SPANISH FORK
PRIDE & PROGRESS

August 22, 2024

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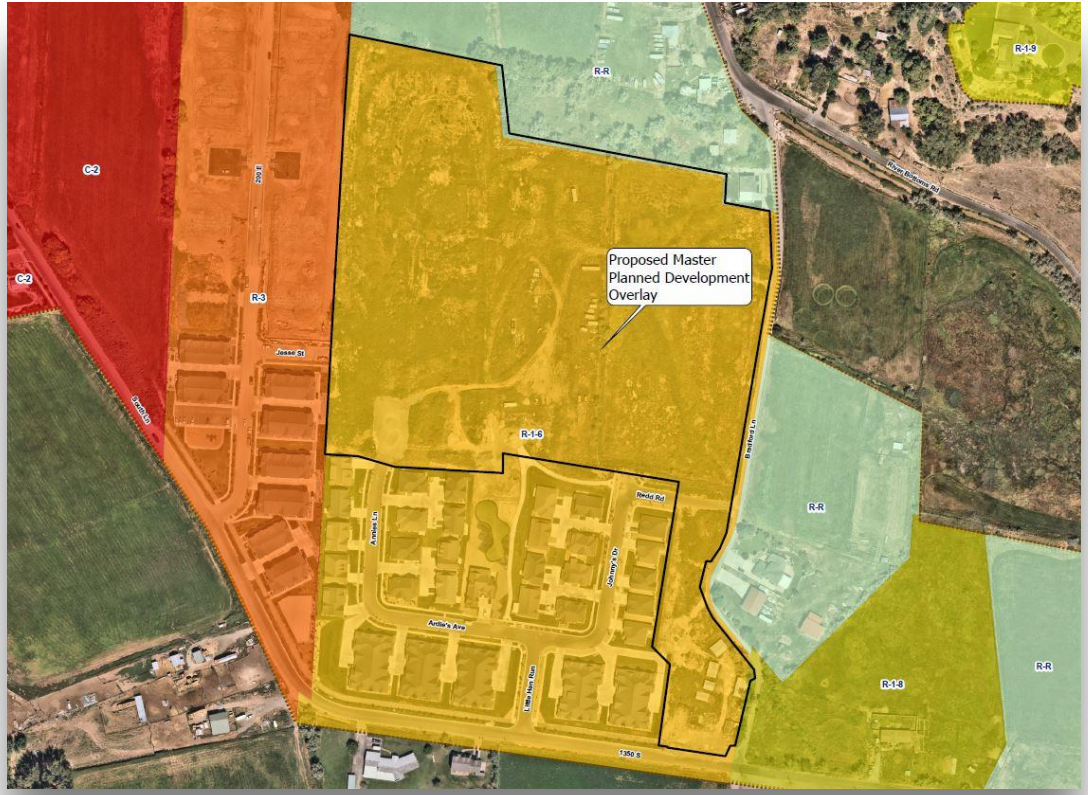

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BRADFORD LN
VOLUNTEER DR. (FUTURE, BY OTHERS)
LITTLE HEN RUN
EXISTING
360 E
1360 S
230 E
1060 S
1220 S
TURF GRASS
DROUGHT TOLERANT SHRUBS, PERENNIALS, OR GRASSES
DRIVEWAY
ROWBOW
WALK
CBG
STREET TREES 30' O.C.
NO TURF GRASS ALLOWED IN PARK STRIPS
MULCH (ROCK, BARK, ETC)
TYPICAL LANDSCAPE DETAIL
N.T.S.
SHADE AND STREET TREES:
SHADE AND STREET TREES TO BE CHOSEN FROM THE SPANISH FORK CITY APPROVED LIST OF STREET AND SHADE TREES
LEGEND
BOUNDARY LINE
SETBACK LINE (15')
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EASEMENT
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
LANDSCAPE PLAN
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
SHEET LP02
OF 3

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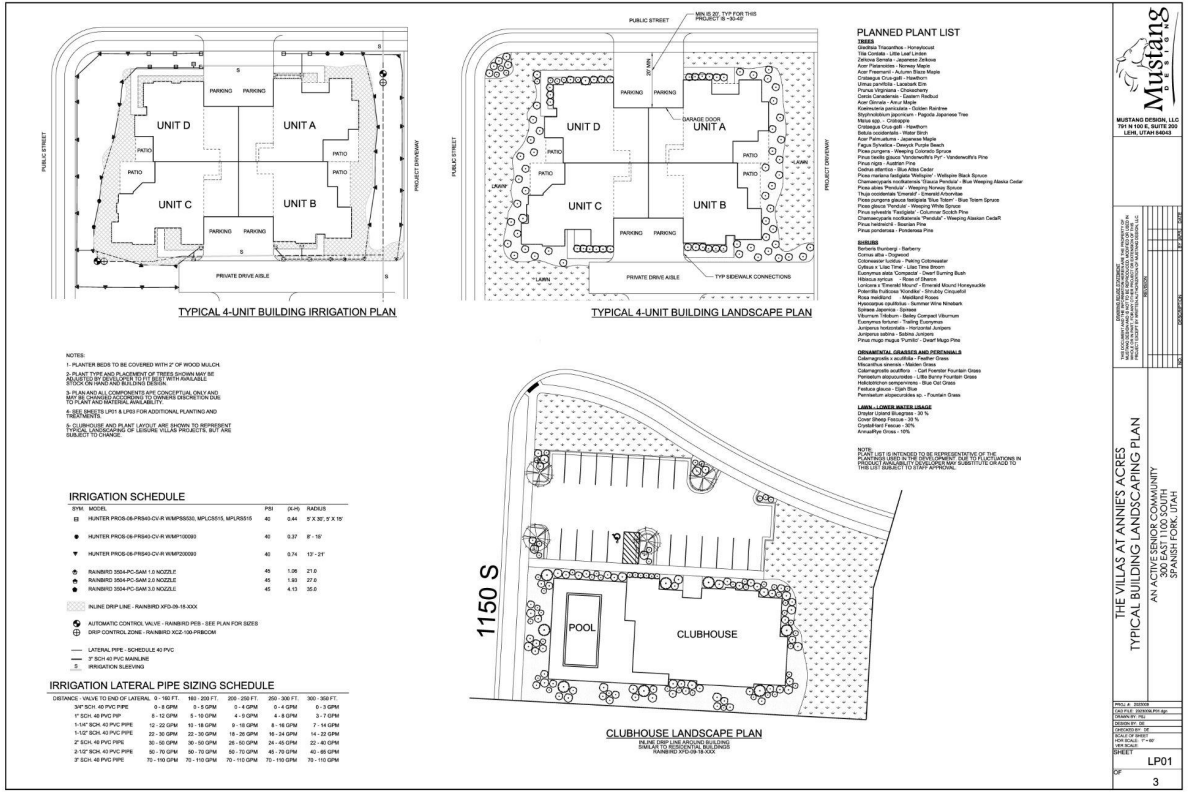

