Wednesday, January 19, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting in the City Council Chambers at the Spanish Fork City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 11:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. January 5, 2022**
Meeting	Jan 19, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. General Plan Amendment

Subject	**A. TRANSPORTATION MASTER PLAN. The proposal involves a revision to the Transportation Master Plan.**
Meeting	Jan 19, 2022 - Development Review Committee
Category	2. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments
TMP CC Memo - Jan 2022.pdf (1,105 KB)

3. Constructions Standards

Subject	**A. CONSTRUCTION STANDARDS Revision 1. Proposed amendments to Policy 4.39 of the Construction Standards.**
Meeting	Jan 19, 2022 - Development Review Committee
Category	3. Constructions Standards
Access	Public
Type	Action, Discussion

File Attachments
CC Memo - Proposed Construction Standards Revisions 1-11-2022.pdf (5,075 KB)

4. Concept Review

Subject	**A. SFCN FIBER HUTS. The concept proposes the construction of fiber huts on various properties within Spanish Fork City.**
Meeting	Jan 19, 2022 - Development Review Committee
Category	4. Concept Review
Access	Public
Type	Discussion

File Attachments
Draft - SFCN Fiber Huts 10-26-2021.pdf (14,076 KB)

SFCN Fiber Hut Plans.pdf (252 KB)

Subject	**B. ESCALANTE TOWNHOMES. The concept proposes residential development of property located at approximately 1060 East 400 North.**
Meeting	Jan 19, 2022 - Development Review Committee
Category	4. Concept Review
Access	Public
Type	Discussion

File Attachments
plans.concept.escalantetownhomes.1-5-2022.pdf (79 KB)

5. Zone Change

Subject	**A. D-LAND WEST. The proposal involves changing the current zone from R-R to R-3 for property located at 1113 West 100 South.**
Meeting	Jan 19, 2022 - Development Review Committee
Category	5. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.d-landwest.1-19-2022.pdf (628 KB)

Subject	**B. D-LAND EAST. The proposal involves changing the current zone from P-F to R-3 for property located at approximately 3100 East 1850 South.**
Meeting	Jan 19, 2022 - Development Review Committee
Category	5. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.d-landeast.1-19-2022.pdf (766 KB)

6. Adjourn

Memo

To: City Council

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

Date: January 2022

Re: Transportation Master Plan Revision

Staff Report

RECOMMENDED ACTION

Approve the revision to the Transportation Master Plan.

BACKGROUND

- South Ln and other roads in Annie's Acres area changed alignment, including addition of a roundabout
    - Upon approval, currently planned trails in this area will match new road alignments

Attached: Summary images and text displaying changes

Volunteer Drive Connection, 300 E Connection & Proposed Roundabout



Existing



Memo

To: Mayor and City Council

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

Date: January 11 , 2022

Re: Ordinance Construction Standards Revision

Staff Report

RECOMMENDED ACTION

Approve Ordinance to revise the construction standards.

BACKGROUND

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

- Modifies standards W-214, W-215, W-218, W-219 & W-222 to call out the correct manhole lid.
- Adds Private Sleeves, Casings, and or Carrier Piping note.
- Modifies Concrete Collar to read ⅛" (max) instead of ¼"

Attached: proposed revisions

ORDINANCE _____

ROLL CALL

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

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

ORDINANCE _____

AN ORDINANCE AUTHORIZING AMENDMENTS TO THE CONSTRUCTION STANDARDS OF THE CITY

WHEREAS, Spanish Fork City has adopted construction standards as a part of its subdivision ordinance; and

WHEREAS, the purpose of the construction standards is to assure a high quality infrastructure product which is free of defects and which will provide a source of reliability for the residents of the City;

and

WHEREAS, in order to meet the purposes of the standards, it is necessary, from time to time, to make amendments and improvements thereto; and

WHEREAS, the City has recently been required by the State and EPA to meet more stringent storm water discharge requirements; and

WHEREAS, the Public Works Department has proposed various changes to the Standards to meet the storm water discharge requirements, to meet the most recent standards proposed by the American Public Works Association, and for the betterment of the residents of the City; and

WHEREAS, a public hearing was held before the Planning Commission on December 1, 2021, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on December 7, 2021, whereat additional public comment was received; and

WHEREAS, in order to protect the health, safety, and welfare of the residents of the City, it is necessary to make amendments to the construction and development standards of the City;

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

I.

The construction standards of Spanish Fork City, as incorporated by the subdivision ordinance, are hereby amended. A full copy of the standards are attached hereto as exhibit "A" and incorporated herein by this reference.

II.

This ordinance shall not be part of the Spanish Fork City Municipal Code.

III.

This ordinance shall become effective twenty days after passage and publication.

DATED this 7th day of December, 2021.

_____
STEVE LEIFSON, Mayor

Attest:

_____
Tara Silver, City Recorder

NOTICE OF A
PUBLIC HEARING

The Spanish Fork Planning Commission and City Council will review Amendments to City Standards Policy 39 on Wednesday, December 1, Tuesday, December 7, at approximately 6:00 p.m. The meeting will be held in the Council Chambers at 40 South Main Street in Spanish Fork. If you have any questions or comments concerning the Amendments, or if you are unable to attend the meeting, please contact the Community Development Department, at 801.804.4580 and your written comments will be forwarded to the Planning Commission and City Council.

Published in the Daily Herald Month Date, 2021



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

CONSTRUCTION STANDARDS

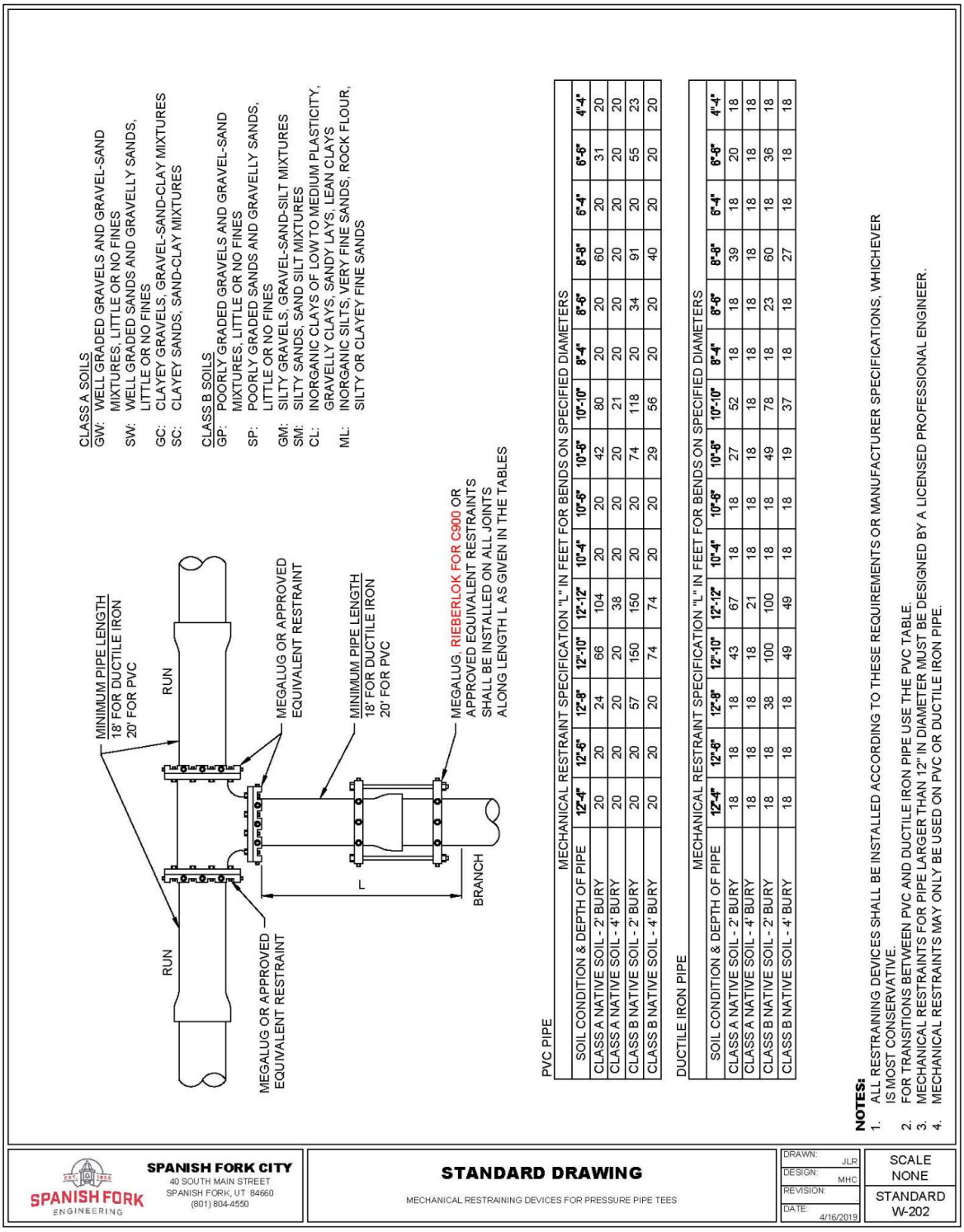
Chapter 4.39.20. Improvement and Design Requirements

4.39.20.040. Utility Improvements

B. Placement and Location. All meter boxes shall have their location and grade staked prior to installation. No meter boxes shall be set in sidewalks or driveways. All meters ~~Meters that are located within a driveway~~ must have a 48" precast concrete manhole section with D&L ~~A-1180~~ A-1180-711 or approved equivalent manhole frame and lid that reads water. Service taps shall be a minimum of 24 ~~36~~ inches or 1.5x's main line diameter apart. No taps will be allowed within 24 ~~36~~ inches or 1.5x's main line diameter of the end of pipe.

4.39.45.050. Meters, Boxes and Services

E. Private Sleeves, Casings, and or Carrier Piping. Private sleeves, casings, and carrier piping may not be placed under roads or alleys.



PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS														
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	12"-12"	10"-4"	10"-6"	10"-8"	10"-10"	8"-4"	8"-6"	8"-8"	6"-4"	6"-6"	4"-4"
CLASS A NATIVE SOIL - 2' BURY	20	20	24	66	104	20	20	42	80	20	20	60	20	31	20
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	38	20	20	20	21	20	20	20	20	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	57	150	150	20	20	74	118	20	34	91	20	55	23
CLASS B NATIVE SOIL - 4' BURY	20	20	20	74	74	20	20	29	56	20	20	40	20	20	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS														
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	12"-12"	10"-4"	10"-6"	10"-8"	10"-10"	8"-4"	8"-6"	8"-8"	6"-4"	6"-6"	4"-4"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	43	67	18	18	27	52	18	18	39	18	20	18
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	21	18	18	18	18	18	18	18	18	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	38	100	100	18	18	49	78	18	23	60	18	36	18
CLASS B NATIVE SOIL - 4' BURY	18	18	18	49	49	18	18	19	37	18	18	27	18	18	18

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR TRANSITIONS BETWEEN 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.

