATCH LINE - SEE SHEET PP-05
MATCH LINE - SEE SHEET PP-05

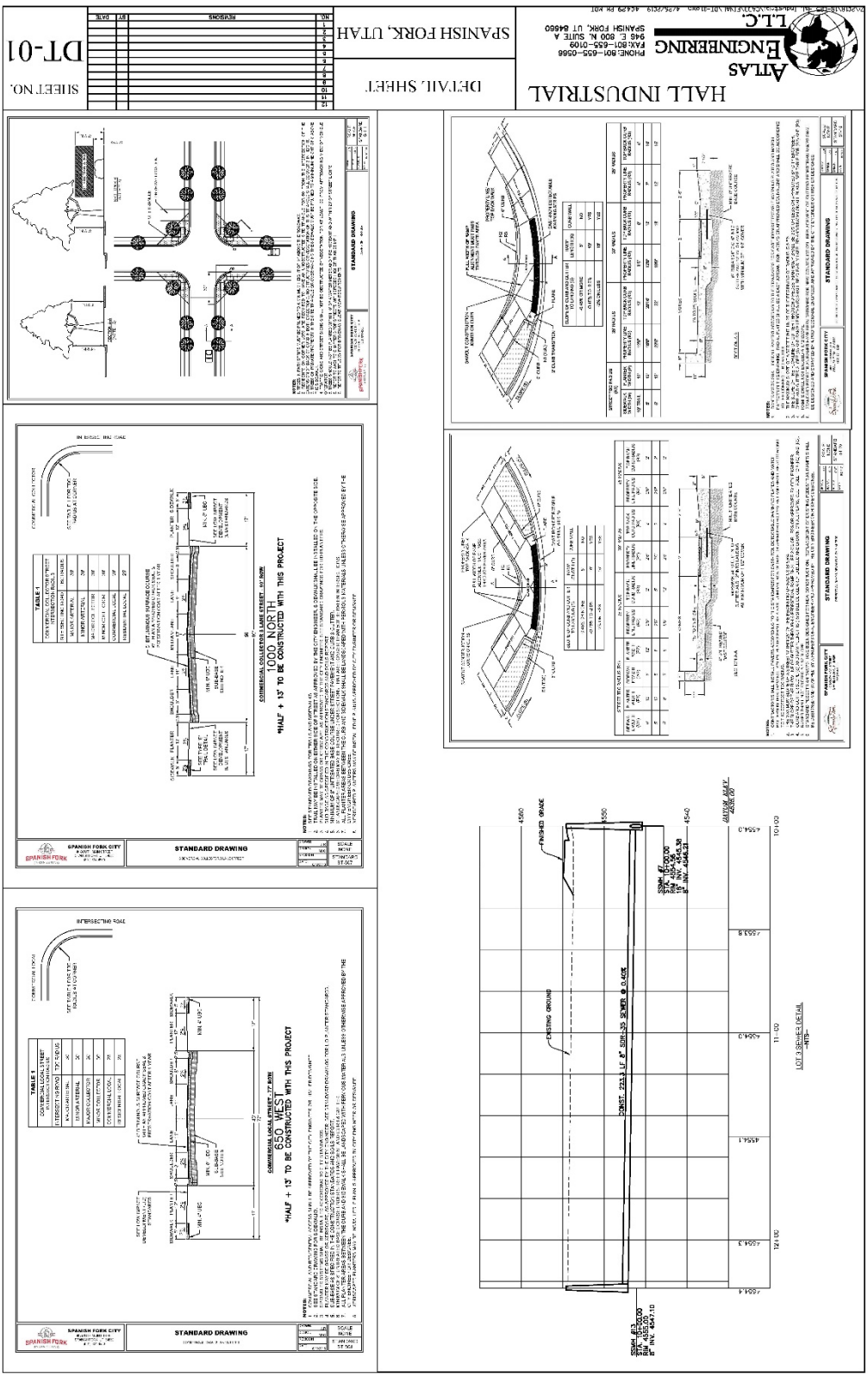

HALL INDUSTRIAL
OFFSITE SEWER
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
SS-01
SHEET NO.
ATLAS ENGINEERING LLC
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N., SUITE A
SPANISH FORK, UT 84660
MATCH LINE - SEE SHEET SS-02
MATCH LINE - SEE SHEET SS-01
SCALE 1" = 20'
SCALE 1" = 40'
DEPOT ROAD
EXISTING GROUND
CONST. 400.00 LF 18" SDR-35 SEWER @ 0.12%
CONST. 91.67 LF 18" SDR-35 SEWER @ 0.12%
SSMH #1
RIM: 4561.37
INV. 4543.72
SSMH #2
RIM: 4561.11
INV. 4543.26
SSMH #3
RIM: 4560.20
INV. 4543.18
EX. POWER
EX. RENTAL
EX. BUILDING
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.

