Wednesday, February 15, 2023
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

A. February 8, 2023

2. Preliminary Plat

A. GLH INDUSTRIAL SUBDIVISION. The proposal involves Preliminary Plat approval of an industrial subdivision that includes eight industrial lots to be located at approximately 800 West 2700 North.

3. Minor Subdivision

A. NELSON MEADOWS SUBDIVISION PLAT A. The proposal involves the platting of a subdivision with three residential lots located at 891 South 1700 East.

4. Final Plat

A. EXPRESSWAY LANE PLAZA CONDOMINIUMS. The proposal involves Final Plat approval for a three unit condominium plat located at 971 North State Street (SR-51).

5. Zone Change

A. MUNOZ ZONE CHANGE. The proposal involves changing the current zone from R-O and C-2 to C-2 for properties located at approximately 1100 South Main Street.

6. Concept Review

A. HALES CONCEPT.

7. Text Amendment

A. TITLE 15 DRC ORGANIZATION. The proposal would amend Title 15 in regards to the organization of the Development Review Committee.

8. Other Discussion

9. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
40 South Main Street
Spanish Fork, Utah
February 8, 2023

Staff Members Present: Chris Thompson, Public Works Director; Seth Perrins, City Manager; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Kimberly Brenneman, Development Coordination Manager; Vaughn Pickell, City Attorney; Ana Burgi, Assistant City Attorney; John Little, Chief Building Official; Michael Clark, Assistant City Engineer; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Jake Theurer, Power and Light Superintendent; Dale Robinson, Parks and Recreation Director; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Division Secretary.

Citizens Present: none.

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

MINUTES

January 4, 2023

January 11, 2023

January 25, 2023

Dave Anderson moved to approve the minutes of January 4, January 11, and January 25, 2023.

Jered Johnson seconded and the motion passed all in favor.

SITE PLAN

CENTER STREET TRAFFIC SIGNAL

Dillon Muirbrook gave a short explanation of the project. He stated they are currently at 90% completion. The project includes putting in a traffic signal and widening on the north leg of the intersection to allow for a south bound 3-lane configuration. He stated this plan does show improvements that will be made to the east corners (north east and south east) to allow for ADA compliance. He stated they are redrawing the plans to omit the north east corner design and may elect to build a revised pedestrian ramp. He stated the south east corner will also feature that same configuration with retaining walls due to the grading issues located on that corner.

Vaughn Pickell asked if there will be ADA crossings at each corner of the intersection and it was stated yes there will be a pedestrian ramp at each corner.

There was a short discussion regarding ADA rules and what is and isn't required and the possibility of rebuilding the sidewalks to match the grade of the pedestrian ramps. It was stated stairs are optional.

Brandon Snyder asked what type of landscaping will be installed and Dillon Muirbrook stated it will be up to the property owner as it is up to them to maintain it. Xeriscaping was discussed as a viable option. The DRC felt that the City should finalize the landscaping plans after a review with the Parks and Recreation Department.

Chris Thompson feels this is the only thing that is missing from the presented plan.

Bart Morrill in Parks and Recreation suggested red rose bushes for the southwest corner, as they tend to do well in that environment.

Seth Perrins asked when this is slated to be completed and Dillon Muirbrook stated construction will hopefully be completed before the start of school in the fall. Seth Perrins stated there is the Children's Parade that takes place on this street Saturday, July 22nd, that the construction needs to be sensitive of.

There was a short discussion regarding the construction timeline and that construction will need to cease during Spanish Fork City Fiesta Days.

There was further discussion regarding the ADA requirements and Vaughn Pickell asked Ana Burgi to look into ADA grade compliance. Vaughn Pickell stated one of the rules of compliance is that if you improve the curb, you must include mobility access for ADA compliance.

Jered Johnson stated that the majority of Spanish Fork was built flat, so to build the slopes to comply with ADA compliance isn't difficult.

John Little asked if there is anything that can be done to address the issue of grading. During the winter months cars slide into the ditch on the northwest corner. Dillon Muirbrook stated the ditch will be removed and replaced with a simple deep curb and gutter and that the right turn lane will be widened. He also stated UTA's bus route will be moved from 800 East, and cars will have ample room and not have to drive closer to the curb to get around cars driving straight.

Jered Johnson moved to approve the proposed Center Street Traffic Signal Site Plan based on the following conditions:

Conditions:

1. That the applicant finalizes the landscaping plan and has it approved by the Parks and Recreation Department.
2. That the Engineering Department investigates and redesigns the northeast corner to comply with applicable ADA requirements.

Vaughn Pickell seconded and the motion passed all in favor.

DISCUSSION

ANNEXATION FEASIBILITY STUDY

Dave Anderson stated Kimberly Brenneman sent out questions and collected answers regarding a proposed annexation and hopes to have a conversation today about possibly updating some of the verbiage and reviewing the responses that were collected from the study.

Vaughn Pickell indicated concern about leaving unincorporated islands and peninsulas.

Dave Anderson stated the verbiage in section C will need to be adjusted. Kimberly Brenneman stated she will address the language.

Dave Anderson stated this is what Springville City has consented to. He stated the parcels being considered for annexation into Spanish Fork City are currently within the Springville City Annexation Policy Plan.

It was stated the zoning for the property being considered is for I-1 Light industrial zoning. It was also stated that this area is not being zoned for residential uses due to the rapidly increasing industrialization of the area and because it is near the end of the airport runway.

Dave Anderson stated that all city utilities are available in 3800 north, and there are currently no city utilities north of 3800 north.

It was asked if there could be more clarifying language regarding the power questions and what constitutes a “small user”.

Jake Theurer was also asked to clarify the language regarding the lead time on power being provided to the annexation area. It was stated 2-3 years is what the lead time would be and the language was adjusted.

It was stated there was no known pioneering agreement for the area.

Additional language was requested to be added regarding the potential for conflict with Rocky Mountain Power lines crossing SR-77 .

It was stated there are no sewer needs in the annexation until the area is developed.

There was a discussion about the need to loop water lines in the area.

It was stated there were no responses regarding the natural gas questions posed in the feasibility study. Dave Anderson stated he will contact Brad Sears.

Jason Turner stated due to the increasing industrial development north of the airport, he stated there is a need for a fire station to maintain low response times.

It was stated there were no responses from the police department as there were no needs for the annexation policy until the area develops.

Bart Morrill stated there should be land dedicated for trails and for a trail to and along Utah Lake.

It was stated Jordan Hales in accounting has not yet provided a cost estimate as of today due to there not being any previous information available and he will be researching all the information needed for the study.

Jered Johnson moved to adjourn the meeting at 11:30 a.m.

Adopted:

Kasey Woodard
Community Development Division Secretary



SPANISH FORK
COMMUNITY DEVELOPMENT

Munoz Zone Change Approval Request

February 15, 2023, Development Review Committee Meeting.

Located at approximately 1100 South Main Street, including approximately 0.7 acres.

The subject parcel is currently split zoned between the R-O Residential Office and C-2 General Commercial.

The General Plan designation is Mixed Use.

The applicant has requested that a Zone Change to the C-2 General Commercial zone be approved.

Recommendation

That the proposed Zone Change be approved based on the following findings:

Findings:

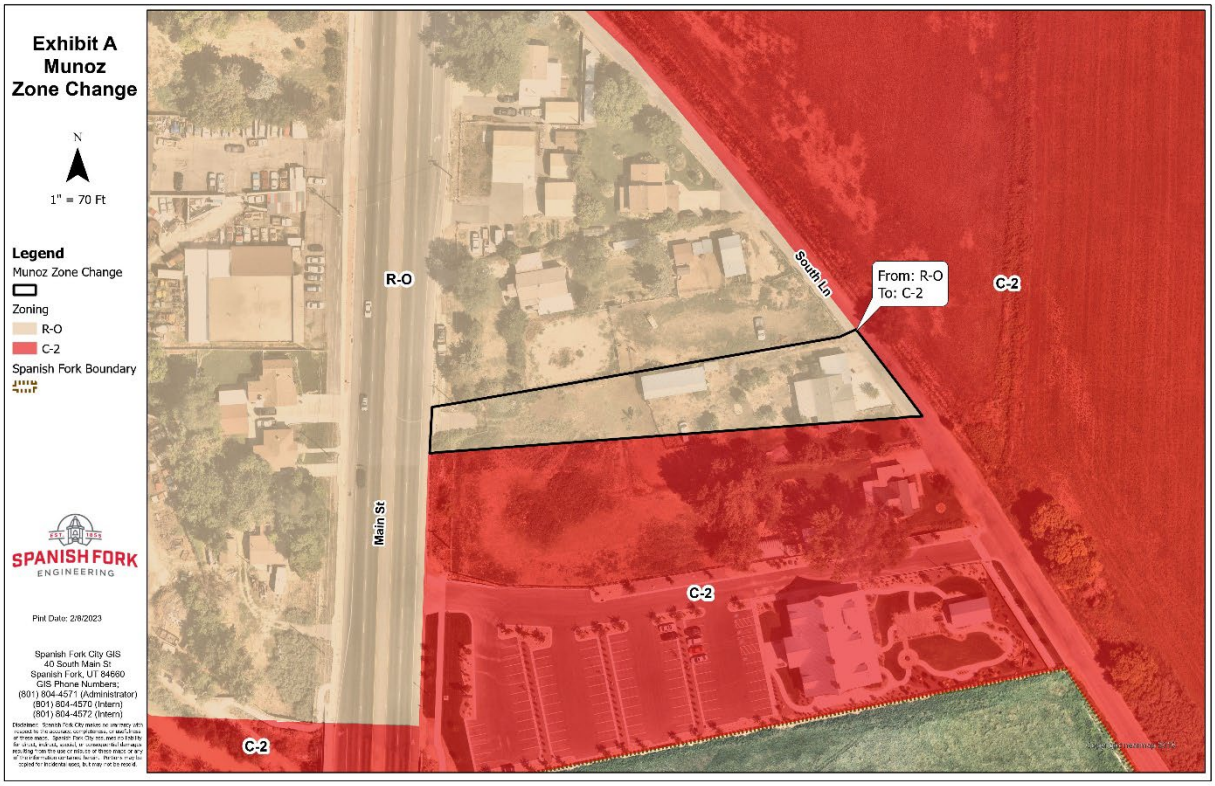
1. That the proposal will establish zoning district lines that follow parcel lines.
2. That the expansion of the commercial area on Main Street will help to facilitate further development.

Key Issues

1. Buffering.

Exhibits

1. Map.


Exhibit A
Munoz
Zone Change
N
1" = 70 Ft
Legend
Munoz Zone Change
Zoning
R-O
C-2
Spanish Fork Boundary
SPANISH FORK
ENGINEERING
Print Date: 2/8/2023
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers:
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
R-O
South Ln
From: R-O
To: C-2
C-2
Main St
C-2
C-2

ORDINANCE No. ____

ROLL CALL

VOTING	YES	NO	ABSENT	ABSTAIN
MIKE MENDENHALL Mayor *(votes only in case of tie)*				
CHAD ARGYLE *Councilmember*				
STACY BECK *Councilmember*				
JESSE CARDON *Councilmember*				
SHANE MARSHALL *Councilmember*				
KEVIN OYLER *Councilmember*				

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

ORDINANCE No. ____-23

AN ORDINANCE AMENDING SECTION 15.3.08.010 OF THE SPANISH FORK MUNICIPAL CODE PERTAINING TO THE ORGANIZATION OF THE DEVELOPMENT REVIEW COMMITTEE

WHEREAS Section 15.3.08.010 of the Spanish Fork Municipal Code provides regulation concerning the organization of the Development Review Committee;

WHEREAS Spanish Fork City has organized a Police Department and a Fire & EMS Department, which formerly were combined in a single Public Safety Department;

WHEREAS the City Council desires to amend Section 15.3.08.010 of the Spanish Fork Municipal Code to remove references to the Public Safety Director, changing it to the Fire & EMS Chief;

WHEREAS a public hearing was held before the Planning Commission on ____, 2023, whereat public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on ____, 2023, whereat additional public comment was received;

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

Section 1. Amend Section 15.3.08.010 of the Spanish Fork Municipal Code.
Section 15.3.08.010 of the Spanish Fork Municipal Code, pertaining to the organization of the Development Review Committee, is hereby amended as follows:

15.3.08.010 Administrative Bodies And Officers

. . .

B. Development Review Committee:

1. Organization: The DRC shall consist of the City Public Works Director, Engineering Division Manager, Electric Division Superintendent, City Manager, City Community Development Director, City Attorney, ~~Public Safety Director~~Fire & EMS Chief, Parks and Recreation Director and Building Official. An alternate member may be designated by each member, who has the authority to attend and vote in the place~~absence~~ of the member. Other entities may be invited to participate as non-voting members, such as utility companies, irrigation companies, the US Postal Service or others. The City Public Works Director shall be the chair of the DRC and shall retain the right to cast a vote while acting as chair. A quorum of the Committee necessary before any business can be transacted shall consist of five (5) voting members. A majority vote of a quorum shall be necessary to approve any item or recommend approval of any item to the Commission or Council.

. . .

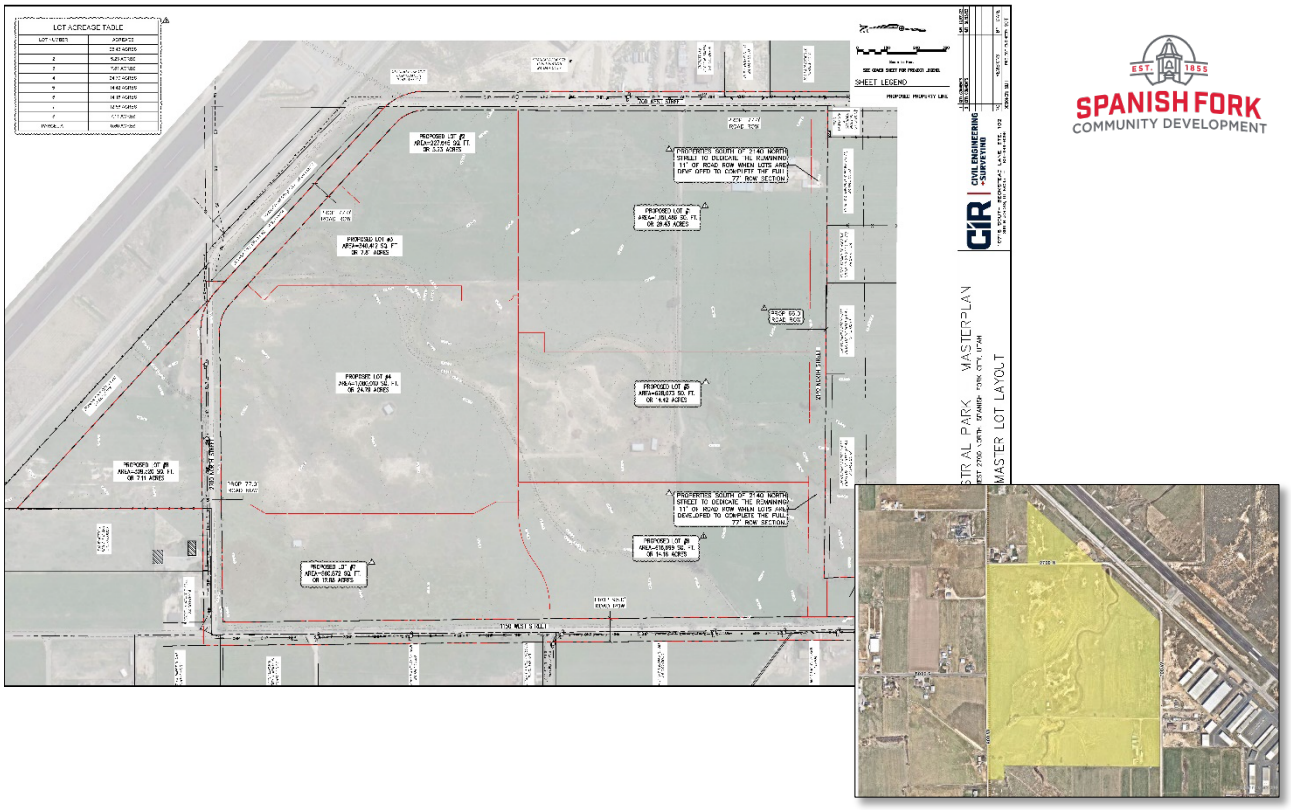
Section 2. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF SPANISH FORK, UTAH: _____, 2023.

