Wednesday, March 1, 2023
Planning Commission

Planning Commission Agenda
PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting at the City Council Chambers, 40 South Main Street, Spanish Fork, Utah, commencing at 6:30 p.m. on March 1, 2023.
Planning Commissioners

Todd Mitchell
John Mendenhall
Shauna Warnick
Joseph Earnest
Michelle Carroll
Michael Clayson

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

1. Minutes

A. February 1, 2023

2. Zone Change

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

3. 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.

4. Title 15 Amendments

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

B. TITLE 15 AMENDMENTS - LANDSCAPING. The proposal involves various amendments to Municipal Code regarding Title 15 landscaping requirements.

5. Concept Review

A. HALES CONCEPT.

B. VESTA TOWNHOMES.

6. Other Business

7. Adjourn

Draft Minutes
Spanish Fork City Planning Commission
40 South Main Street
Spanish Fork, Utah
February 1, 2023

Commission Members Present: Chairman Todd Mitchell, Commissioners John Mendenhall, Shauna Warnick, Joseph Earnest, Michelle Carroll, Mike Clayson.

Staff Members Present: Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Michael Clark, Assistant City Engineer; Ana Burgi, Assistant City Attorney; Jackson Dille, Planning Intern.

Citizens Present: Jackie Larsen, Cory Andersen, Paul Aldana, Brad Mabey.

WORK SESSION

Chairman Mitchell called the meeting to order at 6:04 p.m.

PRELIMINARY ACTIVITIES

Pledge of Allegiance

Chairman Mitchell led the pledge.

MINUTES

January 4, 2023

Commissioner Warnick moved to approve the minutes from January 4, 2023.

Commissioner Mendenhall seconded and the motion passed all in favor.

TITLE 15 AMENDMENTS (Public Hearing)

Title 15 Landscaping Amendments

Dave Anderson said that multiple comments have been given on the proposed landscaping requirements in the past and they wish to walk through the comments.

Commissioner Warnick said there should be further clarification about what applies to just single-family homes.

Commissioner Earnest said he also wishes the language was clearer on which standards apply and when.

Dave Anderson said he agrees the language should be clearer on what standards apply to which developments.

Discussion continued on how different standards will be applied.

Discussion ensued regarding tree maintenance and standards in the City.

Commissioner Warnick asked Dave Anderson about landscape deposits.

Dave Anderson explained the rules about landscape deposits and how they are enforced.

Commissioner Mendenhall spoke about automatic sprinkler systems.

Commissioner Warnick asked if the six-inch curb requirement was too high.

Dave Anderson said six-inch curbs are the current standard throughout the City.

Commissioner Warnick asked about artificial turf and why it is not allowed.

Brandon Snyder said on page 11 it clarifies that it can only be used in the backyard.

Commissioner Earnest said it just says no artificial turf period in the section heading.

Dave Anderson said that they need to clarify that.

Commissioner Warnick said she would like language to clarify the difference between xeriscaping and zeroscaping.

Commissioner Warnick asked if these are recommendations or requirements.

Dave Anderson said there are some of both.

Commissioner Earnest asked if the City has plans to retrofit parks and golf courses to save more water.

Dave Anderson said the City just retrofitted the irrigation system at the golf course to be more water efficient.

Commissioner Mendenhall said KSL just interviewed the mayor about water and was impressed with everything Spanish Fork was doing to save water.

Dave Anderson said they have been ahead of the curve for a very long time.

Commissioner Earnest brought up some additional areas where the code could be clarified.

Discussion ensued regarding landscaping requirements and what can require less water while still looking nice.

Commissioner Earnest said the requirement of extra reports and plans is redundant and overkill.

Dave Anderson said design professionals recommended the reports be required as part of the new standards.

Discussion ensued regarding the relation between new study requirements and housing affordability.

Chairman Mitchell opened the public hearing at 7:08 p.m.

Jackie Larson rose to say that fencing can affect irrigation access.

Commissioner Warnick said it was a good point.

Commissioner Mendenhall said there are conditions in City code to help make sure that doesn't become an issue.

Chairman Mitchell closed the public hearing at 7:12 p.m.

Commissioner Warnick **moved** to continue the Title 15 Landscaping Amendments.

Commissioner Carroll **seconded** and the motion **passed** all in favor.

Commissioner Mike Clayson introduced himself as a new Commissioner. He has lived here his whole life and is excited to serve at the mayor's request.

CONCEPT REVIEW

VESTA TOWNHOMES

The applicant has requested that the Planning Commission hold off on discussing the concept tonight.

DISCUSSION

MIXED USE ZONE

This proposed zone is based at least in part on a development concept called the Canyon Court Urban Concept. This would entail a mix of residential and commercial uses. Dave Anderson presented the layout of the proposed development. The City doesn't have a zone that would accommodate this use. The Urban Village Commercial zone attempted to do that but has not been used in 20 years and should be replaced by the mixed use zone. Elements of the Urban Village Commercial zone have been combined with elements of the City's commercial and high density residential zones to create this mixed use zone.

Commissioner Earnest said more attention should be paid to the placement of trash receptacles in the design.

Dave Anderson said this would be proposed as Master Planned Development. The City wants to leave some details up to negotiation.

Discussion ensued regarding traffic circulation and the proposed roundabout in this plan.

Chairman Mitchell expressed concern with so many drive throughs being in the same area and in such proximity to roads.

Commissioner Earnest said the City is good at managing compatible drive-through uses.

Dave Anderson said the City can discourage what they think is incompatible drive through usage, but if the developments meet City standards the City can't block them.

Cory Andersen represents the owners of the site and rose to say that this plan is just an example; the actual development will likely be different from what is presented tonight. They already have buyers for lots and what is built on each lot will be independently designed.

Commissioner Carroll asked if signage for traffic flow can be added to development plans.

Cory Andersen said they would want that. They would consider switching lots 5 and 6.

Commissioner Earnest said the commission should know if they are ok with apartments and no retail here. If they approve the plan with a mixed use zone and development plans change, the final product could look very different from what they see tonight.

Dave Anderson explained that the mixed use zoning would dictate how much of the property would be residential vs commercial. This would keep the final product looking similar to what they see tonight.

Commissioner Earnest said this a valuable place to have a commercial area because it will boost sales tax revenue which will keep tax rates on citizens low. The site is one of just a few remaining opportunities to have a viable commercial development in the City.

Dave Anderson and Commissioner Earnest agreed the development as currently planned would be a benefit to site residents and the surrounding area.

Commissioner Earnest asked what tools the City has to ensure a grocery store is built on site.

Dave Anderson said the City can't force people to build stuff. They can do their best to encourage some things and discourage other things, but retail development is finicky.

Chairman Mitchell said he also likes the layout. He has some concern about too many drive throughs but thinks it would be good for the community.

Commissioner Carroll asked if they are selling lot 2 or developing it.

Cory Andersen said they won't develop it but someone affiliated with them will.

Commissioner Mendenhall said that the City can't control private development; what's built will be driven by the market.

Cory Andersen said he also wants the grocery store, but once he sells it, he can't control what's done with it.

Commissioner Earnest wants the City to look into incentivizing a grocery store. He wants to know what commercial use will be there before he approves apartments.

Cory Andersen said they can't move forward until they know the project pencils out. The grocery store doesn't fit without the apartments. They are working with a viable grocery store who has interest in the project.

Commissioner Warnick reiterated that it's a great site and commercial uses here will be beneficial for the community.

Chairman Mitchell asked if they should study the mixed use zoning more or make a motion on it tonight.

Dave Anderson said he would love to discuss it more before the next meeting.

Commissioner Earnest said he wants to accommodate this development but also the interests of Spanish Fork City.

Commissioner Clayson said from what he's heard, this concept is what people want - more retail outside of the major areas.

DISCUSSION

ANNEXATION POLICY PLAN

Dave Anderson explained that all Utah cities have an annexation policy plan outlining land they expect one day might be annexed into the City. There is a piece of land to the north of the city that is currently in Springville's annexation policy plan. Developers who own this property sought to annex into Springville, but both Springville and the developers decided it makes sense to consider annexing into Spanish Fork. Spanish Fork's infrastructure in the area is much better suited to serve development here. The developer has submitted a petition for annexation, and Springville did not protest the annexation petition. The property needs to be part of the City's annexation policy plan in order to further study and consider the feasibility of the annexation petition.

Commissioner Warnick asked if there are any drawbacks to the annexation.

Dave Anderson said staff is still trying to figure that out and will examine that as part of the annexation petition process.

Chairman Mitchell asked about the cost vs benefit of annexing the property and servicing it with the City's infrastructure.

Commissioner Earnest said staff would take a look at that before annexation, this is just to make it possible to annex, not to annex.

Commissioner Mendenhall mentioned that the property at hand is near the lake and asked how this might change the annexation policy plan further into the lake area.

Commissioner Earnest said tonight they are just discussing whether or not to expand the policy boundary to be able to study the annexation proposal.

Dave Anderson said with Springville conceding this land to Spanish Fork, he doesn't believe they have any plans to annex further west. He asked what the commissioners wanted to know about annexing these areas.

Commissioner Earnest said he would like to know the financial impact of annexation. These annexations are normally financial gains for the City. He wants to know what the DRC recommends as criteria for annexing in the area.

Chairman Mitchell said he would likely be in favor of this property being annexed into the City.

Michael Clark said proposed use should be taken into consideration when considering annexations.

The Commissioners agreed that proposed use is very important when considering whether or not an annexation makes sense.

Dave Anderson said they should be slow to expand the annexation policy plan boundary. Many people to the west of the City are weary of the thought of annexation. Many want to remain in Utah County and an annexation should be driven by them when they're ready for it.

DISCUSSION

PARKING REQUIREMENTS

Jackson Dille gave an update on the project and a few of the specific things that the class has done. Jackson also mentioned some of the things that the class plans to do to meet the City's expectations. They plan to attend the March Planning Commission meeting to get feedback and plan to present their final product in the April meeting.

Commissioner Warnick shared her thoughts about a discussion with the students she participated in. She noted the discussion that occurred about parking enforcement and the importance of getting to know the community.

DISCUSSION

ZONING MAP REVIEW

Brandon Snyder said there was an additional zoning boundary concern missed in the recent zoning map cleanup done a few weeks ago. The zoning in this area on south Main Street is an artifact from an annexation. Staff wants permission from the Planning Commission to initiate a rezone of the area to have the zones better reflect proposed land uses and parcel lines in the area.

Brad Mabey who has recently purchased the two properties that would be rezoned rose to speak. He would prefer to move up the C-2 line to cover both properties rather than push it down and have them both be Residential Office. This would not affect the property of the Hanks – who are between Brad's properties and the event center.

Chairman Mitchell said the change would affect the Hanks due to what could develop around them.

Brad Mabey said the Hanks are on board with the change.

Commissioner Earnest moved to initiate the zone change for 2 parcels under discussion.

Commissioner Mendenhall seconded the motion, and it passed all in favor.

OTHER BUSINESS

PLANNING COMMISSION WORK PROGRAM

Dave Anderson asked what items the commission wants to discuss in future meetings.

Commissioner Carroll said HRTZ zones and the station area plan.

Dave Anderson said he would like to talk about that, but they don't expect to start station area planning until the interchange planning starts. They probably won't be able to move forward until about a year from now.

Commissioner Warnick said maybe there could be a presentation on the types of affordable housing.

Commissioner Carroll said that style of development is a new thing that has not been done in Spanish Fork, so talking about it will be helpful.

Commissioner Earnest said he agrees and wants the idea to hit him in waves so he can absorb it better.

Commissioner Mendenhall asked about basement flooding with the weather warming up.

Michael Clark said he has visited several homes that have experienced this and the City is monitoring the situation.

Commissioner Warnick moved to adjourn the meeting at 8:42 p.m.

Commissioner Earnest seconded and the motion passed all in favor.

Adopted:

Jackson Dille
Planning Intern



SPANISH FORK
COMMUNITY DEVELOPMENT

Munoz Zone Change Approval Request

March 1, 2023, Planning Commission 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 recommended for approval based on the following findings:

Findings:

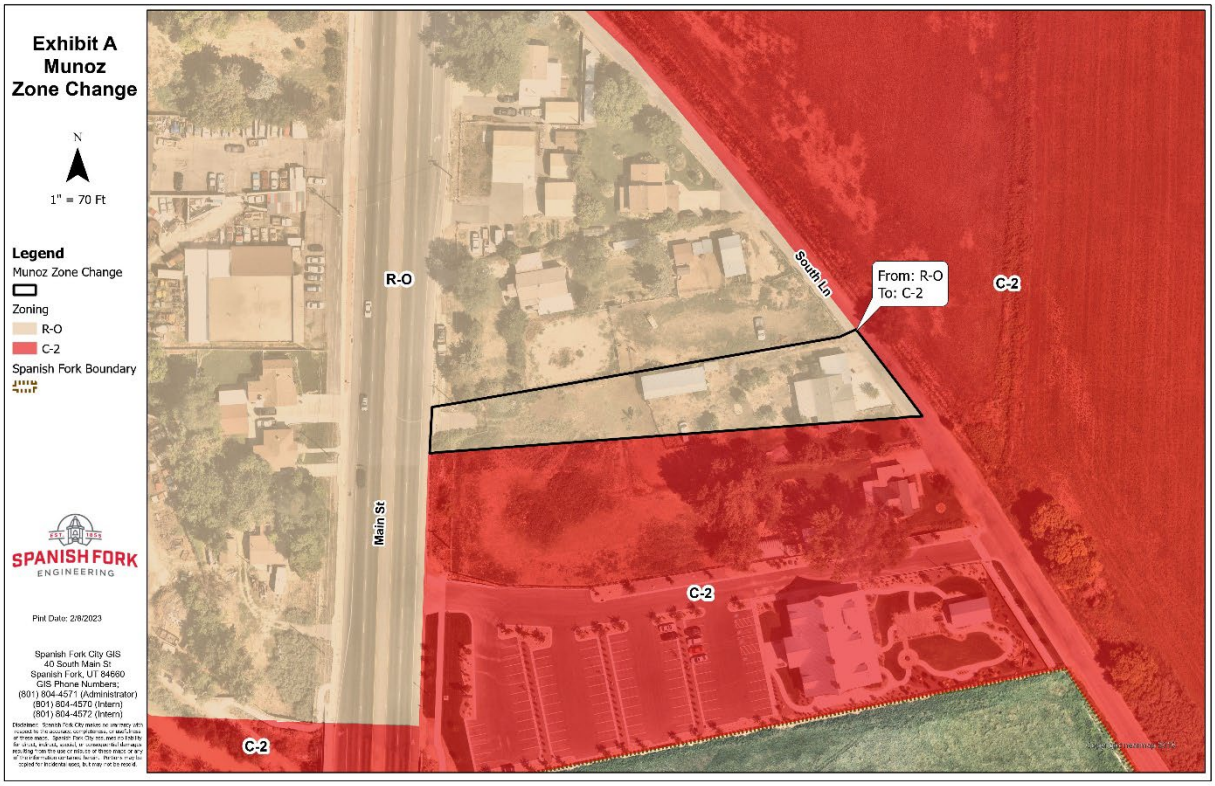
1. That the proposal will establish zoning district lines that follow parcel lines.
2. That the expansion of the commercial area on Main Street is needed to facilitate further development.

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
Main St
South Ln
From: R-O
To: C-2
C-2
C-2
C-2



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

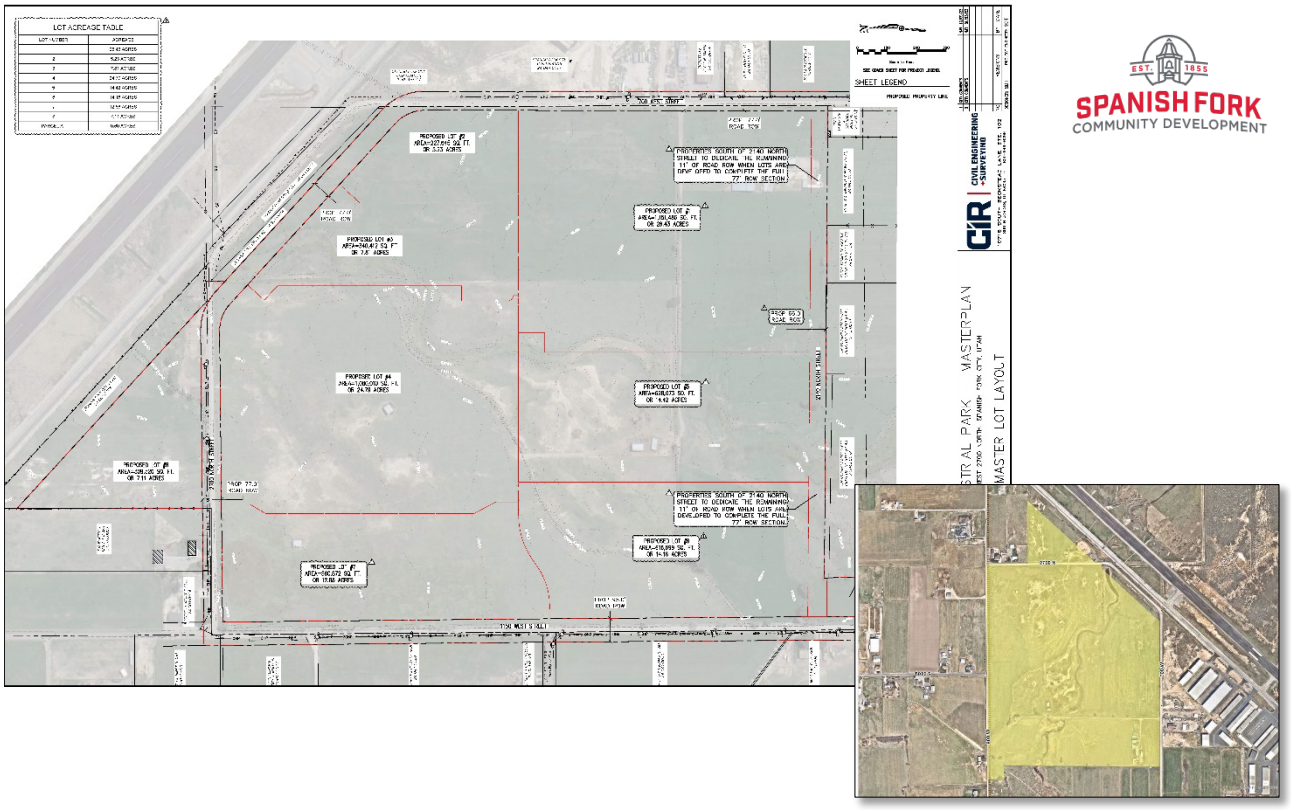
CONCEPT PLAN

SPANISH FORK, UTAH

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

SHEET NO.

