Wednesday, August 10, 2022
Development Review Committee

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

1. Approval of Minutes

Subject	**A. August 3, 2022**
Meeting	Aug 10, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.8-3-2022.pdf (580 KB)

2. Final Plat

Subject	**A. NORTH POINT PROPERTIES. The proposal involves the platting of a subdivision with three lots located at 63 East 3450 North.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.northpointpropertiesplata.8-10-2022.pdf (1,631 KB)
plans.northpointpropertiesplata.8-4-2022.pdf (1,058 KB)

3. Site Plan

Subject	**A. CREATIVE SIGNS. The proposal involves general discussion of the uses associated with an industrial development located at 2333 North 200 East.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	3. Site Plan

Access	Public
Type	Action, Discussion

File Attachments
pictures.creativesigns.7-19-2022.pdf (2,226 KB)
revisedlandscaping.creativesigns.2333n.8-12-21.pdf (2,263 KB)
siteplan.creativesigns.7-28-2021.pdf (153 KB)

Subject	**B. LELAND SUBSTATION. The proposal involves construction of a power substation to be located at approximately 910 South 2000 West.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.lelandsubstation.8-10-2022.pdf (3,364 KB)

Subject	**C. SFCN BUILDING. The proposal involves development of a site located at the 740 West Center Street.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	3. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sfcnbuilding.8-10-2022.pdf (7,392 KB)
plans.set1.sfcnbuilding.7-7-2022.pdf (1,776 KB)
plat.sfcnbuilding.7-7-2022.pdf (1,207 KB)

4. Annexation

Subject	**A. STEPHENS-HILL ANNEXATION. The proposal requests that 154.94 acres located at approximately 2000 North 1150 West be annexed into the City.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	4. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.drc.stephens-hillannexation.8-10-2022.pdf (1,889 KB)
plat.stephenshill.5-18-2022.pdf (293 KB)

Subject	**B. GWC ANNEXATION. The proposal requests that 20.86 acres located at approximately 3800 North 1100 West be annexed into the City.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	4. Annexation
Access	Public
Type	Action, Discussion

File Attachments
report.drc.gwc.8-10-2022.pdf (1,787 KB)
plat.gwcannexation.4-26-2022.pdf (1,435 KB)

5. Project Signage Plan

Subject	**A. CANYON CREEK SIGNAGE AMENDED. The proposal involves amending the current Canyon Creek Project Signage Plan for an additional pole sign to be located near Texas Roadhouse at 508 East Commerce Way.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	5. Project Signage Plan
Access	Public
Type	Action, Discussion

File Attachments
memo.projectsignageplan.8-10-2022.pdf (3,004 KB)

6. Concept Review

Subject	**A. CANYON COURT.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	6. Concept Review
Access	Public
Type	Discussion

File Attachments
concept.canyoncourt.8-3-2022.pdf (358 KB)

7. Other Discussion

Subject	**A. J6 INDUSTRIAL SUBDIVISION.**
Meeting	Aug 10, 2022 - Development Review Committee
Category	7. Other Discussion

Access	Public
Type	Discussion

File Attachments
J6 Industrial Final Plan Set 8-4-22.pdf (14,188 KB)

8. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah 84660
August 3, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Michael Clark**, Assistant City Engineer; **Marcie Clark,** Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Zach Hendrickson**, Outside Plant Manager; **Jake Theurer**, Power and Light Superintendent; **Tom Cooper,** Power and Light Senior Utility Planner; **Jason Turner,** Fire Marshall; **Kasey Woodard**, Division Secretary; **Travis Warren**, City Surveyor.

Citizens Present: Branden Kirk, Kaden Cole, Jon Jensen.

Chris Thompson called the meeting to order at 10:00 a.m.

MINUTES

July 20, 2022

Jake Theurer **moved** to approve the minutes of July 20, 2022.

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

FINAL PLAT

SUNSET VILLAGE

Brandon Snyder stated this is back for approval of the Final Plat. He mentioned that there are a few remaining red-lines. One related to the use of unit 23 as two units.

Another relates to adding a note to the plat that states there will be no basement accessory apartments permitted.

Chris Thompson stated these are good comments to address as there will not be enough parking for double the residents. He stated another thought he was in regards to a shared driveway within the community, he suggested adding a little backing area for the residents to back up into and pull straight forward. He asked Branden Kirk if there will be any parking restrictions on the driveway.

Branden Kirk stated there will need to be certain restrictions with driveway parking as it could potentially block or affect other residents. He stated there will be no parking signs installed and as in the past, include parking restrictions in the rental agreements.

Michael Clark in engineering has no comments.

Seth Perrins asked if the shared driveway on lot 23 is wider than the other driveways. He stated it seems to be similar in size to the other units that do not share driveways. He asked if unit 24 then had to use surface parking.

Branden Kirk stated units 23 and 24 will each have a single car garage door for one vehicle, and each unit will have an assigned street parking space.

Seth Perrins **moved** to approve the proposed Sunset Village Final Plat based on the following findings and conditions:

Findings:

1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

3. That consideration be given to the parking circumstance for units 11 and 12 in regards to providing a little knob to encourage people to turn around instead of backing out.

Ana Burgi **seconded** and the motion **passed** all in favor.

ANNEXATION

OBERG ANNEXATION

Brandon Snyder stated this is 70 acres just south of the recent Utah West annexation. It is anticipated that it will be expanding the potential industrial uses of the area.

Michael Clark has no comments.

Dave Anderson states this is very similar to the Utah West Annexation in terms of the needs of significant improvements to the area before it can be developed. He stated there is documentation from Utah County regarding the island this will create.

Kimberly Brenneman stated the island created will be under 50 acres.

Dave Anderson stated there have been conversations with the Abplanalps, and they are aware of the properties being annexed around them, and are open to possibly being annexed into the City at some point in the future. He feels the City is at a point where a decision needs to be made.

Seth Perrins stated the concerns he raised is that having an island is a bad idea and that he hopes if the City approves the annexations that sometime in the near future the Abplanalps should consider being annexed into the City.

Dave Anderson stated the proposed zoning for the area would be I-1 light industrial but the Birchett property will be R-R Rural Residential.

Seth Perrins stated this needs to be reflected in the motion as well as any additional properties that could be annexed in the future.

Dave Anderson stated at this point in time, the Abplanalps are comfortable standing down and not being annexed at this time.

Seth Perrins asked if there is a timeline set and Dave Anderson stated yes there is.

Kimberly Brenneman stated there will be a public notice sent out within the next couple days.

Chris Thompson asked Jon Jensen if the house located 808 West 5950 South Utah County will be removed, answer no.

Dave Anderson **moved** to recommend approval of the proposed Annexation based on the following findings and conditions:

Findings:

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Industrial.

Conditions:

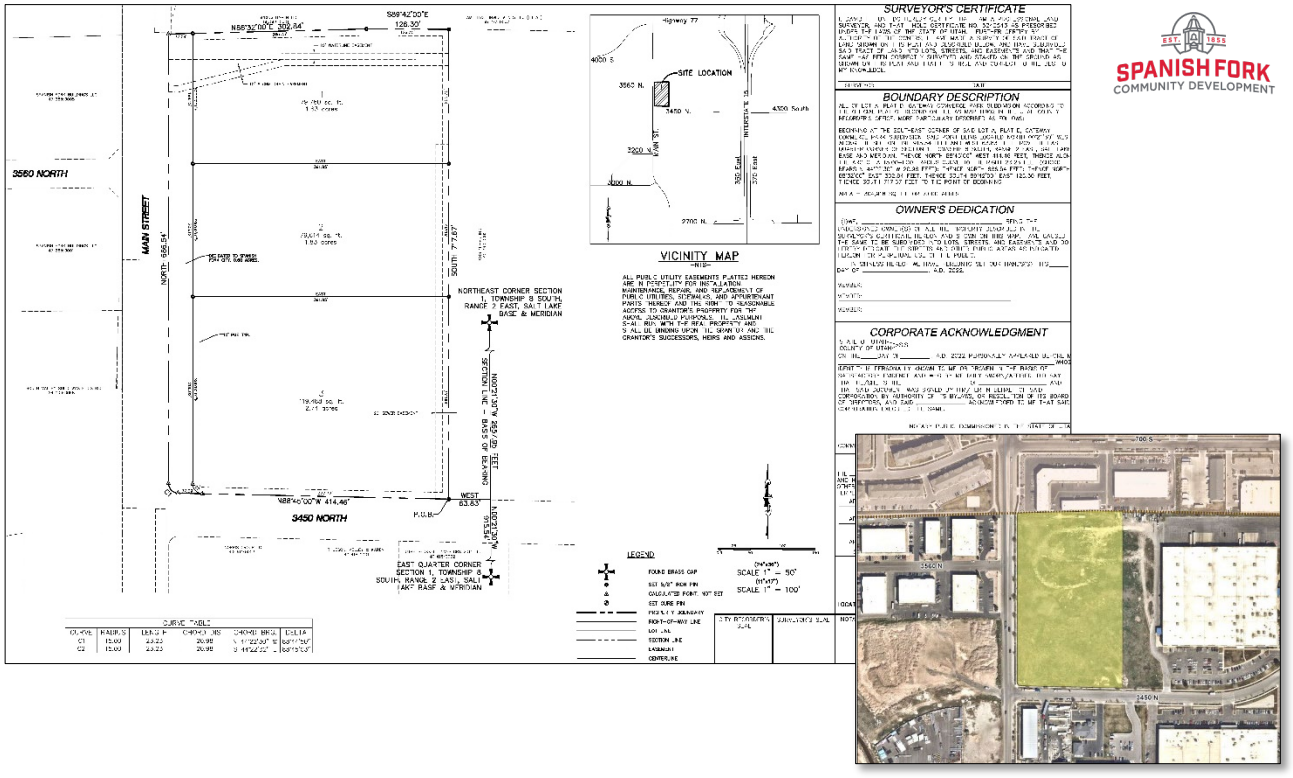
1. That the applicant enters into an Annexation Agreement.
2. That the properties be zoned I-1 Light Industrial at the time of annexation with the exception of the Birchett property, which will be zoned R-R Rural Residential.

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

Chris Thompson moved to adjourn the meeting at 10:24 a.m.

Adopted:

Kasey Woodard
Division Secretary



SPANISH FORK COMMUNITY DEVELOPMENT

North Point Properties, Plat A, Final Plat Approval Request

August 10, 2022, Development Review Committee Meeting.

Located at 63 East 3450 North, including 7 acres.

The subject property is zoned I-1.

The applicant has requested Final Plat approval for 3 lots.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Road Dedication.
3. Utilities.
4. Access.

Recommendation

That the proposed Final Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions

1. That the applicant meets the City's Construction Standards and Zoning requirements.
2. That the applicant addresses any red-lines.

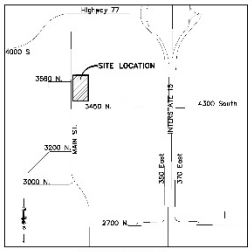
Exhibits

1. Final Plat.

NORTH POINT PROPERTIES PLAT A

A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
JULY 2022

-SHEET INDEX-

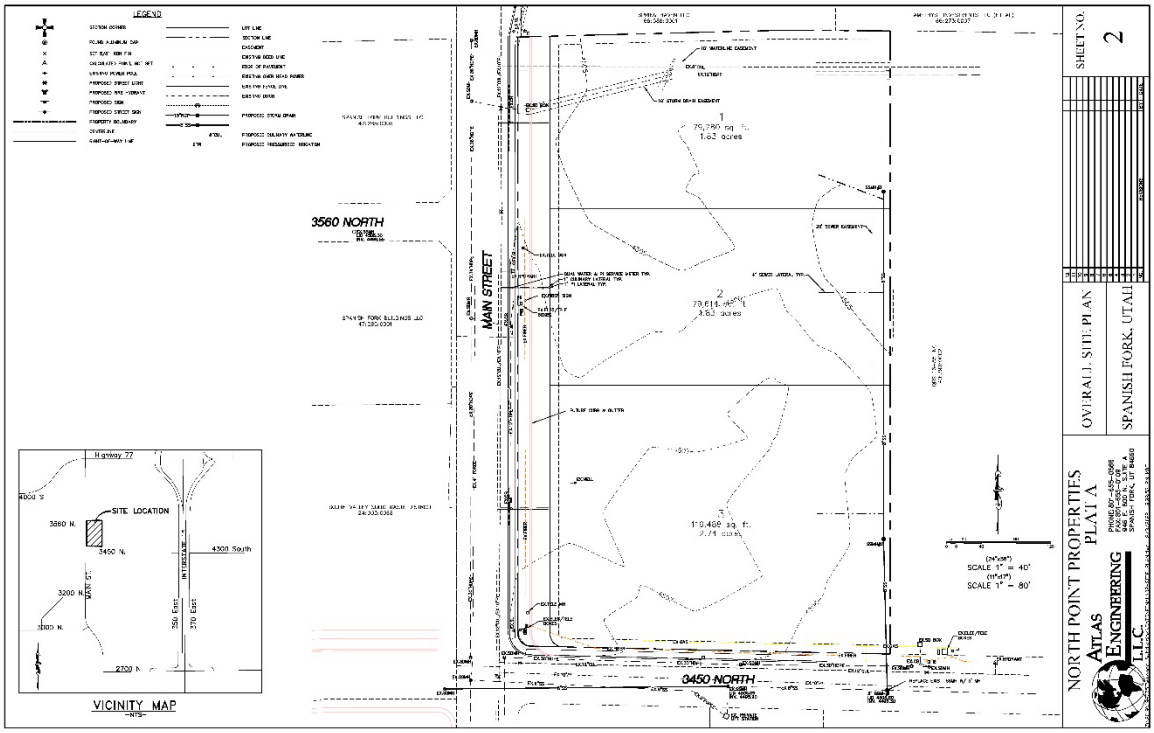


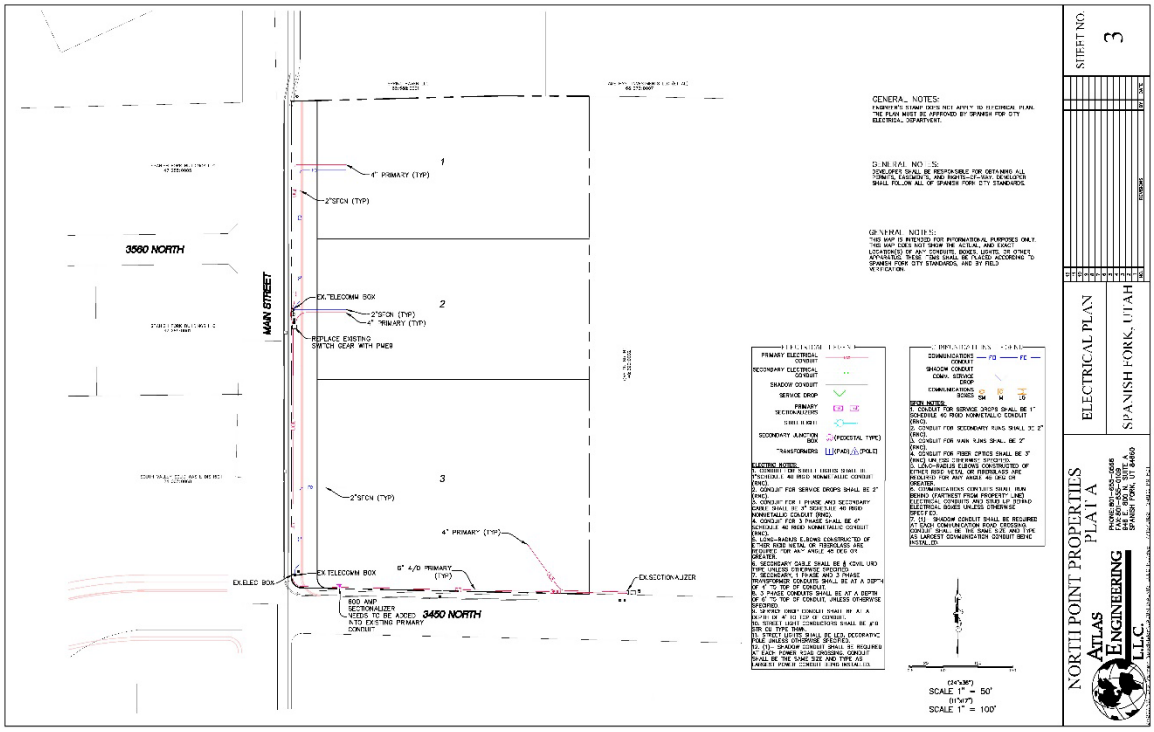
VICINITY MAP
-NTS-

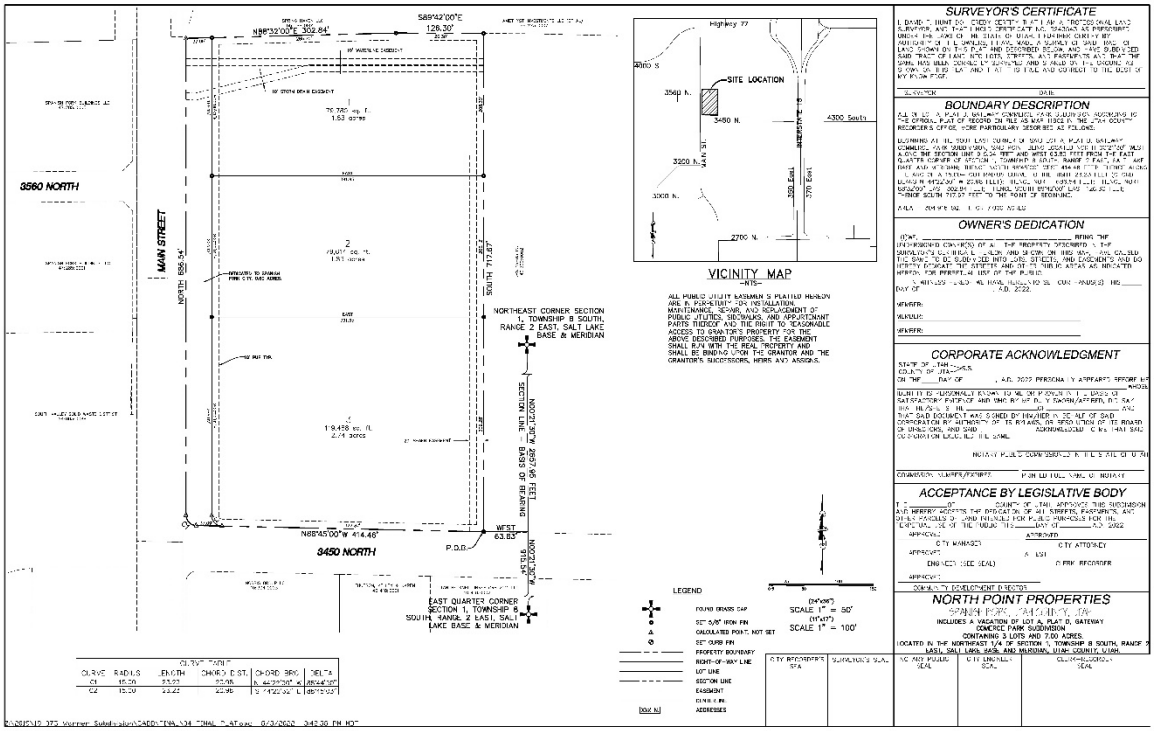
SHEET	SHEET NAME
1	COVER
2	SITE PLAN
3	ELECTRICAL PLAN
4	FINAL PLAT
PP-01	PLAN & PROFILE - 3450 NORTH - STA. 10+00 TO STA. 14+00
PP-02	PLAN & PROFILE - 3450 NORTH - STA. 14+00 TO STA. 18+00
PP-03	PLAN & PROFILE - 3450 NORTH - STA. 18+00 TO STA. 20+84.16

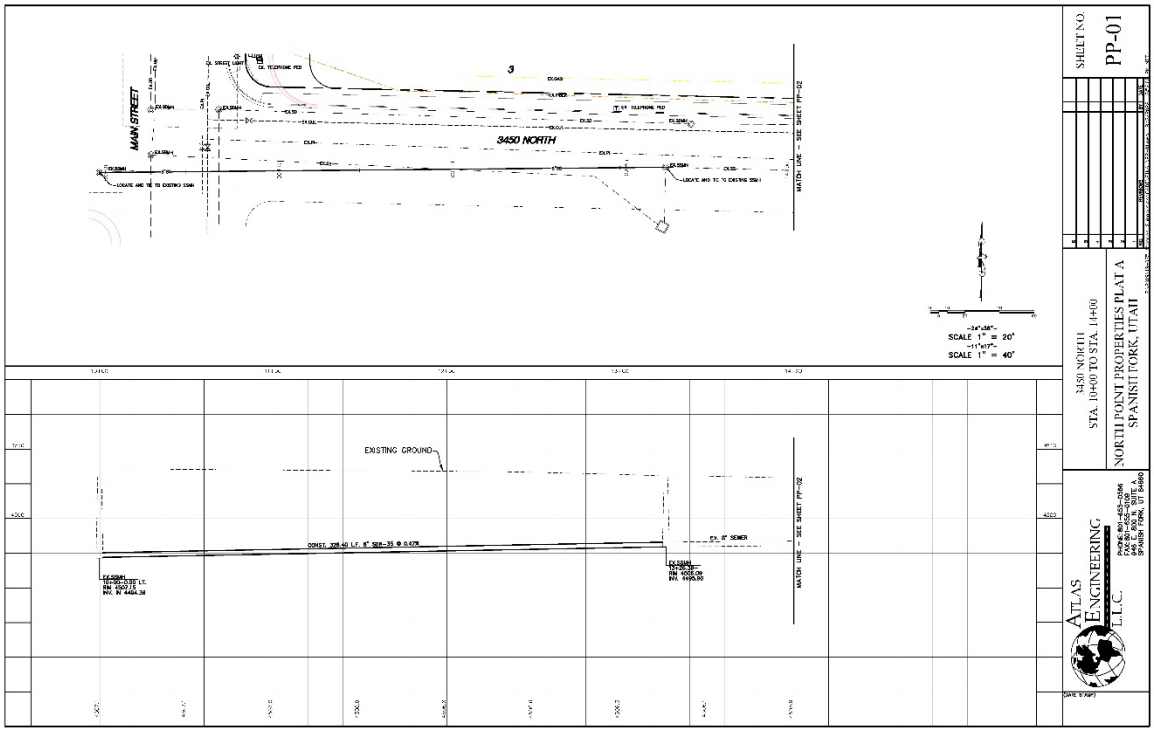
NORTH POINT PROPERTIES
PLAT A

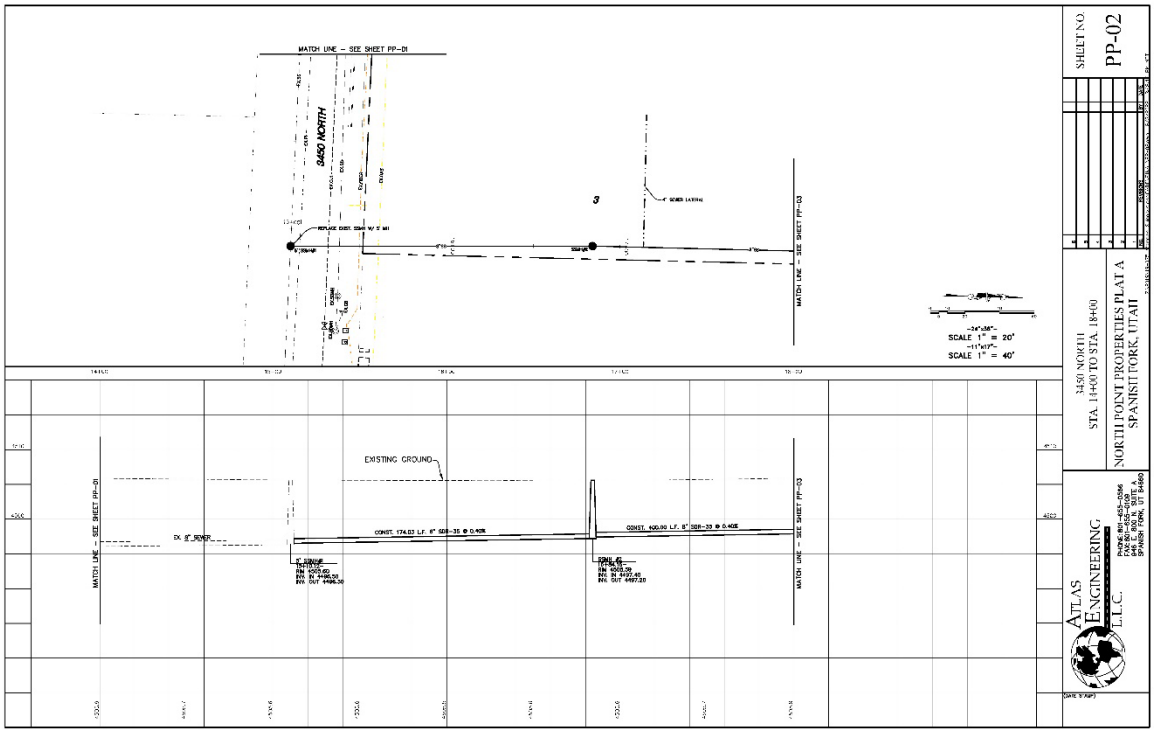
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:800-655-0108
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

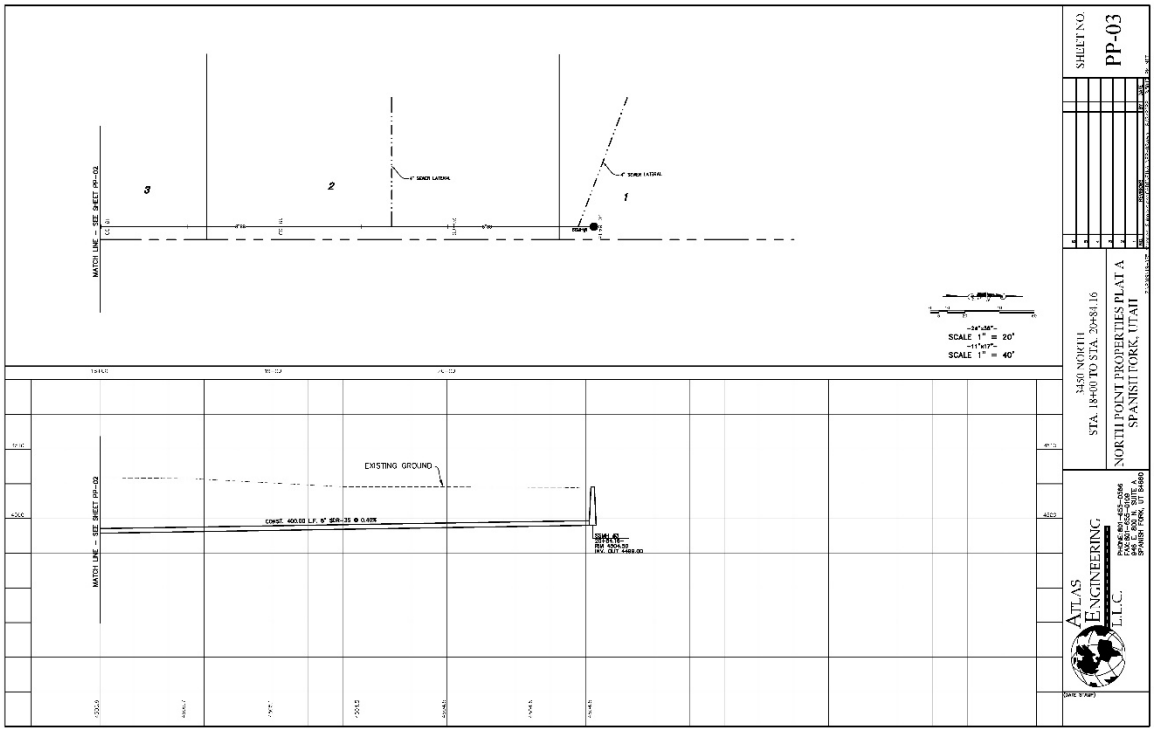



3560 NORTH
MAIN STREET
3450 NORTH
EX. TELECOMM BOX
REPLACE EXISTING SWITCH GEAR WITH PMER
EXELEC BOX
EX. SECTIONALIZER
GENERAL NOTES:
GENERAL NOTES:
SHEET NO. 3
ELECTRICAL PLAN
SPANISH FORK, UTAH
NORTH POINT PROPERTIES PLAT A
ATLAS ENGINEERING L.L.C.
SCALE 1" = 50'
SCALE 1" = 100'


3560 NORTH
MAIN STREET
3450 NORTH
NORTHEAST CORNER SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
EAST QUARTER CORNER SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
P.O.B.
VICINITY MAP
SITE LOCATION
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
NORTH POINT PROPERTIES
SPANISH FORK, UTAH COUNTY, UTAH
LEGEND


MAIN STREET
3450 NORTH
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
3450 NORTH
STA. 10+00 TO STA. 11+00
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.


MATCH LINE - SEE SHEET PP-01
3450 NORTH
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
3450 NORTH
STA. 11+00 TO STA. 18+00
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.


3
2
1
MATCH LINE – SEE SHEET PP-02
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
3450 NORTH
STA. 18+00 TO STA. 20+81.16
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH
ATLAS ENGINEERING, L.L.C.

NORTH POINT PROPERTIES PLAT A

A COMMERCIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
JULY 2022

-SHEET INDEX-



VICINITY MAP
–NTS–

SHEET	SHEET NAME
1	COVER
2	SITE PLAN
3	ELECTRICAL PLAN
4	FINAL PLAT
PP–01	PLAN & PROFILE – 3450 NORTH – STA. 10+00 TO STA. 14+00
PP–02	PLAN & PROFILE – 3450 NORTH – STA. 14+00 TO STA. 18+00
PP–03	PLAN & PROFILE – 3450 NORTH – STA. 18+00 TO STA. 20+84.16

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
8/3/22
STATE OF UTAH

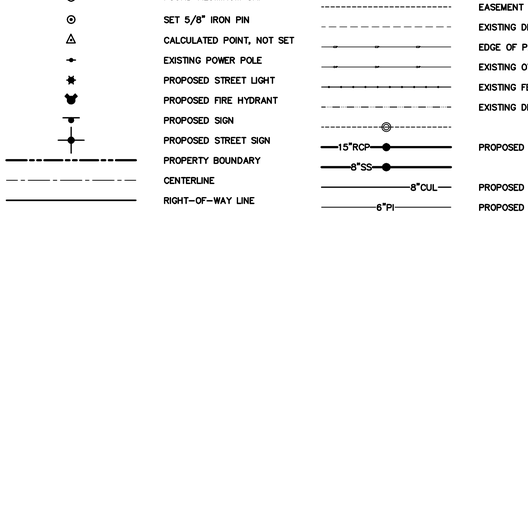
NORTH POINT PROPERTIES
PLAT A

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2019\19–075 Warner Subdivision\CADD\FINAL\01–COVER.dwg 8/3/2022 3:36:51 PM MDT

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



VICINITY MAP
-NTS-

SPRING HAVEN LLC
66:588:0001

AMETHYST INVESTMENTS LLC (ET AL)
66:273:0007

SPANISH FORK BUILDINGS LLC
47:285:0005

SPANISH FORK BUILDINGS LLC
47:285:0001

SOUTH VALLEY SOLID WASTE DISTRICT
24:003:0068

QRS 16-85 INC
40:390:0002

3560 NORTH

MAIN STREET

3450 NORTH

10' WATERLINE EASEMENT
EX.8"CUL
EX.12"HDPE
10' STORM DRAIN EASEMENT
EX.SD BOX
EX.SDMH
EX.36"HDPE
EX.12"CUL/EX.10"PI
EX.CB
EX.SL
EX.TELE BOX
EX.HYDRANT
DUAL WATER & PI SERVICE METER TYP.
1" CULINARY LATERAL TYP.
1" PI LATERAL TYP.
EX.FIBER SIGN
EX.ELEC/TELE BOXES
EX.FIBER
FUTURE CURB & GUTTER
EX.WELL
EX.4" FORCE
EX.TELE MH
SSMH#3
20' SEWER EASEMENT
4" SEWER LATERAL TYP.
8"SS
SSMH#2
EX.GAS
EX.12"HDPE
EX.30"HDPE
EX.12"CUL
EX.10"PI
EX.6"SS
8"SS
EX.6"FORCE
EX.SSMH
EX.SSMH LID 4506.09 INV. 4495.90
EX. PRIVATE LIFT STATION
5' SSMH#1 LID 4505.80 INV. 4496.30
REPLACE EXIST. SSMH W/ 5' MH

1
79,780 sq. ft.
1.83 acres

2
79,614 sq. ft.
1.83 acres

3
119,488 sq. ft.
2.74 acres

4505
4506
4507

0 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NO.	REVISIONS	BY	DATE
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SHEET NO. 2

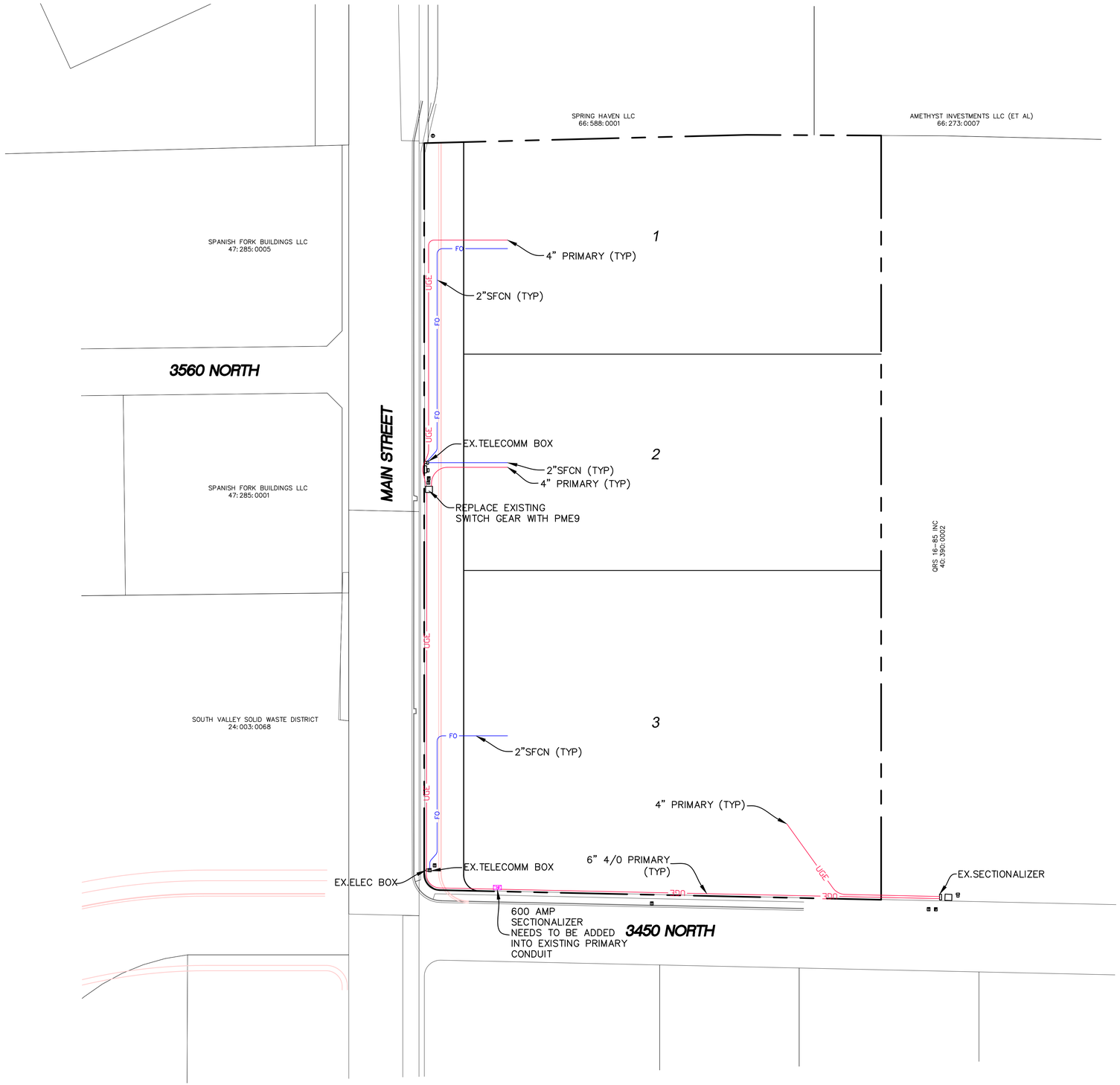
OVERALL SITE PLAN

SPANISH FORK, UTAH

NORTH POINT PROPERTIES
PLAT A

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2019\19-072\Manager Submission\ADD\FINAL\02-SITE PLAN.dwg 8/3/2022 3:38:53 PM MDT



GENERAL NOTES:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FOR CITY ELECTRICAL DEPARTMENT.

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

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

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS (1Ø) (3Ø)
- STREETLIGHT
- SECONDARY JUNCTION BOX (J) (PEDESTAL TYPE)
- TRANSFORMERS (T) (PAD) (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

COMMUNICATIONS LEGEND

- COMMUNICATIONS CONDUIT — FO — FO —
- SHADOW CONDUIT
- COMM. SERVICE DROP
- COMMUNICATIONS BOXES (C) SM (C) M (C) LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.

0 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SHEET NO. 3

NO.	REVISIONS	BY	DATE
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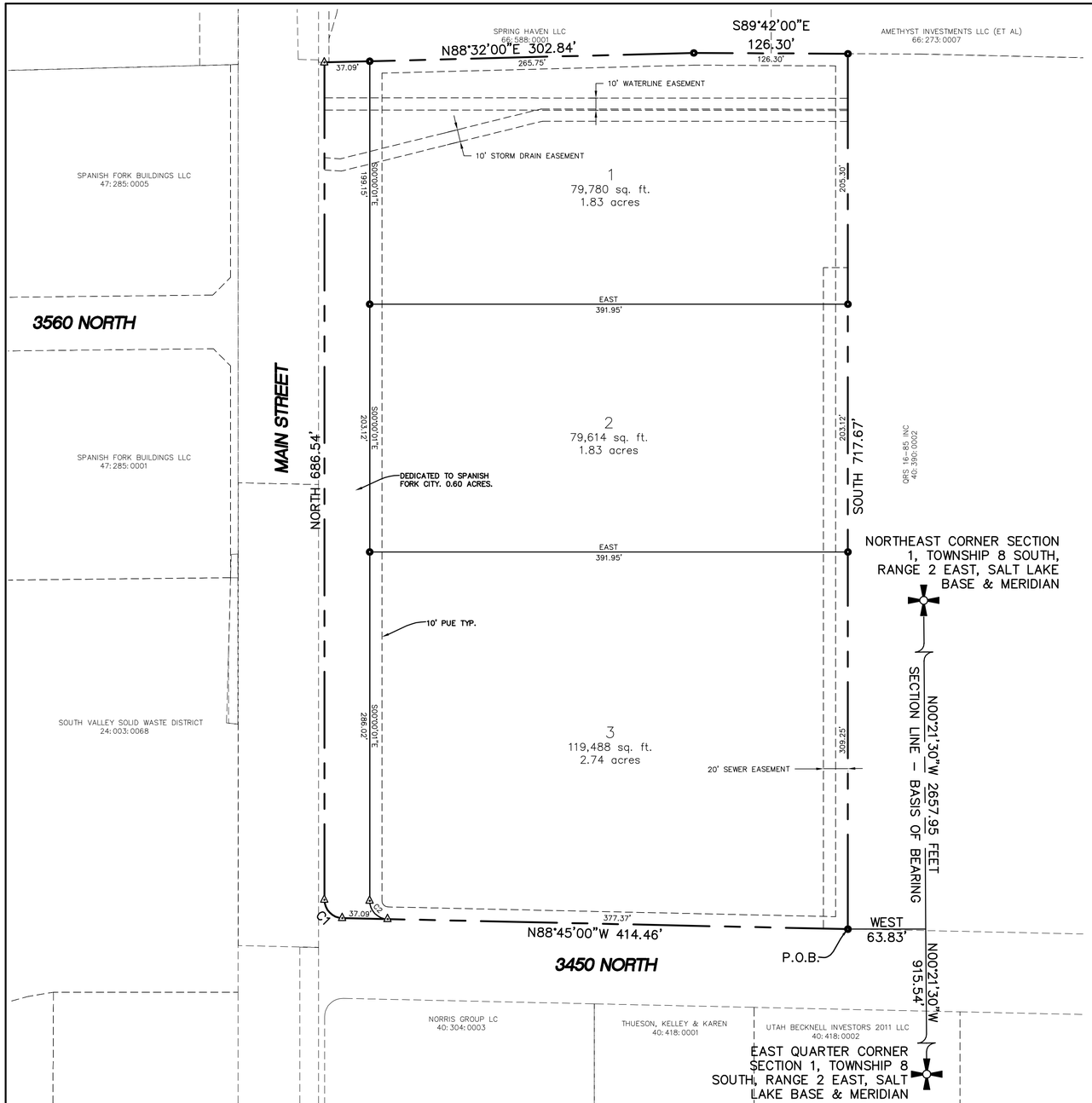
ELECTRICAL PLAN

SPANISH FORK, UTAH

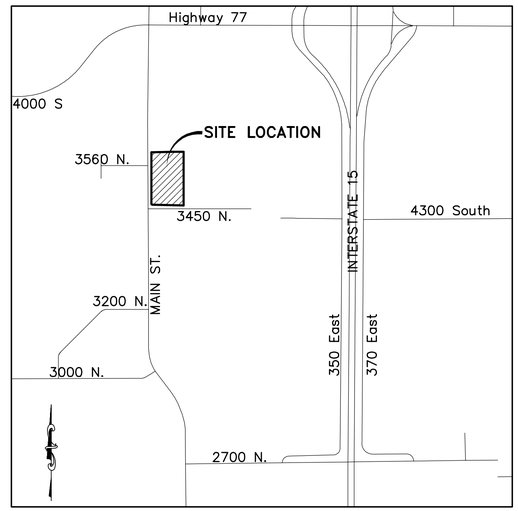
NORTH POINT PROPERTIES
PLAT A

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2019\19-072 Kramer Subdivision\PLAT\03-ELECTRIC.dwg 7/15/2022 3:48:01 PM MDT



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.23	20.98	N 44°22'30" W	88°44'50"
C2	15.00	23.23	20.98	S 44°22'32" E	88°45'03"



VICINITY MAP
–NTS–

ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION. MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET CURB PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. ADDRESSES

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE

BOUNDARY DESCRIPTION

ALL OF LOT A, PLAT D, GATEWAY COMMERCE PARK SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 11902 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT A, PLAT D, GATEWAY COMMERCE PARK SUBDIVISION, SAID POINT BEING LOCATED NORTH 00°21'30" WEST ALONG THE SECTION LINE 915.54 FEET AND WEST 63.83 FEET FROM THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 88°45'00" WEST 414.46 FEET; THENCE ALONG THE ARC OF A 15.00–FOOT RADIUS CURVE TO THE RIGHT 23.23 FEET (CHORD BEARS N 44°22'30" W 20.98 FEET); THENCE NORTH 686.54 FEET; THENCE NORTH 88°32'00" EAST 302.84 FEET; THENCE SOUTH 89°42'00" EAST 126.30 FEET; THENCE SOUTH 717.67 FEET TO THE POINT OF BEGINNING.

AREA = 304,918 SQ. FT. OR 7.000 ACRES

OWNER'S DEDICATION

(I)WE, _____, _____ BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____. A.D. 2022.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____
COMMISSION NUMBER/EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 2022.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK–RECORDER

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

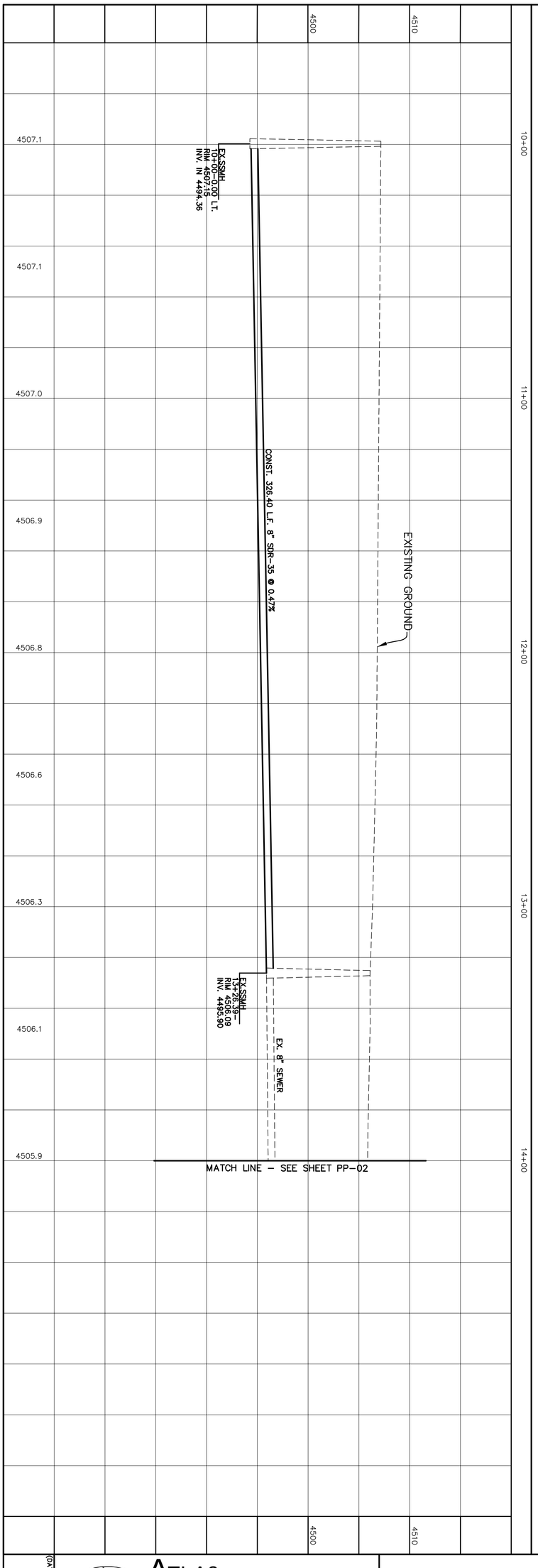
NORTH POINT PROPERTIES

SPANISH FORK, UTAH COUNTY, UTAH

INCLUDES A VACATION OF LOT A, PLAT D, GATEWAY COMERCE PARK SUBDIVISION
CONTAINING 3 LOTS AND 7.00 ACRES.
LOCATED IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CITY RECORDER'S SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL

Z:\2019\19-075 Warner Subdivision\CADD\FINAL\04-FINAL PLAT.dwg 8/3/2022 3:42:38 PM MDT





SCALE 1" = 20'
-24"x36"-
-11"x17"-
SCALE 1" = 40'

0 5 10 20 40 80

(DATE STAMP)

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

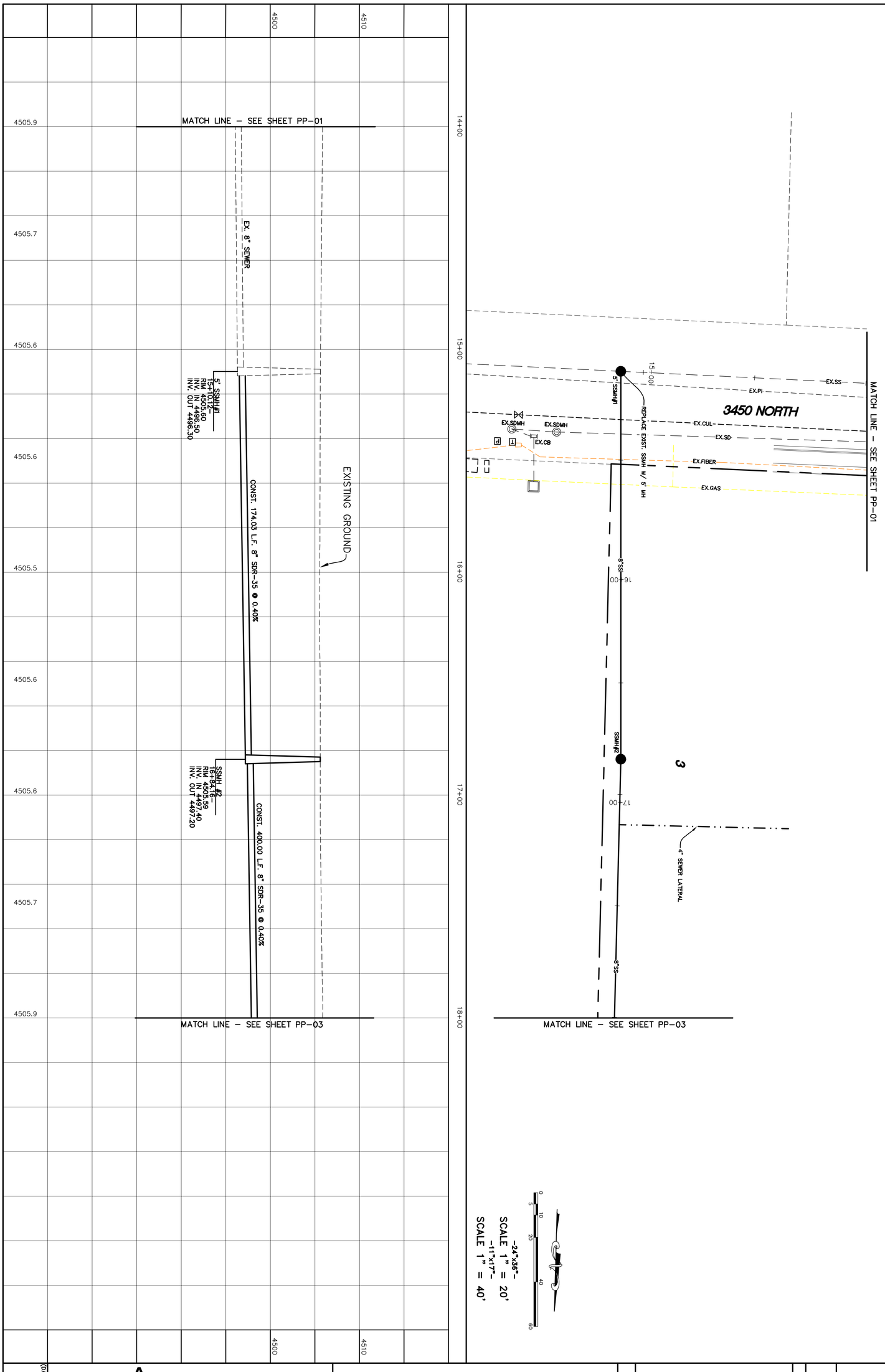
3450 NORTH
STA. 10+00 TO STA. 14+00

NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
6			
5			
4			
3			
2			
1			

SHEET NO.
PP-01

Z:\2019\19-075 Karner Subdivision\CADD\FINAL\PP-01.dwg 8/3/2022 3:52:03 PM MDT



ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

(DATE STAMP)

3450 NORTH
STA. 14+00 TO STA. 18+00

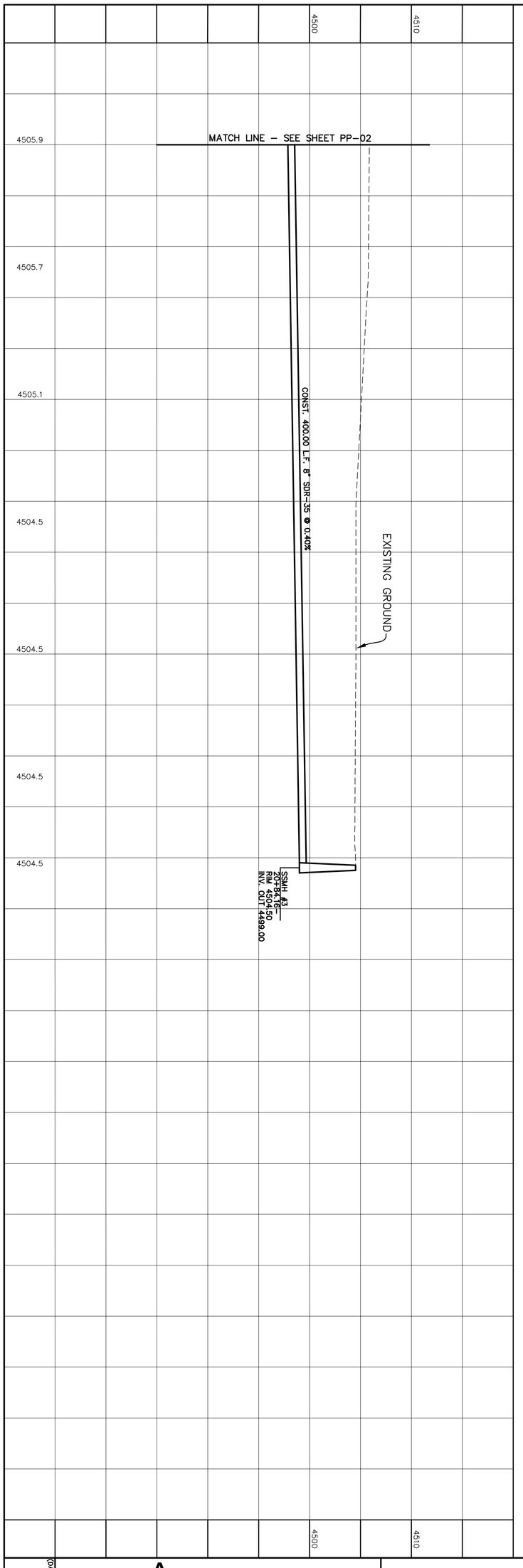
NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH

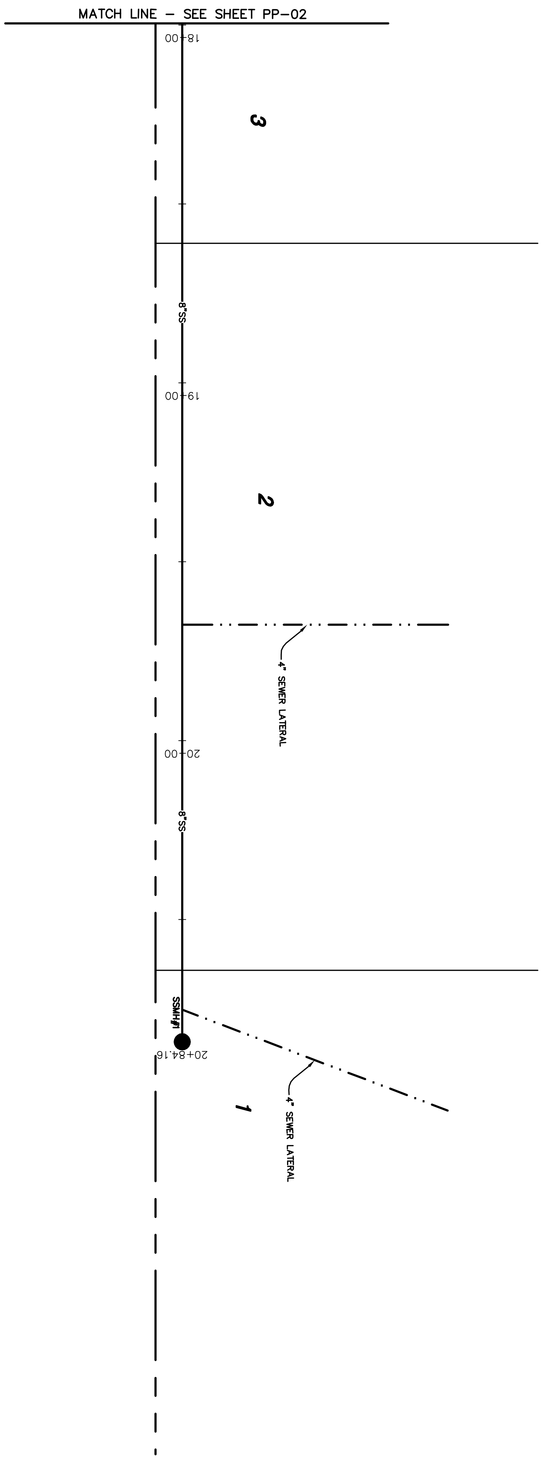
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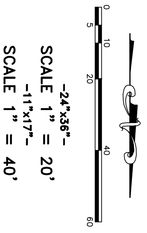
SHEET NO.

