



**Wednesday, May 1, 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. April 17, 2024

2. Final Plat

A. RIVER RUN TOWNHOMES PLAT D. This proposal involves approval of a Final Plat for 15 residential units located at approximately 200 East Volunteer Drive.

B. RIVER RUN PLAT E. This proposal involves approval for a Final Plat for 67 residential units located at approximately 200 East Volunteer Drive.

3. Minor Plat Amendment

A. DALLIN ESTATES PLAT E. This proposal involves the revision of a boundary line on 3 residential lots located at 1709 South 1300 East.

4. Minor Subdivision

A. SUNNY RIDGE PLAT J AMENDMENT. This proposal involves the subdivision of a 1.16 acre lot to create two residential lots located at 1525 East 100 South.

5. Utility Improvement Plan

A. 2940 NORTH STREET SEWER PLAN. This proposal involves the improvement of utilities located at 2940 North 350 East.

6. Concept Review

A. CHRISTOFFERSON CONCEPT.

B. HUNTSMAN TOWNHOME CONCEPT.

7. Title 15 Amendments

A. TITLE 15 ZONING OVERLAY DISTRICTS. Spanish Fork City proposes to amend Municipal Code, Title 15 Land Use, concerning Zoning District Overlays regarding railroad spurs and large utility facilities.

8. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork City
April 17, 2024

Staff Members Present: Chris Thompson, Public Works Director; Dave Anderson, Community Development Director; Brandon Snyder, Senior Planner; Mary Martin, Development Coordination Manager; Vaughn Pickell, City Attorney; John Little, Chief Building Official; Marcie Clark, Department Development Secretary; Jered Johnson, Engineering Division Manager; Zach Hendrickson, Outside Plant Manager; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall; Kasey Woodard, Community Development Secretary, Christian Davis, Airport Manager.

Citizens Present: George Arnold, Jeremy Hanson, Jesse Arnd, Corbin Bennion, Tim Stephens, Devan Cahoon, Brock Wilson, Steve Wilson.

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

MINUTES

April 10, 2024

Dave Anderson **moved** to approve the minutes of April 10, 2024, with the modifications provided.

Jered Johnson **seconded** and the motion **passed** all in favor.

SITE PLAN

UTAH AVIATION MAIN STREET - PHASES 1 & 2

Mary Martin stated this development proposal is located at the airport. She stated there has been discussion regarding landscaping and fencing. She stated the applicant will be required to comply with the airport fencing standard. She stated there are a few remaining redline comments to be addressed.

There was discussion regarding the wrought iron fencing that will be installed along Main Street.

Marci Clark asked the applicant for clarification on the phasing and asked if there was more than one phase. She is just wondering how this will be bonded for.

Steve Wilson stated they would like to be able to build everything all at once but stated he is happy to do this as one or two phases. He then gave a brief presentation about the wetlands and outlined the changes and what could be a potential second phase. He stated there is a possibility that the utilities could be impacted with this change. He stated that he will get with Marci in engineering to go over the bonding.

Jake Theurer stated the phasing could impact the Power Plan. He reminded the applicant that transformer timelines are still very far out and recommends the applicant get the electrical load sheet submitted to the City as soon as they can.

Steve Wilsons stated they will submit elevations to the City that will contain the colors and materials.

Dave Anderson thanked the applicant and stated that the City will look to Christian Davis and the airport board to sign this off.

Jered Johnson **moved** to approve the proposed Utah Aviation Main Street - Phase 1 & 2 Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines including the need to follow the airport fencing standard that is currently being developed.
3. That the applicant coordinates with the Parks and Recreation Department on the landscaping design for the park strip along Main Street.
4. That the applicant updates the Phasing Plan and Power Design.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

Vaughn Pickell asked if there should be an additional condition added that addresses the Phasing Plan so that Engineering is able to calculate the bonds and fees as it is changing from what was originally proposed.

Jered Johnson amended his motion to include an additional fourth condition to include the applicant working with both the power department as well as the engineering department to work out the phasing plan.

HAMILTON COMMERCE CENTER - SPANISH FORK - PHASE 1

Brandon Snyder stated these proposals are connected and stated they are both for phase 1. He stated the recommendation is to approve the proposal subject to the outlined conditions in the staff report with a memo that further outlines benchmarks that need to be followed.

Dave Anderson asked Brandon to clarify this memo that was updated this morning and Brandon read briefly through the reason for the memo.

Dave Anderson stated the City is concerned with dutifully following the Annexation Agreements. He feels the language in this document outlines it adequately.

Dave Anderson **moved** to approve the proposed Hamilton Commerce Center - Spanish Fork - Phase 1 Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant conforms to applicable requirements of the Oberg and Utah West annexation agreements by meeting the requirements as further detailed in the attached memo dated April 17, 2024.
4. That the applicant addresses the Final Plat conditions of approval.

Vaughn Pickell **seconded** and the motion **passed** all in favor.

FINAL PLAT

HAMILTON COMMERCE CENTER - PHASE 1A

Brandon Snyder stated this is the accompanying Final Plat. He stated the previous discussion covered everything that needed to be discussed. He showed the Final Plat exhibit for reference. He stated this proposal will dedicate and improve 1400 North and provide the required connections and access in the area.

Jered Johnson stated that any irrigation structures that will be affected by this development will need to be approved by the irrigation company.

Vaughn Pickell **moved** to approve the proposed Hamilton Commerce Center - Phase 1A Final Plat based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

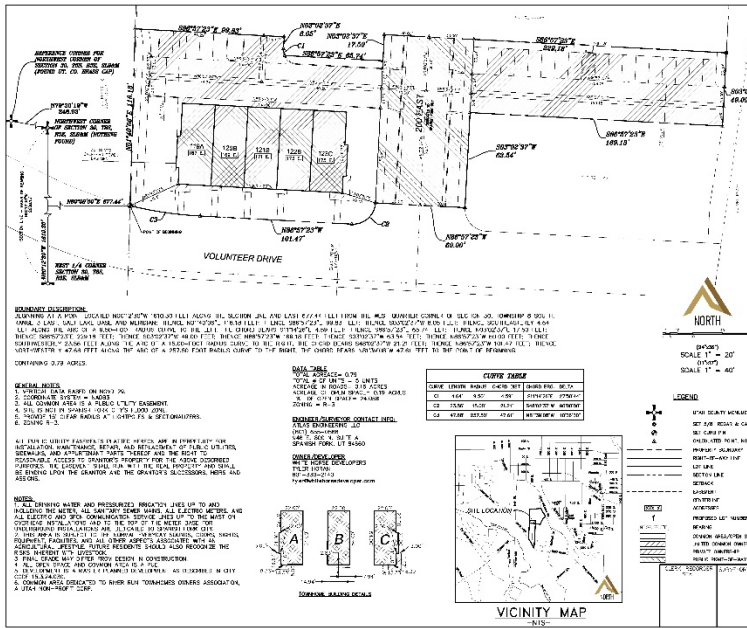
1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant conforms to applicable requirements of the Oberg and Utah West annexation agreements by meeting the requirements as further detailed in the attached memo dated April 17, 2024.
4. That the remnant created by this plat to the north of 1420 North Street be combined with parcel 24:043:0022, to avoid the creation of a nuisance strip.
5. That the applicant obtains an encroachment permit from any applicable irrigation companies.

Jered Johnson **seconded** and the motion **passed** all in favor.

Dave Anderson moved to adjourn the meeting at 10:30 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary



LEGAL DOCUMENTS: SURVEYOR'S CERTIFICATE, OWNER'S DEDICATION, LLC ACKNOWLEDGMENT, and ACCEPTANCE sections.



River Run Plat D Final Plat Approval Request

May 1, 2024, Development Review Committee meeting. Located at approximately 200 East Volunteer Drive, including 1.09 acres. The subject property is zoned R-3. The applicant has requested that a Final Plat with 15 residential units as part of a Master Planned Development be approved. This phase includes five townhome units and ten condominium units.

Key Issues

- 1. Preliminary Plat.
2. Utilities.
3. Access.
4. Storm Drainage.

Recommendation

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

Findings

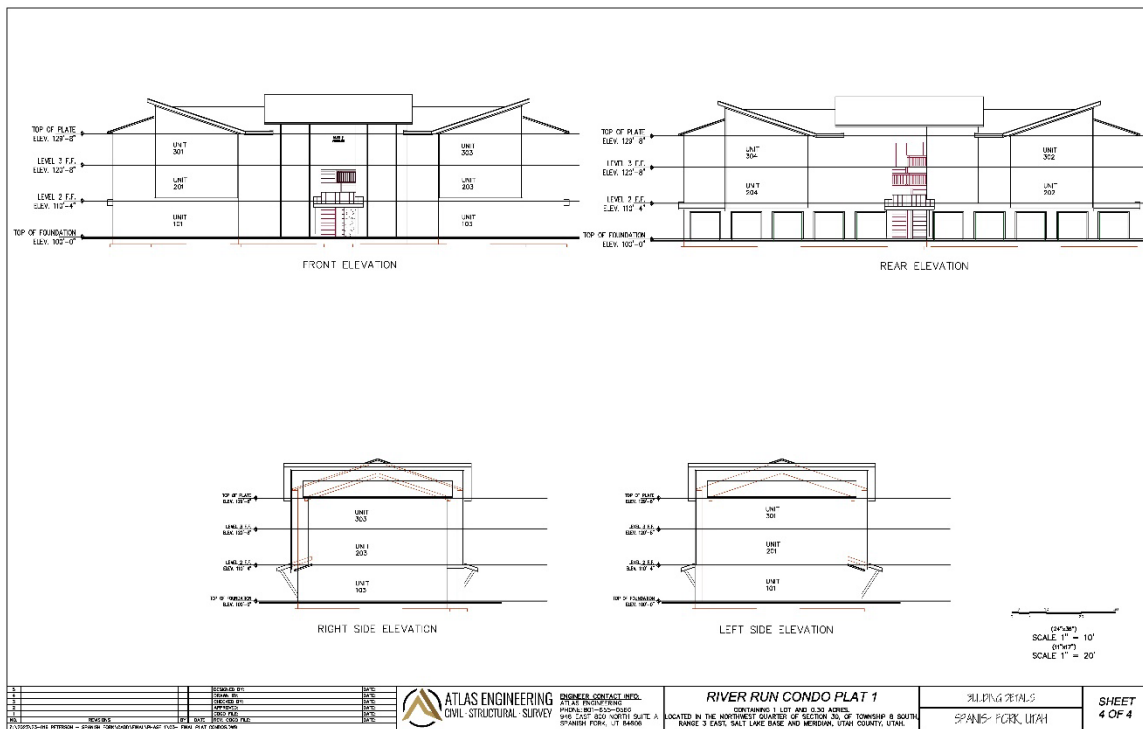
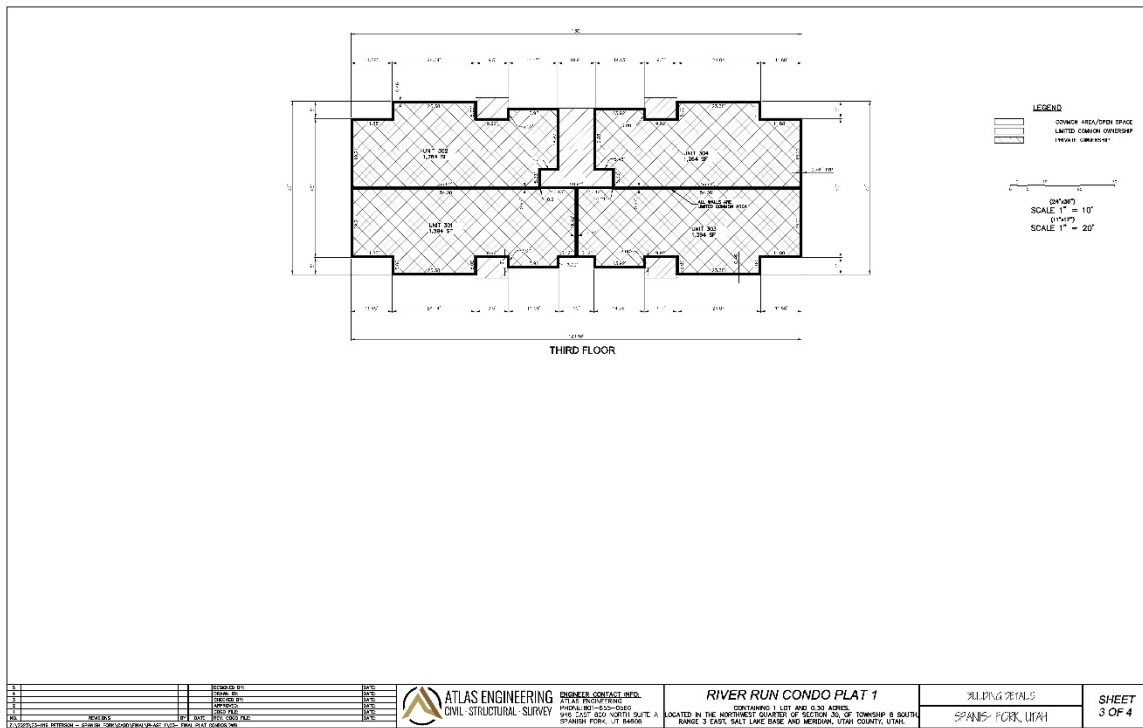
- 1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

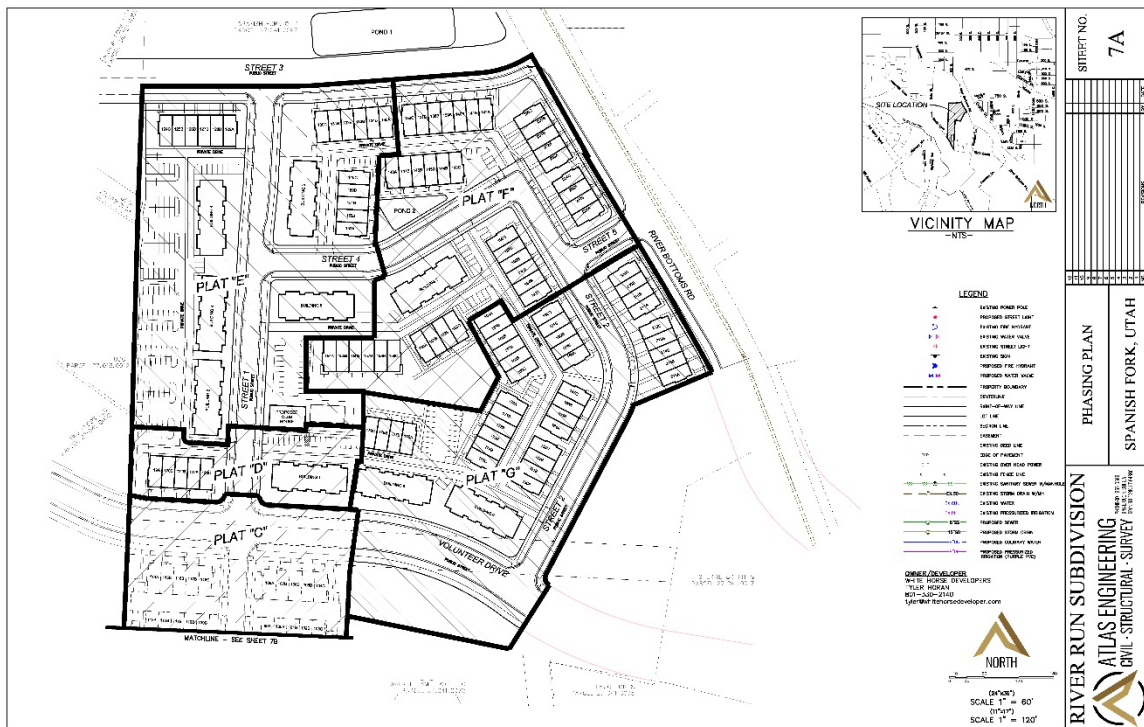
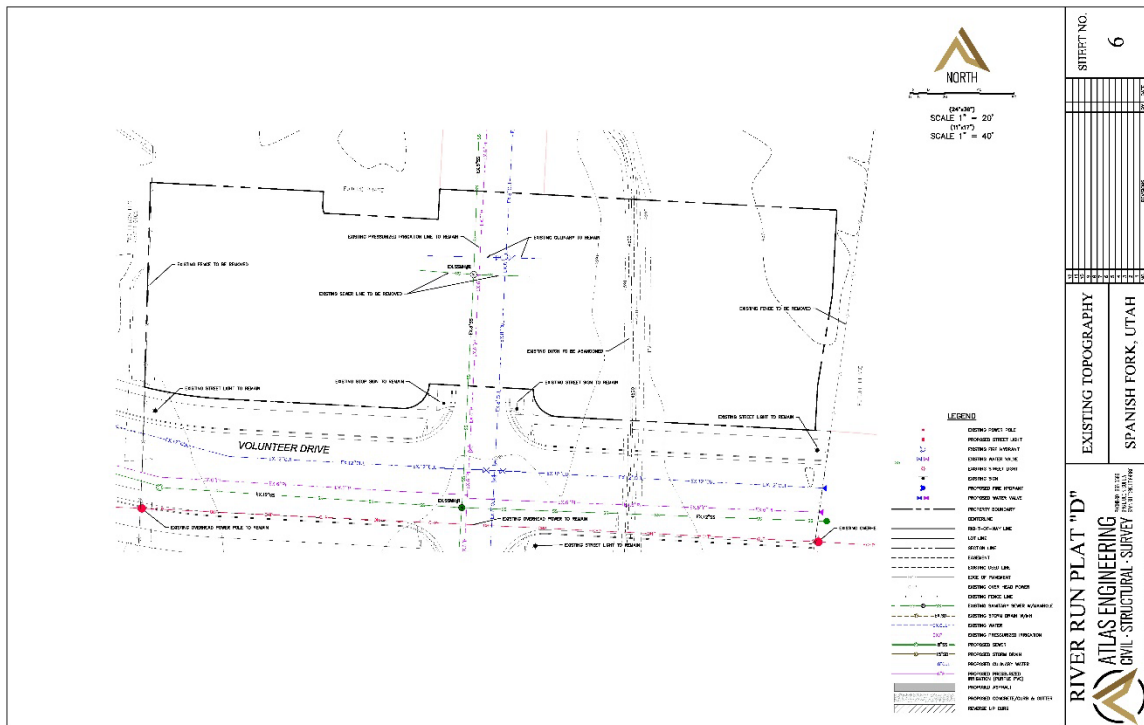
Conditions

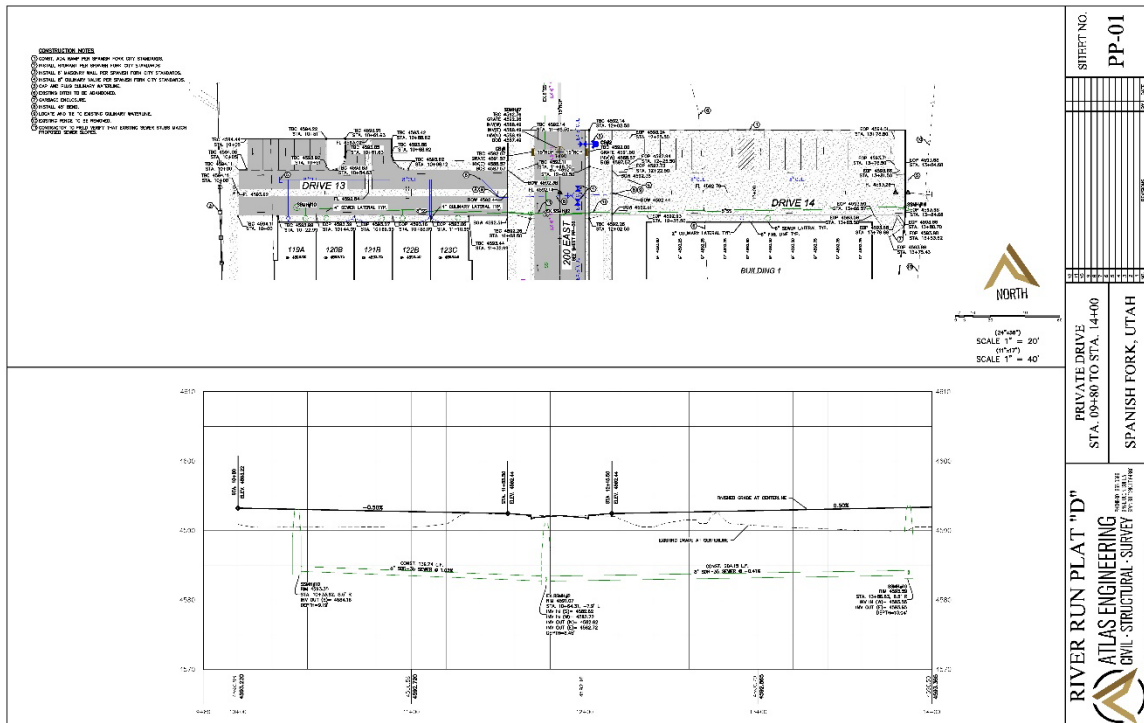
- 1. That the applicant meets the City's Development and Construction standards, zoning requirements, and other applicable City ordinances.
2. That the applicant addresses any red-lines.
3. That the applicant meets the conditions of previous approvals and agreements.

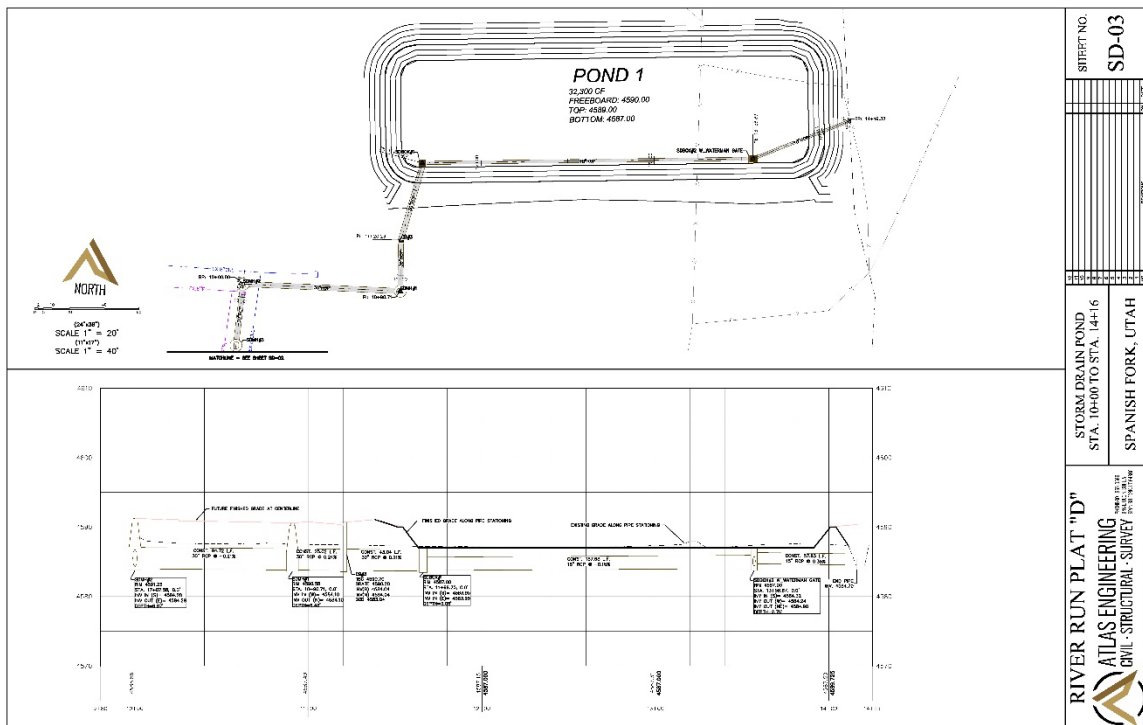
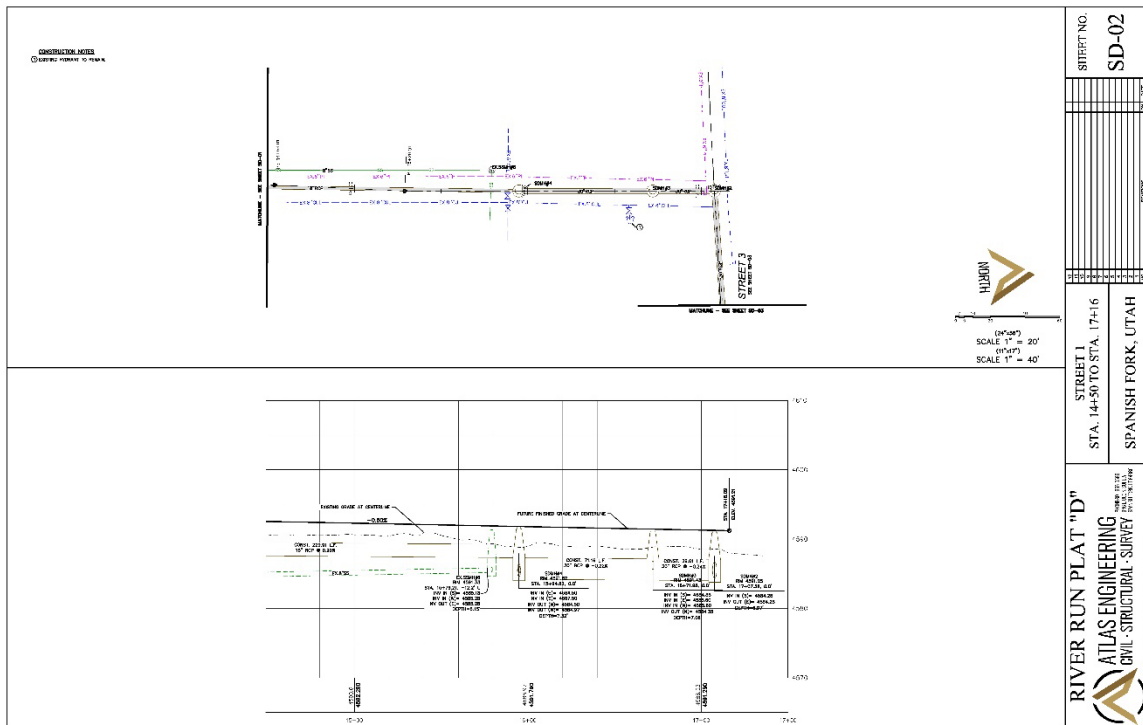
Exhibits

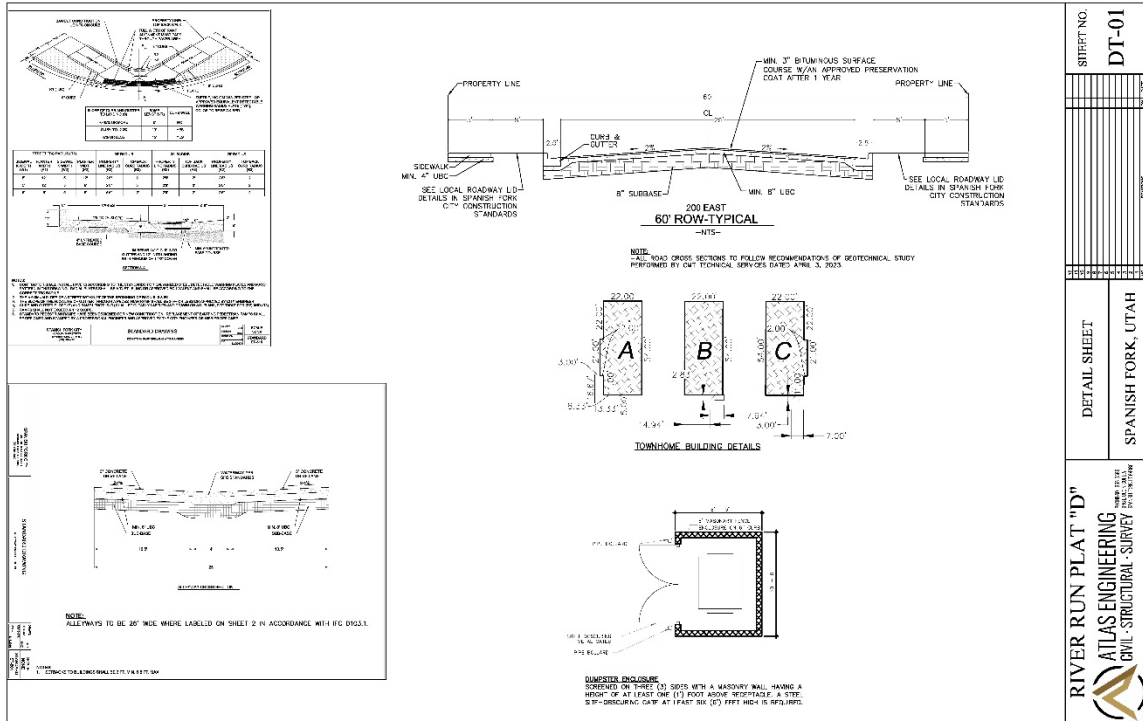
- 1. Final Plat.
2. Landscaping Plan.











SHEET NO. **DT-01**

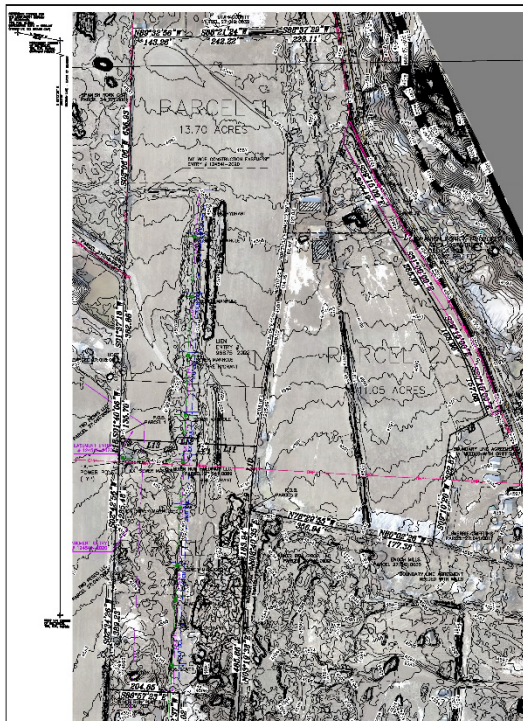
DETAIL SHEET

RIVER RUN PLAT "D"

ATLAS ENGINEERING

CIVIL-STRUCTURAL-SURVEY

SPANISH FORK, UTAH



SHEET NO. **1 of 4**

RIVER RUN SF, LLC

ATLAS ENGINEERING

CIVIL-STRUCTURAL-SURVEY

SPANISH FORK, UTAH

LEGEND

DESCRIPTION

SCALE 1" = 100'

SCALE 1" = 200'

DATE

NARRATIVE (PART 1)

1. THE SURVEY IS BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE NARRATIVE INTO TWO EQUAL PARTS...

NARRATIVE (PART 2)

2. THE SURVEY IS BEING MADE FOR THE PURPOSE OF DIVIDING THE LAND DESCRIBED IN THE NARRATIVE INTO TWO EQUAL PARTS...

ALTA ENGINEERS LAND TITLE SURVEY SPANISH FORK, UTAH RIVER RUN SF, LLC ATLAS ENGINEERING & SURVEYING, INC.

