Wednesday, February 26, 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. February 19, 2025.

2. Site Plan

A. DB INDUSTIRAL LOT 1. This proposal involves the development of an industrial property located at 3546 North 1150 West.

3. Preliminary Plat & Zone Change

A. WHISPERING PINES ZONE CHANGE. This proposal involves changing the zoning from I-1 and C-1 to P-F, C-1 and R-3 with the Master Planned Development Overlay to allow for a residential development located at approximately 3600 East Powerhouse Road.

B. WHISPERING PINES SUBDIVISION. This proposal involves the approval of a Preliminary Plat for a Master Planned Development with 579 residential lots/units to be located at approximately 3600 East Powerhouse Road.

4. Concept Review

A. WALMART PICKUP EXPANSION CONCEPT.

B. SEVEN BAR RANCH CONCEPT.

5. Title 15 Amendments

A. TITLE 15 REIMBURSABLE PROJECTS. This proposal involves updating eligible design costs that are being made to the City's Reimbursable costs under 15.4.12.070 Reimbursable Projects.

6. Discussion

A. PETERSON - RIVER BOTTOMS ROAD ANNEXATION.

B. STEPHENS - HILL ANNEXATION.

7. Adjourn

Draft Minutes
Spanish Fork City Development Review Committee
80 South Main Street
Spanish Fork, Utah
February 19, 2025

Staff Members Present: Cory Pierce, Public Works Director; Seth Perrins, City Manager; 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; 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; Zach Hendrickson, Outside Plant Manager; Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Joshua Nielsen, Assistant City Attorney; Bart Morrill, Parks Maintenance Supervisor; Jason Turner, Fire Marshall.

Citizens Present: Gary Griffiths, Larry Christensen, Joel Warner, Devin Argyle.

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

MINUTES

February 12, 2025

Dave Anderson **moved** to approve the minutes of February 12, 2025.

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

MINOR PLAT AMENDMENT

VINCENT RIDGE PLAT E AMENDMENT

David Mann presented the proposed amendment being made to a property located in the Vincent Ridge subdivision. He stated that lots lines between lots 11 & 12 from Plat A and lot 23 from Plat B are being amended to combine two lots. He stated that lot 12 will be expanded to the north to include lot 23, with lot 11 being slightly expanded to the west.

He stated that lot 12 will have frontage on three sides, so staff will need to review any fencing plans to ensure that the clear vision requirements are met.

Seth Perrins asked if utilities need to be removed in this case and Corey Pierce stated that typically water service is removed and the sewer would be sealed off.

It was stated that the lateral lines will need to be relocated and it was suggested that this be a condition of approval.

There was a brief discussion regarding the relocation of the utilities if the lot lines are moved.

Dave Anderson **moved** to approve the proposed Vincent Ridge Plat E Minor Plat Amendment based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's future General Plan Designation and current Zone.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.
3. That the applicant works with the City's Public Works Department to address any needed changes to service laterals to modified lots.

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

CONDITIONAL USE PERMIT

200 EAST 2025 CELL TOWER MODIFICATION

Ian Bunker presented the proposed modification to the existing cell tower. He stated they will be adding additional antenna and cabinetry. He stated the height of the new antenna is 59 feet, which is below the existing height of the tower.

Dave Anderson **moved** to recommend the approval of the proposed 200 East Cell Tower Modification Conditional Use Permit based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

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

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

SITE PLAN

NORTH POINT INDUSTRIAL SUBDIVISION

Ian Bunker provided the location of the proposed subdivision. He stated the City will require a Final Plat to approve the condo plans to be sold individually. He stated there is a cross-access easement between the two properties to the north, Athens Industrial and The Landing, that will be included with this. He stated the only remaining concerns regard landscaping and future improvements that involve the widening of Main Street.

Byron Haslam stated there are remaining water meter concerns that the Engineering Department will work through with the applicant.

There was discussion regarding the water meters. It was stated that if the applicant is going to subdivide the building in condo units, the City would require individual water meters for each unit. It was stated that there is an easement that connects the north project to the Main Street access, and that this will need to be reciprocated on the south as well.

Joel Warner stated that it is their intent to condominiumize the units to be sold individually.

Corey Pierce stated that if this is their intent they will need to provide plans to show where these water meters will be placed and the applicant was not sure where he might have space to place a bank of water meters.

It was suggested that this project be placed on hold until the condominium plat can be ready to move forward so that these are approved together.

The applicant requested that this not be put on hold as they are ready to move forward.

Staff discussed the benefits of this application being put on hold so that it can be run concurrently with the condominium plat application. It was stated that the applicants cannot begin construction until the utility redlines are addressed.

Seth Perrins feels that it would be best for this to be continued so that the condominium plat can be done to minimize the possibility of any errors.

Dave Anderson agreed with Seth and stated that he feels this will save the applicant more than it will cost him by waiting for a few additional weeks. He feels that this will take any guess work out of the approvals and eventually not hinder the applicant from obtaining a building permit.

The applicant asked what purpose the individual meters serve as opposed to one meter managed by a HOA and Corey Pierce stated that this is the City's policy.

It was stated that the condominium units will also require individual power meters and it was stated that this has already been included in the plans.

There was discussion regarding the location of the power box and the subdivision going from two transformers to one and where it will be located and how this will impact how the power is provided to the meters.

Vaughn Pickell **moved** to Continue the proposed North Point Industrial Subdivision Site Planuntil the condominium plat for the same project is ready to be reviewed.

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

STOCKMAN FLATS BUILDING 3

David Mann stated that there will be three site plans and a lot line adjustment application that will be discussed. He stated that the applicants have provided landscaping plans that feature trees in the parkstrips but no other landscaping plans were provided and he stated that the applicants will need to work with the City to meet the landscaping requirements.

Brandon Snyder stated that there is an agriculture removal application that was submitted but not routed out as it is incomplete. He stated that the applicants will need to provide the required documents for this application to process forward. He then asked if there

needs to be an additional condition that the plat amendment be approved. He stated that if this amendment is not approved, the lot configuration will not work.

Larry Christensen approached the podium and stated that PKJ submitted parkstrip landscaping plans and Brandon Snyder stated that the plans submitted did not meet the City landscaping requirements and that there were comments sent to the applicants regarding these requirements and the response received was that it would be addressed in the future.

There was further discussion regarding the landscaping requirements and the power substation.

Dave Anderson asked David Mann what are some of the remaining concerns for the three site plans and it was stated that there are remaining questions regarding the dumpster enclosure. It was stated there are some included in the plans as well as future dumpster locations. Further discussion regarding the lift station on building 9 ensued and it was stated that these plans need to show a concrete driveway.

There was discussion on the motions and it was stated that there will be individual approvals for each application. Further discussion ensued regarding the modification of the conditions of approval. There was discussion about the Agricultural Protection Area.

Dave Anderson **moved** to approve the proposed Stockman Flats Building 3 Site Planbased on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's future General Plan Designation and current Zone.
2. That the submitted plans are consistent with the proposed Minor Plat Amendment.
3. That no plans for landscaping in the public right-of-way have been submitted or reviewed by Staff.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant submits and has approved a landscaping plan for parkstrips in the right-of-way prior to issuance of building permits.
3. That all remaining redlines are addressed by the Applicant.
4. That the proposed Minor Plat Amendment be approved and recorded.

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

STOCKMAN FLATS BUILDING 9

David Mann stated this Site Planis not included with the Minor Plat Amendment.

Dave Anderson **moved** to approve the proposed Stockman Flats Building 9 Site Planbased on the following findings and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's future General Plan Designation and current Zone.
2. That no plans for landscaping in the public right-of-way have been submitted or reviewed by Staff.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant submits and has approved a landscaping plan for parkstrips in the public right-of-way prior to issuance of building permits.
3. That all remaining redlines are addressed by the Applicant.

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

Brandon Snyder asked if Josh Wagstaff had any comments on access spacing and it was stated that Clyde does not have an access that conflicts with this project. it was stated that Engineering would like to see the access spacing to the south. It was stated that this was shown on the Clyde plan and Engineering did not see a conflict at that time. It was stated that this may have been overlooked. It was suggested to the applicant to work with Josh and Byron regarding the spacing of the access.

STOCKMAN FLATS BUILDINGs 1A, 1B, & 2

There was no additional discussion needed.

Dave Anderson **moved** to approve the proposed Stockman Flats Buildings 1A, 1B, & 2 Site Planbased on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's future General Plan Designation and current Zone.
2. That the submitted plans are consistent with the proposed Minor Plat Amendment.
3. That no plans for landscaping in the public right-of-way have been submitted or reviewed by Staff.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant submits and has approved a landscaping plan for parkstrips in the public right-of-way prior to issuance of building permits.
3. That all remaining redlines are addressed by the Applicant.
4. That the proposed Minor Plat Amendment be approved and recorded.

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

MINOR PLAT AMENDMENT

STOCKMAN FLATS LOT LINES AMENDMENT

David Mann briefly discussed the lots that will be redrawn to match the foot prints of the five buildings.

Byron Haslam brought up the location of the utilities in the existing easement that do not line up and the applicant stated they are working with GWC to address this.

Larry Christensen stated they are on phase one currently and lining up the utilities and removing the installed laterals that do not work.

Dave Anderson inquired how close the plat is to recordation and it was stated that there are no real concerns and it should be close to being ready to be recorded with the County.

Dave Anderson **moved** to approve the proposed Stockman Flats Lot Lines Amendment Minor Plat Amendment based on the following finding and subject to the following conditions:

Finding:

1. That the proposal conforms to the City's future General Plan Designation and current Zone.

Conditions:

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all remaining redlines are addressed by the Applicant.

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

Seth Perrins moved to adjourn the meeting at 11:05 a.m.

Adopted:

Kasey Woodard
Community Development Division
Secretary

DEVELOPMENT REVIEW COMMITTEE

FEBRUARY 26, 2025

DB Industrial Lot 1
Site Plan
3546 North 1150 West
4.4 acres
I-1 Zone
Industrial General Plan Designation



PROPOSAL

The Applicant submitted a Site Plan application for an L-shaped industrial building to be constructed on the subject property. The site plan shows ten units with seven areas that will be fenced off for outdoor storage. The fencing material is planned to be chain link to separate the storage areas and a masonry wall around the perimeter. The proposed building location would encroach on the access easement that was showing on the recorded plat, so a new access easement will need to be recorded. Staff is working with the Applicant on the water line layout and should have a resolution soon.

Some of the key issues to consider are: access easement, outdoor storage, utilities.

STAFF RECOMMENDATION

That the proposed DB Industrial Lot 1 Site Plan be approved based on the following finding and subject to the following conditions:

Finding

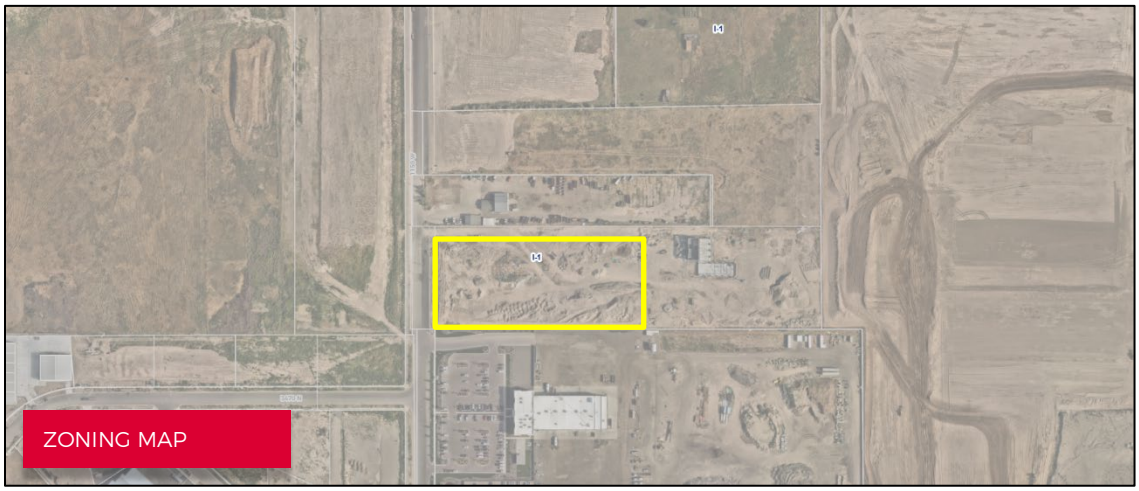
1. That the proposal conforms to the City's General Plan Designation and Zoning Map.

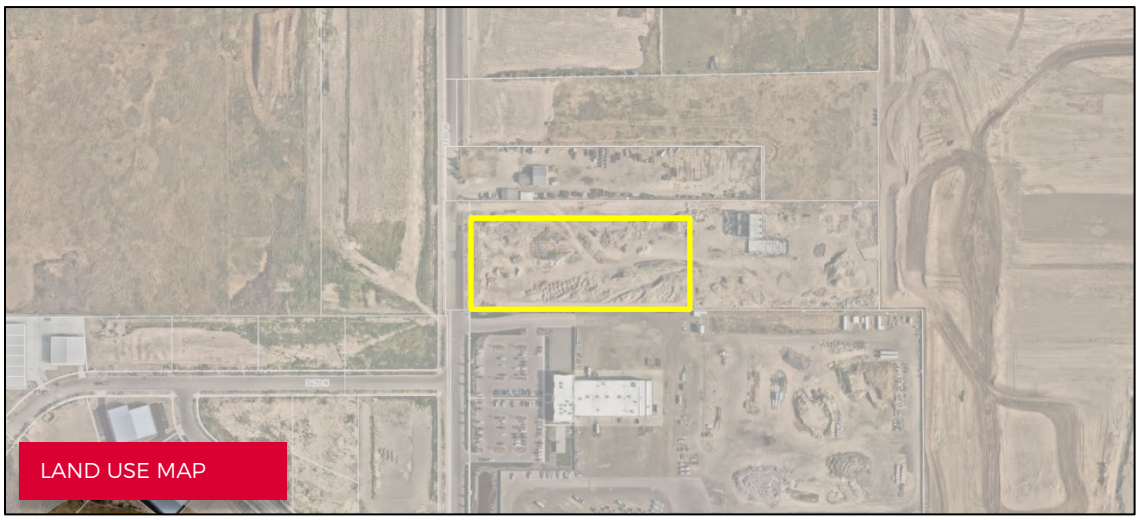
Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That all redline comments are addressed.

EXHIBITS

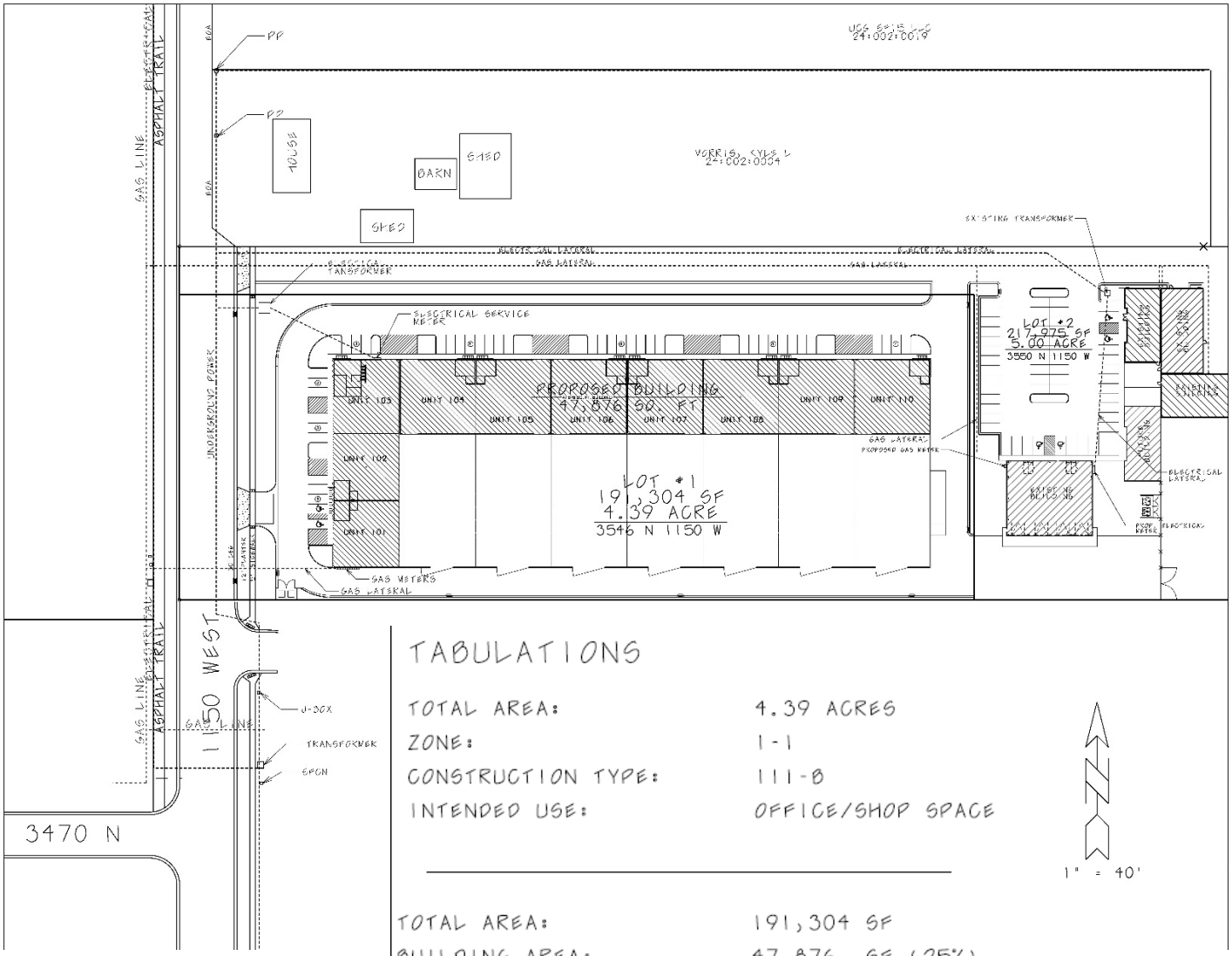
1. Site Plan
2. Landscape Plan
3. Building Elevations


I4
I4
ZONING MAP


LAND USE MAP


SR-77
77
3800 N
3300 N
1350 W
AERIAL MAP

EXHIBIT 1



TABULATIONS

TOTAL AREA:	4.39 ACRES
ZONE:	I-1
CONSTRUCTION TYPE:	III-B
INTENDED USE:	OFFICE/SHOP SPACE

TOTAL AREA:	191,304	SF
BUILDING AREA:	47,876	SF (25%)
LANDSCAPE AREA	18,910	SF (10%)
ASPHALT/CONCRETE AREA:	99,625	SF (52%)
GRAVEL AREA:	24,893	SF (13%)

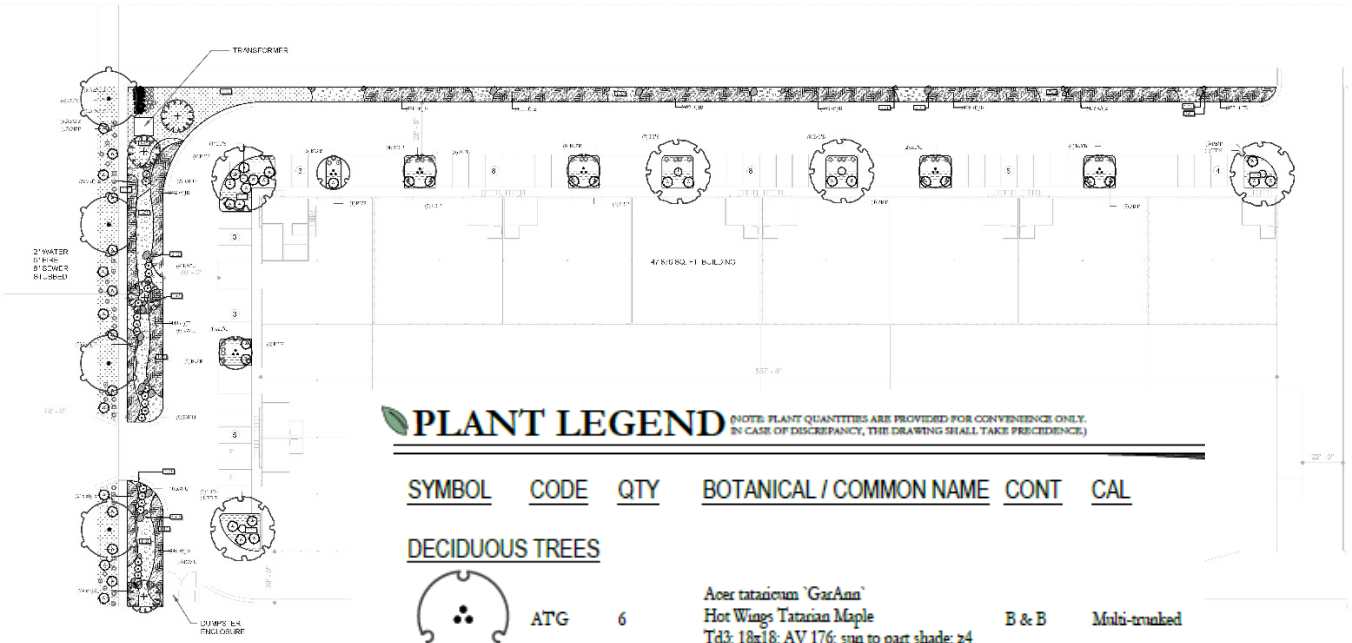
PARKING REQUIRED:
OFFICE 1/300
- 12 STALLS
WAREHOUSE .5/1000
- 21 STALLS

33 TOTAL STALLS REQ.
2 ADA STALLS REQ.

PARKING PROVIDED:
40 STANDARD STALLS
2 ADA STALLS

42 TOTAL STALLS PROVIDED

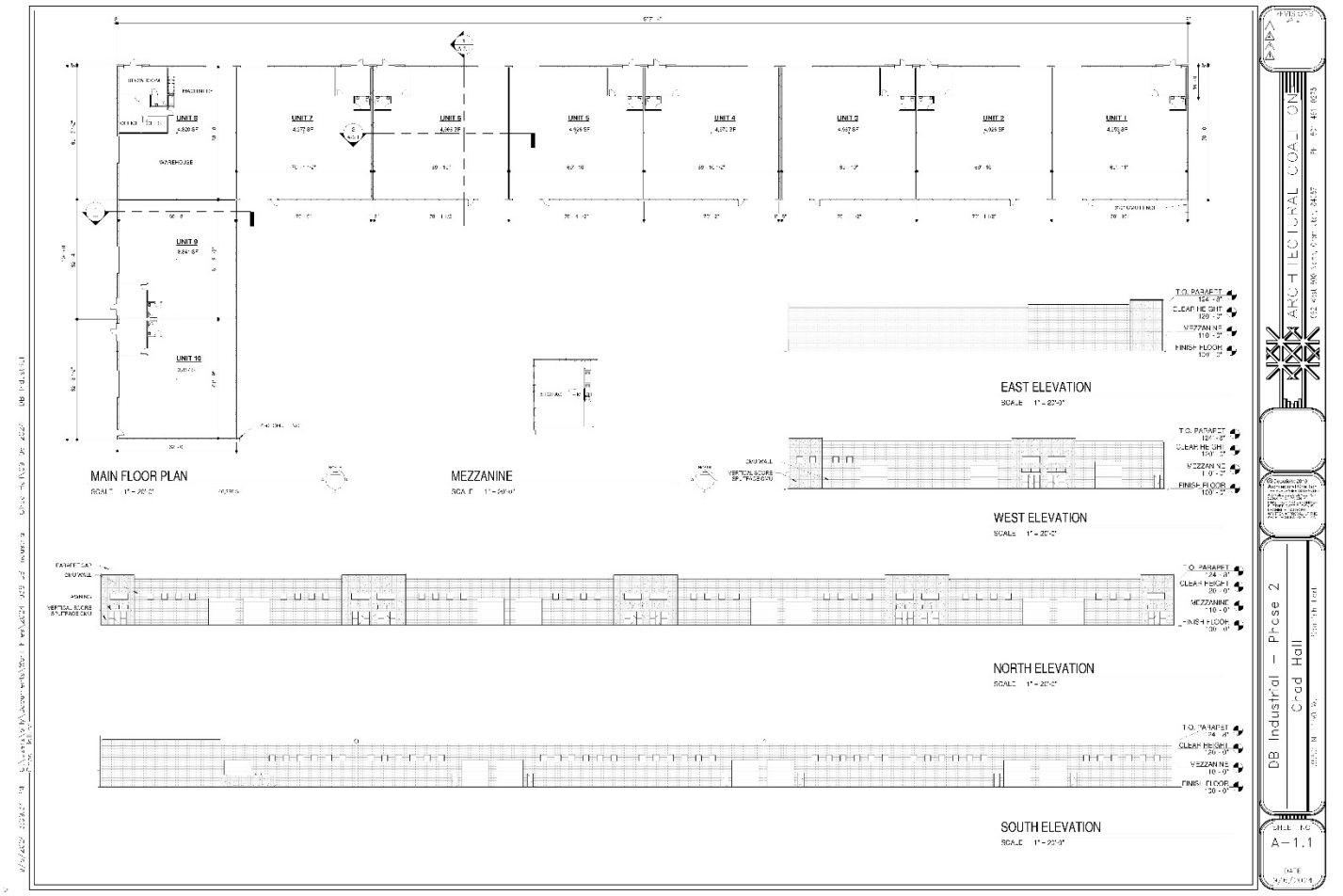
EXHIBIT 2



PLANT LEGEND (NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.)

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
DECIDUOUS TREES					
	ATG	6	Acer tataricum `GarAnn` Hot Wings Tatarian Maple Td3; 18x18; AV 176; sun to part shade; z4	B & B	Multi-trunked
	AXU	4	Acer truncatum x platanoides 'JFS-KW187' Urban Sunset® Maple Moderate; 40' tall x 20' wide; sun; z5	B & B	2"Cal
	GTS	4	Gleditsia triacanthos `Skycole` Skyline Honey Locust moderate; 45x35; sun; z4; Utah Lake water tolerant	B & B	2"Cal
	TTS	5	Tilia tomentosa `Sterling` Sterling Silver Linden Td4; 45x35; AV 314; sun; z5; Utah Lake water tolerant	B & B	2"Cal
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
SHRUBS					
	ECG	37	Epilobium canum garrettii 'Wasatch Fire' Wasatch Fire California Fuchsia	5 gal	
	RWU	25	Rosa woodsii ultramontana Woods' Rose	5 gal	
DECIDUOUS SHRUBS					
	PBP	48	Prunus besseyi `P011S` 'Pawnee Buttes' Pawnee Buttes Sand Cherry Sd1; 1.5 x 6; AV19.5; sun; z4;	5 gal	
GRASSES					
	BGB	75	Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama Tw0; 2.5 x 2.5; AV .75; sun; Z4; Utah Lake water tolerant	1 gal	
SYMBOL		**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	
GROUND COVERS					
		5,444 sf	Juncus balticus Baltic Rush	flat	

EXHIBIT 3


MAIN FLOOR PLAN
MEZZANINE
EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
ARCHITECTURAL COALITION
DB Industrial – Prose 2
Cross Hall
A-1.1

Whispering Pines
Zone Change
3600 East Powerhouse Road
63.7 acres
R-3 Residential Zone with MPD Overlay
General Plan Designation
Mixed Use



PROPOSAL

The Applicant has requested that a Zone Change from I-1 Light Industrial to R-3 Residential with the Master Planned Development Overlay be approved in order to allow for a residential subdivision. The City Council previously amended the General Plan land use designation for the property from Industrial to Mixed Use. The R-3 Residential is a zoning district that is consistent with the Mixed Use designation.

The Applicant has also submitted for Preliminary Plat subdivision approval. The zone change is needed for the proposed subdivision to move forward. The proposed subdivision includes eight phases with a total of 579 lots/units with an average development density of 9.8 units per acre. The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots.

Staff recommends that the zoning districts be further clarified and outlined on an updated zoning exhibit prior to presentation to the Planning Commission and City Council. Key consideration includes the use of commercial zoning on the corner Lot 801, use of the Public Facilities zone (on parcels A and B which are to be owned and maintained by the City, and possibly for the UDOT r-o-w), and the boundaries of the areas to be R-3 with the MPD Overlay.

Some of the key issues to consider are: access, phasing, proposed uses, power, utilities, public improvements, and consistency with the surrounding area.

STAFF RECOMMENDATION

That the proposed Whispering Pines Zone Change be approved based on the following findings and subject to the following condition:

Findings

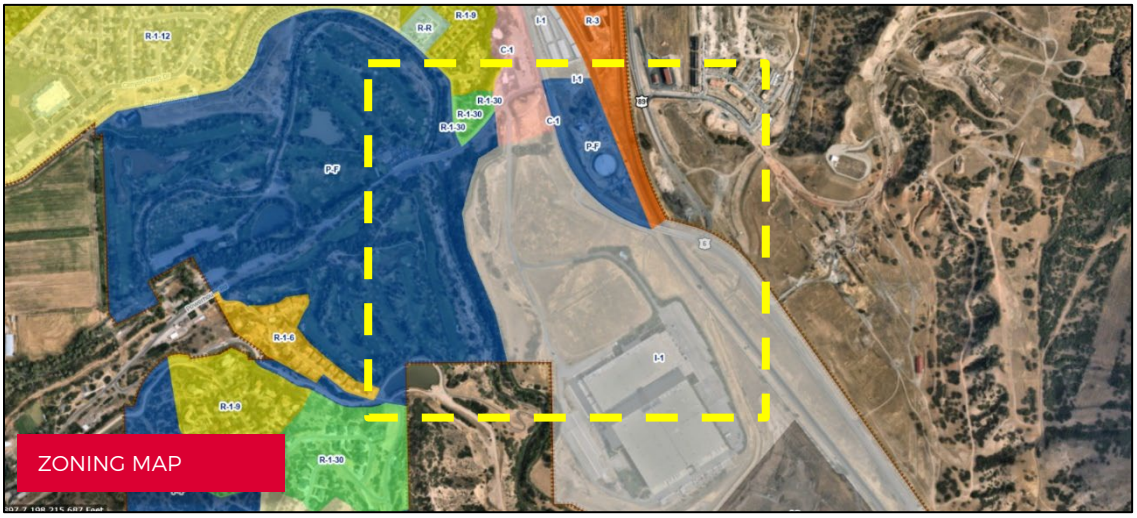
1. That the proposal conforms to the City's General Plan Designation.
2. That the proposal provides for a range of housing types within Spanish Fork City.
3. That residential development is more compatible with the golf course than industrial uses.
4. That by phasing the development and providing needed access improvements, the proposal will have lessened impact on adjoining or nearby properties.

Condition

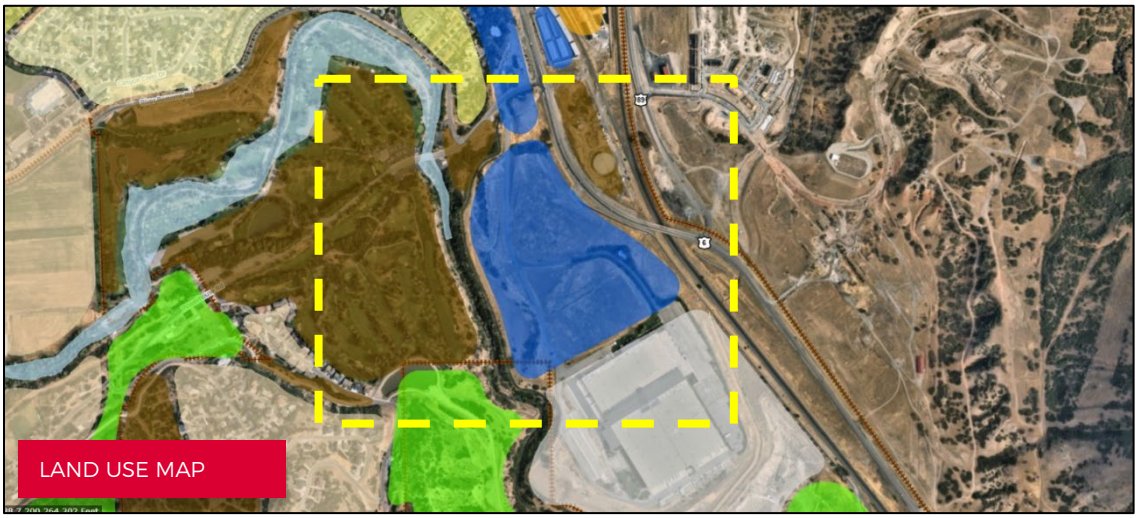
1. That the Applicant enters into a development agreement with Spanish Fork City, prior to preliminary plat or zone change approvals, which said agreement includes language that provides for milestones for the road improvements for a UDOT approved intersection at Highway 6 and Highway 89.

EXHIBITS

1. Letter of Request
2. Subdivision Proposal



ZONING MAP


LAND USE MAP


AERIAL MAP

EXHIBIT 1

PROPERTY OWNER SUPPORT

TO: Spanish Fork Planning and Economic Development

FROM: Mr. Jeff Grasso, WDC Industrial Utah Owner LP

3874 E. Little Cottonwood Lane

Sandy, Utah 84092

DATE: November 7th, 2024

SUBJECT: Property Owner Support, Zoning Map Amendment

PROPERTY OWNER SUPPORT OF PROPOSED ZONING MAP AMENDMENT

The intention of our Zoning Map Amendment application is to modify zoning designations in a specific area of the Spanish Fork General Plan (SFGP), in an effort to pursue and MPD Overlay district designation which would serve as the framework for the development of a Master Planned Community near the mouth of Spanish Fork Canyon. The action would affect the following parcels:

- 46:680:0002
- 46:680:0003
- 46:680:0006

Presently, these parcels are identified on the Spanish Fork Zoning Map as Industrial use. Ordinance No. 07-2024 was passed in April of 2024, updating the SFGP designation of these parcels from Industrial to Mixed Use. Our intent now is to propose a zoning map amendment, updating the zoning of these parcels from I-1 Light Industrial to R-3 Residential District.

Please accept this letter as 100% property owner support for the proposed zoning map amendment.

Thank you,

Jeffrey Grasso

Jeff Grasso, WDC Industrial Utah Owner LP

EXHIBIT 2



Whispering Pines Subdivision
Preliminary Plat
3600 East Powerhouse Road
63.7 acres
R-3 Residential Zone with MPD Overlay
General Plan Designation
Mixed Use



PROPOSAL

The Applicant has submitted a Preliminary Plat for a Master Planned Development for approval. The Applicant has also requested that a Zone Change from I-1 Light Industrial to R-3 Residential with the Master Planned Development Overlay be approved.

The proposed subdivision includes eight phases with a total of 579 residential lots/units with an average development density of 9.8 units per acre. The housing proposed includes 240 condominiums, 175 rear/front load townhomes, 140 back-to-back townhomes, and 24 residential lots. Proposed phase 8 is a corner commercial lot.

The proposal includes access improvements and public improvements. Portions of the development are subject to the regulations of the Hillside Development ordinances. The areas with hillside restrictions and a scenic easement have been identified on the subdivision plat and plans.

Parking for 20% of the required condominium parking is provided on-street. The remaining house product types exceed the minimum parking requirement of 2.5 stalls per unit. (Municipal Code 15.4.16.120 Parking: B-8. Required parking shall be provided on-site or on contiguous lots. Exceptions to this requirement may be granted by the City Council for projects in the R-3 and R-4 Zones where up to 20% of the development's required parking may be provided on-street. This exception may be granted after the applicant demonstrates that counting on-street parking will not result in a parking deficiency or other adverse condition.)

The Applicant has requested modifications to the proposed setbacks. Staff recommends that these be further discussed and finalized.

The Applicant has worked with staff to provide an appropriate buffer from the existing industrial warehouse to the south with a street r-o-w, landscaping and a masonry wall.

The Applicant is proposing robust landscaping, amenities and trail system. The trail system will help to further connect the area trail network. Part of the development improvements include a trailhead parking lot and restrooms.

The development provides for well-connected interior public streets and private alleyways. Adequate and safe access will be further discussed.

The applicant is proposing to utilize individual residential garbage cans instead of dumpster enclosures.

Some of the key issues to consider are: access, phasing, proposed uses, SESD easement, power, utilities, public improvements, and consistency with the surrounding area.

STAFF RECOMMENDATION

That the proposed Whispering Pines Subdivision Preliminary Plat be approved based on the following finding and subject to the following conditions:

Finding

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

Conditions

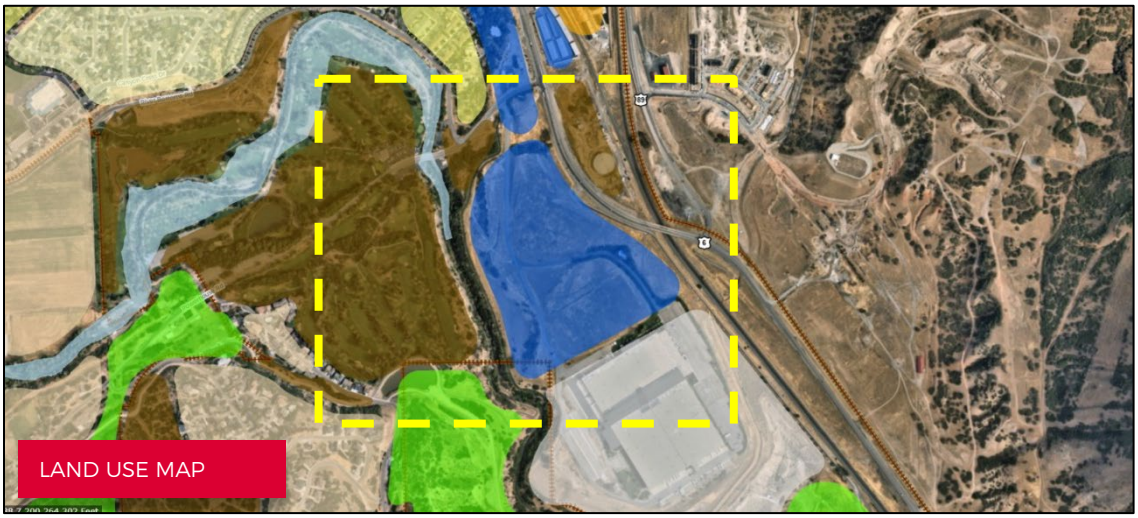
1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments.
3. That the City Council approves of the corresponding zone change request.
4. That the proposed setbacks be further discussed and finalized.
5. That the interior fencing and landscaping plans be further detailed and reviewed.

EXHIBITS

1. Subdivision Proposal
2. Landscaping Plans
3. Project Guidebook



ZONING MAP


LAND USE MAP



AERIAL MAP

EXHIBIT 1

WHISPERING PINES AT SPANISH FORK CANYON PRELIMINARY PLAT

39 EAST HIGHWAY 6 SPANISH FORK, UTAH

INDEX OF DRAWINGS

1 OF 6	PRELIMINARY PLAT
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5 OF 6	PRELIMINARY PLAT
6 OF 6	PRELIMINARY PLAT
C-001	CIVIL GENERAL NOTES
C-100	OVERALL SITE PLAN
C-101	OVERALL PHASING PLAN
C-102	OVERALL PUBLIC VS PRIVATE ROADWAY PLAN
C-103	TRAIL AND AMENITIES PLAN
C-104	REFUSE CONTAINER MASTER PLAN
C-105	HIGH-T INTERSECTION ENLARGED PLAN
C-200	OVERALL GRADING AND DRAINAGE PLAN
C-300	OVERALL UTILITY PLAN
C-301	SEWER PLAN
C-302	SEWER PLAN
C-400	DETAILS
C-401	DETAILS

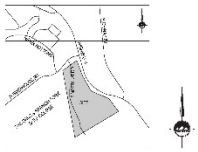
DATE PRINTED February 14, 2025

NOTICE TO CONTRACTOR

NOTICE TO DEVELOPER/ CONTRACTOR

UTILITY DISCLAIMER

VICINITY MAP



NO SCALE

GENERAL NOTES

ENSIGN

THE STANDARD IN ENGINEERING

SANDY
45 W 10600 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.883.2500

WWW.ENSIGNENG.COM

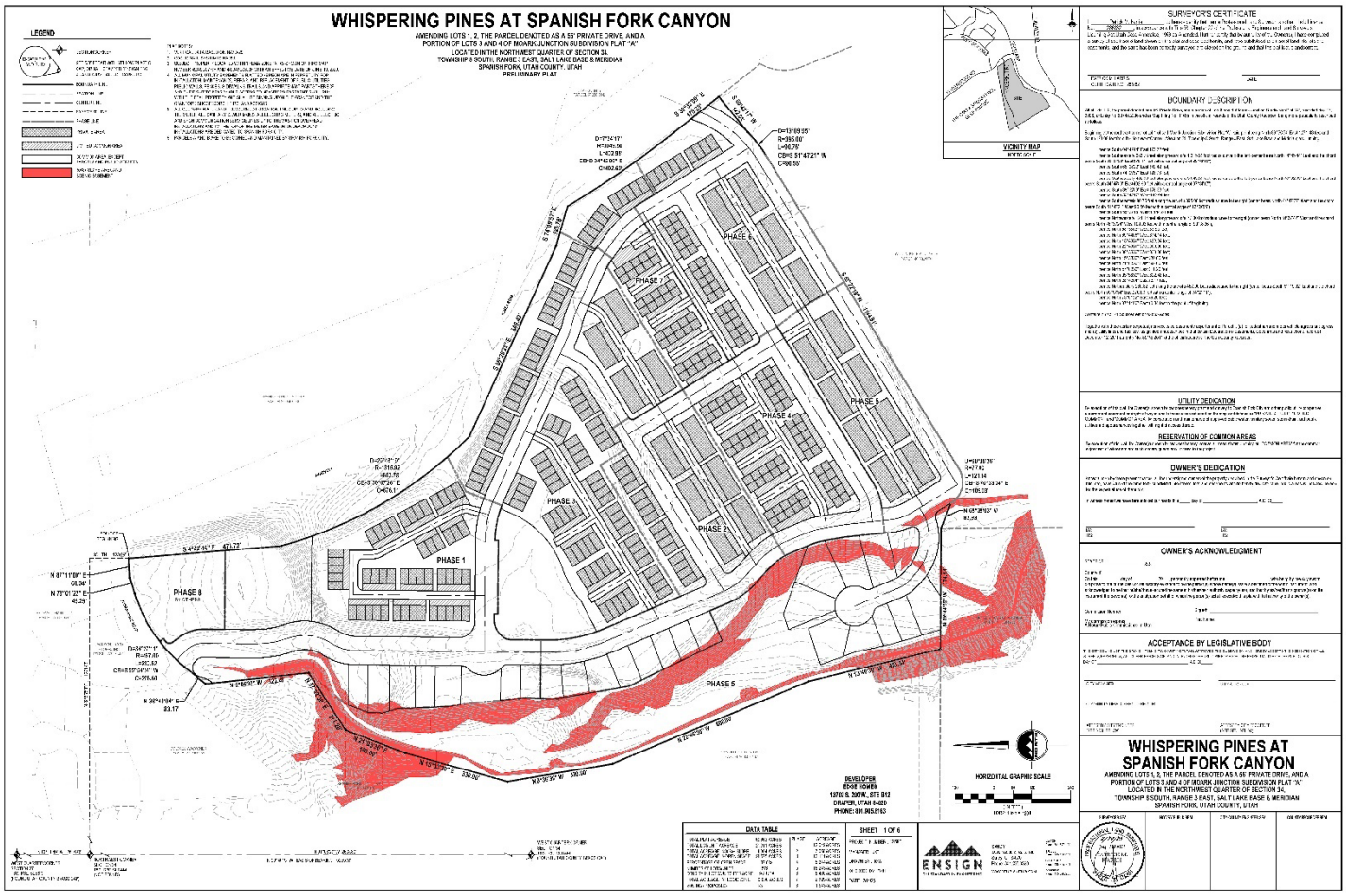
OWNER/DEVELOPER

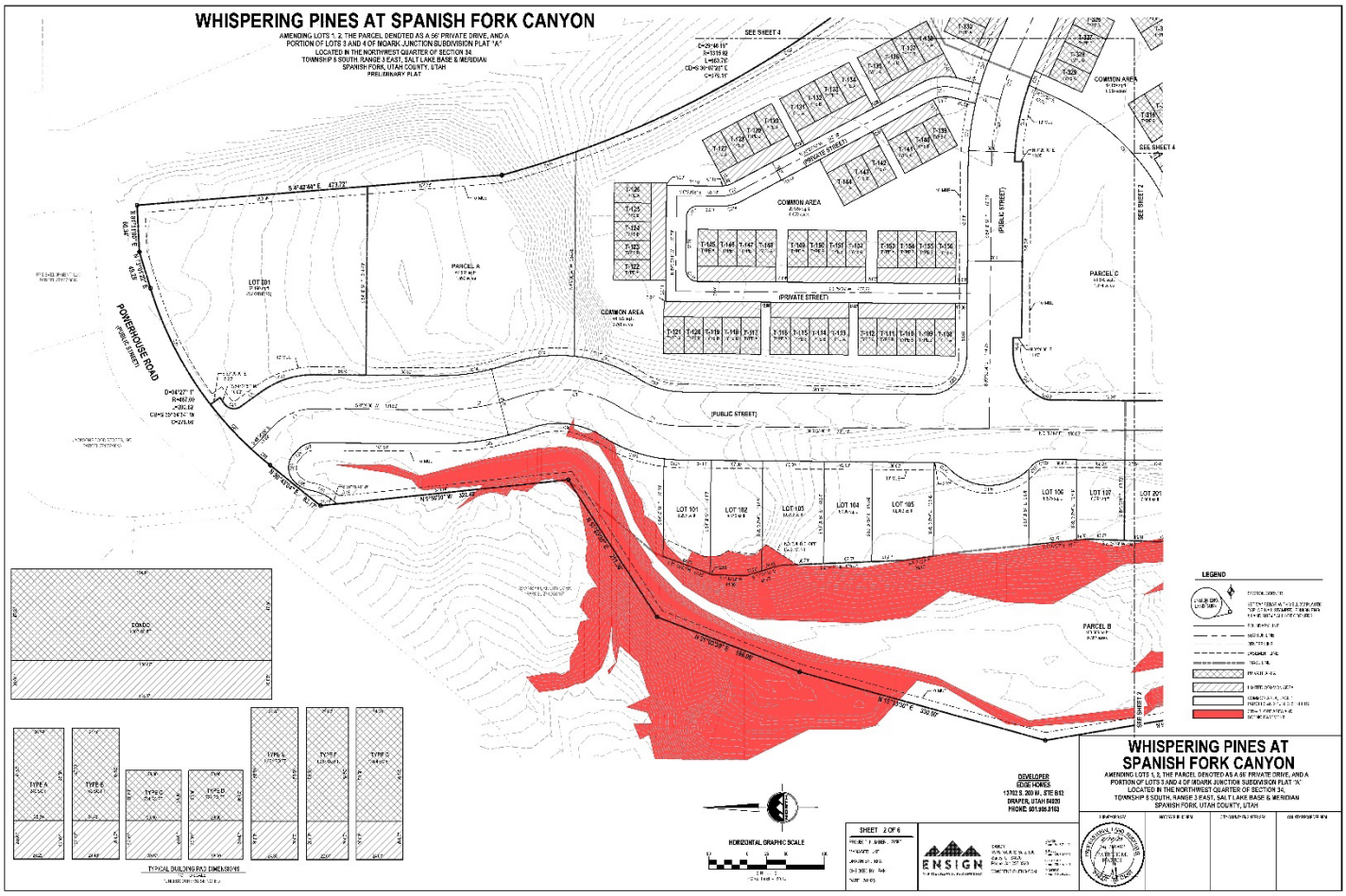
CONTACT

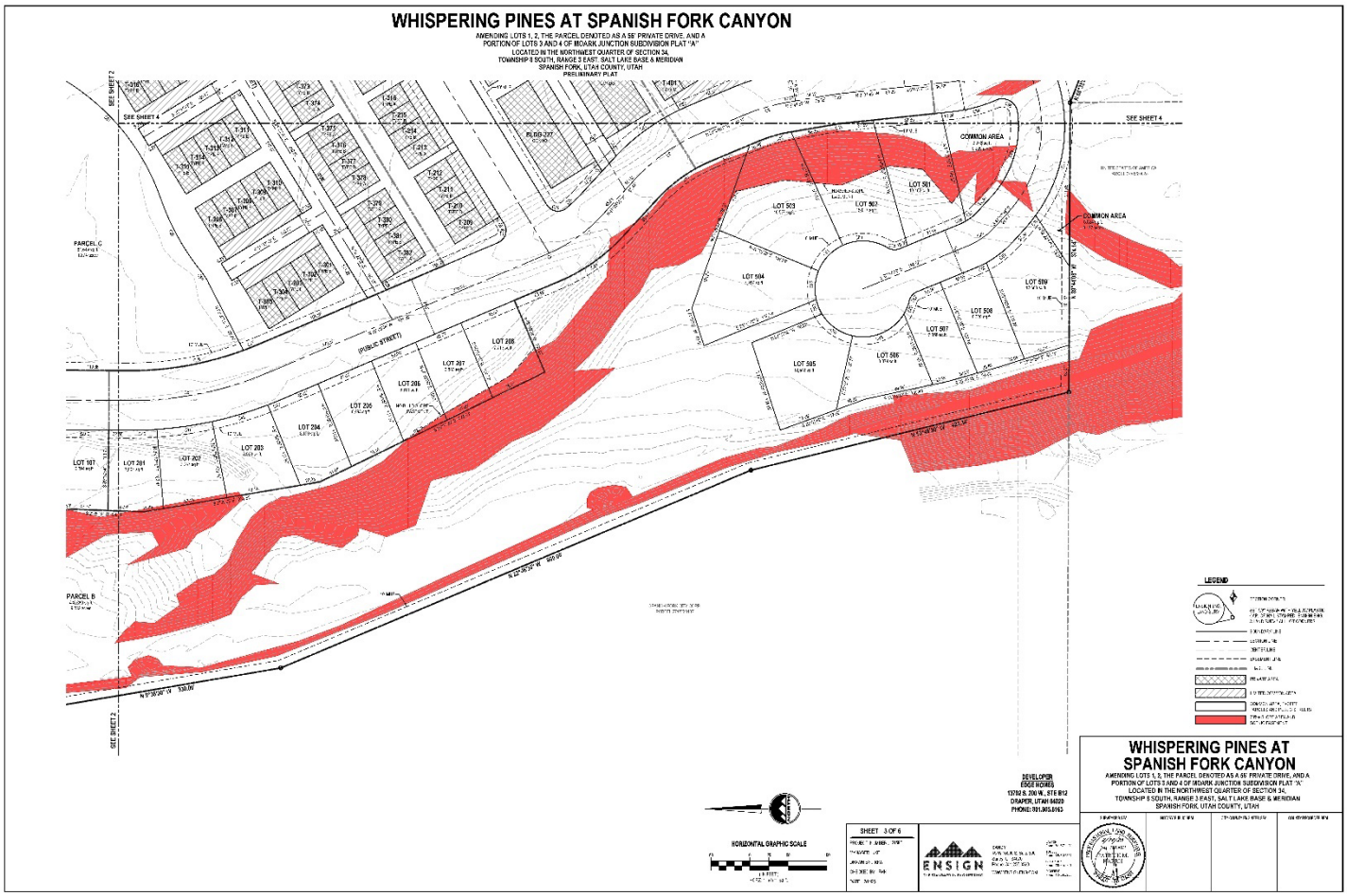
PHONE

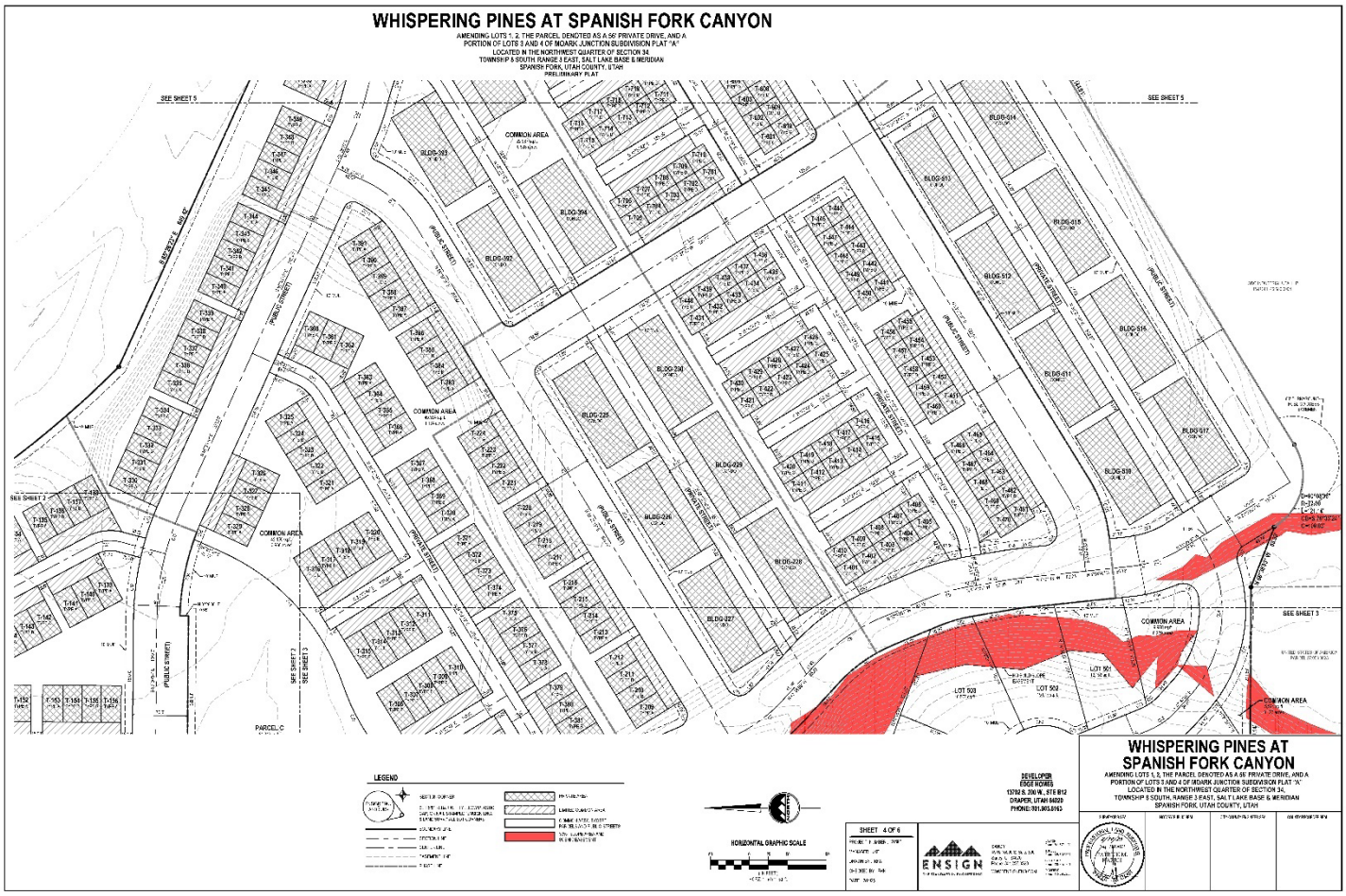
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH

