Wednesday, November 10, 2021
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Zone Change

Subject	**A. COMMERCE WAY OFFICE BUILDING. The proposal involves changing the current zone from C-2 to B-P for property located at approximately 698 East Market Place Drive.**
Meeting	Nov 10, 2021 - Development Review Committee
Category	1. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.zone.commerceway.11-10-2021.pdf (5,908 KB)

2. Site Plan

Subject	**A. COMMERCE WAY OFFICE BUILDING. The proposal involves the construction of an office building located at approximately 698 East Market Place Drive.**
Meeting	Nov 10, 2021 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.siteplan.commercewayoffice.11-10-2021.pdf (4,896 KB)
plans.commercewayofficebuilding.10-4-2021.pdf (20,889 KB)
doc.elevations.commercewayofficebuilding.10-4-2021.pdf (1,310 KB)

3. Title 15 Amendments.

Subject	**A. ADDRESSING. Address changes after an annexation.**

Meeting	Nov 10, 2021 - Development Review Committee
Category	3. Title 15 Amendments.
Access	Public
Type	Action, Discussion

File Attachments
draftordinance.title15.addresses.drc.11-9-2021.pdf (77 KB)
sample.letter.addresschange.9-30-2021.pdf (109 KB)

4. Other Business

Subject	**A. TITLE 15 AMENDMENTS. Swimming lessons - private pools.**
Meeting	Nov 10, 2021 - Development Review Committee
Category	4. Other Business
Access	Public
Type	Discussion

File Attachments
memo.backyardpools.6-23-2021.pdf (477 KB)

Subject	**B. UTAH WEST ANNEXATION. Annexation Agreement.**
Meeting	Nov 10, 2021 - Development Review Committee
Category	4. Other Business
Access	Public
Type	Discussion

File Attachments
plat.utahwestannexation.5-12-2021.pdf (329 KB)

5. Adjourn



SPANISH FORK
COMMUNITY DEVELOPMENT

Commerce Way Office Building Zone Change Approval Request

November 10, 2021, Development Review Committee.

Located at 698 East Market Place Drive, including 4.37 acres.

The subject property is zoned C-2.

The General Plan designation is Commercial.

The applicant has requested a Zone Change to the B-P Zone.

Key Issues

1. Building Height.
2. Site Plan.

Recommendation

That the proposed Zone Change be recommended for approval based on the following findings:

Findings:

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

Exhibits

1. Memo.
2. Site Plan.

MINT ARCHITECTURE

ZONING CHANGE REQUEST

Project: COMMERCE WAY OFFICE BUILDING
Date:9.30.21
Issued to: Spanish Fork

Owner: ☒
Consultant: ☐
Contractor: ☐
Other: ☒

To: Spanish Fork
Attn: Kimberly Brenneman

Architect's Project Number: 21020

We are requesting approval for a zoning change from C2 General Commercial to BP Business Park.

Zoning Change Request:
The height restriction for the C2 zone is 48' which does not allow for enough ht. for an office building of this size. We propose the zoning be changed to BP Business park which is conducive to the surrounding uses and building hts. (proposed ht. of new building 54' and allowed BP ht is 120'). The hospital across Market Place Drive is zoned similarly. The proposed zoning change will be in compliance with other developments in this area where businesses will be aimed at supporting the new hospital and their clients needs. The requested zoning change is proposed to run concurrently with site plan approval for the new office building.

Sincerely,
Mint Architecture, LLC

x _____ 9.30.21
(Signature) (Date)

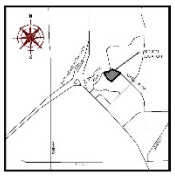
PERFECT SPACES MATTER
7585 S. Union Park Ave Suite 100
Sandy, UT 84047
www.buildwithmint.com


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COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660
SCHEMATIC ELEVATIONS
NOT FOR CONSTRUCTION
A201

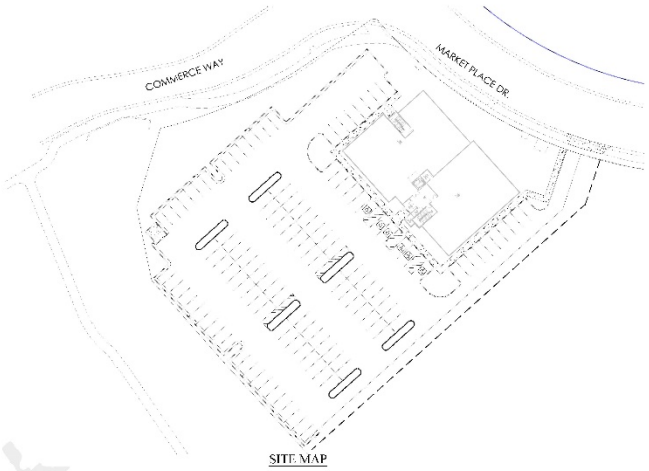

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COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660
SCHEMATIC ELEVATIONS
NOT FOR CONSTRUCTION
A202

COMMERCE WAY OFFICE BUILDING

PREPARED FOR:
COREY MIDDLETON
LOCATED IN:
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660



VICINITY MAP



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C 1.0	COVER SHEET
C 3.0	SITE PLAN
C 4.0	GRADING AND DRAINAGE PLAN
C 5.0	UTILITY PLAN
D1	DETAILS
D2	DETAILS
D3	STORM TECH DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

GENERAL NOTES

ENGINEER'S NOTES TO CONTRACTOR

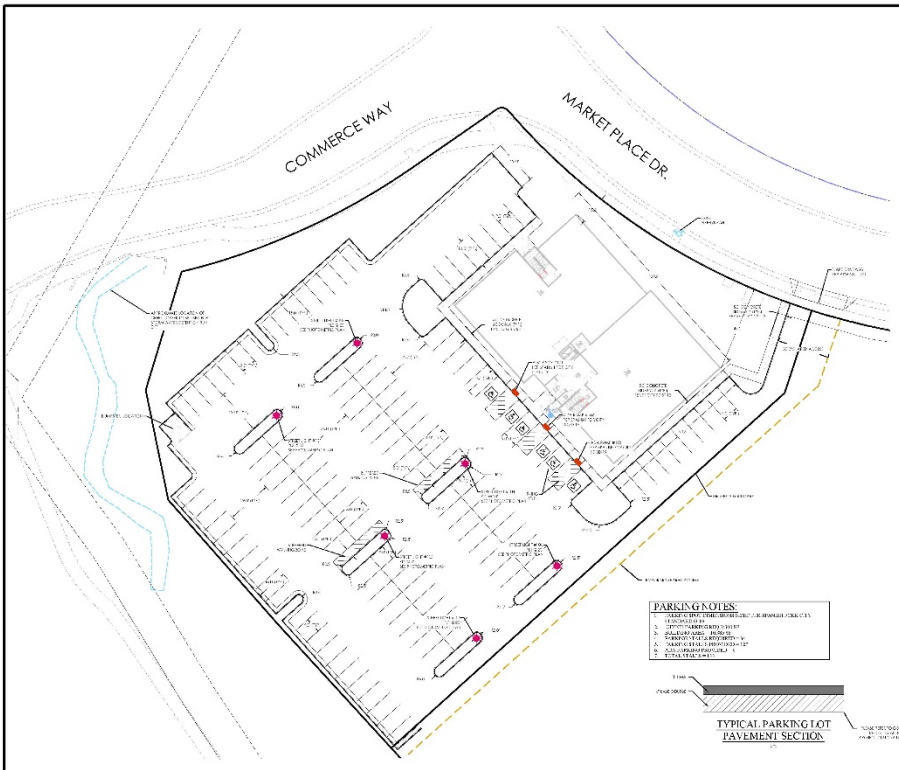
CONTACTS

NOTICE

GRAPHIC SCALE

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
COVER SHEET

COVER SHEET
C 1.0



LEGEND

BUILDING DETAILS:

BUILDING AREA:

NOTES:

ITEM	QUANTITY	UNIT
TOTAL ACREAGE OF AREA PROPOSED	1.80	ACRES
TOTAL AREA OF LANDSCAPING	12,782	SQFT
PERCENTAGE OF LANDSCAPING ON PROPOSED SITE	16%	
TOTAL BUILDING AREA	11,823	SQFT
TOTAL NUMBER OF ADA PARKING STALLS	4	EACH
TOTAL NUMBER OF PARKING STALLS	37	EACH
TOTAL IMPERVIOUS AREA	63,373	SQFT

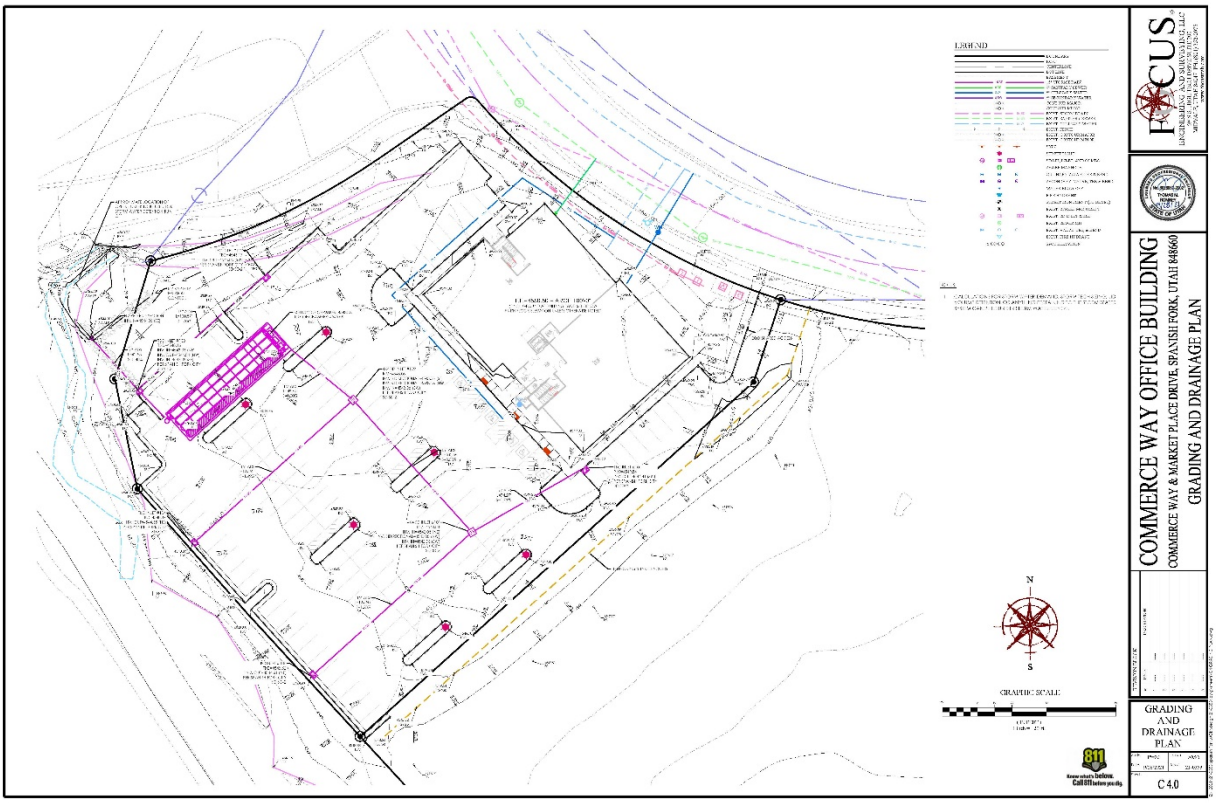
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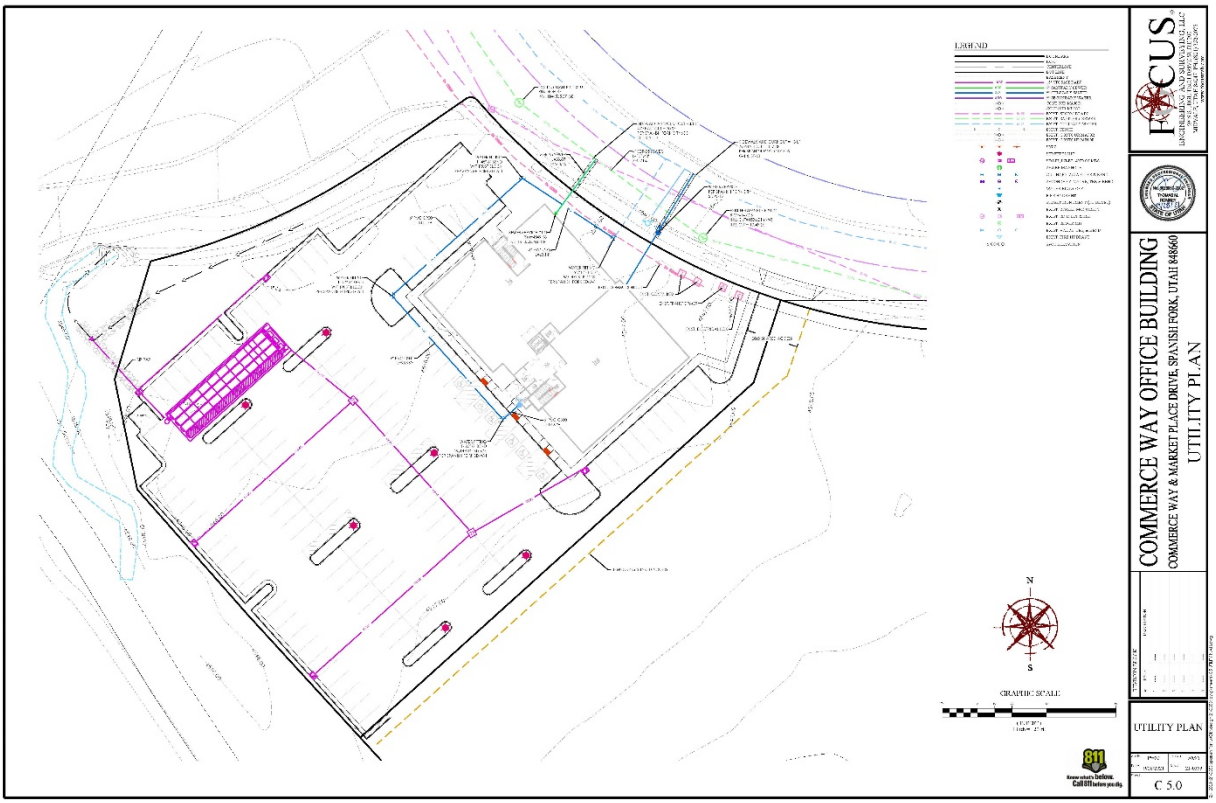
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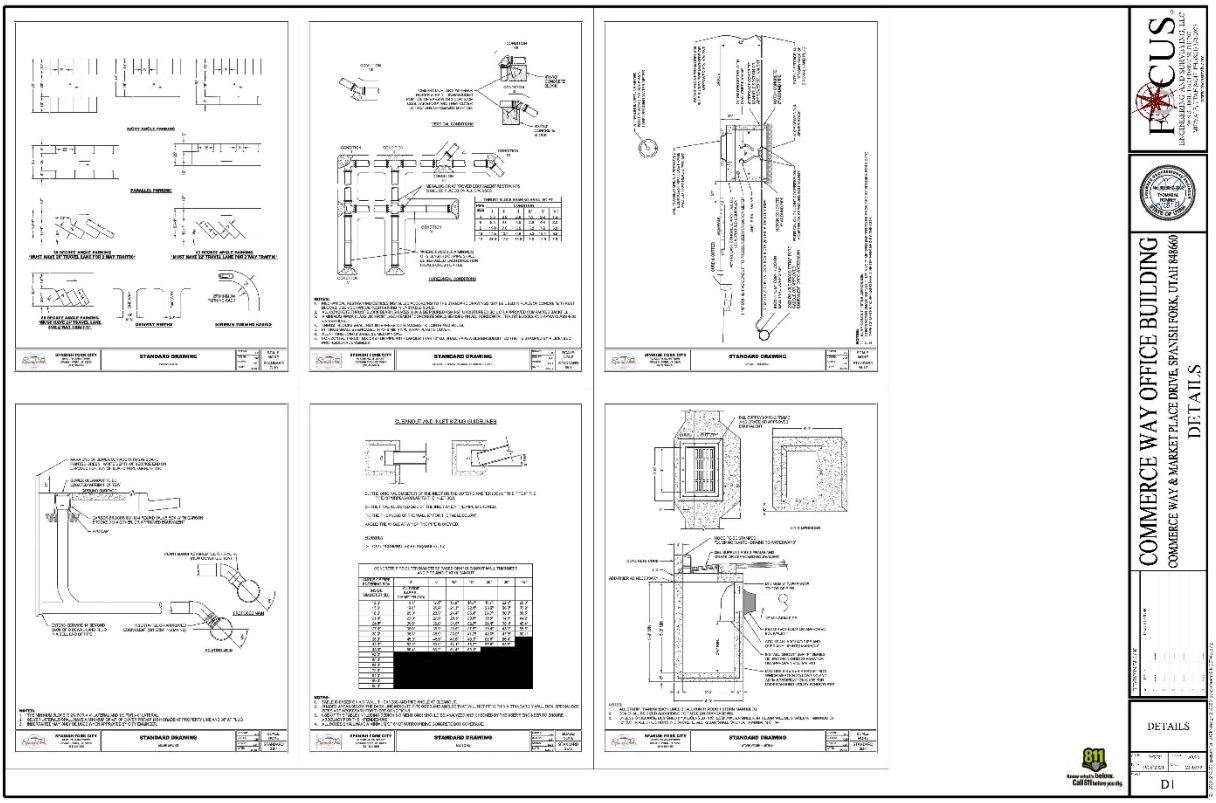
GRAPHIC SCALE

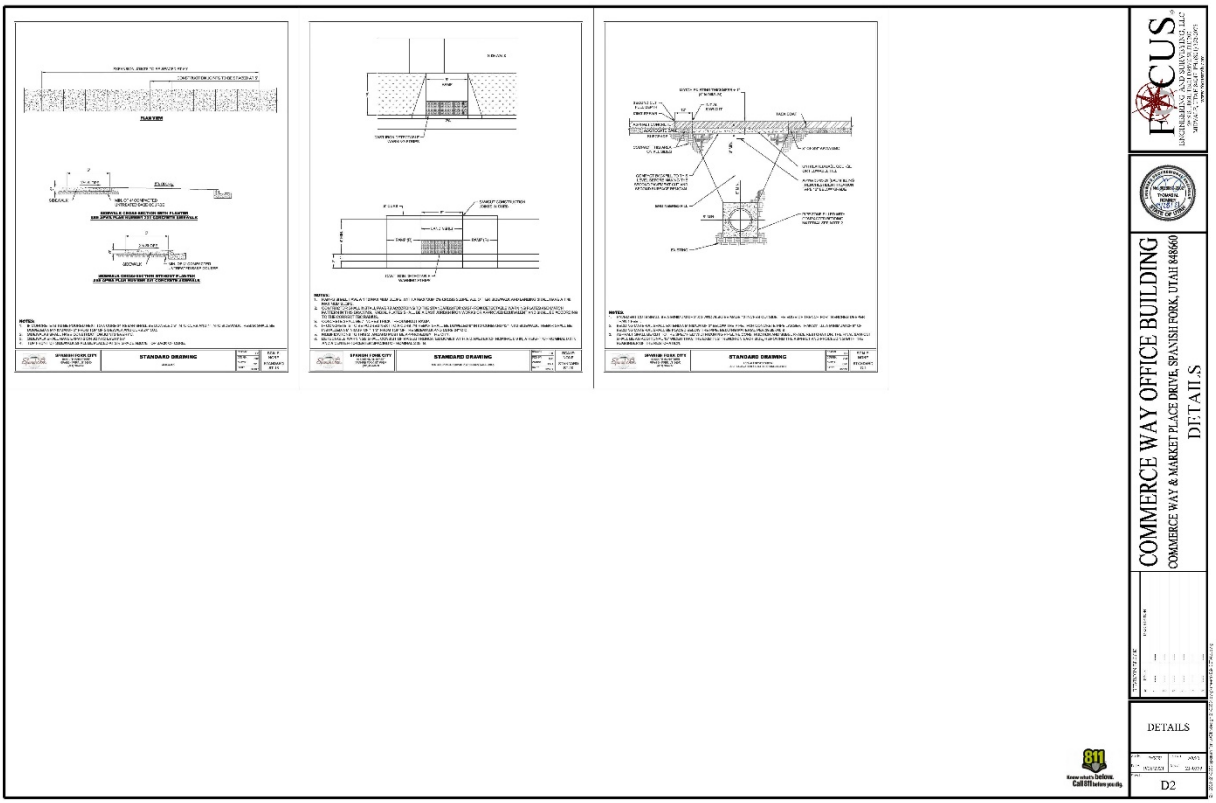
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
SITE PLAN

