Wednesday, September 28, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the 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. September 21, 2022**
Meeting	Sep 28, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

File Attachments
minutes.drc.9-21-2022.pdf (879 KB)

2. Site Plan

Subject	**A. SPRINKLER SUPPLY. The proposal involves development of a site located at 147 West 1600 North.**
Meeting	Sep 28, 2022 - Development Review Committee
Category	2. Site Plan
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sprinklersupply.9-28-2022.pdf (5,510 KB)
plans.sprinklersupply.9-2-2022.pdf (7,620 KB)

Subject	**B. LEAP AHEAD CHILDCARE. The applicant requests Site Plan approval in order to allow for the conversion of the existing building into a Child Care Center on the site located at 2000 North 300 West.**
Meeting	Sep 28, 2022 - Development Review Committee
Category	2. Site Plan

Access Public

Type Action, Discussion

File Attachments
report.drc.leapaheadchildcare.9-28-2022.pdf (5,474 KB)
plan.site.leapaheadchildcare.7-18-2022.pdf (627 KB)

3. Preliminary Plat

Subject **A. EAGLE HAVEN SUBDIVISION AMENDED. The proposal involves expanding the Preliminary Plat in order to add 7 additional single-family homes in a Master Planned Development located at 263 South Spanish Fork Parkway.**

Meeting Sep 28, 2022 - Development Review Committee

Category 3. Preliminary Plat

Access Public

Type Action, Discussion

File Attachments
report.drc.eaglehavenamendedpp.9-28-2022.pdf (22,249 KB)
plat.eaglehavenamendedpreliminaryplat.9-16-2022.pdf (1,711 KB)

4. General Plan Amendment

Subject **A. TRANSPORTATION ELEMENT OF THE GENERAL PLAN 22.04. The proposal involves a revision to the Transportation Master Plan.**

Meeting Sep 28, 2022 - Development Review Committee

Category 4. General Plan Amendment

Access Public

Type Action, Discussion

File Attachments
22.04 TMP DRC Memo (effective Jan 1, 2023) - Dillon Muirbrook.pdf (606 KB)

5. Construction Standards

Subject **A. CONSTRUCTION STANDARDS 22.03. Proposed amendments to Policy 4.39 of the Construction Standards.**

Meeting Sep 28, 2022 - Development Review Committee

Category 5. Construction Standards

Access Public

Type Action, Discussion

File Attachments
CC Memo - Proposed Construction Standards Revisions (22.03) 9-15-2022 - Josh Robinson.pdf (1,040 KB)

6. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
September 21, 2022

Staff Members Present: **Chris Thompson**, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder**, City Planner; **Kimberly Brenneman**, Community Development Secretary; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Marcie Clark,** Engineering Department Secretary; **Jake Theurer**, Power and Light Superintendent; **Tom Cooper,** Power and Light Senior Utility Planner; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; **Dale Robinson**, Parks and Recreation Director; **Kasey Woodard**, Division Secretary.

Citizens Present: Chase Cuillard, Jason Coleman, AJ DelPivo, Brian Haskell.

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

MINUTES

September 14 ,2022

Jake Theurer **moved** to approve the minutes of September 14, 2022.

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

FINAL PLAT

PARK ESTATES PLAT B

Brandon Snyder gave a brief history of the project, and stated this would be a reapproval.

Chris Thompson stated engineering has requested to add the requirement for an agreement that will require successive owners to deed or dedicate the water rights when possible.

Chris Thompson **moved** to approve the proposed Park Estates Plat B 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 an agreement be in place that requires future landowners to deed or dedicate the water rights when the City requests it.

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

FINAL PLAT

PARK ESTATES PLAT C

Brandon Snyder stated this was previously approved in 2021 and is looking for reapproval.

Chris Thompson stated he is in favor of approving this with the same conditions that were approved with Plat B.

Chris Thompson **moved** to approve the proposed Park Estates Plat C 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 an agreement be in place that requires future landowners to deed or dedicate the water rights when the City requests it.

Dave Anderson **seconded** and the motion **passed** all in favor.

PRELIMINARY PLAT

ESCALANTE TOWNHOMES

Brandon Snyder gave a brief description of the history of the project. He stated that the design today includes the addition of a southern triangular parcel that accommodates a larger turn around area and also allows for additional units in the development. He stated some of the concerns have been previously discussed by the DRC with the concept review such as the grading of the site and how usable some of the open space will be with the finished grading, how large the drop from the retaining wall on the trail might be and what kind of fencing will be appropriate. He stated the applicant ultimately is seeking preliminary plat approval for a master planned development.

Chris Thompson asked what the applicant's plan for the fencing and retaining wall that runs alongside the trail will be? He asked if they have a detailed drawing or plan.

AJ DelPivo stated they currently only have a height to the wall, which is a maximum of 4 feet. He stated they are open to the city's suggestions with regard to the fence.

Dave Anderson stated they are looking for a clear boundary between public and non-public space.

Brandon Snyder stated the DRC previously directed the applicant to consider a black coated chain link fence on top of the retaining wall due to the drop between the trail and the site.

There was discussion about the rock retaining wall and it was stated the chain link may hold up better over time, but that two rails would be more aesthetically appealing. It was discussed that this area has a lot of kids riding bikes that could present a safety concern. It was stated there is a vinyl fence in the area that is continuously being broken and there is confusion on who is responsible for fixing it.

Dale Robinson stated they have rail fencing by the golf course and they do not have maintenance issues with it, and he prefers the rail fencing.

Chris Thompson asked if the redlines discuss the need for further details regarding the amenities and it was stated they do.

Vaughn Pickell asked about the parking availability and Brandon Snyder stated there are no concerns with parking except the backing area by unit 7. It was discussed to remove that stall.

There was discussion about the plan for trash removal and the placement of garbage cans. There was discussion about some of the potential concerns in regards to the raised curbing in front of the garage doors. A concern is asphalt paving in tight areas. Chris Thompson stated all off-street parking spaces should be concrete.

Brandon Snyder stated the dumpster enclosure comment should be removed from the plans since none are proposed and each unit will have their own individual cans. He stated the masonry screening wall should be continued along the south property lines to enclose the development and comply with City Code.

Chris Thompson stated there seems to be some loose ends with the design and suggested possibly waiting for another week for review and approval.

Brandon Snyder asked about the details for the mow curb under the rail fence and the adding of the drainage ditches to the landscaping plan.

John Little asked if the emergency response space for the roundabout has been addressed and Jason Turner stated his only concern was with unit 14 and when there will be two cars parked in front of it if it will allow for emergency vehicles to pass. He stated emergency vehicles could cause damage to the vehicles parked there if it becomes too narrow.

Chris Thompson **moved** to recommend approval of the proposed Escalante Townhomes Preliminary Plat to the City Council based on the following finding and conditions:

Finding:

1. That the application conforms to the City's Zoning Map.

Conditions:

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That all of the parking areas be concrete.
4. That a grading plan for the southwest open space area be provided.
5. That a detail of the wood two rail fence with an 18-inch mow strip along the trail be provided.
6. That the south off-street parking stall on the west side of the development be removed and the curb moved north.
7. That the autoturn conflict with the parking of unit 14 with regard to the fire truck be resolved.
8. That the cobblestone ditch be shown on the landscape plan and have a slight meander.
9. That a manhole be installed on the intersection on the ground storm water drain just north of unit 10.

Jake Theurer **seconded** and the motion **passed** all in favor.

SITE PLAN

MILESTONE HOLDINGS

Brandon Snyder presented the item and stated that his only comment is to advise the applicant to be aware of the subdivision improvements and progress as occupancy of the future buildings may become an issue if subdivision improvements are not completed in a timely manner.

John Little asked if there was a connection from 300 west. The Site Plan was reviewed and it was stated that there is not a formal road connection since that is a private road. It was discussed that the sites do match up in regards to paving and grading.

Tom Cooper stated there was previous discussion on extending that street and building utilities in the area.

Chris Thompson asked if to avoid potential future conflict, there should be a cross access easement included and it was decided that would be the best course of action.

There was discussion about matching the existing asphalt and drainage plan.

Dave Anderson **moved** to approve the proposed Milestone Holdings Site Plan based on the following finding and conditions:

Finding:

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

Conditions:

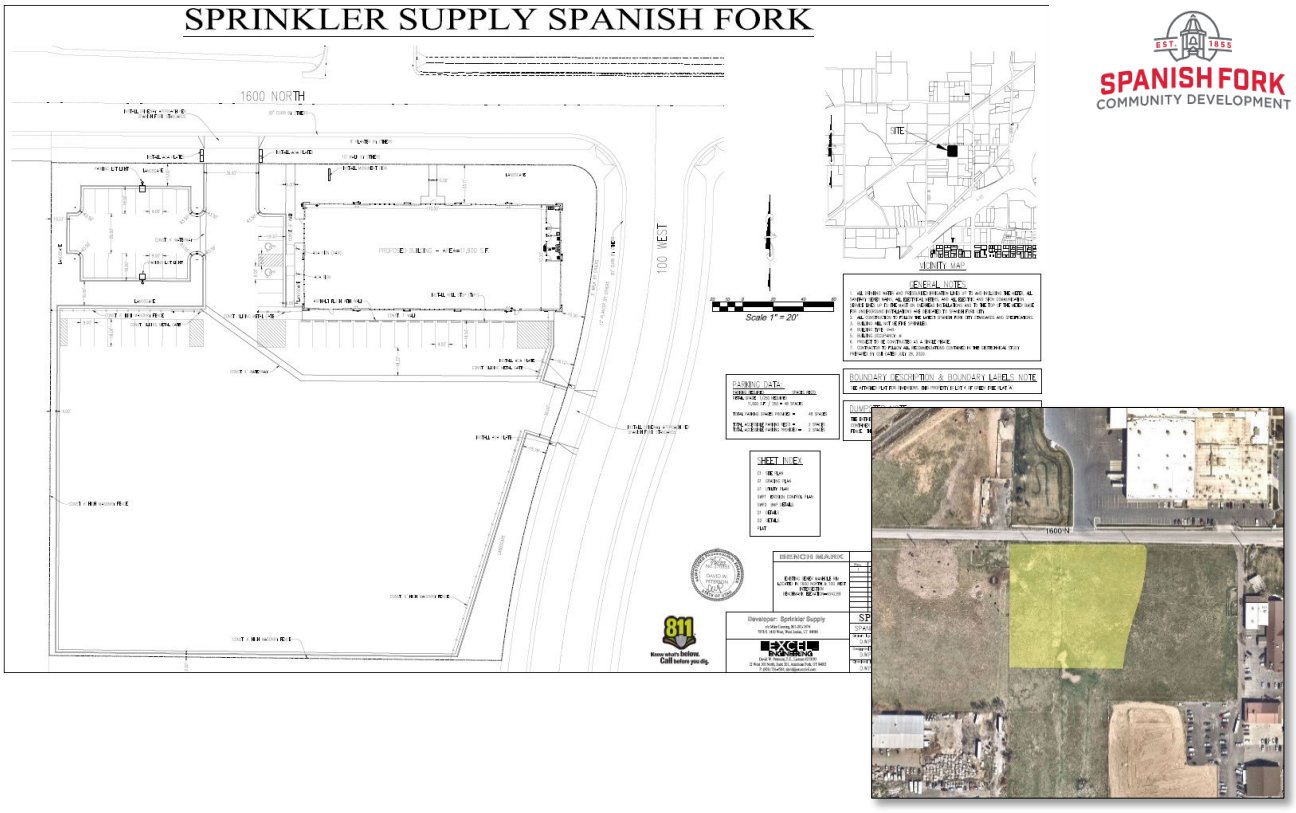
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. The applicant provides a cross access easement over the site.

Jake Theurer **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 10:45 a.m.

Adopted:

Kasey Woodard
Division Secretary



SPANISH FORK COMMUNITY DEVELOPMENT

Sprinkler Supply Site Plan Approval Request

September 28, 2022, Development Review Committee Meeting.

Located at 147 West 1600 North, including 2.49 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved in order to allow for an industrial development on the site.

Recommendation

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

Findings

1. That the application conforms to the City's Zoning Map.

Conditions

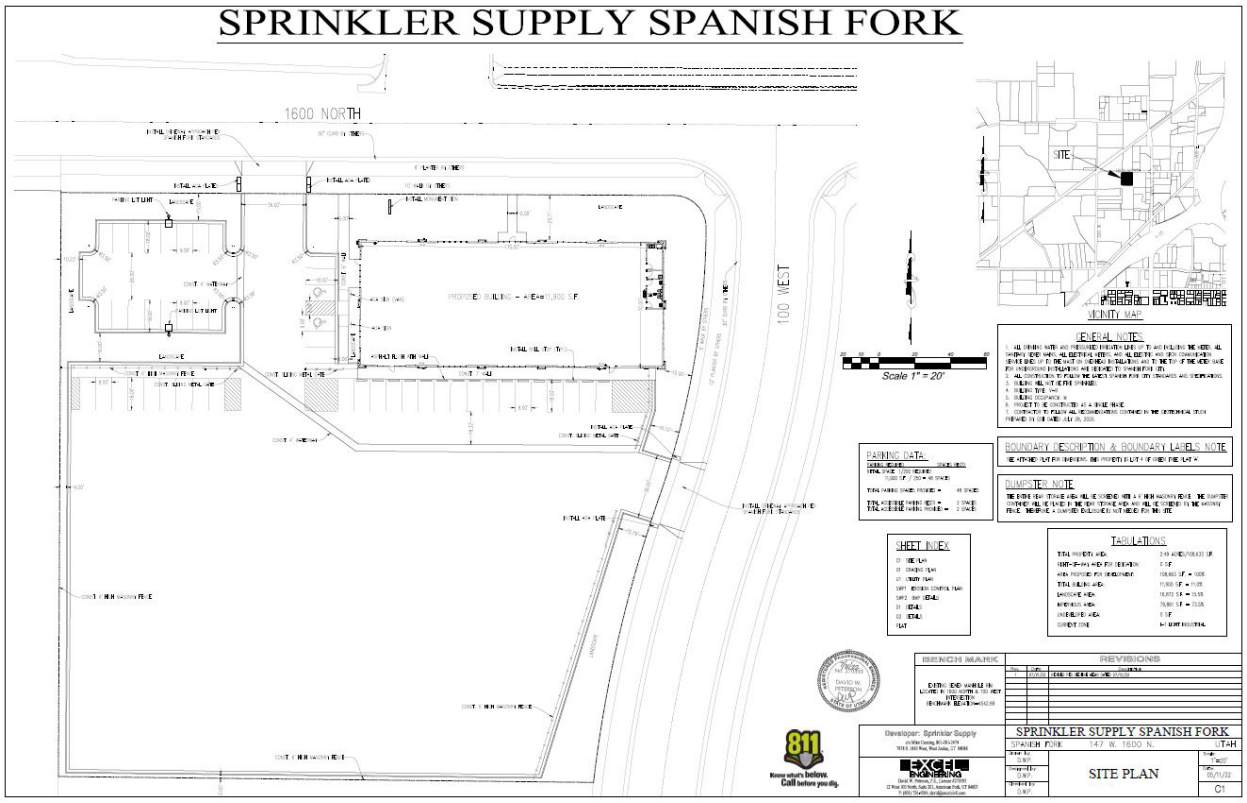
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

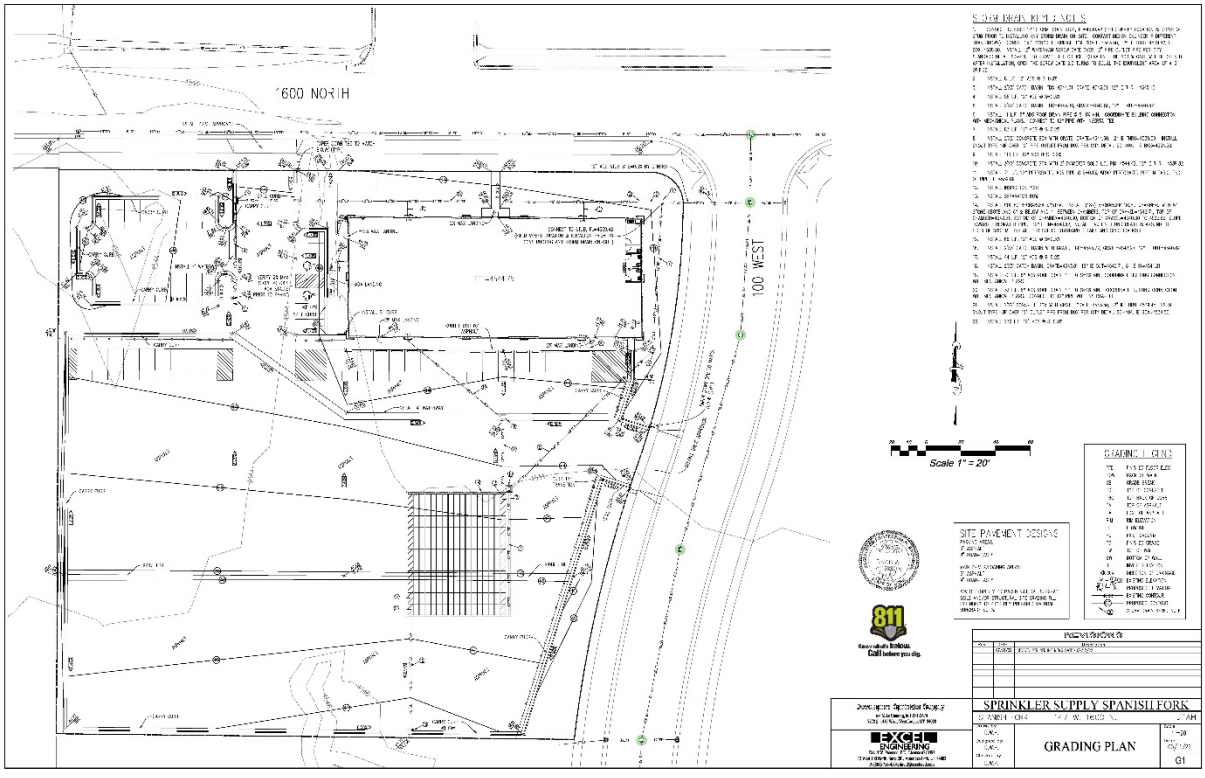
Key Issues

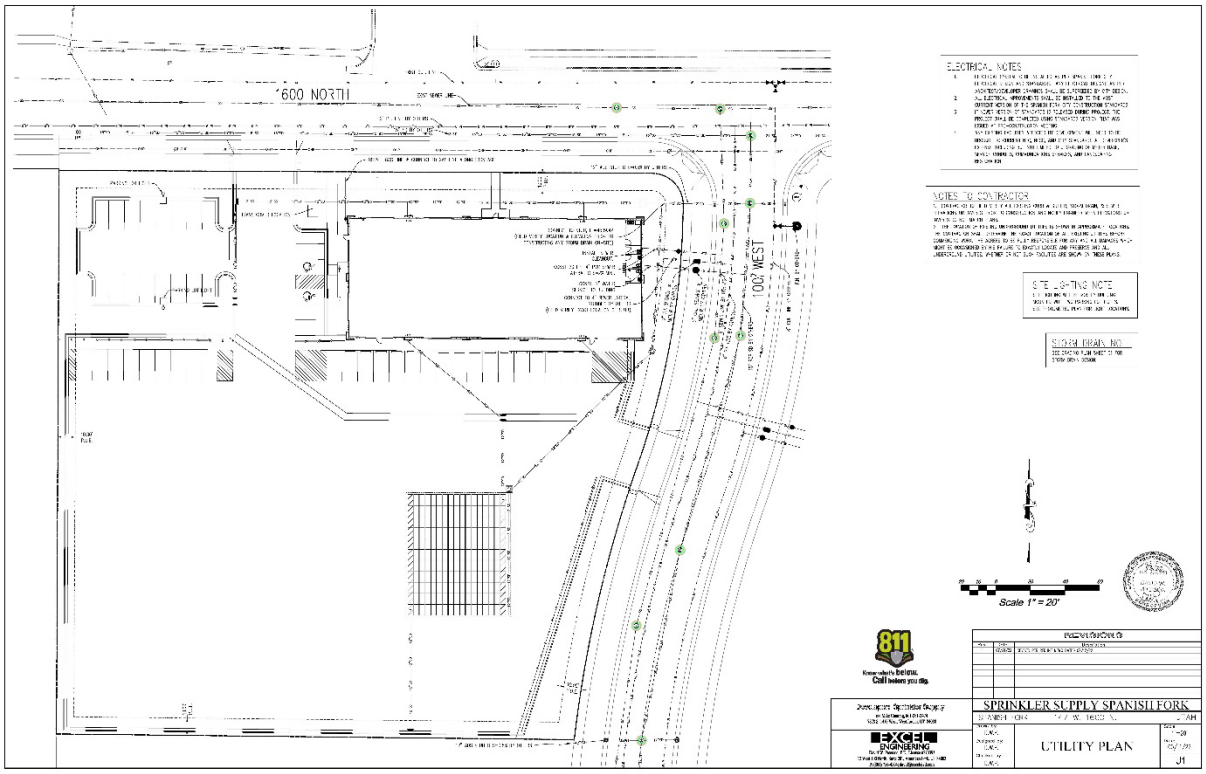
1. Improvements.
2. Landscaping.
3. Dumpster Enclosure.
4. Access.
5. Utilities.
6. Wall.

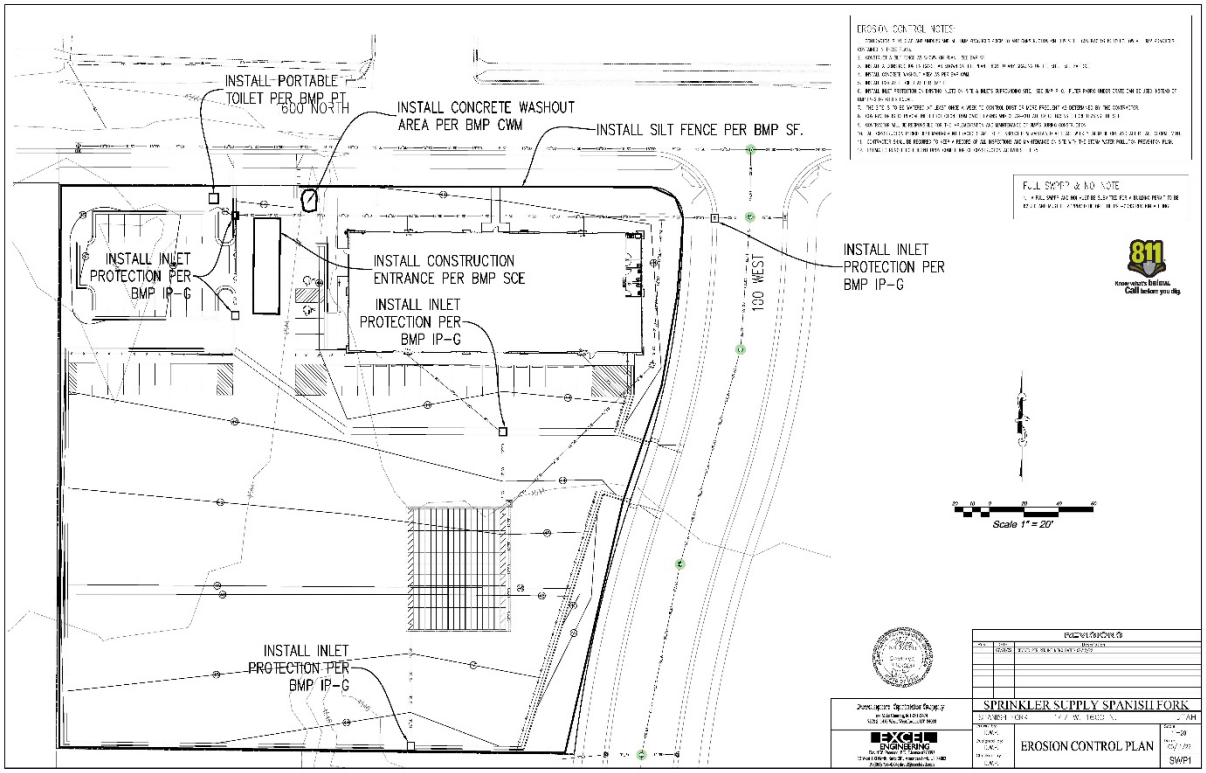
Exhibits

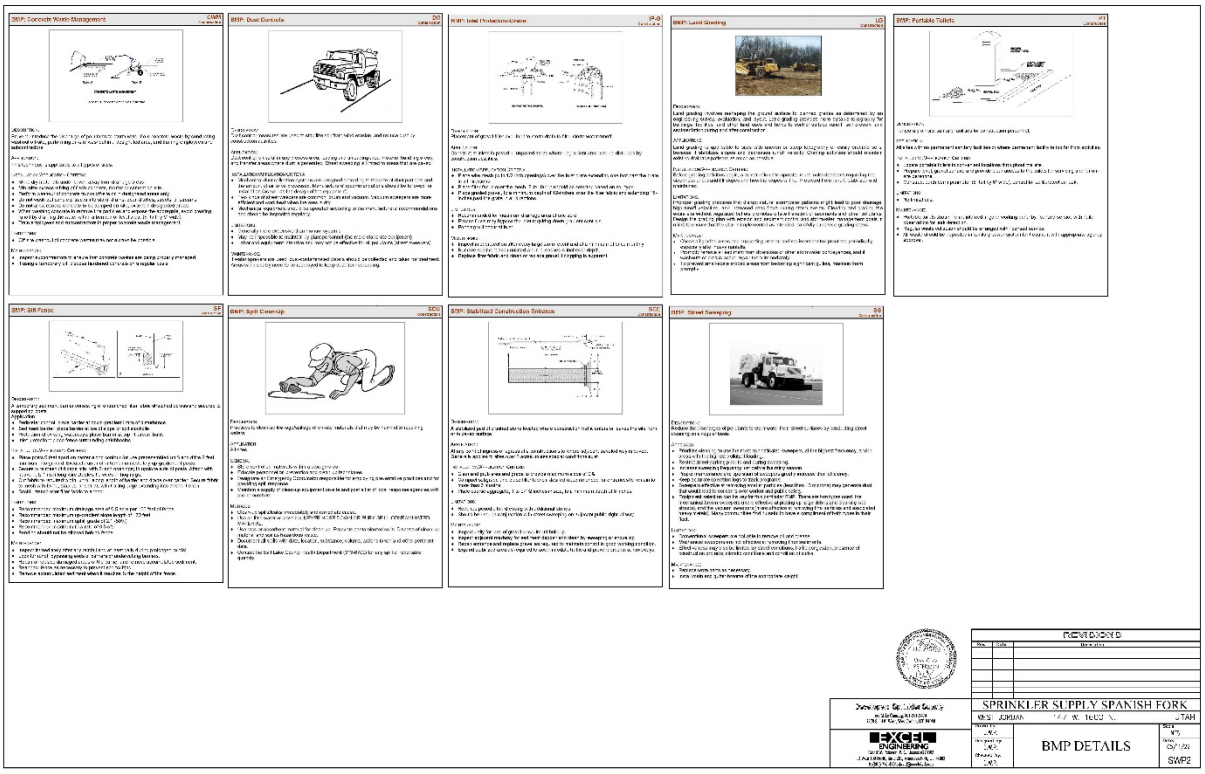
1. Site Plan.
2. Landscaping.
3. Building Elevations.

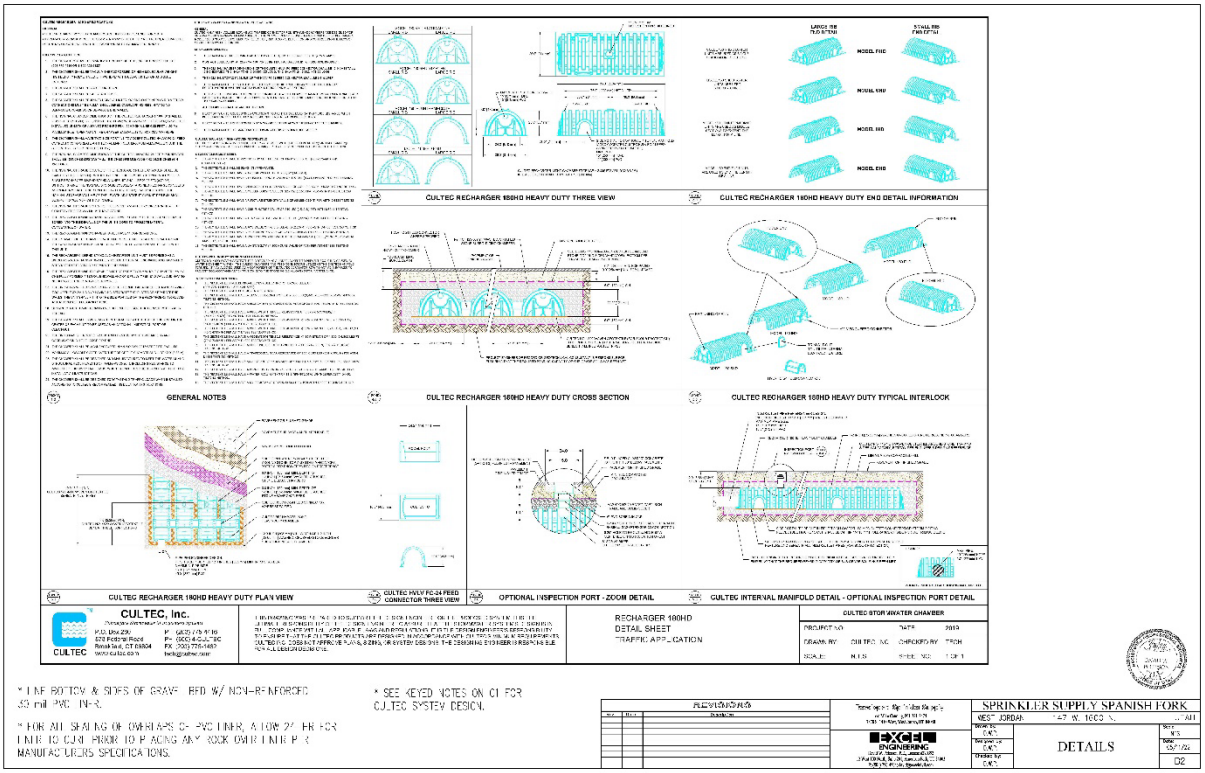

SPRINKLER SUPPLY SPANISH FORK
1600 NORTH
100 WEST
Scale 1" = 20'
VICINITY MAP
SITE
GENERAL NOTES
PARKING DATA
BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE
DUMPSTER NOTE
SHEET INDEX
TABULATIONS
BENCH MARK
REVISIONS
Developer: Sprinkler Supply
EXCEL ENGINEERING
SPRINKLER SUPPLY SPANISH FORK
SPANISH FORK 147 W. 1600 N. UTAH
SITE PLAN
C1

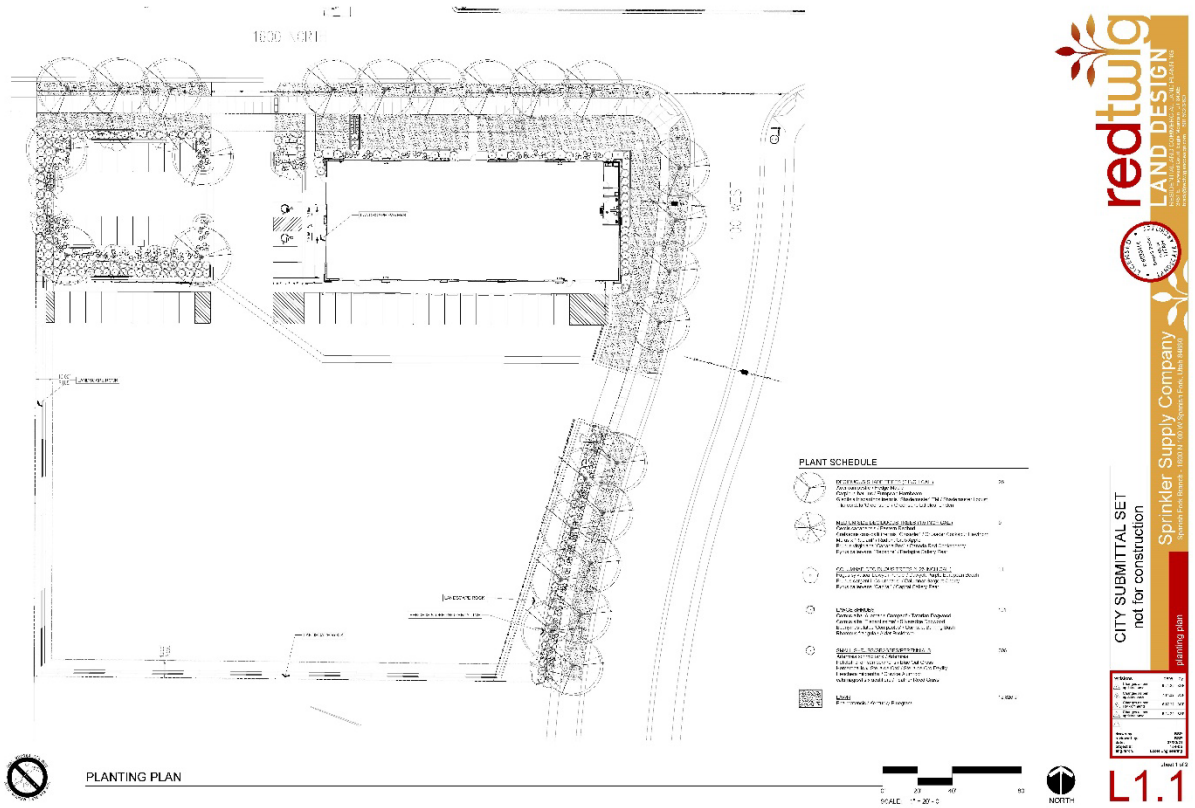

1600 NORTH
100 WEST
Scale 1" = 20'
STORM DRAIN RULE NOTES
GRADING LEGEND
SITE PAVEMENT DESIGNS
Developer: Sprinkler Supply
EXCEL ENGINEERING
SPRINKLER SUPPLY SPANISH FORK
GRADING PLAN
G1