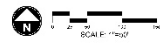
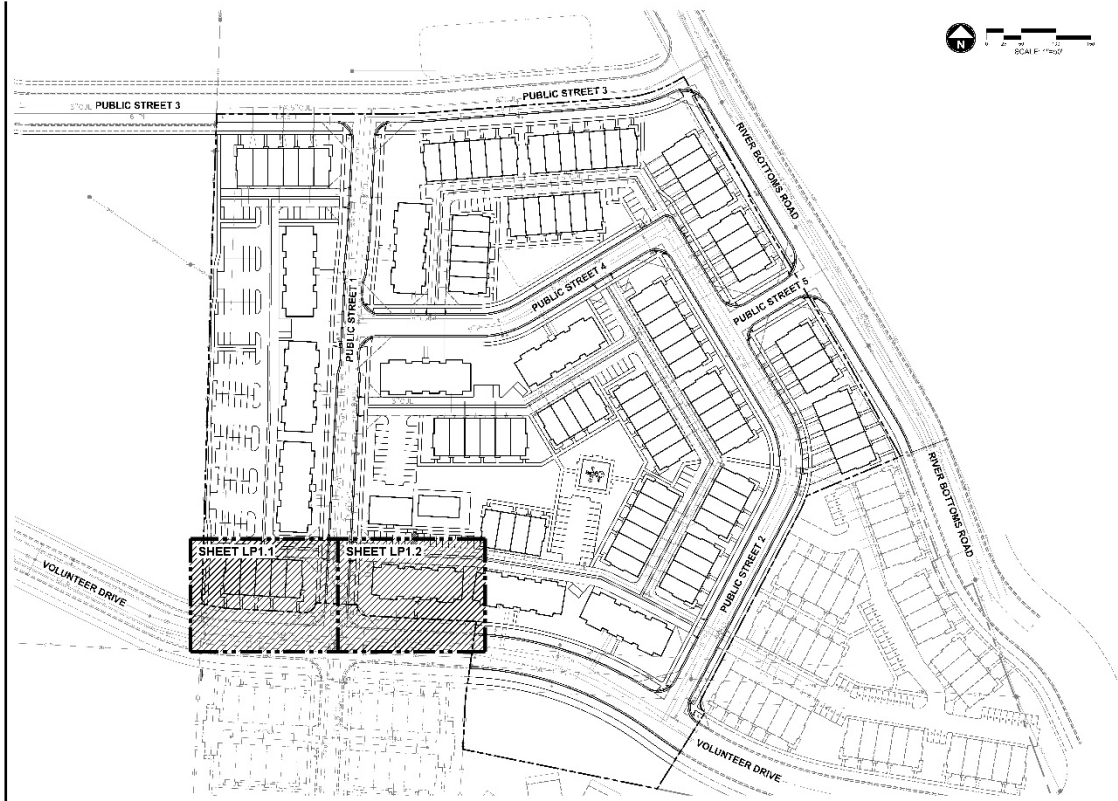
AS SURVEYED PARCEL 3 DESCRIPTION



BEGINNING AT A POINT LOCATED NORTH 03° 23' 00" WEST 1870.30 FEET ALONG THE SECTION LINE AND EAST 677.44 FEET FROM THE WEST QUARTER CORNER OF SECTION 30...

Table with columns: CURVE, LENGTH, BEARS, CHORD BEARS, CHORD BEARS, CHORD BEARS. Includes a legend for curve types and a line table with columns: LINE, DIRECTION, LENGTH.

ALTA ENGINEERS LAND TITLE SURVEY SPANISH FORK, UTAH RIVER RUN SF, LLC ATLAS ENGINEERING & SURVEYING, INC. Includes a north arrow and a circular seal.



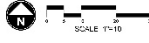
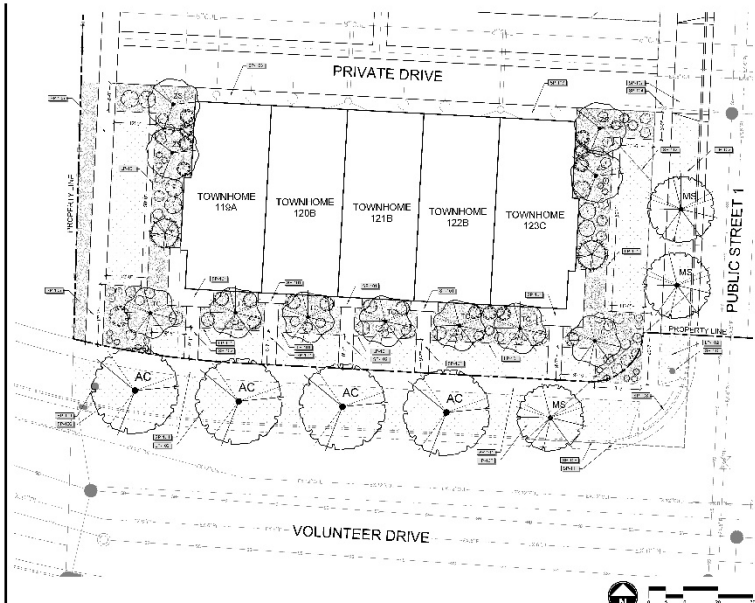
RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT
SPANSID-FOWLE, UPL, INC.



PROPOSED FOOT
PRINT FOR SUBMITTAL
DATE: 08/05/2024
BY: J. D. SPANSID

DATE	PROJECT
2024.08.05	RIVER RUN
PROJECT	PLAT D PHASE 1
DATE	BY
2024.08.05	J. D. SPANSID
DATE	BY
2024.08.05	J. D. SPANSID

SCALE: 1/4" = 1'-0"
OVERALL SHEET KEY
LP1.0



RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT
SPANSID-FOWLE, UPL, INC.



PROPOSED FOOT
PRINT FOR SUBMITTAL
DATE: 08/05/2024
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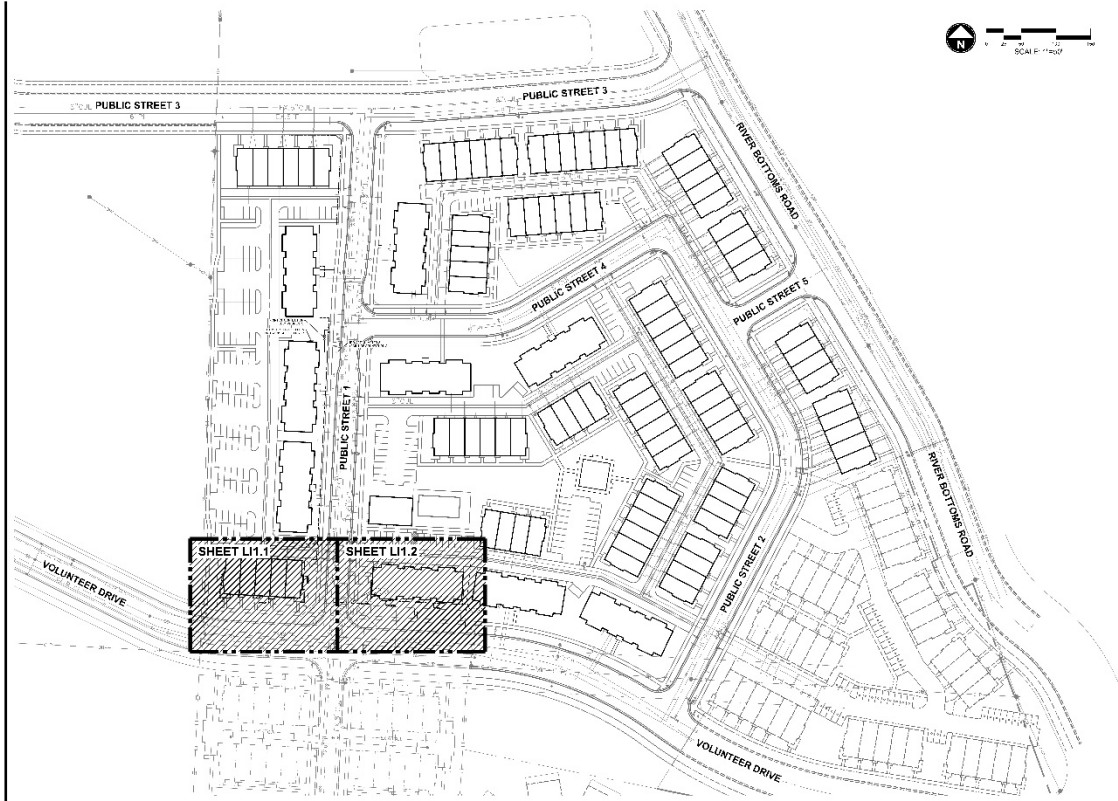
SCALE: 1/4" = 1'-0"
LANDSCAPE PLAN
LP1.1

PLANT SCHEDULE PLAT D TOWNHOMES

SYMBOL	PLANT NAME	COMMON NAME	HT	WID	SP
	PLANT SCHEDULE PLAT D TOWNHOMES				

REFERENCE NOTES SCHEDULE

REF-1	...
REF-2	...
REF-3	...
REF-4	...
REF-5	...
REF-6	...
REF-7	...
REF-8	...
REF-9	...
REF-10	...





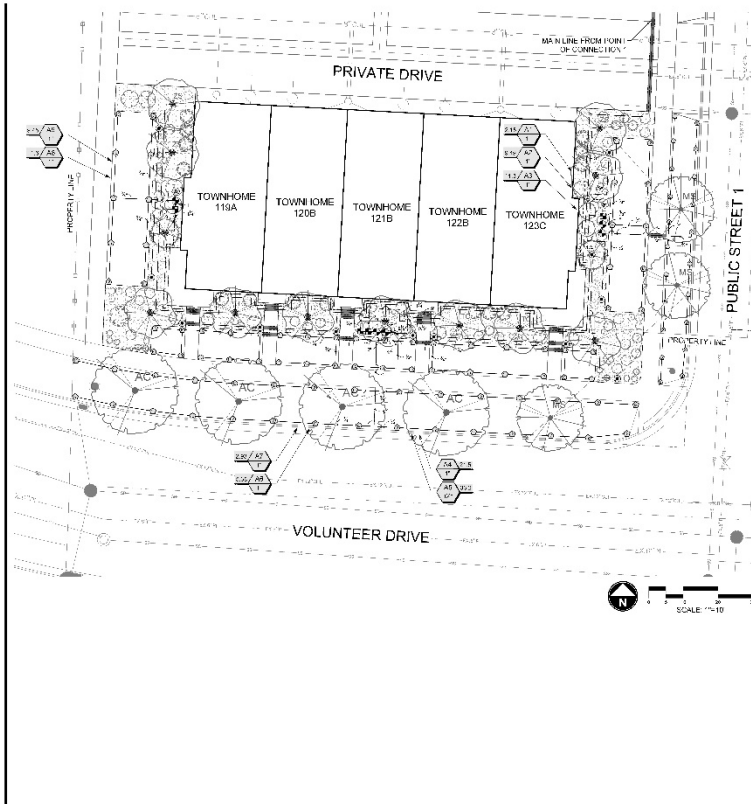
RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT
SPANSID-FOWAL-DJL-4



PREPARED FOR:
M & L CAPITAL DEVELOPMENT
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

DATE: 04/24/2024
PROJECT: 23-0010-WF
DRAWING: 02
DESIGNER: M&L
CHECKER: M&L
SCALE: 1/8"=1'-0"

OVERALL SHEET KEY
L11.0



VALVE SCHEDULE - PLAT D TOWNHOMES

ALIAS	MODEL	SIZE	TYPE	QTY	DESCRIPTION	PS	VS	VC	NOTES
1	1.000.000.000	1.000	1.000	1	1.000.000.000	1.000	1.000	1.000	1.000
2	2.000.000.000	2.000	2.000	1	2.000.000.000	2.000	2.000	2.000	2.000
3	3.000.000.000	3.000	3.000	1	3.000.000.000	3.000	3.000	3.000	3.000
4	4.000.000.000	4.000	4.000	1	4.000.000.000	4.000	4.000	4.000	4.000
5	5.000.000.000	5.000	5.000	1	5.000.000.000	5.000	5.000	5.000	5.000
6	6.000.000.000	6.000	6.000	1	6.000.000.000	6.000	6.000	6.000	6.000
7	7.000.000.000	7.000	7.000	1	7.000.000.000	7.000	7.000	7.000	7.000
8	8.000.000.000	8.000	8.000	1	8.000.000.000	8.000	8.000	8.000	8.000
9	9.000.000.000	9.000	9.000	1	9.000.000.000	9.000	9.000	9.000	9.000
10	10.000.000.000	10.000	10.000	1	10.000.000.000	10.000	10.000	10.000	10.000

IRRIGATION SCHEDULE - PLAT D TOWNHOMES

ALIAS	MODEL	SIZE	TYPE	QTY	DESCRIPTION	PS	VS	VC	NOTES
1	1.000.000.000	1.000	1.000	1	1.000.000.000	1.000	1.000	1.000	1.000
2	2.000.000.000	2.000	2.000	1	2.000.000.000	2.000	2.000	2.000	2.000
3	3.000.000.000	3.000	3.000	1	3.000.000.000	3.000	3.000	3.000	3.000
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9	9.000.000.000	9.000	9.000	1	9.000.000.000	9.000	9.000	9.000	9.000
10	10.000.000.000	10.000	10.000	1	10.000.000.000	10.000	10.000	10.000	10.000

CRITICAL ANALYSIS - PLAT D TOWNHOMES

ALIAS	MODEL	SIZE	TYPE	QTY	DESCRIPTION	PS	VS	VC	NOTES
1	1.000.000.000	1.000	1.000	1	1.000.000.000	1.000	1.000	1.000	1.000
2	2.000.000.000	2.000	2.000	1	2.000.000.000	2.000	2.000	2.000	2.000
3	3.000.000.000	3.000	3.000	1	3.000.000.000	3.000	3.000	3.000	3.000
4	4.000.000.000	4.000	4.000	1	4.000.000.000	4.000	4.000	4.000	4.000
5	5.000.000.000	5.000	5.000	1	5.000.000.000	5.000	5.000	5.000	5.000
6	6.000.000.000	6.000	6.000	1	6.000.000.000	6.000	6.000	6.000	6.000
7	7.000.000.000	7.000	7.000	1	7.000.000.000	7.000	7.000	7.000	7.000
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9	9.000.000.000	9.000	9.000	1	9.000.000.000	9.000	9.000	9.000	9.000
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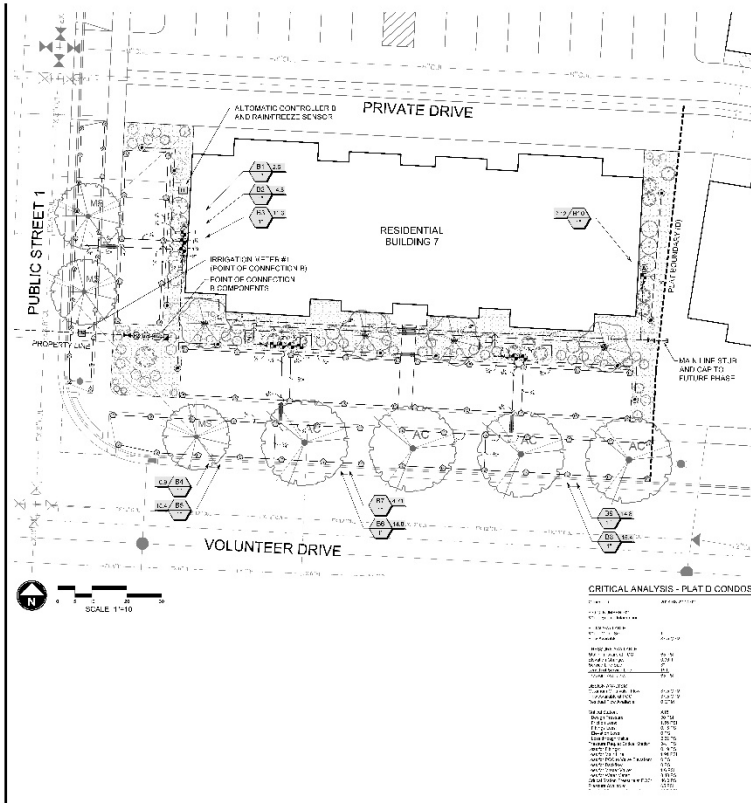
RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT
SPANSID-FOWAL-DJL-4



PREPARED FOR:
M & L CAPITAL DEVELOPMENT
1000 W. 10TH ST. SUITE 100
DENVER, CO 80202

DATE: 04/24/2024
PROJECT: 23-0010-WF
DRAWING: 02
DESIGNER: M&L
CHECKER: M&L
SCALE: 1/8"=1'-0"

IRRIGATION PLAN
L11.1



VALVE SCHEDULE - PLAT D CONDOS

VALVE	TYPE	SIZE	LOCATION	DATE	STATUS
1	ISOLATION BALL VALVE	1/2"	Main Line	2024	COMPLETE
2	QUICK COUPLER VALVE	1/2"	Main Line	2024	COMPLETE
3	MASTER VALVE	1/2"	Main Line	2024	COMPLETE
4	STOP AND WASTE VALVE	1/2"	Main Line	2024	COMPLETE
5	MAIN LINE FILTER	1/2"	Main Line	2024	COMPLETE
6	FLOW SENSOR	1/2"	Main Line	2024	COMPLETE

IRRIGATION SCHEDULE - PLAT D CONDOS

ZONE	VALVE	PIPING	DATE	STATUS
1	1	1/2" PEX	2024	COMPLETE
2	2	1/2" PEX	2024	COMPLETE
3	3	1/2" PEX	2024	COMPLETE
4	4	1/2" PEX	2024	COMPLETE
5	5	1/2" PEX	2024	COMPLETE
6	6	1/2" PEX	2024	COMPLETE

LDG

RIVER RUN PLAT D PHASE 1 BUILDING PERMIT

SHANISH-POMALUJAY

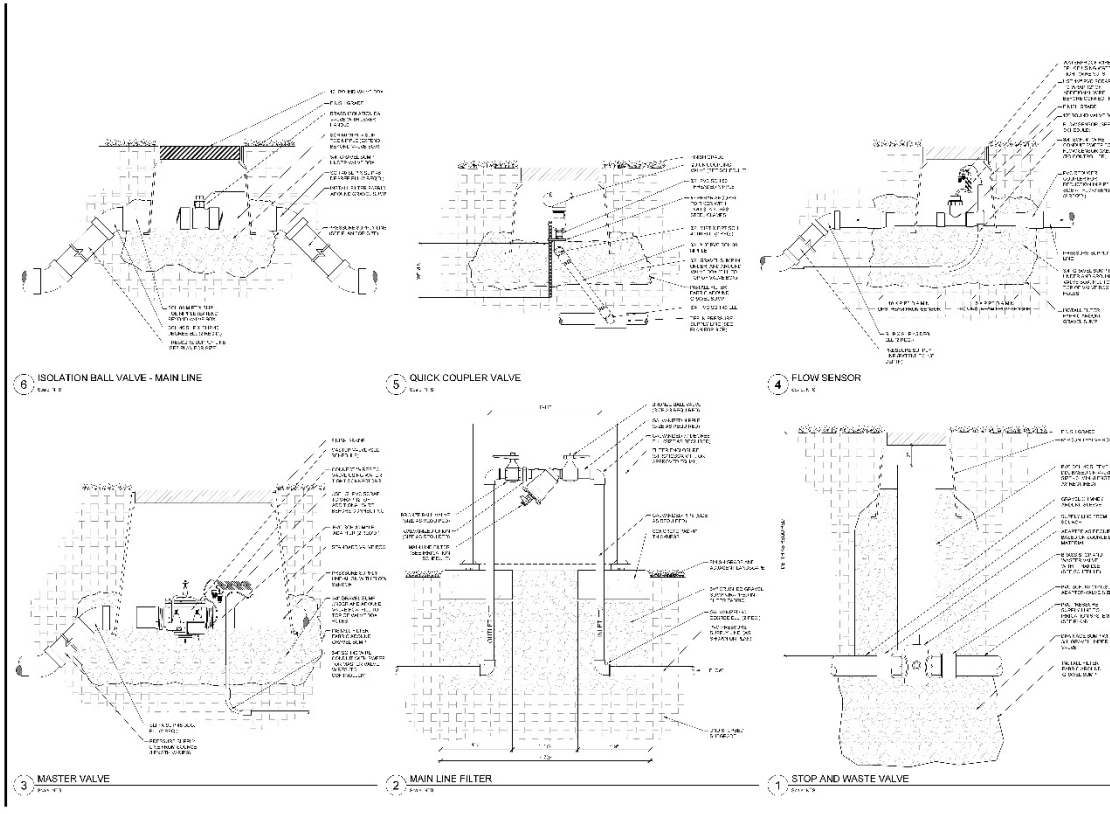
PREPARED FOR:
 11111 CAPITAL BLVD, SUITE 100
 RIVER RUN, PHASE 1

DATE: 11/15/2024

PROJECT: IRRIGATION PLAN

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

LI1.2



LDG

RIVER RUN PLAT D PHASE 1 BUILDING PERMIT

SHANISH-POMALUJAY

PREPARED FOR:
 11111 CAPITAL BLVD, SUITE 100
 RIVER RUN, PHASE 1

DATE: 11/15/2024

PROJECT: IRRIGATION DETAILS

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

LI1.3

6 TRENCH FOR PIPING - IN LANDSCAPE AREA
Sheet 1.4

5 TRENCH FOR PIPING - UNDER PAVED SURFACES
Sheet 1.4

4 AIR / VACUUM RELIEF VALVE
Sheet 1.4

3 ISOLATION BALL VALVE - AT EACH VALVE MANIFOLD
Sheet 1.4

2 IRRIGATION CONTROLLER GROUNDING LAYOUT
Sheet 1.4

1 IRRIGATION CONTROLLER ON PEDESTAL
Sheet 1.4

IRRIGATION DETAILS
LI1.4

LDG
Landscape Design Group

RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT
SPANSIS-PONKOLUJAY

PREPARED FOR:
PROJECT NO. 2024-0001
DATE: 05/01/2024

SCALE:
AS SHOWN

4 CONTROL VALVE KIT - DRIP IRRIGATION
Sheet 1.5

3 VALVE MANIFOLD LAYOUT - DRIP IRRIGATION
Sheet 1.5

2 CONTROL VALVE - SPRAY HEADS/ROTORS
Sheet 1.5

1 VALVE MANIFOLD LAYOUT - SPRAY IRRIGATION
Sheet 1.5

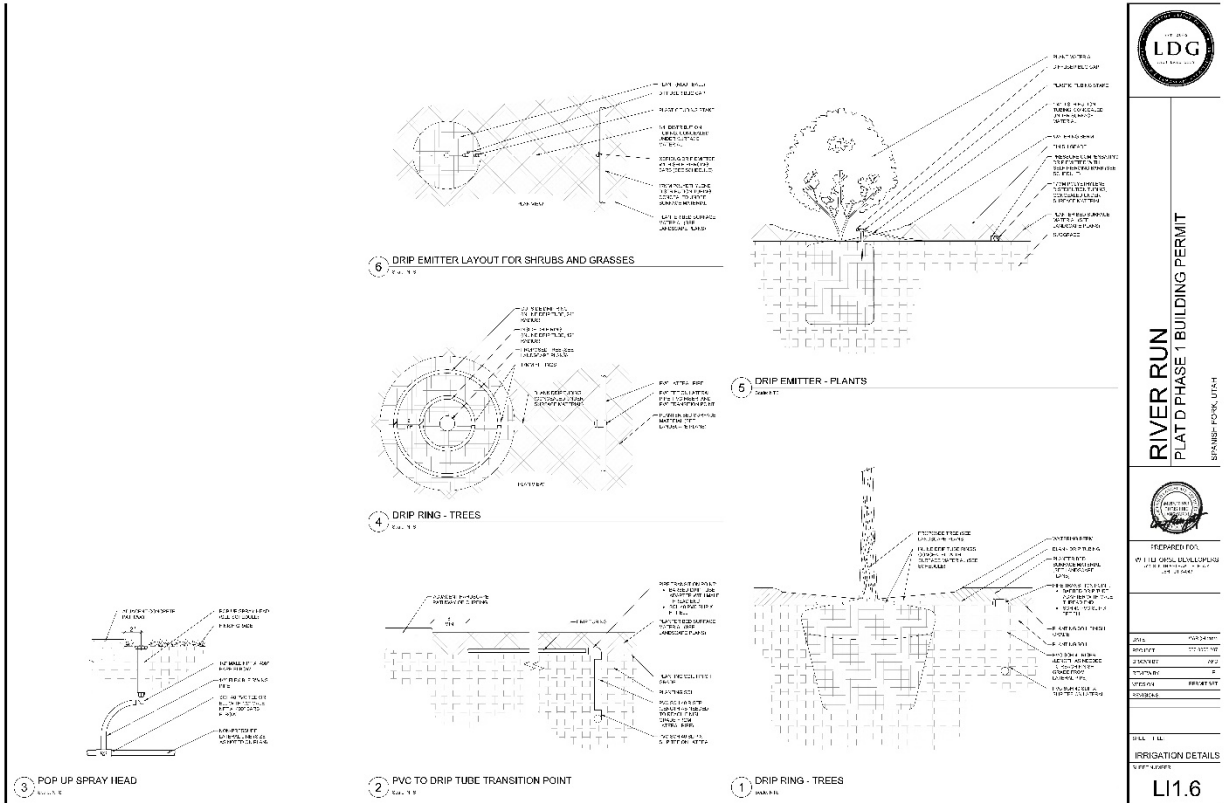
IRRIGATION DETAILS
LI1.5

LDG
Landscape Design Group

RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT
SPANSIS-PONKOLUJAY

PREPARED FOR:
PROJECT NO. 2024-0001
DATE: 05/01/2024

SCALE:
AS SHOWN





RIVER RUN
PLAT D PHASE 1 BUILDING PERMIT

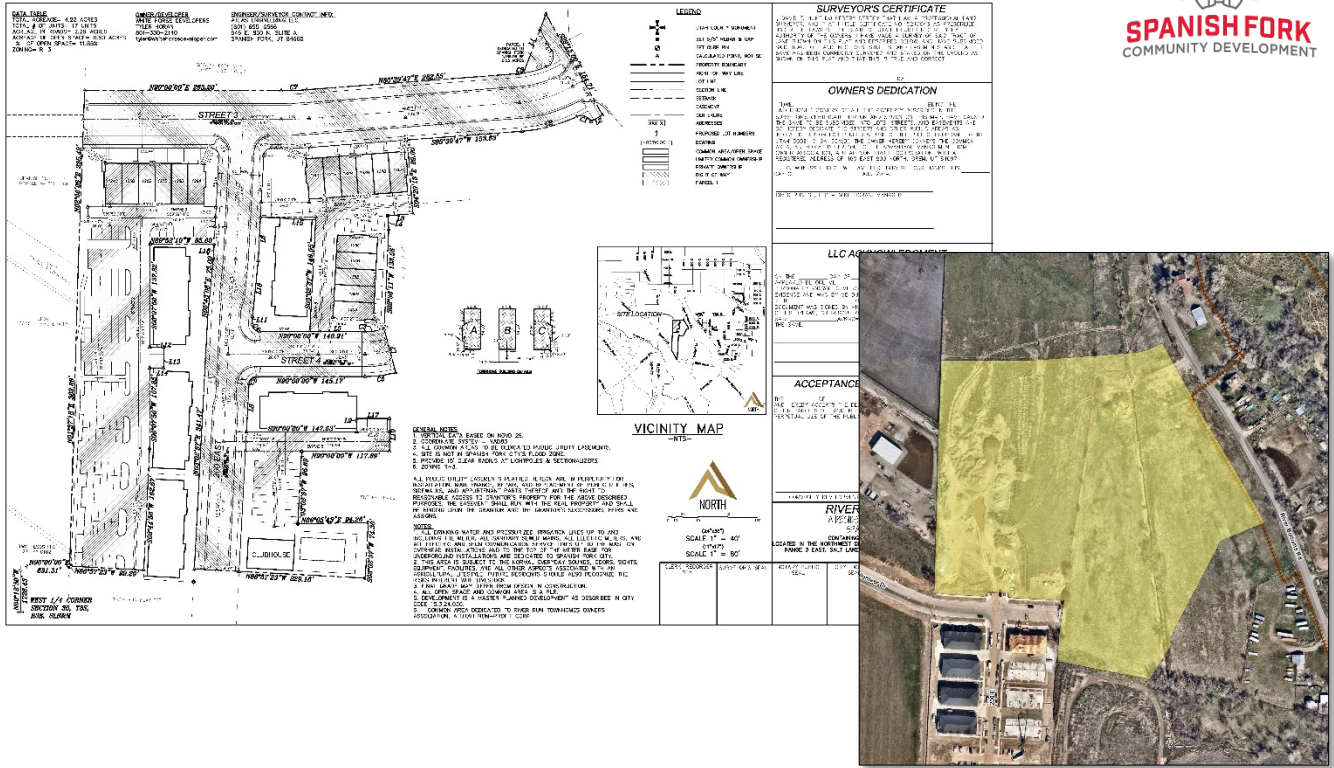


PREPARED FOR:
M. J. L. CONSULTING, INC.
11111 W. 11TH AVENUE, SUITE 100
DENVER, CO 80233

DATE: 05/01/24
PROJECT: RIVER RUN
SHEET: IRRIG-01
DRAWN BY: J. L. LINDEN
CHECKED BY: J. L. LINDEN

SCALE: 1/2" = 1'-0"

LI1.6



**River Run Plat E
Final Plat Approval Request**

May 1, 2024, Development Review Committee meeting.