1



GLH Industrial Preliminary Plat Approval Request

March 1, 2023, Planning Commission 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 approved based on the following finding and subject to the following conditions:

Finding

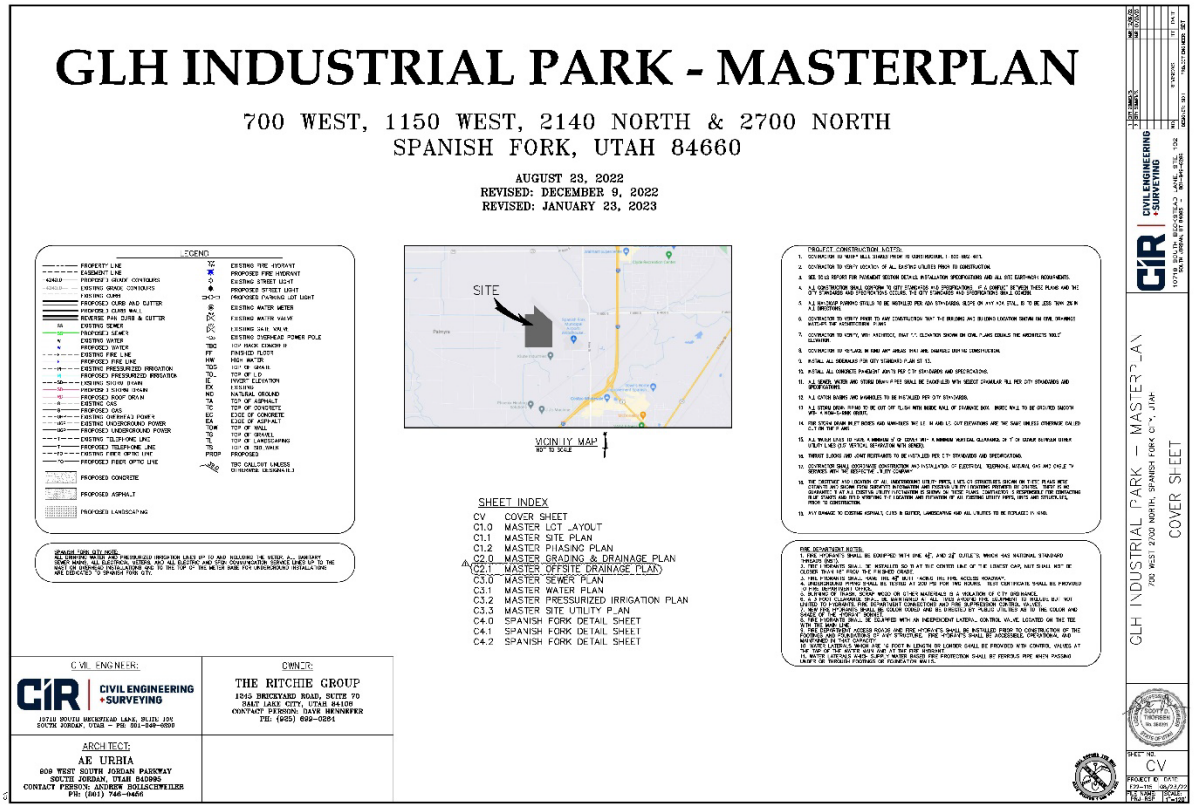
1. That the application conforms to the City's General Plan Designation and Zoning Map.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant continues to work with City Staff to formulate a plan to construct the needed infrastructure in the area.
4. That there is an acknowledgement that there is inadequate infrastructure to serve the development today, work including additional studies, design, city approvals and everything associated with getting the deficiencies resolved will have to be addressed before the project can proceed.

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

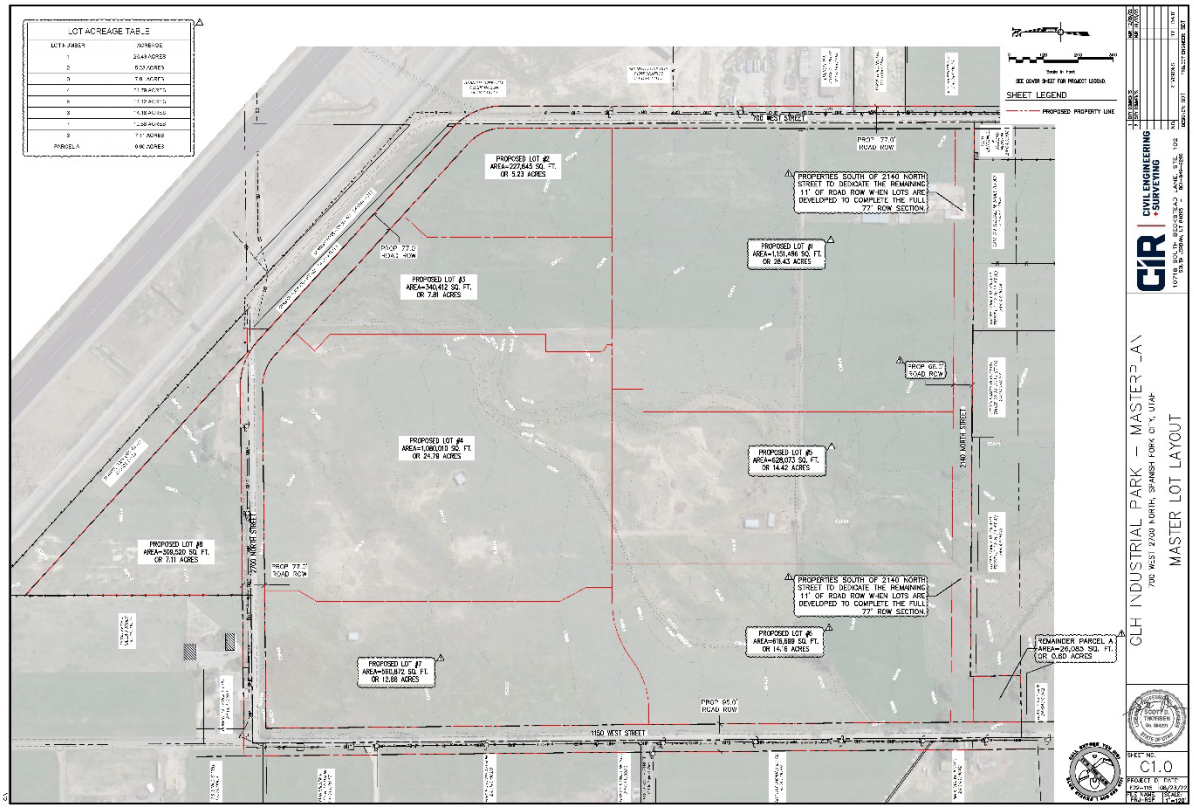
OWNER:
THE RITCHIE GROUP
1245 BRICKYARD ROAD, SUITE 70
SALT LAKE CITY, UTAH 84106
CONTACT PERSON: DAVE HENNEFER
PH: (925) 699-0284

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

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

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

SHEET NO. CV
PROJECT ID: 6474
179-115 08/23/22
FILE NAME: Cover
FILE EDIT: C.dwg



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	7.71 ACRES
PARCEL A	0.60 ACRES

SHEET LEGEND
PROPOSED PROPERTY LINE

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

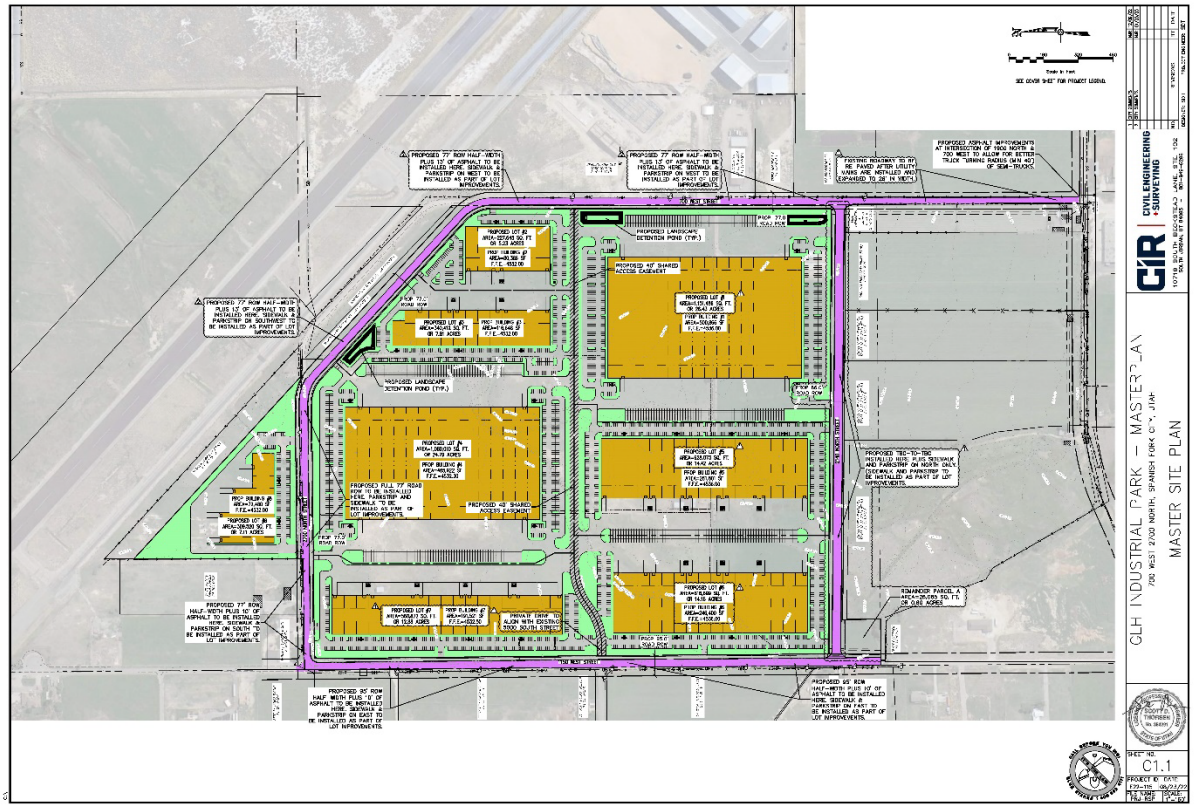
PROPERTIES SOUTH OF 2140 NORTH STREET TO DEDICATE THE REMAINING 11' OF ROAD ROW WHEN LOTS ARE DEVELOPED TO COMPLETE THE FULL 77' ROW SECTION.

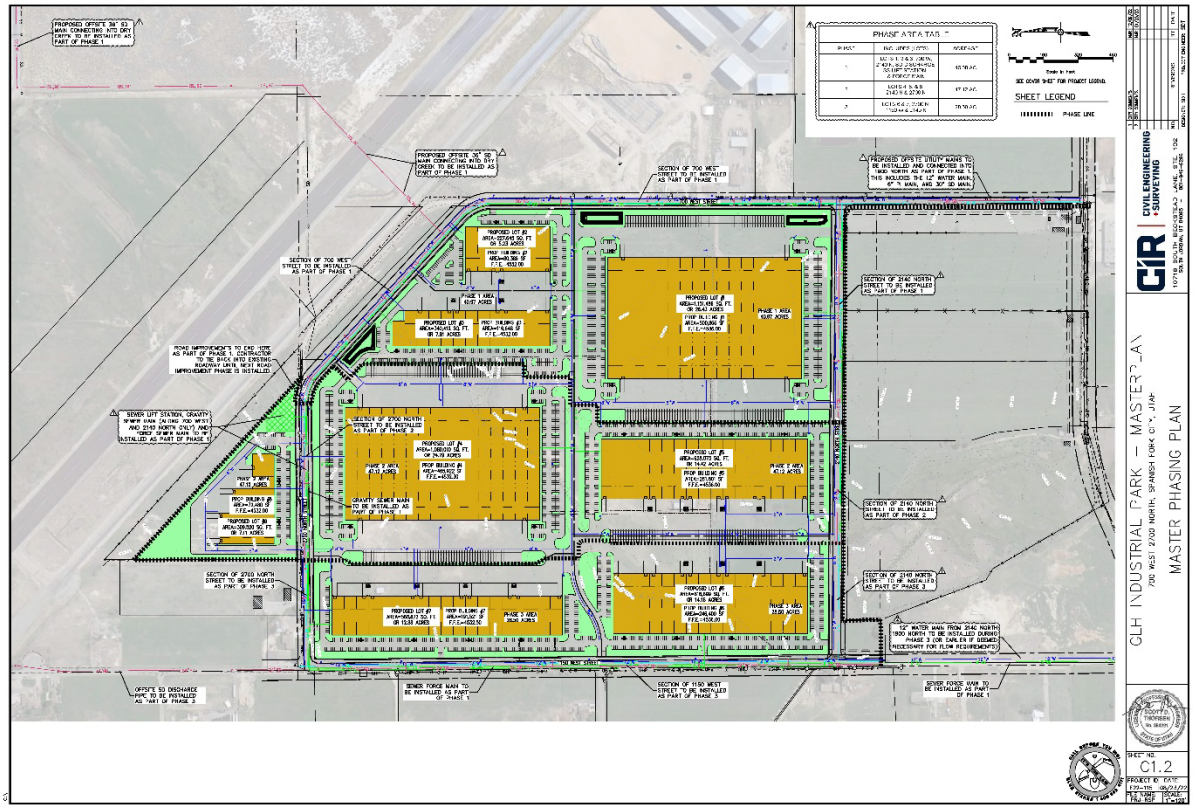
PROP 77.0' ROAD ROW
PROP 66.0' ROAD ROW
700 WEST STREET
1150 WEST STREET
2140 NORTH STREET

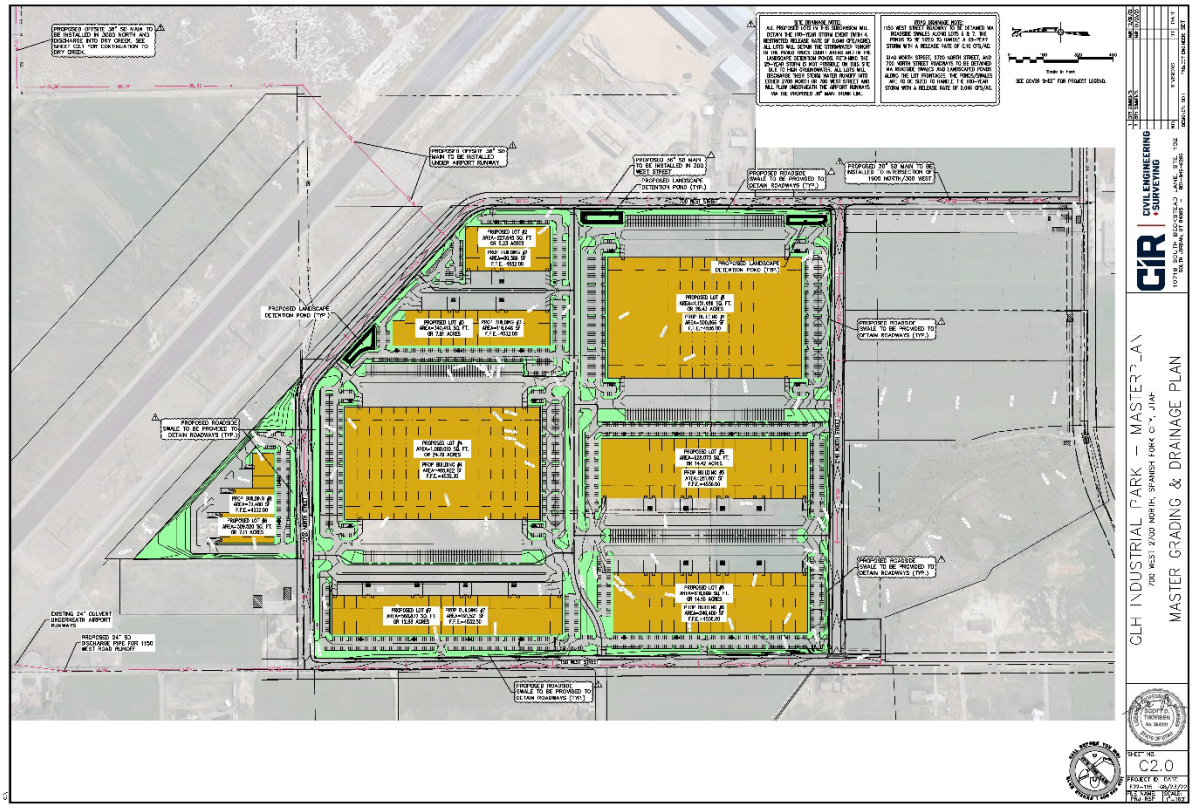
CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UTAH — PH: 801-949-0555

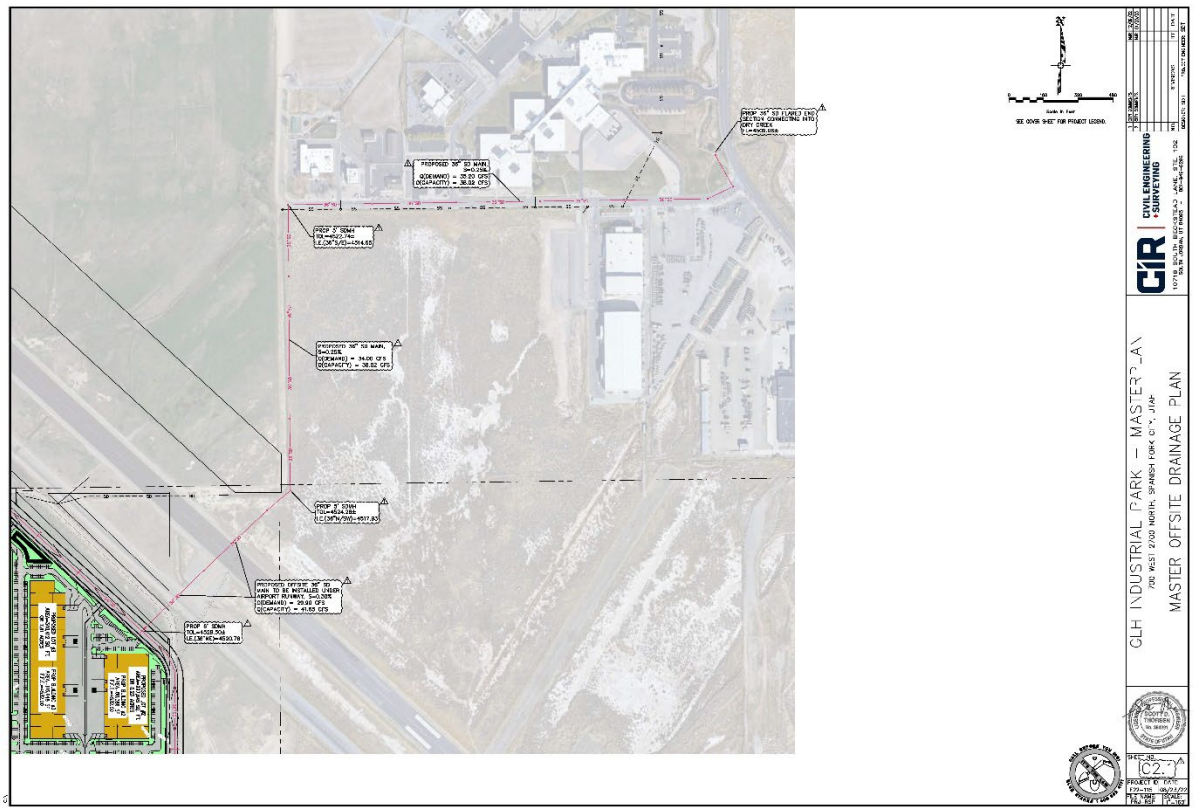
GLH INDUSTRIAL PARK - MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER LOT LAYOUT

