



**Wednesday, May 7, 2025
Planning Commission**

Planning Commission Agenda

PUBLIC NOTICE is hereby given that the Planning Commission of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, with a work session commencing at 5:15 p.m., and the Planning Commission Meeting commencing at 6:00 p.m. on May 7, 2025.

Planning Commissioners

**Todd Mitchell
Shauna Warnick
Michelle Carroll
Michael Clayson
Paul Dayton
Dave Woodhouse**

SPANISH FORK CITY does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the employment or the provision of services. The public is invited to participate in all Spanish Fork City Planning Commission Meetings located at the City Council Chambers at Library Hall, 80 South Main Street, Spanish Fork. If you need special accommodation to participate in the meeting, please contact the Community Development Office at 801-804-4580.

1. 5:15pm WORK SESSION - No formal actions are taken in a work session.

2. 6:00 Agenda Items

3. Minutes

A. April 9, 2025.

4. Construction Standards (Public Hearing)

A. ST-503 UPDATE. This proposal involves adding a note to ST-503 to allow the City Engineer the option to waive or relocate certain public improvements for multi-family residential developments when specific criteria are met.

5. Title 15 Amendment (Public Hearing)

A. I-2 IMPOUND YARDS. This proposal would modify the requirements for impound yards in the I-2 Medium Industrial Zone.

6. Zone Change (Public Hearing)

A. FREDDY'S IMPOUND YARD. This proposal involves changing the zoning for the rear portion of the property from I-1 Light Industrial to I-2 Medium Industrial to allow for an impound yard to be located at 1412 North 300 West.

B. OKELBERRY TRUCKING ZONE CHANGE. This proposal involves changing the zoning for the rear portion of a property from I-1 Light Industrial to I-2 Medium Industrial to allow for an impound yard to be located at 1796 North 200 East.

C. CREEKSIDE VILLAGE ZONE CHANGE. This proposal involves changing the zoning from R-R to R-4 with the Master Planned Development Overlay for a property located at 1527 South Main Street.

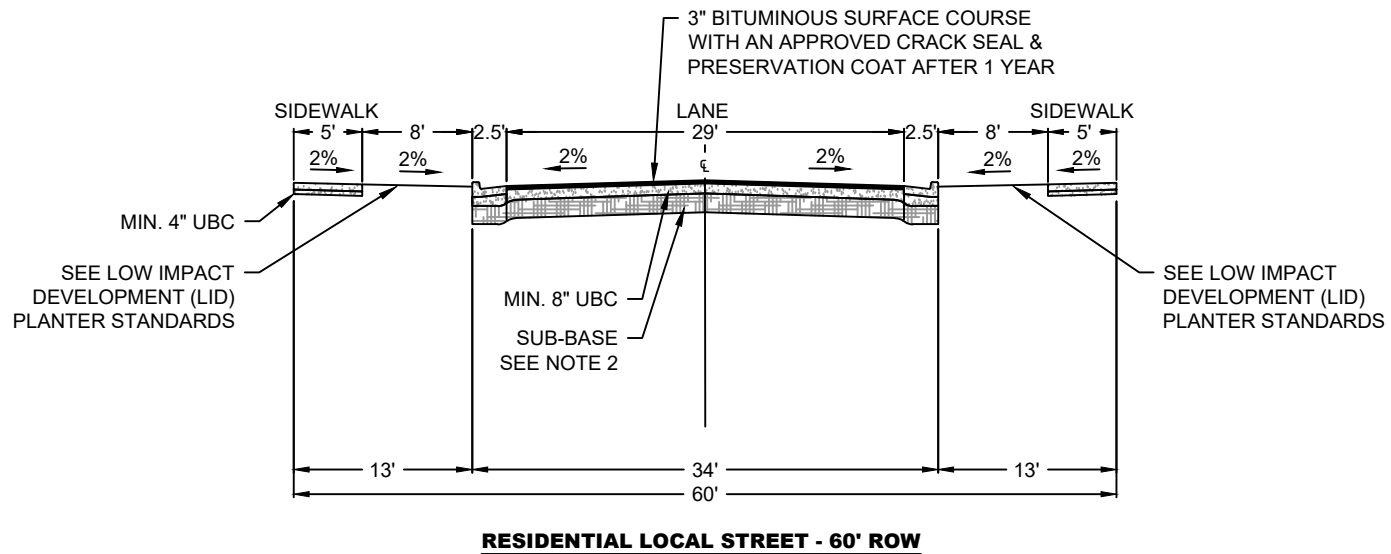
7. Preliminary Plat

A. CREEKSIDE TOWNHOMES SUBDIVISION. This proposal involves the approval of a Preliminary Plat for the Master Planned Development to allow for 172 multi-family units to be developed at 1527 South Main Street.

B. MEADOW CREEK RIDGE REAPPROVAL 2025. This proposal involves reapproval of a previously approved Preliminary Plat for a standard residential subdivision with 39 single-family lots located at approximately 1470 East Spanish Fork Parkway.

C. SPANISH SPRINGS PHASE 3 (Amended Preliminary Plat). This proposal involves amending a previously approved Preliminary Plat to add 3 additional lots for an industrial subdivision located at approximately 2700 North 170 East.

8. Adjourn to Work Session



NOTES:

1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT
4. ALL LOCAL TO LOCAL TBC RADII TO BE 25'.
5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
6. THE CITY ENGINEER MAY WAIVE THE REQUIRED PARK STRIP AND SIDEWALK IN MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WHERE HOMES ARE REAR-LOADED, FEATURE A MINIMUM 20-FOOT DRIVEWAY, AND HAVE SIDEWALKS LOCATED IN FRONT OF THE HOMES.

TO: Spanish Fork Planning Commission

FROM: Dave Anderson, AICP

DATE: May 7, 2025

RE: Proposal to Allow Impound Yards in the Industrial 2 Zone as Uses Subject to Conditions

This correspondence is provided to describe a proposed Text Amendment. The proposal would remove Impound Yards from the Permitted Uses in the I-2 Zone and make Impound Yards a Use Subject to Conditions in that same zone. The proposal also involves adding language to the Supplementary Regulations to provide conditions that must be met for Impound Yards in the I-2 Zone.

15.3.16.130 I-2 Medium Industrial

This district is intended to provide for employment related uses including light manufacturing, assembling, warehousing, and wholesale activities. Associated office and support commercial uses are allowed. Uses that emit moderate amounts of air, water, or noise pollution may be considered as conditional uses. Residential uses are not allowed.

A. Permitted Uses:

1. Automotive Repair.
2. Caretaker's Residence.
3. Car Wash (self or full service).
4. Contractor Warehouse and Storage Yards.
5. Financial Institutions.
- ~~6. Impound Yard.~~
7. Lube Centers.
8. Lumber and Building Material Yards.
9. Manufacturing and Assembly of finished products except animal fats and oils, ammunition, and those manufacturing uses listed as conditional uses.
10. Municipal Facilities required for local service.
11. Office Supply, Copying, Printing businesses.
12. Offices.
13. Outdoor display areas.
14. Research, Development, and Testing services.
15. Restaurants.
16. Retail businesses.
17. Telecommunication Towers not taller than 60 feet.
18. Tire Care Centers.
19. Trade or Business schools.
20. Trucking and Warehousing.
21. Wholesale Trade businesses except explosives or automobile wrecking or salvage yards.

B. Uses Subject to Conditions:

1. Outdoor Storage Areas (see §15.3.24.090(I)).
2. Seasonal Sales and Special Events (as described in §15.3.24.050 et seq.).
- 3. Impound Yard (see §15.3.24.090(M)).**

- C. Uses Subject to Conditional Use Permit (see §15.3.08.060):
 - 1. Commercial Kennels, Animal Shelters, and Veterinary Hospitals with outdoor boarding or exercise facilities.
 - 2. Drive-in Theaters.
 - 3. Manufacture of Concrete Products.
 - 4. Self-storage Warehouses and/or Recreational Vehicle Storage.
 - 5. Telecommunication Towers taller than 60 feet.
- D. Accessory Buildings and Uses (see §15.3.24.090):
- E. Development Standards (see Table 2):
 - 1. The setback for self-storage buildings may be reduced to as little as 10 feet, at the discretion of the Planning Commission, based on the creation of an adequate buffer between the self-storage buildings and the adjacent property. The adequate buffer shall include landscaping, architectural upgrades, and any other measures deemed necessary by the Commission.
- F. Site Plan/Design Review (see §15.4.08.010 et seq.).
- G. Landscaping, Buffering, Walls (see §15.4.16.130).
- H. Signs (see §5.36.010 et seq.).
- I. Parking (see §15.4.16.120).

15.3.24.090 Supplementary Regulations

- M. Impound Yard. The following conditions must be met:
 - 1. The yard must be paved with asphalt or concrete or be covered with gravel. In situations where gravel is utilized, no less than four (4) inches of untreated base course shall be installed. Additional improvements may be required by the City Engineer in accordance with the findings of a site-specific geotechnical report. Where a paving material other than asphalt or concrete is utilized, a drive apron shall be installed at all points of vehicular access. The drive apron shall be paved with concrete or asphalt 26 feet wide and no less than 60 feet long.
 - 2. When the yard is located within 100 feet of a public right-of-way, a six (6) foot tall Wall shall be constructed between the yard and the public right-of-way. Exceptions to the Wall requirement may be granted by the Community Development Department where the public right-of-way is Interstate 15 and a determination has been made that the yard is not visible from Interstate 15. When the yard abuts a public right-of-way, except for Interstate 15, a 10-foot-wide landscaped planter shall be installed between the Wall and the sidewalk or right-of-way. Landscaping shall be installed and maintained in accordance with the requirements found in §15.4.16.130.
 - 3. Lighting shall be provided in Impound Yards. A photometric lighting plan shall be submitted with the Business License application. The lighting plan shall demonstrate the capacity of the proposed lighting to uniformly illuminate the storage area without creating undue spillover onto surrounding properties.
 - 4. Impound Yards shall be no larger than 30,000 square feet.



Freddy's Impound Yard
Zoning Map Amendment
1412 North 300 West
0.30 acres
I-1 Light Industrial Zone
Commercial General Plan Designation



PROPOSAL

The Applicant applied for Zoning Map Amendment approval to change the rear portion, ~12,960 square feet, from I-1 Light Industrial to I-2 Medium Industrial in order to apply for a Business License to operate an Impound Yard on the subject property. Currently, Impound Yards are not allowed in the I-1 Light Industrial Zone but are Permitted Uses in the I-2 Medium Industrial Zone.

Staff is proposing a text amendment for Impound Yards in the I-2 Zone that would place additional requirements on that use if approved. If this Map Amendment proposal were approved, the Applicant would be required to make some improvements to the site including the installation of a fence across the front of the yard and a rock base.

The Applicant has provided the City with a legal description of the area to be used as the Impound Yard, allowing Staff to have a clear idea of the area to be rezoned.

Some of the key issues to consider are: future uses of the property, site improvements, text amendment.

STAFF RECOMMENDATION

That the proposed Freddy's Impound Yard Zoning Map Amendment be approved based on the following findings and subject to the following conditions:

Findings

1. That, due to the subject property's size, lack of visibility and lack of direct access to a public street, the subject property would likely not support a more beneficial use.
2. That the needed public improvements to the larger parcel's frontage on 300 West have already been made.
3. That Impound Yards have historically been located in this part of the community.
4. That there is some need for Impound Yards in the community.
5. That Impound Yards are only permitted in the I-2 and I-3 zones.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the pending additional requirements included with a proposed Zoning Text Amendment for Impound Yards in the I-2 Zone be satisfied prior to the issuance of a Business License.

EXHIBITS

1. Area Maps
2. Legal Description
3. Survey

EXHIBIT 1



EXHIBIT 2

P. Richter

05/01/2025

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBES AN AREA FOR USE AS AN IMPOUND YARD AFFECTING PROPERTY DESCRIBED PER THAT CERTAIN QUIT CLAIM DEED KNOWN AS ENTRY NUMBER 7734:2016, RECORDED JANUARY 29, 2016, ON FILE AT THE UTAH COUNTY, UTAH RECORDER'S OFFICE. SAID AREA IS SITUATE IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

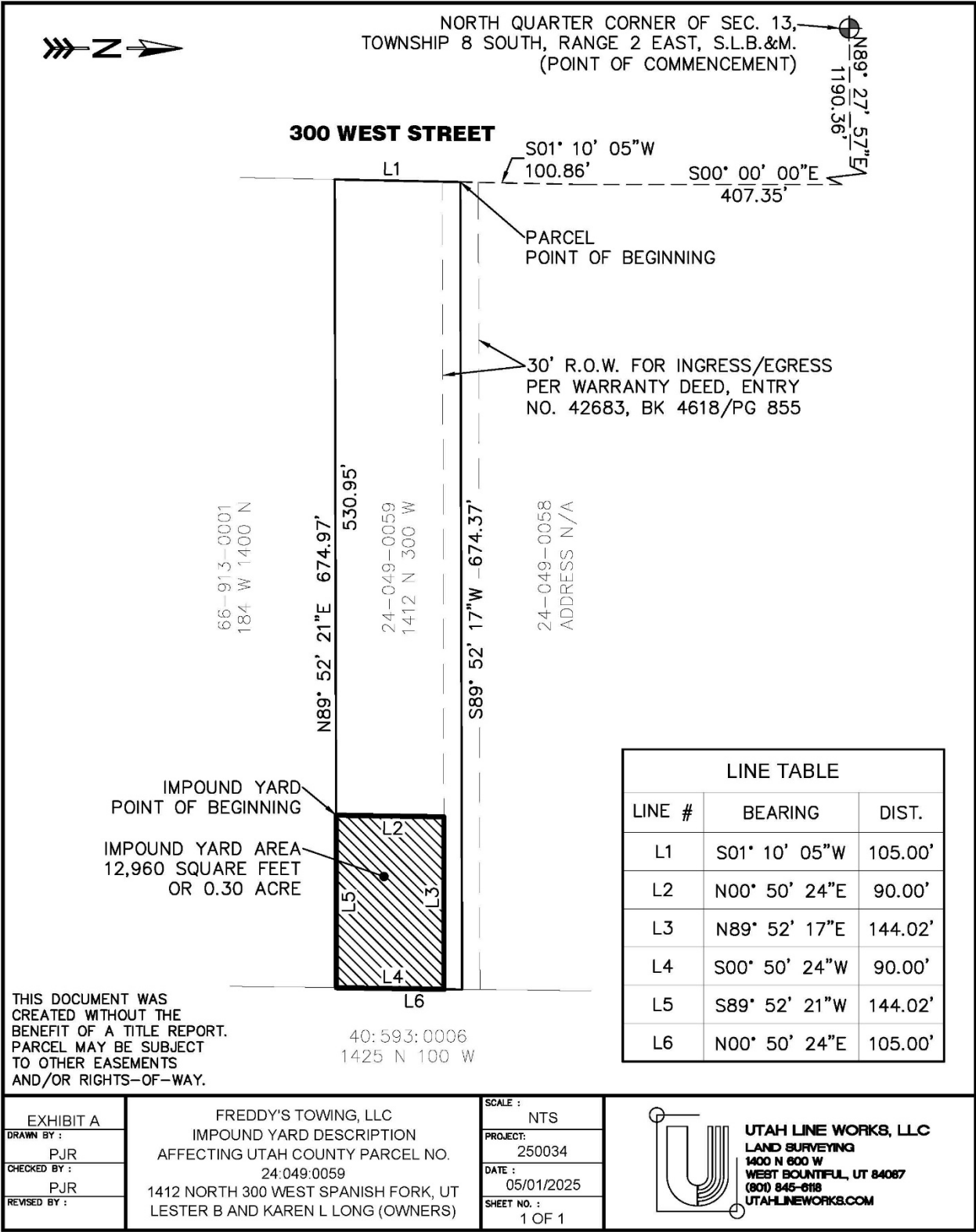
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE SECTION LINE NORTH $89^{\circ}27'57''$ EAST 1190.36 FEET; THENCE SOUTH $00^{\circ}00'00''$ EAST 407.35 FEET; THENCE SOUTH $01^{\circ}10'05''$ WEST 100.86 FEET TO A POINT ON THE EAST LINE OF 300 WEST STREET; THENCE ALONG SAID EAST LINE SOUTH $01^{\circ}10'05''$ WEST 105.00 FEET; THENCE DEPARTING SAID EAST LINE NORTH $89^{\circ}52'21''$ EAST 530.95 FEET TO THE **POINT OF BEGINNING**.

THENCE THE FOLLOWING FOUR (4) COURSES; (1) NORTH $00^{\circ}50'24''$ EAST 90.00 FEET; (2) NORTH $89^{\circ}52'17''$ EAST 144.02 FEET; (3) SOUTH $00^{\circ}50'24''$ WEST 90.00 FEET; (4) SOUTH $89^{\circ}52'21''$ WEST 144.02 FEET TO THE **POINT OF BEGINNING**.

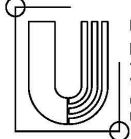
CONTAINS 12,960 SQUARE FEET OR 0.30 ACRE



EXHIBIT 3





AERIAL EXHIBIT DRAWN BY : PJR CHECKED BY : PJR REVISED BY :	FREDDY'S TOWING, LLC IMPOUND YARD DESCRIPTION AFFECTING UTAH COUNTY PARCEL NO. 24:049:0059 1412 NORTH 300 WEST SPANISH FORK, UT LESTER B AND KAREN L LONG (OWNERS)	SCALE : NTS PROJECT: 250034 DATE : 05/01/2025 SHEET NO. : 1 OF 1	 UTAH LINE WORKS, LLC LAND SURVEYING 1400 N 600 W WEST BOUNTIFUL, UT 84087 (801) 845-6118 UTAHLINeworks.com
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Okelberry Trucking Tow Yard
Zoning Map Amendment
1796 North 200 East
3.72 acres
I-1 Zone
Industrial General Plan Designation



PROPOSAL

The Applicant applied for Zoning Map Amendment approval to change the current zone of a portion of the subject property from I-1 Light Industrial to I-2 Medium Industrial. The Applicant is seeking a rezone to allow the operation of an Impound Yard that would use approximately 6300 square feet in the northeast corner. Only that portion of the property would be changed to the I-2 Zone and would be defined by a legal description.

Staff is also proposing a text amendment for the Impound Yard use to change it from a Permitted Use to a Use Subject to Conditions. If approved, those conditions will be listed in §15.3.24.090 Supplementary Regulations.

The Development Review Committee reviewed the proposal on April 9 and recommended approval based on the presented conditions and suggested additional conditions.

Some of the key issues to consider are: future uses of the property, site improvements, text amendment.

