# Wednesday, February 28, 2024
# Development Review Committee

**DEVELOPMENT REVIEW COMMITTEE AGENDA**
**PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the City Council Chambers at Library Hall, 80 South Main Street, Second Floor, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.**

## 1. Approval of Minutes

A. February 21, 2024.

## 2. Final Plat

A. PARKWAY PLAZA PHASE 2 AMENDED. This proposal involves amending a previously approved plat to allow for modifications to the building footprint of a commercial building located at 1642 East Spanish Fork Parkway.

B. SHELLY ACRES SUBDIVISION PLAT A. The proposal involves approval of a Final Plat for a Master Planned Development including thirteen residential lots located at approximately 700 North Spanish Fork Parkway.

## 3. Zone Change

A. L&S COMMERCIAL DEVELOPMENT ENHANCEMENT OVERLAY. This proposal would allow for reduced side and rear setbacks for a commercial development located at 1100 South Main Street.

## 4. Preliminary Plat and Zone Change

A. RIVER RUN TOWNHOMES EXPANDED. The proposal involves changing the current zone from R-R to R-3 with the Master Planned Development Overlay and to approve a Preliminary Plat for a Master Planned Development with 201 multi-family residential units to be located at approximately 300 East Volunteer Drive.

## 5. Adjourn

**Draft Minutes**
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 21, 2024

Staff Members Present: **Chris Thompson**, Public Works Director; **Seth Perrins**, City Manager; **Dave Anderson**, Community Development Director; **Brandon Snyder**, Senior Planner; **Mary Martin**, Associate Planner; **Kimberly Brenneman**, Development Coordination Manager; **Vaughn Pickell**, City Attorney; **Ana Burgi**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Senior Engineer; **Marcie Clark,** Department Development Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer,** Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Kasey Woodard**, Community Development Secretary.

Citizens Present: Caleb Christen, Brad Ling, Doug McIntier, Marci Boyle, Brad Boardman, Chris Childs.

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

## MINUTES

**February 14, 2024**

Seth Perrins **moved** to approve the minutes of February 21, 2024.

John Little **seconded** and the motion passed all in favor.

## FINAL PLAT

**PARKWAY PROFESSIONAL PLAZA PHASE 2 AMENDED**

Brandon Snyder stated this is a request to make two modifications to a recorded plat. He stated the first change is to align the driveway location on Spanish Fork Parkway, and the second change is to shift the building on the east. He stated the application is currently under staff review and additional redlines may need to be addressed.

Jake Theurer stated there were some concerns with the location of the transformer but stated that this has been resolved.

Chris Childs was present to speak on the amendment. He stated the reason for the rotation of the east building is there was not enough room for the transformer on the plans the City had prepared, so he stated they are rotating the building so that the existing transformer will still be close to the building but can remain on the pad and not be moved. He stated the Larson building is already hooked up to it and they do not want to remove the power from that building. He stated that this change has facilitated the need to modify the addressing. He stated there was also an error with the name that was recorded with the County. He stated it was recorded as Parkway Professional Plaza Phase 2 when it should have been recorded as Parkway Plaza Phase 2. He stated that this is not really an amendment of the plat but more of a vacation of the incorrectly titled plat. He stated they do not intend to move the transformer and wanted to ensure that they are on the same page with the Power Department.

Jake Theurer stated that he was under the impression that they were moving the location of the transformer and feels there are potential concerns with this that he stated will need to be worked out.

Chris Thompson asked if this works and it was stated that no this does not work and that the elevation would be too low.

There was discussion about staff members conducting a site visit to come to a solution. There was further discussion about if the location of the transformer is not moving, does that still require the footprint of the building to be adjusted and it was stated that there are other concerns involved that warrant the building being moved.

Seth Perrins asked if Chris Childs' main concern would be cutting the power to the Larson building and Chris stated yes and the cost associated with cutting the power would increase as he would have to power the Larson building by generator.

There was discussion on the time frame that the Larson building would potentially be without power and it was discussed that the turnaround could be within a day dependent on the electrician.

Seth Perrins suggested this work could be conducted over a weekend to help alleviate the loss of power.

Chris Thompson asked Chris Childs if he wished to proceed with today's approval. He stated that if the DRC approved it today, there would be a condition of approval that the transformer would need to be raised or moved.

Jered Johnson asked if they are planning to realign the buildings and Chris Childs stated they have already paid to have Atlas engineering realign the building. He stated that excavation has already begun based on the building being rotated to allow the transformer to stay where it currently is.

There was a brief discussion that this is the most cost-effective way to mitigate the transformer concerns.

Chris Thompson asked if he would like to proceed with the approval that includes the condition to raise the transformer.

Chris Childs stated that he would like to proceed with the approval.

Dave Anderson **moved** to approve the proposed Parkway Professional Plaza Phase 2 Amended Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That any issues related to the existing transformer be addressed in a manner that is satisfactory to the City's Power Department.

Seth Perrins **seconded** the motion.

Vaughn Pickell asked for clarification that this should not be an amended plat, but rather a new plat that is vacating the prior plat, and that the name is not Parkway Professional Plaza it is just Parkway Plaza Phase 2. He then asked Dave Anderson for clarification on his motion and asked if it included the raising of the power transformer.

Dave Anderson stated that this would be relative to the redline comments.

Vaughn Pickell then asked if this was included in the redlines, that the transformer be raised? He feels that there was a decision made by the DRC that the transformer would be raised and not moved. He feels there might be confusion and he would like to make it clear for the record and to ensure both City and applicant are on the same page.

Dave Anderson was happy to add a third condition of approval that states "That the transformer be raised in a manner that is satisfactory to the Power Department."

Chris Thompson asked if there is anything about the naming that needed to be addressed in the redlines and Vaughn Pickell stated no this does not need to be a condition of approval.

There was a brief discussion on the amendment of record plats and the process the City takes.

Dave Anderson **moved** to approve the amended motion for Parkway Professional Plaza Phase 2 Amended Final Plat.

Seth Perrins **seconded** the amended motion and the motion **passed** all in favor.

After the motion was made, Jake Theurer requested the motion read that the transformer be raised or relocated that would be satisfactory to the Power Department.

Dave Anderson stated that he is comfortable with having the third condition read: "Any issues related to the existing transformer on the site, be addressed in a manner that is satisfactory to the City's Power Department."

Dave Anderson **moved** to approve the amended motion for Parkway Professional Plaza Phase 2 Amended Final Plat.

Seth Perrins **seconded** the amended motion and the motion **passed** all in favor.

Chris Childs was not in favor of the amended motion as he feels this leaves the final say in the hands of the Power Department and he does not feel this is acceptable. He stated they put the transformer in horizontally in accordance with the plans prepared by the City's Power Department. He feels this is going to incur a large expense on his part by having to move the transformer instead of just raising it. He acknowledged that the vertical aspect of the transformer is incorrect and he takes that responsibility, but insists that the horizontals were built to the City's standards.

Chris Thompson asks why he would object to being given an additional option and Chris Childs feels that if the Power Department ultimately does not like where the transformer is located, they may require him to move it.

Jake Theurer stated this amendment is just covering bases and they are not removing the applicant's options; they are merely giving further allowance on whether the transformer can be relocated or raised.

Chris Childs still was unhappy with this option and Seth Perrins suggested continuing this discussion to allow the Power Department and the applicant time to discuss and come to a solution that the applicant is comfortable with. Chris Childs was fine with this option and it was decided that this will be continued to the next DRC meeting.

Dave Anderson **moved** to Continue the proposed Parkway Professional Plaza Phase 2 Amended Final Plat.

Seth Perrins **seconded** and the motion **passed** all in favor.

## CONCEPT REVIEW

### U-HAUL CONCEPT

Brand Ling approached the podium and stated that they would love to bring their business to Spanish Fork.

Brandon Snyder stated the current use for the concept is not a permitted use. He stated this would be an internal, climate-controlled storage unit. He stated there is nothing like this in Spanish Fork City. He stated the applicant would need to apply to change the zoning to allow the use in the area. He stated engineering pointed out a concern with the access point. He stated that setbacks would need to be verified as well. He stated the plans were unclear as both parcels were listed, on the parcel with an existing residential home on one parcel.

Brad Ling stated they did not acquire the parcel with the home on it and do not plan to purchase it and the residential home will remain on the property. He gave a brief presentation of what the site will offer to the residents of Spanish Fork City. He stated the City code does not have anything that matches what they offer and this is why they are coming to the City with their concept as they feel their business can bring a lot to the

community. He stated all storage would be contained inside the units, with nothing stored outside.

Doug McIntier spoke briefly about how the larger 26-foot moving truck will not be able to pass emissions for patrons to rent and move so he stated that the U-Boxes that are shipped will be the future of moving people long distances.

Byron Haslam stated there will be access concerns that will need to be addressed.

There was further discussion regarding the existing home and the addressing of the property. It was stated the two parcels will need to be subdivided and recorded. There was discussion that there is enough frontage with the parcel. The access points on Arrowhead Trail were discussed and it was stated that there needs to be at least 350 feet between the two access points on Mill Road. It was discussed that the applicants would need to submit a site plan application.

Dave Anderson stated that he is agnostic to the use of the property but gives thought to the feeling that the Planning Commission would have on the future use of this area. He stated the City has been anticipating a different use for the area than what is being proposed today, but feels this area is better suited for the use being proposed rather than the other areas that are zoned Commercially. He stated that until now, the City code has not contemplated this use being allowed in the C-2 General Commercial Zone.

Chris Thompson asked if Dave recommends that the applicant provide elevations to the Planning Commission and Brad Ling stated they have colored elevations with them today that they can share with the Committee.

Seth Perrins stated that the applicants should only share elevations of what they are planning to build, and not provide bait and switch plans.

Brad Ling stated the concept designs they provide are generally very close to what the final build will look like. He then gave insight into what they have built in other cities and stated they typically try to match the buildings to the area.

Vaughn Pickell stated the applicant may need to submit a Zone Map and Zone Text Amendment.

Seth Perrins stated this is not exactly the retail use he had in mind for this area. He asked how tall the buildings are planned to be and it was stated they will be 48 feet tall or 3 stories.

There was concern that this is a very prominent corner that could be used for retail or a restaurant and it was asked if the design has been left open to potentially add this and it was stated that idea was not likely. There was discussion on this concept going before the Planning Commission to get feedback from the Commissioners next month.

**LANGAN WAREHOUSE CONCEPT**

Marci Boyle was present to represent the concept. She stated the development would be a million square foot warehouse/distribution center type use. She stated this has been reviewed with UDOT and they had a pre-application meeting to discuss the accesses and she stated they were instructed to apply for a conditional access permit with UDOT. She stated the primary access would be located by the guardhouse with a second seasonal access located off 600 West that would be accessible only during peak seasons of the year. She stated there will be 500 employee parking spaces. She spoke briefly about the fire suppression system and how it is designed for the building and the grading design along with the storm water retention location. She stated there is a potential need for a storm water pump to dewater the basins due to the changes in elevations. She described the elevation changes that are specific to the site. She stated there is also a space that is dedicated to a hydrogen storage tank.

Vaughn Pickell asked why there would be hydrogen located on the site and Marci stated she is unsure but she will get with her team and provide that information later.

Brandon Snyder stated the access points are the main concerns, but stated that these concerns can be addressed through redlines and feels they can be worked through easily.

There was a brief discussion on whether a traffic light will be needed at the intersection and a traffic study was suggested and Marci stated they are currently working on that and stated that UDOT is also requiring a traffic study be conducted for the area and the study will include a signal warrant analysis for the intersection.

Seth Perrins inquired about the “seasonal” access point on 600 West and it was stated this is only open during the peak winter holiday season for the larger trucks. He feels it would be better if it were moved further south away from the highway.

Dave Anderson states that the City will expect to see the City codes followed with landscaping and other design work. He stated the City staff are available and happy to answer any questions the applicants may have in the design process.

Brad Boardman stated the reason the site has hydrogen storage is because all the forklifts are hydrogen powered.

Marci Boyle acknowledged there was a potential conflict with the location of an existing utility pole and the primary guard house entrance and asked if they can work with staff on the relocation and Jake Theurer stated this is Rocky Mountain Powers on SR-77 and he stated the City Power Department is working with them to do a joint line. So, he said this coordination for the pole relocation would need to happen now.

Ana Burgi inquired how the designated smoker's shelter that is illustrated on the design complies with Utah's Clean Air Act and Marci stated this is a standard that is provided by the business on all their buildings. She stated they are fully enclosed and ventilated and not open to the outside air.

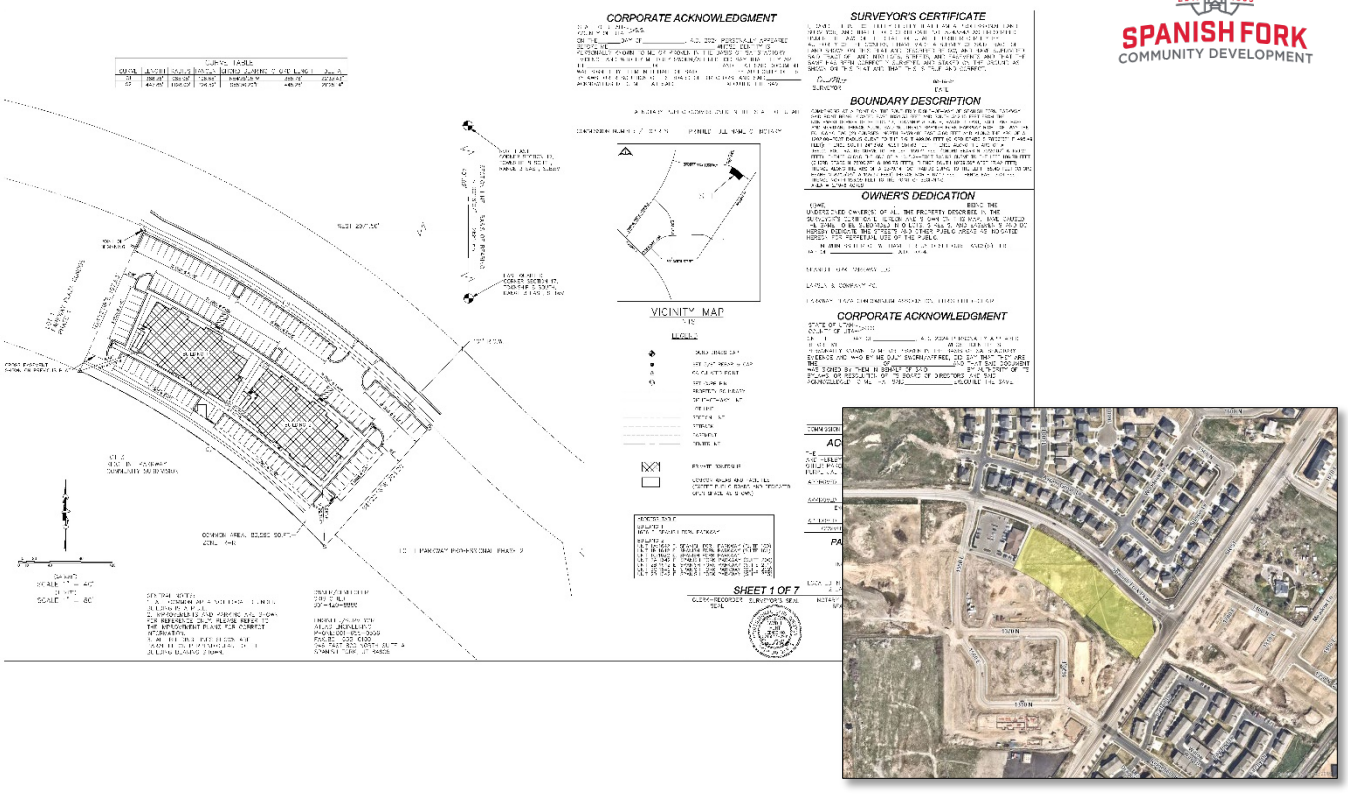
Marci Boyle asked the Committee about the City's 6-foot height restriction on fencing standards as they had included a design featuring an 8-foot fence height and it was stated they can apply for an acceptance by City Council during the site plan application process.

There was discussion on if the design will contain EV charging stations for employees and it was stated that at this time there is no plan to add charging stations for employee vehicles but it was stated that there are charging stations for the electric trucks. It was stated that the most inexpensive power in the City is solar power and it was suggested the applicant look at solar panels for the top of the building.

Seth Perrins moved to adjourn the meeting at 11:18 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary




## Parkway Professional Plaza Phase 2 Amended (Condominium Plat) Final Plat Approval Request

February 28, 2024, Development Review Committee meeting.

Located at 1642 East Spanish Fork Parkway, including 2.19 acres.

The subject property is zoned C-2 General Commercial.

The applicant has requested Final Plat approval for an eight (8) unit condominium plat.

## Key Issues

1. Conformity with state statute for condominium plats.
2. Cross access and parking easement.
3. Improvements.
4. Power.

## Recommendation

That the proposed Final Plat for the Parkway Plaza Condominiums Phase 2 be approved based on the following finding and subject to the following conditions.

**Finding**

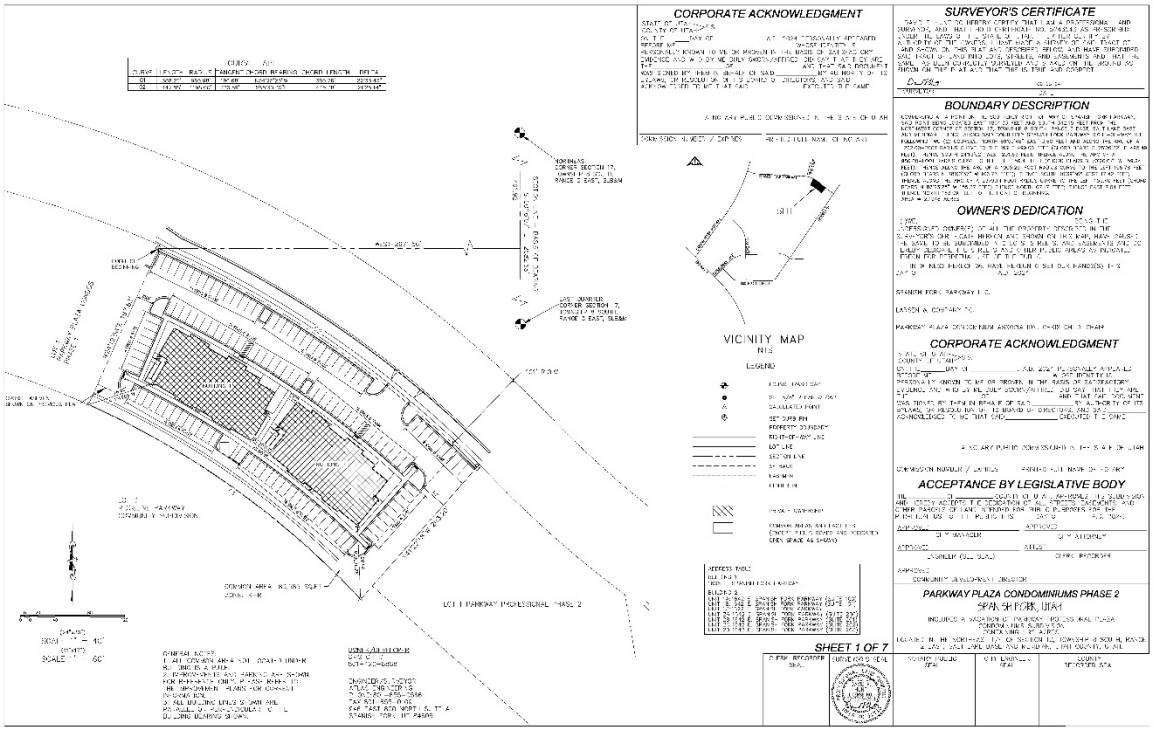
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

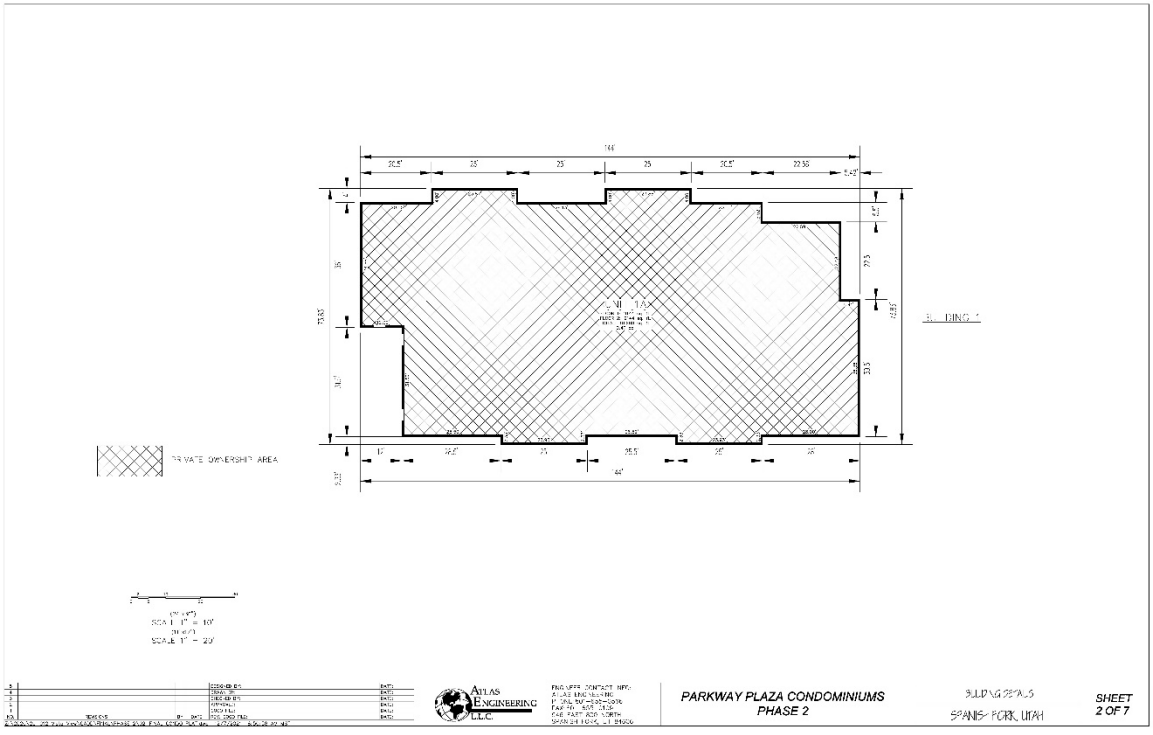
**Conditions**

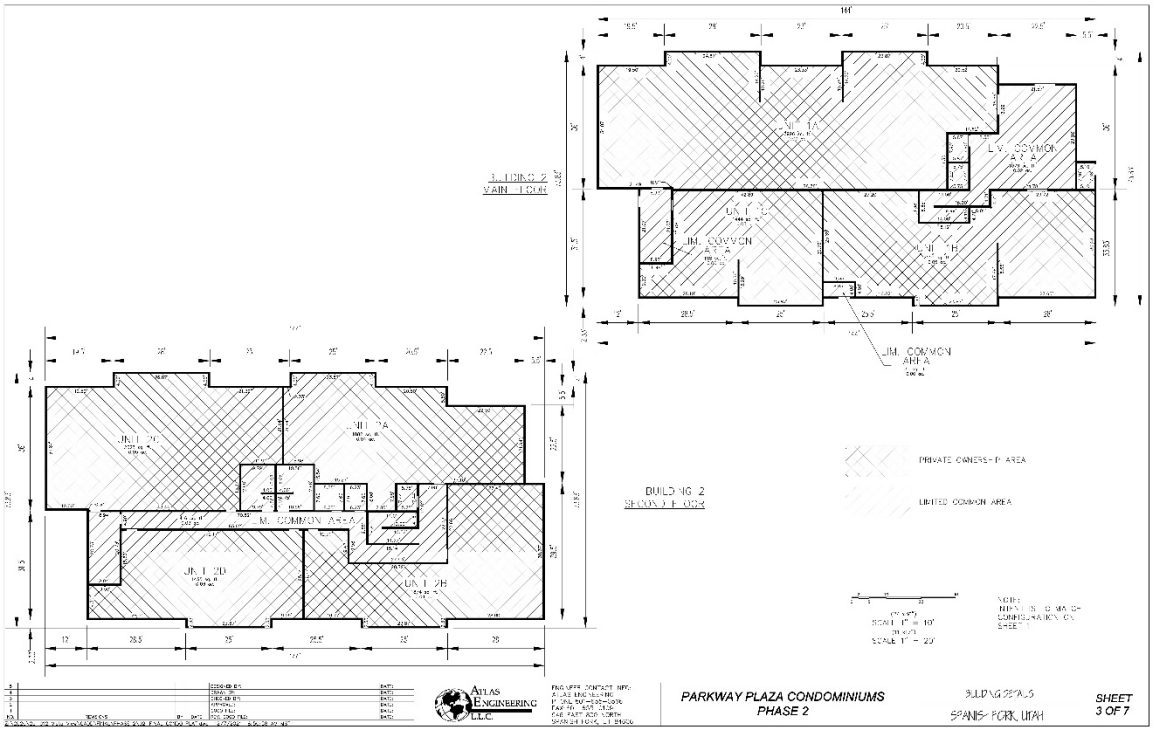
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

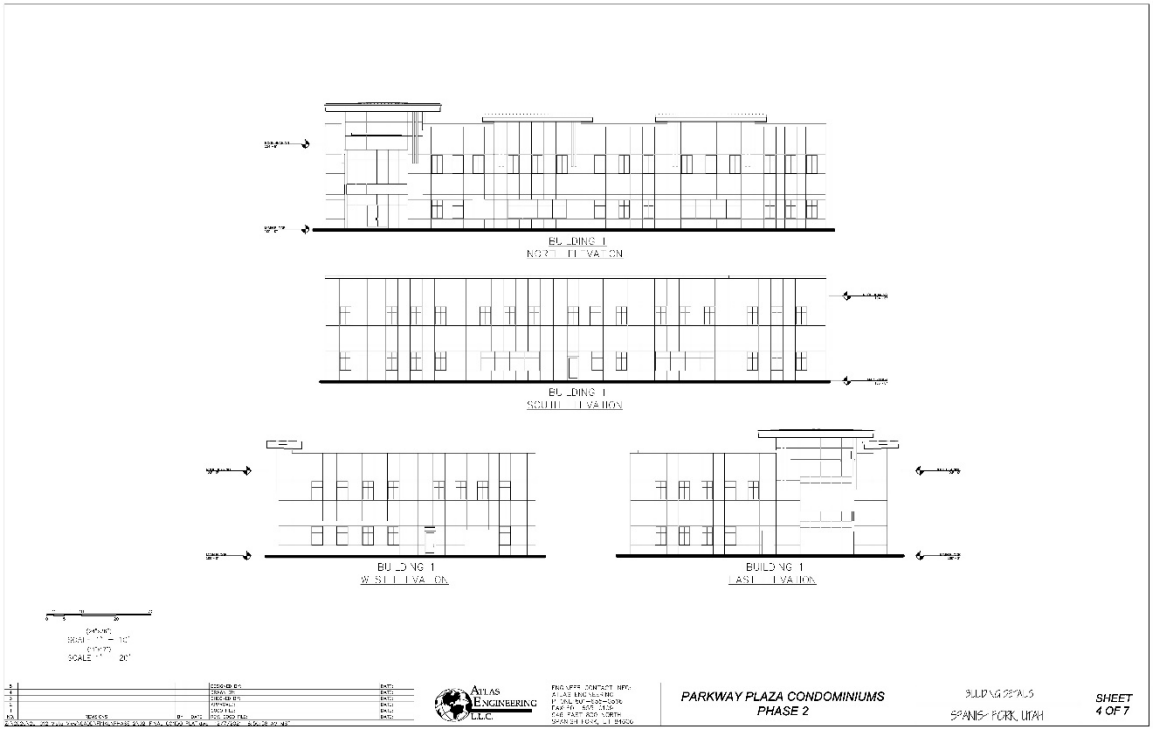
## Exhibits

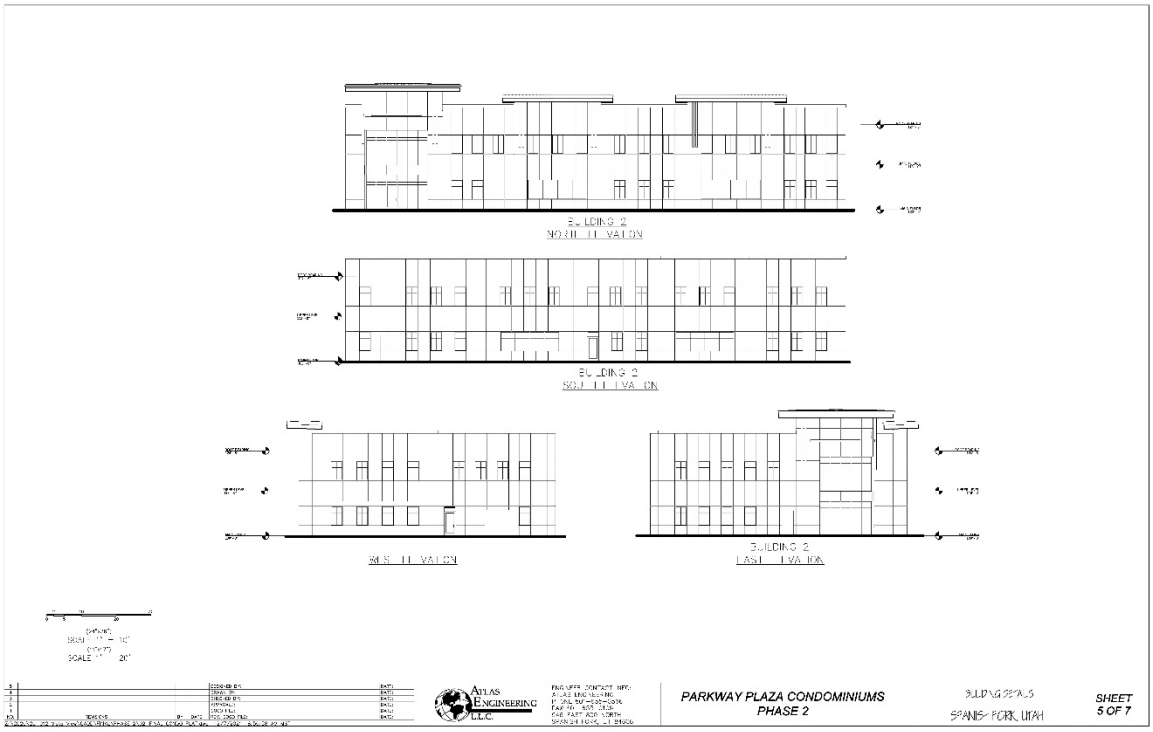
1. Condominium Plat.
2. Site Plan.

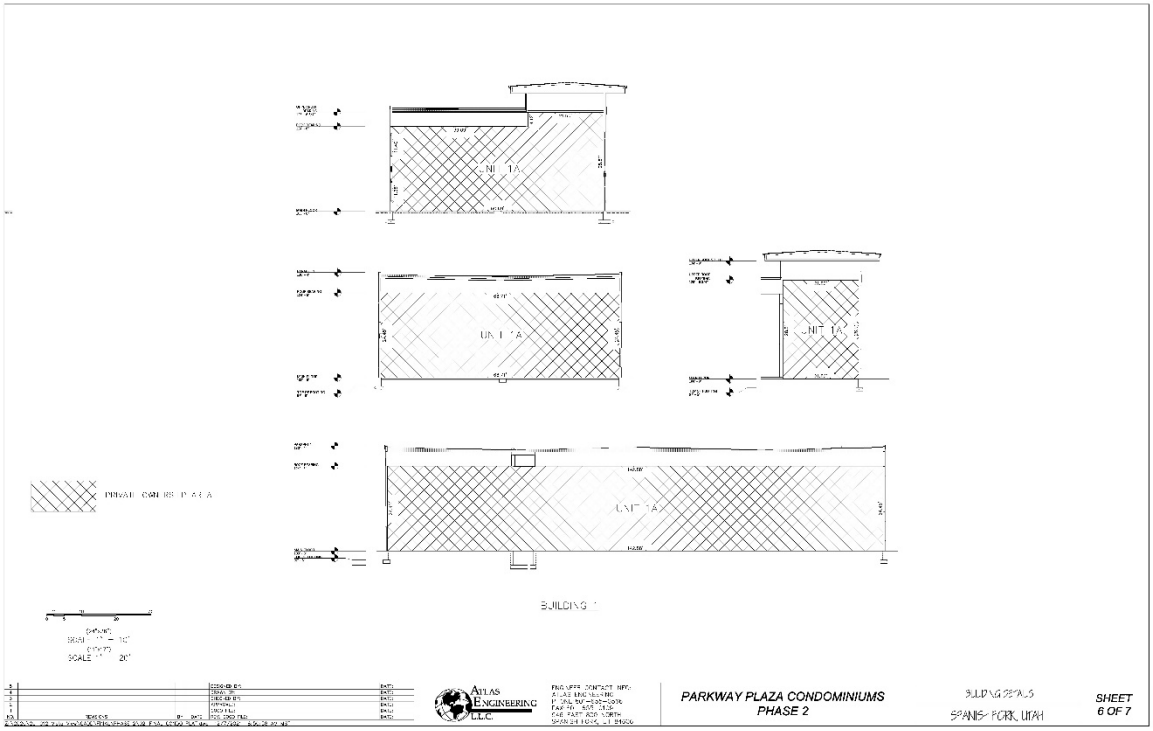

CORPORATE ACKNOWLEDGMENT
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PARKWAY PLAZA CONDOMINIUMS PHASE 2
SPAN, SPANISH FORK, UTAH
VICINITY MAP
LEGEND
SHEET 1 OF 7

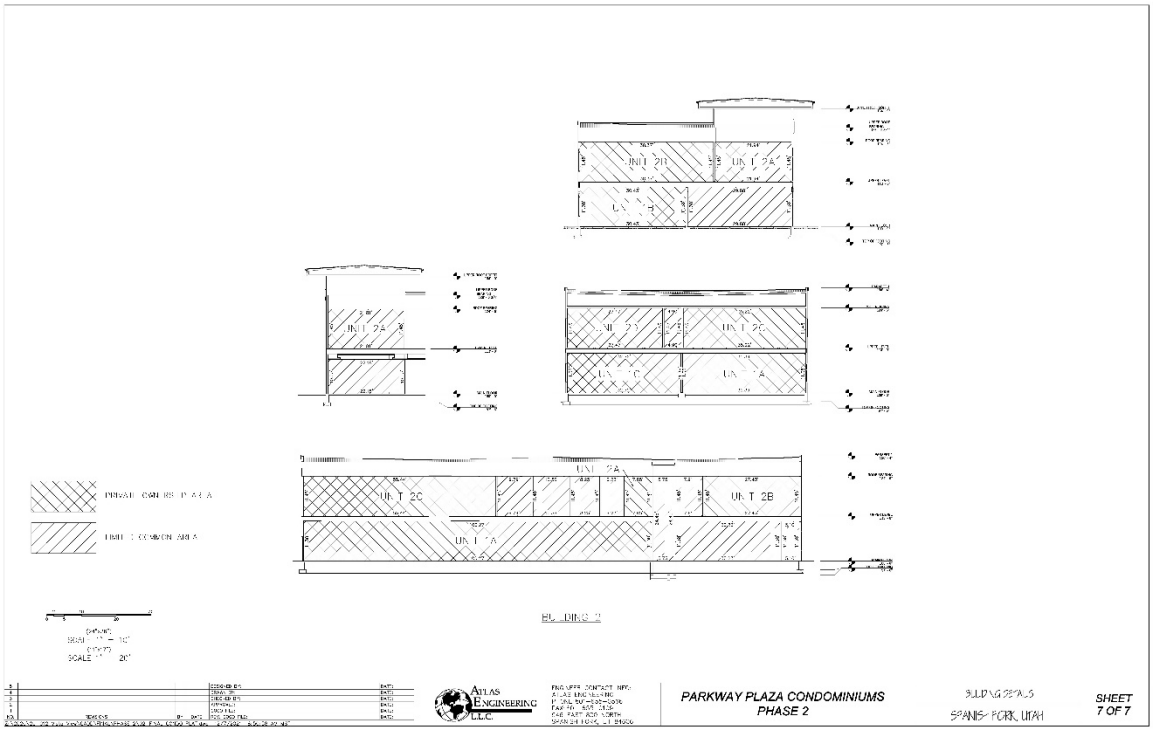

PRIVATE OWNERSHIP AREA
PARKWAY PLAZA CONDOMINIUMS PHASE 2
SPANISH FORK, UTAH
SHEET 2 OF 7


BUILDING 2
MAIN FLOOR
UNIT 2A
UNIT 2B
UNIT 2C
UNIT 2D
UNIT 2E
UNIT 2F
UNIT 2G
UNIT 2H
LIM. COMMON AREA
M. COMMON AREA
BUILDING 2
SECOND FLOOR
PRIVATE OWNERSHIP AREA
LIMITED COMMON AREA
ATLAS ENGINEERING L.L.C.
PARKWAY PLAZA CONDOMINIUMS
PHASE 2
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET
3 OF 7


BUILDING 1
NORTH ELEVATION
BUILDING 1
SOUTH ELEVATION
BUILDING 1
WEST ELEVATION
BUILDING 1
EAST ELEVATION
ATLAS ENGINEERING L.L.C.
PARKWAY PLAZA CONDOMINIUMS
PHASE 2
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET
4 OF 7


BUILDING 2
NORTH ELEVATION
BUILDING 2
SOUTH ELEVATION
WEST ELEVATION
BUILDING 2
EAST ELEVATION
SCALE 1" = 20'
ATLAS ENGINEERING L.L.C.
PARKWAY PLAZA CONDOMINIUMS
PHASE 2
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET
5 OF 7


UNIT 1A
UNIT 1A
UNIT 1A
UNIT 1A
PRIVATE OWNERSHIP AREA
BUILDING 1
SCALE 1" = 20'
ATLAS ENGINEERING L.L.C.
PARKWAY PLAZA CONDOMINIUMS
PHASE 2
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET
6 OF 7


UNIT 2A
UNIT 2B
UNIT 2C
UNIT A
UNIT C
PRIVATE OWNERSHIP AREA
UNIT COMMON AREA
BUILDING 2
ATLAS ENGINEERING L.L.C.
PARKWAY PLAZA CONDOMINIUMS
PHASE 2
SHEET
7 OF 7

# PARKWAY PROFESSIONAL PLAZA PHASE II

SITE PLAN
SPANISH FORK, UTAH
FINAL PLAN SET
FEBRUARY 2024

SHEET NO. 1

-SHEET INDEX-

| SHEET | SHEET NAME |
|---|---|
| 1 | COVER |
| 2 | FINAL PLAT |
| 3 | OVERALL SITE PLAN |
| 4 | EXISTING TOPOGRAPHY |
| 5 | TBC PLAN |
| 6 | DRAINAGE PLAN |
| 7 | ELECTRICAL PLAN |
| DT-1 | CITY DETAIL SHEET |
| DT-2 | CITY DETAIL SHEET |

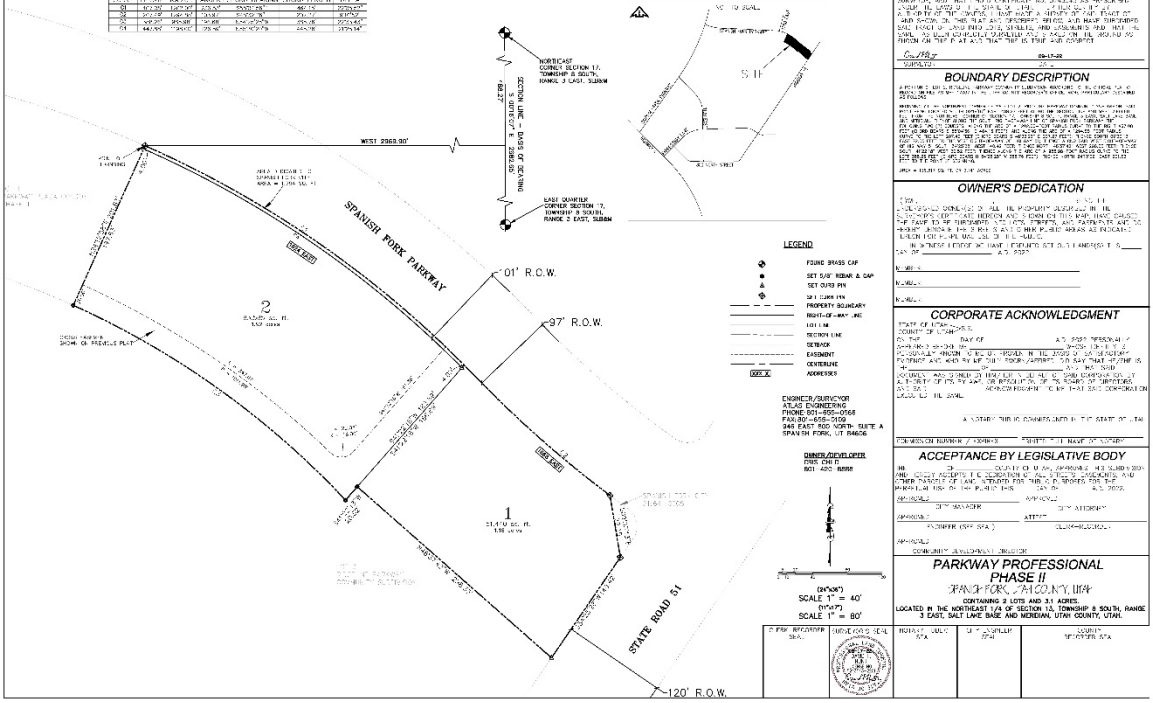
LEGEND
(APPLIES TO ALL SHEETS)

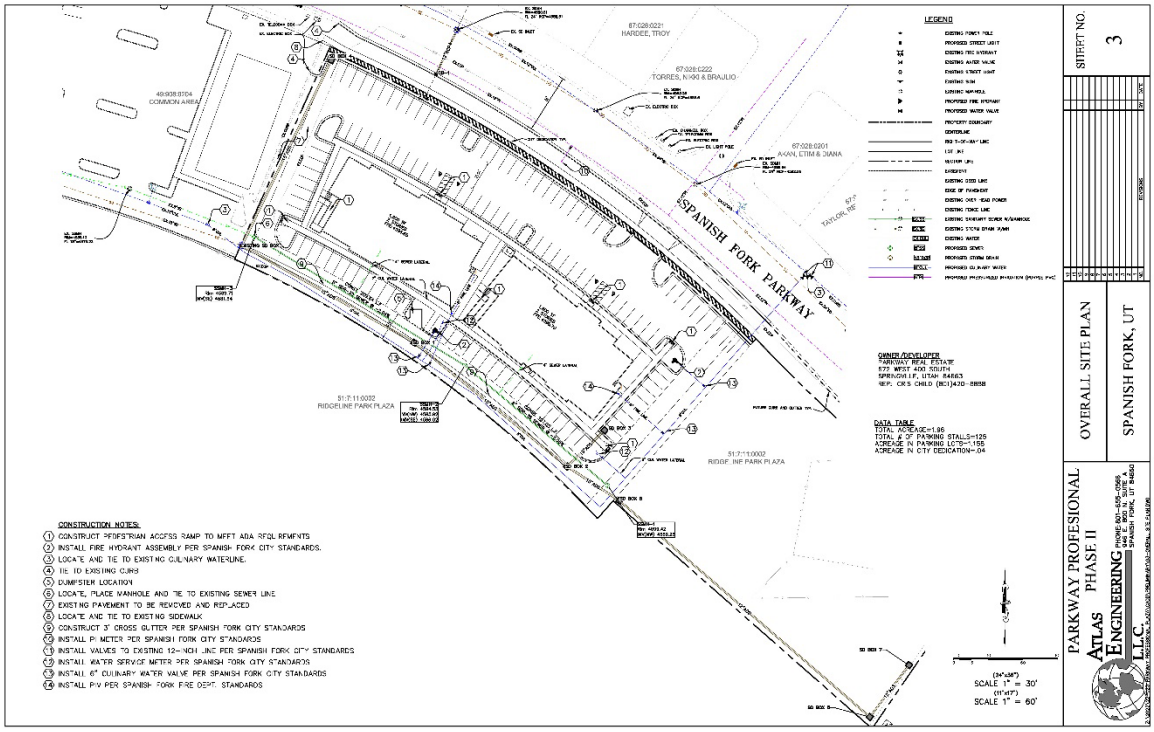
OWNER/DEVELOPER
PARKWAY REAL ESTATE
877 WEST 400 SOUTH
SPRINGVILLE, UTAH 84663
REP. CRIS CHILD (801)420-8858

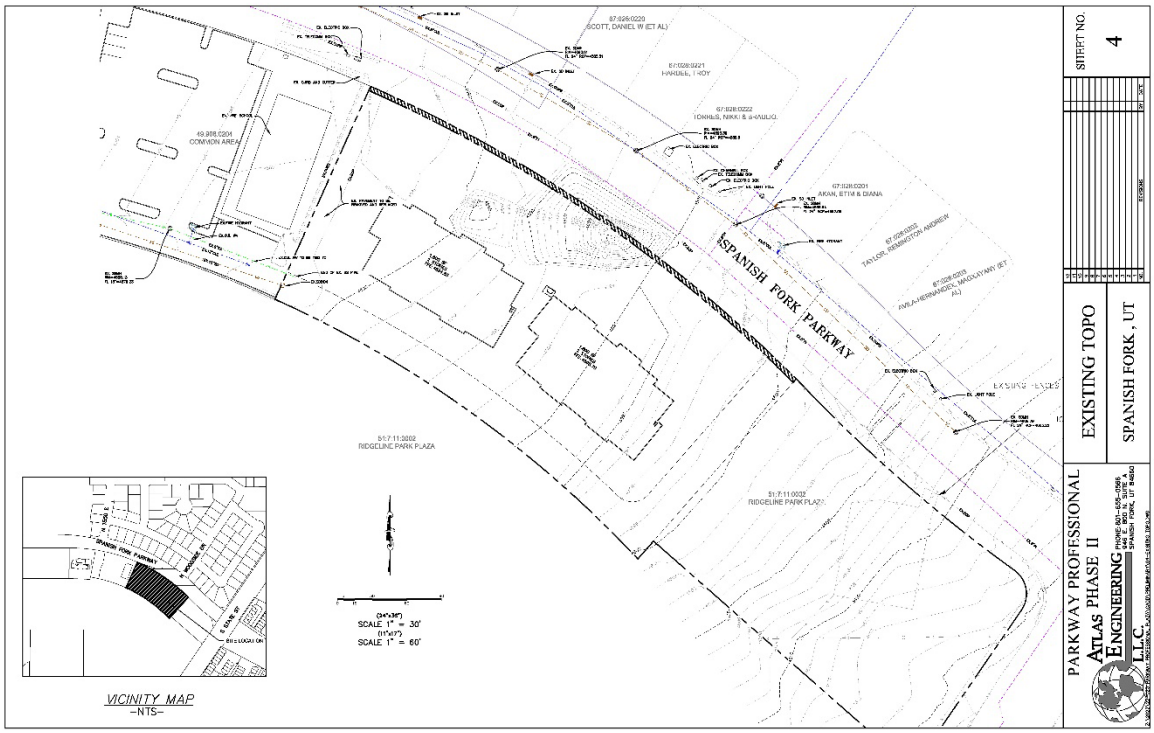
VICINITY MAP
-NTS-

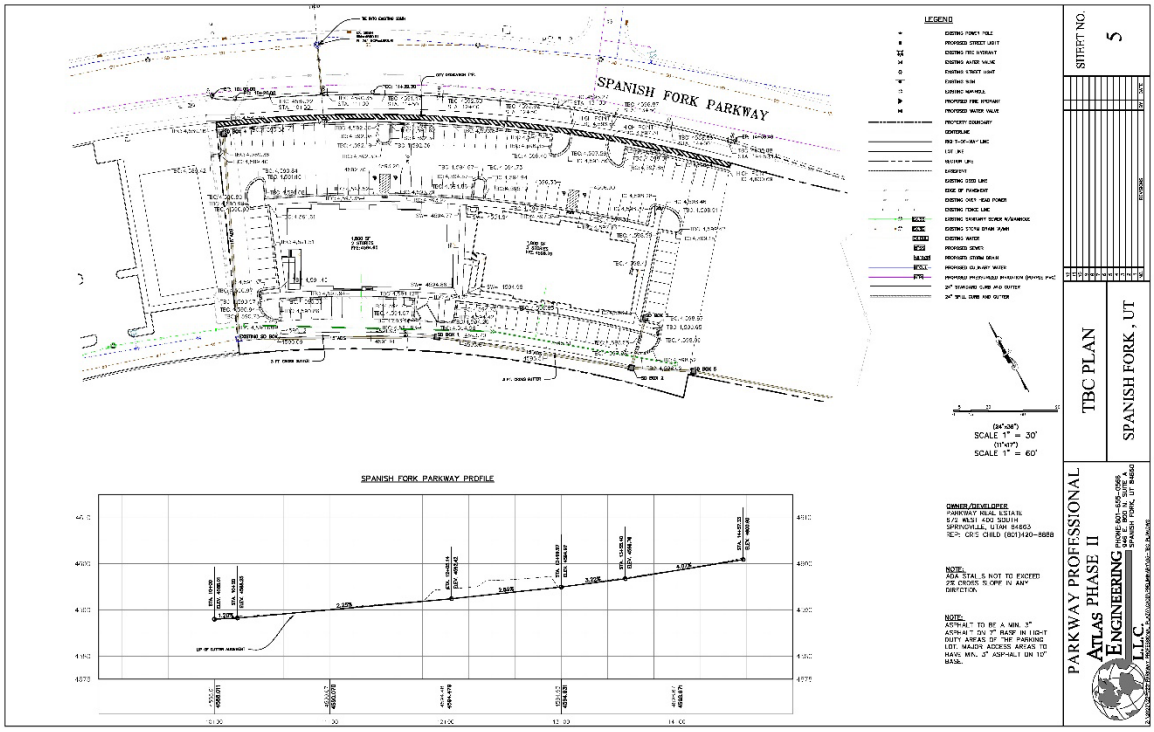
COVER SHEET
SPANISH FORK, UT

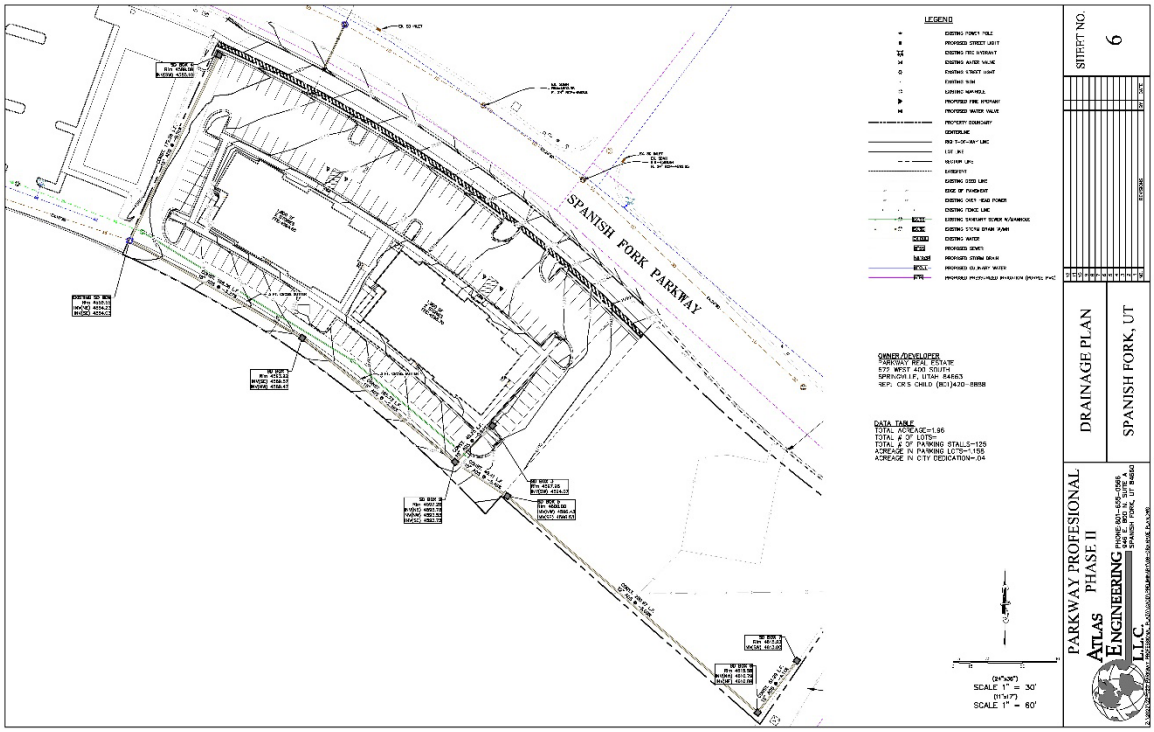
PARKWAY PROFESSIONAL
ATLAS PHASE II
ENGINEERING L.L.C.

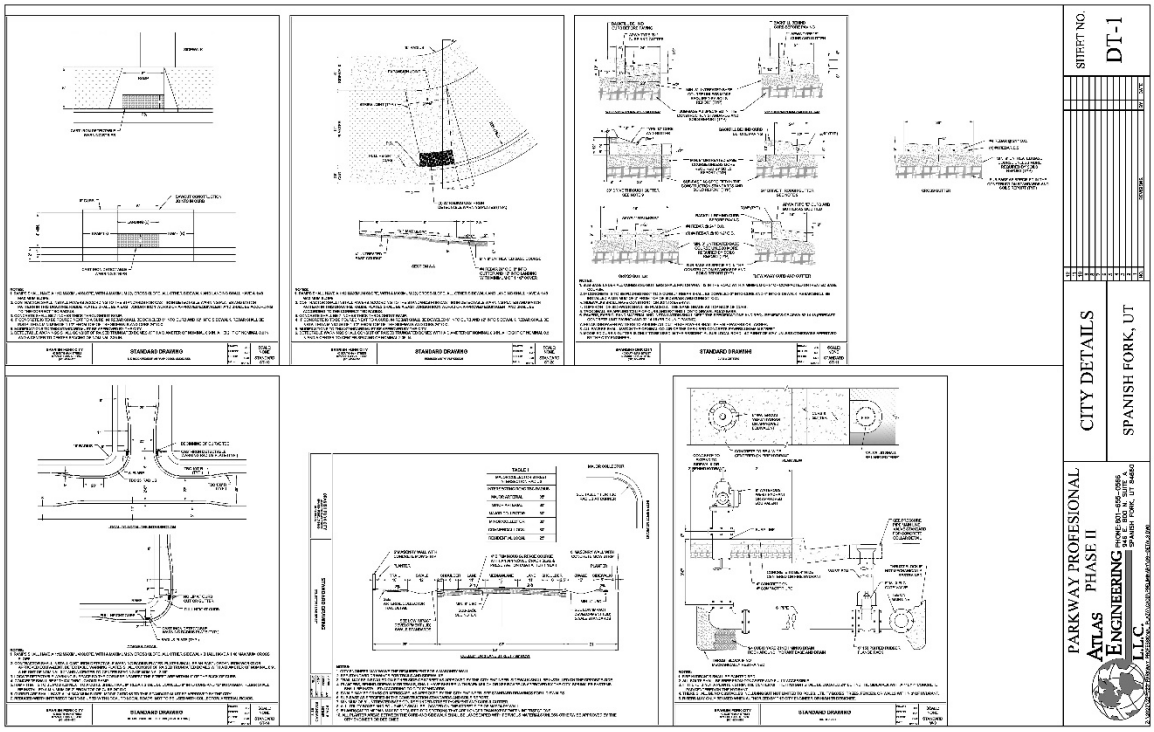


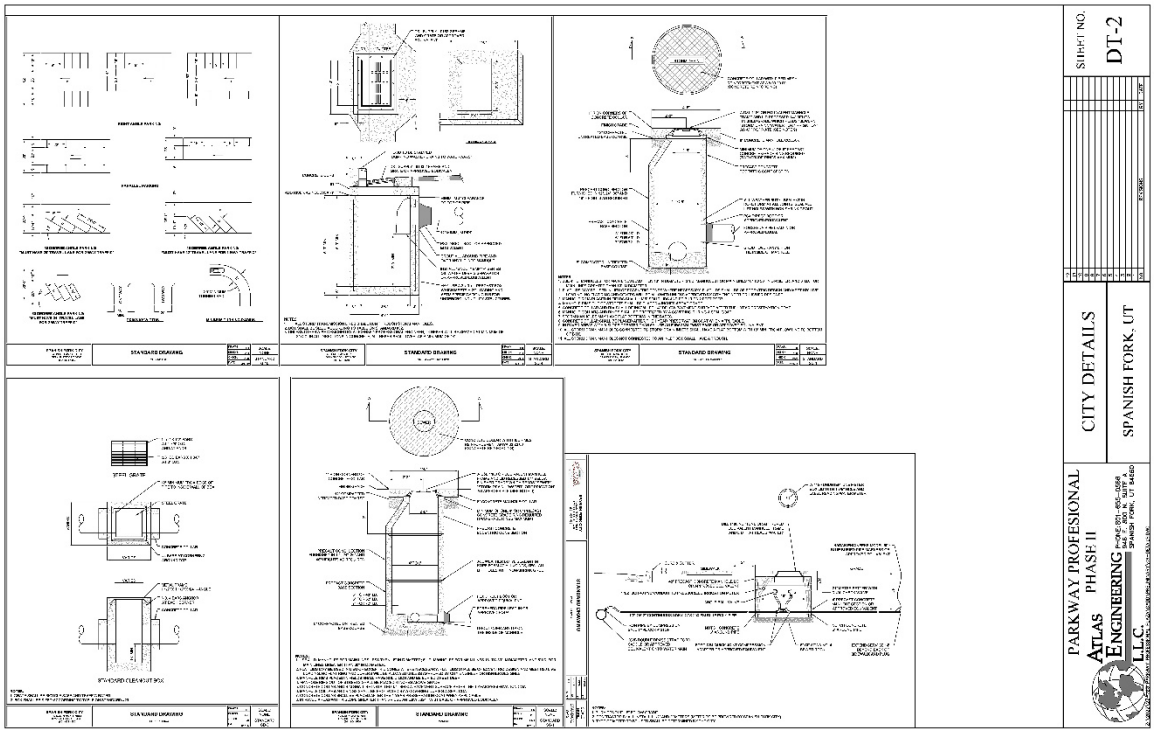

SPANISH FORK PARKWAY
LEGEND
CONSTRUCTION NOTES:
1 CONSTRUCT PEDESTRIAN ACCESS RAMP TO MEET ADA REQUIREMENTS
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
4 TIE TO EXISTING CURB
5 DUMPSTER LOCATION
6 LOCATE, PLACE MANHOLE AND TIE TO EXISTING SEWER LINE
7 EXISTING PAVEMENT TO BE REMOVED AND REPLACED
8 LOCATE AND TIE TO EXISTING SIDEWALK
9 CONSTRUCT 3' CROSS GUTTER PER SPANISH FORK CITY STANDARDS
10 INSTALL PI METER PER SPANISH FORK CITY STANDARDS
11 INSTALL VALVES TO EXISTING 12-INCH LINE PER SPANISH FORK CITY STANDARDS
12 INSTALL WATER SERVICE METER PER SPANISH FORK CITY STANDARDS
13 INSTALL 6" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS
14 INSTALL PIV PER SPANISH FORK FIRE DEPT. STANDARDS
OWNER/DEVELOPER
DATA TABLE
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UT
PARKWAY PROFESIONAL PHASE II
ATLAS ENGINEERING L.L.C.

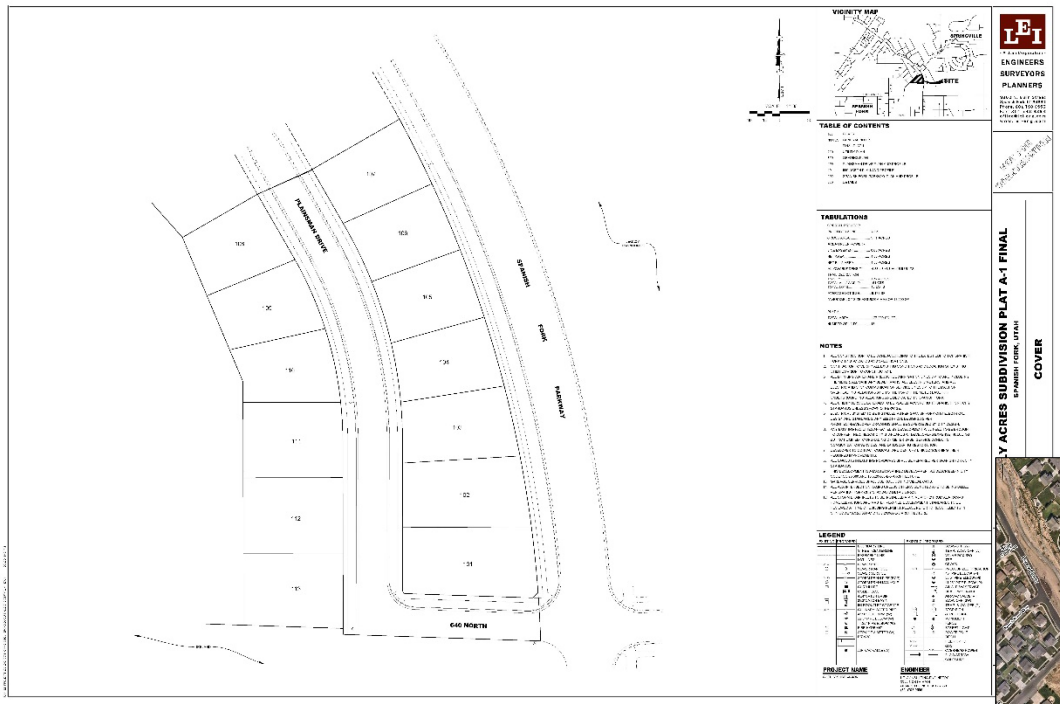

SPANISH FORK PARKWAY
VICINITY MAP
-NTS-
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 4
EXISTING TOPO
SPANISH FORK , UT
PARKWAY PROFESSIONAL PHASE II
ATLAS ENGINEERING L.L.C.


SPANISH FORK PARKWAY
SPANISH FORK PARKWAY PROFILE
LEGEND
SHEET NO. 5
TBC PLAN
SPANISH FORK , UT
PARKWAY PROFESSIONAL PHASE II
ATLAS ENGINEERING L.L.C.


SPANISH FORK PARKWAY
LEGEND
SHEET NO. 6
DRAINAGE PLAN
SPANISH FORK, UT
PARKWAY PROFESIONAL PHASE II
ATLAS ENGINEERING L.L.C.


SHEET NO.
DT-1
CITY DETAILS
SPANISH FORK, UT
PARKWAY PROFESIONAL
PHASE II
ATLAS ENGINEERING L.L.C.


SHEET NO.
DT-2
CITY DETAILS
SPANISH FORK, UT
PARKWAY PROFESIONAL
PHASE II
ATLAS ENGINEERING L.L.C.






## Shelly Acres Subdivision Plat A Final Plat Approval Request

February 28, 2024, Development Review Committee meeting.

Located at approximately 700 North Spanish Fork Parkway, including 5.71 acres.

The subject property is zoned R-1-9.

The applicant has requested that a Final Plat be approved.

## Key Issues

1. Improvements.
2. Street Trees.

## Recommendation

That the proposed Final Plat be approved based on the following finding and subject to the following conditions.

**Finding**

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

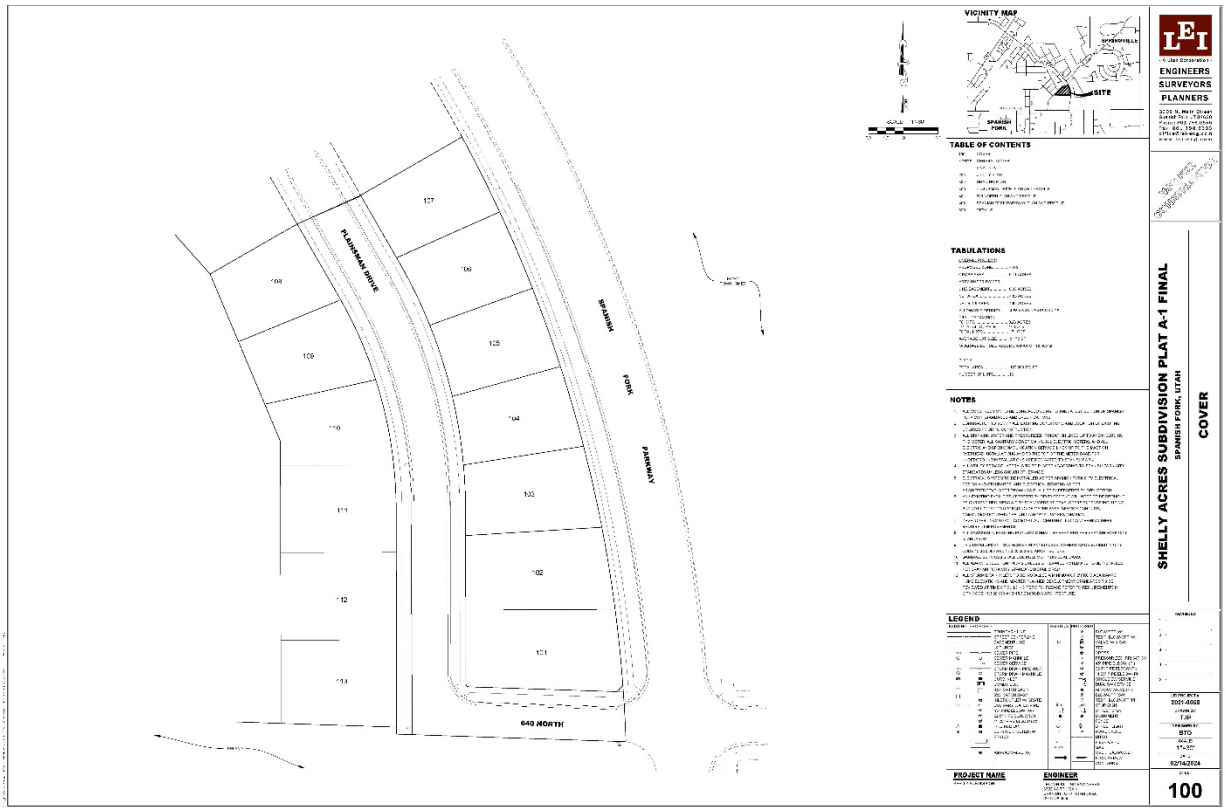
**Conditions**

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

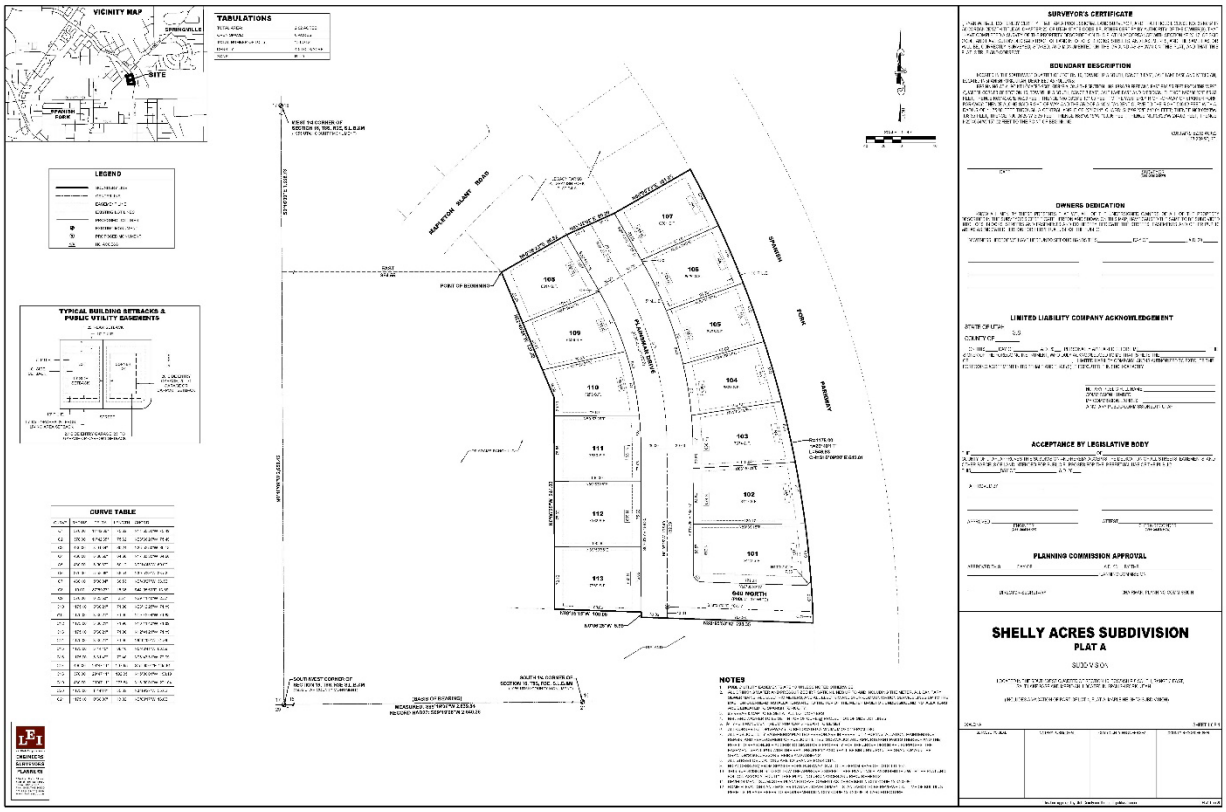
## Exhibits

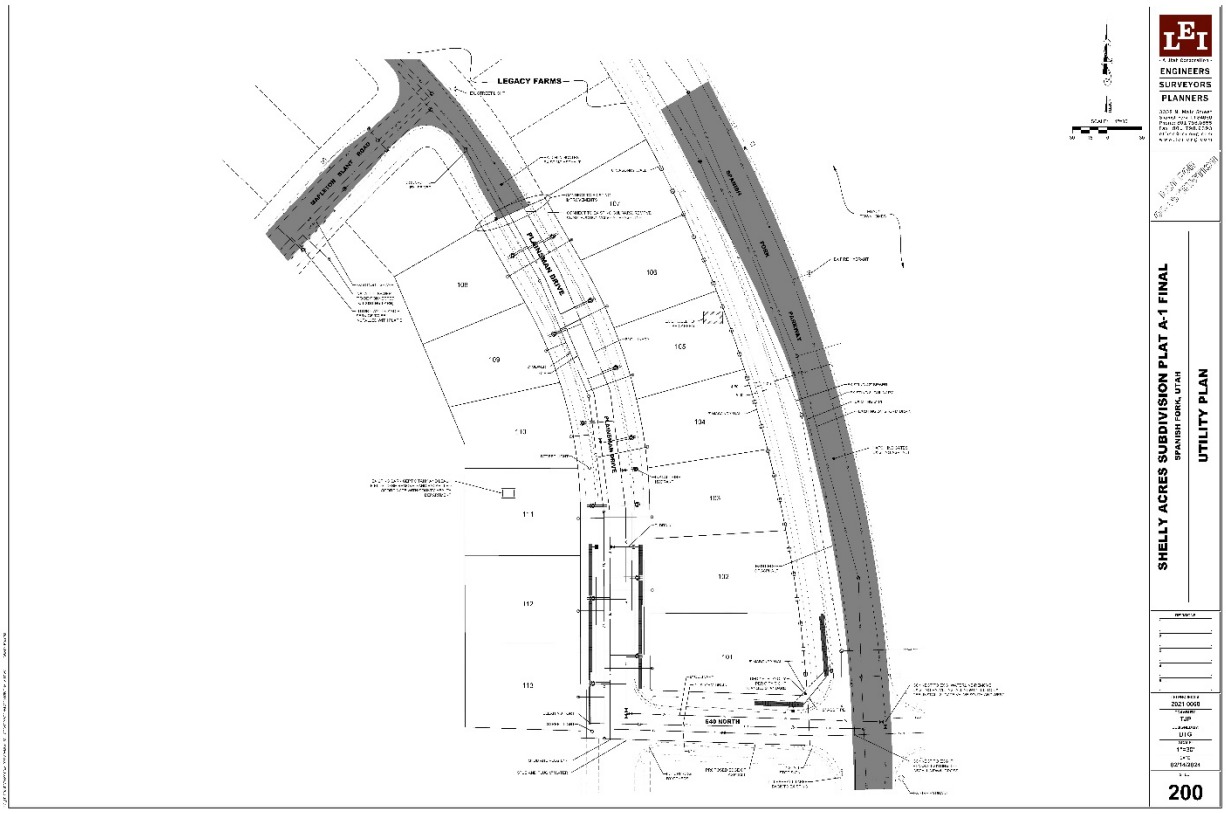
1. Final Plat.
2. Landscape Plan.

