



**NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
AUGUST 8, 2023 AT 7:00 P.M.**
City Council Chambers
110 South Main Street
Springville, Utah 84663

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: July 25, 2023

Consent Agenda

The Consent Agenda includes items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be taken off the consent agenda and put on the regular administrative session meeting agenda for discussion. If there are no objections or comments, the item(s) will pass without further consideration

1. Alpine Development seeking approval for the Lakeside Landing Road Dedication of various streets within the Lakeside Landing Special District Overlay.
2. Kent Stephens seeking preliminary approval for the Spring Canyon Subdivision located in the area of 2200 E 800 S in the R1-15 Single-Family Residential Zone.

Administrative Session - No items

Legislative Session – Public Hearing

3. Springville Community Development requests adoption of the Springville Active Transportation Plan.
4. LGI Homes requests amendment of the Southeastern Part Regulating Plan of the Lakeside Landing Special District Overlay Zone.

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on August 4, 2023. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.



MINUTES

Planning Commission
Regular Session
Tuesday, July 25, 2023

IN ATTENDANCE

Commissioners Present: Chair Karen Ellingson, Genevieve Baker, Michael Farrer, Ralph Calder and Brett Nelson

Commissioners Excused: Ann Anderson, Rod Parker

City Staff: Josh Yost, Community Development Director
Heather Goins, Executive Assistant

City Council: Liz Crandall

CALL TO ORDER

Chair Ellingson called the meeting to order at 7:04 p.m.

APPROVAL OF THE AGENDA

Commissioner Baker moved to approve the agenda as written. Commissioner Farrer seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

June 27, 2023

Commissioner Baker moved to approve the June 27, 2023 meeting minutes. Commissioner Farrer seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

- 1. Cedar Fort Publishing seeking site plan approval for an addition to the existing warehouse at 2373 W 700 S in the HC-Highway Commercial Zone.***
- 2. Heather Barker seeking minor subdivision approval for the Kolob Circle Subdivision located at 698 Kolob Circle in the R2 Single/Two-Family Residential Zone.***

Chair Ellingson said since there are no questions, these items are approved.

ADMINISTRATIVE SESSION

No Items

LEGISLATIVE SESSION:

No Items

50 Chair Ellingson asked if there are any items from Staff. Heather Goins, Executive
51 Assistant, said if any Commissioners would like to attend the Fall APA Conference, to
52 let her know by Monday. Commissioner Calder asked about what the APA Conference
53 entails. Ms. Goins gave him an overview. He asked for the email to be resent. Ms. Goins
54 said she would resend it. Chair Ellingson and Commissioner Baker will not be able to
55 attend.

56
57 Ralph Calder was introduced as a new Commissioner.

58
59 With nothing further to discuss, Commissioner Calder moved to adjourn the meeting.
60 Commissioner Baker seconded the motion.

61
62 Chair Ellingson adjourned the meeting at 7:09 p.m.

August 3, 2023

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Recommendation of approval for the Lakeside Landing Road Dedication of various streets within the Lakeside Landing Special District Overlay.**

Petitioner: Alpine Development

Summary of Issues

Does the proposed street dedication plat meet the requirements of the Lakeside Landing Special District Overlay?

Background

The Lakeside Landing Special District Overlay was adopted on December 20, 2021 with the intent to be a diverse, compact, walkable, and street-oriented neighborhood with strong common amenities.

The proposed street dedication is for a portion of the main network of public roadways that will be partially improved and then fully completed upon development. This will aid in the purpose of installation of utilities.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on April 27, 2023 and provided the applicant with a copy of redlined comments on the



submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the “POST DRC COMMENTS” section.

POST DRC COMMENTS

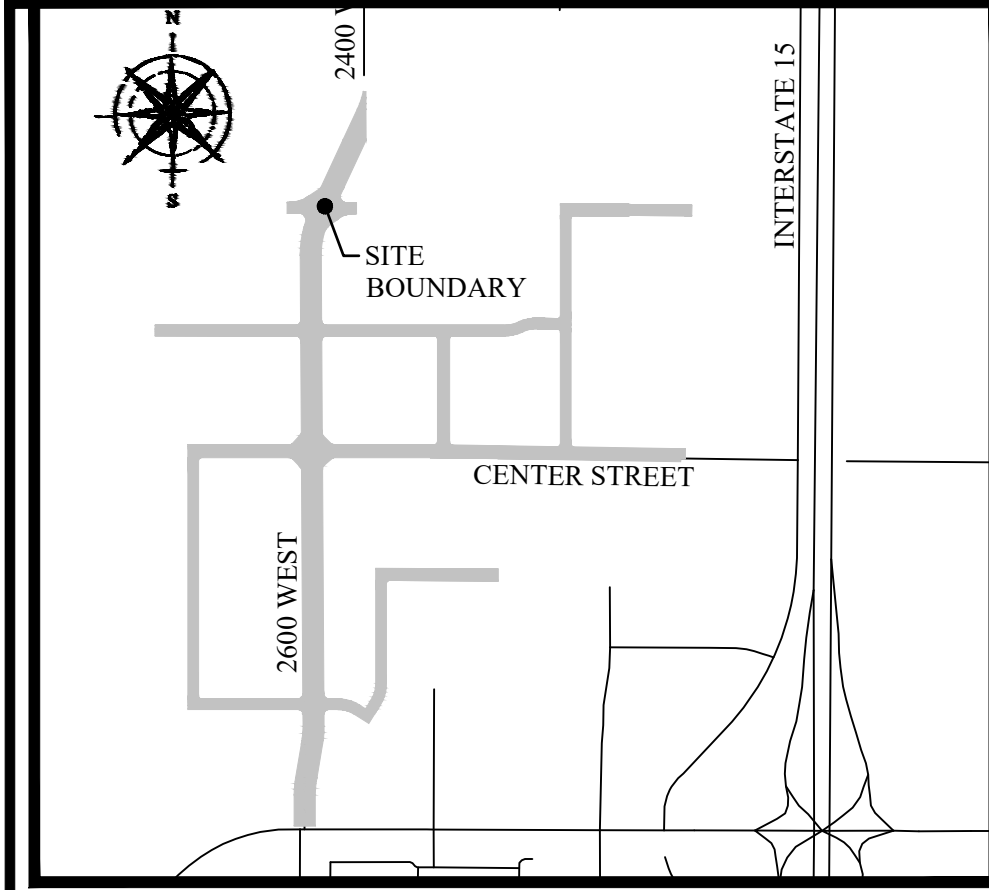
Address any review comments from plans submitted on July 26, 2023 that have yet to be reviewed by the Chief Engineer.

Staff Recommendation

Staff finds the road dedication plat meets the requirements of the Lakeside Landing Special District Overlay and recommends approval contingent upon addressing any review comments from plans submitted on July 26, 2023 that have yet to be reviewed by the Chief Engineer.

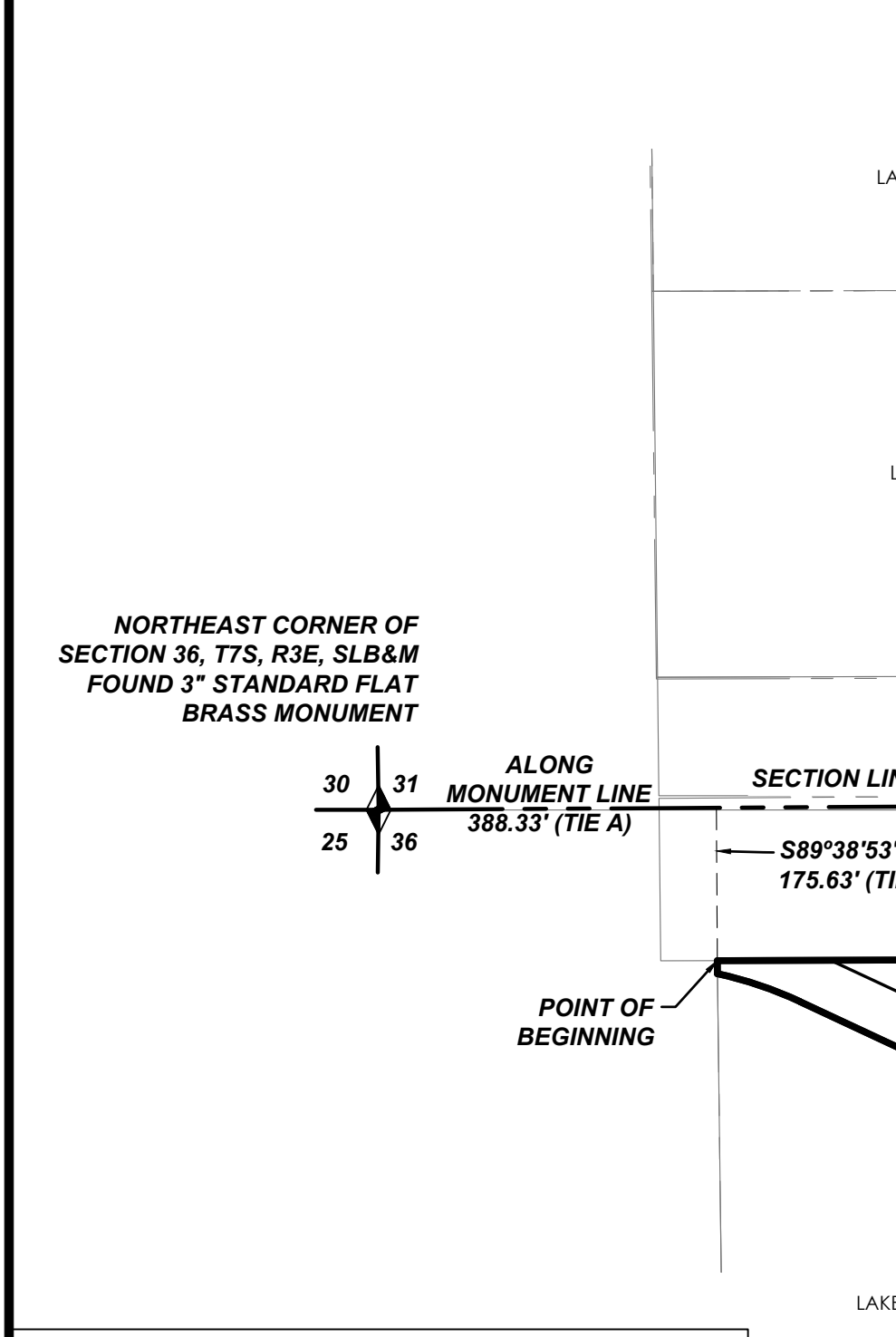
Recommended Motion

Move to recommend approval for the Lakeside Landing Road Dedication plan contingent upon addressing any review comments from plans submitted on July 26, 2023 that have yet to be reviewed by the Chief Engineer.



VICINITY MAP
N.T.S.