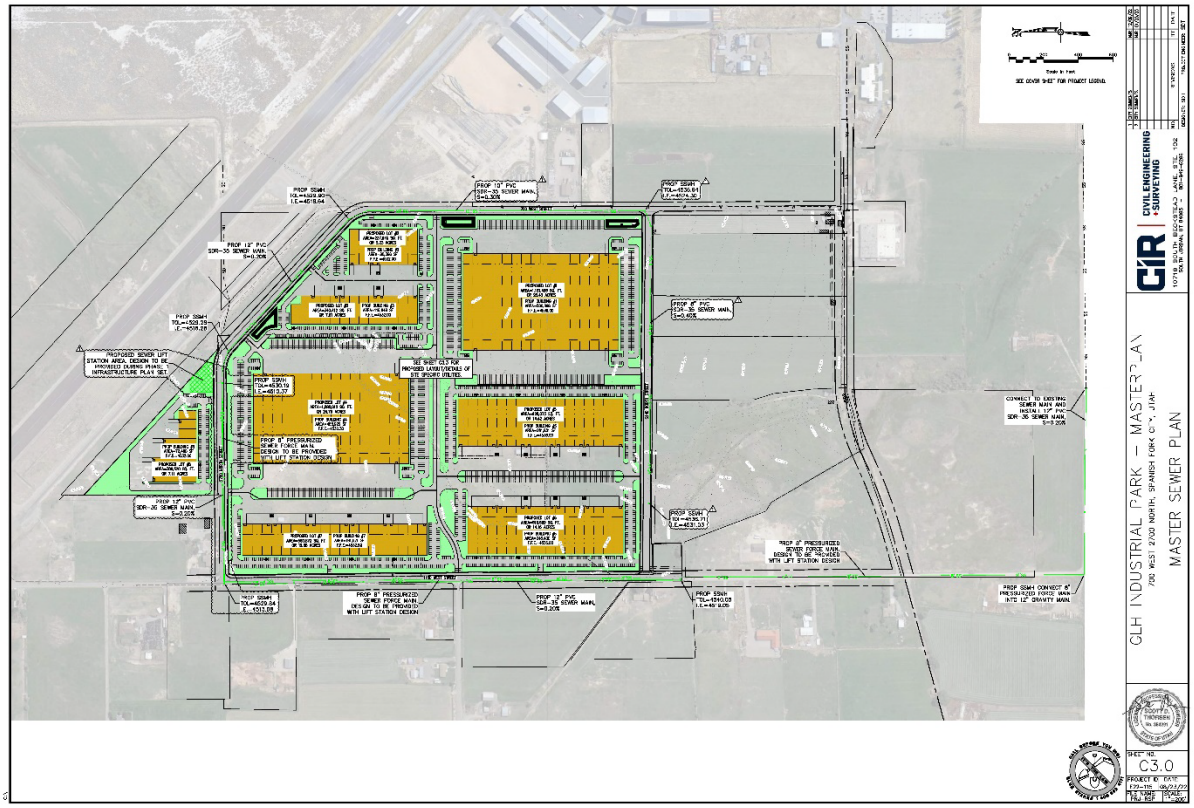
SHEET NO. C1.0
PROJECT ID: 6474
179-115 08/23/22
FILE NAME: Lot Layout
FILE EDIT: C.dwg

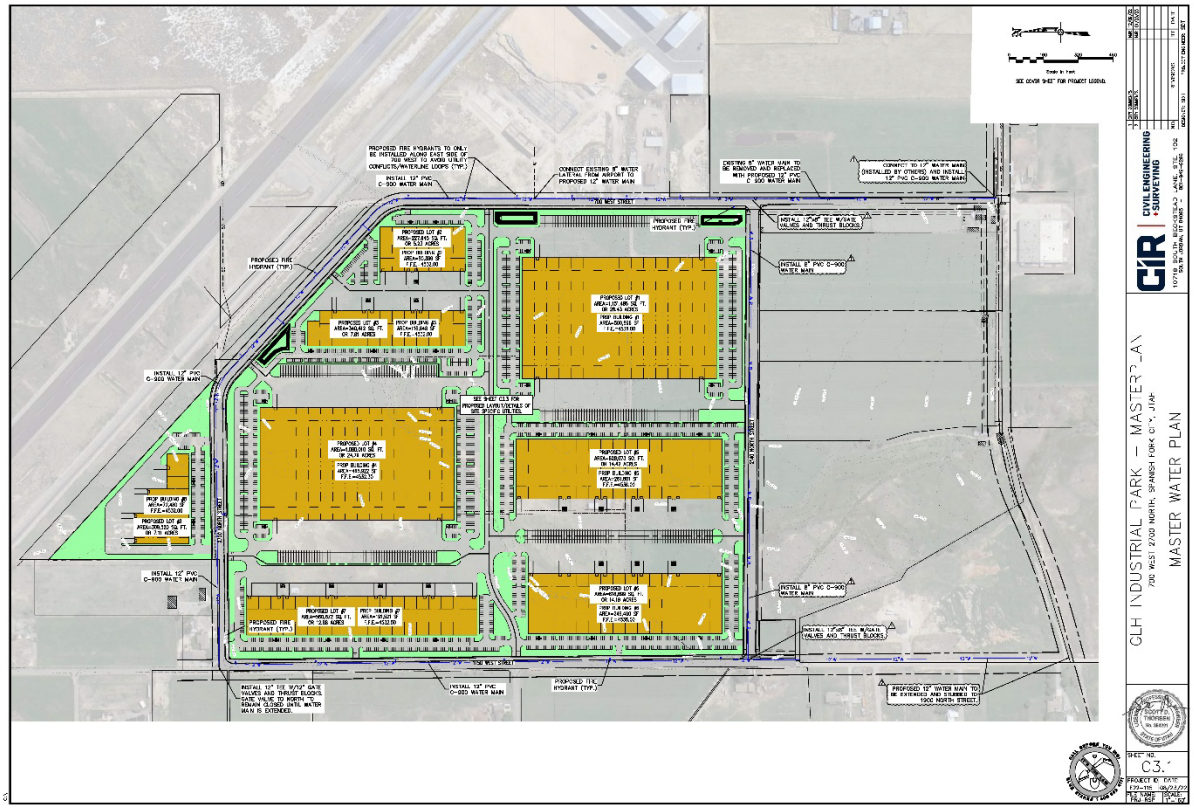

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK, UTAH
MASTER SITE PLAN
CIVIL ENGINEERING
SURVEYING
SHEET NO.
C1.1

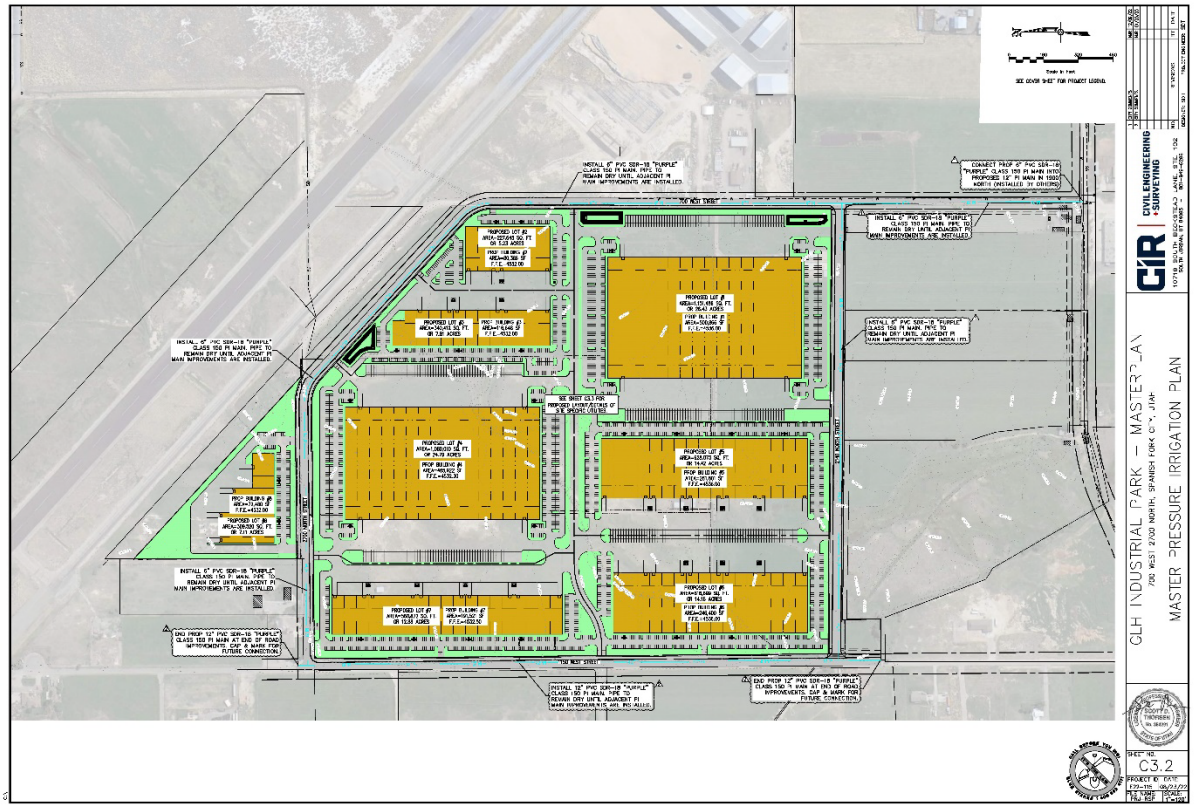

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK, UTAH
MASTER PHASING PLAN
CIVIL ENGINEERING
SURVEYING
SHEET NO.
C1.2

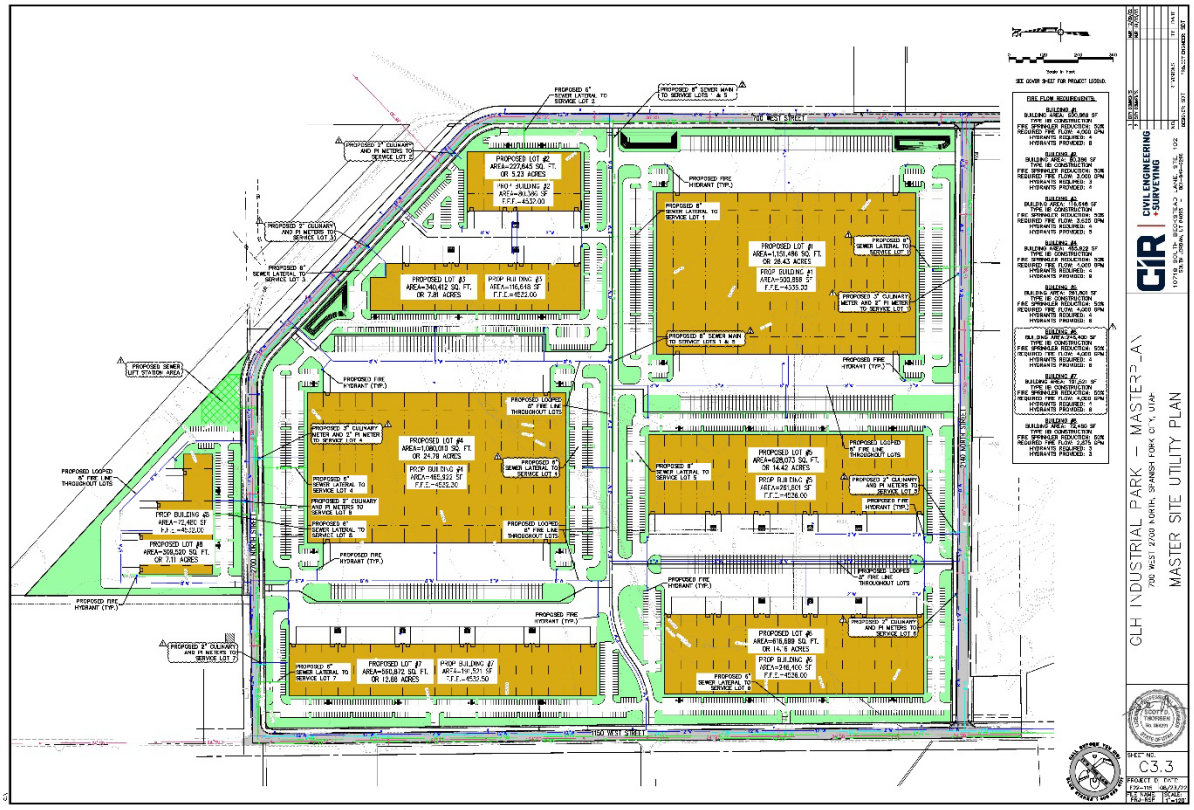

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER GRADING & DRAINAGE PLAN
CIVIL ENGINEERING + SURVEYING
C2.0

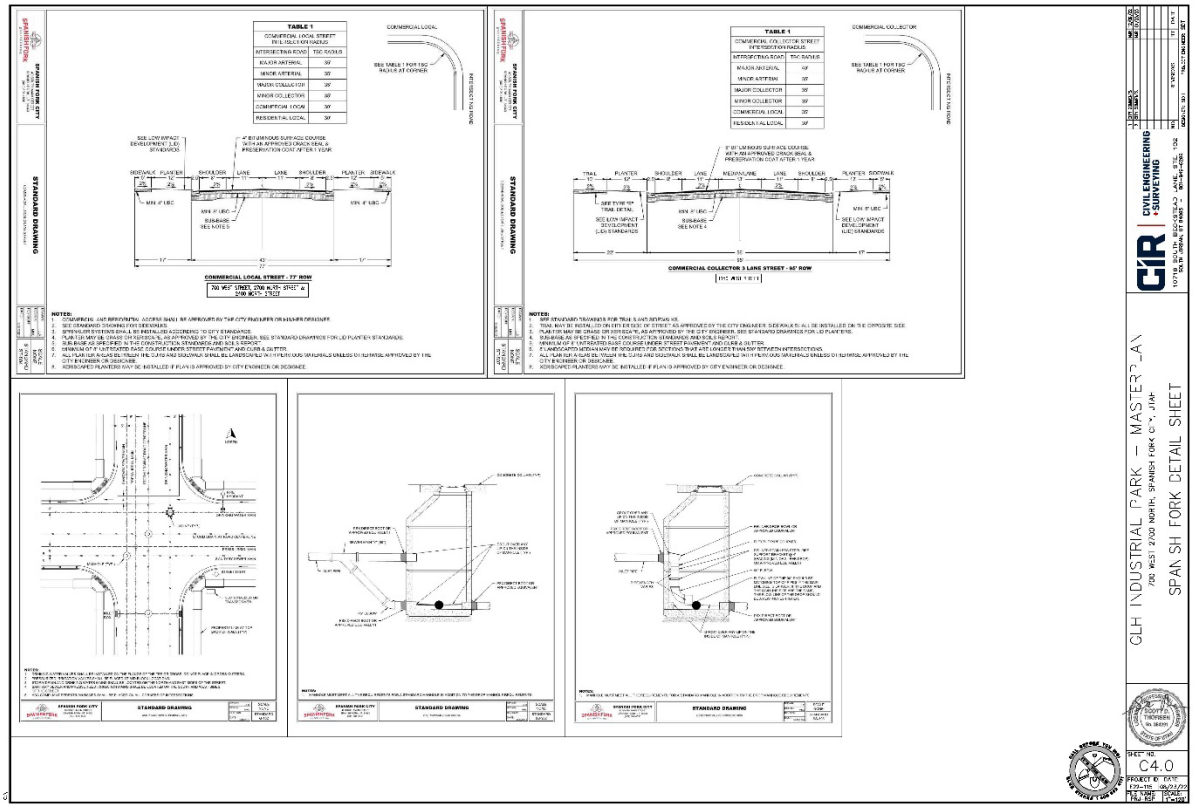

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER OFFSITE DRAINAGE PLAN
CIVIL ENGINEERING + SURVEYING
C2.1

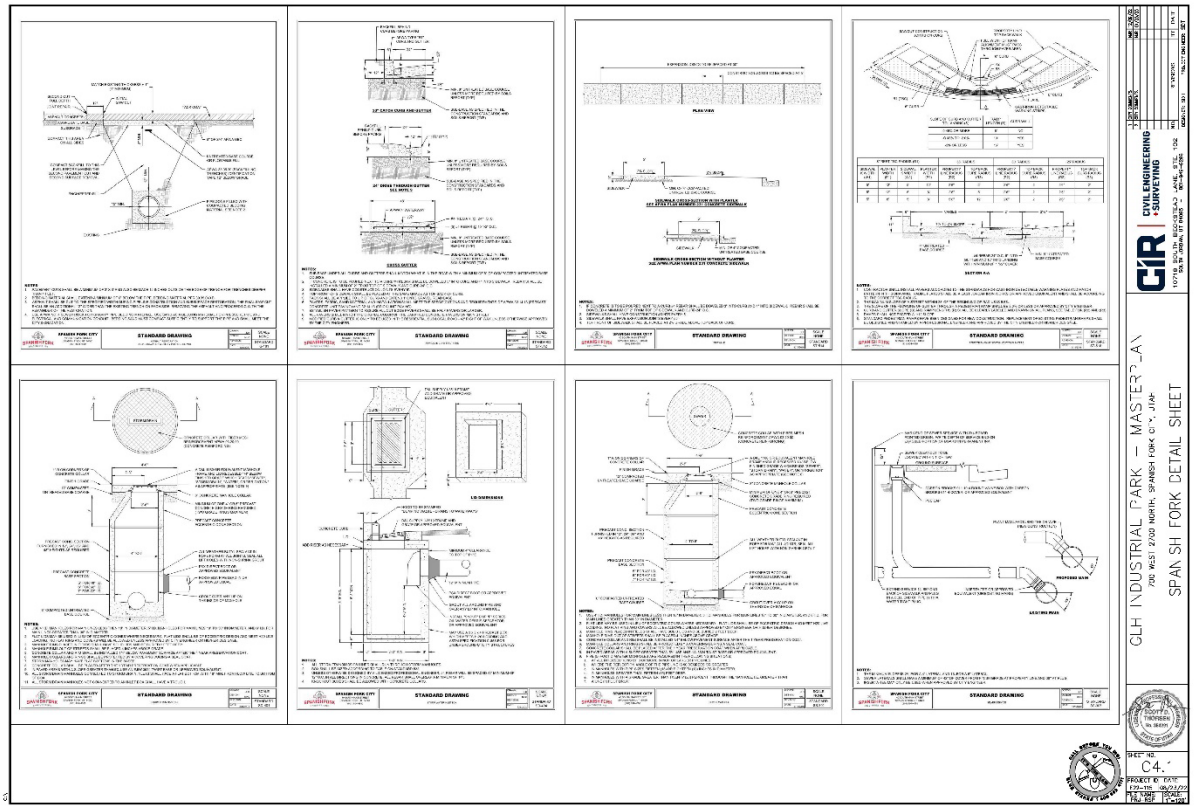

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER SEWER PLAN
CIVIL ENGINEERING
SURVEYING
C3.0

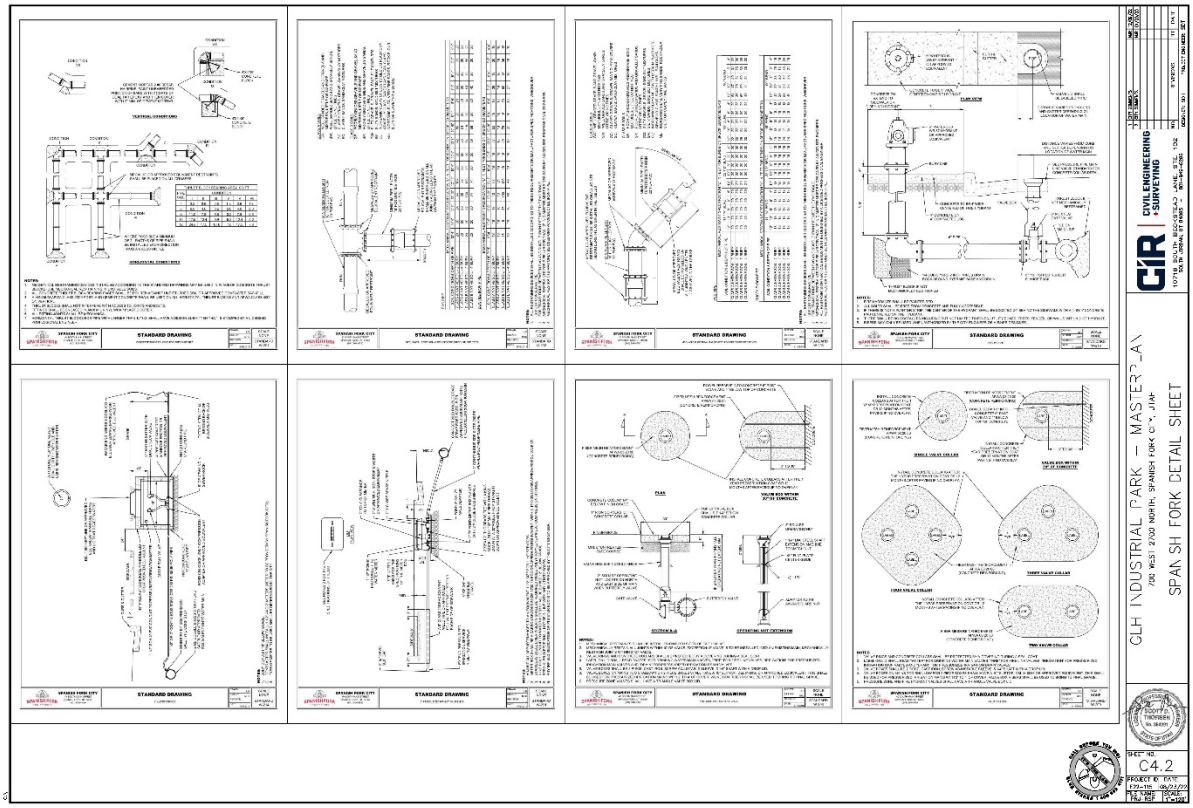

CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER WATER PLAN
CIVIL ENGINEERING
SURVEYING
C3.1


CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER PRESSURE IRRIGATION PLAN
CIVIL ENGINEERING + SURVEYING
C3.2


CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
MASTER SITE UTILITY PLAN
CIVIL ENGINEERING + SURVEYING
C3.3


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


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


CLH INDUSTRIAL PARK – MASTER PLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH
SPANISH FORK DETAIL SHEET
CIVIL ENGINEERING
SURVEYING
SHEET NO.
C4.2
STANDARD DRAWING