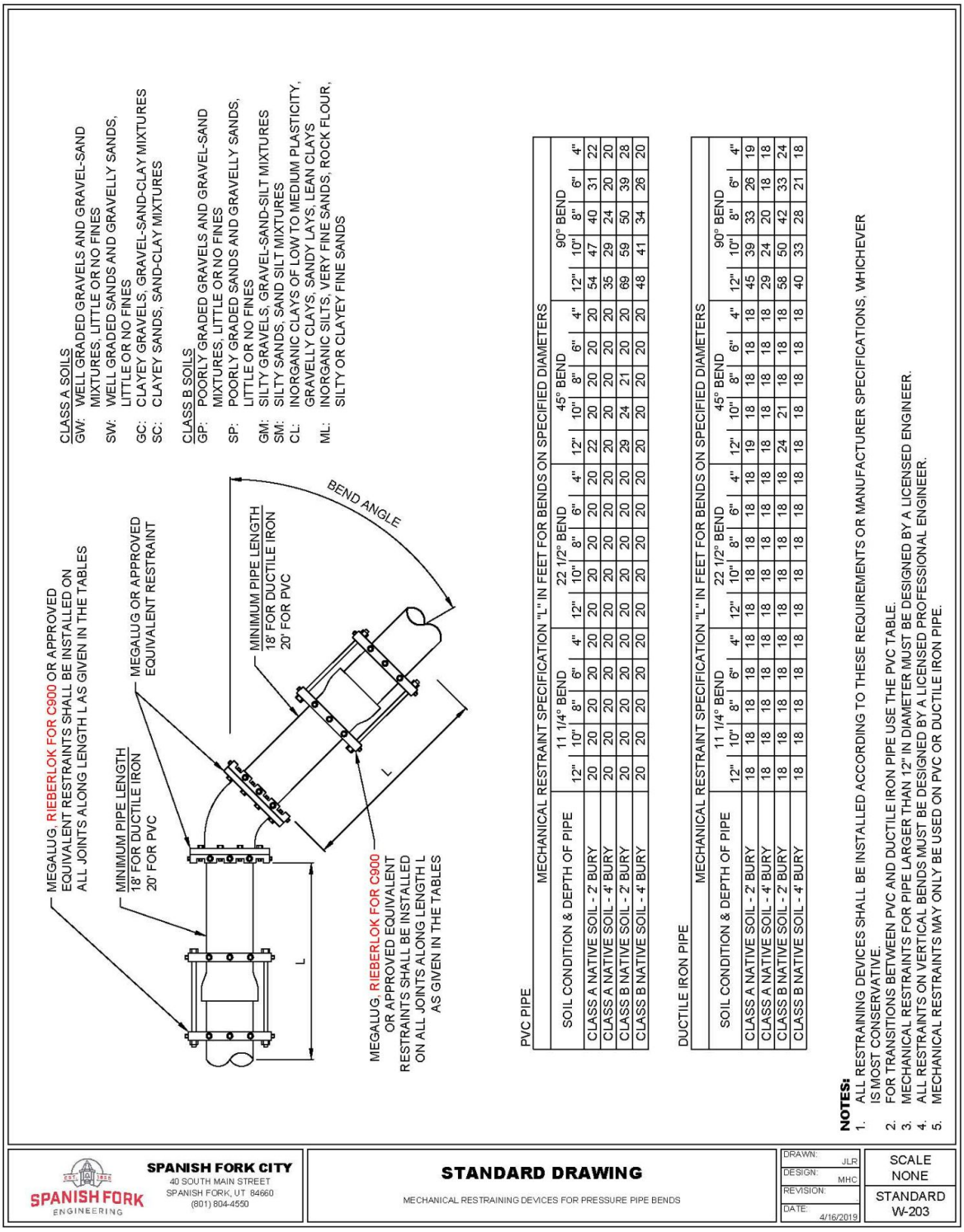
SPANISH FORK ENGINEERING

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: 4/16/2019

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 LAYS, 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	11 1/4° BEND					22 1/2° BEND					45° BEND					90° BEND				
	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	22	20	20	20	20	54	47	40	31	22
CLASS A NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	35	29	24	20	20
CLASS B NATIVE SOIL - 2' BURY	20	20	20	20	20	20	20	20	20	20	29	24	21	20	20	69	59	50	39	28
CLASS B NATIVE SOIL - 4' BURY	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	48	41	34	26	20

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR BENDS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	11 1/4° BEND					22 1/2° BEND					45° BEND					90° BEND				
	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	19	18	18	18	18	45	39	33	26	19
CLASS A NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	29	24	20	18	18
CLASS B NATIVE SOIL - 2' BURY	18	18	18	18	18	18	18	18	18	18	24	21	18	18	18	58	50	42	33	24
CLASS B NATIVE SOIL - 4' BURY	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	40	33	28	21	18

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR TRANSITIONS BETWEEN 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 ENGINEERING

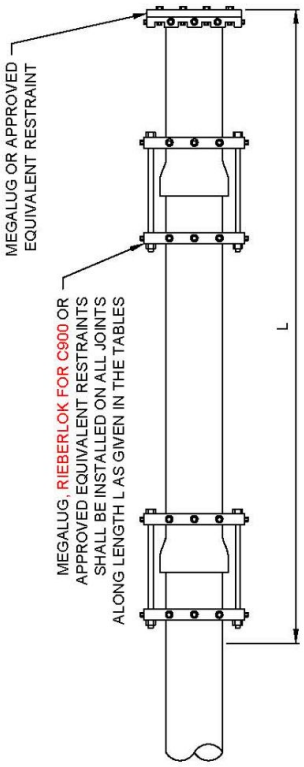
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS

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

SCALE NONE

STANDARD W-203



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
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GM: SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES
SM: SILTY SANDS, SAND SILT MIXTURES
CL: INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY LAYS, LEAN CLAYS
ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

PVC PIPE
MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR DEAD ENDS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	180	153	128	98	70
CLASS A NATIVE SOIL - 4' BURY	113	95	79	60	42
CLASS B NATIVE SOIL - 2' BURY	231	197	166	127	91
CLASS B NATIVE SOIL - 4' BURY	123	104	87	66	47

DUCTILE IRON PIPE
MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR DEAD ENDS ON SPECIFIED DIAMETERS

SOIL CONDITION & DEPTH OF PIPE	12"	10"	8"	6"	4"
CLASS A NATIVE SOIL - 2' BURY	110	94	79	60	43
CLASS A NATIVE SOIL - 4' BURY	72	51	42	32	23
CLASS B NATIVE SOIL - 2' BURY	143	123	103	80	57
CLASS B NATIVE SOIL - 4' BURY	79	67	56	42	30

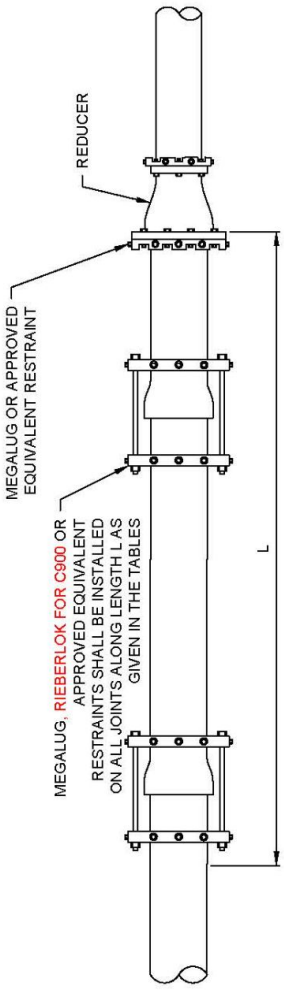
NOTES:
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2. FOR DEAD ENDS WITH BOTH PVC AND DUCTILE IRON PIPE USE THE PVC TABLE.
3. MECHANICAL RESTRAINTS FOR PIPE LARGER THAN 12" IN DIAMETER MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
4. MECHANICAL RESTRAINTS MAY ONLY BE USED ON PVC OR DUCTILE IRON PIPE.

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

STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE DEAD ENDS

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

SCALE NONE
STANDARD W-204



PVC PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR REDUCERS ON SPECIFIED DIAMETERS										
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	10"-4"	10"-6"	10"-8"	8"-4"	8"-6"	6"-4"
CLASS A NATIVE SOIL - 2' BURY	138	130	95	88	124	94	51	92	33	51
CLASS A NATIVE SOIL - 4' BURY	98	82	60	55	77	58	32	57	18	31
CLASS B NATIVE SOIL - 2' BURY	200	168	122	113	160	121	66	119	43	66
CLASS B NATIVE SOIL - 4' BURY	107	89	65	60	85	64	35	62	36	34

DUCTILE IRON PIPE

MECHANICAL RESTRAINT SPECIFICATION "L" IN FEET FOR REDUCERS ON SPECIFIED DIAMETERS										
SOIL CONDITION & DEPTH OF PIPE	12"-4"	12"-6"	12"-8"	12"-10"	10"-4"	10"-6"	10"-8"	8"-4"	8"-6"	6"-4"
CLASS A NATIVE SOIL - 2' BURY	95	80	58	54	76	57	31	57	33	31
CLASS A NATIVE SOIL - 4' BURY	52	44	32	30	41	31	18	30	18	18
CLASS B NATIVE SOIL - 2' BURY	124	104	76	70	100	75	41	74	43	41
CLASS B NATIVE SOIL - 4' BURY	68	57	42	39	54	41	22	40	23	22

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 LAYS, LEAN CLAYS
- ML: INORGANIC SILTS, VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS

NOTES:
1. ALL RESTRAINING DEVICES SHALL BE INSTALLED ACCORDING TO THESE REQUIREMENTS OR MANUFACTURER SPECIFICATIONS, WHICHEVER IS MOST CONSERVATIVE.
2. FOR DEAD ENDS WITH BOTH 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 ENGINEERING

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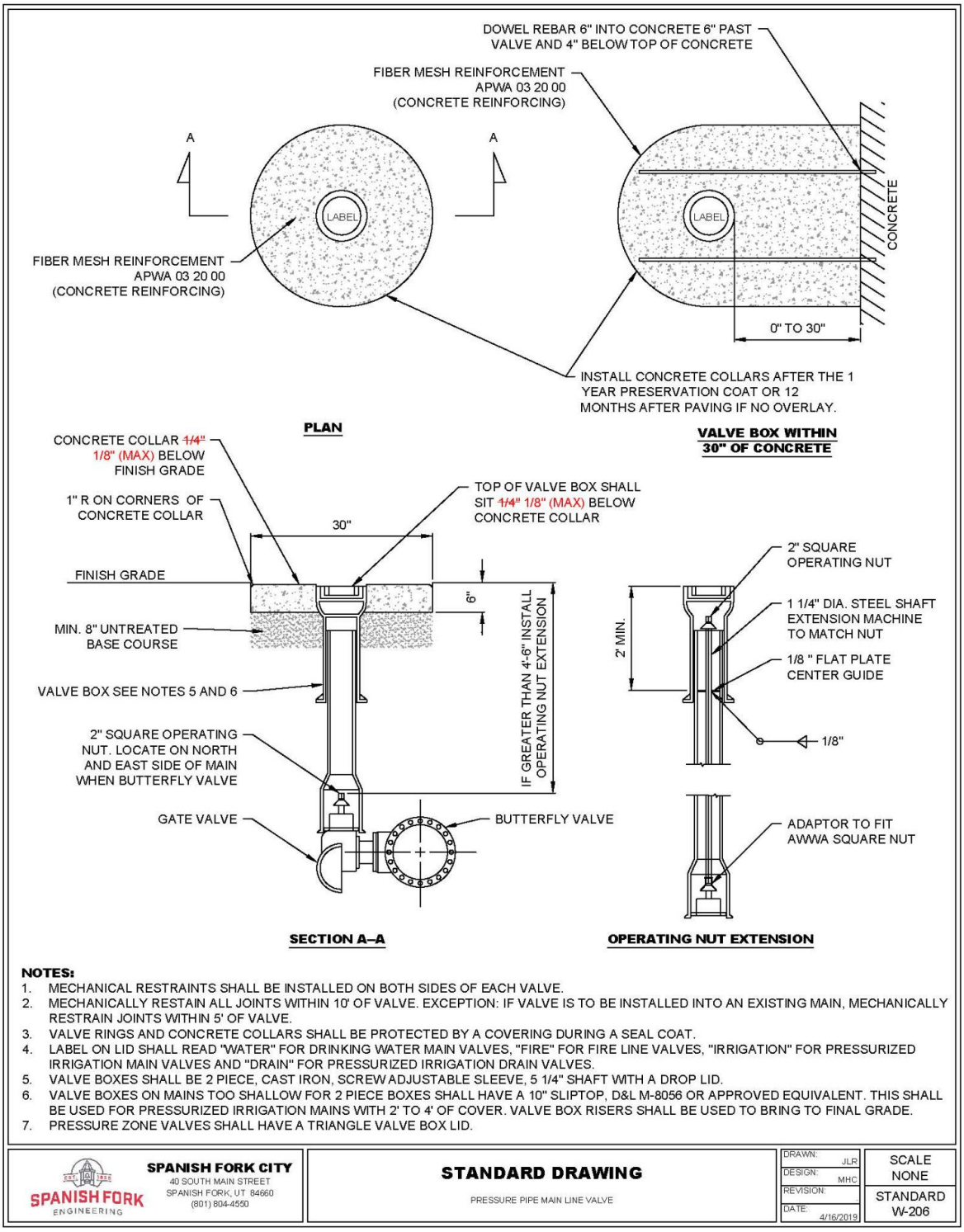
STANDARD DRAWING

MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE REDUCERS

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

SCALE NONE

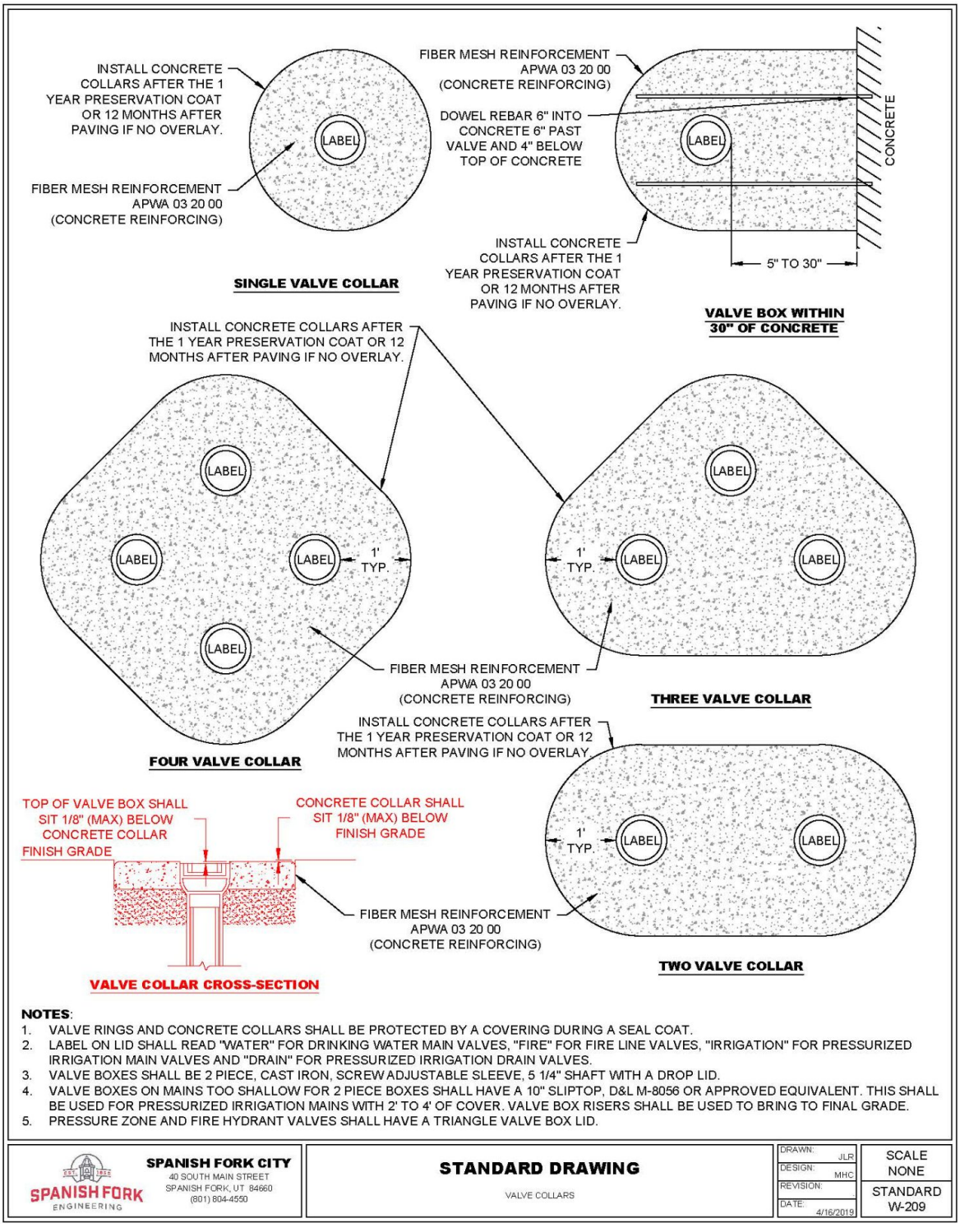
STANDARD W-205



NOTES:

1. MECHANICAL RESTRAINTS SHALL BE INSTALLED ON BOTH SIDES OF EACH VALVE.
2. MECHANICALLY RESTAIN 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.

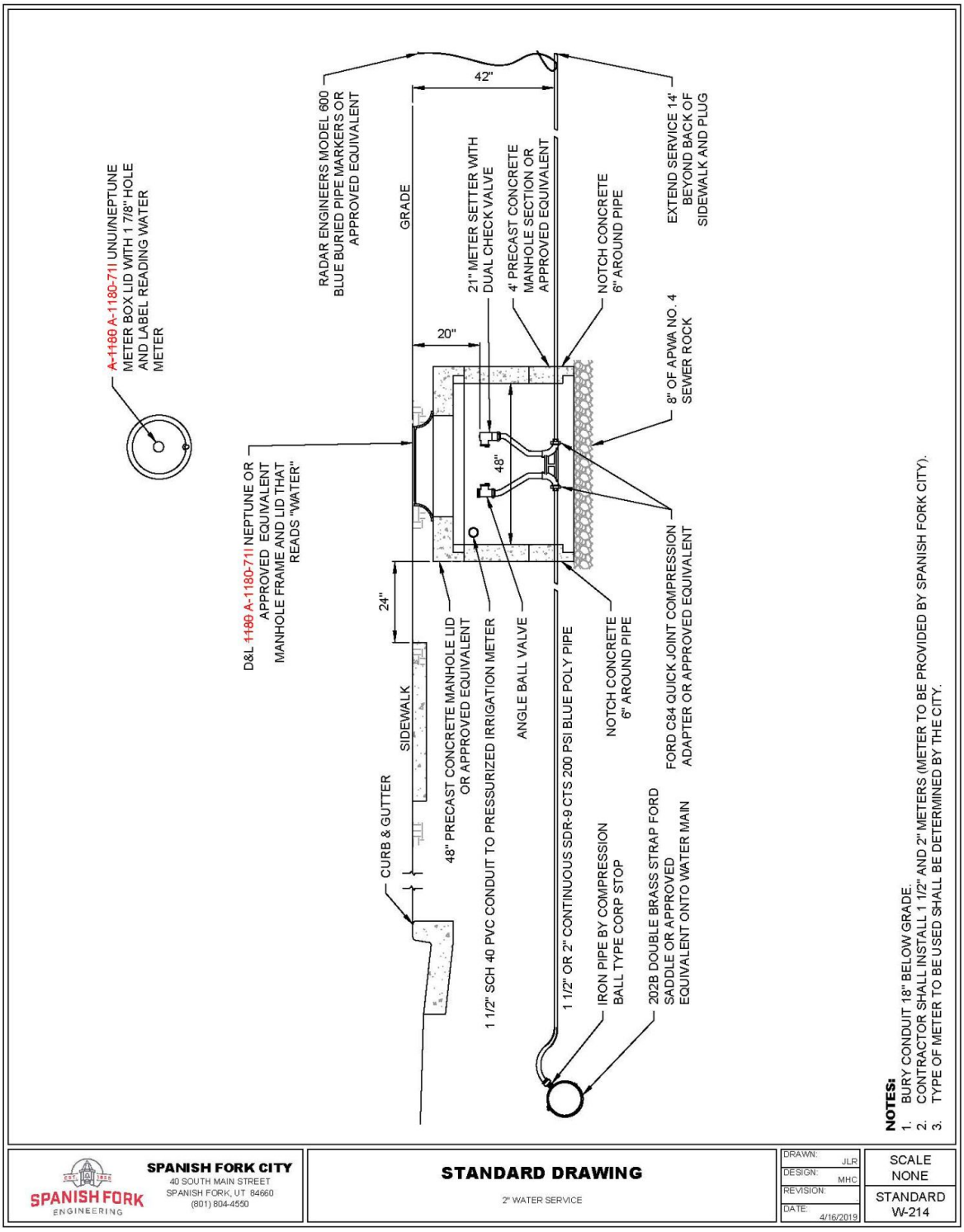
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** PRESSURE PIPE MAIN LINE VALVE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD W-206

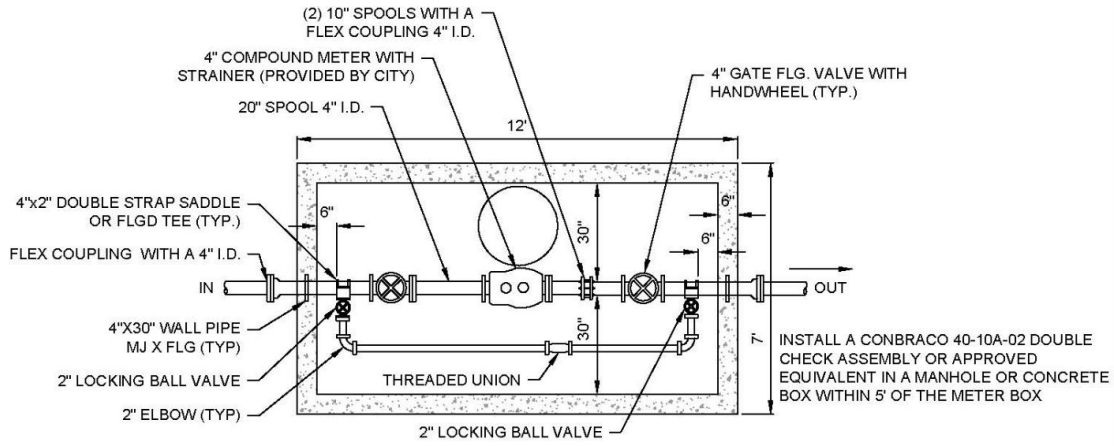


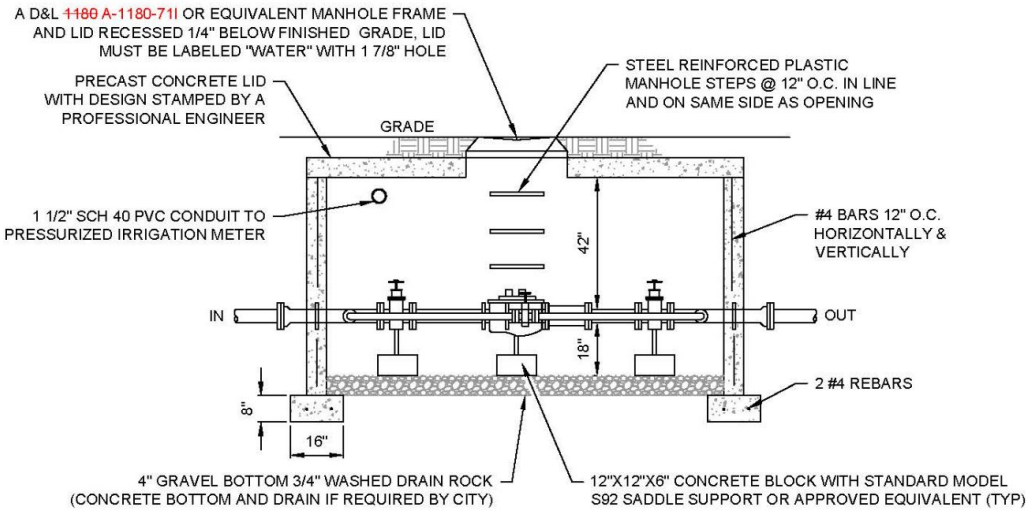
NOTES:

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 ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** VALVE COLLARS	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD W-209


A-1180 A-1180-711 UNUI/NEPTUNE METER BOX LID WITH 1 7/8" HOLE AND LABEL READING WATER METER
D&L 1180 A-1180-711 NEPTUNE OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER"
RADAR ENGINEERS MODEL 600 BLUE BURIED PIPE MARKERS OR APPROVED EQUIVALENT
42"
GRADE
20"
21" METER SETTER WITH DUAL CHECK VALVE
4' PRECAST CONCRETE MANHOLE SECTION OR APPROVED EQUIVALENT
NOTCH CONCRETE 6" AROUND PIPE
EXTEND SERVICE 14" BEYOND BACK OF SIDEWALK AND PLUG
8" OF APWA NO. 4 SEWER ROCK
48"
24"
CURB & GUTTER
SIDEWALK
48" PRECAST CONCRETE MANHOLE LID OR APPROVED EQUIVALENT
1 1/2" SCH 40 PVC CONDUIT TO PRESSURIZED IRRIGATION METER
ANGLE BALL VALVE
NOTCH CONCRETE 6" AROUND PIPE
FORD C84 QUICK JOINT COMPRESSION ADAPTER OR APPROVED EQUIVALENT
1 1/2" OR 2" CONTINUOUS SDR-9 CTS 200 PSI BLUE POLY PIPE
IRON PIPE BY COMPRESSION BALL TYPE CORP STOP
202B DOUBLE BRASS STRAP FORD SADDLE OR APPROVED EQUIVALENT ONTO WATER MAIN
NOTES:
1. BURY 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 ENGINEERING
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: 4/16/2019
SCALE NONE
STANDARD W-214