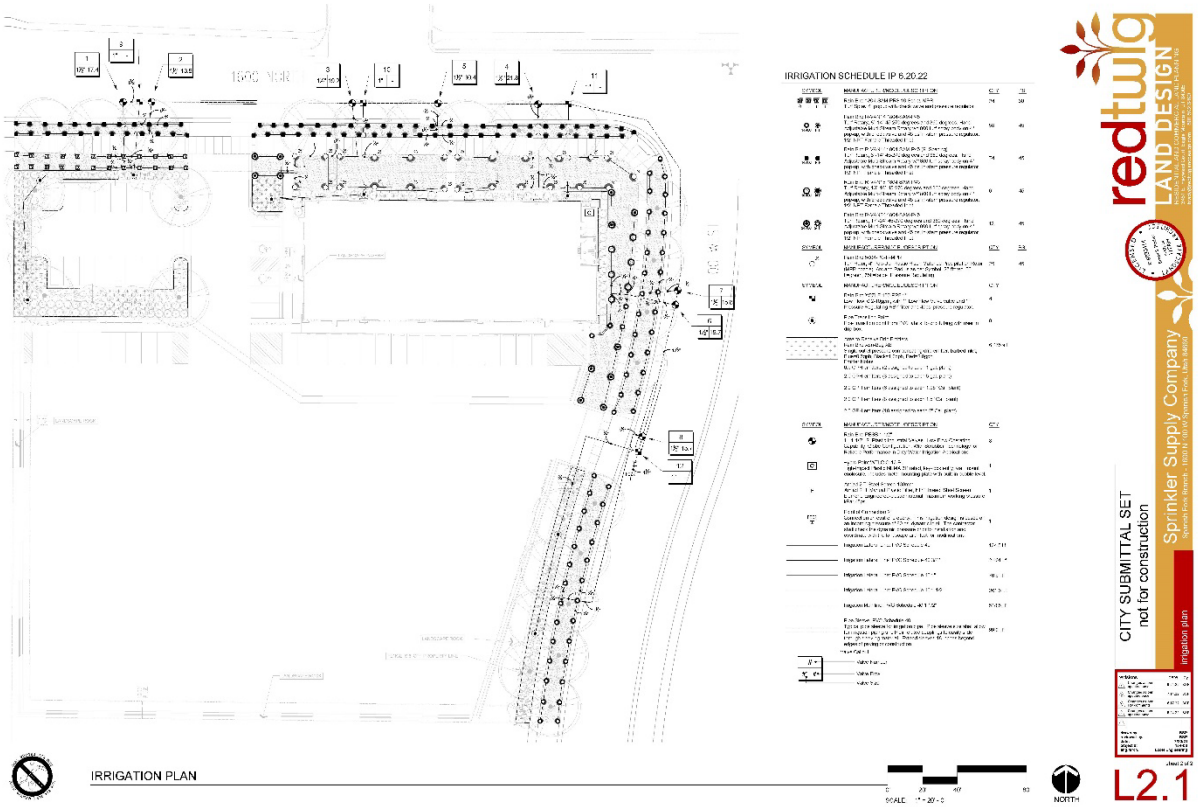

1600 NORTH
100 WEST
ELECTRICAL NOTES
NOTES TO CONTRACTOR
SITE LIGHTING NOTE
STORM DRAIN NOTE
Scale 1" = 20'
811
Know what's below. Call before you dig.
SPRINKLER SUPPLY SPANISH FORK
UTILITY PLAN
J1

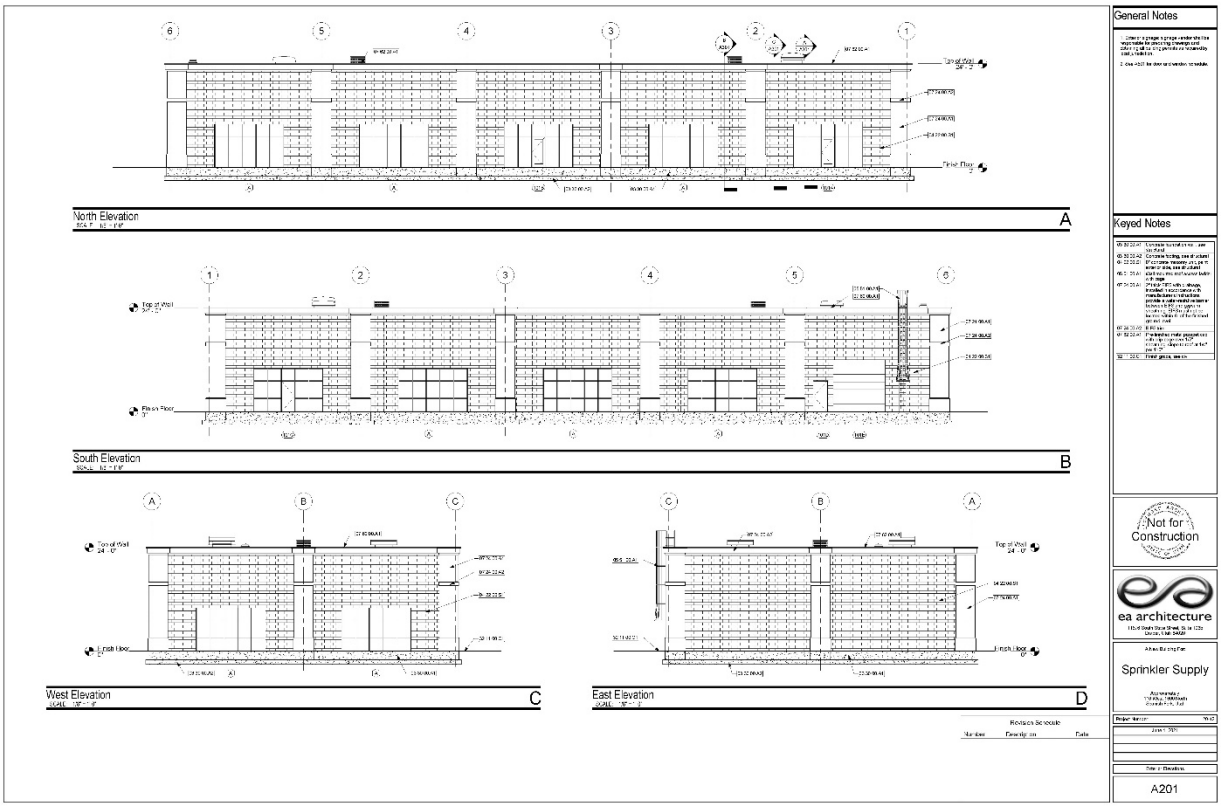

INSTALL PORTABLE TOILET PER BMP PT
600 NORTH
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL SILT FENCE PER BMP SF.
INSTALL INLET PROTECTION PER BMP IP-G
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL INLET PROTECTION PER BMP IP-G
100 WEST
INSTALL INLET PROTECTION PER BMP IP-G
EROSION CONTROL NOTES
FULL SWPP & NOI NOTE
Scale 1" = 20'
811
Know what's below. Call before you dig.
SPRINKLER SUPPLY SPANISH FORK
EROSION CONTROL PLAN
SWP1

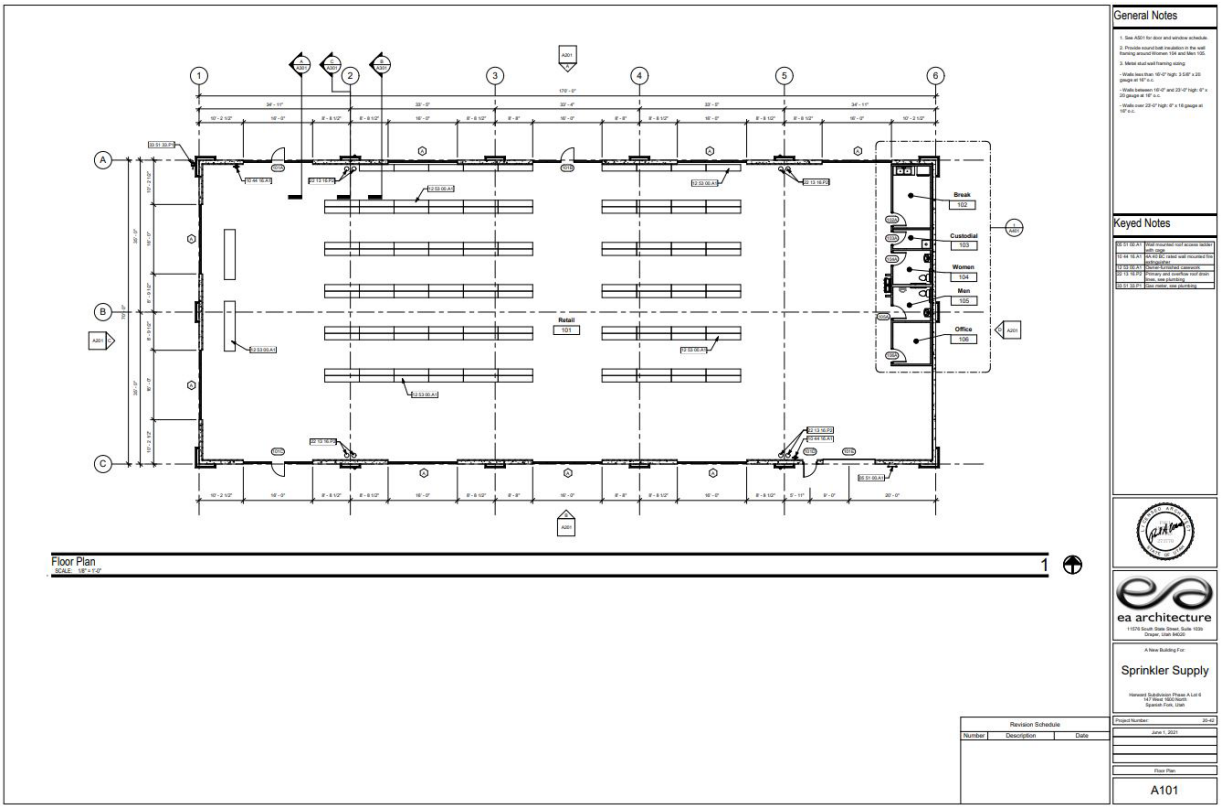

BMP: Concrete Waste Management
BMP: Dust Controls
BMP: Inlet Protection-Grate
BMP: Land Grading
BMP: Portable Toilets
BMP: Silt Fence
BMP: Spill Cleanup
BMP: Stabilized Construction Entrance
BMP: Street Sweeping
RECEIVED
SPRINKLER SUPPLY SPANISH FORK
BMP DETAILS
SWP2


CULTEC RECHARGER 150HD HEAVY DUTY THREE VIEW
CULTEC RECHARGER 150HD HEAVY DUTY END DETAIL INFORMATION
GENERAL NOTES
CULTEC RECHARGER 150HD HEAVY DUTY CROSS SECTION
CULTEC RECHARGER 150HD HEAVY DUTY TYPICAL INTERLOCK
CULTEC RECHARGER 150HD HEAVY DUTY PLAN VIEW
OPTIONAL INSPECTION PORT - ZOOM DETAIL
CULTEC, Inc.
RECHARGER 150HD
DETAIL SHEET
TRAFFIC APPLICATION
CULTEC STORMWATER CHAMBER
* SEE KEYED NOTES ON D1 FOR CULTEC SYSTEM DESIGN.
RECEIVED
SPRINKLER SUPPLY SPANISH FORK
DETAILS
D2

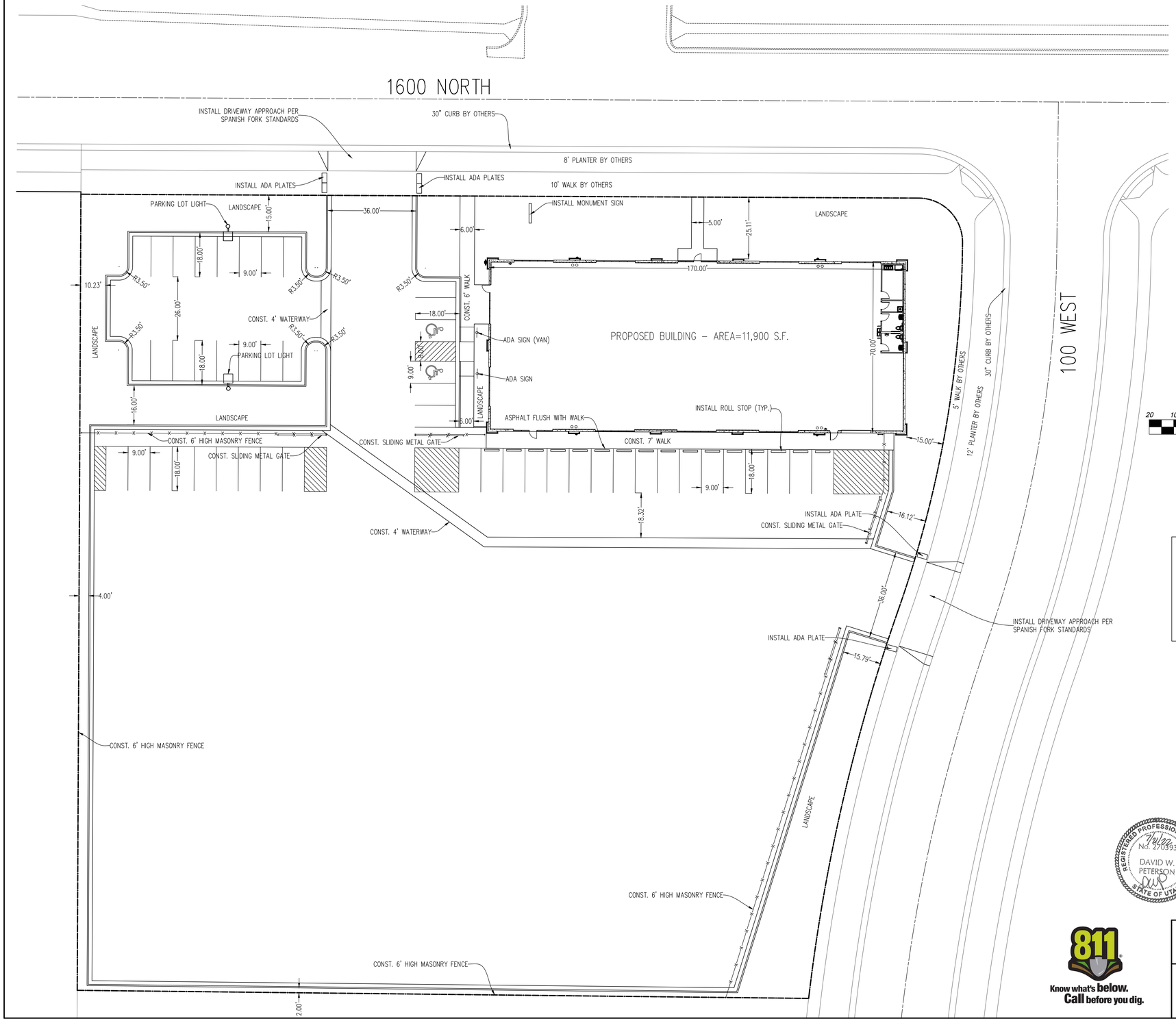

PLANT SCHEDULE
PLANTING PLAN
SCALE
NORTH
redtwig
LAND DESIGN
Sprinkler Supply Company
CITY SUBMITTAL SET
not for construction
planting plan
L1.1


IRRIGATION SCHEDULE IP 6.20.22
IRRIGATION PLAN
SCALE
NORTH
redtwig
LAND DESIGN
Sprinkler Supply Company
CITY SUBMITTAL SET
not for construction
irrigation plan
L2.1

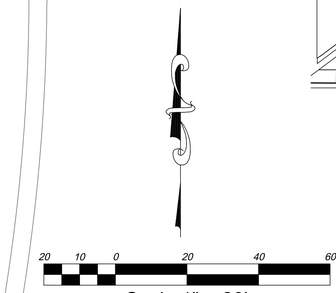

North Elevation
A
South Elevation
B
West Elevation
C
East Elevation
D
General Notes
Keyed Notes
Not for Construction
ea architecture
Sprinkler Supply
A201


Floor Plan
1
Break
102
Custodial
103
Women
104
Men
105
Office
106
Retail
101
General Notes
Keyed Notes
ea architecture
Sprinkler Supply
A101

SPRINKLER SUPPLY SPANISH FORK







GENERAL NOTES

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. ALL CONSTRUCTION TO FOLLOW THE LATEST SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
3. BUILDING WILL NOT BE FIRE SPRINKLED.
4. BUILDING TYPE: V–B
5. BUILDING OCCUPANCY: M
6. PROJECT TO BE CONSTRUCTED AS A SINGLE PHASE.
7. CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL STUDY PREPARED BY GSH DATED JULY 28, 2020.

PARKING DATA:

PARKING REQUIRED	SPACES REQ'D
RETAIL SPACE 1/250 REQUIRED 11,900 S.F. / 250 = 48 SPACES	
TOTAL PARKING SPACES PROVIDED =	48 SPACES
TOTAL ACCESSIBLE PARKING REQ'D =	2 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED =	2 SPACES

BOUNDARY DESCRIPTION & BOUNDARY LABELS NOTE

SEE ATTACHED PLAT FOR DIMENSIONS. THIS PROPERTY IS LOT 4 OF GREEN TREE PLAT 'A'.

DUMPSTER NOTE

THE ENTIRE REAR STORAGE AREA WILL BE SCREENED WITH A 6' HIGH MASONRY FENCE. THE DUMPSTER CONTAINER WILL BE PLACED IN THE REAR STORAGE AREA AND WILL BE SCREENED BY THE MASONRY FENCE. THEREFORE, A DUMPSTER ENCLOSURE IS NOT NEEDED FOR THIS SITE.

SHEET INDEX

C1 SITE PLAN
G1 GRADING PLAN
U1 UTILITY PLAN
SWP1 EROSION CONTROL PLAN
SWP2 BMP DETAILS
D1 DETAILS
D2 DETAILS
PLAT

TABULATIONS

TOTAL PROPERTY AREA:	2.49 ACRES/108,633 S.F.
RIGHT–OF–WAY AREA FOR DEDICATION:	0 S.F.
AREA PROPOSED FOR DEVELOPMENT:	108,663 S.F. = 100%
TOTAL BUILDING AREA:	11,900 S.F. = 11.0%
LANDSCAPE AREA:	16,872 S.F. = 15.5%
IMPERVIOUS AREA:	79,861 S.F. = 73.5%
UNDEVELOPED AREA:	0 S.F.
CURRENT ZONE:	I–1 LIGHT INDUSTRIAL

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

Know what's below. Call before you dig.

BENCH MARK

EXISTING SEWER MANHOLE RIM LOCATED IN 1600 NORTH & 100 WEST INTERSECTION
BENCHMARK ELEVATION=4542.89

REVISIONS

Rev.	Date	Description
1	07/21/22	REVISED PER REDLINE MEMO DATED 07/12/22

Developer: Sprinkler Supply
c/o Mike Canning, 801-381-2474
7878 S. 1410 West, West Jordan, UT 84088

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

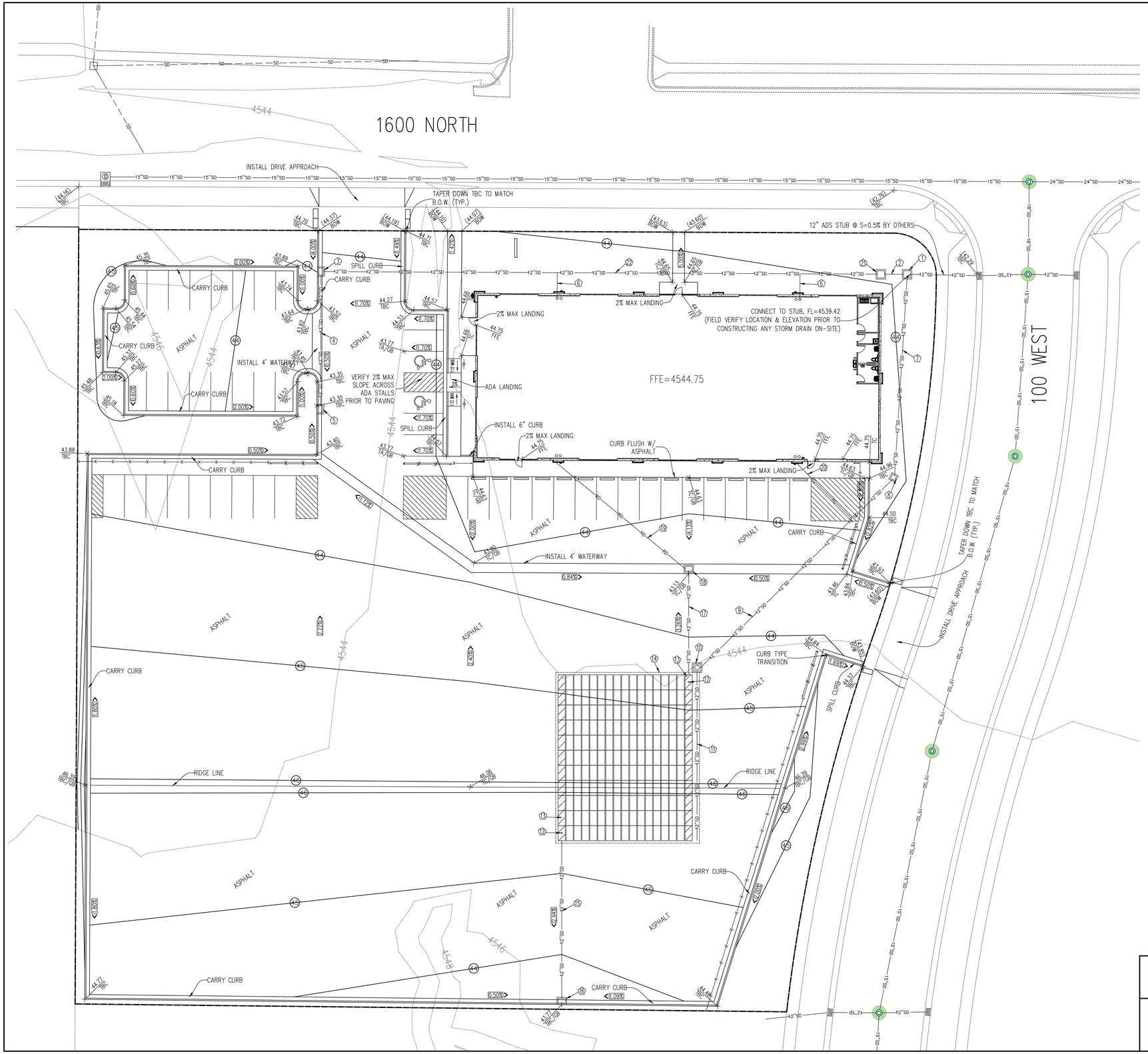
SPRINKLER SUPPLY SPANISH FORK

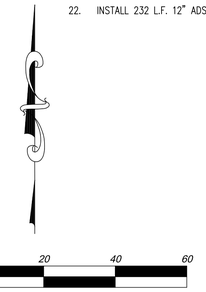
SPANISH FORK 147 W. 1600 N. UTAH

Drawn by:	Designed by:	Checked by:	Scale:	Date:
D.W.P.	D.W.P.	D.W.P.	1"=20'	05/11/22

SITE PLAN

C1





STORM DRAIN KEYED NOTES

1. CONNECT TO EXIST 12" STORM DRAIN STUB, FL=4539.42 (FIELD VERIFY LOCATION & DEPTH OF STUB PRIOR TO INSTALLING ANY STORM DRAIN ON-SITE. CONTACT DESIGN ENGINEER IF DIFFERENT THAN SHOWN). CONST. 3'X3' CONCRETE ORIFICE BOX, GRATE=4543.50, 12" IE THRU=4539.42, IE BOX=4538.50. INSTALL 12" WATERMAN SCREW GATE OVER 12" PIPE OUTLET PIPE PER CITY STANDARD DETAIL SD-411. TO PROVIDE THE ORIFICE EQUIVALENT, THE SCREW GATE WILL BE OPENED. AFTER INSTALLATION, OPEN THE SCREW GATE 2.5 TURNS TO EQUAL THE EQUIVALENT AREA OF A 3" ORIFICE.
2. INSTALL 8 L.F. 12" ADS @ S=0.3%
3. INSTALL 2'X3' CATCH BASIN, TBC=4544.01, GRATE=4543.51, 12" IE THRU=4540.15
4. INSTALL 55 L.F. 12" ADS @ S=0.3%
5. INSTALL 2'X3' CATCH BASIN, TBC=4543.30, GRATE=4542.80, 12" IE OUT=4540.32
6. INSTALL 11 L.F. 6" ADS ROOF DRAIN PIPE @ S=1% MIN. COORDINATE BUILDING CONNECTION WITH MECHANICAL PLANS. CONNECT TO 12" PIPE WITH INSERTA-TEE
7. INSTALL 83 L.F. 12" ADS @ S=0.2%
8. INSTALL 2'X2' CONCRETE BOX WITH GRATE, GRATE=4544.50, 12" IE THRU=4539.59. INSTALL SNOUT TYPE 18F OVER 12" PIPE OUTLET FROM BOX PER CITY DETAIL SD-404. IE BOX=4534.50.
9. INSTALL 113 L.F. 12" ADS @ S=0.2%
10. INSTALL 3'X3' CONCRETE BOX WITH 2' DIAMETER SOLID LID, RIM=4544.42, 12" IE THRU=4539.82
11. INSTALL 71 L.F. 12" PERFORATED ADS PIPE @ S=0.1%, WRAP PERFORATED PIPE IN FABIC, END OF PIPE FL=4539.89
12. INSTALL INSPECTION PORT
13. INSTALL SEPARATOR ROW.
14. INSTALL CULTEC RECHARGER SYSTEM. INSTALL (187) RECHARGER 180HD CHAMBERS WITH 6" STONE ABOVE AND 6" & BELOW AND 4" BETWEEN CHAMBERS. TOP OF GRAVEL=4542.71, TOP OF CHAMBER=4542.21, BOTTOM OF CHAMBER=4540.50, BOTTOM OF GRAVEL=4540.00 TO 4539.89, SLOPE TOWARD PERFORATED PIPE. 12" IE IN=4540.62, INSTALL PVC LINER UNDEREATH & AROUND THE SIDES OF SYSTEM. INSTALL PER CULTEC STANDARD DETAILS AND SPECIFICATIONS.
15. INSTALL 66 L.F. 12" ADS @ S=0.3%
16. INSTALL 2'X3' CATCH BASIN WITH GRATE, TBC=4543.77, GRATE=4543.27, 12" IE OUT=4540.82
17. INSTALL 44 L.F. 12" ADS @ S=0.2%
18. INSTALL 2'X3' CATCH BASIN, GRATE=4543.01, 12" IE OUT=4540.71, 6" IE IN=4541.21
19. INSTALL 70 L.F. 6" ADS ROOF DRAIN PIPE @ S=1% MIN., COORDINATE BUILDING CONNECTION WITH MECHANICAL PLANS.
20. INSTALL 33 L.F. 6" ADS ROOF DRAIN PIPE @ S=1% MIN. COORDINATE BUILDING CONNECTION WITH MECHANICAL PLANS. CONNECT TO 12" PIPE WITH INSERTA-TEE.
21. INSTALL 2'X2' CONCRETE BOX WITH GRATE, GRATE=4543.50, 12" IE THRU=4539.45, INSTALL SNOUT TYPE 18F OVER 12" OUTLET PIPE FROM BOX PER CITY DETAIL SD-404, IE BOX=4534.50
22. INSTALL 232 L.F. 12" ADS @ S=0.3%

GRADING LEGEND

FFE	FINISHED FLOOR ELEV.
BOW	BACK OF WALK
GB	GRADE BREAK
TC	TOP OF CONCRETE
TBC	TOP BACK OF CURB
TA	TOP OF ASPHALT
EA	EDGE OF ASPHALT
RIM	RIM ELEVATION
FL	FLOWLINE
EG	EXIST GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
IE	INVERT ELEVATION
0.00%	DIRECTION OF DRAINAGE
(00.00)	EXISTING ELEVATION
00.00 TBC	PROPOSED ELEVATION
4808	EXISTING CONTOUR
04	PROPOSED CONTOUR
1A	STORM DRAIN KEYED NOTE

SITE PAVEMENT DESIGNS

PARKING AREAS:
3" ASPHALT
8" ROAD-BASE*

MAIN DRIVES/LOADING AREAS:
3" ASPHALT
9" ROAD-BASE*

*OVER PROPERLY PREPARED NATURAL SUBGRADE SOILS AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO PROPERLY PREPARED NATURAL SUBGRADE SOILS.

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

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

REVISIONS

Rev.	Date	Description
1	07/21/22	REVISED PER REDLINE MEMO DATED 07/12/22

Developer: Sprinkler Supply
c/o Mike Canning, 801-381-2474
7878 S. 1410 West, West Jordan, UT 84088

EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

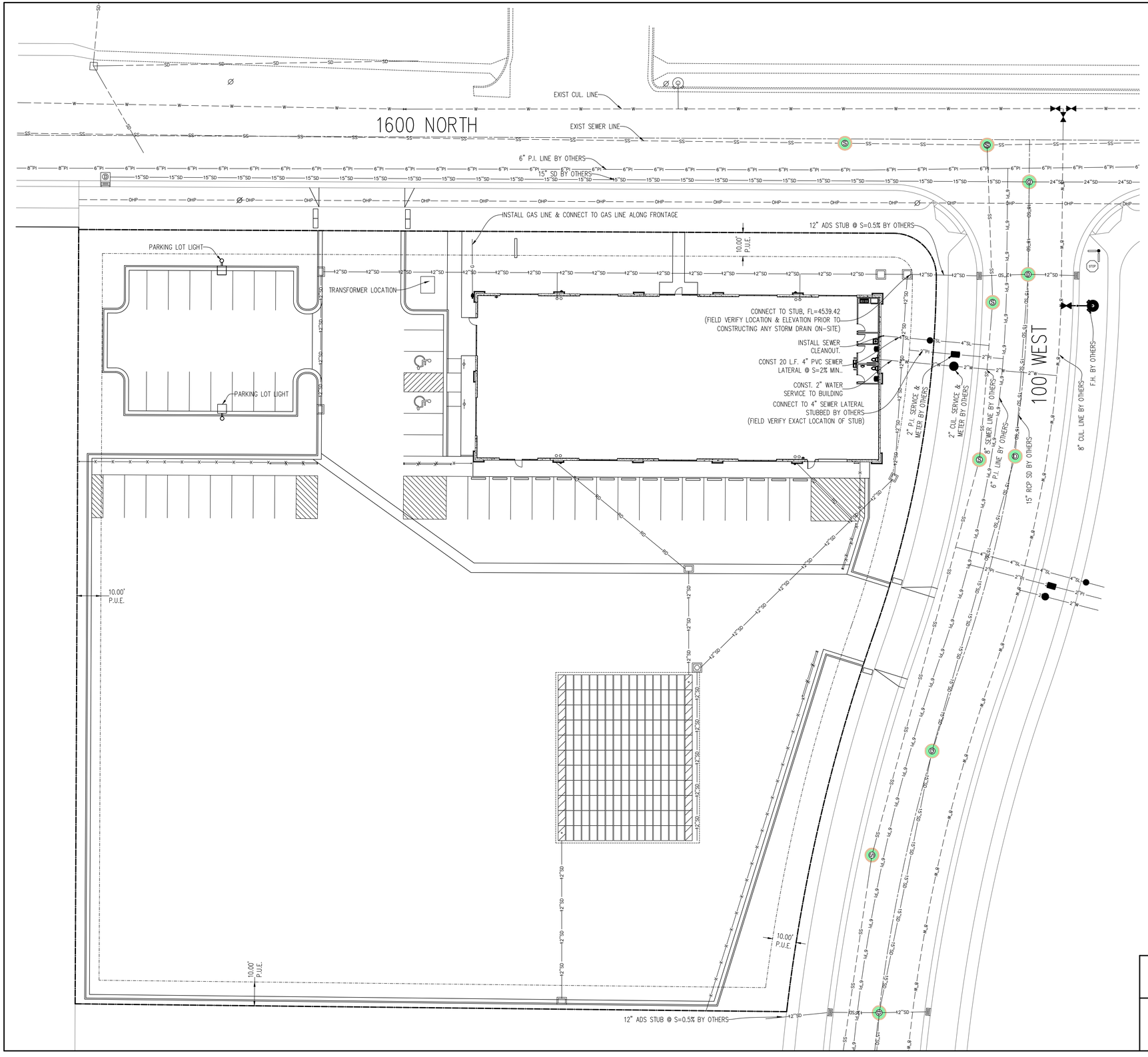
SPRINKLER SUPPLY SPANISH FORK

SPANISH FORK 147 W. 1600 N. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

GRADING PLAN

Scale: 1"=20'
Date: 05/11/22
G1



ELECTRICAL NOTES

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

NOTES TO CONTRACTOR

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE AND ALL UNDERGROUND UTILITIES, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THESE PLANS.