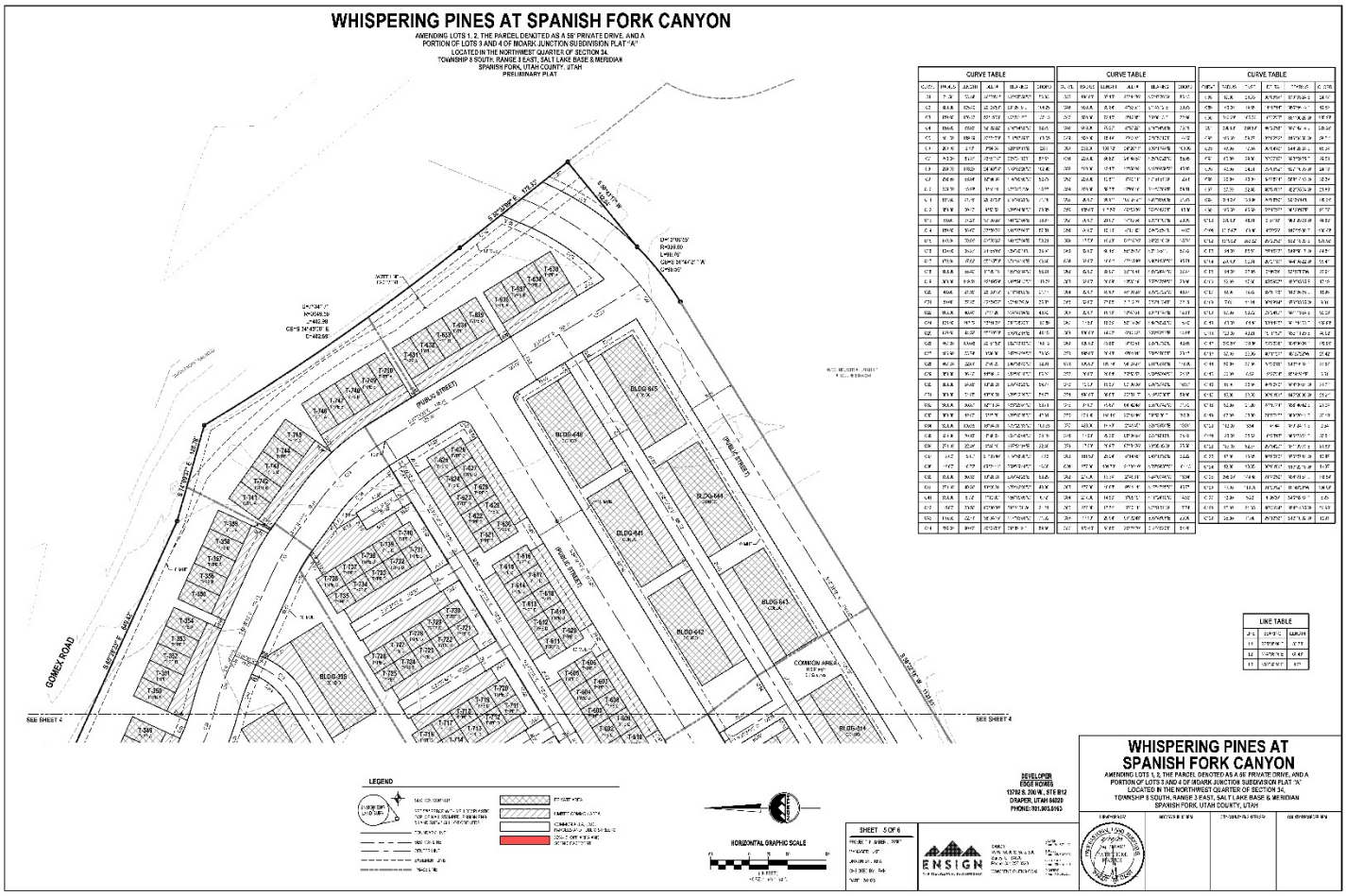
COVER

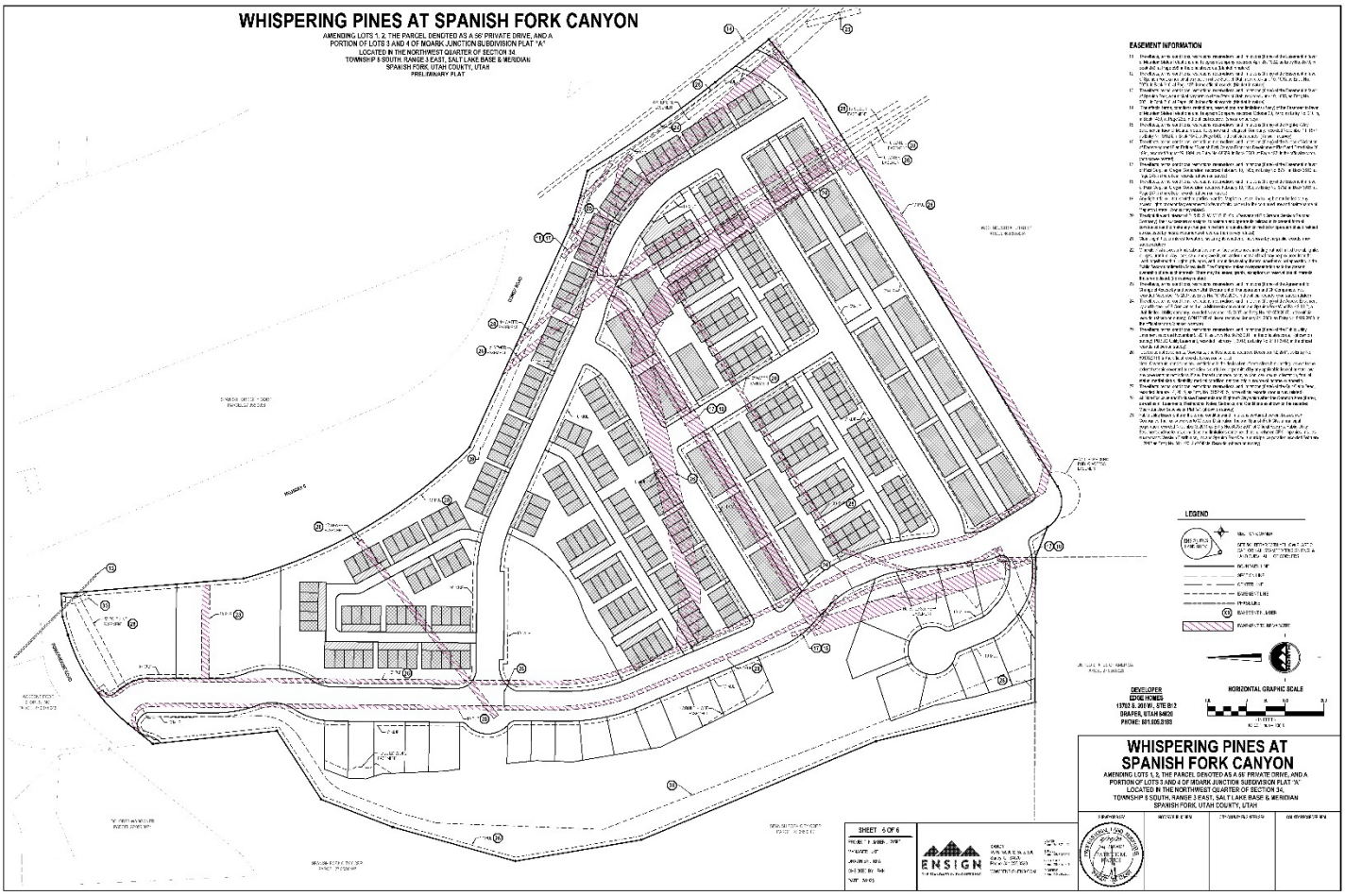

WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION, PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
PRELIMINARY PLAT
LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
VICINITY MAP
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
UTILITY DEDICATION
RESERVATION OF COMMON AREAS
OWNER'S DEDICATION
OWNER'S ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
DEVELOPER
EDGE HOMES
12163 S. 265 W., STE 312
DRAPER, UTAH 84020
PHONE: 801.995.6163
HORIZONTAL GRAPHIC SCALE
DATA TABLE
SHEET 1 OF 6
ENSIGN
WHISPERING PINES AT
SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A
PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH

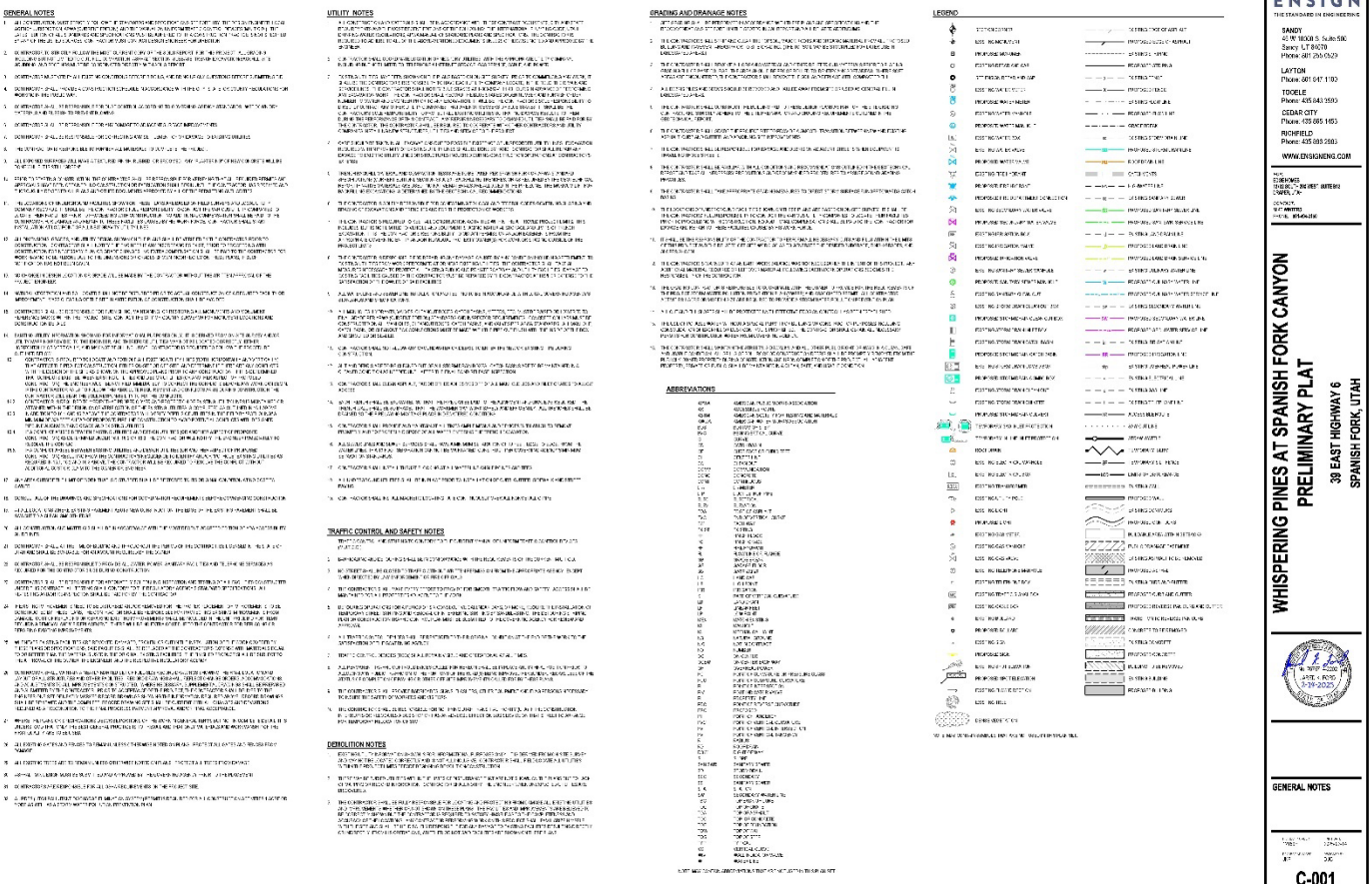

WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
PRELIMINARY PLAT
POWERHOUSE ROAD
(PUBLIC STREET)
(PRIVATE STREET)
COMMON AREA
PARCEL A
PARCEL B
PARCEL C
LOT 201
LOT 101
LOT 102
LOT 103
LOT 104
LOT 105
LOT 106
LOT 107
SEE SHEET 4
SEE SHEET 2
SEE SHEET 7
CONDO
TYPE A
TYPE B
TYPE C
TYPE D
TYPE E
TYPE F
TYPE G
TYPICAL BUILDING PAD DIMENSIONS
HORIZONTAL GRAPHIC SCALE
LEGEND
DEVELOPER
GEBBY HOMES
13702 S. 200 W., STE 210
DRAPER, UTAH 84020
PHONE: 801.990.9163
SHEET 2 OF 6
ENSIGN
WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH


WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
PRELIMINARY PLAT
SEE SHEET 4
SEE SHEET 2
COMMON AREA
PARCEL C
PARCEL B
(PUBLIC STREET)
LOT 501
LOT 502
LOT 503
LOT 504
LOT 505
LOT 506
LOT 507
LOT 508
LOT 509
LOT 201
LOT 202
LOT 203
LOT 204
LOT 205
LOT 206
LOT 207
LOT 208
LEGEND
HORIZONTAL GRAPHIC SCALE
DEVELOPER
EDGE HOMES
13710 S. 200 W., STE B12
DRAPER, UTAH 84020
PHONE: 801.953.6743
WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
SHEET 3 OF 6
ENSIGN


WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 56' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34
TOWNSHIP 8 SOUTH RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
PRELIMINARY PLAT
SEE SHEET 5
SEE SHEET 3
SEE SHEET 7
COMMON AREA
PARCEL C
LEGEND
HORIZONTAL GRAPHIC SCALE
DEVELOPER
EDGE HOMES
13710 S. 200 W., STE 112
DRAPER, UTAH 84020
PHONE: 801.553.5743
SHEET 4 OF 6
ENSIGN
WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 56' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH


WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 56' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION, PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
PRELIMINARY PLAT
CURVE TABLE
LINE TABLE
GOMEX ROAD
PUBLIC STREET
BLDG 645
BLDG 644
BLDG 643
BLDG 642
BLDG 641
BLDG 640
BLDG 639
BLDG 614
COMMON AREA
SEE SHEET 4
LEGEND
HORIZONTAL GRAPHIC SCALE
DEVELOPER
EDGE HOMES
13702 S. 200 W., STE 112
DRAPER, UTAH 84020
PHONE: 801.495.8743
SHEET 5 OF 6
ENSIGN
WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 56' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH


WHISPERING PINES AT SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
PRELIMINARY PLAT
EASEMENT INFORMATION
LEGEND
DEVELOPER
EDGE HOMES
13762 S. 200 W., STE B-2
DRAPER, UTAH 84020
PHONE: 801.806.9193
HORIZONTAL GRAPHIC SCALE
WHISPERING PINES AT
SPANISH FORK CANYON
AMENDING LOTS 1, 2, THE PARCEL DENOTED AS A 66' PRIVATE DRIVE, AND A
PORTION OF LOTS 3 AND 4 OF MOARK JUNCTION SUBDIVISION PLAT "A"
LOCATED IN THE NORTHWEST QUARTER OF SECTION 34,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
SPANISH FORK, UTAH COUNTY, UTAH
SHEET 4 OF 6
ENSIGN



GENERAL NOTES

UTILITY NOTES

GRADING AND DRAINAGE NOTES

LEGEND

ABBREVIATIONS

TRAFFIC CONTROL AND SAFETY NOTES

DEMOLITION NOTES

ENSIGN
THE STANDARD IN ENGINEERING

SANDY
45 W 10600 S, Suite 500
Sandy, UT 84070
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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.893.2893

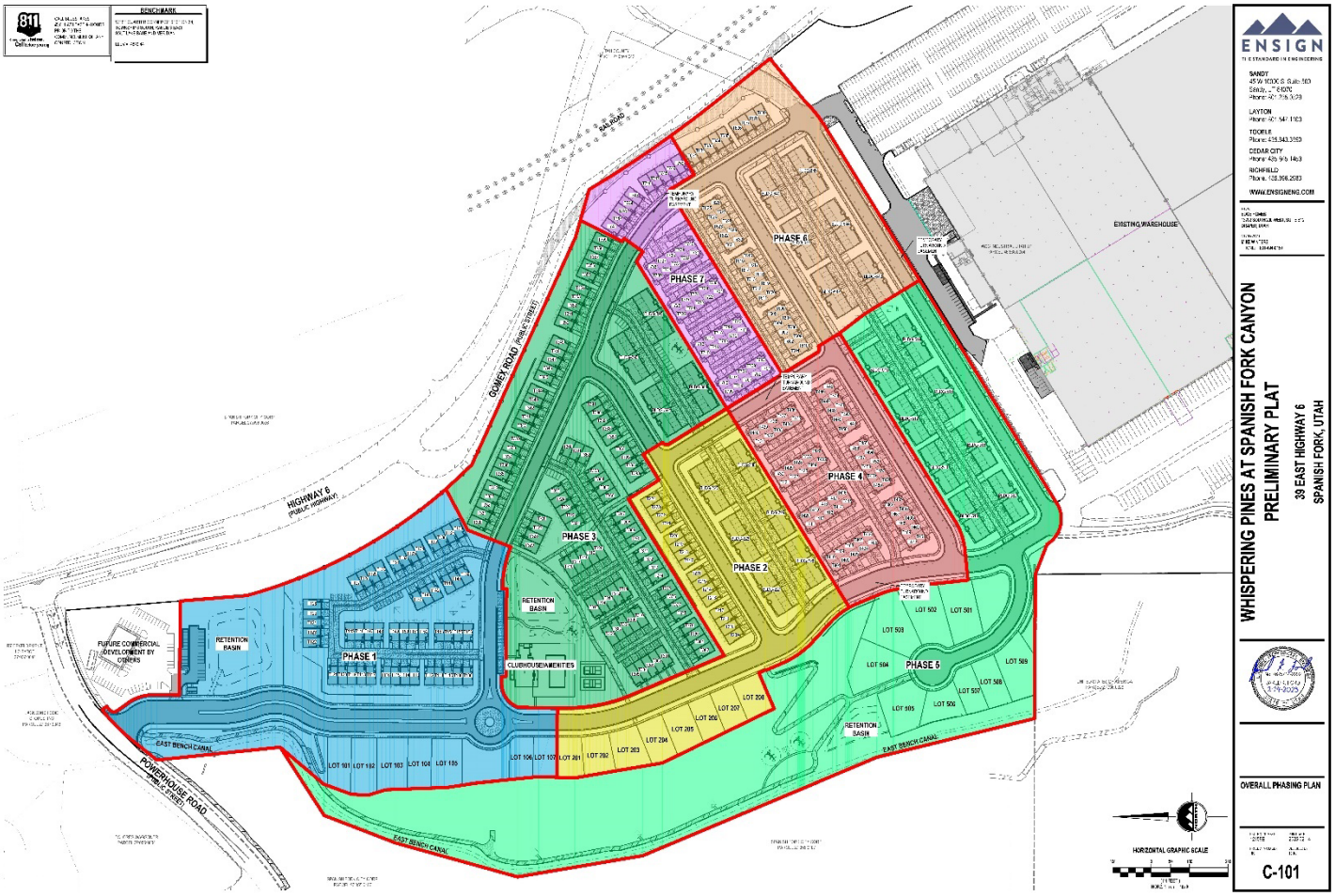
WWW.ENSIGNENG.COM

DESIGNED
ELB/BCHOMS
DRAWN
ELB/BCHOMS/BWEST/JMYERS
CHECKED
CMW
DATE
10/17/2025
PROJECT NUMBER
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH

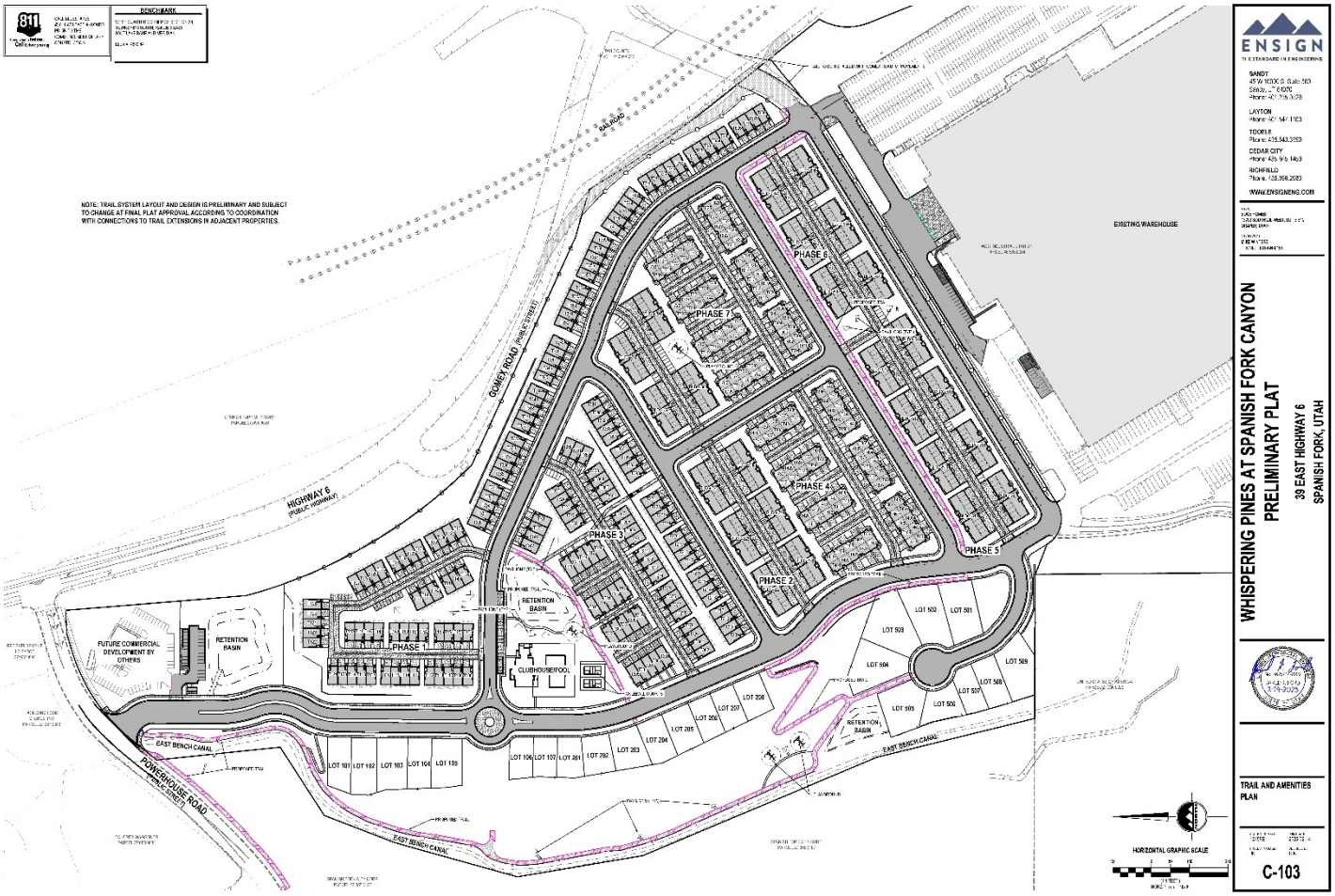
GENERAL NOTES

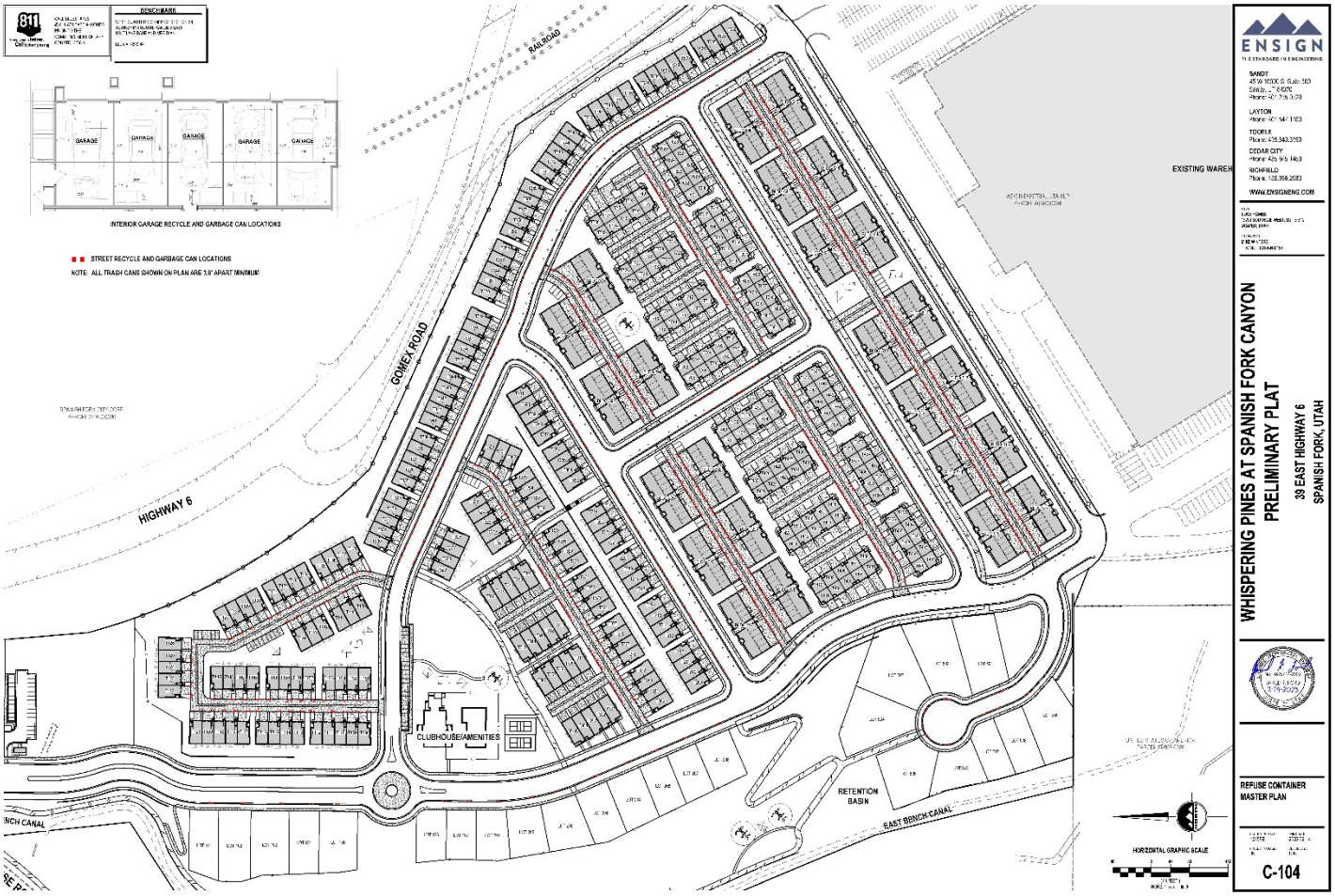
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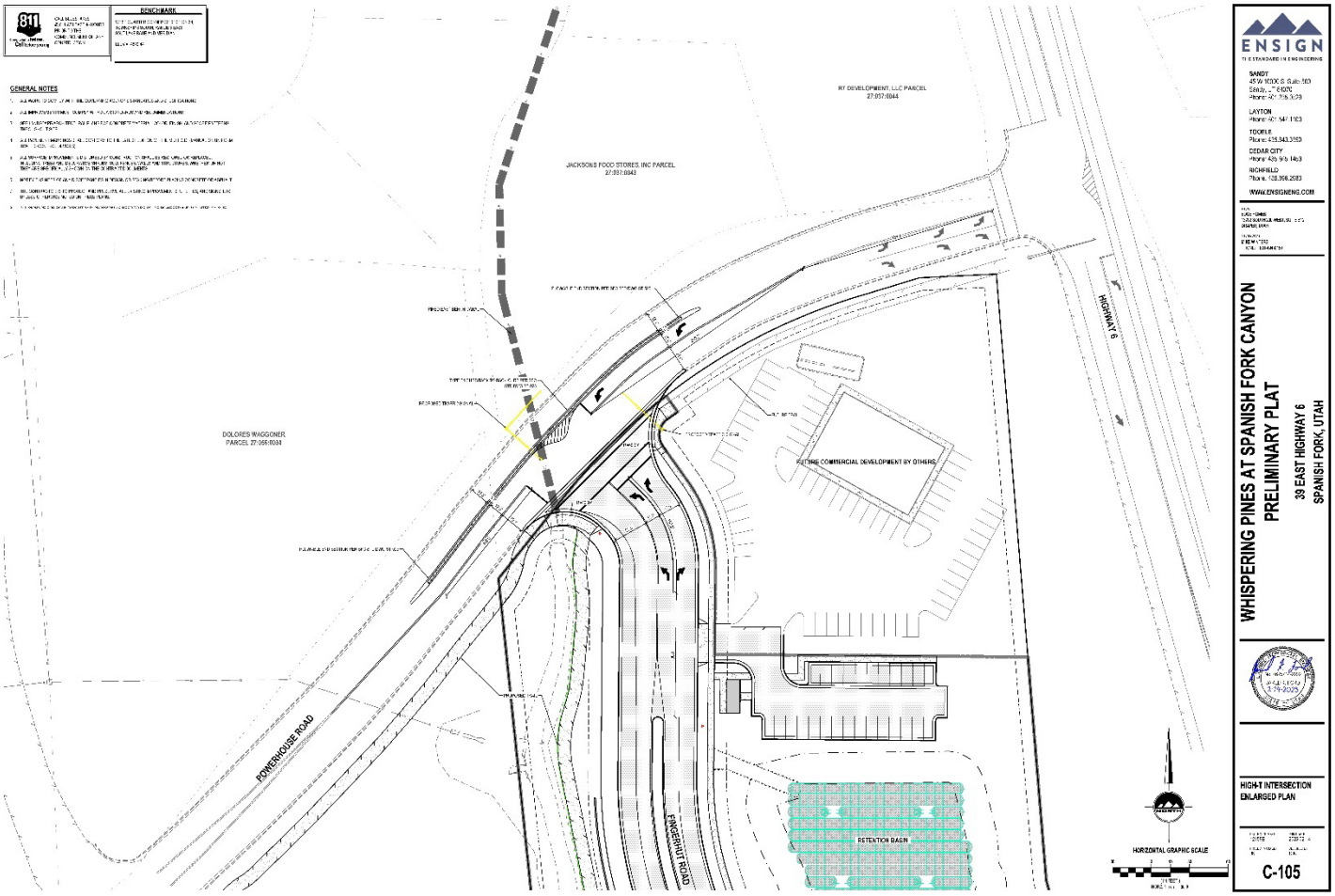

BENCHMARK
GENERAL NOTES
DATA TABLE
UNIT COUNT
PARKING COUNT
SCOPE OF WORK:
HIGHWAY 6
(PUBLIC HIGHWAY)
GOSHEN ROAD
(PUBLIC STREET)
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
EXISTING WAREHOUSE
RETENTION BASIN
CLUBHOUSE/AMENITIES
LOT 201
FUTURE COMMERCIAL DEVELOPMENT BY OTHERS
FINGERFRUIT ROAD
(PUBLIC STREET)
EAST BENCH CANAL
POWERHOUSE ROAD
HORIZONTAL GRAPHIC SCALE
ENSIGN
SANDY
LAYTON
TOOELE
CEDAR CITY
RICHFIELD
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
OVERALL SITE PLAN
C-100

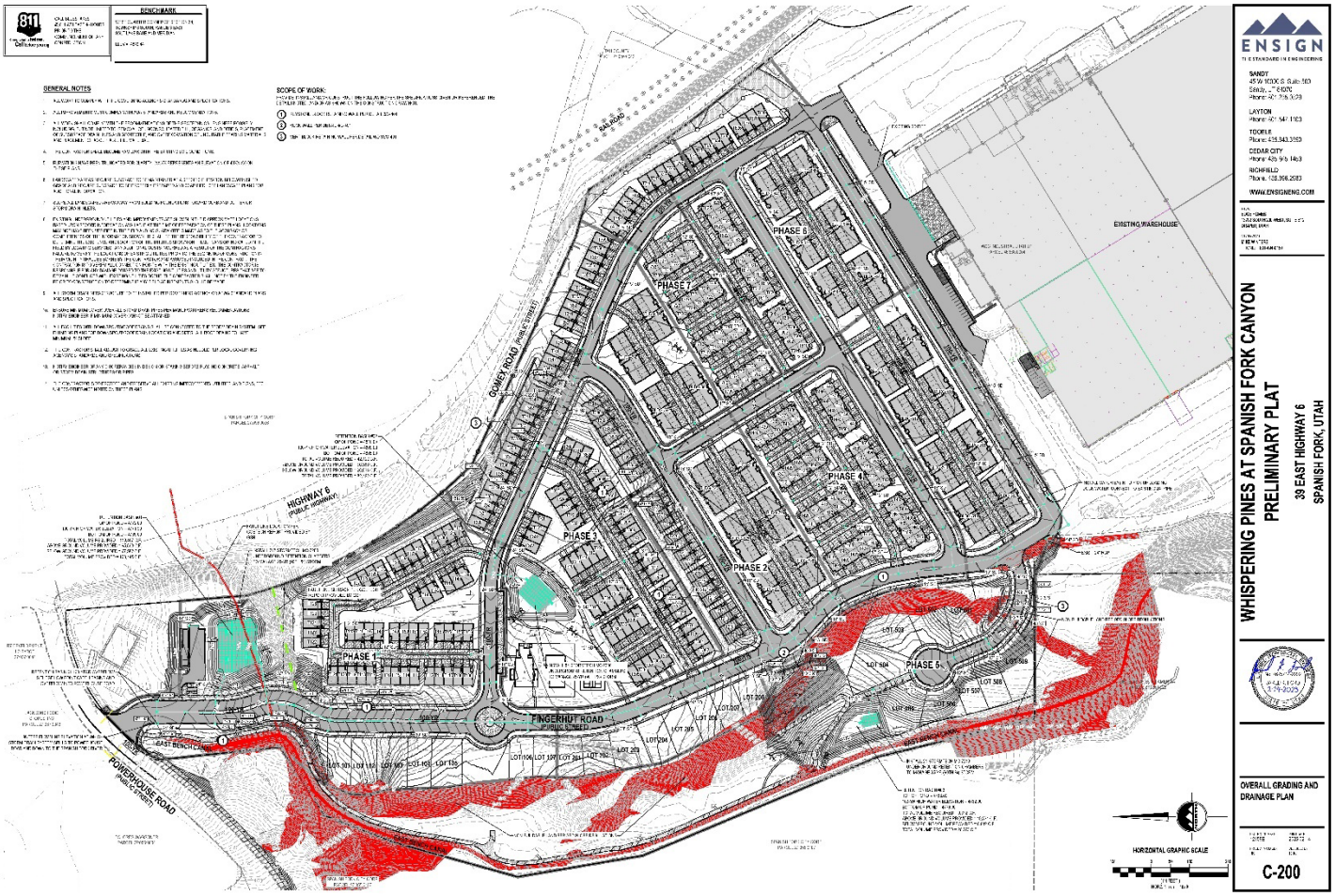

BENCHMARK
ENSIGN
SANDY
LAYTON
TOOELE
CEDAR CITY
RICHFIELD
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
OVERALL PHASING PLAN
C-101
HORIZONTAL GRAPHIC SCALE
EXISTING WAREHOUSE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
HIGHWAY 6
(PUBLIC HIGHWAY)
GOMEZ ROAD (PUBLIC STREET)
POWERHOUSE ROAD
(PUBLIC STREET)
EAST BENCH CANAL
RETENTION BASIN
CLUBHOUSE/AMENITIES
FUTURE COMMERCIAL DEVELOPMENT BY OTHERS

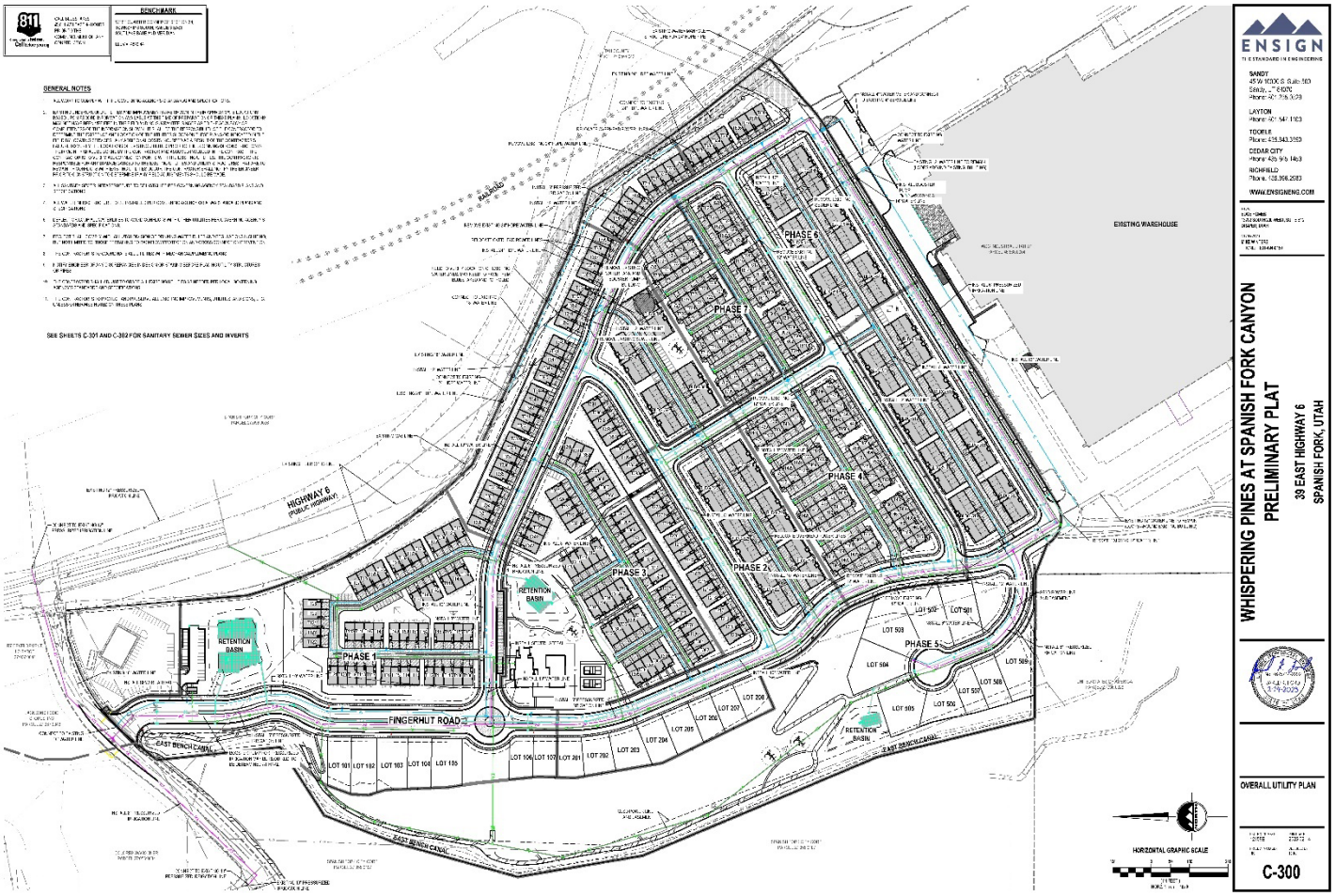

BENCHMARK
LEGEND:
HIGHWAY 6
(PUBLIC HIGHWAY)
GOINES ROAD (PUBLIC STREET)
EXISTING WAREHOUSE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
RETENTION BASIN
CLUBHOUSE/AMENITIES
FUTURE COMMERCIAL DEVELOPMENT BY OTHERS
EAST BENCH CANAL
POWERHOUSE ROAD
HORIZONTAL GRAPHIC SCALE
ENSIGN
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
OVERALL PUBLIC VS PRIVATE ROADWAY PLAN
C-102


BENCHMARK
NOTE: TRAIL SYSTEM LAYOUT AND DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL PLAT APPROVAL ACCORDING TO COORDINATION WITH CONNECTIONS TO TRAIL EXTENSIONS IN ADJACENT PROPERTIES.
HIGHWAY 6 (PUBLIC HIGHWAY)
GOMEZ ROAD (PUBLIC STREET)
EXISTING WAREHOUSE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
RETENTION BASIN
CLUBHOUSE/POOL
FUTURE COMMERCIAL DEVELOPMENT BY OTHERS
EAST BENCH CANAL
POWERHOUSE ROAD (PUBLIC STREET)
HORIZONTAL GRAPHIC SCALE
ENSIGN
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
TRAIL AND AMENITIES PLAN
C-103