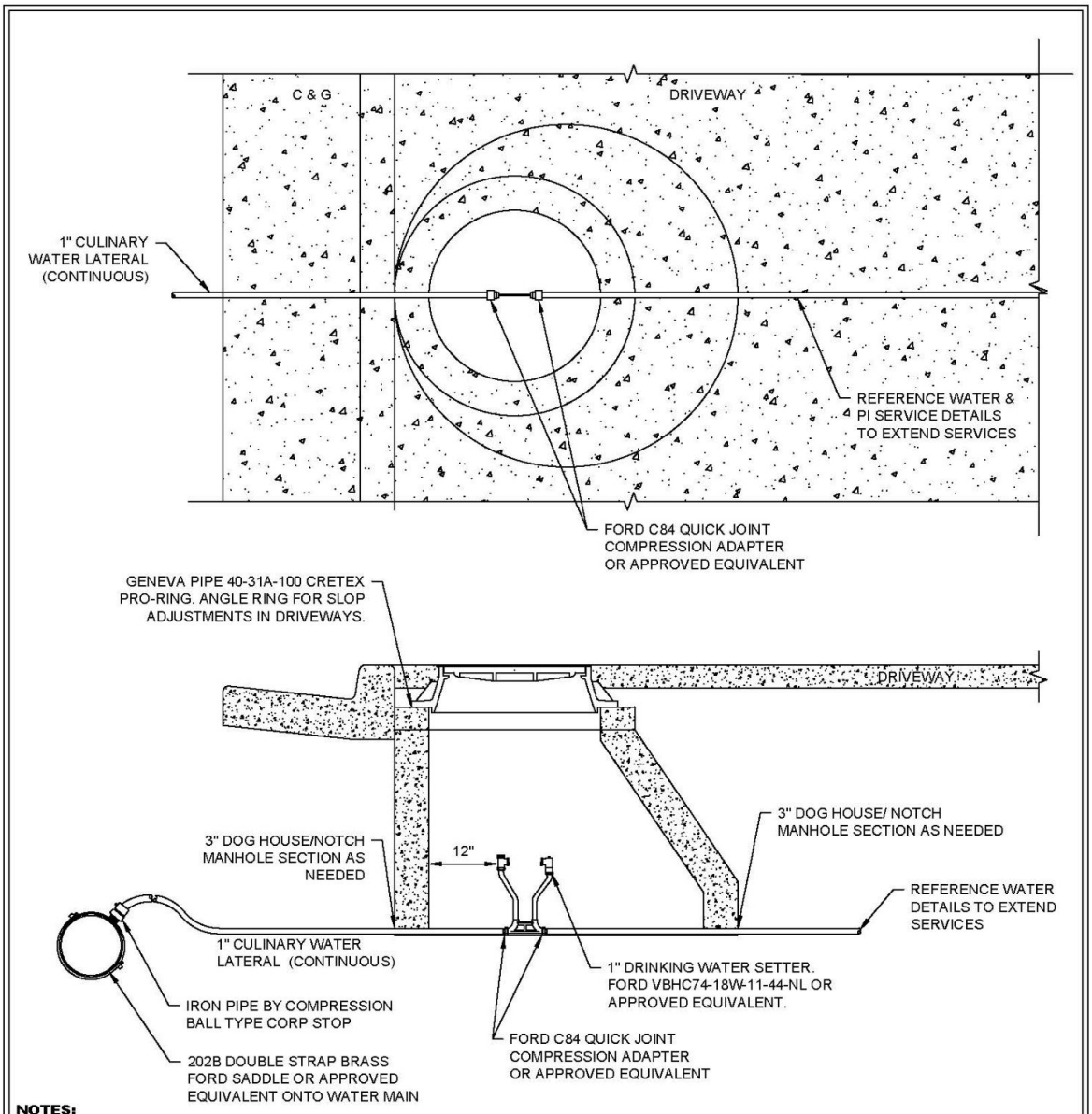




NOTES:

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

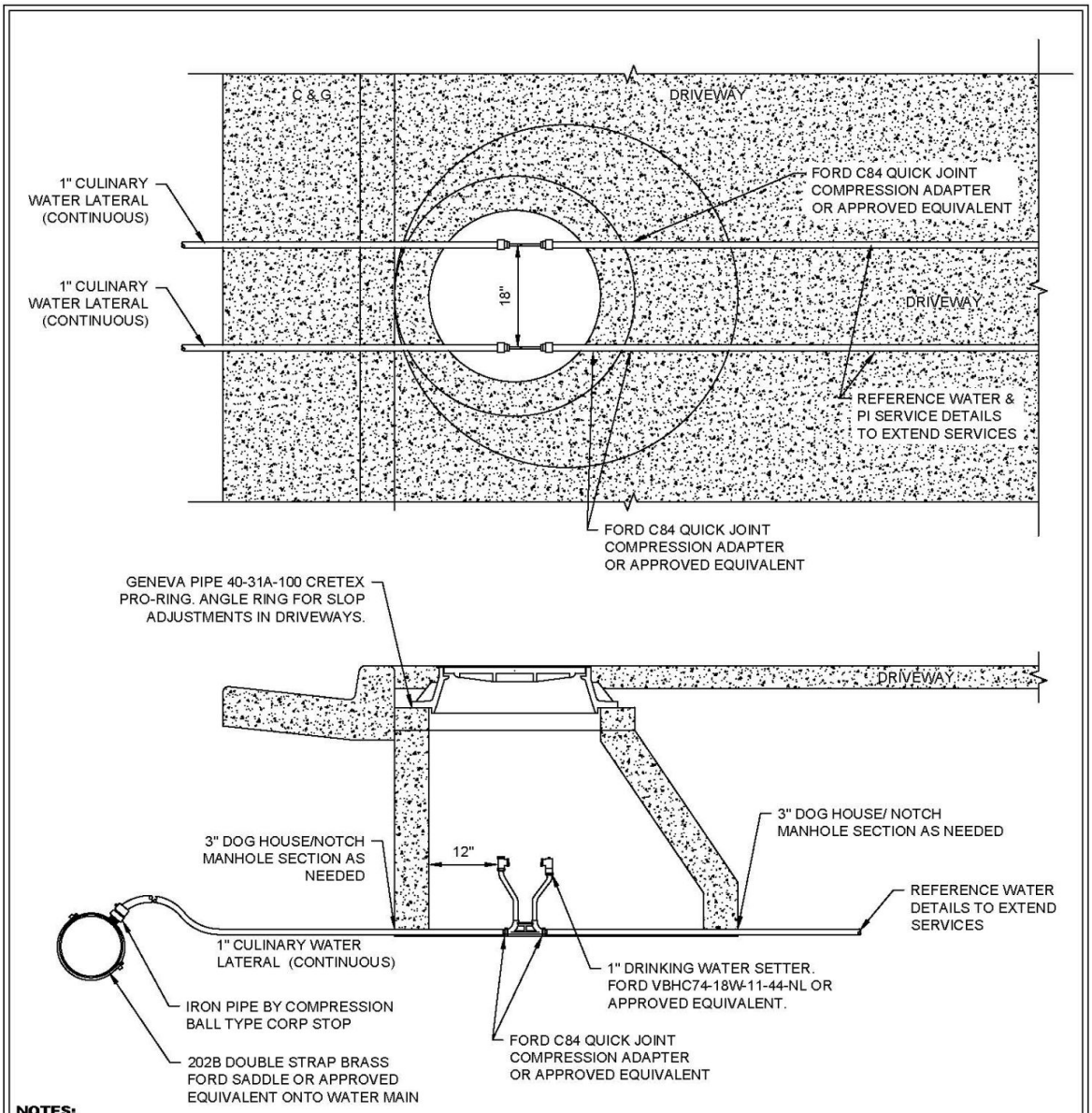
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD W-215



NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
3. ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.
4. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER, PLACE CENTER OF METER BOX 20" BEHIND SIDEWALK.
5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS LOCATED WITHIN THE DRIVEWAY SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L ~~1180~~ A-1180-71I OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

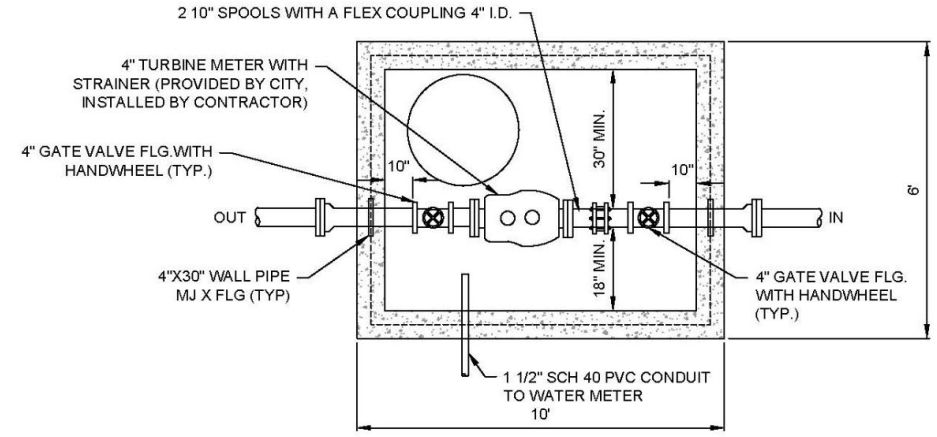
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE 1" WATER SERVICE IN VAULT	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-218

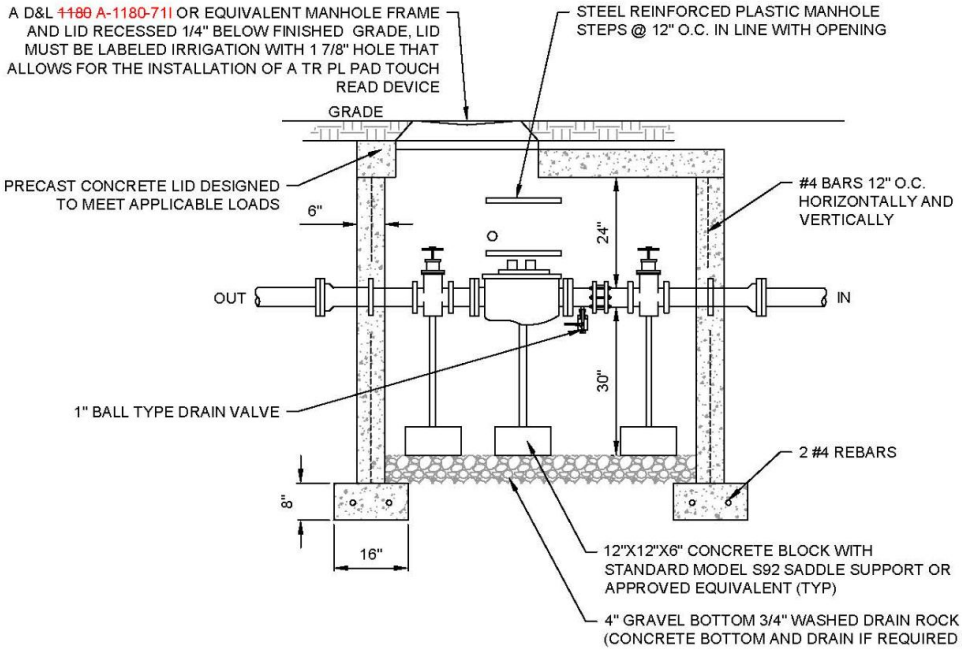


NOTES:

1. CULINARY WATER LATERAL SHALL BE 1" CONTINUOUS TYPE K COPPER OR SDR-9 CTS 200 PSI BLUE POLYPROPYLENE PIPE.
2. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
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5. EXTEND 18 GAUGE WIRE 3' INTO METER BOX AND TAPE ENDS. BURY CONDUIT 12" BELOW GRADE.
6. WATER METERS ~~LOCATED WITHIN THE DRIVEWAY~~ SHALL HAVE A 48" PRECAST MANHOLE SECTION WITH D&L~~1180 A-1180-71I~~ OR APPROVED EQUIVALENT MANHOLE FRAME AND LID THAT READS "WATER".
7. NON-TRAFFIC RATED METERS SHALL NOT BE LOCATED INLINE WITH DRIVEWAY OR GARAGE WITHOUT BEING APPROVED BY CITY ENGINEER OR HIS/HER DESIGNEE.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** DUAL 1" WATER SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-219





NOTES:

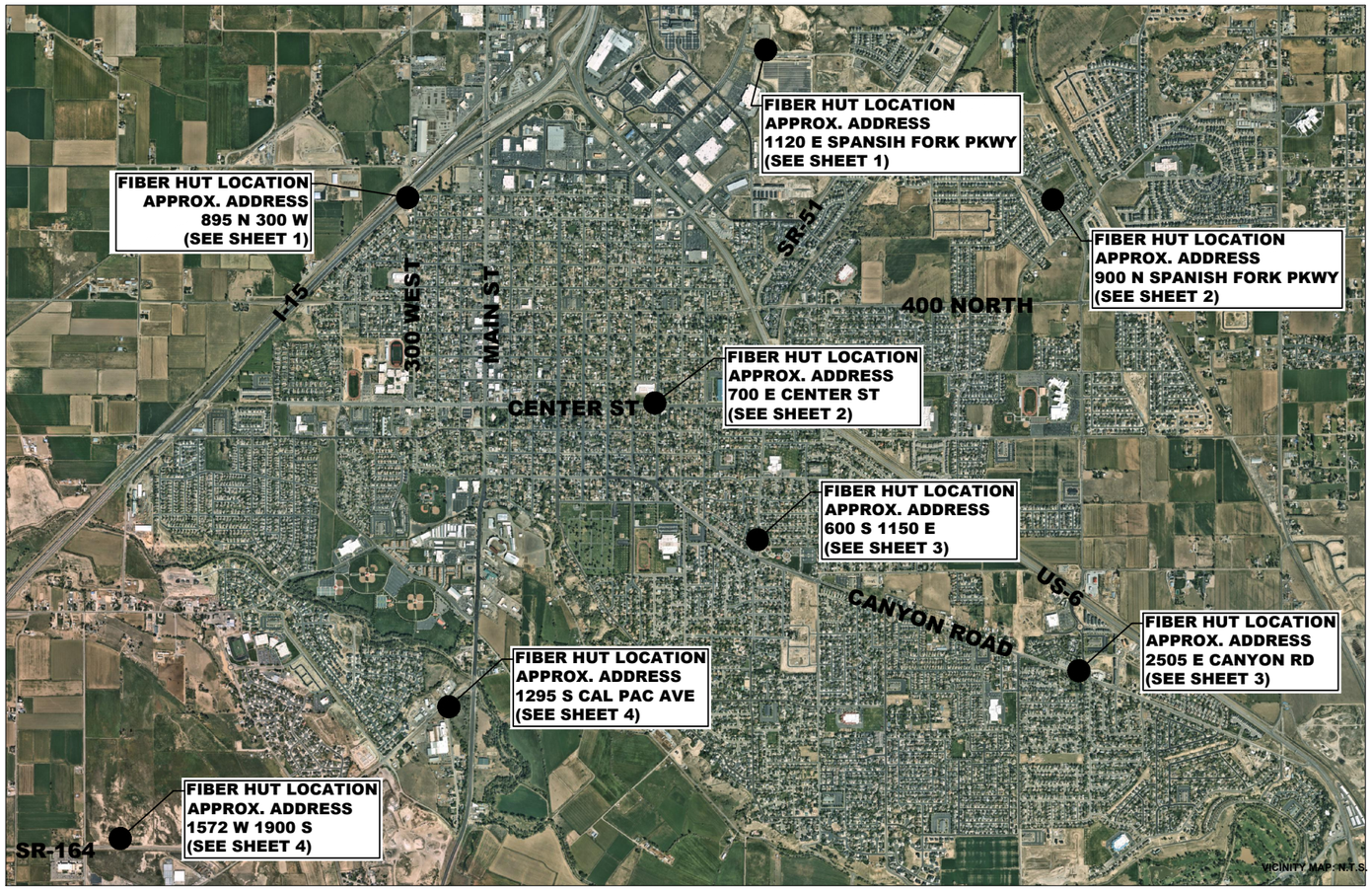
1. ALL 4" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 1" PIPE AND FITTINGS SHALL BE BRASS OR COPPER WITH STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED BASE COURSE.
5. METER BOXES SHALL BE PLACED IN LANDSCAPE AREAS.

SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** 4" PRESSURIZED IRRIGATION SERVICE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD W-222

SFCN FIBER HUTS 2022

SPANISH FORK ENGINEERING

40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
TEL: (801) 804-4550
FAX: (801) 804-4550



PROJECT BOOK PAGE INDEX

1-4	SITE LOCATIONS
5	FIBER HUT PLANS
D1-	DETAILS

SPANISH FORK CITY
CONSTRUCTION STANDARDS
www.spanishfork.org/departments/public_works/construction_standards.php

MAYOR: STEVEN M LEIFSON
CITY COUNCIL MEMBER: BRANDON GORDON
CITY COUNCIL MEMBER: KEIR SCOUBES
CITY COUNCIL MEMBER: MIKE MENDENHALL
CITY COUNCIL MEMBER: STACY BECK
CITY COUNCIL MEMBER: CHAD ARGYLE

PUBLIC WORKS DIRECTOR: CHRIS THOMPSON
ENGINEERING MANAGER: JERED JOHNSON
SURVEYOR : TRAVIS WARREN
DESIGNER: JOSH ROBINSON
PUBLIC WORKS INSPECTOR: KEITH BROADHEAD

SIGNATURES:

PUBLIC WORKS DIRECTOR

ENGINEERING DIVISION MANAGER

SFCN DIRECTOR

PROJECT MANAGER

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1 1120 E SPANISH FORK PKWY

2 895 NORTH 300 WEST

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SPANISH FORK, UTAH 84660
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SPANISH FORK ENGINEERING

SFCN FIBER HUTS

FIBER HUT SITE LOCATIONS

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REVISION	
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DESIGN: JHJ	
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DATE: 10/26/2021	

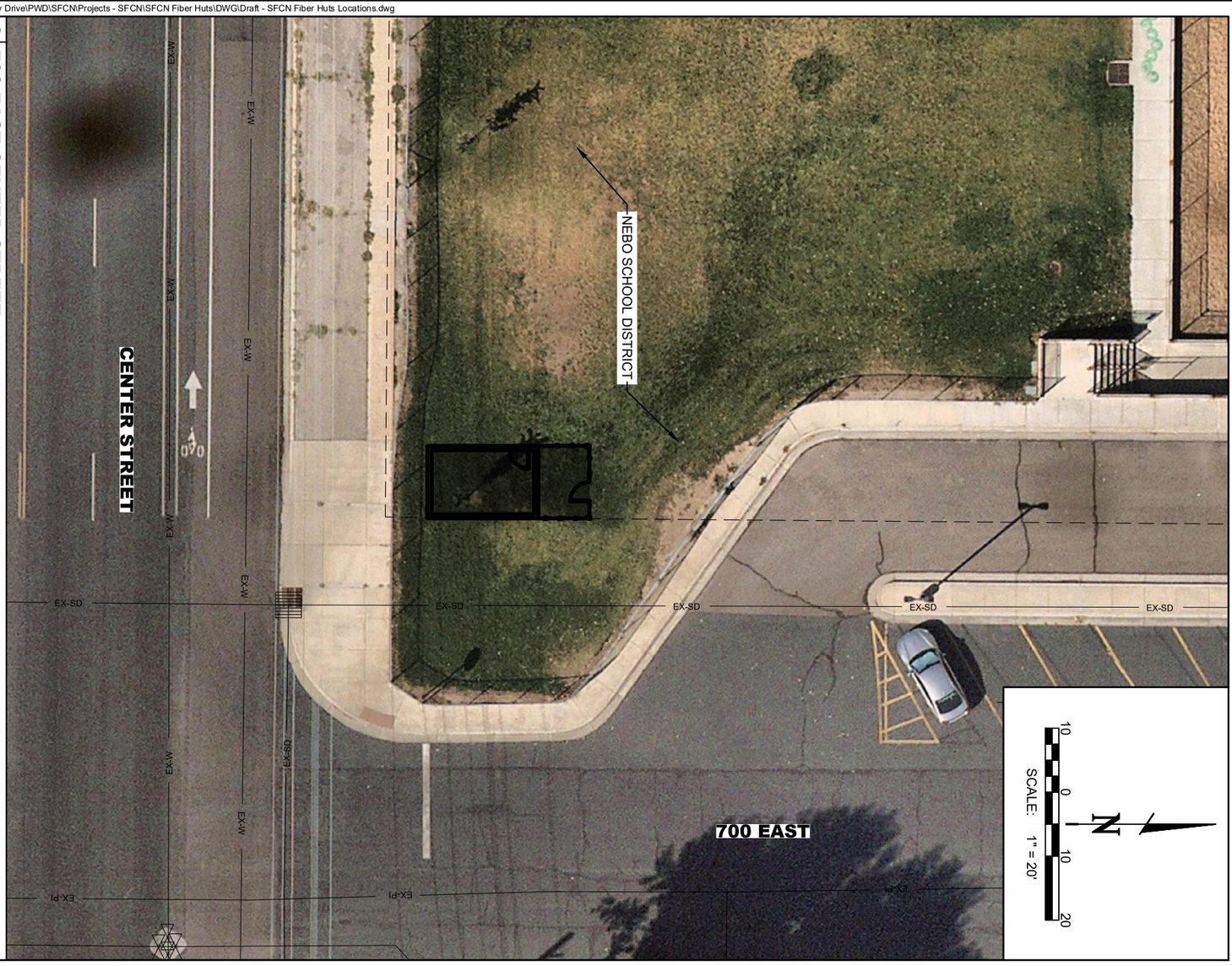
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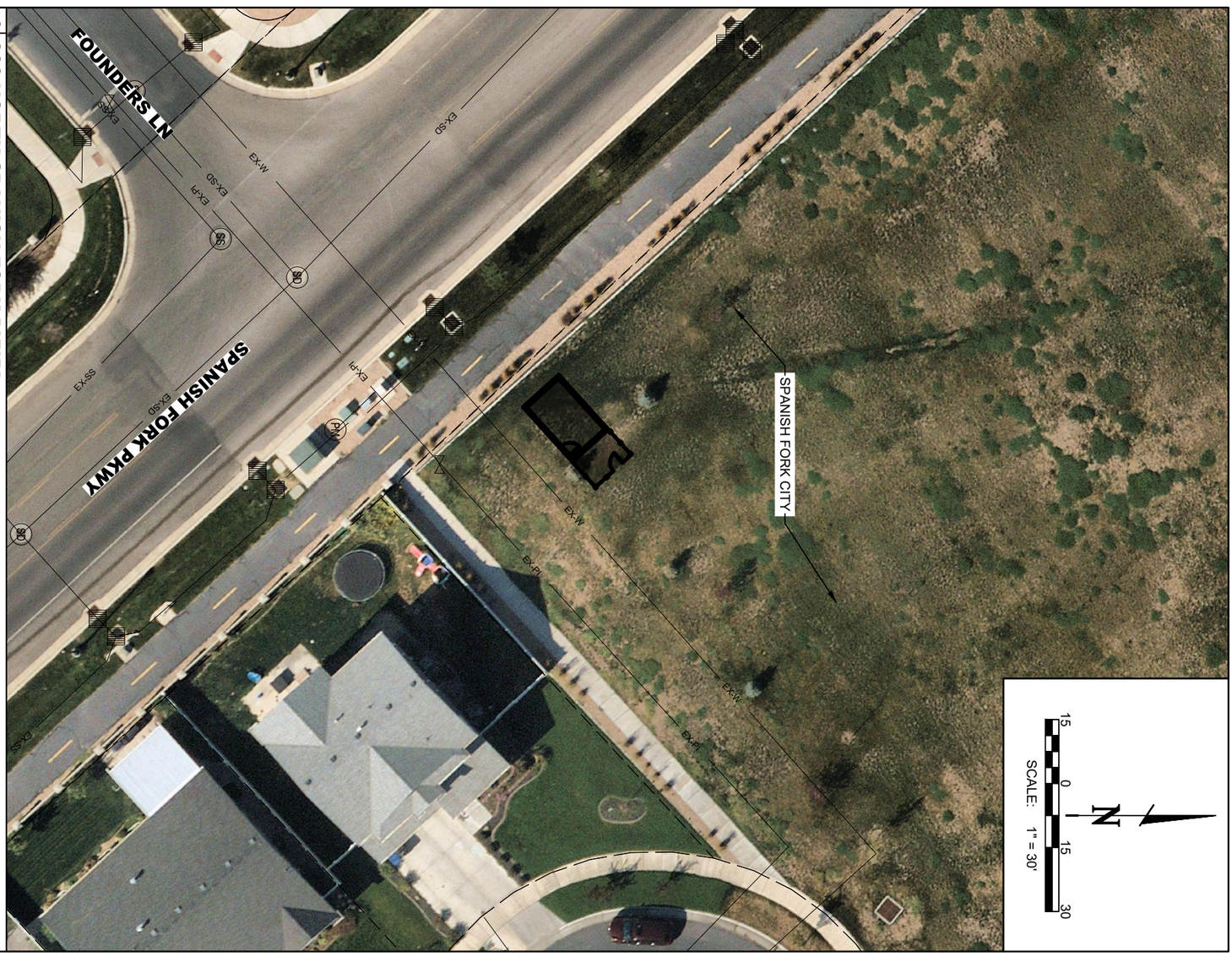
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3 **700 EAST CENTER STREET**