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The Villas at Annie's Acres

This proposal involves changing the zoning of property at approximately 300 East 1100 South from R-1-6 to the R-1-6 Zone with the Master Planned Development Overlay in association with a Preliminary Plat for an expanded Master Planned Development with 103 additional residential units.

Recommendation:

I move to approve the proposed Preliminary Plat and Zone Change 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.

3. That the applicant enters into an amended development agreement with the City.

4. That the applicant work with the City on the Final Plat regarding the alignment of Bradford Lane with development to the north; and that the applicant softens the curb radii at 1220 South and Bradford Lane, and that the fencing along Bradford Lane match the existing wrought iron metal fencing along South Lane.

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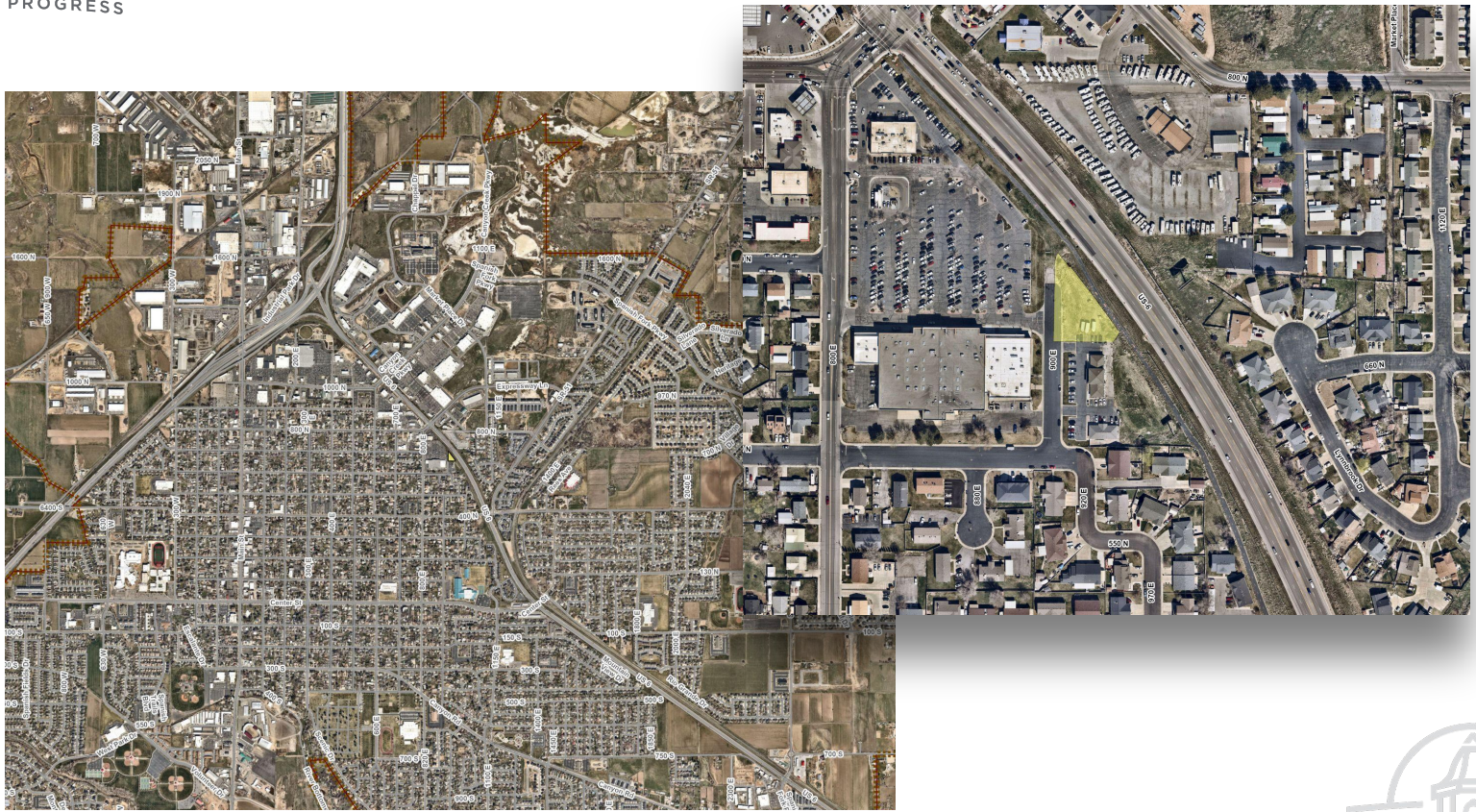