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - EXIST. EASEMENT LINE
 - EXIST. PROPERTY LINE
 - CENTERLINE
 - SECTION MONUMENT (FOUND)
 - SECTION MONUMENT (NOT FOUND)
 - WITNESS/REFERENCE CORNER



CITY ATTORNEY
APPROVED AS TO FORM ON THIS _____
DAY OF _____ A.D. 20 ____

SPRINGVILLE CITY ATTORNEY

SPRINGVILLE CITY ENGINEER
APPROVED THIS _____ DAY OF _____
A.D. 20 ____

SPRINGVILLE CITY ENGINEER

TABULATIONS:

ROAD AREA: 28 ± ACRES

SHEET 1 OF 7

PREPARED BY



(BACKBONE B - CENTER STREET - 2700 WEST - 250 SOUTH - DESCRIPTION)

A parcel of land located in the East half of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located N0°21'07"W 55.85 feet along the Monument Line (between the Northeast Corner of Section 36 and the Witness Corner to the East 1/4 Corner of Section 36, T7S, R2E, SLB&M) and S89°38'53"W 427.00 feet from the Witness Corner to the East 1/4 Corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing being S0°21'29"E between the Witness Corner to the West Quarter and the Southwest Corner of said Section 31); thence South 72.00 feet; thence West 470.05 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence South 1,295.48 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence South 532.35 feet; thence Northeastly along the arc of a curve to the left having a radius of 26.00 feet a distance of 41.00 feet through a central angle of 90°20'47" Chord: N44°49'37"E 36.88 feet; thence S89°30'47"E 111.00 feet; thence Northwestly along the arc of a non-tangent curve to the left having a radius of 26.00 feet a distance of 40.68 feet through a central angle of 89°39'13" Chord: N45°10'24"W 36.66 feet; thence North 607.02 feet; thence North 1,456.48 feet; thence East 544.05 feet to the point of beginning.

Area Contains: 155,090 square feet or 3.56 acres±/-

(BACKBONE C - 100 NORTH - 2450 WEST - DESCRIPTION)

A parcel of land located in the NW1/4 of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

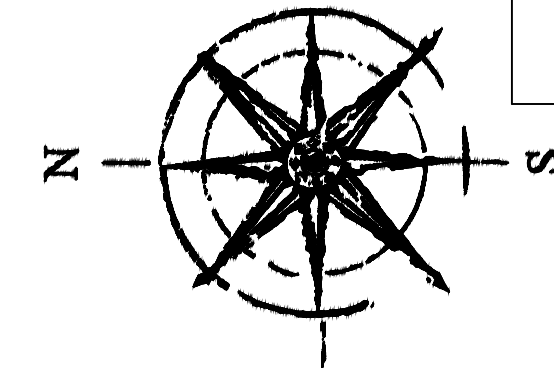
Beginning at a point located S0°21'07"E 1642.17 feet along the Monument Line (between the Northeast Corner of Section 36 and the Witness Corner to the East 1/4 corner of section 36, T7S, R2E, SLB&M) and S89°38'53"W 427.00 feet from the Northeast Corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing being S0°21'29"E between the Witness Corner to the West Quarter and the Southwest Corner of said Section 31); thence Easterly along the arc of a curve to the left through a central angle of 89°39'13", a distance of 40.68 feet Chord: S45°10'23"E 36.66 feet; thence East 13.35 feet; thence S86°23'56"E 40.10 feet; thence S89°59'13"E 927.56 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 168.50 feet a distance of 73.66 feet through a central angle of 25°02'47" Chord: N77°31'24"E 73.07 feet; thence N65°00'00"E 5.38 feet; thence Easterly along the arc of a curve to the right having a radius of 227.50 feet a distance of 104.23 feet through a central angle of 26°15'00" Chord: N78°07'30"E 103.32 feet; thence S88°45'00"E 113.02 feet; thence Northeastly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.89 feet through a central angle of 90°15'00" Chord: N45°37'30"E 21.44 feet; thence South 89.02 feet; thence Northwestly along the arc of a non-tangent curve to the left having a radius of 15.00 feet a distance of 23.23 feet through a central angle of 88°45'00" Chord: N44°22'30"W 20.98 feet; thence N88°45'00"W 114.96 feet; thence Westerly along the arc of a curve to the left having a radius of 168.50 feet a distance of 77.20 feet through a central angle of 26°15'00" Chord: S78°07'30"W 76.52 feet; thence S65°00'00"W 5.38 feet; thence S77°31'24"W 98.66 feet; thence S89°59'20"W 288.29 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet a distance of 23.57 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.22 feet; thence South 569.17 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.31 feet through a central angle of 89°02'46" Chord: S44°31'23"E 21.04 feet; thence S89°02'46"W 38.56 feet; thence Westerly along the arc of a curve to the left having a radius of 5,072.00 feet a distance of 58.13 feet through a central angle of 0°39'24" Chord: N89°22'28"W 58.13 feet; thence Northeastly along the arc of a non-tangent curve to the left having a radius of 15.00 feet a distance of 23.48 feet through a central angle of 89°42'10" Chord: N44°51'05"E 21.16 feet; thence North 567.92 feet; thence Northwestly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.56 feet through a central angle of 89°39'13" Chord: N45°10'24"W 36.66 feet; thence S86°27'13"W 40.08 feet; thence West 12.65 feet; thence Southwesterly along the arc of a curve to the left having a radius of 26.00 feet a distance of 41.00 feet through a central angle of 90°20'47" Chord: S44°49'36"W 36.88 feet; thence N00°20'47"W 116.00 feet to the point of beginning.

Area Contains: 118,389 square feet or 2.72 acres±

SURVEYOR'S CERTIFICATE

I, Justin Lundberg, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 12554439 as prescribed under laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into parcel and streets, hereinafter to be known as Lakeside Landing Roadway Dedication Plat, and that the same has been correctly surveyed and staked on the ground as shown on this plat.

Justin Lundberg 07/26/23 Date
Professional Land Surveyor
License No. 12554439



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.

(BACKBONE A - 300 NORTH - 2300 WEST - CENTER STREET - 2600 WEST - 150 NORTH - 250 SOUTH - 2500 WEST - 100 SOUTH - DESCRIPTION)

A parcel of land located in the NW1/4 & SW1/4 of Section 31, Township 7 South, Range 3 East, Salt Lake Base and Meridian and the NE1/4 & SE1/4 of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S0°21'07"E 388.33 feet along the Monument Line (between the Northeast Corner of Section 36 and the Witness Corner to the East 1/4 corner of section 36, T7S, R2E, SLB&M) and S89°38'53"W 175.63 feet from the Northeast Corner of Section 36, Township 7 South, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing being S0°21'29"E between the Witness Corner to the West Quarter and the Southwest Corner of said Section 31); thence S00°10'13"E 266.62 feet; thence S25°00'00"W 339.44 feet; thence Southerly along the arc of a curve to the left having a radius of 10.00 feet a distance of 10.24 feet through a central angle of 58°38'35" Chord: S04°19'18"E 9.79 feet; thence S33°38'35"E 12.84 feet; thence Southwesterly along the arc of a curve to the left having a radius of 35.00 feet a distance of 34.18 feet through a central angle of 55°57'37" Chord: S61°37'24"E 32.84 feet; thence S89°36'12"E 54.11 feet; thence S00°23'48"W 60.00 feet; thence S89°36'12"W 4.36 feet; thence Westerly along the arc of a curve to the left having a radius of 201.50 feet a distance of 72.96 feet through a central angle of 20°44'48" Chord: S80°01'24"W 72.56 feet to a point of compound curve to the left having a radius of 25.00 feet and a central angle of 15°52'39"; thence Southwesterly along the arc, a distance of 6.93 feet; thence S53°46'21"W 75.12 feet; thence Southwesterly along the arc of a curve to the left having a radius of 100.00 feet a distance of 69.71 feet through a central angle of 39°56'33" Chord: S33°48'04"W 68.31 feet to a point of compound curve to the left having a radius of 452.00 feet; thence Southerly along the arc, a distance of 111.84 feet through a central angle of 14°10'35" Chord: S6°44'30"W 111.55 feet; thence S00°20'47"E 982.55 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 11.90 feet through a central angle of 45°28'08" Chord: S23°04'51"E 11.59 feet; thence S45°48'55"E 64.30 feet; thence Easterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 11.57 feet through a central angle of 44°11'05" Chord: S67°54'28"E 11.28 feet; thence East 530.46 feet; thence Easterly along the arc of a curve to the right having a radius of 5,072.00 feet a distance of 84.44 feet through a central angle of 0°57'14" Chord: S89°31'23"E 84.44 feet; thence S89°02'46"E 617.64 feet; thence Northeastly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.81 feet through a central angle of 90°57'14" Chord: N45°28'37"E 21.39 feet; thence North 1,321.74 feet; thence S89°36'12"E 371.37 feet; thence S75°32'21"E 16.46 feet; thence S89°36'12"E 330.97 feet; thence S01°31'23"W 59.01 feet; thence S89°36'12"W 344.69 feet; thence South 3.54 feet; thence West 67.00 feet; thence N89°36'12"W 236.90 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.67 feet through a central angle of 90°23'48" Chord: S45°11'54"W 21.29 feet; thence South 1,240.70 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.31 feet through a central angle of 89°02'46" Chord: S44°31'23"E 21.04 feet; thence S89°02'46"E 614.19 feet; thence S00°24'19"W 55.29 feet; thence N88°56'32"W 25.44 feet; thence S00°52'42"W 16.76 feet; thence S89°02'46"W 1,295.95 feet; thence Westerly along the arc of a curve to the left having a radius of 5,000.00 feet a distance of 83.24 feet through a central angle of 0°57'14" Chord: N89°31'23"W 83.24 feet; thence West 526.82 feet; thence Westerly along the arc of a curve to the left having a radius of 15.00 feet a distance of 10.57 feet through a central angle of 40°22'22" Chord: S69°48'40"W 10.35 feet; thence S49°37'38"W 63.80 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 13.08 feet through a central angle of 49°58'25" Chord: S24°38'25"W 12.67 feet; thence S00°20'47"E 1,243.24 feet; thence Southwesterly along the arc of a curve to the left having a radius of 26.00 feet a distance of 40.68 feet through a central angle of 89°39'13" Chord: S45°10'24"E 36.66 feet; thence East 49.87 feet; thence Easterly along the arc of a curve to the right having a radius of 227.50 feet a distance of 127.66 feet through a central angle of 32°09'08" Chord: S73°55'26"E 126.00 feet; thence S57°50'52"E 37.22 feet; thence N32°09'08"E 57.98 feet; thence Northerly along the arc of a curve to the left having a radius of 168.50 feet a distance of 32°09'08" Chord: N16°04'34"E 93.32 feet; thence North 633.77 feet; thence S89°40'00"E 673.87 feet; thence S00°13'00"W 67.00 feet; thence N89°40'00"W 599.53 feet; thence Southwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 23.65 feet through a central angle of 90°20'00" Chord: S45°10'00"W 21.27 feet; thence South 551.34 feet; thence Southerly along the arc of a curve to the right having a radius of 227.50 feet a distance of 127.66 feet through a central angle of 32°09'08" Chord: S16°04'34"W 126.00 feet; thence S32°09'08"W 116.98 feet; thence N57°50'52"W 36.22 feet; thence Westerly along the arc of a curve to the left having a radius of 168.50 feet a distance of 94.56 feet through a central angle of 32°09'08" Chord: N73°55'26"W 93.32 feet; thence West 49.20 feet; thence Southwesterly along the arc of a curve to the left having a radius of 26.00 feet a distance of 41.00 feet through a central angle of 90°20'47" Chord: S44°49'36"W 36.88 feet; thence S00°20'47"E 66.22 feet; thence Southerly along the arc of a curve to the right having a radius of 568.00 feet a distance of 98.37 feet through a central angle of 09°55'22" Chord: S04°36'54"W 98.25 feet; thence S09°34'35"W 207.91 feet; thence Southerly along the arc of a curve to the left having a radius of 75.55 feet through a central angle of 09°34'35" Chord: S04°47'18"W 75.46 feet; thence South 168.95 feet; thence S89°39'13"W 116.00 feet; thence North 169.65 feet; thence Northerly along the arc of a curve to the right having a radius of 568.00 feet a distance of 94.94 feet through a central angle of 09°34'35" Chord: N04°47'18"E 94.83 feet; thence N09°34'35"E 207.91 feet; thence Northerly along the arc of a curve to the left having a radius of 452.00 feet a distance of 78.28 feet through a central angle of 09°55'22" Chord: N04°36'54"E 78.18 feet; thence N00°20'47"W 1,412.59 feet; thence Northerly along the arc of a non-tangent curve to the left having a radius of 15.35 feet a distance of 11.35 feet through a central angle of 42°22'35" Chord: N22°03'00"W 11.09 feet; thence N43°45'12"W 69.34 feet; thence Northwesterly along the arc of a curve to the left having a radius of 12.11 feet a distance of 12.11 feet through a central angle of 46°14'48" Chord: N66°52'36"W 11.78 feet; thence West 17.88 feet; thence North 72.90 feet; thence East 18.34 feet; thence Northwesterly along the arc of a curve to the left having a radius of 15.00 feet a distance of 12.33 feet through a central angle of 47°06'36" Chord: N66°26'42"E 11.99 feet; thence N42°53'24"E 67.98 feet; thence Northerly along the arc of a curve to the left having a radius of 15.00 feet a distance of 11.32 feet through a central angle of 43°14'11" Chord: N21°16'19"E 11.05 feet; thence N00°20'47"W 504.77 feet; thence Northwesterly along the arc of a curve to the left having a radius of 26.00 feet a distance of 40.68 feet through a central angle of 89°39'13" Chord: N45°10'23"W 36.66 feet; thence West 13.37 feet; thence N86°23'55"W 40.11 feet; thence North 59.00 feet; thence East 720.98 feet; thence East 720.98 feet; thence N86°23'55"E 40.11 feet; thence East 12.67 feet; thence Northwesterly along the arc of a curve to the left having a radius of 26.00 feet a distance of 41.00 feet through a central angle of 90°20'47" Chord: N44°49'36"E 36.88 feet; thence N00°20'47"W 355.91 feet; thence Northerly along the arc of a curve to the right having a radius of 568.00 feet a distance of 195.14 feet through a central angle of 19°41'04" Chord: N09°29'45"E 194.18 feet to a point of reverse curve to the left having a radius of 10.00 feet; thence Northerly along the arc, a distance of 8.72 feet through a central angle of 49°56'32" Chord: N05°37'59"W 8.44 feet; thence N30°36'15"W 21.38 feet; thence Northwesterly along the arc of a curve to the left having a radius of 25.00 feet a distance of 25.74 feet through a central angle of 58°59'57" Chord: N00°06'14"W 24.62 feet; thence S89°36'12"W 71.06 feet; thence N00°23'48"E 60.00 feet; thence Easterly along the arc of a non-tangent curve to the left having a radius of 251.50 feet a distance of 89.53 feet through a central angle of 20°24'47" Chord: N80°11'55"E 89.06 feet to a point of compound curve to the left having a radius of 25.00 feet; thence Northwesterly along the arc, a distance of 5.85 feet through a central angle of 13°23'52" Chord: N63°18'08"E 5.83 feet; thence S56°36'09"E 100.84 feet; thence Northwesterly along the arc of a curve to the left having a radius of 25.00 feet a distance of 13.79 feet through a central angle of 31°36'09" Chord: N40°48'05"E 13.62 feet; thence N25°00'00"E 473.74 feet; thence Northerly along the arc of a curve to the left having a radius of 452.00 feet a distance of 100.37 feet through a central angle of 12°43'24" Chord: N18°38'18"E 100.17 feet; thence N89°17'16"E 15.21 feet to the point of beginning.

