Wednesday, January 26, 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 10:00 a.m. This meeting is not available to attend virtually.

1. Approval of Minutes

Subject	**A. January 5, 2022**
Meeting	Jan 26, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

Subject	**B. January 19, 2022**
Meeting	Jan 26, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. Preliminary Plat

Subject	**A. J6 INDUSTRIAL. The proposal involves creating an industrial subdivision of 3 lots located at 1500 West 3700 North.**
Meeting	Jan 26, 2022 - Development Review Committee
Category	2. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.j6industrialpp.1-26-2022.pdf (970 KB)
plans.j-6industrial.1-18-2022.pdf (462 KB)

3. Zone Change and Preliminary Plat

Subject	**A. MODERA. The proposal involves changing the current zone from R-R to R-4 and Commercial-2 along with a Master Planned Development located in the vicinity of 2000 West 1900 South.**
Meeting	Jan 26, 2022 - Development Review Committee
Category	3. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.modera.1-26-2022.pdf (8,681 KB)
plans.modera.1-12-2022.pdf (6,562 KB)
buildings.modera.12-17-2021.pdf (5,175 KB)
map.moderasubdivision.1-18-2022.pdf (172 KB)

4. Title 15 Amendments

Subject	**A. SEPTIC TANK REGULATIONS. Potential amendments to septic tank regulations found in City Code Title(s) 13 and 15.**
Meeting	Jan 26, 2022 - Development Review Committee
Category	4. Title 15 Amendments
Access	Public
Type	Action, Discussion

File Attachments
Septic Tank Memo.pdf (152 KB)

Subject	**B. PROPOSED AMENDMENTS TO VARIOUS ZONING REQUIREMENTS. Potential amendments to various development requirements as well as street tree plan requirements.**
Meeting	Jan 26, 2022 - Development Review Committee
Category	4. Title 15 Amendments
Access	Public
Type	Action, Discussion

5. Construction Standards

Subject	**A. CONSTRUCTION STANDARDS 22-01. Proposed amendments to Policy 4.39 of the Construction Standards.**
Meeting	Jan 26, 2022 - Development Review Committee
Category	5. Construction Standards

Access Public

Type Action, Discussion

File Attachments
CC Memo - Proposed Construction Standards Revisions 1-24-2022.pdf (4,250 KB)
Cost comparisons for meter vaults _ boxes.pdf (14 KB)

6. Concept Review

Subject **A. MONTE BINGHAM**

Meeting Jan 26, 2022 - Development Review Committee

Category 6. Concept Review

Access Public

Type Discussion

File Attachments
plan.montebinghamconcept.1-18-2022.pdf (238 KB)
concept.montebingham.1-18-2022.pdf (2,749 KB)
renderings.montebinghamconcept.1-18-2022.pdf (2,040 KB)
elevations.montebinghamconcept.1-18-2022.pdf (23,648 KB)
clubhouse.montebinghamconcept.1-18-2022.pdf (1,985 KB)

Subject **B. SFCN BUILDING**

Meeting Jan 26, 2022 - Development Review Committee

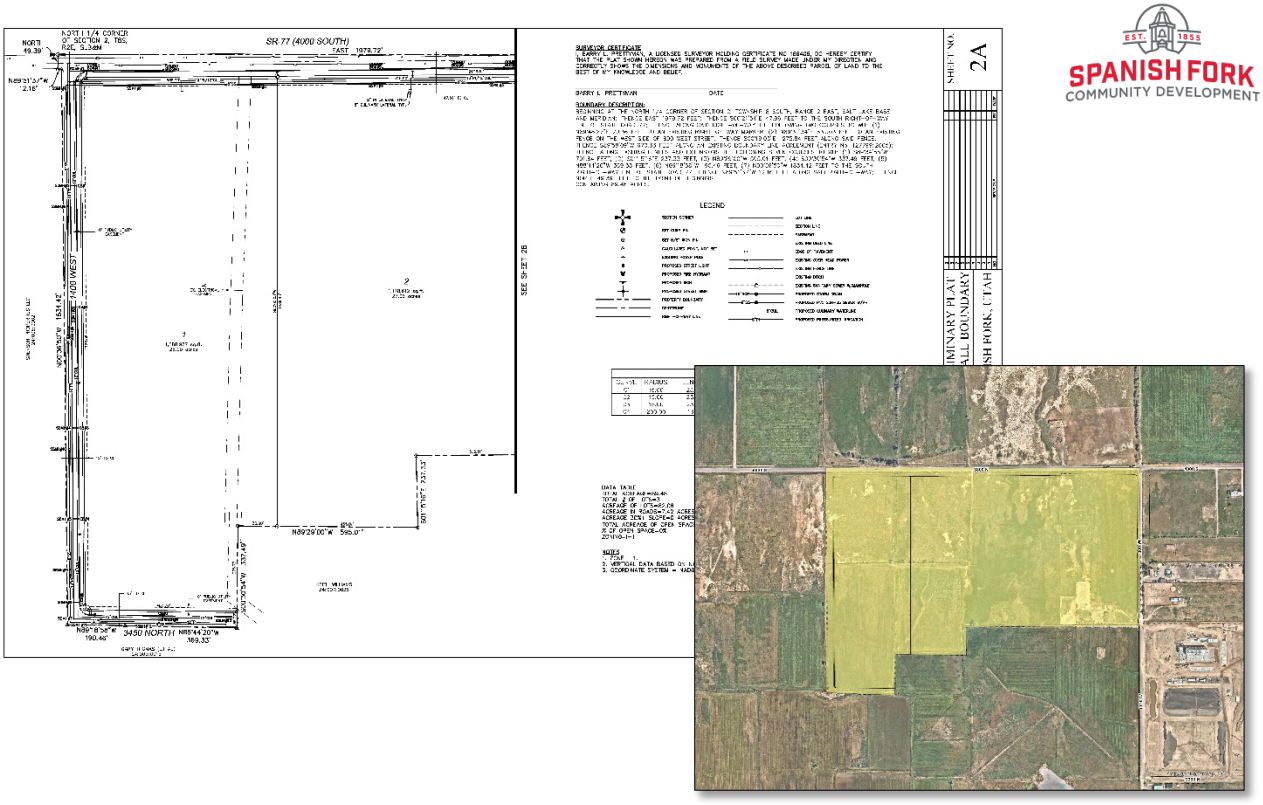
Category 6. Concept Review

Access Public

Type Discussion

File Attachments
plans.concept.sfcnbuilding.1-19-2022.pdf (1,567 KB)
SFCN Schematic Design 1-18-2022.pdf (26,076 KB)

7. Adjourn



J6 Industrial Preliminary Plat Approval Request

January 26, 2022, Development Review Committee Meeting.

Located at 1500 West 3700 North, including 89.48 acres.

The subject property is zoned I-1.

The applicant has requested Preliminary Plat approval for a three (3) lot industrial subdivision.

Recommendation

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

Finding

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

Conditions

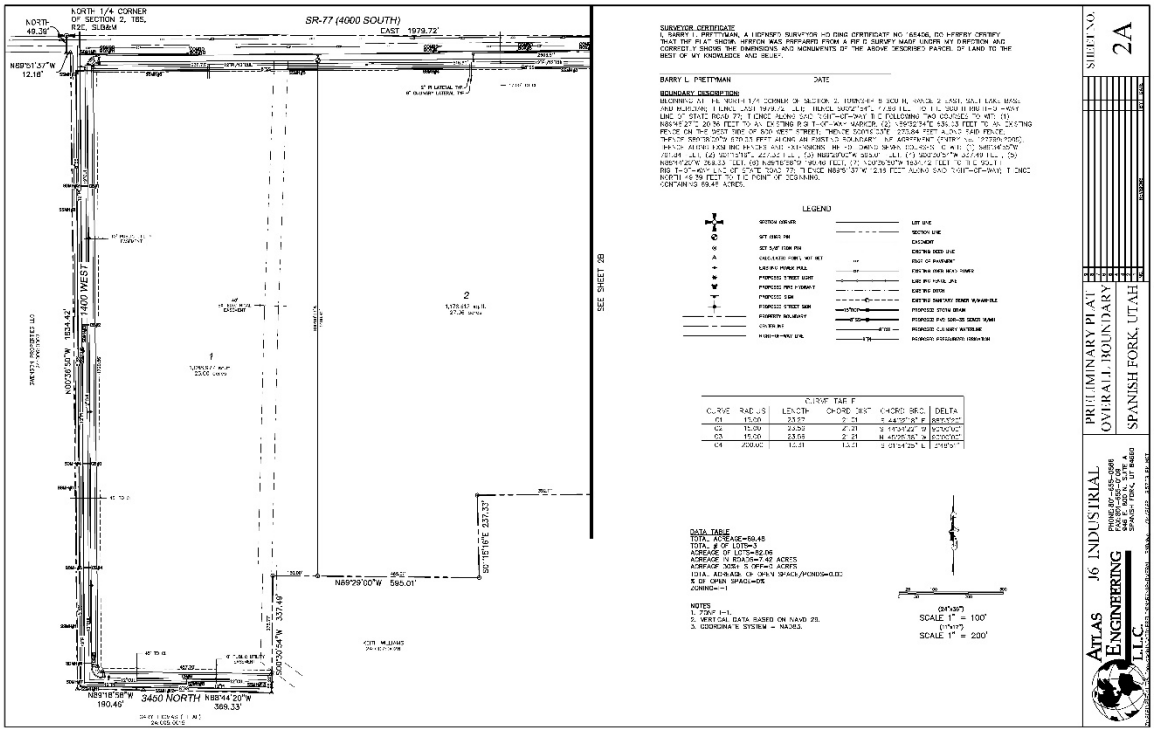
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

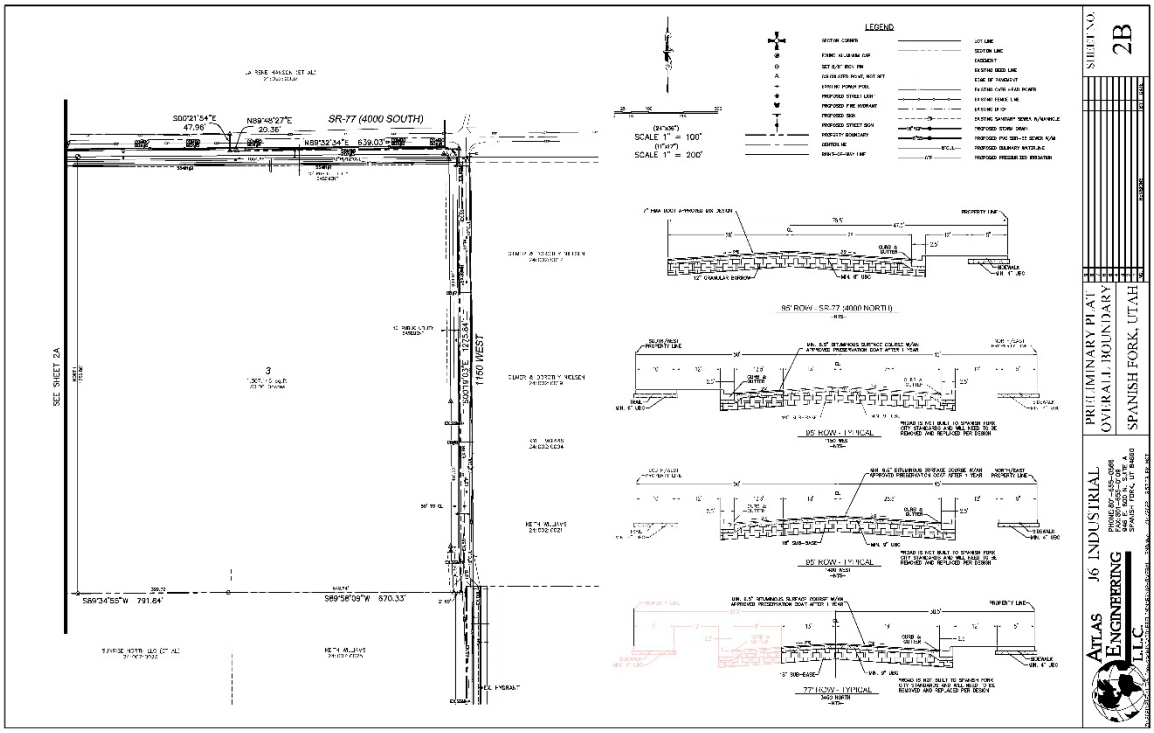
Key Issues

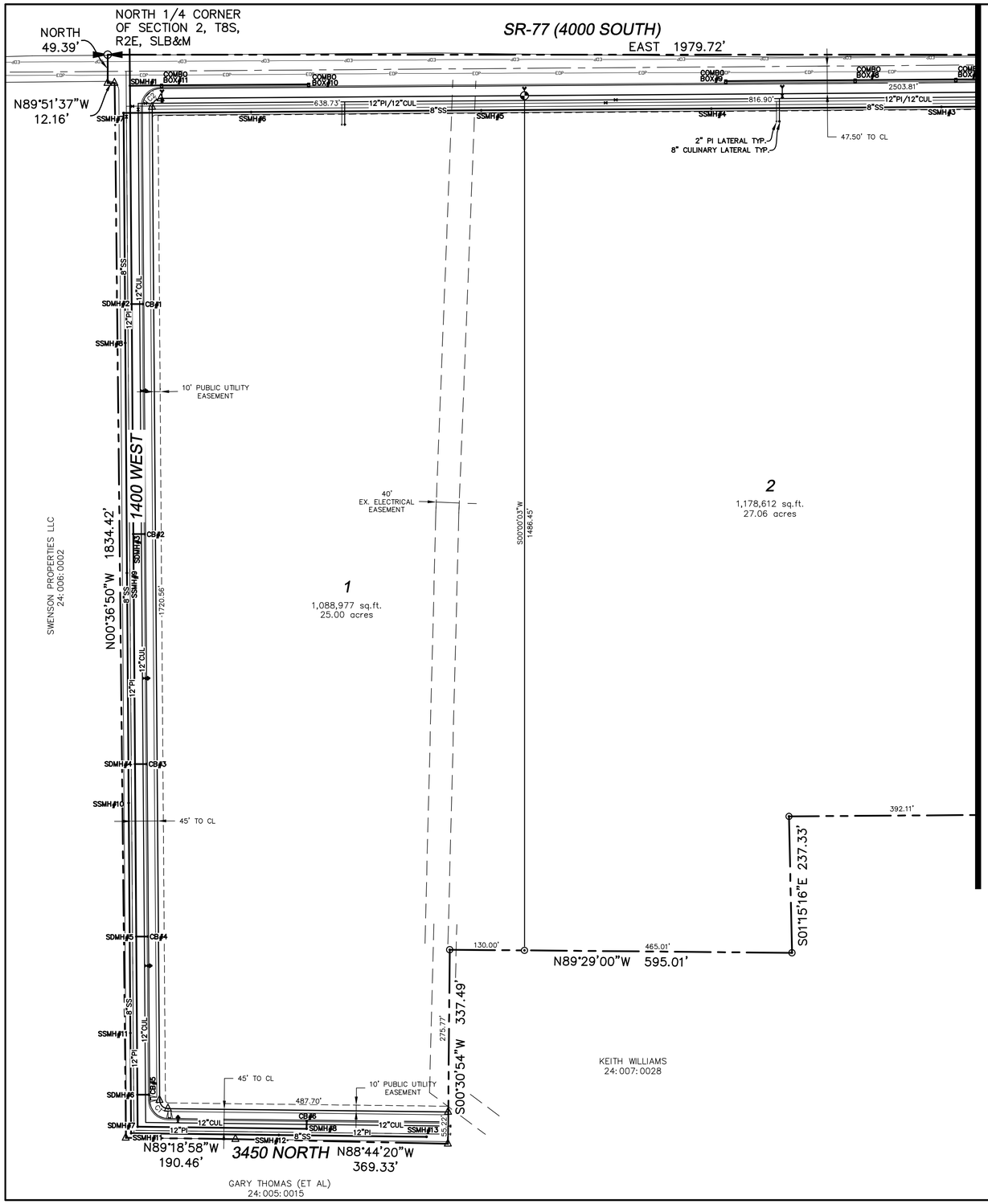
1. Utilities.
2. Power.
3. Trails.

Exhibits

1. Preliminary Plat.


SR-77 (4000 SOUTH)
EAST 1979.72'
NORTH 1/4 CORNER OF SECTION 2, T8S, R2E, SLB&M
N89°51'37"W 12.18'
1400 WEST
N00°06'50"W 1324.42'
N89°18'58"W 190.46'
3460 NORTH
N88°44'20"W 369.33'
N89°29'00"W 595.01'
S00°06'54"W 331.49'
S89°15'16"E 237.33'
SEE SHEET 2B
SURVEYOR CERTIFICATE
BOUNDARY DESCRIPTION
LEGEND
CURVE TABLE
DATA TABLE
NOTES
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 2A
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL


SR-77 (4000 SOUTH)
S0°21'54"E 47.96'
N89°38'27"E 20.36'
N89°32'34"E 839.03'
1160 WEST
SEE SHEET 2A
S89°34'55"W 791.64'
S89°56'09"W 870.33'
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
12' OVERALL DESIGN
85' ROW - SR-77 (4000 NORTH)
85' ROW - TYPICAL
77' ROW - TYPICAL
3460 NORTH
SHEET NO. 2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
ATLAS ENGINEERING L.L.C.
J6 INDUSTRIAL



SURVEYOR CERTIFICATE

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN DATE

BOUNDARY DESCRIPTION:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 2. TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE EAST 1979.72 FEET; THENCE S00°21'54"E 47.96 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 77; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES TO WIT: (1) N89°48'27"E 20.36 FEET TO AN EXISTING RIGHT-OF-WAY MARKER, (2) N89°32'34"E 639.03 FEET TO AN EXISTING FENCE ON THE WEST SIDE OF 800 WEST STREET; THENCE S00°19'03"E 1275.84 FEET ALONG SAID FENCE; THENCE S89°58'09"W 670.33 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY No. 127799:2005); THENCE ALONG EXSITING FENCES AND EXTENSIONS THE FOLLOWING SEVEN COURSES TO WIT: (1) S89°34'55"W 791.84 FEET, (2) S01°15'16"E 237.33 FEET, (3) N89°29'00"W 595.01 FEET, (4) S00°30'54"W 337.49 FEET, (5) N88°44'20"W 369.33 FEET, (6) N89°18'58"W 190.46 FEET, (7) N00°36'50"W 1834.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 77; THENCE N89°51'37"W 12.16 FEET ALONG SAID RIGHT-OF-WAY; THENCE NORTH 49.39 FEET TO THE POINT OF BEGINNING.
CONTAINING 89.48 ACRES.

LEGEND

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	15.00	23.27	21.01	S 44°52'18" E	88°53'20"
C2	15.00	23.56	21.21	S 44°34'22" W	90°00'00"
C3	15.00	23.56	21.21	N 45°25'38" W	90°00'00"
C4	200.00	13.31	13.31	S 01°54'25" E	3°48'51"

DATA TABLE
TOTAL ACREAGE=89.48
TOTAL # OF LOTS=3
ACREAGE OF LOTS=82.06
ACREAGE IN ROADS=7.42 ACRES
ACREAGE 30%+ SLOPE=0 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0.00
% OF OPEN SPACE=0%
ZONING=I-1

NOTES
1. ZONE I-1.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.

0 25 50 100 200 300

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

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

SHEET NO. 2A

PRELIMINARY PLAT
OVERALL BOUNDARY

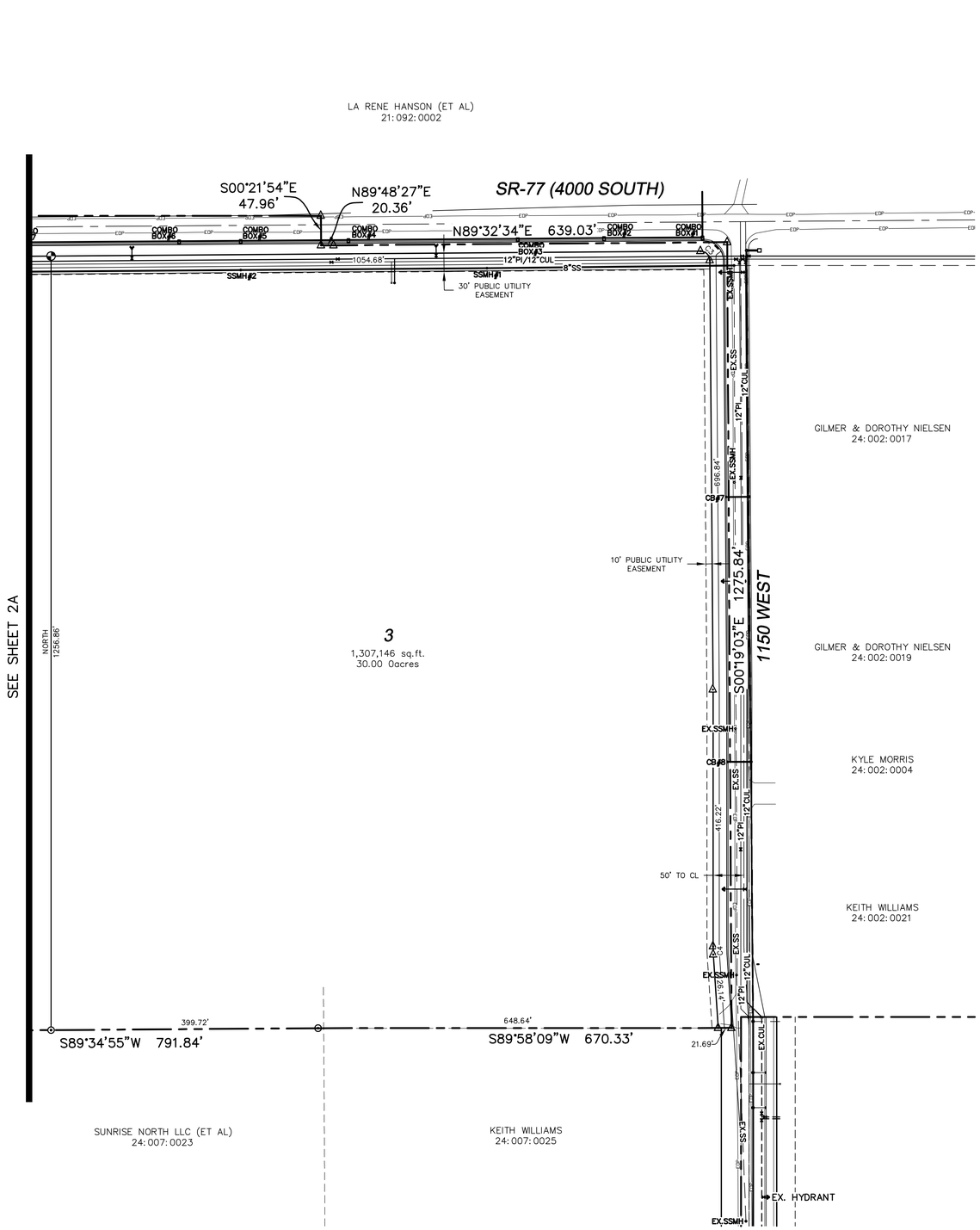
SPANISH FORK, UTAH

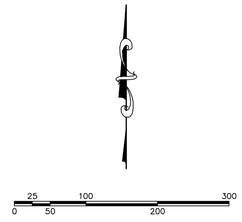
J6 INDUSTRIAL

ATLAS ENGINEERING L.L.C.

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

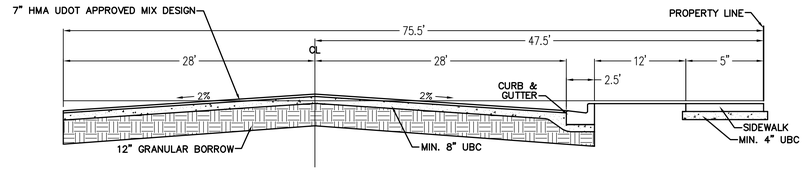
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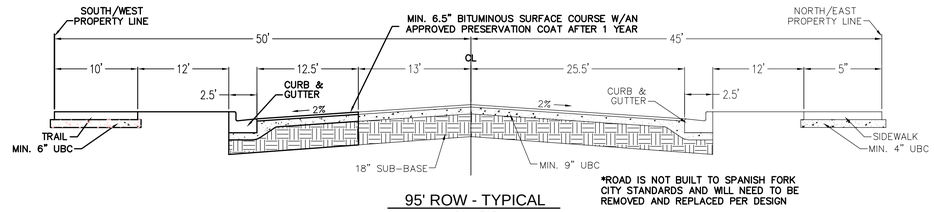


LEGEND

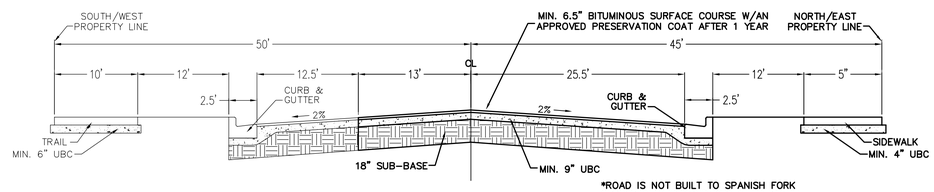
SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN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



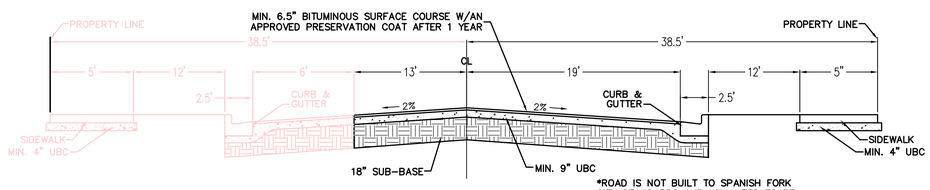
95' ROW - SR-77 (4000 NORTH)
–NTS–



95' ROW - TYPICAL
1150 WEST
–NTS–



95' ROW - TYPICAL
1400 WEST
–NTS–



77' ROW - TYPICAL
3450 NORTH
–NTS–

SHEET NO. 2B

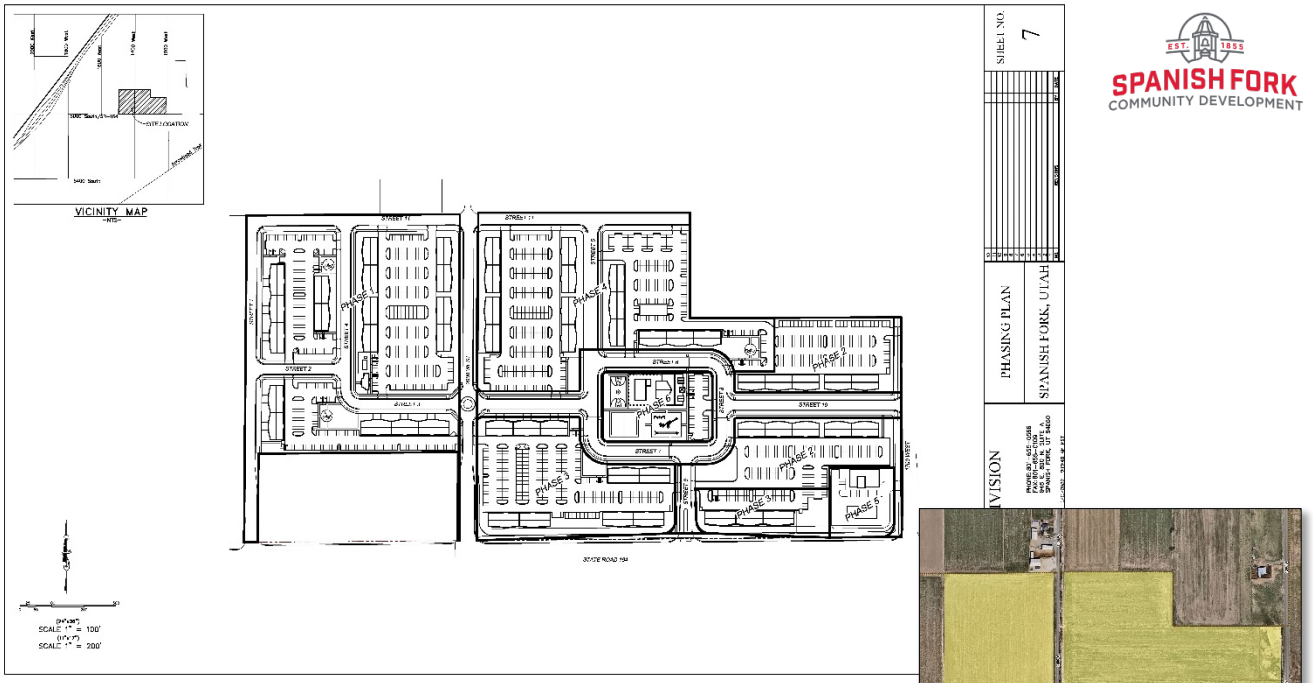
NO.	REVISIONS	BY	DATE
1			
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9			

PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

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

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Modera Subdivision Zone Change and Preliminary Plat Approval Request

January 26, 2022, Development Review Committee.

Located at 2000 West 1900 South, including 42.7 acres.

The subject property is zoned R-R. The applicant has requested a Zone Change to the R-4 and C-2 Zones.

The applicant has also requested that a Preliminary Plat of seven hundred and twenty-four (724) residential units be approved.

Key Issues

1. Zoning.
2. Public Improvements.
3. Landscaping.
4. Power.
5. Utilities.
6. Amenities.
7. Elevations.

Recommendation

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

Findings

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

Conditions

1. That Preliminary Plat approval is contingent upon approval of the Zone Change.
2. That the applicant meet the City's Zoning requirements and Construction Standards.
3. That the applicant addresses any redlines.
4. That the applicant provides landscaping and amenities plans.

Exhibits

1. Preliminary Plat.
2. Residential Building Elevations.
3. Proposed Zoning..

MODERA SUBDIVISION

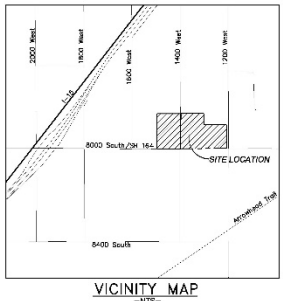
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OFFSITE UTILITIES
3D	OFFSITE UTILITIES
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRICAL PLAN
6B	ELECTRICAL PLAN
7	PHASING PLAN
8	TRANSPORTATION PLAN
9A	UDOT ACCESS PLAN
9B	UDOT ACCESS PLAN
DT-01	DETAIL SHEET
ALTA	ALTA SURVEY

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

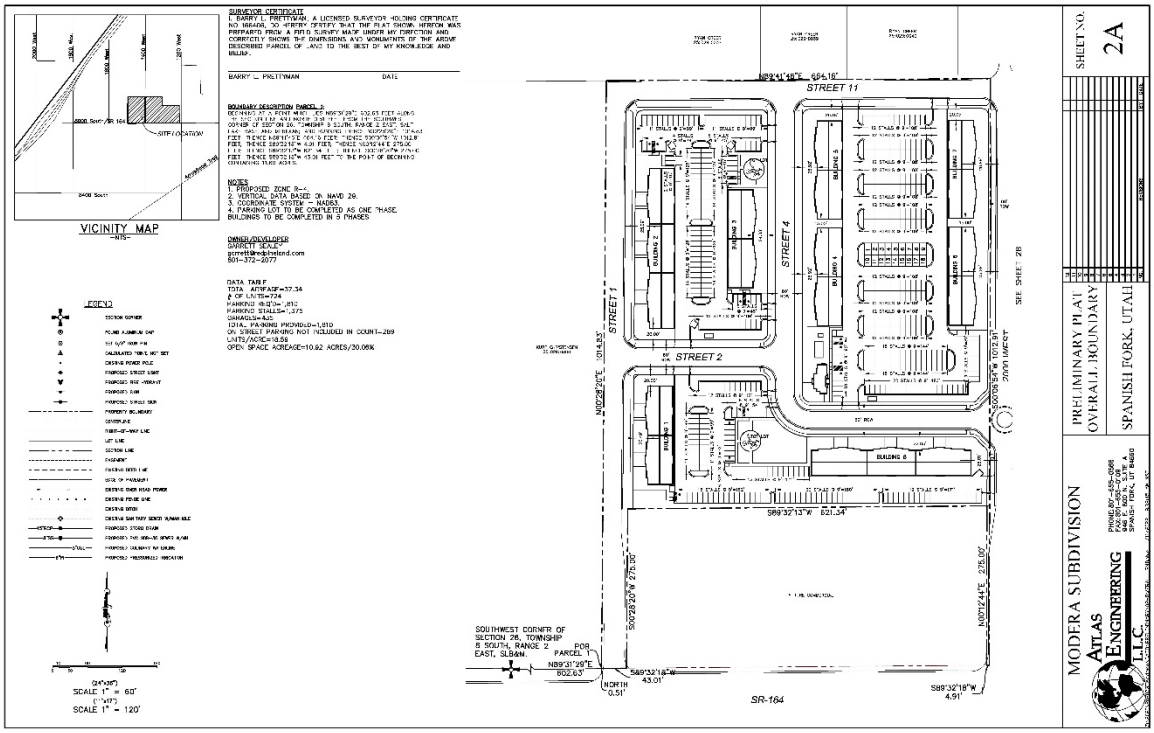
ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.

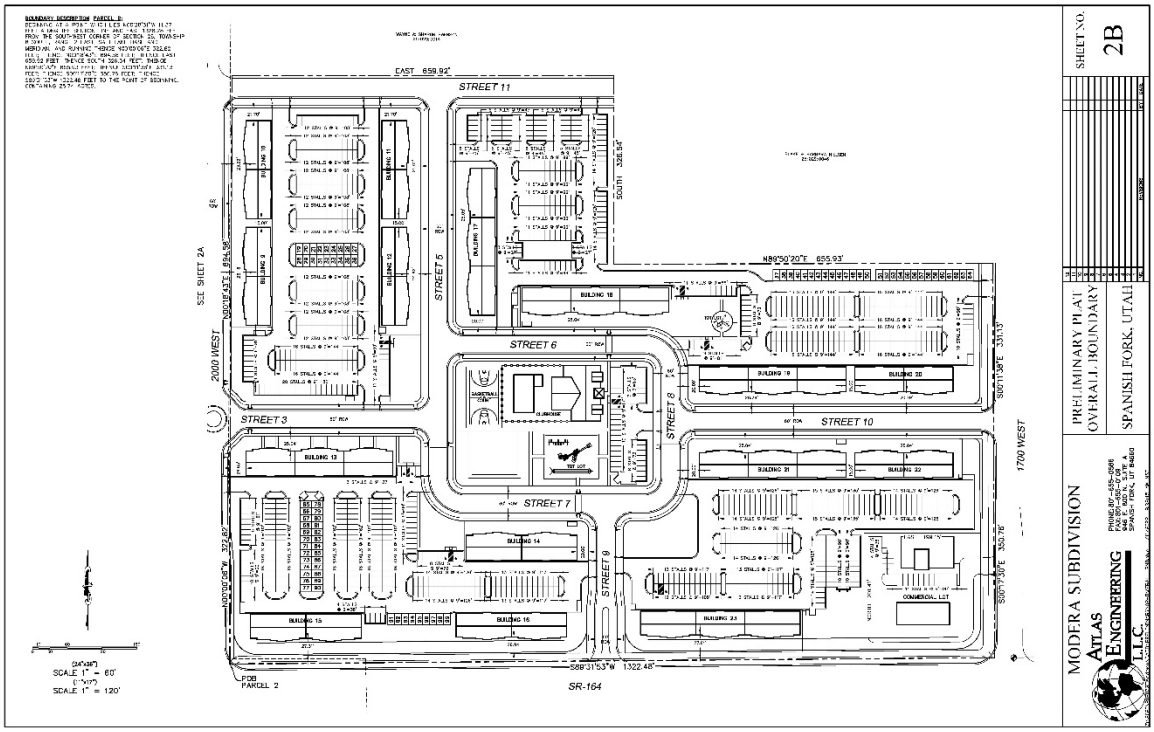


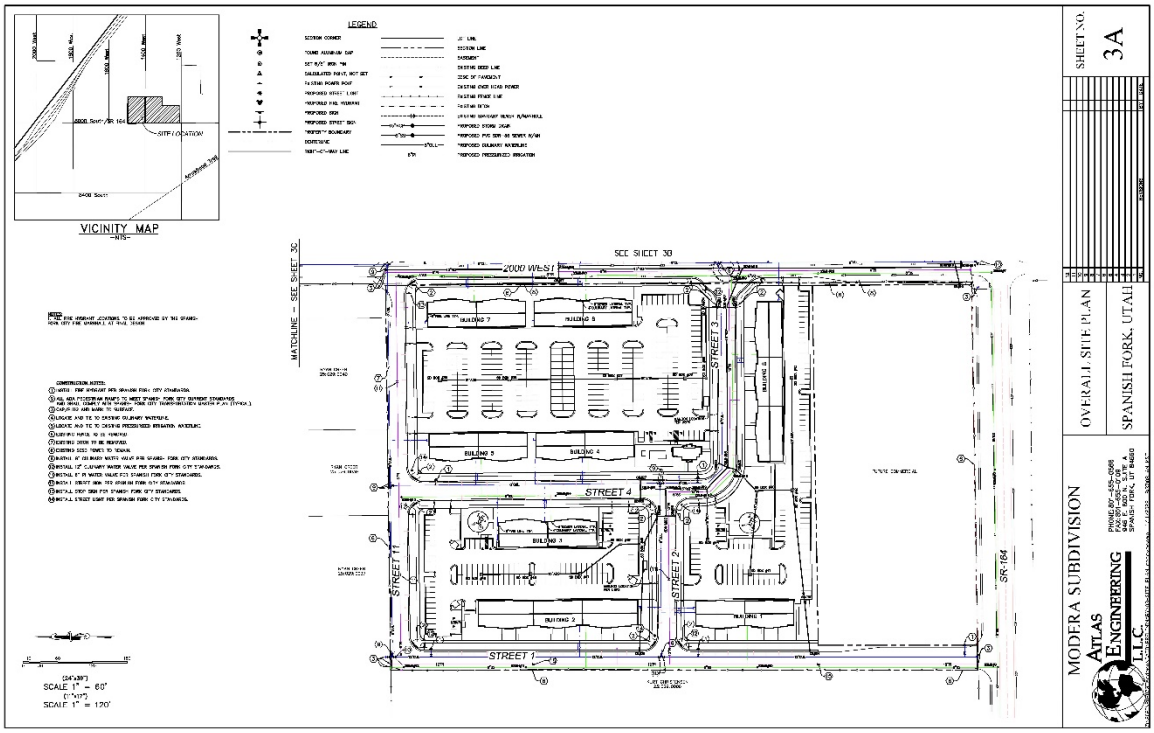
VICINITY MAP
-NTS-

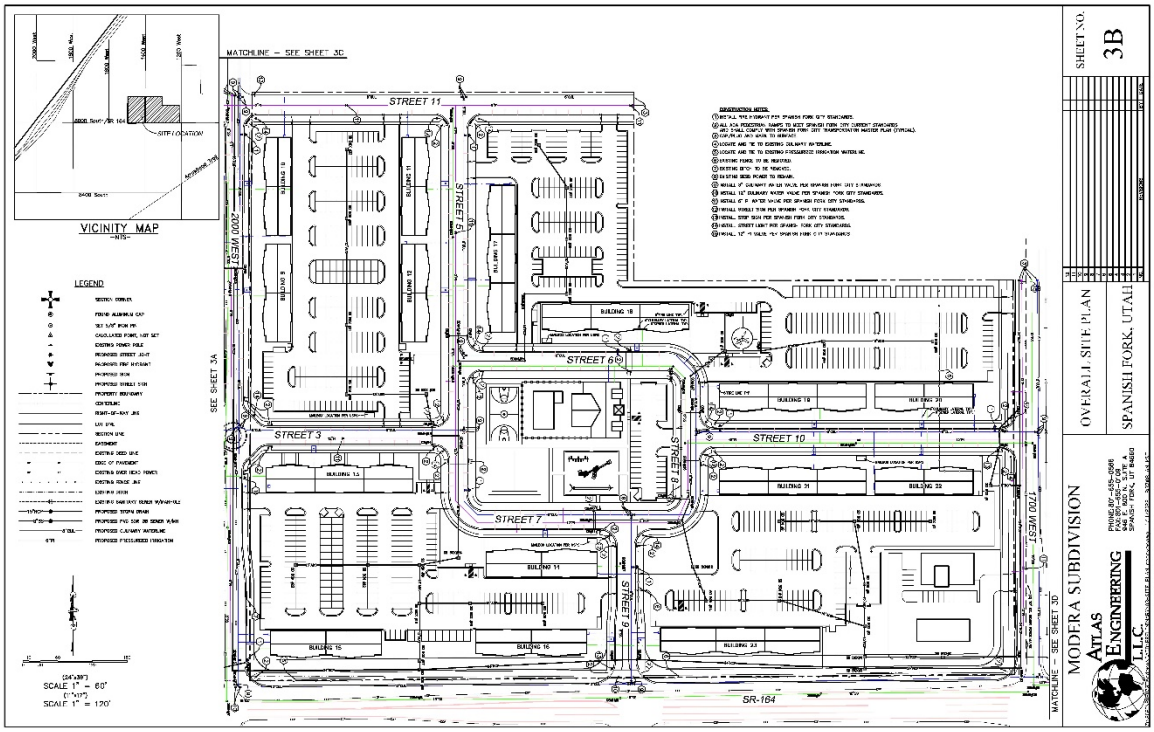
OWNER/DEVELOPER
GARRETT SEALEY
garrett@redp^elanc.com
801-372-2077

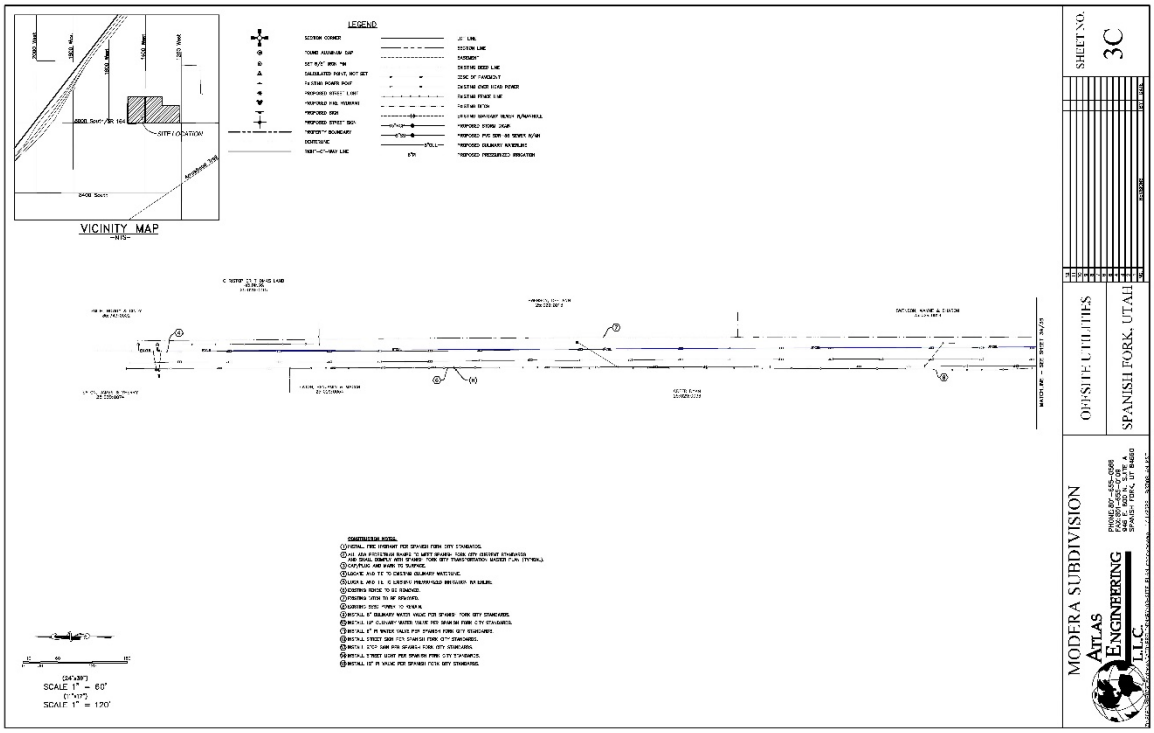
ATLAS ENGINEERING L.L.C.
PHONE 801-655-0566
FAX 801-655-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