GLH INDUSTRIAL PARK - MASTERPLAN

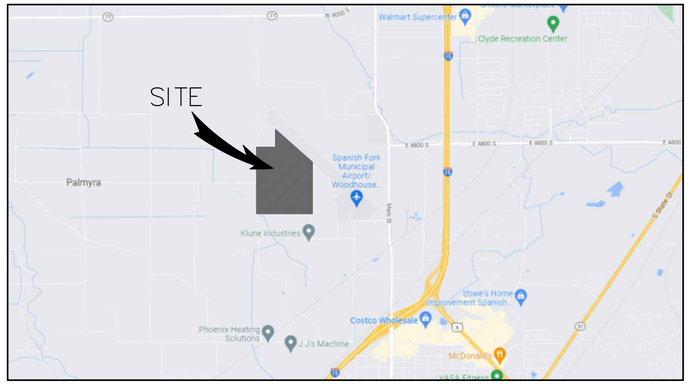
700 WEST, 1150 WEST, 2140 NORTH & 2700 NORTH
SPANISH FORK, UTAH 84660

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

LEGEND

PROPERTY LINE		EXISTING FIRE HYDRANT	
EASEMENT LINE		PROPOSED FIRE HYDRANT	
4240.0 PROPOSED GRADE CONTOURS		EXISTING STREET LIGHT	
4240.0 EXISTING GRADE CONTOURS		PROPOSED STREET LIGHT	
EXISTING CURB		PROPOSED PARKING LOT LIGHT	
PROPOSED CURB AND GUTTER		EXISTING WATER METER	
PROPOSED CURB WALL		EXISTING WATER VALVE	
REVERSE PAN CURB & GUTTER		EXISTING GATE VALVE	
SS EXISTING SEWER		EXISTING OVERHEAD POWER POLE	
SS PROPOSED SEWER	TBC	TOP BACK CONCRETE	
W EXISTING WATER	FF	FINISHED FLOOR	
W PROPOSED WATER	HW	HIGH WATER	
F EXISTING FIRE LINE	TOG	TOP OF GRATE	
F PROPOSED FIRE LINE	TOL	TOP OF LID	
PI EXISTING PRESSURIZED IRRIGATION	IE	INVERT ELEVATION	
PI PROPOSED PRESSURIZED IRRIGATION	EX	EXISTING	
SD EXSITING STORM DRAIN	NG	NATURAL GROUND	
SD PROPOSED STORM DRAIN	TA	TOP OF ASPHALT	
RD PROPOSED ROOF DRAIN	TC	TOP OF CONCRETE	
G EXISTING GAS	EC	EDGE OF CONCRETE	
G PROPOSED GAS	EA	EDGE OF ASPHALT	
OHP EXISTING OVERHEAD POWER	TOW	TOP OF WALL	
UGP EXISTING UNDERGROUND POWER	TG	TOP OF GRAVEL	
UGP PROPOSED UNDERGROUND POWER	TL	TOP OF LANDSCAPING	
T EXISTING TELEPHONE LINE	TS	TOP OF SIDEWALK	
T PROPOSED TELEPHONE LINE	PROP	PROPOSED	
FO EXISTING FIBER OPTIC LINE	39.0	TBC CALLOUT UNLESS OTHERWISE DESIGNATED	
FO PROPOSED FIBER OPTIC LINE			
PROPOSED CONCRETE			
PROPOSED ASPHALT			
PROPOSED LANDSCAPING			

SPANISH FORK CITY NOTE:
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

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
4 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

PROJECT CONSTRUCTION NOTES:

1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111.
2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. SEE SOILS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN.
5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS. SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2% IN ALL DIRECTIONS.
6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAWINGS MATCHES THE ARCHITECTURAL PLANS.
7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0' ELEVATION.
8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION.
9. INSTALL ALL SIDEWALKS PER CITY STANDARD PLAN ST-13.
10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS AND SPECIFICATIONS.
11. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS.
13. ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSIDE WALL OF DRAINAGE BOX. INSIDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRINK GROUT.
14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED OUT ON THE PLANS
15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER).
16. THRUST BLOCKS AND JOINT RESTRAINTS TO BE INSTALLED PER CITY STANDARDS AND SPECIFICATIONS.
17. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY.
18. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITY PIPES, LINES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED AND SHOWN FROM SURVEYED INFORMATION AND EXISTING UTILITY LOCATIONS PROVIDED BY OTHERS. THERE IS NO GUARANTEE THAT ALL EXISTING UTILITY INFORMATION IS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING BLUE STAKES AND FIELD VERIFYING THE LOCATION AND ELEVATION OF ALL EXISTING UTILITY PIPES, LINES AND STRUCTURES, PRIOR TO CONSTRUCTION.
19. ANY DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.

FIRE DEPARTMENT NOTES:

1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE 4½", AND 2½" OUTLETS, WHICH HAS NATIONAL STANDARD THREADS (NST).
2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE.
3. FIRE HYDRANTS SHALL HAVE THE 4½" BUTT FACING THE FIRE ACCESS ROADWAY.
4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSI FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE.
5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE.
6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES.
7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BONNET.
8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE, LOCATED ON THE TEE WITH THE MAIN LINE.
9. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MAINTAINED IN THAT CAPACITY.
10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT.
11. WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.

CIVIL ENGINEER:
CIR | CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, SUITE 102
SOUTH JORDAN, UTAH - PH: 801-949-6296

OWNER:
THE RITCHIE GROUP
1245 BRICKYARD ROAD, SUITE 70
SALT LAKE CITY, UTAH 84106
CONTACT PERSON: DAVE HENNEFER
PH: (925) 699-0264

ARCHITECT:
AE URBIA
909 WEST SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 840995
CONTACT PERSON: ANDREW BOLLSCHWEILER
PH: (801) 746-0456

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

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

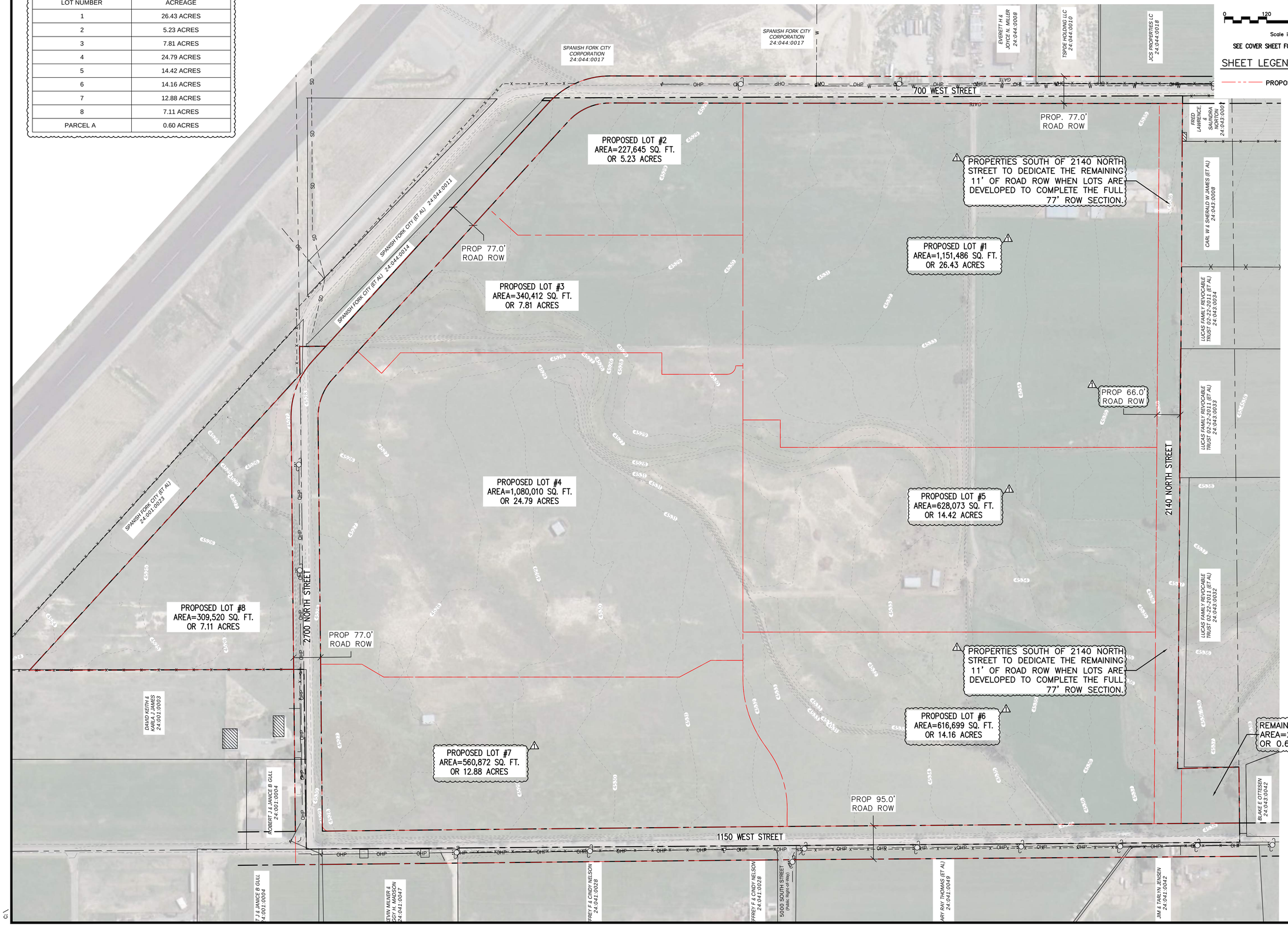
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1-800-662-4111

SHEET NO.
CV

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

LOT ACREAGE TABLE	
LOT NUMBER	ACREAGE
1	26.43 ACRES
2	5.23 ACRES
3	7.81 ACRES
4	24.79 ACRES
5	14.42 ACRES
6	14.16 ACRES
7	12.88 ACRES
8	7.11 ACRES
PARCEL A	0.60 ACRES



SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

PROPOSED PROPERTY LINE

NO.	REVISIONS	BY	DATE
1.	CITY COMMENTS	NJR	12/09/22
2.	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER LOT LAYOUT

PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.	
C1.0	
PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

0 160 320 480

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

PROPOSED 77' ROW HALF-WIDTH PLUS 13' OF ASPHALT TO BE INSTALLED HERE. SIDEWALK & PARKSTRIP ON WEST TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

PROPOSED 77' ROW HALF-WIDTH PLUS 13' OF ASPHALT TO BE INSTALLED HERE. SIDEWALK & PARKSTRIP ON WEST TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

EXISTING ROADWAY TO BE RE-PAVED AFTER UTILITY MAINS ARE INSTALLED AND EXPANDED TO 26' IN WIDTH.

PROPOSED ASPHALT IMPROVEMENTS AT INTERSECTION OF 1900 NORTH & 700 WEST TO ALLOW FOR BETTER TRUCK TURNING RADIUS (MIN 40') OF SEMI-TRUCKS.

700 WEST STREET

PROP. 77.0' ROAD ROW

PROPOSED LANDSCAPE DETENTION POND (TYP.)

PROPOSED LOT #2 AREA=227,645 SQ. FT. OR 5.23 ACRES

PROP BUILDING #2 AREA=80,386 SF F.F.E.=4532.00

PROPOSED 40' SHARED ACCESS EASEMENT

PROPOSED LOT #1 AREA=1,151,486 SQ. FT. OR 26.43 ACRES

PROP BUILDING #1 AREA=500,866 SF F.F.E.=4536.00

PROPOSED 77' ROW HALF-WIDTH PLUS 13' OF ASPHALT TO BE INSTALLED HERE. SIDEWALK & PARKSTRIP ON SOUTHWEST TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

PROP 77.0' ROAD ROW

PROPOSED LOT #3 AREA=340,412 SQ. FT. OR 7.81 ACRES

PROP BUILDING #3 AREA=116,648 SF F.F.E.=4532.00

PROPOSED LANDSCAPE DETENTION POND (TYP.)

PROP 66.0' ROAD ROW

2140 NORTH STREET

PROPOSED LOT #4 AREA=1,080,010 SQ. FT. OR 24.79 ACRES

PROP BUILDING #4 AREA=465,922 SF F.F.E.=4532.30

PROPOSED FULL 77' ROAD ROW TO BE INSTALLED HERE. PARKSTRIP AND SIDEWALK TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

PROPOSED 40' SHARED ACCESS EASEMENT

PROPOSED LOT #5 AREA=628,073 SQ. FT. OR 14.42 ACRES

PROP BUILDING #5 AREA=261,801 SF F.F.E.=4536.00

PROPOSED TBC-TO-TBC INSTALLED HERE PLUS SIDEWALK AND PARKSTRIP ON NORTH ONLY. (SIDEWALK AND PARKSTRIP TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

PROP BUILDING #8 AREA=72,480 SF F.F.E.=4532.00

PROPOSED LOT #8 AREA=309,520 SQ. FT. OR 7.11 ACRES

2700 NORTH STREET

PROP 77.0' ROAD ROW

PROPOSED LOT #6 AREA=616,699 SQ. FT. OR 14.16 ACRES

PROP BUILDING #6 AREA=246,400 SF F.F.E.=4536.00

REMAINDER PARCEL A AREA=26,085 SQ. FT. OR 0.60 ACRES

PROPOSED 77' ROW HALF-WIDTH PLUS 10' OF ASPHALT TO BE INSTALLED HERE. SIDEWALK & PARKSTRIP ON SOUTH TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

PROPOSED LOT #7 AREA=560,872 SQ. FT. OR 12.88 ACRES

PROP BUILDING #7 AREA=191,521 SF F.F.E.=4532.50

PRIVATE DRIVE TO ALIGN WITH EXISTING 5000 SOUTH STREET

PROP 95.0' ROAD ROW

1150 WEST STREET

PROPOSED 95' ROW HALF-WIDTH PLUS 10' OF ASPHALT TO BE INSTALLED HERE. SIDEWALK & PARKSTRIP ON EAST TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

PROPOSED 95' ROW HALF-WIDTH PLUS 10' OF ASPHALT TO BE INSTALLED HERE. SIDEWALK & PARKSTRIP ON EAST TO BE INSTALLED AS PART OF LOT IMPROVEMENTS.

NO.	REVISIONS	BY	DATE
1.	CITY COMMENTS	NJR	12/09/22
2.	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER SITE PLAN

PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO.	
C1.1	
PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=160'

C1

PHASE AREA TABLE		
PHASE	INCLUDES (LOTS)	ACREAGE
1	LOTS 1, 2 & 3, 700 W, 2140 N, SD DISCHARGE, SS LIFT STATION, & FORCE MAIN	46.68 AC
2	LOTS 4, 5, & 8, 2140 N & 2700 N	47.12 AC
3	LOTS 6 & 7, 2700 N, 1150 W & 2140 N	28.50 AC

0 160 320 480

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

SHEET LEGEND

PHASE LINE

PROPOSED OFFSITE 36" SD MAIN CONNECTING INTO DRY CREEK TO BE INSTALLED AS PART OF PHASE 1

PROPOSED OFFSITE 36" SD MAIN CONNECTING INTO DRY CREEK TO BE INSTALLED AS PART OF PHASE 1

SECTION OF 700 WEST STREET TO BE INSTALLED AS PART OF PHASE 1

700 WEST STREET

PROPOSED OFFSITE UTILITY MAINS TO BE INSTALLED AND CONNECTED INTO 1900 NORTH AS PART OF PHASE 1. THIS INCLUDES THE 12" WATER MAIN, 6" PI MAIN, AND 30" SD MAIN.

SECTION OF 700 WEST STREET TO BE INSTALLED AS PART OF PHASE 1

PROPOSED LOT #2 AREA=227,645 SQ. FT. OR 5.23 ACRES

PROP BUILDING #2 AREA=80,386 SF F.F.E.=4532.00

PHASE 1 AREA 40.97 ACRES

PROPOSED LOT #3 AREA=340,412 SQ. FT. OR 7.81 ACRES

PROP BUILDING #3 AREA=116,648 SF F.F.E.=4532.00

PROPOSED LOT #1 AREA=1,151,486 SQ. FT. OR 26.43 ACRES

PROP BUILDING #1 AREA=500,866 SF F.F.E.=4536.00

PHASE 1 AREA 40.97 ACRES

SECTION OF 2140 NORTH STREET TO BE INSTALLED AS PART OF PHASE 1

ROAD IMPROVEMENTS TO END HERE AS PART OF PHASE 1. CONTRACTOR TO TIE BACK INTO EXISTING ROADWAY UNTIL NEXT ROAD IMPROVEMENT PHASE IS INSTALLED.