SITE LIGHTING NOTE

SITE LIGHTING WILL BE MOSTLY BUILDING MOUNTED WITH TWO PARKING LOT LIGHTS. SEE PHOTOMETRIC PLAN FOR LIGHT LOCATIONS.

STORM DRAIN NOTE

SEE GRADING PLAN SHEET G1 FOR STORM DRAIN DESIGN.

20 10 0 20 40 60

Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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

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c/o Mike Canning, 801-381-2474
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David W. Peterson, P.E., License #270393
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P: (801) 756-4504; david@excelcivil.com

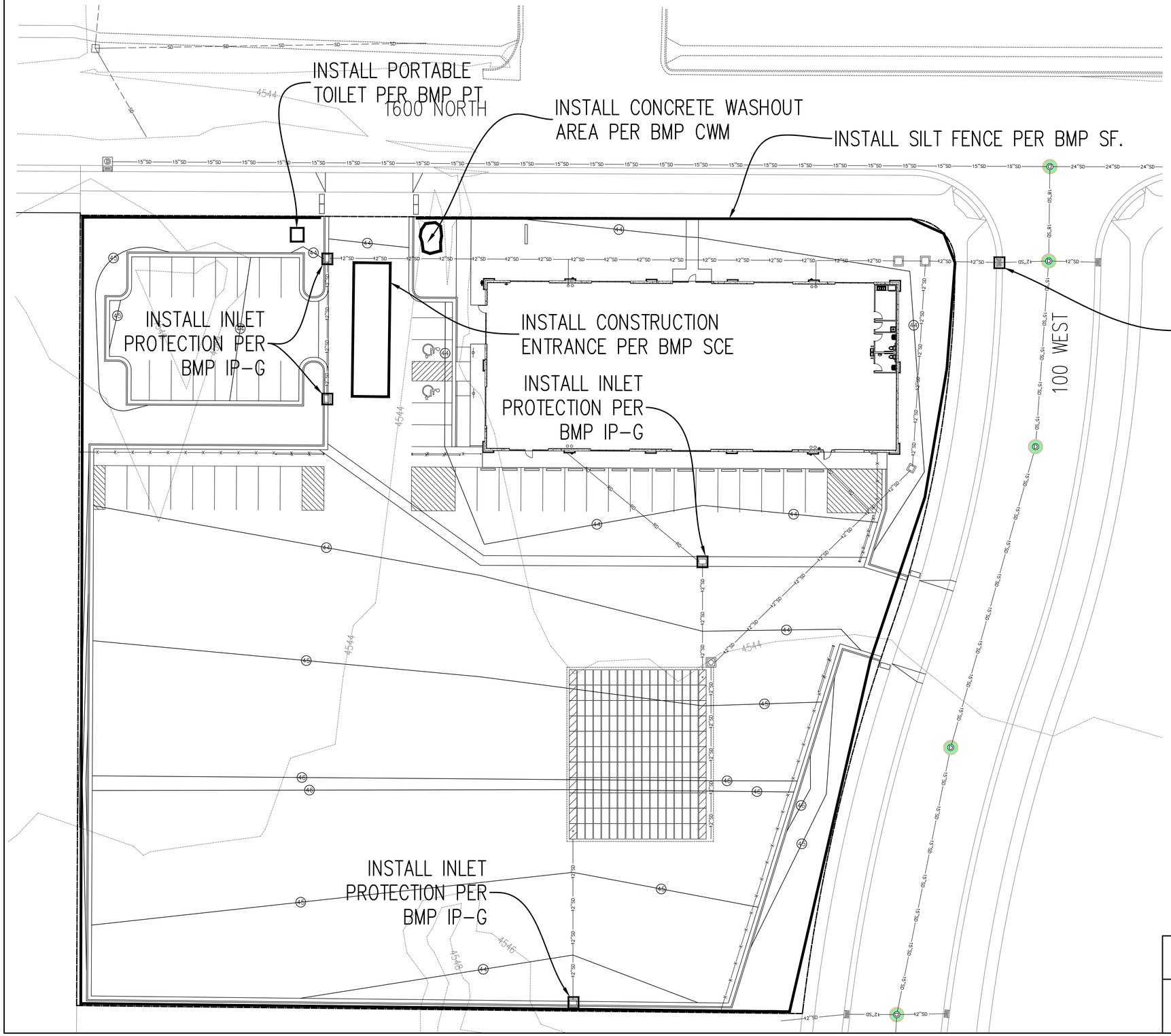
SPRINKLER SUPPLY SPANISH FORK

SPANISH FORK 147 W. 1600 N. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

UTILITY PLAN

Scale: 1"=20'
Date: 05/11/22
U1



EROSION CONTROL NOTES:

1. CONTRACTOR IS TO READ AND UNDERSTAND ALL BMP PRACTICES PRIOR TO ANY CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO FOLLOW ALL BMP PRACTICES CONTAINED IN THESE PLANS.
2. CONSTRUCT A SILT FENCE AS SHOWN ON PLAN. SEE BMP SF.
3. INSTALL A CONSTRUCTION ENTRANCE AS SHOWN ON THE PLAN PRIOR TO ANY GRADING ON THE SITE. SEE BMP SCE
4. INSTALL CONCRETE WASHOUT AREA AS PER BMP CWM.
5. INSTALL PORTABLE TOILET AS PER BMP PT
6. INSTALL INLET PROTECTION ON EXISTING INLETS ON-SITE & INLETS SURROUNDING SITE. SEE BMP IP-G. FILTER FABRIC UNDER GRATE CAN BE USED INSTEAD OF BMP IP-G OR OTHER EQUAL.
7. THE SITE IS TO BE WATERED AT LEAST ONCE A WEEK TO CONTROL DUST OR MORE FREQUENT AS DETERMINED BY THE CONTRACTOR.
8. CONTRACTOR IS TO REMOVE INLET PROTECTION FROM CATCH BASINS AND CLEAN-OUT ALL CATCH BASINS BEFORE LEAVING THE SITE.
9. CONTRACTOR WILL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF BMP'S DURING CONSTRUCTION.
10. ALL CONSTRUCTION PERIOD BEST MANAGEMENT PRACTICES ARE TO BE INSPECTED & MAINTAINED AT LEAST WEEKLY, ALSO BEFORE AND AFTER EACH STORM EVENT.
11. CONTRACTOR SHALL BE REQUIRED TO KEEP A RECORD OF ALL INSPECTIONS AND MAINTENANCE ON SITE WITH THE STORM WATER POLLUTION PREVENTION PLAN.
12. ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF CONSTRUCTION ACTIVITIES = 0.75

FULL SWPPP & NOI NOTE

1. A FULL SWPPP AND NOI MUST BE SUBMITTED FOR A BUILDING PERMIT TO BE ISSUED AND MUST BE APPROVED BEFORE THE PRE-CONSTRUCTION MEETING.

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

20 10 0 20 40 60

Scale 1" = 20'

REGISTERED PROFESSIONAL ENGINEER — DAVID W. PETERSON — No. 270393 — STATE OF UTAH

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SPRINKLER SUPPLY SPANISH FORK

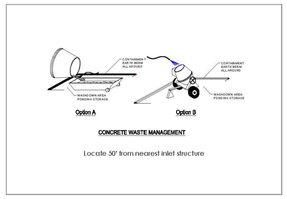
SPANISH FORK 147 W. 1600 N. UTAH

EROSION CONTROL PLAN

Drawn by:	D.W.P.
Designed by:	D.W.P.
Checked by:	D.W.P.
Scale:	1"=20'
Date:	05/11/22
	SWP1

BMP: Concrete Waste Management

CWM
Construction



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATION:
This technique is applicable to all types of sites.

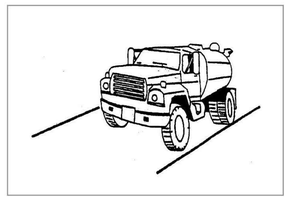
INSTALLATION/APPLICATION CRITERIA:
- Store dry materials under cover, away from drainage areas.
- Minimize excess mixing of fresh concrete, mortar or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (6" tall by 6" wide).
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:
- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Dust Controls

DC
Construction



DESCRIPTION:
Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:
Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

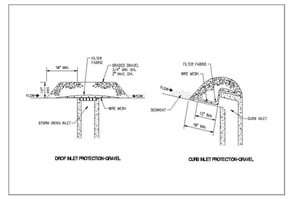
INSTALLATION/APPLICATION CRITERIA:
- Mechanical dust collection systems are designed according to the size of dust particles and the amount of air to be processed. Manufacturers' recommendations should be followed for installation (as well as the design of the equipment).
- Two kinds of street weepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.

LIMITATIONS:
- Generally more expensive than manual systems.
- May be impossible to maintain by plant personnel (the more elaborate equipment).
- Labor and equipment intensive and may not be effective for all pollutants (street sweepers).

MAINTENANCE:
If water sprayers are used, dust-contaminated waters should be collected and taken for treatment. Areas will probably need to be resprayed to keep dust from spreading.

BMP: Inlet Protection-Gravel

IP.G
Construction



DESCRIPTION:
Placement of gravel filter over inlet to storm drain to filter storm water runoff.

APPLICATION:
Construct at inlets in paved or unpaved areas where upgradient area is to be disturbed by construction activities.

INSTALLATION/APPLICATION CRITERIA:
- Place wire mesh (with 1/2 inch openings) over the inlet grate extending one foot past the grate in all directions.
- Place filter fabric over the mesh. Filter fabric should be selected based on soil type.
- Place graded gravel, to a minimum depth of 12-inches, over the filter fabric and extending 18-inches past the grate in all directions.

LIMITATIONS:
- Recommended for maximum drainage area of one acre.
- Excess flows may bypass the inlet requiring down gradient controls.
- Ponding will occur at inlet.

MAINTENANCE:
- Inspect inlet protection after every large storm event and at a minimum of once monthly.
- Remove sediment accumulated when it reaches 4-inches in depth.
- Replace filter fabric and clean or replace gravel if clogging is apparent.

BMP: Land Grading

LG
Construction



DESCRIPTION:
Land grading involves reshaping the ground surface to planned grades as determined by an engineering survey, evaluation, and layout. Land grading provides more suitable topography for buildings, facilities, and other land uses and helps to control surface runoff, soil erosion, and sedimentation during and after construction.

APPLICATIONS:
Land grading is applicable to sites with uneven or steep topography or easily erodible soils, because it stabilizes slopes and decreases runoff velocity. Grading activities should maintain existing drainage patterns as much as possible.

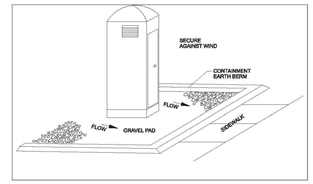
INSTALLATION/APPLICATION CRITERIA:
Before grading activities begin, a construction site operator must make decisions regarding the steepness of cut-and-fill slopes and how the slopes will be: Protected from runoff, stabilized and maintained.

LIMITATIONS:
Improper grading practices that disrupt natural stormwater patterns might lead to poor drainage, high-runoff velocities, and increased peak flows during storm events. Clearing and grading the entire site without vegetated buffers promotes offsite transport of sediments and other pollutants. Design the grading plan with erosion and sediment control and stormwater management goals in mind; to ensure that the plan is implemented as intended, carefully supervise grading crews.

MAINTENANCE:
- Check all graded areas and supporting erosion and sediment control practices periodically, especially after heavy rainfalls.
- Promptly remove all sediment from diversions or other stormwater conveyances, and if washouts or breaks occur, repair them immediately.
- To prevent small-scale eroded areas from becoming significant gullies, maintain them promptly.

BMP: Portable Toilets

PT
Construction



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:
- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (6" tall by 6" wide), control for spill/protection leak.

LIMITATIONS:
- No limitations.

MAINTENANCE:
- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Silt Fence

SF
Construction

DESCRIPTION:
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
Application:
- Perimeter control: place barrier at down-gradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier at top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:
- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately up-gradient of posts.
- Secure wire mesh (14 gage min. with 6-inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:
- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum up-gradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:
- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

BMP: Spill Clean-Up

SCU
Construction

DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:
- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact the Salt Lake County Health Department (313-6700) for any spill of reportable quantity.

BMP: Stabilized Construction Entrance

SCE
Construction

DESCRIPTION:
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.

APPLICATION:
At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:
- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.

LIMITATIONS:
- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.

MAINTENANCE:
- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Street Sweeping

SS
Construction

DESCRIPTION:
Reduce the discharges of pollutants to stormwater from street surfaces by conducting street cleaning on a regular basis.

APPROACH:
- Prioritize cleaning to use the most sophisticated sweepers, at the highest frequency, and in areas with the highest pollutant loading.
- Restrict street parking prior to and during sweeping.
- Increase sweeping frequency just before the rainy season.
- Proper maintenance and operation of sweepers greatly increase their efficiency.
- Keep accurate operation logs to track programs.
- Sweepers effective at removing smaller particles (less than 10 microns) may generate dust that would lead to concerns over worker and public safety.
- Equipment selection can be key for this particular BMP. There are two types used, the mechanical broom sweepers (more effective at picking up large debris and cleaning wet streets), and the vacuum sweepers (more effective at removing fine particles and associated heavy metals). Many communities find it useful to have a compliment of both types in their fleet.

LIMITATIONS:
- Conventional sweepers are not able to remove oil and grease.
- Mechanical sweepers are not effective at removing finer sediments.
- Effectiveness may also be limited by street conditions, traffic congestion, presence of construction projects, climatic conditions and condition of curbs.

MAINTENANCE:
- Replace worn parts as necessary.
- Install main and gutter brooms of the appropriate weight.

REGISTERED PROFESSIONAL ENGINEER
No. 270393
DAVID W. PETERSON
STATE OF UTAH

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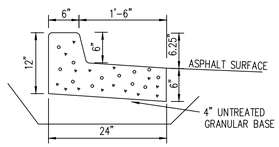
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SPRINKLER SUPPLY SPANISH FORK
WEST JORDAN 147 W. 1600 N. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
Checked by: D.W.P.

BMP DETAILS

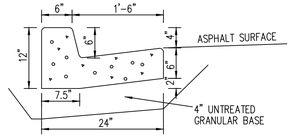
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SWP2



4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

SPILL CURB

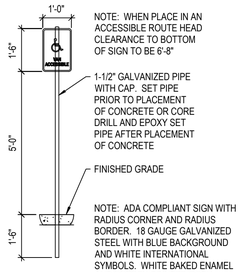
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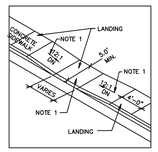
4" UNTREATED GRANULAR BASE UNDER CURB EXTENDING 6" LATERALLY IN FRONT AND BACK COMPACT TO 95% DENSITY ASTM D 1557-78

CARRY CURB

NOT TO SCALE



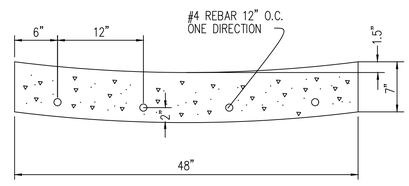
ADA VAN SIGN DETAIL



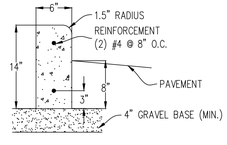
CURB RAMP

NOT TO SCALE

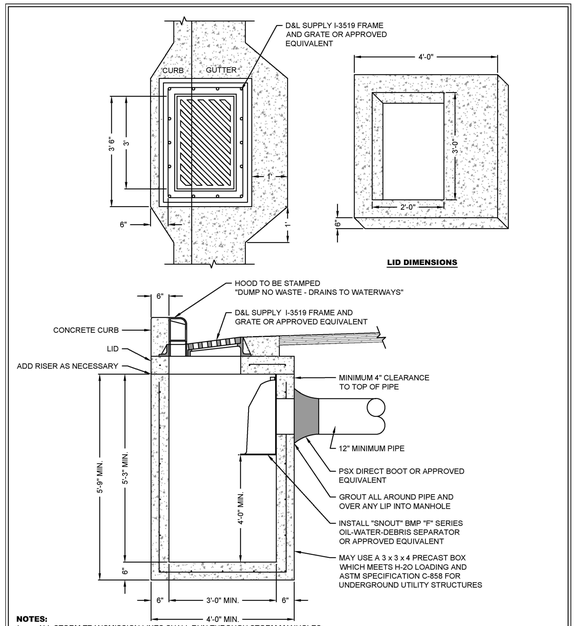
NOTES:
1. 12:1 (MAXIMUM) IN DIRECTION OF TRAVEL. LIMIT CROSS SLOPE ON SIDEWALKS 2%.
2. ALL LANDINGS MUST HAVE 1:48 CROSS SLOPE AND RUNNING SLOPE. LANDING MUST BE AS WIDE AS THE RAMP.
3. CROSS SLOPE ON RAMP MUST BE 1:48 OR LESS.



4' WATERWAY DETAIL



6" CURB DETAIL



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) 804-4550	**STANDARD DRAWING** STORM WATER INLET BOX	DRAWN: JLH DESIGN: MWD REVISION: DATE: 10/6/2020	SCALE NONE STANDARD SD-404



REVISIONS		
Rev.	Date	Description

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SPRINKLER SUPPLY SPANISH FORK

WEST JORDAN 147 W. 1600 N. UTAH

Drawn by: D.W.P.
Designed by: D.W.P.
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DETAILS

Scale: NTS
Date: 05/11/22
D1

CULTEC RECHARGER 180HD SPECIFICATIONS

GENERAL

CULTEC RECHARGER® 180HD CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED FOR RETENTION, RECHARGING, DETENTION OR CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PARAMETERS

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
3. THE CHAMBER SHALL BE ARCHED IN SHAPE.
4. THE CHAMBER SHALL BE OPEN-BOTTOMED.
5. THE CHAMBER SHALL BE JOINED USING AN INTERLOCKING OVERLAPPING RIB METHOD. CONNECTIONS MUST BE FULLY SHOULDERED OVERLAPPING RIBS, HAVING NO SEPARATE COUPLINGS OR SEPARATE END WALLS.
6. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC RECHARGER® 180HD SHALL BE 20.5 INCHES (521 MM) TALL, 30 INCHES (914 MM) WIDE AND 7.33 FEET (2.23 M) LONG. THE INSTALLED LENGTH OF A JOINED RECHARGER® 180HD SHALL BE 6.33 FEET (1.93 M).
7. MAXIMUM INLET OPENING ON THE CHAMBER ENDWALL IS 15 INCH (375 MM) HDPE.
8. THE CHAMBER SHALL HAVE TWO SIDE PORTALS TO ACCEPT CULTEC HVLV® FC-24 FEED CONNECTORS TO CREATE AN INTERNAL MANIFOLD. MAXIMUM ALLOWABLE O.D. IN THE SIDE PORTAL IS 12.25 INCHES (311 MM).
9. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV® FC-24 FEED CONNECTOR SHALL BE 12 INCHES (305 MM) TALL, 16 INCHES (406 MM) WIDE AND 24.2 INCHES (614 MM) LONG.
10. THE NOMINAL STORAGE VOLUME OF THE RECHARGER® 180HD CHAMBER SHALL BE 3.445 FT3 / FT (0.32 M3 / M) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A SINGLE RECHARGER 180HRD STAND ALONE UNIT SHALL BE 25.25 FT3 (0.72 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF A JOINED RECHARGER® 180HD AS AN INTERMEDIATE UNIT SHALL BE 21.81 FT3 (0.62 M3) - WITHOUT STONE. THE NOMINAL STORAGE VOLUME OF THE LENGTH ADJUSTMENT AMOUNT PER RUN SHALL BE 3.445 FT3 (0.32 M3) - WITHOUT STONE.
11. THE NOMINAL STORAGE VOLUME OF THE HVLV® FC-24 FEED CONNECTOR SHALL BE 0.913 FT3 / FT (0.085 M3 / M) - WITHOUT STONE.
12. THE RECHARGER® 180HD CHAMBER SHALL HAVE SEVENTY-EIGHT DISCHARGE HOLES BORED INTO THE SIDEWALLS OF THE UNIT'S CORE TO PROMOTE LATERAL CONVEYANCE OF WATER.
13. THE RECHARGER® 180HD CHAMBER SHALL HAVE 14 CORRUGATIONS.
14. THE ENDWALL OF THE CHAMBER, WHEN PRESENT, SHALL BE AN INTEGRAL PART OF THE CONTINUOUSLY FORMED UNIT. SEPARATE END PLATES CANNOT BE USED WITH THIS UNIT.
15. THE RECHARGER® 180RHD STAND ALONE/STARTER UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO FULLY FORMED INTEGRAL ENDWALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS.
16. THE RECHARGER® 180EHD END UNIT MUST BE FORMED AS A WHOLE CHAMBER HAVING ONE FULLY FORMED INTEGRAL ENDWALL AND ONE FULLY OPEN END WALL AND HAVING NO SEPARATE END PLATES OR END WALLS.
17. THE HVLV® FC-24 FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER® 180HD AND ACT AS CROSS FEED CONNECTIONS.
18. CHAMBERS MUST HAVE HORIZONTAL STIFFENING FLEX REDUCTION STEPS BETWEEN THE RIBS.
19. THE CHAMBER SHALL HAVE A RAISED INTEGRAL CAP AT THE TOP OF THE ARCH IN THE CENTER OF EACH UNIT TO BE USED AS AN OPTIONAL INSPECTION PORT OR CLEAN-OUT.
20. THE UNITS MAY BE TRIMMED TO CUSTOM LENGTHS BY CUTTING BACK TO ANY CORRUGATION ON THE LARGE RIB END.
21. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.
22. MAXIMUM ALLOWABLE COVER OVER THE TOP OF THE CHAMBER SHALL BE 12.0' (3.66 M).
23. THE CHAMBER SHALL BE DESIGNED AND MANUFACTURED TO MEET THE MATERIAL AND STRUCTURAL REQUIREMENTS OF IAPMO PS 63-2019, INCLUDING RESISTANCE TO AASHTO H-10 HIGHWAY LIVE LOADS, WHEN INSTALLED IN ACCORDANCE WITH CULTEC'S INSTALLATION INSTRUCTIONS.
24. THE CHAMBER SHALL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.

CULTEC FC-24 FEED CONNECTOR SPECIFICATIONS

GENERAL

CULTEC HVLV (HIGH VOLUME, LOW VELOCITY) FEED CONNECTOR POLYETHYLENE CHAMBERS ARE DESIGNED FOR UNDERGROUND STORMWATER MANAGEMENT. THE CHAMBERS MAY BE USED TO MANIFOLD CULTEC RECHARGER MODEL 180HD CHAMBER SYSTEMS FOR RETENTION, RECHARGING, DETENTION, AND CONTROLLING THE FLOW OF ON-SITE STORMWATER RUNOFF.

CHAMBER PROPERTIES

1. THE CHAMBERS SHALL BE MANUFACTURED BY CULTEC, INC. OF BROOKFIELD, CT (203-775-4416).
2. CONTACT CULTEC, INC. AT 203-775-4416 FOR SUBMITTAL PACKAGES AND TO PURCHASE PRODUCT.
3. THE NOMINAL CHAMBER DIMENSIONS OF THE CULTEC HVLV FC- FEED CONNECTOR SHALL BE 12 INCHES TALL, 16 INCHES WIDE. THE HVLV FC-24 IS 24 INCHES LONG. THE HVLV FC-24 IS 24.2 INCHES LONG.
4. THE NOMINAL STORAGE VOLUME OF THE HVLV FC-24 FEED CONNECTOR SHALL BE 0.913 CF/LF.
5. THE CHAMBER SHALL BE VACUUM THERMOFORMED OF HIGH MOLECULAR WEIGHT HIGH DENSITY POLYETHYLENE (HMWHDPE) WITH A BLACK INTERIOR AND BLUE EXTERIOR.
6. THE HVLV FC FEED CONNECTOR MUST BE FORMED AS A WHOLE CHAMBER HAVING TWO OPEN END WALLS, AND HAVING NO SEPARATE END PLATES OR SEPARATE END WALLS. THE UNIT SHALL FIT INTO THE SIDE PORTALS OF THE RECHARGER 180HD.
7. ALL CHAMBERS SHALL BE ARCHED IN SHAPE.
8. HEAVY DUTY UNITS ARE DESIGNED ACCORDING TO AASHTO HS-25 LOAD RATING (40,000 LBS. AXLE) WHEN BURIED ACCORDING TO CULTEC'S RECOMMENDED INSTALLATION INSTRUCTIONS.
9. HEAVY DUTY UNITS ARE DESIGNATED BY A COLORED STRIPE ALONG THE LENGTH OF THE CHAMBER.
10. THE CHAMBER SHALL BE MANUFACTURED IN AN ISO 9001:2015 CERTIFIED FACILITY.

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE

CULTEC NO. 410™ NON-WOVEN GEOTEXTILE MAY BE USED WITH CULTEC CONTACTOR® AND RECHARGER® STORMWATER INSTALLATIONS TO PROVIDE A BARRIER THAT PREVENTS SOIL INTRUSION INTO THE STONE.

GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TYPICAL WEIGHT OF 4.5 OZ/SY (142 G/M).
4. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH VALUE OF 120 LBS (533 N) PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE AN ELONGATION @ BREAK VALUE OF 50% PER ASTM D4632 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A MULLEN BURST VALUE OF 225 PSI (1551 KPA) PER ASTM D3786 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A PUNCTURE STRENGTH VALUE OF 65 LBS (289 N) PER ASTM D4833 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE VALUE OF 340 LBS (1513 N) PER ASTM D6241 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A TRAPEZOID TEAR VALUE OF 50 LBS (222 N) PER ASTM D4533 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A AOS VALUE OF 70 U.S. SIEVE (0.212 MM) PER ASTM D4751 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY VALUE OF 1.7 SEC-1 PER ASTM D4491 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATE VALUE OF 135 GAL/MIN/SF (5500 L/MIN/SM) PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A UV STABILITY @ 500 HOURS VALUE OF 70% PER ASTM D4355 TESTING METHOD.

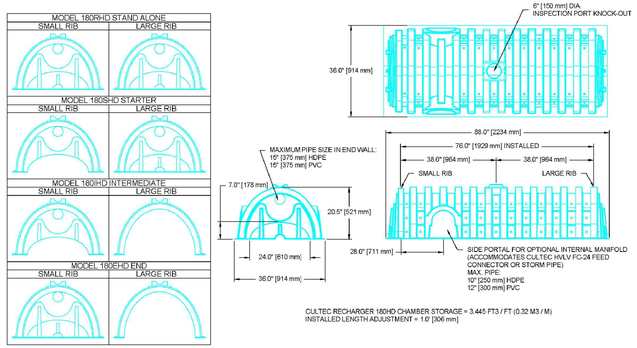
CULTEC NO. 4800™ WOVEN GEOTEXTILE

CULTEC NO. 4800 WOVEN GEOTEXTILE IS DESIGNED AS A UNDERLAYMENT TO PREVENT SCOURING CAUSED BY WATER MOVEMENT WITHIN THE CULTEC CHAMBERS AND FEED CONNECTORS UTILIZING THE CULTEC MANIFOLD FEATURE. IT MAY ALSO BE USED AS A COMPONENT OF THE CULTEC SEPARATOR ROW TO ACT AS A BARRIER TO PREVENT SOIL/CONTAMINANT INTRUSION INTO THE STONE WHILE ALLOWING FOR MAINTENANCE.

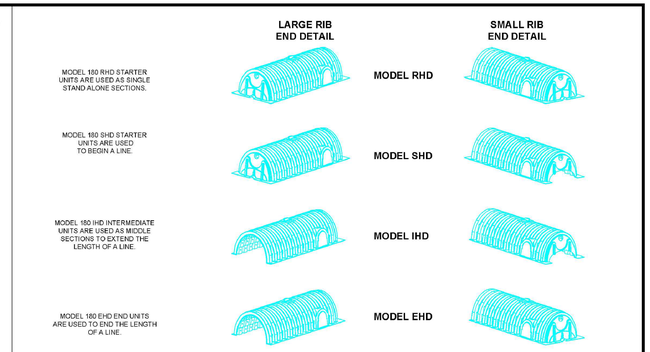
GEOTEXTILE PARAMETERS

1. THE GEOTEXTILE SHALL BE PROVIDED BY CULTEC, INC. OF BROOKFIELD, CT. (203-775-4416 OR 1-800-428-5832)
2. THE GEOTEXTILE SHALL BE BLACK IN APPEARANCE.
3. THE GEOTEXTILE SHALL HAVE A TENSILE STRENGTH OF 550 X 550 LBS (2,448 X 2,448 N) PER ASTM D4632 TESTING METHOD.
4. THE GEOTEXTILE SHALL HAVE A ELONGATION @ BREAK RESISTANCE OF 20 X 20% PER ASTM D4632 TESTING METHOD.
5. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE OF 5,070 X 5,070 LBS/FT (74 X 74 KN/M) PER ASTM D4595 TESTING METHOD.
6. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 2% STRAIN OF 960 X 1,096 LBS/FT (14 X 16 KN/M) PER ASTM D4595 TESTING METHOD.
7. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 5% STRAIN OF 2,740 X 2, 740 LBS/FT (40 X 40 KN/M) PER ASTM D4595 TESTING METHOD.
8. THE GEOTEXTILE SHALL HAVE A WIDE WIDTH TENSILE RESISTANCE @ 10% STRAIN OF 4,800 X 4,800 LBS/FT (70 X 70 KN/M) PER ASTM D4595 TESTING METHOD.
9. THE GEOTEXTILE SHALL HAVE A CBR PUNCTURE RESISTANCE OF 1,700 LBS (7,560 N) PER ASTM D6241 TESTING METHOD.
10. THE GEOTEXTILE SHALL HAVE A TRAPEZOIDAL TEAR RESISTANCE OF 180 X 180 LBS (801 X 801 N) PER ASTM D4533 TESTING METHOD.
11. THE GEOTEXTILE SHALL HAVE AN APPARENT OPENING SIZE OF 40 US STD. SIEVE (0.425 MM) PER ASTM D4751 TESTING METHOD.
12. THE GEOTEXTILE SHALL HAVE A PERMITTIVITY RATING OF 0.15 SEC-1 PER ASTM D4491 TESTING METHOD.
13. THE GEOTEXTILE SHALL HAVE A WATER FLOW RATING OF 11.5 GPM/FT2 (470 LPM/M2) PER ASTM D4491 TESTING METHOD.
14. THE GEOTEXTILE SHALL HAVE A UV RESISTANCE OF 80% @ 500 HRS. PER ASTM D4355 TESTING METHOD.

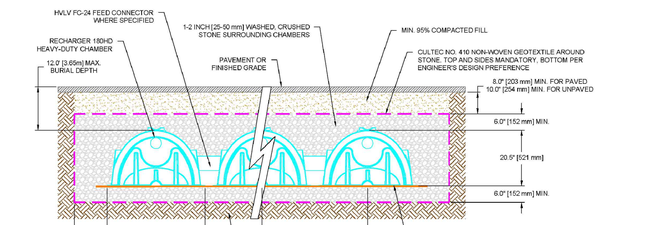
180HD 1.0 **GENERAL NOTES**



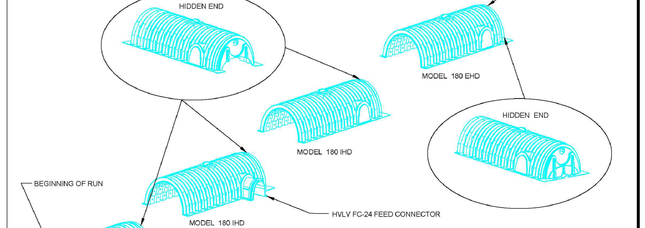
180HD 2.0 **CULTEC RECHARGER 180HD HEAVY DUTY THREE VIEW**



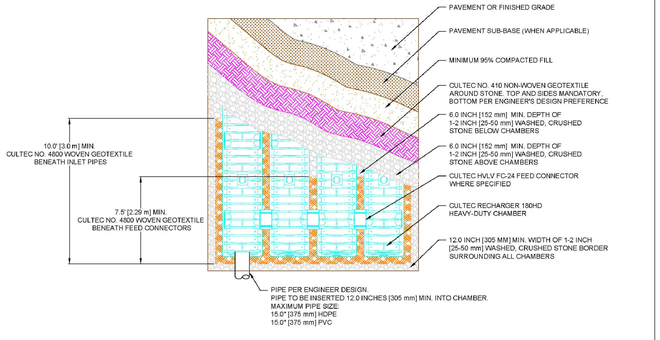
180HD 3.0 **CULTEC RECHARGER 180HD HEAVY DUTY END DETAIL INFORMATION**



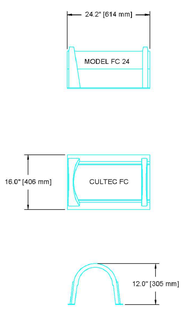
180HD 4.0 **CULTEC RECHARGER 180HD HEAVY DUTY CROSS SECTION**



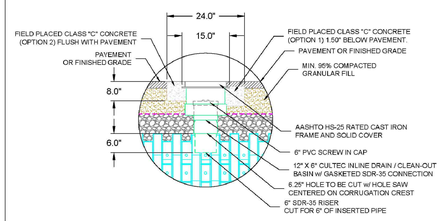
180HD 5.0 **CULTEC RECHARGER 180HD HEAVY DUTY TYPICAL INTERLOCK**



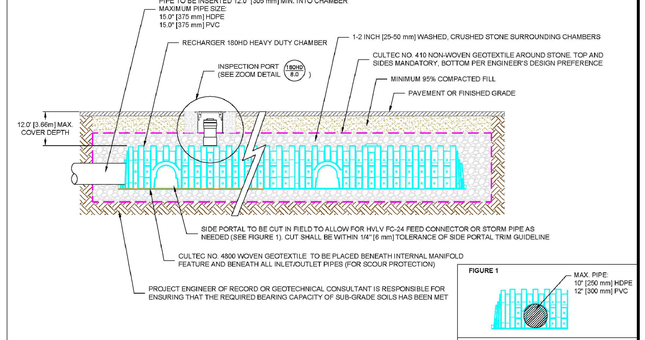
180HD 6.0 **CULTEC RECHARGER 180HD HEAVY DUTY PLAN VIEW**



180HD 7.0 **CULTEC HVLV FC-24 FEED CONNECTOR THREE VIEW**



180HD 8.0 **OPTIONAL INSPECTION PORT - ZOOM DETAIL**



180HD 9.0 **CULTEC INTERNAL MANIFOLD DETAIL - OPTIONAL INSPECTION PORT DETAIL**

CULTEC, Inc.
Subsurface Stormwater Management Systems
P.O. Box 280
878 Federal Road
Brookfield, CT 06804
www.cultec.com
PH: (203) 775-4416
PH: (800) 4-CULTEC
FX: (203) 775-1462
tech@cultec.com

THIS DRAWING WAS PREPARED TO SUPPORT THE DESIGN ENGINEER FOR THE PROPOSED SYSTEM. IT IS THE ULTIMATE RESPONSIBILITY OF THE DESIGN ENGINEER TO ASSURE THAT THE STORMWATER SYSTEM'S DESIGN IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ENSURE THAT THE CULTEC PRODUCTS ARE DESIGNED IN ACCORDANCE WITH CULTEC'S MINIMUM REQUIREMENTS. CULTEC INC. DOES NOT APPROVE PLANS, SIZING, OR SYSTEM DESIGNS. THE DESIGNING ENGINEER IS RESPONSIBLE FOR ALL DESIGN DECISIONS.