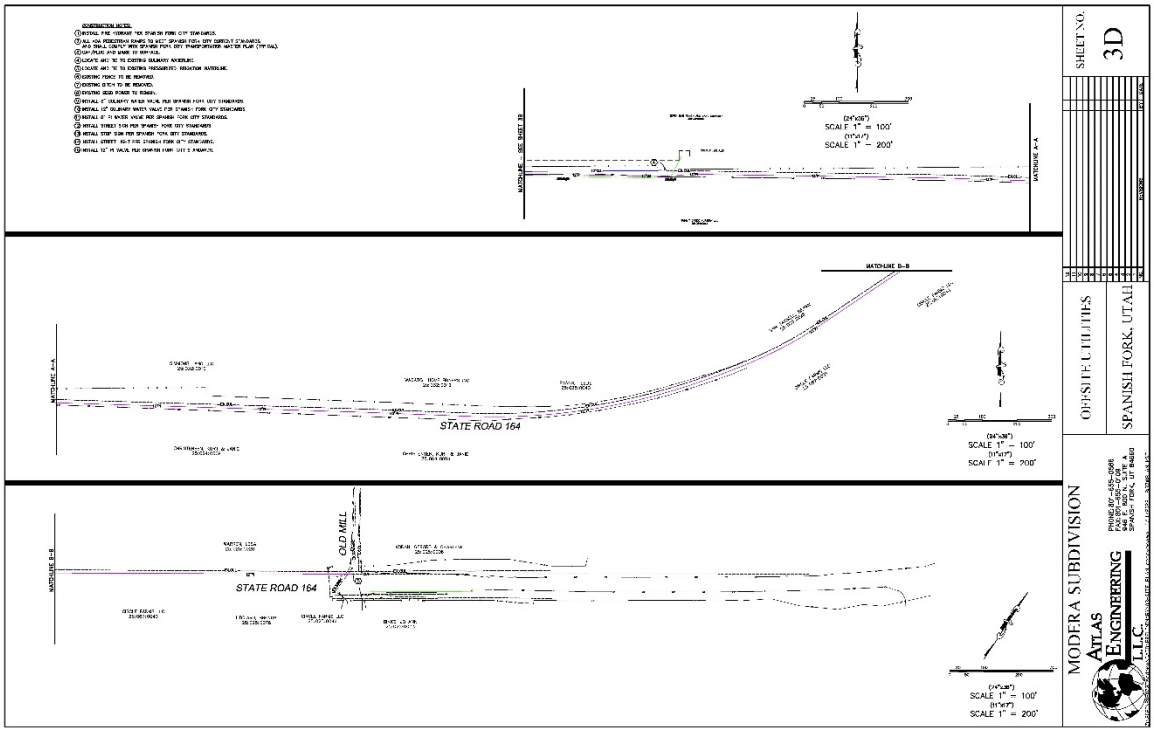


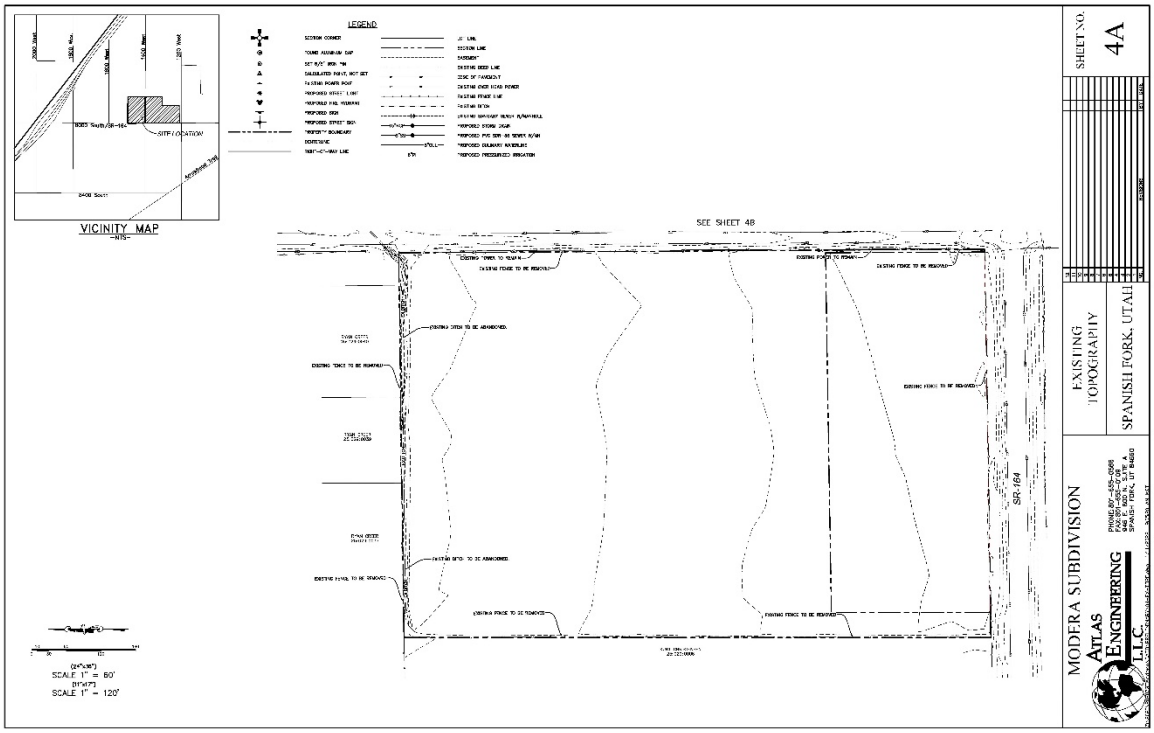

SHEET NO. 2B
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
EAST 659.92'
STREET 11
STREET 5
STREET 6
STREET 8
STREET 10
STREET 3
STREET 7
STREET 9
2000 WEST
1700 WEST
SCE SHEET 2A
N89°50'20"E 655.93'
S89°31'53"W 1322.48'
SR-164
PARCEL 2
SCALE 1" = 60'
SCALE 1" = 120'

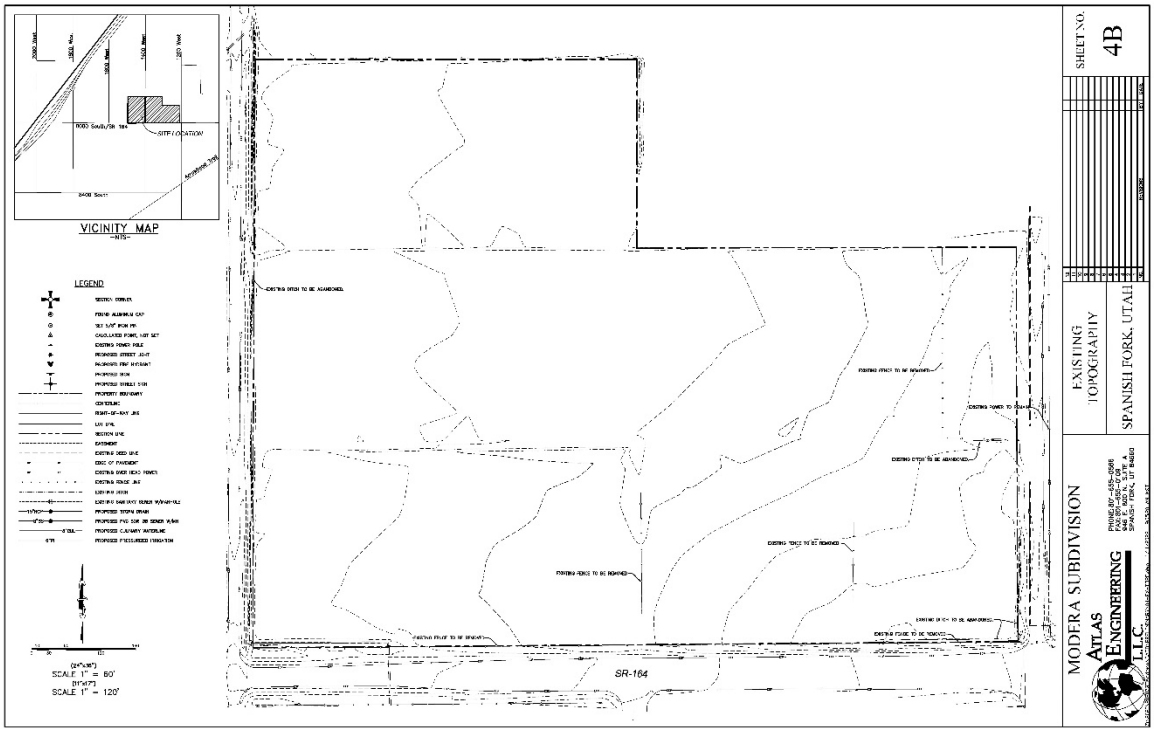

SHEET NO. 3A
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
VICINITY MAP
SITE LOCATION
SCE SHEET 3B
MATCHLINE - SEE SHEET 3C
2000 WEST
STREET 1
STREET 2
STREET 3
STREET 4
STREET 11
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

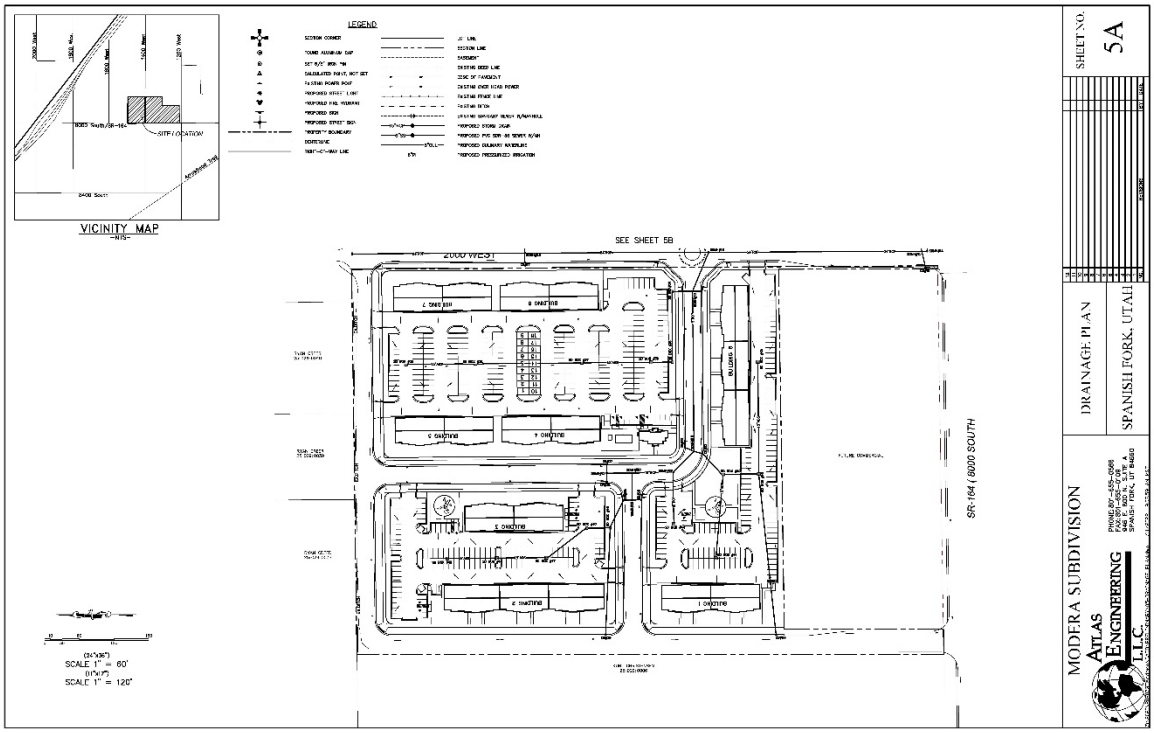

MATCHLINE – SEE SHEET 3C
STREET 11
STREET 5
STREET 6
STREET 3
STREET 10
STREET 7
STREET 8
STREET 9
2000 WEST
1720 WEST
SEE SHEET 3A
MATCHLINE – SEE SHEET 3C
SR-164
VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
3B
OVERALL SITE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

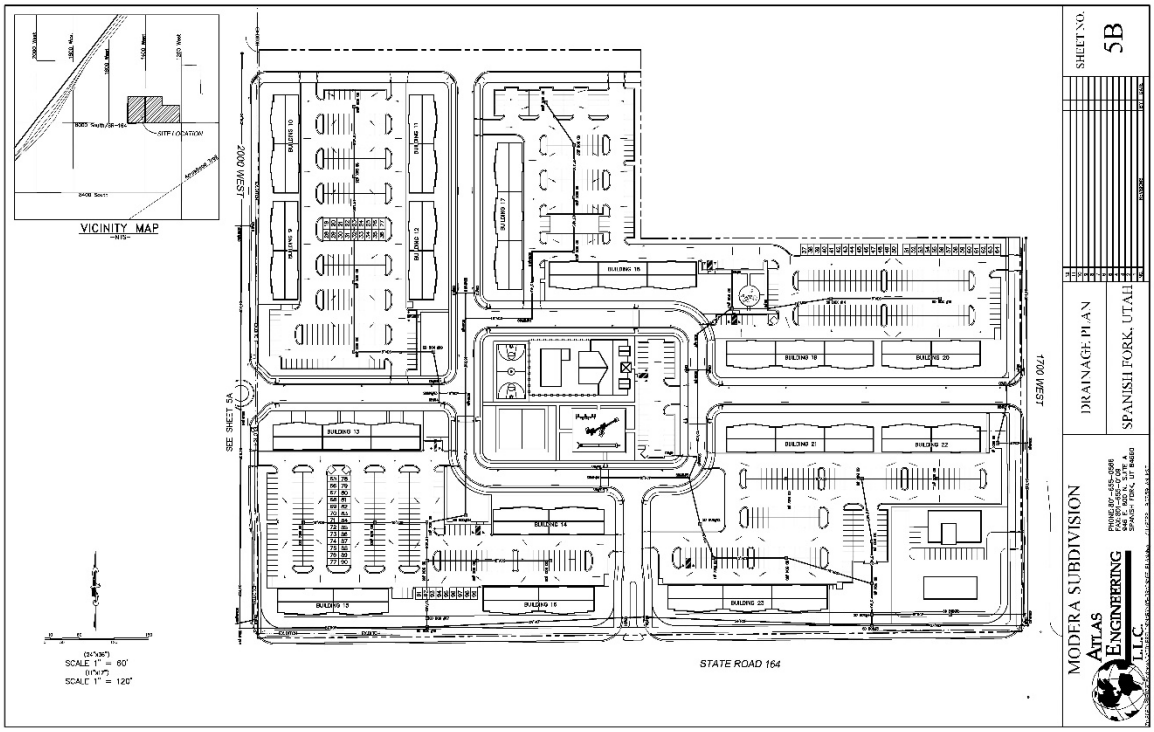

VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
3C
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

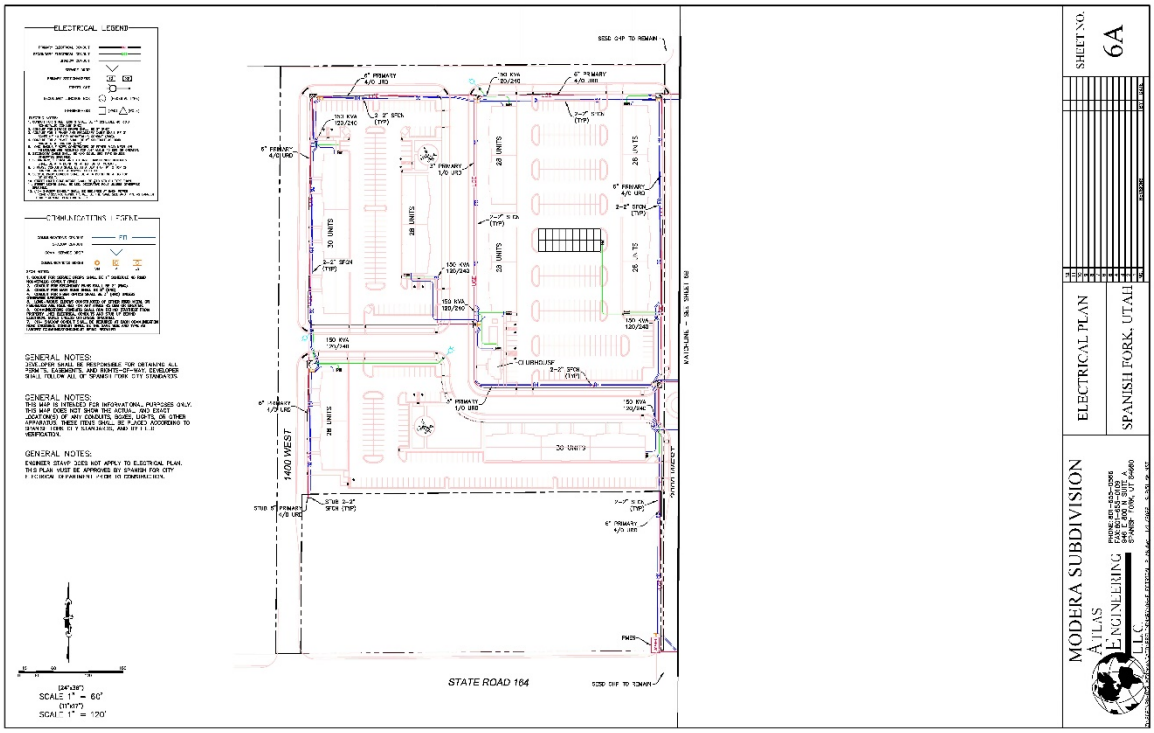

SHEET NO.
3D
OFFSITE UTILITIES
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
STATE ROAD 164
OLD MILL
SCALE 1" = 100'
SCALE 1" = 200'

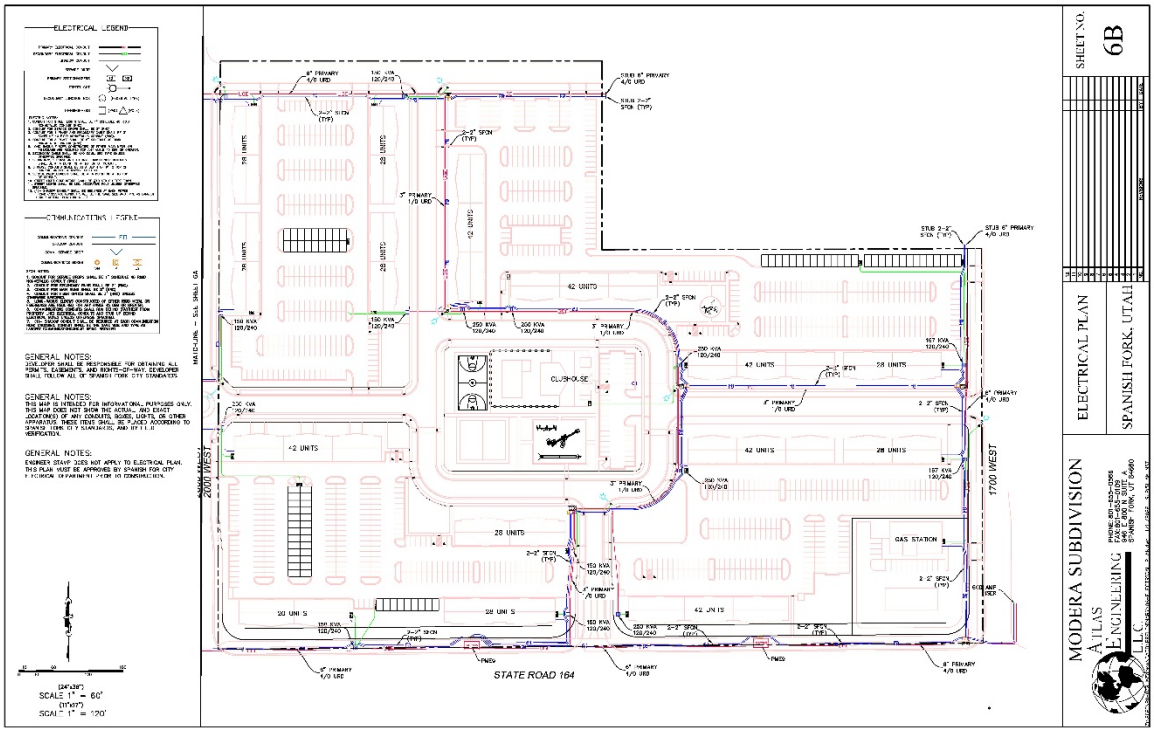

SHEET NO.
4A
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
LEGEND
VICINITY MAP
SEE SHEET 4B
SR-164
SCALE 1" = 60'
SCALE 1" = 120'

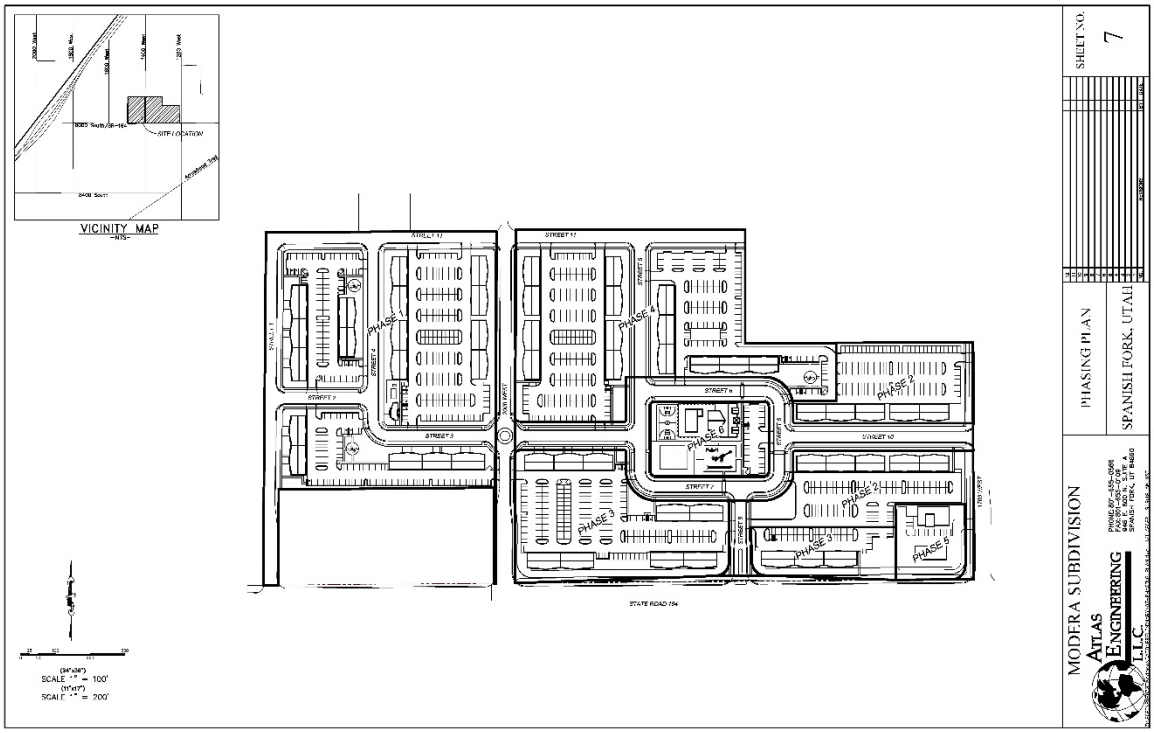

VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 60'
SCALE 1" = 120'
SR-164
SHEET NO.
4B
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

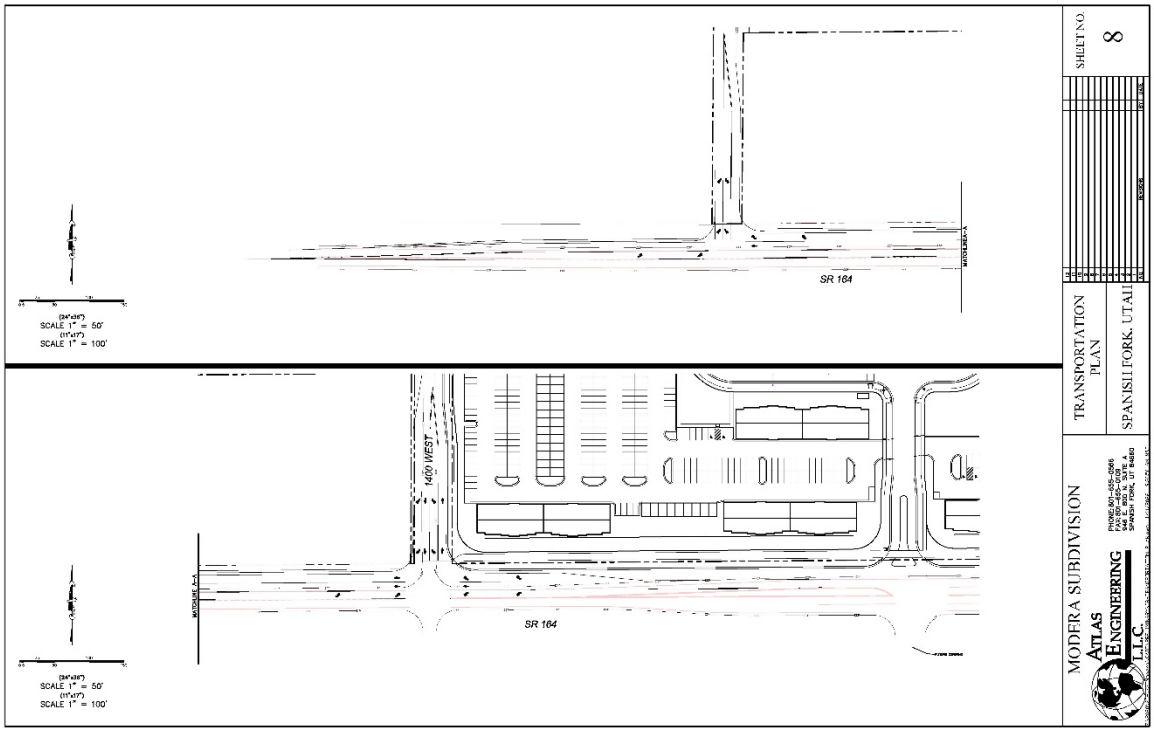

VICINITY MAP
-NTS-
LEGEND
SEE SHEET 5B
SR-164 (8000 SOUTH)
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5A
DRAINAGE PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


VICINITY MAP
SCALE 1" = 60'
SCALE 1" = 120'
STATE ROAD 164
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO. 5B

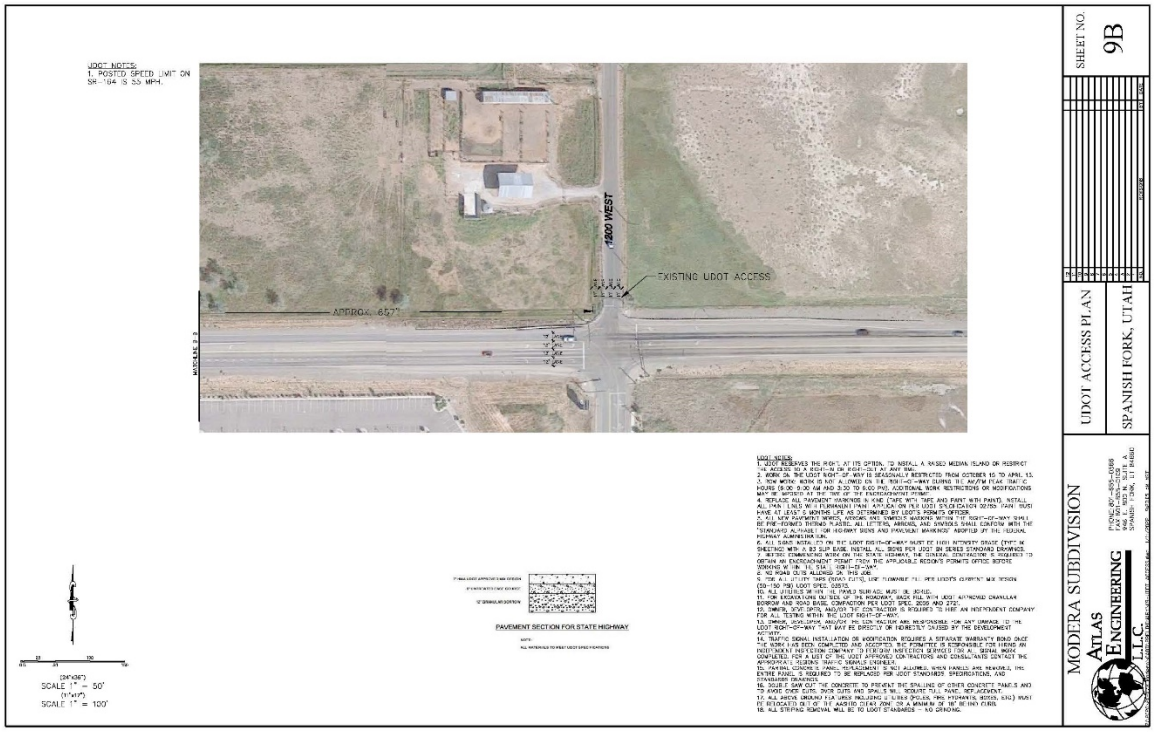

ELECTRICAL LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
1400 WEST
STATE ROAD 164
SCALE 1" = 60'
SCALE 1" = 120'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO. 6A

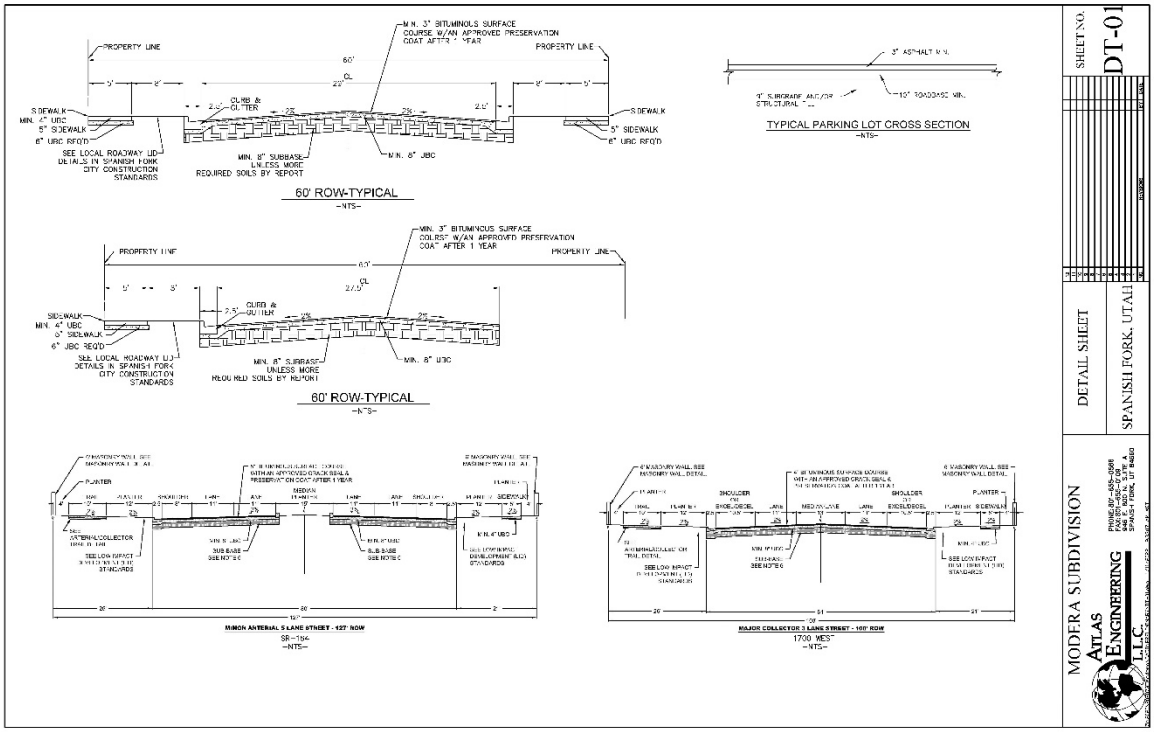

ELECTRICAL LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
2400 WEST
1700 WEST
STATE ROAD 164
CLUBHOUSE
GAS STATION
42 UNITS
28 UNITS
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 6B
ELECTRICAL PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.

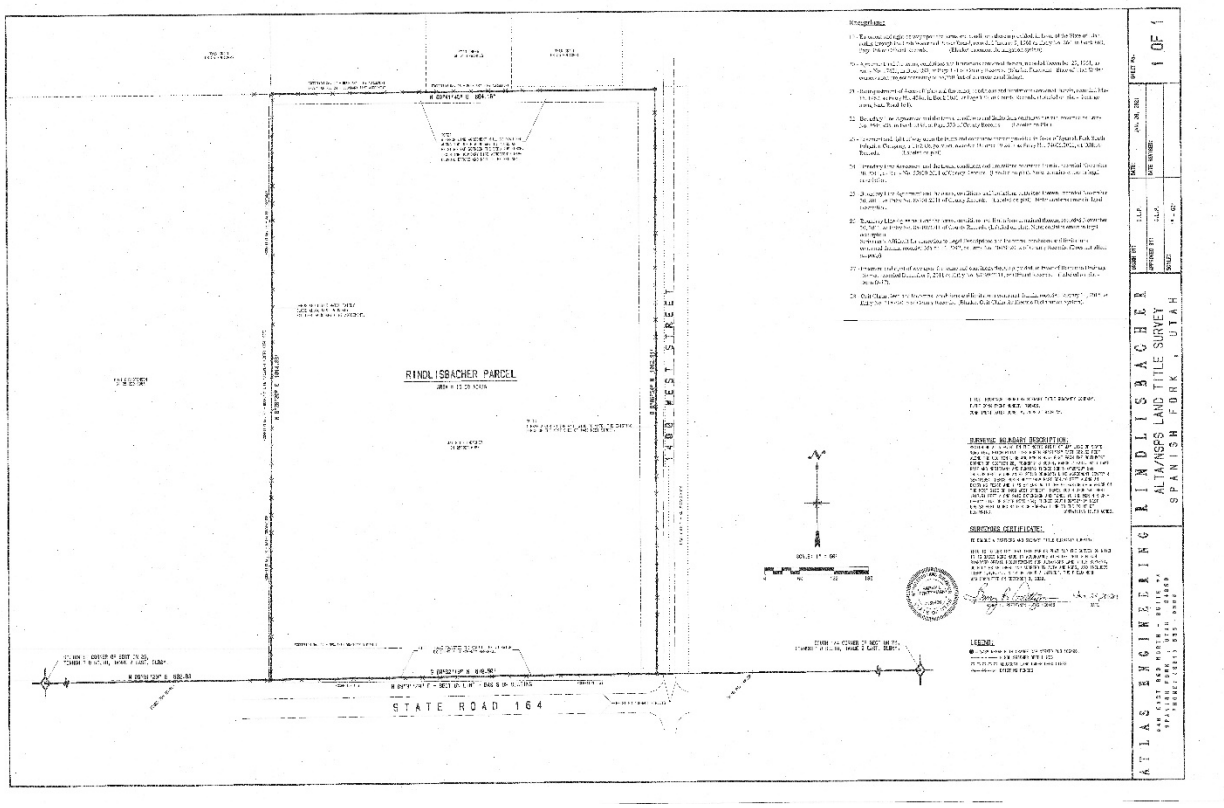

VICINITY MAP
-NTS-
SITE LOCATION
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
STREET 8
STREET 9
STREET 10
STREET 11
STATE ROAD 164
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 7
PHASING PLAN
SPANISH FORK, UTAH
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.


SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
TRANSPORTATION PLAN
SPANISH FORK, UTAH
SHEET NO. 8


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.
1600 WEST
1500 WEST
APPROX. 662' TO 1600 WEST
UDOT ACCESS CATEGORY 5
APPROX. 638'
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
1400 WEST
1300 WEST
EXISTING UDOT ACCESS
UDOT ACCESS CATEGORY 5
APPROX. 642'
SR 164
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
UDOT ACCESS PLAN
SPANISH FORK, UTAH
SHEET NO. 9A


UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-194 IS 55 MPH.
1800 WEST
EXISTING UDOT ACCESS
APPROX. 652'
MORGAN R.P.
PAVEMENT SECTION FOR STATE HIGHWAY
SCALE 1" = 50'
SCALE 1" = 100'
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
UDOT ACCESS PLAN
SPANISH FORK, UTAH
SHEET NO.
9B


PROPERTY LINE
60'
CL
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK MIN. 4" UBC 5" SIDEWALK 6" UBC REQ'D
CURB & GUTTER
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
3" ASPHALT M.V.
9" SUBGRADE AND/OR STRUCTURAL
10" ROADBASE MIN.
TYPICAL PARKING LOT CROSS SECTION
-NTS-
MINOR ARTERIAL 5 LANE STREET - 122' ROW
SR-194
-NTS-
MAJOR COLLECTOR 3 LANE STREET - 100' ROW
1700 WEST
-NTS-
MODERA SUBDIVISION
ATLAS ENGINEERING L.L.C.
DETAIL SHEET
SPANISH FORK, UTAH
SHEET NO.
DT-01


RINDLISBACHER PARCEL
STATE ROAD 164
RINDLISBACHER
ALTA/NSPS LAND TITLE SURVEY
SPANISH FORK, UTAH
ATLAS ENGINEERING
SURVEYOR'S CERTIFICATE:
LEGEND:










Motors
VILLAGE


Modera


Modera
VILLAGE
APARTMENTS


Modera
VILLAGE
APARTMENTS



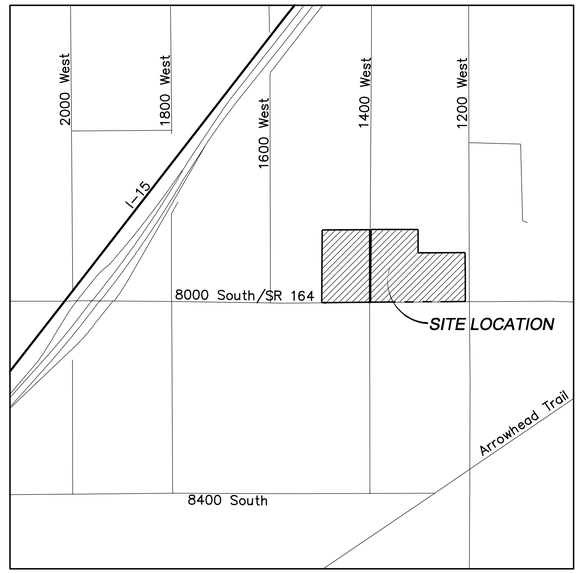

PROPOSED ZONE C2
PROPOSED ZONE R4
2000 W
PROPOSED ZONE R4
PROPOSED ZONE C2
1700 W
1900 S

MODERA SUBDIVISION

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	OVERALL BOUNDARY
2B	OVERALL BOUNDARY
3A	OVERALL SITE PLAN
3B	OVERALL SITE PLAN
3C	OFFSITE UTILITIES
3D	OFFSITE UTILITIES
4A	EXISTING TOPOGRAPHY
4B	EXISTING TOPOGRAPHY
5A	DRAINAGE PLAN
5B	DRAINAGE PLAN
6A	ELECTRICAL PLAN
6B	ELECTRICAL PLAN
7	PHASING PLAN
8	TRANSPORTATION PLAN
9A	UDOT ACCESS PLAN
9B	UDOT ACCESS PLAN
DT-01	DETAIL SHEET
ALTA	ALTA SURVEY



VICINITY MAP
-NTS-

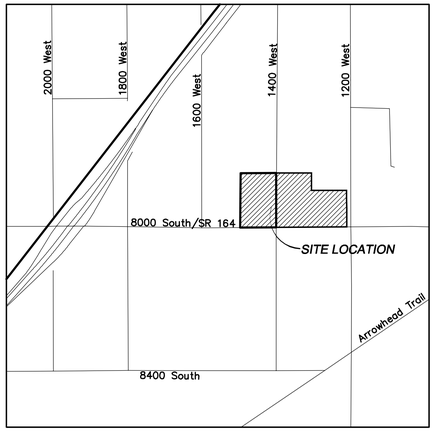
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL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

ELECTRICAL NOTES:
1. ANY SESD SERVICES ON THE PROPERTY WILL NEED TO BE REMOVED.
2. ENCROACHMENT APPLICATION WILL NEED TO BE MADE WITH THE BUREAU OF RECLAMATIONS IN ORDER TO ENCROACH INSIDE THEIR EASEMENT ALONG 1400 WEST.

OWNER/DEVELOPER
GARRETT SEALEY
garrett@redpineland.com
801-372-2077

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
1/11/22
STATE OF UTAH

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



VICINITY MAP
-NTS-

SURVEYOR CERTIFICATE

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN DATE

BOUNDARY DESCRIPTION PARCEL 1:
BEGINNING AT A POINT WHICH LIES N89°31'29"E 602.63 FEET ALONG THE SECTION LINE AND NORTH 0.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°28'20"E 1014.83 FEET; THENCE N89°41'46"E 664.16 FEET; THENCE S00°06'54"W 1012.91 FEET; THENCE S89°32'18"W 4.91 FEET; THENCE N00°12'44"E 275.00 FEET; THENCE S89°32'13"W 621.34 FEET; THENCE S00°28'20"W 275.00 FEET; THENCE S89°32'18"W 43.01 FEET TO THE POINT OF BEGINNING. CONTAINING 11.60 ACRES.

NOTES

1. PROPOSED ZONE R-4.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PARKING LOT TO BE COMPLETED AS ONE PHASE. BUILDINGS TO BE COMPLETED IN 5 PHASES.

OWNER/DEVELOPER
GARRETT SEALEY
garrett@redpineland.com
801-372-2077

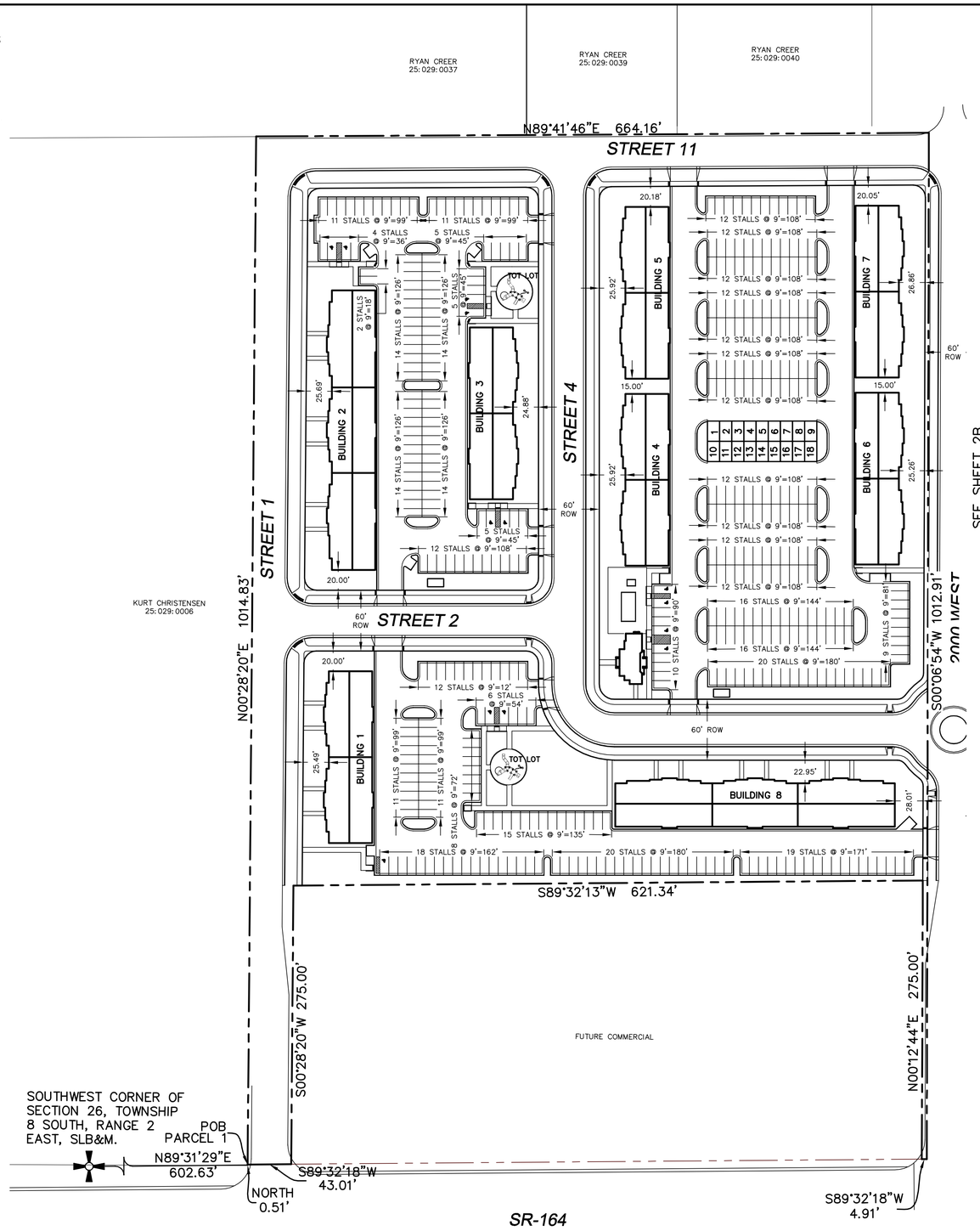
DATA TABLE

TOTAL ACREAGE=37.34
OF UNITS=724
PARKING REQ'D=1,810
PARKING STALLS=1,375
GARAGES=435
TOTAL PARKING PROVIDED=1,810
ON STREET PARKING NOT INCLUDED IN COUNT=289
UNITS/ACRE=18.59
OPEN SPACE ACREAGE=10.92 ACRES/30.06%

LEGEND

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

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



NO.	REVISIONS	BY	DATE
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SHEET NO. 2A

PRELIMINARY PLAT
OVERALL BOUNDARY

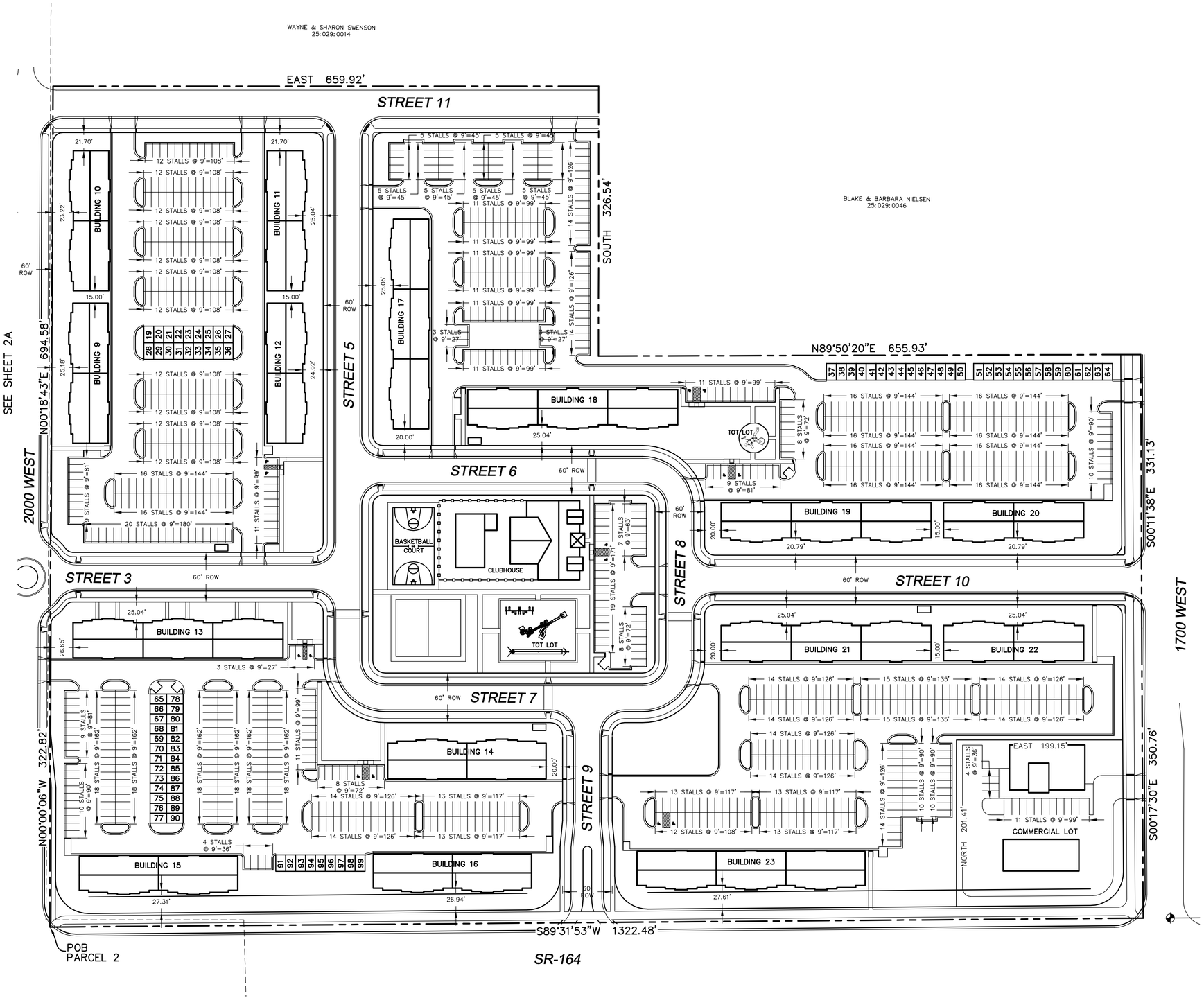
SPANISH FORK, UTAH

MODERA SUBDIVISION

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

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BOUNDARY DESCRIPTION PARCEL 2:
BEGINNING AT A POINT WHICH LIES N00°28'31"W 11.37 FEET ALONG THE SECTION LINE AND EAST 1328.28 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°00'06"E 322.82 FEET; THENCE N00°18'43"E 694.58 FEET; THENCE EAST 659.92 FEET; THENCE SOUTH 326.54 FEET; THENCE N89°50'20"E 655.93 FEET; THENCE S00°11'38"E 331.13 FEET; THENCE S00°17'30"E 350.76 FEET; THENCE S89°31'53"W 1322.48 FEET TO THE POINT OF BEGINNING. CONTAINING 25.74 ACRES.