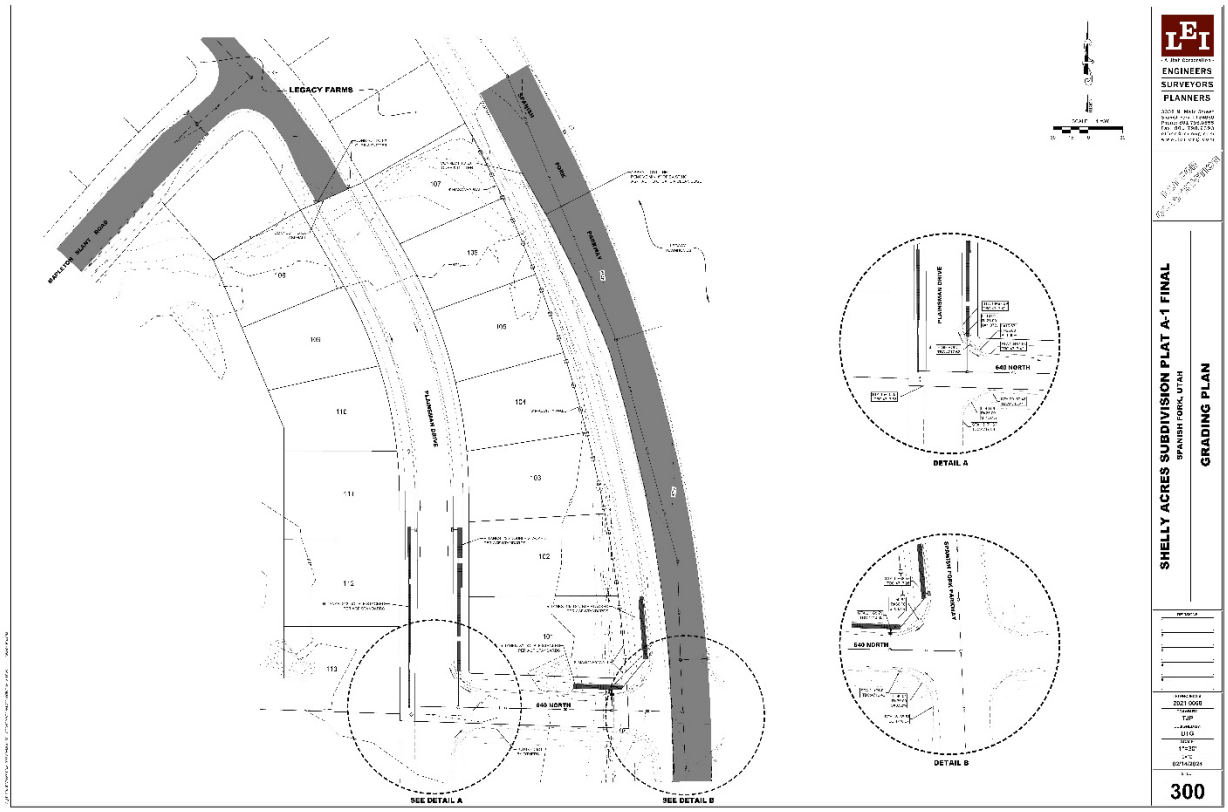
Exhibit 1

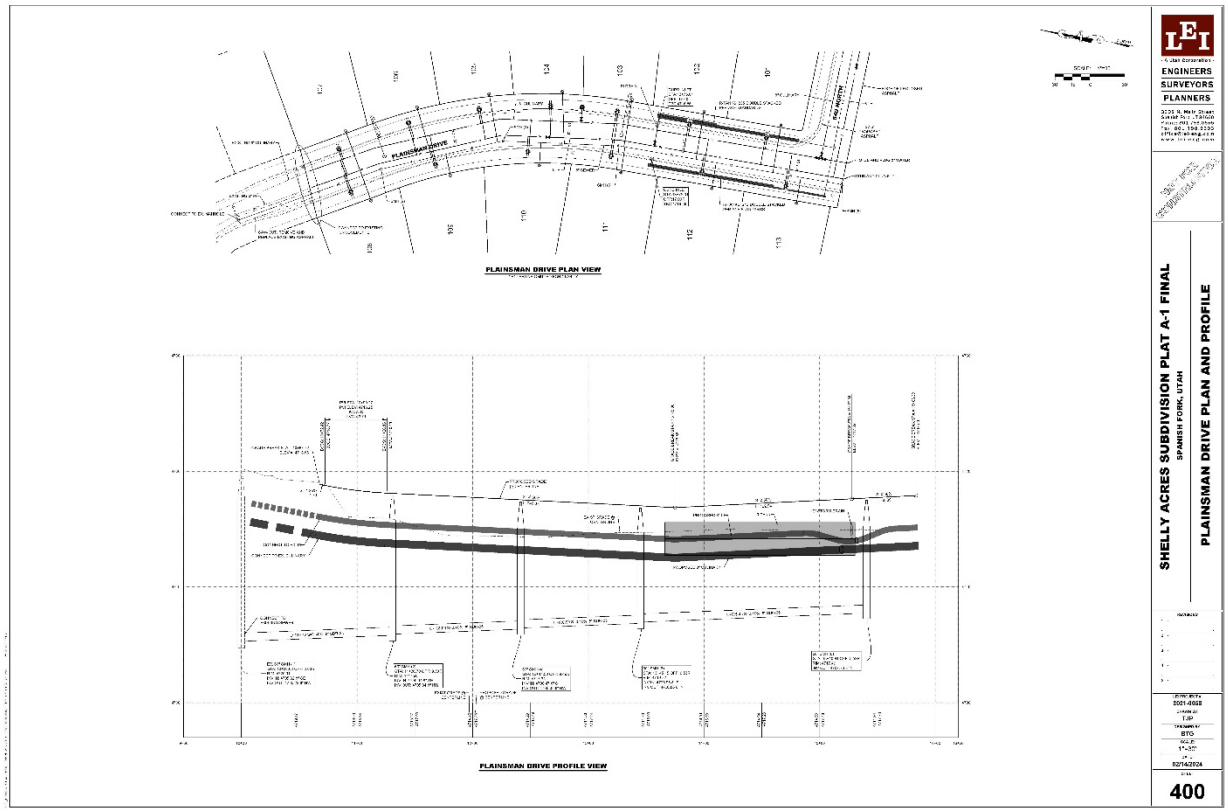

PLAINSMAN DRIVE
SPANISH FORK PARKWAY
640 NORTH
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
PROJECT NAME
ENGINEER
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
COVER
100

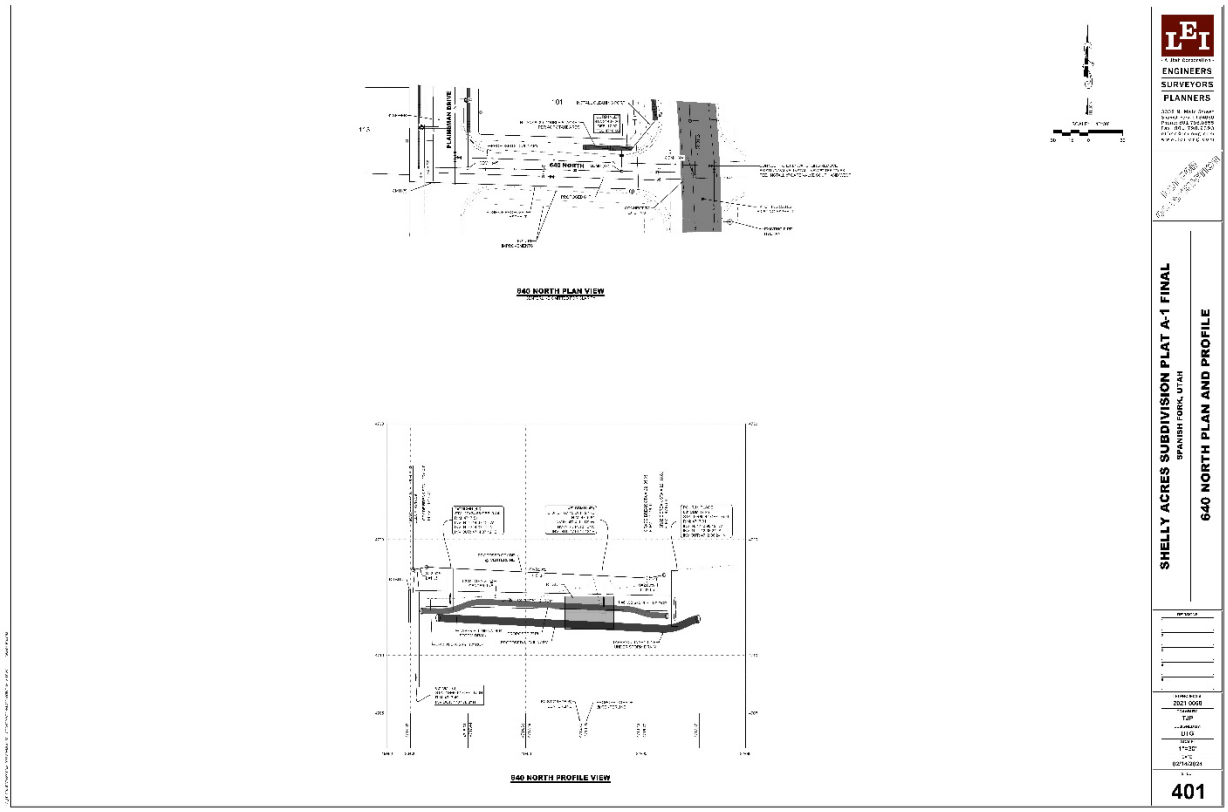

GENERAL NOTES
GENERAL UTILITY NOTES
ELECTRONIC FILE NOTES
GENERAL GRADING AND DRAINAGE NOTES
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
GENERAL NOTES
NOTES

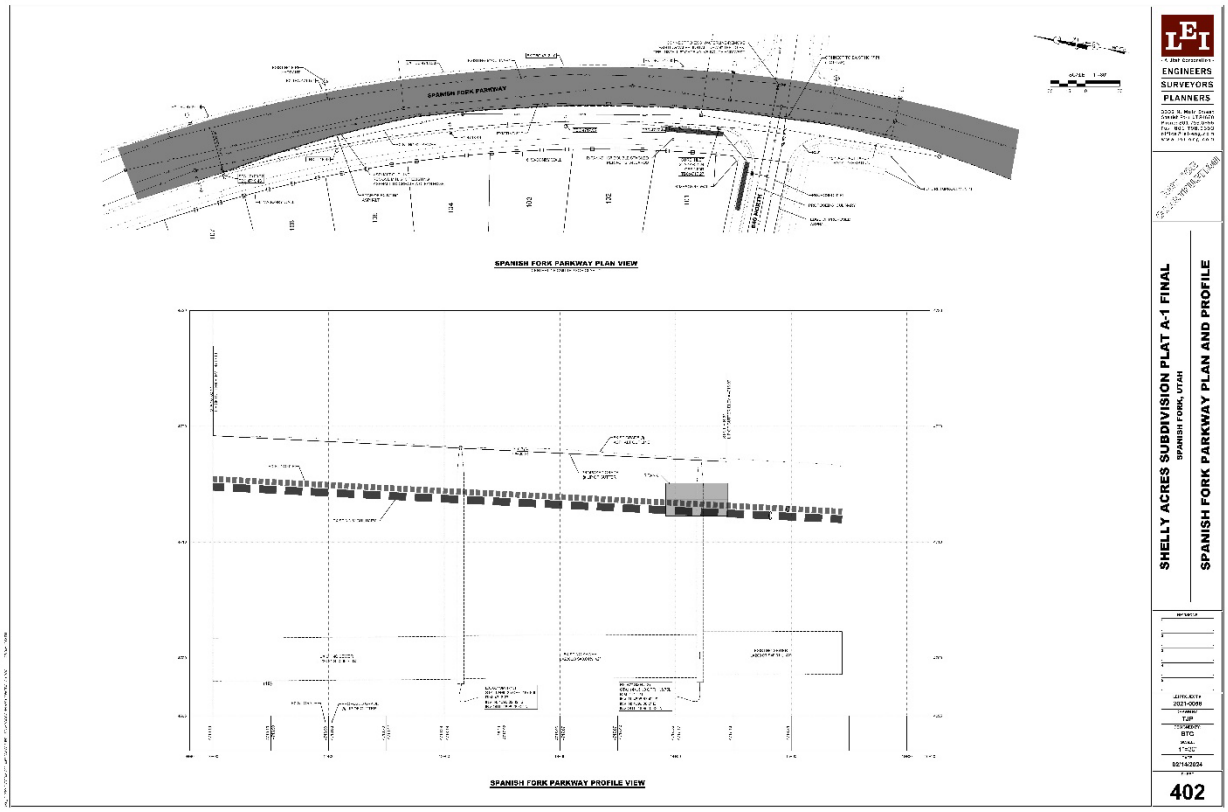

VICINITY MAP
SITE
TABULATIONS
LEGEND
TYPICAL BUILDING SETBACKS & PUBLIC UTILITY EASEMENTS
CURVE TABLE
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
SHELLY ACRES SUBDIVISION
PLAT A
SUBDIVISION
NOTES
SPANISH FORK
PARKWAY
PLANTATION DRIVE
640 NORTH

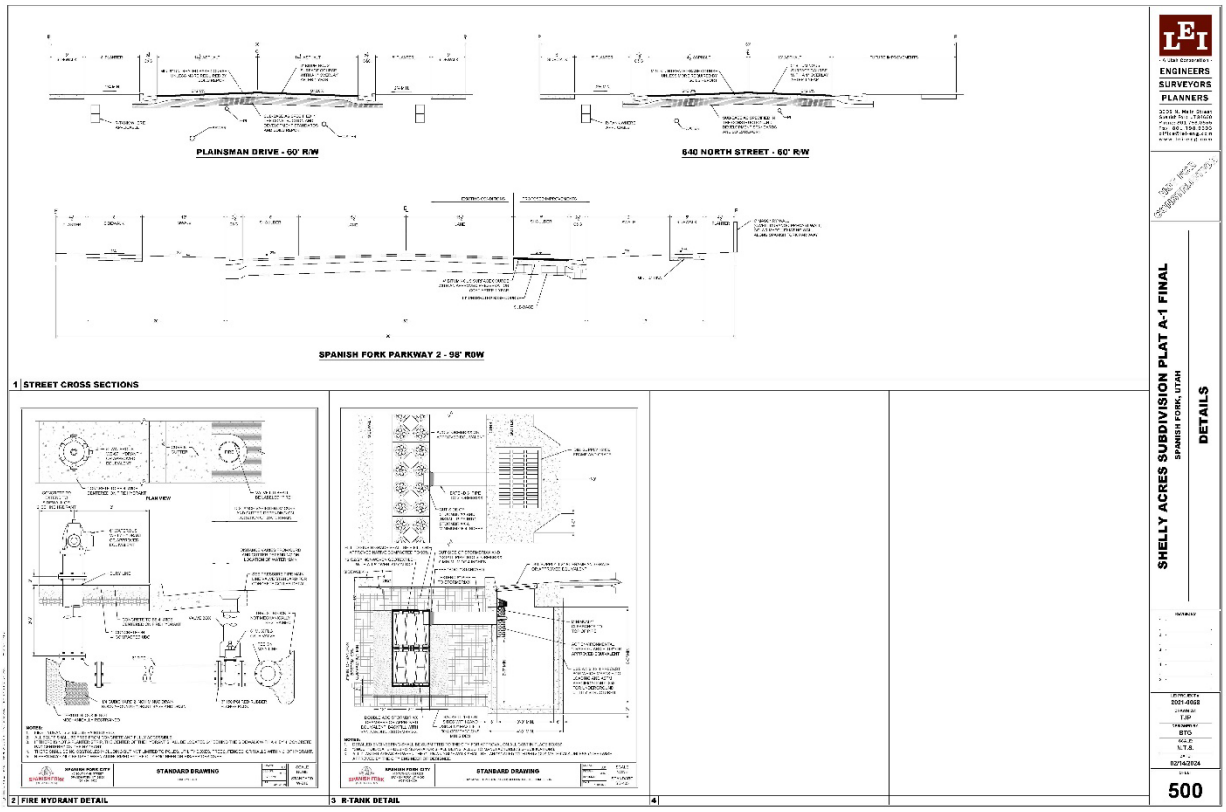

LEGACY FARMS
SKELTON RANCH ROAD
PLANTATION DRIVE
SPANISH FORK
PARKWAY
640 NORTH
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
UTILITY PLAN
2021.0009
TJP
DJG
1"=30'
02/14/2024
200

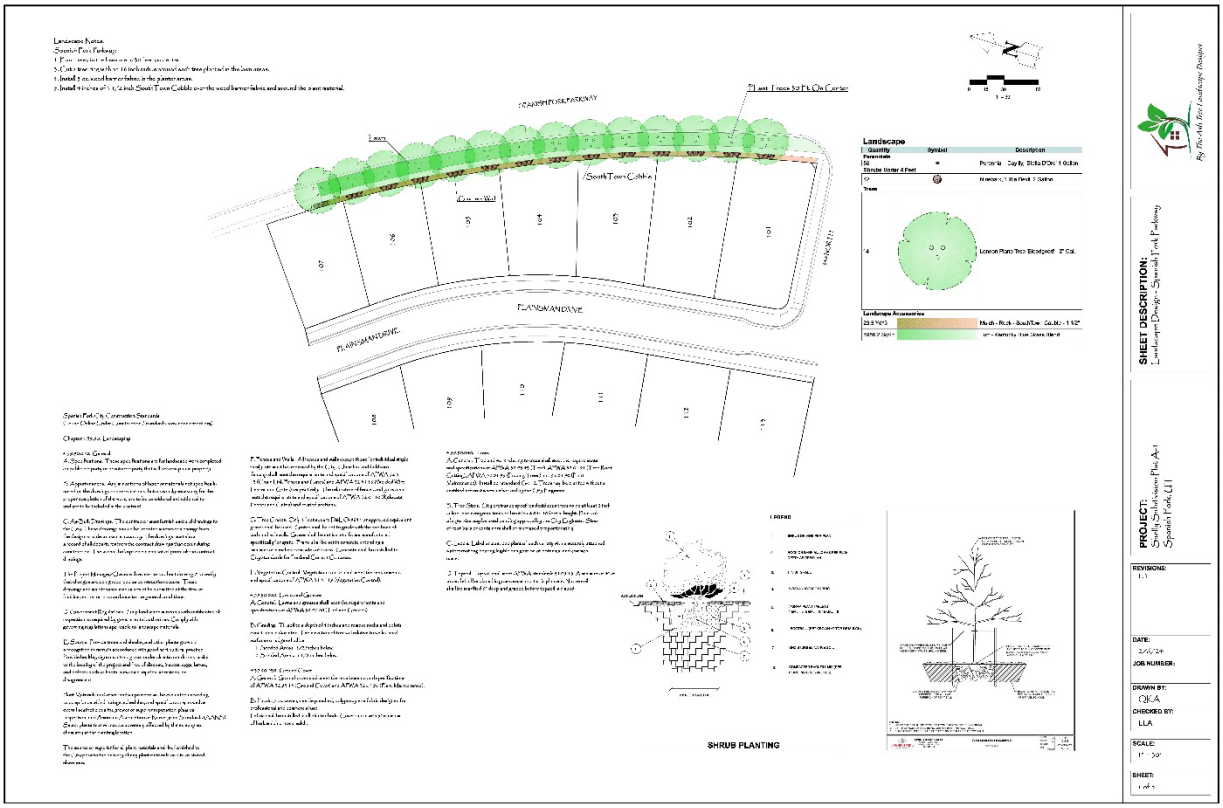

LEGACY FARMS
EARLSTON QUINT ROAD
SEE DETAIL A
SEE DETAIL B
DETAIL A
DETAIL B
640 NORTH
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
GRADING PLAN
300

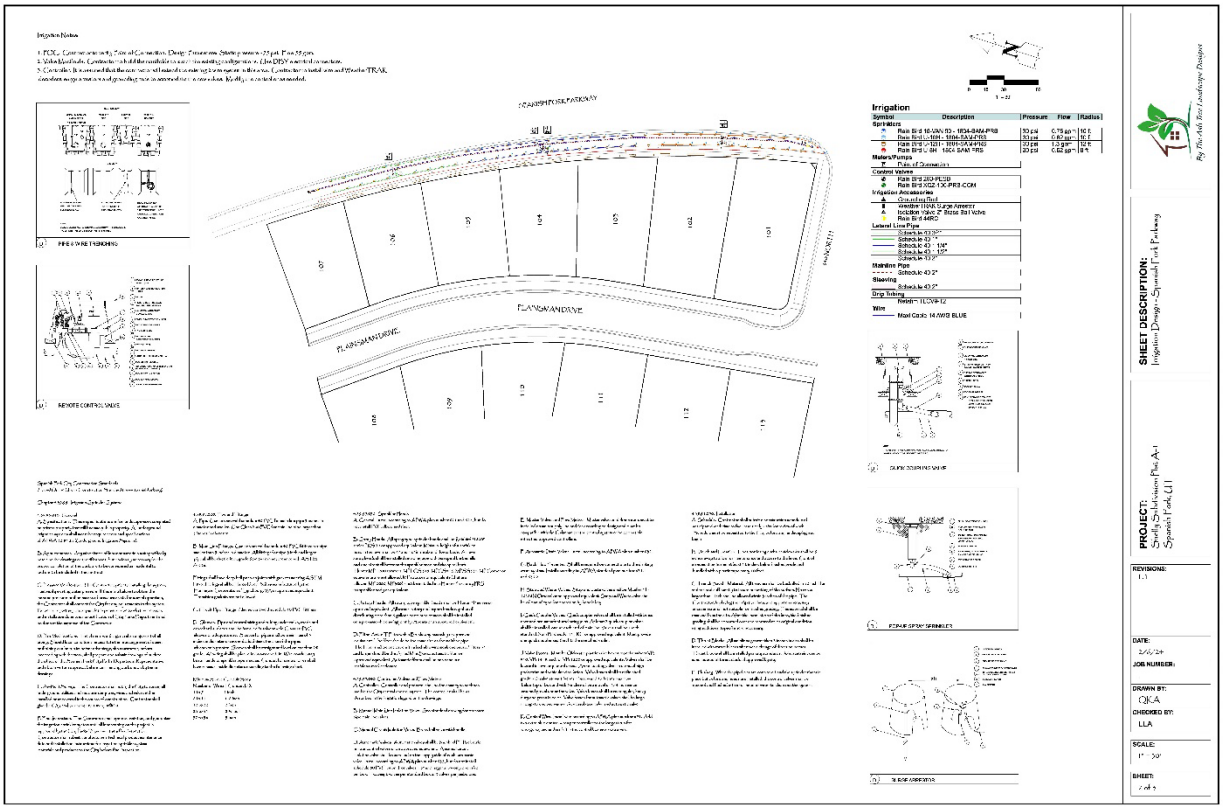

PLAINSMAN DRIVE PLAN VIEW
PLAINSMAN DRIVE PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
PLAINSMAN DRIVE PLAN AND PROFILE
400

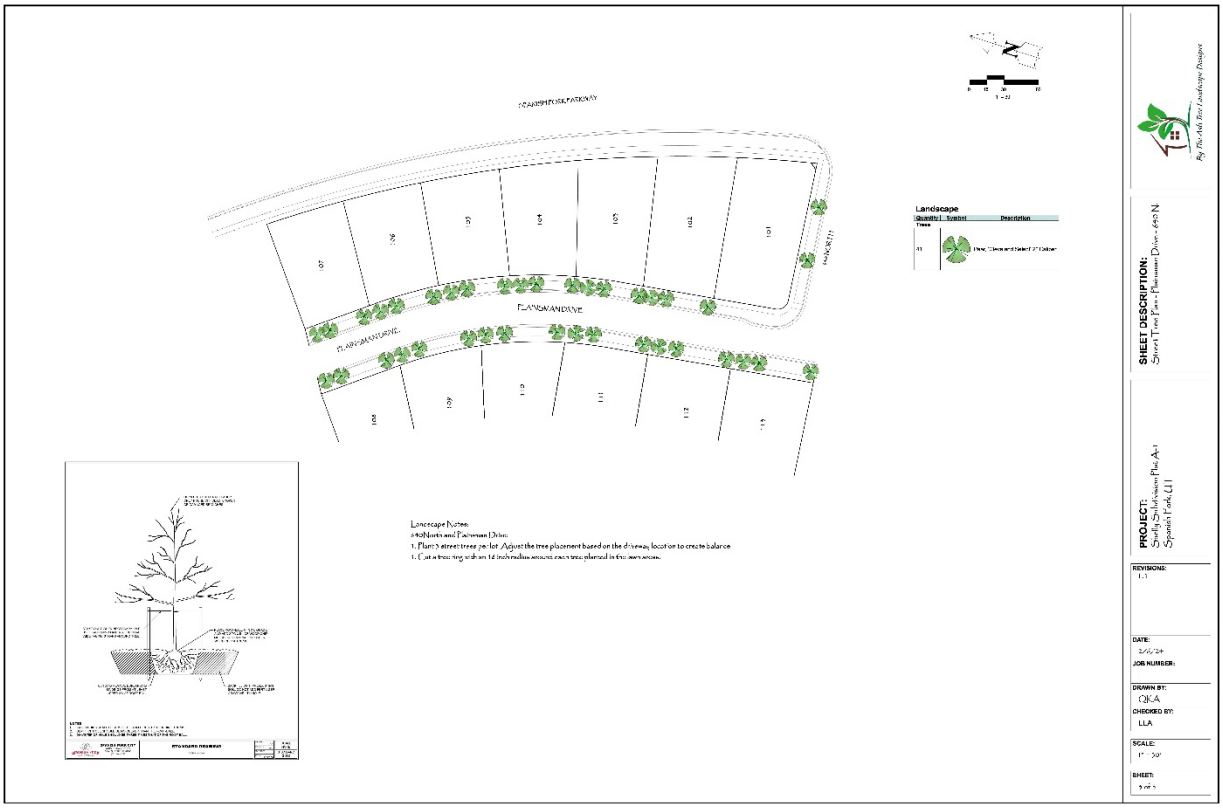

640 NORTH PLAN VIEW
640 NORTH PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
640 NORTH PLAN AND PROFILE
401

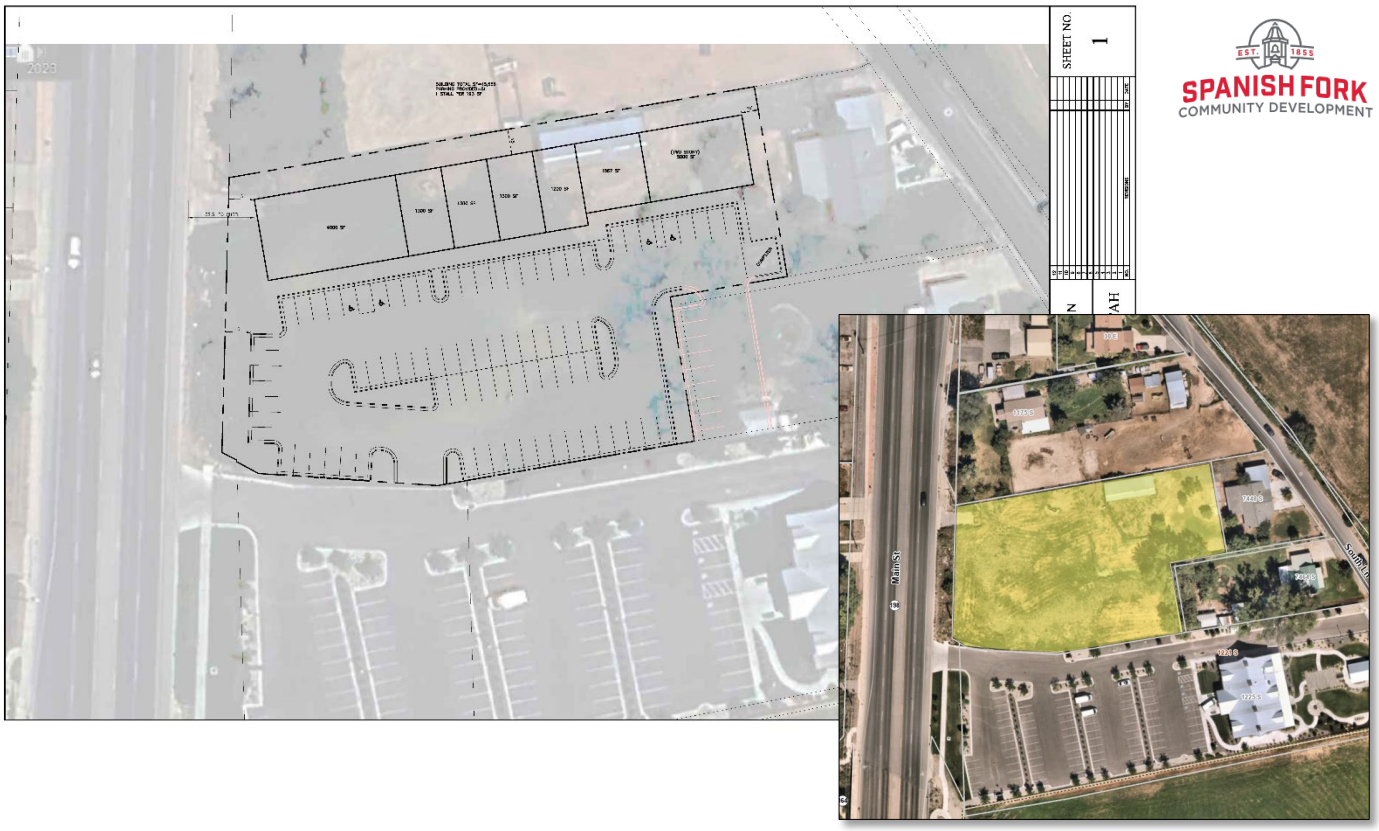

SPANISH FORK PARKWAY PLAN VIEW
SPANISH FORK PARKWAY PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
SPANISH FORK PARKWAY PLAN AND PROFILE
402


PLAINSMAN DRIVE - 60' R/W
640 NORTH STREET - 60' R/W
SPANISH FORK PARKWAY 2 - 98' ROW
1 STREET CROSS SECTIONS
2 FIRE HYDRANT DETAIL
3 R-TANK DETAIL
4
ENGINEERS
SURVEYORS
PLANNERS
SHELLY ACRES SUBDIVISION PLAT A-1 FINAL
SPANISH FORK, UTAH
DETAILS
500


Landscape Notes:
Spanish Trail Parkway
1. Plant trees at least 6 feet from edge of curb.
3. Contractor responsible for locating all underground utilities prior to digging.
4. Install 3 oz. wood bark mulch in planter areas.
5. Install 2" rings of 1" x 1" Irish South Town Cobble on the wood bark mulch and around the sheet material.
Plant Trees 30 Ft. On Center
Lawn
/SouthTown Cobble
FLAGSHADOW DRIVE
Landscape
Quantity
Symbol
Description
Perennials
56
Shrubs Under 4 Feet
57
Trees
4
Lawn Plants
Landscape Accessories
SHRUB PLANTING
SHEET DESCRIPTION:
Landscape Design - Spanish Trail Parkway
PROJECT:
Shelly Subdivision Plat A-1
Spanish Trail, LLC
REVISIONS:
DATE:
2/6/24
JOB NUMBER:
DRAWN BY:
QKA
CHECKED BY:
LLA
SCALE:
1" = 30'
SHEET:


Irrigation Notes:
/SOUTHTOWN PARKWAY
FLAGSHADOW DRIVE
Irrigation
Symbol
Description
Pressure
Flow
Radius
Sprinklers
Meters/Pumps
Control Valves
Irrigation Accessories
Lateral Line Pipe
Mainline Pipe
Sleeving
Drip Tubing
Wire
FIRE WATER PUMPING
REMOTE CONTROL VALVES
QUICK COUPLING VALVE
REPAIR SPRAY SPRINKLER
TRENCHING
SHEET DESCRIPTION:
Irrigation Design - Spanish Trail Parkway
PROJECT:
Shelly Subdivision Plat A-1
Spanish Trail, LLC
REVISIONS:
DATE:
2/6/24
JOB NUMBER:
DRAWN BY:
QKA
CHECKED BY:
LLA
SCALE:
1" = 30'
SHEET:


GRANDPOINTE PATH WAY
FLAMSAND DRIVE
FLAMSAND DRIVE
Landscape
Quantity
Symbol
Description
Trees
Landscape Notes:
1. Plant 3 street trees per lot. Adjust the tree placement based on the driveway location to create balance.
PROJECT:
SHEET DESCRIPTION:
REVISIONS:
DATE:
JOB NUMBER:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET:




## L&S Commercial Development Enhancement Overlay Zone Change Approval Request

February 28, 2024, Development Review Committee meeting.

Located at approximately 1100 South Main Street, including 1.32 acres.

The subject property is currently zoned C-2.

The applicant has requested that a Zone Change to C-2 with the Development Enhancement Overlay be approved in order to allow the site to be developed commercially with reduced side and rear setbacks.

## Key Issues

1. Can the Findings described in the Development Enhancement Overlay be made?
2. Setbacks.
3. Building Elevations.
4. Landscaping.
5. Proposed uses.
6. Improvements.

## Recommendation

That the proposed Zone Change be recommended for approval based on the following finding and subject to the following conditions.

**Finding**

1. That with modifications and improvements the proposal will conform to the intent of the Development Enhancement Overlay.

**Conditions**

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant applies for and obtains site plan approval.
4. That the site be limited to those uses that are permitted in the C-2 zoning district.

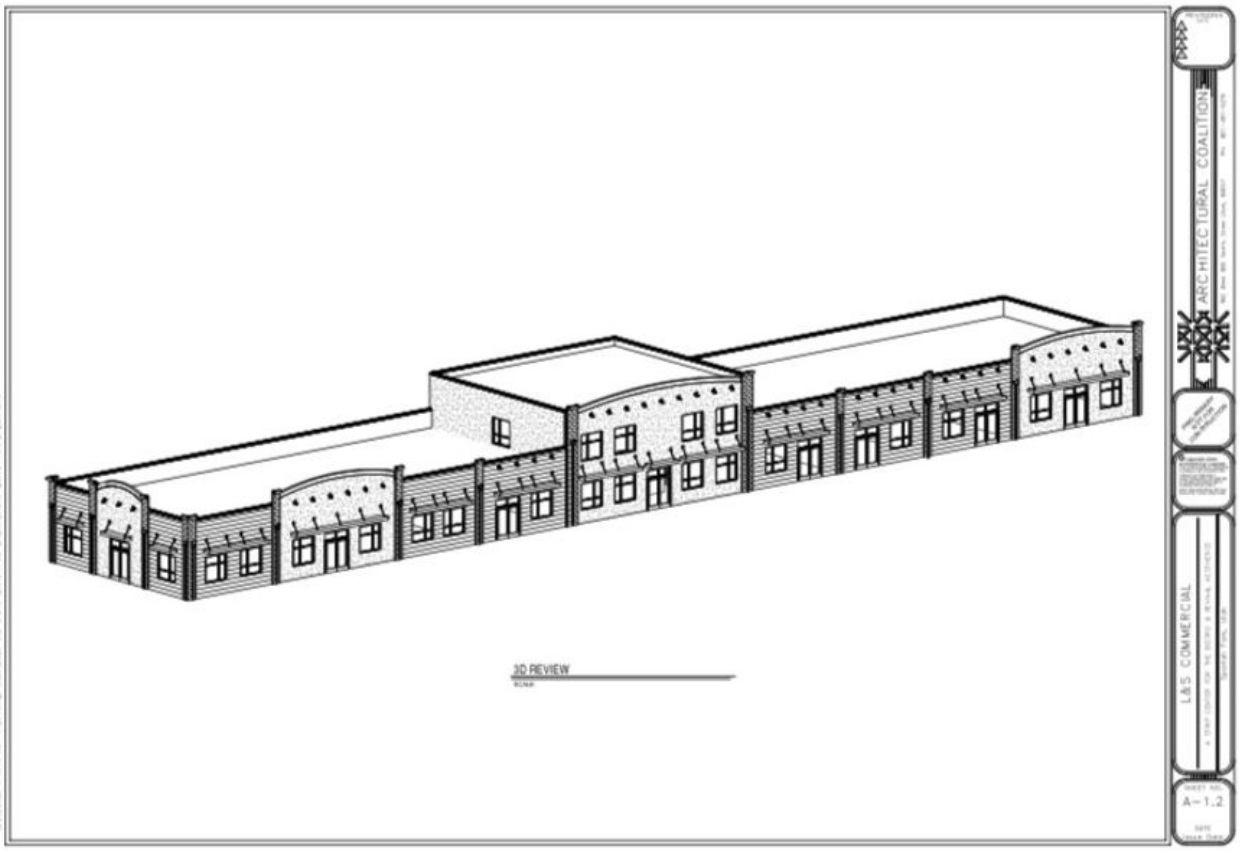
## Exhibits

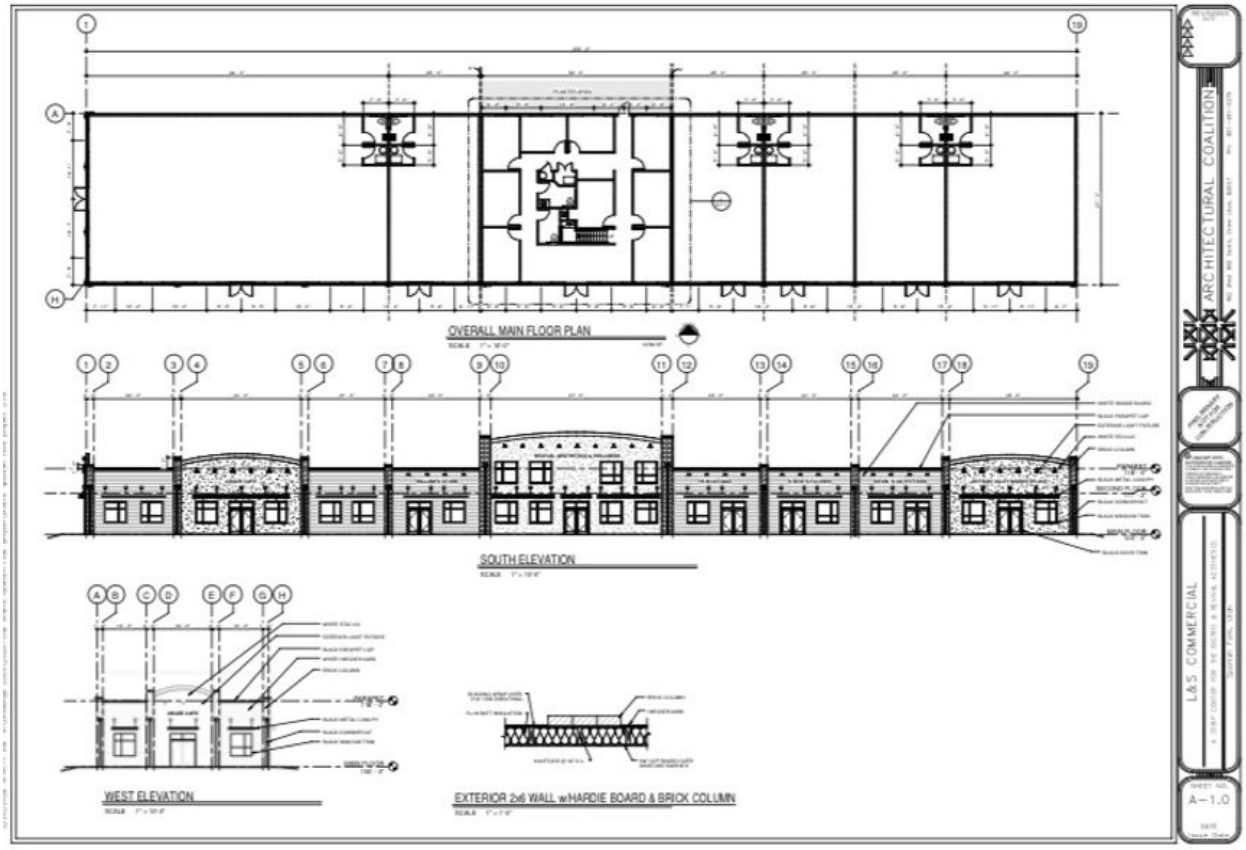
1. Site Plan.
2. Building Elevations.

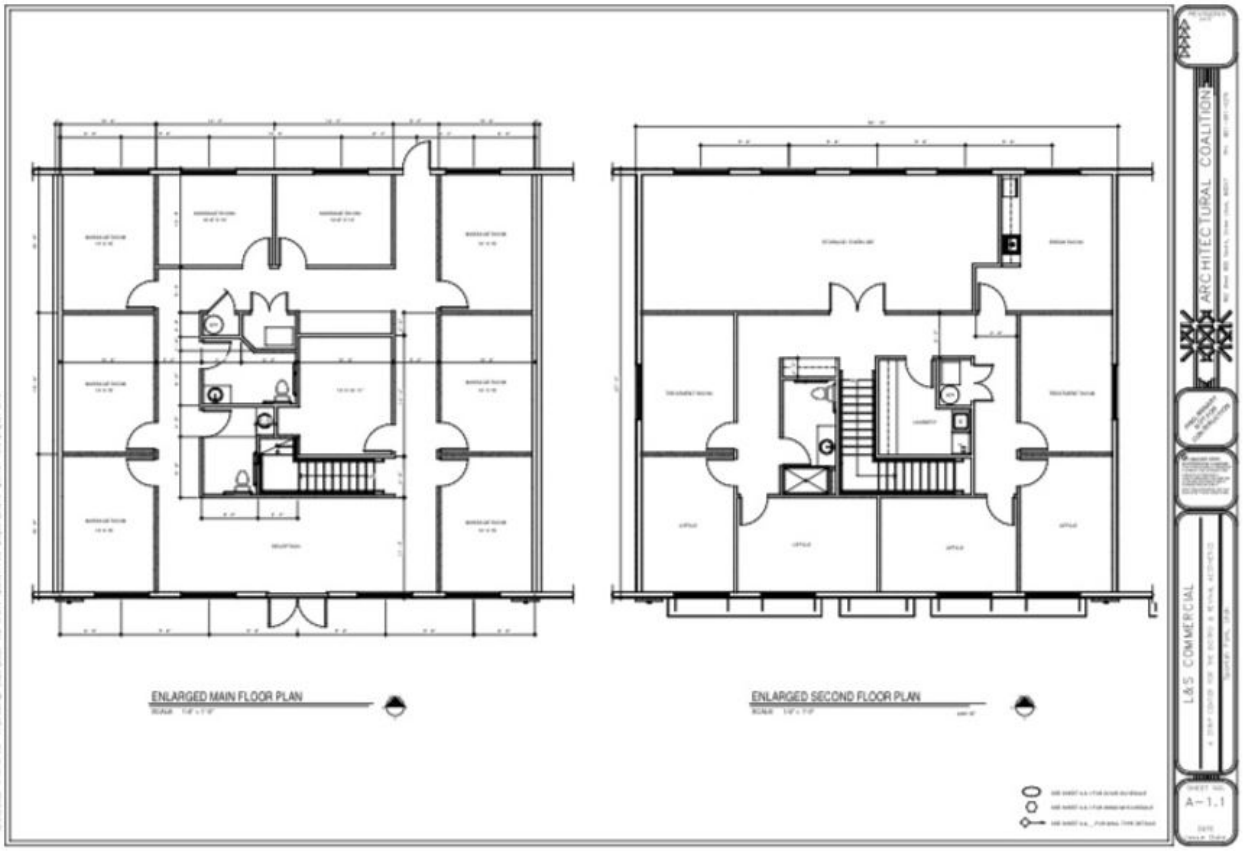
Exhibit 1

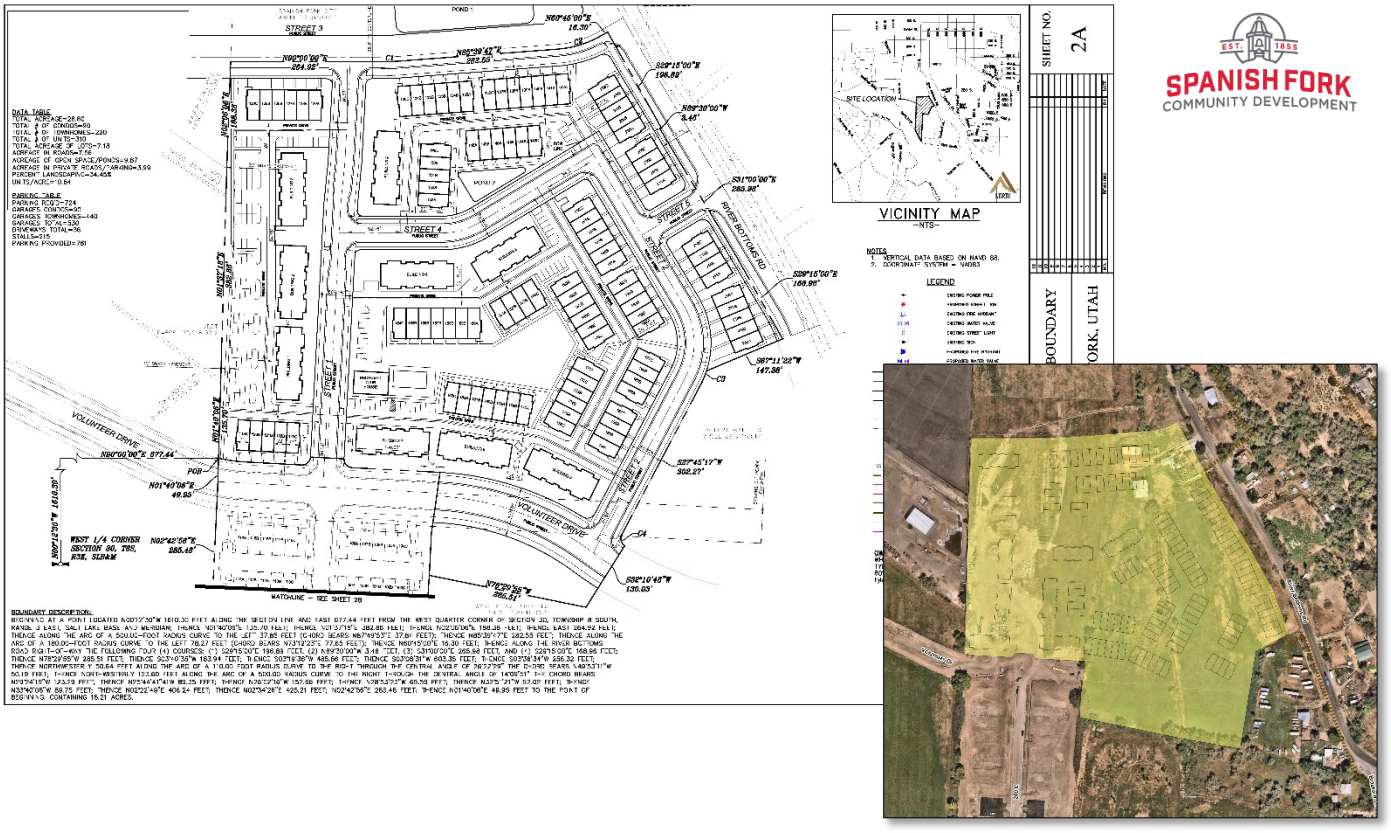

2023
4900 SF
1300 SF
1300 SF
1300 SF
1900 SF
1961 SF
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
1
CONCEPTUAL PLAN
SPANISH FORK, UTAH
L&S COMMERCIAL
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


1166 S
1170 S
1172 S
1175 S
30 E
7441 S
7434 S
1231 S
1225 S
Main St
198
South Ln
164


3D REVIEW
ARCHITECTURAL COALITION
L&S COMMERCIAL
A-1.2


OVERALL MAIN FLOOR PLAN
SOUTH ELEVATION
WEST ELEVATION
EXTERIOR 2x6 WALL w/HARDIE BOARD & BRICK COLUMN
ARCHITECTURAL COALITION
L&S COMMERCIAL
A-1.0


ENLARGED MAIN FLOOR PLAN
ENLARGED SECOND FLOOR PLAN
ARCHITECTURAL COALITION
L&S COMMERCIAL
A-1.1




## River Run Townhomes Expanded Preliminary Plat and Zone Change Approval Request

February 28, 2024, Development Review Committee meeting.

Located at 300 East Volunteer Drive, including 18.21 acres.

The subject property is zoned R-R and R-3. The General Plan designation is High Density Residential.

The applicant has requested approval of a Zone Change to R-3 with the Master Planned Development Overlay District in association with Preliminary Plat approval for an expanded master planned development with 201 additional multi-family residential units.

## Key Issues

1. Improvements.
2. Phasing Plan.
3. Future Expansion.
4. Street Tree Plan.
5. Fencing and Walls.
6. Building Elevations.
7. Easements and Utilities.
8. Remnants.

## Recommendation

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

**Finding**

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

**Conditions**

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.

## Exhibits

1. Preliminary Plat.
2. Landscaping and Amenities.
3. Building Elevations.
4. Zone Change.
5. Development Agreement.

# RIVER RUN SUBDIVISON

*A RESIDENTIAL SUBDIVISION*
*SPANISH FORK, UTAH*
*PRELIMINARY PLAN SET*
*FEBRUARY 2024*

## -SHEET INDEX-

| SHEET | SHEET NAME |
|---|---|
| 1 | COVER |
| 2A | OVERALL BOUNDARY |
| 2B | OVERALL BOUNDARY |
| 3A | OVERALL LAYOUT |
| 3B | OVERALL LAYOUT |
| 3C | OVERALL LAYOUT |
| 3D | OVERALL LAYOUT |
| 4A | OVERALL SITE PLAN |
| 4B | OVERALL SITE PLAN |
| 5 | DRAINAGE PLAN |
| 6 | EXISTING TOPOGRAPHY |
| 7A | PHASING PLAN |
| 7B | PHASING PLAN |
| DT-01 | DETAIL SHEET |
| DT-02 | DETAIL SHEET |
| A.L.T.A. | A.L.T.A./N.S.P.S |

MILL RACE OVERFLOW NOTES:
1. THE MILL RACE OVERFLOW DITCH MUST BE RE-ROUTED PRIOR TO ABANDONMENT.

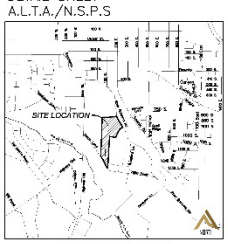
GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL NOTIFY ALL DISCREPANCIES TO ATLAS ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, A.K.A. SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND STORM COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.
6. NO WORK CAN BE DONE ON THE FAIRGROUNDS PROPERTY FROM JULY 10TH TO AUGUST 20TH.

CONTRACTOR NOTE:
1. ALL ELEVATION & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS, AND ALL CHANGES OR VARIATIONS FROM THESE PLANS MUST BE APPROVED IN WRITING BY ATLAS ENGINEERING, LLC PRIOR TO THE APPROVAL.
2. IT IS THE ENGINEER'S INTENT THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR, AND SHALL CONTROL CONSTRUCTION METHODS, SEQUENCES, AND PROCEDURES. ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY AND ALL LIABILITIES & RISKS NOT SHOWN ON THE PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE PRESENT.

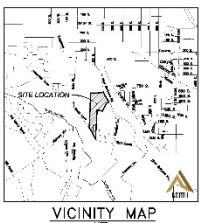
ENGINEER/SURVEYOR CONTACT INFO.
ATLAS ENGINEERING LLC
(801) 692-5556
946 E. 800 N. SUITE A
SPANISH FORK, U 84660

OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com

DATA TABLE
TOTAL ACREAGE=88.66
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=220
TOTAL # OF UNITS=310
TOTAL ACREAGE OF LOTS=7.18
ACREAGE IN ROADS=7.56
ACREAGE OF OPEN SPACE/PONDS=5.87
ACREAGE IN PRIVATE ROADS/PARKING=3.99
PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84

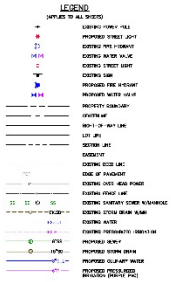



VICINITY MAP
-NTS-




VICINITY MAP
-NTS-

LEGEND



RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY




NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM - NAD83

LEGEND



OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com

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

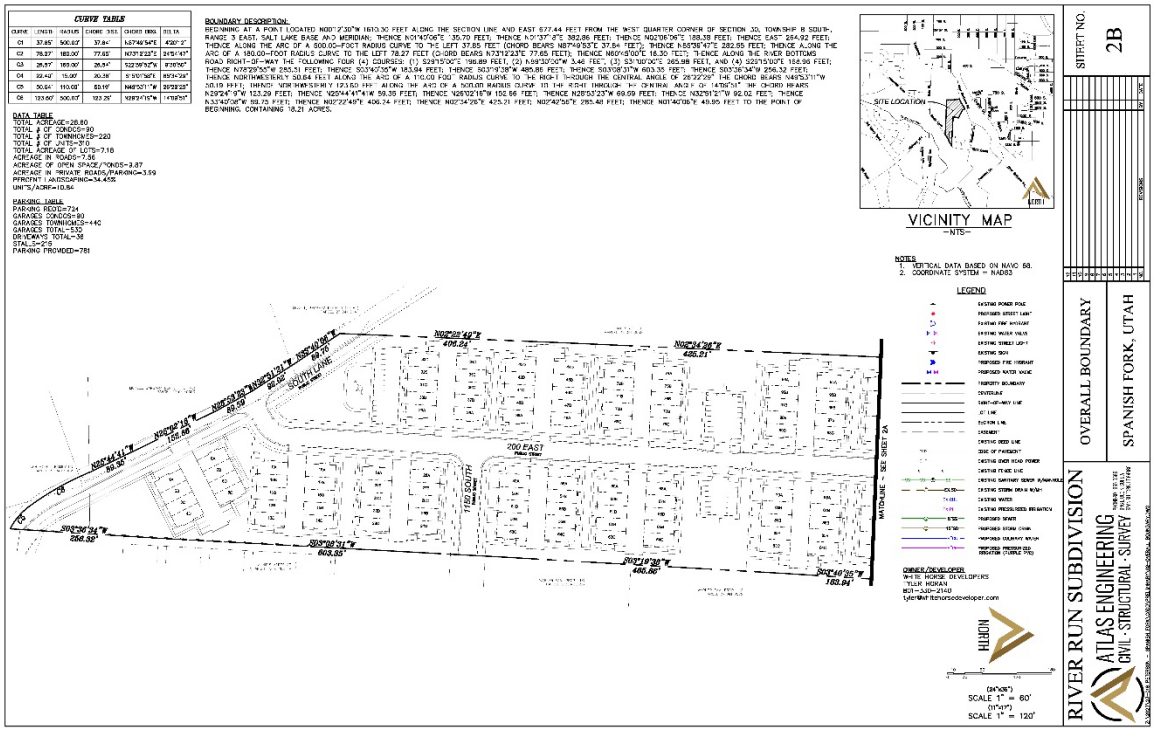
SHEET NO. 2A

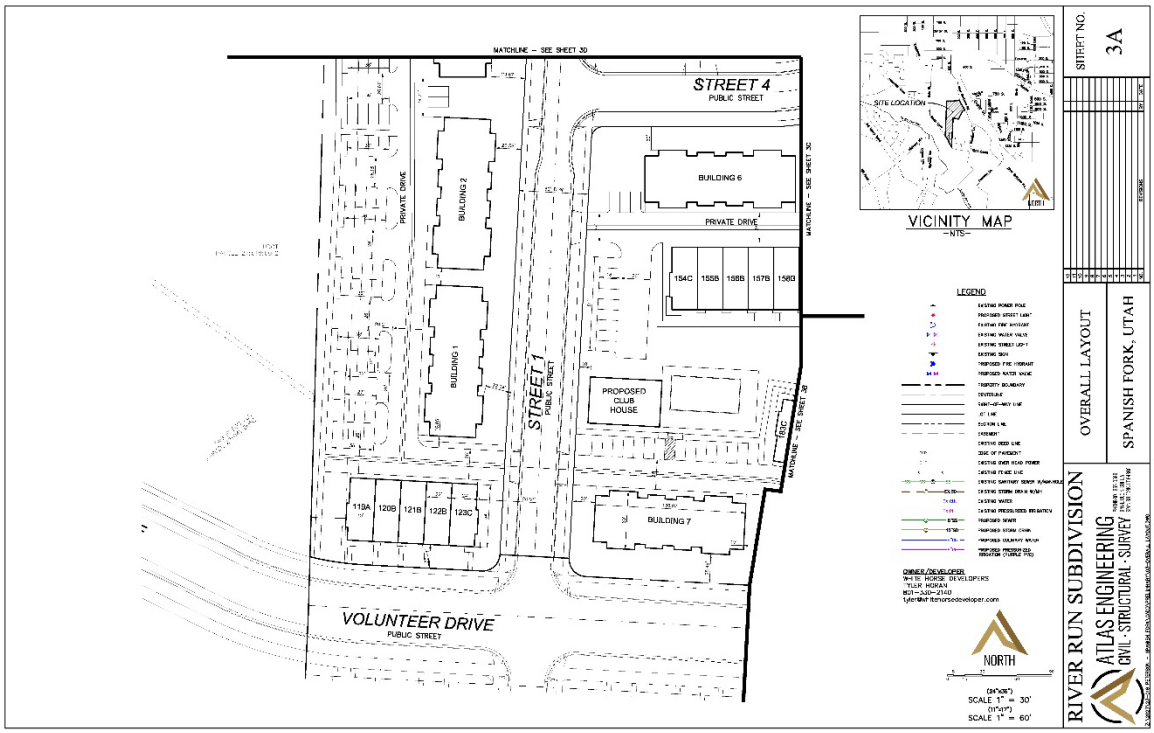
OVERALL BOUNDARY

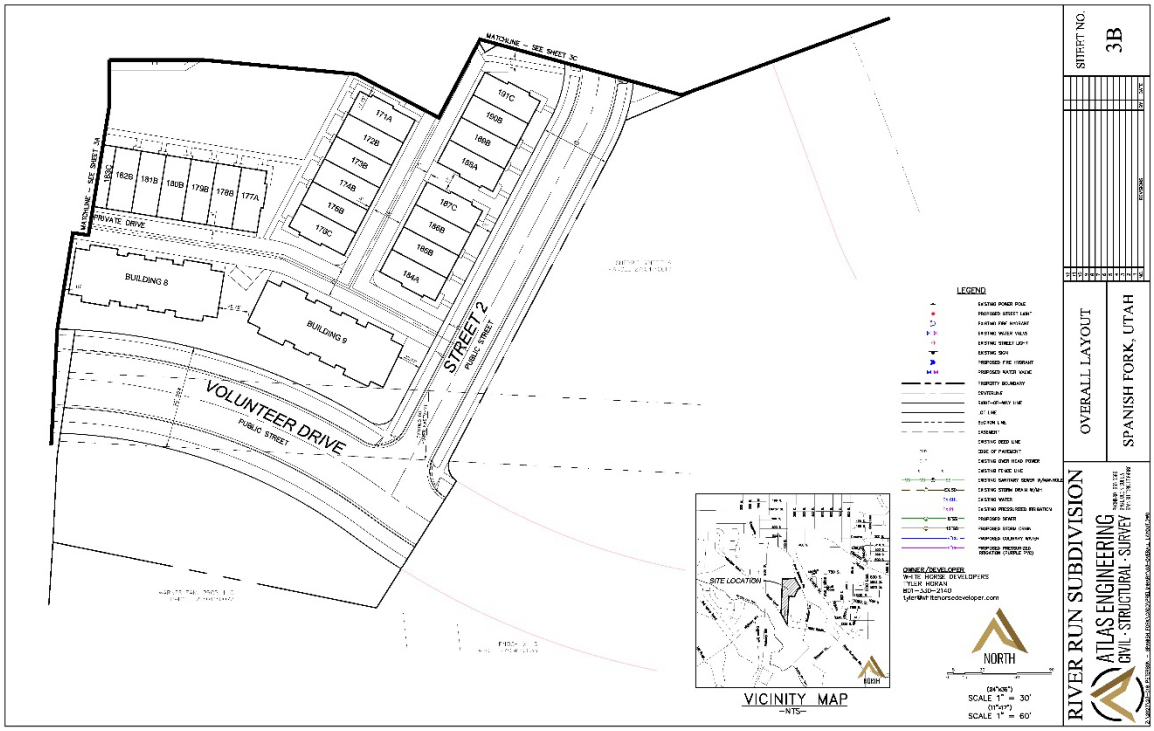
SPANISH FORK, UTAH

RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

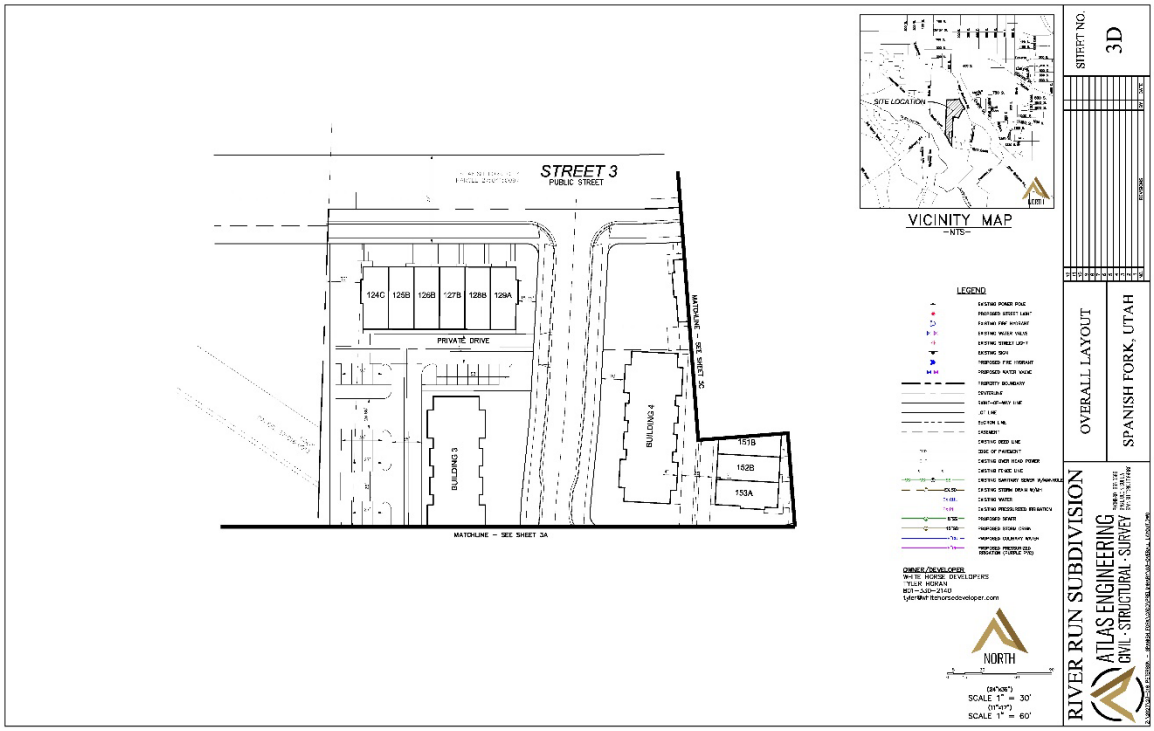
BOUNDARY DESCRIPTION:
BEGINNING AT A POINT LOCATED N00°12'30"W 1610.30 FEET ALONG THE SECTION LINE AND EAST 873.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N01°40'08"E 135.70 FEET; THENCE N01°37'16"E 382.86 FEET; THENCE N02°06'06"E 188.35 FEET; THENCE EAST 264.92 FEET; THENCE ALONG THE ARC OF A 500.00-FOOT RADIUS CURVE TO THE LEFT 37.85 FEET (CHORD BEARS N87°48'33"E 37.84 FEET); THENCE N85°39'47"E 262.55 FEET; THENCE ALONG THE ARC OF A 180.00-FOOT RADIUS CURVE TO THE LEFT 76.27 FEET (CHORD BEARS N73°12'25"E 77.65 FEET); THENCE N60°45'00"E 16.30 FEET; THENCE ALONG THE RIVER BOTTOMS ROAD RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: (1) S29°15'00"E 196.86 FEET, (2) N89°30'00"W 3.66 FEET, (3) S31°09'00"E 265.98 FEET, AND (4) S29°15'00"E 168.96 FEET; THENCE N78°29'05"W 285.51 FEET; THENCE S03°40'35"W 183.64 FEET; THENCE S03°10'36"W 465.56 FEET; THENCE S03°56'31"W 603.35 FEET; THENCE S03°36'54"W 286.32 FEET; THENCE NORTHWESTERLY 50.84 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 26°29'27" (CHORD BEARS N49°53'11"W 50.39 FEET); THENCE NORTHWESTERLY 123.66 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 14°10'07" THE CHORD BEARS N29°24'19"W 123.29 FEET; THENCE N20°44'41"W 89.35 FEET; THENCE N26°02'16"W 152.66 FEET; THENCE N25°53'23"W 58.59 FEET; THENCE N32°51'21"W 92.02 FEET; THENCE N33°40'06"W 89.75 FEET; THENCE N07°55'48"E 408.24 FEET; THENCE N00°14'26"E 429.21 FEET; THENCE N00°40'08"E 49.95 FEET TO THE POINT OF BEGINNING. CONTAINING 18.21 ACRES

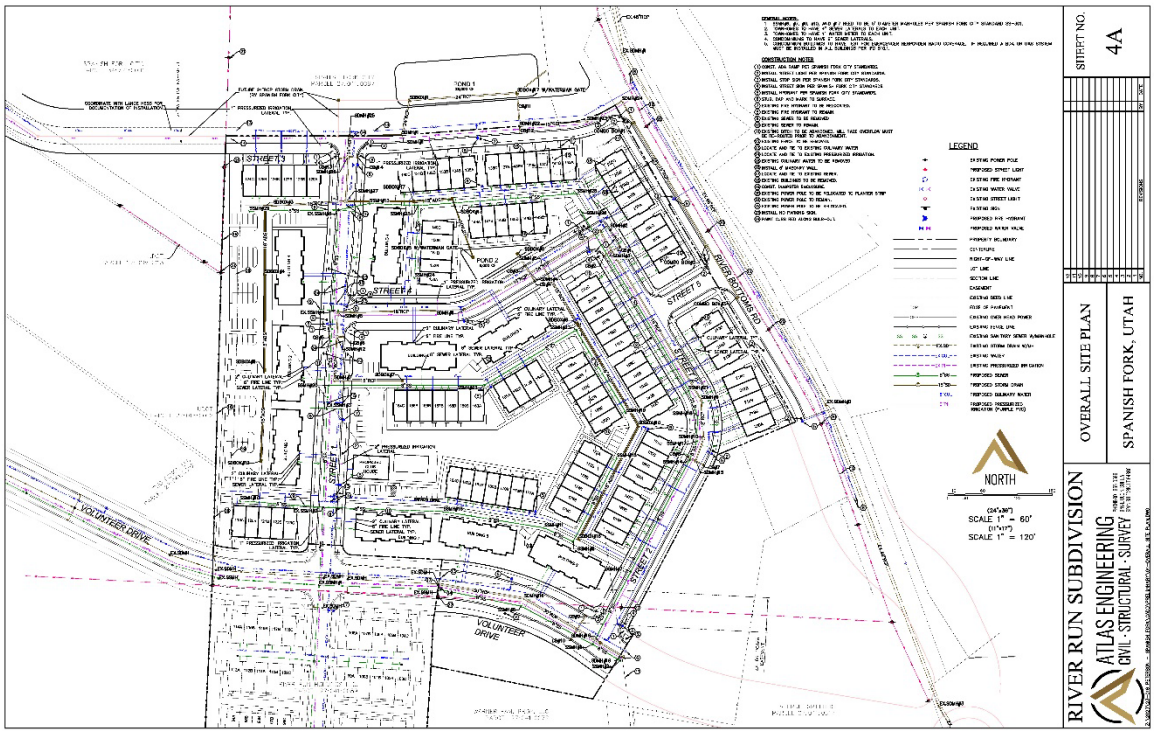

CURVE TABLE
BOUNDARY DESCRIPTION:
DATA TABLE
PARKING LABELS
VICINITY MAP
NOTES
LEGEND
OWNER/DEVELOPER
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO. 2B
OVERALL BOUNDARY
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