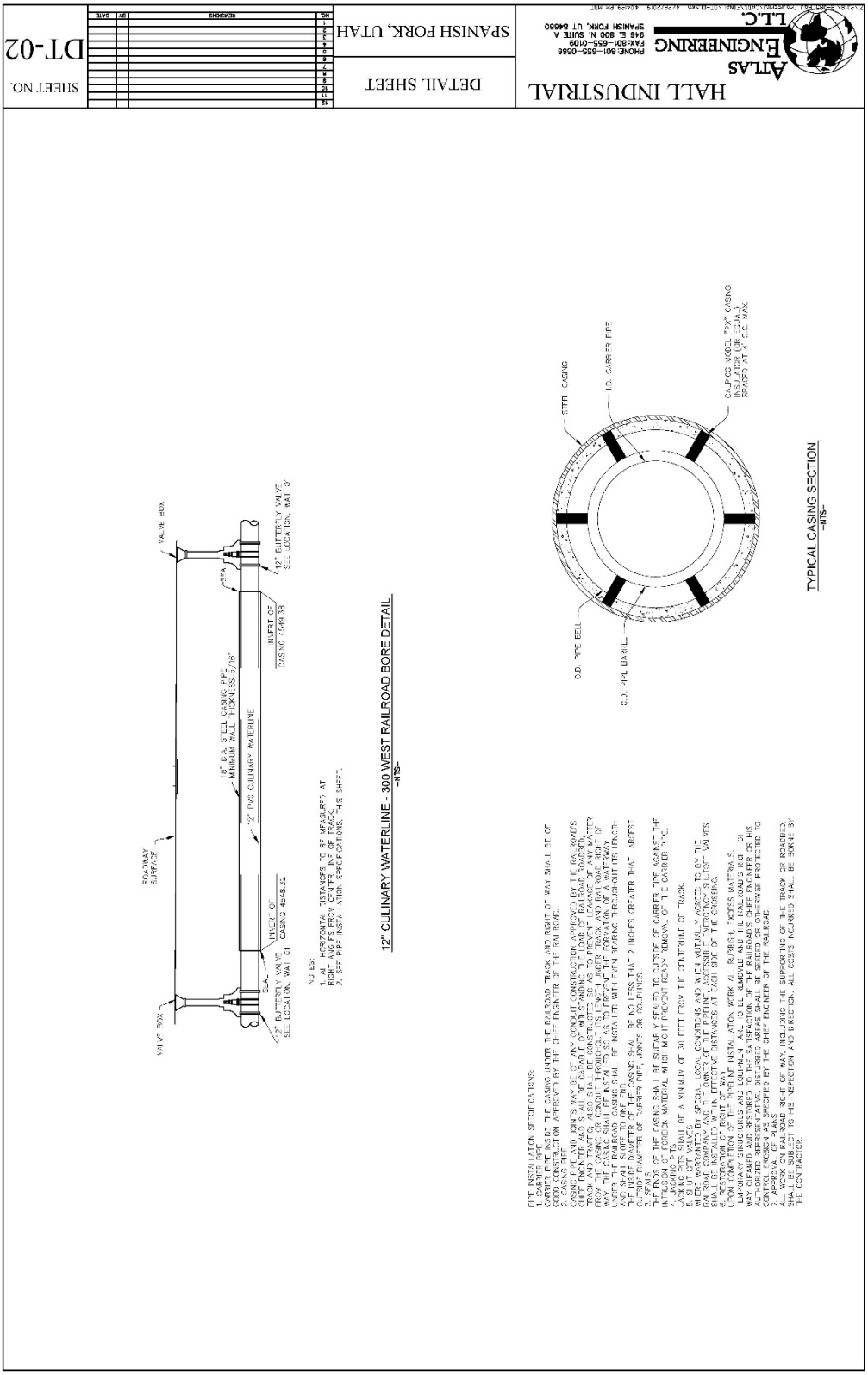

HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0866
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OFFSITE SEWER
STA. 15+00 TO STA. 19+50
SPANISH FORK, UTAH
SHEET NO.
SS-02
NO. REVISIONS BY DATE
SCALE 1" = 20'
SCALE 1" = 40'
MATCH LINE - SEE SHEET SS-02
MATCH LINE - SEE SHEET SS-03
MATCH LINE - SEE SHEET SS-01
DEPOT ROAD
EXISTING GROUND
CONST. 317.00 LF 18" SDR-35 SEWER @ 0.12%
CONST. 327.04 LF 18" SDR-35 SEWER @ 0.12%
SMH #3
RIM = 4653.13
INV. 4644.10
EX. POWER
EX. RIGHT
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.


HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-655-0866
FAX: 801-655-0108
OFFSITE SEWER
STA. 19+50 TO STA. 24+45.08
SPANISH FORK, UTAH
SHEET NO.
SS-03
NO. REVISIONS BY DATE
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.
SCALE 1" = 20'
SCALE 1" = 40'
1000 NORTH
SEE SHEET SS-04
DEPOT ROAD
EXISTING GROUND
CONST. 306.57 LF 18" SDR-35 SEWER @ 0.12%
CONST. 317.69 LF 18" SDR-35 SEWER @ 0.12%
MATCH LINE - SEE SHEET SS-02
MATCH LINE - SEE SHEET SS-02

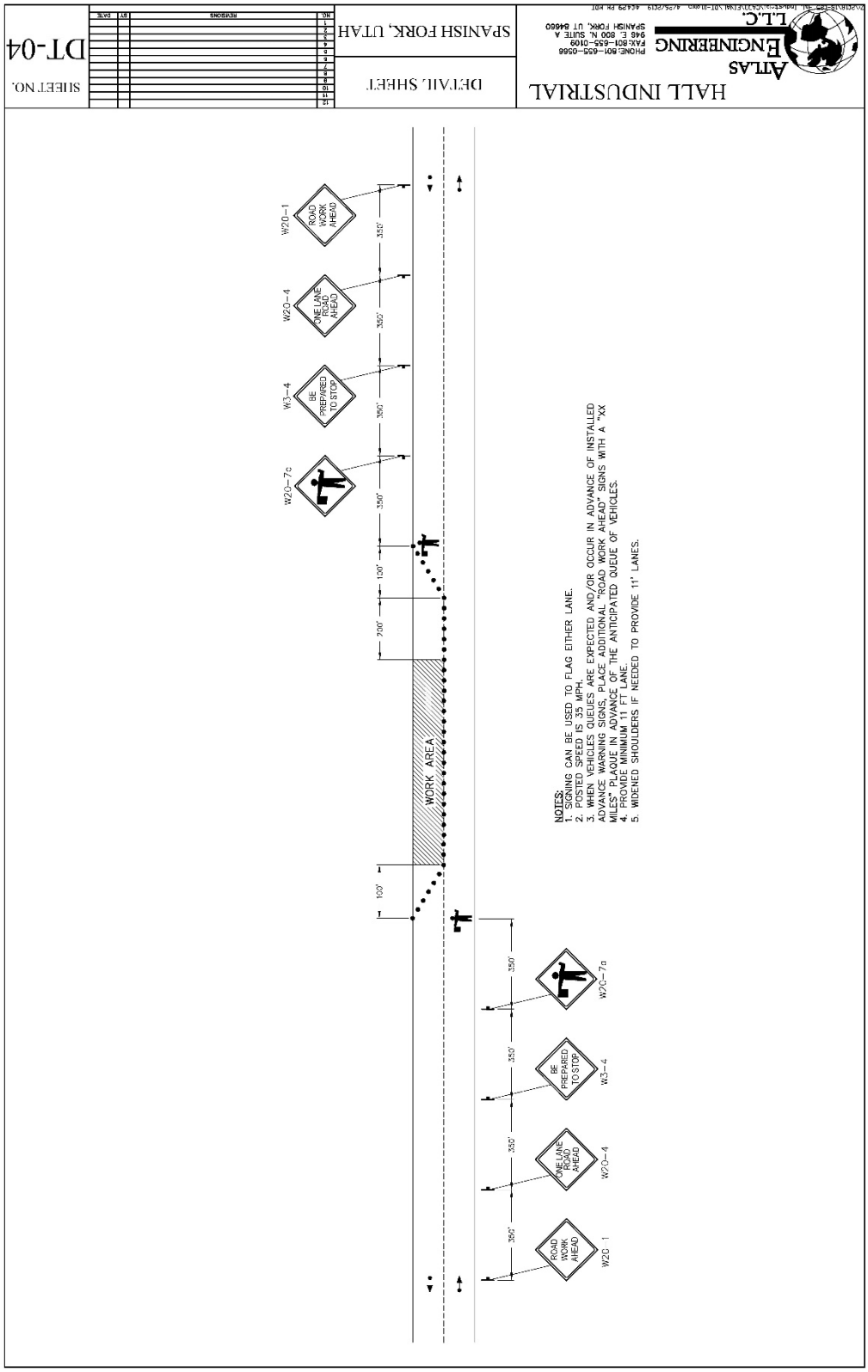

HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0102
946 E 800 N, SUITE A
SPANISH FORK, UT 84660
OFFSITE WATER
STA. 27+50 TO STA. 37+10.83
SPANISH FORK, UTAH
SHEET NO.
WAT-01
NO. REVISIONS BY DATE
SCALE 1" = 40'
(24"x36")
SCALE 1" = 80'
(11"x17")
300 WEST
1000 NORTH
SEE SHEET WAT-02
MATCH LINE - SEE SHEET PP-04
CONSTRUCTION NOTES:
1 CAP/PLUG PROPOSED PRESSURIZED IRRIGATION WATERLINE.
2 INSTALL 12" PRESSURIZED IRRIGATION VALVE.
GENERAL NOTE
CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.