10 0 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

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SHEET NO. 2B

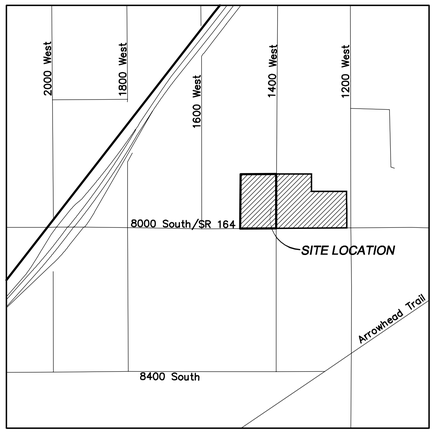
PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

MODERA SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
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VICINITY MAP
-NTS-

LEGEND

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

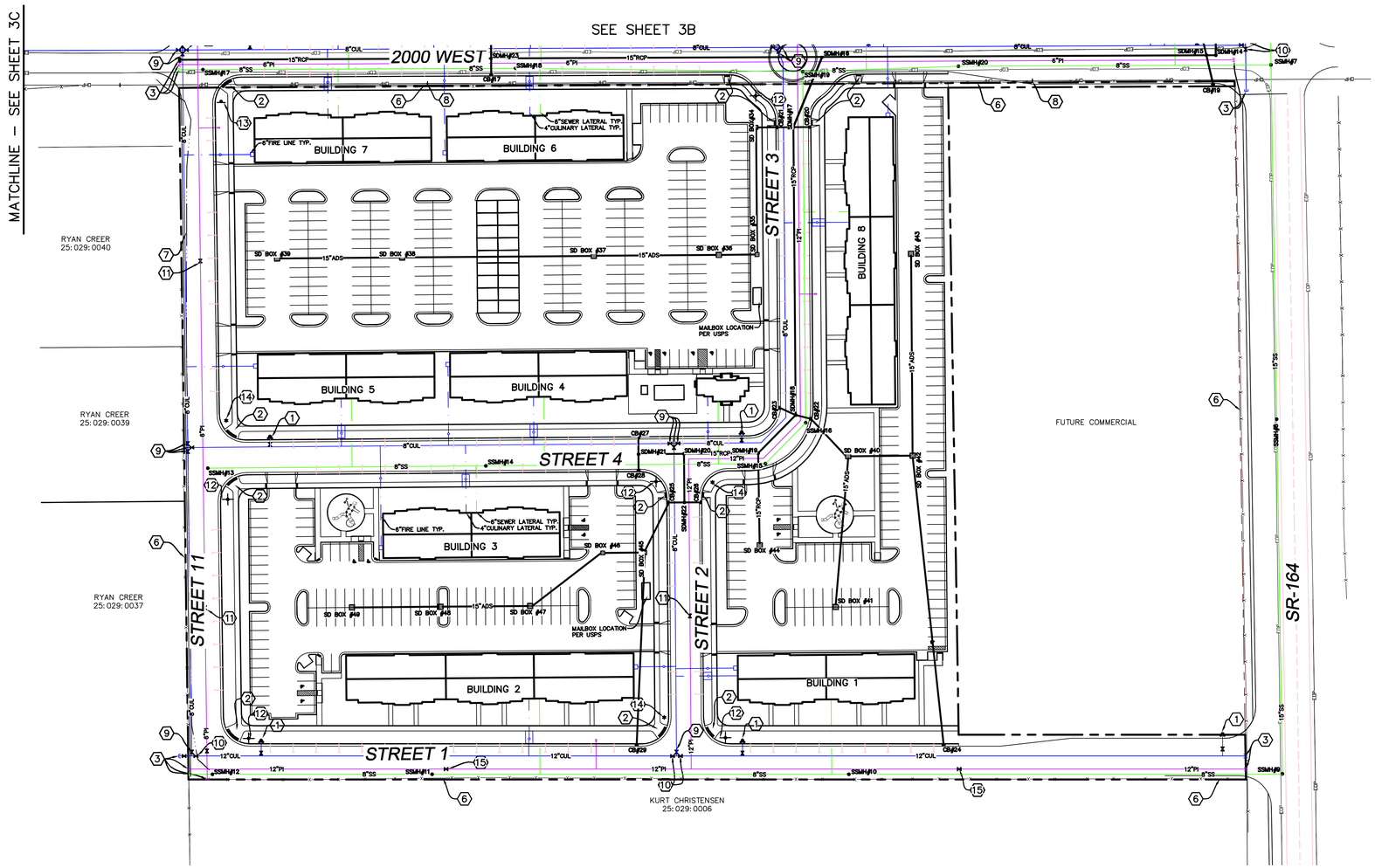
NOTES:
1. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL AT FINAL DESIGN.

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. EXISTING FENCE TO BE REMOVED.
7. EXISTING DITCH TO BE REMOVED.
8. EXISTING SESD POWER TO REMAIN.
9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.

10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



SHEET NO. 3A

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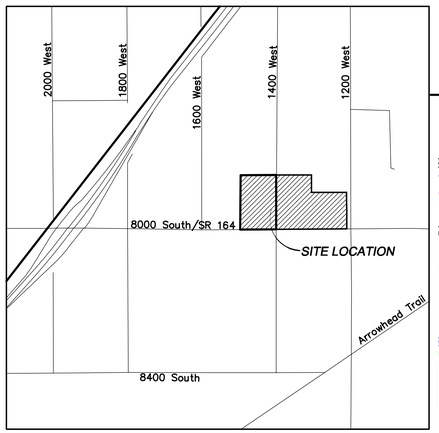
OVERALL SITE PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

ATLAS ENGINEERING L.L.C.
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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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VICINITY MAP
-NTS-

MATCHLINE – SEE SHEET 3C

SEE SHEET 3A

MATCHLINE – SEE SHEET 3D

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. EXISTING FENCE TO BE REMOVED.
7. EXISTING DITCH TO BE REMOVED.
8. EXISTING SESD POWER TO REMAIN.
9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
15. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.

LEGEND

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

10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

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SHEET NO.
3B

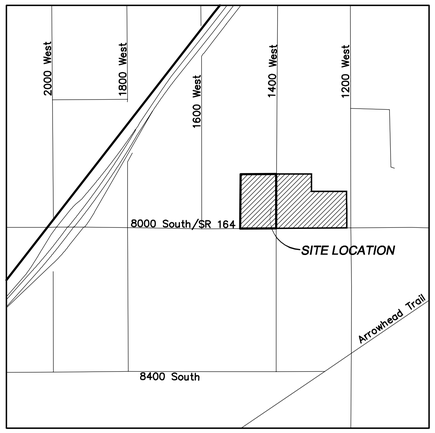
OVERALL SITE PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

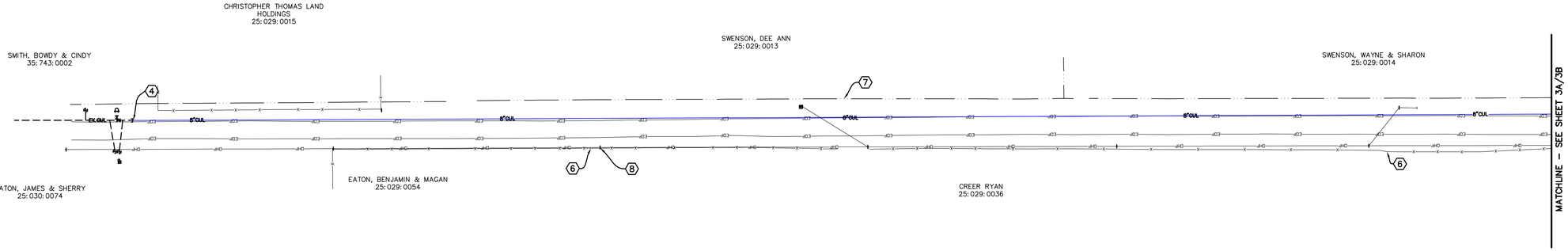
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VICINITY MAP
-NTS-

LEGEND

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



CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. EXISTING FENCE TO BE REMOVED.
7. EXISTING DITCH TO BE REMOVED.
8. EXISTING SESD POWER TO REMAIN.
9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
15. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.

0 10 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 3C

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OFFSITE UTILITIES

SPANISH FORK, UTAH

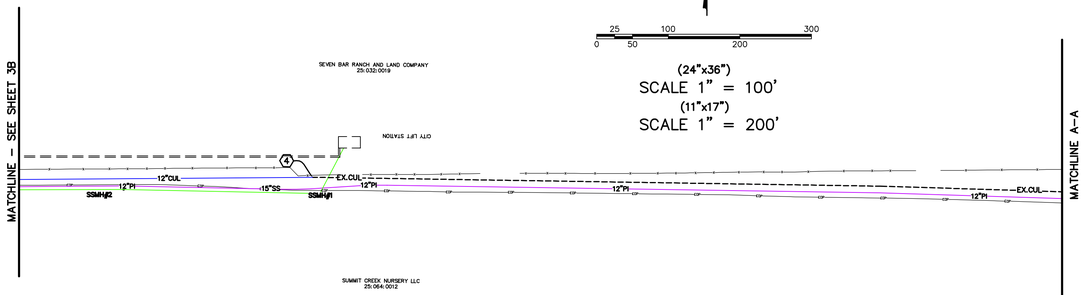
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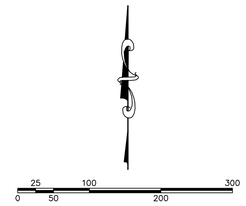
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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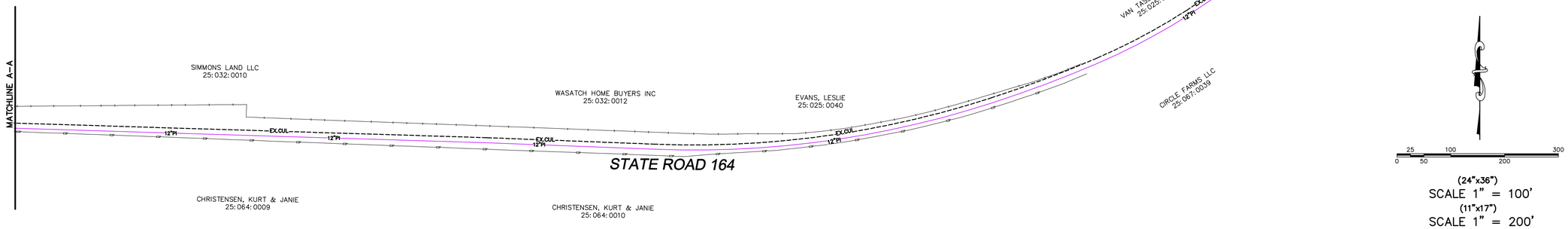
CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
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6. EXISTING FENCE TO BE REMOVED.
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9. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
13. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
14. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
15. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.

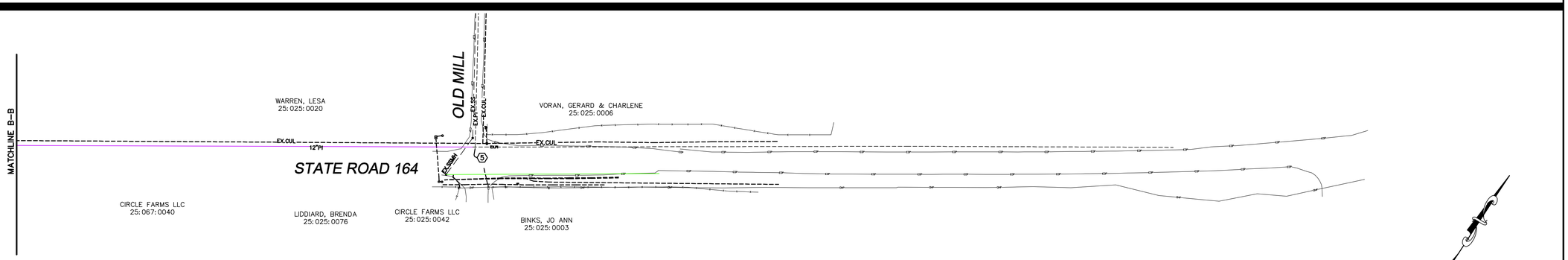




(24"x36")
SCALE 1" = 100'
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SCALE 1" = 200'



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



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

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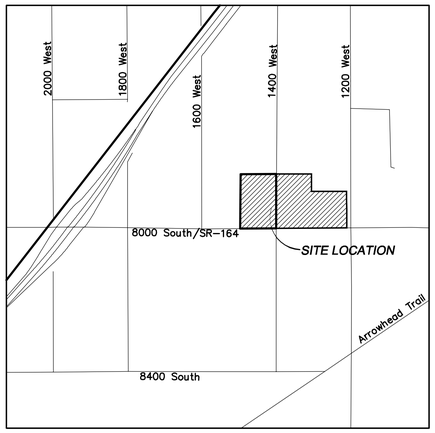
OFFSITE UTILITIES

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

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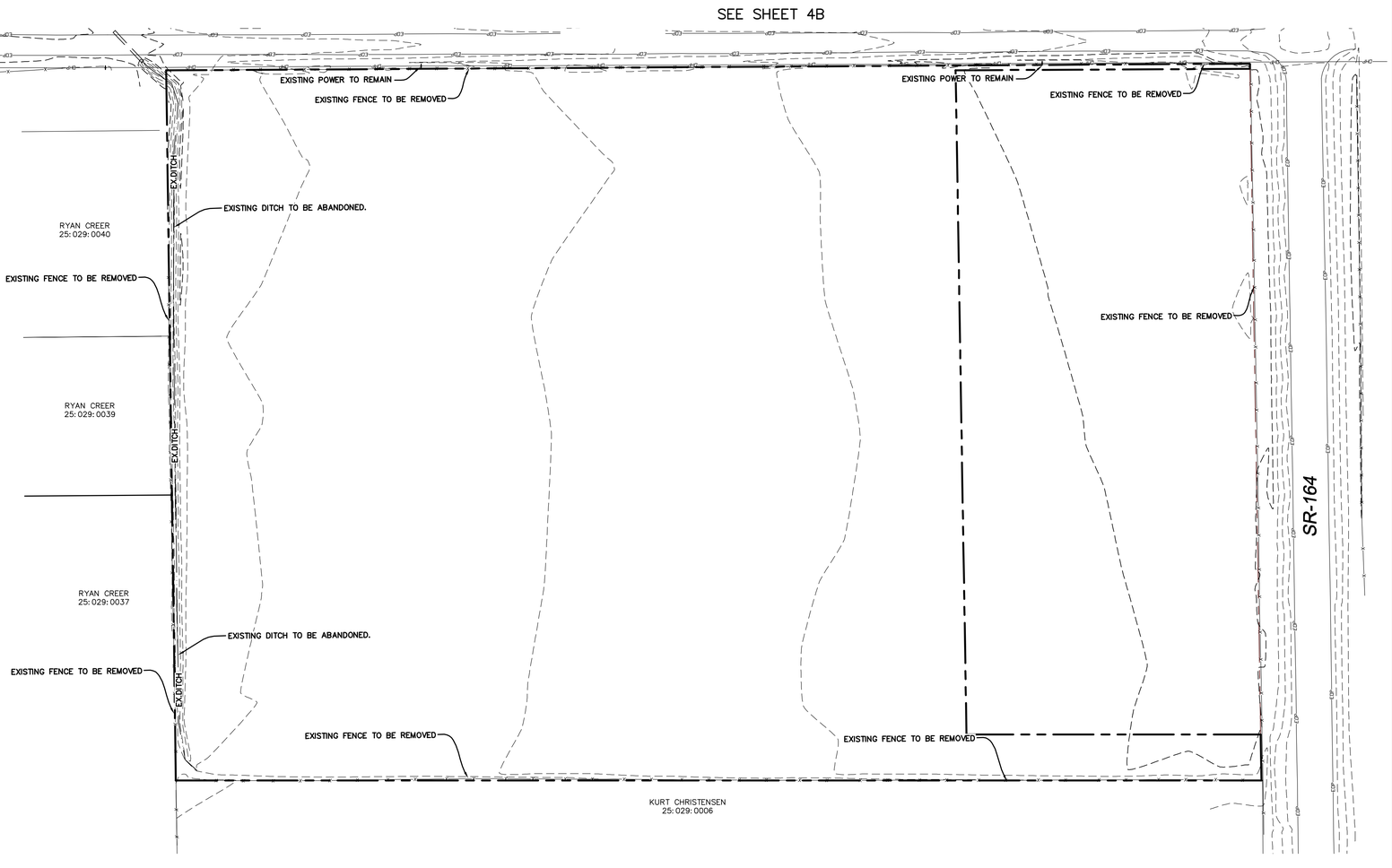


VICINITY MAP
-NTS-

LEGEND

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

SEE SHEET 4B



10 0 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

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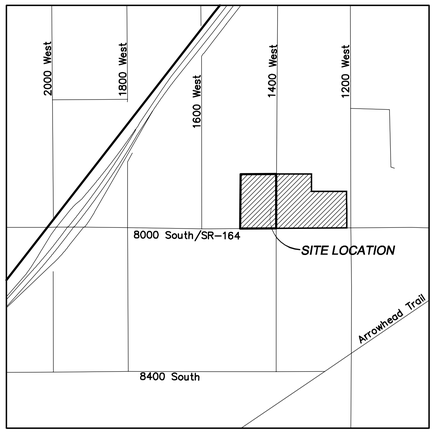
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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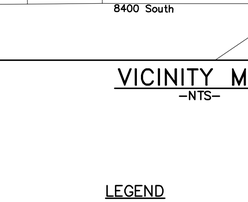
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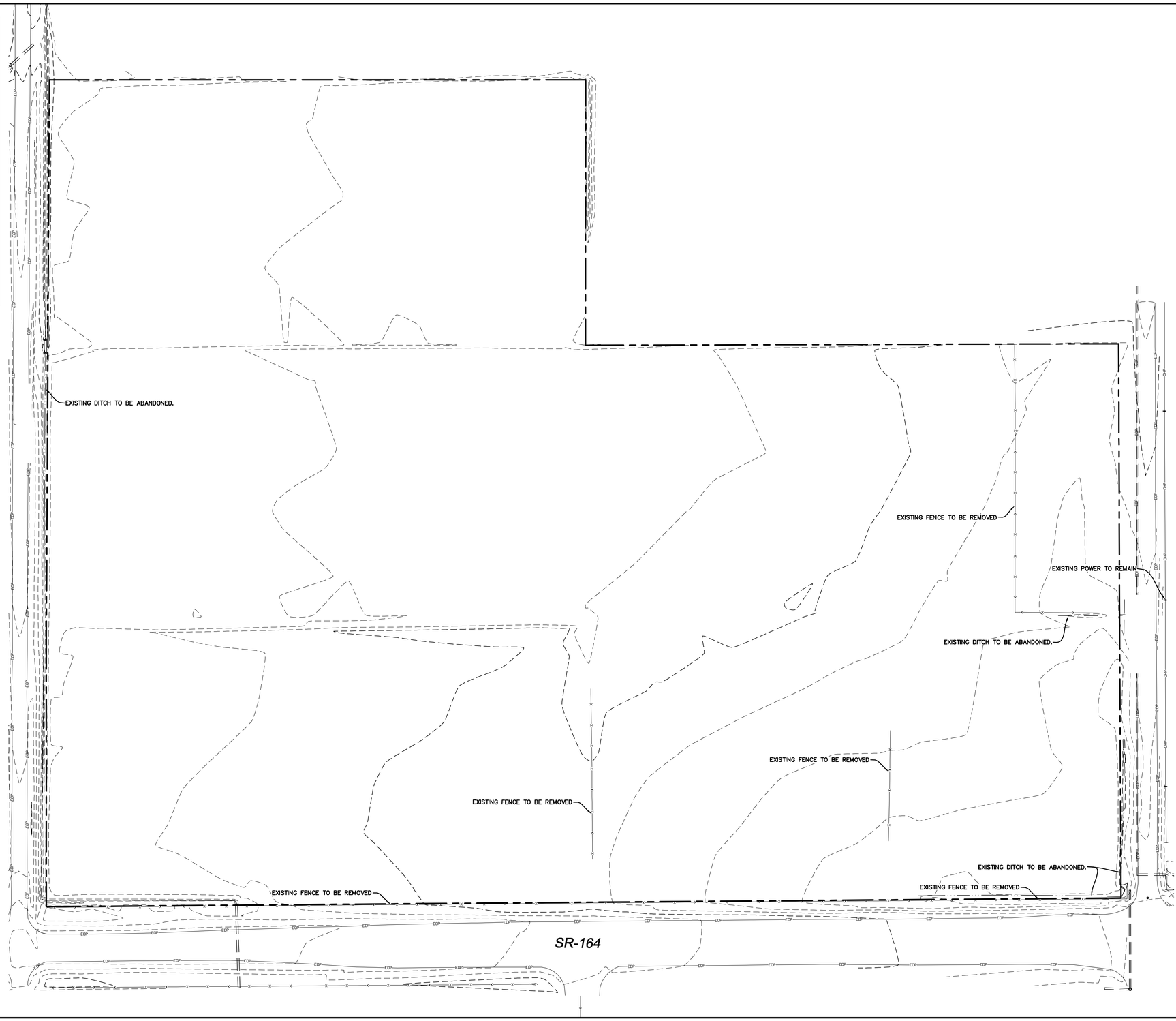
VICINITY MAP
-NTS-

LEGEND

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



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



SHEET NO. 4B

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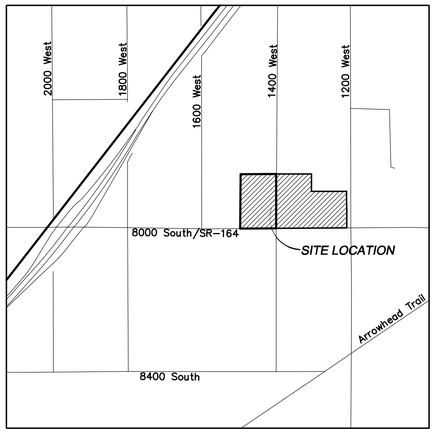
EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

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946 E. 800 N. SUITE A
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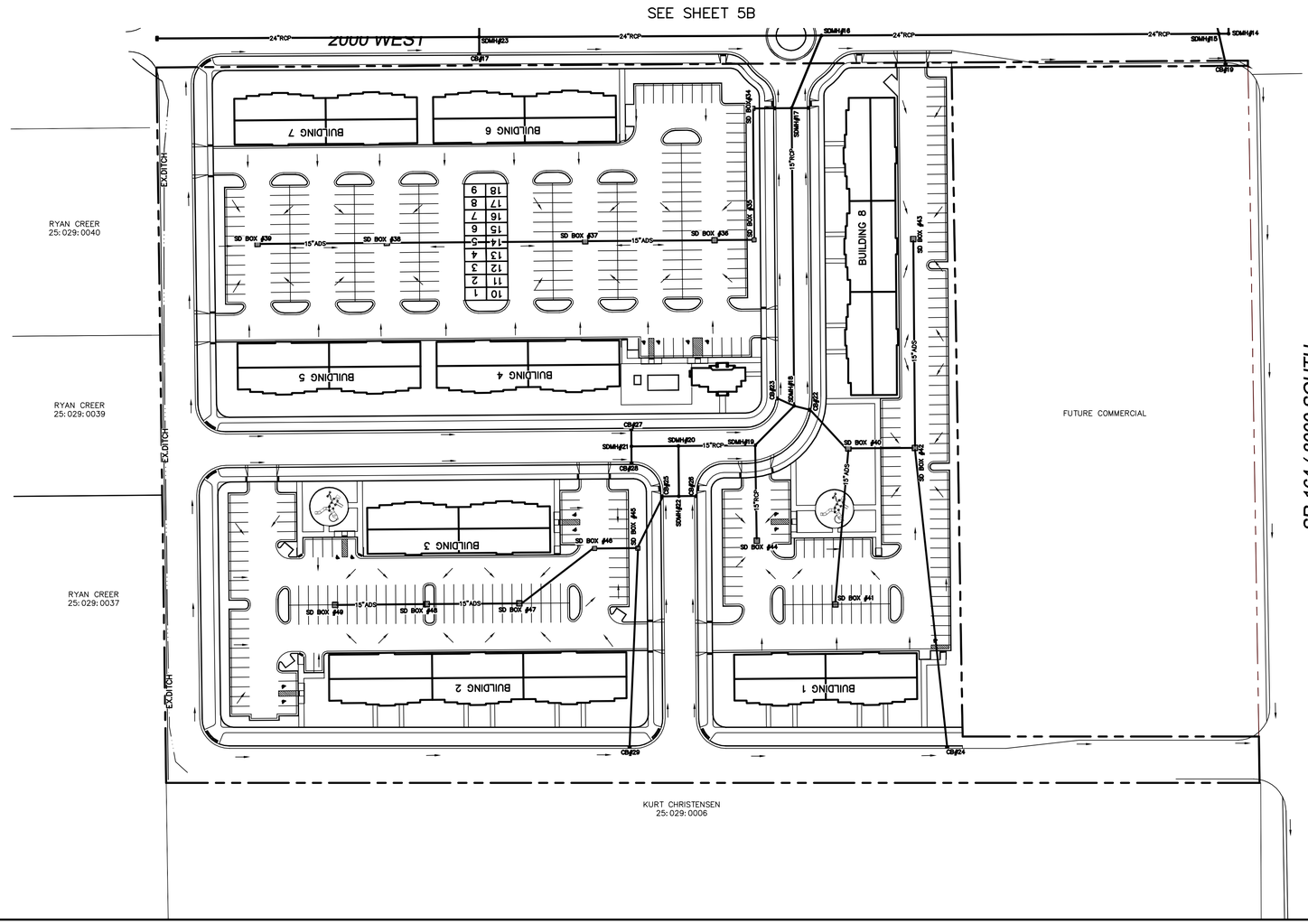


VICINITY MAP
-NTS-

LEGEND

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

SEE SHEET 5B



10 0 30 60 120 180

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 5A

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DRAINAGE PLAN

SPANISH FORK, UTAH

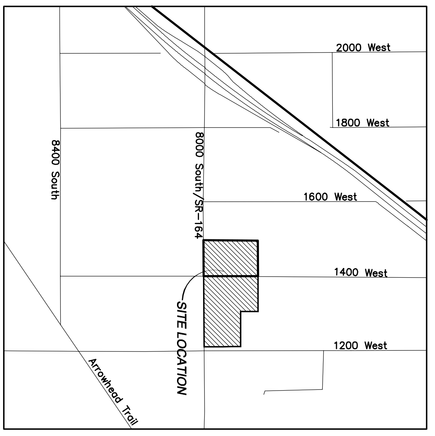
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SCALE 1" = 60'
(24"x36")
(11"x17")
SCALE 1" = 120'

0 10 30 60 120 180



VICINITY MAP
-NTS-

SEE SHEET 5A

2000 WEST

1700 WEST

STATE ROAD 164

BUILDING 9
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
BUILDING 21
BUILDING 22
BUILDING 23

EX.DITCH

MODERA SUBDIVISION

DRAINAGE PLAN

SPANISH FORK, UTAH

SHEET NO.

5B

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946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE
SECONDARY ELECTRICAL CONDUIT — UGE
SHADOW CONDUIT
SERVICE DROP
PRIMARY SECTIONALIZERS — 10 — 30
STREETLIGHT
SECONDARY JUNCTION BOX — J (PEDESTAL TYPE)
TRANSFORMERS — T (PAD) — (POLE)

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

COMMUNICATIONS LEGEND

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

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

GENERAL NOTES:

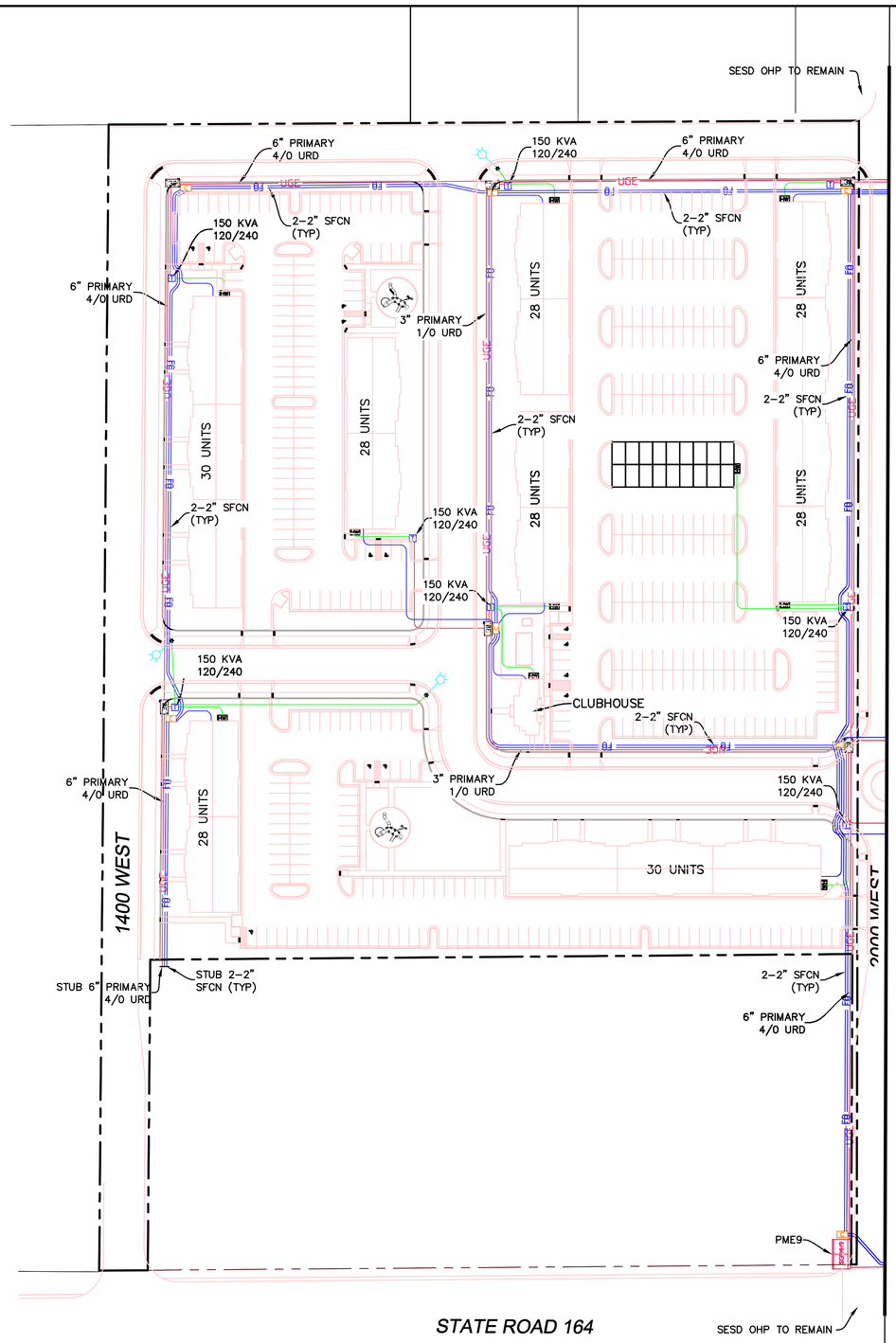
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

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

GENERAL NOTES:

ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FOR CITY ELECTRICAL DEPARTMENT PRIOR TO CONSTRUCTION.



10 60 180
0 30 120

(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

SHEET NO. 6A

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ELECTRICAL PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

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ELECTRICAL LEGEND

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

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

COMMUNICATIONS LEGEND

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

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

GENERAL NOTES:

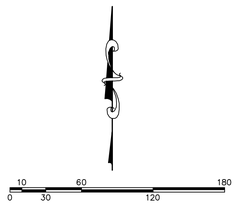
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:

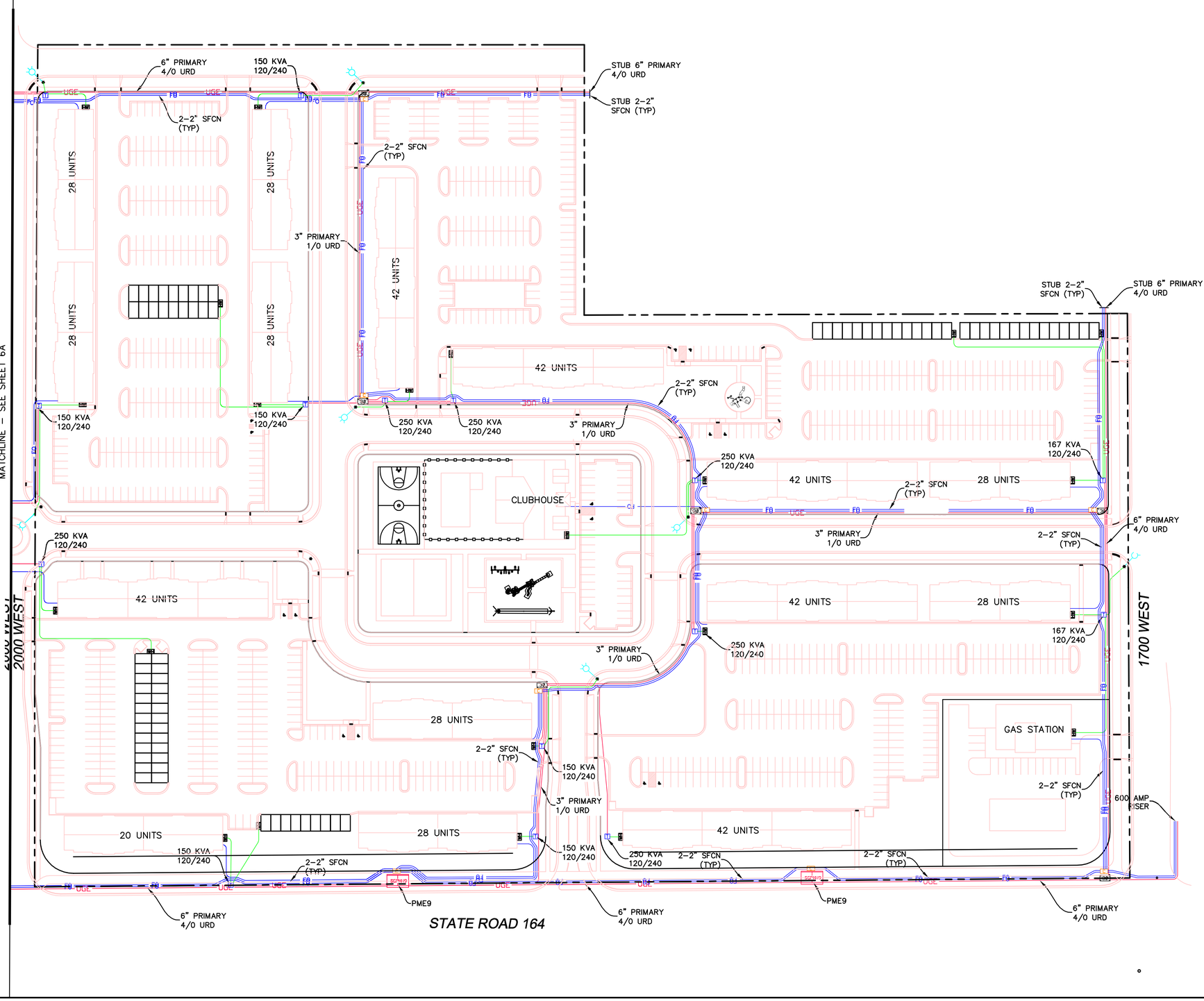
THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

GENERAL NOTES:

ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FOR CITY ELECTRICAL DEPARTMENT PRIOR TO CONSTRUCTION.



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'



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SHEET NO. 6B

ELECTRICAL PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

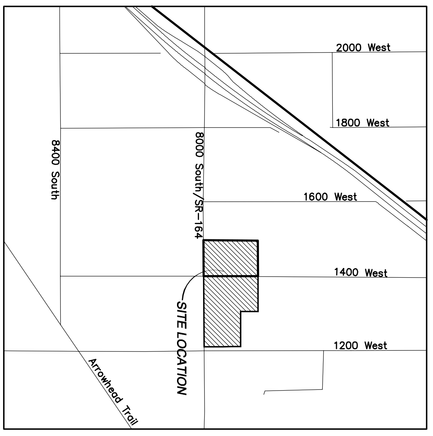
ATLAS ENGINEERING L.L.C.
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946 E 800 N SUITE A
SPANISH FORK, UT 84660

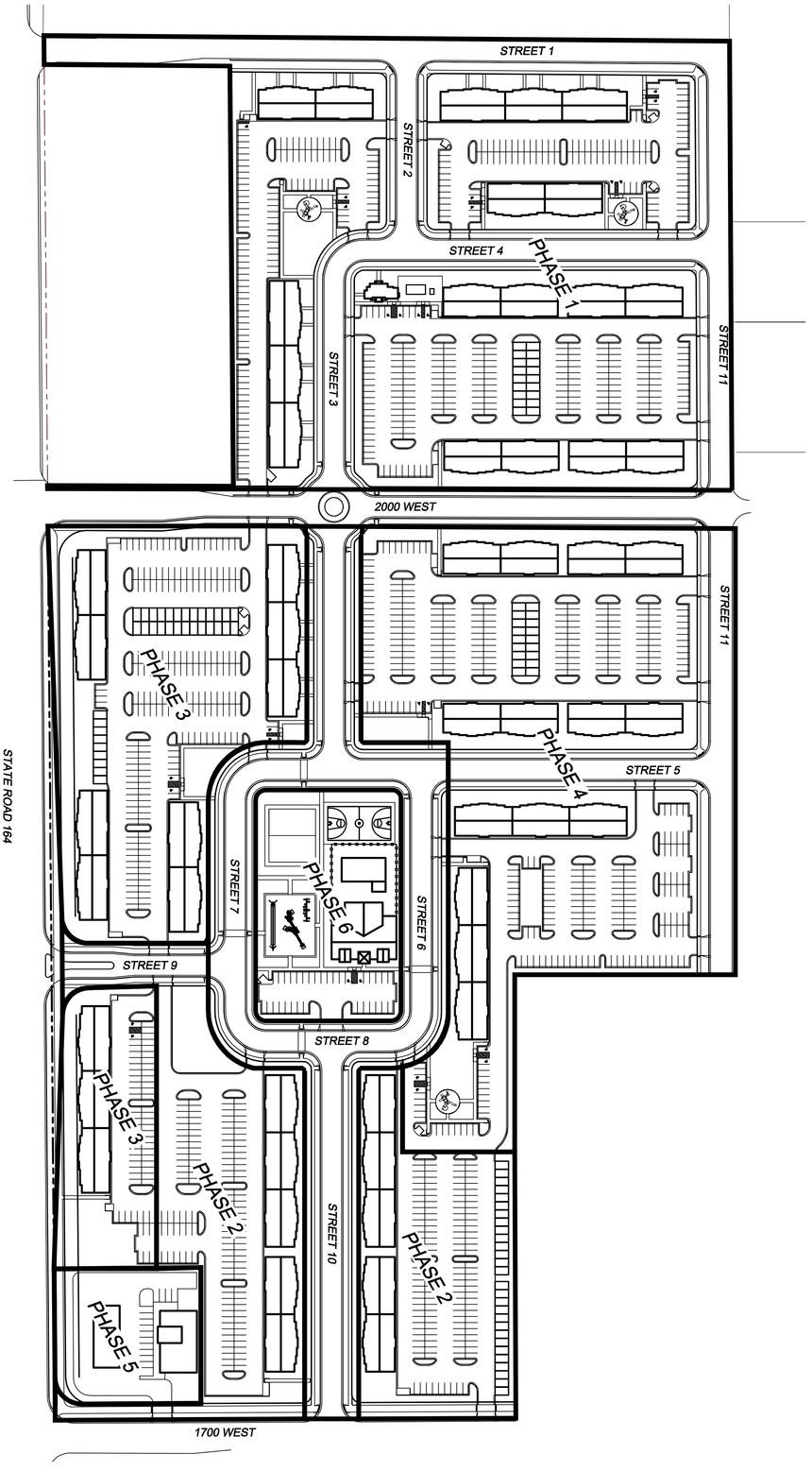
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(11"x17")
SCALE 1" = 200'

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VICINITY MAP
-NTS-





MODERA SUBDIVISION

ATLAS ENGINEERING L.L.C.