STAFF RECOMMENDATION

That the proposed Okelberry Trucking Zoning Map Amendment be approved based on the following findings and subject to the following conditions:

Findings

1. That, due to the size of the proposed site, lack of visibility, and lack of direct access to a public street, the proposed use would likely not impact any surrounding businesses.
2. That public improvements to the subject property's frontage on 200 East are already constructed.
3. That Impound Yards have historically been located in this part of the community.
4. That the Impound Yard use is needed in the community.
5. That Impound Yards are only permitted in the I-2 and I-3 Zones.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the City Council approve the proposed Text Amendment for the Impound Yards use.
3. That the Applicant submit a legal description for the proposed Impound Yard.
4. That the Applicant will not store recreational vehicles at this location.

EXHIBITS

1. Area Maps
2. Letter of Support
3. Site Plan

EXHIBIT 1

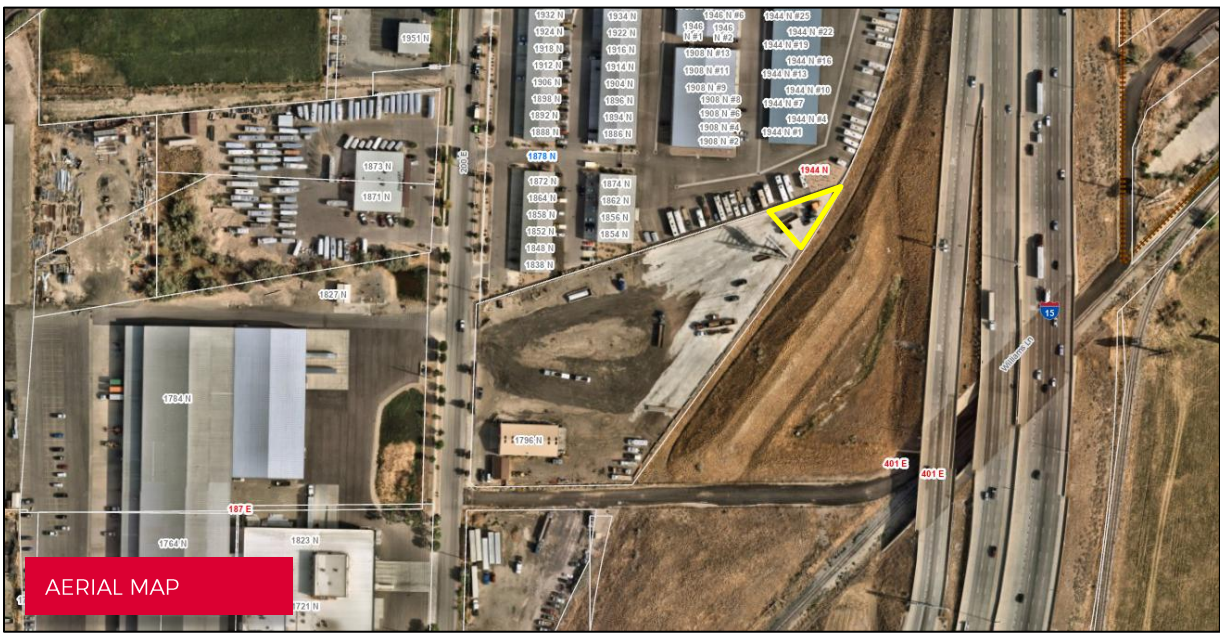
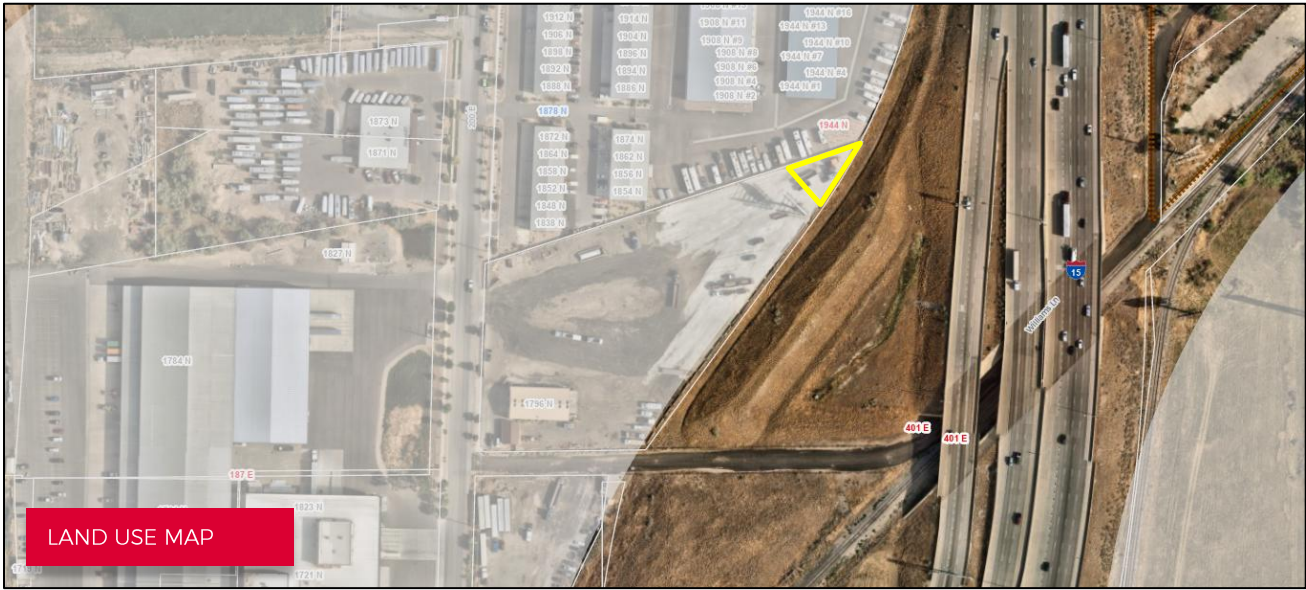


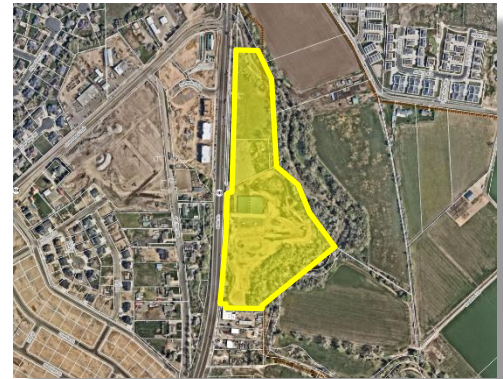
EXHIBIT 2

EXHIBIT 3





Creekside Village
 Zoning Amendment
 1527 South Main Street
 21.04 acres
 R-R Zone
 Mixed Use General Plan Designation



PROPOSAL

The Applicant applied for Zoning Amendment approval to change the current zone from R-R Rural Residential to R-4 Residential with the Master Planned Development Overlay. The Applicant is seeking a rezone to construct 172 townhomes on approximately 13.08 acres of developable land (gross density=13.15 units/ac). The Applicant submitted a Preliminary Plat application in conjunction with this Rezone proposal. The proposal also involves the exchange of land between the Applicant and the City due to a portion of the Applicant's property being located in the floodplain (see Exhibit 2).

The plans show a mix of 2-story and 3-story townhomes with amenities, including a pool, dog park, club house, pickleball courts, and a picnic area, spread throughout the development. The 3-story product, shown with rear-loaded garages, is primarily located adjacent to Main Street and the northern portion of the development. The 2-story units are grouped in the south east portion of the development and have front-loaded garages. The plans show 48 guest parking stalls throughout the project and each unit is shown with a 2-car garage and a minimum 20-foot-deep driveway. Both unit types have diversity in exterior materials and colors as required in the design requirements for the R-4 Zone found in §15.3.16.032(F).

Master Plan Developments are listed as a use subject to conditions in the R-4 Zone. Variations to the requirements of the R-4 Zone, primarily involving the architectural design of the units, are listed on the building elevations in Exhibit 5. The City is also in the process of completing an annexation for a small portion of the property currently owned by the City that is outside the City Boundary.

The Development Review Committee reviewed the application on April 30 and voted to recommend approval of the rezone proposal with the listed conditions in the staff report. The DRC also recommended the addition of a playground as an amenity for the development.

Some of the key issues to consider are: land valuation, proposed variations to development standards, annexation.

STAFF RECOMMENDATION

That the proposed Creekside Village Zoning Amendment be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the Applicant has listed proposed variations to the development standards.

Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the City Council approve the Preliminary Plat and associated conditions of the Master Planned Development Overlay District.
3. That the Applicant enters into a development agreement prior to Final Plat application.
4. That the Annexation of the portion of property outside of the City Boundary be approved prior to Final Plat application.

EXHIBITS

1. Area Maps
2. Letter of Request
3. Land Exchange Memo
4. Site Plan
5. Building Elevations

EXHIBIT 1

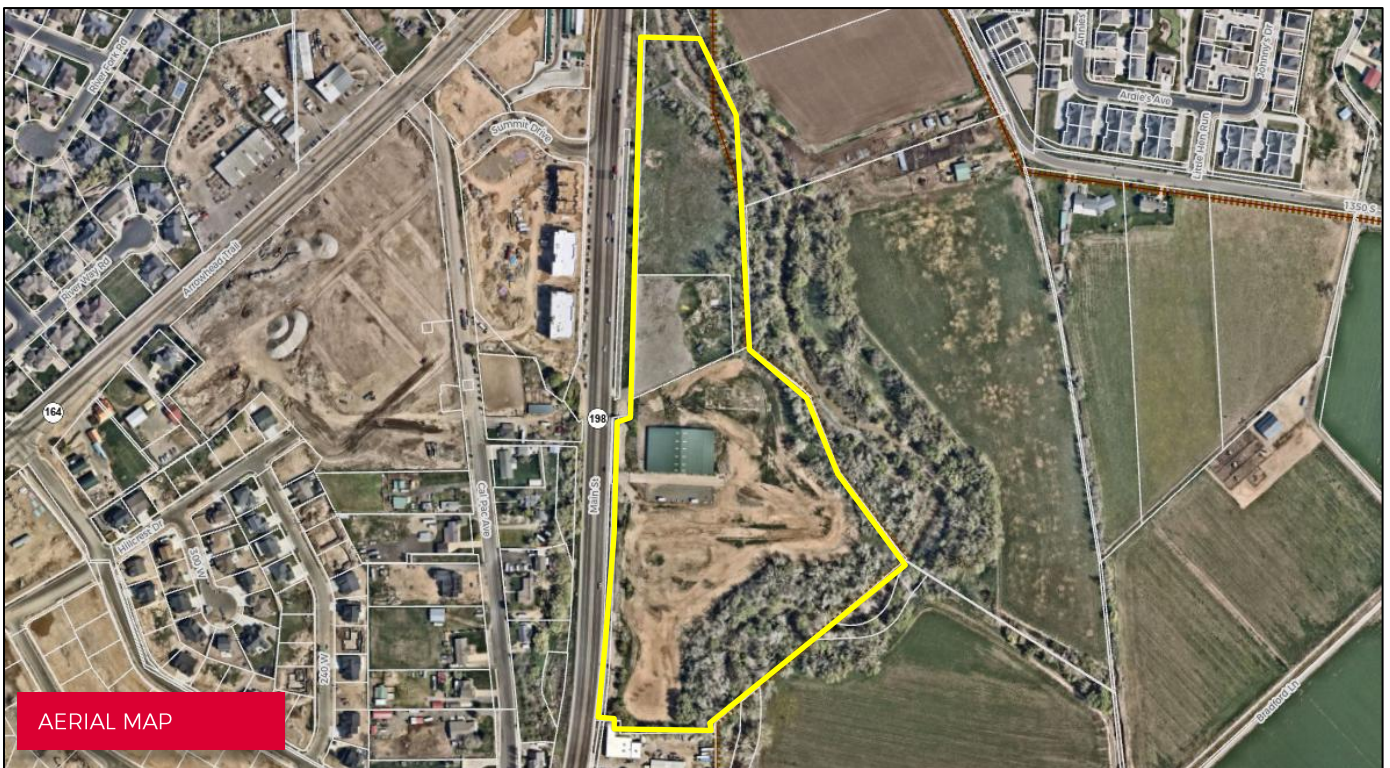
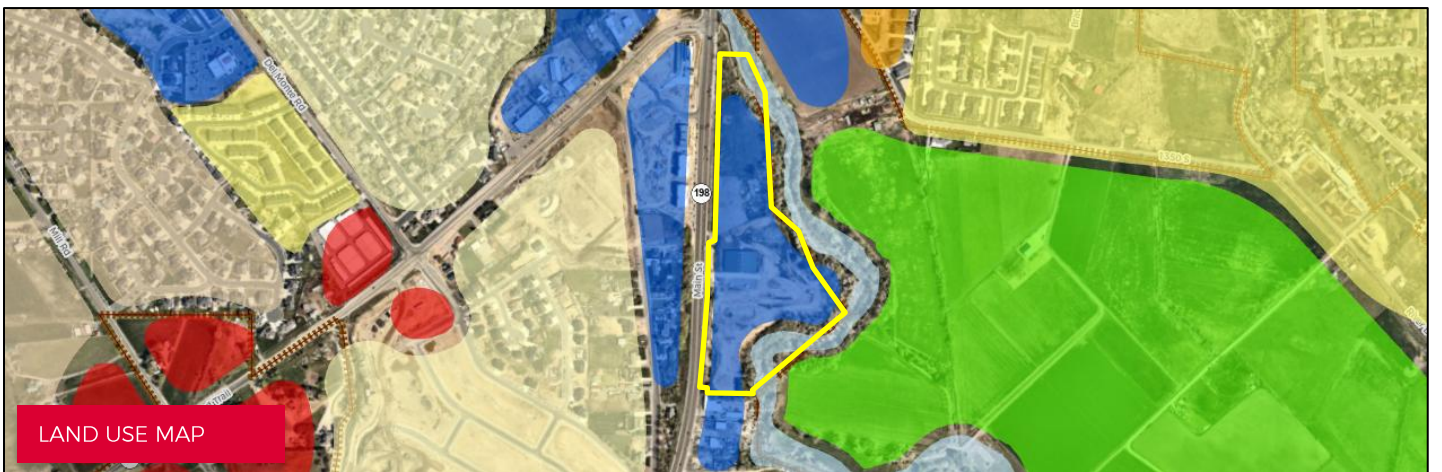
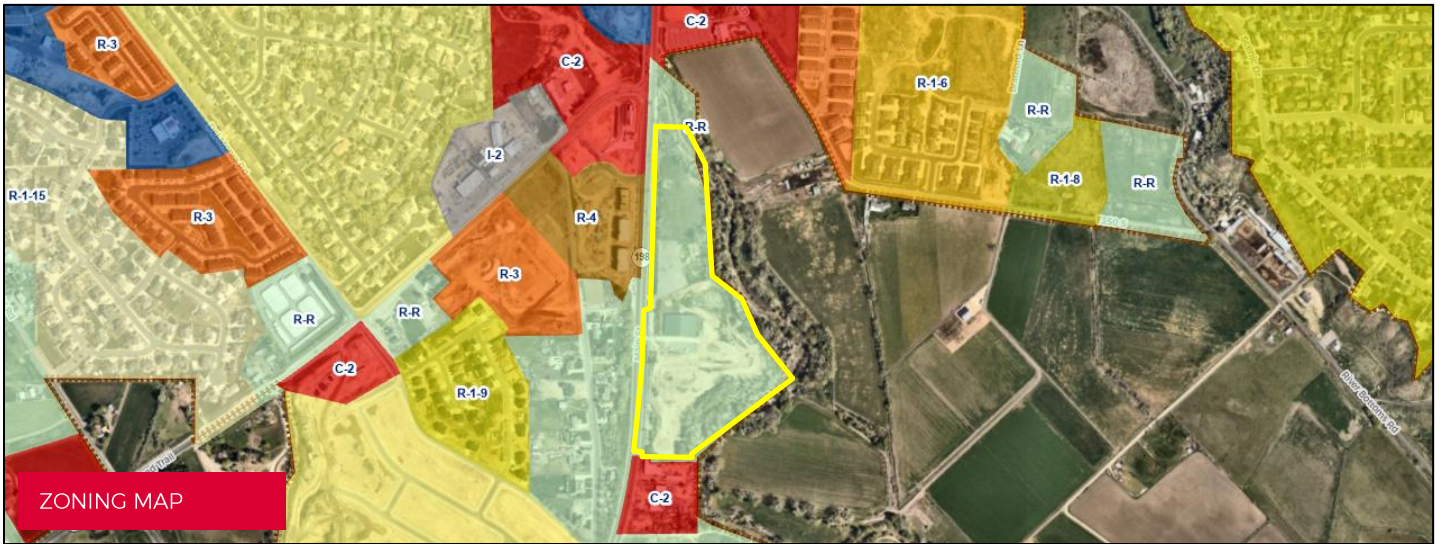


EXHIBIT 2

Spanish Fork Staff,

We are proposing to rezone the following parcels.

Parcel # is 25:028:0113 and 25:028:0100; approx. 1527 South Main Street

AREA 17.54 ACRES

General Plan zoning: Mixed Use

Current Zone – RR – Rural Residential

Proposed Zone – R-4 with Master Planned Development Overlay District

There will be a mixture of multi-unit structures arranged in two complimentary styles of townhomes.

It is intended to provide this option in order to create a residential neighborhood that will increase in value over time by doing the following:

- **allowing for efficient designs,**
- **allowing for deviations from typical zoning standards in order to permit a uniquely configured or situated properties to be developed in a functional manner that enhances the City, this property has Spanish Fork River on the east side and Main Street on the West side,**
- **this project has a maximum density of 20 units per acre, we are proposing 13.76 units per acre,**
- **distinct character, active and engaging with trails and amenities, creating home ownership and community unity, and having a neighborhood feel.**

We feel with the development on the west side of Main Street that this project would be a good fit.

EXHIBIT 3



DATE: May 7, 2025
TO: Spanish Fork Planning Commission
FROM: Community Development Department
RE: Creekside Village Land Exchange

The Creekside Village project involves three parcels that are currently owned by three different entities (see Exhibit A). The Applicant for the proposed development is seeking approval to construct townhomes on 14.73 acres (see Exhibit B). Spanish Fork City owns 3.115 acres that are included in the development application which the Applicant proposes to exchange for 6.304 Acres that they currently own. The majority of the City owned property is buildable land while most, if not all of the land the developer proposes to give to City is in the floodplain and is not buildable. Staff supports the proposed exchange as it would allow development to occur in an appropriate location while allowing the floodplain area to be made available for future recreational uses.

To ensure the proposed land exchange provides both parties with equal value, the Applicant has been asked to provide an appraisal for both the area that that would be conveyed to the City and the area that would be conveyed to the Applicant. Should the value of the Applicant's property be less than the value of the City's property, the Applicant would be required to provide a monetary contribution to make the values equal. The details of the exchange are to be defined in a development agreement that the developer would enter into prior to application for Final Plat approval.