Contains: 913,995 square feet or 20.98 acres±

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE REAL PROPERTY DESCRIBED HEREIN HEREBY DEDICATE TO SPRINGVILLE CITY, FOR THE PERPETUAL USE OF THE PUBLIC, BY SIGNING THIS PLAT, THE OWNERS OF PARCELS SHOWN HEREON, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, DO HEREBY WAIVE, RELEASE, AND TERMINATE ANY AND ALL PRESCRIPTIVE EASEMENTS OR OTHER RIGHTS TO USE EXISTING ROADS, TRACKS, OR PATHS; IT BEING UNDERSTOOD AND AGREED BY ALL PARTIES THAT THE PUBLIC RIGHTS OF WAY SHOWN HEREON ARE SUFFICIENT TO PROVIDE ACCESS TO AND FROM THE PARCELS HELD BY SUCH LANDOWNERS. ALL OF THE LAND DESIGNATED HEREIN AND SHOWN ON THE MAP TO BE KNOW AS:

LAKESIDE LANDING ROADWAY DEDICATION PLAT

J R RENTS LLC.	EARREL BRIAN FAMILY TRUST
TRUSTEE OF AILEEN H. CLYDE	CRANDALL FARMS INC.
BJS VI LLC.	CRANDALL PROPERTIES LTD.
HALES, LYNN RAY & SHARRON	LGI HOMES - UTAH LLC
LAKESIDE LAND PARTNERS LLC.	1722 MOHAWK LLC.
URE FUND 1 - LAKESIDE LANDING, LLC	SOUTH UTAH VALLEY SOLID WASTE DISTRICT

ACCEPTANCE BY LEGISLATIVE BODY

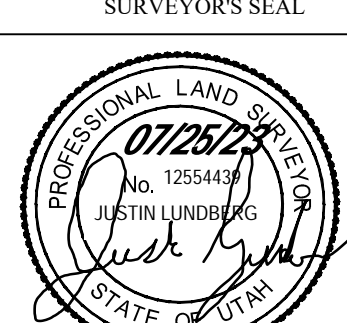
THE CITY OF SPRINGVILLE, COUNTY OF UTAH, APPROVES THIS ROADWAY DEDICATION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 20____.

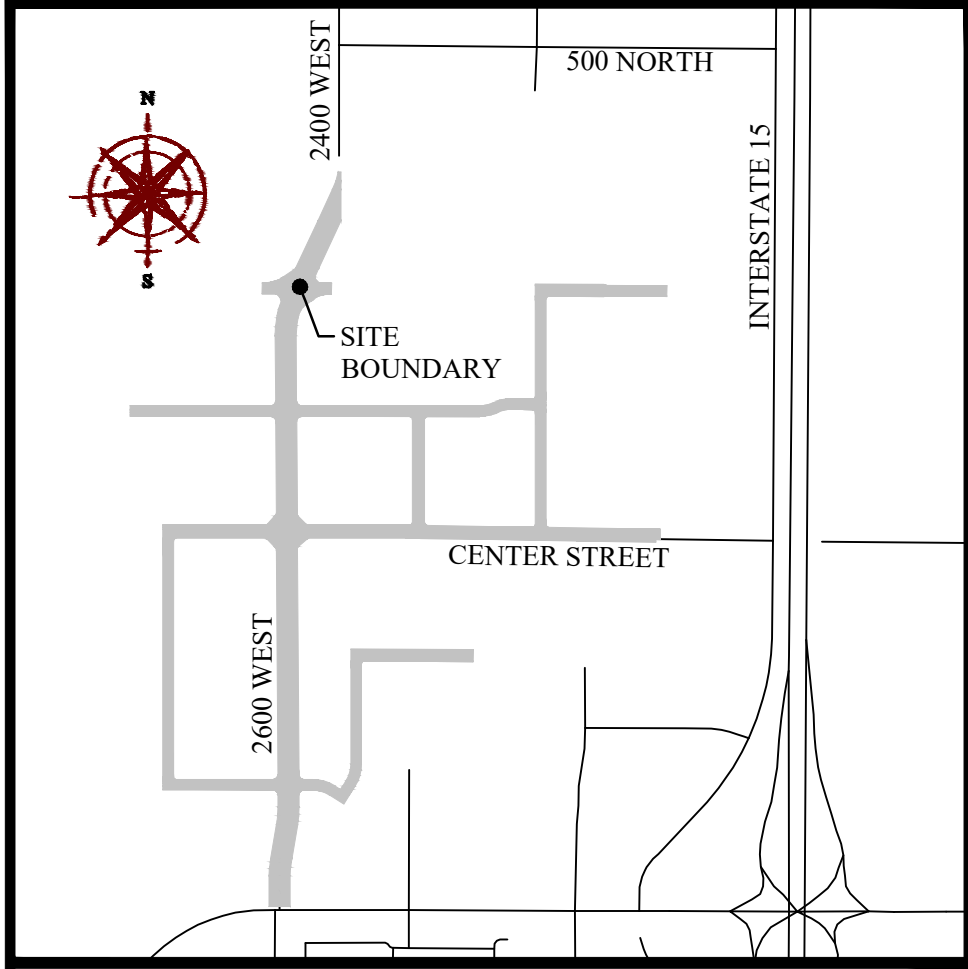
MAYOR OF SPRINGVILLE CITY
ATTEST:
CITY RECORDER

ROADWAY DEDICATION PLAT

LAKESIDE LANDING ROADWAY DEDICATION PLAT
LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M
SPRINGVILLE, UTAH COUNTY, UTAH

SCALE: 1"=200'	
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL
CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL

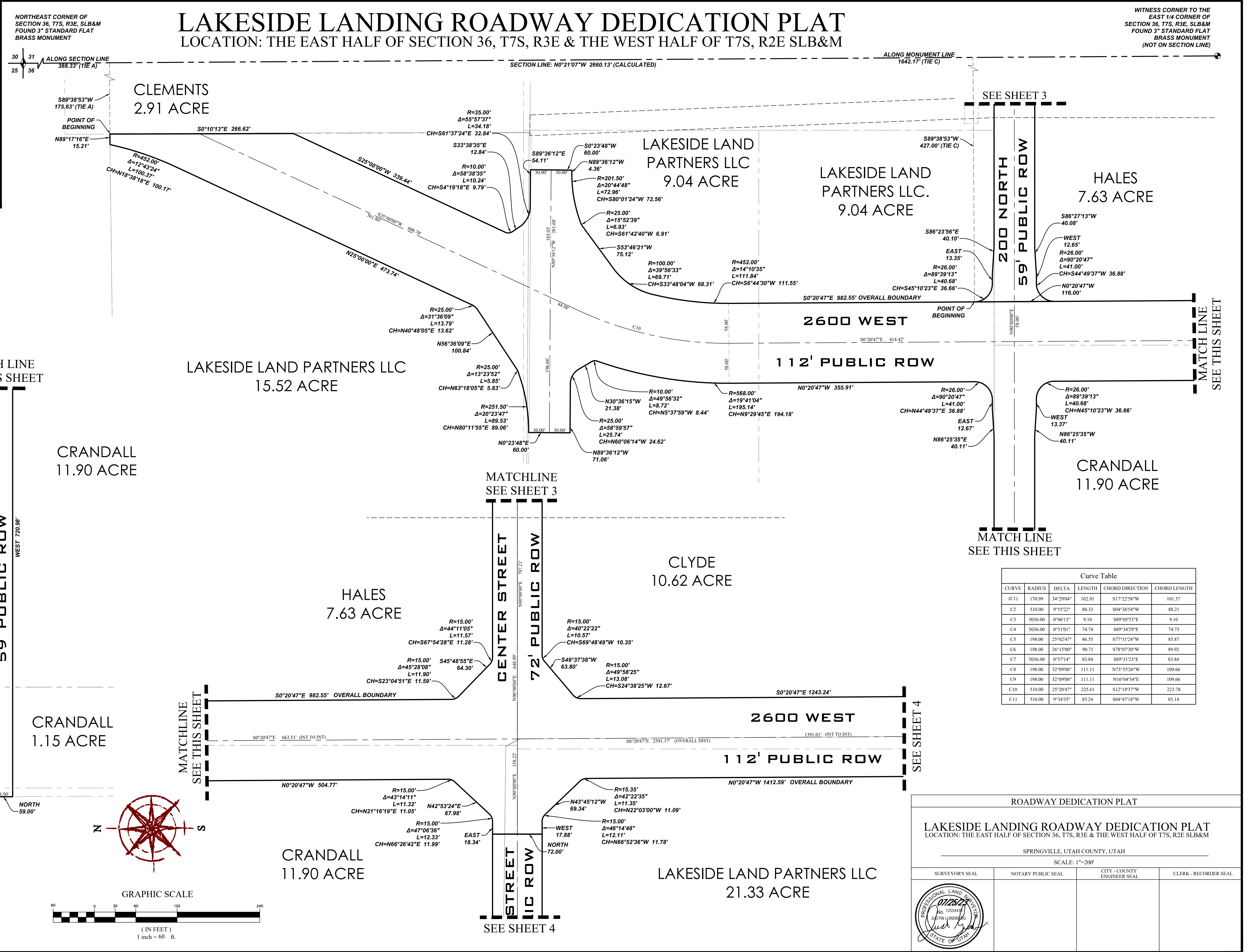




VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- CENTERLINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- WITNESS/REFERENCE CORNER