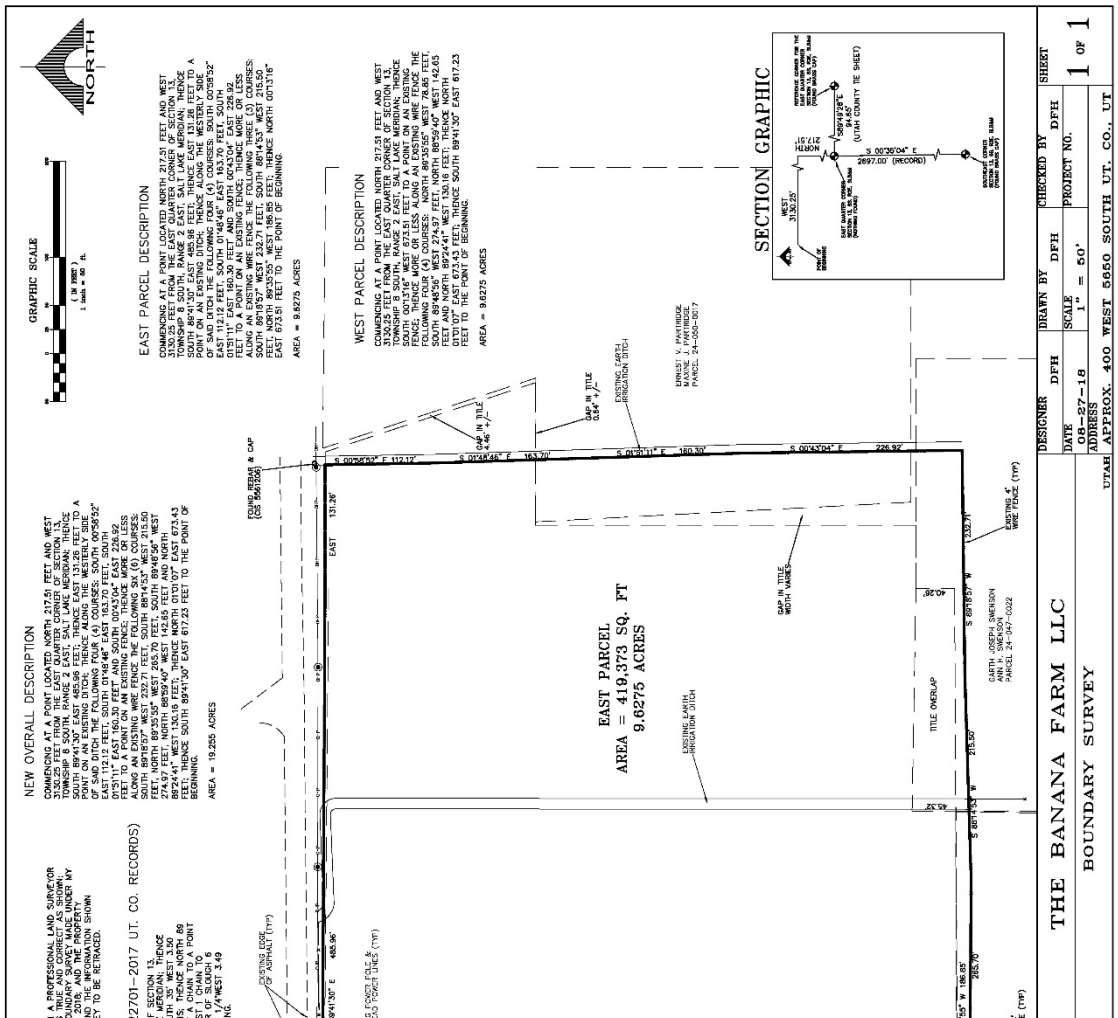

HALL INDUSTRIAL
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
OFFSITE WATER
STA. 10+00 TO STA. 16+31.15
SPANISH FORK, UTAH
SHEET NO.
WAT-02
NO. REVISIONS BY DATE
SCALE 1" = 40'
(24"x36")
SCALE 1" = 80'
(11"x17")
300 WEST
1000 NORTH
SEE SHEET WAT-01
EXISTING GROUND
MIN. 4' COVER
MIN. 8' COVER OVER CASING
4548.72
4548.08
18"CASED CASING (SEE DETAILS DR-20)
CONSTRUCTION NOTES:
1. INSTALL 11.25° BEND.
2. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
3. CAP/PLUG PROPOSED PRESSURIZED IRRIGATION WATERLINE.
4. INSTALL 45° BEND.
5. INSTALL 12" PRESSURIZED IRRIGATION VALVE.
GENERAL NOTES
1. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND NOTIFY ENGINEER PRIOR TO CONSTRUCTION IF CONFLICT ARISES.

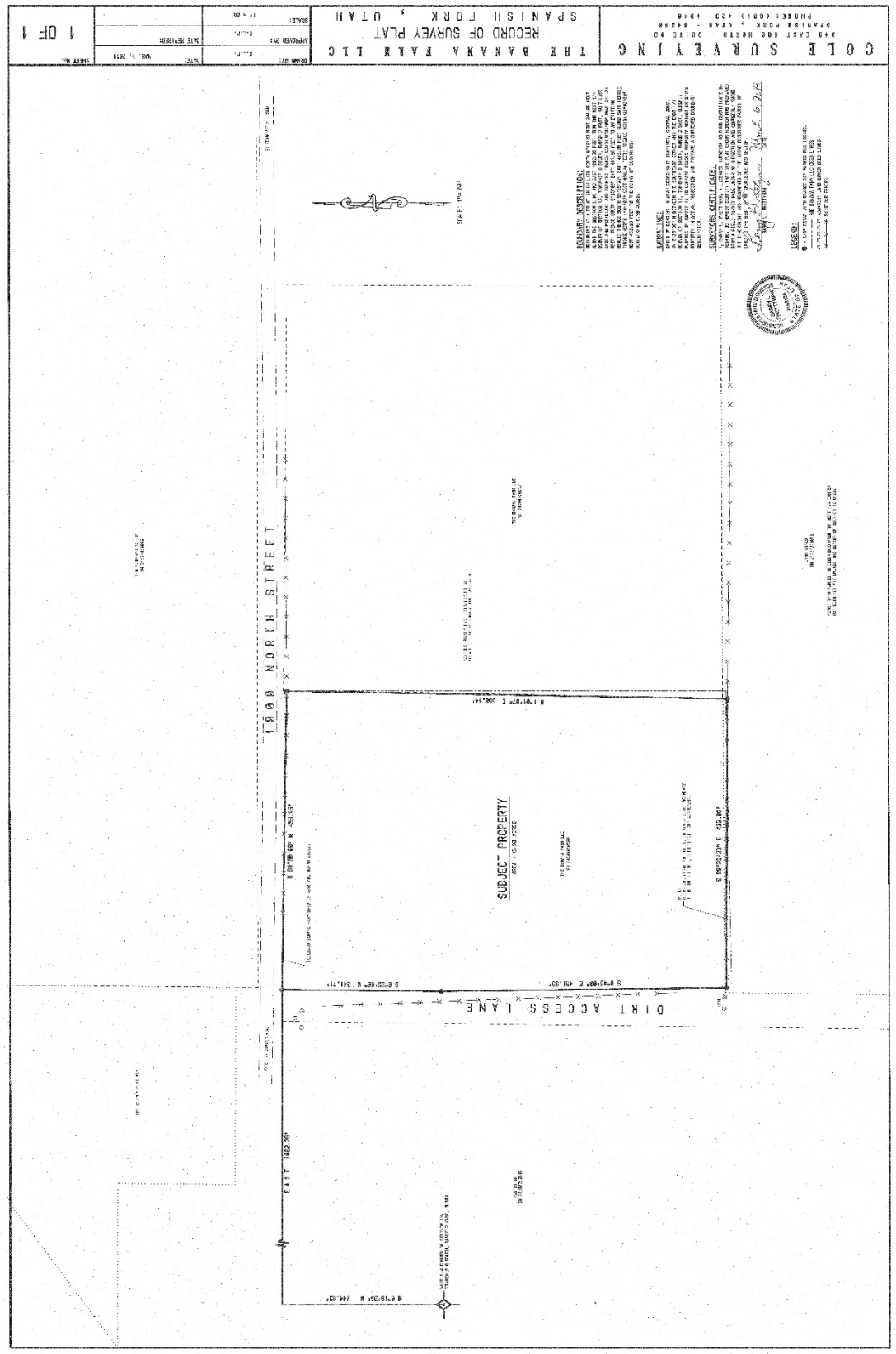

HALL INDUSTRIAL
DETAIL SHEET
SPANISH FORK, UTAH
DT-01
SHEET NO.
ATLAS ENGINEERING LLC
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-653-0556
FAX: 801-653-0109
REVISIONS
NO.
BY
DATE
STANDARD DRAWING
SPANISH FORK CITY
650 WEST
1000 NORTH
*HALF + 13' TO BE CONSTRUCTED WITH THIS PROJECT
COMMERCIAL COLLECTOR / LARGE STREET - 99' ROW
COMMERCIAL LOCAL STREET - 77' ROW
TABLE 1
TABLE 2
FINISH GRADE
EXISTING GROUND
LOT 3 SEWER DETAIL
-NTS-