RECHARGER 180HD
DETAIL SHEET
TRAFFIC APPLICATION

CULTEC STORMWATER CHAMBER

PROJECT NO:		DATE:	2019
DRAWN BY:	CULTEC, INC	CHECKED BY:	TECH
SCALE:	N.T.S.	SHEET NO:	1 OF 1

REGISTERED PROFESSIONAL ENGINEER — No. 270393 — DAVID W. PETERSON — STATE OF UTAH

* LINE BOTTOM & SIDES OF GRAVEL BED W/ NON-REINFORCED 30 mil PVC LINER.

* FOR ALL SEALING OF OVERLAPS OF PVC LINER, ALLOW 24-HR FOR LINER TO CURE PRIOR TO PLACING ANY ROCK OVER LINER PER MANUFACTURERS SPECIFICATIONS.

* SEE KEYED NOTES ON G1 FOR CULTEC SYSTEM DESIGN.

REVISIONS

Rev.	Date	Description

Developer: Sprinkler Supply
c/o Mike Canning, 801-381-2474
7878 S. 1410 West, West Jordan, UT 84088

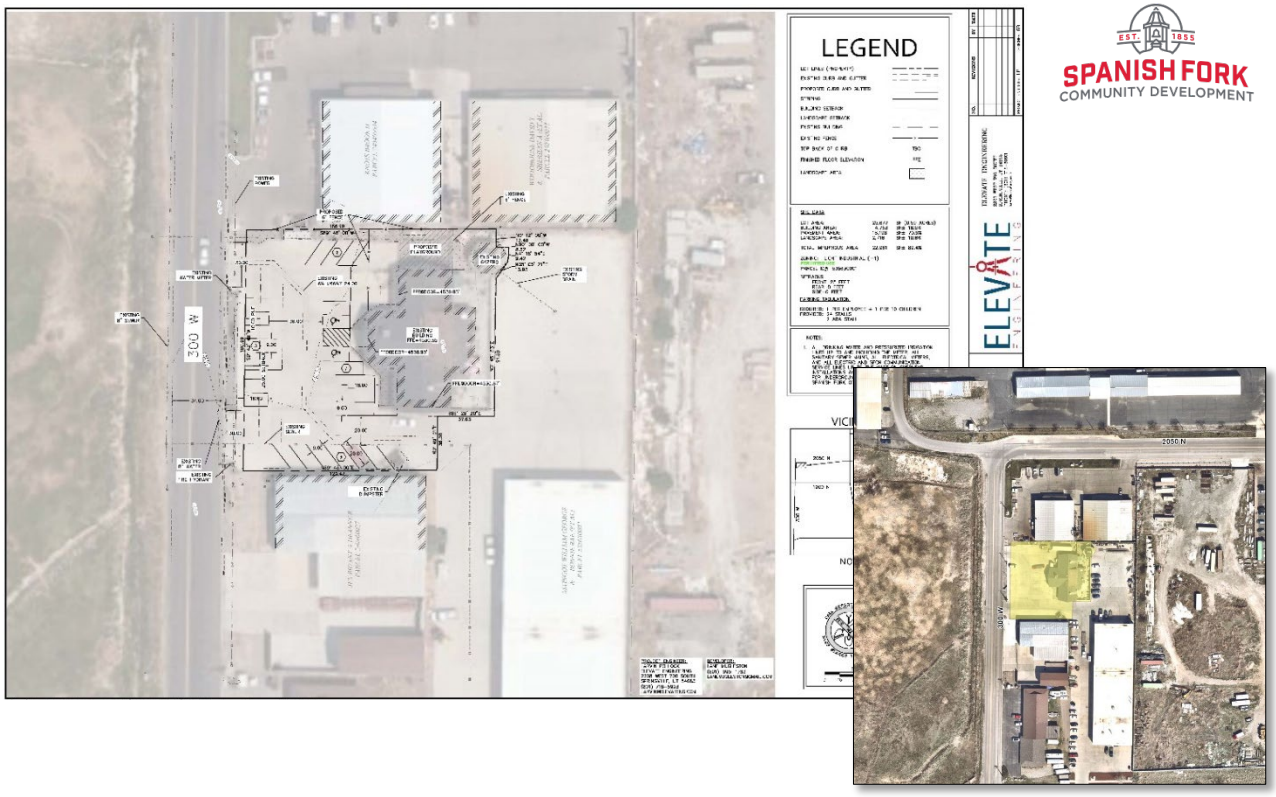
EXCEL ENGINEERING
David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

SPRINKLER SUPPLY SPANISH FORK
WEST JORDAN 147 W. 1600 N. UTAH

Drawn by: D.W.P.	Scale: NTS
Designed by: D.W.P.	Date: 05/11/22
Checked by: D.W.P.	

DETAILS

D2



Leap Ahead Childcare Site Plan Approval Request

September 28, 2022, Development Review Committee Meeting.

Located at 2000 North 300 West, including 0.59 acres.

The subject property is zoned I-1.

The applicant has requested that a Site Plan be approved in order to allow for the development of a child care center on the site.

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.

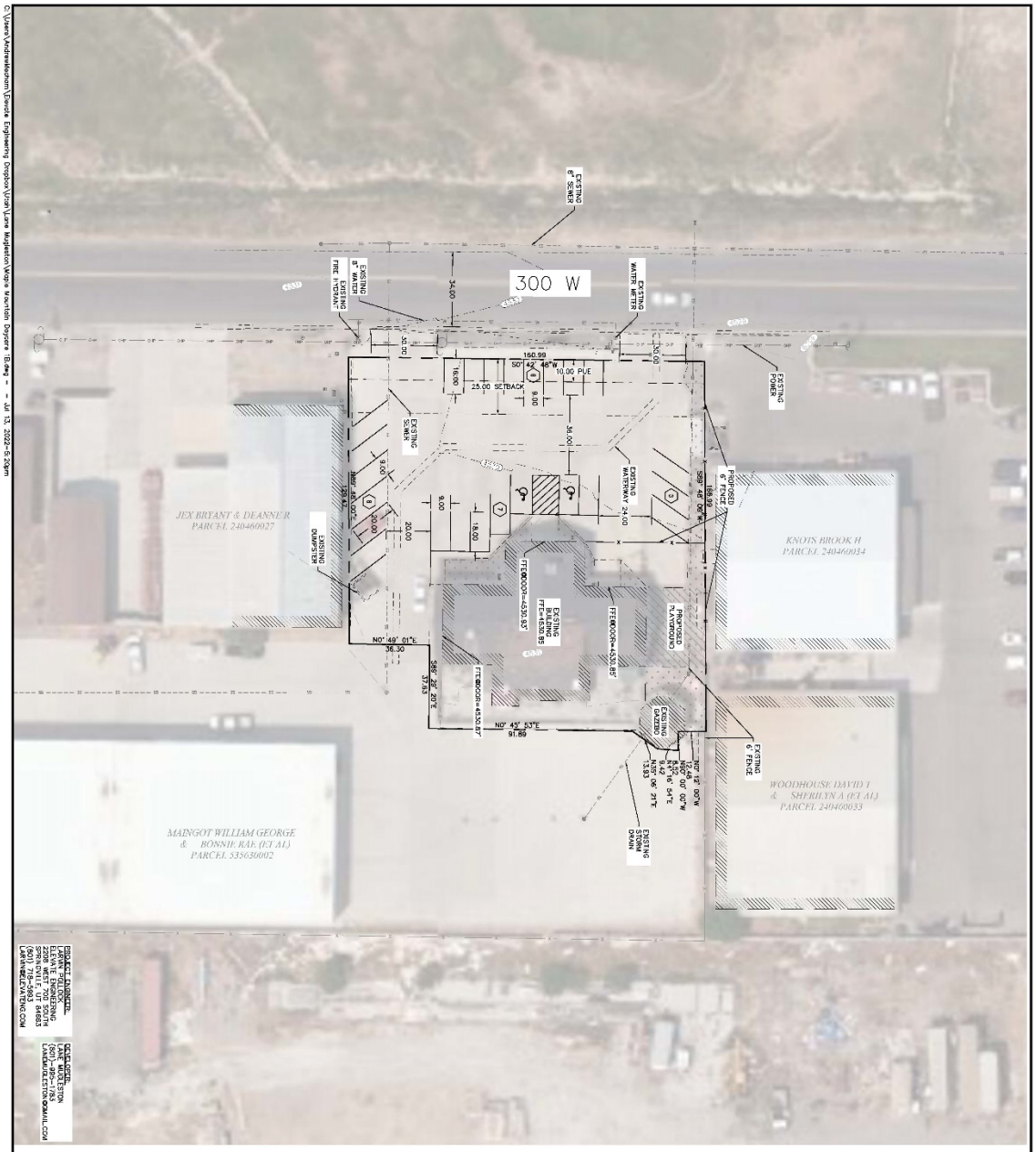
Key Issues

1. Landscaping.
2. Fencing.
3. Access.
4. Gazebo.
5. Building.
6. Activity areas.

Exhibits

1. Site Plan.
2. Landscaping.
3. Pictures.
4. Fencing.

Exhibit 1



LEGEND

LOT LINES (PROPERTY)
EXISTING CURB AND GUTTER
PROPOSED CURB AND GUTTER
STRIPING
BUILDING SETBACK
LANDSCAPE SETBACK
EXISTING BUILDING
EXISTING FENCE
TOP BACK OF CURB TBC
FINISHED FLOOR ELEVATION FFE
LANDSCAPE AREA

SITE DATA
LOT AREA: 23,877 SF (0.59 ACRES)
BUILDING FOOTPRINT: 15,179 SF± 63.5%
PAVEMENT AREA: 2,776 SF± 11.6%
LANDSCAPE AREA: 5,921 SF± 24.8%
TOTAL IMPERVIOUS AREA: 22,961 SF± 96.2%
ZONING: LIGHT INDUSTRIAL (I-1)
PARCEL ID#: 35563001
SETBACKS:
FRONT=25 FEET
REAR=10 FEET
SIDE=0 FEET
PARKING TABULATION
REQUIRED: 1 PER EMPLOYEE + 1 PER 10 CHILDREN
PROVIDED: 24 NEW STALL

NOTES:
1. ALL SERVICING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SERVICING ELECTRIC AND SITCH COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD POLE, AND ALL ELECTRIC AND SITCH COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD POLE, SHALL BE INSTALLED UNDERGROUND. CONTACT BLUE STAKES FOR UNDERGROUND INSTALLATIONS AT LEAST 48 HOURS BEFORE DIGGING. SPANISH FORK UTILITIES FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK UTILITIES.

VICINITY MAP
NOT TO SCALE
300 W
1800 N
2350 N
MAIN ST
PROJECT LOCATION
2150 N
1600 N
200 E
MILLPOND LN
I-15

SCALE 1" = 20'
0 10 20 30 40 60
NORTH

ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 318-9995

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNED: GB

MAPLE MOUNTAIN DAYCARE
SITE PLAN
2000 N 300 W SPANISH FORK, UT 84660

SHEET: C-1
DATE: Jul 13, 2022

DEVELOPER:
MAPLE MOUNTAIN DAYCARE
2000 N 300 W
SPANISH FORK, UT 84660
(801) 318-9995
LAURA@ELEVATEUT.COM

CIVIL ENGINEER:
LANCE PRESTON
(801) 420-1785
LANCEPRESTON@GMAIL.COM

ELEVATE ENGINEERING
2268 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 318-9995
LAURA@ELEVATEUT.COM

C:\Users\Andrea\Boom\Elevate Engineering Dropbox\Work\Jane Mugleston\Maple Mountain Daycare\Dwg\ - Jul 13, 2022 - 5:53pm

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Crataegus crus-galli	Cockspur Hawthorn	2" Caliper Min. Size	Full Head Crown Straight Trunk
1		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Caliper Min. Size	Full Head Crown Straight Trunk

Plant List (SHRUBS/GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
6		Calamagrostis x Acutiflora'	Acutiflora Feather Grass	5 Gallon	24"-30" Height
4		Calamagrostis x Karl Foerster'	K. Foerster Feather Grass	5 Gallon	24"-30" Height
3		Physocarpus o. 'Summer Wine'	Summer Wine Ninebark	5 Gallon	18"-24" Height
15		Rosa 'Knockout Sprayer'	Knockout Rose	5 Gallon	18"-24" Spread
2		Rosa 'Lyphine Tea Trilight'	Tiger Eyes Sumac	5 Gallon	24"-30" Height
8		Spiraea Japonica 'Neon Flash'	Neon Flash Spirea	5 Gallon	15"-18" Height

Planting Notes

1. All sod areas shall receive a 4 inch depth of topsoil, shrub areas a mod design. If topsoil is not available on the site, it will be imported from an approved local source. All topsoil shall be of a sandy loam consistency free of rocks, clods, stiff clay, roots, trash, weeds, toxic substances and other deleterious materials. Prep up placement of topsoil, all subgrade areas shall be scarified by ripping the soil to a depth of 6 inches minimum to help bond the topsoil to the subsoil. Remove all rocks greater than 2" in diameter.
2. Shrubs shall be planted in mulch beds as per plan. Mulch beds shall be edged with steel edging as per detail. Mulch material shall be 3/4" minus washed rock placed on top of weed barrier fabric to a depth of 3" minimum.
3. All plant material holes shall be dug twice the diameter of the rootball and to holes deeper. Backfilled soil shall be mixed with 1/3 by volume of topsoil.
4. Trees shall be staked per detail. Remove stakes after one growing season.
5. Sod shall be rolled and watered after installation.
6. Upon completion of planting operations, all shrub pits and tree wells shall receive a 4" mod depth of shredded bark mulch. Mulch material shall be placed over weed barrier fabric as per detail.
7. In decorative stone beds, cut the fabric from around the water well of each plant, then apply 3" depth of decorative stone overlaying over the 5 years barrier fabric. The ground surface shall be left smooth and free of any debris, rocks, plant materials or stones larger than 2" in diameter. The contractor shall comply with all germicide and guarantee set forth by the owner, and in no case shall less per cent be less than two years following the date of completion and final acceptance.
8. Contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
9. Trees over 20 feet from top gates including the date of completion and final acceptance.

Sub-Grade Requirements

1. Lawn & SHRUB AREAS - Eight (8) inches below finish grade. Any soil fill for the installation of a six inch depth of topsoil shall be compacted to 85% proctor density. Any fill for the installation of a six inch depth of bark mulch or decorative stone, leaving a slightly below finish grade and concrete areas.
2. ROCK D=1"-1.5" - Four (4) inches below finish grade. Any soil fill for the installation of a four inch depth of rock, shall be compacted to 85% proctor density. Any fill for the installation of a four inch depth of bark mulch or decorative stone, leaving a slightly below finish grade and concrete areas.
3. Pre-emergent herbicide shall be installed below all bark mulch areas. Pre-emergent herbicide shall be installed below all rock areas. Herbicide shall be applied after soil has been compacted and graded, but prior to final topsoil placement.
4. Soil shall be free of rocks, clods, stiff clay, roots, trash, weeds, toxic substances and other deleterious materials. Remove all rocks greater than 2" in diameter.
5. Sub-grade shall be scarified by ripping the soil to a depth of 6 inches minimum to help bond the topsoil to the subsoil.

General Notes

1. All landscape and irrigation shall have a minimum of 1 year warranty on workmanship and materials. Contractor shall landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks necessary to complete the project in a professional and timely manner.
2. Landscape contractor shall verify all utility locations before commencing work. The contractor shall coordinate his work with the project manager and all other trades working on the project to avoid conflicts.
3. The contractor shall verify all plant quantities. In the event of discrepancy, the plan shall govern over the plant list.
4. The finish grading of all planting areas shall be smooth, even and consistent, free of any holes, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below adjacent hard surfaces.
5. The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.

Legend

Symbol	Description	Remarks
	Landscape Boulder / 3 of Th. Total / Non-Bury Actual	Boulder Type And Color Shall Be From Material Local Source And Shall Match Rock Used In Adjacent Properties Buildings.

Landscape Architect
RDO Dirt & Concrete, Inc.
5810 East 3 1 0 0 South
Salt Lake City, Utah 84121
Phone: (801) 264-2114
E-mail: rdodesign@comcast.net

MAPLE MOUNTAIN DAYCARE
LANDSCAPE PLAN
2000 N. 300 W. SPANISH FORK, UT. 84660

ELEVATE ENGINEERING
498 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 716-5993

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP DESIGNER: DF

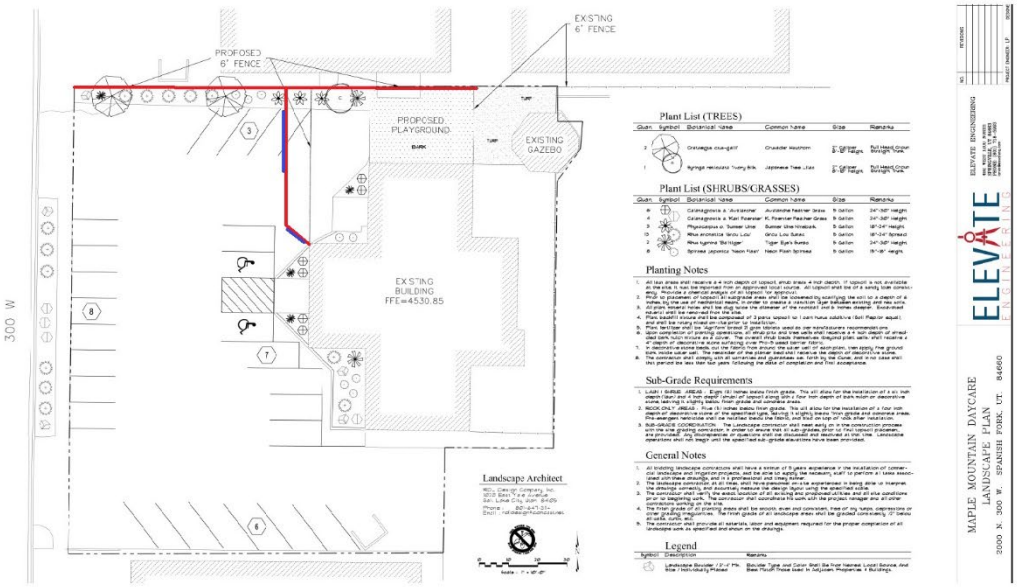
SHEET: L-1
DATE: 07-05-2022


GRAND
OPENING





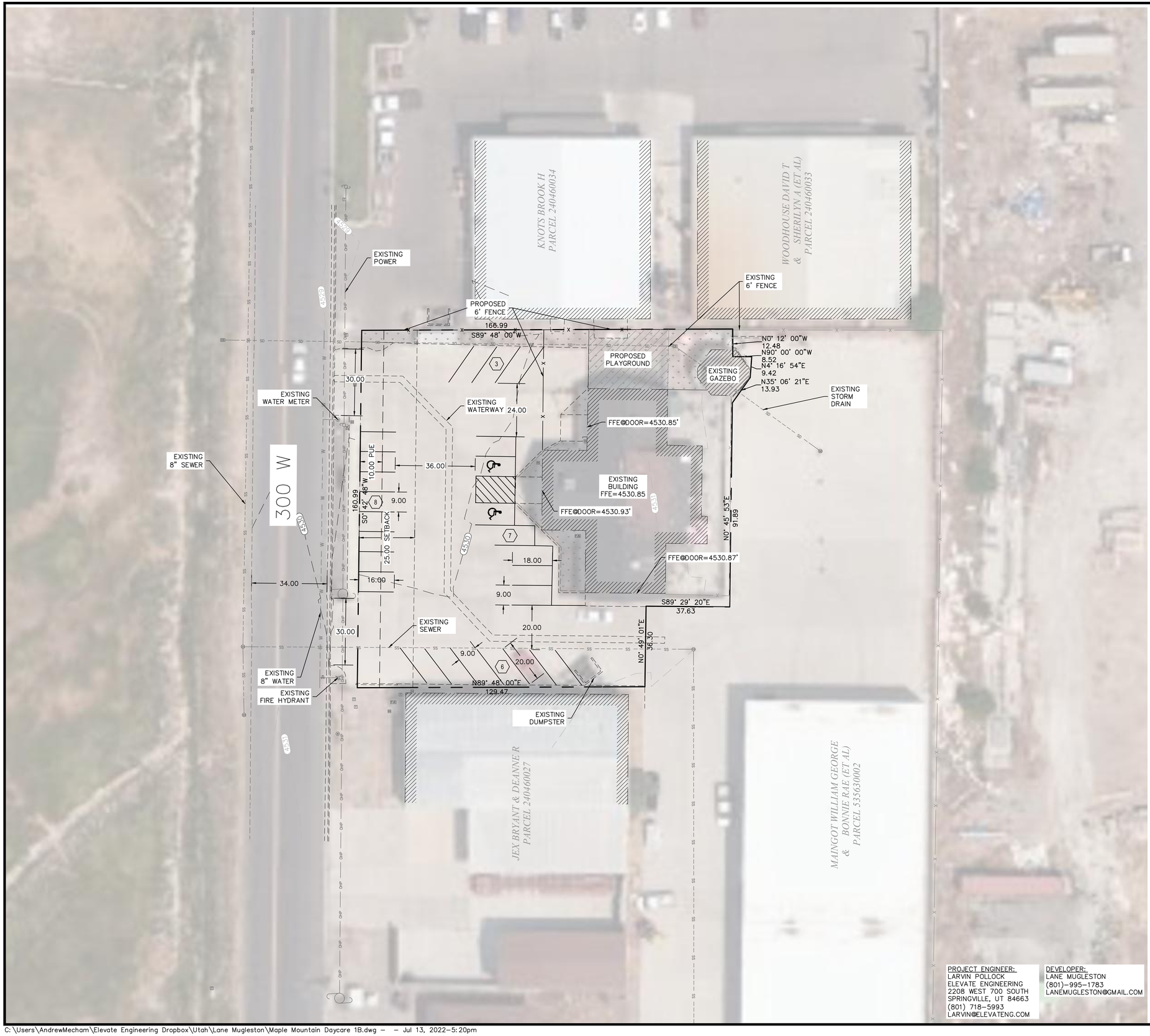




- The RED line is showing the location of the Propose New Fence. This will be between the property to the north of the location.

- The RED/BLUE line is showing where Gates will be located with the proposed New Fence/Gate.

- The Fence will be a 6 Foot Vinyl “privacy” fence. (Tan in color, so something like that)



LEGEND

LOT LINES (PROPERTY)	
EXISTING CURB AND GUTTER	
PROPOSED CURB AND GUTTER	
STRIPING	
BUILDING SETBACK	
LANDSCAPE SETBACK	
EXISTING BUILDING	
EXISTING FENCE	x
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	

SITE DATA

LOT AREA:	25,677	SF (0.59 ACRES)
BUILDING AREA:	4,763	SF± 18.5%
PAVEMENT AREA:	18,198	SF± 70.9%
LANDSCAPE AREA:	2,716	SF± 10.6%
TOTAL IMPERVIOUS AREA:	22,961	SF± 89.4%

ZONING: LIGHT INDUSTRIAL (I-1)
PERMITTED USE
PARCEL ID#: 535630001

SETBACKS:
FRONT=25 FEET
REAR=0 FEET
SIDE=0 FEET

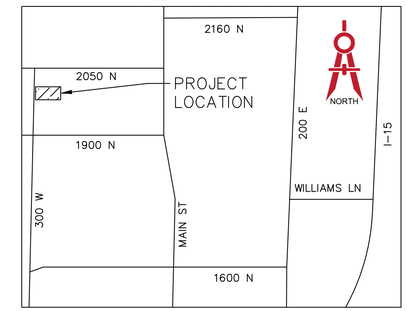
PARKING TABULATION

REQUIRED: 1 PER EMPLOYEE + 1 PER 10 CHILDREN
PROVIDED: 24 STALLS
2 ADA STALL

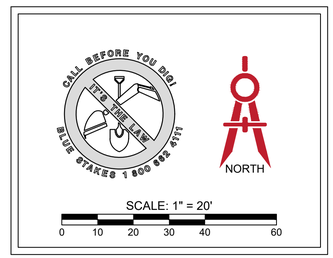
NOTES:

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

VICINITY MAP



NOT TO SCALE



PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATENG.COM

DEVELOPER:
LANE MUGLESTON
(801)-995-1783
LANEMUGLESTON@GMAIL.COM

NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: GB

ELEVATE ENGINEERING
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
larvin@elevateng.com

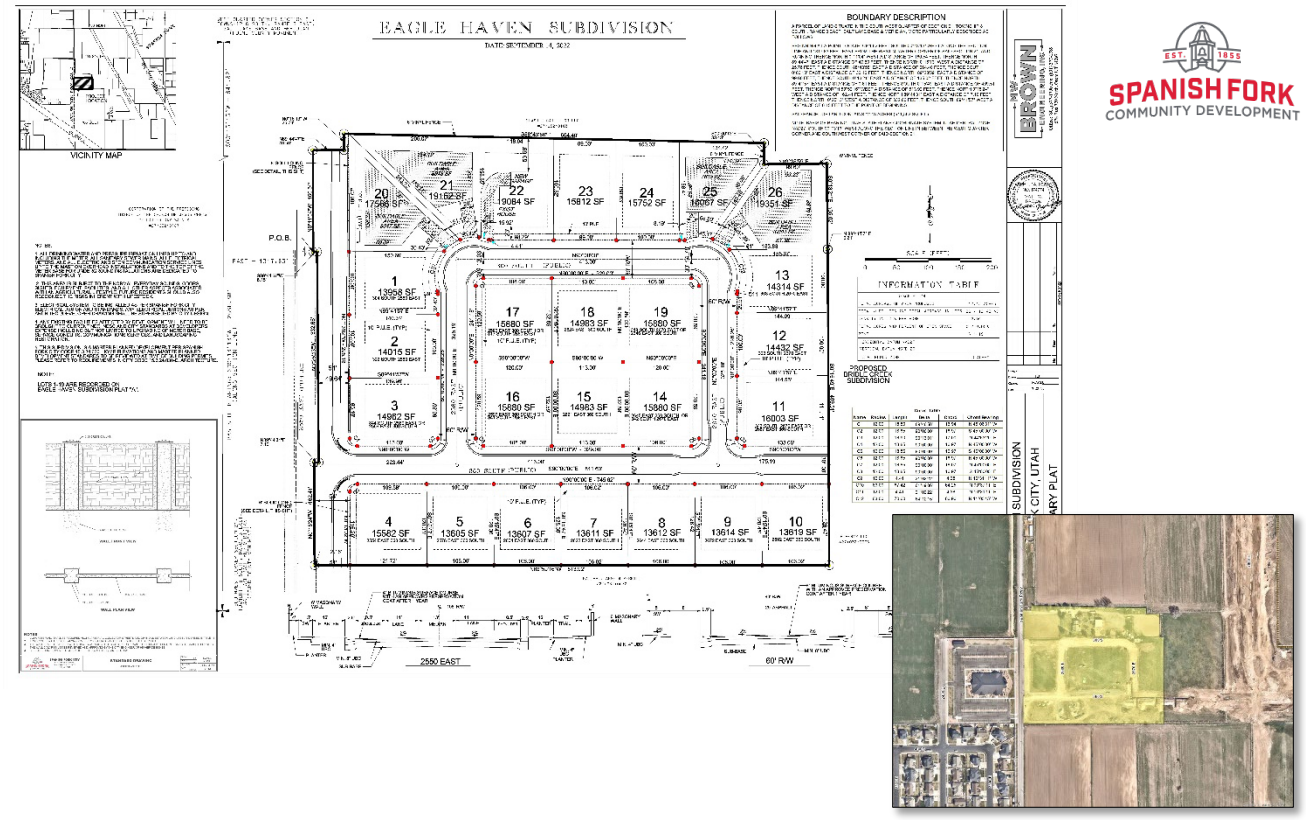
ELEVATE ENGINEERING

MAPLE MOUNTAIN DAYCARE
SITE PLAN
2000 N 300 W SPANISH FORK, UT 84660

PROFESSIONAL ENGINEER
7/13/2022
10864737
LARVIN POLLOCK
STATE OF UTAH

SHEET: C-1

DATE: Jul 13, 2022



Eagle Haven Amended Preliminary Plat Approval Request

September 28, 2022, Development Review Committee Meeting.

Located at 263 South Spanish Fork Parkway, including an additional 3.11 acres (total 12.43 acres).

The subject property is zoned R-1-15.

In May of 2020, approval was granted for 19 lots. The applicant is now requesting that a Preliminary Plat Amendment for 7 additional lots, for a total of 26 lots within a Master Planned Development, be approved.

Key Issues

1. Setbacks.
2. Canals.
3. Infrastructure.
4. Utilities.
5. Power.
6. Connectivity.
7. Residence.

Recommendation

That the proposed Preliminary Plat Amendment be recommended for approval based on the following findings and subject to the following conditions:

Findings

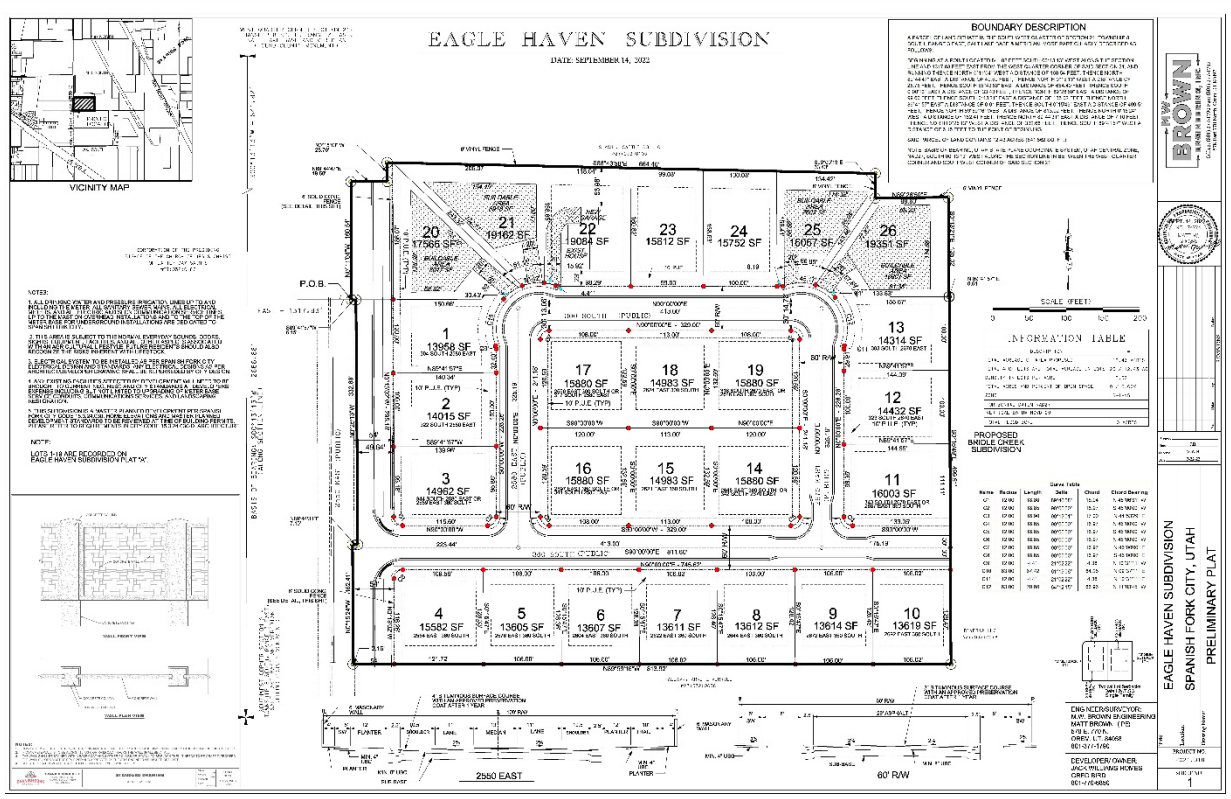
1. That the application conforms to the City's General Plan Designation and Zoning Map.