_____
MIKE MENDENHALL, Mayor

Attest:

_____
TARA SILVER, City Recorder



GLH Industrial Preliminary Plat Approval Request

February 15, 2023, Development Review Committee meeting.

Located at approximately 800 West 2700 North, including 124.5 acres.

The subject property is zoned I-1.

The applicant has requested Preliminary Plat approval for an eight (8) lot industrial subdivision.

Key Issues

1. Phasing.
2. Infrastructure.
3. Storm Drainage.
4. Easements.
5. Utilities.
6. Access.
7. Power.
8. Future Occupants.
9. Driveways.

Recommendation

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

Finding

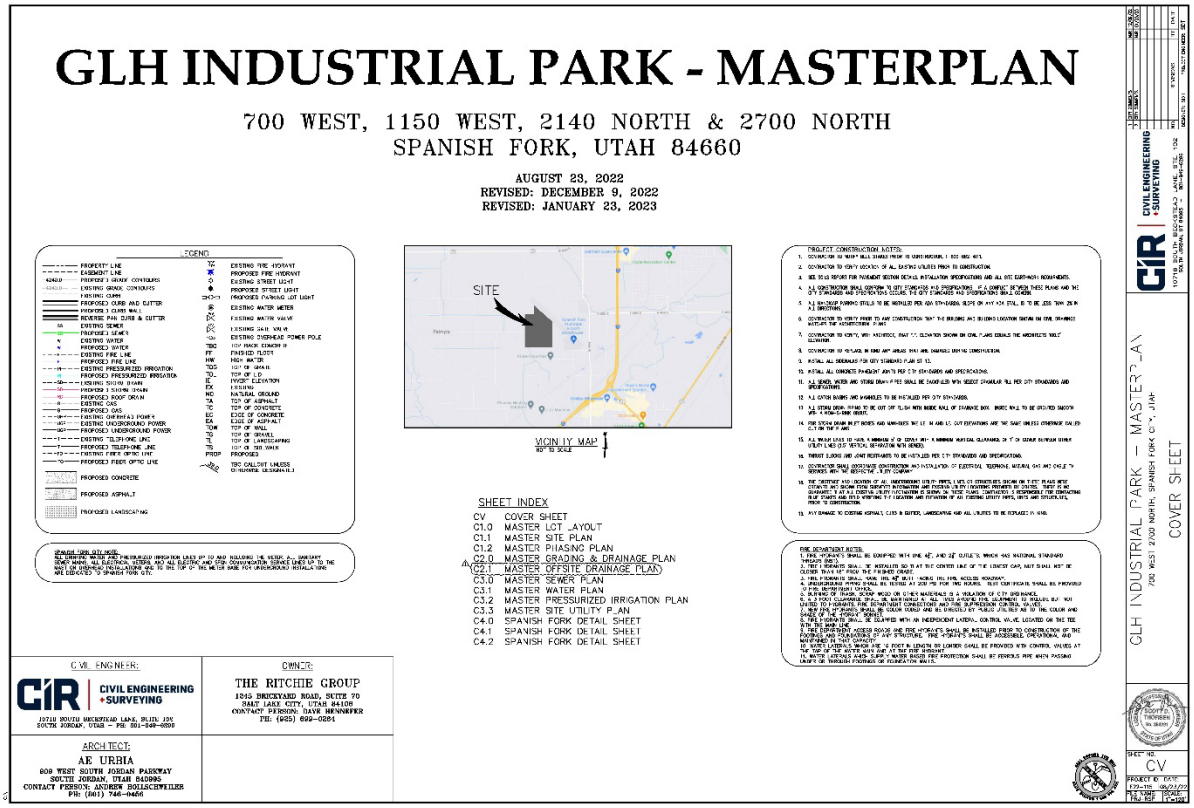
1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

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

Exhibits

1. Plans.



GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST, 1150 WEST, 2140 NORTH & 2700 NORTH
SPANISH FORK, UTAH 84660

AUGUST 23, 2022
REVISED: DECEMBER 9, 2022
REVISED: JANUARY 23, 2023

LEGEND

SITE

VICINITY MAP
NOT TO SCALE

SHEET INDEX

CV COVER SHEET
C1.0 MASTER LOT LAYOUT
C1.1 MASTER SITE PLAN
C1.2 MASTER PHASING PLAN
C2.0 MASTER GRADING & DRAINAGE PLAN
C2.1 MASTER OFFSITE DRAINAGE PLAN
C3.0 MASTER SEWER PLAN
C3.1 MASTER WATER PLAN
C3.2 MASTER PRESSURIZED IRRIGATION PLAN
C3.3 MASTER SITE UTILITY PLAN
C4.0 SPANISH FORK DETAIL SHEET
C4.1 SPANISH FORK DETAIL SHEET
C4.2 SPANISH FORK DETAIL SHEET

CIVIL ENGINEER:
CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UTAH — PH: 801-949-0555

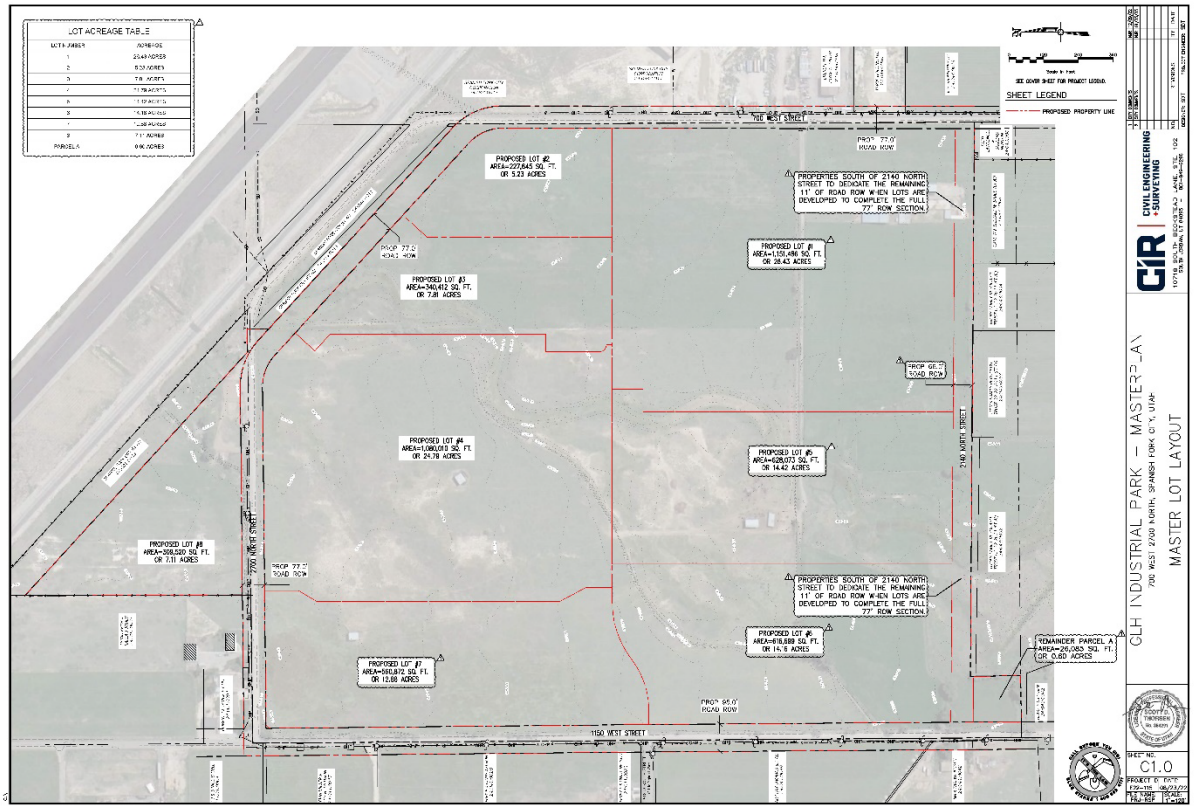
OWNER:
THE RITCHIE GROUP
1245 BRICKYARD ROAD, SUITE 70
SALT LAKE CITY, UTAH 84106
CONTACT PERSON: DAVE HENNEFER
PH: (925) 699-0284

ARCHITECT:
AE URBIA
808 WEST SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 840995
CONTACT PERSON: ANDREW SOLSCHEMILLER
PH: (801) 746-0466

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UTAH — PH: 801-949-0555

GLH INDUSTRIAL PARK - MASTERPLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
COVER SHEET

SHEET NO. CV
PROJECT ID: 6478
179-115 08/23/22
FILE NAME: Title Sheet
FILE REF: Cover



LOT ACREAGE TABLE

LOT #	ACREAGE
1	2.549 ACRES
2	5.23 ACRES
3	7.31 ACRES
4	24.19 ACRES
5	14.42 ACRES
6	28.43 ACRES
7	12.88 ACRES
8	7.11 ACRES
9	7.11 ACRES
PARCEL A	0.60 ACRES

SHEET LEGEND
PROPOSED PROPERTY LINE

1150 WEST STREET
2140 NORTH STREET
2700 WEST STREET

PROPOSED LOT #2 AREA=227,845 SQ. FT. OR 5.23 ACRES
PROPOSED LOT #3 AREA=340,412 SQ. FT. OR 7.81 ACRES
PROPOSED LOT #4 AREA=1,060,918 SQ. FT. OR 24.19 ACRES
PROPOSED LOT #5 AREA=628,073 SQ. FT. OR 14.42 ACRES
PROPOSED LOT #6 AREA=1,159,496 SQ. FT. OR 28.43 ACRES
PROPOSED LOT #7 AREA=560,872 SQ. FT. OR 12.88 ACRES
PROPOSED LOT #8 AREA=309,520 SQ. FT. OR 7.11 ACRES
REMAINDER PARCEL A AREA=26,053 SQ. FT. OR 0.60 ACRES

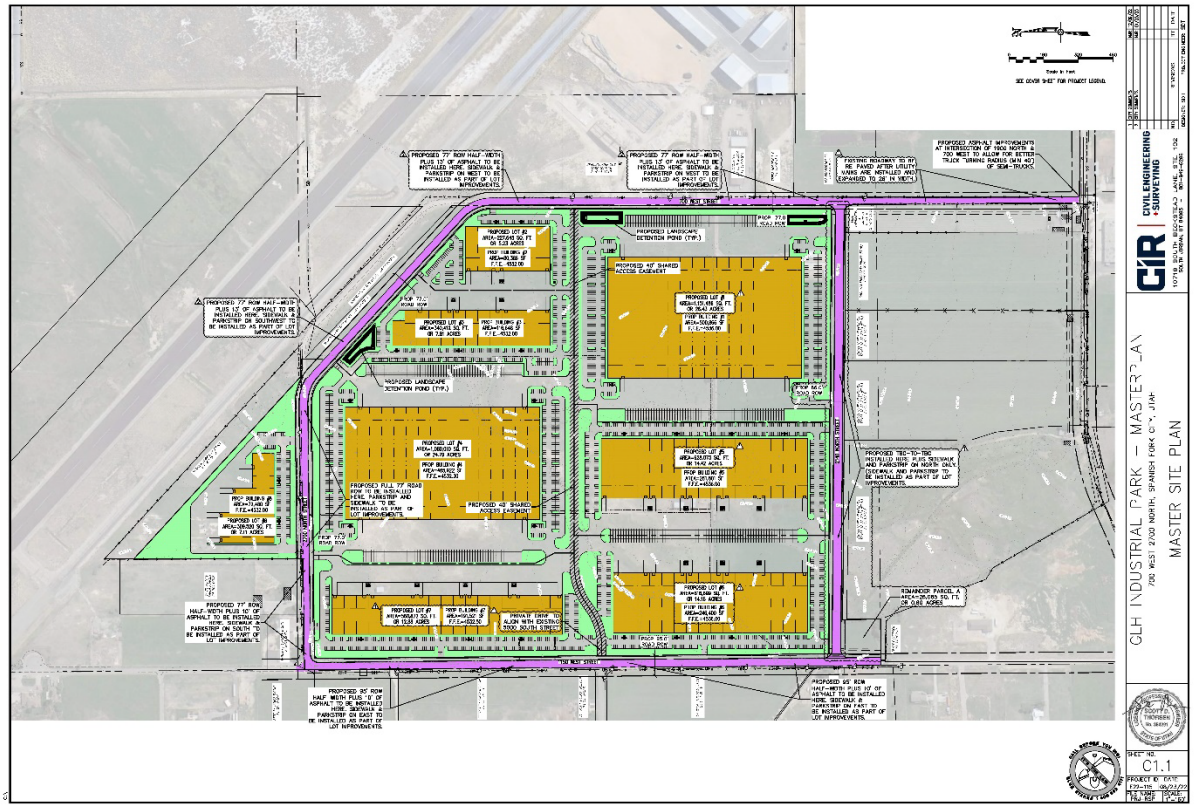
PROPERTIES SOUTH OF 2140 NORTH STREET TO DEDICATE THE REMAINING 11' OF ROAD ROW WHEN LOTS ARE DEVELOPED TO COMPLETE THE FULL 77' ROW SECTION.