SEWER LIFT STATION, GRAVITY SEWER MAIN (ALONG 700 WEST AND 2140 NORTH ONLY) AND FORCE SEWER MAIN TO BE INSTALLED AS PART OF PHASE 1

SECTION OF 2700 NORTH STREET TO BE INSTALLED AS PART OF PHASE 2

PROPOSED LOT #4 AREA=1,080,010 SQ. FT. OR 24.79 ACRES

PHASE 2 AREA 47.12 ACRES

PROP BUILDING #4 AREA=465,922 SF F.F.E.=4532.30

PROPOSED LOT #5 AREA=628,073 SQ. FT. OR 14.42 ACRES

PROP BUILDING #5 AREA=261,801 SF F.F.E.=4536.00

PHASE 2 AREA 47.12 ACRES

2700 NORTH STREET

2140 NORTH STREET

PHASE 2 AREA 47.12 ACRES

PROP BUILDING #8 AREA=72,480 SF F.F.E.=4532.00

PROPOSED LOT #8 AREA=309,520 SQ. FT. OR 7.11 ACRES

GRAVITY SEWER MAIN TO BE INSTALLED AS PART OF PHASE 1

SECTION OF 2140 NORTH STREET TO BE INSTALLED AS PART OF PHASE 2

SECTION OF 2700 NORTH STREET TO BE INSTALLED AS PART OF PHASE 3

PROPOSED LOT #7 AREA=560,872 SQ. FT. OR 12.88 ACRES

PROP BUILDING #7 AREA=191,521 SF F.F.E.=4532.50

PHASE 3 AREA 28.50 ACRES

PROPOSED LOT #6 AREA=616,699 SQ. FT. OR 14.16 ACRES

PROP BUILDING #6 AREA=246,400 SF F.F.E.=4536.00

PHASE 3 AREA 28.50 ACRES

SECTION OF 2140 NORTH STREET TO BE INSTALLED AS PART OF PHASE 3

12" WATER MAIN FROM 2140 NORTH 1900 NORTH TO BE INSTALLED DURING PHASE 3 (OR EARLIER IF DEEMED NECESSARY FOR FLOW REQUIREMENTS)

1150 WEST STREET

OFFSITE SD DISCHARGE PIPE TO BE INSTALLED AS PART OF PHASE 3

SEWER FORCE MAIN TO BE INSTALLED AS PART OF PHASE 1

SECTION OF 1150 WEST STREET TO BE INSTALLED AS PART OF PHASE 3

SEWER FORCE MAIN TO BE INSTALLED AS PART OF PHASE 1

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER PHASING PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO. C1.2

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

PROPOSED OFFSITE 36" SD MAIN TO BE INSTALLED IN 3000 NORTH AND DISCHARGE INTO DRY CREEK. SEE SHEET C2.1 FOR CONTINUATION TO DRY CREEK.

PROPOSED OFFSITE 36" SD MAIN TO BE INSTALLED UNDER AIRPORT RUNWAY

PROPOSED 36" SD MAIN TO BE INSTALLED IN 300 WEST STREET

PROPOSED LANDSCAPE DETENTION POND (TYP.)

PROPOSED ROADSIDE SWALE TO BE PROVIDED TO DETAIN ROADWAYS (TYP.)

PROPOSED 30" SD MAIN TO BE INSTALLED TO INTERSECTION OF 1900 NORTH/300 WEST.

700 WEST STREET

PROPOSED LOT #2
AREA=227,645 SQ. FT.
OR 5.23 ACRES

PROP BUILDING #2
AREA=80,386 SF
F.F.E.=4532.00

PROPOSED LANDSCAPE DETENTION POND (TYP.)

PROPOSED LOT #1
AREA=1,151,486 SQ. FT.
OR 26.43 ACRES

PROP BUILDING #1
AREA=500,866 SF
F.F.E.=4536.00

PROPOSED LANDSCAPE DETENTION POND (TYP.)

PROPOSED LOT #3
AREA=340,412 SQ. FT.
OR 7.81 ACRES

PROP BUILDING #3
AREA=116,648 SF
F.F.E.=4532.00

PROPOSED ROADSIDE SWALE TO BE PROVIDED TO DETAIN ROADWAYS (TYP.)

PROPOSED ROADSIDE SWALE TO BE PROVIDED TO DETAIN ROADWAYS (TYP.)

PROPOSED LOT #4
AREA=1,080,010 SQ. FT.
OR 24.79 ACRES

PROP BUILDING #4
AREA=465,922 SF
F.F.E.=4532.30

PROPOSED LOT #5
AREA=628,073 SQ. FT.
OR 14.42 ACRES

PROP BUILDING #5
AREA=261,801 SF
F.F.E.=4536.00

2700 NORTH STREET

2140 NORTH STREET

PROP BUILDING #8
AREA=72,480 SF
F.F.E.=4532.00

PROPOSED LOT #8
AREA=309,520 SQ. FT.
OR 7.11 ACRES

PROPOSED ROADSIDE SWALE TO BE PROVIDED TO DETAIN ROADWAYS (TYP.)

PROPOSED LOT #6
AREA=616,699 SQ. FT.
OR 14.16 ACRES

PROP BUILDING #6
AREA=246,400 SF
F.F.E.=4536.00

PROPOSED LOT #7
AREA=560,872 SQ. FT.
OR 12.88 ACRES

PROP BUILDING #7
AREA=191,521 SF
F.F.E.=4532.50

EXISTING 24" CULVERT UNDERNEATH AIRPORT RUNWAYS

PROPOSED 24" SD DISCHARGE PIPE FOR 1150 WEST ROAD RUNOFF

1150 WEST STREET

PROPOSED ROADSIDE SWALE TO BE PROVIDED TO DETAIN ROADWAYS (TYP.)

SITE DRAINAGE NOTE:
ALL PROPOSED LOTS IN THIS SUBDIVISION WILL DETAIN THE 100-YEAR STORM EVENT (WITH A RESTRICTED RELEASE RATE OF 0.046 CFS/ACRE). ALL LOTS WILL DETAIN THE STORMWATER RUNOFF IN THE PAVED TRUCK COURT AREAS AND IN THE LANDSCAPE DETENTION PONDS. RETAINING THE 25-YEAR STORM IS NOT POSSIBLE ON THIS SITE DUE TO HIGH GROUNDWATER. ALL LOTS WILL DISCHARGE THEIR STORM WATER RUNOFF INTO EITHER 2700 NORTH OR 700 WEST STREET AND WILL FLOW UNDERNEATH THE AIRPORT RUNWAYS VIA THE PROPOSED 36" MAIN TRUNK LINE.

ROAD DRAINAGE NOTE:
1150 WEST STREET ROADWAY TO BE DETAINED VIA ROADSIDE SWALES ALONG LOTS 6 & 7. THE PONDS TO BE SIZED TO HANDLE A 25-YEAR STORM WITH A RELEASE RATE OF 0.10 CFS/AC.

2140 NORTH STREET, 2700 NORTH STREET, AND 700 NORTH STREET ROADWAYS TO BE DETAINED VIA ROADSIDE SWALES AND LANDSCAPED PONDS ALONG THE LOT FRONTAGES. THE PONDS/SWALES ARE TO BE SIZED TO HANDLE THE 100-YEAR STORM WITH A RELEASE RATE OF 0.046 CFS/AC.

0 160 320 480
Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

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

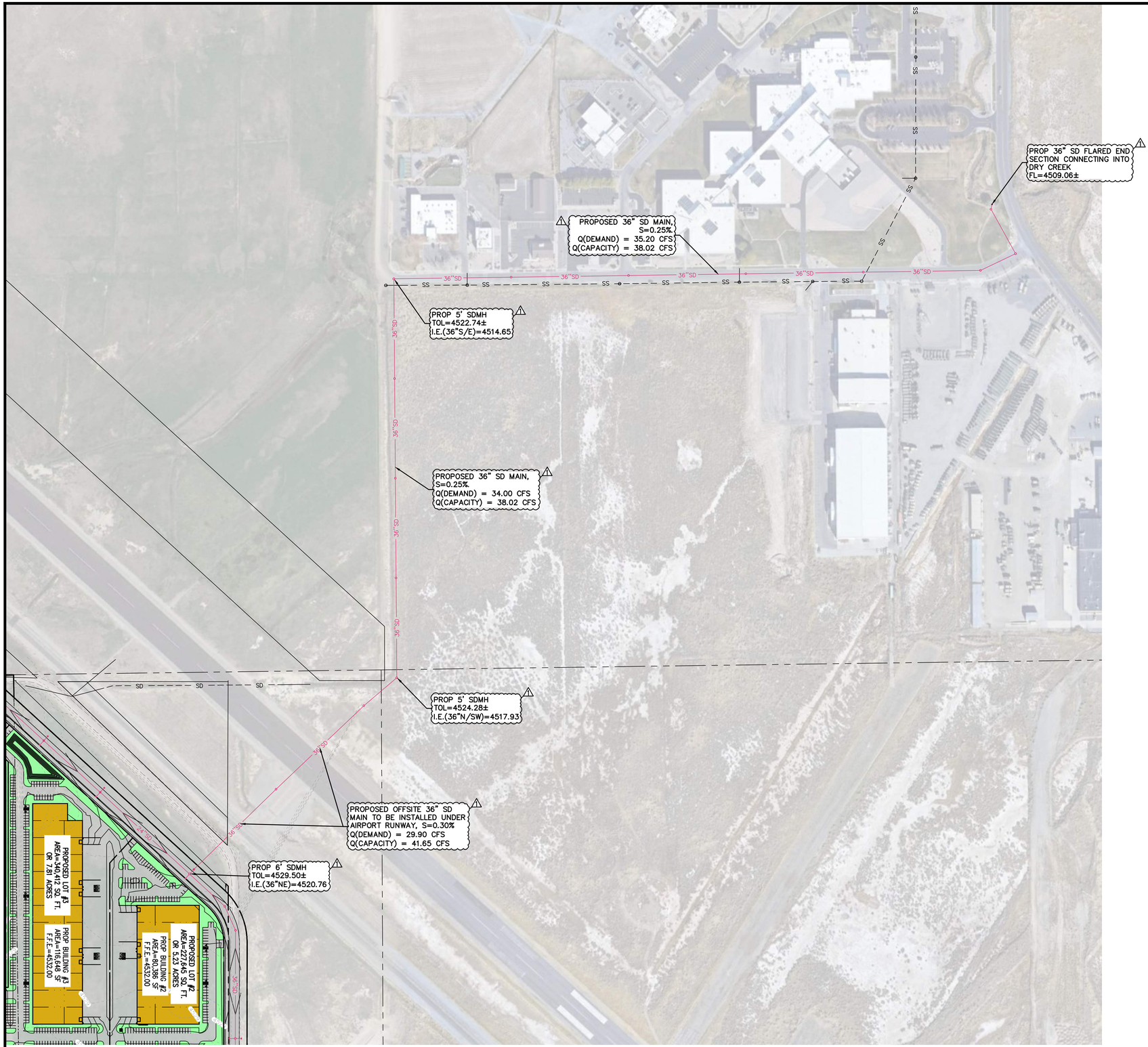
MASTER GRADING & DRAINAGE PLAN

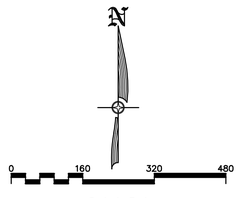
LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO. C2.0
PROJECT ID: E22-115
DATE: 08/23/22
FILE NAME: PRJ-RSP
SCALE: 1"=160'

C1





SEE COVER SHEET FOR PROJECT LEGEND.

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK – MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER OFFSITE DRAINAGE PLAN

PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

SHEET NO. C2.1

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=160'

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111



SEE COVER SHEET FOR PROJECT LEGEND.

NO.	REVISIONS	BY	DATE
1.	CITY COMMENTS	NJR	12/09/22
2.	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK - MASTERPLAN

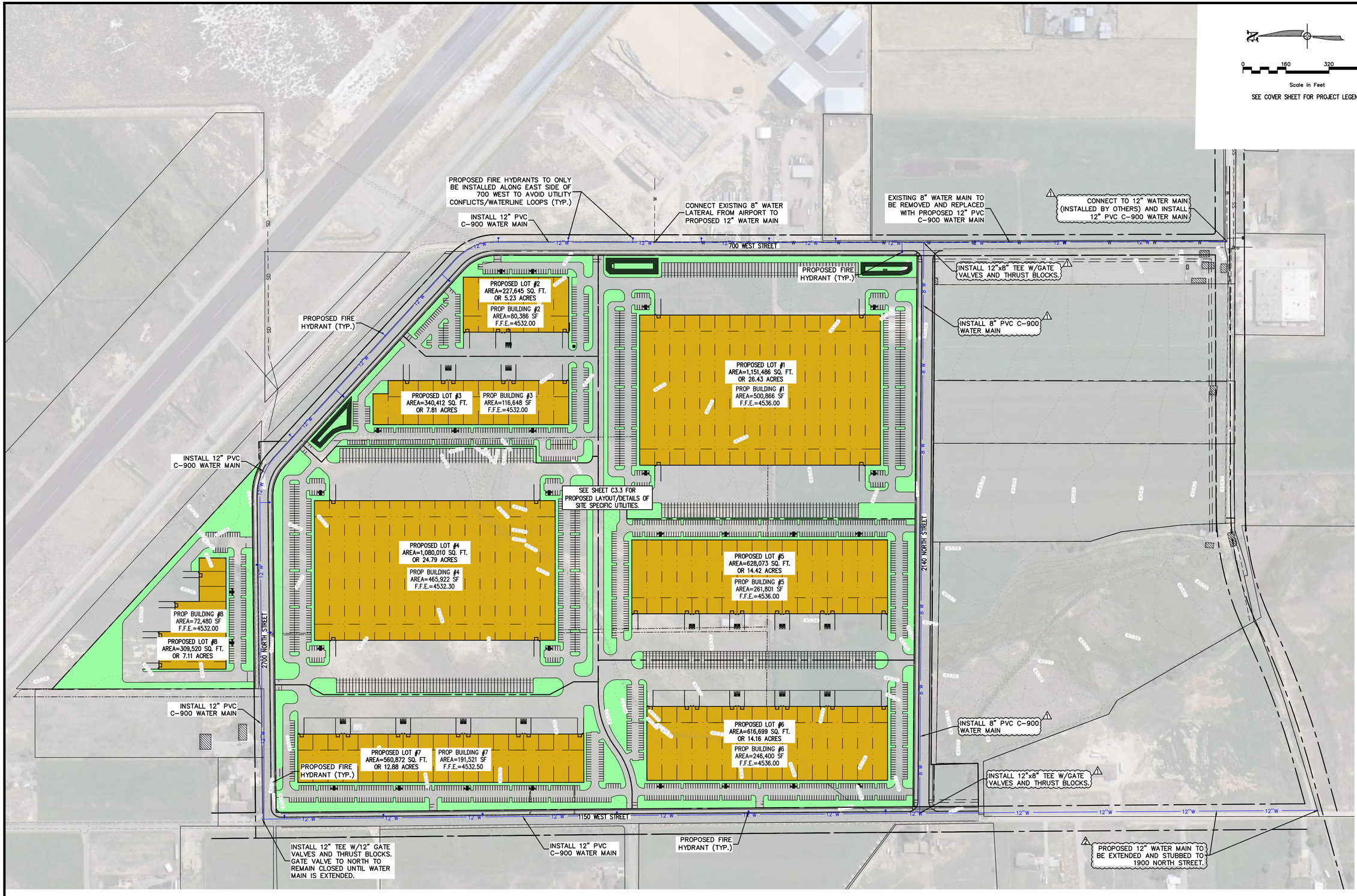
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER SEWER PLAN

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
LICENSED
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.	
C3.0	
PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=200'



0 160 320 480

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

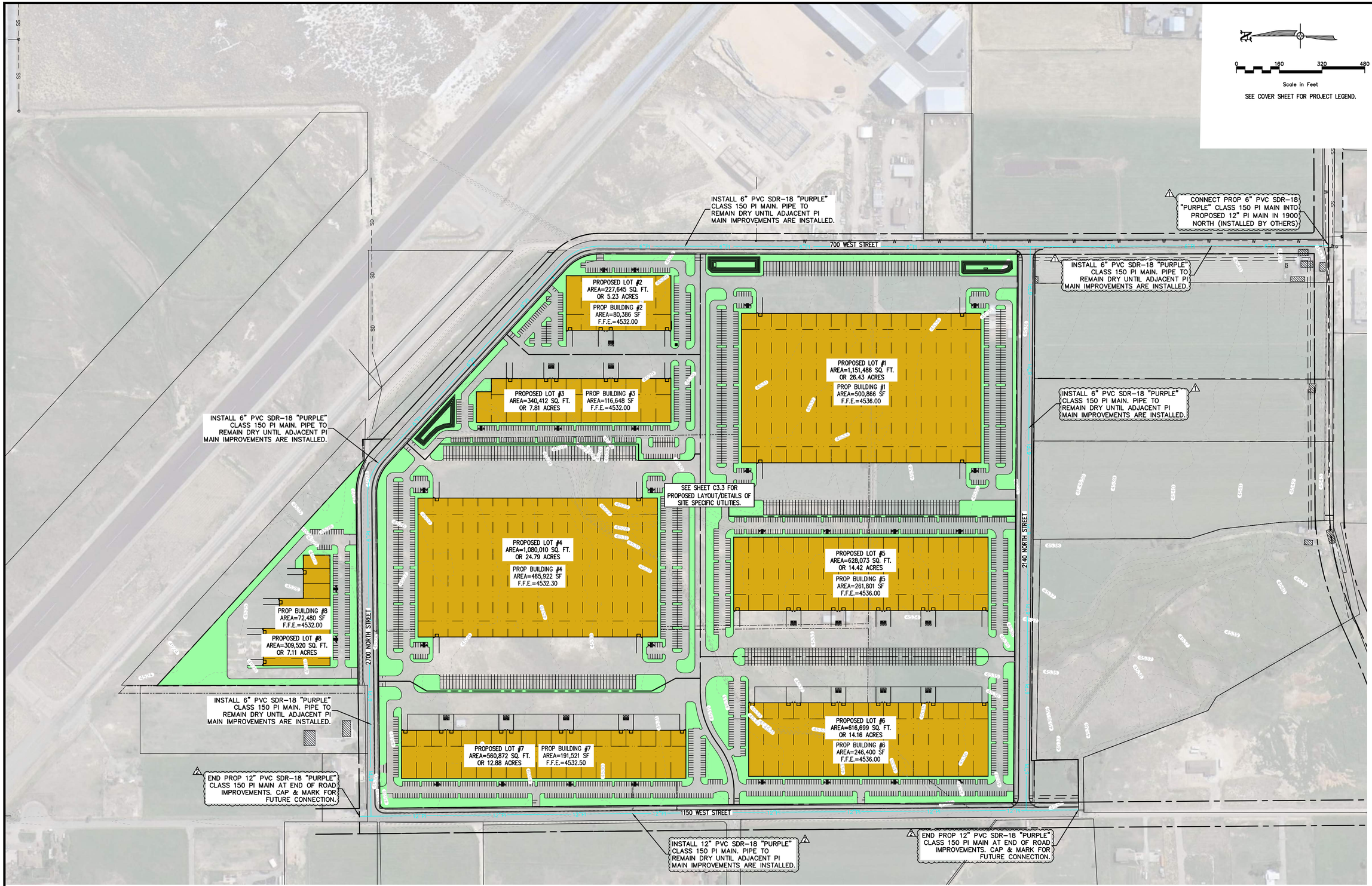
MASTER WATER PLAN

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG! BLUE STAKES 1 800 662 4111