Exhibit A

Creekside Village



25:028:0100

Owner: MILK'S PROPERTIES LLC

Address: 1527 S MAIN ST, SPANISH FORK, UT

Acreage: 15.5353

25:028:0113

Owner: DRY CREEK PROPERTIES LLC

Acreage: 1.9995

25:028:0111

Owner: SPANISH FORK CITY CORPORATION

Acreage: 4.849

Exhibit B

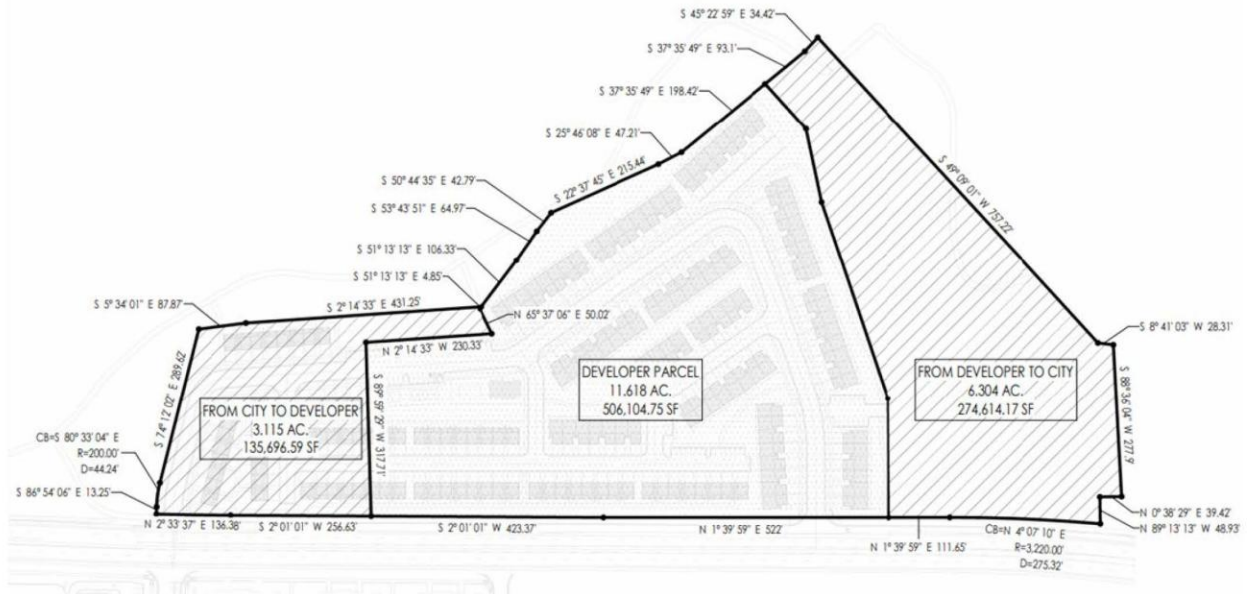
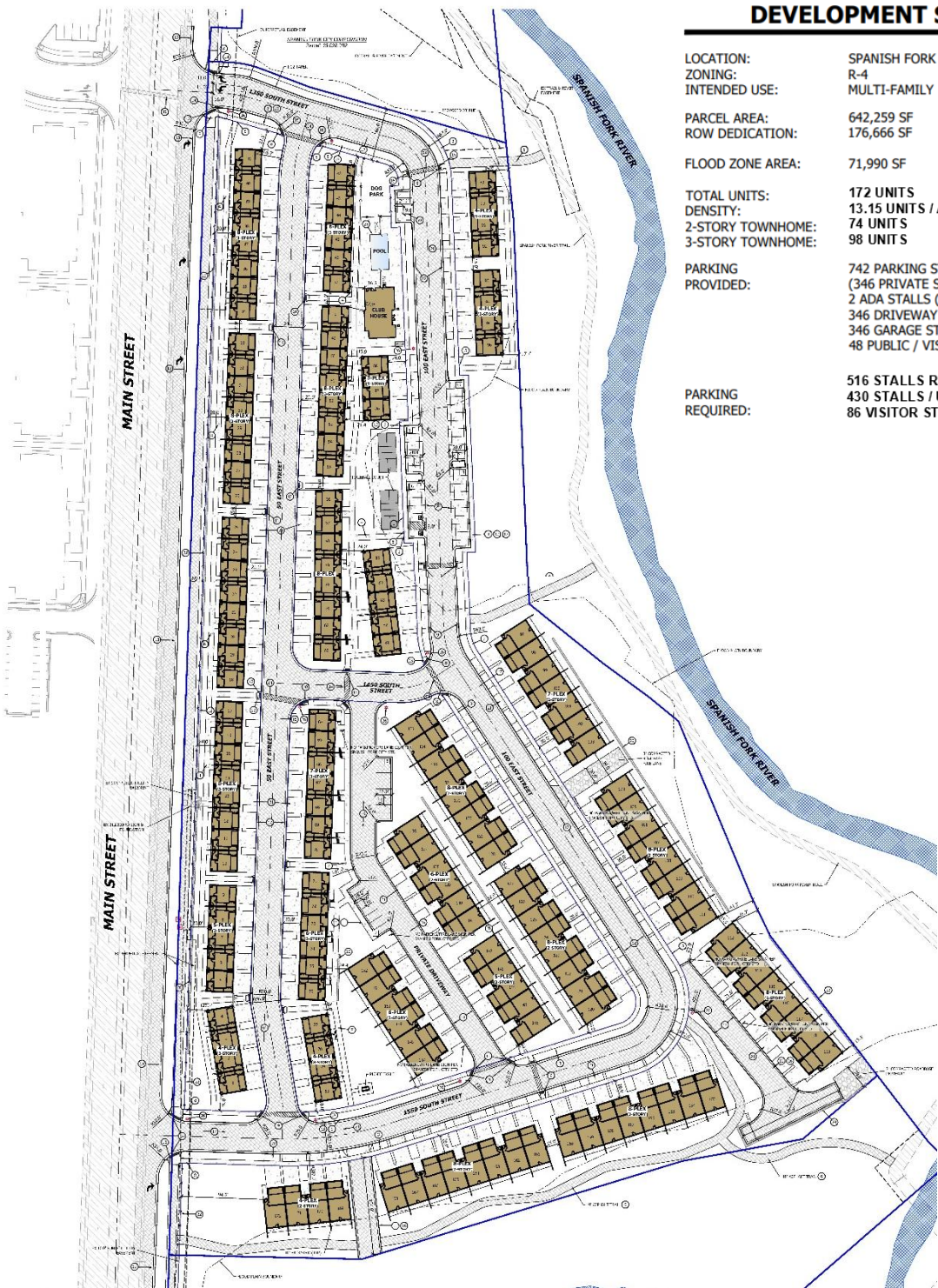


EXHIBIT 4



DEVELOPMENT SUMMARY

LOCATION:	SPANISH FORK CITY, UTAH COUNTY	
ZONING:	R-4	
INTENDED USE:	MULTI-FAMILY	
PARCEL AREA:	642,259 SF	14.74 AC (100%)
ROW DEDICATION:	176,666 SF	4.06 AC (27.5%)
FLOOD ZONE AREA:	71,990 SF	1.65 AC (11.2%)
TOTAL UNITS:	172 UNITS	
DENSITY:	13.15 UNITS / AC	
2-STORY TOWNHOME:	74 UNITS	
3-STORY TOWNHOME:	98 UNITS	
PARKING PROVIDED:	742 PARKING STALLS PROVIDED (346 PRIVATE STALLS + 379 VISITOR STALLS) 2 ADA STALLS (1 ADA + 1 VAN) 346 DRIVEWAY / VISITOR STALLS 346 GARAGE STALLS 48 PUBLIC / VISITOR STALLS	
PARKING REQUIRED:	516 STALLS REQUIRED 430 STALLS / UNIT (172 UNITS X 2.5 STALLS) 86 VISITOR STALLS (172 UNITS X 0.5 STALLS)	

EXHIBIT 5

CONFORMS TO SF MUNICIPAL CODES: 15.3.16.032 R-4 RESIDENTIAL DISTRICT AND 15.3.20.080 MASTER PLANNED DEVELOPMENT OVERLAY DISTRICT

- WITH EXCEPTIONS:
1. A 3:12 SHED ROOF FOR THE 2-STORY BUILDINGS AND A FLAT ROOF FOR THE BROWNSTONE BUILDINGS TO BE IN-LINE WITH THE OVERALL ARCHITECTURE OF EACH BUILDING.
 2. WE ARE PROPOSING 4-PLY BUILDINGS (IN EXCESS OF THE 4-PLY MAX IN THE R-4 CODE). THE 2-STORY BUILDINGS ARE DESIGNED IN GROUPS OF 2 WITH BOTH ARCHITECTURAL SIDING AND MATERIALS TO REDUCE THE CHOPPED UP LOOK, MORE RESEMBLING A 4-PLY THAN AN 8-PLY.
 3. OUR STREET ORIENTED FACADES DO NOT PROTRUDE BEYOND THE GARAGE DOOR BY 5 FEET. THIS WOULD RESULT IN AN EXTREMELY LONG INTERIOR ENTRY HALL. ALSO THERE IS A FULL 2ND STORY A/COP THE GARAGE WHICH CREATES A MORE INVITING OVERALL FRONT FACADE.



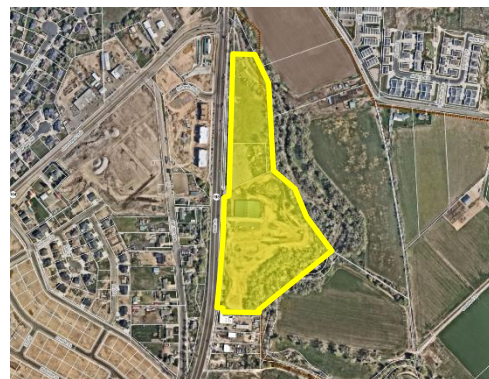
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 3. OUR STREET ORIENTED FACADES DO NOT PROTRUDE BEYOND THE GARAGE DOOR BY 5 FEET. THIS WOULD RESULT IN AN EXTREMELY LONG INTERIOR ENTRY HALL. ALSO THERE IS A FULL 2ND STORY A/COP THE GARAGE WHICH CREATES A MORE INVITING OVERALL FRONT FACADE.





Creekside Townhomes
Preliminary Plat
1527 South Main Street
21.04 acres
R-R Zone
Mixed Use General Plan Designation



PROPOSAL

The Applicant applied for Preliminary Plat approval for the Creekside Townhomes Master Planned Development. The Applicant has also applied for a rezone from the R-R Rural Residential Zone to the R-4 Residential Zone to construct 172 townhomes and other amenities on approximately 13.08 acres of developable land (gross density=13.15 units/ac).

The plans show two accesses from Main Street into the development that connect to a network of public streets. A new street cross-section that Staff is seeking to add to the City's construction standards would be used on Juniper Way. Two proposed private drives provide garage access for 25 units that do not front onto a public street. According to §15.3.16.032(F)(3), the City Council can grant an exception to the building frontage requirement based on the percentage of homes and number of units per structure. Two deceleration lanes are proposed south of each access into the neighborhood in order to reduce congestion and potential collisions on Main Street.

A six-foot tall wrought iron fence is proposed to be constructed along Main Street that will provide security and visibility. The Applicant is showing the fencing along Main Street going around the locations of existing billboards. The units shown adjacent to Main Street are proposed to have a 20-foot minimum setback from that right-of-way. No residential building is shown closer than 10 feet to a public street.

The plans show three trail connections to the Spanish Fork River trail and one connection on the south end of the development connecting the existing multi-use path adjacent to Main Street. The private driveway in the south east corner of the project will provide access to eight units and to the neighboring property.

The Applicant has also submitted a plan showing locations for individual garbage cans instead of using community dumpster locations. Final details regarding utility line routes will be further discussed with Staff prior to City Council approval.

The Development Review Committee reviewed the application on April 30 and recommended approval of the proposed Preliminary Plat.

Some of the key issues to consider are: new street standard, sewer, utilities, floodplain.

STAFF RECOMMENDATION

That the proposed Creekside Townhomes Preliminary Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal conforms to the City's General Plan Designation and Zoning Map,
2. That Staff is proposing a new street standard that would apply to one of the streets in the proposed development.

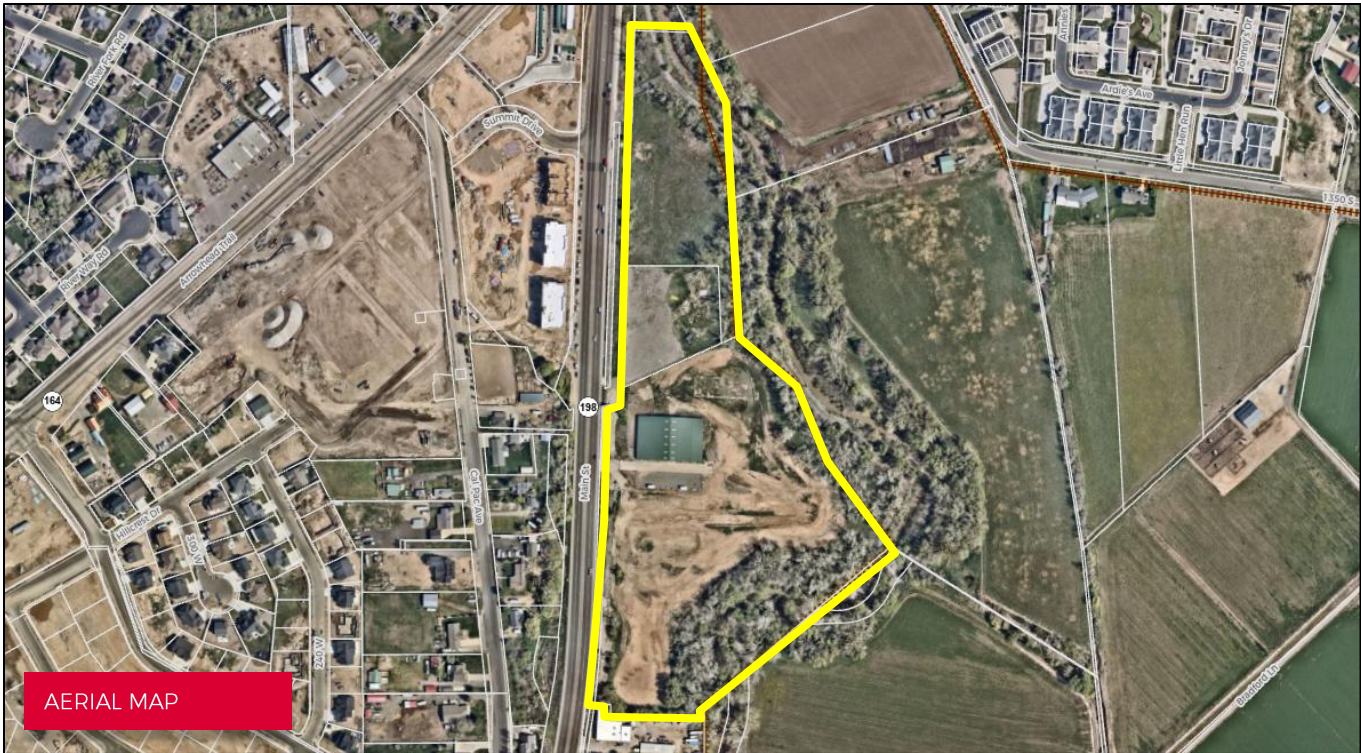
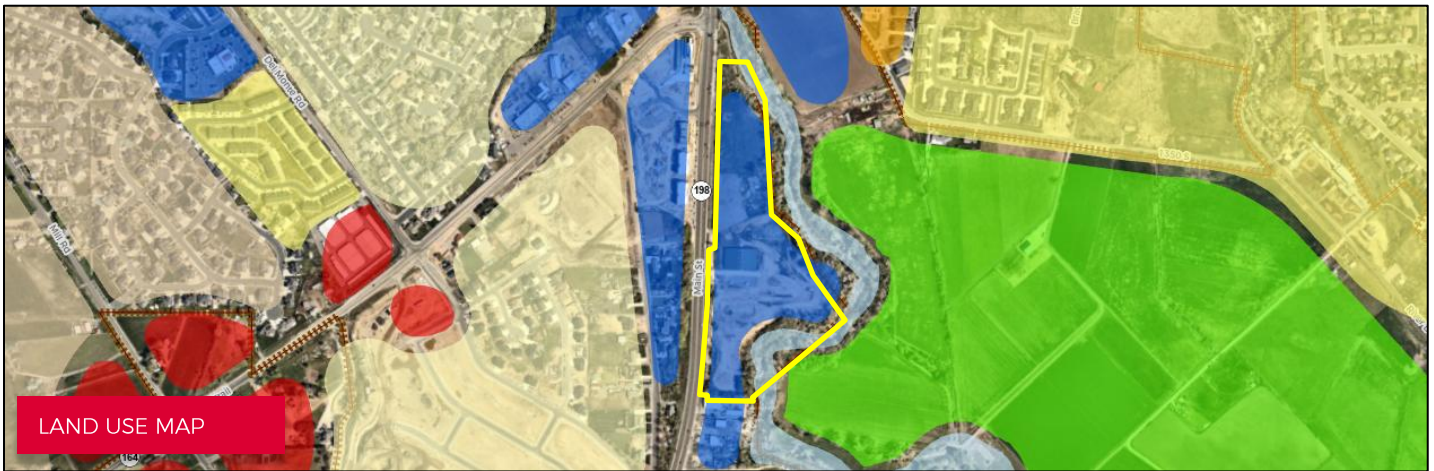
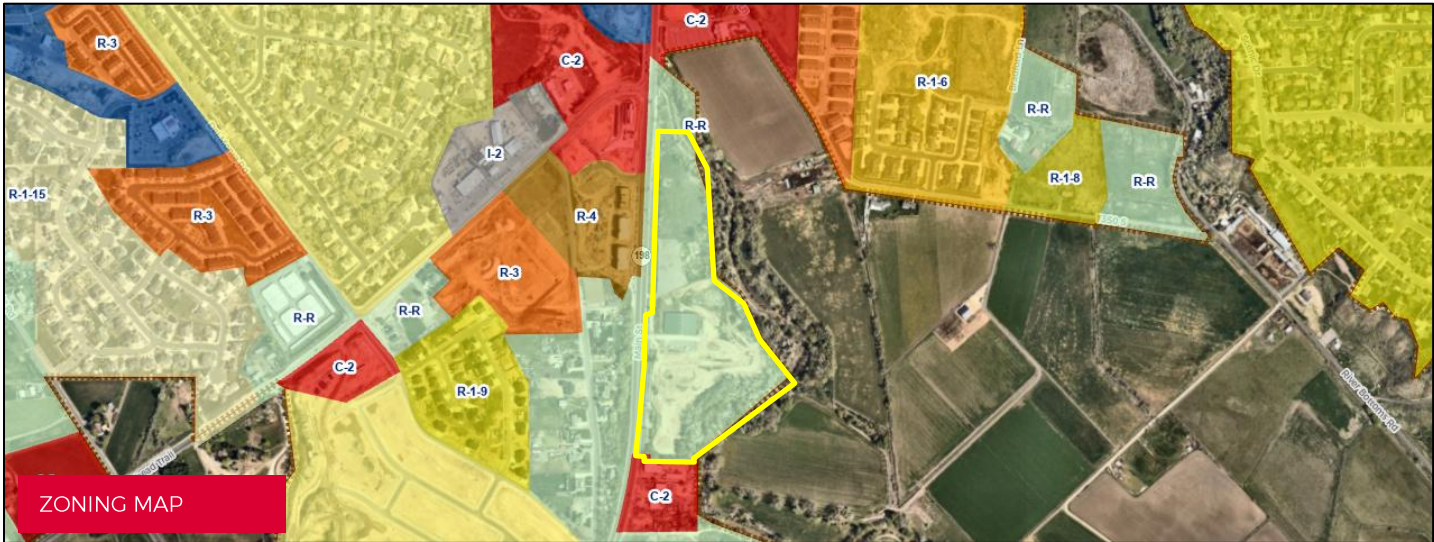
Conditions

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That the Applicant addresses all red-line review comments prior to Final Plat application.
3. That the City Council approve the Rezone and associated conditions of the Master Planned Development Overlay District.
4. That the City Council approve the new street standard.
5. That the Applicant enters into a development agreement prior to Final Plat application.
6. That the Applicant provide a hydraulic study for Staff review prior to Final Plat application.