Located at approximately 200 East Volunteer Drive, including 5.52 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat with 67 residential units as part of a Master Planned Development be approved. This phase includes 17 townhome units and 50 condominium units.

Key Issues

- 1. Preliminary Plat.
- 2. Utilities.
- 3. Access.
- 4. Storm Drainage.

Recommendation

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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 meets the conditions of previous approvals and agreements.

Exhibits

- 1. Final Plat.
- 2. Landscaping Plan.

RIVER RUN PLAT "E"

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
APRIL 2024

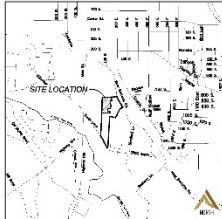
-SHEET INDEX-

SHEET

- 1 COVER
- 2 FINAL TOWNHOMES PLAT
- 3 CONDO PLAT
- 4 CONDO PLAT
- 5 CONDO PLAT
- 6 CONDO PLAT
- 7 CONDO PLAT
- 8 UTILITY & INDEX
- 9 EXISTING TOPOGRAPHY
- 10 GRADING PLAN
- 11 PHASING PLAN
- PP-01 PLAN & PROFILE - 200 EAST - STA. 11+00 TO STA. 14+50
- PP-02 PLAN & PROFILE - 200 EAST - STA. 14+50 TO STA. 17+40
- PP-03 PLAN & PROFILE - STREET 4 - STA. 9+80 TO STA. 12+30
- PP-04 PLAN & PROFILE - STREET 3 - STA. 14+50 TO STA. 19+25
- PP-05 PLAN & PROFILE - STREET 3 - STA. 19+25 TO STA. 20+20
- PP-06 PLAN & PROFILE - DRIVE 6 - STA. 9+80 TO STA. 12+20
- PP-07 PLAN & PROFILE - DRIVE 7 - STA. 9+80 TO STA. 12+15
- PP-08 PLAN & PROFILE - DRIVE 3 - STA. 9+80 TO STA. 12+20
- PP-09 PLAN & PROFILE - DRIVE 2 - STA. 10+20 TO STA. 15+20
- PP-10 PLAN & PROFILE - DRIVE 5 - STA. 9+80 TO STA. 12+30
- PP-11 PLAN & PROFILE - RIVER BOTTOMS ROAD - STA. 10+50 TO STA. 15+50
- DT-01 DETAIL SHEET
- DT-02 DETAIL SHEET
- A.L.T.A. A.L.T.A./N.S.P.S

SHEET NAME

- COVER
- FINAL TOWNHOMES PLAT
- CONDO PLAT
- CONDO PLAT
- CONDO PLAT
- CONDO PLAT
- CONDO PLAT
- UTILITY & INDEX
- EXISTING TOPOGRAPHY
- GRADING PLAN
- PHASING PLAN
- PLAN & PROFILE - 200 EAST - STA. 11+00 TO STA. 14+50
- PLAN & PROFILE - 200 EAST - STA. 14+50 TO STA. 17+40
- PLAN & PROFILE - STREET 4 - STA. 9+80 TO STA. 12+30
- PLAN & PROFILE - STREET 3 - STA. 14+50 TO STA. 19+25
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- PLAN & PROFILE - RIVER BOTTOMS ROAD - STA. 10+50 TO STA. 15+50
- DETAIL SHEET
- DETAIL SHEET
- A.L.T.A.
- A.L.T.A./N.S.P.S



VICINITY MAP

DATA TABLE
 TOTAL AREA: 6.52 ACRES
 TOTAL LOTS: 110
 TOTAL S.F. OF LOTS: 7 UNITS
 AREA OF OPEN SPACE: 1.07 ACRES
 AREA OF OPEN SPACE: 15.5%
 ZONING: R-3

OWNER/DEVELOPER CONTACT INFO:
 ATLAS ENGINEERING LLC
 1400 S. 1000 W.
 SPANISH FORK, UT 84600
 (435) 555-0556
 atlas@atlas-engineering.com

OWNER/DEVELOPER:
 TILED HOMES
 1100 S. 1000 W.
 SPANISH FORK, UT 84600
 (435) 555-0556
 tiledhomes@tiledhomes.com

GENERAL NOTES:

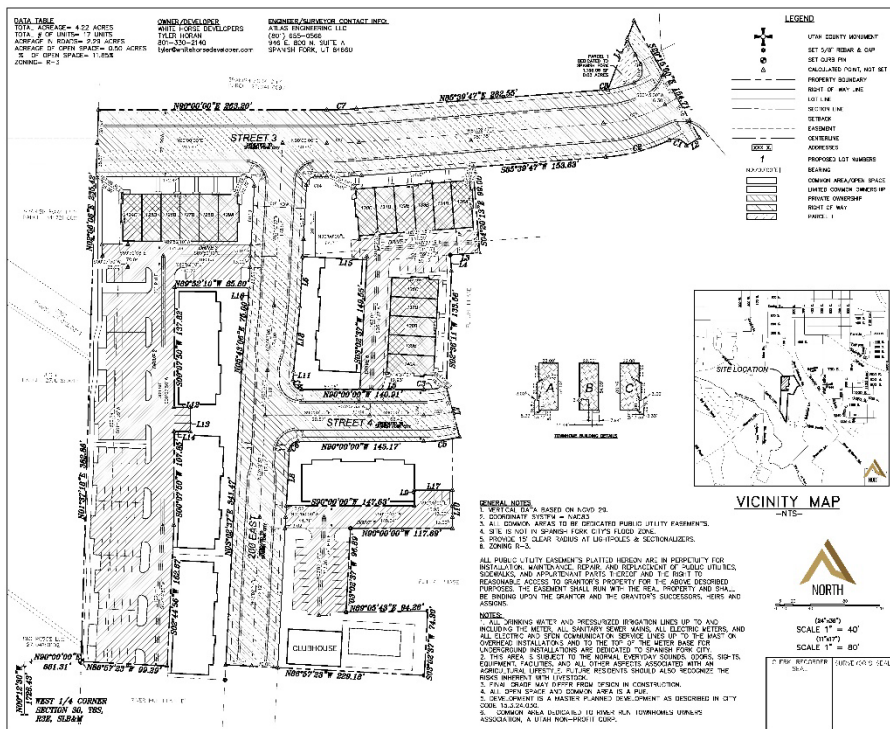
- THESE PLANS TO BE USED FOR PERMITS, RECORDATION AND CONSTRUCTION. THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS AND GRADE ELEVATIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES AND REGULATIONS.



LEGEND

---	EXISTING TOPOGRAPHY
---	PROPOSED TOPOGRAPHY
---	EXISTING DRIVE
---	PROPOSED DRIVE
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED PROPERTY BOUNDARY
---	EXISTING LOT
---	PROPOSED LOT
---	EXISTING DRIVE
---	PROPOSED DRIVE
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING UTILITY
---	PROPOSED UTILITY
---	EXISTING PROPERTY BOUNDARY
---	PROPOSED PROPERTY BOUNDARY
---	EXISTING LOT
---	PROPOSED LOT

RIVER RUN PLAT "E"



SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly Licensed Professional Engineer and a duly Licensed Surveyor in the State of Utah, do hereby certify that I am the author of the above described plat and that the same is a true and correct representation of the facts as shown to me by the owner and that I am not aware of any facts which would make the same incorrect or misleading.

OWNER'S DEDICATION

I, the undersigned, being the owner of the above described plat, do hereby dedicate the same to the public use of the State of Utah and to the use of the people of the State of Utah.

LLC ACKNOWLEDGMENT

I, the undersigned, being the owner of the above described plat, do hereby acknowledge that I am the owner of the same and that I am not aware of any facts which would make the same incorrect or misleading.

ACCEPTANCE BY LEGISLATIVE BODY

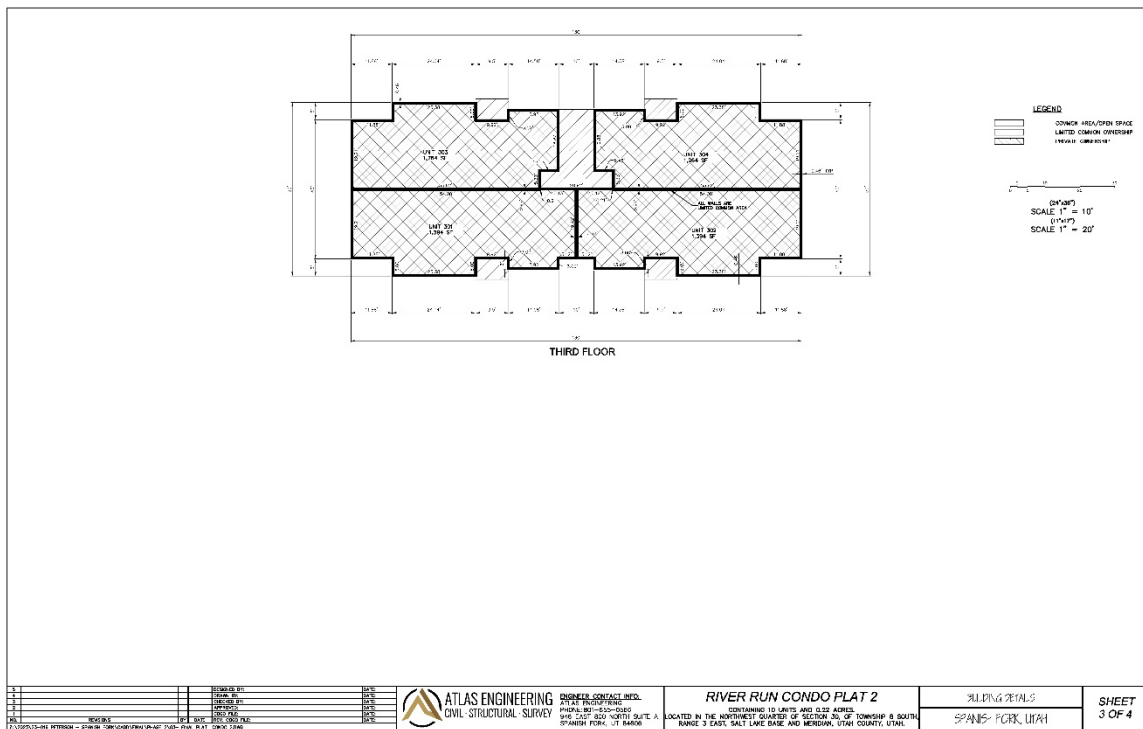
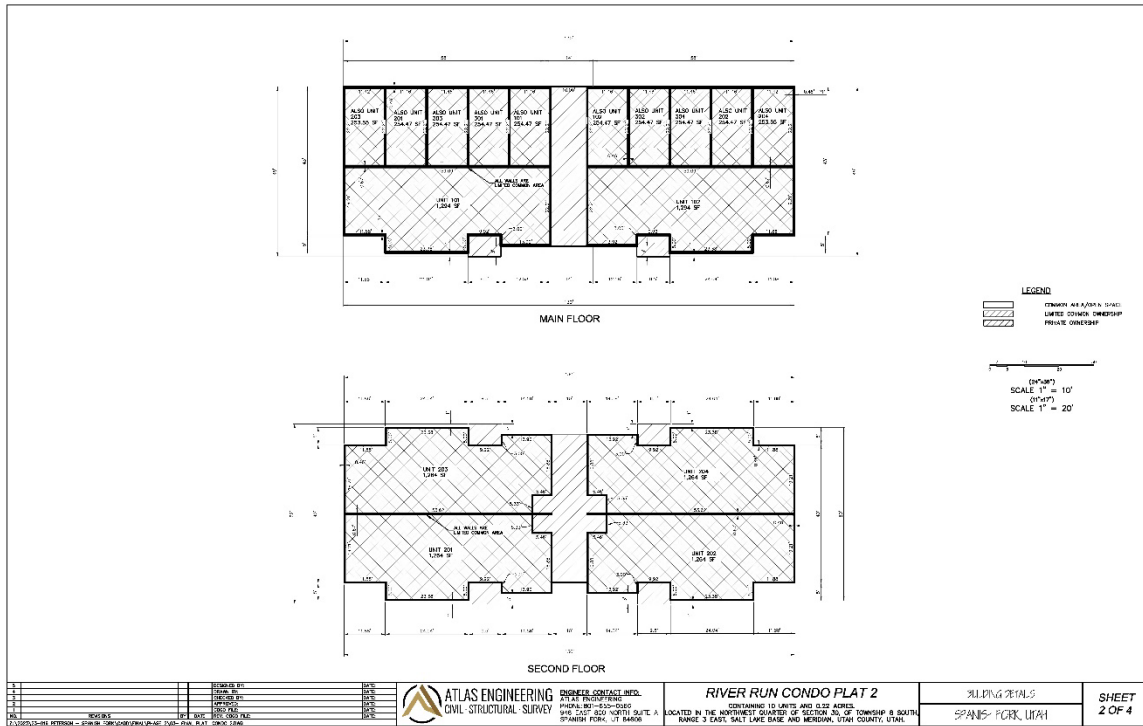
I, the undersigned, being the owner of the above described plat, do hereby certify that the same has been accepted by the legislative body of the State of Utah.

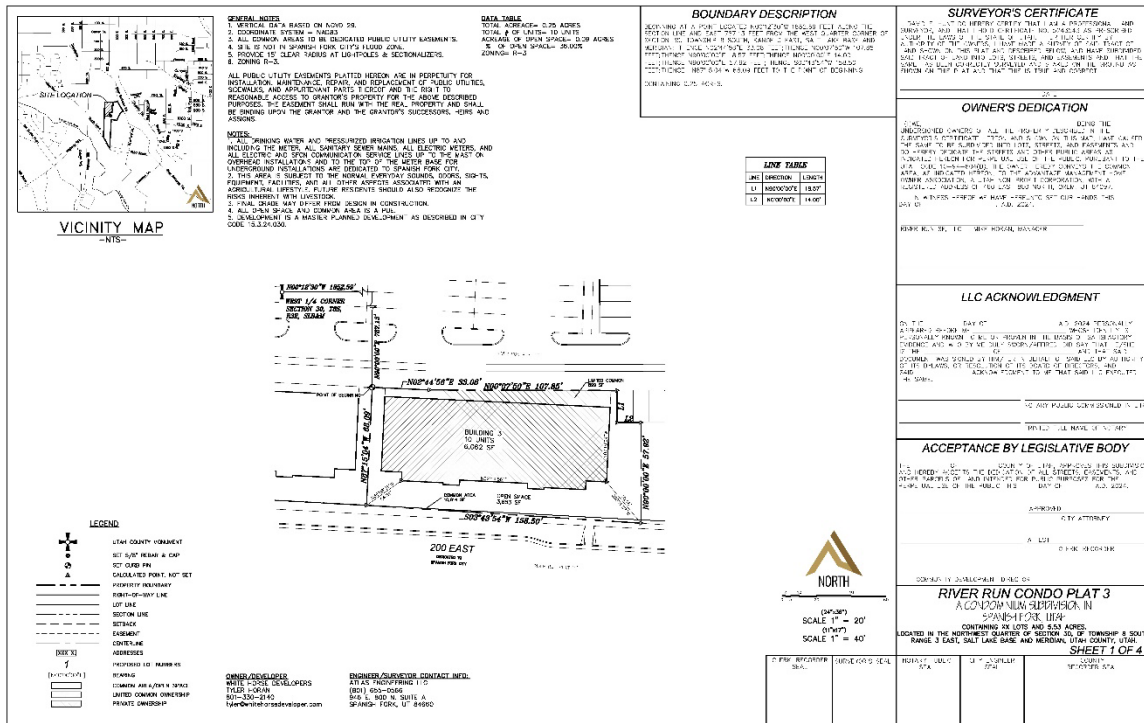
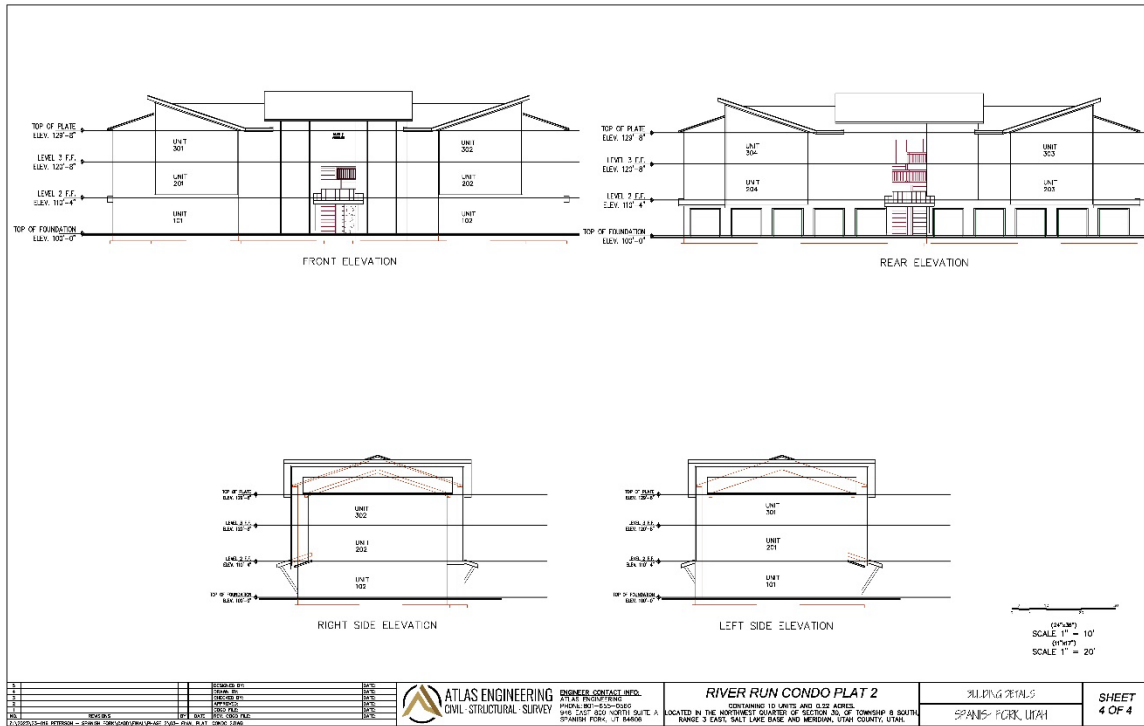
VICINITY MAP

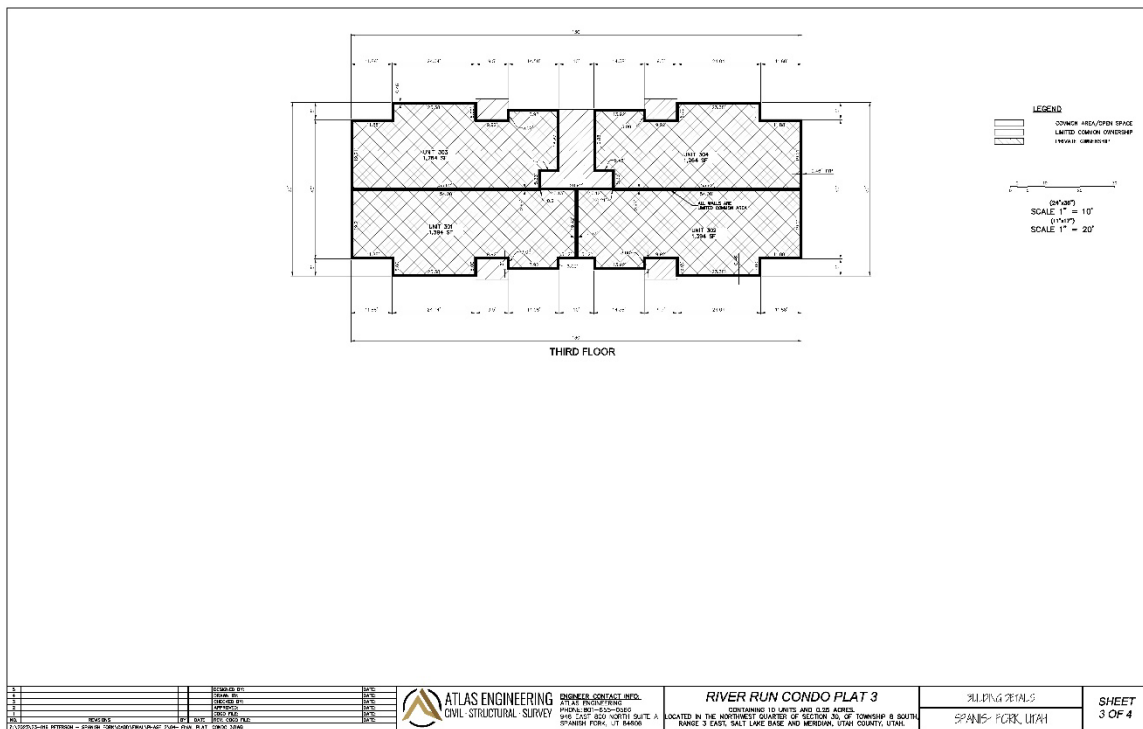
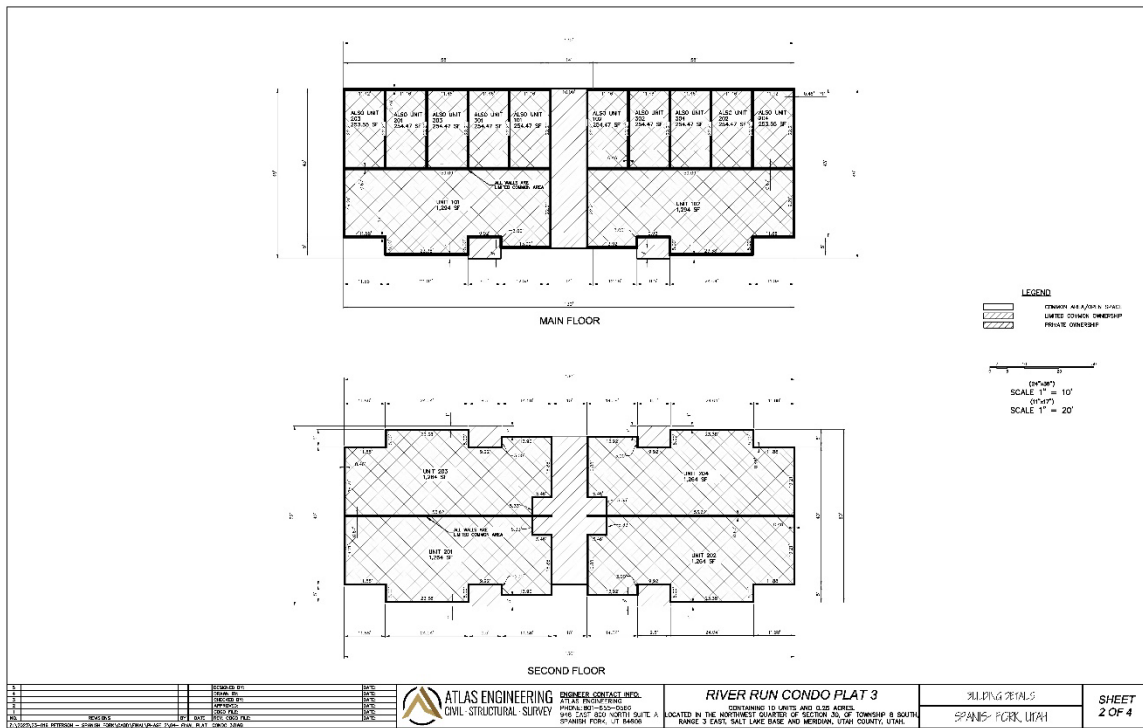
SCALE 1" = 40'

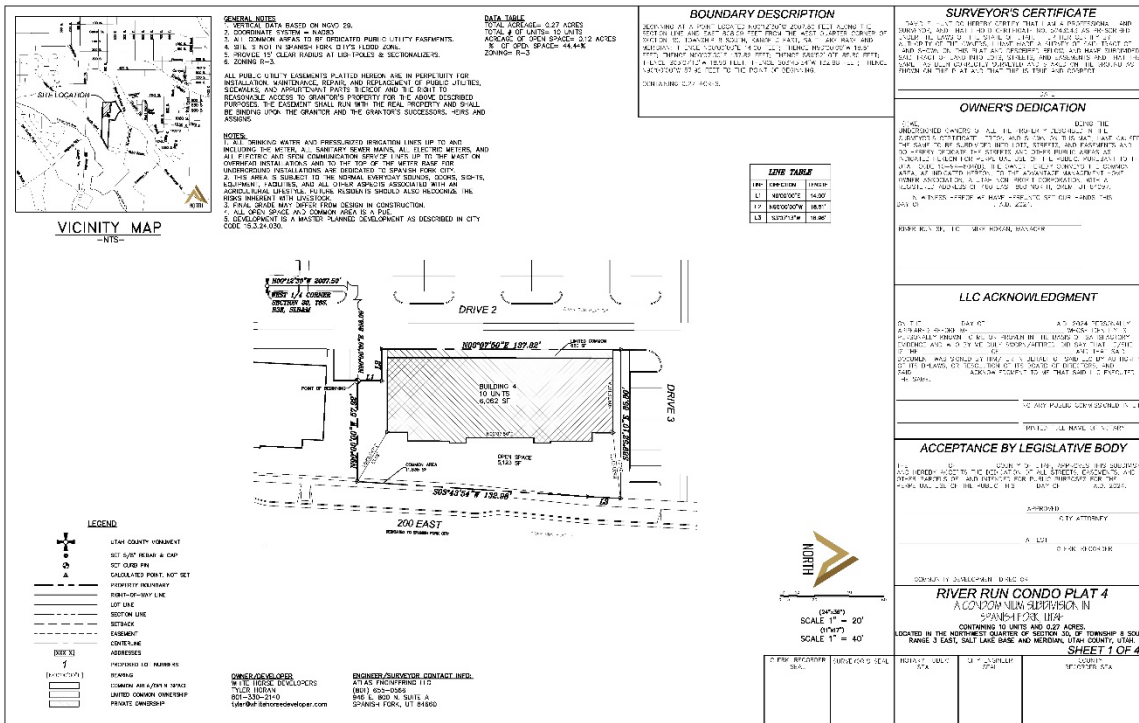
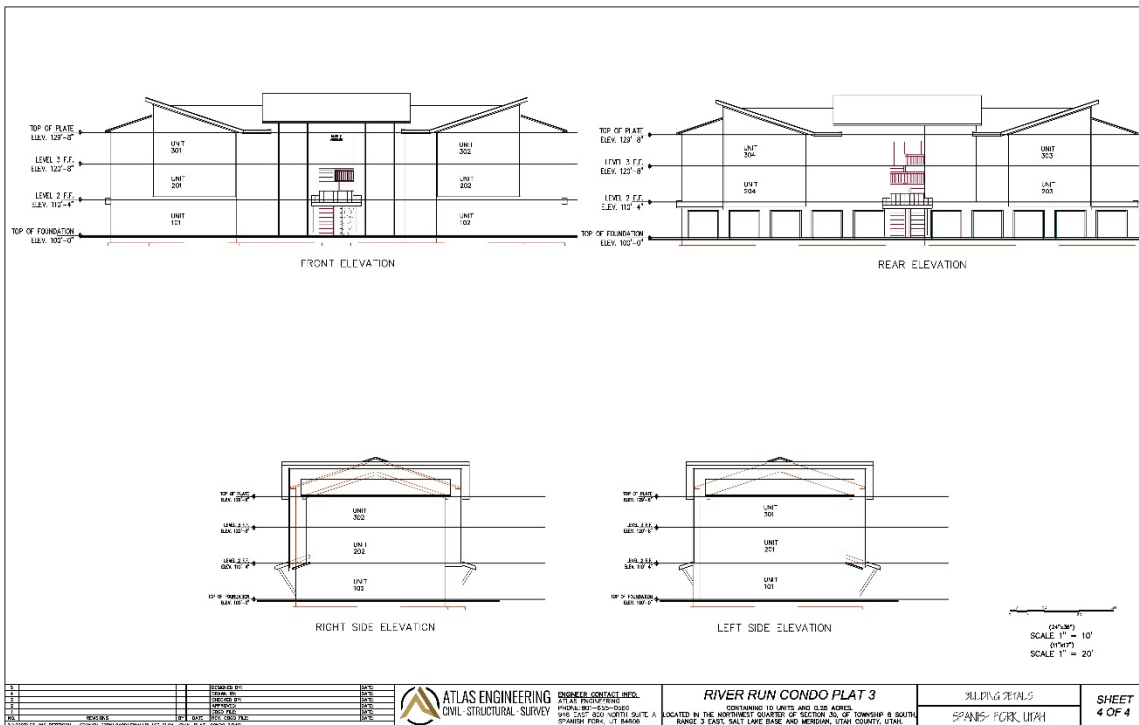
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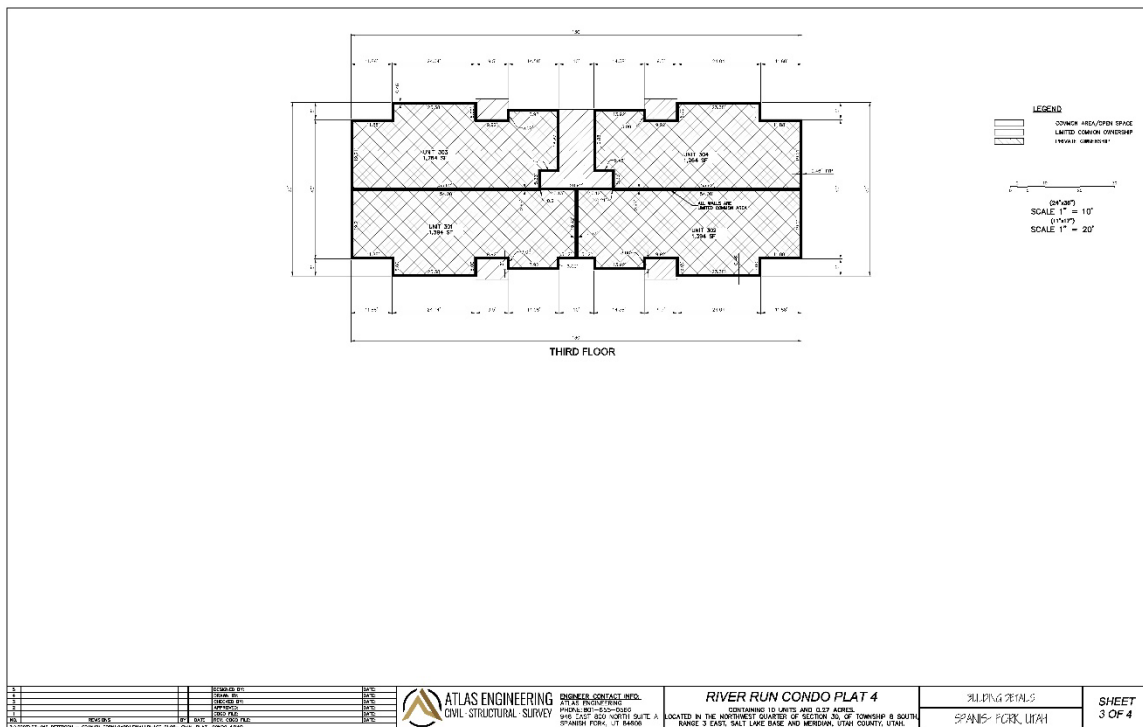
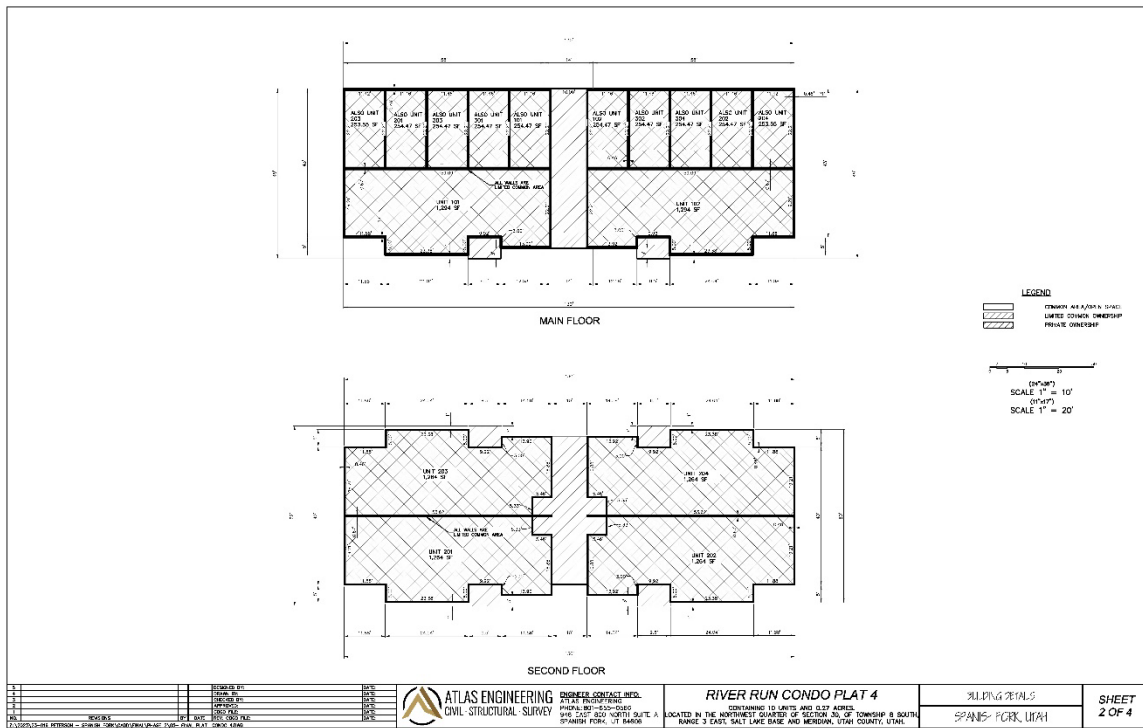
RIVER RUN PLAT "E"
 RESIDENTIAL SUBDIVISION
 SPANISH FORK, UTAH
 SHEET 1 OF 2