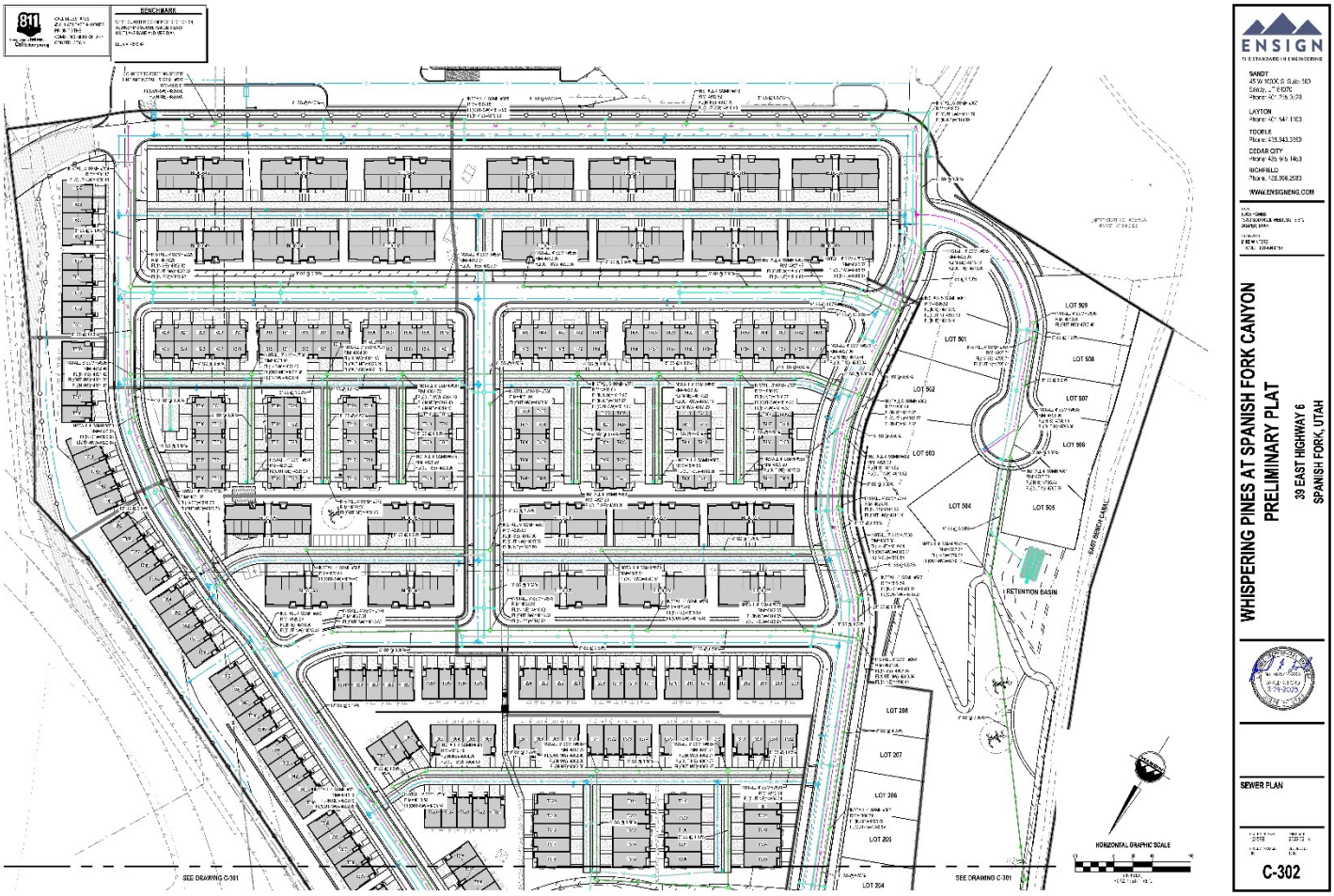

BENCHMARK
GARAGE
GARAGE
GARAGE
GARAGE
GARAGE
INTERIOR GARAGE RECYCLE AND GARBAGE CAN LOCATIONS
STREET RECYCLE AND GARBAGE CAN LOCATIONS
NOTE: ALL TRASH CANS SHOWN ON PLAN ARE 3.0' APART MINIMUM
RAILROAD
GOMEX ROAD
HIGHWAY 6
EXISTING WAREH
CLUBHOUSE/AMENITIES
RETENTION BASIN
EAST BENCH CANAL
HORIZONTAL GRAPHIC SCALE
ENSIGN
SANDY
LAYTON
TOOELE
CEDAR CITY
RICHFIELD
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
REFUSE CONTAINER MASTER PLAN
C-104


BENCHMARK
GENERAL NOTES
JACKSONS FOOD STORES INC PARCEL
27:057:0043
RT DEVELOPMENT, LLC PARCEL
27:057:0044
DOLORES WAGGONER
PARCEL 27:056:0044
FUTURE COMMERCIAL DEVELOPMENT BY OTHERS
HIGHWAY 6
POWERHOUSE ROAD
FINGERNUT ROAD
RETENTION BASIN
HORIZONTAL GRAPHIC SCALE
ENSIGN
SANDY
LAYTON
TOOELE
CEDAR CITY
RICHFIELD
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
HIGH-T INTERSECTION
ENLARGED PLAN
C-105


BENCHMARK
GENERAL NOTES
SCOPE OF WORK:
HIGHWAY 6
(PUBLIC HIGHWAY)
GOMEZ ROAD (PRIVATE STREET)
TANGERINE ROAD
(PUBLIC STREET)
POWERHOUSE ROAD
(PUBLIC STREET)
EAST BENCH DRIVE
(PUBLIC STREET)
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
EXISTING WAREHOUSE
HORIZONTAL GRAPHIC SCALE
ENSIGN
SANDY
LAYTON
TOOELE
CEDAR CITY
RICHFIELD
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
OVERALL GRADING AND DRAINAGE PLAN
C-200


BENCHMARK
GENERAL NOTES
SEE SHEETS C-301 AND C-302 FOR SANITARY SEWER SIZES AND INVERTS
HIGHWAY 6
(PUBLIC HIGHWAY)
FINGERHUT ROAD
EAST BENCH CANAL
EXISTING WAREHOUSE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
RETENTION BASIN
HORIZONTAL GRAPHIC SCALE
ENSIGN
SANDY
LAYTON
TOOELE
CEDAR CITY
RICHFIELD
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
OVERALL UTILITY PLAN
C-300


BENCHMARK
SEE DRAWING C-302
SEE DRAWING C-302
HIGHWAY 6
(PUBLIC HIGHWAY)
FINGERRUT ROAD
RETENTION BASIN
EAST BENCH CANAL
EAST BENCH CANAL
POWERHOUSE ROAD
(PUBLIC ROAD)
LOT 204
LOT 203
LOT 202
LOT 201
LOT 107
LOT 106
LOT 105
LOT 104
LOT 103
LOT 102
LOT 101
HORIZONTAL GRAPHIC SCALE
ENSIGN
SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
LAYTON
Phone: 801.547.1100
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
WWW.ENSIGNENG.COM
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH
SEWER PLAN
C-301



ENSIGN

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

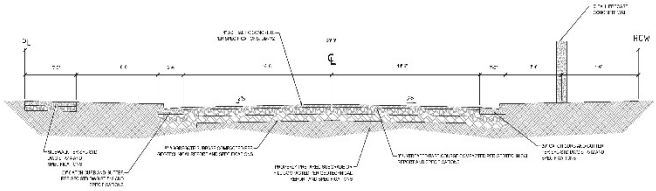
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

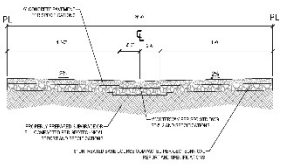
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH

SEWER PLAN

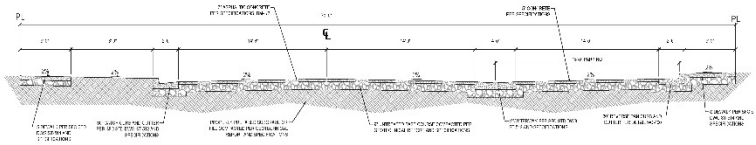
C-302



1 ROAD CROSS SECTION- 80' ROW W/ CONCRETE WALL



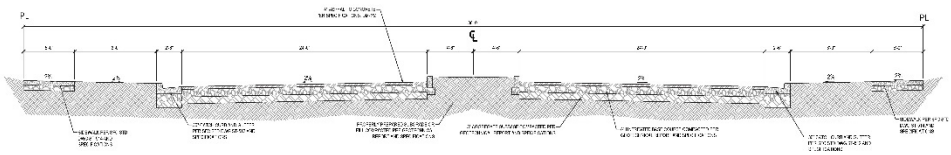
2 ROAD CROSS SECTION - 28' ALLEYWAY



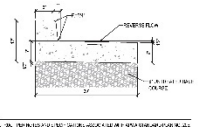
3 ROAD CROSS SECTION - 70' ROW W/ PARKING

ATTENTION CONTRACTORS

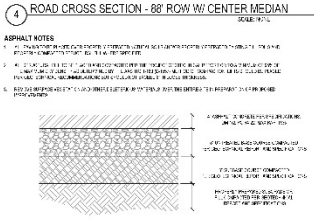
THE LATEST CITY STANDARD SPECIFICATIONS AND DETAILS REFERENCED IN THIS PLAN SET CAN BE DOWNLOADED ON THE CITY WEBSITE AT:
https://www.spanishfork.org/departments/public_works/engineering/construction_standards.php



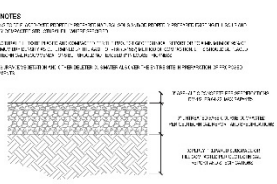
4 ROAD CROSS SECTION - 88' ROW W/ CENTER MEDIAN



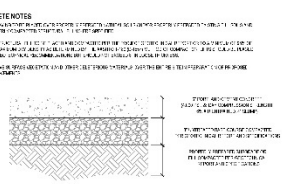
5 30" REVERSE PAN CURB AND GUTTER



6 HEAVY-DUTY ASPHALT SECTION



7 STANDARD ASPHALT SECTION



8 CONCRETE PAVEMENT SECTION

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ENGINEERING & LAND SURVEYING

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LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

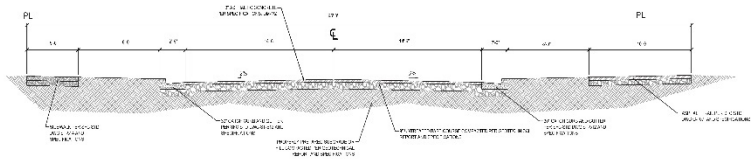
RICHFIELD
Phone: 435.555.2555

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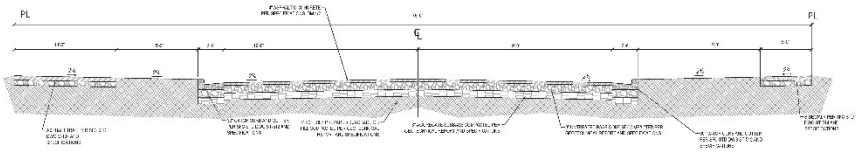
WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH

DETAILS

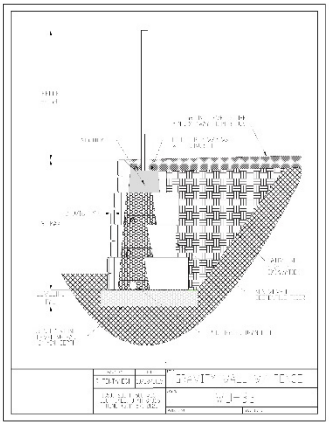
C-400

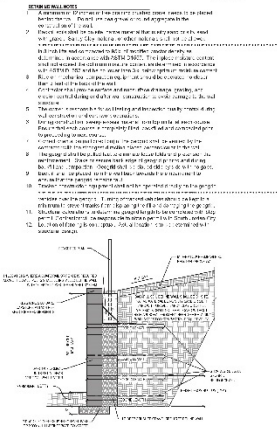


1 ROAD CROSS SECTION- 85' ROW W/ TRAIL

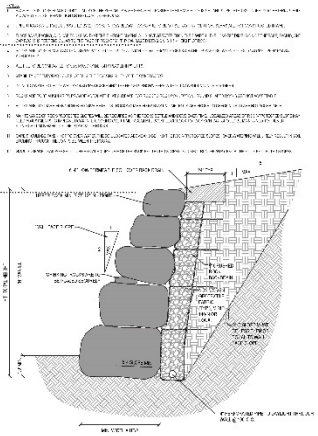


2 ROAD CROSS SECTION - 78' ROW W/ TRAIL

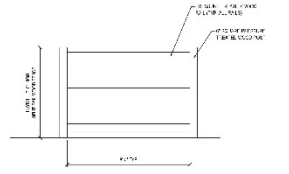




3 KEYSTONE RETAINING WALL SECTION



4 ROCK RETAINING WALL



5 PRESSURE TREATED WOOD SPLIT RAIL FENCE

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THE STANDARD IN ENGINEERING

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WHISPERING PINES AT SPANISH FORK CANYON
PRELIMINARY PLAT
39 EAST HIGHWAY 6
SPANISH FORK, UTAH

DETAILS

C-401

EXHIBIT 2




FINGERHUT ROAD:
CLADRASTIS KENTUKEA, AMERICAN YELLOWWOOD;
ULMUS X 'FRONTIER', FRONTIER ELM;
CELTIS OCCIDENTALIS, PRAIRIE SENTINEL HACKBERRY
SINGLE FAMILY PRIVATE DRIVE:
ACER BUERGERIANUM 'STREETWISE', STREETWISE TRIDENT MAPLE;
CRATAEGUS CRUS-GALLI INERMIS 'CRUZAM', CRUSADER COCKSPUR HAWTHORN
ROAD A:
ULMUS X 'FRONTIER', FRONTIER ELM;
SYRINGA RETICULATA 'IVORY SILK', IVORY SILK JAPANESE TREE LILAC
ROAD B:
SYRINGA RETICULATA 'IVORY SILK', IVORY SILK JAPANESE TREE LILAC;
CRATAEGUS CRUS-GALLI INERMIS 'CRUZAM', CRUSADER COCKSPUR HAWTHORN
SOUTH ROAD:
SYRINGA RETICULATA 'IVORY SILK', IVORY SILK JAPANESE TREE LILAC;
PYRUS CALLERYANA 'GLEN'S FORM', CHANTICLEER PEAR
PRIVATE LANE A:
ZELKOVA SERRATA, CITY SPRITE ZELKOVA;
ACER RUBRUM 'REDPOINTE', REDPOINTE MAPLE;
GYMNOCLADUS DIOICA 'ESPRESSO', KENTUCKY COFFEETREE
PRIVATE LANE B:
ZELKOVA SERRATA, CITY SPRITE ZELKOVA;
ACER RUBRUM 'REDPOINTE', REDPOINTE MAPLE;
PRIVATE LANE C:
ZELKOVA SERRATA, CITY SPRITE ZELKOVA;
ACER RUBRUM 'REDPOINTE', REDPOINTE MAPLE;
GYMNOCLADUS DIOICA 'ESPRESSO', KENTUCKY COFFEETREE
EAST ROAD:
ACER BUERGERIANUM 'STREETWISE', STREETWISE TRIDENT MAPLE;
CRATAEGUS CRUS-GALLI INERMIS 'CRUZAM', CRUSADER COCKSPUR HAWTHORN;
SYRINGA RETICULATA 'IVORY SILK', IVORY SILK JAPANESE TREE LILAC
EAST ROAD
ROAD B
ROAD A
PRIVATE DR. A
PRIVATE DR. B
PRIVATE DR. C
PRIVATE DR. D
SOUTH ROAD
FINGERHUT ROAD
ISSUE DATE
2/14/2025
PROJECT NUMBER
UT24016
NO. REVISION DATE
1 XXXX XX-XX-XX
2
3
4
5
6
7
PLAN INFORMATION
811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org
0' 60' 120' 240' 480'
GRAPHIC SCALE: 1" = 120'
PROJECT INFORMATION
WHISPERING PINES
4000 E. POWERHOUSE RD.
SPANISH FORK, UTAH
DEVELOPER / PROPERTY OWNER / CLIENT
EDGE HOMES
ATT: MIKE WINTERS
801-494-0150
MWINTERS@EDGEHOMES.COM
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CITY PERMIT SET
LP-100

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

1. This section includes landscape operations for the Project including all labor, materials, and equipment necessary, but not limited to, as follows:
   1. Site Conditions
   2. Clearance
   3. Maintenance
   4. Soil Amendments
   5. Fine Grading
   6. Landscape Edging
   7. Planting and Installing Trees
   8. Weed Barrier
   9. Wood mulch

1.2 SITE CONDITIONS

A. Plant Facilities: Before installing any Shrubs, Contractor shall examine the Contract Documents and visit the site to familiarize himself with the conditions that may affect the work. Contractor shall be responsible for any damage to existing facilities caused by his operations and shall repair any damaged facilities to their original condition, including but not limited to, utilities, buildings, curbs, walks, pavements, roads, drainage structures, and other landscaping. Any damage caused by planting operations shall be repaired at the Contractor's expense. Any changes shall be accomplished by Addendum.

B. Protection: Contractor is responsible for the protection of existing improvements (structures, utilities, etc.) and trees, shrubs, lawns, walks, pavements, roads, and other landscaping. Contractor shall repair or replace any damaged items to their original condition as accepted by the Owner.

C. Irrigation System: Do not begin shrub or sod / hydroseed installation until the irrigation system is completely installed, is tested, and is adequate and is completely operational.

1.3 PERMITS

A. Fine Dust: Dig, Line, Water, Mulch, & Staking: "Fine Dust" or "Dig Line" for trees, shrubs, and perennials. Dig the appropriate location of all trees and shrubs and outline in a manner.

1.4 PLANT MATERIAL QUALITY AND INSTALLATION

A. Unauthorized substitutions will not be accepted. It must be understood that specific plants or their sizes are unavailable, written notice before request will be considered for the same or equivalent plant material. All substitutions request must include written reasons why the specified items cannot be furnished.

1.5 FINAL INSPECTION

A. All plant material is to be inspected at the time of final inspection prior to assuming a landscape Substantial Completion by the maintenance warranty period. Any plant not alive, in poor health, or in poor condition at the end of the maintenance period will be replaced immediately. Any items will need to be replaced once during the maintenance period. Contractor to provide the consumable cleaning, where such plant is "showing signs" of disease. Any such the Owner's sole discretion to be part of the Contract, shall not be part of the guarantee.

1.6 LANDSCAPE MAINTENANCE & COMPLETION

A. A Successful Completion Certificate will only be issued by the Project Representative for Landscape and Irrigation" by the contractor. Successful Completion will not be proportional to the design value, owner's opinion.

1.7 MAINTENANCE

A. Plant Materials: The Contractor is responsible to maintain all lawns, shrubs in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion in which time the Contractor shall replace and restore any damaged, unsatisfactory or missing plants. This maintenance shall include mowing, weeding, cultivating, fertilizing, watering, and other operations necessary to keep the plants in a healthy growing condition. Replacement plants shall be furnished and installed by the Contractor at no additional cost to the Owner. Any such replacement shall be guaranteed for an additional 30 days. The Contractor shall not be responsible for the replacement of any plants damaged by vandalism, acts of God, or other occurrences beyond the control of the Contractor.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from date of substantial completion. The Contractor guarantees all trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period, and trees shall have attained a reasonable strength and size. Any plants that are dead, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any items will need to be replaced once during the guarantee period. Contractor to provide the consumable cleaning, where such plant is "showing signs" of disease. Any such the Owner's sole discretion to be part of the Contract, shall not be part of the guarantee.

PART 2 - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Sod: Drainage: All areas shall be sloped to drain away from buildings at a minimum slope of 1% (1 foot in 100 feet) unless otherwise shown on the plans. Where this is not possible, a concrete swale or area drain shall be provided.

B. Water Source: Water source will be provided by the Owner. Contractor shall be responsible for providing all hoses, sprinklers, and other equipment necessary for the proper watering of all plant material.

C. Mulch: Shredded Bark Mulch: All shrub beds to receive a minimum 3" layer (in areas, this is not practicable and 2" are acceptable).

D. Weed Barrier: DeWitt Sun-mat Landscape Fabric. Manufactured by DeWitt Company, their equivalent or approved equal.

E. Sod: Shall be a Grass Seed Mixture Rated 80 minimum for 75% or better, and 95% minimum, thoroughly mixed, variety not specified, proportions not specified.

F. Topsoil: Topsoil shall be of uniform, planter beds and Yard Of Mixture. Acceptable topsoil shall meet the following standards:
   a. PH: 6.5-7.5
   b. EC (electrical conductivity): < 2 decimals per centimeter
   c. SAR (sodium absorption ratio): < 3.0
   d. % OM (percent organic matter): > 1%
   e. Texture (particle size per USDA soil classification): Sand <55%, Clay < 30%, Silt < 70%, these fragments (gravel or stone) and particle greater than one (1) inch in size < 5% by volume.

G. Top Soil: All soil shall be 98 percent soil or greater (no gravel or sand), shall be free of "soft like matter" by hand rubbing of hand soil on, 0.5, and be free from gravel or a screened soil free of all (no), (No) or soil. Not to exceed 5 percent.

H. Landscape Curb Edging: All 20 inches by 6 inches (6") inches concrete concrete curb shall be set at the following materials:
   a. Washed course sand (free of organic material).
   b. Washed Gravel (pea gravel mix type, 3/4" to 1" type).
   c. Reinforced steel - for vehicle protection compatibility with aggressive vehicular curb areas or Packard cement board construction.
   d. Only, available water for vehicles.

I. Landscape Edging: Edging 5" wood edging with 18" stakes, min. for ground for soil thickness.

PART 3 - EXECUTION

3.1 GRADING

A. Inspect Preparation: Grade plan grading areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil: Maintain Topsoil surface areas free building areas all areas to slope with no pockets of standing water. Smooth finish grades all areas (1") for the finished surface, unless otherwise noted. Remove roots, rocks, and all other debris over 1 inch. Remove excess soil and soil that is unsuitable.

C. Construction compaction: under sod and other areas (unless specified and contract material) shall be raised to the 75% maximum. Construction water shall be done such that it increases, depression, etc. and about 10% percent.

3.2 SITE GRADING

A. Fine surface to establish and to be held shall be free and free from footprints, depressions, or undisturbed any kind. The surface shall be free of all materials larger than 1.5" in diameter.

B. Fine finish grades of the planting areas shall conform to the finish grades indicated on the plans. Allow for the thickness of the grass shall be at the same level as the adjacent concrete or finished surface. See exceptions.

3.3 PLANTING OPERATIONS

A. Prior to the start / location of all trees and Shrubs with the Project Representative for approval prior to the digging of any holes. Proposed locations or adjustments to be made on the Drawings.

B. Water plants immediately upon arrival to the site. Maintain in moist condition until planted.

C. Dish, edge dig, form and backfill and all other pits as digging. Do not plant in frozen or muddy soil.

D. Do not plant bedding shrubs until finish grades have been verified, and specified in the elements of removal list.

E. Trees must be planted on undisturbed soil or on bottom of the planting hole.

F. Do not "Ride Inside" the "undisturbed so that the trees may loose slightly light of finish grade, 1" to 2" above the base of the earth line, using the top soil for a mulch or guide.

G. Plant immediately after removal of container for container plants.

H. Set trees on related stream of flare, when balled, straw, wrapping, etc. before backing and backfilling operations. Do not wrap plant trees. If "Ball & Burlap" is used, remove burlap and wire basket from top 1/3 of ball or burlap. Remove all burlap from sides of ball.

I. Apply manure & Loose amendments to areas of site to loosen per plans.

J. Shrub compaction, soil backfilling, amendments: Soil supply trees are a completely mixed the site, and fill any voids that may have occurred. Use existing soil for backfill, unless otherwise noted. Contractor prepared supplemental amendments made to local soil shall be a mixture consisting of 1 part soil, and 1 part fill, gravel, or fill dirt as per.

K. Set trees at proper planting depths. Set trees in an excessive manner to remove clods, air around roots and branches. Remove, trees, and branches shall be pruned as needed according to the direction of the Project Representative. Prune planting soil mixture shall be used. Do not leave holes and do not backfill under leaves. Remove excess soil that shall be done for notice of finished material.

L. Prepare existing grades of all lawn areas shown on all. Remove lawn, weeds, debris, and soil grade. Do not damage. Remove all material from all lawn.

4. TREE - STAKING

A. Tree Staking Requirements: Prior to staking, and use metal fence shall be applied for 1 year of time. Use tape. For (1) for back of the tree(s) at a rate of 1 tree per 10 of diameter per, or other unit (1") square feet. All of the fence shall be removed when staking is no longer required. Use of diagonal guy wires shall not be allowed. Include other non-reference required.

B. Fertilization: Place trees after soil has become finished the soil at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer with a slow release nitrogen source. Apply fertilizer at times as and as per manufacturer's recommendations. Include other non-reference required.

C. Fertilization: Place trees after soil has become finished the soil at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer with a slow release nitrogen source. Apply fertilizer at times as and as per manufacturer's recommendations. Include other non-reference required.

D. Post-planting of coniferous shall be watered by hand or by grate conditions. Use water for proper operation and to ensure all trees are watered. Water by hand, hose, sprinkler, or other means as necessary to keep trees and shrubs in a healthy growing condition. The Contractor shall supply materials as the water source is not available to the system. It is the responsibility of the Contractor to operate the sod by adequate means, and the sod is to be maintained by the Contractor.

E. Grass Laying: The sod shall not be laid if or when the ground is frozen or excessively wet or in a condition detrimental to the proper grading or sodding. Sod shall not be placed during windy weather. Sod shall be cut to conform to the shape of areas to be sodded. Sod shall be placed in such a manner that all edges are butted tightly. Sod shall be laid with the long edges perpendicular to the slope. Sod shall be laid with even, parallel lines with staggered joints. Sod shall be rolled or tamped as required to provide a smooth surface free of irregularities. Sod shall be watered sufficiently to thoroughly moisten the soil to a depth of not less than 4 inches. Sod shall be kept moist during the period of establishment.

F. Sod shall be sown on fertile or soil prepare not to contain fine gravel, contain noxious growths such as sod, or any grass. Areas to be fertilized and sown by hand shall be prepared to the sod as fit. Fertilize and sow with seed. Sod shall be evenly placed and shall be watered with a fine spray immediately after planting. Sod shall be kept moist until established. Sod shall be mowed when it reaches a height of 3 inches and shall be cut to a height of 2 inches.

G. Seeding: Seed shall be sown on the prepared soil by means that will ensure a uniform stand of grass. Seed shall be sown at a rate of not less than 4 pounds per 1000 square feet. Seed shall be raked lightly into the soil and rolled with a roller weighing not more than 100 pounds per foot of width of roller. Seeding shall not be done during windy weather or when the ground is frozen or excessively wet. Seeded areas shall be kept moist until germination has occurred. Seeded areas shall be mowed when they reach a height of 3 inches. Mowing shall not reduce the height of the grass below 2 inches.

H. Protection: Protect all finished grades and landscaping from damage during construction operations and maintain such protection during the guarantee period. Protect all finished grades and landscaping from damage during construction operations and maintain such protection during the guarantee period. Any damaged landscaping shall be replaced and finished grades restored at the Contractor's expense.

I. Clean Up: During the progress of the work, remove from the premises all surplus materials, trash, and debris. Clean paved areas as work progresses. Leave the premises in a neat and orderly condition at the end of each working day.

J. Inspection: Upon completion of the work, the Contractor shall request an inspection by the Owner. The Contractor shall not be relieved of responsibility for the work until the Owner has accepted it in writing.

LANDSCAPE NOTES

INSTALLATION

1. LANDSCAPE CONTRACTOR SHALL STAKE ALL UTILITIES WITH STAKES PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE CHARGED AS UNDERGROUND LOCATING WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE SEEDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLANS SHALL GOVERN.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS AT TIME OF PLANTING TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND AS DIRECTED BY THE OWNER. PLANTING RECOMMENDATIONS.
4. MARKED TREE PITS WILL BE ADJUSTED ON THE FLAT LAND AT LEAST 10' AWAY FROM TREES AND SHRUBS. ADJUSTMENTS TO THE LOCATIONS MUST BE PERMITTED BY THE CONTRACTOR, ARCHITECT, ENGINEER, OR OTHER DESIGNATED AGENTS.
5. MATERIALS THAT WITH ANGLARE ADDITION OF TOPSOIL, NEEDS TO FOR THAT WORK: HARVESTING EXISTING SOIL TO A MAXIMUM DEPTH OF SIXTY (60) CENTIMETERS (24 INCHES) OF SANDY LOAM TOPSOIL, SIFTED PRIOR TO SPREADING, WITH 5% ORGANIC MATTER, CAN BE MANUFACTURED INTO TWO (2) CUTTINGS AND REMOVING ROCK, CONCRETE, DEBRIS OR OTHER MATERIAL OVER 50 MM (2") DIAMETER. SCRUB, AND INCORPORATE 4" OF SHEEP MANURE, COMPOST, SPREAD EVENLY, ROTOTILL TO MEDIUM POWDERED TEXTURE.
6. NOTE THE MOST LARGE AREAS SHALL BE A UNIFORMITY SUBGRADE VARIETY OF TOPSOIL LAYER. ALL AREAS PRIOR TO SAY 250 AVOA.
7. GRADING: BE INCLUDED ON PLAN. IS TO BE INSTALLED IN TYPICAL ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LANDSCAPE EDGE 4—6' FREE ENDING OF THE LOAT ENDING.
8. IF REQUIRED BY CITY OR OTHER GOVERNING BODY, DEBRIS OR WOOD SHALL BE PERMITTED TO BE BURIED ON ALL PLANTING AREAS BEFORE TOPSOIL IS PLACED. TOPSOIL SHALL BE FREE OF ROCKS, CLODS, PLANTS OR PLANT PARTS, WEEDS, BRUSH, OR OTHER UNDESIRABLE MATERIALS. TOPSOIL SHALL BE FREE OF ROCKS LARGER THAN 1" IN DIAMETER, AND INCORPORATED TO A DEPTH OF NOT LESS THAN 6" BELOW FINISH GRADE.
9. TOPSOIL SHALL BE FREE OF ROCKS LARGER THAN 1" IN DIAMETER, AND INCORPORATED TO A DEPTH OF NOT LESS THAN 6" BELOW FINISH GRADE.
10. ALL PLANTING AREAS SHALL BE FINE GRADED AND ALL ROCKS, DEBRIS, AND OTHER UNDESIRABLE MATERIALS REMOVED. ALL PLANTING AREAS SHALL BE FINE GRADED AND ALL ROCKS, DEBRIS, AND OTHER UNDESIRABLE MATERIALS REMOVED. ALL PLANTING AREAS SHALL BE FINE GRADED AND ALL ROCKS, DEBRIS, AND OTHER UNDESIRABLE MATERIALS REMOVED.
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PARTIAL IRRIGATION TEST AND MAINTENANCE

1. "TURF PLANTS, FILTER DESIGN LAYOUT AND INSTRUCTION: ... LANDSCAPE CONTRACTOR IS REQUIRED TO USE THESE NOTES SPECIFIC TO MAINTENANCE, TO PLANT ESTABLISHMENT, TO PLANT PROTECTION INSPECTIONS, GROUNDING CALCULATIONS, MANUFACTURER PRODUCT DATA SHEETS, INSTALLATION OF ALL LANDSCAPING AND IRRIGATION COMPONENTS, OR LESS EXCLUSIONS.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL TESTING OF INSTALLATION OF ALL LANDSCAPING AND IRRIGATION. THE OWNER MAY REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE IF THE INITIAL TESTING DOES NOT MEET THE REQUIREMENTS AS SPECIFIED IN THE PLANS AND SPECIFICATIONS.

GRADING AND DRAINAGE REQUIREMENTS

1. ALL NEW GRADING, NEW DRAINAGE SYSTEMS, AND NEW PAVING AND STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES. ALL GRADING SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL GRADING AND DRAINAGE WORK IS PERFORMED IN A MANNER THAT PREVENTS EROSION AND SEDIMENTATION OF ADJACENT PROPERTIES, STREETS, AND STORM DRAINAGE SYSTEMS.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO IMPROVEMENTS RESULTING FROM GRADING OPERATIONS.
5. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.
6. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.
7. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.
8. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.
9. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.
10. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT PREPARED FOR THIS PROJECT.

SITE REQUIREMENT CALCULATIONS

	REQUIRED:	PROVIDED:
STREET FRONTAGE:		
TENNESSEE ROAD		
BASE 1 TREE / 30FT (LOT LI 1FT)	56	56
WIDTH 1 TREE / 30 FT (LESS LOT FT)	70	70
SOUTH ROAD	REQUIRED:	PROVIDED:
1 TREE / 30 FT (LESS LOT FT)	46	46
PARK ROAD	REQUIRED:	PROVIDED:
BASE 1 TREE / 30FT (1,665.51 FT)	55	55
WIDTH 1 TREE / 30 FT (855.52 FT)	27	27
ROAD A	REQUIRED:	PROVIDED:
MODEL 1 TREE / 30 FT (366.16 FT)	12	12
SOUTH 1 TREE / 30 FT (201.00 FT)	7	7
ROAD B	REQUIRED:	PROVIDED:
NONE - 1 TREE / 30 FT (989.50 FT)	0	0
SOUTH 1 TREE / 30 FT (165.00 FT)	5	5
SINGLE FAMILY DETACHED: ROAD PLACEMENT BASED ON 1000'S AVE	REQUIRED:	PROVIDED:
PARK ROAD (E)	REQUIRED:	PROVIDED:
1 TREE / 30FT (721.00 FT)	24	24
THIRD CURRENT:	REQUIRED:	PROVIDED:
1 TREE / 1000 SQ FT - INTERIOR LANDSCAPING	533	600
TOTAL TREES	511	600

REQUIRED GROUNDCOVER LANDSCAPE PLANTINGS IN PARK STRIP: 65 PER STRIP, OR GREATER SHALL COVER AT LEAST 80% PERSON'S OPEN BY THE PARK STRIP AREA WITHIN THREE (3) YEARS OF PLANTING.

SITE MATERIALS LEGEND

SEE SITE MATERIALS LEGEND FOR ADDITIONAL INFORMATION

SYMBOL	CODE	DESCRIPTION	QTY
1 LANDSCAPE			
	LSS	SCODED LAWN AREA LAWN AREAS SHALL BE SOD, NTF TURF AREAS TO BE SODDED WITH DROUGHT TOLERANT CERTIFIED BLUE GRASS OR APPROVED EQUAL. SEE SOD LANDSCAPING NOTES FOR FURTHER INFORMATION. SHEET LP-101.	333,599 sf
	LSH	HYDRA "TO ESTEGTOVATION SEED MIX HYDROSEED WITH PLS CURE LIFE SEED AT SEEDS/ACRE 3.5# LBS SEEDED PERCENT 10% 3.5# LBS SLENDER WHEATGRASS 15% 3.5# LBS BLUEBUNCH WHEATGRASS 10% 3.5# LBS WESTERN WHEATGRASS 10% 3.5# LBS HARD FESCUE 10% 3.5# LBS MOUNTAIN BROMEGRASS 10% 3.5# LBS CRESTED WHEATGRASS 10% 3.5# LBS INTERMEDIATE WHEATGRASS 10% 1.75 LBS BL. BLUEGRASS 5% 1.75 LBS ANNUAL RYEGRASS 5% 1.75 LBS PERENNIAL RYEGRASS 5% SEE SUBMITTED SEED. DARRELL@SODCTRUCKING.COM OR 709 8501. REFER TO SEED LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	20,000 sf
	LSM	KOV-TERRGA TED ESTEGTOVATION SEED MIX HYDROSEED WITH PLS CURE LIFE SEED AT SEEDS/ACRE 1.75 LBS SLENDER WHEATGRASS 15% 1.75 LBS SANDBERG BLUEGRASS 5% 1.75 LBS ANNUAL RYEGRASS 10% 1.75 LBS SEEDED PERCENT 10% 1.75 LBS STANDARD CRESTED WHEATGRASS 10% 1.75 LBS SLENDER WHEATGRASS 15% 1.75 LBS PERENNIAL RYEGRASS 10% 1.75 LBS BLUEBUNCH WHEATGRASS 15% 1.75 LBS SMOOTH BROME 15% 1.75 LBS INTERMEDIATE WHEATGRASS 15% SEE SUBMITTED SEED. DARRELL@SODCTRUCKING.COM 435-890-0305. REFER TO SEED LANDSCAPE NOTES FOR FURTHER INFORMATION. SHEET LP-101.	88,566 sf
	LSD	PIN-WOOD MULCH SEE DROUGHT MULCH LANDSCAPING NOTES FOR MORE INFORMATION. SHEET LP-101.	58,344 sf
	LSR	1" MIXED GREY CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE DROUGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	203,648 sf
	LSR	4-6" BROWN CRUSHED ROCK SUBMIT SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. SEE DROUGANIC MULCH LANDSCAPE NOTES FOR ADDITIONAL INFORMATION. SHEET LP-101.	55,350 sf
2 HARDSCAPE			
	CNC	6" CONCRETE - ROW LC.H. SEE DETAILS SHEET FOR ADDITIONAL INFORMATION. SHEET LP 501.	6,345 ft
	CUT	CUT EDGE	2,560 ft
	NAA	NATURAL AREA TO REMAIN UNDISTURBED	206,877 sf

PLANT LEGEND

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CONIFERS						
	JvS	45	Juniperus Scopulorum 'Blue Arrow' Blue Arrow Juniper Tol2; 15x3; sun; s4; Unit. Lake water tolerant	B & B		6'
	JSM	115	Juniperus sabina tamariscifolia 'Moonglow' Moonglow Juniper 20' H x 8' W; 2-3; sun; low water; Utah Lake to water	B & B		6'
DECIDUOUS TREES						
	ABT	96	Acer buergerianum 'Streetwise' Streetwise® Trident Maple	B & B	2"Cal	
	ARR	33	Acer rubrum 'Redpointe' Redpointe Maple	B & B	2"Cal	
	CVo	93	Celtis occidentalis 'JFS-CELT' Prairie Sentinel® Hackberry Low water; 45' x 12'; sun to part shade; 5A; Unit. Lake water tolerant	B & B	2"Cal	
	CCo	27	Cercis canadensis 'Covey' Common redbud Tol2; 15x15; AV 35'; full to part sun; s3; Unit. Lake water tolerant	B & B	2"Cal	
	CHy	27	Chionanthus virginicus 'Spring Fleecy' Spring Fleecy® Fringe Tree multistem; 4-5 x 4-5; sun; s2; Unit. Lake water to tract	B & B	2"Cal	
	Fxa	16	Fagus sylvatica 'Red Obelisk' Red Obelisk European Beech moderate; 15x10; full to part sun; s3	B & B	2"Cal	
	GtSc	36	Gymnocladus dioica 'Stately Manor' Kentucky Coffeetree 7x12; 75x50; AV 100; Low; s3; Unit. Lake water tolerant	B & B	2"Cal	
	GTC	27	Gleditsia triacanthos inermis 'Thornless Common' Honeylocust	B & B	2"Cal	
	PCo	134	Pyrus calleryana 'Glen's Form' TM Cleanshade Pear modern; 6; 15x10; sun; s3; Utah Lake water tolerant	B & B	2"Cal	
	QAc	30	Quercus robur x alba 'JFS-KW5QX' TM Ivory Silver Oak 7x25; 45x15; AV 170; sun; s4	B & B	2"Cal	
	SSi	142	Syringa reticulata 'Ivory Silk' Ivory Silk Japanese Tree Lilac Moderate; 30; 15x15; s3; sun; s4; Unit. Lake water tolerant	B & B	2"Cal	
	Tcc	32	Tilia cordata 'Greenspire' Greenspire® Littleleaf Linden Moderate; 60x30; sun; s3; Unit. Lake water tolerant	25 gal.	2"Cal	
	Tcg	37	Tilia cordata 'Chancellor' Chancellor Littleleaf Linden 7x3; 45x35; AV 50; sun; s3; Unit. Lake water tolerant	B & B	2"Cal	
	Uad	64	Ulmus x 'Morton' Accolade Elm 7x35; 35x35; AV 400; sun; s3; Unit. Lake water tolerant	B & B	2"Cal	
	Zsi	11	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova 7x5; 35x18; AV 400; sun; s5; Unit. Lake water tolerant	B & B	2"Cal	
	ZSM	66	Zelkova serrata 'Musashino' Musashino Zelkova 45' H x 15' W; 5-6; sun; low to moderate water; Unit. Lake tolerant	B & B	2"Cal	
DECIDUOUS SHRUBS						
	Aaj	4	Amelanchier alnifolia 'Obelisk' TM Standing Ovation Serviceberry full; 8x6; AV 20; sun; to part shade; s2; Unit. Lake water tolerant	5 gal		
	BTC	709	Berberis thunbergii 'Concorde' Concorde Japanese Barberry 18-24" Ht. 18-24" W; 2/0; sun to part sun; moisture water; Unit. Lake water tolerant Construction optimistic	5 gal		
	CAc	91	Caryopteris x clandonensis 'Dark Knight' Continuity Caryopteris Ov5; 3x3; AV 15; full; to part sun; s5; Unit. Lake water tolerant	5 gal		
	EAC	38	Euonymus alatus 'Compactus' Compact Burning Bush moderate to tight; 6x6; sun to part sun; s4 Rhus aromatica	5 gal		
	HyG	278	Hydrangea paniculata 'Limelight' Limelight Panicle Hydrangea Golden Current full; 4x6; AV 12; sun to part shade; s3; Unit. Lake water tolerant	5 gal		
	JHC	84	Juniperus horizontalis 'Hetz Wichita Blue' Wichita Blue Juniper Tol Hedge Shade: sun moderate; 10x5; sun; s5; Unit. Lake water tolerant	5 gal		
	JSC	87	Juniperus sabina 'Calgary Carpet' Calgary Carpet Juniper Grow Low Sumac GV1; 2 ft; AV 20; full to part sun; s5; Unit. Lake water tolerant	5 gal		
	SNP	446	Spiraea x bumalda 'Anthony Waterer' Spirea x SMB 'JFPC' TM Shortcutting Dwarf Purple Lilac multistem; 4-5 x 4-5; sun; s2; Unit. Lake water to tract	5 gal		
	SJL	127	Spiraea japonica 'Little Princess' Little Princess Japanese Spirea	5 gal		
	SBV	506	Spiraea japonica 'Walbumi' Magic Carpet Spirea	5 gal		
	VDW	506	Viburnum opulus 'Notcutt' Dwarf European Cranberrybush moderate; 8x8; sun to part shade; s3; Unit. Lake water tolerant	5 gal		
	VTa	54	Viburnum tinkhamii 'Alleritz' Alleritz Cranberrybush Viburnum low; 5x6; sun to part sun; s3;	5 gal		
EVERGREEN SHRUBS						
	Hyn	444	Hesperaloe nanifloa 'So tight Up Ita.' Straight Up Red Yucca Fl; 3-4 x 3-4; AV 3; sun; s5; Unit. Lake water tolerant	5 gal		
	JSD	256	Juniperus sabina 'Monna' TM Moonglow Juniper low; 5x6; sun; s5; Unit. Lake water tolerant	5 gal		
GRASSES						
	CMO	963	Calamagrostis x acutiflora 'El Dorado' El Dorado Feather Reed Grass	5 gal		
	CAX	352	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass Ov2; 4x3; AV 5; sun; s4; Utah Lake water tolerant	1 gal		
	HSD	317	Helictotrichon sempervirens Blue Oat Grass	5 gal		
	MSG	50	Miscanthus sinensis 'Gracillimus' Maiden Grass Ov3; 6x3; AV 50; sun; s5; Utah Lake water tolerant	2 gal		
	MSM	143	Miscanthus sinensis 'Morning Light' Zebra Grass	2 gal		
	PVS	352	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass 4'1 x 3'W; 7/4; sun; low water; Utah Lake water tolerant	1 gal		
ROSES						
	RKG	382	Rosa x 'Radsum' TM Knock Out Sunn Rose 4'1 x 3'+W; 2/1; sun; moderate water; Utah Lake water tolerant	5 gal		
	RKC	228	Rosa x 'Noaw' TM Flower Carpet Red Groundcover Rose medium; 3.0 x 2-3; sun; s5; Utah Lake water tolerant	5 gal		

REVISION TABLE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION
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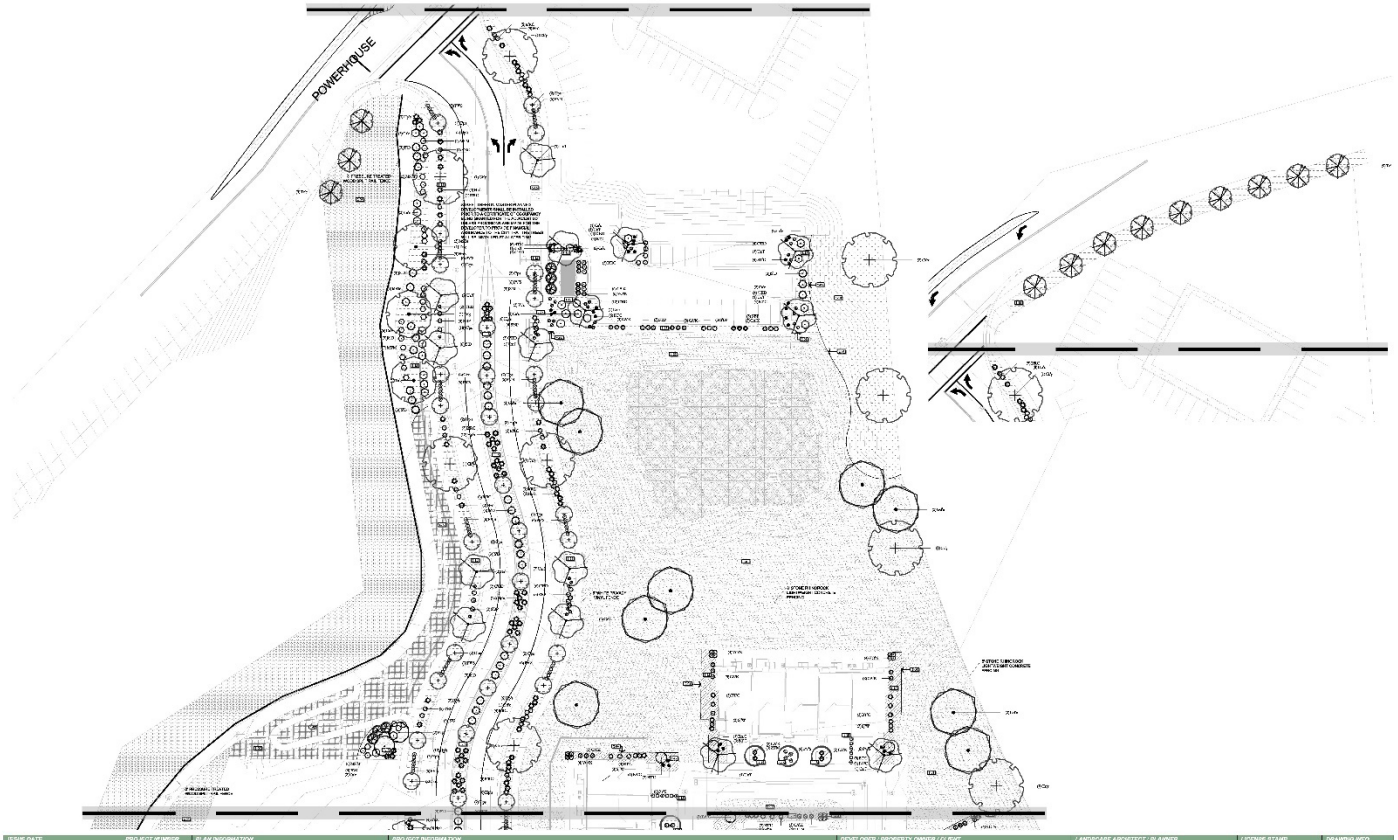
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www.bl-stakes.org

WHISPERING PINES
4000 E. POWERHOUSE RD.
SPANISH FORK, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
EDGE HOMES ATTY. MIKE WINTERS 801-494-0150 MWINTERS@EDGEHOMES.COM	PKJ DESIGN GROUP Landscape Architecture & Planning & Visualization 3450 N. TRIUMPH BLVD. SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		DRAWN: JTA CHECKED: ACP APPROVED: JMA PLOT DATE: 2/14/2025