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

PHASING PLAN

SPANISH FORK, UTAH

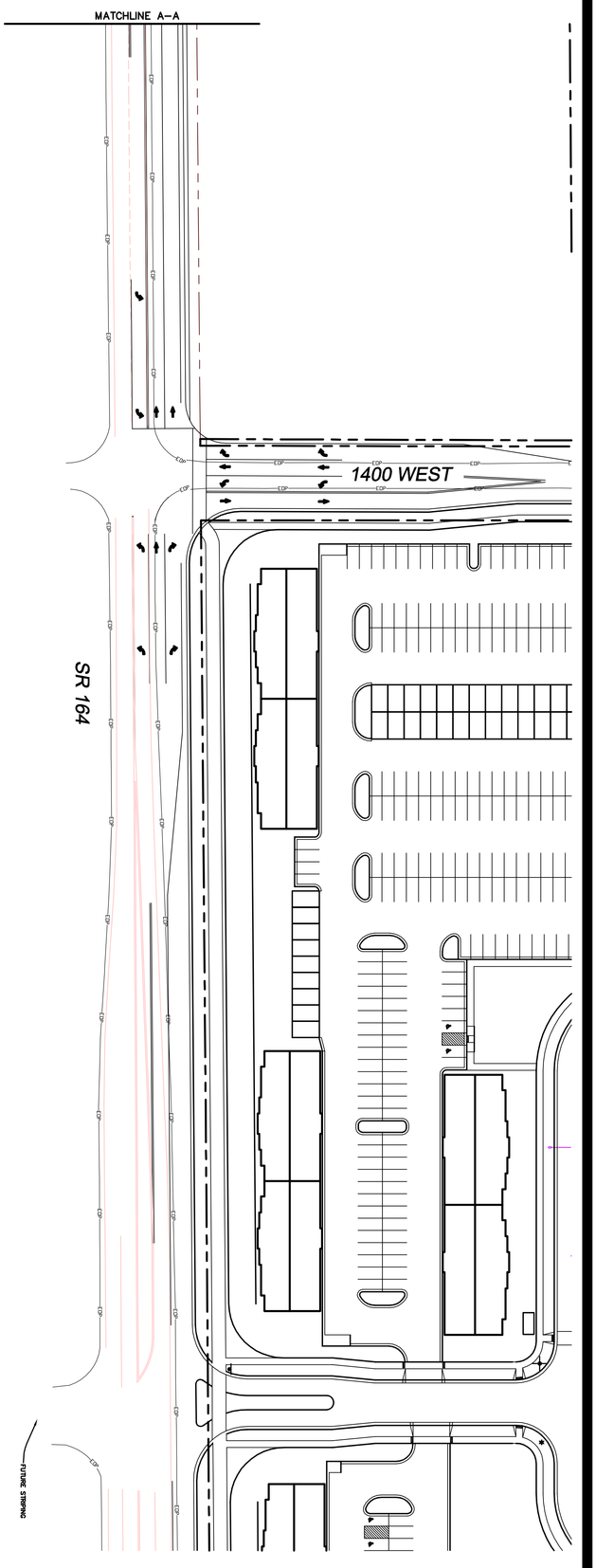
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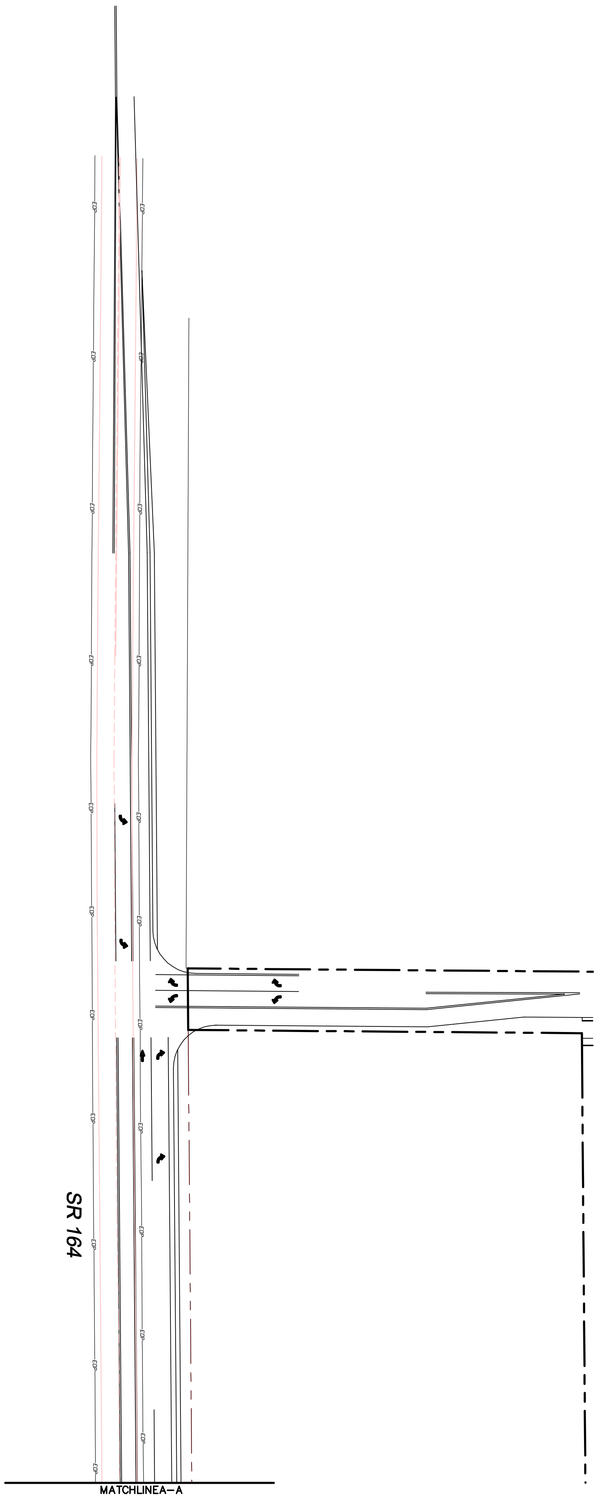
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SCALE 1" = 50'
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MODERA SUBDIVISION

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

TRANSPORTATION PLAN

SPANISH FORK, UTAH

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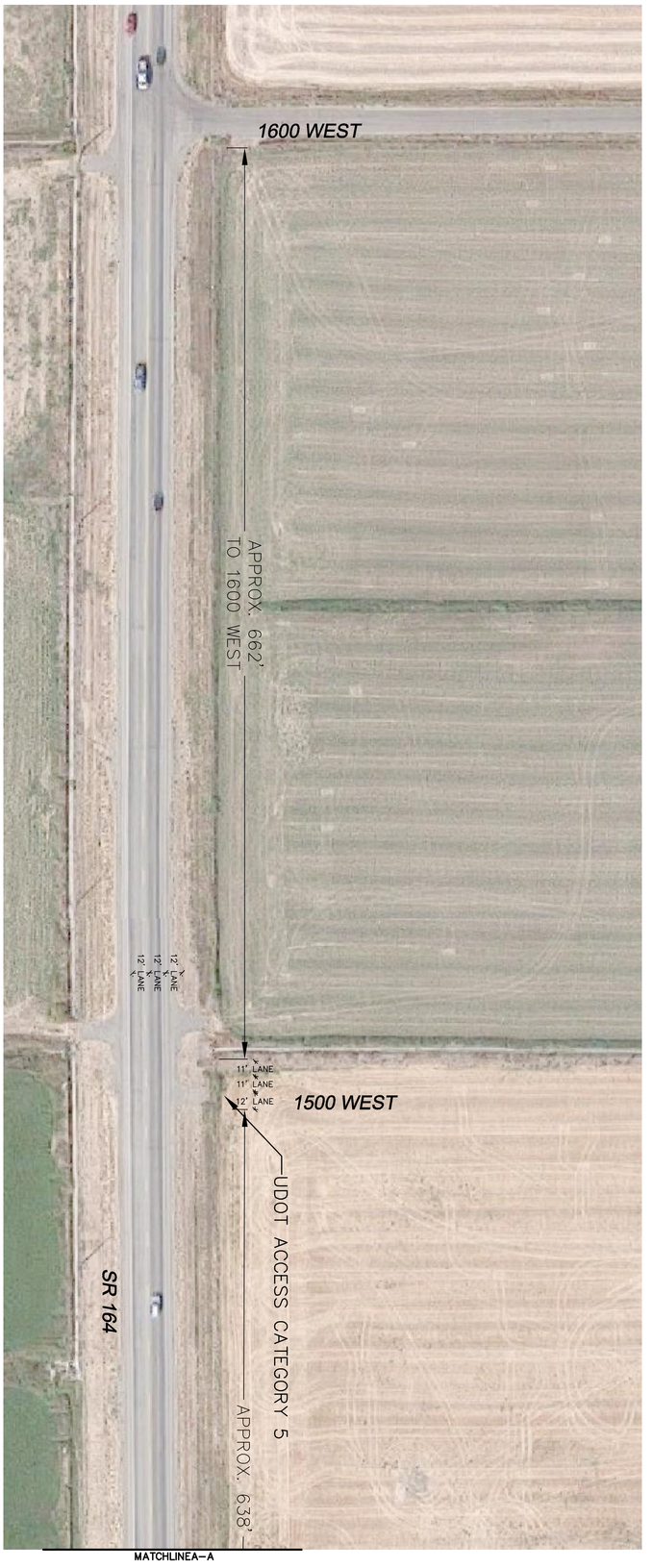
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UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.

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SCALE 1" = 100'



0.5 25 50 100 150

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SCALE 1" = 100'



MODERA SUBDIVISION	UDOT ACCESS PLAN
SPANISH FORK, UTAH	

SHEET NO.
9A

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

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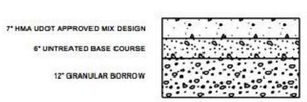
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UDOT NOTES:
1. POSTED SPEED LIMIT ON SR-164 IS 55 MPH.





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PAVEMENT SECTION FOR STATE HIGHWAY

NOTE:
ALL MATERIALS TO MEET UDOT SPECIFICATIONS

UDOT NOTES:
1. UDOT RESERVES THE RIGHT, AT ITS OPTION, TO INSTALL A RAISED MEDIAN ISLAND OR RESTRICT THE ACCESS TO A RIGHT-IN OR RIGHT-OUT AT ANY TIME.
2. WORK ON THE UDOT RIGHT-OF-WAY IS SEASONALLY RESTRICTED FROM OCTOBER 15 TO APRIL 15.
3. ROW WORK: WORK IS NOT ALLOWED ON THE RIGHT-OF-WAY DURING THE AM/PM PEAK TRAFFIC HOURS (6:00-9:00 AM AND 3:30 TO 6:00 PM). ADDITIONAL WORK RESTRICTIONS OR MODIFICATIONS MAY BE IMPOSED AT THE TIME OF THE ENCROACHMENT PERMIT.
4. REPLACE ALL PAVEMENT MARKINGS IN KIND (TAPE WITH TAPE AND PAINT WITH PAINT). INSTALL ALL PAINT LINES WITH PERMANENT PAINT APPLICATION PER UDOT SPECIFICATION 02765. PAINT MUST HAVE AT LEAST 6 MONTHS LIFE AS DETERMINED BY UDOT'S PERMITS OFFICER.
5. ALL NEW PAVEMENT WORDS, ARROWS AND SYMBOLS MARKING WITHIN THE RIGHT-OF-WAY SHALL BE PRE-FORMED THERMO PLASTIC. ALL LETTERS, ARROWS, AND SYMBOLS SHALL CONFORM WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.
6. ALL SIGNS INSTALLED ON THE UDOT RIGHT-OF-WAY MUST BE HIGH INTENSITY GRADE (TYPE IX SHEETING) WITH A B3 SLIP BASE. INSTALL ALL SIGNS PER UDOT SN SERIES STANDARD DRAWINGS.
7. BEFORE COMMENCING WORK ON THE STATE HIGHWAY, THE GENERAL CONTRACTOR IS REQUIRED TO OBTAIN AN ENCROACHMENT PERMIT FROM THE APPLICABLE REGION'S PERMITS OFFICE BEFORE WORKING WITHIN THE STATE RIGHT-OF-WAY.
8. NO ROAD CUTS ALLOWED ON THIS JOB.
9. FOR ALL UTILITY TAPS (ROAD CUTS), USE FLOWABLE FILL PER UDOT'S CURRENT MIX DESIGN (50-150 PSI) UDOT SPEC. 03575.
10. ALL UTILITIES WITHIN THE PAVED SURFACE MUST BE BORED.
11. FOR EXCAVATIONS OUTSIDE OF THE ROADWAY, BACK FILL WITH UDOT APPROVED GRANULAR BORROW AND ROAD BASE. COMPACTION PER UDOT SPEC. 2056 AND 2721.
12. OWNER, DEVELOPER, AND/OR THE CONTRACTOR IS REQUIRED TO HIRE AN INDEPENDENT COMPANY FOR ALL TESTING WITHIN THE UDOT RIGHT-OF-WAY.
13. OWNER, DEVELOPER, AND/OR THE CONTRACTOR ARE RESPONSIBLE FOR ANY DAMAGE TO THE UDOT RIGHT-OF-WAY THAT MAY BE DIRECTLY OR INDIRECTLY CAUSED BY THE DEVELOPMENT ACTIVITY.
14. TRAFFIC SIGNAL INSTALLATION OR MODIFICATION REQUIRES A SEPARATE WARRANTY BOND ONCE THE WORK HAS BEEN COMPLETED AND ACCEPTED. THE PERMITTEE IS RESPONSIBLE FOR HIRING AN INDEPENDENT INSPECTION COMPANY TO PERFORM INSPECTION SERVICES FOR ALL SIGNAL WORK COMPLETED. FOR A LIST OF THE UDOT APPROVED CONTRACTORS AND CONSULTANTS CONTACT THE APPROPRIATE REGIONS TRAFFIC SIGNALS ENGINEER.
15. PARTIAL CONCRETE PANEL REPLACEMENT IS NOT ALLOWED. WHEN PANELS ARE REMOVED, THE ENTIRE PANEL IS REQUIRED TO BE REPLACED PER UDOT STANDARDS, SPECIFICATIONS, AND STANDARDS DRAWINGS.
16. DOUBLE SAW CUT THE CONCRETE TO PREVENT THE SPALLING OF OTHER CONCRETE PANELS AND TO AVOID OVER CUTS. OVER CUTS AND SPALLS WILL REQUIRE FULL PANEL REPLACEMENT.
17. ALL ABOVE GROUND FEATURES INCLUDING UTILITIES (POLES, FIRE HYDRANTS, BOXES, ETC.) MUST BE RELOCATED OUT OF THE AASHTO CLEAR ZONE OR A MINIMUM OF 18" BEHIND CURB.
18. ALL STRIPING REMOVAL WILL BE TO UDOT STANDARDS – NO GRINDING.

SHEET NO. 9B

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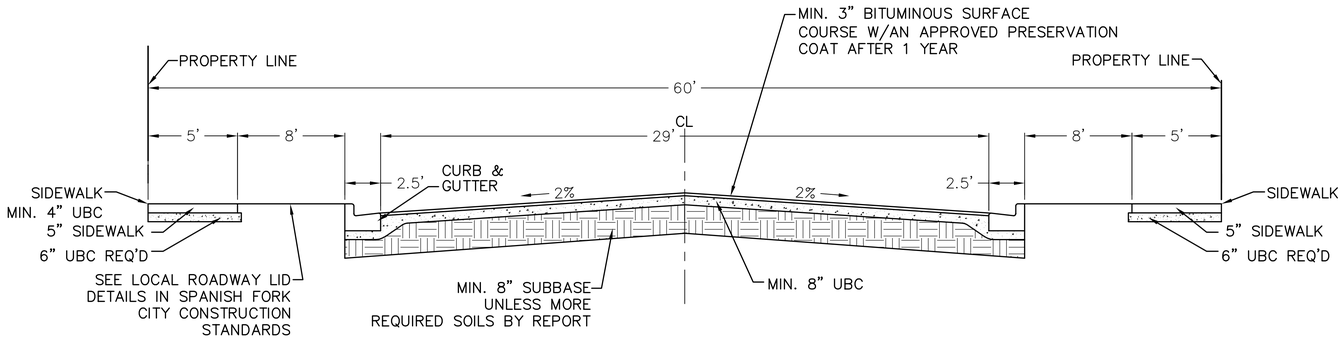
UDOT ACCESS PLAN

SPANISH FORK, UTAH

MODERA SUBDIVISION

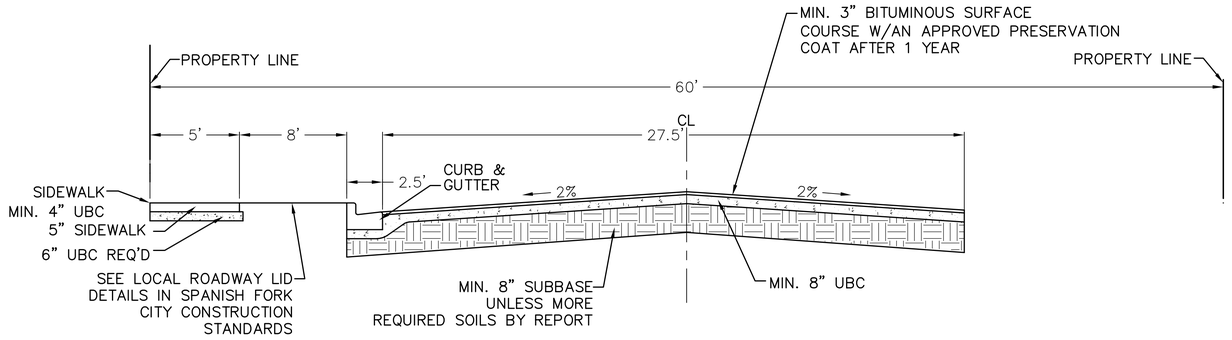
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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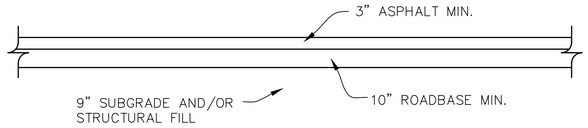
60' ROW-TYPICAL

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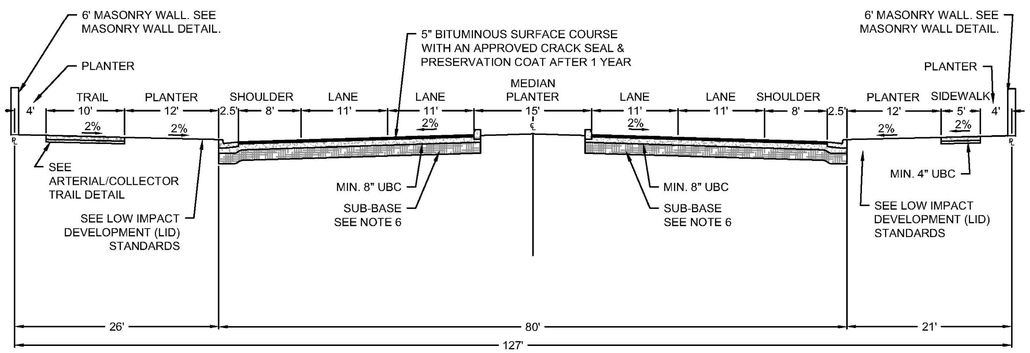
60' ROW-TYPICAL

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TYPICAL PARKING LOT CROSS SECTION

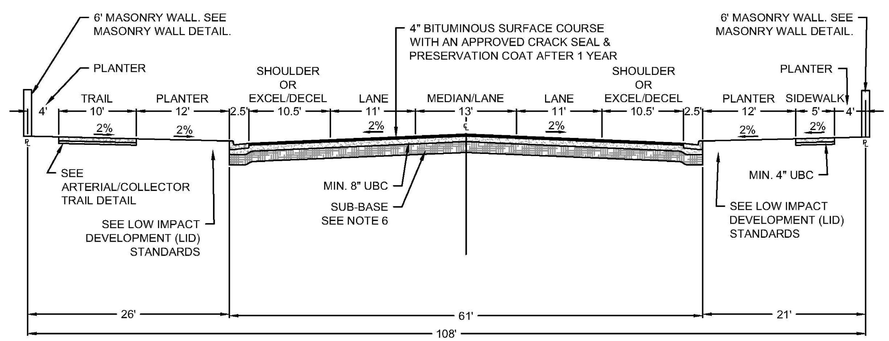
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MINOR ARTERIAL 5 LANE STREET - 127' ROW

SR–164

–NTS–



MAJOR COLLECTOR 3 LANE STREET - 108' ROW

1700 WEST

–NTS–

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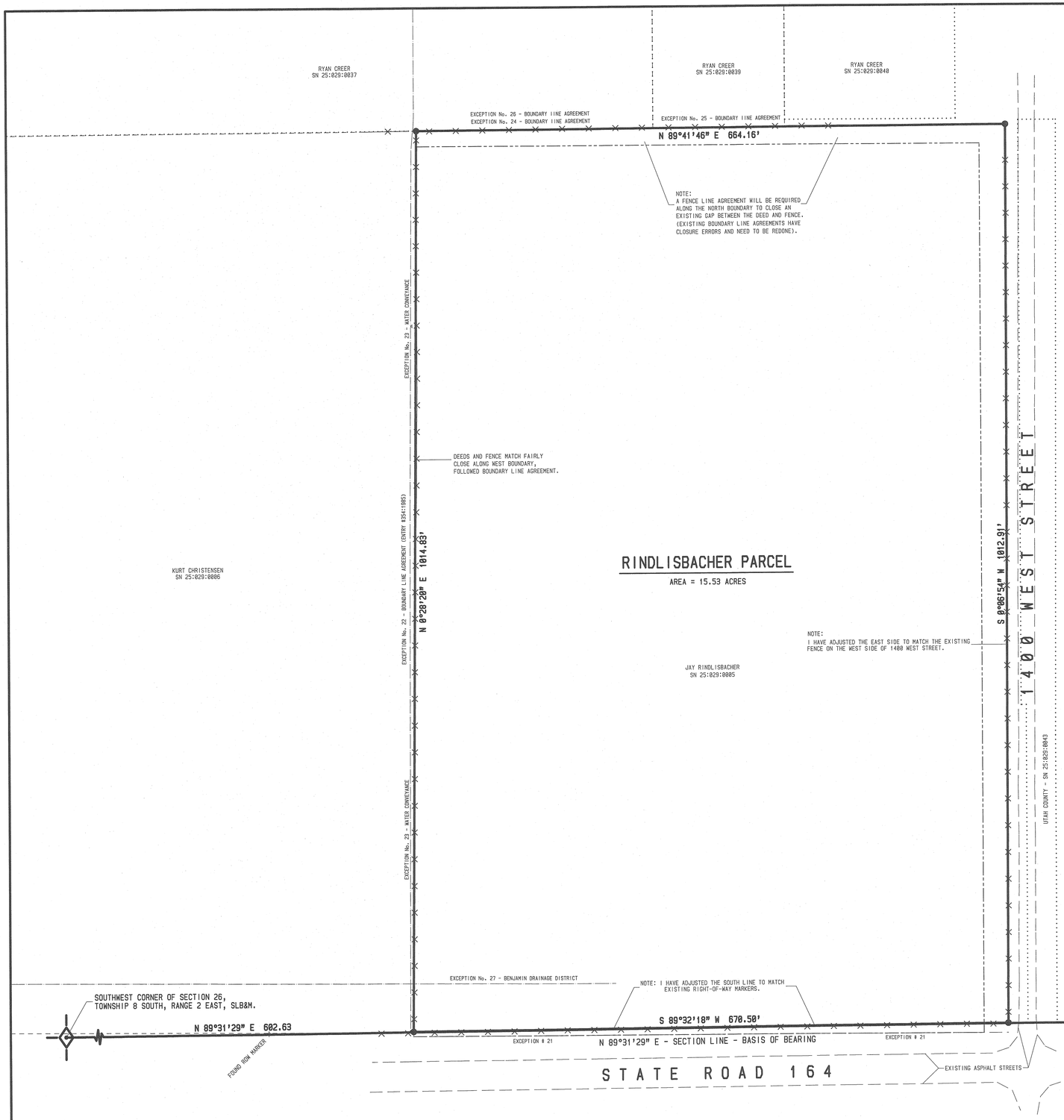
DETAIL SHEET

SPANISH FORK, UTAH

MODERA SUBDIVISION

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

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Exceptions:

19 - Easement and right-of-way upon the terms and conditions therein provided, in favor of the State of Utah, acting through the Utah Water and Power Board, recorded January 9, 1961 as Entry No. 260, in Book 863, Page 356 of Official Records. (Blanket easement for irrigation system).

20 - Agreement and the terms, conditions and limitations contained therein, recorded December 29, 1961, as Entry No. 17481, in Book 892, at Page 171 of County Records. (Blanket Easement - State of Utah Water conservation project consisting of 58,250 feet of concrete canal lining).

21 - Relinquishment of Access Rights and the terms, conditions and limitations contained therein, recorded May 15, 1967, as Entry No. 4886, in Book 1081, at Page 120, of County Records. (Labeled on plat - frontage along State Road 164).

22 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded as Entry No. 354:1985, in Book 2188, at Page 550 of County Records. (Labeled on Plat).

23 - Easement and right of way upon the terms and conditions therein provided in favor of Spanish Fork South Irrigation Company, a Utah Corporation, recorded October 19 2011 as Entry No. 74606:2011, of Official Records. (Labeled on plat).

24 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded November 30, 2011, as Entry No. 85900:2011 of County Records. (Labeled on plat). Note: contains errors in legal description.

25 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded November 30, 2011, as Entry No. 85901:2011 of County Records. (Labeled on plat). Note: contains errors in legal description..

26 - Boundary Line Agreement and the terms, conditions and limitations contained therein, recorded November 30, 2011, as Entry No. 85902:2011 of County Records. (Labeled on plat). Note: contains errors in legal description.
Scrivener's Affidavit for correction to Legal Descriptions and the terms, conditions and limitations contained therein, recorded March 14, 2012, as Entry No. 20458:2012 of County Records. (Does not affect property).

27 - Easement and right of way upon the terms and conditions therein provided, in favor of Benjamin Drainage District, recorded December 9, 2011 as Entry No. 88699:2011, of Official Records. (Labeled on plat - Drain D-17).

28 - Quit Claim Deed and the terms, conditions and limitations contained therein, recorded January 14, 2015, as Entry No. 3187:2015 of County Records. (Blanket Quit Claim for Electric Distribution System).

TITLE INSURANCE ISSUED BY STEWART TITLE GUARANTY COMPANY.
TITLE COMMITMENT NUMBER: 796486.
COMMITMENT DATE: JUNE, 9, 2020 AT 8:00 AM.

SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 164, WHICH POINT LIES NORTH 89°31'29" EAST 602.63 FEET ALONG THE SECTION LINE AND NORTH 0.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°28'20" EAST 1014.83 FEET ALONG AN EXISTING BOUNDARY LINE AGREEMENT (ENTRY # 354:1985; THENCE NORTH 89°41'46" EAST 664.16 FEET ALONG AN EXISTING FENCE AND IT'S EXTENSION TO THE EXTENSION OF A FENCE ON THE WEST SIDE OF 1400 WEST STREET; THENCE SOUTH 0°06'54" WEST 1012.91 FEET ALONG SAID EXTENSION AND FENCE TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 164; THENCE SOUTH 89°32'18" WEST 670.50 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING. CONTAINING 15.53 ACRES.

SURVEYORS CERTIFICATE:

TO DOUBLE A PARTNERS AND STEWART TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,4,8,11a, & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 8, 2020.

REGISTERED LAND SURVEYOR
BARRY L. PRETTYMAN
#166406
STATE OF UTAH

BARRY L. PRETTYMAN - PLS 166406 — DATE: Jan. 21, 2021

LEGEND:

- ● = 5/8" REBAR WITH ORANGE CAP MARKED PLS 166406.
- ——— RINDLISBACHER DEED LINES
- - - - - ADJACENT LAND OWNER DEED LINES
- ×—×—× EXISTING FENCES

SHEET No. 1 OF 1

DATE: JAN. 28, 2021
DATE REVISED:

DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 60'

RINDLISBACHER

ALTA/NSPS LAND TITLE SURVEY

SPANISH FORK, UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655-0566









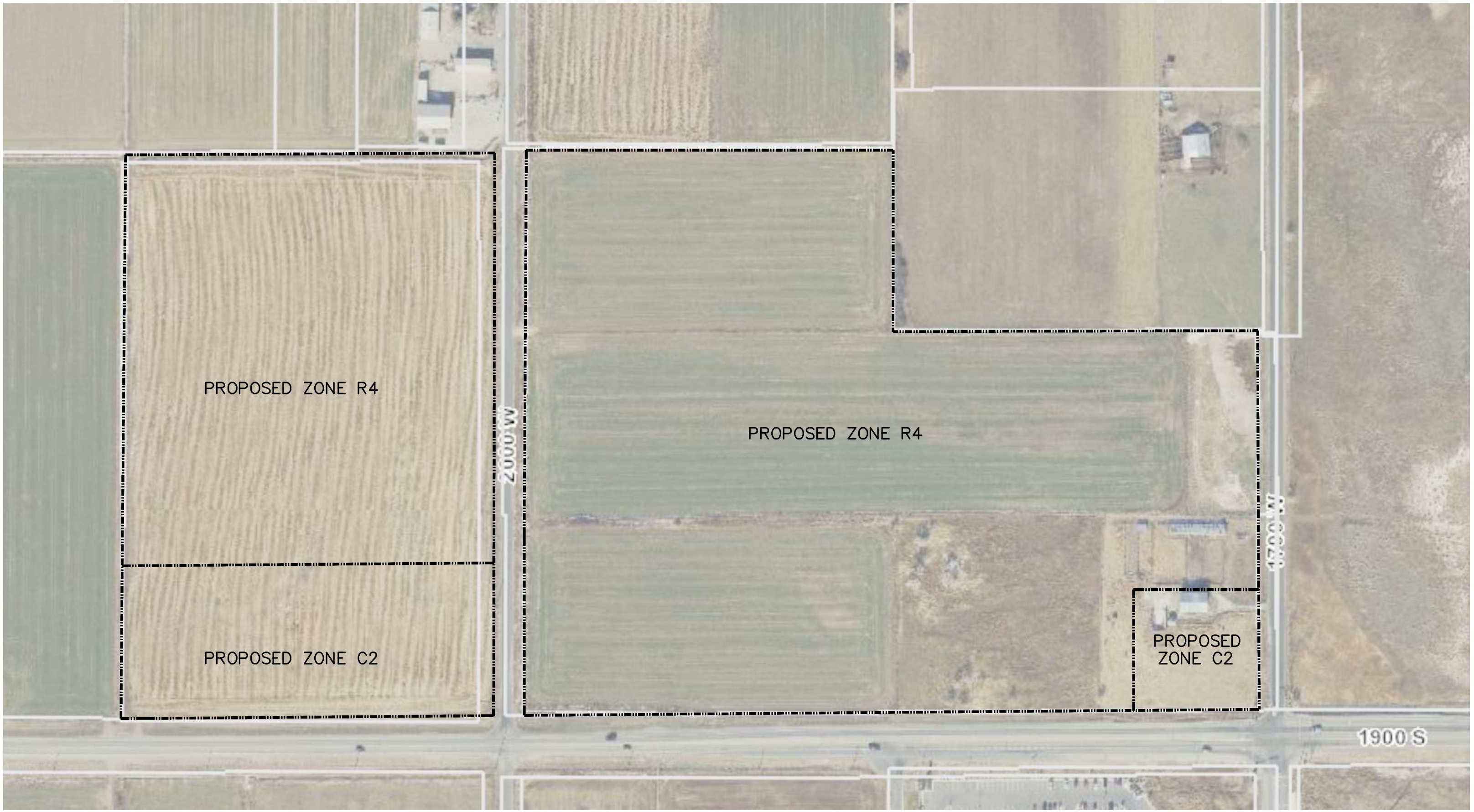

Modera
VILLAGE
APARTMENTS


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PROPOSED ZONE R4
PROPOSED ZONE C2
2000 W
PROPOSED ZONE R4
PROPOSED ZONE C2
1900 S

Memo

To: City Council

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

Date: December 2021

Re: Septic Tank Regulations Revision (Title 13 and Title 15)

Staff Report

RECOMMENDED ACTION

Approve the revision to Title 13 and Title 15 regarding septic tank regulations.

BACKGROUND

- Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.
- The septic system shall be at least 25 ft from the property line on all sides.
- Parcel may be approved with a septic system sanitary sewer if it is no smaller than one (1) acre if created before January 1, 2000 or five (5) acres if created after January 1, 2000.
- Lot size was found to be discussed in two different ordinances. Removed from Title 13.
- A lien is required instead of a connection because we felt a connection was unenforceable
- If accessible sanitary sewer is within 1,000 ft of the parcel, a septic system will not be approved.

Attached: Summary text displaying changes

13.24.040 Septic Tanks And The Private Disposal Of Wastewater

Except as provided in this Chapter, it is unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of wastewater. Where a public sanitary sewer is not available under the provisions of this Chapter, the building sewer shall be connected to a private wastewater disposal system complying with the provisions of this Chapter and Section 15.4.16.060 , if approved by the City Engineer.

A. **Permit.** Before commencement of construction of a septic tank or any other private wastewater disposal system, the owner(s) shall first obtain a building permit, which will be approved by the City Engineer.

B. **Inspection.** A permit for a septic tank or any other private wastewater disposal system shall not become effective until the installation is completed to the satisfaction of the City Engineer and the Utah County Health Department. The City shall be allowed to inspect the work at any stage of construction, and, in any event, the applicant for the permit shall notify the City when the work is ready for final inspection, and before any underground portions are covered.

C. **State Regulations.** The type, capacities, location, and layout of a septic tank or any other private wastewater disposal system shall comply with all recommendations of the Department of Public Health and the Department of Water Quality of the State of Utah. A permit from the Utah County Health Department is required prior to filing an application with the City. A permit from the Utah Department of Water Quality may need to be obtained if required.

~~D. **Lot Size.** No permit shall be issued for a septic tank or any other private wastewater disposal system employing subsurface soil absorption facilities where the area of the lot is less than five (5) acres.~~

D. **Outlets.** Septic tanks or any other private wastewater disposal systems shall not be permitted to discharge to any natural outlet.

E. **Maintenance.** The owner(s) of septic tanks or any other private wastewater disposal facilities shall operate and maintain the facilities in a sanitary manner at all times, at no expense to the City.

F. **Water Source Protection Zones.** Septic tanks or any other private wastewater disposal systems shall not be allowed within water source protection zones.

G. **Base Rate.** Once an accessible city sanitary sewer system is within 300 feet of a lot, the owner(s) shall begin paying the sewer base rate.

15.4.16.060 ~~Sewage Facilities~~Septic System Sanitary Sewer

~~Five (5) acre p~~Parcels ~~or larger~~ may be approved with a septic system sanitary sewer~~, at the discretion of the Council,~~ when the provisions of section 13.24.040 and the following minimum requirements are met:

1. The owner signs a recordable instrument waiving the right to protest or otherwise object to the creation of a special improvement district to be created for the purpose of providing the City sanitary sewer system.

2. A lien is recorded against the parcel requiring the ~~Including a requirement that the City~~ sanitary sewer system be connected to ~~each~~ the residence at the owner's expense at such time that the City sanitary sewer system is within ~~500~~ 300 feet of the lot ~~line at the owner's expense~~.

2. The septic system sanitary sewer meets all requirements of Federal, State, County or municipal law and regulations at the time of installation.

3. No more than one building containing a septic system sanitary sewer may be constructed on each lot.

4. The septic system shall be at least 25 ft from the property line on all sides.

5. Parcel is no smaller than one (1) acre if created on or before January 1, 2000 or five (5) acres if created after January 1, 2000.

6. Accessible city sanitary sewer is not within 1,000 feet of the lot.

Memo

To: Mayor and City Council

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

Date: February 15 , 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
MIKE MENDENHALL Mayor (votes only in case of tie)		
BRANDON B. GORDON Councilmember		
CHAD ARGYLE Councilmember		
SHANE MARSHALL Councilmember		
STACY BECK Councilmember		
KEVIN OYLER 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 February 2, 2022, whereat public comment was received; and

WHEREAS, a public hearing was held before the Spanish Fork City Council on February 15, 2022, 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 15th day of February, 2022.

_____
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, February 2, Tuesday, February 15, 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 January 27, 2022



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

Construction Standards

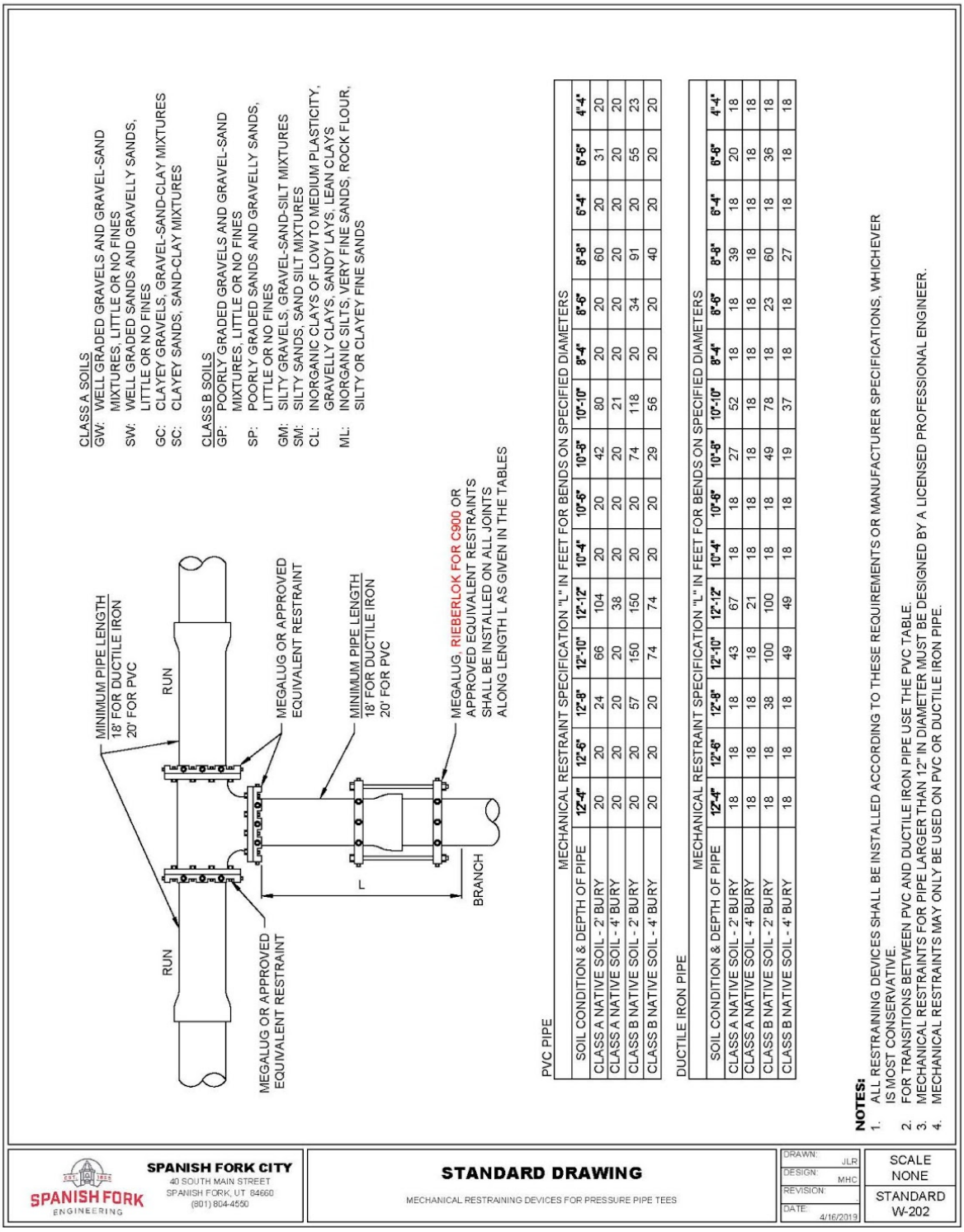
Chapter 4.39.20. Improvement and Design Requirements

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-1180-71I 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.

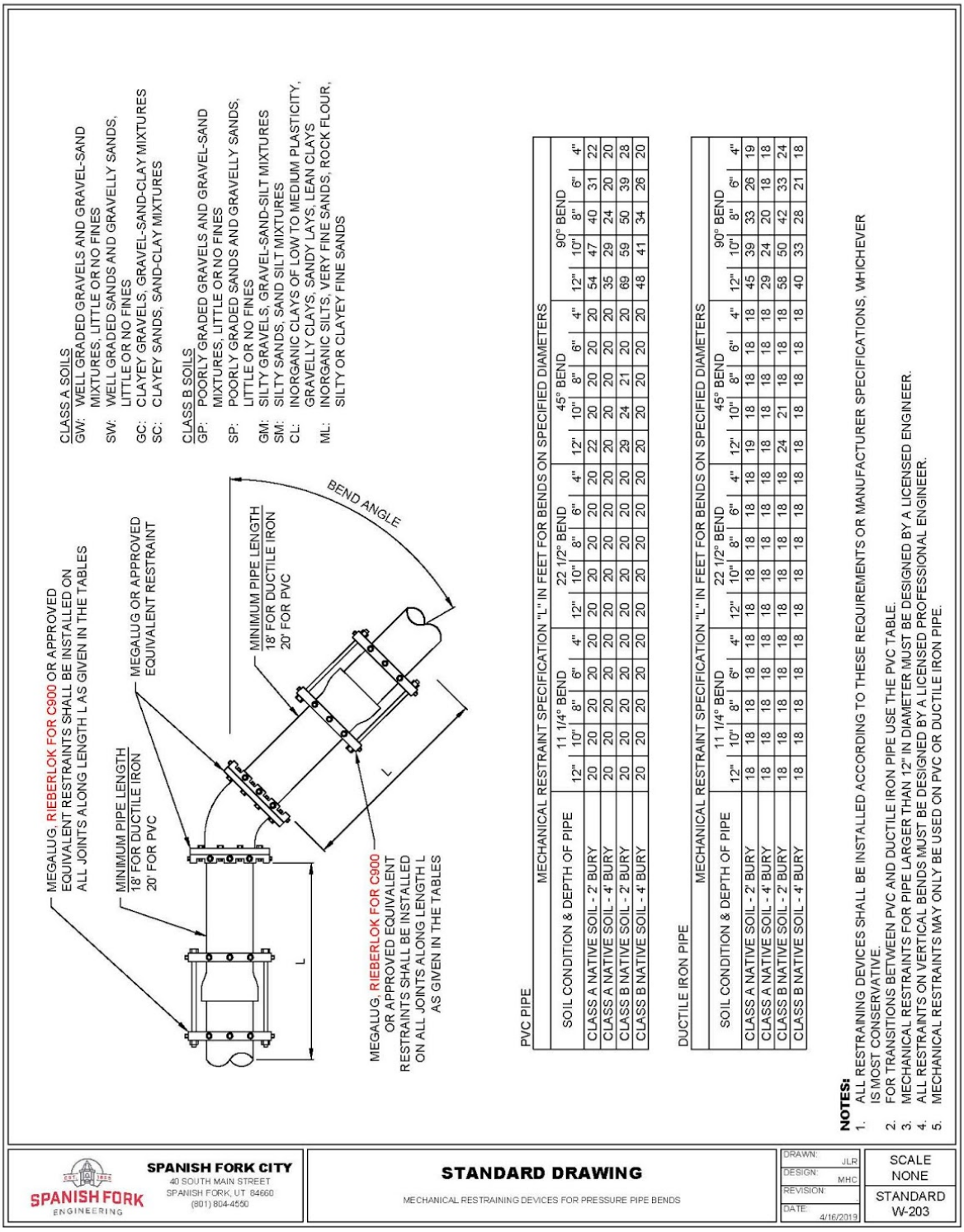
SPANISH FORK ENGINEERING

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

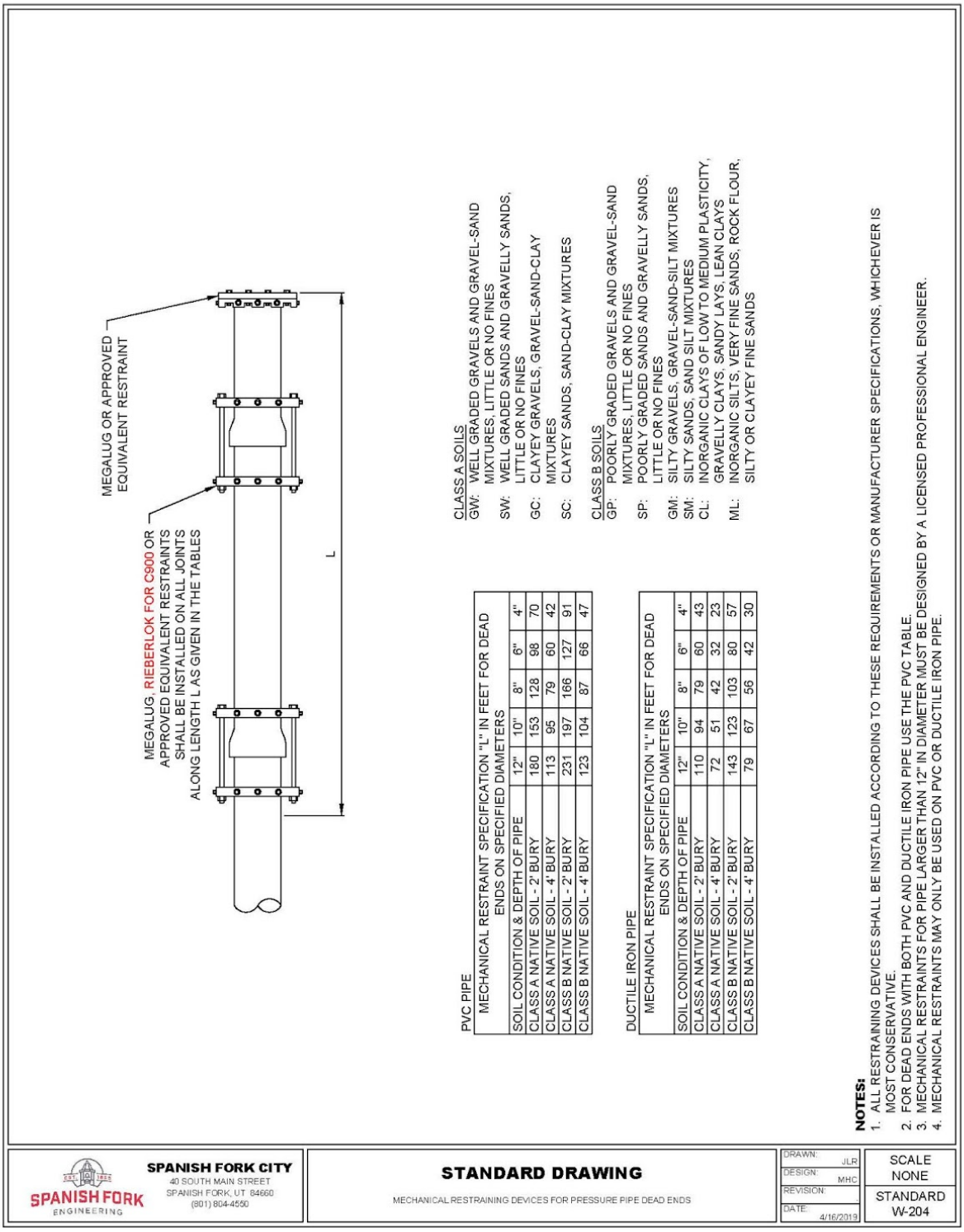
SPANISH FORK CITY
40 SOUTH MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4550