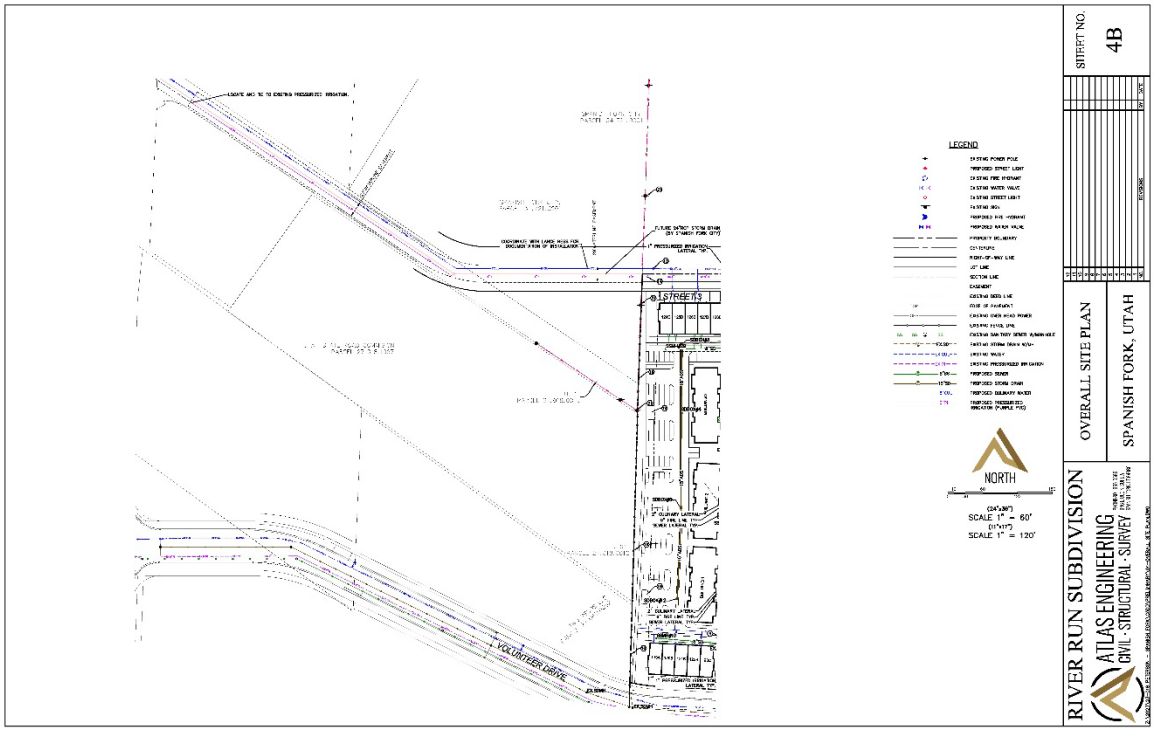

STREET 4
PUBLIC STREET
BUILDING 6
PRIVATE DRIVE
BUILDING 2
BUILDING 1
STREET 1
PUBLIC STREET
PROPOSED CLUB HOUSE
BUILDING 7
VOLUNTEER DRIVE
PUBLIC STREET
VICINITY MAP
LEGEND
OWNER/DEVELOPER
NORTH
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 3A
OVERALL LAYOUT
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

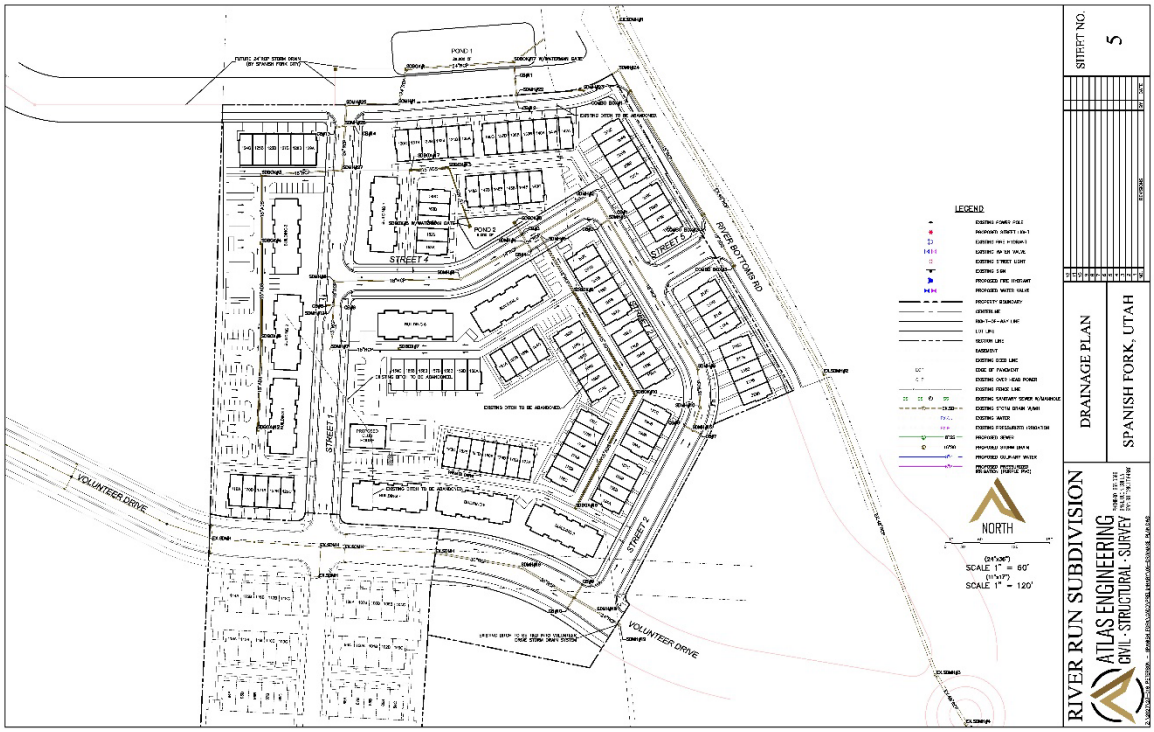

SHEET NO.
3B
OVERALL LAYOUT
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
VOLUNTEER DRIVE
PUBLIC STREET
STREET 2
PUBLIC STREET
PRIVATE DRIVE
BUILDING 8
BUILDING 9
MATCHLINE – SEE SHEET 3A
MATCHLINE – SEE SHEET 3C
SITE LOCATION
VICINITY MAP
–NTS–
LEGEND
NORTH
SCALE 1" = 30'
SCALE 1" = 60'

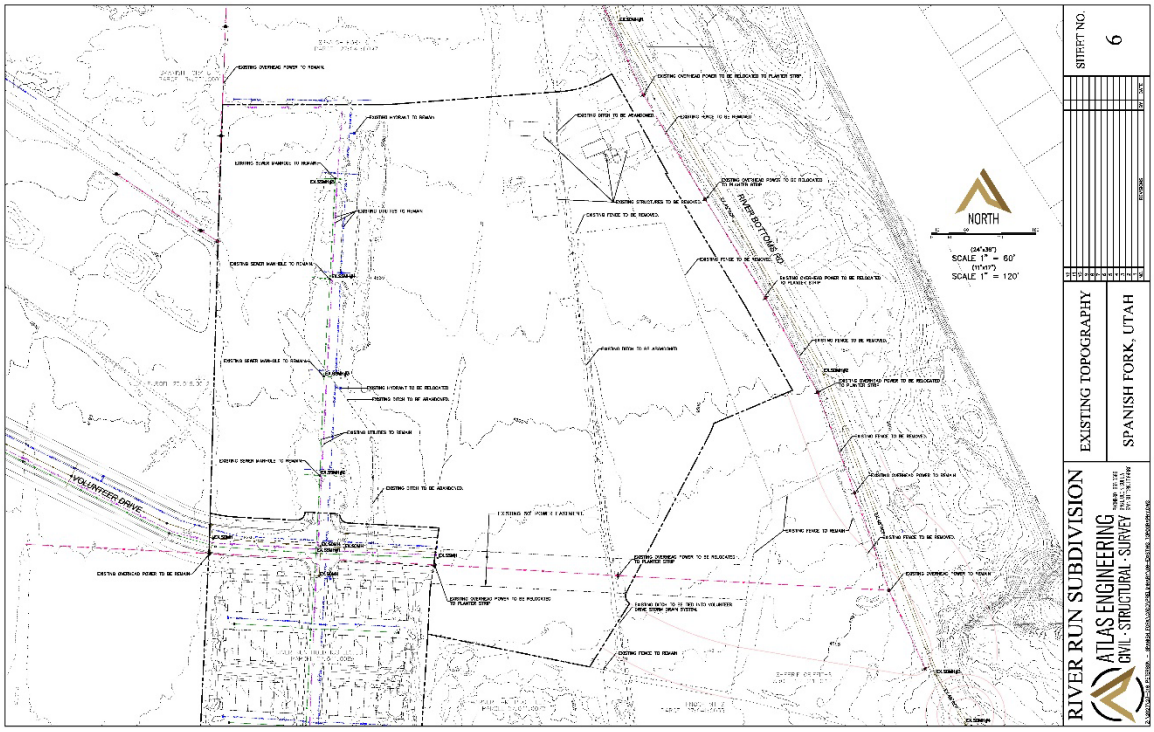

SHEET NO.
3C
OVERALL LAYOUT
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER BOTTOMS RD
STREET 5
PUBLIC STREET
STREET 2
PUBLIC STREET
PRIVATE DRIVE
POND 2
BUILDING 5
MATCHLINE – SEE SHEET 3A
MATCHLINE – SEE SHEET 3B
SITE LOCATION
VICINITY MAP
–NTS–
LEGEND
NORTH
SCALE 1" = 30'
SCALE 1" = 60'

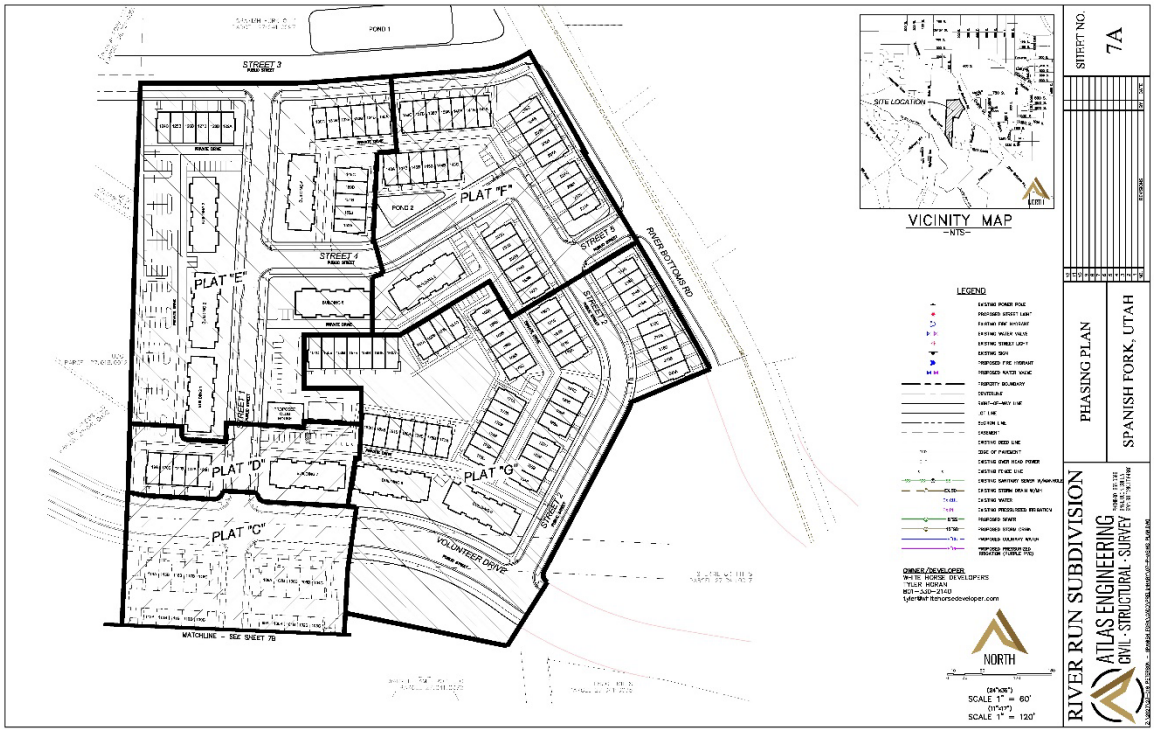

STREET 3
PUBLIC STREET
124C
125B
126B
127B
128B
129A
PRIVATE DRIVE
BUILDING 3
BUILDING 4
151B
152B
153A
MATCHLINE – SEE SHEET 3A
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
NORTH
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO.
3D
OVERALL LAYOUT
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

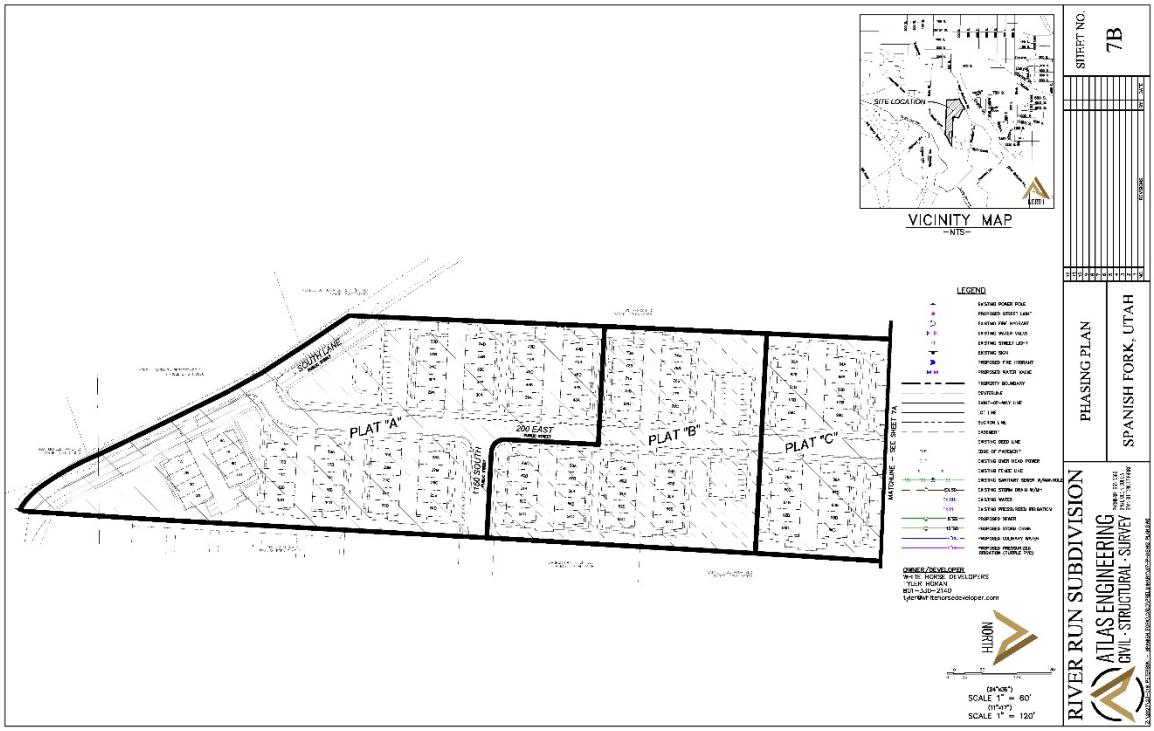

STREET 9
STREET 8
STREET 6
STREET 5
STREET 4
STREET 3
STREET 2
POND 1
POND 2
RIVER BOTTOMS RD
VOLUNTEER DRIVE
LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
4A
OVERALL SITE PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

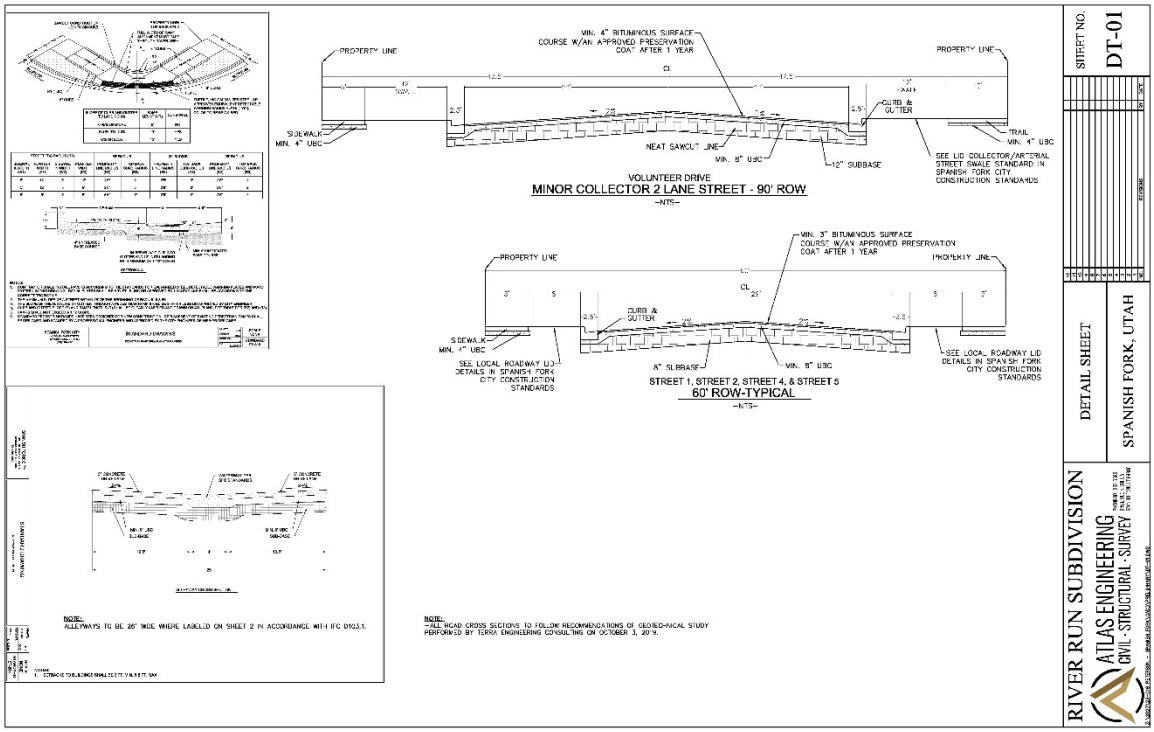

STREET 3
VOLUNTEER DRIVE
LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
4B
OVERALL SITE PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

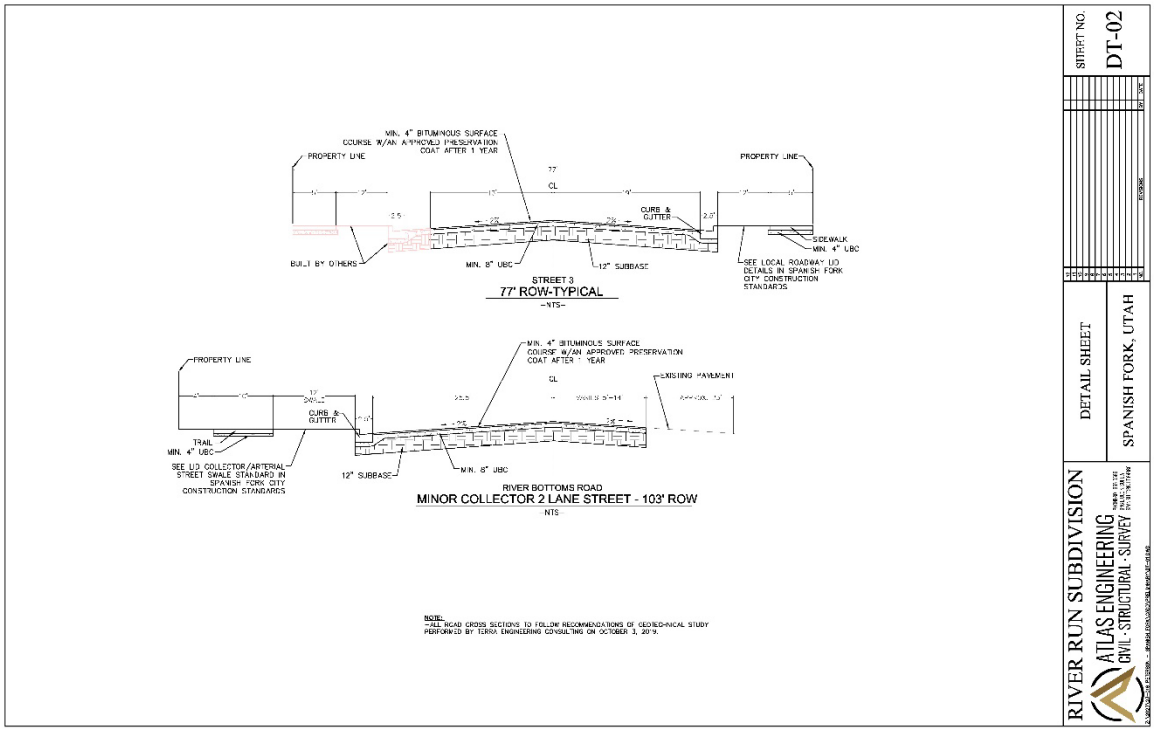

POND 1
POND 2
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
RIVER BOTTOMS RD
VOLUNTEER DRIVE
LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
5
DRAINAGE PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

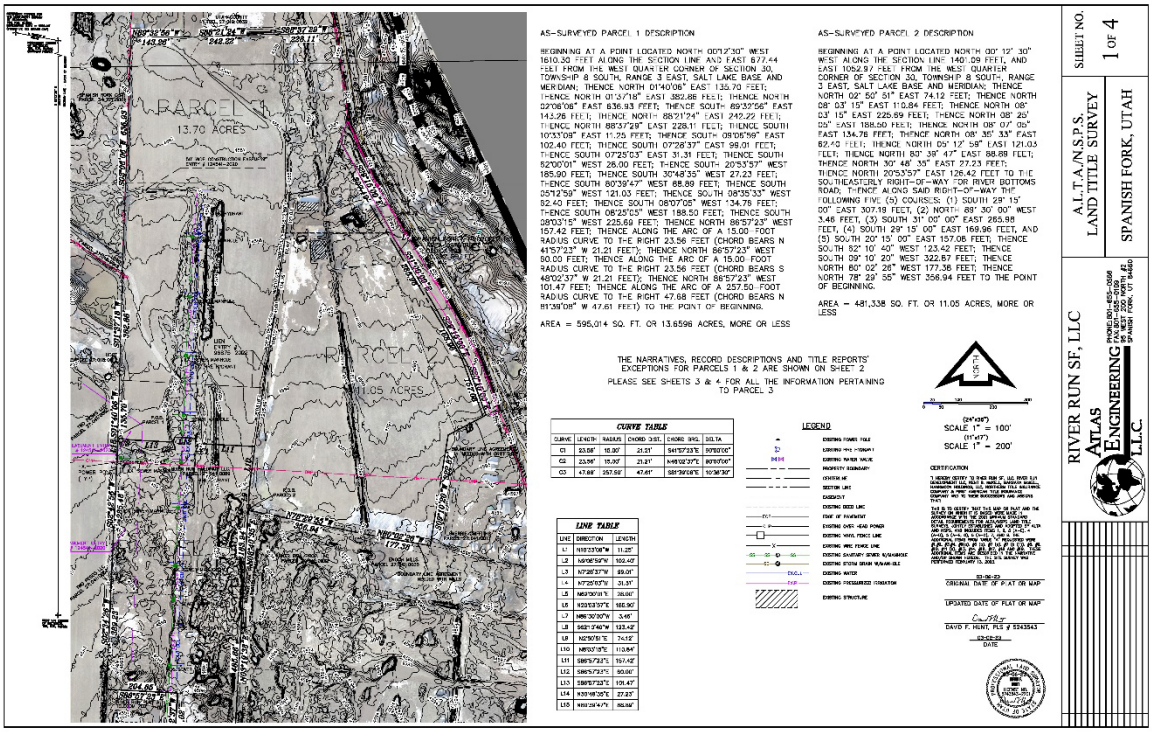

SHEET NO.
6
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
VOLUNTEER DRIVE
RIVER BOTTOMS RD


SHEET NO.
7A
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
POND 1
POND 2
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
PLAT "C"
PLAT "D"
PLAT "E"
PLAT "F"
PLAT "G"
VOLUNTEER DRIVE
RIVER BOTTOMS RD
MATCHLINE - SEE SHEET 7B
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER MORAN
801-360-2140
NORTH
SCALE 1" = 60'
SCALE 1" = 120'


VICINITY MAP
-NTS-
SITE LOCATION
SOUTH LANE
PLAT "A"
200 EAST
PLAT "B"
PLAT "C"
LEGEND
NORTH
SCALE 1" = 60'
SCALE 1" = 120'
SHEET NO.
7B
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK MIN. 4" UBC
CURB & GUTTER
NEAT SAWCUT LINE
MIN. 8" UBC
12" SUBBASE
TRAIL MIN. 4" UBC
SEE LID COLLECTOR/ARTERIAL STREET SWALE STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
VOLUNTEER DRIVE
MINOR COLLECTOR 2 LANE STREET - 90' ROW
-NTS-
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
6" SUBBASE
STREET 1, STREET 2, STREET 4, & STREET 5
60' ROW-TYPICAL
-NTS-
NOTE:
ALLEYWAYS TO BE 26' WIDE WHERE LABELED ON SHEET 2 IN ACCORDANCE WITH IFC D103.1.
NOTE:
ALL ROAD CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY TERRA ENGINEERING CONSULTING ON OCTOBER 3, 2019.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
PROPERTY LINE
77'
CL
CURB & GUTTER
SIDEWALK MIN. 4" UBC
BUILT BY OTHERS
MIN. 8" UBC
12" SUBBASE
SEE LOCAL ROADWAY UD DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
STREET 3
77' ROW-TYPICAL
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CL
EXISTING PAVEMENT
CURB & GUTTER
TRAIL MIN. 4" UBC
SEE UD COLLECTOR/ARTERIAL STREET SWALE STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
12" SUBBASE
MIN. 8" UBC
RIVER BOTTOMS ROAD
MINOR COLLECTOR 2 LANE STREET - 103' ROW
-NTS-
NOTE:
-ALL ROAD CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY TERRA ENGINEERING CONSULTING ON OCTOBER 3, 2019.
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


PARCEL 1
13.70 ACRES
AS-SURVEYED PARCEL 1 DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 877.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'08" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°08'08" EAST 636.83 FEET; THENCE SOUTH 89°37'56" EAST 142.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'08" EAST 11.75 FEET; THENCE SOUTH 09°05'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 82°00'01" WEST 26.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 92.40 FEET; THENCE SOUTH 08°07'08" WEST 134.78 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 235.69 FEET; THENCE NORTH 86°57'23" WEST 90.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 90.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50 FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.
AREA = 595,014 SQ. FT. OR 13.6596 ACRES, MORE OR LESS
AS-SURVEYED PARCEL 2 DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 00° 12' 30" WEST ALONG THE SECTION LINE 140.09 FEET, AND EAST 1052.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02° 50' 51" EAST 74.12 FEET; THENCE NORTH 08° 03' 15" EAST 110.84 FEET; THENCE NORTH 08° 03' 15" EAST 225.69 FEET; THENCE NORTH 08° 25' 05" EAST 188.50 FEET; THENCE NORTH 08° 07' 08" EAST 134.78 FEET; THENCE NORTH 08° 35' 33" EAST 92.40 FEET; THENCE NORTH 05° 12' 59" EAST 121.03 FEET; THENCE NORTH 80° 39' 47" EAST 88.89 FEET; THENCE NORTH 30° 48' 35" EAST 27.23 FEET; THENCE NORTH 20°53'57" EAST 126.42 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY FOR RIVER BOTTOMS ROAD, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 29° 15' 00" EAST 307.19 FEET, (2) NORTH 89° 30' 00" WEST 3.46 FEET, (3) SOUTH 31° 00' 00" EAST 265.98 FEET, (4) SOUTH 29° 15' 00" EAST 169.96 FEET, AND (5) SOUTH 29° 15' 00" EAST 157.06 FEET; THENCE SOUTH 82° 10' 40" WEST 123.42 FEET; THENCE SOUTH 09° 10' 20" WEST 322.67 FEET; THENCE NORTH 80° 02' 26" WEST 177.36 FEET; THENCE NORTH 78° 29' 55" WEST 356.94 FEET TO THE POINT OF BEGINNING.
AREA = 481,338 SQ. FT. OR 11.05 ACRES, MORE OR LESS
THE NARRATIVES, RECORD DESCRIPTIONS AND TITLE REPORTS' EXCEPTIONS FOR PARCELS 1 & 2 ARE SHOWN ON SHEET 2
PLEASE SEE SHEETS 3 & 4 FOR ALL THE INFORMATION PERTAINING TO PARCEL 3
CURVE TABLE
LINE TABLE
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
CERTIFICATION
ORIGINAL DATE OF PLAT OR MAP
UPDATED DATE OF PLAT OR MAP
DAVID F. HUNT, PLS # 5343543
DATE
SHEET NO.
1 OF 4
A.L.T.A./N.S.P.S. LAND TITLE SURVEY
SPANISH FORK, UTAH
RIVER RUN SF, LLC
ATLAS ENGINEERING L.L.C.

NARRATIVE FOR PARCEL 1

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY NORTHERN TITLE INSURANCE COMPANY, ORDER NO. NTUT-123640, DATED JANUARY 23, 2023 AT 8:00 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACED AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS NOT LISTED, BUT LOCATED AS VACANT LAND ALONG CANYON CREEK PARKWAY, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 595,014 SQ. FT. OR 13.6596 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDITIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY SO NO EXTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #7 (a&c) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDITIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 10 CALLS OUT A CONSTRUCTION EASEMENT FOR SPANISH FORK CITY AS SHOWN HEREON.
23. TITLE REPORT EXCEPTION 11 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
24. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

NARRATIVE FOR PARCEL 2

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THE SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 163423, DATED DECEMBER 29, 2022 AT 7:30 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACED AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS 816 SOUTH RIVER BOTTOMS ROAD, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 481,338 SQ. FT. OR 11.05 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDITIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE EXISTING BUILDINGS ON THE SURVEYED PROPERTY, AS SHOWN HEREON WITHOUT THE EXTERIOR DIMENSIONS AND SQUARE FOOTAGE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #7 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDITIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 14 CALLS OUT A RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SHOWN HEREON.
23. TITLE REPORT EXCEPTION 15 CALLS OUT EASEMENTS AND/OR RIGHTS OF WAY FOR THE SPANISH FORK SOUTHEAST IRRIGATION COMPANY. THESE ARE BLANKET EASEMENTS AND NOT SHOWN HEREON.
24. TITLE REPORT EXCEPTION 23 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
25. TITLE REPORT EXCEPTION 24 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
26. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

RIVER RUN SF, LLC

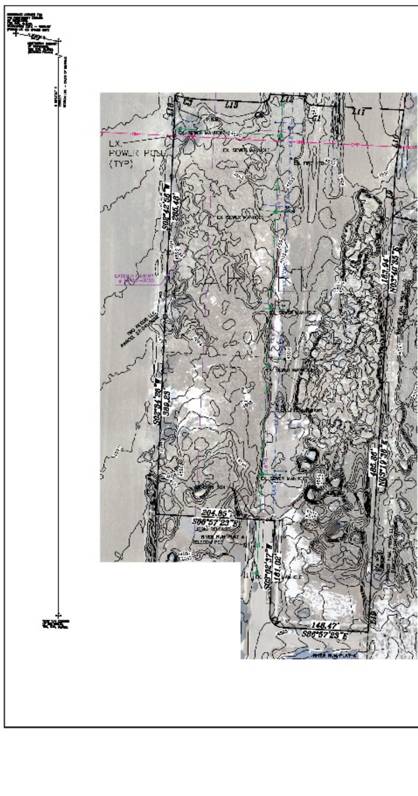
ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

SHEET NO. 2 OF 4




AS-SURVEYED PARCEL 3 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1510.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 02°42'56" WEST 285.48 FEET; THENCE SOUTH 02°34'26" WEST 389.23 FEET TO THE NORTHERLY BOUNDARY OF RIVER RUN PLAT A; THENCE ALONG SAID BOUNDARY OF RIVER RUN PLAT A THE FOLLOWING FOUR (4) COURSES: SOUTH 86° 57'23" EAST 204.85 FEET, SOUTH 03°02'37" WEST 161.02 FEET, ALONG THE ARC OF A 23.04-FOOT RADIUS CURVE TO THE LEFT 36.11 FEET (CHORD BEARS S 41°57'23" E 32.53 FEET) AND SOUTH 86°57'23" EAST 148.47 FEET; THENCE NORTH 03°08'31" EAST 49.92 FEET; THENCE NORTH 03°19'38" EAST 485.86 FEET; THENCE NORTH 03°40'35" EAST 183.94 FEET; THENCE NORTH 02°50'51" EAST 74.12 FEET; THENCE NORTH 08°03'15" EAST 110.84 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 308,158 SQ. FT. OR 7.0743 ACRES, MORE OR LESS

THE NARRATIVE, RECORD DESCRIPTIONS AND TITLE REPORT EXCEPTIONS FOR PARCEL 3 ARE SHOWN ON SHEET 4

NORTH

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 23.56' | 15.00' | 21.21' | S41°57'23"E | 90°00'00" |
| C2 | 23.56' | 15.00' | 21.21' | N48°02'37"E | 90°00'00" |
| C3 | 47.68' | 257.50' | 47.61' | S81°39'08"E | 10°36'30" |
| C4 | 36.11' | 23.04' | 32.53' | S41°57'23"E | 89°47'02" |

**LINE TABLE**

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N10°33'06"W | 11.26' |
| L2 | N9°36'59"W | 102.40' |
| L3 | N7°28'37"W | 99.01' |
| L4 | N7°25'03"W | 31.31' |
| L5 | N52°00'01"E | 28.00' |
| L6 | N20°53'57"E | 185.90' |
| L7 | N89°30'00"W | 3.46' |
| L8 | S62°10'40"W | 123.42' |
| L9 | N2°50'51"E | 74.12' |
| L10 | N8°03'15"E | 110.84' |
| L11 | S86°57'23"E | 157.42' |
| L12 | S86°57'23"E | 60.00' |
| L13 | S86°57'23"E | 101.47' |
| L14 | N30°48'38"E | 27.23' |
| L15 | N60°38'47"E | 88.68' |
| L18 | S1°40'08"W | 49.95' |
| L19 | N3°08'31"E | 49.92' |

LEGEND

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- EXISTING DITCH LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING VINYL FENCE LINE
- EXISTING WIRE FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MAN-HOLE
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- EXISTING STRUCTURE

CERTIFICATION

I HEREBY CERTIFY TO RIVER RUN SF, LLC, RIVER RUN DEVELOPMENT LLC, KENT B. McKELL, BARBARA McKELL, HAWKBROOK HOLDINGS, LLC, NORTHERN TITLE INSURANCE COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3 (A-E), 4 (A-B), 5 (A-E, D), 6 (A-D), 7, AND 8. THE ADDITIONAL ITEMS FROM TABLE "A" REQUESTED WERE [illegible] THESE ADDITIONAL ITEMS ARE DESCRIBED IN THE NARRATIVE AND/OR SHOWN HEREON. THE SITE SURVEY WAS PERFORMED FEBRUARY 13, 2023.

03-06-23
ORIGINAL DATE OF PLAT OR MAP

UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5243543

03-06-23
DATE

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

SHEET NO. 3 OF 4



NARRATIVE FOR PARCEL 4

5. BY VISUALS OF THIS SURVEY, THERE MAY BE EVIDENCE OF THE SURVEY'S CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
6. THE BASIS OF BEARING IS NORTH 00°12'26" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 8 SOUTH, RANGE 4 EAST OF THE SALT LAKE BASE AND MERIDIAN.
7. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
8. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE NORTHWEST CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 32, AS SHOWN HEREON.
9. THIS SURVEY IS REFERENCED TO AND BASED UPON THE INFORMATION CONTAINED IN THE TITLE REPORT BY: INSURANCE COMPANY, ORDER NO. 97019-122662, DATED JANUARY 16, 2023 AT 8:00 A.M.
10. MINIMUM REQUIREMENTS: NOTICE IS ANY DOCUMENTATION FOUND IN PLAT A.
11. BOUNDARY ADJUSTMENTS AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
12. ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.
13. ANY MONUMENT NOT FOUND OR SET IS NOTED AS SUCH. NOTHING WAS FOUND OR PLACED.
14. THE PROPERTY ADJOINS IN PART VACANT LAND ALONG CANYON CREEK PARKWAY, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE CURRENT ZONING CLASSIFICATION IS ZONE D AS SHOWN ON VIA ASSOCIATES PROVIDE ON JUNE 10, 2020. AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE TOTAL GROSS LAND AREA IS APPROX 52.77 OF 2,674.3 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE AS FOLLOWS: ZONE D ACCORDING TO THE CURRENT DRAWING FROM CITY ZONING MAP, AS REQUESTED ADDITIONAL OPTION #5(A&B) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE ARE NO BUILDING ADDITIONS OBSERVED IN RECENT PROPERTY CHANGES IN RECENT CONSTRUCTIONS AND NO SQUARE FOOTAGE ARE LISTED OR EXISTS, AS REQUESTED ADDITIONAL OPTION #7 (WHICH FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #8(A) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. THE CLOSEST INTERSECTING STREET IS SHOWN AS REQUESTED ADDITIONAL OPTION #11 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
23. THERE ARE NO WETLANDS DELINEATION MARKERS OBSERVED OR KNOWN. AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
24. ALL VISIBLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
25. FOR PURPOSES OF THIS SURVEY, NO SUBDIVISION HAS BEEN PERFORMED BY ATLAS ENGINEERING. AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
26. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE BASED ON THE ABOVE-GROUND EVIDENCE.

SHEET NO. 4 OF 4

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.

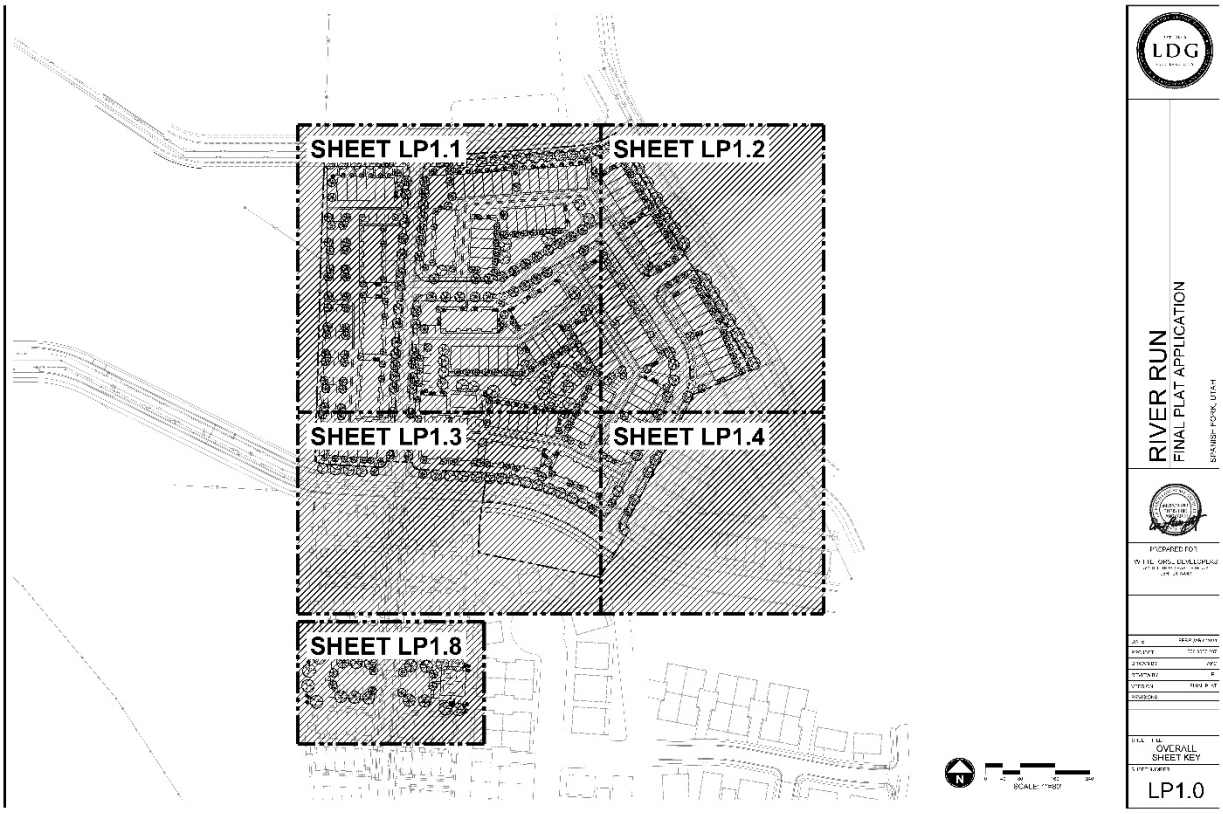
PHONE: 801-885-0998
FAX: 801-885-0996
1485 SOUTH STATE STREET
SPANISH FORK, UT 84660

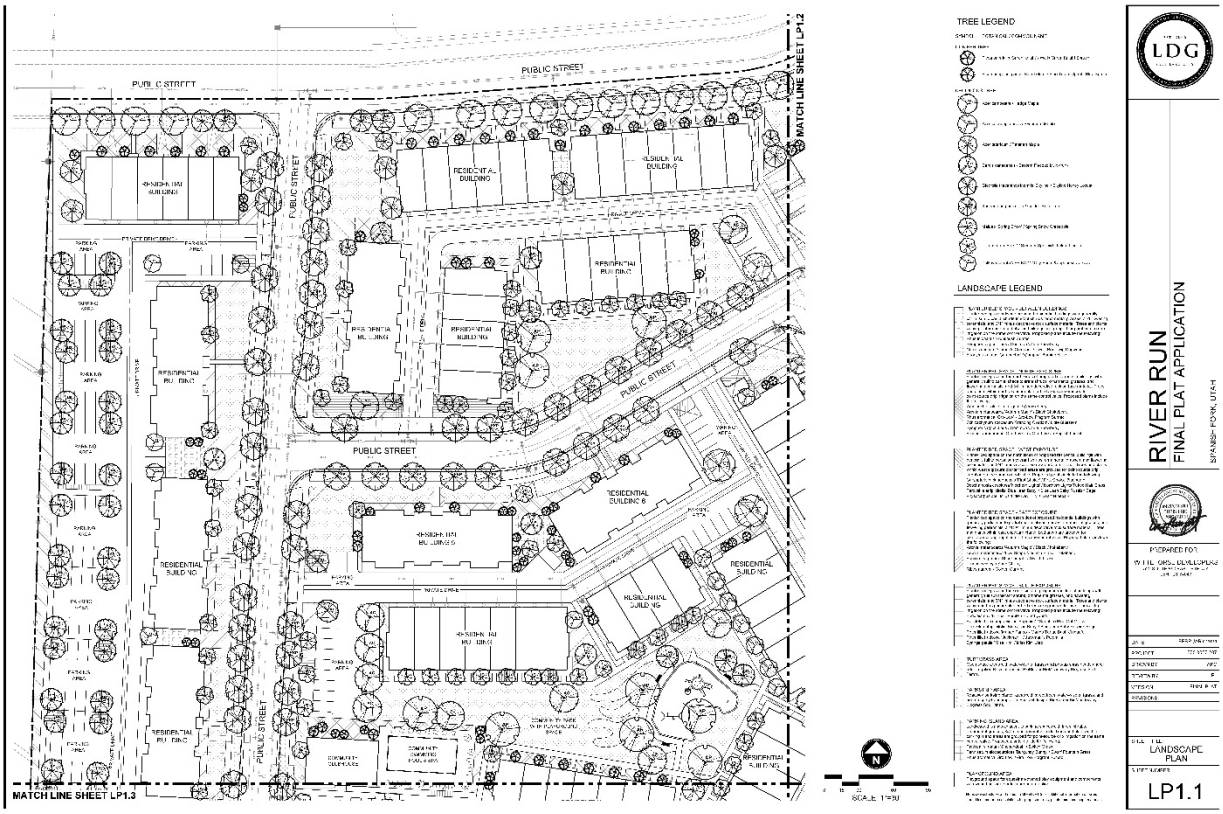


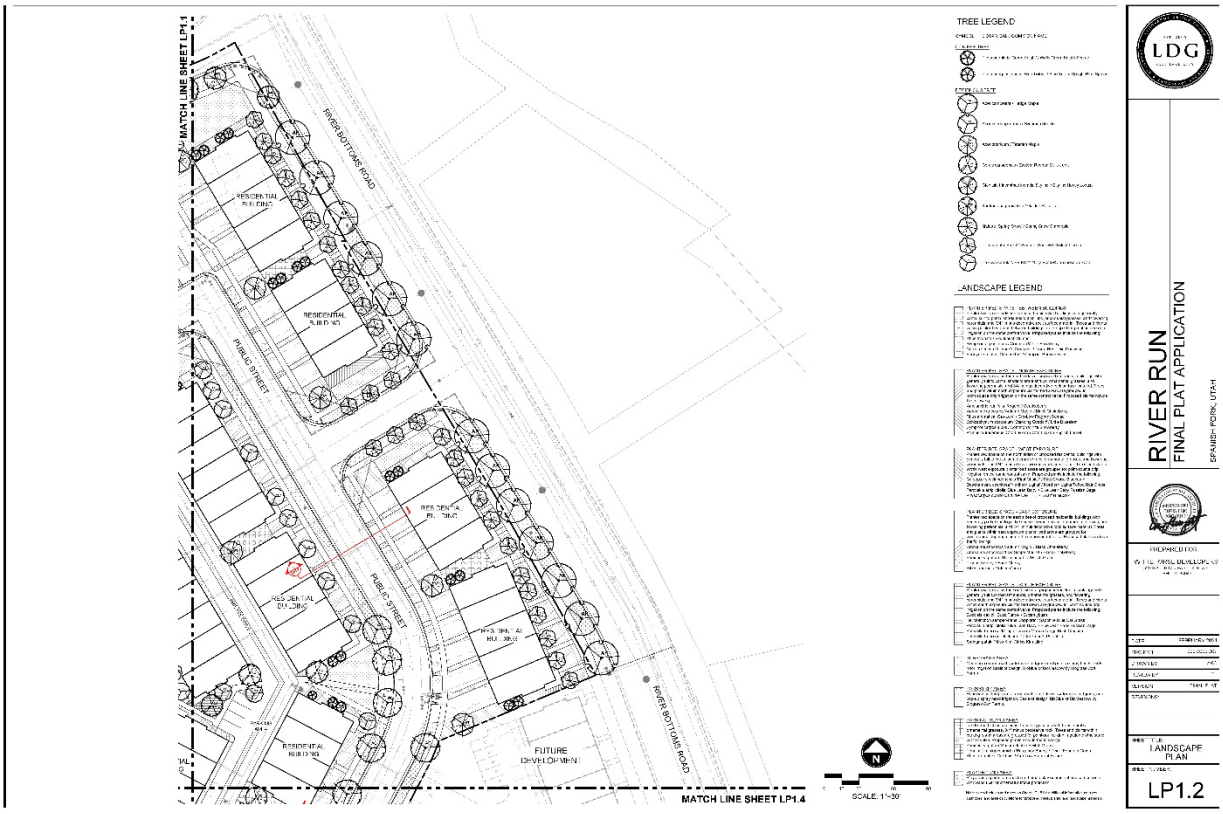
DATA TABLE
TOTAL AREA=52.77
TOTAL # OF COMMONS=10
TOTAL # OF TOWNHOUSE=147
TOTAL # OF UNITS=237
UNITS/ACRE=11.17

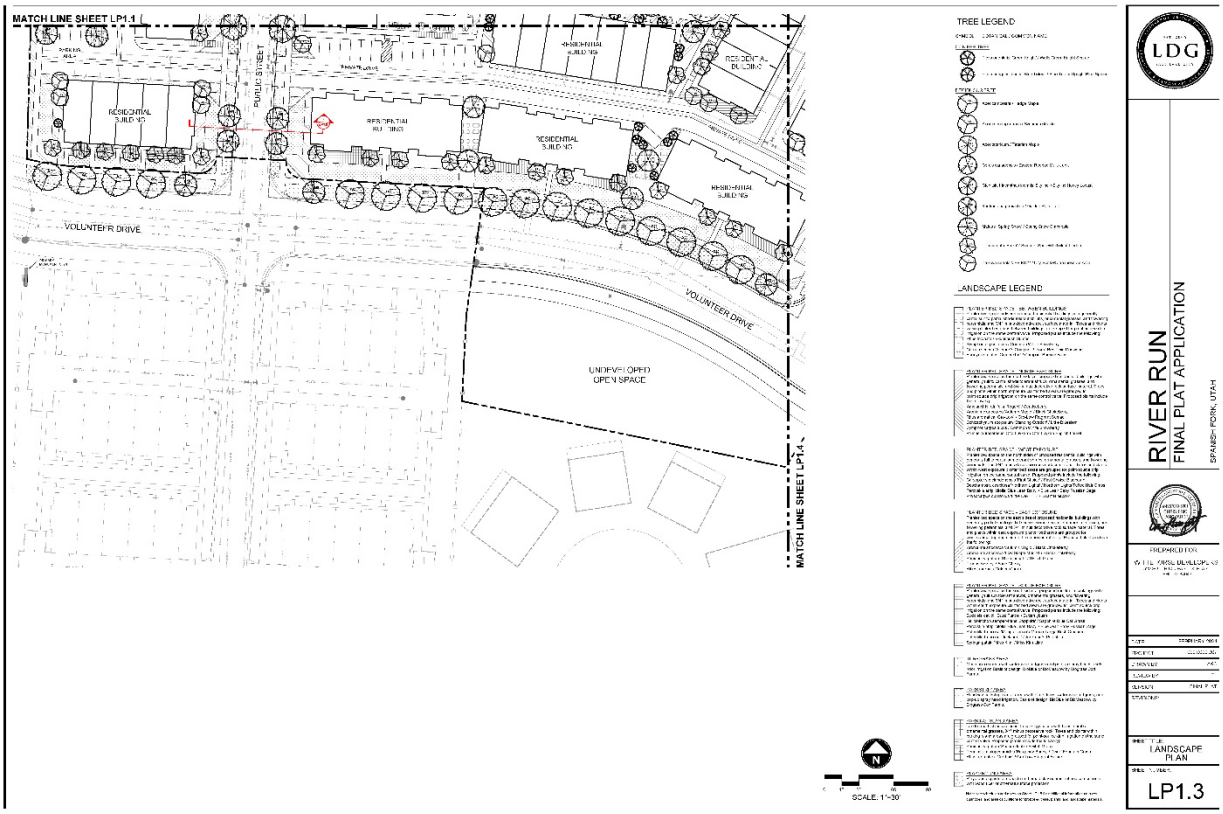
PARKING TABLE
PARKING REQUIRED: 369
PARKING PROVIDED: 474

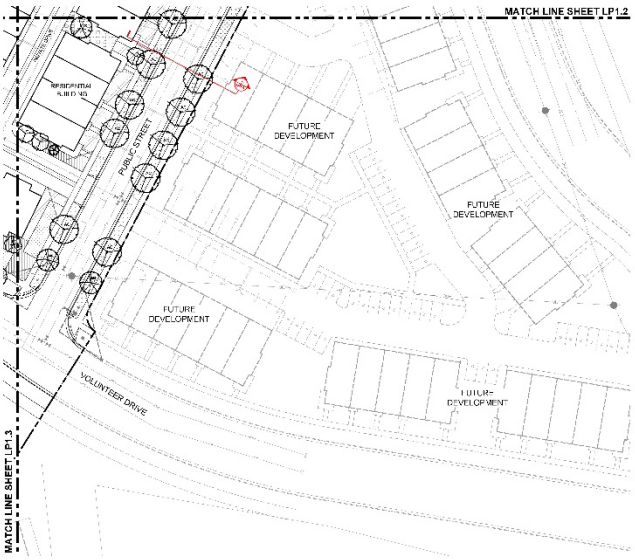
Exhibit 2


SHEET LP1.1
SHEET LP1.2
SHEET LP1.3
SHEET LP1.4
SHEET LP1.8
SCALE: 1"=80'
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
OVERALL SHEET KEY
LP1.0


PUBLIC STREET
MATCH LINE SHEET LP1.2
MATCH LINE SHEET LP1.3
RESIDENTIAL BUILDING
RESIDENTIAL BUILDING 6
RESIDENTIAL BUILDING
TREE LEGEND
LANDSCAPE LEGEND
SCALE: 1"=50'
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
LANDSCAPE PLAN
LP1.1

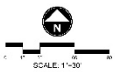

MATCH LINE SHEET LP1.1
RIVER BOTTOMS ROAD
PUBLIC STREET
RESIDENTIAL BUILDING
FUTURE DEVELOPMENT
MATCH LINE SHEET LP1.4
SCALE: 1"=30'
TREE LEGEND
LANDSCAPE LEGEND
LDG
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
PREPARED FOR
LANDSCAPE PLAN
LP1.2


MATCH LINE SHEET LP1.1
PUBLIC STREET
RESIDENTIAL BUILDING
VOLUNTEER DRIVE
UNDEVELOPED OPEN SPACE
MATCH LINE SHEET LP1.4
SCALE: 1"=30'
TREE LEGEND
LANDSCAPE LEGEND
LDG
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
PREPARED FOR
LANDSCAPE PLAN
LP1.3




TREE LEGEND

LANDSCAPE LEGEND




LDG

RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:

| | |
|---|---|
| DATE | FEBRUARY 2024 |
| PROJECT | |
| DRAWN BY | |
| CHECKED BY | |
| SCALE | 1"=30'-0" |
| REVISIONS | |

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
LP1.4

TREE SCHEDULE

LANDSCAPE AND PLANT SCHEDULE

GENERAL LANDSCAPE NOTES

LANDSCAPE PLAN SUMMARY

LDG

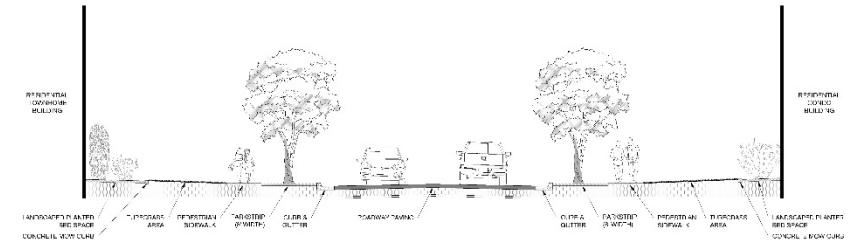
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:

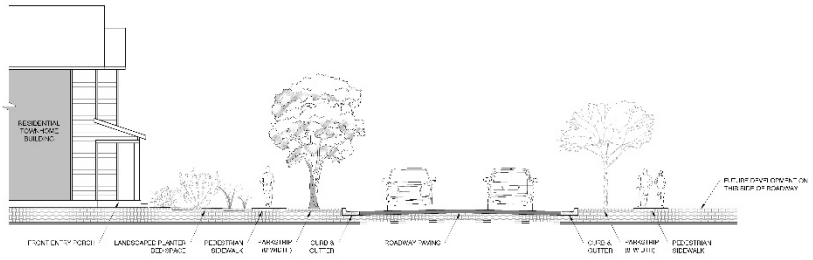
| | |
|---|---|
| DATE | FEBRUARY 2024 |
| PROJECT | |
| DRAWN BY | |
| CHECKED BY | |
| SCALE | 1"=30'-0" |
| REVISIONS | |

SHEET TITLE
LANDSCAPE NOTES & SCHEDULES

SHEET NUMBER
LP1.5




1 STREETSCAPE CROSS SECTION




2 STREETSCAPE CROSS SECTION

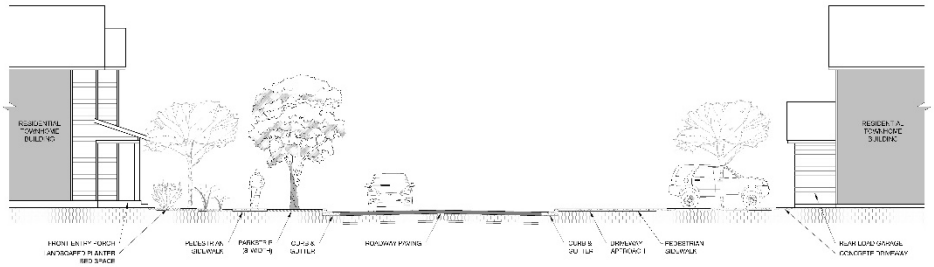
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RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:

STREETSCAPE SECTIONS

LP1.6




1 STREETSCAPE CROSS SECTION

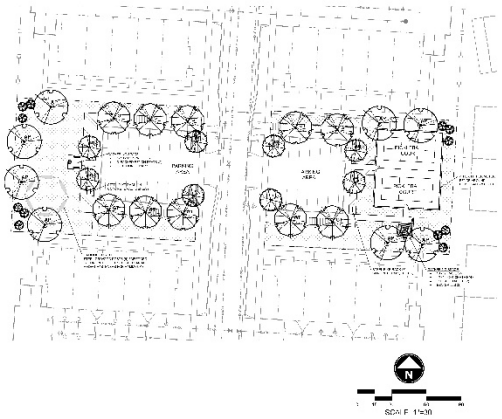
LDG

RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:

STREETSCAPE SECTIONS

LP1.7



SCALE 1"=30'

TREE SCHEDULE - PLAT B

LANDSCAPE AND PLANT SCHEDULE PLAT B

GENERAL LANDSCAPE NOTES

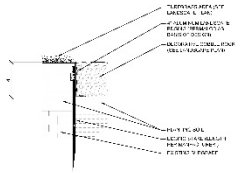
LANDSCAPE PLAN SUMMARY

RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

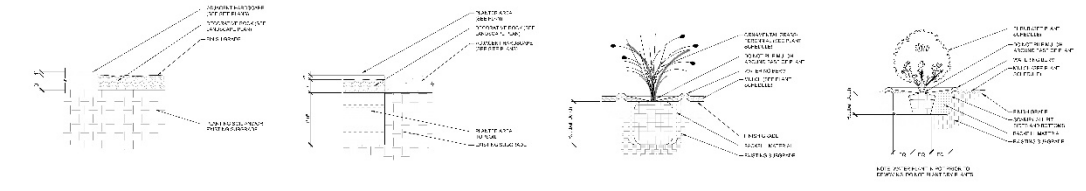
PREPARED FOR:

LANDSCAPE PLAN PLAT B

LP1.8



9 ALUMINUM OR STEEL LANDSCAPE EDGING

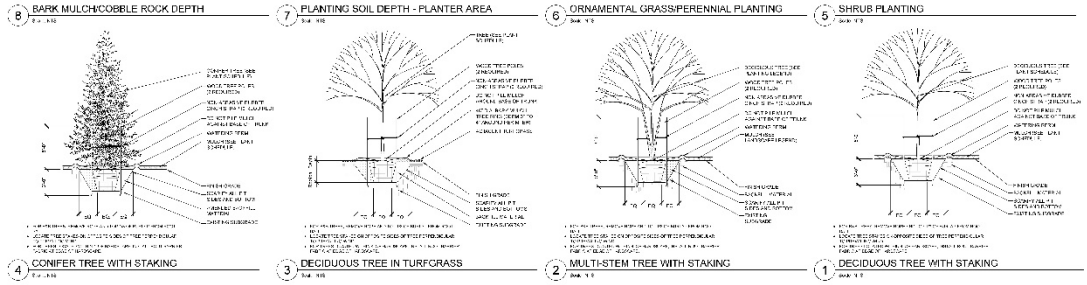


8 BARK MULCH/COBBLE ROCK DEPTH

7 PLANTING SOIL DEPTH - PLANTER AREA

6 ORNAMENTAL GRASS/PERENNIAL PLANTING

5 SHRUB PLANTING



4 CONIFER TREE WITH STAKING

3 DECIDUOUS TREE IN TURFGRASS

2 MULTI-STEM TREE WITH STAKING

1 DECIDUOUS TREE WITH STAKING

RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:

LANDSCAPE DETAILS

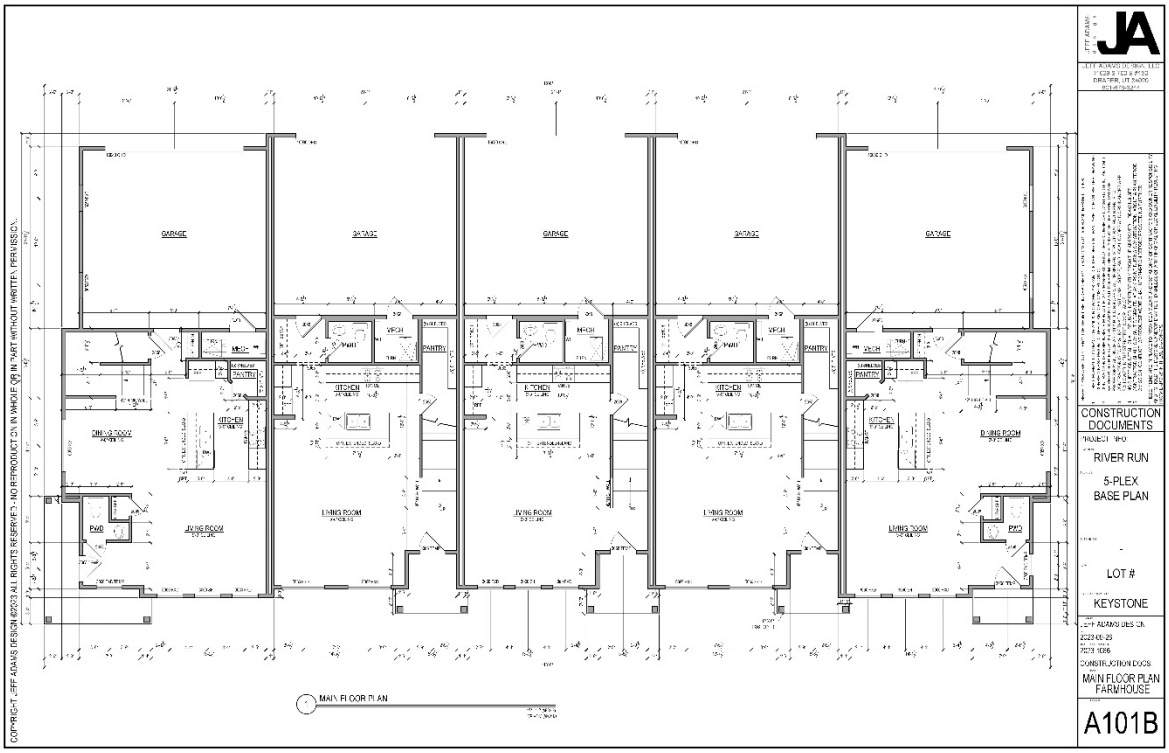
LP1.9

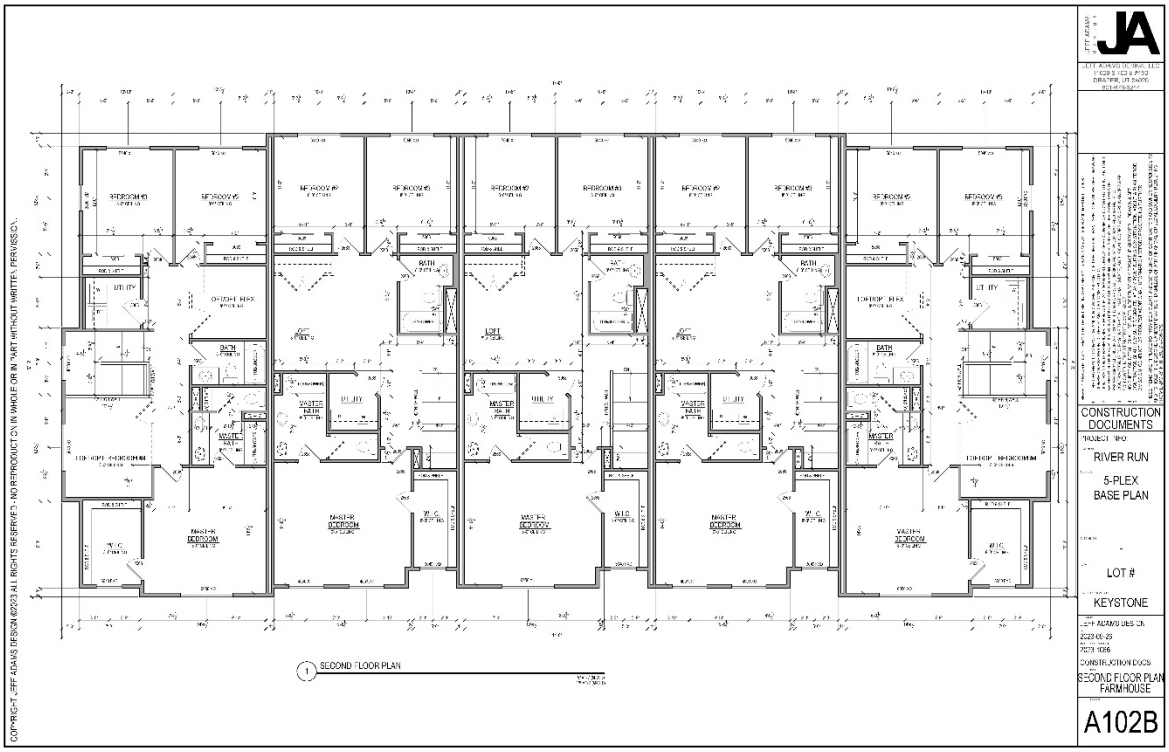




Exhibit 3




GARAGE
KITCHEN
LIVING ROOM
DINING ROOM
PWD
PANTRY
MAIN FLOOR PLAN
CONSTRUCTION DOCUMENTS
RIVER RUN
5-PLEX
BASE PLAN
LOT #
KEYSTONE
MAIN FLOOR PLAN
FARMHOUSE
A101B


SECOND FLOOR PLAN
CONSTRUCTION DOCUMENTS
RIVER RUN
5-PLEX
BASE PLAN
LOT #
KEYSTONE
SECOND FLOOR PLAN
FARMHOUSE
A102B

Color Scheme #1




Stucco: All Units
Mindful Gray SW 7016

Siding: All Units
Gauntlet Gray SW 7019

Brick: All Units
Canvas Thin Brick

Roof: All Units
Black Shingles




**Stucco**: Mindful Gray SW 7016
**Siding**: Gauntlet Gray SW 7019
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: Black Ranch Panel, Windows at Top

Color Scheme #1




Stucco: All Units
Mindful Gray SW 7016

Siding: All Units
Gauntlet Gray SW 7019

Brick: All Units
Canvas Thin Brick

Roof: All Units
Black Shingles



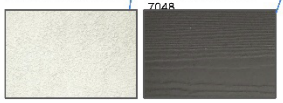

**Stucco**: Mindful Gray SW 7016
**Siding**: Gauntlet Gray SW 7019
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: Black Ranch Panel, Windows at Top

Color Scheme #2




Stucco: All Units
Shoji White SW 7042

Siding: All Units
Urbane Bronze SW 7048



Brick: All Units
Canvas Thin Brick



Roof: All Units
Black Shingles





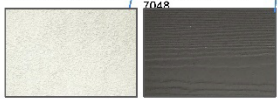

**Stucco**: Shoji White SW 7042
**Siding**: Urbane Bronze SW 7048
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: Black Ranch Panel, Windows at Top

Color Scheme #2




Stucco: All Units
Shoji White SW 7042

Siding: All Units
Urbane Bronze SW 7048



Brick: All Units
Canvas Thin Brick



Roof: All Units
Black Shingles






**Stucco**: Shoji White SW 7042
**Siding**: Urbane Bronze SW 7048
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: Black Ranch Panel, Windows at Top

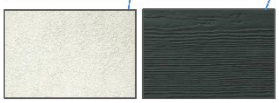
Color Scheme #3



1 FRONT ELEVATION

Stucco: All Units
Shoji White SW 7042

Siding: All Units
Iron Ore SW 7069



Brick: All Units
Charcoal Thin Brick

Roof: All Units
Black Shingles





2 LEFT ELEVATION

**Stucco**: Shoji White SW 7042
**Siding**: Iron Ore SW 7069
**Brick**: Charcoal Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: Black Ranch Panel, Windows at Top