SHEET NO.
C3.1

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=160'



NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER PRESSURE IRRIGATION PLAN

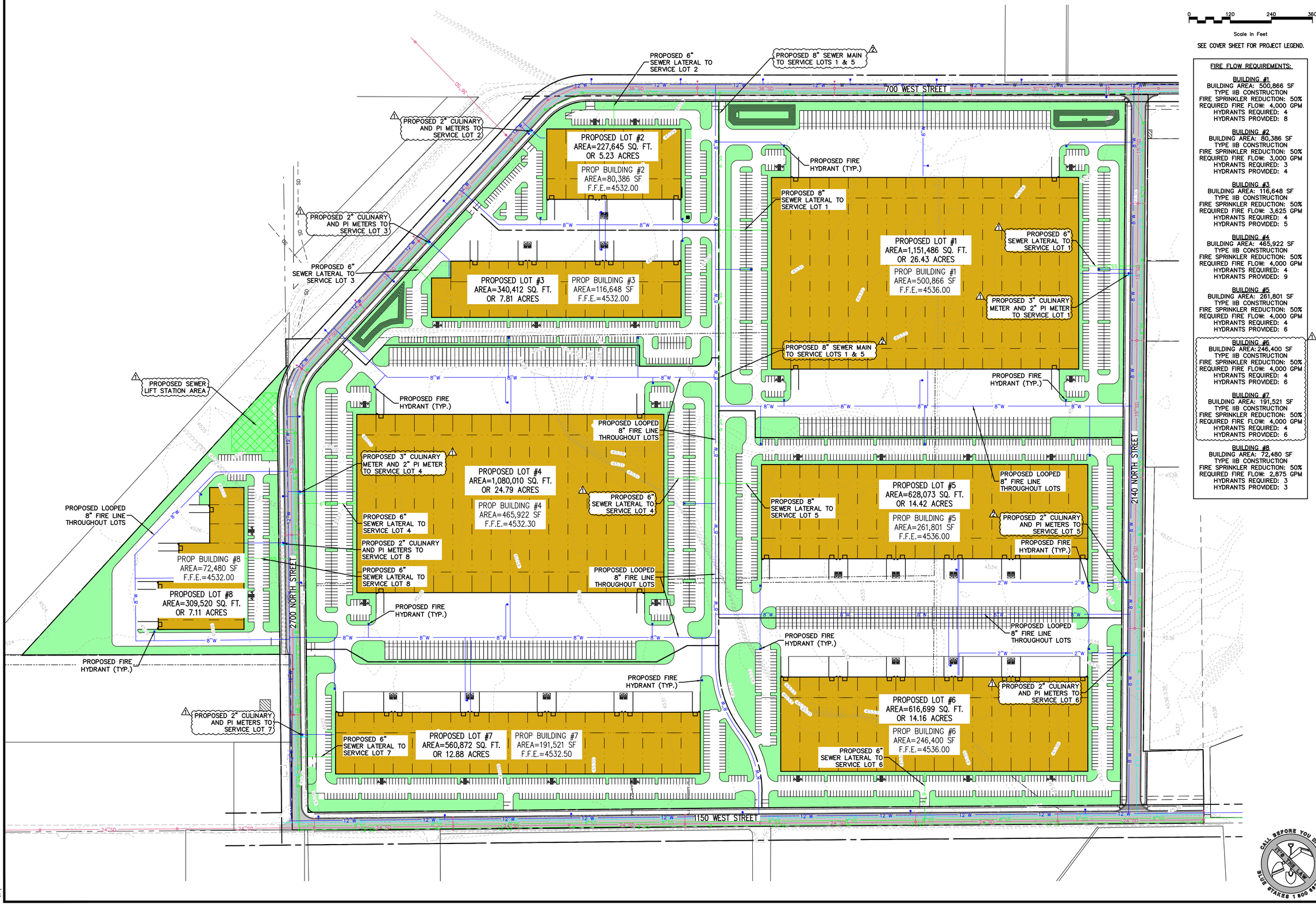
PROFESSIONAL ENGINEER LICENSED STATE OF UTAH
SCOTT D. THORSEN No. 354291

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO. C3.2

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

C-1



0 120 240 360

Scale in Feet

SEE COVER SHEET FOR PROJECT LEGEND.

FIRE FLOW REQUIREMENTS:

BUILDING #1
BUILDING AREA: 500,866 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 8

BUILDING #2
BUILDING AREA: 80,386 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 3,000 GPM
HYDRANTS REQUIRED: 3
HYDRANTS PROVIDED: 4

BUILDING #3
BUILDING AREA: 116,648 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 3,625 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 5

BUILDING #4
BUILDING AREA: 465,922 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 9

BUILDING #5
BUILDING AREA: 261,801 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 6

BUILDING #6
BUILDING AREA: 246,400 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 6

BUILDING #7
BUILDING AREA: 191,521 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 4,000 GPM
HYDRANTS REQUIRED: 4
HYDRANTS PROVIDED: 6

BUILDING #8
BUILDING AREA: 72,480 SF
TYPE IIB CONSTRUCTION
FIRE SPRINKLER REDUCTION: 50%
REQUIRED FIRE FLOW: 2,875 GPM
HYDRANTS REQUIRED: 3
HYDRANTS PROVIDED: 3

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT PROJECT ENGINEER: SDT

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK – MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

MASTER SITE UTILITY PLAN

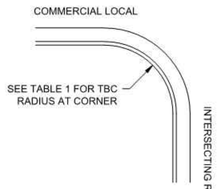
PROFESSIONAL ENGINEER LICENSED SCOTT D. THORSEN No. 354291 STATE OF UTAH

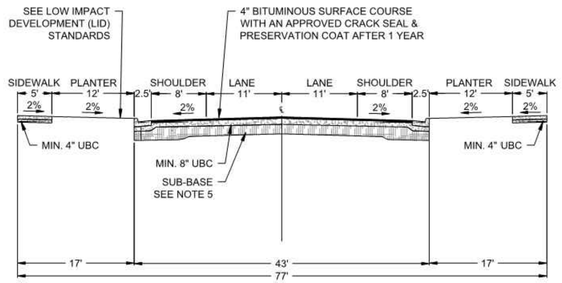
CALL BEFORE YOU DIG 811 IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO. C3.3

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

TABLE 1	
COMMERCIAL LOCAL STREET INTERSECTION RADIUS	
INTERSECTING ROAD	TBC RADIUS
MAJOR ARTERIAL	35'
MINOR ARTERIAL	35'
MAJOR COLLECTOR	35'
MINOR COLLECTOR	35'
COMMERCIAL LOCAL	30'
RESIDENTIAL LOCAL	30'





COMMERCIAL LOCAL STREET - 77' ROW

700 WEST STREET, 2700 NORTH STREET & 2400 NORTH STREET

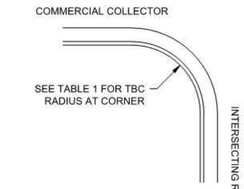
NOTES:
1. COMMERCIAL AND RESIDENTIAL ACCESS SHALL BE APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
2. SEE STANDARD DRAWING FOR SIDEWALKS.
3. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS.
4. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTER STANDARDS.
5. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
6. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

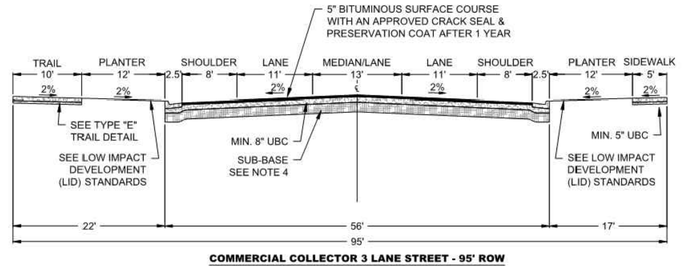
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
COMMERCIAL LOCAL 2 LANE STREET

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 2/20/2020
SCALE: NONE
STANDARD ST-504

TABLE 1	
COMMERCIAL COLLECTOR STREET INTERSECTION RADIUS	
INTERSECTING ROAD	TBC RADIUS
MAJOR ARTERIAL	40'
MINOR ARTERIAL	35'
MAJOR COLLECTOR	35'
MINOR COLLECTOR	35'
COMMERCIAL LOCAL	35'
RESIDENTIAL LOCAL	30'





COMMERCIAL COLLECTOR 3 LANE STREET - 95' ROW

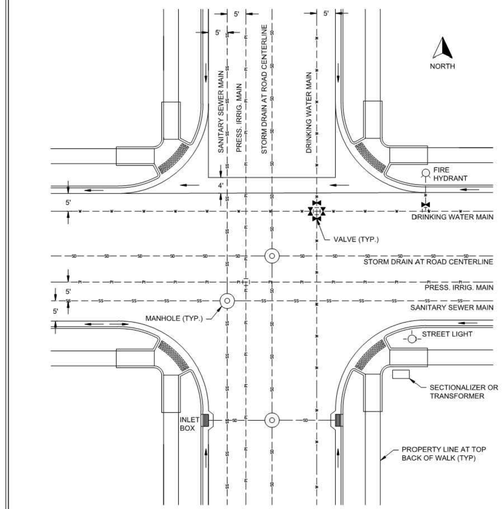
1150 WEST STREET

NOTES:
1. SEE STANDARD DRAWINGS FOR TRAILS AND SIDEWALKS.
2. TRAIL MAY BE INSTALLED ON EITHER SIDE OF STREET AS APPROVED BY THE CITY ENGINEER. SIDEWALK SHALL BE INSTALLED ON THE OPPOSITE SIDE.
3. PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS.
4. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
5. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER.
6. 8' LANDSCAPED MEDIAN MAY BE REQUIRED FOR SECTIONS THAT ARE LONGER THAN 500' BETWEEN INTERSECTIONS.
7. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
8. XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

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

STANDARD DRAWING
COMMERCIAL COLLECTOR 3 LANE STREET

DRAWN: JLR | DESIGN: MHC | REVISION: 1/19/2022 | DATE:
SCALE: NONE
STANDARD ST-507

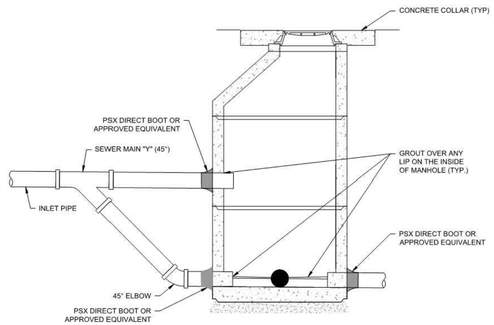


NOTES:
1. DRINKING WATER VALVES SHALL BE INSTALLED ON THE FLANGE OF THE TEE OR CROSS. DO NOT PLACE IN CROSS-GUTTERS.
2. PRESSURIZED IRRIGATION VALVES SHALL BE PLACED AT MID-BLOCK LOCATIONS.
3. STORM DRAIN AND DRINKING WATER MAINS SHALL BE LOCATED ON THE NORTH AND EAST SIDES OF THE STREET.
4. SANITARY SEWER AND PRESSURIZED IRRIGATION MAINS SHALL BE LOCATED ON THE SOUTH AND WEST SIDES OF THE STREET.
5. ADA COMPLIANT PEDESTRIAN RAMPS SHALL BE PLACED ON ALL CORNERS OF INTERSECTIONS.

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

STANDARD DRAWING
UTILITY LOCATIONS AT INTERSECTIONS

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/13/2019
SCALE: NONE
STANDARD G-102

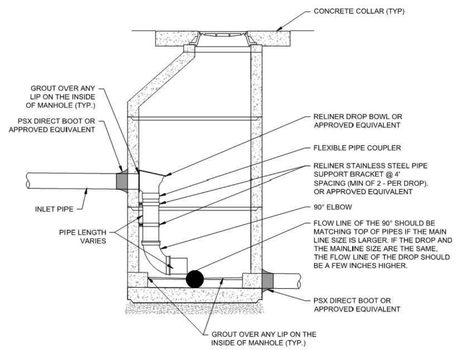


NOTES:
1. MANHOLE MUST MEET ALL THE REQUIREMENTS FOR A STANDARD MANHOLE IN ADDITION TO THE DROP MANHOLE REQUIREMENTS.

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

STANDARD DRAWING
DROP MANHOLE CROSS SECTION

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/13/2019
SCALE: NONE
STANDARD SS-302



NOTES:
1. MANHOLE MUST MEET ALL THE REQUIREMENTS FOR A STANDARD MANHOLE IN ADDITION TO THE DROP MANHOLE REQUIREMENTS.

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

STANDARD DRAWING
INSIDE DROP MANHOLE CROSS SECTION

DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 10/26/2020
SCALE: NONE
STANDARD SS-303

NO.	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

GLH INDUSTRIAL PARK – MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

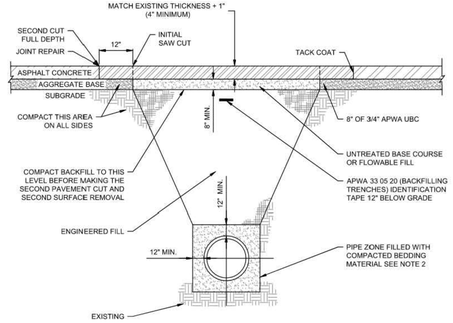
SPANISH FORK DETAIL SHEET

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
LICENSED
STATE OF UTAH

SHEET NO.
C4.0

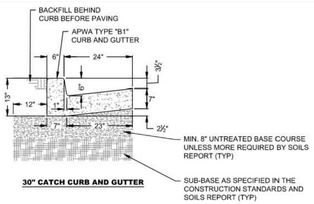
PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

CALL BEFORE YOU DIG
BLUE STAKES 1 800 662 4111

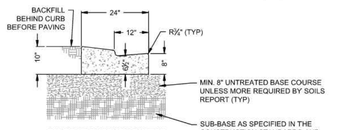


NOTES:
1. PAVEMENT CUTS SHALL BE A MINIMUM OF 3' X 3' AND ALSO BE MADE 12 INCHES OUTSIDE THE EDGE OF TRENCH FOR TRENCHES DEEPER THAN 4 FEET.
2. BEDDING MATERIAL SHALL EXTEND A MINIMUM OF 6" BELOW THE PIPE. BEDDING MATERIAL PER 39.35.040 B.
3. ASPHALT SHALL BE CUT TO THE SPECIFIED WIDTH DURING PIPELINE CONSTRUCTION AND SUBSURFACE RESTORATION. THE FINAL SAW-CUT SHALL BE AN ADDITIONAL 12" WIDER THAN THE EXISTING TRENCH ON EACH SIDE, REMOVING THE ASPHALT AND PROCEEDING WITH THE REMAINDER OF THE RESTORATION.
4. USE APWA NO. 4 SEWER ROCK FOR GRAVITY PIPE BEDDING MATERIAL. USE SAND AS A BEDDING MATERIAL FOR PRESSURE PIPE AND ELECTRICAL AND COMMUNICATION CONDUIT. BEDDING SAND MUST COMPACT SUFFICIENTLY TO SUPPORT THE PIPE AND SHALL MEET THE CITY'S GRADATION.

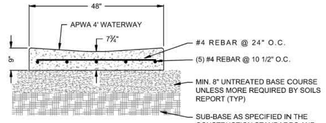
SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
ASPHALT RESTORATION
DEEP EXCAVATION & UTILITY POTHOLE REPAIR
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 10/6/2020
SCALE NONE | STANDARD G-101



30" CATCH CURB AND GUTTER



24" DRIVE THROUGH GUTTER
SEE NOTE 9



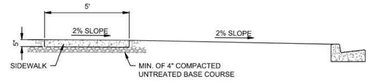
CROSS GUTTER

NOTES:
1. SUB-BASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND 1" ONTO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

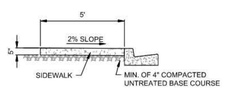
SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
APPROVED CURB & GUTTERS
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 1/28/2020
SCALE NONE | STANDARD ST-512



PLAN VIEW



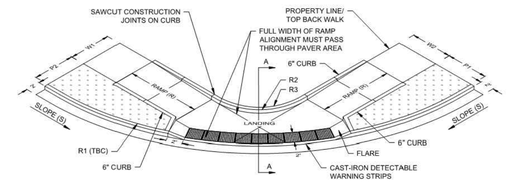
SIDEWALK CROSS-SECTION WITH PLANTER
SEE APWA PLAN NUMBER 231 CONCRETE SIDEWALK



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

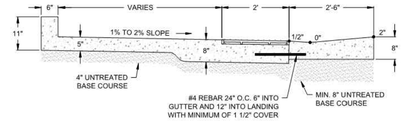
NOTES:
1. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE DOWELED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
2. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
3. SIDEWALK SHALL HAVE EXPANSION JOINTS EVERY 50'
4. TOP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

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
SIDEWALK
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018
SCALE NONE | STANDARD ST-514



SLOPE OF CURB AND GUTTER TO LANDING (S)	RAMP LENGTH (R)	CURB WALL
-0.45% OR MORE	5'	NO
-O.45% TO -2.0%	10'	YES
-2% OR LESS	15'	YES

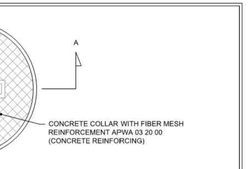
STREET TBC RADIUS (R1)				35' RADIUS		30' RADIUS		25' RADIUS	
SIDEWALK WIDTH (W1)	PLANTER WIDTH (P1)	SIDEWALK WIDTH (W2)	PLANTER WIDTH (P2)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)	PROPERTY LINE RADIUS (R2)	TOP BACK CURB RADIUS (R3)
5'	12'	5'	12'	2'6"	2'	2'6"	2'	2'6"	2'
5'	12'	5'	8'	2'6"	5'	2'6"	2'	2'6"	2'
5'	8'	5'	8'	5'6"	12'	2'6"	2'	2'6"	2'

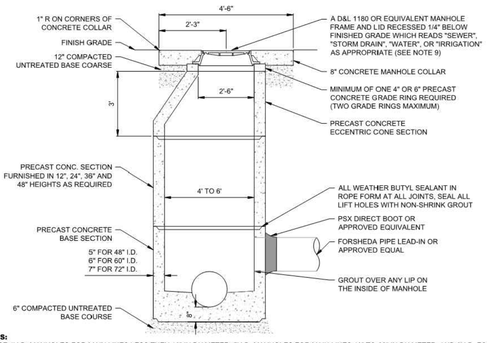


SECTION A-A

NOTES:
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR CAST-IRON DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A EAST JORDAN IRON WORKS OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE CORRECT TBC RADIUS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 5.5%.
3. THE SLOPE OF THE FLOWLINE OF GUTTER THROUGH A PEDESTRIAN RAMP SHALL BE 2.0% OR LESS OR APPROVED BY CITY ENGINEER.
4. CURB AND GUTTER SLOPE (S) AND RAMP LENGTHS (R) SHALL BE CLEARLY LABELED AND DRAWN ON ALL PLANS, SEE TABLE FOR (R2) AND (R3).
5. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
6. STANDARD PEDESTRIAN RAMPS HAVE BEEN DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.