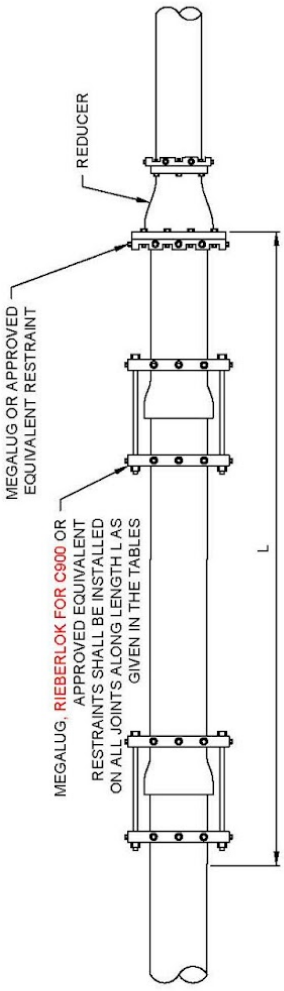
STANDARD DRAWING
MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE BENDS

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

SCALE NONE

STANDARD W-203


MEGALUG OR APPROVED
EQUIVALENT RESTRAINT
MEGALUG, RIEBERLOK FOR C900 OR
APPROVED EQUIVALENT RESTRAINTS
SHALL BE INSTALLED ON ALL JOINTS
ALONG LENGTH L AS GIVEN IN THE TABLES
L
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 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:
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
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

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

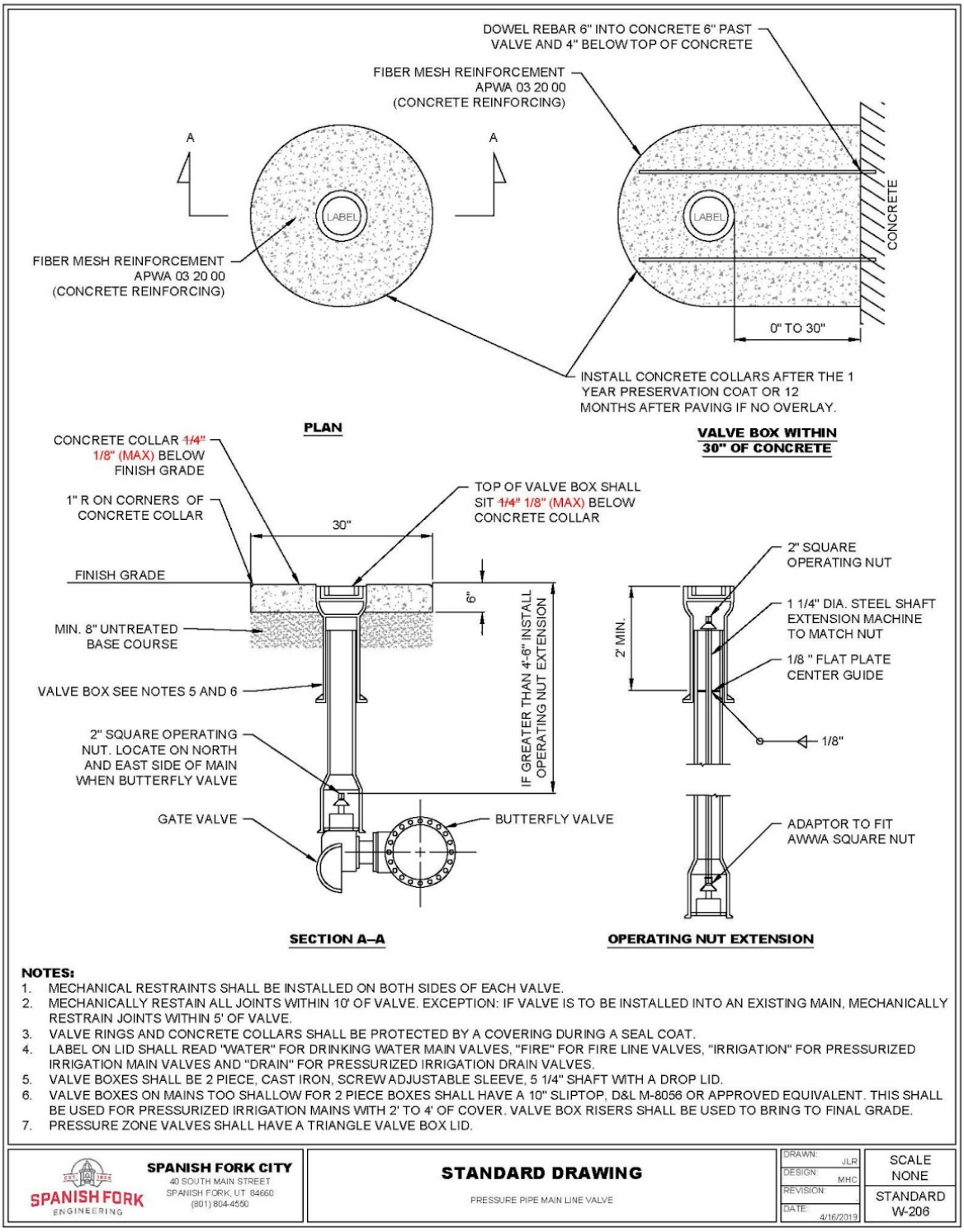
STANDARD DRAWING

MECHANICAL RESTRAINING DEVICES FOR PRESSURE PIPE REDUCERS

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

SCALE NONE

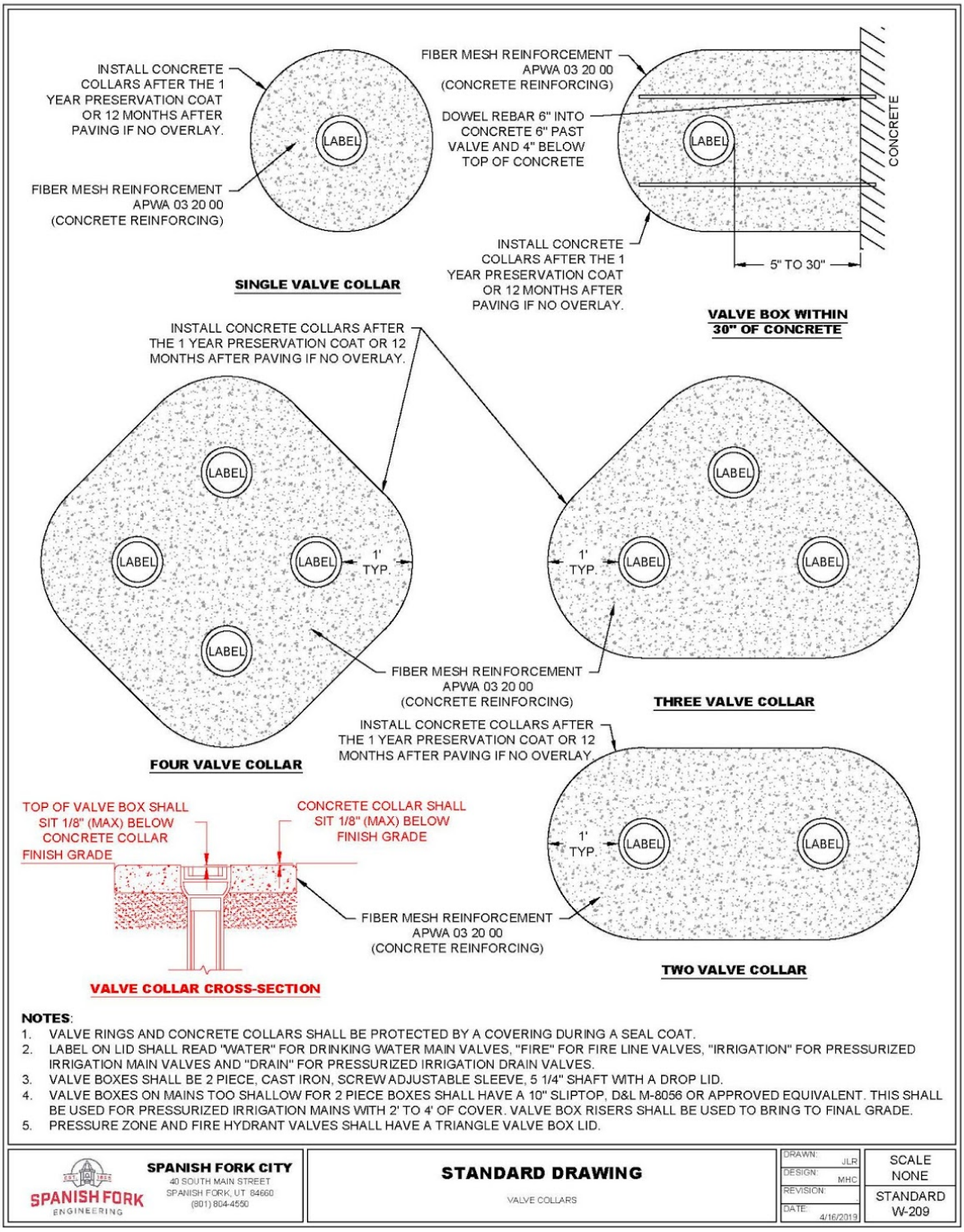
STANDARD W-205



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.

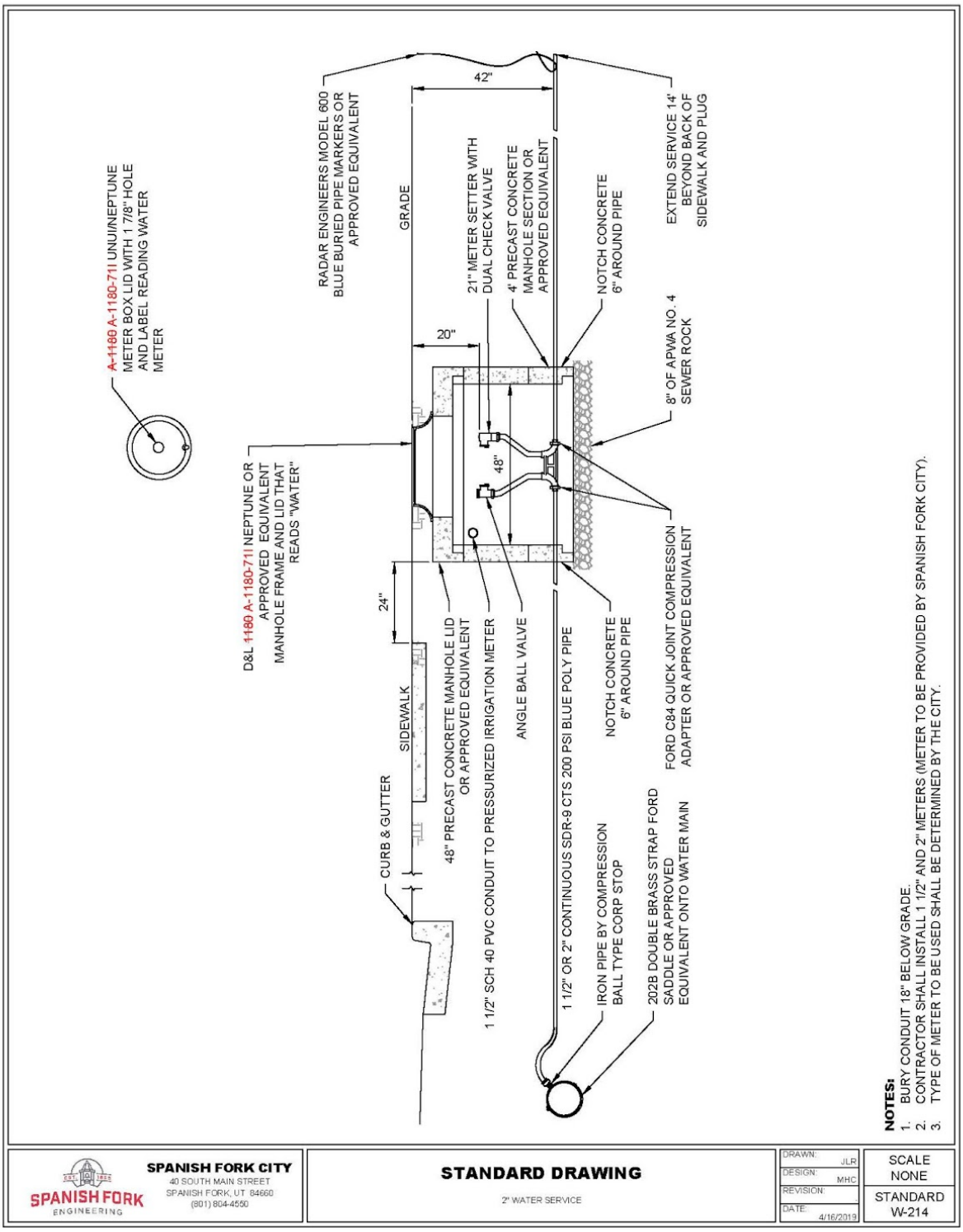
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** PRESSURE PIPE MAIN LINE VALVE	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/16/2019	SCALE NONE STANDARD W-206

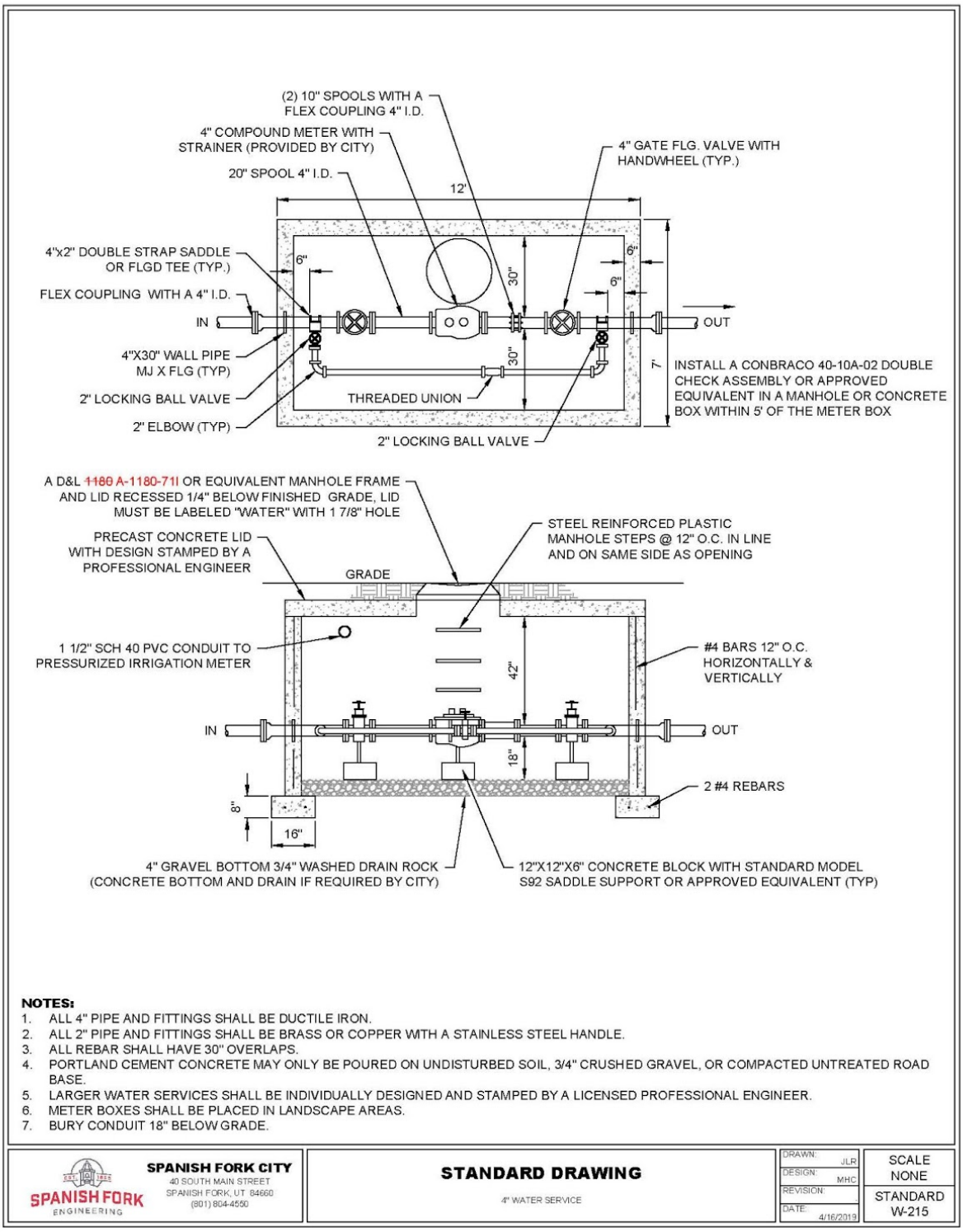


NOTES:

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 UNJU/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"
SIDEWALK
CURB & GUTTER
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:

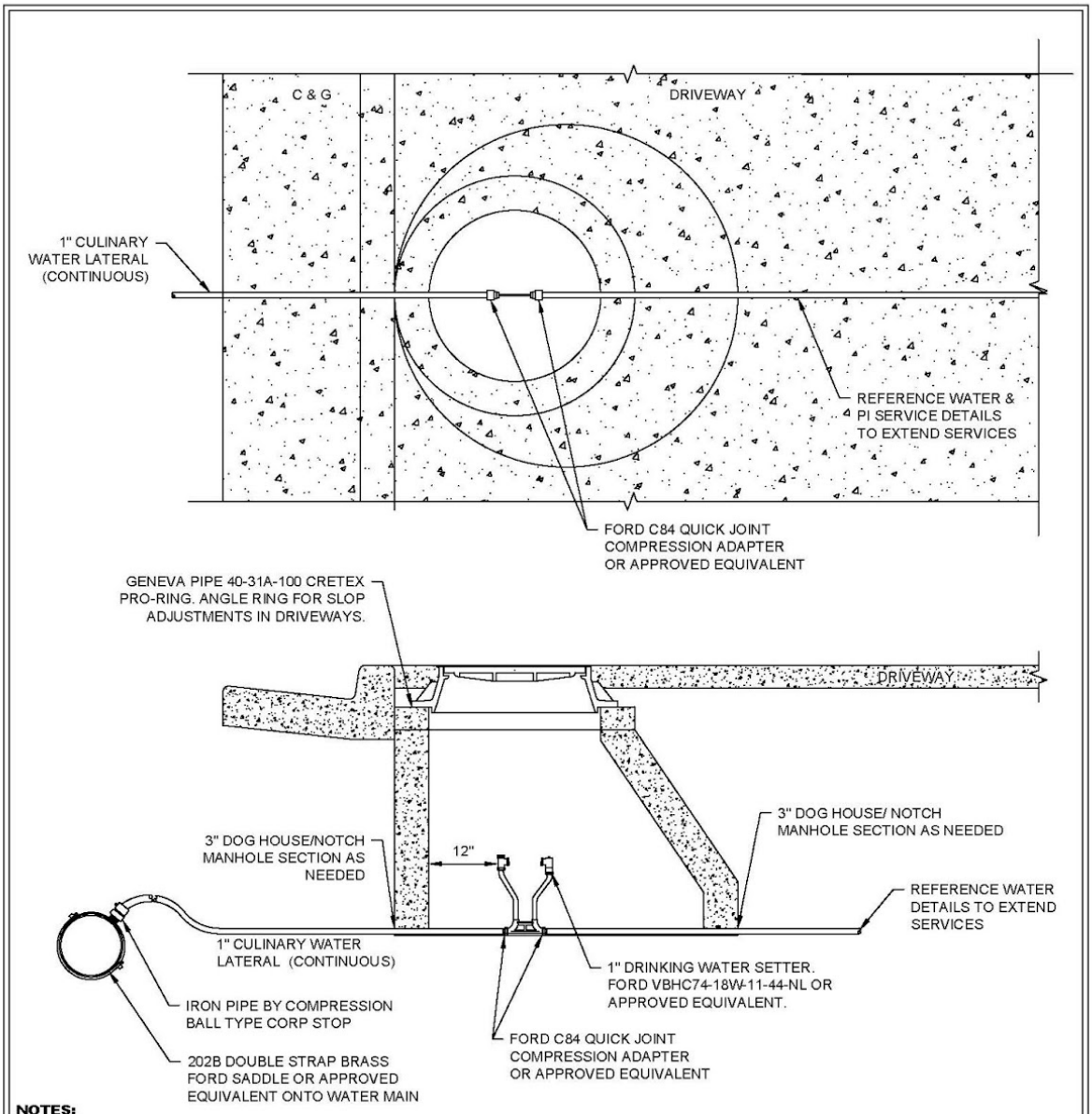
1. ALL 4" PIPE AND FITTINGS SHALL BE DUCTILE IRON.
2. ALL 2" PIPE AND FITTINGS SHALL BE BRASS OR COPPER WITH A STAINLESS STEEL HANDLE.
3. ALL REBAR SHALL HAVE 30" OVERLAPS.
4. PORTLAND CEMENT CONCRETE MAY ONLY BE POURED ON UNDISTURBED SOIL, 3/4" CRUSHED GRAVEL, OR COMPACTED UNTREATED ROAD BASE.
5. LARGER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

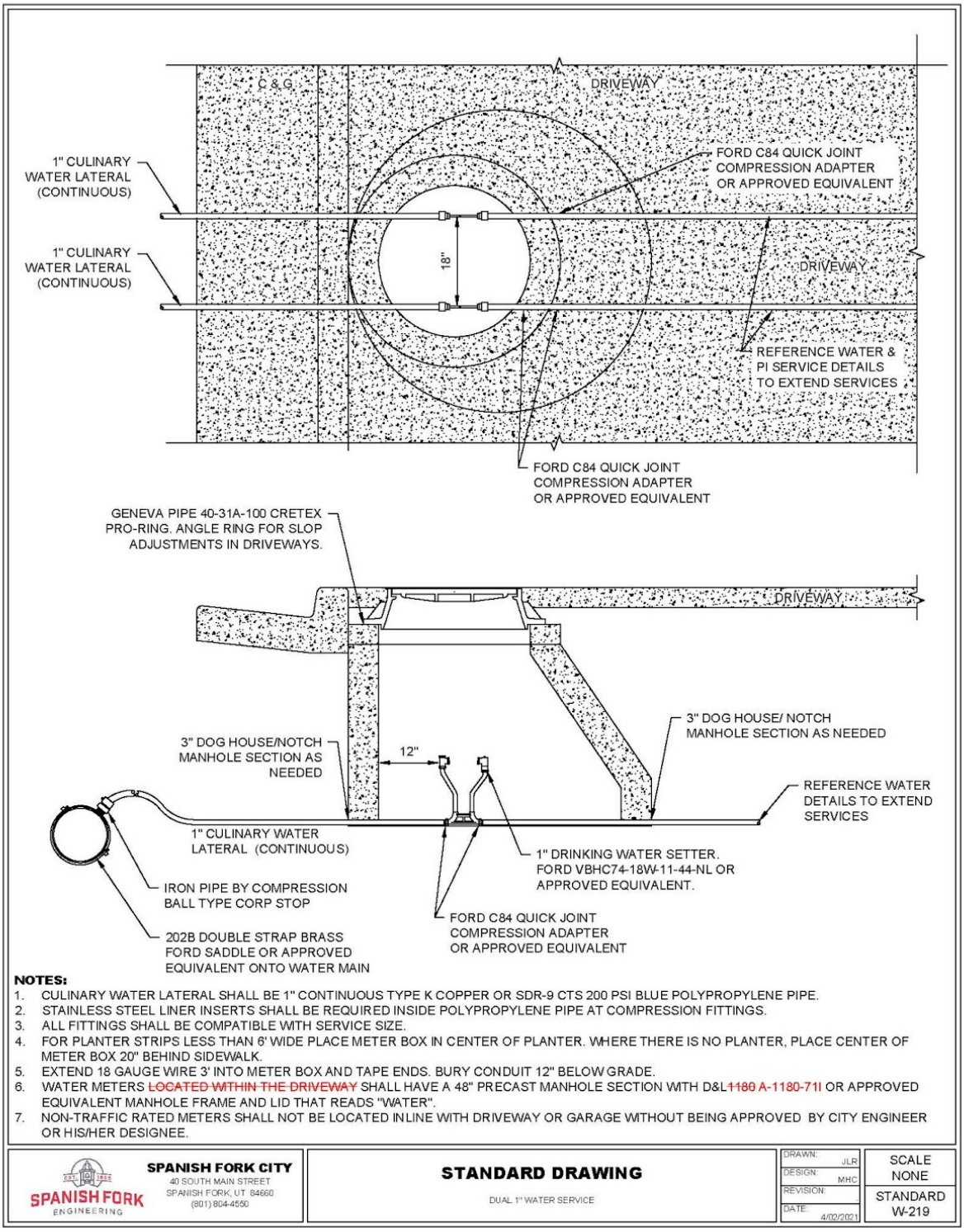
SCALE NONE
STANDARD W-215



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.

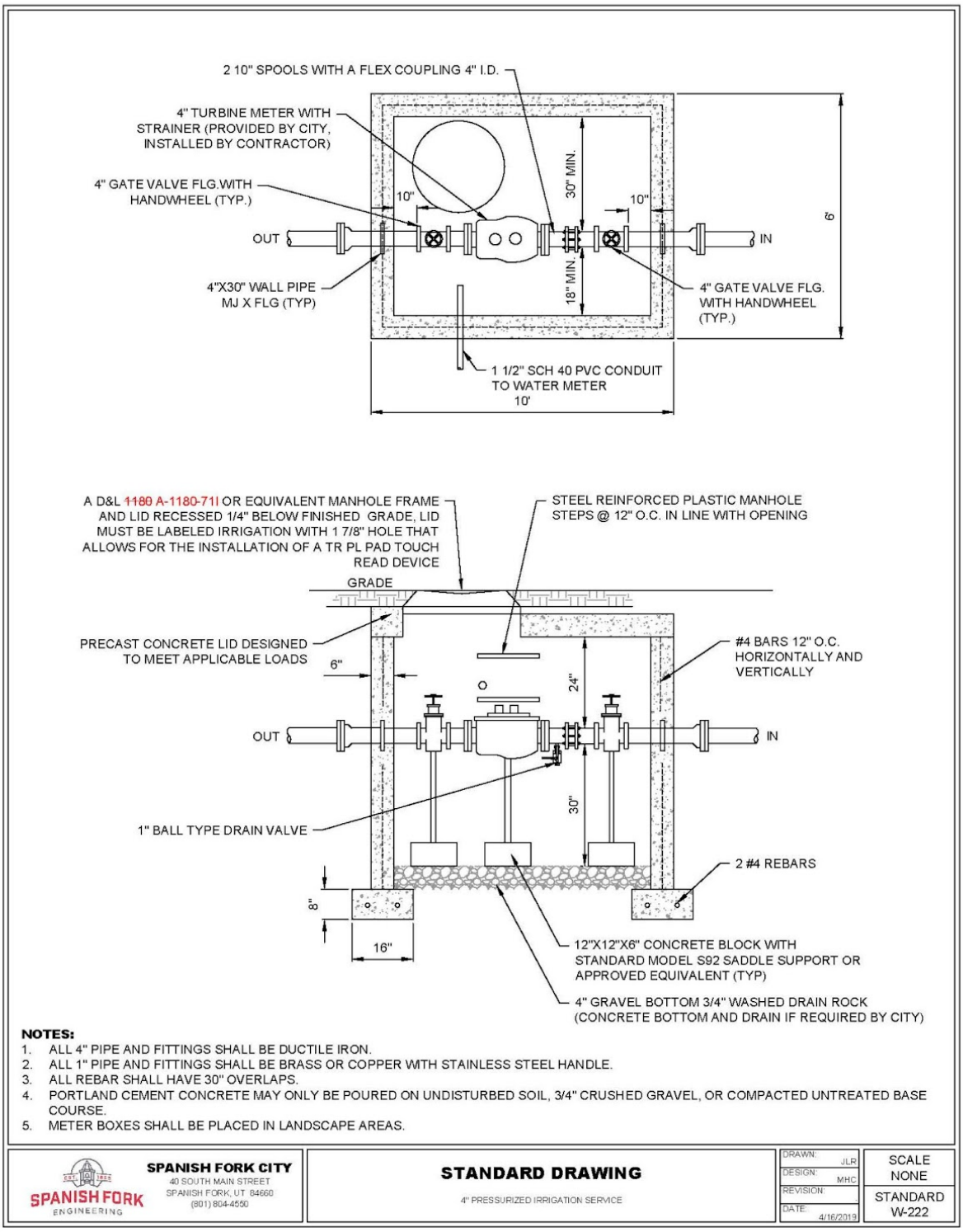
SPANISH FORK ENGINEERING **SPANISH FORK CITY** 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	**STANDARD DRAWING** SINGLE 1" WATER SERVICE IN VAULT	DRAWN: JLR DESIGN: MHC REVISION: DATE: 4/02/2021	SCALE NONE STANDARD W-218



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.
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 CITY 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

Cost comparison for meter vaults / boxes

W-220 Standard Drawing (Vault)

48” manhole section	$450.00
D7L 1180-71I Lid	$370.00
Total	$820.00

W-213 & W-217 Standard Drawing (Boxes)

21”x36” Corrugated plastic	$115.00
21”x16” Corrugated plastic	$50.00
D&L #2244 Lids $90 x2	$180.00
Total	$345.00

Difference of $475.00

Water districts around Utah that have adopted the same standard.
Jordanelle Water District
Park City
Mount Regional Water District



Site Summary . Monte Bingham Property, Spanish Fork, Utah . Visionary Homes

Site		17.5 Acres	
Single Family Lots		172	
Building footprint	24 x 49 feet		
Front setback:	20 feet		
Side yard:	5 feet		
Rear yard:	10 feet		
Duplex buildings:	17		
Density		9.8 Units/Acre	
Open Space		3.0 Acres	17%
Private Streets		3.1 Acres	
30 feet wide			

North
1" = 50 Feet

50 25 0 50 100

11 NOVEMBER 2021

Concept Plan: Single Family

MONTE BINGHAM PROPERTY

Spanish Fork, Utah

Visionary Homes . 50 East 2500 North . North Logan, Utah

R. MICHAEL KELLY CONSULTANTS

Land Planning | Landscape Architecture

P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

To Whom it may concern,

Black Cedar Construction, a sister company of Visionary Homes, is considering a development on 400 N. between Slant Rd and Spanish Fork Parkway in Spanish Fork, UT. We currently have the subject land under contract but will not finalize sale until we have received approval from the city of Spanish Fork to proceed with the community. The current property owners plan to remain in their existing homes throughout the development process and continuing thereafter.

As we had preliminary discussions with Dave and Brandon in the planning department, they shared with us that there was a bit of "townhome fatigue" in the area and that we may be wise to consider a different product. We have a current, early design that consists of single-family, detached homes in a higher-density layout. Because of our understanding that the neighbors in the surrounding area may be wary of such a project, we sent letters to all the residents within 500' of the subject property and invited them to an informal meeting where we would present the community design and give them a chance to discuss their questions and concerns. The neighbors primarily expressed concerns about increased traffic, property values and crime. Each of these concerns was addressed with as much transparency and openness as possible. The end result of the meeting appeared to be that the community still had some concern but were more open to discussing the project further. We offered to continue updating them as we progress forward.

One primary detail that should be noted about this community is that it is being designed with the intention of each of these homes being leased to the occupants rather than sold. This is a newer concept that is being introduced to Utah, but one that is thriving in other areas of the US, primarily in Sunbelt states. Because of the increase in home costs and a change in preference of the general US population, this concept is a market-driven solution to current housing constraints. A white paper on this matter is being included with the other materials provided for the concept review. We highly recommend reviewing that paper as the city considers this community idea.

We express our gratitude for this opportunity to present this concept for the city's consideration. It is our hope that the provided material is sufficient for painting an adequate picture of the vision we have for this professionally maintained community. The included conceptual house plans and renderings are of the actual product and layout we have currently planned and are as presented in the included materials.

Thank you for your consideration, and we look forward to working together in the future.

Simon Kirschman
President, Black Cedar Construction

Proposed Project Vicinity





Site Summary . Monte Bingham Property, Spanish Fork, Utah . Visionary Homes

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Are purpose-built rental communities a good idea?

-Whitepaper By Simon Kirschman 1/8/2022

Why are build-to-rent communities even a thing right now?

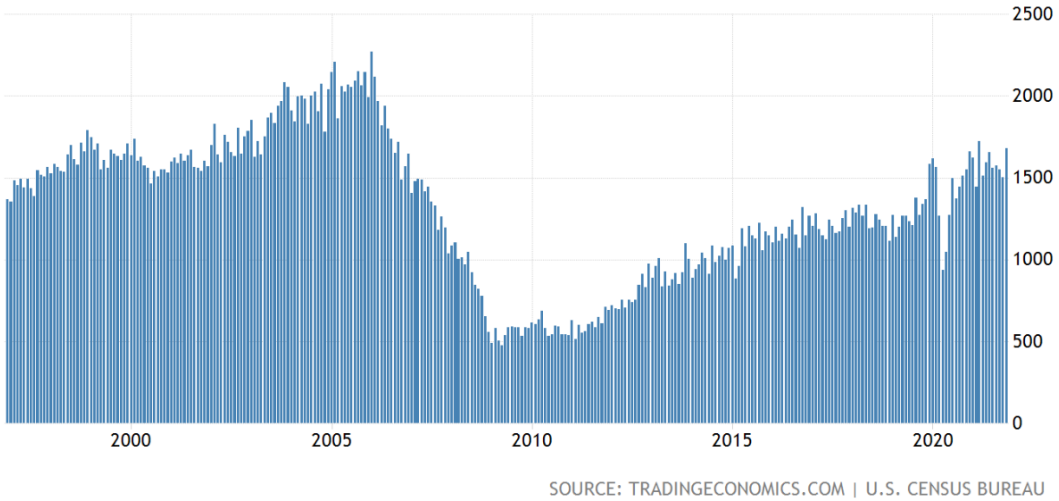
If you read much in the way of housing industry news or financial/business articles these days, you have undoubtedly come across the concept of build-to-rent, new-build, single-family housing communities. These communities generally consist of what look like typical single-family, detached homes, inhabited by very typical individuals and families. To any given visitor to the neighborhood, there is no difference whatsoever. That is because the only difference is completely invisible to the eye. This difference is that the entire community has been built with the purpose of renting the homes instead of selling them. Generally, all the homes will be owned, maintained, and operated by one single entity.

So, what's the idea behind this concept? Is this just another money-grab by corporate America, trying to make a buck off the backs of hardworking families? Isn't renting a home long-term contrary to the American dream? Won't these rental neighborhoods just deteriorate and become a transient, run-down community in a matter of a few years, making the property values in the area plummet? Are these just a bad idea for everyone but the involved investors?

First, it is very unlikely that anything irrelevant is a good investment opportunity. There needs to be significant product demand in order for an investor to realize any meaningful return on their investment. It is a fundamental principle that demand drives opportunity.

So, why is there resident demand for this product? Let's discuss a few of the reasons:

1. ***Demand for housing is driving prices up, making home purchases more difficult, especially for first-time buyers.*** This market shift was already underway prior to the start of the pandemic, but COVID only made it accelerate to historical levels. According to this image created by www.tradingeconomics.com, annual housing starts of about 2.2M prior to the market crash in 2007 far outpaced current housing starts of roughly 1.6M in 2021.



As shown in the image above, current housing starts mimic levels from the late 90's. According to data from the US Census Bureau, total US housing starts in the 13 years from 1995 to 2007 (beginning of the housing crisis) were 21,466,700. In the 13 years from 2008 to 2020, total housing starts were little more than half the previous period at 12,772,100. While the household creation rate has slowed since 1995, we are still in a housing deficit. Also according to US Census Bureau data, total household creation from 1995 to 2007 were 6.46M more than in the period from 2008 to 2020, while the difference in housing starts between the two periods was 8.69M. This puts the delta between starts and households at a 2.23M unit deficit between the two 13-year periods. This doesn't take into account the housing glut at the beginning of the housing crisis, but we need to keep in mind that the high mortgage default rate pushed many households to combine with others in temporary, shared-housing arrangements, holding in store a vast number of households who would later, again, need a home of their own. This eventually, at least partially, negates a large portion of the glut that existed at the beginning of the crisis.

The foregoing argues the current housing demand. Other significant factors that affect supply and new-home delivery are also at play, primary among them include supply-chain restraints in almost every product type and severe labor shortages. This creates a simple supply and demand scenario that pushes prices up.

Beside the supply/demand economics, there are other factors that are exacerbating the affordability challenges. These include regulatory requirements, primarily at the municipal level; interest rates beginning to climb; and land prices that are bordering on exorbitant.

2. ***Shorter-term housing commitments are ideal for some households.*** With all the economic growth nation-wide as well as the new work-from-home movement, there are more and more opportunities to relocate to new areas of the country. In the case of an individual or family relocating to a new, unfamiliar area, they are often hesitant to make a commitment on a home purchase before they become familiar with the new area and begin to meet some people. In this case, a rental is the obvious choice. However, this is often a challenge for those looking for a more traditional home rather than an apartment. It becomes almost impossible if they also want a newer home that is well-maintained.

3. ***Maintenance and upkeep are somebody else's problem.*** It is a well-established fact that preferences among the upcoming adult population are migrating away from what has long been considered the norm. The majority of newly formed households are Millennials, and we are now getting a few new Gen Z households entering the arena. Many of these are choosing to spend their time on other endeavors rather than home maintenance and yard work, yet they still desire more spacious living accommodations with a private back yard and an attached garage – luxuries that are not available in apartment accommodations. Living in a professionally-managed, single-family rental community is a perfect fit for these preferences.

4. ***Many choosing other ways to spend and invest their money.*** It has long been held by conventional wisdom that owning your home is a must for those wanting to establish a nest-egg for security in later life, but there is a bit of an undercurrent beginning to change that sentiment for some. Instead of seeing a home as an investment, they are generally considering living spaces simply as another expense. Furthermore, according to Business Insider, just this year alone over 1 million Americans took over $63 billion in home equity out of their homes via cash-out refinances. A home only becomes a store of wealth if equity builds up. If we regularly spend our equity, "owning" a home has no real advantage over renting, since we may never actually pay it off. According to an article published by Business Review, titled "*An American Dream or an American Obsession"* it wasn't until after WWII that Americans began to put as much emphasis on homeownership. Prior to the war, the

percentage of Americans that owned their home was only around 40% and had risen to almost 70% in 2010.
In summary, for some, accumulating wealth may be best done via saving and active investment rather than via homeownership. Real estate can be a great investment but doesn't have to be through investing in one's primary residence. There are new investment platforms such as RoofStock, FundRise and others that are a form of crowdfunding for real estate assets. These can be attractive alternatives for those opting out of homeownership but who still want to invest in real estate. Another statistic included in the aforementioned Business Review article is that the actual rate of return on homeownership between 1975 and 2009, when adjusted for inflation, was less than zero. Meanwhile the stock market over the same period of time averaged 3.375% *annually after* taxes and inflation. Homes can be a place to store some net worth, but there may be better investment opportunities that can be leveraged to build a nest egg while renting a home.

5. ***It can be a more affordable way to live in a nicer home.*** Owners, operators and property managers of build-for-rent properties are investing heavily in modern technology additions to their properties, giving both the managers and residents many smart-home advantages. Keeping properties well-maintained and cared for is also important to all groups, as it maintains the quality living experience and value of the homes. High-quality living conditions keep renters happy and maintain better rental rates for the property owners. Some things we may not always consider when evaluating the cost of owning a home are mortgage insurance, property insurance, maintenance, repairs, and interest - none of which are recoupable costs and do not contribute at all to our net worth. When renting a home, the owner of the property is on the hook for these costs, but some of them may not apply in their case, such as mortgage insurance and interest if the property is debt-free. In this scenario, both the property owner and the individual renter can benefit from lower cost of the home. Another factor that affects first-time homebuyers especially is that with the higher home prices, saving a down payment will take longer and longer than it has in the past, forcing more households to rent longer than they otherwise may.

6. ***It sometimes may make more sense for an investor to own homes than it does for residents.*** As has been suggested in the above sections, there are some benefits that an investor on a larger residential community may enjoy that an individual may not. We already discussed possible mortgage insurance and interest advantages. Other advantages are that when a builder provides these homes in larger quantity to one single buyer, the builder is able to build in a more efficient manner, decreasing the cost to build each individual home. There is also no need to pay realtor fees, closing costs on each home, or to have a large staff of designers, drafters, estimators, and others who are generally needed to provide support to individual buyers. Property maintenance on an entire community such as yard service and clearing snow are negotiated en masse with the service providers, thereby decreasing cost per unit compared to each individual resident hiring their own services. Of course, owner-occupants have the choice of performing their own maintenance and saving some money that way, but having it done for you as an included benefit of living in a community is a nice perk which doesn't cost them any more in the end. And for those who choose to hire these services out, this will be money saved.

Is this a smart way to foster growth?

It is no surprise to anybody that growth is happening in most metros across the US. With growth comes the need for more housing. Is building a bunch of rental homes a good idea, or is it smarter to build only for-sale product? Let's break this down into a few talking points:

1. ***BFR (Build-For-Rent) single-family homes are an alternative to traditional rental product***. Living in a purpose-built single-family rental community is much different than a typical renting experience. These homes are clearly different than living in an apartment, but they also differ from living in standard single-family rental home in that they are professionally maintained and operated by a property management group, often have included community amenities and smart-home technology, are newer homes, and designed around a positive renter experience. According to NMHC.org 21M of the 43M rental homes in the US are apartments. With the change in mentality after the pandemic, renters are looking for more separation from their neighbors than they have in apartment or other attached-housing living. This shift in mentality has been a large driver in the housing surge in for-sale product as well. To further add additional momentum to the shift in living preference, the work-at-home movement continues to accelerate, giving workers the option of living farther and farther from their work centers. As workers continue leaving city life looking for more space, the available living options significantly favor the buyer over the renter. Pew Research states that of the approximately 122.8 million US households in 2019, 36% of those were renters. This number is only rising, and choices for the renter are limited. Purpose-built single-family rental communities fill this niche. Buying homes is and likely always will be the preference for many, but it isn't ideal for everyone nor for every season of life.

2. ***Won't these build-For-Rent homes become low-income, undesirable neighborhoods and lower surrounding property values?*** There is a stigma surrounding rental properties in general, and this topic invariably comes up any time a BFR project is proposed. To answer this question, it may be best to start with the origin of such a perception around rental properties. To be sure, there is a point at which a person's life standards are at a level low enough that they are unfit for purchasing a home, for income reasons, creditworthiness, or both. For such an individual or household there is no option to purchase, so renting is their only path to avoiding homelessness. Now let's take a look at what type of home would be a candidate for occupancy by such an individual or household: As the owner of rental property, in what product would you choose to place a low-income, low rental rate occupant? Would it be one of your prime properties in a choice area, or would it be a less-expensive property? Certainly, it only makes sense to give them the latter option. Further, it stands to reason that low-value rental properties are not low-value properties because they are rentals, but rather they are more likely rentals because they are low-value properties. This property type also fills a much-needed niche – that of a most-affordable housing option for those who are unable to afford anything else. But does it stand to reason that every rental home exists to fill this niche?

   According to a study by apartmentguide.com, rental rates for 2 bedroom apartments in the top 10 most expensive market across the US were $3,520 per month (Yonkers, NY) all the way up to $4,910 per month (Boston, MA). Remember, this is for a *two-bedroom apartment*. The 2020 median household income in the US was $67,521 per year, according to the US Census Bureau. At this level of income, renting a 2-bedroom apartment in the *lowest* of the top 10 metro areas would account for 62.5% of the median US household income, which is in no way affordable. According to aspe.hhs.gov, in 2020, the poverty line for a family of 4 in the US was $26,200 per year. This family could barely afford a 2-bedroom apartment in even the lowest of the top 100 areas in the US (Wichita, KS) at $596 per month. Again, these are *apartments*, not single-family, detached homes with their own yard and garage - which command significantly higher rental rates.

So, who will live in these BFR communities? Certainly not households at the low end of the income spectrum who generally make up the population in low value areas. And what are the property types of which these BFR communities will consist? Higher-value homes for higher-income individuals and families, properly maintained and managed to maintain long-term property values and healthy financial returns for the owner groups. These communities are in no way candidates for becoming any sort of slums, declining values, increasing crime rates or poor appearance. In many cases, these will be homes better cared for than most of the surrounding properties.

3. ***What if this product type is never created?*** One of the realities of the current housing market is that there is more demand than there is supply. Because of this, housing is short in supply and expensive. As mentioned above, many will continue to buy and own their primary residence, but for those who are either unable or have no desire to purchase, they still need a decent, comfortable home to live in. It has been clearly forecasted that interest rates will continue to increase for the foreseeable future, adding even more to the difficulty of affordability. Others are in a stage of relocation and need something available and suitable for their needs. Apartment living isn't always ideal for family life, yet a single-family rental home can be hard to find, especially a newer home with modern and technological conveniences. If nothing changes in the availability of housing options, many will be forced to either remain living with other family members or to postpone their household creation entirely. Build-For-Rent (BFR) communities fill a niche that is only growing ever wider.

In summary, to foster growth that serves the needs and preferences of the largest number of households possible, build-for-rent (BFR) should be seriously considered alongside the traditional build-for-sale homes. This preference for BFR living is forecasted to only continue growing.

Why should municipalities consider BFR communities, or should they at all?