4 **900 NORTH SPANISH FORK PKWY**



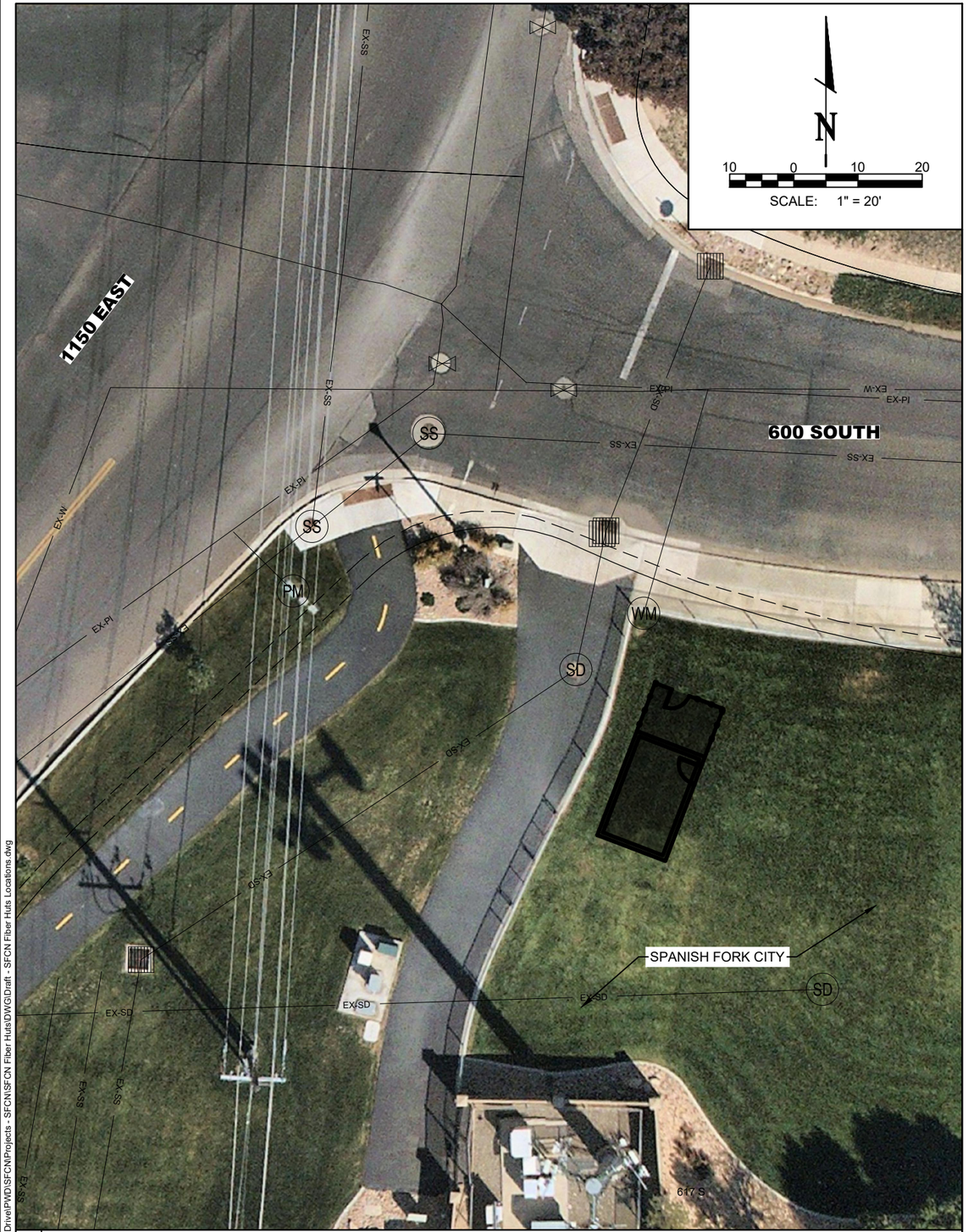
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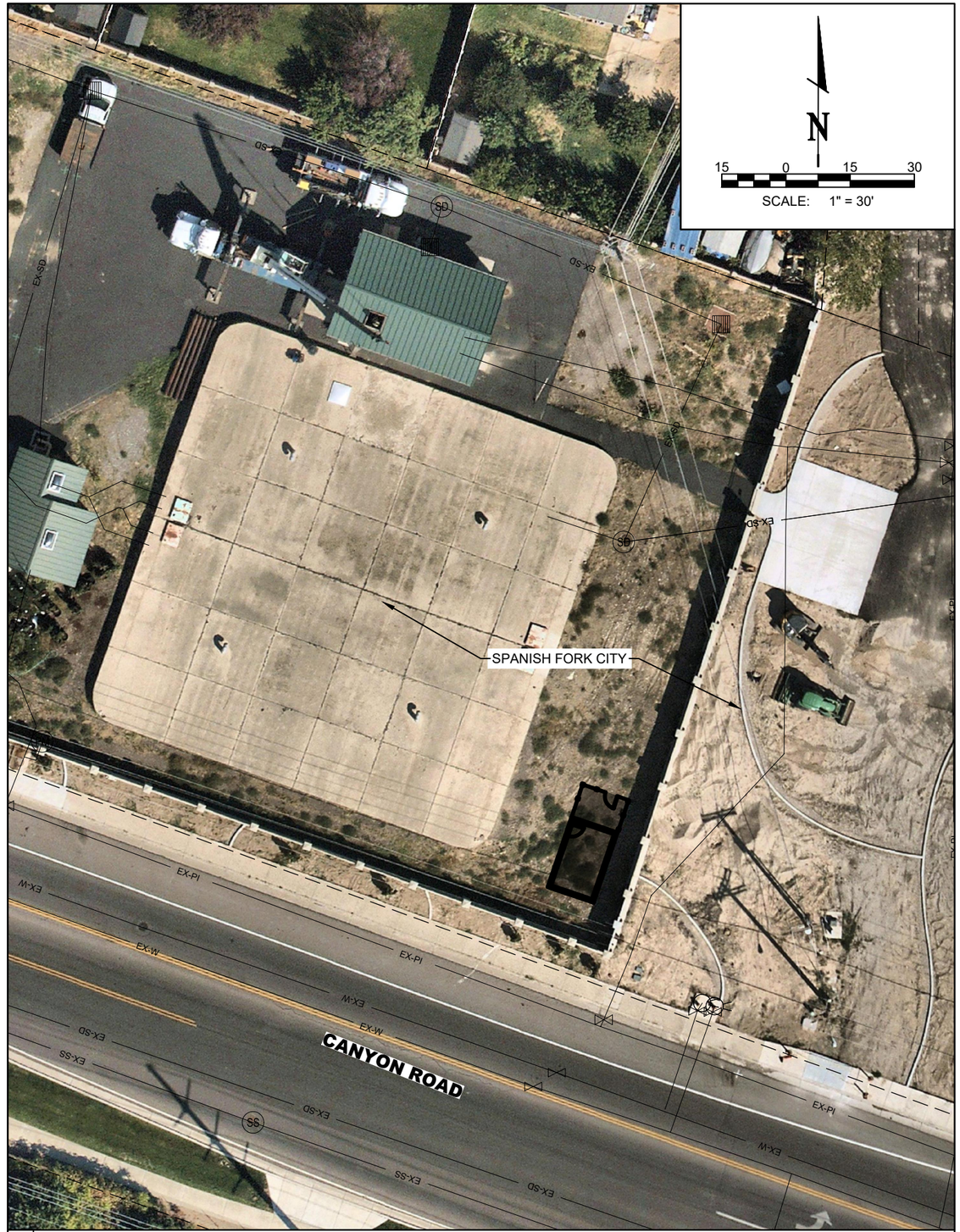
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SPANISH FORK ENGINEERING

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5 | 1150 EAST 600 SOUTH



6 | 2505 EAST CANYON ROAD

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SPANISH FORK ENGINEERING

SFCN FIBER HUTS

FIBER HUT SITE LOCATIONS

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8 | 1572 WEST 1900 SOUTH

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SPANISH FORK, UTAH 84660
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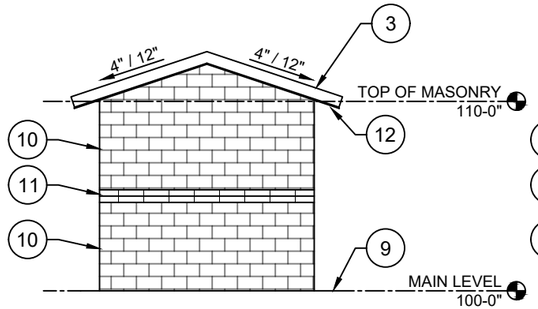
SPANISH FORK ENGINEERING