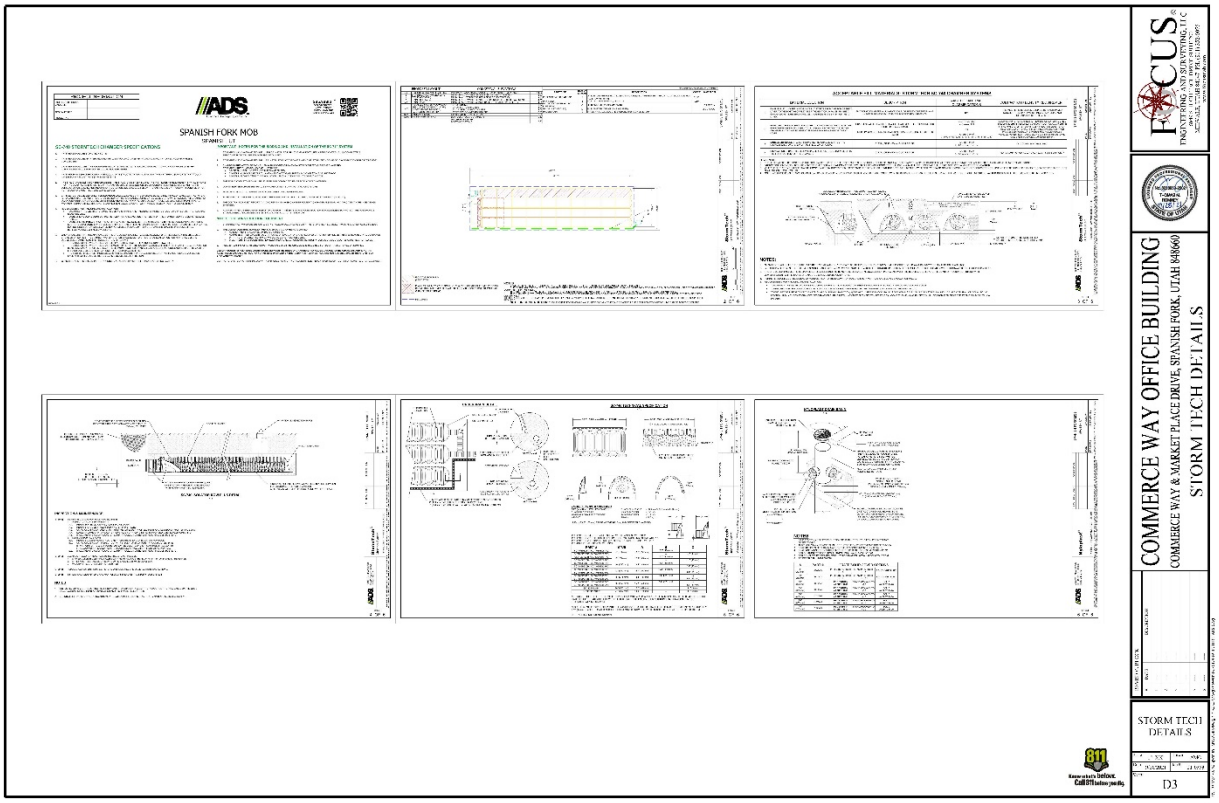
SITE PLAN
C 3.0

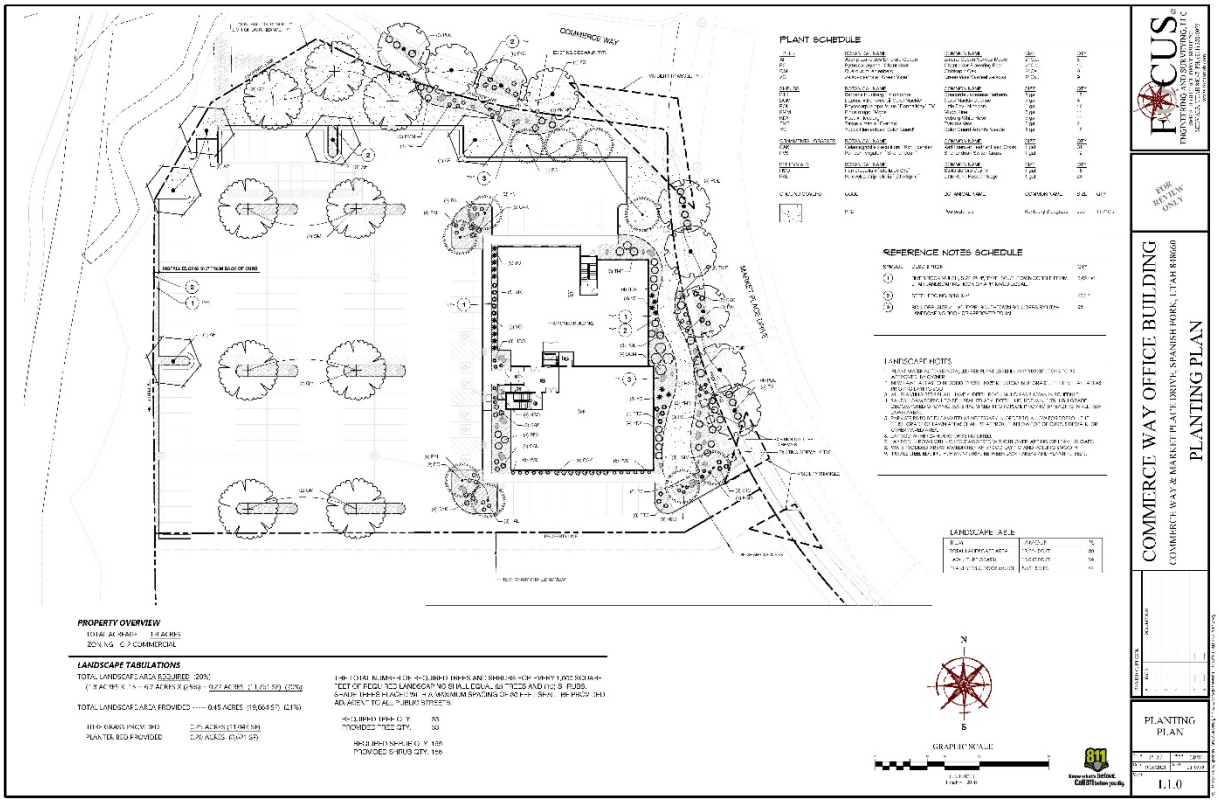

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GRAPHIC SCALE
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FOCUS
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLAN
C 4.0

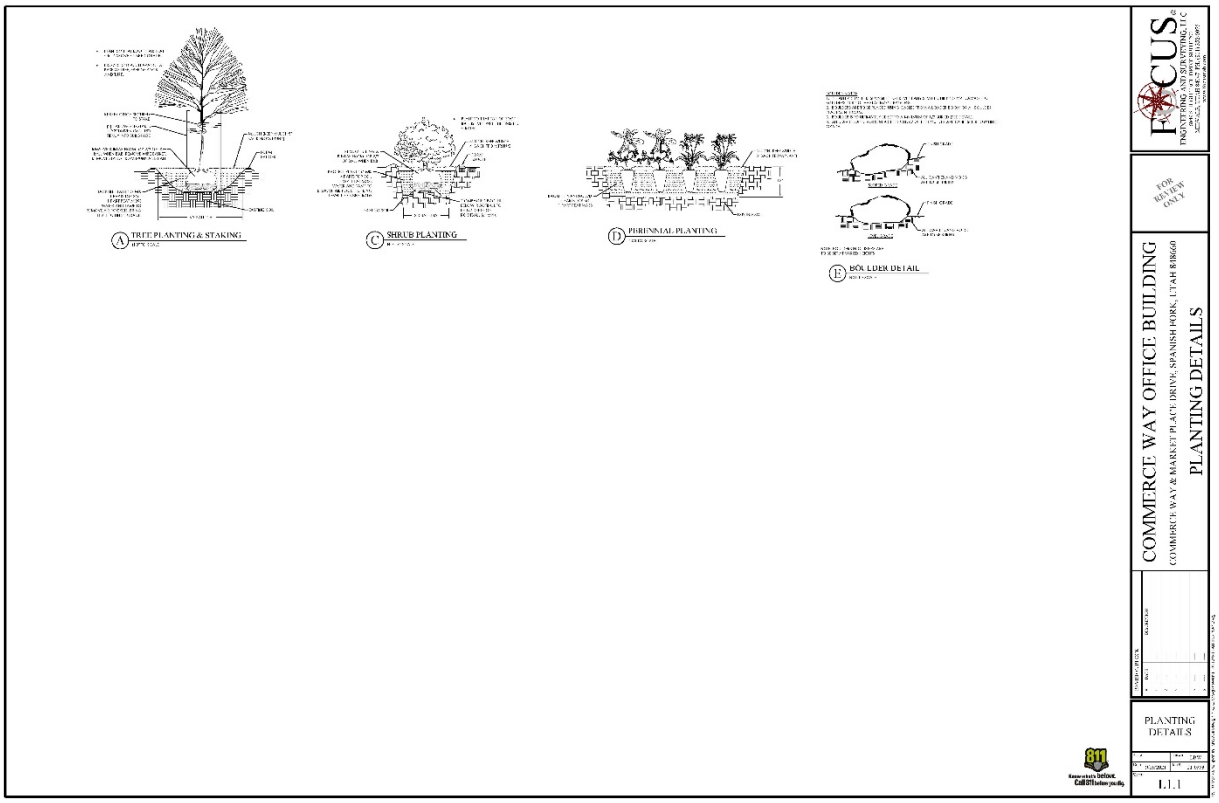

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GRAPHIC SCALE
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COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
UTILITY PLAN
UTILITY PLAN
C 5.0

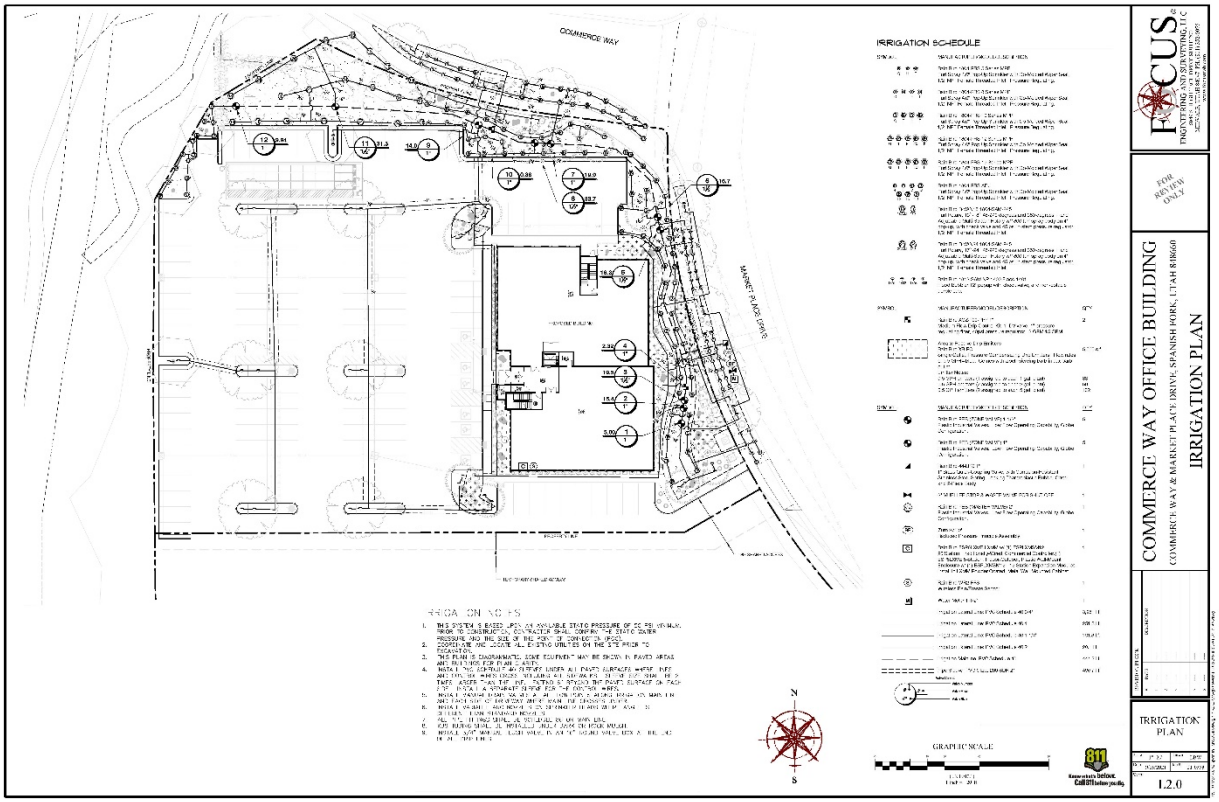

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
DETAILS
DETAILS
D1

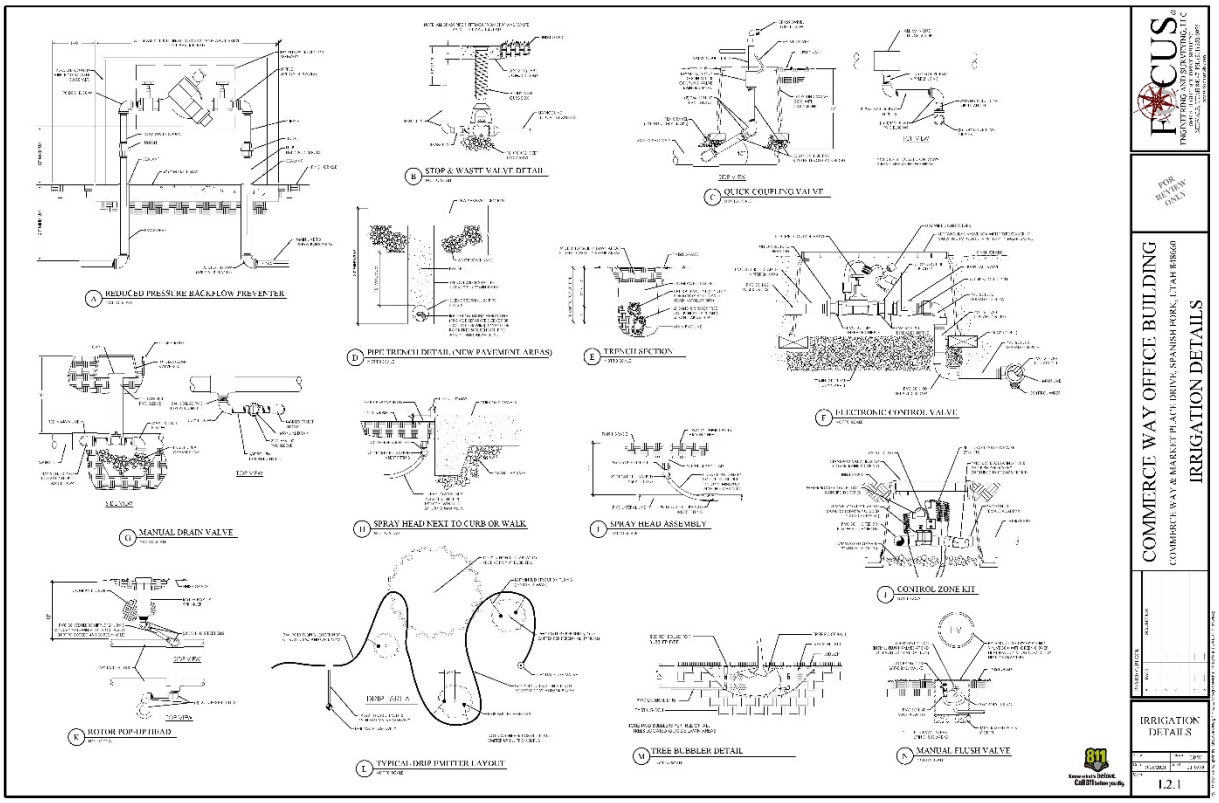

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
DETAILS
DETAILS
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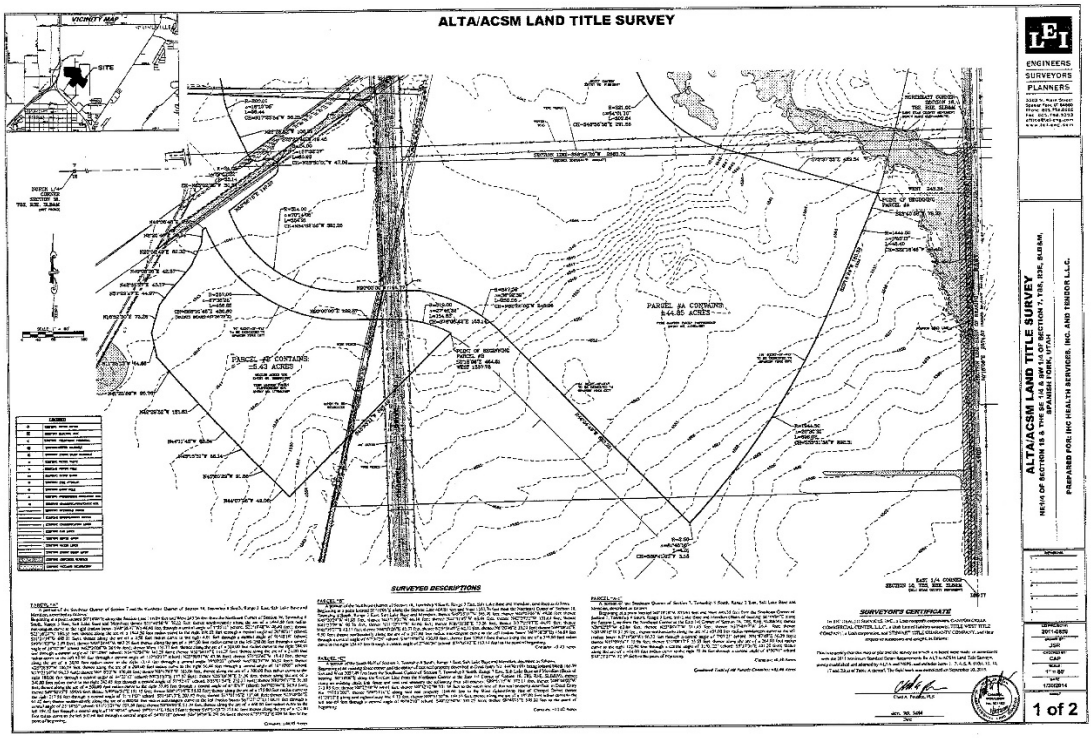

SPANISH FORK MOB
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
STORM TECH DETAILS
D3

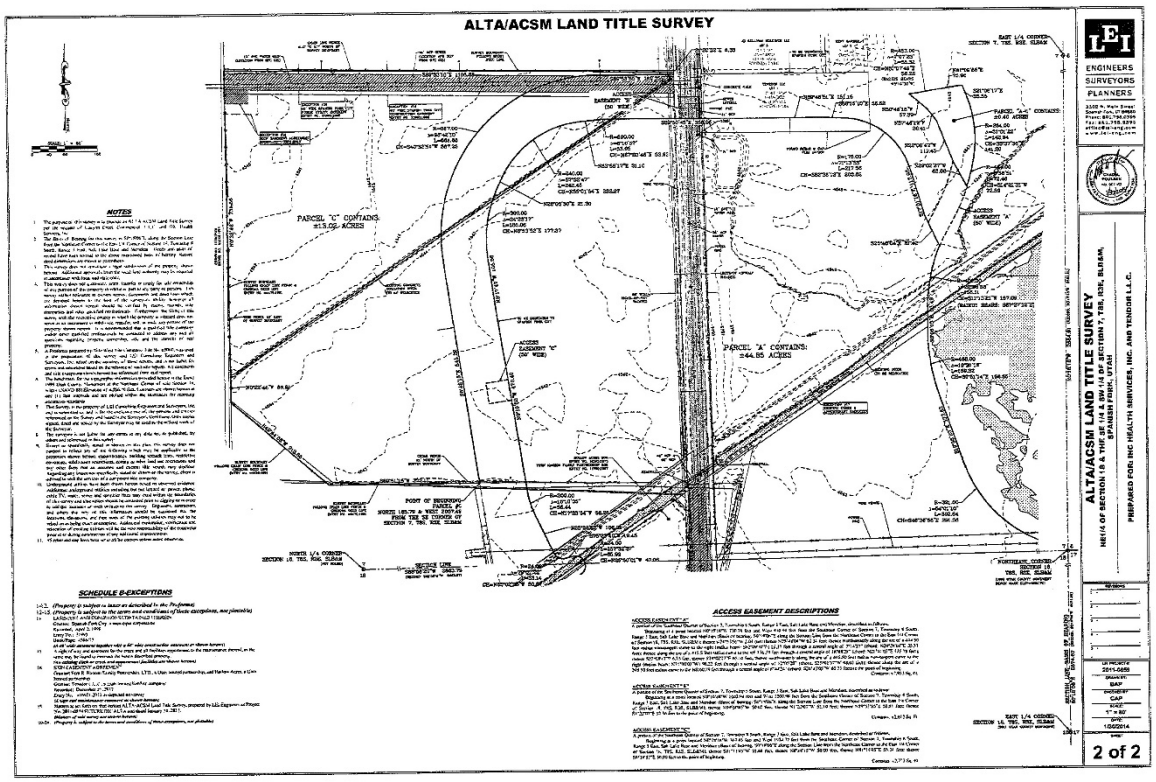

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
LANDSCAPE NOTES
LANDSCAPE AREA
PROPERTY OVERVIEW
LANDSCAPE TABULATIONS
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
PLANTING PLAN
L1.0

