Wednesday, February 5, 2025
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. January 22, 2025.

2. Zone Change & Preliminary Plat

A. CONDOR HEIGHTS ZONE CHANGE AND SUBDIVISION. This proposal involves changing the zoning from R-R to R-1-15 with a Development Agreement to accommodate a Preliminary Plat for a residential development with five proposed lots located at 713 South 3400 East.

3. Final Plat

A. RIVER RUN PLAT G. This proposal involves the approval of a Final Plat for 38 townhomes and 20 condominium units as part of a Master Planned Development to be located at approximately 253 East Volunteer Drive.

B. MELLOR AT SPANISH FORK. This proposal involves the approval of a Final Plat for 13 single-family residential lots as a Master Planned Development located at 2350 East 400 North.

4. Zone Change

A. RECEPTION CENTER ZONE CHANGE. This proposal involves changing the zoning from R-1-6 to C-2 to accommodate the operation of a reception event center at 710 East Center Street.

5. Concept Review

A. SCHRIEVER PROPERTY CONCEPT.

B. WILLIAMS TOWNHOMES CONCEPT.

6. Discussion

A. CANYON CREEK PKWY/400 EAST (COSTCO) IMPROVEMENTS.

B. WHISPERING PINES DISCUSSION.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
January 22, 2025

Staff Members Present: Cory Pierce, Public Works Director; **Dave Anderson**, Community Development Director; **Brandon Snyder,** Senior Planner; **David Mann**, Senior Planner; **Kasey Woodard**, Community Development Secretary; **Ian Bunker**, Associate Planner; **Vaughn Pickell**, City Attorney; **Joshua Nielsen**, Assistant City Attorney; **John Little**, Chief Building Official; **Byron Haslam**, Assistant City Engineer; **Josh Wagstaff,** Assistant City Engineer; **Marcie Clark**, Engineering Department Secretary; **Jered Johnson**, Engineering Division Manager; **Kevin Taylor**, Senior Power Utility Planner; **Jake Theurer,** Power and Light Superintendent; **Bart Morrill**, Parks Maintenance Supervisor; **Jason Turner,** Fire Marshall; Dillon Muirbrook.

Citizens Present: Jackie Larson, Matt Larson, Julie Smith, Nate Heaps, Taione Militoni, Nathan Taylor, Jared West, AJ DelPivo, Cory Anderson.

Cory Pierce called the meeting to order at 10:00 a.m.

MINUTES

January 15, 2025

Dave Anderson **moved** to approve the minutes of January 15, 2025.

Jake Theurer **seconded** and the motion **passed** all in favor.

AGRICULTURE PROTECTION AREA CREATION

LARSON AGRICULTURE PROTECTION AREA

David Mann presented the proposal that would create a 40-acre agriculture protection area. He stated that more than half of the property is located within the R-R zone, with the remaining portion being zoned R-1-30. He stated the General Plan designation is Low Density Residential. He stated this was recommended for approval. He stated this will go

to the Planning Commission later in the evening. He provided information regarding the approval process and the criteria that must be met.

Dave Anderson thanked David Mann for this presentation. He spoke briefly about the Body Smith property and whether this property should be included and he stated that he spoke with the City Manager and it was decided that his property does not meet the criteria as it does not have greenbelt status and does not contribute to the proposal and so this property should not be included in the protection area. He spoke briefly about other properties in the area and stated that the City owned properties will also not be included in this protection area.

Vaughn Pickell agreed with Dave Anderson and Seth Perrin's decision.

Dave Anderson **moved** to recommend approval of the proposed Larson Agriculture Protection Area based on the following finding and subject to the following condition:

Finding:

1. That the proposal meets the minimum requirements for consideration of an agriculture protection area based on State and City code.

Condition:

1. That the legal description for the agriculture protection area not include corridors based on the City's street and utility master plans.

Vaughn Pickell **seconded** and the motion after asking if the street and utility corridors were proposed to be left out of the area with Dave's motion. Dave confirmed that they were and the motion then passed **passed** all in favor.

ZONE CHANGE & PRELIMINARY PLAT

ZIONS LANDING ZONE CHANGE 2.0

Brandon Snyder stated this is a Zone Change and Preliminary Plat and they will be discussed together. He stated this has been revised with the R-1-9 zoning designation with the Complete Neighborhoods Overlay. He presented plans that illustrated the floor plans to the living units. He stated that the single-family and twinhome lots will vary in size. He stated there are remaining redlines regarding fencing and grading. He stated this would impact how the fees will be calculated.

Byron Haslam stated there needs to be a conversation regarding lot 5 and if it is buildable now. He feels that it should be buildable at this point.

Nate Heaps approached the podium and stated that he was led to believe that lot 5 would not be buildable as there is no access to this lot. He stated that his understanding is that it would only be buildable when the road improvements are completed to provide access to the lot.

There was discussion regarding stubbing utilities to the lot and if they will still have to bond since it is considered non-buildable at this time. The Applicant was directed to work with their engineer regarding stubbing the utilities. There was further discussion regarding pushing the driveway towards 1450 East to provide access to the lot. It was stated that this would allow for the lot to be buildable sooner.

Cory Pierce feels comfortable with this suggestion.

Nate Heaps stated their fencing and landscaping plans are to mimic the landscaping and fencing on the south side of 400 North.

Cory Pierce feels this is a good suggestion as he also feels the fencing and landscaping in this area is nice and he directs the Applicant to show this on the landscaping plans.

There was discussion regarding the improvements on lot 1A as the plans do not show improvements being made up to the frontage. It was stated this will need to be addressed so that improvements will be made across the entire frontage. It was stated this can be addressed with Final Plat.

Dave Anderson stated this is the first application that will be using the Complete Neighborhoods Overlay. He stated this is something that will have to be approved by the City Council.

Dave Anderson **moved** to recommend the approval of the proposed Zions Landing Zone Change 2.0 to City Council based on the following findings and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
2. That the R-1-9 Zoning District is consistent with the area.

3. That with minor modifications the proposal will conform to the intent of the Complete Neighborhood Overlay District.

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 staff review comments.

Jake Theurer **seconded** and the motion **passed** all in favor.

ZIONS LANDING SUBDIVISION 2.0

See previous discussion.

Dave Anderson **moved** to recommend the approval of the proposed Zions Landing Subdivision 2.0 Preliminary Plat to City Council based on the following finding and subject to the following conditions:

Findings:

1. That the proposal conforms to the City's General Plan Designation of Medium Density Residential.
2. That with minor modifications the proposal will conform to the intent of the Complete Neighborhood Overlay District.

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 staff review comments.
3. That the City Council approves of the associated Zone Change.

Jake Theurer **seconded** and the motion **passed** all in favor.

CANYON COURT URBAN ZONE CHANGE (Amended)

Brandon Snyder presented the current proposal that would rezone the entire property to C-2 General Commercial. He stated the applicant submitted a preliminary play for a commercial subdivision that would feature 7 lots.

Dave Anderson expressed enthusiasm for this proposal and feels this is a big improvement for the City.

Dave Anderson **moved** to recommend the approval of the proposed Canyon Court Urban Zone Change to City Council based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's General Plan Designation of Commercial.
2. That the proposal provides for a new commercial center at a major intersection.
3. That the proposed commercial center is adequately sized to minimize the impact on the residential character of the area.

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 staff review comments.

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

CANYON COURT URBAN

See previous discussion.

Dave Anderson **moved** to recommend the approval of the proposed Canyon Court Urban Preliminary Plat to City Council based on the following finding and subject to the following conditions:

Finding:

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

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 staff review comments.
3. That the City Council approves the associated Zone Change.

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

CONCEPT REVIEW

SEVEN BAR RANCH CONCEPT

Julie Smith approached the podium and stated they have been working with the Planning Department on this design. She stated they are limiting the density to what is in line with the Master Planned Development option. She stated they wanted the lower density to provide them with more flexibility with the layout. She stated this would be in line with the General Plan Designation.

There was discussion regarding the different densities and zoning designations in the area.

Julie Smith stated they are working with the Pritchetts for utility connections.

There was further discussion regarding the storm drain.

Cory Pierce spoke briefly regarding the road access that would be located near the lift station and Julie Smith stated they are not that far in the design but will work with City staff for this access point.

Dave Anderson pointed out that the concept plan shows R-1-12 zoning where the General Plan calls for R-1-15 zoning.

Dave Anderson also spoke briefly about Rocky Mountain Powers interest in placing a large powerline corridor and he stated this could impact their development. He suggested that the applicant get a design sooner than later. He instructed the applicant to submit a Zone Change and Preliminary Plat application.

DISCUSSION

2000 E US-6 CONNECTION 45% DESIGN

Dillon Muirbrook presented the design to the DRC and discussed the changes that have been made from the 30% design. He stated the roundabout design in preliminary and has not been finalized. He stated this design allows the city to see the right of way along 2000 East.

There was discussion between the DRC on the proposed changes and it was stated this is a 45% design and there is still time for this to be revised. It was stated that this will again be updated once the additional property has been acquired by the City.

It was stated that the next improvement will be at the 60% design.

Dave Anderson moved to adjourn the meeting at 10:55 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

DEVELOPMENT REVIEW COMMITTEE

FEBRUARY 5, 2025

SPANISH FORK COMMUNITY DEVELOPMENT

Condor Heights Subdivision
Zone Amendment & Preliminary Plat
713 South 3400 East
4.18 acres
R-R Zone
Estate Density Residential General Plan Designation



PROPOSAL

The Applicant submitted applications for Preliminary Plat approval and a proposed Zone Change to the R-1-15 zone. The proposed subdivision includes five lots, a temporary turnaround on the north end, and an 88-foot-wide railroad dedication. All proposed lots exceed the minimum lot size, but due to the triangular shape of the property and existing house on the south side, some deviations from City standards are needed. The house on lot one will remain, but due to the needed right-of-way dedication, the minimum front setback cannot be more than 15 feet. The average depth of lot five is approximately 69 feet, which is significantly less than the minimum requirement of 125 feet in the R-1-15 zone. The lot depth for the buildable portion of the lot on the south side ranges between approximately 84 to 138 feet. Given the size of the subject property, it fails to qualify for consideration as a Master Planned Development. Staff therefore recommends that it be approved with a development agreement that would allow for the needed deviations.

Some of the key other issues to consider are: storm drainage, and future road connections.

RECOMMENDATION

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

Findings

1. That the proposal is consistent with the City's General Plan Designation of Estate Density Residential.
2. Existing conditions make the proposed subdivision layout impossible without deviations from current code.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances, except as provided for in a development agreement.
2. That the City Council approves a Zone Change from R-R to R-1-15 with an accompanying development agreement that outlines allowed modifications of development standards.
3. That the Applicant addresses any red-lines.

EXHIBITS

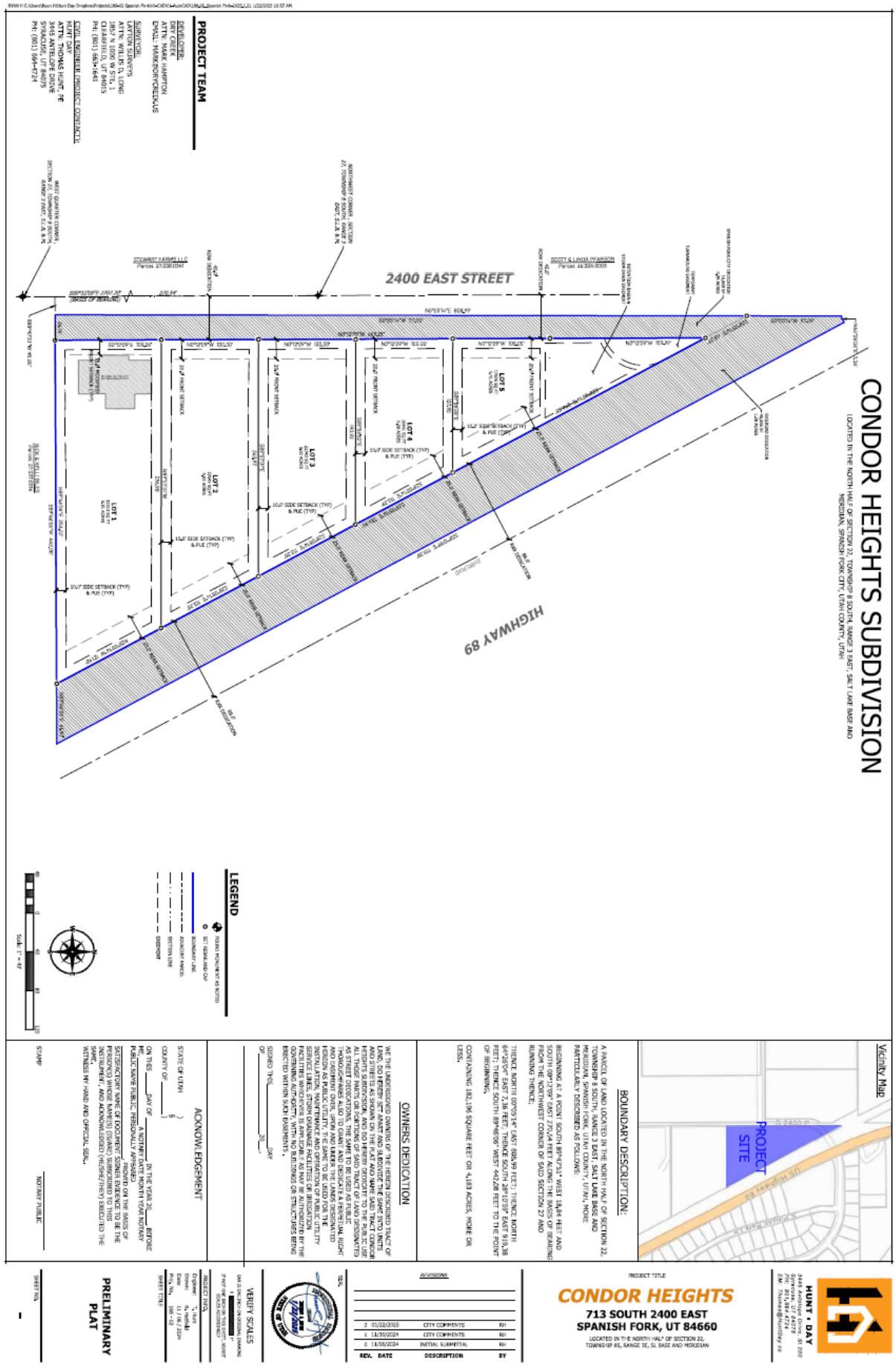
1. Proposed Preliminary Plat


7200 S
R-R
3400 E
ZONING MAP


LAND USE MAP


Spanish Fork Pkwy
700 S
7200 S
1000 S
3400 E
AERIAL MAP

EXHIBIT 1


CONDOR HEIGHTS SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPANISH FORK CITY, UTAH COUNTY, UTAH
2400 EAST STREET
HIGHWAY 89
PROJECT TEAM
DEVELOPER:
DRY CREEK
ATTN: MARK HAMPTON
EMAIL: MARK@DRYCREEK.US
SURVEYOR:
LAYTON SURVEYS
ATTN: WILLIS D. LONG
3857 N 1000 W STE. 1
CLEARFIELD, UT 84015
PH: (801) 663-1041
CIVIL ENGINEER (PROJECT CONTACT):
HUNT DAY
ATTN: THOMAS HUNT, PE
3448 ANTELOPE DRIVE
SYRACUSE, UT 84075
PH: (801) 664-4724
Vicinity Map
PROJECT SITE
US Highway 89
Canyon Park Dr
BOUNDARY DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SPANISH FORK, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°47'51" WEST 1884 FEET AND SOUTH 09°12'09" EAST 270.54 FEET ALONG THE BASIS OF BEARING FROM THE NORTHWEST CORNER OF SAID SECTION 27 AND RUNNING THENCE;
THENCE NORTH 09°00'14" EAST 686.99 FEET; THENCE NORTH 69°25'04" EAST 7.36 FEET; THENCE SOUTH 28°10'39" EAST 910.38 FEET; THENCE SOUTH 89°46'06" WEST 442.08 FEET TO THE POINT OF BEGINNING.
CONTAINING 182,196 SQUARE FEET OR 4.183 ACRES, MORE OR LESS.
OWNERS DEDICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT CONCOR
ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREET DEDICATIONS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR IRRIGATION DITCHES AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.
SIGNED THIS _____ DAY OF _____, 20__.
ACKNOWLEDGEMENT
STATE OF UTAH)
COUNTY OF _____)
ON THIS _____ DAY OF _____ IN THE YEAR 20____ BEFORE ME, _____, A NOTARY DATE MONTH YEAR NOTARY PUBLIC IMAGE PUBLIC PERSONALLY APPEARED _____ PROVED ON THE BASIS OF SATISFACTORY NAME OF DOCUMENT SIGNER(S) EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME.
WITNESS MY HAND AND OFFICIAL SEAL.
STAMP
NOTARY PUBLIC
LEGEND
SET REBAR AND CAP
BOUNDARY LINE
ADJACENT PARCEL
SECTION LINES
EASEMENT
Scale: 1" = 40'
PRELIMINARY PLAT
SHEET NO.
1
PROJECT TITLE
CONDOR HEIGHTS
713 SOUTH 2400 EAST
SPANISH FORK, UT 84660
LOCATED IN THE NORTH HALF OF SECTION 22, TOWNSHIP 8S, RANGE 3E, SL BASE AND MERIDIAN
REVISIONS
REV. DATE DESCRIPTION BY
2 01/22/2025 CITY COMMENTS RH
1 11/20/2024 CITY COMMENTS RH
0 11/06/2024 INITIAL SUBMITTAL RH
SEAL
VERIFY SCALES
PROJECT INFO
SHEET TITLE
HUNT • DAY
3448 Antelope Drive, SY 5307
Syracuse, UT 84075
PH: (801)664-4724
EM: Thomas@HuntDay.co

DEVELOPMENT REVIEW COMMITTEE

FEBRUARY 5, 2025

River Run Plat G
Final Plat
253 East Volunteer Drive
4.90 acres
R-3 and MPD Overlay
General Plan Designation
High Density Residential



PROPOSAL

The Applicant has requested that a Final Plat with 58 residential units be approved as part of a Master Planned Development. This phase (Plat G) will include 38 townhome units and 20 condominium units.

Some of the key issues to consider are: utilities, access and improvements.

RECOMMENDATION

That the proposed River Run Plat G 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 of High Density Residential.
2. That the application is consistent with the approved Preliminary Plat.

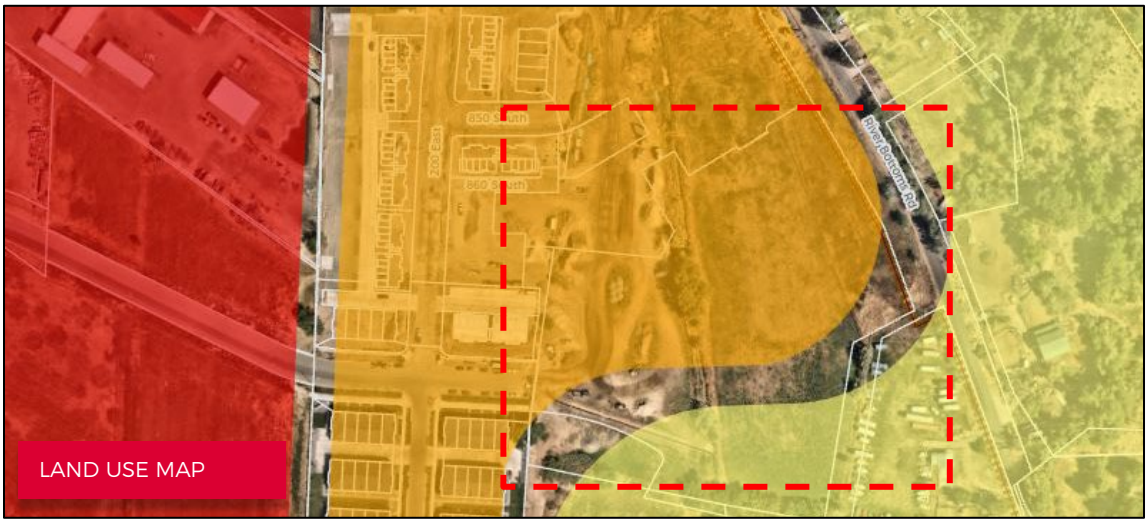
Conditions

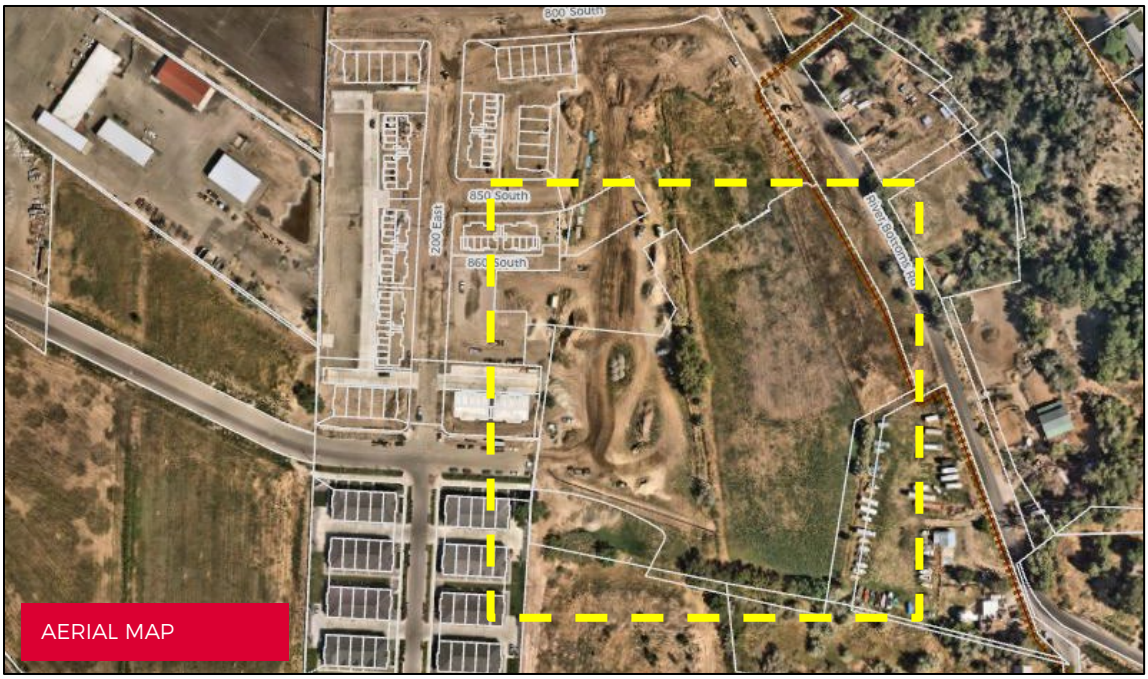
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.
3. That the Applicant meets the conditions of previous approvals and agreements.

EXHIBITS

1. Final Plat.
2. Landscaping Plan.


R-R
R-3
R-R
ZONING MAP

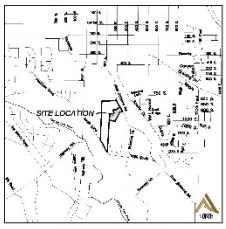

LAND USE MAP


800 South
850 South
200 East
River Bottoms Rd
AERIAL MAP

RIVER RUN PLAT "G"

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
JANUARY 2025

-SHEET INDEX-



VICINITY MAP
-NTS-

	SHEET NAME
1	COVER
2	FINAL PLAT TOWNHOMES
3	FINAL PLAT CONDO 8
4	FINAL PLAT CONDO 9
5	UTILITY & INDEX
6	GRADING PLAN
7	EXISTING TOPOGRAPHY
8A	PHASING PLAN
8B	PHASING PLAN
PP-01	PLAN & PROFILE – S RIVER BOTTOMS RD – STA. 16+00 TO STA. 19+50
PP-02	PLAN & PROFILE – 320 EAST – STA. 9+70 TO STA. 14+00
PP-03	PLAN & PROFILE – 320 EAST – STA. 14+00 TO STA. 16+00
PP-04	PLAN & PROFILE – 280 EAST – STA. 9+80 TO STA. 14+00
PP-05	PLAN & PROFILE – DRIVE 9 – STA. 10+00 TO STA. 11+11
PP-06	PLAN & PROFILE – DRIVE 14 – STA. 13+50 TO STA. 17+44
PP-07	PLAN & PROFILE – VOLUNTEER DRIVE – STA. 24+50 TO STA. 28+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
A.L.T.A.	A.L.T.A./N.S.P.S.

DATA TABLE
TOTAL ACREAGE= 4.90
TOTAL # OF TOWNHOMES= 32
TOTAL ACREAGE OF TOWNHOMES= 1.05
TOTAL # OF CONDO UNITS= 20
TOTAL ACREAGE OF CONDOS=2.26
ACREAGE IN ROADS= 1.22
ACREAGE OF OPEN SPACE/PONDS/ LANDSCAPING= 1.19
% OPEN SPACE= 24.29%
ZONING= R-3
TOTAL # STALLS = 22

CONTRACTOR NOTE:
THE SITE 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 ART TO BE VERIFIED, IF ENTRY ANY DIFFERENCES OR DISCREPANCIES, ATLAS ENGINEERING, LLC NOTIFIED TO BE NOTIFIED BEFORE CONSTRUCTION. ATLAS ENGINEERING, LLC WILL NOT BE LIABLE OR RESPONSIBLE FOR DEMOLITION, 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 NOTICE.

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING ...E
(801) 653 0568
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

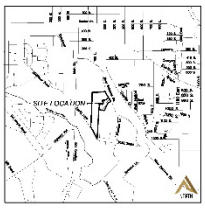
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-214
tyler@whitehorsedevelopper.com

GENERAL NOTES:
1. CONTRACTOR IS FIELD VERIFY HORIZON AL 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, PRESSURIED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SAN-TARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SPOR COMMUNICATION SERVICE LINES, ARE TO THE REAR OF OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DESIGNED TO SPAN IN FORM OF THE.
5. ALL CONSTRUCTION WIL CONFORM TO SPANISH FORK CITY CONSTRUCTION STANDARDS.

LEGEND
(APPLIES TO ALL SHEETS)
EXISTING TOWER TELE
PROPOSED STREET LIGHT
EXISTING TYE I HYDRANT
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING TRANSFORMER
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING FENCE LINE
EXISTING SECONDARY POWER OVERHEAD
EXISTING STORM DRAIN MANHOLE
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PIPE PVC)
PROPOSED ASPHALT
PROPOSED CONCRETE/CURB & GUTTER
REVERSE LIP CURB

RIVER RUN PLAT "G"

ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY



VICINITY MAP
-NTS-

DATA TABLE
TOTAL ACREAGE= 4.34 ACRES
TOTAL # OF UNITS= 38
TOTAL ACREAGE OF UNITS= 1.05 ACRES
ACREAGE IN ROADS= 1.20 ACRES
ACREAGE OF OPEN SPACE/PONDS= 0.95 ACRES
% OPEN SPACE= 21.90%
ZONING= R-3

OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-330-214
tyler@whitehorsedevelopper.com

ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 855-0568
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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