City and county councils and planning commissions are regularly focused on determining and planning the best growth for their respective jurisdictions. This is no easy task and requires hearing both sides of many arguments on countless issues, then doing their best to make a decision from all the presented data and opinions. As BFR continues to grow in the marketplace, it will consequently be more frequently brought before cities and counties for their consideration. Let's address a few points that may be relevant from that perspective:

1. ***Will this attract the kind of residents that are desired?*** According to an article on Forbes.com by Brad Hunter, 60% of the residents of NexMetro, a national BFR operator, are single women. 30% are professional millennials. These residents are paying an average 16% premium for purpose-built BFR homes over a typical, standalone single-family rental homes. Clean Living Communities' founder Jordan Kavana stated that 60% of their renters are young families. His company requires 24-month leases, and 80% of their residents renew upon their term expiring. Many of these residents have been renting apartments and have grown accustomed to the benefits of rental life but are looking for more space as their families grow or they simply want to upgrade their living accommodations. For lifelong subscribers to the idea that the American Dream requires owning your home, It can be a bit of a dichotomy to consider that anyone would prefer to rent over owning, but the reality is that the preference to rent is real and growing. "Lock-and-leave" convenience that requires no upkeep, repairs or maintenance provides flexibility to spend more time with friends and loved ones and on

other pursuits. These are stable, contributing households who are generally educated, well-paid, and active in their community. For these individuals and families, buying a home is not ideal for their lifestyle and circumstances.

2. ***Is BFR good for economic growth and stability?*** It's no secret that we are currently in the midst of a labor shortage which is causing most companies nationwide to recruit aggressively. When these companies are successful in attracting the right candidates, a significant hurdle remains for the selected candidate who is needing to relocate for the new job offer. This hurdle is in the form of finding appropriate housing in the new location. Some of these individuals end up having to decline the job offer due to the unavailability of housing. In light of BFR communities, not only do they bring additional housing to the market, but they are often the best solution for a newly-relocated household who is yet unfamiliar with the area and who may not be interested in purchasing at all. Further, according to an article by CNBC, as more companies continue to move workers to remote work, living in diverse areas is becoming a possibility for many more people. This isn't necessarily good news for larger, more expensive cities, but it opens new possibilities for growing MSAs which offer a higher quality of life. Having more housing options also increases the likelihood that more of the current household growth stays local. Many hope to keep their kin nearby as they mature and create households of their own, but housing attainability plays a big part in determining where they settle.
3. ***Will there be an increase in crime in and around these BFR communities?*** This is common concern when people are first introduced to the BFR community concept. We already discussed neighborhood deterioration earlier, which is one of the primary drivers of crime and highly unlikely in a new, expensive, BFR-community investment that is cared for by a competent property management firm. Data provided by www.huduser.gov shows crime is fostered by the following contributing factors:
    a. Poverty
    b. Inequality
    c. Segregation
    d. Collective Efficacy (the collective ability of a community to govern the collective behavior)
    e. Disorder
    f. Access to Jobs

    While some rental-related attributes such as evictions can effect the stability of a community, it is less so than that which is contributed by foreclosures. The notion that rental homes are more likely to be crime-ridden than owner-occupied homes of the same quality and location appears to have no basis in fact. Rather, quality and location, as part of the above list are differentiating factors between crime levels in neighborhoods. Furthermore, the application process to rent a home in a BFR community is more stringent than the application process for a mortgage. Income and credit scores are accompanied by background checks for all adult residents. This alone is a strong safeguard against crime that owner-occupied homes do not share.
4. ***What is resident turnover like in a BFR community?*** Turnover in a purpose-built BFR community is much less than in other products, such as apartments. Some report that turnover is as much as 50% less than in competing housing types. As these homes look and feel just like any other single-family home, renters living in them feel comfortable and a sense of permanence that is much higher than living in an apartment. Positive features such as a small yard and garage, as well as possible community amenities such as a pool, clubhouse, dog park, playground, walking trails, etc., all

contribute to lower turnover rates and increase the stability of the neighborhood. Not to mention the luxury of having no responsibility for yard or property maintenance.

Is this considered affordable housing?

In short, no. The term "affordable housing" is generally used in reference to lower-value homes in less desirable locations in order to keep cost and price reachable for lower-income Americans. That is not the case with BFR communities. These can, however be termed as more "Attainable Housing", as several costs such as taxes, insurance, interest, maintenance and repairs are not placed on the shoulders of the residents (we discussed this in more detail above). Also, these communities often come with an amenity package that would be accompanied by an HOA in an owner-occupied community, but which are included in the rental rates in a BFR community. Otherwise, these homes are on par with any other for-sale or owner-occupied homes of the same caliber. If affordability is of utmost concern for a household, then likely an apartment of some sort is going to be a better option for them. BFR communities offer a higher-quality living experience and the cost to live in them is always going to be higher than in a traditional, multifamily rental home. But the cost to live in the BFR homes is generally less than owning a similar product, especially when HOA dues are present.

America is ever changing, and BFR is just another piece of evidence. Once upon a time a career meant working for the same firm until retirement. Today it means establishing an advancing path in an industry or service of your choice. Americans are becoming more nimble, more able to pivot as needed, and ever challenging the age-old traditions that have gone on before – looking for new and smarter ways to work, live and socialize. Technology is ever-changing the way we live and experience the world around us. Advancements in medicine and travel continue to march onward. As Heraclitus wisely stated over 2,500 years ago – "The only constant in life is change". It only stands to reason that the housing needs and preferences of an ever-changing society would be pushed to change along with it. Trends such as tiny houses, 3D printed homes, and BFR are signs that housing is, indeed, changing.

Reference links:

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o27c0Yh6RMjRxt_R5WsGxMTxCZuK14e8L4f9NiNrIxVK4m7lkTdlqrfW8M4ftXG8icPtFxFpUnxB_JtktM22hy8sCJSQI3U

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Renderings





1-18-2022

Renderings





1-18-2022

Renderings



1-18-2022



Front Elevation Rendering



Rear Elevation Rendering

PLAN 001 CONCEPT

12.01.2021

PLAN 01

FRONT/REAR ELEVATIONS RENDERINGS

A2.3



Left Elevation Rendering



Right Elevation Rendering

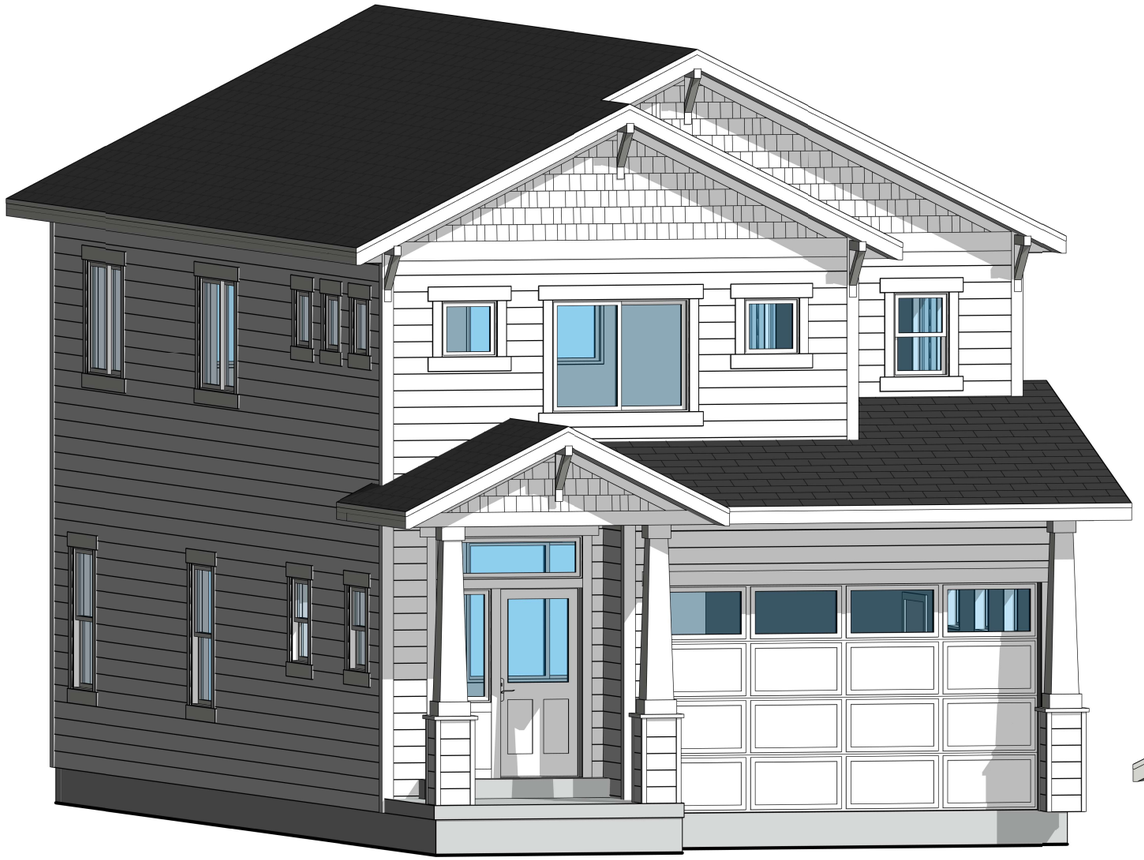
PLAN 001 CONCEPT

12.01.2021

PLAN 01

SIDE ELEVATIONS RENDERINGS

A2.4



Front Left 3D View



Front Right 3D View

PLAN 001 CONCEPT

12.01.2021

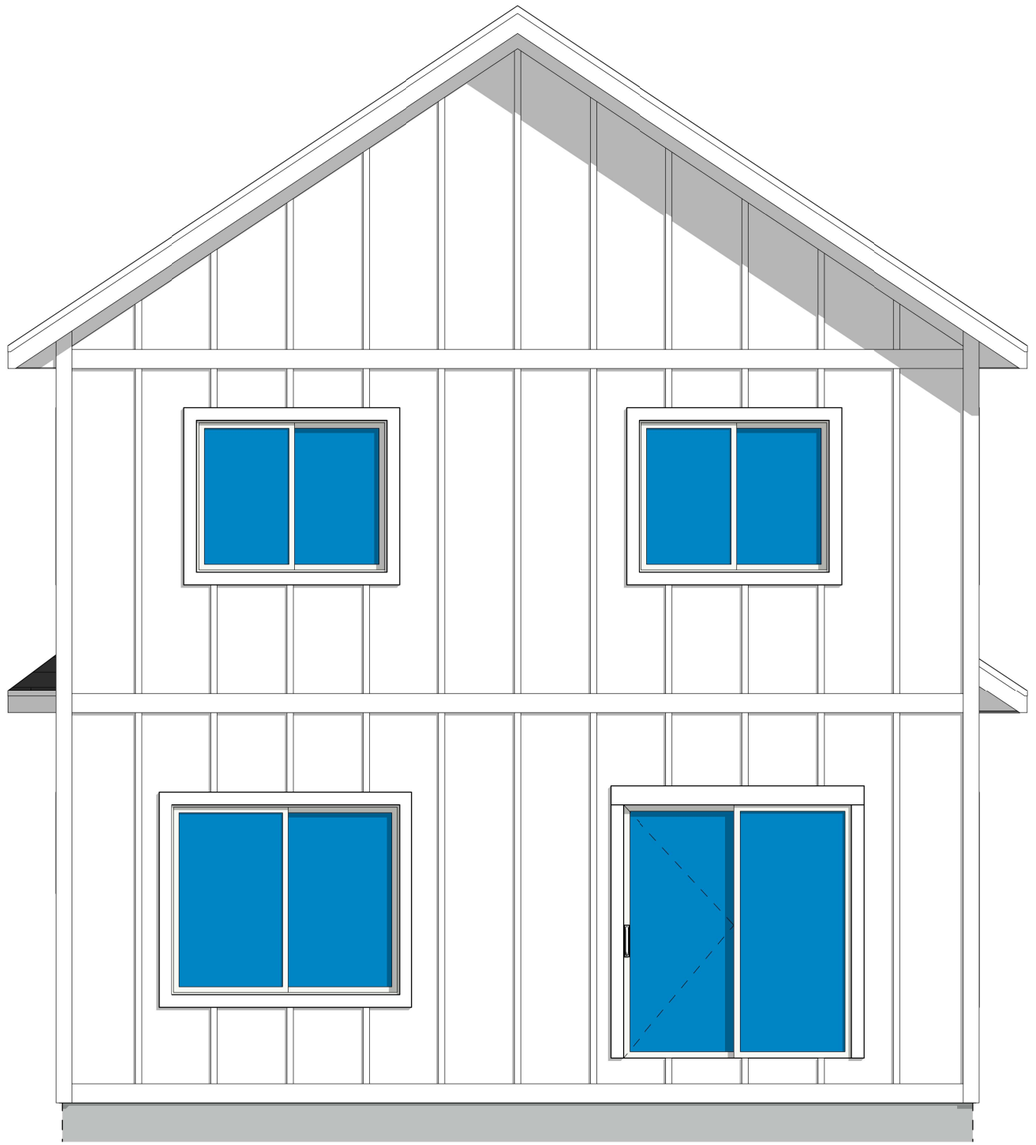
PLAN 01

3D VIEWS

A2.5



Front Elevation Rendering



Rear Elevation Rendering

PLAN 01 FARMHOUSE CONCEPT

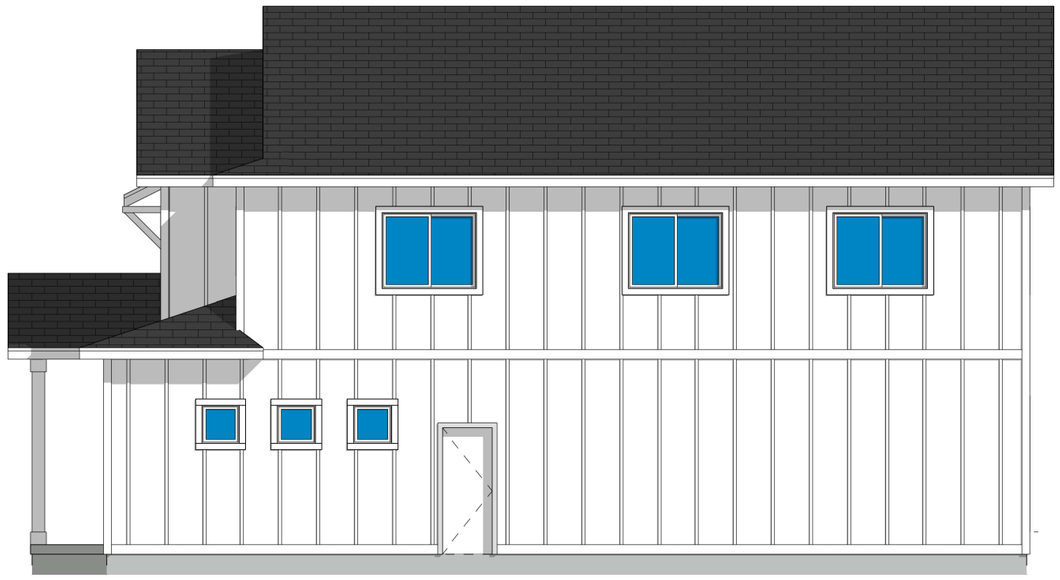
12.2.2021

PLAN 01

FARMHOUSE

FRONT/REAR ELEVATIONS RENDERINGS

A2.3



Left Elevation Rendering



Right Elevation Rendering

PLAN 01 FARMHOUSE CONCEPT

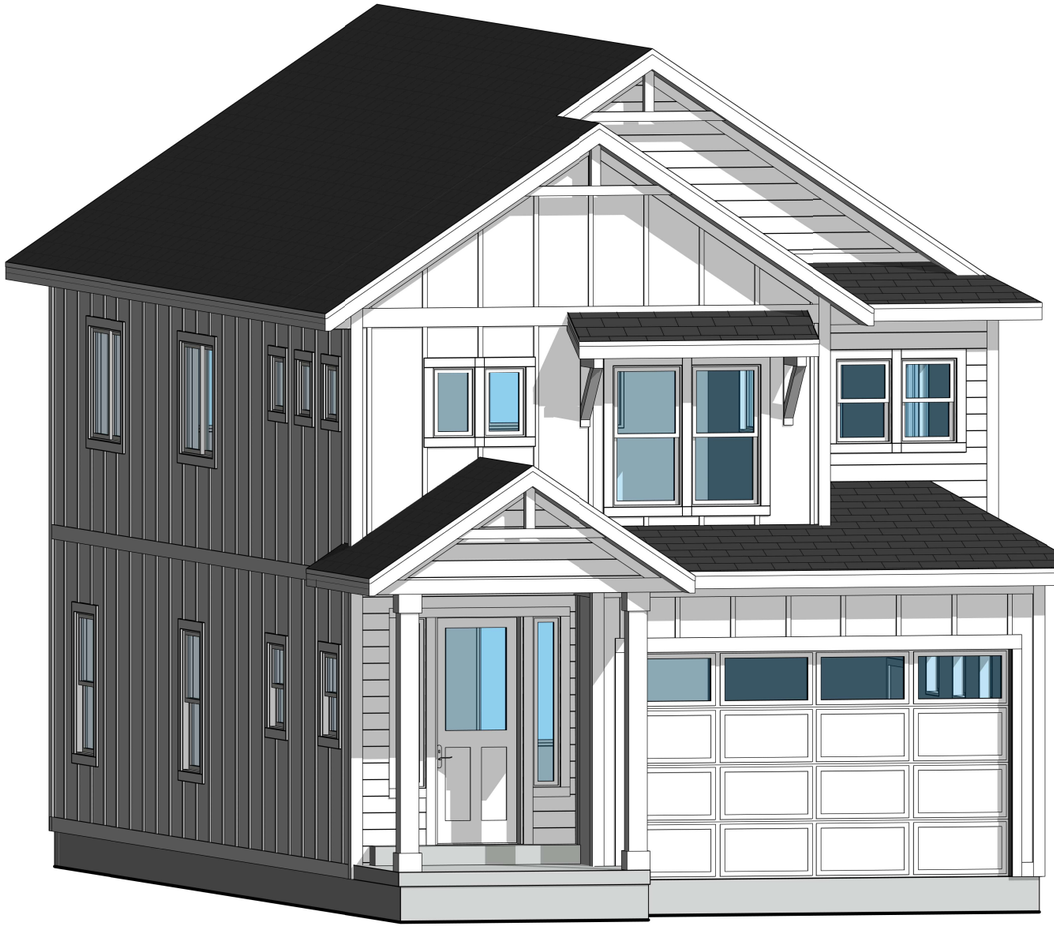
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PLAN 01

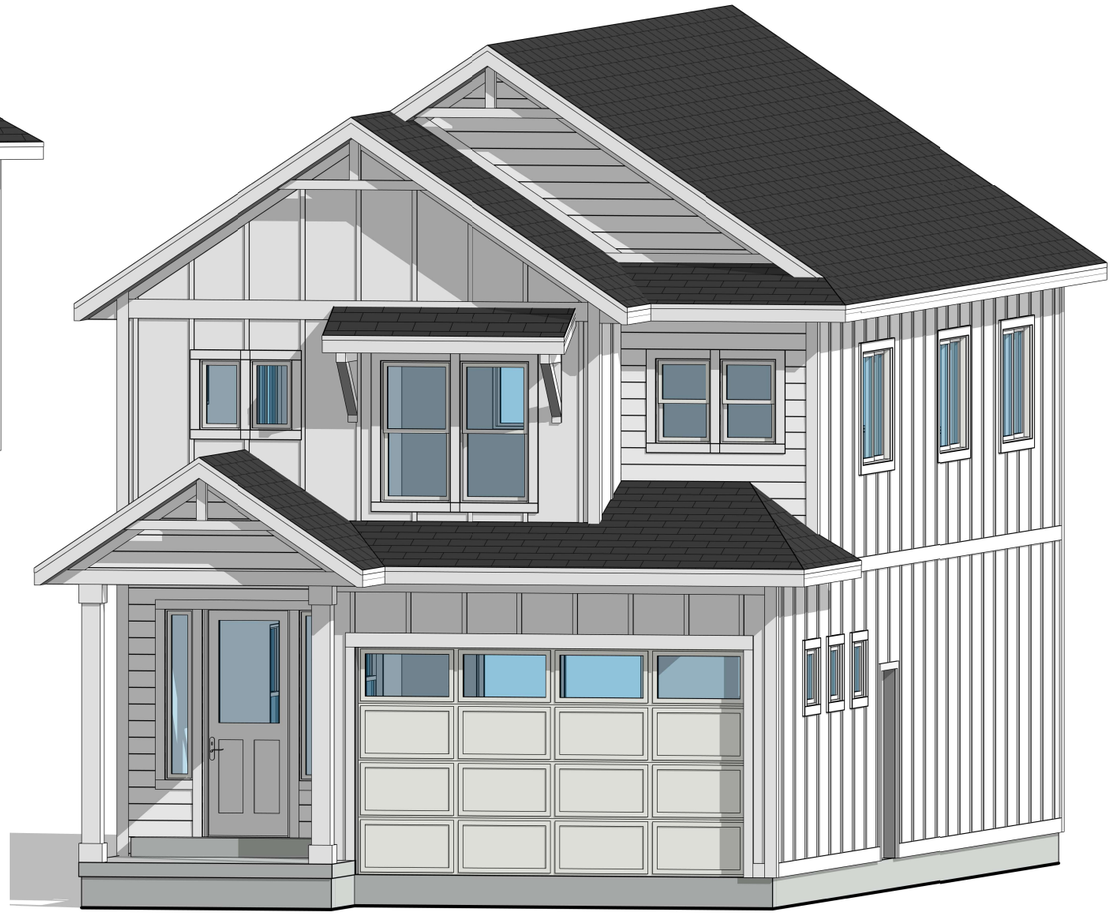
FARMHOUSE

SIDE ELEVATIONS RENDERINGS

A2.4



Front Left 3D View



Front Right 3D View

PLAN 01 FARMHOUSE CONCEPT

12.2.2021

PLAN 01

FARMHOUSE

3D VIEWS

A2.5



Front Elevation Rendering



Rear Elevation Rendering

PLAN 02 CRAFTSMAN

12.7.2021

PLAN 02

CRAFTSMAN

FRONT/REAR
ELEVATIONS
RENDERINGS

A2.3



Left Elevation Rendering



Right Elevation Rendering

PLAN 02 CRAFTSMAN

12.7.2021

PLAN 02

CRAFTSMAN

SIDE ELEVATIONS RENDERINGS

A2.4



Front Left 3D View



Front Right 3D View

PLAN 02 CRAFTSMAN

12.7.2021

PLAN 02

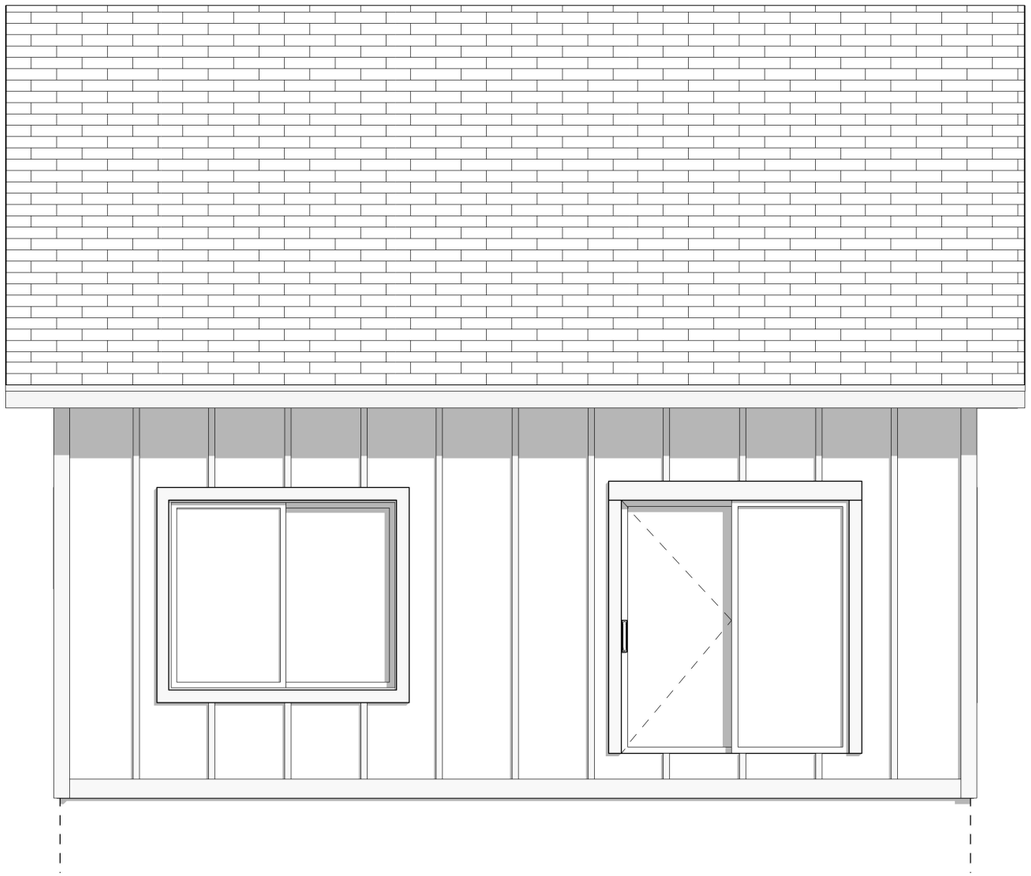
CRAFTSMAN

3D VIEWS

A2.5



Front Elevation Rendering



Rear Elevation Rendering

PLAN 02 FARMHOUSE

12.07.2021

PLAN 02

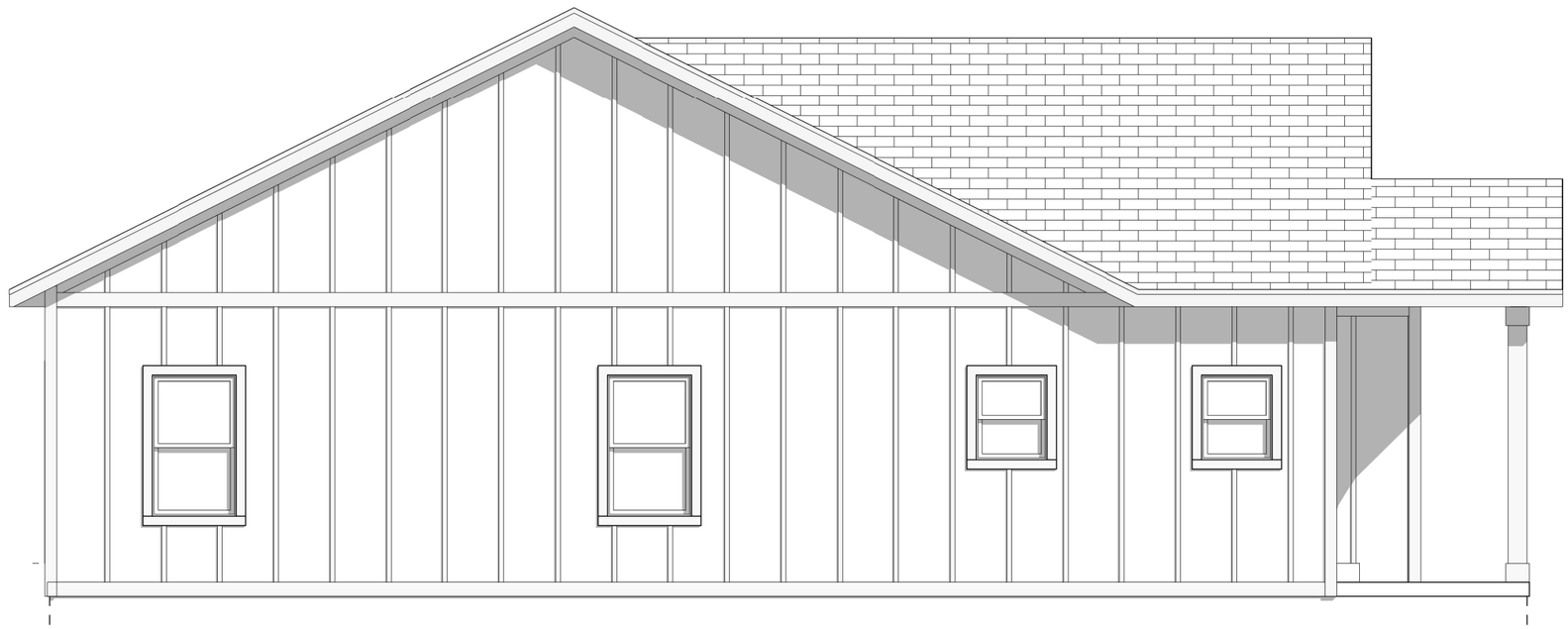
FARMHOUSE

FRONT/REAR
ELEVATIONS
RENDERINGS

A2.3



Left Elevation Rendering



Right Elevation Rendering

PLAN 02 FARMHOUSE

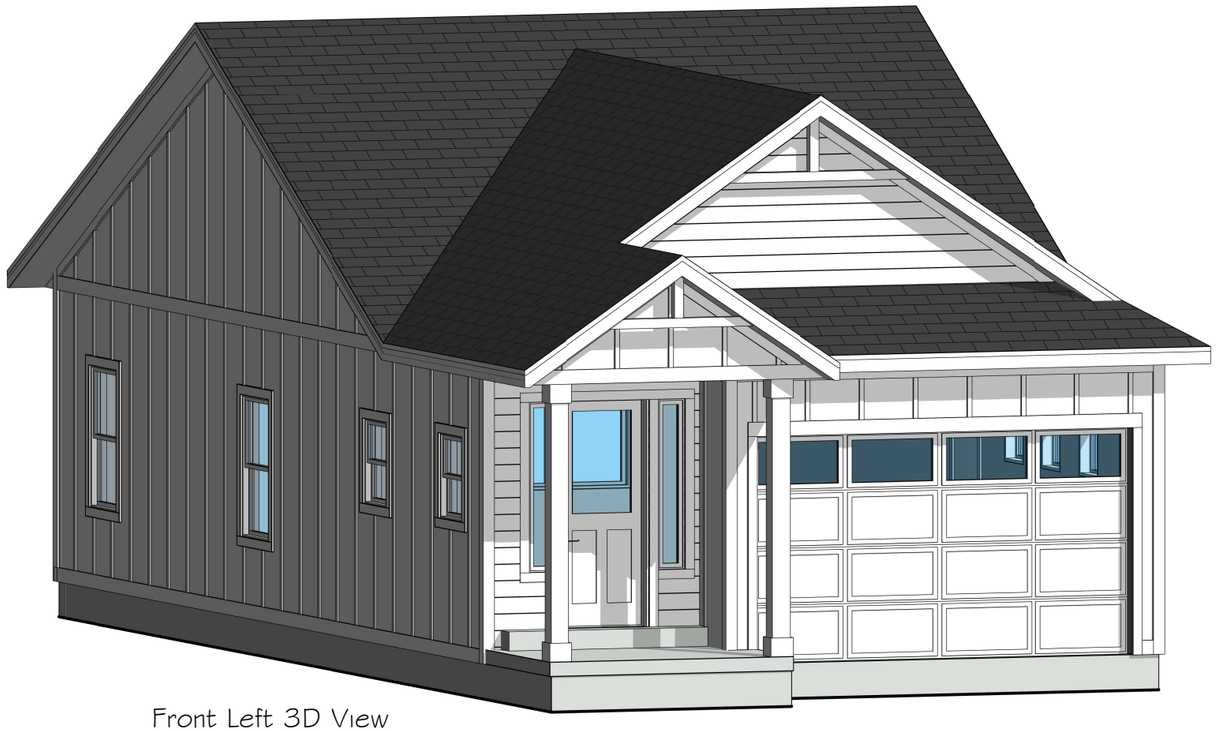
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PLAN 02

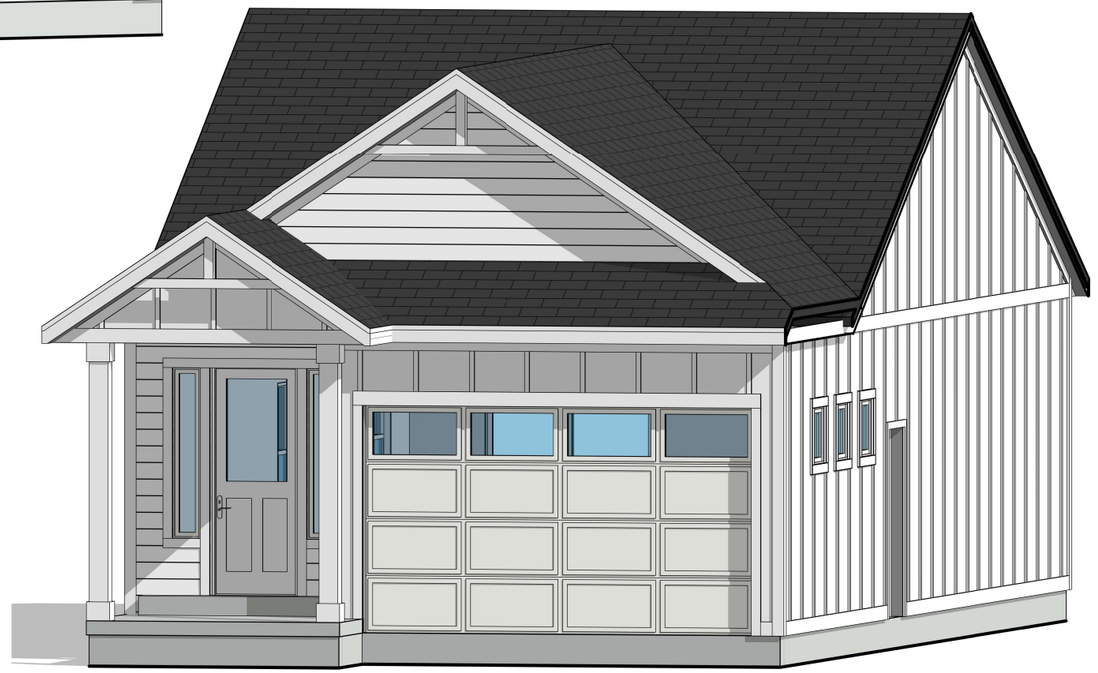
FARMHOUSE

SIDE ELEVATIONS RENDERINGS

A2.4



Front Left 3D View



Front Right 3D View

PLAN 02 FARMHOUSE

12.07.2021

PLAN 02

FARMHOUSE

3D VIEWS

A2.5



and PARTNERS blalock architectural design studio

EST. 1855 SPANISH FORK PRIDE & PROGRESS

Spanish Fork City

Spanish Fork Community Network

SCHEMATIC DESIGN DOCUMENT

01.18.2022

Table of Contents



Project Team

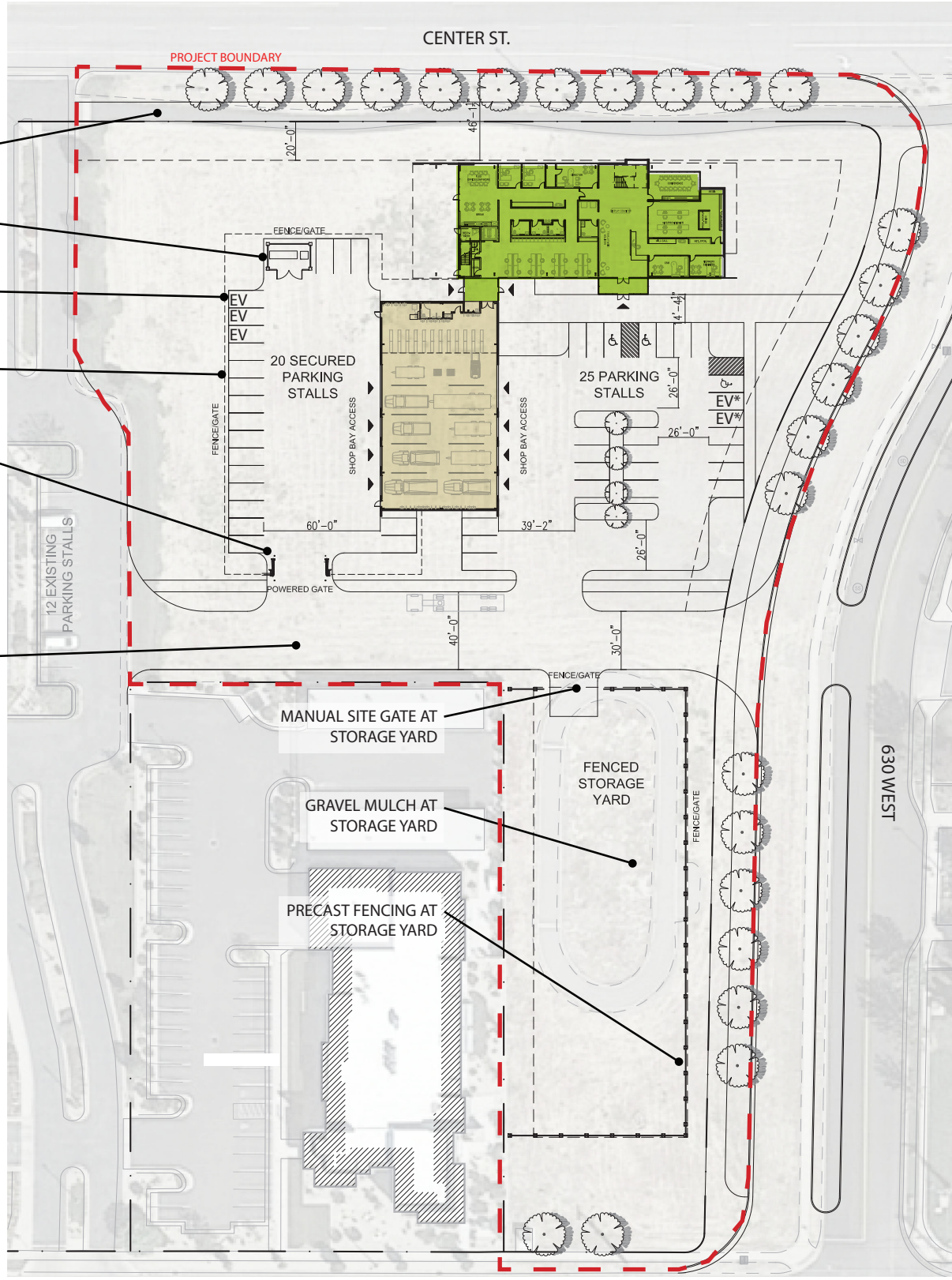
Project Team

Bryan Perry	Spanish Fork City	IS/SFCN Director
Brady Taylor	Spanish Fork City	SFCN Customer Service Manager
Tyler Jacobson	Spanish Fork City	Assistant City Manager
Jered Johnson	Spanish Fork City	Engineering Manager
Travis Warren	Spanish Fork City	Project Manager
Byron Haslam	Spanish Fork City	Project Manager
Kim Coughlan	Spanish Fork City	Engineering Secretary
Stacy Beck	Spanish Fork City	City Council Member

Architectural, Engineering, and Consultant Team (AECT)

Brian Backe	Blalock and Partners	Principal in Charge, Project Architect
Jonathan Greer	Blalock and Partners	Project Manager
Alex Piket	BHB Engineering	Structural Engineer
Jake Beck	Van Boerum and Frank	Mechanical Engineer
Mauro Artica	Van Boerum and Frank	Plumbing Engineer
Mansour Aghdasi	EELD Engineering	Electrical Engineer
Mike Wonenberg	G. Brown	Landscape Architect
Joseph Wing	G.Brown	Landscape Architect
Matt Laurendeau	Jones & Demille Engineering	Civil Engineer
Rustin Harris	Jones & Demille Engineering	Civil Engineer

Site Plan



Preferred Direction: The preferred site layout for the SFCN Facility introduces a new thru street that connects 630 West to the Spanish Fork Justice Center site. The new thru street will provide dedicated access to the shop portion of the new facility to avoid congestion issues with a shop access and exiting directly onto Center St. or 630 West.

The layout also provides dedicated, separate parking lots for public access as well as staff. Utilizing 12 existing stalls at the adjacent Justice Center lot, parking quantities are provided to meet Zoning requirements. The site will include park strip planting and trees adjacent to roadways as per Zoning requirements as well.

Site Plan, Civil Utilities

Utility Connections

① Proposed Sewer Connection to 15" line in 630 West

② Storm drainage retained per SFC LID requirements; outflow to SD connection in Justice Center parking lot. Alternatively, storm drainage could be retained in underground chambers.