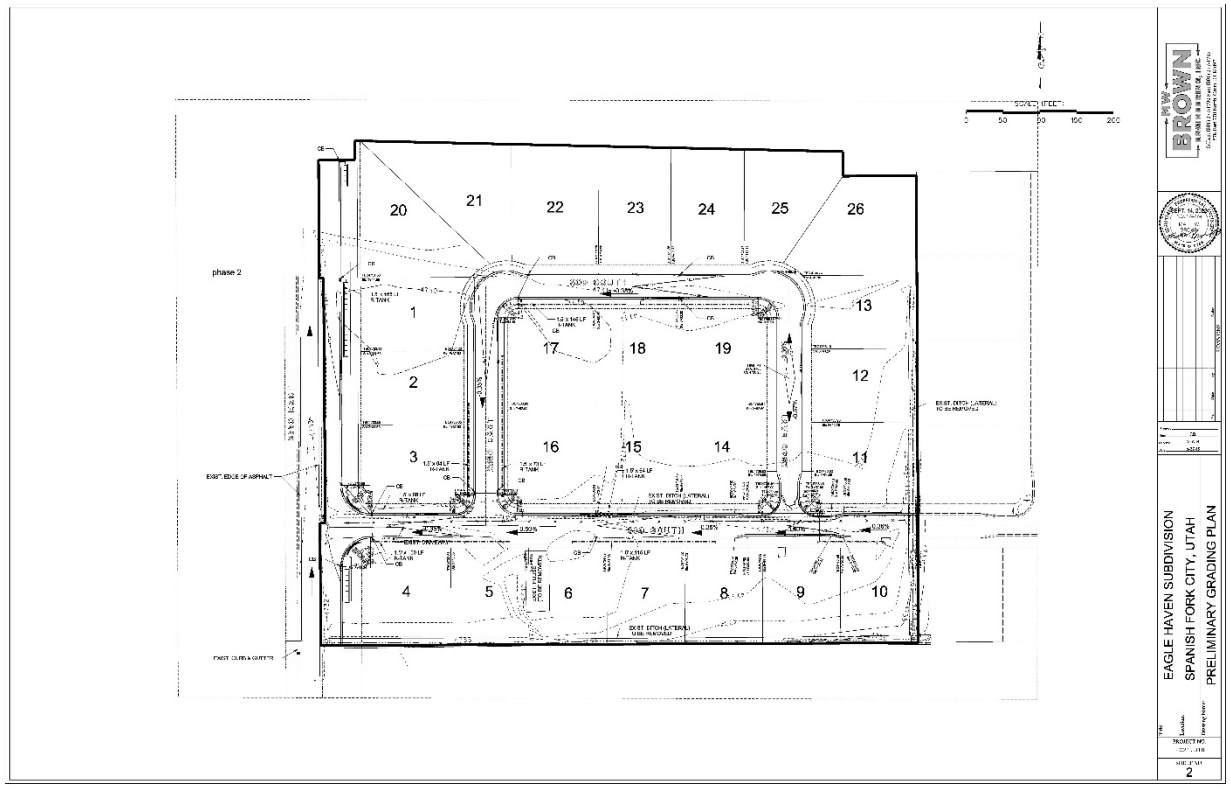
Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant complies with the standard setback requirements of the R-1-15 Zone.

Exhibits

1. Amended Preliminary Plat.
2. Recorded Final Plat.
3. Landscaping Plan.
4. Building Plans (Garage Addition).
5. Site Pictures.
6. CC&Rs.


EAGLE HAVEN SUBDIVISION
DATE: SEPTEMBER 14, 2022
BOUNDARY DESCRIPTION
VICINITY MAP
P.O.B.
20 17565 SF
21 19162 SF
22 19084 SF
23 15812 SF
24 15752 SF
25 16067 SF
26 19351 SF
1 13958 SF
2 14015 SF
3 14962 SF
4 15582 SF
5 13605 SF
6 13607 SF
7 13611 SF
8 13612 SF
9 13614 SF
10 13619 SF
11 16003 SF
12 14432 SF
13 14314 SF
14 15880 SF
15 14983 SF
16 15880 SF
17 15880 SF
18 14983 SF
19 15880 SF
INTEGRATION TABLE
PROPOSED BRIDLE CREEK SUBDIVISION
SCALE (FEET)
0 50 100 150 200
2560 EAST
60' R/W
DEVELOPER/OWNER:
JACK PILLING HOMES
CARD BIRD
801-787-6886
ENGINEER/SURVEYOR:
MW BROWN ENGINEERING
MATT BROWN, (PE)
5150 S. 1500 W.
OREM, UT. 84058
801-371-7795
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY PLAT
PROJECT NO.
SHEET NO.
1


phase 2
20 21 22 23 24 25 26
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
EAST (SOUTH)
EXIST. EDGE OF ASPHALT
EXIST. CURB & GUTTER
SCALE (FEET)
0 50 100 150 200
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY GRADING PLAN
PROJECT NO.
SHEET NO.
2

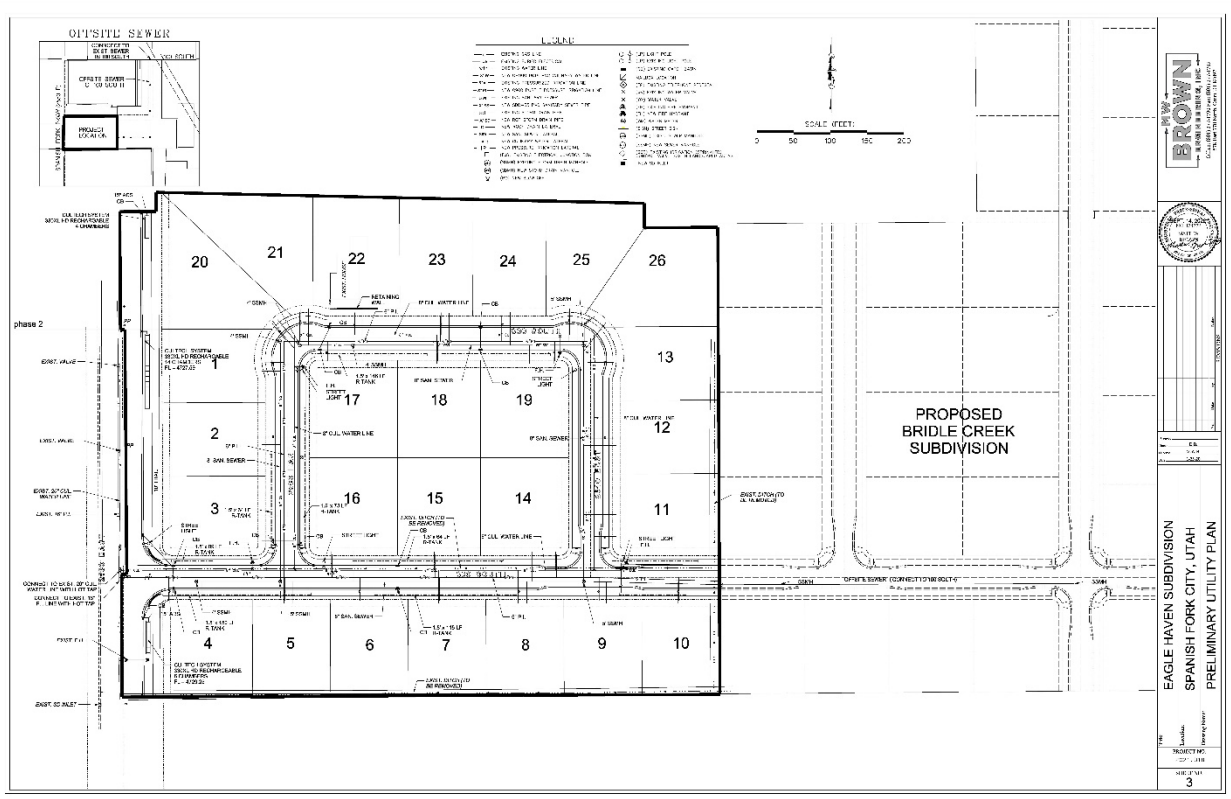
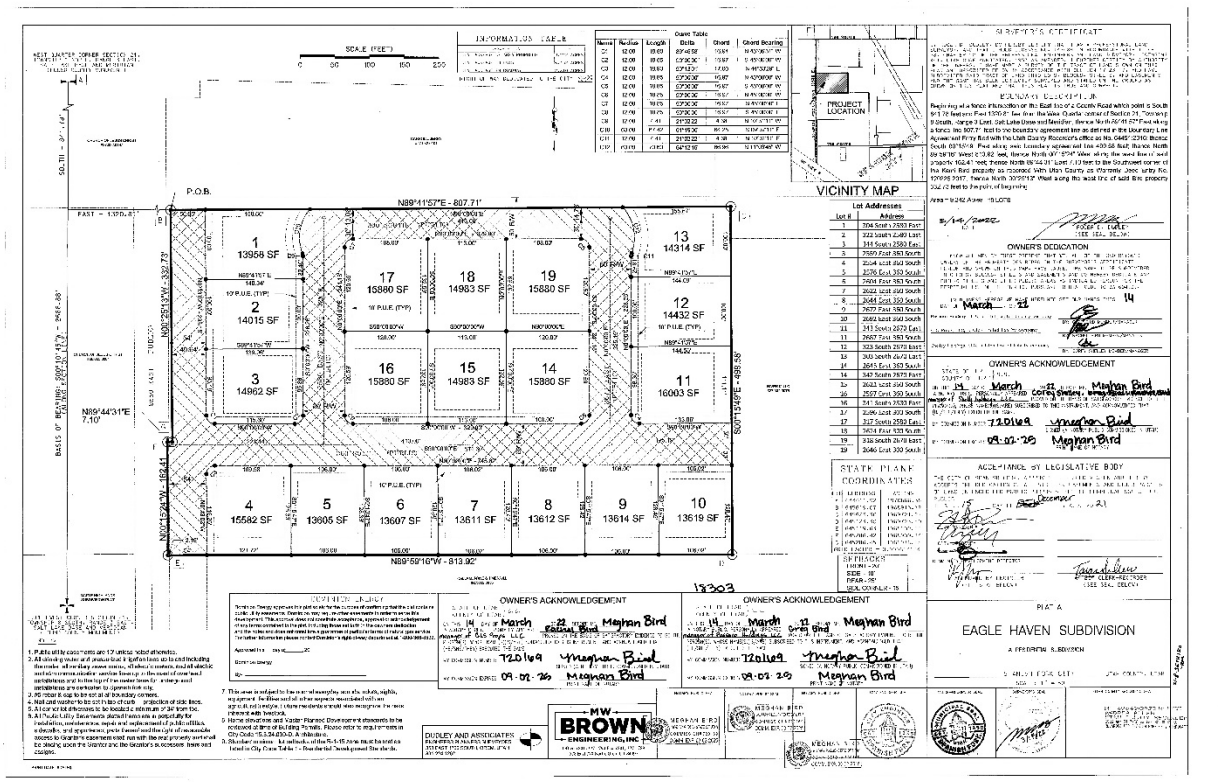
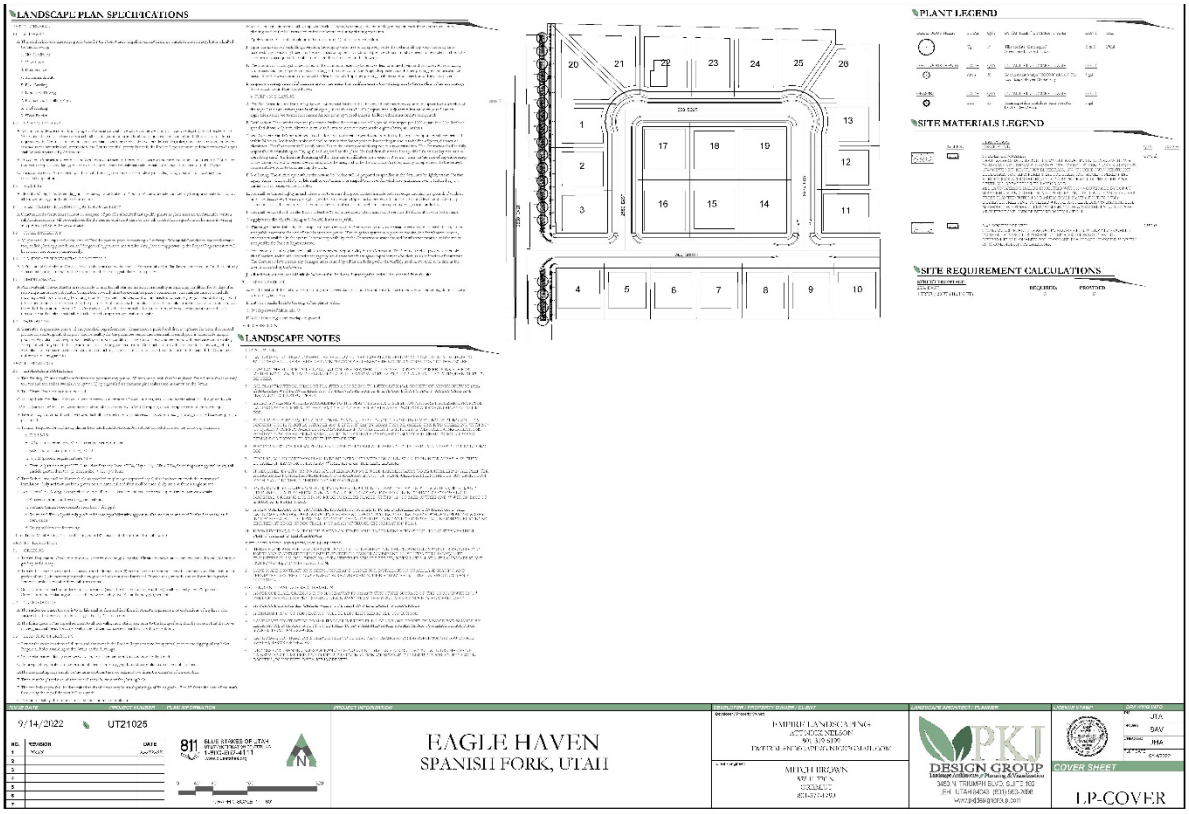
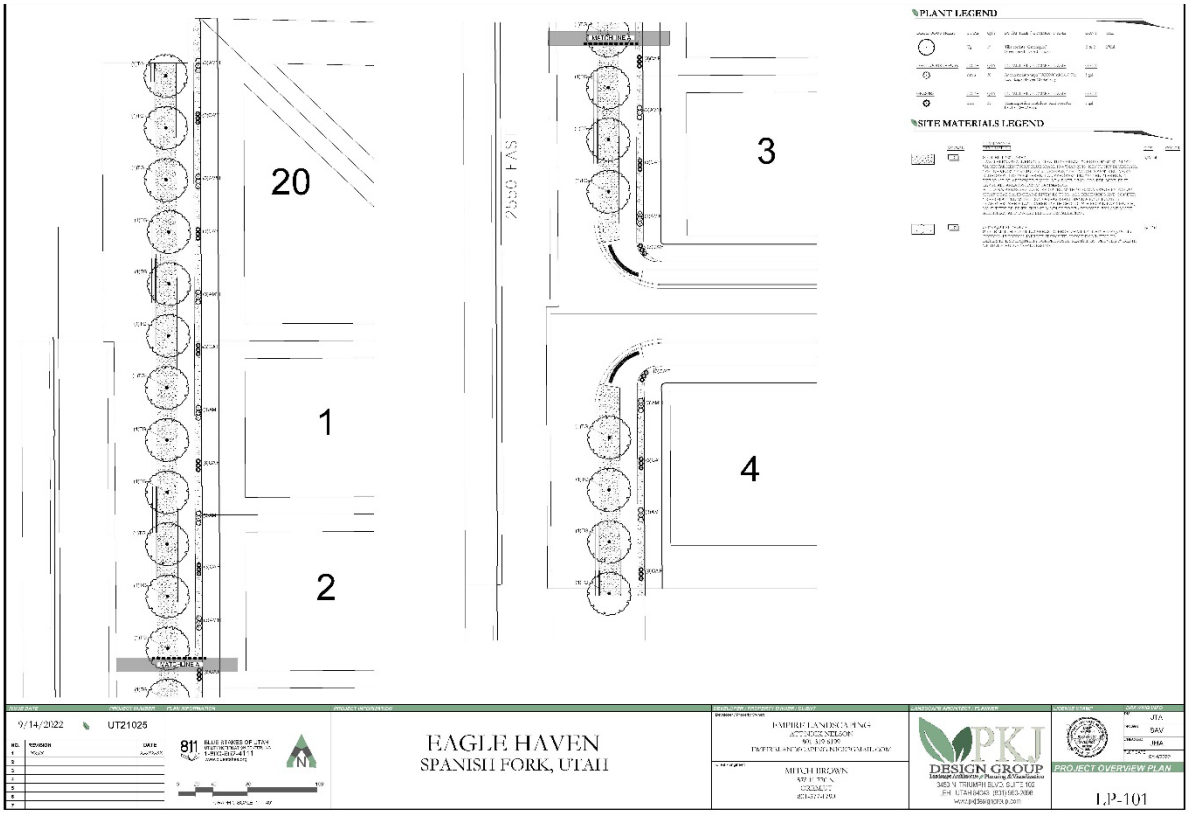
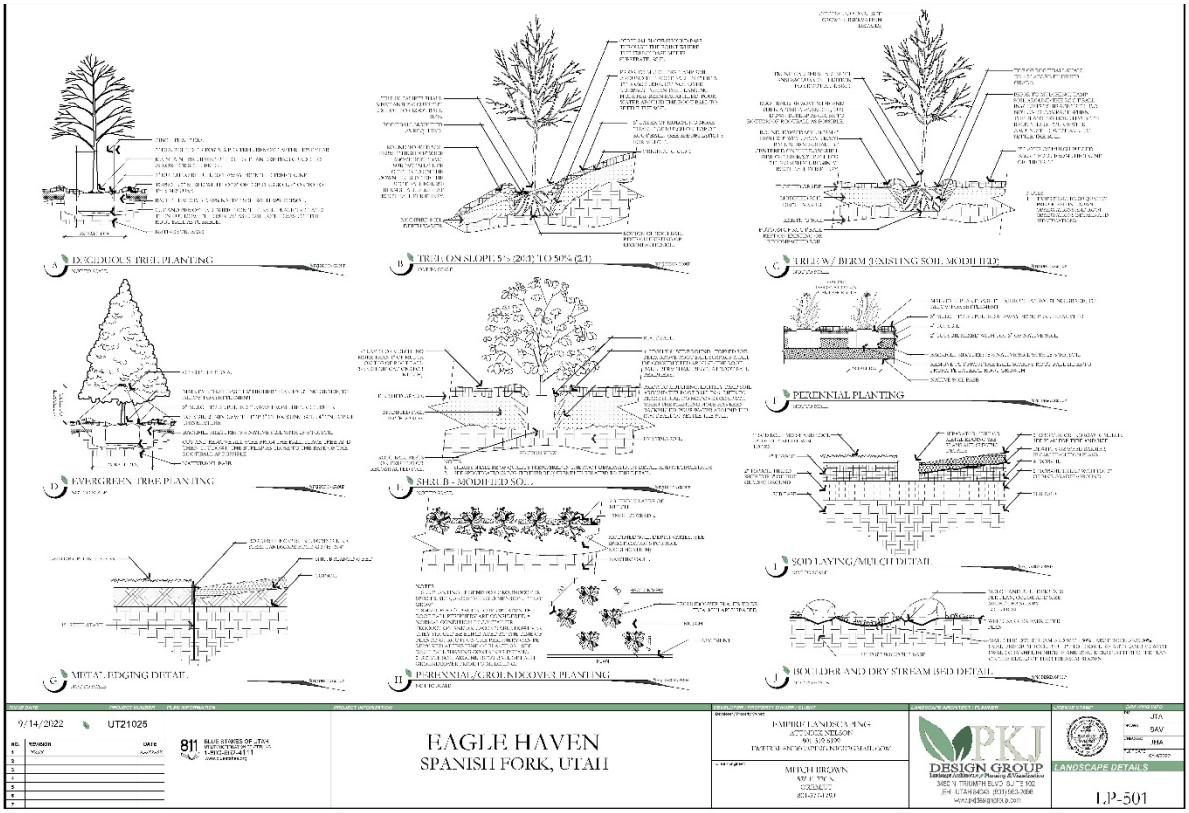

OFFSITE SEWER
PROJECT LOCATION
SCALE (FEET):
0 50 100 150 200
PROPOSED
BRIDLE CREEK
SUBDIVISION
phase 2
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY UTILITY PLAN
3

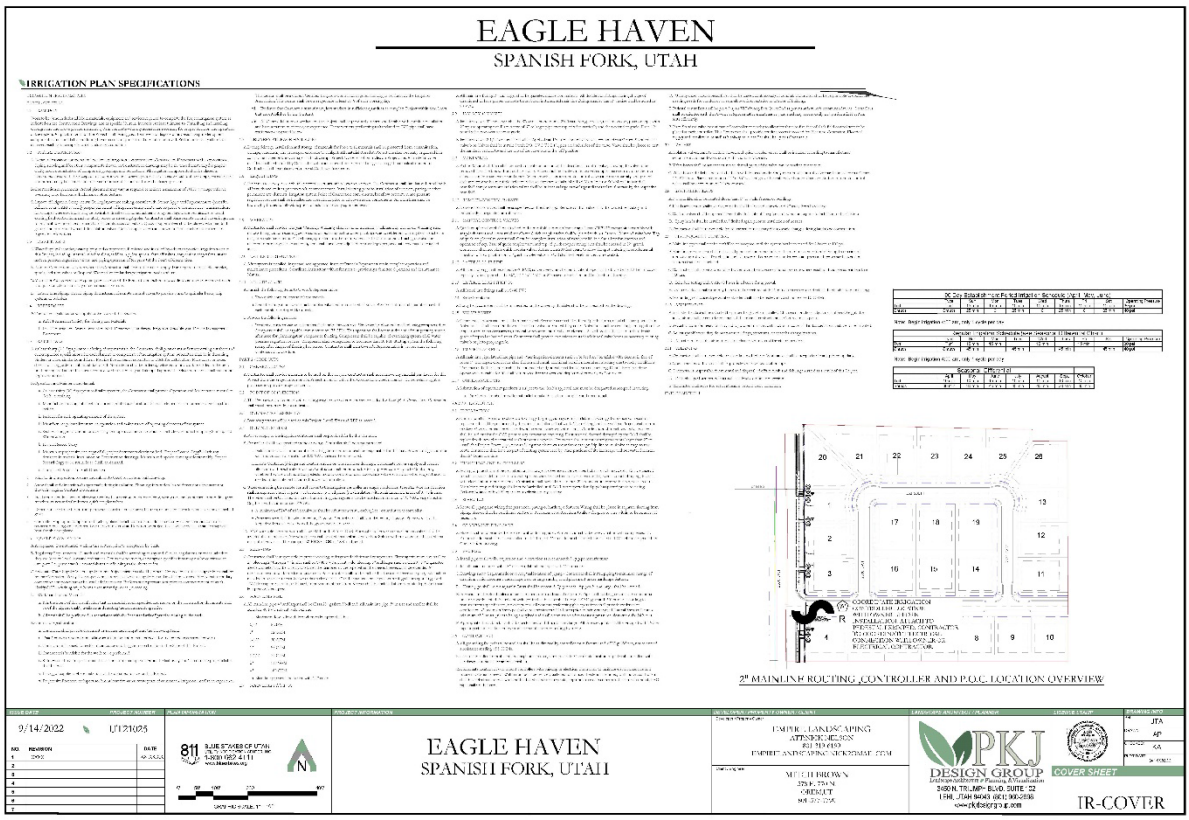
Exhibit 2

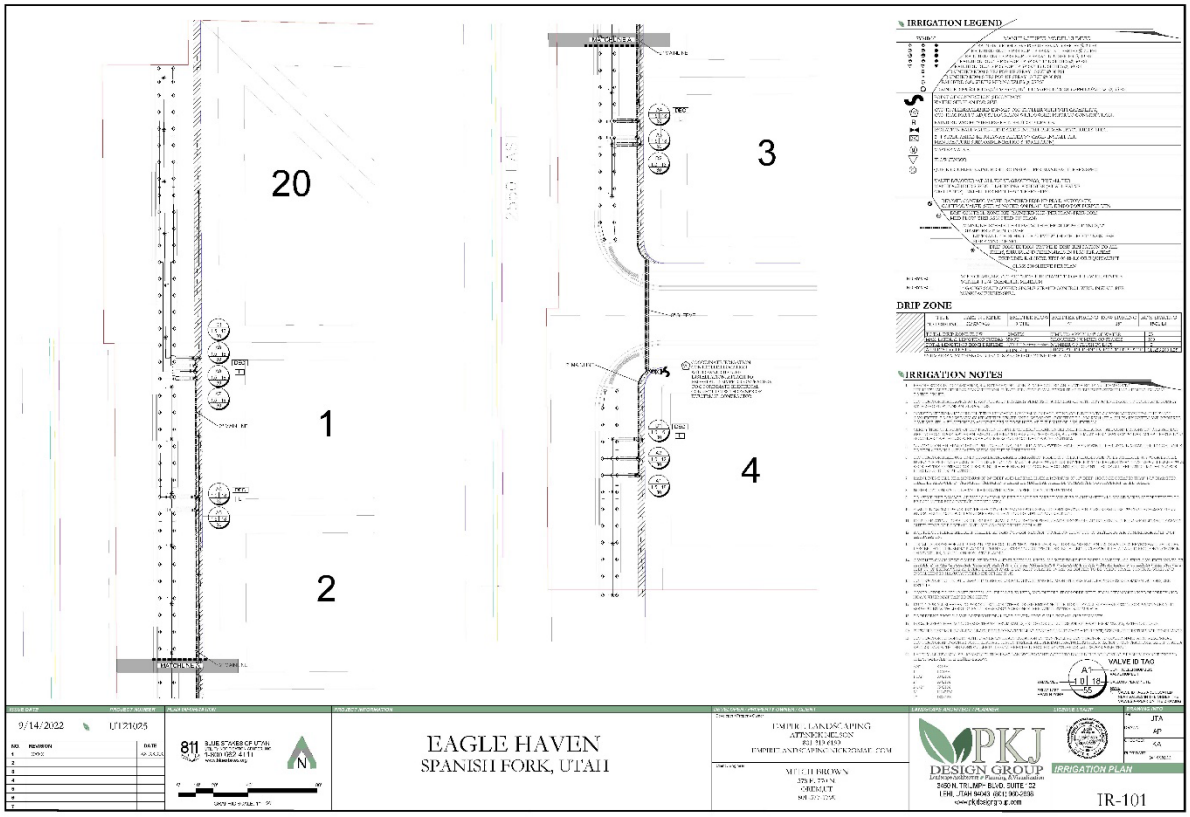

VICINITY MAP
PROJECT LOCATION
P.O.B.
N89°41'57"E - 807.71'
N89°59'16"W - 813.92'
1 13958 SF
2 14015 SF
3 14962 SF
4 15582 SF
5 13605 SF
6 13607 SF
7 13611 SF
8 13612 SF
9 13614 SF
10 13619 SF
11 16003 SF
12 14432 SF
13 14314 SF
14 15880 SF
15 14983 SF
16 15880 SF
17 15880 SF
18 14983 SF
19 15880 SF
Lot Addresses
STATE PLANE COORDINATES
OWNER'S DEDICATION
OWNER'S ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLAT A
EAGLE HAVEN SUBDIVISION
A PLANNED R.E.DIVISION
DUDLEY AND ASSOCIATES
MW BROWN ENGINEERING, INC

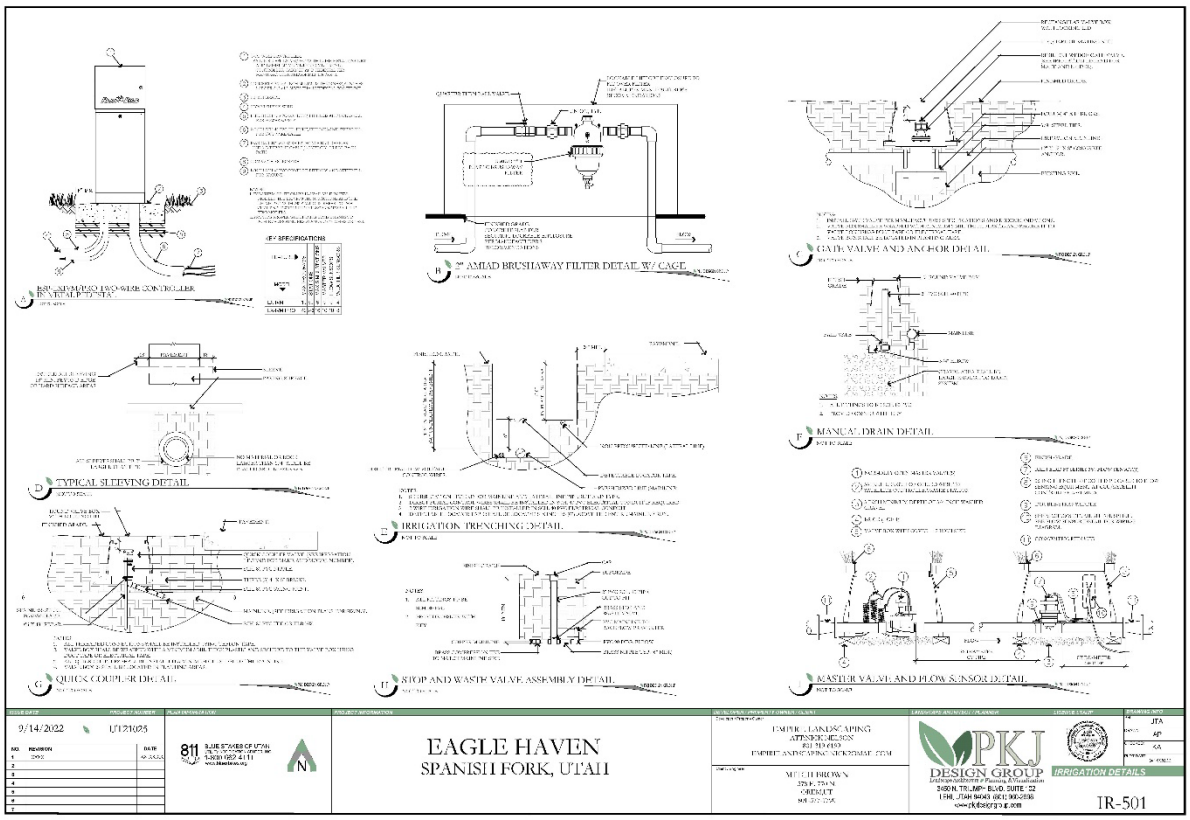

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
SITE MATERIALS LEGEND
SITE REQUIREMENT CALCULATIONS
9/14/2022
UT21025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
COVER SHEET
LP-COVER

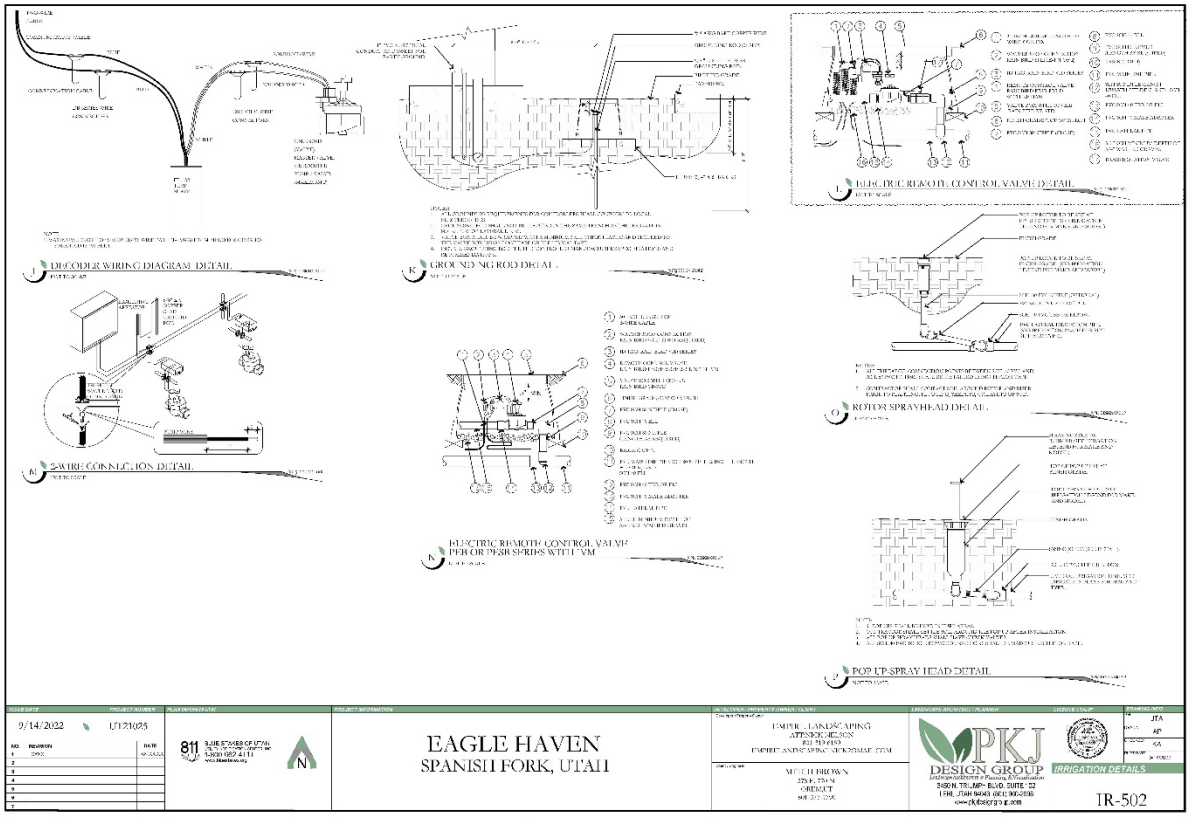

20
1
2
3
4
PLANT LEGEND
SITE MATERIALS LEGEND
9/14/2022
UT21025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
LP-101