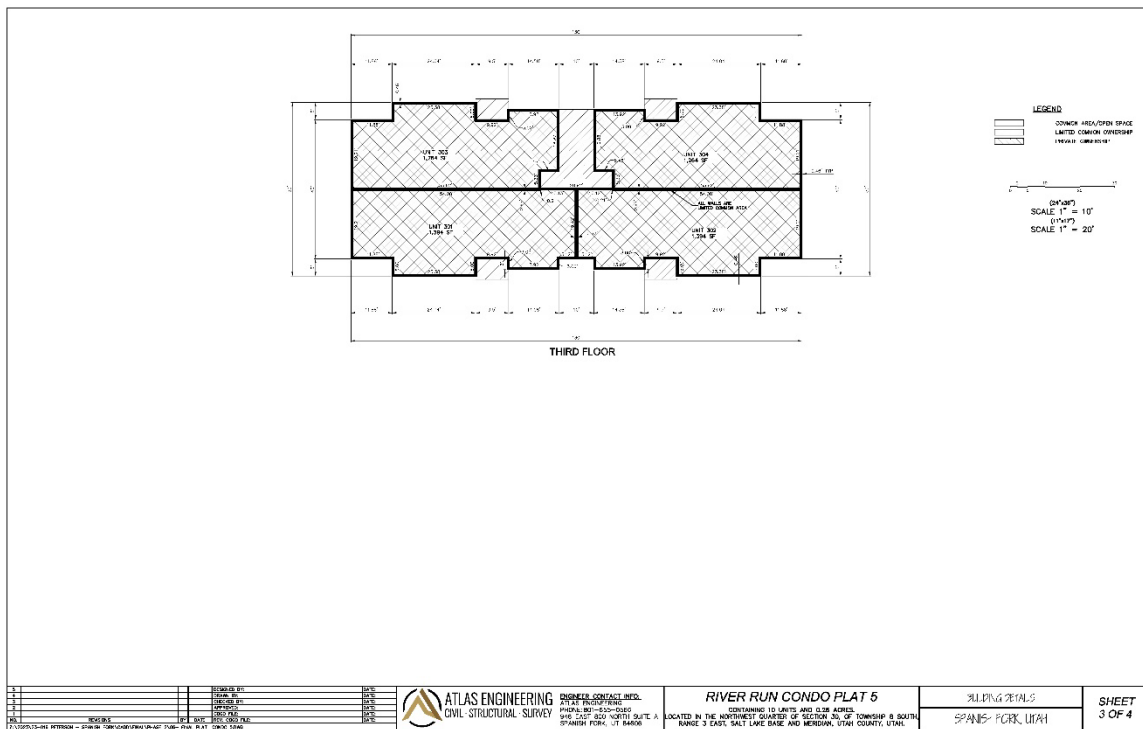
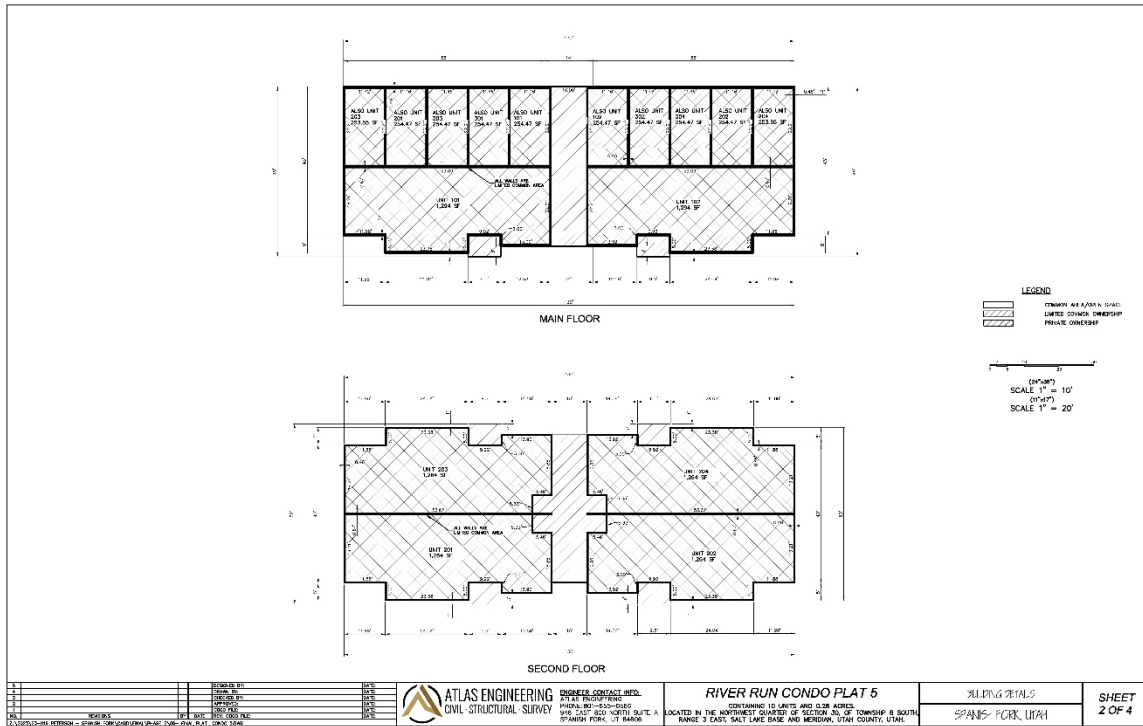


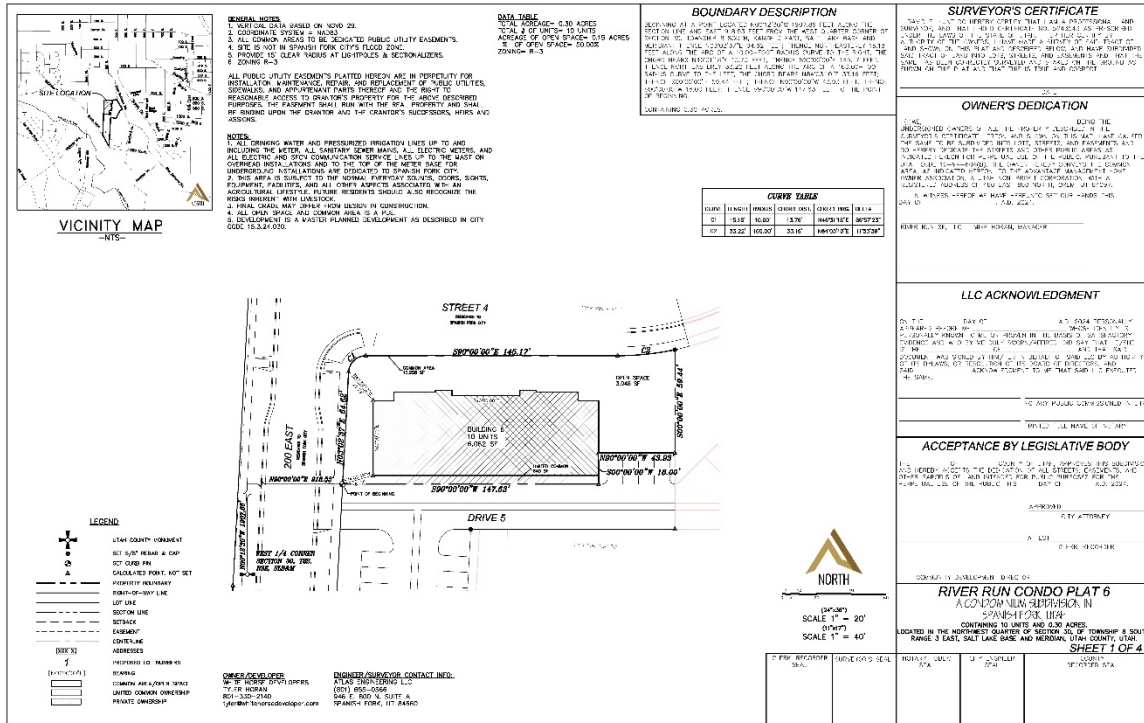
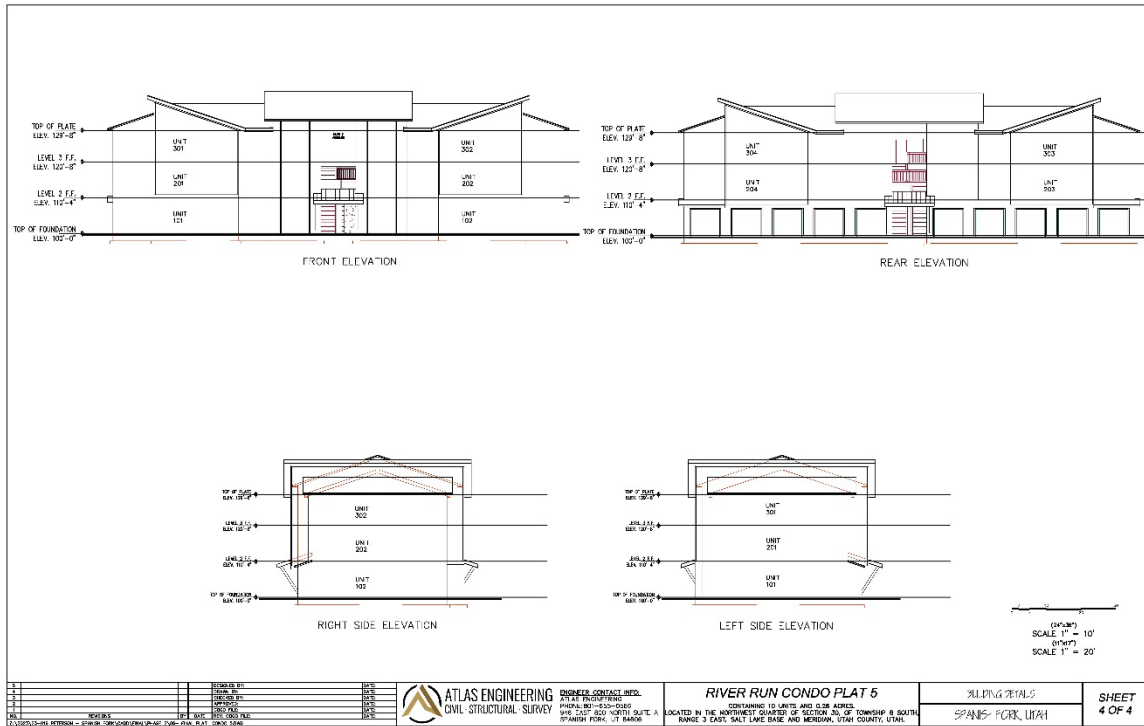


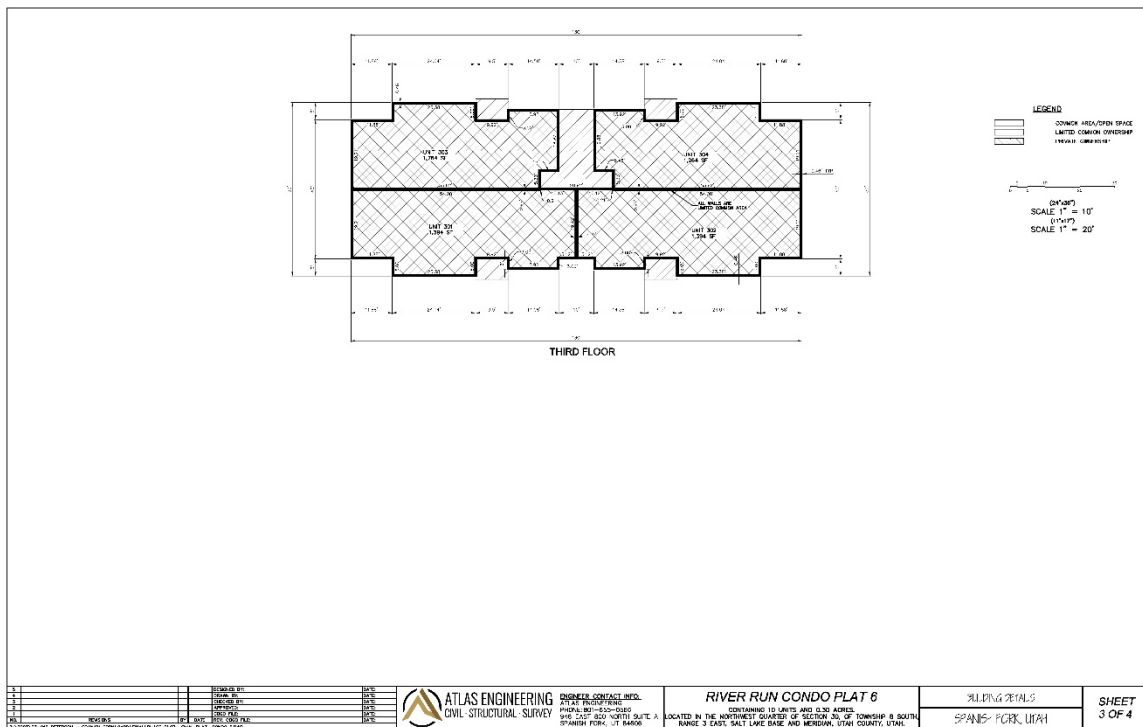
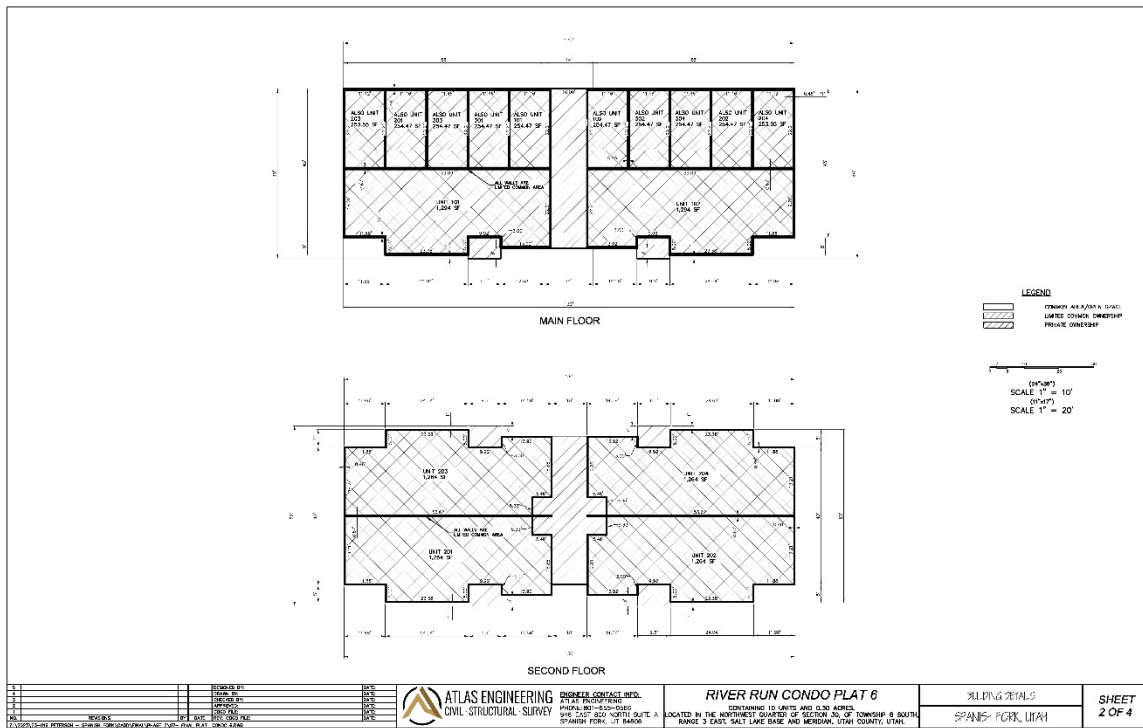


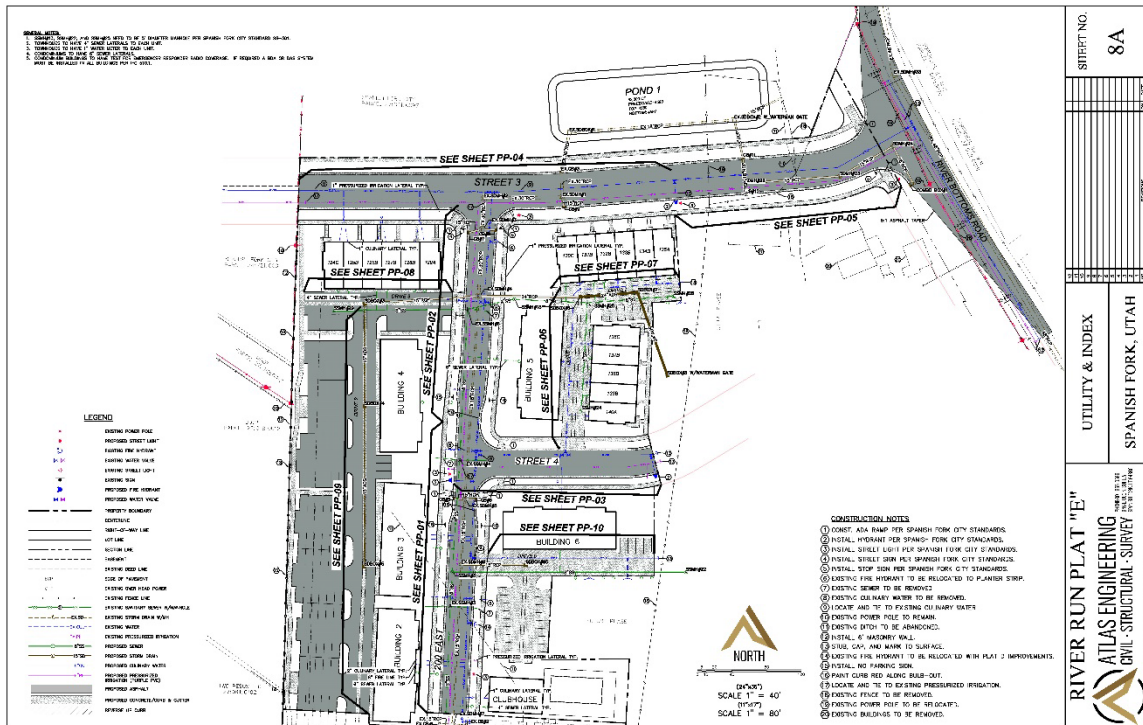
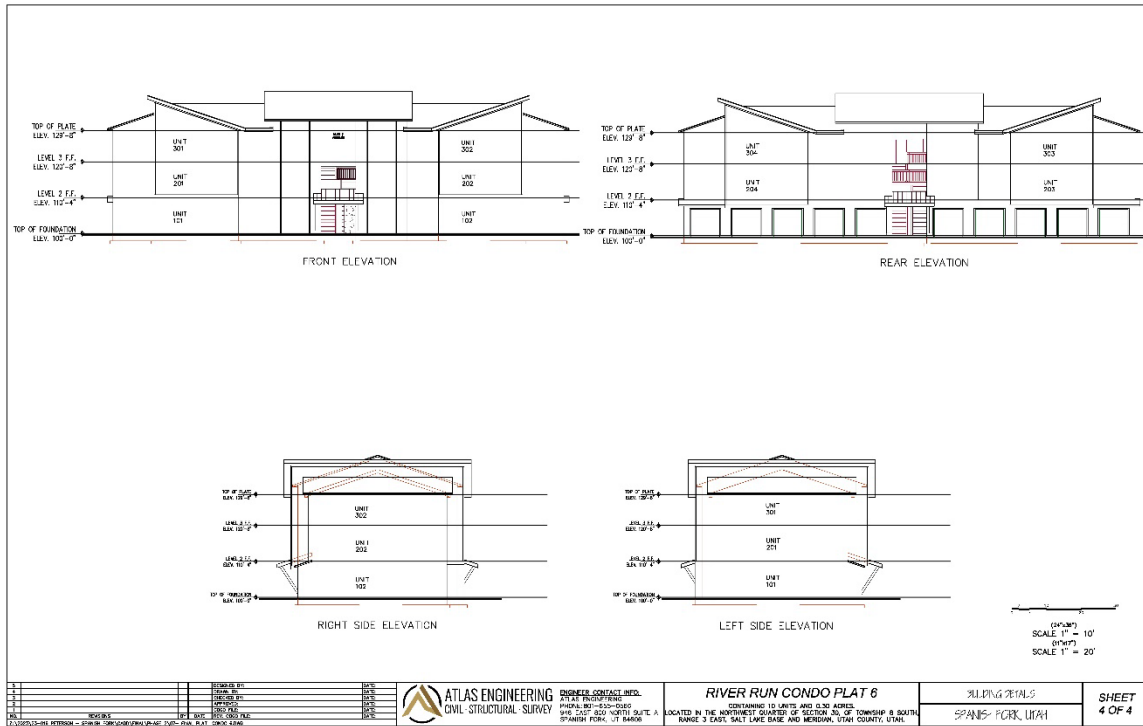