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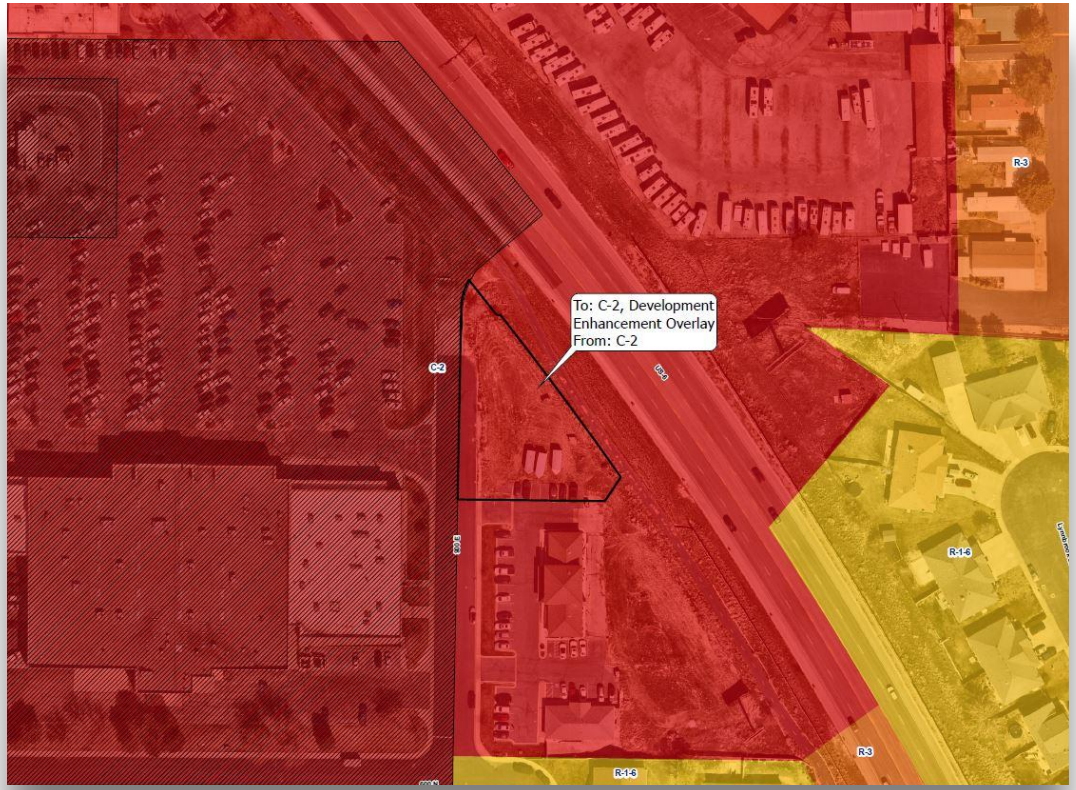

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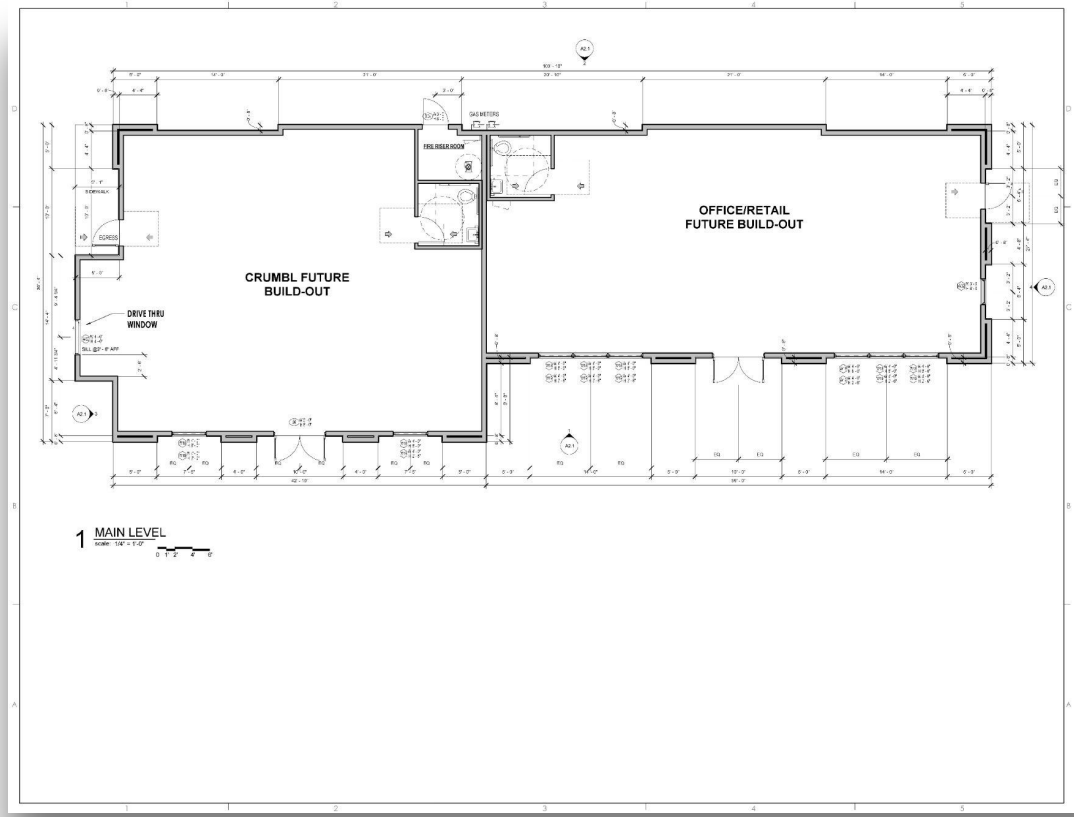