EXHIBITS

1. Area Maps
2. Preliminary Plat
3. Building Elevations
4. Civil Plans

EXHIBIT 1



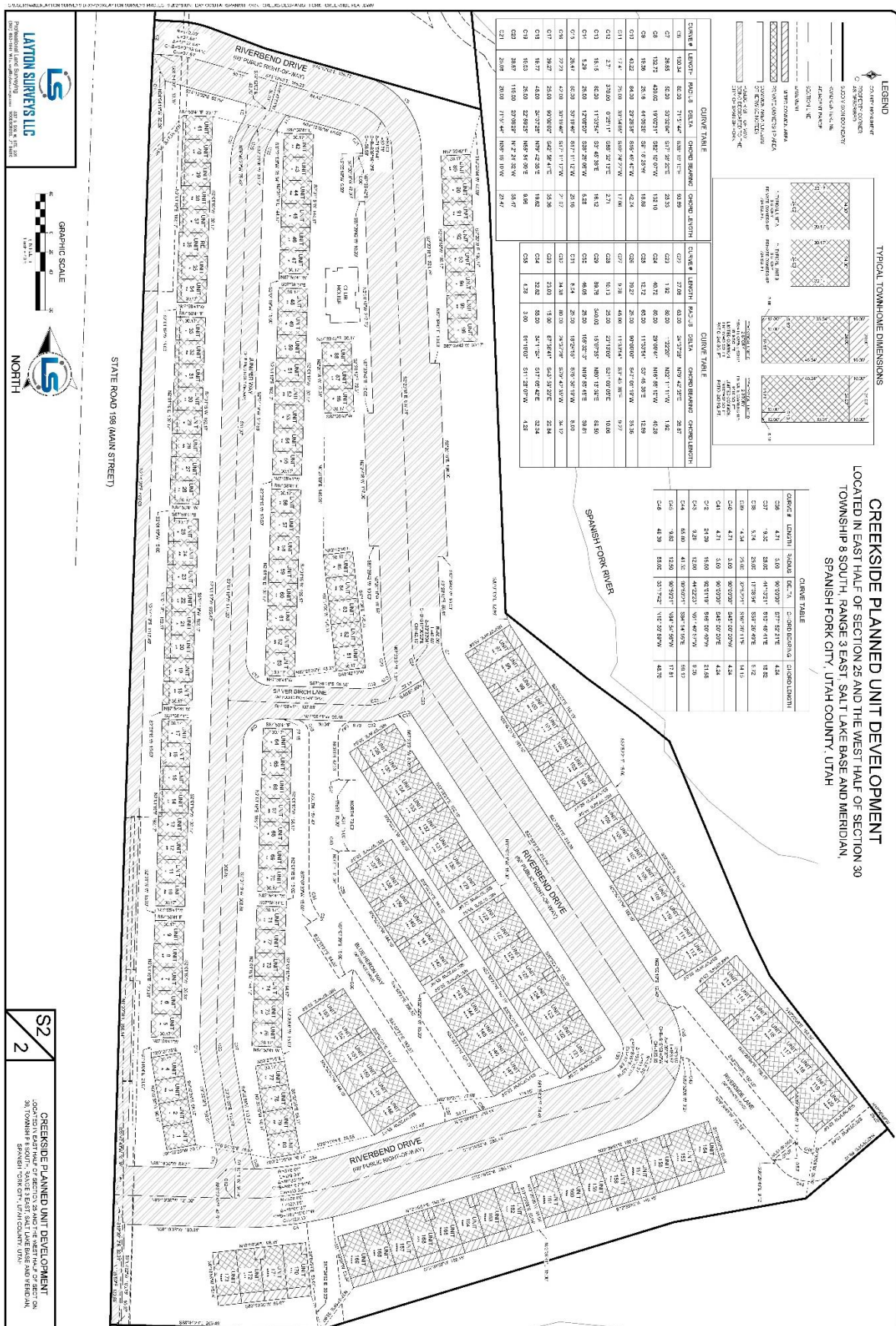


EXHIBIT 3

CONFORMS TO MUNICIPAL CODES 15.3.1.000 R-1 RESIDENTIAL DISTRICT
AND 15.3.20.000 MASTER PLANNED DEVELOPMENT OVERLAY DISTRICT

MINI EXCEPTIONS:

1. A 3:12 SLOPE ROOF FOR THE 2-STORY BUILDING AND A FLAT ROOF FOR THE 1-STORY BUILDING TO BE SHOWN WITH THE OVERALL ARCHITECTURE OF EACH BUILDING.
2. WE ARE PROPOSING 2-1/2" THIN BRICKS IN PLACE OF THE 4" THIN BRICKS IN THE 2ND FLOOR. THE 2-STORY BUILDINGS ARE DESIGNED IN ACCORDANCE WITH THE ARCHITECTURAL STANDARDS AND MATERIALS TO BE USED FOR THE 2ND FLOOR OF EACH BUILDING.
3. OUR STREET ORNAMENTATION DOES NOT PROVIDE BEHIND THE GARAGE DOOR (1ST FLOOR) THE HOUSE IS NOT IN AN EXTENDED ROW OF HOUSES WITH A GARAGE DOOR. A FULLY SITUATED ROW OF HOUSES WITH A GARAGE DOOR IS NOT REQUIRED FOR THIS PROJECT.



FRONT ELEVATION

CONFORMS TO MUNICIPAL CODES 15.3.1.000 R-1 RESIDENTIAL DISTRICT
AND 15.3.20.000 MASTER PLANNED DEVELOPMENT OVERLAY DISTRICT

MINI EXCEPTIONS:

1. A 3:12 SLOPE ROOF FOR THE 2-STORY BUILDING AND A FLAT ROOF FOR THE 1-STORY BUILDING TO BE SHOWN WITH THE OVERALL ARCHITECTURE OF EACH BUILDING.
2. WE ARE PROPOSING 2-1/2" THIN BRICKS IN PLACE OF THE 4" THIN BRICKS IN THE 2ND FLOOR. THE 2-STORY BUILDINGS ARE DESIGNED IN ACCORDANCE WITH THE ARCHITECTURAL STANDARDS AND MATERIALS TO BE USED FOR THE 2ND FLOOR OF EACH BUILDING.
3. OUR STREET ORNAMENTATION DOES NOT PROVIDE BEHIND THE GARAGE DOOR (1ST FLOOR) THE HOUSE IS NOT IN AN EXTENDED ROW OF HOUSES WITH A GARAGE DOOR. A FULLY SITUATED ROW OF HOUSES WITH A GARAGE DOOR IS NOT REQUIRED FOR THIS PROJECT.



LEFT ELEVATION

RIGHT ELEVATION



FRONT ELEVATION



CREEKSIDE SUBDIVISION

REVENUE		
DATE	DESCRIPTION	AMOUNT
10/1/00	10/1/00	100.00
10/2/00	10/2/00	100.00
10/3/00	10/3/00	100.00
10/4/00	10/4/00	100.00
10/5/00	10/5/00	100.00
10/6/00	10/6/00	100.00
10/7/00	10/7/00	100.00
10/8/00	10/8/00	100.00
10/9/00	10/9/00	100.00
10/10/00	10/10/00	100.00
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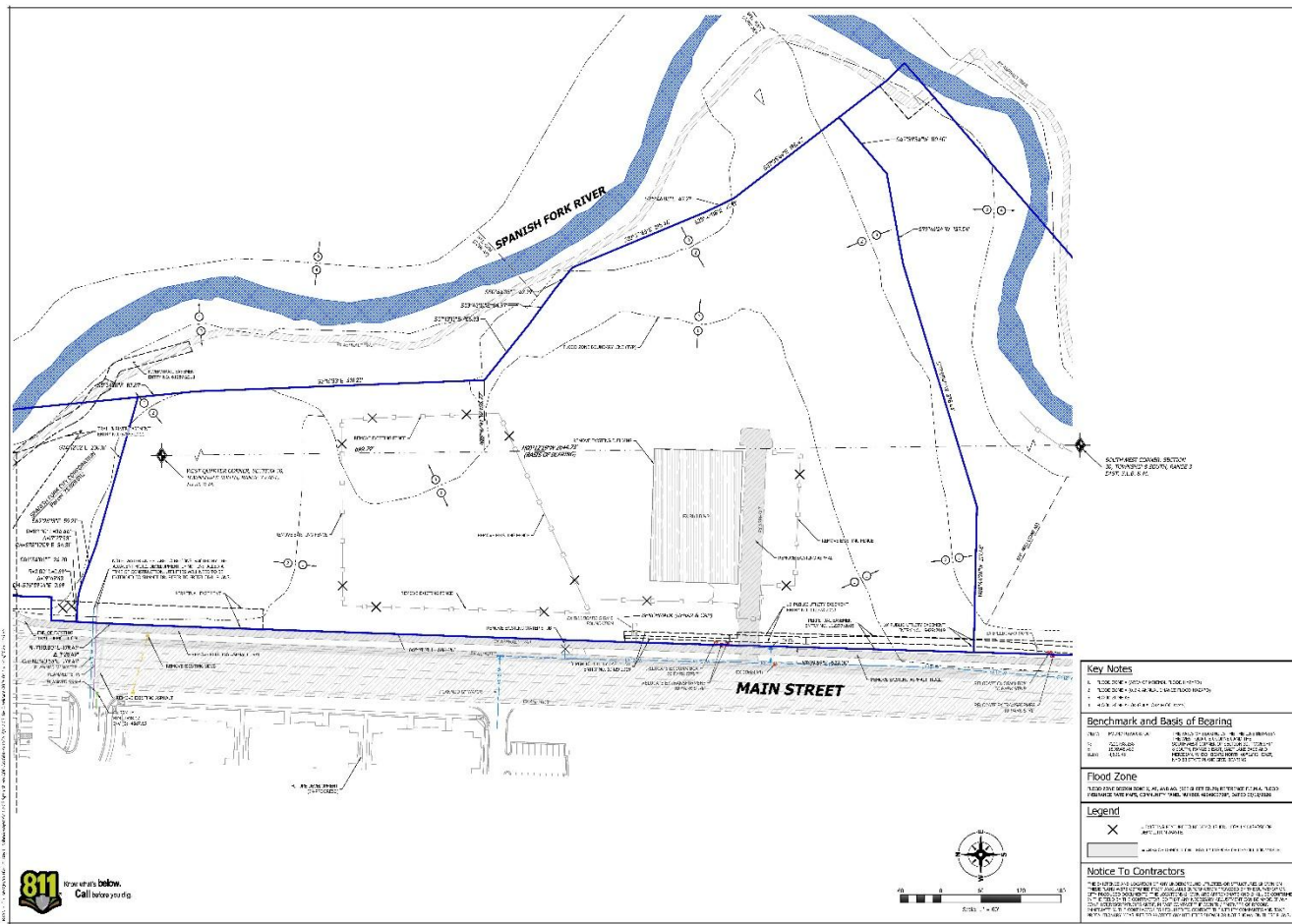
VERIFY SCALES

PRIMER INFO:

Agent(s):	IL-6
Source:	B. Neufeld
Date:	11/7/91 / 2/94
Proj. No.	L7 - 82

SITE DEMOLITION PLAN

C0.20





HUNT & DAY
2442 American Drive, Ste 200
Spanish Fork, UT 84673
PH: 725.684.8724
EM: Travis@HuntDay.com

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET

APPROVED BY THE CITY OF SPANISH FORK, UT
ON 08/08/2018

REVISIONS	DATE	BY	DESCRIPTION
1	08/08/2018	TRAVIS HUNT	FINAL DESIGN
2	08/08/2018	TRAVIS HUNT	FINAL DESIGN
3	08/08/2018	TRAVIS HUNT	FINAL DESIGN
4	08/08/2018	TRAVIS HUNT	FINAL DESIGN
5	08/08/2018	TRAVIS HUNT	FINAL DESIGN



VERIFY SCALES
ALL DIMENSIONS SHALL BE IN FEET AND INCHES
DIMENSIONS SHALL BE TO CENTER OF GRAVITY
DIMENSIONS SHALL BE TO CENTER OF GRAVITY

DESIGNER	TRAVIS HUNT
CHECKED	TRAVIS HUNT
DATE	08/08/2018
SCALE	AS SHOWN

CODE COMPLIANCE - SITE PLAN

DATE: 08/08/2018
C0.30



LOCATED IN THE EAST-MAIN CITY AREA.

Year	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1997	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100



VERIFY SCALES

PRODUCT INFO.	
Argument:	1 Hour
Format:	D. V. Color
Date:	10/2/11/2/204
Orig. No.	L2-10

OVERALL LAYOUT

C1.00



Development Summary

[illegible]

Notice To Contractors

THE DISTANCE AND LOCATION OF THE MONUMENT AND PLACEMENT OF THE MONUMENT WITHIN THE SITE WERE ANALYZED IN ORDER TO DETERMINE THE PROBABLY OCCURRED OF THE MONUMENT. THE MONUMENT WAS FOUND IN THE CENTER OF THE SITE, WHICH IS A COMMON LOCATION FOR MONUMENTS. THE MONUMENT WAS FOUND IN THE CENTER OF THE SITE, WHICH IS A COMMON LOCATION FOR MONUMENTS.



CREEKSIDE SUBDIVISION
PACIFIC TIME

1527 SOUTH MAIN STREET

LOCATED IN THE EAST PALM OF METROPOLIS.

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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VERIFY SCALES

$\sigma_{\text{max}} = 1.5 \times 10^8 \text{ Pa}$, $\sigma_{\text{min}} = 0.5 \times 10^8 \text{ Pa}$
 $\sigma_{\text{max}} = 1.5 \times 10^8 \text{ Pa}$, $\sigma_{\text{min}} = 0.5 \times 10^8 \text{ Pa}$
 $\sigma_{\text{max}} = 1.5 \times 10^8 \text{ Pa}$, $\sigma_{\text{min}} = 0.5 \times 10^8 \text{ Pa}$

PROJECT INFO.	
Argument:	ILAC
Domain:	B. Healthcare
Date:	19/11/2004
Proj. No.	IL7-00
SILE = L	

SITE PLAN

C1.01



MATCH LINE - SEE SHEET C1-02



UDOT Notes

- [illegible]

Key Notes

- [illegible]

Notice To Contractors

“我们作为企业，在追求经济效益的同时，也要承担社会责任。我们不仅要为股东创造价值，也要为员工、为社会创造价值。我们希望通过我们的努力，为社会做出更大的贡献。”



HUNT · DAY
2442 Arroyo Drive, #100
Spokane, UT 84676
PH: 208.664.4724
EM: Theresa@HuntDay.us

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
SPANISH FORK, UT 84660

NOTHING IS TO BE DONE TO THE EXISTING DRIVE

SECTION	DATE
1. SOUTH SIDE	01/14/2020
2. NORTH SIDE	01/14/2020
3. TOTAL	01/14/2020

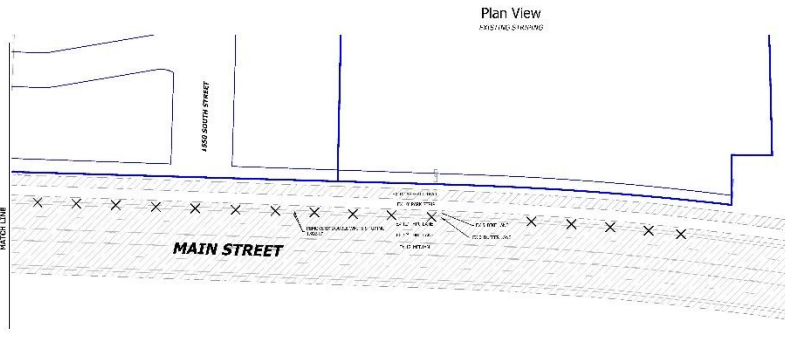
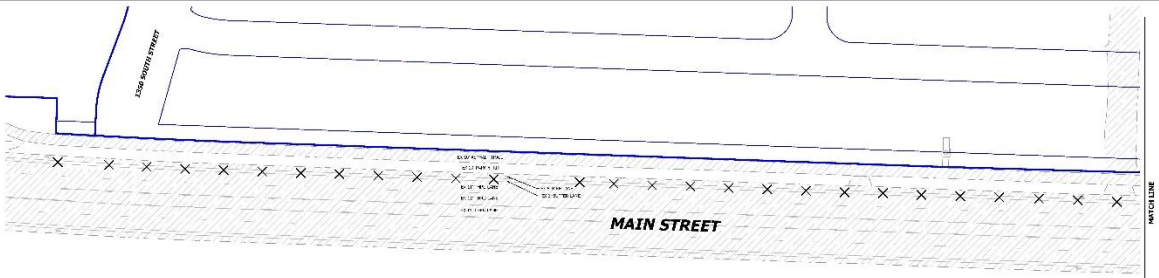


VERIFY SCALES
HUNT DAY
1. HUNT DAY
2. HUNT DAY

SCALE: 1" = 10'
DATE: 01/14/2020
BY: [Signature]