ATLAS ENGINEERING LLC
PHONE: 801-655-0556
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
HALL INDUSTRIAL
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-02
NO. REVISIONS BY DATE
VALVE BOX
ROADWAY SURFACE
18" DIA. STEEL CASING PIPE MINIMUM WALL THICKNESS 5/16"
2" PVC CULINARY WATERLINE
INVERT OF CASING 4548.32
SEAL
3" BUTTERFLY VALVE SEE LOCATION, WAT 01
12" BUTTERFLY VALVE SEE LOCATION, WAT 0
INVERT OF CASING 4549.38
NOTES
1. ALL HORIZONTAL DISTANCES TO BE MEASURED AT RIGHT ANGLES FROM CENTER LINE OF TRACK.
2. SEE PIPE INSTALLATION SPECIFICATIONS, THIS SHEET.
12" CULINARY WATERLINE - 300 WEST RAILROAD BORE DETAIL
-NTS-
PIPE INSTALLATION SPECIFICATIONS
1. CARRIER PIPE INSIDE THE CASING UNDER THE RAILROAD TRACK AND RIGHT OF WAY SHALL BE OF NEW STEEL PIPE.
2. CASING PIPE AND APPURTENANCES MAY BE OF ANY CONDUIT CONSTRUCTION APPROVED BY THE RAILROADS CHIEF ENGINEER AND SHALL BE CAPABLE OF WITHSTANDING THE LOAD OF RAILROAD ROADBED, TRACK AND TRAFFIC. ASSD SHALL BE CONSTRUCTED SO AS TO PREVENT INFILTRATION OF ANY MATERIAL FROM THE ROADBED OR EMBANKMENT AND SHALL BE LONG ENOUGH TO EXTEND THE FULL WIDTH OF THE RAILROAD RIGHT OF WAY. THE CASING SHALL BE INSTALLED SO AS TO PREVENT DEVIATION OF A MAXIMUM OF 1% UNDER THE RAILROAD CASING SHALL BE INSTALLED WITH PIPE BEARING THROUGHOUT ITS LENGTH ON ITS ORIGINAL UNDISTURBED EARTH OR ROCK FOUNDATION.
3. THE INSIDE DIAMETER OF THE CASING SHALL BE NO LESS THAN 2 INCHES GREATER THAT ABOVE OUTSIDE DIAMETER OF CARRIER PIPE, JOINTS OR COUPLINGS.
4. THE ENDS OF THE CASING SHALL BE SEALED TO CLOSE OF CARRIER PIPE AGAINST THE INTRUSION OF FOREIGN MATERIAL AND MOIT PREVENT ROAD REMOVAL OF THE CARRIER PIPE.
5. CASING VENTS SHALL BE A MINIMUM OF 30 FEET FROM THE CENTERLINE OF TRACK.
6. SHUT OFF VALVES
WHERE MANDATED BY SPECIAL LOCAL CONDITIONS AND NOT USUALLY SPECIFIED BY THE RAILROAD COMPANY, SHUT OFF VALVES SHALL BE INSTALLED WITHIN CONVENIENT AND ACCESSIBLE DISTANCES BUT NOT LESS THAN 25 FEET FROM THE RAILROAD RIGHT OF WAY.
7. RESTORATION OF RIGHT OF WAY
UPON COMPLETION OF THE INSTALLATION WORK ALL RUBBISH, EXCESS MATERIALS, TEMPORARY STRUCTURES AND EQUIPMENT SHALL BE REMOVED AND THE RAILROADS RIGHT OF WAY CLEANED AND RESTORED TO THE SATISFACTION OF THE RAILROADS CHIEF ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. DISTURBED AREAS SHALL BE SEEDED OR OTHERWISE PROTECTED TO AVOID EROSION AS DIRECTED BY THE CHIEF ENGINEER OR THE RAILROAD.
8. APPROVAL OF PLANS
ALL WORK ON RAILROAD RIGHT OF WAY, INCLUDING THE SUPPORTING OF THE TRACK OR ROADBED, SHALL BE SUBJECT TO HIS INSPECTION AND DIRECTION. ALL COSTS INCURRED SHALL BE BORNE BY THE CONTRACTOR
STEEL CASING
O.D. CARRIER PIPE
CALPICO MODEL "PSX" CASING INSULATOR (OR EQUAL) SPACED AT 7'-0" MAX.
O.D. "PE" BELL
O.D. "PE" BARREL
TYPICAL CASING SECTION
-NTS-