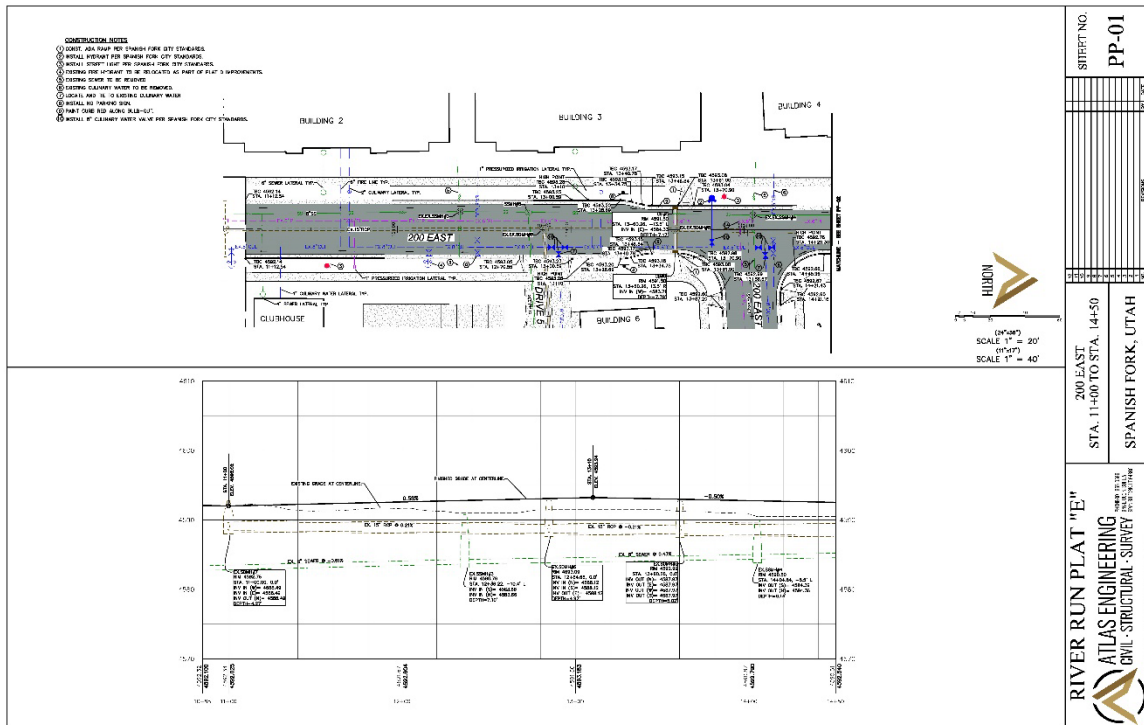


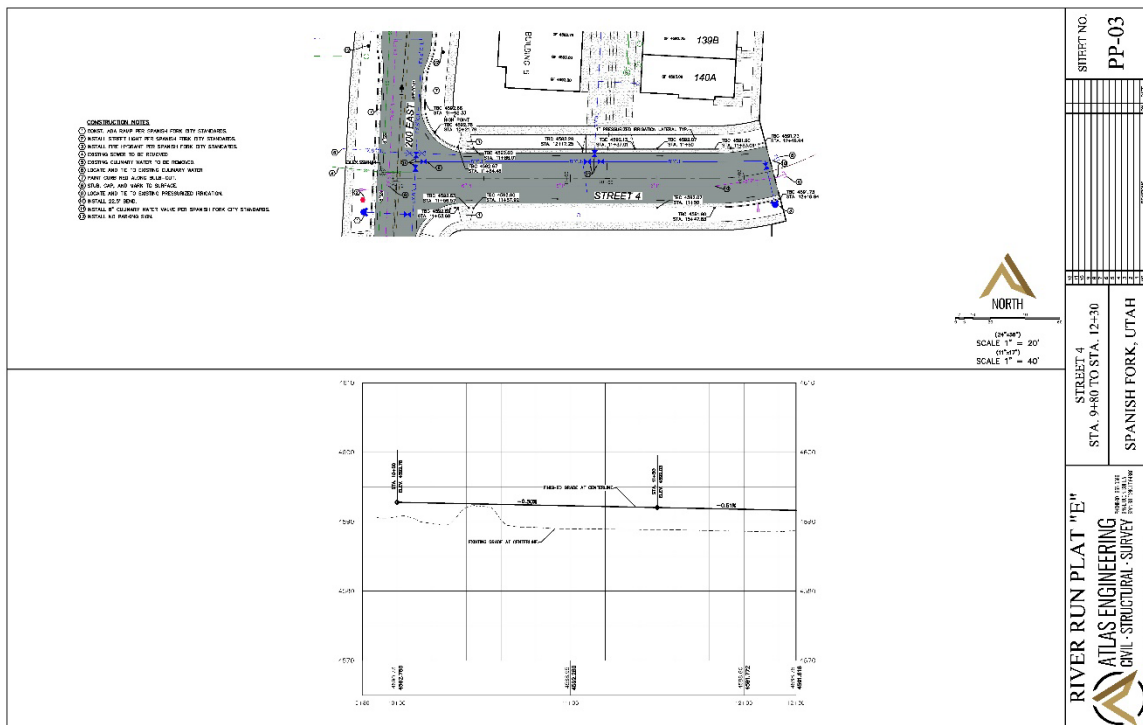


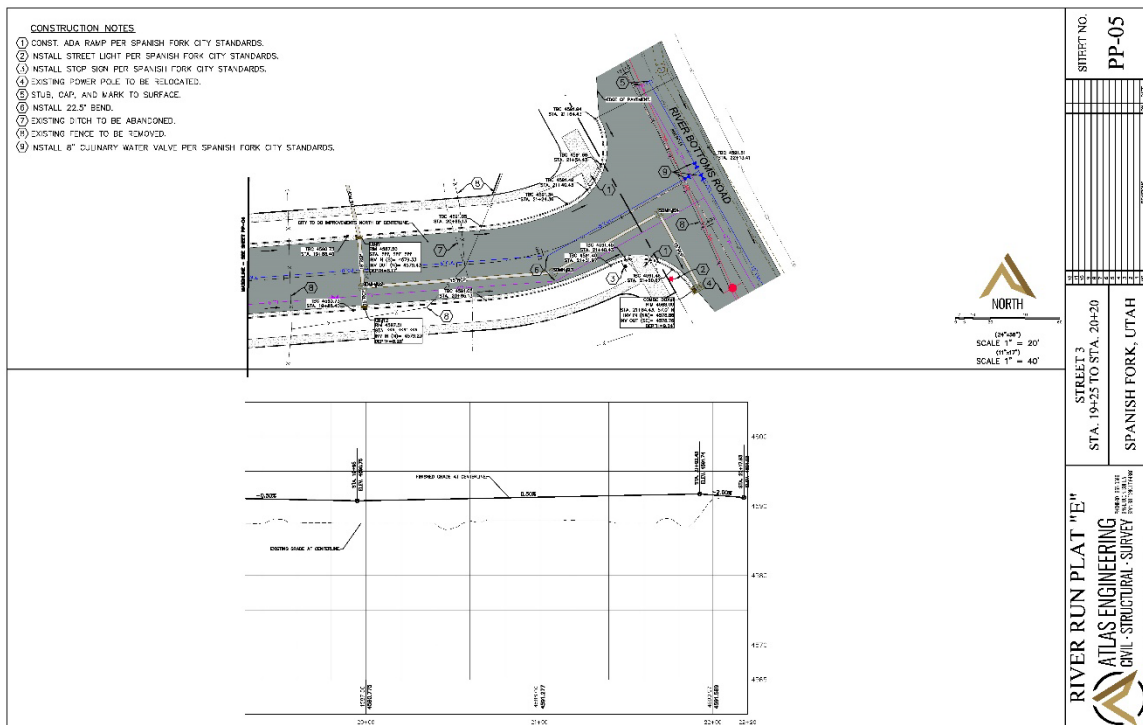
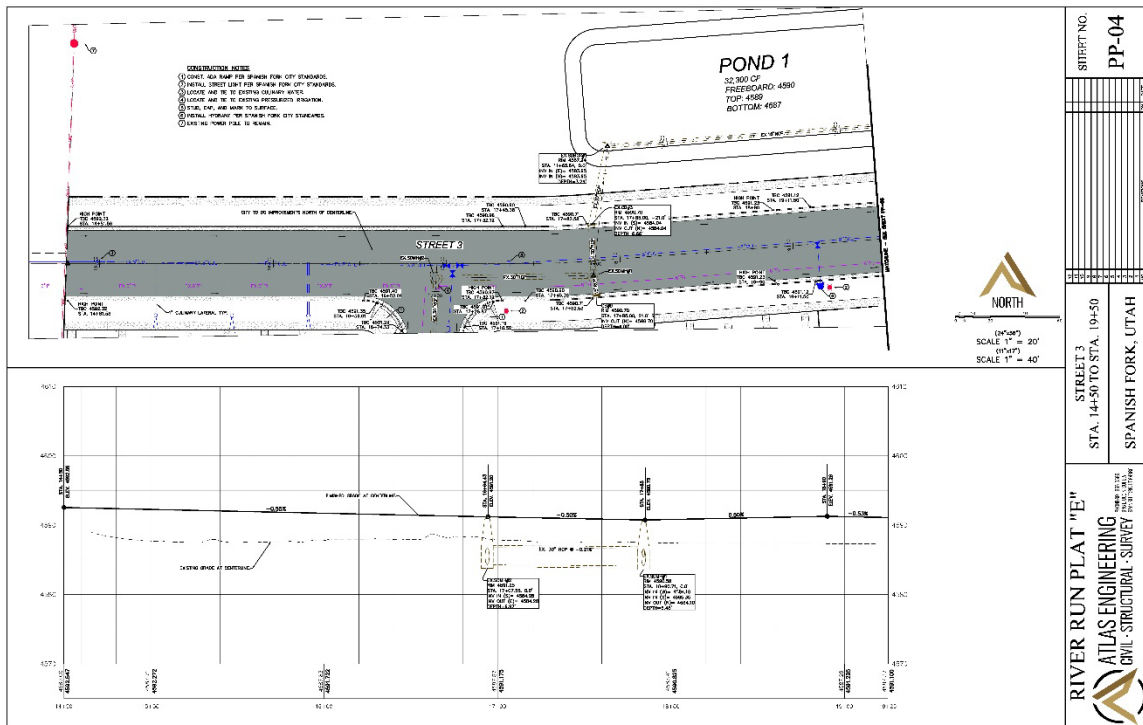


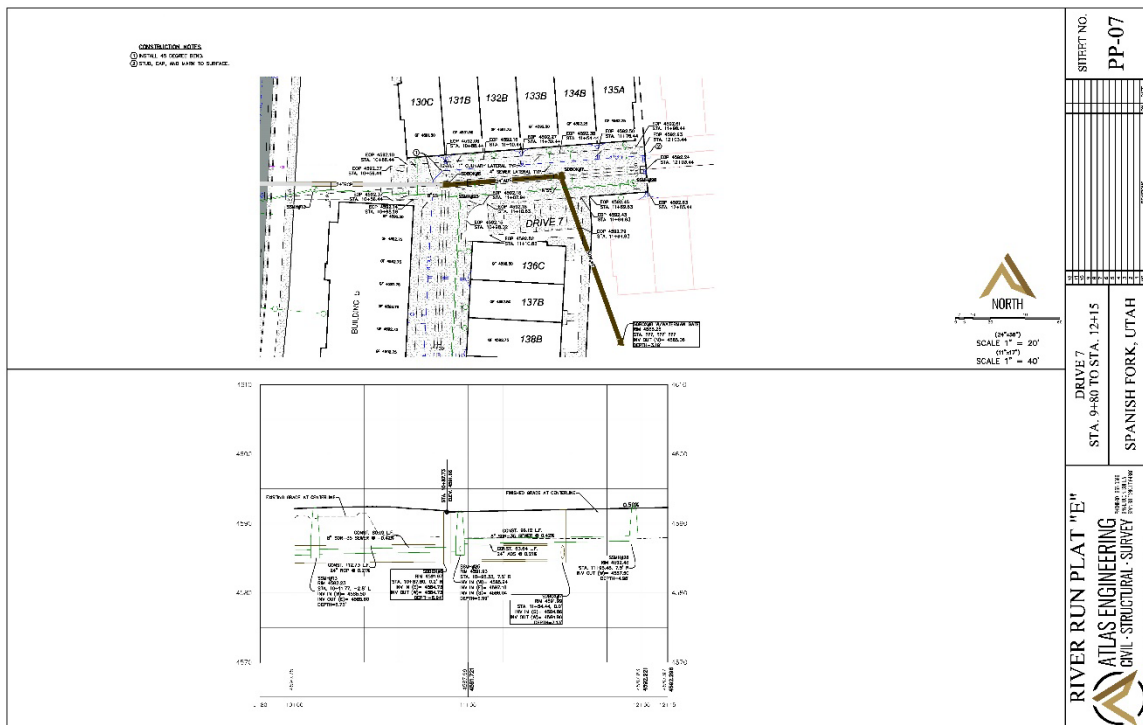
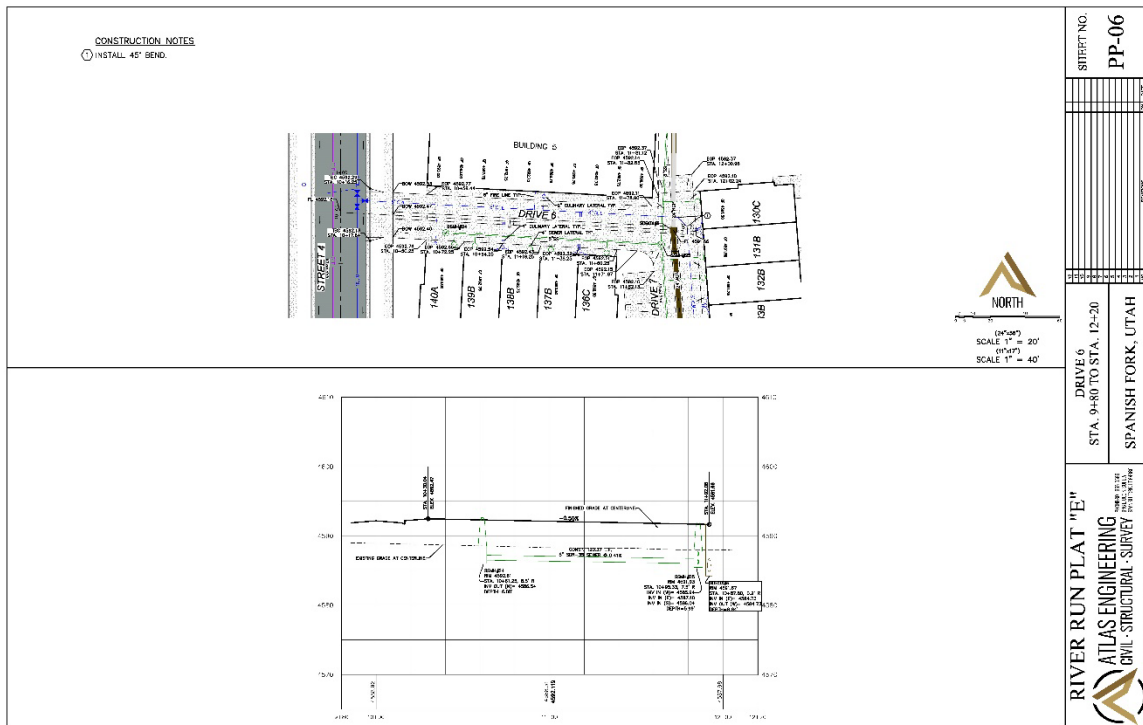


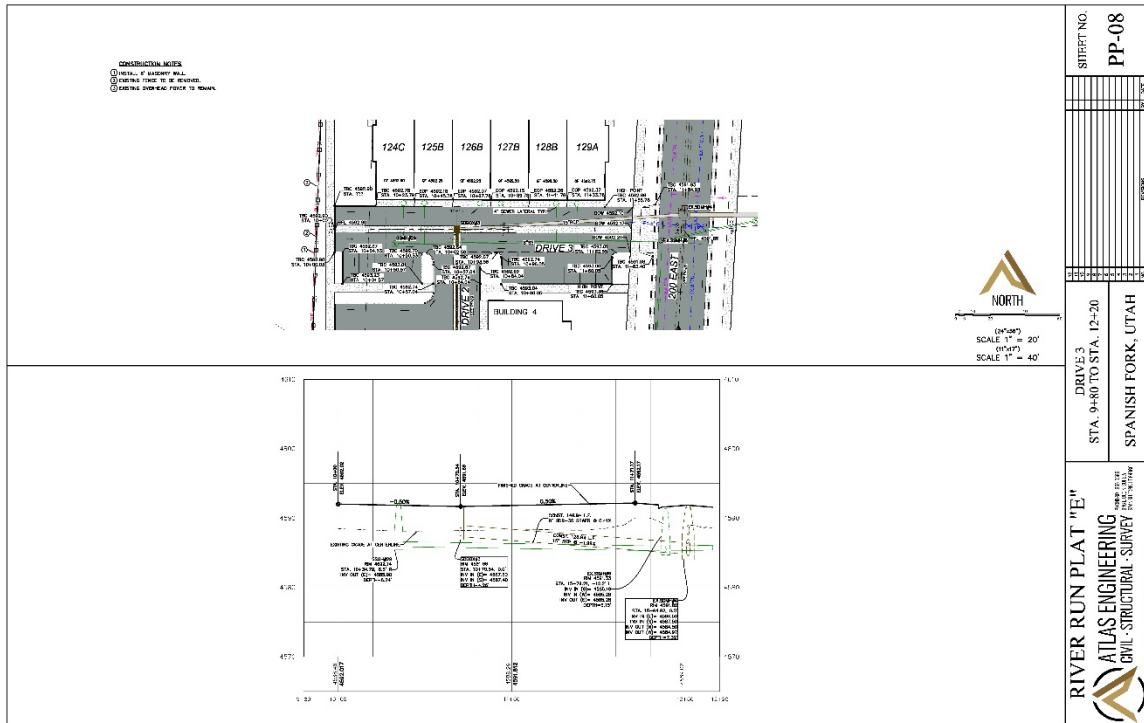


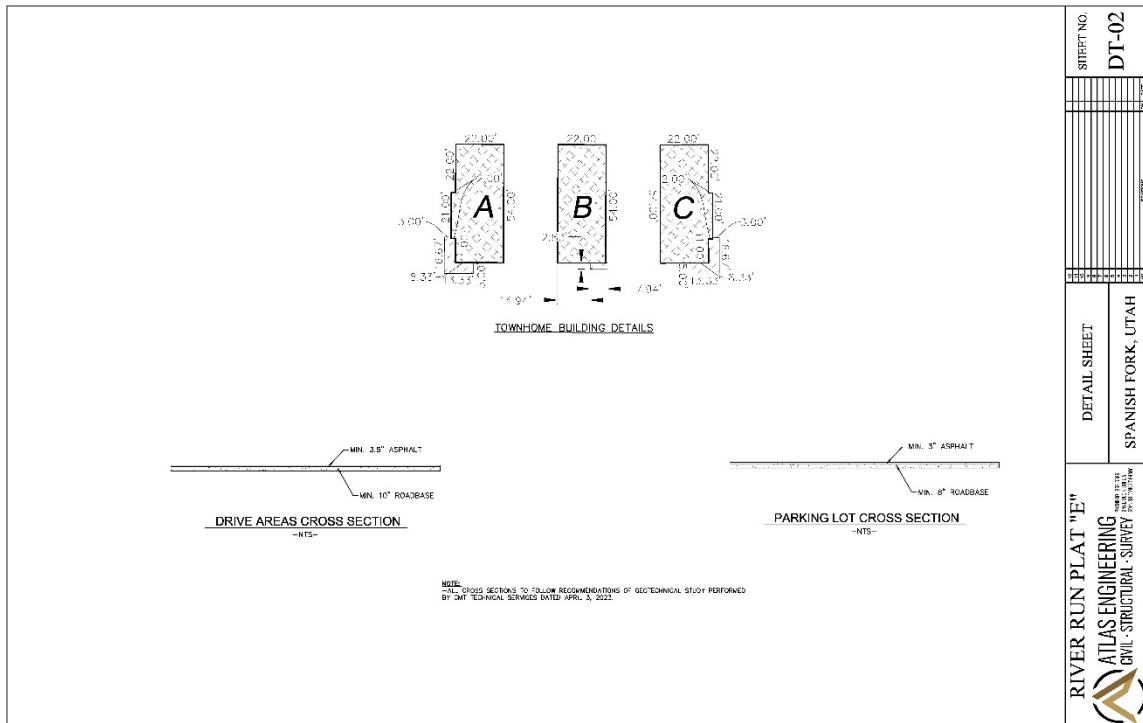
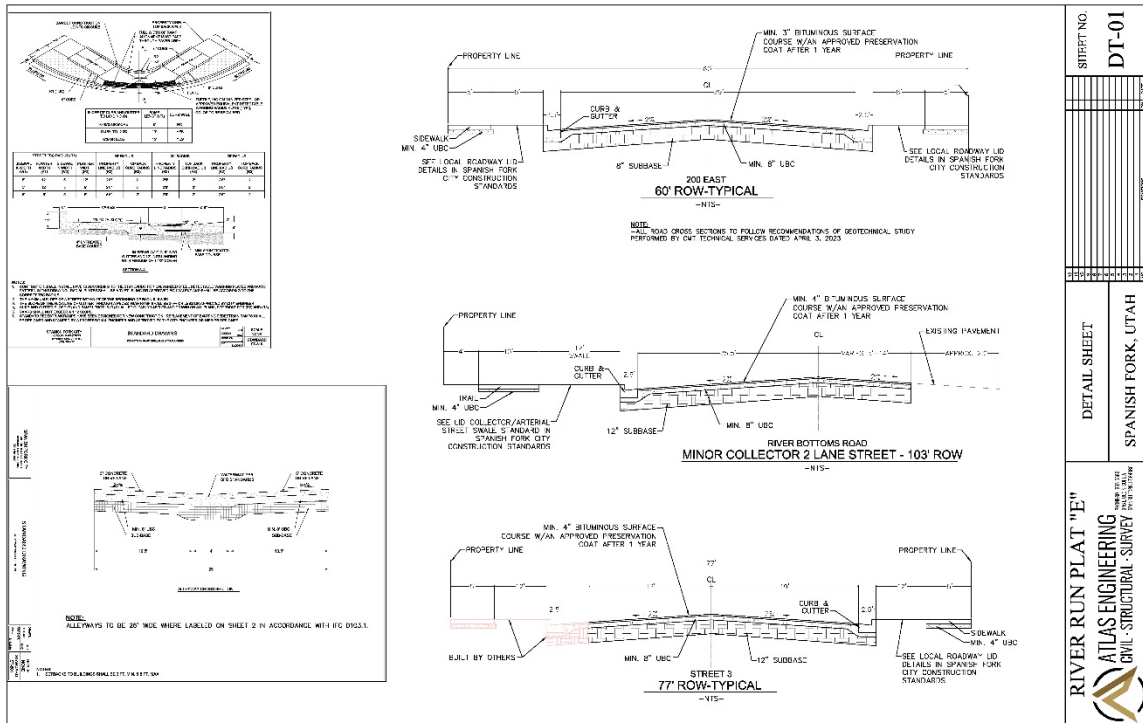












SHEET NO. **DT-01**

DETAIL SHEET

SPANISH FORK, UTAH

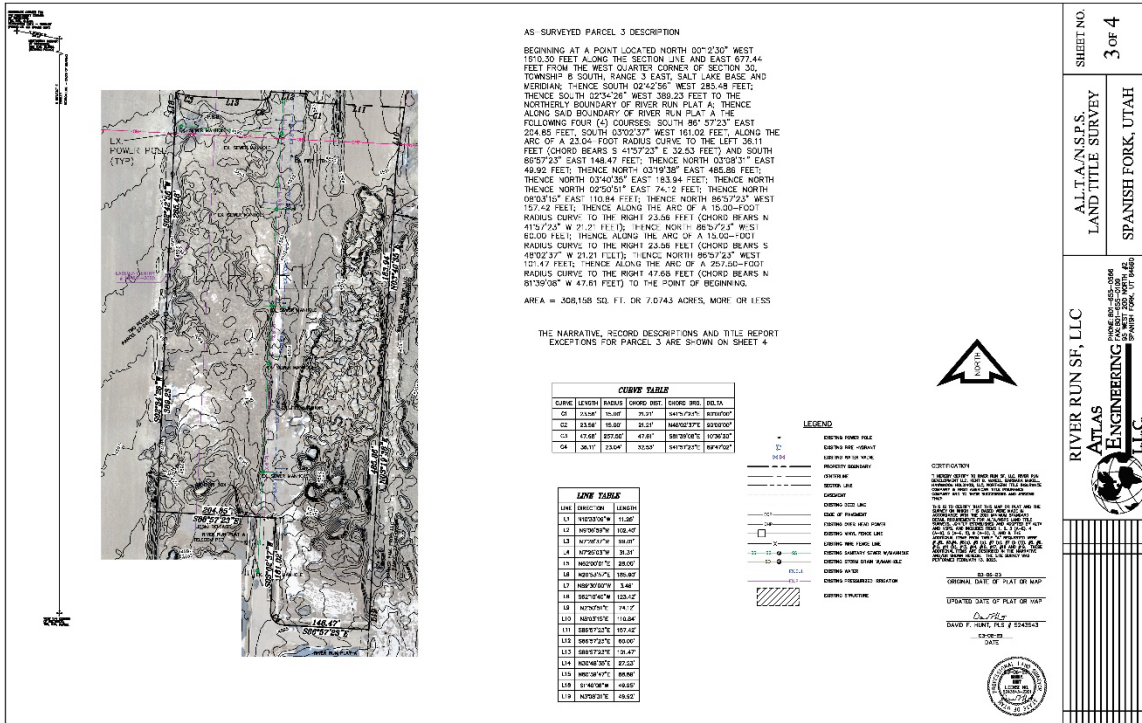
RIVER RUN PLAT "E"
 ATLAS ENGINEERING
 CIVIL-STRUCTURAL-SURVEY

SHEET NO. **DT-02**

DETAIL SHEET

SPANISH FORK, UTAH

RIVER RUN PLAT "E"
 ATLAS ENGINEERING
 CIVIL-STRUCTURAL-SURVEY



NOTICE TO THE CONTRACTOR

1. BE AWARE THAT THIS SURVEY IS A PRELIMINARY SURVEY AND THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED HEREON. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE SURVEY DATA OR THE RESULTS OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA OR THE RESULTS OF THE SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE SURVEY DATA OR THE RESULTS OF THE SURVEY.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS UNDEVELOPED AND UNIMPROVED. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS UNDEVELOPED AND UNIMPROVED. THE SURVEYOR HAS FOUND THAT THE PROPERTY IS UNDEVELOPED AND UNIMPROVED.

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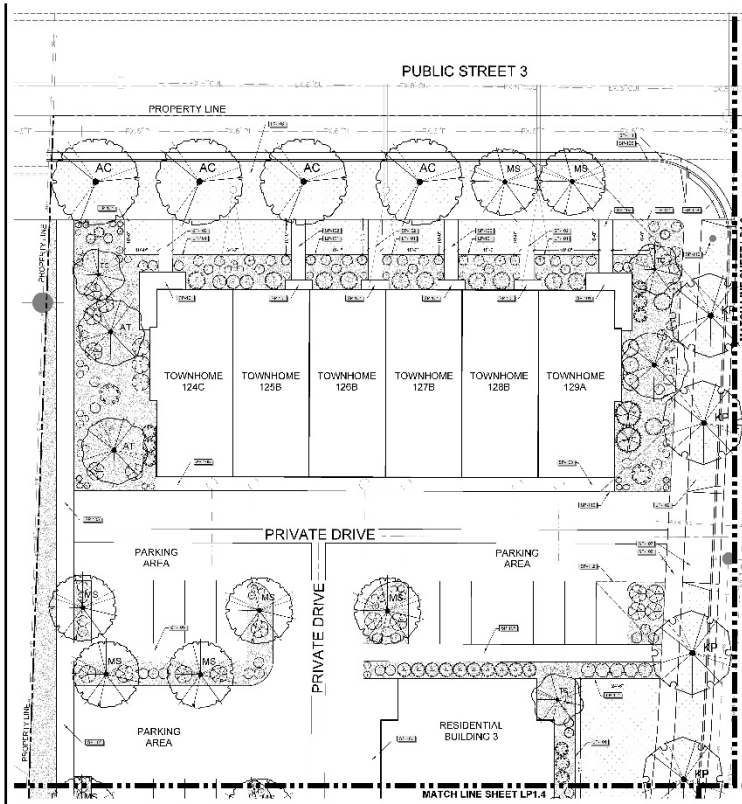
**RIVER RUN
PLATE PHASE 2 BUILDING PERMIT**
SPANS-FORWALD, INC.

PREPARED FOR:
S.H. HILL CONSULTING
1010 W. 10TH ST. SUITE 100
DENVER, CO 80202

DATE: 08/14/2024
PROJECT: RIVER RUN
CLIENT: S.H. HILL
DESIGNER: SPANS-FORWALD, INC.

SHEET TITLE:
OVERALL SHEET KEY
LEFT SHEET

LP1.0



REFERENCE NOTES SCHEDULE

1.01	ADDITIONAL PLANTING
1.02	CONCRETE
1.03	GRASS
1.04	LANDSCAPE LIGHTING
1.05	PAVING
1.06	PERMEABLE PAVEMENT
1.07	RETAINING WALL
1.08	ROCK
1.09	WOOD
1.10	WOOD DECKING
1.11	WOOD FENCE
1.12	WOOD SIGNAGE
1.13	WOOD TRAILER
1.14	WOOD TRUCK
1.15	WOOD TRUCK TRAILER
1.16	WOOD TRUCK TRAILER
1.17	WOOD TRUCK TRAILER
1.18	WOOD TRUCK TRAILER
1.19	WOOD TRUCK TRAILER
1.20	WOOD TRUCK TRAILER
1.21	WOOD TRUCK TRAILER
1.22	WOOD TRUCK TRAILER
1.23	WOOD TRUCK TRAILER
1.24	WOOD TRUCK TRAILER
1.25	WOOD TRUCK TRAILER
1.26	WOOD TRUCK TRAILER
1.27	WOOD TRUCK TRAILER
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1.99	WOOD TRUCK TRAILER
2.00	WOOD TRUCK TRAILER

OVERALL PLANT SCHEDULE F - PLAT F

1.01	ADDITIONAL PLANTING
1.02	CONCRETE
1.03	GRASS
1.04	LANDSCAPE LIGHTING
1.05	PAVING
1.06	PERMEABLE PAVEMENT
1.07	RETAINING WALL
1.08	ROCK
1.09	WOOD
1.10	WOOD DECKING
1.11	WOOD FENCE
1.12	WOOD SIGNAGE
1.13	WOOD TRAILER
1.14	WOOD TRUCK
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1.99	WOOD TRUCK TRAILER
2.00	WOOD TRUCK TRAILER

LDG

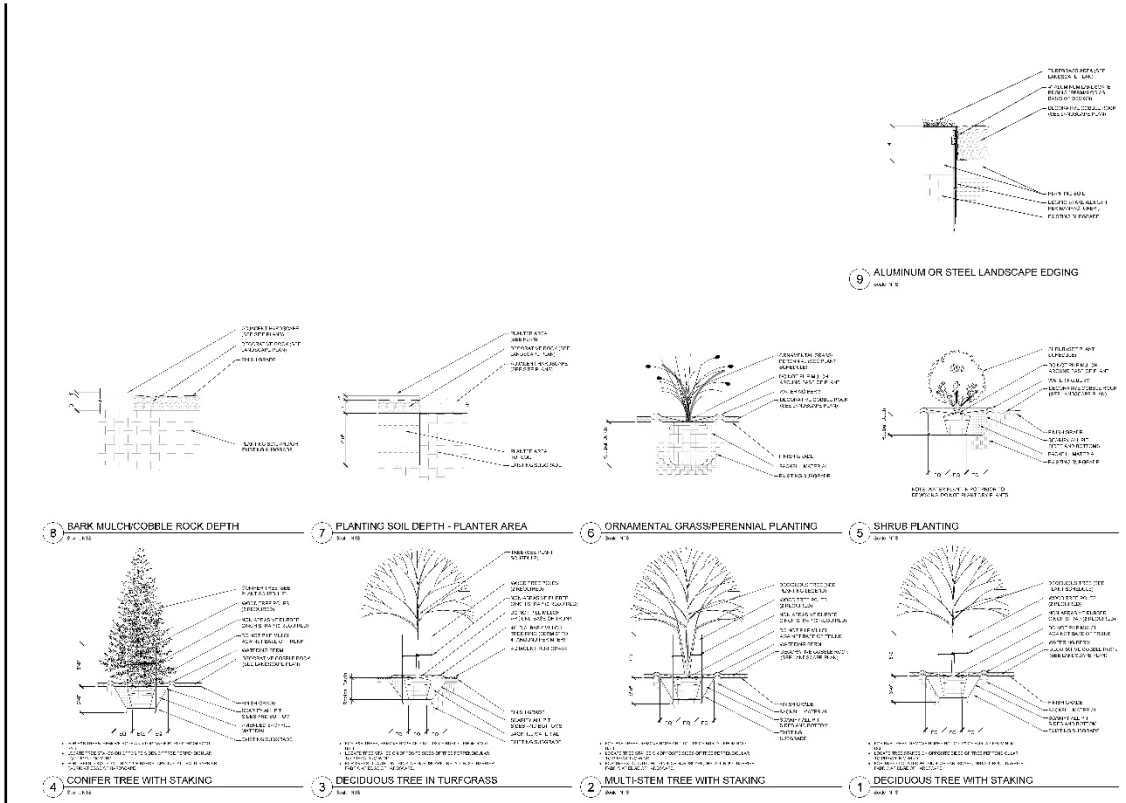
**RIVER RUN
PLATE PHASE 2 BUILDING PERMIT**
SPANS-FORWALD, INC.

PREPARED FOR:
S.H. HILL CONSULTING
1010 W. 10TH ST. SUITE 100
DENVER, CO 80202

DATE: 08/14/2024
PROJECT: RIVER RUN
CLIENT: S.H. HILL
DESIGNER: SPANS-FORWALD, INC.