SURVEYOR'S CERTIFICATE

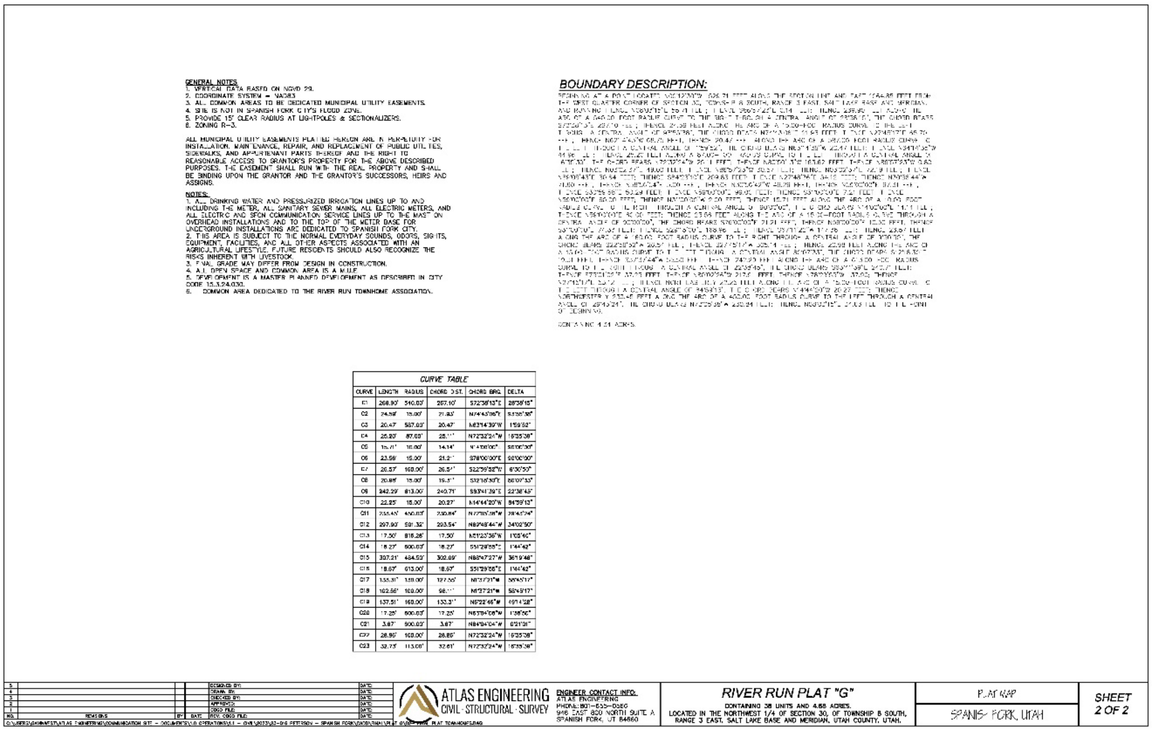
OWNER'S DEDICATION

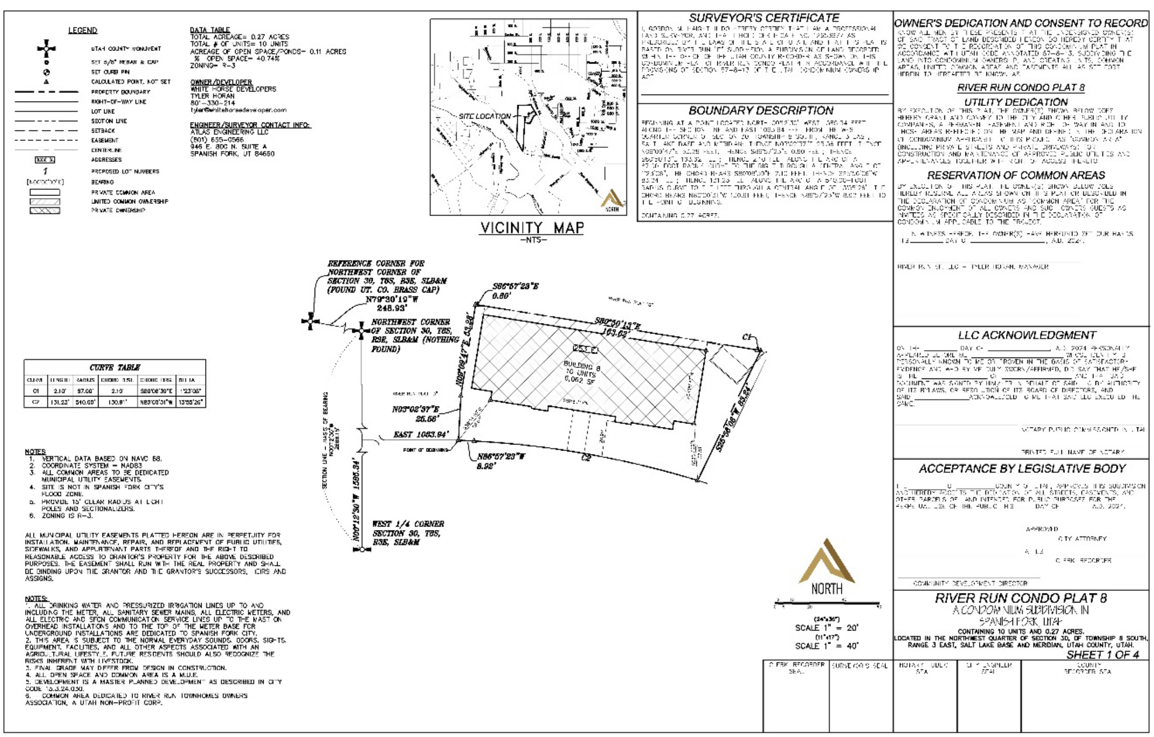
LLC ACKNOWLEDGMENT

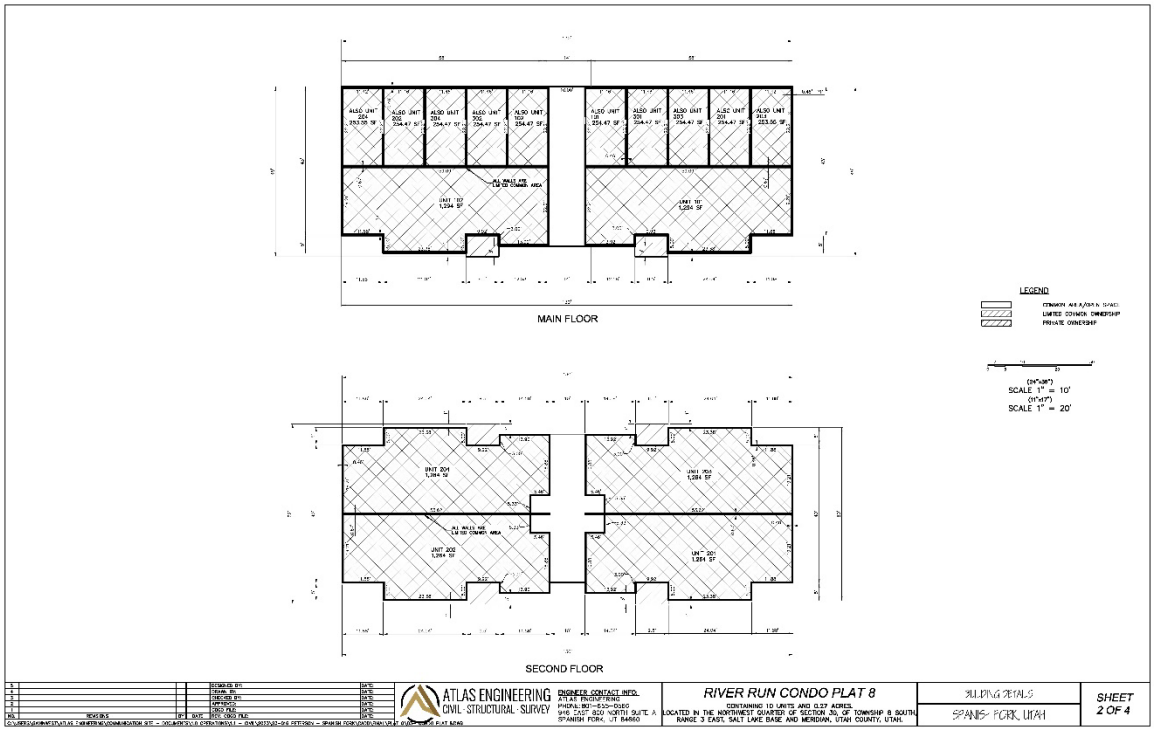
ACCEPTANCE BY LEGISLATIVE BODY

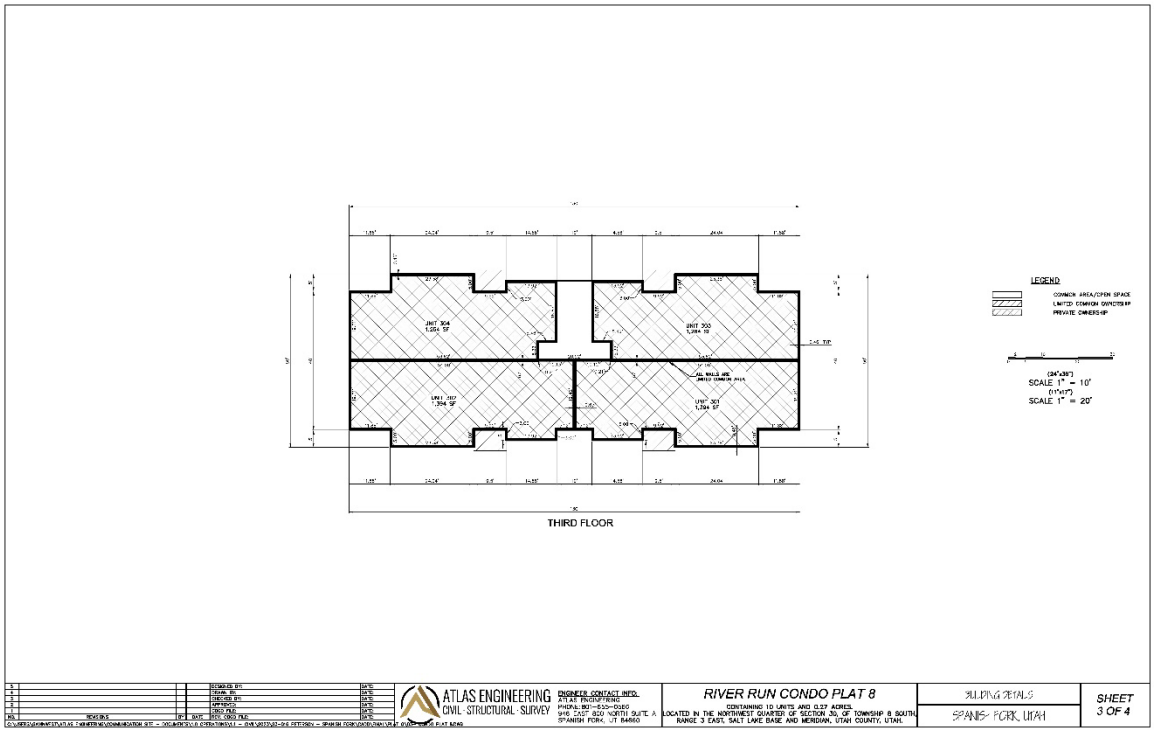
RIVER RUN PLAT "G"
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
CONTAINING 38 UNITS AND 3.84 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 2

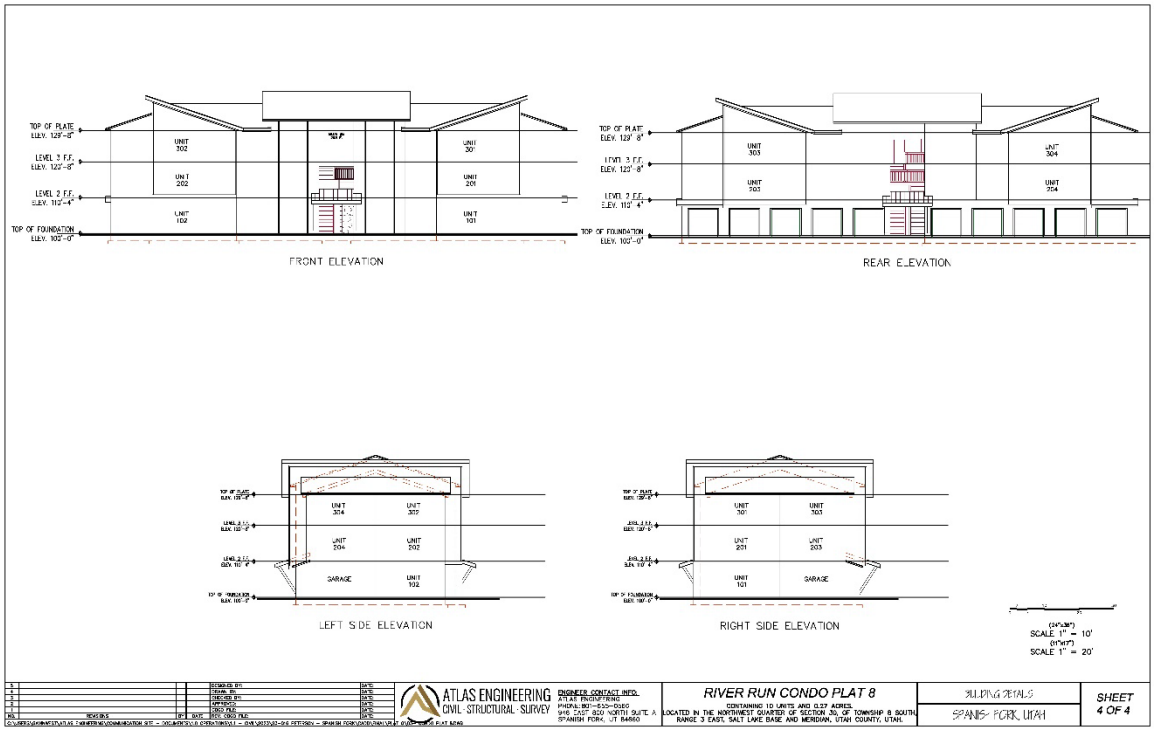
SURVEYOR'S SEAL				

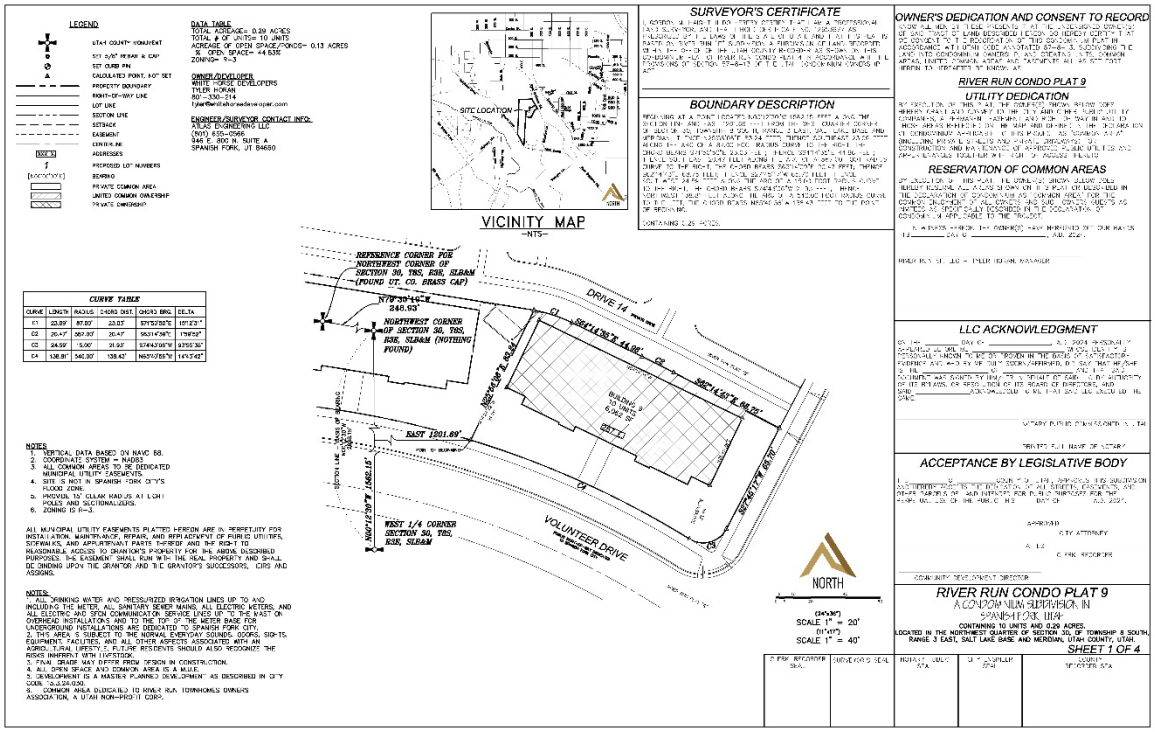

GENERAL NOTES
BOUNDARY DESCRIPTION:
CURVE TABLE
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
RIVER RUN PLAT "G"
CONTAINING 38 UNITS AND 4.68 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
PLAT MAP
SPANISH FORK, UTAH
SHEET
2 OF 2

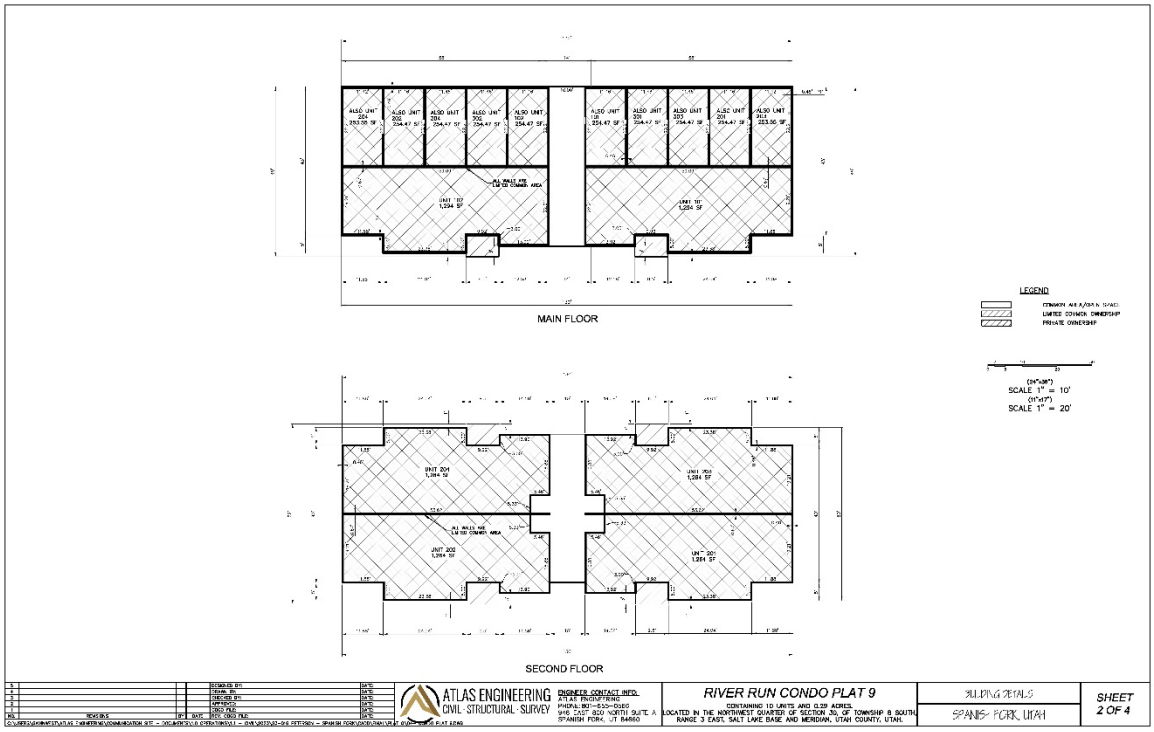

LEGEND
DATA TABLE
SURVEYOR'S CERTIFICATE
OWNER'S DEDICATION AND CONSENT TO RECORD
BOUNDARY DESCRIPTION
RIVER RUN CONDO PLAT 8
UTILITY DEDICATION
RESERVATION OF COMMON AREAS
VICINITY MAP
-NTS-
SITE LOCATION
CURVE TABLE
LLC ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
NOTES:
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
RIVER RUN CONDO PLAT 8
CONTAINING 10 UNITS AND 0.27 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 4

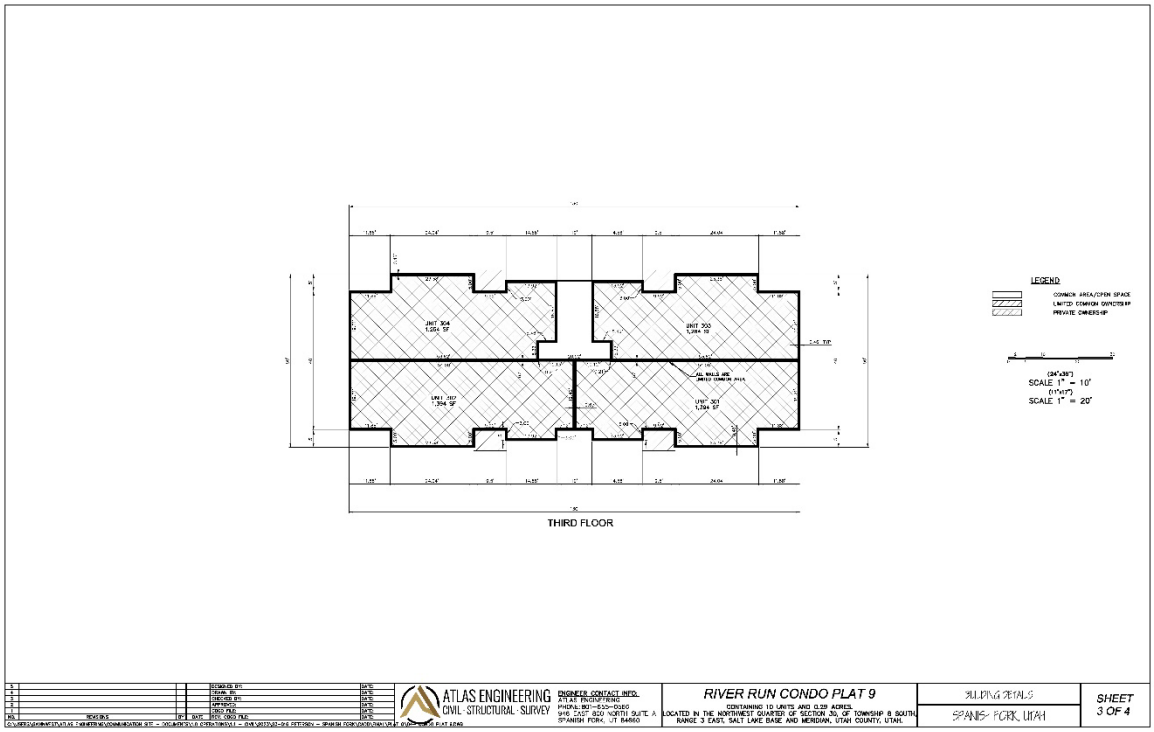

MAIN FLOOR
SECOND FLOOR
LEGEND
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER RUN CONDO PLAT 8
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 2 OF 4

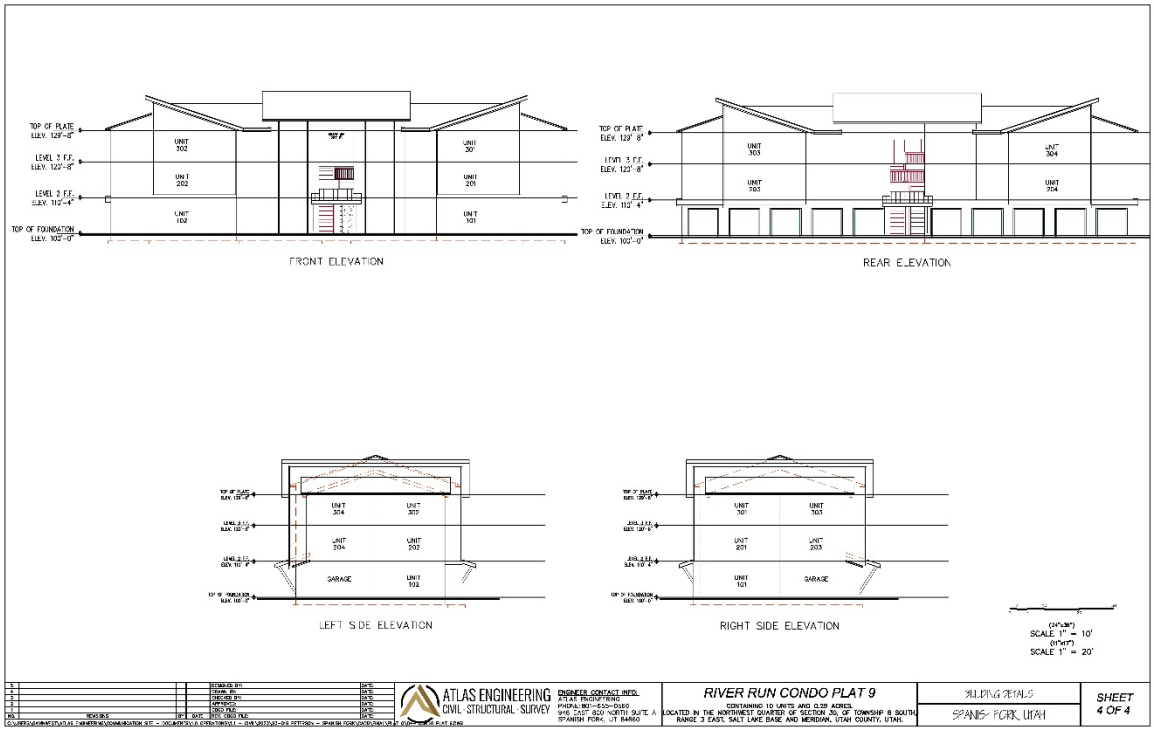

THIRD FLOOR
LEGEND
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER RUN CONDO PLAT 8
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 3 OF 4

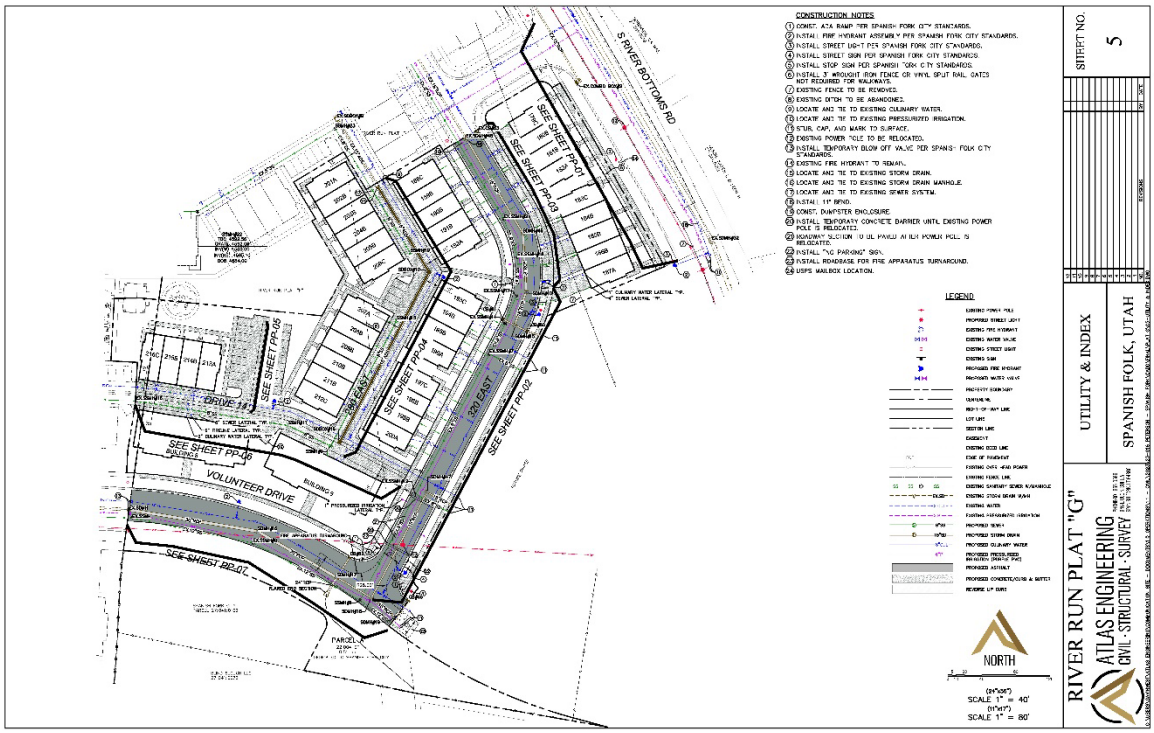

FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER RUN CONDO PLAT 8
CONTAINING 10 UNITS AND 0.29 ACRES
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 4 OF 4

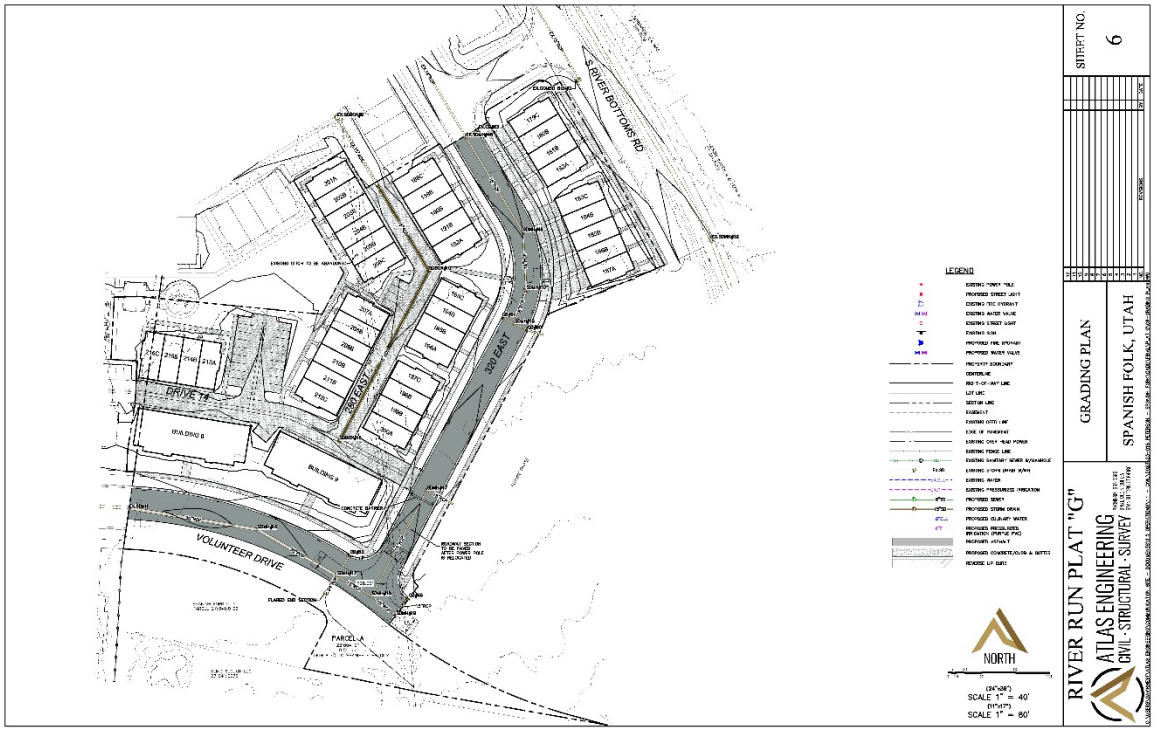

LEGEND
DATA TABLE
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNER'S DEDICATION AND CONSENT TO RECORD
RIVER RUN CONDO PLAT 9
UTILITY DEDICATION
RESERVATION OF COMMON AREAS
LLC ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
CURVE TABLE
NOTES
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
RIVER RUN CONDO PLAT 9
A CONDOMINIUM SUBDIVISION IN
SPANISH FORK, UTAH
CONTAINING 10 UNITS AND 0.29 ACRES.
LOCATED IN THE NORTHWEST QUARTER OF SECTION 30, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
SHEET 1 OF 4

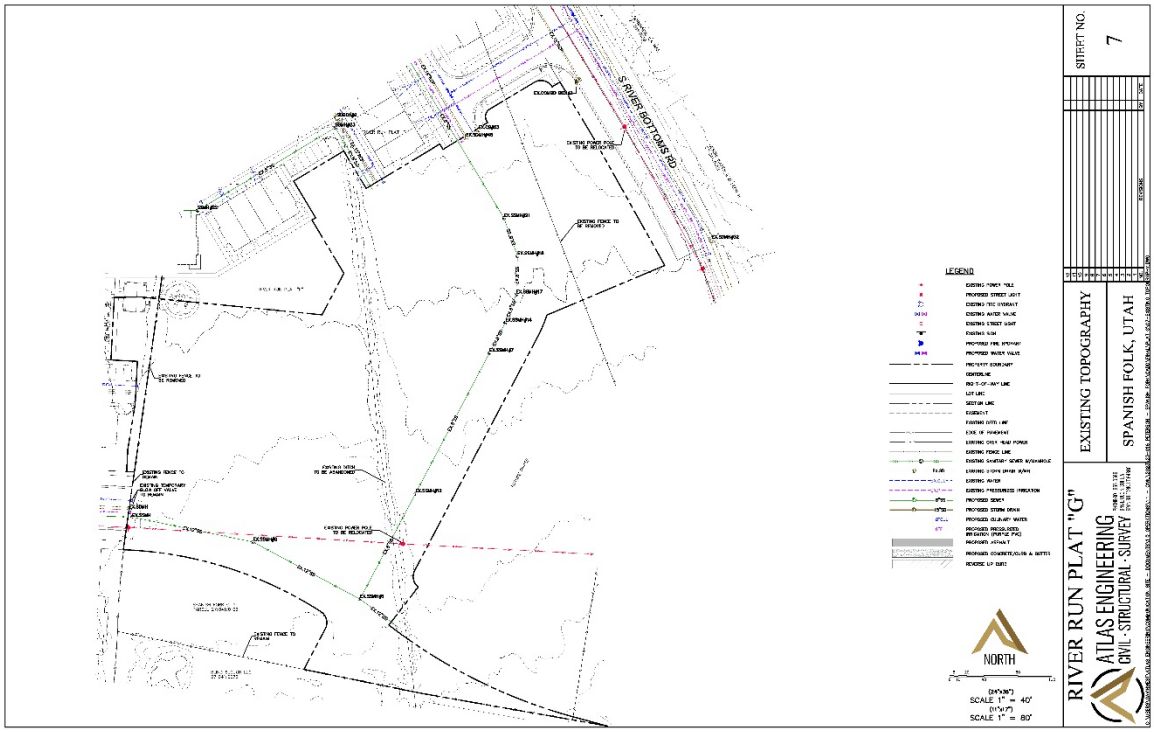

MAIN FLOOR
SECOND FLOOR
LEGEND
COMMON AREA/OPEN SPACE
LIMITED COMMON OWNERSHIP
PRIVATE OWNERSHIP
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER RUN CONDO PLAT 9
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 2 OF 4