PP-02

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-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

(DATE STAMP)

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

3450 NORTH
STA. 18+00 TO STA. 20+84.16

NORTH POINT PROPERTIES PLAT A
SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
6			
5			
4			
3			
2			
1			

SHEET NO.

PP-03

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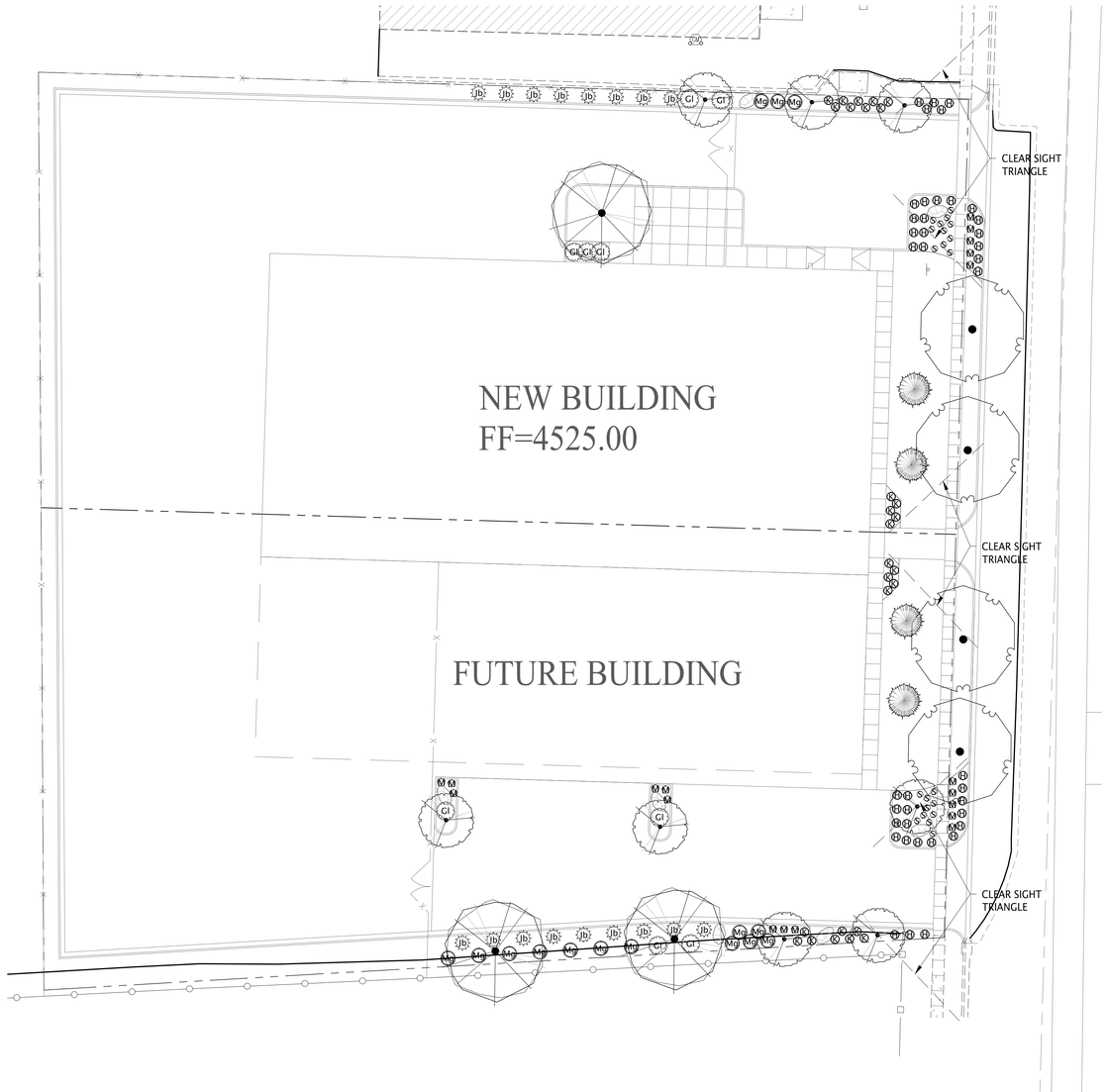


08/12/2021

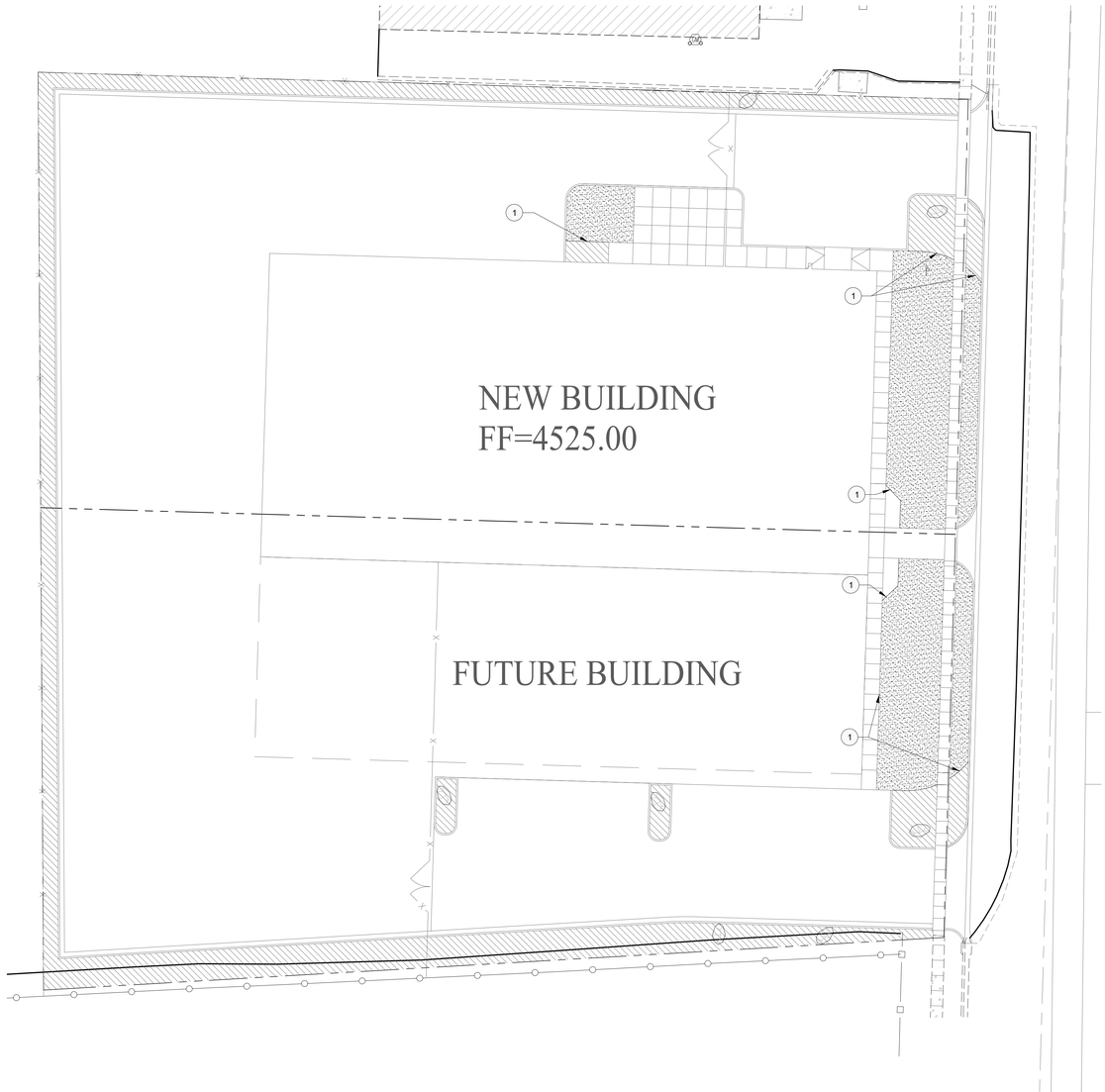
DATE

REVISION DESCRIPTION

#



1 LANDSCAPE PLAN
SCALE: 1" = 20'



2 GROUNDCOVER PLAN
SCALE: 1" = 20'

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER LOCUST
	MALUS IOENSIS `PLENA` / BECHTEL CRAB APPLE
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA

EVERGREEN TREES	BOTANICAL / COMMON NAME
	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN AUSTRIAN PINE

Jb	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER
Gl	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
S	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY
M	SALVIA X SYLVESTRIS `MAY NIGHT` / MAY NIGHT SAGE

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS
Mg	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS
H	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN FOUNTAIN GRASS

GROUND COVERS	BOTANICAL / COMMON NAME
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL
	POA PRATENSIS / KENTUCKY BLUEGRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	4" X 6" EXTRUDED MOW CURBING - SEE DETAILS

SYMBOL	DESCRIPTION
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER

Scale: 1" = 20'-0"

0 10 20 40 60

n

CREATIVE SIGNS OFFICE
OVERALL LANDSCAPE PLAN
SPANISH FORK, UT

PROJECT #: 21-126
SCALE:
DATE: 08/12/21

LP101

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` / SHADEMASTER LOCUST	B&B	2" CAL	3
	MALUS IOENSIS `PLENA` / BECHTEL CRAB APPLE	B&B	2" CAL	8
	ZELKOVA SERRATA `GREEN VASE` / SAWLEAF ZELKOVA	B&B	2" CAL	4

EVERGREEN TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	PINUS NIGRA 'OREGON GREEN' / OREGON GREEN AUSTRIAN PINE	B&B	6` HT MIN.	4

SHRUBS	BOTANICAL / COMMON NAME	CONT	SQ. FT.	QTY
Jb	JUNIPERUS HORIZONTALIS `BAR HARBOR` / BAR HARBOR CREEPING JUNIPER	5 GAL		17
Cl	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC	5 GAL		9

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	SQ. FT.	QTY
S	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL		21
M	SALVIA X SYLVESTRIS `MAY NIGHT` / MAY NIGHT SAGE	1 GAL		19

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	SQ. FT.	QTY
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		27
Mg	MISCANTHUS SINENSIS `GRACILLIMUS` / MAIDEN GRASS	1 GAL		15
H	PENNISETUM ALOPECUROIDES `HAMELN` / HAMELN FOUNTAIN GRASS	1 GAL		40

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL	4" DEPTH	6,714 SF
	POA PRATENSIS / KENTUCKY BLUEGRASS	SOD	4,459 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	4" X 6" EXTRUDED MOW CURBING - SEE DETAILS	

SYMBOL	DESCRIPTION	QTY
	BLONDE "BROWNS CANYON" BOULDERS 3` - 5` DIAMETER; 1/3 @ 3` DIAMETER, 1/3 @ 4` DIAMETER AND 1/3 @ 5` DIAMETER	7

LANDSCAPE DATA TABLE	
*PUBLIC RIGHT OF WAY LANDSCAPE IMPROVEMENTS ARE NOT INCLUDED IN THIS TABLE	
LANDSCAPE AREA REQ: 8,620 S.F.	PROVIDED: 9,372 S.F. (10.7%)
LANDSCAPE TURF (MIN. 30%)	PROVIDED: 3,020 S.F. (35%)
LANDSCAPE PLANTER BED AREA	PROVIDED: 6,352 S.F.
TREES REQ. (1 TREE/1,000 S.F.) = 9	PROVIDED: 15
SHRUBS REQ. (10 SHRUBS/1,000 S.F.) = 87	PROVIDED: 118

R.O.W. LANDSCAPE DATA TABLE	
LANDSCAPE AREA	PROVIDED: 1,080 S.F.
LANDSCAPE TURF	PROVIDED: 832 S.F. (77%)
LANDSCAPE PLANTER BED AREA	PROVIDED: 248 S.F.
SHRUBS REQ. (10 SHRUBS/1,000 S.F.) = 11	PROVIDED: 22
ROW TREES	PROVIDED: 4

LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SPANISH FORK CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO THE PROJECT'S SURROUNDING AREAS AND EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 8" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
11. INSTALL A MIN. OF 4 INCHES OF APPROVED MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES OF PLANTS AND MATERIALS PRIOR TO CONSTRUCTION.
17. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE WITH A MINIMUM OF 70% DISTRIBUTION UNIFORMITY.

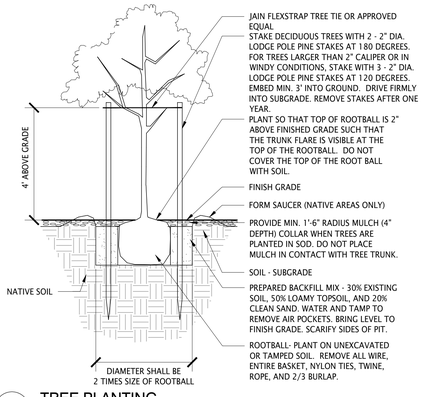
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p 801.913.7994

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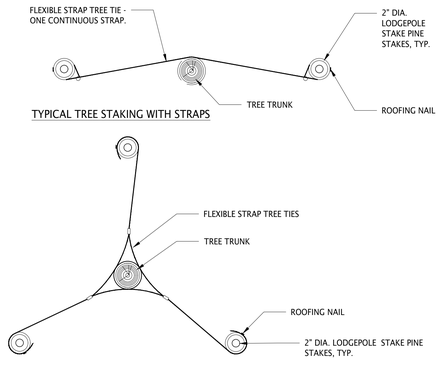
STATE OF UTAH
CORY A. LONG
5301
Licensed Landscape Architect
08/12/2021

#	REVISION DESCRIPTION	DATE

CREATIVE SIGNS OFFICE
LANDSCAPE DETAILS
SPANISH FORK, UT

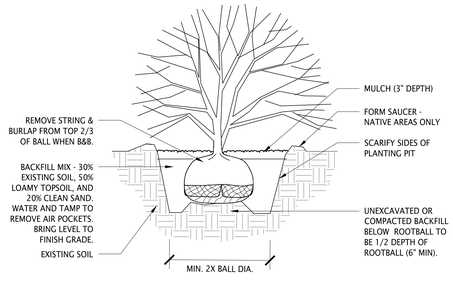


1 TREE PLANTING
NOT TO SCALE



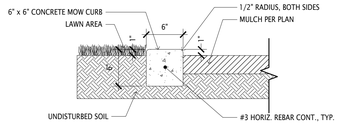
TREES IN WINDY CONDITIONS OR LARGER THAN 2" CAL.

2 TREE STAKING - FLEX STRAPS
NOT TO SCALE



NOTE:
PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

3 SHRUB DETAIL
NOT TO SCALE



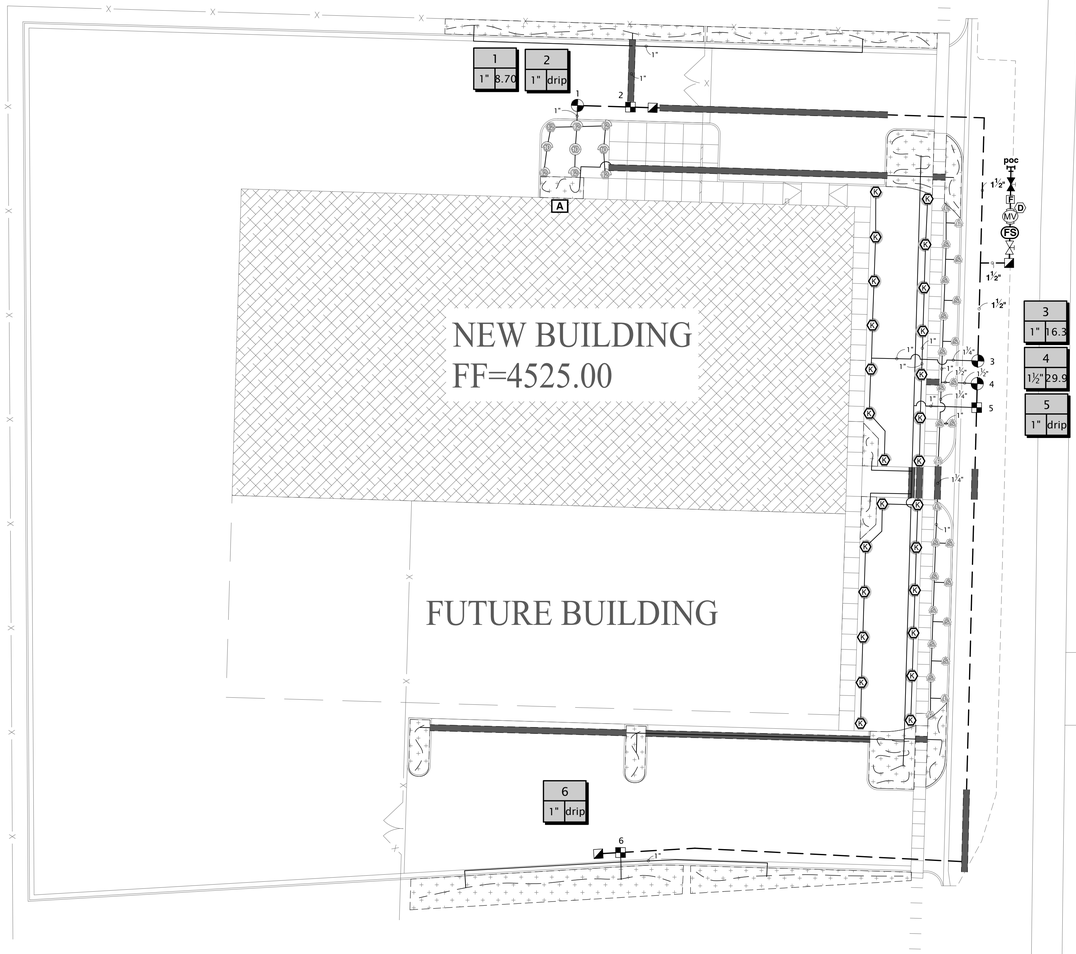
NOTES:
1. MOWSTRIP SHALL BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 5' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN MOWSTRIP SHALL BE TANGENT TO EACH OTHER AND TO STRAIGHT SECTIONS OF CURB.

4 6" CONCRETE EDGER
NOT TO SCALE

B-ED-02

PROJECT #: 21-126
SCALE:
DATE: 08/12/21

LP501



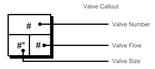
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
ES LCS RCS CS SS	HUNTER PROS-04-PRS30 5` STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 4.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H F	HUNTER PROS-04-PRS30 10` RADIUS TURF SPRAY, 30 PSI REGULATED 4.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
Q T H TT TQ F	HUNTER PROS-04-PRS30 12` RADIUS TURF SPRAY, 30 PSI REGULATED 4.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
	HUNTER PROS-04-PRS30 ADJUSTABLE ARC TURF SPRAY, 30 PSI REGULATED 4.0" POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-40 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-B POINT SOURCE DRIP EMITTER WITH SELF PIERCING BARB. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5, 1.0, 2.0, 4.0, AND 6.0 GPH. CAN BE INSERTED INTO 1/2" AND 3/4" TUBING AND HAVE PRESSURE COMPENSATING FROM 15-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 Gal plant) 2.0 GPH emitters (2 assigned to each 5 Gal plant) 2.0 GPH emitters (4 assigned to each B&B, 2" Cal plant) 2.0 GPH emitters (4 assigned to each B&B, 6` HT MIN. plant)
	DRIP DISTRIBUTION TUBING - HUNTER HDL-BLNK (MAXIMUM FLOW 4 GPM (240 GPH), MAXIMUM LENGTH 100')

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G-FS 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.
	ISOLATION VALVE - APOLLO 77C
	STOP & WASTE VALVE - MUELLER MARK II ORISEAL
MV	MASTER VALVE - HUNTER ICV-G-FS 1-1/2" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.
D	MANUAL DRAIN - FORD B11-333
A	HUNTER HCC-1600-M 16 STATION OUTDOOR WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN & ONE ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.
FS	HUNTER HC-150-FLOW 1-1/2" FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
F	FILTER - AMIAD 2" MINI-SIGMA W/130 MICRON SCREEN
POC #1	POINT OF CONNECTION 1-1/2" SECONDARY CONNECTION
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40 SIZE: TWICE (2X) DIAMETER OF PIPE WITHIN, MIN. 4". LIMIT ONE PIPE PER SLEEVE

Valve Callout



IRRIGATION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND IS INTENDED TO CONVEY THE GENERAL LAYOUT OF IRRIGATION SYSTEM COMPONENTS. ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. LOCATE MAINLINE AND VALVES NEAR WALKS WHERE FEASIBLE.

2. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES BETWEEN THE WATER PRESSURE SHOWN ON THE DRAWINGS AND ACTUAL PRESSURE READINGS AT THE POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT. WATER PRESSURE AT THE POINT OF CONNECTION IS EXPECTED TO BE A MINIMUM OF **65-70 PSI**. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STRUCTURES, SITE IMPROVEMENTS, WALKS, UTILITIES, AND GRADE CHANGES. COORDINATE LAYOUT OF THE IRRIGATION SYSTEM WITH OTHER TRADES SO THAT CONSTRUCTION CAN CONTINUE IN A NORMAL SEQUENCE OF EVENTS. ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN FULL COVERAGE DEPENDING ON ACTUAL SITE CONDITIONS. ANY SIGNIFICANT CHANGES WILL REQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT. ALL MODIFICATIONS SHALL BE RECORDED ON 'AS-BUILT' DRAWINGS.

4. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

5. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS AND EXISTING IRRIGATION SYSTEM (IF ANY). IN THE EVENT THAT THE CONTRACTOR DAMAGES, DISPLACES OR OTHERWISE CAUSES OTHER TRADES WORK TO BE REINSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION AT HIS OWN EXPENSE.

6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM PERFORMANCE. INSTALL HEADS WITH THE APPROPRIATE ARC AND RADIUS FOR THE AREA TO BE COVERED. ADJUST NOZZLES TO ELIMINATE OVERSPRAY ONTO WALKS, BUILDINGS, ETC.

7. IRRIGATION CONTROLLER(S) SHALL BE GROUNDED PER ESTABLISHED ASIC GUIDELINES.

8. IRRIGATION CONTROL WIRES SHALL BE COLOR CODED WIRE FOR DIRECT BURIAL. COMMON, HOT, & SPARE WIRES SHALL BE 14 AWG (WHITE, RED & YELLOW RESPECTIVELY). FOR CONTROL WIRE RUNS EXCEEDING 3000 FEET OR COMMON WIRE RUNS EXCEEDING 1500 FEET, USE 12 AWG WIRE. CONTRACTOR SHALL RUN 1 DEDICATED SPARE WIRE 'HOMERUN' FROM CONTROLLER TO TERMINUS OF EACH WIRE LEG. WHERE REQUIRED, COMMUNICATION WIRE TO FLOW SENSOR SHALL BE PAIGE ELECTRIC PE-39-3 CABLE. ALL WIRE SPLICES TO BE LOCATED IN VALVE BOX. ALL WIRE CONNECTIONS SHALL BE 3M DBRY.

9. ALL MAINLINES, LATERAL LINES, AND CONTROL WIRES UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES.

10. ALL MAINLINE AND LATERAL LINE PIPE SHALL BE SCHEDULE 40 PVC THROUGH 3" PIPE. 4" TO 6" PIPE SHALL BE CLASS 200 PVC. ALL LATERAL LINE FITTINGS SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE NOTED. ALL MAINLINE FITTINGS UNDER 3" SHALL BE SCHEDULE 80 PVC. MAINLINE FITTINGS 3" AND LARGER SHALL BE HARCO DUCTILE IRON, RESTRAIN PER MANUFACTURER'S RECOMMENDATIONS.

11. CONTRACTOR SHALL USE WELD-ON P-70 PRIMER AND 711 LOW VOC CEMENT FOR ALL SOLVENT WELDED JOINTS.

12. ALL LINES SHALL SLOPE TO DRAIN. ADD MANUAL DRAINS AT ALL MAINLINE LOW POINTS AS NECESSARY FOR COMPLETE DRAINAGE OF THE ENTIRE SYSTEM. INDICATE ALL DRAIN LOCATIONS ON 'AS-BUILT' DRAWINGS.

13. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS ARE TO BE STANDARD GREEN. ALIGN VALVE BOXES PARALLEL WITH EDGE OF PAVEMENT/PLANTING BEDS. WHERE FEASIBLE, LOCATE THE EDGE OF VALVE BOX 12"-18" FROM EDGE OF PAVEMENT.

14. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE. HEADS SHALL BE LOCATED 1" AWAY FROM AND 1/4" BELOW ADJACENT CURBS, WALLS, WALKS, AND MOWSTRIPS.

15. DRIP DISTRIBUTION TUBING TO BE BURIED BELOW MULCH AND STAKED AT MIN. 6' O.C. DRIP FITTINGS SHALL BE BARBED INSERT TYPE FITTINGS, COMPRESSION TYPE FITTINGS WILL NOT BE ACCEPTED. EMITTERS SHALL BE LOCATED ON UPHILL SIDE OF PLANTS. INSTALL DRIP FLUSH VALVE AT LOW POINT OF EACH DRIP ZONE AND AT THE END DRIP LINES.

16. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT, OR WORKMANSHIP TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.

17. SEE DETAILS FOR ADDITIONAL INFORMATION. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

JARRETT ARCHITECTURE
801.541.2255 | JARRETT ARCHITECTURE
PO BOX 873, LEHI, UT 84043

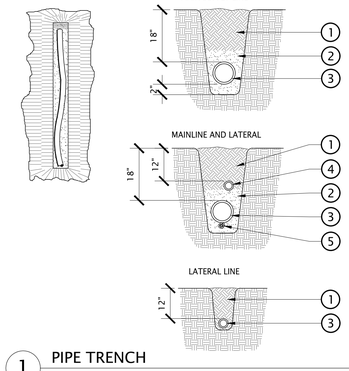
STATE OF UTAH
CORY
LANDSCAPE ARCHITECT
6004-5301
Licensed Landscape Architect
08/12/2021

DATE
REVISION DESCRIPTION
#

CREATIVE SIGNS OFFICE
OVERALL IRRIGATION PLAN
SPANISH FORK, UT

PLAN VIEW

SECTIONS



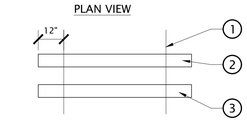
1. DEBRIS FREE FILL
2. DEBRIS FREE SAND. 2" ABOVE AND BELOW MAINLINE.
3. MAINLINE
4. LATERAL LINE
5. TUBING OR WIRING TO BE TAPED TO MAINLINE EVERY 10'-0"

NOTES:
1. TAPE AND BUNDLE TUBING OR WIRING AT 10' INTERVALS
2. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES
3. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN
4. ALL TRENCH WIDTHS 8" MINIMUM

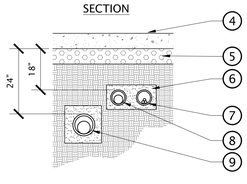
1 PIPE TRENCH

NOT TO SCALE

PLAN VIEW



SECTION

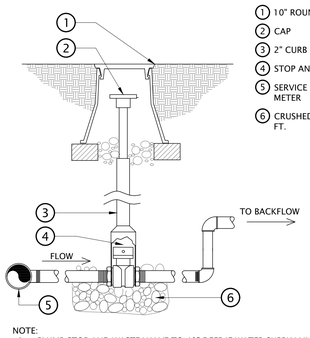


1. PAVING SURFACE EDGE
2. SLEEVE, TYP.
3. EXTEND ALL SLEEVING MIN. OF 12" BEYOND EDGE OF PAVING, TYP.
4. PAVING SURFACE
5. COMPACTED BASE
6. SURROUND SLEEVE WITH 3" OF DEBRIS-FREE SAND.
7. IRRIGATION WIRES SLEEVE
8. LATERAL SLEEVING
9. MAIN LINE SLEEVE

NOTES:
1. SEE NOTES (IRRIGATION LEGEND) FOR SLEEVE SIZING.
2. 4" MIN. CLEARANCE IN ANY DIRECTION BETWEEN LATERALS, MAINLINE, OR SLEEVING.

2 PIPE SLEEVE

NOT TO SCALE



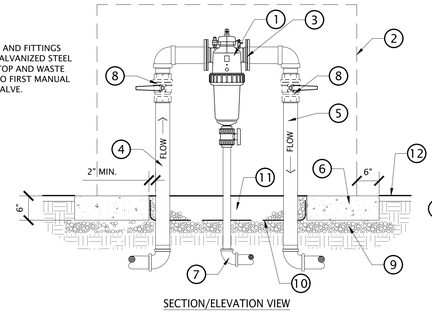
1. 10" ROUND VALVE BOX
2. CAP
3. 2" CURB BOX
4. STOP AND WASTE VALVE
5. SERVICE LINE FROM WATER METER
6. CRUSHED GRAVEL SUMP - 2 CU. FT.

NOTE:
1. PLUMB STOP AND WASTE VALVE TO 40" DEEP IF WATER SUPPLY LINE IS DEEPER.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

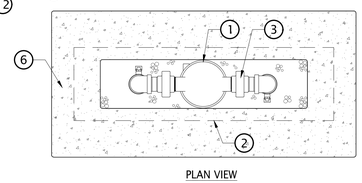
3 STOP AND WASTE VALVE

1" = 1'-0" BLU-IR-02-01-01

NOTE:
ALL PIPE AND FITTINGS TO BE GALVANIZED STEEL FROM STOP AND WASTE VALVE TO FIRST MANUAL DRAIN VALVE.



SECTION/ELEVATION VIEW



PLAN VIEW

1. FILTER - PER PLANS
2. VIT STRONG BOX ALUMINUM ENCLOSURE SIZED TO ACCOMMODATE FILTER ASSEMBLY
3. FLANGE (UNION ON BOTH SIDES IF THREADED FILTER)
4. GALVANIZED SUPPLY LINE FROM STOP AND WASTE
5. GALVANIZED SUPPLY LINE TO MANUAL DRAIN VALVE
6. POURED CONCRETE BASE 6" THICK TO EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
7. FLUSH PIPING (SCHEDULE 40 PVC) UPSIZE 2x PIPE SIZE FROM ELBOW TO PRECAST DRAIN BOX. MAINTAIN MIN. 2% SLOPE
8. ISOLATION VALVE - BALL VALVE
9. 6" DEPTH 95% COMPACTED UTBC
10. FILTER FABRIC
11. GRAVEL
12. FINISH GRADE

4 AUTOMATIC FILTER

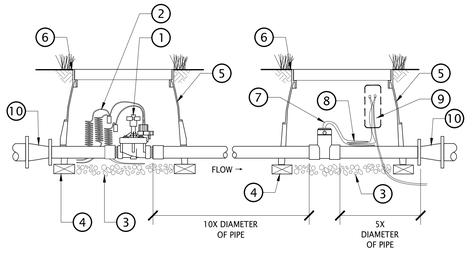
NOT TO SCALE

Scale: 1" = 20'-0"

0 10 20 40 60

PROJECT #: 21-126
SCALE:
DATE: 03/30/21

LI101

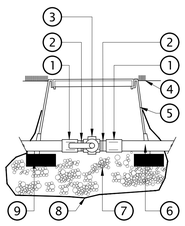


1. MASTER VALVE - INSTALL UNIONS ON EACH SIDE (THREADED MODELS)
2. 24" LENGTH OF COILED WIRE
3. 3" MIN. DEPTH WASHED GRAVEL
4. BRICK (4 PER BOX)
5. STANDARD SIZE VALVE BOX
6. FINISH GRADE
7. FLOW SENSOR
8. 24" LENGTH OF COILED COMMUNICATION CABLE
9. COMMUNICATION CABLE SPLICE PER MANUFACTURER'S RECOMMENDATIONS
10. CONCENTRIC REDUCER (WHERE REQUIRED FOR TRANSITION BETWEEN PIPE SIZES)

NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

1 MASTER VALVE/FLOW SENSOR

NOT TO SCALE

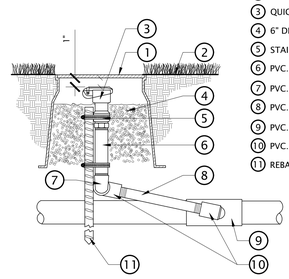


1. PVC SCH. 80 ST COUPLING
2. PVC SCH. 80 TOE NIPPLE
3. BRONZE BALL VALVE. INSTALL ON SIDE
4. FINISH GRADE
5. PLASTICE VALVE BOX - 18" DEEP STANDARD
6. PVC MAIN LINE DEPTH - 18"
7. 3" DEPTH PEA GRAVEL, COMPACTED
8. FILTER FABRIC
9. BRICK PAVERS AT CORNERS (NO HOLES)

NOTES:
1. CENTER ASSEMBLY INSIDE OF VALVE BOX.

2 BRONZE BALL VALVE

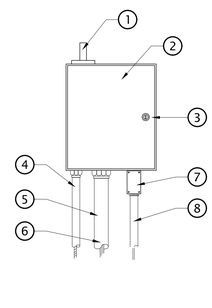
NOT TO SCALE



1. ROUND VALVE BOX: EXTENSION LENGTH AS REQ'D.
2. FINISH GRADE
3. QUICK COUPLING VALVE
4. 6" DEEP PEA GRAVEL
5. STAINLESS STEEL GEAR CLAMPS (1 OF 2)
6. PVC. SCH. 80 NIPPLE (6" LENGTH)
7. PVC. SCH. 80 STREET EL
8. PVC. SCH. 80 NIPPLE (8" LENGTH)
9. PVC. SCH. 80 TEE
10. PVC. SCH. 80 ELL
11. REBAR STAKE (24" LENGTH)

3 QUICK COUPLER

NOT TO SCALE



1. ANTENNA
2. IRRIGATION CONTROLLER
3. CENTER OF CONTROLLER TO BE +/- 5'-3" FROM FINISH GRADE
4. #6 COPPER GROUND WIRE IN GALVANIZED IMC CONDUIT. CONNECT TO EXTERIOR MOUNTED EARTH GROUND OR BUILDING GROUND.
5. 2 1/2" GALVANIZED IMC CONDUIT AND FITTINGS
6. LOW VOLTAGE CONTROL WIRING FROM AUTOMATIC CONTROLLER TO ELECTRIC CONTROL VALVES.
7. POWER JUNCTION BOX
8. 1/2" GALVANIZED IMC ELECTRICAL CONDUIT AND FITTING TO POWER SUPPLY

5 CONTROLLER WITH WALL MOUNT

NOT TO SCALE

SIDE VIEW

TOP VIEW

1. FINISH GRADE
2. ROUND VALVE BOX
3. 2" CLASS 200 PVC SLEEVE
4. CAP
5. TEE IN MAIN LINE
6. MAIN LINE
7. MARLEX STREET ELL
8. 3/4" SCH. 80 PVC THREADED NIPPLE AND ELBOW
9. 1 CU. FT. PEA GRAVEL SUMP
10. 3/4" ELBOW
11. MANUAL DRAIN
12. 2" CLASS 200 PVC SLEEVE
13. MARLEX STREET ELL

4 MANUAL DRAIN VALVE

NOT TO SCALE

1. AUTOMATIC CONTROL VALVE SEE LEGEND SHEET FOR TYPE.
2. SCH. 80 PVC THREADED NIPPLE
3. SCH. 80 PVC THREADED ELL
4. SCH. 80 PVC THREADED NIPPLE
5. PVC MAINLINE TEE (SXSXT)
6. MAINLINE (SIZE AS NOTED ON THE PLAN)
7. VALVE BOX, SIZE AS REQUIRED
8. FINISH GRADE
9. SLACK WIRE AT ALL CONNECTIONS PROVIDE 12" OF EXPANSION LOOP INSIDE VALVE BOX.
10. SCHEDULE 80 PVC UNION
11. LATERAL LINE TO HEADS
12. PVC ADAPTOR TYP.
13. SCHEDULE 80 PVC CLOSE NIPPLE ON BOTH SIDES OF UNION
14. GRAVEL LAYER (12" MIN. DEPTH)

NOTES:
1. ALL IRRIGATION CONTROL WIRE SPLICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

6 IRRIGATION CONTROL VALVE

NOT TO SCALE

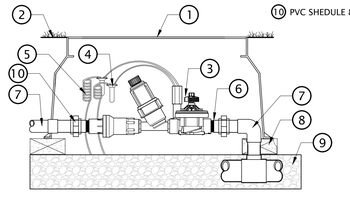
1. FINISH GRADE/TURF CROWN
2. POP-UP SPRINKLER
3. PREMANUFACTURED SWING ASSEMBLY
4. PVC SCH 40 TEE OR ELL
5. PVC SCH 40 LATERAL PIPE

NOTES:
1. SWING JOINT ASSEMBLY: TWO SPIRAL BARB ELBOWS, 12-24" SWING PIPE, AND ONE 1/2" MARLEX STREET ELBOW.
2. USE FIXED SPRAY NOZZLES WHENEVER POSSIBLE.

7 POP-UP SPRAY/ROTARY

NOT TO SCALE

NOTE:
1. ALL IRRIGATION CONTROL WIRE SPICES ARE TO BE MADE USING 3M DBR-Y SPLICE.
2. ALL VALVE BOXES AND LIDS TO MATCH COLOR OF MULCH AREAS. VALVE BOXES AND LIDS IN LAWN AREAS TO BE STANDARD GREEN.

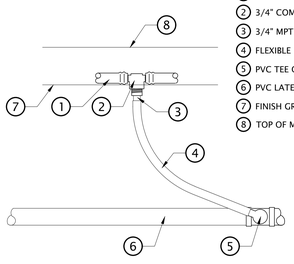


1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT
4. WATER PROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCHEDULE 80 T.O.E. NIPPLE
7. MAINLINE PIPE AND FITTING
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SHEDULE 80 UNIONS (2)

8 DRIP CONTROL VALVE ASSEMBLY (HUNTER)

NOT TO SCALE

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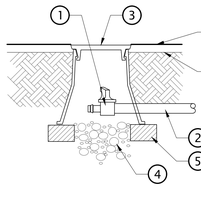


1. DRIP TUBING
2. 3/4" COMBINATION TEE
3. 3/4" MPT ADAPTER
4. FLEXIBLE POLY TUBING
5. PVC TEE OR ELBOW WITH 3/4" MPT ELBOW
6. PVC LATERAL LINE
7. FINISH GRADE
8. TOP OF MULCH

NOTES:
1. INSTALL A MINIMUM OF ONE PVC TO DRIP TUBING CONNECTION FOR EVERY 5 GPM OF FLOW.
2. CONSULT MANUFACTURER'S RECOMMENDATIONS FOR MAXIMUM RUN LENGTH.

9 PVC TO DRIP TUBING CONNECTION

NOT TO SCALE

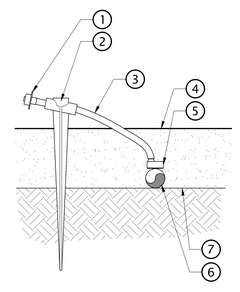


1. DRIP FLUSH VALVE
2. DRIP TUBING
3. 10" ROUND VALVE BOX
4. GRAVEL SUMP - ONE CUBIC FOOT
5. BRICK SUPPORTS (2)
6. FINISH GRADE
7. TOP OF MULCH

NOTES:
1. INSTALL DRIP FLUSH VALVE(S) AT LOW POINT OF EACH DRIP ZONE AND AT END OF LINES.
2. ALL VALVE BOXES AND LIDS IN ROCK MULCH AREAS ARE TO BE TAN IN COLOR. VALVE BOXES AND LIDS IN BARK MULCH AND LAWN AREAS TO BE STANDARD GREEN.

10 DRIP FLUSH VALVE

NOT TO SCALE

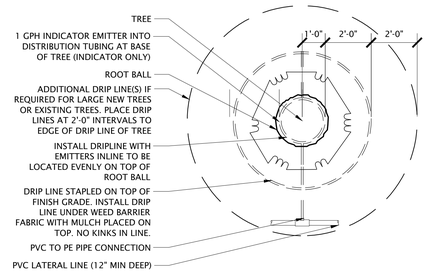


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (UNLESS OTHERWISE SPECIFIED)
2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
6. 1/2" POLYETHYLENE TUBING: 2 RAIN BIRD XT-700 XERI-TUBE
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.

11 DRIP EMITTER

NOT TO SCALE



NOTE:
1. FOR EVERGREEN TREES. LOCATE INDICATOR EMITTERS ON OUTSIDE OF OUTER DRIP RING.
2. ALL FITTINGS TO INLINE DRIP TUBING TO BE COMPRESSION FITTINGS. IF MALE INSERTS ARE NEEDED, INSTALL WITH OETIKER CLAMPS.

12 TREE DRIP - PLAN VIEW (PLANTER AREAS)

NOT TO SCALE

BLU-IR-06-03-02

JARRETT ARCHITECTURE
801.467.3355 | JARRETTARCHITECTURE.COM
PO BOX 873, LEHI, UT 84043

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

STATE OF UTAH
CORY A. [illegible]
LICENSE # 5301
Licensed Landscape Architect

08/12/2021

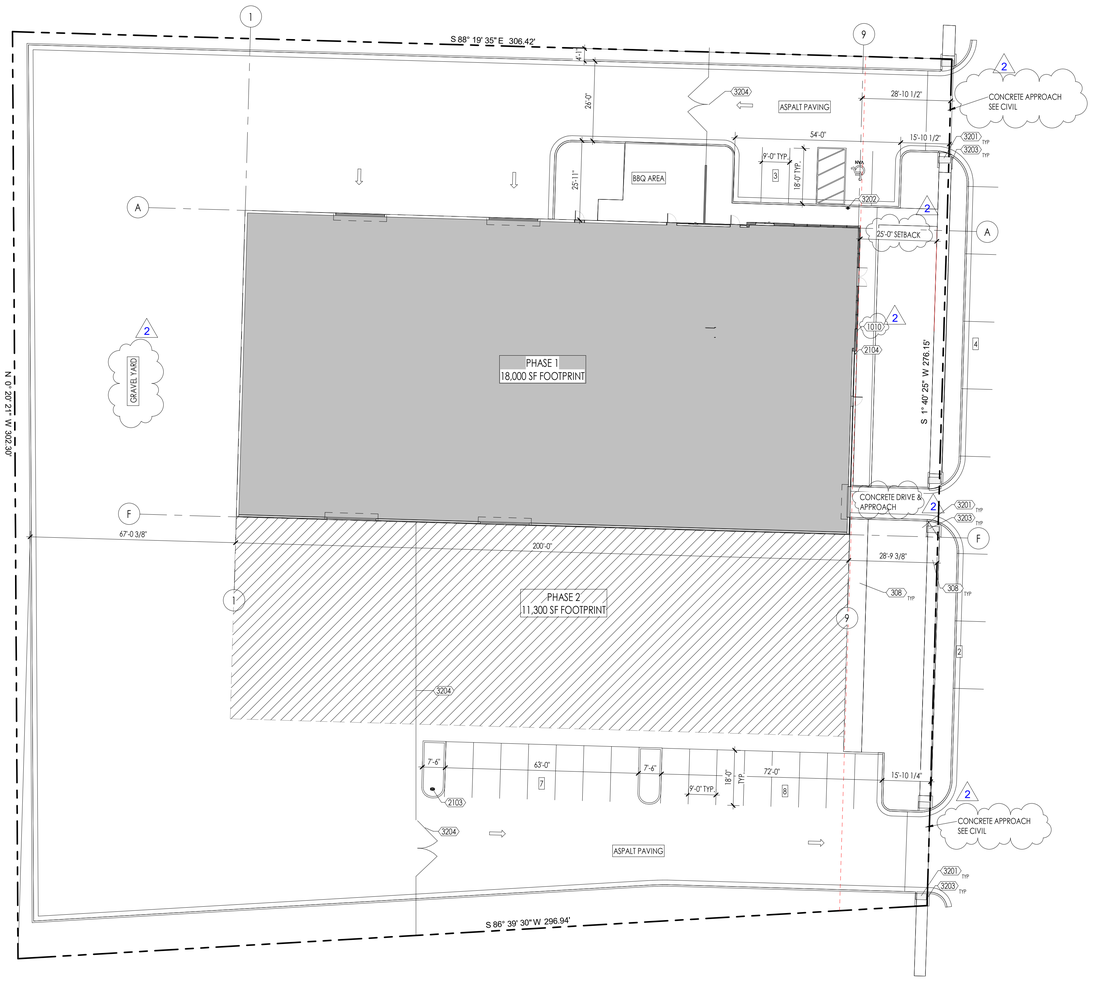
DATE
REVISION DESCRIPTION
#

CREATIVE SIGNS OFFICE
IRRIGATION DETAILS
SPANISH FORK, UT

PROJECT #: 21-126
SCALE:
DATE: 03/30/21

LI501

7/29/2021 1:47:07 PM



1 SITE PLAN
A200 1" = 20'-0"

KEYNOTES	
#	DESCRIPTION
308	CONCRETE SIDEWALK, SEE CIVIL
1010	FIRE DEPARTMENT KNOX BOX AS REQUIRED PER CITY STANDARDS
2103	FIRE HYDRANT, SEE CIVILY DRAWINGS
2104	FIRE DEPARTMENT CONNECTION, SEE CIVIL DRAWINGS
3201	DETECTABLE WARNING SURFACE AND ADA COMPLIANT RAMP
3202	ACCESSIBLE PARKING SIGNAGE
3203	6" CONCRETE CURB
3204	FENCING & GATE PER OWNER

PARKING COUNT		
ACCESSIBLE STALLS:	1 PROVIDED	1 REQUIRED
STANDARD STALLS:	20 PROVIDED	
ONSTREET PARKING:	6 PROVIDED	
TOTAL PARKING STALLS: 26 PROVIDED		20 REQUIRED*
*1 STALL PER EMPLOYEE AT PEAK HOUR PER CITY CODE 15.4.16.120 OFF STREET PARKING.		

GENERAL NOTES - FLOOR PLANS

1. ANY DISREPANCIES FOUND IN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
2. DO NOT SCALE DRAWINGS.
3. DIMENSIONS ARE TYPICALLY TO THE EXTERIOR FACE OF THE STUDS, CENTER OF STRUCTURAL COLUMN OR GRID LINE UNLESS NOTED OTHERWISE.
4. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING.
5. INSTALL FULLY RECESSED FIRE DEPARTMENT KEY SAFE ADJACENT TO FRONT DOOR ACCORDING TO REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION.
6. FIRE PARTITIONS AND DEMISING WALLS TO EXTEND FROM TOP OF FLOOR TO UNDERSIDE OF ROOF SLAB ABOVE PER IBC 708.4 "CONTINUITY"
7. ALL WALL AND FLOOR ASSEMBLY PENETRATIONS AT RATED LOCATIONS REQUIRED FOR PIPES, CONDUIT, DUCTING, ETC. SHALL BE SEALED TO STOP PASSAGE OF FIRE AND/OR SMOKE WITH FIRE SAFING AND APPROVED SEALANT.
8. FIREBLOCKING SHALL CONSIST OF 2-INCH NOMINAL LUMBER OR TWO THICKNESSES OF 1-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANEL OF ONE THICKNESS OF 0.75-INCH PARTICLEBOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLEBOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
9. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS. AS FOLLOWS:
   A. VERTICALLY AT THE CEILING AND FLOOR LEVELS
   B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
10. FIREBLOCKING SHALL BE PROVDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
11. FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS PIPES, DUCTS CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. FACTORY-BUILTCHIMNEYS AND FIREPLACES SHALL BE FIREBLOCKED IN ACCORADANCE WITH UL 103 AND UL 127.
12. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
13. DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5-INCH GYPSUM BOARD, 0.375-INCH WOOD STRUCTUAL PANEL, 0.375-INCH PARTICLEBOARD, 1-INCH NOMINAL LUMBER, CEMENT FIBERBOARD, BBATTS, OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED. THE INTEGRITY OF DRAFTSTOPS SHALL BE MAINTAINED.
14. DRAFTSTOPPING - IN COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE THE ATTIC SPACES AND CONCEALED ROOF SPACES. VENTILATION OF CONCEALED ROOF SPACES SHALL BE MAINTAINED IN ACCORDANCE WITH 2018 I.B.C.
15. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SPCN 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.

JARRETT ARCHITECTURE
801.427.2525 | JARRETTARCHITECTURE.COM
PO BOX 873, LEHI, UT 84043

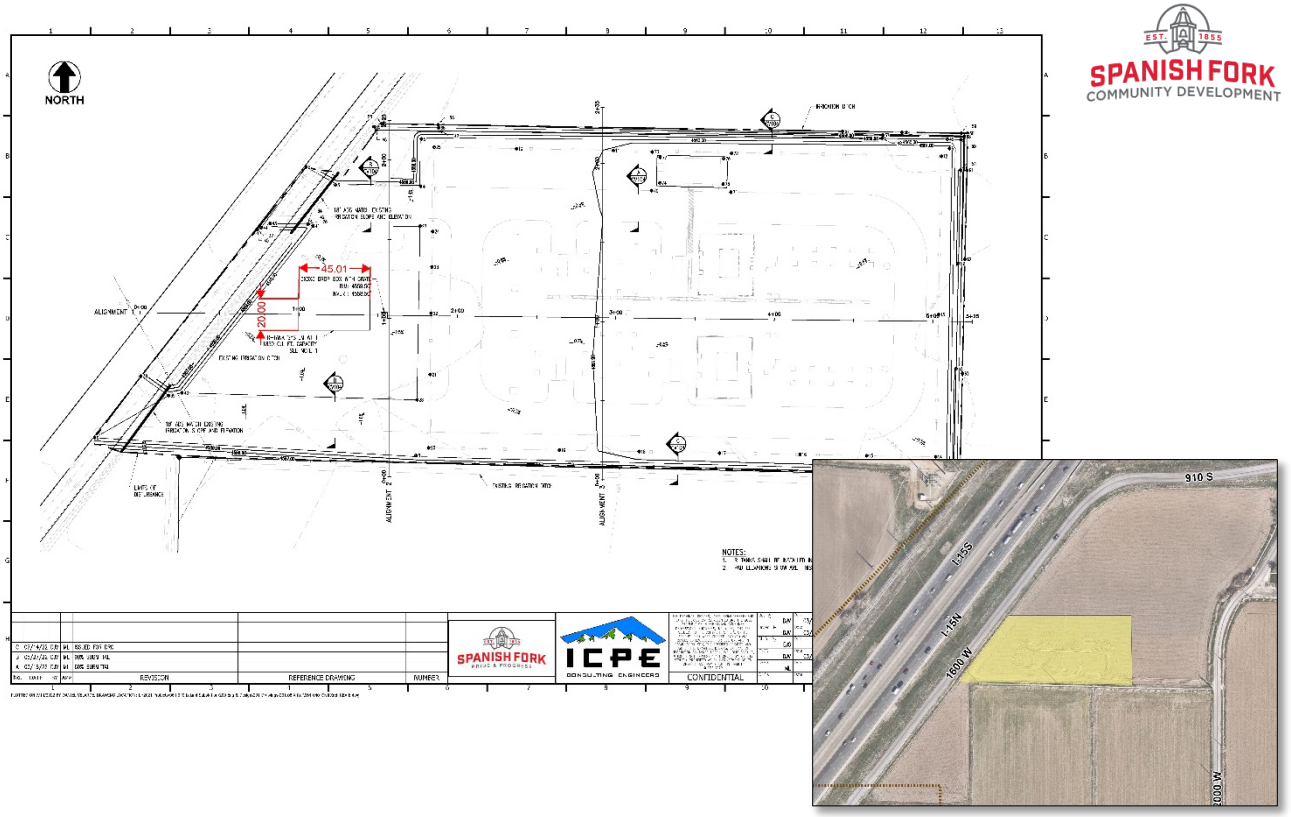
#	REVISION DESCRIPTION	DATE
2	City Comments	2021.07.26

CREATIVE SIGNS OFFICE
ARCH SITE PLAN
2300 N 200 E
SPANISH FORK UT, 84660

PROJECT #: 2101.03
SCALE: As indicated
DATE: 2021.07.01

AS100

BIM 360://SF Creative Signs Office/Spanish Fork Creative Signs Office - Alternate.rvt



Leland Substation Site Plan Approval Request

August 10, 2022, Development Review Committee Meeting.