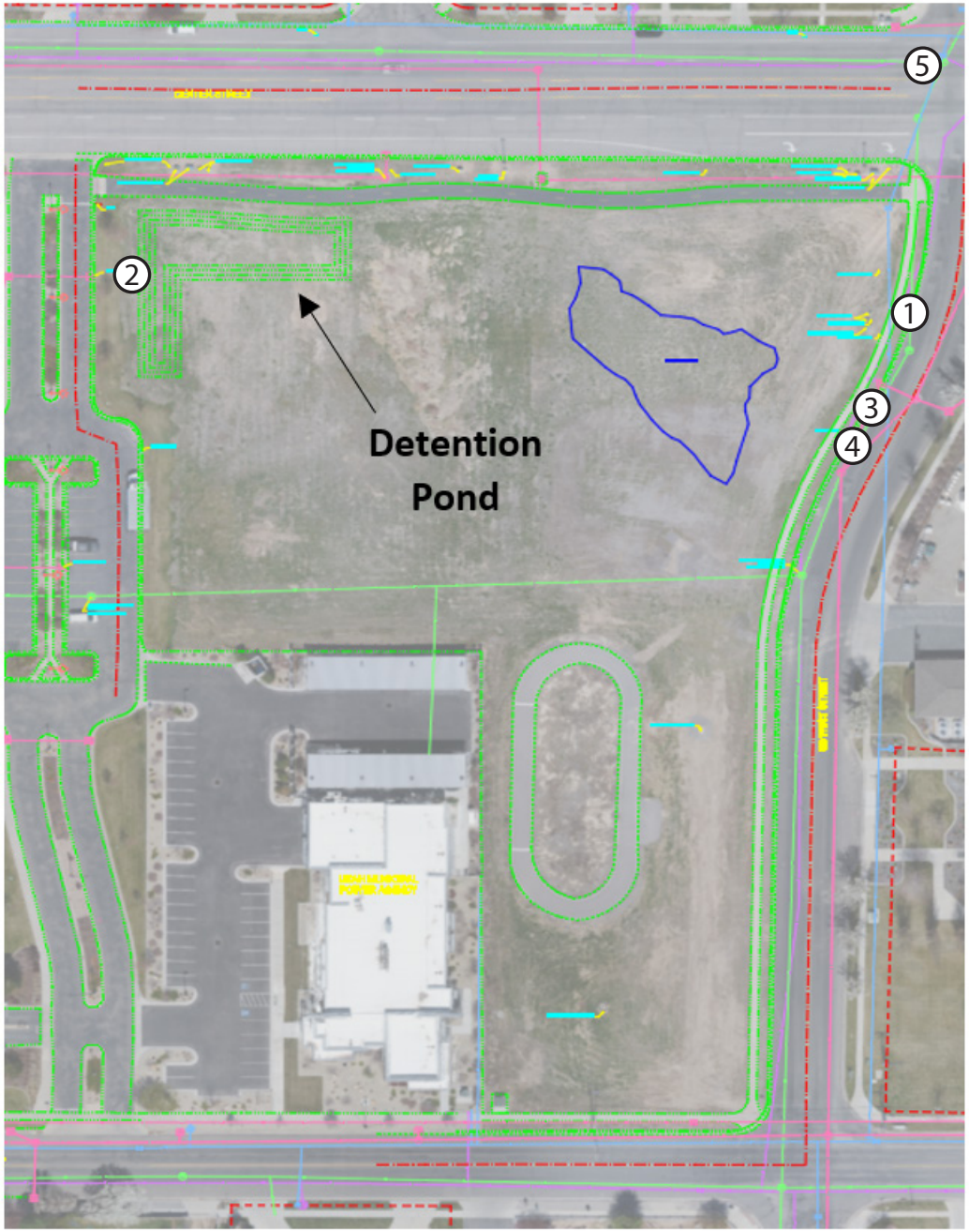
Table 1. Detention Pond Parameters

Variable	Result
Pre-Development Flow Rate (cfs)	2.04
Post-Development Flow Rate (cfs)	7.84
Outlet Orifice Size (inches)	4
Outlet Discharge (cfs/acre)	0.14
Side Slope (H:V)	3:1
Pond Depth (feet)	2.16

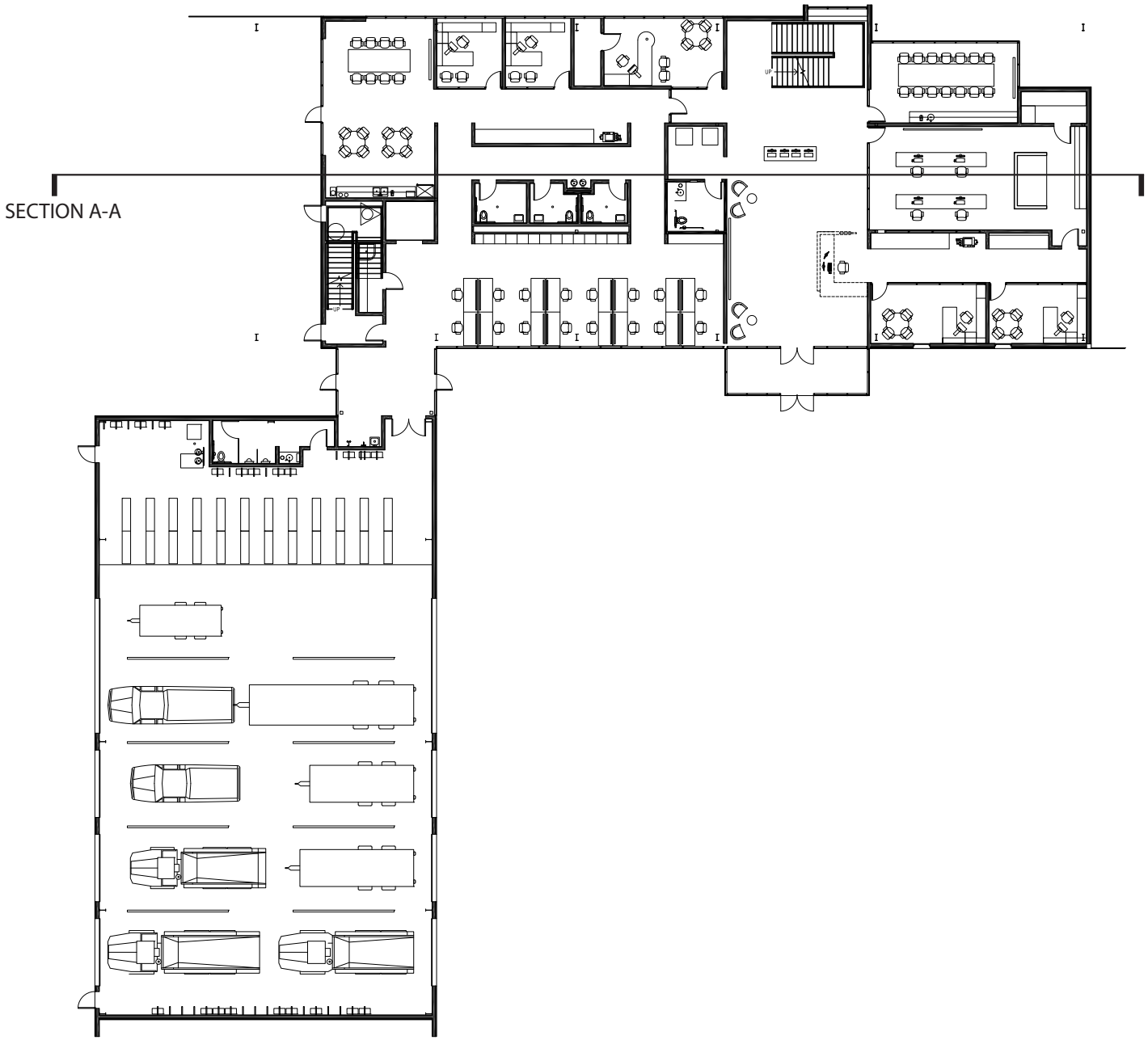
③ Proposed Culinary Water connection to 6" line in 630 West

④ Proposed Pressurized Irrigation connection to 6" line in 630 West

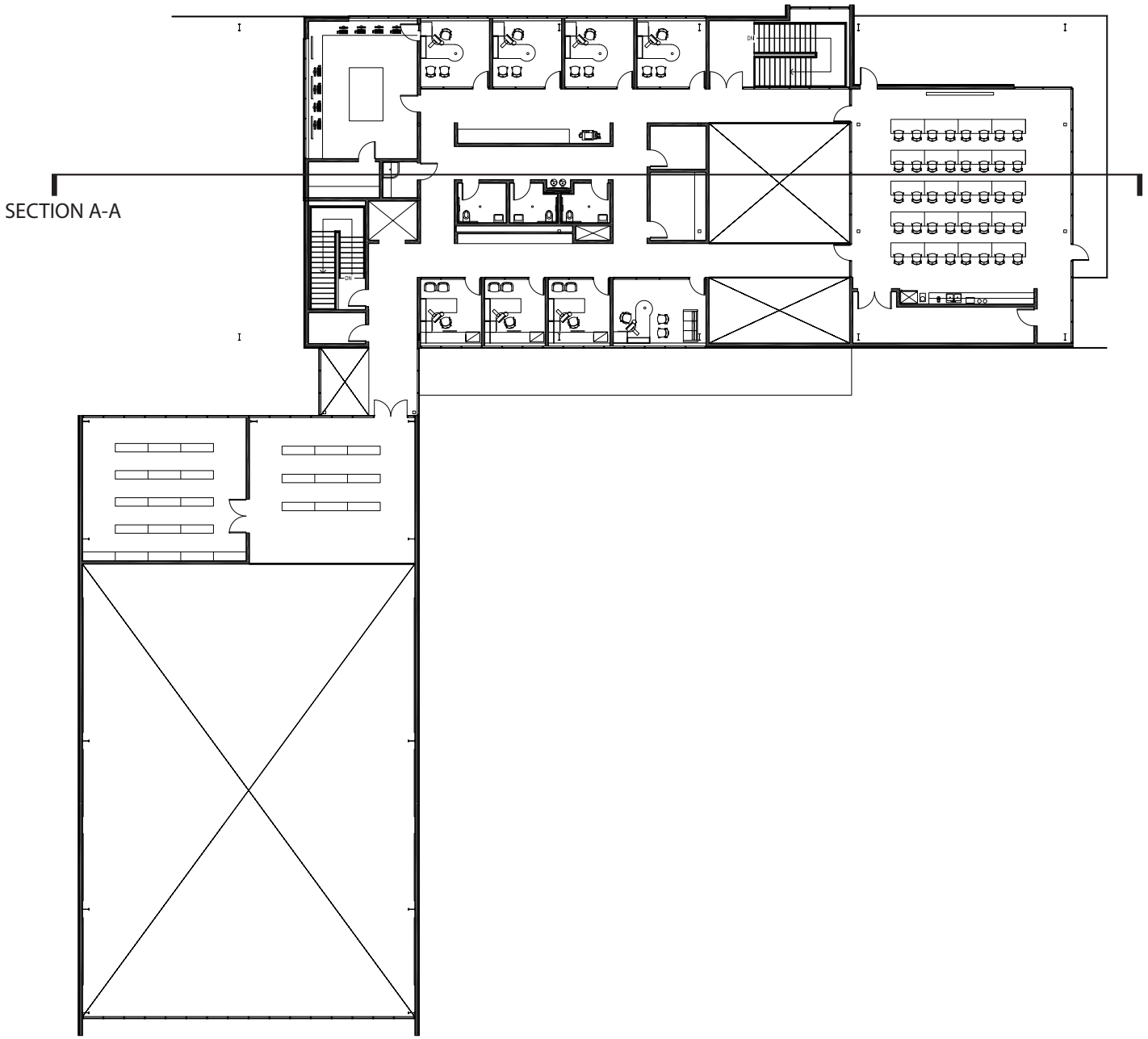
⑤ Natural Gas connection options to 2" line in North side of Center St. or 4" line in South side of 100 South



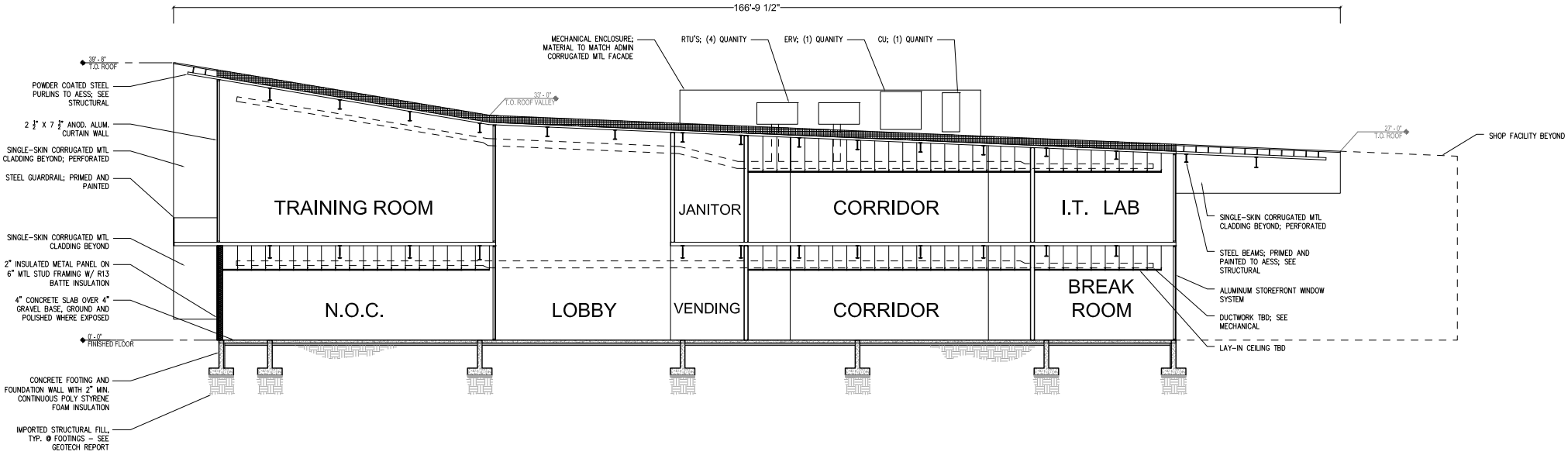
Floor Plan, Level 1



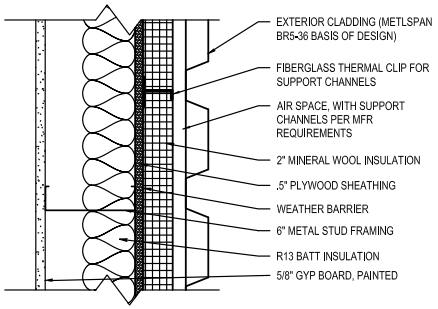
Floor Plan, Level 2



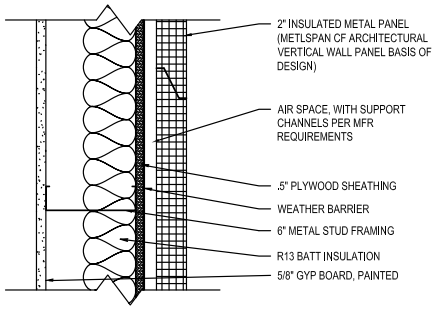
Building Section A-A



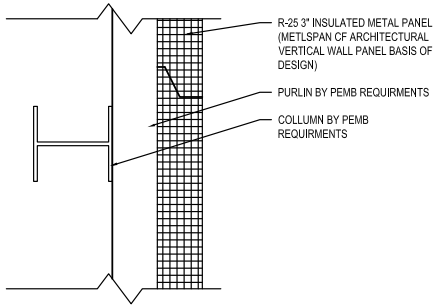
Wall & Roof Types



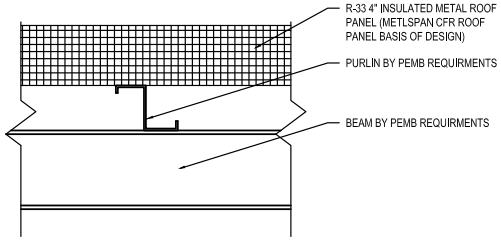
Single-Skin Metal Panel - "Wall Type 1"



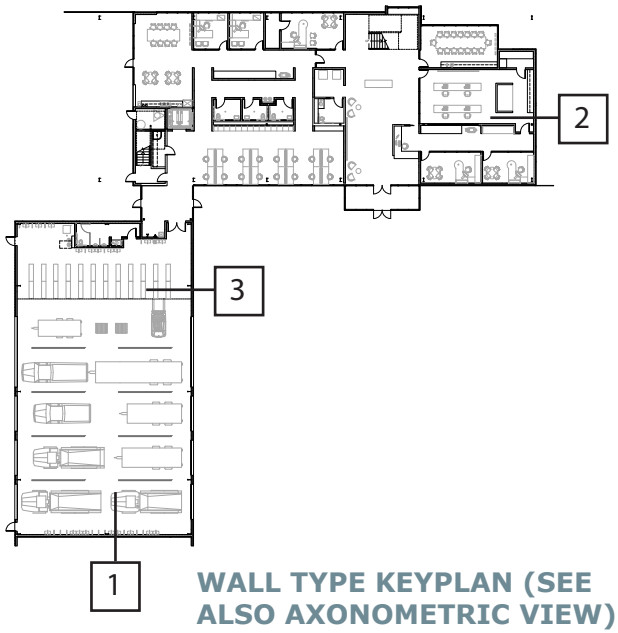
Insulated Metal Panel - "Wall Type 2"



Insulated Metal Panel - "Wall Type 3"



Insulated Metal Panel - "Roof Type 1"

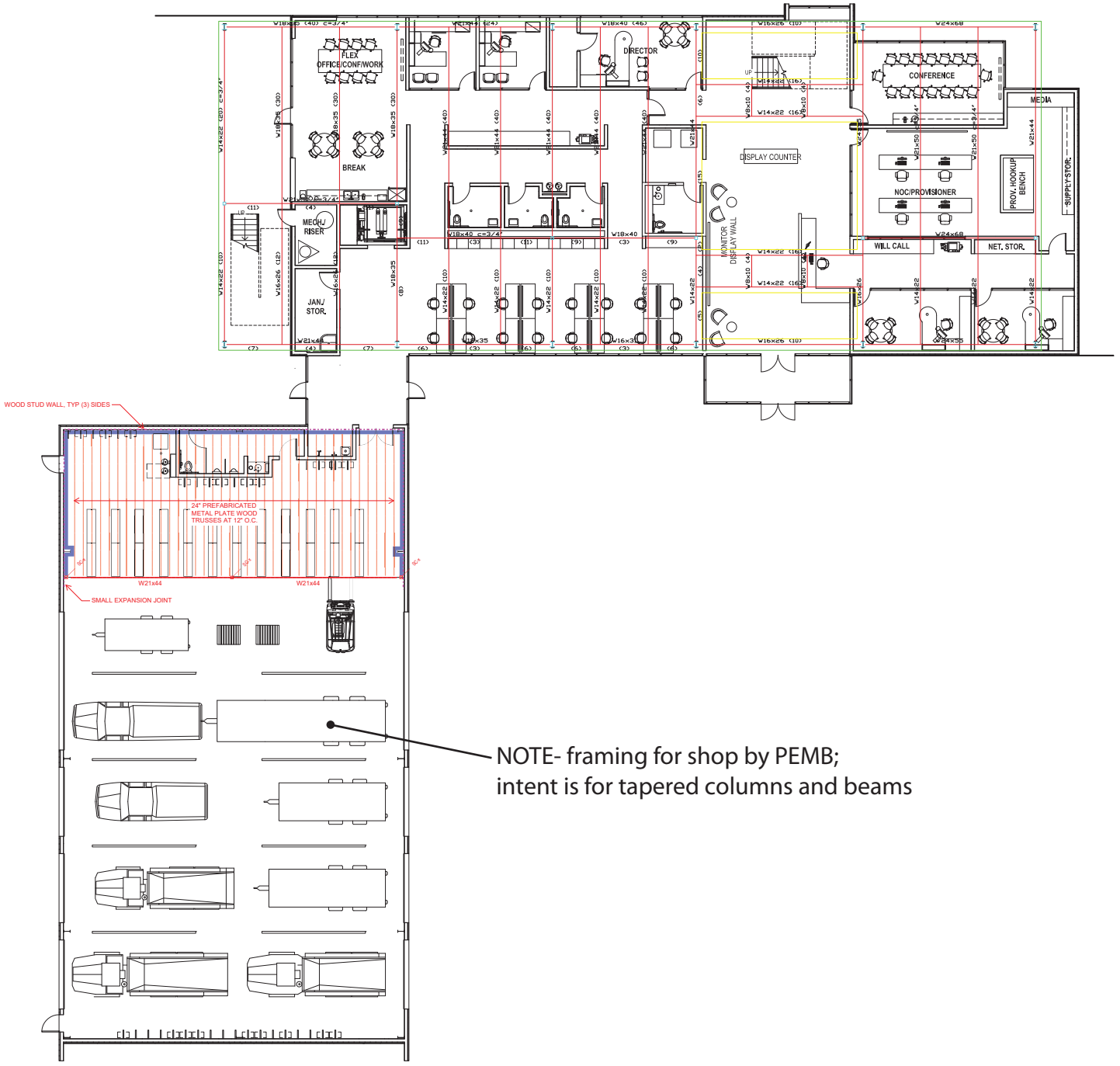


WALL TYPE KEYPLAN (SEE ALSO AXONOMETRIC VIEW)

Structural Framing Plan

1st Floor - W-Flange Option

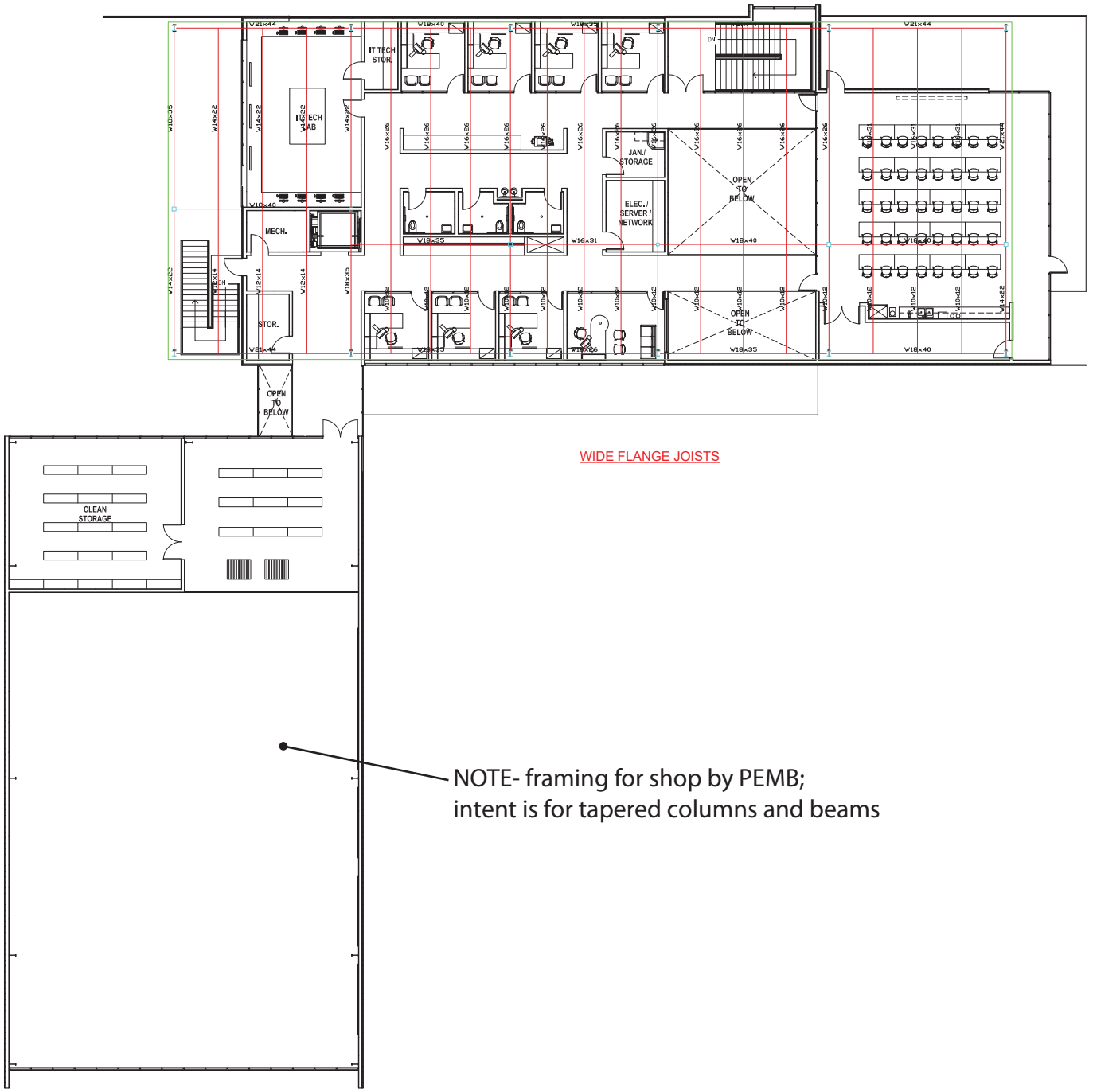
(wood framed mezzanine)



NOTE- framing for shop by PEMB;
intent is for tapered columns and beams

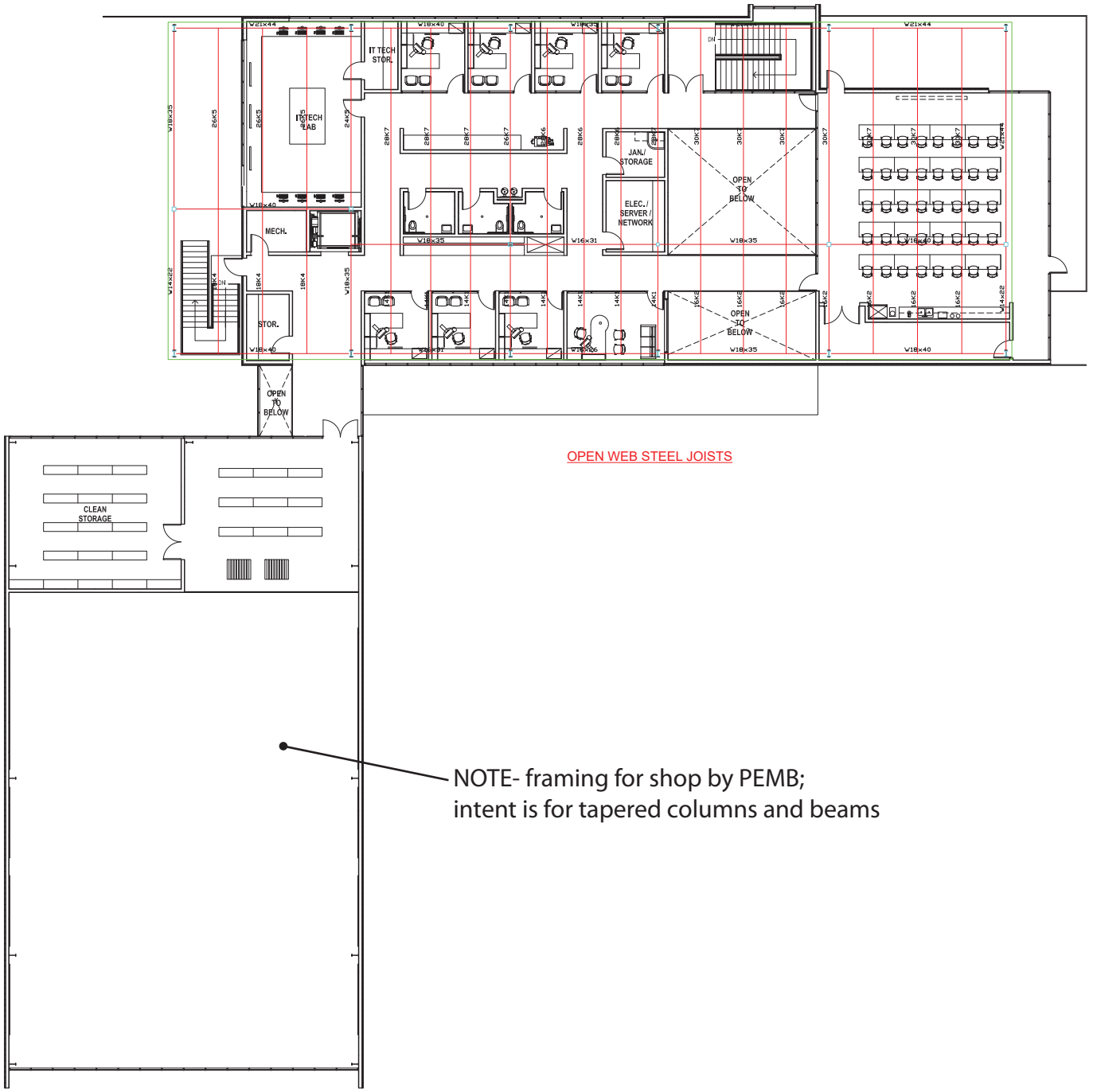
Structural Framing Plan

Roof – W-Flange Option



Structural Framing Plan

Roof – Open Web Joist Option



Mechanical Plans

Hybrid VRF/RTU system

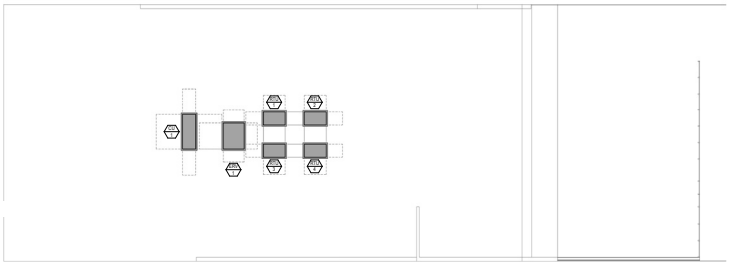


1st Floor Mechanical Plan



2nd Floor Mechanical Plan

NOTE- ductwork/piping/plumbing not shown; plans are provided to show general expected quantities of major equipment - i.e. - fan coils, gas fired rooftop units, ERV and condensers.

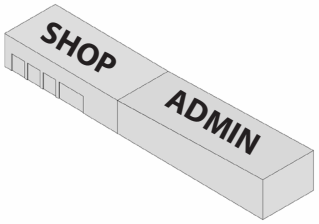


Rooftop Mechanical Plan (Admin Wing)

Architectural Narrative

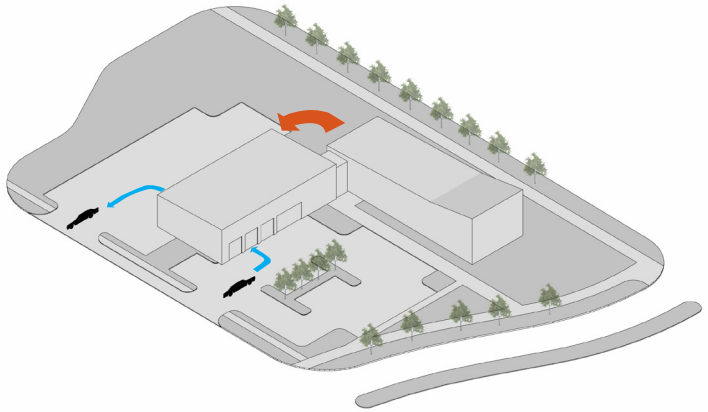
Design Rationale

1) The design for the SFCN Facility takes cues from the 2-part program and speaks to SFCN as technological brand. The building is composed of (2) primary functions, a Shop wing which houses fleet vehicles and an Administration Wing composed primarily of offices, also acting as the public interface.



1 DEFINE THE PROGRAM

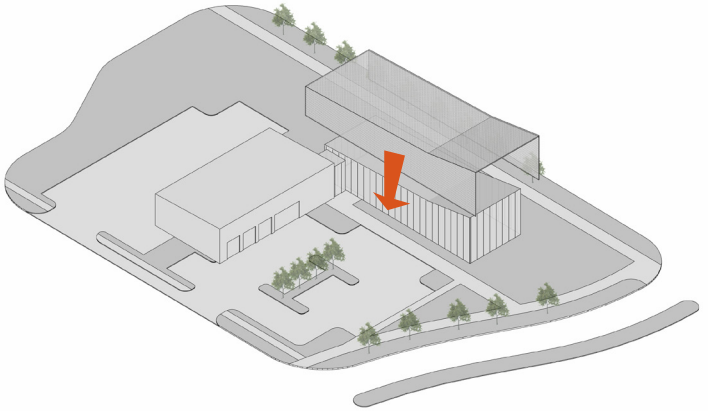
2) The design juxtaposes these programmatic areas, essentially treating the program as (2) separate buildings, joined by a shared entry volume. The Shop Wing is rotated perpendicular to the Admin Wing to allow for dedicated site access, avoiding congestion on adjacent streets.



2 TAILOR PROGRAM TO SITE

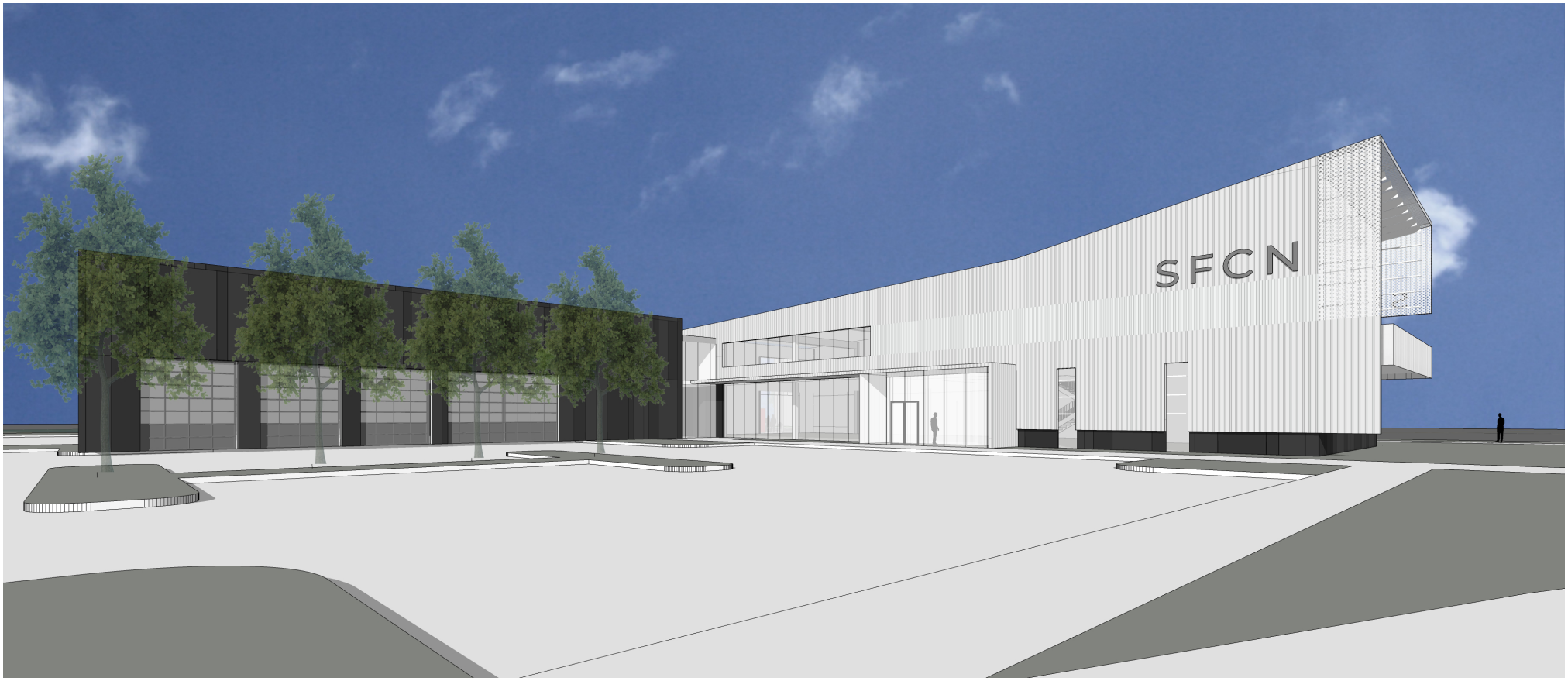
3) The Shop wing is conceived as a utilitarian, visually restrained, solid volume, while the Administration area is expressed in a contrasting manner, as a transparent glass envelope draped in a lightweight screen. The two buildings are tied through the use of the same materials, but articulated in different manners.

The building attempts to be an indicator of the services provided and representative of the brand that is SFCN; architecturally, the design speaks to the technological nature of the program it houses thru sophistication and lightness, as well as through the incorporation of the latest in construction techniques and advancements. Perforated metal screen walls are utilized throughout which are a direct representation of modern architectural systems and functionally filter sunlight and screen outdoor areas.



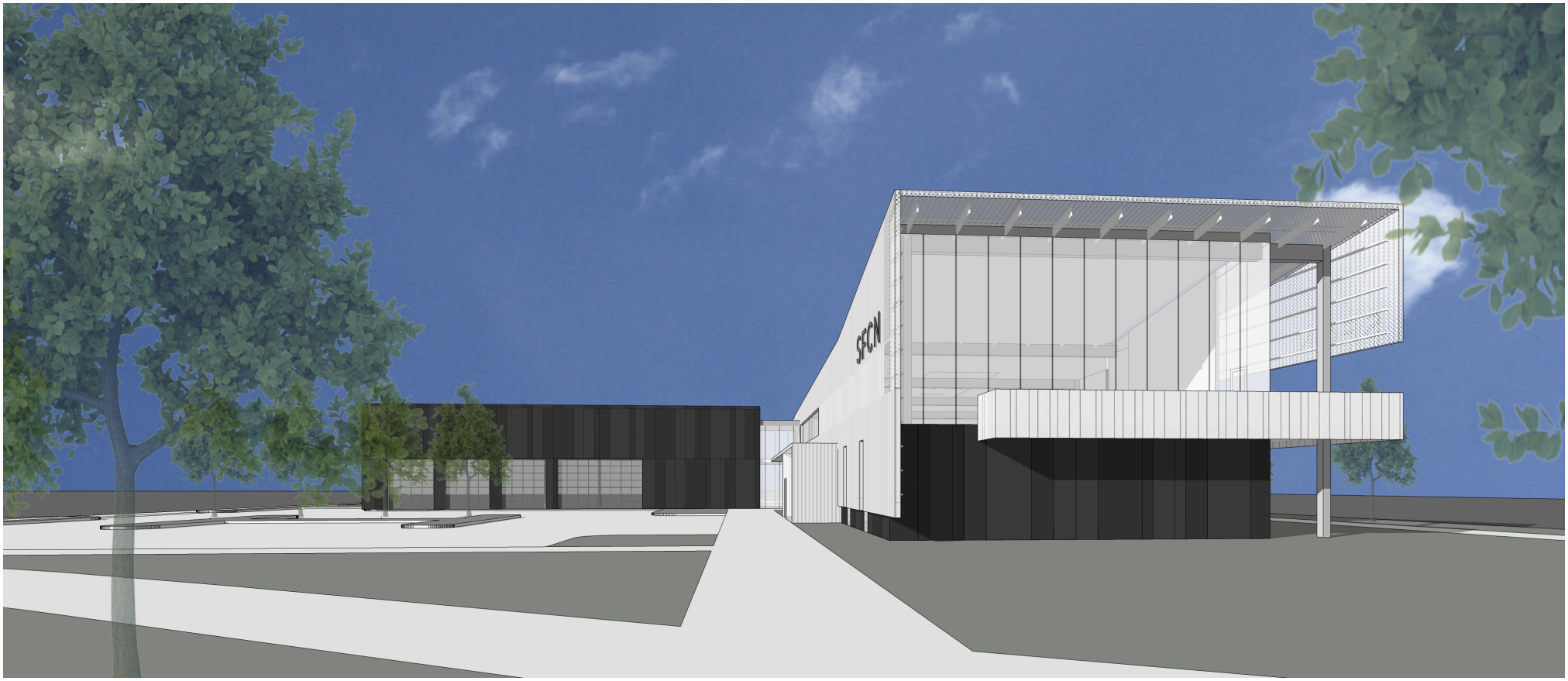
3 DEVELOP THE CONCEPT

Renderings



Southeast Perspective

Renderings



East Perspective

Renderings



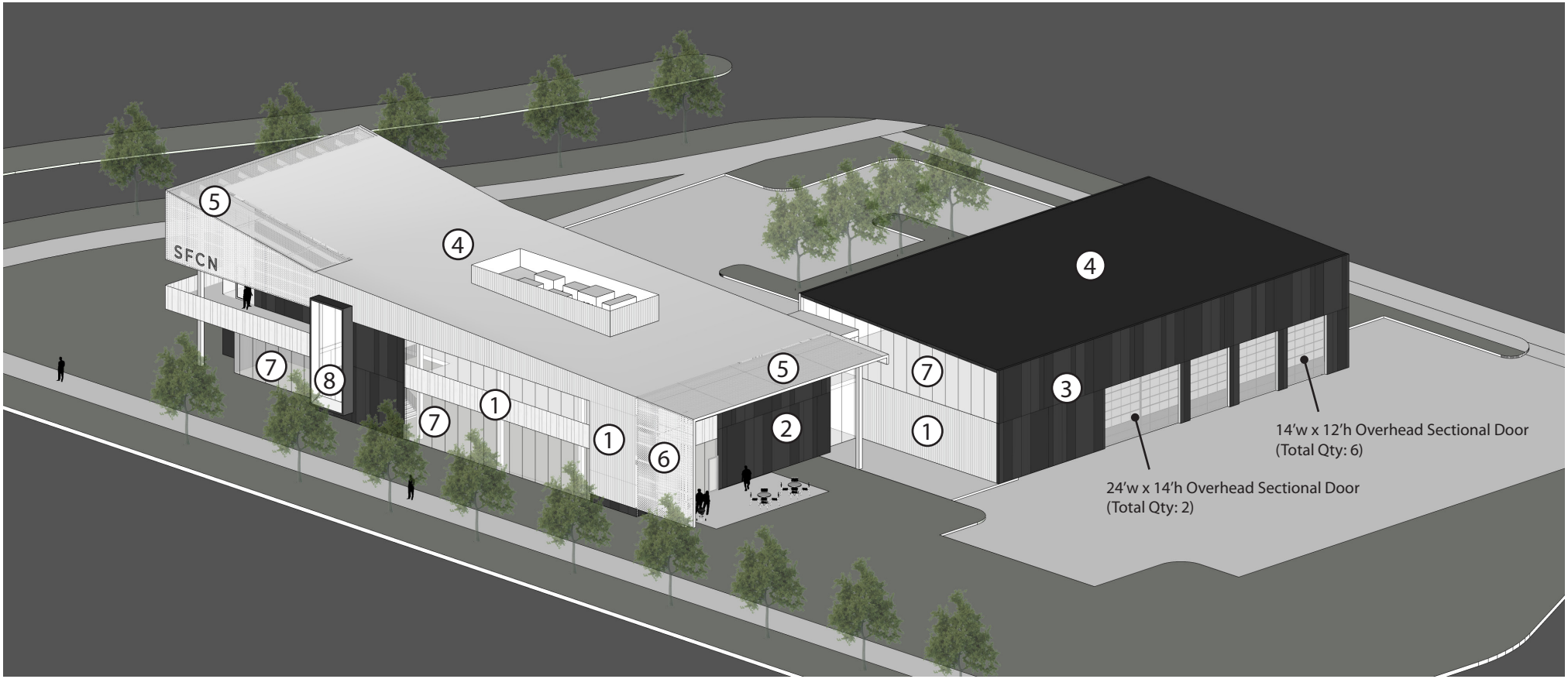
Northeast perspective

Renderings



South perspective

Renderings



Northwest Isometric: Material Takeoffs*

* note- quantities listed are grand totals for the project and direct takeoffs without overage

① Single Skin Metal Panel (Wall Type 1 - see Wall Types) :
6,800 square feet

② Insulated Metal Panel (Wall Type 2 - see Wall Types) :
3,500 square feet

③ Insulated Metal Panel (Wall Type 3 - see Wall Types) :
4,310 square feet

④ Insulated Metal Panel Roof :
15,200 square feet

⑤ Perforated Metal Panel Roof on Tube Steel Girts :
2,400 square feet

⑥ Perforated Metal Wall Panel on Tube Steel Girts :
1,210 square feet

⑦ Storefront System:
5,820 square feet

⑧ Curtain Wall System:
1,550 square feet

CIVIL NARRATIVE

Site Plan

The site plan provided by the architect will be used to defined building orientation, parking layout, storage areas, landscape, and other improvements for the Spanish Fork Community Network (SFCN) Building located on the intersection of West Center Street and 630 West.

Heavy-duty asphalt will be used in high volume areas and where heavy trucks will more commonly use the road. Light-duty asphalt will be used in low volume areas where smaller vehicles will typically be used. The geotechnical investigation and report specifies a light-duty asphalt section of 3” asphalt on 9” of UBC. The geotechnical engineer will be consulted on a recommendation for heavy-duty asphalt.

The turning radius needs to accommodate a “WB67” semi-truck and typical highwire bucket truck pulling a 32-foot trailer. To allow adequate space for both trucks to exit the site a 45-foot turning radius will be used at all corners.

630 West will be reconstructed to be a minor arterial street consisting of a 127-foot right of way. The design will include a 12-foot plant and 10’ trail. No plans have been included to put in a masonry wall as shown in the standard detail. It is assumed that Meridian Engineering will provide the design for all items included within the 127-foot right of way, including plan and elevation improvements.

Site Grading

The existing site is relatively flat with a mild slope towards the northwest corner of the site. There are currently no existing structures. The site will be graded to route stormwater towards the northwest corner of the site through proposed parking areas, where it will be captured in an on-site detention basin.

The contamination plume undocumented fill located in the northeast corner of the site will be shown to be over excavated as specified in the Geotechnical Report provided by Spanish Fork City (3’ excavation and recompaction under pavement areas and full excavation and recompaction under foundations.

Storm Drain System

Site runoff will be captured and retained per Spanish Fork’s design criteria for Low Impact Development (LID). A detention pond located in the northwest corner of the site will be designed to comply with the city’s requirements. Additional information will be required to determine if a detention pond can be used for the site. If a detention pond cannot be used for the project, an underground detention system will be designed according to design criteria provided by Spanish Fork City.

Sanitary Sewer System

An existing 8-inch sewer line is located on the north side of Center Street at a depth of approximately 6.25-feet, and a 15-inch sewer line is located within 630 West at a depth of about 8-feet. Providing connection to 630 West will avoid construction Center Street.

The sewer line will leave the northwest corner of the SFCN Building to the north and connect to the existing line within 630 West. The size of the lateral connection will be provided but is proposed to be either a 4-inch pipe at a 2% slope or a 6-inch pipe at a 1% slope.

Water System

Water is available from an existing 6-inch line within 630 West and an 8-inch line on the north side of Center Street. Water will come out of the northwest corner of the SFCN Building to the north and connect to the existing line located within 630 West. The size of the line is to be determined. Pressurized irrigation is available from an existing 6-inch line within 630 West as well.

Natural Gas

An existing 2-inch gas exists on the north side of Center Street and a 4-inch line exists on the south side of 100 South. Gas demands are to be specified by the mechanical engineer. A meter location will be located on the site utility plan. The owner will be required to contract with Dominion Energy for service and connection to the existing gas line.

Detention Pond

There is adequate space for a detention pond in the northwestern corner of the site. A detention pond has been designed that captures all stormwater runoff from the site. The total site area used for the drainage is approximately 4.24 acres. An outline of the current design is included in Figure 1.

Variable	Result
Pre-Development Flow Rate (cfs)	2.04
Post-Development Flow Rate (cfs)	7.84
Outlet Orifice Size (inches)	4
Outlet Discharge (cfs/acre)	0.14
Side Slope (H:V)	3:1
Pond Depth (feet)	2.16

Table 1

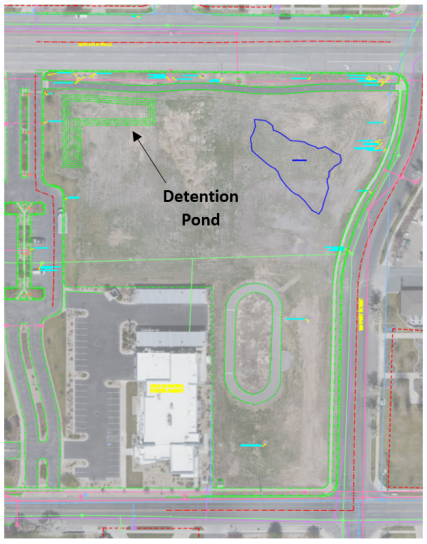


Figure 1

The current design shown in Figure 1 includes the maximum dimensions that can be used for the detention pond in the northwestern corner based on available space. Current results of the design are included in Table 1.

The shape of detention pond can be altered but will be required to stay within the outline to fit into the site dimensions. The stormwater will then be conveyed to the storm drain located within 630 West or to the north along West Center Street.

LANDSCAPE NARRATIVE

Design Summary

The design of the outdoor spaces for Spanish Fork Community Network Building should accommodate the needs of the Spanish Fork City while having a cohesive relationship with the architecture and surrounding land uses. Plantings and site elements should create outdoor spaces that are functional and comfortable yet minimize ongoing maintenance. This is accomplished by providing positive experiences through safe circulation, high functionality, visual interest, and environmental conscience design.

Planting Design

– The landscape will utilize native and adaptive plant species and be designed with lower water use/drought tolerance and maintenance in mind. We will reference the Spanish Fork codes and review relevant landscape requirements. It is anticipated the planting design will be fairly simple in layout and number of plant types used in massings that emphasize texture and clean site lines that relate with the architectural design. Various plantings to serve different plant types:
– Planting layout will take in account for site triangles and not impede visibility from vehicle and equipment operation.
– Strategic placement of evergreen plantings to screen undesirable views from conflicting uses, in addition to providing windbreaks and winter interest.
– Planting beds provide visual interest and screening. Mulches minimize water loss due to evaporation, inhibit weed growth, slow surface runoff, and increase infiltration.

– Anticipated Planting / Site Material Specifications
– Deciduous to be 2” cal. Min. Evergreen 6ft. tall min.
– Shrubs size: 5 gal. Perennial 1 gal. container
– Amended topsoil: 80% quality topsoil/ 10% compost/ 10% expanded shale fines (to retain moisture)
– All turf areas to receive 6” of amended topsoil
– All non-turf planting areas to receive 12” amended topsoil
– Decorative stone mulch 3” deep in non-groundcover areas
– Weed fabric in stone mulch areas without plantings & irrigation
– 8-12” wide formed (not extruded) mow curb bordering turf areas
– Heavy gauge steel edging dividing mulch types
– 4” depth crusher fine stone aggregate

– Site furnishings suitable for site conditions

Irrigation Design

– The irrigation system will be designed to maximize water conservation while supplying adequate water to meet the specific water requirements for the plantings. Specific techniques that will be used include:
– Zoning the irrigation system to allow plants with different water requirements to be irrigated separately
– Utilizing high-efficiency drip irrigation techniques that minimize water loss through evaporation and watering of areas outside of plant root zones
– Utilizing sprinkler heads with matched precipitation rate nozzles and pressure regulating systems providing head to head coverage
– Anticipated Irrigation Material Specifications
– Use smart controller / evaporation transpiration technology
– Use master valve/ flow sensing to minimize flooding damage and reduce unplanned water usage from leaks in system
•

Zoning Ordinance Requirements:

The property is slated to be rezoned to Zone PF, which requires the following for Professional Office and Non-residential or Non-commercial Uses:

1. Minimum of 20% on-site landscaping as a percentage of total site area.
2. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include shade trees, as identified on the city's approved list of shade trees, with a maximum spacing of 30 feet.
3. Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the city's approved shade tree list. On streets included in the shade tree master plan, the trees selected shall include the mix of trees as prescribed by the plan. Shade trees must be planted within 30 feet of the public street curb; wherever possible, 50% of the required shade trees must be planted in the park strip.
4. Minimum of 10-foot-wide planter area where the site abuts a residential use or district. The planter area shall include trees with a maximum spacing of 30 feet. A six (6) foot wall shall be constructed where the site abuts a residential district. where the use of the adjacent property is residential but zoned commercial office, commercial 1, commercial 2, commercial downtown, urban village commercial, business park or shopping center, a solid fence (not chain link with slats or similar) may be constructed in place of the wall.
5. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal two (2) trees and 10 shrubs.
6. In cases where it is determined that utilizing tree species found in the approved shade tree list would adversely impact utility lines, the use of substitute tree species can be approved by the community development director.