HEBDON STUDIOS
ARCHITECTURE + DESIGN

740 E 3900 S, SUITE 302
SALT LAKE CITY, UT 84107
e. brian@hebdonstudios.com
p. 801.503.3460

NOT FOR CONSTRUCTION

PROJECT:
CRUMBL & OFFICE BLDG
SPANISH FORK, UTAH

REVISIONS:

TITLE:
MAIN LEVEL
FLOOR PLAN

SHEET:
A1.2

ISSUE DATE: APRIL 2024

SCHEMATIC DESIGN

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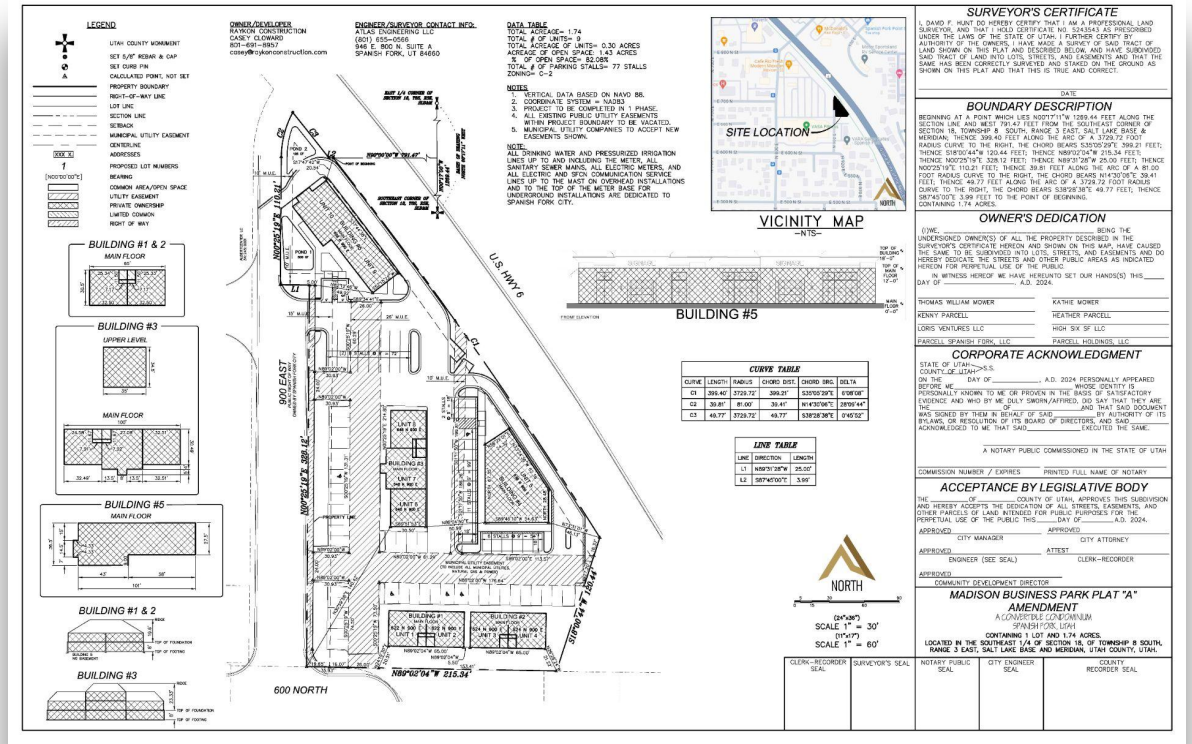