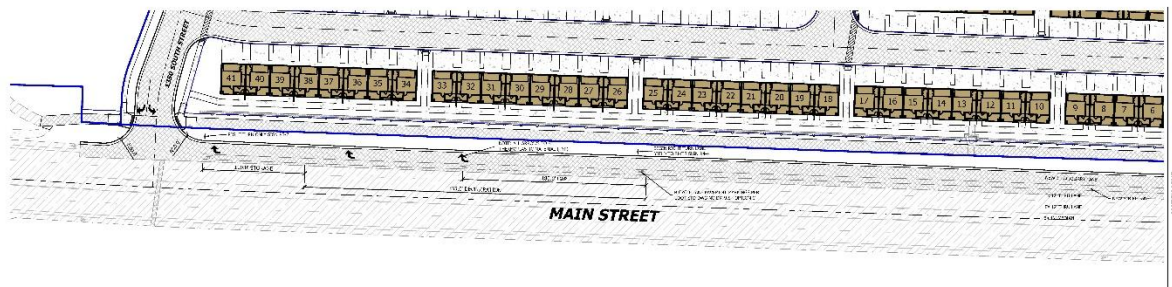
UDOT STRIPING PLAN

DATE: 01/14/2020
C1.03

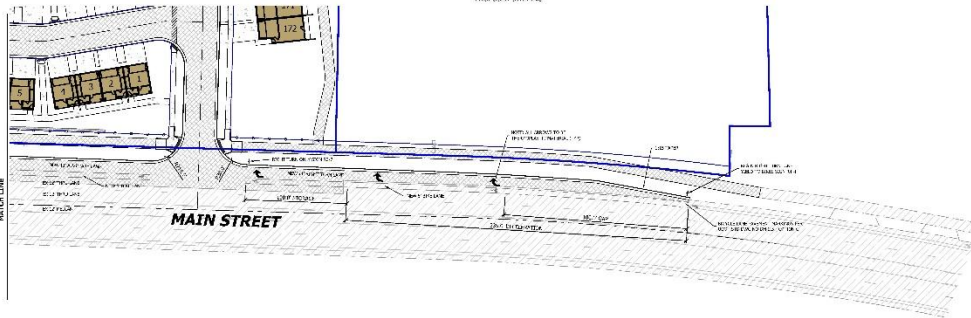


- UDOT Notes**
1. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UDOT MANUAL OF PRACTICES.
 2. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UDOT MANUAL OF PRACTICES.
 3. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UDOT MANUAL OF PRACTICES.
 4. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UDOT MANUAL OF PRACTICES.
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 6. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UDOT MANUAL OF PRACTICES.
 7. ALL STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE UDOT MANUAL OF PRACTICES.
- Notice To Contractors**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

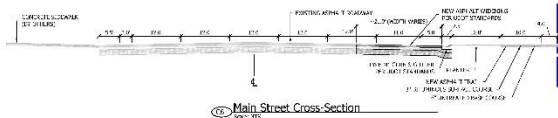
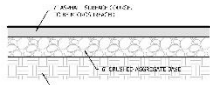




Plan View
PROPOSED STRIPING



Plan View
PROPOSED STRIPING



UDOT Notes

1. THE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND THE LATEST EDITION OF THE UDOT STRIPING PLAN.
2. THE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND THE LATEST EDITION OF THE UDOT STRIPING PLAN.
3. THE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND THE LATEST EDITION OF THE UDOT STRIPING PLAN.
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7. THE STRIPING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD AND THE LATEST EDITION OF THE UDOT STRIPING PLAN.

Notice To Contractors

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



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CREEKSIDE SUBDIVISION

1527 SOUTH MAIN STREET

NOTICE TO CONTRACTORS

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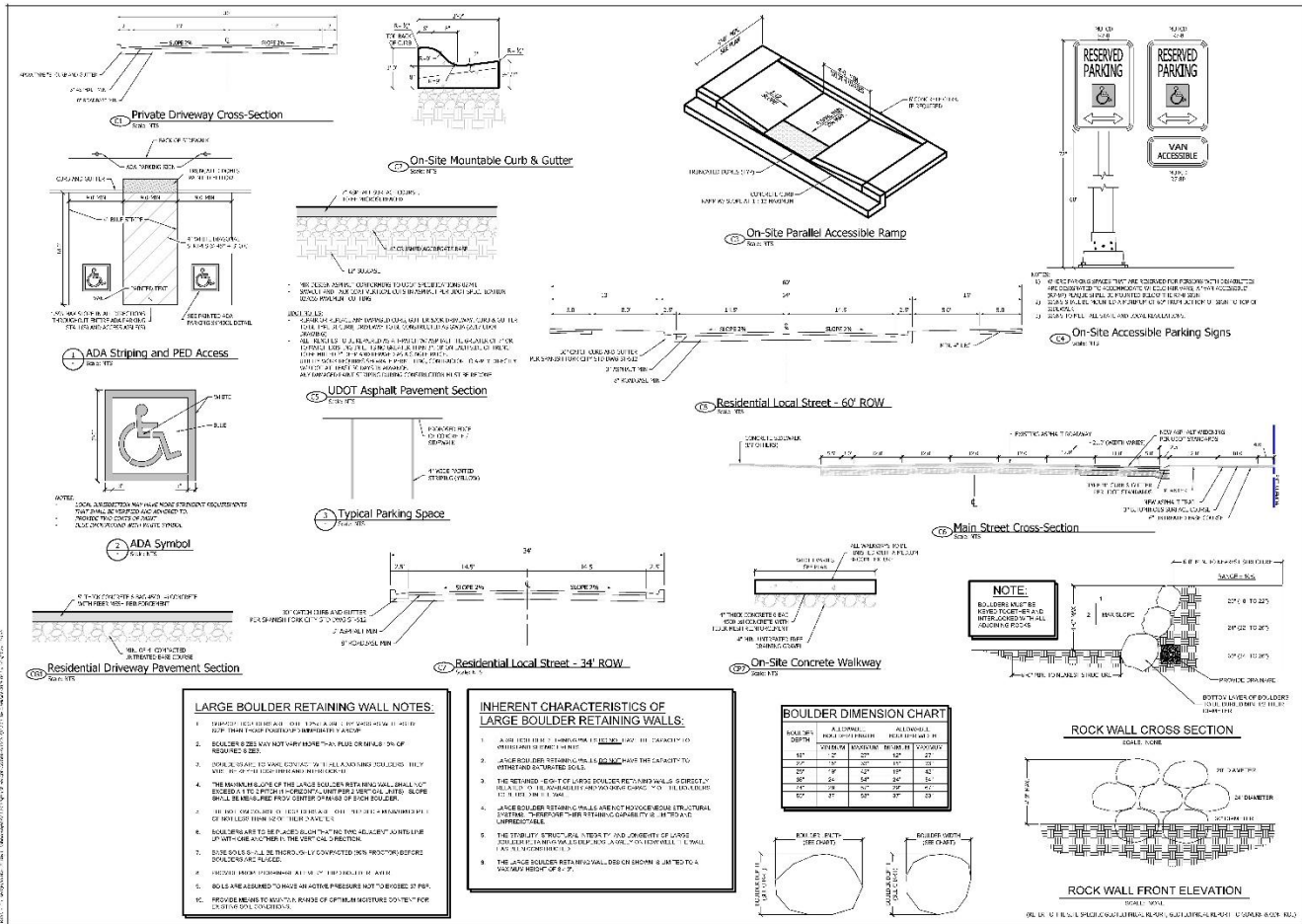
NOTICE TO CONTRACTORS

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NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS

NOTICE TO CONTRACTORS



HUNT & DAY
2444 ARROWHEAD DRIVE, SUITE 200
SPRINGVILLE, UT 84673
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EM: THOMAS@HUNTDAY.COM

CREEKSIDE SUBDIVISION

1527 SOUTH MAIN STREET

SECTION	DATE	BY	CHKD
1. SITE PLAN	10/1/2024	J. HUNT	T. DAY
2. CIVIL PLAN	10/1/2024	J. HUNT	T. DAY
3. EROSION CONTROL	10/1/2024	J. HUNT	T. DAY
4. LANDSCAPE ARCHITECTURE	10/1/2024	J. HUNT	T. DAY
5. UTILITY PLAN	10/1/2024	J. HUNT	T. DAY

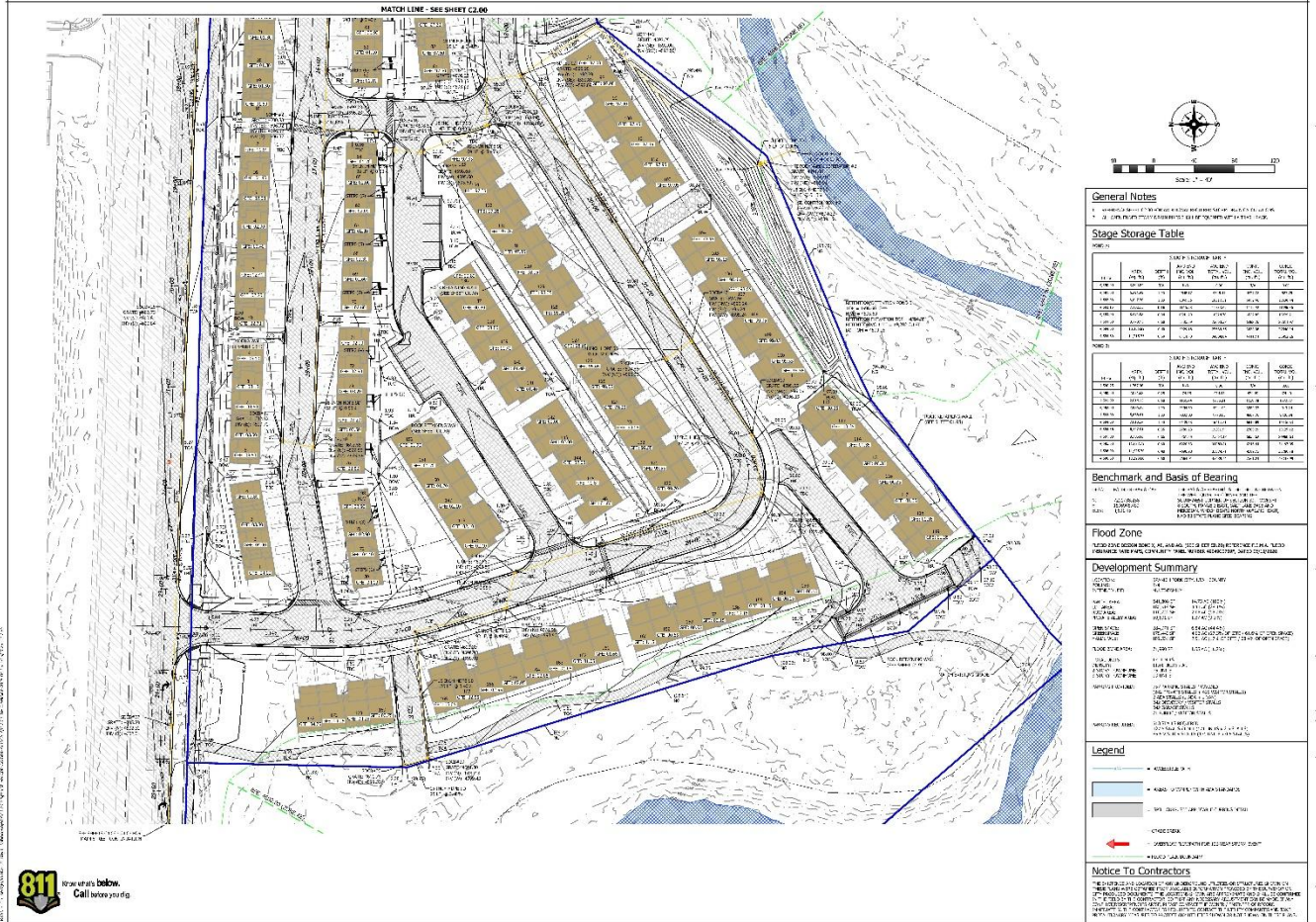
SECTION	DATE	BY	CHKD
6. TRAFFIC SIGNAL	10/1/2024	J. HUNT	T. DAY
7. STREET LIGHTING	10/1/2024	J. HUNT	T. DAY
8. SIGNAGE	10/1/2024	J. HUNT	T. DAY
9. UTILITIES	10/1/2024	J. HUNT	T. DAY
10. LANDSCAPE ARCHITECTURE	10/1/2024	J. HUNT	T. DAY



VERIFY SCALES	DATE	BY	CHKD
1. SITE PLAN	10/1/2024	J. HUNT	T. DAY
2. CIVIL PLAN	10/1/2024	J. HUNT	T. DAY
3. EROSION CONTROL	10/1/2024	J. HUNT	T. DAY
4. LANDSCAPE ARCHITECTURE	10/1/2024	J. HUNT	T. DAY
5. UTILITY PLAN	10/1/2024	J. HUNT	T. DAY

SITE CIVIL DETAILS

C1.90





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CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
"NOTHING IS TO BE CONSIDERED AS A GUARANTEE"

PROJECT INFORMATION

NO.	DESCRIPTION	DATE
1	DESIGN	10/1/2020
2	CONSTRUCTION	10/1/2020
3	FINAL	10/1/2020
4	AS-BUILT	10/1/2020
5	REVISION	10/1/2020

VERIFY SCALES

PLAN: 1" = 40'

SECTION: 1" = 4'

VERTICAL: 1" = 4'

DATE: 10/1/2020

SCALE: 1" = 4'

SITE GRADING PLAN

DATE: 10/1/2020

C2.01



CREEKSIDE SUBDIVISION
PLOT 11 TIME

PAGE/TIME

LOCATED IN THE EAST-MAIN CITY AREA.

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996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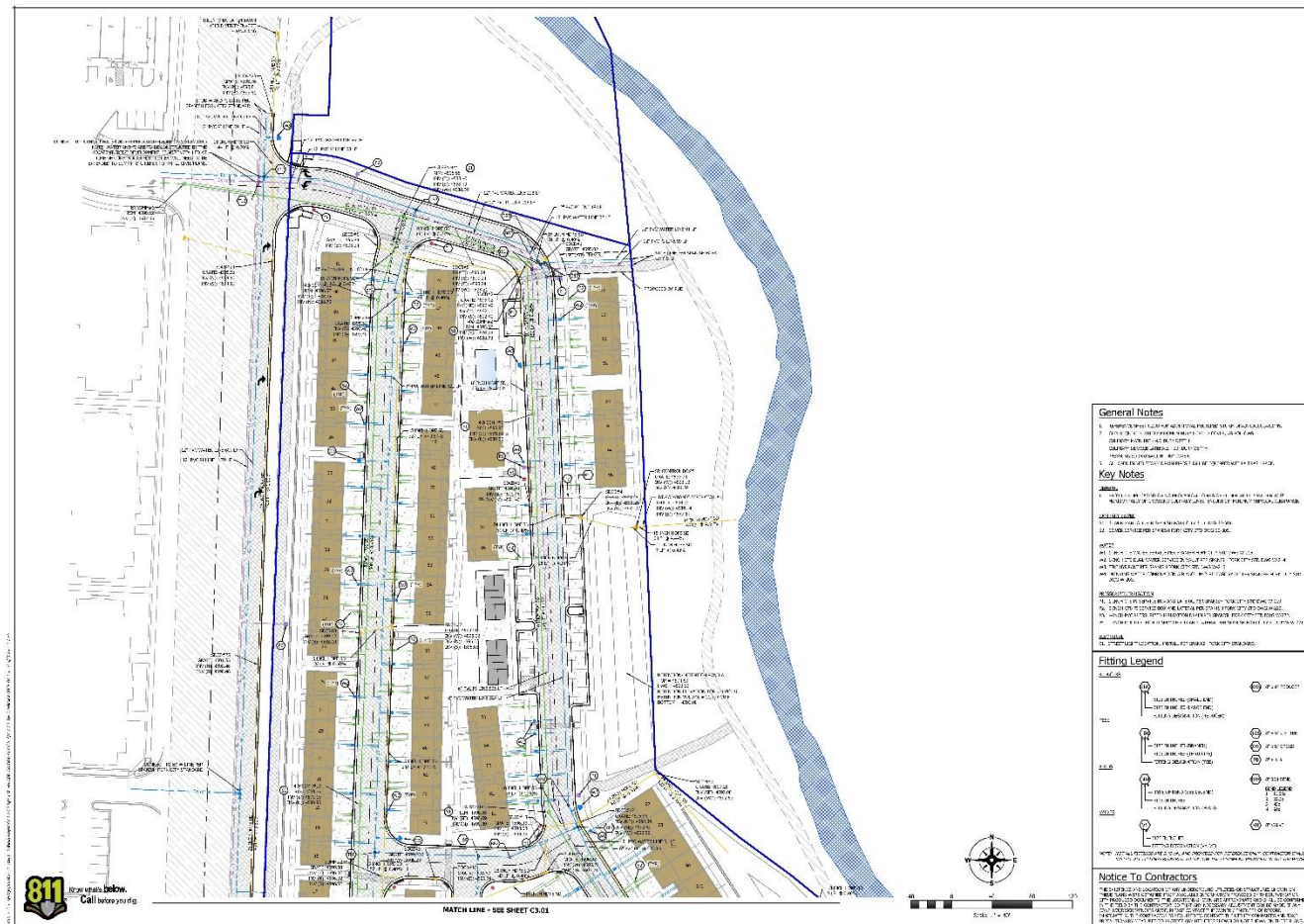
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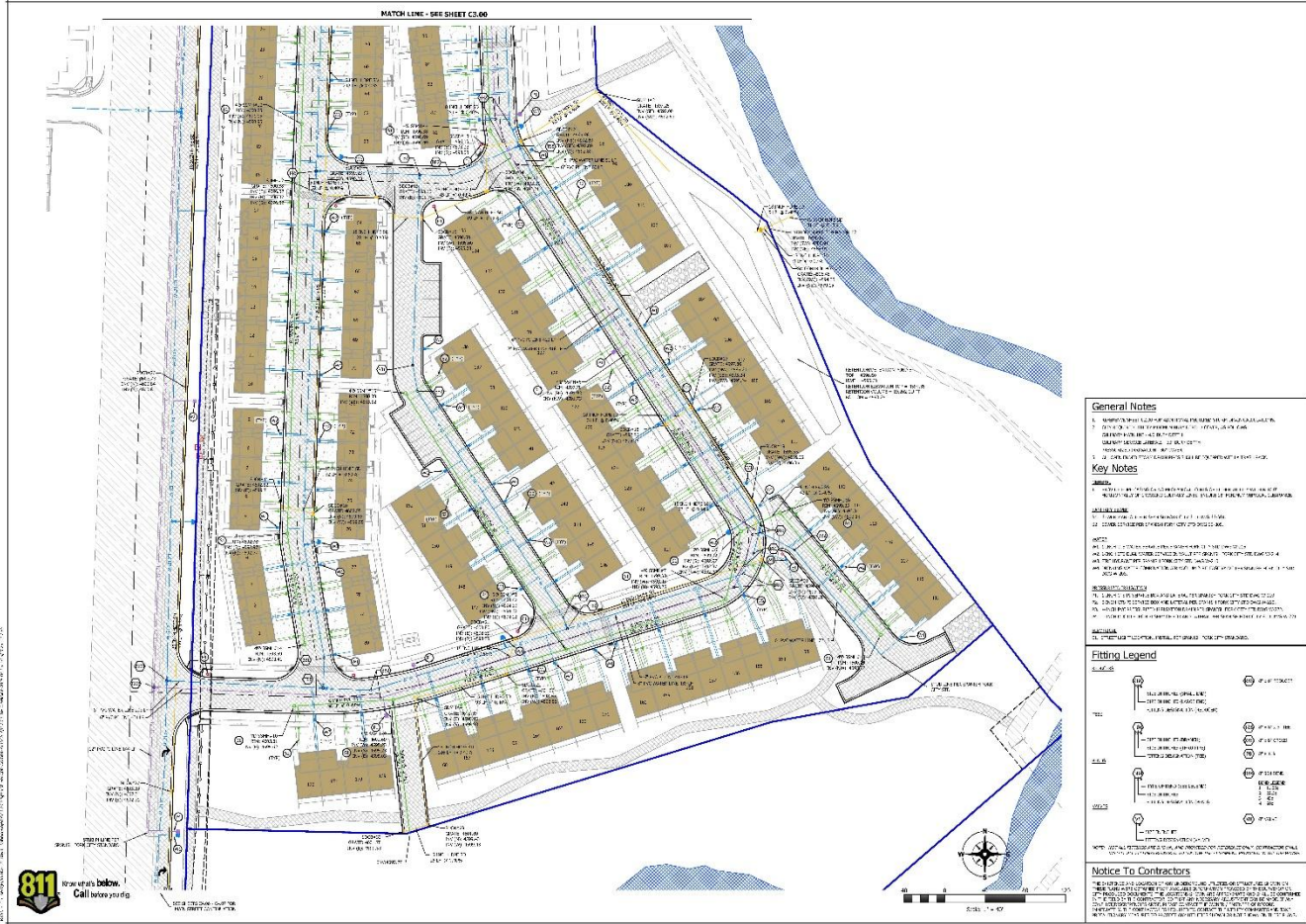
PROJECT INFO.	
Organization:	UNEP
Country:	B. Ecuador
Date:	15/11/2004
Proj. No.	1.7-10