SHEET 2 OF 7

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	170.99	34°29'04"	102.91	S17°22'58"W	101.37
C2	510.00	9°55'22"	88.33	S04°36'54"W	88.21
C3	5036.00	0°06'13"	9.10	S89°05'53"E	9.10
C4	5036.00	0°51'01"	74.74	S89°34'29"E	74.73
C5	198.00	25°02'47"	86.55	S77°31'24"W	85.87
C6	198.00	26°15'00"	90.71	S78°07'30"W	89.92
C7	5036.00	0°57'14"	83.84	S89°31'23"E	83.84
C8	198.00	32°09'08"	111.11	N73°55'26"W	109.66
C9	198.00	32°09'08"	111.11	N16°04'34"E	109.66
C10	510.00	25°20'47"	225.61	S12°19'37"W	223.78
C11	510.00	9°34'35"	85.24	S04°47'18"W	85.14

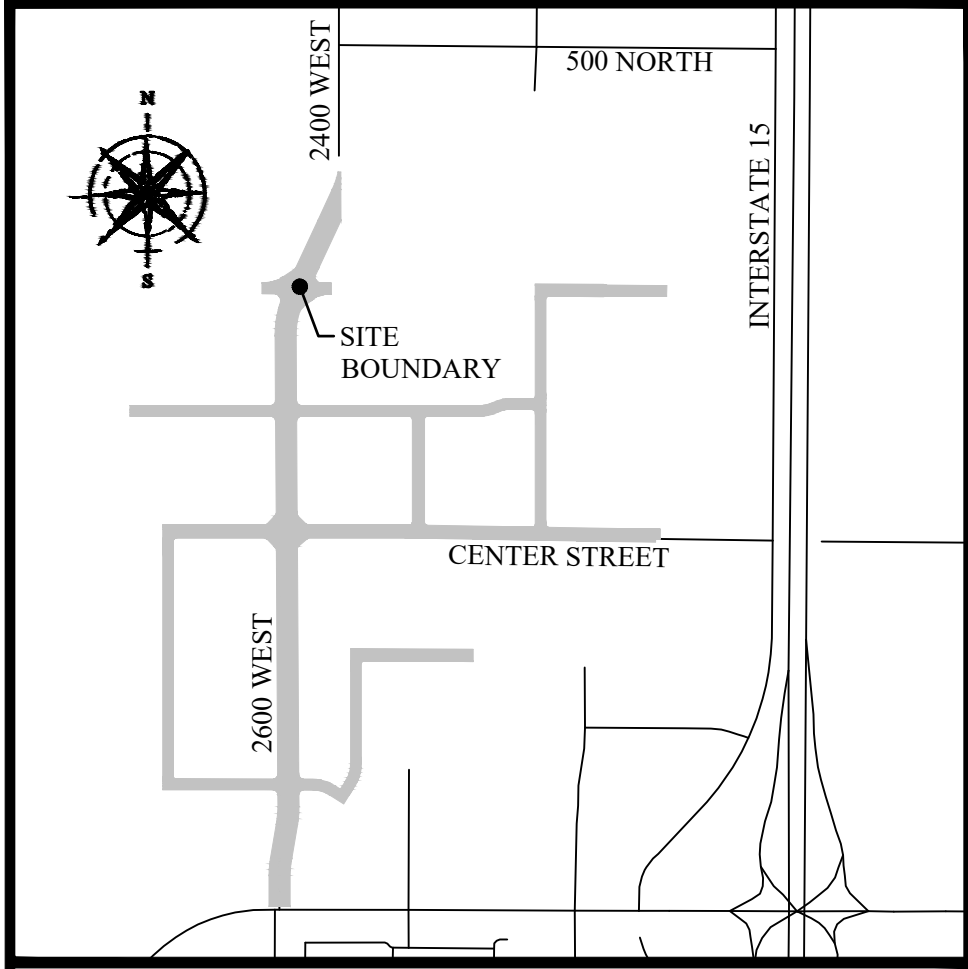
ROADWAY DEDICATION PLAT

LAKESIDE LANDING ROADWAY DEDICATION PLAT
LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M

SPRINGVILLE, UTAH COUNTY, UTAH

SCALE: 1"=200'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL

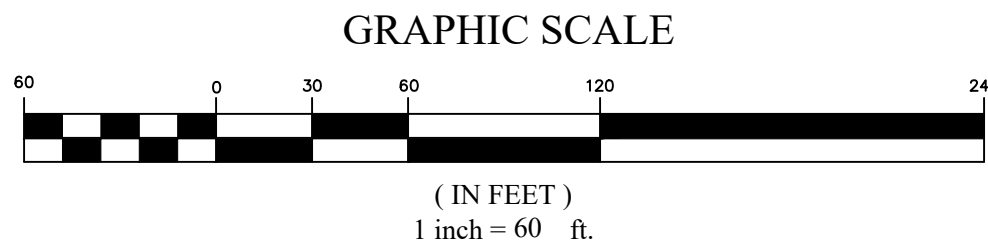
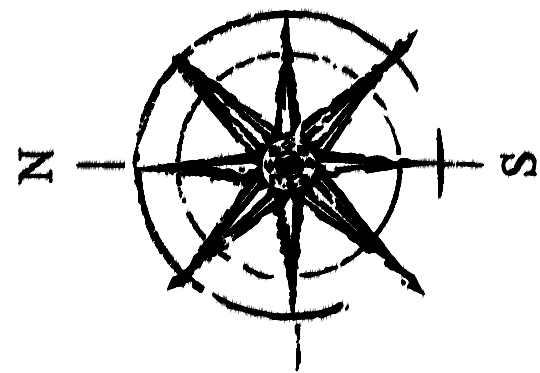


VICINITY MAP
N.T.S.

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	CENTERLINE
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	WITNESS/REFERENCE CORNER

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	170.99	34°29'04"	102.91	S17°22'58"W	101.37
C2	510.00	9°55'22"	88.33	S04°36'54"W	88.21
C3	5036.00	0°06'13"	9.10	S89°05'53"E	9.10
C4	5036.00	0°51'01"	74.74	S89°34'29"E	74.73
C5	198.00	25°02'47"	86.55	S77°31'24"W	85.87
C6	198.00	26°15'00"	90.71	S78°07'30"W	89.92
C7	5036.00	0°57'14"	83.84	S89°31'23"E	83.84
C8	198.00	32°09'08"	111.11	N73°55'26"W	109.66
C9	198.00	32°09'08"	111.11	N16°04'34"E	109.66
C10	510.00	25°20'47"	225.61	S12°19'37"W	223.78
C11	510.00	9°34'35"	85.24	S04°47'18"W	85.14