SFCN FIBER HUTS

FIBER HUT SITE LOCATIONS

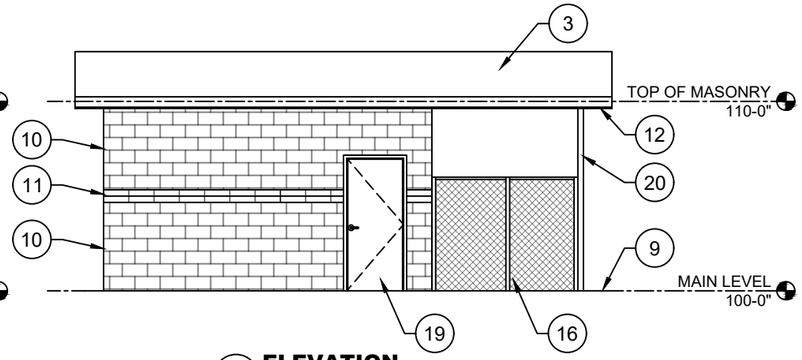
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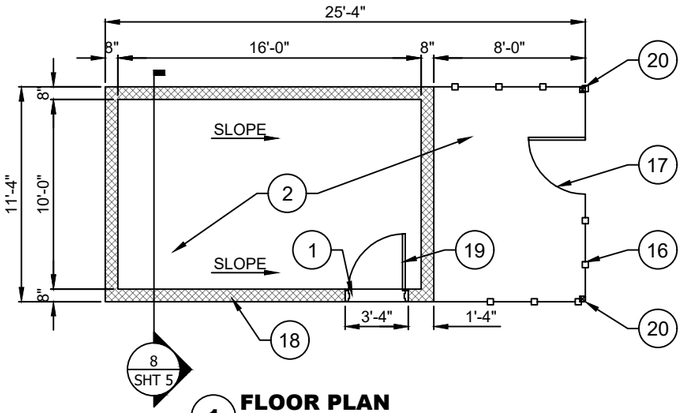
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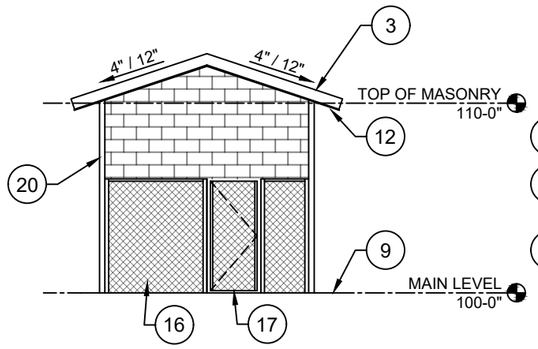
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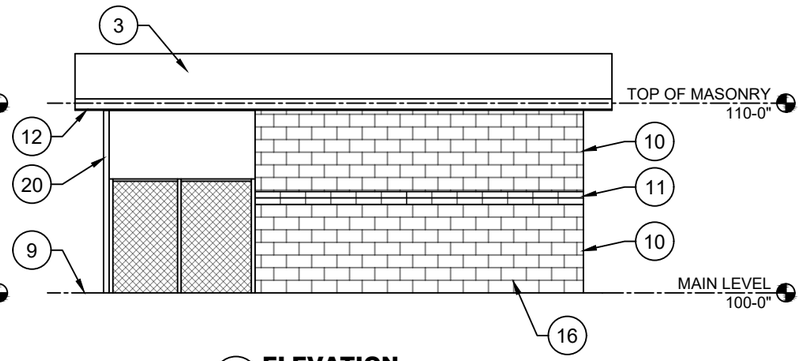
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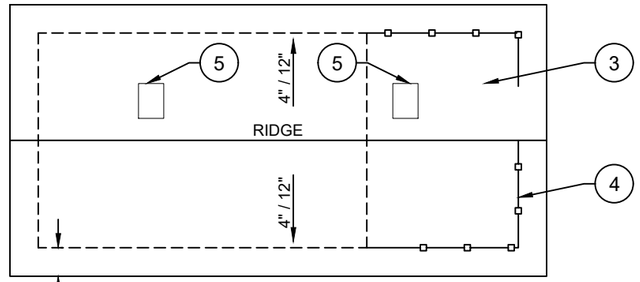
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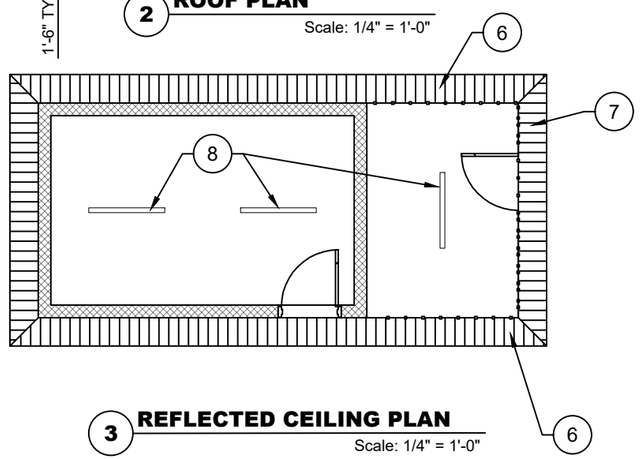
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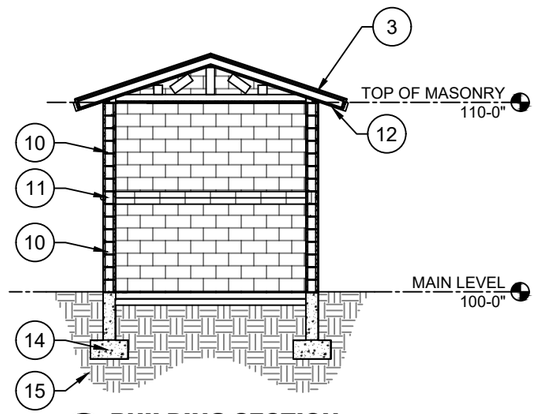
2 ROOF PLAN

Scale: 1/4" = 1'-0"



3 REFLECTED CEILING PLAN

Scale: 1/4" = 1'-0"



8 BUILDING SECTION

Scale: 1/4" = 1'-0"

1. DOOR THRESHOLD.
2. CONCRETE SLAB - SLOPE DOOR OPENING.
3. PRE-FINISHED STANDING SEAM METAL ROOF OVER HIGH TEMPERATURE SELF-ADHERED UNDERLAYMENT
4. LINE OF WALL/FENCE BELOW
5. STATIC ROOF VENT W/ 50 SQ. IN. FREE CLEAR AREA PER UNIT.
6. PRE-FINISHED VENTED METAL SOFFIT
7. PRE-FINISHED METAL SOFFIT
8. LIGHT FIXTURE
9. APPROXIMATE FINISH GRADE - SEE CIVIL DRAWINGS
10. 8" HIGH COLORED HONED CMU WALL - COLOR #1
11. TWO ROWS 4" HIGH COLORED HONED CMU WALL - COLOR #2
12. PRE-FINISHED METAL FASCIA
13. PRE-FINISHED METAL SOFFIT
14. CONCRETE FOOTING AND FOUNDATION
15. EARTH FILL
16. 6' CHAINLINK FENCE
17. 6' CHAINLINK GATE.
18. TYPICAL REFERENCE FOR CONSTRUCTION TYPE. SEE SHEET __ DETAIL 1
19. TYPICAL REFERENCE FOR DOOR TYPE. SEE SHEET __ FOR DOOR SCHEDULE
20. 4x4 POST

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SPANISH FORK ENGINEERING

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FIBER HUT PLANS

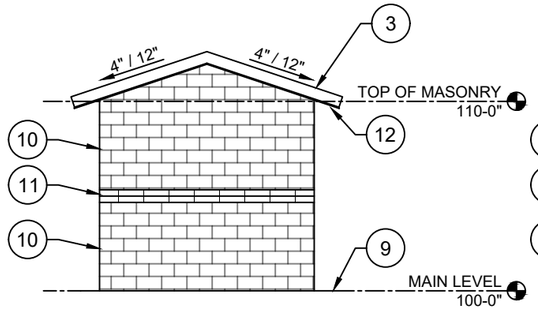
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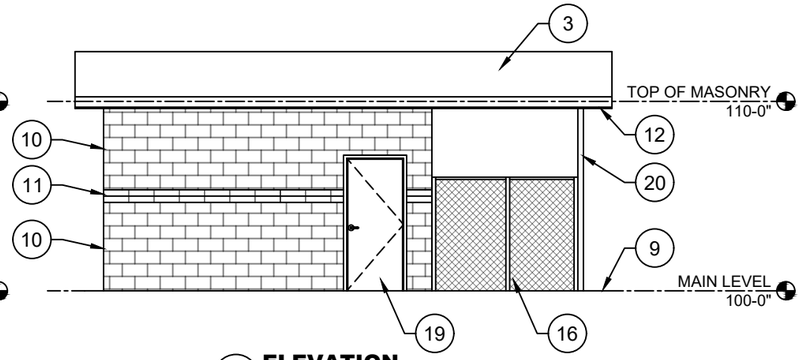
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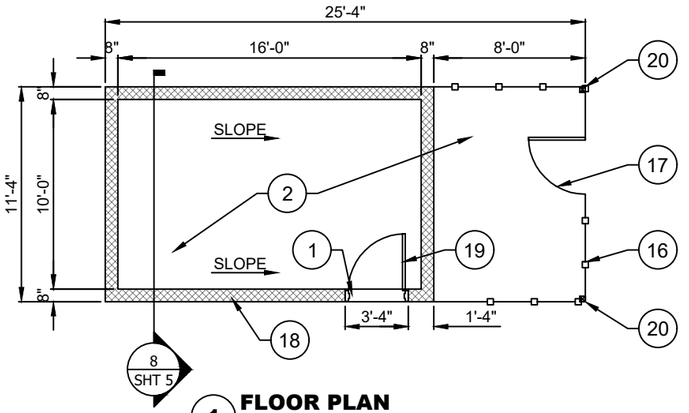
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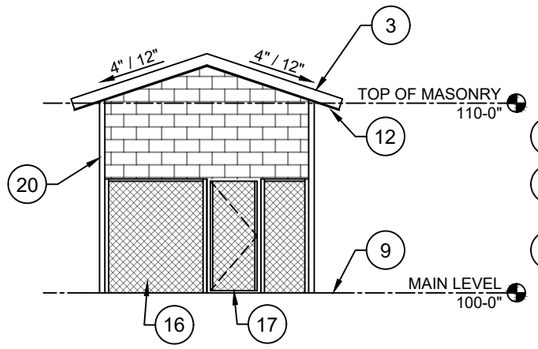
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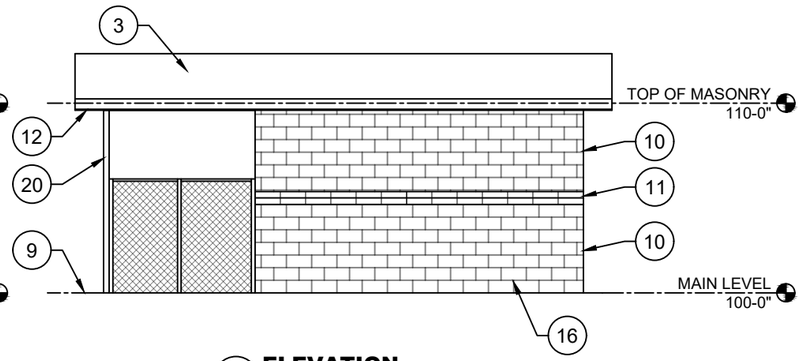
1 FLOOR PLAN

Scale: 1/4" = 1'-0"



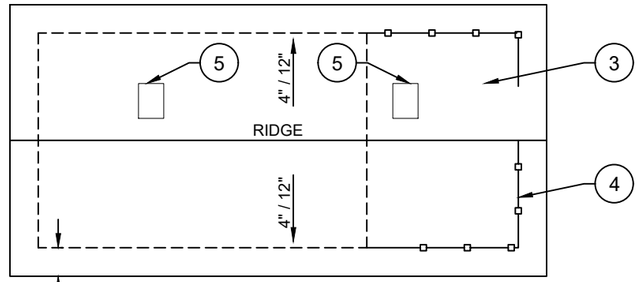
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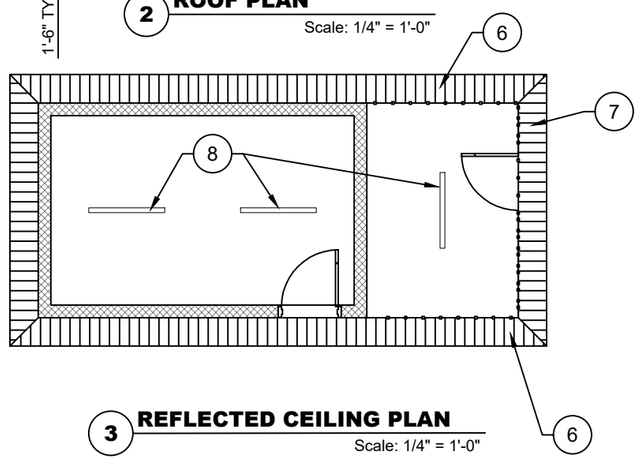
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Scale: 1/4" = 1'-0"



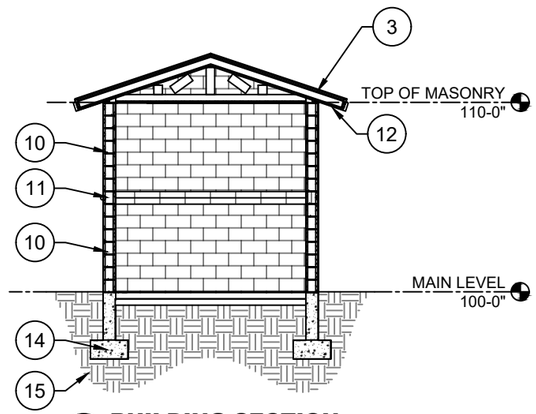
2 ROOF PLAN

Scale: 1/4" = 1'-0"



3 REFLECTED CEILING PLAN

Scale: 1/4" = 1'-0"



8 BUILDING SECTION

Scale: 1/4" = 1'-0"