LANDSCAPE COVER
CITY PERMIT SET

LP-101



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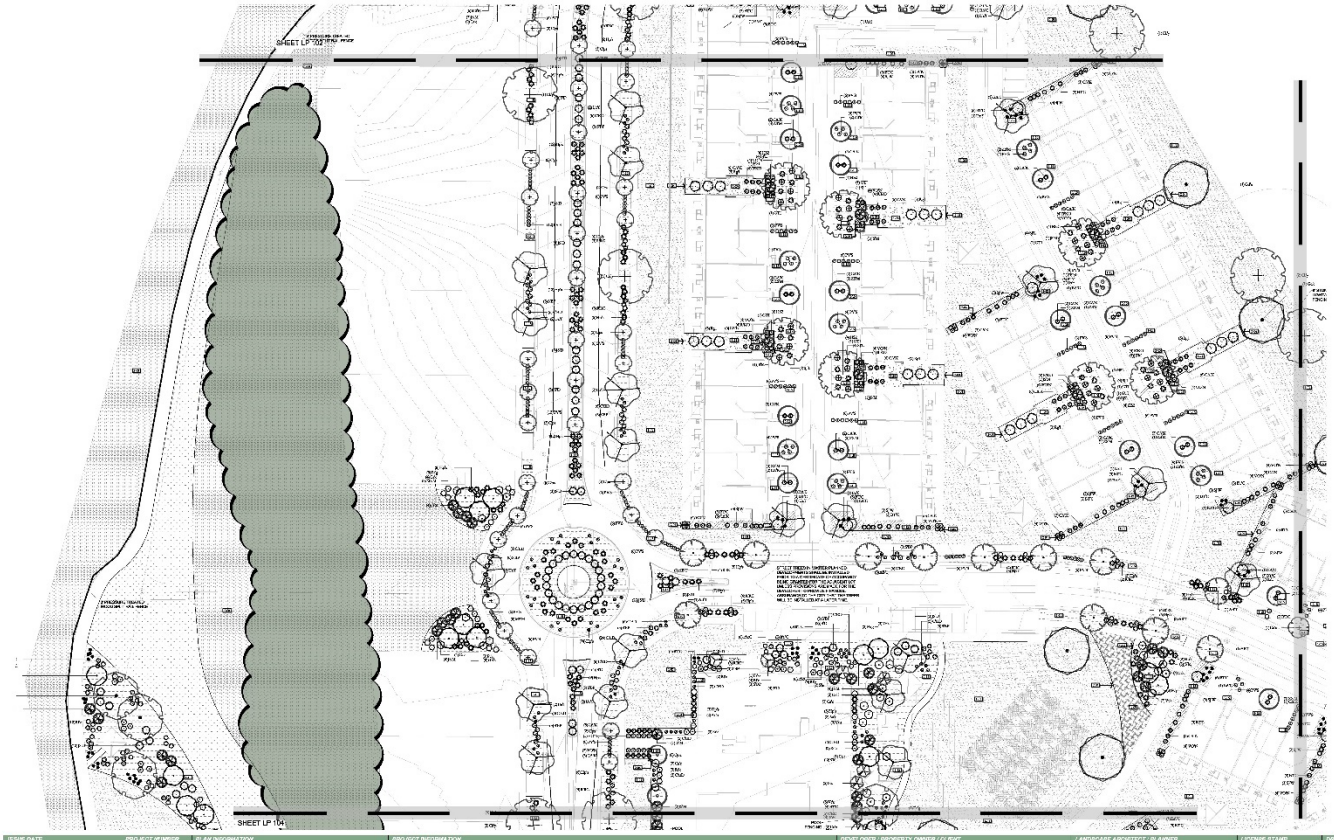
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LP-102



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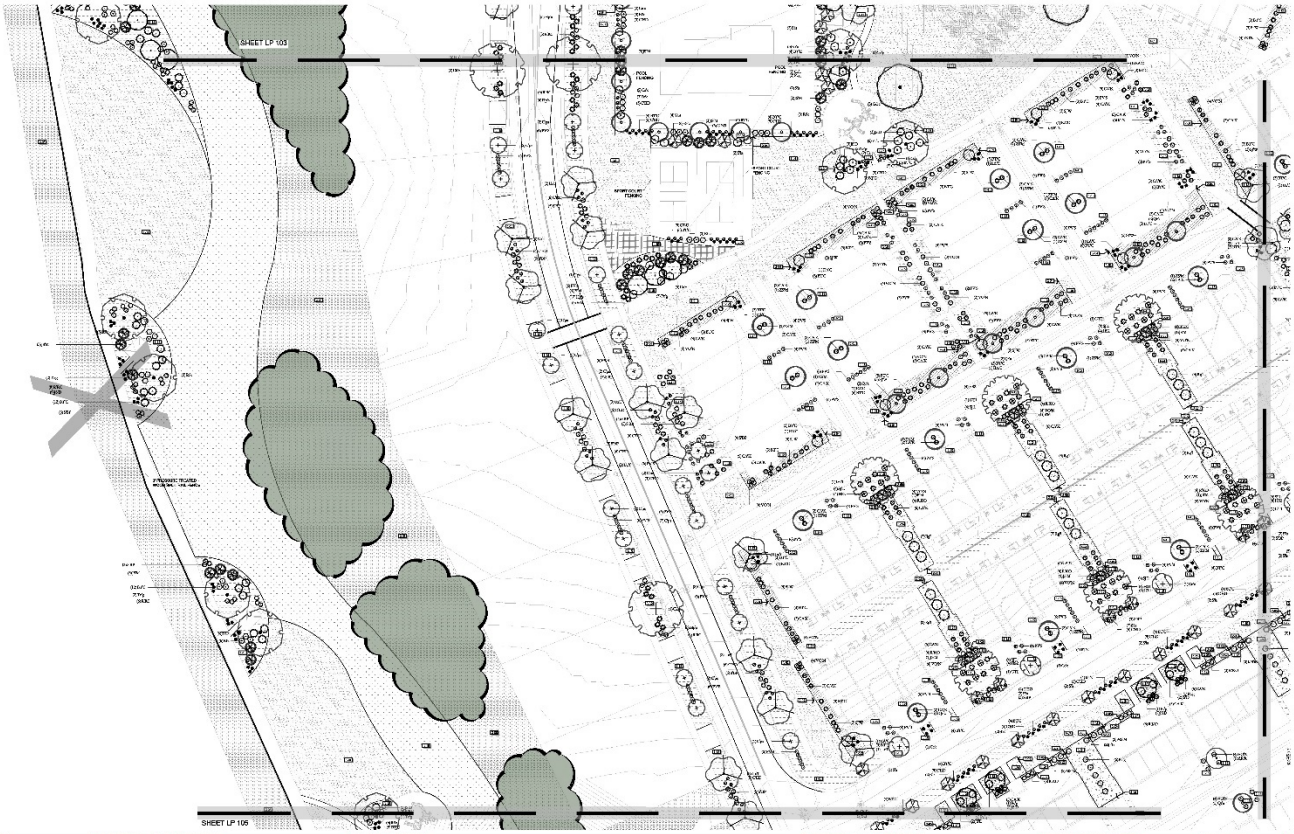
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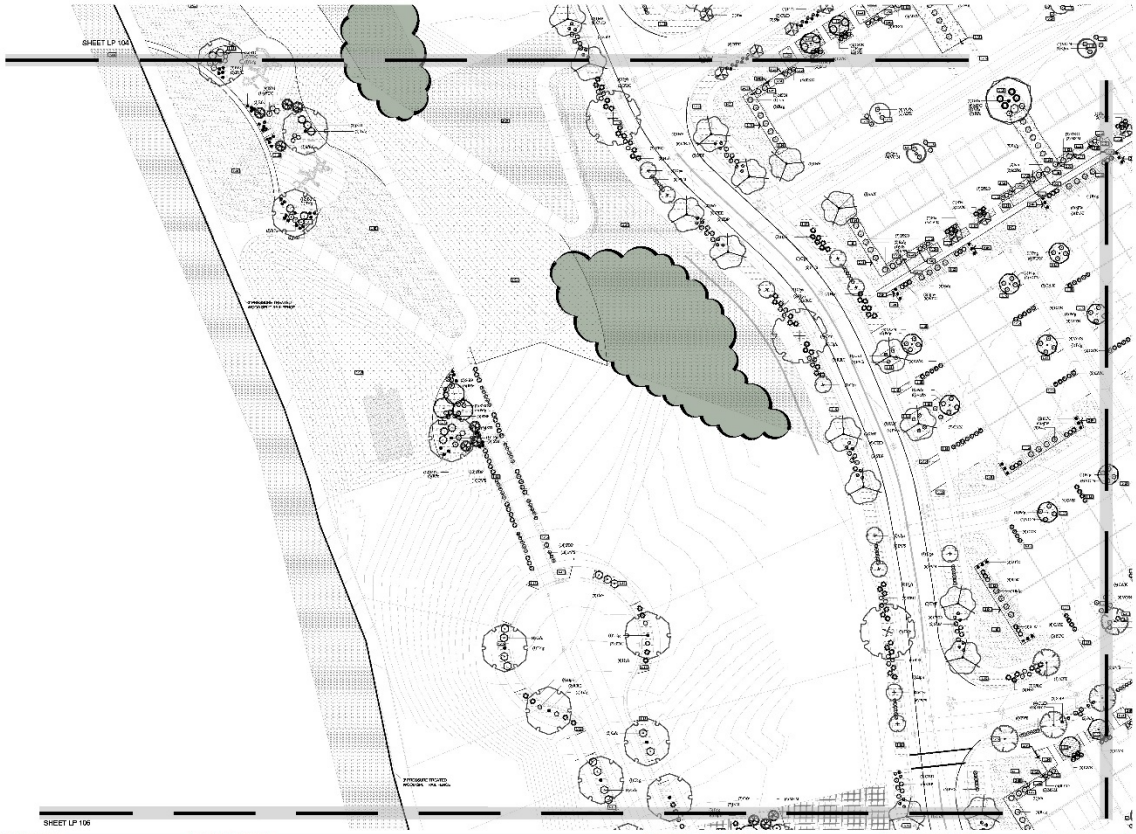
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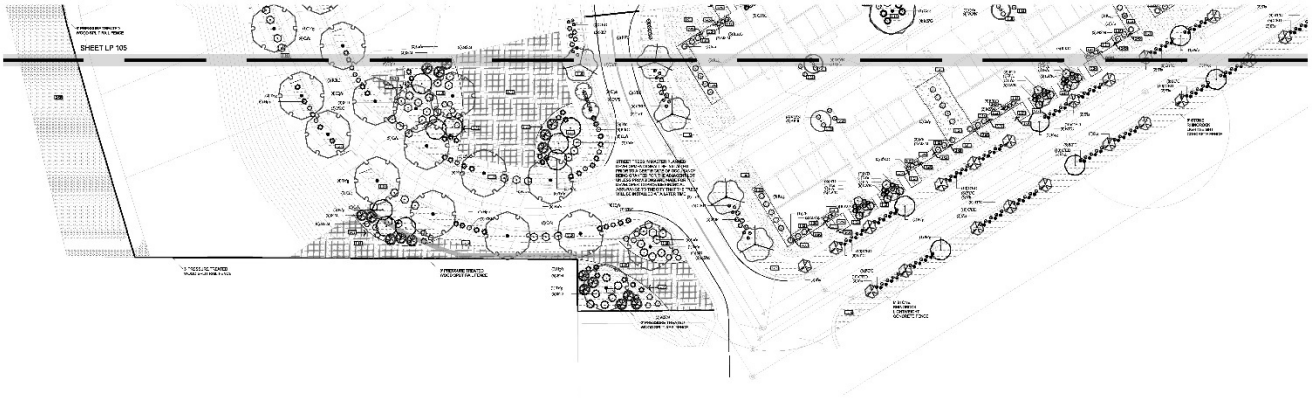
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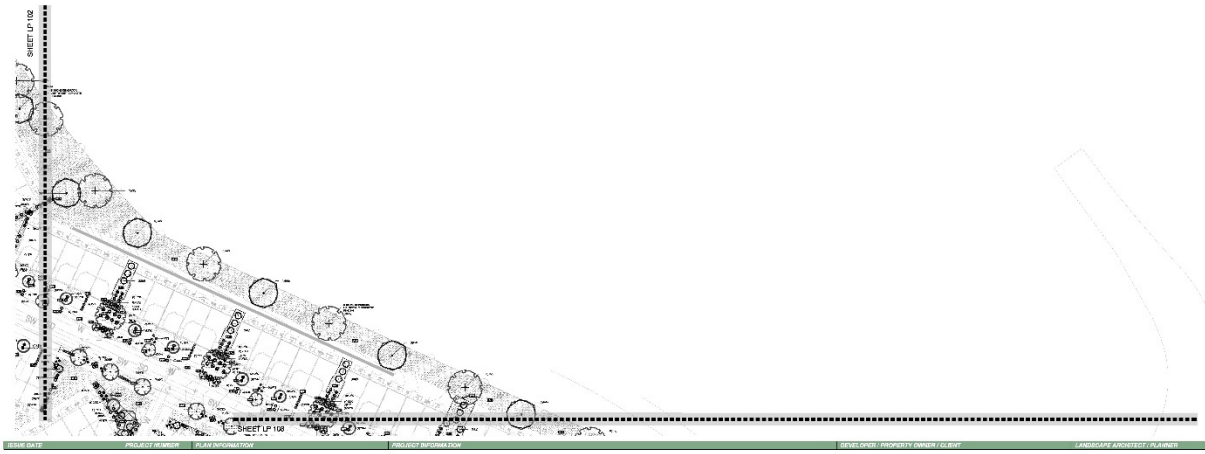
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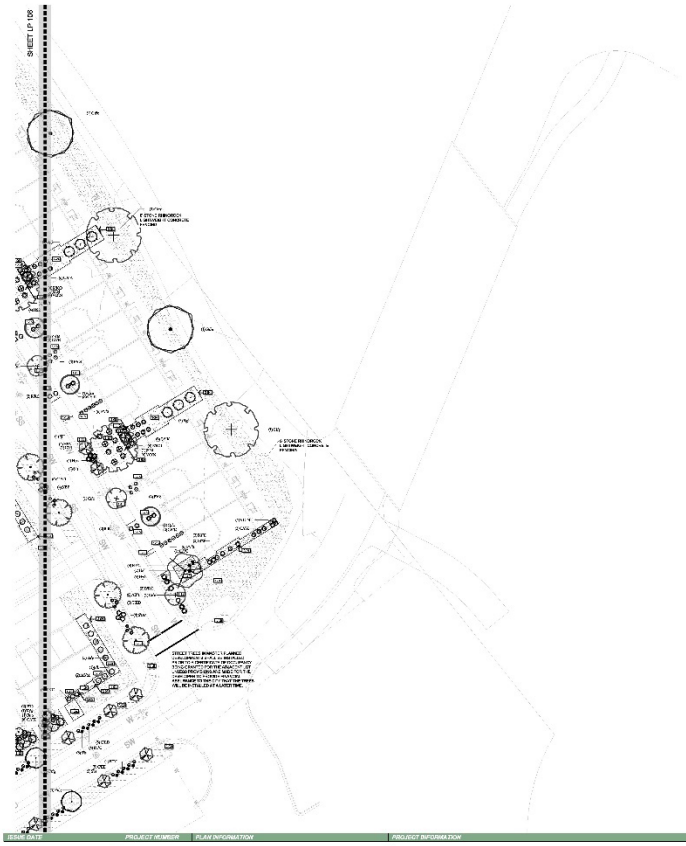
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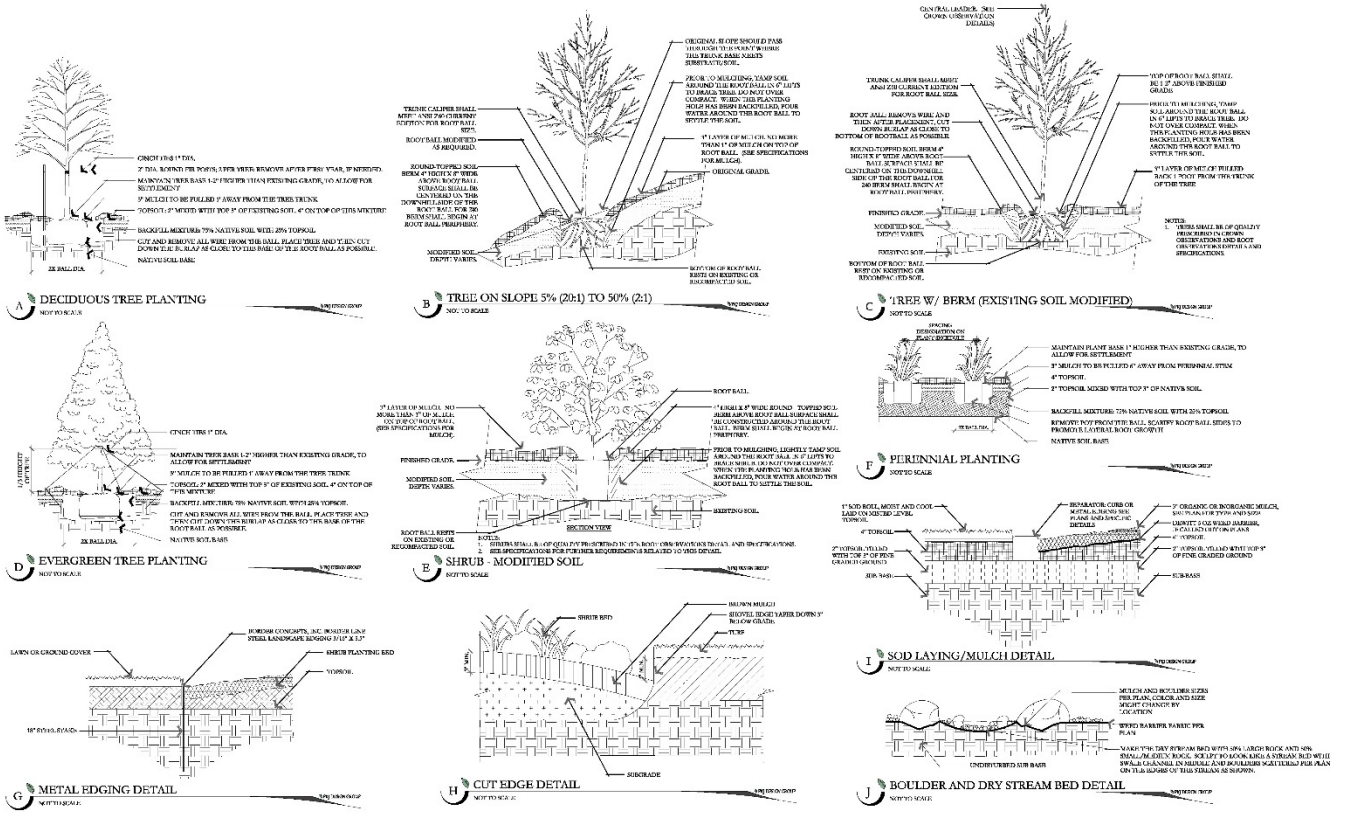
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LP-110



ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION | DEVELOPER / PROPERTY OWNER / CLIENT | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO

2/14/2025 UT24016

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
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6		
7		

811 BLUE STAKES OF UTAH
UTAH NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

WHISPERING PINES
4000 E. POWERHOUSE RD.
SPANISH FORK, UTAH

EDGE HOMES
ATT: MIKE WINTERS
801-494-0150
MWINTERS@EDGEHOMES.COM

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LEHI, UTAH 84043 (801) 753-5644
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JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 2/14/2025

LANDSCAPE DETAILS
CITY PERMIT SET

LP-501

EXHIBIT 3

WHISPERING

PINES

MASTER PLANNED DEVELOPMENT



EDGEhomes

135 ACRE MIXED-USE DEVELOPMENT

3650 E POWERHOUSE RD | SPANISH FORK, UT

1A: Whispering Pines

Introduction

Located along the Wasatch Front at the mouth of the Spanish Fork Canyon, **Whispering Pines** has been planned as a premier 60-acre master planned residential community with approximately 585 residential units and a significant internal pedestrian trail network. Whispering Pines is designed with sustainability in mind and will provide a variety of residential housing, all while preserving a large portion of the community as natural open space.

The Whispering Pines site is located at the southeast end of Spanish Fork City, at the mouth of Spanish Fork Canyon. This location provides easy access to major transportation corridors, adjacent cities and surrounding public lands. In addition, the unique topography of the site will provide exceptional views of Spanish Fork Canyon to the south, and elevated views of The Oaks Golf Course to the west.

Whispering Pines will provide residents with a wide variety of residential choices, all within walking or biking distance to a vast network of public trails within Spanish Fork City and Mapleton City to the north. The master plan also preserves approximately 21 acres, over 35 percent of the project site, as natural open space. The integrated parks and trail system of Whispering Pines are highlighted by playgrounds, sports fields, and a series of trails. As a pedestrian friendly environment, Whispering Pines will enable residents to walk or bike on the trail system or play with their children at the centralized community dub house, without ever getting into a car.



1B: Design Team

EDGE Homes Architectural Committee (EDGE AC)

EDGE AC has created these Design Standards as a resource for homeowners, architects, designers and builders. These Standards will step through the process of designing and building homes in a manner that is consistent with the design intent of Whispering Pines and compatible with the overall community character.

The EDGE AC design philosophy is simple: create sustainable places where people want to live, work and play. We believe in creating places that are eco-sensitive, balanced, and sustainable; places where people can easily interact and build communities; and places that are as unique and varied as the environments in which we work.

EDGE AC is located in Draper, Utah and will act as the point source of contact for all correspondence or inquiries regarding these Residential Design Standards.

EDGEhomes
DESIGNED FOR LIFE

13702 S 200 W B12S
Draper, Utah 84020
www.edgehomes.com



1C: Site Plan

Whispering Pines offers a wide variety of residential unit types from townhomes to large estate homes with pristine views of the Wasatch Mountains and Utah County. This variety among home types and home design will help to create a true sense of community. The site plan for Whispering Pines is centralized around access and integration of parks highlighted by playgrounds and a series of trails. The parks are connected throughout the community with a network of pedestrian trails and sidewalks. As a pedestrian friendly environment, Whispering Pines will enable residents to hike or bike on the trail system or play with their children at the neighborhood play field without ever getting in a car.

General Site Plan Information:

- 60 acres
- 21 acres of open space
- 580 residential units

LAND USE TABLE

DESIGNATION	TYPE	RESIDENTIAL UNITS
	SINGLE FAMILY ATTACHED, FRONT LOAD	155
	SINGLE FAMILY ATTACHED, REAR LOAD	20
	SINGLE FAMILY ATTACHED, BACK 2 BACK	140
	SINGLE FAMILY STACKED	240
	SINGLE FAMILY DETACHED	24
	SPANISH FORK OWNED / MAINTAINED	
	OPEN SPACE HOA OWNED / MAINTAINED	



2A: General Lot Standards

This section includes basic elements which must be considered in the initial site investigation and will help match the proposed plan to an acceptable building lot.

The residential units within Whispering Pines are classified into 4 groups based on unit type, lot size, and location within the community. Each unit classification will have distinct recommendations and requirements.

2B: Lot Setbacks, Sizing

Lot setbacks are necessary for parking, access, and utilities; they can also help influence the character of the neighborhood. The definitions and table below define lot setbacks and sizing for Whispering Pines:

- **Garage Front Setback** - For garages with access directly to a public roadway, the garage front setback is to be the minimum required distance from the front property line to the face of the garage door. For alley load units, the garage front setback is to be the minimum required distance from the alley curb to the face of the garage door.
- **Front Setback** - The minimum distance required from the front property line to the front porch, exterior wall of the house or side entry garage. Roof eaves and uncovered steps may extend into this setback. Window wells are permitted to extend into setbacks, if present.
- **Rear Setback** - The minimum distance as measured parallel from the rear lot line to the exterior wall of the garage, porch, or living space. Roof eaves and uncovered steps may extend into this setback. Window wells are permitted to extend into setbacks, if present.
- **Side Setback** - The minimum distance as measured parallel from the side lot line to the exterior wall of the garage, porch or living space. Roof eaves and uncovered steps may extend into this setback a maximum of two feet (2'). Side setback requirements for townhomes and multi-family units will apply to end units only. Window wells are permitted to extend into setbacks, if present.

Table 2B-1

	Single Family Attached	Single Family Stacked	Single Family Detached
Minimum Lot Area	N/A	N/A	N/A
Minimum Lot Width	N/A	N/A	41'
Minimum Front Yard Setback	10' to living space, 20' to garage	10' to living space, 20' to garage	20'
Minimum Side Yard Setback	10' building to building, 10' to ROW or property line	10' building to building, 10' to ROW or property line	5'
Minimum Rear Yard Setback	10'	10'	N/A

3A: On-Street Parking

To ensure residents have sufficient space for vehicular parking, all driveway lengths within the single and multi-family neighborhoods will feature a minimum driveway lengths of 20'. Single-family and townhome units all come equipped with two-car garages, with many of the single-family homes having a third-car option. The stacked single-family condominiums contain 1-car garages (with 20' driveways). To meet Spanish Fork City minimum parking requirements, while aiming to retain green space and reduce impervious surfaces within the community, one-sided on-street parking will be allowed within the designated zones, highlighted on Exhibit 3A-1.

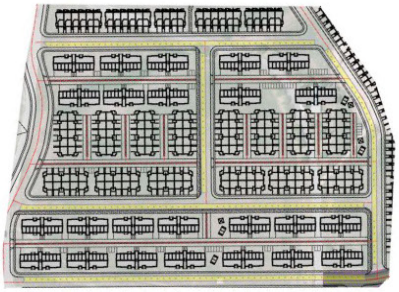


EXHIBIT 3A-1

3B: Zoning / Density

Whispering Pines introduces a unique mixture of housing types and architectural elements throughout the property, all of which blend with the natural landscape and seamlessly integrate with the surrounding environment. Housing density will vary, dependent upon location and product type throughout the community. Whispering Pines globally will carry a density similar to Spanish Fork base zoning of R-3, which carries a maximum density of 12 units / acre. Deviations from R-3 base zoning (e.g., minimum lot dimensions) are described within Table 2B-1.



EXHIBIT 3B-1

3C: Interior Roadways

Whispering Pines will consist of a combination of public and private roadways throughout the community which will form a vehicular movement network. Public vs. Private roadways are identified on Exhibit 3D-1. Infrastructure within public and private roadways will be owned and maintained by Spanish Fork City.

LAND USE DISTRIBUTION

DESCRIPTION	QUANTITY
TOTAL PROPERTY AREA	59.8 ACRES
TOTAL OPEN SPACE	21 ACRES
PERCENT OPEN SPACE	35%
GREENWAY TRAIL	6,500 LF
PUBLIC ROAD	
PRIVATE ROAD	



EXHIBIT 3D-1

3D: Public Trail Network

Whispering Pines will host a network of 10' wide asphalt public "Greenway" trails throughout the property, along with public trailhead parking and a restroom facility (Exhibit 3D-1). Greenway trails throughout the property will connect to the Spanish Fork River Trail, as well as the Mapleton City trail system. All greenway trails within the Whispering Pines community will be owned and maintained by Spanish Fork City.





EXHIBIT 3D-1

3D: Public Trail Network

Whispering Pines will host a network of 10' wide asphalt public "Greenway" trails throughout the property, along with public trailhead parking and a restroom facility (Exhibit 3D-1). Greenway trails throughout the property will connect to the Spanish Fork River Trail, as well as the Mapleton City trail system. All greenway trails within the Whispering Pines community will be owned and maintained by Spanish Fork City.

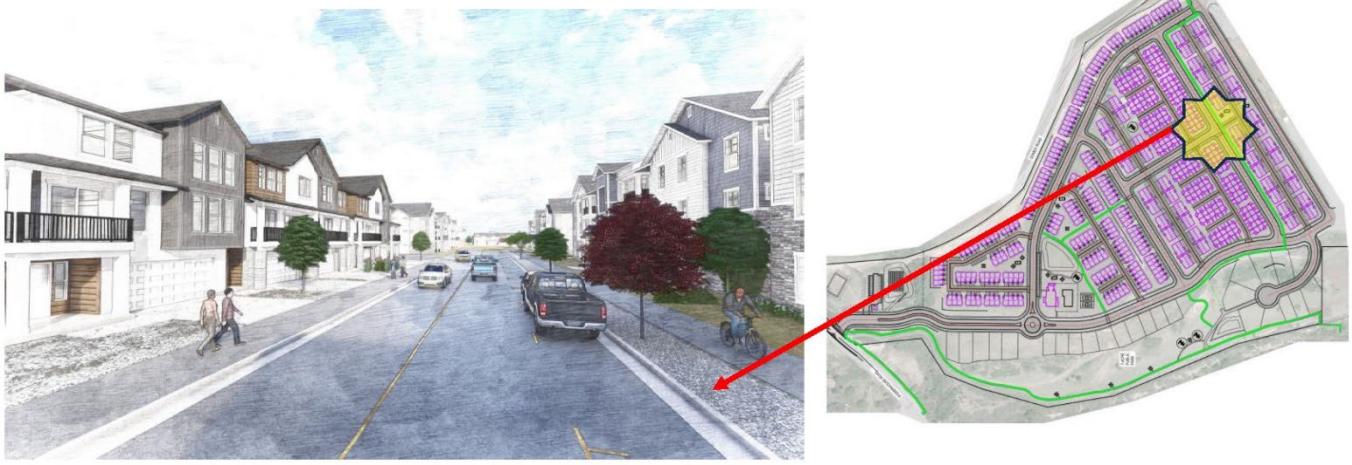


EXHIBIT 3D-2

3E: Community Features and Elements : 7-Acre Public Park





EXHIBIT 3E-1

3E: Community Features and Elements : 7-Acre Public Park



EXHIBIT 3E-1

3E: Community Features and Elements : Single-Family, Lower Bench

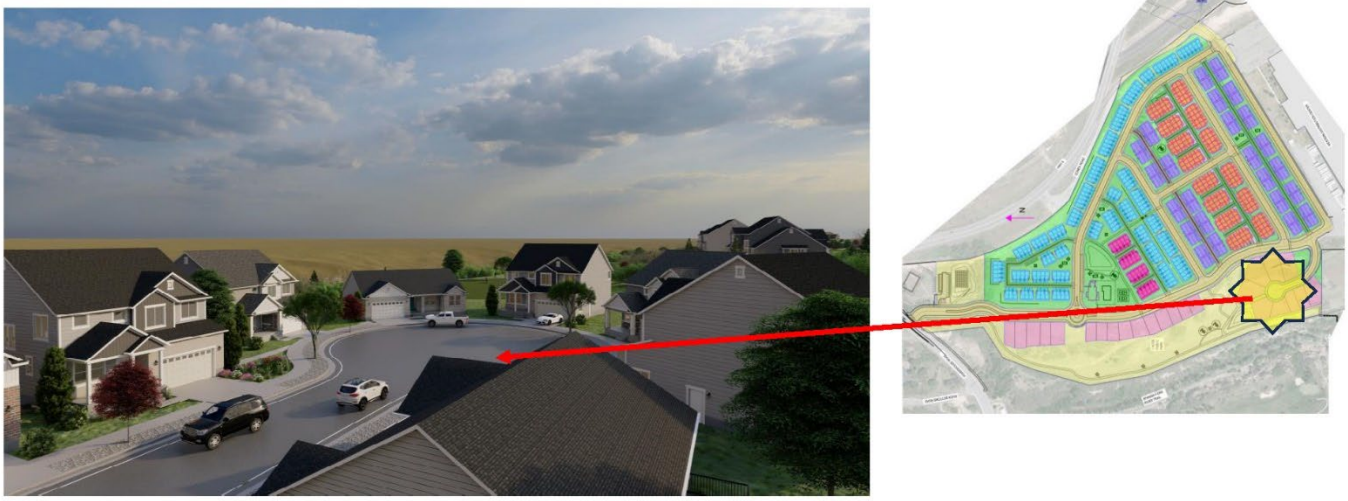


EXHIBIT 3E-1

3E: Community Features and Elements : Commercial/Residential Buffer

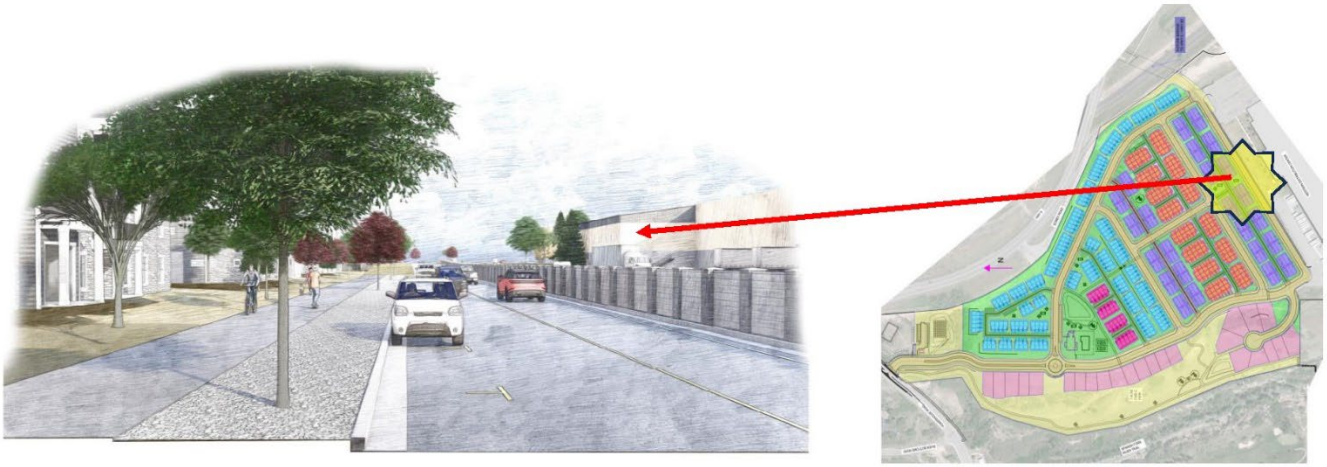


EXHIBIT 3E-2

3E: Community Features and Elements : Commercial/Residential Buffer



EXHIBIT 3E-2

3E: Community Features and Elements : Community Club House



EXHIBIT 3E-4

3E: Community Features and Elements : Community Club House



EXHIBIT 3E-5

3E: Community Features and Elements : Community Club House



EXHIBIT 3E-6

4A: Architectural Motifs

Whispering Pines aims to create a visually attractive and welcoming, serene sense of place within all outdoor spaces of the community. As such, Whispering Pines requires four-sided architectural elements on each building proposed, including townhome and condominium style homes. Stucco will not be permitted as a primary exterior finish, as a primary combination of brick, stone, and composite siding will be required on all four sides.



4B: General Architectural Standards

The General Architectural Standards section includes information to assist design beyond the site planning phase. It identifies the most important aspects of building design and creates general design standards that will establish the criteria by which all projects will be judged in the review process. This section will begin with general principles about general architectural character, overall building massing and scale, and will culminate with very specific information needed to design architectural elements and details for the building.

4C: General Architectural Character

In general, the architectural design should be simple in form and detailing while responding to the unique character of the site and the contemporary living patterns. The key to achieving this result is application of the following characteristics:

1. A composition of many equal masses, which make the main body visually ambiguous, should be avoided;
2. Employ adequate architectural elements such as garages, porches, stairs and dormers, which are added to the main body of the house;
3. Use screened and covered porches to create an extension of the living space and function as a transition between the privacy of the interior and the purely public sidewalks and streets or as approved through the Architectural Committee;
4. Roof massing should also be hierarchical to express the primary, secondary, and tertiary parts of the building;
5. Mono pitched roofs may be used as additions to the primary building;
6. Roofs may be simple gabled or hipped with a roof pitch, between 5-10:12. Porches may have lower roof pitches, but may not be less than 3:12;
7. Porches should be well proportioned. Where double story porches are used, they should be related to the first story in length and location;
8. Porches are strongly encouraged on all residential units and where utilized, shall be a minimum depth of 3.5 feet;
9. Porches may be single or double story;
10. Column style is critical in complimenting the design and style of a structure. Columns should accentuate the porch and stoop entry design.
11. Employ careful design and simple detailing of facades;
12. It is encouraged where possible, the building be oriented in order to maximize views, solar access and daylight;
13. Use landscaping to tie the neighborhood together and connect the buildings to their surroundings.

The following items are to be shown on the site plan:

1. All property lines with bearings and distances.
2. Required building setbacks according to these Design Guidelines.
3. Location of all existing structures on adjacent lots.
4. Location and dimensions of all existing and proposed driveways, sidewalks, patios, and retaining walls.
5. Location of all significant existing trees or vegetation.
6. Retaining walls in excess of 4 feet in height are not permitted without the prior written approval of the AC. In addition, retaining walls are not permitted between adjoining properties without the approval of the AC. All walls over 4 feet in height, if approved by the AC, are to be designed and stamped by a professional geotechnical engineer.
7. Existing grade contours for the entire lot at a maximum interval of one foot (1'). In addition, the location and grade of adjoining lot improvements including driveways, landscaping and house shall be included, if available.
8. Finished floor(s) elevation, finished grade elevations adjacent to structure, garage floor elevation, and finished grade at all lot corners.
9. Finish grade contours and spot elevations demonstrating the ability to maintain required slope away from structure for a minimum of ten feet (10'), indication of driveway slope, and drainage pattern for final lot grading.

EDGEhomes

AMENITIES EXHIBIT

KEY NOTES

1. BENCH: SG308D-
WITH 1 HAMIL ORANGE PLANKS



2. BIKE RACK: SERPENTINE BIKE LOOP
& BIKE RACK: WABASH VALLEY IN ORANGE



3. TRASH RECEPTACLE:
LR308D WITH DOME LID



4. 46" SQUARE PICNIC TABLE:
SC146D WABASH VALLEY



5. PLAYGROUND:
500-2187 PLAYWORLD



6. TEETER TOTTER: ZZXX0182



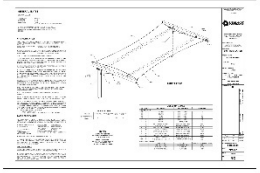
7. SPIN CUP: ZZXX0065



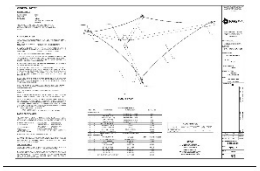
8. DOGGIE WASTE STATION:
BSO-0001XX



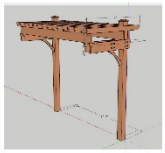
17. CANTILEVER SHADE STRUCTURE:
USA SHADE 74696-2.0



10. ARBOR SHADE STRUCTURE:
USA SHADE 74696-1.0



11. PERGOLA:

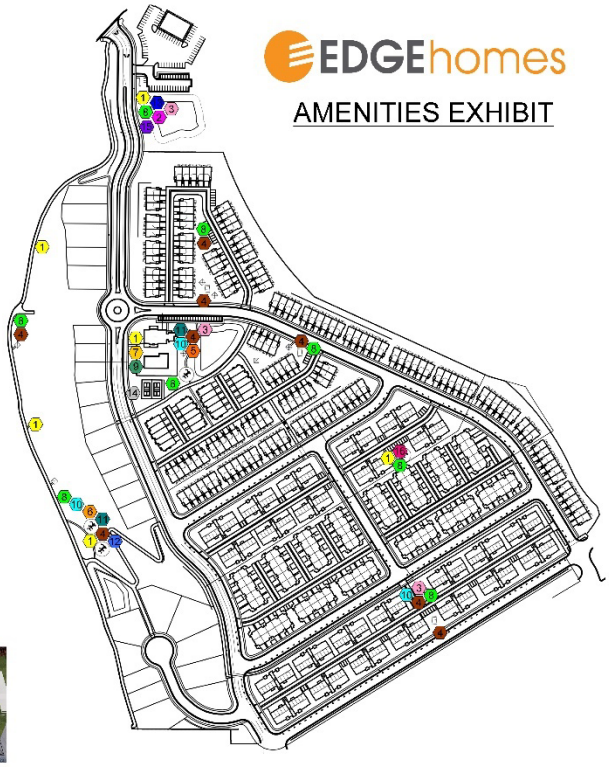


BIKE REPAIR STATION
2S302BLU



14. PICKLEBALL COURT





7. CLUBHOUSE



7. POOL



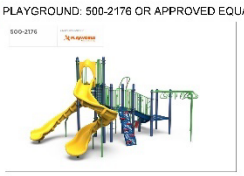
2. PLAYGROUND: 350-2163 IN ORANGE AND WHITE



BATHROOM



1. PLAYGROUND: 500-2176 OR APPROVED EQUAL



Ammon Condo

















Blair Townhome



High Visibility Side



- Multiple materials highlighting articulation.
- Additional brick to ground architecture.
- Material wrapping corners creating smooth transitions.



Brighton Townhome



High Visibility Side



- Additional stone highlighting articulation.
- Larger windows
- Material wrapping corners creating smooth transitions.



Caroline Townhome






High Visibility Side




- Multiple materials highlighting articulation.
- Additional stone to ground architecture.
- Material wrapping corners creating smooth transitions.



Finley Townhome





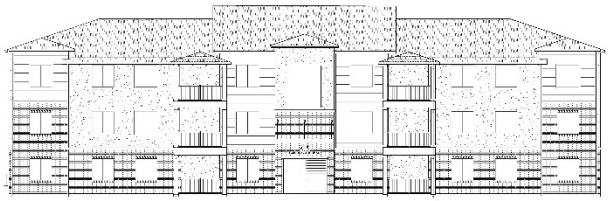


High Visibility Side



- Multiple materials highlighting articulation.
- Additional stone highlighting articulation.
- Material wrapping corners creating smooth transitions.

MOUNTAIN RIDGE CONDOS (PHASE 17)
BLDG. A - UNITS 101-102, 201-204, 301-304



DESIGN CRITERIA

DESIGN TEAM

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ACUTE ENGINEERING
CHRIS YEATES
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FAX (801) 224-8050

MECHANICAL/ PLUMBING ENGINEER

ROYAL ENGINEERING
MARK MAKIN
(801) 375-2228
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ELECTRICAL ENGINEER

ROYAL ENGINEERING
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LOCATION MAP

DRAWING INDEX

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(801) 704-9551

REVISION | DATE

EDGEhomes
13702 South 200 West B12
Draper, UT 84020
801.494.0150

PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 17)

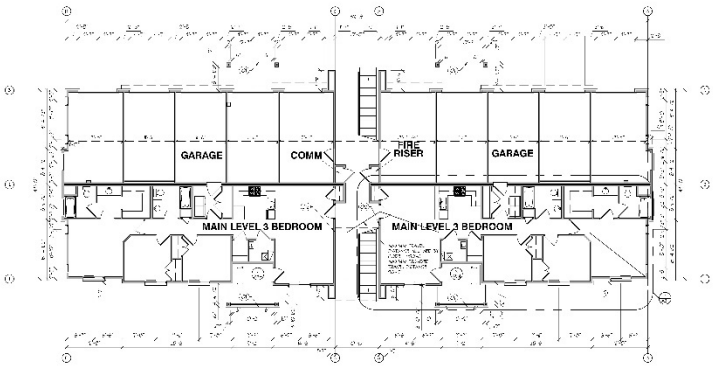
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SENTINEL RIDGE BOULEVARD (4500 W.) AND 13450 SOUTH
RIVERTON, UTAH

SEAL

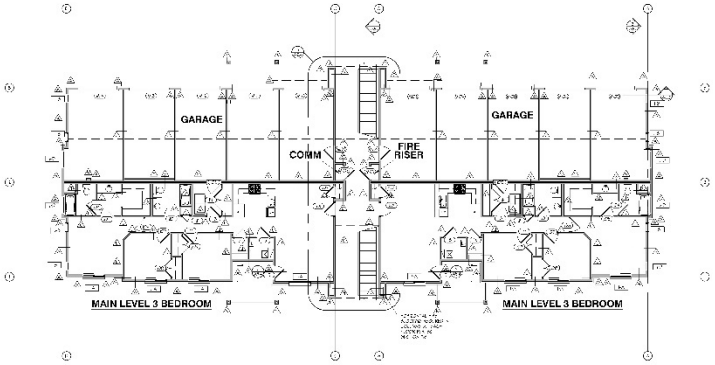
DRAWING NAME
COVER SHEET

DRAWN BY	
CHECKED BY	
PLOT DATE	August 10, 2022
PROJECT #	

CVR



MAIN LEVEL DIMENSION PLAN 2



MAIN LEVEL FLOOR PLAN 1

GENERAL NOTES

SHEET NOTES

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Draper, UT 84020
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PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 1/7)

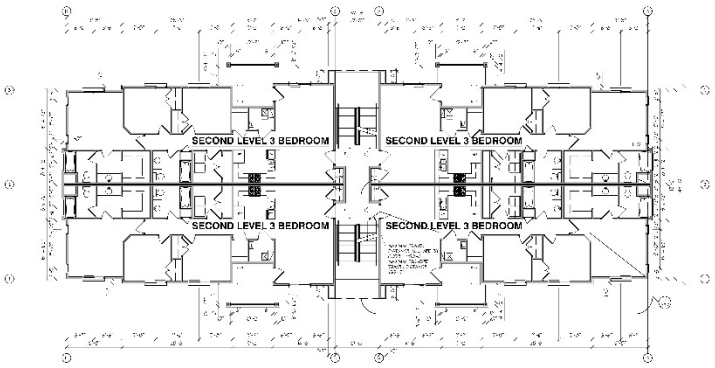
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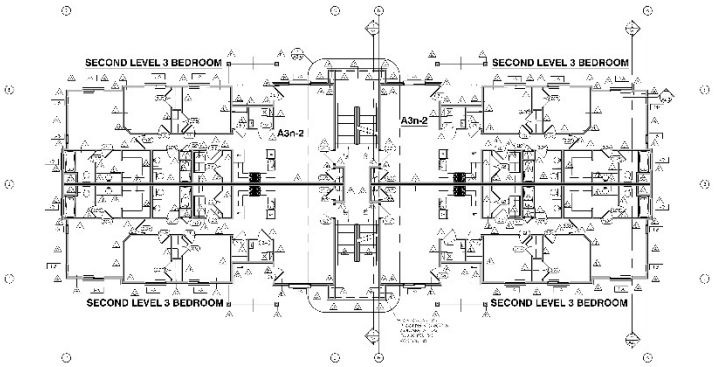
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MAIN LEVEL FLOOR PLANS

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PROJECT #

A1.1



SECOND LEVEL DIMENSION PLAN 2



SECOND LEVEL FLOOR PLAN 1

GENERAL NOTES

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REVISION

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PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 1/7)

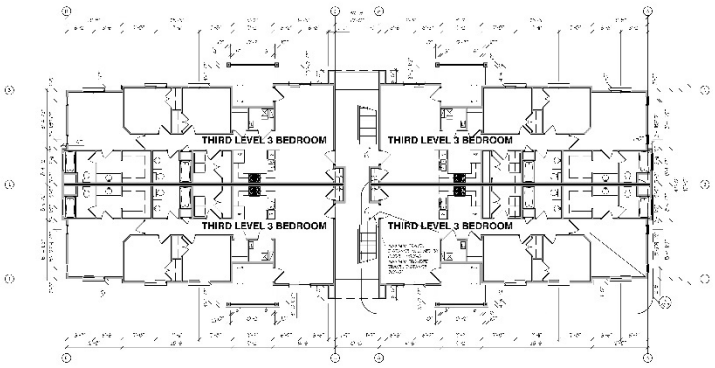
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RIVERTON, UTAH

SEAL

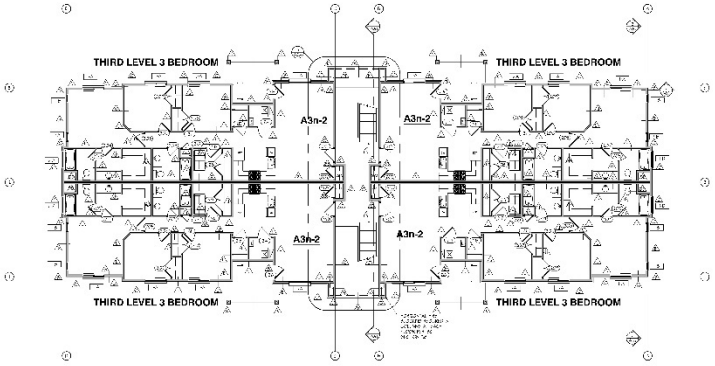
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SECOND LEVEL FLOOR PLANS

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THIRD LEVEL DIMENSION PLAN 2



THIRD LEVEL FLOOR PLAN 1

GENERAL NOTES

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PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 17)

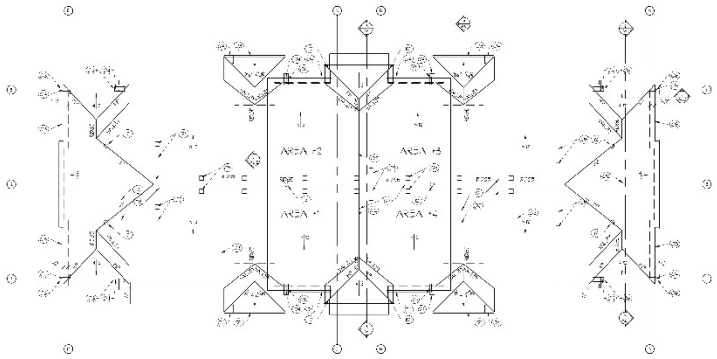
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SEAL

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THIRD LEVEL FLOOR PLANS

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PROJECT #

A1.3



ROOF PLAN 1

GENERAL NOTES

SHEET NOTES

ATTIC VENTILATION

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SPRINGVILLE, UT 84663
(801) 704-9951

REVISION DATE

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Draper, UT 84020
801.494.0150

PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 1/7)