SITE UTILITY PLAN

Figure 1

C3.00





HUNT & DAY
2440 ARCADE DRIVE, SUITE 200
SPRINGDALE, UT 84676
PH: 435.684.4724
EM: THOMAS@HUNTDAY.COM

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
SPRINGDALE, UT 84676
10/1/2019

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

VERIFY SCALES

DATE: 10/1/2019
SCALE: 1" = 40'

UTILITY PLAN



HUNT · DAY
2442 Avenida Drive, Ste 202
Spokane, UT 84679
PH: 208.664.4724
EM: Theresa@HuntDay.us

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET

PORTFOLIO

SECTION	DATE	BY	CHKD
1. CREEKSIDE SUBDIVISION	11/11/2020	J. HUNT	J. HUNT
2. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
3. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
4. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
5. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
6. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
7. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
8. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
9. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT
10. 1527 SOUTH MAIN STREET	11/11/2020	J. HUNT	J. HUNT



VERIFY SCALES
PLAN: 1" = 40' 0"
PROFILE: 1" = 2' 0"
SECTION: 1" = 2' 0"
SCALE: 1" = 2' 0"

PLAN & PROFILE - 1350 SOUTH STREET

C4.00



HUNT & DAY
2442 Avenida Drive, Suite 200
Spanish Fork, UT 84673
PH: 201.664.4724
EM: Theresa@HuntDay.us

PORTSMOUTH
CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
ACROSS FROM EAST JAMAR MOTOR OIL
NORTH OF 100 EAST ST. S. 100 EAST ST. 100 EAST ST.

SECTION	DATE	BY	CHKD
1. CREEKSIDE SUBDIVISION	11/11/2011	TH	TH
2. 1527 SOUTH MAIN STREET	11/11/2011	TH	TH
3. 100 EAST ST. 100 EAST ST. 100 EAST ST.	11/11/2011	TH	TH
4. 100 EAST ST. 100 EAST ST. 100 EAST ST.	11/11/2011	TH	TH

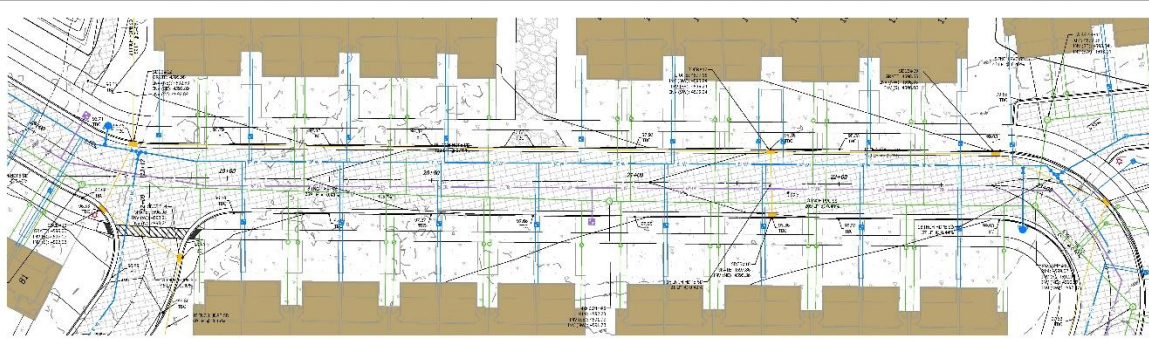


VERIFY SCALES
HORIZONTAL SCALE: 1" = 40' (SEE PLAN)
VERTICAL SCALE: 1" = 2' (SEE PROFILE)

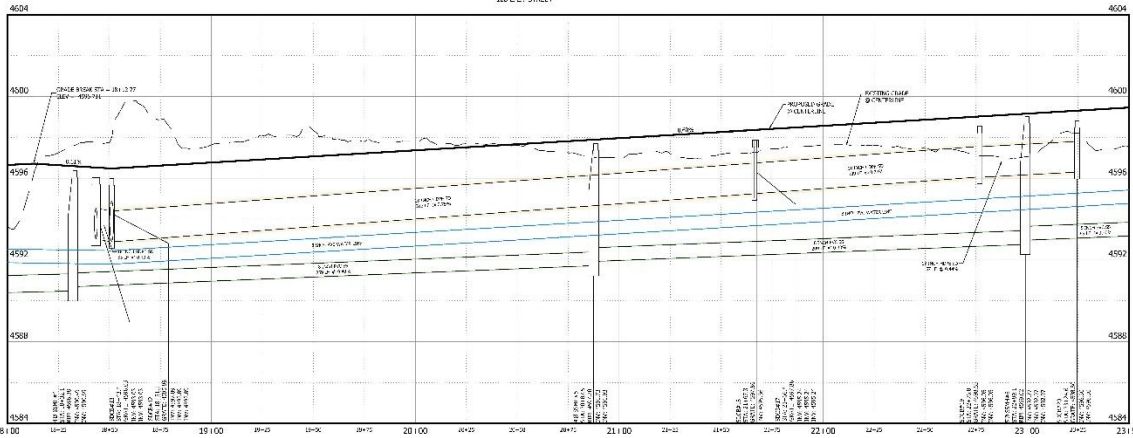
DATE	BY	CHKD
11/11/2011	TH	TH
11/11/2011	TH	TH
11/11/2011	TH	TH

**PLAN & PROFILE -
100 EAST STREET**

C4.02



Plan View
100 EAST STREET



Profile View
100 EAST STREET
VERTICAL SCALE: 1" = 2'

Notice To Contractors
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HUNT & DAY. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF HUNT & DAY IS PROHIBITED. HUNT & DAY SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF ALL FIELD DATA. HUNT & DAY SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR FOR ANY INADEQUACIES IN THE DESIGN OR CONSTRUCTION OF THE PROJECT.





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PORTSIDE
CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
ACROSS THE RAILROAD AND MAIN ST.
*NOTHING TO BE DONE TO THE WEST OF THE RAILROAD

SECTION	DATE	BY	CHKD
1. CREEKSIDE	11/11/2014	THOMAS	THOMAS
2. SOUTH MAIN	11/11/2014	THOMAS	THOMAS
3. CREEKSIDE	11/11/2014	THOMAS	THOMAS
4. SOUTH MAIN	11/11/2014	THOMAS	THOMAS
5. CREEKSIDE	11/11/2014	THOMAS	THOMAS
6. SOUTH MAIN	11/11/2014	THOMAS	THOMAS



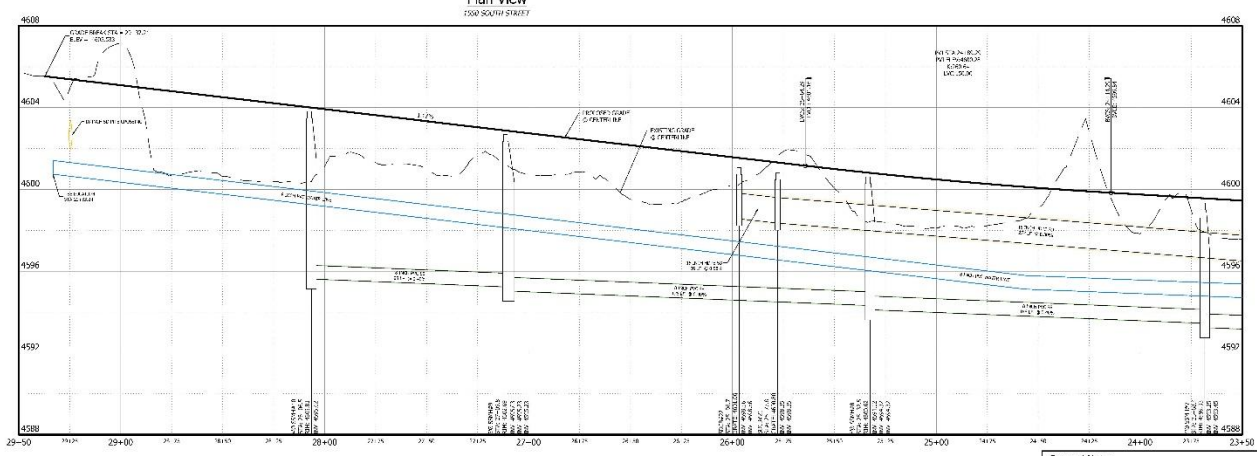
VERIFY SCALES
HUNT DAY ENGINEERING
11/11/2014
11/11/2014
11/11/2014
11/11/2014
11/11/2014
11/11/2014

PLAN & PROFILE - 1550 SOUTH STREET

C4.03



Plan View
1550 SOUTH STREET

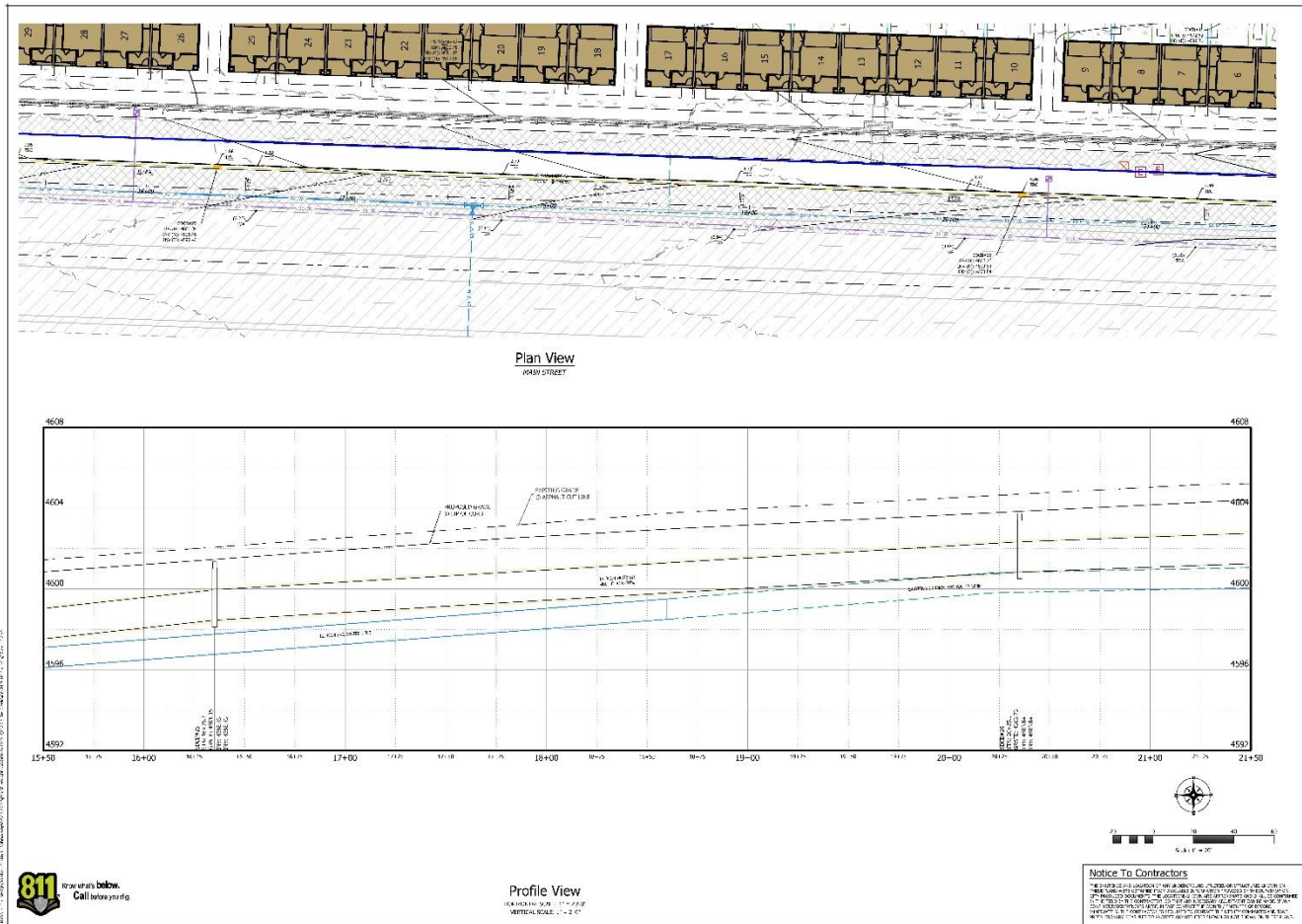


Profile View
1550 SOUTH STREET
VERTICAL SCALE: 1" = 2' 0"

General Notes
1. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AREA AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS.
2. THE PROPOSED IMPROVEMENTS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR TESTING OF THE EXISTING CONDITIONS.
3. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR TESTING OF THE EXISTING CONDITIONS.
4. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR TESTING OF THE EXISTING CONDITIONS.

Notice To Contractors
THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AREA AND HAS FOUND NO OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS. THE PROPOSED IMPROVEMENTS ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR TESTING OF THE EXISTING CONDITIONS. THE ENGINEER HAS NOT CONDUCTED ANY SURVEYING OR TESTING OF THE EXISTING CONDITIONS.





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CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET

PORTFOLIO

SECTION	DATE
1. CIVIL/MECHANICAL	01/14
2. ELECTRICAL	01/14
3. LANDSCAPE ARCHITECTURE	01/14
4. STRUCTURAL	01/14
5. TRAFFIC ENGINEERING	01/14
6. WATER RESOURCES	01/14



VERIFY SCALES
CHECK ALL SCALE INFORMATION FOR THIS PROJECT
DATE: 01/14/2014
BY: TYPITT

PROJECT	DATE
1. CIVIL/MECHANICAL	01/14
2. ELECTRICAL	01/14
3. LANDSCAPE ARCHITECTURE	01/14
4. STRUCTURAL	01/14
5. TRAFFIC ENGINEERING	01/14
6. WATER RESOURCES	01/14

SCALE: 1" = 1'

PLAN & PROFILE - MAIN STREET

C4.05



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CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET

NOTED TO THE EAST AND NORTH

PORTLAND

SECTION	DATE	BY	CHKD
1. CIVIL ENGINE	11/11/2011	TH	TH
2. SURVEYOR	11/11/2011	TH	TH
3. UTILITY ENGINEER	11/11/2011	TH	TH
4. GEOTECHNICAL ENGINEER	11/11/2011	TH	TH
5. ENVIRONMENTAL ENGINEER	11/11/2011	TH	TH
6. OTHER			

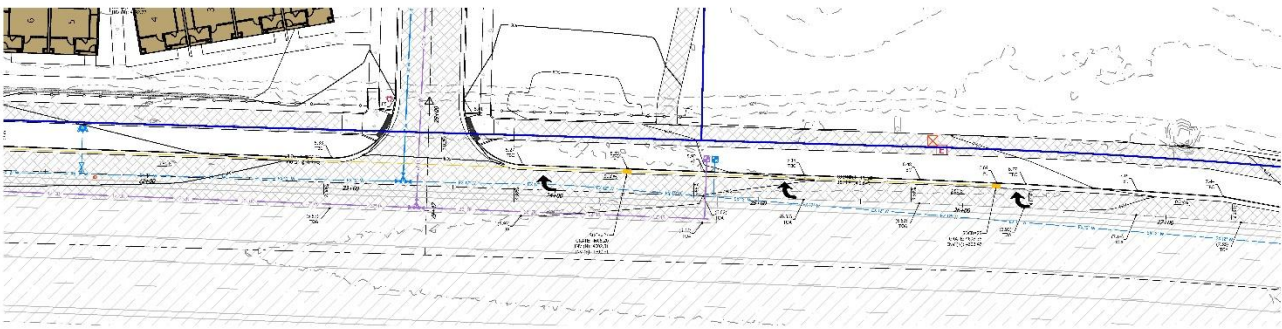


VERIFY SCALES
HUNT DAY ENGINEERING, INC.
11/11/2011 11:11 AM
1. CIVIL ENGINE
2. SURVEYOR
3. UTILITY ENGINEER
4. GEOTECHNICAL ENGINEER
5. ENVIRONMENTAL ENGINEER
6. OTHER

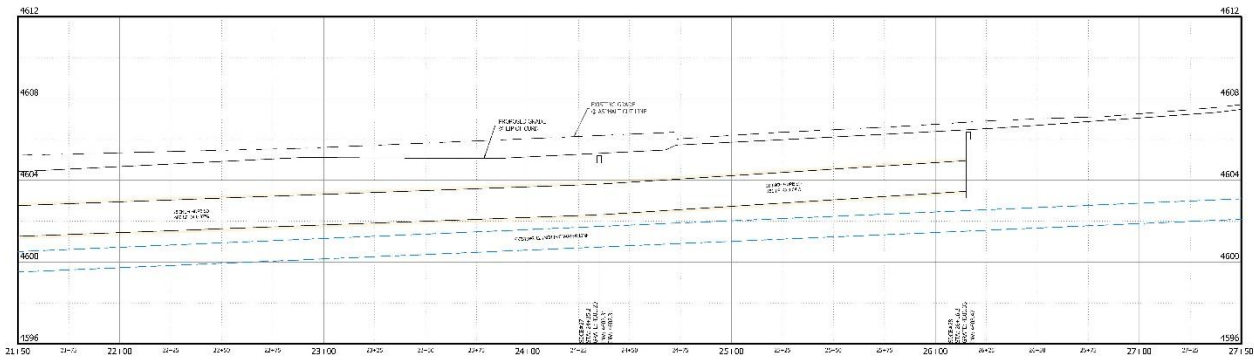
SCALE
HORIZONTAL: 1" = 40'
VERTICAL: 1" = 10'
PLAN: 1" = 40'
SECTION: 1" = 10'

PLAN & PROFILE - MAIN STREET

C4.06



Plan View
MAIN STREET



Profile View
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 10'

Notice To Contractors

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY HUNT DAY ENGINEERING, INC. FOR THE USE OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.