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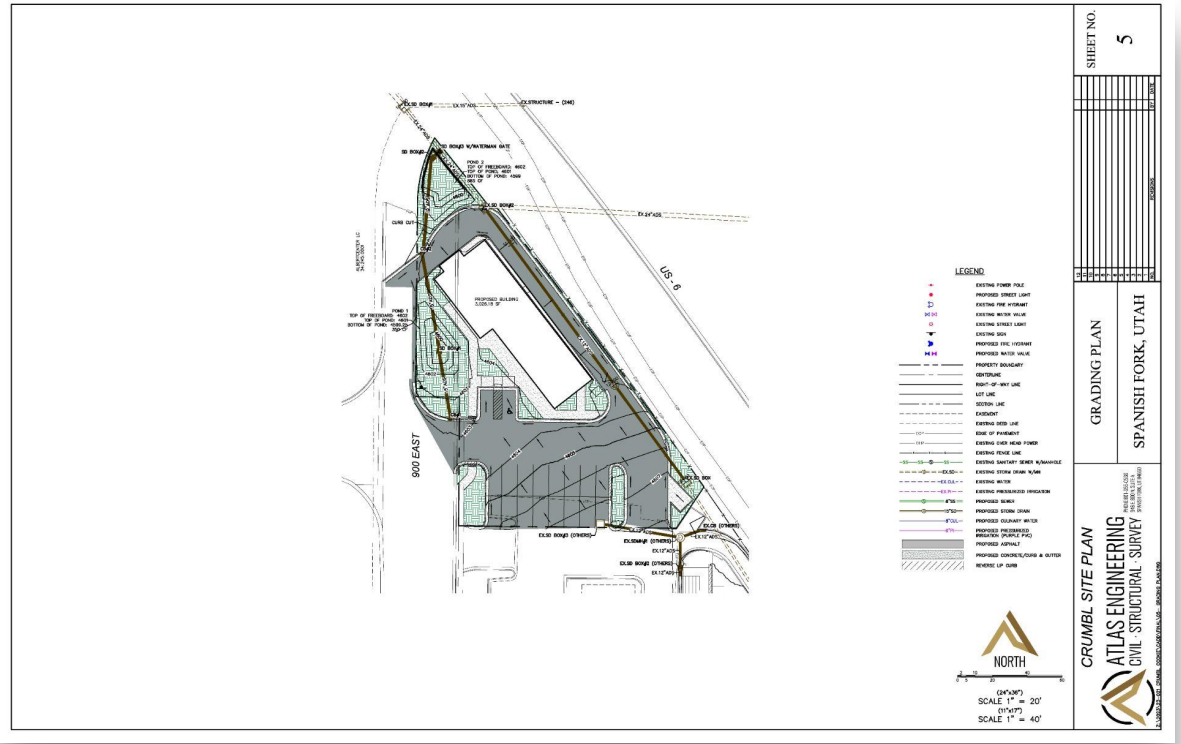

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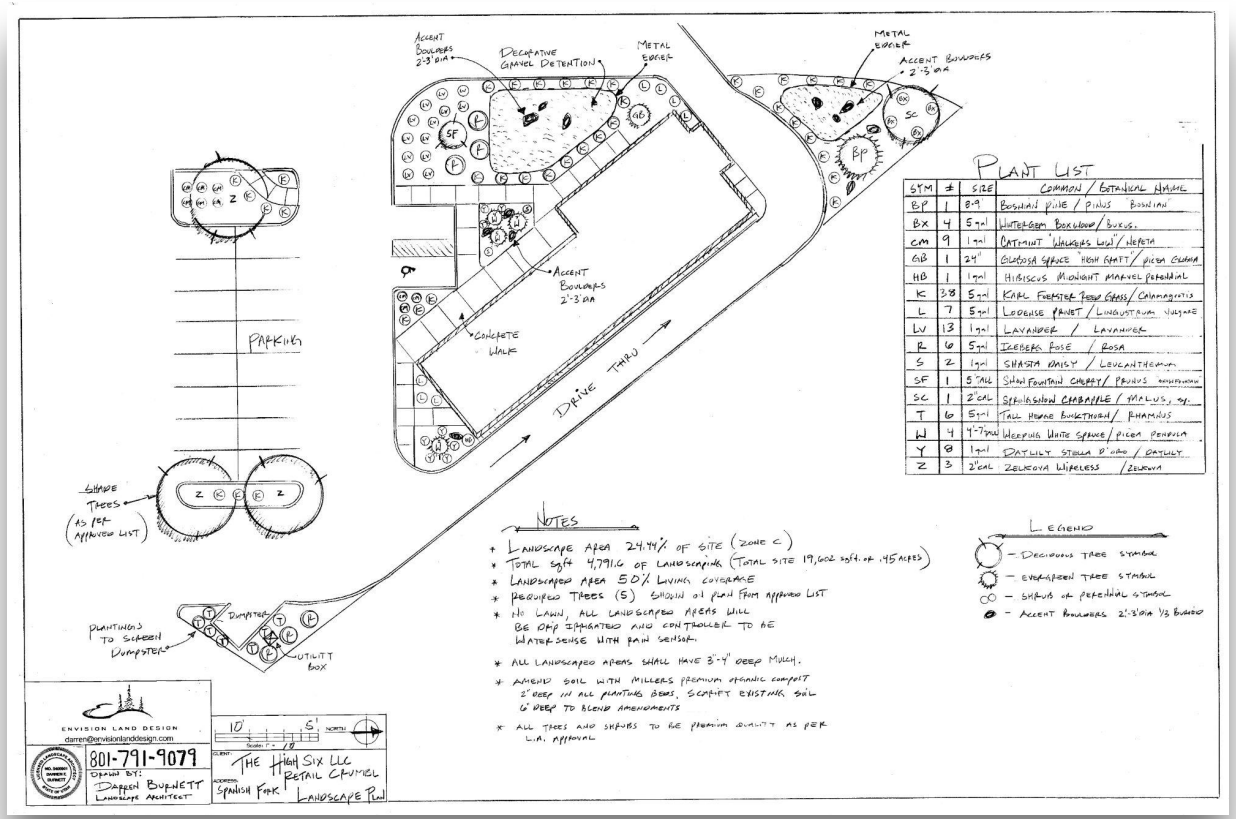