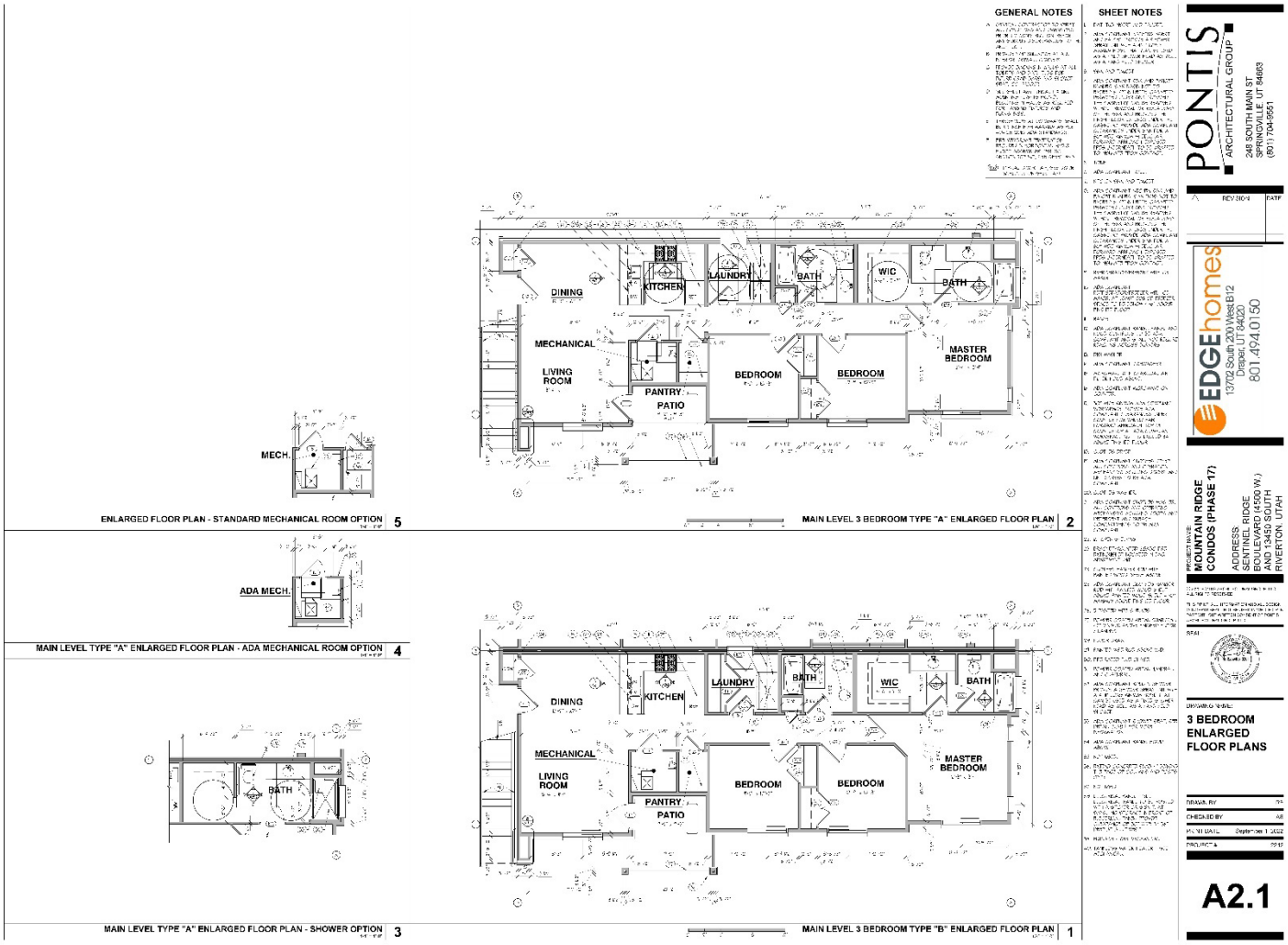
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RIVERTON, UTAH

SEAL

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ROOF PLAN

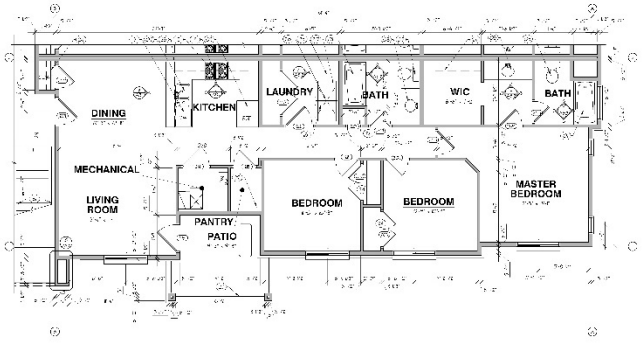
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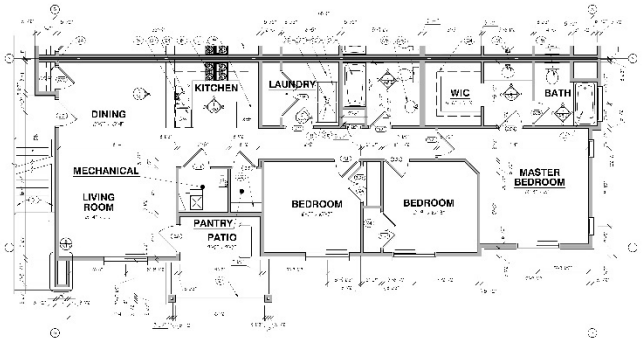

GENERAL NOTES
SHEET NOTES
DINING
KITCHEN
LAUNDRY
BATH
WIC
BATH
MECHANICAL
LIVING ROOM
PANTRY
PATIO
BEDROOM
BEDROOM
MASTER BEDROOM
MECH.
ENLARGED FLOOR PLAN - STANDARD MECHANICAL ROOM OPTION 5
MAIN LEVEL 3 BEDROOM TYPE "A" ENLARGED FLOOR PLAN 2
ADA MECH.
MAIN LEVEL TYPE "A" ENLARGED FLOOR PLAN - ADA MECHANICAL ROOM OPTION 4
BATH
MAIN LEVEL TYPE "A" ENLARGED FLOOR PLAN - SHOWER OPTION 3
MAIN LEVEL 3 BEDROOM TYPE "B" ENLARGED FLOOR PLAN 1
PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9951
REVISION
EDGEhomes
13702 South 200 West B12
Draper, UT 84020
801.494.0150
MOUNTAIN RIDGE CONDOS (PHASE 17)
ADDRESS
SENTINEL RIDGE BOULEVARD (4500 W.) AND 13450 SOUTH
RIVERTON, UTAH
3 BEDROOM ENLARGED FLOOR PLANS
DRAWN BY
CHECKED BY
A2.1

GENERAL NOTES

SHEET NOTES



THIRD LEVEL 3 BEDROOM ENLARGED FLOOR PLAN 2



SECOND LEVEL 3 BEDROOM ENLARGED FLOOR PLAN 1

PONTIS ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9951

REVISION DATE

EDGEhomes
13702 South 200 West B12
Draper, UT 84020
801.494.0150

PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 1/7)

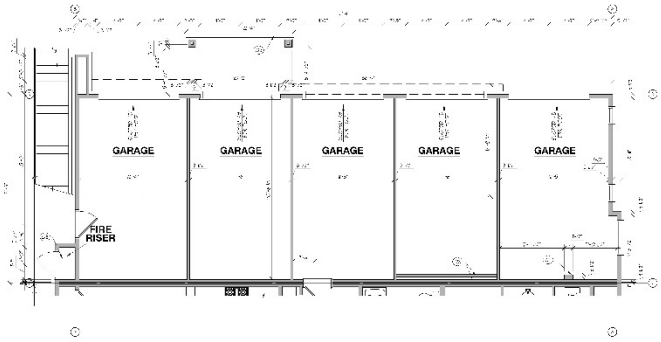
ADDRESS
SENTINEL RIDGE BOULEVARD (4500 W.) AND 13450 SOUTH
RIVERTON, UTAH

SEAL

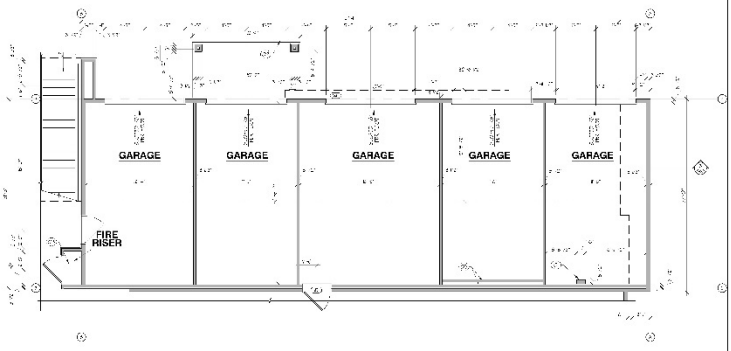
DRAWING TITLE
3 BEDROOM ENLARGED FLOOR PLANS

DRAWN BY: RR
CHECKED BY: AS
PERMIT DATE: September 1, 2022
PROJECT #: 2212

A2.2



5 CAR ENLARGED GARAGE FLOOR PLAN 2



ADA GARAGE FLOOR PLAN 1

GENERAL NOTES

SHEET NOTES

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9951

REVISION

EDGEhomes
13702 South 200 West B12
Draper, UT 84020
801.494.0150

PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 1/7)

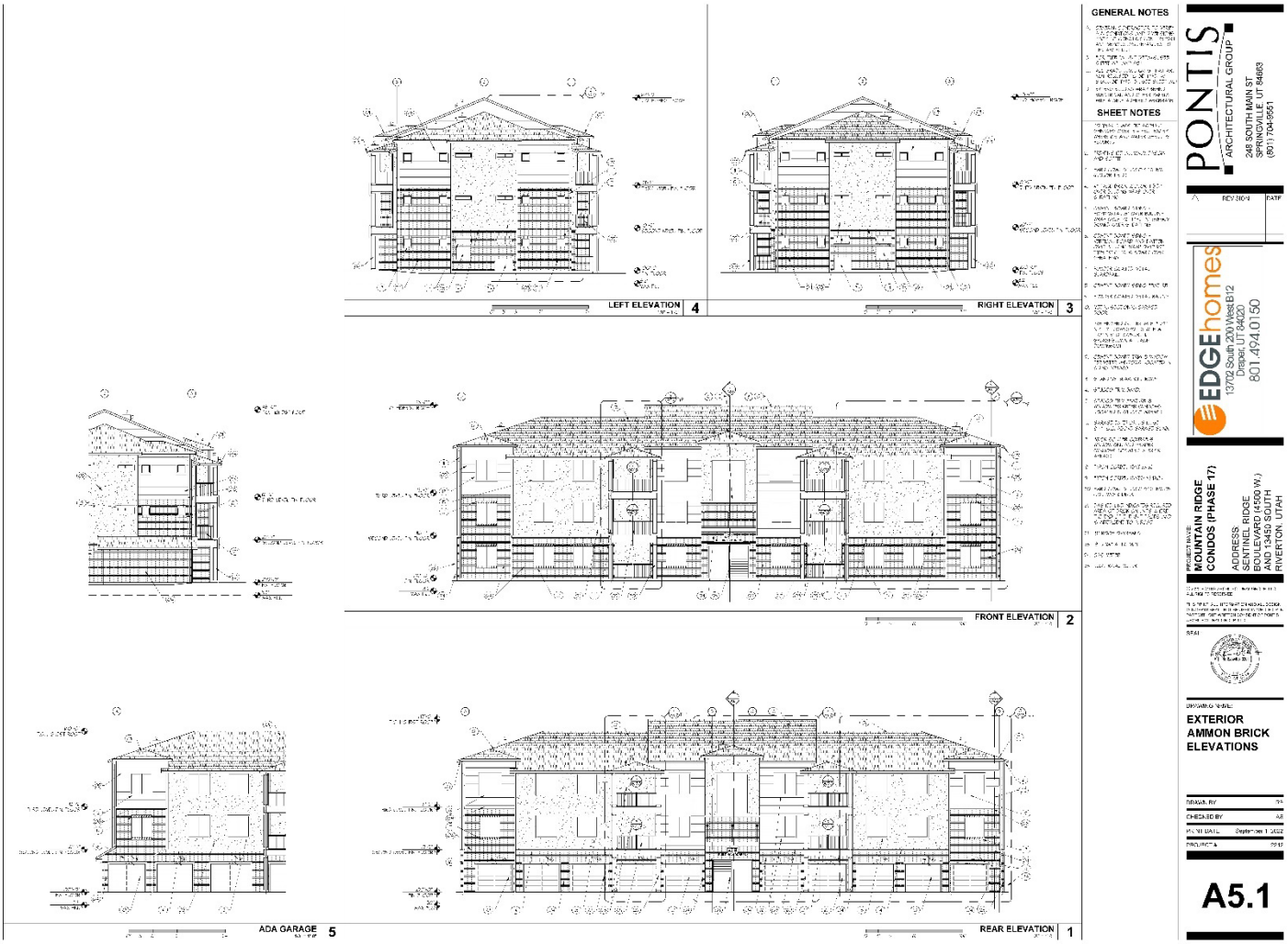
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SENTINEL RIDGE BOULEVARD (4500 W.) AND 13450 SOUTH
RIVERTON, UTAH

SEAL

DRAWING TITLE
ENLARGED GARAGE FLOOR PLANS

DRAWN BY
CHECKED BY
ISSUE DATE
PROJECT #

A2.3



GENERAL NOTES

SHEET NOTES

PONTIS
ARCHITECTURAL GROUP
248 SOUTH MAIN ST
SPRINGVILLE, UT 84663
(801) 704-9951

REVISION DATE

EDGEhomes
13702 South 200 West B12
Draper, UT 84020
801.494.0150

PROJECT NAME
MOUNTAIN RIDGE CONDOS (PHASE 17)

ADDRESS
SENTINEL RIDGE BOULEVARD (4500 W.) AND 13450 SOUTH
RIVERTON, UTAH

SEAL

DRAWING TITLE
EXTERIOR AMMON BRICK ELEVATIONS

DRAWN BY
CHECKED BY
ISSUE DATE
PROJECT #

A5.1

UPDATED
SEPTEMBER 12, 2022

Ammon condo
Palette BB- #7

- STUCCO: REPOSE GRAY
- SIDING 1: ARCTIC WHITE
- SIDING 2: RICH ESPRESSO
- BRICK: DARTMOUTH
- STUCCO COLUMNS, BEAMS: CEILING BRIGHT WHITE
  ROOF: CHARCOAL
  SOFFIT/ FACCIA: DARK BRONZE

Ammon condo
Palette DD - #8

- STUCCO: WORLDLY GRAY
- SIDING 1: ARCTIC WHITE
- SIDING 2: GRAY SLATE
- BRICK: PEWTER MATTE - STRAIGHT EDGE KING
- STUCCO COLUMNS, BEAMS: CEILING BRIGHT WHITE
  ROOF: CHARCOAL
  SOFFIT/FACCIA: DARK BRONZE

Ammon condo
Palette CC - #4

- STUCCO: GUNMETAL
- SIDING 1: COBBLESTONE
- SIDING 2: TIMBER BARK
- STONE: WHITE SAND DIVINO
- STUCCO COLUMNS, BEAMS: CEILING BRIGHT WHITE
  ROOF: CHARCOAL
  SOFFIT/ FACCIA: DARK BRONZE

Ammon condo
Palette EE - #9

- STUCCO: SEASIDE
- SIDING 1: AGED PEWTER
- SIDING 2: COBBLESTONE
- BRICK: DARK IRONSPOT SMOOTH KING
- STUCCO COLUMNS, BEAMS: CEILING BRIGHT WHITE
  ROOF: CHARCOAL
  SOFFIT/ FACCIA: DARK BRONZE

UPDATED
SEPTEMBER 12, 2022



Ammon Condo





COLOR EXHIBITS | 1

PONTIS
ARCHITECTURAL GROUP
245 SOUTH MAIN ST.
SPRINGVILLE, UT 84663
(801) 704-9051

	REVISION:	DATE:

EDGEhomes
13702 South 200 West B12
Draper, UT 84020
801.494.0150

PROJECT NAME:
MOUNTAIN RIDGE CONDOS (PHASE 17)

ADDRESS:
SENTINEL RIDGE BOULEVARD (4500 W.) AND 13450 SOUTH
RIVERTON, UTAH

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SEAL:

DRAWING NAME:
COLOR EXHIBITS

DRAWN BY:	RB
CHECKED BY:	AS
PRINT DATE:	September 13, 2022
PROJECT #:	2212

A5.2

RESCHECK REQUIRES 4% OR BETTER THAN CODE.



BLAIR 3 PLEX (REVERSED)

SHEET INDEX					
ARCHITECTURAL		STRUCTURAL		ELECTRICAL	
A0.0	TITLE SHEET	S1.0	FOOTING & FOUNDATION PLAN	E1.0	BASEMENT ELECTRICAL PLAN
-	SITE PLAN BY OTHERS	S1.1	FTG & FND. PLAN - WALKOUT & DAYLIGHT OPT.	E1.1	MAIN FLOOR ELECTRICAL PLAN
A0.1	JOB INFORMATION	S2.0	WALKOUT & DAYLIGHT BASEMENT SHEAR PLAN	E1.2	UPPER FLOOR ELECTRICAL PLAN
A0.2	GENERAL NOTES	S2.1	MAIN FLOOR SHEAR PLAN		
A1.0	BASEMENT FLOOR PLAN	S2.2	UPPER FLOOR SHEAR PLAN		
A1.0e	WALK OUT & DAYLIGHT BSMT OPTIONS	S3.0	MAIN FLOOR FRAMING PLAN		
A1.1	MAIN FLOOR PLAN	S3.1	UPPER FLOOR FRAMING PLAN		
A1.2	UPPER FLOOR PLAN	S3.2	ROOF FRAMING PLAN		
A1.3	OPTIONAL BEDROOM LAYOUTS	S3.3	OPT. BEDROOM FRAMING PLAN		
A2.0	FRONT & REAR ELEVATION	S3.4	OPT. MAIN FLOOR FRAMING PLAN		
A2.1	SIDE ELEVATIONS	S5.0	STRUCTURAL NOTES		
A3.0	TYPICAL SECTIONS / DETAILS	S5.1	STRUCTURAL DETAILS		
A3.1	SEPERATION WALL SECTIONS	S5.2	STRUCTURAL DETAILS (SCHED.)		
A3.2	SEPERATION WALL STEP DETAILS				
A4.0	ROOF PLAN				
A9-M	TYP. ARCHITECTURAL CONSTRUCTION DETAILS				

PROVIDE A DUMPSTER
PROVIDE A PORTABLE TOILET
DUMPSTER AND PORTABLE TOILET SHALL NOT BE PLACED IN THE STREET OR ON THE SIDEWALK
STREETS, CURB, GUTTER, AND WALKS ARE TO REMAIN CLEAN
ADJACENT PROPERTIES MUST BE PROTECTED FROM CONSTRUCTION HAZARDS
CONSTRUCTION PARKING AND STAGING MUST BE KEPT TO ONE SIDE OF STREET
HEIGHT OF STRUCTURE NOT TO EXCEED 35' MEASURED FROM TOP OF BACK OF CURB TO HIGHEST ROOF POINT

"SUBJECT TO FIELD INSPECTION"

CONTRACTOR COPY

DO NOT ALTER PLANS

ORIGINAL PLANS MUST BE ON SITE FOR ALL INSPECTIONS

MINIMUM PRINTED CONSTRUCTION PLAN SET IS 18" X 24"

VINEYARD
APPROVED BUILDING PLANS
PERMIT
Permit No. PLAN20-4681
Date 10/26/2020
By
Comments 1 of 2

BUILDING 36 - UNITS 1429-1431

ENGINEERS SURVEYORS PLANNERS

HARRIS ARCHITECTURE

EDGEHomes

BLAIR - 3 PLEX (reversed)

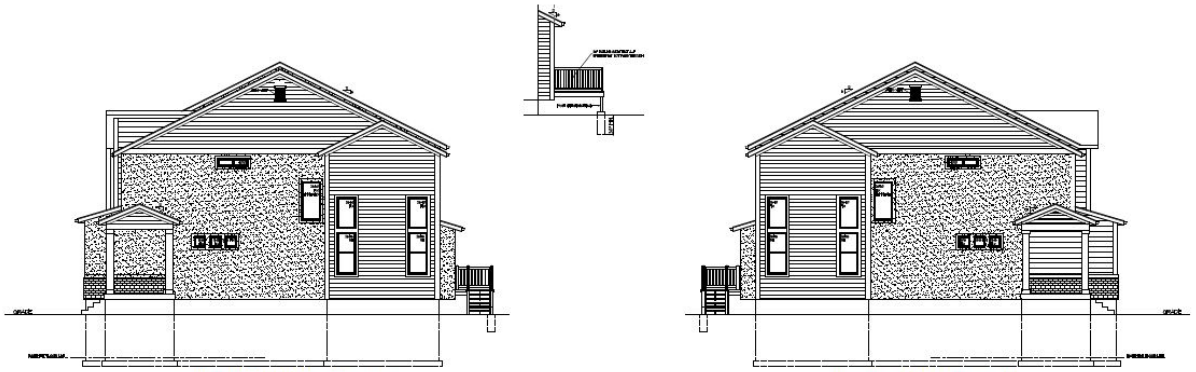
TITLE SHEET

DATE 10-15-2020

A0.0


FRONT ELEVATION
REAR ELEVATION
CONTRACTOR TO VERIFY BUILDING ORIENTATION ON SITE AND WITH CITY APPROVED CIVIL DRAWINGS.
ENGINEERS
SURVEYORS
PLANNERS
HARRIS ARCHITECTURE
EDGEHomes
BUILDING 36 - UNITS 1429-1431
BLAIR - 3 PLEX (reversed)
FRONT & REAR ELEVATIONS
A2.0

LAKEFRONT DECK SIDE ELEVATION



RIGHT SIDE ELEVATION BLAIR

LEFT SIDE ELEVATION BLAIR

BLAIR (5-PLEX)	GARAGE PARKING		OVERALL HEIGHT		GROUND-STORY HT.		BLANK WALL (30ft MAX.)		STUCCO % (<20%)		PRIMARY MATERIAL %		TRANSPARENCY 25%		TOTAL SQ. FT.
	FRONT	ALLEY	14' (MIN.)	48' (MAX.)	14' (MIN.)	20' (MAX.)	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	LEFT	RIGHT	
FRONT FACADE	FRONT		32' - 9 1/2"		12'-2 1/8"		0ft		16%		69%		16%		1319 SQ FT
SIDE (L/R)			32' - 9 1/2"						39%	39%	48%	48%			941 SQ FT / 941 SQ FT
REAR			32' - 9 1/2"						33%		42%				1383 SQ FT

BUILDING 36 - UNITS 1429-1431

BLAIR - 3 PLEX (reversed)

SIDE ELEVATION - TYP

A2.1



BLAIR 4 PLEX

SHEET INDEX

ARCHITECTURAL		STRUCTURAL		ELECTRICAL	
A0.0	TITLE SHEET	S0.0	FOOTINGS & FOUNDATION PLAN	E1.0	BASEMENT ELECTRICAL PLAN
	SITE PLAN BY OTHERS	S0.1	FTG & FND. PLAN - WALKOUT & DAYLIGHT OPT.	E1.1	MAIN FLOOR ELECTRICAL PLAN
A0.1	JOB INFORMATION	S0.6	WALKOUT & DAYLIGHT BASEMENT SHEAR PLAN	E1.2	UPPER FLOOR ELECTRICAL PLAN
A0.2	GENERAL NOTES	S0.7	MAIN FLOOR SHEAR PLAN		
A0.3	BASEMENT FLOOR PLAN	S0.7	UPPER FLOOR SHEAR PLAN		
A0.4	WALKOUT & DAYLIGHT OPTIONS	S0.8	MAIN FLOOR FRAMING PLAN		
A1.1	MAIN FLOOR PLAN	S0.1	UPPER FLOOR FRAMING PLAN		
A1.2	UPPER FLOOR PLAN	S0.2	ROOF FRAMING PLAN		
A1.3	OPTIONAL BEDROOM LAYOUTS	S0.3	OPT. BASEMENT FRAMING PLAN		
A2.0	FRONT & REAR ELEVATION	S0.4	OPT. MAIN FLOOR FRAMING PLAN		
A2.1	SIDE ELEVATIONS	S0.5	STRUCTURAL NOTES		
A3.0	TYPICAL SECTIONS / DETAILS	S0.1	STRUCTURAL DETAILS		
A3.1	SEPERATION WALL SECTIONS	S0.7	STRUCTURAL DETAILS (SHEET)		
A3.2	SEPERATION WALL STEP DETAILS				
A3.3	ROOF PLAN				
AC 48	TYP. ARCHITECTURAL CONSTRUCTION DETAILS				

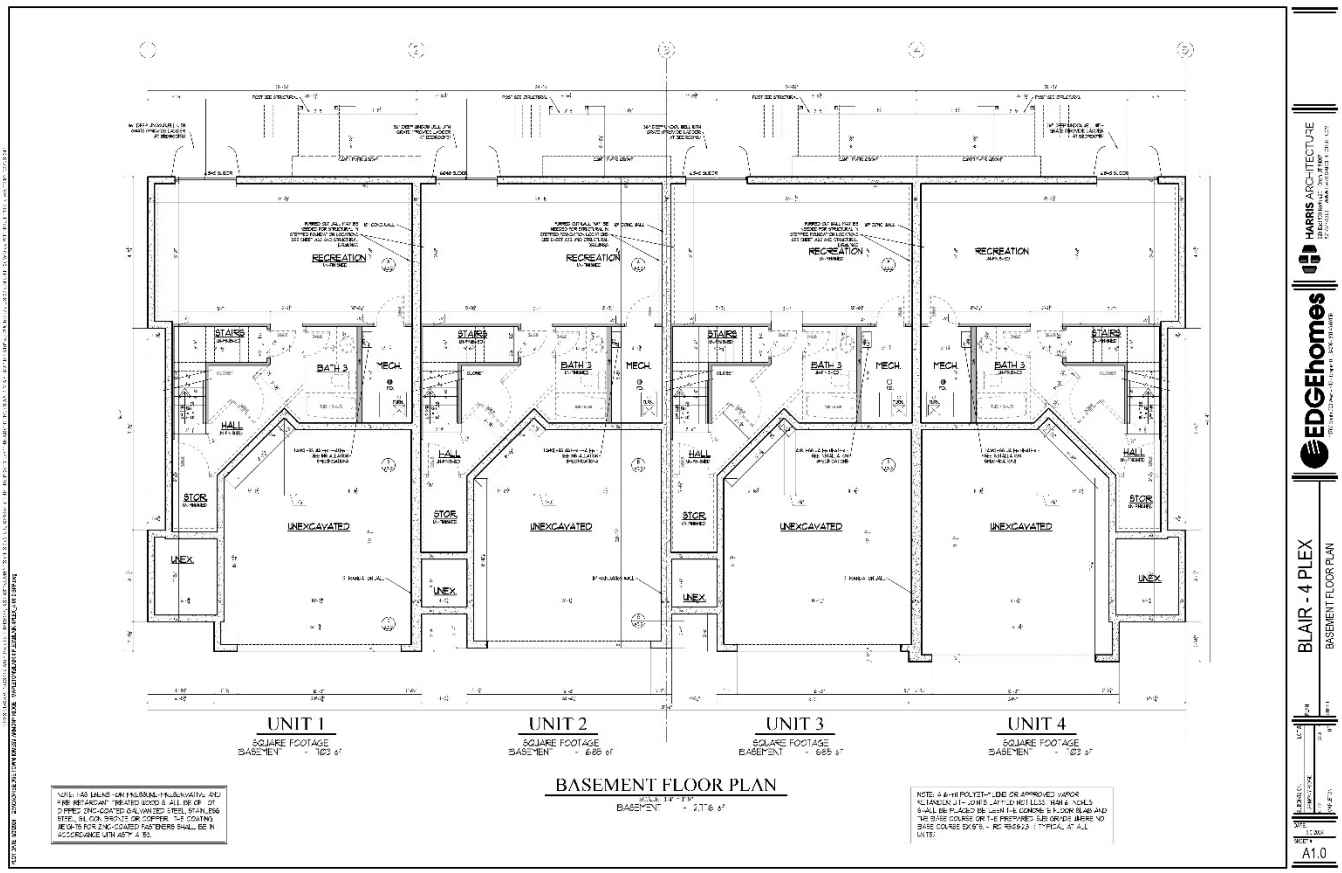
HARRIS ARCHITECTURE

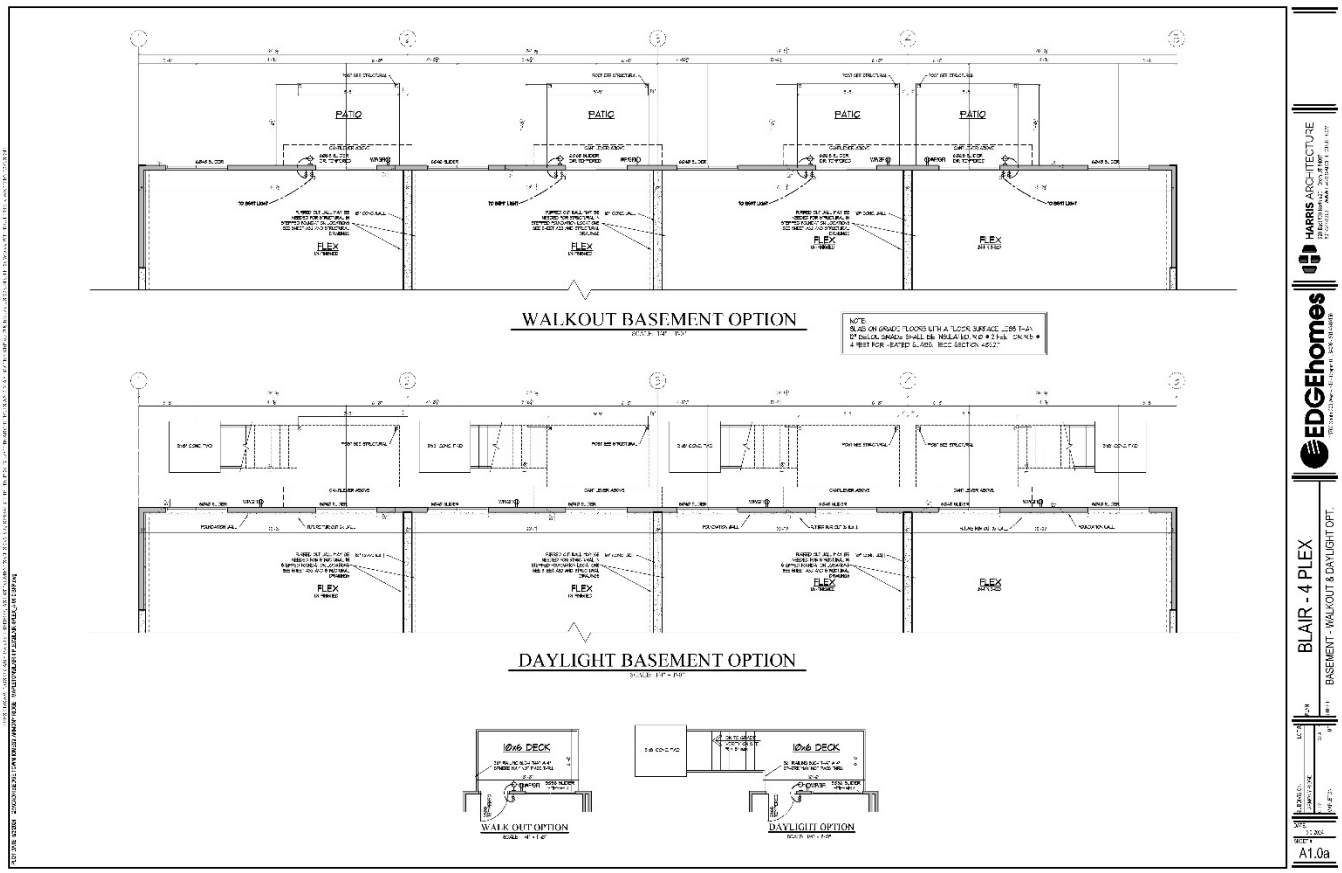
EDGEHomes

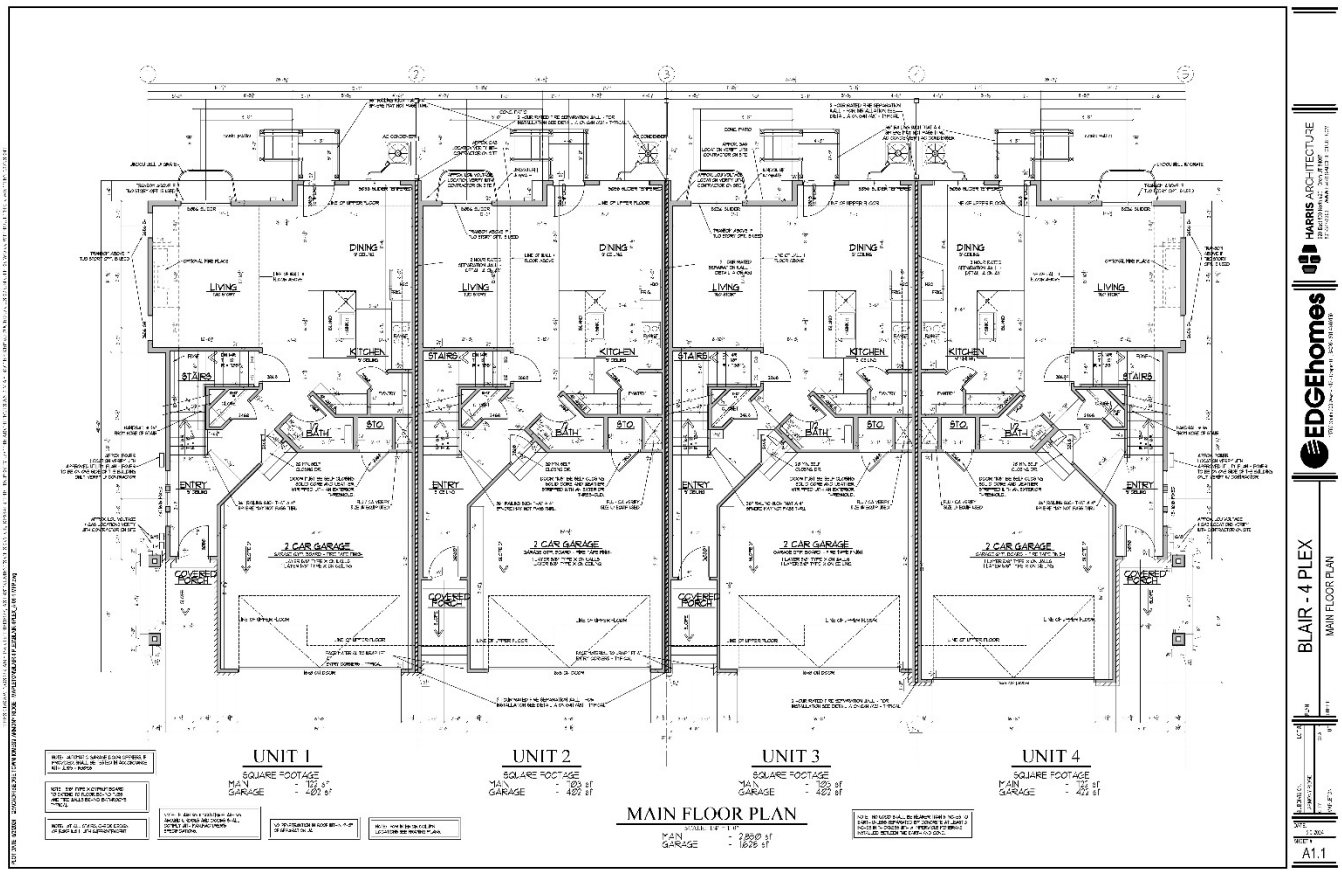
BLAIR - 4 PLEX

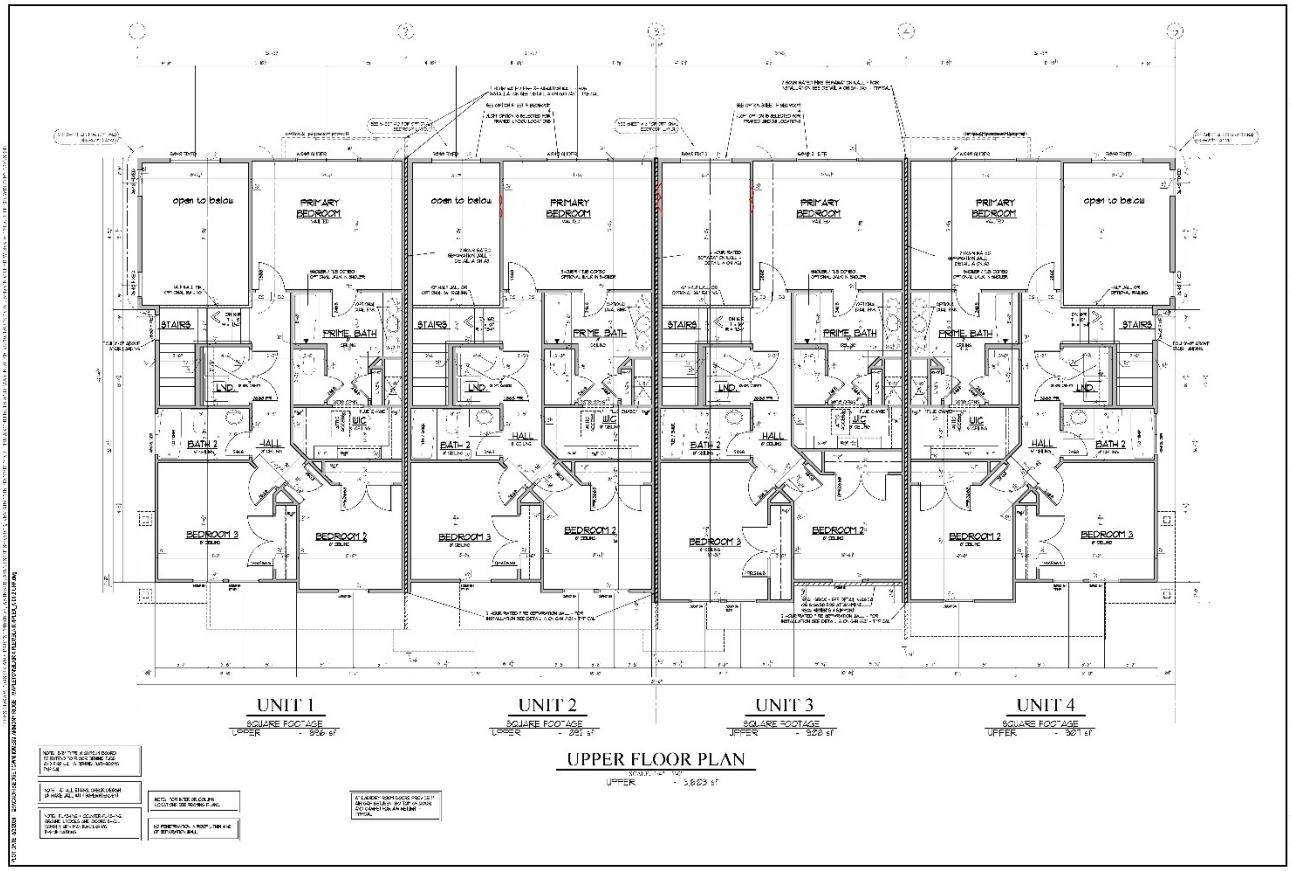
TITLE SHEET

A0.0


RECREATION
STAIRS
BATH 3
MECH.
HALL
STOR.
UNEXCAVATED
UNEX.
UNIT 1
SQUARE FOOTAGE
BASEMENT - 1103 sf
UNIT 2
SQUARE FOOTAGE
BASEMENT - 888 sf
UNIT 3
SQUARE FOOTAGE
BASEMENT - 885 sf
UNIT 4
SQUARE FOOTAGE
BASEMENT - 1103 sf
BASEMENT FLOOR PLAN
BASEMENT - 2776 sf
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 4 PLEX
BASEMENT FLOOR PLAN
A1.0


PATIO
PATIO
PATIO
PATIO
FLEX
FLEX
FLEX
FLEX
WALKOUT BASEMENT OPTION
NOTE
FLEX
FLEX
FLEX
FLEX
DAYLIGHT BASEMENT OPTION
10x6 DECK
WALK OUT OPTION
10x6 DECK
DAYLIGHT OPTION
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 4 PLEX
BASEMENT - WALKOUT & DAYLIGHT OPT.
A1.0a


UNIT 1
SQUARE FOOTAGE
MAIN - 1211 sf
GARAGE - 402 sf
UNIT 2
SQUARE FOOTAGE
MAIN - 1203 sf
GARAGE - 402 sf
UNIT 3
SQUARE FOOTAGE
MAIN - 1203 sf
GARAGE - 402 sf
UNIT 4
SQUARE FOOTAGE
MAIN - 1211 sf
GARAGE - 402 sf
MAIN FLOOR PLAN
MAIN - 2860 sf
GARAGE - 1628 sf
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 4 PLEX
MAIN FLOOR PLAN
A1.1



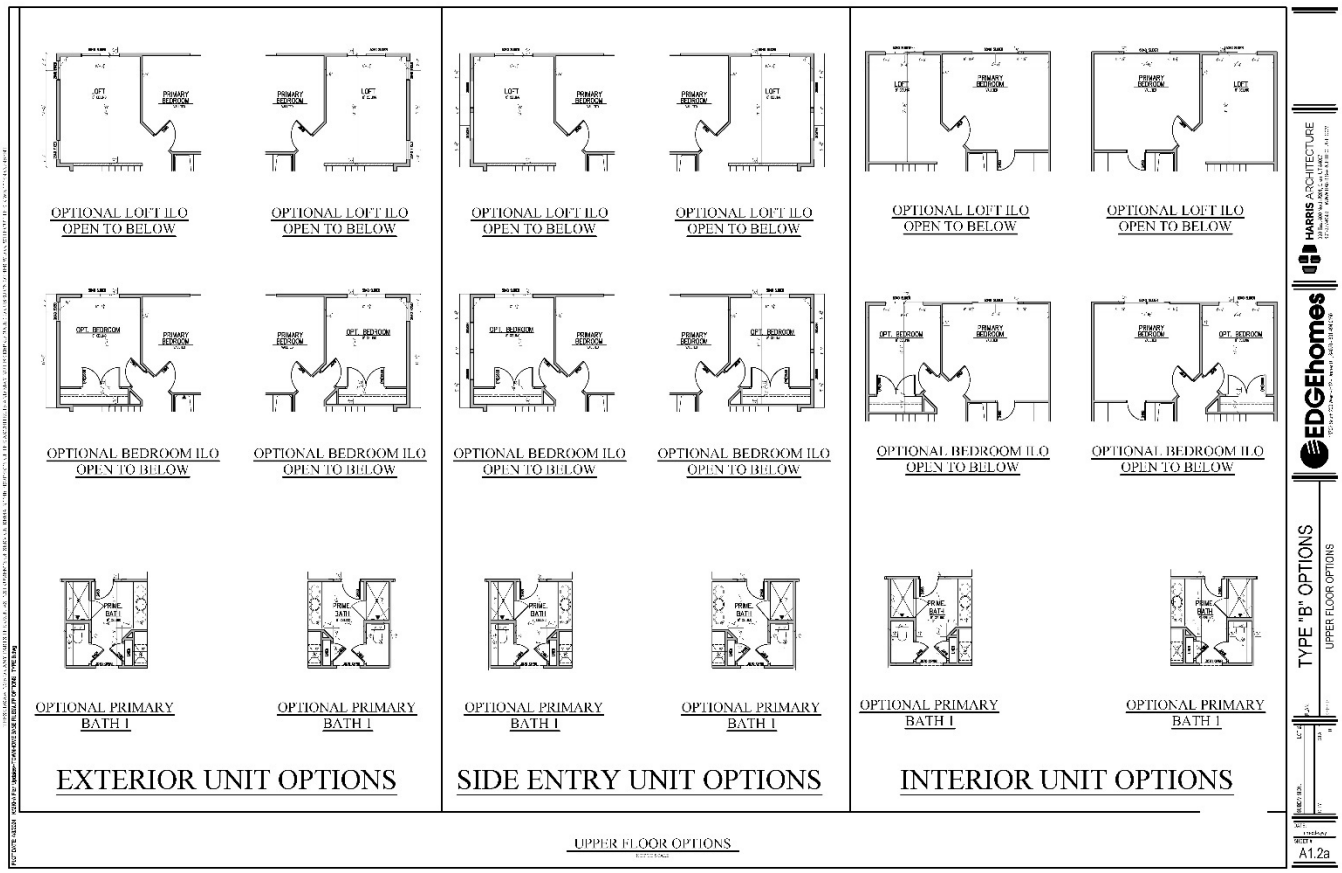
HARRIS ARCHITECTURE

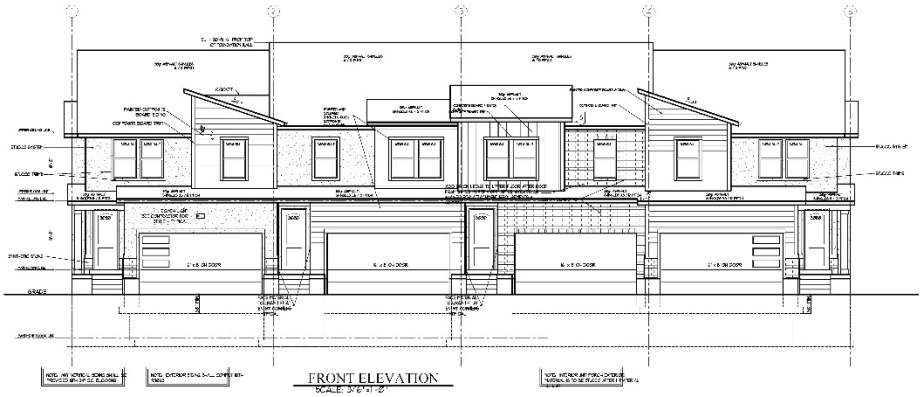
EDGEhomes

BLAIR - 4 PLEX

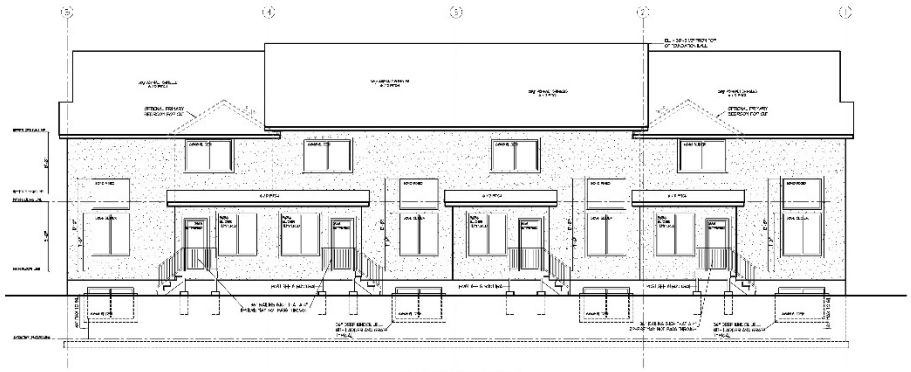
UPPER FLOOR PLAN

A1.2


OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
EXTERIOR UNIT OPTIONS
SIDE ENTRY UNIT OPTIONS
INTERIOR UNIT OPTIONS
UPPER FLOOR OPTIONS
HARRIS ARCHITECTURE
EDGEhomes
TYPE "B" OPTIONS
UPPER FLOOR OPTIONS
A1.2a

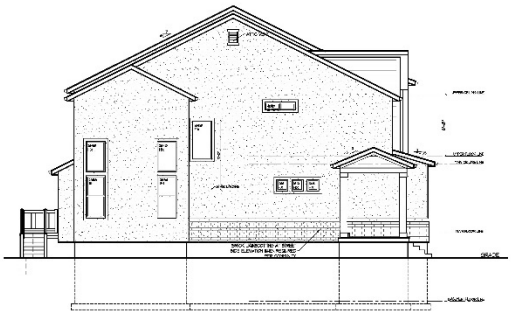


FRONT ELEVATION
SCALE: 3/16"=1'-0"

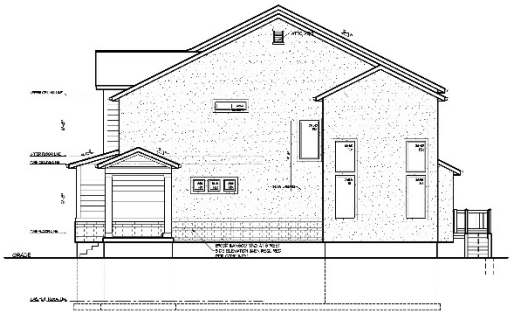


REAR ELEVATION
SCALE: 3/16"=1'-0"

HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 4 PLEX
EXTERIOR ELEVATIONS - BLAIR 1 - NO STEP
A2.0



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

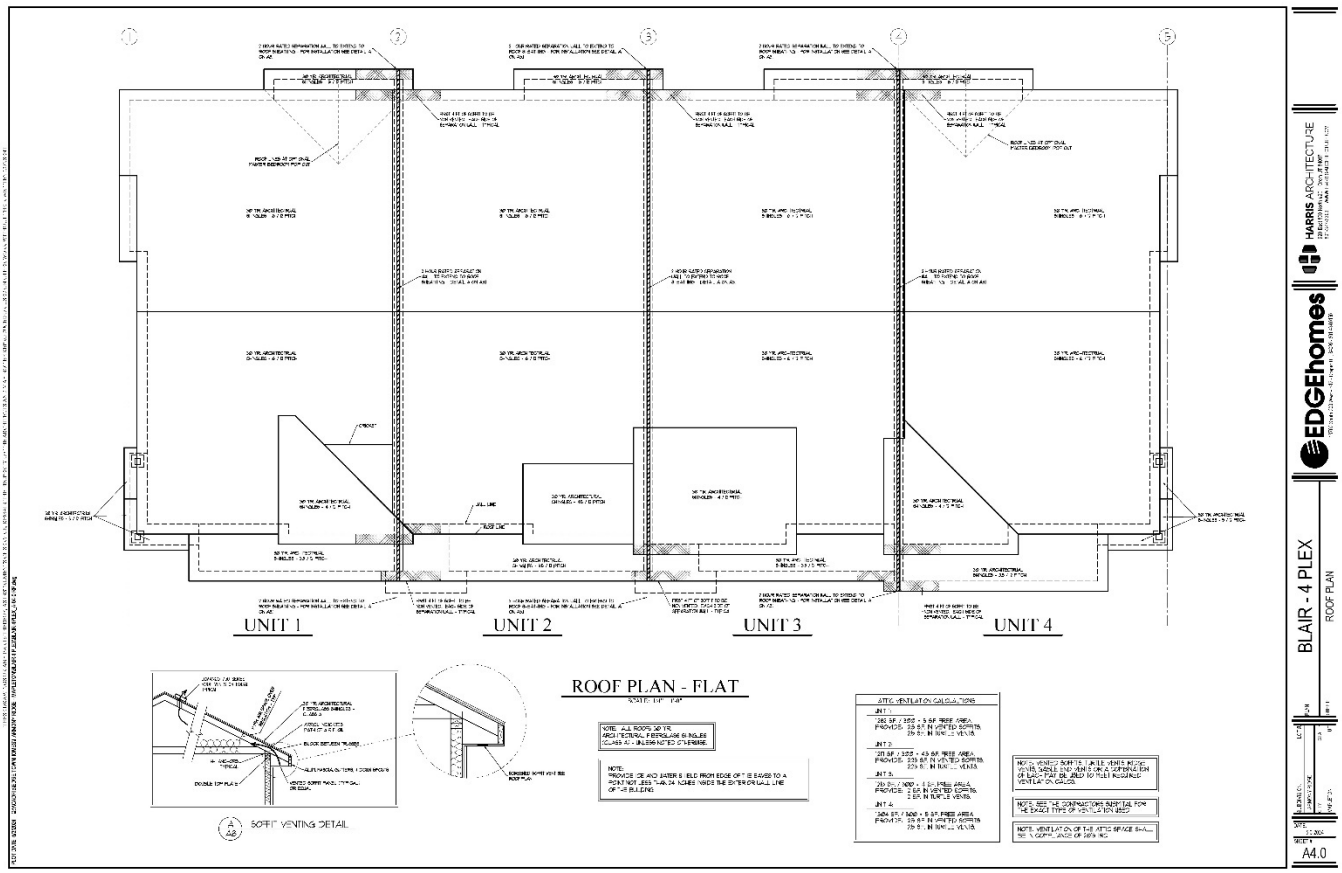
HARRIS ARCHITECTURE

EDGEHomes

BLAIR - 4 PLEX

EXTERIOR ELEVATIONS - BLAIR 1 - NO STEP

A2.1


UNIT 1
UNIT 2
UNIT 3
UNIT 4
ROOF PLAN - FLAT
SOFFIT VENTING DETAIL
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 4 PLEX
ROOF PLAN
A4.0



BLAIR 5 PLEX

SHEET INDEX

ARCHITECTURAL		STRUCTURAL		ELECTRICAL	
A0.0	TITLE SHEET	S1	FOOTING & FOUNDATION PLAN	E1.0	BASEMENT ELECTRICAL PLAN
	SITE PLAN BY OTHERS	S2	MAIN FLOOR FRAMING PLAN	E1.1	MAIN FLOOR ELECTRICAL PLAN
A0.1	JOB INFORMATION	S3	MAIN FLOOR SHEAR PLAN	E1.2	UPPER FLOOR ELECTRICAL PLAN
A0.2	GENERAL NOTES	S4	UPPER FLOOR FRAMING PLAN		
A1.0	BASEMENT FLOOR PLAN	S5	UPPER FLOOR SHEAR PLAN		
A1.0a	WALK OUT & DAYLIGHT BSMT OPTIONS	S6	ROOF FRAMING PLAN		
A1.1	MAIN FLOOR PLAN	S7	FRAMING PLAN OPTIONS		
A1.2	UPPER FLOOR PLAN	S8	FRAMING PLAN OPTIONS		
A1.3	OPTIONAL BEDROOM LAYOUTS	S9	FRAMING PLAN OPTIONS		
A2.0	FRONT & REAR ELEVATION	S10	WALKOUT / DAYLIGHT OPT. TTG & END PLAN		
A2.1	SIDE ELEVATIONS	S11	WALKOUT / DAYLIGHT OPT. SHEAR PLAN		
A3.0	TYPICAL SECTIONS / DETAILS	S01	STRUCTURAL NOTES / DETAILS		
A3.1	SEPERATION WALL SECTIONS	SD2	STRUCTURAL DETAILS		
A3.2	SEPERATION WALL STEP DETAILS				
A4.0	ROOF PLAN				
A5.00	TYP. ARCHITECTURAL CONST. DETAILS				

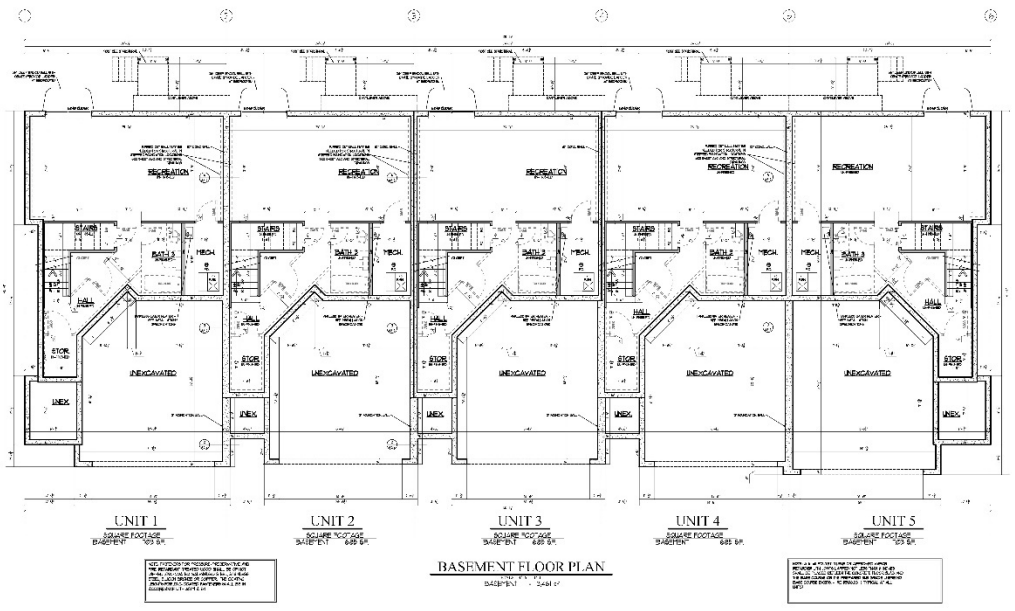
HARRIS ARCHITECTURE

EDGEHomes

BLAIR - 5 PLEX

TITLE SHEET

A0.0



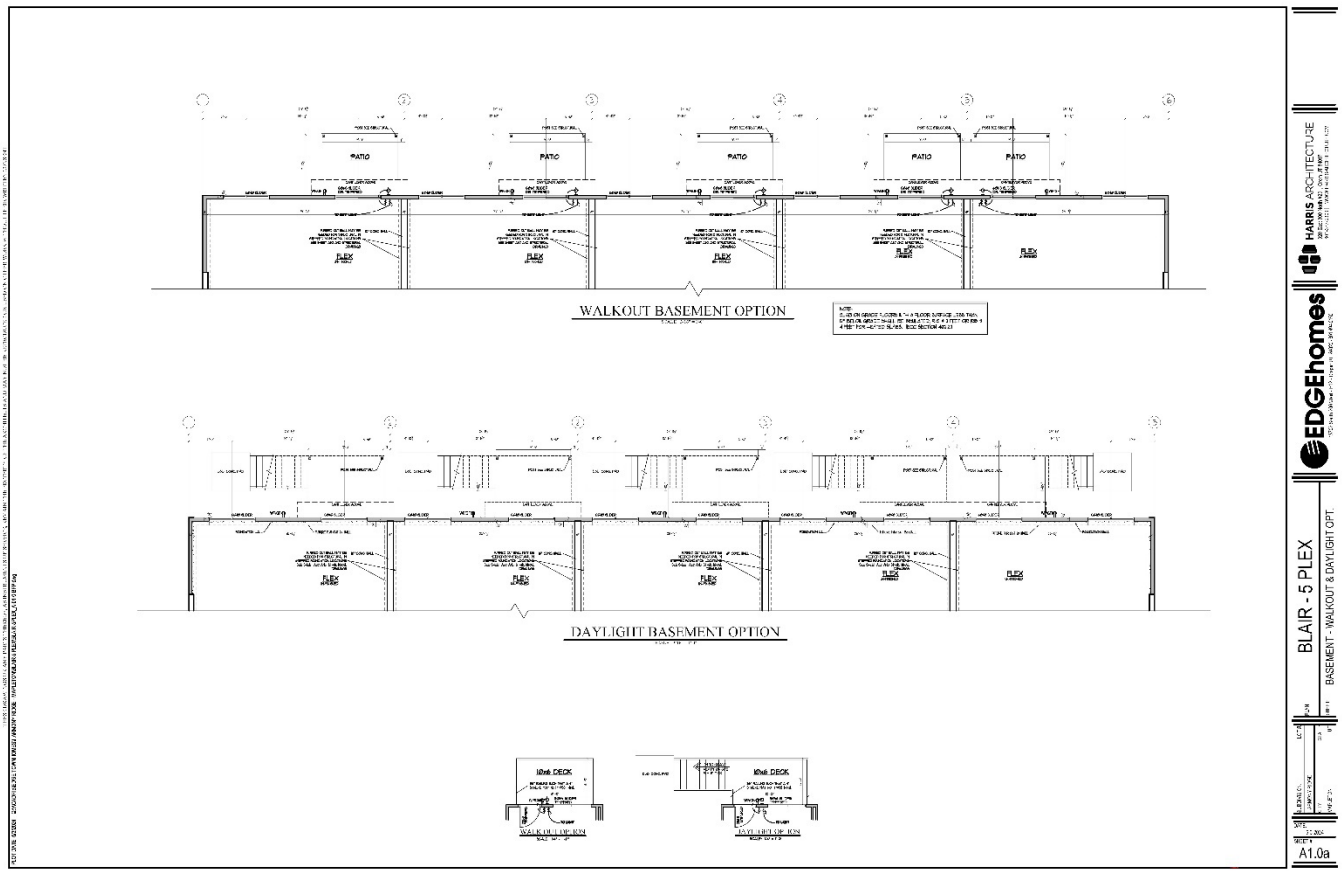
HARRIS ARCHITECTURE

EDGEhomes

BLAIR - 5 PLEX

BASEMENT FLOOR PLAN

A1.0



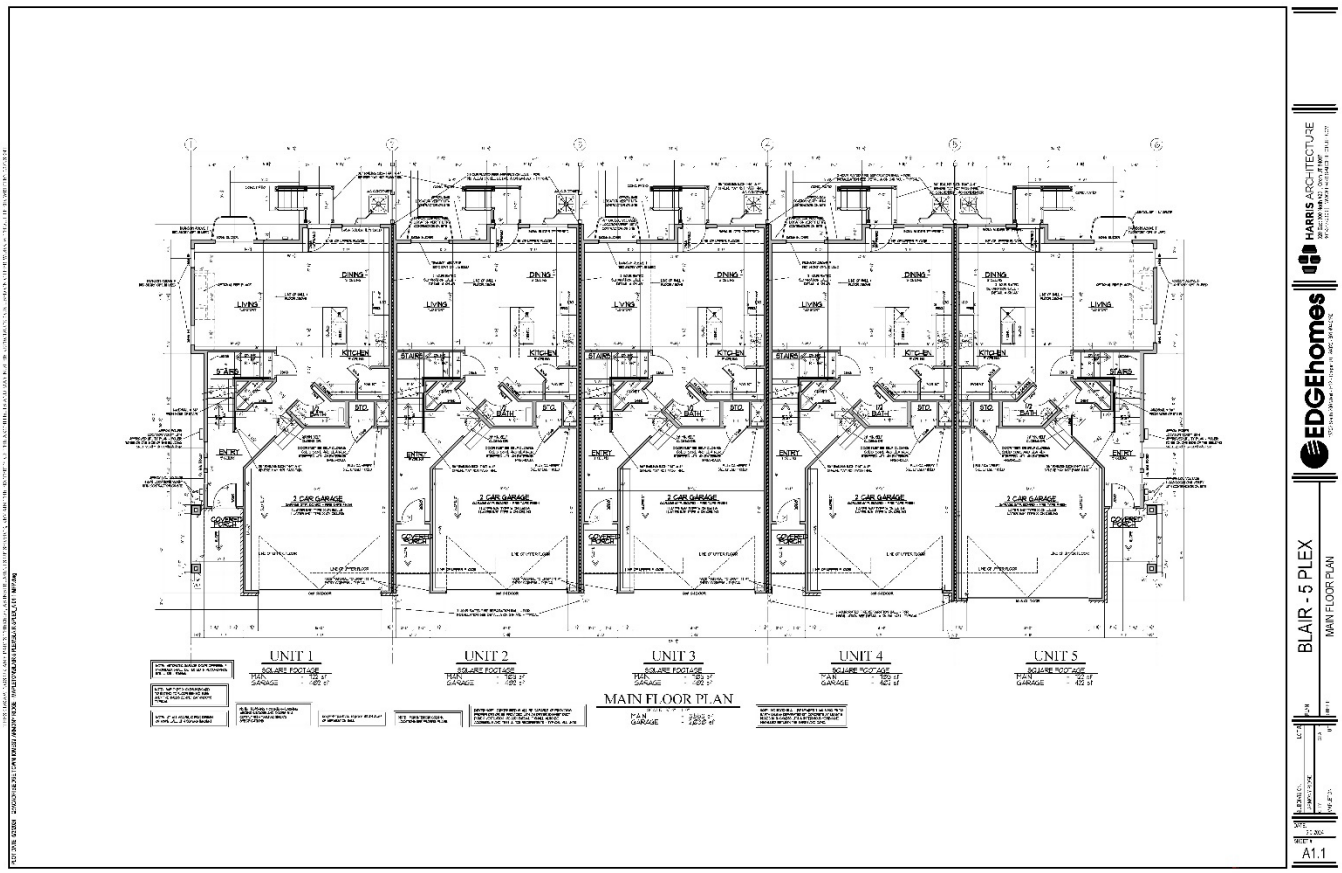
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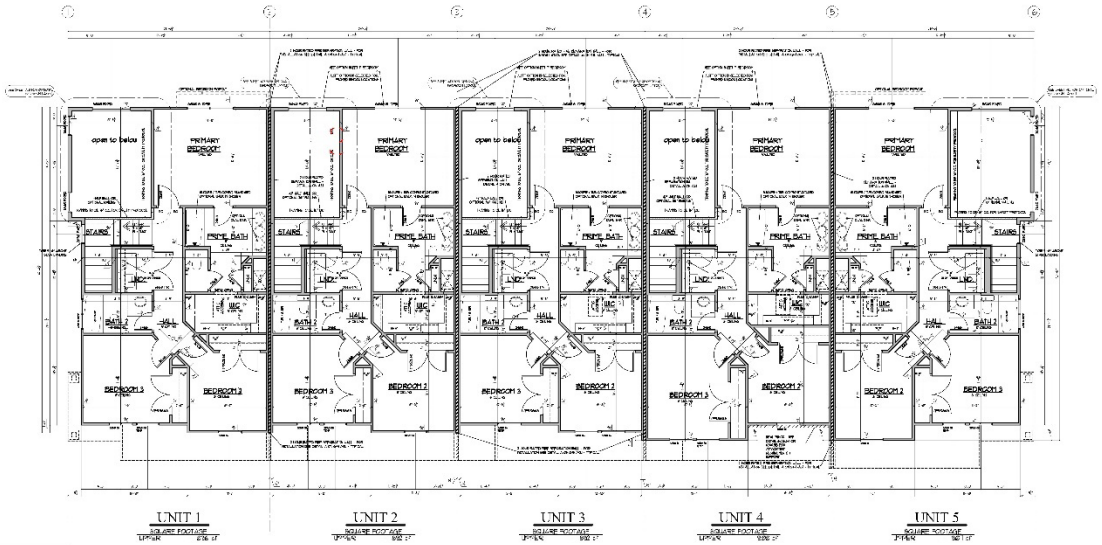
EDGEHomes

BLAIR - 5 PLEX

BASEMENT - WALKOUT & DAYLIGHT OPT

A1.0a


UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
MAIN FLOOR PLAN
HARRIS ARCHITECTURE
EDGEhomes
BLAIR - 5 PLEX
MAIN FLOOR PLAN
A1.1



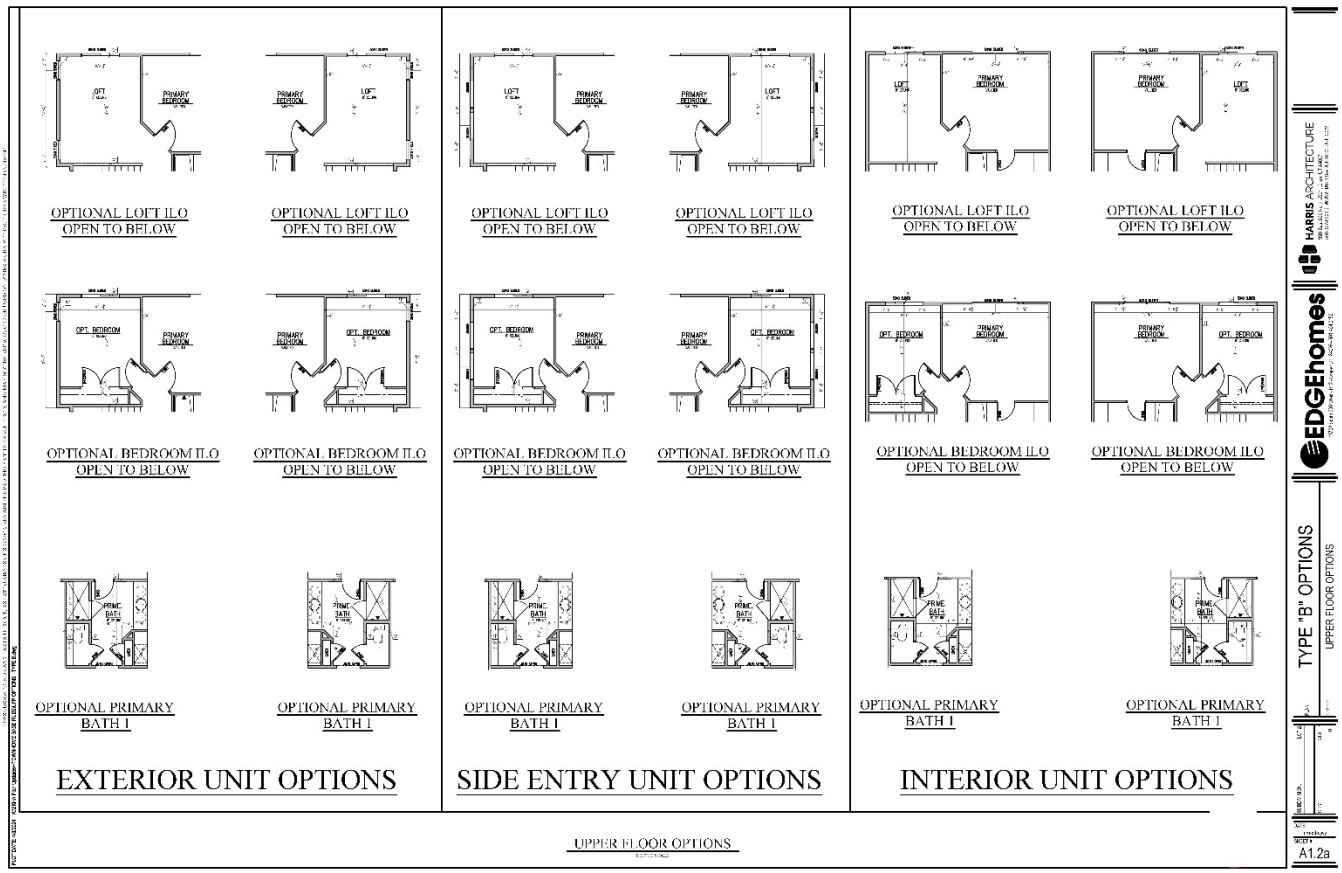
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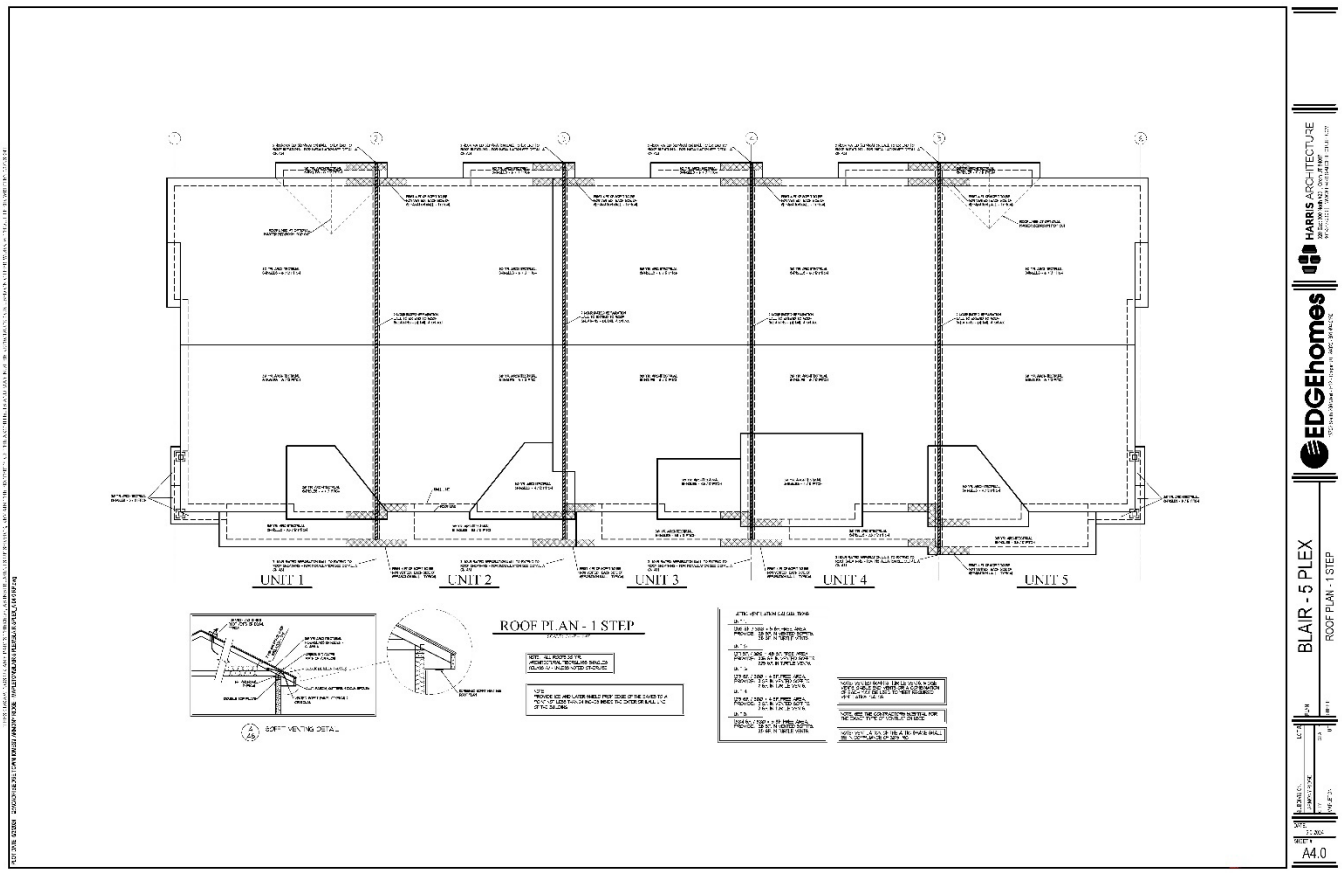
EDGEHomes

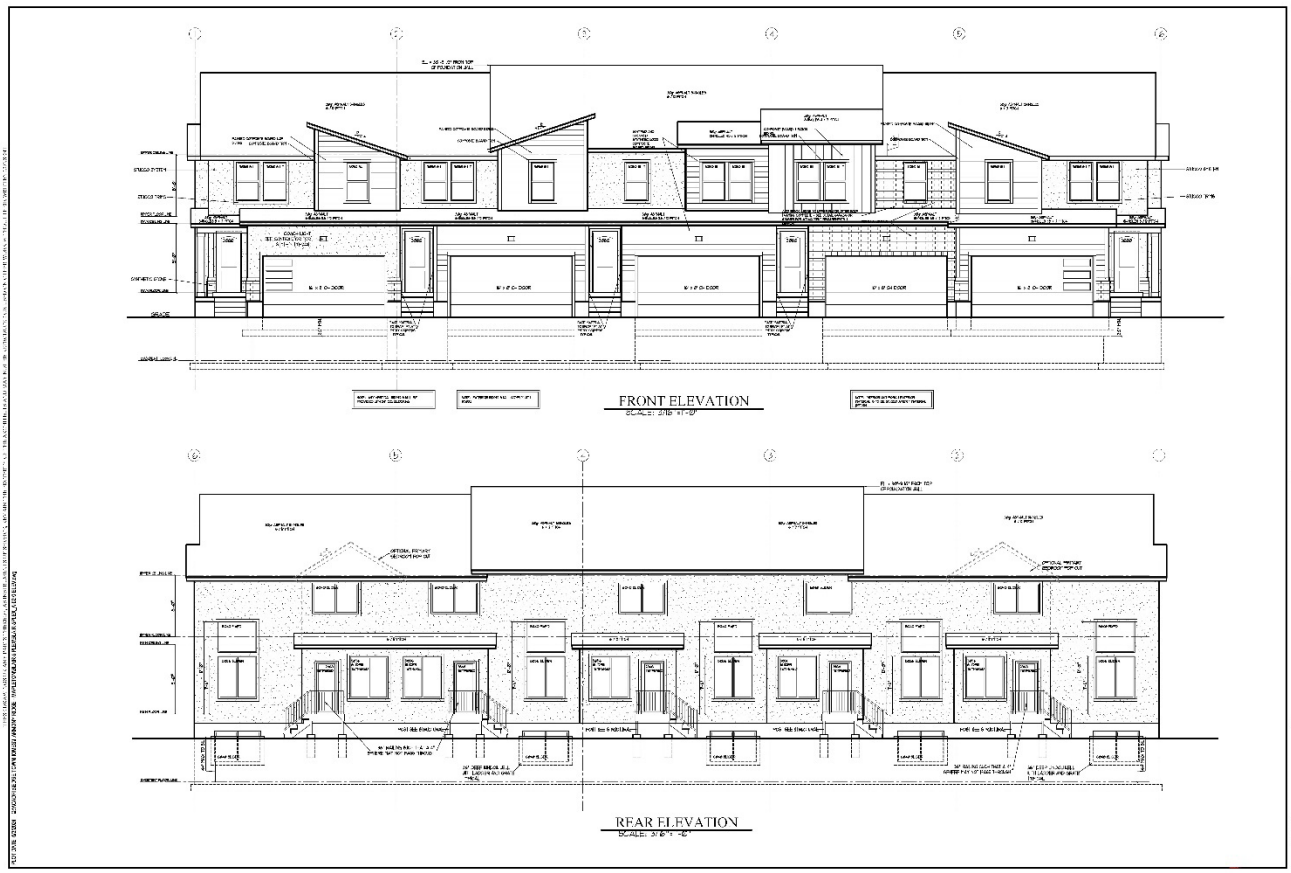
BLAIR - 5 PLEX

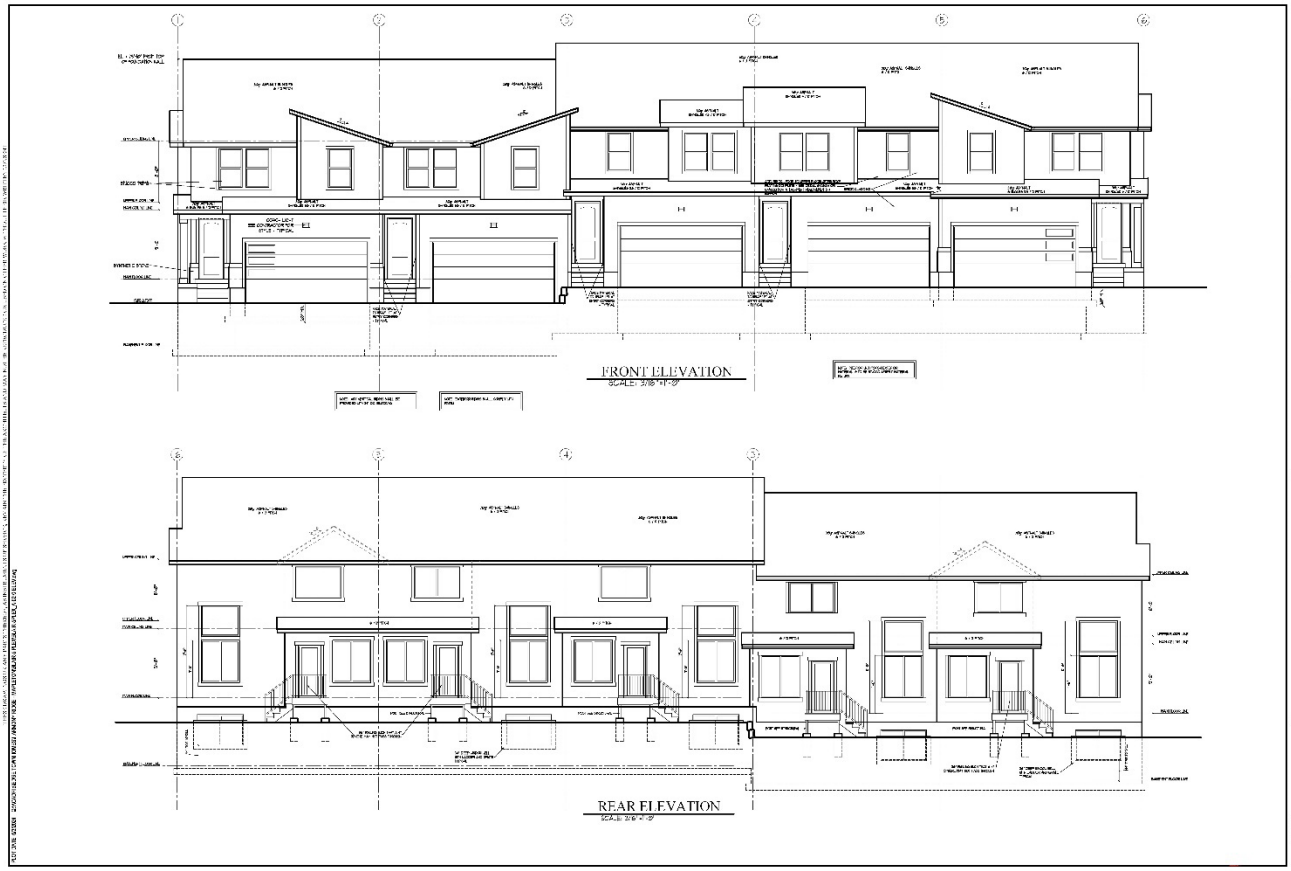
UPPER FLOOR PLAN

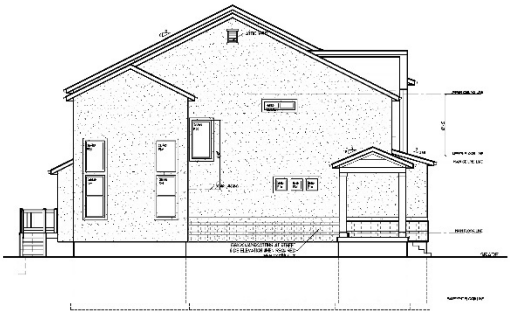
A1.2


OPTIONAL LOFT ILO
OPEN TO BELOW
OPTIONAL LOFT ILO
OPEN TO BELOW
OPTIONAL LOFT ILO
OPEN TO BELOW
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OPEN TO BELOW
OPTIONAL LOFT ILO
OPEN TO BELOW
OPTIONAL LOFT ILO
OPEN TO BELOW
OPTIONAL BEDROOM ILO
OPEN TO BELOW
OPTIONAL BEDROOM ILO
OPEN TO BELOW
OPTIONAL BEDROOM ILO
OPEN TO BELOW
OPTIONAL BEDROOM ILO
OPEN TO BELOW
OPTIONAL BEDROOM ILO
OPEN TO BELOW
OPTIONAL BEDROOM ILO
OPEN TO BELOW
OPTIONAL PRIMARY
BATH 1
OPTIONAL PRIMARY
BATH 1
OPTIONAL PRIMARY
BATH 1
OPTIONAL PRIMARY
BATH 1
OPTIONAL PRIMARY
BATH 1
OPTIONAL PRIMARY
BATH 1
EXTERIOR UNIT OPTIONS
SIDE ENTRY UNIT OPTIONS
INTERIOR UNIT OPTIONS
UPPER FLOOR OPTIONS
HARRIS ARCHITECTURE
EDGEhomes
TYPE "B" OPTIONS
UPPER FLOOR OPTIONS
A1.2a

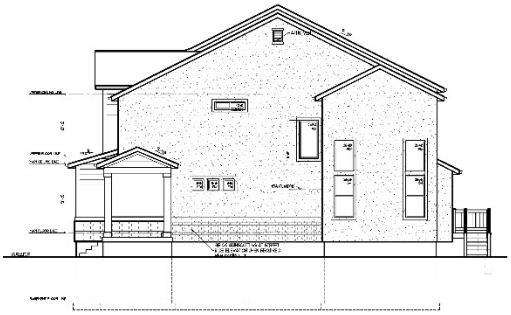

UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
ROOF PLAN - 1 STEP
SOFFIT VENTING DETAIL
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 5 PLEX
ROOF PLAN - 1 STEP
A4.0


FRONT ELEVATION
REAR ELEVATION
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 5 PLEX
EXTERIOR ELEVATION - BLAIR 1 - NO STEP
A2.0


FRONT ELEVATION
REAR ELEVATION
HARRIS ARCHITECTURE
EDGEHomes
BLAIR - 5 PLEX
EXTERIOR ELEVATION - 1 STEP
A2.0



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

HARRIS ARCHITECTURE

EDGEHomes

BLAIR - 5 PLEX

EXTERIOR ELEVATION - BLAIR 1 - NO STEP

A2.1

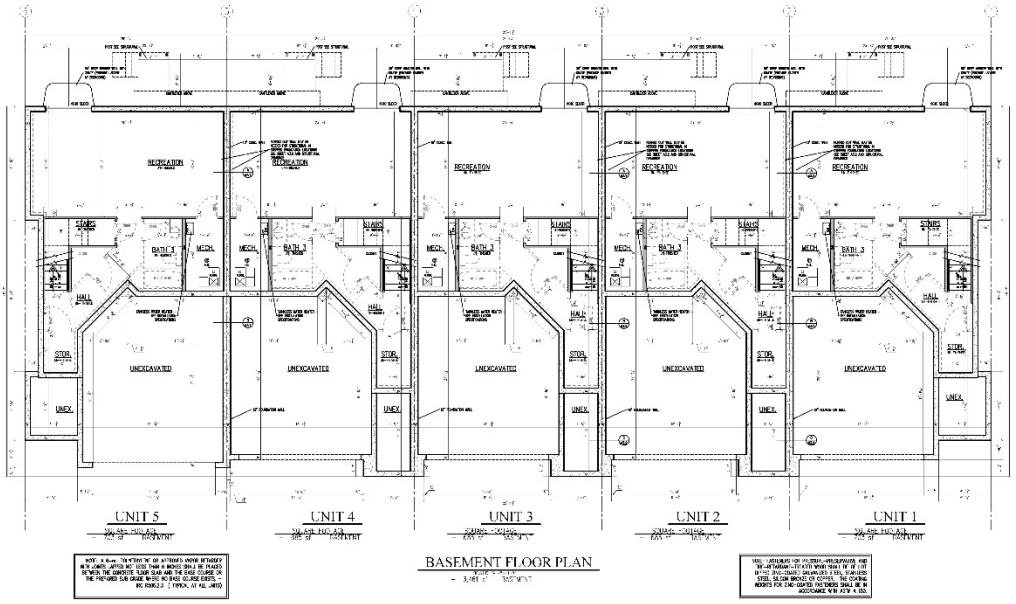


BRIGHTON - 5 PLEX - REVERSED

SHEET INDEX

ARCHITECTURAL		STRUCTURAL		ELECTRICAL	
A0.0	TITLE SHEET	S1	FOOTING & FOUNDATION PLAN - NO STEP	E1.0	BASEMENT FLOOR PLAN
	SITE PLAN BY OTHERS	S2	MAIN FLOOR FRAMING PLAN	E1.1	MAIN FLOOR ELECTRICAL PLAN
A0.1	JOB INFORMATION	S3	MAIN FLOOR SHEAR PLAN	E1.2	UPPER FLOOR ELECTRICAL PLAN
A0.2	GENERAL NOTES	S4	UPPER FLOOR FRAMING PLAN		
A1.0	BASEMENT FLOOR PLAN	S5	UPPER FLOOR SHEAR PLAN		
A1.0a	WALK OUT & DAYLIGHT BSMT OPTIONS	S6	ROOF FRAMING PLAN		
A1.1	MAIN FLOOR PLAN	S7	FRAMING OPTIONS		
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A1.3	OPTIONAL LAYOUTS	S01	STRUCTURAL DETAILS		
A2.0	FRONT & REAR ELEVATION	S02	STRUCTURAL DETAILS		
A2.0	FRONT & REAR ELEVATION - 1 STEP	S03	STRUCTURAL DETAILS		
A2.0	FRONT & REAR ELEVATION - 2 STEP				
A2.1	SIDE ELEVATIONS				
A3.0	TYPICAL SECTIONS / DETAILS				
A3.0a	SEPARATION WALL - SHAFT LINER OPTION				
A3.0	SEPARATION WALL - STEP DETAILS				
A4.0	ROOF PLAN - NO STEP				
A4.0	ROOF PLAN - 1 STEP				
A4.0	ROOF PLAN - 2 STEP				
A5.A6	TYP. ARCHITECTURAL CONSTRUCTION DETAILS				

HARRIS ARCHITECTURE
EDGEHomes
BRIGHTON - 5 PLEX (reversed)
TITLE SHEET
A0.0



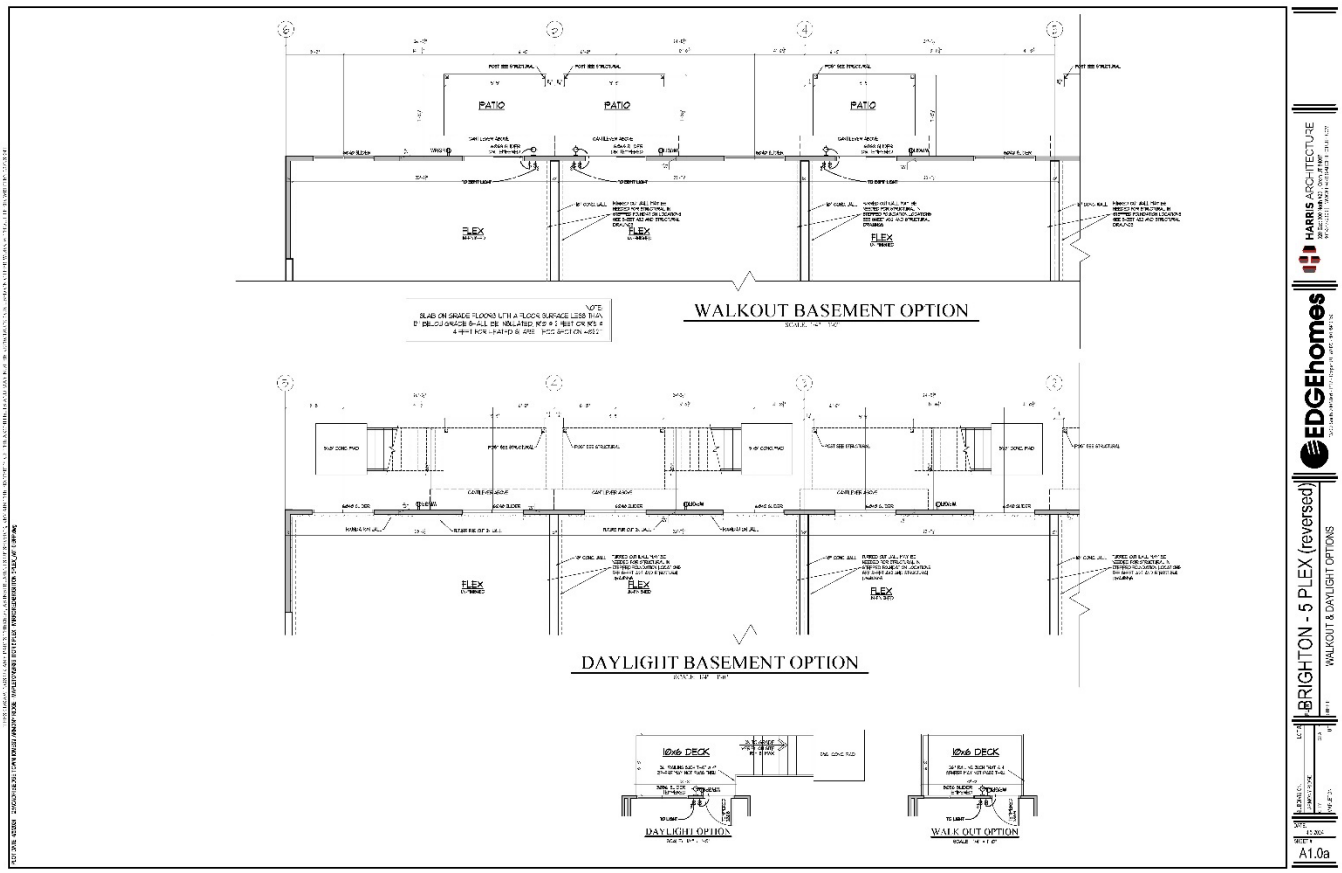
HARRIS ARCHITECTURE

EDGEHomes

BRIGHTON - 5 PLEX

BASEMENT FLOOR PLAN- REVERSED

A1.0



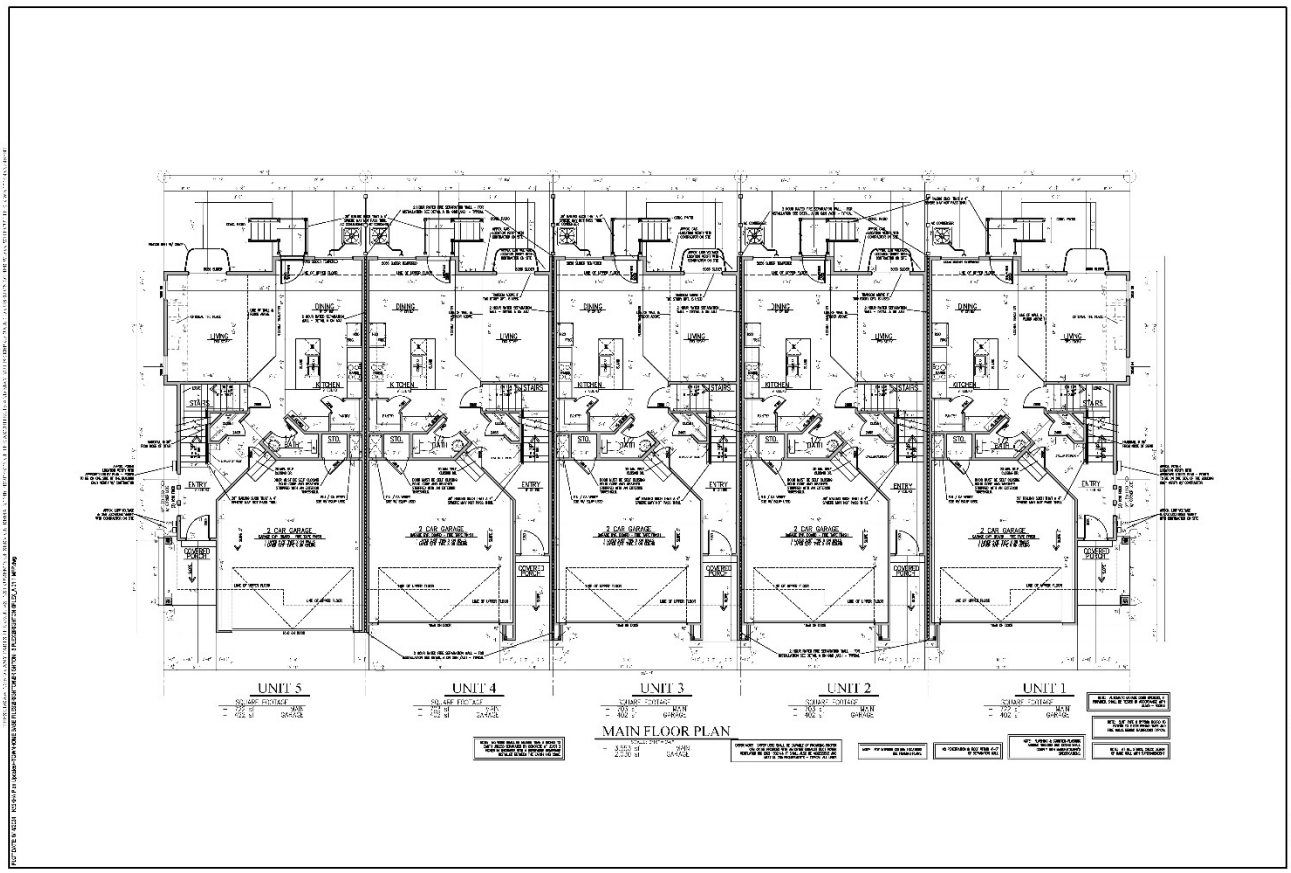
HARRIS ARCHITECTURE

EDGEHomes

BRIGHTON - 5 PLEX (reversed)