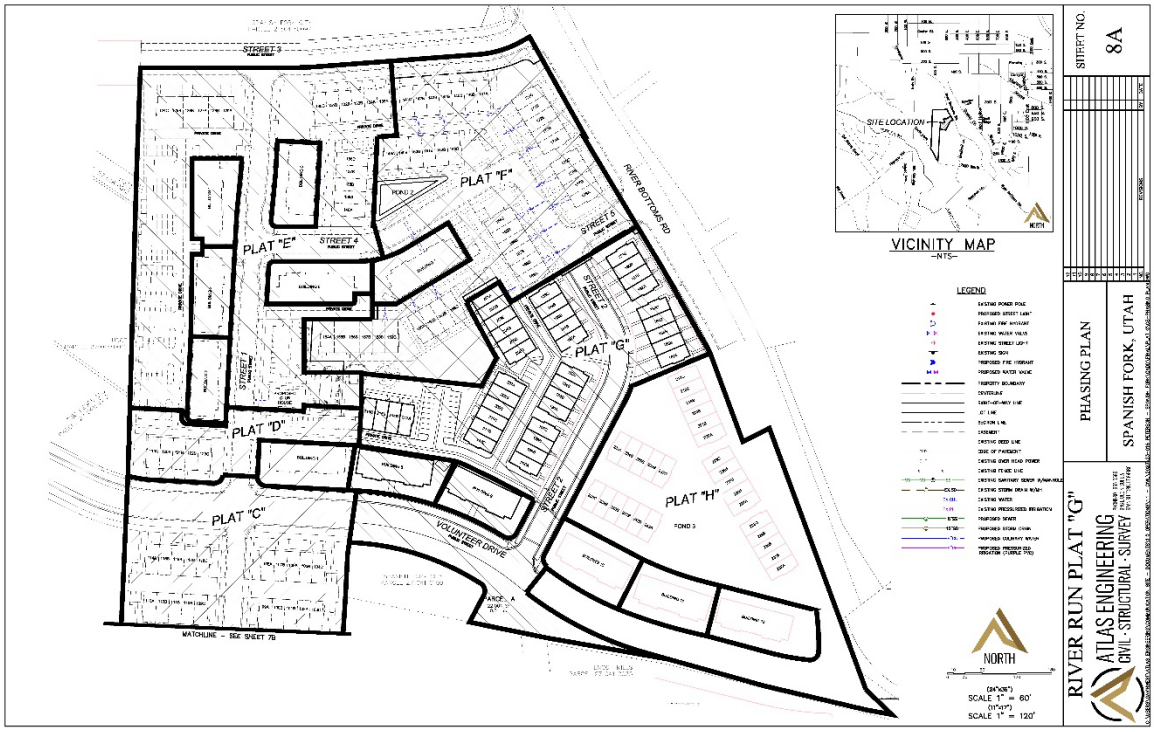

THIRD FLOOR
LEGEND
COMMON AREA/OPEN SPACE
LIMITED COMMON OWNERSHIP
PRIVATE OWNERSHIP
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER RUN CONDO PLAT 9
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 3 OF 4

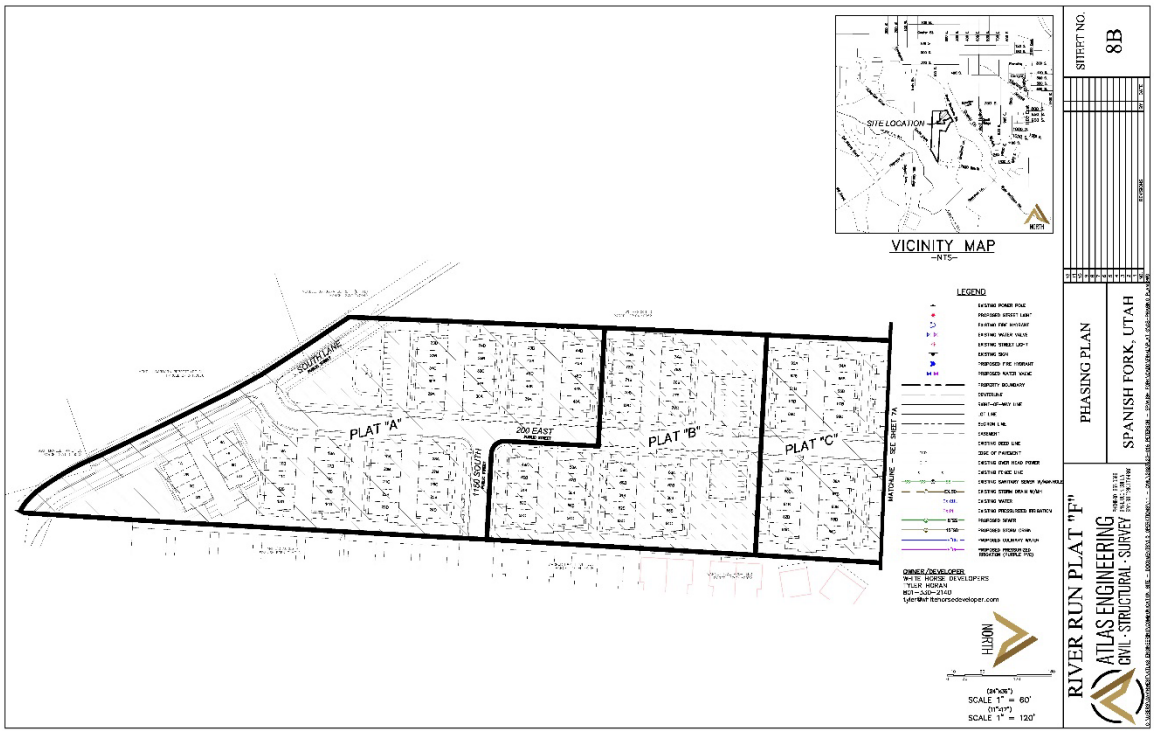

FRONT ELEVATION
REAR ELEVATION
LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
RIVER RUN CONDO PLAT 9
BUILDING DETAILS
SPANISH FORK, UTAH
SHEET 4 OF 4

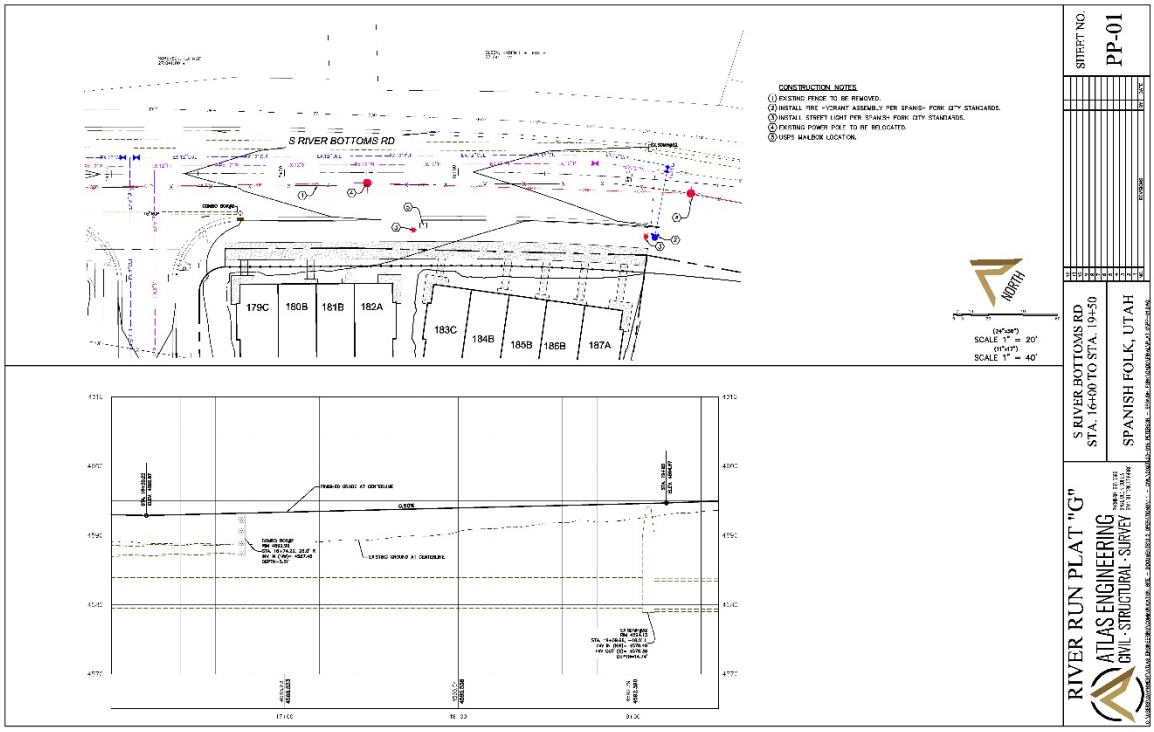

CONSTRUCTION NOTES
S RIVER BOTTOMS RD
SEE SHEET PP-01
SEE SHEET PP-03
SEE SHEET PP-04
SEE SHEET PP-02
SEE SHEET PP-05
VOLUNTEER DRIVE
DRIVE 'B'
LEGEND
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 5
UTILITY & INDEX
SPANISH FORK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

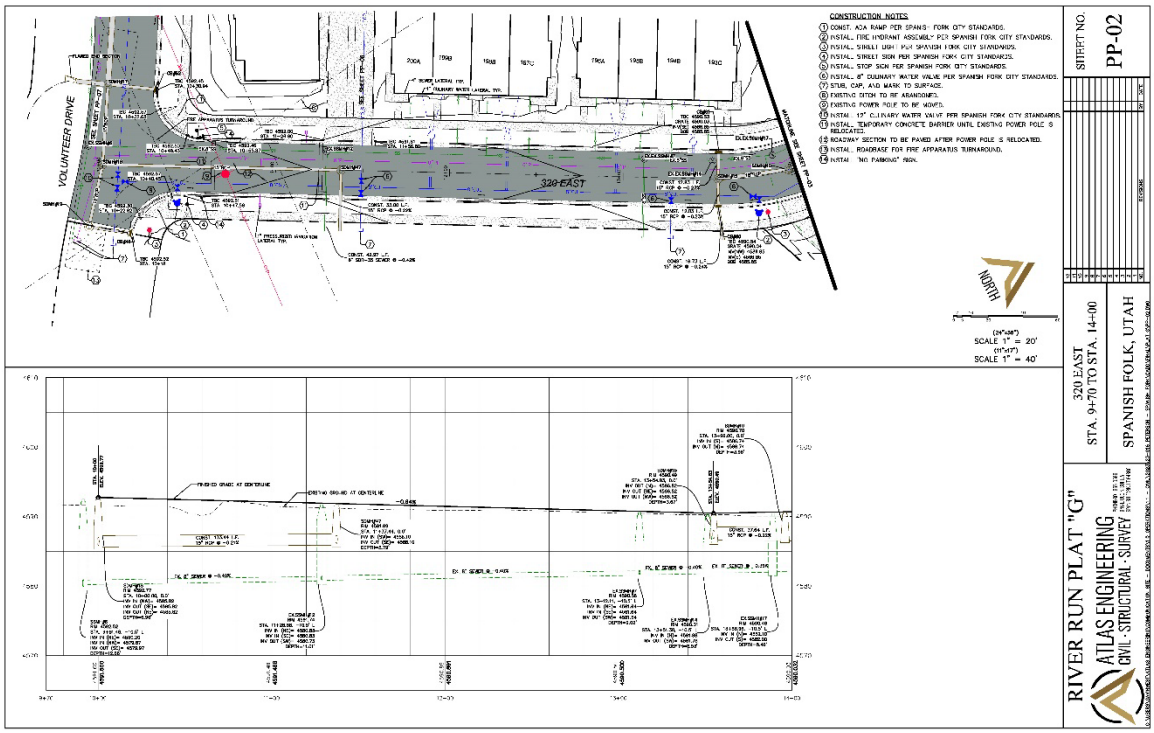

S RIVER BOTTOMS RD
320 EAST
DRIVE 1
VOLUNTEER DRIVE
PARCEL A
BUILDING B
BUILDING A
LEGEND
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 6
GRADING PLAN
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

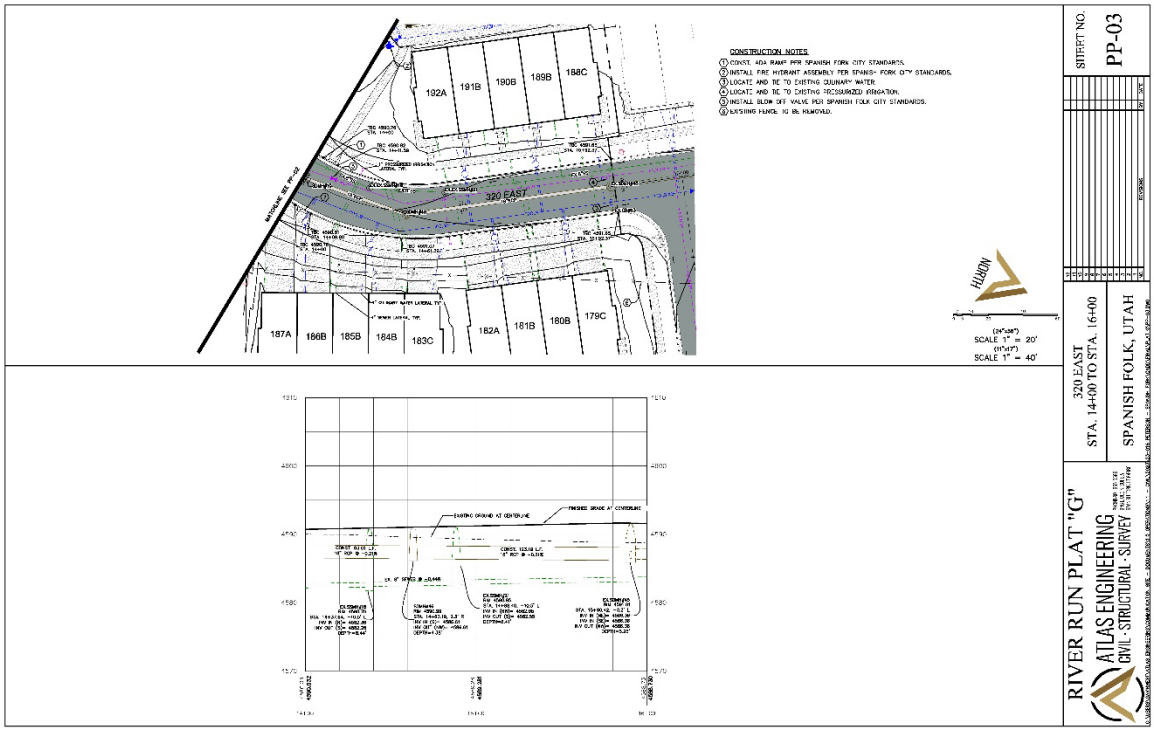

S RIVER BOTTOMS RD
LEGEND
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 7
EXISTING TOPOGRAPHY
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

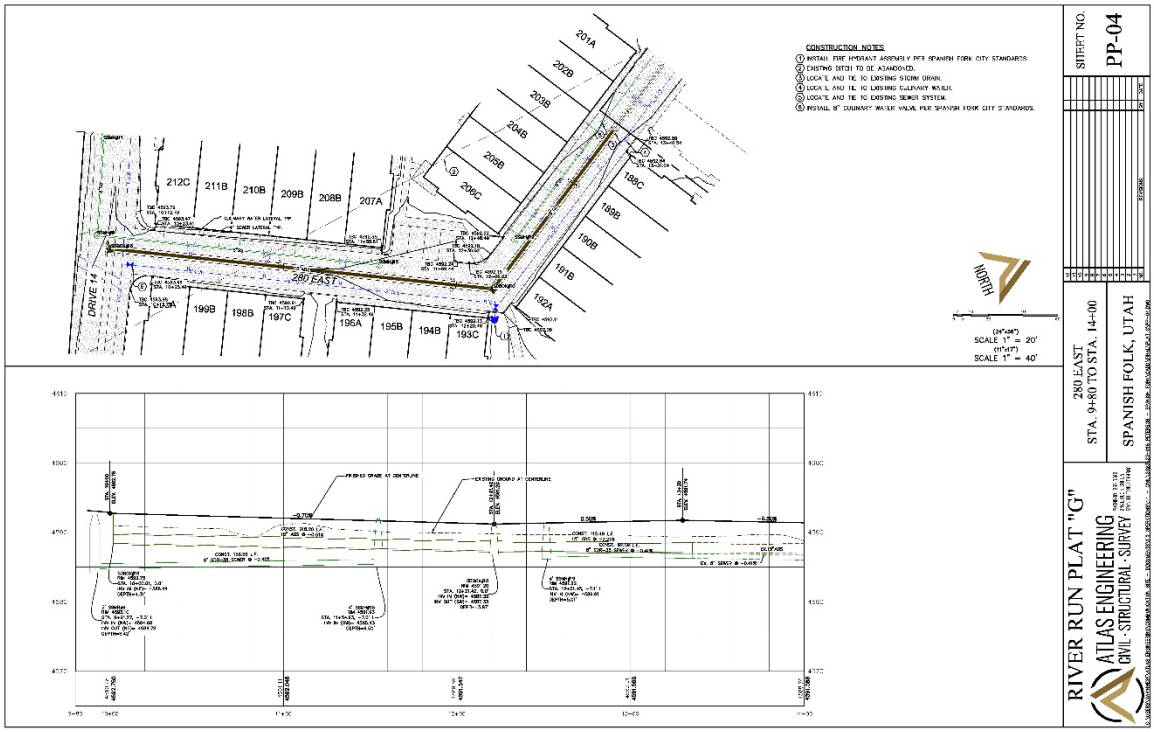

SHEET NO.
8A
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
PLAT "E"
PLAT "F"
PLAT "G"
PLAT "H"
PLAT "C"
PLAT "D"
STREET 3
STREET 4
STREET 5
STREET 6
STREET 7
POND 2
POND 3
RIVER BOTTOMS RD
VOLUNTEER DRIVE
MATCHLINE - SEE SHEET 7B


SHEET NO.
8B
PHASING PLAN
SPANISH FORK, UTAH
RIVER RUN PLAT "F"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY
VICINITY MAP
-NTS-
SITE LOCATION
LEGEND
NORTH
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
PLAT "A"
PLAT "B"
PLAT "C"
SOUTH LINE
200 EAST
1100 SOUTH
MATCHLINE - SEE SHEET 7A
OWNER/DEVELOPER
WHITE HORSE DEVELOPERS
TYLER HORAN
801-360-2140

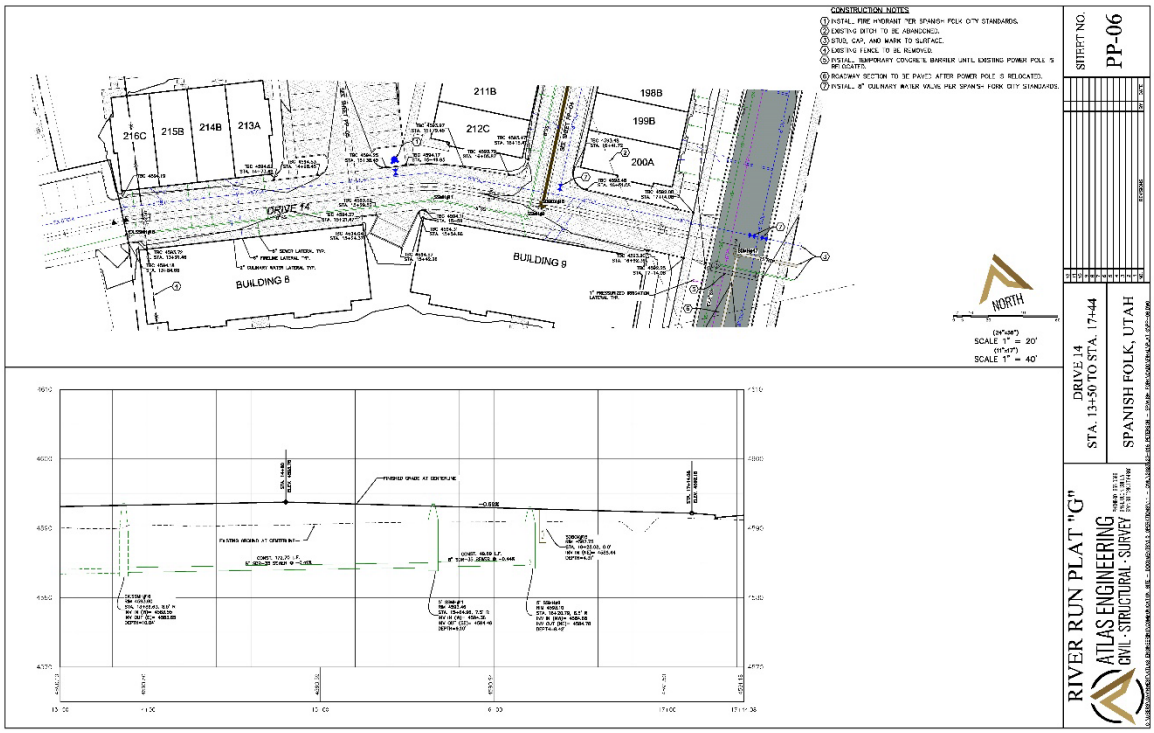

S RIVER BOTTOMS RD
179C
180B
181B
182A
183C
184B
185B
186B
187A
CONSTRUCTION NOTES
1 EXISTING FENCE TO BE REMOVED.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
4 EXISTING POWER POLE TO BE RELOCATED.
5 USPS MAILBOX LOCATION.
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-01
S RIVER BOTTOMS RD
STA. 16+60 TO STA. 19+50
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

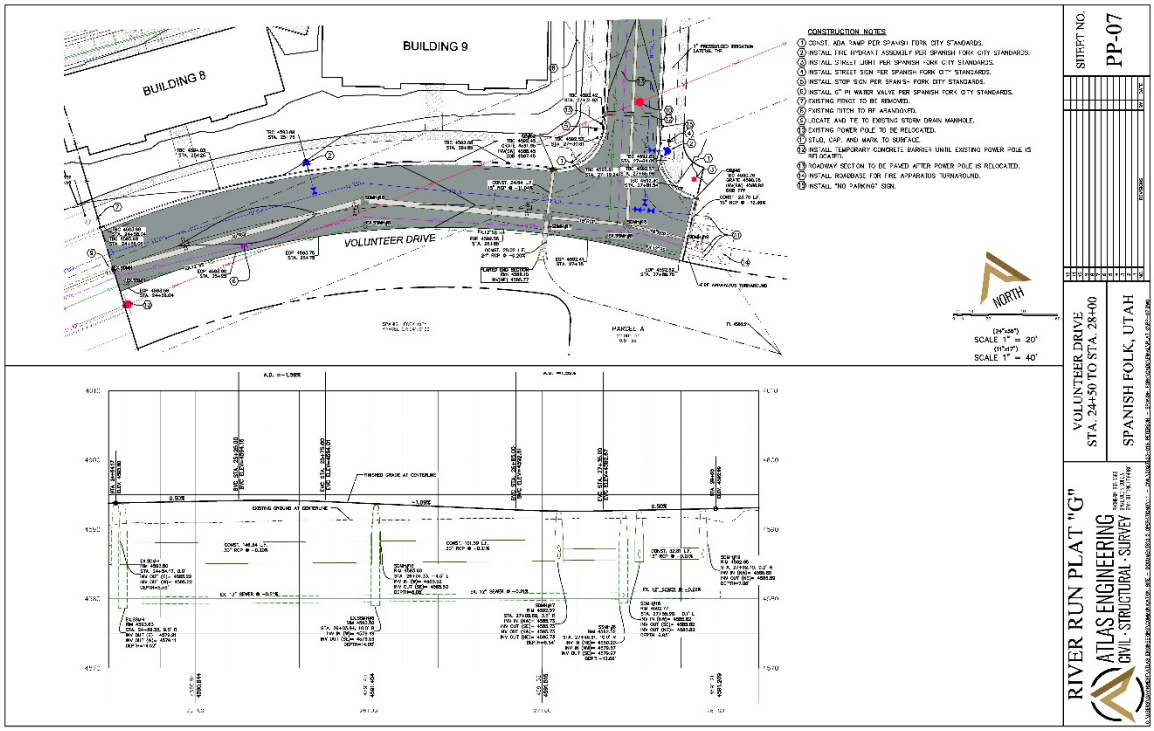

VOLUNTEER DRIVE
320 EAST
CONSTRUCTION NOTES
1 CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
4 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
7 STUB, CAP, AND MARK TO SURFACE.
8 EXISTING DITCH TO BE ABANDONED.
9 EXISTING POWER POLE TO BE MOVED.
10 INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11 INSTALL TEMPORARY CONCRETE BARRIER UNTIL EXISTING POWER POLE IS RELOCATED.
12 ROADWAY SECTION TO BE PAVED AFTER POWER POLE IS RELOCATED.
13 INSTALL ROADBASE FOR FIRE APPARATUS TURNAROUND.
14 INSTALL "NO PARKING" SIGN.
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
320 EAST
STA. 9+70 TO STA. 14+00
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

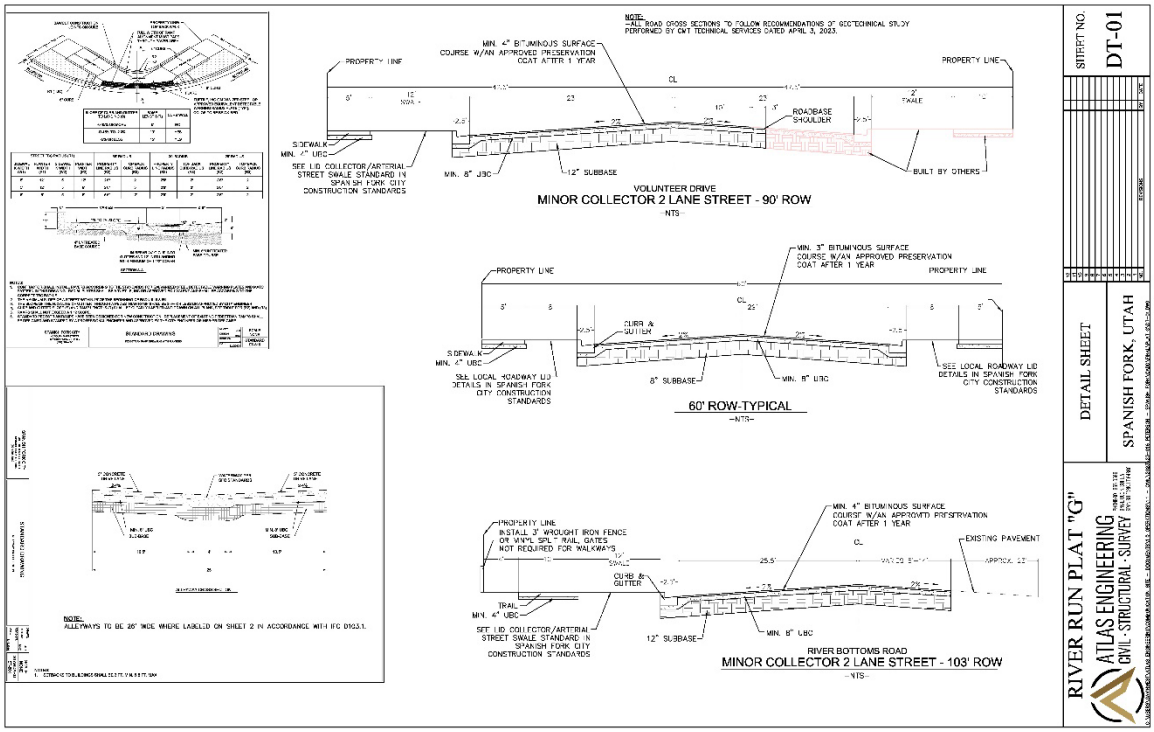

CONSTRUCTION NOTES
1 CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 LOCATE AND TIE TO EXISTING CULINARY WATER
4 LOCATE AND TIE TO EXISTING SECONDARY IRRIGATION.
5 INSTALL SLOW CRY VALVE PER SPANISH FORK CITY STANDARDS.
6 EXISTING FENCE TO BE REMOVED.
320 EAST
192A
191B
190B
189B
188C
187A
186B
185B
184B
183C
182A
181B
180B
179C
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND AT CENTERLINE
FINISHED GRADE AT CENTERLINE
SHEET NO.
PP-03
320 EAST
STA. 14+00 TO STA. 16+00
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

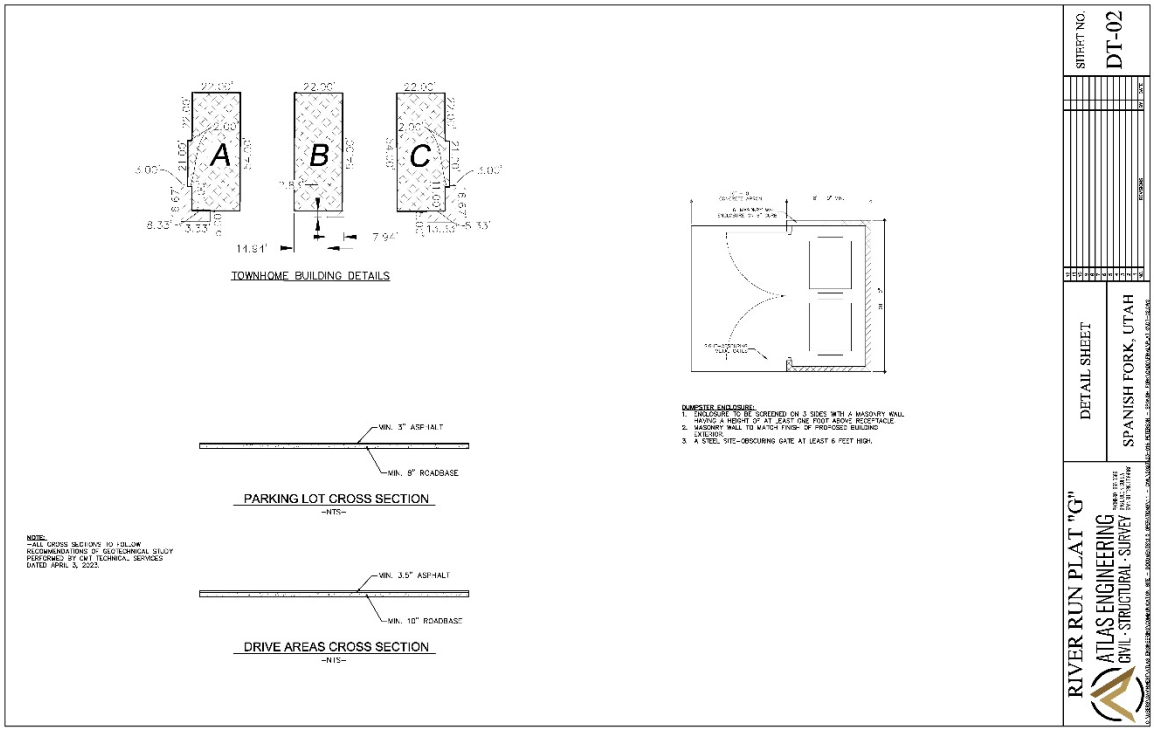

CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
2 EXISTING DITCH TO BE ABANDONED.
3 LOCATE AND TIE TO EXISTING STORM DRAIN.
4 LOCATE AND TIE TO EXISTING CULINARY WATER.
5 LOCATE AND TIE TO EXISTING SEWER SYSTEM.
6 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
280 EAST
DRIVE 14
201A
202B
203B
204B
205B
206C
212C
211B
210B
209B
208B
207A
199B
198B
197C
196A
195B
194B
193C
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE AT CENTERLINE
EXISTING GROUND AT CENTERLINE
SHEET NO.
PP-04
280 EAST
STA. 9+80 TO STA. 14+00
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