STRUCTURAL NARRATIVE

Gravity System:
The project consists of 2 buildings that are connected through a breezeway. One building is a 2-story admin facility and the other building a 1-story shop facility. The shop's structure will be pre-engineered metal building for which our office will design the footing and foundation system. The admin's and connecting breezeway structures, and the mezzanine structure in the shop, will be designed entirely by our office.
The roof structure of the admin structure will likely be comprised of a metal deck spanning between open web steel joists. The floor structure will likely be comprised of concrete over metal deck spanning between composite steel beams. Steel beams are supported by steel columns extending down to a concrete footing and foundation system.
To come up with the most cost-effective design, the Design Team is looking into some potential wood framing solutions. Dependent on the layout of bearing and lateral elements. and detailing requirements of building skin conditions, wood framed construction may be a more cost-effective structural solution.
Regardless of building materials, the floor framing will be analyzed for floor vibration based on the building's use.

Lateral System:
The lateral force resisting system may consist of shear walls and/or lateral frames.
Shear walls could be built out of concrete, CMU (concrete masonry units) and potentially wood framed construction sheathed with plywood. Concrete shear walls offer more strength compared to the other materials.
Lateral frames offer maximum flexibility for the design requirements.
All systems deliver a safe structure for building occupants.

Footing and Foundations:
Referring to the Liquefaction Special Study Areas along the Wasatch Front published by the Utah Geological Survey, the site is in an area mapped as having a "high" potential for liquefaction. Based on field observations conducted to date, liquefaction could occur at the site. However, a complete liquefaction study has yet to be completed.
The following design parameters are provided in the geotechnical investigation:

- Frost depth 30 inches
- Minimum footing embedment 18 inches
- Minimum continuous footing width 18 inches
- Minimum spot footing width 36 inches
- Net bearing pressure 2,200 psf on native soils

2,500 psf on 24 inches of structural fill

Codes and Standards:

The structural design of this facility must meet the following codes and standards:

- 2018 International Building Code (IBC)

- ASCE 7, Minimum Design Loads for Buildings and Other Structures
- American Institute of Steel Construction Manual (AISC)
- America Concrete Institute 318 Building Code Requirements for Reinforced Concrete (ACI)

Design Criteria:

The building structure shall meet the following minimum requirements of the 2018 IBC:

- Risk Category — II
- Snow Load:
  - Roof snow load — 31 psf (as per FM Global)
  - Snow importance factor N/A
- Floor Live Loads:
  - Office buildings
    - -Corridors/lobbies — 100 psf
    - -Offices — 50 psf
- Seismic Loads:
  - Site Class — D
  - Seismic Design Category — D
  - Spectral Acceleration — Ss = 1.5g and S1 = 0.641g
  - Seismic Importance Factor — 1.0
- Wind Loads:
  - Wind Velocity — 109 mph
  - Exposure Type — C

Exterior Metal Studs:

In some areas exterior metal studs will be used at the building exterior. Ensuring the building cladding stays attached to the building during a seismic event is a critical component in preserving life safety. As a result, the exterior metal studs and corresponding cladding will be designed such that they can accommodate for the anticipated building movement during wind and seismic events.

MECHANICAL / PLUMBING NARRATIVE

Mechanical:
The building heating, ventilation, and air conditioning needs will be provided utilizing a Variable-Refrigerant-Flow (VRF) system and natural gas-fired DX Rooftop Units. The VRF system consists of unitary fan coil units, distribution refrigerant piping and air-cooled heat-recovery heat pumps. One unitary fan coil unit will be used per thermostatic zone or space. The Rooftop Units consist of packaged DX cooling with natural gas-fired heating. Energy Recovery Ventilators (ERV's) will be incorporated to provide exhaust and ventilation requirements.

Codes and Standards:
The HVAC System shall comply with the following codes and design standards:
International Building Code 2018
International Mechanical Code 2018
International Plumbing Code 2018
International Fire Code 2018
International Energy Conservation Code 2018
International Energy Code, ASHRAE 90.1 2016
Utah Boiler Code November - current edition
NFPA 13 2013 and the Utah Fire Marshal Department
ASHRAE Standard 62.1
ASHRAE Test Standard 52.

Design Criteria:
Summer Winter
Design Temperatures, dry bulb 97 F 0 F
Design Temperatures, Wet bulb 63 F -
Indoor Design Conditions:
Summer: 72F
Winter: 72F
Occupancy: Varies. Typical weekdays from 7:00 am to 6:00 pm.

Internal Equipment Heat Gains:
In addition to people and lighting loads, heat gains in all rooms should be based on anticipated equipment to be used in each room together with appropriate diversities. The following equipment heat gain rates for certain areas should be considered for preliminary load estimates:
Equipment/Electrical/ Comm Spaces 40 Watts/sq. ft.

General 1 Watt/sq. ft.
Office Areas 1 computer and 2 monitors per space 220 Watts/Office

Heating and Cooling System:

The building heating and cooling will be provided via the VRF system and Rooftop Units. VRF uses refrigerant as the cooling and heating medium, and allows one outdoor condensing unit to be connected to multiple indoor fan-coil units (FCUs), each individually controllable by its user, while modulating the amount of refrigerant being sent to each evaporator. By operating at varying speeds, VRF units work only at the needed rate allowing for substantial energy savings at partial-load conditions. Heat recovery VRF technology allows individual indoor units to heat or cool as required, while the compressor load benefits from the internal heat recovery.

Packaged rooftop units would provide the required heating and cooling for the large open library spaces throughout the building. During the heating mode, the gas-fired heat exchanger located in the rooftop unit would run to provide adequate heating. During the cooling mode, heat is extracted from the space air and rejected to the outside via the condensing unit DX refrigerant loop.

Air Distribution System:

The indoor VRF fan coil units (FCU) consist of a fan, DX coil, and filter. Unitary FCU's will be located above the ceiling throughout the building. Each thermostatic zone/space shall be served by an individual FCU for optimum control and comfort. During the cooling mode, heat is extracted from the space air and rejected into the refrigerant loop. During the heating mode, the process is reversed, with heat being extracted from the refrigerant loop and rejected into the air.
The packaged rooftop units consist of a fan, DX coil, natural gas-fired heat exchanger, outside air and return air dampers and filter. Rooftop units would be located on the roof to serve large open library areas. Each thermostatic zone/space shall be served by an individual rooftop unit.
Low pressure supply air and return air ductwork will be extended from each fan coil unit and rooftop unit to each individual zone/space.

General Exhaust and Ventilation/Indoor Air Quality:

Restrooms, janitor closets, etc. shall be exhausted at minimum rates as stated by the International Mechanical Code and as recommended by ASHRAE 62 standard. The restrooms and janitor closets will have greater exhaust airflow than supply airflow (negatively pressurized) to help maintain high air quality throughout the building.
Energy Recovery Ventilators (ERV's) will collect exhaust air from the miscellaneous restrooms, janitor's closets, etc., exchange heat with incoming outside ventilation air, and discharge to the outdoors. The pre-heated outside air will be distributed to each individual FCU for space ventilation.

Electrical and Comm Rooms:

Electrical rooms and communication rooms will be conditioned to maintain an adequate room temperature. Exhaust fans and ductless split systems will be utilized to provide conditioning to the spaces.

Elevator Machine Rooms:

Each room shall be provided with independent mechanical cooling.

Engineered Systems

Automatic Temperature Controls:
The Building Management System (BMS) shall be a Direct Digital Control System (DDC) with electric driven actuators. The direct digital control system shall monitor, control, and adjust the building controls. The control system will schedule, control, and monitor all HVAC equipment including VRF system, FCU's, RTU's, ERV's, unit heaters, exhaust fans, etc.

Plumbing Systems:
A new water line shall be extended to the new building. A pressure reducing station shall be designed to reduce the main water pressure to 65 PSI as it enters the building. Water will be piped to fixtures and equipment using type L copper water tubing. Water velocities will be maintained at or below five feet per second.
The plumbing fixtures for the building shall be as follows:
· Water Closets - vitreous china, wall hung, 1.28-gallon manual flush
· Urinals - vitreous china, wall hung, 1/8-gallon manual flush
· Lavatories - vitreous china, under-mount, sensor-actuated
· Janitors Sink - enamel cast iron, floor mounted
· Water Cooler - split level, electric

Natural Gas Piping:
Natural gas shall be provided at 2 lb. and regulated to 4 oz. at the domestic water heater and other HVAC equipment. Natural gas piping will be schedule 40 black steel.

Roof Drainage
Primary and backup roof drainage for the building shall be provided. Roof drain piping below grade will be schedule 40 PVC pipe with DMW fittings and solvent cement joints. Roof drain piping above grade will be service weight cast iron with no-hub joints and CISPI couplings. A complete sanitary waste and vent system meeting the requirements of the International Plumbing Code will be provided. Sanitary sewer shall be discharged into the sanitary sewer City main as part of the site improvement. Waste and vent piping below grade will be schedule 40 PVC pipe with DMW fittings and solvent cement joints. Waste and vent piping above grade will be service weight cast iron with no-hub joints and CISPI couplings.

Domestic Hot Water:
A high-efficient, natural gas-fired water heater shall be provided to generate the domestic hot water for the building. The building hot water temperature of the heater shall be set for 160°F to kill any Legionella bacteria that could be present in the water. Thermostatic mixing valves shall be provided downstream from the heater. These mixing stations shall moderate the temperature tothe building at 120°F. The building shall be provided with recirculating hot water pumps which shall be piped into the domestic hot water mixing station.

Fire Protection:
The building will be protected by a hydraulically calculated automatic wet sprinkler system based upon Light Hazard and Ordinary Hazard Group II occupancy in the stack areas. Hydraulic calculations will be based on water pressures available for design as noted in the flow test results. Flow test results provided by engineer.

A double check/alarm valve assembly will be provided at the fire sprinkler system riser to protect the city water supply from contamination. The riser assembly will meet the requirements of the Utah State Fire Marshal Department.
Pre-action sprinkler systems will be included in the sprinkler system design where requested by an owner's representative.

ELECTRICAL NARRATIVE

Power

Distribution of power within the building will be at 120/208 volts, 3 phase, 4 wire. An electronic meter will be provided at the main electrical service entrance to monitor volts, amps, kW hours, power factor, etc. SPD (Surge Protection Device) will be provided at the main electrical service entrance equipment. Distribution switchboards and appliance panel boards shall be UL listed, with steel enclosure, with 16-gauge minimum thickness, and dead-front construction. Distribution boards shall be equipped with copper bus bars, full-sized neutral bus, and ground bus. Lighting and appliance panel boards shall be UL listed, with steel enclosure. Panel front shall include hinged door-in-door construction, with flush locks and keys, all panels, keyed alike. Panels shall include engraved laminate label on the outside of the enclosure. Panels shall be equipped with copper bus bars, full-sized neutral bus, and ground bus. Lugs shall be CU-AL rated. Circuit breakers shall be bolt-on type, thermal magnetic trip. Panels shall be designed with 10 percent spare circuit breakers and 10 percent space only for future installation of circuit breakers.

Conductors for 600 volts and less shall be copper. Solid conductor for sizes #12 AWG and smaller; stranded conductor for sizes #10 AWG and larger. Insulation shall be THHN/THWN, rated for 600 volts. Aluminum conductors may be considered in a value engineering/ cost reduction scenario as directed by Architect/Owner. Minimum conductor size for branch circuits shall be #12 AWG. All 20 amp branch circuits over 100 feet in length shall be #10 conductors. All conductors will be color coded according to the NEC. The voltage drop for feeders shall be limited to 2 percent. The voltage drop for branch circuits shall be limited to 3 percent. Raceways shall be steel; EMT conduit (Electrical Metallic Tubing) shall be used throughout for branch circuits and feeders. Rigid Metal Conduit shall be used for service entrance conductors. PVC Conduit shall be used under slab and below grade with rigid elbows. Final conduit connections to lighting fixtures shall be by means of a flexible conduit whip, not exceeding 6 feet in length. Conduit connections to vibrating equipment shall be by means of flexible seal-tite conduit. Conduit fittings shall be malleable steel. Aluminum conduit and conduit fittings shall not be acceptable. Minimum raceway size shall be 3/4 inch.

Emergency power shall be provided for life safety (emergency, as defined by NEC 700) including exit and egress lighting, telephone/data, fire alarm, and security and optional stand-by loads (as defined by NEC 702) as applicable. The generator shall be sized to handle the entire building load. The emergency power shall be provided from a diesel emergency generator. The generator will be located outside of the building with a weatherproof, acoustically treated enclosure. The generator fuel capacity will be 6 hours, of emergency power, at full load, unless directed otherwise by Architect and/or Owner. The generator will be capable of starting and assuming the emergency load within 10 seconds of a power outage. The emergency and optional stand-by automatic transfer switches will be located in the Main Electrical Room and will be wired to automatically start the generator upon loss of utility power. Emergency feeder conductors and control

wiring will be provided for the emergency panels.

Lighting

The interior and exterior light fixtures for the new buildings will utilize light fixtures with integral LED lamps. The LED lamps are the most energy efficient lighting and provide the longest lamp life to minimize maintenance costs. LED lamps are instant on and do not require any warm up time. The interior and exterior light levels will follow the recommendations of the Illuminating Engineers Society of North America (IESNA) for safety and usage and will meet or exceed the Lighting Power Density (LPD) values listed in the 2015 International Energy Conservation Code (IECC). The automatic lighting control will utilize the requirements listed in the 2015 IECC. Areas that safety and security are a concern will utilize manual light switches instead of automatic lighting control. These areas may include the apparatus bays, mechanical rooms, and corridors. These areas with exceptions will need to be reviewed. Areas that utilize automatic lighting control will use vacancy sensors which require manual on when an occupant enters a space and will then automatically turn off when there are no occupants in the space. Full range dimming or scene selections will also be provided to accommodate occupant needs and to satisfy the energy code.

Data/Communications

A dedicated main communication room (EF/ER) sized per BICSI standards shall be provided and located to keep cable lengths within acceptable design standards. The raceway for the data system will consist of a minimum of 1-1/4” conduit to 2-gang boxes with single gang mud-rings at data locations and wire basket cable tray located in corridors and the telecom room. The conduit will terminate at the top of walls at accessible ceiling locations with j-hooks to cable tray or the data closet. Where conduit extends into unaccessible ceiling spaces the conduit will extend to the cable tray. Wireless access points (WAPs) locations will be determined by a heat map provided by the owner’s vendor. The communication room shall have conditioned air per BICSI standards.

Fire Alarm System

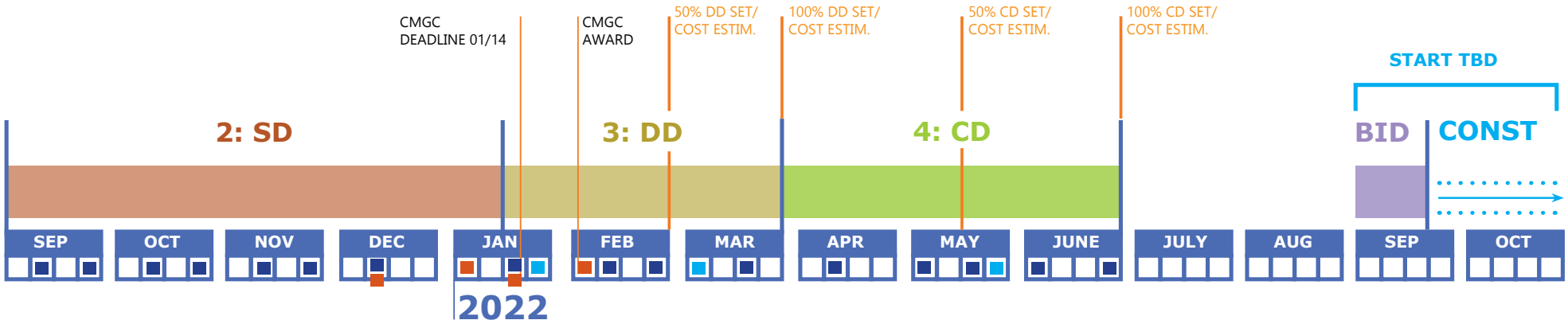
The fire alarm system shall be analog addressable, class A loop type, and electrically supervised. Horn/strobe devices shall be 95 dB and a minimum of 15 candelas. Smoke detector devices, as required, shall be photoelectric type. Manual pull station devices shall be single-action type with key reset located in supervised area. Duct detectors shall be provided in return air ducts for air handling units, which have a capacity in excess of 56.6 cubic meters/minute (2000 cubic feet/minute). Control modules shall be provided for fan shutdown. Monitor modules for fire sprinkler flow and tamper switches. CO detection will be provided as required in dorm rooms. System will be designed to meet all applicable codes.

Code References

The electrical work will comply with current codes and standards that are applicable:

NEC (National Electrical Code)
NFC (National Fire Code)
NFPA (National Fire Protection Association)
IFC (International Fire Code)
IBC 2018 (International Building Code)
IECC 2018 (Energy Code)
UL (Underwriters Laboratories)
ASTM (American Society for Testing and Materials)
ANSI (American National Standards Institute)
NEMA (National Electrical Manufacturer's Association)
IEEE (Institute of Electrical and Electronics Engineers)
EIA/TIA (Electronic Industries Association/Telecommunications Industries Association)
IESNA (Illuminating Engineering Society of North America)
BICSI (Building Industry Consulting Service International-IT Standards)

Project Schedule



10 MONTHS

12 WEEKS

Description:
Schematic Design

Development of preliminary design drawings (Floor Plans, Elevations, Building Sections), Design Visualizations and 3D models, material selections, along with presentations of a number of options and iterations for the owner to select from, ultimately deriving at one solution for further development.

CMGC entity should be contracted at the culmination of this phase and a Schematic Design Budget is developed.

10 WEEKS

Description:
Design Development

Development of Drawings and Specifications. At this stage all members of the design team are actively involved; including but not limited to the Civil Engineer, Landscape Architect, Structural Engineer, Mechanical Engineer, Electrical Engineer and A/V consultant. Ultimately, the deliverable for the Design Development stage will allow for an accurate understanding of the budget for the project.

The CMGC entity would put together an updated budget at the end of this stage that includes graphical takeoffs, and material and labor costs within each division.

12 WEEKS

Description:
Construction Documents

All aspects of the design are detailed to completion to allow for accurate bidding. A complete drawings set including all disciplines is developed along with the Project Manual of specifications. Upon completion, the Permitting and Bidding Negotiation processes will begin.

The CMGC entity would provide 2-3 cost estimates during this stage with increasing levels of detail and accuracy.

12- 15 MONTHS

Description:
Bidding & Construction

A 2-3 week duration is expected for the Bidding Period. Construction timeline will vary upon the construction schedule and sequencing proposed by the selected contractor.

Post construction, the architect and design team would be available for post-occupancy coordination, warranty walk thru and post occupancy feedback

- --Indicates a Meeting with the SFCN Project Development Team.
- --Indicates a Meeting or Submission with the SFC Design Review Committee (SFC DRC).
- --CM/GC Selection Process.

Opinion of Probable Costs

Spanish Fork Community Network : Cost Study				
CURRENT PROJECT APPROACH				
ITEM	**QUANITTY**	**UNIT**	**UNIT COST**	**COST ESTIMATE**
Construction Costs: Building				
NEW CONSTRUCTION - ADMIN BUILDING: Building area of approx. 15,000 SF; 2-story	16,000	SF	$ 330.00	$ 5,280,000
NEW CONSTRUCTION - SHOP AREA: area of approx. 6,200 SF; 1-story, high volume, 5 bays				
SHOP BUILDING - SHOP AREA: approx. 6,200 SF; 1-story, 5 bays, heated only; Assumes pre-engineered building, insulated metal panel, with minimal metal stud infill	6,200	SF	$ 160.00	$ 992,000
SHOP BUILDING - SHOP AREA: exterior envelope allowance for improvements beyond a typical pre-engineered metal building	1	LS		$ 300,000
Construction Costs: Site				
NEW CONSTRUCTION - SITE WORK: Improved site area of app. 85,000 SF; site development includes hardscape, parking, landscape, site equipment, secured parking for Shop Building, etc.	85,000	SF	$ 10.00	$ 850,000
STRUCTURAL FILL IMPORT/SOIL REMEDIATION: Lump sum allowance for imported fill called for by geotechnical report as well as potential remediation needed for contaminated soils.	1	LS	$ 150,000.00	$ 150,000
STORAGE YARD ALLOWANCE: Lump sum allowance for 380 LF of precast fencing, gravel mulch, and manual site gate.	1	LS	$ 125,000.00	$ 125,000
BASELINE CONSTRUCTION COSTS:				**$ 7,697,000**
SUBTOTAL CONSTRUCTION COSTS:				**$ 7,697,000**
CONSTRUCTION CONTINGENCY [10%]	10%			$ 769,700
TOTAL CONSTRUCTION COSTS:				**$ 8,466,700**

CURRENT PROJECT APPROACH

SOFT COSTS: CONSTRUCTION FEES

ITEM				COST ESTIMATE
Geotech Report				$ -
Property / ALTA Survey				$ -
Land Purchase				-
Building Permit Fees				$ -
Fire Flow Analysis				-
Plan Review Fees				$ -
Landscape / Irrigation Fee				$ -
Utility Connection Fees (Spanish Fork Power)				$ 60,000
Utility Connection Fees (gas / water / sewer)				$ 12,000
Impact Fees - PUBLIC SAFETY (Parks, Police / Fire, etc.)				$ 5,500
Impact Fees - ROADWAYS				$ 5,500
Testing & Special Inspections (1%)	1%			$ 76,970
Printing / Advertising				$ 4,500
Move Management				$ -
Data / Security				$ 8,000
Environmental				$ -
Soft Costs - Construction Fees SUBTOTAL:				**$ 172,470**
10% Soft Costs Contingency:				$ 17,247
Soft Costs - Construction Fees TOTAL:				**$ 189,717**

SOFT COSTS: TECHNOLOGY and FF&E ITEMS

ITEM				COST ESTIMATE
FF&E: Admin & Shop Offices	16000	sf	$ 17.00	$ 272,000
FF&E: Shop (metal rack shelving, etc)	6000	sf	$ 5.00	$ 30,000
COMPUTERS / MONITORS / BUSINESS EQUIPMENT:				$ 20,000
TEL / DATA EQUIPMENT:				$ 15,000
SECURITY / ACCESS CONTROL:				-
Soft Costs - FF&E Items SUBTOTAL:				**$ 337,000**
10% Soft Costs Contingency:				$ 33,700
Soft Costs - FF&E items TOTAL:				**$ 370,700**

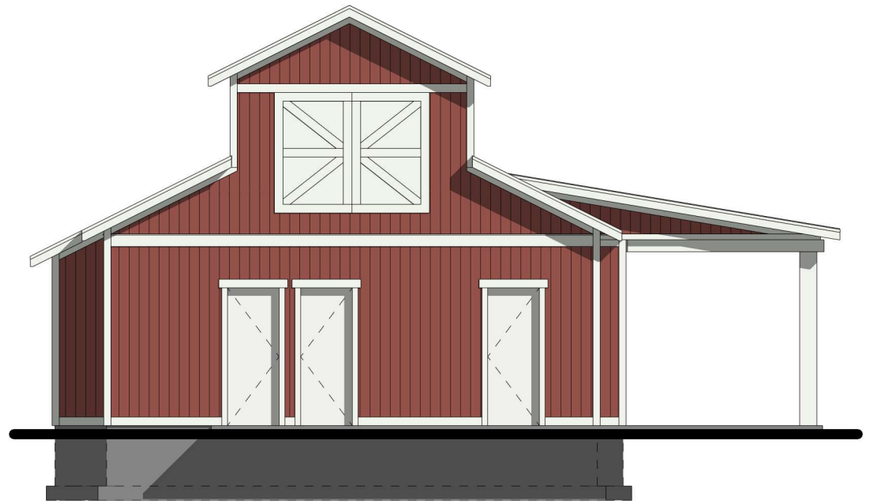
SOFT COSTS: PROFESSIONAL FEES

ITEM				COST ESTIMATE
Architecture & Engineering Fees - DESIGN				$ 315,000
Architecture & Engineering Fees - REIMBURSABLE EXPENSES				
Soft Costs - A/E Fees Subtotal:				**$ 315,000**
TOTAL ESTIMATED SOFT COSTS:				**$ 875,417**

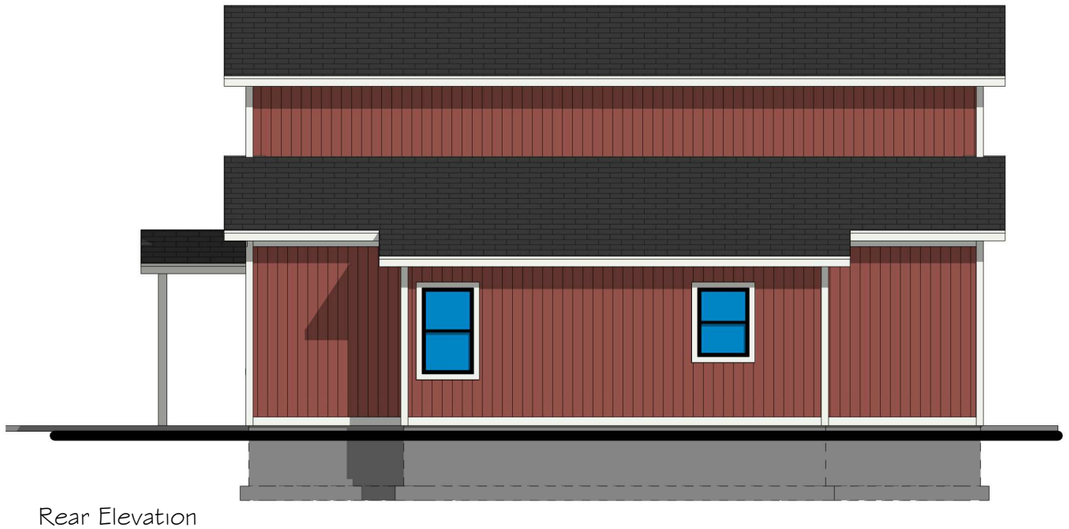
ITEM				COST ESTIMATE
Estimated Construction Costs				**$ 8,466,700**
Soft Costs - Fees for Construction				$ 189,717
Soft Costs - Technology / FF&E Items				$ 370,700
Soft Costs - A/E Fees				$ 315,000
TOTAL ESTIMATED PROJECT COSTS: CURRENT PROJECT APPROACH				**$ 9,342,117**



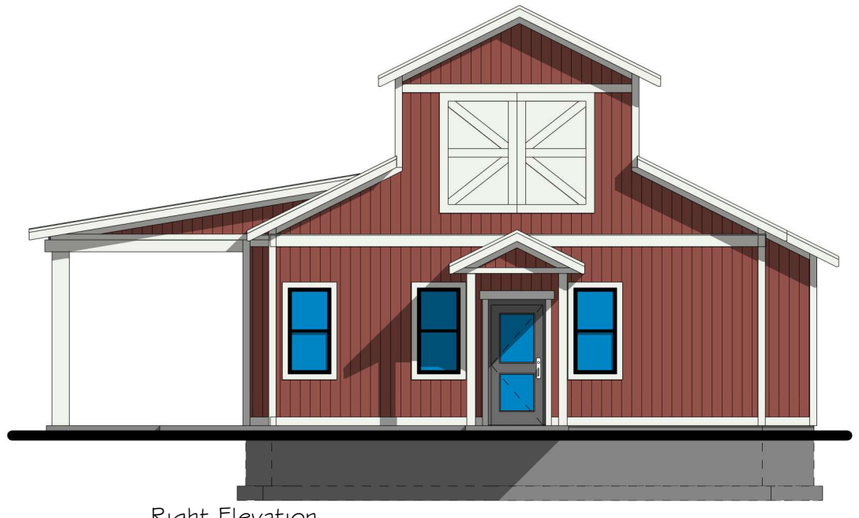
Front Elevation



Left Elevation

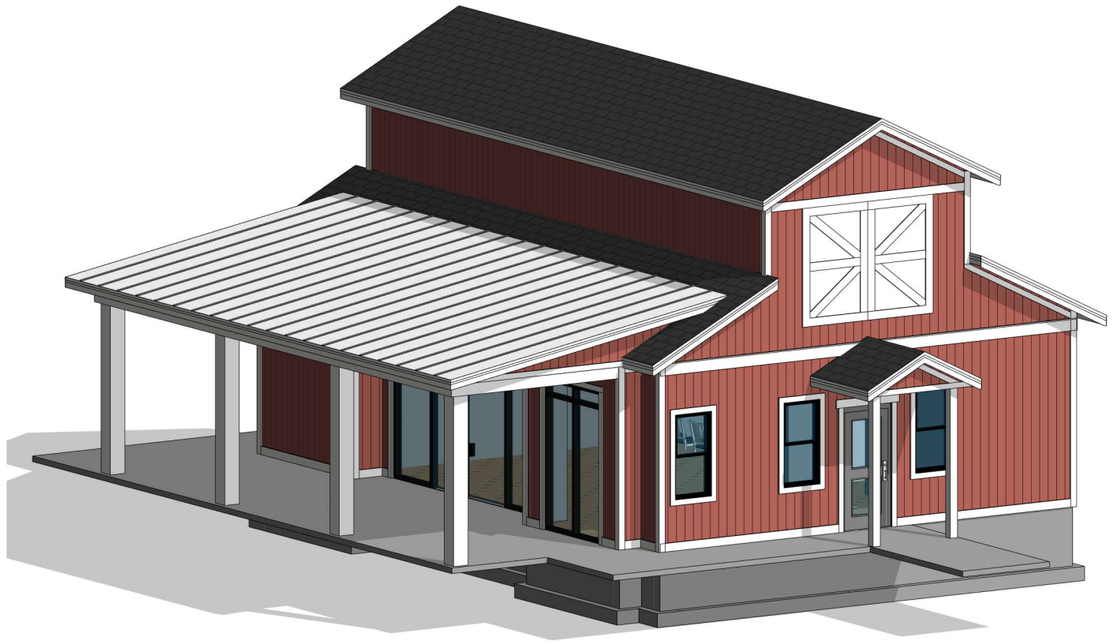


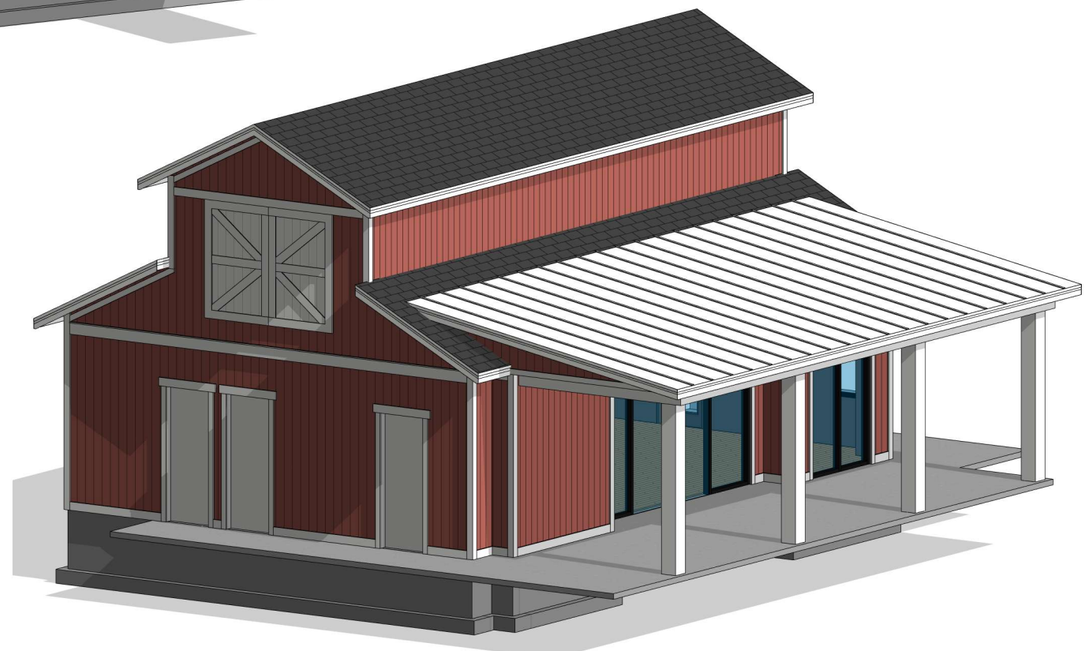
Rear Elevation



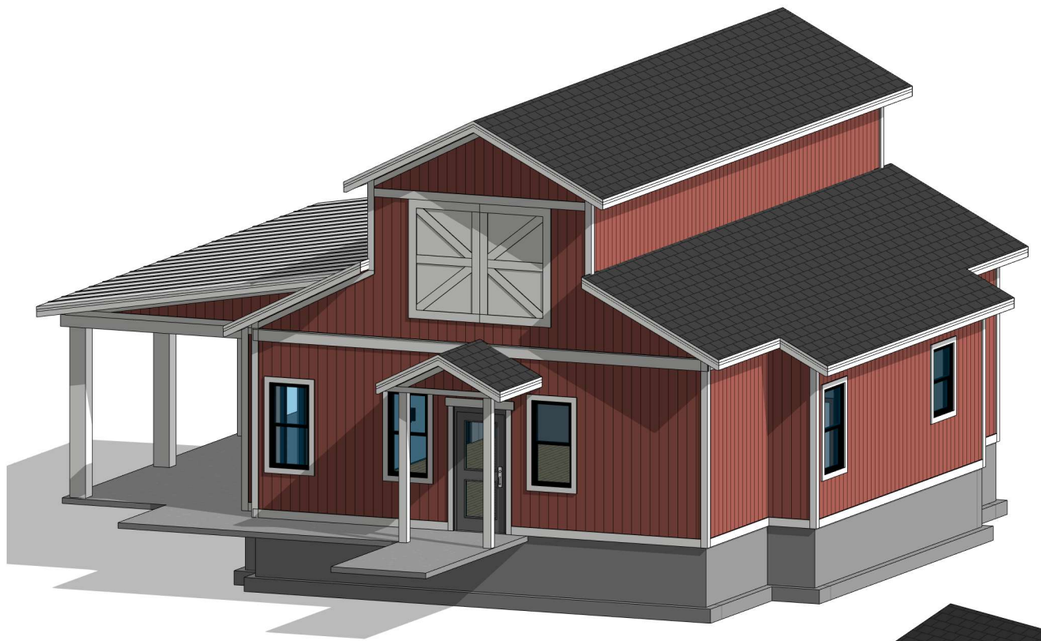
Right Elevation

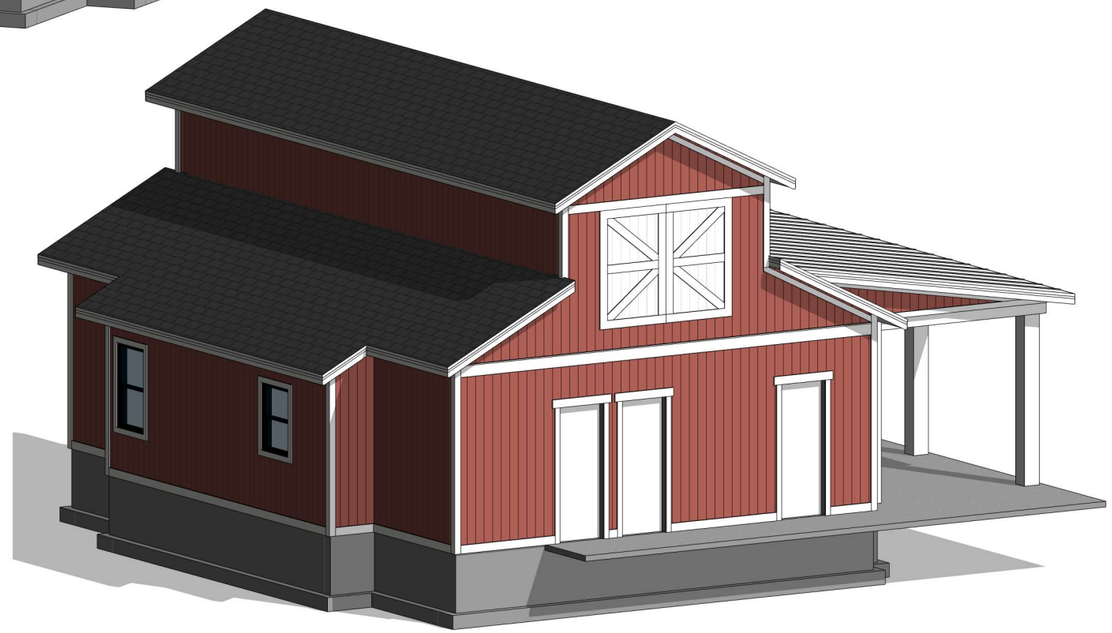
CLUBHOUSE



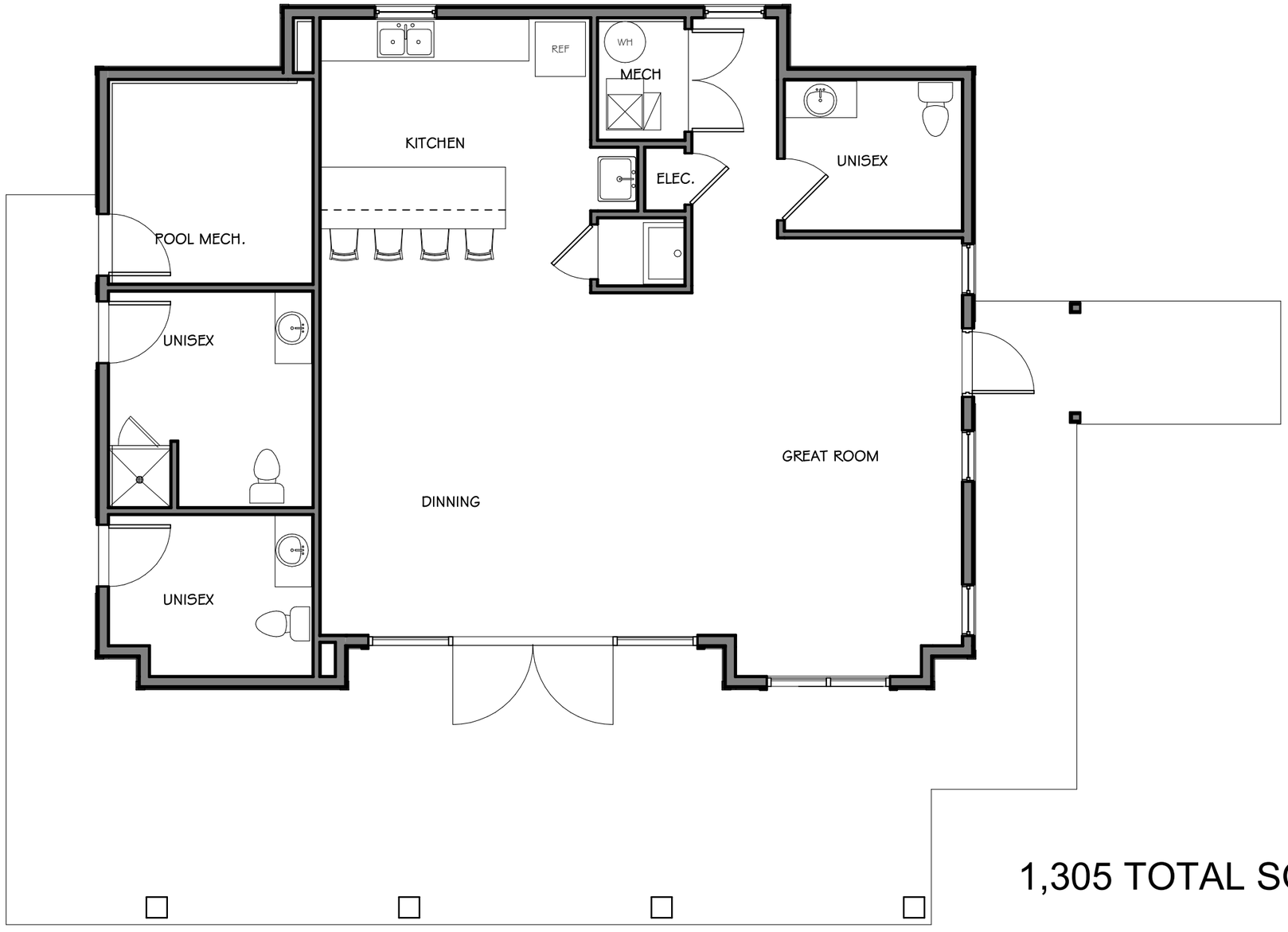


CLUBHOUSE





CLUBHOUSE



1,305 TOTAL SQ. FT.

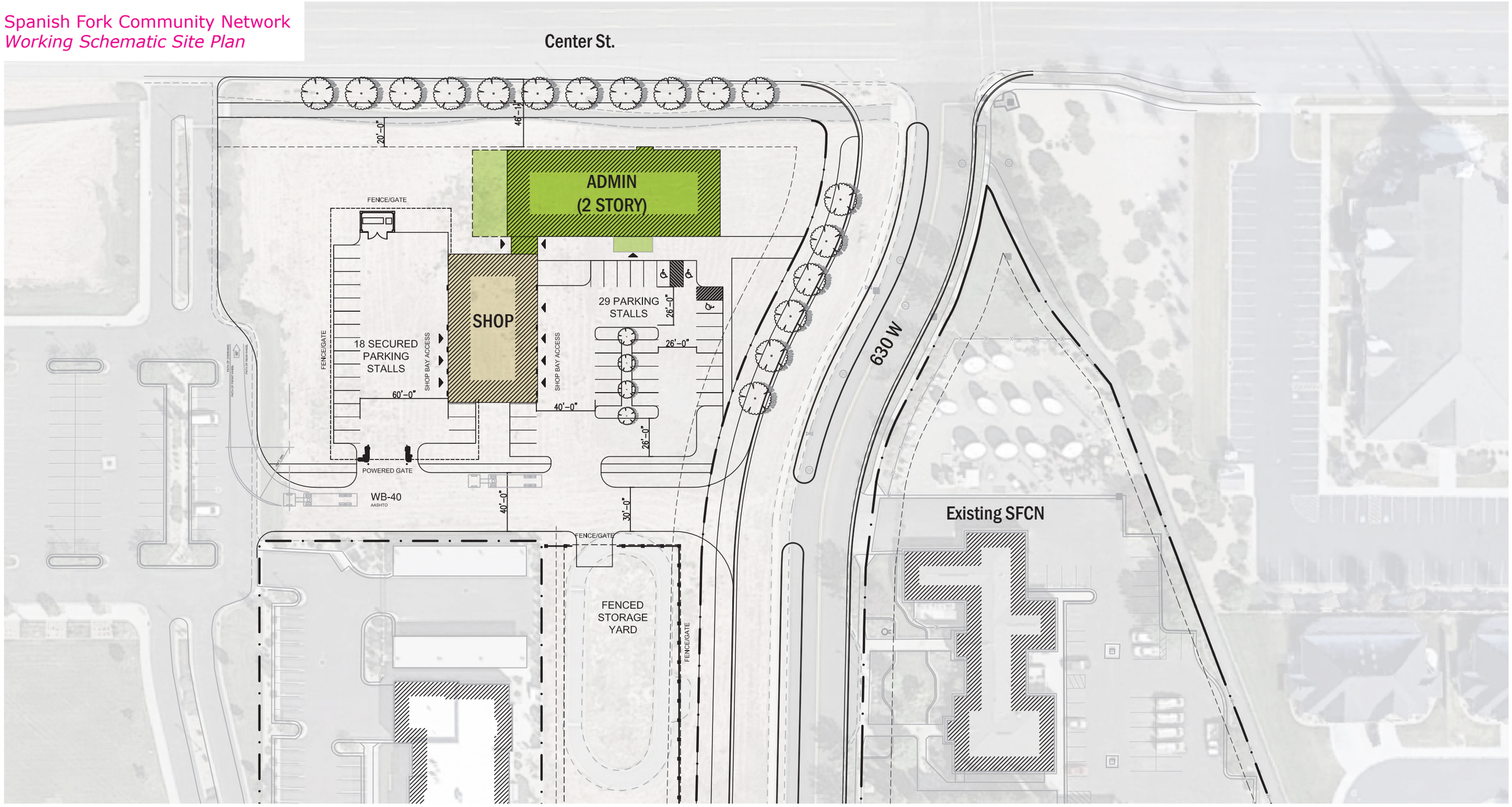
CLUBHOUSE



SFCN Southeast Perspective

Spanish Fork Community Network

Working Schematic Site Plan



Spanish Fork Community Network

Working Schematic Plan, Level 1



ADMIN (2 STORY)

SHOP w/ mezzanine

Spanish Fork Community Network
Working Schematic Plan, Level 2



ADMIN (2 STORY)

SHOP w/ mezzanine