HALL INDUSTRIAL
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-03
ATLAS ENGINEERING LLC
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-655-0588
FAX: 801-655-0109
NO. REVISIONS BY DATE
GENERAL NOTES
1. ENTIRE SYSTEM TO BE BUILT BY CONDIE CONSTRUCTION COMPANY.
2. ALL BACK FILL MATERIALS SHALL BE IMPACTED TO A MINIMUM OF 92% STANDARD PROCTOR DENSITY.
3. PIPES OR OTHER UTILITIES RUNNING PARALLEL TO THE IRRIGATION PIPE IN A SHARED EASEMENT SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTALLY DISTANCED FROM THE IRRIGATION PIPE.
4. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPE SHALL HAVE A MINIMUM 1'-FOOT VERTICAL CLEARANCE.
5. ALL STORM DRAINAGE MUST ROUTE THROUGH AN ORIFICE AND OIL/WATER SEPARATOR BEFORE ENTERING SJDG FACILITIES.
IRRIGATION AND DRAINAGE GROUP NOTES
1. ALL CONCRETE USED IN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
2. CONTRACTOR MUST NOTIFY FRANSON CIVIL ENGINEERS AT LEAST 24 HOURS BEFORE CONSTRUCTION ON SPRINGVILLE IRRIGATION AND DRAINAGE GROUP FACILITIES. CALL TODD ADAMS WITH FRANSON CIVIL ENGINEERS AT 801-796-0309. FAILURE TO DO SO MAY RESULT IN A $5,000 FINE.
3. SPRINGVILLE IRRIGATION AND DRAINAGE GROUP CONTACT DURING CONSTRUCTION: TOM STEVENSON, WATER MASTER, 801-427-2240.
4. ALL CONSTRUCTION MUST BE DONE TO SPRINGVILLE IRRIGATION AND DRAINAGE GROUP STANDARDS.
5. CONTRACTOR MUST DOCUMENT ALL NEW PIPES BY VIDEO CAMERA AFTER INSTALLATION AND BACKFILL AND PRIOR TO ASPHALT. WELL ANTS, DIRT, SLOPES, ETC. OBSERVED BY THE VIDEO TECHNICIANS MUST BE REPAIRED. A DIGITAL COPY OF THE VIDEO MUST BE SUBMITTED TO TODD ADAMS OF FRANSON CIVIL ENGINEERS.
6. PRIOR TO BACKFILLING OF PIPES, THE CONTRACTOR MUST NOTIFY TODD ADAMS OF FRANSON CIVIL ENGINEERS SO A GPS SURVEY OF THE LOCATION AND ELEVATION OF THE INSTALLED PIPELINES CAN BE PERFORMED.
7. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITIONS, OR BETTER.
8. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPE(S) SHALL HAVE A MINIMUM ONE FOOT VERTICAL CLEARANCE.
9. THE NEW DRAIN LINE SHALL CONNECT WITH THE EXISTING DRAIN LINE ON ADJACENT PROPERTIES. THE CONTRACTOR IS REQUIRED TO EXTEND BEYOND THE EXTENTS OF THE PROPOSED ROAD IMPROVEMENTS. EXTEND THE NEW ADS N-12 DRAIN LINE PIPE FROM THE END MANHOLE TO BEYOND THE EDGE OF THE ROAD OR TO THE EDGE OF THE PROPERTY AND CONNECT TO THE EXISTING PIPE USING A CONCRETE COLLAR.
STANDARD PROCTOR DENSITY (TYPE S)
6" MINUS NATIVE MATERIAL COMPACTED TO 92% MAX. STANDARD PROCTOR DENSITY (TYPE S3)
1" CLEAN CRUSHED ROCK BEDDING. MIRAFI 140N SERIES OR EQUIVALENT GEOTEXTILE FABRIC TO BE WRAPPED COMPLETELY AROUND 1" CLEAN CRUSHED GRAVEL. SEE NOTE 7.
METALLIC WARNING TAPE LABLED "CAUTION: BURIED IRRIGATION PIPE BELOW" MUST BE INSTALLED A MINIMUM OF 1 FT ABOVE THE PIPE.
TYPICAL TRENCH DETAIL
-NTS-
NOTES:
1. CLAY CUTOFFS ARE REQUIRED EVERY 250 FEET ON SEWER AND OTHER LINES THAT ARE DEEPER THAN 7 FEET. THEY ARE NECESSARY TO PREVENT WATER FROM FOLLOWING THE PIPE AND FLOODING LOW AREAS. CUTOFFS MUST BE KEYED INTO THE TRENCH WALLS 1 FOOT, SURROUNDING PIPE, AND AS HIGH AS THE DRAIN LINES.
2. PIPES AND OTHER UTILITIES RUNNING PARALLEL TO THE IRRIGATION PIPE IN A SHARED EASEMENT SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTALLY DISTANCED FROM THE DRAIN LINES.
3. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE DRAIN LINES SHALL HAVE A MINIMUM 1'-FOOT VERTICAL CLEARANCE.
4. ALL BACKFILL MATERIALS SHALL BE COMPACTED TO A MINIMUM 92% STANDARD PROCTOR DENSITY.
5. ALL PIPE SHALL BE ADS N-12 WITH MANUFACTURED PERFORATIONS.
6. MANHOLE LIDS MUST BE MARKED AS "DRAIN" ONLY. SEWER, WATER, STORM DRAIN, ETC. IS NOT ACCEPTABLE.
7. IN AREAS WITH HIGH CLAY CONTENT IN THE SOIL, SJDG WILL PERFORM A FLOW TEST ON THE PROPOSED FABRIC. IF CLAY PLUGS THE FABRIC, IT WILL ONLY BE REQUIRED ON THE TOP OF THE GRAVEL.


HALL INDUSTRIAL
ATLAS ENGINEERING LLC
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660
PHONE: 801-655-0566
FAX: 801-655-0109
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-04
NO. REVISIONS BY DATE
W20-1 ROAD WORK AHEAD
W20-4 ONE LANE ROAD AHEAD
W3-4 BE PREPARED TO STOP
W20-7a
350'
150'
100'
WORK AREA
NOTES:
1. SIGNING CAN BE USED TO FLAG EITHER LANE.
2. POSTED SPEED IS 35 MPH.
3. WHEN VEHICLES QUEUES ARE EXPECTED AND/OR OCCUR IN ADVANCE OF INSTALLED ADVANCE WARNING SIGNS, PLACE ADDITIONAL "ROAD WORK AHEAD" SIGNS WITH A "XX MILES" PLAQUE IN ADVANCE OF THE ANTICIPATED QUEUE OF VEHICLES.
4. PROVIDE MINIMUM 11' LANES.
5. WIDENED SHOULDERS IF NEEDED TO PROVIDE 11' LANES.