HUNT & DAY
2442 Avenida Santa Fe, Suite 200
Boulder, UT 84602
PH: 201.664.4724
EM: Theresa@HNDday.com

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET

NOTED: SEE SHEET 15.00 FOR A.C. RECORD

PORTFOLIO

SECTION	DATE	BY	CHKD
1. CREEKSIDE SUBDIVISION	11/11/2011	TH	TH
2. 1527 SOUTH MAIN STREET	11/11/2011	TH	TH
3. CREEKSIDE SUBDIVISION	11/11/2011	TH	TH
4. 1527 SOUTH MAIN STREET	11/11/2011	TH	TH
5. CREEKSIDE SUBDIVISION	11/11/2011	TH	TH
6. 1527 SOUTH MAIN STREET	11/11/2011	TH	TH

SCALE



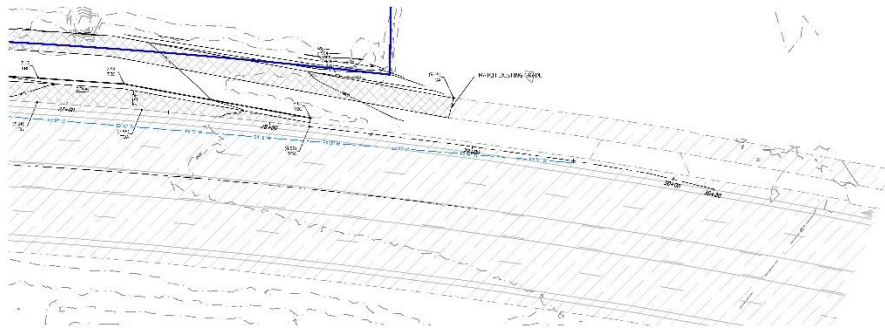
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HUNT & DAY ENGINEERS, P.C.
1527 SOUTH MAIN STREET, SUITE 200
BOULDER, UT 84602

PROJECT: 2011-001
OWNER: H&D
DESIGNER: H&D
DATE: 11/11/2011
BY: TH
CHKD: TH

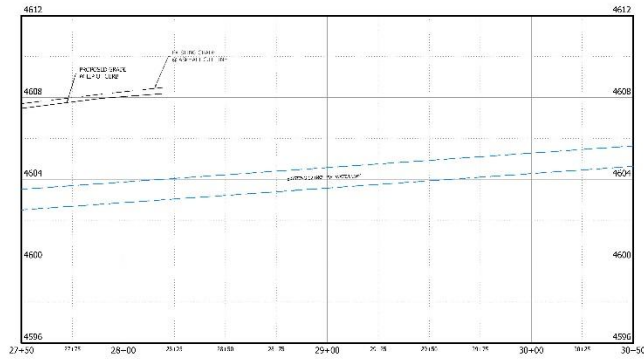
SHEET: 1 OF 1

PLAN & PROFILE - MAIN STREET

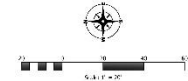
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Plan View
MAIN STREET



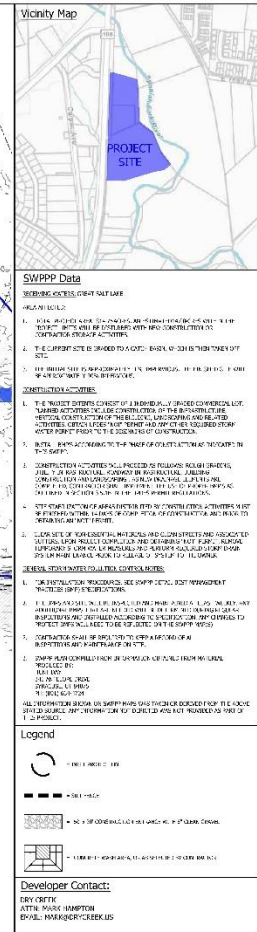
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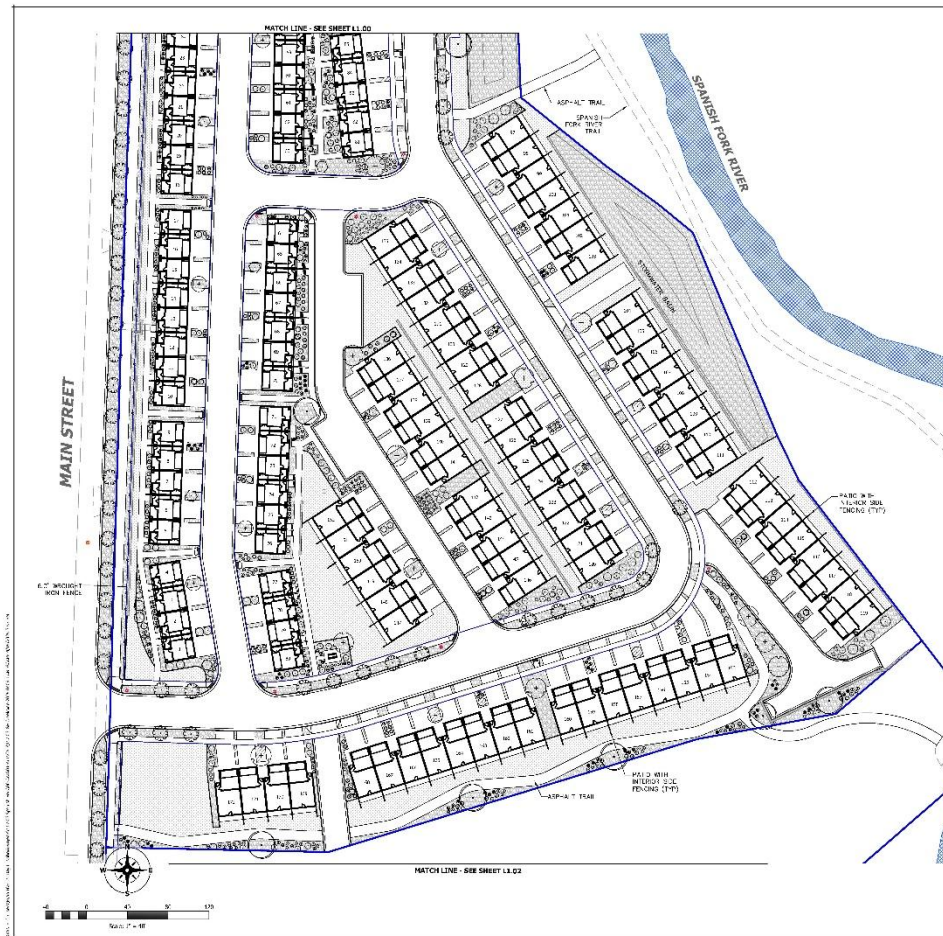
Notice To Contractors

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Page 30



PLANT SCHEDULE			
SYMBOL	COMMON NAME	QTY	SCALE
TREES			
	Quercus agrifolia 'Noveboracensis' / Black Oak	21	1" Calliper 8'-10' height
	Pinus ponderosa 'Banksiana' / Pinon Pine	8	2" Calliper 8'-10' height
	Pinus strobus 'Banksiana' / Pinon Pine	15	2" Calliper 8'-10' height
	Pinus ponderosa 'Banksiana' / Pinon Pine	15	2" Calliper 8'-10' height
	Pinus ponderosa 'Banksiana' / Pinon Pine	15	2" Calliper 8'-10' height
	Pinus ponderosa 'Banksiana' / Pinon Pine	15	2" Calliper 8'-10' height
SHRUBS			
	Quercus agrifolia 'Noveboracensis' / Black Oak	145	3/4" to 1" Calliper (1,332 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	10	3/4" to 1" Calliper (800 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	20	3/4" to 1" Calliper (1,600 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	75	3/4" to 1" Calliper (6,000 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	14	3/4" to 1" Calliper (1,120 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	43	3/4" to 1" Calliper (3,440 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	81	3/4" to 1" Calliper (6,480 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	19	3/4" to 1" Calliper (1,520 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	19	3/4" to 1" Calliper (1,520 sq ft total)
GRASSES			
	Quercus agrifolia 'Noveboracensis' / Black Oak	111	3/4" to 1" Calliper (8,880 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	227	3/4" to 1" Calliper (18,160 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	18	3/4" to 1" Calliper (1,440 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	19	3/4" to 1" Calliper (1,520 sq ft total)
PLANTINGS			
	Quercus agrifolia 'Noveboracensis' / Black Oak	152	1" Calliper (12,160 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	53	1" Calliper (4,240 sq ft total)
	Pinus ponderosa 'Banksiana' / Pinon Pine	199	1" Calliper (15,920 sq ft total)

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
	1/2" x 1/2" x 1/2" concrete pavers
	1/2" x 1/2" x 1/2" concrete pavers
	1/2" x 1/2" x 1/2" concrete pavers
	1/2" x 1/2" x 1/2" concrete pavers

1. SEE NOTES FOR MATERIALS AND CONSTRUCTION DETAILS.
2. SEE NOTES FOR MATERIALS AND CONSTRUCTION DETAILS.
3. SEE NOTES FOR MATERIALS AND CONSTRUCTION DETAILS.
4. SEE NOTES FOR MATERIALS AND CONSTRUCTION DETAILS.

HUNT & DAY
2440 Highway 12, Suite 100
Spanish Fork, UT 84660
PH: 435.644.4774
FW: 435.644.4774

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
SPANISH FORK, UT 84660
SUBDIVISION PLAN L1.01

VERIFY SCALES
DATE: 10/1/2023
BY: J. HUNT

LANDSCAPE PLAN - 2

L1.01



HUNT & DAY
2440 ANTHONY DRIVE, SUITE 200
SPRINGDALE, UT 84676
PH: 435.684.4724
EM: THOMAS.D@HUNTANDDAY.COM

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
SPANISH FORK, UT 84660

REVISION	DATE	BY	CHK
1. PRELIMINARY	01/15/2024	THOMAS D. HUNT	THOMAS D. HUNT
2. REVISED	01/15/2024	THOMAS D. HUNT	THOMAS D. HUNT
3. REVISED	01/15/2024	THOMAS D. HUNT	THOMAS D. HUNT
4. REVISED	01/15/2024	THOMAS D. HUNT	THOMAS D. HUNT



VERIFY SCALES
DATE: 01/15/2024
BY: THOMAS D. HUNT

PROJECT: 1527 SOUTH MAIN STREET
SHEET: 1.03
SCALE: 1" = 10'

IRRIGATION PLAN - 1

SHEET NO. 1.03

IRIGATION LEGEND

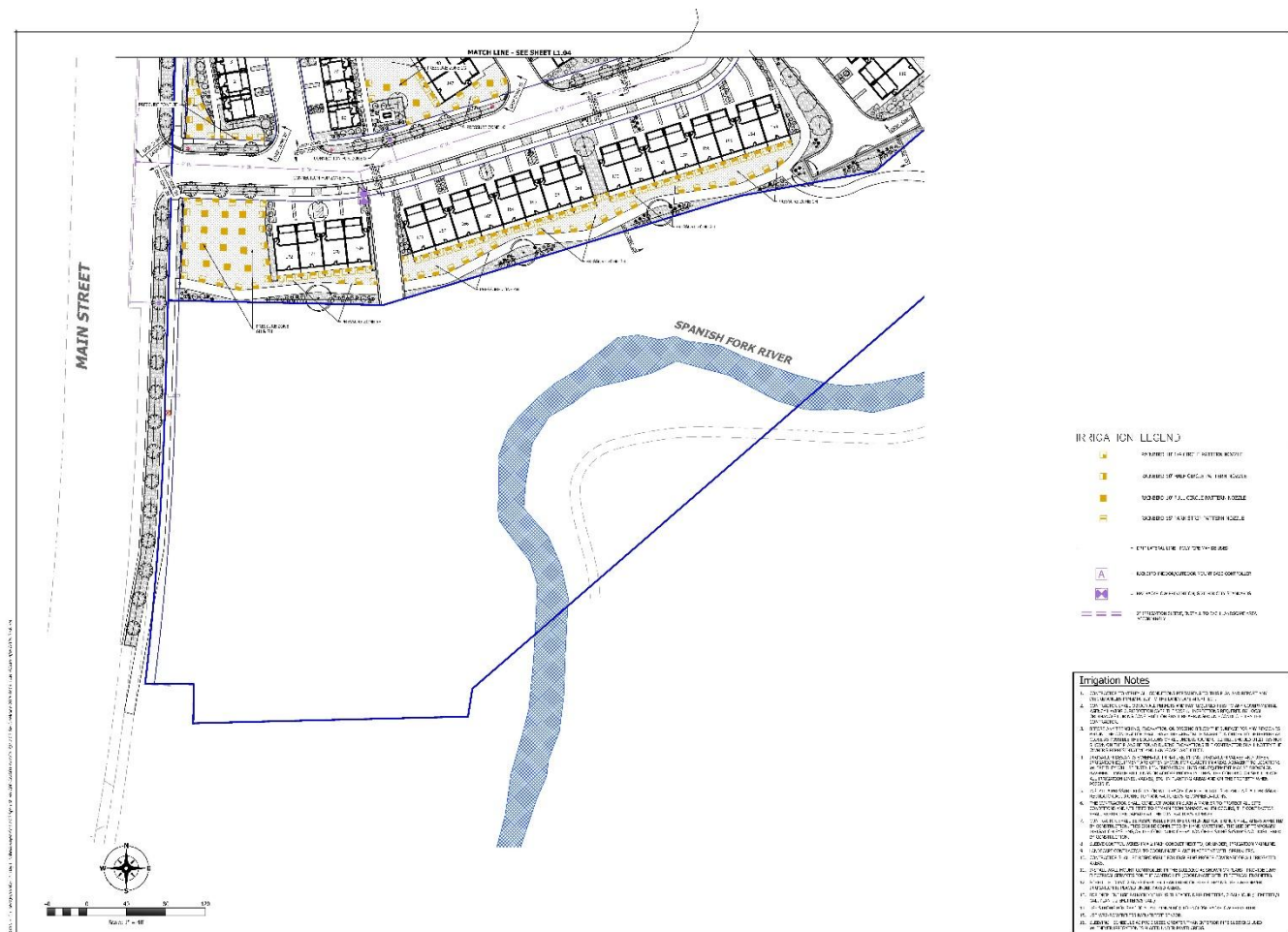
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- 10. IRRIGATION SYSTEM (SEE SHEET 1.04)

- Notes:
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 8. IRRIGATION SYSTEM (SEE SHEET 1.04)
 9. IRRIGATION SYSTEM (SEE SHEET 1.04)
 10. IRRIGATION SYSTEM (SEE SHEET 1.04)





L1.04



HUNT · DAY
2440 Antelope Drive, St. George
Syracuse, UT 84079
PH: 201.664.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
CREEKSIDE SUBDIVISION

1527 SOUTH MAIN STREET

LOCATED IN THE EAST HALF OF SECTION 10,
TOWNSHIP 15, RANGE 1, BEAR CREEK NEIGHBORHOOD

2025-2026			



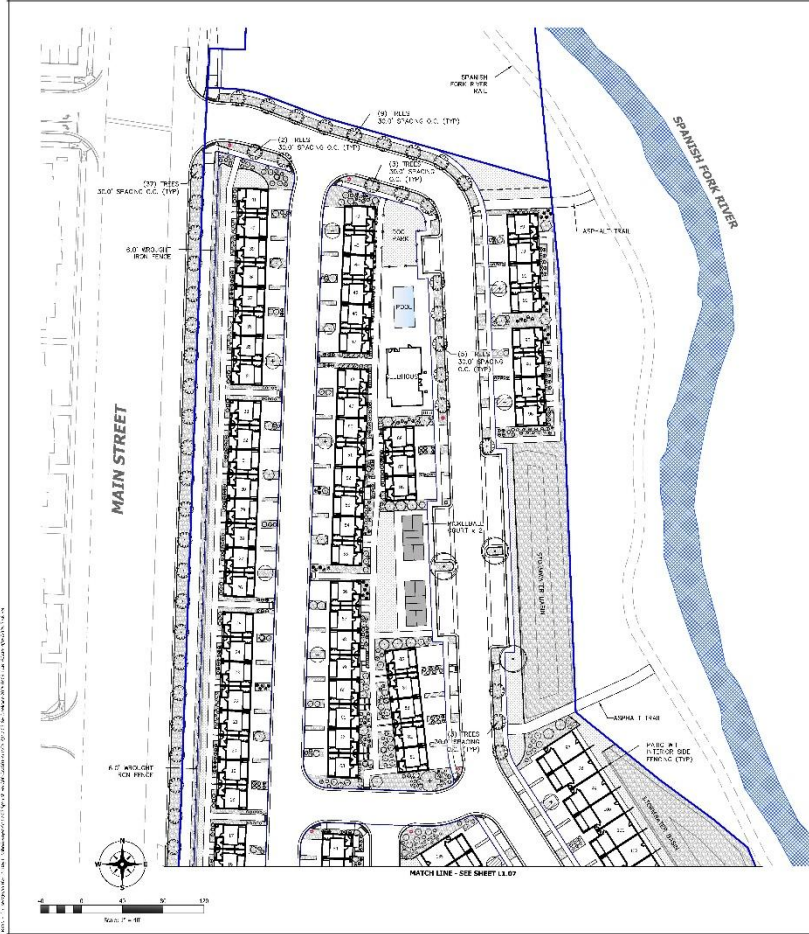
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PROJECT INFO.	
Engineer:	Fluor
Contract:	B. Fawcett
Date:	11/2/12/2014
Proj. No.	127-12

IRRIGATION
PLAN - 3

11.05



PLANT SCHEDULE			
SYMBOL	SCIENTIFIC / COMMON NAME	QTY	SIZE
TREES	Desmodium illinoense / Black-eyed Susan	25	1" Caliper 8-10' height
	Quercus laevis / White Oak	5	2" Caliper 8-10' height
TREES	Prunella virginiana / Black Cherry	15	2" Caliper 8-10' height
	Malus 'Spring Snow' / Spring Snow Crabapple	5	2" Caliper 8-10' height
TREES	Prunella virginiana / Black Cherry	15	2" Caliper 8-10' height
	Malus 'Spring Snow' / Spring Snow Crabapple	5	2" Caliper 8-10' height
TREES	Prunella virginiana / Black Cherry	15	2" Caliper 8-10' height
	Malus 'Spring Snow' / Spring Snow Crabapple	5	2" Caliper 8-10' height

MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
1	See Item A-10, Spanish Fork River Bridge. Material: 12" deep pit of topsoil.
2	See Item A-10, Spanish Fork River Bridge. Material: 12" deep pit of topsoil.
3	See Item A-10, Spanish Fork River Bridge. Material: 12" deep pit of topsoil.