PLANT LIST

SYM	#	SIZE	COMMON / BOTANICAL NAME
BP	1	8-9'	BOSNIAN PINE / PINUS BOSNIANA
BX	4	5 gal	WINTERGEM BOXWOOD / BUXUS.
CM	9	1 gal	CATMINT 'WALKERS LOW' / NEPETA
GB	1	24'	GLAUCA SPRUCE HIGH KNOTT / PICEA GLAUCA
HB	1	1 gal	HIBISCUS MIDNIGHT MARVEL PERENNIAL
K	38	5 gal	KARL FOERSTER FEED GRASS / CALAMAGROSTIS
L	7	5 gal	LODENSE PRIVET / LIGUSTRUM VULGARE
LV	13	1 gal	LAVANDER / LAVANDER
R	6	5 gal	ICEBERG ROSE / ROSA
S	2	1 gal	SHASTA DAISY / LEUCANTHEMUM
SF	1	5' TALL	SHADFOUNTAIN CHERRY / PRUNUS [illegible]
SC	1	2" CAL	SPRINGSNOW CRABAPPLE / MALUS sp.
T	6	5 gal	TALL HEDGE BUCKTHORN / RHAMNUS
W	4	4'-7' tall	WEEPING WHITE SPRUCE / PICEA BREWERIA
Y	8	1 gal	DAYLILY STELLA D'ORO / DAYLILY
Z	3	2" CAL	ZELKOVA WIRELESS / ZELKOVA

NOTES

* LANDSCAPE AREA 24.74% OF SITE (ZONE C)
* TOTAL SQ FT 4,791.6 OF LANDSCAPING (TOTAL SITE 19,602 SQ FT. OR .45 ACRES)
* LANDSCAPED AREA 50% LIVING COVERAGE
* REQUIRED TREES (5) SHOWN ON PLAN FROM APPROVED LIST
* NO LAWN, ALL LANDSCAPED AREAS WILL BE DRIP IRRIGATED AND CONTROLLER TO BE WATER SENSE WITH RAIN SENSOR.
* ALL LANDSCAPED AREAS SHALL HAVE 3"-4" DEEP MULCH.
* AMEND SOIL WITH MILLERS PREMIUM ORGANIC COMPOST 2" DEEP IN ALL PLANTING BEDS, SCARIFY EXISTING SOIL 6" DEEP TO BLEND AMENDMENTS
* ALL TREES AND SHRUBS TO BE PREMIUM GRADE AS PER L.I.A. APPROVAL

LEGEND

- DECIDUOUS TREE SYMBOL
- EVERGREEN TREE SYMBOL
- SHRUB OR PERENNIAL SYMBOL
- ACCENT BOULDERS 2-3' DIA W/3 BUNCH

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Crumbl

This proposal involves changing the zoning of property at 658 North 900 East from C-2 to the C-2 Zone with the Development Enhancement Overlay to allow for a commercial building to be constructed.

Recommendation:

That the proposed Zone Change be approved based on the finding that with modifications and improvements the proposal will meet the intent and findings of the Development Enhancement Overlay.

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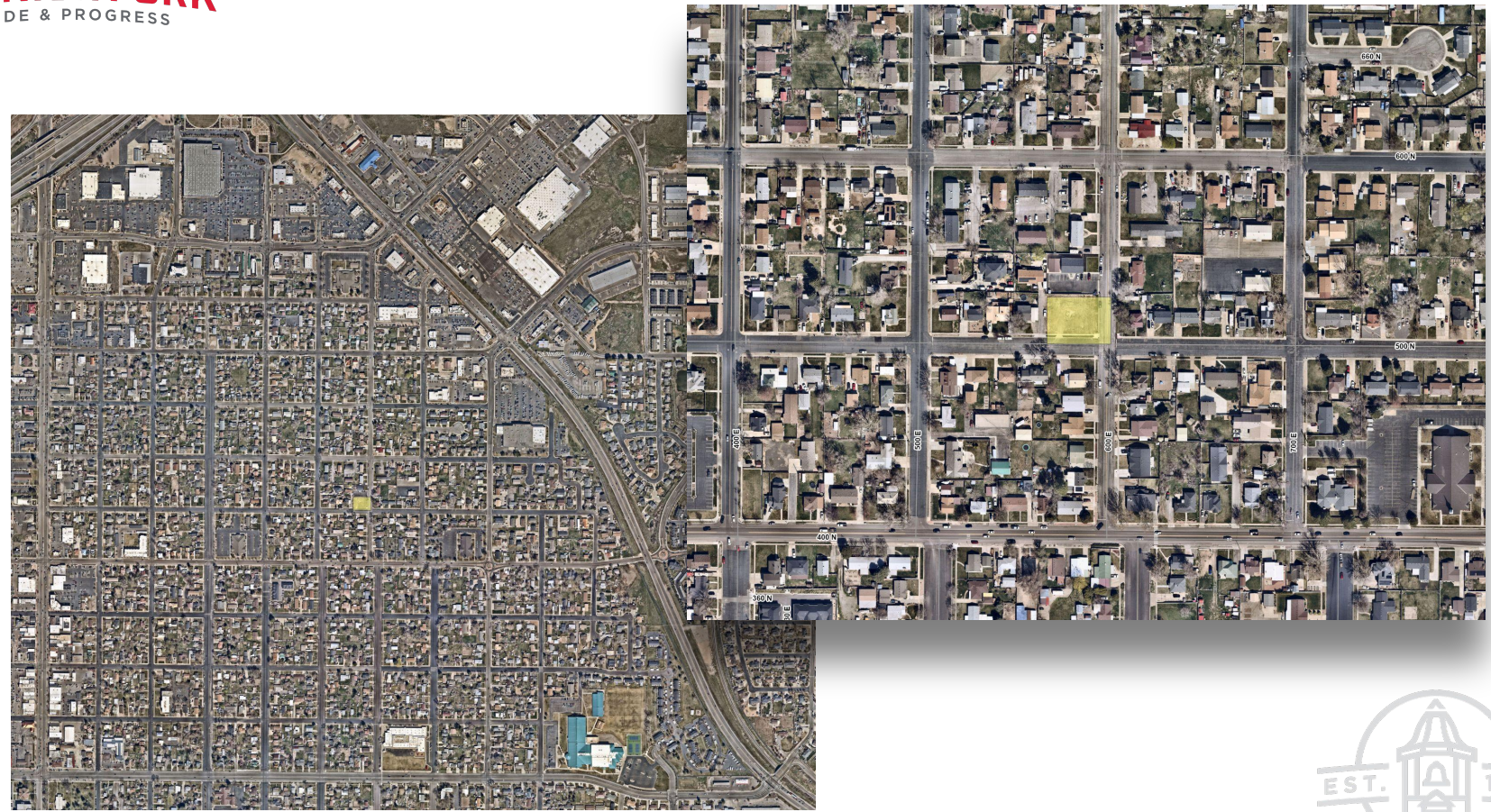