SHEET TITLE:
LANDSCAPE PLAN
LEFT SHEET

LP1.1



LDG

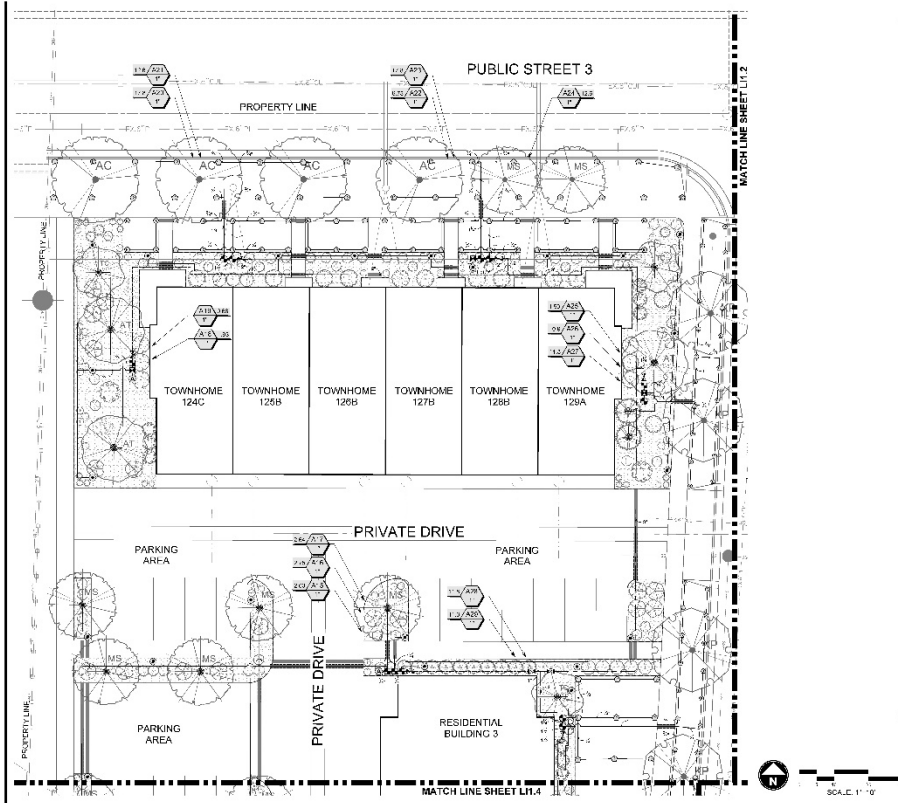
**RIVER RUN
PLATE PHASE 2 BUILDING PERMIT**
SPANISH-FORN, UT/ART

PREPARED FOR:
RIVER RUN DEVELOPMENT, LLC
11111 RIVER RUN DRIVE
DALLAS, TX 75244

DATE: 05/15/2024
PROJECT: RIVER RUN
SHEET NO: 11.0
SHEET TITLE: LANDSCAPE
SCALE: AS SHOWN

LP1.10





OVERALL IRRIGATION SCHEDULE

SYSTEM	DESCRIPTION
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LDG

RIVER RUN
PLATE PHASE 2 BUILDING PERMIT

PREPARED FOR:
PLANNING CONSULTANTS

DATE: 08/11/2021

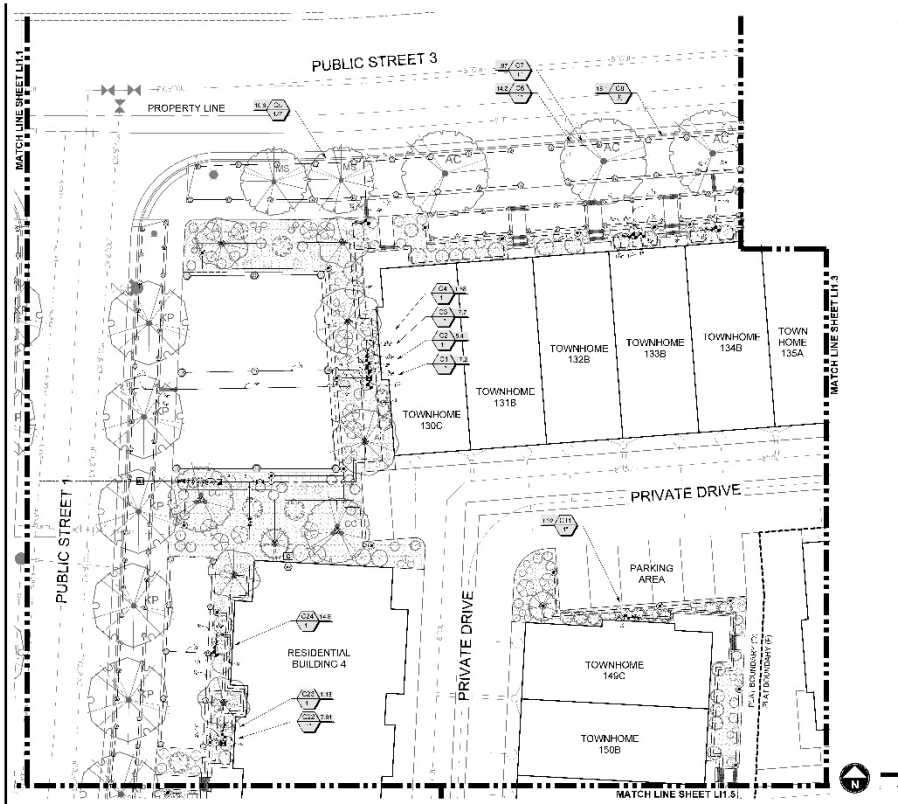
PROJECT: RIVER RUN

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1" = 10'

LI1.1



OVERALL IRRIGATION SCHEDULE

SYSTEM	DESCRIPTION
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LDG

RIVER RUN
PLATE PHASE 2 BUILDING PERMIT

PREPARED FOR:
PLANNING CONSULTANTS

DATE: 08/11/2021

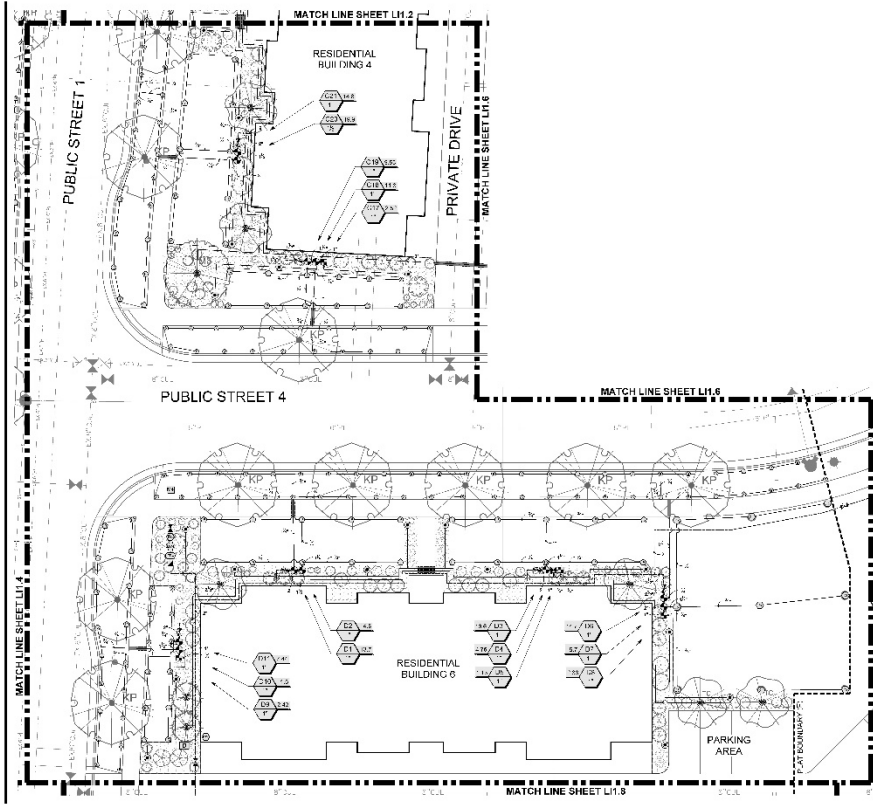
PROJECT: RIVER RUN

DRAWN BY: [Name]

CHECKED BY: [Name]

SCALE: 1" = 12'

LI1.2



OVERALL IRRIGATION SCHEDULE

SYSTEM	DESCRIPTION
1	RESIDENTIAL BUILDING 4
2	RESIDENTIAL BUILDING 6
3	PARKING AREA

SCALE: 1" = 10'

LDG

RIVER RUN
PLATE PHASE 2 BUILDING PERMIT

PREPARED FOR:
RIVER RUN DEVELOPMENT LLC

DATE: 08/14/2024

PROJECT: RIVER RUN

SCALE: 1" = 10'

LI1.5



OVERALL IRRIGATION SCHEDULE

SYSTEM	DESCRIPTION
1	TOWNHOME 1516
2	TOWNHOME 152B
3	TOWNHOME 153A

SCALE: 1" = 10'

LDG

RIVER RUN
PLATE PHASE 2 BUILDING PERMIT

PREPARED FOR:
RIVER RUN DEVELOPMENT LLC

DATE: 08/14/2024

PROJECT: RIVER RUN

SCALE: 1" = 10'

LI1.6

IRRIGATION SCHEDULE POC 1 (CONTROLLER A)

Table with 3 columns: NAME, TYPE, and VALUE. Lists irrigation schedule parameters for Controller A, including start times, run times, and watering days.

IRRIGATION SCHEDULE POC 3 (CONTROLLER C)

Table with 3 columns: NAME, TYPE, and VALUE. Lists irrigation schedule parameters for Controller C, including start times, run times, and watering days.

IRRIGATION SCHEDULE POC 4 (CONTROLLER D)

Table with 3 columns: NAME, TYPE, and VALUE. Lists irrigation schedule parameters for Controller D, including start times, run times, and watering days.

IRRIGATION SCHEDULE POC 6 (CONTROLLER E)

Table with 3 columns: NAME, TYPE, and VALUE. Lists irrigation schedule parameters for Controller E, including start times, run times, and watering days.

CRITICAL ANALYSIS POC 1 (CONTROLLER A)

Table with 3 columns: NAME, TYPE, and VALUE. Lists critical analysis parameters for Controller A, including flow rates and pressure settings.

CRITICAL ANALYSIS POC 4 (CONTROLLER D)

Table with 3 columns: NAME, TYPE, and VALUE. Lists critical analysis parameters for Controller D, including flow rates and pressure settings.

VALVE SCHEDULE POC 1 (CONTROLLER A)

Table with 11 columns: NAME, MAKE, SE, TYPE, QTY, QTY IN STOCK, QTY ON ORDER, VALVE SIZE, POC, POC PC, POC PF. Lists valve specifications for Controller A.

GENERAL IRRIGATION NOTES

General irrigation notes providing additional context and instructions for the system, including references to other documents.

CRITICAL ANALYSIS POC 3 (CONTROLLER C)

Table with 3 columns: NAME, TYPE, and VALUE. Lists critical analysis parameters for Controller C, including flow rates and pressure settings.

CRITICAL ANALYSIS POC 5 (CONTROLLER E)

Table with 3 columns: NAME, TYPE, and VALUE. Lists critical analysis parameters for Controller E, including flow rates and pressure settings.

VALVE SCHEDULE POC 3 (CONTROLLER C)

Table with 11 columns: NAME, MAKE, SE, TYPE, QTY, QTY IN STOCK, QTY ON ORDER, VALVE SIZE, POC, POC PC, POC PF. Lists valve specifications for Controller C.

VALVE SCHEDULE POC 4 (CONTROLLER D)

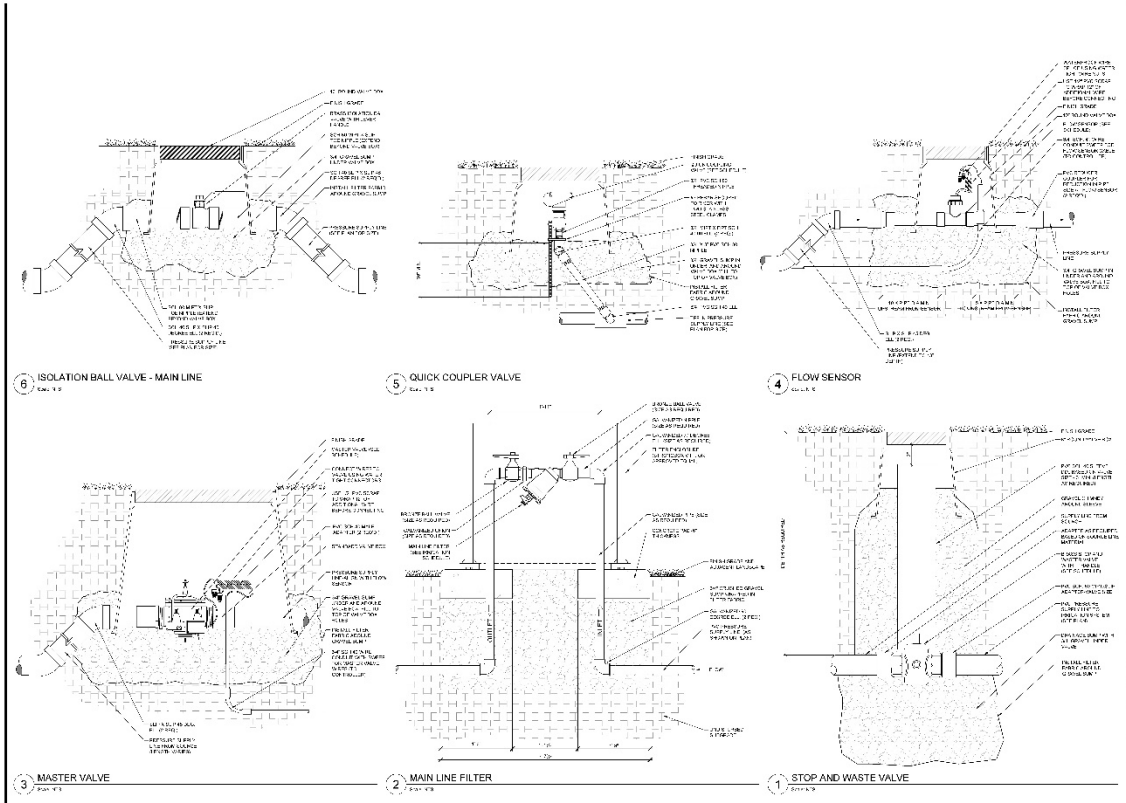
Table with 11 columns: NAME, MAKE, SE, TYPE, QTY, QTY IN STOCK, QTY ON ORDER, VALVE SIZE, POC, POC PC, POC PF. Lists valve specifications for Controller D.

VALVE SCHEDULE POC 5 (CONTROLLER E)

Table with 11 columns: NAME, MAKE, SE, TYPE, QTY, QTY IN STOCK, QTY ON ORDER, VALVE SIZE, POC, POC PC, POC PF. Lists valve specifications for Controller E.

Vertical title block for 'RIVER RUN PLATE PHASE 2 BUILDING PERMIT' with LDG logo, permit number, and project details.

Vertical title block for 'RIVER RUN PLATE PHASE 2 BUILDING PERMIT' with LDG logo, permit number, and project details.



LDG

RIVER RUN
PLATE PHASE 2 BUILDING PERMIT

SHANISH-POMALUJAN

PREPARED FOR:
MILLER GROUP, INC.

DATE:
10/15/2024

PROJECT:
RIVER RUN

LOCATION:
10000 RIVER RUN

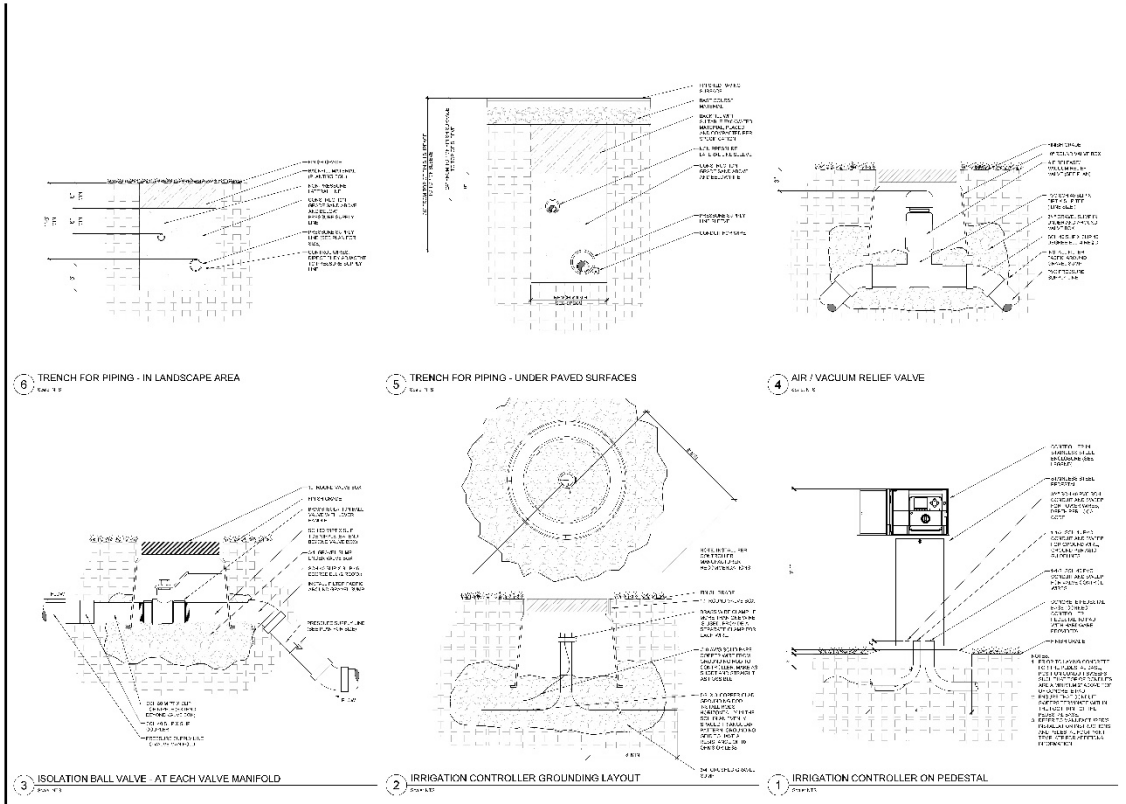
CITY:
DENVER, CO

STATE:
COLORADO

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

IRRIIGATION DETAILS

L1.11



LDG

RIVER RUN
PLATE PHASE 2 BUILDING PERMIT

SHANISH-POMALUJAN

PREPARED FOR:
MILLER GROUP, INC.

DATE:
10/15/2024

PROJECT:
RIVER RUN

LOCATION:
10000 RIVER RUN

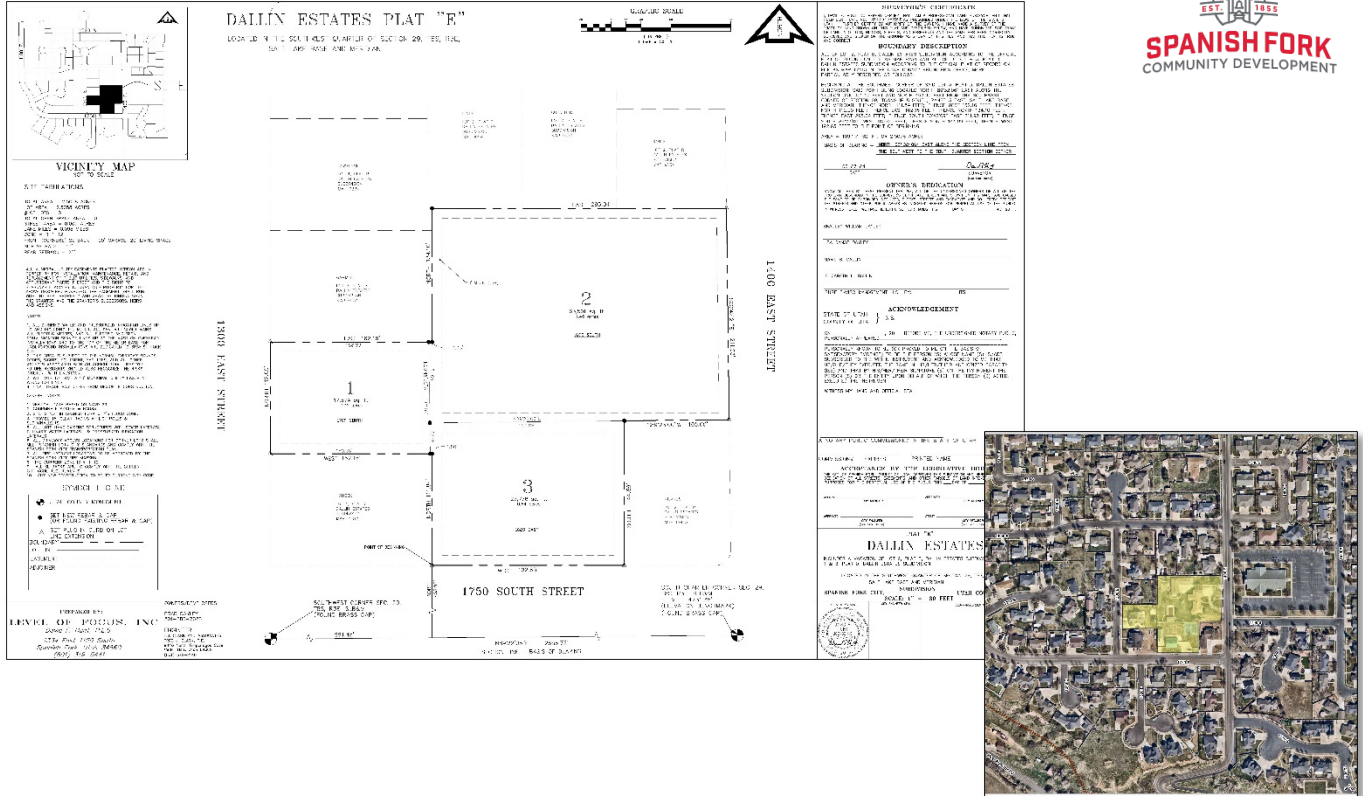
CITY:
DENVER, CO

STATE:
COLORADO

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

IRRIIGATION DETAILS

L1.12



Dallin Estates Plat E Minor Plat Amendment Approval Request

May 1, 2024, Development Review Committee meeting.
 Located at 1709 South 1300 East, including 2.51 acres.
 The subject property is zoned R-1-12.
 The applicant has requested that a Minor Plat Amendment be approved.

Key Issues

- 1. Boundary Adjustment.

Recommendation

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

Finding

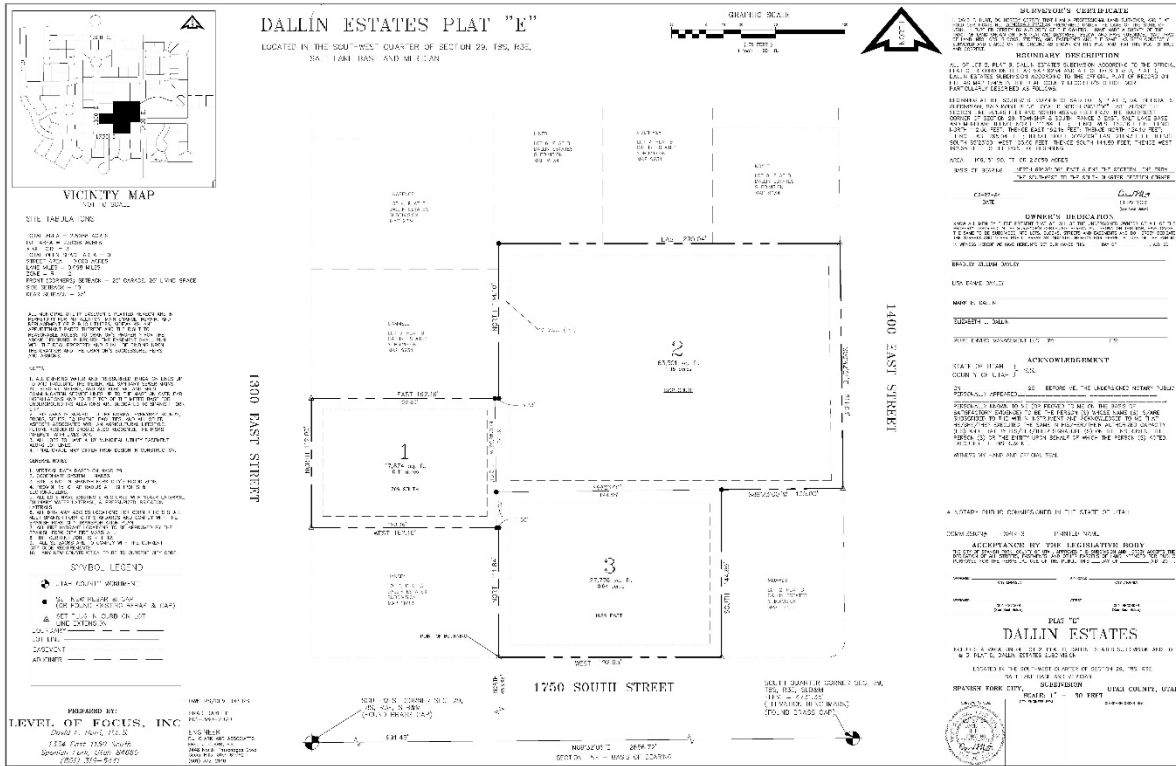
- 1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

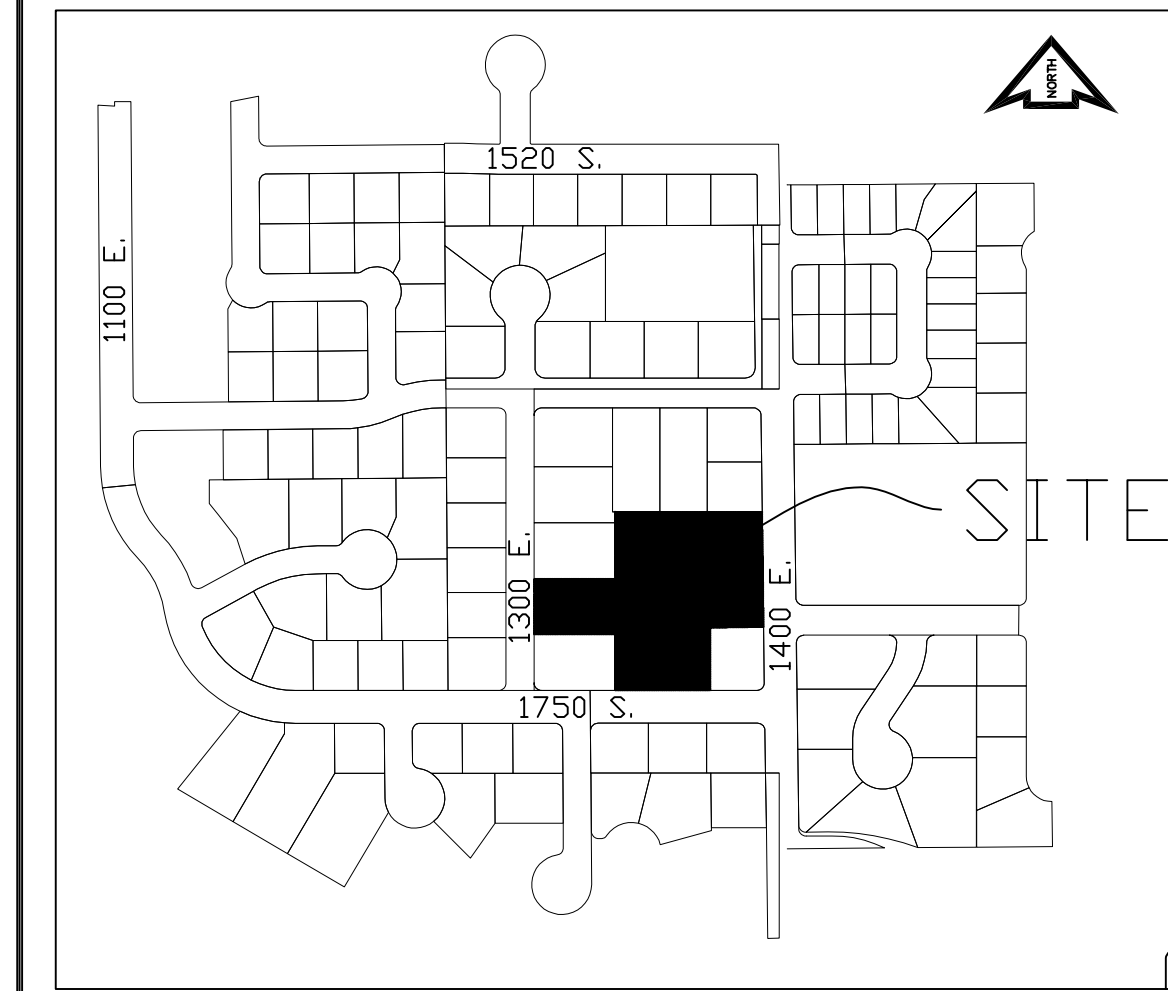
Conditions

- 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. Plat.





VICINITY MAP
NOT TO SCALE

SITE TABULATIONS

TOTAL AREA = 2.5058 ACRES
 LOT AREA = 2.5058 ACRES
 # OF LOTS = 3
 TOTAL OPEN SPACE AREA = 0
 STREET AREA = 0.000 ACRES
 LANE MILES = 0.098 MILES
 ZONE = R-1-12
 FRONT (CORNERS) SETBACK - 25' GARAGE, 20' LIVING SPACE
 SIDE SETBACK - 10'
 REAR SETBACK - 25'

ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

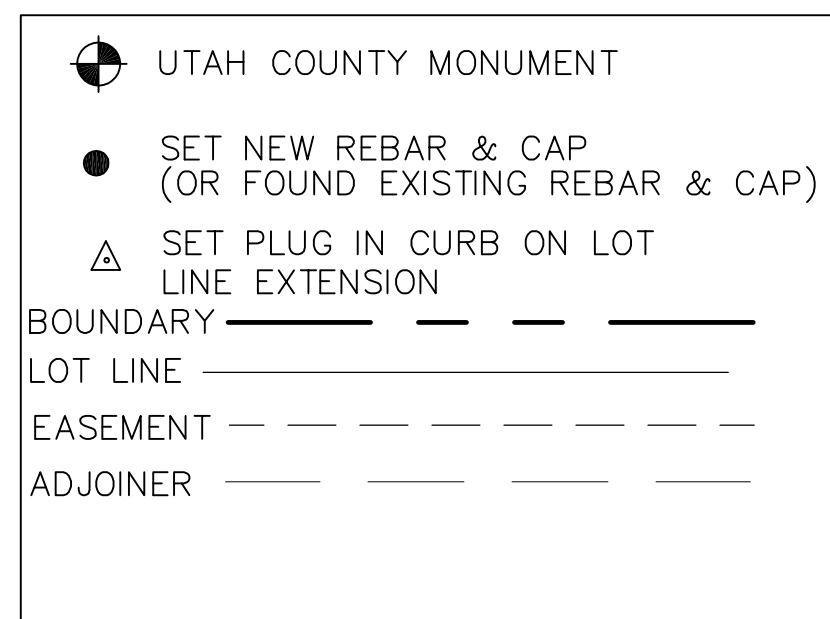
NOTES:

1. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFON COMMUNICATION SERVICE LINES UP TO THE MAST OR OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIVESTOCK.
3. ALL LOTS TO HAVE A 10' MUNICIPAL UTILITY EASEMENT ALONG LOT LINES.
4. FINAL GRADE MAY DIFFER FROM DESIGN IN CONSTRUCTION.