WALKOUT & DAYLIGHT OPTIONS

A1.0a



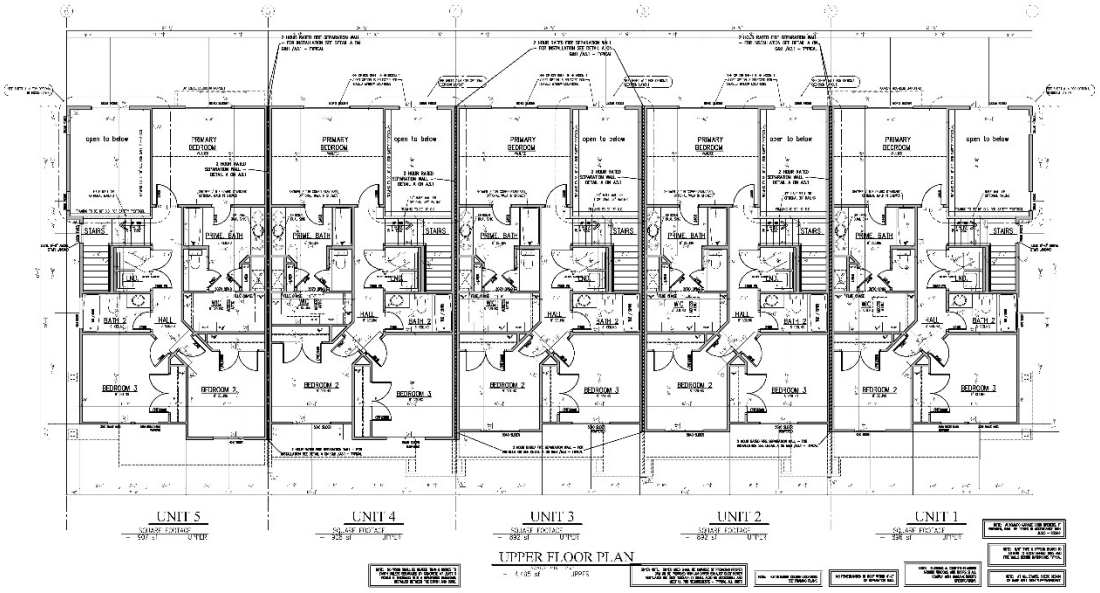
HARRIS ARCHITECTURE

EDGEhomes

BRIGHTON - 5 PLEX

MAIN FLOOR PLAN- REVERSED

A1.1



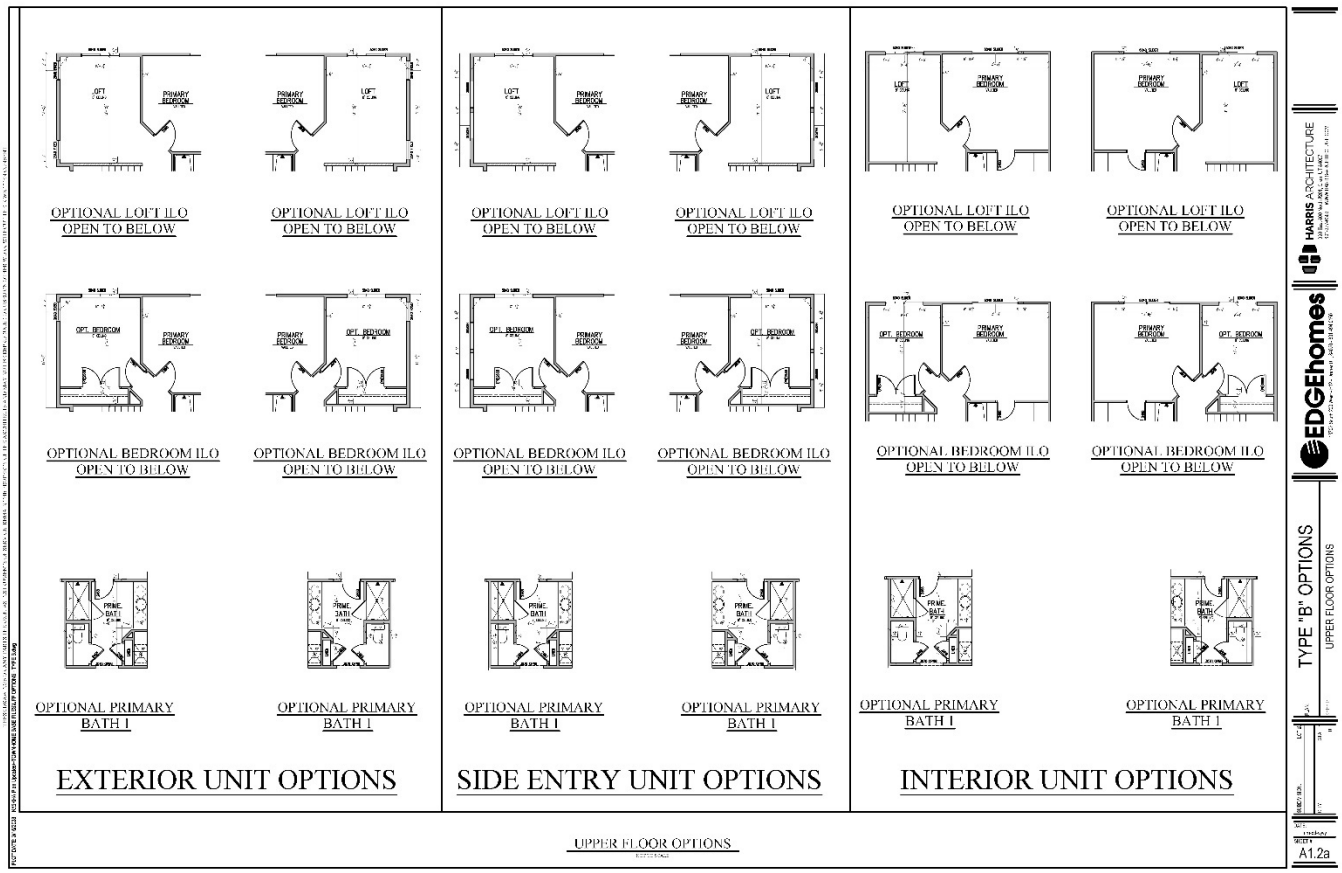
HARRIS ARCHITECTURE

EDGEHomes

BRIGHTON - 5 PLEX

UPPER FLOOR PLAN - REVERSED

A1.2


OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL LOFT ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL BEDROOM ILO OPEN TO BELOW
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
OPTIONAL PRIMARY BATH 1
EXTERIOR UNIT OPTIONS
SIDE ENTRY UNIT OPTIONS
INTERIOR UNIT OPTIONS
UPPER FLOOR OPTIONS
HARRIS ARCHITECTURE
EDGEhomes
TYPE "B" OPTIONS
UPPER FLOOR OPTIONS
A1.2a



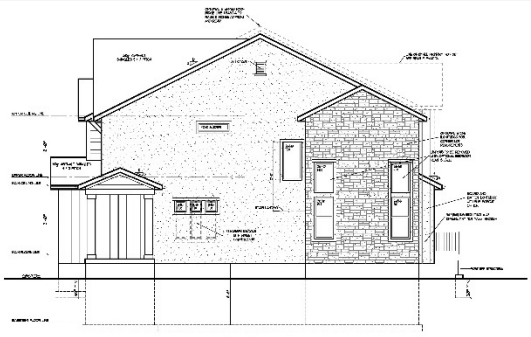
HARRIS ARCHITECTURE

EDGEHomes

BRIGHTON - 5 PLEX

EXTERIOR ELEVATION - BRIGHTON | REVERSED

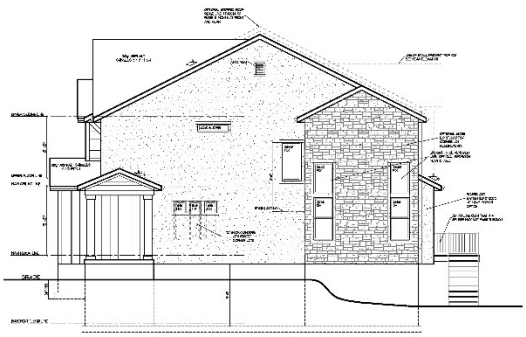
A2.0



RIGHT SIDE ELEVATION



RIGHT SIDE ELEVATION (WALKOUT OPTION)



RIGHT SIDE ELEVATION (DAYLIGHT OPTION)

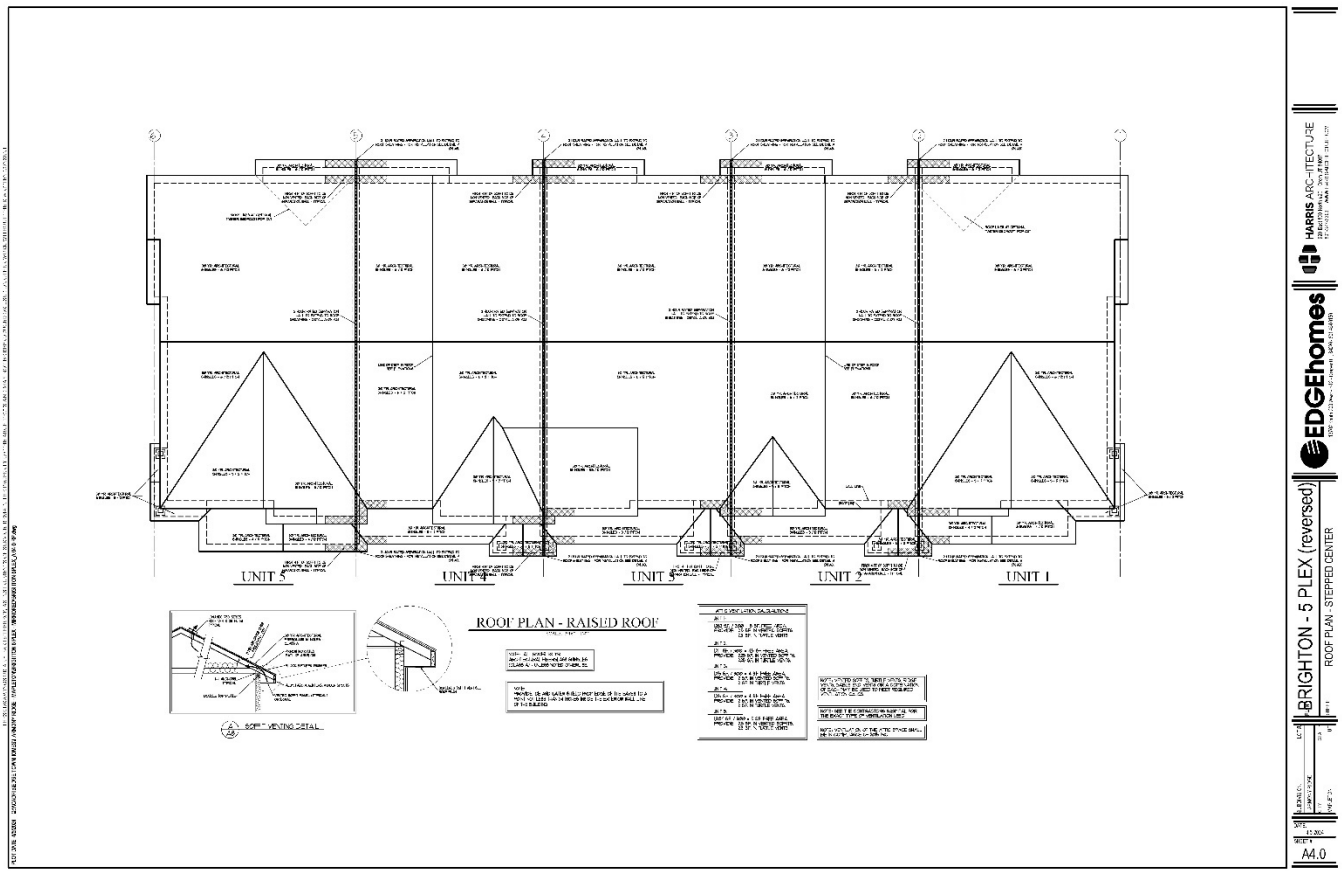
HARRIS ARCHITECTURE

EDGEHomes

BRIGHTON - 5 PLEX (reversed)

SIDE ELEVATIONS - BRIGHTON I (PRIMARY POP-OUT)

A2.1


UNIT 5
UNIT 4
UNIT 3
UNIT 2
UNIT 1
ROOF PLAN - RAISED ROOF
HARRIS ARC–ITECTURE
EDGEHomes
BRIGHTON - 5 PLEX (reversed)
ROOF PLAN - STEPPED CENTER
A4.0



RIGHT CORNER PERSPECTIVE



LEFT CORNER PERSPECTIVE

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A1.1	MAIN FLOOR PLAN
A1.1a	OPTIONAL GARAGE POP-OUT
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A1.2a	PRIMARY BATH OPTIONS
A1.3	ROOF PLAN
A2.0	FRONT & REAR ELEVATIONS
A2.1	LEFT & RIGHT SIDE ELEVATIONS
A2.2	CHANTELLE 2 SIDE ELEVATIONS
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SD3	STRUCTURAL DETAILS
E1.0	BASEMENT ELECTRICAL PLAN
E1.1	MAIN ELECTRICAL PLAN
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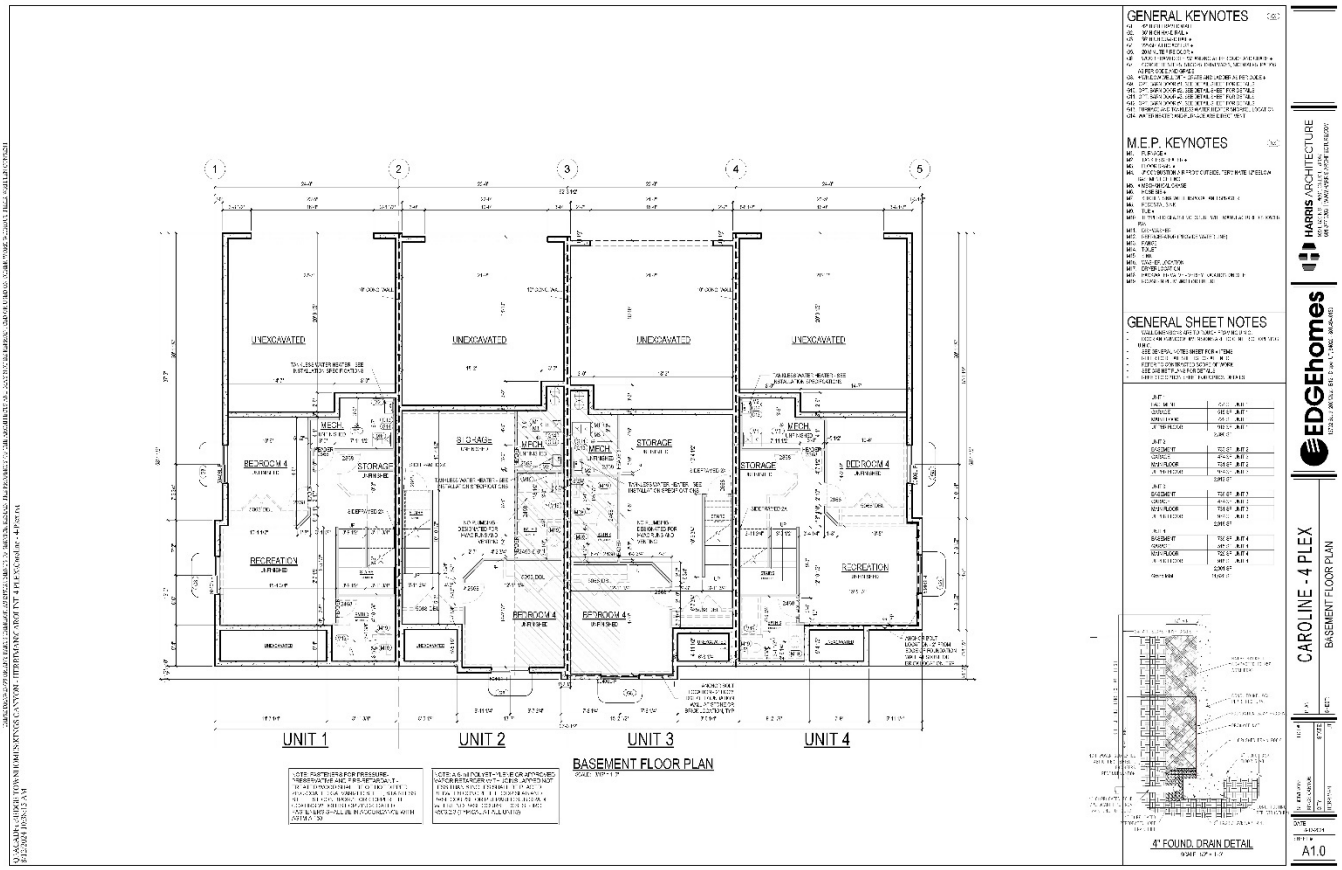
HARRIS ARCHITECTURE

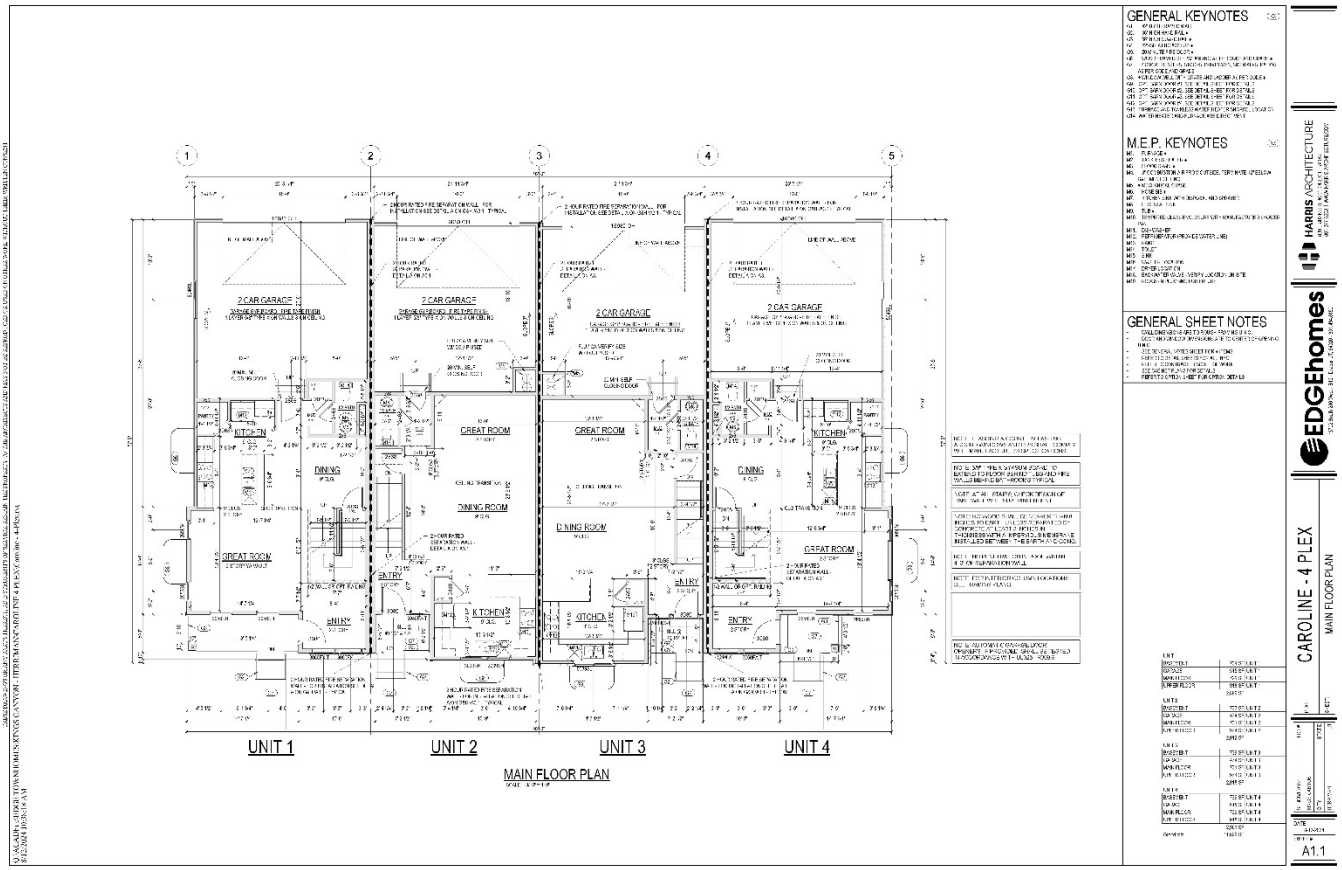
EDGEHomes

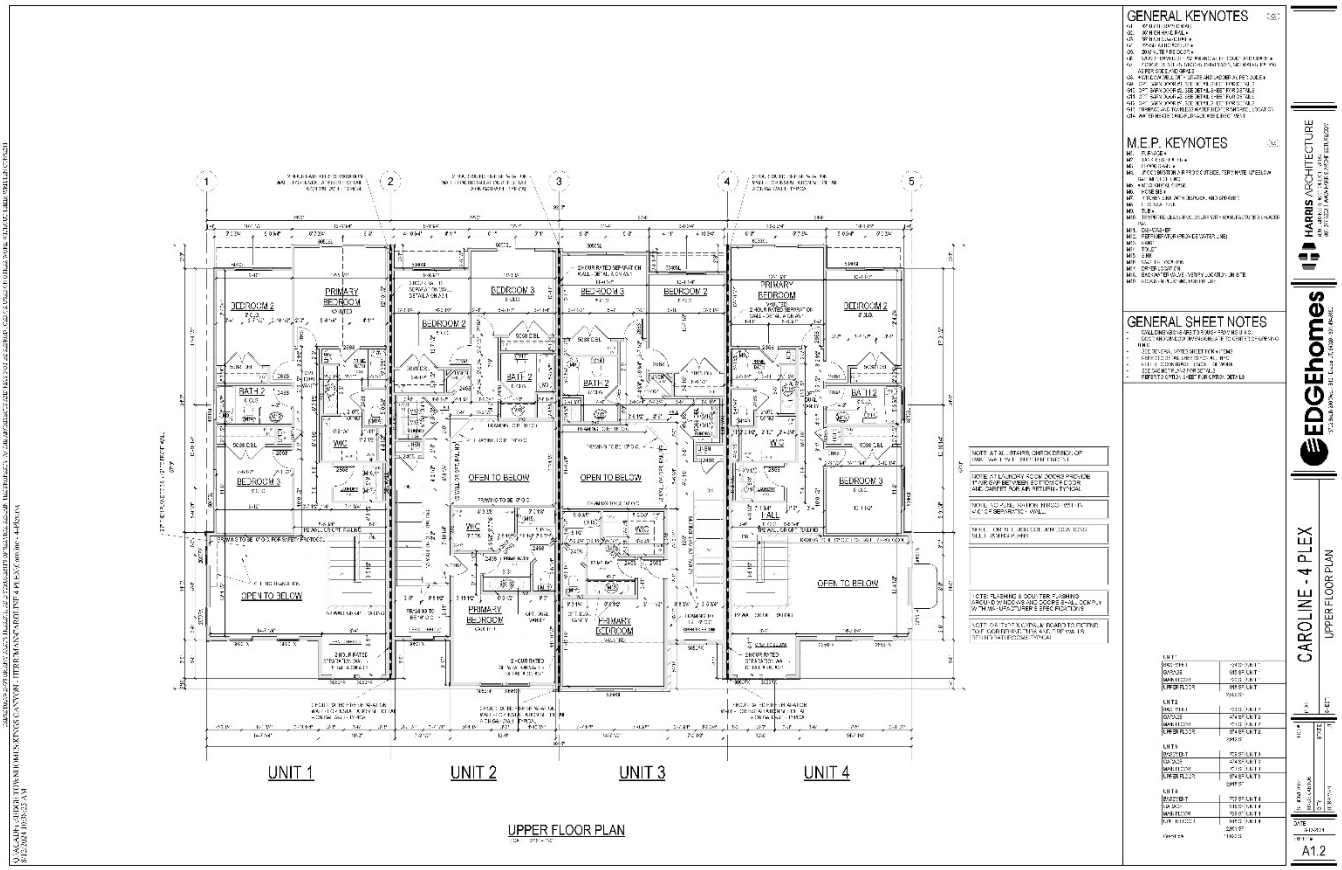
CAROLINE - 4 PLEX

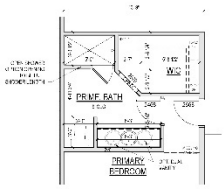
COVER SHEET

A0.1

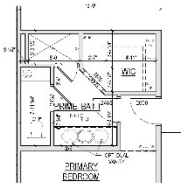

GENERAL KEYNOTES
M.E.P. KEYNOTES
GENERAL SHEET NOTES
UNEXCAVATED
STORAGE
MECH.
BEDROOM 4
RECREATION
UNIT 1
UNIT 2
UNIT 3
UNIT 4
BASEMENT FLOOR PLAN
4" FOUND. DRAIN DETAIL
HARRIS ARCHITECTURE
EDGEHomes
CAROLINE - 4 PLEX
BASEMENT FLOOR PLAN
A1.0


GENERAL KEYNOTES
M.E.P. KEYNOTES
GENERAL SHEET NOTES
1
2
3
4
5
2 CAR GARAGE
KITCHEN
DINING
GREAT ROOM
DINING ROOM
ENTRY
UNIT 1
UNIT 2
UNIT 3
UNIT 4
MAIN FLOOR PLAN
HARRIS ARCHITECTURE
EDGEhomes
CAROLINE - 4 PLEX
MAIN FLOOR PLAN
A1.1

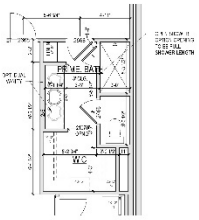

GENERAL KEYNOTES
M.E.P. KEYNOTES
GENERAL SHEET NOTES
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UPPER FLOOR PLAN
CAROLINE - 4 PLEX
UPPER FLOOR PLAN
HARRIS ARCHITECTURE
EDGEHomes
A1.2



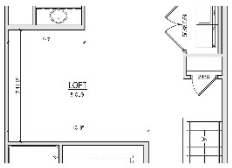
PRIME. BATH OPTION 1 - ENTRY RIGHT (INTERIOR)



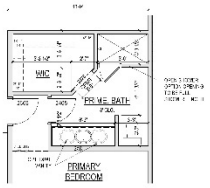
PRIME. BATH OPTION 2 - ENTRY RIGHT (INTERIOR)



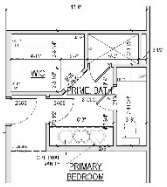
PRIME. BATH OPTION - ENTRY RIGHT (EXTERIOR)



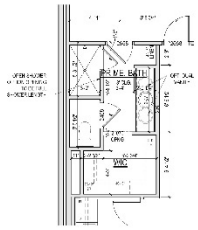
LOFT OPTION - ENTRY RIGHT (INTERIOR)



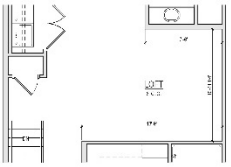
PRIME. BATH OPTION 1 - ENTRY LEFT (INTERIOR)



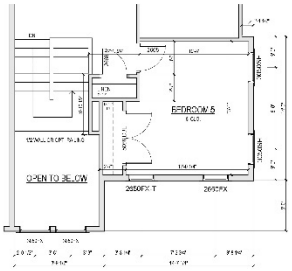
PRIME. BATH OPTION 2 - ENTRY LEFT (INTERIOR)



PRIME. BATH OPTION - ENTRY LEFT (EXTERIOR)



LOFT OPTION - ENTRY LEFT (INTERIOR)



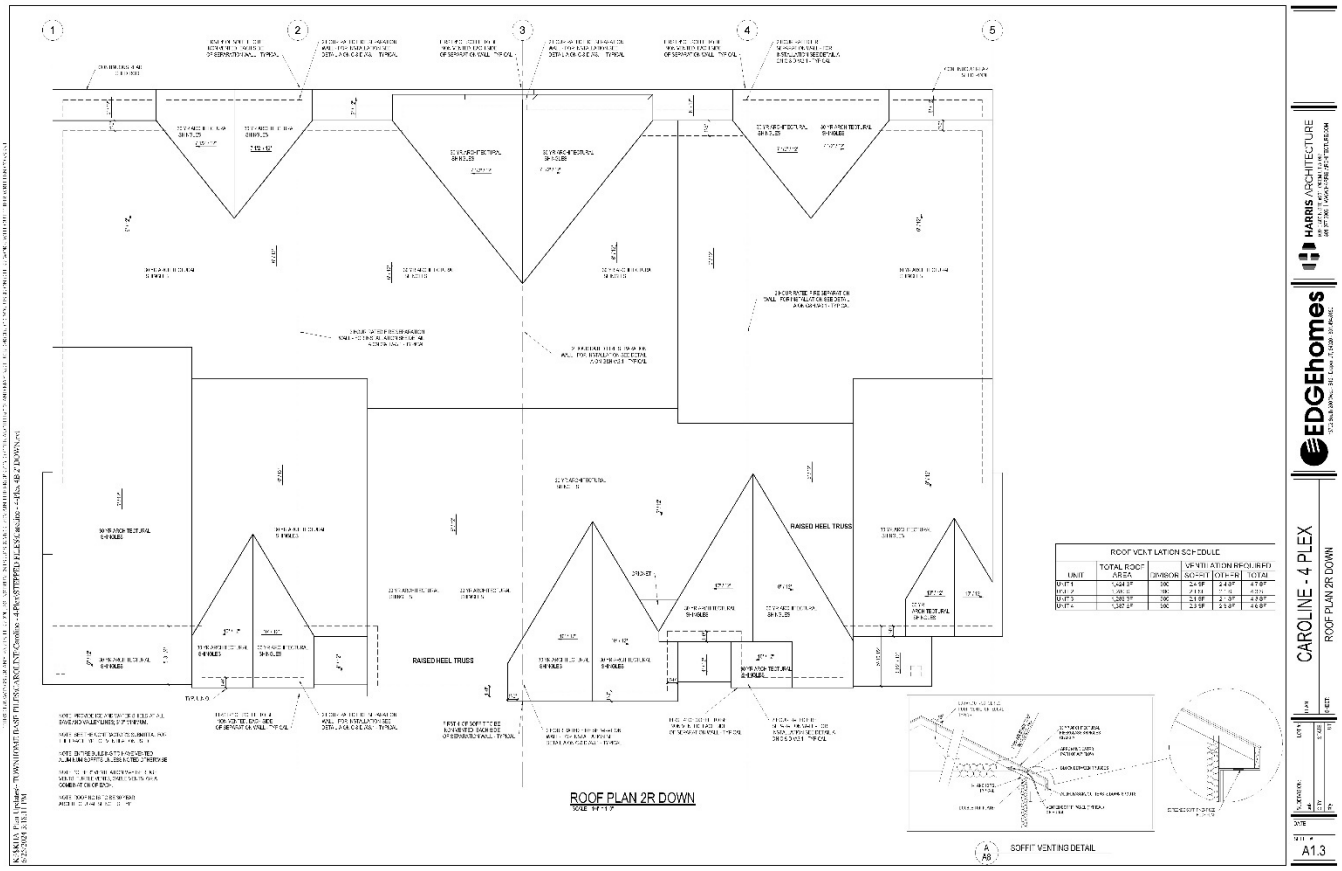
BEDROOM 5 OPTION - ENTRY LEFT (EXTERIOR)

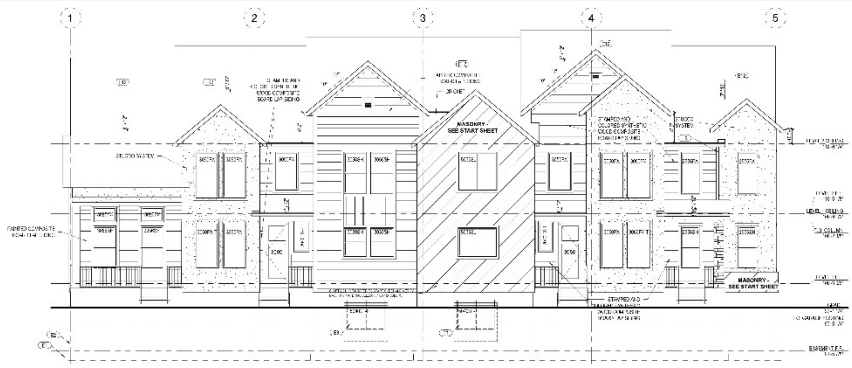
HARRIS ARCHITECTURE

EDGEhomes

CAROLINE
UPPER FLOOR OPTIONS

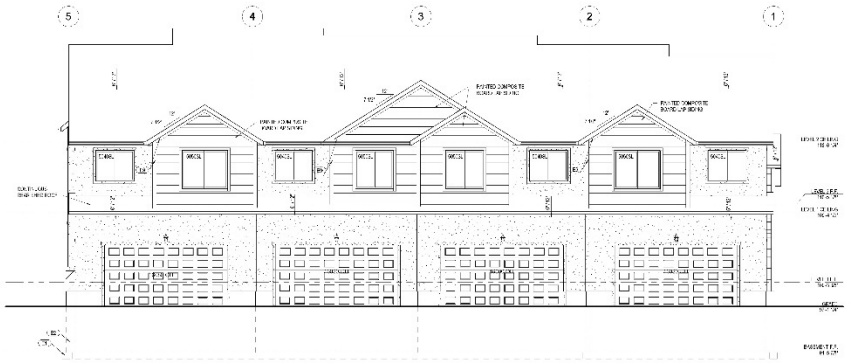
A1.2a


ROOF VENTILATION SCHEDULE
RAISED HEEL TRUSS
RAISED HEEL TRUSS
ROOF PLAN 2R DOWN
SOFFIT VENTING DETAIL
HARRIS ARCHITECTURE
EDGEHomes
CAROLINE - 4 PLEX
ROOF PLAN 2R DOWN
A1.3



FRONT ELEVATION

EXTERIOR RIGHT UNIT 1 INTERIOR LEFT UNIT 2INTERIOR RIGHT UNIT 3 EXTERIOR LEFT UNIT 4



EXTERIOR LEFT UNIT 4 INTERIOR RIGHT UNIT 3 INTERIOR LEFT UNIT 2 EXTERIOR RIGHT UNIT 1

REAR ELEVATION

ELEVATION KEYNOTES

GENERAL NOTES

MATERIALS LEGEND

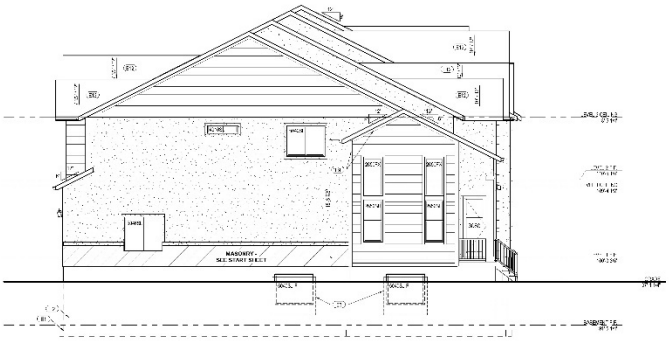
HARRIS ARCHITECTURE

EDGEHomes

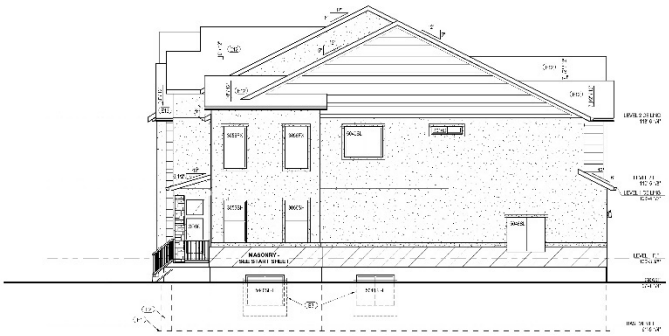
CAROLINE - 4 PLEX

FRONT & REAR ELEVATIONS

A2.0



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

HARRIS ARCHITECTURE

EDGEHomes

CAROLINE

CAROLINE 2 KINGS CANYON

A2.4



RIGHT CORNER PERSPECTIVE



LEFT CORNER PERSPECTIVE

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A0.1	COVER SHEET
A0.2	SITE PLAN BY OTHERS
A0.3	JOB INFO
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A1.1	MAIN FLOOR PLAN
A1.1a	OPTIONAL GARAGE POP-OUT
A1.2	UPPER FLOOR PLAN
A1.2a	MASTER BATH OPTIONS
A1.3	ROOF PLAN
A2.0	FRONT & REAR ELEVATIONS
A2.1	LEFT & RIGHT SIDE ELEVATIONS
A2.2	CARGUND 2 SIDE ELEVATIONS
A3.0	TYPICAL CROSS SECTIONS
A3.1a	SEPARATION WALL SECTION - SHAFT LINE OPTION
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A3.2	TYPICAL STEP SECTIONS
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S3	MAIN FLOOR SHEAR PLAN
S4	UPPER FLOOR FRAMING PLAN
S5	UPPER FLOOR SHEAR PLAN
S6	ROOF FRAMING PLAN
S7	OPTIONAL GARAGE POP-OUT
S7.1	STRUCTURAL DETAILS
S7.2	STRUCTURAL DETAILS
S7.3	STRUCTURAL SCHEDULES
E1.0	BASEMENT ELECTRICAL PLAN
E1.1	MAIN FLOOR ELECTRICAL PLAN
E1.2	UPPER FLOOR ELECTRICAL PLAN

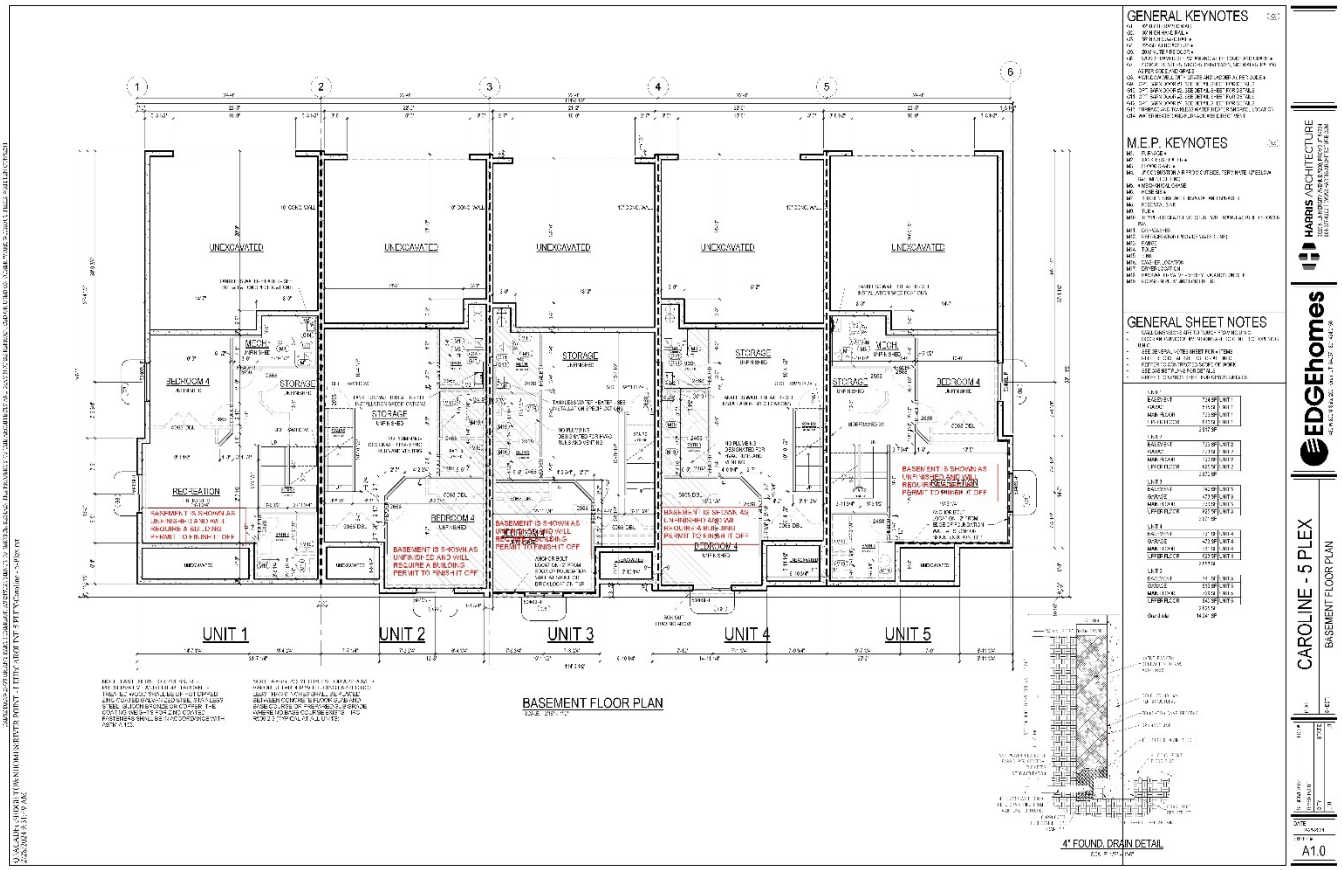
HARRIS ARCHITECTURE

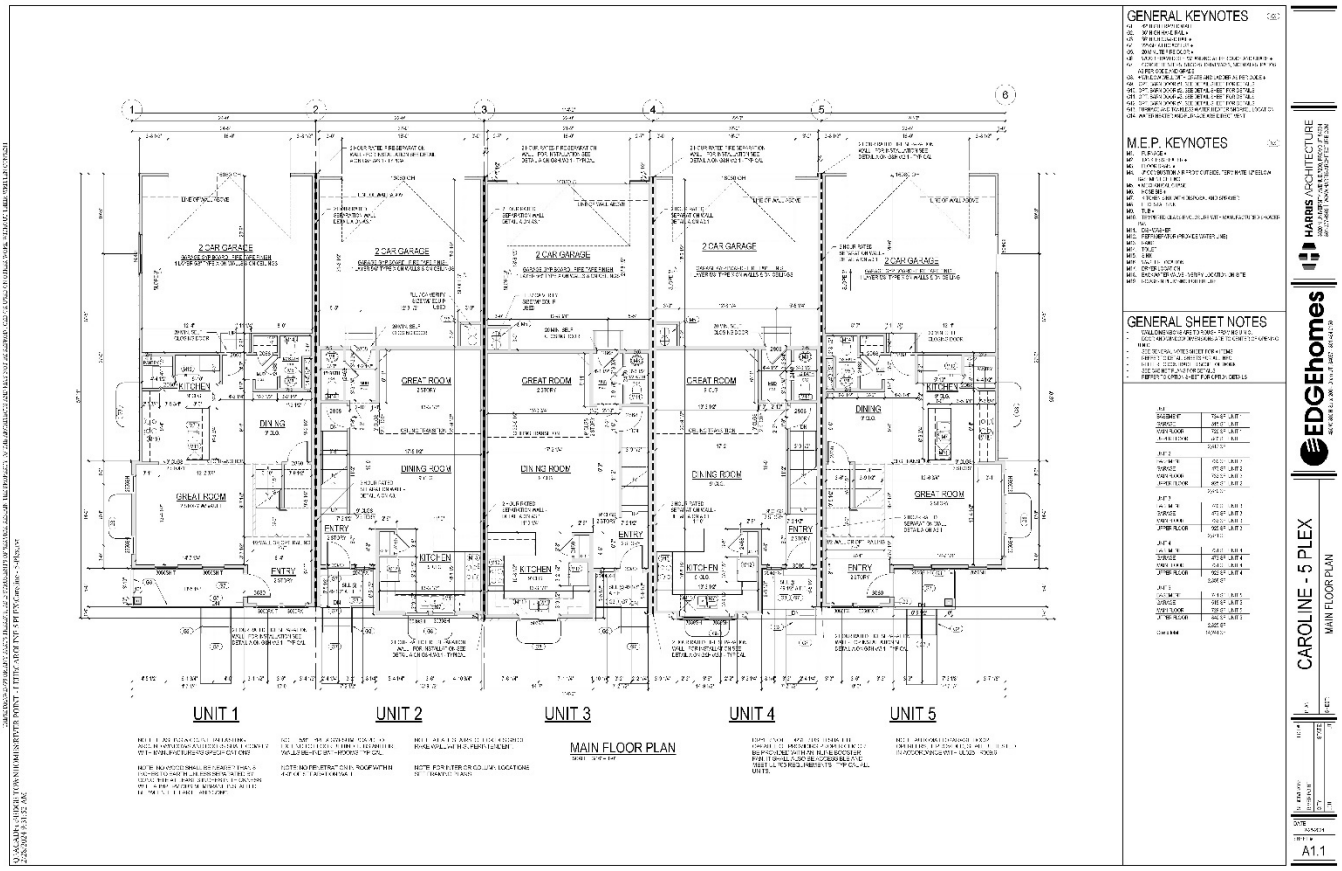
EDGEHomes

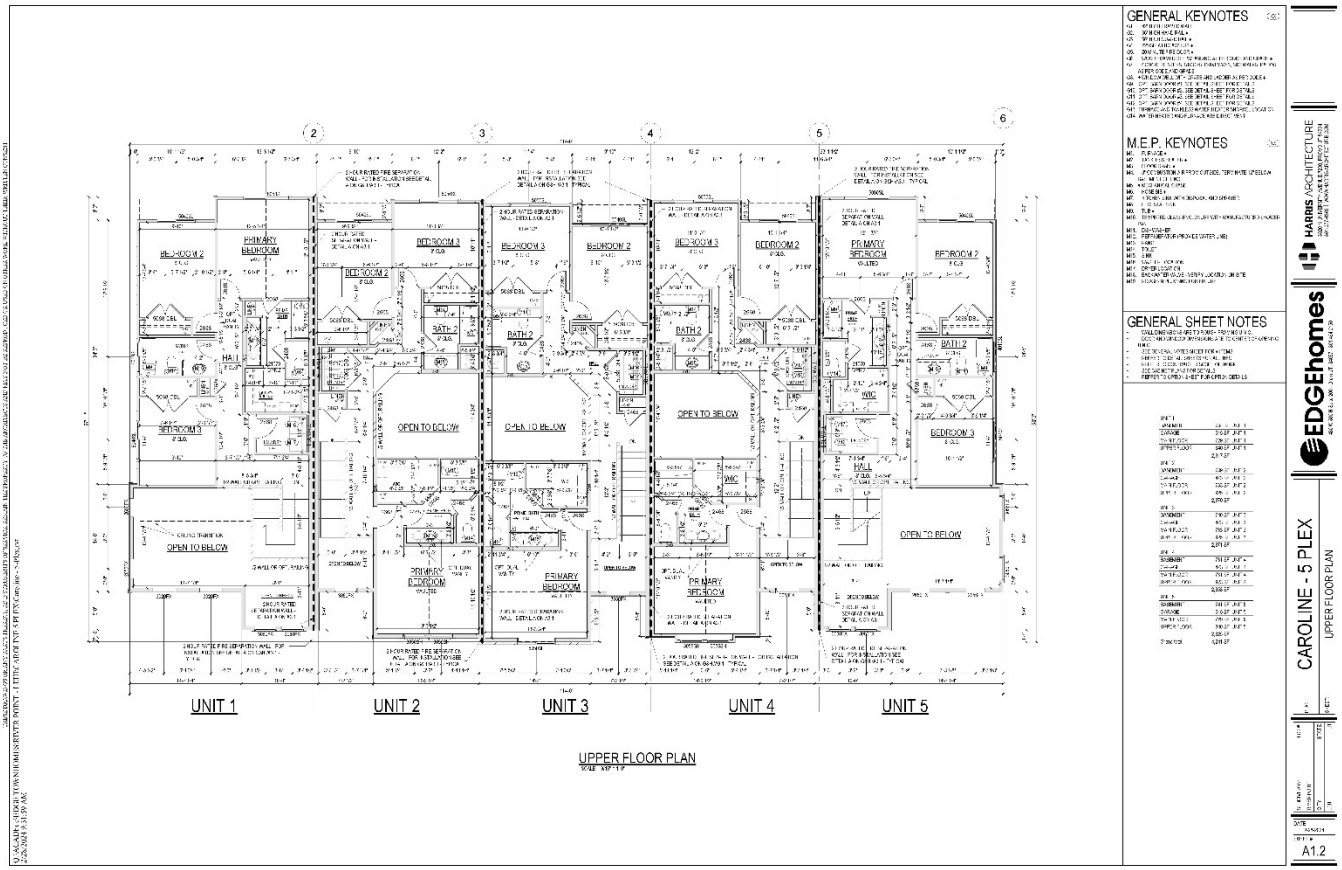
CAROLINE - 5 PLEX

COVER SHEET

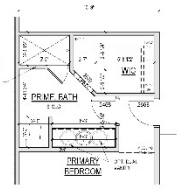
A0.1


GENERAL KEYNOTES
M.E.P. KEYNOTES
GENERAL SHEET NOTES
UNEXCAVATED
STORAGE
MECH.
BEDROOM 4
RECREATION
BASEMENT IS SHOWN AS UNFINISHED AND WILL REQUIRE A BUILDING PERMIT TO FINISH IT OFF
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
BASEMENT FLOOR PLAN
4" FOUND. DRAIN DETAIL
EDGEHomes
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CAROLINE - 5 PLEX
BASEMENT FLOOR PLAN
A1.0

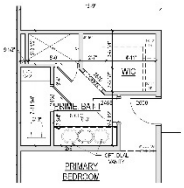

GENERAL KEYNOTES
M.E.P. KEYNOTES
GENERAL SHEET NOTES
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
MAIN FLOOR PLAN
HARRIS ARCHITECTURE
EDGEHomes
CAROLINE - 5 PLEX
MAIN FLOOR PLAN
A1.1