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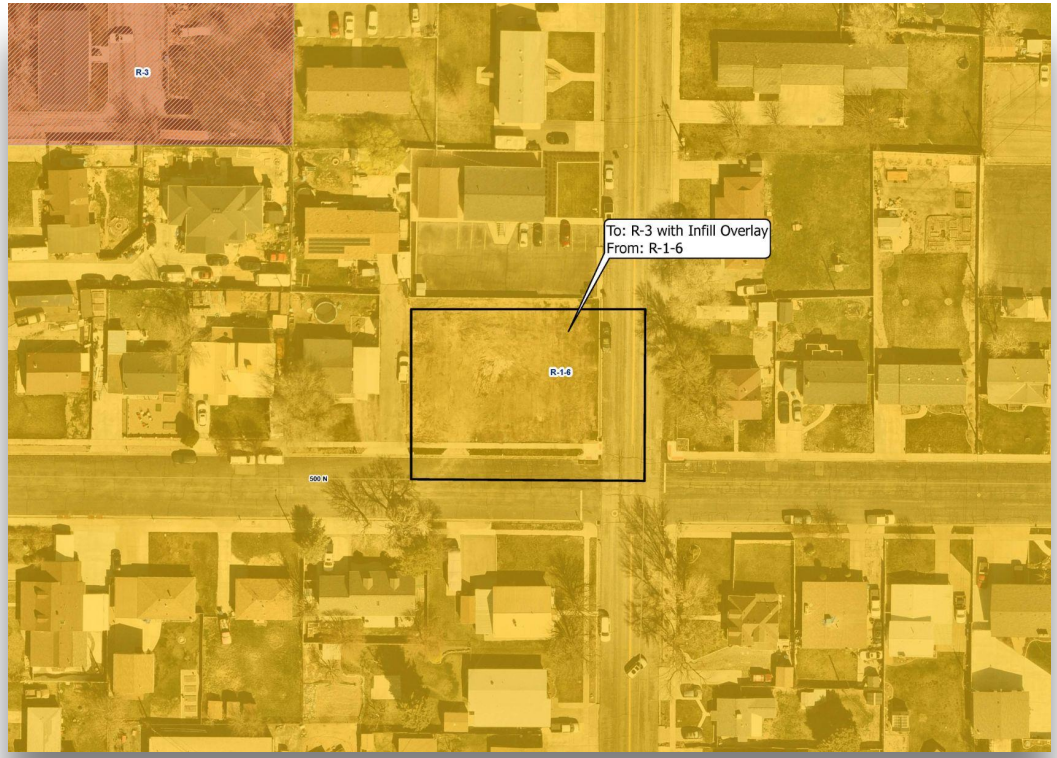