Located at 910 South 2000 West, including approximately 1.8 acres.

The subject property is zoned Rural Residential.

The applicant has requested that a Site Plan be approved in order to construct a power substation.

Key Issues

1. Utilities.
2. Access.

Recommendation

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

Findings

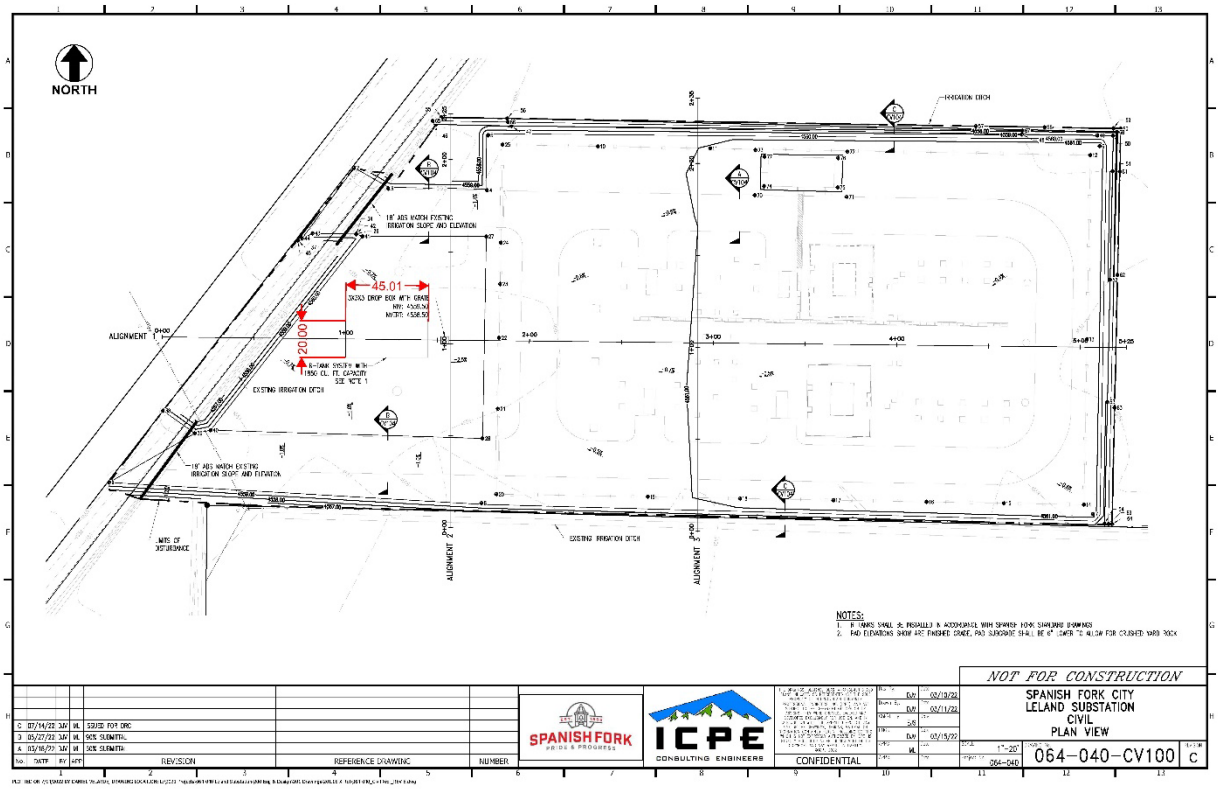
1. That the application conforms to the City's General Plan Designation and Zoning Map.

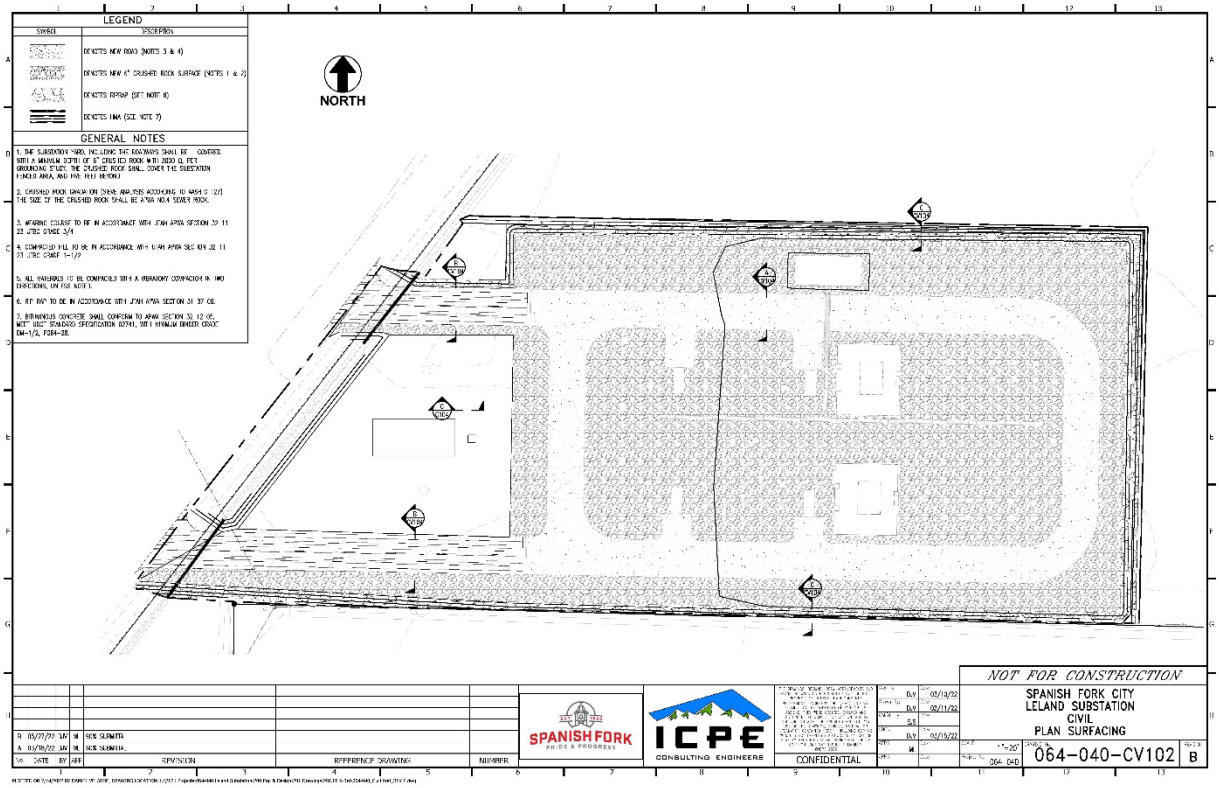
Conditions

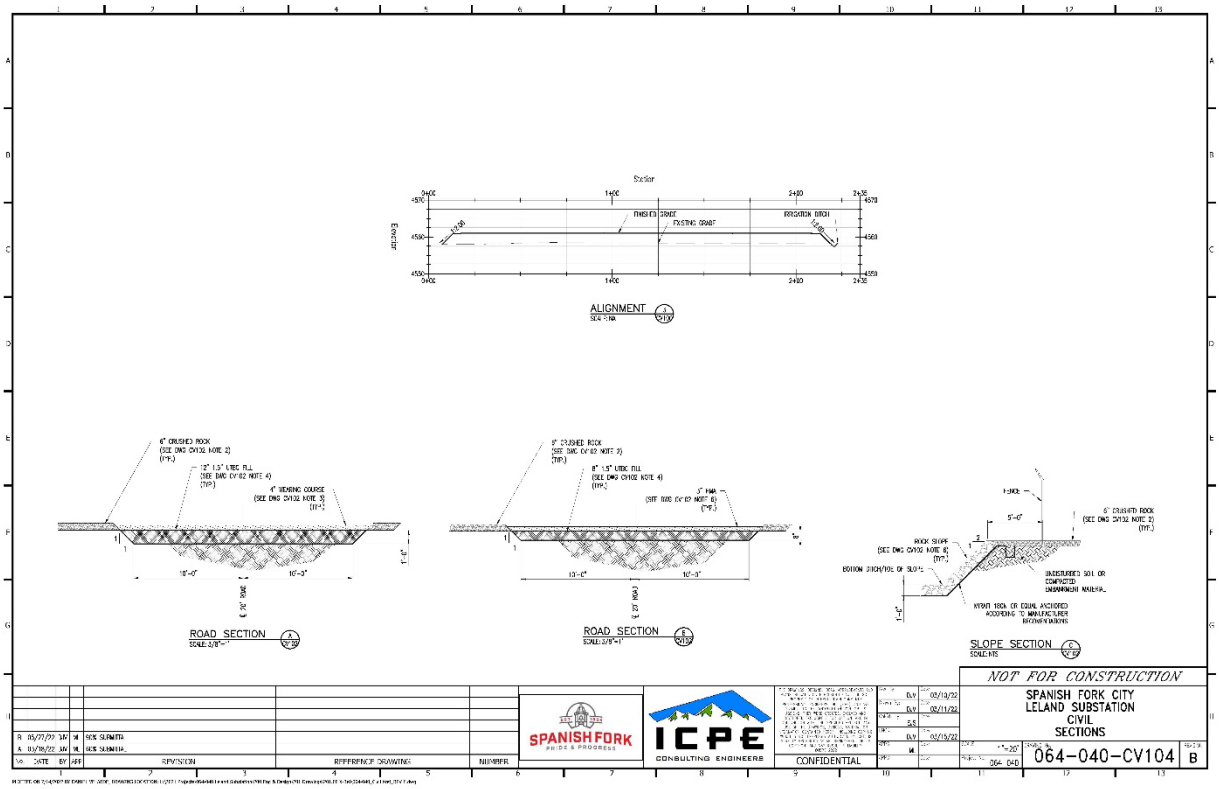
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

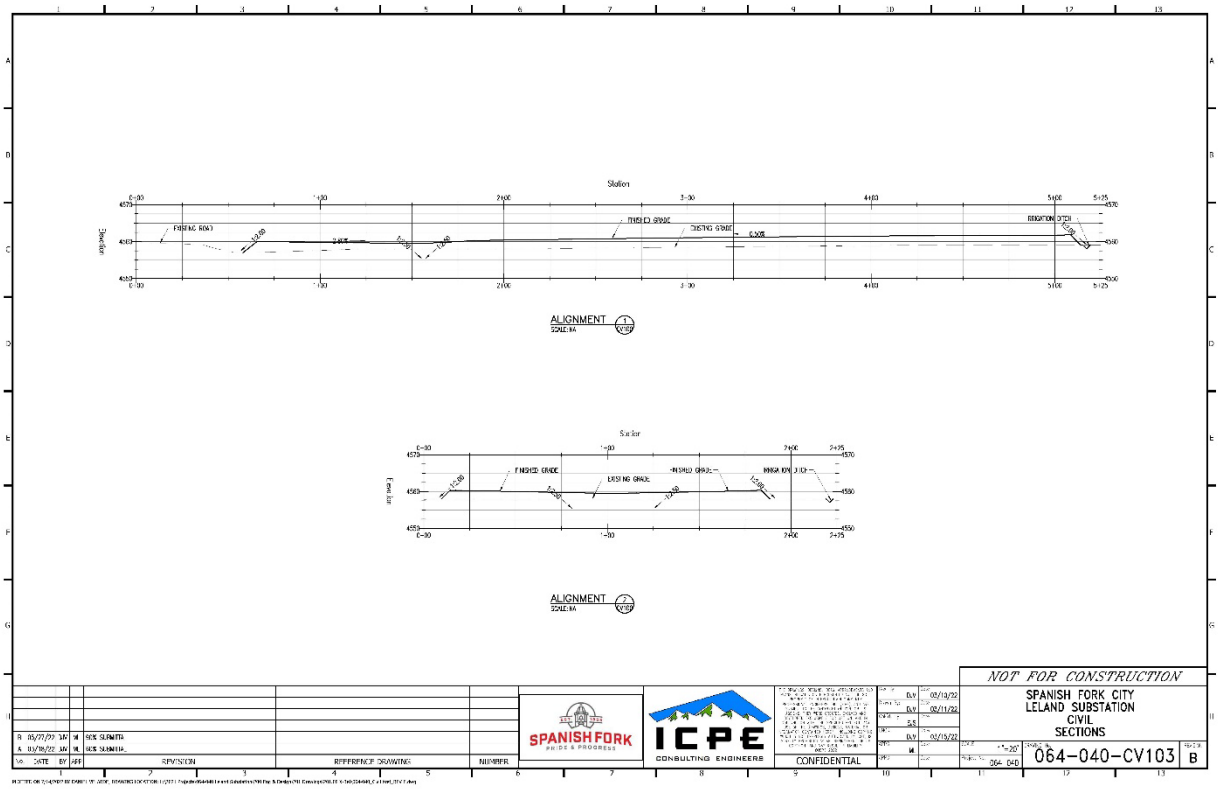
Exhibits

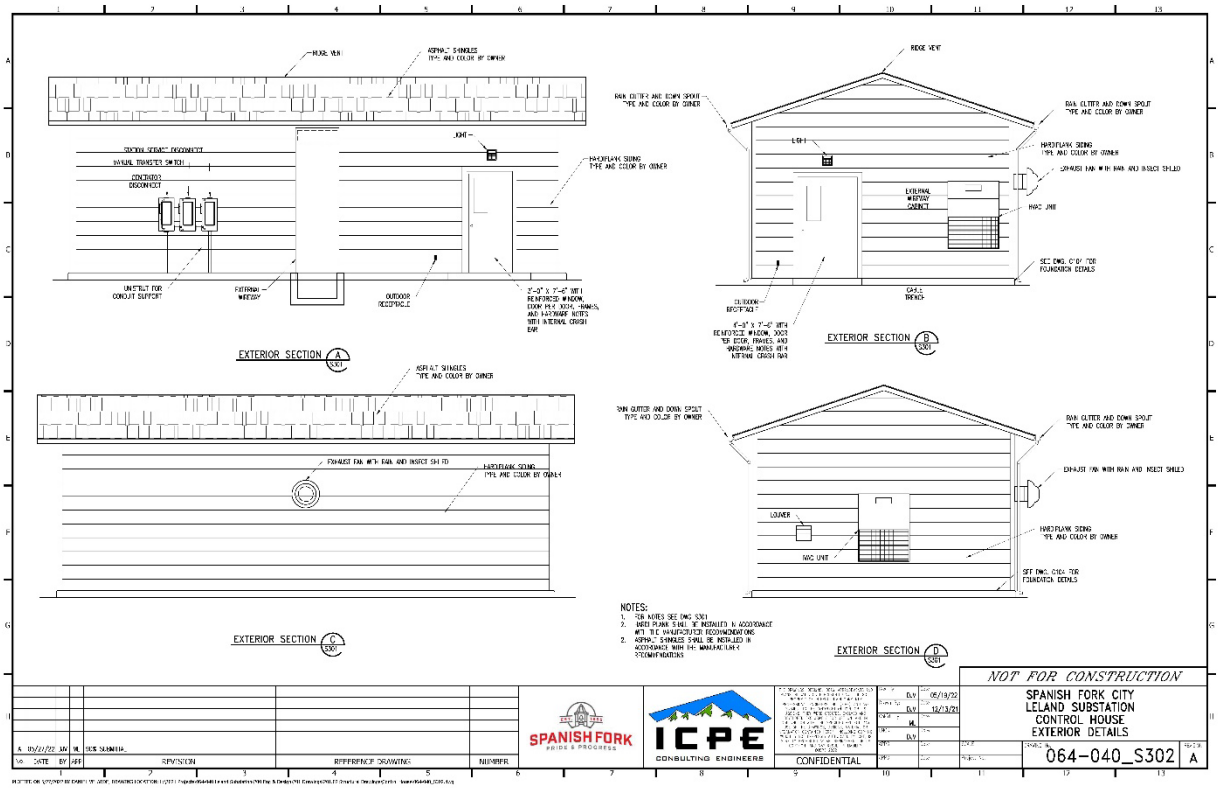
1. Site Plan.
2. Building Elevations.
3. Wall.

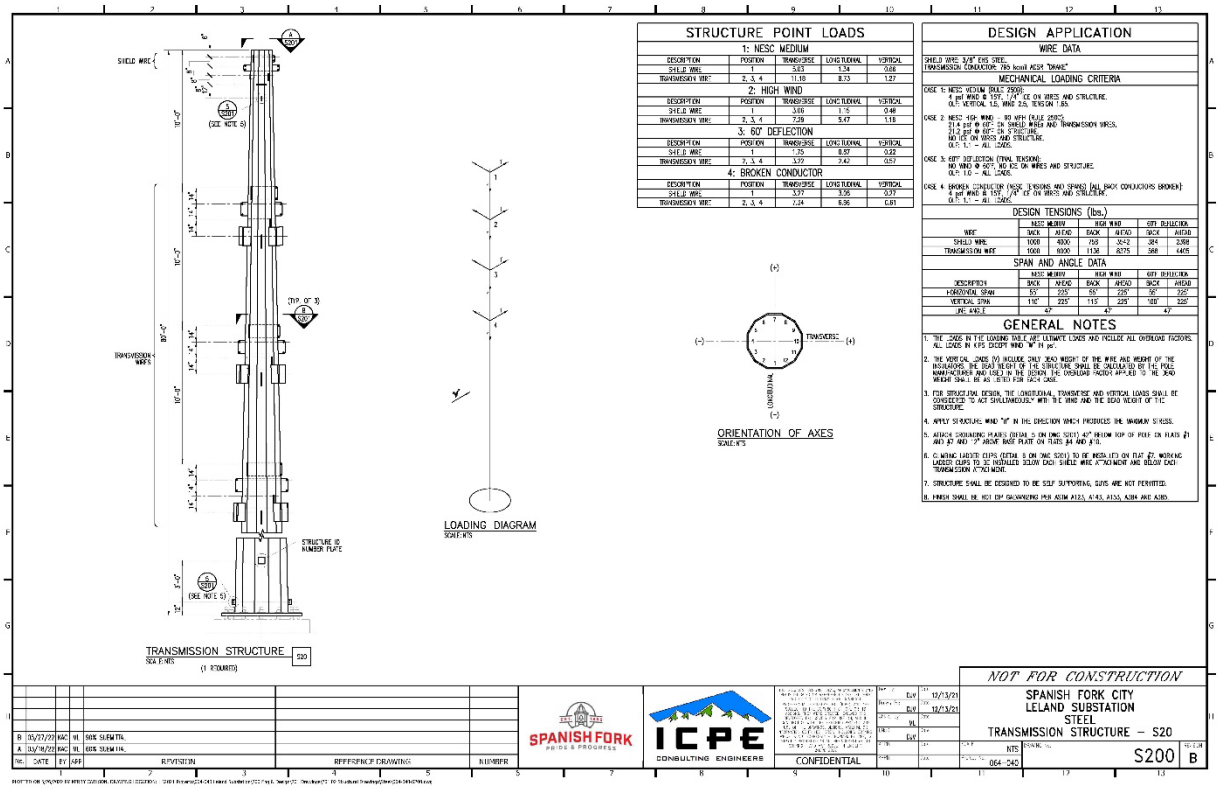

NORTH
45.01
20.00
ALIGNMENT 1
ALIGNMENT 2
EXISTING IRRIGATION DITCH
NOTES:
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
CIVIL
PLAN VIEW
064-040-CV100
ICPE
CONSULTING ENGINEERS
SPANISH FORK

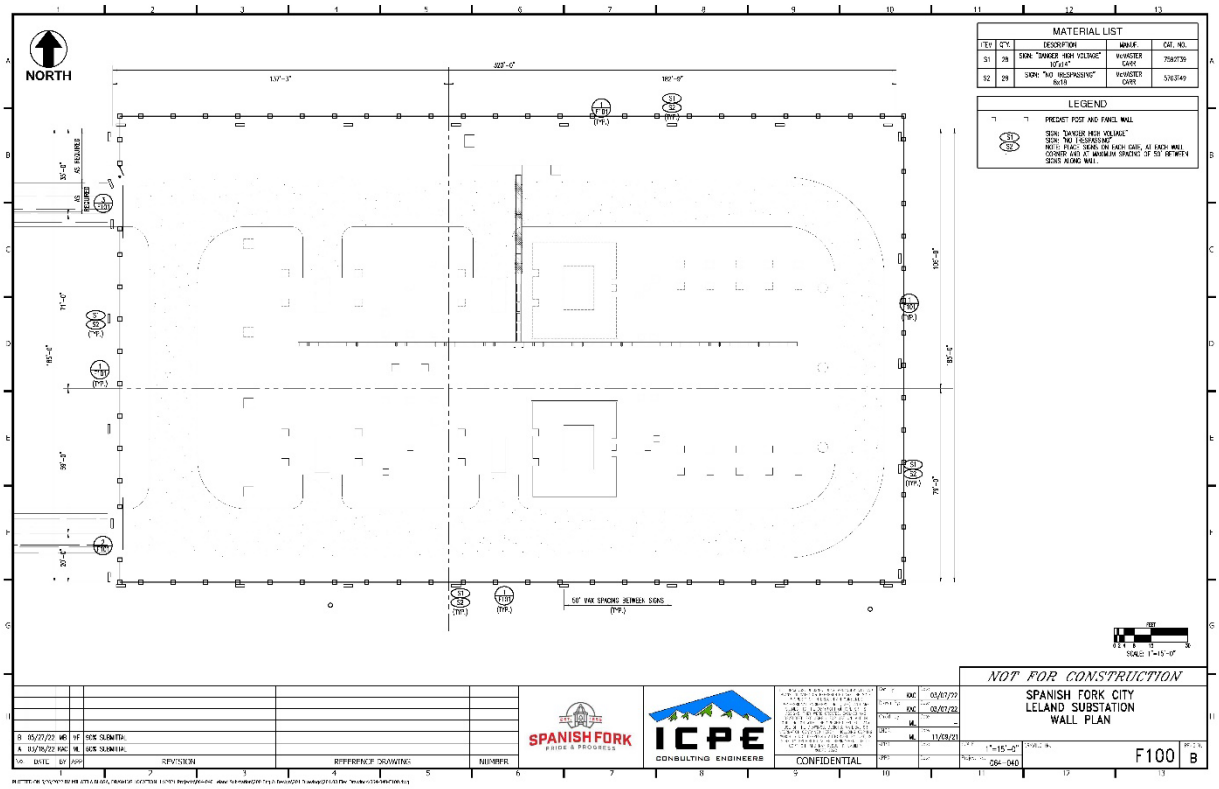

LEGEND
GENERAL NOTES
NORTH
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
CIVIL
PLAN SURFACING
064-040-CV102
ICPE
CONSULTING ENGINEERS
SPANISH FORK

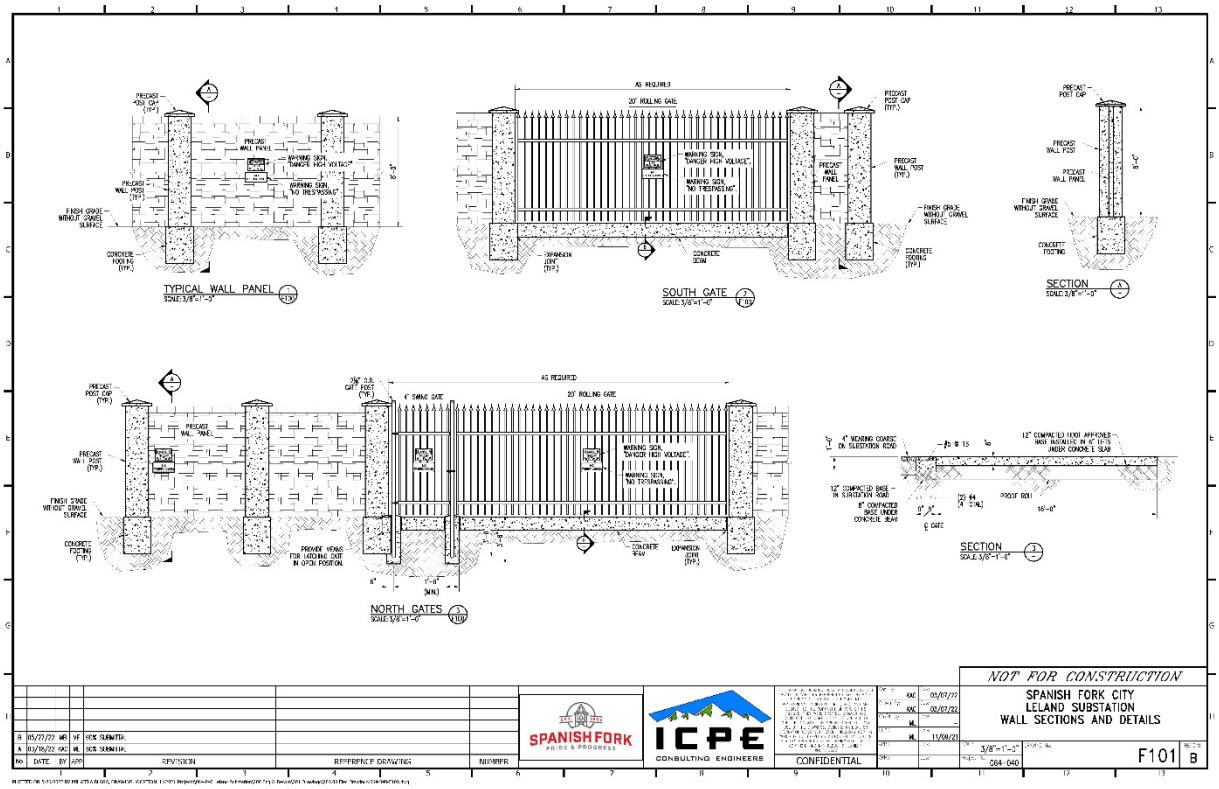

Station
FINISHED GRADE
EXISTING GRADE
IRRIGATION DITCH
ALIGNMENT
ROAD SECTION
ROAD SECTION
SLOPE SECTION
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
CIVIL
SECTIONS
064-040-CV104
B
SPANISH FORK
ICPE
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CONFIDENTIAL

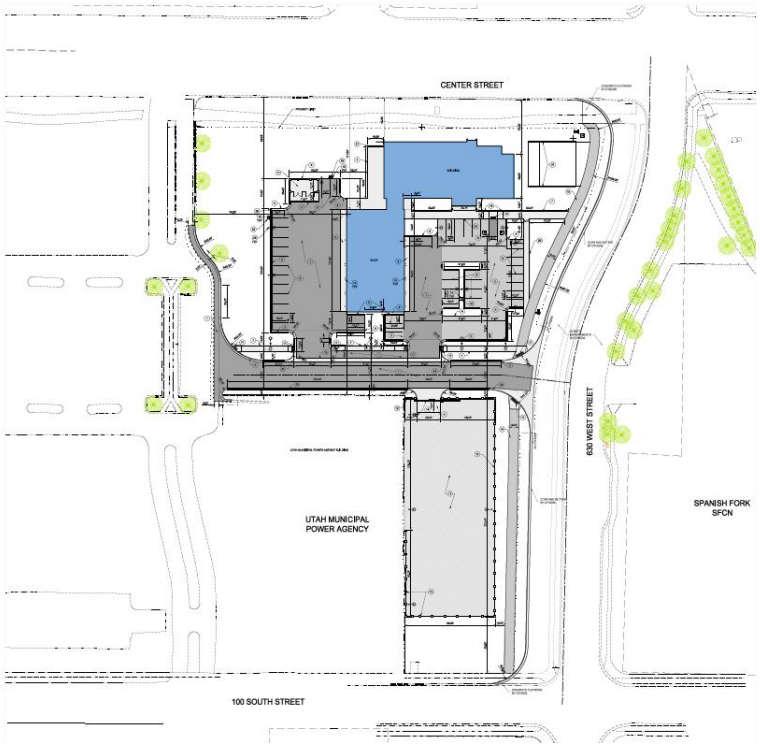

Station
FINISHED GRADE
EXISTING GRADE
IRRIGATION DITCH
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ALIGNMENT
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
CIVIL
SECTIONS
064-040-CV103
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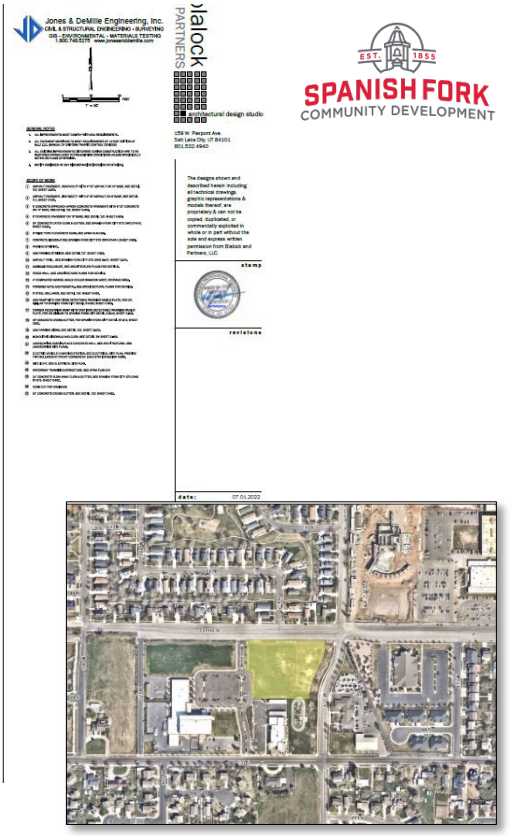

EXTERIOR SECTION A S301
EXTERIOR SECTION B S301
EXTERIOR SECTION C S301
EXTERIOR SECTION D S301
NOTES:
1. FOR NOTES SEE DWG S301
2. WOOD PLANK SIDING TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS
3. ASPHALT SHINGLES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
CONTROL HOUSE
EXTERIOR DETAILS
064-040_S302
A
SPANISH FORK
ICPE
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STRUCTURE POINT LOADS
1: NESC MEDIUM
2: HIGH WIND
3: 60° DEFLECTION
4: BROKEN CONDUCTOR
DESIGN APPLICATION
WIRE DATA
MECHANICAL LOADING CRITERIA
DESIGN TENSIONS (lbs.)
SPAN AND ANGLE DATA
GENERAL NOTES
TRANSMISSION STRUCTURE
LOADING DIAGRAM
ORIENTATION OF AXES
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
STEEL
TRANSMISSION STRUCTURE – S20
S200
B
SPANISH FORK
ICPE
CONSULTING ENGINEERS
CONFIDENTIAL


NORTH
MATERIAL LIST
LEGEND
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
WALL PLAN
F100
B
SPANISH FORK
ICPE
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TYPICAL WALL PANEL
SOUTH GATE
SECTION
NORTH GATES
SECTION
NOT FOR CONSTRUCTION
SPANISH FORK CITY
LELAND SUBSTATION
WALL SECTIONS AND DETAILS
F101
B
SPANISH FORK
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SFCN Building Site Plan Approval Request

August 10, 2022, Development Review Committee Meeting.

Located at 740 West Center Street, including 3 acres.

The subject property is zoned P-F.

The applicant has requested that a Site Plan be approved in order to construct a new building.

Key Issues

1. Easements.
2. Utilities.
3. Access.
4. Landscaping.

Recommendation

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

Findings

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

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Site Plan.
2. Building Elevations.
3. Landscaping Plan.
4. Subdivision Plat.

Exhibit 1

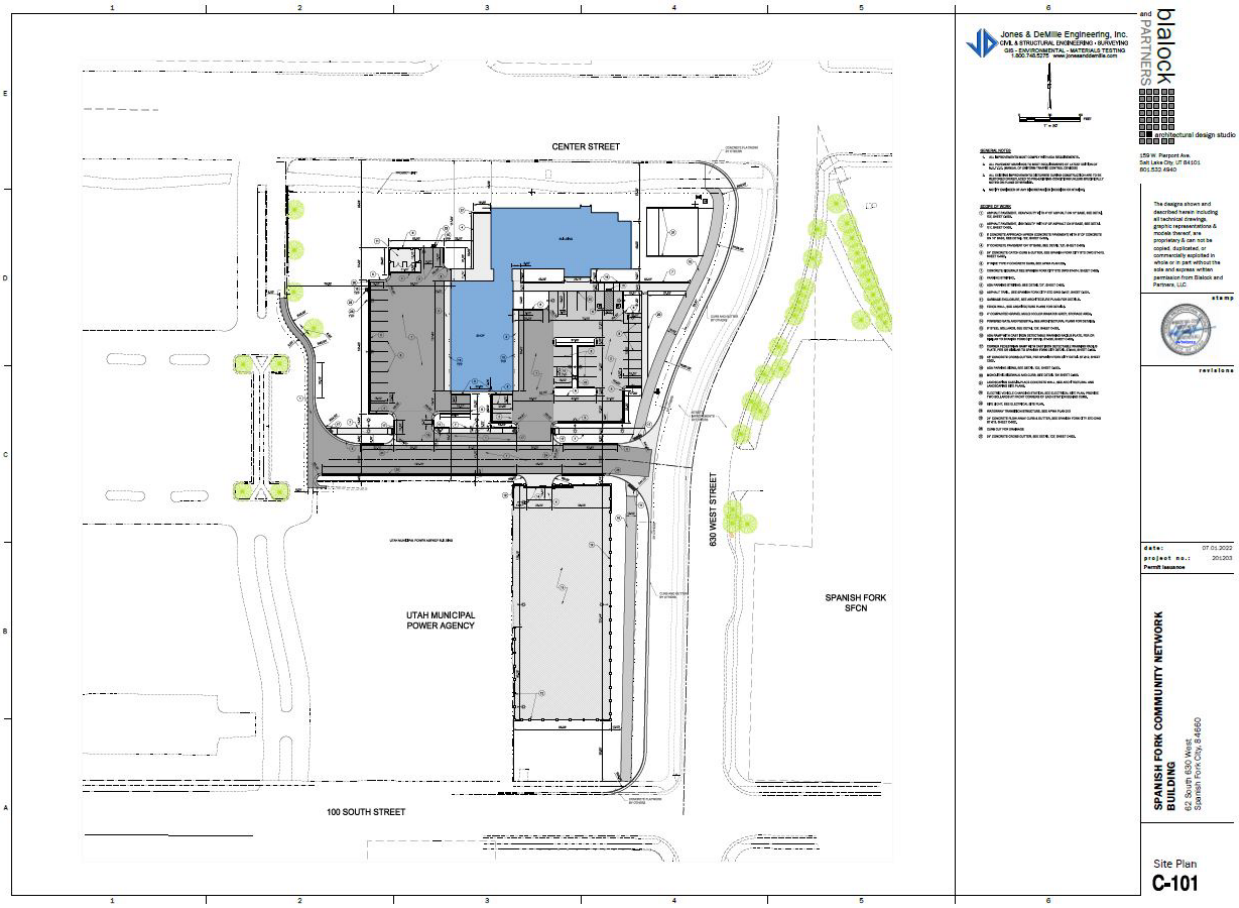
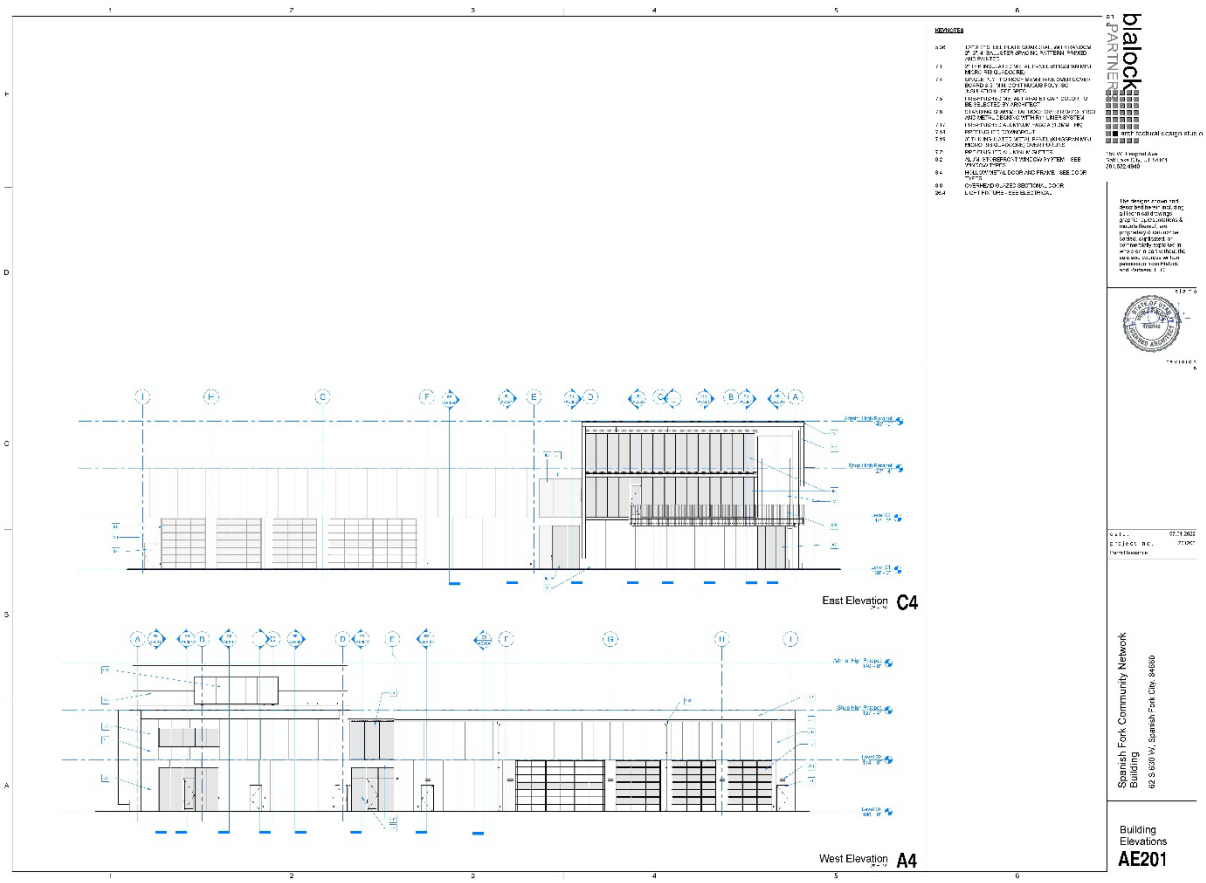
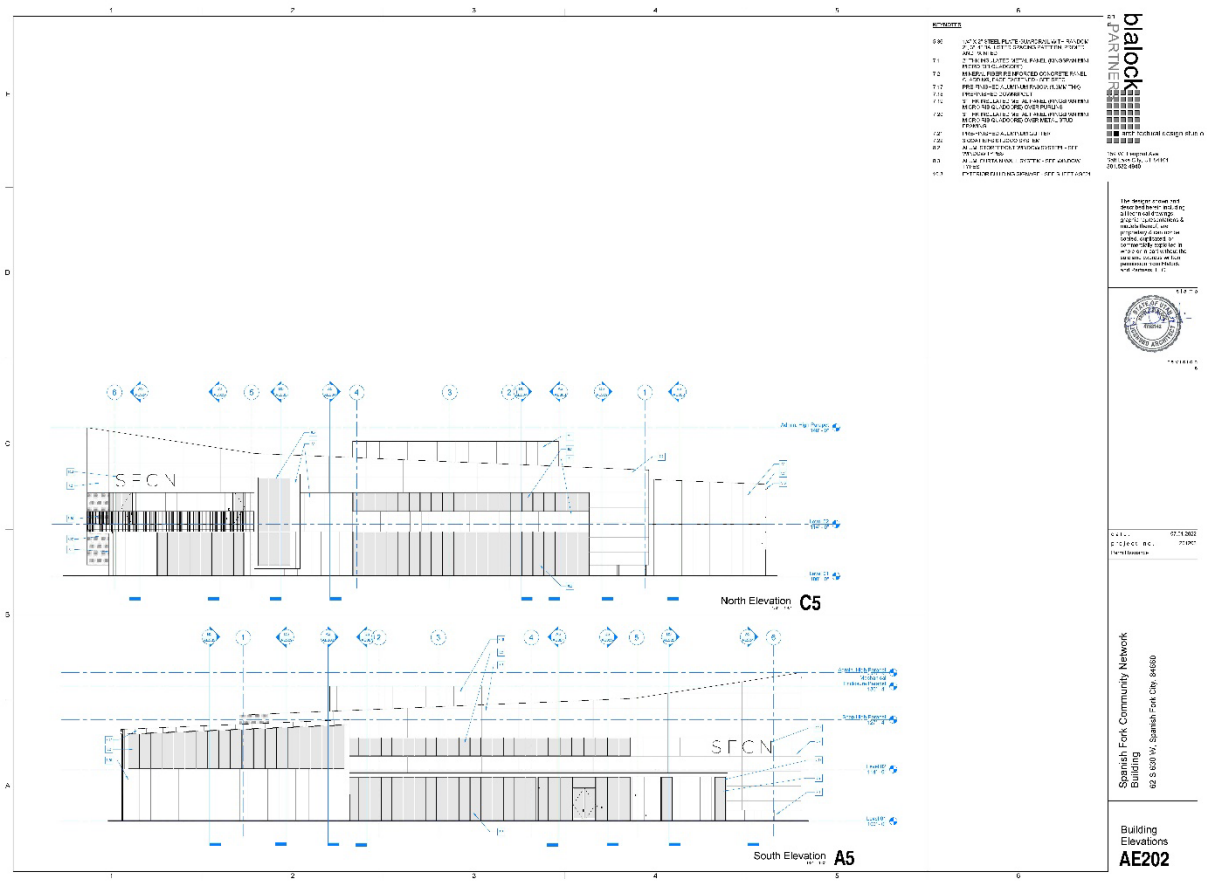
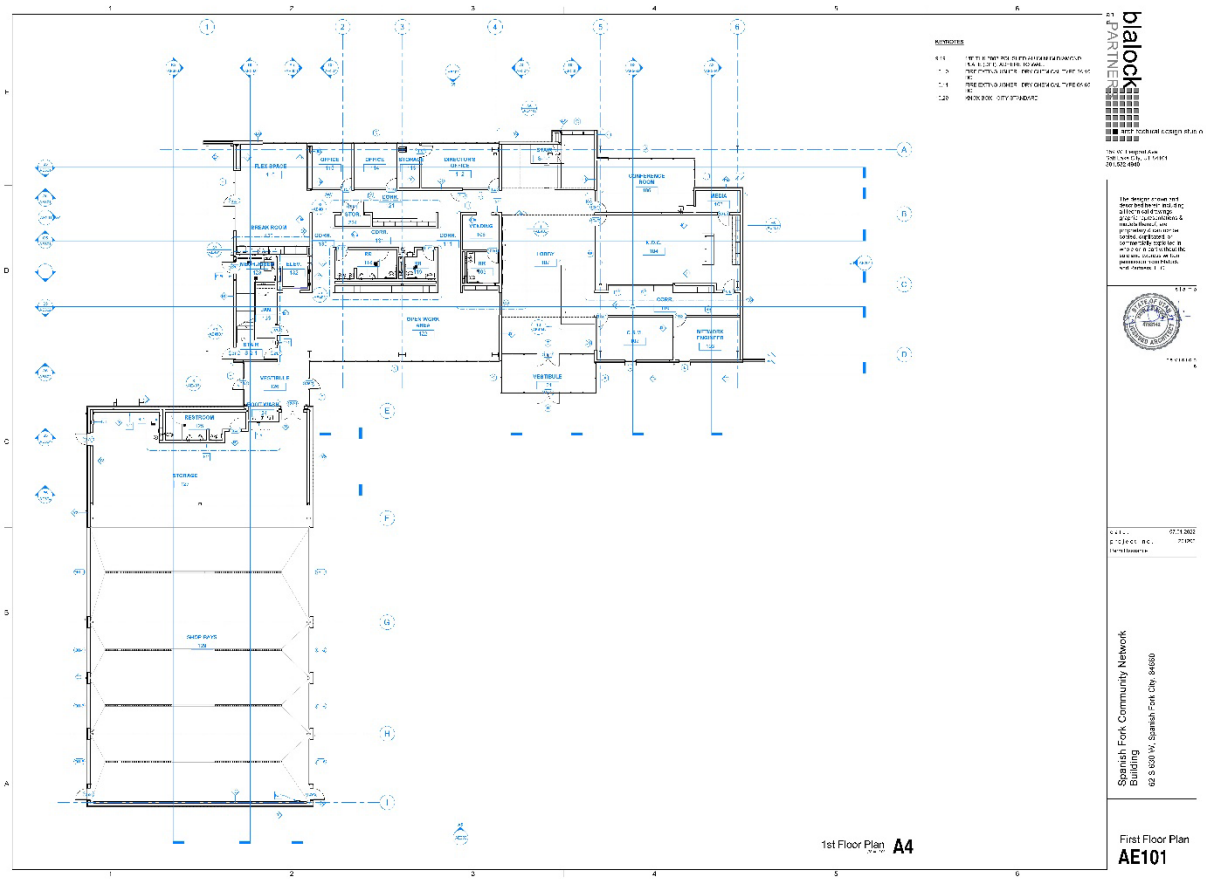
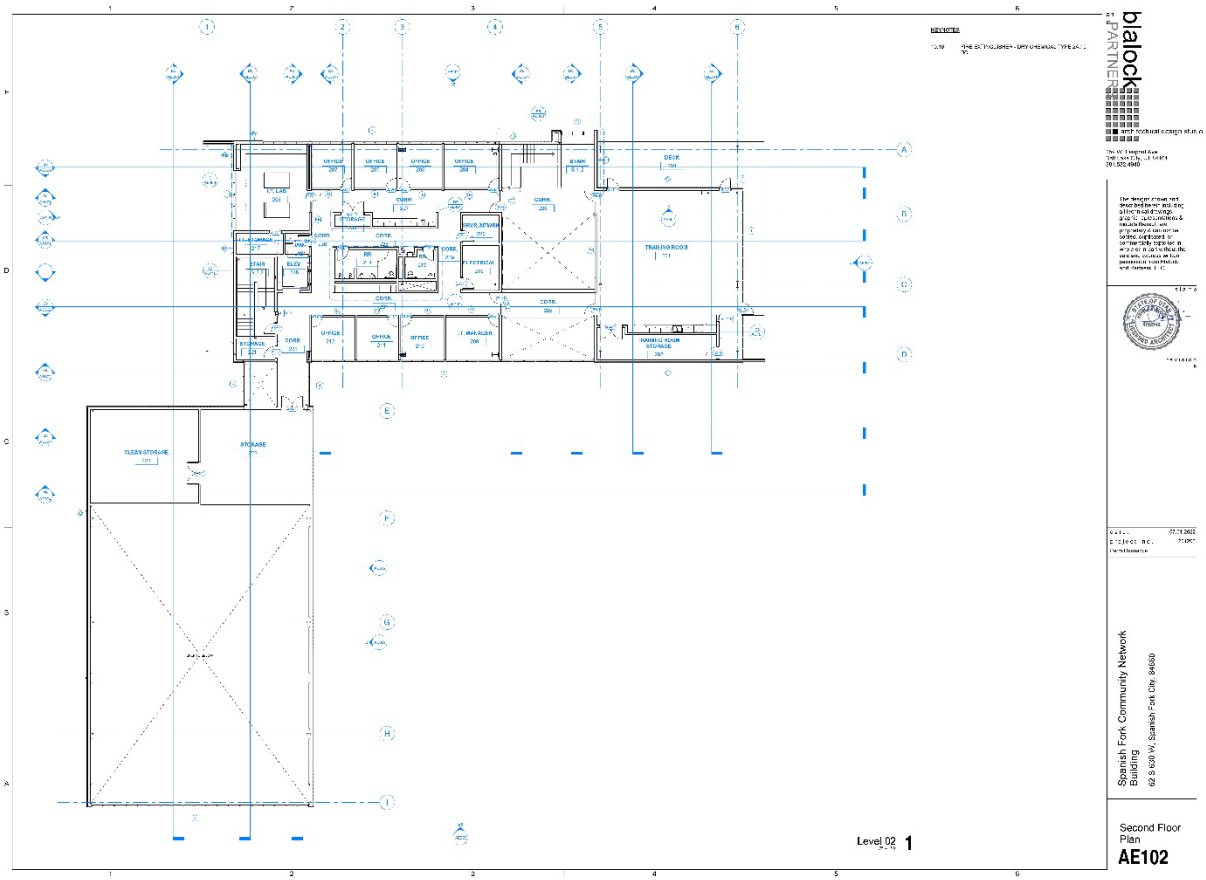

CENTER STREET
630 WEST STREET
UTAH MUNICIPAL
POWER AGENCY
SPANISH FORK
SFCN
100 SOUTH STREET
Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING • SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
and
blalock
PARTNERS
architectural design studio
159 W. Report Ave.
Salt Lake City, UT 84101
801.532.4940
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stamp
revisions
date:
project no.:
Permit Issuance
SPANISH FORK COMMUNITY NETWORK BUILDING
62 South 630 West
Spanish Fork City, 84660
Site Plan
C-101

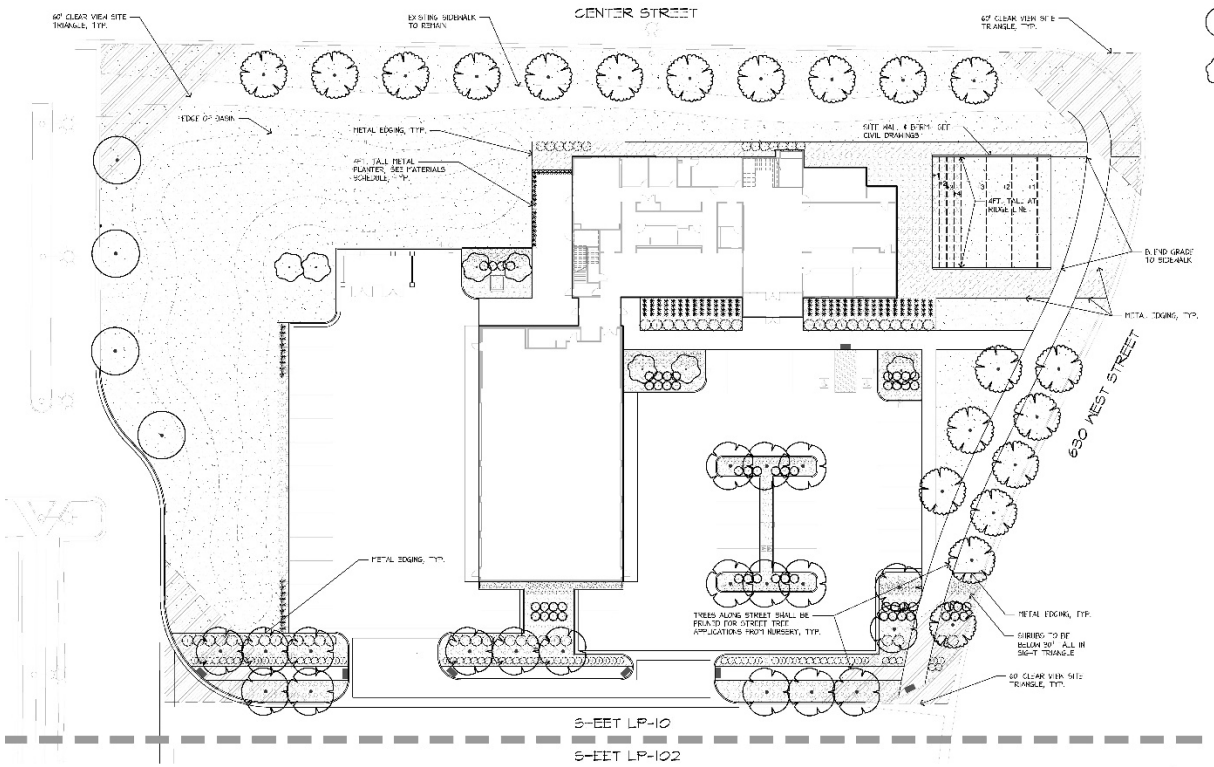
Exhibit 2

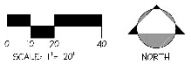

East Elevation C4
West Elevation A4
blalock
PARTNERS
Spanish Fork Community Network Building
62 S 600 W, Spanish Fork City, 84660
Building Elevations
AE201


North Elevation C5
South Elevation A5
blalock
PARTNERS
Spanish Fork Community Network Building
62 S 600 W, Spanish Fork City, 84660
Building Elevations
AE202


1st Floor Plan A4
blalock
PARTNERS
Spanish Fork Community Network Building
First Floor Plan
AE101


blalock
PARTNERS
Spanish Fork Community Network Building
62 S 600 W, Spanish Fork City, 84660
Second Floor Plan
AE102
Level 02 1





PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL.	QTY
	CAR CXG	CARPINUS CAROLINIANA 'LENTRIDGE' TM	RISING FIRE AMERICAN HORNBEAM	2" CAL.	30
	EXI TRE	EXISTING TREE	EXISTING TREE	-	4
	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	2" CAL.	25
	PRU AJS	PRUNUS X 'JFS-KN4' TM	FIRST BLUSH CHERRY	2" CAL.	9
	TIL SPP	TILIA SP.	LINDEN (MATCH EXISTING SPECIES)	2" CAL.	3
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	COR ARG	CORNUS ALBA 'JERREP' TM	LITTLE REBEL TATARIAN DOGWOOD	5 GAL.	69
	EUO GAI	EUONYMUS HORIZONALIS 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	5 GAL.	73
	HED DIA	HEDERA HELIX	ENGLISH IVY	1 GAL.	17
	HES GGL	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL.	152
	JUN BAH	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GAL.	69
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	FES MAI	FES TUCA MAIREI	ATLAS FESCUE	1 GAL.	86
PERENNIAL	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	ACH SAS	ACHILLEA X 'SASSY SUMMER SANGRIA'	SASSY SUMMER SANGRIA YARROW	1 GAL.	89
	PEN HOT	PENSTEMON X 'DNDX AND PEARLY' PP33643	BEARDTONGUE	1 GAL.	141
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	STO MUL	1" MASAFON GRAY 4" DEEP	STONE MULCH	STONE MULCH	34,246 SF
	CER PLU	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	4" POT	2,548 SF
SODSEED	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**QTY**
	PEA PRE	PEARLS PREMIUM GRASS SEED	GRASS SEED	SEED	48,462 SF

PRODUCT & MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	AVAILABLE VIA	FINISH	COLOR	COMMENTS	QTY.
	METAL PLANTER	4' FT. TALL X 2' FT. WIDE	OUTDOOR ELEMENTS DESIGN	JUSTIN HOLT 801.606.3313	POWDER COAT	GRAY	COLOR TO MATCH BUILDING FACADE	---

LANDSCAPE CALCS

TOTAL SITE AREA		156,791 SQ FT	
REQUIRED LANDSCAPE AREA (20% OF TOTAL)		31,357 SQ FT	
TOTAL LANDSCAPE AREA		34,996 SQ FT	
TOTAL IRRIGATED AREA		63,823 SQ FT	
REQUIRED # OF TREES	63	PROPOSED # OF TREES	67
REQUIRED # OF SHRUBS	315	PROPOSED # OF SHRUBS	549

TREES


AMERICAN HORNBEAM


GOLDEN RAIN TREE

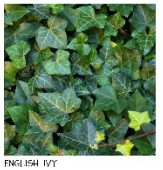

FIRST BLUSH CHERRY


PYRAMIDAL WHITE PINE

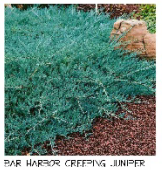
SHRUBS /PERENNIALS/GROUNDCOVER


LITTLE REBEL TATARIAN DOGWOOD


EMERALD GAIETY WINTERCREEPER


ENGLISH IVY

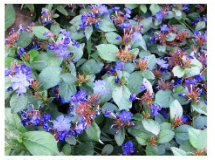

BRAKELIGHTS RED YUCCA


BAR HARBOR CREEPING JUNIPER

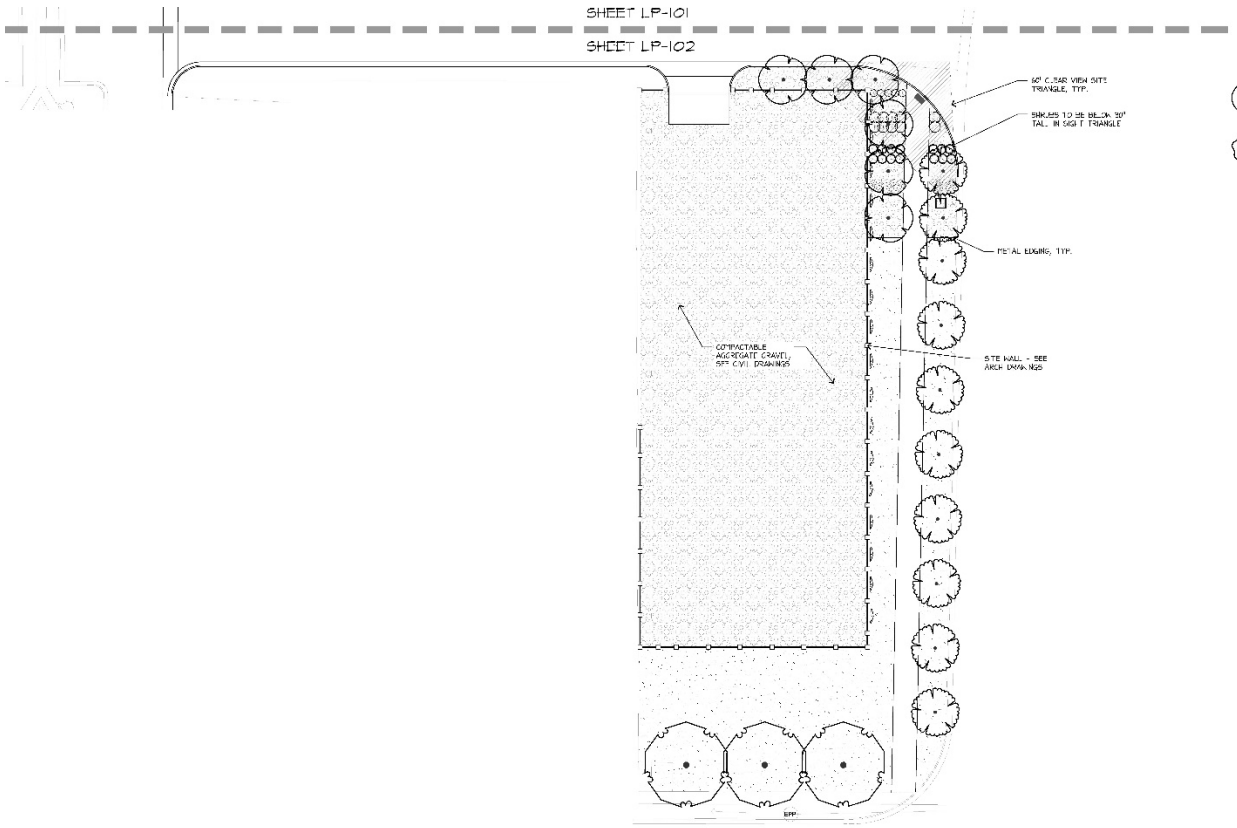

ATLAS FESCUE


SASSY SUMMER SANGRIA YARROW


BEARDTONGUE


DWARF PLUMBAGO

G. BROWN DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
670 East Vine Street Suite 10
Murray, Utah 84107
p 801.726.2263 f 801.515.5156
www.gbrown-design.com



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CAL	QTY
	CAR CAS	CARPINUS CAROLINIANA 'JBRIDGE' TM	RISING FIRE AMERICAN HORNBEAM	2" CAL	30
	EX TRE	EXISTING TREE	EXISTING TREE	-	4
	KOE PAN	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	3" CAL	35
	PRU AUS	PRUNUS X 'JFS-KW4' TM	FIRST BLUSH CHERRY	3" CAL	9
	THU SPP	THUJA SP.	UNDER (MATCH EXISTING SPECIES)	3" CAL	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR ARO	CORNUS ALBA 'JENREF' TM	LITTLE REBEL TATARIAN DOGWOOD	5 GAL	68
	EUO GAI	EUONYMUS FOR UNEI 'EMERALD GAIETY'	EMERALD GAIETY WINTERCREEPER	5 GAL	15
	HED CIA	HEDERA HELIX	ENGLISH IVY	1 GAL	17
	HES GCL	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GAL	152
	JUN DAR	JUNIPERUS HORIZONTALIS 'DAR HARBOR'	DAR HARBOR CREEPING JUNIPER	5 GAL	60
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	FES MA	FESTUCA MAIRE	ATLAS FESCUE	1 GAL	18
PERENNIAL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH SSG	ACHILLEA X 'SASSY SUMMER SANGRIA'	SASSY SUMMER SANGRIA YARROW	1 GAL	60
	PEN XOT	PENSTEMON X 'ONPX' AND PEARLS' PP22613	BEARDTONGUE	1 GAL	141
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STO MUL	1" WASATCH GRAY 4" DEEP	STONE MULCH	STONE MULCH	34,246 SF
	CER PLU	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	4" POT	2,541 SF
SOD/SEED	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	PEA PRE	'PEARL' 'PRESTIGE' GRASS SEED	GRASS SEED	SEED	48,462 SF

PRODUCT & MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO.	MANUFACTURER	AVAILABLE VIA	FINISH	COLOR	COMMENTS	QTY.
	METAL PLANTER	4 FT. TALL X 2 FT. WIDE	OUTDOOR ELEMENTS DESIGN	JUSTIN HOLT 801-609-5312	POWDER COAT	GRAY	COLOR TO MATCH BUILDING FACADE	---

LANDSCAPE CALCS

TOTAL SITE AREA		158,788 SQ FT	
REQUIRED LANDSCAPE AREA (20% OF TOTAL)		31,757 SQ FT	
TOTAL LANDSCAPE AREA		34,976 SQ FT	
TOTAL IRRIGATED AREA		43,673 SQ FT	
REQUIRED # OF TREES	62	PROPOSED # OF TREES	67
REQUIRED # OF SHRUBS	315	PROPOSED # OF SHRUBS	569

SCALE: 1" = 20'

NORTH

TREES


AMERICAN HORNBEAM


GOLDEN RAIN TREE


FIRST BLUSH CHERRY


PYRAMIDAL ABITE PINE

SHRUBS /PERENNIALS/GROUNDCOVER


LITTLE REBEL TATARIAN DOGWOOD


EMERALD GAIETY WINTERCREEPER


ENGLISH IVY

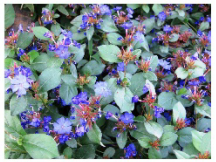

BRAKELIGHTS RED YUCCA


DAR HARBOR CREEPING JUNIPER


ATLAS FESCUE

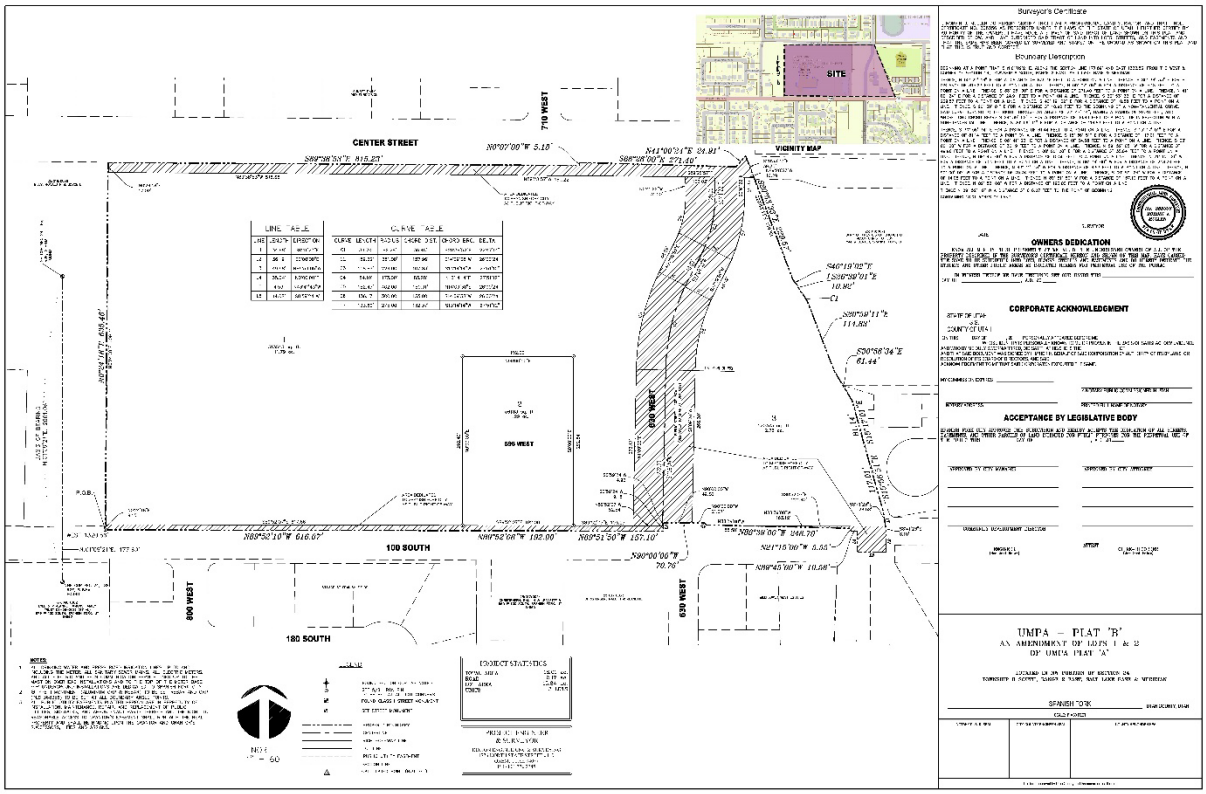

SASSY SUMMER SANGRIA YARROW

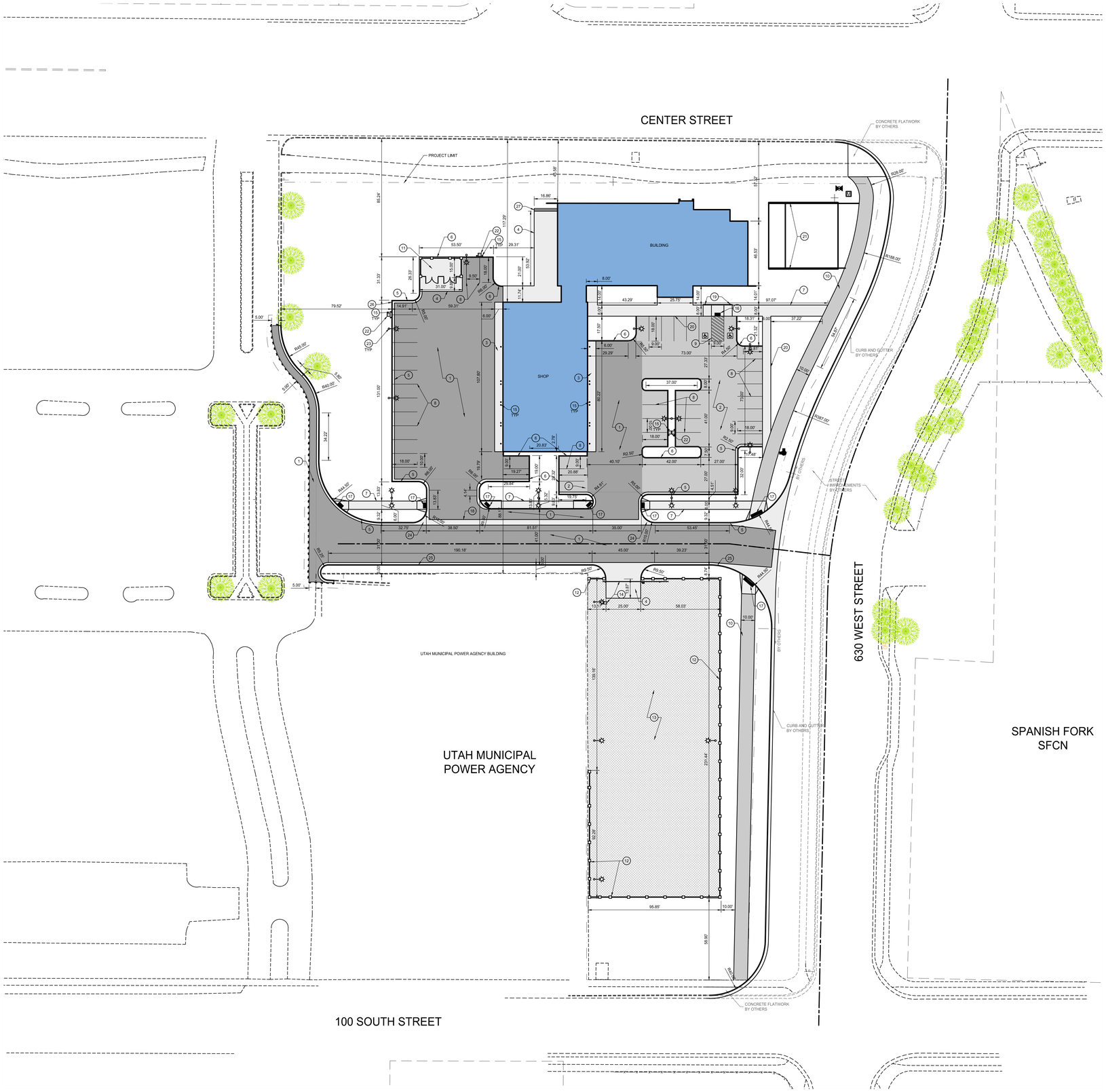

BEARDTONGUE


DWARF PLUMBAGO

G.BROWN:DESIGN INC
LIFT AND LANDSCAPE ARCHITECTS
670 South Vestmeet Suite G
Murray, Utah 84123
p 801.874.0844 f 801.874.0845
www.gbrowndesign.com

Exhibit 4


CENTER STREET
700 WEST
100 SOUTH
180 SOUTH
600 WEST
630 WEST
800 WEST
SITE
VICINITY MAP
Surveyor's Certificate
Boundary Description
OWNERS DEDICATION
CORPORATE ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
UMPA – PLAT "B"
AN AMENDMENT OF LOTS 1 & 2
OF UMPA PLAT "A"
PROJECT STATISTICS



Jones & DeMille Engineering, Inc.
CIVIL & STRUCTURAL ENGINEERING - SURVEYING
GIS - ENVIRONMENTAL - MATERIALS TESTING
1.800.748.5275 www.jonesanddemille.com

N

0 30 60 FEET

1" = 30'

GENERAL NOTES

1. ALL IMPROVEMENTS MUST COMPLY WITH ADA REQUIREMENTS.
2. ALL PAVEMENT MARKINGS TO MEET REQUIREMENTS OF LATEST EDITION OF M.U.T.C.D. (MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES)
3. ALL EXISTING IMPROVEMENTS DISTURBED DURING CONSTRUCTION ARE TO BE RESTORED OR REPLACED TO PRE-EXISTING CONDITIONS UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
4. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING.

SCOPE OF WORK

1. ASPHALT PAVEMENT, HEAVY-DUTY WITH 4" OF ASPHALT ON 12" BASE, SEE DETAIL 'E2', SHEET C-503.
2. ASPHALT PAVEMENT, LIGHT-DUTY WITH 3" OF ASPHALT ON 9" BASE, SEE DETAIL 'E1', SHEET C-503.
3. 6" CONCRETE APPROACH APRON (CONCRETE PAVEMENT) WITH 5" OF CONCRETE ON 10" BASE, SEE DETAIL 'E3', SHEET C-503.
4. 5" CONCRETE PAVEMENT ON 10" BASE, SEE DETAIL 'E3', SHEET C-503.
5. 24" CONCRETE CATCH CURB & GUTTER, SEE SPANISH FORK CITY STD DWG ST-513, SHEET C-502.
6. 6" WIDE TYPE P CONCRETE CURB, SEE APWA PLAN 209.
7. CONCRETE SIDEWALK SEE SPANISH FORK CITY STD DWG ST-514, SHEET C-502.
8. PARKING STRIPING.
9. ADA PARKING STRIPING, SEE DETAIL 'D1', SHEET C-503.
10. ASPHALT TRAIL, SEE SPANISH FORK CITY STD DWG G-107, SHEET C-501.
11. GARBAGE ENCLOSURE, SEE ARCHITECTURE PLANS FOR DETAILS.
12. FENCE WALL, SEE ARCHITECTURE PLANS FOR DETAILS.
13. 4" COMPACTED GRAVEL MULCH COLOR WASATCH GREY, STORAGE AREA.
14. POWERED GATE AND PEDESTAL, SEE ARCHITECTURAL PLANS FOR DETAILS.
15. 6" STEEL BOLLARDS, SEE DETAIL 'D5', SHEET C-503.
16. ADA RAMP WITH CAST IRON DETECTABLE WARNING RADIUS PLATE, PER OR SIMILAR TO SPANISH FORK CITY DETAIL ST-520, SHEET C-503.
17. CORNER PEDESTRIAN RAMP WITH CAST IRON DETECTABLE WARNING RADIUS PLATE, PER OR SIMILAR TO SPANISH FORK CITY DETAIL ST-519, SHEET C-502.
18. 48" CONCRETE CROSS GUTTER, PER SPANISH FORK CITY DETAIL ST-512, SHEET C502
19. ADA PARKING SIGNS, SEE DETAIL 'D3', SHEET C-503.
20. MONOLITHIC SIDEWALK AND CURB, SEE DETAIL 'E5' SHEET C-503.
21. LANDSCAPING CAST-IN-PLACE CONCRETE WALL, SEE ARCHITECTURAL AND LANDSCAPING SITE PLANS.
22. ELECTRIC VEHICLE CHARGING STATION, SEE ELECTRICAL SITE PLAN. PROVIDE TWO BOLLARDS AT FRONT CORNERS OF EACH STATION BEHIND CURB.
23. SITE LIGHT, SEE ELECTRICAL SITE PLAN.
24. WATERWAY TRANSITION STRUCTURE, SEE APWA PLAN 213
25. 24" CONCRETE FLOW AWAY CURB & GUTTER, SEE SPANISH FORK CITY STD DWG ST-513, SHEET C-502
26. CURB CUT FOR DRAINAGE
27. 24" CONCRETE CROSS GUTTER, SEE DETAIL 'C3', SHEET C-503.

and blalock PARTNERS
architectural design studio
159 W. Pierpont Ave.
Salt Lake City, UT 84101
801.532.4940

The designs shown and described herein including all technical drawings, graphic representations & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the sole and express written permission from Blalock and Partners, LLC.

stamp

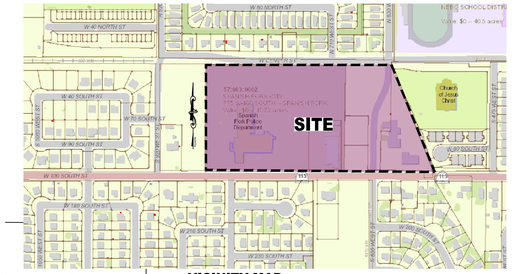
LICENSED PROFESSIONAL ENGINEER #8826193-2202 MATTHEW LAURENDEAU 06/30/2022 STATE OF UTAH

revisions

date: 07.01.2022
project no.: 201203
Permit Issuance

SPANISH FORK COMMUNITY NETWORK BUILDING
62 South 630 West
Spanish Fork City, 84660

Site Plan
C-101



VICINITY MAP

SUNSET PARK PRD SUBDIVISION

710 WEST

CENTER STREET

S89°38'53"E 815.23'

N0°07'00"W 5.18'

N41°00'24"E 24.91'

S88°26'00"E 271.40'

N89°38'53"W 518.65

N89°28'57"W 480.22

S89°28'57"E

102.02'

S20°53'33"E 39.75'

N89°28'57"W 16.29'

N0°24'18"E 17.00'

AREA DEDICATED TO SPANISH FORK CITY AS PUBLIC RIGHT-OF-WAY

25:018:0096
BILLS, RONALD H & JOYCE L

N0°41'22"W 31.50'

29.35'

S0°41'22"E

S20°53'33"E 229.57'

S20°53'33"E 189.82'

25:019:0071
CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS
541 W CENTER, SPANISH FORK, UT

S40°19'02"E 10.92'

S26°39'01"E

C1

S20°59'11"E 114.83'

S30°56'34"E 61.44'

S15°17'01"E 81.14'

S15°56'51"E 117.01'

S8°41'23"E 26.58'

S8°41'23"E 8.10'

N88°39'00"W 248.70'

N21°15'00"W 5.55'

N89°45'00"W 10.56'

N90°00'00"W 70.76'

S89°52'07"E 224.40'

N88°39'00"W 163.12'

N88°39'00"W 85.58'

N90°00'00"W 21.27'

N90°00'00"W 49.50'

S0°59'24"W 4.93'

S0°59'24"W 9.15'

N89°52'07"W 52.54'

S89°52'07"E 103.07'

S89°52'07"E 192.00'

S89°52'07"E 617.66

N89°52'10"W 616.07'

N89°52'08"W 192.00'

N89°51'50"W 157.10'

WEST 1320.56'

N.01°09'21"E. 177.69'

N0°24'18"E 9.15'

P.O.B.

AREA DEDICATED TO SPANISH FORK CITY AS PUBLIC RIGHT-OF-WAY

NE COR SEC 24, T8S, R2E, SLB&M FOUND

N0°24'18"E 609.31

N0°24'10"E 635.46'

BASIS OF BEARING N.01°09'21"E. 2661.06'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	34.68'	S8°41'23"E
L2	36.19'	S0°00'00"E
L3	49.98'	N89°59'05"W
L4	35.64'	N0°00'00"E
L5	4.53'	N43°41'43"W
L6	14.08'	S0°59'24"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	36.70'	92.28'	36.46'	S29°39'52"E	22°47'14"
C2	159.32'	351.00'	157.96'	S14°09'38"W	26°00'24"
C3	108.89'	224.00'	107.83'	S13°14'14"W	27°51'12"
C4	84.10'	173.00'	83.28'	N13°14'14"E	27°51'12"
C5	182.47'	402.00'	180.91'	N14°09'38"E	26°00'24"
C6	136.17'	300.00'	135.00'	S14°09'38"W	26°00'24"
C7	133.69'	275.00'	132.37'	S13°14'14"W	27°51'12"

1
513543 sq. ft.
11.79 ac.

192.00'
N90°00'00"E

2
56183 sq. ft.
1.29 ac.

696 WEST

292.40'
N0°00'00"E

S0°00'00"E
292.84'

3
120375 sq. ft.
2.76 ac.

630 WEST

PUBLIC STREET - 102' ROW (DEDICATED TO SPANISH FORK CITY)

273.17'
N1°09'26"E

272.25'
S1°09'26"W

266.30'
S1°09'26"W

102' RIGHT-OF-WAY

AREA DEDICATED TO SPANISH FORK CITY AS PUBLIC RIGHT-OF-WAY

48.09'
N27°09'50"E

48.09'
S27°09'50"W

48.09'
S27°09'50"W

C2
C3
C4
C5
C6
C7
L1
L2
L3
L4
L5
L6

NE COR SEC 24, T8S, R2E, SLB&M FOUND

66:046:0102
LYLE & V JEANNE TIMMONS FAMILY TRUST 04-09-2019 (ET AL)
879 W 100 SOUTH, SPANISH FORK, UT 84660

800 WEST

180 SOUTH

100 SOUTH

VILLAGE AT SPANISH FIELDS

25:017:0024
CHRISTENSEN, RAUL H & JEANETTE V
665 W 100 SOUTH, SPANISH FORK, UT 84660

25:017:0033
CHRISTENSEN, RAUL H & JEANETTE

630 WEST

WILDFLOWER WEST ESTATES

NOTES:

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC 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.
2. ⊙ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET REBAR AND CAP (PLS 368356) TO BE SET AT ALL BOUNDARY ANGLE POINTS.
3. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY OF INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND GRANTOR'S SUCCESSORS, HEIRS AND ASSIONS.

NORTH
1" = 60

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)

PROJECT STATISTICS	
TOTAL AREA	18.01 ac.
ROAD	2.17 ac.
LOT AREA	15.84 ac.
UNITS	3 LOTS

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT THAT IS N.01°09'21"E. ALONG THE SECTION LINE 177.69' AND EAST 1320.56' FROM THE WEST ¼ CORNER OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN;

THENCE, N 00° 24' 18" E FOR A DISTANCE OF 635.46 FEET TO A POINT ON A LINE. THENCE, S 89° 38' 53" E FOR A DISTANCE OF 815.23 FEET TO A POINT ON A LINE. THENCE, N 00° 07' 00" W FOR A DISTANCE OF 5.18 FEET TO A POINT ON A LINE. THENCE, S 88° 26' 00" E FOR A DISTANCE OF 271.40 FEET TO A POINT ON A LINE. THENCE, N 41° 00' 24" E FOR A DISTANCE OF 24.91 FEET TO A POINT ON A LINE. THENCE, S 20° 53' 33" E FOR A DISTANCE OF 229.57 FEET TO A POINT ON A LINE. THENCE, S 40° 19' 02" E FOR A DISTANCE OF 10.58 FEET TO A POINT ON A LINE. THENCE, S 26° 39' 01" E FOR A DISTANCE OF 10.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 22° 47' 14", HAVING A RADIUS OF 92.28 FEET, AND WHOSE LONG CHORD BEARS S 29° 39' 52" E FOR A DISTANCE OF 36.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 20° 59' 11" E FOR A DISTANCE OF 114.83 FEET TO A POINT ON A LINE.

THENCE, S 30° 56' 34" E FOR A DISTANCE OF 61.44 FEET TO A POINT ON A LINE. THENCE, S 15° 17' 01" E FOR A DISTANCE OF 81.14 FEET TO A POINT ON A LINE. THENCE, S 15° 56' 51" E FOR A DISTANCE OF 117.01 FEET TO A POINT ON A LINE. THENCE, S 08° 41' 23" E FOR A DISTANCE OF 34.68 FEET TO A POINT ON A LINE. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 36.19 FEET TO A POINT ON A LINE. THENCE, N 89° 59' 05" W FOR A DISTANCE OF 49.98 FEET TO A POINT ON A LINE. THENCE, N 00° 00' 00" E FOR A DISTANCE OF 35.64 FEET TO A POINT ON A LINE. THENCE, N 89° 45' 00" W FOR A DISTANCE OF 10.56 FEET TO A POINT ON A LINE. THENCE, N 21° 15' 00" W FOR A DISTANCE OF 5.55 FEET TO A POINT ON A LINE. THENCE, N 88° 39' 00" W FOR A DISTANCE OF 248.70 FEET TO A POINT ON A LINE. THENCE, N 43° 41' 43" W FOR A DISTANCE OF 4.53 FEET TO A POINT ON A LINE. THENCE, N 90° 00' 00" W FOR A DISTANCE OF 70.76 FEET TO A POINT ON A LINE. THENCE, S 00° 59' 24" W FOR A DISTANCE OF 14.08 FEET TO A POINT ON A LINE. THENCE, N 89° 51' 50" W FOR A DISTANCE OF 157.10 FEET TO A POINT ON A LINE. THENCE, N 89° 52' 08" W FOR A DISTANCE OF 192.00 FEET TO A POINT ON A LINE.

THENCE N 89° 52' 10" W A DISTANCE OF 616.07 FEET TO THE POINT OF BEGINNING

CONTAINING 18.01 ACRES OF LAND.

PROFESSIONAL LAND SURVEYOR
No. 368356
ROBBIN J. MULLEN
STATE OF UTAH

DATE _____ SURVEYOR _____

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20 ____

_____ _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THIS , DAY OF , 20 , PERSONALLY APPEARED BEFORE ME
WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE OF AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID ACKNOWLEDGEMENT TO ME THAT SAID CORPORATON EXECUTED THE SAME.

MY COMMISSION EXPIRES _____

_____
A NOTARY PUBLIC COMMISSIONED IN UTAH

_____ _____
NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

SPANISH FORK CITY APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY CITY MANAGER	APPROVED BY CITY ATTORNEY
COMMUNITY DEVELOPMENT DIRECTOR	
ENGINEER (See Seal Below)	ATTEST CLERK-RECORDER (See Seal Below)

UMPA – PLAT 'B'

AN AMENDMENT OF LOTS 1 & 2 OF UMPA PLAT 'A'

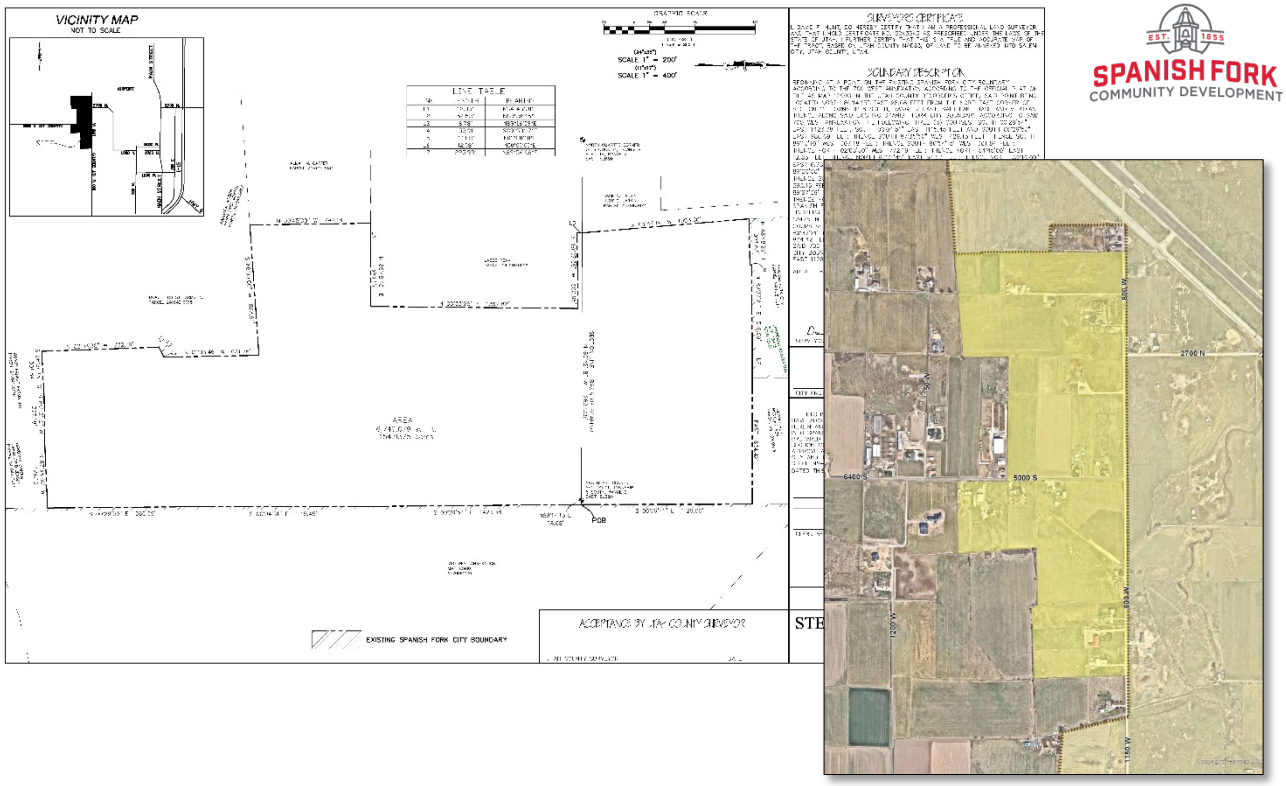
LOCATED IN NW PORTION OF SECTION 24
TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN

SPANISH FORK UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.



SPANISH FORK
COMMUNITY DEVELOPMENT

Stephens-Hill Annexation Approval Request

August 10, 2022, Development Review Committee meeting.

Located at approximately 2000 North 1150 West, including 154.94 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary.

Recommendation

That the proposed Annexation be recommended for approval with R-R zoning based on the following findings:

Findings

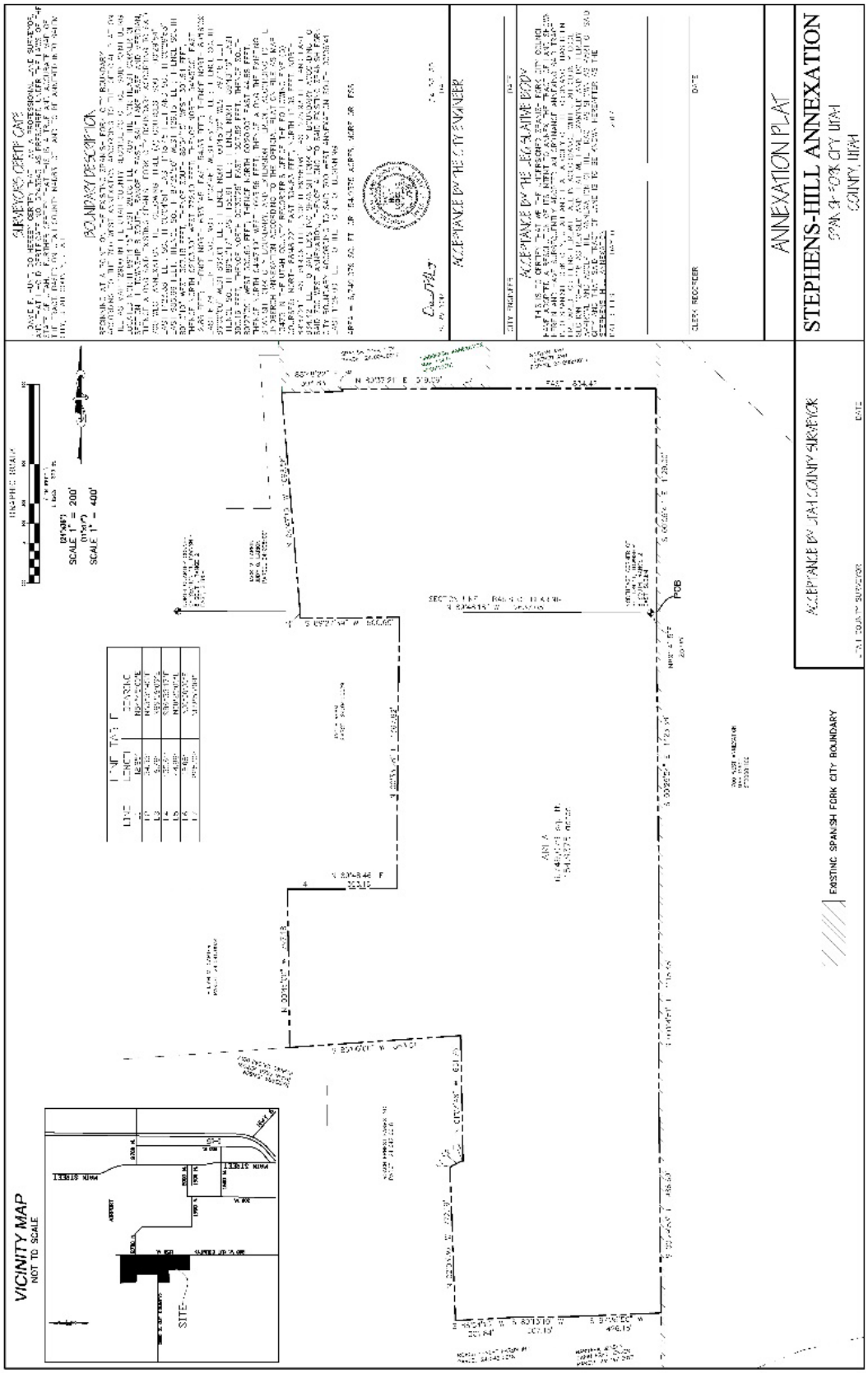
1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the General Plan Land Use Designation is Agricultural and Industrial.
3. That the proposed Rural Residential Zone is appropriate for the area at this time.

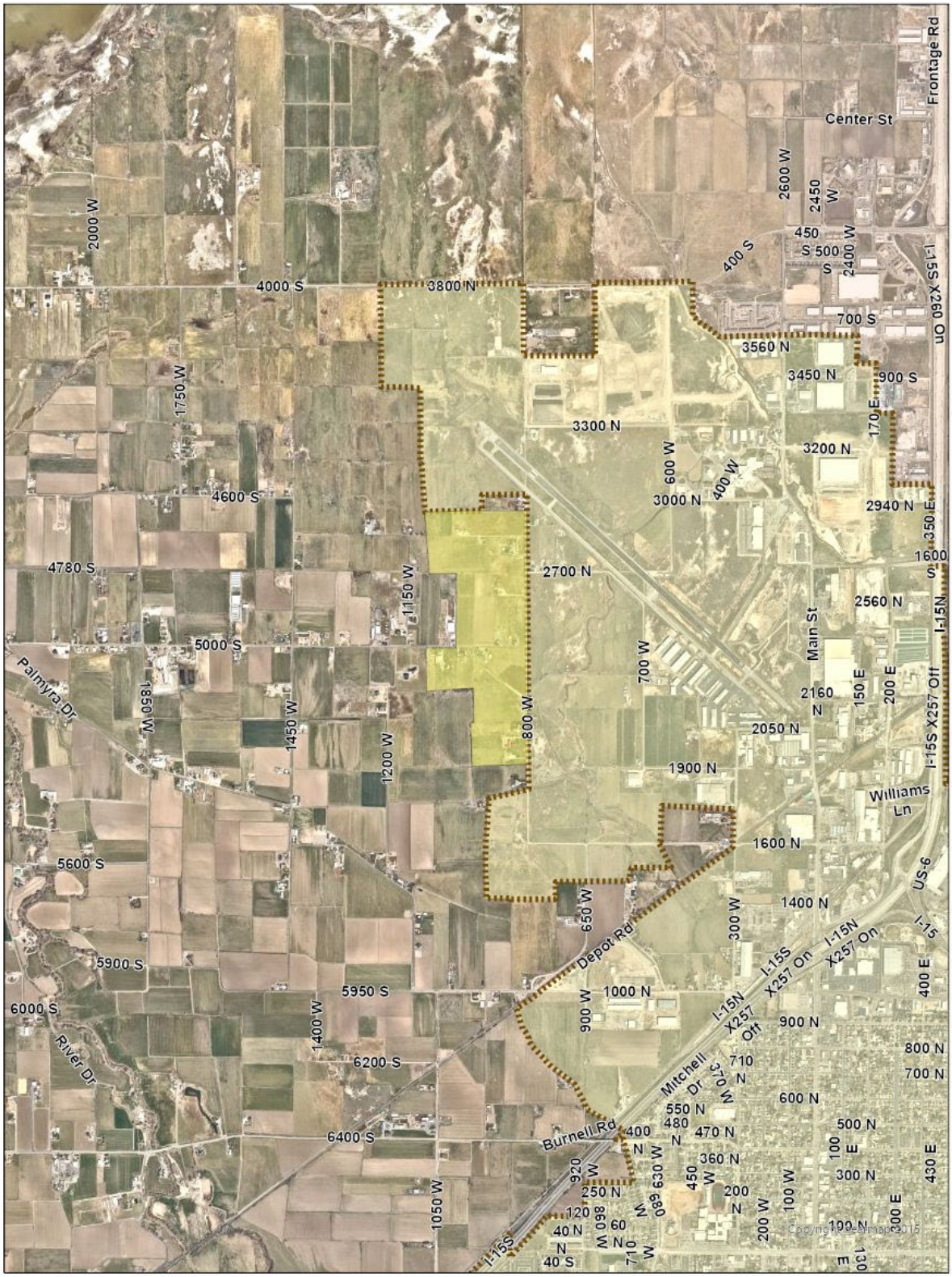
Key Issues

1. Annexation Configuration (island).
2. Growth Management Boundary.
3. General Plan.
4. Land Uses.
5. Zoning.
6. Utilities.
7. Access.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.


SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
ACCEPTANCE BY THE CITY ENGINEER
ACCEPTANCE BY THE JEA PLANNING BODY
CLERK-RECORDER
ANNEXATION PLAT
STEPHENS-HILL ANNEXATION
SPANISH FORK CITY, UTAH
UTAH COUNTY, UTAH
ACCEPTANCE BY UTAH COUNTY SURVEYOR
EXISTING SPANISH FORK CITY BOUNDARY
VICINITY MAP
NOT TO SCALE
SITE
MAIN STREET
SCALE 1" = 200'
SCALE 1" = 400'
POB
LINE TABLE
CURVE TABLE


Frontage Rd
Center St
2600 W
2450 W
2400 W
2000 W
450 S
500 S
400 S
I-15S X260 On
4000 S
3800 N
700 S
3560 N
3450 N
900 S
1750 W
170 E
3300 N
3200 N
600 W
400 W
4600 S
3000 N
2940 N
350 E
4780 S
2700 N
1600 S
1150 W
2560 N
I-15N
5000 S
Main St
Palmyra Dr
700 W
150 E
200 E
2160 N
1850 W
1450 W
800 W
2050 N
I-15S X257 Off
1200 W
1900 N
Williams Ln
5600 S
1600 N
US-6
650 W
1400 N
300 W
5900 S
Depot Rd
I-15S X257 On
I-15N X257 On
I-15
400 E
5950 S
6000 S
1000 N
900 W
I-15N X257 Off
900 N
1400 W
River Dr
800 N
6200 S
700 N
Mitchell Dr
710 N
370 W
600 N
550 N
480 N
500 N
6400 S
Burnell Rd
400 N
470 N
100 E
360 N
920 W
630 W
450 W
300 N
250 N
200 N
1050 W
680 W
100 W
430 E
120 N
860 W
200 W
300 E
40 N
60 N
100 N
I-15S
710 W
40 S
130

Spanish Fork City

Annexation Feasibility Report

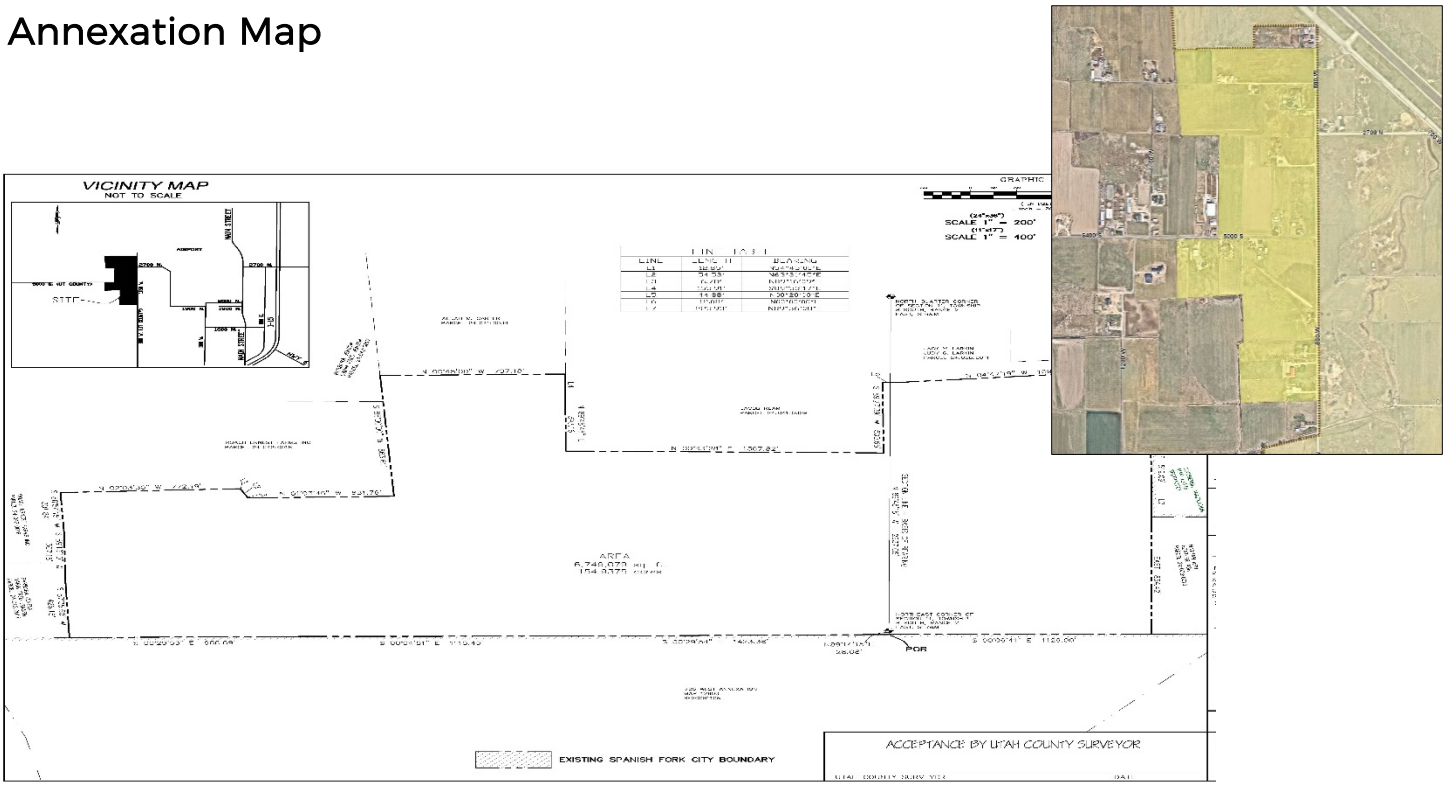
Agenda Date: August 10, 2022, Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Staff

Subject: Proposed Stephen's Hill Annexation

Annexation Map



Development Review Committee meeting date: August 10, 2022

Planning Commission meeting date: September 7, 2022

City Council meeting date: September 20, 2022

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The section of the proposed annexation that is north of county road 5000 South and the property owned by Gary Ray Thomas is within the Growth Management Boundary. The section of the proposed annexation that is south of county road 5000 South or the property owned by Gary Ray Thomas is currently outside of the Growth Management Boundary. The proposed annexation is located entirely within the Policy Boundary.

2. **Present and proposed land use and zoning.**

   The property currently contains eleven residential structures and twenty-seven accessory structures. The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Rural Residential (RR) zone.

3. **Present and potential demand for various municipal services.**

   The area in question is outside the reach of Spanish Fork's current utility infrastructure. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area.

4. **Distances from existing utility lines, public schools, parks, and shopping areas.**

   A sanitary sewer line is currently located 1.1 miles east of the property at the intersection of 700 West and 1900 North.
   Pressurized irrigation is currently located 1.4 miles east of the property on the intersection of 300 West and 1900 North.
   A four-inch Indicated Horsepower Gas Pipeline (IHP) is currently located 1,600 feet west of the property on 5000 South. A two-inch IHP is located 2,500 feet west of the property on the intersection of 5000 South and 1450 West.
   Culinary Water is located .7 miles east of the property on 700 West by Spanish Fork Airport's hangars.
   Power and communications are currently adjacent to the property on 2700 North and 800 West.
   A storm water drain is currently located 1,550 feet north of the property at the intersection of 1150 West and 3300 North.

   Section 2 below provides additional information regarding proximity to existing municipal services.

   The nearest High School is Spanish Fork High School which is 1.8 miles southeast of the property. The nearest Junior High School is Diamond Fork Junior High School which is 2.5 miles southeast of the

property. The nearest Elementary School is Brockbank Elementary School which is 1.4 miles southeast of the property. The closest park to the annexation property is North Park, located approximately 1.4 miles southeast of the property. The shopping area nearest to the property is Costco, which lies 1.5 miles to the east.

5. **Specific time tables for extension of service to the area and how these services would be financed.**

   The time table for the extension of service to the area would be dependent on the intention of the developer. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

6. **Potential Impact on existing and proposed streets.**

   The City's current Transportation Master Plan includes plans to extend 1900 North as a major collector that would run 150 feet south of this annexation. There are also plans for a north-south commercial collector that would run 350 feet west of this annexation. Neither of these roads would directly enter the annexation, but they are likely to facilitate vehicular traffic to and from any development that occurs within the boundaries of this annexation area.

   900 West is planned to be improved as a commercial collector as far north as county road 5000 South. County road 5000 South is also planned to be improved as a commercial collector.

   All new road construction and improvements will be built upon development of the surrounding area.

7. **The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.**

   This annexation will create an island out of the parcel owned by Nathan and Heather Ash. The creation of this island, as well as the exclusion of a parcel owned by Barbara and Darin Jensen directly south of the annexation, will create logistical hurdles for the provision of power and communication service to the area. This area is currently serviced by an SESD power line running north along these parcels. The City would not be able to purchase this line because the two previously mentioned parcels would still need to be serviced by SESD after the annexation. This would necessitate the construction of a new power line by the City to service the properties that would be annexed into the City. A breakdown of cost estimates can be found in the Power and Communications portion of Section 2.

8. **Estimate of potential revenue verses potential service costs.**

   In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed industrially for example, there

would be potential to bring in revenue for the City. Even if the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. **Requirements imposed by State Law.**

   Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Culinary Water:

Culinary water can be connected to .7 miles east of the property on 700 West near Spanish Fork Airport's hangars. Culinary water should be looped north of the Airport to 3300 North in order to provide adequate fire flow. In the summer of 2022, the Spanish Fork Public Works Department estimated that this could completed at a cost of around $110 a foot. However, there are many variables involved and ultimate cost will depend on development plans.

Pressurized Irrigation:

Pressurized irrigation can be provided by connecting to existing utilities located at the intersection of 1900 North and 300 West. In the summer of 2022, the Spanish Fork Public Works Department estimated that this could completed at a cost of around $110 a foot. However, there are many variables involved and ultimate cost will depend on development plans.

Sanitary Sewer:

Sanitary Sewer can be connected to an existing line on 1900 North. A lift station has been proposed 150 feet east of the northern parcel of the annexation. Construction has not yet started and is expected to take around a year to complete. The commencement of construction on the lift station is dependent on development plans for the surrounding area.

Storm Water:

Storm water will need to be directed north to connect to existing storm water infrastructure on 3300 North. This connection will need to pass underneath the airport runway.

Power and Communications:

As mentioned in Section 1, the fact that the parcels immediately north and south of the proposed annexation are not included in the annexation poses significant logistical hurdles. In a typical

annexation the City is able to pay SESD $12,000 per customer in order to buyout the customers and acquire the powerline that services them. Because not all the customers serviced by this SESD power line are included in the annexation, the powerline would not be included in the $12,000 per customer buyout, and the City would have to construct its own line for the area.