Line Table		
LINE	DIRECTION	LENGTH
L1	S65°00'00"W	5.38



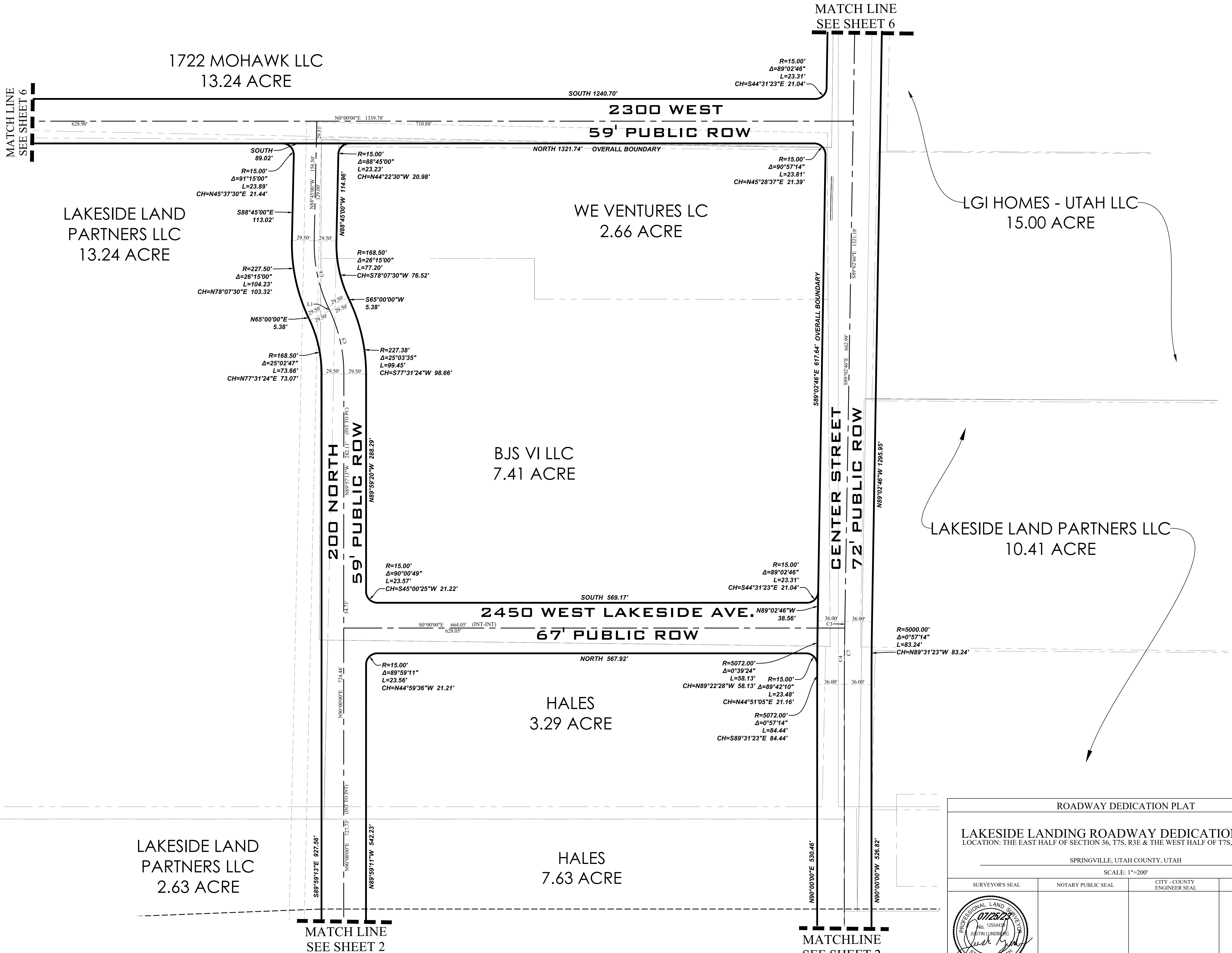
SHEET 3 OF 7

PREPARED BY

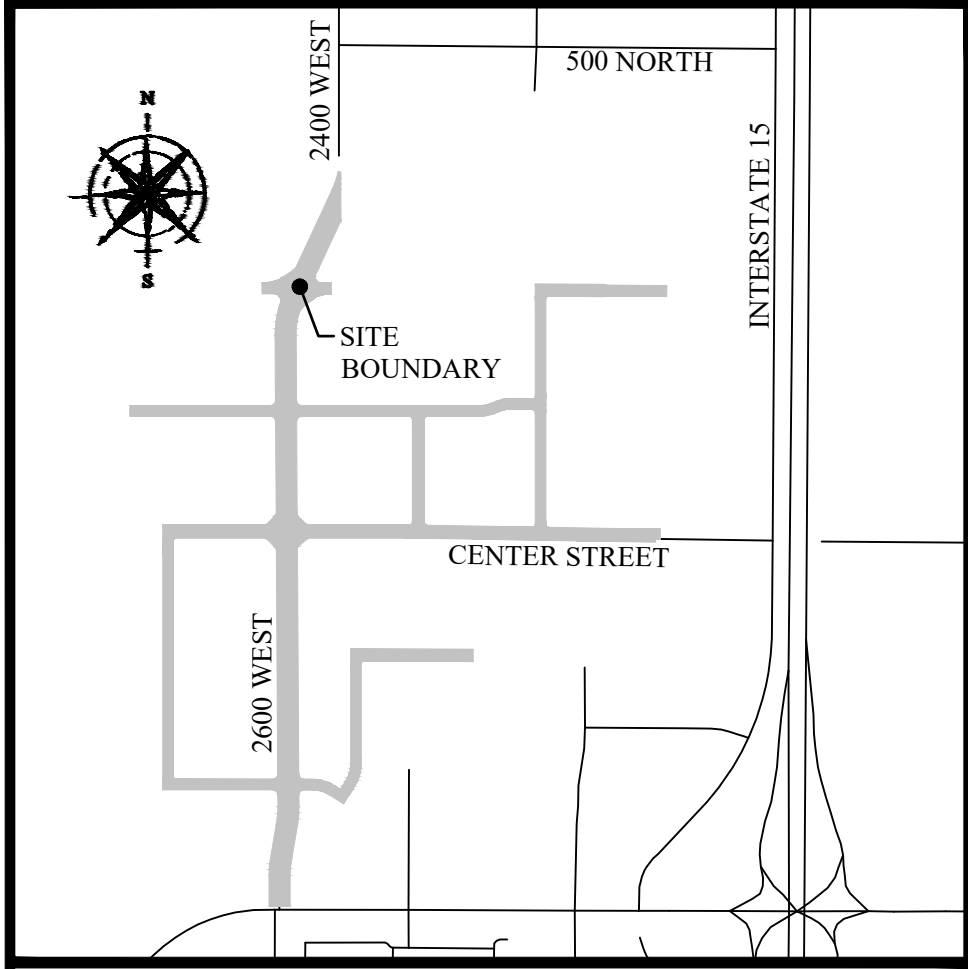


LAKE SIDE LANDING ROADWAY DEDICATION PLAT

LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M



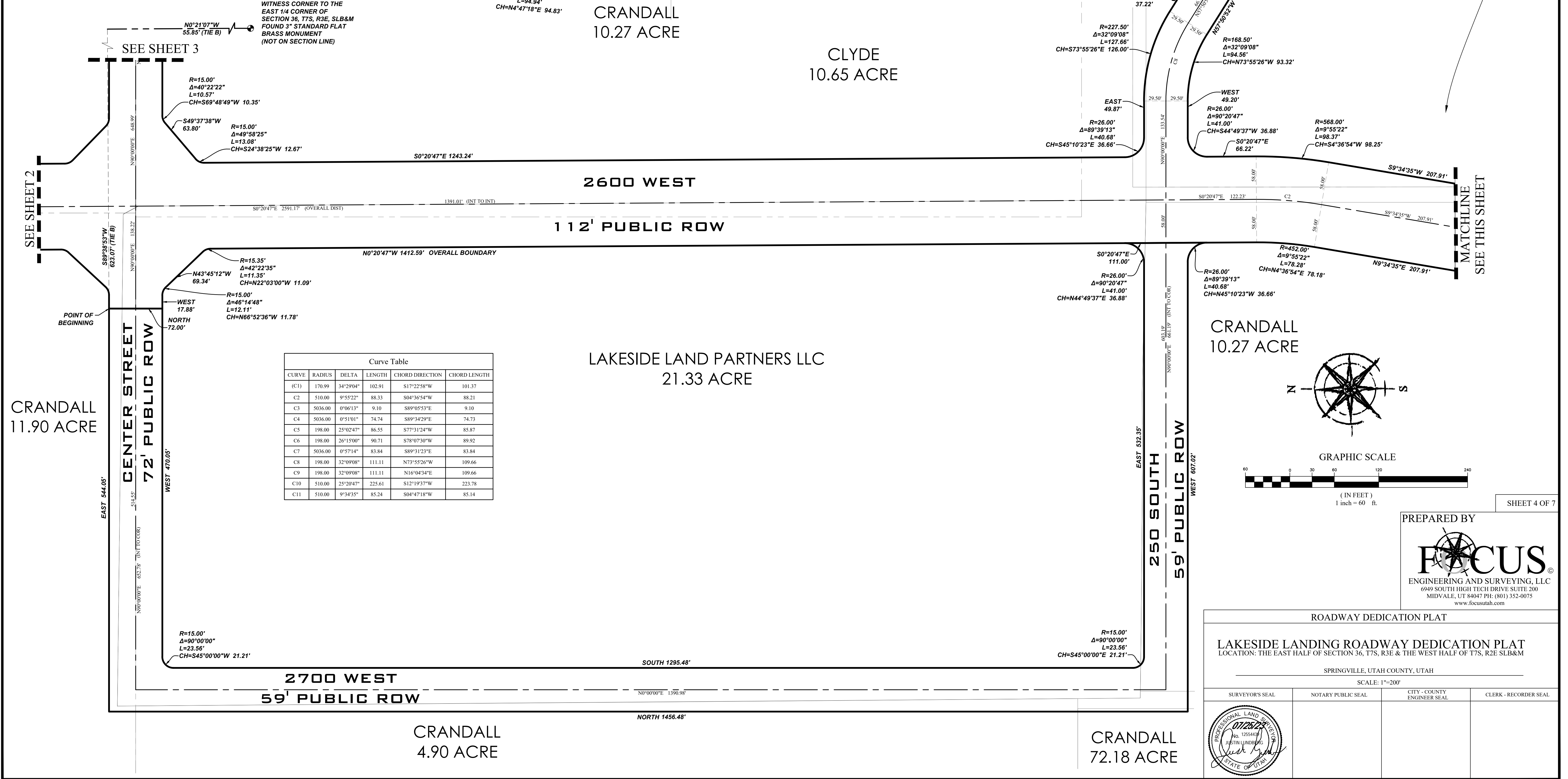
ROADWAY DEDICATION PLAT			
LAKE SIDE LANDING ROADWAY DEDICATION PLAT LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M			
SPRINGVILLE, UTAH COUNTY, UTAH			
SCALE: 1"=200'			
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL

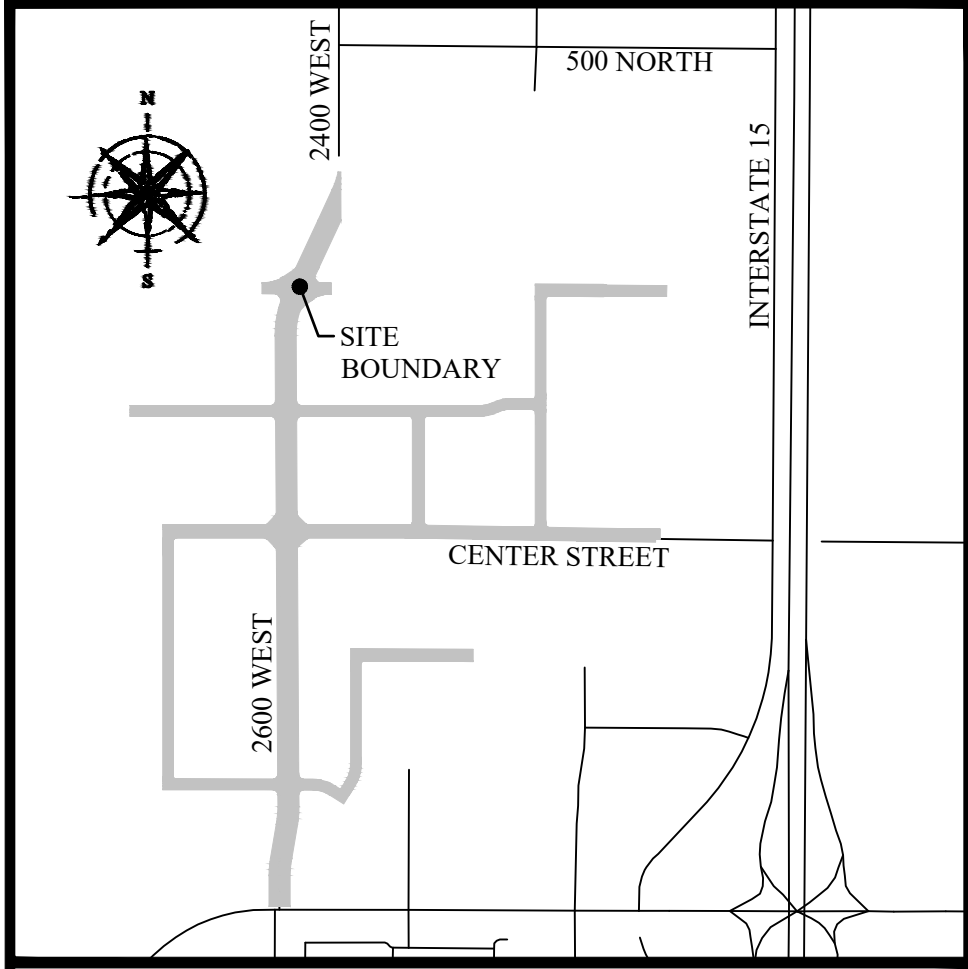


VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY LINE
- SECTION LINE
- EXIST. EASEMENT LINE
- EXIST. PROPERTY LINE
- CENTERLINE
- SECTION MONUMENT (FOUND)
- SECTION MONUMENT (NOT FOUND)
- WITNESS/REFERENCE CORNER