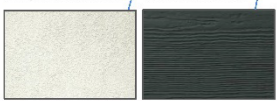
Color Scheme #3



1 REAR ELEVATION

Stucco: All Units
Shoji White SW 7042

Siding: All Units
Iron Ore SW 7069



Brick: All Units
Charcoal Thin Brick

Roof: All Units
Black Shingles



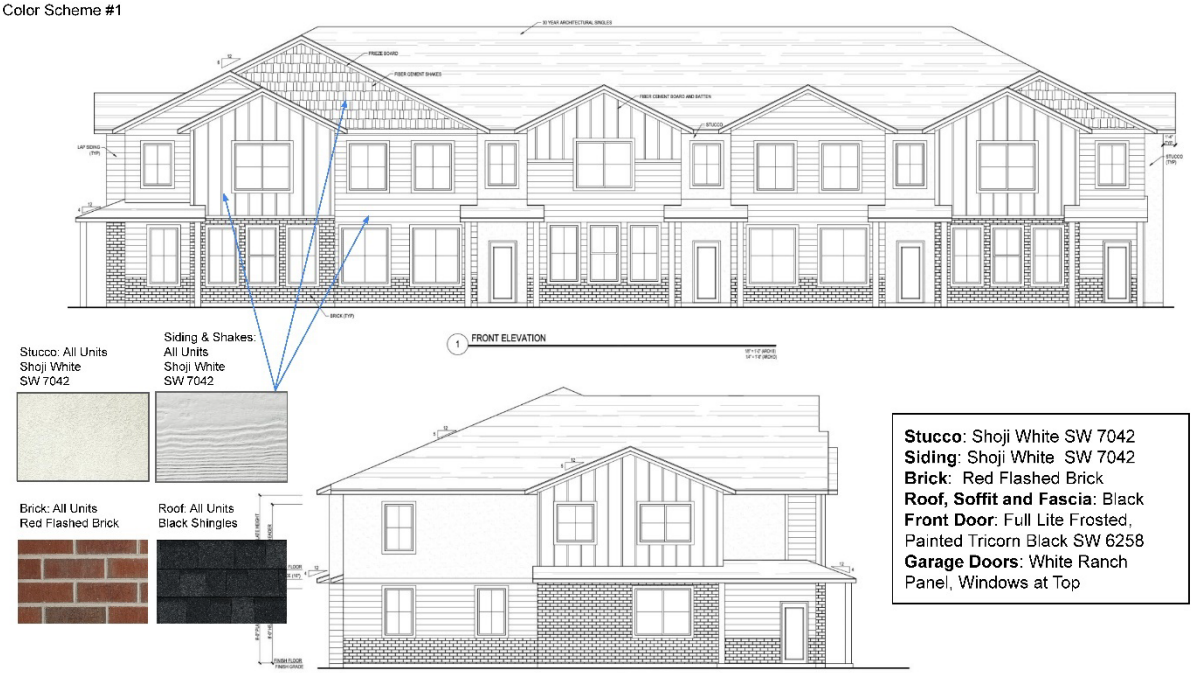


2 RIGHT ELEVATION

**Stucco**: Shoji White SW 7042
**Siding**: Iron Ore SW 7069
**Brick**: Charcoal Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: Black Ranch Panel, Windows at Top

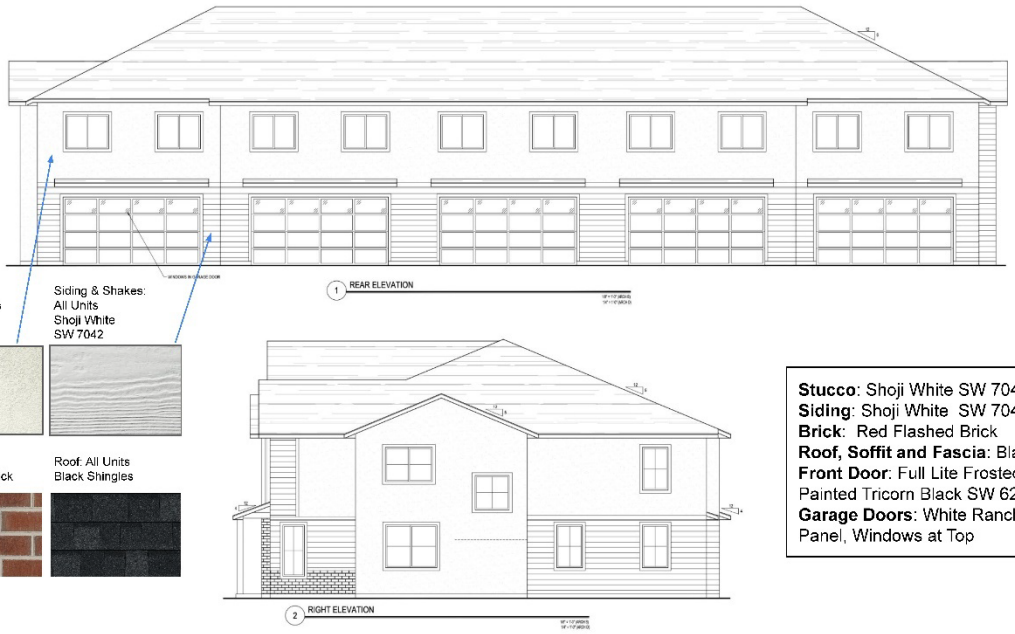


Color Scheme #1



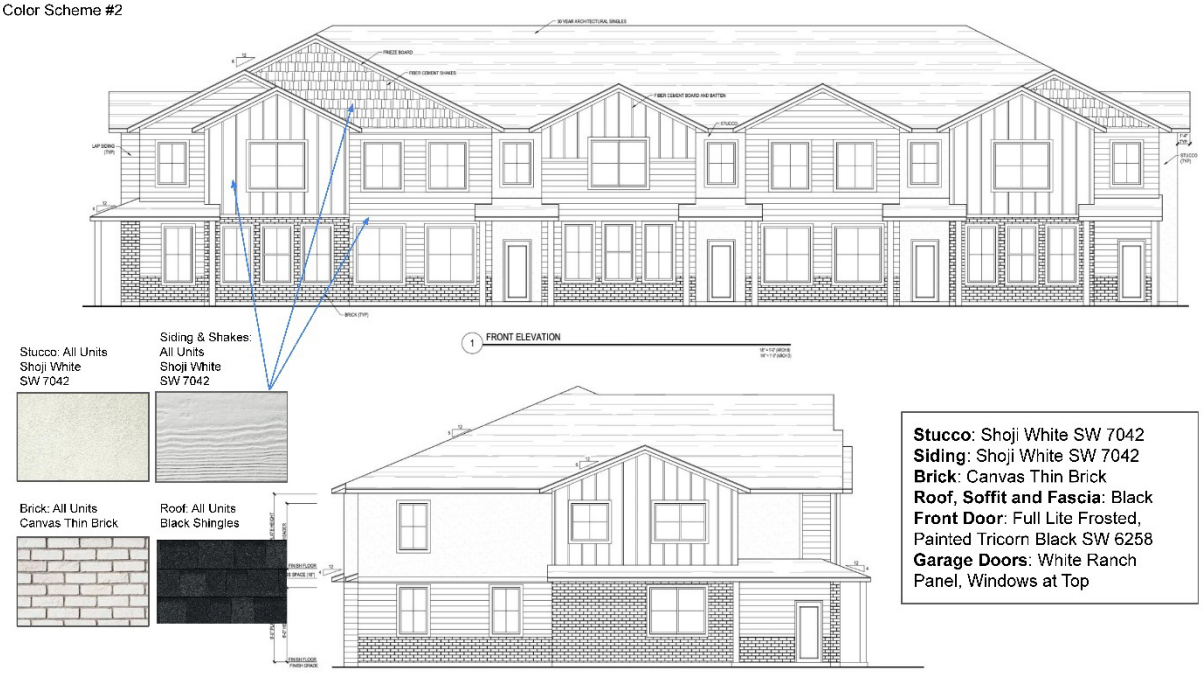

**Stucco**: Shoji White SW 7042
**Siding**: Shoji White SW 7042
**Brick**: Red Flashed Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: White Ranch Panel, Windows at Top

Color Scheme #1



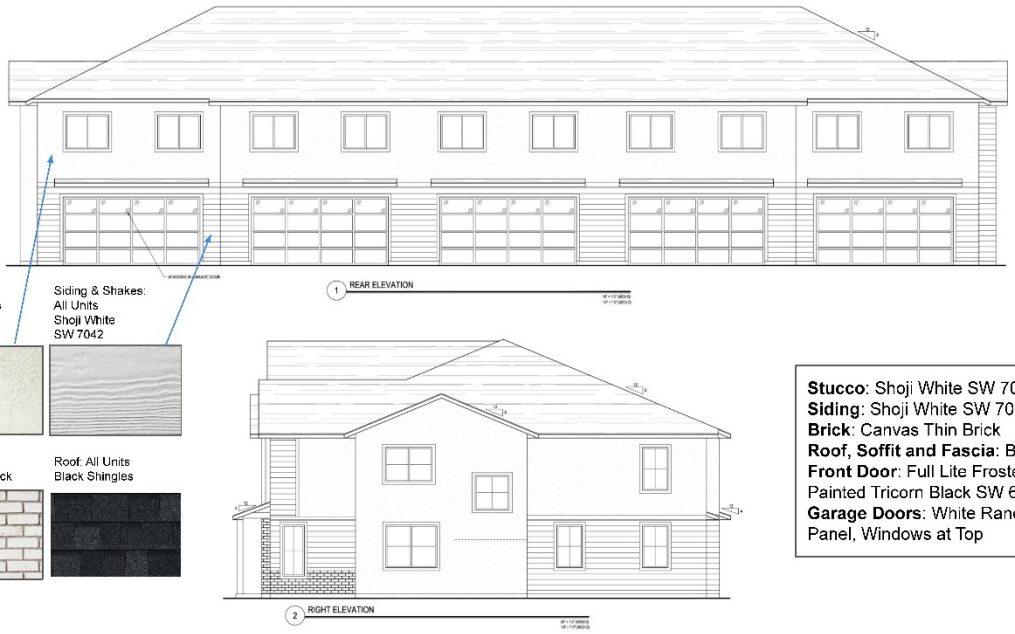

**Stucco**: Shoji White SW 7042
**Siding**: Shoji White SW 7042
**Brick**: Red Flashed Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: White Ranch Panel, Windows at Top

Color Scheme #2



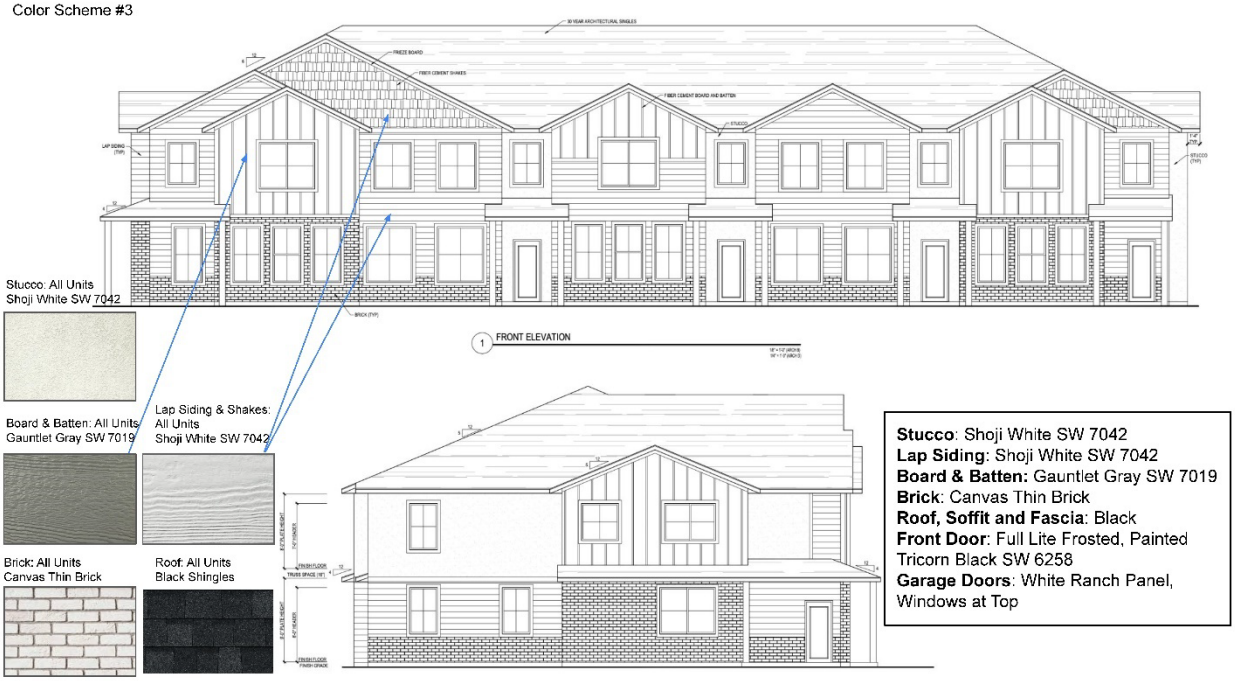

**Stucco**: Shoji White SW 7042
**Siding**: Shoji White SW 7042
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: White Ranch Panel, Windows at Top

Color Scheme #2




**Stucco**: Shoji White SW 7042
**Siding**: Shoji White SW 7042
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: White Ranch Panel, Windows at Top

Color Scheme #3



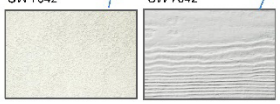

**Stucco**: Shoji White SW 7042
**Lap Siding**: Shoji White SW 7042
**Board & Batten:** Gauntlet Gray SW 7019
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: White Ranch Panel, Windows at Top

Color Scheme #3




Stucco: All Units
Shoji White
SW 7042

Siding & Shakes:
All Units
Shoji White
SW 7042





Brick: All Units
Canvas Thin Brick

Roof: All Units
Black Shingles



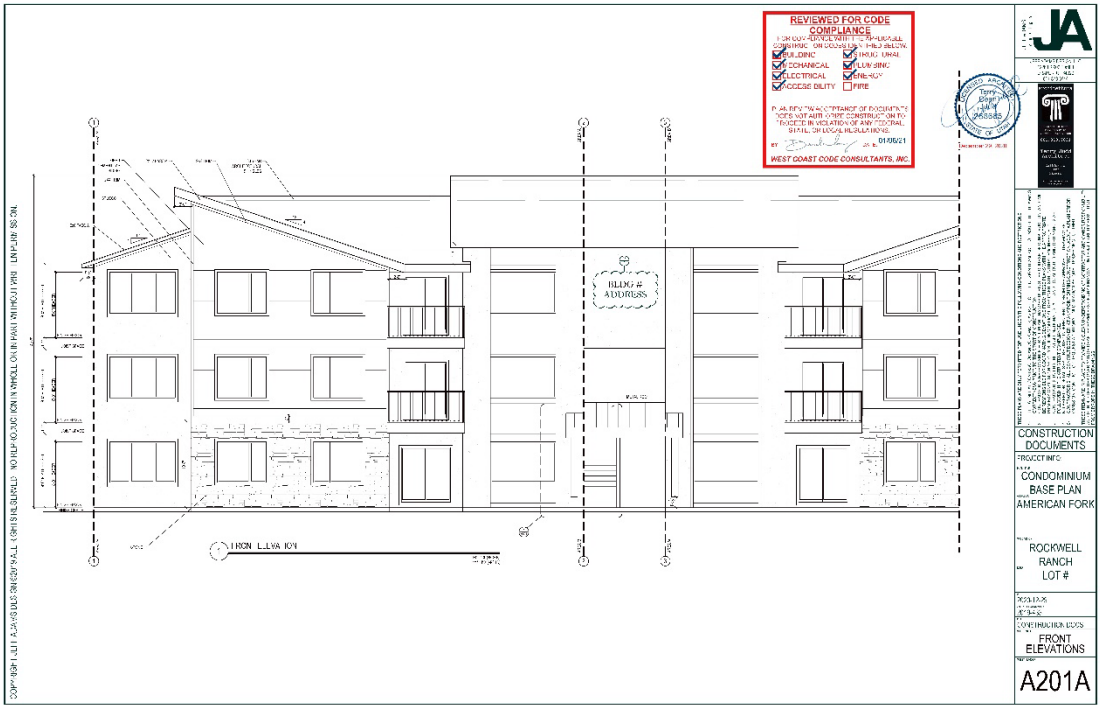


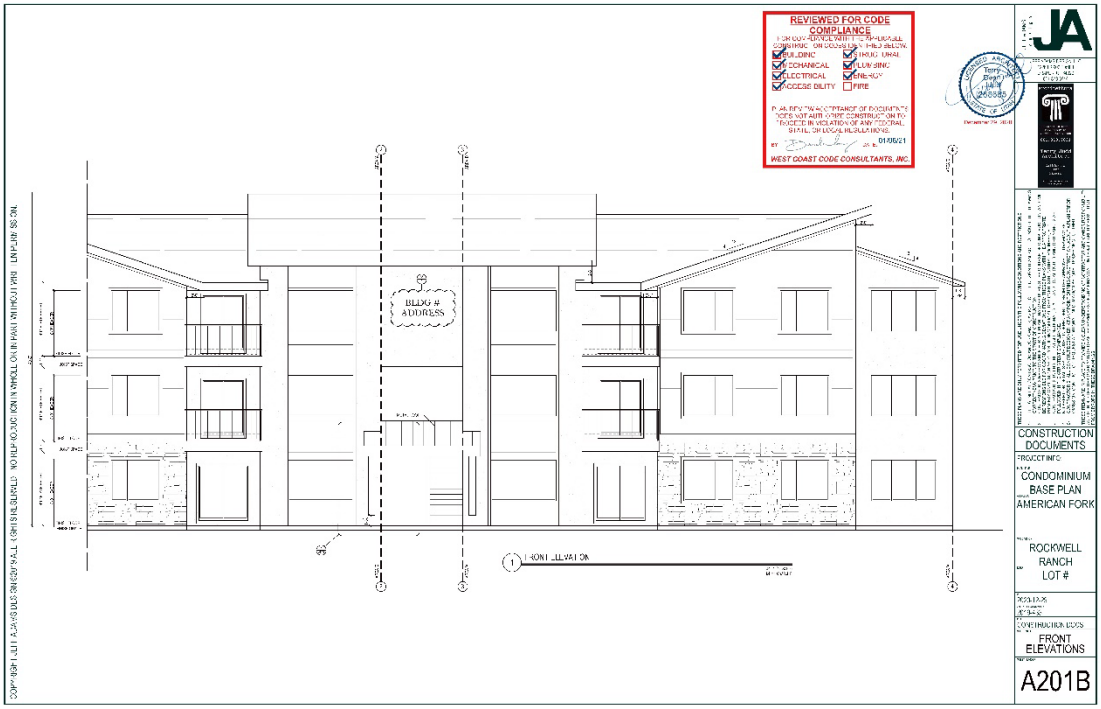


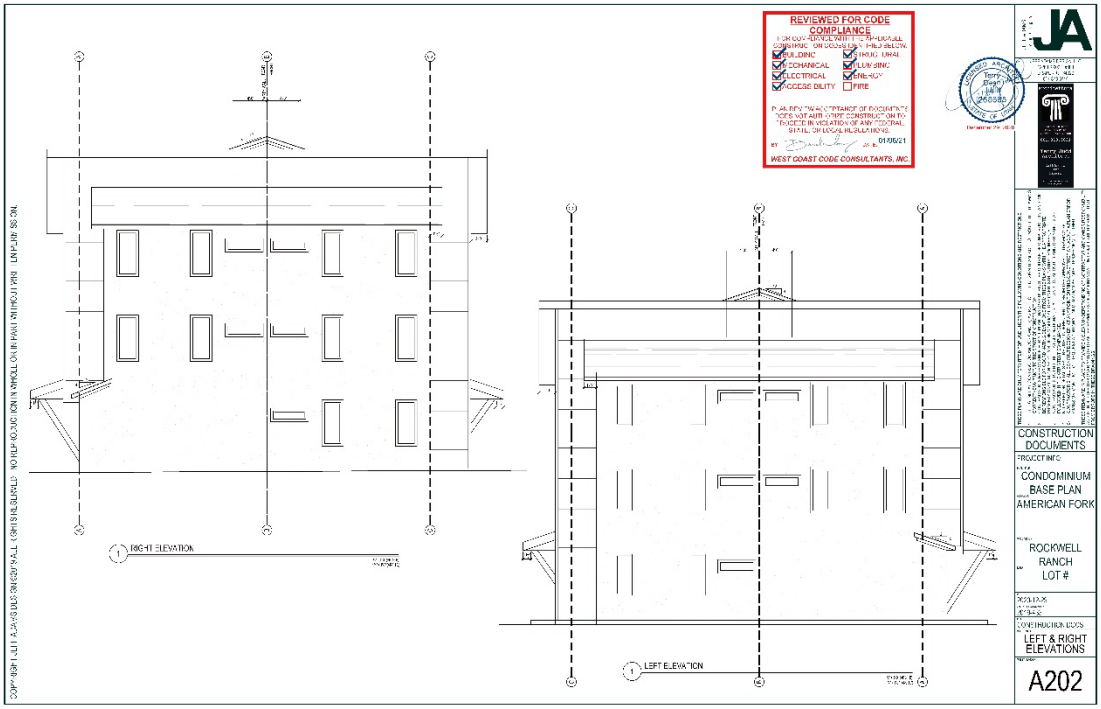

**Stucco**: Shoji White SW 7042
**Lap Siding**: Shoji White SW 7042
**Brick**: Canvas Thin Brick
**Roof, Soffit and Fascia**: Black
**Front Door**: Full Lite Frosted, Painted Tricorn Black SW 6258
**Garage Doors**: White Ranch Panel, Windows at Top

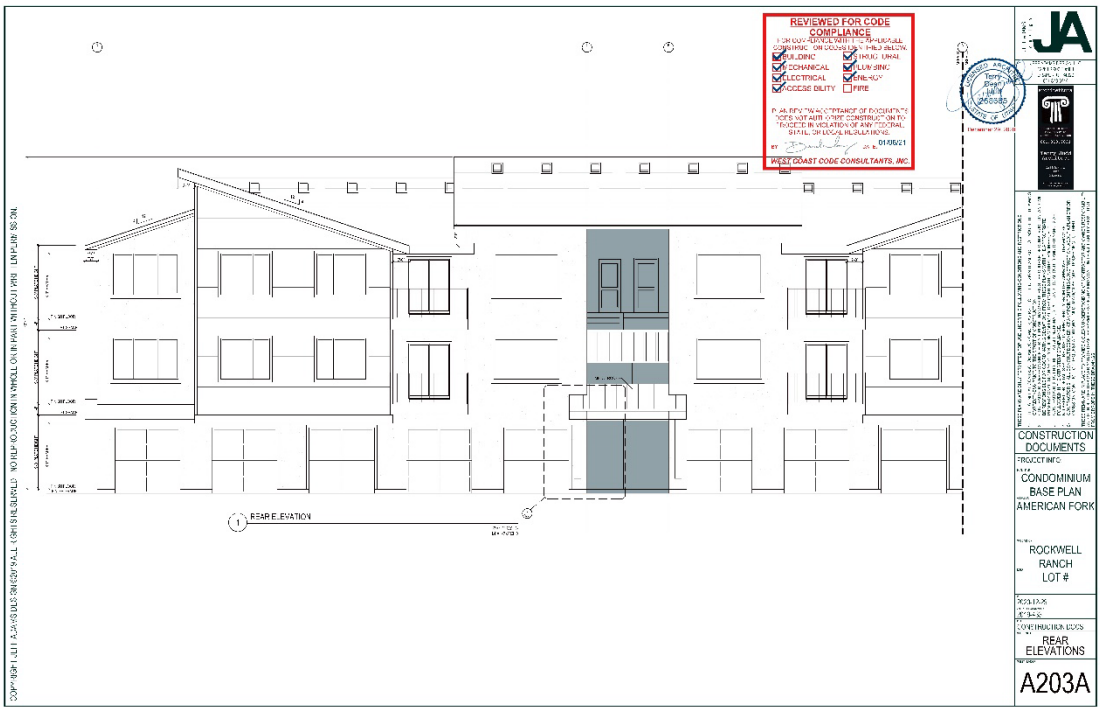


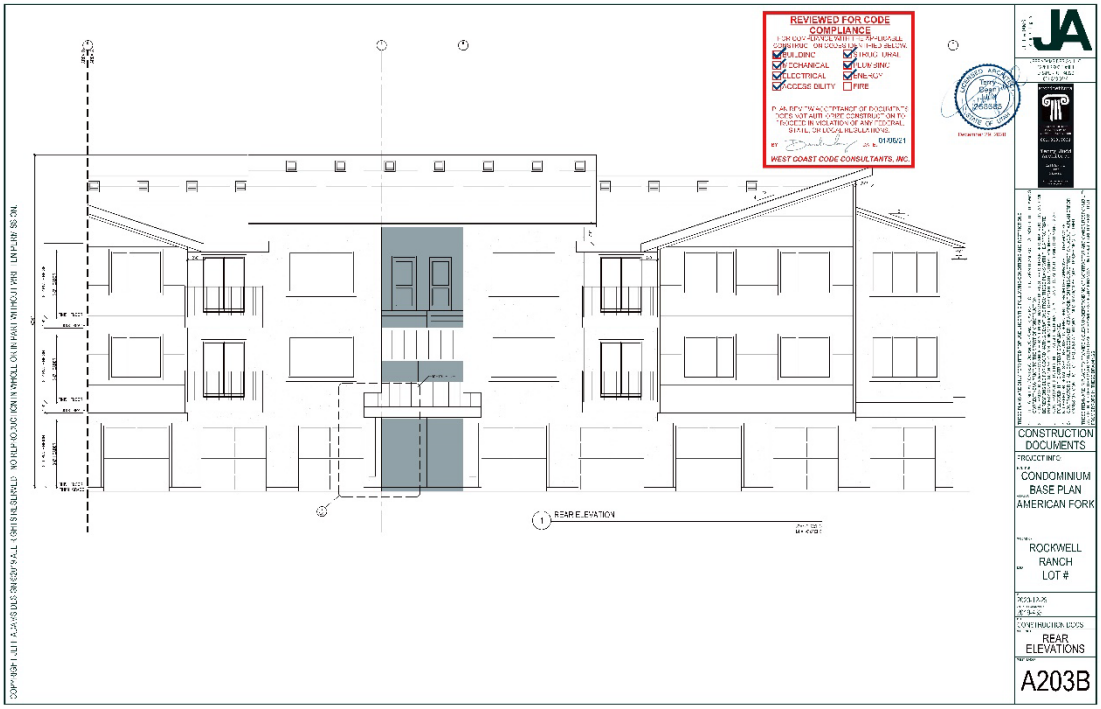


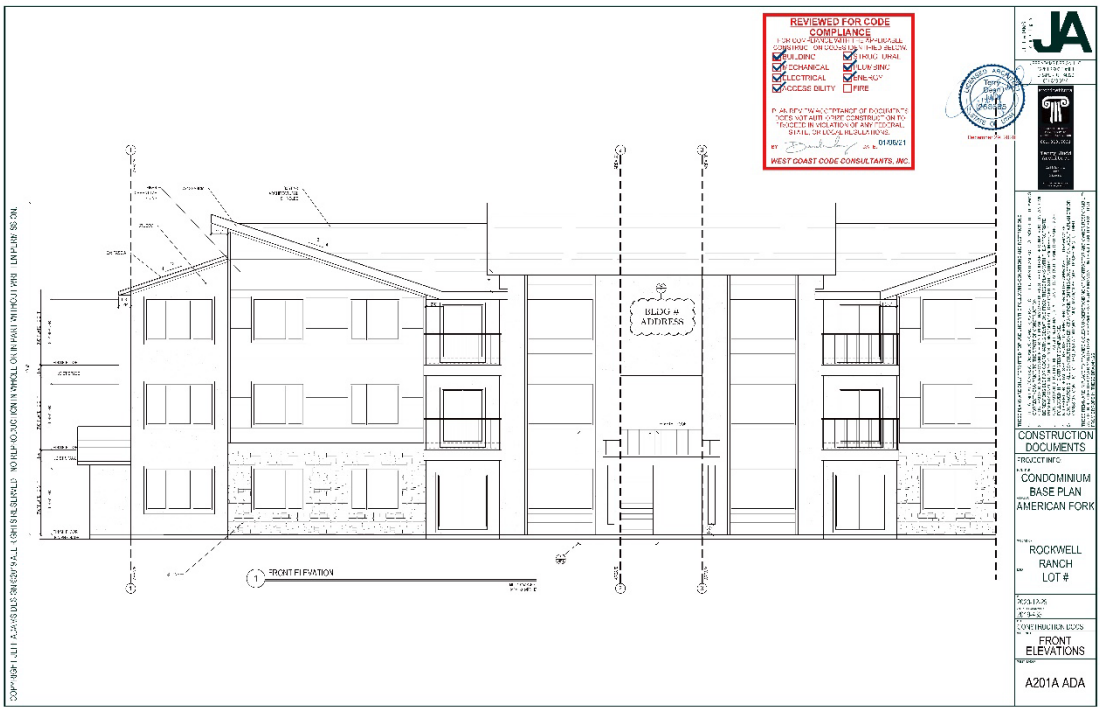

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LAW/SMC
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
1 FRONT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201A

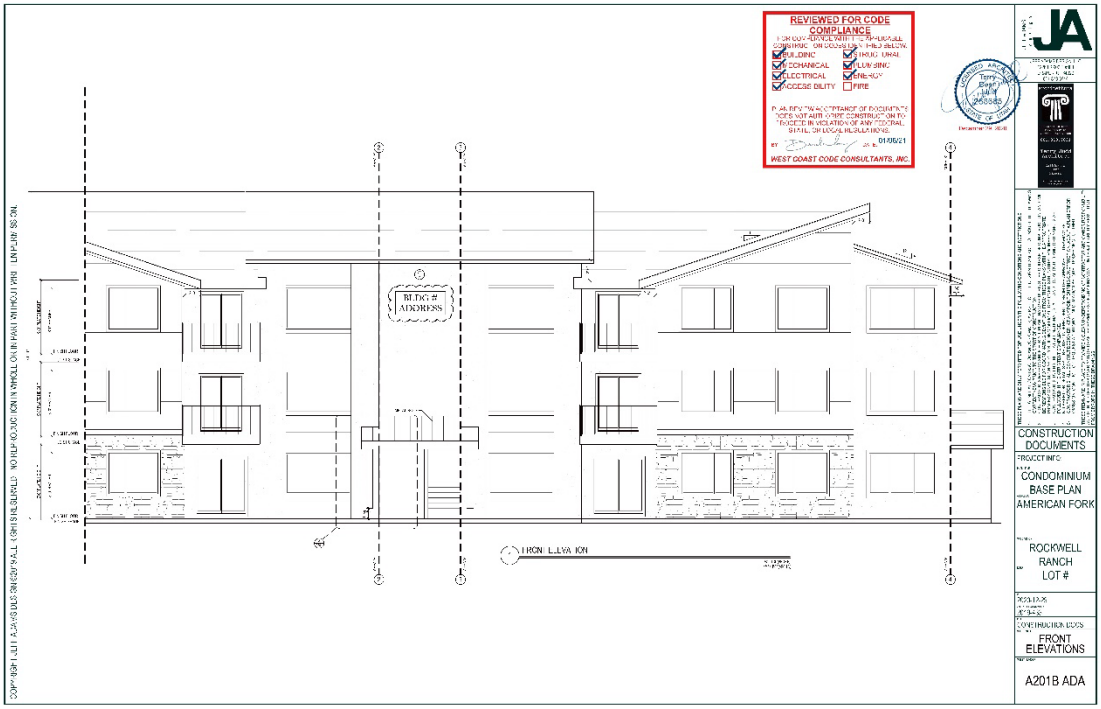

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LAW/SMC
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
1 FRONT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201B

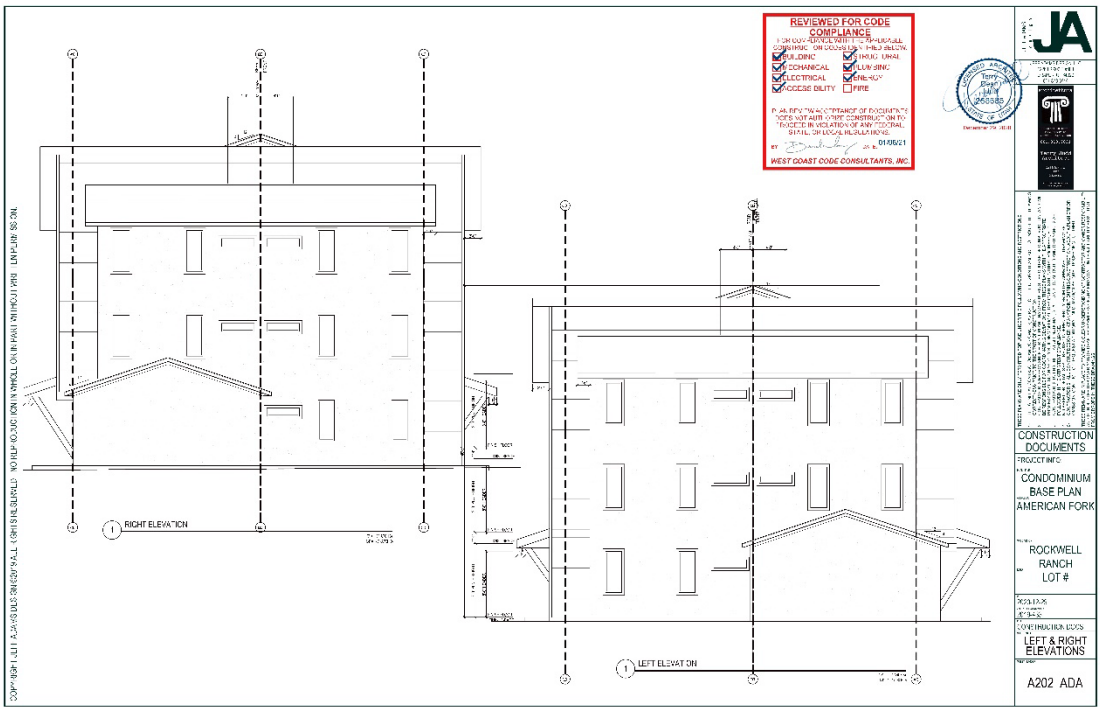

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
RIGHT ELEVATION
LEFT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
LEFT & RIGHT ELEVATIONS
A202

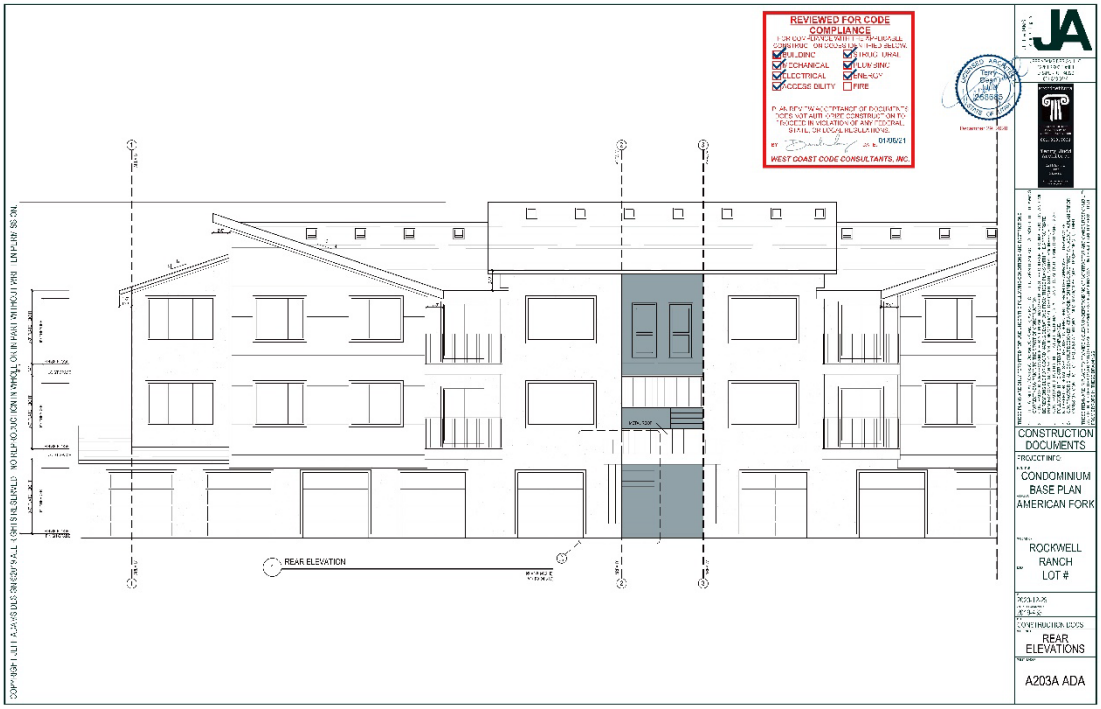

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
REAR ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
REAR ELEVATIONS
A203A

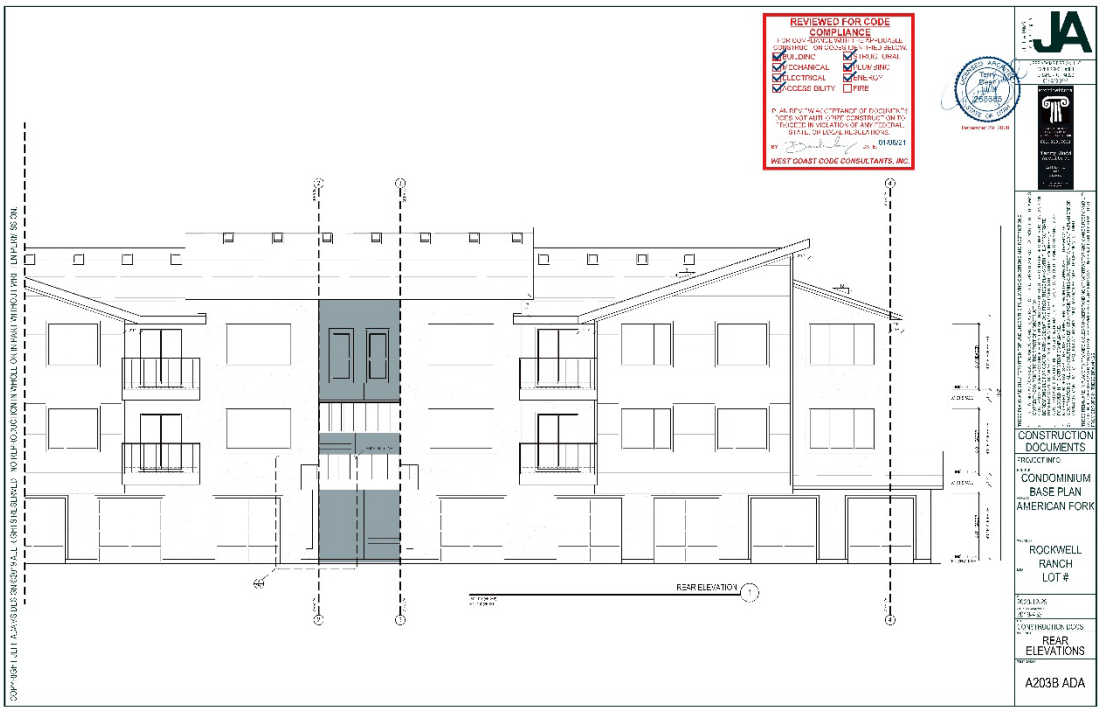

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
REAR ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL
RANCH
LOT #
REAR ELEVATIONS
A203B

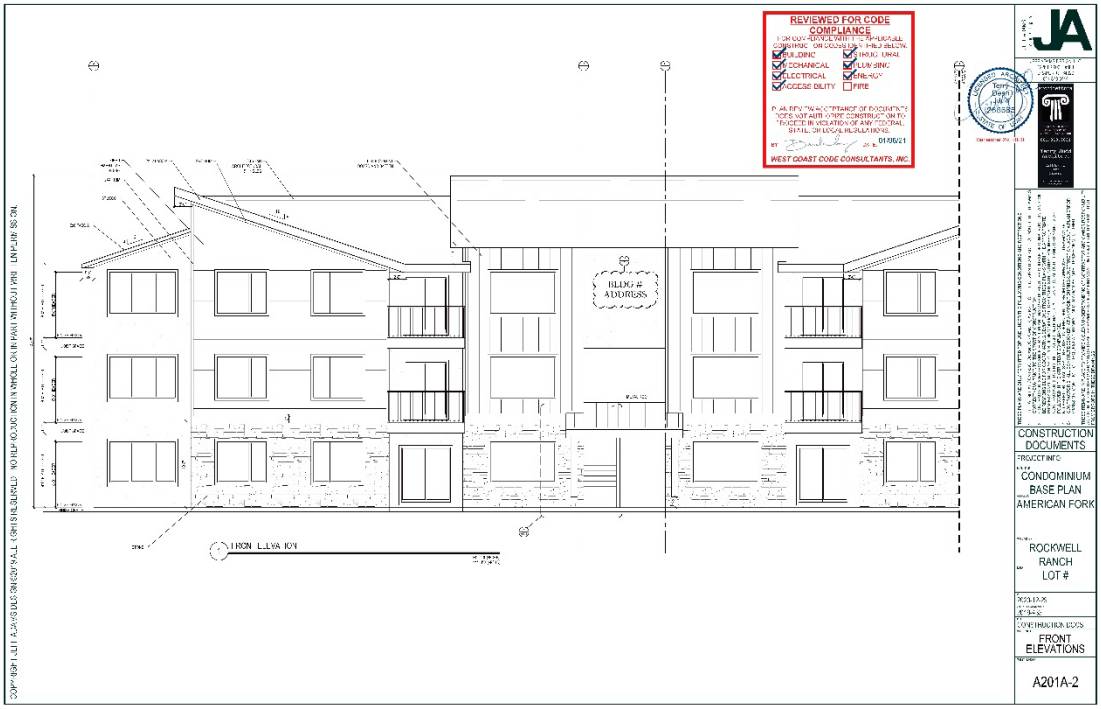

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
FRONT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL
RANCH
LOT #
FRONT ELEVATIONS
A201A ADA

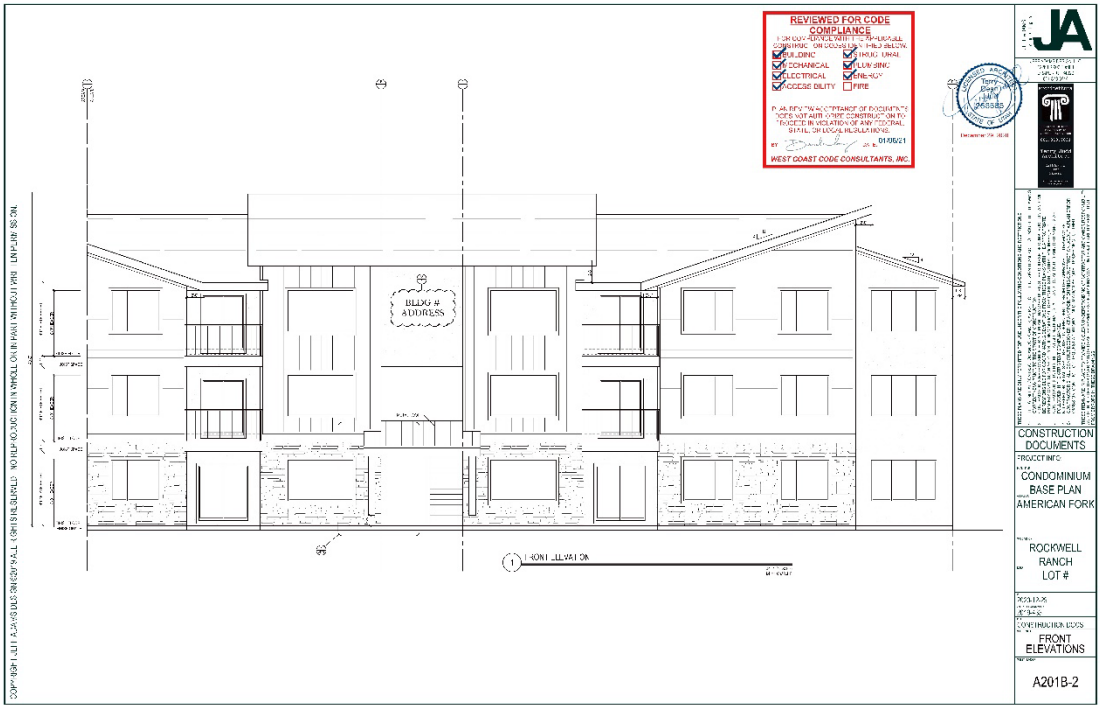

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
FRONT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201B ADA

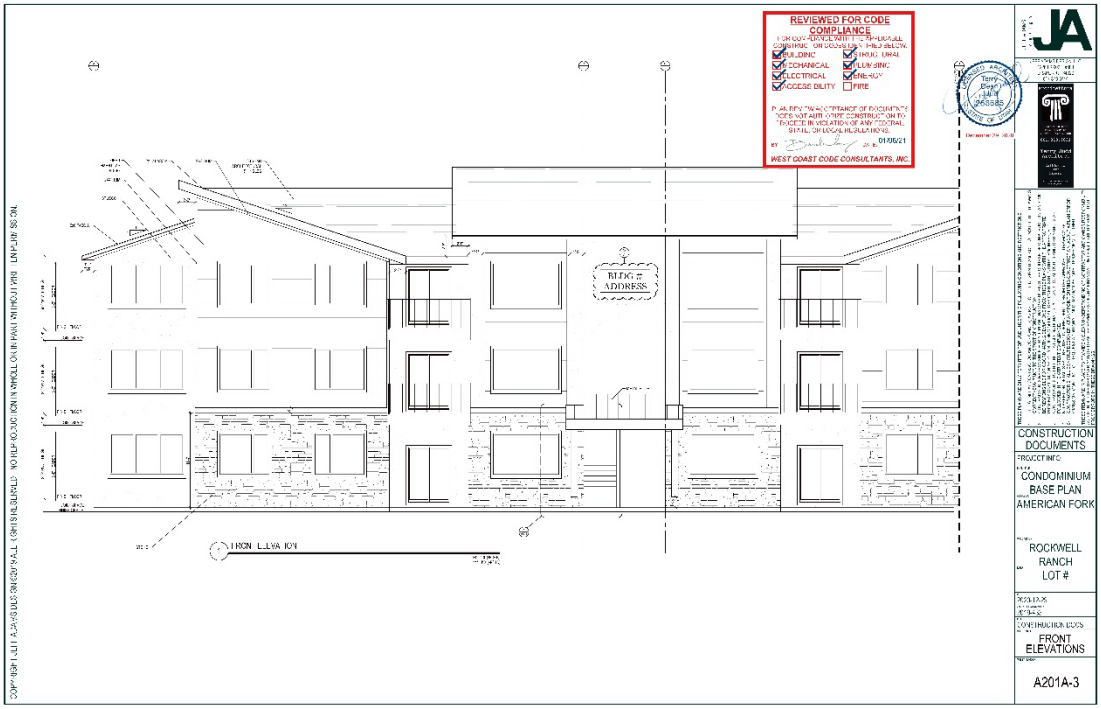

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
RIGHT ELEVATION
LEFT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
LEFT & RIGHT ELEVATIONS
A202 ADA

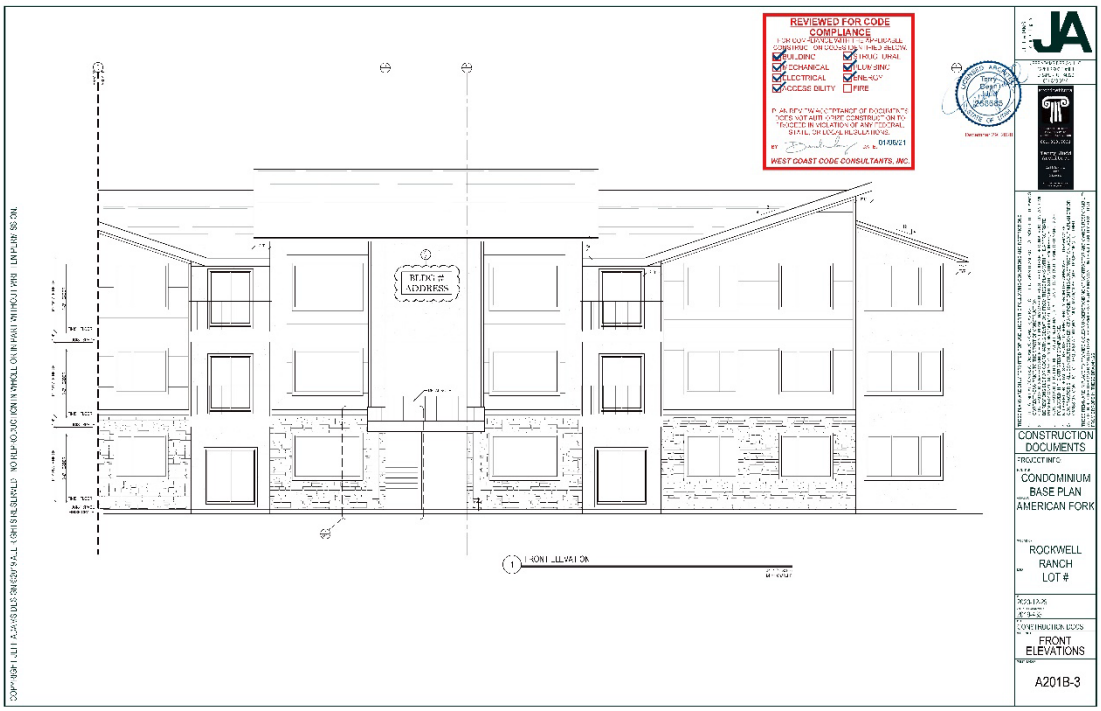

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LAW/SMC
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
REAR ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
REAR ELEVATIONS
A203A ADA

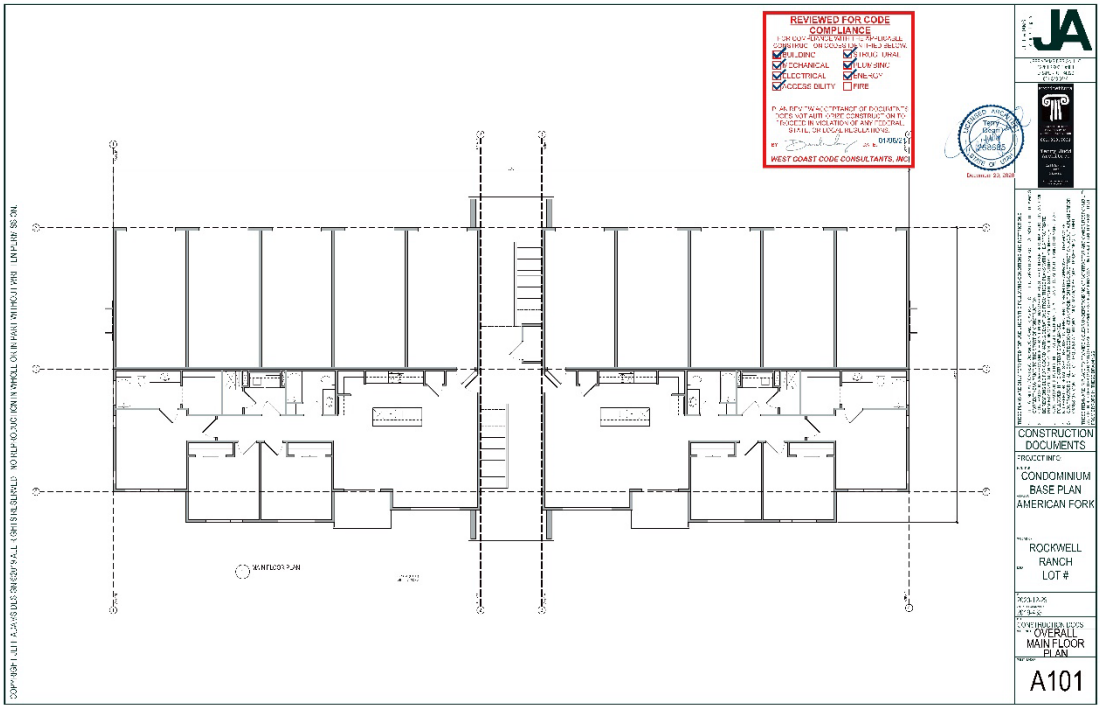

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LAW/SMC
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
REAR ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
REAR ELEVATIONS
A203B ADA

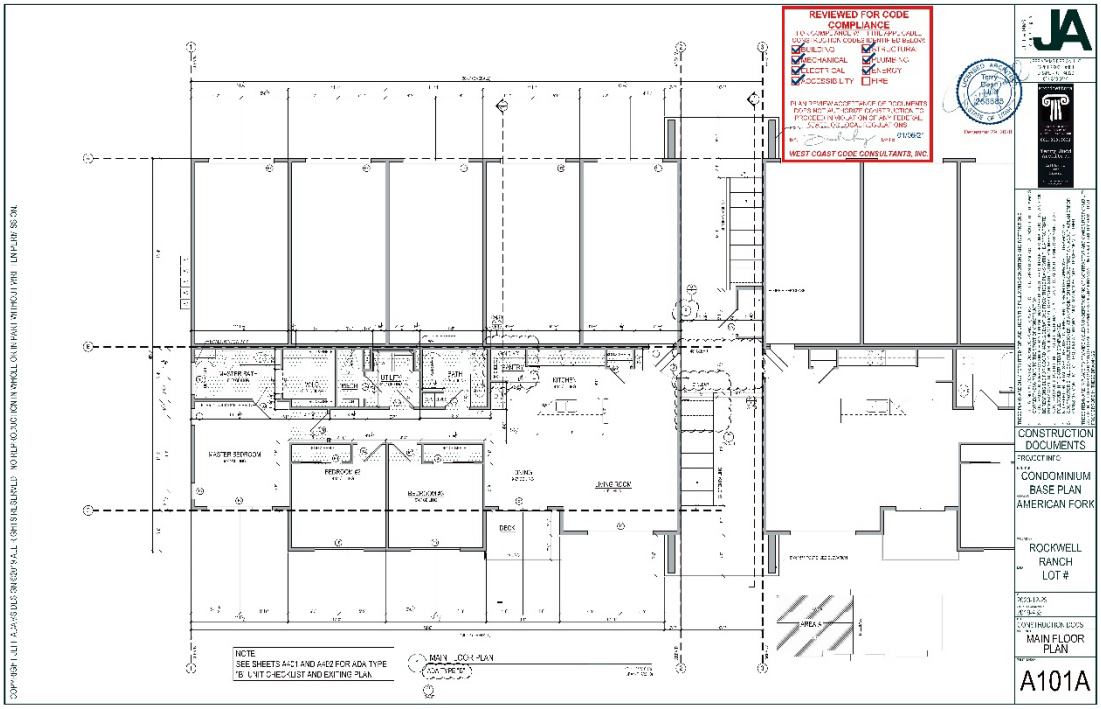

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LOW VOLTAGE
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201A-2

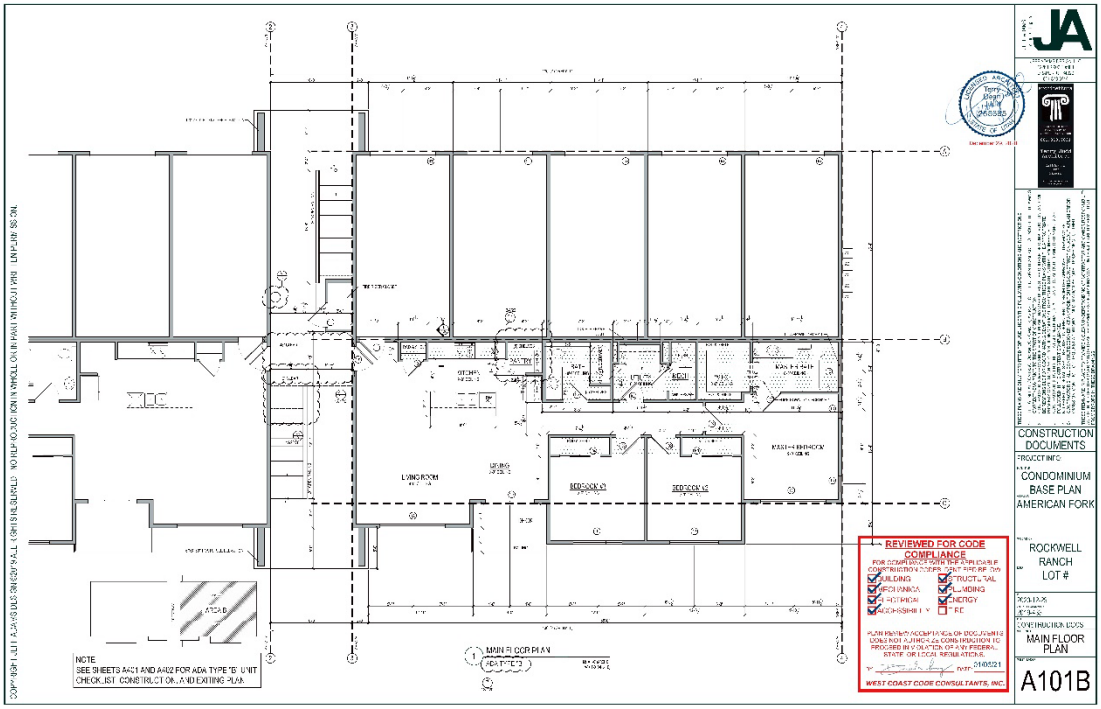

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LOW VOLTAGE
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201B-2

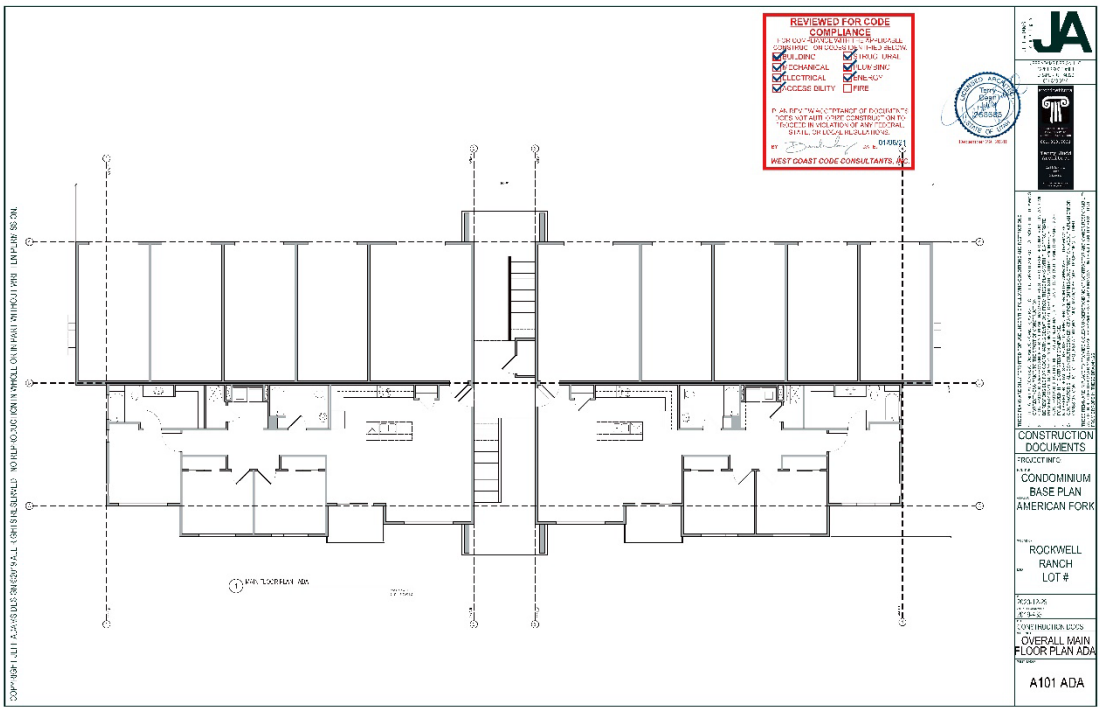

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LIVE/SAFETY
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
1 FRONT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201A-3

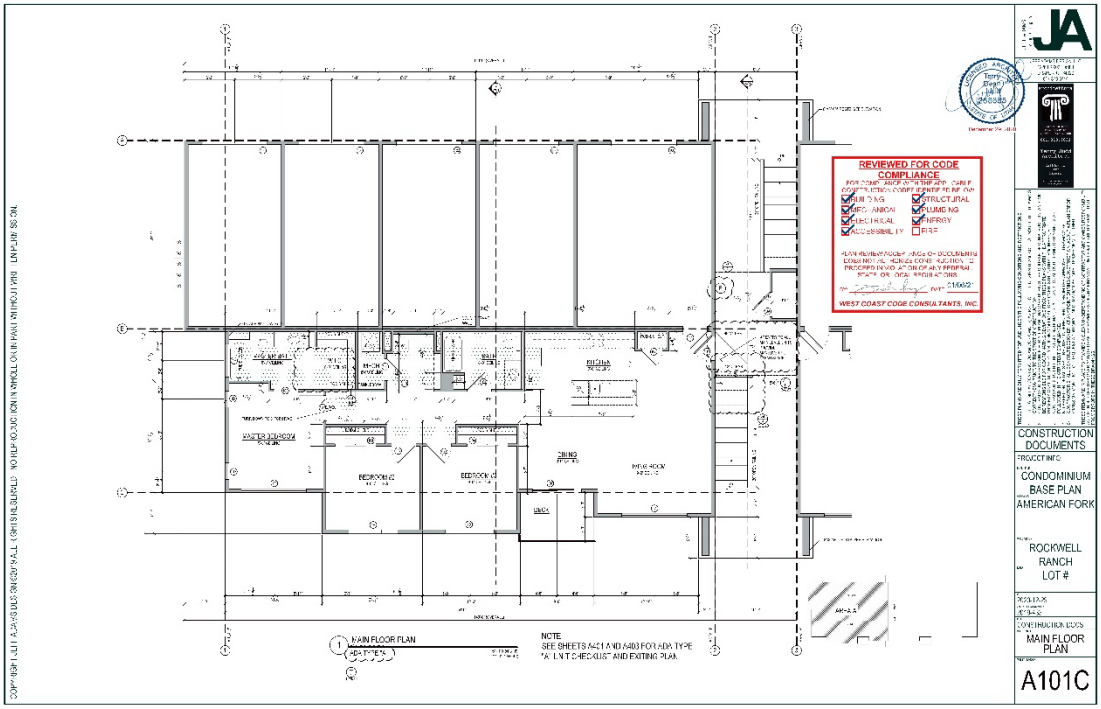

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
LIVE/SAFETY
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
BLDG # ADDRESS
1 FRONT ELEVATION
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
FRONT ELEVATIONS
A201B-3

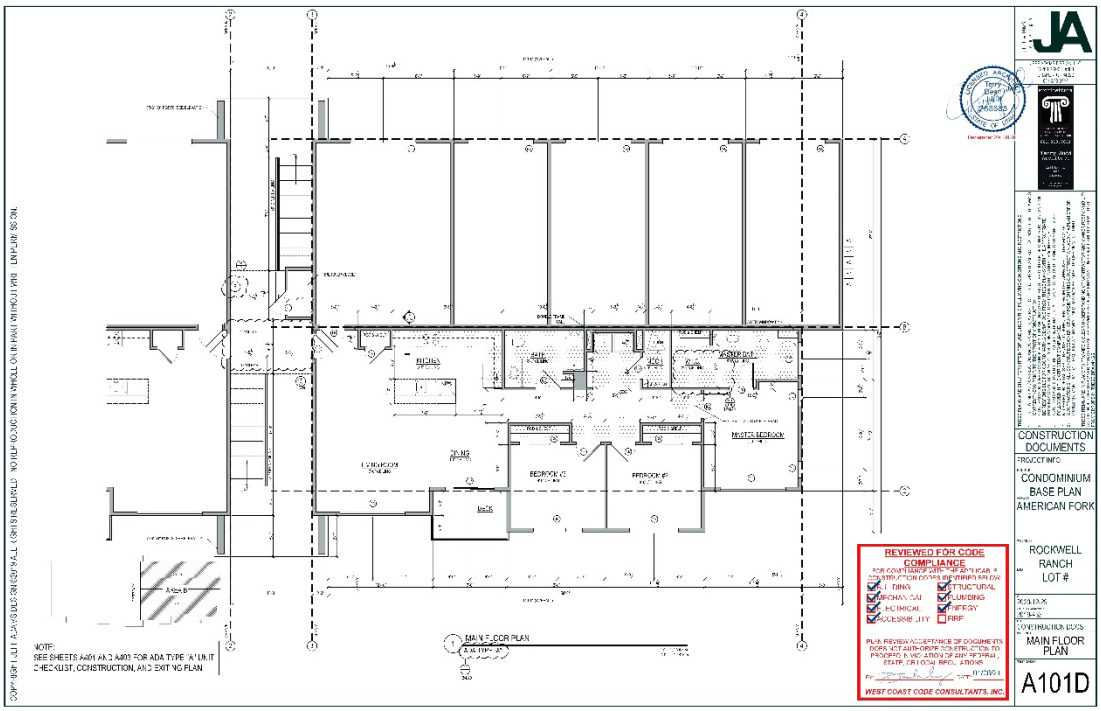

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
OVERALL MAIN FLOOR PLAN
A101

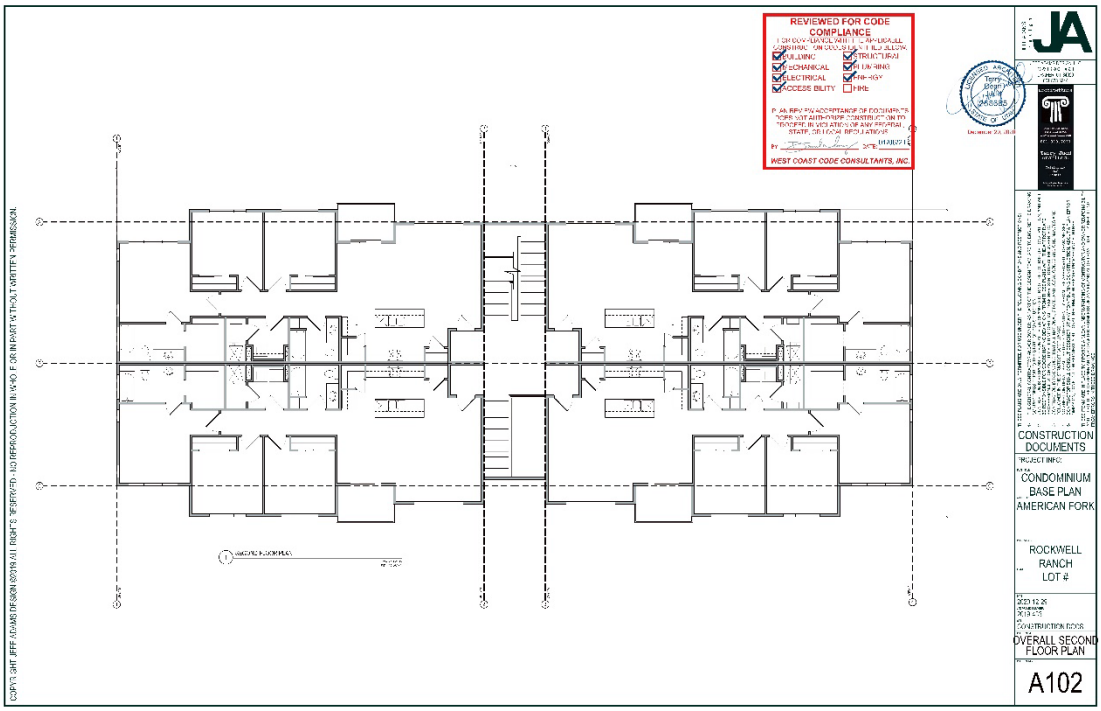

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
NOTE:
SEE SHEETS A4C1 AND A4E2 FOR ADA TYPE 'B' UNIT CHECKLIST AND EXITING PLAN
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
MAIN FLOOR PLAN
A101A

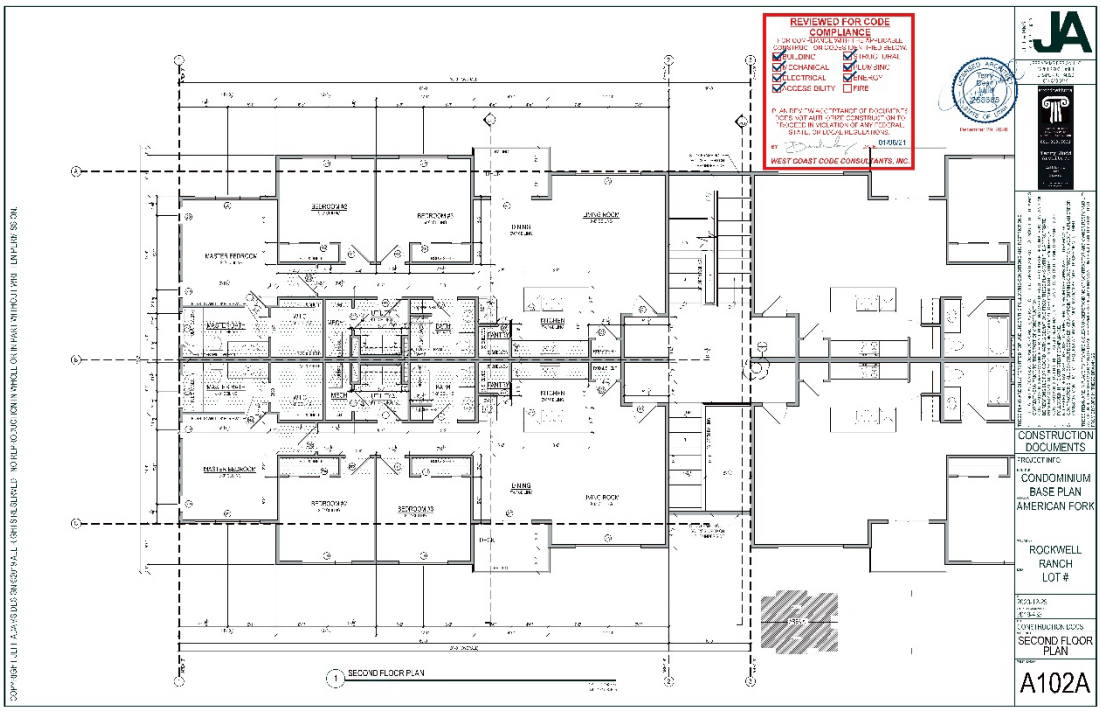

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
STRUCTURAL
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
MAIN FLOOR PLAN
A101B