In July 2022 City staff estimated that the SESD customer buyout would cost approximately $180,000 and the construction of a new powerline would cost approximately $200,000. Including the two previously mentioned parcels in the annexation would marginally increase the price of the SESD buyout while eliminating the need to construct a new powerline.

Gas:

Natural gas is available in a four-inch gas line on 5000 South and in a two-inch gas line on 1450 West. It is anticipated that Dominion Energy would serve any development in the area. It is estimated that any connection will take around 6 months baring any unforeseen obstacles in development plans.

Streets:

Street frontage will need to be improved as the property develops. There are currently no obstacles with streets or access.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

There are multiple irrigations ditches present in this area that may need to filled as part of the construction process on some of these parcels. The location and filling of these ditches will need to coordinate with the irrigation district and follow state law.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety because the area is already by Spanish Fork's emergency services.

Presence of Sensitive Lands or Watershed Protected issues:

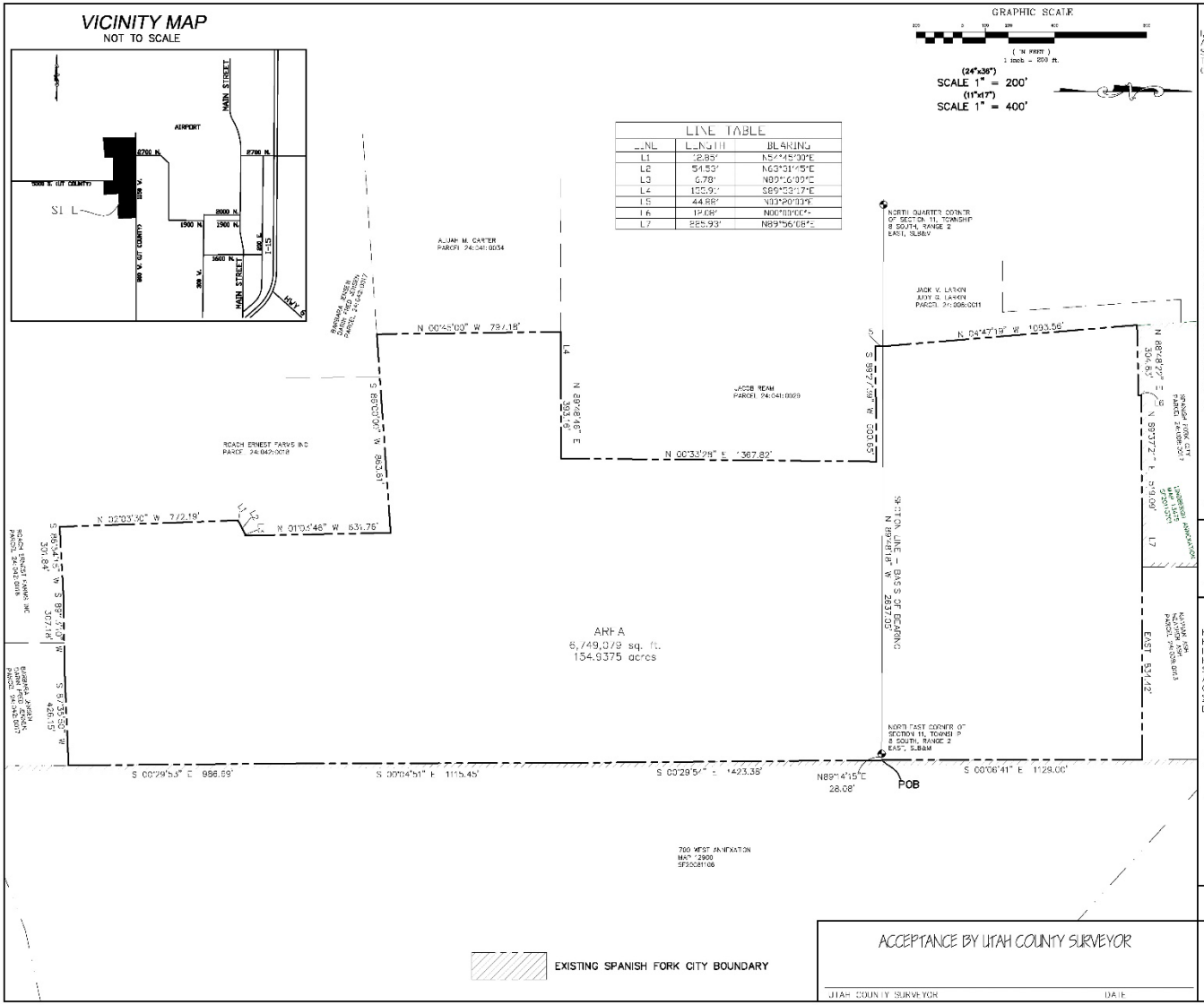
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review because there is currently no proposed development for the site.

Annexation Agreement:

It is not anticipated that there will be an annexation agreement with this annexation.



SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO THE 700 WEST ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 12900 IN THE UTAH COUNTY RECORDER'S OFFICE, SAID POINT BEING LOCATED NORTH 89°4'15" EAST 28.08 FEET FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID 700 WEST ANNEXATION THE FOLLOWING THREE (3) COURSES: SOUTH 00°29'54" EAST 1423.38 FEET; SOUTH 00°04'51" EAST 1115.45 FEET AND SOUTH 00°29'53" EAST 986.69 FEET; THENCE SOUTH 87°35'50" WEST 426.15 FEET; THENCE SOUTH 89°13'10" WEST 307.18 FEET; THENCE SOUTH 89°54'15" WEST 307.84 FEET; THENCE NORTH 02°03'36" WEST 772.19 FEET; THENCE NORTH 01°05'46" EAST 12.85 FEET; THENCE NORTH 63°31'45" EAST 54.53 FEET; THENCE NORTH 89°16'09" EAST 6.78 FEET; THENCE NORTH 01°03'46" WEST 631.76 FEET; THENCE SOUTH 89°20'00" WEST 892.61 FEET; THENCE NORTH 00°45'00" WEST 791.19 FEET; THENCE SOUTH 89°53'17" EAST 155.9 FEET; THENCE NORTH 89°56'08" EAST 393.16 FEET; THENCE NORTH 00°33'28" EAST 1367.82 FEET; THENCE SOUTH 89°27'39" WEST 660.65 FEET; THENCE NORTH 00°20'00" EAST 44.88 FEET; THENCE NORTH 04°47'19" WEST 1093.56 FEET; THENCE ALONG THE EXISTING SPANISH FORK CITY BOUNDARY AND EXTENSION THEREOF, ACCORDING TO THE UNDERSON ANNEXATION ACCORDING TO THE OFFICIAL PLAT ON FILE AS MAP 13475 IN THE UTAH COUNTY RECORDER'S OFFICE THE FOLLOWING FIVE (5) COURSES: NORTH 88°48'22" EAST 304.83 FEET; NORTH 89°37'21" EAST 519.09 FEET; NORTH 89°56'08" EAST 225.93 FEET AND EAST 534.42 FEET TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID 700 WEST ANNEXATION; THENCE ALONG TO SAID EXISTING SPANISH FORK CITY BOUNDARY ACCORDING TO SAID 700 WEST ANNEXATION SOUTH 00°06'41" EAST 1129.00 FEET TO THE POINT OF BEGINNING.

AREA = 6,749,079 SQ. FT. OR 154.9375 ACRES, MORE OR LESS

SURVEYOR — DATE 04-22-22

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER — DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-425 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE STEPHENS HILL ANNEXATION

DATED THIS _____ DAY OF _____, 2017

CLERK RECORDER — DATE

ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR — DATE

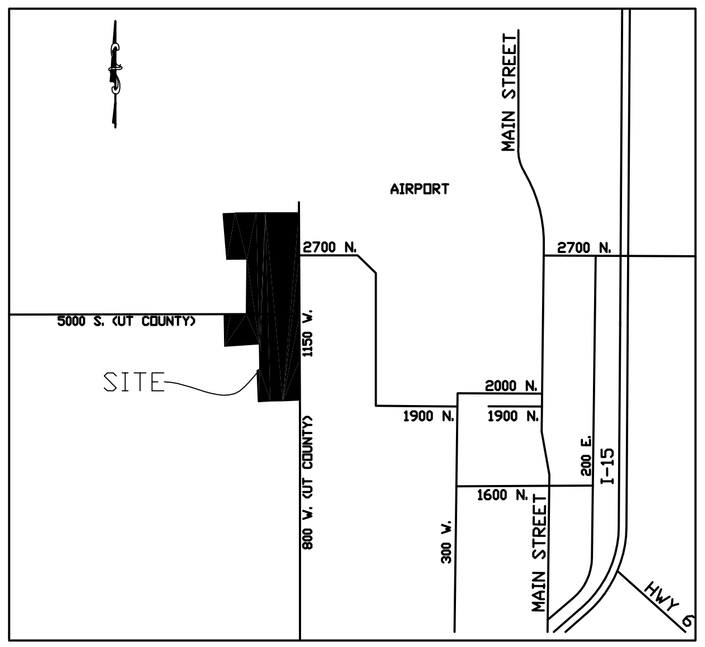
ANNEXATION PLAT

STEPHENS-HILL ANNEXATION

SPANISH FORK CITY, UTAH
COUNTY, UTAH

VICINITY MAP

NOT TO SCALE



GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.85'	N54°45'00"E
L2	54.53'	N63°31'45"E
L3	6.78'	N89°16'09"E
L4	155.91'	S89°53'17"E
L5	44.88'	N00°20'00"E
L6	12.08'	N00°00'00"E
L7	225.93'	N89°56'08"E

ALIJAH M. CARTER
PARCEL 24:041:0034

BARBARA JENSEN
DARIN FRED JENSEN
PARCEL 24:042:0017

N 00°45'00" W 797.18'

L4

N 89°48'46" E 393.16'

JACOB REAM
PARCEL 24:041:0029

N 00°33'28" E 1367.82'

NORTH QUARTER CORNER
OF SECTION 11, TOWNSHIP
8 SOUTH, RANGE 2
EAST, SLB&M

JACK V. LARKIN
JUDY G. LARKIN
PARCEL 24:008:0011

L5

N 04°47'19" W 1093.56'

S 89°27'39" W 500.65'

N 88°48'22" E 304.83'

SPANISH FORK CITY
PARCEL 24:008:0017

N 89°37'21" E 519.09'

L7

LINDBERGH ANNEXATION
MAP 13475
SF20110701

SECTION LINE - BASIS OF BEARING
N 89°48'18" W 2637.05'

NATHAN ASH
HEATHER ASH
PARCEL 24:008:0013

EAST 834.42'

ROACH ERNEST FARMS INC
PARCEL 24:042:0018

N 02°03'30" W 772.19'

L1 L2 L3

N 01°03'46" W 631.76'

S 86°00'00" W 863.61'

ROACH ERNEST FARMS INC
PARCEL 24:042:0018

S 86°54'15" W 301.84'

S 89°31'07" W 307.18'

BARBARA JENSEN
DARIN FRED JENSEN
PARCEL 24:042:0017

S 87°35'50" W 426.15'

AREA
6,749,079 sq. ft.
154.9375 acres

S 00°29'53" E 986.69'

S 00°04'51" E 1115.45'

S 00°29'54" E 1423.38'

N89°14'15"E
28.08'

POB

NORTHEAST CORNER OF
SECTION 11, TOWNSHIP
8 SOUTH, RANGE 2
EAST, SLB&M

S 00°06'41" E 1129.00'

700 WEST ANNEXATION
MAP 12900
SF20081106

EXISTING SPANISH FORK CITY BOUNDARY

SURVEYORS CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT, BASED ON UTAH COUNTY NAD83, OF LAND TO BE ANNEXED INTO SALEM CITY, UTAH COUNTY, UTAH.

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AREA = 6,749,079 SQ. FT. OR 154.9375 ACRES, MORE OR LESS

PROFESSIONAL LAND SURVEYOR
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

SURVEYOR — 04-22-22 DATE

ACCEPTANCE BY THE CITY ENGINEER

CITY ENGINEER — DATE

ACCEPTANCE BY THE LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE THE UNDERSIGNED SPANISH FORK CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND HAVE SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO SPANISH FORK CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH COUNTY CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE STEPHENS-HILL ANNEXATION

DATED THIS_____ DAY OF_____,2017

CLERK RECORDER — DATE

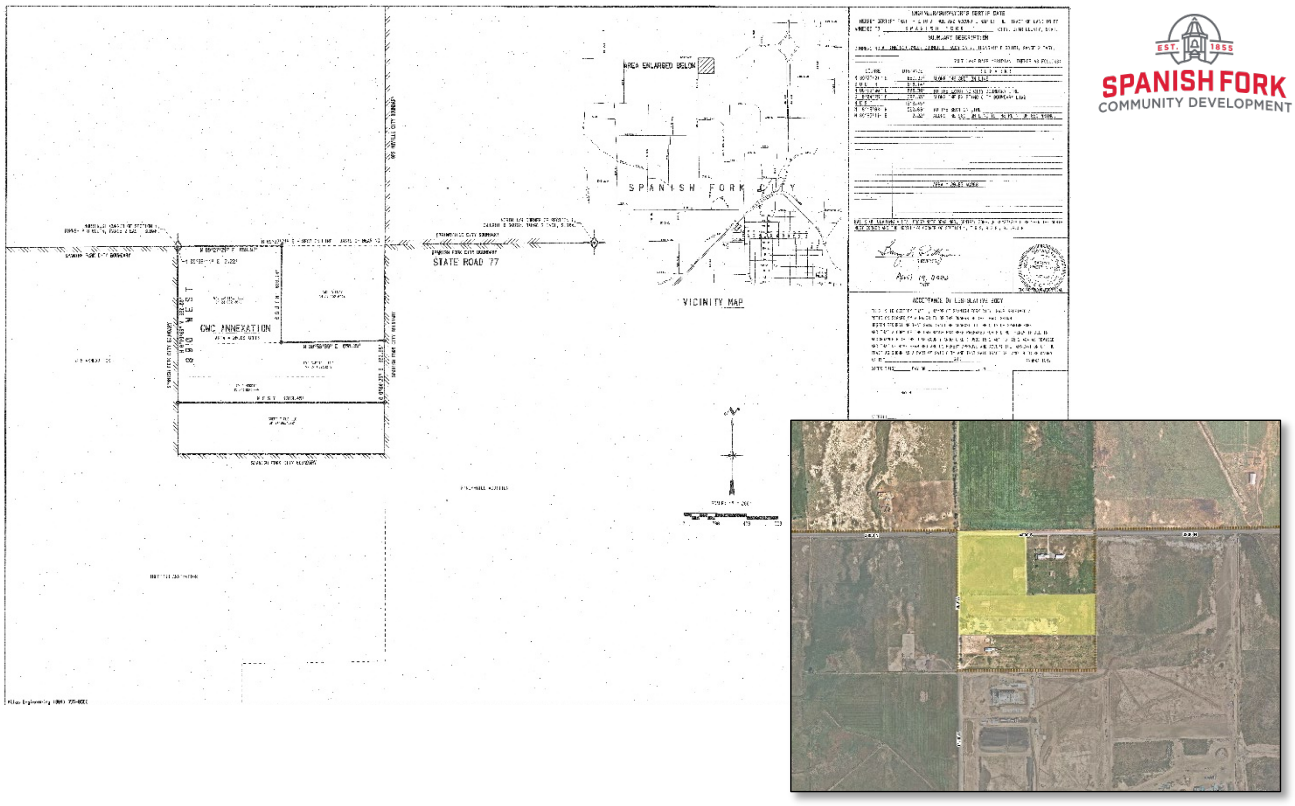
ACCEPTANCE BY UTAH COUNTY SURVEYOR

UTAH COUNTY SURVEYOR — DATE

ANNEXATION PLAT

STEPHENS-HILL ANNEXATION

SPANISH FORK CITY, UTAH
COUNTY, UTAH



SPANISH FORK
COMMUNITY DEVELOPMENT

GWC Annexation Approval Request

August 10, 2022, Development Review Committee Meeting.

Located at approximately 3800 North 1100 West, including approximately 20 acres.

The subject property is currently outside City boundaries but is located within the City's Annexation Policy Boundary.

The applicant has requested that the property be annexed into the City with I-1 Zoning.

Recommendation

That the proposed Annexation be approved with I-1 zoning based on the following findings:

Findings

1. That the subject property is located within the City's Annexation Policy Boundary.
2. That the subject property is located within the City's Growth Boundary.
3. That the General Plan Land Use Designation is Industrial.
4. That the proposed industrial zone is appropriate for the subject properties.

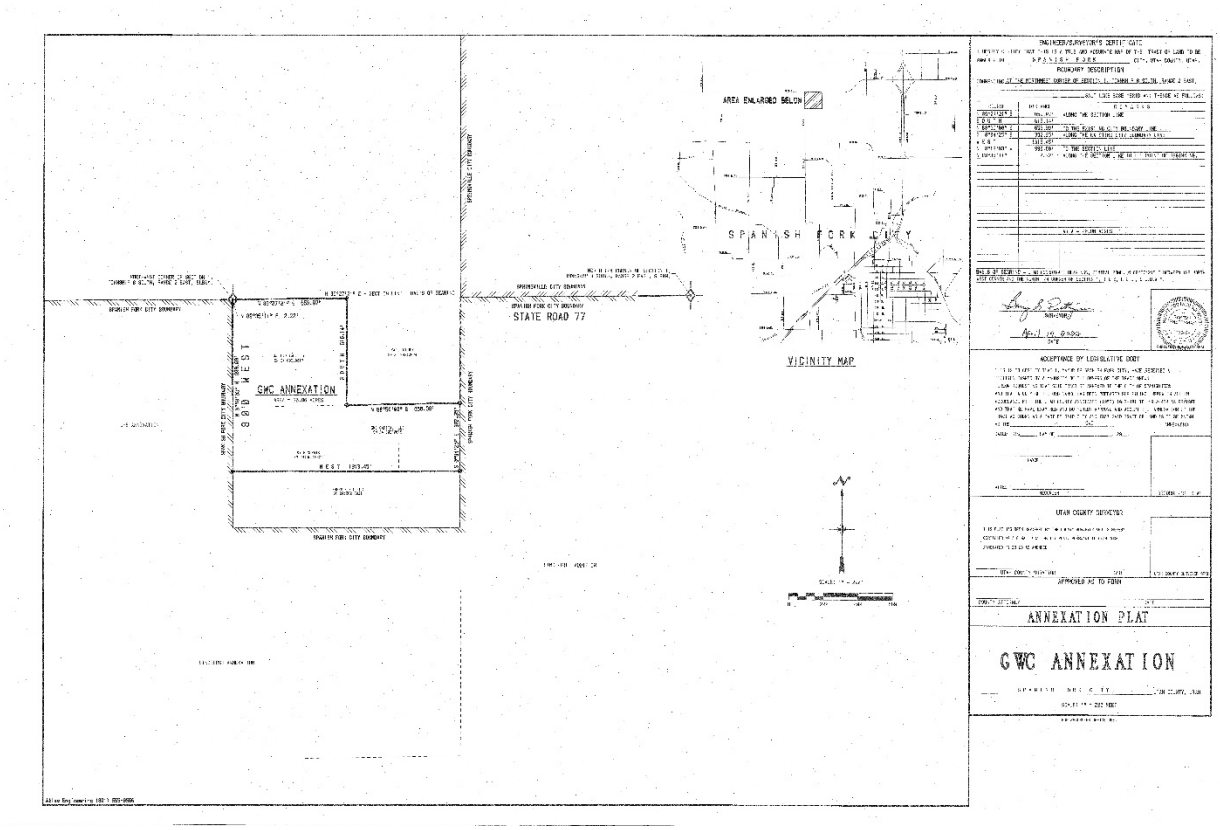
Key Issues

1. Annexation Configuration.
2. Zoning.
3. Current uses.
4. Utilities.
5. Access.

Exhibits

1. Annexation Plat.
2. Annexation Feasibility Report.

Exhibit 1


AREA ENLARGED BELOW
SPANISH FORK CITY
STATE ROAD 77
VICINITY MAP
GWC ANNEXATION
SPRINGVILLE CITY BOUNDARY
SPANISH FORK CITY BOUNDARY
ANNEXATION PLAT
GWC ANNEXATION

Spanish Fork City

Annexation Feasibility Report

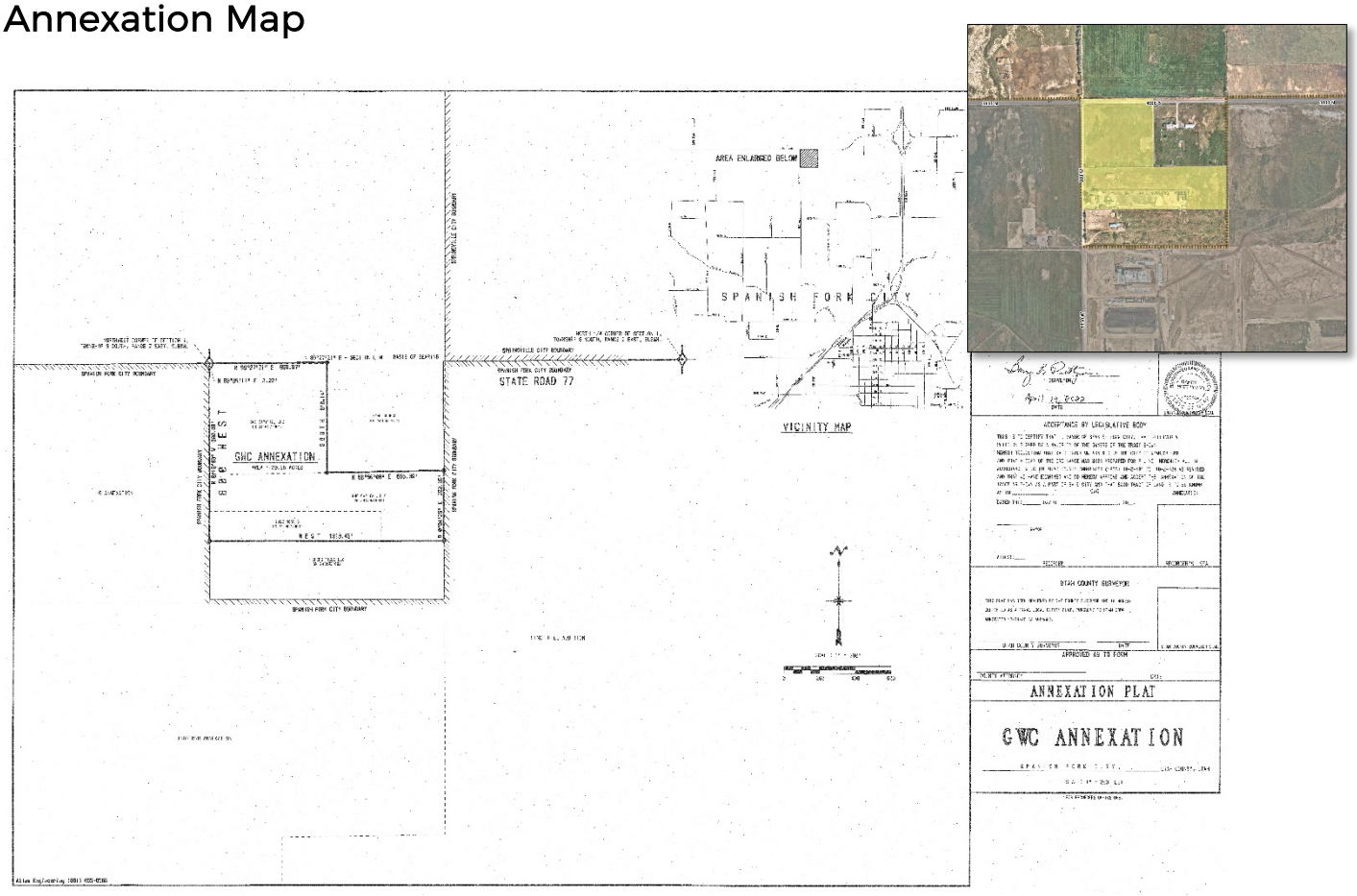
Agenda Date: August 10, 2022, Meeting

Staff Contacts: Dave Anderson, Community and Economic Development Director

Reviewed By: Development Staff

Subject: Proposed GWC Annexation

Annexation Map



Development Review Committee meeting date: August 10, 2022

Planning Commission meeting date: September 7, 2022

City Council meeting date: September 20, 2022

Section 1

In accordance with 15.3.08.030 (B) of the Municipal Code, the following items are addressed in Section 1 of the Annexation Report:

1. **Whether the proposed annexation is within the Growth Management Boundary of the General Plan.**

   The proposed annexation is located entirely within the City's Growth Boundary and Policy Boundary.

2. **Present and proposed land use and zoning.**

   The property currently contains one residential structure and three accessory structures. The property is currently zoned Residential Agriculture 5 in Utah County. It is proposed that the property be incorporated into the Rural Residential (RR) zone.

3. **Present and potential demand for various municipal services.**

   The area in question is outside the reach of Spanish Fork's current water and power infrastructure. However, capacity is available in the City's systems to serve the annexation property and there are no substantial obstacles that would prevent the delivery of those services to the area.

4. **Distances from existing utility lines, public schools, parks, and shopping areas.**

   Power, Communication, Culinary Water, and Irrigation services are currently located 600 feet south of the annexation property on 1150 West.
   A sewage lift station is located approximately 1,850 feet east of the annexation on 3800 North.
   A four-inch and six-inch Indicated Horsepower Natural Gas Pipeline (IHP) have been proposed along 3800 North and can easily be connected to upon construction.

   Section 2 below provides additional information regarding proximity to existing utilities.

   The annexation area is located approximately 2.8 miles northwest of Brockbank Elementary. The closest park to the annexation property is North Park, located approximately 2.5 miles southeast of the property. The nearest shopping area to the site is the Canyon Creek Commercial Center, approximately southeast 2.5 miles.

5. **Specific time tables for extension of service to the area and how these services would be financed.**

   Culinary water, irrigation, power and communication will be connected to the site through 1150 West. Culinary Water will need to be looped in around the southwest side of the airport to provide sufficient service to the site.

Sewage can be mostly serviced by a lift station located at the intersection of 3800 North and 600 West.

Dominion Energy already has plans to extend four-inch and six-inch IHP to the area through 3800 North (SR-77).
The time table for the extension of service to the area would be dependent on the intention of the developer. The construction of any new utility services will be the responsibility of the property owner(s) or the developer(s) to fund.

6. Potential Impact on existing and proposed streets.

   Any lot with frontage along 1150 West will be required to make improvements on half the street plus 13 feet. It is anticipated that traffic generated from the development of the annexation area will not have a substantial impact on the surrounding streets. Any additional roads constructed in the area will need to add extra road base due to environmental conditions.

7. The effect that the annexation will have upon the City boundaries and whether the annexation will create potential for islands or difficult service areas.

   The annexation will create an island. It is not expected that this will make the provision of services difficult for the City.

8. Estimate of potential revenue verses potential service costs.

   In most cases, annexations do not bring revenue to cities. Specifically, if the proposed annexation results in a residential use, such as 100 apartments, the residential use would not generate revenue for the City. However, if the annexation properties were developed industrially for example, there would be potential to bring in revenue for the City. Even if the annexation properties were to be revenue positive, it still most likely would not have a significant impact on the City's finances.

9. Requirements imposed by State Law.

   Staff is aware of no requirements imposed by State Law, aside from following the requisite procedure for the annexation, which would impact the annexation area.

Section 2

In order to evaluate the City's ability to provide municipal services to the proposed annexation, this section of the report outlines major utility issues but does not represent all of the utility issues that may arise during the development process.

Conformity to Master Plans for public utilities and facilities:

The City's various plans to provide utility services to the subject property all contemplate the property being served and plans are in place to define what facilities would be required to serve the property.

Culinary Water:

Culinary water should be brought over from the existing line on 1150 West. Water will need to be looped around the southwest side of the airport in order to provide adequate service to the site. In 2022, the Spanish Fork Public Works Department estimated this could be completed at an approximate cost of $110 per foot.

Pressurized Irrigation:

Pressurized irrigation can be provided from a connection to existing utilities on 1150 West. Interior looping should be done as needed. In 2022, the Spanish Fork Public Works Department estimated this could take around one month to complete at an approximate cost of $110 per foot.

Sanitary Sewer:

Sewage can be provided by connecting to existing utilities located at a lift station on 3800 North. In 2022, the Spanish Fork Public Works Department estimated this could be completed at an approximate cost of $132 per foot.

Storm Water:

Storm water on site should drain east towards Dry Creek.

Power and Communications:

This site can easily be connected to existing utilities on 1150 West.

Natural Gas:

Dominion Energy has plans to extend both a four-inch and six-inch IHP along 3800 North that could provide sufficient service this area.

Streets:

Street frontage will need to be improved as the property develops. Any new street construction in the area will need to include extra road base due to environmental conditions. There are currently no obstacles with streets or access.

Presence of utility/facility needs or requirements:

Nothing other than what has otherwise been noted in this report.

Presence of irrigation or other ditches and related facilities:

To our knowledge, there are no ditches or related facilities that need to be addressed with the annexation.

Public Safety evaluation:

This annexation is not expected to have any adverse impact on public safety because the area is already by Spanish Fork's emergency services.

Presence of Sensitive Lands or Watershed Protected issues:

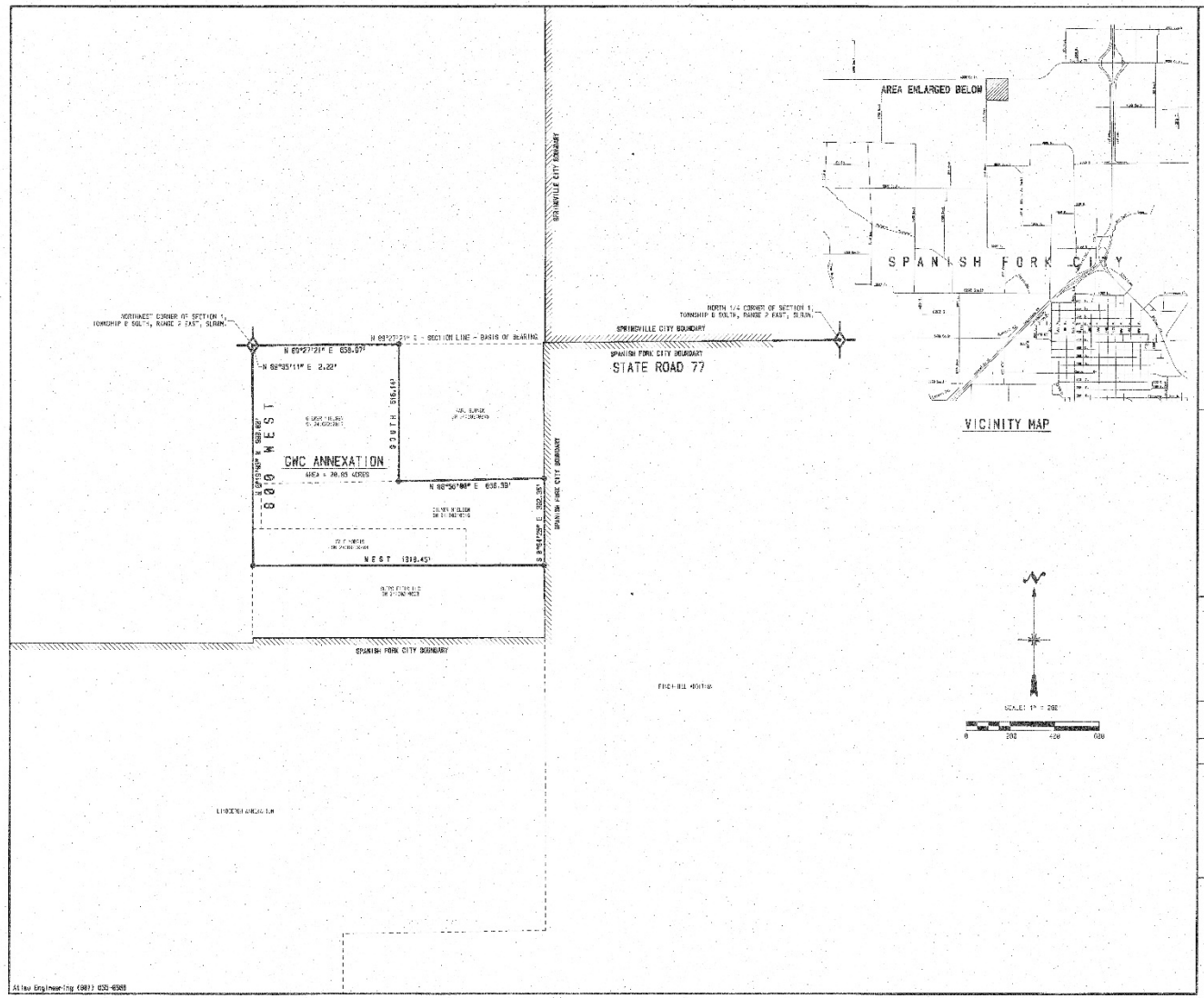
To our knowledge, there are no sensitive lands or watershed issues with the annexation area.

Concept Plan's conformity with proposed zoning:

No concept plan has been submitted for review because there is currently no proposed development for the site.

Annexation Agreement:

It is not anticipated that there will be an annexation agreement with this annexation.



ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	DETAILS
N 89°27'21" E	656.07'	ALONG THE SECTION LINE
S 0°01'39" E	516.14'	
N 89°58'28" E	656.39'	TO THE EXISTING CITY BOUNDARY LINE
S 8°04'25" E	392.35'	ALONG THE EXISTING CITY BOUNDARY LINE
W E S T	1818.45'	
N 0°01'39" W	890.39'	TO THE SECTION LINE
N 89°35'11" E	2.22'	ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

AREA = 26.86 ACRES

BASIS OF BEARING = UTAH COORDINATE SYSTEM, CENTRAL ZONE, N 89°27'21" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 1, T.8S., R.2E., S.L.B.&M.

SURVEYOR

March 17, 2022
DATE

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT _____, MAYOR OF SPANISH FORK CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SPANISH FORK AND THAT A COPY OF THE SAID TRACT HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT BE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE _____ ANNEXATION.

DATED THIS _____ DAY OF _____, 20__.

MAYOR

ATTEST: _____
RECORDER

RECORDER'S SEAL

UTAH 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 ANNOTATED 17-23-20 AS AMENDED.

UTAH COUNTY SURVEYOR — DATE

UTAH COUNTY SURVEYOR SEAL

APPROVED AS TO FORM

COUNTY ATTORNEY — DATE

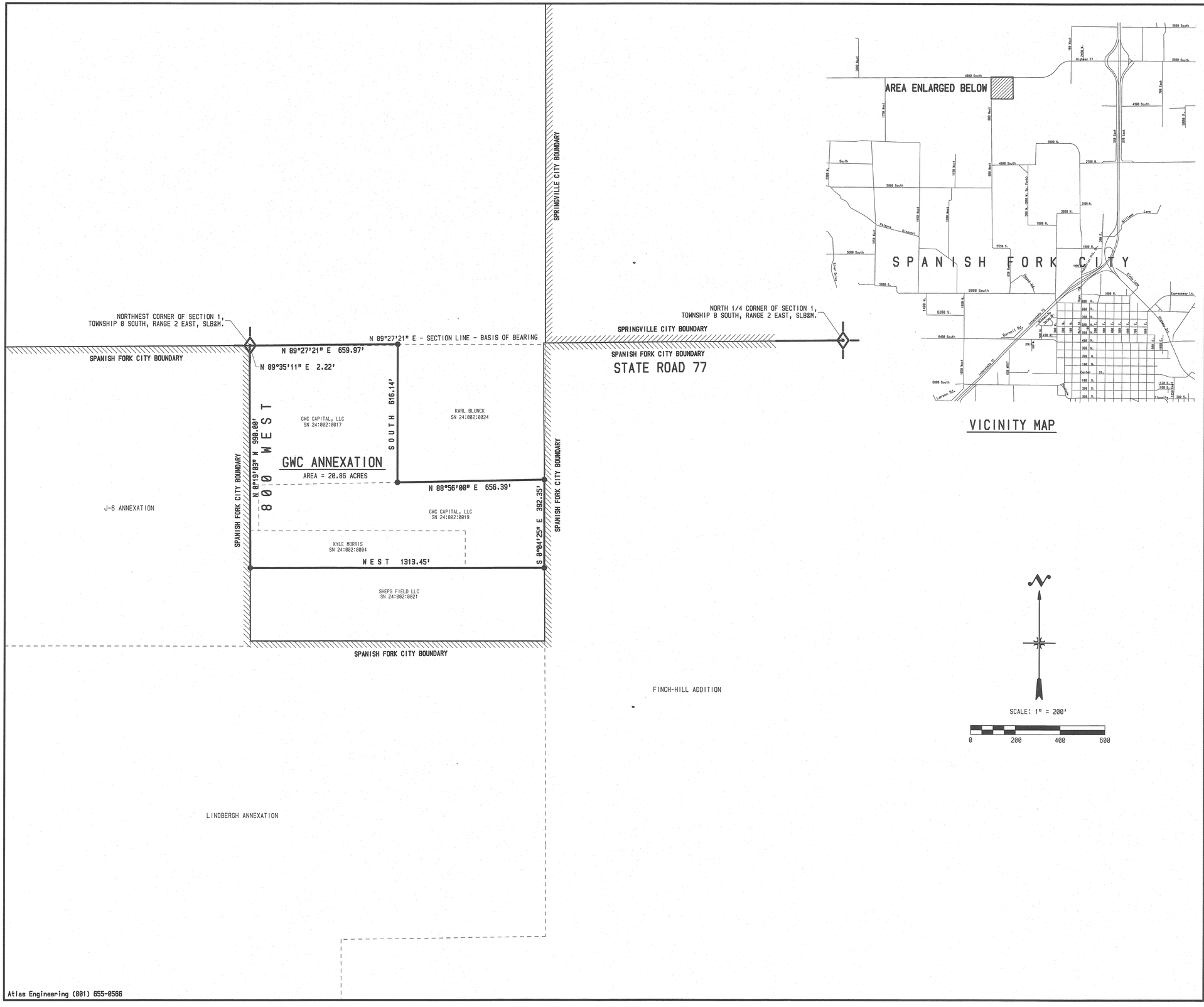
ANNEXATION PLAT

GWC ANNEXATION

SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

FOR RECORDERS OFFICE USE



Atlas Engineering (801) 655-0566

ENGINEER/SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO SPANISH FORK CITY, UTAH COUNTY, UTAH.

BOUNDARY DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
N 89°27'21" E	659.97'	ALONG THE SECTION LINE
S O U T H	616.14'	
N 88°56'00" E	656.39'	TO THE EXISTING CITY BOUNDARY LINE
S 0°04'25" E	392.35'	ALONG THE EXISTING CITY BOUNDARY LINE
W E S T	1313.45'	
N 0°19'03" W	990.00'	TO THE SECTION LINE
N 89°35'11" E	2.22'	ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
		AREA = 20.86 ACRES

BASIS OF BEARING = UTAH COORDINATE BEARINGS, CENTRAL ZONE. N 89°27'21" E BETWEEN THE NORTH WEST CORNER AND THE NORTH 1/4 CORNER OF SECTION 1, T 8 S, R 2 E, S.L.B.& M.

Barry L Prettyman
SURVEYOR

April 19, 2022
DATE

REGISTERED LAND SURVEYOR
BARRY L. PRETTYMAN
#162406
STATE OF UTAH
ENGINEER/SURVEYOR SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT I, MAYOR OF SPANISH FORK CITY, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO THE CITY OF SPANISH FORK AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH THE UTAH COUNTY ANNOTATED (1953) 10-2-401 TO 10-2-424 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN AS THE GWC ANNEXATION.

DATED THIS_____ DAY OF _____, 20__.

_____
MAYOR

ATTEST:_____
RECORDER

RECORDER'S SEAL

UTAH 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 ANNOTATED 17-23-20 AS AMENDED.

_____ _____
UTAH COUNTY SURVEYOR DATE

UTAH COUNTY SURVEYOR SEAL

APPROVED AS TO FORM

_____ _____
COUNTY ATTORNEY DATE

ANNEXATION PLAT

GWC ANNEXATION

SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE: 1" = 200 FEET

FOR RECORDERS OFFICE USE.

SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork City Mayor and Council

FROM: Jackson Dille, Community Development

DATE: August 10, 2022

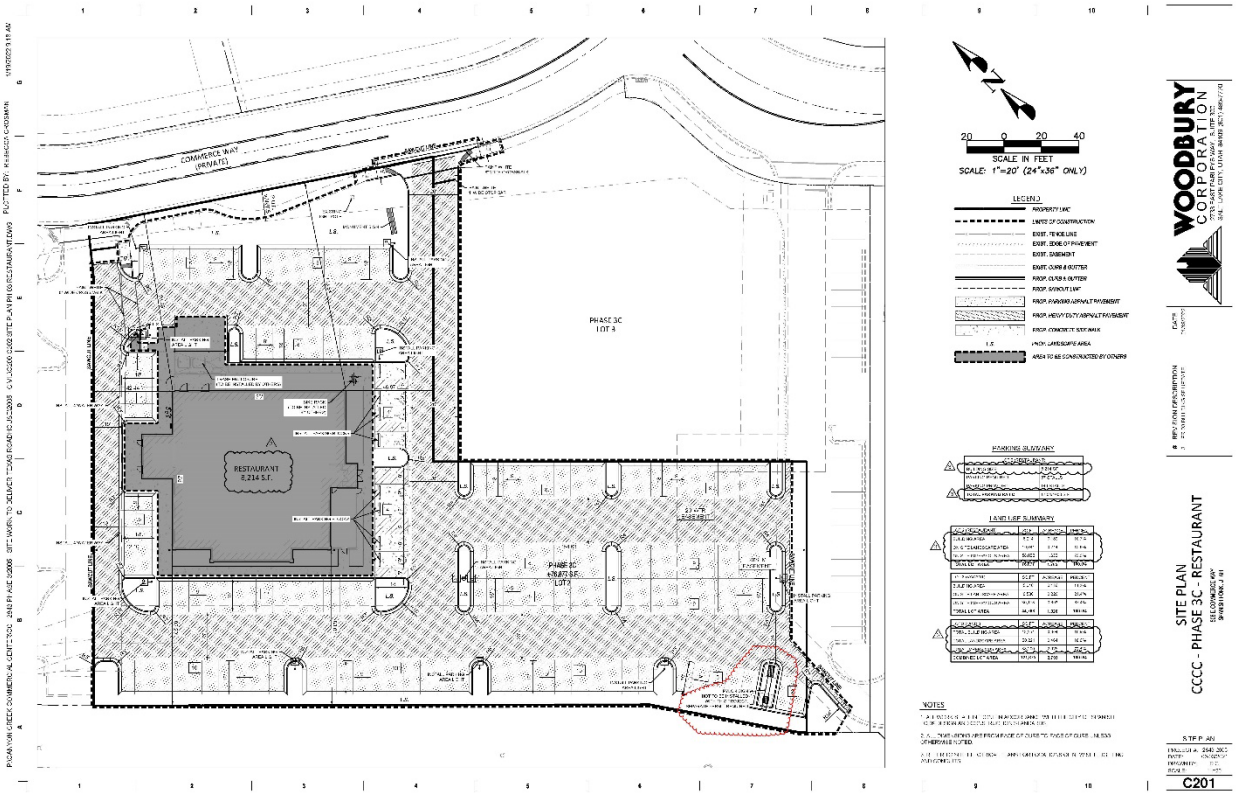
RE: Proposed Amendments to the Canyon Creek Project Signage Plan

Woodbury Corporation has requested an amendment to the Canyon Creek Project Signage Plan for an additional pole sign with a height of 45 feet (P45 sign), proposed to be located along US Highway 6 south of Texas Roadhouse at 508 East Commerce Way. The Canyon Creek Project Signage Plan was last amended March 2021 for Intermountain Hospital signage. Previously the Canyon Creek Project Signage Plan was last amended for Woodbury Corporation in February 2021. Those changes were to update the signage plan and to add additional signage south of the hospital.

Municipal Code:

> **5.36.050 Permitted Permanent Signs (H) Project Signage Plans**. Application may be made to have a Project Signage Plan approved to permit taller signs with greater copy area, as well as additional signs, as part of a Project Signage Plan. Qualifying projects must contain at least 5 acres in area and must have at least 50,000 square feet of building space. Developments with Project Signage Plans may have monument signs and freestanding pole signs which exceed the height and area requirements set forth in this Chapter. Applicants may also request that a greater number of signs be allowed than what this Chapter otherwise permits. Applications for Project Signage Plans are made by submitting detailed descriptions of the proposed signs and proposed sign locations to the Community Development Department. The application will be forwarded to the Planning Commission for recommendation, and to the City Council for approval, denial, or approval with modifications. In reviewing applications for Project Signage Plan approval, the Planning Commission and City Council shall consider the impact of the proposed signs on surrounding properties, the advantages the proposed signage may create in generating commerce in Spanish Fork City, the aesthetics of the proposed signs, and visibility from travel lanes on State or Federal highways. Once approved, Project Signage Plans may not be modified without making new application with the City.

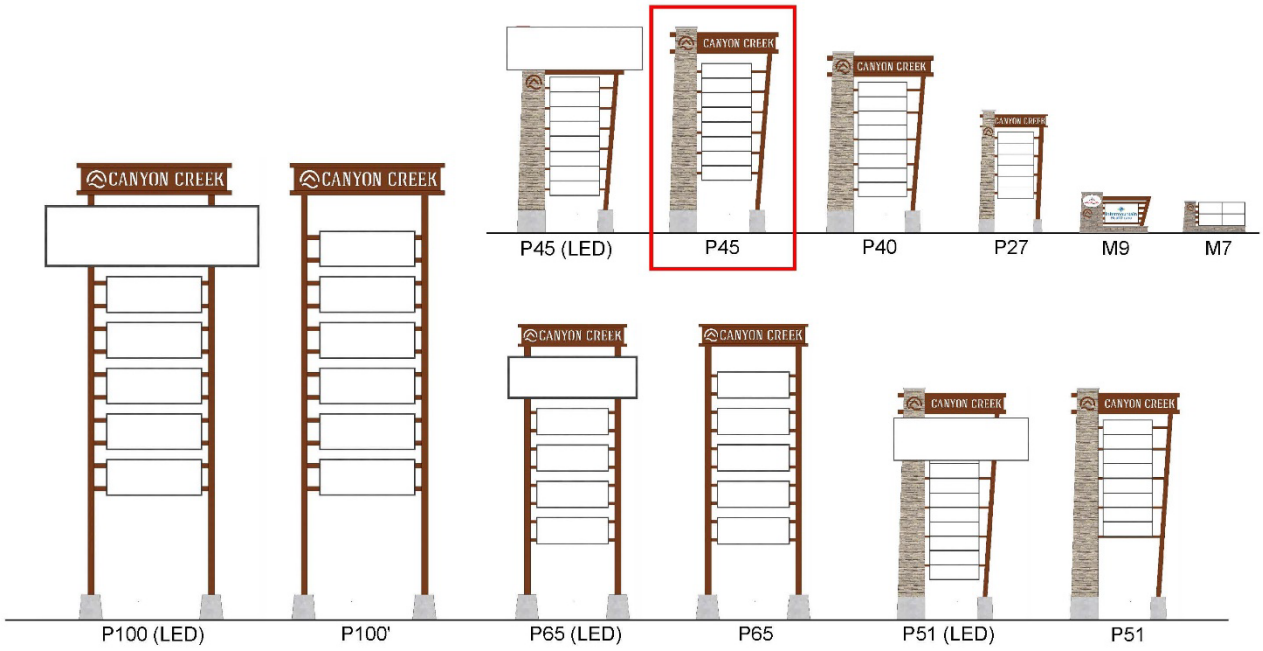
attachment: Site Plan and Sign Plan


COMMERCE WAY
(PRIVATE)
PHASE 3C
LOT 4
RESTAURANT
6,234 S.F.
PHASE 3C
LOT 3
SCALE IN FEET
SCALE: 1"=20' (24"x36" ONLY)
LEGEND
PARKING SUMMARY
LAND USE SUMMARY
NOTES
WOODBURY CORPORATION
SITE PLAN
CCCC - PHASE 3C - RESTAURANT
C201

CANYON CREEK COMMERCIAL CENTER

SPANISH FORK CITY SIGN PACKAGE

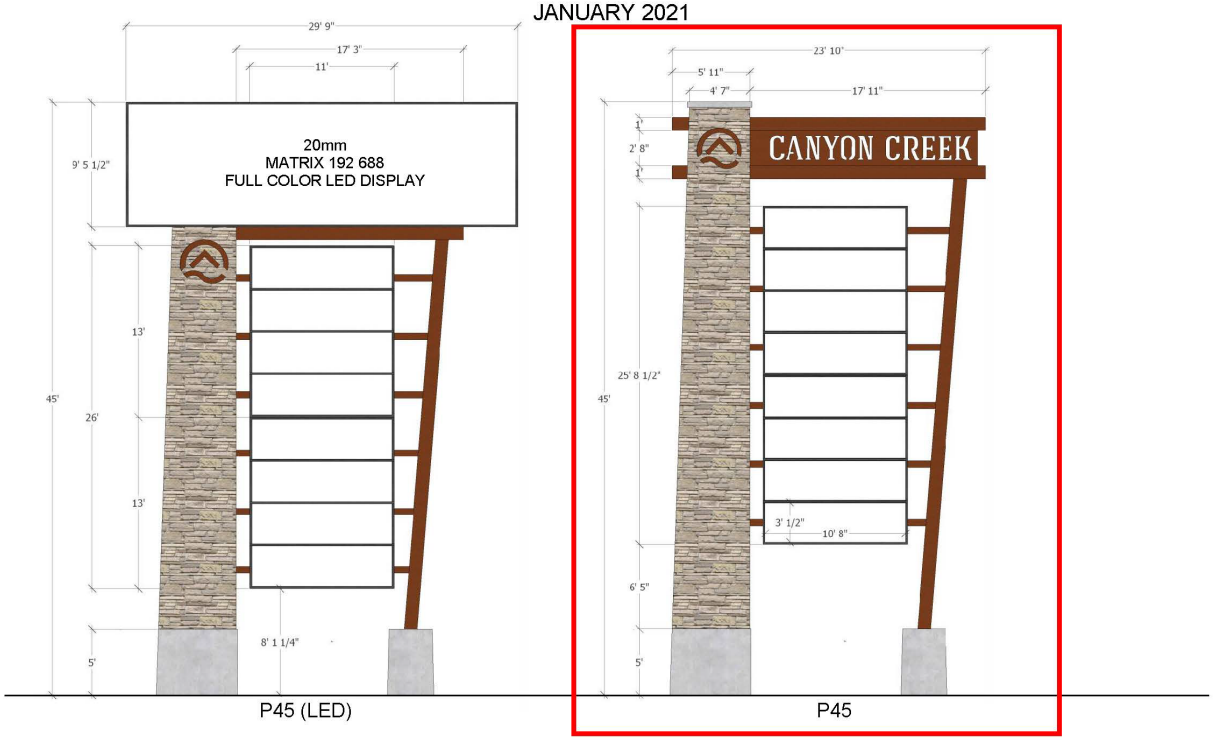
JANUARY 2021



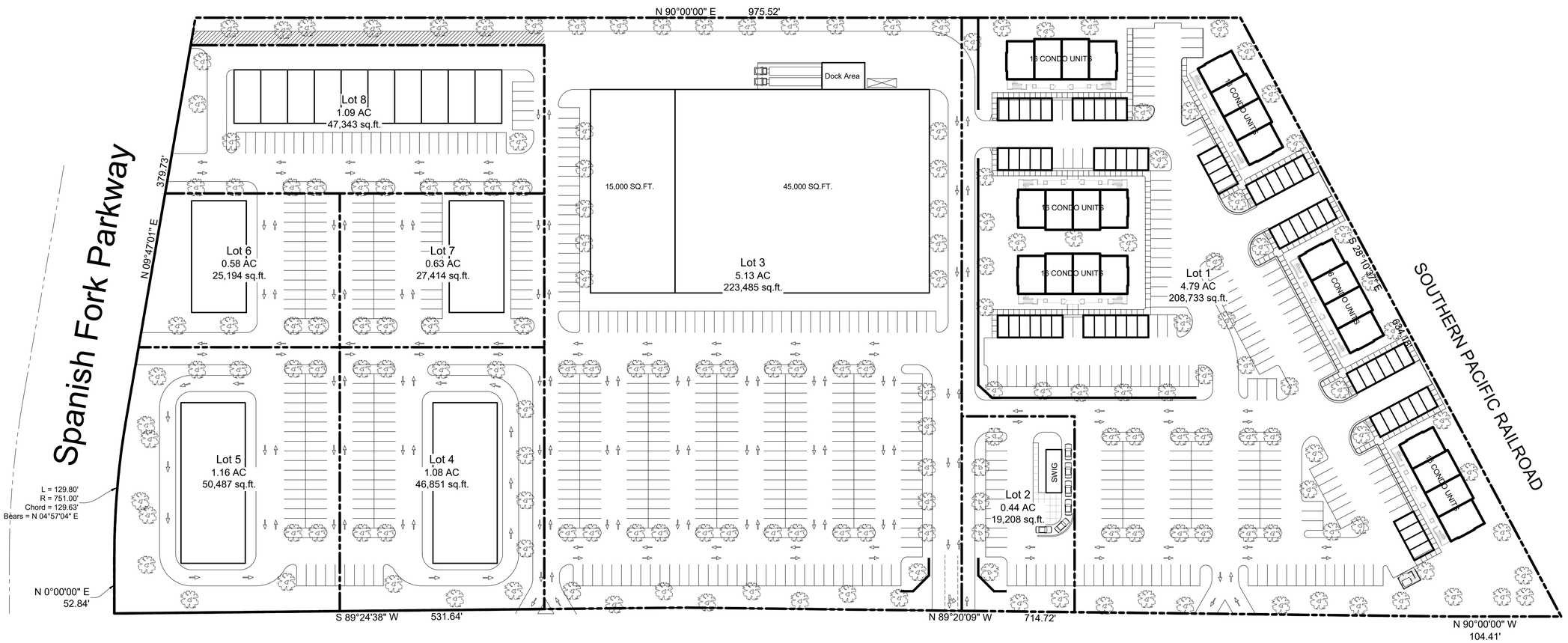
CANYON CREEK COMMERCIAL CENTER

SPANISH FORK CITY SIGN PACKAGE

JANUARY 2021



NORTH
1" = 50'



CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

CANYON CORNER

Site Plan

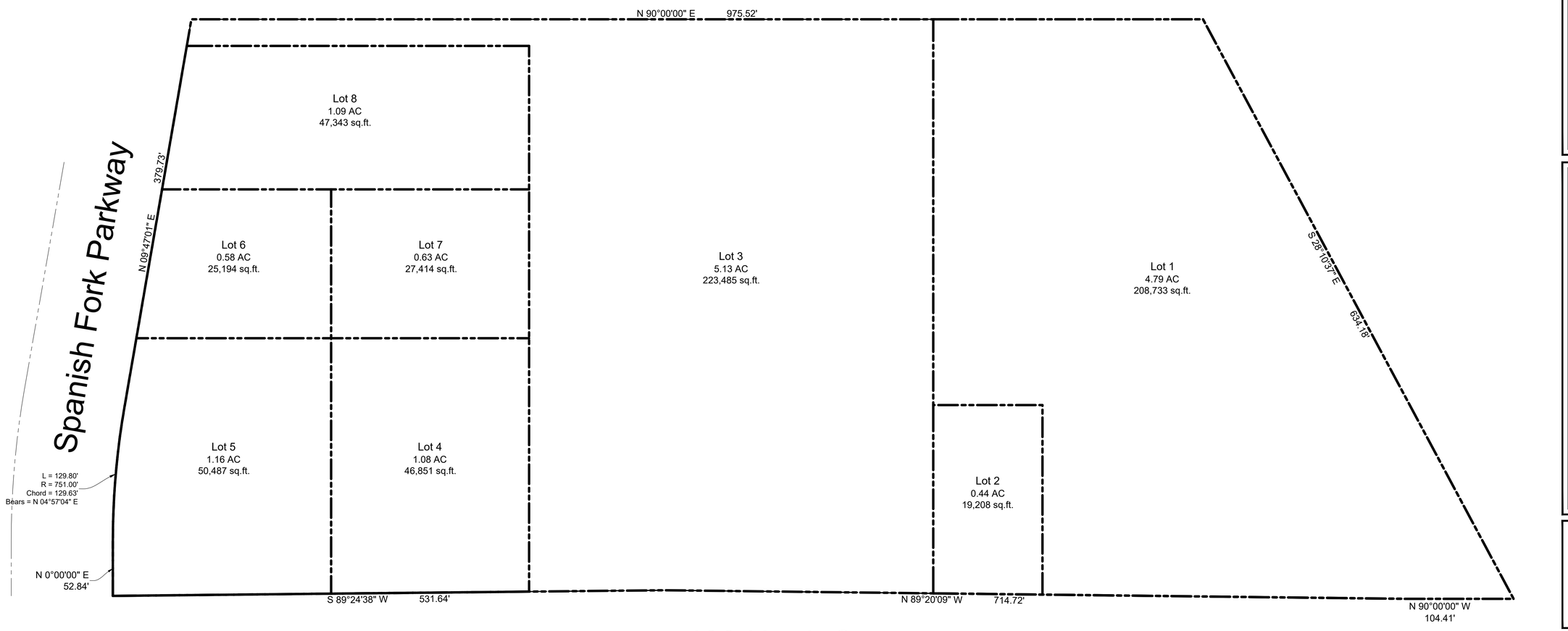
Spanish Fork Utah

Revisions

Date	7-8-2022
Scale	1" = 50'
By	TD
Tracing No.	L - 14675

Sheet No.
C - 2.0

NORTH
1" = 50'



400 North Street

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. the information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

CANYON CORNER

Site Plan

Spanish Fork Utah

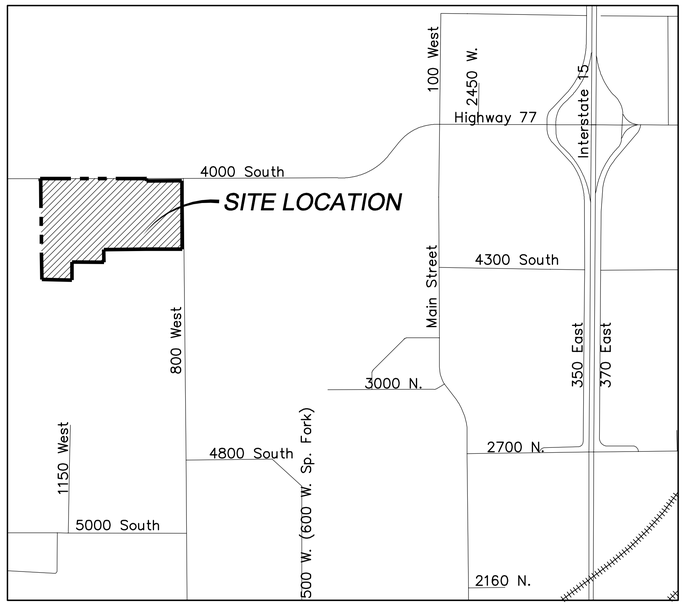
Revisions

Date
7-8-2022
Scale
1" = 50'
By
TD
Tracing No.
L - 14675

Sheet No.
C - 2.0

J6 INDUSTRIAL

AN INDUSTRIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET



VICINITY MAP
-NTS-

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
7	UDOT
8	OFF-SITE DRAINAGE PLAN
PP-01	PLAN & PROFILE - 3400 NORTH - STA. 10+00 TO STA. 15+46.96
PP-02	PLAN & PROFILE - 1730 WEST - STA. 10+00 TO STA. 15+00
PP-03	PLAN & PROFILE - 1730 WEST - STA. 15+00 TO STA. 20+00
PP-04	PLAN & PROFILE - 1730 WEST - STA. 20+00 TO STA. 25+00
PP-05	PLAN & PROFILE - 1730 WEST - STA. 25+00 TO STA. 28+54.91
PP-06	PLAN & PROFILE - 3800 NORTH - STA. 21+50 TO STA. 27+00
PP-07	PLAN & PROFILE - 3800 NORTH - STA. 27+00 TO STA. 31+00
PP-08	PLAN & PROFILE - 3800 NORTH - STA. 31+00 TO STA. 35+00
PP-09	PLAN & PROFILE - 3800 NORTH - STA. 35+00 TO STA. 39+00
PP-10	PLAN & PROFILE - 3800 NORTH - STA. 39+00 TO STA. 43+00
PP-11	PLAN & PROFILE - 3800 NORTH - STA. 43+00 TO STA. 48+00
PP-12	PLAN & PROFILE - 1150 WEST - STA. 12+00 TO STA. 17+00
PP-13	PLAN & PROFILE - 1150 WEST - STA. 17+00 TO STA. 22+00
PP-14	PLAN & PROFILE - 1150 WEST - STA. 22+00 TO STA. 26+21.67
PP-15	PLAN & PROFILE - 3800 NORTH - STA. 15+50 TO STA. 21+50
SD-01	OFF-SITE DRAINAGE
SD-02	OFF-SITE DRAINAGE
SD-03	OFF-SITE DRAINAGE
SD-04	OFF-SITE DRAINAGE
SD-05	OFF-SITE DRAINAGE
SS-01	STRIPING SHEET
SS-02	STRIPING SHEET
SS-03	STRIPING SHEET
DT-01	DETAIL SHEET
EXHIBIT	AIRSPACE HEIGHT RESTRICTIONS
ROS	RECORD OF SURVEY

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

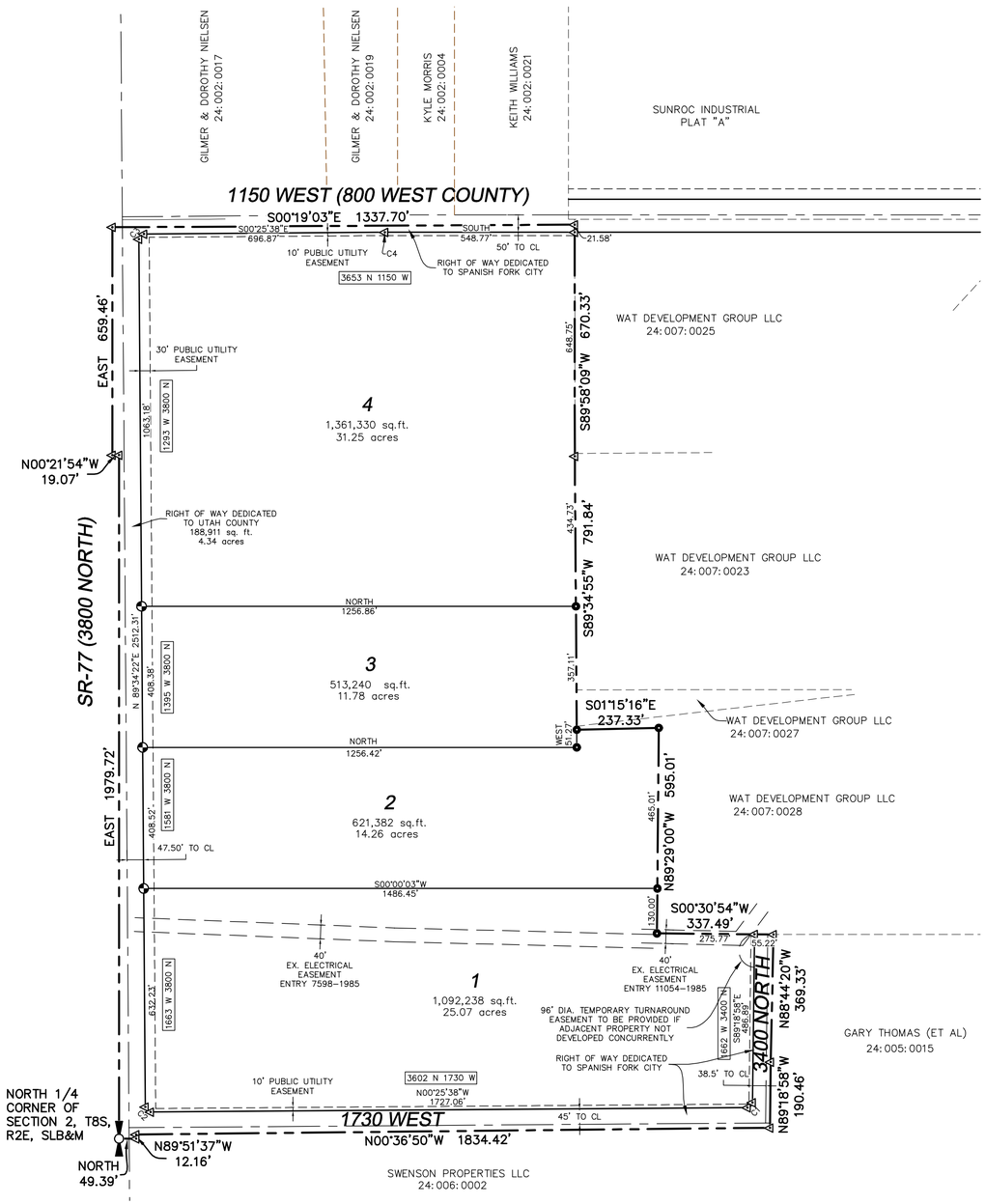
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
JAMORGAN@GWCCAP.COM

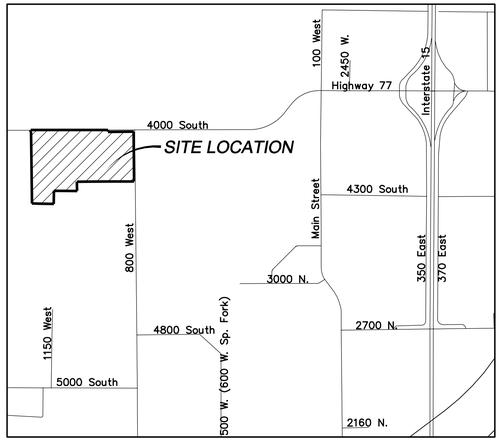
REGISTERED PROFESSIONAL ENGINEER
ANDREW J. PELPUO
No. 8845722
5/19/22
STATE OF UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E 800 N SUITE A
SPANISH FORK, UT 84660



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	13.00	20.43	18.39	N 45°24'57" W	90°01'22"
C2	3851.06	117.49	117.48	S 01°16'42" E	1°44'53"
C3	13.00	20.80	18.65	N 43°40'31" E	91°39'20"
C4	100.00	0.75	0.75	N 00°12'49" W	0°25'38"



VICINITY MAP
–NTS–

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET CURB PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801–712–1553
JAMORGAN@GWCCAP.COM

DATA TABLE
TOTAL ACREAGE=90.47
TOTAL # OF LOTS=4
ACREAGE OF LOTS=82.16
ACREAGE IN ROADS=8.31 ACRES
ACREAGE 30%+ SLOPE=0 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.00
% OF OPEN SPACE=0%
ZONING=I–1

0 25 50 100 200 400 600

(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'

NOTES
1. ZONE I–1.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTORS SUCCESSORS, HEIRS AND ASSIGNS.
5. SITE IS IN AREA WITH AIRPORT RELATED REQUIREMENTS AND HEIGHT RESTRICTIONS. SEE ATTACHED AIRSPACE SHEET.

SURVEYOR'S CERTIFICATE

I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

SURVEYOR DATE

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 2. TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 1979.72 FEET; THENCE N00°21'54"W 19.07 FEET; THENCE EAST 659.46 FEET; THENCE S00°19'03"E 1337.70 FEET ALONG AN EXISTING FENCE ON THE WEST SIDE OF 800 WEST STREET; THENCE S89°58'09"W 670.33 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 127799:2005); THENCE ALONG EXSITING FENCES AND EXTENSIONS THE FOLLOWING SEVEN COURSES TO WIT: (1) S89°34'55"W 791.84 FEET, (2) S01°15'16"E 237.33 FEET, (3) N89°29'00"W 595.01 FEET, (4) S00°30'54"W 337.49 FEET, (5) N88°44'20"W 369.33 FEET, (6) N89°18'58"W 190.46 FEET, (7) N00°36'50"W 1834.42 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF STATE ROAD 77; THENCE N89°51'37"W 12.16 FEET ALONG SAID RIGHT–OF–WAY; THENCE NORTH 49.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 90.47 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON TO SPANISH FORK CITY FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS_____ DAY OF _____. A.D. 2022.

BY:

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THIS ____ DAY OF_____ , A.D. 2022, PERSONALLY APPEARED BEFORE ME _____, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE _____OF_____ AND THAT SAID THIS DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION# EXPIRES PRINTED NAME

ACCEPTANCE BY LEGISLATIVE BODY

THE _____OF_____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____A.D. 2022.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK–RECORDER
APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

J6 INDUSTRIAL

SPANISH FORK CITY, UTAH COUNTY, UTAH

CONTAINING 4 LOTS AND 89.48 ACRES

LOCATED IN NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL	UTAH COUNTY RECORDER

Z:\2021\21-041 J6 Industrial\CADD\FINAL\02- FINAL PLAT.dwg 8/1/2022 1:32:26 PM MDT

SEE SHEET SD-02

SEE SHEET SD-01

SR-77 (3800 NORTH)

SEE SHEET PP-06

SEE SHEET PP-15

SEE SHEET PP-05

SEE SHEET PP-06

SEE SHEET PP-07

SEE SHEET PP-08

SEE SHEET PP-09

SEE SHEET PP-10

SEE SHEET PP-11

SEE SHEET PP-14

SEE SHEET PP-13

SEE SHEET PP-04

SEE SHEET PP-03

SEE SHEET PP-02

SEE SHEET PP-12

SEE SHEET PP-01

4" SEWER LATERAL TYP.
2" PI LATERAL TYP.
8" CULINARY LATERAL TYP.

1730 WEST

1150 WEST (800 WEST COUNTY)

3400 NORTH

1 2 3 4

SDMH#1 SSMH#7 SSMH#8 SSMH#5 SSMH#4 SSMH#3 SSMH#2 SSMH#1 SSMH#15

CB#5 CB#6 CB#7 CB#8 CB#9 CB#10 CB#11 CB#12 CB#13 CB#14 CB#15

12"PI/12"CUL 12"SS 8"SS 12"CUL 12"PI

SDMH#6 SDMH#2 SDMH#3 SDMH#4 SDMH#5 SDMH#7

SSMH#6 SSMH#9 SSMH#10 SSMH#11 SSMH#12 SSMH#13 SSMH#14

CB#4 CB#3 CB#2 CB#1

IRR BOX#1 IRR BOX#2 IRR BOX#3

EX.SSMH 5' CURB CUT

EX.SS EX.COL EX.PI EX.SS3 EX.SSMH EX.CUL

SWENSON PROPERTIES LLC
24:006:0002

GILMER & DOROTHY NIELSEN
24:002:0017

GILMER & DOROTHY NIELSEN
24:002:0019

KYLE MORRIS
24:002:0004

KEITH WILLIAMS
24:002:0021

EX. BUILDING

SUNRISE NORTH LLC (ET AL)
24:007:0023

KEITH WILLIAMS
24:007:0025

KEITH WILLIAMS
24:007:0028

EX. HYDRANT

96' DIA. TEMPORARY TURNAROUND EASEMENT TO BE PROVIDED IF ADJACENT PROPERTY NOT DEVELOPED CONCURRENTLY

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. CAP & PLUG CULINARY WATERLINE.
7. CAP & PLUG PRESSURIZED IRRIGATION.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.

SHEET NO. 3

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UTILITY & TOPOGRAPHY & INDEX

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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SR-77 (3800 NORTH)

SR-77 (3800 NORTH)

1730 WEST

1150 WEST (800 WEST COUNTY)

3400 NORTH

SWENSON PROPERTIES LLC
24:006:0002

GARY THOMAS (ET AL)
24:005:0015

KEITH WILLIAMS
24:007:0028

SUNRISE NORTH LLC (ET AL)
24:007:0023

KEITH WILLIAMS
24:007:0025

GILMER & DOROTHY NIELSEN
24:002:0017

GILMER & DOROTHY NIELSEN
24:002:0019

KYLE MORRIS
24:002:0004

KEITH WILLIAMS
24:002:0021

40' EXISTING POWER EASEMENT

EX. BUILDING

EX. HYDRANT

4505.00 4506.00 4507.00 4508.00 4509.00 4510.00 4511.00 4512.00 4513.00 4514.00 4515.00 4516.00

EX.SSMH EX.SS EX.COL

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	15"RCP — PROPOSED STORM DRAIN
CENTERLINE	8"SS — PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	8"CUL — PROPOSED CULINARY WATERLINE
	6"PI — PROPOSED PRESSURIZED IRRIGATION

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING DITCH TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.

SHEET NO. 4

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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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MATCHLINE – SEE SHEET 8

SR-77 (3800 NORTH)

DITCH SECTION D (SEE SHEET SD-05)

6'x3' BOX CULVERT

SR-77 (3800 NORTH)

24"RCP

SDMH#1

CB#5

CB#6

CB#7

CB#8

CB#9

CB#10

CB#11

CB#12

CB#13

CB#14

CB#15

DITCH SECTION A

DITCH SECTION A

DITCH SECTION B

24"RCP

CB#4

EX.DITCH

5' CURB CUT

GILMER & DOROTHY NIELSEN
24:002:0017

1150 WEST (800 WEST COUNTY)

SDMH#2

24"RCP

1730 WEST

GILMER & DOROTHY NIELSEN
24:002:0019

CB#3

KYLE MORRIS
24:002:0004

5' CURB CUT

SWENSON PROPERTIES LLC
24:006:0002

SDMH#3

KEITH WILLIAMS
24:002:0021

EX.DITCH

24"RCP

CB#2

EX.DITCH

SDMH#4

SUNRISE NORTH LLC (ET AL)
24:007:0023

KEITH WILLIAMS
24:007:0025

24"RCP

CB#1

SDMH#5

KEITH WILLIAMS
24:007:0028

IRR BOX#1

IRR BOX#2

IRR BOX#3

3400 NORTH

GARY THOMAS (ET AL)
24:005:0015

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	15"RCP — PROPOSED STORM DRAIN
CENTERLINE	8"SS — PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	8"CUL — PROPOSED CULINARY WATERLINE
	6"PI — PROPOSED PRESSURIZED IRRIGATION

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 5

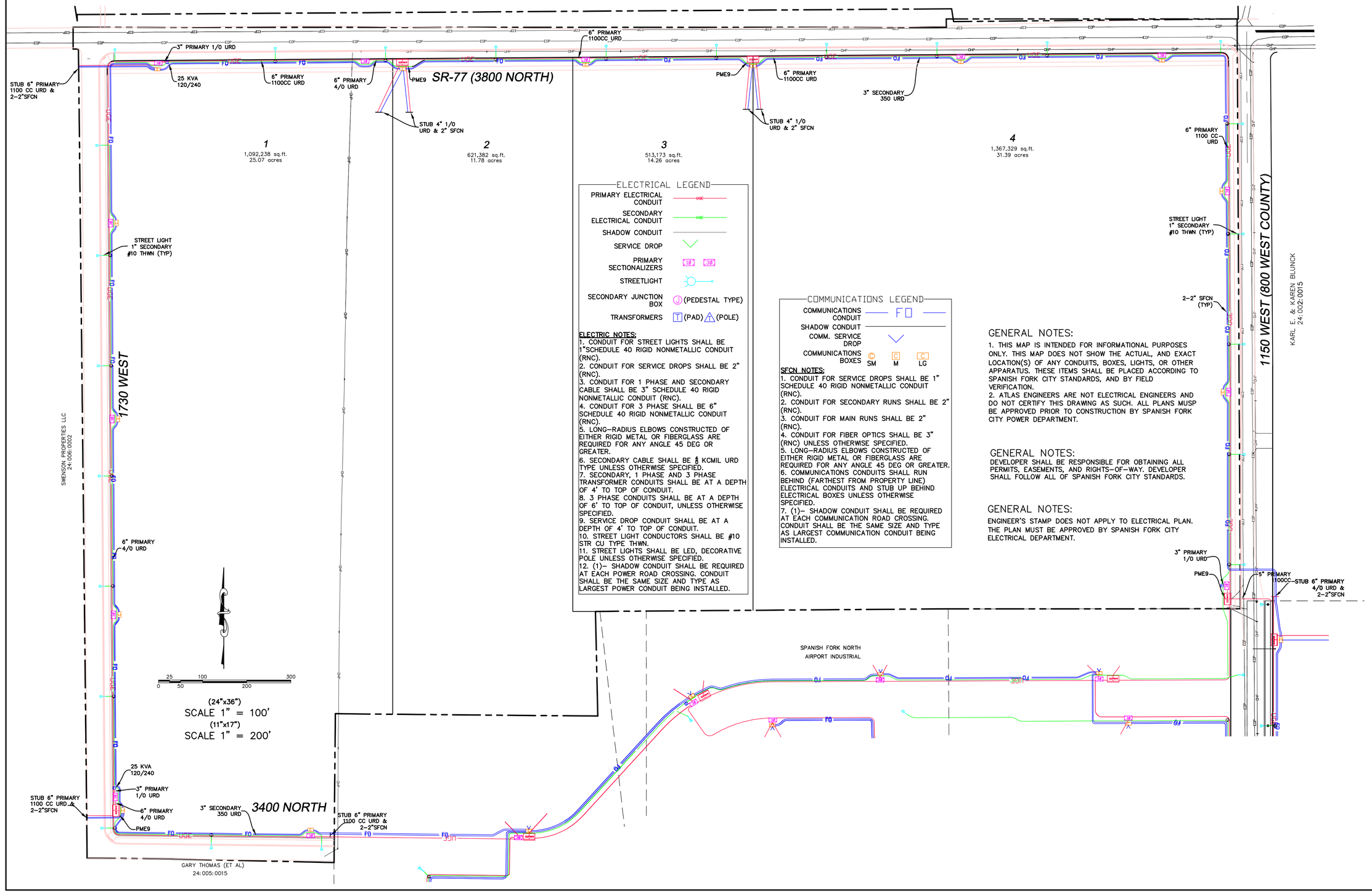
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DRAINAGE PLAN

SPANISH FORK, UTAH

ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGE
- SECONDARY ELECTRICAL CONDUIT — UGE
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 1Ø — 3Ø
- STREETLIGHT
- SECONDARY JUNCTION BOX — (J) (PEDESTAL TYPE)
- TRANSFORMERS — (T) (PAD) (A) (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

COMMUNICATIONS LEGEND

- COMMUNICATIONS CONDUIT — FO
- SHADOW CONDUIT
- COMM. SERVICE DROP
- COMMUNICATIONS BOXES — SM, M, LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.

GENERAL NOTES:

1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUSP BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

GENERAL NOTES:

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

GENERAL NOTES:

ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

SHEET NO. 6

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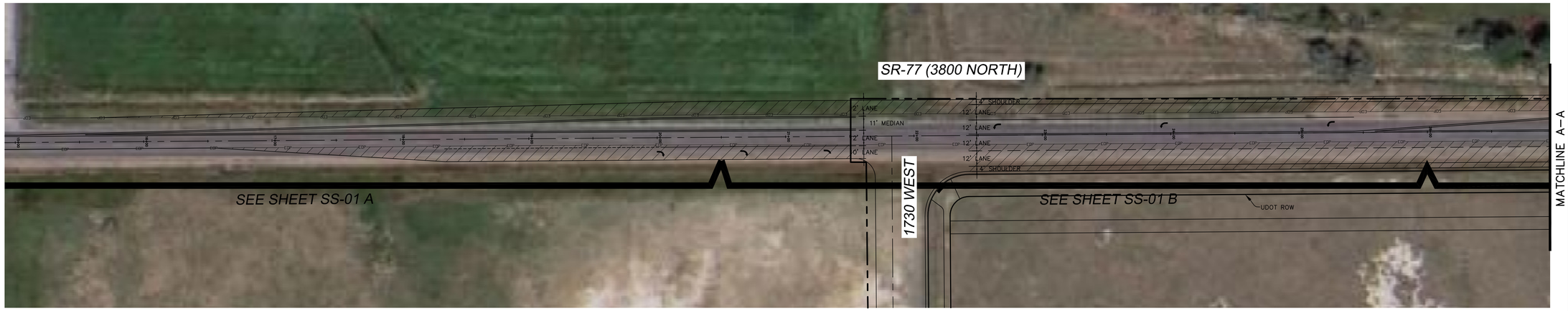
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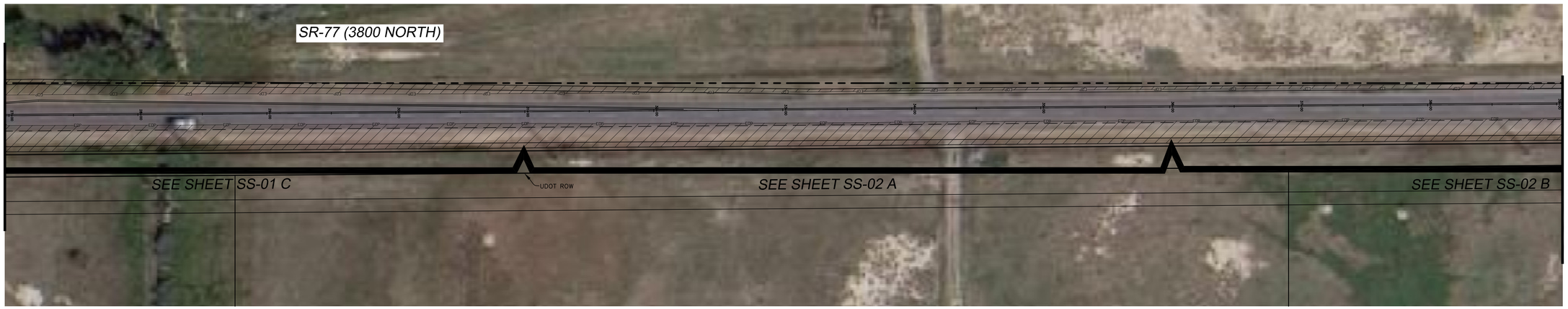
SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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7" HMA UDOT APPROVED MIX DESIGN
6" UNTREATED BASE COURSE
12" GRANULAR BORROW

PAVEMENT SECTION FOR STATE HIGHWAY

NOTE:
ALL MATERIALS TO MEET UDOT SPECIFICATIONS

UDOT NOTES:
1. SITE ACCESS CATEGORY 15.
2. POSTED SPEED LIMIT ON SR–77 IS 45 MPH.
3. ALL ADA PEDESTRIAN RAMPS ON SR–164 TO MEET UDOT 2020 STANDARD PEDESTRIAN ACCESS (PA) DRAWINGS.
4. STRIPING REMOVAL WILL BE TO UDOT STANDARDS – NO GRINDING.

NEW PAVEMENT

0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 7A

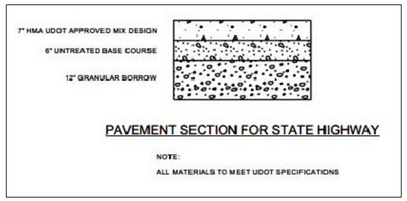
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UDOT ACCESS PLAN

SPANISH FORK, UTAH

ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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PAVEMENT SECTION FOR STATE HIGHWAY

NOTE:
ALL MATERIALS TO MEET UDOT SPECIFICATIONS

UDOT NOTES:
1. SITE ACCESS CATEGORY 15.
2. POSTED SPEED LIMIT ON SR-77 IS 45 MPH.
3. ALL ADA PEDESTRIAN RAMPS ON SR-164 TO MEET UDOT 2020 STANDARD PEDESTRIAN ACCESS (PA) DRAWINGS.
4. STRIPING REMOVAL WILL BE TO UDOT STANDARDS – NO GRINDING.

NEW PAVEMENT



0 5 10 20 40 80 120

(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

SHEET NO. 7B

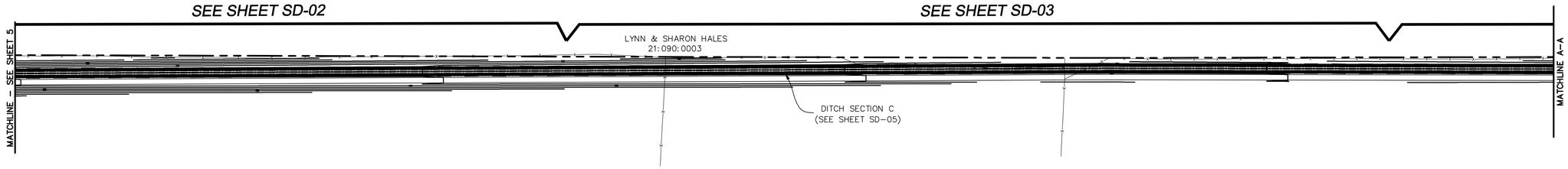
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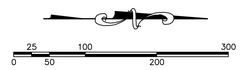
UDOT ACCESS PLAN

SPANISH FORK, UTAH

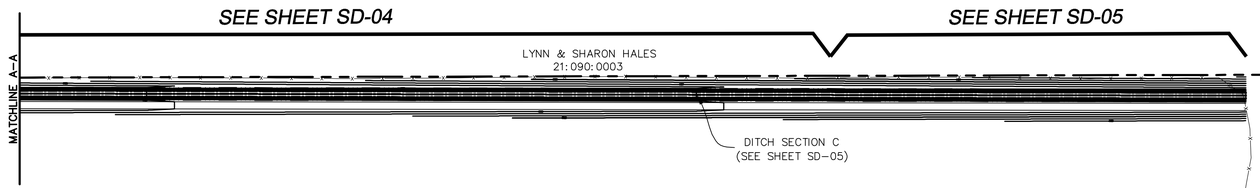
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

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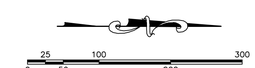


(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'



LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 8

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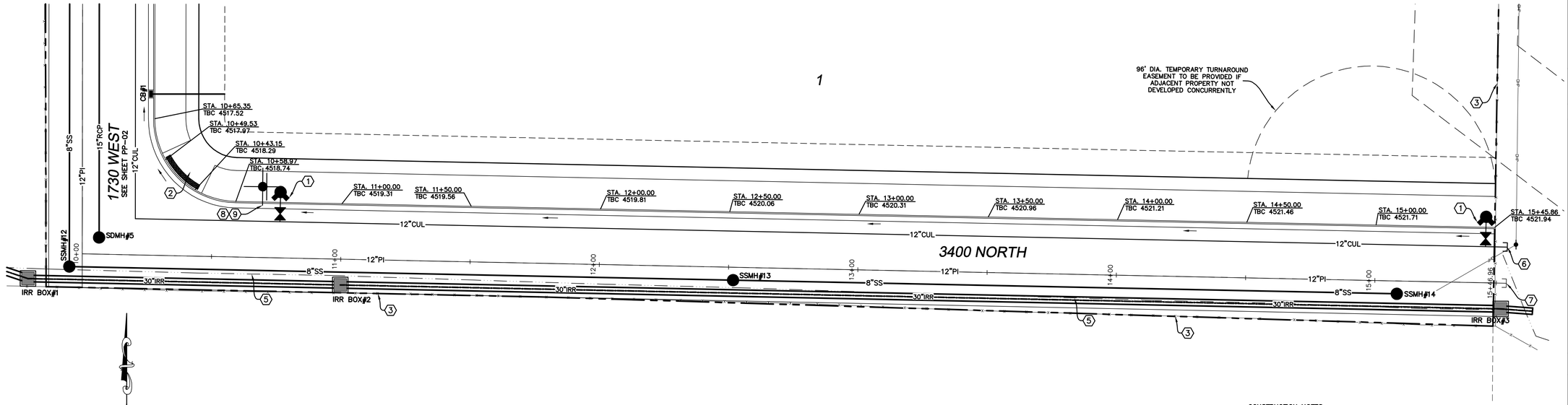
OFF-SITE DRAINAGE

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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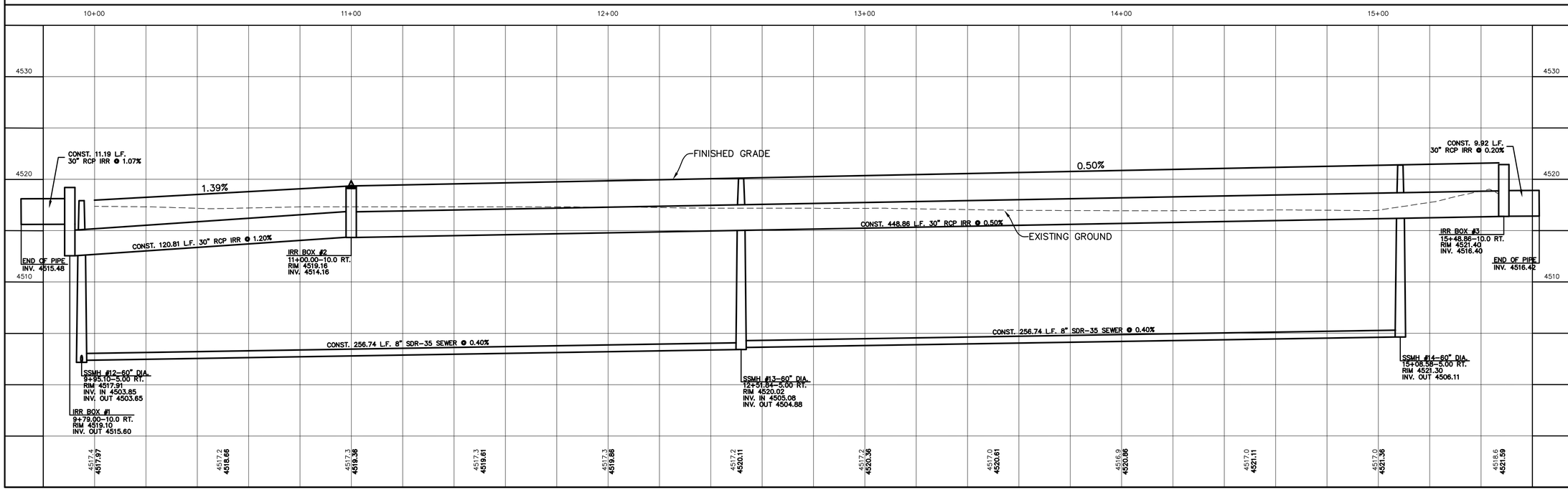


0 10 40
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-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ADA PEDESTRIAN RAMP TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. CAP & PLUG CULINARY WATERLINE.
7. CAP & PLUG PRESSURIZED IRRIGATION.
8. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
9. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.



SHEET NO. PP-01

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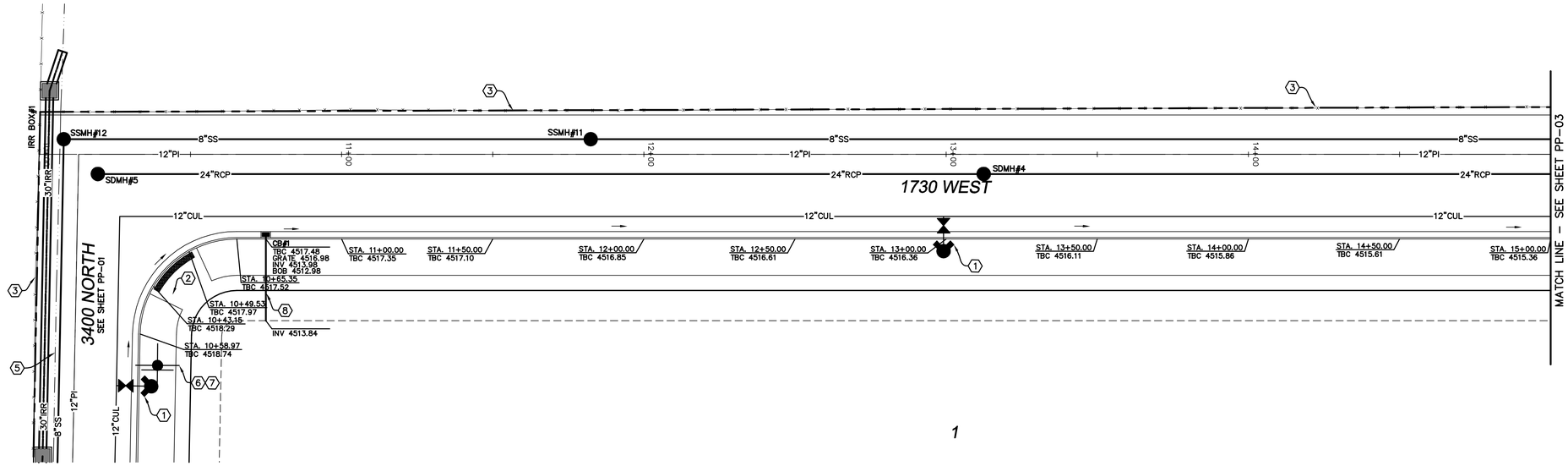
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SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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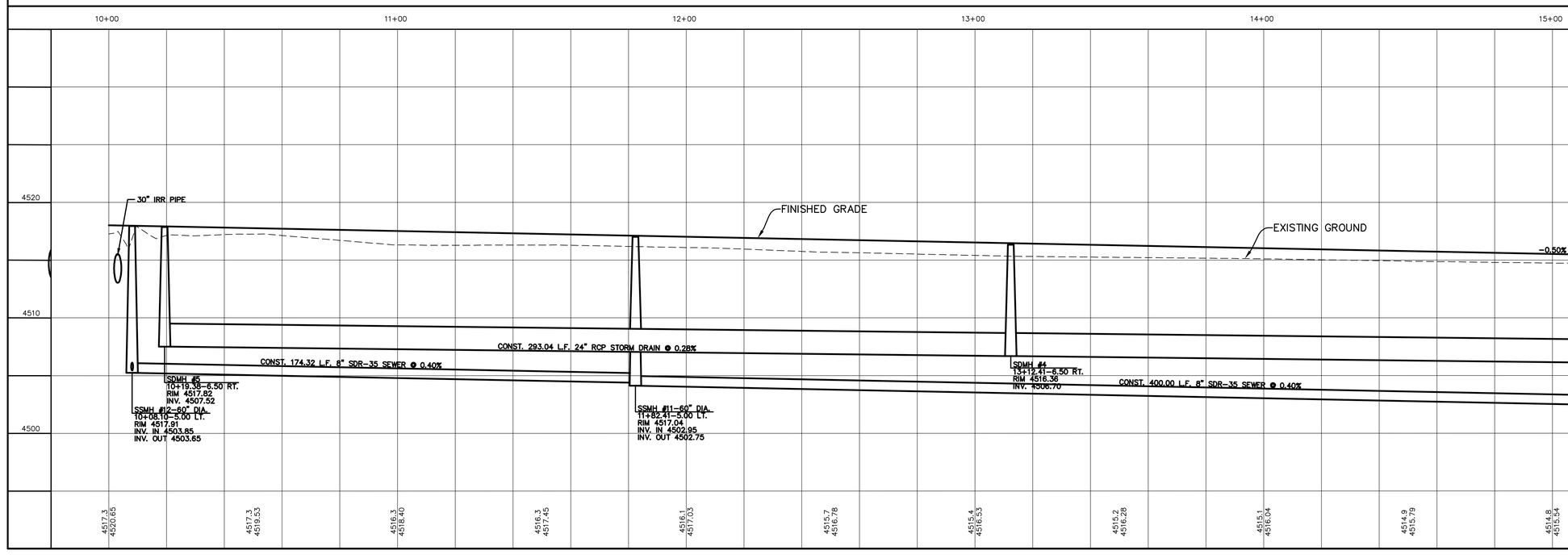
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0 10 40
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-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
8. CONST. 27.90 L.F. 12"ADS @ 0.50%



SHEET NO.
PP-02

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1730 WEST
STA. 10+00 TO STA. 15+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO REMAIN.
3. CONST. 27.90 L.F. 12"ADS @ 0.50%

0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO. PP-03

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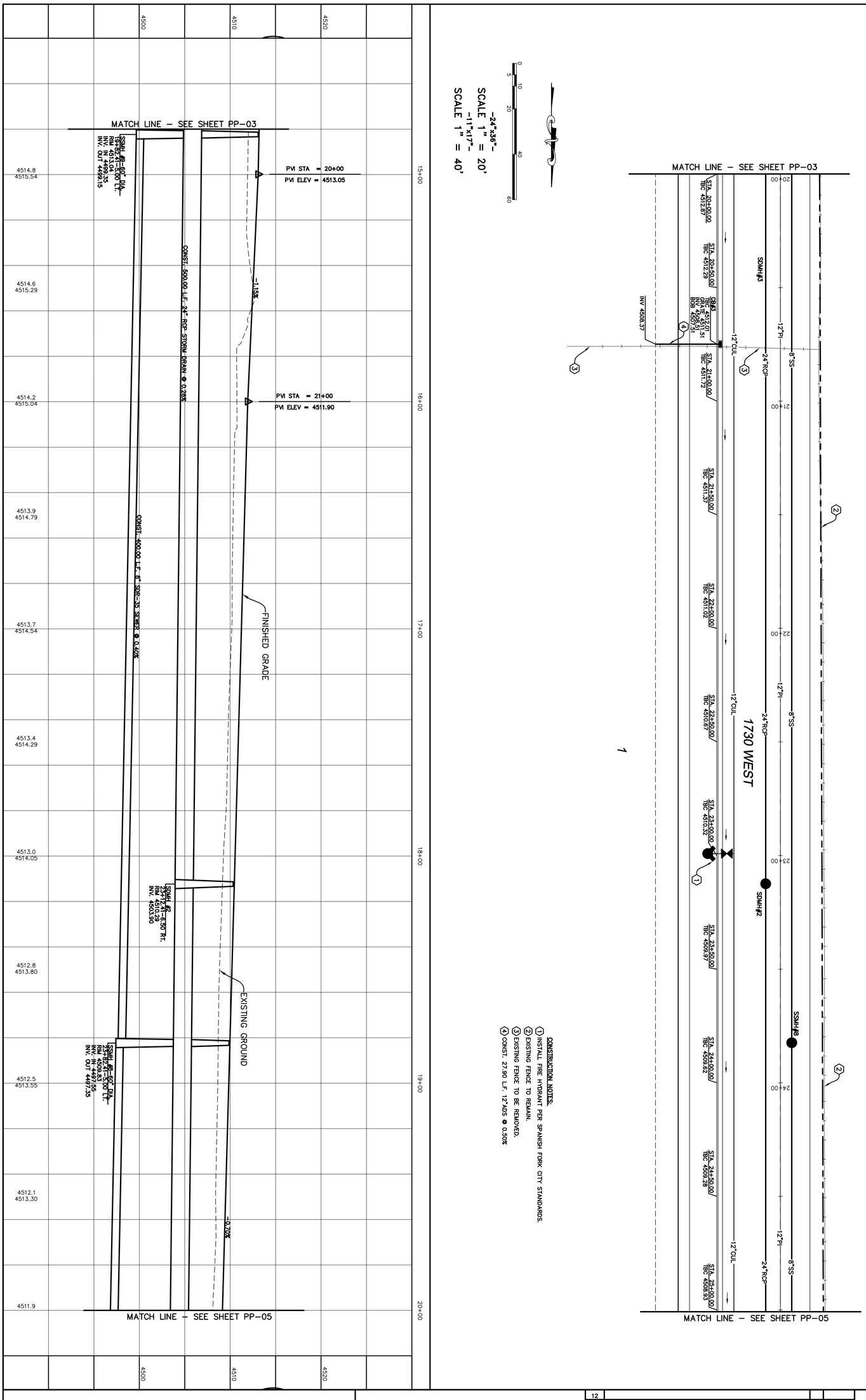
1730 WEST
STA. 15+00 TO STA. 20+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

J6 INDUSTRIAL

1730 WEST
STA. 20+00 TO STA. 25+00

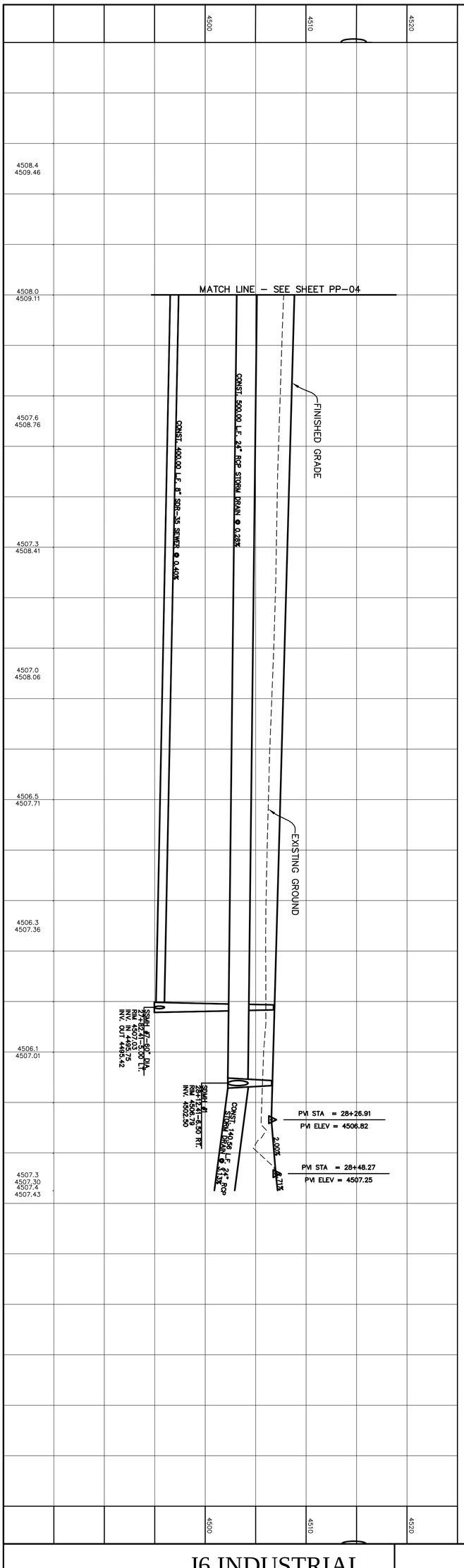
SPANISH FORK, UTAH

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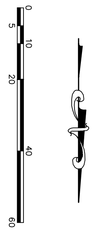
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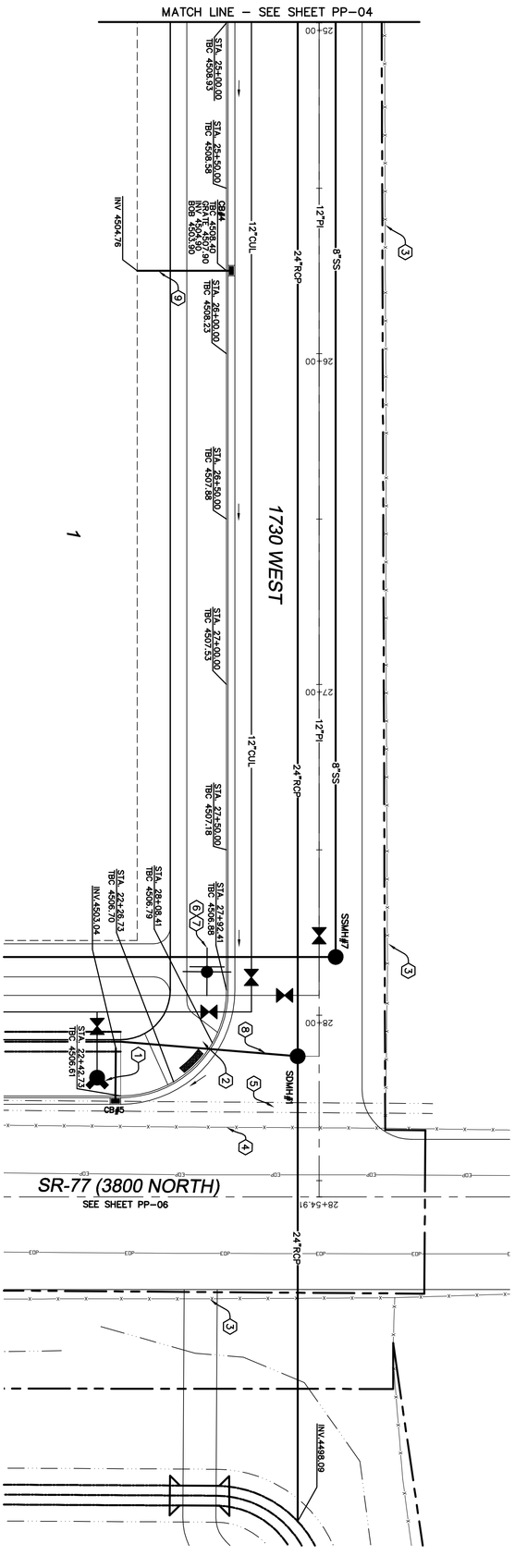
PP-04

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SCALE 1" = 20'
SCALE 1" = 40'





CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMP TO MEET UDOT CURRENT STANDARDS.
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
8. CONST. 53.68 L.F. 24" RCP @ 1.00%.
9. CONST. 27.80 L.F. 12" ADS @ 0.50%.