GENERAL NOTES

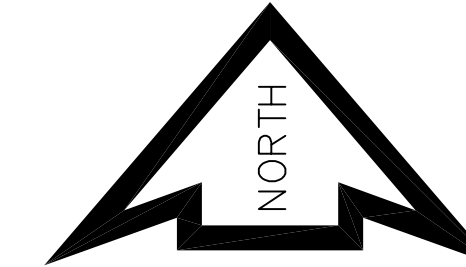
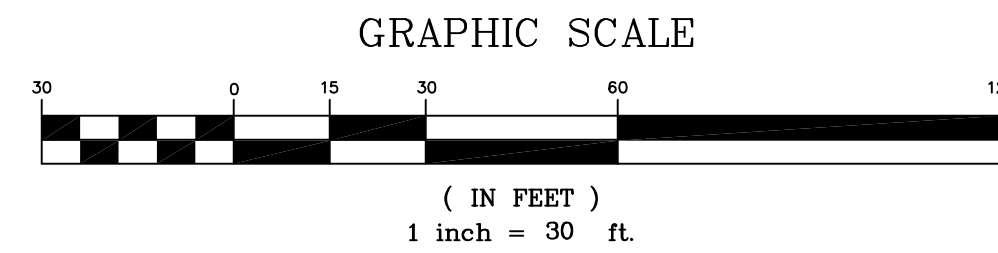
1. VERTICAL DATA BASED ON NAVD 29.
2. COORDINATE SYSTEM = NAD83
3. SITE IS NOT IN SPANISH FORK CITY'S FLOOD ZONE.
4. PROVIDE 15' CLEAR RADIUS AT LIGHTPOLES & SECTIONALIZERS.
5. ALL LOTS HAVE EXISTING STRUCTURES WITH SEWER LATERALS, CULINARY WATER LATERALS, & PRESSURIZED IRRIGATION LATERALS.
6. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
7. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL.
8. THE CURRENT ZONE IS R-1-12.
9. ALL SETBACKS ARE TO COMPLY WITH THE CURRENT CITY CODE REQUIREMENTS.
10. ANY NEW CONSTRUCTION TO BE TO CURRENT CITY CODE.

SYMBOL LEGEND



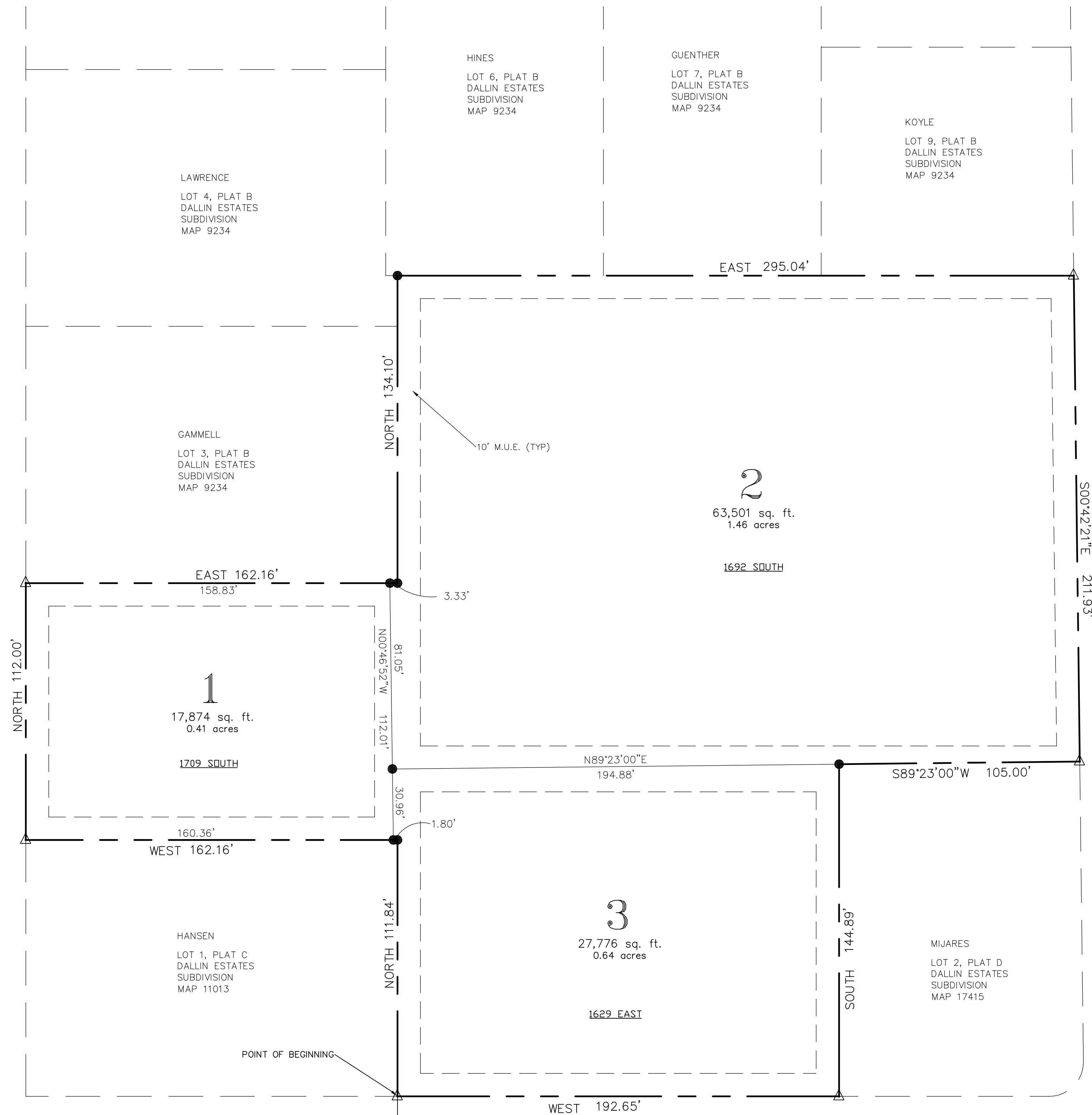
DALLIN ESTATES PLAT "E"

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, T8S, R3E,
SALT LAKE BASE AND MERIDIAN



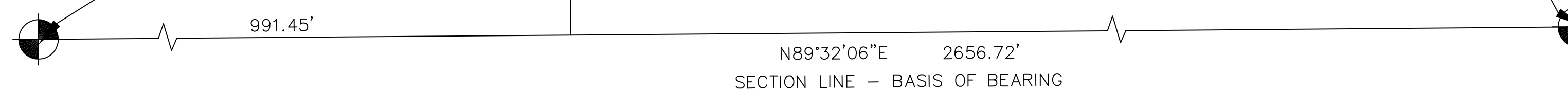
1300 EAST STREET

1400 EAST STREET



SOUTHWEST CORNER SEC. 29,
T8S, R3E, SLB&M
(FOUND BRASS CAP)

SOUTH QUARTER CORNER SEC. 29,
T8S, R3E, SLB&M
ELEV. = 4731.35'
(ELEVATION BENCHMARK)
(FOUND BRASS CAP)



PREPARED BY:
LEVEL OF FOCUS, INC
David F. Hunt, P.L.S.
1334 East 1150 South
Spanish Fork, Utah 84660
(801) 319-5441

OWNERS/DEVELOPERS
BRAD DAYLEY
801-380-7020
ENGINEER
F.J. CLARK AND ASSOCIATES
FRED J. CLARK, P.E.
9448 North Timpanogas Cove
Cedar Hills, Utah 84062
(801) 372-2140

SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF LOT 2, PLAT B, DALLIN ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 9234 AND ALL OF LOTS 1 & 3, PLAT D, DALLIN ESTATES SUBDIVISION ACCORDING TO THE OFFICIAL PLAT OF RECORD ON FILE AS MAP 17415 IN THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, PLAT D, DALLIN ESTATES SUBDIVISION, SAID POINT BEING LOCATED NORTH 89°32'06" EAST ALONG THE SECTION LINE 991.45 FEET AND NORTH 453.95 FEET FROM THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 111.84 FEET; THENCE WEST 162.16 FEET; THENCE NORTH 112.00 FEET; THENCE EAST 162.16 FEET; THENCE NORTH 134.10 FEET; THENCE EAST 295.04 FEET; THENCE SOUTH 00°42'09" EAST 211.93 FEET; THENCE SOUTH 89°23'00" WEST 105.00 FEET; THENCE SOUTH 144.89 FEET; THENCE WEST 192.65 FEET TO THE POINT OF BEGINNING.

AREA = 109,151 SQ. FT. OR 2.5058 ACRES

BASIS OF BEARING = NORTH 89°32'06" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST TO THE SOUTH QUARTER SECTION CORNER

03-27-24
DATE

David F. Hunt
SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

BRADLEY WILLIAM DAYLEY

LISA DANAE DAYLEY

MARK B. DALLIN

ELIZABETH L. DALLIN

PURE ENVIRO MANAGEMENT LLC BY: _____ ITS: _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON _____, 20__ BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED _____

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON (S) WHOSE NAME (S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY (IES) AND THAT BY HIS/HER/THEIR SIGNATURE (S) ON THE INSTRUMENT THE PERSON (S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON (S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION# _____ EXPIRES _____ PRINTED NAME _____

ACCEPTANCE BY THE LEGISLATIVE BODY

THE CITY OF SPANISH FORK, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF _____, A.D. 20__.

APPROVED _____ CITY MANAGER APPROVED _____ CITY ATTORNEY
APPROVED _____ CITY ENGINEER (See Seal Below) ATTEST _____ CITY RECORDER (See Seal Below)

PLAT "E"

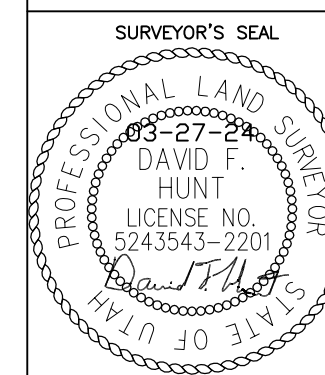
DALLIN ESTATES

INCLUDES A VACATION OF LOT 2, PLAT B, DALLIN ESTATES SUBDIVISION AND LOTS 1 & 3, PLAT D, DALLIN ESTATES SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, T8S, R3E,
SALT LAKE BASE AND MERIDIAN

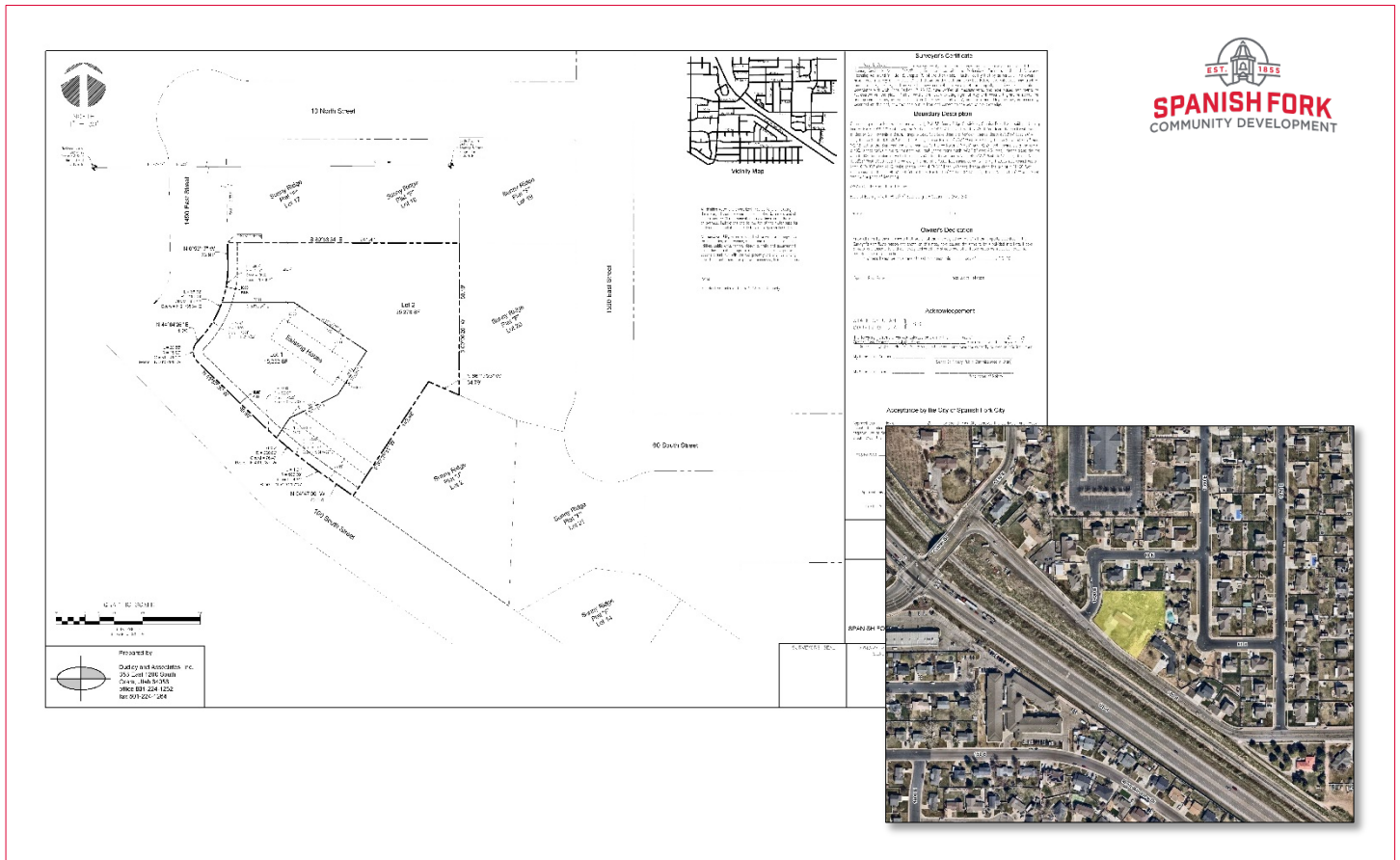
SPANISH FORK CITY, SUBDIVISION UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET



CITY ENGINEER SEAL

CLERK-RECORDER SEAL



**Sunny Ridge Plat J Amendment
Minor Subdivision Plat Approval Request**

May 1, 2024, Development Review Committee meeting.

Located at 1525 East 100 South, including 1.16 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Minor Subdivision Plat for two lots be approved.

Key Issues

- 1. Utilities.
- 2. Access.
- 3. Easements.
- 4. Fencing.
- 5. Setbacks.

Recommendation

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

Finding

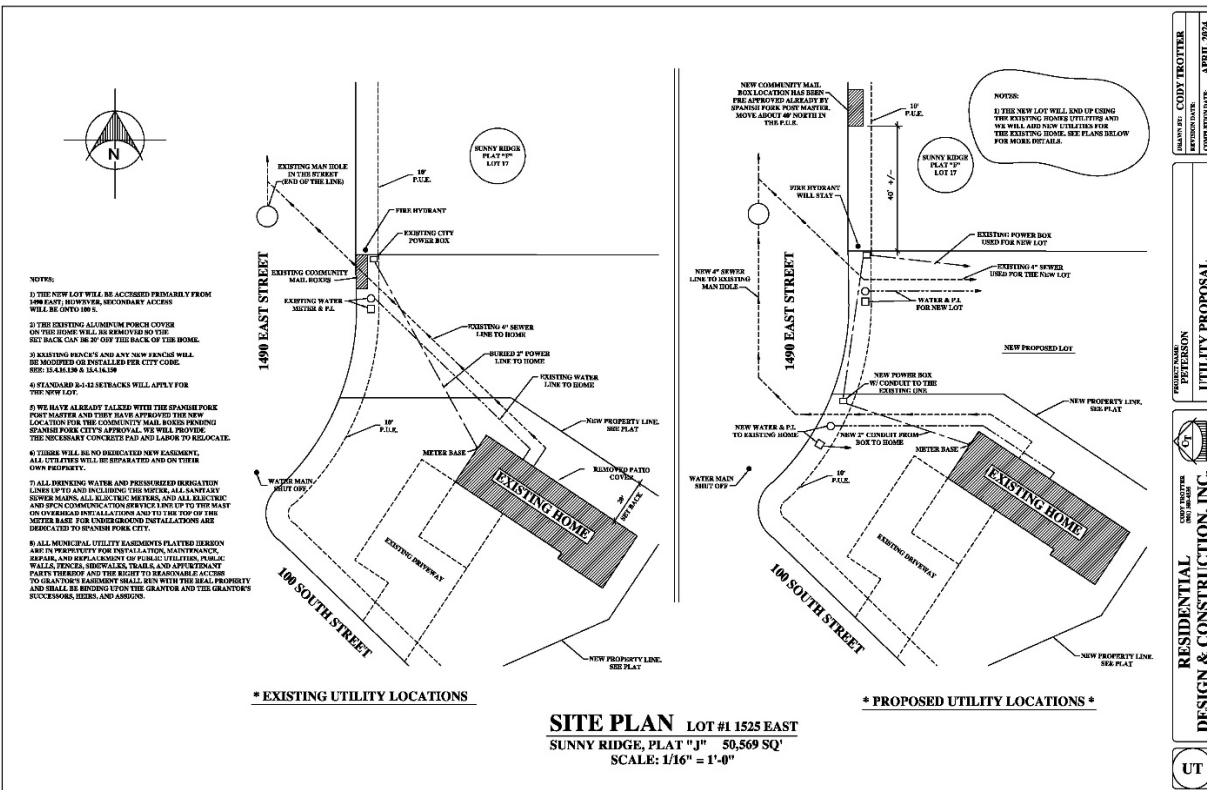
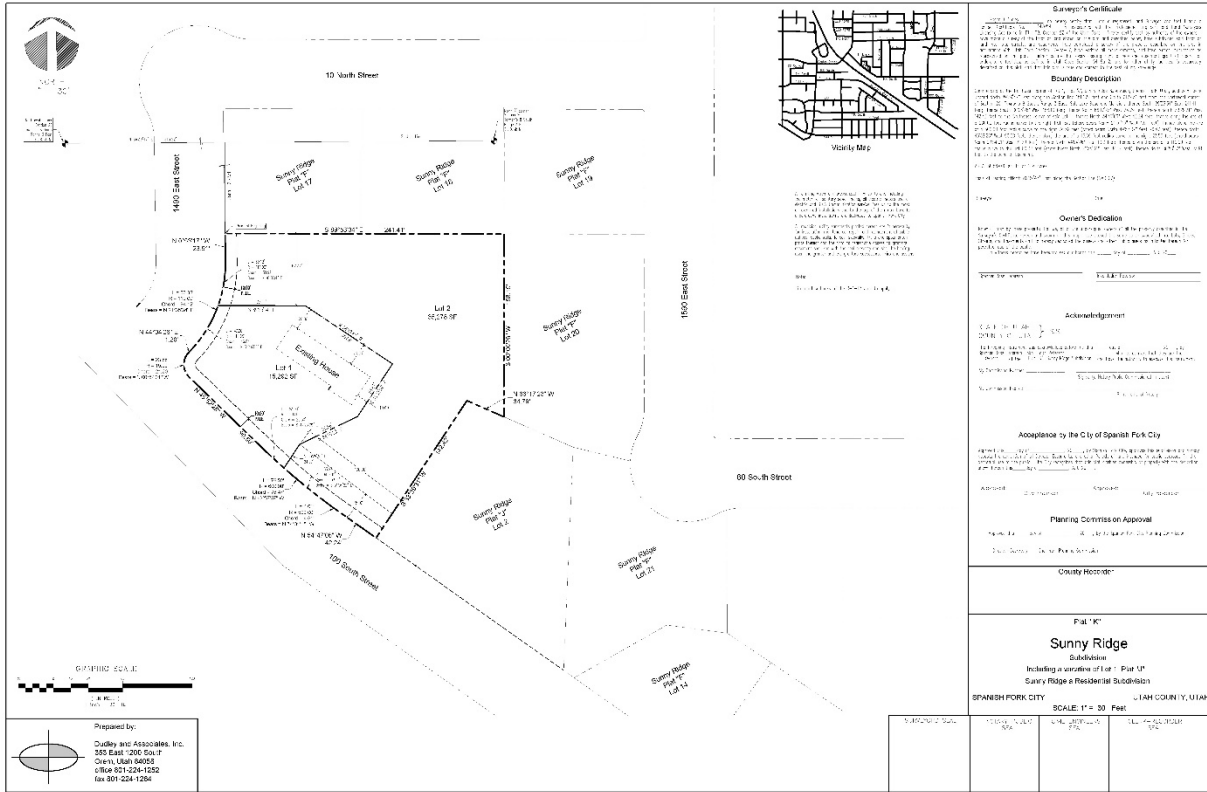
- 1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

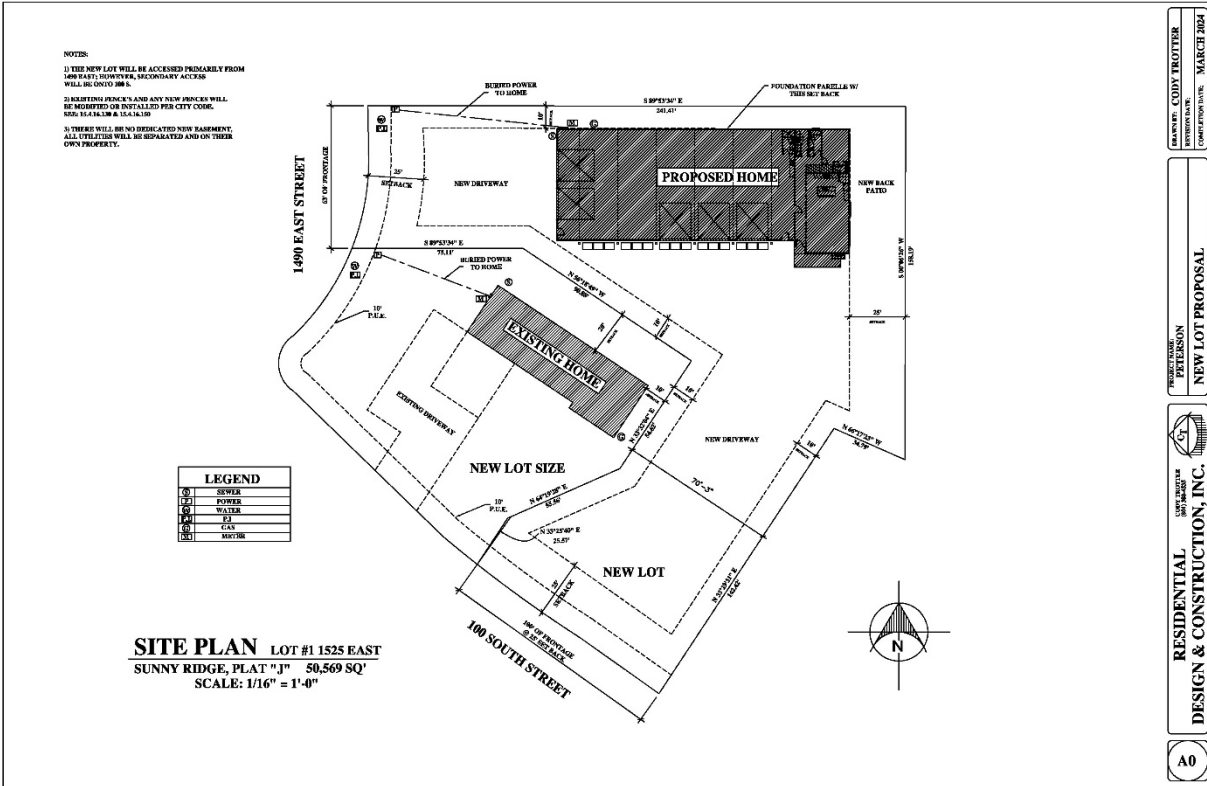
Conditions

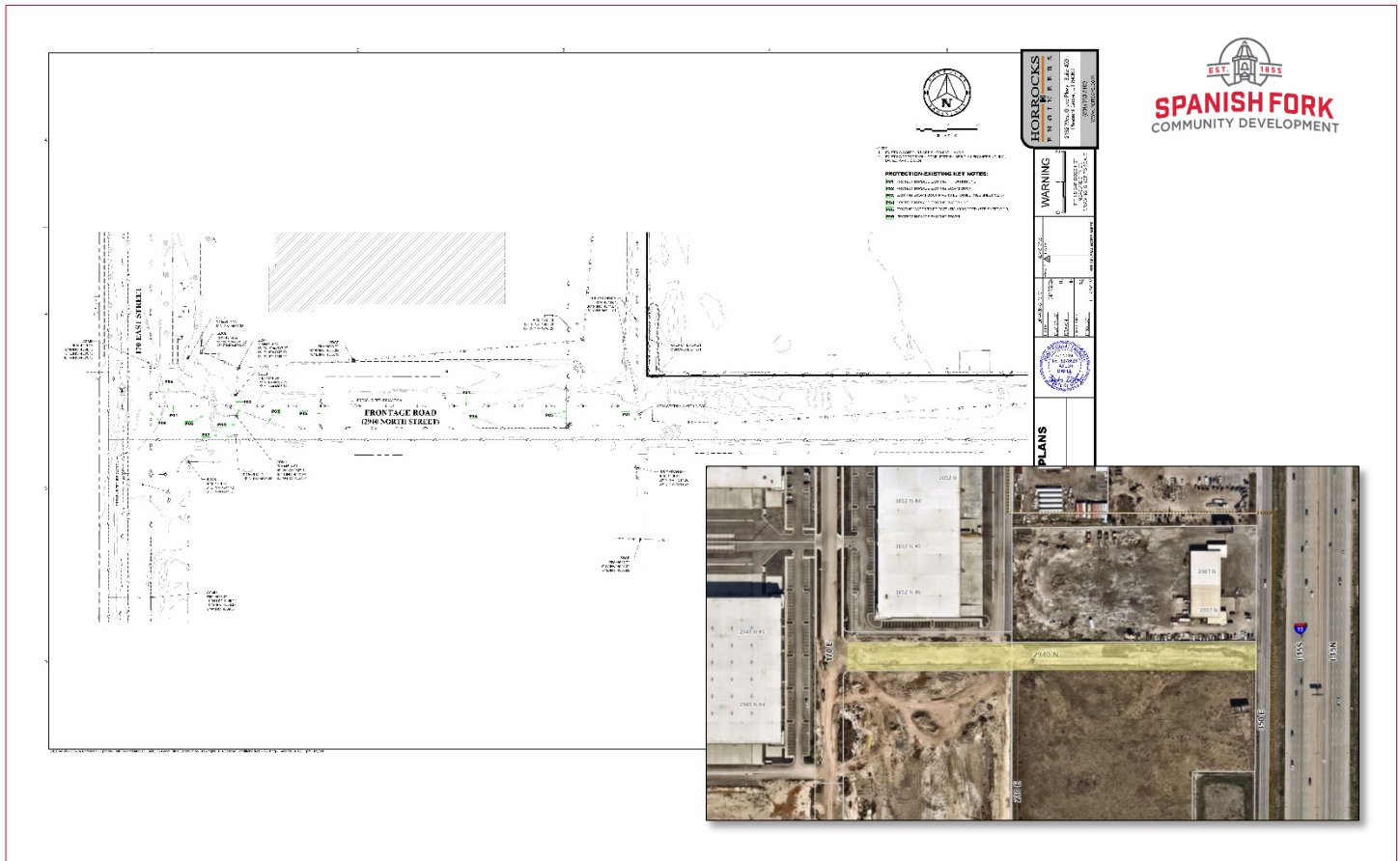
- 1. That the applicant meets the City's Zoning requirements and Construction Standards.
- 2. That the applicant addresses any red-lines.
- 3. That the rear awning be removed prior to recording the plat.

Exhibits

- 1. Minor Subdivision Plat.







**2940 North Street Sewer Plan
Utility Improvement Plan Approval Request**

May 1, 2024, Development Review Committee meeting.
 Located at 2940 North 350 East.
 The subject property is zoned I-1 and C-2.
 The applicant has requested Utility Improvement Plan approval.

Key Issues

1. Application Fee.
2. Utilities.
3. Improvements.

Recommendation

That the proposed Utility Improvement Plan 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.

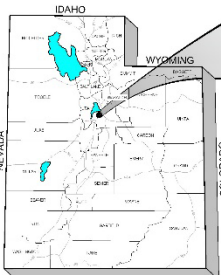
Conditions

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.

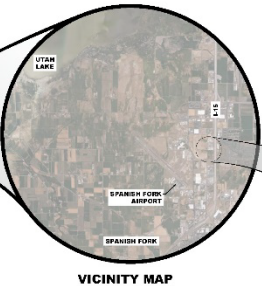
Exhibits

1. Improvement Plans.

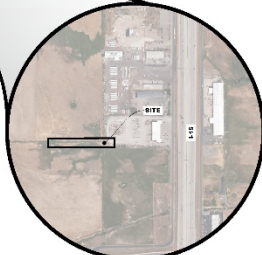
CONSTRUCTION DRAWINGS FOR 2940 NORTH STREET - SEWER PLANS UTAH COUNTY, UT



STATE MAP



VICINITY MAP



PROJECT SITE

ENGINEER:
HERRICK ENGINEERS
212 WEST GARDEN BLVD., SUITE 100
SPRINGVILLE, UT 84602
(435) 766-1000

APPLICANT OWNER:
CALCUTTI REAL ESTATE
100 S. 1000 E.
SPRINGVILLE, UT 84602

811
Know what's below.
Call before you dig.

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET AND SHEET INDEX
2	GENERAL NOTES
3	SEWER MAIN
4	SEWER SERVICE

HERRICK ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
212 WEST GARDEN BLVD., SUITE 100
SPRINGVILLE, UT 84602
(435) 766-1000

WARNING
UTAH COUNTY, UT
COVER SHEET AND SHEET INDEX

C.O.O.