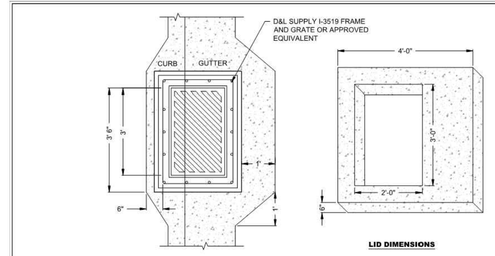
SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018
SCALE NONE | STANDARD ST-516



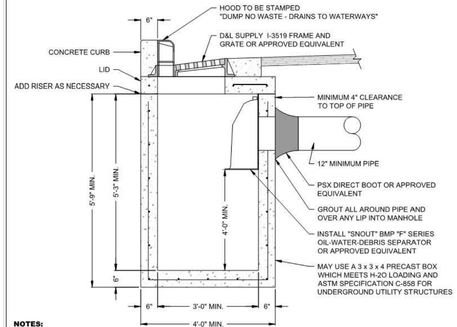


NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. STORM MANHOLES MAY HAVE FLAT BOTTOMS IN THE BASES.
8. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
9. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
10. ALL STORM DRAIN MANHOLES CONNECTED TO STORM DRAIN INLETS SHALL HAVE A FLAT BOTTOM WITH 18" MIN. FROM FLOW LINE TO BOTTOM OF BOX.
11. ALL STORM DRAIN MANHOLES NOT CONNECTED TO AN INLET BOX SHALL HAVE A TROUGH.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
STORM DRAIN MANHOLE
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018
SCALE NONE | STANDARD SD-401

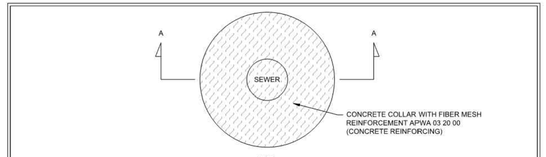


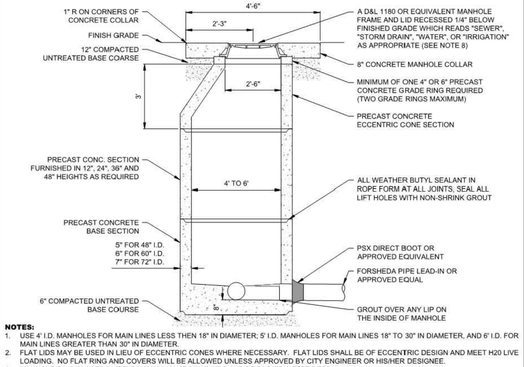
LID DIMENSIONS



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.

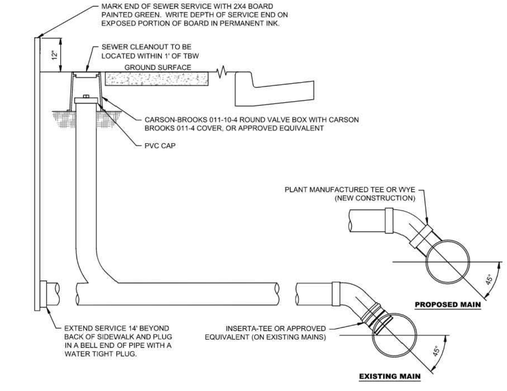
SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
STORM WATER INLET BOX
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 10/6/2020
SCALE NONE | STANDARD SD-404





NOTES:
1. USE 4' I.D. MANHOLES FOR MAIN LINES LESS THEN 18" IN DIAMETER; 5' I.D. MANHOLES FOR MAIN LINES 18" TO 30" IN DIAMETER, AND 6' I.D. FOR MAIN LINES GREATER THAN 30" IN DIAMETER.
2. FLAT LIDS MAY BE USED IN LIEU OF ECCENTRIC CONES WHERE NECESSARY. FLAT LIDS SHALL BE OF ECCENTRIC DESIGN AND MEET H20 LIVE LOADING. NO FLAT RING AND COVERS WILL BE ALLOWED UNLESS APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.
3. MANHOLE RIMS PLACED IN FIELDS SHALL HAVE SOLID LIDS AND BE BURIED 2 FEET DEEP.
4. MANHOLE RIMS OUT OF STREETS SHALL BE PLACED 4 INCHES ABOVE GRADE.
5. CONCRETE COLLAR AND RIM SHALL BE INSTALLED 1/4" BELOW PAVEMENT SURFACE AFTER THE 1 YEAR PRESERVATION COAT.
6. MANHOLE COLLARS AND RINGS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
7. CONCRETE COLLAR SHALL BE PLACED AFTER THE 1 YEAR PRESERVATION COAT WHEN APPLICABLE.
8. IN PAVED AREAS WITH A SLOPE GREATER THAN 5% USE AN EJIW 3624 TWIST BASE OR APPROVED EQUIVALENT.
9. FIVE (5) FOOT DIAMETER MANHOLES ARE REQUIRED IN THE FOLLOWING SITUATIONS:
   a. AT ALL INTERSECTIONS OF 3 OR MORE 8-INCH OR LARGER PIPE LINES.
   b. WHERE THE DEFLECTION ANGLE OF THE PIPE LINE IS 90 DEGREES OR GREATER.
   c. IN MANHOLES WITH PIPE SIZES FIFTEEN (15) OR EIGHTEEN (18) INCHES IN DIAMETER.
   d. IN MANHOLES GREATER THAN FIFTEEN (15) FEET DEEP.
   e. IN MANHOLES WITH A GRADE GREATER THAN TWENTY (20) PERCENT THROUGH THE MANHOLE, I.E. GREATER THAN
   f. A ONE (1) FOOT DROP.

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
SEWER MANHOLE
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 6/19/2018
SCALE NONE | STANDARD SS-301



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

SPANISH FORK CITY — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550
STANDARD DRAWING
SEWER SERVICE
DRAWN: JLR | DESIGN: MHC | REVISION: | DATE: 10/6/2020
SCALE NONE | STANDARD SS-305

NO	REVISIONS	BY	DATE
1	CITY COMMENTS	NJR	12/09/22
2	CITY COMMENTS	NJR	01/23/23

DESIGNER: SDT | PROJECT ENGINEER: SDT

CIR CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 – 801-949-6296

GLH INDUSTRIAL PARK – MASTERPLAN
700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

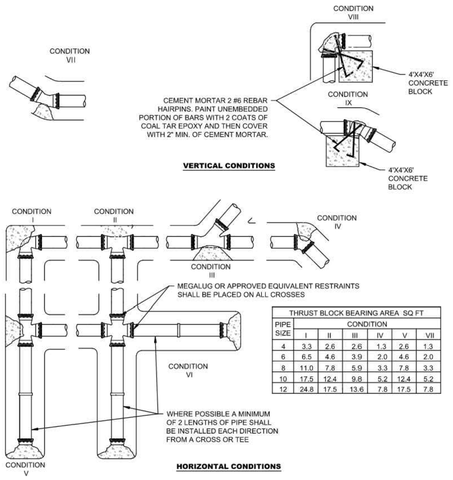
SPANISH FORK DETAIL SHEET

PROFESSIONAL ENGINEER — LICENSED — SCOTT D. THORSEN — No. 354291 — STATE OF UTAH

CALL BEFORE YOU DIG! — BLUE STAKES 1 800 662 4111

SHEET NO. C4.1

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'



THRUST BLOCK BEARING AREA. SQ FT						
PIPE SIZE	CONDITION					
	I	II	III	IV	V	VII
4	3.3	2.6	2.6	1.3	2.6	1.3
6	6.5	4.6	3.9	2.0	4.6	2.0
8	11.0	7.8	5.9	3.3	7.8	3.3
10	17.5	12.4	9.8	5.2	12.4	5.2
12	24.8	17.5	13.6	7.8	17.5	7.8

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

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

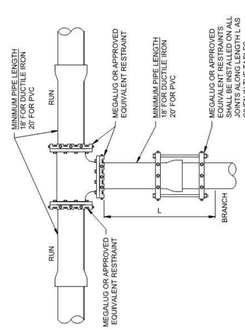
STANDARD DRAWING
CONCRETE THRUST BLOCKS FOR PRESSURE PIPE

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	6/19/2018

SCALE NONE
STANDARD W-201

CLASS A SOILS
GW: WELL GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC: CLAYEY SANDS, SAND-CLAY MIXTURES

CLASS B SOILS
GP: POORLY GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SP: POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM: SILTY SANDS, SAND SILT MIXTURES
CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS



PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS														
SOIL CONDITION & DEPTH OF PIPE	90° BEND						45° BEND						22 1/2° BEND	
	12"	10"	8"	6"	4"	3"	12"	10"	8"	6"	4"	3"	12"	10"
CLASS A NATIVE SOIL - 2' BURY	20	20	24	68	104	20	20	42	60	20	20	20	20	20
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	38	20	20	20	21	20	20	20	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	20	57	95	20	20	20	34	49	20	20	20	20
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	74	20	20	20	29	56	20	20	20	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS														
SOIL CONDITION & DEPTH OF PIPE	90° BEND						45° BEND						22 1/2° BEND	
	12"	10"	8"	6"	4"	3"	12"	10"	8"	6"	4"	3"	12"	10"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	21	18	18	18	18	18	18	18	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	18	38	100	18	18	18	18	49	78	18	18	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	49	18	18	18	18	19	37	18	18	18

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. MECHANICAL RESTRAINTS FOR PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

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

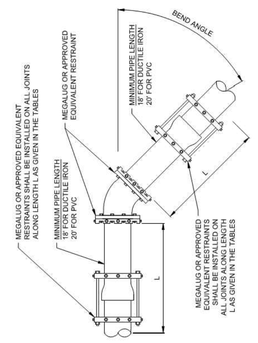
STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE TEES

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	6/19/2018

SCALE NONE
STANDARD W-202

CLASS A SOILS
GW: WELL GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SW: WELL GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GC: CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES
SC: CLAYEY SANDS, SAND-CLAY MIXTURES

CLASS B SOILS
GP: POORLY GRADED GRAVELS AND GRAVEL-SAND MIXTURES, LITTLE OR NO FINES
SP: POORLY GRADED SANDS AND GRAVELLY SANDS, LITTLE OR NO FINES
GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM: SILTY SANDS, SAND SILT MIXTURES
CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, LEAN CLAYS
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS



PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS														
SOIL CONDITION & DEPTH OF PIPE	90° BEND						45° BEND						22 1/2° BEND	
	12"	10"	8"	6"	4"	3"	12"	10"	8"	6"	4"	3"	12"	10"
CLASS A NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS														
SOIL CONDITION & DEPTH OF PIPE	90° BEND						45° BEND						22 1/2° BEND	
	12"	10"	8"	6"	4"	3"	12"	10"	8"	6"	4"	3"	12"	10"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18

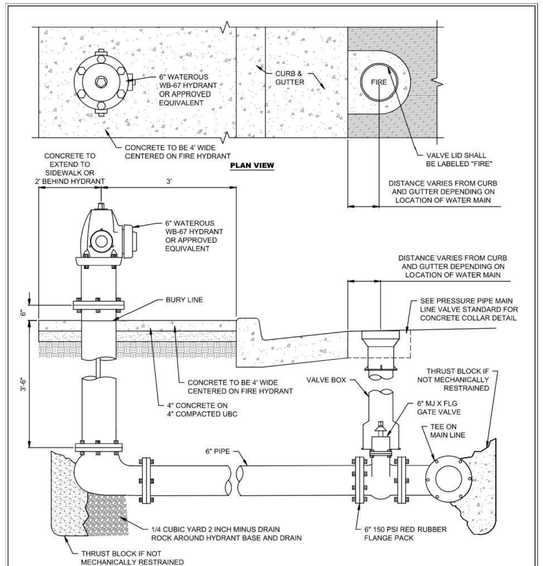
NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. MECHANICAL RESTRAINTS FOR PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED ENGINEER.
4. ALL RESTRAINTS ON VERTICAL BENDS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
5. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
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STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	6/19/2018

SCALE NONE
STANDARD W-203



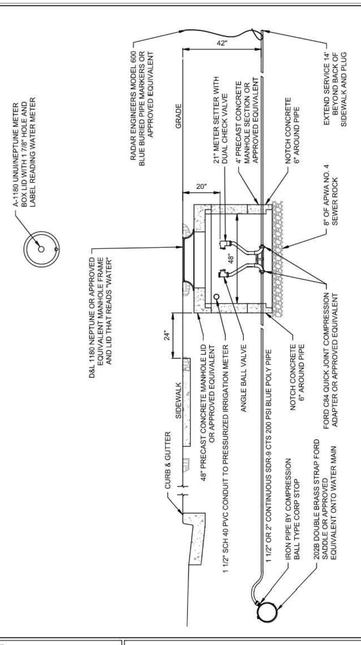
NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING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

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

STANDARD DRAWING
FIRE HYDRANT

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2018

SCALE NONE
STANDARD W-210



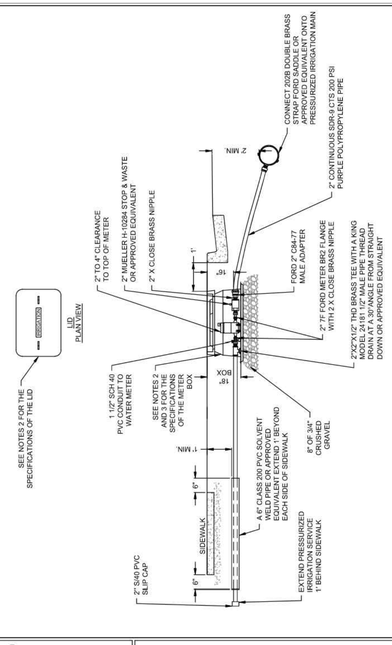
NOTES:
1. 1 1/2" CONDUIT 18" BELOW GRADE.
2. CONTRACTOR SHALL INSTALL 1 1/2" AND 2" METERS (METER TO BE PROVIDED BY SPANISH FORK CITY).
3. TYPE OF METER TO BE USED SHALL BE DETERMINED BY THE CITY.

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

STANDARD DRAWING
2" WATER SERVICE

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2018

SCALE NONE
STANDARD W-214



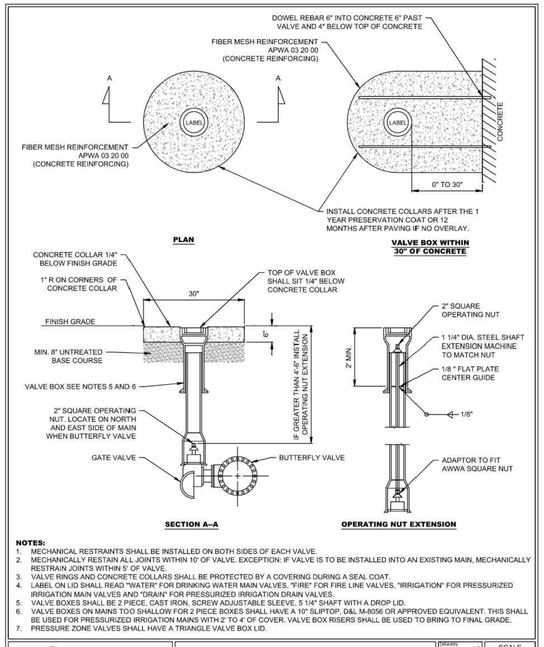
NOTES:
1. ALL METER AND APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 2AX36 1730-18 BOX OR APPROVED EQUIVALENT. WITH A 1730-3B LID OR APPROVED EQUIVALENT.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. SPACE ROCK UNDER METER BOX TO ALLOW FOR DRAINAGE. SEE DETAIL FOR SPACE ROCK.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. ANY IMPELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.

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

STANDARD DRAWING
2" PRESSURIZED IRRIGATION SERVICE

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	6/19/2018

SCALE NONE
STANDARD W-221



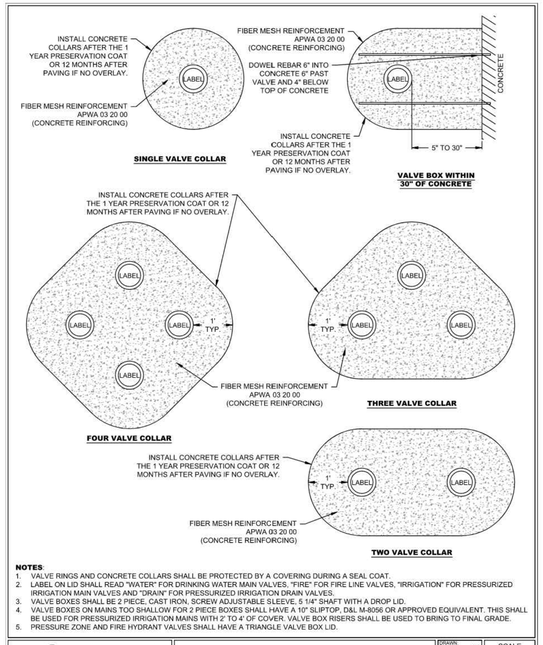
NOTES:
1. MECHANICAL RESTRAINTS SHALL BE INSTALLED ON BOTH SIDES OF EACH VALVE.
2. MECHANICALLY RESTRAIN ALL JOINTS WITHIN 10' OF VALVE. EXCEPTION: IF VALVE IS TO BE INSTALLED INTO AN EXISTING MAIN, MECHANICALLY RESTRAIN JOINTS WITHIN 5' OF VALVE.
3. VALVE RINGS AND CONCRETE COLLARS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
4. LABEL ON LID SHALL READ "WATER" FOR DRINKING WATER MAIN VALVES, "FIRE" FOR FIRE LINE VALVES, "IRRIGATION" FOR PRESSURIZED IRRIGATION MAIN VALVES AND "DRAIN" FOR PRESSURIZED IRRIGATION DRAIN VALVES.
5. VALVE BOXES SHALL BE 2 PIECE, CAST IRON, SCREW ADJUSTABLE SLEEVE, 5 1/4" SHAFT WITH A DROP LID.
6. VALVE BOXES ON MAINS TOO SHALLOW FOR 2 PIECE BOXES SHALL HAVE A 10" SLIPTOP, D&L M-8056 OR APPROVED EQUIVALENT. THIS SHALL BE USED FOR PRESSURIZED IRRIGATION MAINS WITH 2' TO 4' OF COVER. VALVE BOX RISERS SHALL BE USED TO BRING TO FINAL GRADE.
7. PRESSURE ZONE VALVES SHALL HAVE A TRIANGLE VALVE BOX LID.

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

STANDARD DRAWING
PRESSURE PIPE MAIN LINE VALVE

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	6/19/2018

SCALE NONE
STANDARD W-206



NOTES:
1. VALVE RINGS AND CONCRETE COLLARS SHALL BE PROTECTED BY A COVERING DURING A SEAL COAT.
2. LABEL ON LID SHALL READ "WATER" FOR DRINKING WATER MAIN VALVES, "FIRE" FOR FIRE LINE VALVES, "IRRIGATION" FOR PRESSURIZED IRRIGATION MAIN VALVES AND "DRAIN" FOR PRESSURIZED IRRIGATION DRAIN VALVES.
3. VALVE BOXES SHALL BE 2 PIECE, CAST IRON, SCREW ADJUSTABLE SLEEVE, 5 1/4" SHAFT WITH A DROP LID.
4. VALVE BOXES ON MAINS TOO SHALLOW FOR 2 PIECE BOXES SHALL HAVE A 10" SLIPTOP, D&L M-8056 OR APPROVED EQUIVALENT. THIS SHALL BE USED FOR PRESSURIZED IRRIGATION MAINS WITH 2' TO 4' OF COVER. VALVE BOX RISERS SHALL BE USED TO BRING TO FINAL GRADE.
5. PRESSURE ZONE AND FIRE HYDRANT VALVES SHALL HAVE A TRIANGLE VALVE BOX LID.