J6 INDUSTRIAL

1730 WEST
STA. 25+00 TO STA. 28+54.91

SPANISH FORK, UTAH

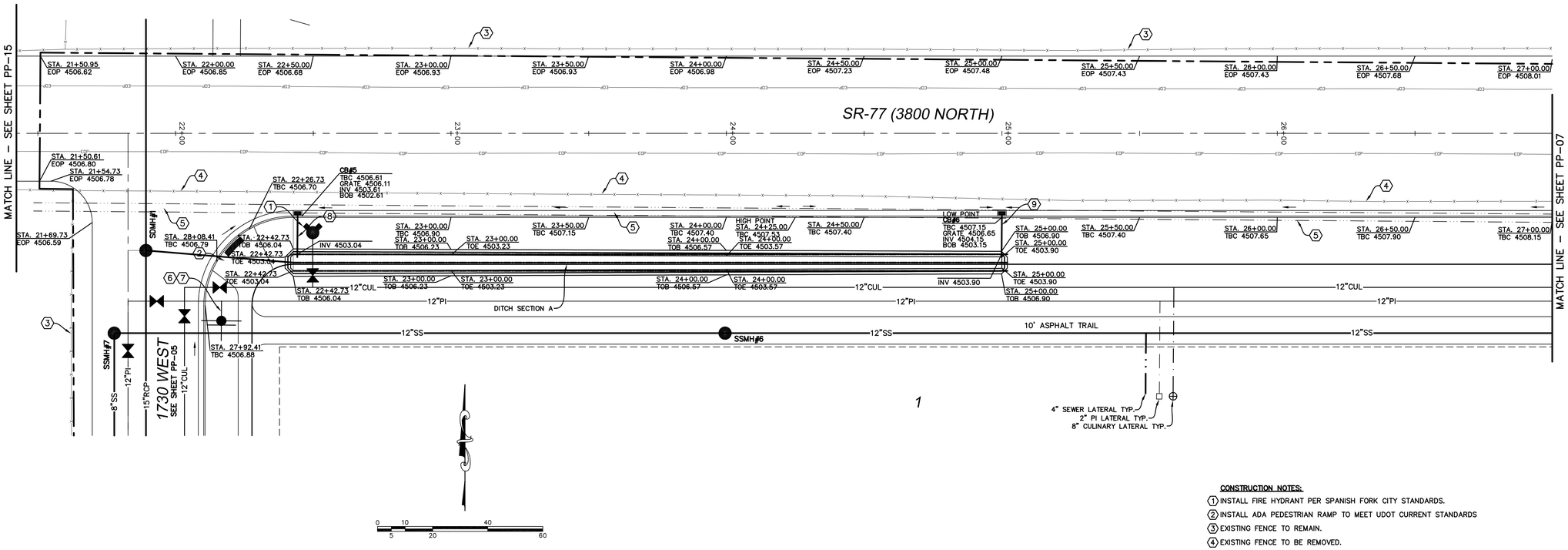
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PP-05

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

NO.	REVISIONS	BY	DATE
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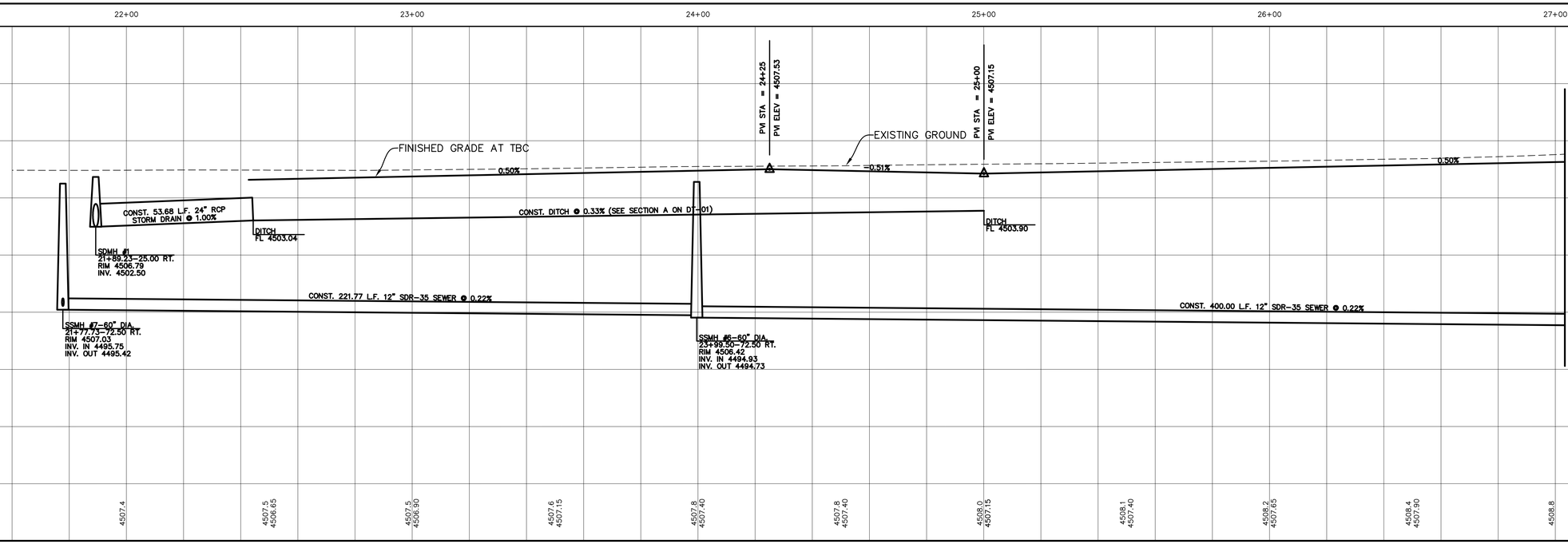


0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA PEDESTRIAN RAMP TO MEET UDOT CURRENT STANDARDS
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING DITCH TO BE REMOVED.
6. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
8. CONST. 27.90 L.F. 12"ADS @ 0.50%
9. CONST. 27.90 L.F. 12"ADS @ 0.50%



SHEET NO. PP-06

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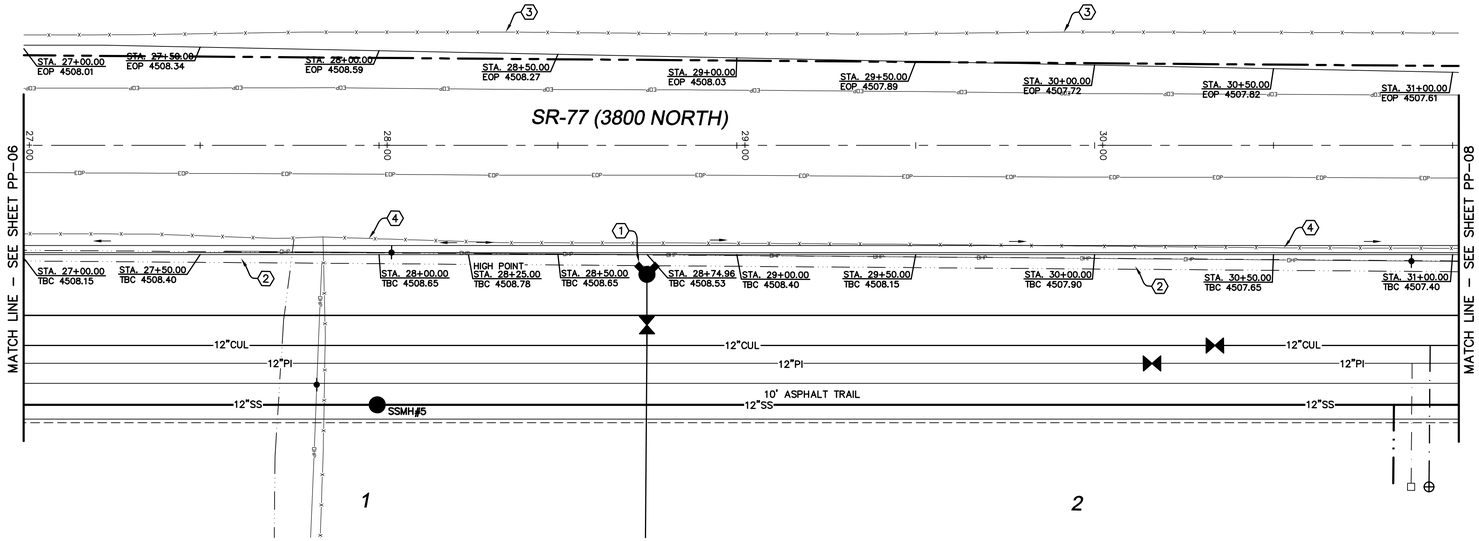
SR-77 (3800 NORTH)
STA. 21+50 TO STA. 27+00

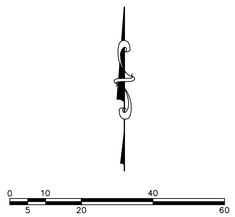
SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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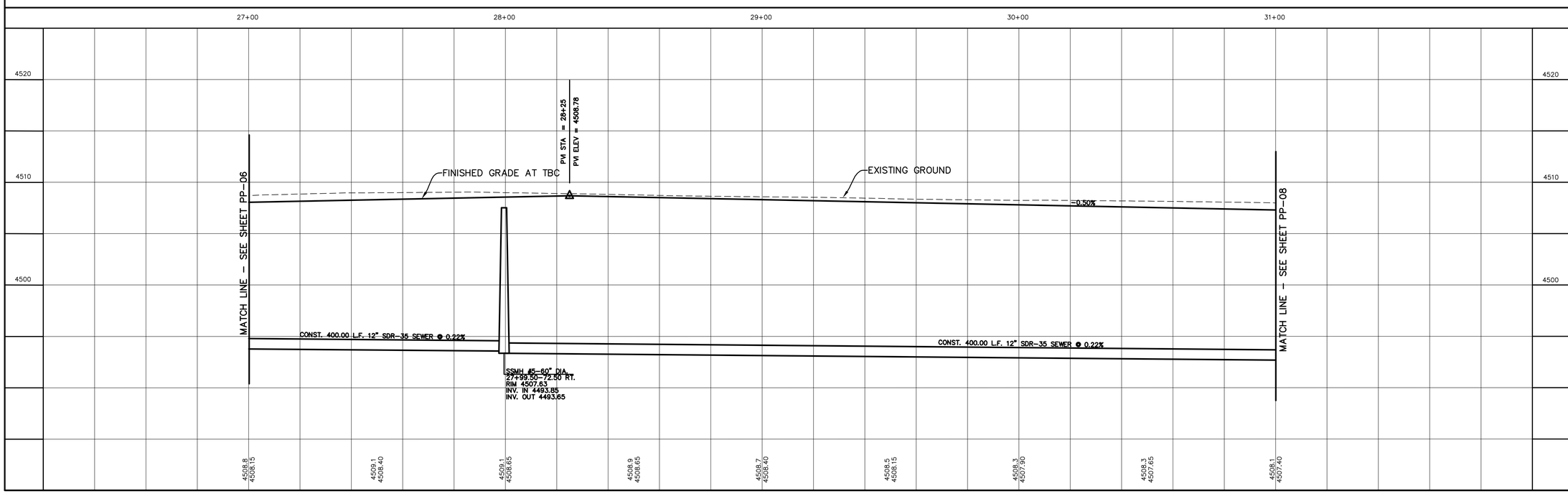




–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING DITCH TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.



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PP-07

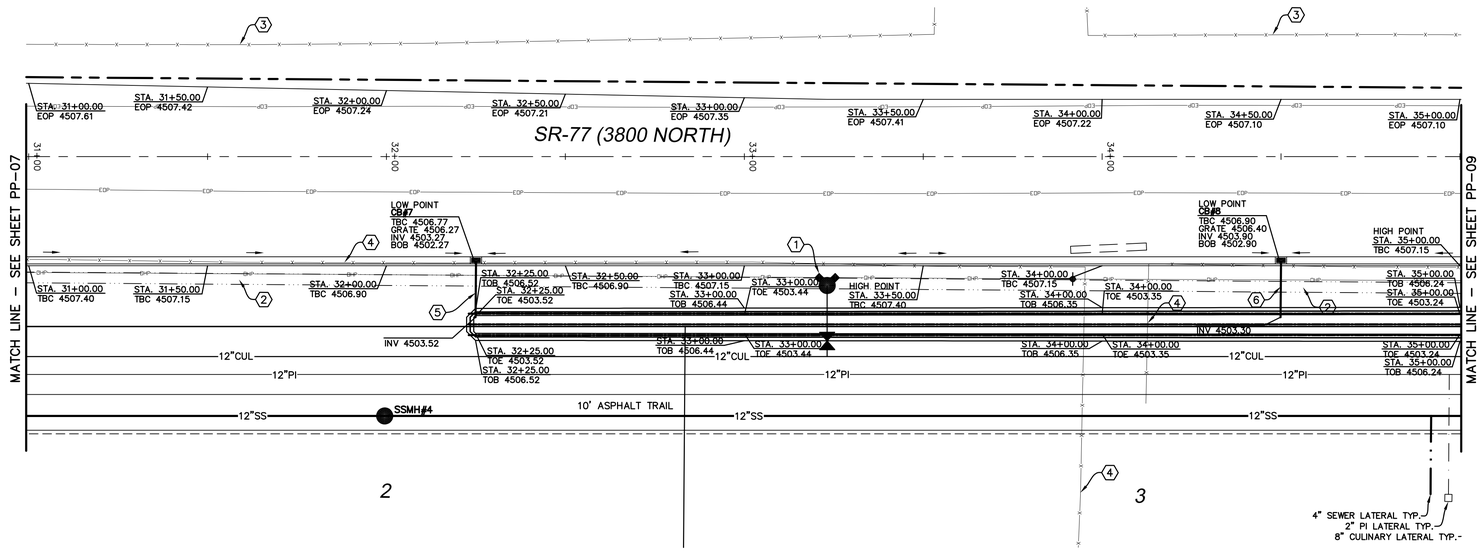
SR-77 (3800 NORTH)
STA. 27+00 TO STA. 31+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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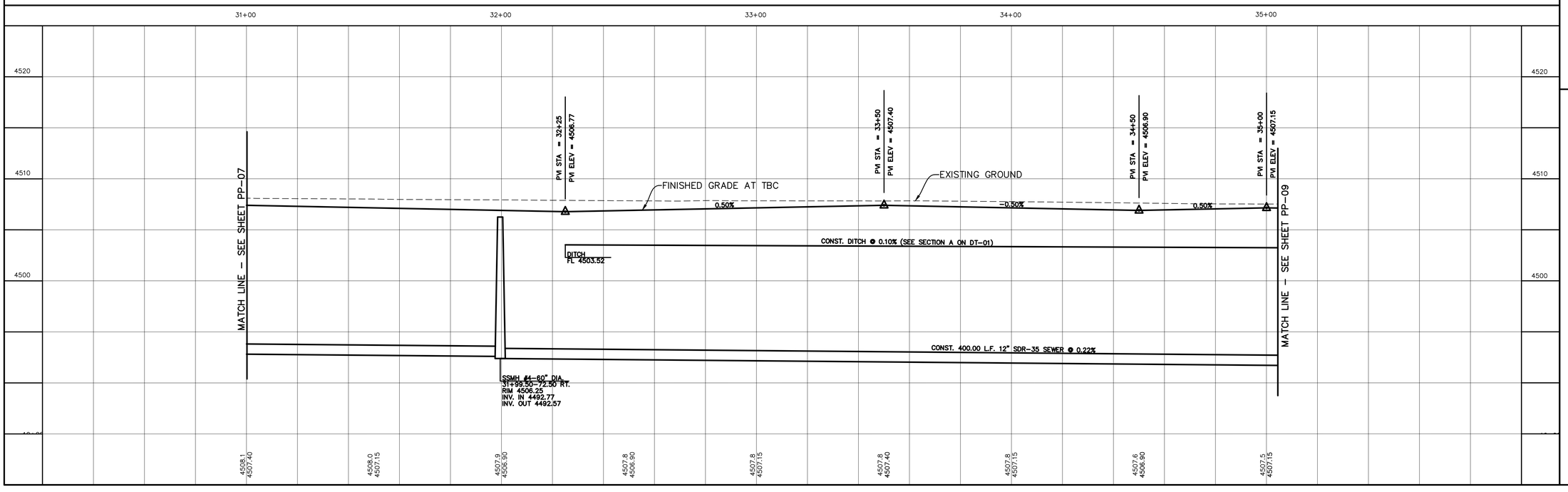


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING DITCH TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. CONST. 27.90 L.F. 12"ADS @ 0.50%
6. CONST. 27.90 L.F. 12"ADS @ 0.50%

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-08

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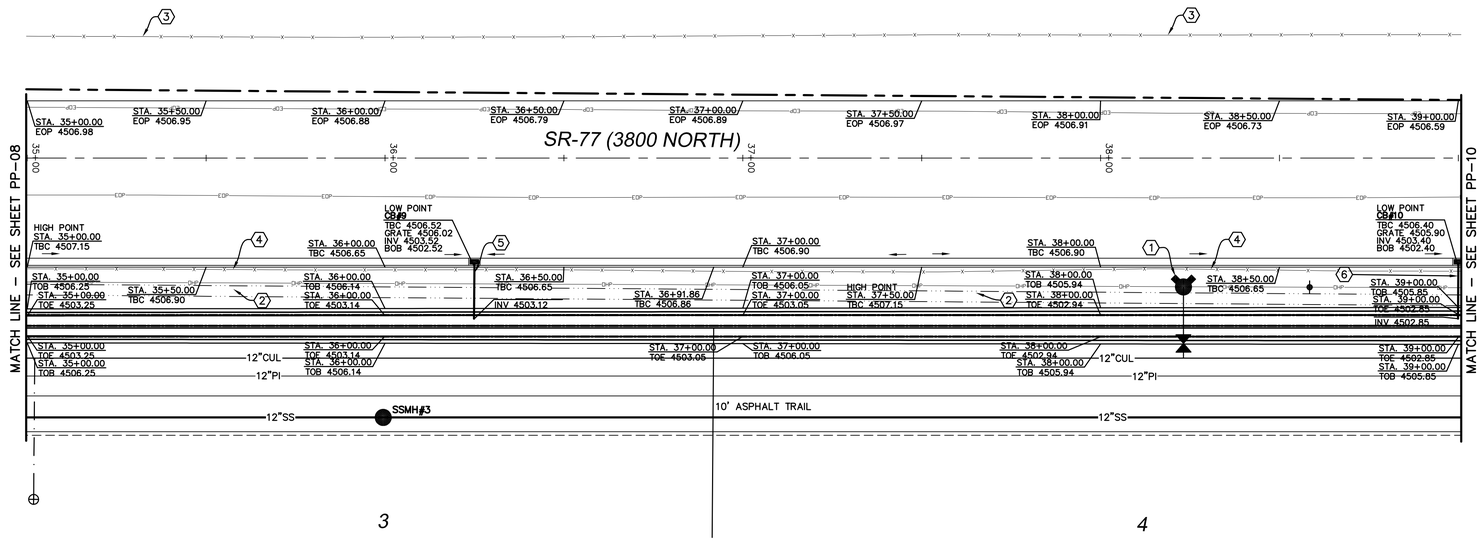
SR-77 (3800 NORTH)
STA. 31+00 TO STA. 35+00

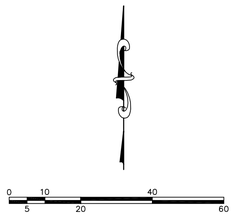
SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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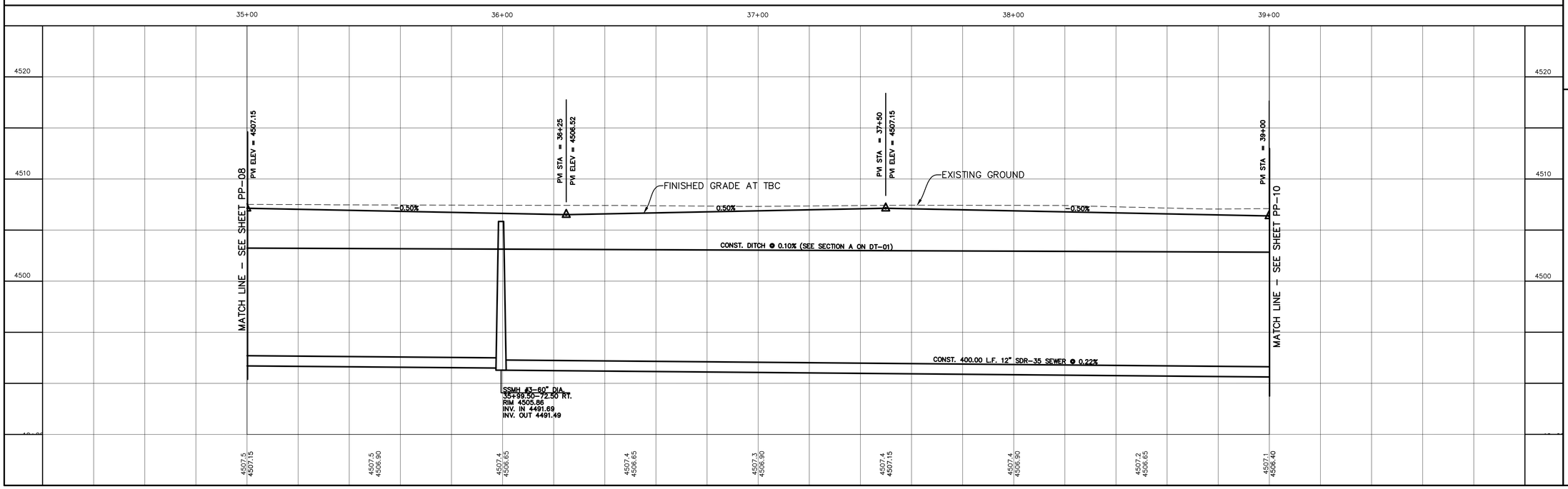




–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING DITCH TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. CONST. 27.90 L.F. 12"ADS @ 0.50%
6. CONST. 27.90 L.F. 12"ADS @ 0.50%



SHEET NO. PP-09

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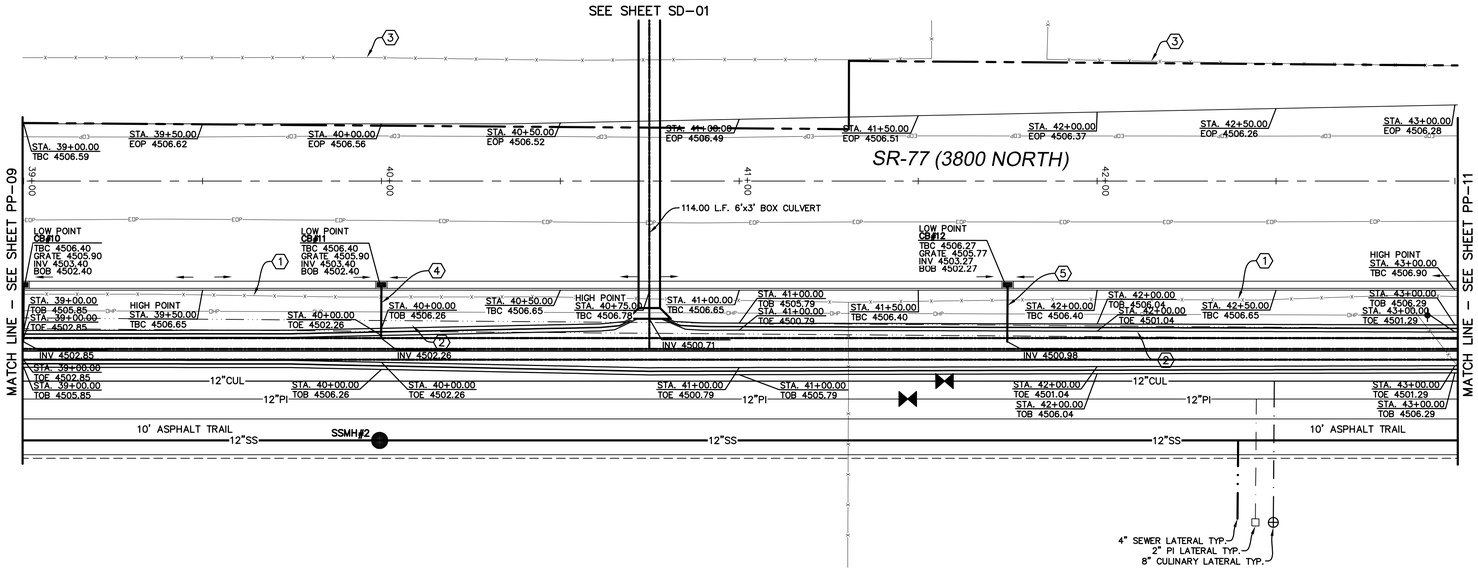
SR-77 (3800 NORTH)
STA. 35+00 TO STA. 39+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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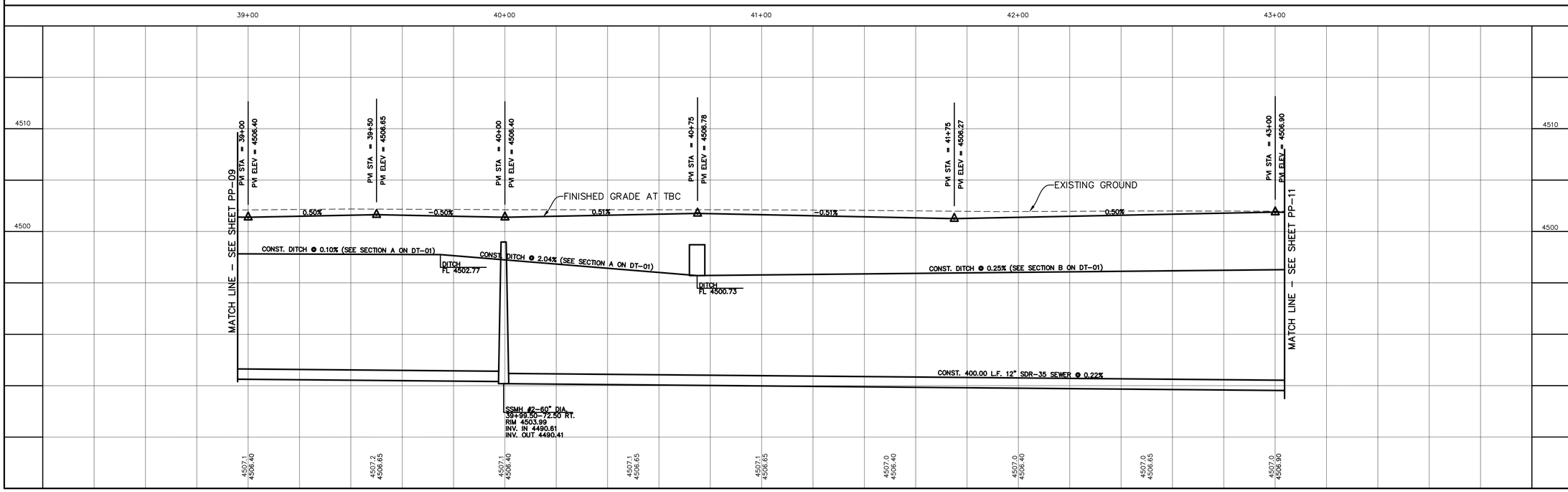


CONSTRUCTION NOTES:

1. EXISTING FENCE TO BE REMOVED.
2. EXISTING DITCH TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. CONST. 27.90 L.F. 12"ADS @ 0.50%
5. CONST. 27.90 L.F. 12"ADS @ 0.50%

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-10

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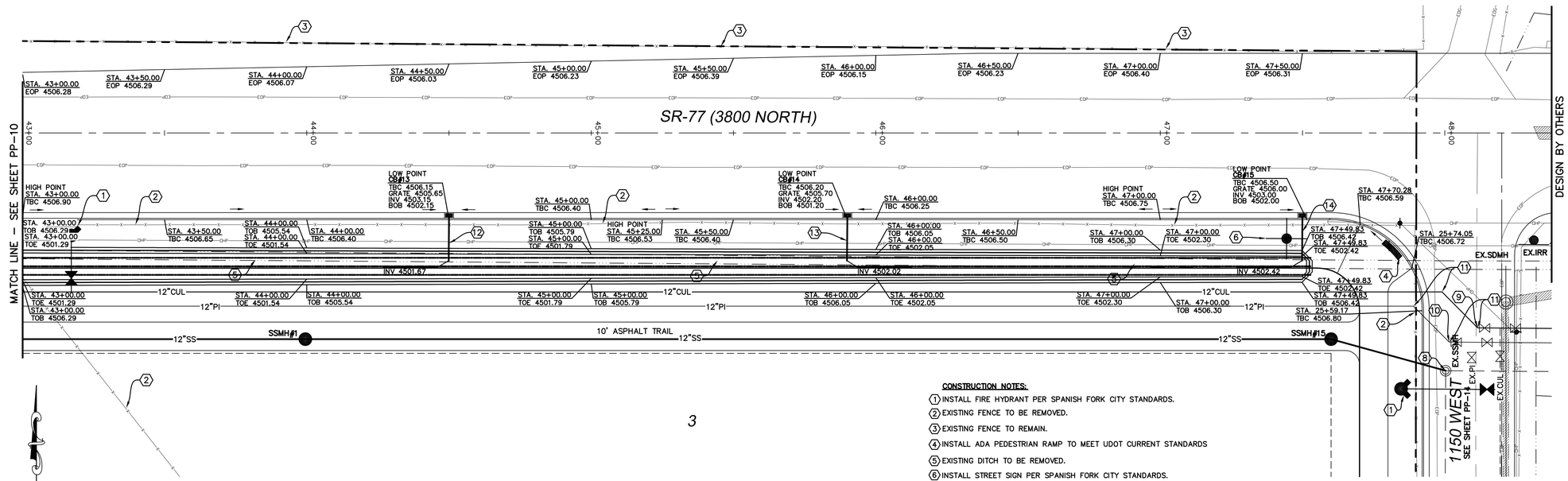
SR-77 (3800 NORTH)
STA. 39+00 TO STA. 43+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

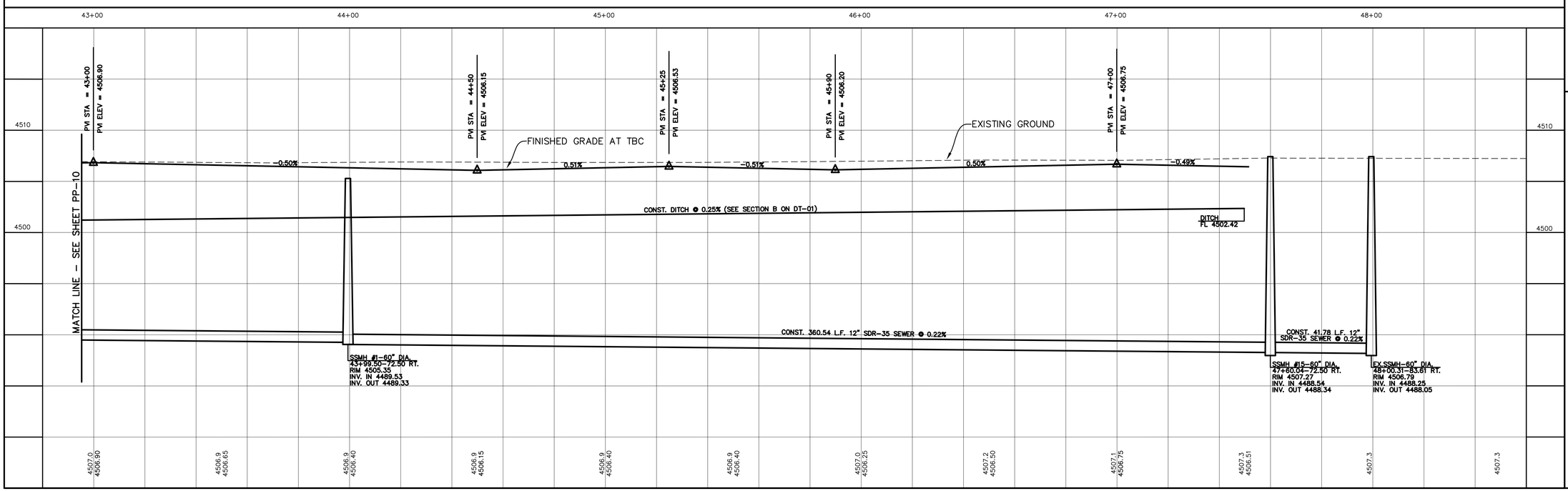
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–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. INSTALL ADA PEDESTRIAN RAMP TO MEET UDOT CURRENT STANDARDS
5. EXISTING DITCH TO BE REMOVED.
6. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
8. CONNECT TO EXISTING SEWER.
9. CONNECT TO EXISTING CULINARY WATERLINE.
10. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
11. INSTALL 45° BEND.
12. CONST. 27.90 L.F. 12"ADS @ 0.50%
13. CONST. 27.90 L.F. 12"ADS @ 0.50%
14. CONST. 27.90 L.F. 12"ADS @ 0.50%



SHEET NO. PP-11

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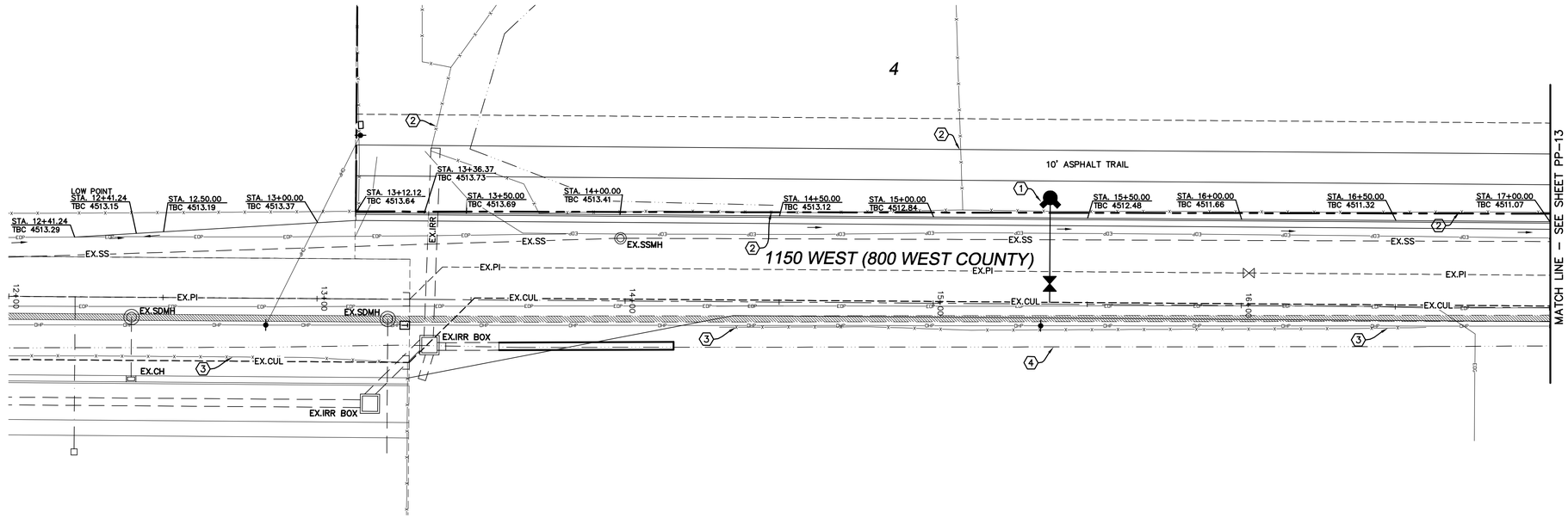
SR-77 (3800 NORTH)
STA. 43+00 TO STA. 48+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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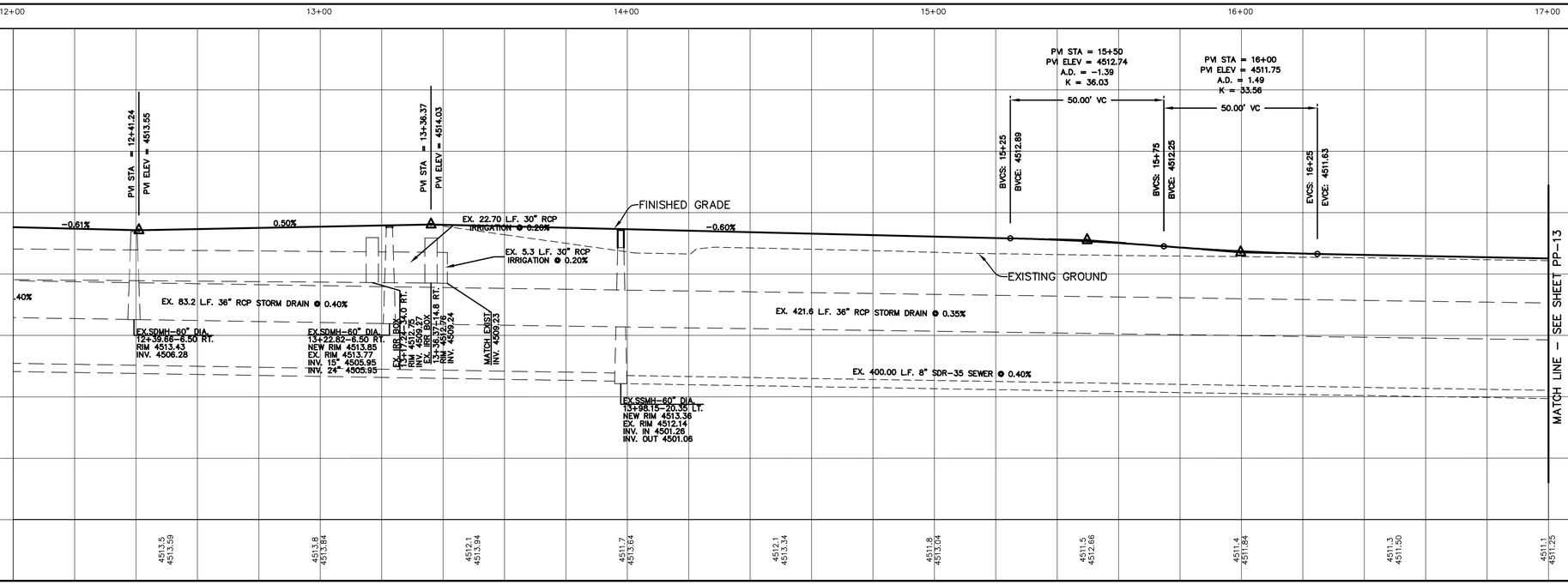


0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING DITCH TO REMAIN.
5. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
6. CONNECT TO EXISTING CULINARY WATERLINE.



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SHEET NO.
PP-12

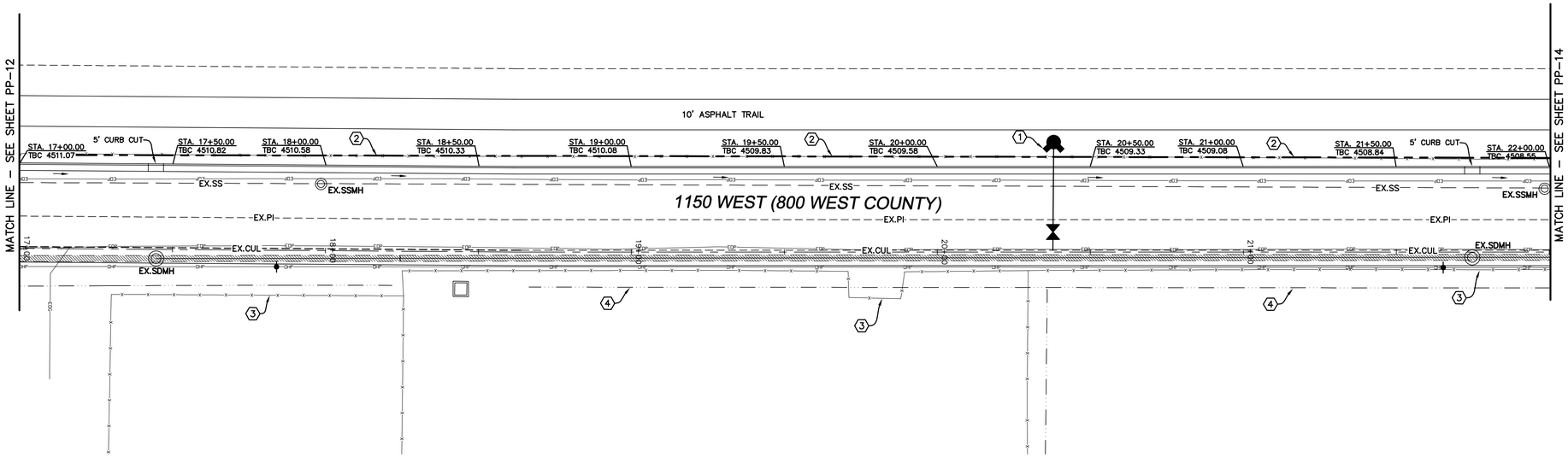
1150 WEST
STA. 12+00 TO STA. 17+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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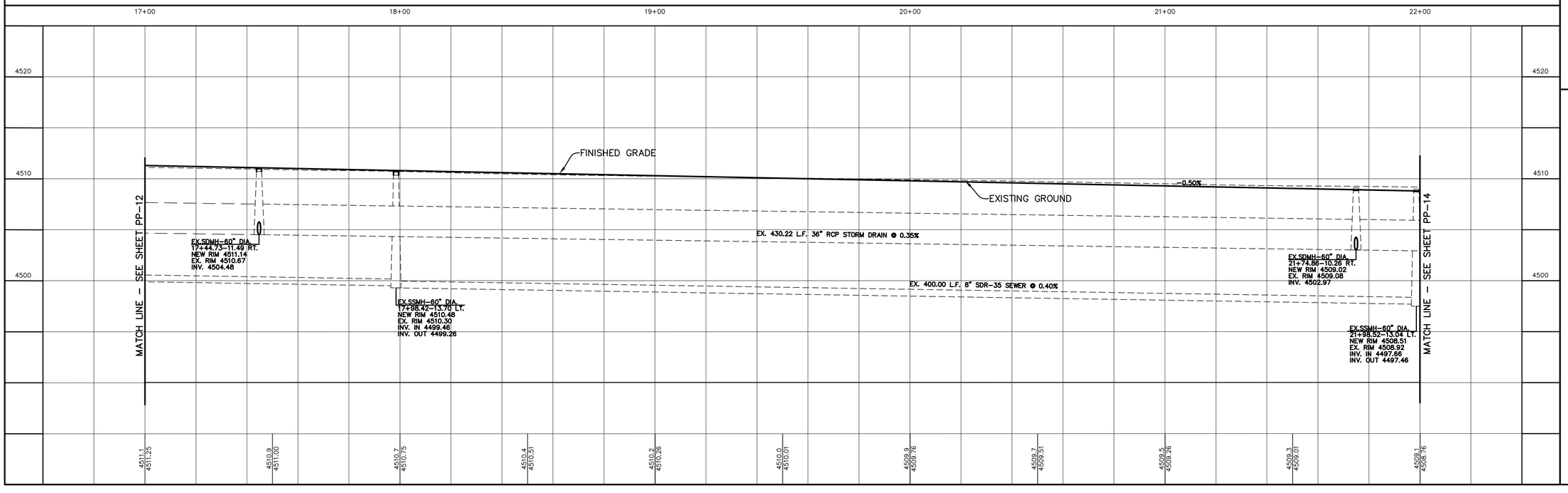


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING DITCH TO REMAIN.

0 10 40
5 20 60

–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-13

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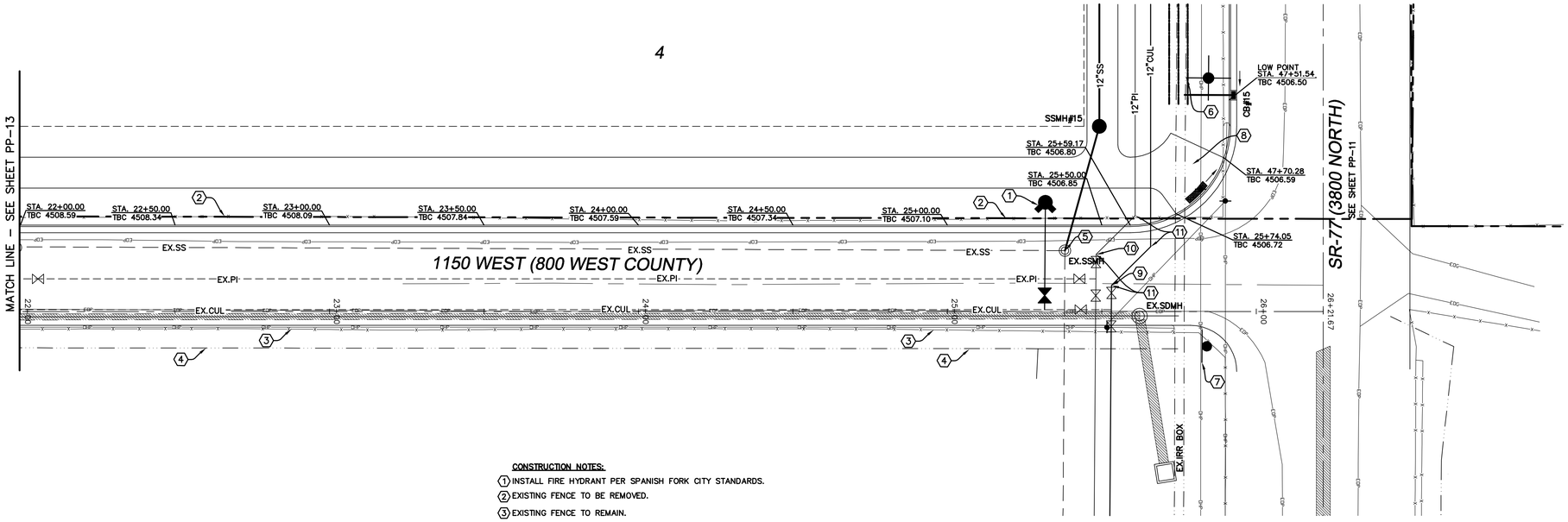
1150 WEST
STA. 17+00 TO STA. 22+00

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
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FAX:801-655-0109
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SPANISH FORK, UT 84660

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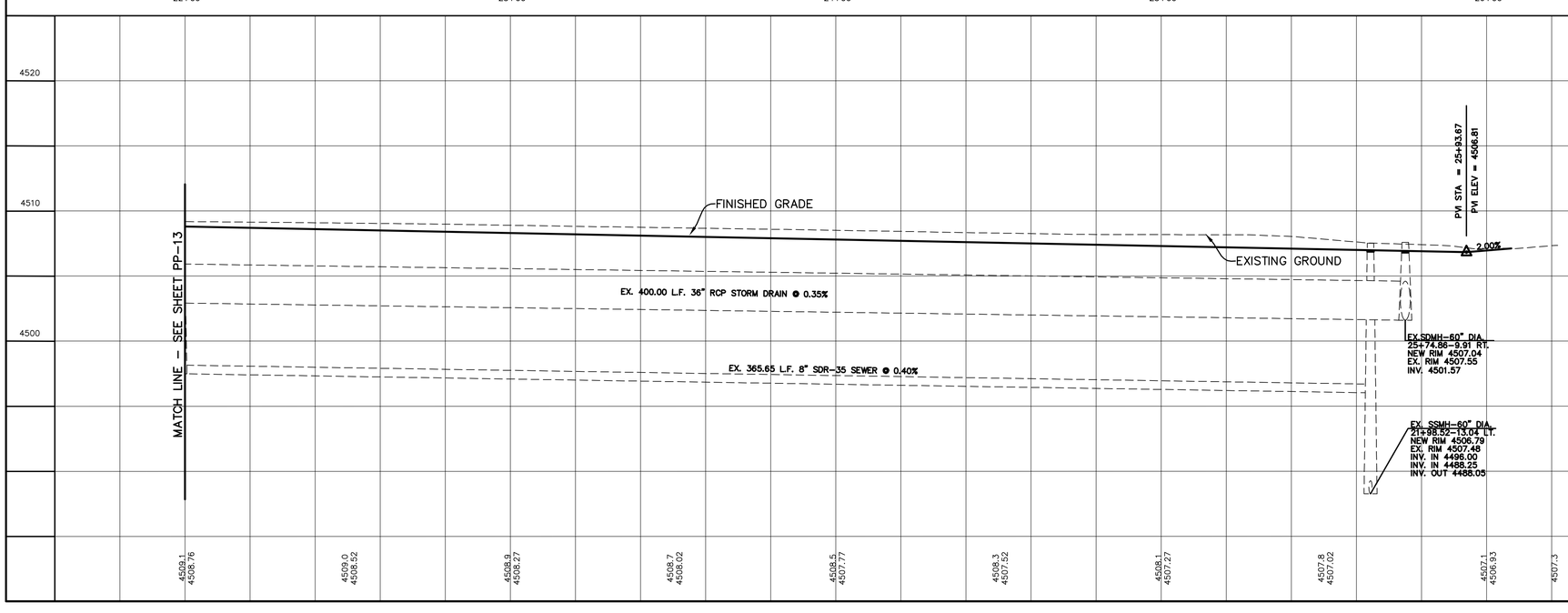


CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO BE REMOVED.
3. EXISTING FENCE TO REMAIN.
4. EXISTING DITCH TO REMAIN.
5. CONNECT TO EXISTING SEWER LINE.
6. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
8. ADA PEDESTRIAN RAMP TO MEET UDOT CURRENT STANDARDS
9. CONNECT TO EXISTING CULINARY WATERLINE.
10. CONNECT TO EXISTING PRESSURIZED IRRIGATION LINE.
11. INSTALL 45° BEND.

0 10 40
5 20 60

–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-14

NO.	REVISIONS	BY	DATE
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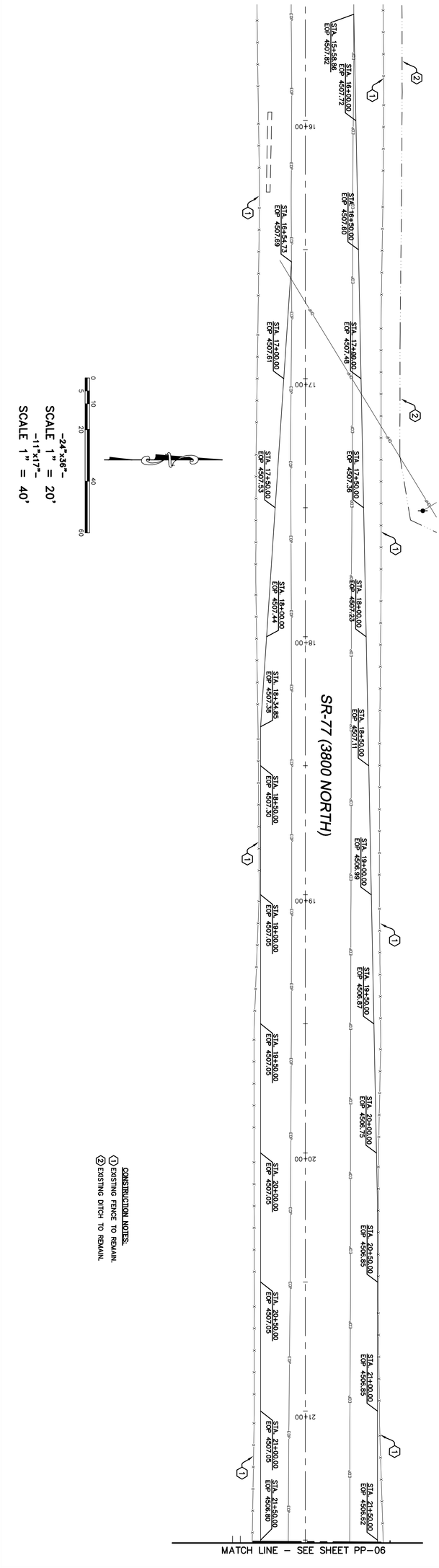
1150 WEST
STA. 22+00 TO STA. 26+21.67

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'
-24"x36"-

0 5 10 20 40 60

CONSTRUCTION NOTES:
1. EXISTING FENCE TO REMAIN.
2. EXISTING DITCH TO REMAIN.

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.

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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

SR-77 (3800 NORTH)
STA. 15+50 TO STA. 21+50

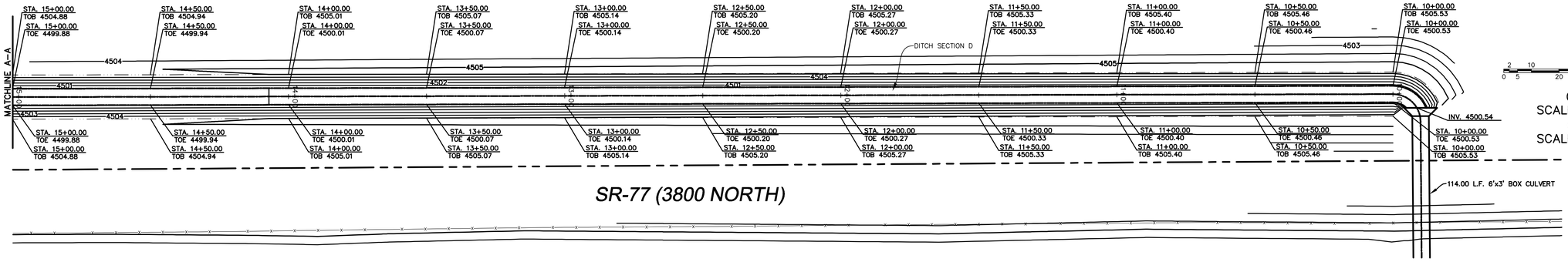
SPANISH FORK, UTAH

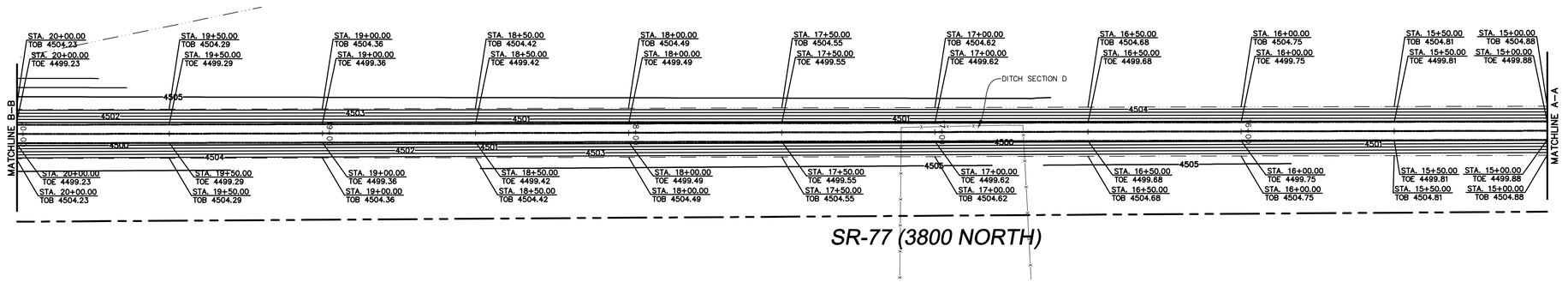
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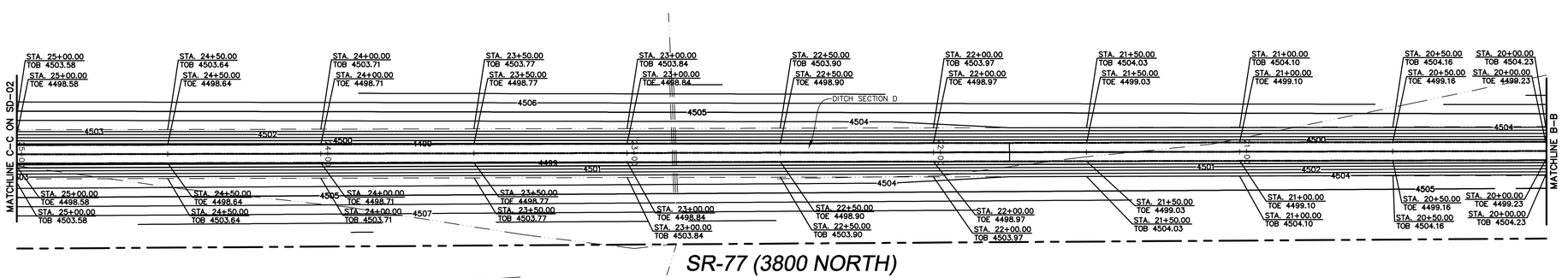
SHEET NO.