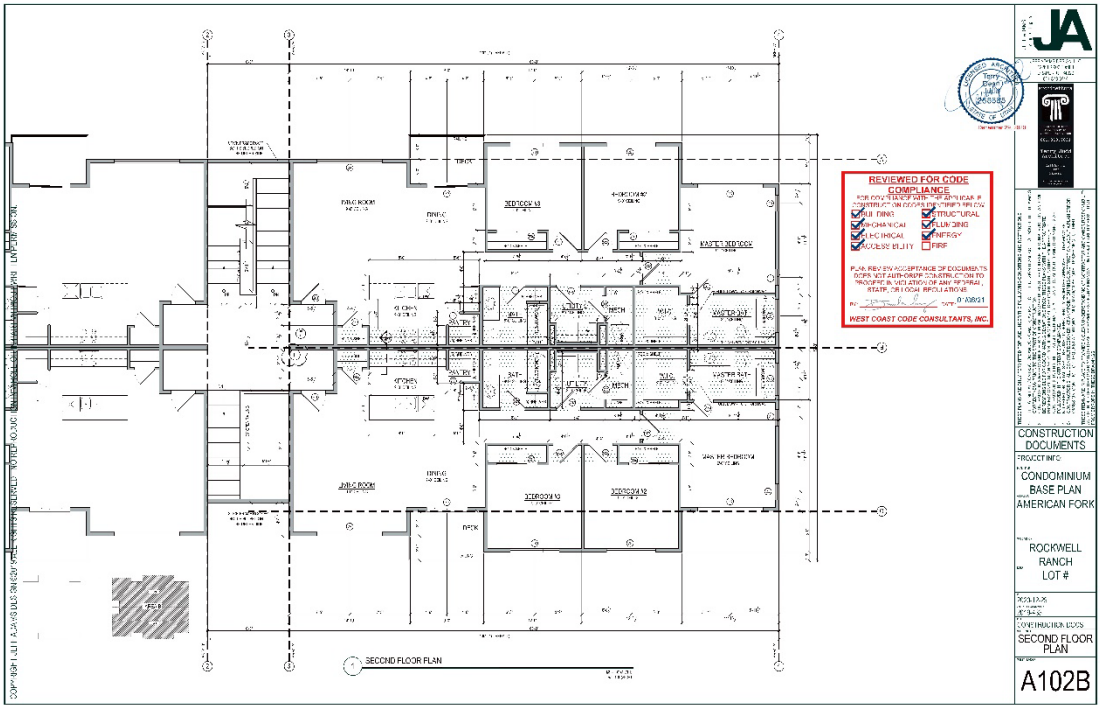

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
STRUCTURAL
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
OVERALL MAIN FLOOR PLAN ADA
A101 ADA

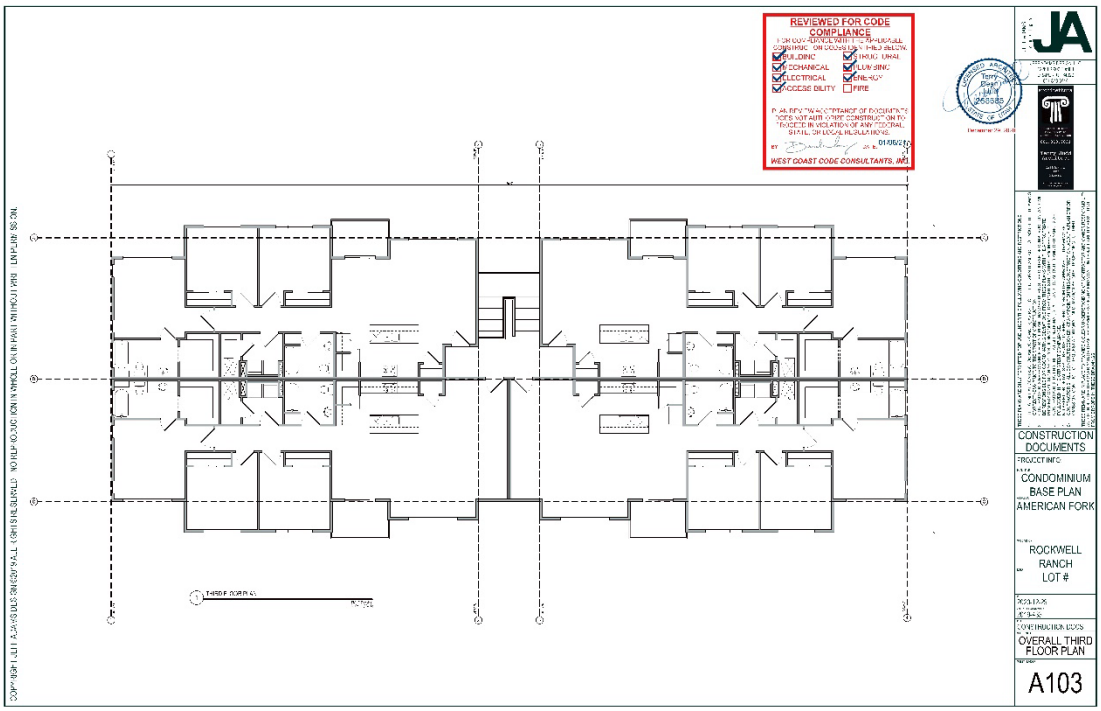

REVIEWED FOR CODE COMPLIANCE
WEST COAST CODE CONSULTANTS, INC.
1 MAIN FLOOR PLAN
NOTE
SEE SHEETS A401 AND A403 FOR ADA TYPE "A" UNIT CHECKLIST AND EXITING PLAN.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
MAIN FLOOR PLAN
A101C

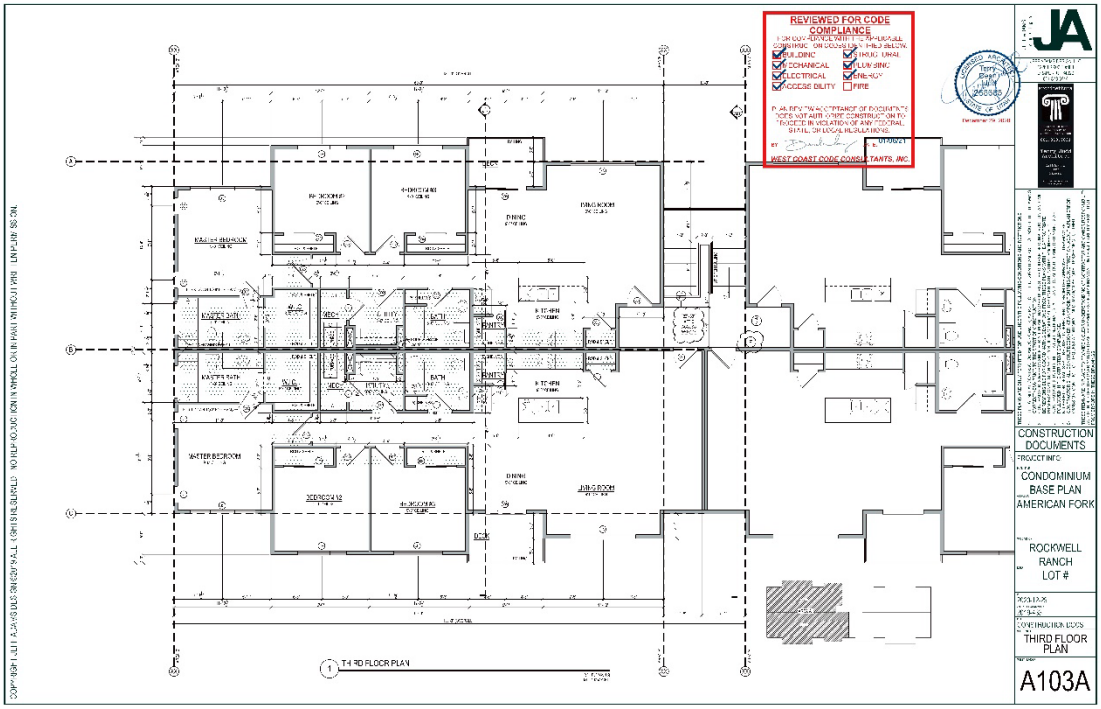

REVIEWED FOR CODE COMPLIANCE
WEST COAST CODE CONSULTANTS, INC.
1 MAIN FLOOR PLAN
NOTE:
SEE SHEETS A401 AND A403 FOR ADA TYPE "A" UNIT CHECKLIST, CONSTRUCTION, AND EXITING PLAN
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
MAIN FLOOR PLAN
A101D

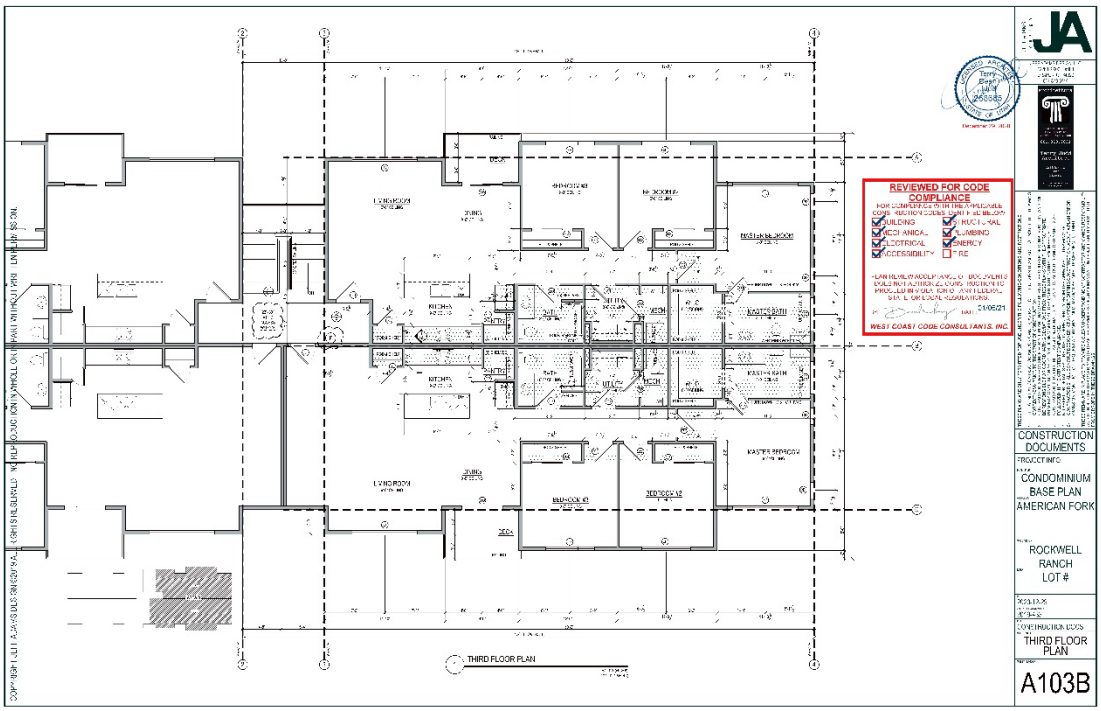

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESS IBILITY
STRUCTURAL
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
OVERALL SECOND FLOOR PLAN
A102

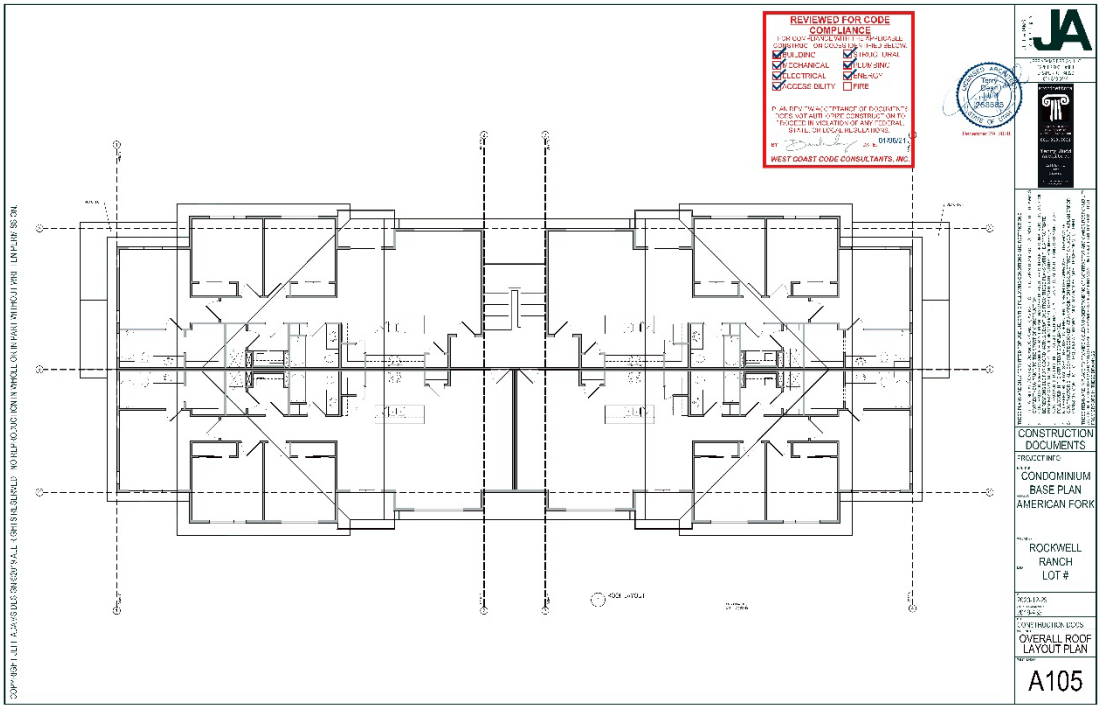

REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESS IBILITY
STRUCTURAL
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
SECOND FLOOR PLAN
CONSTRUCTION DOCUMENTS
CONDOMINIUM BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
SECOND FLOOR PLAN
A102A

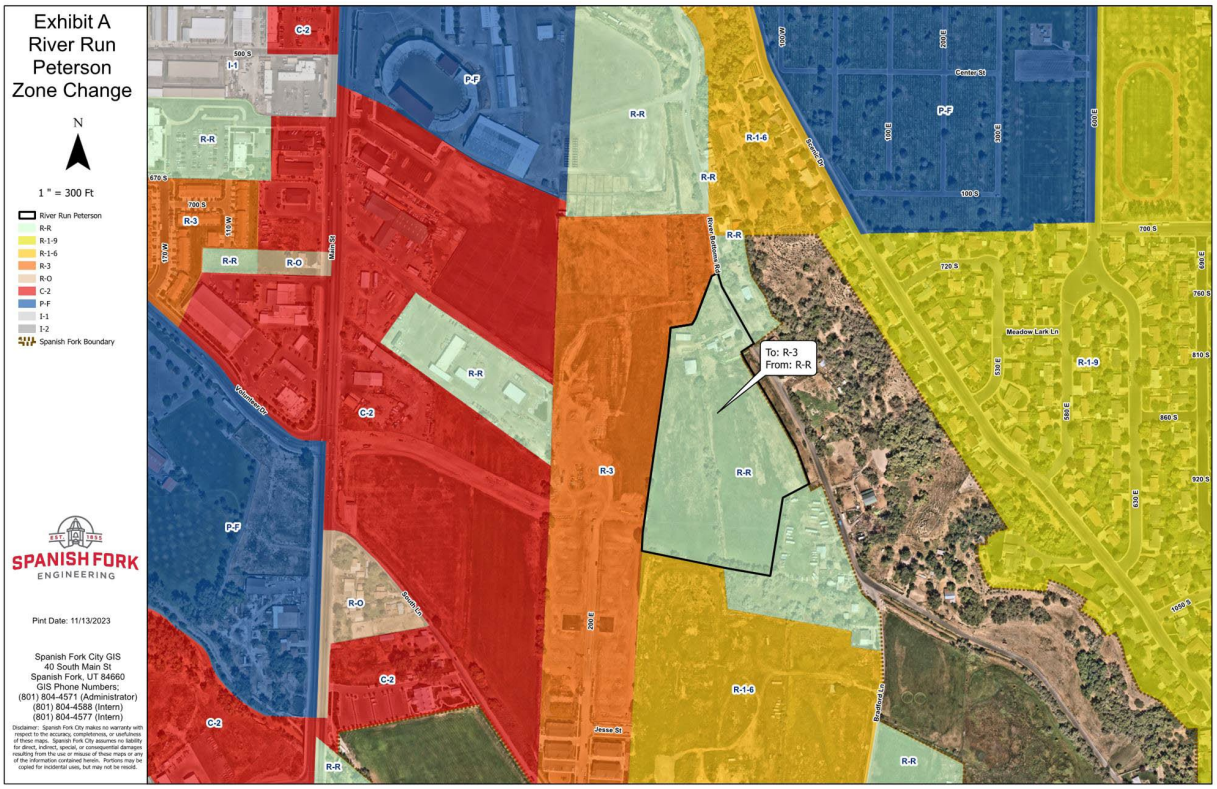

REVIEWED FOR CODE COMPLIANCE
WEST COAST CODE CONSULTANTS, INC.
SECOND FLOOR PLAN
CONSTRUCTION DOCUMENTS
CONDOMINIUM BASE PLAN
AMERICAN FORK
ROCKWELL RANCH LOT #
SECOND FLOOR PLAN
A102B


REVIEWED FOR CODE COMPLIANCE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM BASE PLAN
AMERICAN FORK
ROCKWELL RANCH LOT #
OVERALL THIRD FLOOR PLAN
A103


REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
STRUCTURAL
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
THIRD FLOOR PLAN
A103A


REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
STRUCTURAL
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL RANCH
LOT #
THIRD FLOOR PLAN
A103B


REVIEWED FOR CODE COMPLIANCE
BUILDING
MECHANICAL
ELECTRICAL
ACCESSIBILITY
PLUMBING
ENERGY
FIRE
WEST COAST CODE CONSULTANTS, INC.
CONSTRUCTION DOCUMENTS
CONDOMINIUM
BASE PLAN
AMERICAN FORK
ROCKWELL
RANCH
LOT #
OVERALL ROOF LAYOUT PLAN
A105


Exhibit A
River Run
Peterson
Zone Change
N
1 " = 300 Ft
River Run Peterson
R-R
R-1-9
R-1-6
R-3
R-O
C-2
P-F
I-1
I-2
Spanish Fork Boundary
SPANISH FORK
ENGINEERING
Pint Date: 11/13/2023
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4588 (Intern)
(801) 804-4577 (Intern)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
To: R-3
From: R-R
Meadow Lark Ln
Center St
Main St
Jesse St
Bayshore Ln

First Amendment to River Run Townhomes Agreement (Attached)

# FIRST AMENDMENT TO RIVER RUN TOWNHOMES DEVELOPMENT AGREEMENT

This *First Amendment to River Run Townhomes Agreement* ("**Amendment**") is entered into by and between RIVER RUN SF, LLC, a Utah limited liability company ("**Developer**") and Spanish Fork City, a municipal corporation and political subdivision of the State of Utah ("**City**") effective as of the date signed by all parties.

## RECITALS

A. On or about March 17, 2020, the City and Concord Homes, LLC, a Utah limited liability company ("**Concord**") entered into a *River Run Townhomes Development Agreement* ("**Development Agreement**") with respect to the development of certain real property within the City's municipal limits identified more particularly in the Development Agreement ("**Project**" or "**Project Area**").

B. Developer has purchased a portion of the Project Area. Pursuant to Section 4.2 of the Development Agreement, Concord has transferred its rights and obligations with respect to the portion of the Project Area purchased by Developer.

C. Developer and the City now desire to modify certain portions of the Development Agreement as they apply to the portions of the Project Area purchased by Developer. The parties now wish to memorialize such modifications in this Amendment.

## AGREEMENT

NOW THEREFORE, in exchange for the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

**1. Recitals**. The foregoing Recitals are incorporated into and made part of the parties' agreement by this reference.

**2. Defined Terms**. Capitalized terms used herein, but not otherwise defined in this Amendment, shall have the meaning given to such terms in the Development Agreement.

**3. Developer Area**. Developer has acquired the portion of the Project Area identified on **Exhibit A-1** attached hereto ("**Purchased Area**"). In addition, the parties agree that the additional real property identified on **Exhibit B-1** attached hereto ("**Additional Area**," and, together with the Purchased Area, the "**Developer Area**") will, hence forth be deemed part of the Project Area for all purposes under the Development Agreement and the Additional Area may be developed pursuant to the terms of the Development Agreement, as amended.

**4. Zoning of Additional Area**. The City has, or concurrently with this Amendment will, rezone the Additional Area to have a zoning designation of R-3.

**5. Design Guidelines**. Notwithstanding any contrary provision of the Development Agreement, including Section 2.1.2, the parties agree that the design guidelines attached hereto as **Exhibit C-1** will be applicable to the Developer Area and will replace and supersede any design guidelines otherwise provided for in the Development Agreement.

**6. Phasing**. Notwithstanding any contrary provision of the Development Agreement, including, without limitation, Section 2.1.5, the parties agree that the phasing for the Developer Area may develop the Developer Area in accordance with any preliminary plat or plats approved by the City. The phasing identified on **Exhibit A** are illustrative of the phasing Developer may pursue, but the phasing may change as the development of the Developer Area proceeds. Notwithstanding the foregoing, and regardless of any changes in the phasing or proposed preliminary plats for the Developer Area, the parties agree that Developer is entitled to construct two hundred eighteen (218) residential units in the Developer Area, although Developer may choose to construct less than the vested density.

**7. Amenities**. Notwithstanding any contrary provision of the Development Agreement, including, without limitation, Section 2.1.6, the parties agree that the amenities required for the Developer Area will be those set forth on **Exhibit D-1** attached hereto.

**8. Notice**. Notwithstanding any contrary provision of the Development Agreement, including, without limitation, Section 5.8, Developer's address for notice is set forth on the signature page(s) to this Amendment.

**9. Scope of Changes**. The terms and provisions of this Amendment will apply only to the Developer Area and not to any portion of the Project Area retained by Concord or sold by Concord to third-party homebuyer. Except as expressly modified by this Amendment, all terms and conditions of the Development Agreement, shall be unchanged and shall be deemed in full force and effect. To the extent any provision of this Amendment conflicts with a provision of the Agreement, the terms of this Amendment will control.

**10. Binding Effect**. Upon full execution by the parties, this Amendment shall be binding on the parties and their successors, heirs, and permitted assigns.

**11.** Counterparts. This Amendment may be executed in one or more counterparts which may be exchanged by traditional or electronic means and all of which, taken together, shall constitute one and the same instrument.

[*End of Amendment. Signature Pages Follow.*]

WHEREFORE, the parties have executed this *First Amendment River Run Townhomes Development Agreement*.

**RIVER RUN SF, LLC**, a Utah limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Address for Notice:

River Run SF, LLC
Attn: Tyler Horan and Matthew Loveland
520 S. 850 E., Suite A-4
Lehi, Utah 84043
Email: tyler@whitehorsedevelopers.com
matt@whitehorsedevelopers.com

With a Copy To:

KIRTON | MCCONKIE
Attn: Daniel C. Dansie
50 E. South Temple Street, Suite 400
Salt Lake City, Utah 84111
Email: ddansie@kmclaw.com

**SPANISH FORK CITY**, a municipal corporation and political subdivision of the State of Utah

_____

MIKE MENDENHALL, Mayor

Date: _____

[seal]

Attest: _____
TARA SILVER, City Recorder

Address for Notice:

Spanish Fork City
Attn: City Manager
40 S. Main Street
Spanish Fork, Utah 84660

With a Copy To:

Vaughn R. Pickell
City Attorney
Spanish Fork City
789 W. Center Street
Spanish Fork, Utah 84660
E-mail: vpickell@spanishfork.org

**EXHIBIT A-1**

**(Identification of the Purchased Area)**

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 636.93 FEET; THENCE SOUTH 89°32'56" EAST 143.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'09" EAST 11.25 FEET; THENCE SOUTH 09°06'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 62°00'01" WEST 28.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 595,014 SQ. FT. OR 13.6596 ACRES, MORE OR LESS


SPANISH FORK CITY
PARCEL 27:041:0097
POND 1
STREET 3
PUBLIC STREET
PRIVATE DRIVE
BUILDING 4
POND 2
PLAT "F"
STREET 4
PUBLIC STREET
STREET 5
PUBLIC STREET
RIVER BOTTOMS RD
PLAT "E"
BUILDING 3
BUILDING 2
BUILDING 1
BUILDING 5
BUILDING 6
STREET 2
PUBLIC STREET
STREET 1
PUBLIC STREET
PROPOSED CLUB HOUSE
PLAT "D"
BUILDING 7
BUILDING 8
BUILDING 9
PLAT "G"
PLAT "C"
VOLUNTEER DRIVE
PUBLIC STREET
UDOT
PARCEL 27:018:0012
TWO PESOS LLC
PARCEL 27:041:0052
MATCHLINE – SEE SHEET 7B

**EXHIBIT B-1**

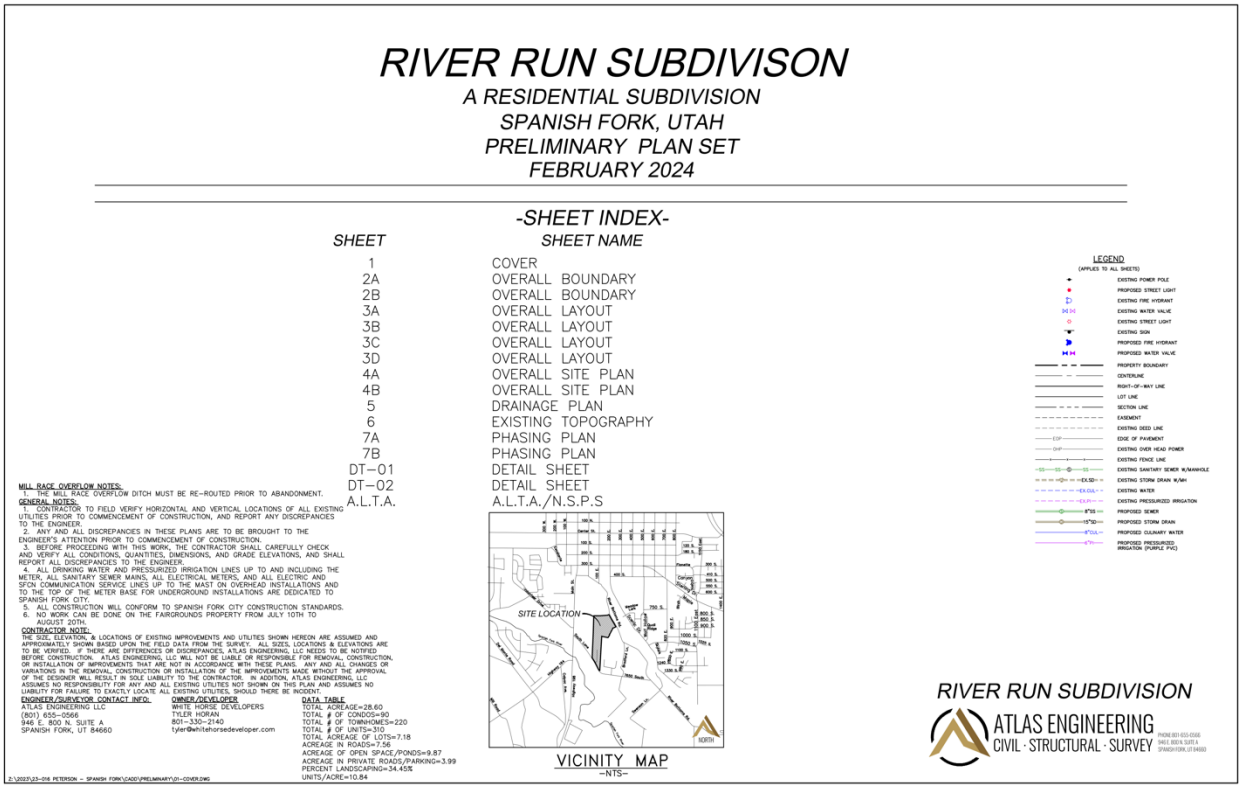
**(Identification of the Additional Area)**

BEGINNING AT A POINT LOCATED NORTH 00° 12' 30" WEST ALONG THE SECTION LINE 1401.09 FEET, AND EAST 1052.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02° 50' 51" EAST 74.12 FEET; THENCE NORTH 08° 03' 15" EAST 110.84 FEET; THENCE NORTH 08° 03' 15" EAST 225.69 FEET; THENCE NORTH 08° 25' 05" EAST 188.50 FEET; THENCE NORTH 08° 07' 05" EAST 134.76 FEET; THENCE NORTH 08° 35' 33" EAST 62.40 FEET; THENCE NORTH 05° 12' 59" EAST 121.03 FEET; THENCE NORTH 80° 39' 47" EAST 88.89 FEET; THENCE NORTH 30° 48' 35" EAST 27.23 FEET; THENCE NORTH 20°53'57" EAST 126.42 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY FOR RIVER BOTTOMS ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 29° 15' 00" EAST 307.19 FEET, (2) NORTH 89° 30' 00" WEST 3.46 FEET, (3) SOUTH 31° 00' 00" EAST 265.98 FEET, (4) SOUTH 29° 15' 00" EAST 169.96 FEET, AND (5) SOUTH 20° 15' 00" EAST 157.08 FEET; THENCE SOUTH 62° 10' 40" WEST 123.42 FEET; THENCE SOUTH 09° 10' 20" WEST 322.87 FEET; THENCE NORTH 80° 02' 26" WEST 177.38 FEET; THENCE NORTH 78° 29' 55" WEST 356.94 FEET TO THE POINT OF BEGINNING.

AREA = 481,338 SQ. FT. OR 11.05 ACRES, MORE OR LESS

# EXHIBIT C-1

## (Design Guidelines for the Developer Area)



RIVER RUN SUBDIVISON

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
FEBRUARY 2024

-SHEET INDEX-

| SHEET | SHEET NAME |
|---|---|
| 1 | COVER |
| 2A | OVERALL BOUNDARY |
| 2B | OVERALL BOUNDARY |
| 3A | OVERALL LAYOUT |
| 3B | OVERALL LAYOUT |
| 3C | OVERALL LAYOUT |
| 3D | OVERALL LAYOUT |
| 4A | OVERALL SITE PLAN |
| 4B | OVERALL SITE PLAN |
| 5 | DRAINAGE PLAN |
| 6 | EXISTING TOPOGRAPHY |
| 7A | PHASING PLAN |
| 7B | PHASING PLAN |
| DT-01 | DETAIL SHEET |
| DT-02 | DETAIL SHEET |
| A.L.T.A. | A.L.T.A./N.S.P.S |

MILL RACE OVERFLOW NOTES:
1. THE MILL RACE OVERFLOW DITCH MUST BE RE-ROUTED PRIOR TO ABANDONMENT.

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.
6. NO WORK CAN BE DONE ON THE FAIRGROUNDS PROPERTY FROM JULY 10TH TO AUGUST 20TH.

CONTRACTOR NOTE:
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com

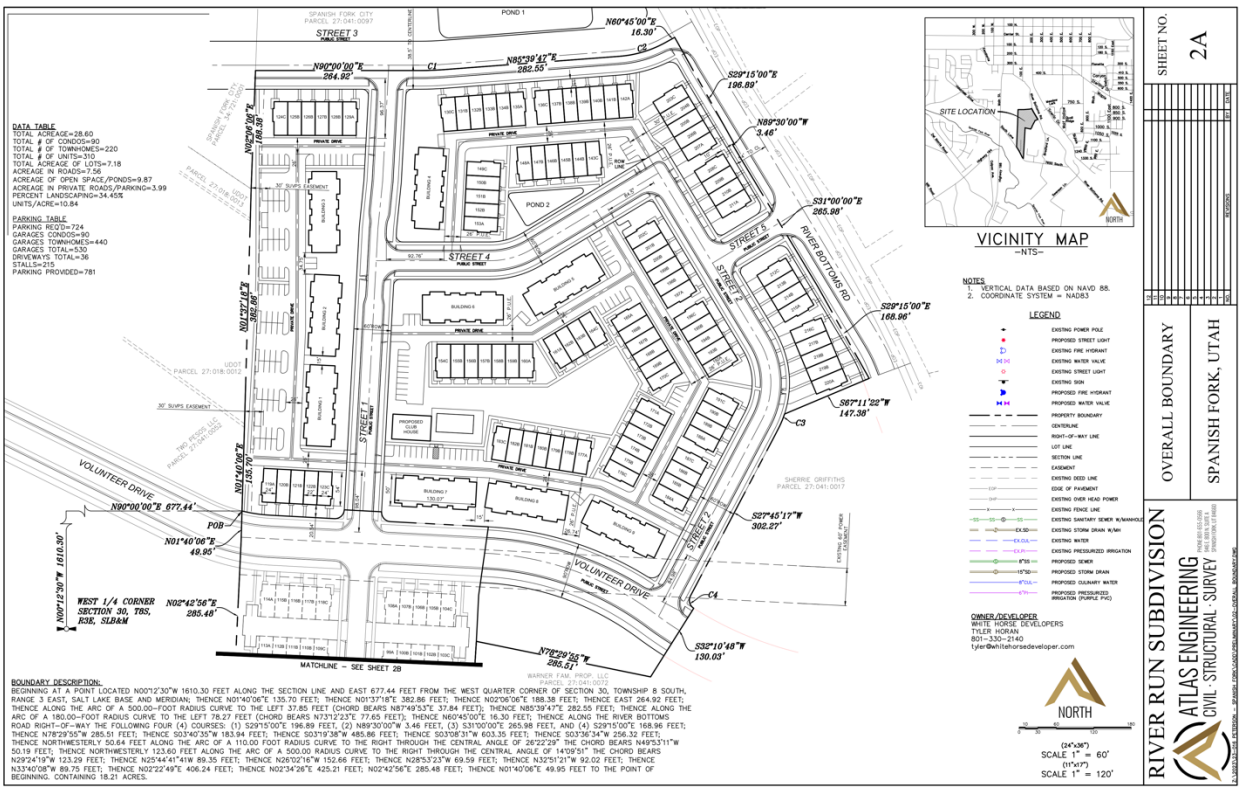
DATA TABLE
TOTAL ACREAGE=28.60
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=220
TOTAL # OF UNITS=310
TOTAL ACREAGE OF LOTS=7.18
ACREAGE IN ROADS=7.56
ACREAGE OF OPEN SPACE/PONDS=9.87
ACREAGE IN PRIVATE ROADS/PARKING=3.99
PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84

SITE LOCATION

VICINITY MAP
-NTS-

LEGEND
(APPLIES TO ALL SHEETS)
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
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 SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY



DATA TABLE
TOTAL ACREAGE=28.60
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=220
TOTAL # OF UNITS=310
TOTAL ACREAGE OF LOTS=7.18
ACREAGE IN ROADS=7.56
ACREAGE OF OPEN SPACE/PONDS=9.87
ACREAGE IN PRIVATE ROADS/PARKING=3.99
PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84

PARKING TABLE
PARKING REQ'D=724
GARAGES CONDOS=90
GARAGES TOWNHOMES=440
GARAGES TOTAL=530
DRIVEWAYS TOTAL=36
STALLS=215
PARKING PROVIDED=781

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT LOCATED N00°12'30"W 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N01°40'06"E 135.70 FEET; THENCE N01°37'18"E 382.86 FEET; THENCE N02°08'06"E 188.38 FEET; THENCE EAST 264.92 FEET; THENCE ALONG THE ARC OF A 500.00-FOOT RADIUS CURVE TO THE LEFT 37.85 FEET (CHORD BEARS N87°49'53"E 37.84 FEET); THENCE N85°39'47"E 282.55 FEET; THENCE ALONG THE ARC OF A 180.00-FOOT RADIUS CURVE TO THE LEFT 78.27 FEET (CHORD BEARS N73°12'23"E 77.65 FEET); THENCE N60°45'00"E 16.30 FEET; THENCE ALONG THE RIVER BOTTOMS ROAD RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: (1) S29°15'00"E 196.89 FEET, (2) N89°30'00"W 3.46 FEET, (3) S31°00'00"E 265.98 FEET, AND (4) S29°15'00"E 168.96 FEET; THENCE N78°29'35"W 285.51 FEET; THENCE S03°40'35"W 183.84 FEET; THENCE S03°19'38"W 485.86 FEET; THENCE S03°08'31"W 603.35 FEET; THENCE S03°36'34"W 256.32 FEET; THENCE NORTHWESTERLY 50.64 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 26°22'29" THE CHORD BEARS N49°53'11"W 50.19 FEET; THENCE NORTHWESTERLY 123.60 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 14°09'51" THE CHORD BEARS N29°24'19"W 123.29 FEET; THENCE N25°44'41"W 89.35 FEET; THENCE N26°02'16"W 152.66 FEET; THENCE N28°53'23"W 69.59 FEET; THENCE N32°51'21"W 92.02 FEET; THENCE N33°40'08"W 89.75 FEET; THENCE N02°22'49"E 406.24 FEET; THENCE N02°34'26"E 425.21 FEET; N02°42'56"E 285.48 FEET; THENCE N01°40'06"E 49.95 FEET TO THE POINT OF BEGINNING. CONTAINING 18.21 ACRES.

SITE LOCATION

VICINITY MAP
-NTS-

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

LEGEND
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
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 SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com

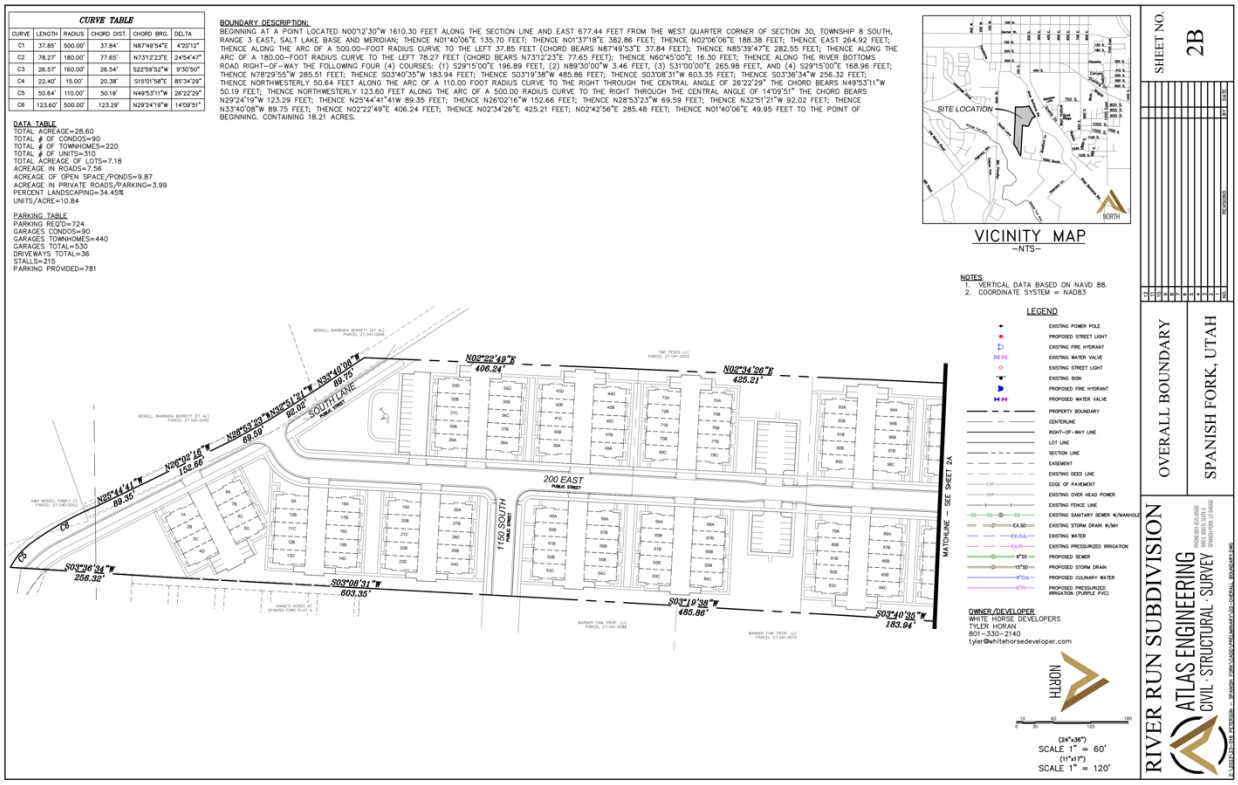
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

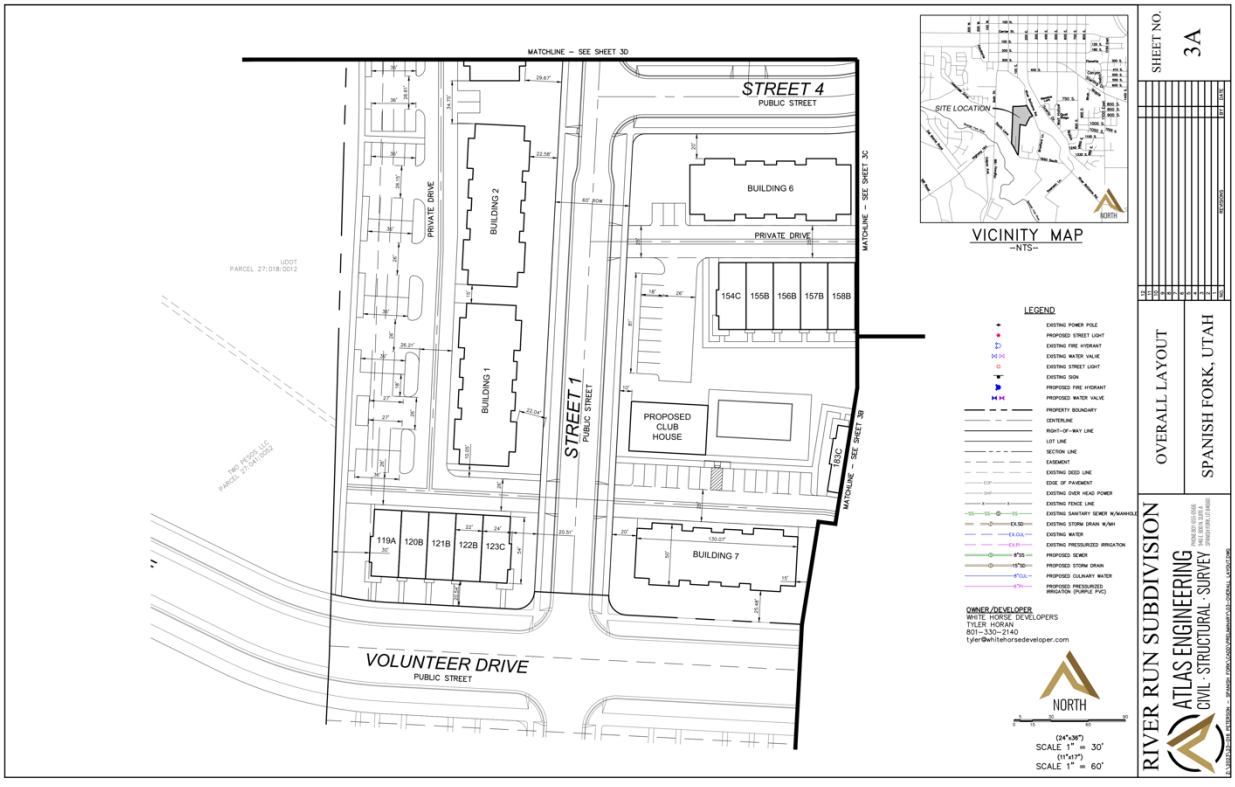
SHEET NO. 2A

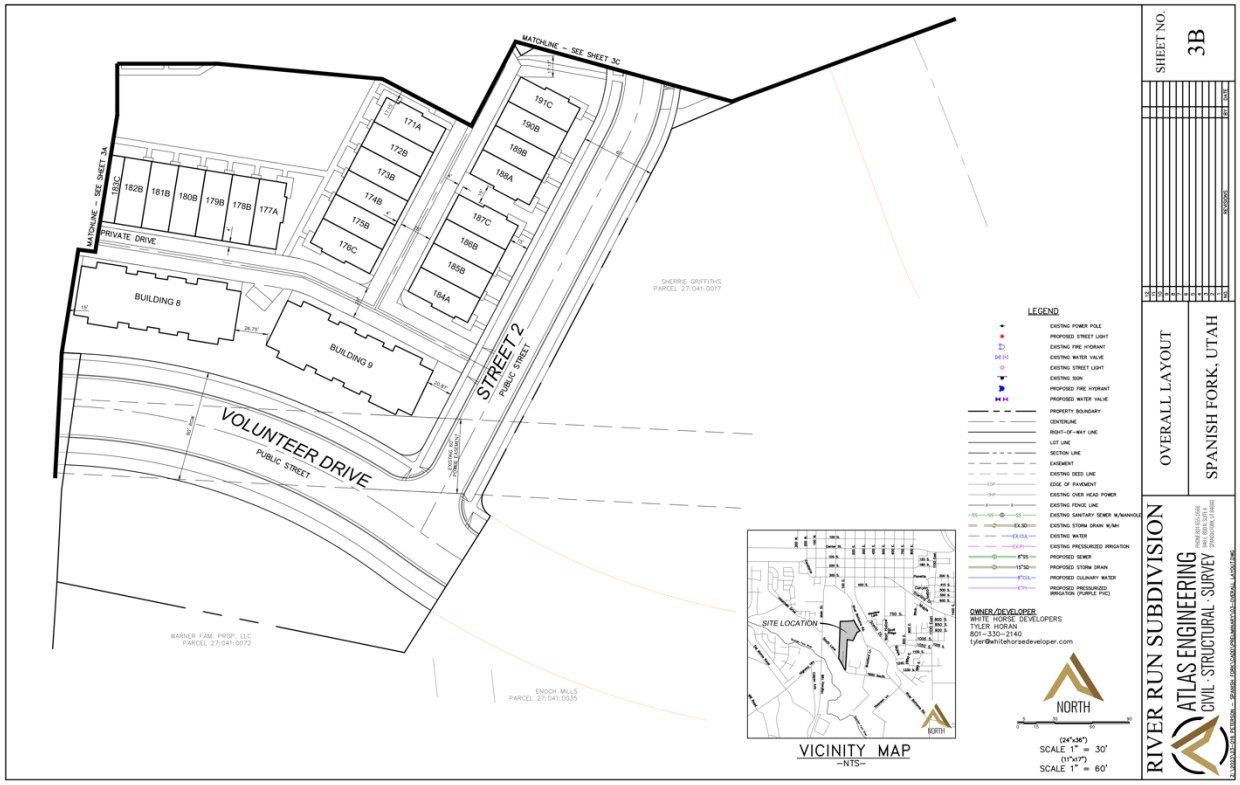
OVERALL BOUNDARY

SPANISH FORK, UTAH

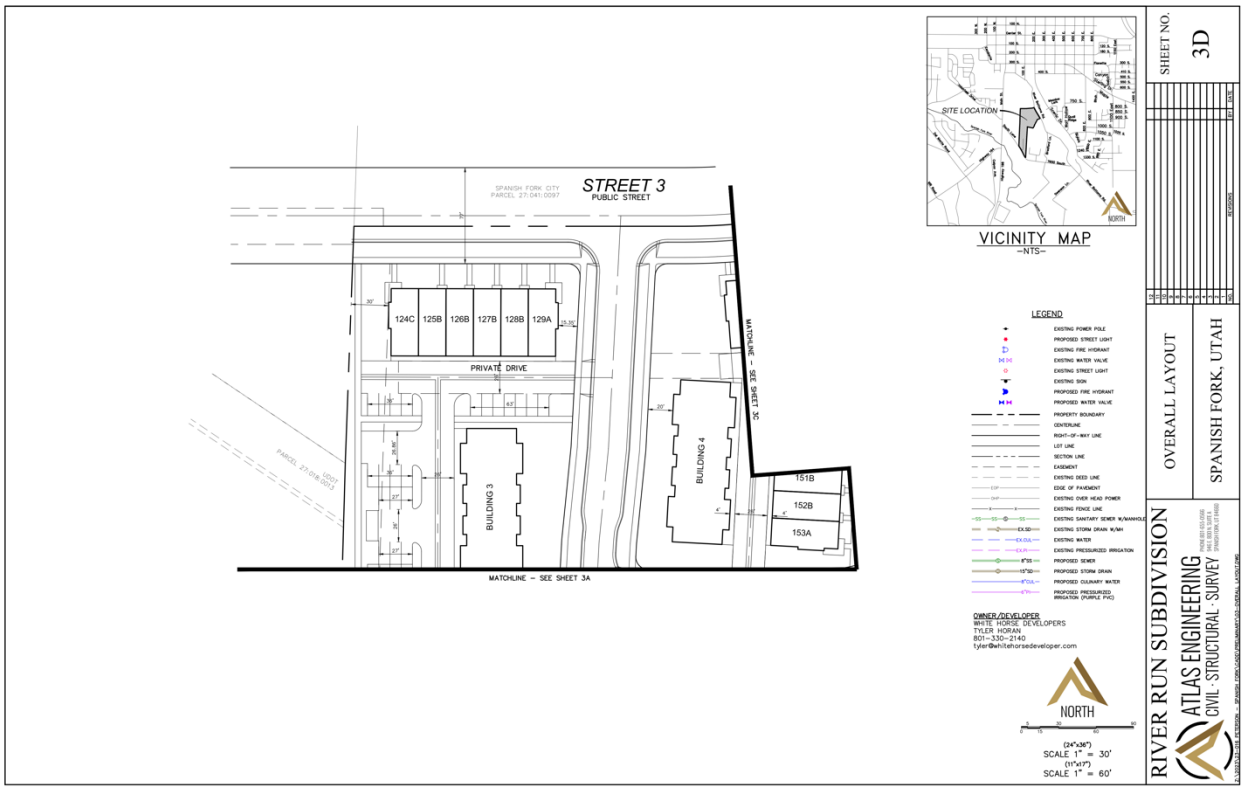
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

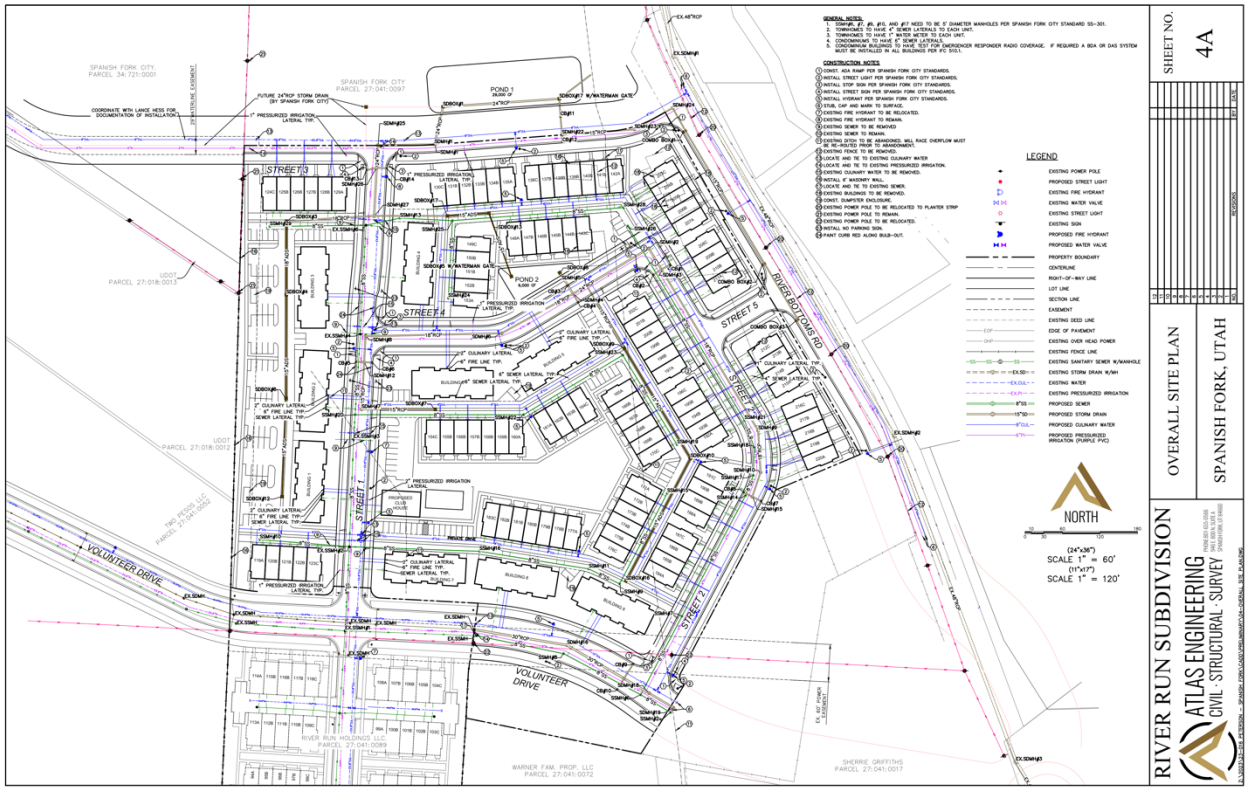

CURVE TABLE
CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA
C1 | 37.85' | 500.00' | 37.84' | N87°49'54"E | 4°20'12"
C2 | 78.27' | 180.00' | 77.65' | N73°12'23"E | 24°54'47"
C3 | 26.57' | 160.00' | 26.54' | S32°59'32"W | 9°30'50"
C4 | 22.40' | 15.00' | 20.38' | S15°01'38"E | 85°34'29"
C5 | 50.64' | 110.00' | 50.19' | N49°53'11"W | 26°22'29"
C6 | 123.60' | 500.00' | 123.29' | N29°24'19"W | 14°09'51"
BOUNDARY DESCRIPTION:
BEGINNING AT A POINT LOCATED N00°12'30"W 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N01°40'06"E 135.70 FEET; THENCE N01°37'18"E 382.86 FEET; THENCE N02°06'06"E 188.38 FEET; THENCE EAST 264.92 FEET; THENCE ALONG THE ARC OF A 500.00-FOOT RADIUS CURVE TO THE LEFT 37.85 FEET (CHORD BEARS N87°49'53"E 37.84 FEET); THENCE N85°39'47"E 282.55 FEET; THENCE ALONG THE ARC OF A 180.00-FOOT RADIUS CURVE TO THE LEFT 78.27 FEET (CHORD BEARS N73°12'23"E 77.65 FEET); THENCE N60°45'00"E 16.30 FEET; THENCE ALONG THE RIVER BOTTOMS ROAD RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: (1) S29°15'00"E 196.89 FEET, (2) N89°30'00"W 3.46 FEET, (3) S31°00'00"E 265.98 FEET, AND (4) S29°15'00"E 168.96 FEET; THENCE N78°29'55"W 285.51 FEET; THENCE S03°40'35"W 183.94 FEET; THENCE S03°19'38"W 485.86 FEET; THENCE S03°08'31"W 603.35 FEET; THENCE S03°36'34"W 256.32 FEET; THENCE NORTHWESTERLY 50.64 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 26°22'29" THE CHORD BEARS N49°53'11"W 50.19 FEET; THENCE NORTHWESTERLY 123.60 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 14°09'51" THE CHORD BEARS N29°24'19"W 123.29 FEET; THENCE N25°44'41"41W 89.35 FEET; THENCE N26°02'16"W 152.66 FEET; THENCE N28°53'23"W 69.59 FEET; THENCE N32°51'21"W 92.02 FEET; THENCE N33°40'08"W 89.75 FEET; THENCE N02°22'49"E 406.24 FEET; THENCE N02°34'26"E 425.21 FEET; N02°42'56"E 285.48 FEET; THENCE N01°40'06"E 49.95 FEET TO THE POINT OF BEGINNING. CONTAINING 18.21 ACRES.
DATA TABLE
TOTAL ACREAGE=28.60
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=220
TOTAL # OF UNITS=310
TOTAL ACREAGE OF LOTS=7.18
ACREAGE IN ROADS=7.56
ACREAGE OF OPEN SPACE/PONDS=9.87
ACREAGE IN PRIVATE ROADS/PARKING=3.99
PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84
PARKING TABLE
PARKING REQ'D=724
GARAGES CONDOS=90
GARAGES TOWNHOMES=440
GARAGES TOTAL=530
DRIVEWAYS TOTAL=36
STALLS=215
PARKING PROVIDED=781
SITE LOCATION
NORTH
VICINITY MAP
-NTS-
NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83
LEGEND
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
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 SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SOUTH LINE
200 EAST
PUBLIC STREET
1150 SOUTH
PUBLIC STREET
MATCHLINE - SEE SHEET 2A
N02°22'49"E 406.24'
N02°34'26"E 425.21'
N33°40'08"W 89.75'
N32°51'21"W 92.02'
N28°53'23"W 69.59'
N26°02'16"W 152.66'
N25°44'41"W 89.35'
S03°36'34"W 256.32'
S03°08'31"W 603.35'
S03°19'38"W 485.86'
S03°40'35"W 183.94'
SHEET NO.
2B
OVERALL BOUNDARY
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY

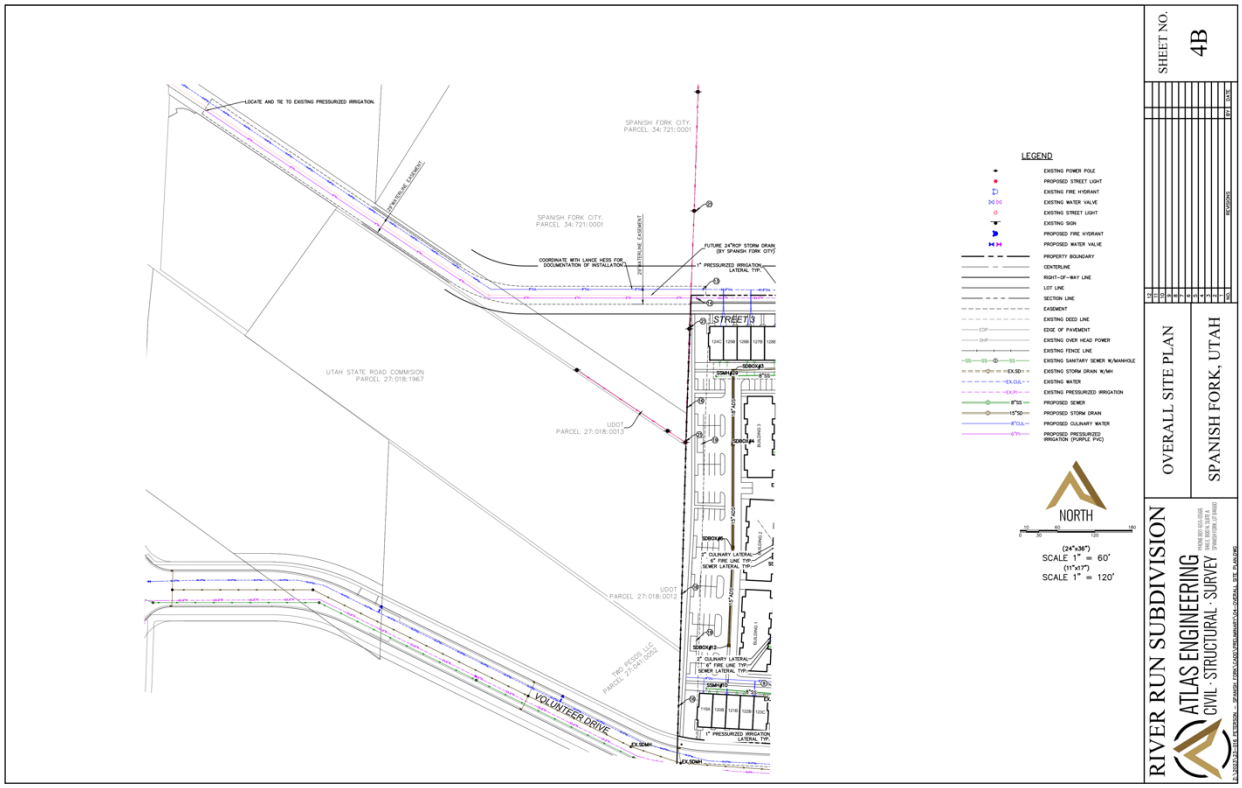

MATCHLINE - SEE SHEET 3D
STREET 4
PUBLIC STREET
BUILDING 6
PRIVATE DRIVE
MATCHLINE - SEE SHEET 3C
154C
155B
156B
157B
158B
BUILDING 2
BUILDING 1
PRIVATE DRIVE
STREET 1
PUBLIC STREET
PROPOSED CLUB HOUSE
MATCHLINE - SEE SHEET 3B
119A
120B
121B
122B
123C
BUILDING 7
VOLUNTEER DRIVE
PUBLIC STREET
UDOT
PARCEL 27:018:0012
TWO PEGS ALLC
PARCEL 27:041:0002
SITE LOCATION
NORTH
VICINITY MAP
-NTS-
LEGEND
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
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 SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO.
3A
OVERALL LAYOUT
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY

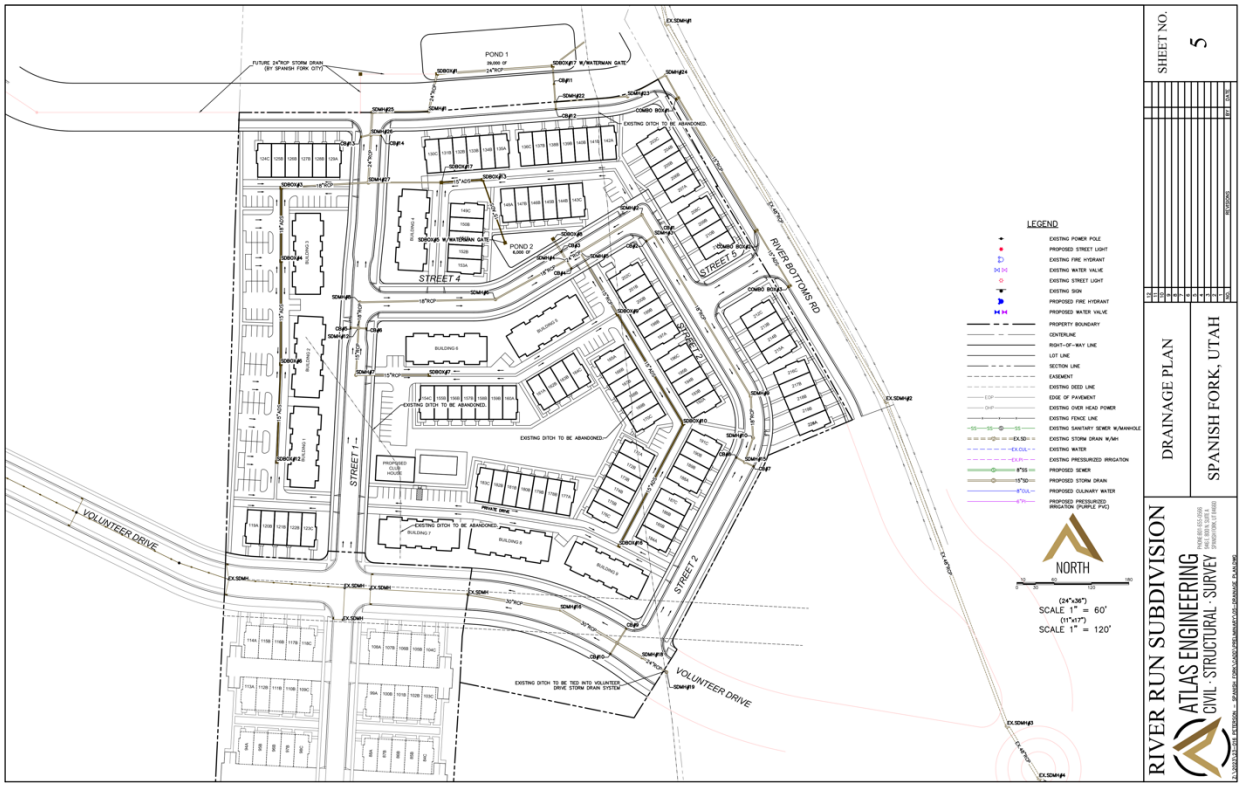

MATCHLINE - SEE SHEET 3C
MATCHLINE - SEE SHEET 3A
PRIVATE DRIVE
BUILDING 8
BUILDING 9
STREET 2
PUBLIC STREET
VOLUNTEER DRIVE
PUBLIC STREET
SHERRIE GRIFFITHS
PARCEL 27:041:0017
WARNER FAM. PROP. LLC
PARCEL 27:041:0072
ENOCH MILLS
PARCEL 27:041:0035
LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO.
3B
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY
OVERALL LAYOUT
SPANISH FORK, UTAH


SPANISH FORK CITY
PARCEL 27:041:0097
MATCHLINE - SEE SHEET 3D
PRIVATE DRIVE
POND 2
BUILDING 5
MATCHLINE - SEE SHEET 3A
RIVER BOTTOMS RD
STREET 5
PUBLIC STREET
STREET 2
PUBLIC STREET
PRIVATE DRIVE
MATCHLINE - SEE SHEET 3B
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO.
3C
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY
OVERALL LAYOUT
SPANISH FORK, UTAH

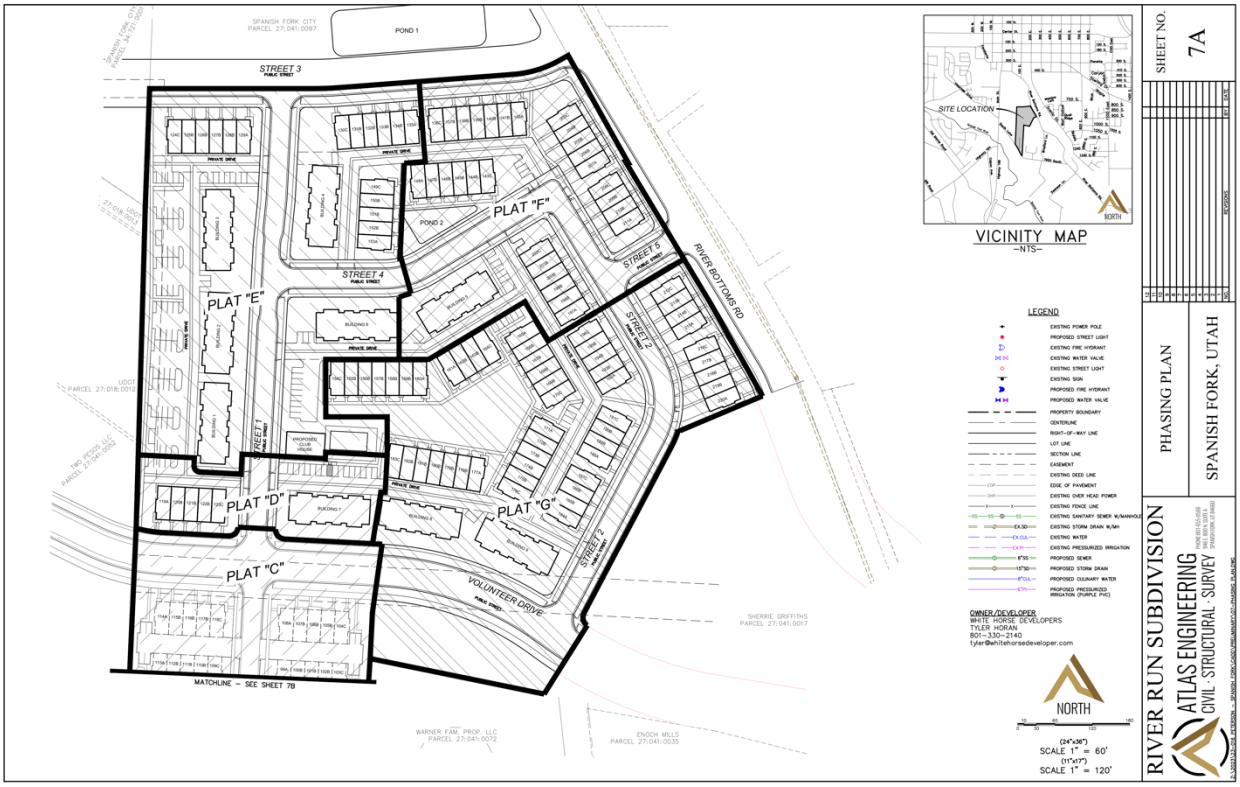

STREET 3
PUBLIC STREET
SPANISH FORK CITY
PARCEL 27:041:0097
124C
125B
126B
127B
128B
129A
PRIVATE DRIVE
BUILDING 3
BUILDING 4
151B
152B
153A
MATCHLINE – SEE SHEET 3C
MATCHLINE – SEE SHEET 3A
SITE LOCATION
VICINITY MAP
–NTS–
LEGEND
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'
SHEET NO.
3D
OVERALL LAYOUT
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