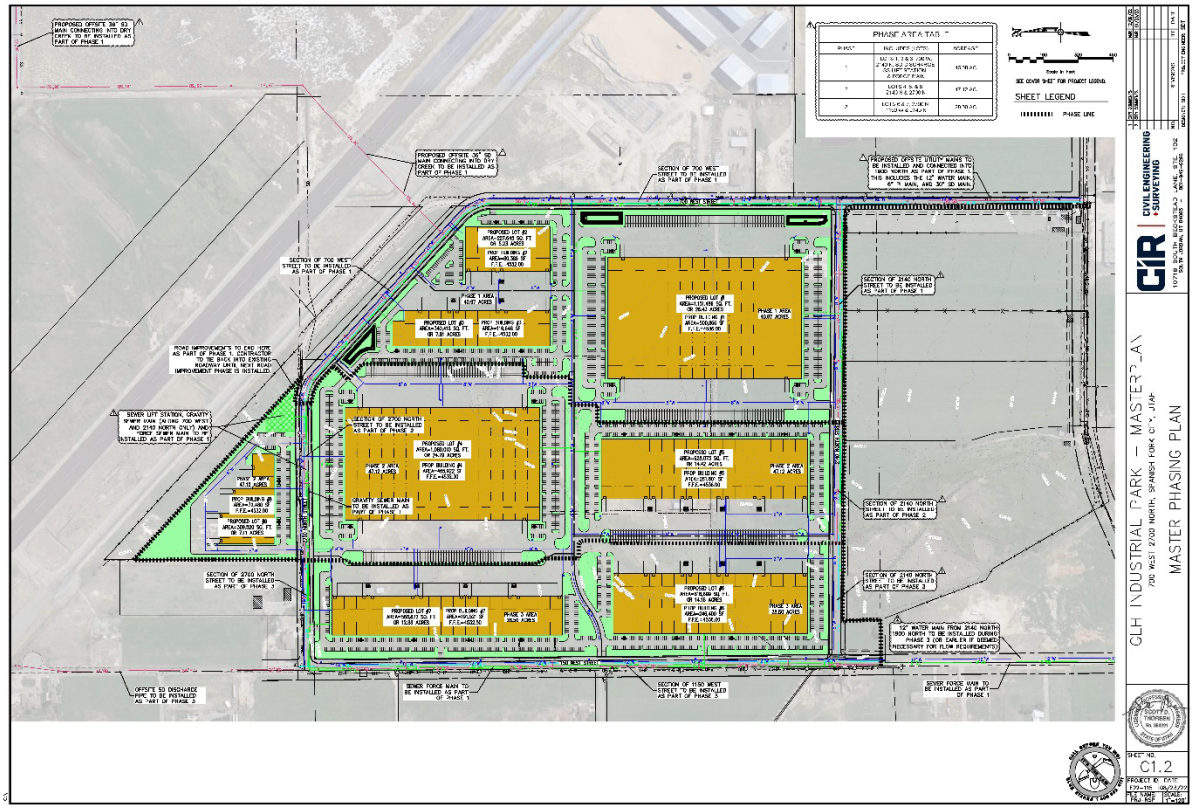
PROP 77.0' ROAD ROW
PROP 66.0' ROAD ROW

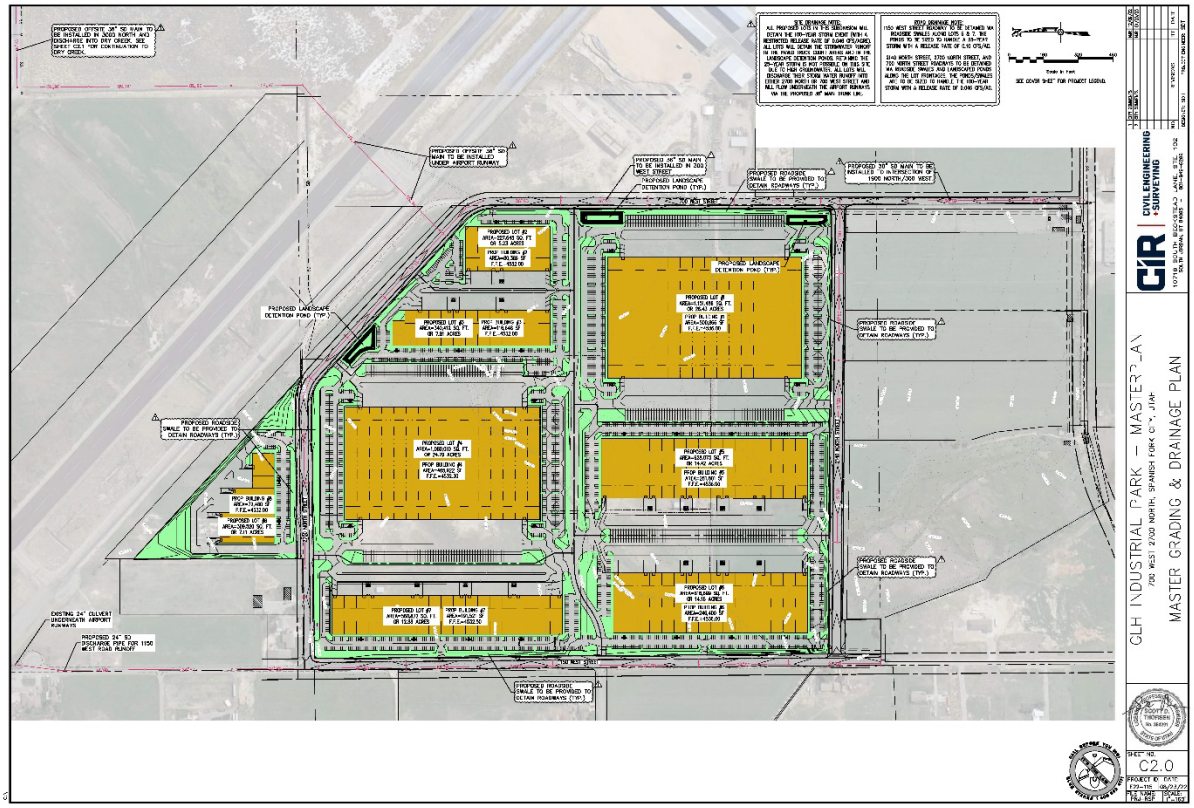
CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UTAH — PH: 801-949-0555

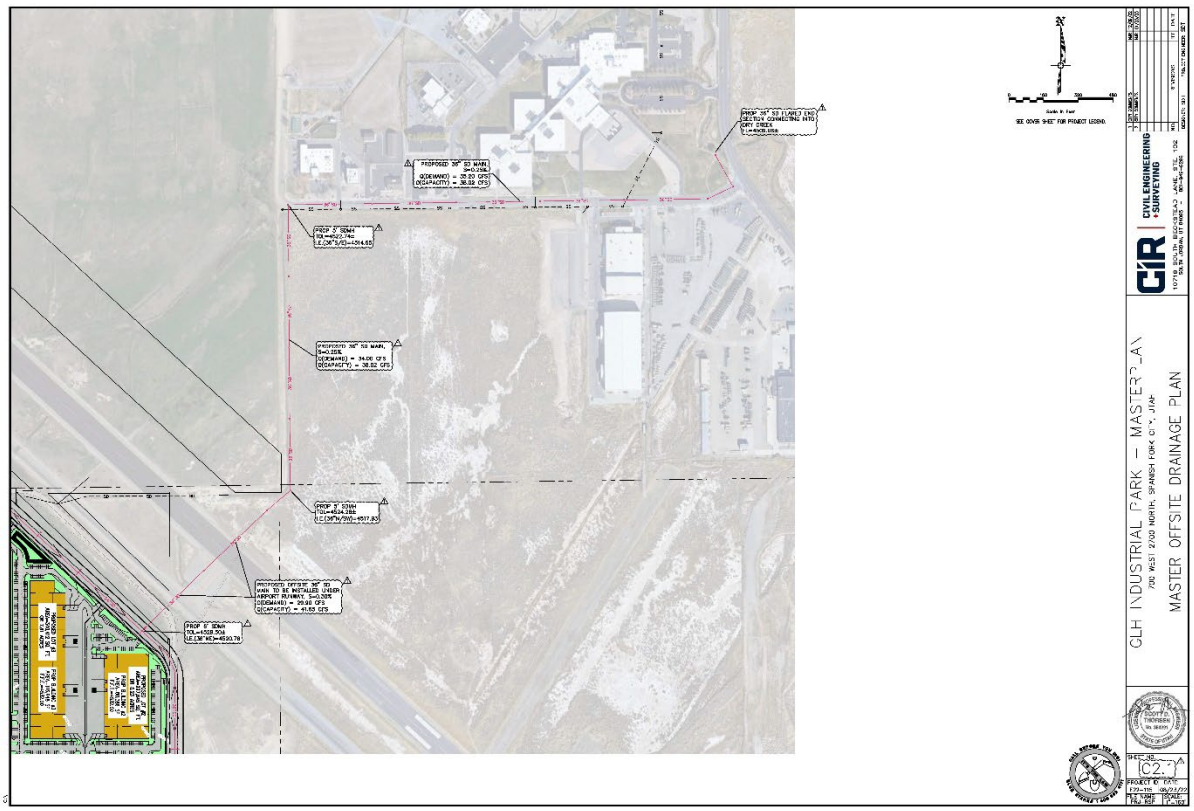
GLH INDUSTRIAL PARK - MASTERPLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER LOT LAYOUT

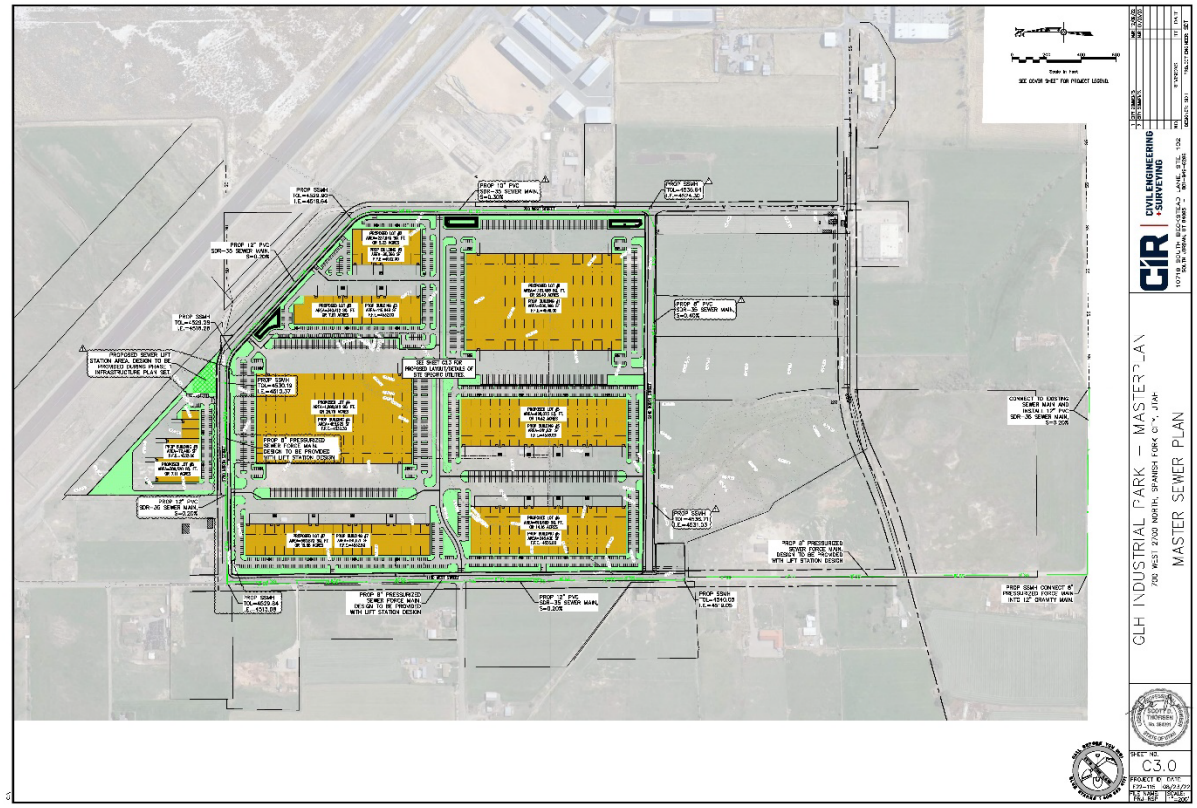
SHEET NO. C1.0
PROJECT ID: 6478
179-115 08/23/22
FILE NAME: Master Lot Layout
FILE REF: C1.0