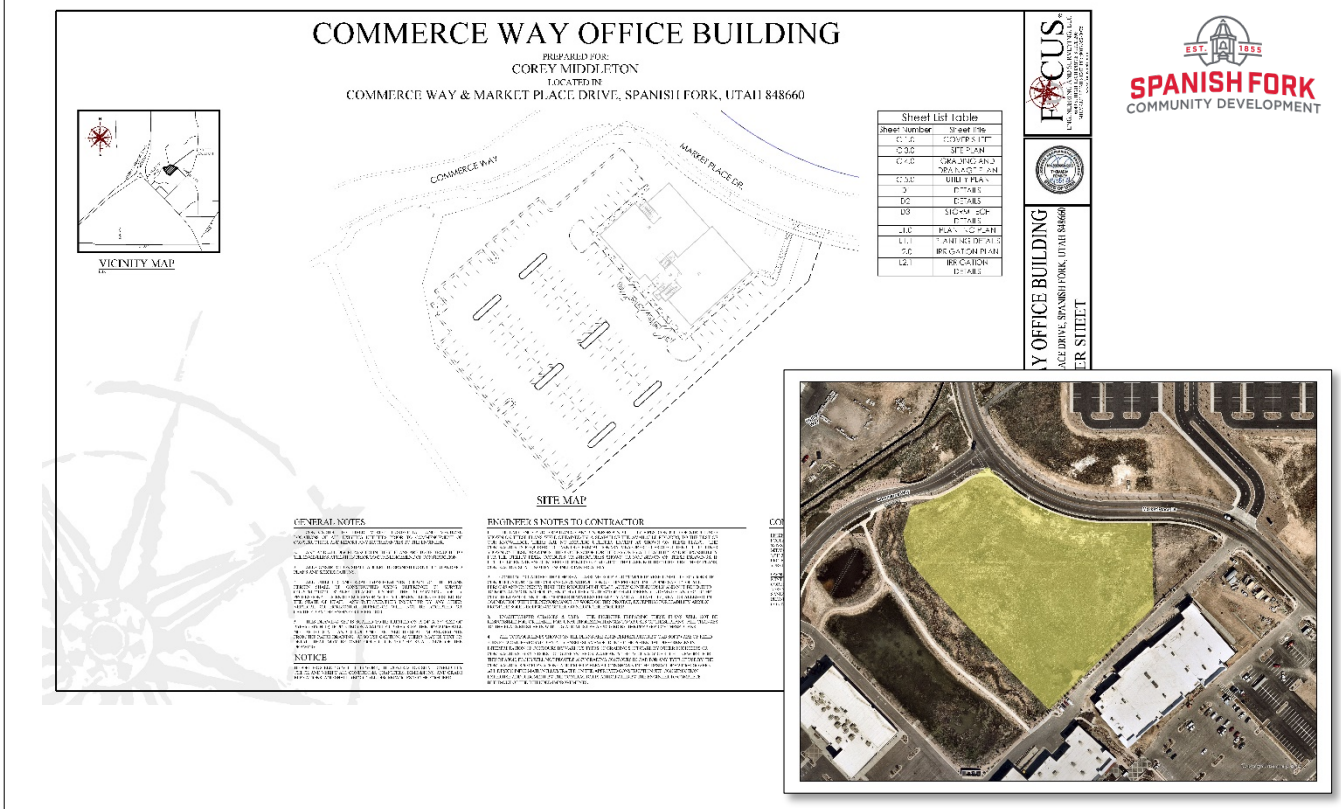

A TREE PLANTING & STAKING
C SHRUB PLANTING
D PERENNIAL PLANTING
E BOULDER DETAIL
FOCUS
FOR REVIEW ONLY
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 840650
PLANTING DETAILS
PLANTING DETAILS
L1.1


COMMERCE WAY
MARKET PLACE DRIVE
IRRIGATION SCHEDULE
GRAPHIC SCALE
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IRRIGATION PLAN
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L2.0


A REDUCED PRESSURE BACKFLOW PREVENTER
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C QUICK COUPLING VALVE
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IRRIGATION DETAILS
IRRIGATION DETAILS
L2.1


ALTA/ACSM LAND TITLE SURVEY
VICINITY MAP
SITE
SURVEYED DESCRIPTIONS
SURVEYOR'S CERTIFICATE
LEI
ENGINEERS
SURVEYORS
PLANNERS
ALTA/ACSM LAND TITLE SURVEY
MESA OF SECTION 19 & THE NW QUARTER OF SECTION 17, T8S, R3E, SLB&M, SPANISH FORK, UTAH
PREPARED FOR: IHC HEALTH SERVICES, INC. AND TENDON L.L.C.
1 of 2


ALTA/ACSM LAND TITLE SURVEY
PARCEL "C" CONTAINS: ±13.05 ACRES
PARCEL "A" CONTAINS: ±64.85 ACRES
NOTES
SCHEDULE B-EXCEPTIONS
ACCESS EASEMENT DESCRIPTIONS
ENGINEERS
SURVEYORS
PLANNERS
ALTA/ACSM LAND TITLE SURVEY
NE1/4 OF SECTION 18 & THE SE 1/4 & SW 1/4 OF SECTION 7, T5S, R3E, SLB&M, SPANISH FORK, UTAH
PREPARED FOR: IHC HEALTH SERVICES, INC. AND TENOAH L.L.C.
2 of 2



Commerce Way Office Building Site Plan Approval Request

November 10, 2021, Development Review Committee.

Located at 698 East Market Place Drive, including 1.80 acres.

The subject property is zoned C-2.

The applicant has requested that a Site Plan be approved.

Key Issues

1. Building Height.
2. Landscaping.
3. Storm Water.
4. Utilities.
5. Access.
6. Power.

Recommendation

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

Findings

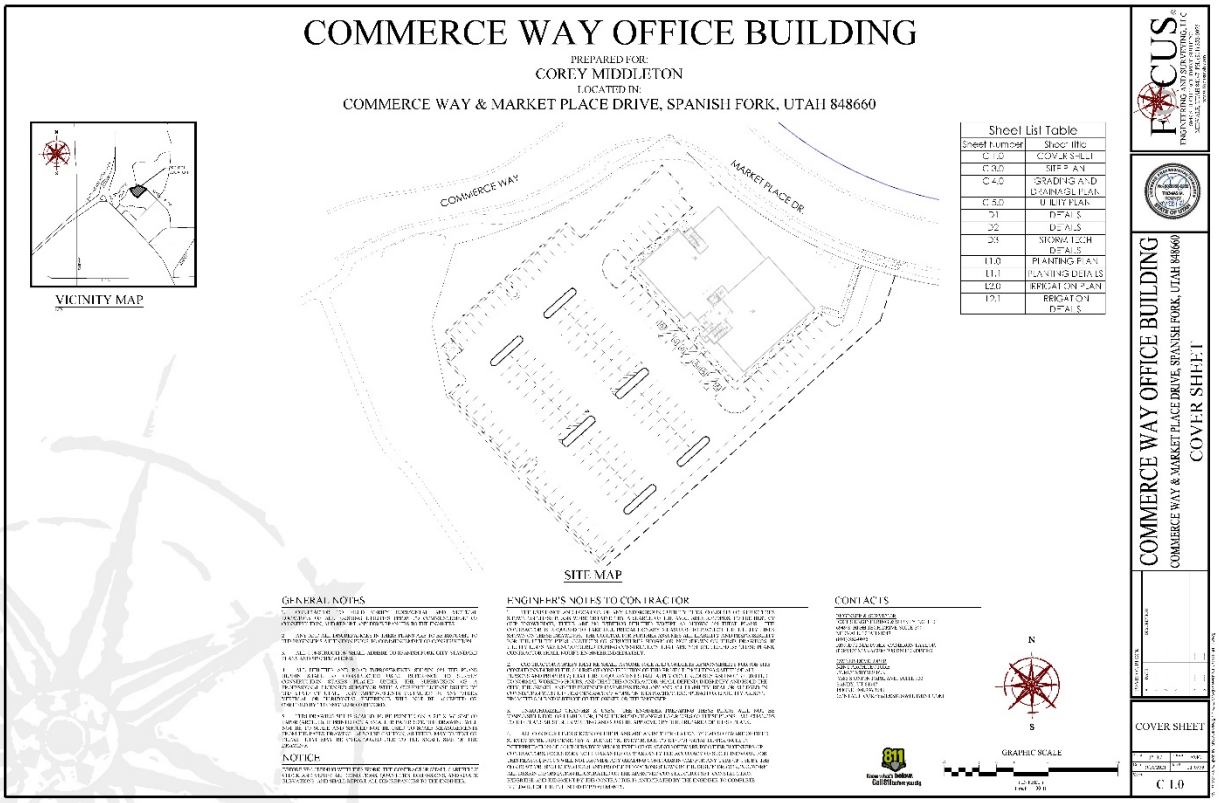
1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

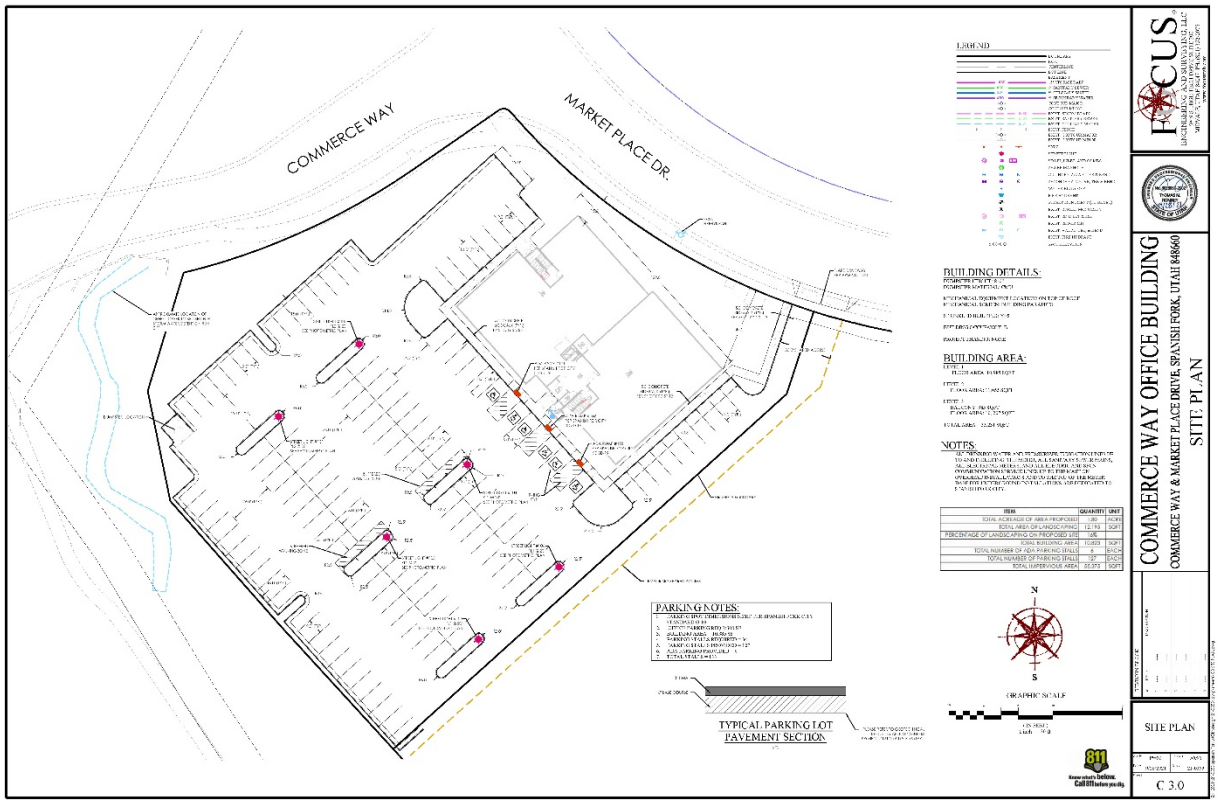
Conditions

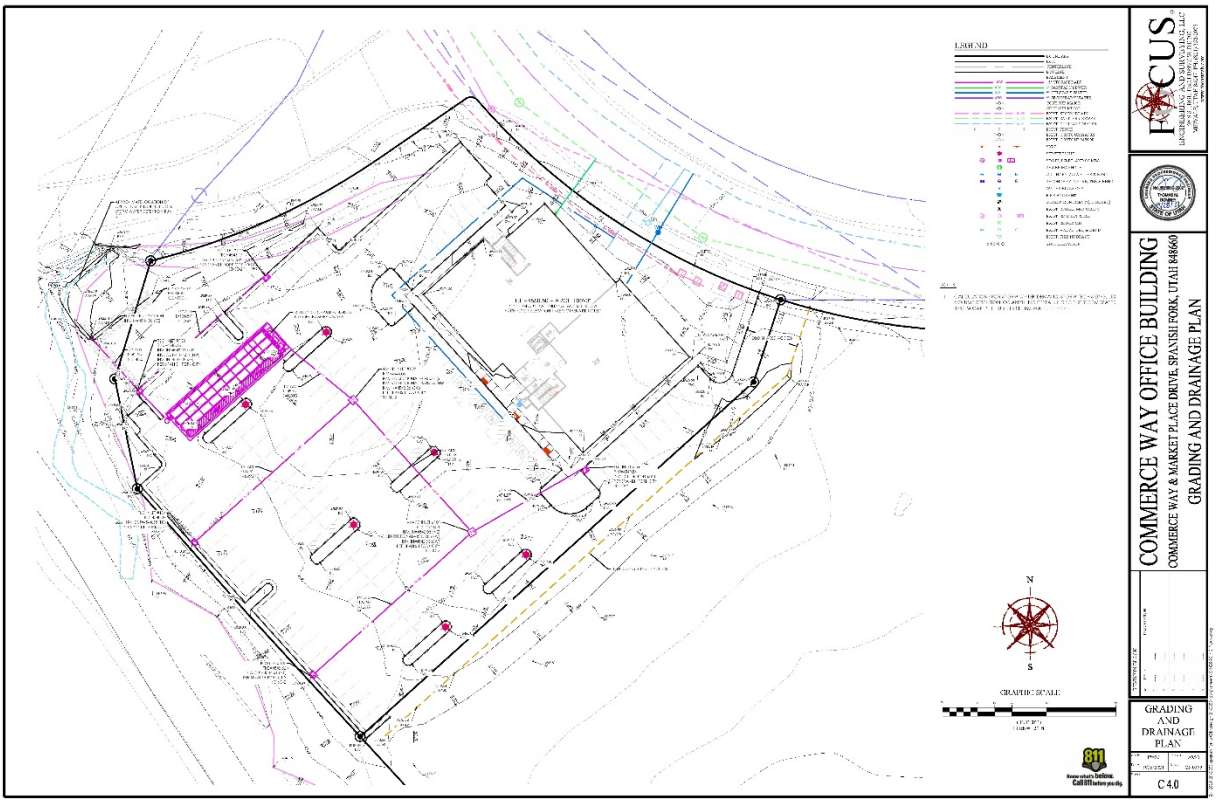
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the proposed Zone Change be approved by the City Council.
3. That the applicant addresses any red-lines.

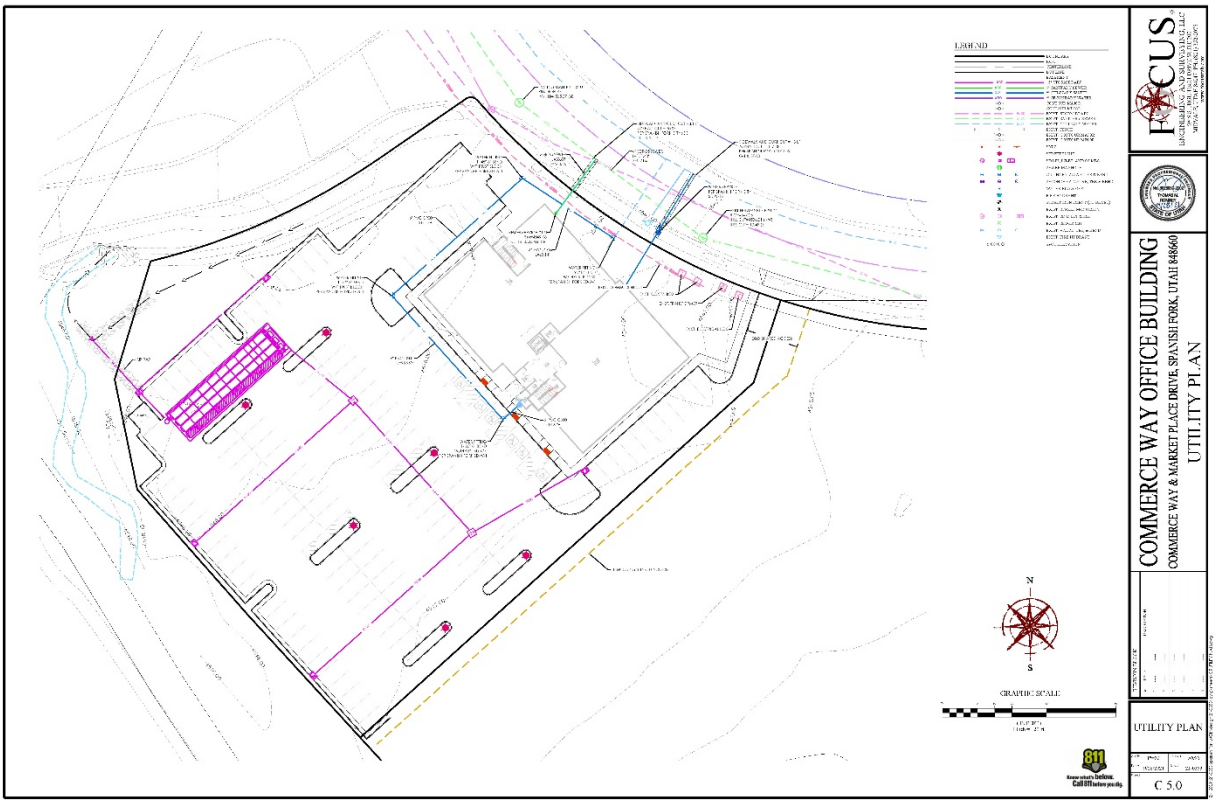
Exhibits

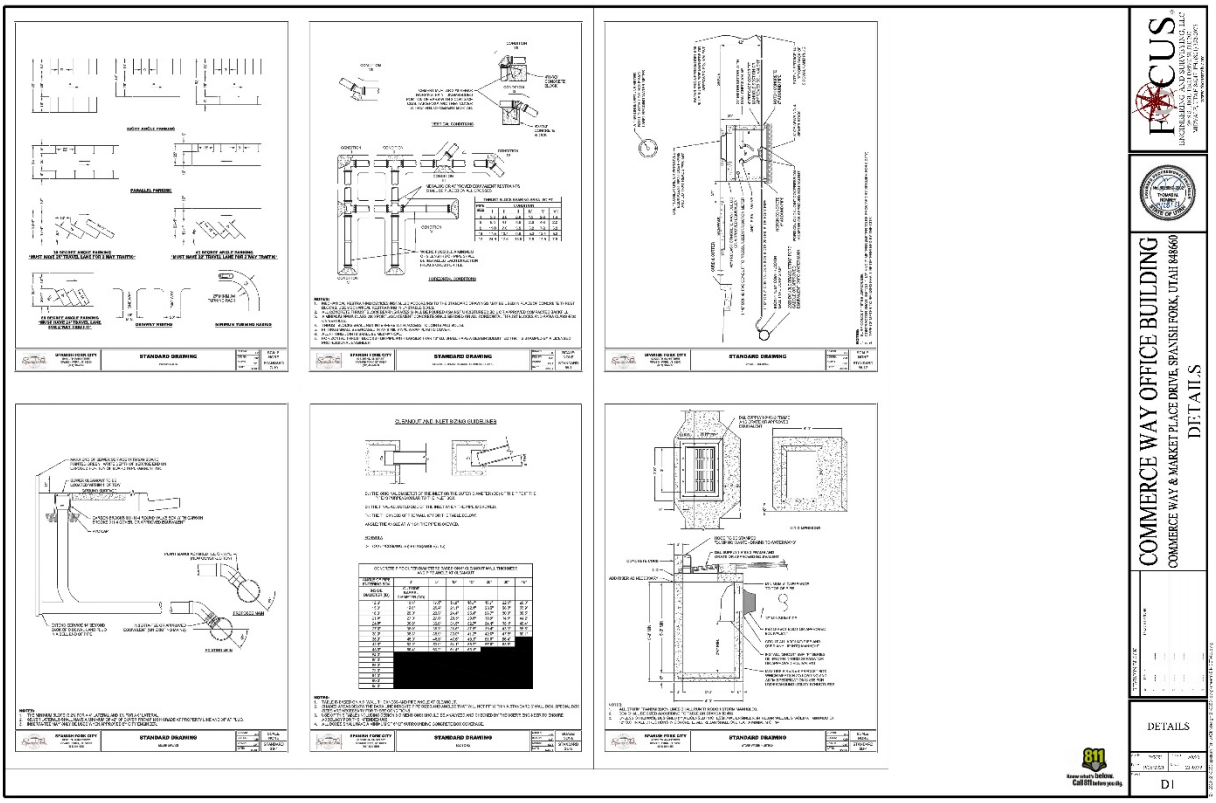
1. Site Plan and Landscaping.
2. Building Elevations.