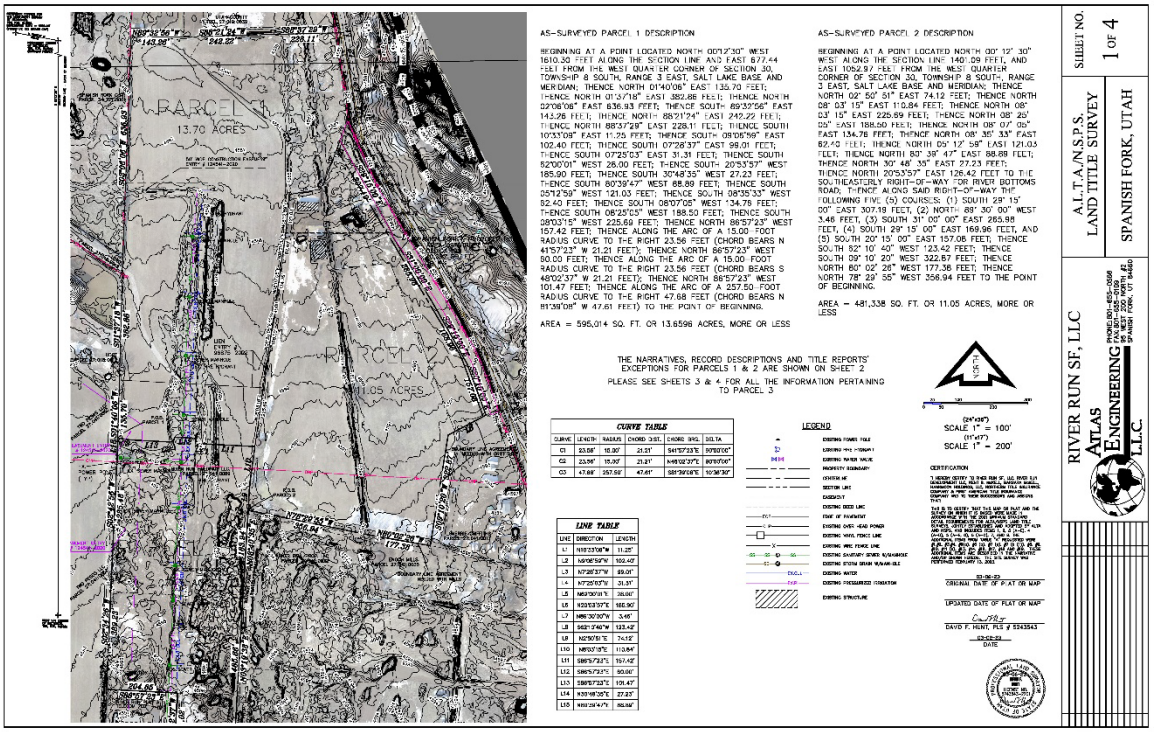

214B
213A
BUILDING 8
DRIVE 14
DRIVE 9
BUILDING 9
212C
211B
210B
209B
208B
207A
CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-05
DRIVE 9
STA. 10+90 TO STA. 11+11
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

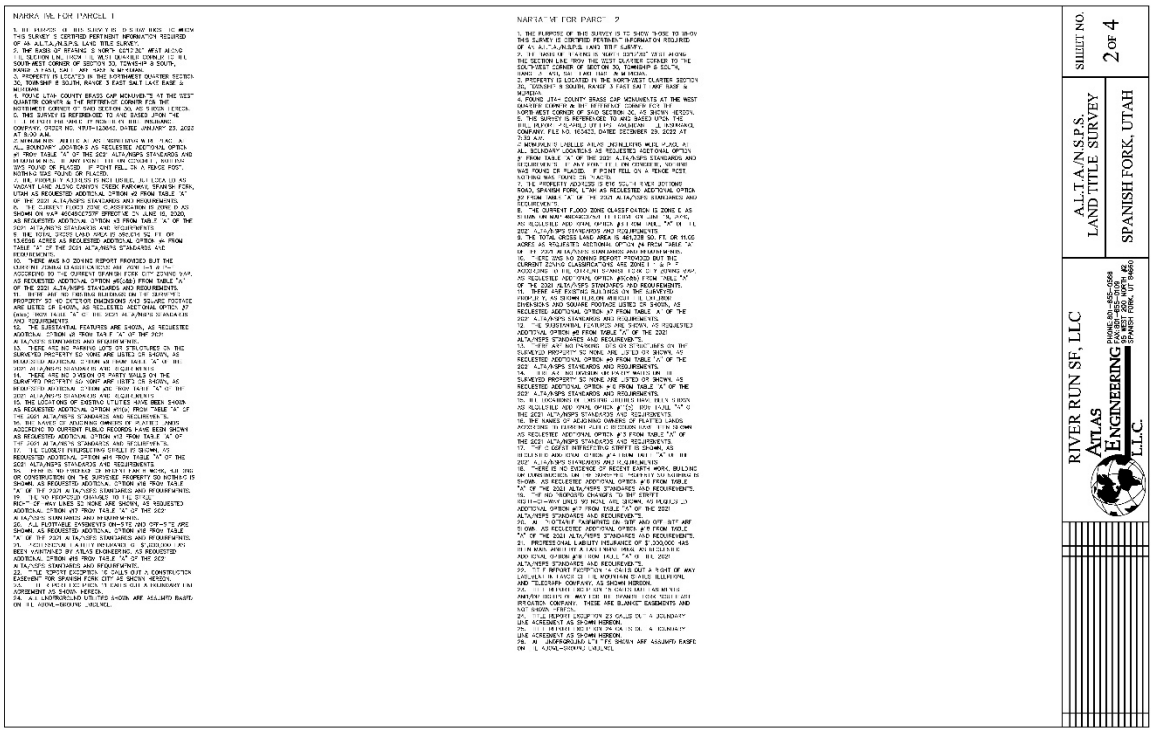

CONSTRUCTION NOTES
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 EXISTING DITCH TO BE ABANDONED.
3 STUB, CAP, AND MARK TO SURFACE.
4 EXISTING FENCE TO BE REMOVED.
5 INSTALL TEMPORARY CONCRETE BARRIER UNTIL EXISTING POWER POLE IS RELOCATED.
6 ROADWAY SECTION TO BE PAVED AFTER POWER POLE IS RELOCATED.
7 INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
216C
215B
214B
213A
211B
212C
198B
199B
200A
DRIVE 14
BUILDING 8
BUILDING 9
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-06
DRIVE 14
STA. 13+50 TO STA. 17+44
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


BUILDING 9
BUILDING 8
VOLUNTEER DRIVE
CONSTRUCTION NOTES
1 CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
4 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5 INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6 INSTALL 6" PI WATER VALVE PER SPANISH FORK CITY STANDARDS.
7 EXISTING FENCE TO BE REMOVED.
8 EXISTING DITCH TO BE ABANDONED.
9 LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
10 EXISTING POWER POLE TO BE RELOCATED.
11 STUB, CAP, AND MARK TO SURFACE.
12 INSTALL TEMPORARY CONCRETE BARRIER UNTIL EXISTING POWER POLE IS RELOCATED.
13 ROADWAY SECTION TO BE PAVED AFTER POWER POLE IS RELOCATED.
14 INSTALL ROADBASE FOR FIRE APPARATUS TURNAROUND.
15 INSTALL "NO PARKING" SIGN.
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. PP-07
VOLUNTEER DRIVE
STA. 24+50 TO STA. 28+00
SPANISH FOLK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


NOTE:
ALL ROAD CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY GMT TECHNICAL SERVICES DATED APRIL 3, 2023.
PROPERTY LINE
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
ROADBASE SHOULDER
SIDEWALK
MIN. 4" UBC
SEE LID COLLECTOR/ARTERIAL STREET SWALE STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" UBC
12" SUBBASE
BUILT BY OTHERS
VOLUNTEER DRIVE
MINOR COLLECTOR 2 LANE STREET - 90' ROW
NTS
CURB & GUTTER
8" SUBBASE
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
NTS
PROPERTY LINE INSTALL 3' WROUGHT IRON FENCE OR VINYL SPL." RAIL GATES NOT REQUIRED FOR WALKWAYS
TRAIL
MIN. 4" UBC
SFT LID COLLECTOR/ARTERIAL STREET SWALE STANDARD IN SPANISH FORK CITY CONSTRUCTION STANDARDS
EXISTING PAVEMENT
RIVER BOTTOMS ROAD
MINOR COLLECTOR 2 LANE STREET - 103' ROW
NTS
NOTE:
ALLEYWAYS TO BE 26' WIDE WHERE LABELED ON SHEET 2 IN ACCORDANCE WITH IFC D103.1.
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


A
B
C
22.00'
2.00'
21.00'
5.00'
8.33'
14.91'
7.94'
TOWNHOME BUILDING DETAILS
DUMPSTER ENCLOSURE:
1. ENCLOSURE TO BE SCREENED ON 3 SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE FOOT ABOVE RECEPTACLE
2. MASONRY WALL TO MATCH FINISH OF PROPOSED BUILDING DETAILING.
3. A STEEL SITE-OBSCURING GATE AT LEAST 6 FEET HIGH.
MIN. 3" ASPHALT
MIN. 8" ROADBASE
PARKING LOT CROSS SECTION
-NTS-
NOTE:
-ALL CROSS SECTIONS TO FOLLOW RECOMMENDATIONS OF GEOTECHNICAL STUDY PERFORMED BY CMT TECHNICAL SERVICES DATED APRIL 8, 2022.
MIN. 3.5" ASPHALT
MIN. 10" ROADBASE
DRIVE AREAS CROSS SECTION
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
RIVER RUN PLAT "G"
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY


PARCEL 1
13.70 ACRES
AS-SURVEYED PARCEL 1 DESCRIPTION
BEGINNING AT A POINT LOCATED NORTH 0°13'30" 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 03°08'08" EAST 636.93 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°08'59" EAST 102.40 FEET; THENCE SOUTH 07°28'37" EAST 98.01 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 57.42 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 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 82.40 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° 13' 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 BE ON 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 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE NORTHWEST CORNER FOR THE NORTHWEST QUARTER OF SAID SECTION AS WAS FOUND HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE INFORMATION SHOWN IN THE TITLE REPORT PREPARED BY ATLAS TITLE COMPANY, ORDER NO. 97019-122661, DATED JANUARY 23, 2022 AT 8:00 A.M.
6. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: FRONT: 30 FEET; SIDE: 8 FEET; REAR: 30 FEET.
7. BASIS OF BEARINGS AND DISTANCES ARE AS SHOWN HEREON.
8. THE PROPERTY ADJOINERS IS STATE ROAD 114 AND ADJOINING ROAD, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP #49049C0275F EFFECTIVE ON JUNE 16, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THE TOTAL GROSS LAND AREA IS 677,091 SQ. FT. OR 15.55 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I - A.P.D. 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.
12. THERE ARE NO BUILDINGS ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR SHOWN, AS REQUESTED ADDITIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THERE ARE NO PARKING SPACES 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(A) 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 FIRE HYDRANTS SHOWN ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR 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 MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, AS REQUESTED ADDITIONAL OPTION #15 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THERE IS NO PROPOSED CHANGES IN RIGHT OF WAY OR CENTERLINE OF STREETS OR ROADS AS FURNISHED BY CONTROLLING AUTHORITY OFFICIALS, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. ALL VISIBLE EASEMENTS OR USE AND OTHER ARE SHOWN AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
22. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM CONTROLLING AUTHORITY OFFICIALS AND OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
23. THE REPORT FURNISHED IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD AS SHOWN HEREON.
24. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON VISIBLE ABOVE GROUND LABELING.

NARRATIVE FOR PARCEL 2

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THOSE TO BE ON 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 6 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 30, TOWNSHIP 6 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND UTAH COUNTY BRASS CAP MONUMENTS AT THE WEST QUARTER CORNER & THE NORTHWEST CORNER FOR THE NORTHWEST QUARTER OF SAID SECTION AS WAS FOUND HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE INFORMATION SHOWN IN THE TITLE REPORT PREPARED BY ATLAS TITLE COMPANY, ORDER NO. 97019-122661, DATED DECEMBER 29, 2022 AT 7:30 A.M.
6. MINIMUM BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: FRONT: 30 FEET; SIDE: 8 FEET; REAR: 30 FEET.
7. BASIS OF BEARINGS AND DISTANCES ARE AS SHOWN HEREON.
8. THE PROPERTY ADJOINERS IS STATE ROAD 114 AND ADJOINING ROAD, SPANISH FORK, UTAH AS REQUESTED ADDITIONAL OPTION #2 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
9. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP #49049C0275F EFFECTIVE ON JUNE 16, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THE TOTAL GROSS LAND AREA IS 465,238 SQ. FT. OR 15.68 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE WAS NO ZONING REPORT PROVIDED BUT THE CURRENT ZONING CLASSIFICATIONS ARE ZONE I - A.P.D. 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.
12. THERE ARE EXISTING BUILDINGS ON THE SURVEYED PROPERTY AS SHOWN HEREON AND HAVE A TOTAL OF 3,400± SQUARE FOOTAGE AS REQUESTED ADDITIONAL OPTION #7 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
13. THE SUBSTANTIAL FEATURES ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #8 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
14. THERE ARE NO PARKING SPACES 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.
15. 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.
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 FIRE HYDRANTS SHOWN ON THE SURVEYED PROPERTY SO NONE ARE LISTED OR 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 MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, AS REQUESTED ADDITIONAL OPTION #15 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
19. THERE IS NO PROPOSED CHANGES IN RIGHT OF WAY OR CENTERLINE OF STREETS OR ROADS AS FURNISHED BY CONTROLLING AUTHORITY OFFICIALS, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
20. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
21. PROTECTIVE OWNER'S LIABILITY INSURANCE OF $ 2,000,000.00 IN AN AMOUNT NOT LESS THAN THE AMOUNT STATED IN TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIRED.
22. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK, AS REQUESTED ADDITIONAL OPTION #15 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
23. THE PROPOSED CHANGES IN RIGHT OF WAY OR CENTERLINE OF STREETS OR ROADS AS FURNISHED BY CONTROLLING AUTHORITY OFFICIALS, AS REQUESTED ADDITIONAL OPTION #16 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
24. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
25. ALL VISIBLE EASEMENTS OR USE AND OTHER ARE SHOWN AS REQUESTED ADDITIONAL OPTION #18 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
26. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM CONTROLLING AUTHORITY OFFICIALS AND OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
27. THE REPORT FURNISHED IS SUBJECT TO EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD AS SHOWN HEREON.
28. THERE IS A 20' WIDE EASEMENT FOR A PUBLIC UTILITY AND IRRIGATION COMPANY. THESE ARE BLANKET EASEMENTS AND NOT SHOWN HEREON.
29. THERE IS A 10' WIDE EASEMENT FOR GAS LINE ON A ROADWAY AND LANE AGREEMENT AS SHOWN HEREON.
30. THERE IS A 10' WIDE EASEMENT FOR GAS LINE ON A ROADWAY AND LANE AGREEMENT AS SHOWN HEREON.
31. ALL UNDERGROUND UTILITIES SHOWN ARE ASSUMED BASED ON VISIBLE ABOVE GROUND LABELING.

SHEET NO. 2 OF 4

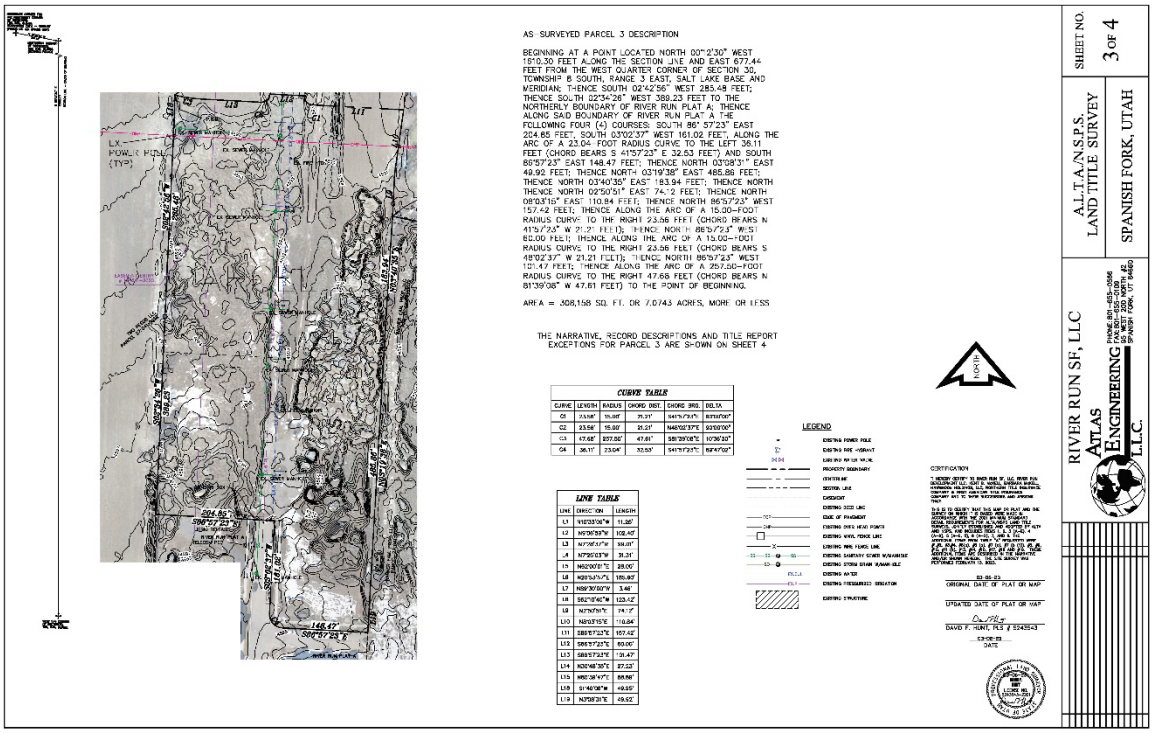
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

SPANISH FORK, UTAH

RIVER RUN SF, LLC

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0569
85 SOUTH 200 EAST, #2
SPANISH FORK, UT 84660



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 6 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°08'37" EAST 49.90 FEET; THENCE NORTH 03°19'38" EAST 485.88 FEET; THENCE NORTH 03°40'35" EAST 183.94 FEET; THENCE NORTH THENCE NORTH 02°50'51" EAST 74.12 FEET; THENCE NORTH 09°08'10" 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 80.00 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 121.47 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 = 508,158 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°47'09"

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N10°33'08"W	11.36'
L2	N07°09'39"W	102.45'
L3	N77°35'17"W	34.01'
L4	N77°35'17"W	31.21'
L5	N62°00'11"E	28.00'
L6	N28°34'57"E	135.80'
L7	N88°39'00"W	3.48'
L8	S82°16'46"W	123.42'
L9	N77°57'51"E	74.17'
L10	N09°37'57"E	110.84'
L11	S86°57'23"E	157.42'
L12	S86°57'23"E	80.00'
L13	S86°57'23"E	121.47'
L14	N06°48'30"E	27.32'
L15	N85°38'47"E	88.86'
L16	S14°08'18"W	49.95'
L19	N75°51'21"E	49.52'

LEGEND

EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
PROPERTY BOUNDARY
CENTERLINE
SECTION LINE
EASEMENT
EXISTING SIGN LINE
EDGE OF PAVEMENT
EXISTING CHAIN LINK FENCE
EXISTING VINYL FENCE LINE
EXISTING RAIL FENCE LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING WATER
EXISTING IRRIGATION BOX
EXISTING STRUCTURE

CERTIFICATION

I HEREBY CERTIFY TO RIVER RUN SF, LLC, RIVER RUN ASSOCIATION OF UTAH, LLC, SURETY TITLE GUARANTY, HOMESTEAD HOLDINGS, LLC, NORTHERN TITLE AGENCY, CHICAGO TITLE INSURANCE COMPANY & ATLAS TITLE COMPANY THAT THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS BASED UPON THE NOTES AND INFORMATION SHOWN HEREON.

I ALSO CERTIFY THAT THIS MAP IS TRUE AND CORRECT AS TO THE BOUNDARIES OF THE PROPERTY SURVEYED AND THE SUBDIVISION OF SAID PROPERTY AND THAT ALL DISTANCES, ANGLES AND OTHER DETAILS ARE CORRECTLY SHOWN THEREON. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH ALL APPLICABLE STATUTES AND ORDINANCES IN EFFECT AT THE TIME THIS SURVEY WAS MADE. I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH ALL THE REQUIREMENTS OF THE STANDARDS OF PRACTICE AS ADOPTED BY THE UTAH LICENSING BOARD AND THAT I HOLD LICENSE NO. 5342543 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH.

02-06-25
ORIGINAL DATE OF PLAT OR MAP

UPDATED DATE OF PLAT OR MAP

DAVID F. HUNT, PLS # 5342543
02-06-25
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: 801-655-0569
85 SOUTH 200 EAST, #2
SPANISH FORK, UT 84660



NARRATIVE FOR PARCEL 4

1. THE PURPOSE OF THIS SURVEY IS TO MEET THE REQUIREMENTS FOR 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 MOUNUMENTED CORNER AT THE NORTHWEST CORNER OF SECTION 32, TOWNSHIP 6 SOUTH, RANGE 4 EAST OF THE SALT LAKE BASE & MERIDIAN.
3. PROPERTY IS LOCATED IN THE NORTHWEST QUARTER SECTION 32, TOWNSHIP 6 SOUTH, RANGE 3 EAST SALT LAKE BASE & MERIDIAN.
4. FOUND 2" UTAH COUNTY BRASS CAP MONUMENTS AT THE SECTION QUARTER CORNER & THE NORTHWEST CORNER FOR THE NORTHWEST CORNER OF SAID SECTION 32, AS SHOWN HEREON.
5. THIS SURVEY IS REFERENCED TO AND BASED UPON THE INFORMATION CONTAINED IN THE TITLE REPORT BY: INSURANCE COMPANY, ORDER NO. 47019-122662, DATED JANUARY 16, 2023 AT 8:00 A.M.
6. MINIMUM BUILDING SETBACK REQUIREMENTS: AS PER SURVEYOR'S INTERPRETATION OF THE PLAT, A 30' BUILDING SETBACK IS REQUIRED ALONG ALL BOUNDARY LINES. IT WAS NOT DETERMINED IF ANY OTHER SETBACKS APPLY.
7. ALL BOUNDARY CORNERS SET ARE 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "ATLAS ENGINEERING" UNLESS OTHERWISE NOTED.
8. THE PROPERTY AS SURVEYED IS MOSTLY 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.
9. THE CURRENT FLOOD ZONE CLASSIFICATION IS ZONE D AS SHOWN ON MAP #49049C0275F EFFECTIVE ON JUNE 16, 2020, AS REQUESTED ADDITIONAL OPTION #3 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
10. THE TOTAL GROSS LAND AREA IS APPROX 52.711 OR 2,674.3 ACRES AS REQUESTED ADDITIONAL OPTION #4 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
11. THERE WAS NO ZONING REPORT PROVIDED BUT THE SURVEYING ZONING CLASSIFICATIONS ARE AS FOLLOWS: 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, THERE ARE NO ZONING BOUNDARIES THAT DO APPLY TO THE PROPERTY AND NO ZONING REQUIREMENTS AS TO LAND COVERAGE, SQUARE FOOTAGE AND USES OF BASES, AS REQUESTED ADDITIONAL OPTION #7 FROM TABLE "A" OF THE 2021 ALTA/NSPS STANDARDS AND REQUIREMENTS.
12. THE SUBSURFACE 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 EVIDENCE OF 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(A) 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 MOVING WORK, OR BUILDING 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.
19. THERE ARE NO WETLAND DELINEATION MARKERS OR FLAGS ON THE PROPERTY SO NONE ARE SHOWN, AS REQUESTED ADDITIONAL OPTION #17 FROM TABLE "A" OF THE 2021 A.LTA/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 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
21. VOLUMETRIC ANALYSIS WAS PERFORMED IN SUBDIVISION #3 BEEN VERIFIED BY ATLAS ENGINEERING, AS REQUESTED ADDITIONAL OPTION #19 FROM TABLE "A" OF THE 2021 A.LTA/NSPS STANDARDS AND REQUIREMENTS.
22. ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATED 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 EAST 1860 SOUTH
SPANISH FORK, UT 84660

Exhibit 2


LDG
RIVER RUN
PLAT G BUILDING PERMIT
SPANISH FORK, UTAH
OVERALL
LANDSCAPE PLAN
LP1.13
FUTURE PHASE
PLAT I
FUTURE PHASE
PLAT H
FUTURE PHASE
PLAT F
SCALE: 1" = 30'

DEVELOPMENT REVIEW COMMITTEE

FEBRUARY 5, 2025

Mellor at Spanish Fork
Final Plat
2350 East 400 North
5.15 acres
R-1-12 with MPD Overlay
General Plan Designation
Low Density Residential



PROPOSAL

The Applicant has requested that a Final Plat with 13 single-family residential lots be approved. The average lot size is 12,074 square feet.

Some of the key issues to consider are: grading, utilities, and improvements.

RECOMMENDATION

That the proposed Mellor at Spanish Fork Final Plat be approved based on the following findings and subject to the following conditions:

Findings

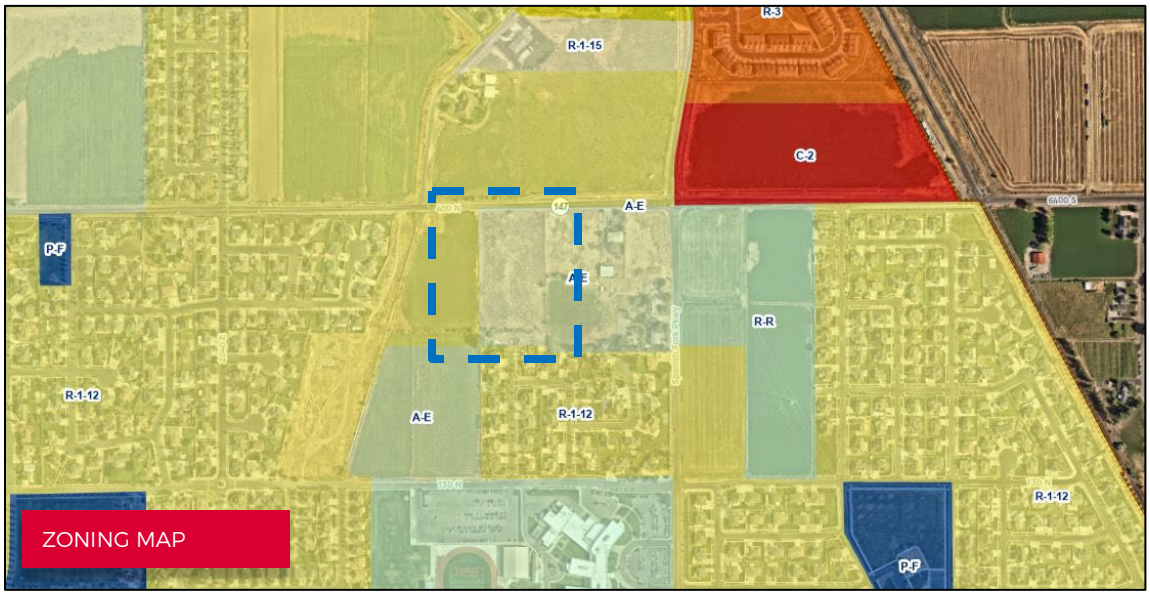
1. That the proposal conforms to the City's General Plan Designation of Low Density Residential.
2. That the application is consistent with the approved Preliminary Plat.

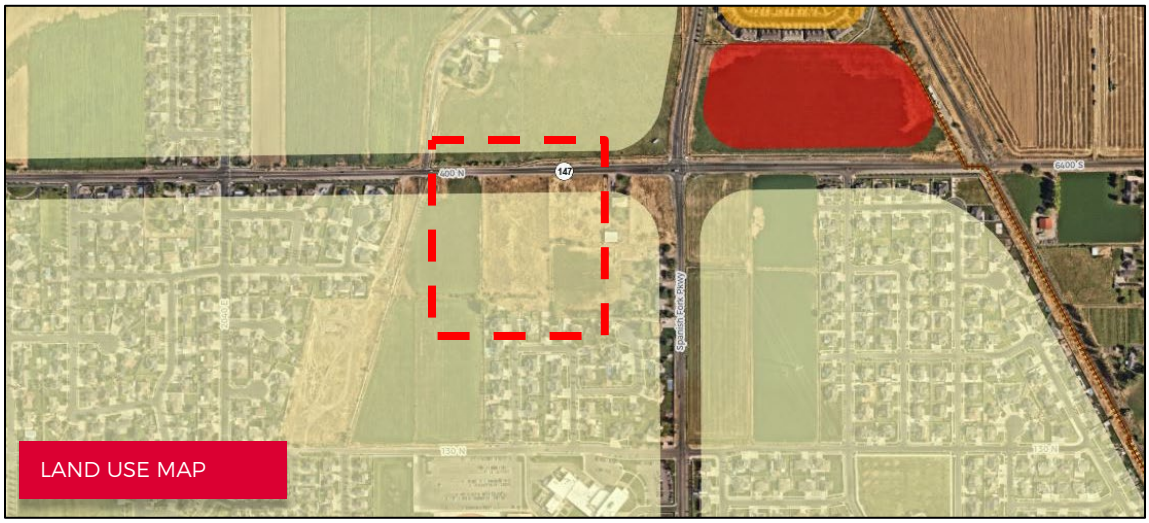
Conditions

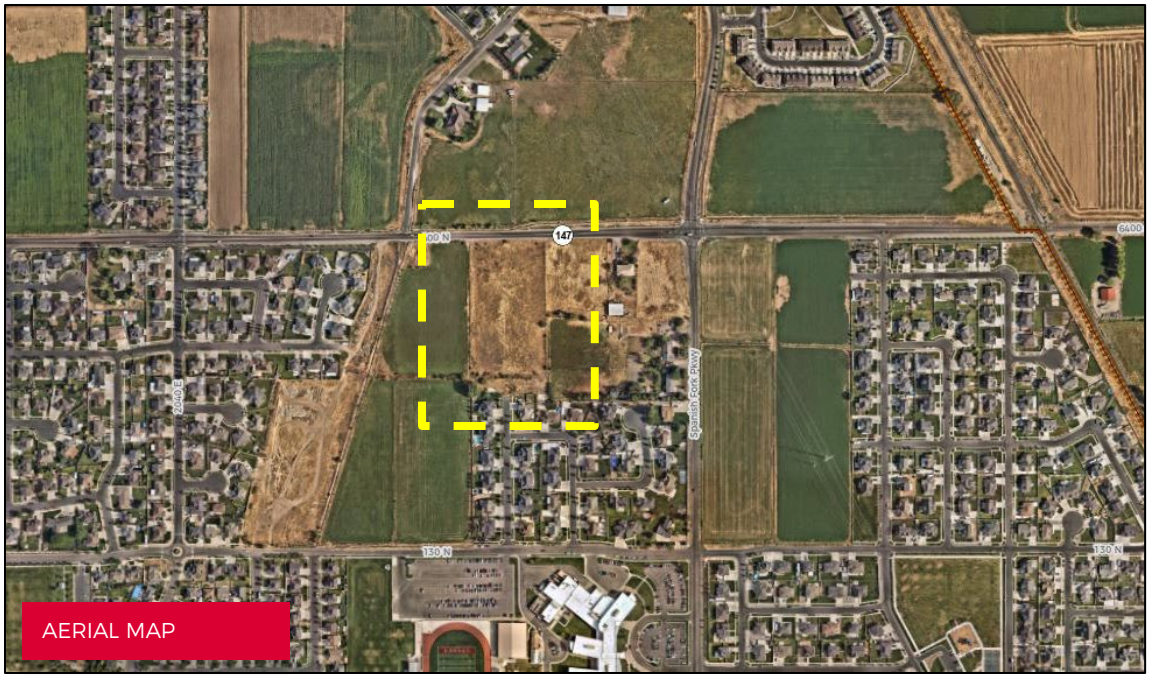
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff review comments.