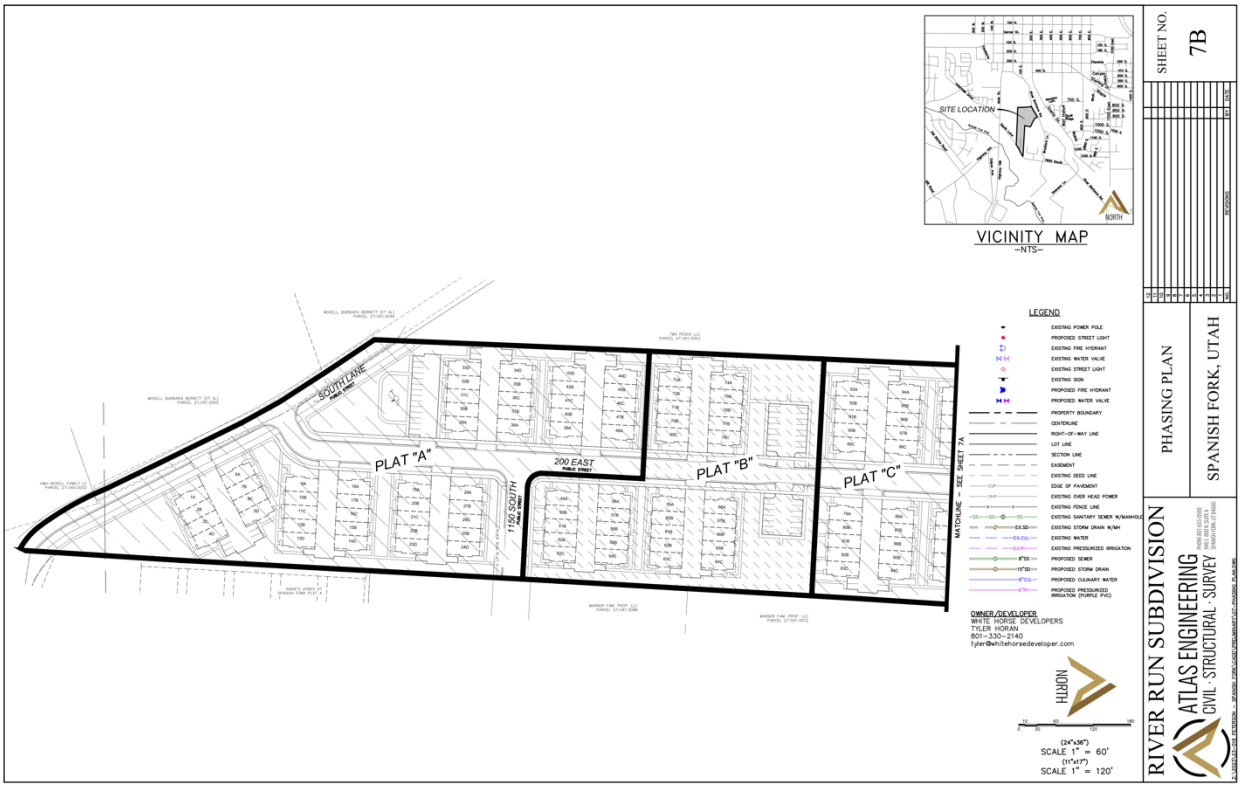

GENERAL NOTES:
CONSTRUCTION NOTES:
LEGEND
STREET 3
STREET 4
STREET 5
STREET 1
STREET 2
RIVER BOTTOMS RD
VOLUNTEER DRIVE
POND 1
POND 2
SPANISH FORK CITY
PARCEL 34:721:0001
SPANISH FORK CITY
PARCEL 27:041:0097
UDOT
PARCEL 27:018:0013
RIVER RUN HOLDINGS LLC
PARCEL 27:041:0089
WARNER FAM. PROP., LLC
PARCEL 27:041:0072
SHERRIE GRIFFITHS
PARCEL 27:041:0017
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SHEET NO.
4A
OVERALL SITE PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

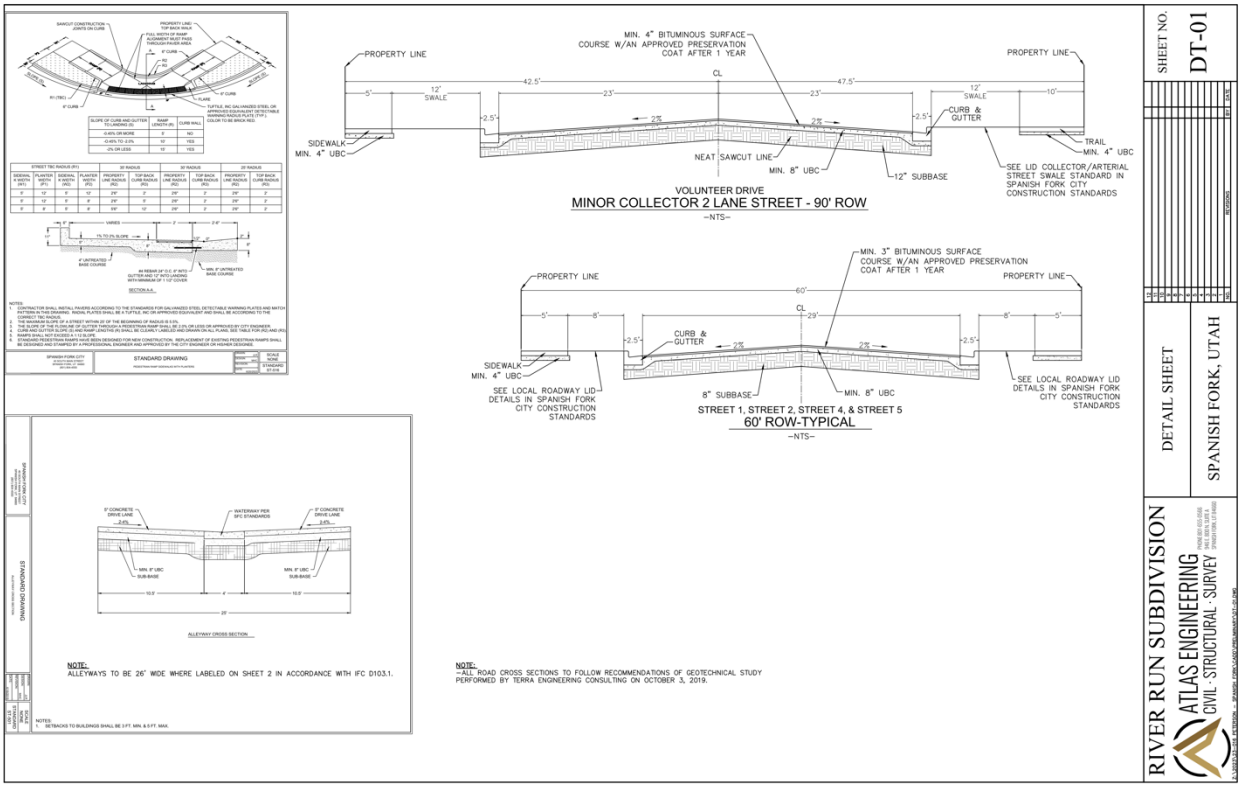

SHEET NO.
4B
OVERALL SITE PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
LEGEND
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
STREET 3
VOLUNTEER DRIVE

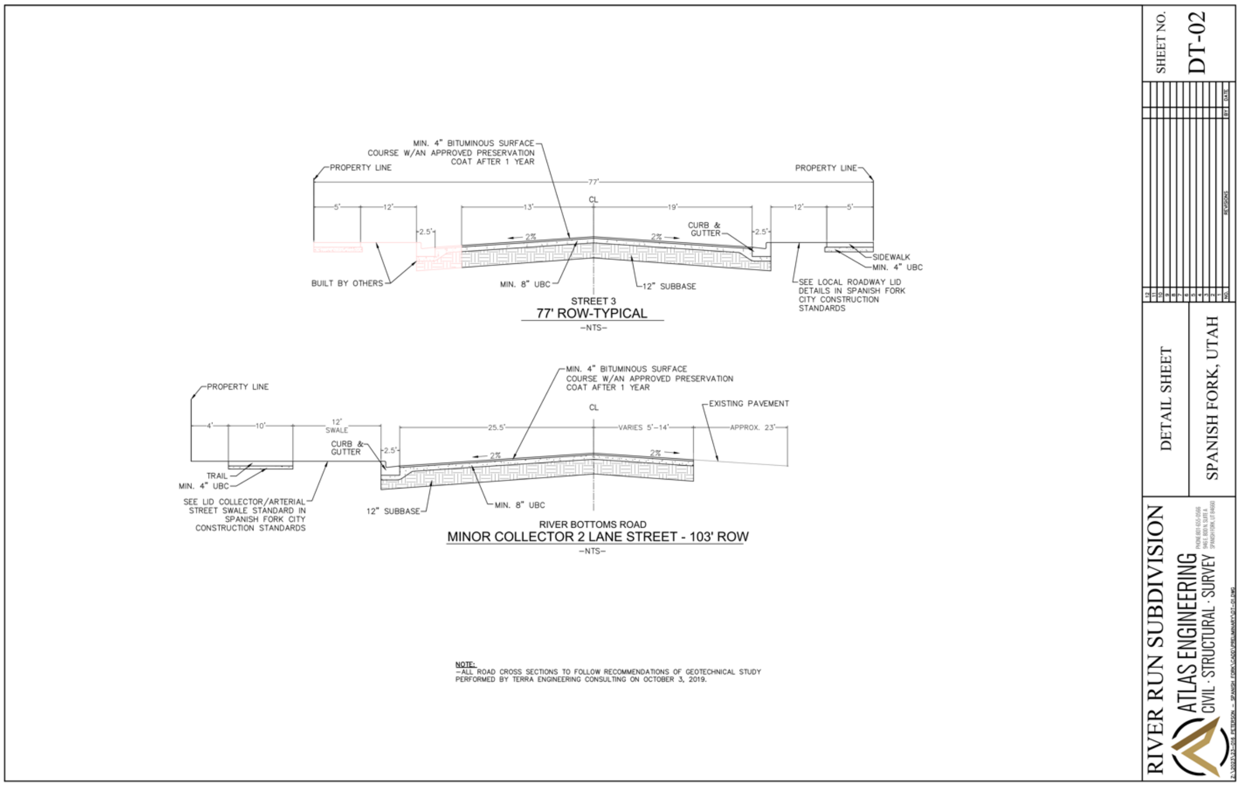

SHEET NO.
5
DRAINAGE PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
LEGEND
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
POND 1
POND 2
STREET 1
STREET 2
STREET 4
STREET 5
RIVER BOTTOMS RD
VOLUNTEER DRIVE


SHEET NO.
6
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
RIVER BOTTOMS RD
VOLUNTEER DRIVE
EXISTING 60' POWER EASEMENT.
EXISTING OVERHEAD POWER TO BE RELOCATED TO PLANTER STRIP
EXISTING OVERHEAD POWER TO REMAIN
EXISTING FENCE TO BE REMOVED.
EXISTING FENCE TO REMAIN
EXISTING DITCH TO BE ABANDONED.
EXISTING HYDRANT TO REMAIN
EXISTING HYDRANT TO BE RELOCATED
EXISTING SEWER MANHOLE TO REMAIN
EXISTING UTILITIES TO REMAIN
EXISTING STRUCTURES TO BE REMOVED.
SPANISH FORK CITY PARCEL 27.041.0097
RIVER RUN HOLDINGS LLC PARCEL 27.041.0089
WARNER FAM. PROP. LLC PARCEL 27.041.0072
ENOCH MILLS PARCEL 27.041.0035
SHERRIE GRIFFITHS PARCEL 27.041.0017


SHEET NO.
7A
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL - STRUCTURAL - SURVEY
POND 1
POND 2
STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
PLAT "C"
PLAT "D"
PLAT "E"
PLAT "F"
PLAT "G"
RIVER BOTTOMS RD
VOLUNTEER DRIVE
MATCHLINE – SEE SHEET 7B
SITE LOCATION
VICINITY MAP
–NTS–
LEGEND
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SPANISH FORK CITY PARCEL 27.041.0097
WARNER FAM. PROP. LLC PARCEL 27.041.0072
ENOCH MILLS PARCEL 27.041.0035
SHERRIE GRIFFITHS PARCEL 27.041.0017


SITE LOCATION
VICINITY MAP
-NTS-
SOUTH LANE
PUBLIC STREET
PLAT "A"
200 EAST
PUBLIC STREET
1150 SOUTH
PUBLIC STREET
PLAT "B"
PLAT "C"
MATCHLINE - SEE SHEET 7A
LEGEND
EXISTING POWER POLE
PROPOSED STREET LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING SIGN
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
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 SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN W/MH
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
SHEET NO.
7B
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


SIDEWALK CONSTRUCTION - JOINTS ON CURB
PROPERTY LINE - TOP BACK WALK
FULL WIDTH OF RAMP TO BE CONSTRUCTED OF THROUGH PAVER AREA
6" CURB
R1 (TBC)
6" CURB
FLARE
6" CURB
TUFTILE, INC GALVANIZED STEEL OR APPROVED EQUIVALENT DETECTABLE WARNING PLATES (TOP L COLOR TO BE BRICK RED
SLOPE OF CURB AND GUTTER TO LANDING (S)
RAMP LENGTH (R)
CURB WALL
-0.45% OR MORE
8
NO
-0.45% TO -2.0%
10
YES
-2% OR LESS
12'
YES
STREET TBC RADIUS (R1)
30 RADIUS
30 RADIUS
20 RADIUS
SIDEWALK WIDTH (W1)
PLANTER STRIP WIDTH (W2)
SIDEWALK WIDTH (W3)
PROPERTY LINE RADIUS (R2)
TOP BACK CURB RADIUS (R3)
PROPERTY LINE RADIUS (R2)
TOP BACK CURB RADIUS (R3)
PROPERTY LINE RADIUS (R2)
TOP BACK CURB RADIUS (R3)
VARIES
7
2'-6"
7% TO 2% SLOPE
4" UNTREATED BASE COURSE
R4 RESAW 24" O.C. 8" INTO 4" UNTREATED BASE COURSE WITH MINIMUM OF 1 1/2" COVER
MIN. 8" UNTREATED BASE COURSE
SECTION A-A
NOTES
1. CONTRACTOR SHALL INSTALL PAVERS ACCORDING TO THE STANDARDS FOR GALVANIZED STEEL DETECTABLE WARNING PLATES AND MATCH PATTERN IN THIS DRAWING. RADIAL PLATES SHALL BE A TUFTILE, INC OR APPROVED EQUIVALENT AND SHALL BE ACCORDING TO THE MANUFACTURER'S SPECS.
2. THE MAXIMUM SLOPE OF A STREET WITHIN 25' OF THE BEGINNING OF RADIUS IS 0.5%.
3. CURB AND GUTTER SLOPE (S) AND RAMP LENGTH (R) SHALL BE CLEARLY LABELED AND SHOWN ON ALL PLANS. SEE TABLE FOR (R2) AND (R3).
4. RAMPS SHALL NOT EXCEED A 1:12 SLOPE.
5. ALL RAMPS AND CURB AND GUTTER DESIGNED FOR NEW CONSTRUCTION. REPLACEMENT OF EXISTING PEDESTRIAN RAMPS SHALL BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER AND APPROVED BY THE CITY ENGINEER OR HISHER DESIGNEE.
SPANISH FORK CITY
STANDARD DRAWING
ROAD SERIES
STANDARD ST 616
PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
CL
5'
12' SWALE
42.5'
23'
23'
47.5'
12' SWALE
10'
2.5%
2.5%
2.5%
2.5%
CURB & GUTTER
SIDEWALK MIN. 4" UBC
NEAT SAWCUT LINE
MIN. 8" UBC
12" SUBBASE
TRAIL MIN. 4" UBC
SEE LID COLLECTOR/ARTERIAL STREET SWALE STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
VOLUNTEER DRIVE
MINOR COLLECTOR 2 LANE STREET - 90' ROW
-NTS-
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
PROPERTY LINE
60'
CL
5'
8'
29'
8'
5'
2.5%
2.5%
2.5%
2.5%
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
8" SUBBASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
STREET 1, STREET 2, STREET 4, & STREET 5
60' ROW-TYPICAL
-NTS-
STANDARD DRAWING
3" CONCRETE DRIVE LANE
2.5%
WATERWAY PER SFC STANDARDS
3" CONCRETE DRIVE LANE
2.5%
MIN. 8" UBC SUB-BASE
MIN. 8" UBC SUB-BASE
10.5'
6'
10.5'
26'
ALLEYWAY CROSS SECTION
NOTE:
ALLEYWAYS TO BE 26' WIDE WHERE LABELED ON SHEET 2 IN ACCORDANCE WITH IFC D103.1.
NOTES
1. SETBACKS TO BUILDINGS SHALL BE 3 FT. MIN. & 5 FT. MAX.
NOTE:
-ALL ROAD CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY TERRA ENGINEERING CONSULTING ON OCTOBER 3, 2019.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY






AS-SURVEYED PARCEL 1 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 636.93 FEET; THENCE SOUTH 89°32'56" EAST 143.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'09" EAST 11.25 FEET; THENCE SOUTH 09°06'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 62°00'01" WEST 28.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 595,014 SQ. FT. OR 13.6596 ACRES, MORE OR LESS

AS-SURVEYED PARCEL 2 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00° 12' 30" WEST ALONG THE SECTION LINE 1401.09 FEET, AND EAST 1052.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02° 50' 51" EAST 74.12 FEET; THENCE NORTH 08° 03' 15" EAST 110.84 FEET; THENCE NORTH 08° 03' 15" EAST 225.69 FEET; THENCE NORTH 08° 25' 05" EAST 188.50 FEET; THENCE NORTH 08° 07' 05" EAST 134.76 FEET; THENCE NORTH 08° 35' 33" EAST 62.40 FEET; THENCE NORTH 05° 12' 59" EAST 121.03 FEET; THENCE NORTH 80° 39' 47" EAST 88.89 FEET; THENCE NORTH 30° 48' 35" EAST 27.23 FEET; THENCE NORTH 20°53'57" EAST 126.42 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY FOR RIVER BOTTOMS ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 29° 15' 00" EAST 307.19 FEET, (2) NORTH 89° 30' 00" WEST 3.46 FEET, (3) SOUTH 31° 00' 00" EAST 265.98 FEET, (4) SOUTH 29° 15' 00" EAST 169.96 FEET, AND (5) SOUTH 20° 15' 00" EAST 157.08 FEET; THENCE SOUTH 62° 10' 40" WEST 123.42 FEET; THENCE SOUTH 09° 10' 20" WEST 322.87 FEET; THENCE NORTH 80° 02' 26" WEST 177.38 FEET; THENCE NORTH 78° 29' 55" WEST 356.94 FEET TO THE POINT OF BEGINNING.

AREA = 481,338 SQ. FT. OR 11.05 ACRES, MORE OR LESS

THE NARRATIVES, RECORD DESCRIPTIONS AND TITLE REPORTS' EXCEPTIONS FOR PARCELS 1 & 2 ARE SHOWN ON SHEET 2

PLEASE SEE SHEETS 3 & 4 FOR ALL THE INFORMATION PERTAINING TO PARCEL 3

NORTH

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

**CURVE TABLE**

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 23.56' | 15.00' | 21.21' | S41°57'23"E | 90°00'00" |
| C2 | 23.56' | 15.00' | 21.21' | N48°02'37"E | 90°00'00" |
| C3 | 47.68' | 257.50' | 47.61' | S81°39'08"E | 10°36'30" |

**LINE TABLE**

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N10°33'09"W | 11.25' |
| L2 | N9°06'59"W | 102.40' |
| L3 | N7°28'37"W | 99.01' |
| L4 | N7°25'03"W | 31.31' |
| L5 | N62°00'01"E | 28.00' |
| L6 | N20°53'57"E | 185.90' |
| L7 | N89°30'00"W | 3.46' |
| L8 | S62°10'40"W | 123.42' |
| L9 | N2°50'51"E | 74.12' |
| L10 | N8°03'15"E | 110.84' |
| L11 | S86°57'23"E | 157.42' |
| L12 | S86°57'23"E | 60.00' |
| L13 | S86°57'23"E | 101.47' |
| L14 | N30°48'35"E | 27.23' |
| L15 | N80°39'47"E | 88.89' |

LEGEND

EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
PROPERTY BOUNDARY
CENTERLINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING VINYL FENCE LINE
EXISTING WIRE FENCE LINE
EXISTING SANITARY SEWER W/MANHOLE
EXISTING STORM DRAIN W/MANHOLE
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
EXISTING STRUCTURE

CERTIFICATION

"I HEREBY CERTIFY TO RIVER RUN SF, LLC, RIVER RUN DEVELOPMENT LLC, KENT B. McKELL, BARBARA McKELL, HAWKMOON HOLDINGS, LLC, NORTHERN TITLE INSURANCE COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3 (A-E), 4 (A-D), 5 (A-E, G), 6 (A-D), 7, AND 8. THE ADDITIONAL ITEMS FROM TABLE "A" REQUESTED WERE #1, #2, #3, #4, #6(a), #6 (b), #7 (a), #7 (b (1)), #8, #9, #10, #11 (b), #13, #14, #16, #17, #18 AND #19. THESE ADDITIONAL ITEMS ARE DESCRIBED IN THE NARRATIVE AND/OR SHOWN HEREON. THE SITE SURVEY WAS PERFORMED FEBRUARY 13, 2023.

03-06-23
ORIGINAL DATE OF PLAT OR MAP

UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5243543

03-02-23
DATE

PROFESSIONAL LAND SURVEYOR
03-06-23
DAVID F. HUNT
LICENSE NO. 5243543-2201
STATE OF UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0108
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

SHEET NO.
1 OF 4

NARRATIVE FOR PARCEL 1

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY NORTHERN TITLE INSURANCE COMPANY, ORDER NO. NTUT-123843, DATED JANUARY 23, 2023 AT 8:00 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS NOT LISTED, BUT LOCATED AS VACANT LAND ALONG CANYON CREEK PARKWAY, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0275F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 595,014 SQ. FT. OR 13.6596 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDITIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY SO NO EXTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #7 (a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDITIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 10 CALLS OUT A CONSTRUCTION EASEMENT FOR SPANISH FORK CITY AS SHOWN HEREON.
23. TITLE REPORT EXCEPTION 11 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
24. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

NARRATIVE FOR PARCEL 2

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 1653433, DATED DECEMBER 29, 2022 AT 7:30 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDITIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS 816 SOUTH RIVER BOTTOMS ROAD, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 481,338 SQ. FT. OR 11.05 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDITIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE EXISTING BUILDINGS ON THE SURVEYED PROPERTY, AS SHOWN HEREON WITHOUT THE EXTERIOR DIMENSIONS AND SQUARE FOOTAGE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #7 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDITIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDITIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 14 CALLS OUT A RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SHOWN HEREON.
23. TITLE REPORT EXCEPTION 15 CALLS OUT EASEMENTS AND/OR RIGHTS OF WAY FOR THE SPANISH FORK SOUTHEAST IRRIGATION COMPANY. THESE ARE BLANKET EASEMENTS AND NOT SHOWN HEREON.
24. TITLE REPORT EXCEPTION 23 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
25. TITLE REPORT EXCEPTION 24 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
26. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

SHEET NO. 2 OF 4

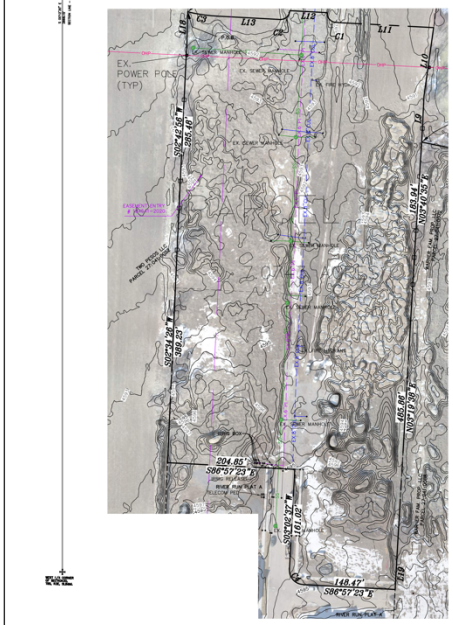
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING LLC.

PHONE: 801-655-0866
FAX: 801-655-0109
99 WEST 200 NORTH #2
SPANISH FORK, UT 84660




AS-SURVEYED PARCEL 3 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 02°42'56" WEST 285.48 FEET; THENCE SOUTH 02°34'26" WEST 389.23 FEET TO THE NORTHERLY BOUNDARY OF RIVER RUN PLAT A; THENCE ALONG SAID BOUNDARY OF RIVER RUN PLAT A THE FOLLOWING FOUR (4) COURSES: SOUTH 86° 57'23" EAST 204.85 FEET, SOUTH 03°02'37" WEST 161.02 FEET, ALONG THE ARC OF A 23.04-FOOT RADIUS CURVE TO THE LEFT 36.11 FEET (CHORD BEARS S 41°57'23" E 32.53 FEET) AND SOUTH 86°57'23" EAST 148.47 FEET; THENCE NORTH 03°08'31" EAST 49.92 FEET; THENCE NORTH 03°19'38" EAST 485.86 FEET; THENCE NORTH 03°40'35" EAST 183.94 FEET; THENCE NORTH THENCE NORTH 02°50'51" EAST 74.12 FEET; THENCE NORTH 08°03'15" EAST 110.84 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 308,158 SQ. FT. OR 7.0743 ACRES, MORE OR LESS

THE NARRATIVE, RECORD DESCRIPTIONS AND TITLE REPORT EXCEPTIONS FOR PARCEL 3 ARE SHOWN ON SHEET 4

*CURVE TABLE*

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 23.56' | 15.00' | 21.21' | S41°57'23"E | 90°00'00" |
| C2 | 23.56' | 15.00' | 21.21' | N48°02'37"E | 90°00'00" |
| C3 | 47.68' | 257.50' | 47.61' | S81°39'08"E | 10°36'30" |
| C4 | 36.11' | 23.04' | 32.53' | S41°57'23"E | 89°47'02" |

*LINE TABLE*

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N19°06'39"W | 11.25' |
| L2 | N19°06'39"W | 102.40' |
| L3 | N77°28'37"W | 99.01' |
| L4 | N77°25'03"W | 31.31' |
| L5 | N62°00'01"E | 28.00' |
| L6 | N20°53'57"E | 185.90' |
| L7 | N89°30'00"W | 3.46' |
| L8 | S62°10'40"W | 123.42' |
| L9 | N2°50'51"E | 74.12' |
| L10 | N8°03'15"E | 110.84' |
| L11 | S86°57'23"E | 157.42' |
| L12 | S86°57'23"E | 60.00' |
| L13 | S86°57'23"E | 101.47' |
| L14 | N30°48'35"E | 27.23' |
| L15 | N80°39'47"E | 88.89' |
| L16 | S1°40'06"W | 49.95' |
| L17 | N3°08'31"E | 49.92' |

NORTH

LEGEND

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING VINYL FENCE LINE
- EXISTING WIRE FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MANHOLE
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- EXISTING STRUCTURE

CERTIFICATION

"I, HEREBY CERTIFY TO RIVER RUN SF, LLC, RIVER RUN DEVELOPMENT LLC, KENT B. WADLL, BARBARA WADLL, HARMONY HOLDINGS, LLC, NORTHERN TITLE INSURANCE COMPANY, FIRST AMERICAN TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-06-22. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNLESS OTHERWISE SPECIFIED HEREON, THE UNADJUSTED OPEN TRAVERSE ANGULAR ERROR DOES NOT EXCEED ONE SECOND TIMES THE SQUARE ROOT OF THE NUMBER OF TRANSIT STATIONS USED AND THE ANGULAR ERROR OF ANY TRAVERSE TRAVERSE ANGLE, AFTER ADJUSTMENT, DOES NOT EXCEED THE SAME TOLERANCE. ADDITIONAL ITEMS FROM TABLE "A" REQUESTED WERE #1,#2,#3,#4,#6,#7,#8,#9,#10,#11,#13,#14,#16,#17,#18,#19 AND #20. ADDITIONAL ITEMS ARE ACCURATELY IN THE NARRATIVE AND/OR SHOWN HEREON. THE SITE SURVEY WAS PERFORMED FEBRUARY 13, 2023."

12-06-22
ORIGINAL DATE OF PLAT OR MAP

UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5243543

12-06-22
DATE

SHEET NO. 3 OF 4

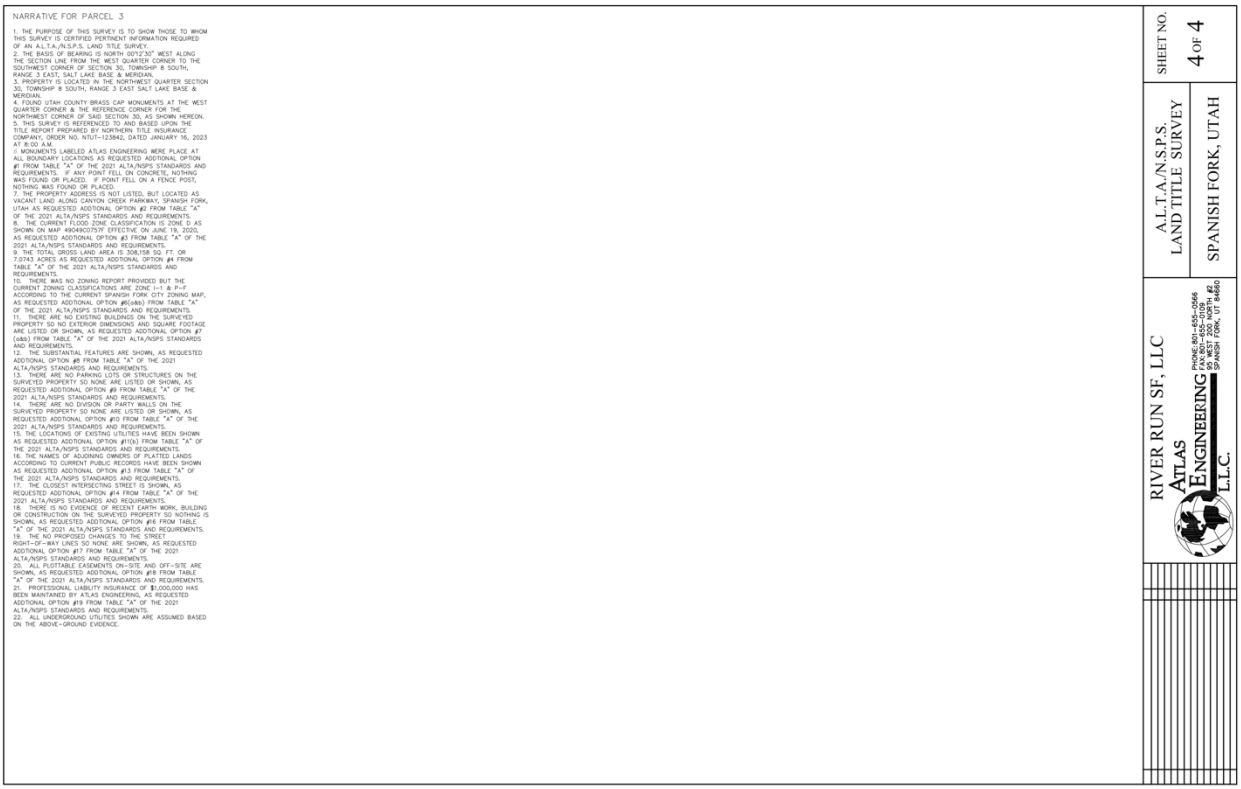
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

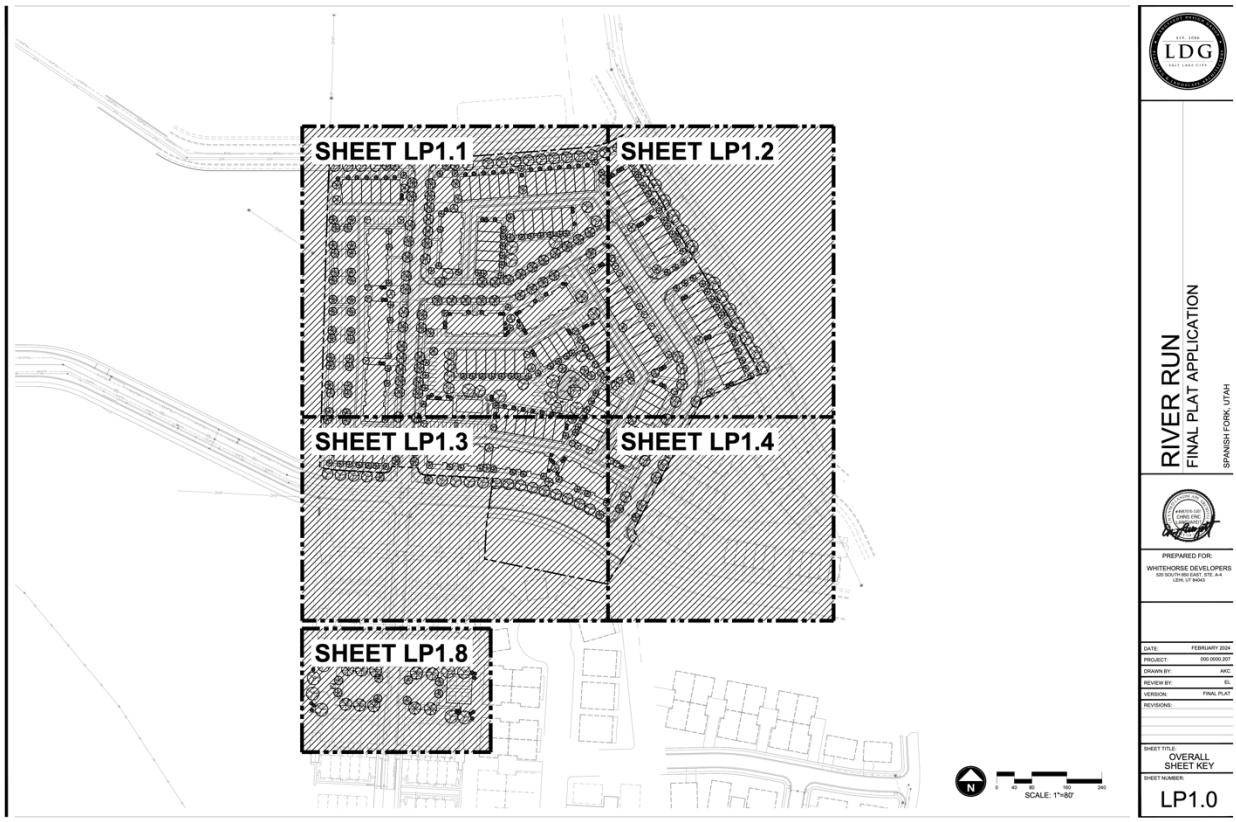
ATLAS ENGINEERING LLC.

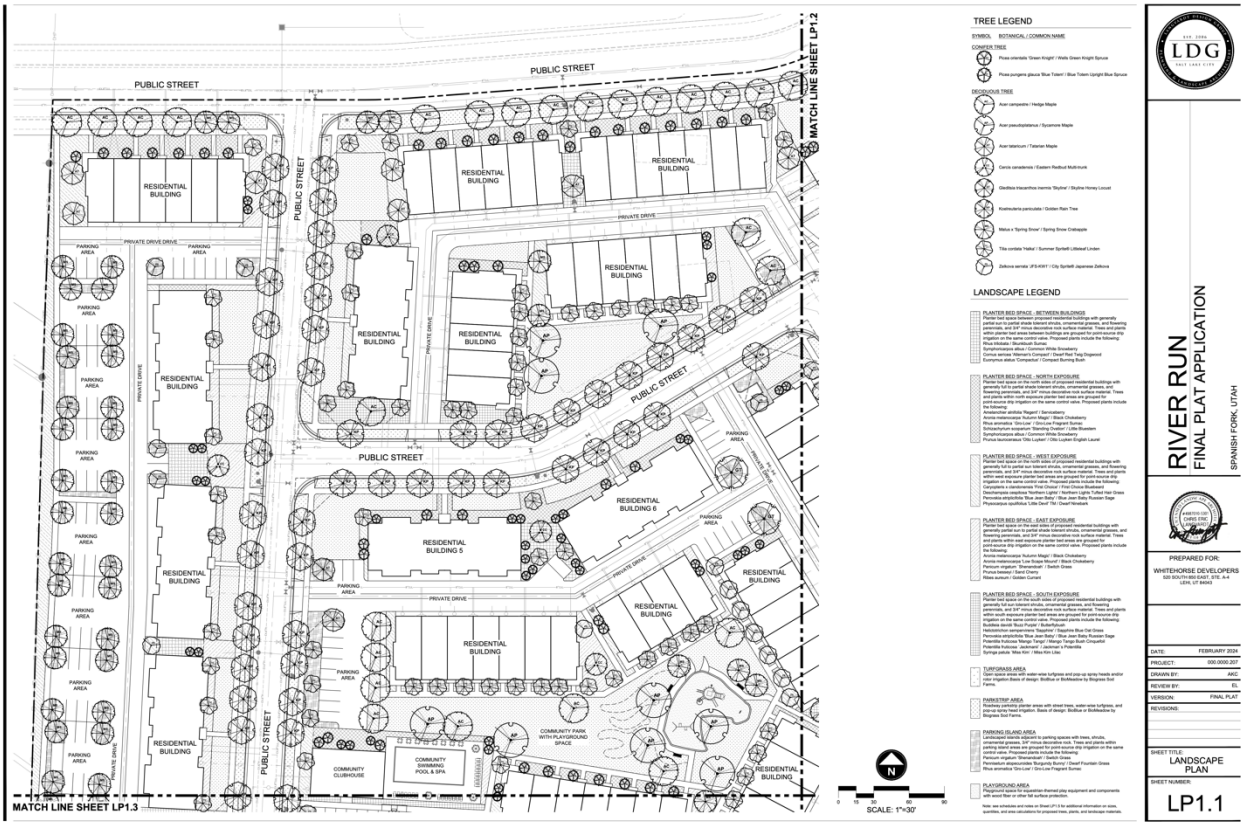
PHONE: 801-655-0866
FAX: 801-655-0109
99 WEST 200 NORTH #2
SPANISH FORK, UT 84660

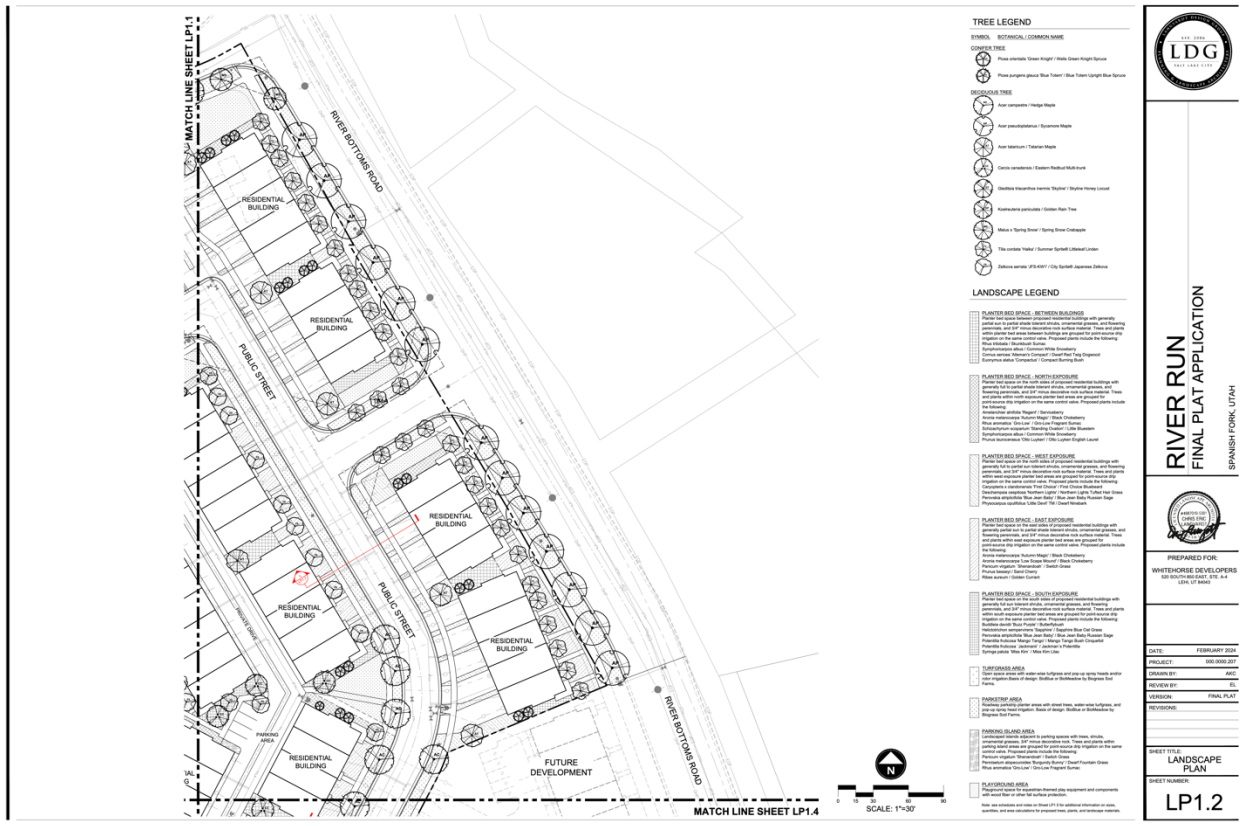

NARRATIVE FOR PARCEL 3
1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY NORTHERN TITLE INSURANCE COMPANY, ORDER NO. NTUT-123842, DATED JANUARY 16, 2023 AT 8:00 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDTIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS NOT LISTED, BUT LOCATED AS VACANT LAND ALONG CANYON CREEK PARKWAY, SPANISH FORK, UTAH AS REQUESTED ADDTIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDTIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 308,158 SQ. FT. OR 7.0743 ACRES AS REQUESTED ADDTIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDTIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY SO NO EXTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #7 (a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDTIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDTIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDTIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.
SHEET NO.
4 OF 4
A.L.T.A./N.S.P.S.
LAND TITLE SURVEY
SPANISH FORK, UTAH
RIVER RUN SF, LLC
ATLAS
ENGINEERING
LLC
PHONE: 801-655-0566
FAX: 801-655-0596
85 WEST 200 NORTH #2
SPANISH FORK, UT 84660

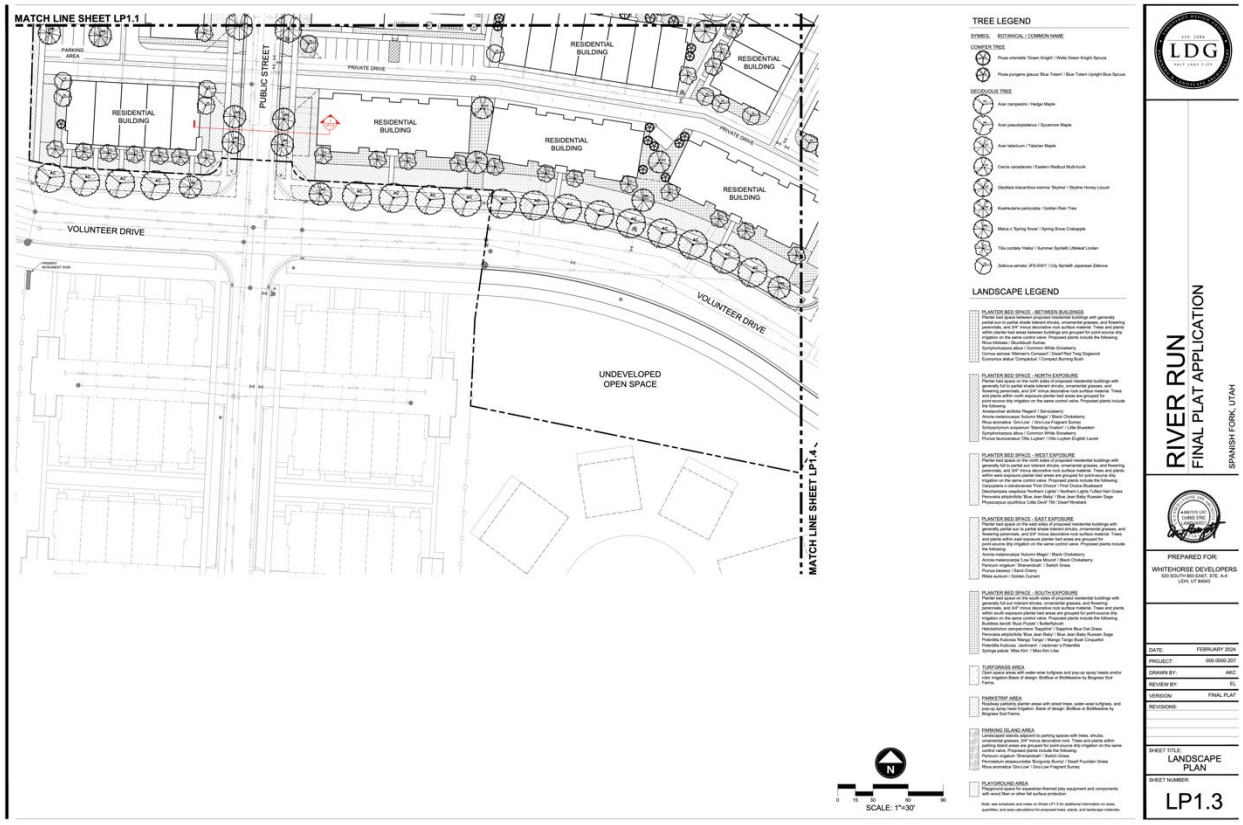
# EXHIBIT D-1

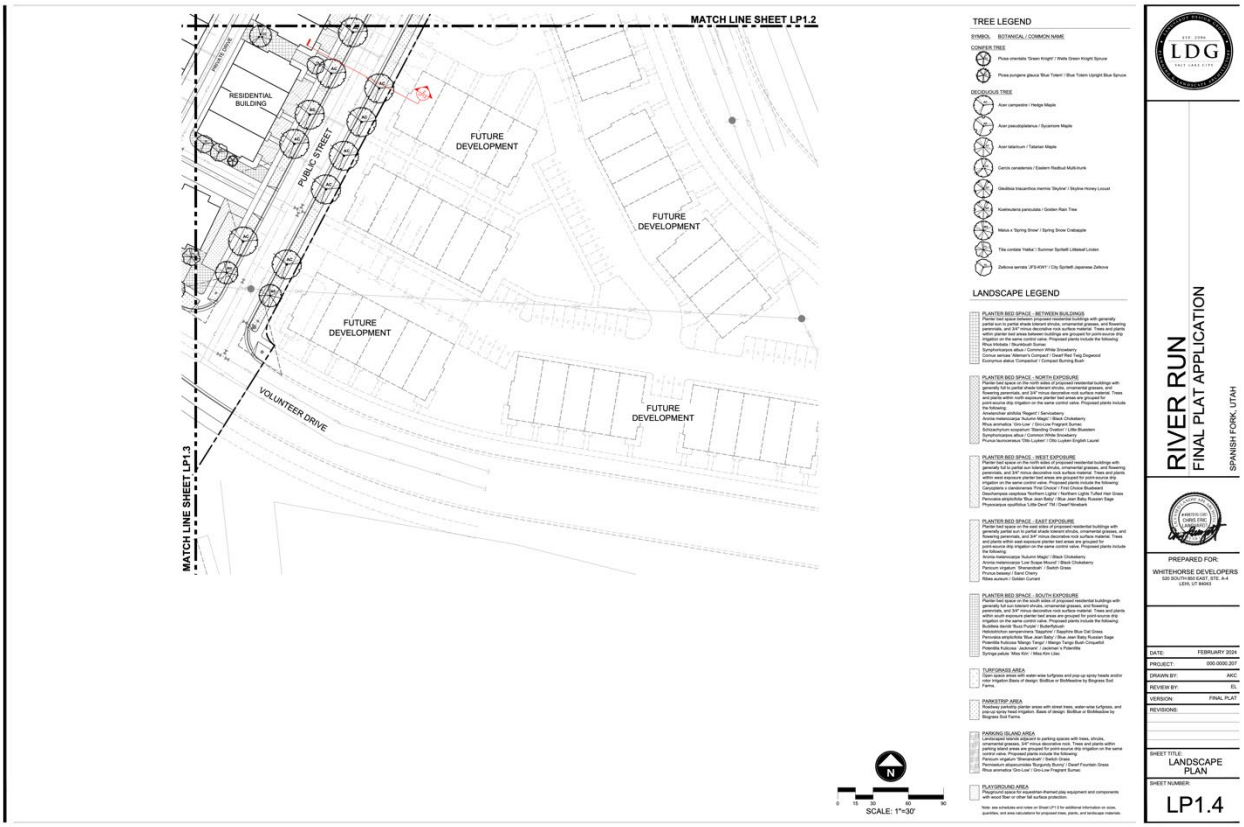
## (Amenities for the Developer Area)




PUBLIC STREET
PUBLIC STREET
PUBLIC STREET
PUBLIC STREET
PUBLIC STREET
PUBLIC STREET
MATCH LINE SHEET LP1.2
MATCH LINE SHEET LP1.3
RESIDENTIAL BUILDING
RESIDENTIAL BUILDING 5
RESIDENTIAL BUILDING 6
PRIVATE DRIVE
PRIVATE DRIVE DRIVE
PARKING AREA
COMMUNITY CLUBHOUSE
COMMUNITY SWIMMING POOL & SPA
COMMUNITY PARK WITH PLAYGROUND SPACE
N
SCALE: 1"=30'
TREE LEGEND
SYMBOL
BOTANICAL / COMMON NAME
CONIFER TREE
Picea orientalis 'Green Knight' / Wells Green Knight Spruce
Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce
DECIDUOUS TREE
Acer campestre / Hedge Maple
Acer pseudoplatanus / Sycamore Maple
Acer tataricum / Tatarian Maple
Cercis canadensis / Eastern Redbud Multi-trunk
Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust
Koelreuteria paniculata / Golden Rain Tree
Malus x 'Spring Snow' / Spring Snow Crabapple
Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden
Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova
LANDSCAPE LEGEND
PLANTER BED SPACE - BETWEEN BUILDINGS
PLANTER BED SPACE - NORTH EXPOSURE
PLANTER BED SPACE - WEST EXPOSURE
PLANTER BED SPACE - EAST EXPOSURE
PLANTER BED SPACE - SOUTH EXPOSURE
TURFGRASS AREA
PARKSTRIP AREA
PARKING ISLAND AREA
PLAYGROUND AREA
LDG
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043
DATE: FEBRUARY 2024
PROJECT: 000.0000.207
DRAWN BY: AKC
REVIEW BY: EL
VERSION: FINAL PLAT
REVISIONS:
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
LP1.1


MATCH LINE SHEET LP1.1
MATCH LINE SHEET LP1.4
RIVER BOTTOMS ROAD
RIVER BOTTOMS ROAD
PUBLIC STREET
PUBLIC STREET
RESIDENTIAL BUILDING
PRIVATE DRIVE
PARKING AREA
FUTURE DEVELOPMENT
N
SCALE: 1"=30'
TREE LEGEND
SYMBOL
BOTANICAL / COMMON NAME
CONIFER TREE
Picea orientalis 'Green Knight' / Wells Green Knight Spruce
Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce
DECIDUOUS TREE
Acer campestre / Hedge Maple
Acer pseudoplatanus / Sycamore Maple
Acer tataricum / Tatarian Maple
Cercis canadensis / Eastern Redbud Multi-trunk
Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust
Koelreuteria paniculata / Golden Rain Tree
Malus x 'Spring Snow' / Spring Snow Crabapple
Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden
Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova
LANDSCAPE LEGEND
PLANTER BED SPACE - BETWEEN BUILDINGS
PLANTER BED SPACE - NORTH EXPOSURE
PLANTER BED SPACE - WEST EXPOSURE
PLANTER BED SPACE - EAST EXPOSURE
PLANTER BED SPACE - SOUTH EXPOSURE
TURFGRASS AREA
PARKSTRIP AREA
PARKING ISLAND AREA
PLAYGROUND AREA
LDG
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043
DATE: FEBRUARY 2024
PROJECT: 000.0000.207
DRAWN BY: AKC
REVIEW BY: EL
VERSION: FINAL PLAT
REVISIONS:
SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
LP1.2


MATCH LINE SHEET LP1.1
PARKING AREA
PUBLIC STREET
PRIVATE DRIVE
RESIDENTIAL BUILDING
VOLUNTEER DRIVE
UNDEVELOPED OPEN SPACE
MATCH LINE SHEET LP1.4
TREE LEGEND
SYMBOL BOTANICAL / COMMON NAME
CONIFER TREE
DECIDUOUS TREE
LANDSCAPE LEGEND
PLANTER BED SPACE - BETWEEN BUILDINGS
PLANTER BED SPACE - NORTH EXPOSURE
PLANTER BED SPACE - WEST EXPOSURE
PLANTER BED SPACE - EAST EXPOSURE
PLANTER BED SPACE - SOUTH EXPOSURE
TURFGRASS AREA
PARKSTRIP AREA
PARKING ISLAND AREA
PLAYGROUND AREA
SCALE: 1"=30'
LDG
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043
DATE: FEBRUARY 2024
PROJECT: 000.0000.207
DRAWN BY: AKC
REVIEW BY: EL
VERSION: FINAL PLAT
REVISIONS:
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: LP1.3


MATCH LINE SHEET LP1.2
RESIDENTIAL BUILDING
PUBLIC STREET
FUTURE DEVELOPMENT
VOLUNTEER DRIVE
MATCH LINE SHEET LP1.3
TREE LEGEND
SYMBOL BOTANICAL / COMMON NAME
CONIFER TREE
DECIDUOUS TREE
LANDSCAPE LEGEND
PLANTER BED SPACE - BETWEEN BUILDINGS
PLANTER BED SPACE - NORTH EXPOSURE
PLANTER BED SPACE - WEST EXPOSURE
PLANTER BED SPACE - EAST EXPOSURE
PLANTER BED SPACE - SOUTH EXPOSURE
TURFGRASS AREA
PARKSTRIP AREA
PARKING ISLAND AREA
PLAYGROUND AREA
SCALE: 1"=30'
LDG
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH
PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043
DATE: FEBRUARY 2024
PROJECT: 000.0000.207
DRAWN BY: AKC
REVIEW BY: EL
VERSION: FINAL PLAT
REVISIONS:
SHEET TITLE: LANDSCAPE PLAN
SHEET NUMBER: LP1.4

## TREE SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| CONIFER TREE | | | | | |
| | PO | Picea orientalis 'Green Knight' / Wells Green Knight Spruce | 6' Ht. | B&B | 50 |
| | PP | Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce | 6' Ht. | B&B | 62 |
| | | SUBTOTAL: | | | 112 |
| DECIDUOUS TREE | | | | | |
| | AC | Acer campestre / Hedge Maple | 2" Cal. | B&B | 58 |
| | AP | Acer pseudoplatanus / Sycamore Maple | 2" Cal. | B&B | 22 |
| | AT | Acer tataricum / Tatarian Maple | 2" Cal. | B&B | 14 |
| | CC | Cercis canadensis / Eastern Redbud Multi-trunk | 2" Cal. | B&B | 10 |
| | GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust | 2" Cal. | B&B | 2 |
| | KP | Koelreuteria paniculata / Golden Rain Tree | 2" Cal. | B&B | 50 |
| | MS | Malus x 'Spring Snow' / Spring Snow Crabapple | 2" Cal. | B&B | 55 |
| | TC | Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden | 2" Cal. | B&B | 112 |
| | ZS | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova | 2" Cal. | B&B | 38 |
| | | SUBTOTAL: | | | 361 |

## LANDSCAPE AND PLANT SCHEDULE

**PLANTER BED SPACE - BETWEEN BUILDINGS** — 9,504 sf

Planter bed space between proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Rhus trilobata / Skunkbush Sumac | 27 | 5 gal., Pot | 10% @ 72" oc |
| Symphoricarpos albus / Common White Snowberry | 36 | 5 gal., Pot | 10% @ 60" oc |
| Cornus sericea 'Kelseyi'n Compact' / Dwarf Red Twig Dogwood | 93 | 5 gal., Pot | 15% @ 48" oc |
| Euonymus alatus 'Compactus' / Compact Burning Bush | 93 | 5 gal., Pot | 15% @ 48" oc |

**PLANTER BED SPACE - NORTH EXPOSURE** — 15,883 sf

Planter bed space on the north sides of proposed residential buildings with generally full to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within north exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Amelanchier alnifolia 'Regent' / Serviceberry | 89 | 5 gal., Pot | 20% @ 72" oc |
| Aronia melanocarpa 'Autumn Magic' / Black Chokeberry | 89 | 5 gal., Pot | 20% @ 72" oc |
| Hemerocallis 'Stella de Oro' / Gro-Low Fragrant Sumac | 19 | 1 gal., Pot | 3% @ 84" oc |
| Schizachyrium scoparium 'Standing Ovation' / Little Bluestem | 186 | 1 gal., Pot | 10% @ 36" oc |
| Symphoricarpos albus / Common White Snowberry | 89 | 5 gal., Pot | 10% @ 60" oc |
| Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel | 94 | 5 gal., Pot | 10% @ 48" oc |

**PLANTER BED SPACE - WEST EXPOSURE** — 23,688 sf

Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard | 546 | 5 gal., Pot | 20% @ 36" oc |
| Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass | 937 | 1 gal., Pot | 15% @ 24" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 309 | 5 gal., Pot | 20% @ 48" oc |
| Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark | 355 | 5 gal., Pot | 20% @ 48" oc |

**PLANTER BED SPACE - EAST EXPOSURE** — 24,891 sf

Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Aronia melanocarpa 'Autumn Magic' / Black Chokeberry | 137 | 5 gal., Pot | 20% @ 72" oc |
| Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry | 159 | 5 gal., Pot | 15% @ 48" oc |
| Panicum virgatum 'Shenandoah' / Switch Grass | 159 | 1 gal., Pot | 10% @ 48" oc |
| Prunus besseyi / Sand Cherry | 106 | 5 gal., Pot | 15% @ 72" oc |
| Ribes aureum / Golden Currant | 105 | 5 gal., Pot | 20% @ 84" oc |

**PLANTER BED SPACE - SOUTH EXPOSURE** — 16,046 sf

Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Buddleia davidii 'Buzz Purple' / Butterflybush | 56 | 5 gal., Pot | 5% @ 48" oc |
| Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass | 153 | 1 gal., Pot | 10% @ 48" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 156 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil | 158 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa 'Jackmanii' / Jackman's Potentilla | 193 | 5 gal., Pot | 10% @ 48" oc |
| Syringa patula 'Miss Kim' / Miss Kim Lilac | 48 | 5 gal., Pot | 20% @ 84" oc |

**TURFGRASS AREA** — 59,549 sf

Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKSTRIP AREA** — 48,031 sf

Roadway parkstrip planter areas with street trees, water-wise turfgrass, and pop-up spray head irrigation. Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA** — 10,308 sf

Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Panicum virgatum 'Shenandoah' / Switch Grass | 179 | 1 gal., Pot | 15% @ 36" oc |
| Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass | 117 | 1 gal., Pot | 10% @ 36" oc |
| Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 169 | 5 gal., Pot | 20% @ 48" oc |

**PLAYGROUND AREA** — 2,614 sf

Playground space with equestrian-themed play equipment and components with wood fiber or other fall surface protection.

## GENERAL LANDSCAPE NOTES

1. The proposed deciduous and conifer trees shown generally represent the intended locations for trees. Trees have been placed to provide shade, visual buffering between outdoor spaces and adjacent buildings, and to maintain views from outdoor spaces and interior living spaces.
2. The planter areas shown adjacent to proposed buildings generally represent the proposed shrubs, ornamental grasses, and flowering perennials to be planted within each area. The proposed shrubs, ornamental grasses, and flowering perennials have been selected based on the following criteria:
   - Native species and/or adapted to the intermountain region
   - Solar exposure, north, south, east, or west
   - Low water requirements once established
   - Plant groups with similar water needs

   The plant schedule indicates the general types, sizes, and quantities of each proposed tree and plant species. Actual types and quantities may vary depending on the final layout for each planter bed area and the availability of each species at the time of installation.
3. The finished grade of all planter bed areas shall be smooth, even, and consistent, and free of any humps, depressions, or other grading irregularities. The finished grade of all planter bed areas shall be graded consistently to four inches (4") below the top of all adjacent pathways, driveways, and roadway curbs to accommodate decorative rock depth.
4. The planter bed areas adjacent to buildings are intended to be finished with decorative rock, following installation of below-grade and above-grade drip irrigation components and plant materials, unless otherwise noted. The average depth of rock over all planter areas shall be four inches (4").
5. The planter areas within roadway parkstrips are intended to be finished with water-wise turfgrass, following installation of below-grade irrigation components, spray heads, and street trees, unless otherwise noted.
6. All planter bed areas shall be separated from turfgrass areas with aluminum or steel landscape edging, or as otherwise noted.
7. Turfgrass areas shall include a hydroseed and/or cut sod application of the turfgrass variety specified, according to the manufacturer's application instructions. If necessary, the hydroseed application shall include a binder material, as well as any other erosion control measures, to prevent seed and soil erosion from water and wind.
8. The finished grade of all turfgrass areas shall be graded consistently to two inches (2") below the top of all surrounding sidewalks, pathways, driveways, exterior patios, and roadway curbs to accommodate mature turfgrass root and soil depth.
9. A permanent, underground irrigation system shall be installed to provide supplemental irrigation to all proposed trees, shrubs, ornamental grasses and flowering perennials, and turfgrass areas. The irrigation system shall be controlled by an automatic controller capable of multiple programs and start times, and compatibility with master valves, flow sensors, and weather sensors (i.e. rain and freeze shut-off).
10. All planter bed areas shall be irrigated with point-source drip emitters, with flow rates appropriate for trees, shrubs, ornamental grasses, and flowering perennials. Plants with similar water needs and solar exposures shall be grouped and irrigated on drip valves dedicated to each plant group.
11. All turfgrass areas shall be irrigated with pop-up spray heads and/or pop-up rotors, with 100% head-to-head coverage over entire turfgrass area. Following turfgrass establishment, the irrigation cycles can be reduced to manufacturer's recommended watering schedule.
12. The plant legends and schedules are provided as an indication of the proposed trees, shrubs, ornamental grasses, flowering perennials, and groundcovers. If there is a conflict between the planting plan and the plant schedule, the planting plan shall govern.
13. The contractor shall provide all materials, labor and equipment required for the proper completion of all proposed landscape work as specified and shown on the drawings.
14. All plant materials shall be approved prior to planting. The Owner and/or Landscape Architect has the right to reject any and all plant material not conforming to current nursery standards. The Owner's and/or Landscape Architect's decision will be final.
15. The contractor shall keep the job site, storage areas, and paving areas neat and clean at all times. Remove all trash and sweep and clean the job site on a daily basis.
16. The contractor shall protect all plants in the planting details, with staking as shown. The tops of all root ball balls shall be planted one to two inches (1"-2") above finish grade.
17. The contractor shall not impede existing or proposed site drainage in any way. The contractor shall always maintain positive drainage away from building foundations.
18. The contractor shall maintain all plants and work until all work is complete and accepted by the owner. Upon completion of landscape work, an inspection for acceptance of the work shall be held. The contractor shall notify the owner/landscape architect for scheduling of inspection at least seven (7) days in advance.
19. The contractor shall maintain and guarantee all work for a period of one year from the date of final acceptance by the Owner. Replacement plants shall be guaranteed for an additional ninety (90) days. Maintenance shall generally include mowing, weeding, fertilizing, cleaning, application of insecticides and herbicides, or as specified in the maintenance agreement.

## LANDSCAPE PLAN SUMMARY

- Zoning Classification: R-R Rural Residential
- Proposed Development: Residential
- Parcel Size: 696,597.92 sq.ft. ( 16.04 ac)
- Landscape Area Required (25%): 174,641.98 sq.ft. (4.01 ac)
- Landscape Area Provided (28%): 210,514.00 sq.ft. (4.83 ac)
- Landscape Coverage Required (50%): 105,257.00 sq.ft. (2.42 ac)
- Parking Spaces Provided: 111
- Parking Landscape Area Required: 1,196.80 sq.ft.
- Parking Landscape Area Provided: 10,308.00 sq.ft.
- Trees Required(1 per 1,000 sq.ft. of required landscape): 174
- Trees Provided: 472

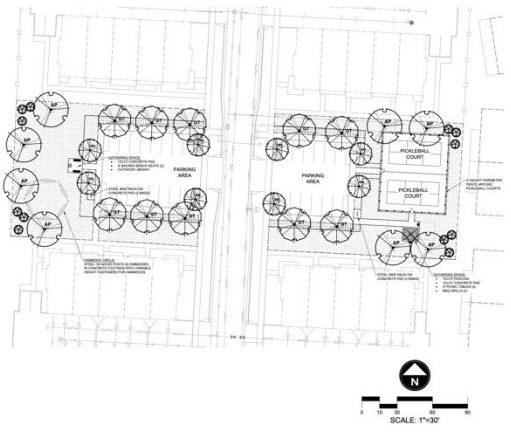
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | ARC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE: LANDSCAPE NOTES & SCHEDULES

SHEET NUMBER: LP1.5




## TREE SCHEDULE - PLAT B

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| CONIFER TREE | | | | | |
| | PO | Picea orientalis 'Green Knight' / Wells Green Knight Spruce | 6' Ht. | B&B | 12 |
| | | SUBTOTAL: | | | 12 |
| DECIDUOUS TREE | | | | | |
| | AP | Acer pseudoplatanus / Sycamore Maple | 2" Cal. | B&B | 8 |
| | GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust | 2" Cal. | B&B | 10 |
| | MS | Malus x 'Spring Snow' / Spring Snow Crabapple | 2" Cal. | B&B | 8 |
| | | SUBTOTAL: | | | 26 |

## LANDSCAPE AND PLANT SCHEDULE - PLAT B

**PLANTER BED SPACE - WEST EXPOSURE** — 913 sf

Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard | 21 | 5 gal., Pot | 20% @ 36" oc |
| Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass | 36 | 1 gal., Pot | 15% @ 24" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 12 | 5 gal., Pot | 20% @ 48" oc |
| Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark | 12 | 5 gal., Pot | 20% @ 48" oc |

**PLANTER BED SPACE - EAST EXPOSURE** — 460 sf

Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Aronia melanocarpa 'Autumn Magic' / Black Chokeberry | 2 | 5 gal., Pot | 20% @ 72" oc |
| Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry | 3 | 5 gal., Pot | 15% @ 48" oc |
| Panicum virgatum 'Shenandoah' / Switch Grass | 3 | 1 gal., Pot | 10% @ 48" oc |
| Prunus besseyi / Sand Cherry | 2 | 5 gal., Pot | 15% @ 72" oc |
| Ribes aureum / Golden Current | 2 | 5 gal., Pot | 20% @ 84" oc |

**PLANTER BED SPACE - SOUTH EXPOSURE** — 1,975 sf

Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Buddleia davidii 'Buzz Purple' / Butterflybush | 6 | 5 gal., Pot | 5% @ 48" oc |
| Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass | 13 | 1 gal., Pot | 10% @ 48" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 20 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil | 20 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa 'Jackmanii' / Jackman's Potentilla | 12 | 5 gal., Pot | 10% @ 48" oc |
| Syringa patula 'Miss Kim' / Miss Kim Lilac | 5 | 5 gal., Pot | 20% @ 84" oc |

**TURFGRASS AREA** — 16,481 sf

Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA** — 516 sf

Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Panicum virgatum 'Shenandoah' / Switch Grass | 6 | 1 gal., Pot | 15% @ 36" oc |
| Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass | 4 | 1 gal., Pot | 10% @ 36" oc |
| Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 6 | 5 gal., Pot | 20% @ 48" oc |

## GENERAL LANDSCAPE NOTES

1. The proposed deciduous and conifer trees shown generally represent the intended locations for trees. Trees have been placed to provide shade, visual buffering between outdoor spaces and adjacent buildings, and to maintain views from outdoor spaces and interior living spaces.
2. The planter areas shown generally represent the proposed shrubs, ornamental grasses, and flowering perennials to be planted within each area. The proposed shrubs, ornamental grasses, and flowering perennials have been selected based on the following criteria:
   - Native species and/or adapted to the intermountain region
   - Low water requirements once established
   - Plant groups with similar water needs

   The plant schedule indicates the general types, sizes, and quantities of each proposed tree and plant species. Actual types and quantities may vary depending on the final layout for each planter bed area and the availability of each species at the time of installation.
3. The finished grade of all planter bed areas shall be smooth, even, and consistent, and free of any humps, depressions, or other grading irregularities. The finished grade of all planter bed areas shall be graded consistently to four inches (4") below the top of all adjacent pathways, driveways, and roadway curbs to accommodate decorative rock depth.
4. The planter bed areas are intended to be finished with decorative rock, following installation of below-grade and above-grade drip irrigation components and plant materials, unless otherwise noted. The average depth of mulch over all planter areas shall be four inches (4").
5. All planter bed areas shall be separated from turfgrass areas with aluminum or steel landscape edging, or as otherwise noted.
6. Turfgrass areas shall include a hydroseed and/or cut sod application of the turfgrass variety specified, according to the manufacturer's application instructions. If necessary, the hydroseed application shall include a binder material, as well as any other erosion control measures, to prevent seed and soil erosion from water and wind.
7. The finished grade of all turfgrass areas shall be graded consistently to two inches (2") below the top of all surrounding sidewalks, pathways, driveways, exterior patios, and roadway curbs to accommodate mature turfgrass root and soil depth.
8. A permanent, underground irrigation system shall be installed to provide supplemental irrigation to all proposed trees, shrubs, ornamental grasses and flowering perennials, and turfgrass areas. The irrigation system shall be controlled by an automatic controller capable of multiple programs and start times, and compatibility with master valves, flow sensors, and weather sensors (i.e. rain and freeze shut-off).
9. All planter bed areas shall be irrigated with point-source drip emitters, with flow rates appropriate for trees, shrubs, ornamental grasses, and flowering perennials. Plants with similar water needs and solar exposures shall be grouped and irrigated through drip valves dedicated to each plant group.
10. All turfgrass areas shall be irrigated with pop-up spray heads and/or pop-up rotors, with 100% head-to-head coverage over entire turfgrass area. Following turfgrass establishment, the irrigation cycles can be reduced to manufacturer's recommended watering schedule.
11. The plant legends and schedules are provided as an indication of the proposed trees, shrubs, ornamental grasses, flowering perennials, and groundcovers. If there is a conflict between the planting plan and the plant schedule, the planting plan shall govern.
12. The contractor shall provide all materials, labor and equipment required for the proper completion of all proposed landscape work as specified and shown on the drawings.
13. All plant materials shall be approved prior to planting. The Owner and/or Landscape Architect has the right to reject any and all plant material not conforming to current nursery standards. The Owner's and/or Landscape Architect's decision will be final.
14. The contractor shall keep the job site, storage areas, and paving areas neat and clean at all times. Remove all trash and sweep and clean the job site on a daily basis.
15. The contractor shall protect all plants per the planting details, with staking as shown. The tops of all root balls shall be planted one to two inches (1"-2") above finish grade.
16. The contractor shall not impede existing or proposed site drainage in any way. The contractor shall always maintain positive drainage away from building foundations.
17. The contractor shall maintain all plants and work until all work is complete and accepted by the owner. Upon completion of landscape work, an inspection for acceptance of the work shall be held. The contractor shall notify the owner/landscape architect for scheduling of inspection at least seven (7) days in advance.
18. The contractor shall maintain and guarantee all work for a period of one year from the date of final acceptance by the Owner. Replacement plants shall be guaranteed for an additional ninety (90) days. Maintenance shall generally include mowing, weeding, fertilizing, cleaning, application of insecticides and herbicides, or as specified in the maintenance agreement.