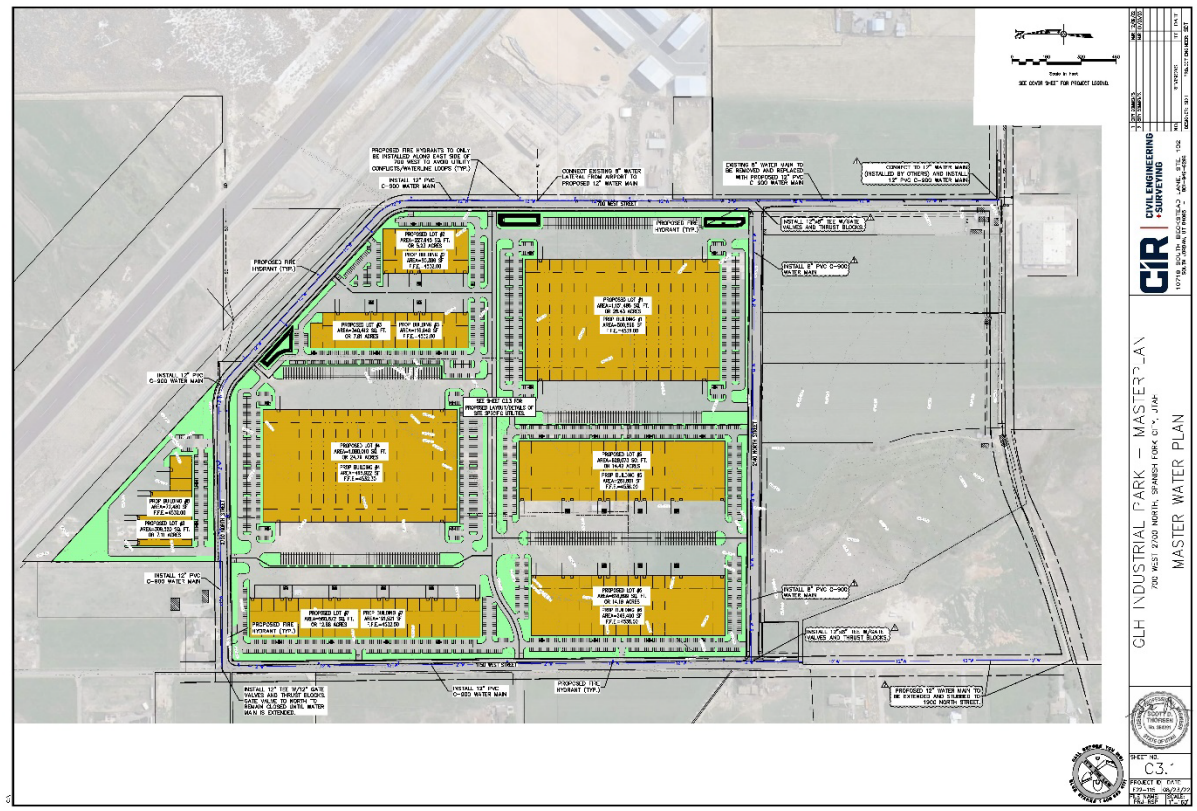

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER SITE PLAN
CIVIL ENGINEERING + SURVEYING
SHEET NO. C1.1

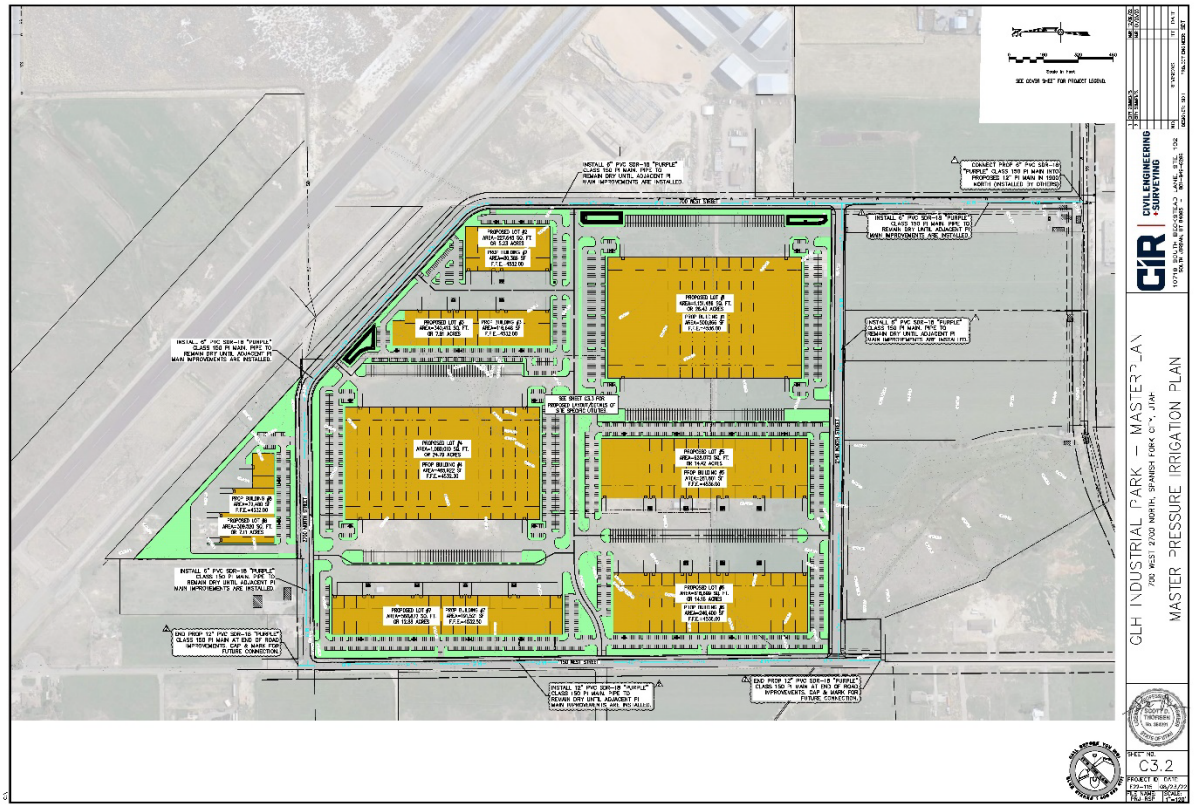

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER PHASING PLAN
CIVIL ENGINEERING + SURVEYING
SHEET NO. C1.2

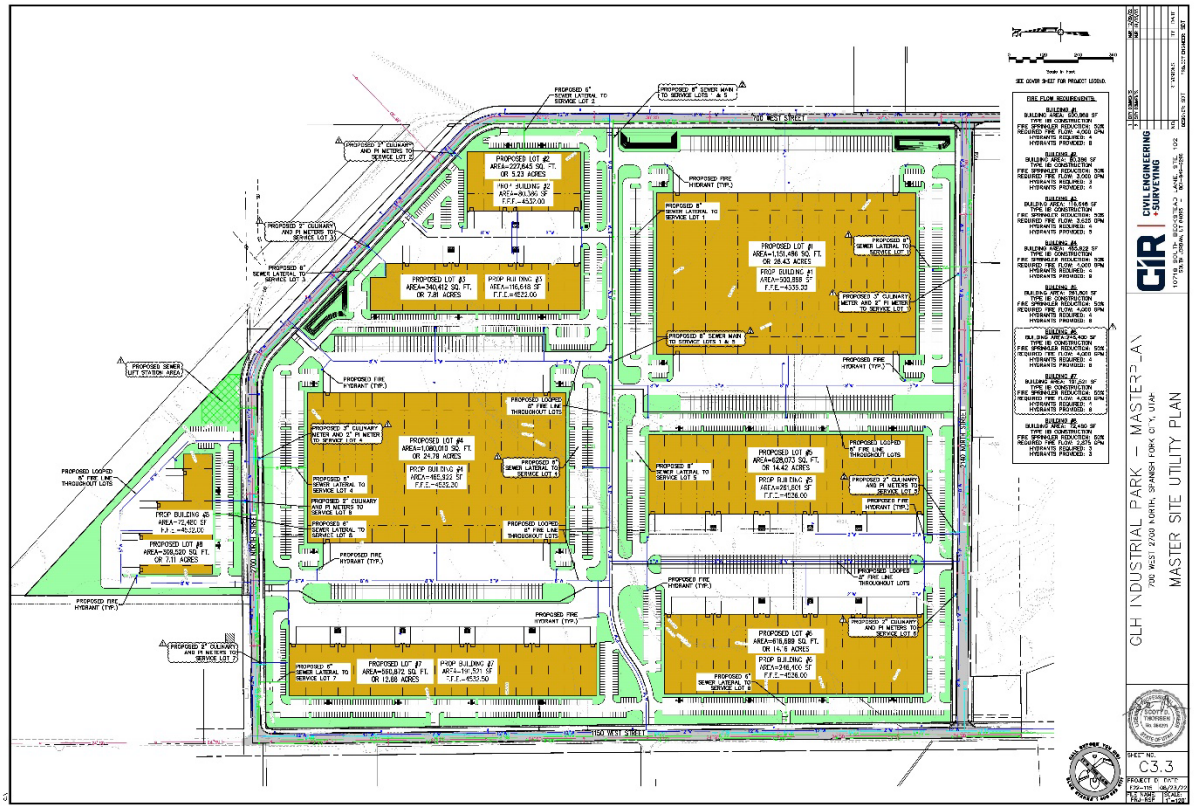

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER GRADING & DRAINAGE PLAN
CIVIL ENGINEERING + SURVEYING
C2.0

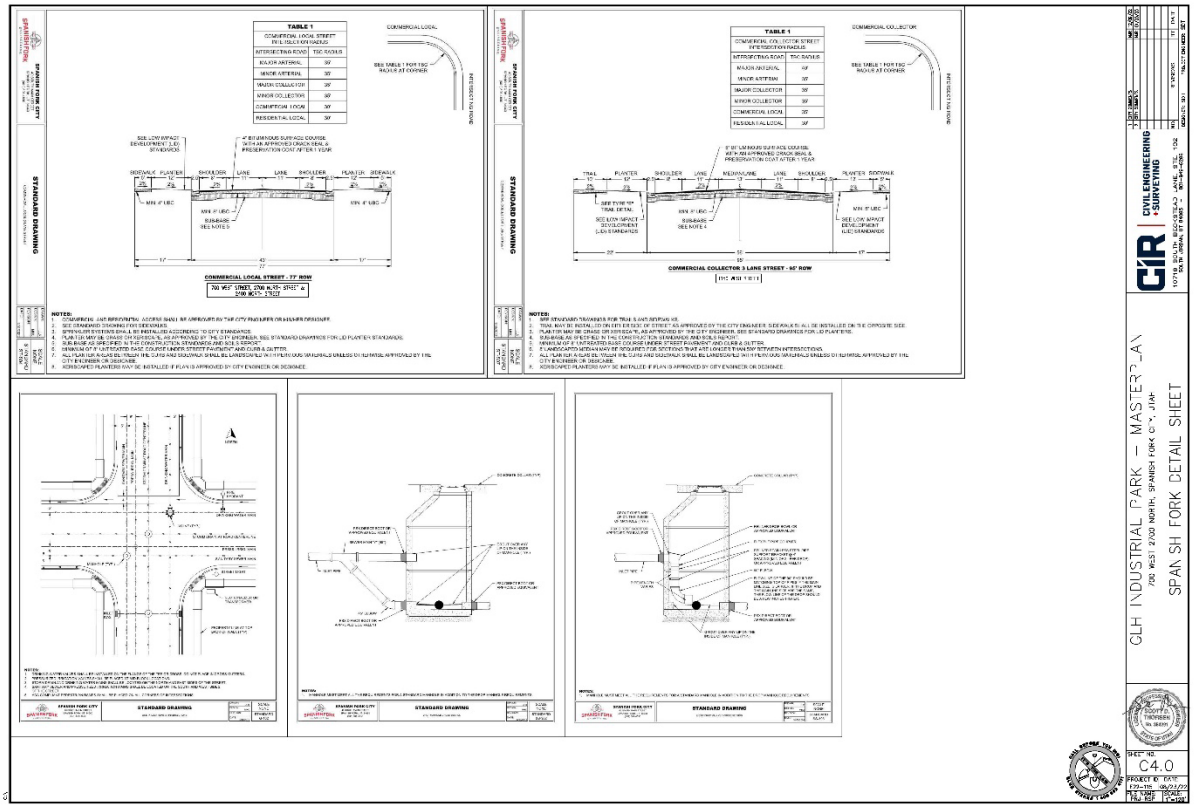

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER OFFSITE DRAINAGE PLAN
CIVIL ENGINEERING + SURVEYING
C2.1

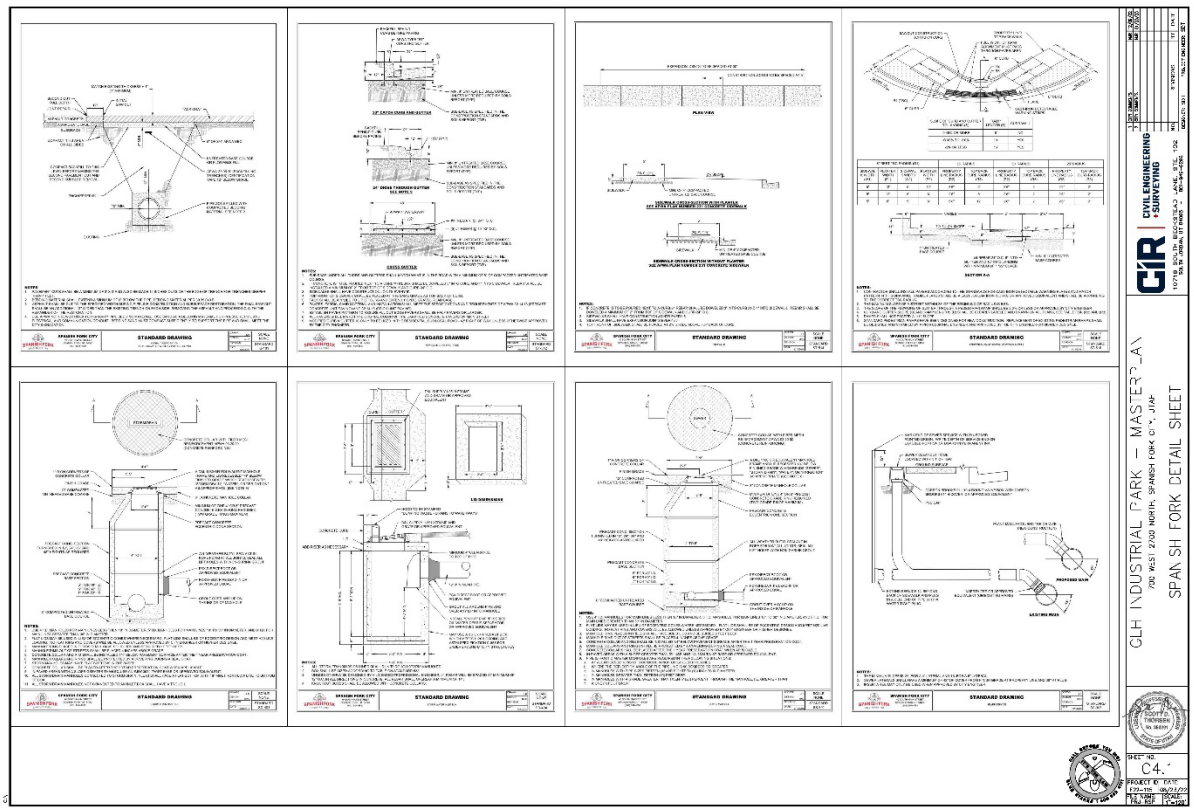

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER SEWER PLAN
CIVIL ENGINEERING
SURVEYING
C3.0

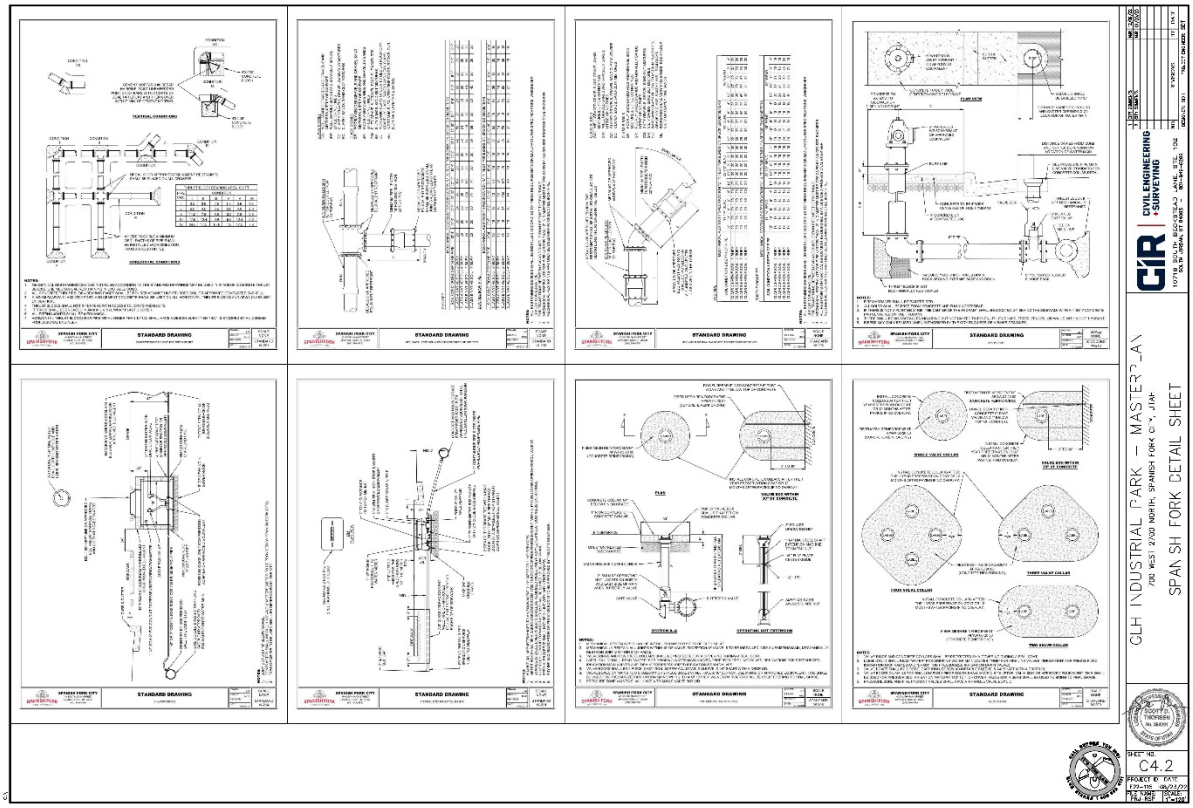

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER WATER PLAN
CIVIL ENGINEERING
SURVEYING
C3.1

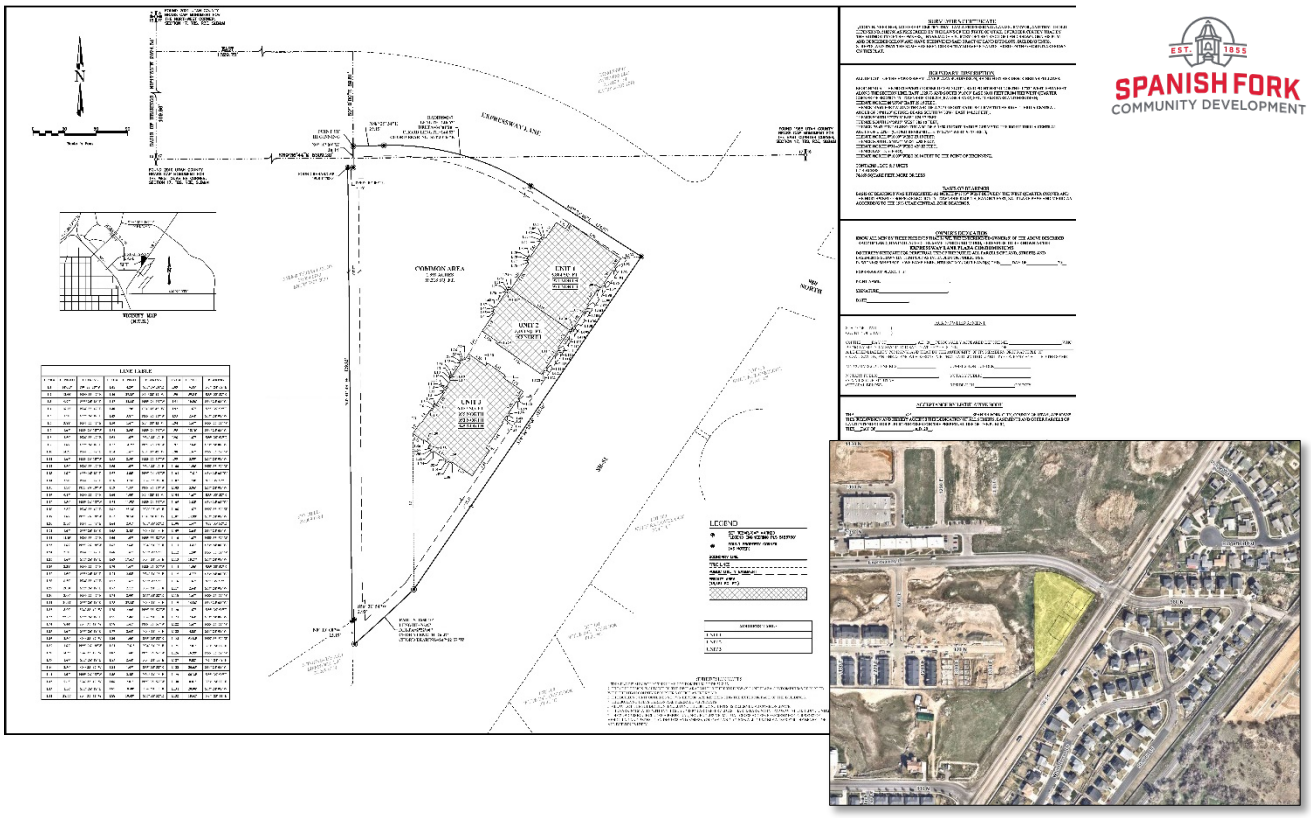

CLH INDUSTRIAL PARK – MASTER PLAN
MASTER PRESSURE IRRIGATION PLAN
C3.2


CLH INDUSTRIAL PARK – MASTER PLAN
MASTER SITE UTILITY PLAN
C3.3


CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
SPANISH FORK DETAIL SHEET
CIVIL ENGINEERING + SURVEYING
C4.0


CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
SPANISH FORK DETAIL SHEET
CIVIL ENGINEERING + SURVEYING
C4.1


CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
SPANISH FORK DETAIL SHEET
CIVIL ENGINEERING
SURVEYING
C4.2
STANDARD DRAWING



Expressway Lane Plaza Condominiums Final Plat Approval Request