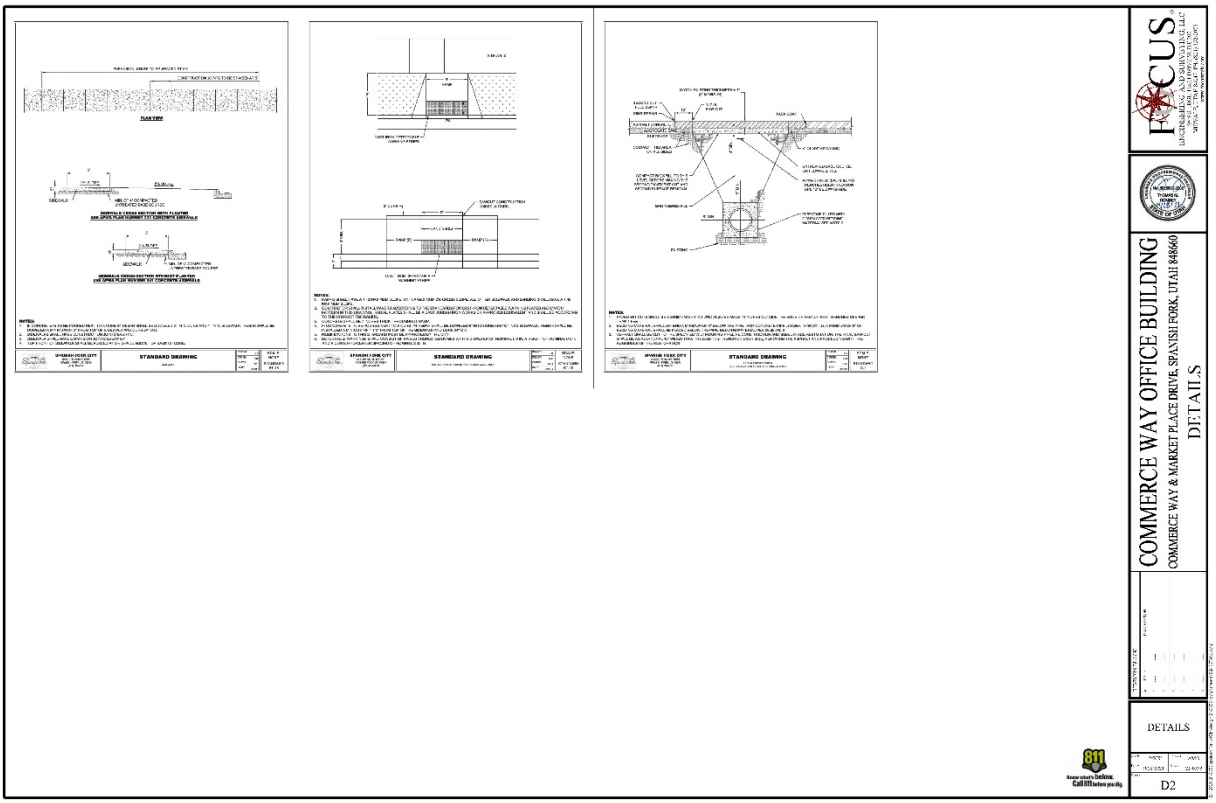

COMMERCE WAY OFFICE BUILDING
PREPARED FOR:
COREY MIDDLETON
LOCATED IN:
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
VICINITY MAP
COMMERCE WAY
MARKET PLACE DR.
SITE MAP
Sheet List Table
Sheet Number
Sheet Title
C 1.0 COVER SHEET
C 3.0 SITE PLAN
C 4.0 GRADING AND DRAINAGE PLAN
C 5.0 UTILITY PLAN
D1 DETAILS
D2 DETAILS
D3 STORM TECH DETAILS
L1.0 PLANTING PLAN
L1.1 PLANTING DETAILS
L2.0 IRRIGATION PLAN
L2.1 IRRIGATION DETAILS
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ENGINEER'S NOTES TO CONTRACTOR
CONTACTS
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COVER SHEET
COVER SHEET
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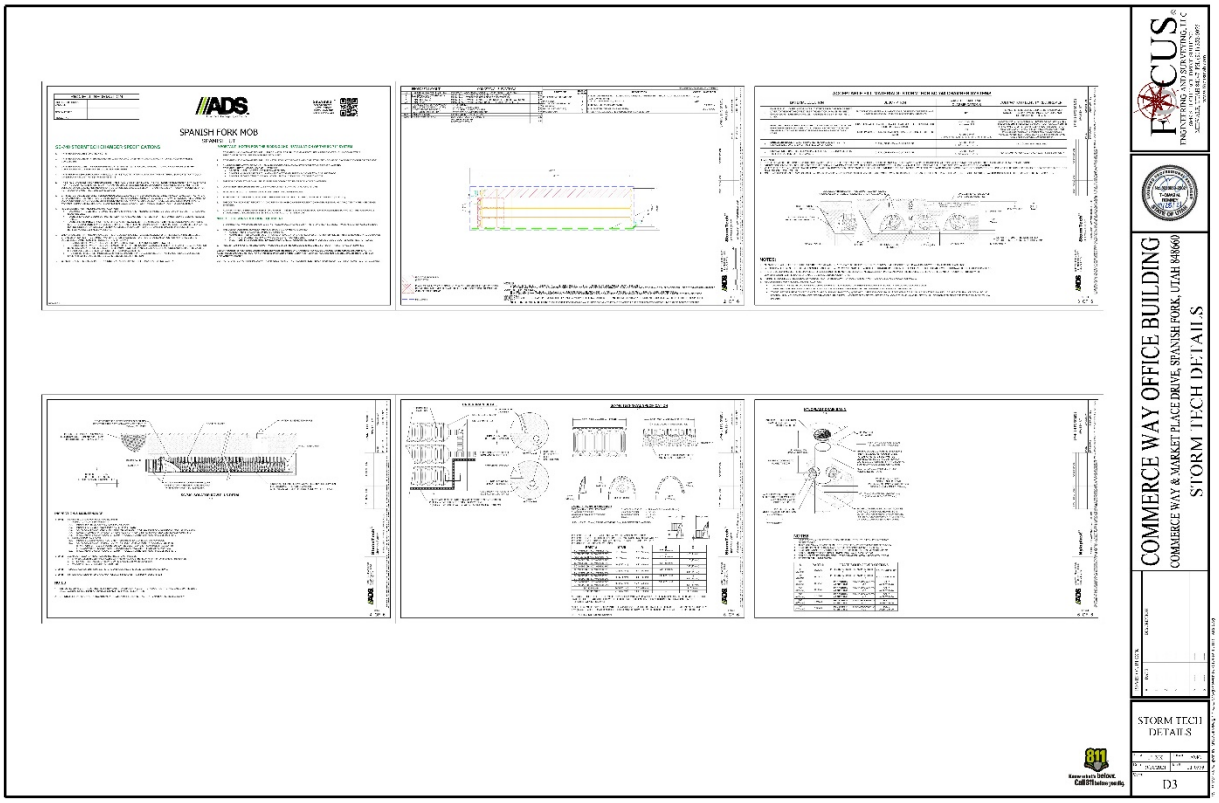

COMMERCE WAY
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LEGEND
BUILDING DETAILS:
BUILDING AREA:
NOTES:
PARKING NOTES:
TYPICAL PARKING LOT PAVEMENT SECTION
GRAPHIC SCALE
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660
SITE PLAN
SITE PLAN
C 3.0

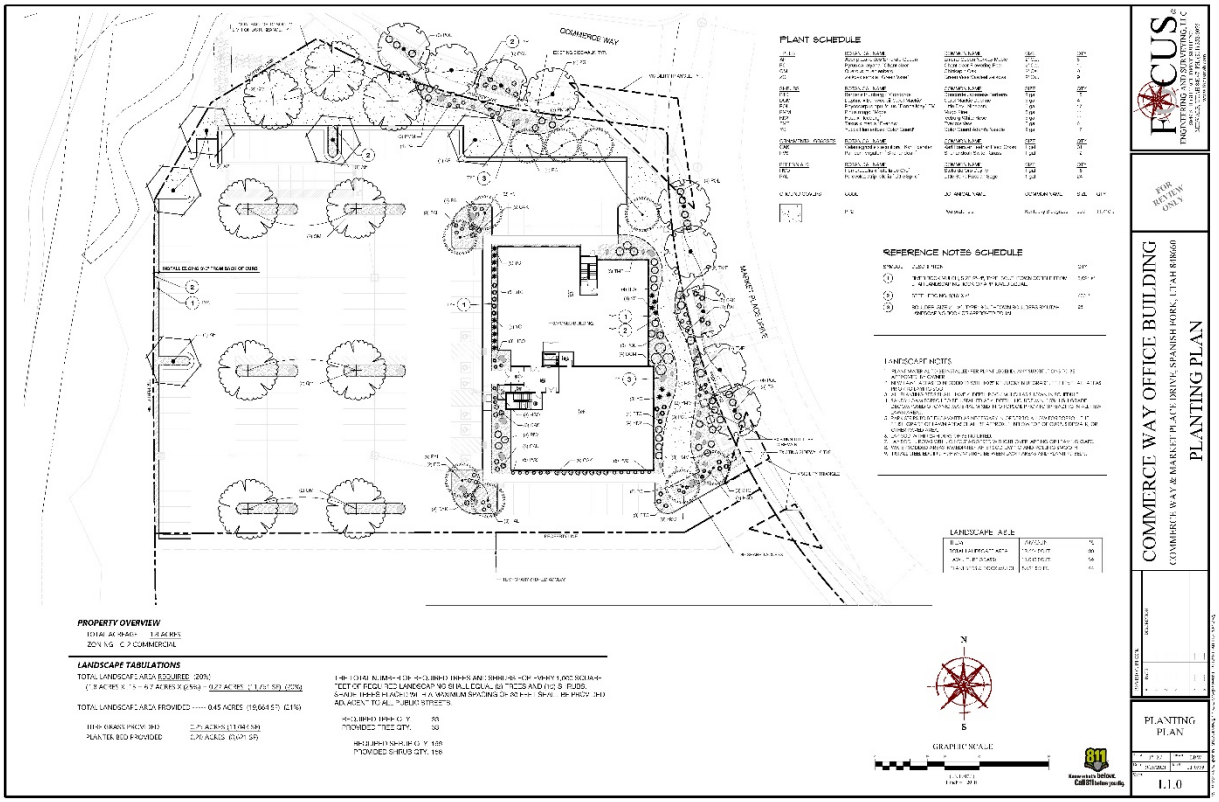

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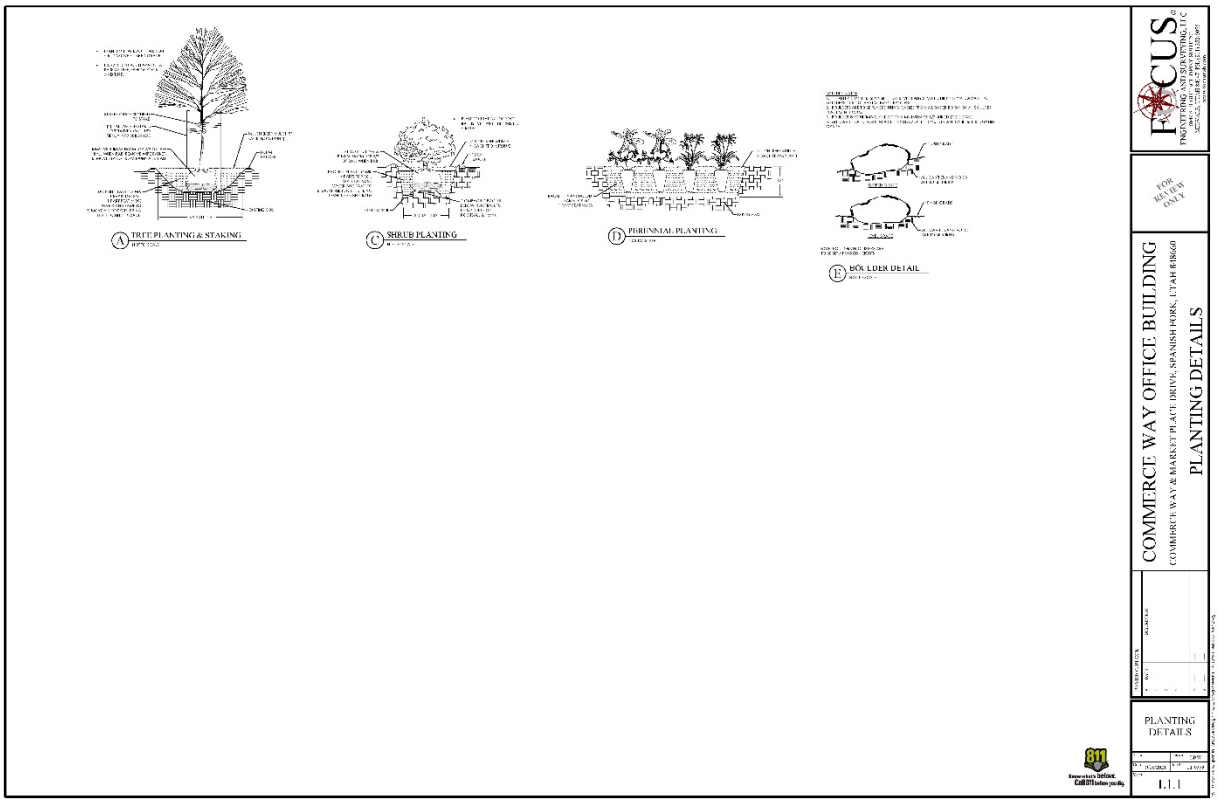

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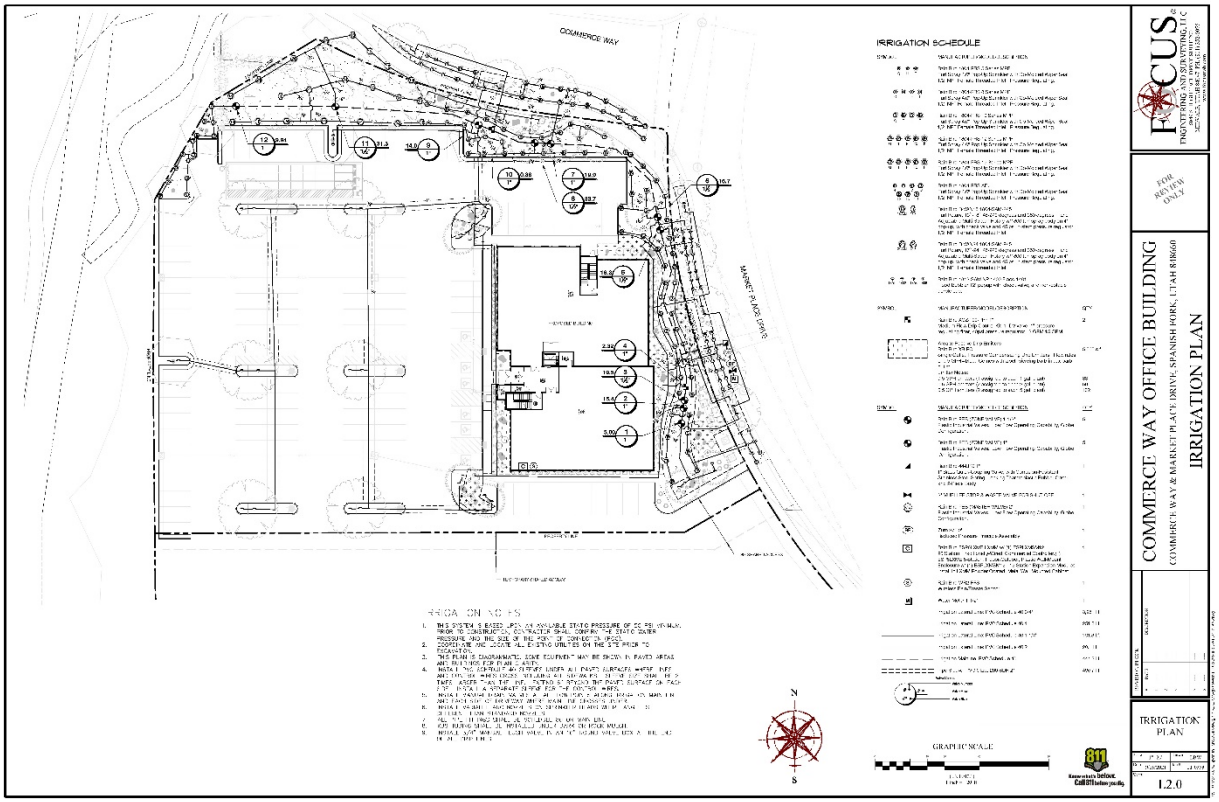

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
DETAILS
DETAILS
D1

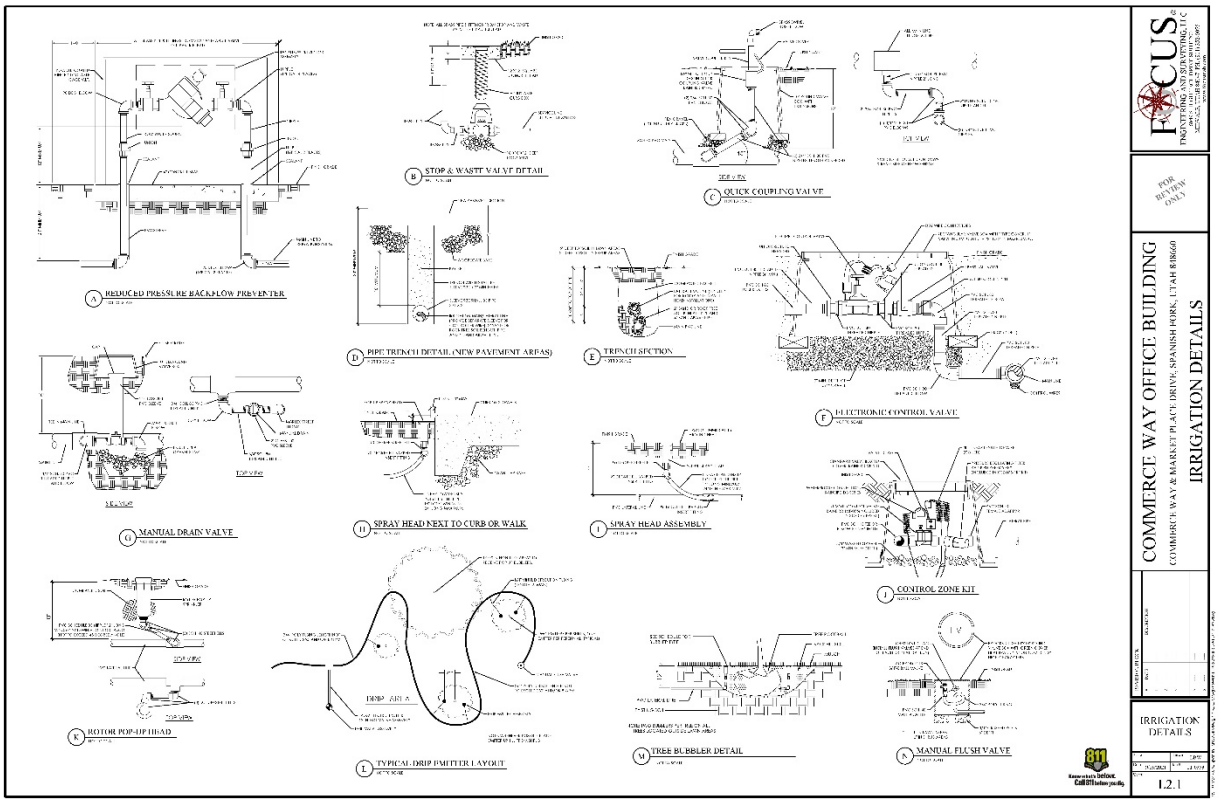

COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
DETAILS
DETAILS
D2


SPANISH FORK MOB
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660
STORM TECH DETAILS
STORM TECH DETAILS
D3


COMMERCE WAY
MARKET PLACE DRIVE
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
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LANDSCAPE AREA
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PLANTING PLAN
L1.0


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C SHRUB PLANTING
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PLANTING DETAILS
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L1.1


COMMERCE WAY
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IRRIGATION NOTES
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IRRIGATION PLAN
IRRIGATION PLAN
L2.0


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IRRIGATION DETAILS
IRRIGATION DETAILS
L2.1


EXTERIOR MATERIALS
EXTERIOR MATERIAL
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MINT
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660
SCHEMATIC ELEVATIONS
NOT FOR CONSTRUCTION
A201


EXTERIOR MATERIALS
EXTERIOR MATERIAL
SIGNAGE
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SIGNAGE
MINT
COMMERCE WAY OFFICE BUILDING
COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660
SCHEMATIC ELEVATIONS
NOT FOR CONSTRUCTION
A202

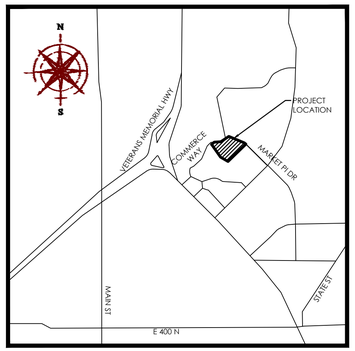
COMMERCE WAY OFFICE BUILDING

PREPARED FOR:

COREY MIDDLETON

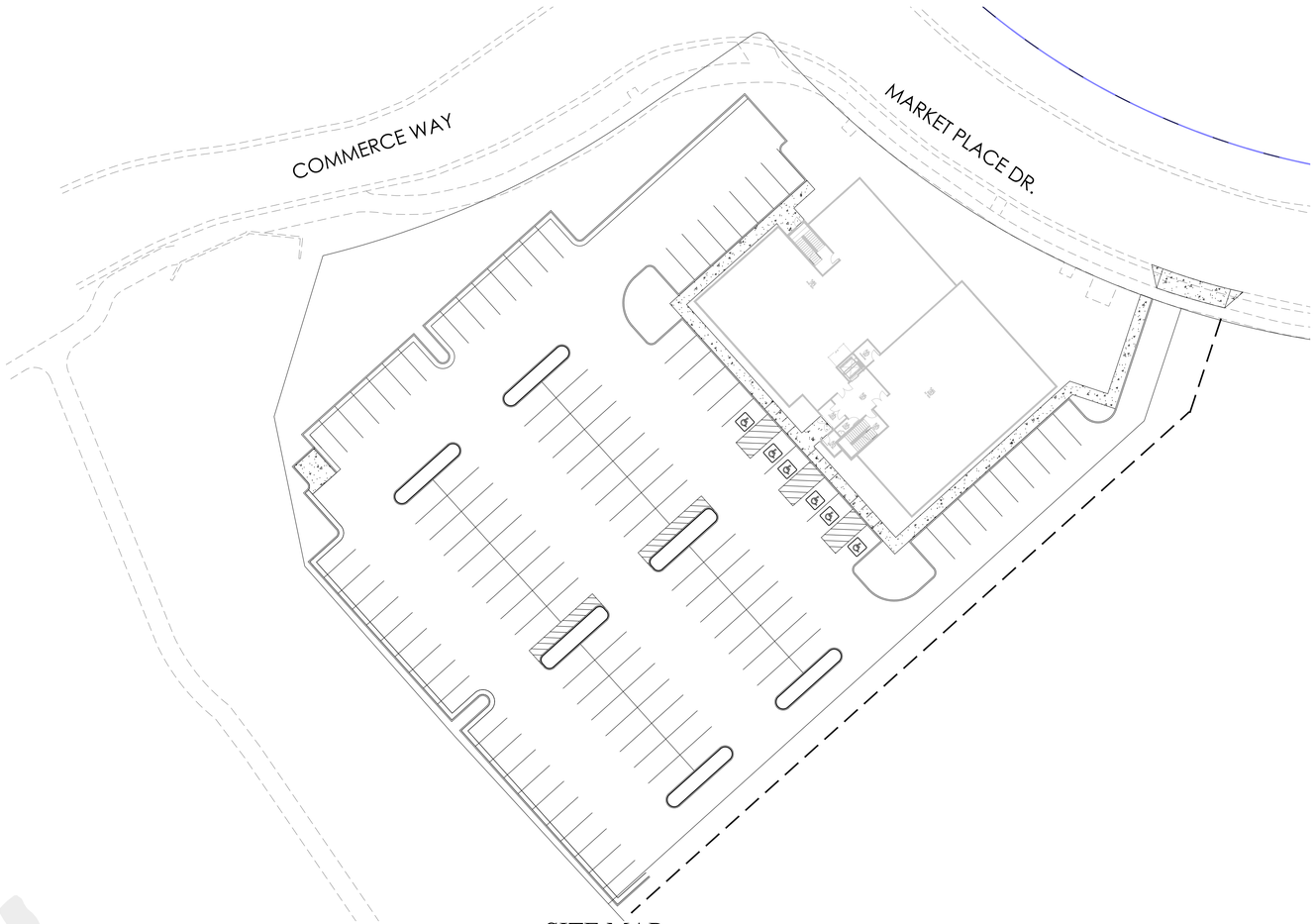
LOCATED IN:

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C 1.0	COVER SHEET
C 3.0	SITE PLAN
C 4.0	GRADING AND DRAINAGE PLAN
C 5.0	UTILITY PLAN
D1	DETAILS
D2	DETAILS
D3	STORM TECH DETAILS
L1.0	PLANTING PLAN
L1.1	PLANTING DETAILS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO SPANISH FORK CITY STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: CAMERON TAYLOR
SURVEY MANAGER: JUSTIN LUNDBERG

OWNER/DEVELOPER
MINT ARCHITECTURE
COREY MIDDLETON
7585 S UNION PARK AVE, SUITE 100
SANDY, UT 84047
PHONE: 801.996.3646
CONTACT: COREY@DESIGNWITHMINT.COM



Know what's below. Call 811 before you dig.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028956-2202
THOMAS M. ROMNEY
9/28/21
STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

COVER SHEET

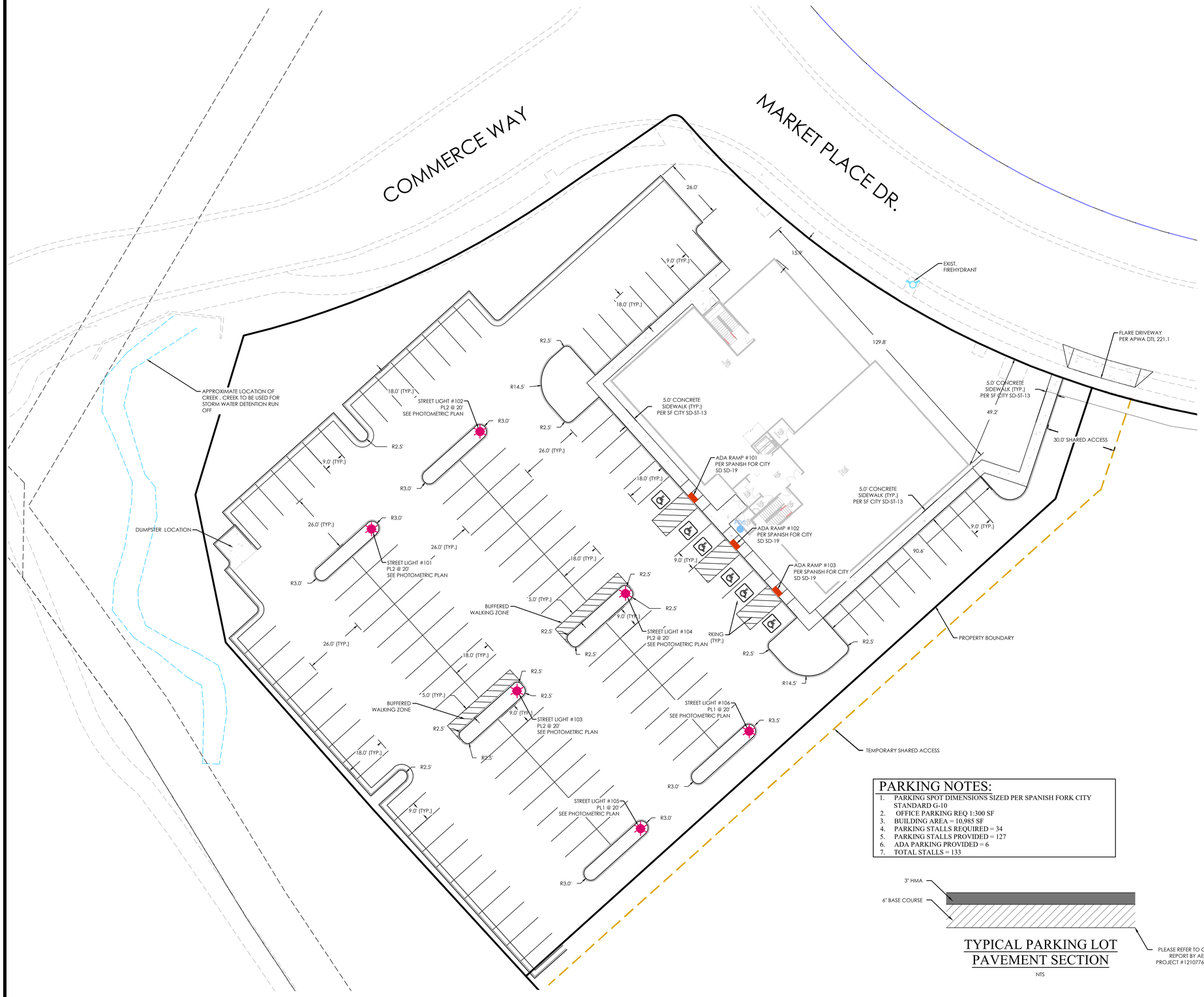
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COVER SHEET

Scale:	1"=30'	Drawn:	AMO
Date:	9/28/2021	Job #:	21-0353
Sheet:	C 1.0		

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353\dwg\sheets\C1 COVER SHEET.dwg



LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

BUILDING DETAILS:

DUMPSTER HEIGHT: 8'-0"
DUMPSTER MATERIAL: CMU

MECHANICAL EQUIPMENT LOCATION: ON TOP OF ROOF
MECHANICAL SCREEN: BUILDING PARAPETS

SPRINKLED BUILDING: YES

BUILDING OCCUPANCY: B

PROJECT PHASING: NONE

BUILDING AREA:

LEVEL 1
FLOOR AREA: 10,985 SQFT

LEVEL 2
FLOOR AREA: 11,055 SQFT

LEVEL 3
BALCONY: 985 SQFT
FLOOR AREA: 10, 207 SQFT

TOTAL AREA = 33,231 SQFT

NOTES:

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING: THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

ITEM	QUANTITY	UNIT
TOTAL ACREAGE OF AREA PROPOSED	1.80	ACRE
TOTAL AREA OF LANDSCAPING	12,195	SQFT
PERCENTAGE OF LANDSCAPING ON PROPOSED SITE	16%	
TOTAL BUILDING AREA	10,823	SQFT
TOTAL NUMBER OF ADA PARKING STALLS	6	EACH
TOTAL NUMBER OF PARKING STALLS	127	EACH
TOTAL IMPERVIOUS AREA	55,375	SQFT

PARKING NOTES:

1. PARKING SPOT DIMENSIONS SIZED PER SPANISH FORK CITY STANDARD G-10
2. OFFICE PARKING REQ 1:300 SF
3. BUILDING AREA = 10,985 SF
4. PARKING STALLS REQUIRED = 34
5. PARKING STALLS PROVIDED = 127
6. ADA PARKING PROVIDED = 6
7. TOTAL STALLS = 133

TYPICAL PARKING LOT PAVEMENT SECTION

NTS

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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MIDVALE, UTAH 84047 PH: (801) 352-0075
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LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660

SITE PLAN

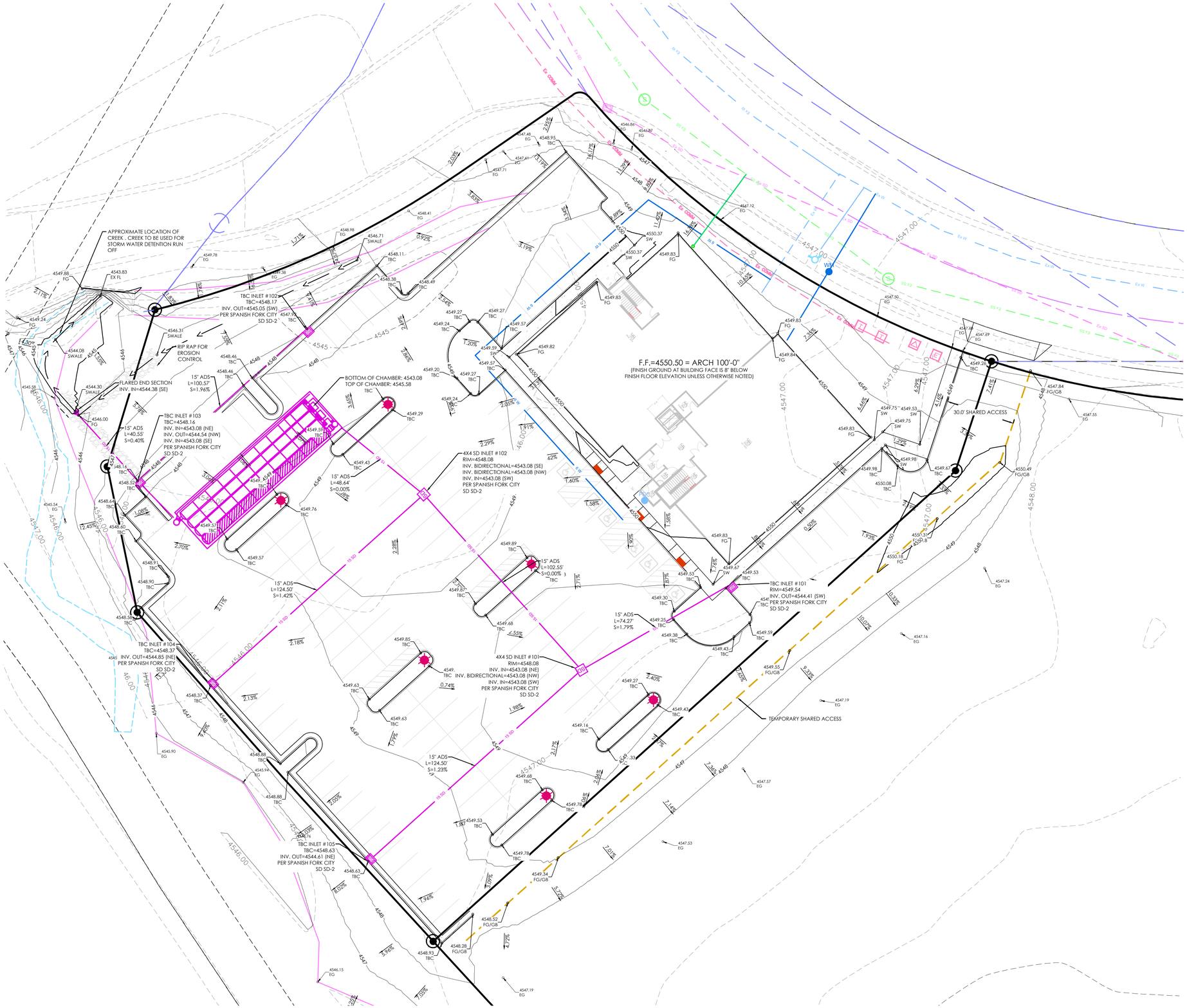
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SITE PLAN

Scale: 1"=20' | Drawn: AMO
Date: 9/28/2021 | Job #: 21-0353
Sheet: C 3.0

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LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
- 8" SANITARY SEWER
- 8" CULINARY WATER
- 8" SECONDARY WATER
- CONTOUR MAJOR
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- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION

NOTES:

1. CALCULATIONS FOR STORM WATER DEMAND, STORM TECH SIZING, LID VOLUME RETENTION, OR ANYTHING PERTAINING TO THE STORM WATER SYSTEM CAN BE FOUND IN STORM WATER REPORT.

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

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LICENSED PROFESSIONAL ENGINEER No. 8028950-2202 THOMAS M. ROMNEY STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660

GRADING AND DRAINAGE PLAN

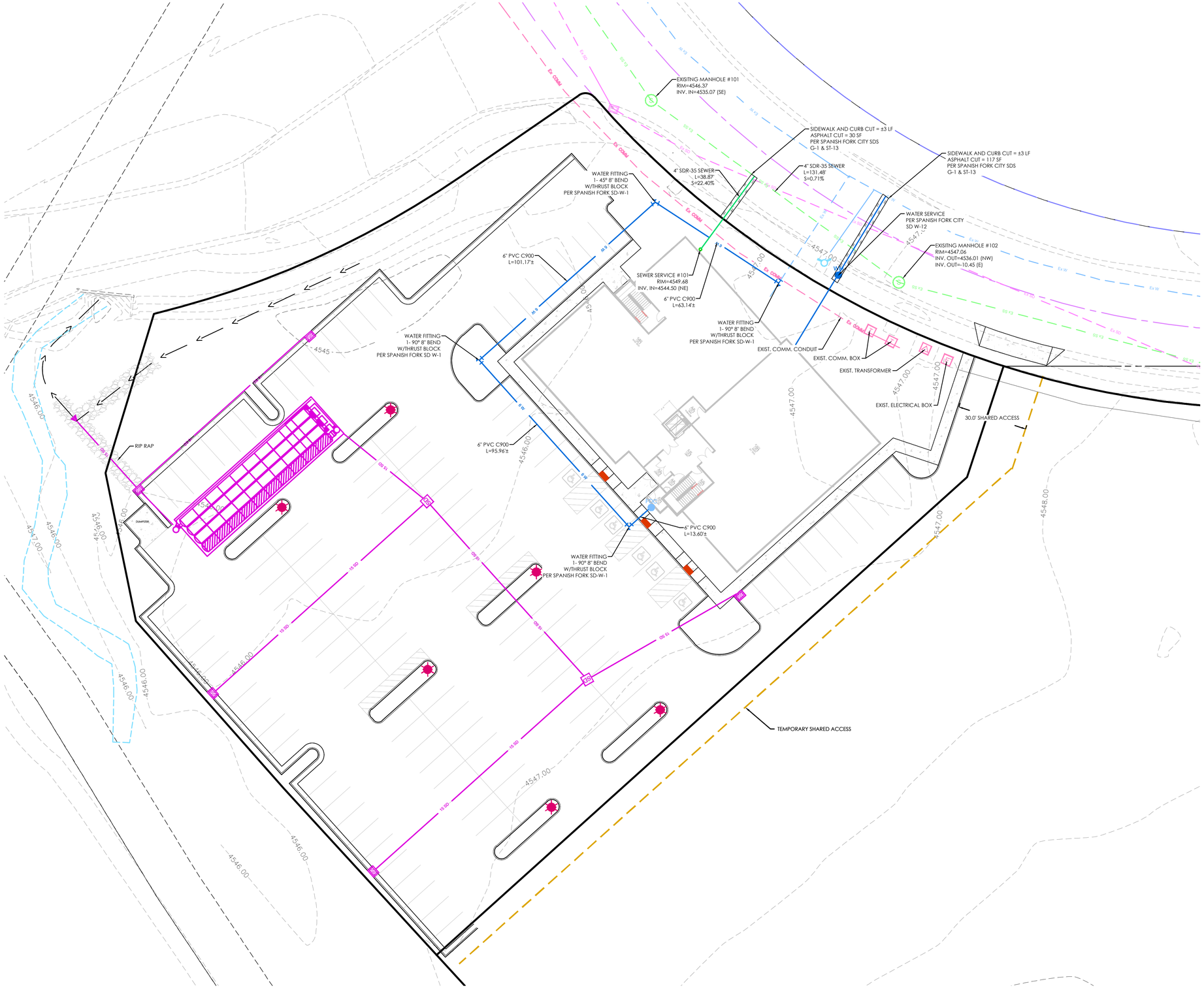
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GRADING AND DRAINAGE PLAN

Scale:	1"=20'	Drawn:	AMO
Date:	9/28/2021	Job #:	21-0353
Sheet:	C 4.0		

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- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- 15" STORM DRAIN
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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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UTILITY PLAN

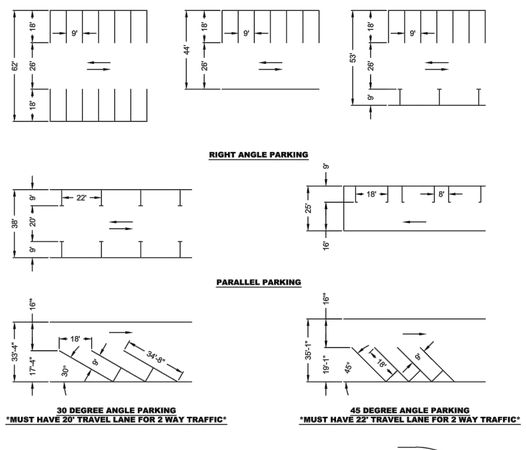
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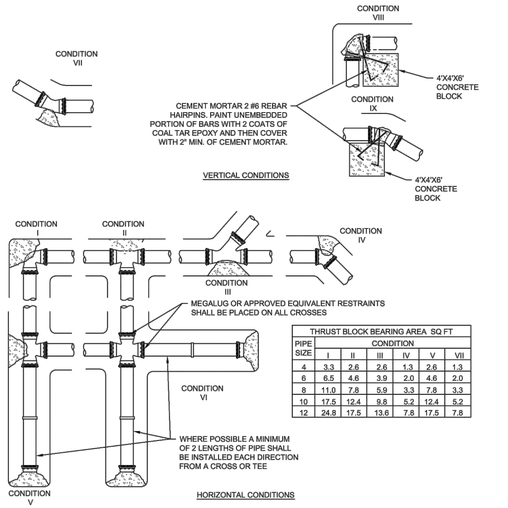
UTILITY PLAN

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Date: 9/28/2021	Job #: 21-0353
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SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	PARKING LOTS	DESIGN: CJP	STANDARD G-10
		CHECK: CMT	
		DATE: 6/21/17	

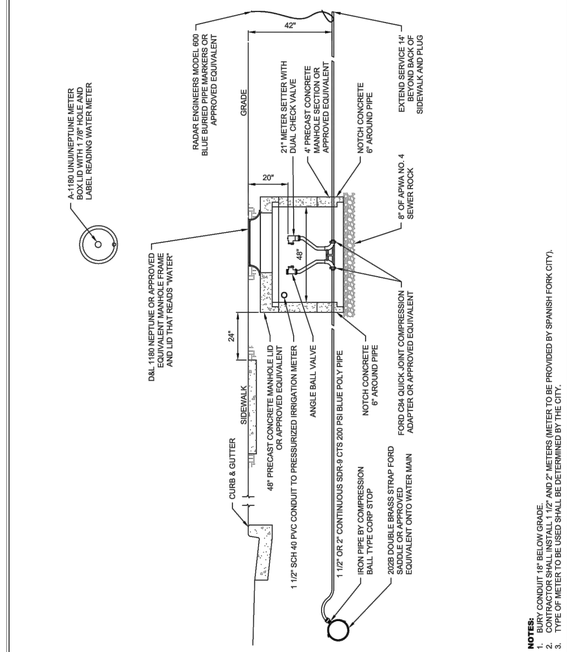


THRUST BLOCK BEARING AREA SQ FT

PIPE SIZE	CONDITION						
	I	II	III	IV	V	VI	VII
4	3.3	2.6	2.6	1.3	2.6	1.3	
6	6.5	4.6	3.9	2.0	4.6	2.0	
8	11.0	7.8	5.9	3.3	7.8	3.3	
10	17.5	12.4	9.8	5.2	12.4	5.2	
12	24.8	17.5	13.6	7.8	17.5	7.8	

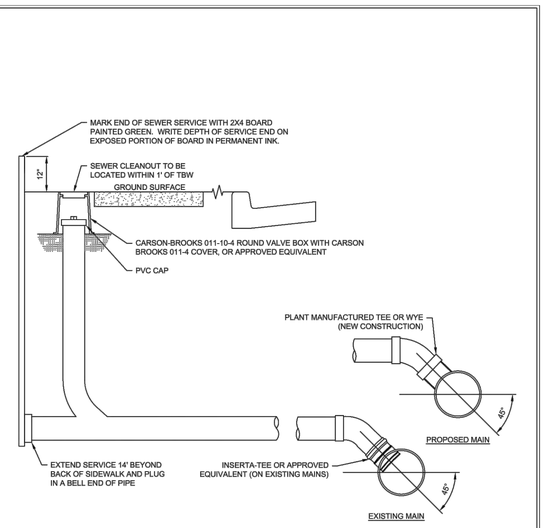
NOTES:
1. MECHANICAL RESTRAINING DEVICES INSTALLED ACCORDING TO THE STANDARD DRAWINGS MAY BE USED IN PLACEOF CONCRETE THRUST BLOCKS. USE MECHANICAL RESTRAINING IN UNSTABLE SOILS.
2. ALL CONCRETE THRUST BLOCK BEARING FACES SHALL BE POURED AGAINST UNDISTURBED SOIL OR APPROVED COMPACTED BACKFILL.
3. A MINIMUM APWA CLASS 2000 PORTLAND CEMENT CONCRETE SHALL BE USED ON ALL HORIZONTAL THRUST BLOCKS AND APWA CLASS 4000 ON VERTICAL.
4. THRUST BLOCKS SHALL NOT INTERFERE WITH ACCESS TO JOINTS AND BOLTS.
5. FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER.
6. ALL FITTING JOINTS SHALL BE MECHANICAL.
7. HORIZONTAL THRUST BLOCKS FOR PIPE WITH LARGER THAN 12" I.D. SHALL HAVE A DESIGN SUBMITTED THAT IS STAMPED BY A LICENSED PROFESSIONAL ENGINEER.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	CONCRETE THRUST BLOCKS FOR PRESSURE PIPE	DESIGN: CJP	STANDARD W-1
		CHECK: CMT	
		DATE: 6/21/17	



NOTES:
1. SERVICE CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

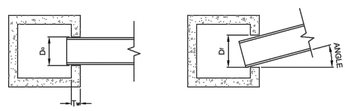
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	2" WATER SERVICE	DESIGN: CJP	STANDARD W-12
		CHECK: CMT	
		DATE: 6/21/17	



NOTES:
1. THE MINIMUM SLOPE IS 2% FOR A 4" LATERAL AND 1% FOR A 6" LATERAL.
2. SEWER LATERALS SHALL HAVE A MINIMUM OF 42" OF COVER FROM FINISH GRADE AT PROPERTY LINE AND 36" AT PLUG.
3. INSERTA-TEE MAY ONLY BE USED WHEN APPROVED BY CITY ENGINEER.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	SEWER SERVICE	DESIGN: CJP	STANDARD SS-4
		CHECK: CMT	
		DATE: 6/21/17	

CLEANOUT AND INLET SIZING GUIDELINES



D_s : THE ORIGINAL DIAMETER OF THE INLET OR THE OUTER DIAMETER (OD) OF THE PIPE IF THE PIPE IS PURPENDICULAR TO THE INLET BOX.