## LANDSCAPE PLAN SUMMARY

- Open Space Area: 97,110.44 sq.ft. (0.89 ac)
- Landscape Area Provided (56.1%): 20,098.00 sq.ft. (0.46 ac)
- Parking Spaces Provided: 26
- Parking Landscape Area Required: 305.20 sq.ft.
- Parking Landscape Area Provided: 516.00 sq.ft.
- Trees Required (1 per 1,000 sq.ft. of required landscape): 20
- Trees Provided: 38

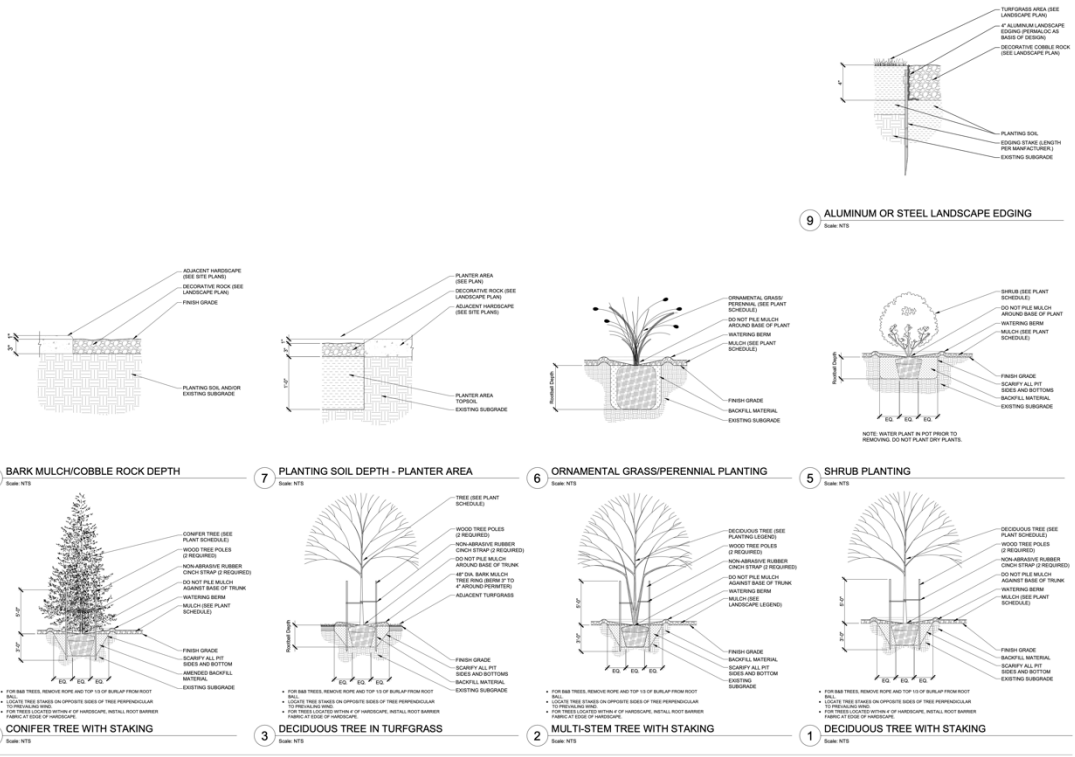
RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | ARC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE: LANDSCAPE PLAN PLAT B

SHEET NUMBER: LP1.8




LDG

RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
920 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP1.9

# RIVER RUN SUBDIVISON

## A RESIDENTIAL SUBDIVISION
## SPANISH FORK, UTAH
## PRELIMINARY PLAN SET
## FEBRUARY 2024

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## -SHEET INDEX-


| SHEET | SHEET NAME |
|---|---|
| 1 | COVER |
| 2A | OVERALL BOUNDARY |
| 2B | OVERALL BOUNDARY |
| 3A | OVERALL LAYOUT |
| 3B | OVERALL LAYOUT |
| 3C | OVERALL LAYOUT |
| 3D | OVERALL LAYOUT |
| 4A | OVERALL SITE PLAN |
| 4B | OVERALL SITE PLAN |
| 5 | DRAINAGE PLAN |
| 6 | EXISTING TOPOGRAPHY |
| 7A | PHASING PLAN |
| 7B | PHASING PLAN |
| DT-01 | DETAIL SHEET |
| DT-02 | DETAIL SHEET |
| A.L.T.A. | A.L.T.A./N.S.P.S |


**MILL RACE OVERFLOW NOTES:**

1. THE MILL RACE OVERFLOW DITCH MUST BE RE-ROUTED PRIOR TO ABANDONMENT.

**GENERAL NOTES:**

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
4. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
5. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.
6. NO WORK CAN BE DONE ON THE FAIRGROUNDS PROPERTY FROM JULY 10TH TO AUGUST 20TH.

**CONTRACTOR NOTE:**

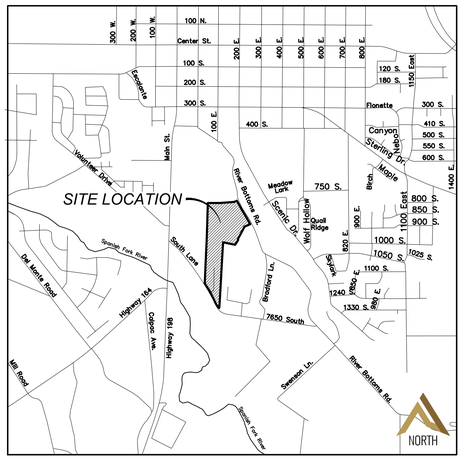
THE SIZE, ELEVATION, & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN BASED UPON THE FIELD DATA FROM THE SURVEY. ALL SIZES, LOCATIONS & ELEVATIONS ARE TO BE VERIFIED. IF THERE ARE DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NEEDS TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR REMOVAL, CONSTRUCTION, OR INSTALLATION OF IMPROVEMENTS THAT ARE NOT IN ACCORDANCE WITH THESE PLANS. ANY AND ALL CHANGES OR VARIATIONS IN THE REMOVAL, CONSTRUCTION OR INSTALLATION OF THE IMPROVEMENTS MADE WITHOUT THE APPROVAL OF THE DESIGNER WILL RESULT IN SOLE LIABILITY TO THE CONTRACTOR. IN ADDITION, ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THIS PLAN AND ASSUMES NO LIABILITY FOR FAILURE TO EXACTLY LOCATE ALL EXISTING UTILITIES, SHOULD THERE BE INCIDENT.


**ENGINEER/SURVEYOR CONTACT INFO:**
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

**OWNER/DEVELOPER**
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com


**DATA TABLE**

TOTAL ACREAGE=28.60
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=220
TOTAL # OF UNITS=310
TOTAL ACREAGE OF LOTS=7.18
ACREAGE IN ROADS=7.56
ACREAGE OF OPEN SPACE/PONDS=9.87
ACREAGE IN PRIVATE ROADS/PARKING=3.99
PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84




VICINITY MAP
-NTS-

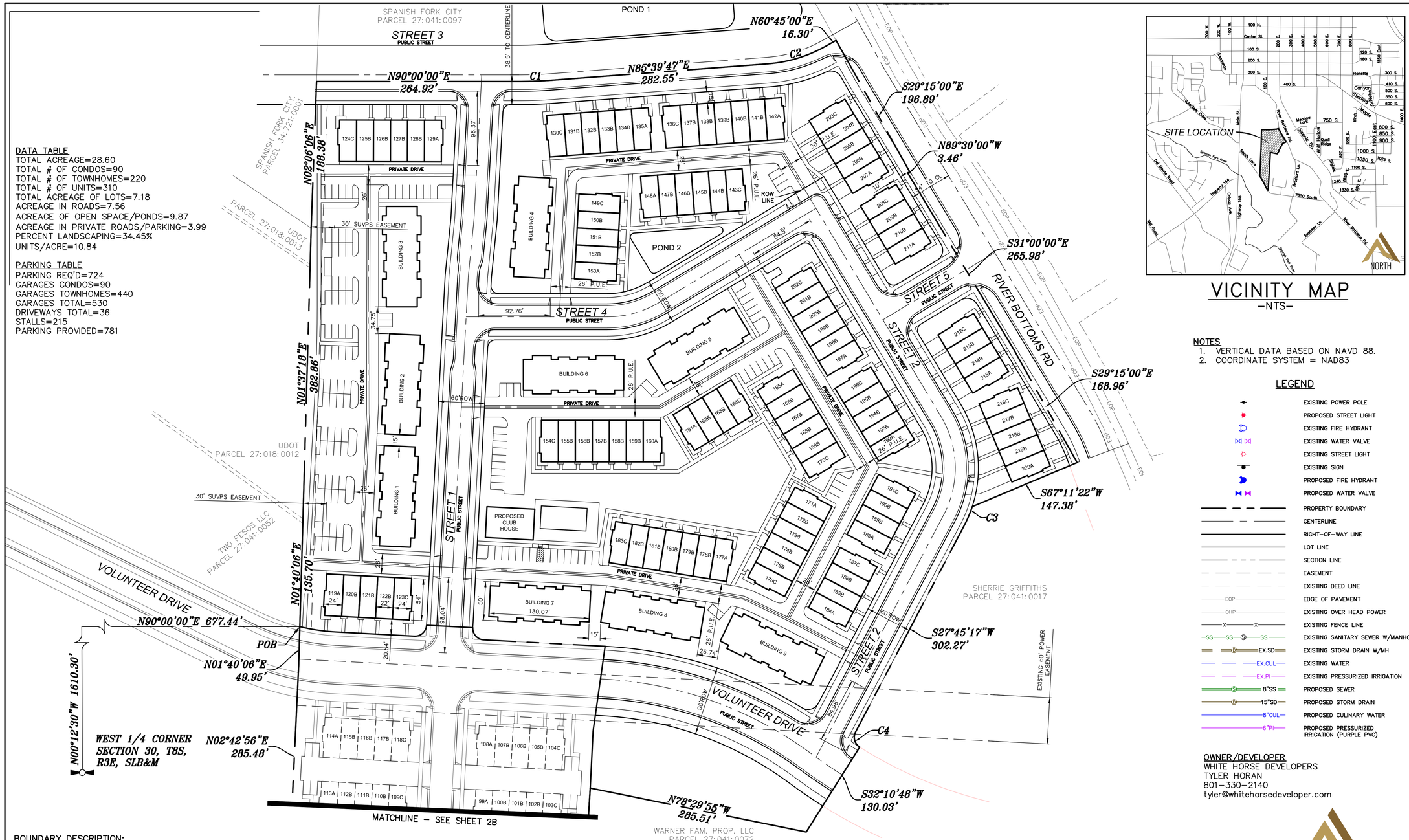
**LEGEND**
(APPLIES TO ALL SHEETS)

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

## RIVER RUN SUBDIVISION


ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660


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VICINITY MAP
–NTS–

DATA TABLE
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PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84

PARKING TABLE
PARKING REQ'D=724
GARAGES CONDOS=90
GARAGES TOWNHOMES=440
GARAGES TOTAL=530
DRIVEWAYS TOTAL=36
STALLS=215
PARKING PROVIDED=781

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83

LEGEND
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801–330–2140
tyler@whitehorsedeveloper.com

NORTH
0 10 30 60 120 180
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT LOCATED N00°12'30"W 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N01°40'06"E 135.70 FEET; THENCE N01°37'18"E 382.86 FEET; THENCE N02°06'06"E 188.38 FEET; THENCE EAST 264.92 FEET; THENCE ALONG THE ARC OF A 500.00–FOOT RADIUS CURVE TO THE LEFT 37.85 FEET (CHORD BEARS N87°49'53"E 37.84 FEET); THENCE N85°39'47"E 282.55 FEET; THENCE ALONG THE ARC OF A 180.00–FOOT RADIUS CURVE TO THE LEFT 78.27 FEET (CHORD BEARS N73°12'23"E 77.65 FEET); THENCE N60°45'00"E 16.30 FEET; THENCE ALONG THE RIVER BOTTOMS ROAD RIGHT–OF–WAY THE FOLLOWING FOUR (4) COURSES: (1) S29°15'00"E 196.89 FEET, (2) N89°30'00"W 3.46 FEET, (3) S31°00'00"E 265.98 FEET, AND (4) S29°15'00"E 168.96 FEET; THENCE N78°29'55"W 285.51 FEET; THENCE S03°40'35"W 183.94 FEET; THENCE S03°19'38"W 485.86 FEET; THENCE S03°08'31"W 603.35 FEET; THENCE S03°36'34"W 256.32 FEET; THENCE NORTHWESTERLY 50.64 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 26°22'29" THE CHORD BEARS N49°53'11"W 50.19 FEET; THENCE NORTHWESTERLY 123.60 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 14°09'51" THE CHORD BEARS N29°24'19"W 123.29 FEET; THENCE N25°44'41"41W 89.35 FEET; THENCE N26°02'16"W 152.66 FEET; THENCE N28°53'23"W 69.59 FEET; THENCE N32°51'21"W 92.02 FEET; THENCE N33°40'08"W 89.75 FEET; THENCE N02°22'49"E 406.24 FEET; THENCE N02°34'26"E 425.21 FEET; N02°42'56"E 285.48 FEET; THENCE N01°40'06"E 49.95 FEET TO THE POINT OF BEGINNING. CONTAINING 18.21 ACRES.

| NO. | REVISIONS | BY | DATE |
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| 11 | | | |
| 12 | | | |

SHEET NO. 2A

OVERALL BOUNDARY

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE 801-655-0556
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

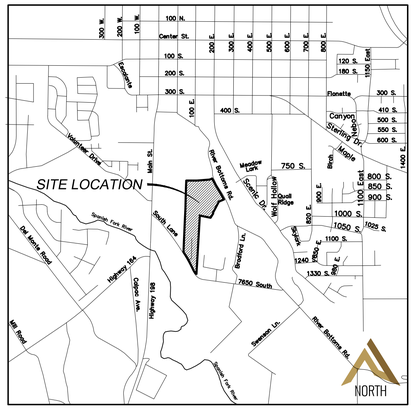
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| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
| C1 | 37.85' | 500.00' | 37.84' | N87°49'54"E | 4°20'12" |
| C2 | 78.27' | 180.00' | 77.65' | N73°12'23"E | 24°54'47" |
| C3 | 26.57' | 160.00' | 26.54' | S22°59'52"W | 9°30'50" |
| C4 | 22.40' | 15.00' | 20.38' | S15°01'58"E | 85°34'29" |
| C5 | 50.64' | 110.00' | 50.19' | N49°53'11"W | 26°22'29" |
| C6 | 123.60' | 500.00' | 123.29' | N29°24'19"W | 14°09'51" |

DATA TABLE
TOTAL ACREAGE=28.60
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=220
TOTAL # OF UNITS=310
TOTAL ACREAGE OF LOTS=7.18
ACREAGE IN ROADS=7.56
ACREAGE OF OPEN SPACE/PONDS=9.87
ACREAGE IN PRIVATE ROADS/PARKING=3.99
PERCENT LANDSCAPING=34.45%
UNITS/ACRE=10.84

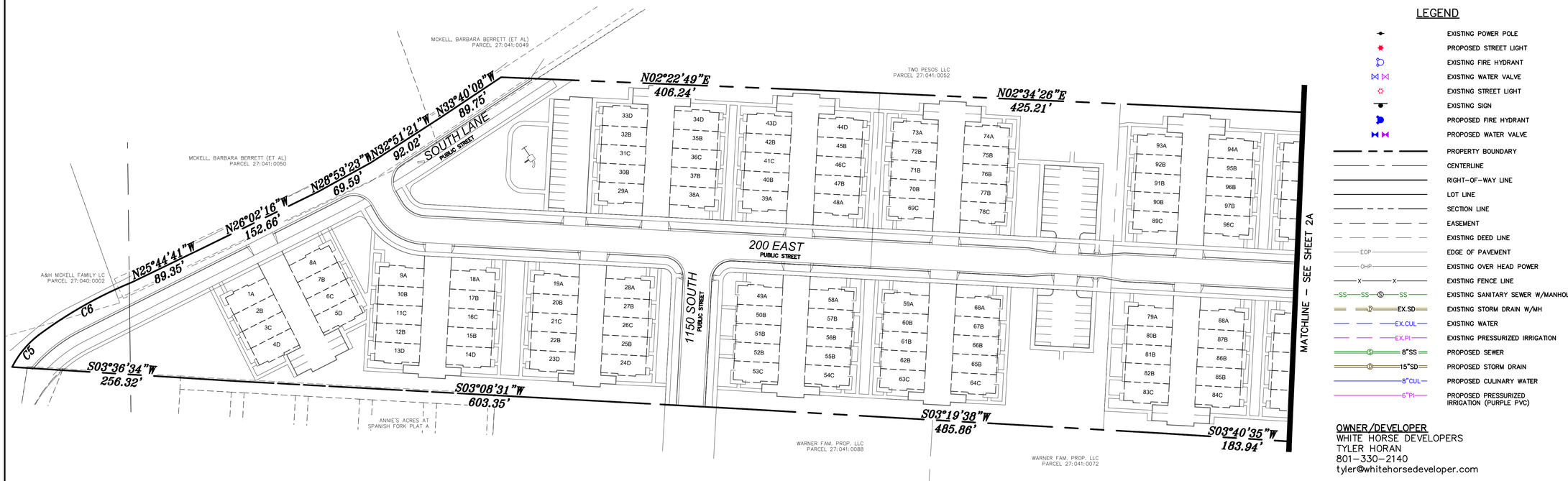
PARKING TABLE
PARKING REQ'D=724
GARAGES CONDOS=90
GARAGES TOWNHOMES=440
GARAGES TOTAL=530
DRIVEWAYS TOTAL=36
STALLS=215
PARKING PROVIDED=781

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT LOCATED N00°12'30"W 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N01°40'06"E 135.70 FEET; THENCE N01°37'18"E 382.86 FEET; THENCE N02°06'06"E 188.38 FEET; THENCE EAST 264.92 FEET; THENCE ALONG THE ARC OF A 500.00-FOOT RADIUS CURVE TO THE LEFT 37.85 FEET (CHORD BEARS N87°49'53"E 37.84 FEET); THENCE N85°39'47"E 282.55 FEET; THENCE ALONG THE ARC OF A 180.00-FOOT RADIUS CURVE TO THE LEFT 78.27 FEET (CHORD BEARS N73°12'23"E 77.65 FEET); THENCE N60°45'00"E 16.30 FEET; THENCE ALONG THE RIVER BOTTOMS ROAD RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES: (1) S29°15'00"E 196.89 FEET, (2) N89°30'00"W 3.46 FEET, (3) S31°00'00"E 265.98 FEET, AND (4) S29°15'00"E 168.96 FEET; THENCE N78°29'55"W 285.51 FEET; THENCE S03°40'35"W 183.94 FEET; THENCE S03°19'38"W 485.86 FEET; THENCE S03°08'31"W 603.35 FEET; THENCE S03°36'34"W 256.32 FEET; THENCE NORTHWESTERLY 50.64 FEET ALONG THE ARC OF A 110.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 26°22'29" THE CHORD BEARS N49°53'11"W 50.19 FEET; THENCE NORTHWESTERLY 123.60 FEET ALONG THE ARC OF A 500.00 RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 14°09'51" THE CHORD BEARS N29°24'19"W 123.29 FEET; THENCE N25°44'41"41W 89.35 FEET; THENCE N26°02'16"W 152.66 FEET; THENCE N28°53'23"W 69.59 FEET; THENCE N32°51'21"W 92.02 FEET; THENCE N33°40'08"W 89.75 FEET; THENCE N02°22'49"E 406.24 FEET; THENCE N02°34'26"E 425.21 FEET; THENCE N01°40'06"E 49.95 FEET TO THE POINT OF BEGINNING. CONTAINING 18.21 ACRES.




VICINITY MAP
-NTS-

NOTES
1. VERTICAL DATA BASED ON NAVD 88.
2. COORDINATE SYSTEM = NAD83




LEGEND

| | |
|---|---|
| | EXISTING POWER POLE |
| | PROPOSED STREET LIGHT |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING STREET LIGHT |
| | EXISTING SIGN |
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| | PROPOSED WATER VALVE |
| | PROPERTY BOUNDARY |
| | CENTERLINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | SECTION LINE |
| | EASEMENT |
| | EXISTING DEED LINE |
| EOP | EDGE OF PAVEMENT |
| OHP | EXISTING OVER HEAD POWER |
| X X | EXISTING FENCE LINE |
| SS SS | EXISTING SANITARY SEWER W/MANHOLE |
| D EX.SD | EXISTING STORM DRAIN W/MH |
| EX.CUL | EXISTING WATER |
| EX.PI | EXISTING PRESSURIZED IRRIGATION |
| S 8"SS | PROPOSED SEWER |
| D 15"SD | PROPOSED STORM DRAIN |
| 8"CUL | PROPOSED CULINARY WATER |
| 6"PI | PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC) |

OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com

NORTH
0 10 30 60 120 180

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

SHEET NO. 2B

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|
| 1 | | | |
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OVERALL BOUNDARY

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-016 PETERSON - SPANISH FORK\CADD\PRELIMINARY\02-OVERALL BOUNDARY.DWG

MATCHLINE – SEE SHEET 3D

MATCHLINE – SEE SHEET 3C

MATCHLINE – SEE SHEET 3B

UDOT
PARCEL 27:018:0012

TWO PESOS LLC
PARCEL 27:041:0052

STREET 4
PUBLIC STREET

STREET 1
PUBLIC STREET

VOLUNTEER DRIVE
PUBLIC STREET

PRIVATE DRIVE

BUILDING 1

BUILDING 2

BUILDING 6

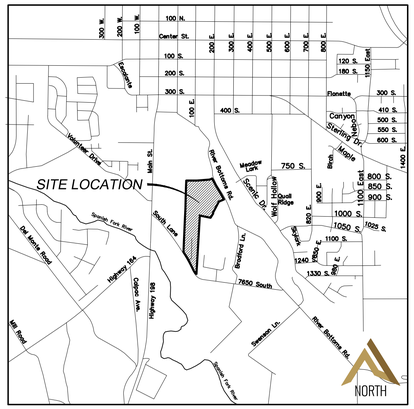
BUILDING 7

PROPOSED CLUB HOUSE

119A 120B 121B 122B 123C

154C 155B 156B 157B 158B

183C




VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 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 SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MH
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)


OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com


NORTH

5 30 90
0 15 60

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 3A

| NO. | REVISIONS | BY | DATE |
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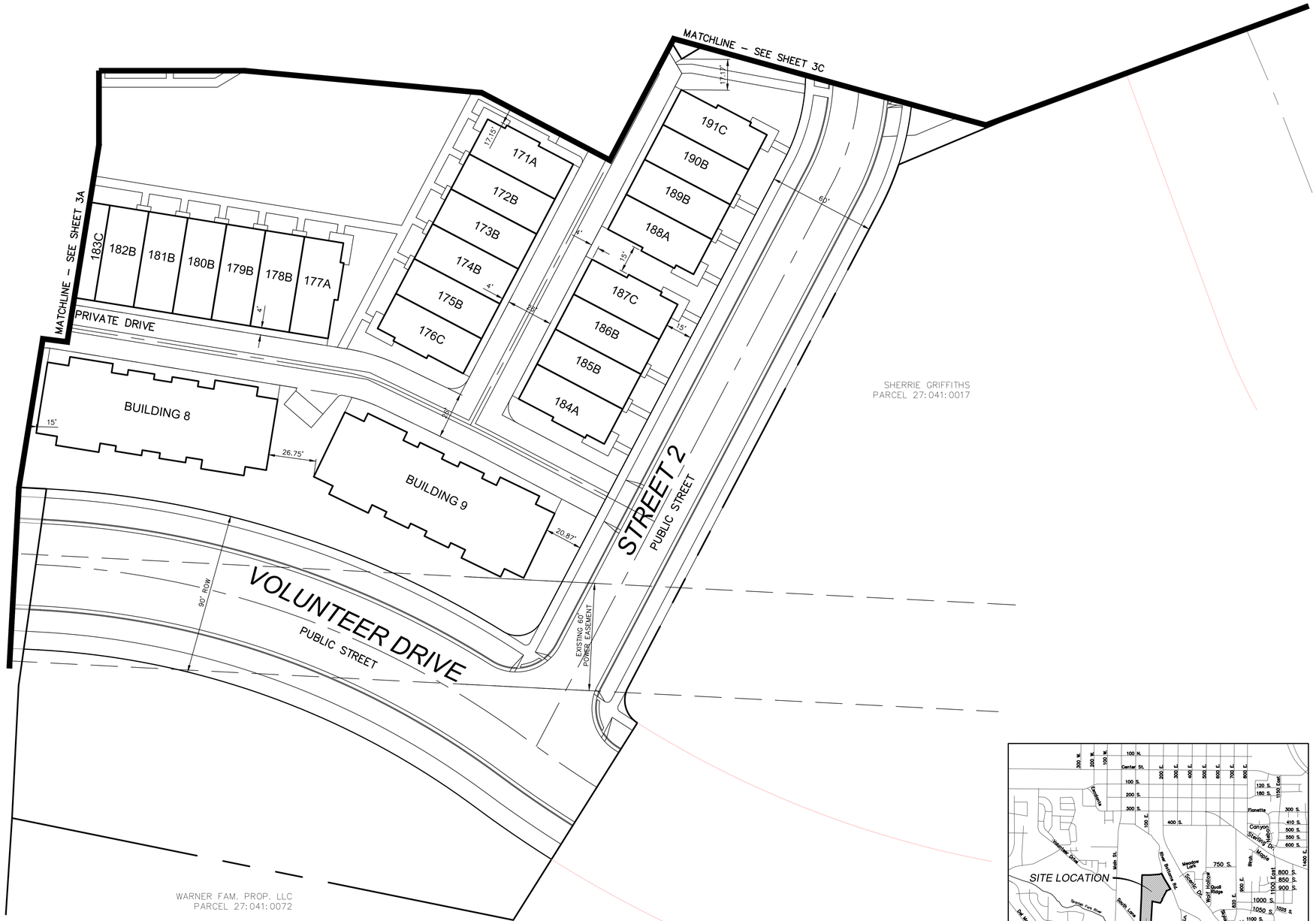
OVERALL LAYOUT

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION


ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
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## LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
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- EXISTING FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)




VICINITY MAP
–NTS–

**OWNER/DEVELOPER**
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-2140
tyler@whitehorsedeveloper.com

NORTH
0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
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SHEET NO. 3B

OVERALL LAYOUT

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
1461 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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SPANISH FORK CITY
PARCEL 27:041:0097

MATCHLINE – SEE SHEET 3D

MATCHLINE – SEE SHEET 3A

MATCHLINE – SEE SHEET 3B

PRIVATE DRIVE

POND 2

BUILDING 5

RIVER BOTTOMS RD

STREET 5
PUBLIC STREET

STREET 2
PUBLIC STREET

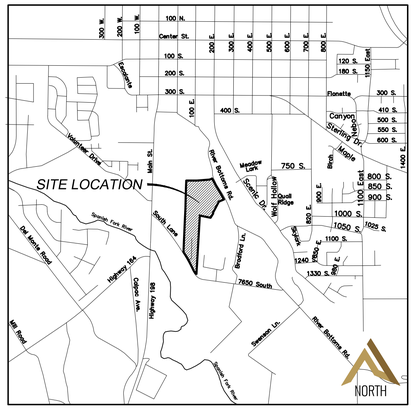
PRIVATE DRIVE

130C 131B 132B 133B 134B 135A 136C 137B 138B 139B 140B 141B 142A 143C 144B 145B 146B 147B 148A 149C 150B

159B 160A 161A 162B 163B 164C 165A 166B 167B 168B 169B 170C

192A 193B 194B 195B 196C 197A 198B 199B 200B 201B 202C 203C 204B 205B 206B 207A 208C 209B 210B 211A

212C 213B 214B 215A 216C 217B 218B 219B 220A




VICINITY MAP
–NTS–

LEGEND

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- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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- SS — EXISTING SANITARY SEWER W/MANHOLE
- EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
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- 8"SS — PROPOSED SEWER
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tyler@whitehorsedeveloper.com


NORTH
0 5 15 30 60 90

(24"x36")
SCALE 1" = 30'
(11"x17")
SCALE 1" = 60'

SHEET NO. 3C

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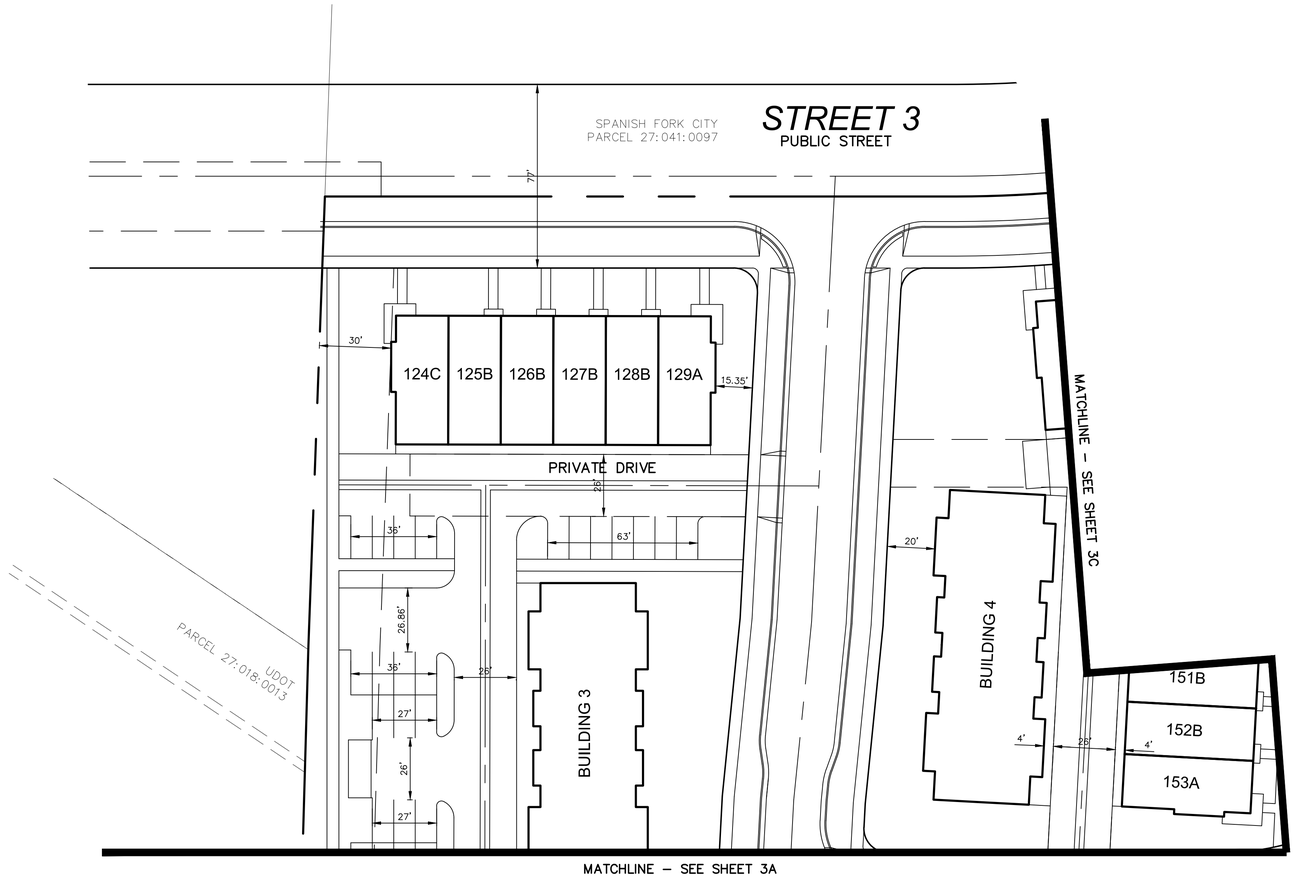
OVERALL LAYOUT

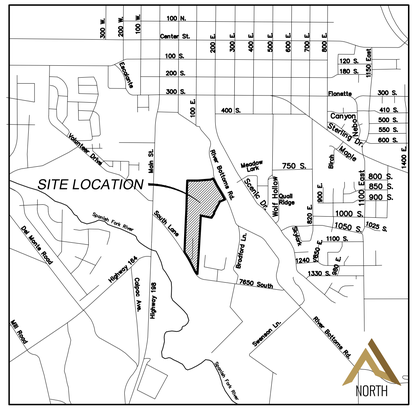
SPANISH FORK, UTAH

RIVER RUN SUBDIVISION


ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660


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VICINITY MAP
–NTS–

LEGEND

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- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
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NORTH
0 5 15 30 60 90

(24"x36")
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(11"x17")
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SHEET NO. 3D

| NO. | REVISIONS | BY | DATE |
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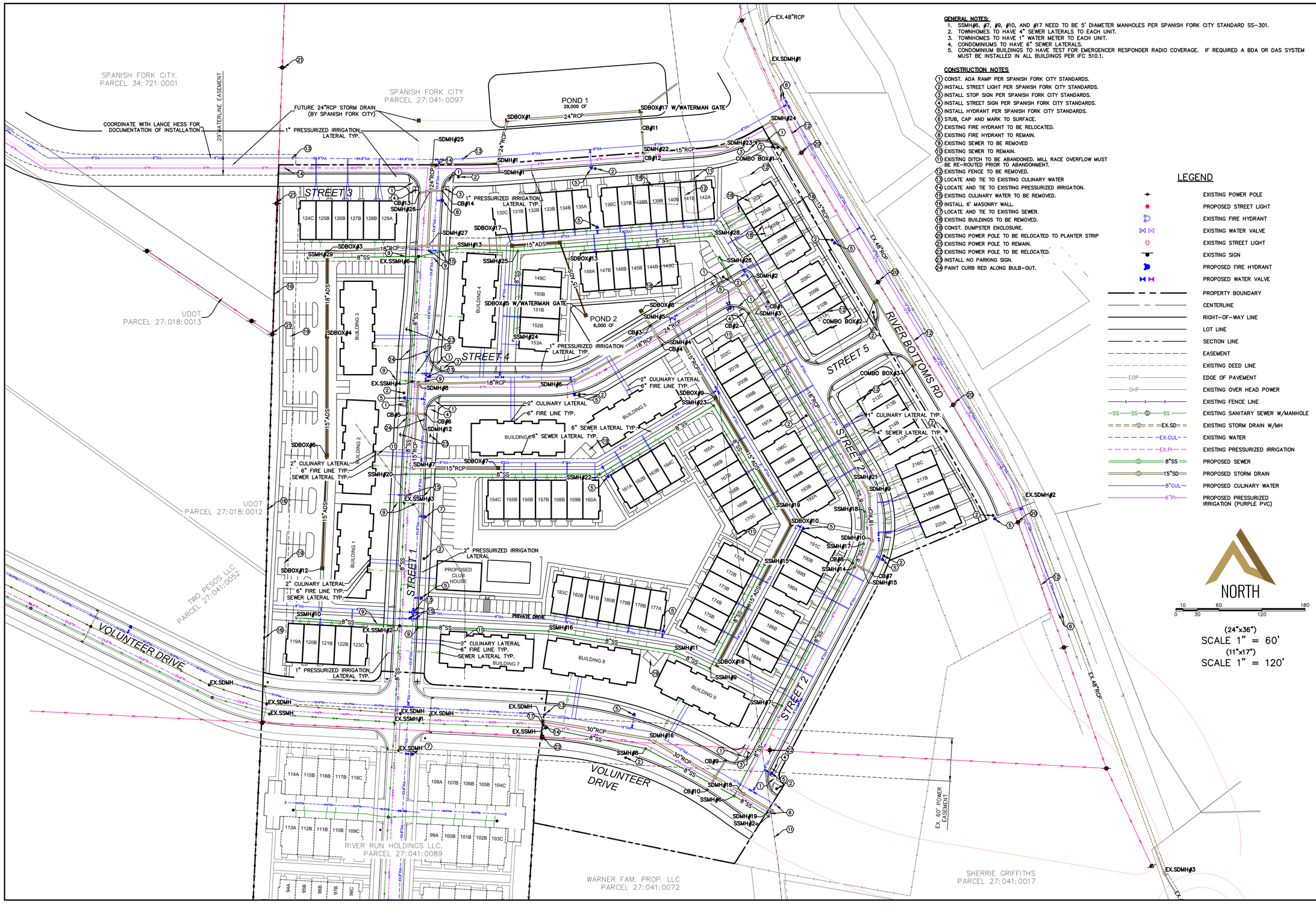
OVERALL LAYOUT

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION


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


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**GENERAL NOTES:**

1. SSMH#6, #7, #9, #10, AND #17 NEED TO BE 5' DIAMETER MANHOLES PER SPANISH FORK CITY STANDARD SS-301.
2. TOWNHOMES TO HAVE 4" SEWER LATERALS TO EACH UNIT.
3. TOWNHOMES TO HAVE 1" WATER METER TO EACH UNIT.
4. CONDOMINIUMS TO HAVE 6" SEWER LATERALS.
5. CONDOMINIUM BUILDINGS TO HAVE TEST FOR EMERGENCER RESPONDER RADIO COVERAGE. IF REQUIRED A BDA OR DAS SYSTEM MUST BE INSTALLED IN ALL BUILDINGS PER IFC 510.1.

**CONSTRUCTION NOTES**

1. CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL HYDRANT PER SPANISH FORK CITY STANDARDS.
6. STUB, CAP AND MARK TO SURFACE.
7. EXISTING FIRE HYDRANT TO BE RELOCATED.
8. EXISTING FIRE HYDRANT TO REMAIN.
9. EXISTING SEWER TO BE REMOVED
10. EXISTING SEWER TO REMAIN.
11. EXISTING DITCH TO BE ABANDONED. MILL RACE OVERFLOW MUST BE RE-ROUTED PRIOR TO ABANDONMENT.
12. EXISTING FENCE TO BE REMOVED.
13. LOCATE AND TIE TO EXISTING CULINARY WATER
14. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
15. EXISTING CULINARY WATER TO BE REMOVED.
16. INSTALL 6' MASONRY WALL.
17. LOCATE AND TIE TO EXISTING SEWER.
18. EXISTING BUILDINGS TO BE REMOVED.
19. CONST. DUMPSTER ENCLOSURE.
20. EXISTING POWER POLE TO BE RELOCATED TO PLANTER STRIP
21. EXISTING POWER POLE TO REMAIN.
22. EXISTING POWER POLE TO BE RELOCATED.
23. INSTALL NO PARKING SIGN.
24. PAINT CURB RED ALONG BULB-OUT.

## LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
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- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED CULINARY WATER
- PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)

NORTH

10 0 30 60 120 180

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

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SHEET NO. 4A

OVERALL SITE PLAN

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

Z:\2023\23-016 PETERSON - SPANISH FORK\CADD\PRELIMINARY\04-OVERALL SITE PLAN.DWG

## LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
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- EXISTING WATER
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SHEET NO. 4B

OVERALL SITE PLAN

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
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POND 1
29,000 CF
POND 2
6,000 CF
STREET 1
STREET 2
STREET 4
STREET 5
RIVER BOTTOMS RD
VOLUNTEER DRIVE
PRIVATE DRIVE
PROPOSED CLUB HOUSE
EXISTING DITCH TO BE ABANDONED.
EXISTING DITCH TO BE ABANDONED.
EXISTING DITCH TO BE ABANDONED.
EXISTING DITCH TO BE TIED INTO VOLUNTEER DRIVE STORM DRAIN SYSTEM
FUTURE 24"RCP STORM DRAIN (BY SPANISH FORK CITY)
EX.SDMH#1
EX.SDMH#2
EX.SDMH#3
EX.SDMH#4
EX.SDMH
EX.48"RCP
SDBOX#1
SDBOX#17 W/WATERMAN GATE
SDBOX#5 W/WATERMAN GATE
SDBOX#3
SDBOX#4
SDBOX#6
SDBOX#12
SDBOX#7
SDBOX#13
SDBOX#8
SDBOX#9
SDBOX#10
SDBOX#16
CB#11
CB#12
CB#13
CB#14
CB#1
CB#2
CB#3
CB#4
CB#5
CB#6
CB#8
CB#7
CB#9
CB#10
COMBO BOX#1
COMBO BOX#2
COMBO BOX#3
SDMH#24
SDMH#23
SDMH#22
SDMH#25
SDMH#1
SDMH#26
SDMH#27
SDMH#2
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SDMH#15
SDMH#16
SDMH#18
SDMH#19
BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
24"RCP
18"RCP
15"RCP
15"ADS
30"RCP
124C 125B 126B 127B 128B 129A
130C 131B 132B 133B 134B 135A
136C 137B 138B 139B 140B 141B 142A
148A 147B 146B 145B 144B 143C
149C 150B 151A 152B 153A
154C 155B 156B 157B 158B 159B 160A
161A 162B 163B 164C
165A 166B 167B 168B 169B 170C
171A 172B 173B 174B 175B 176C
183C 182B 181B 180B 179B 178B 177A
119A 120B 121B 122B 123C
114A 115B 116B 117B 118C
113A 112B 111B 110B 109C
94A 95B 96B 97B 98C
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99A 100B 101B 102B 103C
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196C 195B 194B 193B 192A
191C 190B 189B 188A
187C 186B 185B 184A
203C 204B 205B 206B 207A
208C 209B 210B 211A
212C 213B 214B 215A
216C 217B 218B 219B 220A

## LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
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- 8"SS — PROPOSED SEWER
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NORTH

0 30 60 120 180

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

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SHEET NO. 5

DRAINAGE PLAN

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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# RIVER RUN SUBDIVISION

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

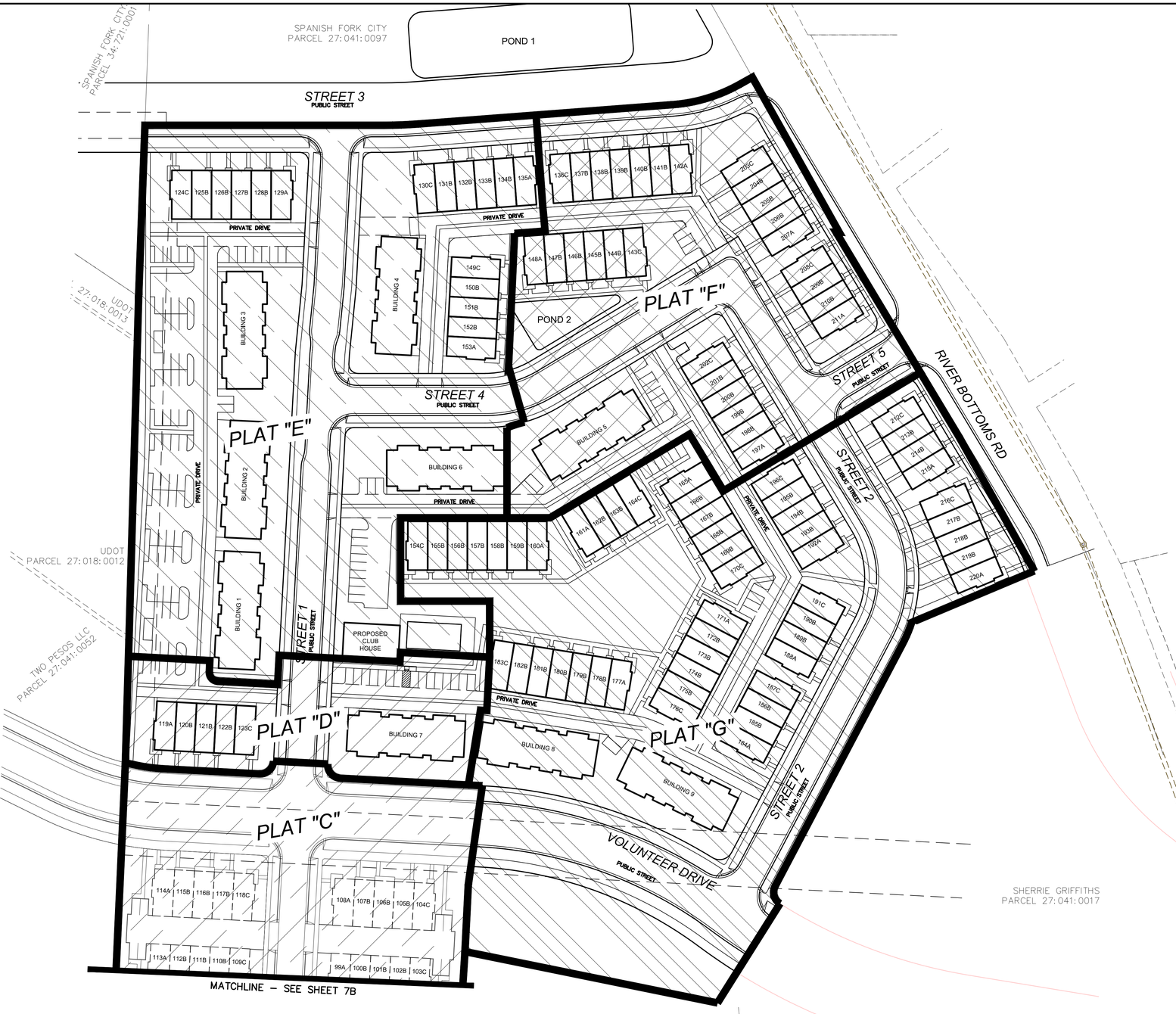
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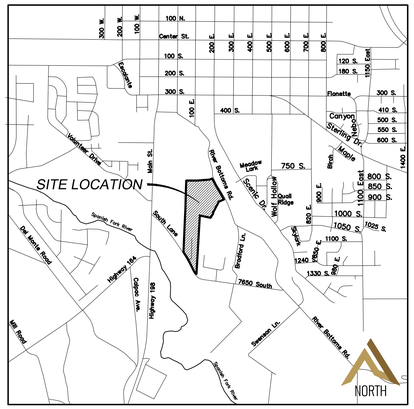
6

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

| NO. | REVISIONS | BY | DATE |
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VICINITY MAP
–NTS–

LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
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- EXISTING STREET LIGHT
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(24"x36")
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SHEET NO. 7A

PHASING PLAN

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION


ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660


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VICINITY MAP
–NTS–




## LEGEND

- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STREET LIGHT
- EXISTING SIGN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- SD — EX.SD — EXISTING STORM DRAIN W/MH
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- 8"SS — PROPOSED SEWER
- 15"SD — PROPOSED STORM DRAIN
- 8"CUL — PROPOSED CULINARY WATER
- 6"PI — PROPOSED PRESSURIZED IRRIGATION (PURPLE PVC)


OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801–330–2140
tyler@whitehorsedeveloper.com


NORTH

0 10 30 60 120 180

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

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SHEET NO. 7B

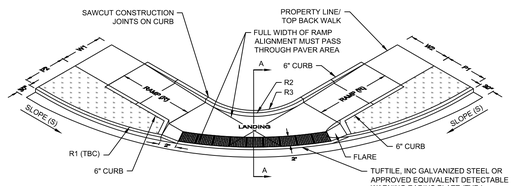
PHASING PLAN

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

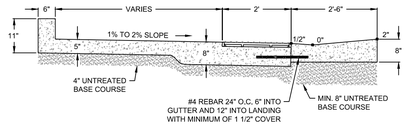

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| SLOPE OF CURB AND GUTTER TO LANDING (S) | RAMP LENGTH (R) | CURB WALL |
|---|---|---|
| -0.45% OR MORE | 5' | NO |
| -0.45% TO -2.0% | 10' | YES |
| -2% OR LESS | 15' | YES |

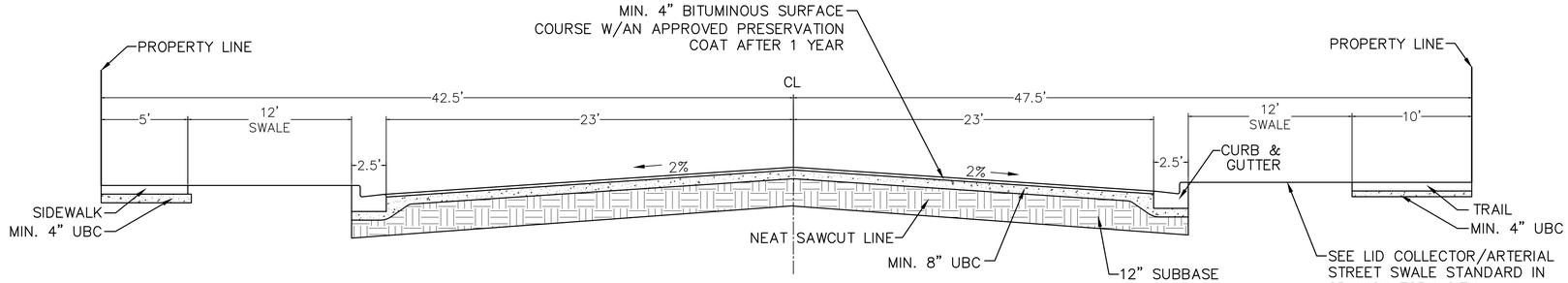
| STREET TBC RADIUS (R1) | | | | 35' RADIUS | | 30' RADIUS | | 25' RADIUS | |
|---|---|---|---|---|---|---|---|---|---|
| SIDEWALK WIDTH (W1) | PLANTER WIDTH (P1) | SIDEWALK WIDTH (W2) | PLANTER WIDTH (P2) | PROPERTY LINE RADIUS (R2) | TOP BACK CURB RADIUS (R3) | PROPERTY LINE RADIUS (R2) | TOP BACK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




SECTION A-A

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

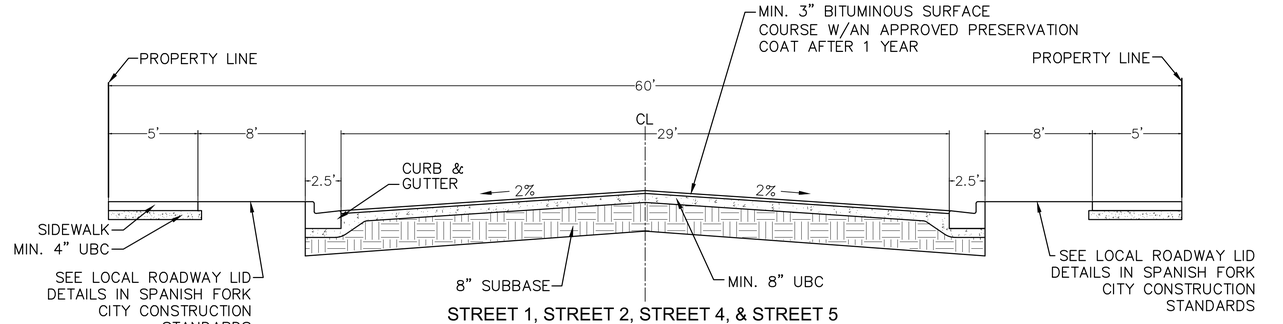
| SPANISH FORK CITY | STANDARD DRAWING | DRAWN: AJR | SCALE NONE |
|---|---|---|---|
| 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | PEDESTRIAN RAMP SIDEWALKS WITH PLANTERS | DESIGN: MHC | |
| | | REVISION: | STANDARD ST-516 |
| | | DATE: 6/20/2013 | |




VOLUNTEER DRIVE

## MINOR COLLECTOR 2 LANE STREET - 90' ROW

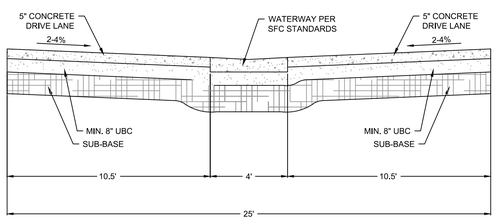
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STREET 1, STREET 2, STREET 4, & STREET 5

## 60' ROW-TYPICAL

–NTS–




ALLEYWAY CROSS SECTION

**NOTE:**
ALLEYWAYS TO BE 26' WIDE WHERE LABELED ON SHEET 2 IN ACCORDANCE WITH IFC D103.1.

NOTES:
1. SETBACKS TO BUILDINGS SHALL BE 3 FT. MIN. & 5 FT. MAX.

**NOTE:**
–ALL ROAD CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY TERRA ENGINEERING CONSULTING ON OCTOBER 3, 2019.

| SPANISH FORK CITY | STANDARD DRAWING | DRAWN: AJR | SCALE NONE |
|---|---|---|---|
| 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550 | ALLEYWAY CROSS SECTION | DESIGN: MHC | |
| | | REVISION: | STANDARD ST-501 |
| | | DATE: 11/05/2019 | |

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SHEET NO. DT-01

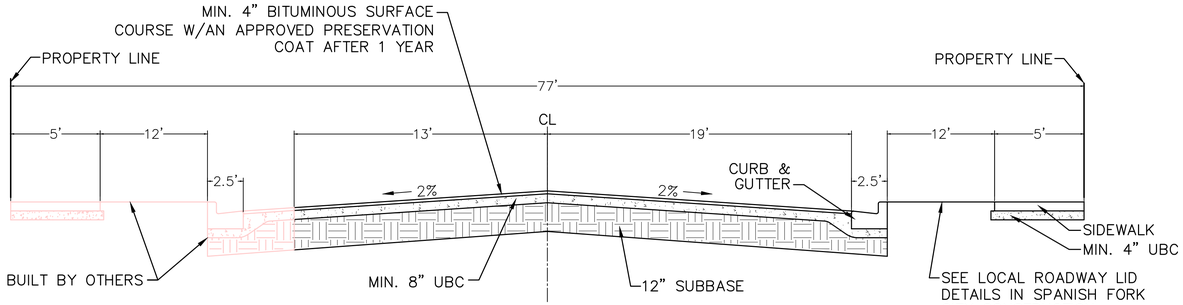
DETAIL SHEET

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

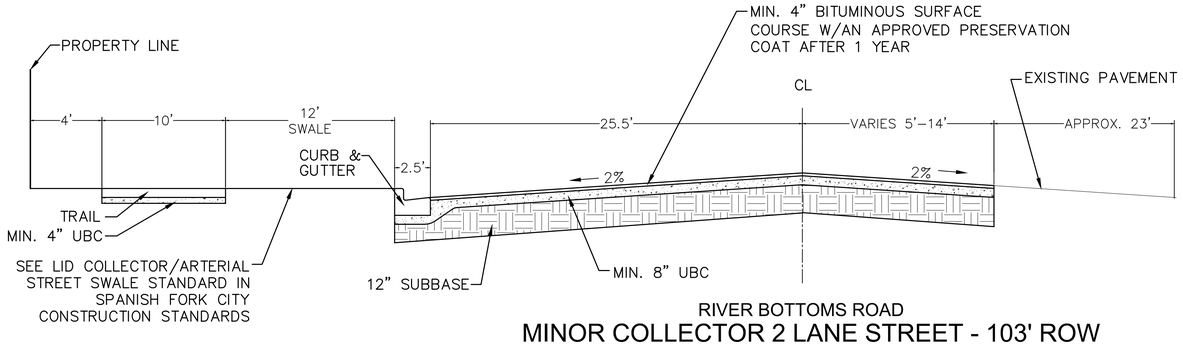
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STREET 3

## 77' ROW-TYPICAL

–NTS–




RIVER BOTTOMS ROAD

## MINOR COLLECTOR 2 LANE STREET - 103' ROW

–NTS–

**NOTE:**
–ALL ROAD CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY TERRA ENGINEERING CONSULTING ON OCTOBER 3, 2019.

SHEET NO. DT-02

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DETAIL SHEET

SPANISH FORK, UTAH

RIVER RUN SUBDIVISION

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
PHONE:801-655-0566
946 E 800 N, SUITE A
SPANISH FORK, UT 84660

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AS-SURVEYED PARCEL 1 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 01°40'06" EAST 135.70 FEET; THENCE NORTH 01°37'18" EAST 382.86 FEET; THENCE NORTH 02°06'06" EAST 636.93 FEET; THENCE SOUTH 89°32'56" EAST 143.26 FEET; THENCE NORTH 88°21'24" EAST 242.22 FEET; THENCE NORTH 88°37'29" EAST 228.11 FEET; THENCE SOUTH 10°33'09" EAST 11.25 FEET; THENCE SOUTH 09°06'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 99.01 FEET; THENCE SOUTH 07°25'03" EAST 31.31 FEET; THENCE SOUTH 62°00'01" WEST 28.00 FEET; THENCE SOUTH 20°53'57" WEST 185.90 FEET; THENCE SOUTH 30°48'35" WEST 27.23 FEET; THENCE SOUTH 80°39'47" WEST 88.89 FEET; THENCE SOUTH 05°12'59" WEST 121.03 FEET; THENCE SOUTH 08°35'33" WEST 62.40 FEET; THENCE SOUTH 08°07'05" WEST 134.76 FEET; THENCE SOUTH 08°25'05" WEST 188.50 FEET; THENCE SOUTH 08°03'15" WEST 225.69 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 595,014 SQ. FT. OR 13.6596 ACRES, MORE OR LESS

AS-SURVEYED PARCEL 2 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00° 12' 30" WEST ALONG THE SECTION LINE 1401.09 FEET, AND EAST 1052.97 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 02° 50' 51" EAST 74.12 FEET; THENCE NORTH 08° 03' 15" EAST 110.84 FEET; THENCE NORTH 08° 03' 15" EAST 225.69 FEET; THENCE NORTH 08° 25' 05" EAST 188.50 FEET; THENCE NORTH 08° 07' 05" EAST 134.76 FEET; THENCE NORTH 08° 35' 33" EAST 62.40 FEET; THENCE NORTH 05° 12' 59" EAST 121.03 FEET; THENCE NORTH 80° 39' 47" EAST 88.89 FEET; THENCE NORTH 30° 48' 35" EAST 27.23 FEET; THENCE NORTH 20°53'57" EAST 126.42 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY FOR RIVER BOTTOMS ROAD; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 29° 15' 00" EAST 307.19 FEET, (2) NORTH 89° 30' 00" WEST 3.46 FEET, (3) SOUTH 31° 00' 00" EAST 265.98 FEET, (4) SOUTH 29° 15' 00" EAST 169.96 FEET, AND (5) SOUTH 20° 15' 00" EAST 157.08 FEET; THENCE SOUTH 62° 10' 40" WEST 123.42 FEET; THENCE SOUTH 09° 10' 20" WEST 322.87 FEET; THENCE NORTH 80° 02' 26" WEST 177.38 FEET; THENCE NORTH 78° 29' 55" WEST 356.94 FEET TO THE POINT OF BEGINNING.

AREA = 481,338 SQ. FT. OR 11.05 ACRES, MORE OR LESS

THE NARRATIVES, RECORD DESCRIPTIONS AND TITLE REPORTS' EXCEPTIONS FOR PARCELS 1 & 2 ARE SHOWN ON SHEET 2

PLEASE SEE SHEETS 3 & 4 FOR ALL THE INFORMATION PERTAINING TO PARCEL 3

***CURVE TABLE***

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 23.56' | 15.00' | 21.21' | S41°57'23"E | 90°00'00" |
| C2 | 23.56' | 15.00' | 21.21' | N48°02'37"E | 90°00'00" |
| C3 | 47.68' | 257.50' | 47.61' | S81°39'08"E | 10°36'30" |

***LINE TABLE***

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N10°33'09"W | 11.25' |
| L2 | N9°06'59"W | 102.40' |
| L3 | N7°28'37"W | 99.01' |
| L4 | N7°25'03"W | 31.31' |
| L5 | N62°00'01"E | 28.00' |
| L6 | N20°53'57"E | 185.90' |
| L7 | N89°30'00"W | 3.46' |
| L8 | S62°10'40"W | 123.42' |
| L9 | N2°50'51"E | 74.12' |
| L10 | N8°03'15"E | 110.84' |
| L11 | S86°57'23"E | 157.42' |
| L12 | S86°57'23"E | 60.00' |
| L13 | S86°57'23"E | 101.47' |
| L14 | N30°48'35"E | 27.23' |
| L15 | N80°39'47"E | 88.89' |

LEGEND

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING VINYL FENCE LINE
- EXISTING WIRE FENCE LINE
- SS — EXISTING SANITARY SEWER W/MANHOLE
- SD — EXISTING STORM DRAIN W/MANHOLE
- EX.CUL — EXISTING WATER
- EX.PI — EXISTING PRESSURIZED IRRIGATION
- EXISTING STRUCTURE

NORTH

0 25 50 100 200 300

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

CERTIFICATION

"I HEREBY CERTIFY TO RIVER RUN SF, LLC, RIVER RUN DEVELOPMENT LLC, KENT B. McKELL, BARBARA McKELL, HAWKMOON HOLDINGS, LLC, NORTHERN TITLE INSURANCE COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3 (A-E), 4 (A-D), 5 (A-E, G), 6 (A-D), 7, AND 8. THE ADDITIONAL ITEMS FROM TABLE "A" REQUESTED WERE #1,#2, #3,#4, #6(a), #6 (b), #7 (a), #7 (b (1)), #8, #9, #10, #11 (b), #13, #14, #16, #17, #18 AND #19. THESE ADDITIONAL ITEMS ARE DESCRIBED IN THE NARRATIVE AND/OR SHOWN HEREON. THE SITE SURVEY WAS PERFORMED FEBRUARY 13, 2023.

03-06-23
ORIGINAL DATE OF PLAT OR MAP

UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5243543

03-02-23
DATE

PROFESSIONAL LAND SURVEYOR — STATE OF UTAH — 03-06-23 — DAVID F. HUNT — LICENSE NO. 5243543-2201

SHEET NO. 1 OF 4

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

## NARRATIVE FOR PARCEL 1

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY NORTHERN TITLE INSURANCE COMPANY, ORDER NO. NTUT-123843, DATED JANUARY 23, 2023 AT 8:00 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDTIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS NOT LISTED, BUT LOCATED AS VACANT LAND ALONG CANYON CREEK PARKWAY, SPANISH FORK, UTAH AS REQUESTED ADDTIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDTIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 595,014 SQ. FT. OR 13.6596 ACRES AS REQUESTED ADDTIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDTIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY SO NO EXTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #7 (a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDTIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDTIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDTIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 10 CALLS OUT A CONSTRUCTION EASEMENT FOR SPANISH FORK CITY AS SHOWN HEREON.
23. TITLE REPORT EXCEPTION 11 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
24. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

## NARRATIVE FOR PARCEL 2

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 165433, DATED DECEMBER 29, 2022 AT 7:30 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDTIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS 816 SOUTH RIVER BOTTOMS ROAD, SPANISH FORK, UTAH AS REQUESTED ADDTIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDTIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 481,338 SQ. FT. OR 11.05 ACRES AS REQUESTED ADDTIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDTIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE EXISTING BUILDINGS ON THE SURVEYED PROPERTY, AS SHOWN HEREON WITHOUT THE EXTERIOR DIMENSIONS AND SQUARE FOOTAGE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #7 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDTIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDTIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDTIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. TITLE REPORT EXCEPTION 14 CALLS OUT A RIGHT OF WAY EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS SHOWN HEREON.
23. TITLE REPORT EXCEPTION 15 CALLS OUT EASEMENTS AND/OR RIGHTS OF WAY FOR THE SPANISH FORK SOUTHEAST IRRIGATION COMPANY. THESE ARE BLANKET EASEMENTS AND NOT SHOWN HEREON.
24. TITLE REPORT EXCEPTION 23 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
25. TITLE REPORT EXCEPTION 24 CALLS OUT A BOUNDARY LINE AGREEMENT AS SHOWN HEREON.
26. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

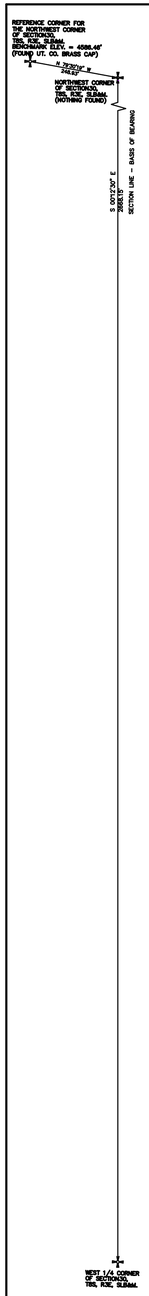
SHEET NO. 2 OF 4

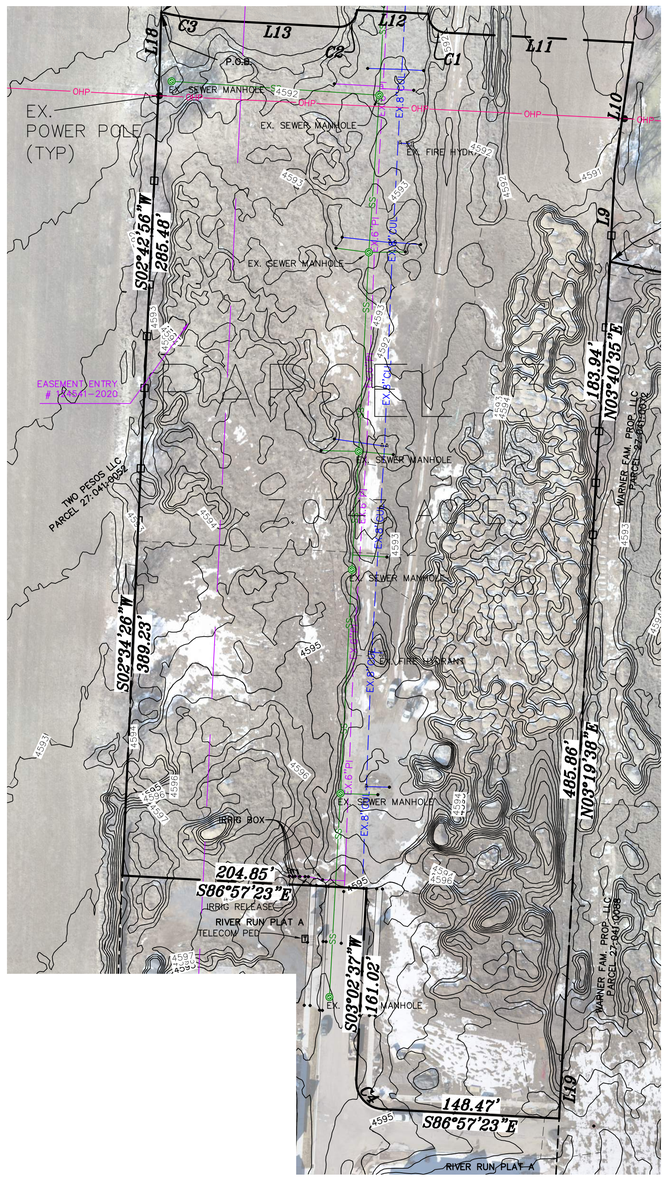
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660




AS-SURVEYED PARCEL 3 DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°12'30" WEST 1610.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 02°42'56" WEST 285.48 FEET; THENCE SOUTH 02°34'26" WEST 389.23 FEET TO THE NORTHERLY BOUNDARY OF RIVER RUN PLAT A; THENCE ALONG SAID BOUNDARY OF RIVER RUN PLAT A THE FOLLOWING FOUR (4) COURSES: SOUTH 86° 57'23" EAST 204.85 FEET, SOUTH 03°02'37" WEST 161.02 FEET, ALONG THE ARC OF A 23.04-FOOT RADIUS CURVE TO THE LEFT 36.11 FEET (CHORD BEARS S 41°57'23" E 32.53 FEET) AND SOUTH 86°57'23" EAST 148.47 FEET; THENCE NORTH 03°08'31" EAST 49.92 FEET; THENCE NORTH 03°19'38" EAST 485.86 FEET; THENCE NORTH 03°40'35" EAST 183.94 FEET; THENCE NORTH THENCE NORTH 02°50'51" EAST 74.12 FEET; THENCE NORTH 08°03'15" EAST 110.84 FEET; THENCE NORTH 86°57'23" WEST 157.42 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS N 41°57'23" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 60.00 FEET; THENCE ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT 23.56 FEET (CHORD BEARS S 48°02'37" W 21.21 FEET); THENCE NORTH 86°57'23" WEST 101.47 FEET; THENCE ALONG THE ARC OF A 257.50-FOOT RADIUS CURVE TO THE RIGHT 47.68 FEET (CHORD BEARS N 81°39'08" W 47.61 FEET) TO THE POINT OF BEGINNING.