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

STANDARD DRAWING
VALVE COLLARS

DRAWN:	JLR
DESIGN:	MHC
REVISION:	
DATE:	4/16/2018

SCALE NONE
STANDARD W-209

NO	REVISIONS	BY	DATE
1.	CITY COMMENTS	NJR	12/09/22
2.	CITY COMMENTS	NJR	01/23/23

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-6296

DESIGNER: SDT PROJECT ENGINEER: SDT

GLH INDUSTRIAL PARK - MASTERPLAN

700 WEST 2700 NORTH, SPANISH FORK CITY, UTAH

SPANISH FORK DETAIL SHEET

PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH
LICENSED

CALL BEFORE YOU DIG! 811 BLUE STAKES 1 800 662 4111

SHEET NO.
C4.2

PROJECT ID	DATE:
E22-115	08/23/22
FILE NAME: PRJ-RSP	SCALE: 1"=120'

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 Marshal;

WHEREAS a public hearing was held before the Planning Commission on March 1, 2023, whereat public comment was received; and

WHEREAS a public hearing was held before the Spanish Fork City Council on March __, 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 Marshal, 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: March __, 2023.

_____
MIKE MENDENHALL, Mayor

Attest:

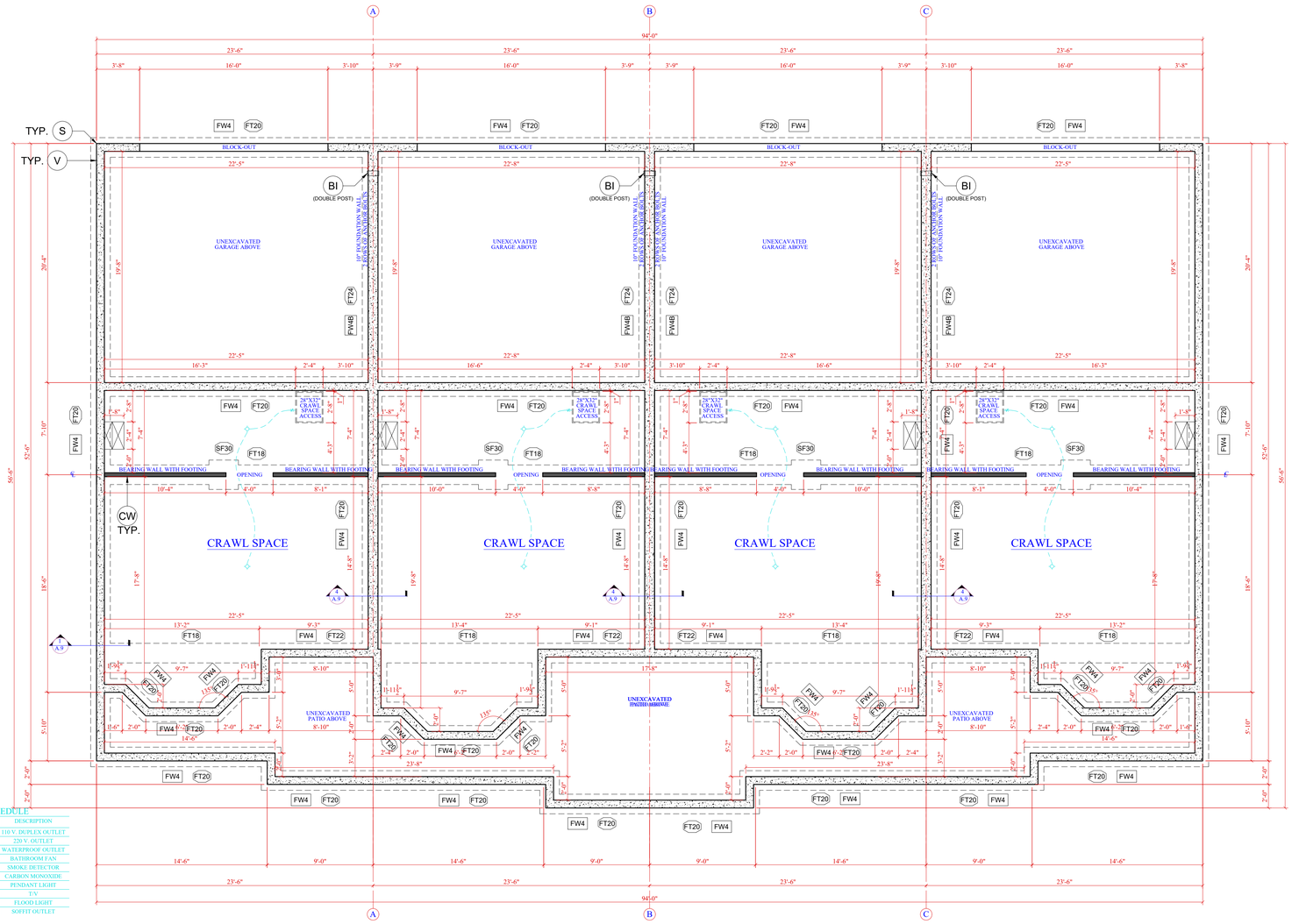
_____
TARA SILVER, City Recorder

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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1602 West 1000 North
Provo, Utah 84604
terrydjudd@gmail.com
801.310.7031
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

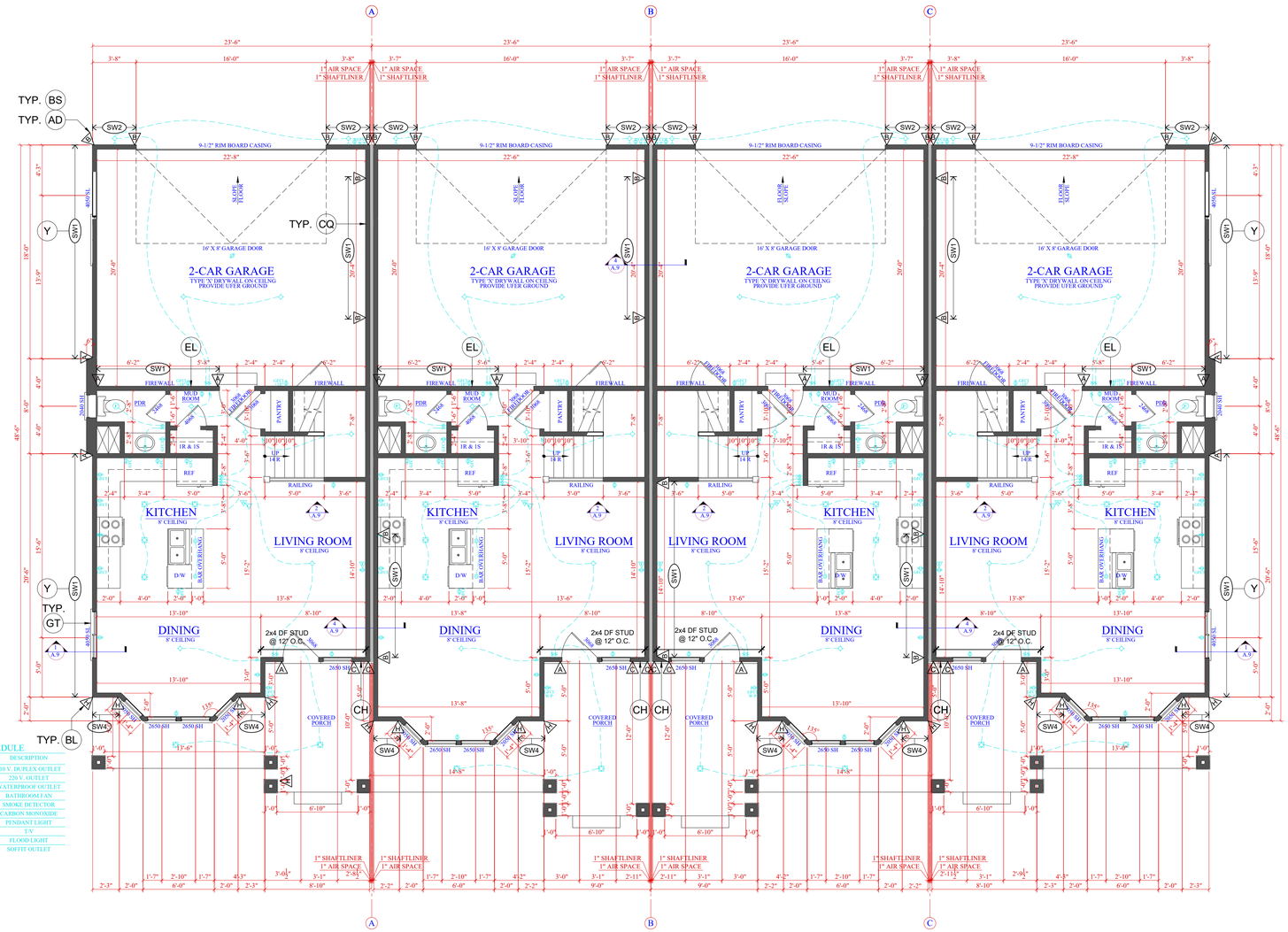
3/32" SCALE 11X17——3/16" SCALE 24X36
SQ. FT. ——— 625
GARAGE——— 474

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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HALES
FOUR-PLEX
UNITS 1-4

Address:
200 North 600 East
Spanish Fork, Utah

DATE: January 9, 2023

PROJECT #: 07:079:0025

DRAWING TITLE: MAIN FLOOR PLAN

24X36: 1/4" SCALE

11X17: 1/8" SCALE

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

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

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

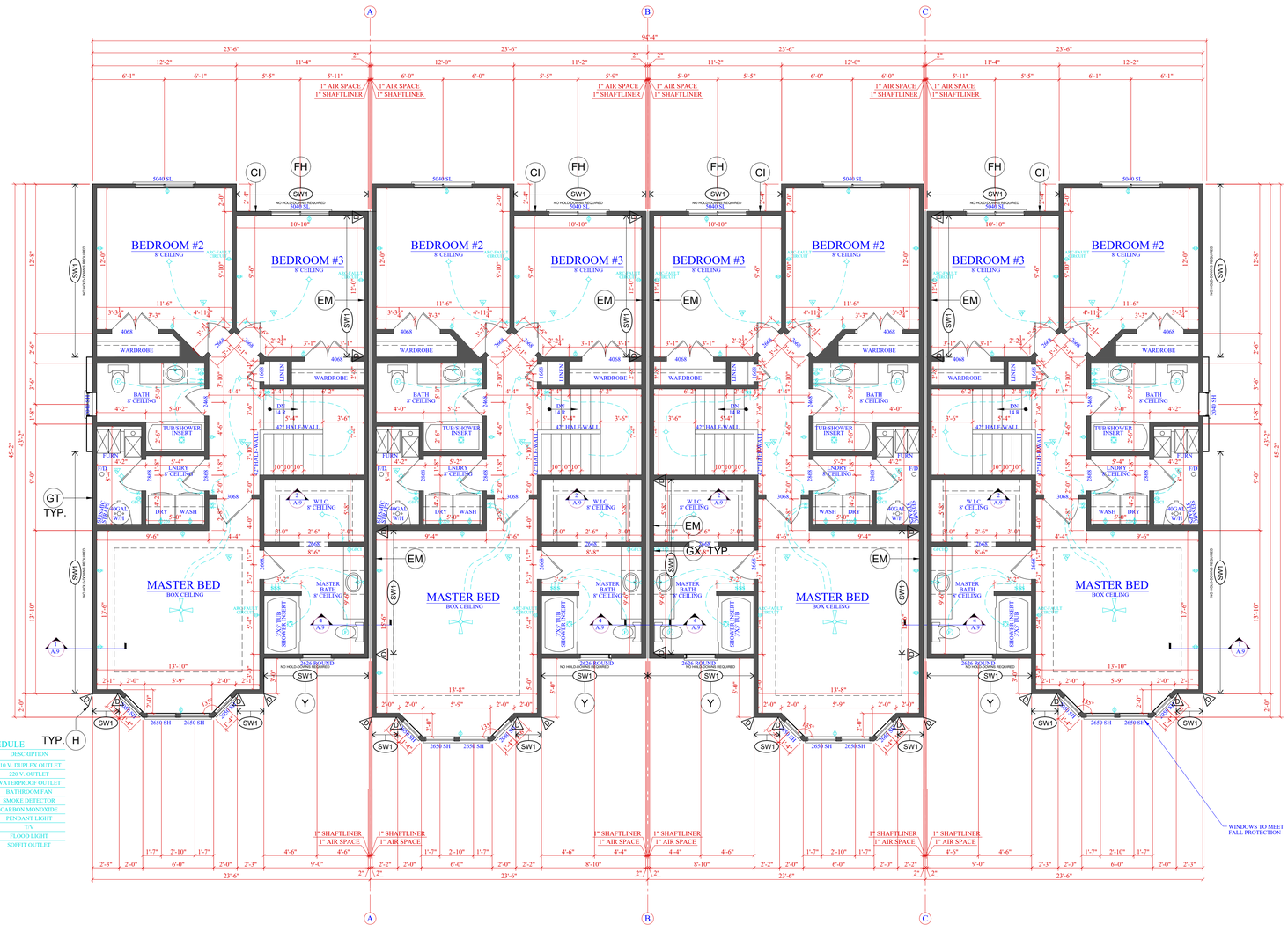
SHEET
A3.1

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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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:
SECOND FLOOR PLAN

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

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

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HOLD-DOWN SCHEDULE

MARK	HOLD-DOWN	MINIMUM FASTENERS	ANCHOR	POST
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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"

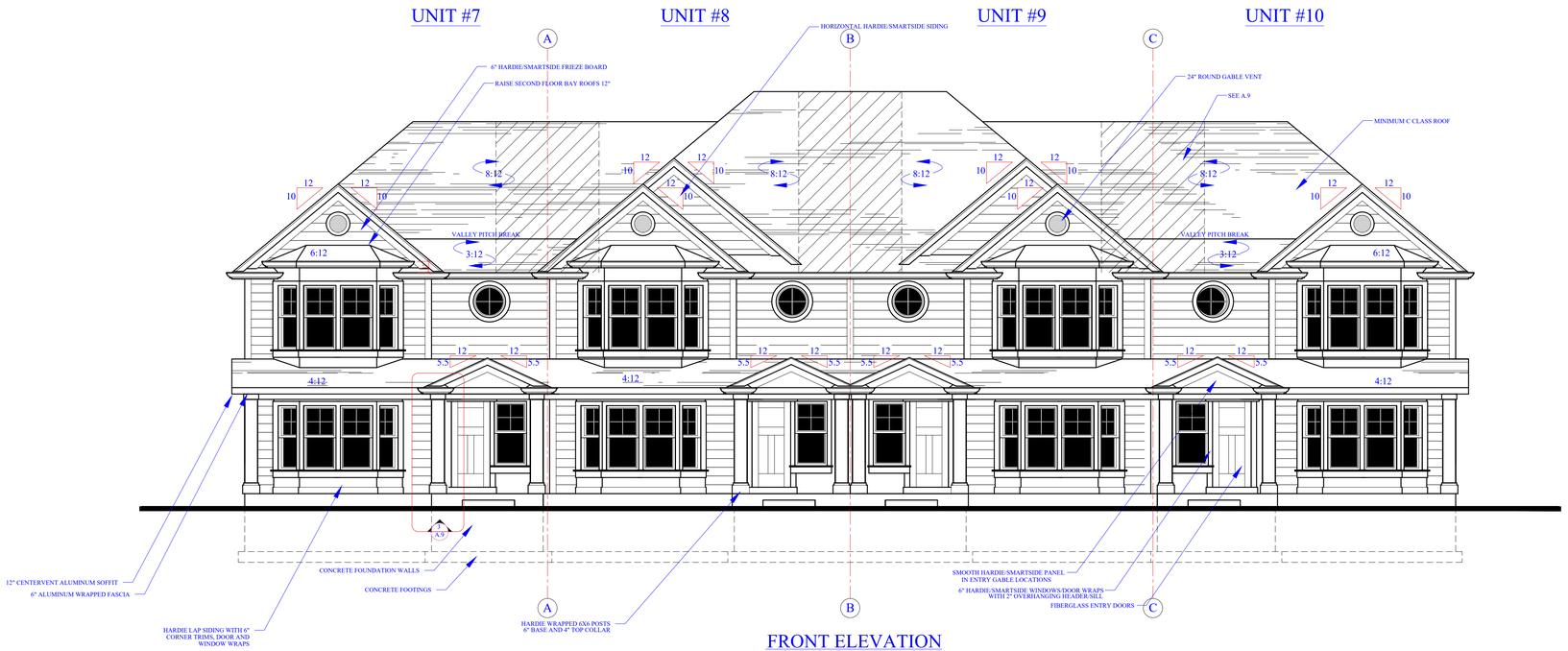
1. SHEATHING SHALL CONSIST OF WOOD STRUCTURAL PANELS (SEE GSN).
2. SHEATHING NAILS SHALL BE COMMON OR GALVANIZED BOX NAILS - FIELD NAIL SPACING SHALL BE 12" FOR STUDS SPACED 16" O.C. OR LESS AND 6" O.C. FOR STUDS SPACED AT 24" O.C.
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6. FOR SW3, SW4, 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

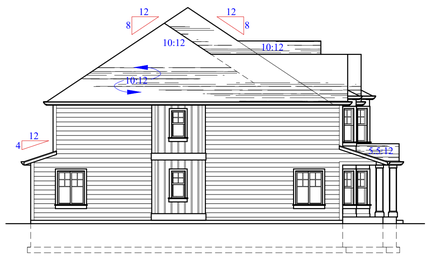
DATE	DESCRIPTION

SHEET
A3.2



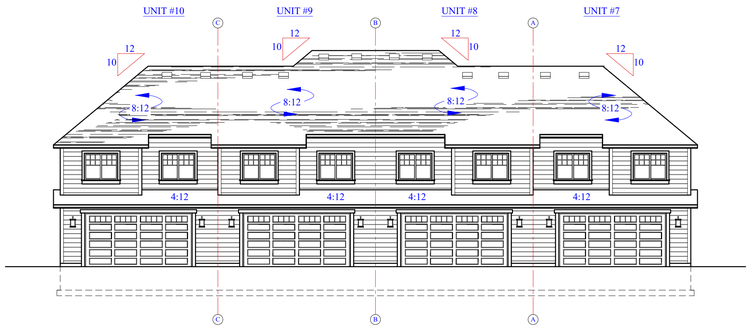
FRONT ELEVATION

11x17: 1/8" SCALE——24X36: 1/4" SCALE



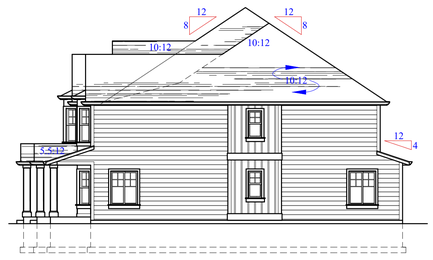
LEFT SIDE ELEVATION

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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Terry Judd Architect
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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:

ELEVATION PLANS

24X36: 1/4" SCALE

11X17: 1/8" SCALE

ENGINEER OF RECORD

REVISIONS	
DATE	DESCRIPTION

SHEET

A4.1