EXHIBITS

1. Final Plat.
2. Landscaping.


R-3
R-1-15
C-2
A-E
P-F
R-R
R-1-12
6400 S
ZONING MAP


400 N
147
6400 S
Spanish Fork Pkwy
130 N
LAND USE MAP


400 N
147
6400
6400 E
Spanish Fork Pkwy
130 N
AERIAL MAP

MELLOR AT SPANISH FORK

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET
JANUARY 2025

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY AND INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	UDOT ROADWAY PLAN
7	UDOT STRIPING PLAN
PP-01	PLAN & PROFILE SHEET – 2350 EAST: STA. 10+00 TO STA. 13+00
PP-02	PLAN & PROFILE SHEET – 2350 EAST: STA. 13+00 TO STA. 15+11
PP-03	PLAN & PROFILE SHEET – 320 NORTH: STA. 10+00 TO STA. 12+00
PP-04	PLAN & PROFILE SHEET – 370 NORTH: STA. 9+50 TO STA. 11+80
PP-05	PLAN & PROFILE SHEET – 400 NORTH: STA. 10+00 TO STA. 15+00
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET
GW 2A & 3A	UDOT DETAILS (BY OTHERS)
ROS	RECORD OF SURVEY (BY OTHERS)

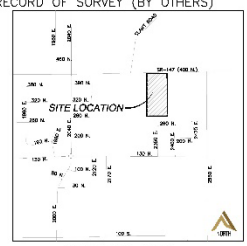
ENGINEER/SURVEYOR CONTACT INFO:
ATLAS ENGINEERING LLC
(801) 655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
COLE CARTER
2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
colecart12@gmail.com
801-717-6363

DATA TABLE
TOTAL ACREAGE= 5.15
TOTAL # OF LOTS= 13
TOTAL ACREAGE OF LOTS= 3.60
ACREAGE IN ROADS= 1.55 ACRES
LOTS/ACRE= 2.52
ZONING= R-1-12 WITH MPD OVERLAY
AVERAGE LOT SIZE= 12,074 SF

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 SPCN 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. REFER TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT FOR SALISBURY HOMES PREPARED BY GEOSTRATA, JOB NO. 516-070, DATED FEBRUARY 17, 2016 FOR GENERAL SITE GRADING, DESIGN AND CONSTRUCTION OF FOUNDATIONS, SLABS-ON-GRADE, AND PAVEMENTS.

CONTRACTOR NOTE:
THE REPRESENTATION & LOCATIONS OF EXISTING IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE ASSUMED AND APPROXIMATELY SHOWN (ARE) UPON FIELD SURVEY & INFORMATION PROVIDED BY OTHERS. ALL SUCH 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 SHALL BE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR THE LOCATION AND CONSTRUCTION OF THE IMPROVEMENTS. THE CONTRACTOR SHALL INDEMNIFY, HOLD HARMLESS AND DEFEND ATLAS ENGINEERING, LLC AGAINST ANY AND ALL CLAIMS, LOSSES, LIABILITY OR COSTS ARISING FROM OR IN ANY WAY RELATED TO THE IMPROVEMENTS SHOWN ON THESE PLANS. ATLAS ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR ANY AND ALL EXISTING UTILITIES NOT SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR FAILURE TO LOCATE, LOCATE ALL EXISTING UTILITIES SHOULD FURTHER BE REQUIRED.

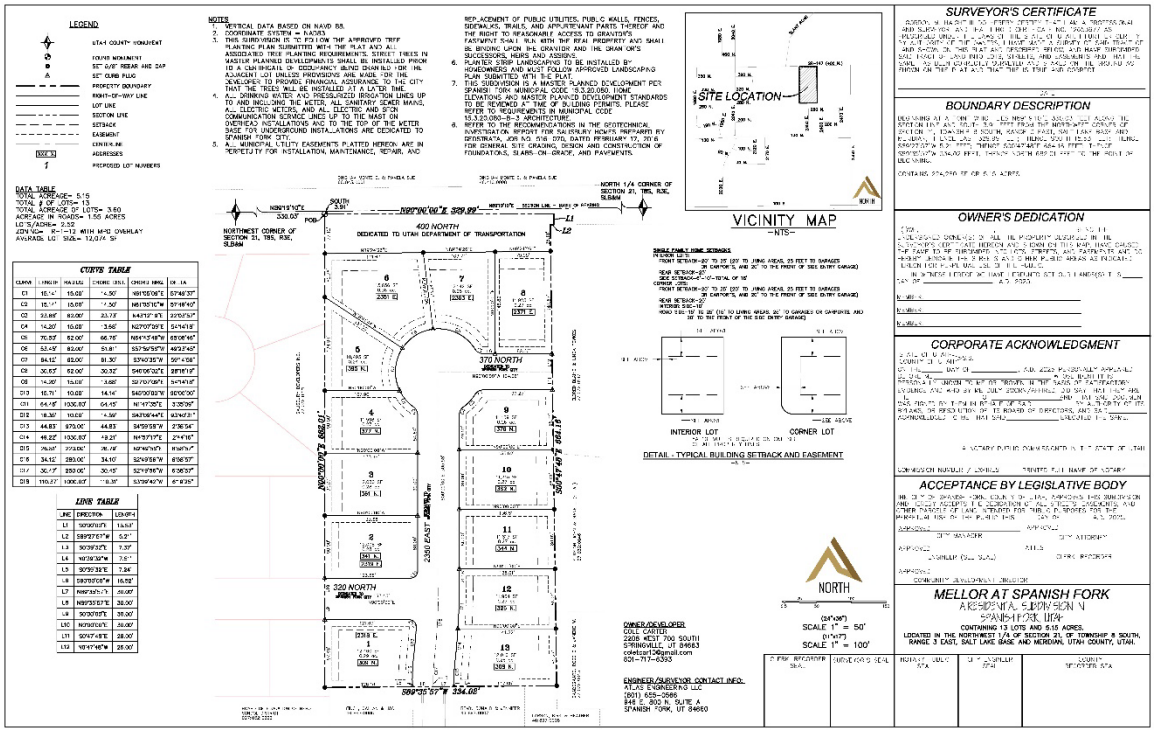


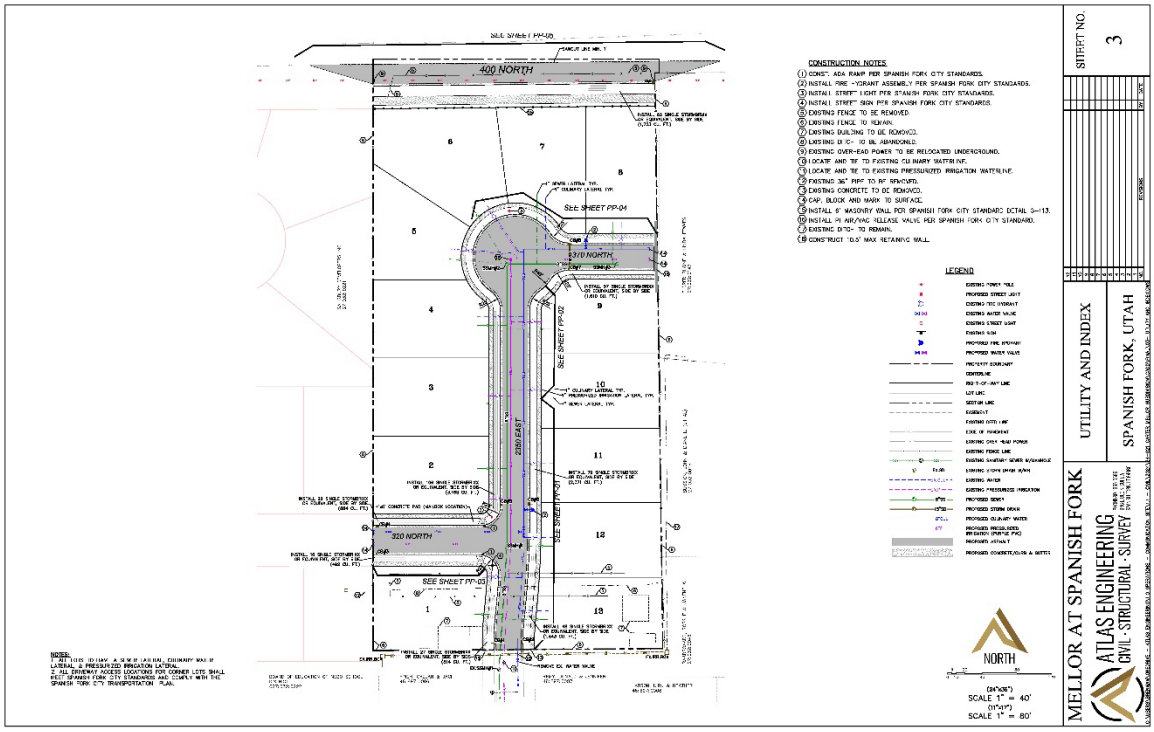
VICINITY MAP
-NTS-

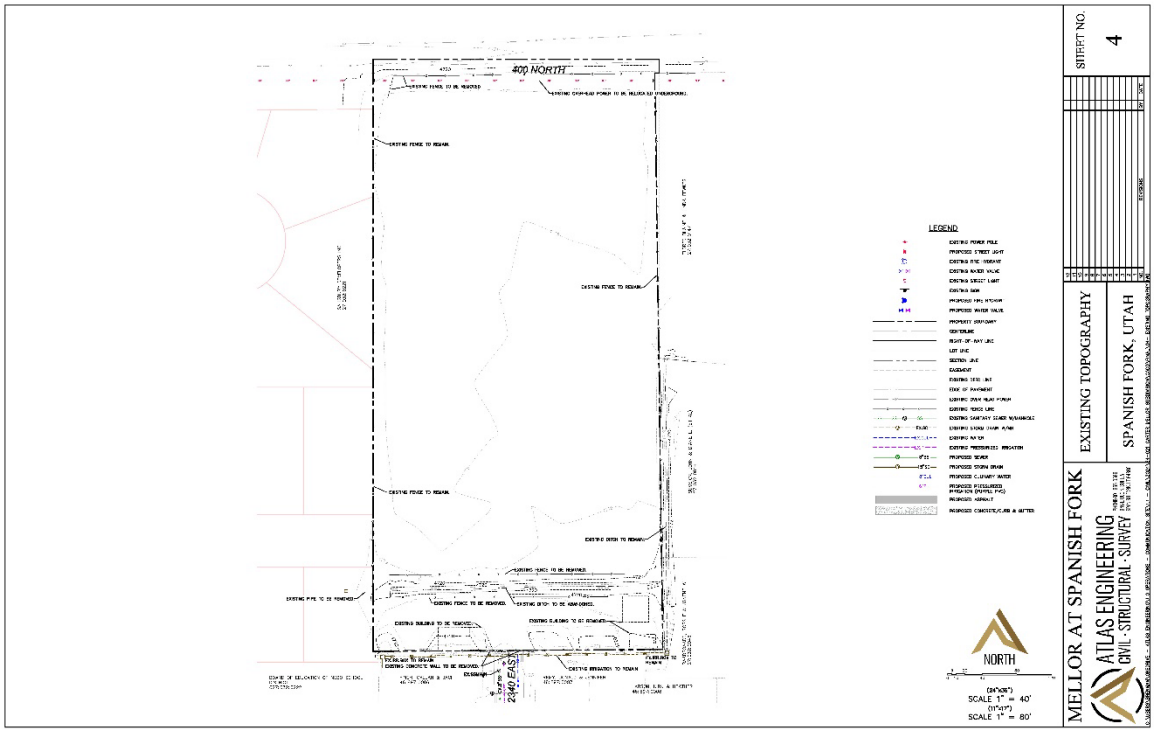
LEGEND
(APPLIES TO ALL SHEETS)
EXISTING TOWER TELE
PROPOSED STREET LIGHT
EXISTING TELE PEDESTAL
EXISTING WATER VALVE
EXISTING STREET LIGHT
EXISTING HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED WATER VALVE
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING WATER LINE
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING WATER
EXISTING PRESSURIZED IRRIGATION
PROPOSED SEWER
PROPOSED STORM DRAIN
PROPOSED CULINARY WATER
PROPOSED PRESSURIZED IRRIGATION (PIPE SIZE)
PROPOSED ASPHALT
PROPOSED CONCRETE/CURB & GUTTER
PROPOSED SIDEWALK

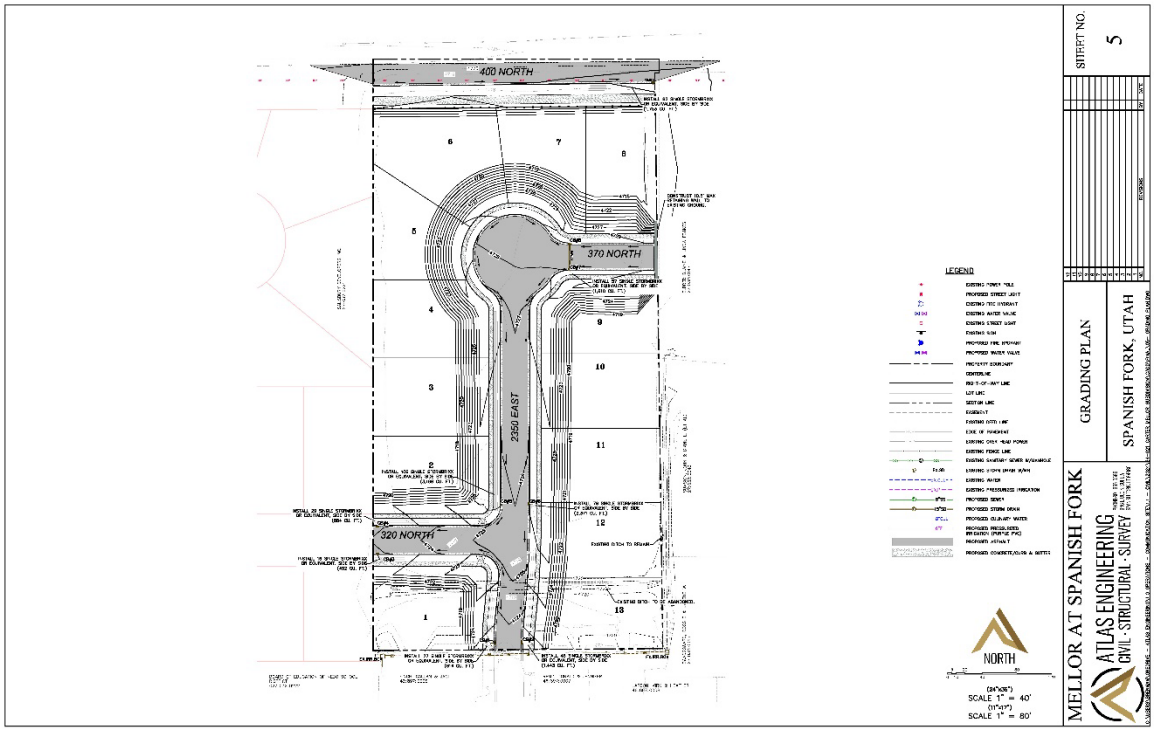
MELLOR AT SPANISH FORK

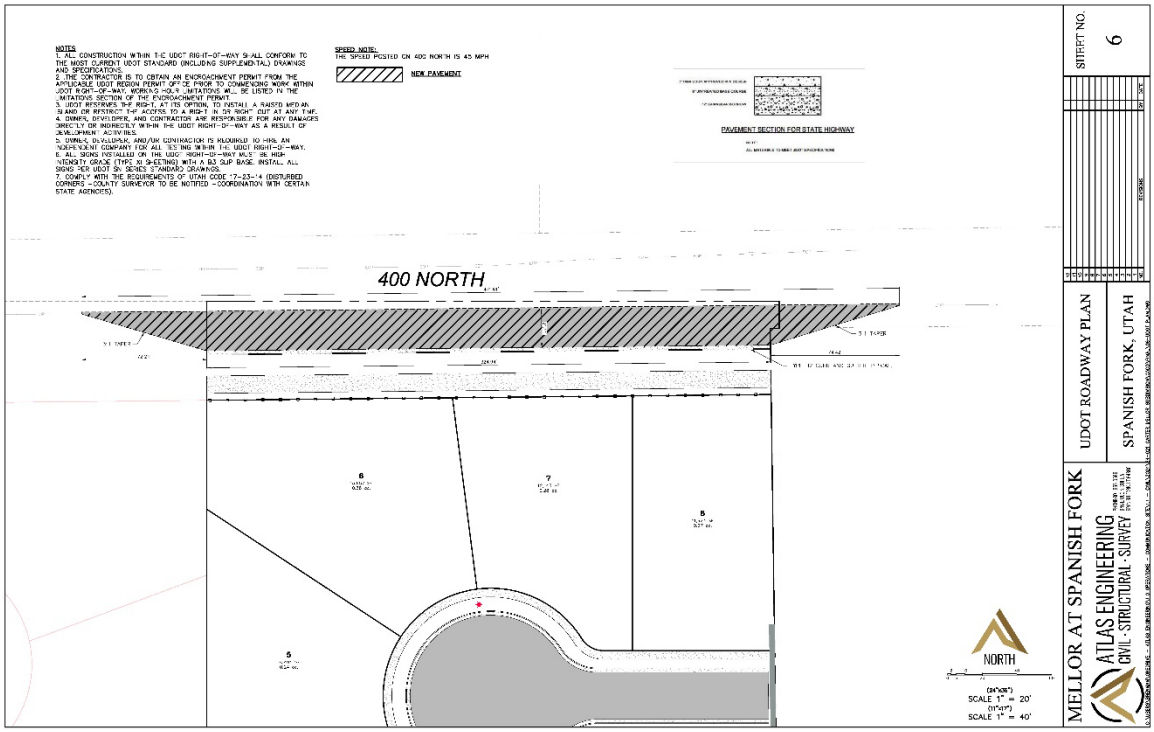
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

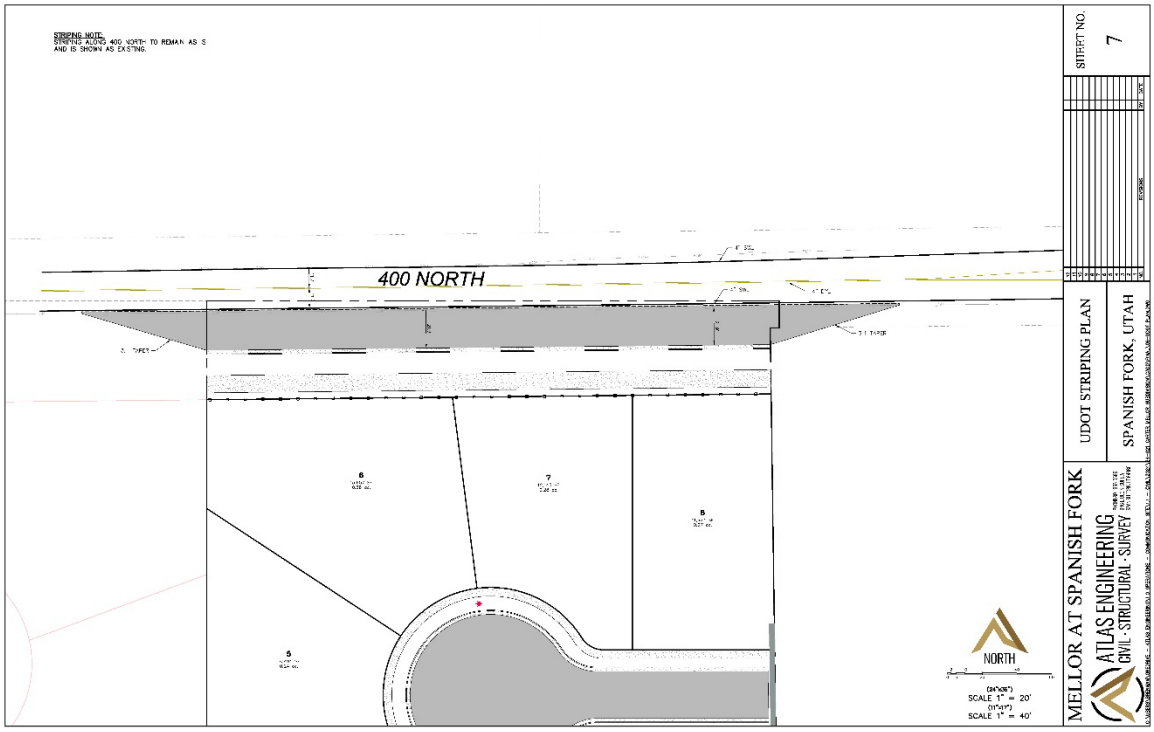


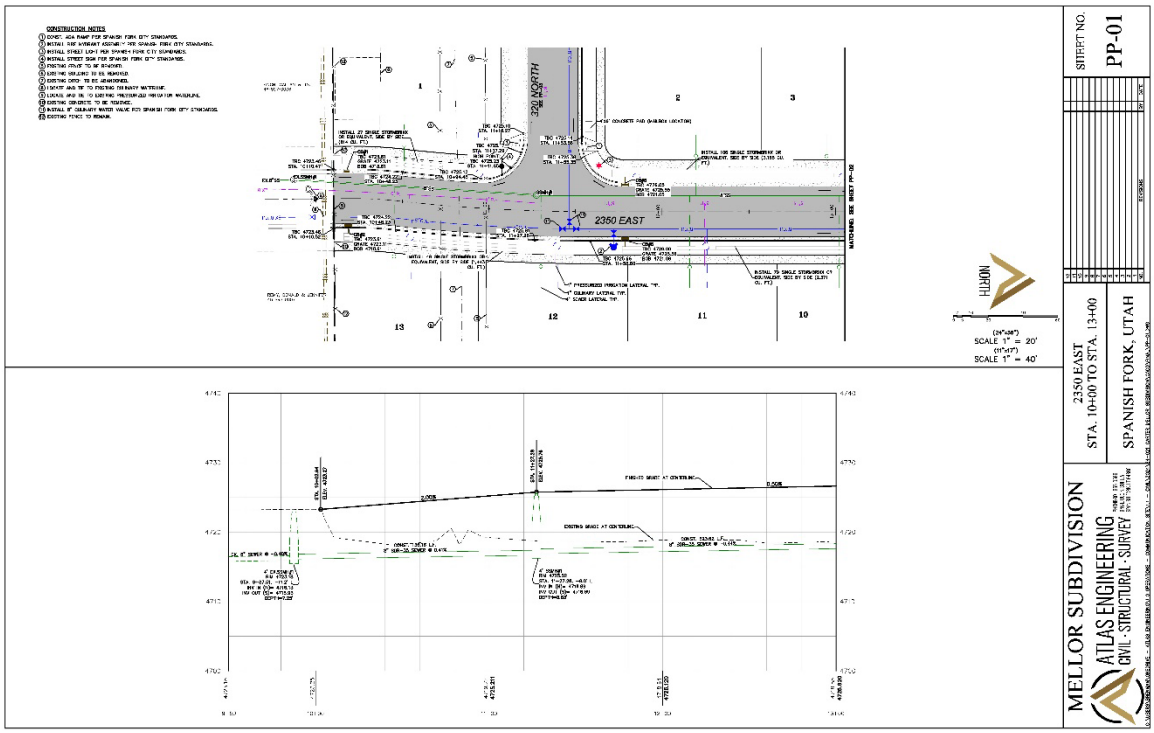

400 NORTH
310 NORTH
320 NORTH
See SHEET PP-04
See SHEET PP-02
See SHEET PP-03
2080 EAST
CONSTRUCTION NOTES
1 CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS.
2 INSTALL FIRE HYDRANT ASSEMBLY PER SPANISH FORK CITY STANDARDS.
3 INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
4 INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5 EXISTING FENCE TO BE REMOVED.
6 EXISTING FENCE TO REMAIN.
7 EXISTING BUILDING TO BE REMOVED.
8 EXISTING 8"D - 10 BL ABANDONED.
9 EXISTING OVER-HEAD POWER TO BE RELOCATED UNDERGROUND.
10 LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
11 LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
12 EXISTING 36" RIPP TO BE REMOVED.
13 EXISTING CONCRETE TO BE REMOVED.
14 CAP, BLOCK AND MARK TO SURFACE.
15 INSTALL 6' MASONRY WALL PER SPANISH FORK CITY STANDARD DETAIL SS-13.
16 INSTALL PI AIR/VAC RELEASE VALVE PER SPANISH FORK CITY STANDARD.
17 EXISTING 8"D - TO REMAIN.
18 CONSTRUCT "0.5' MAX RETAINING WALL.
LEGEND
NORTH
(24"x36") SCALE 1" = 40'
(11"x17") SCALE 1" = 80'
SHEET NO. 3
UTILITY AND INDEX
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

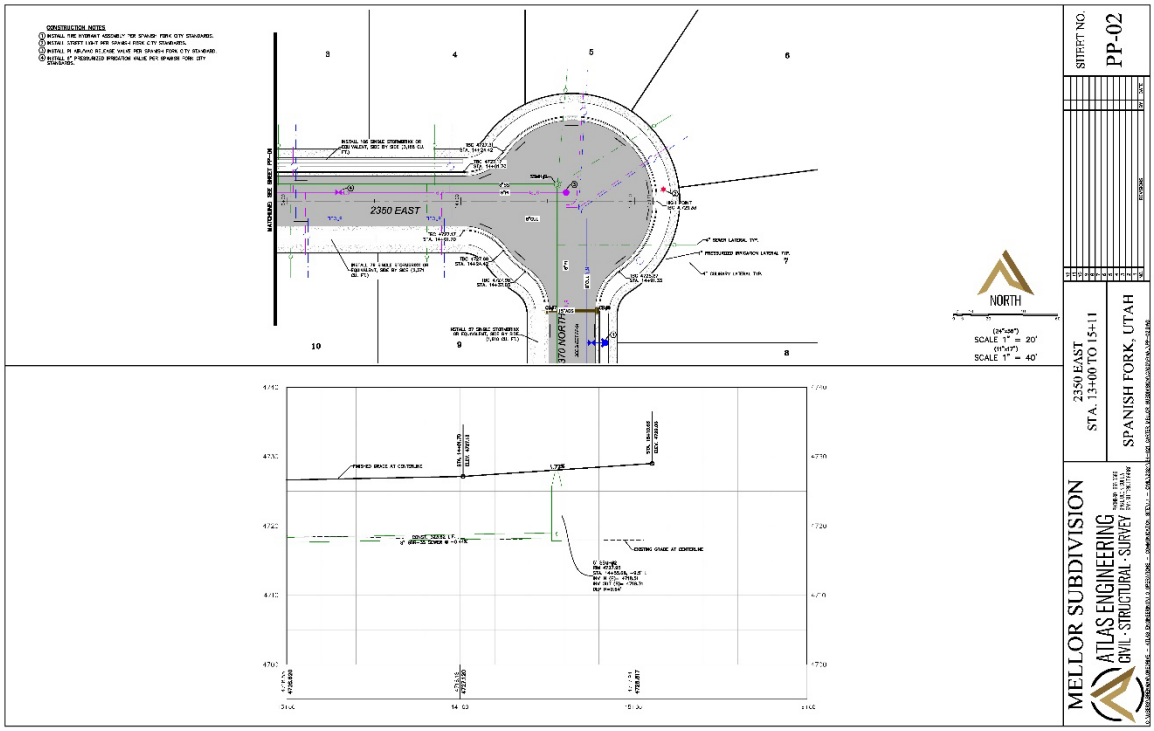

400 NORTH
EXISTING FENCE TO REMAIN
EXISTING FENCE TO BE REMOVED
EXISTING BUILDING TO BE REMOVED
EXISTING CONCRETE TO BE REMOVED
EXISTING BUILDING TO REMAIN
2040 EAST
LEGEND
NORTH
(24"x36") SCALE 1" = 40'
(11"x17") SCALE 1" = 80'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

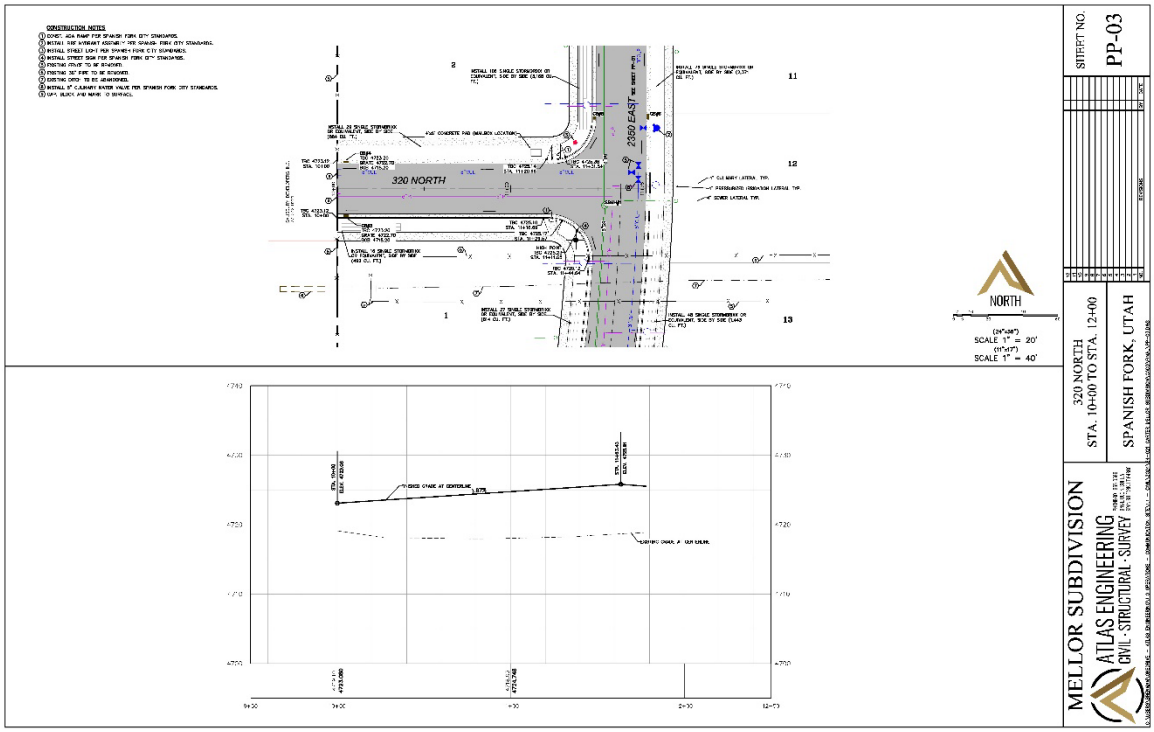

400 NORTH
370 NORTH
320 NORTH
2350 EAST
LEGEND
NORTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 5
GRADING PLAN
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