February 15, 2023, Development Review Committee Meeting.

Located at 971 North State Street (SR-51), including 1.7 acres.

The subject property is zoned C-2.

The applicant has requested Final Plat approval for a three-unit condominium plat.

Key Issues

1. Subdivision.
2. Site Plan.

Recommendation

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

Finding

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

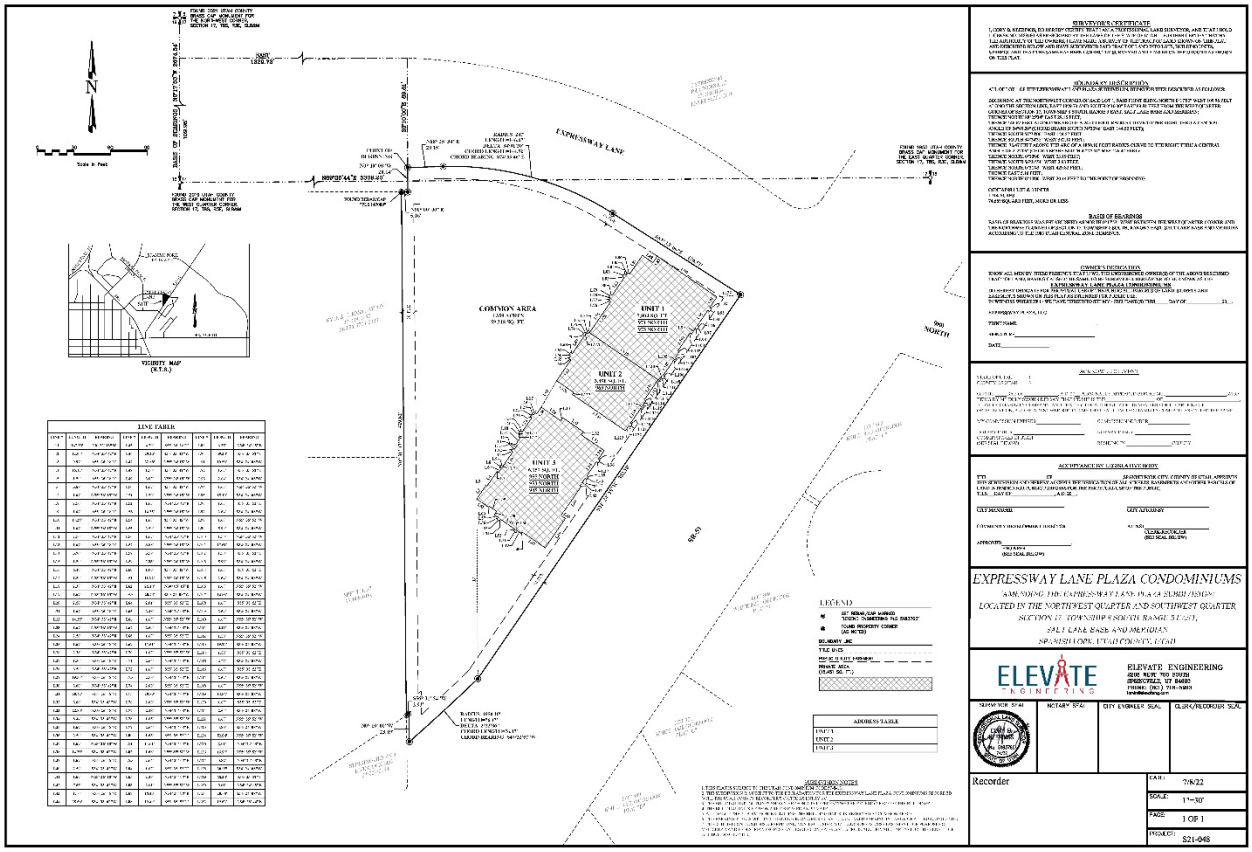
Conditions

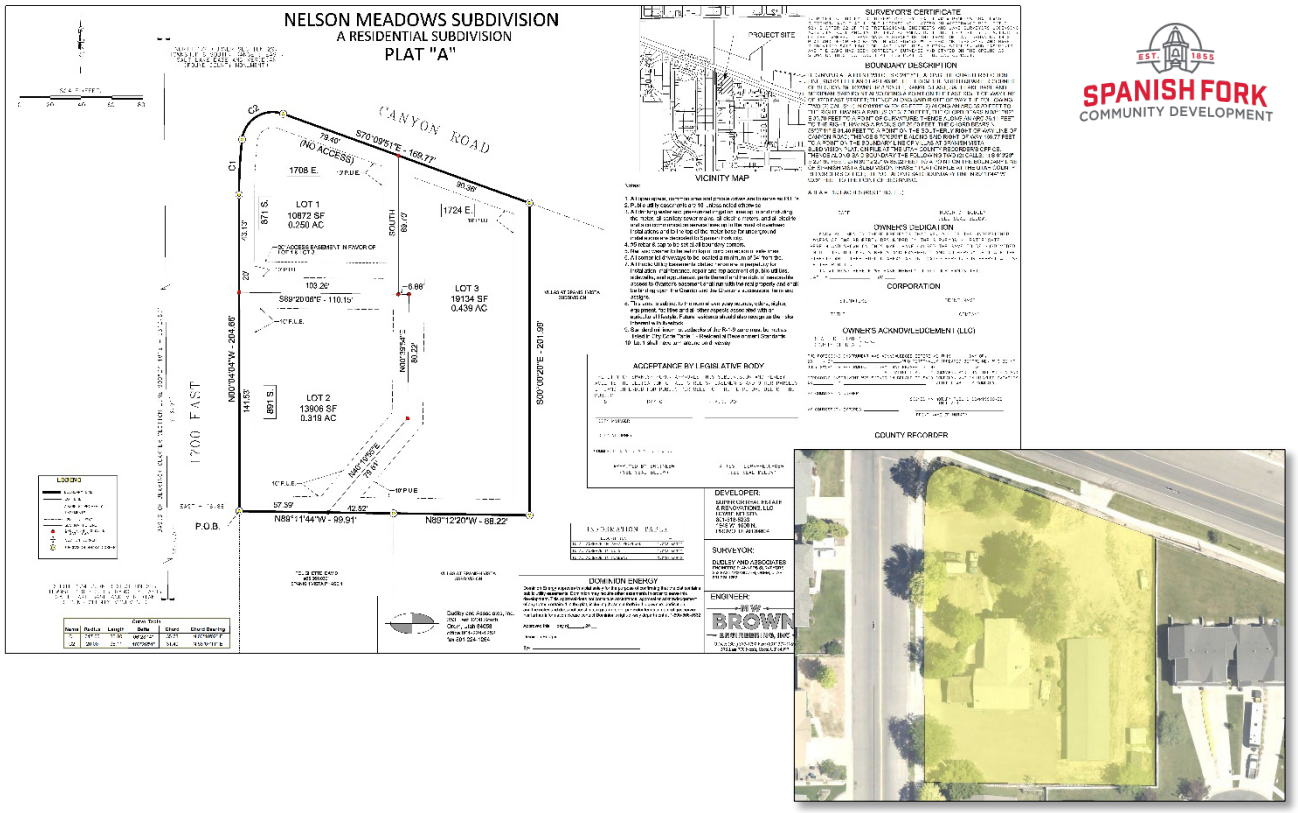
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Condominium Plat.

Exhibit 1


EXPRESSWAY LANE
COMMON AREA
1,000 SQ. FT.
0.210 AC. FT.
UNIT 1
1,000 SQ. FT.
0.210 AC. FT.
UNIT 2
1,000 SQ. FT.
0.210 AC. FT.
UNIT 3
1,000 SQ. FT.
0.210 AC. FT.
VICINITY MAP
(N.T.S.)
LINE TABLE
LEGEND
ADDRESS TABLE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
BASIS OF BEARINGS
OWNER'S DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
EXPRESSWAY LANE PLAZA CONDOMINIUMS
AMENDING THE EXPRESSWAY LANE PLAZA SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
ELEVATE ENGINEERING
NOTARY SEAL
CITY ENGINEER SEAL
CLERK/RECORDER SEAL
Recorder
DATE: 2/6/22
SCALE: 1"=30'
PAGE: 1 OF 1
PROJECT: S21-048



SPANISH FORK COMMUNITY DEVELOPMENT

Nelson Meadows Plat A Minor Subdivision Approval Request

February 15, 2023, Development Review Committee Meeting.

Located at 891 South 1700 East, including 1.008 acres.

The subject property is zoned R-1-9.

The applicant has requested that a Minor Subdivision proposing three residential lots be approved.