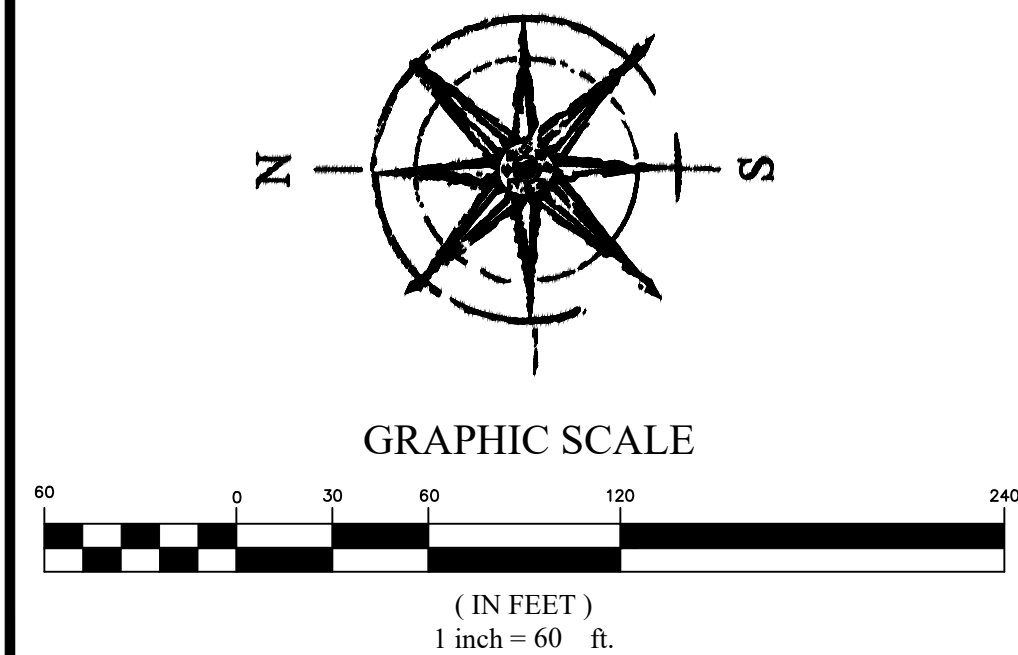




VICINITY MAP
N.T.S

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	CENTERLINE
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	WITNESS/REFERENCE CORNER

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
(C1)	170.99	34°29'04"	102.91	S17°22'58"W	101.37
C2	510.00	9°55'22"	88.33	S04°36'54"W	88.21
C3	5036.00	0°06'13"	9.10	S89°05'53"E	9.10
C4	5036.00	0°51'01"	74.74	S89°34'29"E	74.73
C5	198.00	25°02'47"	86.55	S77°31'24"W	85.87
C6	198.00	26°15'00"	90.71	S78°07'30"W	89.92
C7	5036.00	0°57'14"	83.84	S89°31'23"E	83.84
C8	198.00	32°09'08"	111.11	N73°55'26"W	109.66
C9	198.00	32°09'08"	111.11	N16°04'34"E	109.66
C10	510.00	25°20'47"	225.61	S12°19'37"W	223.78
C11	510.00	9°34'35"	85.24	S04°47'18"W	85.14



SHEET 5 OF 7

PREPARED BY

FOCUS

ENGINEERING AND SURVEYING, LLC

6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

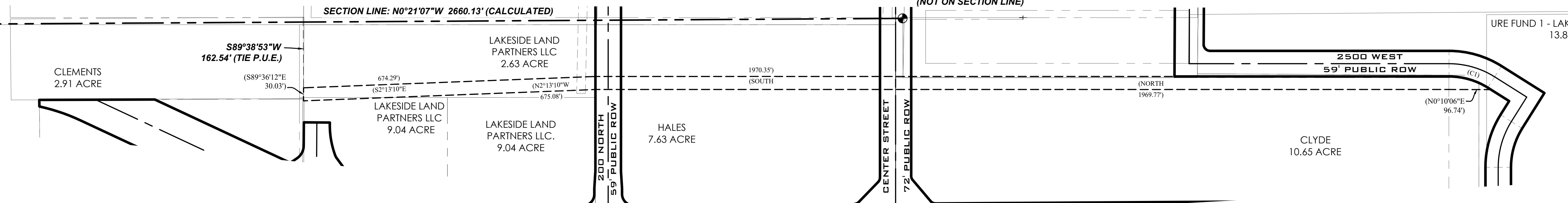
LAKESIDE LANDING ROADWAY DEDICATION PLAT

LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M

P.U.E EASEMENT

NORTHEAST CORNER OF
SECTION 36, T7S, R3E, SLB&M
FOUND 3" STANDARD FLAT
BRASS MONUMENT

ALONG
MONUMENT LINE
308.06' (TIE P.U.E)



LGI HOMES - UTAH LLC
15.00 ACRE

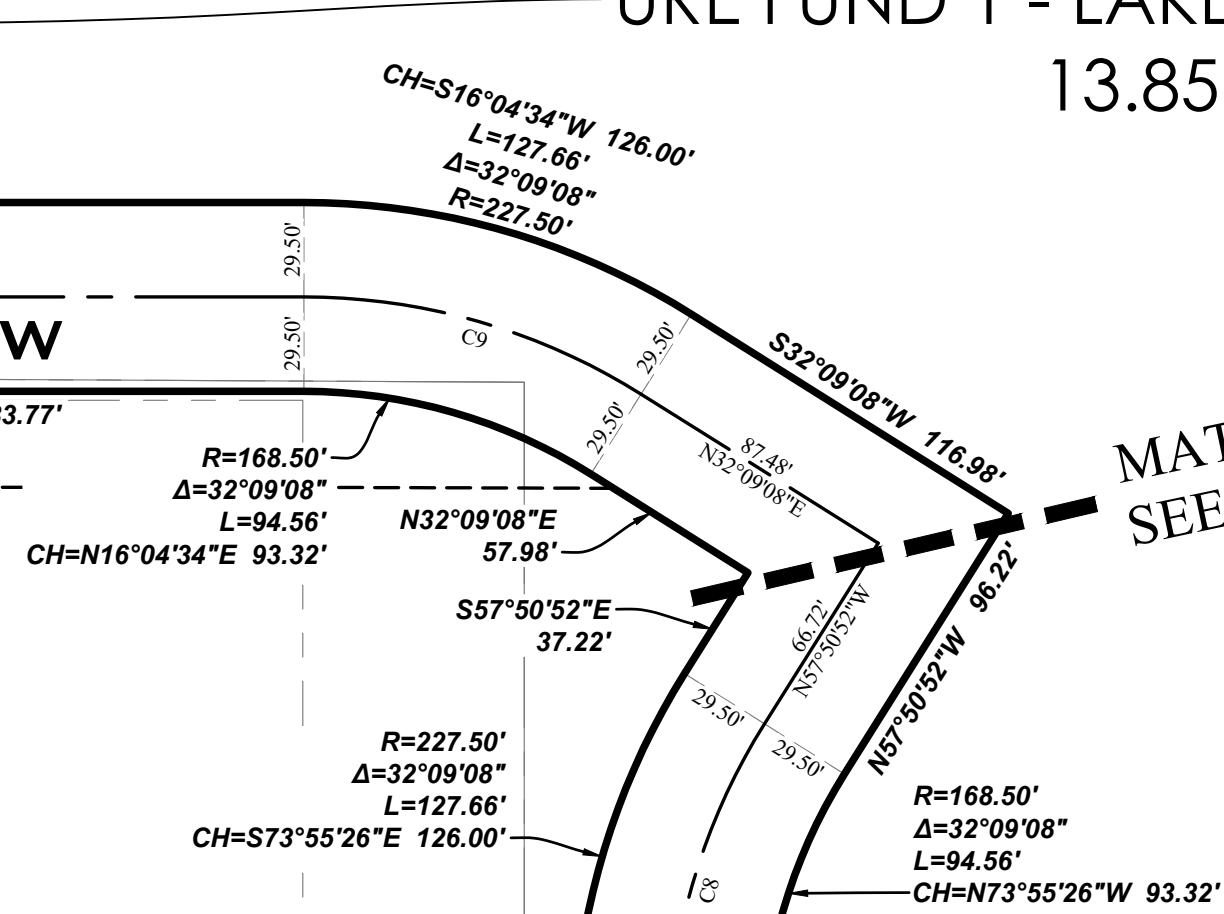
SOUTH UTAH VALLEY
SOLID WASTE DISTRICT
10.11 ACRE

LAKESIDE LAND
PARTNERS LLC
10.41 ACRE

URE FUND 1 - LAKESIDE LANDING LLC
5.58 ACRE

URE FUND 1 - LAKESIDE LANDING LLC
13.85 ACRE

CLYDE
10.65 ACRE

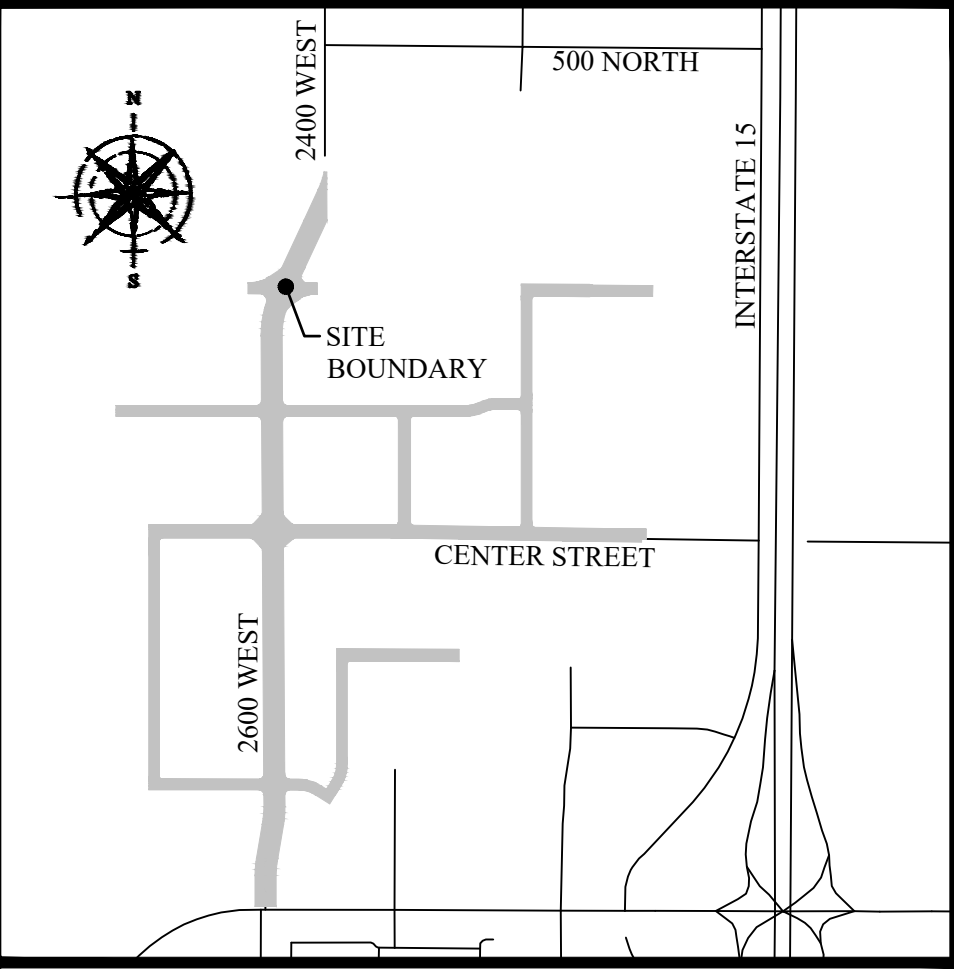


MATCHLINE
SEE SHEET 4

ROADWAY DEDICATION PLAT			
LAKESIDE LANDING ROADWAY DEDICATION PLAT LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M			
SPRINGVILLE, UTAH COUNTY, UTAH			
SCALE: 1"=200'			
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL

LAKE SIDE LANDING ROADWAY DEDICATION PLAT

LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M



VICINITY MAP
N.T.S.