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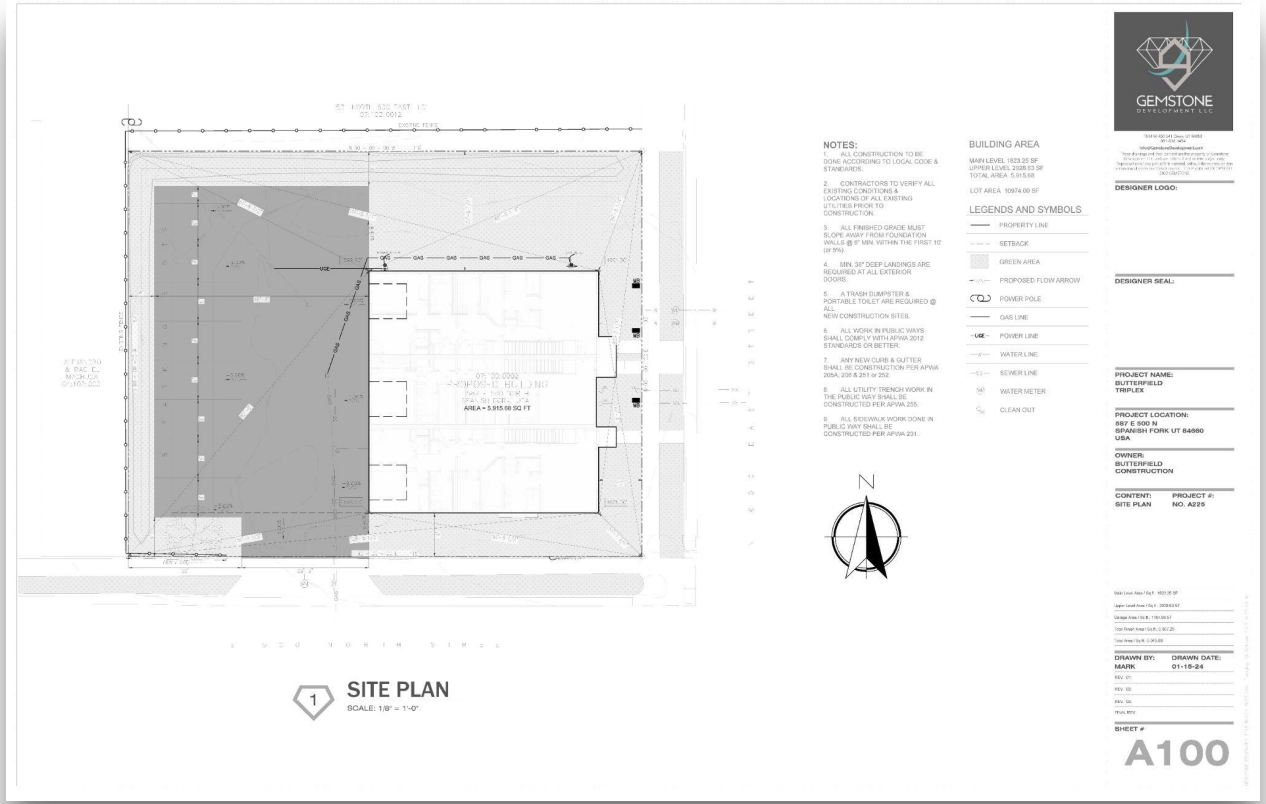

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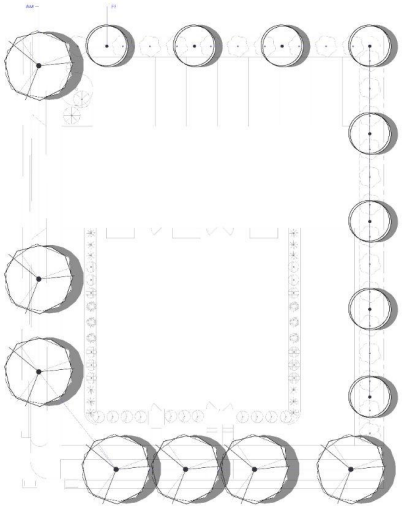

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
TREES				
	AM	Acer rhyptal 'Morton' / State Street Maple	2" cal	7
	FF	Fagus sylvatica 'Fastigiata' / European Beech	2" cal	8
SHRUBS				
	CK	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Grass	1 gal	6
	HO1	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	12
	JH	Juniperus horizontalis 'Bar Harbor' / Bar Harbor Creeping Juniper	5 gal	9
	PL2	Prunus laurocerasus 'Otto Luyken' / cuyken laurel	5 gal	11
	RG	Rhus aromatica 'Gro-Low' / Gro-Low Sumac	5 gal	24
	RW	Rosa x 'Radcon' TM / Pink Knock Out Rose	5 gal	12

0 10 20 30
SCALE: 1" = 10'

TREES BY DESIGN

Trees by design LLC
801-830-8733
provo@treesbydesign.com

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Plan scaled to be printed on 24"x 36" paper

DISCLAIMERS

The installation contractor is responsible to discover and avoid conflicts with utilities, easements, and building regulations.

The contractor is also responsible to verify all quantities, dimensions, site conditions, grades, and property boundaries.

Property boundaries are derived using county mass data and should not be assumed. Trees by Design is not responsible for the accuracy of any shown property lines.

Trees by Design makes no claim to boundary of plans.

CUSTOMER INFO

BUTTERFIELD TR-PLEX SF
587 E 500 N
SPANISH FORK, UT

SHEET NAME

tree plan

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1 FRONT PERSPECTIVE
SCALE: NTS

2 RIGHT-SIDE PERSPECTIVE
SCALE: NTS

3 LEFT-SIDE PERSPECTIVE
SCALE: NTS

4 REAR PERSPECTIVE
SCALE: NTS

GEMSTONE
DEVELOPMENT LLC

DESIGNER LOGO:

DESIGNER SEAL:

PROJECT NAME:
BUTTERFIELD
TRIPLEX

PROJECT LOCATION:
587 E 500 N
SPANISH FORK UT 84660
USA

OWNER:
BUTTERFIELD
CONSTRUCTION

CONTENT: PERSPECTIVE
PROJECT #: NO. A225

DRAWN BY:
MARK
DRAWN DATE:
01-15-24

SHEET #
A000

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Butterfield Triplex

This proposal involves changing the zoning of property at 587 East 500 North from R-1-6 to the R-3 Zone with the Infill Overlay to allow for a triplex.

Recommendation:

That the proposed Zone Change be approved based on the following findings:

Findings

1. That the proposal is consistent with the City's General Plan Land Use Map Designation.

2. That the proposal meets the intent of the Infill Overlay Zone.

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Pacific Horizon

This proposal involves changing the zoning from Residential Office to General Commercial for property located at 1175 South Main Street.

Recommendation:

That the proposed Pacific Horizon Zone Change from R-O to C-2 be approved based on the finding that the proposal is consistent with the City's General Plan Land Use Map Designation.

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