Recommendation

That the proposed Minor Subdivision 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

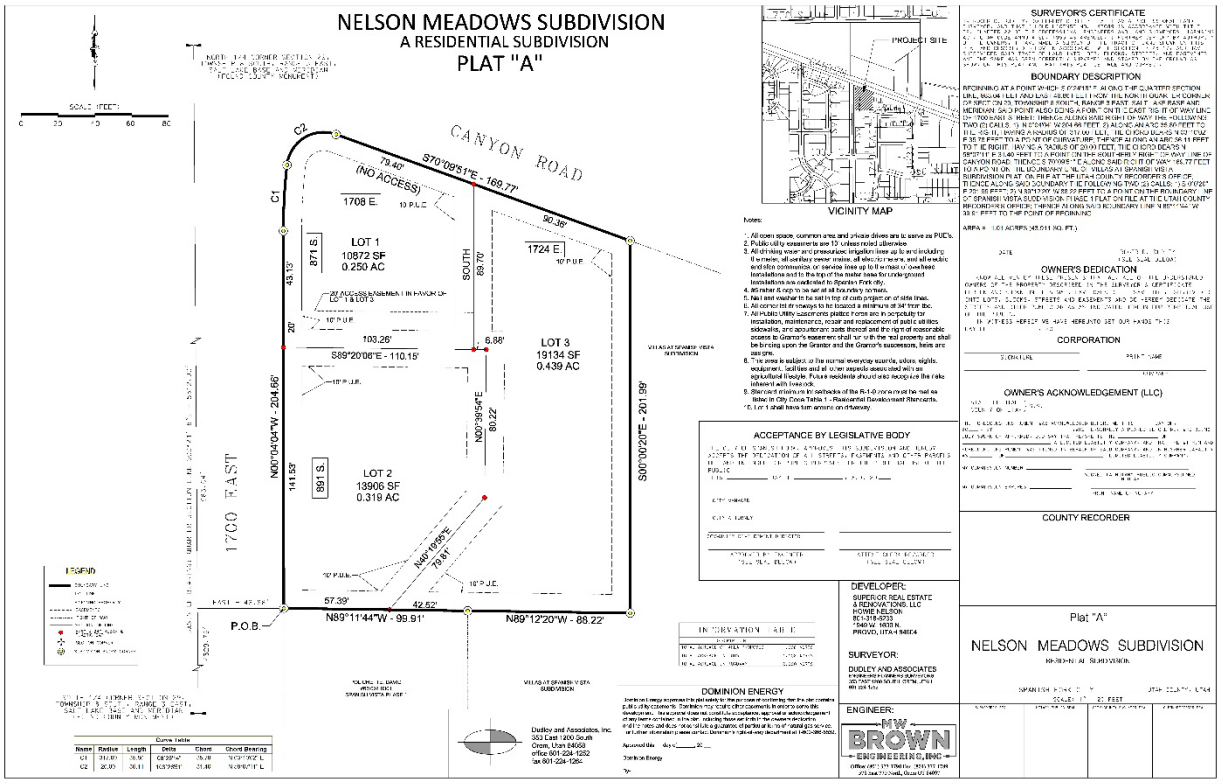
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

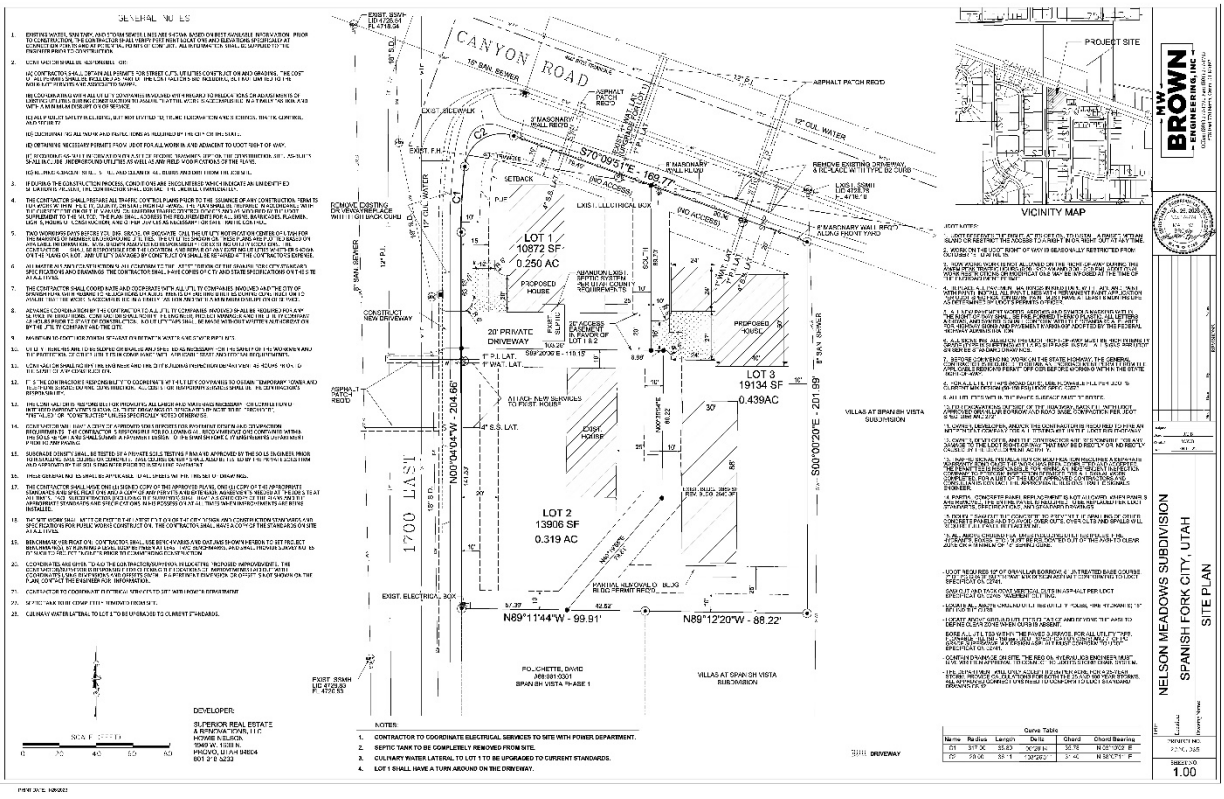
Key Issues

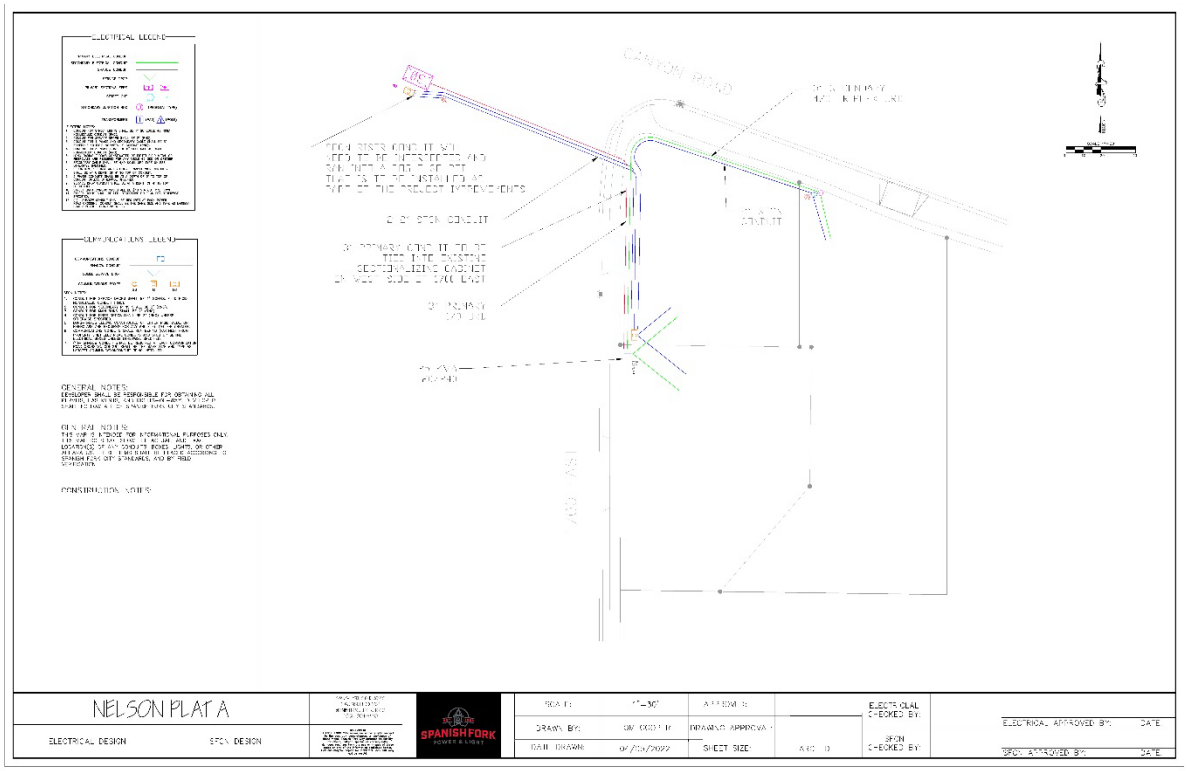
1. Improvements.
2. Landscaping.
3. Residence.
4. Power.
5. Taxes.
6. Wall(s).

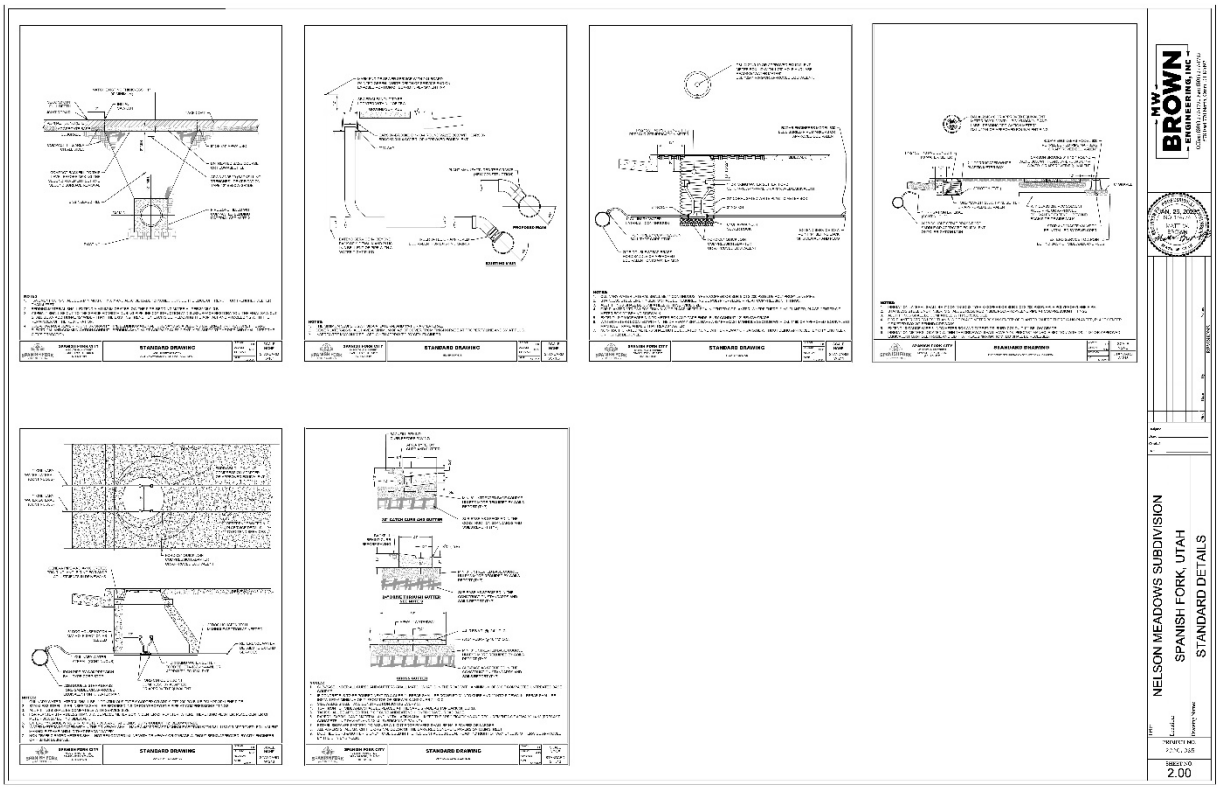
Exhibits

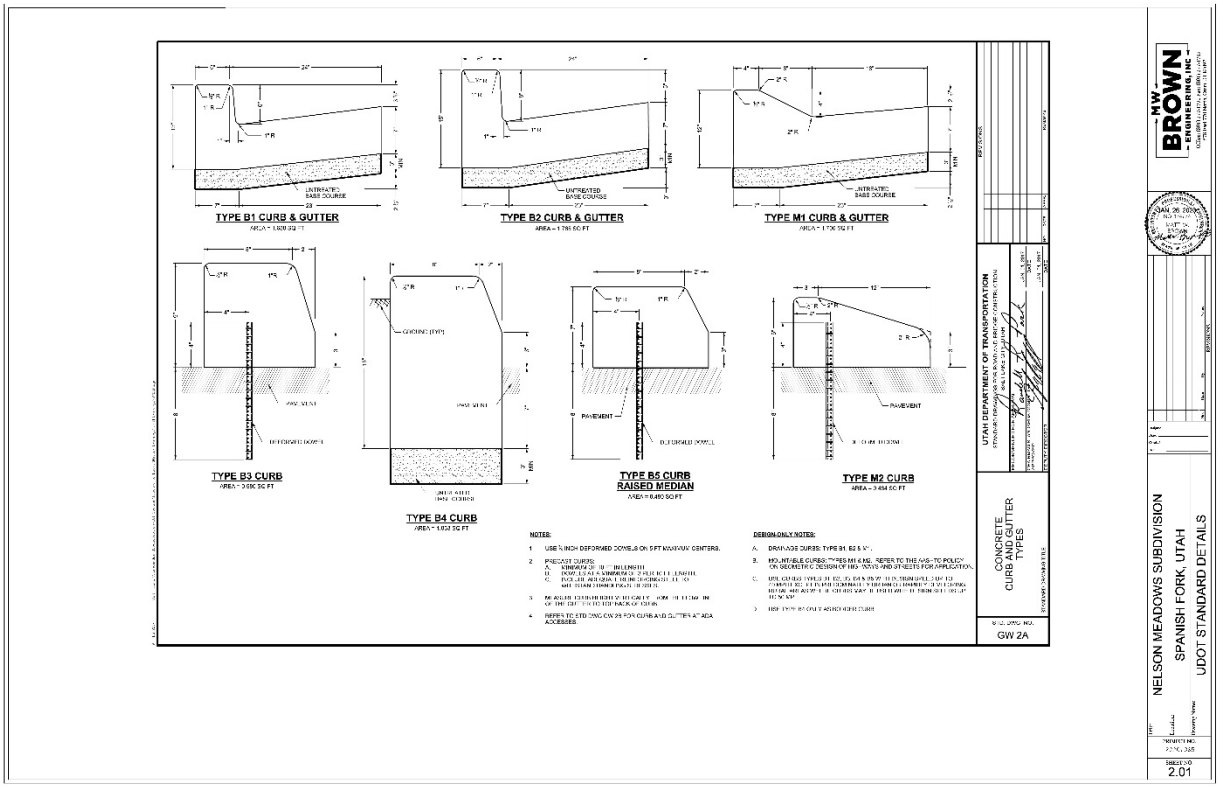
1. Plans.