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION CODE AND THE UTAH ELECTRICAL CODE.
- ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY COMPANIES.
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UTILITY NOTES

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- ALL UTILITIES SHALL BE DEPTH MARKED AND IDENTIFIED BY THE UTILITY COMPANIES.

UTILITY CONTACTS

AT&T
435.766.1000

UTAH ELECTRIC
435.766.1000

UTAH GAS
435.766.1000

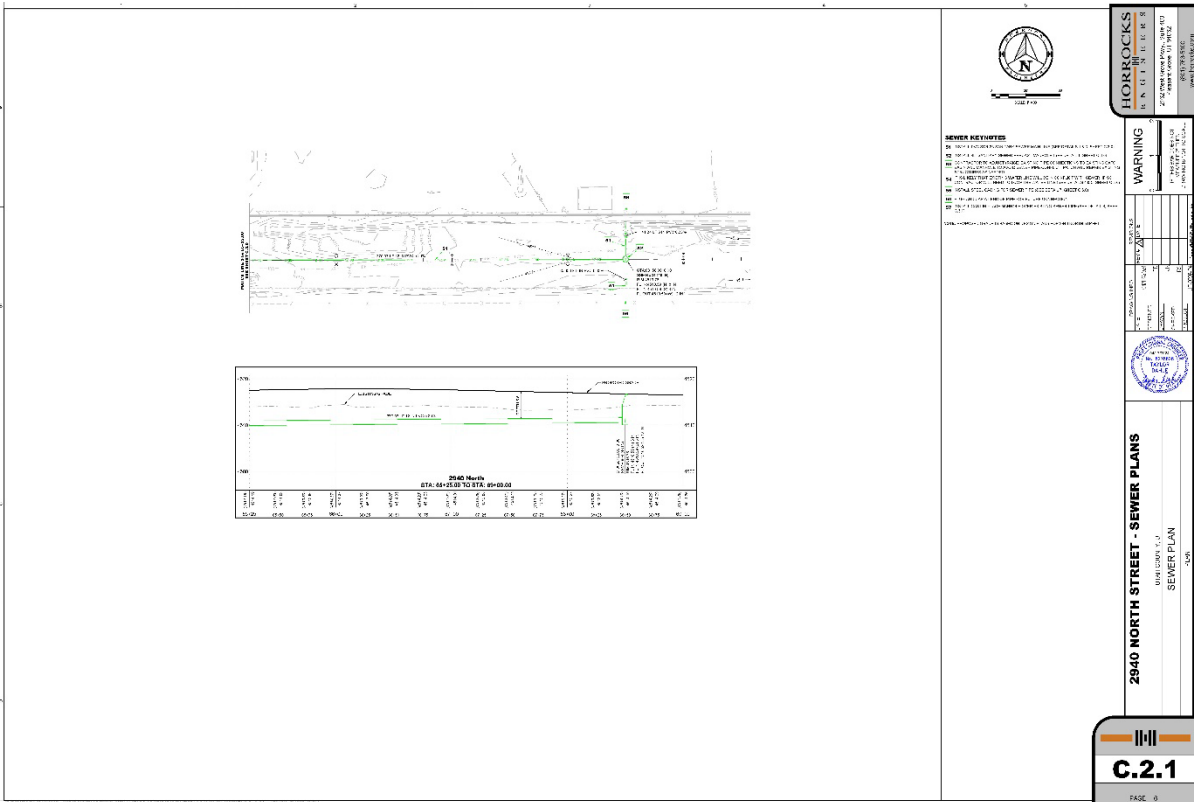
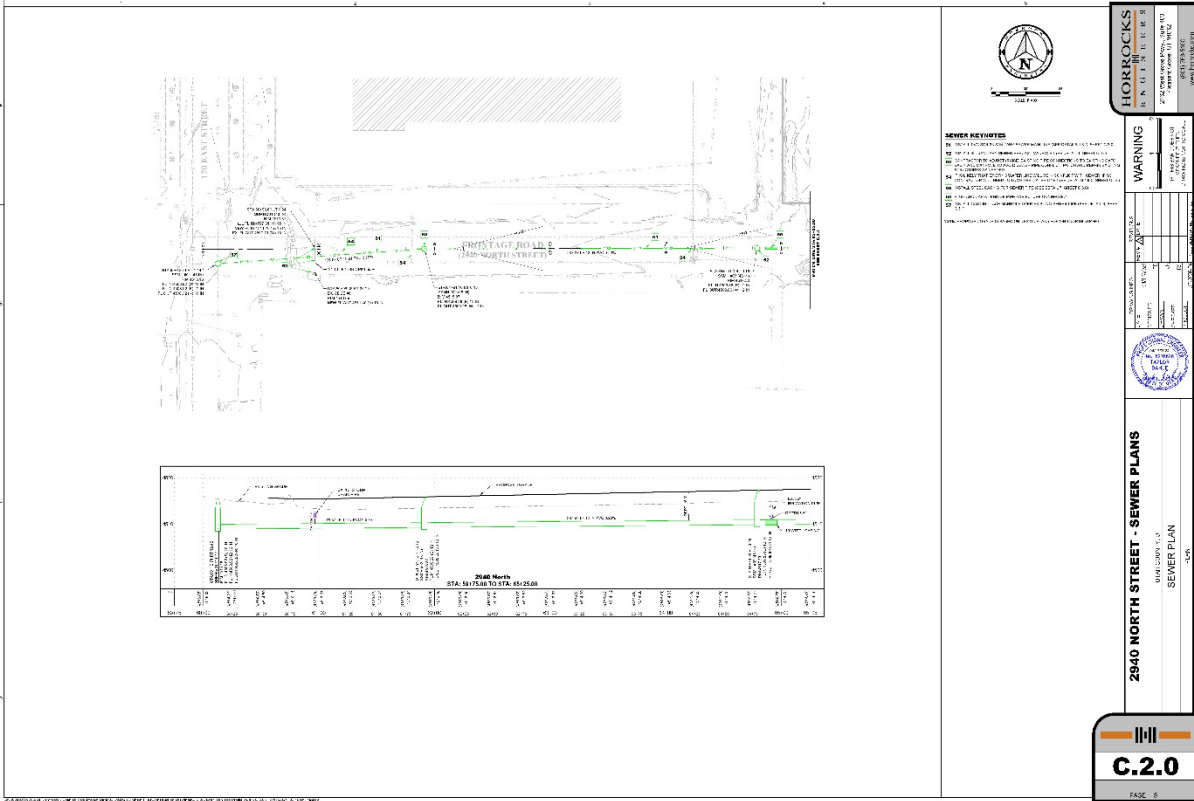
UTAH WATER
435.766.1000

NO.	DATE	DESCRIPTION
1	01/15/2024	ISSUED FOR PERMIT

HERRICK ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
212 WEST GARDEN BLVD., SUITE 100
SPRINGVILLE, UT 84602
(435) 766-1000

WARNING
UTAH COUNTY, UT
GENERAL NOTES

C.O.1



SFSB SS-301 SEWER MANHOLE
2007 FC

APWA PLAN 381 TRENCH BACKFILL
2007 FC

APWA PLAN 382 PIPE ZONE BACKFILL
2007 FC

APWA PLAN 542 WATER SERVICE LINE LOOP
2007 FC

APWA PLAN 543.1 WATER MAIN LINE LOOP
2007 FC

CAST IN PLACE MANHOLE BASE
2007 FC

STEEL CASING FOR SEWER PIPE
2007 FC

STANDARD DRAWING

WARNING

2840 NORTH STREET - SEWER PLANS

DETAILS

C.3.0

HORROCKS
B. K. H. L. L. R. R.

DATE 11/11/2011
TIME 10:00 AM
PROJECT 2840 NORTH STREET - SEWER PLANS
CLIENT CITY OF CHICAGO
DESIGNER B. K. H. L. L. R. R.
CHECKER B. K. H. L. L. R. R.
APPROVER B. K. H. L. L. R. R.

DESIGN CHANGES

NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUE FOR PERMIT
2	11/11/2011	ISSUE FOR PERMIT
3	11/11/2011	ISSUE FOR PERMIT
4	11/11/2011	ISSUE FOR PERMIT
5	11/11/2011	ISSUE FOR PERMIT
6	11/11/2011	ISSUE FOR PERMIT
7	11/11/2011	ISSUE FOR PERMIT
8	11/11/2011	ISSUE FOR PERMIT
9	11/11/2011	ISSUE FOR PERMIT
10	11/11/2011	ISSUE FOR PERMIT

2840 NORTH STREET - SEWER PLANS

DATE 11/11/2011
TIME 10:00 AM
PROJECT 2840 NORTH STREET - SEWER PLANS
CLIENT CITY OF CHICAGO
DESIGNER B. K. H. L. L. R. R.
CHECKER B. K. H. L. L. R. R.
APPROVER B. K. H. L. L. R. R.

DESIGN CHANGES

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6	11/11/2011	ISSUE FOR PERMIT
7	11/11/2011	ISSUE FOR PERMIT
8	11/11/2011	ISSUE FOR PERMIT
9	11/11/2011	ISSUE FOR PERMIT
10	11/11/2011	ISSUE FOR PERMIT

C.3.0

FACE 7

TO: Spanish Fork City Planning Commission
FROM: Dave Anderson, AICP
DATE: April 19, 2024
RE: Large Utility Facility Overlay Zone

15.1.04.020 Definitions

“Large Utility Facility”: A structure or improvement that is needed to provide utility service to an area that is not located within Spanish Fork City.

15.3.20.110 Large Utility Facility Overlay District

This district provides an opportunity for Spanish Fork City to approve large-scale utility facility projects that would not primarily provide local service. This Overlay may be approved in any Zoning District.

A. Application

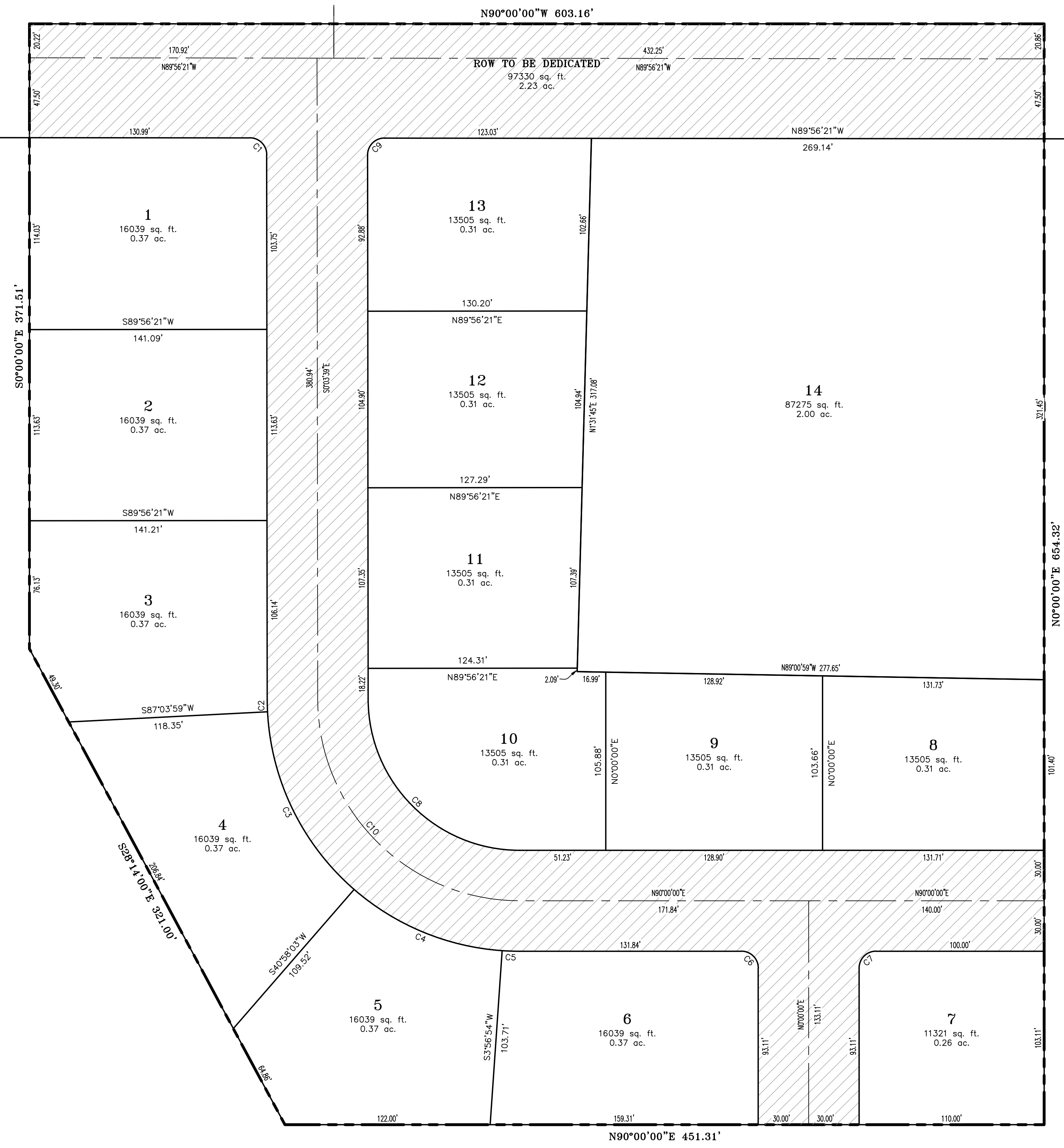
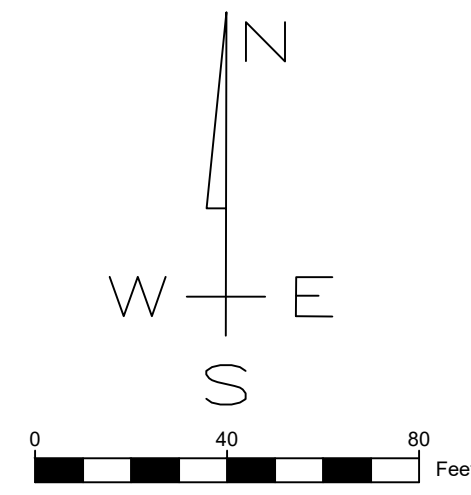
1. Applications to establish a Large Utility Facility Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete application which includes the following information:
 - a. a complete description of the intended nature and character of the project,
 - b. a description of the project’s necessity and the importance of it’s proposed location,
 - c. a map of the location of the proposed project including parcel numbers of all impacted properties,
 - d. a proposed project phasing plan,
 - e. plans representing proposed changes to any existing improvements,
 - f. plans that identify the nature of any improvements that would be constructed with the project,
 - g. plans that identify disturbed areas and the proposed means to restore those areas.

B. Performance Standards

1. Permitted Use
 - a. Large Utility Facilities.
2. Project Impact
 - a. A review will be performed to ensure that appropriate measures are taken to mitigate impacts on surrounding properties and the community as a whole when Large Utility Facilities are constructed.

C. Findings: the following findings must be made by the Council before approving any Large Utility Facility Overlay District:

1. That the proposed project is needed to provide utility service to areas that are not located or are planned to be located within Spanish Fork City,
2. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the area or community as a whole,
3. That sufficient assurance has been provided that any impacts generated by the project and its construction will be remediated.



100 SOUTH
(EXISTING PUBLIC)

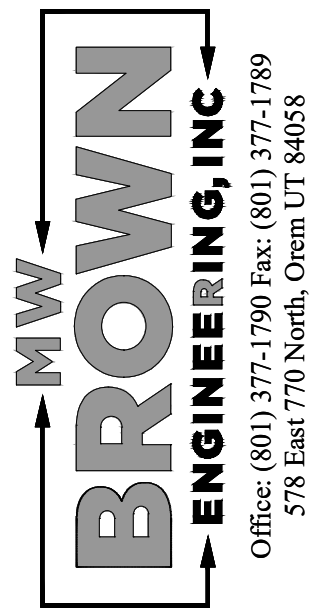
2930 EAST
(EXISTING PUBLIC)

TABULATION

- TOTAL PARCEL ACRES = 8.57 ACRES
- ZONE = R-1-15
- 1.63 UNITS PER ACRE
- TOTAL ALLOWABLE LOTS = 14
- AVERAGE LOT SIZE = 15,613 SQ. FT. (0.36 ACRES)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	15.69'	10.00'	14.13'	N45°00'00"W	89°52'42"
C2	7.52'	150.00'	7.52'	N1°29'50"W	2°52'22"
C3	120.69'	150.00'	117.46'	N25°58'59"W	46°05'56"
C4	96.92'	150.00'	95.24'	N67°32'31"W	37°01'09"
C5	10.34'	150.00'	10.33'	N88°01'33"W	3°56'54"
C6	15.71'	10.00'	14.14'	N45°00'00"W	90°00'00"
C7	15.71'	10.00'	14.14'	N45°00'00"E	90°00'00"
C8	141.28'	90.00'	127.21'	S45°01'50"E	89°56'21"
C9	15.73'	10.00'	14.16'	S45°00'00"W	90°07'18"
C10	188.37'	120.00'	169.62'	S45°01'50"E	89°56'21"



No.	Date	By	Notes

Designed: _____
 Drawn: _____
 Checked: _____
 Date: _____

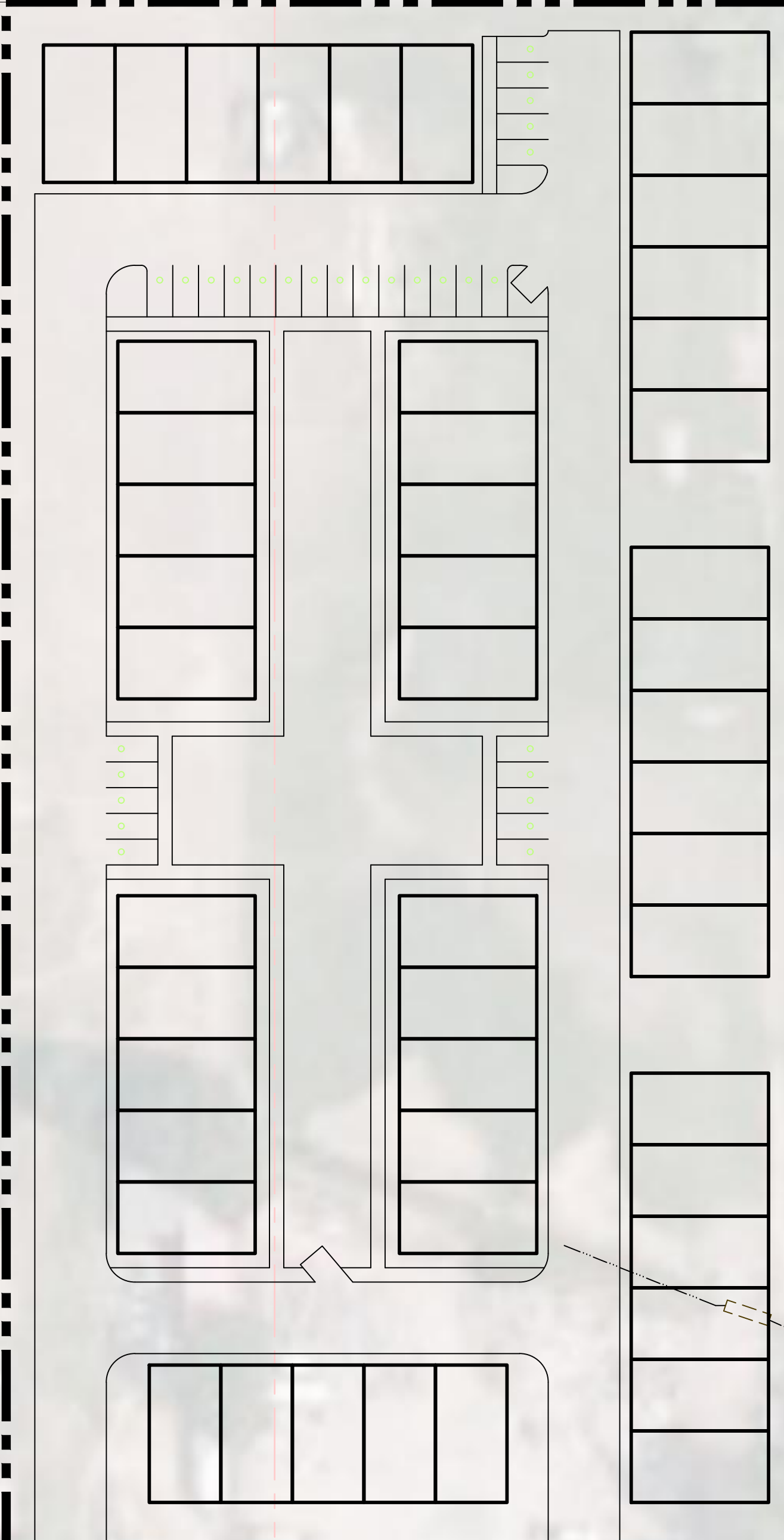
Title: **CHRISTOFFERSON SPANISH FORK**
 Location: **SPANISH FORK, UTAH**
 Drawing Name: **CONCEPT LAYOUT**

PROJECT NO.
2024.016
 SHEET NO.
1.00



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

49 TOWNHOMES



HUNTSMAN-FISH PROPERTY

ATLAS ENGINEERING
 CIVIL · STRUCTURAL · SURVEY

PHONE 801-555-6566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

Z:\2024\24-015 HUNTSMAN_FISH\CAD\CONCEPT\CONCEPT3.DWG

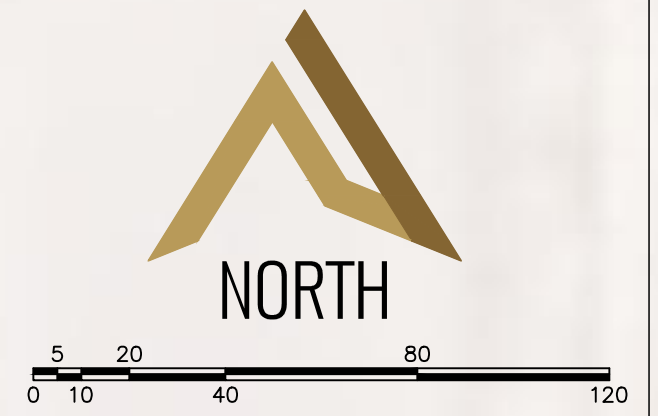
CONCEPTUAL PLAN

SPANISH FORK, UTAH

SHEET NO.

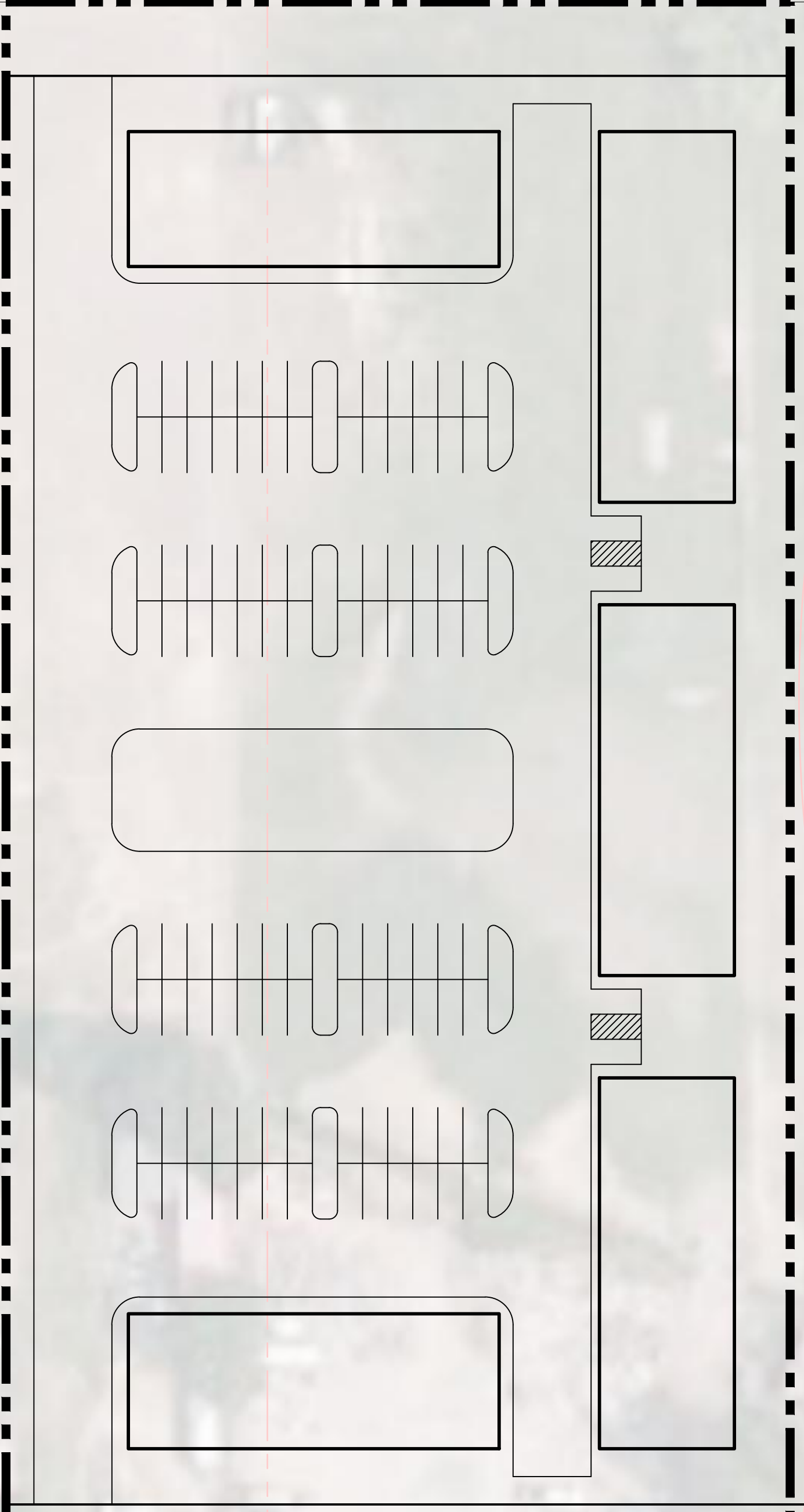
1

NO.	REVISIONS	BY	DATE
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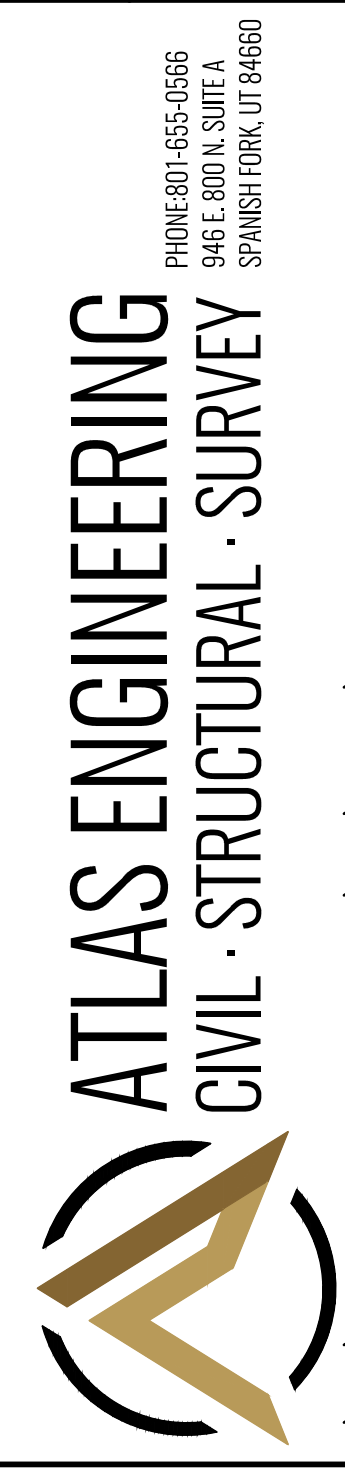


(24"x36")
 SCALE 1" = 40'
 (11"x17")
 SCALE 1" = 80'

50 CONDOS
 50 GARAGES
 108 STALLS
 PARKING REQ'D 150
 PARKING PROVIDED 158



HUNTSMAN-FISH PROPERTY



PHONE 801-555-6566
 946 E. 800 N. SUITE A
 SPANISH FORK, UT 84660

CONCEPTUAL PLAN

SPANISH FORK, UTAH

SHEET NO.

1

NO.	REVISIONS	BY	DATE
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TO: Spanish Fork City Planning Commission
FROM: Dave Anderson, AICP
DATE: April 19, 2024
RE: Railroad Spur Overlay Zone

15.3.20.120 Railroad Spur Overlay District

This District is provided to protect transportation routes, utility corridors and the community as a whole from new railroad spurs that may create adverse impacts. The District provides an opportunity for Spanish Fork City to approve new, or modify existing, railroad spurs for properties located in the Industrial 1 and 2 Zoning Districts on the Sharp Sub rail line. New railroad spurs on other rail lines in the community are not allowed.

A. Application

1. Applications to establish a Railroad Spur Overlay District shall be processed in the same manner as that for other zoning map amendments. The application shall be accompanied by a complete application which includes the following information:
 - a. a map of the location of the proposed spur showing which properties will be served and any roadways that would be crossed,
 - b. a description of the businesses that would be served and the anticipated frequency of the use of the spur.

B. Performance Standards

1. Permitted Use
 - a. Railroad spurs.
2. Project Impact
 - a. A review will be performed to ensure that appropriate measures are taken to mitigate impacts on surrounding properties and the community as a whole when railroad spurs are constructed.

C. Findings: the following findings must be made by the Council before approving any Railroad Spur Overlay District:

1. That the proposed project will enhance the movement of materials via the Sharp Sub rail line,
2. That the proposed project will not adversely impact planned or existing railways, roadways or utility corridors,
3. That the proposed development will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the area or community as a whole,
4. That sufficient assurance has been provided that any impacts generated by the project and its construction will be remediated.