D_I: THE FINAL ADJUSTED SIZE OF THE INLET WHEN THE PIPE IS SKEWED.

T_w: THE THICKNESS OF THE WALL (6" FOR THE TABLE BELOW).

ANGLE: THE ANGLE AT WHICH THE PIPE IS SKEWED.

FORMULA:

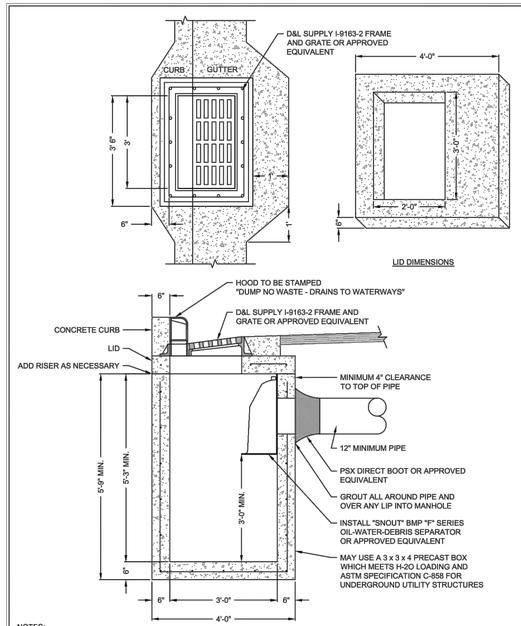
$D_I = (OD \times 1/COS(ANGLE)) + (TAN(ANGLE) \times T_w)$

CONCRETE PIPE OUTER DIAMETERS BASED ON 6" CLEANOUT WALL THICKNESS AND PIPE ANGLE AT CLEANOUT

ANGLE OF PIPE ENTERING BOX	0°	5°	10°	15°	20°	30°	45°
INSIDE DIAMETER (ID)	OUTSIDE BARREL DIAMETER (OD)						
12.0"	16.5"	17.1"	17.8"	18.7"	19.7"	22.5"	29.3"
15.0"	19.8"	20.4"	21.1"	22.1"	23.2"	26.3"	33.9"
18.0"	23.0"	23.6"	24.4"	25.4"	26.7"	30.0"	38.5"
21.0"	27.0"	27.6"	28.5"	29.6"	30.9"	34.6"	44.2"
24.0"	30.0"	30.6"	31.5"	32.7"	34.1"	38.1"	48.4"
27.0"	35.0"	35.7"	36.6"	37.8"	39.4"	43.9"	55.5"
30.0"	38.3"	38.9"	39.9"	41.2"	42.9"	47.6"	60.1"
36.0"	45.9"	46.6"	47.6"	49.1"	51.0"	56.4"	
42.0"	52.2"	53.0"	54.1"	55.7"	57.8"	63.8"	
48.0"	59.4"	60.2"	61.4"	63.1"			
54.0"							
60.0"							
66.0"							
72.0"							
84.0"							
90.0"							
96.0"							

NOTES:
1. TABLE IS BASED ON A 6" WALL THICKNESS AND PIPE ANGLE AT CLEANOUT.
2. SHADED AREAS BELOW THE DARK LINE INDICATE PIPE SIZES AND ANGLES THAT WILL NOT FIT WITHIN A STANDARD 6' WALL BOX. SPECIAL BOX SIZES ARE NECESSARY FOR THESE CONDITIONS.
3. USE OF THIS TABLE (INCLUDING DESIGN & DIMENSIONS) SHOULD BE ANALYZED AND CHECKED BY THE USER'S ENGINEER TO ENSURE ADEQUACY FOR THE INTENDED USE.
4. ALL BOXES SHALL HAVE A MINIMUM OF 6" OF SURROUNDING CONCRETE BOX COVERAGE.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	BOX SIZING	DESIGN: CJP	STANDARD SD-2
		CHECK: CMT	
		DATE: 6/21/17	



NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE, ALL REBAR SHALL OVERLAP A MINIMUM OF 14".

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	STORM WATER INLET BOX	DESIGN: CJP	STANDARD SD-4
		CHECK: CMT	
		DATE: 6/21/17	

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660

DETAILS

REVISION BLOCK

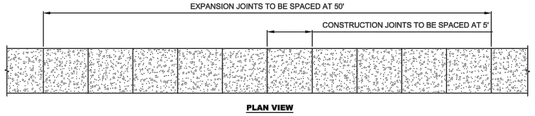
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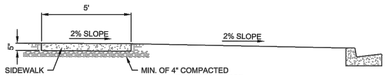
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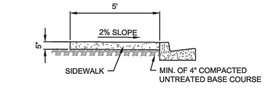
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PLAN VIEW



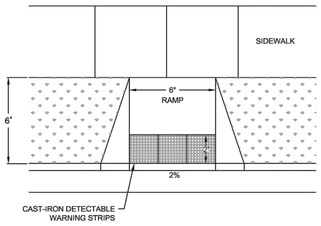
SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

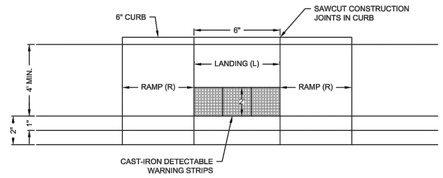


SIDEWALK CROSS-SECTION WITHOUT PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK

NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT 2% GRADE ABOVE TOP BACK OF CURB.

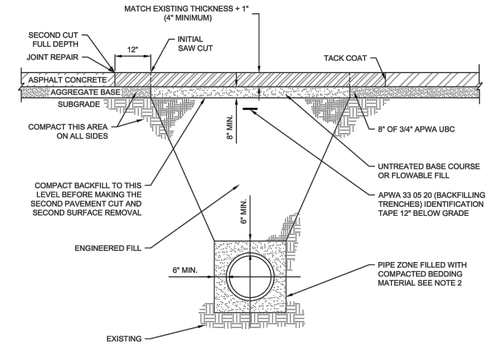
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	SIDEWALK	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD ST-13





NOTES:
1. RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE, WITH A MAXIMUM 2% CROSS SLOPE. ALL OTHER SIDEWALK AND LANDING SHALL HAVE A 1:48 MAXIMUM SLOPE.
2. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
3. CONCRETE SHALL BE 7 INCHES THICK THROUGHOUT RAMP.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR SHALL BE DOWELED 6" INTO CURB AND 12" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 1 1/2" FROM TOP OF THE SIDEWALK AND CURB 24" O.C.
5. MODIFICATIONS TO THIS STANDARD MUST BE APPROVED BY THE CITY.
6. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN, A HEIGHT OF NOMINAL 0.2 IN AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	MID BLOCK PEDESTRIAN RAMP DESIGN GUIDELINES	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD ST-19



NOTES:
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 3" BELOW THE PIPE. FOR CONCRETE PIPE LARGER THAN 24" I.D. A MINIMUM OF 6" OF BEDDING MATERIAL SHALL BE PLACED BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.

SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE: NONE
40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	ASPHALT RESTORATION DEEP EXCAVATION & UTILITY POTHOLE REPAIR	DESIGN: CJP CHECK: CMT DATE: 6/21/17	STANDARD G-1

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DETAILS

REVISION BLOCK

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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADS
Advanced Drainage Systems, Inc.

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INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

SPANISH FORK MOB

SPANISH, UT

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG DURATION DEAD LOADS AND 2) HS-20 TRUCK LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75 YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

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

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CHAMBER SYSTEMS FOR USE IN TRAFFIC APPLICATIONS" AND THE "STORMTECH SC-310/SC-740/DC-780 CHAMBER SYSTEMS FOR USE IN NON-TRAFFIC APPLICATIONS" AND SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STONE MUST BE PLACED USING AN EXCAVATOR FROM OUTSIDE THE CHAMBER BED.
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

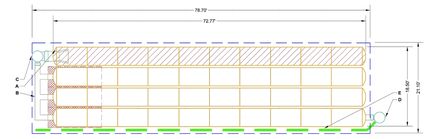
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

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PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS	
43	STORMTECH SC-740 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED)	11.00
8	STORMTECH SC-740 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC)	7.00
6	STONE ABOVE (in)	MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC)	6.50
9	STONE BASE (in)	MINIMUM ALLOWABLE GRADE (BOTTOM OF FLEXIBLE PAVEMENT)	5.50
45	STONE FOUNDATION (in)	MINIMUM ALLOWABLE GRADE (BOTTOM OF FLEXIBLE PAVEMENT)	5.00
	INSTALLED SYSTEM VOLUME (CF)	TOP OF STONE	5.00
3428	INSTALLED SYSTEM VOLUME (CY)	TOP OF SC-740 CHAMBER	4.50
	(STONE STORAGE INCLUDED)	TOP OF END WALL(INLET/OUTLET)	4.50
	(BASE STONE INCLUDED)	INV. BOTTOM CONNECTION INVERT	0.00
1997	SYSTEM AREA (SF)	INV. BOTTOM OF END WALL INVERT	0.00
1918	SYSTEM PERIMETER (ft)	CENTERLINE ROW CHAMBER	0.00
		CENTERLINE ROW CHAMBER	0.00
		BOTTOM OF STONE	0.00

PART TYPE	ITEM OR LAYER	DESCRIPTION	*INVERT ABOVE BASE OF CHAMBER: INVERT	MAX FLOW
	A	24" BOTTOM PREFABRICATED END CAP, PART#: SCP480EPE24BB \ TYP OF ALL 24" ISOLATOR ROW PLUS CONNECTIONS	8.10"	
	B	12" x 12" (300 mm x 300 mm) TEE	12.00"	
	C	90° DIAMETER (24.00" SUMP MIN)		5.7 CFS IN
	D	90° DIAMETER (DESIGN BY ENGINEER)		2.0 CFS OUT
	E	8" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW PLUS (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADSPLUS125 WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

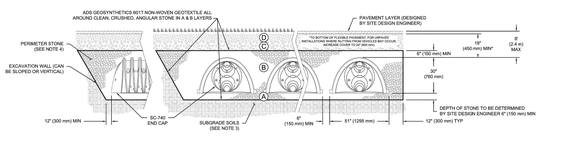
BED LIMITS

NOTES
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #5.32 FOR MANIFOLD SIZING GUIDANCE.
- CONTRACTOR TO REVIEW ALL DRAWINGS AND REPORTS AND VISIT THE SITE BEFORE BIDDING AND CONSTRUCTION TO BECOME FAMILIAR WITH ALL SITE CONDITIONS THAT MAY AFFECT THE PROJECT.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD STUBS. THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE IN-SITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS KNOWN.
- **NOT FOR CONSTRUCTION:** THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

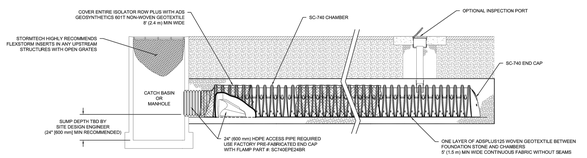
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE.	AASHTO M145* A-1, A-2-4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) TO 12" (300 mm) MAX LIFTS TO A MIN. 95% RELATIVE DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
	MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.			
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE[1,2]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. CARE MUST BE TAKEN THAT SOFT SUBGRADE SOILS MAY BE COMPROMISED BY COMPACTION. FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.9 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



SC-740 ISOLATOR ROW PLUS DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USE A FLASHLIGHT AND MIRROR TO INSPECT THE ENTIRE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING CAMERA OR MIRROR, INSPECT ISOLATOR ROW PLUS THROUGH UPSTREAM INLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

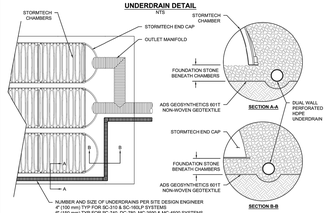
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

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

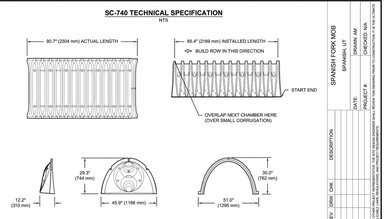
NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

UNDERDRAIN DETAIL
NTS



SC-740 TECHNICAL SPECIFICATION
NTS



NOMINAL CHAMBER SPECIFICATIONS

LENGTH (INSTALLED LENGTH)	51.0" X 30.0" X 85.4"	(1295 mm X 762 mm X 2169 mm)
CHAMBER STORAGE	45.9 CUBIC FEET	(1.30 m³)
MINIMUM INSTALLED STORAGE*	74.9 CUBIC FEET	(2.12 m³)
WEIGHT	75.0 lbs.	(33.9 kg)

*ASSUMES 9" (152 mm) STONE ABOVE, BELOW, AND BETWEEN CHAMBERS



PREFAB STUB AT BOTTOM OF END CAP WITH FLAMP END WITH "BR"
PREFAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
PREFAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
PRE-CORED END CAPS END WITH "PC"

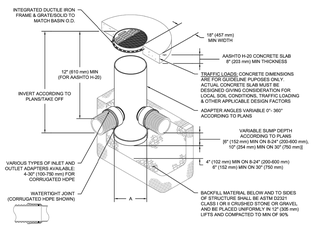
PART #	STUB	A	B	C
SC740EPE06BPC	6" (150 mm)	10.9" (277 mm)	18.3" (470 mm)	0.3" (13 mm)
SC740EPE06BTPC				
SC740EPE08BPC	8" (200 mm)	12.2" (310 mm)	18.3" (418 mm)	0.6" (15 mm)
SC740EPE08BTPC				
SC740EPE10BPC	10" (250 mm)	13.4" (340 mm)	14.3" (368 mm)	0.7" (18 mm)
SC740EPE10BTPC				
SC740EPE12BPC	12" (300 mm)	14.7" (373 mm)	12.3" (318 mm)	1.2" (30 mm)
SC740EPE12BTPC				
SC740EPE15BPC	15" (375 mm)	16.4" (467 mm)	9.0" (229 mm)	1.3" (33 mm)
SC740EPE15BTPC				
SC740EPE18BPC	18" (450 mm)	19.7" (500 mm)	8.0" (127 mm)	—
SC740EPE18BTPC				1.9" (41 mm)
SC740EPE24B*	24" (600 mm)	18.8" (470 mm)	—	0.1" (3 mm)
SC740EPE24BR*	24" (600 mm)	18.8" (472 mm)	—	0.1" (3 mm)

ALL STUBS, EXCEPT FOR THE SC740EPE24B/SC740EPE24BR ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694.

* FOR THE SC740EPE24B/SC740EPE24BR THE 24" (600 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 1.75" (44 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL

NOTE: ALL DIMENSIONS ARE NOMINAL

NYLOPLAST DRAIN BASIN
NTS



NOTES

1. 8.50" (200-150 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12.50" (500-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. CORRUGATED HDPE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SCR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (380 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (760 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

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STATE OF UTAH

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 84660

STORM TECH DETAILS

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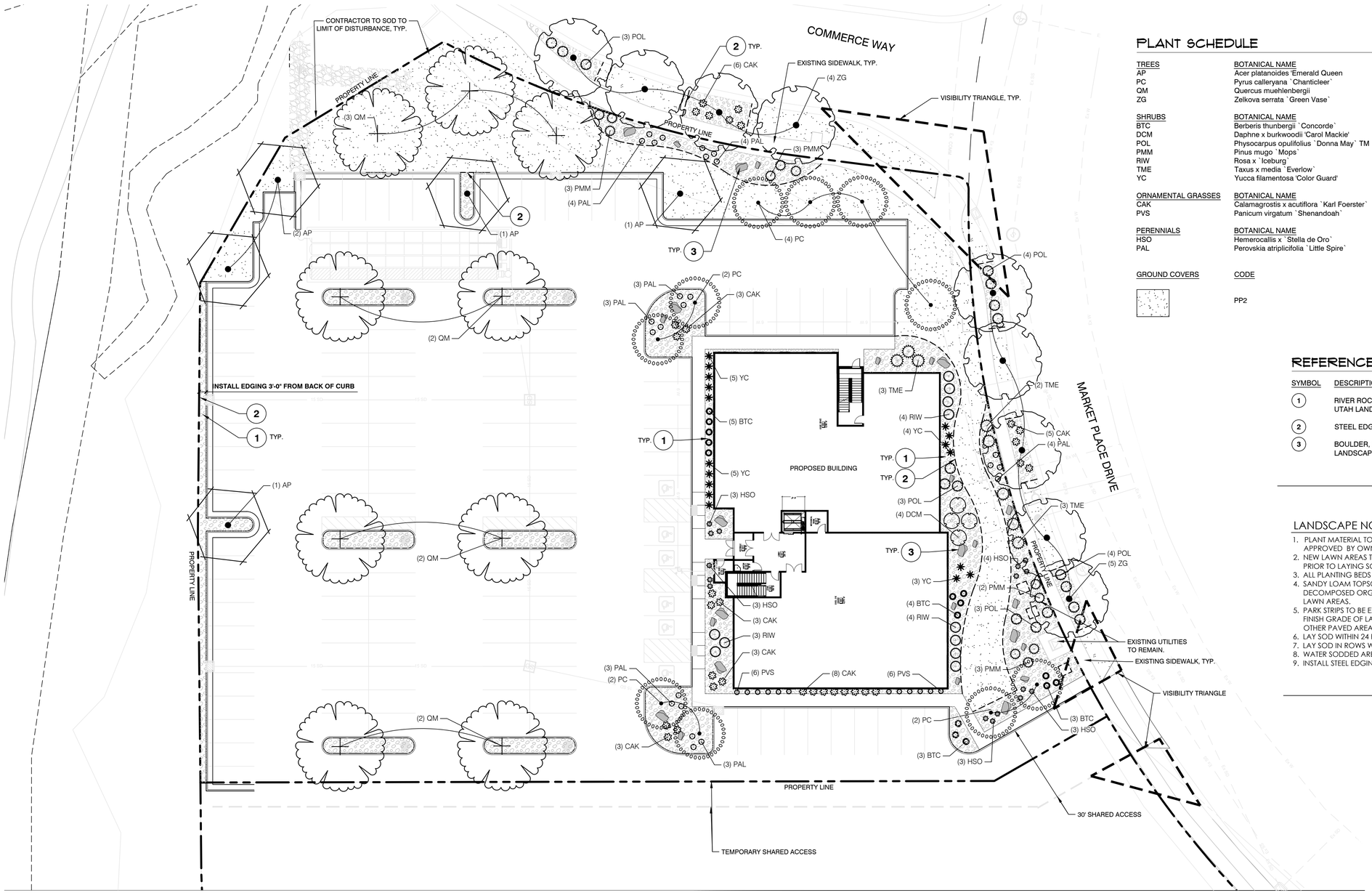
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SPANISH FORK MOB — SPANISH, UT — DRAWN: AM — CHECKED: MA — DATE: — PROJECT #:

StormTech® Chamber System — 888-892-2694 | WWW.STORMTECH.COM — 4640 TRUEMAN BLVD HILLIARD, OH 43026

SHEET 2 OF 6 | SHEET 3 OF 6 | SHEET 4 OF 6 | SHEET 5 OF 6 | SHEET 6 OF 6

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AP	Acer platanoides 'Emerald Queen	Emeral Queen Norway Maple	2" Cal.	5
PC	Pyrus calleryana `Chanticleer`	Chanticleer Flowering Pear	2" Cal.	10
QM	Quercus muehlenbergii	Chinkapin Oak	2" Cal.	9
ZG	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	2" Cal.	9
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
BTC	Berberis thunbergii `Concorde`	Concorde Japanese Barberry	2 gal.	15
DCM	Daphne x burkwoodii 'Carol Mackie'	Carol Mackie Daphne	5 gal.	4
POL	Physocarpus opulifolius `Donna May` TM	Little Devil Ninebark	5 gal.	17
PMM	Pinus mugo `Mops`	Mugo Pine	5 gal.	11
RIW	Rosa x `Iceburg`	Iceburg White Rose	5 gal.	11
TME	Taxus x media `Everlow`	Everlow Yew	5 gal.	8
YC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	2 gal.	17
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
CAK	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	1 gal.	31
PVS	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal.	12
PERENNIALS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
HSO	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	16
PAL	Perovskia atriplicifolia `Little Spire`	Little Spire Russian Sage	1 gal.	24

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PP2	Poa pratensis	Kentucky Bluegrass	sod	11,710 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	RIVER ROCK MULCH, SIZE 2"- 4", TYPE: SOUTHTOWN COBBLE FROM UTAH LANDSCAPING ROCK OR APPROVED EQUAL.	8,621 sf
2	STEEL EDGING, 3/16" X 4"	430 lf
3	BOULDER, SIZE 2` - 3`, TYPE: SOUTHTOWN BOULDERS BY UTAH LANDSCAPING ROCK OR APPROVED EQUAL	26

LANDSCAPE NOTES

1. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER.
2. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS . FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
3. ALL PLANTING BEDS SHALL HAVE 4" DEPTH ROCK MULCH AS SHOWN IN SCHEDULE.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 1.5% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
5. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
6. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
7. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
8. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
9. INSTALL STEEL EDGING FOR MOW STRIPS BETWEEN LAWN AREAS AND PLANTING BEDS.