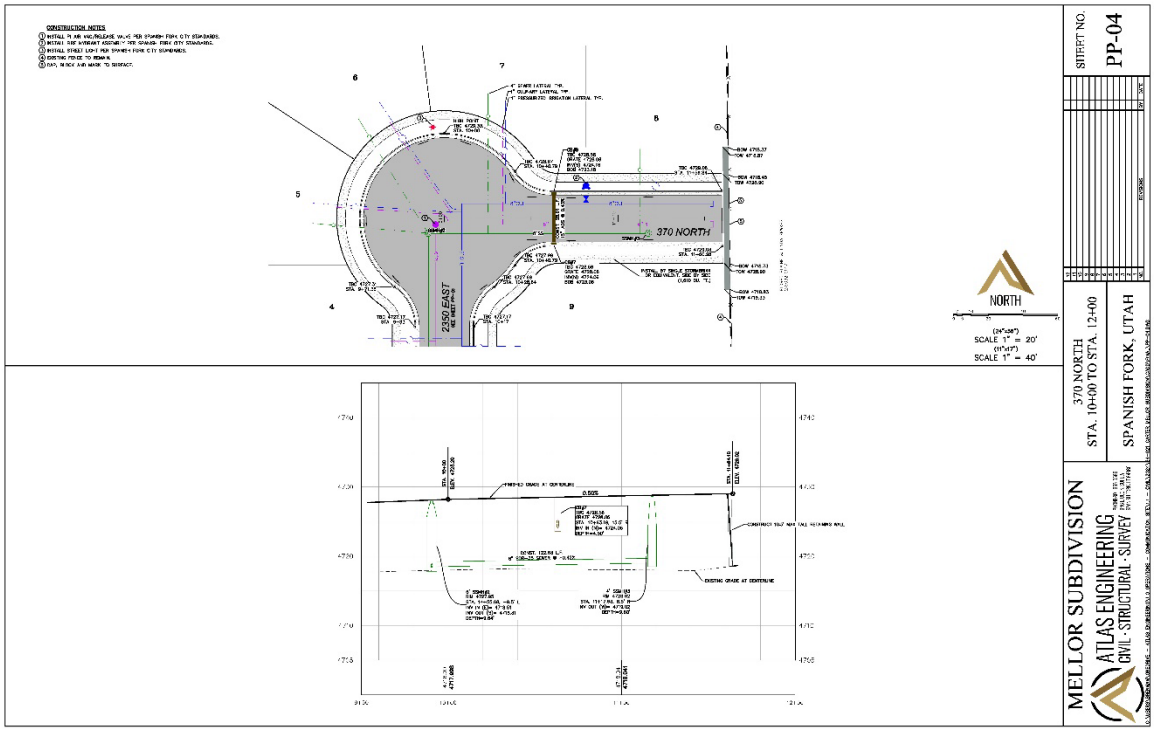

NOTES
SPEED NOTE:
THE SPEED POSTED ON 400 NORTH IS 45 MPH
NEW PAVEMENT
PAVEMENT SECTION FOR STATE HIGHWAY
400 NORTH
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 6
UDOT ROADWAY PLAN
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

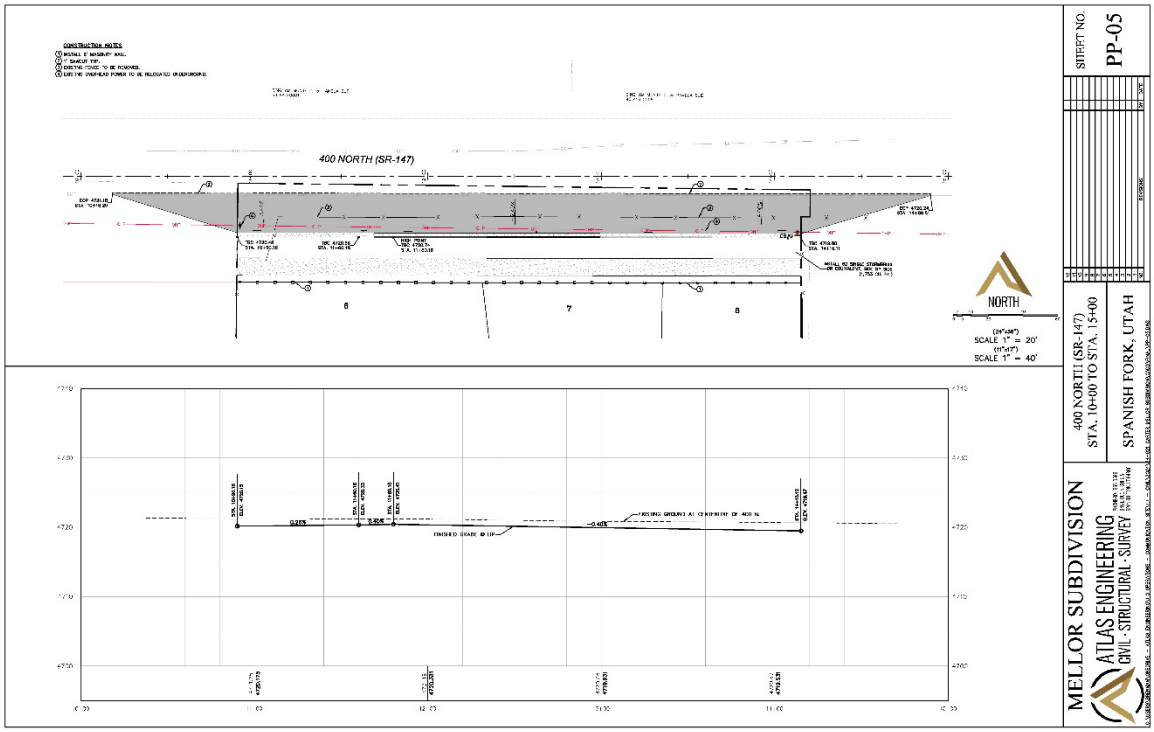

STRIPING NOTE:
SYMETRIS ALONG 400 NORTH TO REMAIN AS IS AND IS SHOWN AS EXISTING.
400 NORTH
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 7
UDOT STRIPING PLAN
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

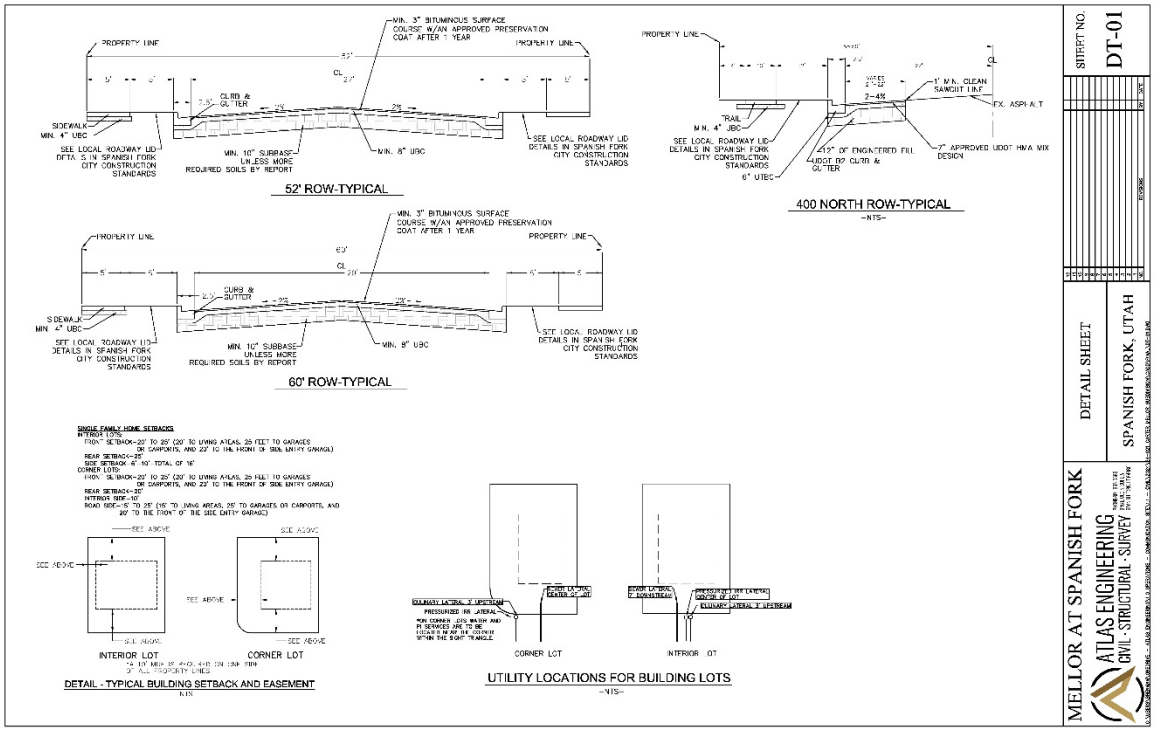

CONSTRUCTION NOTES
400 NORTH
2350 EAST
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. PP-01
2350 EAST
STA. 10+00 TO STA. 13+00
SPANISH FORK, UTAH
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

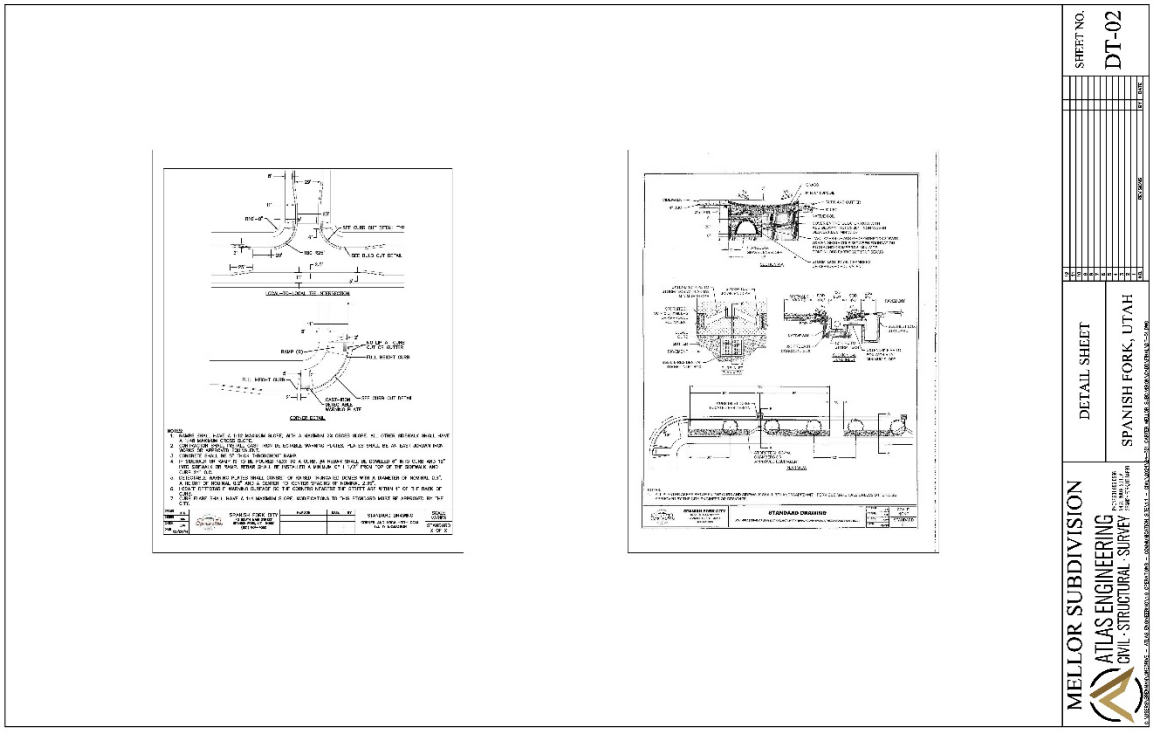

CONSTRUCTION NOTES
2350 EAST
370 NORTH
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
2350 EAST
STA. 13+40 TO 15+11
SPANISH FORK, UTAH
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

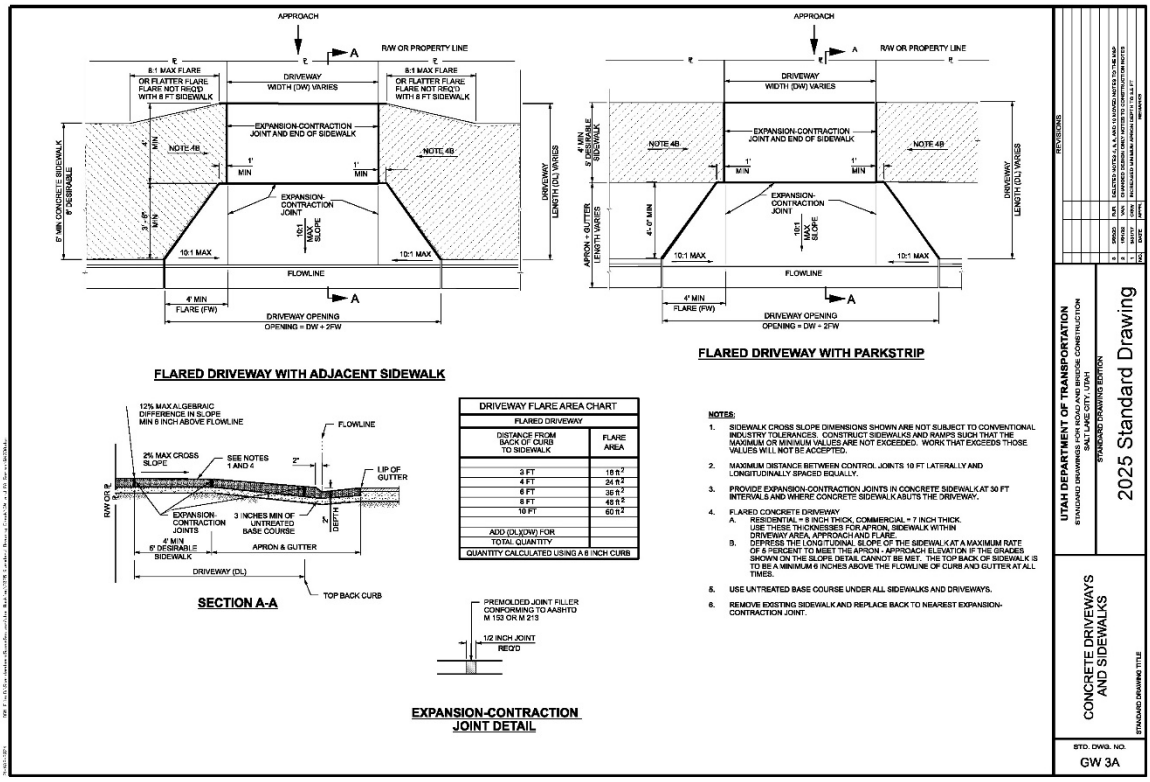

CONSTRUCTION NOTES
320 NORTH
2350 EAST
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
320 NORTH
STA. 10+00 TO STA. 12+00
SPANISH FORK, UTAH
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

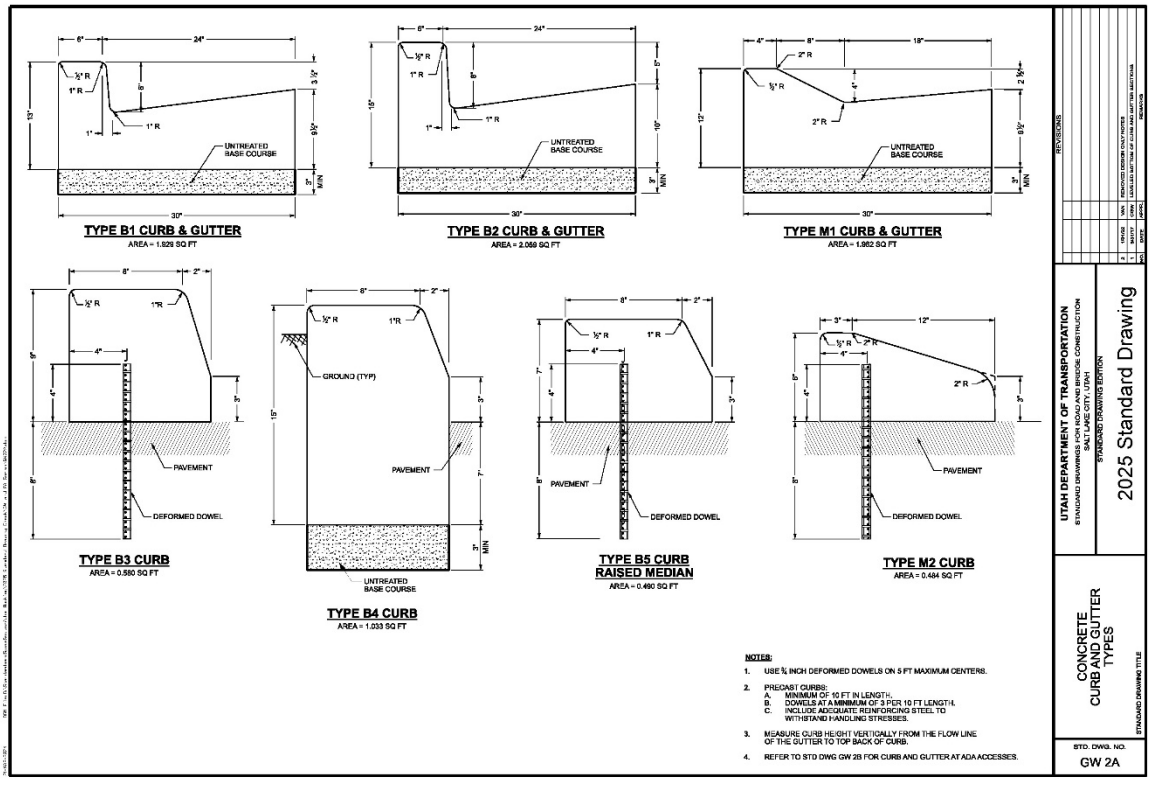

CONSTRUCTION NOTES
370 NORTH
2350 EAST
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
370 NORTH
STA. 10+00 TO STA. 12+00
SPANISH FORK, UTAH
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

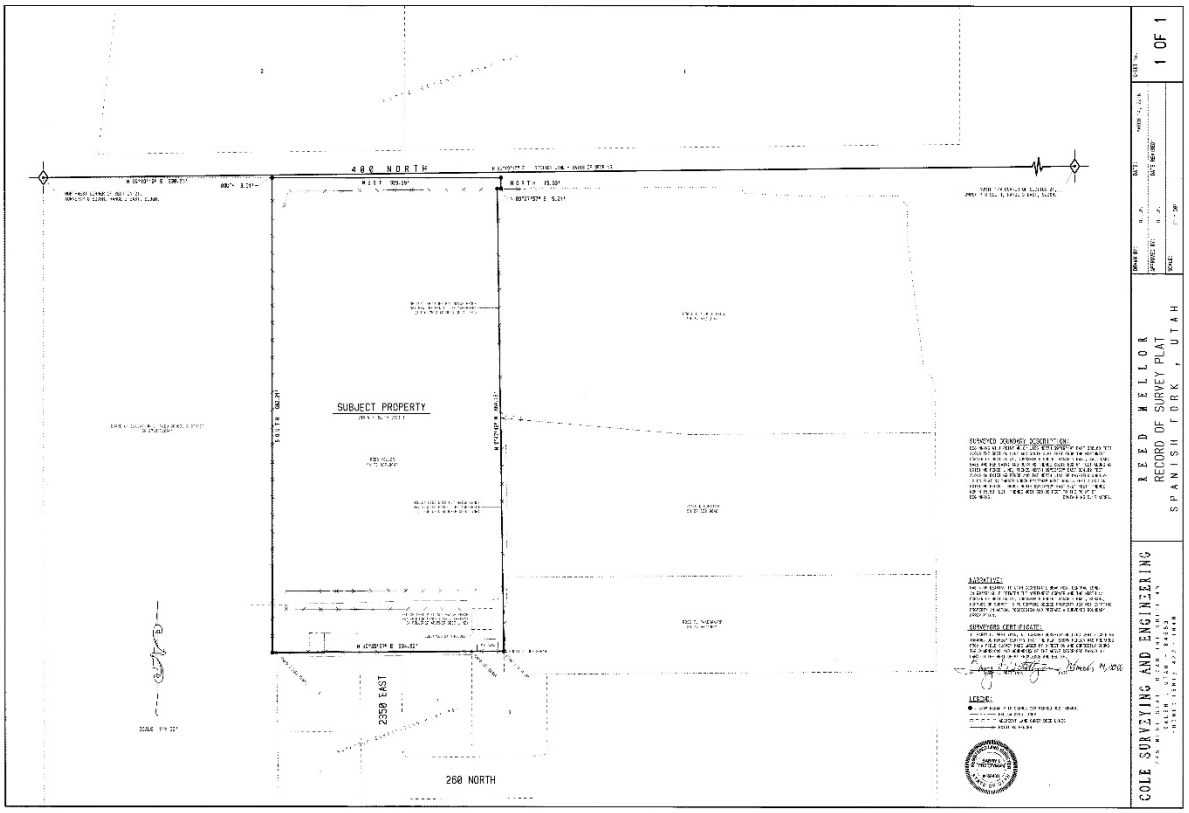

CONSTRUCTION NOTES
400 NORTH (SR-147)
NORTH
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-05
400 NORTH (SR-147)
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

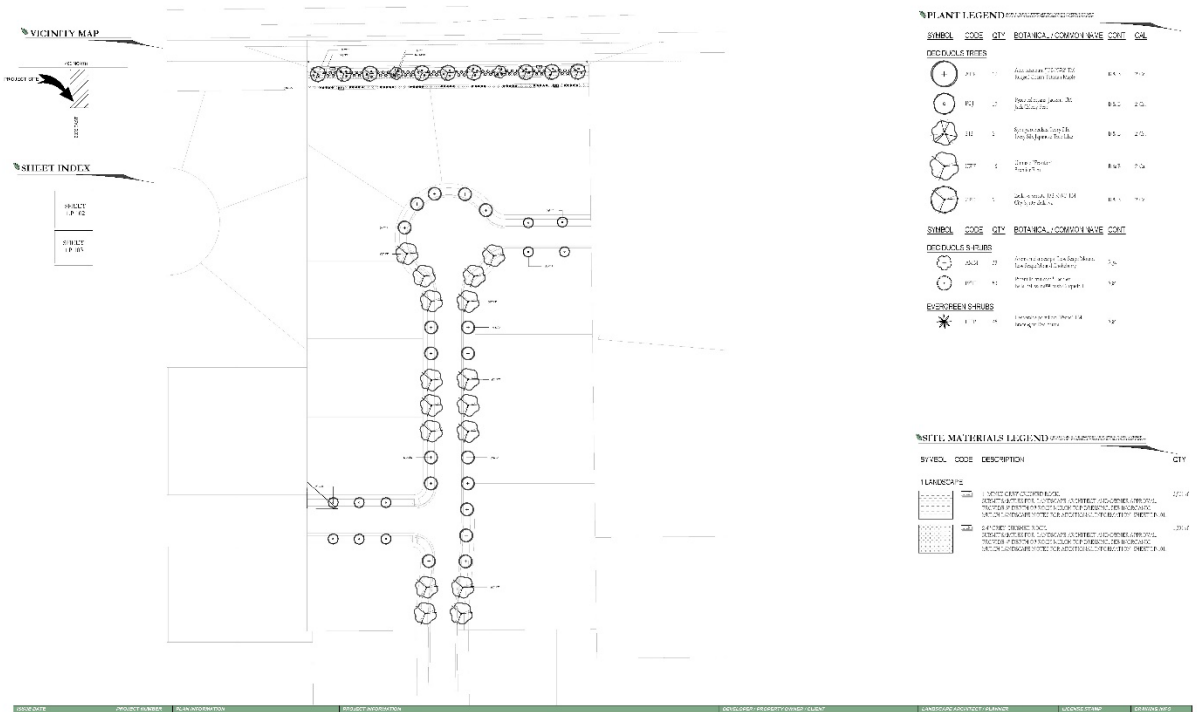

MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
PROPERTY LINE
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETA. S IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 10" SUBBASE- UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
52' ROW-TYPICAL
PROPERTY LINE
1' MIN. CLEAN SAWCUT LINE
EX. ASPHALT
TRAIL
MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
12" OF ENGINEERED FILL
UDOT RD CURB & GUTTER
6" UTBC
7" APPROVED UDOT HMA MIX DESIGN
400 NORTH ROW-TYPICAL
-NTS-
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
PROPERTY LINE
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SET LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 10" SUBBASE- UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SET LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 23' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-25'
SIDE SETBACK 6' TO TOTAL OF 16'
CORNER LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 23' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
INTERIOR SIDE-10'
ROAD SIDE-15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
SEE ABOVE
SIDE ABOVE
SEE ABOVE
SEE ABOVE
SEE ABOVE
SIDE ABOVE
INTERIOR LOT
CORNER LOT
DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
NTS
SECONDARY LATERAL 'A' UPSTREAM
PRESSURIZED IRR. LATERAL
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
MELLOR AT SPANISH FORK
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

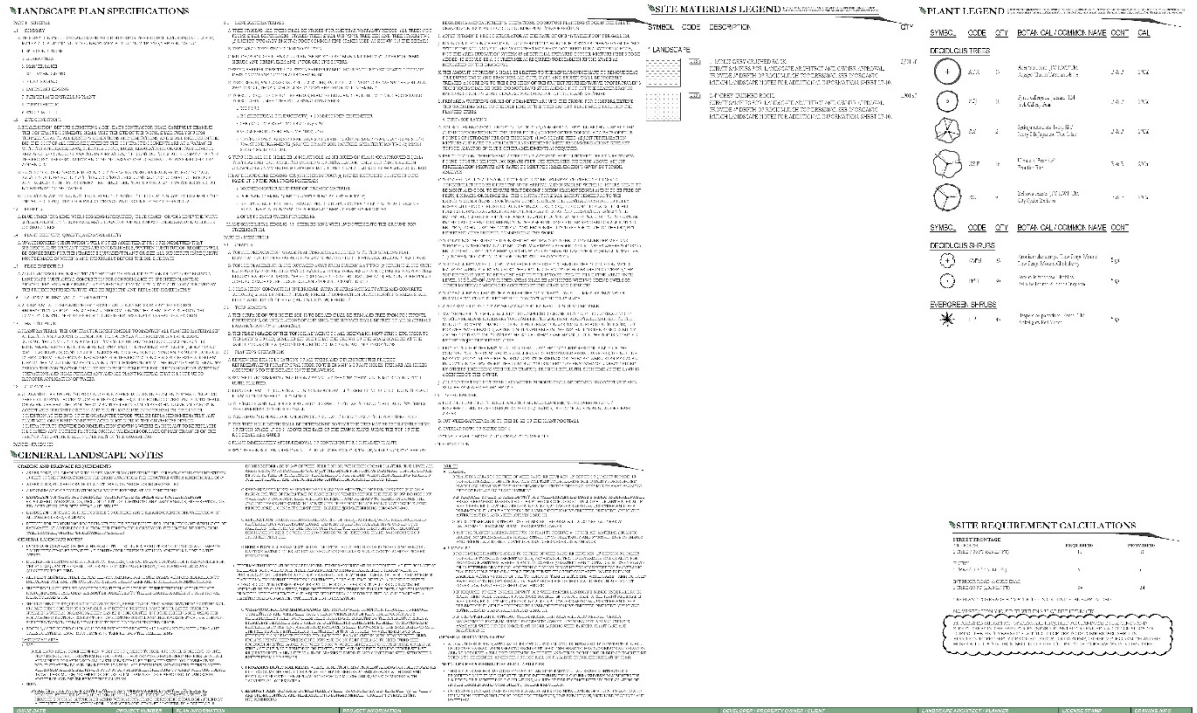

SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
MELLOR SUBDIVISION
ATLAS ENGINEERING
CIVIL · STRUCTURAL · SURVEY

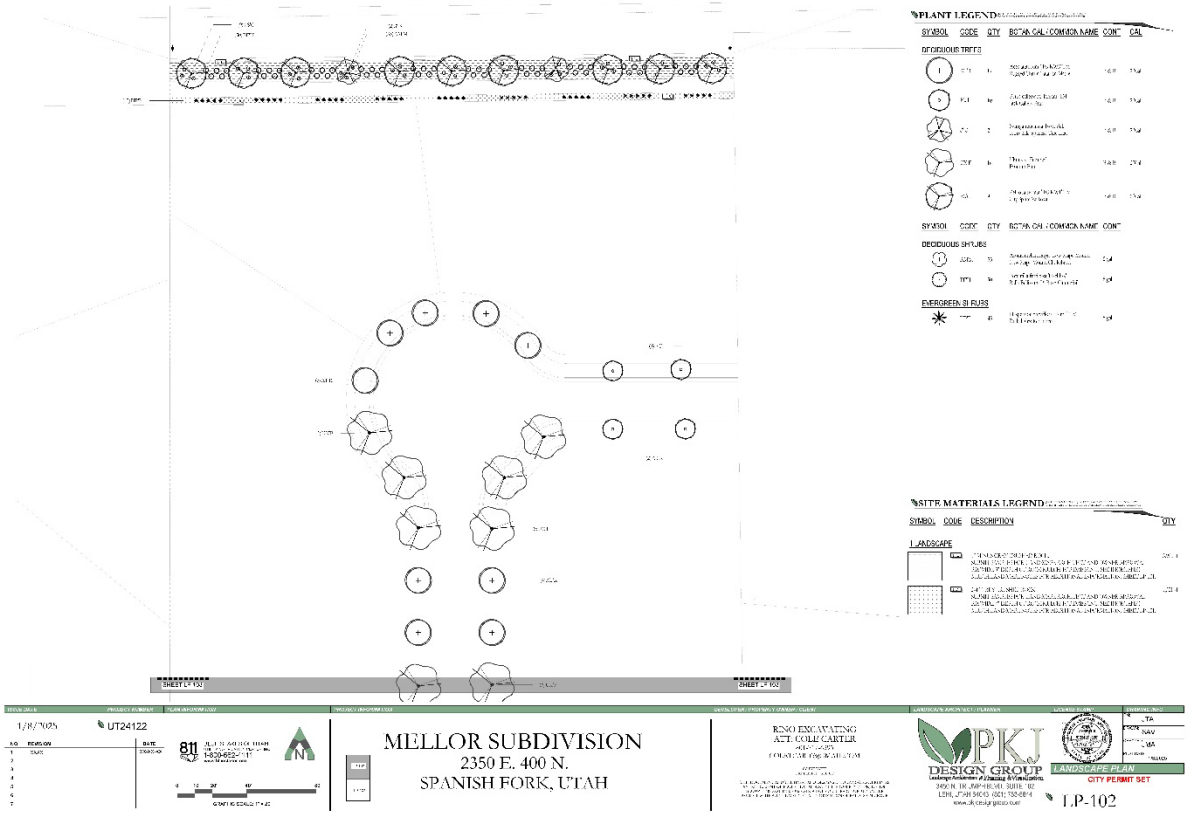

FLARED DRIVEWAY WITH ADJACENT SIDEWALK
FLARED DRIVEWAY WITH PARKSTRIP
SECTION A-A
EXPANSION-CONTRACTION JOINT DETAIL
DRIVEWAY FLARE AREA CHART
FLARED DRIVEWAY
NOTES:
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2025 Standard Drawing
CONCRETE DRIVEWAYS AND SIDEWALKS
STANDARD DRAWING TITLE
STD. DWG. NO.
GW 3A