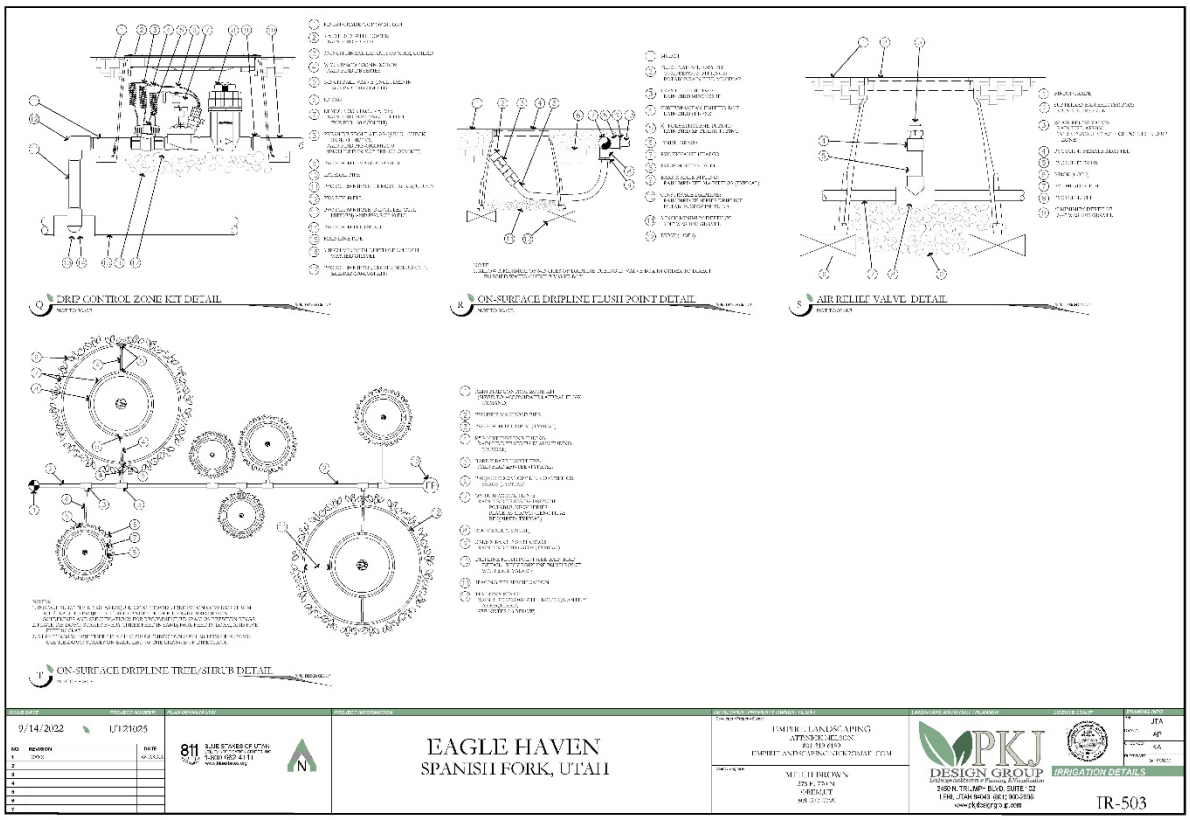

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5's (20%) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
E SHRUB - MODIFIED SO...
F PERENNIAL/GROUNDCOVER PLANTING
G METAL EDGING DETAIL
H
I PERENNIAL PLANTING
J SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
9/14/2022
UT21025
811
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
MITCH BROWN
PKJ DESIGN GROUP
LANDSCAPE DETAILS
LP-501

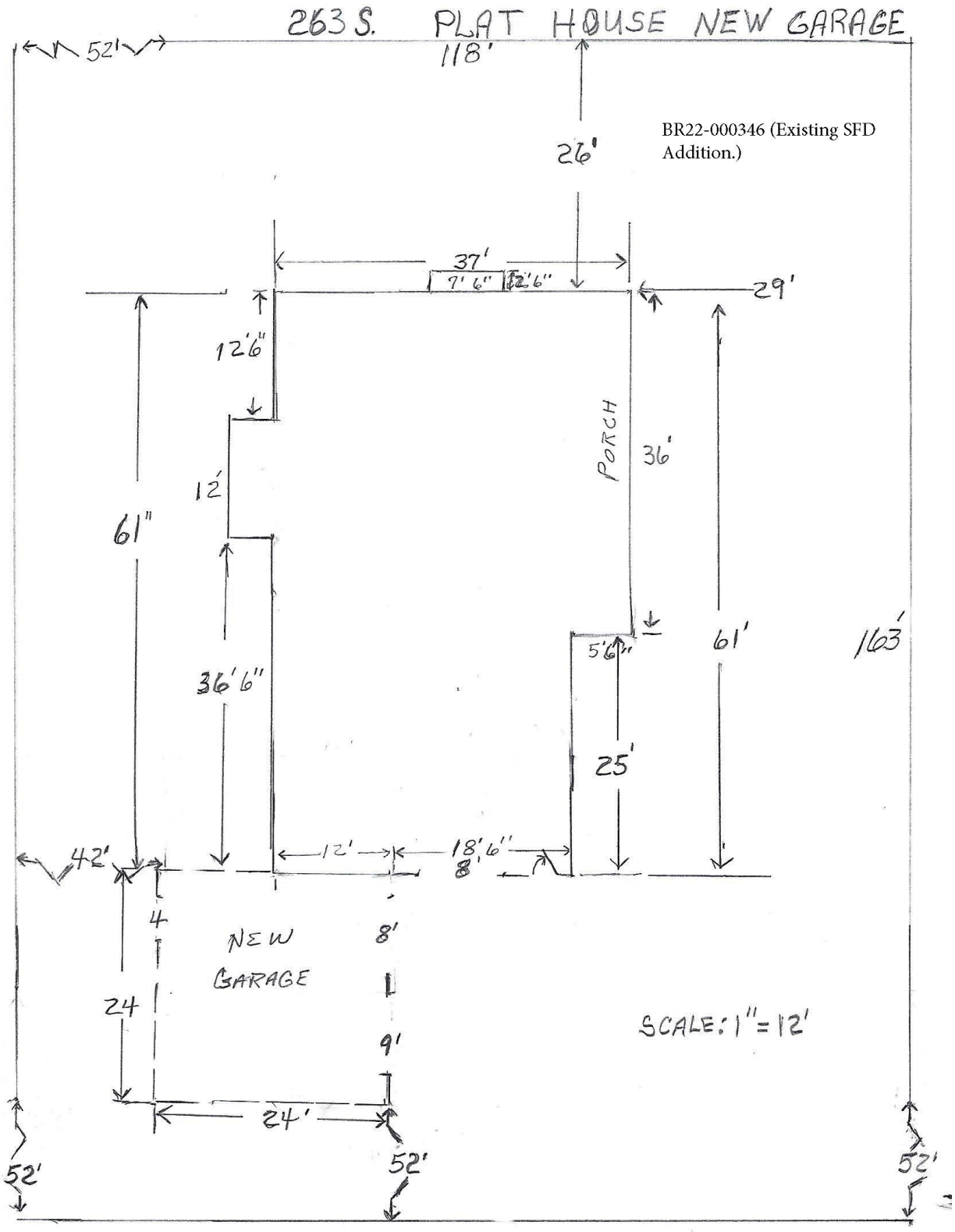

EAGLE HAVEN
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
9/14/2022
UT21025
811
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
MITCH BROWN
PKJ DESIGN GROUP
COVER SHEET
IR-COVER


20
1
2
3
4
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
9/14/2022
U121025
811
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
ATTENTION:JASON
801.789.0393
EMPIRE.AND.SPRING.CREEK@GMAIL.COM
MITCH BROWN
270 E. 770 N.
OREM,UT
801.225.2258
PKJ DESIGN GROUP
Landscape Architecture & Planning, & Visualization
2480 N. TRUMP BLVD. SUITE 22
FERN, UTAH 84043 (801) 362-0586
www.pkjdesigngroup.com
IRRIGATION PLAN
IR-101


24V ARMADILLO TWO WIRE CONTROLLER
3" AMIAD BRUSHAWAY FILTER DETAIL W/ CAGE
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
9/14/2022
U121025
811
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IRRIGATION DETAILS
IR-501


DECODER WIRING DIAGRAM DETAIL
GROUNDING ROD DETAIL
ELECTRIC REMOTE CONTROL VALVE DETAIL
2-WIRE CONNECTION DETAIL
ELECTRIC REMOTE CONTROL VALVE PEB OR PESB SERIES WITH ECVM
ROTOR SPRAYHEAD DETAIL
POP UP SPRAY HEAD DETAIL
9/14/2022
1/12/2023
811 BLUE STAKES OF UTAH
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
ATTENTION: JASON
801.319.4555
EMPIRE.LANDSCAPING@GMAIL.COM
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PKJ DESIGN GROUP
Landscape Architecture & Planning & Visualization
2460 N. TRIUMPH BLVD. SUITE 22
LEHI, UTAH 84043 (801) 362-0586
www.pkjdesigngroup.com
JTA
AP
KA
IRRIGATION DETAILS
IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
9/14/2022
1/12/2023
811 BLUE STAKES OF UTAH
EAGLE HAVEN
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www.pkjdesigngroup.com
JTA
AP
KA
IRRIGATION DETAILS
IR-503


263 S. PLAT HOUSE NEW GARAGE
52'
118'
26'
BR22-000346 (Existing SFD Addition.)
37'
7' 6"
12'6"
29'
12'6"
PORCH
36'
12'
61"
36'6"
5'6"
61'
163'
25'
42'
12'
18'6"
8'
4
NEW GARAGE
8'
24
9'
SCALE: 1" = 12'
24'
52'
52'
52'

MBA DESIGNS 801-592-0073

Jerry Carroll Garage



Table of Contents

A-1: TITLE PAGE
A-2: FOOTING AND FOUNDATION
A-3: MAIN FLOOR PLAN
A-4: ELEVATIONS-FRONT AND BACK
A-5: ELEVATIONS-LEFT AND RIGHT
A-6: MAIN FLOOR ROOF FRAMING PLAN
A-7: WINDOW AND DOOR SCHEDULE MAIN FLOOR
S-1: ENGINEERED SPEC SHEETS
S-2: ENGINEERED SPEC SHEETS
S-3: ENGINEERED SPEC SHEETS

MAIN FLOOR- 598 SQ FT
GARAGE: 1

1. INSTALL SMOKE/CARBON MONOXIDE DETECTOR IN EACH BEDROOM AND ADJACENT HALLWAY AND ON EACH FLOOR. THEY SHALL BE WIRED IN SERIES AND HAVE A BATTERY BACKUP.
2. ALL OUTLETS IN BEDROOMS SHALL BE ON A ARC FAULT CIRCUIT.
3. ALL OUTLETS IN BATHROOMS, LAUNDRY, KITCHENS, GARAGE, AND OUTDOOR SHALL BE GFCI PROTECTED.
4. INSTALL PHONE, TV, AND COMPUTER OUTLETS IN LOCATION OF OWNERS CHOICE.
5. INSTALL 22X36 ATTIC ACCESS IN LOCATION OF OWNERS CHOICE.

LIMITATIONS OF LIABILITY.
IN NO EVENT THE DESIGNER BE LIABLE FOR ANY INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN ANY WAY CONNECTED WITH YOUR USE OR RELIANCE IN USING, OR INABILITY TO USE THESE PLANS.

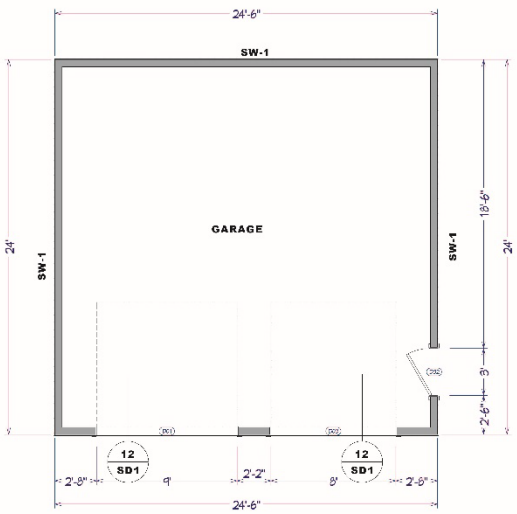
The Plans are intended to indicate design intent and basic construction detailing. It is your responsibility to ensure that you have obtained the proper professional assistance to provide standard construction details and practices, which will result in a structurally sound and weatherproof finished product. Any use of the Plans, and/or modifications of the Plans, by you, builders or others on your behalf, is done at your own risk.

1. The Plans do not include any plumbing, heating or air conditioning drawings due to the wide variety of local codes and climatic conditions. We recommend that you have a local electrical engineer, mechanical engineer or builder provide such of those drawings as may be required for permit and construction.
2. Names of materials and manufacturers shown on the Plans do not represent an endorsement or recommendation. Designer Final selections of materials are the responsibility of you and/or your builder, including proper installation of materials, nailing, gluing, caulking, insulating, flashing, roofing, weatherproofing and many other small items and details not necessarily indicated on the Plans; the Designer has no control or responsibility with respect to such matters.
3. The Plans require a engineering signature, seal and/or stamp. . Because of the great differences in geography and climate in different areas, each state, county, and municipality has its own building codes, zoning requirements, ordinances, and/or building regulations. The Plans may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction. Your right to use the Plans is conditioned on your agreement to, and you allow that you shall (a review/or of your choice, prior to beginning construction, and (b) strictly comply with all local building codes, zoning requirements, and other applicable laws, regulations, ordinances, and requirements.
4. Every effort has been made by the designer, in coordination with the Structural engineer to reinforce or design this structure to meet all building codes. This is a "PLAN" not a complete Specification document as every element of the structure. It will be your responsibility or the owner in cooperation with your contractor to be strictly and communicate the intricate details at this construction process. The Designer assumes NO liability for construction errors, modifications or site-material choices, Quality of workmanship. Both the Owner and The Contractor are responsible to verify all dimensions, and procedures prior to carrying the building of this structure.

NOTES:
1. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS
2. REFER TO STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES
3. ROOF SHEATHING TO BE APA RATED 7/16" OSB OR CDX PLYWOOD WITH 8D NAILS @ 6" O.C EDGE, 12" FIELD.
4. FLOOR SHEATHING TO BE APA RATED 3/4" T&G WITH 10D NAILS AT 6" O.C EDGES 12" FIELD.
5. STUD WALLS TO BE 2X6 AT 16" O.C
6. USE (16) 10D NAILS BETWEEN TOP PLATE & TOP PLATE AT ALL WALL INTERSECTIONS
7. INSTALL ALL GYPSUM BACKINGS PER MANUFACTURERS SPECIFICATIONS.
8. HOLD DOWNS SHALL BE INSTALLED ON (3) FULL HEIGHT KING STUDS (MIN)
9. FLOOR JOISTS TO BE 9.5" I.F.J.I.S.O (24" O.C. U.N.O.
10. PEC-ENGINEERED ROOF TRUSSES @ 23" .C BY OTHERS

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

DATE: 6/27/2022
SCALE: 1/4"=1'-0"
SHEET: A-1



MAIN FLOOR PLAN - 1/2"=1'-0"

NOTES

THE MAXIMUM RISER HEIGHT SHALL BE 8" AND MINIMUM TREAD DEPTH SHALL BE 9" (R311.7.3, R311.7.5)

HANDRAIL HEIGHT SHALL BE > 34" AND < 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS (R311.7.8)

ENERGY CODE REQUIREMENTS:
WINDOW U-VALUE OF .32 (MAX)
CEILING/ATTIC R-VALUE OF R-49
WOOD WALL R-VALUE OF R-20 OR 13+5
FLOOR R-VALUE OF R-30 OR R-13+5
BASEMENT WALL R-VALUE OF R-15 CONTINUOUS OR R-19 CAVITY (MIN.)
SLAB INSULATION OF 10" BELOW (MAX) SHALL BE R-15 OF R-10 (MIN.)
CRAWL SPACE WALL R-VALUE OF R-15

AN ATTIC ACCESS, WEATHER STRIPED AND INSULATED, SHALL BE PROVIDED TO ANY ATTIC AREA HAVING 30 SQ FT AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. IT SHALL NOT BE LESS THAN 22" BY 30" WITH 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENINGS. (R807.1)

CRAWL SPACES REQUIRE AN 18" BY 24" OPENING THROUGH THE FLOOR, OR A 16" BY 24" OPENING THROUGH THE FOUNDATION. UNOBSTRUCTED PASSAGEWAY OF 30" HIGH AND 22" WIDE IS REQUIRED FOR A MAXIMUM OF 20 FT. (R408.4)

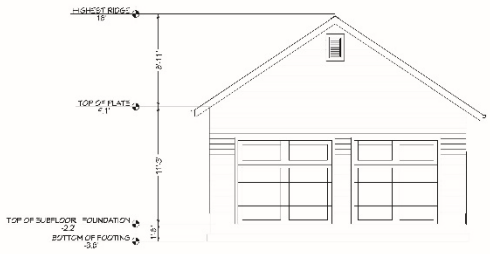
OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE 20 MINUTE FIRE RATED. (R302.5.1)

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD (R302.6)

THE SILL HEIGHT OF GUARDS LOCATED MORE THAN 30" ABOVE THE FLOOR SHALL BE NOT LESS THAN 36" EXCEPT AT THE SIDES OF STAIRS WHERE THE MIN. HEIGHT IN 34" OPENINGS IN GUARDS SHALL BE SUCH THAT A SPHERE OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4"

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

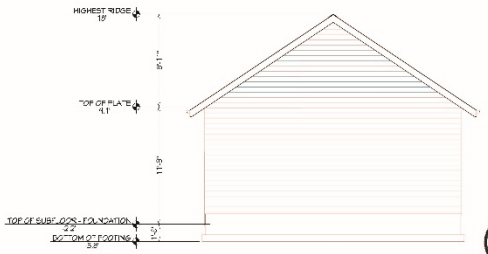
DATE: 6/27/2022
SCALE: 1/4"=1'-0"
SHEET: A-3





FRONT ELEVATION VIEW 1/3"=1'-0"



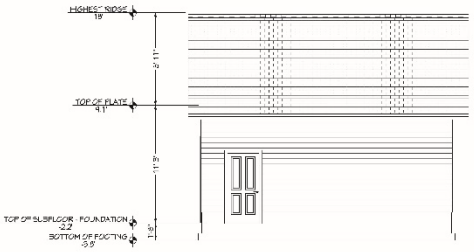


REAR ELEVATION VIEW 1/3"=1'-0"

6/27/2022

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

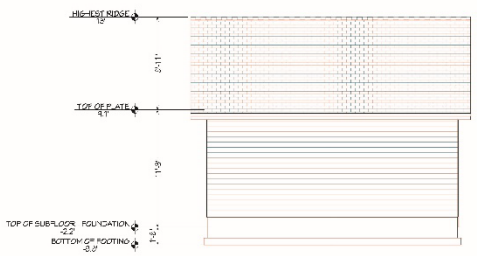
DATE:
6/27/2023
SCALE:
1/4"=1'-0"
SHEET:
A-4





RIGHT ELEVATION VIEW 1/3"=1'-0"





LEFT ELEVATION VIEW 1/4"=1'-0"

6/27/2022

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

DATE:
6/27/2023
SCALE:
1/4"=1'-0"
SHEET:
A-5

8/29/2022 Eagle Haven





8/29/2022 Eagle Haven





8/29/2022 Eagle Haven





8/29/2022 Eagle Haven



RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

EAGLE HAVEN PHASE II

SPANISH FORK, UTAH

THIS DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS (the DECLARATION) is made this 1st day of Sept., 2022 Carpenter's Hand, LLC. (the "Declarant") a Nevada Limited Liability Company, as owner and developer of Eagle Haven Phase II, a residential development in Spanish Fork, Utah County, Utah (the "subdivision").

RECITALS

A. The purpose of this instrument is to provide for the preservation of the values of lots and residential improvements within the Subdivision.

B. This property which is to be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration consists of the real property in Spanish Fork City, Utah County, State of Utah, described in Exhibit A attached hereto and made a part hereof, which comprises Phase II of the Subdivision as they are processed through the planning and zoning departments of Spanish Fork City and recorded in the office of the Utah County Recorder (the "Public Records").

   TOGETHER WITH all easements, rights of way, and other appurtenances and rights incident to, Appurtenant to, or accompanying the above described parcel of real property, whether or not the same are reflected on the Plat of the Property,

   RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (excluding residence buildings) now or hereafter constructed thereon, as may be reasonably necessary for Declarant (in manner which is reasonable and not inconsistent with the provisions of the Declaration, to construct and complete each and all of the other improvements, including underground utilities and power transmission lines all as described in the recorded Plat and improvement plans, and to do all things reasonably necessary or proper in connection therewith,

C. A subdivision plat entitled Eagle Haven Phase II, Spanish Fork, Utah County, Utah, subdividing the property described herein and in said Exhibit "A" hereto, into 7 lots, and to which the provisions of this Declaration shall apply, to be recorded in the Office of the Utah County Recorder.

NOW THEREFORE, Declarant hereby states that all of the real property described in Exhibit "A" (sometimes herein referred to as "land", "real property", "lot", "property" or "Subdivision") shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following covenants, conditions, easements, reservations and restrictions, all of which are declared and agreed to be in furtherance of the plan for improvement and sale of the property, and the attractiveness of the property and every part thereof. All the provisions of this Declaration will be

deemed to be covenants or equitable servitudes, as the case may be, running with the land, and shall be binding upon all parties having or acquiring any right, title or interest in the described land or any part thereof. (It is noted here forward Spanish Fork City is denoted "SFC".)

ARTICLE 1 – RESIDENTIAL AREA COVENANTS

1.1 **Zoning:** The Subdivision is zoned residential and is restricted to single family residential use pursuant to applicable provisions of "SFC"'s zoning ordinances. No residence, nor any part thereof, shall be occupied by any persons not coming within the definition of "Family" as such term is intended and defined in such ordinances.

1.2 **Subdivision Design Concept.** It is intended hereby to create a single-family residential subdivision of homes which are all of a compatible design, size and value. All homes shall exhibit creative architectural design, detail and the use of above-average new materials (except for used brick, which may be utilized) with conventional construction methods. Prefabricated or pre-constructed homes are not permitted.

1.3 **Architectural and Landscape Design Review.** No structure, building, fence, landscaping, or other improvements shall be erected, placed or altered on any lot until the construction plans and specifications therefore, and a plan showing the location of the proposed improvements upon the lot, have been approved in writing by the Architectural and Landscape Design Review Board (the "DRB") as hereafter provided, as to quality of workmanship and materials, harmony of exterior colors and design with existing structures, and as to location with respect to topography finish grade elevation. No accessory buildings, fences, walls, or landscaping shall be erected, replaced or altered on any lot unless similarly approved. No residential dwelling shall contain less square footage than the minimum set forth in this Declaration. DRB review and written approval shall be required prior to submitting any plans to "SFC" for Plan Check and Building Permits. DRB approval does not relieve the builder or homeowner from full compliance with all city building standards and requirements.

1.4 **Dwelling Quality and Size.** The following sub-sections shall serve as minimum guidelines only:

1.4.1 **General.** All dwellings must be constructed on site. No modular, manufactured or other form of dwelling constructed offsite will be allowed. No Round, Octagon, Steel, Concrete, all wood, all stucco or any other style of this nature shall be built or erected in this subdivision. No solar homes can be built unless approved in writing by the DRB. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height, in addition to any basement or attic area and must include a private garage on grade for not less than two vehicles. Carports and open storage areas are not permitted. Detached garages or accessory buildings (matching materials, colors and design of the

approved dwelling) will be allowed only if approved in writing by the DRB and "SFC".

1.4.2 **Minimum Areas.** A single-story dwelling shall have finished main floor living area of not less than 2200 square feet, excluding the garage, porches, verandas, balconies, patios, steps and basement. A two-story dwelling shall have a finished main floor living area of not less than 1800 square feet and the total above grade finished footage shall not be less than 2600 excluding the garage, porches, verandas, balconies, patios, steps and basement. Garages (2 car) shall contain a minimum of 500 square feet. No home shall be more than two stories on the front elevation and shall not exceed "SFC" height requirements.

1.4.3 **Construction.** One hundred Percent (100%) of the exterior building materials shall be hard surface materials only, such as stucco, stone, brick, smart side siding, composite or compressed hard siding, Hardie board and cement board siding. No vinyl or aluminum siding is allowed on homes. The front elevations (side elevations of corner lots facing the side street) shall have architectural reliefs, details, window framing treatments, and approximately Fifty Percent (50%) in brick or stone which shall wrap around the front corners at least 2' onto the side of the house. All exterior construction shall be of new materials, except used brick may be used. Fascia shall be constructed using materials of at least 2" x 6" size. Roofs shall have a minimum slope of 6/12 and roofing materials shall be of wood, tile, slate, slate composite, concrete, architectural asphalt shingles with minimum 30 year guarantee or other DRB approved equivalent. Metal roofs and white illuminative or reflective colored roofs are prohibited. The color of roofs and exterior walls of all dwellings or other buildings shall be of complimentary muted tones and earth colors. All roof penetrations, vents, exhaust pipes, sheet metal flashing and surfaces, shall be painted to match the roof or house material colors from which they protrude and shall be hidden from view from the front elevation. Gutters shall match the roof or house fascia with downspouts located in inconspicuous locations. Electrical, gas, telephone and cable meters and connections shall not be placed on the front area or elevations or on the street side of a corner house.

1.4.4 **Elevations.** Dwelling elevations of the same house plan shall vary from lot to lot and no elevation shall be duplicated on adjacent lots having a common side lot lines.

1.4.5 **Accessory Structures.** Any detached accessory building permitted and erected on a lot pursuant to the guidelines set forth herein shall conform to design, complimentary colors and materials with the primary residential dwelling on the lot. The ridge line of any accessory building shall not be at an elevation above the ridge line of the primary dwelling unit.

1.4.6 The DRB shall primarily refer to the adopted Architectural Design Guidelines, a copy of which shall be readily available to each lot owner, architect and builder;

to evaluate the architectural and landscape design plans which are submitted for DRB review and approval.

1.5 **Landscape Plan.** As part of the submission to the DRB of plans and specifications for improvements to be constructed on any lot, there shall be a landscape plan which shall include plans for sprinkler, grading and drainage of surface water and details of fencing. No chain link fencing allowed.

1.6 **Landscaping.** All DRB approved front yard landscaping, fencing and front yard sprinklers shall be installed and operative prior to issuance of occupancy permit or bonded for completion prior to the end of the first growing season following the date of issuance of a certificate of occupancy. A growing season shall be deemed to be from April 1 through September 30. The remaining residential landscaped area shall be completed within one year from issuance of the occupancy permit.

1.7 **Timely Construction; Material Storage.** Construction of all dwellings must commence within one year of the DRB approval or such approval will lapse. All dwellings under construction must be completed pursuant to the plans and specifications submitted and approved in writing by the DRB within one year from commencement of any construction or alteration with dates to be determined by the records of "SFC" as to building permits, inspections, etc. Damage to public roads or sidewalks within the Subdivision which occur during construction shall be repaired or bonded therefore, prior to the issuance of a certificate of occupancy. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is prepared to commence construction of improvements and plans have been approved in writing by the DRB. Building materials shall be placed only within the property lines of the lot which the improvements are to be erected.

1.8 **Signs.** No signs of any kind shall be displayed to the public view on any lot except one sign of not more than six to eight square feet advertising the lot for sale or rent, or similar size signs used by a builder or realtor to advertise the lot during the construction and sales period. This provision shall not impair Declarant's right to utilize larger signage for permanent entrance statements or for advertisement during construction, development and marketing of the Subdivision lots.

1.9 **Livestock, Poultry and Pets.** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats and other domesticated household pets, provided further, that all pets kept outside must be restrained in a humane manner. Kennels, runs and leash areas must be kept clean, sanitary and screened from public view. No pets shall be kept in unreasonable numbers or against any provisions of "SFC" ordinances as to type licensing, etc.

1.10 **Utilities.** Municipal Utility Easements ("MUE") are shown on the recorded Plat and all such easements are to be maintained continuously by the owner unless a public authority or utility company is responsible. House utility connections and meters to municipal and public utilities (power, gas, cable, telephone and internet) shall not be located on the front elevation of the house or the street side of a corner house.

1.11 **Satellite Dishes/Antennae.** No satellite dishes or antennas shall be placed in the front setback or any area within public view. Any roof mounted antennae or equipment shall be placed behind the roof line so as not to be visible from the public roadway.

1.12 **Garbage and Refuse.** Each lot shall be kept free of weeds, trash, rubbish, and other refuse. No trash or any other refuse shall be dumped, or thrown, or otherwise disposed of on any lot or portion thereof. All lot owners shall subscribe to the garbage disposal service utilized throughout "SFC" and shall keep all refuse, trash and garbage in covered sanitary containers, which shall be re-stored within 24 hours after the weekly garbage collection in a location behind the front building setback line and always screened from public view.

1.13 **Temporary Structures.** No structures of a temporary character (trailer, basement, tent shack, garages, barns or other outbuildings) shall be used on any lot at any time as a residence.

1.14 **Fencing.** All fences shall be constructed of vinyl, masonry materials, or wrought iron. No fence, wall, hedge or other dividing structure shall be permitted on a lot within the front yard setback; except as a landscape barrier as required to hold higher ground in place. No dividing structure shall be over 6 ft. high. Chain link fencing shall not be allowed. All fences must conform to "SFC" ordinances and be approved in writing by the DRB prior to installation. Lot owners shall keep and maintain all perimeter fences in good repair.

1.15 **Parking and Vehicle Storage.** No inoperative automobile shall be placed or remain on any lot or adjacent street for more than 48 hours. No commercial type vehicle or trucks shall be parked or stored on the front yard setback of any lot, or within the side yard building setback on the street side of a corner lot, or on a residential street within the Subdivision, except while engaged in transient business. Trailers, mobile homes, buses, ATV's, tractors, mowers or maintenance equipment of any kind, shall be parked or stored behind the front yard setback in an enclosed area screened from public street view. Sufficient side yard gate access shall be provided for in the design of any dwelling to permit ingress, egress and storage of trailers and recreational type vehicles on the side and rear yards. The storage or accumulation of junk, trash, manure, fuel or other inflammable matter, or other offensive or commercial materials is prohibited.

1.16 **Maintenance.** Every lot, including all the improvements and landscaping thereon (and on all adjacent park strips located on the front, side or rear of each lot) shall be kept in good repair, landscaped, irrigated and repaired and maintained by the adjacent lot owner thereof in a clean, safe and attractive condition at all times.

1.17 **Nuisances.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done or permitted to be done thereon, which may become an annoyance or nuisance to the neighboring lots and homeowners including noisy or unruly pets.

ARTICLE II – ARCHITECTURAL AND LANDSCAPE DESIGN REVIEW BOARD "DRB"

2.1 Membership. The DRB shall be initially composed of three persons of Declarant's choosing who may or may not be lot owners. A majority of the DRB board members may designate a representative to act for the DRB without in any way relieving any lot owner from compliance with the requirements set forth in the Declaration. In case of a vacancy on the DRB which remains unfilled by Declarant for 60 days after written notice, the remaining members shall have full authority to designate a successor. Neither members of the DRB nor its designated representative shall be entitled to compensation for services performed pursuant to the Declaration nor shall they assume any personal liability and shall be held free and harmless from alleged damages, including attorney fees and costs for actions taken or decisions made by the DRB. When ALL THE LOTS WITHIN THE eagle Haven Phase II Development initially owned by Declarant have been sold by Declarant, Declarant shall appoint a successor DRB. The DRB shall at all times, have a minimum of three members. Except for the initial and replacement members appointed to the DRB by Declarant, all members of the DRB shall be resident homeowners of the Subdivision at the time of their appointment and during their tenure.

2.2 Standards. In deciding whether to approve or disapprove plans and specifications submitted to It, the DRB shall review and apply the design principles and guidelines contained within the adopted Architectural Design Guidelines and use its best judgement to ensure that all improvements, construction, landscaping, and alterations on lots within the Subdivision conform to the requirements set forth herein and they harmonize with existing surroundings and structures. From time to time, the DRB may update, alter, emphasis or minimize any of the adopted elements of the Architectural Design Guidelines to reflect current market trends or forces as the DRB deems appropriate. If any structure hereafter constructed on any lot in replacement of the structure previously located thereon shall be constructed in substantially the same configuration, location and architectural style and be approximately the same size as the prior structure and if the plans and specifications therefore meet such criteria, the DRB must approve the same. Plan review fee is $375.00.

2.3 Procedures. The DRB shall act within a reasonable time on any submittal, and shall document its action in writing to be held as a permanent record, with copies to parties concerned and on file. The requirements for preliminary plans and final working drawings shall be those prescribed by The preliminary plans and final working drawings shall be those prescribed by the DRB in writing And given to lot owners at the time of their lot purchase, or at any time to time. An owner Whose plans or other requests are rejected may meet with the DRB at the DRB's invitation and Shall be informed of the nature of the cause for the rejection so that necessary remedial action might be taken. In the event the DRB fails to approve or disapprove such plans and specifications within 30 days after the same have been submitted to it then the plans shall be deemed Approve, except as to such matters that are prohibited herein or in the DRB specifications

Referred to in Section 4.1.3 or by the ordinances of "SFC".