LANDSCAPE TABLE

ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	19,664 SQ.FT.	100
LAWN (TURF GRASS)	11,043 SQ.FT.	56
PLANT BEDS & ROCK MULCH	8,621 SQ.FT.	44

PROPERTY OVERVIEW

TOTAL ACREAGE - 1.8 ACRES
ZONING - C-2 COMMERCIAL

LANDSCAPE TABULATIONS

TOTAL LANDSCAPE AREA REQUIRED (20%)
(1.8 ACRES X .15 = 6.7 ACRES X (25%) = 0.27 ACRES (11,761 SF) (20%)

TOTAL LANDSCAPE AREA PROVIDED ----- 0.45 ACRES (19,664 SF) (21%)

TURF GRASS PROVIDED 0.25 ACRES (11,043 SF)
PLANTER BED PROVIDED 0.20 ACRES (8,621 SF)

THE TOTAL NUMBER OF REQUIRED TREES AND SHRUBS FOR EVERY 1,000 SQUARE FEET OF REQUIRED LANDSCAPING SHALL EQUAL (2) TREES AND (10) SHRUBS. SHADE TREES PLACED WITH A MAXIMUM SPACING OF 30 FEET SHALL BE PROVIDED ADJACENT TO ALL PUBLIC STREETS.

REQUIRED TREE QTY. 33
PROVIDED TREE QTY. 33

REQUIRED SHRUB QTY. 166
PROVIDED SHRUB QTY. 166

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GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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PLANTING PLAN

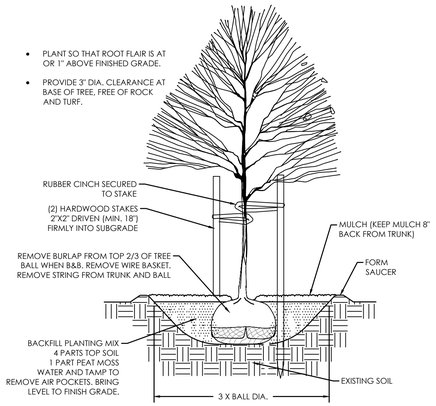
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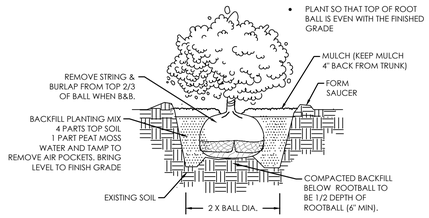
PLANTING PLAN

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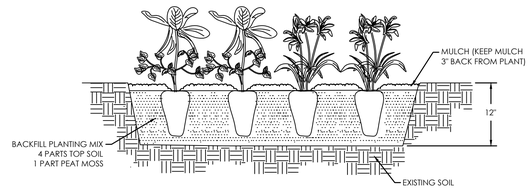
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A TREE PLANTING & STAKING
NOT TO SCALE

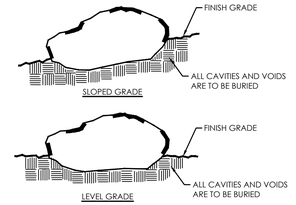


C SHRUB PLANTING
NOT TO SCALE



D PERENNIAL PLANTING
NOT TO SCALE

BOULDER NOTES:
1. INSTALLER IS TO BE RESPONSIBLE TO PREVENT ANY SEVERE CHIPPING OR DAMAGE TO BOULDERS DURING THE PLACEMENT PROCESS.
2. BOULDERS ARE TO BE PLACED USING CABLES FROM A LOADER BOOM OR A BOULDER PLACEMENT BOOM.
3. BOULDER IS TO ULTIMATELY BE SET TO A MINIMUM OF 1/3 BURIED (SEE DETAIL).
4. ALL CAVITIES AND VOIDS NEAR THE BOTTOM OF THE BOULDER ARE TO BE SET BELOW FINISH GRADE.



NOTE: BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

E BOULDER DETAIL
NOT TO SCALE

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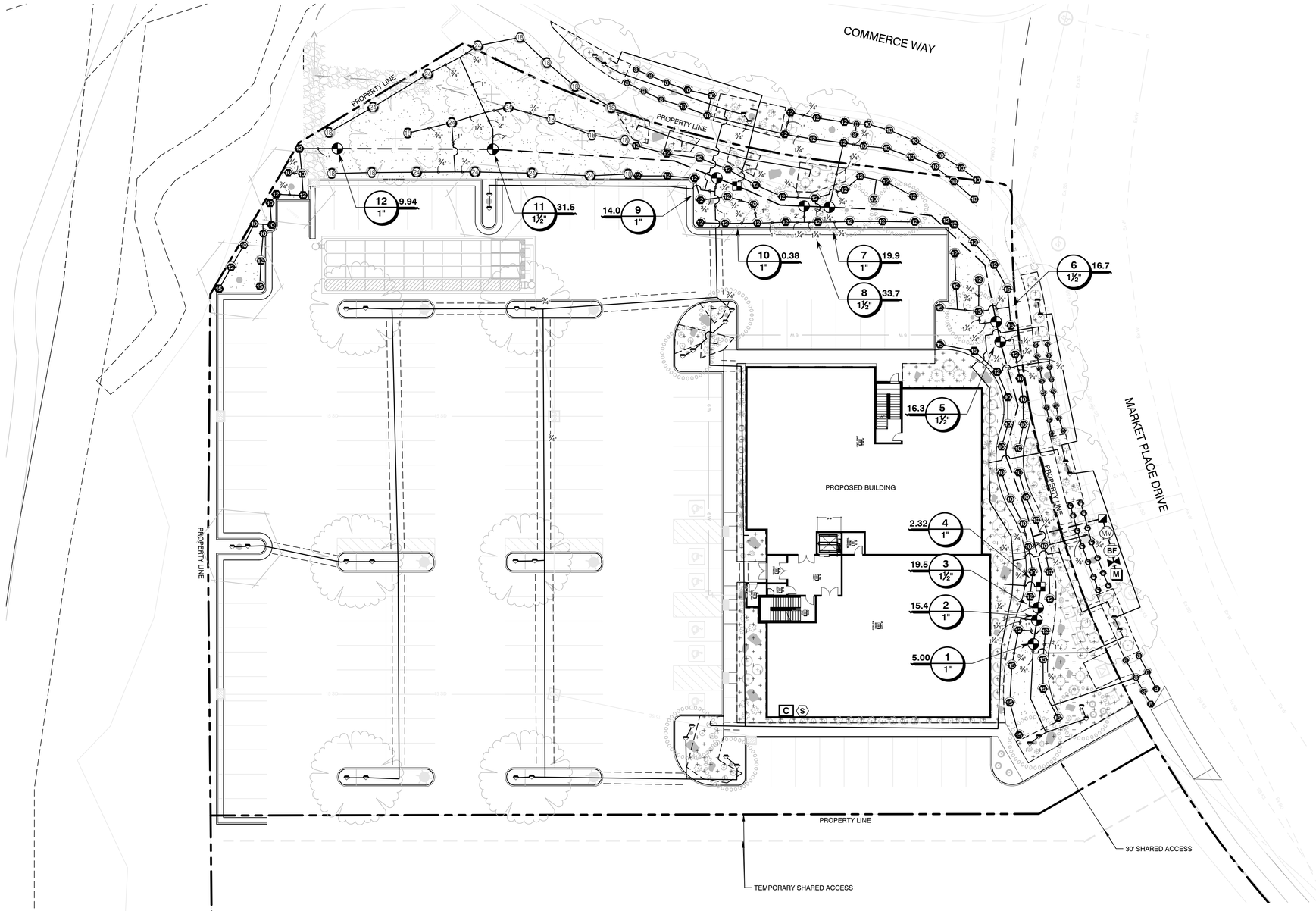
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
Q H F	Rain Bird 1804-PRS 5 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	
Q T H F	Rain Bird 1804-PRS 8 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	
Q T H F	Rain Bird 1804-PRS 10 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	
Q T H TQ F	Rain Bird 1804-PRS 12 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	
Q T H TQ F	Rain Bird 1804-PRS 15 Series MPR Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	
4 6 8 10 12 15 18	Rain Bird 1804-PRS ADJ Turf Spray 4.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. 1/2" NPT Female Threaded Inlet. Pressure Regulating.	
18 ADJ 18 F	Rain Bird R-VAN18 1804-SAM-P45 Turf Rotary, 13`-18` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	
24 ADJ 24 F	Rain Bird R-VAN24 1804-SAM-P45 Turf Rotary, 17`-24` 45-270 degrees and 360 degrees. Hand Adjustable Multi-Stream Rotary w/1800 turf spray body on 4" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	
1401 1402 1404 1408	Rain Bird 1812-SAM-NP-1400 Flood 1401 Flood Bubbler 12" popup with check valve, and non-potable purple cap.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3 GPM-15 GPM.	2
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5 GPH=blue, Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 0.5 GPH emitters (1 assigned to each 1 gal. plant) 0.5 GPH emitters (2 assigned to each 2 gal. plant) 0.5 GPH emitters (2 assigned to each 5 gal. plant)	5,505 s.f. 83 58 102

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PEB (ZONE VALVE) 1-1/2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5
	Rain Bird PEB (ZONE VALVE) 1" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	5
	Rain Bird 44-LRC 1" 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	2" MUELLER STOP & WASTE VALVE FOR SHUT-OFF	1
MV	Rain Bird PEB (MASTER VALVE) 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	1
BF	Zurn 375 2" Reduced Pressure Principle Assembly.	1
C	Rain Bird ESP8LXME-LXMM w/ (1) ESPLXMSM12 20 Station, Traditionally-Wired, Commercial Controller.(1) ESP8LXME 8-Station, Indoor/Outdoor, Plastic Wall-Mount Enclosure w/ (1) ESPLXMSM12 - 12-Station Expansion Modules. Install in LXMM Powder Coated, Metal Wall-Mounted Cabinet.	1
S	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
M	Water Meter 1-1/2"	1
	Irrigation Lateral Line: PVC Schedule 40 3/4"	3,251 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	251.3 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	161.8 l.f.
	Irrigation Lateral Line: PVC Schedule 40 2"	20.1 l.f.
	Irrigation Mainline: PVC Schedule 40	441.3 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	496.7 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

IRRIGATION NOTES

1. THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
2. COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
3. THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
4. INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
5. INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
6. INSTALL VARIABLE ARC NOZZLES ON SPRINKLER HEADS WHERE ANGLE IS DIFFERENT THAN STANDARD NOZZLES.
7. ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
8. XBS TUBING SHALL BE INSTALLED UNDER BARK OR ROCK MULCH.
9. INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.

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GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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IRRIGATION PLAN

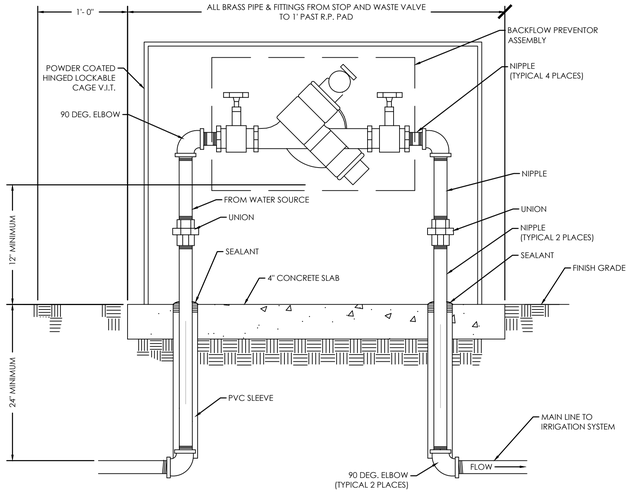
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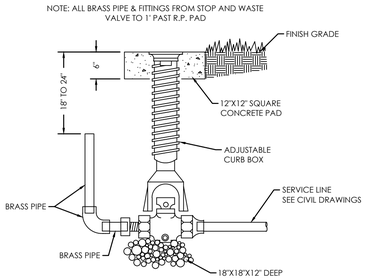
IRRIGATION PLAN

Scale:	1"=20'	Drawn:	LBW
Date:	9/29/2021	Job #:	21-0353
Sheet:	L2.0		

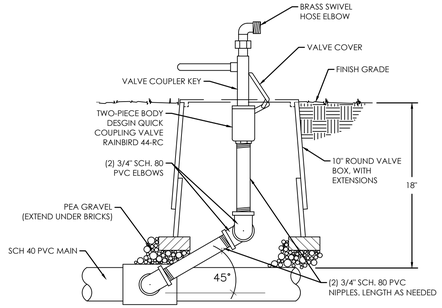
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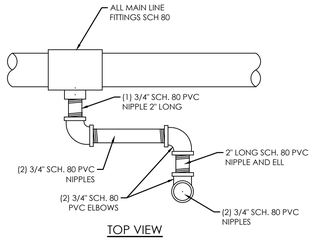
A REDUCED PRESSURE BACKFLOW PREVENTER
NOT TO SCALE



B STOP & WASTE VALVE DETAIL
NOT TO SCALE



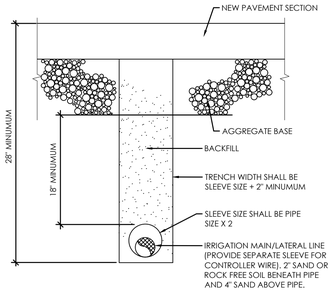
SIDE VIEW



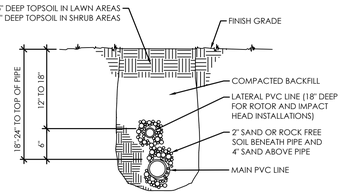
TOP VIEW

NOTE: TO BE LOCATED ON DOWN STREAM SIDE OF FLOW SENSOR

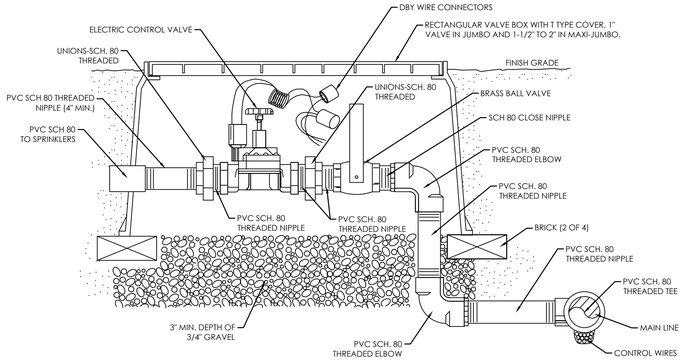
C QUICK COUPLING VALVE
NOT TO SCALE



D PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



E TRENCH SECTION
NOT TO SCALE

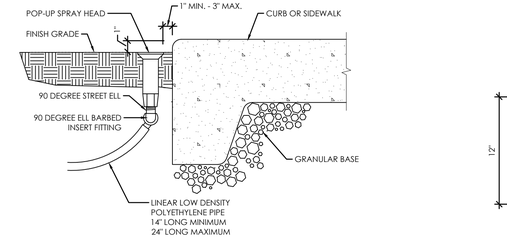


F ELECTRONIC CONTROL VALVE
NOT TO SCALE

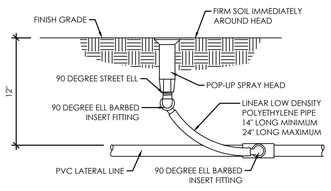
SIDE VIEW

TOP VIEW

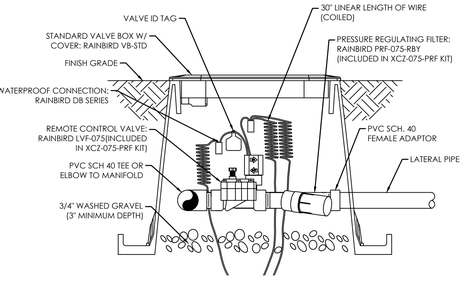
G MANUAL DRAIN VALVE
NOT TO SCALE



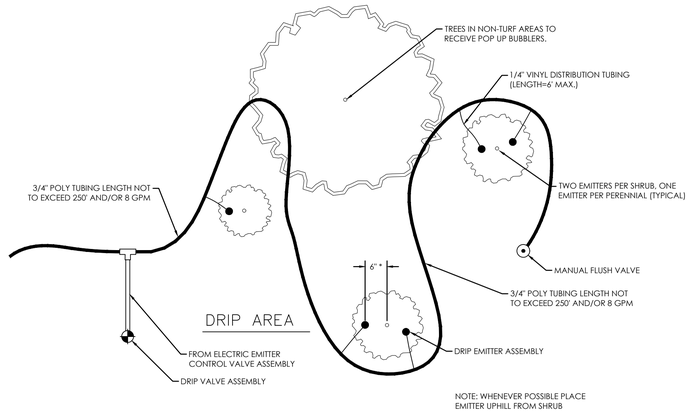
H SPRAY HEAD NEXT TO CURB OR WALK
NOT TO SCALE



I SPRAY HEAD ASSEMBLY
NOT TO SCALE

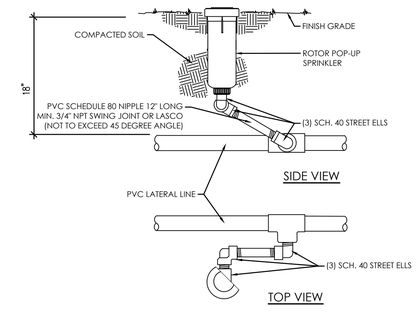


J CONTROL ZONE KIT
NOT TO SCALE



NOTE: WHENEVER POSSIBLE PLACE EMITTER UPHILL FROM SHRUB

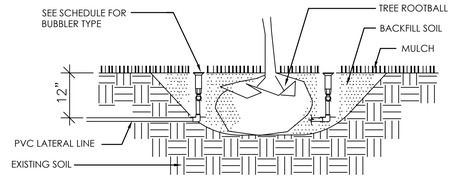
L TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



SIDE VIEW

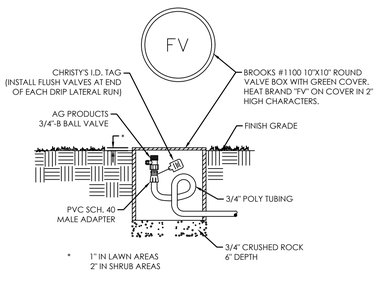
TOP VIEW

K ROTOR POP-UP HEAD
NOT TO SCALE



NOTE: TWO BUBBLERS PER TREE ON ALL TREES LOCATED OUTSIDE LAWN AREAS.