LEGEND	
	BOUNDARY LINE
	SECTION LINE
	EXIST. EASEMENT LINE
	EXIST. PROPERTY LINE
	CENTERLINE
	SECTION MONUMENT (FOUND)
	SECTION MONUMENT (NOT FOUND)
	WITNESS/REFERENCE CORNER

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	170.99	34°29'04"	102.91	S17°22'58"W	101.37
C2	510.00	9°55'22"	88.33	S04°36'54"W	88.21
C3	5036.00	0°06'13"	9.10	S89°05'53"E	9.10
C4	5036.00	0°51'01"	74.74	S89°34'29"E	74.73
C5	198.00	25°02'47"	86.55	S77°31'24"W	85.87
C6	198.00	26°15'00"	90.71	S78°07'30"W	89.92
C7	5036.00	0°57'14"	83.84	S89°31'23"E	83.84
C8	198.00	32°09'08"	111.11	N73°55'26"W	109.66
C9	198.00	32°09'08"	111.11	N16°04'34"E	109.66
C10	510.00	25°20'47"	225.61	S12°19'37"W	223.78
C11	510.00	9°34'35"	85.24	S04°47'18"W	85.14

COMMON AREA
4.99 ACRE

RUSH TRUCK CENTERS
OF UTAH INC
4.02 ACRE

EARREL BRIAN
FAMILY TRUST
6.12 ACRE

1722 MOHAWK LLC
13.24 ACRE

SPRINVILLE SELF
STORAGE WEST LLC
5.84 ACRE

LAKE SHORE INDUSTRIAL
DEVELOPMENT LLC
7.89 ACRE

J R RENTS LLC
5.25 ACRE

LAKE SIDE LAND
PARTNERS LLC
5.22 ACRE

LAKE SIDE LAND
PARTNERS LLC
5.02 ACRE

LAKE SIDE LAND
PARTNERS LLC
13.24 ACRE

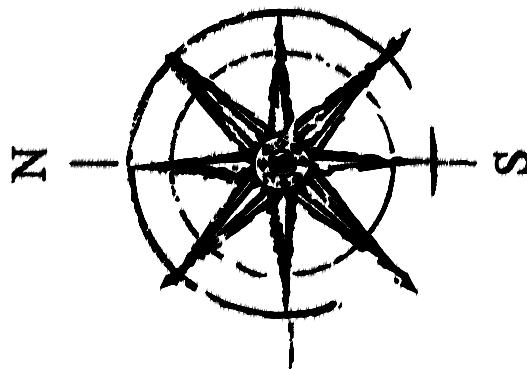
1722 MOHAWK LLC
13.24 ACRE

LGI HOMES - UTAH LLC.
15.00 ACRE

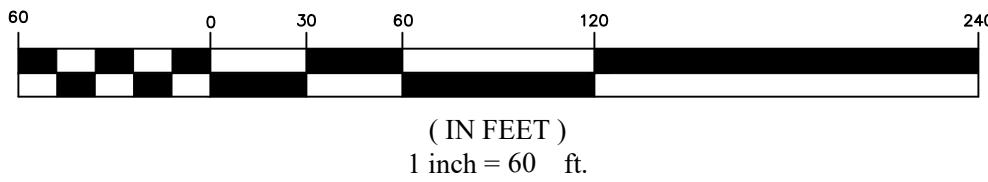
SHEET 6 OF 7

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com



GRAPHIC SCALE




ROADWAY DEDICATION PLAT			
LAKE SIDE LANDING ROADWAY DEDICATION PLAT LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M			
SPRINGVILLE, UTAH COUNTY, UTAH			
SCALE: 1"=200'			
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL

LAKESIDE LANDING ROADWAY DEDICATION PLAT
LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M
ACKNOWLEDGMENTS

<p>BJS VI LLC. <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>CRANDALL FARMS INC. <u>CORPORATE ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN _____ AND _____ FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>TRUSTEE OF THE AILEEN H. CLYDE TRUST <u>ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>DAB ENTERPRISES LLC. <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>
<p>EARREL BRIAN FAMILY TRUST <u>ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>SOUTH UTAH VALLEY SOLID WASTE DISTRICT <u>CORPORATE ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN _____ AND _____ FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ A UTAH INC. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>CRANDALL PROPERTIES LTD. <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>1722 MOHAWK LLC. <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>
<p>HALES, LYNN RAY & SHARRON <u>ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>LAKESIDE LANDING PARTNERS LLC. <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>LGI HOMES - UTAH LLC. <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>NOTES:</p> <p>1. OWNERS AGREE THAT BY SIGNING THIS PLAT, THEY AGREE TO ABANDON ANY EXISTING OR PRESCRIPTIVE EASEMENTS OR RIGHTS OF ACCESS THROUGH THE OTHER PROPERTIES.</p> <p>2. ADDITIONAL RIGHT OF WAY DEDICATION MAY BE REQUIRED WITH ADJACENT PHASES TO MEET RADII REQUIREMENTS FOR SIDEWALK AT CURB RETURNS AT INTERSECTIONS</p>
<p>JR RENTS LLC <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>	<p>URE FUND 1 - LAKESIDE LANDING, LLC <u>LIMITED LIABILITY ACKNOWLEDGMENT</u></p> <p>STATE OF UTAH S.S. COUNTY OF _____</p> <p>ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.</p> <p>MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY</p> <p>MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____</p>		

PREPARED BY



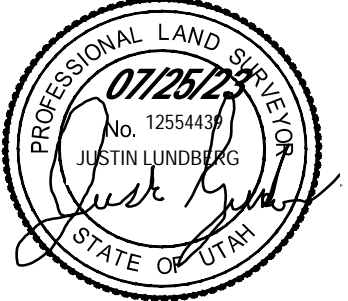
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

ROADWAY DEDICATION PLAT

LAKESIDE LANDING ROADWAY DEDICATION PLAT
LOCATION: THE EAST HALF OF SECTION 36, T7S, R3E & THE WEST HALF OF T7S, R2E SLB&M

SPRINGVILLE, UTAH COUNTY, UTAH

SCALE: 1"=200'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY - COUNTY ENGINEER SEAL	CLERK - RECORDER SEAL
			

August 3, 2023

TO: Planning Commission Members

FROM: Laura Thompson, Planner II

RE: **Preliminary approval for the Spring Canyon
Subdivision located in the area of 2200 E 800 S in the
R1-15 Single-Family Residential Zone.**

Petitioner: Kent Stephens

Summary of Issues

Does the proposed subdivision meet the requirements of Springville City Code?

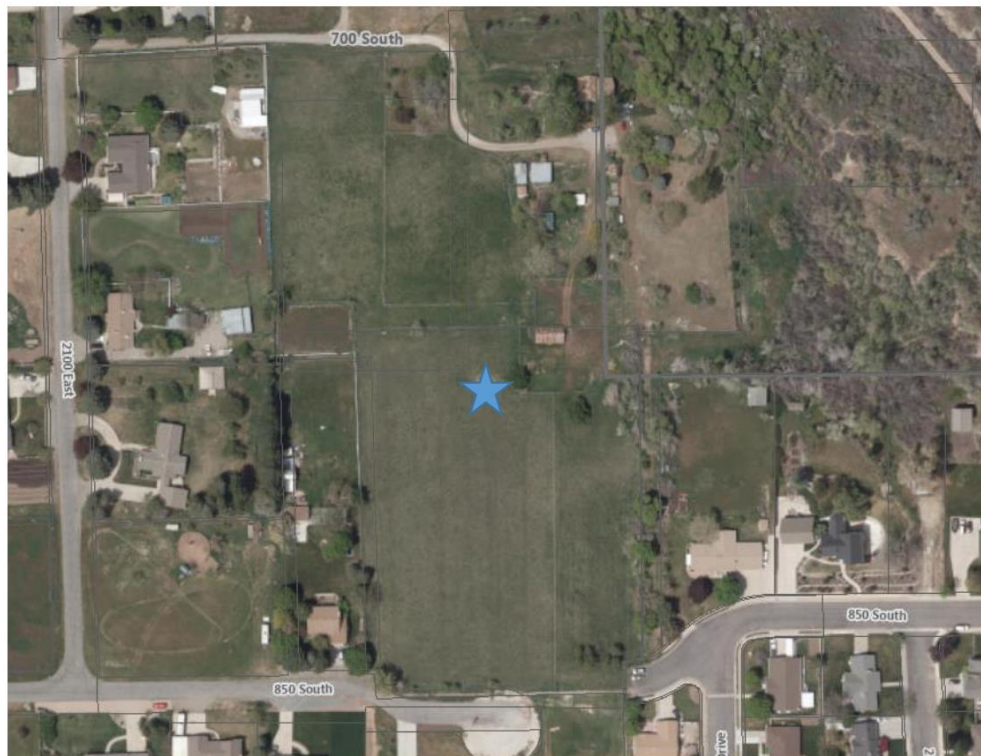
Background

The proposed single-family subdivision contains 19 single-family lots ranging from 15,000 to 22,000 square feet in lot area.

With this development 850 South will be connected and includes a stub street to the north adjacent property.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)



The Development Review Committee reviewed the preliminary plan most recently on January 12, 2023 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.

POST DRC COMMENTS

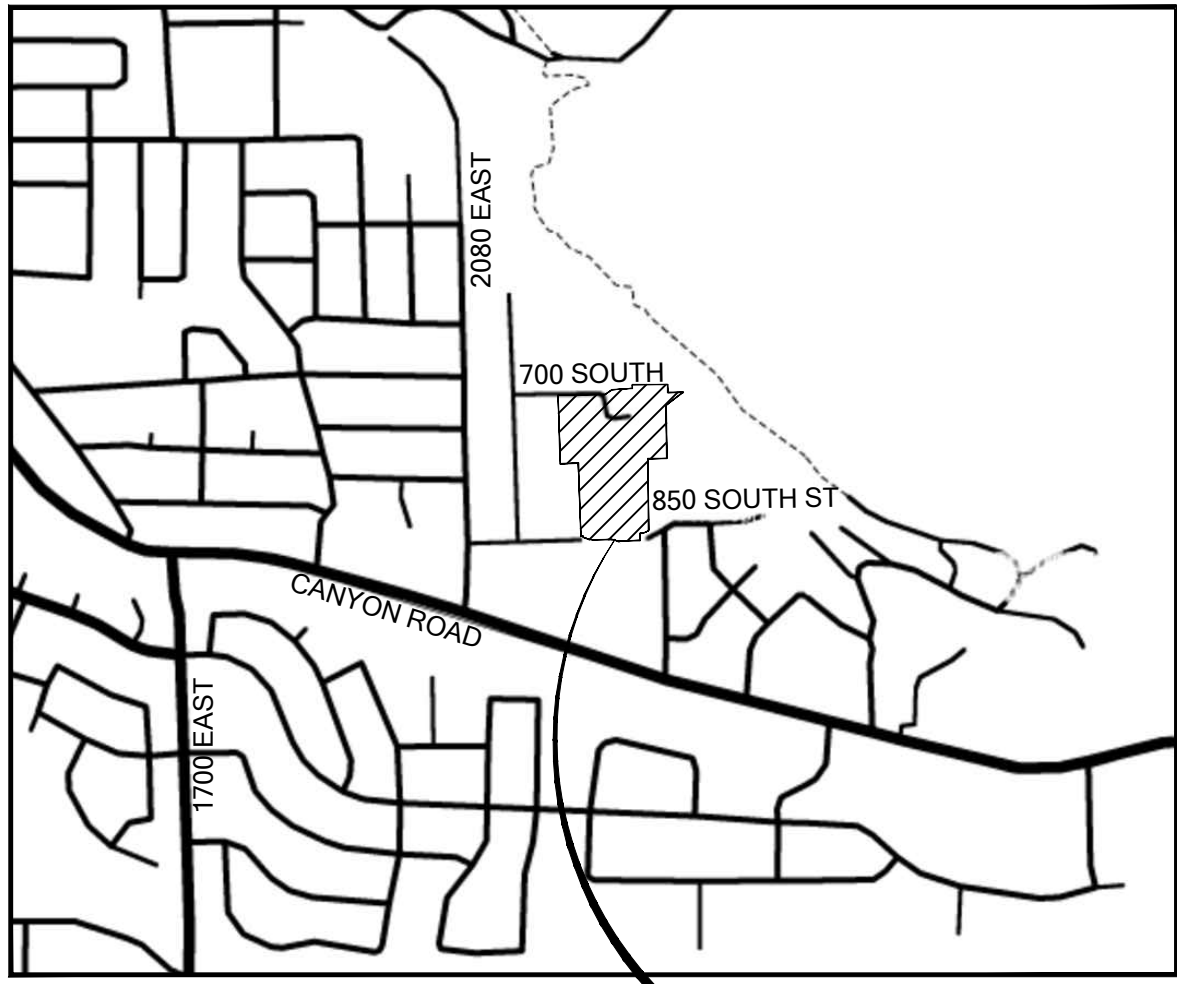
Address any review comments from the plans submitted on July 17, 2023 that have yet to be reviewed by the Chief Engineer.