2.4 Submittals. All plans, specifications and plot plans, including exterior material and color selection, must be submitted to the DRB in digital format and be accompanied by a written request for review and approval. The DRB will charge a nominal fee of $375.00 to cover its cost of the DRB reviews. As long as Declarant has the right to choose the members of the DRB, the address for submittals to the DRB pursuant to this Declaration shall be that of Declarant. The DRB's approval or disapproval shall be in writing and returned to the one making submissions, together with a notation of approval, disapproval, corrections or modifications and the date thereof, affixed to one copy of such plans and specifications. A duplicate of such actions and plans and specifications shall be retained by the DRB for its permanent record. The DRB written approval shall first be obtained prior to submitting plans (along with written evidence of DRB approval) to "SFC" for Plan Check and a Building Permit.

ARTICLE III – GENERAL PROVISIONS

3.1 Nature of Subdivision. The Subdivision contains no areas common to all lot owners. Therefore, all lot owners must obtain, pay for and keep in force their own hazard and liability insurance coverage with respect to their residences and loss.

3.3 Enforcement. Enforcement of the provisions of this Declaration shall be by proceedings at law or in equity to restrain violations and/or to recover damages against any person or persons violating or attempting to violate any of the provisions contained within this Declaration. The DRB or any of the lot owners shall have the right, but not the obligation, of enforcement as described in this Section 3.2. The successful party in any such proceedings shall be entitled to reasonable attorney's fees and costs incurred, whether such proceedings are by suit or through alternative dispute resolution.

3.3 Term. The provisions of this Declaration shall run with the land in perpetuity from the date of its recording but may be amended or supplemented as provided herein.

3.4 Amendment. This Declaration may be amended by a written instrument executed by the then record owners of at least two-thirds (2/3) of the lots within the Subdivision and upon recording the same with the Recorder of Utah County, Utah, provided, however, that until at least 90% of the lots in the Subdivision have been conveyed by Declarant. Declarant alone shall have the right to make and effect such amendments and record such instruments.

3.5 Interprepation. In interpreting hereof as they pertain to municipal zoning or subdivision ordinances, if there are any discrepancies with "SFC" and subdivision ordinances, as amended

from time to time, then the "SFC" zoning and subdivision ordinances shall control such interpretation, including the meaning of any terms or definition used herein.

3.6 Covenants to Run with Land. This Declaration and all the provisions hereof, whether deemed or express, declared to be and shall constitute covenants which run with the land or equitable servitudes, as the case may be, and shall be binding upon and inure to the benefit of Declarant and any and all parties who have acquired, or who shall hereafter acquire, any interest in a lot, their interest in a lot, their respective grantees, transferees, mortgages, tenants, heirs, devisees, personal representatives, successors and assigns. Each present and future owner, mortgagee, tenant or occupant of a lot or dwelling shall be subject to and shall comply with the provisions of the Declaration. Each party acquiring any interest in a lot or dwelling within the Subdivision thereby consents to and agrees to be bound by all of the provisions of this Declaration.

IN WITNESS WHEREOF, Declarant executes this Declaration as of the day and year first written.

Carpenter's Hand, LLC.

BY Jerry Carroll

Jerry Carroll, Manager

STATE OF UTAH)

COUNTY OF UTAH)

The within instrument was acknowledged before me this 16th **day of** September **2022 by Jerry Carroll, Manager of Carpenter's Hand, LLC.**

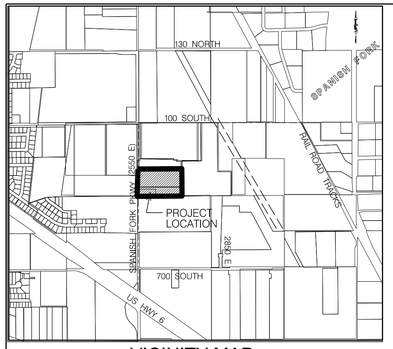
By Rasmussen

NOTARY PUBLIC

Notary Public - State of Utah
BECKY RASMUSSEN
Comm. #705937
My Commission Expires
May 31, 2023

EAGLE HAVEN SUBDIVISION

DATE: SEPTEMBER 14, 2022



VICINITY MAP

WEST QUARTER CORNER SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

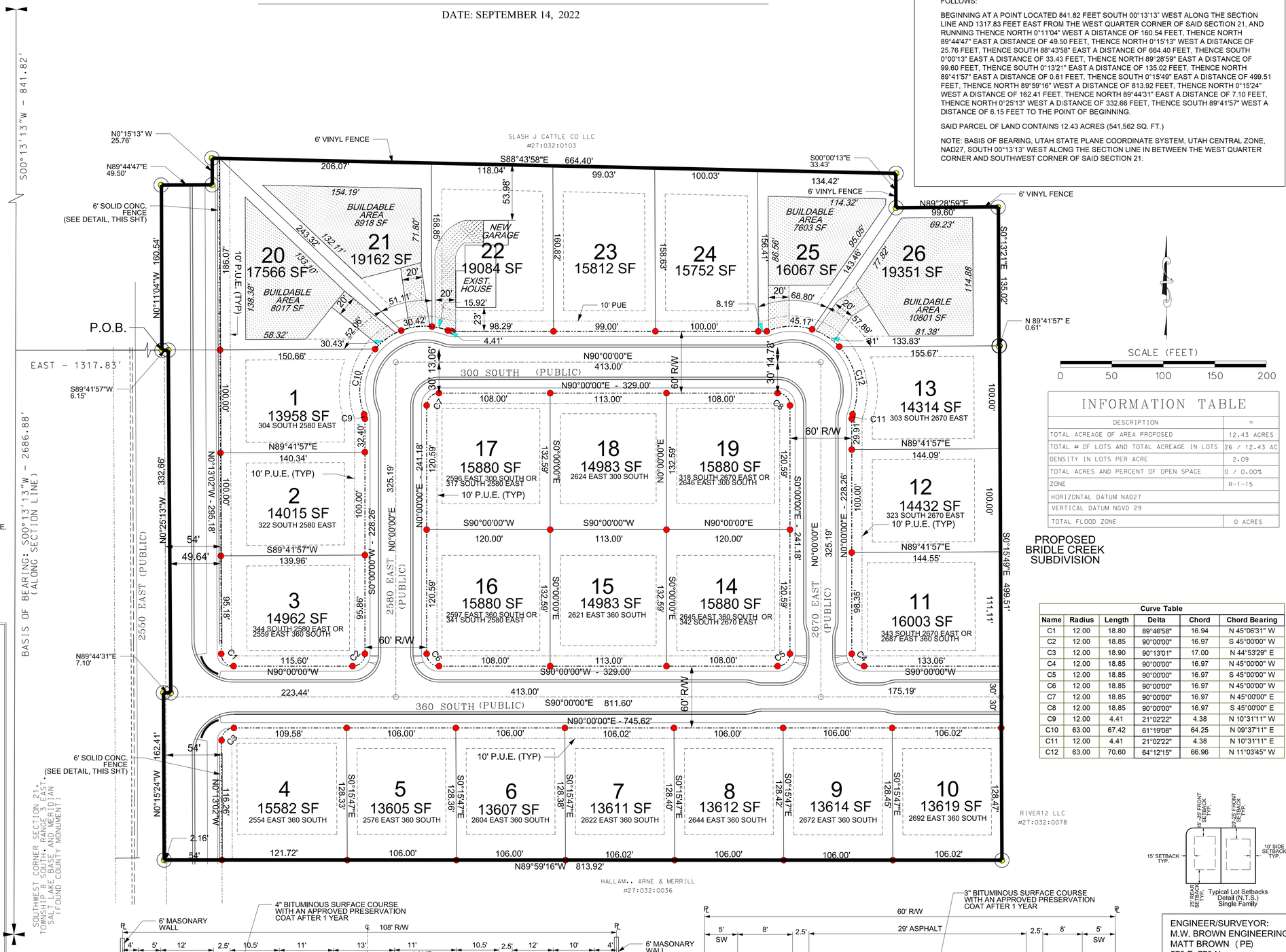
BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 841.82 FEET SOUTH 00°13'13" WEST ALONG THE SECTION LINE AND 1317.83 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 0°11'04" WEST A DISTANCE OF 160.54 FEET, THENCE NORTH 89°44'47" EAST A DISTANCE OF 49.50 FEET, THENCE NORTH 0°15'13" WEST A DISTANCE OF 25.76 FEET, THENCE SOUTH 88°43'58" EAST A DISTANCE OF 664.40 FEET, THENCE SOUTH 0°00'13" EAST A DISTANCE OF 33.43 FEET, THENCE NORTH 89°28'59" EAST A DISTANCE OF 99.60 FEET, THENCE SOUTH 0°13'21" EAST A DISTANCE OF 135.02 FEET, THENCE NORTH 89°41'57" EAST A DISTANCE OF 0.61 FEET, THENCE SOUTH 0°15'49" EAST A DISTANCE OF 499.51 FEET, THENCE NORTH 89°59'16" WEST A DISTANCE OF 813.92 FEET, THENCE NORTH 0°15'24" WEST A DISTANCE OF 162.41 FEET, THENCE NORTH 89°44'31" EAST A DISTANCE OF 7.10 FEET, THENCE NORTH 0°25'13" WEST A DISTANCE OF 332.66 FEET, THENCE SOUTH 89°41'57" WEST A DISTANCE OF 6.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 12.43 ACRES (541,562 SQ. FT.)

NOTE: BASIS OF BEARING, UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE, NAD27, SOUTH 00°13'13" WEST ALONG THE SECTION LINE IN BETWEEN THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 21.



SCALE (FEET)

0 50 100 150 200

INFORMATION TABLE

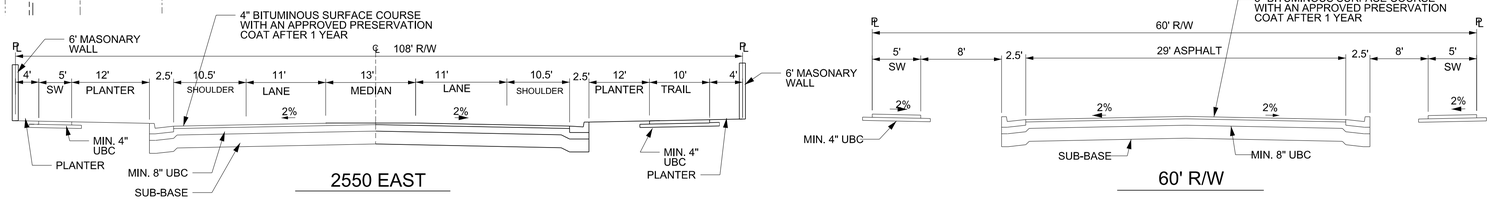
DESCRIPTION	=
TOTAL ACREAGE OF AREA PROPOSED	12.43 ACRES
TOTAL # OF LOTS AND TOTAL ACREAGE IN LOTS	26 / 12.43 AC
DENSITY IN LOTS PER ACRE	2.09
TOTAL ACRES AND PERCENT OF OPEN SPACE	0 / 0.00%
ZONE	R-1-15
HORIZONTAL DATUM NAD27	
VERTICAL DATUM NGVD 29	
TOTAL FLOOD ZONE	0 ACRES

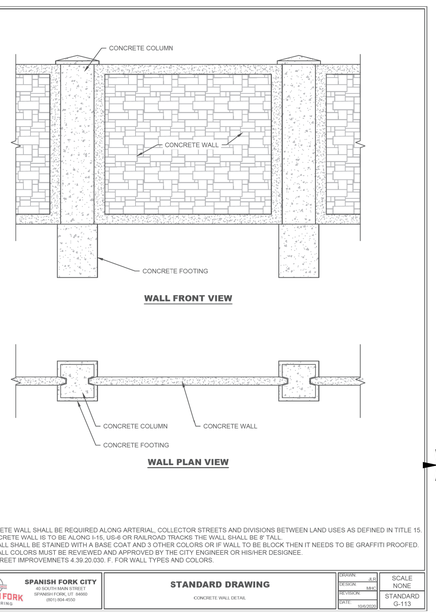
PROPOSED BRIDLE CREEK SUBDIVISION

Curve Table

Name	Radius	Length	Delta	Chord	Chord Bearing
C1	12.00	18.80	89°46'58"	16.94	N 45°06'31" W
C2	12.00	18.85	90°00'00"	16.97	S 45°00'00" W
C3	12.00	18.90	90°13'01"	17.00	N 44°53'29" E
C4	12.00	18.85	90°00'00"	16.97	N 45°00'00" W
C5	12.00	18.85	90°00'00"	16.97	S 45°00'00" W
C6	12.00	18.85	90°00'00"	16.97	N 45°00'00" W
C7	12.00	18.85	90°00'00"	16.97	N 45°00'00" E
C8	12.00	18.85	90°00'00"	16.97	S 45°00'00" E
C9	12.00	4.41	21°02'22"	4.38	N 10°31'11" W
C10	63.00	67.42	61°19'06"	64.25	N 09°37'11" E
C11	12.00	4.41	21°02'22"	4.38	N 10°31'11" E
C12	63.00	70.60	64°12'15"	66.96	N 11°03'45" W

Typical Lot Setbacks Detail (N.T.S.) Single Family





NOTES:

1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMENTS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

SPANISH FORK CITY ENGINEERING — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550

STANDARD DRAWING — CONCRETE WALL DETAIL

DRAWN: J.C. | DESIGN: MW | REVISION: | DATE: 01/02/08 | SCALE: NONE | STANDARD: G-113

NOTE:

LOTS 1-19 ARE RECORDED ON EAGLE HAVEN SUBDIVISION PLAT "A".

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS #27:032:0187

NOTES:

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

2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIFESTOCK.

3. 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.

4. ANY EXISTING FACILITIES AFFECTED BY 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.

5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER — SEPT. 14, 2022 — NO. 174774 — MATT W. BROWN — STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn J.B.
Checked M.W.B.
Date 7-22-22

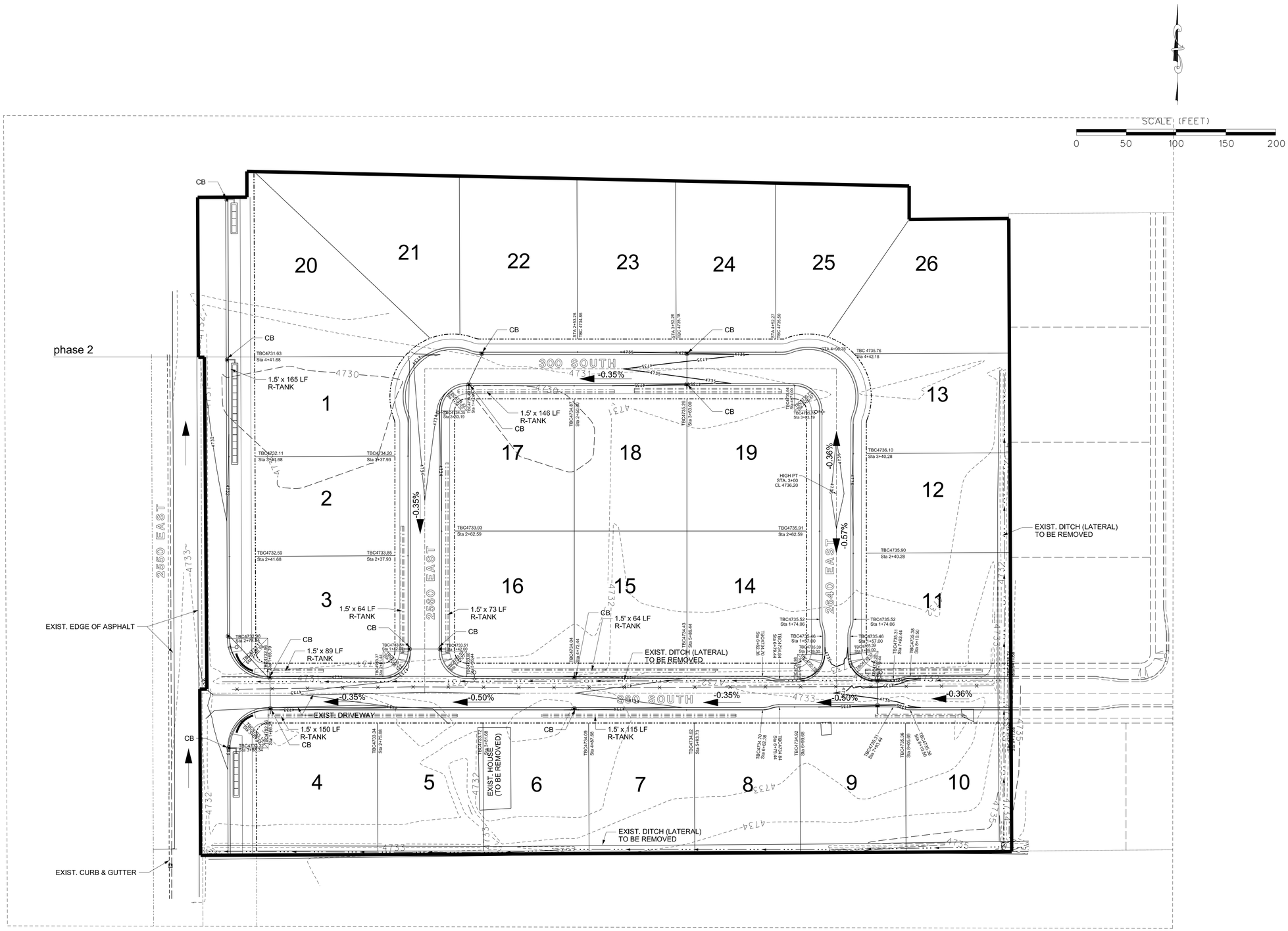
Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY PLAT

PROJECT NO. 2021.018

SHEET NO. 1

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT BROWN (PE)
578 E. 770 N.
OREM, UT. 84058
801-377-1790

DEVELOPER/ OWNER:
JACK WILLIAMS HOMES
GREG BIRD
801-770-6850



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
SEPT. 14, 2022
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

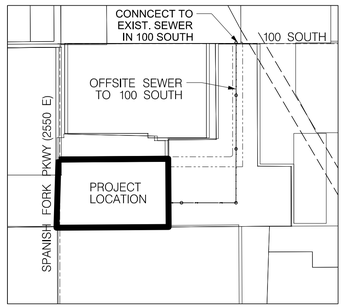
Designed
Drawn J.B.
Checked M.W.B.
Date 6-27-19

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY GRADING PLAN

PROJECT NO. 2021.018

SHEET NO. 2

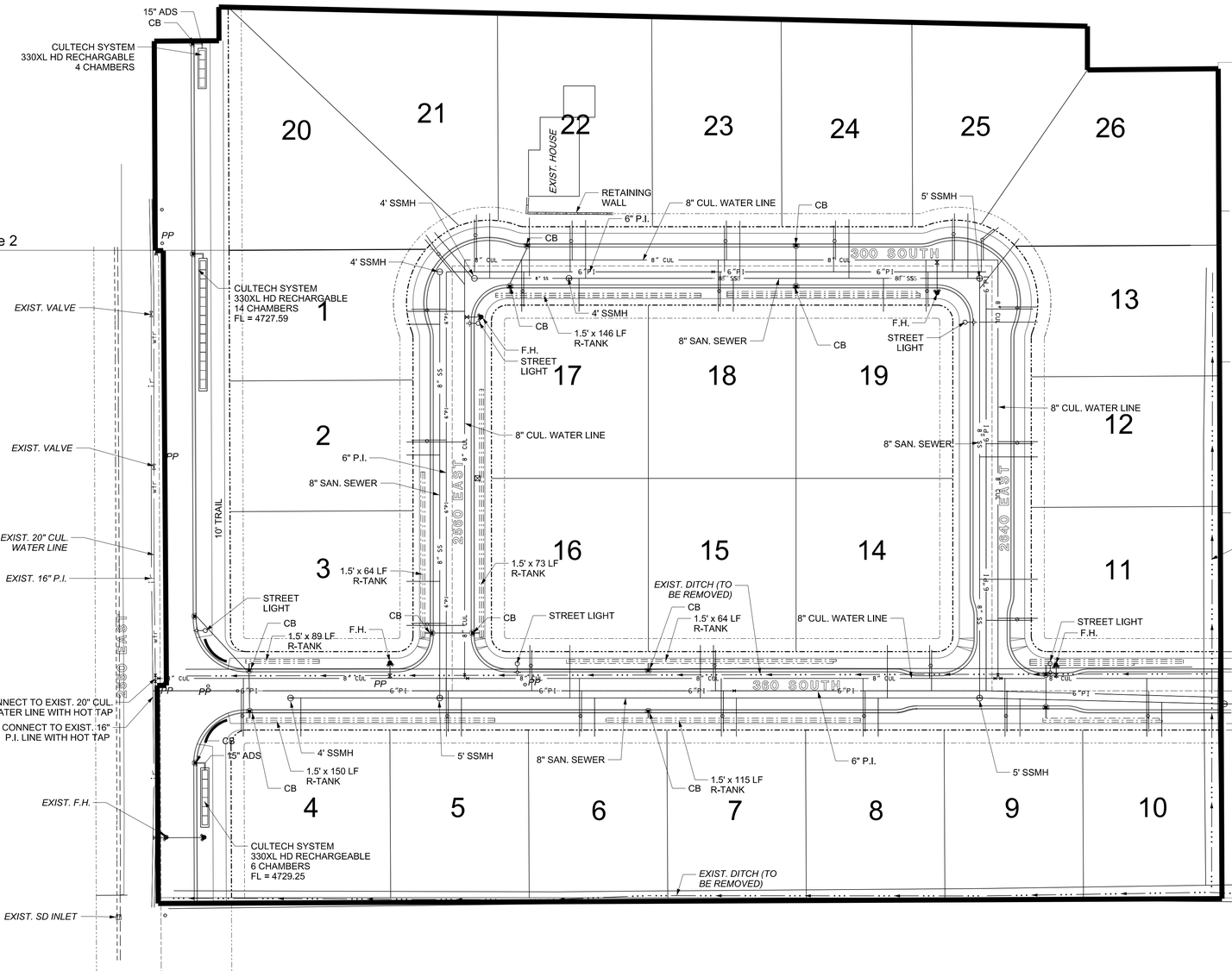
OFFSITE SEWER



LEGEND

- g — EXISTING GAS LINE
- be — EXISTING BURIED ELECTRICAL
- wtr — EXISTING WATER LINE
- X" W — NEW C-900 DR18 PVC CULINARY WATER LINE
- X" Ir — EXISTING PRESSURIZED IRRIGATION LINE
- X" PI — NEW C900 PURPLE PRESSURE IRRIGATION LINE
- swr — EXISTING SANITARY SEWER
- X" SS — NEW SDR-35 PVC SANITARY SEWER PIPE
- sd — EXISTING STORM DRAIN PIPE
- X" SD — NEW RCP STORM DRAIN PIPE
- LD — NEW ROOF DRAIN LATERAL
- SWR — NEW SAN. SEWER LATERAL
- WTR — NEW CULINARY WATER LATERAL
- IR — NEW PRESSURE IRRIGATION LATERAL
- (EJB) EXISTING ELECTRICAL JUNCTION BOX
- (SDMH) EXISTING STORM DRAIN MANHOLE
- (SDMH) NEW STORM DRAIN MANHOLE
- (BO) NEW BLOW OFF
- (LP) LIGHT POLE
- (LP) EXISTING LIGHT POLE
- (CB) EXISTING CATCH BASIN
- MAILBOX LOCATION
- (TP) EXISTING TELEPHONE PEDESTAL
- (wv) EXISTING WATER VALVE
- (WV) WATER VALVE
- (FH) EXISTING FIRE HYDRANT
- (FH) NEW FIRE HYDRANT
- (WM) WATER METER
- (SIGN) STREET SIGN
- (SSMH) EXIST. SEWER MANHOLE
- (SSMH) NEW SEWER MANHOLE
- (SCB) EXISTING IRRIGATION (SPRINKLER) CONTROL VALVE BOX IN LANDSCAPED AREAS
- NEW SD INLET

SCALE (FEET)
0 50 100 150 200



PROPOSED BRIDLE CREEK SUBDIVISION

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SEPT. 14, 2022
NO. 174774
MATT W. BROWN

No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked M.W.B.
Date 1-23-20

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY UTILITY PLAN

PROJECT NO. 2021.018

SHEET NO. 3

Memo

To: Development Review Committee

From: Chris Thompson P.E., Public Works Director/City Engineer

Date: September 21, 2022

Re: Transportation Master Plan

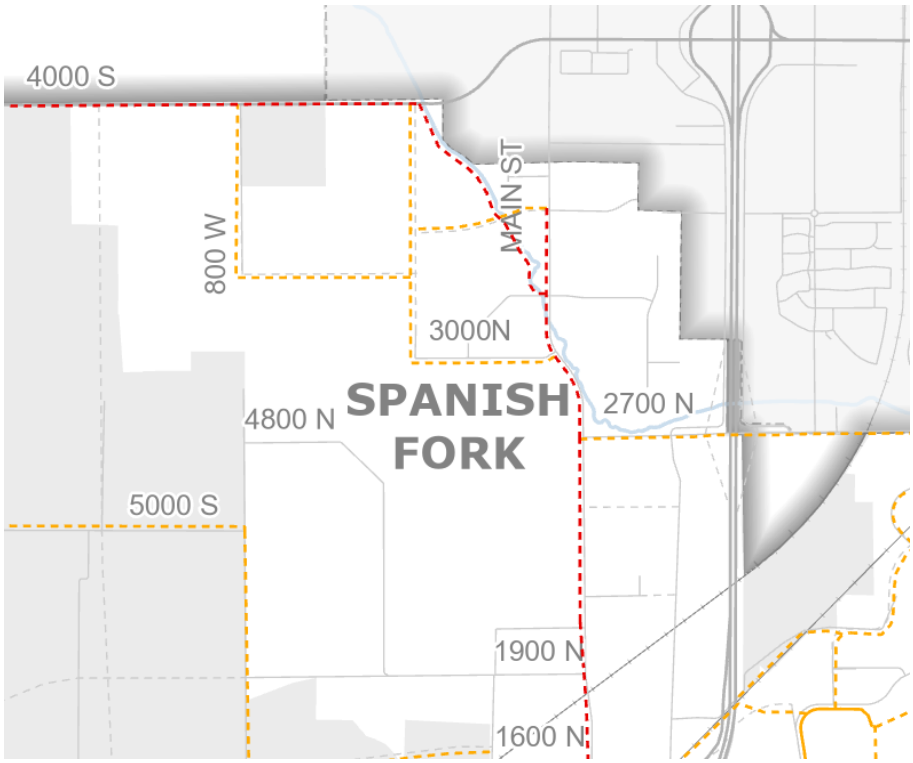
Staff Report

Proposed Changes

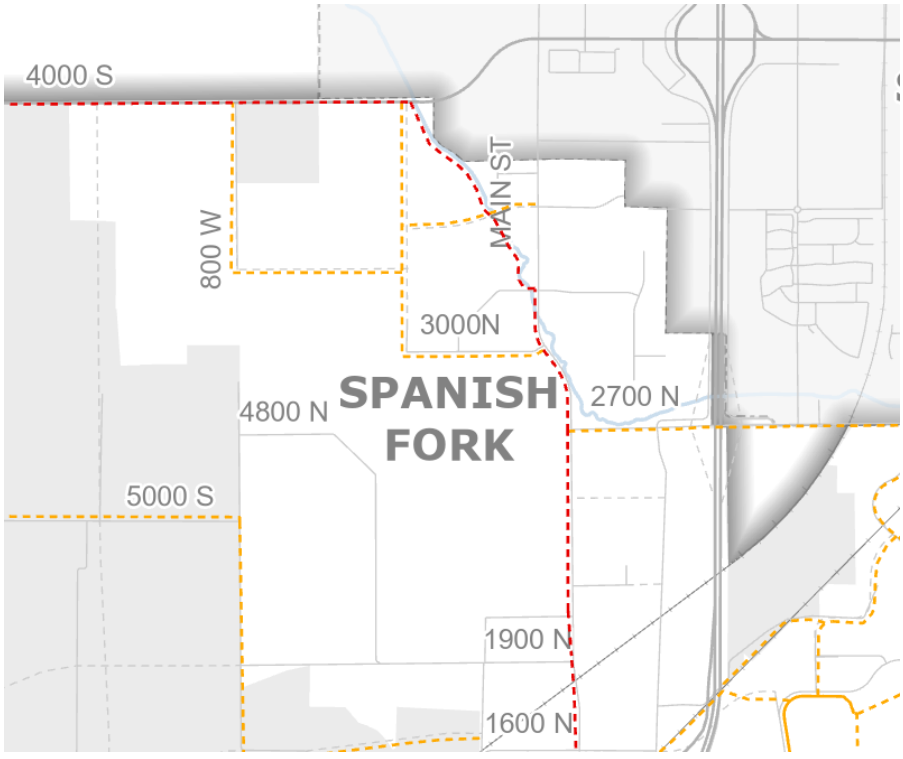
- Remove trail on west side of Main St between 3200 N and 3450 N
- Move Dry Creek Parkway (currently 2700 N) trail to north side of road
- Move Poplar Ln Connection Trail from Salem to west/south sides; delete extra

Attached: Figures showing existing plans and proposed changes

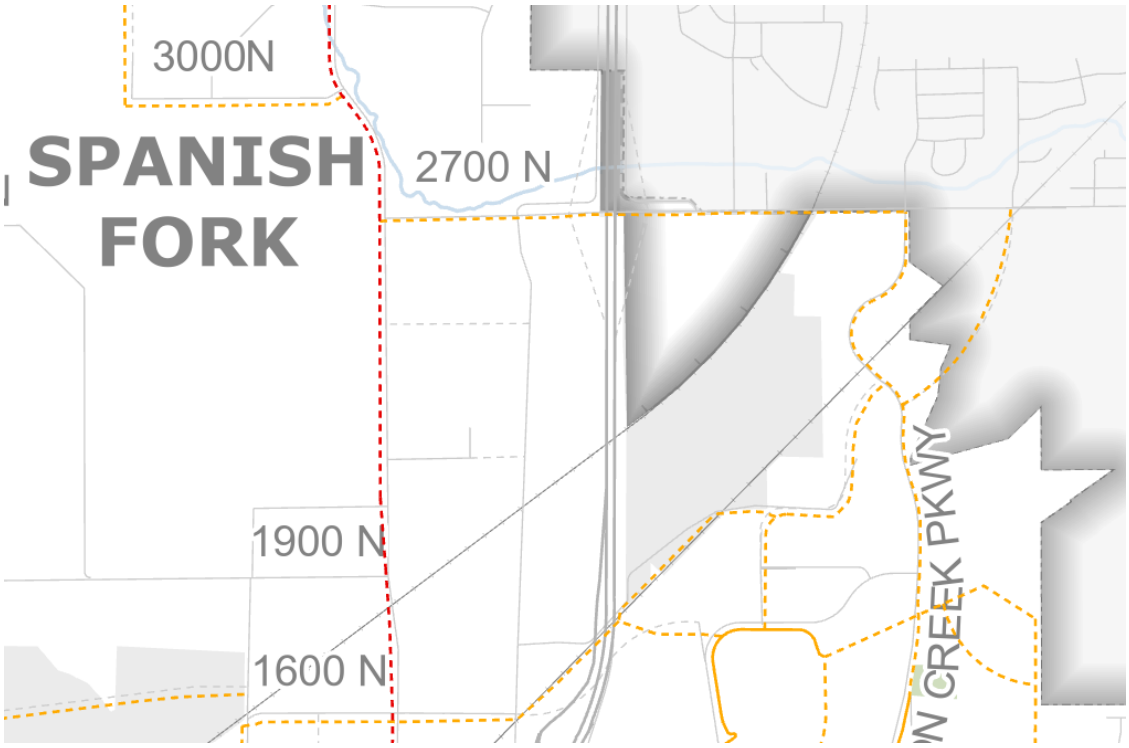
North Main St Trail (**Before**)(DRC Approval:)



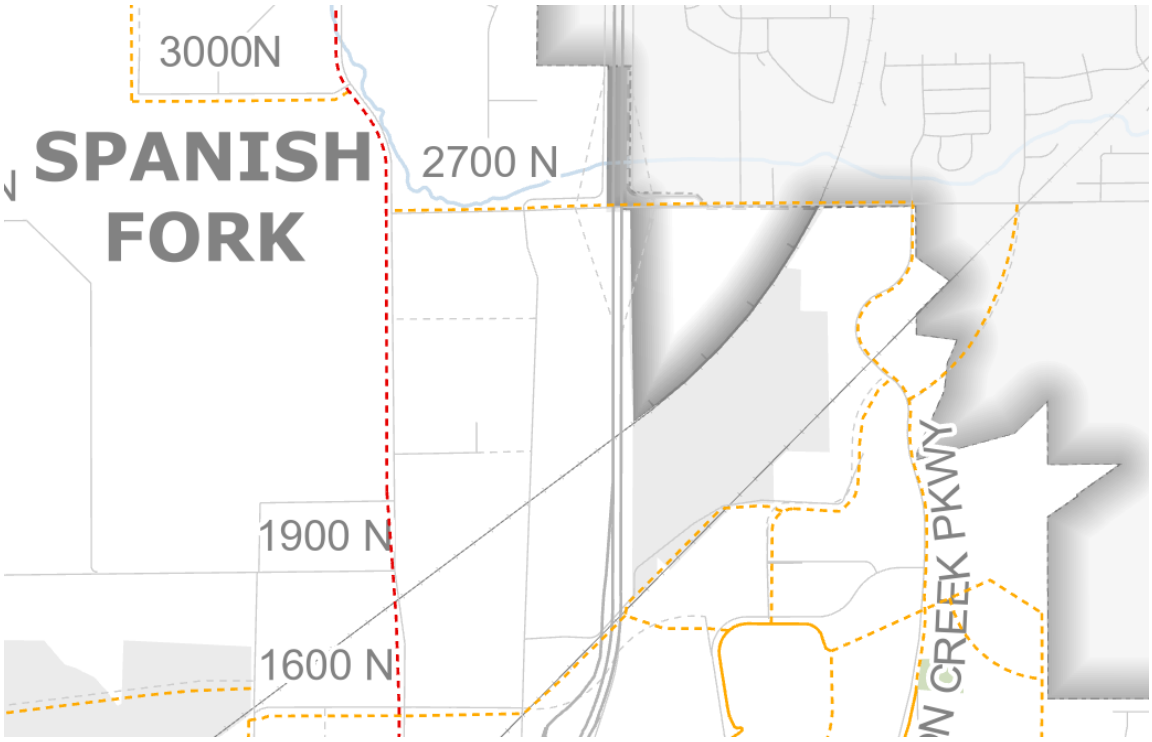
North Main St Trail (**After**)(DRC Approval:)