AREA = 308,158 SQ. FT. OR 7.0743 ACRES, MORE OR LESS

THE NARRATIVE, RECORD DESCRIPTIONS AND TITLE REPORT EXCEPTIONS FOR PARCEL 3 ARE SHOWN ON SHEET 4

***CURVE TABLE***

| CURVE | LENGTH | RADIUS | CHORD DIST. | CHORD BRG. | DELTA |
|---|---|---|---|---|---|
| C1 | 23.56' | 15.00' | 21.21' | S41°57'23"E | 90°00'00" |
| C2 | 23.56' | 15.00' | 21.21' | N48°02'37"E | 90°00'00" |
| C3 | 47.68' | 257.50' | 47.61' | S81°39'08"E | 10°36'30" |
| C4 | 36.11' | 23.04' | 32.53' | S41°57'23"E | 89°47'02" |

***LINE TABLE***

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N10°33'09"W | 11.25' |
| L2 | N9°06'59"W | 102.40' |
| L3 | N7°28'37"W | 99.01' |
| L4 | N7°25'03"W | 31.31' |
| L5 | N62°00'01"E | 28.00' |
| L6 | N20°53'57"E | 185.90' |
| L7 | N89°30'00"W | 3.46' |
| L8 | S62°10'40"W | 123.42' |
| L9 | N2°50'51"E | 74.12' |
| L10 | N8°03'15"E | 110.84' |
| L11 | S86°57'23"E | 157.42' |
| L12 | S86°57'23"E | 60.00' |
| L13 | S86°57'23"E | 101.47' |
| L14 | N30°48'35"E | 27.23' |
| L15 | N80°39'47"E | 88.89' |
| L18 | S1°40'06"W | 49.95' |
| L19 | N3°08'31"E | 49.92' |




LEGEND

- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPERTY BOUNDARY
- CENTERLINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING VINYL FENCE LINE
- EXISTING WIRE FENCE LINE
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING STORM DRAIN W/MANHOLE
- EXISTING WATER
- EXISTING PRESSURIZED IRRIGATION
- EXISTING STRUCTURE

CERTIFICATION

"I HEREBY CERTIFY TO RIVER RUN SF, LLC, RIVER RUN DEVELOPMENT LLC, KENT B. McKELL, BARBARA McKELL, HAWKMOON HOLDINGS, LLC, NORTHERN TITLE INSURANCE COMPANY & FIRST AMERICAN TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3 (A-E), 4 (A-D), 5 (A-E, G), 6 (A-D), 7, AND 8. THE ADDITIONAL ITEMS FROM TABLE "A" REQUESTED WERE #1,#2, #3,#4, #6(a), #6 (b), #7 (a), #7 (b (1)), #8, #9, #10, #11 (b), #13, #14, #16, #17, #18 AND #19. THESE ADDITIONAL ITEMS ARE DESCRIBED IN THE NARRATIVE AND/OR SHOWN HEREON. THE SITE SURVEY WAS PERFORMED FEBRUARY 13, 2023.

03-06-23
ORIGINAL DATE OF PLAT OR MAP

UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5243543

03-02-23
DATE




SHEET NO. 3 OF 4

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

## NARRATIVE FOR PARCEL 3

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO WHOM THIS SURVEY IS CERTIFIED PERTINENT INFORMATION REQUIRED OF AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY.
2. THE BASIS OF BEARING IS NORTH 00°12'30" WEST ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER TO THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE REFERENCE CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 30, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE TITLE REPORT PREPARED BY NORTHERN TITLE INSURANCE COMPANY, ORDER NO. NTUT-123842, DATED JANUARY 16, 2023 AT 8:00 A.M.
6. MONUMENTS LABELED ATLAS ENGINEERING WERE PLACE AT ALL BOUNDARY LOCATIONS AS REQUESTED ADDTIONAL OPTION #1 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS. IF ANY POINT FELL ON CONCRETE, NOTHING WAS FOUND OR PLACED. IF POINT FELL ON A FENCE POST, NOTHING WAS FOUND OR PLACED.
7. THE PROPERTY ADDRESS IS NOT LISTED, BUT LOCATED AS VACANT LAND ALONG CANYON CREEK PARKWAY, SPANISH FORK, UTAH AS REQUESTED ADDTIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
8. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP 49049C0757F EFFECTIVE ON JUNE 19, 2020, AS REQUESTED ADDTIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE TOTAL GROSS LAND AREA IS 308,158 SQ. FT. OR 7.0743 ACRES AS REQUESTED ADDTIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I-1 & P-F ACCORDING TO THE CURRENT SPANISH FORK CITY ZONING MAP, AS REQUESTED ADDTIONAL OPTION #6(a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE ARE NO EXISTING BUILDINGS ON THE SURVEYED PROPERTY SO NO EXTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #7 (a&b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING LOTS OR STRUCTURES ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #9 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO DIVISION OR PARTY WALLS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDTIONAL OPTION #10 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
15. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #11(b) FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
16. THE NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS HAVE BEEN SHOWN AS REQUESTED ADDTIONAL OPTION #13 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
17. THE CLOSEST INTERSECTING STREET IS SHOWN, AS REQUESTED ADDTIONAL OPTION #14 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
18. THERE IS NO EVIDENCE OF RECENT EARTH WORK, BUILDING OR CONSTRUCTION ON THE SURVEYED PROPERTY SO NOTHING IS SHOWN, AS REQUESTED ADDTIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THE NO PROPOSED CHANGES TO THE STREET RIGHT-OF-WAY LINES SO NONE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. ALL PLOTTABLE EASEMENTS ON-SITE AND OFF-SITE ARE SHOWN, AS REQUESTED ADDTIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROFESSIONAL LIABILITY INSURANCE OF $1,000,000 HAS BEEN MAINTAINED BY ATLAS ENGINEERING, AS REQUESTED ADDTIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON THE ABOVE-GROUND EVIDENCE.

SHEET NO. 4 OF 4

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

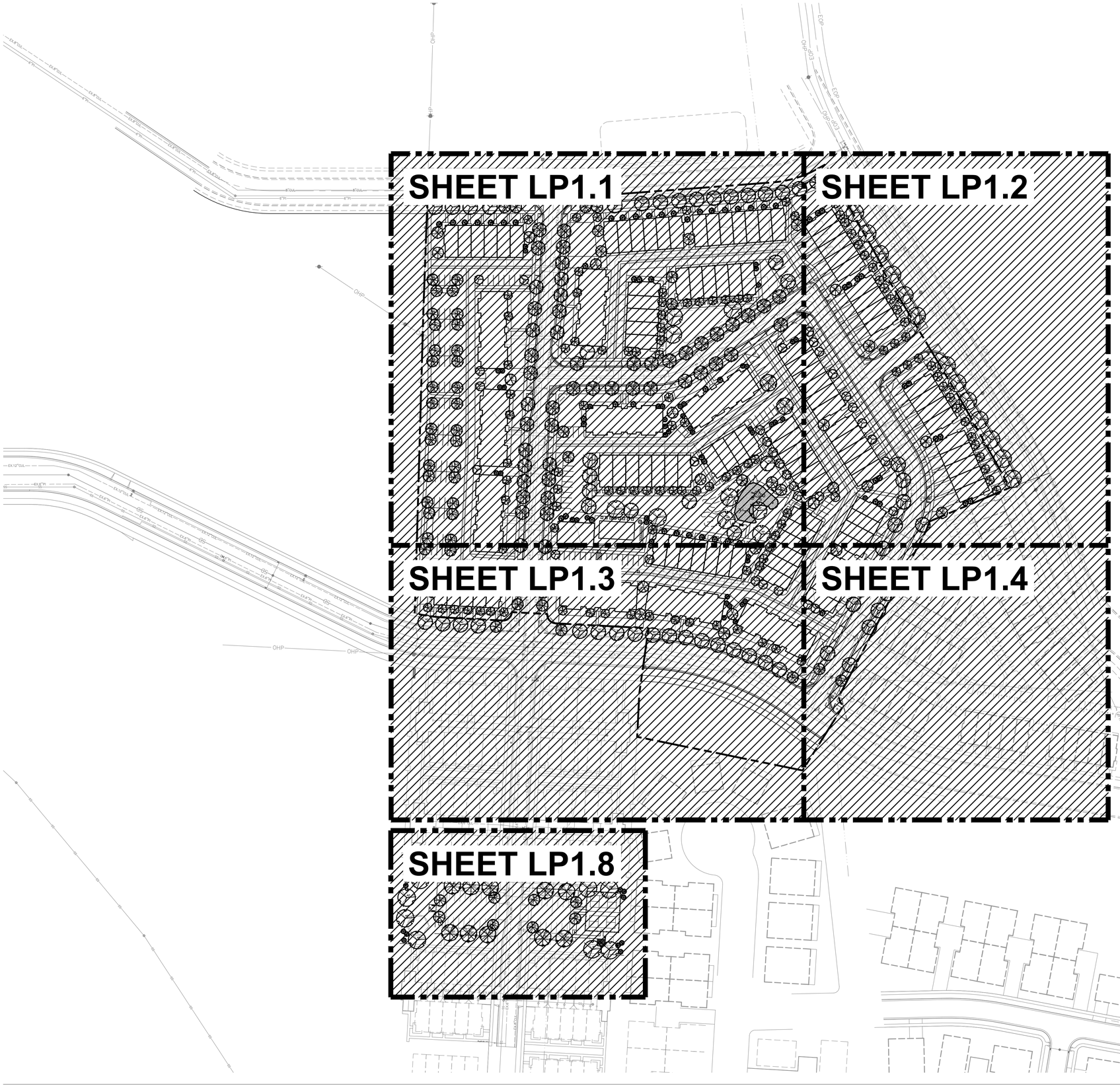
SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

DATA TABLE
TOTAL ACREAGE=20.93
TOTAL # OF CONDOS=90
TOTAL # OF TOWNHOMES=147
TOTAL # OF UNITS=237
UNITS/ACRE=11.32

PARKING TABLE
PARKING REQ'D=534
GARAGES CONDOS=90
GARAGES TOWNHOMES=294
GARAGES TOTAL=384
DRIVEWAYS TOTAL=66
STALLS=158
PARKING PROVIDED=608




LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

# RIVER RUN

## FINAL PLAT APPLICATION

SPANISH FORK, UTAH

LICENSED LANDSCAPE ARCHITECT
#4987010-5301
CHRIS ERIC LANGVARDT
STATE OF UTAH

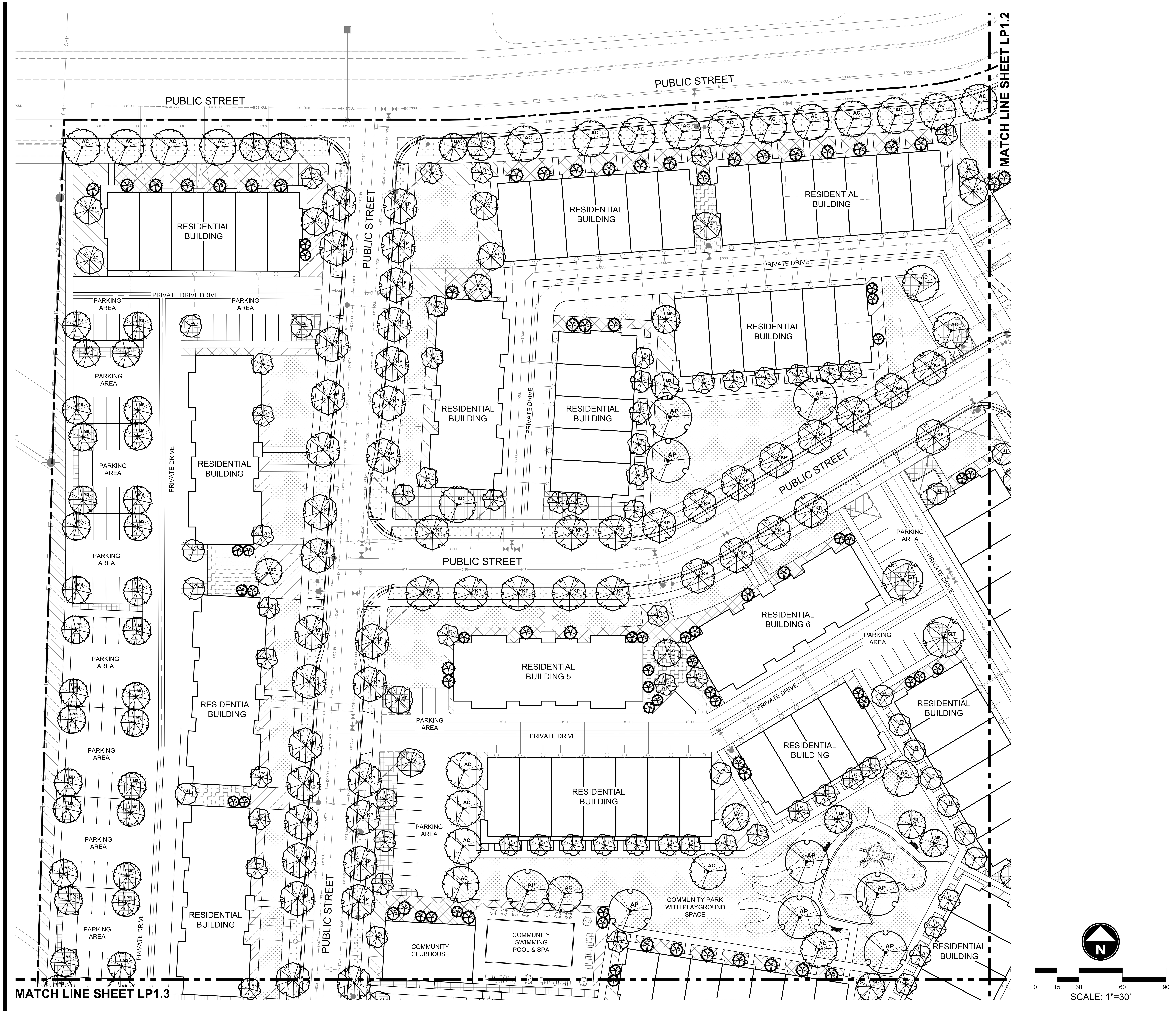
PREPARED FOR:

WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE:
OVERALL SHEET KEY

SHEET NUMBER:
LP1.0




## TREE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME |
|---|---|
| **CONIFER TREE** | |
| PO | Picea orientalis 'Green Knight' / Wells Green Knight Spruce |
| PP | Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce |
| **DECIDUOUS TREE** | |
| AC | Acer campestre / Hedge Maple |
| AP | Acer pseudoplatanus / Sycamore Maple |
| AT | Acer tataricum / Tatarian Maple |
| CC | Cercis canadensis / Eastern Redbud Multi-trunk |
| GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust |
| KP | Koelreuteria paniculata / Golden Rain Tree |
| MS | Malus x 'Spring Snow' / Spring Snow Crabapple |
| TC | Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden |
| ZS | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova |

## LANDSCAPE LEGEND

**PLANTER BED SPACE - BETWEEN BUILDINGS**
Planter bed space between proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within planter bed areas between buildings are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Rhus trilobata / Skunkbush Sumac
Symphoricarpos albus / Common White Snowberry
Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood
Euonymus alatus 'Compactus' / Compact Burning Bush

**PLANTER BED SPACE - NORTH EXPOSURE**
Planter bed space on the north sides of proposed residential buildings with generally full to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within north exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Amelanchier alnifolia 'Regent' / Serviceberry
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem
Symphoricarpos albus / Common White Snowberry
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel

**PLANTER BED SPACE - WEST EXPOSURE**
Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard
Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark

**PLANTER BED SPACE - EAST EXPOSURE**
Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry
Panicum virgatum `Shenandoah` / Switch Grass
Prunus besseyi / Sand Cherry
Ribes aureum / Golden Currant

**PLANTER BED SPACE - SOUTH EXPOSURE**
Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Buddleia davidii 'Buzz Purple' / Butterflybush
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil
Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla
Syringa patula `Miss Kim` / Miss Kim Lilac

**TURFGRASS AREA**
Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKSTRIP AREA**
Roadway parkstrip planter areas with street trees, water-wise turfgrass, and pop-up spray head irrigation. Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA**
Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Panicum virgatum 'Shenandoah' / Switch Grass
Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

**PLAYGROUND AREA**
Playground space for equestrian-themed play equipment and components with wood fiber or other fall surface protection.

Note: see schedules and notes on Sheet LP1.5 for additional information on sizes, quantities, and area calculations for proposed trees, plants, and landscape materials.

LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

# RIVER RUN
## FINAL PLAT APPLICATION
SPANISH FORK, UTAH

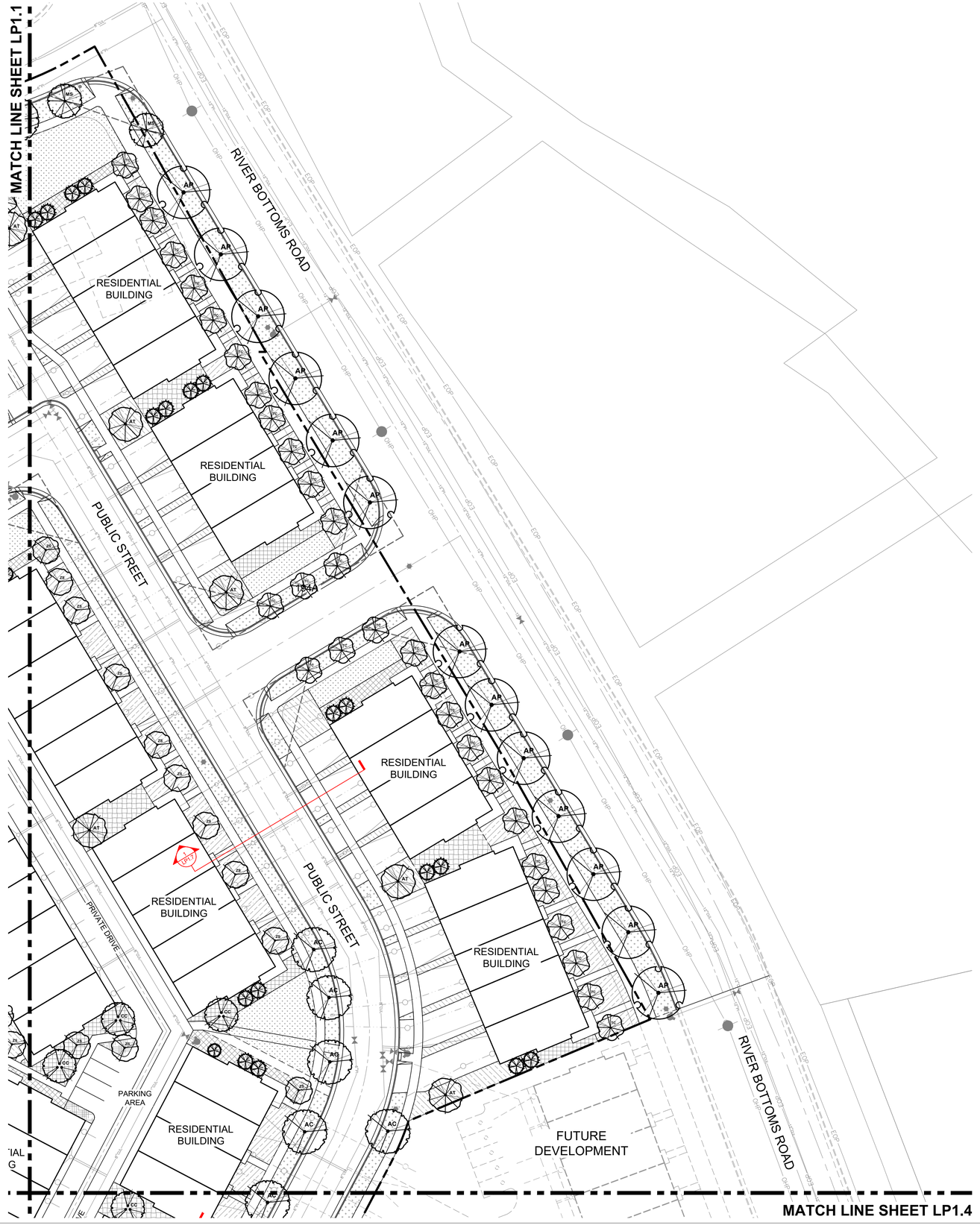
LICENSED LANDSCAPE ARCHITECT
#4987010-5301
CHRIS ERIC LANGVARDT
STATE OF UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP1.1




## TREE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME |
|---|---|
| CONIFER TREE | |
| | Picea orientalis 'Green Knight' / Wells Green Knight Spruce |
| | Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce |
| DECIDUOUS TREE | |
| | Acer campestre / Hedge Maple |
| | Acer pseudoplatanus / Sycamore Maple |
| | Acer tataricum / Tatarian Maple |
| | Cercis canadensis / Eastern Redbud Multi-trunk |
| | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust |
| | Koelreuteria paniculata / Golden Rain Tree |
| | Malus x 'Spring Snow' / Spring Snow Crabapple |
| | Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden |
| | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova |

## LANDSCAPE LEGEND

PLANTER BED SPACE - BETWEEN BUILDINGS
Planter bed space between proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within planter bed areas between buildings are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Rhus trilobata / Skunkbush Sumac
Symphoricarpos albus / Common White Snowberry
Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood
Euonymus alatus 'Compactus' / Compact Burning Bush

PLANTER BED SPACE - NORTH EXPOSURE
Planter bed space on the north sides of proposed residential buildings with generally full to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within north exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Amelanchier alnifolia 'Regent' / Serviceberry
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem
Symphoricarpos albus / Common White Snowberry
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel

PLANTER BED SPACE - WEST EXPOSURE
Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard
Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark

PLANTER BED SPACE - EAST EXPOSURE
Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry
Panicum virgatum `Shenandoah` / Switch Grass
Prunus besseyi / Sand Cherry
Ribes aureum / Golden Currant

PLANTER BED SPACE - SOUTH EXPOSURE
Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Buddleia davidii 'Buzz Purple' / Butterflybush
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil
Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla
Syringa patula `Miss Kim` / Miss Kim Lilac

TURFGRASS AREA
Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

PARKSTRIP AREA
Roadway parkstrip planter areas with street trees, water-wise turfgrass, and pop-up spray head irrigation. Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

PARKING ISLAND AREA
Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Panicum virgatum 'Shenandoah' / Switch Grass
Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

PLAYGROUND AREA
Playground space for equestrian-themed play equipment and components with wood fiber or other fall surface protection.

Note: see schedules and notes on Sheet LP1.5 for additional information on sizes, quantities, and area calculations for proposed trees, plants, and landscape materials.

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0 15 30 60 90
SCALE: 1"=30'

LANGVARDT DESIGN GROUP
EST. 2006
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SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

# RIVER RUN
## FINAL PLAT APPLICATION
SPANISH FORK, UTAH

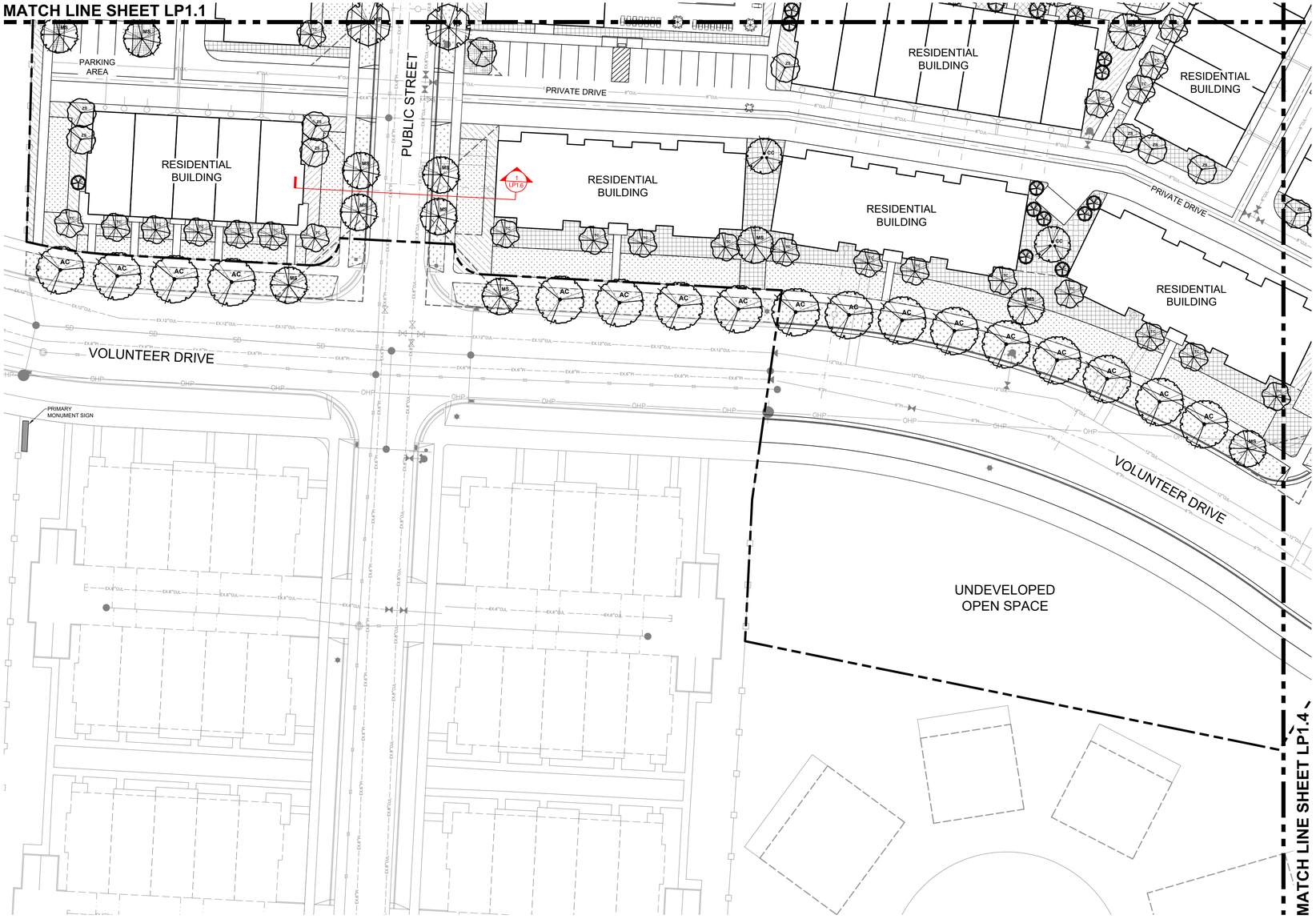
#4987010-5301
CHRIS ERIC LANGVARDT
REGISTERED LANDSCAPE ARCHITECT
STATE OF UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP1.2




## TREE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME |
|---|---|
| **CONIFER TREE** | |
| PS | Picea orientalis 'Green Knight' / Wells Green Knight Spruce |
| PP | Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce |
| **DECIDUOUS TREE** | |
| AC | Acer campestre / Hedge Maple |
| AP | Acer pseudoplatanus / Sycamore Maple |
| AT | Acer tataricum / Tatarian Maple |
| CC | Cercis canadensis / Eastern Redbud Multi-trunk |
| GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust |
| KP | Koelreuteria paniculata / Golden Rain Tree |
| MS | Malus x 'Spring Snow' / Spring Snow Crabapple |
| TC | Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden |
| ZS | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova |

## LANDSCAPE LEGEND

**PLANTER BED SPACE - BETWEEN BUILDINGS**
Planter bed space between proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within planter bed areas between buildings are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Rhus trilobata / Skunkbush Sumac
Symphoricarpos albus / Common White Snowberry
Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood
Euonymus alatus 'Compactus' / Compact Burning Bush

**PLANTER BED SPACE - NORTH EXPOSURE**
Planter bed space on the north sides of proposed residential buildings with generally full to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within north exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Amelanchier alnifolia 'Regent' / Serviceberry
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem
Symphoricarpos albus / Common White Snowberry
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel

**PLANTER BED SPACE - WEST EXPOSURE**
Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard
Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark

**PLANTER BED SPACE - EAST EXPOSURE**
Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry
Panicum virgatum `Shenandoah` / Switch Grass
Prunus besseyi / Sand Cherry
Ribes aureum / Golden Currant

**PLANTER BED SPACE - SOUTH EXPOSURE**
Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Buddleia davidii 'Buzz Purple' / Butterflybush
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil
Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla
Syringa patula `Miss Kim` / Miss Kim Lilac

**TURFGRASS AREA**
Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKSTRIP AREA**
Roadway parkstrip planter areas with street trees, water-wise turfgrass, and pop-up spray head irrigation. Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA**
Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Panicum virgatum 'Shenandoah' / Switch Grass
Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

**PLAYGROUND AREA**
Playground space for equestrian-themed play equipment and components with wood fiber or other fall surface protection.

Note: see schedules and notes on Sheet LP1.5 for additional information on sizes, quantities, and area calculations for proposed trees, plants, and landscape materials.

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SCALE: 1"=30'

LANGVARDT DESIGN GROUP EST. 2006 LDG SALT LAKE CITY PLANNING & LANDSCAPE ARCHITECTURE

# RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

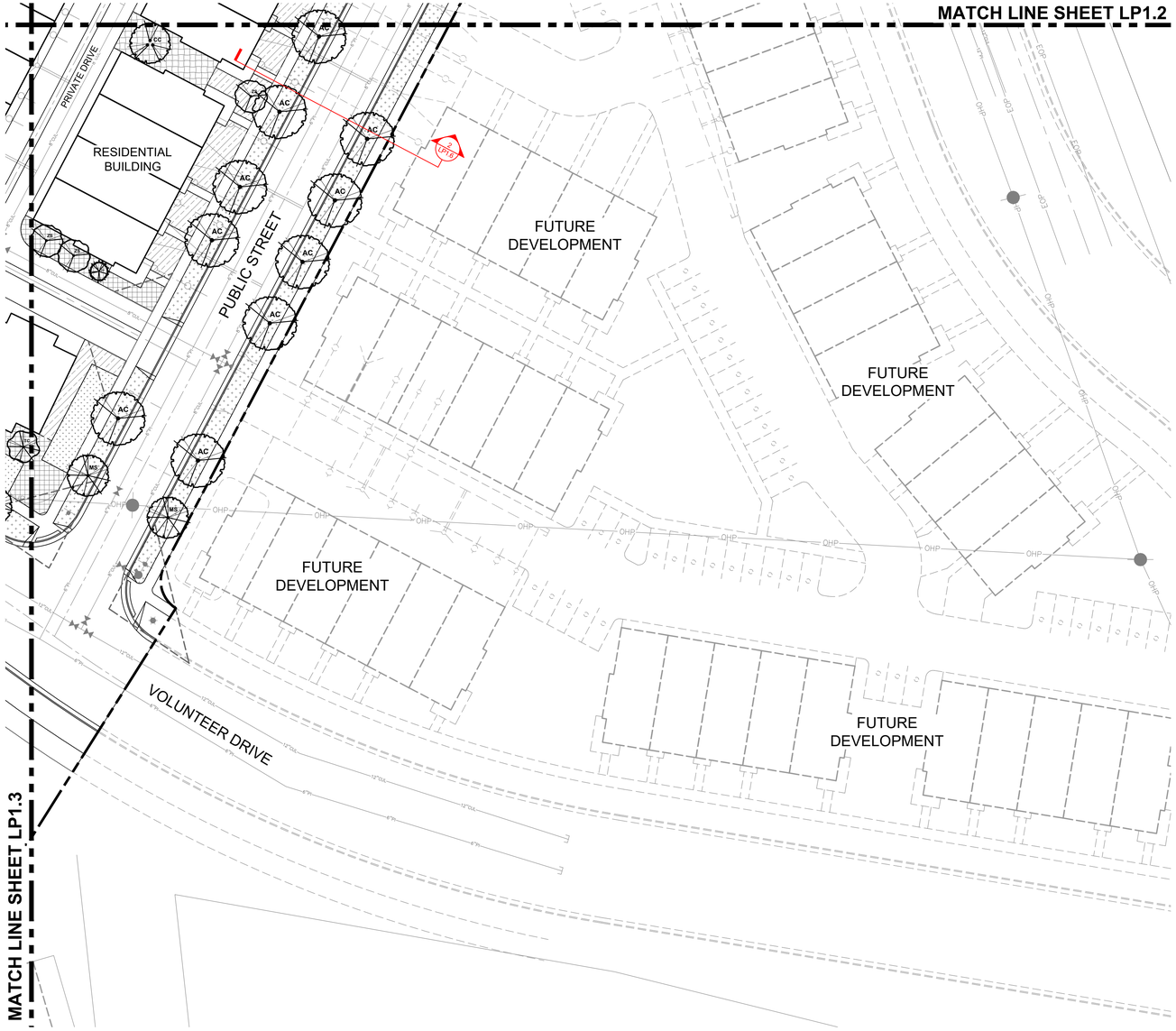
#4987010-5301 CHRIS ERIC LANGVARDT LICENSED LANDSCAPE ARCHITECT STATE OF UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP1.3




## TREE LEGEND

| SYMBOL | BOTANICAL / COMMON NAME |
|---|---|
| **CONIFER TREE** | |
| | Picea orientalis 'Green Knight' / Wells Green Knight Spruce |
| | Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce |
| **DECIDUOUS TREE** | |
| AC | Acer campestre / Hedge Maple |
| AP | Acer pseudoplatanus / Sycamore Maple |
| AT | Acer tataricum / Tatarian Maple |
| CC | Cercis canadensis / Eastern Redbud Multi-trunk |
| GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust |
| KP | Koelreuteria paniculata / Golden Rain Tree |
| MS | Malus x 'Spring Snow' / Spring Snow Crabapple |
| TC | Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden |
| ZS | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova |

## LANDSCAPE LEGEND

**PLANTER BED SPACE - BETWEEN BUILDINGS**
Planter bed space between proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within planter bed areas between buildings are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Rhus trilobata / Skunkbush Sumac
Symphoricarpos albus / Common White Snowberry
Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood
Euonymus alatus 'Compactus' / Compact Burning Bush

**PLANTER BED SPACE - NORTH EXPOSURE**
Planter bed space on the north sides of proposed residential buildings with generally full to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within north exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Amelanchier alnifolia 'Regent' / Serviceberry
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac
Schizachyrium scoparium 'Standing Ovation' / Little Bluestem
Symphoricarpos albus / Common White Snowberry
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel

**PLANTER BED SPACE - WEST EXPOSURE**
Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard
Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark

**PLANTER BED SPACE - EAST EXPOSURE**
Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Aronia melanocarpa 'Autumn Magic' / Black Chokeberry
Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry
Panicum virgatum `Shenandoah` / Switch Grass
Prunus besseyi / Sand Cherry
Ribes aureum / Golden Currant

**PLANTER BED SPACE - SOUTH EXPOSURE**
Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Buddleia davidii 'Buzz Purple' / Butterflybush
Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass
Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage
Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil
Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla
Syringa patula `Miss Kim` / Miss Kim Lilac

**TURFGRASS AREA**
Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKSTRIP AREA**
Roadway parkstrip planter areas with street trees, water-wise turfgrass, and pop-up spray head irrigation. Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA**
Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:
Panicum virgatum 'Shenandoah' / Switch Grass
Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass
Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac

**PLAYGROUND AREA**
Playground space for equestrian-themed play equipment and components with wood fiber or other fall surface protection.

Note: see schedules and notes on Sheet LP1.5 for additional information on sizes, quantities, and area calculations for proposed trees, plants, and landscape materials.

N
0 15 30 60 90
SCALE: 1"=30'

LDG
EST. 2006
LANGVARDT DESIGN GROUP
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

# RIVER RUN
FINAL PLAT APPLICATION
SPANISH FORK, UTAH

#4987010-5301
CHRIS ERIC LANGVARDT
LICENSED LANDSCAPE ARCHITECT
STATE OF UTAH

PREPARED FOR:
WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

| | |
|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
LP1.4

# TREE SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| CONIFER TREE | | | | | |
| PO | PO | Picea orientalis 'Green Knight' / Wells Green Knight Spruce | 6` Ht. | B&B | 50 |
| PP | PP | Picea pungens glauca 'Blue Totem' / Blue Totem Upright Blue Spruce | 6` Ht. | B&B | 62 |
| | | SUBTOTAL: | | | 112 |
| DECIDUOUS TREE | | | | | |
| AC | AC | Acer campestre / Hedge Maple | 2" Cal. | B&B | 58 |
| AP | AP | Acer pseudoplatanus / Sycamore Maple | 2" Cal. | B&B | 22 |
| AT | AT | Acer tataricum / Tatarian Maple | 2" Cal. | B&B | 14 |
| CC | CC | Cercis canadensis / Eastern Redbud Multi-trunk | 2" Cal. | B&B | 10 |
| GT | GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust | 2" Cal. | B&B | 2 |
| KP | KP | Koelreuteria paniculata / Golden Rain Tree | 2" Cal. | B&B | 50 |
| MS | MS | Malus x 'Spring Snow' / Spring Snow Crabapple | 2" Cal. | B&B | 55 |
| TC | TC | Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden | 2" Cal. | B&B | 112 |
| ZS | ZS | Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova | 2" Cal. | B&B | 38 |
| | | SUBTOTAL: | | | 361 |

# LANDSCAPE AND PLANT SCHEDULE

**PLANTER BED SPACE - BETWEEN BUILDINGS** — 9,504 sf

Planter bed space between proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within planter bed areas between buildings are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Rhus trilobata / Skunkbush Sumac | 27 | 5 gal., Pot | 10% @ 72" oc |
| Symphoricarpos albus / Common White Snowberry | 38 | 5 gal., Pot | 10% @ 60" oc |
| Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood | 93 | 5 gal., Pot | 15% @ 48" oc |
| Euonymus alatus 'Compactus' / Compact Burning Bush | 93 | 5 gal., Pot | 15% @ 48" oc |

**PLANTER BED SPACE - NORTH EXPOSURE** — 15,883 sf

Planter bed space on the north sides of proposed residential buildings with generally full to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within north exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Amelanchier alnifolia 'Regent' / Serviceberry | 89 | 5 gal., Pot | 20% @ 72" oc |
| Aronia melanocarpa 'Autumn Magic' / Black Chokeberry | 89 | 5 gal., Pot | 20% @ 72" oc |
| Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac | 15 | 5 gal., Pot | 5% @ 84" oc |
| Schizachyrium scoparium 'Standing Ovation' / Little Bluestem | 186 | 1 gal., Pot | 10% @ 36" oc |
| Symphoricarpos albus / Common White Snowberry | 65 | 5 gal., Pot | 10% @ 60" oc |
| Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel | 94 | 5 gal., Pot | 10% @ 48" oc |

**PLANTER BED SPACE - WEST EXPOSURE** — 23,688 sf

Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard | 546 | 5 gal., Pot | 20% @ 36" oc |
| Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass | 927 | 1 gal., Pot | 15% @ 24" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 309 | 5 gal., Pot | 20% @ 48" oc |
| Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark | 309 | 5 gal., Pot | 20% @ 48" oc |

**PLANTER BED SPACE - EAST EXPOSURE** — 24,891 sf

Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Aronia melanocarpa 'Autumn Magic' / Black Chokeberry | 137 | 5 gal., Pot | 20% @ 72" oc |
| Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry | 159 | 5 gal., Pot | 10% @ 48" oc |
| Panicum virgatum `Shenandoah` / Switch Grass | 159 | 1 gal., Pot | 10% @ 48" oc |
| Prunus besseyi / Sand Cherry | 106 | 5 gal., Pot | 15% @ 72" oc |
| Ribes aureum / Golden Currant | 105 | 5 gal., Pot | 20% @ 84" oc |

**PLANTER BED SPACE - SOUTH EXPOSURE** — 16,046 sf

Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Buddleia davidii 'Buzz Purple' / Butterflybush | 56 | 5 gal., Pot | 5% @ 48" oc |
| Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass | 103 | 1 gal., Pot | 10% @ 48" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 158 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil | 158 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla | 103 | 5 gal., Pot | 10% @ 48" oc |
| Syringa patula `Miss Kim` / Miss Kim Lilac | 68 | 5 gal., Pot | 20% @ 84" oc |

**TURFGRASS AREA** — 59,549 sf

Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKSTRIP AREA** — 48,031 sf

Roadway parkstrip planter areas with street trees, water-wise turfgrass, and pop-up spray head irrigation. Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA** — 10,308 sf

Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Panicum virgatum 'Shenandoah' / Switch Grass | 179 | 1 gal., Pot | 15% @ 36" oc |
| Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass | 117 | 1 gal., Pot | 10% @ 36" oc |
| Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 169 | 5 gal., Pot | 25% @ 48" oc |

**PLAYGROUND AREA** — 2,614 sf

Playground space for equestrian-themed play equipment and components with wood fiber or other fall surface protection.

# GENERAL LANDSCAPE NOTES

1. The proposed deciduous and conifer trees shown generally represent the intended locations for trees. Trees have been placed to provide shade, visual buffering between outdoor spaces and adjacent buildings, and to maintain views from outdoor spaces and interior living spaces.
2. The planter areas shown adjacent to proposed buildings generally represent the proposed shrubs, ornamental grasses, and flowering perennials to be planted within each area. The proposed shrubs, ornamental grasses, and flowering perennials have been selected based on the following criteria:
   - Native species and/or adapted to the Intermountain region
   - Solar exposure: north, south, east, or west
   - Low water requirements once established
   - Plant groups with similar water needs

   The plant schedule indicates the general types, sizes, and quantities of each proposed tree and plant species. Actual types and quantities may vary depending on the final layout for each planter bed area and the availability of each species at the time of installation.
3. The finished grade of all planter bed areas shall be smooth, even, and consistent, and free of any humps, depressions, or other grading irregularities. The finished grade of all planter bed areas shall be graded consistently to four inches (4") below the top of all adjacent pathways, driveways, and roadway curbs to accommodate decorative rock depth.
4. The planter bed areas adjacent to buildings are intended to be finished with decorative rock, following installation of below-grade and above-grade drip irrigation components and plant materials, unless otherwise noted. The average depth of rock over all planter areas shall be four inches (4").
5. The planter areas within roadway parkstrips are intended to be finished with water-wise turfgrass, following installation of below-grade irrigation components, spray heads, and street trees, unless otherwise noted.
6. All planter bed areas shall be separated from turfgrass areas with aluminum or steel landscape edging, or as otherwise noted.
7. Turfgrass areas shall include a hydroseed and/or cut sod application of the turfgrass variety specified, according to the manufacturer's application instructions. If necessary, the hydroseed application shall include a binder material, as well as any other erosion control measures, to prevent seed and soil erosion from water and wind.
8. The finished grade of all turfgrass areas shall be graded consistently to two inches (2") below the top of all surrounding sidewalks, pathways, driveways, exterior patios, and roadway curbs to accommodate mature turfgrass root and soil depth.
9. A permanent, underground irrigation system shall be installed to provide supplemental irrigation to all proposed trees, shrubs, ornamental grasses and flowering perennials, and turfgrass areas. The irrigation system shall be controlled by an automatic controller capable of multiple programs and start times, and compatibility with master valves, flow sensors, and weather sensors (i.e. rain and freeze shut-off).
10. All planter bed areas shall be irrigated with point-source drip emitters, with flow rates appropriate for trees, shrubs, ornamental grasses, and flowering perennials. Plants with similar water needs and solar exposures shall be grouped and irrigated on drip valves dedicated to each plant group.
11. All turfgrass areas shall be irrigated with pop-up spray heads and/or pop-up rotors, with 100% head-to-head coverage over entire turfgrass area. Following turfgrass establishment, the irrigation cycles can be reduced to manufacturer's recommended watering schedule.
12. The plant legends and schedules are provided as an indication of the proposed trees, shrubs, ornamental grasses, flowering perennials, and groundcovers. If there is a conflict between the planting plan and the plant schedule, the planting plan shall govern.
13. The contractor shall provide all materials, labor and equipment required for the proper completion of all proposed landscape work as specified and shown on the drawings.
14. All plant materials shall be approved prior to planting. The Owner and/or Landscape Architect has the right to reject any and all plant material not conforming to current nursery standards. The Owner's and/or Landscape Architect's decision will be final.
15. The contractor shall keep the job site, storage areas, and paving areas neat and clean at all times. Remove all trash and sweep and clean the job site on a daily basis.
16. The contractor shall plant all plants per the planting details, with staking as shown. The tops of all root balls shall be planted one to two inches (1"-2") above finish grade.
17. The contractor shall not impede existing or proposed site drainage in any way. The contractor shall always maintain positive drainage away from building foundations.
18. The contractor shall maintain all plants and work until all work is complete and accepted by the owner. Upon completion of landscape work, an inspection for acceptance of the work shall be held. The contractor shall notify the owner/landscape architect for scheduling of inspection at least seven (7) days in advance.
19. The contractor shall maintain and guarantee all work for a period of one year from the date of final acceptance by the Owner. Replacement plants shall be guaranteed for an additional ninety (90) days. Maintenance shall generally include mowing, weeding, fertilizing, cleaning, application of insecticides and herbicides, or as specified in the maintenance agreement.

# LANDSCAPE PLAN SUMMARY

- Zoning Classification: R-R Rural Residential
- Proposed Development: Residential
- Parcel Size: 698,567.92 sq.ft. (16.04 ac)
- Landscape Area Required (25%): 174,641.98 sq.ft. (4.01 ac)
- Landscape Area Provided (28%): 210,514.00 sq.ft. (4.83 ac)
- Landscape Coverage Required (50%): 105,257.00 sq.ft. (2.42 ac)
- Parking Spaces Provided: 111
- Parking Landscape Area Required: 1,198.80 sq.ft.
- Parking Landscape Area Provided: 10,308.00 sq.ft.
- Trees Required (1 per 1,000 sq.ft. of required landscape): 174
- Trees Provided: 473

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RIVER RUN

FINAL PLAT APPLICATION

SPANISH FORK, UTAH

LICENSED LANDSCAPE ARCHITECT · #4987010-5301 · CHRIS ERIC LANGVARDT · STATE OF UTAH

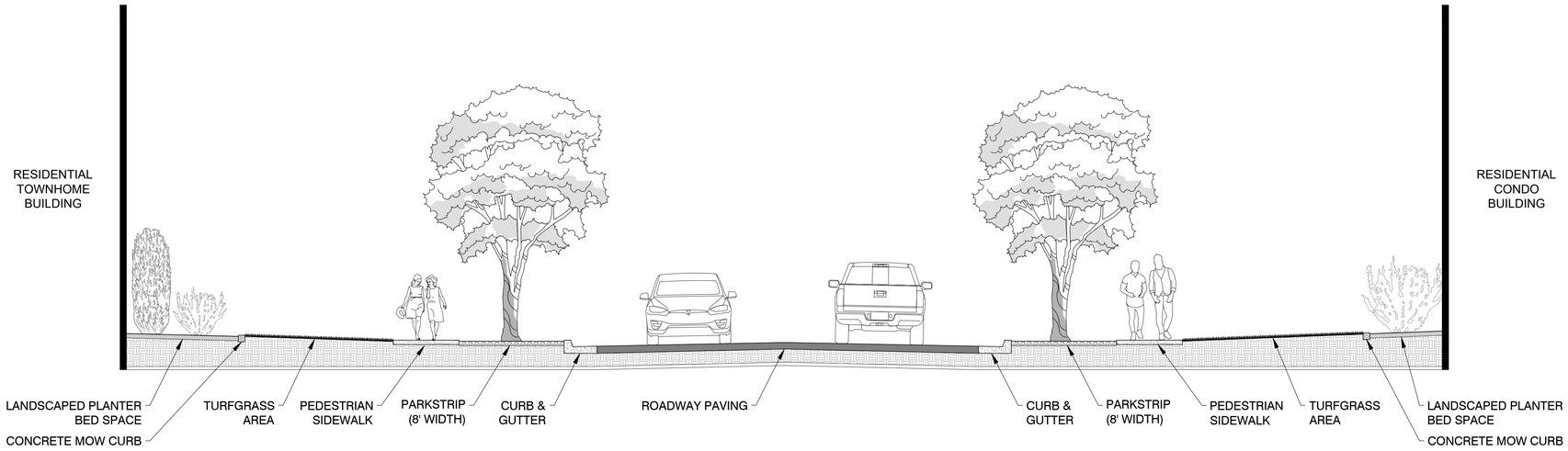
PREPARED FOR:

WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

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|---|---|
| DATE: | FEBRUARY 2024 |
| PROJECT: | 000.0000.207 |
| DRAWN BY: | AKC |
| REVIEW BY: | EL |
| VERSION: | FINAL PLAT |
| REVISIONS: | |

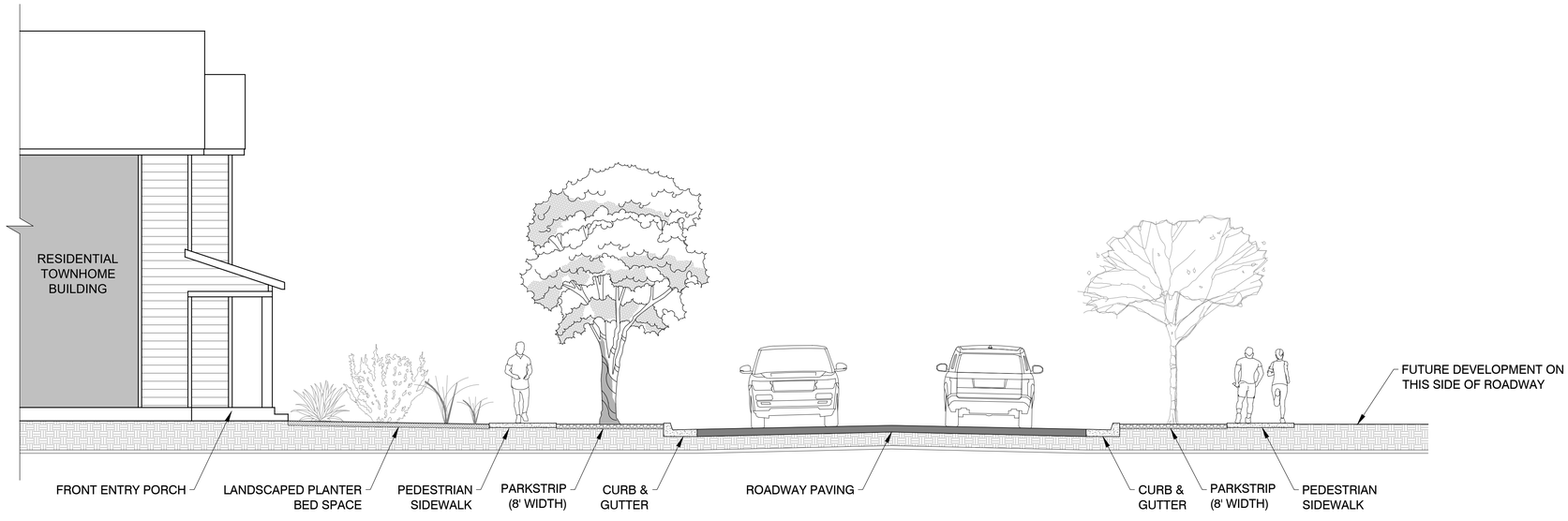
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LANDSCAPE NOTES & SCHEDULES

SHEET NUMBER:
LP1.5




1 STREETSCAPE CROSS SECTION

SCALE: 1" = 5'




2 STREETSCAPE CROSS SECTION

SCALE: 1" = 5'

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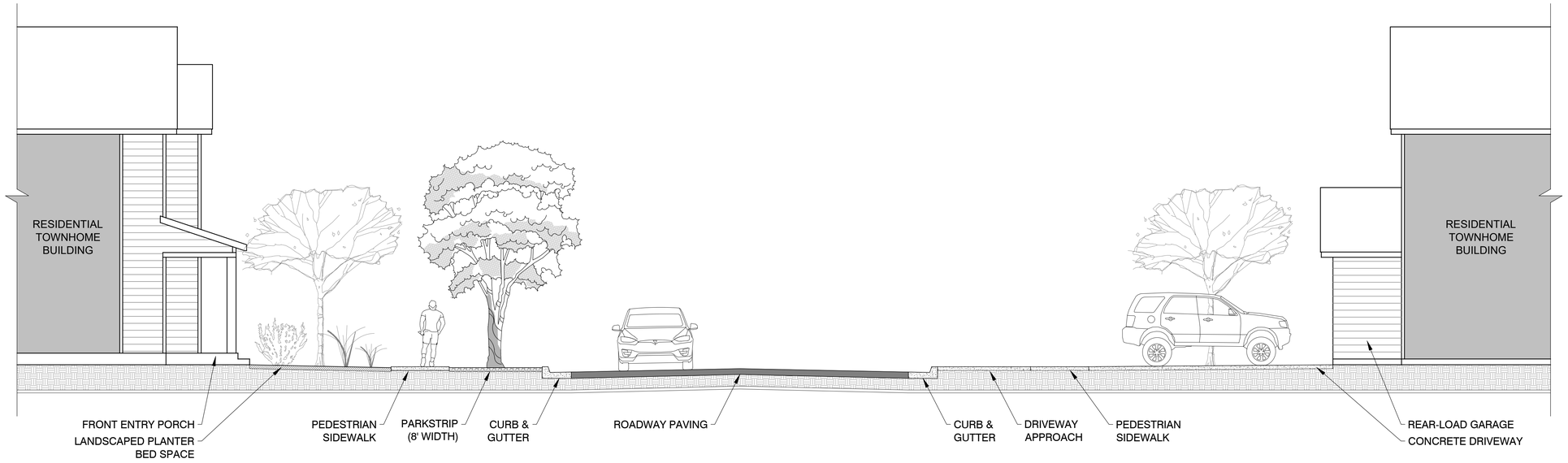
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SHEET TITLE:
STREETSCAPE SECTIONS

SHEET NUMBER:
LP1.6




1 STREETSCAPE CROSS SECTION

SCALE: 1" = 5'

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# RIVER RUN

## FINAL PLAT APPLICATION

SPANISH FORK, UTAH

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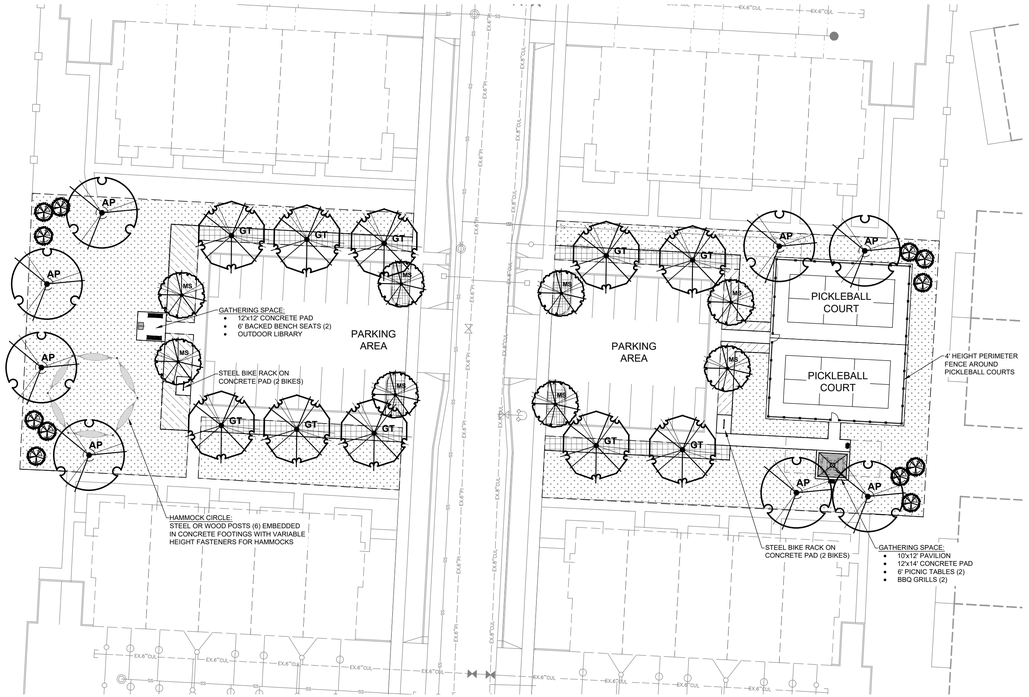
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SHEET TITLE:
STREETSCAPE SECTIONS

SHEET NUMBER:
LP1.7




## TREE SCHEDULE - PLAT B

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| CONIFER TREE | | | | | |
| | PO | Picea orientalis 'Green Knight' / Wells Green Knight Spruce | 6` Ht. | B&B | 12 |
| | | SUBTOTAL: | | | 12 |
| DECIDUOUS TREE | | | | | |
| | AP | Acer pseudoplatanus / Sycamore Maple | 2" Cal. | B&B | 8 |
| | GT | Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust | 2" Cal. | B&B | 10 |
| | MS | Malus x 'Spring Snow' / Spring Snow Crabapple | 2" Cal. | B&B | 8 |
| | | SUBTOTAL: | | | 26 |

## LANDSCAPE AND PLANT SCHEDULE - PLAT B

**PLANTER BED SPACE - WEST EXPOSURE** — 913 sf

Planter bed space on the north sides of proposed residential buildings with generally full to partial sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within west exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Caryopteris x clandonensis 'First Choice' / First Choice Bluebeard | 21 | 5 gal., Pot | 20% @ 36" oc |
| Deschampsia cespitosa 'Northern Lights' / Northern Lights Tufted Hair Grass | 36 | 1 gal., Pot | 15% @ 24" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 12 | 5 gal., Pot | 20% @ 48" oc |
| Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark | 12 | 5 gal., Pot | 20% @ 48" oc |

**PLANTER BED SPACE - EAST EXPOSURE** — 460 sf

Planter bed space on the east sides of proposed residential buildings with generally partial sun to partial shade tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within east exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Aronia melanocarpa 'Autumn Magic' / Black Chokeberry | 2 | 5 gal., Pot | 20% @ 72" oc |
| Aronia melanocarpa 'Low Scape Mound' / Black Chokeberry | 3 | 5 gal., Pot | 10% @ 48" oc |
| Panicum virgatum `Shenandoah` / Switch Grass | 3 | 1 gal., Pot | 10% @ 48" oc |
| Prunus besseyi / Sand Cherry | 2 | 5 gal., Pot | 15% @ 72" oc |
| Ribes aureum / Golden Currant | 2 | 5 gal., Pot | 20% @ 84" oc |

**PLANTER BED SPACE - SOUTH EXPOSURE** — 1,975 sf

Planter bed space on the south sides of proposed residential buildings with generally full sun tolerant shrubs, ornamental grasses, and flowering perennials, and 3/4" minus decorative rock surface material. Trees and plants within south exposure planter bed areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Buddleia davidii 'Buzz Purple' / Butterflybush | 8 | 5 gal., Pot | 5% @ 48" oc |
| Helictotrichon sempervirens 'Sapphire' / Sapphire Blue Oat Grass | 13 | 1 gal., Pot | 10% @ 48" oc |
| Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage | 20 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil | 20 | 5 gal., Pot | 15% @ 48" oc |
| Potentilla fruticosa `Jackmanii` / Jackman`s Potentilla | 12 | 5 gal., Pot | 10% @ 48" oc |
| Syringa patula `Miss Kim` / Miss Kim Lilac | 8 | 5 gal., Pot | 20% @ 84" oc |

**TURFGRASS AREA** — 16,481 sf

Open space areas with water-wise turfgrass and pop-up spray heads and/or rotor irrigation.Basis of design: BioBlue or BioMeadow by Biograss Sod Farms.

**PARKING ISLAND AREA** — 516 sf

Landscaped islands adjacent to parking spaces with trees, shrubs, ornamental grasses, 3/4" minus decorative rock. Trees and plants within parking island areas are grouped for point-source drip irrigation on the same control valve. Proposed plants include the following:

| | | | |
|---|---|---|---|
| Panicum virgatum 'Shenandoah' / Switch Grass | 8 | 1 gal., Pot | 15% @ 36" oc |
| Pennisetum alopecuroides 'Burgundy Bunny' / Dwarf Fountain Grass | 4 | 1 gal., Pot | 10% @ 36" oc |
| Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 8 | 5 gal., Pot | 25% @ 48" oc |

## GENERAL LANDSCAPE NOTES

1. The proposed deciduous and conifer trees shown generally represent the intended locations for trees. Trees have been placed to provide shade, visual buffering between outdoor spaces and adjacent buildings, and to maintain views from outdoor spaces and interior living spaces.
2. The planter areas shown generally represent the proposed shrubs, ornamental grasses, and flowering perennials to be planted within each area. The proposed shrubs, ornamental grasses, and flowering perennials have been selected based on the following criteria:
   - Native species and/or adapted to the Intermountain region
   - Solar exposure: north, south, east, or west
   - Low water requirements once established
   - Plant groups with similar water needs

   The plant schedule indicates the general types, sizes, and quantities of each proposed tree and plant species. Actual types and quantities may vary depending on the final layout for each planter bed area and the availability of each species at the time of installation.
3. The finished grade of all planter bed areas shall be smooth, even, and consistent, and free of any humps, depressions, or other grading irregularities. The finished grade of all planter bed areas shall be graded consistently to four inches (4") below the top of all adjacent pathways, driveways, and roadway curbs to accommodate decorative rock depth.
4. The planter bed areas are intended to be finished with decorative rock, following installation of below-grade and above-grade drip irrigation components and plant materials, unless otherwise noted. The average depth of mulch over all planter areas shall be four inches (4").
5. All planter bed areas shall be separated from turfgrass areas with aluminum or steel landscape edging, or as otherwise noted.
6. Turfgrass areas shall include a hydroseed and/or cut sod application of the turfgrass variety specified, according to the manufacturer's application instructions. If necessary, the hydroseed application shall include a binder material, as well as any other erosion control measures, to prevent seed and soil erosion from water and wind.
7. The finished grade of all turfgrass areas shall be graded consistently to two inches (2") below the top of all surrounding sidewalks, pathways, driveways, exterior patios, and roadway curbs to accommodate mature turfgrass root and soil depth.
8. A permanent, underground irrigation system shall be installed to provide supplemental irrigation to all proposed trees, shrubs, ornamental grasses and flowering perennials, and turfgrass areas. The irrigation system shall be controlled by an automatic controller capable of multiple programs and start times, and compatibility with master valves, flow sensors, and weather sensors (i.e. rain and freeze shut-off).
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10. All turfgrass areas shall be irrigated with pop-up spray heads and/or pop-up rotors, with 100% head-to-head coverage over entire turfgrass area. Following turfgrass establishment, the irrigation cycles can be reduced to manufacturer's recommended watering schedule.
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18. The contractor shall maintain and guarantee all work for a period of one year from the date of final acceptance by the Owner. Replacement plants shall be guaranteed for an additional ninety (90) days. Maintenance shall generally include mowing, weeding, fertilizing, cleaning, application of insecticides and herbicides, or as specified in the maintenance agreement.

## LANDSCAPE PLAN SUMMARY

- Open Space Area: 37,115.44 sq.ft. (0.85 ac)
- Landscape Area Provided (54.0%): 20,058.00 sq.ft. (0.46 ac)
- Parking Spaces Provided: 28
- Parking Landscape Area Required: 305.20 sq.ft.
- Parking Landscape Area Provided: 516.00 sq.ft.
- Trees Required (1 per 1,000 sq.ft. of required landscape): 20
- Trees Provided: 38

LANGVARDT DESIGN GROUP
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SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

# RIVER RUN

FINAL PLAT APPLICATION

SPANISH FORK, UTAH

LICENSED LANDSCAPE ARCHITECT
#4987010-5301
CHRIS ERIC LANGVARDT
STATE OF UTAH

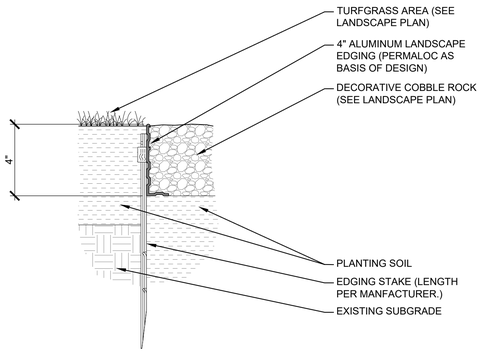
PREPARED FOR:

WHITEHORSE DEVELOPERS
520 SOUTH 850 EAST, STE. A-4
LEHI, UT 84043

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|---|---|
| DATE: | FEBRUARY 2024 |
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| DRAWN BY: | AKC |
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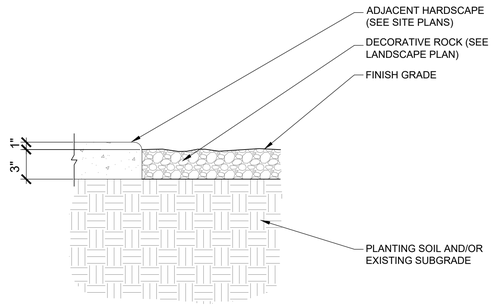
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LANDSCAPE PLAN
PLAT B

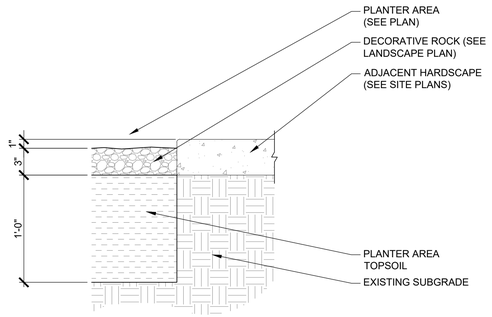
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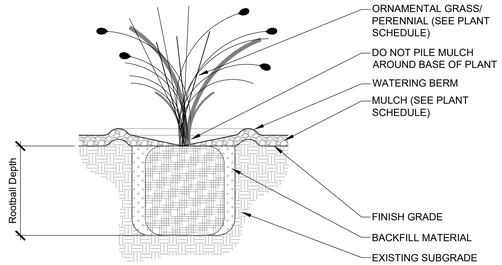


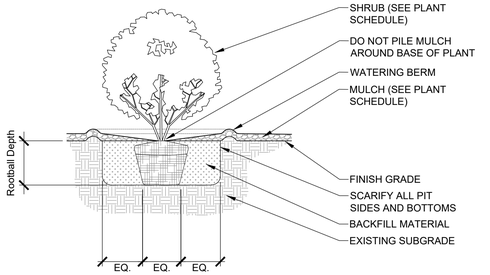

## 9 ALUMINUM OR STEEL LANDSCAPE EDGING

Scale: NTS



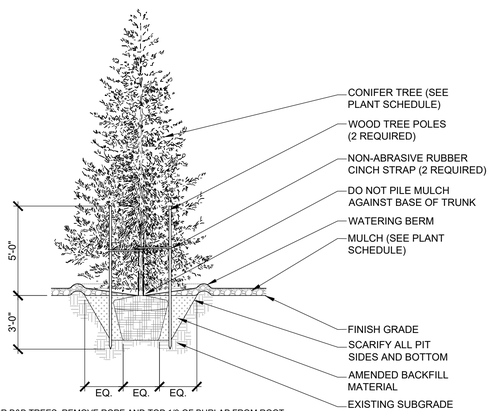




NOTE: WATER PLANT IN POT PRIOR TO REMOVING. DO NOT PLANT DRY PLANTS.

## 8 BARK MULCH/COBBLE ROCK DEPTH

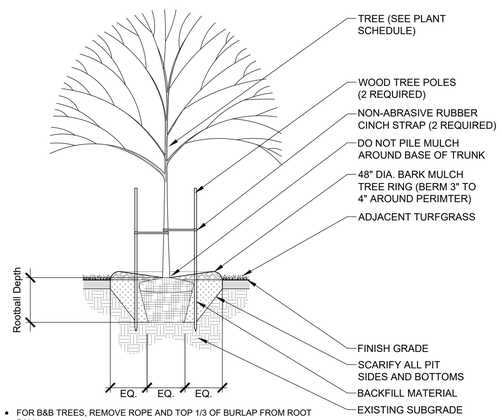
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- FOR B&B TREES, REMOVE ROPE AND TOP 1/3 OF BURLAP FROM ROOT BALL.
- LOCATE TREE STAKES ON OPPOSITE SIDES OF TREE PERPENDICULAR TO PREVAILING WIND.
- FOR TREES LOCATED WITHIN 4' OF HARDSCAPE, INSTALL ROOT BARRIER FABRIC AT EDGE OF HARDSCAPE.

## 7 PLANTING SOIL DEPTH - PLANTER AREA

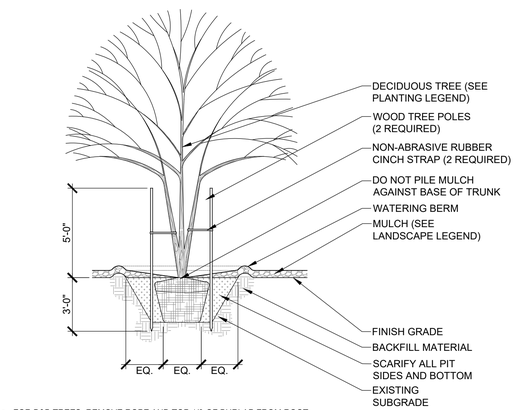
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- FOR TREES LOCATED WITHIN 4' OF HARDSCAPE, INSTALL ROOT BARRIER FABRIC AT EDGE OF HARDSCAPE.

## 6 ORNAMENTAL GRASS/PERENNIAL PLANTING

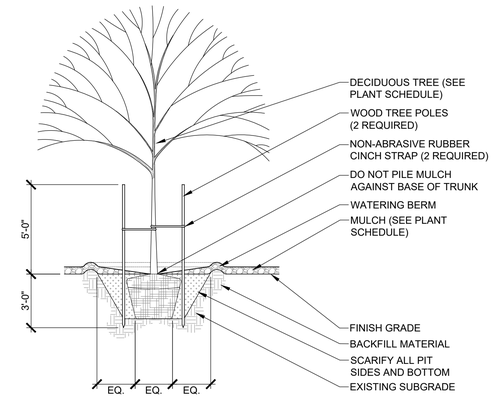
Scale: NTS




- FOR B&B TREES, REMOVE ROPE AND TOP 1/3 OF BURLAP FROM ROOT BALL.
- LOCATE TREE STAKES ON OPPOSITE SIDES OF TREE PERPENDICULAR TO PREVAILING WIND.
- FOR TREES LOCATED WITHIN 4' OF HARDSCAPE, INSTALL ROOT BARRIER FABRIC AT EDGE OF HARDSCAPE.

## 5 SHRUB PLANTING

Scale: NTS




- FOR B&B TREES, REMOVE ROPE AND TOP 1/3 OF BURLAP FROM ROOT BALL.
- LOCATE TREE STAKES ON OPPOSITE SIDES OF TREE PERPENDICULAR TO PREVAILING WIND.
- FOR TREES LOCATED WITHIN 4' OF HARDSCAPE, INSTALL ROOT BARRIER FABRIC AT EDGE OF HARDSCAPE.

## 4 CONIFER TREE WITH STAKING

Scale: NTS

## 3 DECIDUOUS TREE IN TURFGRASS

Scale: NTS

## 2 MULTI-STEM TREE WITH STAKING

Scale: NTS

## 1 DECIDUOUS TREE WITH STAKING

Scale: NTS

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SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
LP1.9