Staff Recommendation

Staff finds the plan meets the requirements of Springville City Code and recommends approval contingent upon addressing any review comments from the plans submitted on July 17, 2023 that have yet to be reviewed by the Chief Engineer.

Recommended Motion

Move to grant preliminary approval for the Spring Canyon Subdivision located in the area of 2200 E 800 S in the R1-15 Single-Family Residential Zone, contingent upon addressing any review comments from the plans submitted on July 17, 2023 that have yet to be reviewed by the Chief Engineer.



LOCATION OF PROJECT



SHEET INDEX

- | | |
|------|--------------------------|
| C-1 | COVER SHEET |
| C-2 | DEMOLITION PLAN |
| C-3 | SANITARY SEWER PLAN |
| C-4 | CULINARY WATER PLAN |
| C-5 | GRADING PLAN |
| C-6 | STORM WATER PLAN |
| C-7 | DRAINAGE MAP |
| C-8 | OFFSITE STORM DRAIN |
| C-9 | OFFSITE STORM DRAIN |
| C-10 | SIGN & STRIPING PLAN |
| C-11 | STORM DRAIN CALCULATIONS |
| PP-1 | PLAN & PROFILE - 760 S |
| PP-2 | PLAN & PROFILE - 850 S |
| PP-3 | PLAN & PROFILE - 2200 E |
| PP-4 | PLAN & PROFILE - 2275 E |
| D-1 | DETAIL SHEET |
| D-2 | DETAIL SHEET |
| D-3 | DETAIL SHEET |

SPRING CANYON

A RESIDENTIAL SINGLE FAMILY SUBDIVISION

SPRINGVILLE, UT

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	25.98	150.00	9.92	25.95	S04° 16' 42"W
C2	16.30	150.00	6.23	16.29	S03° 47' 50"E
C3	13.14	150.00	5.02	13.14	S04° 24' 03"E
C4	6.08	150.00	2.32	6.07	S00° 43' 50"E
C5	5.72	150.00	2.19	5.72	S00° 39' 46"E
C6	56.23	150.00	21.48	55.90	N12° 29' 40"W
C7	25.70	150.00	9.82	25.67	N06° 39' 47"W
C8	29.09	150.00	11.11	29.05	N06° 00' 52"W
C9	95.40	150.00	36.44	93.80	N17° 45' 46"E
C10	95.67	150.00	36.54	94.06	N17° 42' 41"E
C11	22.44	120.50	10.67	22.41	N83° 47' 02"E
C12	23.61	15.00	90.20	21.25	S45° 46' 58"E
C13	19.51	179.50	6.23	19.50	S03° 47' 50"E
C14	10.56	120.50	5.02	10.55	N04° 24' 03"W
C15	4.88	120.50	2.32	4.88	N00° 43' 50"W
C16	6.85	179.50	2.19	6.85	N00° 39' 46"W
C17	23.75	15.00	90.74	21.35	N43° 36' 46"E
C18	17.37	15.00	66.37	16.42	S57° 50' 08"E
C19	45.17	120.50	21.48	44.91	S12° 29' 40"E
C20	27.21	179.50	8.69	27.19	S06° 05' 54"E
C21	23.37	120.50	11.11	23.34	S06° 00' 52"E
C22	76.64	120.50	36.44	75.36	S17° 45' 46"W
C23	12.09	179.50	3.86	12.09	S34° 03' 14"W
C24	102.40	179.50	32.69	101.02	S15° 46' 54"W
C25	23.71	15.00	90.56	21.32	S44° 43' 10"W
C26	36.19	180.00	11.52	36.12	S84° 13' 29"W
C27	27.11	77.58	20.02	26.97	N58° 44' 19"E
C28	29.08	15.00	111.07	24.73	S56° 05' 54"E
C29	77.90	120.57	37.02	76.55	S17° 57' 10"W
C30	39.22	179.50	12.52	39.15	S29° 23' 31"W
C31	14.80	179.50	4.72	14.80	N09° 12' 31"W
C32	20.64	120.50	9.82	20.62	N06° 39' 47"W
C33	19.74	179.50	6.30	19.73	N04° 54' 21"W
C34	29.62	179.50	9.45	29.59	N12° 47' 02"W
C35	13.43	15.00	51.31	12.99	N08° 08' 41"E
C36	57.72	65.00	50.88	55.85	N08° 21' 35"E
C37	72.23	65.00	63.66	68.57	N48° 54' 48"W
C38	73.39	65.00	64.69	69.55	S66° 54' 32"W
C39	14.25	15.00	54.42	13.72	S61° 46' 19"W
C40	23.37	15.00	89.26	21.08	N46° 23' 14"W

TABULATIONS	
LOTS	19
TOTAL AREA	10.00 AC
RIGHT OF WAY DEDICATION	2.40 AC
OPEN SPACE	0.00 AC
DENSITY	1.9 LOTS/AC

LEGEND

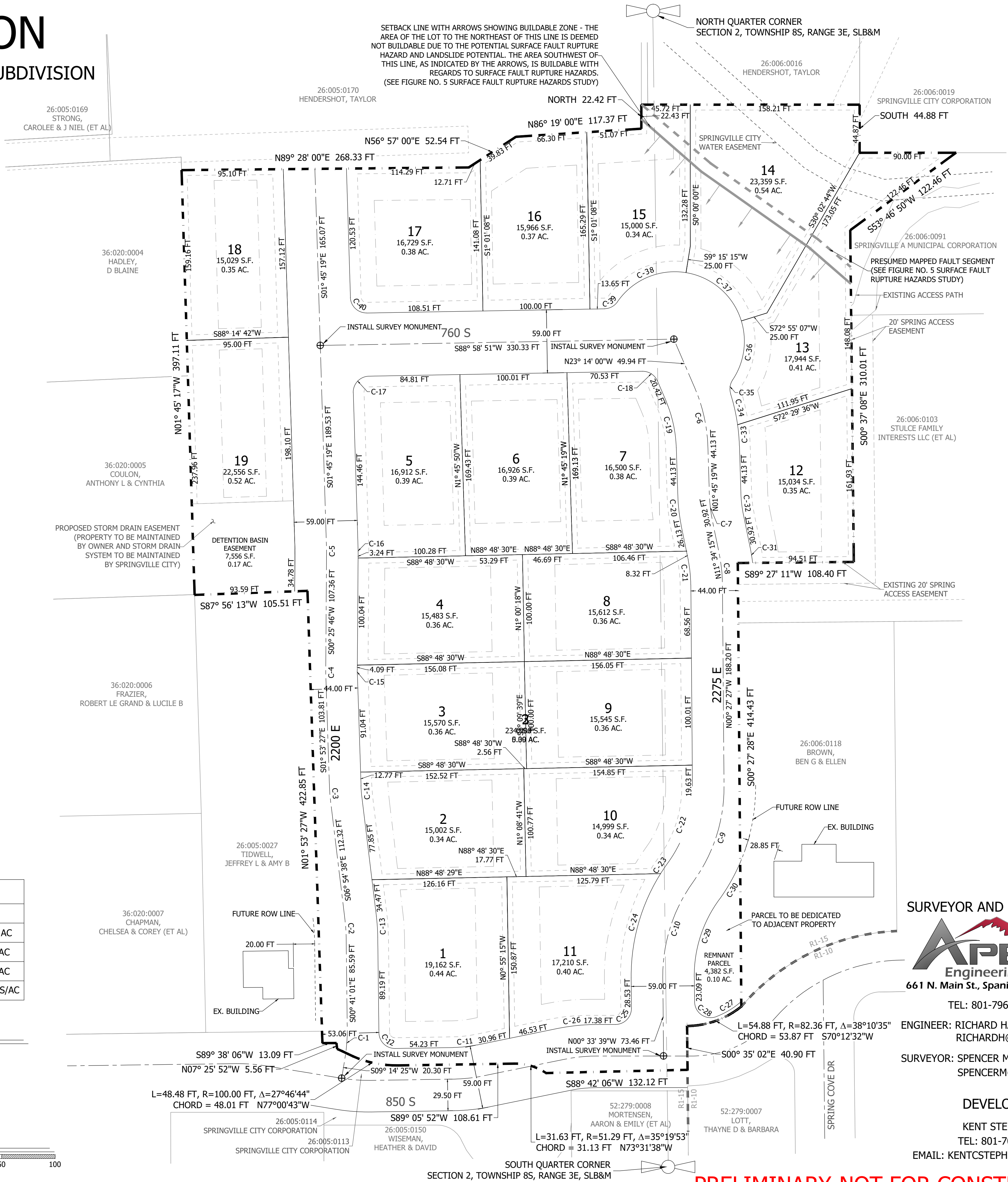
--- PROPERTY BOUNDARY
--- EASEMENT LINE



LOT LAYOUT

SCALE: 1" = 50'

0 50 100



SURVEYOR AND ENGINEER:

APEX
Engineering, Inc.
661 N. Main St., Spanish Fork, UT

TEL: 801-796-2277

ENGINEER: RICHARD HATFIELD, P.E.
RICHARDH@APEX20.COM

SURVEYOR: SPENCER MCCUTCHEON, P.L.S.
SPENCERM@APEX20.COM

DEVELOPER:

KENT STEPHENS
TEL: 801-706-3085

EMAIL: KENTCSTEPHENS@GMAIL.COM

SPRING CANYON
COVER SHEET

LOCATION: SPRINGVILLE, UT

FOR: KENT STEPHENS

DRAWING:

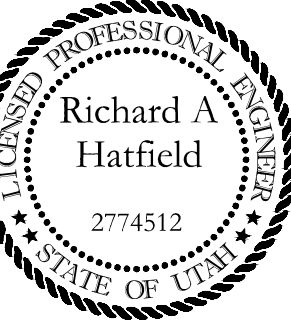
C-1

REVISIONS

REMARKS

DATE

BY



DATE: 7-14-23

PRELIMINARY-NOT FOR CONSTRUCTION