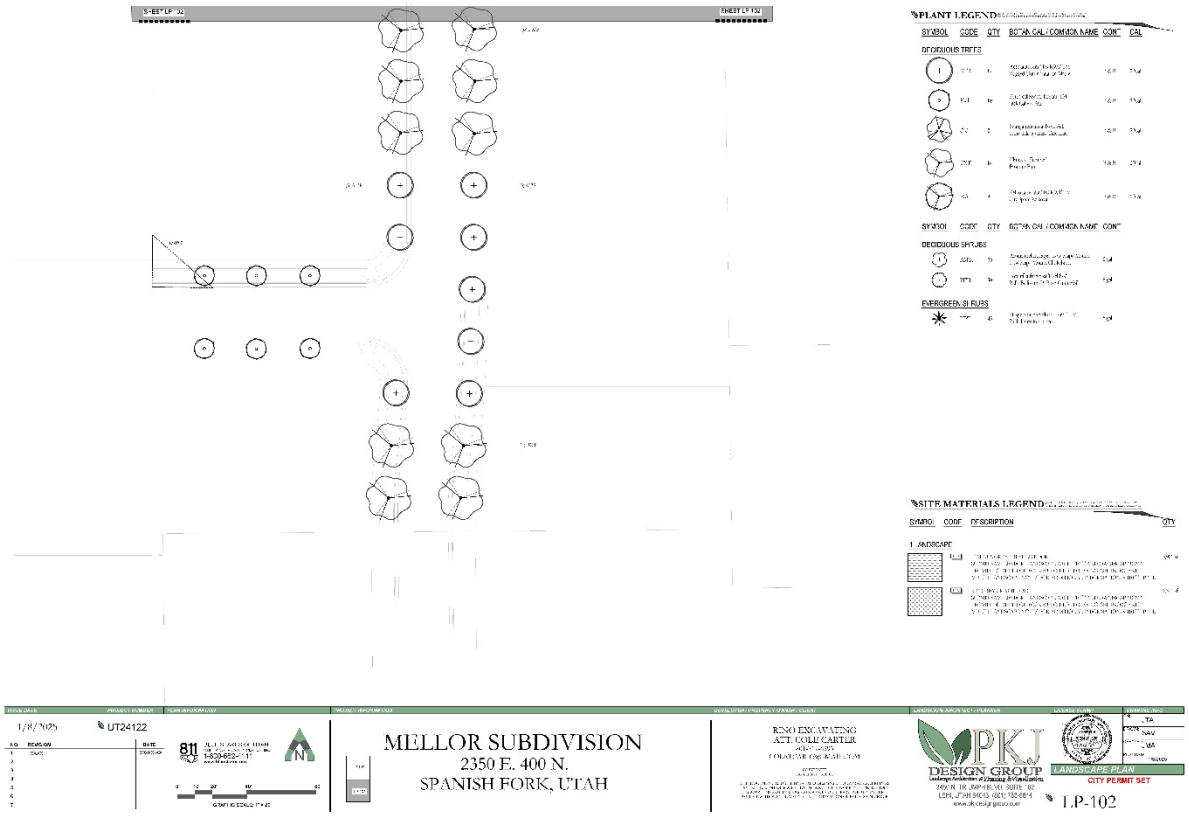

TYPE B1 CURB & GUTTER
AREA = 1.925 SQ FT
TYPE B2 CURB & GUTTER
AREA = 2.059 SQ FT
TYPE M1 CURB & GUTTER
AREA = 1.952 SQ FT
TYPE B3 CURB
AREA = 0.580 SQ FT
TYPE B4 CURB
AREA = 1.033 SQ FT
TYPE B5 CURB RAISED MEDIAN
AREA = 0.490 SQ FT
TYPE M2 CURB
AREA = 0.484 SQ FT
NOTES:
UTAH DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS FOR ROAD AND BRIDGE CONSTRUCTION
SALT LAKE CITY, UTAH
STANDARD DRAWING EDITION
2025 Standard Drawing
CONCRETE CURB AND GUTTER TYPES
STANDARD DRAWING TITLE
STD. DWG. NO.
GW 2A

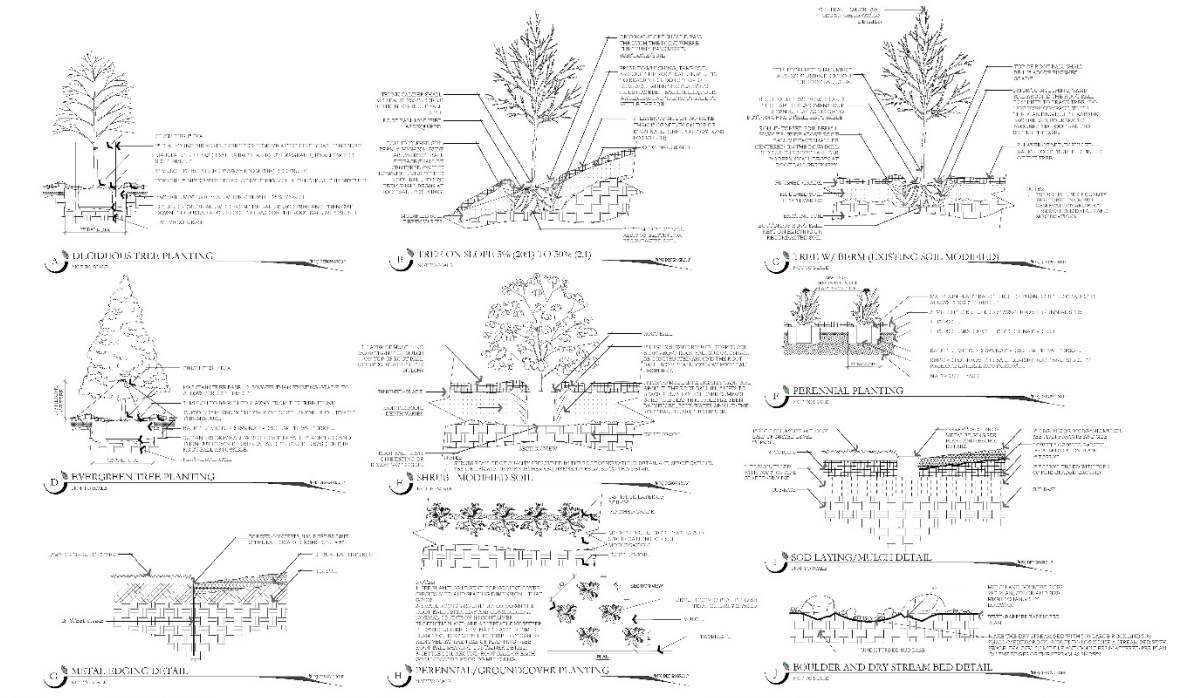

400 NORTH
SUBJECT PROPERTY
2350 EAST
260 NORTH
1 OF 1
REED MELLOR
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
COLE SURVEYING AND ENGINEERING


VICINITY MAP
SHEET INDEX
PLANT LEGEND
SITE MATERIALS LEGEND
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE OVERALL PLAN
CITY PERMIT SET
LP-100


LANDSCAPE PLAN SPECIFICATIONS
GENERAL LANDSCAPE NOTES
SITE MATERIALS LEGEND
PLANT LEGEND
SITE REQUIREMENT CALCULATIONS
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE COVER
CITY PERMIT SET
LP-101


PLANT LEGEND
SYMBOL CODE QTY BOTAN.CAL / COMMON NAME CONT CAL
DECIDUOUS TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
SITE MATERIALS LEGEND
SYMBOL CODE DESCRIPTION QTY
LANDSCAPE
SHEET LP-102
SHEET LP-102
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RSO EXCAVATING
ATT: COLE CARTER
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-102


SHEET LP-102
SHEET LP-102
PLANT LEGEND
SYMBOL CODE QTY BOTAN.CAL / COMMON NAME CONT CAL
DECIDUOUS TREES
DECIDUOUS SHRUBS
EVERGREEN SHRUBS
SITE MATERIALS LEGEND
SYMBOL CODE DESCRIPTION QTY
LANDSCAPE
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RSO EXCAVATING
ATT: COLE CARTER
PKJ DESIGN GROUP
LANDSCAPE PLAN
CITY PERMIT SET
LP-102



1/8/2025 UT24122

811 BLUE STAKES OF UTAH

MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

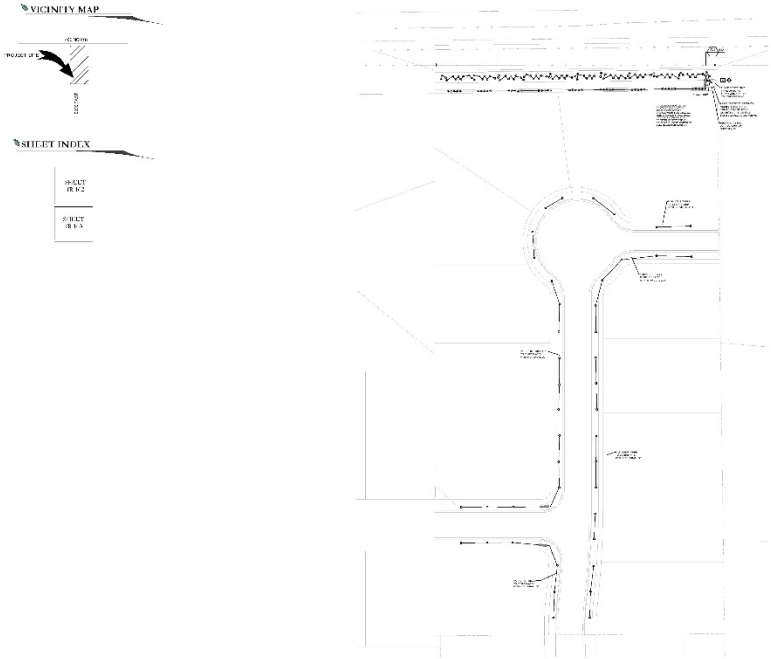
RING EXCAVATING
ATE COLE CARTER

PKJ DESIGN GROUP

JTA
SAV
BAA

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501



1/8/2025 UT24122

811 BLUE STAKES OF UTAH

MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH

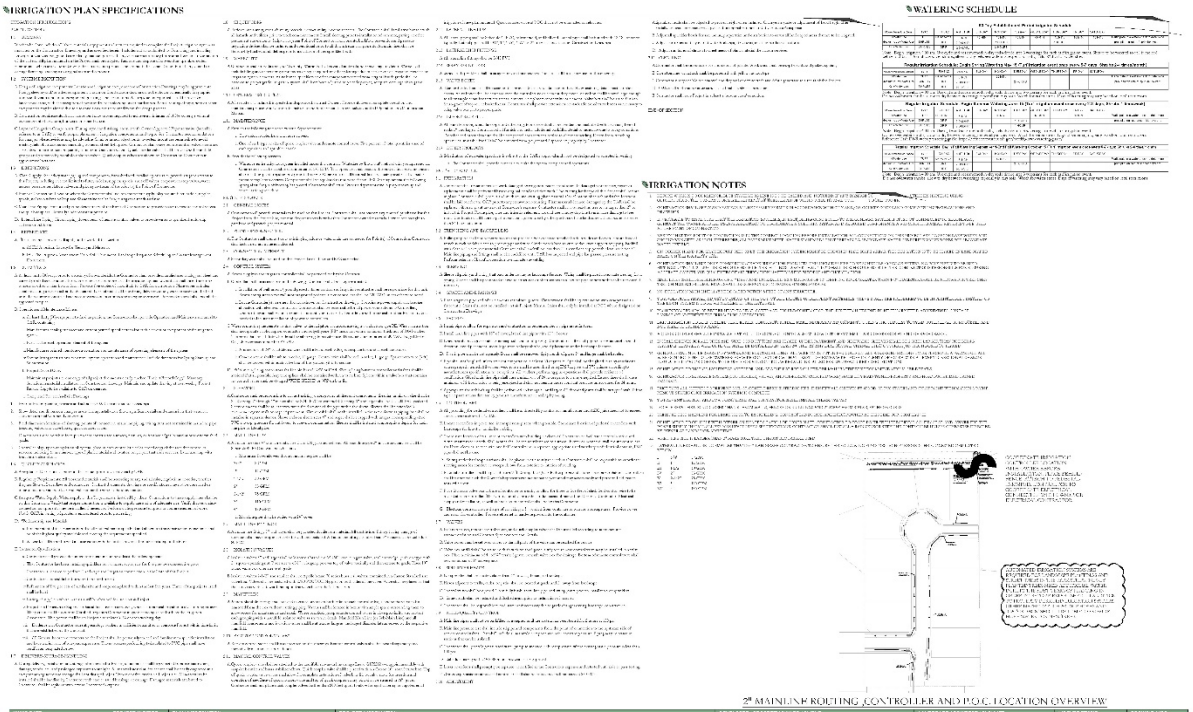
RING EXCAVATING
ATE COLE CARTER

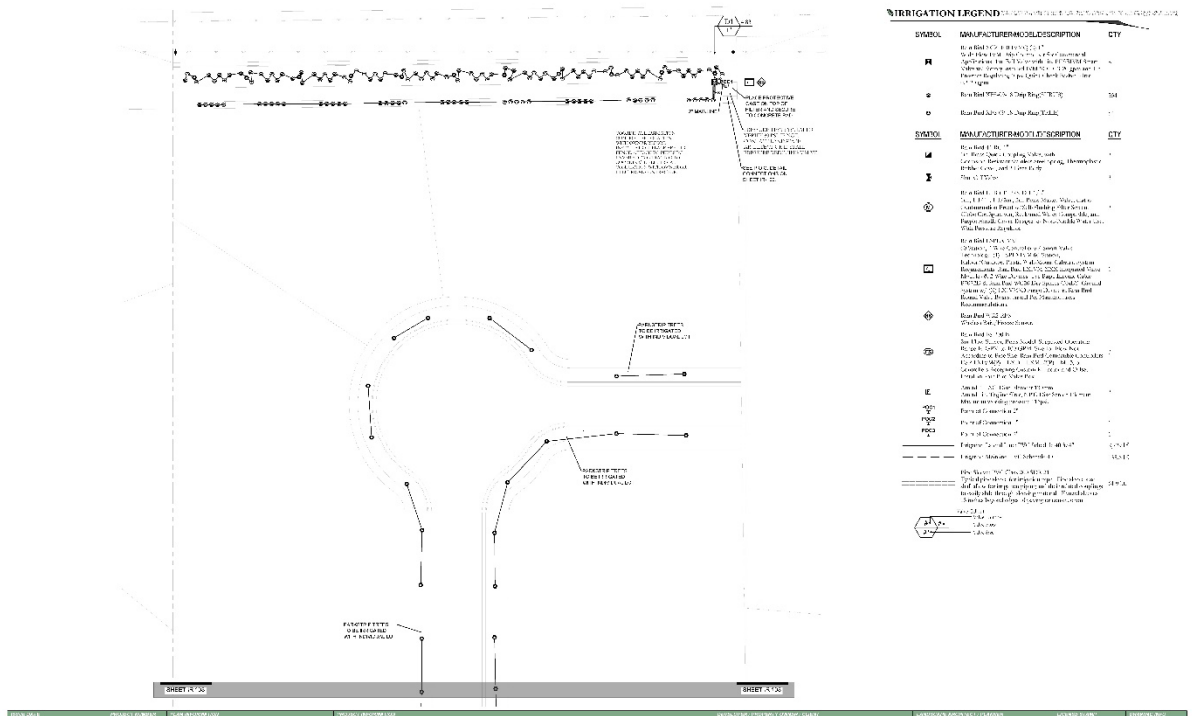
PKJ DESIGN GROUP

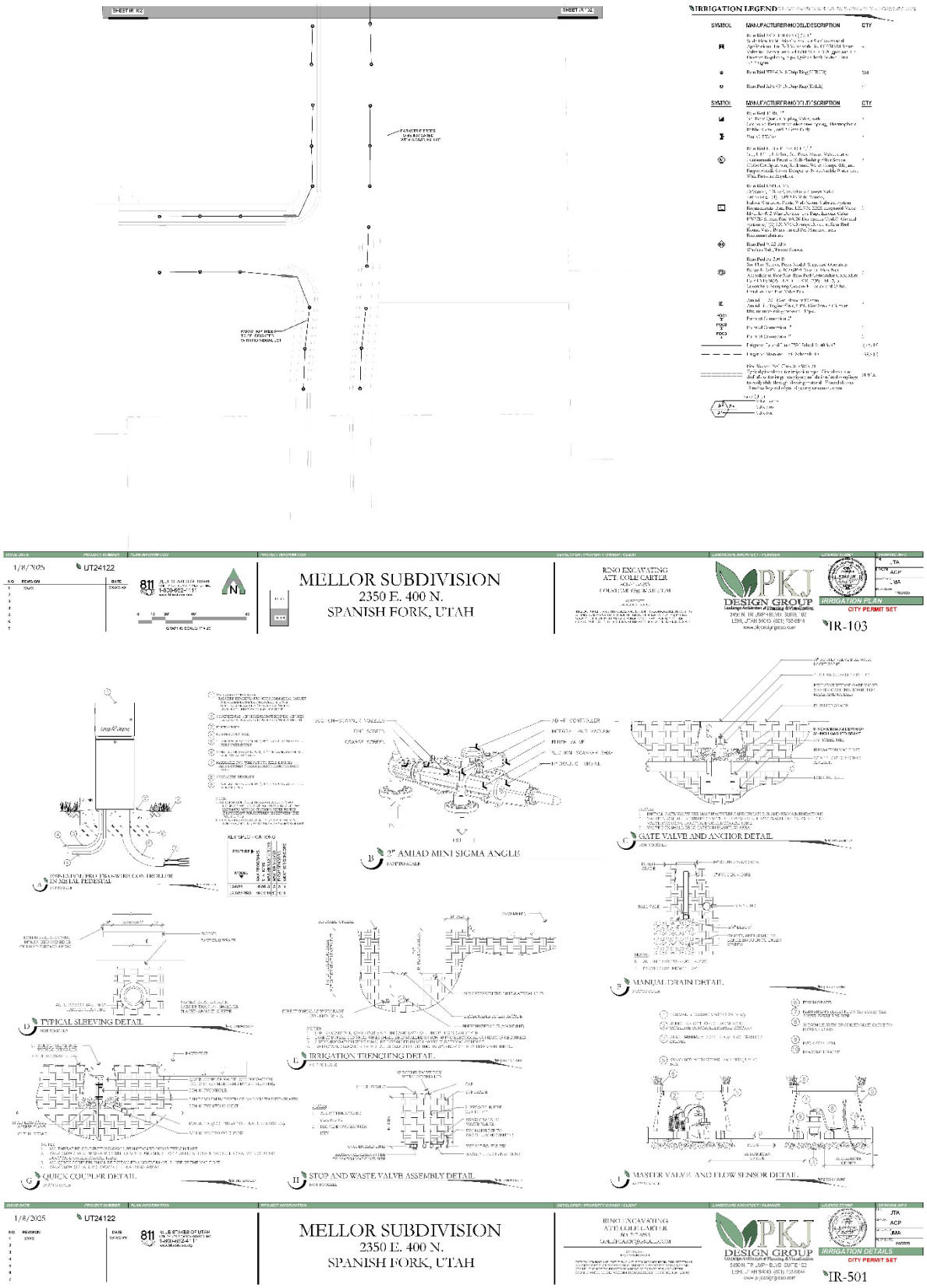
JTA
ACP
BAA

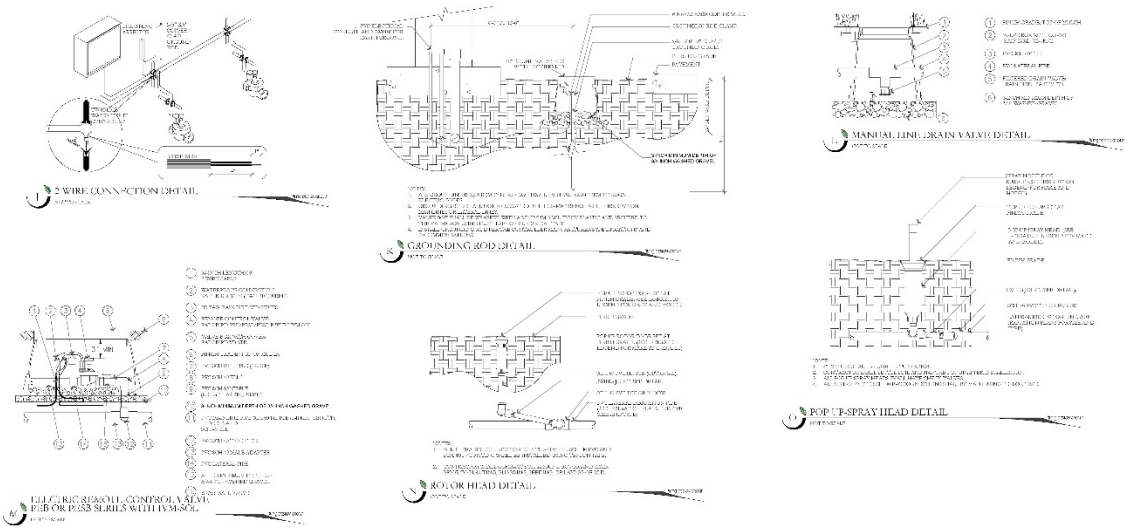
IRRIGATION OVERALL PLAN
CITY PERMIT SET

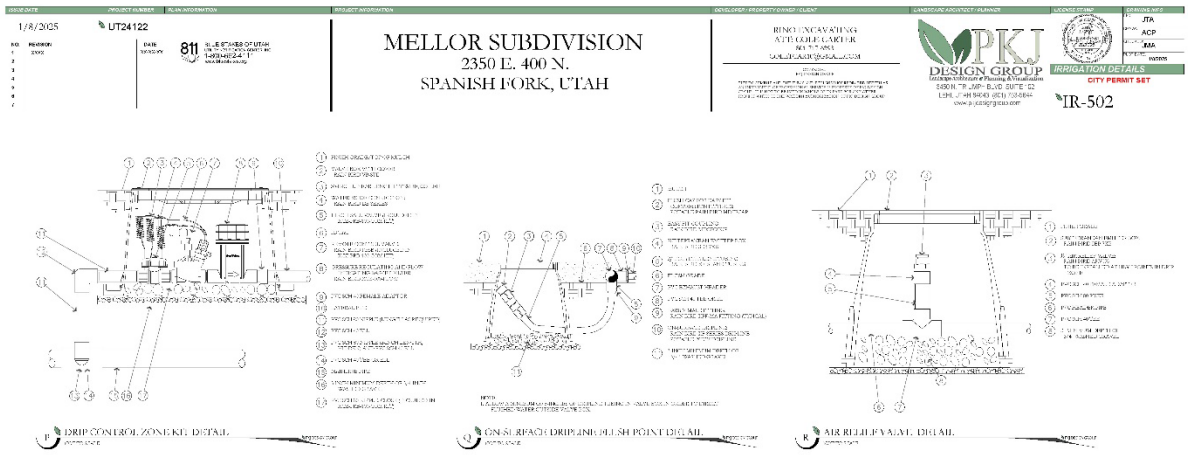
IR-100

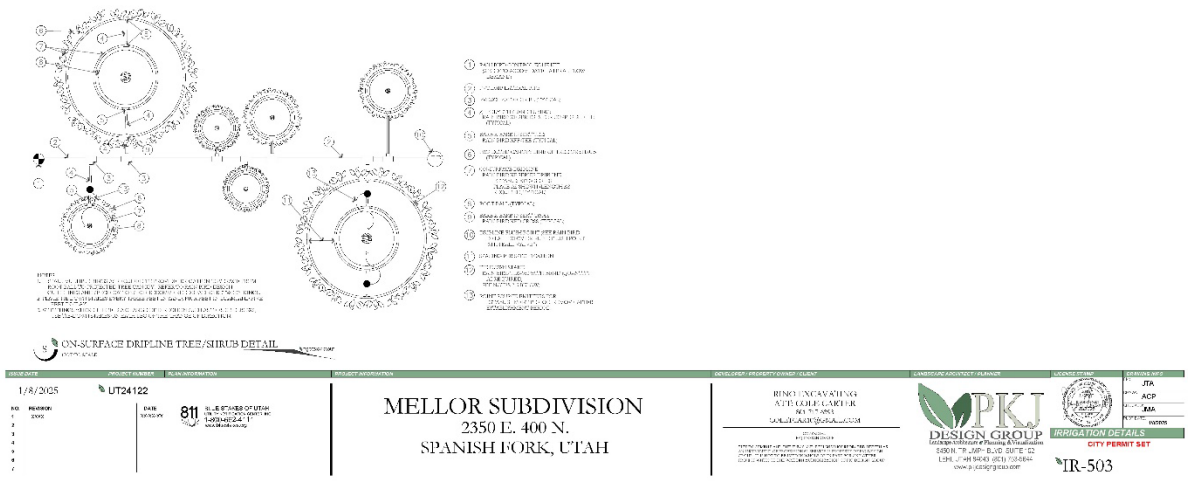

IRRIGATION PLAN SPECIFICATIONS
WATERING SCHEDULE
IRRIGATION NOTES
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RINO EXCAVATING
ATT: COLE CARTER
PKJ DESIGN GROUP
IRRIGATION COVER
CITY PERMIT SET
IR-101


IRRIGATION LEGEND
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
SHEET 1 OF 2
SHEET 2 OF 2
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RINO EXCAVATING
ATT: COLE CARTER
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-102


IRRIGATION LEGEND
SYMBOL
MANUFACTURER/MODEL/DESCRIPTION
QTY
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RINO EXCAVATING
ATT: COLE CARTER
PKJ DESIGN GROUP
IRRIGATION PLAN
CITY PERMIT SET
IR-103
3" AMIAD MINI SIGMA ANGLE
GATE VALVE AND ANCHOR DETAIL
TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
1/8/2025
UT24122
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RINO EXCAVATING
ATT: COLE CARTER
PKJ DESIGN GROUP
IRRIGATION DETAILS
CITY PERMIT SET
IR-501


2 WIRE CONNECTION DETAIL
GROUNDING ROD DETAIL
MANUAL LINE DRAIN VALVE DETAIL
ELECTRIC REMOTE CONTROL VALVE PEB OR PESS SERIES WITH HYM-MOL
ROTOR HEAD DETAIL
POP UP SPRAY HEAD DETAIL


1/8/2025
UT24122
811
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RING EXCAVATING
ATE COLE CARTER
PKJ DESIGN GROUP
JTA
ACP
IRRIGATION DETAILS
CITY PERMIT SET
IR-502
DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE BUBBLER POINT DETAIL
AIR RELIEF VALVE DETAIL


ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
1/8/2025
UT24122
811
MELLOR SUBDIVISION
2350 E. 400 N.
SPANISH FORK, UTAH
RING EXCAVATING
ATE COLE CARTER
PKJ DESIGN GROUP
JTA
ACP
IRRIGATION DETAILS
CITY PERMIT SET
IR-503

Dear City Planning Team,

I am currently under contract for the property located at 835 N 700 E, Spanish Fork, UT 84660, which is zoned C2, allowing for both commercial and residential use. My due diligence period ends on February 1, 2025, and I am reaching out to request your assistance in understanding the feasibility of my plans for the property within this timeframe.

My vision is to adapt the property for dual business use: a title company with two employees and a fingerprint background check company with one employee. Below are the details of my proposed changes:

Front Yard Renovation:

- Replace the current landscaping with 8–9 parking spaces, including one ADA-compliant handicap spot.
- Install a concrete ramp and stairs leading to the main entrance of the property.

Garage Conversion:

- Convert the existing garage into office space.
- Replace the garage door with a large window and an additional entrance door.

Signage:

- Install an electronic marquee in a planter, potentially at the southeast corner of the property.

Business Operations:

1. **First American Title Company:**
    - This business will have two employees.
    - All clients meet by appointment only, with one meeting scheduled at a time.
    - Meetings typically last 15 to 30 minutes.
    - Hours of operation are from 8:30 AM to 5:00 PM, Monday through Friday.
2. **Rapid Fingerprints:**
    - This business will have one employee.
    - Hours of operation are from 10:00 AM to 2:00 PM, Monday through Friday.
    - Walk-ins are allowed, but most appointments are scheduled in advance and last an average of 15 minutes.

We estimate that the property can accommodate nine total parking spaces, including one handicap space. With three employees and one client per business at any given time, there should still be three to four available parking spaces.

I have attached photos and a basic site plan (created using the Paint app) to help illustrate my vision. My goal is to make the property aesthetically consistent with nearby commercial properties, such as the chiropractor's office next door. I have hired Chad VanAusdal of Vanko Construction to complete the project if approved.

My primary questions are as follows:

1. What permits will be required to undertake these changes?
2. What is the process and estimated timeline for securing the necessary approvals?
3. Are there any specific considerations or requirements I should be aware of to ensure compliance with city regulations?

The property is currently surrounded by commercial properties, and I strongly believe that these updates will enhance the area's appearance and functionality. While the home has an estimated residential value of $400,000–$450,000, its potential as a commercial site aligns better with the surrounding development. Replacing the property entirely would be cost-prohibitive, with an estimated $530,000 needed for purchase and demolition, not including construction costs for rebuilding.

Given the high costs, it is highly unlikely that anyone would choose to make such improvements by tearing down the existing structure. The financial barrier to redevelopment would deter most potential buyers or developers, leaving the property in its current state. By contrast, my proposed plan provides a practical and economically feasible solution that benefits the community and optimizes the property's use.

By renovating the property as proposed, I aim to support the community by:

- Improving the street's aesthetics and professionalism.
- Bringing a new business to Spanish Fork, relocating operations currently based in Orem, and creating additional employment opportunities.

Thank you for considering my request. I love this city and believe this project aligns with its values and growth goals. Please advise me on the steps necessary to make this vision a reality. I appreciate your guidance and assistance during this critical due diligence period.