PP-15

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SHEET NO. SD-01

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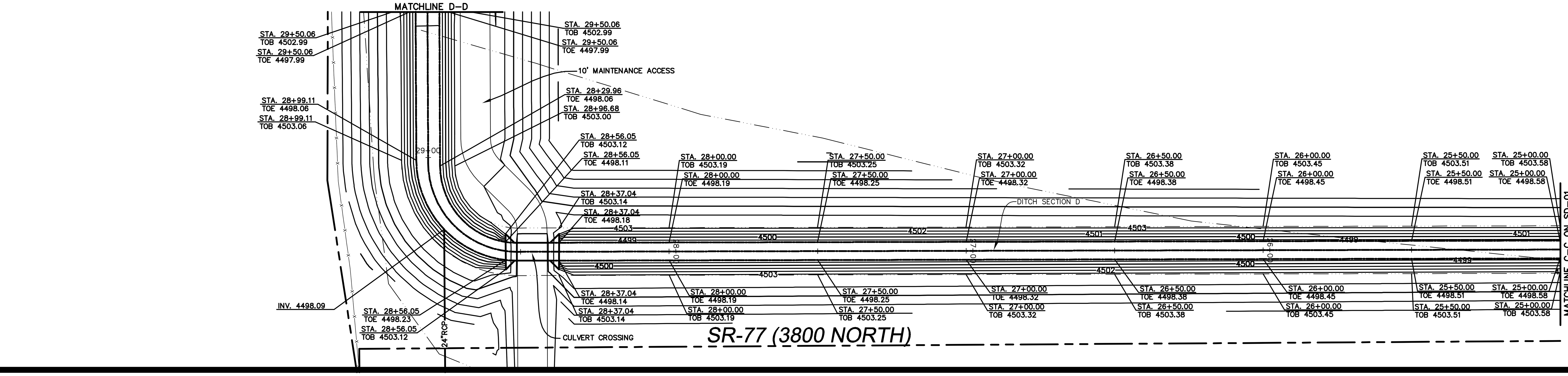
OFF-SITE DRAINAGE

SPANISH FORK, UTAH

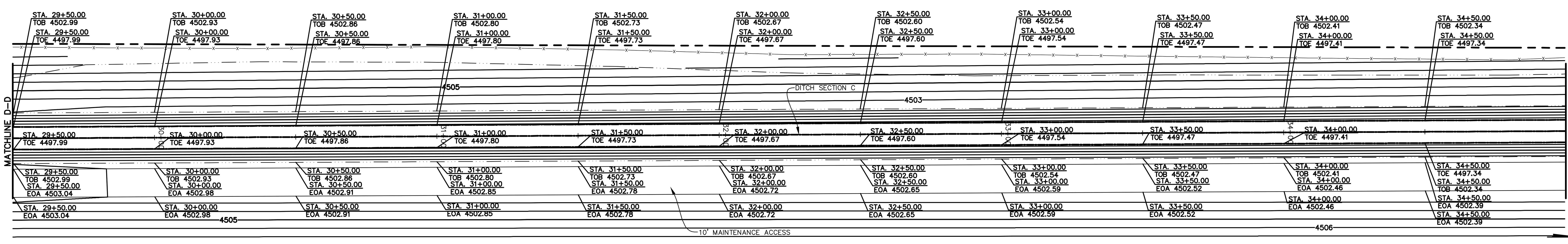
J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

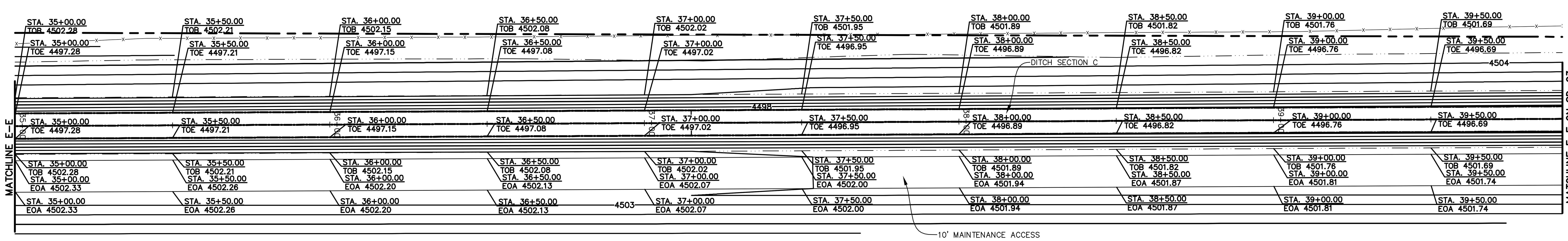
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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



(24"x36")
SCALE 1" = 20'
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(24"x36")
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SHEET NO.

SD-02

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REVISIONS

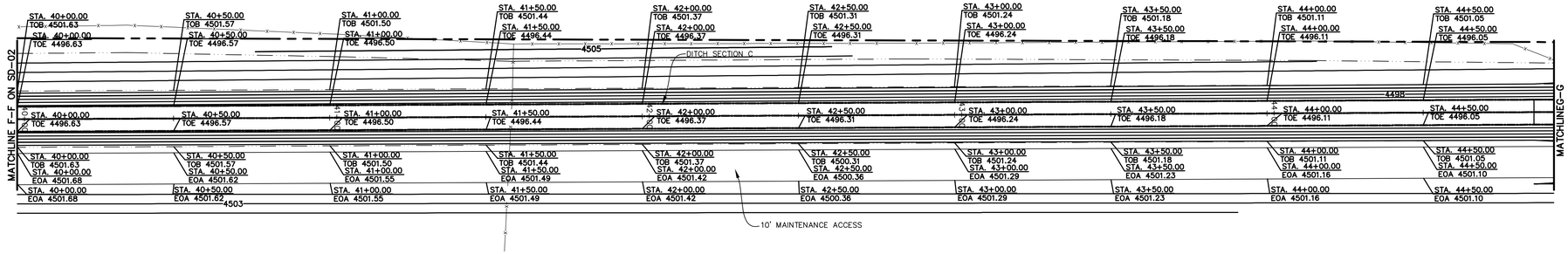
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SPANISH FORK, UTAH

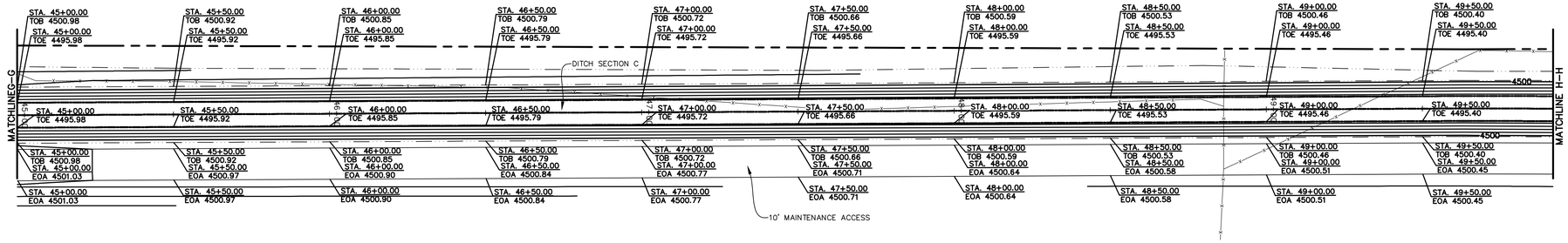
J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

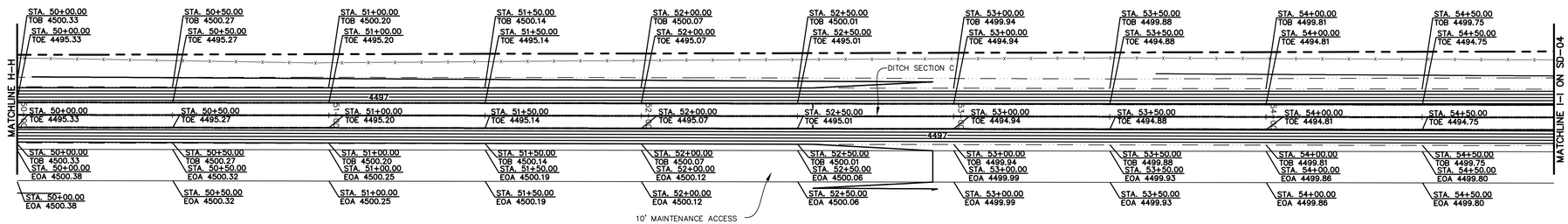
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(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



(24"x36")
SCALE 1" = 20'
(11"x17")
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(24"x36")
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SHEET NO.
SD-03

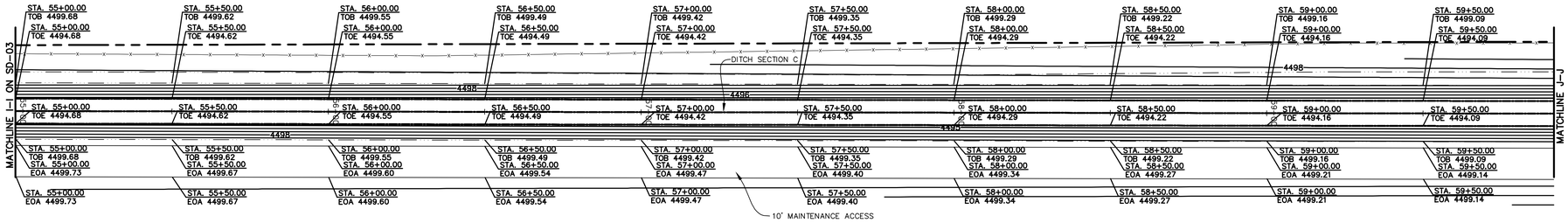
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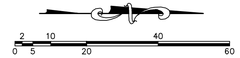
OFF-SITE DRAINAGE

SPANISH FORK, UTAH

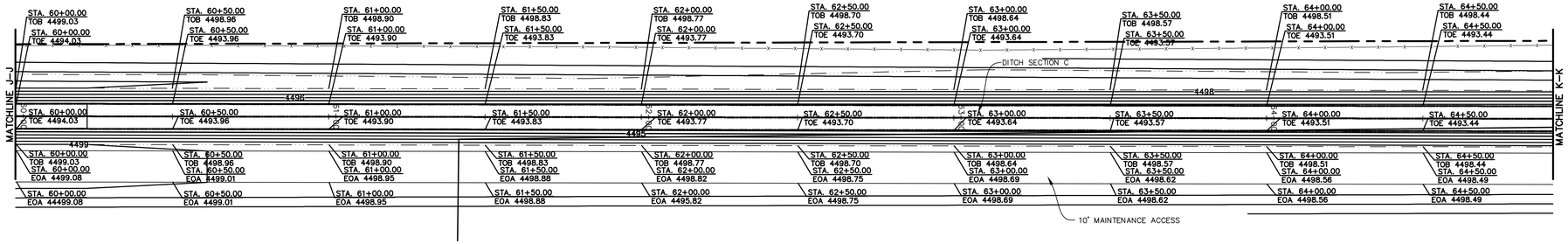
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

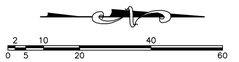
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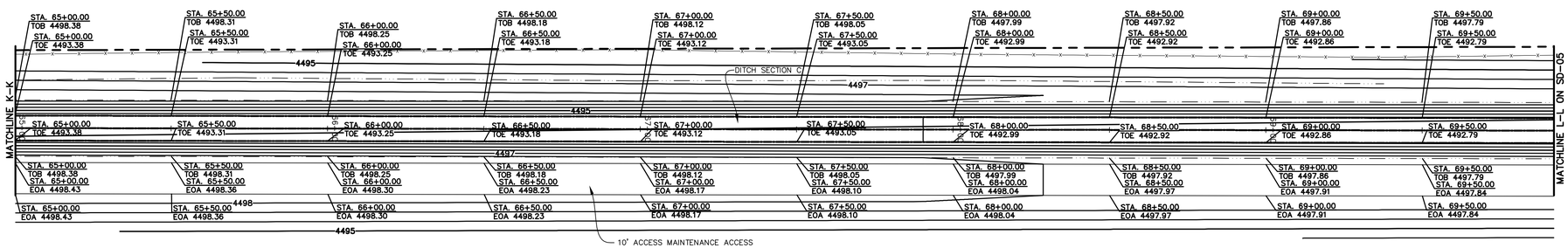


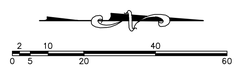
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SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'





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

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SD-04

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OFF-SITE DRAINAGE

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

DITCH SECTION C

DITCH SECTION D

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SD-05

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OFF-SITE DRAINAGE

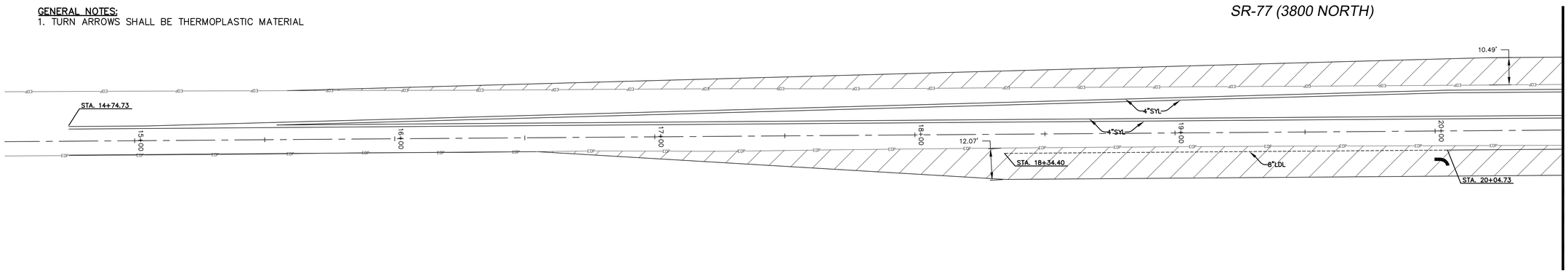
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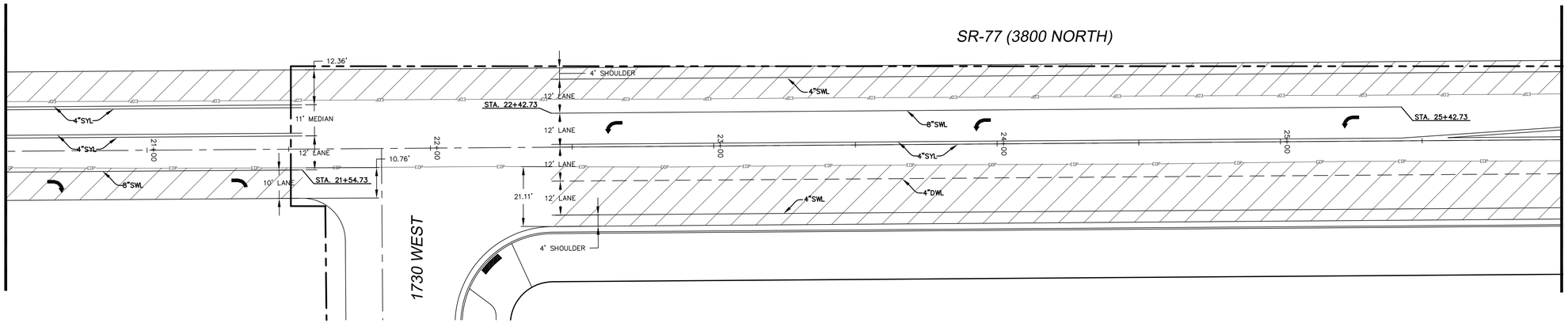
J6 INDUSTRIAL

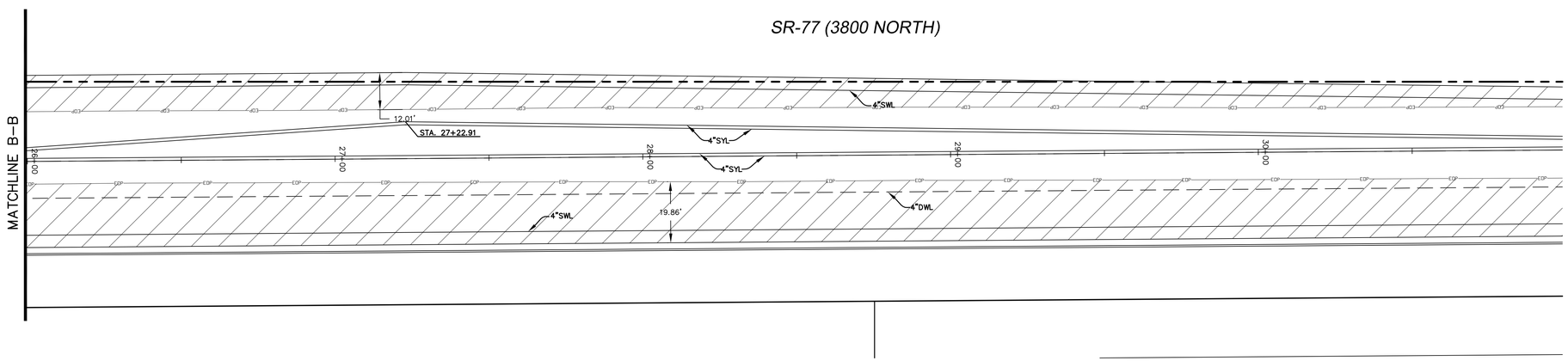
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

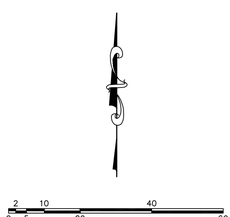
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GENERAL NOTES:
1. TURN ARROWS SHALL BE THERMOPLASTIC MATERIAL









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

SHEET NO.
SS-01

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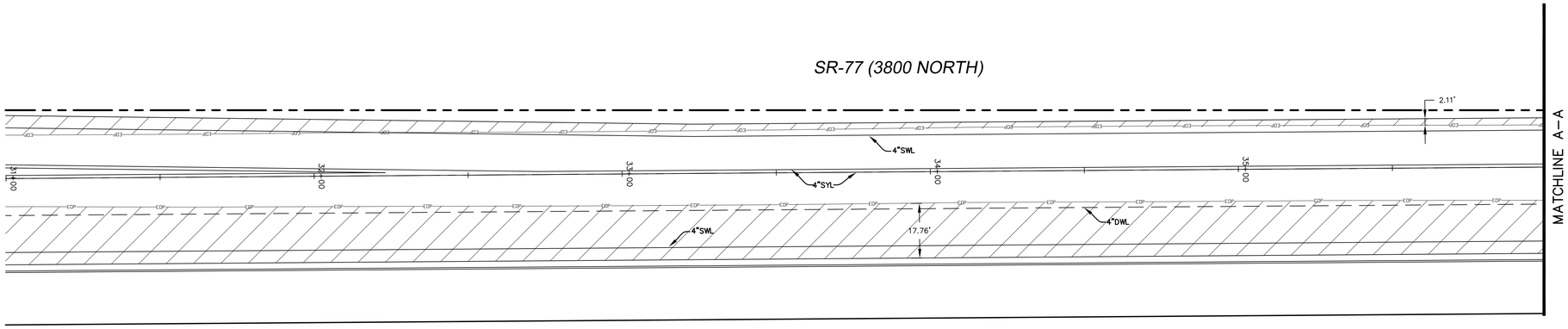
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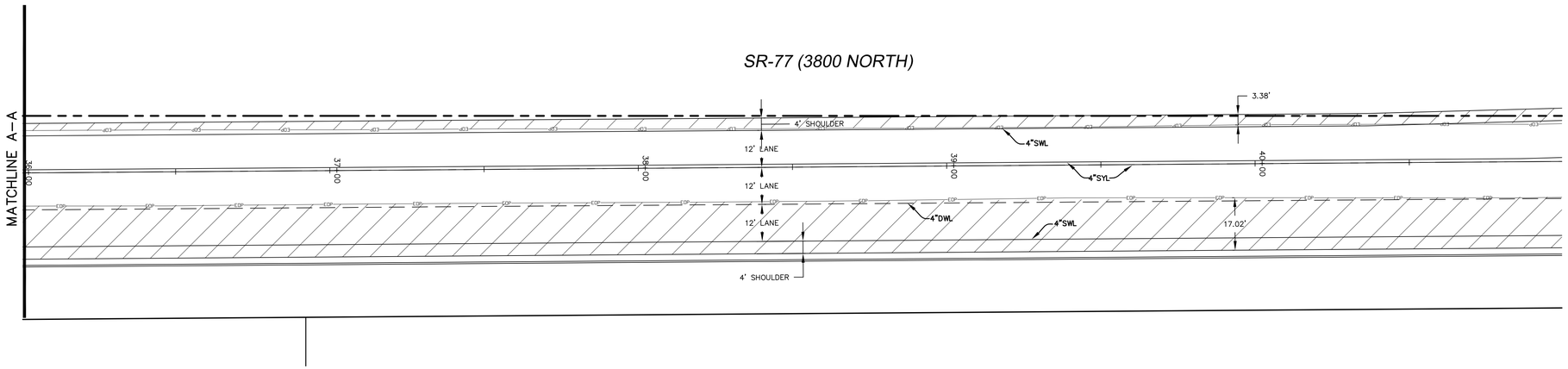
SPANISH FORK, UTAH

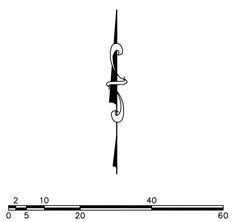
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0100
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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GENERAL NOTES:
1. TURN ARROWS SHALL BE THERMOPLASTIC MATERIAL







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

SHEET NO. SS-02

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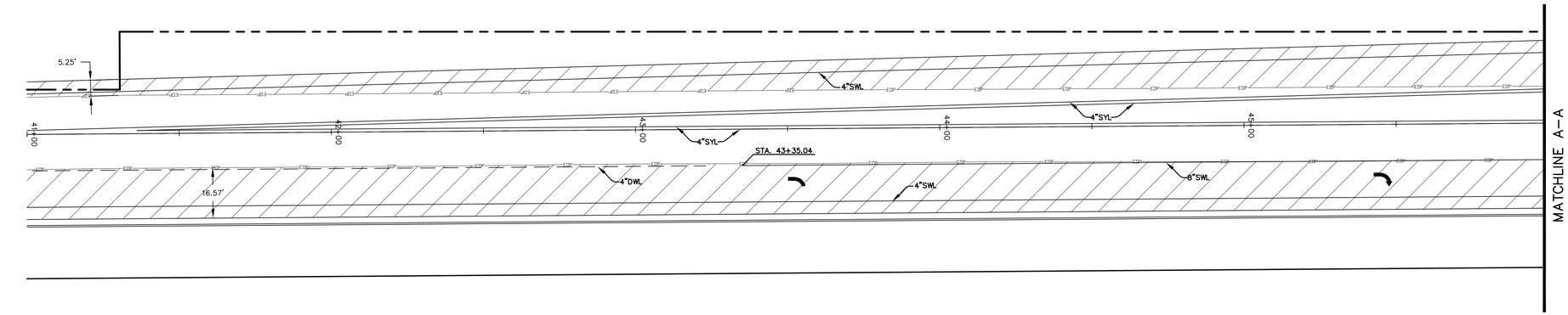
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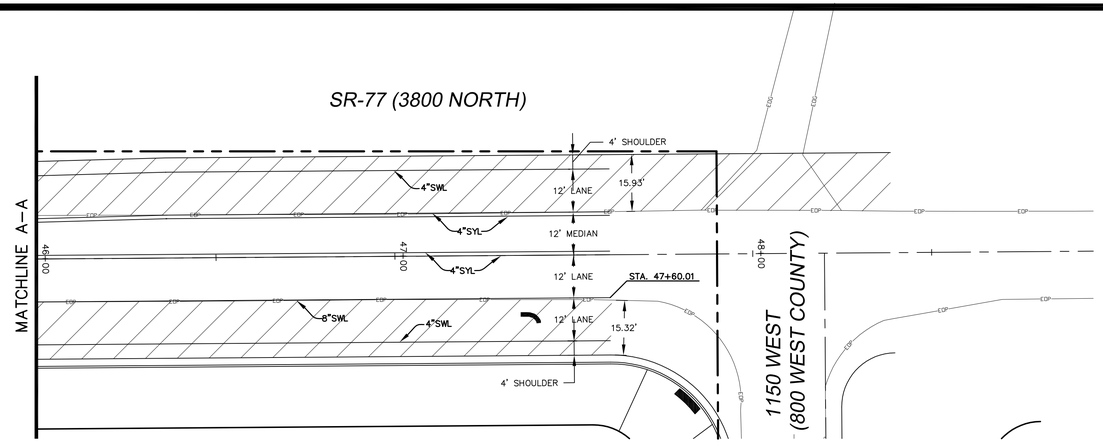
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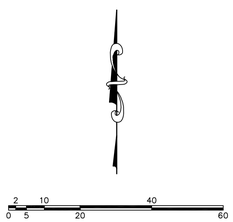
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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GENERAL NOTES:
1. TURN ARROWS SHALL BE THERMOPLASTIC MATERIAL







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

SHEET NO.
SS-03

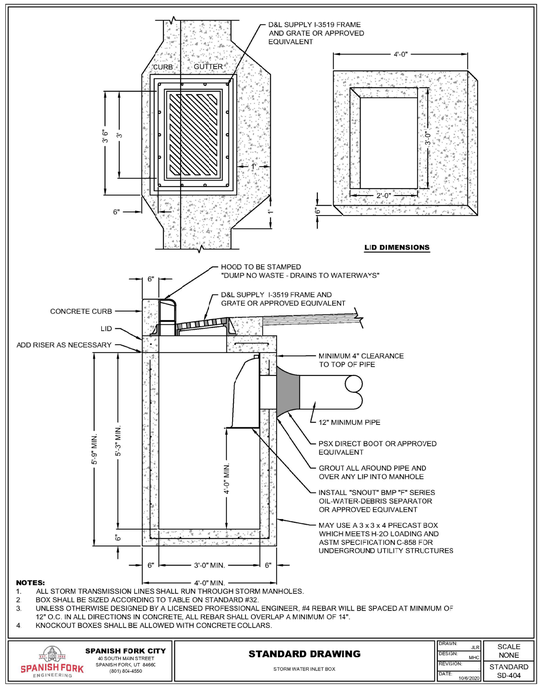
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STRIPING SET

SPANISH FORK, UTAH

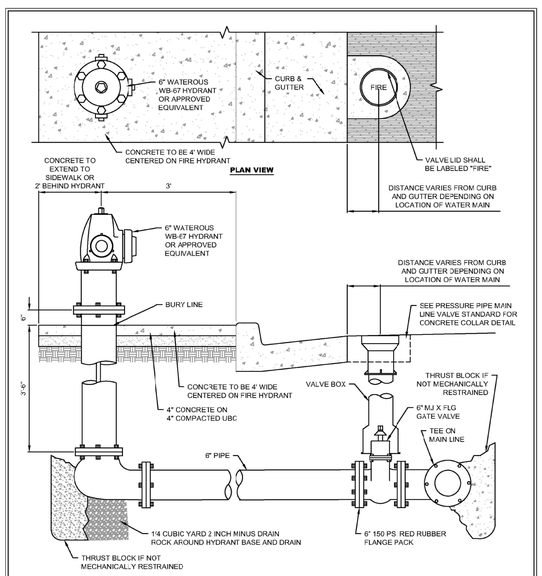
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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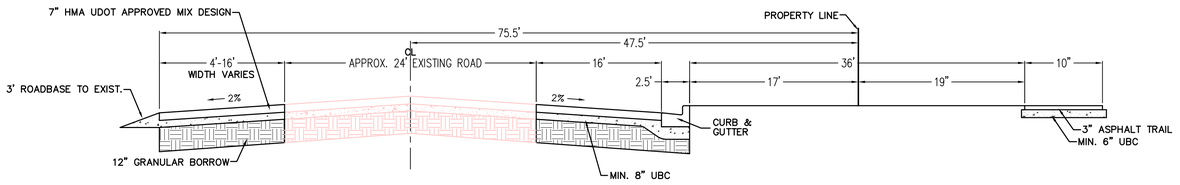
NOTES:
1. ALL STORM TRANSMISSION LINES SHALL RUN THROUGH STORM MANHOLES.
2. BOX SHALL BE SIZED ACCORDING TO TABLE ON STANDARD #32.
3. UNLESS OTHERWISE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER, #4 REBAR WILL BE SPACED AT MINIMUM OF 12" O.C. IN ALL DIRECTIONS IN CONCRETE. ALL REBAR SHALL OVERLAP A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

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT. 84660 (801) 804-4500	STANDARD DRAWING — STORM WATER INLET BOX	DRAWN: JLR; DESIGN: MHC; REVISIONS: ; DATE: 10/6/2020	SCALE NONE; STANDARD SD-404

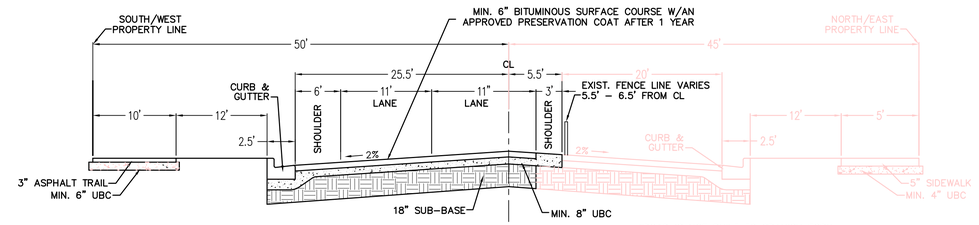


NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT. 84660 (801) 804-4500	STANDARD DRAWING — FIRE HYDRANT	DRAWN: JLR; DESIGN: MHC; REVISIONS: ; DATE: 4/16/2019	SCALE NONE; STANDARD W-210

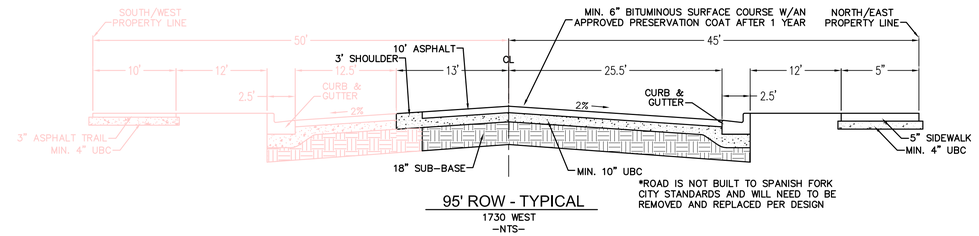


127' ROW - SR-77 (3800 NORTH)
–NTS–



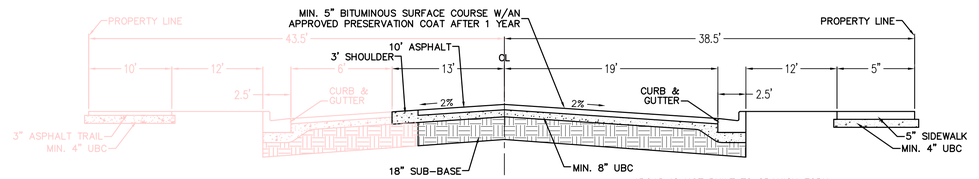
95' ROW - TYPICAL
1150 WEST
–NTS–

*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN



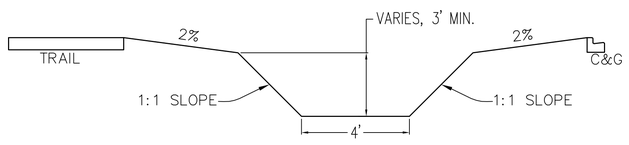
95' ROW - TYPICAL
1730 WEST
–NTS–

*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN

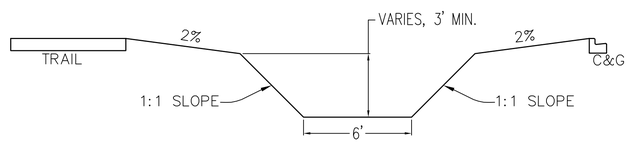


77' ROW - TYPICAL
3400 NORTH
–NTS–

*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN



DITCH SECTION A



DITCH SECTION B

SHEET NO. DT-01

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DETAIL SHEET

SPANISH FORK, UTAH

J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2021\21-061-J6 Industrial\CAD\FINAL\DT-01 approved 8/1/2022 1:42:02 PM MDT

NORTH 1/4 CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.

NORTHEAST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.

N 89°35'11" E 2641.34' - SECTION LINE - BASIS OF BEARING

NORTH 49.39'

N 89°51'37" W 12.16'

12.11' OVERLAP

FOUND RDM MARKER

EXISTING DITCH

EAST 1979.72'

TITLE EXCEPTION No.13

STATE ROAD 77

S 0°21'54" E 47.96'

N 89°48'27" E 20.36'

FOUND REBAR & CAP (166486)

FOUND RDM MARKER

TITLE EXCEPTION No. 15

N 89°32'34" E 639.03'

POWER POLE

WELL

WELL HOUSE

SUBJECT PROPERTY

AREA = 89.48 ACRES

J-6 PROPERTIES-V1 LLC
SN 24:007:0021
(PARCEL 1)

BOUNDARY LINE AGREEMENT - ENTRY No. 127799:2005
TITLE EXCEPTION No. 17

GILMER NIELSEN
SN 24:002:0017

800 WEST

EXISTING DITCH

FOUND REBAR & CAP (166486)

1.22' OVERLAP

S 0°19'03" E 1275.04'

2.37' OVERLAP

GILMER NIELSEN
SN 24:002:0016

JEFF THOMAS
SN 24:007:0016

KYLE MORRIS
SN 24:002:0004

3.26' OVERLAP

SHEPS FIELD LLC
SN 24:002:0003

SILO

SHED

STABLE

HOUSE

FOUND REBAR & CAP (166486)

BLA ENTRY No. 127799:2005
TITLE EXCEPTION No. 18

S 89°58'09" W 670.33'

5.09' OVERLAP

TITLE EXCEPTION No. 14

1.16' OVERLAP W/ WILLIAMS
(BLA REQUIRED)

49.84' OVERLAP

KEITH WILLIAMS
SN 24:007:0025

SUNROC CORPORATION
SN 24:002:0010

S 89°34'55" W 791.84'

J-6 PROPERTIES-V1 LLC - SN 24:007:0020 (PARCEL 3)

44.92' OVERLAP

SWENSON PROPERTIES LLC
SN 24:006:0002

21.91' OVERLAP

N 0°36'58" W 1834.42'

TITLE EXCEPTION No. 13

J-6 PROPERTIES-V1, LLC
SN 24:007:0007
(PARCEL 2)

BLA REQUIRED - EXCEPTION 11 (PARCEL 2)

S 1°15'16" E 237.33'

KEITH WILLIAMS
SN 24:007:0027

EXISTING DITCH

N 89°29'00" W 595.01'

9.88' OVERLAP

37.32'

TITLE EXCEPTION No. 15

41.11'

CRYSTAL CAVE LLC
SN 24:007:0023

45.84' DEED OVERLAP

DEEDS AND FENCES DO NOT MATCH
NEED FENCE LINE AGREEMENTS
TITLE EXCEPTIONS 14 & 19

KEITH WILLIAMS
SN 24:007:0003

S 0°30'54" W 337.49'

TITLE EXCEPTION No.13

KEITH WILLIAMS
SN 24:007:0028
TITLE EXCEPTION No. 19 (PARCEL 1) DEED OVERLAP
TITLE EXCEPTION No. 11 (PARCEL 2)

N 89°18'58" W
190.46'

31.71' OVERLAP

N 88°44'20" W 369.33'

EXISTING DITCH

55.96' OVERLAP

5.59' OVERLAP

15.82' OVERLAP

GARY RAY THOMAS LIVING TRUST
SN 24:005:0015
TITLE EXCEPTION No. 14 (DEED OVERLAP)

SCALE: 1" = 100'

0 100 200 300

SHEET No. 1 OF 2

DATE: MAR. 22, 2021

DATE REVISED: OCT. 18, 2021
ADJUSTED TO MATCH NEW SURVEY
ALONG SOUTH BOUNDARY EXCEPT FOR
EXISTING BLA ALONG THOMAS.

DRAWN BY: B.L.P.

APPROVED BY: B.L.P.

SCALE: 1" = 100'

GWC CAPITAL LLC - J-6
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK, UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 423-1040

Old Republic National Title Insurance Company
GWC CAPITAL LLC
File No. 54422
Date December 7, 2020

J-6 Properties-VI, LLC Descriptions:

Parcel 1: (Serial No. 24:007:0021)
Commencing at the Northwest Corner of the Northeast Quarter of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 113.84 rods, thence East 38 rods; thence North 30.84 rods; thence East 81.34 rods; thence North83 rods; thence West 119.33 rods, more or less to the place of beginning.

Less and Excepting:
Commencing 648.95 feet East and South 1598.5 feet from the North Quarter Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 338 feet; thence West 72 feet; thence Northerly 338 feet, more or less to a point 63 feet west of the point of beginning.

Parcel 2: (Serial No. 24:007:0007)
Commencing 648.95 feet East and 83 rods South from the North Quarter Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence East 535 feet; thence South 237 feet; thence Westerly 541 feet, more or less, to a point 229 feet South of the point of beginning; thence North 229 feet to the point of beginning.

Less and Excepting:
Commencing 648.95 feet East and South 1598.5 feet from the North Quarter Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence South 338 feet; thence West 72 feet; thence Northerly 338 feet, more or less to a point 63 feet west of the point of beginning.

Parcel 3: (Serial No. 24:007:0020)
Commencing South 1320.89 feet and East 1188.02 feet from the North Quarter Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°58'00" East 800.07 feet; thence South 0°21'54" East 49.05 feet; thence West 795.86 feet; thence North 5°19'00" West 48.8 feet to the point of beginning.

Exceptions Affecting J-6 Parcel 1:

11 - The description in that certain Warranty Deed, dated September26, 1969, executed by Ina Holley Williams, Grantor, to Keith Alan Williams, Grantee, recorded September 26, 1969 as Entry No. 10122, in Book 1155, Page 495, in the office of the Recorder, Utah County, Utah, conflicts with the property set forth as Parcel No. 1 herein, over the Southeast 8 feet. (Does not affect property as surveyed).

12 - An application for Assessment and Taxation of Agricultural Land dated September 29, 1975, executed by Reed J. Banks and Dee M. Banks, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded September 29, 1975, as Entry No. 19389, in Book 1436 at Page 249, in the office of the Recorder, Utah County, Utah.

13 - Perpetual Easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits and eight poles and four guy anchors, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto for the support of said circuits, on, over, under and across a tract of land; as set forth in Easement, dated February 13, 1985, executed by Reed J. Banks, Grantor, to Utah Power & Light Company, a corporation, its successors in interest and assigns, Grantee, recorded March 22, 1985, as Entry #7598, in Book 2204, at Page 819, in the office of the Utah County Recorder. (Shown and labeled on plat).

14 - The description in that certain Warranty Deed, dated February 4, 1984, executed by Coleen B. Thomas, aka Coleen Thomas, Grantor, Coleen Thomas, Trustee Of The Coleen Thomas Family Trust Dated July 3, 1984, Grantee, recorded March 26, 1985 as Entry No. 8026, in Book 2205, Page 769, in the office of the Recorder, Utah County, Utah, conflicts with the property set forth as Parcel No. 1 herein, over the Southwesterly 19 feet. (Shown and labeled on plat).

15 - Perpetual Easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits and eight poles and four guy anchors, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto for the support of said circuits, on, over, under and across a tract of land; as set forth in Easement, dated April 12, 1985, executed by J. Scott Hanson, Grantor, to Utah Power & Light Company, a corporation, its successors in interest and assigns, Grantee, recorded March 22, 1985, as Entry #7598, in Book 2204, at Page 819, in the office of the Utah County Recorder. (Shown and labeled on plat).

16 - The description in that certain Warranty Deed, dated March 27, 1987, executed by Sunrise Ranch, Inc. A Corporation organized and existing under the laws of the State of Utah, Grantor, to Fern R. Hanson Family Partnership, a Utah limited partnership, Grantee, recorded March 29, 1987 as Entry No. 11760, in Book 2398, Page 788, in the office of the Recorder, Utah County, Utah, conflicts with the property set forth as Parcel No. 1 herein, over the Southeasterly 8 feet. (Does not affect property as surveyed).

17 - Notice of Creation of Agriculture Protection Area, executed by Board of County Commissioners of Utah County, Utah, recorded June 3, 1999, as Entry No. 65293, in Book 5109, at Page 406, in the office of the Recorder of Utah County, Utah. (Blanket description covering all of subject property).

18 - An application for Assessment and Taxation of Agricultural Land dated September 9, 2003, executed by Reed J. Banks and Dee M. Banks, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded September 15, 2003, as Entry No. 150839:2003, in the office of the Recorder, Utah County, Utah.

19 - The description in that certain Warranty Deed, dated January 28, 2004, executed by Sharan J. Williams, Grantor, to Keith Alan Williams, Grantee, recorded January 30, 2004 as Entry No. 10652:2004, in the office of the Recorder, Utah County, Utah, conflicts with the property set forth as Parcel No. 1 herein, over the Southeast 8 feet. (Shown and labeled on plat).

21 - An application for Assessment and Taxation of Agricultural Land dated October 26, 2012, executed by J-6 Properties, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded April 26, 2013, as Entry No. 40251:2013, in the office of the Recorder, Utah County, Utah.

22 - Subject to the Notice of Impending Boundary Action of Board of County Commissioners of Utah County, recorded on November 24, 2014 as Instrument #84539 in the official records of the Utah County Recording Office.

23 - Subject to the Certificate of Withdrawal of State of Utah, recorded on November 24, 2014 as Instrument #84540 in the official records of the Utah County Recording Office.

24 - Resolution 2014-113 dated October 28, 2014, executed by the Utah County Board of Commission, recorded on November 24, 2014, as Entry No. 84542:2014, in the official records of the Utah County Recording Office.

25 - Subject to the Quit Claim Deed of the United States of America and the South Utah Valley Electric Service District, recorded on January 14, 2015 as Instrument #3187 in the official records of the Utah County Recording Office.

26 - Notice of Reauthorization of the Money Agriculture Protection Area, dated March 13, 2018, executed by Board of County Commissioners Utah County, Utah, recorded April 4, 2018 as Entry No. 31766:2018, in the office of the Recorder, Utah County, Utah.

Exceptions Affecting J-6 Parcel 2:

11 - The description in that certain Warranty Deed, dated January 28, 2004, executed by Sharan J. Williams, Grantor, to Keith Alan Williams, Grantee, recorded January 30, 2004 as Entry No. 10652:2004, in the office of the Recorder, Utah County, Utah. (Shown and labeled on plat).

13 - An application for Assessment and Taxation of Agricultural Land dated August 2, 2006, executed by J-6 Properties, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded August 3, 2006, as Entry No. 99011:2006, in the office of the Recorder, Utah County, Utah.

14 - Resolution 2008-126 executed by the Utah County Board of Commissioners of Utah County, Utah , recorded September 30, 2008, as Entry No. 107508:2008, in the official records of the Utah County Recording Office.

15 - Certificate of Creation dated October 20, 2008, executed by State of Utah, recorded October 22, 2008, as Entry No. 114949:2008, in the office of the Recorder, Utah County, Utah.

16 - Resolution 2009-66 dated April 21, 2009, executed by the Board of Utah County Commissioners, recorded on April 21, 2009, as Entry No. 42373:2009, in the official records of the Utah County Recording Office.

17- Certificate of Creation dated May 4, 2009, executed by State of Utah, recorded May 8, 2009, as Entry No. 50963:2009, in the office of the Recorder, Utah County, Utah.

18 - An application for Assessment and Taxation of Agricultural Land dated October 26, 2012, executed by J-6 Properties, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded April 26, 2013, as Entry No. 40251:2013, in the office of the Recorder, Utah County, Utah.

19 - Subject to the Notice of Impending Boundary Action of Board of County Commissioners of Utah County, recorded on November 24, 2014 as Instrument #84539 in the official records of the Utah County Recording Office.

20 - Subject to the Certificate of Withdrawal of State of Utah, recorded on November 24, 2014 as Instrument #84540 in the official records of the Utah County Recording Office.

24 - Subject to the Resolution 2014-113 dated October 28, 2014, executed by Utah County Board of Commission, recorded on November 24, 2014 as Instrument #84542 in the official records of the Utah County Recording Office.

25 - Subject to the Quit Claim Deed of the United States of America and the South Utah Valley Electric Service District, recorded on January 14, 2015 as Instrument #3187 in the official records of the Utah County Recording Office.

Exceptions Affecting J-6 Parcel 3:

11 - The description in that certain Warranty Deed, dated September26, 1969, executed by Ina Holley Williams, Grantor, to Keith Alan Williams, Grantee, recorded September 26, 1969 as Entry No. 10122, in Book 1155, Page 495, in the office of the Recorder, Utah County, Utah, conflicts with the property set forth as Parcel No. 1 herein, over the Southeast 8 feet. (Does affect property as surveyed).

12 - An application for Assessment and Taxation of Agricultural Land dated September 29, 1975, executed by Reed J. Banks and Dee M. Banks, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded September 29, 1975, as Entry No. 19389, in Book 1436 at Page 249, in the office of the Recorder, Utah County, Utah.

13 - Perpetual Easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits and eight poles and four guy anchors, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto for the support of said circuits, on, over, under and across a tract of land; as set forth in Easement, dated February 13, 1985, executed by Reed J. Banks, Grantor, to Utah Power & Light Company, a corporation, its successors in interest and assigns, Grantee, recorded March 22, 1985, as Entry #7598, in Book 2204, at Page 819, in the office of the Utah County Recorder. (Shown and labeled on plat).

14 - Perpetual Easement and right of way for the erection, operation and continued maintenance, repair, alteration, inspection, relocation and replacement of the electric transmission and distribution circuits and eight poles and four guy anchors, with the necessary guys, stubs, crossarms, braces and other attachments affixed thereto for the support of said circuits, on, over, under and across a tract of land; as set forth in Easement, dated April 12, 1985, executed by J. Scott Hanson, Grantor, to Utah Power & Light Company, a corporation, its successors in interest and assigns, Grantee, recorded April 23, 1985, as Entry #11054, in Book 2212, at Page 244, in the office of the Utah County Recorder. (Shown and labeled on plat).

15 - Notice of Creation of Agriculture Protection Area, executed by Board of County Commissioners of Utah County, Utah, recorded June 3, 1999, as Entry No. 65293, in Book 5109, at Page 406, in the office of the Recorder of Utah County, Utah. (Blanket description covering all of subject property).

16 - An application for Assessment and Taxation of Agricultural Land dated September 9, 2003, executed by Reed J. Banks and Dee M. Banks, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded September 15, 2003, as Entry No. 150839:2003, in the office of the Recorder, Utah County, Utah.

18 - An application for Assessment and Taxation of Agricultural Land dated August 2, 2006, executed by J-6 Properties, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded August 3, 2006, as Entry No. 99011:2006, in the office of the Recorder, Utah County, Utah.

19 - Resolution 2008-126 executed by the Utah County Board of Commissioners of Utah County, Utah , recorded September 30, 2008, as Entry No. 107508:2008, in the official records of the Utah County Recording Office.

20 - Certificate of Creation dated October 20, 2008, executed by State of Utah, recorded October 22, 2008, as Entry No. 114949:2008, in the office of the Recorder, Utah County, Utah.

21 - Resolution 2009-66 dated April 21, 2009, executed by the Board of Utah County Commissioners, recorded on April 21, 2009, as Entry No. 42373:2009, in the official records of the Utah County Recording Office.

22- Certificate of Creation dated May 4, 2009, executed by State of Utah, recorded May 8, 2009, as Entry No. 50963:2009, in the office of the Recorder, Utah County, Utah.

23 - An application for Assessment and Taxation of Agricultural Land dated October 26, 2012, executed by J-6 Properties, wherein said land is assessed under the 1969 Farmland Assessment Act, as provided under (Secs. 59-5-86-105 UCA1953) as amended 1992, and is subject to "Roll-Back Tax" provision for a period of 5 years, which tax shall become due upon the change of the use of said land from agriculture as provided in said act, which Application was recorded April 26, 2013, as Entry No. 40251:2013, in the office of the Recorder, Utah County, Utah.

24 - Subject to the Notice of Impending Boundary Action of Board of County Commissioners of Utah County, recorded on November 24, 2014 as Instrument #84539 in the official records of the Utah County Recording Office.

25 - Subject to the Certificate of Withdrawal of State of Utah, recorded on November 24, 2014 as Instrument #84540 in the official records of the Utah County Recording Office.

26 - Resolution 2014-113 dated October 28, 2014, executed by the Utah County Board of Commission, recorded on November 24, 2014, as Entry No. 84542:2014, in the official records of the Utah County Recording Office.

27 - Subject to the Quit Claim Deed of the United States of America and the South Utah Valley Electric Service District, recorded on January 14, 2015 as Instrument #3187 in the official records of the Utah County Recording Office.

Old Republic National Title Insurance Company
Nova Zembla, LLC
File No. 20-2354
Date issued: 09/11/2020

Thomas Property Description:

Beginning South 0°26'55" East 62.26 feet and West 2.36 feet from the Northeast Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence North 0°19'03" West 62.259 feet; thence North 90°00'00" West 659.681 feet; thence South 0°21'54" East 1338.06 feet; thence North 89°58'09" East 658.57 feet; thence North 0°19'03" West 1275.44 feet to the point of beginning.

Less and excepting therefrom any portion extending into 4000 South Street and 800 West Street.
Tax Serial Number 24:007:0016.

Thomas Title Exceptions:

14 - Subject to the Easement, recorded on February 6, 1941 as Instrument #1008 in the official records of the Utah County Recording Office.. (1 rod wide right-of-way shown and labeled on plat, does not affect subject property).

15 - Subject to the Easement of Utah Power and Light, recorded on March 22, 1985 as Instrument #7597 in the official records of the Utah County Recording Office. (Shown and labeled on plat).

16 - Subject to the Notice of Creation of Agriculture Protection Area filed bu the Utah County Commission on June 3, 1999 as Entry #65293 in the office of the Utah County Recorder.
(Blanket description covering all of subject property).

17 - Terms and provisions of a boundary line agreement recorded on November 7, 2005 as document #127798 in the official records of the Utah County Recorder. (Labeled on Plat).

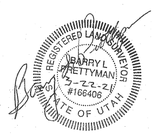
18 - Terms and provisions of a boundary line agreement recorded on November 7, 2005 as document #127799 in the official records of the Utah County Recorder. (Labeled on Plat).

19 - Subject to the effects of a Water Dedication Agreement among Strawberry Water Users Association, Westfield Irrigation Company, the City of Spanish Fork, and Morris Jay and Sharla N. Thomas, filed on June 5, 2012 as Entry #46269 in the office of the Utah County Recorder. (Description covers subject property).

20 - The effects of a Quit Claim Deed filed by the United States of America regarding the South Utah Valley Electric Service District on January 14, 2015, as Entry # 3187:2015 in the office of the Utah County Recorder. (Blanket Quit Claim for Electric Distribution System)

21 - The effect of an Application for Assessment and Taxation of Agricultural Land filed by Morris Jay Thomas and recorded on March 8, 2017 as Entry #23022 in the office of the Utah County Recorder. (Description cover subject property).

Surveyed Boundary Description:
Beginning at the North 1/4 Corner of Section 2, Township 8 South, Range 2 East, Salt Lake Base and Meridian; thence East 1979.72 feet; thence South 0°21'54" East 47.96 feet to the South right-of-way Line of State Road 77; thence along said right-of-way the following two courses to wit: (1) North 89°48'27" East 20.36 feet to an existing right-of-way marker, (2) North 89°32'34" East 639.03 feet to an existing fence on the West side of 800 West Street; thence South 0°19'03" East 1275.84 feet along said fence; thence South 89°58'09" West 670.33 feet along an existing Boundary Line Agreement (Entry No. 127799:2005); thence along existing fences and extensions the following seven courses to wit: (1) South 89°34'55" West 791.84 feet, (2) South 1°15'16" East 237.33 feet, (3) North 89°29'00" West 595.01 feet, (4) South 0°30'54" West 337.49 feet, (5) North 88°44'20" West 369.33 feet, (6) North 89°18' 58" West 190.46 feet, (7) North 0°36'50" West 1834.42 feet to the South Right-Of-Way Line of State Road 77; thence North 89°51'37" West 12.16 feet along said right-of-way; thence North 49.39 feet to the point of beginning. Containing 89.48 acres.



SURVEYORS CERTIFICATE:

TO GWC CAPITAL, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,4,8,11, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2021.

BARRY L. PRETTYMAN - PLS 166406 — 10/19/21 DATE

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 89°35'11" E BETWEEN THE NORTH 1/4 CORNER AND THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION.

LEGEND:

● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
— — — — J-6 & THOMAS DEED LINES
. . . . . ADJACENT LAND OWNER DEED LINES
X X X EXISTING FENCES

SHEET No. 2 OF 2
DATE: MAR. 18, 2021
DATE REVISED:
DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 100'

GWC CAPITAL LLC
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK, UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 423 - 1040