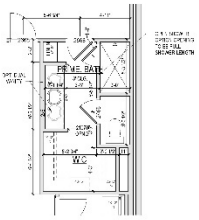
UPPER FLOOR PLAN



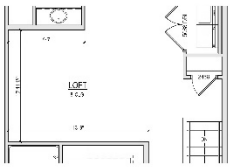
PRIME, BATH OPTION 1 - ENTRY RIGHT (INTERIOR)



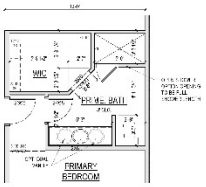
PRIME, BATH OPTION 2 - ENTRY RIGHT (INTERIOR)



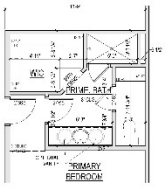
PRIME, BATH OPTION - ENTRY RIGHT (EXTERIOR)



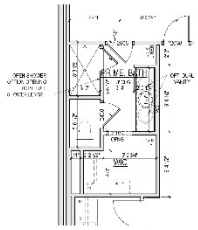
LOFT OPTION - ENTRY RIGHT (INTERIOR)



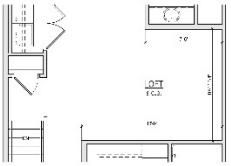
PRIME, BATH OPTION 1 - ENTRY LEFT (INTERIOR)



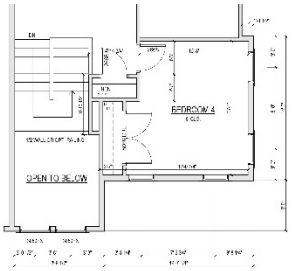
PRIME, BATH OPTION 2 - ENTRY LEFT (INTERIOR)



PRIME, BATH OPTION - ENTRY LEFT (EXTERIOR)

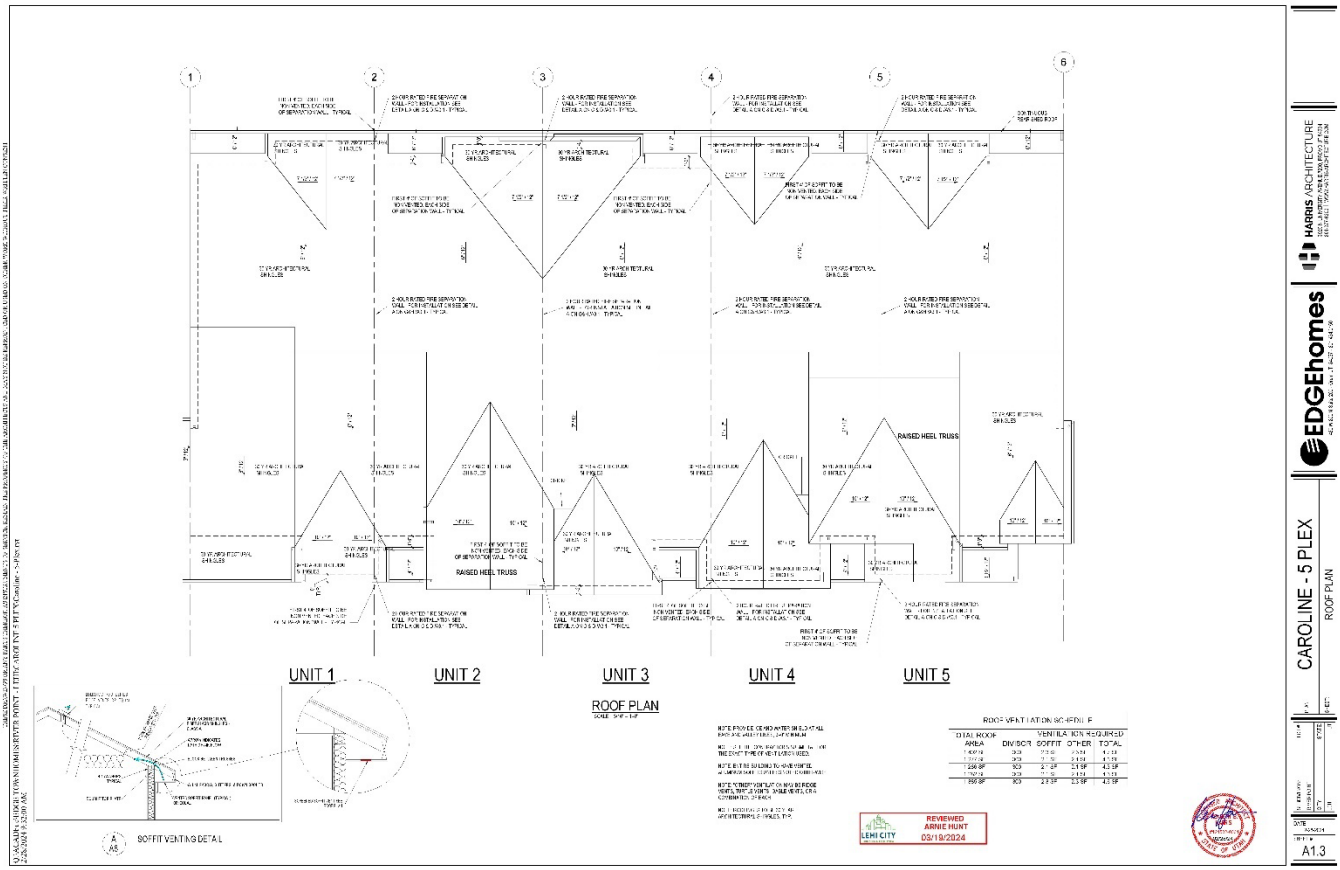


LOFT OPTION - ENTRY LEFT (INTERIOR)

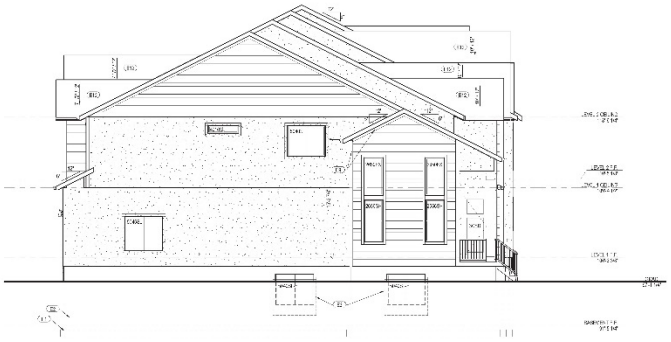


BEDROOM 4 OPTION - ENTRY LEFT (EXTERIOR)

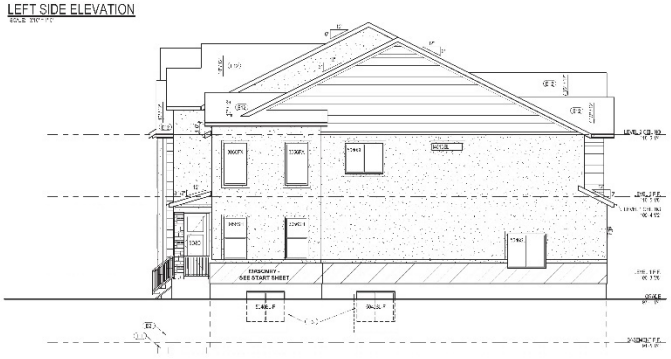
HARRIS ARCHITECTURE
EDGEHomes
CAROLINE
UPPER FLOOR OPTIONS
A1.2a


1
2
3
4
5
6
RAISED HEEL TRUSS
RAISED HEEL TRUSS
UNIT 1
UNIT 2
UNIT 3
UNIT 4
UNIT 5
ROOF PLAN
SOFFIT VENTING DETAIL
REVIEWED
ARNIE HUNT
03/19/2024
LEHI CITY
HARRIS ARCHITECTURE
EDGEHomes
CAROLINE - 5 PLEX
ROOF PLAN
A1.3


1 EXTERIOR RIGHT UNIT
2 INTERIOR LEFT UNIT
3 INTERIOR RIGHT UNIT
4 INTERIOR RIGHT UNIT
5 EXTERIOR LEFT UNIT
FRONT ELEVATION
5 EXTERIOR LEFT UNIT
4 INTERIOR RIGHT UNIT
3 INTERIOR RIGHT UNIT
2 INTERIOR LEFT UNIT
1 EXTERIOR RIGHT UNIT
REAR ELEVATION
ELEVATION KEYNOTES
GENERAL NOTES
MATERIALS LEGEND
REVIEWED
ARNIE HUNT
03/19/2024
HARRIS ARCHITECTURE
EDGEHomes
CAROLINE - 5 PLEX
FRONT & REAR ELEVATIONS
A2.0



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

FLASH AROUND ALL WINDOWS
REQUIRED CODE SECTION R703

REVIEWED
ARNIE HUNT
LEHI CITY
03/19/2024

CAROLINE 2 ELEVATIONS

ELEVATION KEYNOTES

GENERAL NOTES

MATERIALS LEGEND

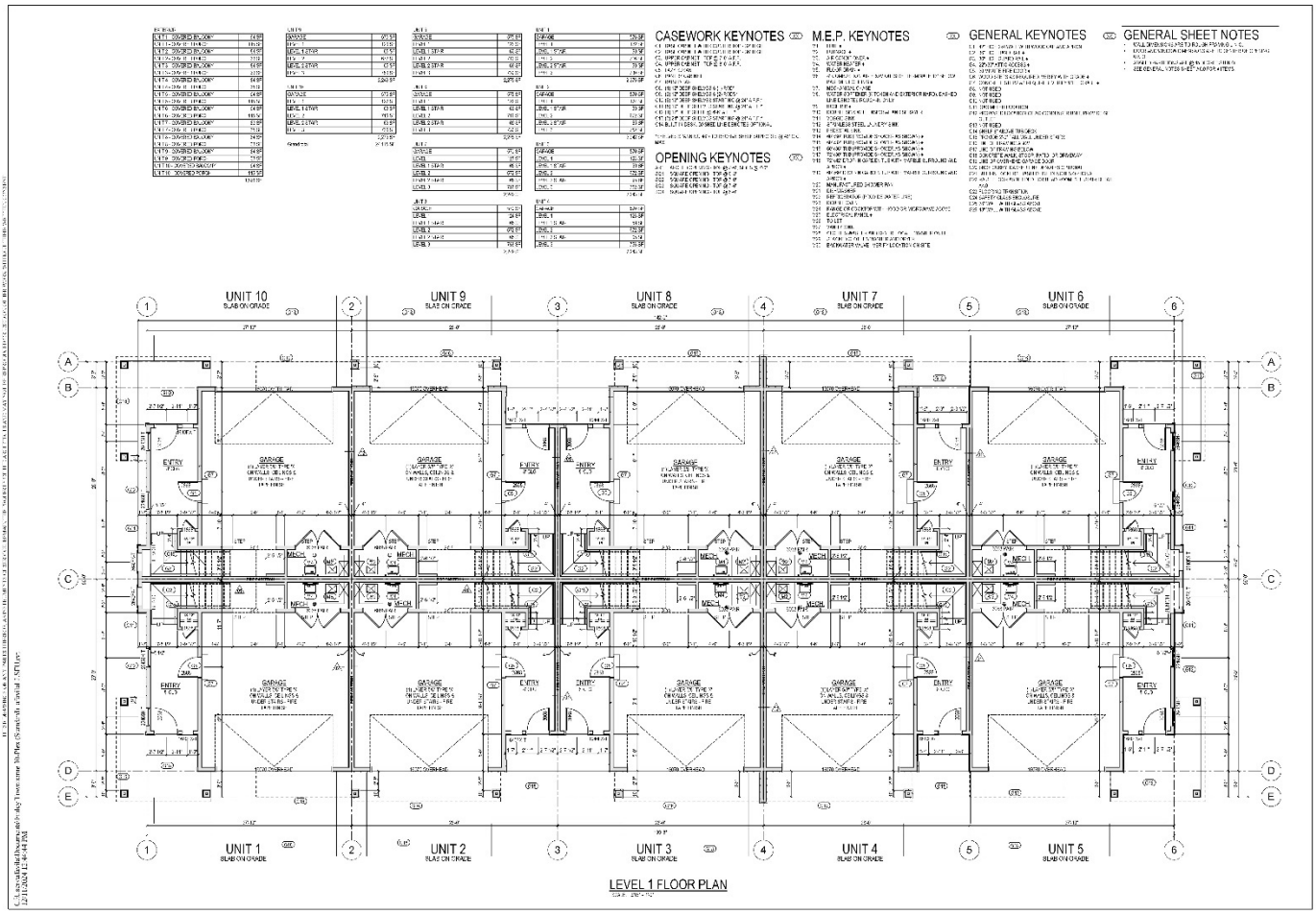
HARRIS ARCHITECTURE

EDGEHomes

CAROLINE - 6 PLEX

CAROLINE 2 SIDE ELEVATIONS - RIGHT CORNER

SHEET #
A2.2b

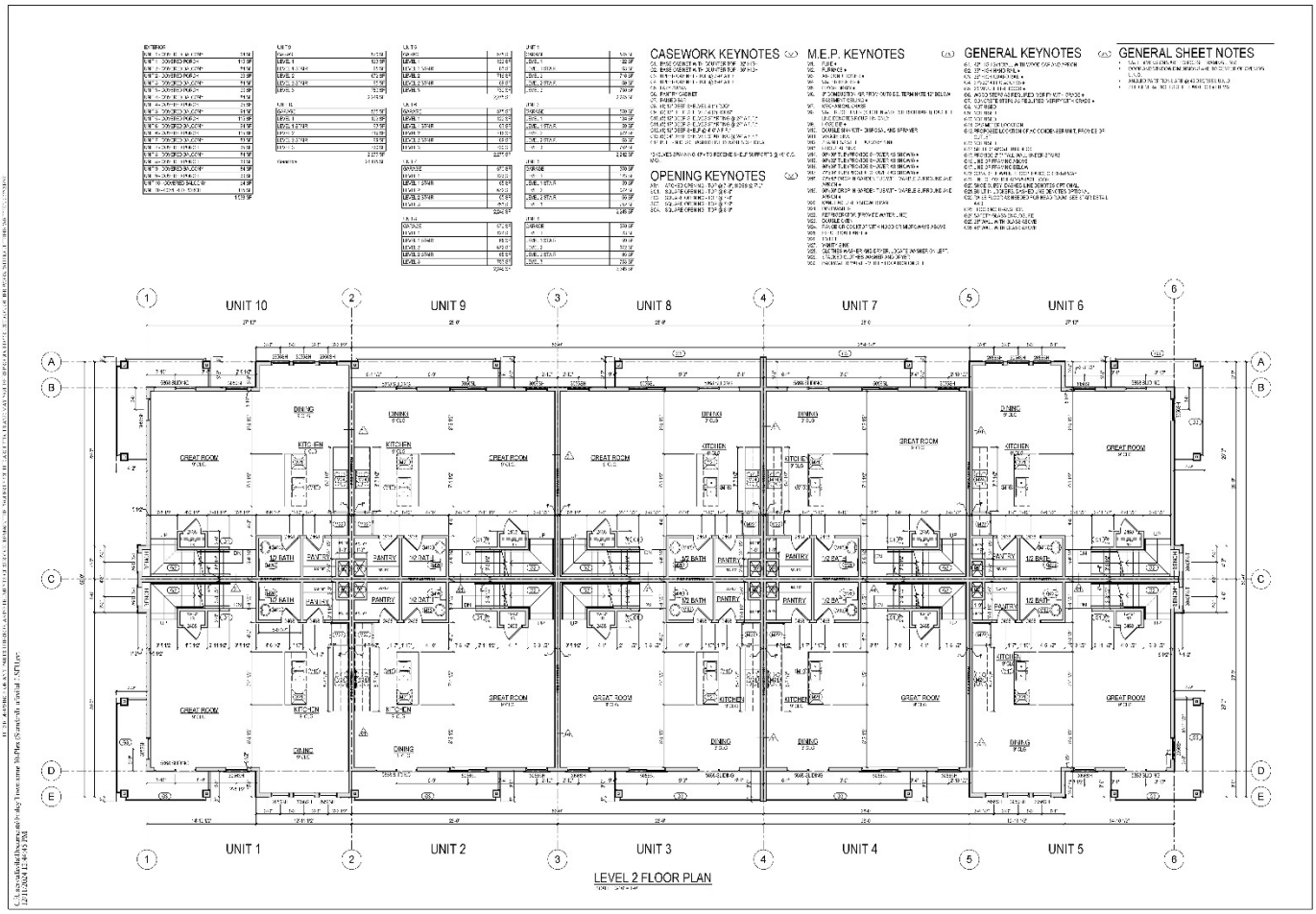


EDGEhomes

FINLEY - 10 PLEX

LEVEL 1 FLOOR PLAN

A1.1

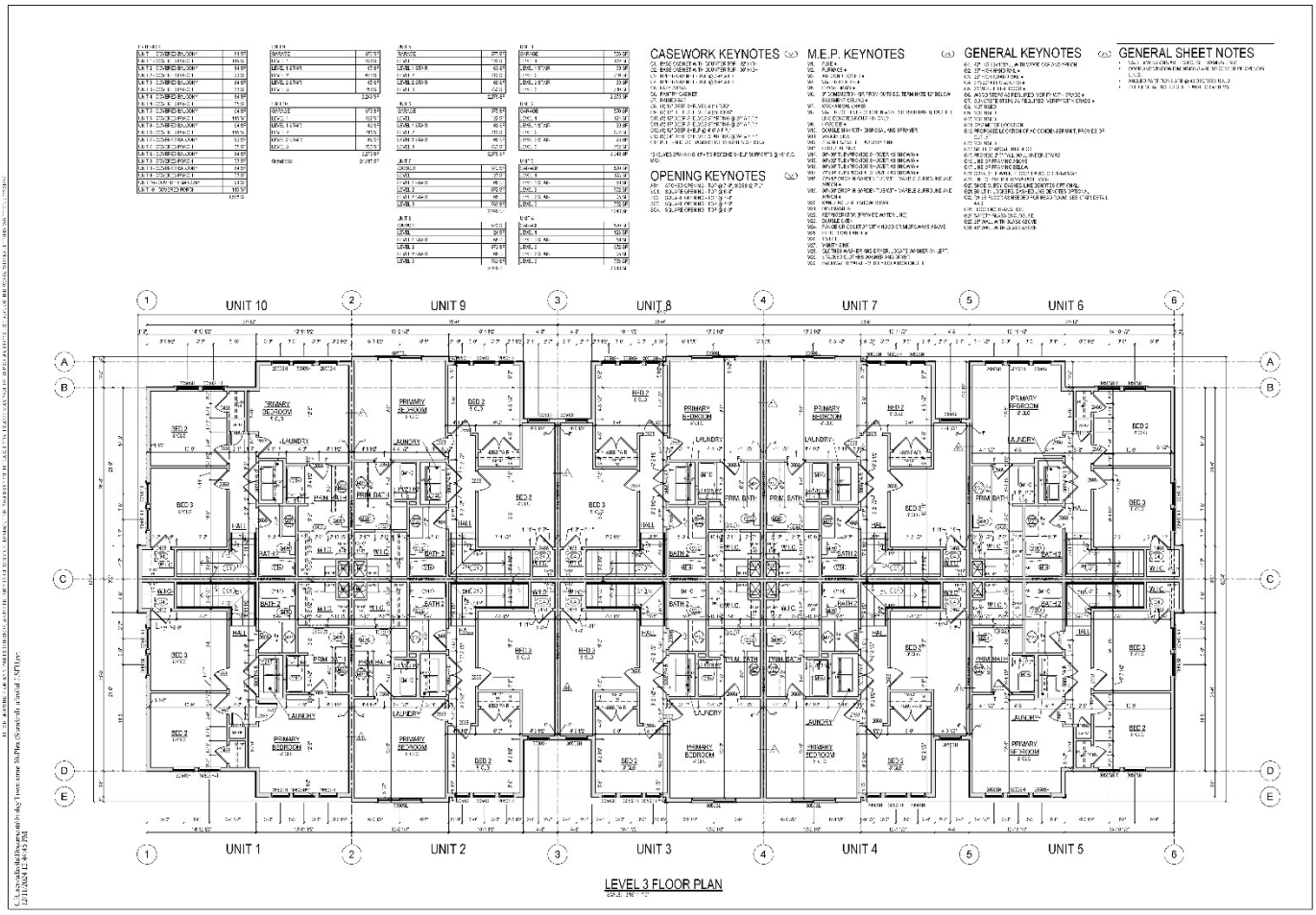


EDGEHomes

FINLEY - 10 PLEX

LEVEL 2 FLOOR PLAN

A1.2



EDGEHomes

FINLEY - 10 PLEX

LEVEL 3 FLOOR PLAN

A1.3



UNIT 1 UNIT 2 UNIT 3 UNIT 4 UNIT 5

FRONT ELEVATION



LEFT SIDE ELEVATION

ELEVATION KEYNOTES

GENERAL NOTES

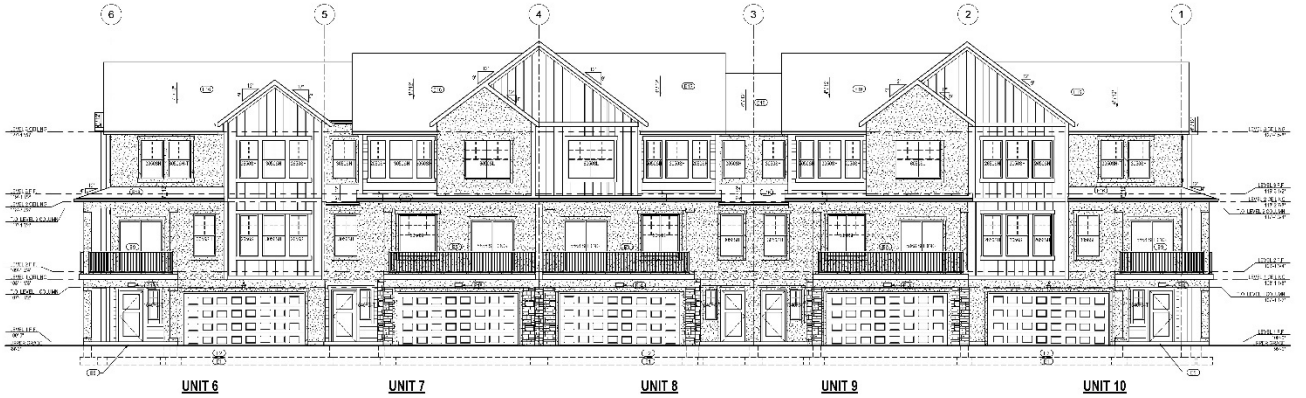
MATERIALS LEGEND

EDGEHomes

FINLEY - 10 PLEX

FRONT & LEFT SIDE ELEVATIONS

A3.1



REAR ELEVATION



RIGHT SIDE ELEVATION

ELEVATION KEYNOTES

GENERAL NOTES

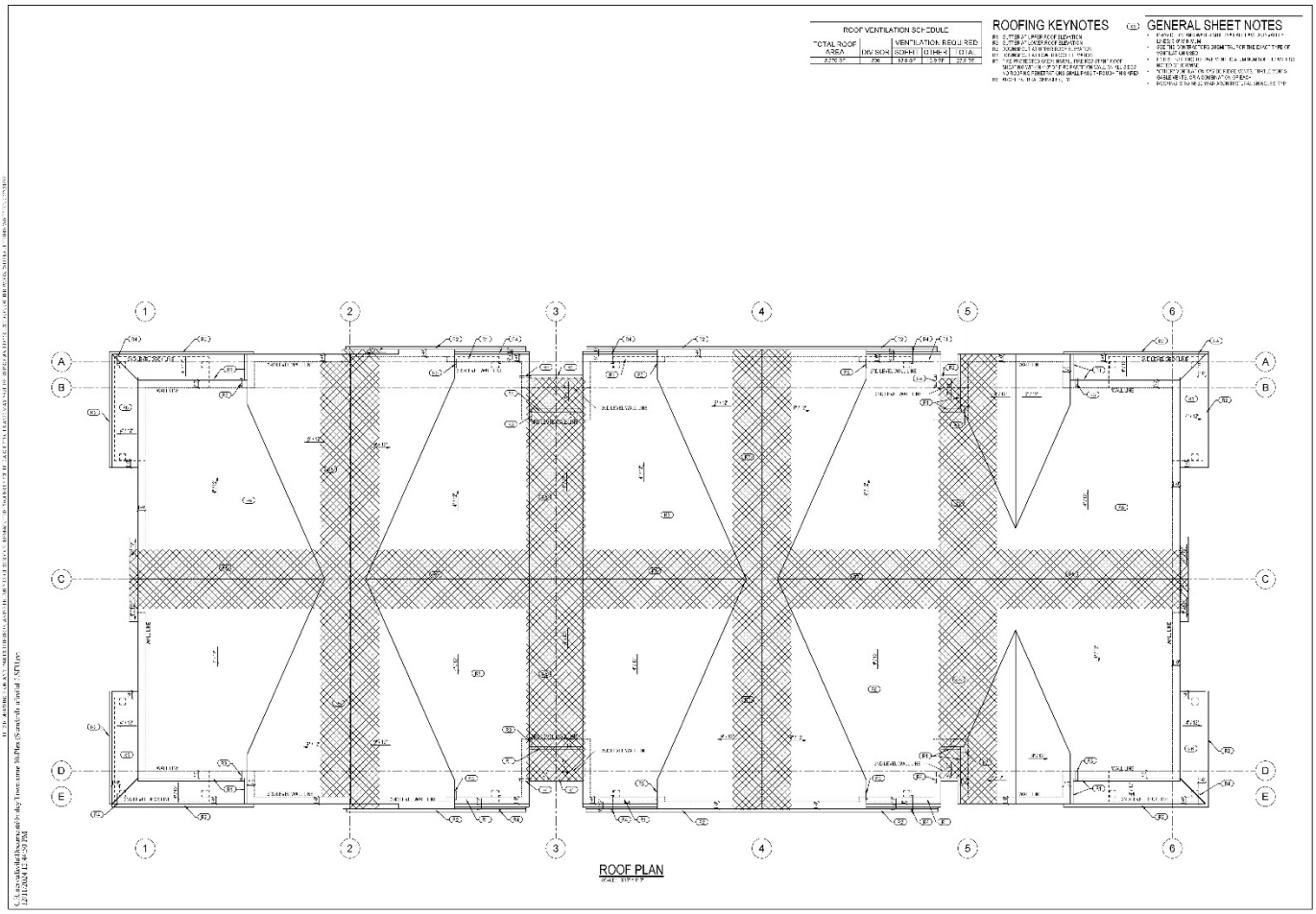
MATERIALS LEGEND

EDGEHomes

FINLEY - 10 PLEX

REAR & RIGHT SIDE ELEVATIONS

A3.2


ROOF VENTILATION SCHEDULE
TOTAL ROOF AREA
VENTILATION REQUIRED
DIV SQR
SQFT
OTHER
TOTAL
ROOFING KEYNOTES
GENERAL SHEET NOTES
ROOF PLAN
EDGEHomes
FINLEY - 10 PLEX
ROOF PLAN
A5.0

SITE PLAN



EXISTING MULTITENANT PYLON SIGN

PICKUP

NOTE TO GENERAL CONTRACTOR - FIELD VERIFY SCOPE EXTENTS PRIOR TO PERFORMING NEW WORK. THIS STORE RECEIVED NEW PAINT & SIGNS IN 2022 OR RECENT YEARS BY OTHERS. THE PAINT EVALUATION REPORT REMEDIATION IS NOT TO BE INCLUDED IN THE REMODEL. THIS SCOPE OCCURRED WITHOUT CONSTRUCTION DOCUMENTS AND THE AOR HAS UTILIZED SCOPE PHOTOS FOR EXISTING CONDITIONS. NEW PAINT SCOPE IS FOR BRAND ONLY AS SHOWN PER PAINT TAGS.

HATCH LEGEND

EIFS AREA TO BE RESURFACED (REF SPEC)

EIFS AREA EXISTING TO REMAIN

KEYNOTES

8.02 HOLLOW METAL DOOR AND FRAME
8.09 AUTOMATIC SLIDING ENTRANCE DOORS

SHEET NOTES

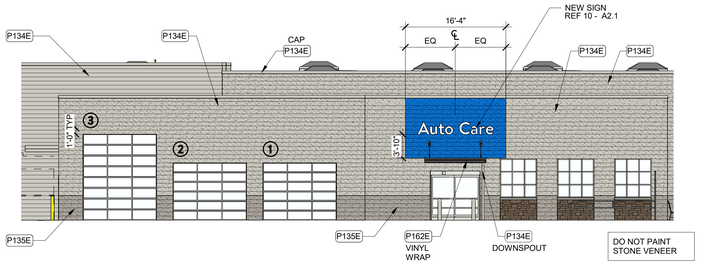
1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQ'D
2. REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
3. RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA)
4. NOT USED
5. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM
6. IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO
7. PAINT ANY ROOFTOP GAS PIPING (P5E)
   a. WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
   b. DO NOT PAINT METER OR VALVES
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL, UNO
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE
11. NOT USED
12. DO NOT PAINT LED WALL PACK HOUSINGS
13. PAINT GARDEN CENTER FENCE STEEL DOORS AND FRAMES (P36E)
14. NOT USED
15. DO NOT PAINT QUIK-BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
16. NOT USED
17. PAINT JIB CRANE (P36E) ON JIB BOOM, (P5E) ON HANDRAILS
18. PAINT SPRINKLER VALVES (P21E)
    a. DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
19. NOT USED

DEMOLITION NOTES

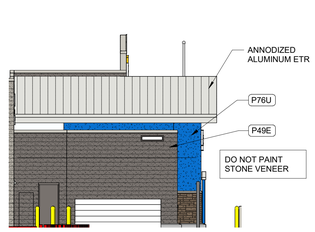
1. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING
   a. COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

COLOR LEGEND

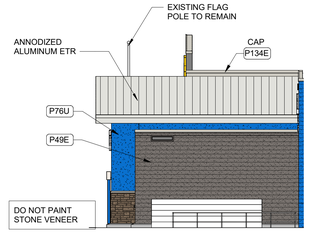
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P49E	DARK GRAY
P76U	WALMART BLUE (URETHANE-LIKE)
P131	WHITE FLOUR SW#7102
P134E	LIGHT GRAY
P135E	MEDIUM GRAY
P162E	BLACK GRAY



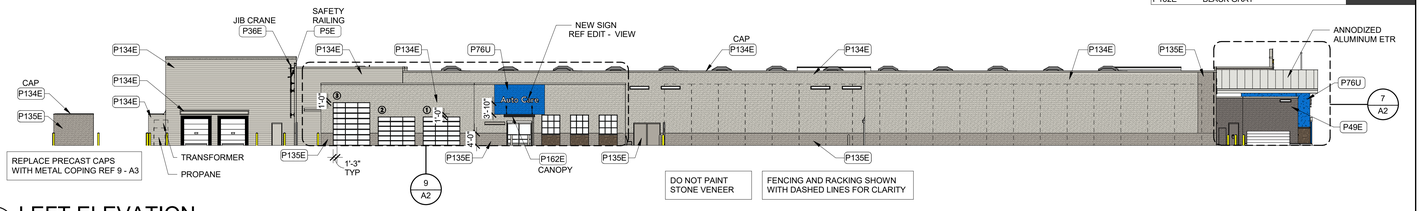
9 AUTO CENTER FRONT ELEVATION
1" = 10'-0"



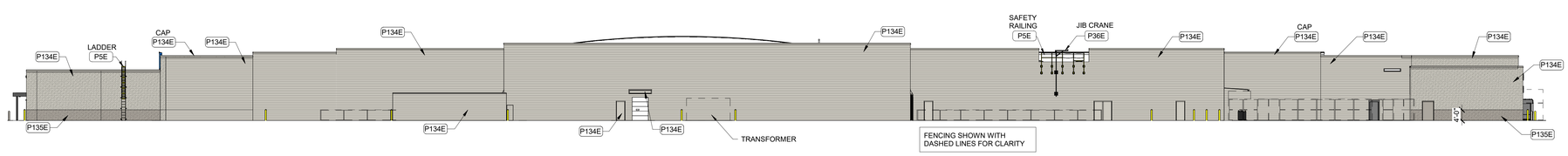
7 VESTIBULE SIDE ELEVATION
1" = 10'-0"



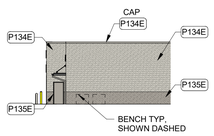
6 VESTIBULE SIDE ELEVATION
1" = 10'-0"



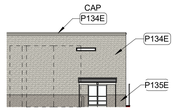
8 LEFT ELEVATION
1" = 20'-0"



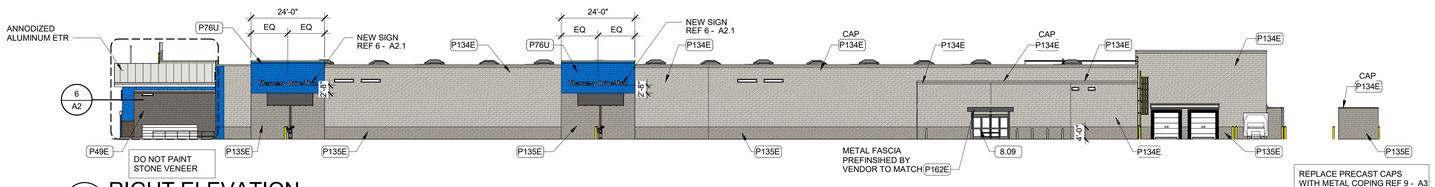
5 REAR ELEVATION
1" = 20'-0"



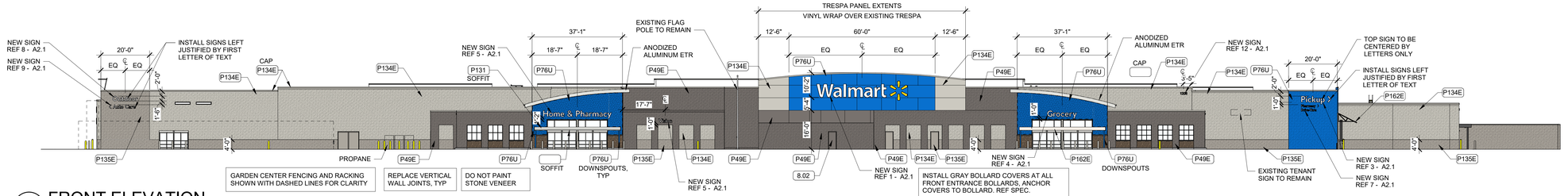
4 AUTO RIGHT ELEVATION
1" = 20'-0"



3 SEASONAL SHOP REAR ELEVATION
1" = 20'-0"



2 RIGHT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

2/13/2025 1:48:44 PM
Autodesk Docs://Project - 4068.227 Spanish Fork, UT/Spanish Fork, UT 4068_Arch_v24_Production.rvt

SGA Design Group, P.C.
1437 South Boulder, Suite 500
Tulsa, Oklahoma 74119-3609
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CONSULTANTS

Walmart
SPANISH FORK, UT
1200 N. CANYON CREEK PARKWAY
STORE NO.: 4068.227
2025 MAJOR PROJECT
JOB NUMBER: 21694023 PROTO: 150

ISSUE BLOCK

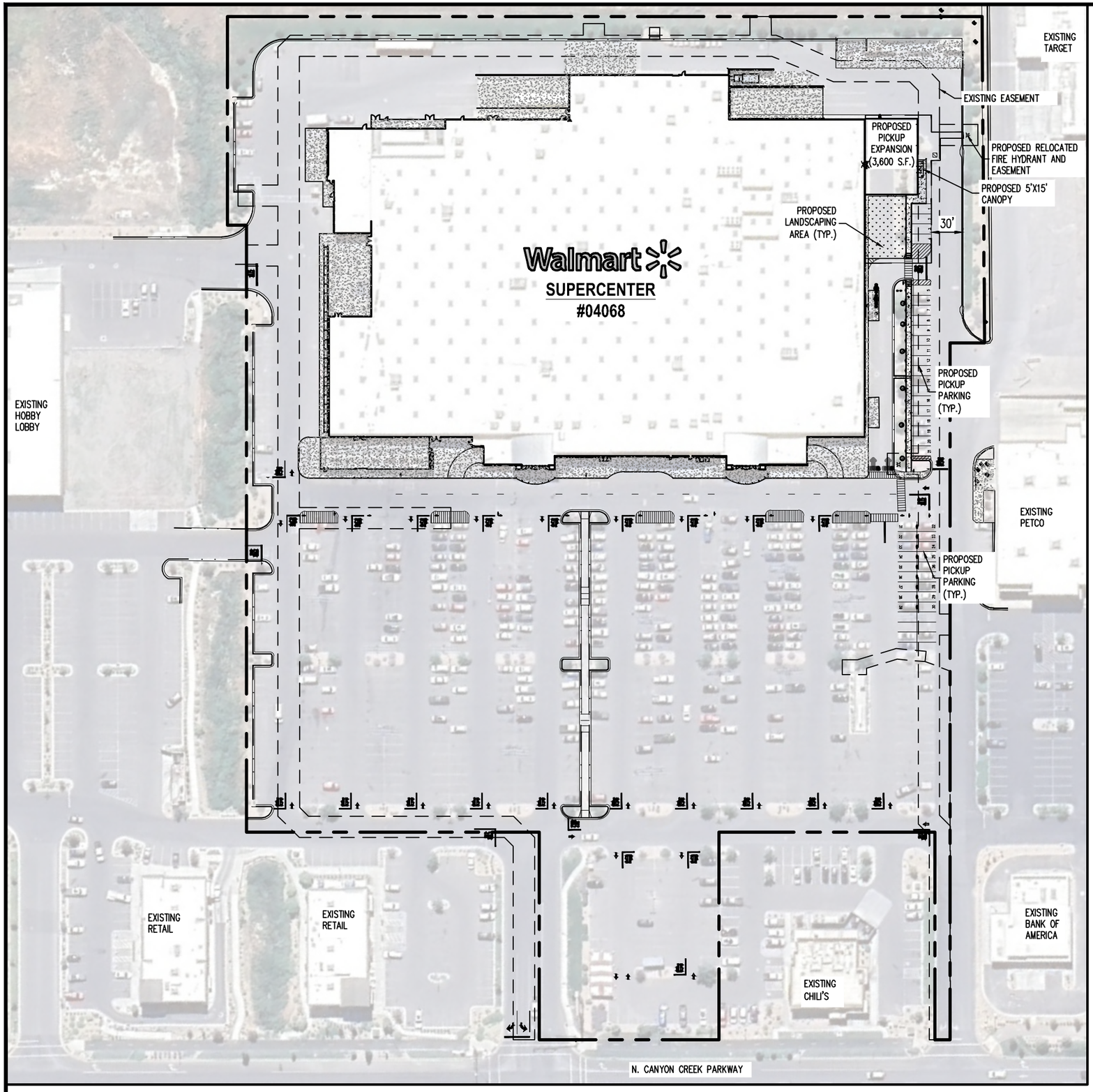
CHECKED BY:	KMP RO/AVT
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PROTO CYCLE:	12/13/2024
DOCUMENT DATE:	04/10/2025

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STATE OF UTAH
Kristine M Pagano
No.14206400-0301
REGISTERED ARCHITECT
02/13/2025

EXTERIOR ELEVATIONS

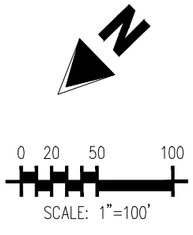
SHEET: A2



SITE ANALYSIS TABLE (EXISTING STORE)

	EXISTING	PROPOSED (OPD EXPANSION)
TOTAL BUILDING AREA	155,937 S.F.	159,537 S.F.
REQUIRED PARKING (PER CITY SPANISH FORK) REQUIRED PARKING RATIO (PER CITY OF SPANISH FORK)	624 SPACES 4 STALLS /1,000 S.F.	639 SPACES 4 STALLS /1,000 S.F.
STANDARD PARKING STALLS ACCESSIBLE PARKING EV PARKING PICKUP PARKING CART CORRALS	592 SPACES 18 SPACES 6 SPACES 13 SPACES 10 CORRALS / 20 SPACES	565 SPACES 18 SPACES 6 SPACES 39 SPACES 10 CORRALS / 20 SPACES
EXISTING TOTAL PARKING INCLUDING PICKUP STALLS EXISTING PARKING RATIO INCLUDING PICKUP STALLS	629* SPACES 4.03/1,000 S.F.	- -
PROPOSED TOTAL PARKING INCLUDING PICKUP STALLS PROPOSED PARKING RATIO INCLUDING PICKUP STALLS	- -	628* SPACES 3.94/1,000 S.F.
TOTAL PARKING RATIO INCLUDING PICKUP STALLS AND CART CORRALS	649 SPACES 4.16/1,000 S.F.	648 SPACES 4.06/1,000 S.F.

*THESE PARKING COUNTS DO NOT INCLUDE CART CORRALS



Galloway
5500 Greenwood Plaza Blvd, Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

Project No: WMT004068.20
Drawn By: NJG
Checked By: RCJ
Date: 08/16/2024

WALMART SUPERCENTER #04068
1206 CANYON CREEK PKWY
SPANISH FORK, UT
-
OPC EXHIBIT

ZONE–R3
ACREAGE=27.80 acres
TOWNHOMES=110
PATIO HOMES=40
LOTS=68
TOTAL UNITS=218
UNITS/ACRE=7.84
TOWNHOME SIZE 25X45

STORAGE=9,000 cf

STORAGE=8,250 cf

1 15,133 SF 0.35 ac.	**2** 15,000 SF 0.34 ac.	**3** 15,000 SF 0.34 ac.	**4** 15,000 SF 0.34 ac.	**5** 15,000 SF 0.34 ac.
10 15,547 SF 0.36 ac.	**9** 15,000 SF 0.34 ac.	**8** 15,000 SF 0.34 ac.	**7** 15,000 SF 0.34 ac.	**6** 15,001 SF 0.34 ac.
11 15,836 SF 0.36 ac.	**12** 15,101 SF 0.35 ac.	**13** 15,101 SF 0.35 ac.	**14** 15,101 SF 0.35 ac.	**15** 15,001 SF 0.34 ac.
20 12,205 SF 0.28 ac.	**19** 12,006 SF 0.28 ac.	**18** 15,007 SF 0.34 ac.	**17** 15,007 SF 0.34 ac.	**16** 15,096 SF 0.35 ac.
21 12,168 SF 0.28 ac.	**22** 12,004 SF 0.28 ac.	**23** 15,005 SF 0.34 ac.	**24** 15,005 SF 0.34 ac.	**25** 15,008 SF 0.34 ac.
30 12,181 SF 0.28 ac.	**29** 12,000 SF 0.28 ac.	**28** 12,000 SF 0.28 ac.	**27** 15,000 SF 0.34 ac.	**26** 15,000 SF 0.34 ac.
31 12,227 SF 0.28 ac.	**32** 12,244 SF 0.28 ac.	**33** 12,244 SF 0.28 ac.	**34** 12,245 SF 0.28 ac.	**35** 12,245 SF 0.28 ac.	**36** 13,685 SF 0.31 ac.

ZONE–R15/R12
ACREAGE=23.79 acres
UNITS=55
UNITS/ACRE=2.31

39 12,014 SF 0.28 ac.	**40** 12,000 SF 0.28 ac.		**51** 12,000 SF 0.28 ac.	**52** 12,012 SF 0.28 ac.
38 12,014 SF 0.28 ac.	**41** 12,000 SF 0.28 ac.		**50** 12,023 SF 0.28 ac.	**53** 12,035 SF 0.28 ac.
37 12,097 SF 0.28 ac.	**42** 12,000 SF 0.28 ac.		**49** 12,023 SF 0.28 ac.	**54** 12,035 SF 0.28 ac.
	451 12,162 SF 0.28 ac.		**48** 11,974 SF 0.27 ac.	**55** 12,005 SF 0.28 ac.
	453 13,423 SF 0.31 ac.			
	452 12,190 SF 0.28 ac.	**449** 12,000 SF 0.28 ac.		**450** 12,000 SF 0.28 ac.

101
130,510 SF
3.00 ac.

STORAGE=37,500 cf

STORAGE=89,250 cf

NORTH

0 25 50 100 200 300

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

SHEET NO. 1

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

CONCEPTUAL PLAN

SPANISH FORK, UTAH

SEVEN BAR CONCEPT

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

C:\USERS\JARED\ATLAS ENGINEERING\COMMUNICATION SITE — DOCUMENTS\1.0 OPERATIONS\1.1 — CIVIL\2024\24-073 SEVEN BAR RANCH SUBDIVISION\CADD\CONCEPT 5.DWG

ZONE–R3
ACREAGE=30.80 acres
TOWNHOMES=110
PATIO HOMES=40
LOTS=68
TOTAL UNITS=218
UNITS/ACRE=7.08
TOWNHOME SIZE 25X45

ZONE–R15/R12
ACREAGE=23.79 acres
UNITS=55
UNITS/ACRE=2.31

POND
STORAGE=9,000

POND
STORAGE=18,250 cf

POND
STORAGE=37,500 cf

1 15,133 SF 0.35 ac.	2 15,000 SF 0.34 ac.	3 15,000 SF 0.34 ac.	4 15,000 SF 0.34 ac.	5 15,000 SF 0.34 ac.
10 15,547 SF 0.36 ac.	9 15,000 SF 0.34 ac.	8 15,000 SF 0.34 ac.	7 15,000 SF 0.34 ac.	6 15,001 SF 0.34 ac.
11 15,836 SF 0.36 ac.	12 15,101 SF 0.35 ac.	13 15,101 SF 0.35 ac.	14 15,101 SF 0.35 ac.	15 15,001 SF 0.34 ac.
20 12,205 SF 0.28 ac.	19 12,006 SF 0.28 ac.	18 15,007 SF 0.34 ac.	17 15,007 SF 0.34 ac.	16 15,096 SF 0.35 ac.
21 12,168 SF 0.28 ac.	22 12,004 SF 0.28 ac.	23 15,005 SF 0.34 ac.	24 15,005 SF 0.34 ac.	25 15,008 SF 0.34 ac.
30 12,181 SF 0.28 ac.	29 12,000 SF 0.28 ac.	28 12,000 SF 0.28 ac.	27 15,000 SF 0.34 ac.	26 15,000 SF 0.34 ac.
31 12,227 SF 0.28 ac.	32 12,244 SF 0.28 ac.	33 12,244 SF 0.28 ac.	34 12,245 SF 0.28 ac.	35 12,245 SF 0.28 ac.	36 13,685 SF 0.31 ac.

39 12,014 SF 0.28 ac.	40 12,000 SF 0.28 ac.	51 12,000 SF 0.28 ac.	52 12,012 SF 0.28 ac.
38 12,014 SF 0.28 ac.	41 12,000 SF 0.28 ac.	50 12,023 SF 0.28 ac.	53 12,035 SF 0.28 ac.
37 12,097 SF 0.28 ac.	42 12,000 SF 0.28 ac.	49 12,023 SF 0.28 ac.	54 12,035 SF 0.28 ac.
	451 12,162 SF 0.28 ac.	48 11,974 SF 0.27 ac.	55 12,005 SF 0.28 ac.
	453 13,423 SF 0.31 ac.		
	452 12,190 SF 0.28 ac.	449 12,000 SF 0.28 ac.	450 12,000 SF 0.28 ac.

101
130,510 SF
3.00 ac.

NORTH

SHEET NO. 1

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

CONCEPTUAL PLAN

SPANISH FORK, UTAH

SEVEN BAR CONCEPT

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

C:\USERS\JARED\ATLAS ENGINEERING\COMMUNICATION SITE – DOCUMENTS\1.0 OPERATIONS\1.1 – CIVIL\2024\24-073 SEVEN BAR RANCH SUBDIVISION\CADD\CONCEPT\CONCEPT 5.DWG

15.4.12.070 Reimbursable Projects

Growth related infrastructure that does not have local connections shall be eligible for 100% reimbursement through impact fees. All roads along non-residential and multi-family development shall be considered to have local connection to the development. Parks shall not be considered to have local connection. If there are local connections, the difference between the regional and local infrastructure cost shall be eligible for reimbursement from impact fees. 600 amp electric lines are 28% reimbursable from impact fees. Roadway impact fee reimbursement shall only apply to improvements and land from back of curb to back of curb unless offsite along previously developed land. Intersection impact fee reimbursement shall be calculated by averaging the percent impact fee eligible of the two intersecting streets.

Design costs for development projects may be reimbursed through impact fees only under the following conditions:

a. The design costs are incurred exclusively for off-site impact fees reimbursable improvements necessary to support the development.

b. The design contract for off-site improvements is separate and independent from the original development design contract for on-site work.

Eligible projects become reimbursable once they are added to the Impact Fee Facilities Plan (IFFP). The City Public Works Director will determine when projects will be added to the IFFP