NELSON MEADOWS SUBDIVISION
A RESIDENTIAL SUBDIVISION
PLAT "A"
CANYON ROAD
1700 EAST
LOT 1
10872 SF
0.250 AC
LOT 2
13906 SF
0.319 AC
LOT 3
19134 SF
0.439 AC
S70°09'51"E - 169.77'
(NO ACCESS)
N89°11'44"W - 99.91'
N89°12'20"W - 88.22'
S00°00'29"E - 201.99'
N00°04'04"W - 204.66'
P.O.B.
VICINITY MAP
PROJECT SITE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATION
OWNER'S ACKNOWLEDGEMENT (LLC)
ACCEPTANCE BY LEGISLATIVE BODY
COUNTY RECORDER
DEVELOPER:
SUPERIOR REAL ESTATE & RENOVATIONS, LLC
HOWIE NELSON
801-318-8733
1540 W. 1600 N.
PROVO, UTAH 84604
SURVEYOR:
DUDLEY AND ASSOCIATES
ENGINEER:
MW BROWN ENGINEERING, INC
DOMINION ENERGY
Plat "A"
NELSON MEADOWS SUBDIVISION
SPANISH FORK, UTAH
SCALE: 1" = 20 FEET
Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
office 801-224-1252
fax 801-224-1264


GENERAL NOTES
CANYON ROAD
1700 EAST
LOT 1
10872 SF
0.250 AC
LOT 2
13906 SF
0.319 AC
LOT 3
19134 SF
0.439AC
PROPOSED HOUSE
20' PRIVATE DRIVEWAY
CONSTRUCT NEW DRIVEWAY
REMOVE EXISTING DRIVEWAY & PLACE IN TO MATCH EXIST. GRADE
REMOVE EXISTING DRIVEWAY APPROACH
N89°11'44"W - 99.91'
N89°12'20"W - 88.22'
S00°00'29"E - 201.99'
N00°04'04"W - 204.66'
VILLAS AT SPANISH VISTA SUBDIVISION
VICINITY MAP
PROJECT SITE
DEVELOPER:
SUPERIOR REAL ESTATE & RENOVATIONS, LLC
HOWIE NELSON
1540 W. 1600 N.
PROVO, UTAH 84604
801 318 8733
NOTES:
1. CONTRACTOR TO COORDINATE ELECTRICAL SERVICES TO SITE WITH POWER DEPARTMENT.
2. SEPTIC TANK TO BE COMPLETELY REMOVED FROM SITE.
3. CULINARY WATER LATERAL TO LOT 1 TO BE UPGRADED TO CURRENT STANDARDS.
4. LOT 1 SHALL HAVE A TURN AROUND ON THE DRIVEWAY.
NELSON MEADOWS SUBDIVISION
SPANISH FORK CITY, UTAH
SITE PLAN
PROJECT NO. 22-NMS
SHEET NO 1.00


ELECTRICAL LEGEND
CANYON ROAD
NELSON PLAT A
ELECTRICAL DESIGN
SPCN DESIGN
SPANISH FORK
POWER & LIGHT


STANDARD DRAWING
MW BROWN ENGINEERING, INC
NELSON MEADOWS SUBDIVISION
SPANISH FORK, UTAH
STANDARD DETAILS
2.00

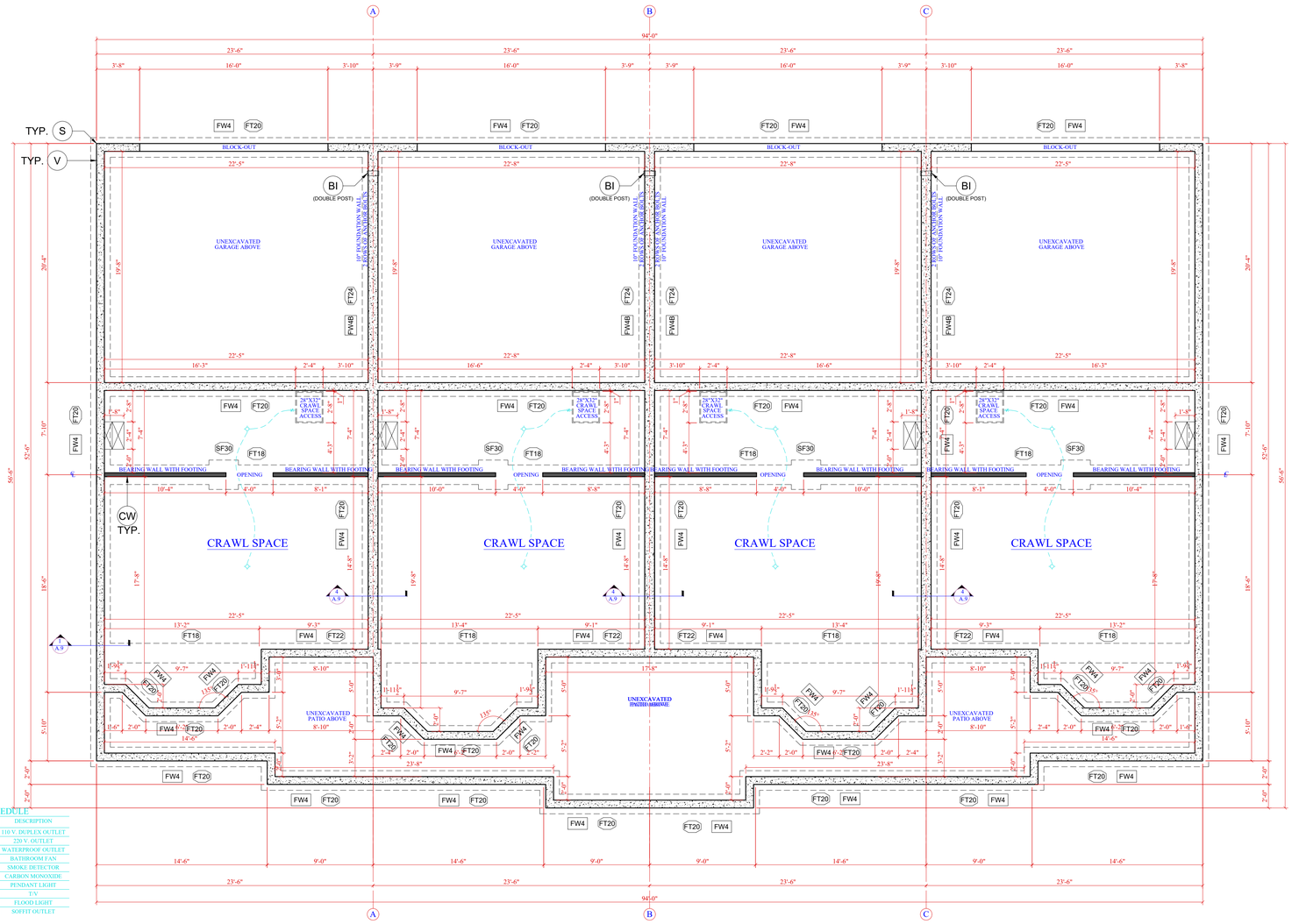

TYPE B1 CURB & GUTTER
TYPE B2 CURB & GUTTER
TYPE M1 CURB & GUTTER
TYPE B3 CURB
TYPE B4 CURB
TYPE B5 CURB
RAISED MEDIAN
TYPE M2 CURB
NOTES:
DESIGN-ONLY NOTES:
UTAH DEPARTMENT OF TRANSPORTATION
CONCRETE
CURB AND GUTTER
TYPES
GW 2A
MW BROWN ENGINEERING INC
NELSON MEADOWS SUBDIVISION
SPANISH FORK, UTAH
UDOT STANDARD DETAILS
2.01

UNIT #7
FOOTING & FOUNDATION
3/32" SCALE 11X17——————3/16" SCALE 24X36

UNIT #8
FOOTING & FOUNDATION
3/32" SCALE 11X17——————3/16" SCALE 24X36

UNIT #9
FOOTING & FOUNDATION
3/32" SCALE 11X17——————3/16" SCALE 24X36

UNIT #10
FOOTING & FOUNDATION
3/32" SCALE 11X17——————3/16" SCALE 24X36



ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE		110 V. DUPLEX OUTLET
	RECESSED CAN FIXTURE		220 V. OUTLET
	WALL MOUNT FIXTURE		WATERPROOF OUTLET
	CEILING FAN W/ LIGHT		BATHROOM FAN
	SINGLE POLE SWITCH		SMOKE DETECTOR
	THREE WAY SWITCH		CARBON MONOXIDE
	110 V. DUPLEX OUTLET		PENDANT LIGHT
	DATA		T.V.
	PHONE		FLOOD LIGHT
	L.E.D. LIGHT		SOFFIT OUTLET

THESE STRUCTURAL DRAWINGS ARE BASED ON ARCHITECTURAL DRAWINGS. SEE CURRENT ISSUE OR REVISION DATE.

DIMENSIONS AND ELEVATIONS ARE SUPPLIED BY THE ARCHITECT. THEY MAY BE PROVIDED ON THE STRUCTURAL DRAWINGS FOR THE CONVENIENCE OF THE CONTRACTOR. VERIFY DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL DRAWINGS.

ACUTE ENGINEERING, INC.
1429 South State St.
Orem, Utah 84097
Phone 801.229.9020
Fax 801.224.0050
info@acuteengineering.com

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCEMENT	
				TRANSVERSE	LENGTHWISE
FT18	18 "	CONT.	10 "	-	(2) #4
FT20	20 "	CONT.	10 "	-	(2) #4
FT22	22 "	CONT.	10 "	-	(2) #4
SF30	30 "	30 "	10 "	(3) #4	(3) #4

1. CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS NOTED OTHERWISE.
2. FOOTINGS AND FOUNDATIONS, EXCAVATIONS, GRADING, AND FILL SHALL COMPLY WITH THE PROVISIONS OF THE GEOTECHNICAL REPORT (SEE GSN).

FOUNDATION WALL SCHEDULE

MARK	HEIGHT	WIDTH	REINFORCEMENT		
			VERTICAL	HORIZONTAL	PLACEMENT
FW4	4'	9"	#4 @ 24"	(4) #4	CENTER
FW48	4'	10"	#4 @ 16"	(5) #4	CENTER

1. DOWEL VERTICAL BARS INTO FOOTING.
2. PLACE TOP AND BOTTOM BARS WITHIN 4" OF TOP AND BOTTOM OF WALL.
3. PLACE REINFORCEMENT IN CENTER OF WALL OR NEAR EACH FACE, AS NOTED.

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Terry Judd
Architect
California
Utah
Hawaii
Architettura Inc. is a Utah Corporation

NEW RESIDENCE FOR:
HALES
FOUR-PLEX
UNITS 1-4

Address:
200 North 600 East
Spanish Fork, Utah

DATE: January 9, 2023

PROJECT #: 07:079:0025

DRAWING TITLE: FOUNDATION PLAN

24X36: 1/4" SCALE
11X17: 1/8" SCALE

ENGINEER OF RECORD

REVISIONS

DATE	DESCRIPTION

SHEET
A2.1

UNIT #7
MAIN FLOOR PLAN

3/32" SCALE 11X17——3/16" SCALE 24X36
SQ. FT. ——— 600
GARAGE——— 474

UNIT #8
MAIN FLOOR PLAN

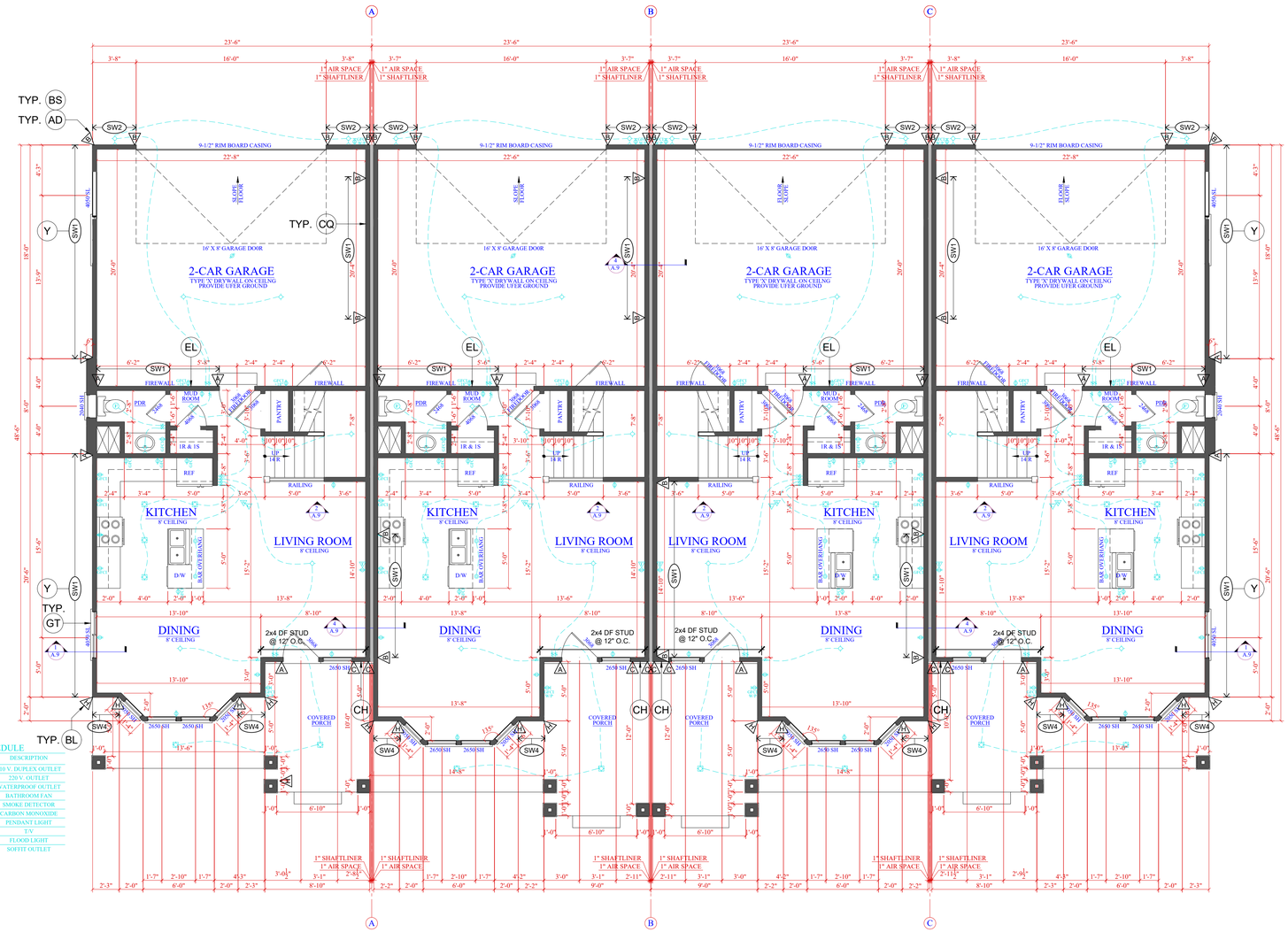
3/32" SCALE 11X17——3/16" SCALE 24X36
SQ. FT. ——— 625
GARAGE——— 474

UNIT #9
MAIN FLOOR PLAN

3/32" SCALE 11X17——3/16" SCALE 24X36
SQ. FT. ——— 625
GARAGE——— 474

UNIT #10
MAIN FLOOR PLAN

3/32" SCALE 11X17——3/16" SCALE 24X36
SQ. FT. ——— 600
GARAGE——— 474



ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CEILING FIXTURE		110 V. DUPLEX OUTLET
	RECESSED CAN FIXTURE		220 V. OUTLET
	WALL MOUNT FIXTURE		WATERPROOF OUTLET
	CEILING FAN W/ LIGHT		BATHROOM FAN
	SINGLE POLE SWITCH		SMOKE DETECTOR
	THREE WAY SWITCH		CARBON MONOXIDE
	110 V. DUPLEX OUTLET		PENDANT LIGHT
	DATA		T.V.
	PHONE		FLOOD LIGHT
	L.E.D. LIGHT		SOFFIT OUTLET

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DRAWING TITLE: MAIN FLOOR PLAN

24X36: 1/4" SCALE

11X17: 1/8" SCALE

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HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	MINIMUM FASTENERS	ANCHOR	POST
A	LSTHD8	10d X 2-1/2" (.148 X 2-1/2")	STRAP 8" EMBED.	(2) 2X POST
B	STHD10	10d X 2-1/2" (.148 X 2-1/2")	STRAP 10" EMBED.	(2) 2X POST
C	STHD14	10d X 2-1/2" (.148 X 2-1/2")	STRAP 14" EMBED.	(2) 2X POST
D	CS16 (11" END LENGTHS)	10d X 2-1/2" (.148 X 2-1/2")	(FLOOR STRAP)	(2) 2X POST
H	HTT4	16d X 2-1/2" (.162 X 2-1/2")	SSTB24	(2) 2X POST

1. HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.
2. SHEAR WALL EDGE NAILING SHALL BE TO HOLD-DOWN POST.
3. STHD STRAPS SHALL BE "RJ" TYPE AT RIM JOIST LOCATIONS.

SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE	
				SOLE PLATE	SILL PLATE
SW1	7/16"	8d @ 6"	2X	10d @ 6"	1/2" A.B. @ 32"
SW2	7/16"	8d @ 4"	2X	10d @ 12"	1/2" A.B. @ 32"
SW4	7/16"	8d @ 2"	3X or (2)2X	10d @ 12"	1/2" A.B. @ 32"

1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
2. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS. - FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 6" O.C. FOR STUDS SPACED AT 24" O.C.
3. FOR SW1 ONLY, EDGE NAILS MAY BE SUBSTITUTED WITH 1-1/2" 16 GAGE STAPLES SPACED AT 3" O.C. AND FIELD NAILS MAY BE SUBSTITUTED WITH 16 GAGE STAPLES AT 12" O.C.
4. ANCHORAGE NAILS SHALL BE COMMON NAILS.
5. ANCHOR BOLTS SHALL HAVE A 3X3X0.229" WASHER AND 7" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.
6. FOR SW3, SW4, SW7, AND SW8, (2) 2" NOMINAL FRAMING STITCH-NAILED TOGETHER WITH (2) 10d NAILS @ 6" MAY BE USED AT ABUTTING PANEL EDGES IN PLACE OF 3" NOMINAL FRAMING.

ENGINEER OF RECORD

REVISIONS

DATE	DESCRIPTION

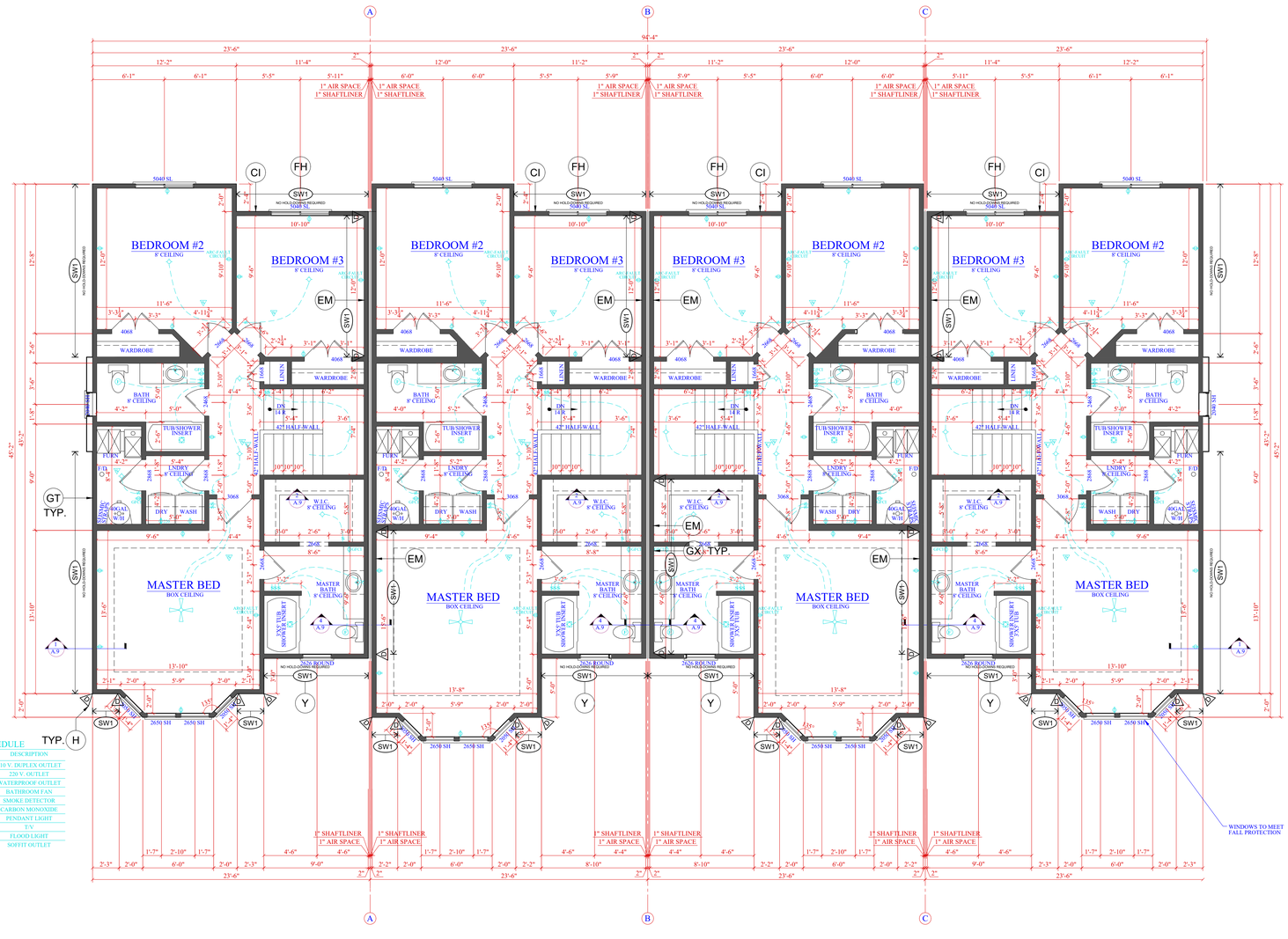
SHEET
A3.1

UNIT #7
SECOND FLOOR PLAN
3/32" SCALE 11X17———3/16" SCALE 24X36
SQ. FT. ———— 911

UNIT #8
SECOND FLOOR PLAN
3/32" SCALE 11X17———3/16" SCALE 24X36
SQ. FT. ———— 940

UNIT #9
SECOND FLOOR PLAN
3/32" SCALE 11X17———3/16" SCALE 24X36
SQ. FT. ———— 940

UNIT #10
SECOND FLOOR PLAN
3/32" SCALE 11X17———3/16" SCALE 24X36
SQ. FT. ———— 911



ELECTRICAL SCHEDULE

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
◇	CEILING FIXTURE	◊	110 V. DUPLEX OUTLET
⊡	RECESSED CAN FIXTURE	◊	220 V. OUTLET
⊳◇	WALL MOUNT FIXTURE	◊	WATERPROOF OUTLET
✲	CEILING FAN W/ LIGHT	Ⓕ	BATHROOM FAN
$	SINGLE POLE SWITCH	▽	SMOKE DETECTOR
$₃	THREE WAY SWITCH	▽	CARBON MONOXIDE
◊	110 V. DUPLEX OUTLET	⊙	PENDANT LIGHT
▽	DATA	▽	T.V.
▽	PHONE	⊡	FLOOD LIGHT
⌯	L.E.D. LIGHT	◊	SOFFIT OUTLET

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DRAWING TITLE:
SECOND FLOOR PLAN

24X36: 1/4" SCALE
11X17: 1/8" SCALE

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HOLD-DOWN SCHEDULE

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B	STHD10	10d X 2-1/2" (.148 X 2-1/2")	STRAP 10" EMBED.	(2) 2X POST
C	STHD14	10d X 2-1/2" (.148 X 2-1/2")	STRAP 14" EMBED.	(2) 2X POST
D	CS16 (11" END LENGTHS)	10d X 2-1/2" (.148 X 2-1/2")	(FLOOR STRAP)	(2) 2X POST
H	HTT4	16d X 2-1/2" (.162 X 2-1/2")	SSTB24	(2) 2X POST

1. HOLD-DOWNS SHALL BE SIMPSON STRONG-TIE OR EQUIVALENT.
2. SHEAR WALL EDGE NAILING SHALL BE TO HOLD-DOWN POST.
3. STHD STRAPS SHALL BE "RU" TYPE AT RIM JOIST LOCATIONS.

SHEAR WALL SCHEDULE

MARK	SHEATHING	EDGE NAILING	ABUTTING PANEL EDGE FRAMING	ANCHORAGE	
				SOLE PLATE	SILL PLATE
SW1	7/16"	8d @ 6"	2X	10d @ 6"	1/2" A.B. @ 32"
SW2	7/16"	8d @ 4"	2X	10d @ 12"	1/2" A.B. @ 32"
SW4	7/16"	8d @ 2"	3X or (2)2X	10d @ 12"	1/2" A.B. @ 32"

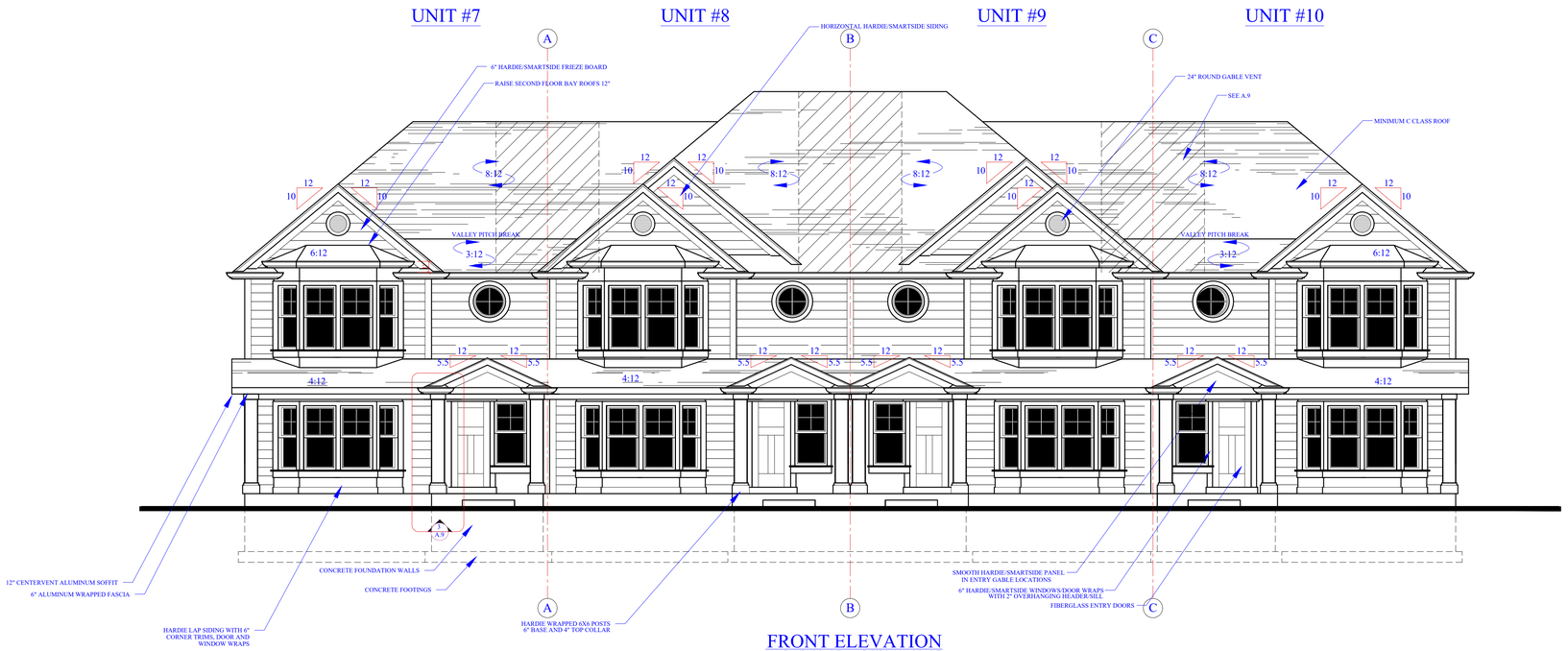
1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
2. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS - FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 6" O.C. FOR STUDS SPACED AT 24" O.C.
3. FOR SW1 ONLY, EDGE NAILS MAY BE SUBSTITUTED WITH 1-1/2" 16 GAGE STAPLES SPACED AT 3" O.C. AND FIELD NAILS MAY BE SUBSTITUTED WITH 16 GAGE STAPLES AT 12" O.C.
4. ANCHORAGE NAILS SHALL BE COMMON NAILS.
5. ANCHOR BOLTS SHALL HAVE A 3X3X0.229" WASHER AND 7" MIN EMBEDMENT. THE WASHER SHALL EXTEND TO WITHIN 1/2" FROM THE SHEATHING.
6. FOR SW3, SW4, SW7, AND SW8, (2) 2" NOMINAL FRAMING STITCH-NAILED TOGETHER WITH (2) 10d NAILS @ 8" MAY BE USED AT ABUTTING PANEL EDGES IN PLACE OF 3" NOMINAL FRAMING.

ENGINEER OF RECORD

REVISIONS

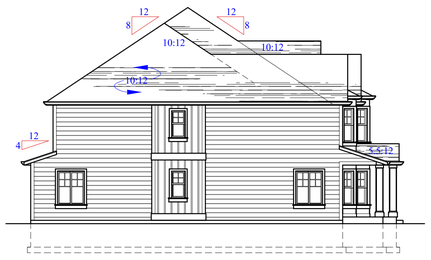
DATE	DESCRIPTION

SHEET
A3.2



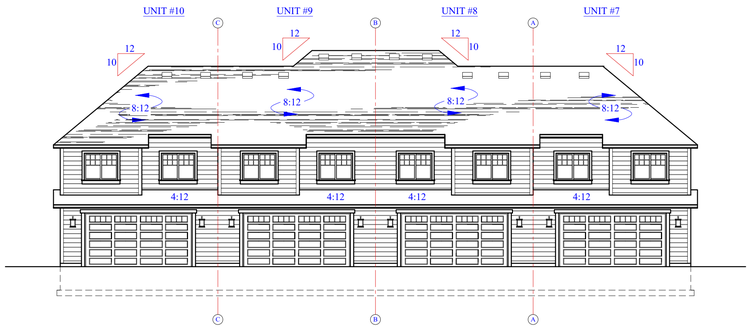
FRONT ELEVATION

11x17: 1/8" SCALE——24X36: 1/4" SCALE



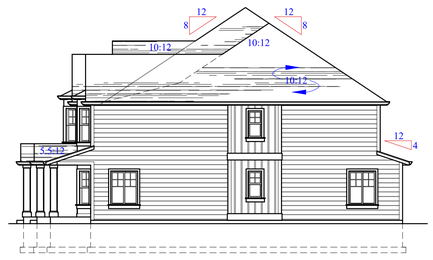
LEFT SIDE ELEVATION

11x17: 1/16" SCALE————24X36: 1/8" SCALE



REAR ELEVATION

11x17: 1/16" SCALE- 24X36: 1/8" SCALE



RIGHT SIDE ELEVATION

11x17: 1/16" SCALE————24X36: 1/8" SCALE

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NEW RESIDENCE FOR:

HALES
FOUR-PLEX

UNITS 1-4

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DATE: January 9, 2023

PROJECT #: 07:079:0025

DRAWING TITLE:

ELEVATION PLANS

24X36: 1/4" SCALE

11X17: 1/8" SCALE

ENGINEER OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

A4.1



SCALE 1" = 20'
SCALE 1" = 10'
(24"x36")
(11"x17")

0 2 5 10 20 30

HALES FOURPLEX

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

Z:\2022\22-050 HALES 4PLEX SUBDIVISION\CADD\CONCEPT\HALES1.DWG

CONCEPT PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

1