NARRATIVE
1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP BETWEEN THE PHYSICAL BOUNDARIES & THE LEGAL TITLE LINES OF THE SURVEYED PROPERTY. A NEW OVERALL BOUNDARY IS DESCRIBED HEREIN AND SHOWN ON THIS PLAT AS WELL.
2. THE BASIS OF BEARING IS SOUTH 00°53'04" EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN.
3. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT SAID SECTION CORNERS (OR REFERENCE CORNERS) OF SECTION 13.
4. NO PROPERTY CORNERS WERE FOUND AT THE TIME OF THE SURVEY. ONE REBAR & CAP WAS FOUND, BUT WAS NOT PLACED ACCORDING TO EXISTING DEEDS OR PHYSICAL POSSESSION LINES.
5. TITLE LINES SHOWN, IF GIVEN A BASIS OF BEARING, HAVE BEEN ROTATED TO THE BASIS OF BEARING STATED HEREON. IF NONE WAS GIVEN, NONE WAS ASSUMED.
6. ADJOINER INFORMATION IS SHOWN FOR BOUNDARY LINE AGREEMENTS AND NEW PARCEL DESCRIPTIONS ARE SIGNED AND RECORDED.
CERTIFICATION
I, DAVID F. HUNT, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION; THAT THE MONUMENTS AND OTHER EVIDENCE FOUND AND THE BOUNDARY DESCRIBED (TO BE DETERMINED) AND THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.
RECORD DESCRIPTION (ENTRY 122701-2017 UT. CO. RECORDS)
COMMENCING 3.36 CHAINS WEST OF CENTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN; THENCE NORTH 89 1/2°WEST 16.75 CHAINS; THENCE SOUTH 35° WEST 3.50 CHAINS; THENCE SOUTH 11/4°WEST 21.50 CHAINS; THENCE NORTH 89 1/4° EAST 24.45 CHAINS; THENCE NORTH 1 CHAIN TO A POINT 5.50 CHAINS SOUTH OF BEGINNING; THENCE EAST 1 CHAIN TO CENTER SLOUGH; THENCE NORTH ALONG CENTER OF SLOUGH 5 CHAINS; THENCE WEST 2.25 CHAINS; THENCE NORTH 1/4°WEST 3.49 CHAINS; THENCE WEST 2.25 CHAINS TO BEGINNING
AREA = 18.45 ACRES
NEW OVERALL DESCRIPTION
COMMENCING AT A POINT LOCATED NORTH 217.51 FEET AND WEST 3130.25 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 89°41'30" EAST 485.96 FEET; THENCE EAST 131.26 FEET TO A POINT ON AN EXISTING DITCH; THENCE ALONG THE WESTERLY SIDE OF SAID DITCH THE FOLLOWING FOUR (4) COURSES: SOUTH 00°53'52" EAST 340.21 FEET; SOUTH 01°51'11" EAST 160.30 FEET; SOUTH 00°43'04" EAST 163.70 FEET; SOUTH 01°51'11" EAST 180.30 FEET AND SOUTH 00°43'04" EAST 226.92 FEET TO A POINT ON AN EXISTING FENCE; THENCE WEST ALONG SAID FENCE AND EXTENSIONS THEREOF 1,320.00 FEET; THENCE NORTH 00°13'16" EAST 673.23 FEET; THENCE NORTH 89°41'30" WEST 617.23 FEET TO THE POINT OF BEGINNING.
AREA = 19.255 ACRES
EAST PARCEL DESCRIPTION
COMMENCING AT A POINT LOCATED NORTH 217.51 FEET AND WEST 3130.25 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 89°41'30" EAST 485.96 FEET; THENCE EAST 131.26 FEET TO A POINT ON AN EXISTING DITCH; THENCE ALONG THE WESTERLY SIDE OF SAID DITCH THE FOLLOWING FOUR (4) COURSES: SOUTH 00°53'52" EAST 340.21 FEET; SOUTH 01°51'11" EAST 160.30 FEET; SOUTH 00°43'04" EAST 163.70 FEET; SOUTH 01°51'11" EAST 180.30 FEET AND SOUTH 00°43'04" EAST 226.92 FEET TO A POINT ON AN EXISTING FENCE; THENCE WEST ALONG SAID FENCE AND EXTENSIONS THEREOF 703.23 FEET; THENCE NORTH 00°13'16" EAST 673.23 FEET; THENCE SOUTH 89°41'30" EAST 617.23 FEET TO THE POINT OF BEGINNING.
AREA = 9.6275 ACRES
WEST PARCEL DESCRIPTION
COMMENCING AT A POINT LOCATED NORTH 217.51 FEET AND WEST 2516.25 FEET FROM THE EAST QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE MERIDIAN; THENCE SOUTH 00°13'16" WEST 673.51 FEET TO A POINT ON AN EXISTING FENCE; THENCE ALONG SAID FENCE AND EXTENSIONS THEREOF THE FOLLOWING FOUR (4) COURSES: NORTH 89°35'58" WEST 78.85 FEET; SOUTH 89°48'56" WEST 274.97 FEET; NORTH 89°59'40" WEST 142.65 FEET AND NORTH 89°24'41" WEST 130.16 FEET; THENCE NORTH 00°13'16" EAST 673.43 FEET; THENCE SOUTH 89°41'30" EAST 617.23 FEET TO THE POINT OF BEGINNING.
AREA = 9.6275 ACRES
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
NORTH
SECTION GRAPHIC
5650 SOUTH STREET
OVERALL PARCEL
AREA = 838,748 SQ. FT
19.255 ACRES
WEST PARCEL
AREA = 419,375 SQ. FT
9.6275 ACRES
EAST PARCEL
AREA = 419,373 SQ. FT
9.6275 ACRES
EXISTING EDGE OF ASPHALT (TYP)
EXISTING REMNANTS OF A WIRE FENCE
EXISTING POWER LINES (TYP)
POINT OF BEGINNING
EXISTING EARTH IRRIGATION DITCH
EXISTING 4' WIRE FENCE (TYP)
TITLE OVERLAP
GAP IN TITLE WIDTH VARIES
GAP IN TITLE 0.46 +/-
GAP IN TITLE 0.64 +/-
TITLE OVERLAP (SAME OWNER) WIDTH VARIES
THE BANANA FARM LLC PARCEL 24-047-0002
THE BANANA FARM LLC PARCEL 24-047-0021
ERNEST V. PARTRIDGE MAXINE J. PARTRIDGE PARCEL 24-050-0017
KEITH JOSEPH SWENSON ANN H. SWENSON PARCEL 24-047-0022
JINN E. JONES JOANNE C. JONES PARCEL 24-047-0018
N 89°24'41" W 1,320.16
S 89°41'30" E 617.23'
S 89°41'30" E 485.96'
N 00°13'16" E 673.51'
S 00°13'16" W 673.43'
N 89°35'58" W 78.85'
S 89°48'56" W 274.97'
N 89°59'40" W 142.65'
N 89°24'41" W 130.16'
S 00°53'04" E 2697.00' (RECORD)
WEST 1320.00'
EAST 1320.00'
POINT OF BEGINNING
SOUTHEAST CORNER SECTION 13, T8S, R2E, SLB&M (FOUND REBAR AND CAP)
EAST QUARTER CORNER SECTION 13, T8S, R2E, SLB&M (FOUND REBAR)
SOUTHEAST CORNER SECTION 13, T8S, R2E, SLB&M (FOUND REBAR AND CAP)
DISTANCE ALONG THE EAST SECTION LINE BETWEEN THE EAST QUARTER AND SOUTHEAST CORNER OF SECTION 13
(UTAH COUNTY TIE SHEET)
REVISIONS
BY
LEVEL OF FOCUS, INC
DAVID F. HUNT, P.L.S.
1334 EAST 1150 SOUTH
SPANISH FORK, UTAH 84660
(801) 319-5441 LEVELOFFOCUS@GMAIL.COM
THE BANANA FARM LLC
BOUNDARY SURVEY
UTAH COUNTY
UTAH APPROX. 400 WEST 5650 SOUTH UT. CO., UT
DESIGNER DFH
DATE 08-27-18
ADDRESS
DRAWN BY DFH
SCALE 1" = 50'
CHECKED BY DFH
PROJECT NO.
SHEET 1 OF 1


COLE SURVEYING
945 EAST 600 NORTH - SUITE #8
SPANISH FORK , UTAH - 84660
PHONE: (801) 423 - 1848
THE BANANA FARM LLC
RECORD OF SURVEY PLAT
SPANISH FORK , UTAH
1 OF 1
1000 NORTH STREET
SUBJECT PROPERTY
DIRT ACCESS LANE
BOUNDARY DESCRIPTION:
NARRATIVE:
SURVEYORS CERTIFICATE:
LEGEND:
SCALE: 1"= 60'






900 WEST







15.4.16.170 Hillside Development

~~A. Slopes. Any land or parcel having a slope greater than 10% shall be deemed to be land having a "steep slope" within the meaning of this section. Close proximity to a steep slope shall be defined as the horizontal distance from the slope which is less than or equal to the vertical distance from the crest of the slope to the toe of the slope. No person shall be permitted to grade, excavate, fill, or to erect any structure on undisturbed hillside areas that exceed a slope of 30%. Any person proposing to grade, excavate, fill or to erect any structure on any slope or hillside with a slope between 10% and 30%, or within close proximity to a slope greater than 10%, shall be required to submit a site specific geotechnical report. The geotechnical report shall include sufficient subsurface exploration (soil borings), laboratory testing, and geotechnical engineering analysis, as outlined in the Construction Standards, to render professional recommendations and opinions regarding slope stability and required mitigation to protect planned or future construction above and below the slope(s) from earth deformations and other adverse soil or geologic conditions on or adjacent to the lot. The City will have that report reviewed by its own geotechnical engineer. The cost of that review will be borne by the applicant.~~

~~Prior to any excavation, cutting, or filling on slopes in excess of 10%, a land disturbance permit shall be obtained from the City. Prior to issuing the permit, the City will have qualified professionals review the plans to assure public safety and to take precautions against potential slides. The type and number of professionals will be determined by the City Engineer on a case by case basis. The cost of the professional review will be borne by the applicant. In no case will construction be allowed in, above, below, or laterally within 200 feet of a landslide, debris flow, or potential debris flow.~~

~~Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible, as determined in the sole discretion of the City Engineer. The City will not accept the dedication and maintenance of cut and fill slopes except those within the required street right-of-way. Maintenance of cut and fill slopes outside of street rights-of-way are the responsibility of the individual property owner. Where a cut or fill slope occurs between two (2) lots, the slope shall normally be made a part of the downhill lot. Cut and fill slopes shall not be allowed to disrupt existing drainage channels.~~

~~The current version of the Building Code adopted by the Utah Uniform Building Code Commission regulating excavation and grading shall be complied with.~~

A. Introduction. The procedures contained in this section are provided to give direction to consultants as to when slope stability analysis should be completed and minimum general guidelines for completing the analysis. Additional effort above and beyond these requirements may be required based on site specific constraints and characteristics.