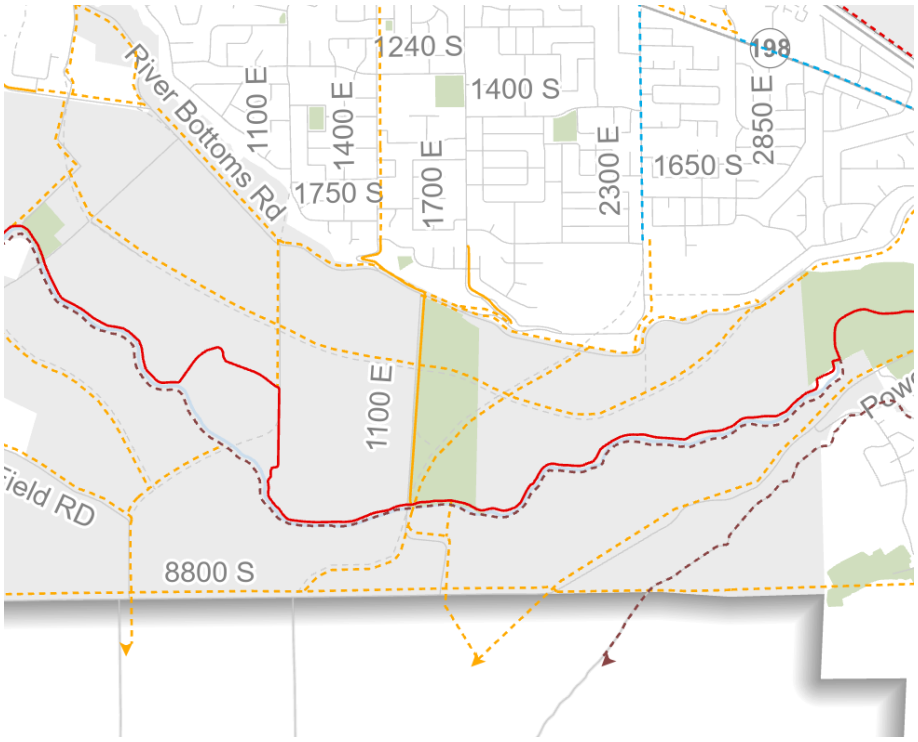
Dry Creek Pkwy trail (**Before**)(DRC Approval:)



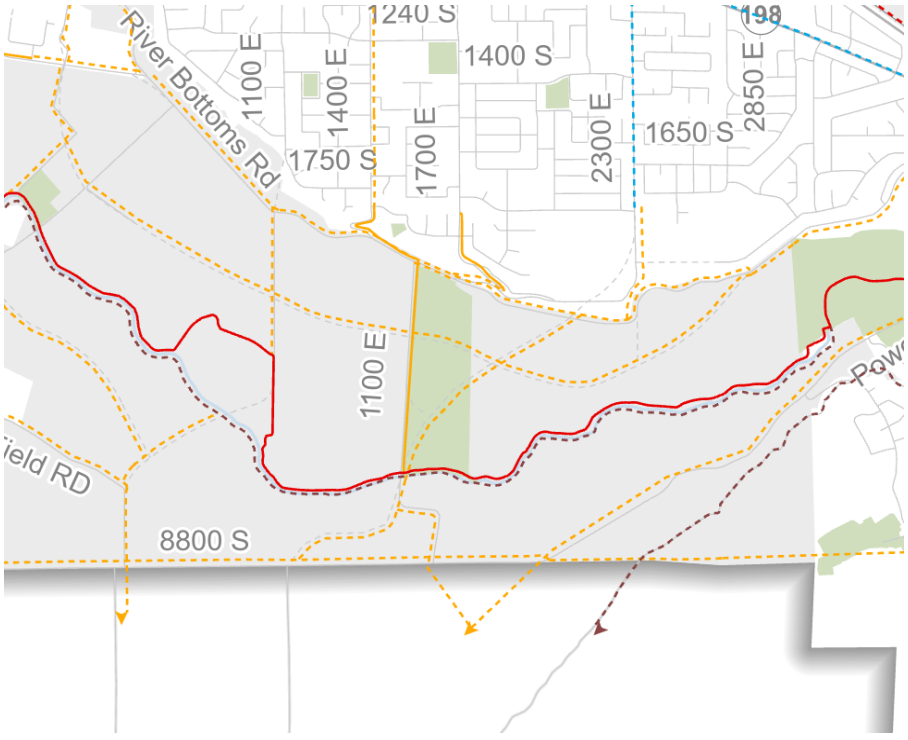
Dry Creek Pkwy trail (**After**)(DRC Approval:)



Poplar Ln Connection Trail from Salem (**Before**)



Poplar Ln Connection Trail from Salem (**After**)(DRC Approval:)



Memo

To: Mayor and City Council

From: Chris Thompson P.E., Public Works Director

Date: December 6, 2022

Re: Ordinance Construction Standards Revision (22.03)

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

The following is a list of all the proposed revisions to the construction standards.

- Modifies Excavation permit requirements.
- Removing Bioretention Swales.
- Modifies Rainfall-runoff rational method.
- Adding section stating Underground Storm Water Chamber Installation
- Adding section for underground storm water chamber inspections
- Adding a section for energizing developments.
- Adding a section for unacceptable meter locations.
- Modifies the landscaping section.

- Adding Fire hydrant / Fire Line assembly
- Modifies the 4” & 6” water service.
- modifies the dual water & PI service

40 South Main Street
Spanish Fork City, Utah 84660
(801) 804-4550

Construction Standards

4.39.30.030. Excavation Permits

B. Permit Requirements. Contractors are required to submit the following information to obtain an excavation permit:

2. Certificate of Insurance
   a. A Certificate of Insurance (COI) within at least a 30-day written notice to the City in the event of cancellation and 10 days for non-payment of premium. Also, the following statement is required on the COI: "Spanish Fork City, its elected and appointed officials, employees, agents, volunteers and the Utah Department of Transportation are listed on the referenced policy as additional insureds. ~~Certificate of Insurance must have a 30 day cancellation notice and the following statement: "Spanish Fork City, and Spanish Fork Cities' elected officials, appointed officials, employees, agents, volunteers and UDOT are listed on policies as additional insured's." Provide endorsement to the insurance policy to confirm coverage.~~

3. Minimum $999.00 ~~1,000~~ cash performance deposit. Additional deposit may be required depending on scope and magnitude of project as determined by the Public Works Director. Upon completion of the project and Inspector accepts work performed, 50% will be released and remainder will be retained throughout the 1 year warranty period. The remainder will be released if the project passes the 1 year warranty inspection.
4. $1,000 cash inspection and testing deposit. Any unused portion of the deposit will be refunded after the City inspects and accepts the work performed. ~~$1,000 cash inspection and testing deposit. Will be held throughout the 1 year warranty period and any unused portion of the deposit will be refunded after the City inspects and accepts the work performed at the end of the warranty period.~~

D. Road Closure Requirements. For all road, sidewalk and trail closures, if applicable, contractors must submit a road closure plan as part of their excavation permit application. The City will create a communication plan that shall be implemented for road closures. Road closures are not permitted on garbage pick-up day. This requirement can be waived by the City Engineer.

4.39.55.015 Design Standards and Regulations.

C. Drainage Plan Report. As part of the Drainage Plan Report, the following criteria will need to be addressed.

1. LID Feasibly - All plans for LID facilities will need to be approved by the City prior to design. During the planning process,

groundwater levels, percolation rates, source protection zones, and other concerns with subsurface conditions need to be considered. Site conditions such as collapsible soils, low percolation rates, wetlands, and high groundwater levels will limit the types of LID facilities that can be used. We encourage the developer and his engineer to be creative in developing innovative means to implement LID. If the developer believes that LID facilities cannot be utilized on their particular site, documentation will need to submitted and approved by the City explaining the reasons why LID cannot be utilized. The documentation must illustrate that infiltration, evapotranspiration and rainwater harvesting has been used to the maximum extent technically feasible and that full employment of LID facilities are not feasible due to site constraints.

~~When the Public Works Director,, determines that City Low Impact Development (LID) standards are infeasible, a fee for offsite LID shall be charged. Fee shall be the difference, in cubic feet, from a 10-year storm to a 25-year storm. The cost per cubic foot will be based on recent bids. The Public Works Director may consider a lower fee if the developer/owner can provide a quote by a reputable contractor for a lower cost. The site will detain the 10-year storm and pay the fee. Fee shall be used by the City to fund offsite LID projects in areas where it will be most effective.~~

4.39.55.020 Rainfall-Runoff Computation Methods Reference

B. Rational Method.

Use the table below to estimate the runoff coefficient.

2. Rainfall Intensity - Rainfall depth and intensity data is ~~shall~~ according to the ~~be obtained from~~ the National Weather Service's Precipitation Frequency Data Server (http://hdsc.nws.noaa.gov/hdsc/pfds/sa/ut_pfds.html). We require each duration between the 5-minute storm and 24-hour storm to be analyzed to determine the peak volume requirement.

10-Year Storm	
Duration *min*	Intensity *in/hr*
5	3.31
10	2.51
15	2.08

25-Year Storm	
Duration *min*	Intensity *in/hr*
5	4.34
10	3.31
15	2.74

30	1.4
60	0.87
120	0.5
180	0.36
360	0.22
720	0.13
1440	0.08

30	1.84
60	1.14
120	0.65
180	0.46
360	0.26
720	0.16
1440	0.10

4.39.55.050 Low Impact Development

~~B. Bioretention Swales. Roadway design shall include bioretention swales as detailed in the City standard drawings. Bioretention swales must be designed by a licensed landscape architect or a licensed professional engineer. Swales along roads with slopes greater than 2.5% shall be designed with check dams to decrease runoff velocity and allow proper storm water retention and infiltration. Side slopes shall be designed with a slope of 4:1. An overflow structure must be provided at all low points in the system.~~

C. Underground Storage. Underground storage and infiltration shall be installed under the park strips ~~bioretention swales~~ as shown in the City standard drawings. R-Tank^{HD}, StormTech chambers, or approved equivalent shall be used to provide underground storage. R-Tank^{HD} and StormTech chambers shall be installed per the manufacturer's specifications. ~~All underground storage cells shall be wrapped in an approved non-woven filter fabric.~~

E. Underground Storm Water Chamber Installation. The excavated area shall be level and free of unwanted debris. The depth shall be deep enough to add a minimum of 4 inches of base material underneath the chambers. If the excavated area is a hard, rocky or clay soil, a minimum of 6 inches shall be used. The excavated area shall be a minimum of 2 feet wider than the chambers.

Geotextile fabric shall be used to wrap the chambers with a minimum overlap of 24 inches. All piping connected to chambers shall use geotextile fabric with a minimum overlap of 12 inches. Fabric shall be secured in place using stainless steel zip ties. No gaps in fabric will be allowed. Inspection ports shall be 8 inch diameter schedule 40 pvc with a lid at curb level. Inspection ports shall be installed on every section of chambers, with sections separated by pipe connections or the end of chambers. Chambers shall lay flat and level.

Base, side and top material shall be coarse sand. A minimum spacing of 12 inches shall be used between the chamber side walls and excavated

area. The side material shall be compacted in 12 inch lifts. Coarse sand shall be installed on top of the wrapped chambers at a minimum of 4 inches before a minimum 12 inches of soil. Soil shall be free of large debris. All compaction shall be 95% or above. Any piping connected to the chambers shall use the same coarse sand and compaction as the chambers. Before any compaction or traffic is allowed on top of the chambers, the required minimum 16 inches of coarse sand and soil shall be installed.

4.39.70.060. Services

G. Energizing Development. Developments may be energized when the following is completed and accepted by the City.
   1. Curb, gutter and an all-weather road surface.
   2. Electric conduit.
   3. Electrical boxes and proper access to the boxes.
   4. Secondary wiring, except that required for street lighting.

4.39.70.070. Metering

K. Unacceptable Meter Locations

For reasons of public safety, maintenance of service equipment, and reliability of metering, meters shall not be installed in any of the following locations:

1. Inside any building, unless located within an acceptable meter room.
2. In any location not readily accessible.
3. Directly over any stairway, ramp or steps
4. In any substation or transformer vault.
5. Accessible only by a trap door or in any location which may be hazardous to personnel.
6. On any surface subject to excessive vibration.
7. In or accessed through any rest, bath, shower, powder, or toilet room.
8. In any elevated area.
9. In any location not providing a clear and continuously unobstructed working space extending a minimum of three (3) feet from the face of the meter panel, and having a width to permit ready access to the complete metering installation.
10. In any location where moisture, fumes, or dust may interfere with the operation of the meter, or materially damage it.
11. In any location giving less than three feet clearance to any property line, or with less than three feet clearance to any sidewalk, alley or driveway giving access to non-residential or industrial property.

12. In any basement or depressed area.
13. Within carport or patio areas which are or can become enclosed, when served Overhead or Underground.
14. Mounted on SFP&L poles.
15. In a room containing mechanical equipment.
16. In any elevator shaft or hatchway.
17. Mounted on any trees.
18. In any unsanitary areas in reference to farm animals and products.
19. In a plenum or any portion of a return or supply air ducting system.
20. Areas where entry may be restricted or controlled because of medical, health, environmental or other safety-related issues.

Chapter 4.39.90. Landscaping

4.39.90.030. Ground Cover

A. General. Ground cover shall meet the requirements and specifications of APWA 32 93 13 (Ground Cover) and APWA 32 01 90 (Plant Maintenance). ~~Install according to APWA plan number 683.~~

B. Fabric. ~~Fabric shall be installed at all landscaping along the right of way. Install according to APWA plan number 683.~~ 5 oz. woven, needle punched, polypropylene fabric designed for professional and commercial use.
Fabric shall be installed in all planter beds. Cover fabric with 3" minimum of bark mulch or rock mulch.

4.39.90.040. Trees

A. General. Tree and work relating to trees shall meet the requirements and specifications of APWA 32 93 43 (Tree), APWA 32 01 91 (Tree Root Cutting), APWA 32 01 93 (Pruning Trees) and 32 01 90 (Plant Maintenance). ~~Install according to APWA plan number 681. Use 6 foot posts for any tree staking~~. Install per standard G-112. Trees may be planted without a certified arborist when authorized by the City Engineer.

D. Topsoil. Topsoil shall meet APWA standards 31 05 13. A minimum of 4" of topsoil shall be placed in grass areas and 12" in planters. Native soil shall be scarified 6" deep and graded before topsoil is placed.

Chapter 4.39.95. Irrigation Sprinkler Systems

4.39.95.010. General

E. As-Built Survey ~~Drawings~~. The Contractor shall notify the City to survey all underground utilities such as sprinkler pipes, wires and valves either

installed or uncovered in the course of construction. Contractor shall give the City 24-hour notice to survey utilities. ~~Before the final inspection is complete, the contractor must furnish as-builtas-build drawings. These drawings should be updated on a daily basis to assure accuracy. The drawings must show the location of all valves, pipe, heads, controller control lines, and drain valves used on the job. These drawings and maintenance manuals must be submitted at the time of final inspection or in accordance to the general conditions.~~

4.39.95.030. Sprinkler Heads

B. Spray Heads. All spray type sprinkler heads shall be Rainbird "1800" series PRS 30 or approved equivalent. Minimum height of a sprinkler head in the lawn shall be 4" and 12" in shrub and flower beds. All ~~lawn~~ spray heads shall be installed on swing pipe with two spiral barbed ells and one street ell between the sprinkler head and the spiral barb. Hunter MP 1000 rotators, MPLCS 515, MPCS515, MPSS530, MP Corner or equivalents are not allowed. MP rotators or equivalents (that are allowed MP 2000, MP300) must be installed in a Hunter Pro-spray PRS 40 sprinkler body or equivalent.

C. Rotary Heads. All rotary type sprinkler heads shall be Hunter "I" series or approved equivalent. All stream rotary and impact heads capable of distributing more than 6 gallons per minute or more shall be installed on a pre-assembled swing joint by Spears or an approved equivalent. ~~Use Amiad Brush-away filter. The filter should be the same size as the mainline pipe. The Filter shall be enclosed with a wire mesh enclosure. Filters 3" and larger should be the Amiad automatic filter. Automatic filters shall be enclosed in a stainless steel enclosure.~~

D. Filter. Amiad T Filter with a Brushaway assembly or approved equivalent. The filter should be the same size as the mainline pipe. The Filter shall be enclosed with a lockable wire mesh enclosure. Filters 3" and larger should be the Amiad Mini Sigma automatic filter or approved equivalent. Automatic filters shall be enclosed in a stainless steel enclosure.

4.39.95.040. Controller, Valves and Flow Meters

D. Automatic Valves. Automatic valves shall be Rainbird PEB electric remote control valves or an approved equivalent. A manual circuit isolation valve shall be installed on the supply side of each automatic valve. Install according to APWA plan number 633, but do not install schedule 80 PVC union. For valves 1.5" and larger allow only one valve per box. 1" valves; 2 valves per standard box or 3 valves per jumbo box.

E. Master Valves and Flow Meters. Master valves and flow meters must be installed on the main supply line and/or according to design and must be compatible with the Calsense central control system or be compatible with other approved controllers. ~~City central control system.~~

G. Back Flow Preventer. Shall be required on connections to the drinking water system. Install according to APWA standard plan number 631.1 and 631.2.

H. Stop and Waste Valves. Stop and waste valves shall be Mueller H - 10288N Oraseal or an approved equivalent. Stop and Waste valve shall be of manual type for operation by handle key.

I. Quick Coupler Valves. Quick coupler valves shall be installed with brass riser and pre-manufactured swing joint. At least 2 quick coupler valves shall be installed, one at each end of main line. Valves shall be 1 inch standard. Rain Bird model 44LRC or approved equivalent. Must provide one quick coupler key that fits the specified model.

J. Valve Boxes. Must be Oldcastle plastic valve boxes, model numbers VB 910, VB 1419, and/or VB 1220 or approved equivalents. Valves shall be located in lawn or planted areas. Avoid locating valves in areas of high pedestrian and vehicular circulation. Valve boxes shall be at finished grade with valve stems 4 inches minimum and 12 inches maximum below top of box and with 3 inches of pea gravel or 3/4 inch minus crushed gravel under the valve. Valve boxes shall be rectangular, heavy duty and green in color. Valve boxes for automatic valves shall be large enough to enclose manual circuit isolation valve and automatic valve.

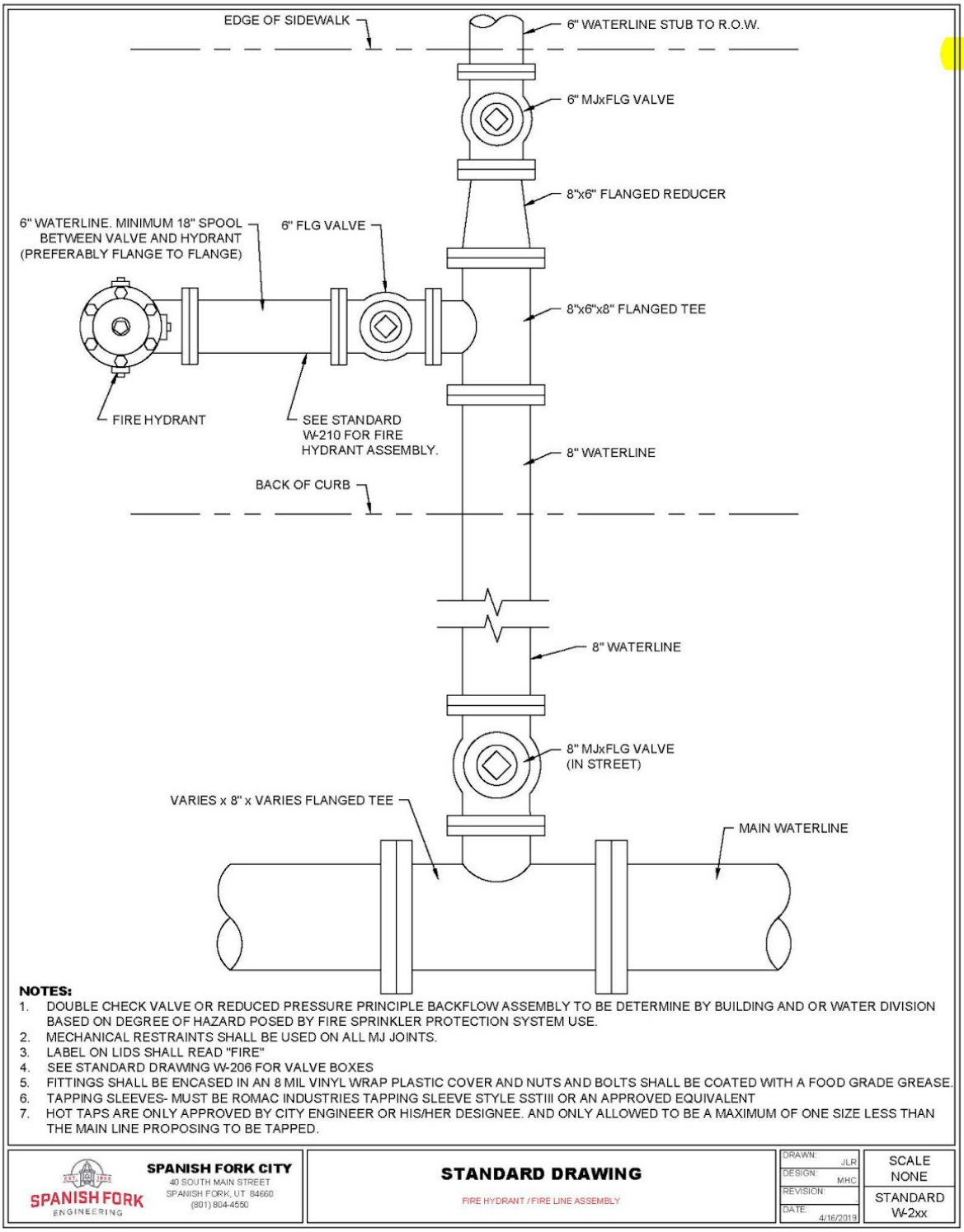
4.39.95.050. Installation

B. Depth and Location. Lines bordering curbs or sidewalks shall be 6 inches away to allow for maintenance and access to the lines. Control wires must be buried at least 12 inches below finished grade and bundled with a plastic tape every 10 ~~20~~ feet.

D. Thrust Blocks. All mainlines greater than 2 inches in size shall be installed with thrust blocks wherever a change of direction occurs. Thrust blocks shall be installed per city standards ~~as follows:~~ Joint restraint can be used instead of thrust clocks if approved by city~~:~~

~~1. Bearing area of concrete thrust-block based on 200-PSI pressure and safe soil bearing load of 2,000 pounds per square foot.~~
~~2. Concrete blocking shall be cast in place and have a minimum of 1/4 square foot bearing against the fittings.~~
~~3. Block shall bear against fittings only and shall be clear of joints.~~

4. ~~Contractor shall install block adequate to withstand full test pressure as well as to continuously withstand operation pressure under all conditions of service.~~



NOTES:

1. DOUBLE CHECK VALVE OR REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY TO BE DETERMINE BY BUILDING AND OR WATER DIVISION BASED ON DEGREE OF HAZARD POSED BY FIRE SPRINKLER PROTECTION SYSTEM USE.
2. MECHANICAL RESTRAINTS SHALL BE USED ON ALL MJ JOINTS.
3. LABEL ON LIDS SHALL READ "FIRE"
4. SEE STANDARD DRAWING W-206 FOR VALVE BOXES
5. FITTINGS SHALL BE ENCASED IN AN 8 MIL VINYL WRAP PLASTIC COVER AND NUTS AND BOLTS SHALL BE COATED WITH A FOOD GRADE GREASE.
6. TAPPING SLEEVES- MUST BE ROMAC INDUSTRIES TAPPING SLEEVE STYLE SSTIII OR AN APPROVED EQUIVALENT
7. HOT TAPS ARE ONLY APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE. AND ONLY ALLOWED TO BE A MAXIMUM OF ONE SIZE LESS THAN THE MAIN LINE PROPOSING TO BE TAPPED.

SPANISH FORK ENGINEERING

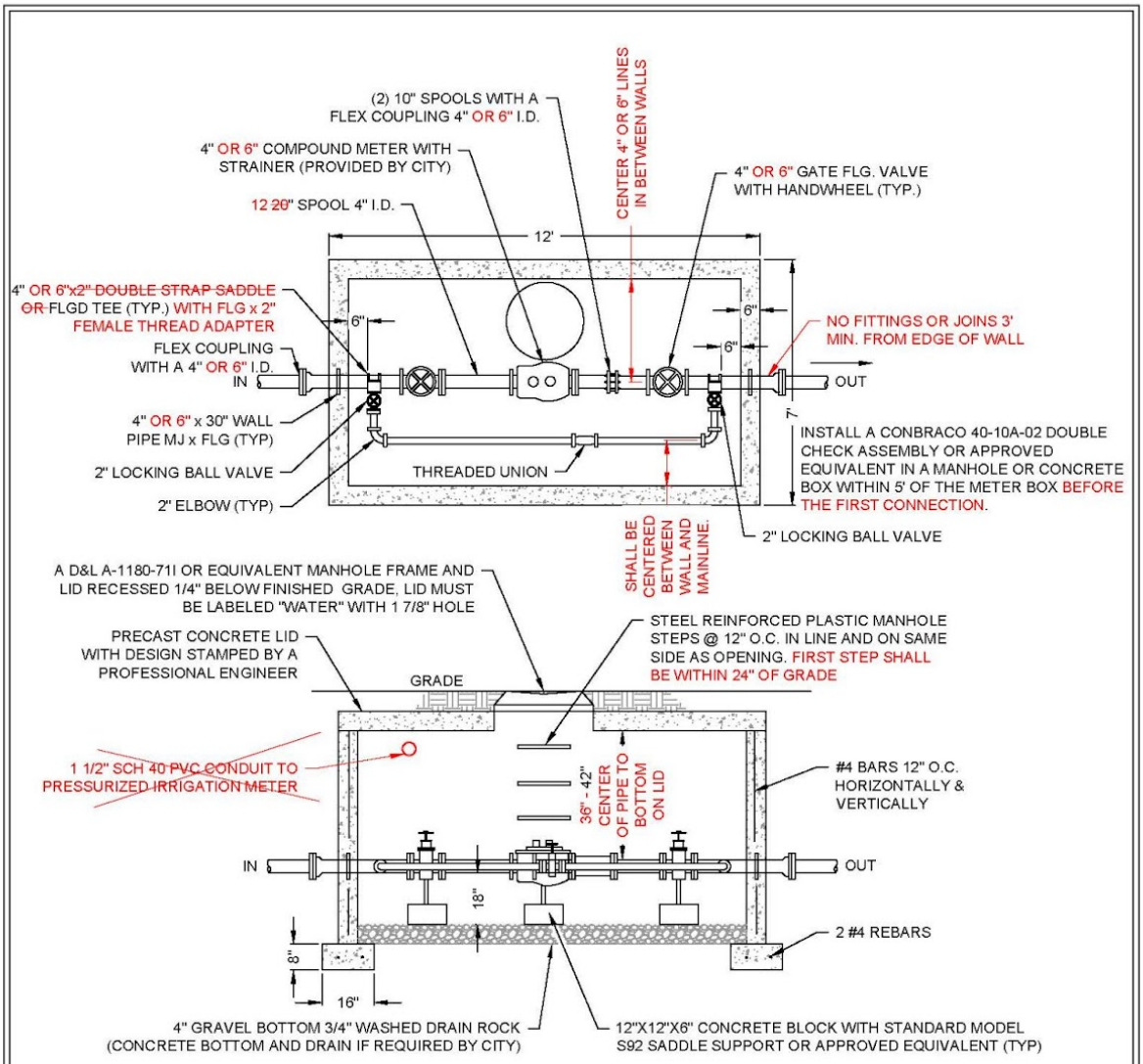
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
FIRE HYDRANT / FIRE LINE ASSEMBLY

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2019

SCALE NONE

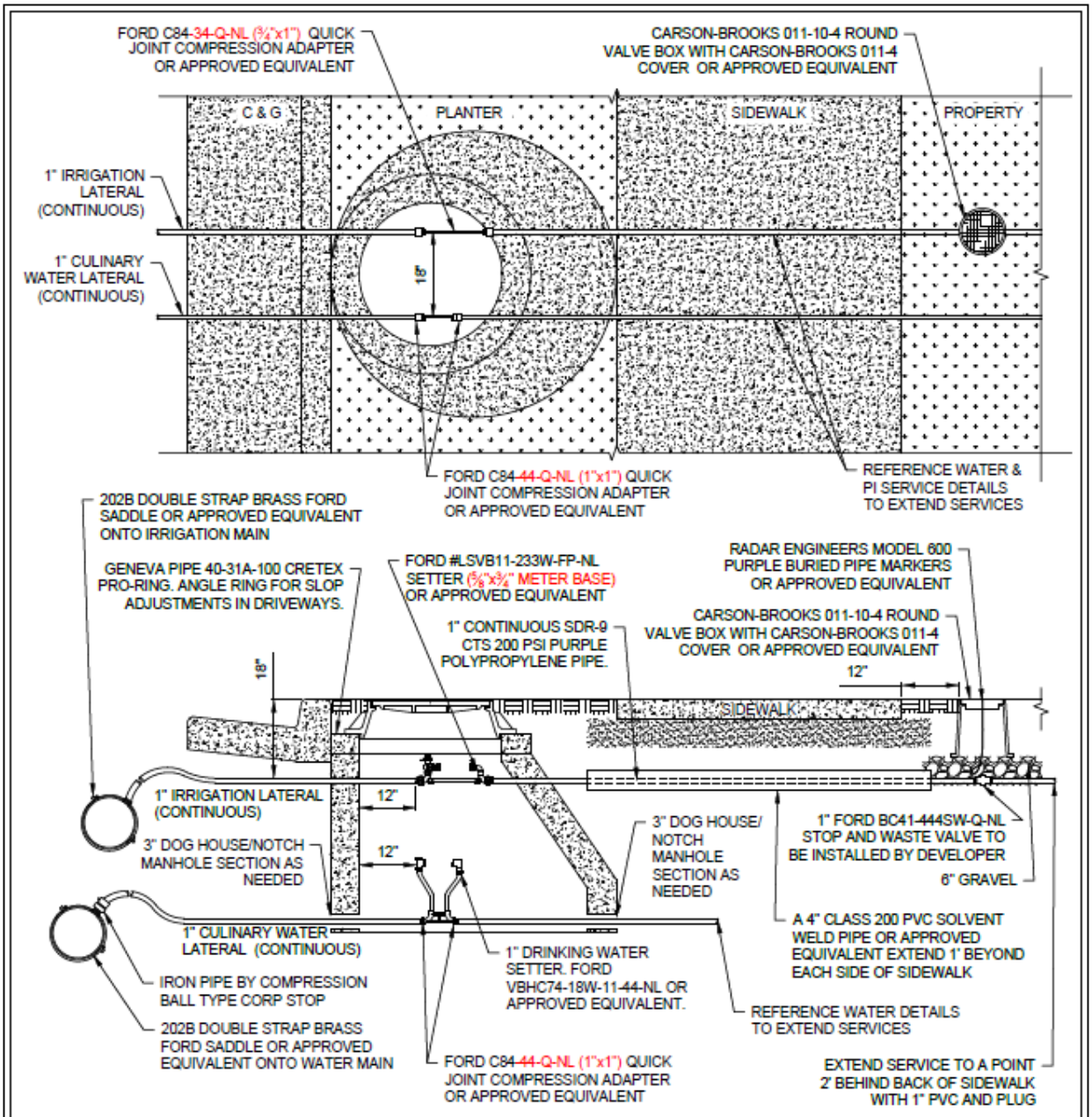
STANDARD W-2xx



NOTES:

1. ALL 4" OR 6" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 2" PIPE AND FITTINGS SHALL BE BRASS, STAINLESS STEEL OR COPPER WITH A STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED ROAD BASE.
5. LARGER WATER SERVICES SHALL BE INDIVIDUALLY DESIGNED AND STAMPED BY A LICENSED PROFESSIONAL ENGINEER.
6. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.
7. ~~BURY CONDUIT 18" BELOW GRADE.~~

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" & 6" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 2/15/2022	SCALE NONE STANDARD W-215



NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. IRRIGATION LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE.
6. METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER METERS". LID SHALL BE RECESSED.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DUAL WATER & PI SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-220