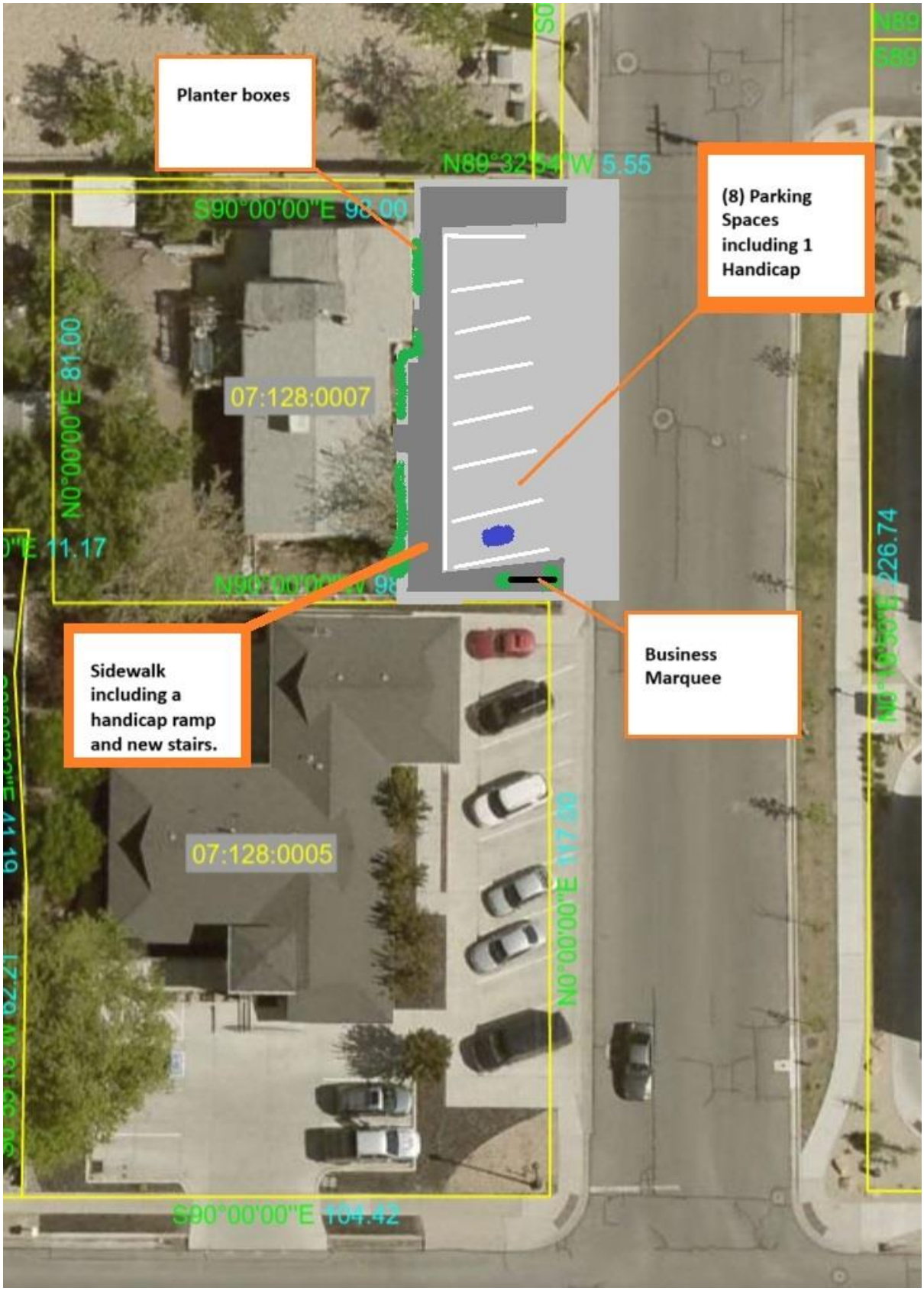
Sincerely,

Mark VonWupperfeld

Before Aerial



Property Updates Aerial

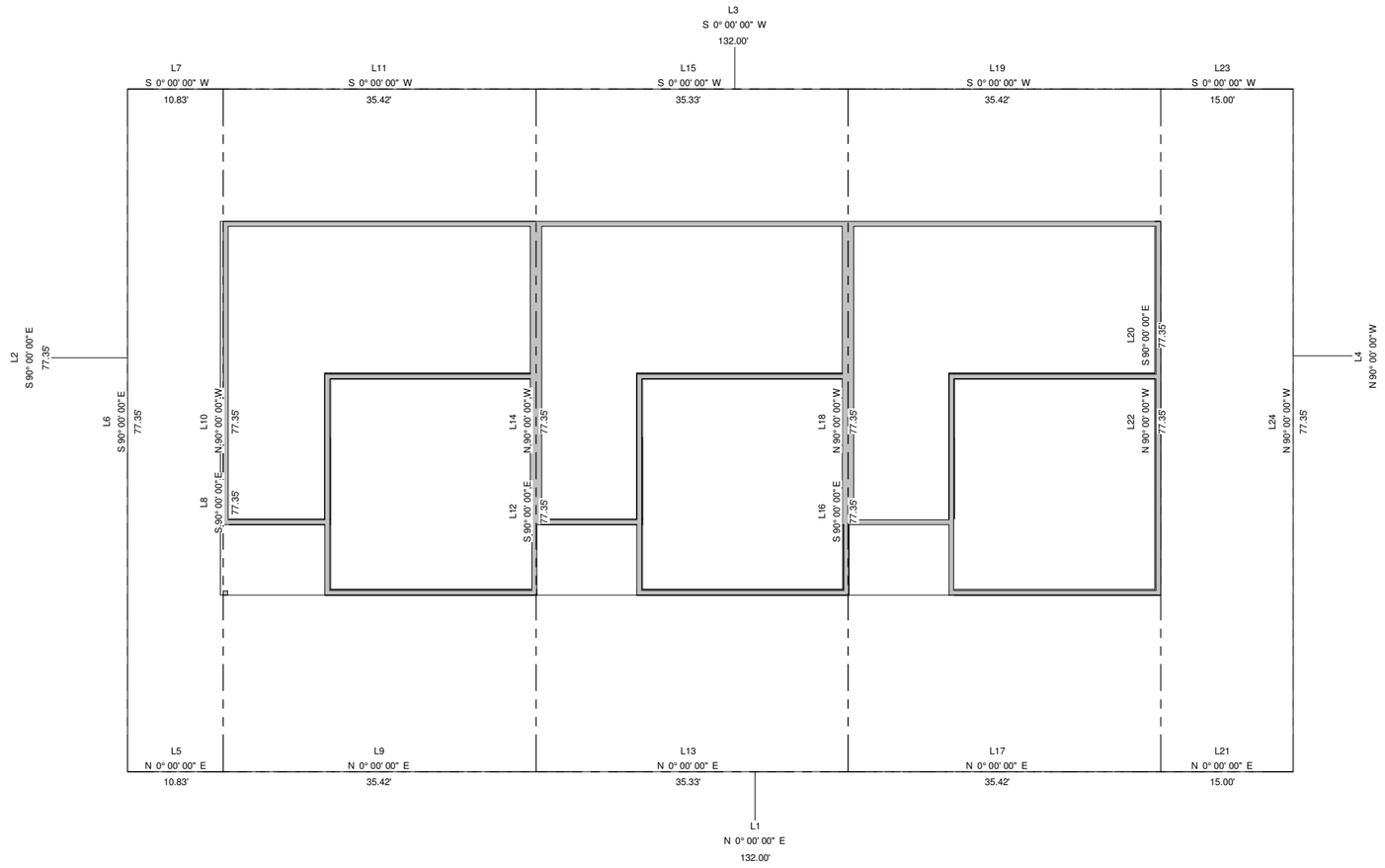


Before Elevation



After Updates Elevation





1 / P100 **PRELIMINARY SITE PLAN**

1/8" = 1'-0"

SITE DESCRIPTION

Mark	Distance	N/S	Bearing	E/W	Radius
L1	132.00 USR	N	0° 00' 00"	E	
L2	77.35 USR	S	90° 00' 00"	E	
L3	132.00 USR	S	0° 00' 00"	W	
L4	77.35 USR	N	90° 00' 00"	W	
L5	10.83 USR	N	0° 00' 00"	E	
L6	77.35 USR	S	90° 00' 00"	E	
L7	10.83 USR	S	0° 00' 00"	W	
L8	77.35 USR	S	90° 00' 00"	E	
L9	35.42 USR	N	0° 00' 00"	E	
L10	77.35 USR	N	90° 00' 00"	W	
L11	35.42 USR	S	0° 00' 00"	W	
L12	77.35 USR	S	90° 00' 00"	E	
L13	35.33 USR	N	0° 00' 00"	E	
L14	77.35 USR	N	90° 00' 00"	W	
L15	35.33 USR	S	0° 00' 00"	W	
L16	77.35 USR	S	90° 00' 00"	E	
L17	35.42 USR	N	0° 00' 00"	E	
L18	77.35 USR	N	90° 00' 00"	W	
L19	35.42 USR	S	0° 00' 00"	W	
L20	77.35 USR	S	90° 00' 00"	E	
L21	15.00 USR	N	0° 00' 00"	E	
L22	77.35 USR	N	90° 00' 00"	W	
L23	15.00 USR	S	0° 00' 00"	W	
L24	77.35 USR	N	90° 00' 00"	W	

SQUARE FOOTAGES

SECOND FLOOR LINE	
SECOND FLOOR 3	1391 SF
SECOND FLOOR 2	1388 SF
SECOND FLOOR 1	1391 SF
MAIN FLOOR LINE	
MAIN FLOOR 3	631 SF
GARAGE 3	578 SF
MAIN FLOOR 2	828 SF
GARAGE 2	578 SF
MAIN FLOOR 1	830 SF
GARAGE 1	579 SF
BASEMENT FLOOR LINE	
BASEMENT FLOOR 3	833 SF
BASEMENT FLOOR 2	830 SF
BASEMENT FLOOR 1	832 SF
TOTAL SQUARE FOOTAGE:	**10886 SF**

NOT AUTHORIZED FOR CONSTRUCTION

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

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CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MEASUREMENTS, PLAN DIMENSIONS, NOTES, AND DETAILS PRIOR TO CONSTRUCTION.

REVISION	
NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

SITE INFORMATION

LOT NO.	2
SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

THESE PLANS ARE AUTHORIZED FOR THE CONSTRUCTION OF A SINGLE RESIDENCE LOCATED AT THE SITE LISTED ABOVE. ANY OHTER USE IS PROHIBITED.

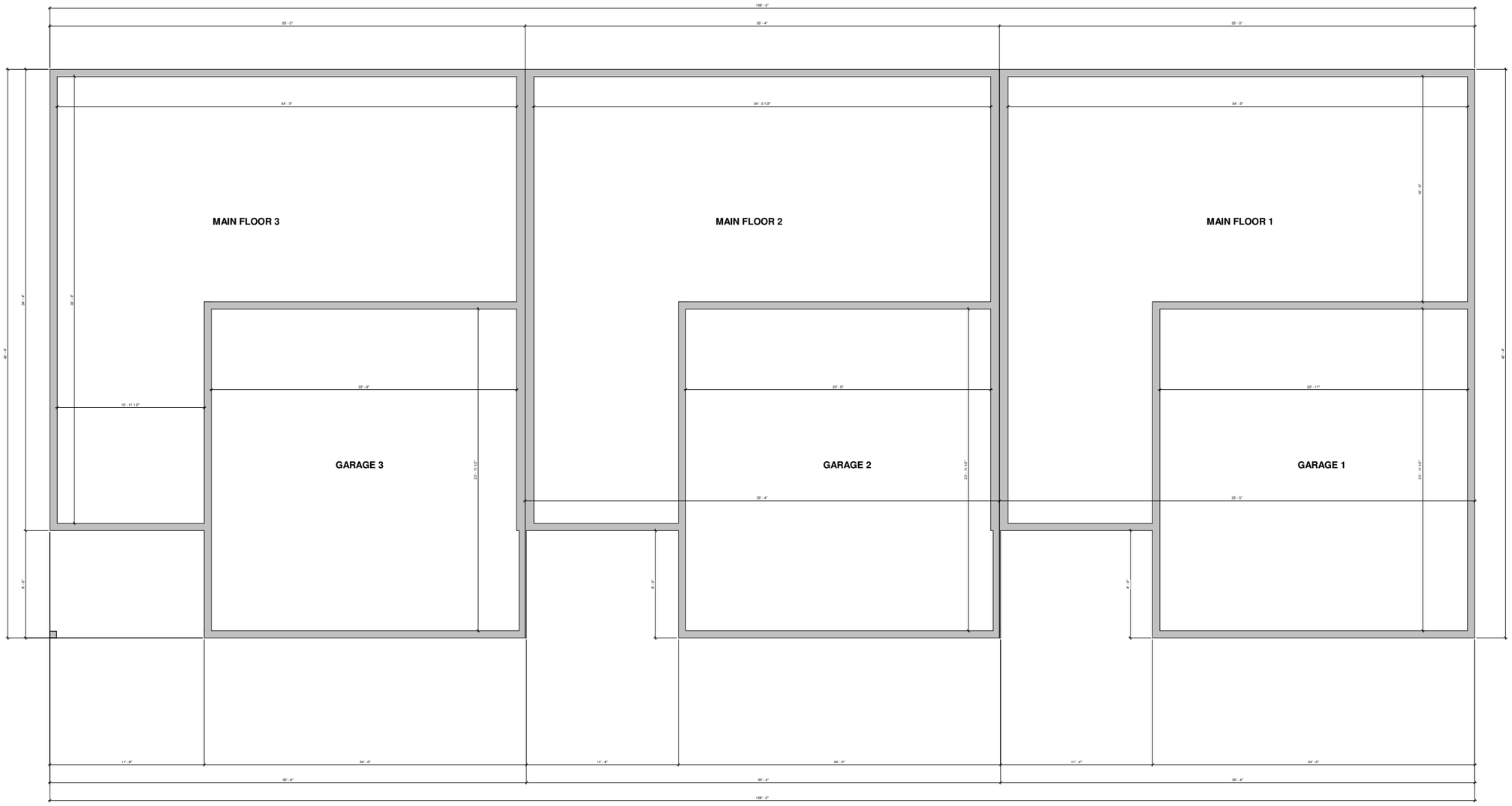
BDC HOME DESIGN

PH: 801.367.0801

SHEET

P100

(C) 2025 - BDC HOME DESIGN, LLC



1 PRELIMINARY MAIN FLOOR PLAN

P101 1/4" = 1'-0"

MAIN FLOOR SF	
MAIN FLOOR 3	831 SF
GARAGE 3	578 SF
MAIN FLOOR 2	828 SF
GARAGE 2	578 SF
MAIN FLOOR 1	830 SF
GARAGE 1	579 SF
MAIN FLOOR TOTAL:	**4223 SF**

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REVISION	
NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

NOT AUTHORIZED FOR CONSTRUCTION

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

SITE INFORMATION

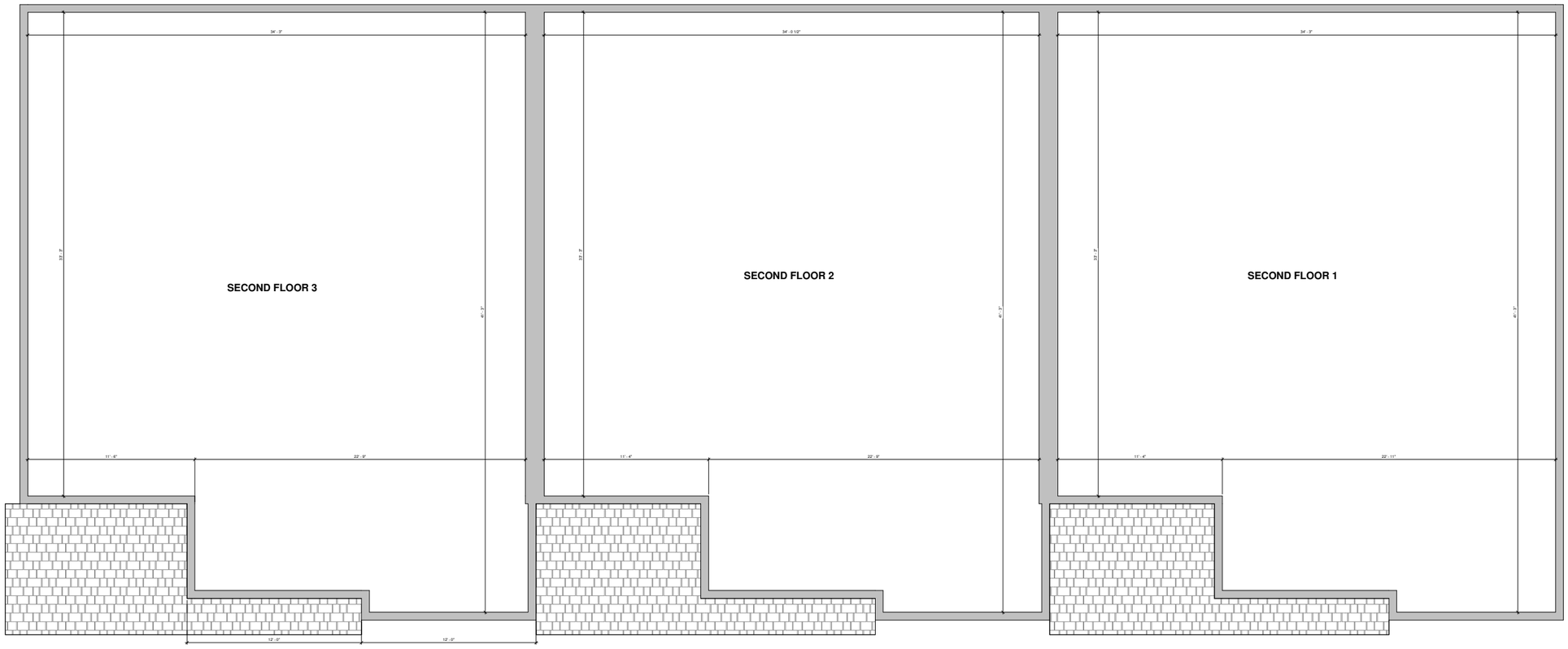
LOT NO.	2
SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

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BDC HOME DESIGN
PH: 801.367.0801

SHEET

P101



1 P102 PRELIMINARY SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR SF	
SECOND FLOOR 3	1391 SF
SECOND FLOOR 1	1391 SF
SECOND FLOOR 2	1388 SF
SECOND FLOOR TOTAL:	**4169 SF**

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REVISION	
NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

SITE INFORMATION

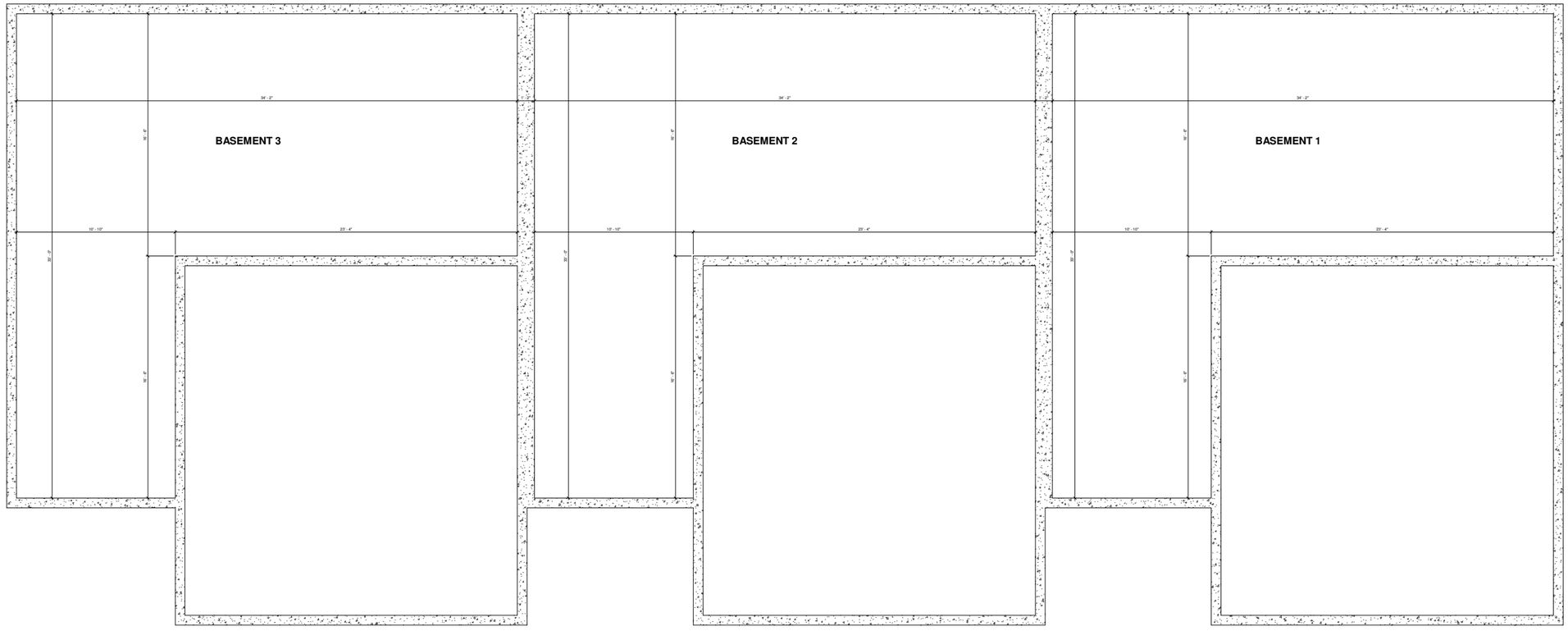
LOT NO.	2
SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

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BDC HOME DESIGN
PH: 801.367.0801

SHEET

P102



1 P103 PRELIMINARY BASEMENT FLOOR PLAN

1/4" = 1'-0"

BASEMENT SF	
BASEMENT FLOOR 3	833 SF
BASEMENT FLOOR 2	830 SF
BASEMENT FLOOR 1	832 SF
BASEMENT TOTALS:	**2495 SF**

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REVISION	
NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

SITE INFORMATION

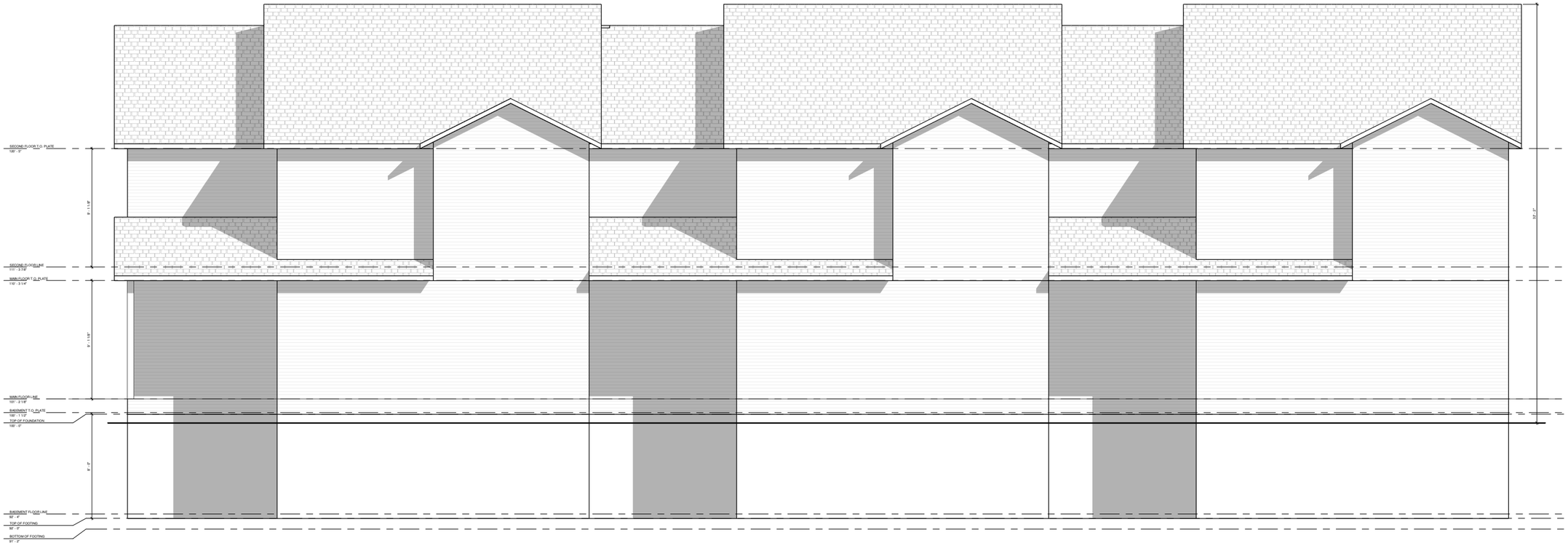
LOT NO.	2
SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

THESE PLANS ARE AUTHORIZED FOR THE CONSTRUCTION OF A SINGLE RESIDENCE LOCATED AT THE SITE LISTED ABOVE. ANY OHTER USE IS PROHIBITED.

BDC HOME DESIGN
PH: 801.367.0801

SHEET

P103



1 / P104 **PRELIMINARY FRONT ELEVATION**

1/4" = 1'-0"

NOT AUTHORIZED FOR CONSTRUCTION

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CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MEASUREMENTS, PLAN DIMENSIONS, NOTES, AND DETAILS PRIOR TO CONSTRUCTION.

REVISION	
NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

SITE INFORMATION	
LOT NO.	2
SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

THESE PLANS ARE AUTHORIZED FOR THE CONSTRUCTION OF A SINGLE RESIDENCE LOCATED AT THE SITE LISTED ABOVE, ANY OHTER USE IS PROHIBITED.

BDC HOME DESIGN
PH: 801.367.0801

SHEET

P104

(C) 2025 - BDC HOME DESIGN, LLC



1 / P105 **PRELIMINARY REAR ELEVATION**

1/4" = 1'-0"

NOT AUTHORIZED FOR CONSTRUCTION

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NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

SITE INFORMATION

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SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

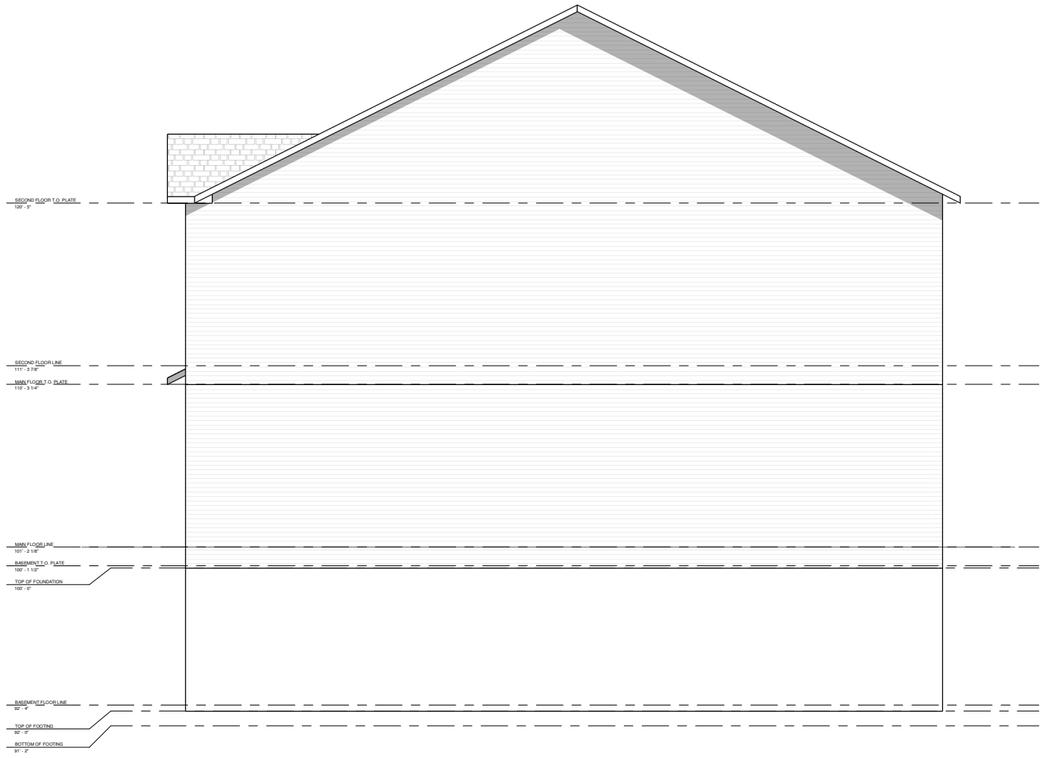
THESE PLANS ARE AUTHORIZED FOR THE CONSTRUCTION OF A SINGLE RESIDENCE LOCATED AT THE SITE LISTED ABOVE. ANY OHTER USE IS PROHIBITED.

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SHEET

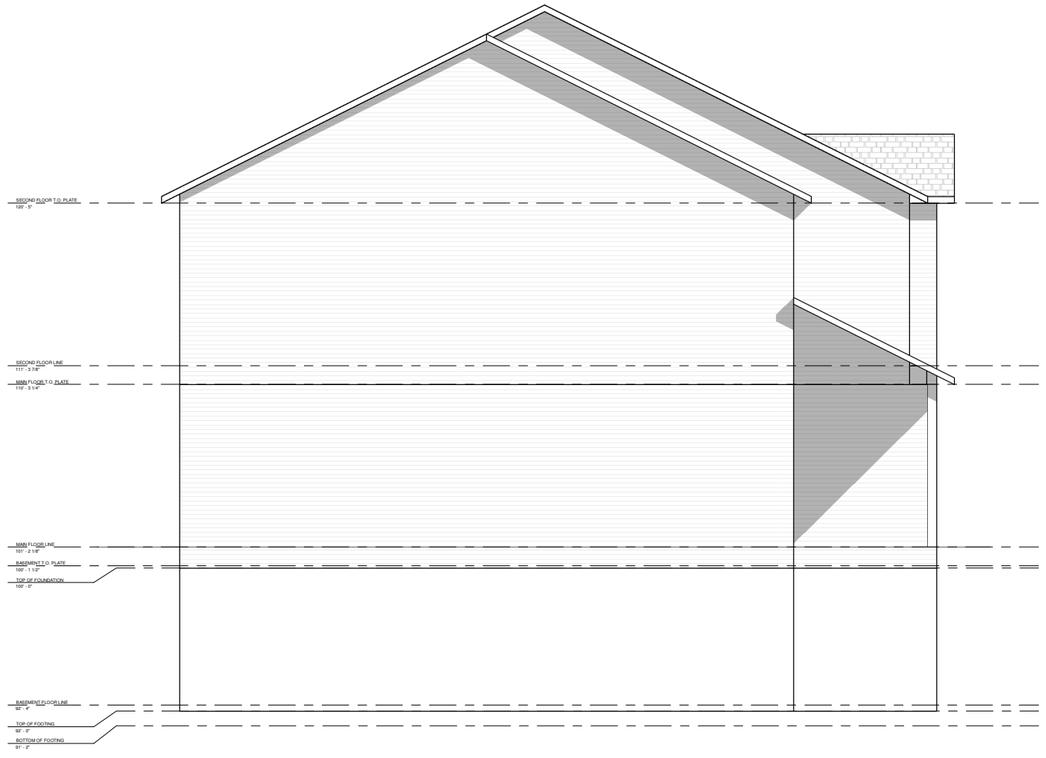
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1 P106 **PRELIMINARY RIGHT ELEVATION**

1/4" = 1'-0"



2 P106 **PRELIMINARY LEFT ELEVATION**

1/4" = 1'-0"

NOT AUTHORIZED FOR CONSTRUCTION

PRELIMINARY DESIGN FOR:

WILLIAMS TOWNHOMES

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BDC HOME DESIGN, LLC IS NOT AN LICENCED ENGINEER OR ARCHITECT, AND PLANS ARE INCOMPLETE WITHOUT ATTACHED ENGINEERING SPECIFICATIONS.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, MEASUREMENTS, PLAN DIMENSIONS, NOTES, AND DETAILS PRIOR TO CONSTRUCTION.

REVISION	
NO.	Date

DATE	JANUARY 24, 2025
DESIGNER	BJC
JOB NUMBER	25-002

SITE INFORMATION

LOT NO.	2
SUBDIVISION	BLK 96
PLAT NO.	PLAT A
ADDRESS	86 W 500 N
CITY	SPANISH FORK
STATE	UTAH

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