~~B. Building Sites. Each building lot shall contain a buildable area of not less than 4,000 square feet with a natural slope that is less than 30%. The buildable area shall have minimum length and depth dimensions of 50 feet.~~

~~No structure, primary or accessory, shall be located within 10 feet of a 30% slope. No slope in excess of 10% shall be disrupted without first obtaining a land disturbance permit, described in paragraph A.~~

~~An exception to these building site requirements is granted for existing building lots in platted and recorded subdivisions, provided that each lot, prior to construction, provide the geotechnical report required in paragraph A, and as described in more detail in the Construction Standards.~~

B. Purpose and Intent. The standards, guidelines and criteria of this section are intended to:

1. Protect the public from flooding, erosion and other environmental hazards that may result from the development of sensitive hillsides;
2. Minimize the threat and consequential damage of fire in hillside areas;
3. Preserve natural vegetation, geologic features, wildlife habitat and open space;
4. Minimize the amount of grading and earthwork, including street excavation and site grading;
5. Design and construct roads, where necessary, in such a way as to minimize scars from cuts and fills and to avoid permanent scarring of hillsides and other sensitive land areas, and to make them easily accessible for fire protection, snow removal, school buses, and emergency vehicles; and
6. Preserve and enhance visual and environmental quality.

C. Slopes.

Any land or parcel having a slope greater than or equal to 3H:1V shall be deemed to be land having a "steep slope" within the meaning of this section. Close proximity to a steep slope shall be defined as the horizontal distance from the slope which is less than or equal to the vertical distance from the crest of the slope to the toe of the slope. No person shall be permitted to grade, excavate, fill, erect any structure, or otherwise disturb an undisturbed hillside area that exceeds a 3H:1V slope. Any person proposing to grade, excavate, fill or to erect any structure on any slope or hillside with a slope between 4H:1V and 3H:1V, or within close proximity to a slope greater than or equal to 4H:1V, shall be required to submit a site-specific geotechnical report with a slope stability analysis. Other areas that require a slope stability analysis are discussed in paragraph H below. The City will have that report reviewed by its own geotechnical engineer. The cost of that review will be borne by the applicant.

Prior to any excavation, cutting, or filling on slopes in excess of 10H:1V, a land disturbance permit shall be obtained from the City. Prior to issuing the permit, the City will have qualified professionals review the plans to ensure public safety and to take precautions against potential slides. The type and number of professionals will be determined by the City Engineer on a case by case basis.

The cost of the professional review will be borne by the applicant. In no case will construction be allowed in, above, below, or laterally within 200 feet of a landslide, debris flow, or potential debris flow.

Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with existing topography to the maximum extent possible, as determined in the sole discretion of the City Engineer. The City will not accept the dedication and maintenance of cut and fill slopes except those within the required street right-of-way. Maintenance of cut and fill slopes outside of street rights-of-way are the responsibility of the individual property owner. Where a cut or fill slope occurs between two (2) lots, the slope shall normally be made a part of the downhill lot. Cut and fill slopes shall not be allowed to disrupt existing drainage channels.

The current version of the Building Code adopted by the Utah Uniform Building Code Commission regulating excavation and grading shall be complied with.

D. Building Sites. Each building lot shall contain a buildable area of not less than 4,000 square feet with a natural slope that is less than **~~30%~~ 3H:1V**. The buildable area shall have minimum length and depth dimensions of 50 feet.

No structure, primary or accessory, shall be located within **~~10~~ 20** feet of a 3H:1V slope. No slope in excess of 10H:1V shall be disrupted without first obtaining a land disturbance permit, described in paragraph D.

An exception to these building site requirements is granted for existing building lots in platted and recorded subdivisions, provided that each lot, prior to construction, provide the geotechnical report required in paragraph A, and as described in more detail in the Construction Standards.

E. Vegetation and Revegetation. Every effort shall be made to conserve topsoil which is removed during construction for later use on areas requiring vegetation or landscaping, e.g., cut and fill slopes.

Areas not contained within lot boundaries shall be protected with adapted, fire-resistant species of perennial vegetation cover after all construction is completed. New planting shall be protected with organic cover.

All disturbed soil surfaces shall be stabilized before final acceptance of the development by the City. The developer shall be fully responsible for any destruction of native vegetation which is required to be retained in all areas under the ownership and control of the developer. The developer shall carry the responsibility for such areas both for the developer's own employees and for all subcontractors from the first day of construction until final acceptance of the development by the City. The developer shall be responsible for replacing such destroyed vegetation.

Prior to the termination of the development improvements bond, any dead plant materials required to be installed by the developer shall be replaced and a new bond issued to assure establishment of the replaced materials.

F. Drainage. Required storm water runoff collection facilities shall be designed so as to retain storm water runoff on development sites for a sufficient length of time so as to

prevent flooding and erosion during storm water runoff flow periods. Retainage amounts and times shall mirror historical amounts and times.

Required storm water runoff collection facilities shall be so designed as to divert surface water away from natural slopes, cut faces, or sloping surfaces of a fill. French drains are not acceptable.

Storm water detention or retention facilities should not be placed near the crest of natural or manmade slopes.

Curb, gutter, and pavement designs shall be such that water on roadways is prevented from flowing off the roadways.

Natural drainage shall be rip-rapped or otherwise stabilized to the satisfaction of the City Engineer below drainage and culvert discharge points for a distance sufficient to convey the discharge without channel erosion.

Waste material from construction, including soil and other solid materials, shall not be deposited within a natural or manmade drainage course nor within irrigation channels.

Sediment catchment ponds shall be constructed downstream from each development, unless sediment retention facilities are otherwise provided.

G. Areas Requiring Slope Stability Analysis. Slope stability analysis shall be performed for all sites meeting the following criteria:

1. **Cut or fill slopes at or steeper than 3H:1V and 20 feet or taller in vertical height.**
2. **Natural slopes at or greater than 4H:1V but less than 3H:1V, and 20 feet or taller in vertical height. Natural slopes at or steeper than 3H:1V shall not be disturbed without the Development Review Committee's approval. A slope exceeding 3H:1V may be disturbed if the hillside is determined to have existing, potentially adverse geologic conditions, in which case the City Engineer or his/her designee may approve remediation efforts.**
3. **Natural and cut slopes with potentially adverse geologic conditions such as bedding, foliation, or other features that could present slope stability issues.**
4. **Natural and engineered slopes that are potentially impacted by a geologic hazard such as a landslide, irrespective of the slope height or gradient.**
5. **Buttresses and stability fills.**
6. **Cut, fill or natural slopes for water retention basins or flood-control channels.**

H. Slope Stability Analysis Requirements.

1. **Slope stability analyses should consider off-property conditions above and below the slope being evaluated. Analysis should demonstrate that the proposed hillside development will not affect adjacent sites or limit adjacent property owner's ability to develop their site.**
2. **A licensed, experienced geotechnical engineer and licensed, experienced geologist should be used to complete all slope stability analyses. The geologist and geotechnical engineer should collaborate their efforts to develop a rational subsurface model, ground motion parameters and soil strengths. The geotechnical engineer should perform the stability calculations, the geologist shall interpret geologic data and prepare the**

subsurface model (geologic cross section), and both shall stamp the final report.