M TREE BUBBLER DETAIL
NOT TO SCALE



* 1" IN LAWN AREAS
2" IN SHRUB AREAS

N MANUAL FLUSH VALVE
NOT TO SCALE

811 Know what's below. Call 811 before you dig.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

FOR REVIEW ONLY

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DRIVE, SPANISH FORK, UTAH 848660

IRRIGATION DETAILS

REVISION BLOCK		
#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

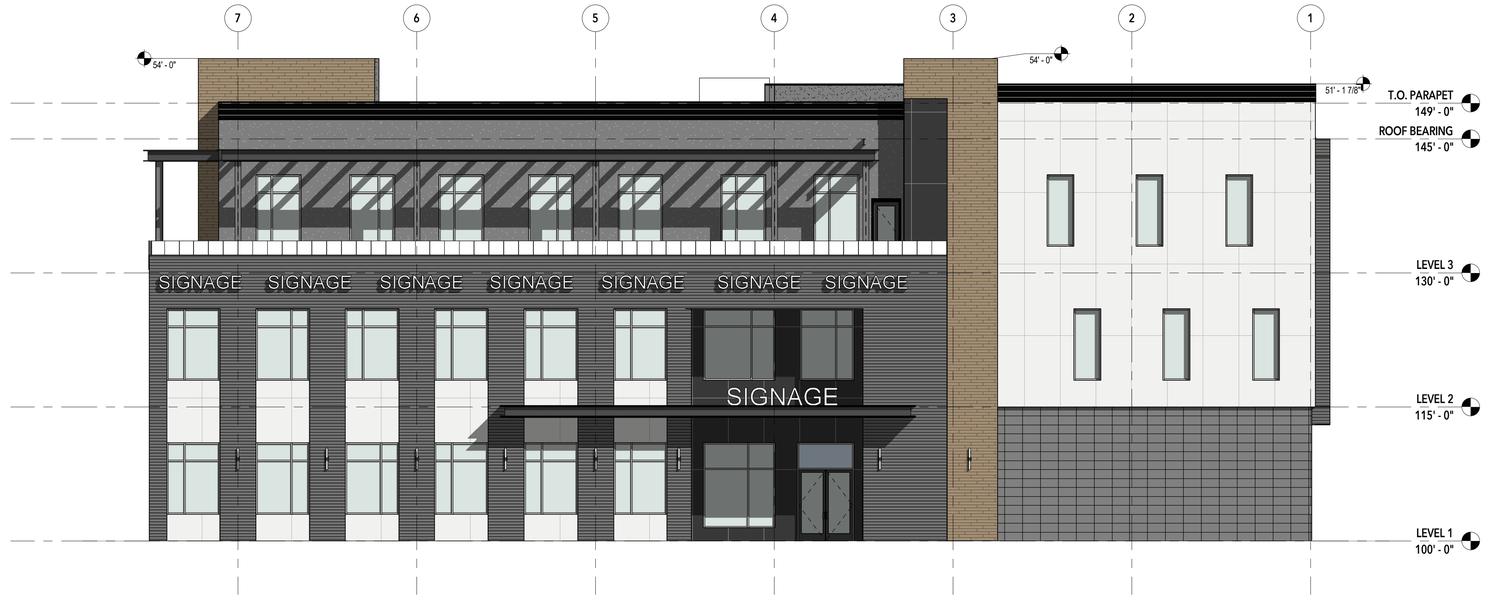
IRRIGATION DETAILS

Scale:		Drawn:	LBW
Date:	9/29/2021	Job #:	21-0353
Sheet:	L2.1		

Z:_2021\21-0353 Spanish Fork MOB\design 21-0353.dwg\Sheets\L2.0 L2.XX- IRRIGATION PLAN.dwg



B2 A201 WEST ELEVATION (COMMERCE WAY ELEVATION)
1/8" = 1'-0"



A2 A201 SOUTH ELEVATION
1/8" = 1'-0"

EXERIOR MATERIALS

MATERIAL	AREA	%
NORTH		
BOXED METAL PANEL	1,545 SF	9%
EFIS - BLACK 4 X 8 GRID	698 SF	4%
EFIS - WHITE 4 X 8 GRID	4,861 SF	27%
EIFS - GREY	3,303 SF	18%
EXTERIOR TILE - 12 X 24	2,426 SF	13%
GLASS - 1" CLEAR INSULATED	3,555 SF	20%
WOOD SIDING	1,652 SF	9%
	18,040 SF	100%
APPROXIMATE TOTAL S.F.	18,040 SF	

EXTERIOR MATERIAL

- EIFS - WHITE
- EIFS - GREY
- BOX METAL PANEL
- EXTERIOR TILE
- EXTERIOR WOOD
- METAL POWDER COAT

MINT ARCHITECTURE
7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

STATE OF UTAH
COREY A. WILKINSON
7019191-0301
LICENSED ARCHITECT

DRAWN BY
Author

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660

NOT FOR CONSTRUCTION

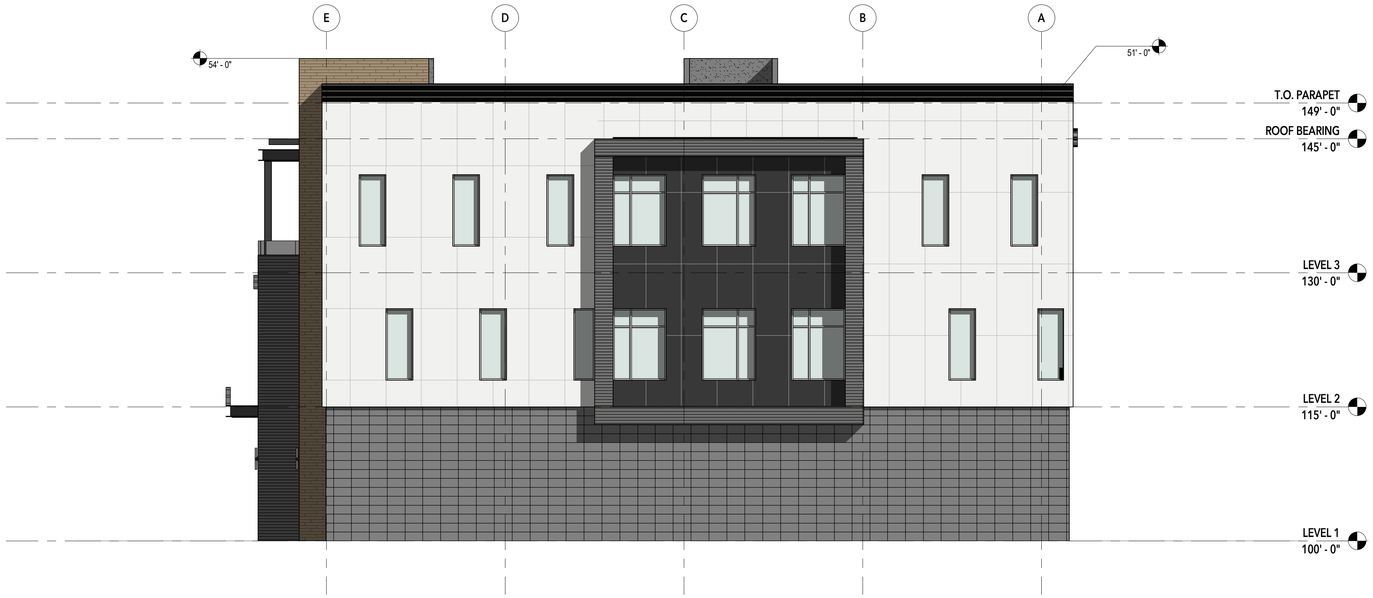
ISSUE DATE
09.30.21

SCHEMATIC ELEVATIONS

SHEET
A201

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C2 A202 EAST ELEVATION
1/8" = 1'-0"



A2 A202 NORTH ELEVATION (MARKET PLACE DRIVE ELEVATION)
1/8" = 1'-0"

EXERIOR MATERIALS

MATERIAL	AREA	%
NORTH		
BOXED METAL PANEL	1,545 SF	9%
EFIS - BLACK 4 X 8 GRID	698 SF	4%
EFIS - WHITE 4 X 8 GRID	4,861 SF	27%
EIFS - GREY	3,303 SF	18%
EXTERIOR TILE - 12 X 24	2,426 SF	13%
GLASS - 1" CLEAR INSULATED	3,555 SF	20%
WOOD SIDING	1,652 SF	9%
	18,040 SF	100%
APPROXIMATE TOTAL S.F.	18,040 SF	

EXTERIOR MATERIAL

- EIFS - WHITE
- EIFS - GREY
- BOX METAL PANEL
- EXTERIOR TILE
- EXTERIOR WOOD
- METAL POWDER COAT

MINT ARCHITECTURE
7585 S UNION PARK AVE., STE 100
SANDY, UT 84047
PHONE: 801.996.3646
www.buildwithmint.com

STATE OF UTAH
COREY ANDREW WORTHEN
10191 - 0301
LICENSED ARCHITECT

DRAWN BY
Author

MARK	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	REV. DATE

COMMERCE WAY OFFICE BUILDING

COMMERCE WAY & MARKET PLACE DR.
SPANISH FORK, UTAH 84660

NOT FOR CONSTRUCTION

ISSUE DATE
09.30.21

SCHEMATIC ELEVATIONS

SHEET
A202

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ORDINANCE No. ____

ROLL CALL

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

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

ORDINANCE No.

AN ORDINANCE AMENDING TITLE 15 REQUIRING ADDRESS CHANGE FOR ANNEXED PROPERTIES

WHEREAS Spanish Fork City has enacted a land use ordinance to regulate the development of land within the City, establish zoning to protect property values, and establish administrative rules concerning land use;

WHEREAS the City has adopted Section 15.3.08.030 of the Spanish Fork Municipal Code dealing with the process of approving annexations;

WHEREAS amendments to the land use ordinance need to be made from time to time in order to remain compliant with state and federal law, become more efficient, and to keep standards in line with best construction and safety practices; and

WHEREAS properties that have been annexed into Spanish Fork City should bear a Spanish Fork address to eliminate confusion for emergency response;

WHEREAS a public hearing was held before the Planning Commission on _____, 2021, whereat public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on _____, 2021, whereat additional public comment was received;

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

Section 1. Amendment of Code. Spanish Fork Municipal Code § 15.3.08.030 Annexations" is hereby amended as follows:

15.3.08.030 Annexations

A. **Application**: A party seeking Annexation to the City shall submit an Annexation petition. Petition is made by following the instructions on the electronic form provided by the Community Development Department, which meets the criteria established by state law. The petition will be placed on the Council agenda for rejection or acceptance for further review, the City Recorder shall publish the notices, and provide the written notices as required by state law and follow the requirements of state law. During the publication period, the petition will be forwarded to the Community Development Director for presentation to the DRC and Commission, for their recommendations. A petition for Annexation expires if it is not approved by the City within 36 months from the time its application is submitted and accepted. The City may also initiate an Annexation as outlined in Utah Code Ann. § 10-2-418 where islands or peninsulas exist within its boundaries.
B. **Development Review Committee**: The DRC shall address the following items in its review of the Annexation petition:
    1. Whether the proposed property is within the Growth Management Boundary

of the General Plan.

2. Present and proposed land use and zoning.
3. Present and potential demand for various municipal services.
4. Distances from existing utility lines, public schools, parks, and shopping areas.
5. Specific time tables for extension of services to the area and how these services would be financed.
6. Potential impact on existing and proposed streets.
7. The effect that the Annexation will have upon City boundaries and whether the Annexation will create potential for islands, or difficult service areas.
8. An estimate of potential revenue versus potential service costs.
9. Requirements imposed by State law.

C. Planning Commission Review: The Commission shall consider the DRC recommendation, together with testimony from the petitioner and other interested parties, and make a recommendation on the Annexation and zoning districts to the Council.

D. City Council Review: If no protest is filed, a public hearing shall be scheduled before the Council to act upon the petition. If a protest is filed, the Council shall schedule a public hearing to act upon the petition after the Boundary Commission has rendered its decision. The petitioners shall be responsible for the costs of any feasibility studies, which payment shall be made in advance of the study. The Council may schedule the matter at any time to deny the petition.

E. Granting of Petition: If an Annexation petition is granted, an ordinance accepting the Annexation and designating the zoning shall be prepared for the territory shown on the plat map. A certified copy of the Annexation Ordinance and the Plat shall be filed in the office of the County Recorder.

F. Address Change: The address of annexed properties shall be changed to a Spanish Fork address within one month from the date the annexation becomes final. The Engineering Division shall file the appropriate documents to formally change the address and street coordinates. Property owners shall change the address marker on the property and mailbox.

Section 2. Effective Date. This ordinance shall be effective twenty days after passage and publication.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: _____, 2021.

_____

STEVE LEIFSON, Mayor

Attest:

_____

TARA SILVER, City Recorder

SPANISH FORK
PRIDE & PROGRESS

September 30, 2021

RE: ADDRESS CORRECTION

TO WHOM IT MAY CONCERN:

Due to a recent Annexation, because of city policy, and Public Safety concerns we will be changing your address of 349 E 7650 S. Your address is now in the city limits of Spanish Fork. Your new address will be 493 E 1350 S Spanish Fork, Utah.

What does this mean for you:

- The city will take care of changing your address and notifying all major entities (Post Office, County Recorder, County, Utility Billing, Dominion Energy, Business Licensing, E-911 Services, Spanish Fork Public Safety and Public Works, Bluestakes)

- Once all parties are notified, a change of address form must be filed with the post office so that any mail coming to the old address will be forwarded for at least a year allowing resident to know which entities needs the updated address change.

- Change the address on house/mailbox or any other physical place address is shown.

- Let all other entities know of address change including fixing checks, credit card companies, etc.

- The city will send out a notification of the address change. If you would like a copy of said notification to let other entities know, or to have for personal records, please contact the city with the location of where to send the information via email or other specified.

In order to ensure this process is completed we will be submitting this address change no later than (*1 month from today's date*). Once you have received this notice, please notify the city for verification of receipt. If you have any questions please feel free to contact us using the information provided below.

SINCERELY,

Shawn Beecher, GISP
Engineering
GIS Administrator
801.804.4571
sbeecher@spanishfork.org
www.spanishfork.org

Brandon Ward
Engineering
GIS Specialist
801.804.4572
bward@spanishfork.org
www.spanishfork.org

Spanish Fork Officials,

Because the Spanish Fork Community Pool is closing at the end of 2021, there will be no legal place to have swimming lessons in the city. This is a safety concern for our youth. Backyard swimming pools could provide a place for many to do lessons however the city prohibits more than 2 persons at a home business which includes swimming lessons. It is not economically viable to have only one parent and one child at swimming lessons.

Backyard pool swim lessons are a benefit to their communities. Besides teaching children critical safety skills, they bring communities together and are a benefit to all. The biggest concern with teaching any kind of lesson from the home is the traffic and parking congestion it brings to the neighborhood.

The traffic with any type of home lesson is insignificant to the traffic already accepted during the school year with cars taking children to and from school. The larger issue is the parking for these lessons. While residents do not own the street parking in front of their own house, having a neighbor's car or people visiting neighbors constantly parking in front of their house poses a real nuisance. In addition, several neighborhood streets are too narrow to have cars parked on both sides of the street and easily get two cars to pass each other.

It is because of these parking issues that the number of people allowed to visit home based businesses is so dramatically limited. There are alternatives to exclusively limiting the number of people that would also be very effective in avoiding these issues.

1. Street parking for home-based businesses can and should be limited to directly adjacent to the business owner's property unless they have written consent from their neighbors.
2. Street parking should be prohibited on streets that are too narrow for two cars to pass each other with cars parked on both sides of the street.
3. The people visiting must stay for at least 30 minutes. This will prevent people from running businesses with a constant stream of cars, which is currently allowed as long as it is only two at a time.
4. The maximum number of students, excluding their parents who drive them there in any lesson should be limited to 15. In most cases the property and parking will limit the number of students to far less than this.
5. This should also be part time or seasonal, averaging less than 20 hours per week on an annual basis.

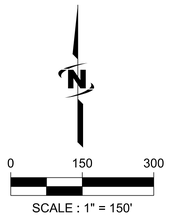
These limitations will naturally limit the number of people visiting the home-based business to what is an acceptable level for the neighborhood while enabling home based group lessons to be taught. This would enable legal home-based swimming lessons, dance lessons, art lessons or other lessons that provide great value to the community. We have many talented individuals that would love to share their skills but do not have the desire nor means to open a full-time business.

Proposed Text Change:

For home-based businesses where part time lessons are being taught, the two-person limit does not apply. Street parking is limited to directly adjacent to the homeowner's property. If the width of the street is narrower than 32ft then street parking is prohibited for the business. No more than two lessons per hour can be taught, with a maximum of 15 students per lesson. To qualify as part time the business must average less than 20 hours per week.

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12,
THE NW1/4 OF SECTION 13, AND THE NE1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN





VICINITY MAP – N.T.S.

LEGEND

- NEW ANNEXATION BOUNDARIES
- EXISTING ANNEXATION BOUNDARIES
- EXISTING PARCEL LINES OF RECORD
- EXISTING SPANISH FORK CITY BOUNDARY

NOTE: THE ANNEXATION BOUNDARIES DEPICTED HEREON ARE BASED ON LEGAL DESCRIPTIONS FROM OWNERSHIP INSTRUMENTS AND ANNEXATION PLATS OF RECORD. A FIELD SURVEY WAS NOT PERFORMED TO VERIFY BEARINGS OR DISTANCES OF RECORD. THIS ANNEXATION PLAT IS NOT INTENDED TO BE A RECORD OF SURVEY, NOR IS IT INTENDED TO RESOLVE EXISTING GAP OR OVERLAP TITLE DISCREPANCIES.

PREPARED BY

J-U-B ENGINEERS, INC.
240 WEST CENTER ST. SUITE #200
OREM, UT (801) 226-0393

PROJECT #50-21-007
FEBRUARY 2021

SURVEYOR'S CERTIFICATE

I, JASON D. WILLES, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 376067 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

DRAFT COPY

JASON D. WILLES, P.L.S. DATE

ANNEXATION BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHEAST TITLE CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 3" IN WARRANTY DEED ENTRY 107707:2019 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER, WHICH CORNER IS SOUTH 369.60 FEET AND SOUTH 89°20'00" EAST 510.84 FEET (7.74 CHAINS BY RECORD), MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE THE FOLLOWING EIGHT (8) COURSES WHICH ARE ALONG THE ACJ INVESTMENTS, LLC TITLE LINES AND PROJECTIONS THEREOF AS DESCRIBED IN SAID WARRANTY DEED ENTRY 107707:2019 AND WARRANTY DEED ENTRY 39763:2018: (1) SOUTH 322.73 FEET; (2) WEST 816.50 FEET; (3) NORTH 01°45'00" WEST 16.56 FEET; (4) WEST 459.14 FEET; (5) NORTH 250.39 FEET; (6) NORTH 88°30'00" WEST 13.47 FEET; (7) NORTH 507.56 FEET; (8) NORTH 01°15'00" EAST 244.53 FEET; THENCE NORTH 04°25'43" EAST 33.46 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED ENTRY 32925:2001 AS RECORDED AT THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE THE FOLLOWING THREE (3) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) NORTH 04°15'00" EAST 801.90 FEET; (2) NORTH 76°45'00" EAST 695.64 FEET; (3) SOUTH 11.33 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY LINE OF THE 700 WEST ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 119714:2008, MAP NO. 12900; THENCE ALONG SAID ANNEXATION THE FOLLOWING TWO (2) COURSES: (1) NORTH 69°00'00" EAST 815.57 FEET; (2) NORTH 78°00'00" EAST 376.66 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE HALES ANNEXATION AS SHOWN AND DESCRIBED ON THE OFFICIAL PLAT THEREOF ON FILE AT THE OFFICE OF THE UTAH COUNTY RECORDER AS ENTRY 3638:1981, MAP NO. 2637-22; THENCE ALONG SAID HALES ANNEXATION THE FOLLOWING THIRTEEN (13) COURSES: (1) SOUTH 00°18'49" WEST 393.62 FEET; (2) SOUTH 09°12'11" WEST 53.77 FEET; (3) SOUTH 00°20'48" WEST 203.28 FEET; (4) SOUTH 89°20'38" EAST 567.58 FEET; (5) SOUTH 40°26'33" EAST 325.07 FEET; (6) SOUTH 72°31'13" EAST 102.04 FEET; (7) SOUTH 67°07'34" EAST 51.89 FEET; (8) SOUTH 58°33'28" EAST 49.29 FEET; (9) SOUTH 72°17'40" EAST 25.09 FEET; (10) SOUTH 63°51'59" EAST 89.07 FEET; (11) SOUTH 50°28'45" EAST 35.55 FEET; (12) SOUTH 42°07'09" EAST 167.56 FEET; (13) SOUTH 35°08'53" EAST 183.99 FEET; THENCE ALONG THE TITLE LINES OF THAT CERTAIN TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009 THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 27°08'08" EAST 516.52 FEET; (2) SOUTH 89°03'23" WEST 664.63 FEET; (3) SOUTH 88°25'36" WEST 71.82 FEET; (4) SOUTH 08°09'19" WEST 221.01 FEET; (5) SOUTH 67°29'00" WEST 17.78 FEET; (6) SOUTH 74°47'00" WEST 52.87 FEET; (7) SOUTH 05°27'08" EAST 9.20 FEET; (8) NORTH 89°42'05" WEST 764.45 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY TITLE LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED AND REFERRED TO AS "PARCEL 1" IN SAID WARRANTY DEED ENTRY 39763:2018; THENCE THE FOLLOWING TWO (2) COURSES WHICH ARE ALONG THE TITLE LINES OF SAID TRACT: (1) SOUTH 00°35'00" WEST 12.63 FEET; (2) NORTH 89°20'00" WEST 524.70 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED ANNEXATION BOUNDARY CONTAINS 119.10 ACRES IN AREA, MORE OR LESS.

BASIS OF BEARINGS = NORTH 89°33'21" EAST ALONG THE LINE BETWEEN THE SOUTHWEST CORNER OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND THE SOUTH QUARTER CORNER OF SAID SECTION AS CALLED FOR IN THE DESCRIPTION OF SAID TRACT OF LAND REFERRED TO AS "PARCEL 24-43-22" IN QUIT CLAIM DEED ENTRY 5590:2009.

APPROVAL OF LEGISLATIVE BODY

WE, THE DULY ELECTED COUNCIL OF THE CITY OF SPANISH FORK, UTAH, HAVE RECEIVED A REQUEST TO INITIATE PROCEDURES FOR THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON, WHICH TRACT CONSTITUTES AN UNINCORPORATED AREA CONTIGUOUS TO THE EXISTING CITY BOUNDARY, AND DO HEREBY CERTIFY: (1) THE COUNCIL HAS ADOPTED A RESOLUTION SETTING FORTH ITS INTENT TO ANNEX THE TRACT, PROVIDED NOTICE AND CONDUCTED HEARINGS ON THE MATTER AND ADOPTED AN ORDINANCE PROVIDING FOR THE ANNEXATION OF THE TRACT TO THE CITY; ALL IN ACCORDANCE WITH THE PROVISIONS OF SECTIONS 10-2-401 TO 10-2-428 UTAH CODE ANNOTATED, AS AMENDED AND (2) THAT THE COUNCIL DOES HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT OF LAND SHOWN HEREON AS A PART OF SPANISH FORK CITY, TO BE KNOWN HERE AFTER AS THE UTAH WEST LLC ANNEXATION.

DATED THIS _____ DAY OF _____, A.D. 2021

MAYOR	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER
CITY COUNCIL MEMBER	CITY COUNCIL MEMBER

ATTEST: _____
CLERK – CITY RECORDER

APPROVAL BY COUNTY SURVEYOR

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH CODE ANN. 17-23-20 AS AMENDED.

_____
COUNTY SURVEYOR

FINAL LOCAL ENTITY PLAT

UTAH WEST LLC ANNEXATION

SITUATE IN THE SE1/4 OF SECTION 11, THE SW1/4 OF SECTION 12,
THE NW1/4 OF SECTION 13, AND THE NE1/4 OF SECTION 14,
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN

Spanish Fork City, Utah County, Utah | Scale 1" = 150' | Sheet 1 of 1

SURVEYOR'S SEAL	CITY RECORDER SEAL	COUNTY RECORDER
DRAFT COPY		