1. DOOR THRESHOLD.
2. CONCRETE SLAB - SLOPE DOOR OPENING.
3. PRE-FINISHED STANDING SEAM METAL ROOF OVER HIGH TEMPERATURE SELF-ADHERED UNDERLAYMENT
4. LINE OF WALL/FENCE BELOW
5. STATIC ROOF VENT W/ 50 SQ. IN. FREE CLEAR AREA PER UNIT.
6. PRE-FINISHED VENTED METAL SOFFIT
7. PRE-FINISHED METAL SOFFIT
8. LIGHT FIXTURE
9. APPROXIMATE FINISH GRADE - SEE CIVIL DRAWINGS
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15. EARTH FILL
16. 6' CHAINLINK FENCE
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18. TYPICAL REFERENCE FOR CONSTRUCTION TYPE. SEE SHEET __ DETAIL 1
19. TYPICAL REFERENCE FOR DOOR TYPE. SEE SHEET __ FOR DOOR SCHEDULE
20. 4x4 POST

SPANISH FORK CITY
ENGINEERING & SURVEYING
40 SOUTH MAIN STREET
SPANISH FORK, UTAH 84660
(801) 804-4550

SPANISH FORK ENGINEERING

SFCN FIBER HUTS

FIBER HUT PLANS

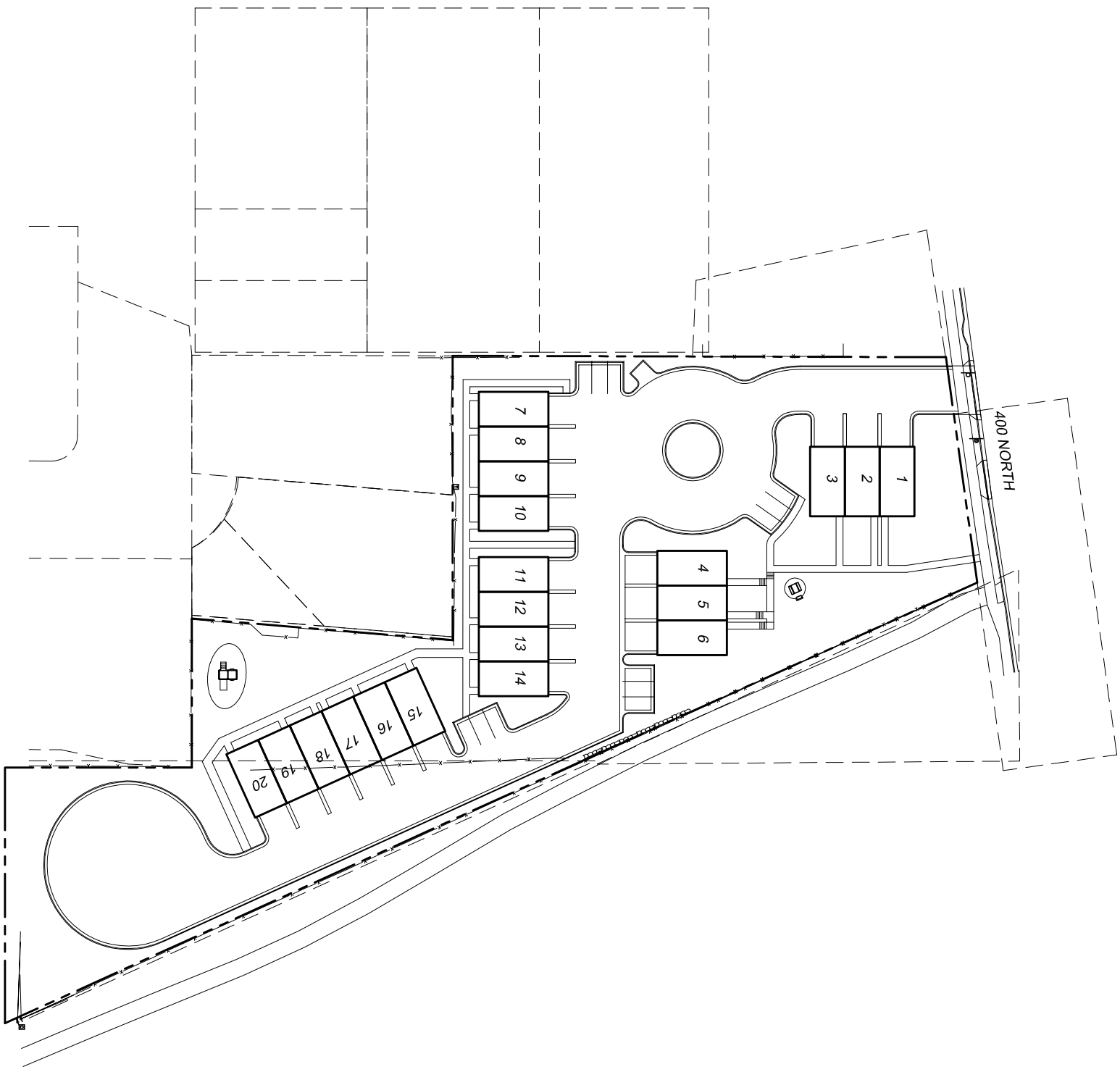
	DATE	BY	REVISION	JLR

DRAWN: JLR
DESIGN: JHJ
CHECK: CMT
DATE: 10/26/2021

SCALE: 1/8"=1'-0"

DRAWING #: 5

J:\My Drive\PWD\SFCN\Projects - SFCN\SFCN Fiber Huts\DWG\Draft - SFCN Fiber Huts.dwg



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

0 5 10 20 40 80 120

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

Z:\2017\17-043 Perez Townhomes\CADD\FINAL\ESCALANTE TOWNHOMES\Concept 12-30-21.dwg 12/30/2021 11:45:43 AM MST

ESCALANTE TOWNHOMES

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

CONCEPTUAL PLAN

SPANISH FORK, UTAH

SHEET NO.
1



D-Land West Zone Change Approval Request

January 19, 2022, Development Review Committee Meeting.

Located at 1113 West 100 South, including 7.23 acres.

The subject property is zoned R-R.

The applicant has requested that a Zone Change to R-3 be approved.

Key Issues

1. General Plan.
2. Density.
3. Utilities.
4. Preliminary Plat.
5. Access.
6. Trail.

Recommendation

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

Findings

1. That the proposal is not consistent with the General Plan Land Use Map.
2. That the R-1-9 or R-1-12 zones would be more consistent with the General Plan and surrounding neighborhoods.

Exhibits

1. Memo.
2. Concept.

December 15, 2021

Re: D-LAND West Zone Change Application

Spanish Fork City,

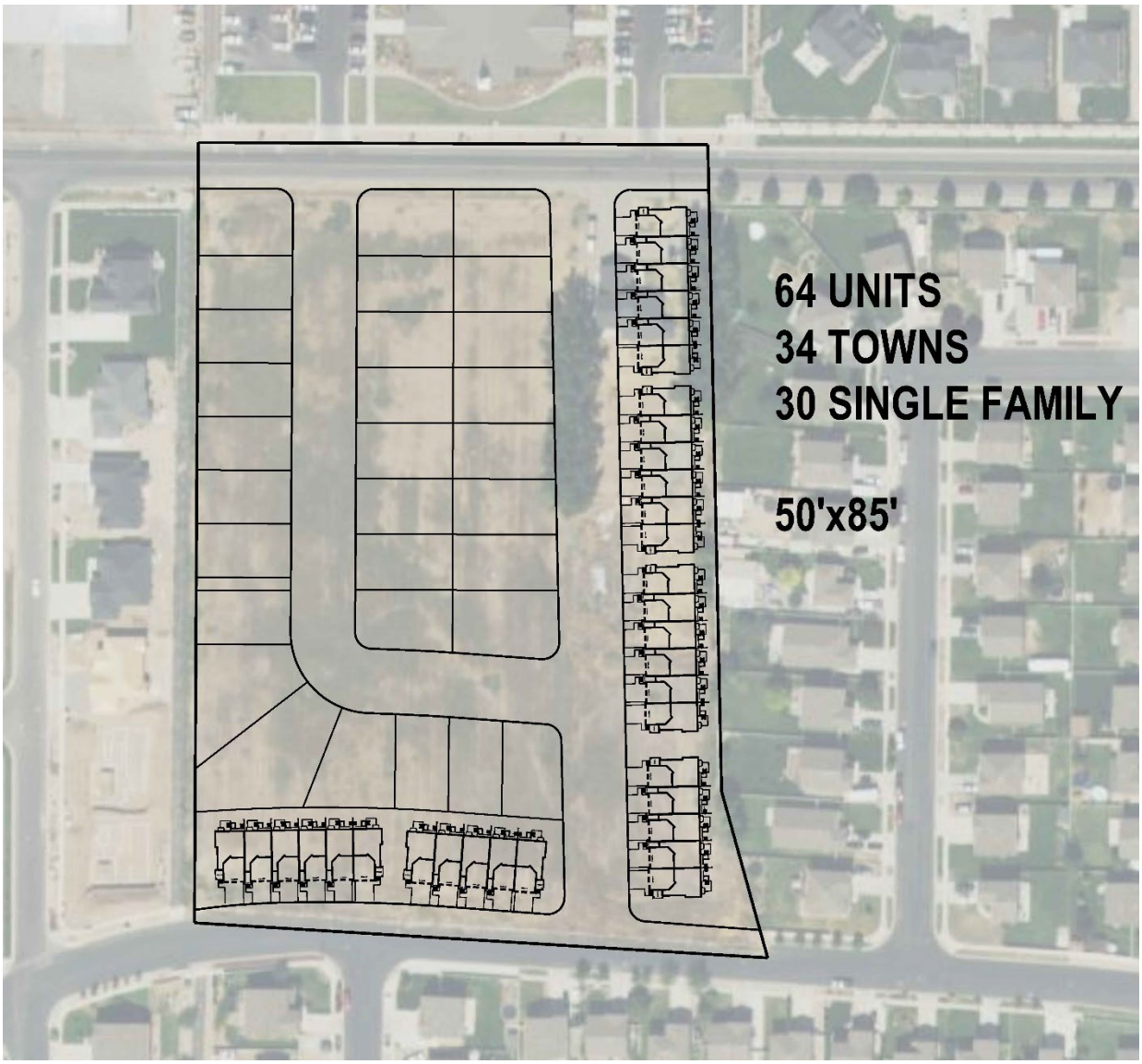
I am seeking a zone change from LDR to R3 zone on this parcel. Attached with this application are the proposed plans for the development.

This parcel of land is 7.2 acres. The proposal is for 60 single family homes and 34 townhomes for an overall density of 8.3 units per acre.

My plan is to partner with Edge Homes on these developments to build product that is both beautiful and will be well received by both future buyers and current neighbors. I look forward to your feedback on this application and the steps to move this from vision to reality.

Respectfully,

Vic Deauvono


64 UNITS
34 TOWNS
30 SINGLE FAMILY
50'x85'



D-Land East Zone Change Approval Request

January 19, 2022, Development Review Committee Meeting.

Located at approximately 3100 East 1850 South, including 10.3 acres.

The subject property is zoned P-F.

The applicant has requested that a Zone Change to the R-3 be approved.

Recommendation

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

Findings

1. That the proposal is not consistent with the General Plan.
2. That the proposal exceeds the density considered by previous agreement(s).
3. That the River Bottoms Vision is under deliberation.

Key Issues

1. General Plan.
2. Density.
3. Agreement.
4. River Bottoms Vision.
5. Floodplain.
6. Utilities.
7. Preliminary Plat.

Exhibits

1. Memo.
2. Concept.

December 15, 2021

Re: D-LAND East Zone Change Application

Spanish Fork City,

I am seeking a zone change from P-F zone to R3 zone on this parcel. Attached with this application are the proposed plans for the development.

This parcel of land is 10.83 acres. The proposal is for 15 single family homes and 65 townhomes for an overall density of 7.4 units per acre. This density is in harmony with the existing development that surrounds it to the north with the golf course to the south.

The initial plan is to have both front load and rear load townhomes on this parcel. The units facing River Bottoms Road will all be rear loaded, and the internal units will be a mix of both product types. We are proposing a slip lane for the single family lots to improve safety along River Bottoms Road as well.

My plan is to partner with Edge Homes on these developments to build product that is both beautiful and will be well received by both future buyers and current neighbors. I look forward to your feedback on this application and the steps to move this from vision to reality.

Respectfully,

Vic Deauvono


80 TOTAL UNITS
65 TOWNHOMES
15 SINGLE FAMILY