3. Except for the derivation of the input ground motion for pseudo-static and seismic deformation analyses, slope stability analysis and evaluations should be performed in general accordance with *Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California* (Blake et al. 2002).
4. Static and pseudo-static slope stability should be completed using limit-equilibrium software such as SLIDE, SLOPE/W or another similar program. Analysis method chosen (circular, block, etc.) should be best suited toward the specific site and geologic conditions. Subsurface conditions in the model should represent worst-case anticipated conditions with regards to groundwater elevation and moisture content characteristics of the soil.
5. Design ground motions for use in the pseudo-static and seismic deformation analysis should be based on the PGA as determined from probabilistic analysis for the maximum credible earthquake (MCE), with spectral acceleration factored for site conditions in accordance with the currently adopted IBC. Seismic analysis of a slope may be performed using the pseudo- approach. An appropriate seismic coefficient should be selected based on a rational approach, such as Blake et. al 2002, Hynes and Franklin 1984, or a similar published and generally accepted procedure. A rational basis for selection of seismic coefficient (e.g. probabilistic ground motion, Site Class, etc.) shall be clearly presented in the final report.
6. For situations where unacceptable factors of safety are determined or when the site contains other constraints such as long shallow failures, a permanent slope deformation analysis should be performed. Estimates of permanent seismic displacement should be performed using the procedures outlined in Bray and Travesarou (2007). For this and other screening procedures, the calculated seismic displacements shall be 5 cm or less for a slope or proposed mitigation measure.
7. The minimum acceptable factor of safety for static slope stability is 1.5. The minimum acceptable factor of safety for pseudo-static slope stability is 1.0. These are the minimums required by the City; based on actual conditions and the uncertainties associated with the site, the Geotechnical Engineer may select higher factors of safety, as deemed appropriate.
8. Adequate evaluation of slope stability for a given site requires a thorough and comprehensive geologic and geotechnical engineering investigation. The investigation should include but may not be limited to the following; review of available published geologic information (including maps, reports, and historic air photos), geologic field mapping, subsurface exploration, groundwater elevation determination and accurate soil profile characterization. Borings should extend to a depth of at least ¾ of the height of the slope at a minimum and preferably the full height of the slope (this requirement may be waived if the geology is clearly exposed on the slope face). Deeper borings may be required based on the site conditions and proposed construction. Test pits may be allowed, particularly for shorter slopes, if access can be obtained to allow placement of the test pits near the

top, bottom and middle of the slope so as to provide an accurate characterization of the soil profile, and geologic conditions allow a reasonable geologic interpretation of the entire slope based on the earth materials exposed in the test pits.

9. Accurate soil parameters are critical to providing a reliable slope stability analysis. Samples should be obtained from each soil strata of reasonably different engineering characteristics and appropriate laboratory tests completed to determine parameters for shear strength (friction angle and cohesion) and unit weight for each layer. In the case of landslide deposits tests to assess residual shear strengths should be performed in suspected shear zones to obtain accurate soil information. Direct shear, ring shear, simple shear, or triaxial shear tests (as appropriate) should be completed to obtain shear strength parameters. For unconsolidated granular soils, in-situ testing (e.g. SPT, CPT) may also be used to develop soil strength profiles.

J. Streets and Driveways. All streets within a hillside area shall be designed to meet the standards required for streets in all other areas of the City. Street and driveway grades shall not exceed ~~**eight percent (**~~8%~~)~~, unless authorized by the City Engineer. The City Engineer may not authorize street or driveway grades in excess of 12%.

K. Submittals. Submittals for review shall include report text that should contain a summary of the analysis along with conclusions and recommendations based on the data presented. As a minimum, all reports should include the following element:

1. Slope stability modeling – basis for model, input data, and graphic output.
2. Boring and/or test pit logs.
3. Geologic cross sections prepared by a licensed geologist (graphic output from a limit equilibrium software will not be accepted as a substitute for a geologic cross section). Subsurface geologic and groundwater conditions must be illustrated on geologic cross sections and must be utilized by the Geotechnical Engineer for the slope stability analyses.
4. A local geology map presenting the results of field mapping and literature review. The map should be prepared at an appropriate scale (generally no smaller than 1"=100', larger is preferred), and should show geologic units, geologic structures/orientations, proposed and existing grades, and the location of the geologic cross-sections.
5. Laboratory data including shear strength plots.
6. Computer input and output files for the slope stability analysis.

L. Fire Protection. Lot size and potential placement of buildings thereon shall be such that adequate clearance from combustible materials is provided, as determined by the City's Fire Marshal. All easements for firebreaks for safety of built-up areas shall encompass access for firefighting personnel and equipment and such easements shall be dedicated for this specific purpose by being recorded with the plat, or by easement if there is no plat. The inability to provide water pressure at fire hydrants consistent with the standards set by the Insurance Service Organization for fighting fires shall be justification for denial of a development request.

(Ord. No. 07-15, Enacted 02/17/2015)

ORDINANCE NO.___-19

ROLL CALL

VOTING	**YES**	**NO**
STEVE LEIFSON *Mayor (votes only in case of tie)*		
CHAD ARGYLE *Councilmember*		
STACY BECK *Councilmember*		
BRANDON B. GORDON *Councilmember*		
MIKE MENDENHALL *Councilmember*		
KEIR A. SCOUBES *Councilmember*		

I MOVE this ordinance be adopted: Councilman
I SECOND the foregoing motion Councilman

ORDINANCE No. __-19

AN ORDINANCE AMENDING THE USES SUBJECT TO CONDITIONS IN THE HEAVY INDUSTRIAL I-3 AND AGRICULTURAL A-E ZONES

WHEREAS, the State of Utah has adopted legislation allowing cannabis production establishments; and

WHEREAS, Utah Code §4-41a-406 requires municipalities to allow for cannabis production establishments in at least one industrial zone and at least one agricultural zone if the municipality has industrial or agricultural zones; and

WHEREAS, Spanish Fork has both industrial zones and agricultural zones and is, therefore, required to allow cannabis production establishments in at least one industrial zone and one agricultural zone; and

WHEREAS, "cannabis production establishment," as defined in the Utah Code includes a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory;

WHEREAS, the Planning Commission reviewed the issue and held a public hearing on Wednesday the 7th day of August, 2019 where public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on Tuesday the ____ day of _____, 2019 where public comment was received;

NOW THEREFORE, be it ordained and enacted by the Spanish Fork City Council as follows:

I.

Spanish Fork Municipal Code §15.3.16.010 "Agricultural and Rural Residential Districts, A-E" is hereby amended as follows:

A-E. Exclusive Agriculture. The purpose of this district is to promote agricultural production on lands with high quality soil types. The lands will usually not be suited for other urban uses because of location within a floodplain or distance to other urban services. All agricultural uses are allowed in this zone. A cannabis cultivation facility is permitted with conditions (see SFMC §5.48.030(A) and (B)).

II.

Spanish Fork Municipal Code §15.3.16.140(B) "I-3 Heavy Industrial, Uses Subject to Conditions" is hereby amended as follows:

15.3.16.140. I-3 Heavy Industrial.

This district is intended to provide for employment related uses including heavy manufacturing, assembling, warehousing, and wholesale activities.
Residential uses are not allowed.

B. Uses Subject to Conditions:
1. Rock Crushers with Surface Mining Overlay approval. (see SFMC §15.4.20.040).
2. Large Wind Energy Systems. (see SFMC §15.3.24.090 (H)).
3. A cannabis processing facility (see SFMC §5.48.030(A) and (C)).

III.

This Ordinance shall take effect 20 days passage and publication.

DATED this ____ day of August, 2019.

SEVE LEIFSON, Mayor

Attest:

Kent R. Clark, City Recorder