HUNT - DAY
2442 Arroyo Drive, #100
Beverly, UT 84302
PH: 435.644.4724
EM: THOMAS@HUNTDAY.COM

CREEKSIDE SUBDIVISION
1527 SOUTH MAIN STREET
SPANISH FORK, UT 84660

REVISION	DATE	BY	CHK
1	01/15/2020	THOMAS	THOMAS
2	01/15/2020	THOMAS	THOMAS
3	01/15/2020	THOMAS	THOMAS



VERIFY SCALES	
PLAN	1" = 40'
SECTION	1" = 4'
DETAIL	1" = 4"

STREET TREE PLAN - 1

L.06



Meadow Creek Ridge 2025
Preliminary Plat Reapproval
1470 East Spanish Fork Parkway
7.73 acres
R-1-6 Residential
General Plan Designation
Medium Density Residential



PROPOSAL

This proposal involves reapproval of a previously approved Preliminary Plat for a standard residential subdivision with 39 single-family lots located at approximately 1470 East Spanish Fork Parkway. The proposed subdivision will be completed in two phases.

This proposal has a density of 5.04 units per acre. As a standard subdivision, the lots comply with minimum development standards such as setbacks, size, depth and width. Portions of the subdivision will be restricted from having basements. The limitations are as noted on the subdivision plats. A geotechnical evaluation will be required prior to basements being considered on the allowable lots.

Improvements such as landscaping, masonry wall, trail, curb, etc., will be completed along Spanish Fork Parkway. No lots will be allowed direct access onto Spanish Fork Parkway.

The unsubdivided remainder located in the southwest corner is not included in the current proposal due to the presence of wetlands. This area prior to becoming buildable will be subject to further approvals. However, public improvements and utility work will be completed at this time. The Development Review Committee (DRC) is comfortable with the unsubdivided remainder having utilities stubbed at this time. The DRC recommended approval of the proposal based on the finding and conditions as written.

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

STAFF RECOMMENDATION

That the proposed Meadow Creek Ridge 2025 Preliminary Plat Reapproval for a standard subdivision 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 Land Use Designation and Zoning Map.

Conditions

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

EXHIBITS

1. Area Maps
2. Preliminary Plat

EXHIBIT 1

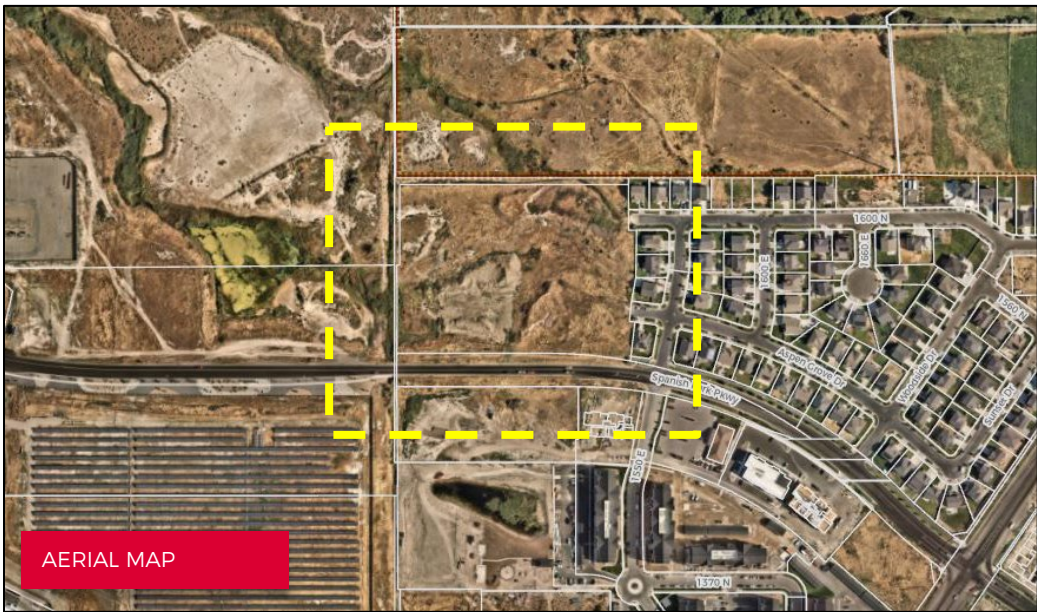
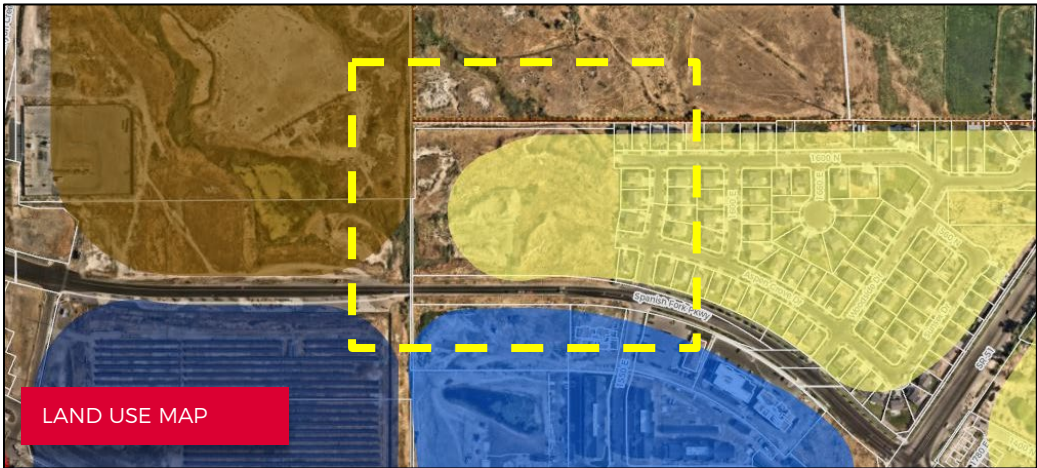
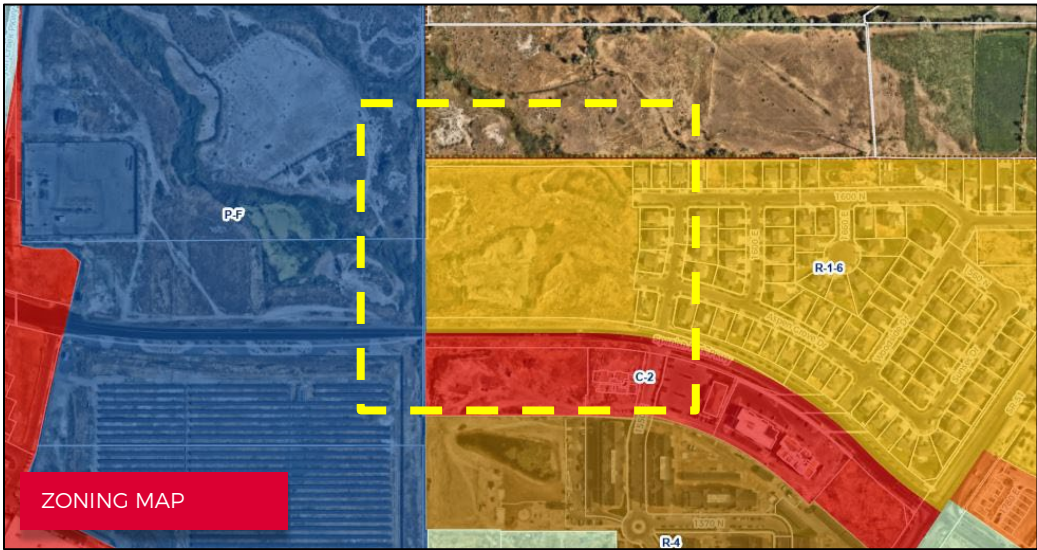
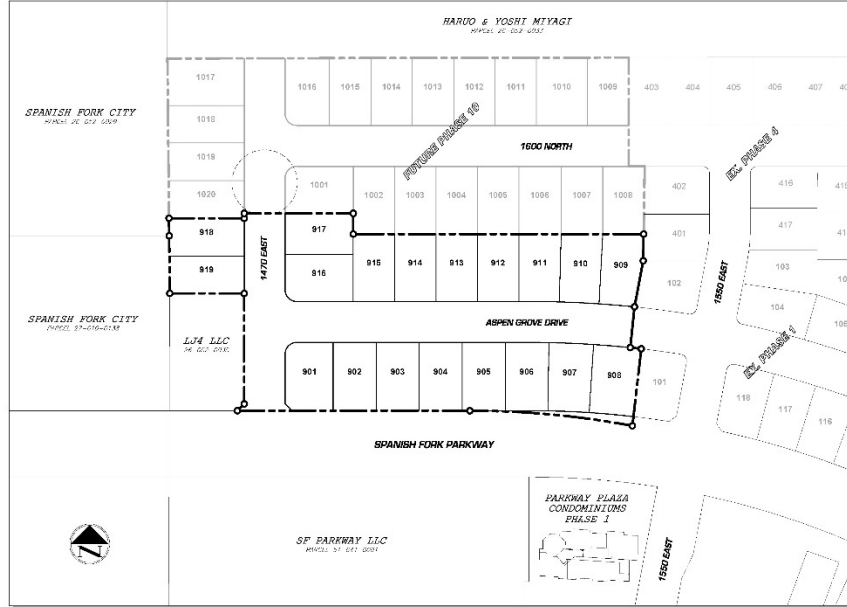


EXHIBIT 2

MEADOW CREEK RIDGE PHASE 9

LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17
TOWNSHIP 38 SOUTH, RANGE 11 EAST
SALT LAKE BASIN & MOUNTAIN
SPANISH FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVER SHEET
2	GN1	GENERAL NOTES
3	PL1	FINAL PLAT
4	SP1	SITE PLAN
5	UT1	UTILITY PLAN
6	GP1	GRADING & DRAINAGE PLAN
7	PP1	PLAN & PROFILE: 1470 EAST STATION 9+75 TO 14+50
8	PP2	PLAN & PROFILE: ASPEN GROVE DRIVE STATION 9+75 TO 15+45
9	PP3	PLAN & PROFILE: SPANISH FORK PARKWAY STATION 9+50 TO 13+50
10	PP4	PLAN & PROFILE: SPANISH FORK PARKWAY STATION 13+50 TO 17+00
11	EC1	EROSION CONTROL PLAN
12	IC2	IMPROVEMENTS & DETAILS
13	DT1	DETAILS
		LANDSCAPE & IRRIGATION PLANS PROVIDED BY CONSON (8 TOTAL SHEETS)

GENERAL NOTES

- THIS IS A GRADING, DRAINAGE AND UTILITY PLAN OF A DEVELOPMENT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEVELOPMENT CODE (UDC) AND THE UTAH DEVELOPMENT CODE (UDC) AND THE UTAH DEVELOPMENT CODE (UDC).
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEVELOPMENT CODE (UDC) AND THE UTAH DEVELOPMENT CODE (UDC).
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- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE UTAH DEVELOPMENT CODE (UDC) AND THE UTAH DEVELOPMENT CODE (UDC).

DEVELOPER

CONTACT: LYNN RINDSBACHER
(801) 828-8015

CIVIL ENGINEER

JT ENGINEERING, PC
7000 SOUTH 2000 EAST
SOUTH HAVEN, UTAH 84405

CONTACT: JASON THOMPSON, PE
(801) 866-7702

Know what's below.
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BLUE STAKES OF UTAH
801-465-4111
www.bluestakes.org

PROJECT BENCHMARK

NAD 83 UTM ZONE 12
EASTING: 620,000.00
NORTHING: 7,200,000.00
ELEVATION: 4,400.00
UTM ZONE: 12
EASTING: 620,000.00
NORTHING: 7,200,000.00
ELEVATION: 4,400.00

PROJECT DATA

PHASE 9: 3.860
LOTS: 18
UNITS PER ACRE: 4.8
ACREAGE IN LOTS: 2.726

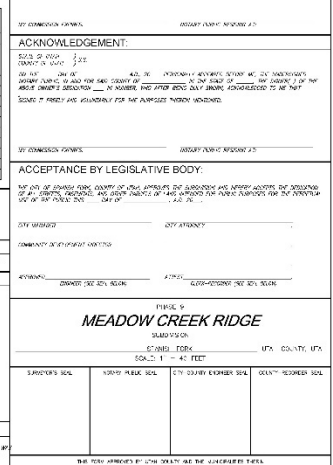
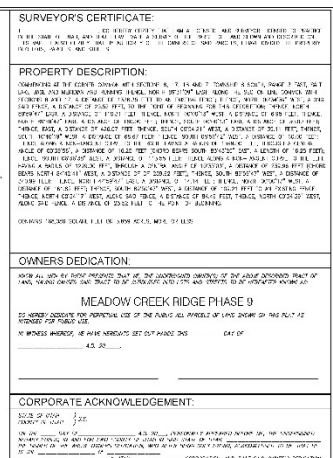


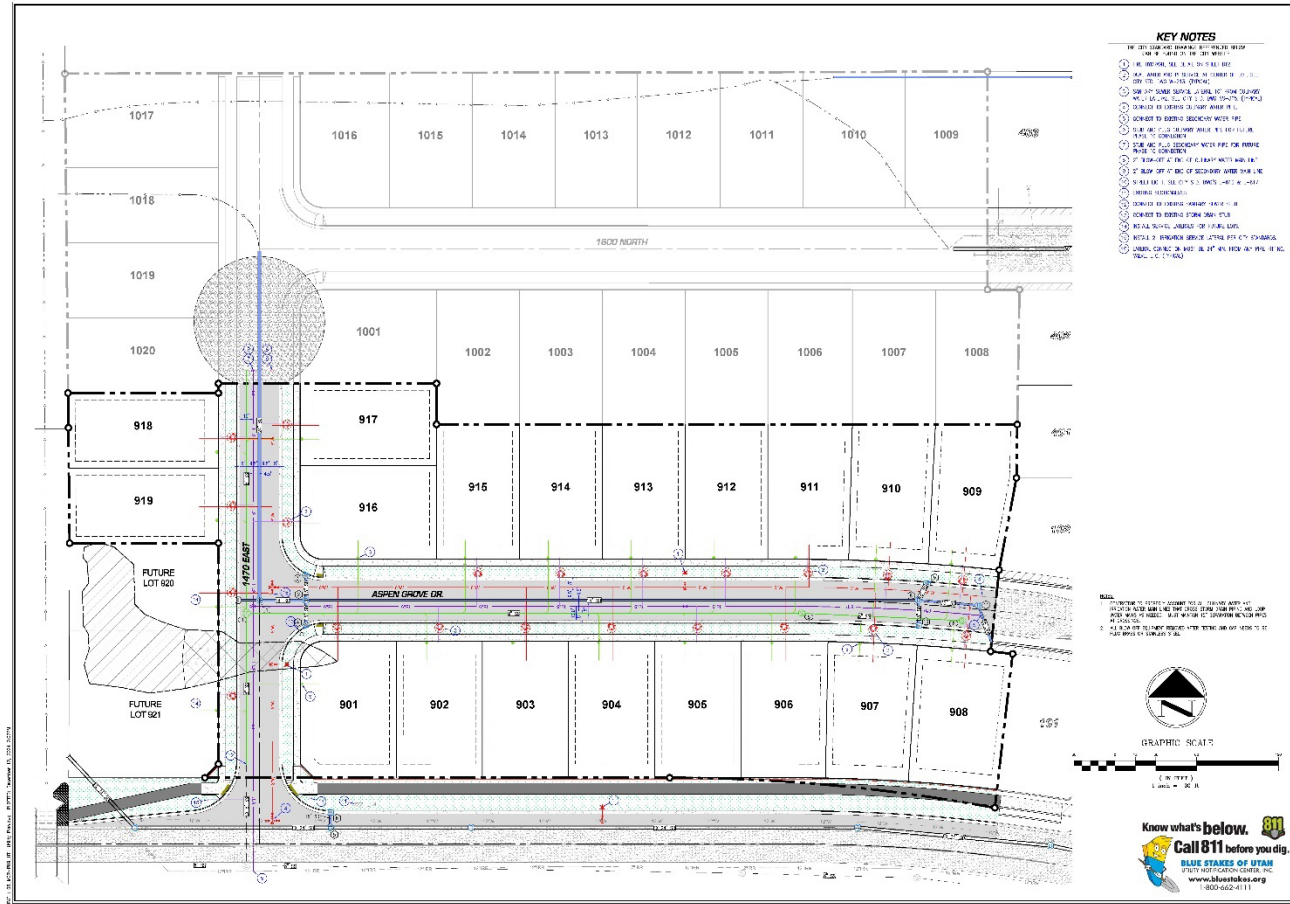
NO.	DATE	REVISION
1	01/15/2024	ISSUED FOR PERMIT
2	01/15/2024	REVISED PER COMMENTS
3	01/15/2024	REVISED PER COMMENTS
4	01/15/2024	REVISED PER COMMENTS
5	01/15/2024	REVISED PER COMMENTS
6	01/15/2024	REVISED PER COMMENTS
7	01/15/2024	REVISED PER COMMENTS
8	01/15/2024	REVISED PER COMMENTS
9	01/15/2024	REVISED PER COMMENTS
10	01/15/2024	REVISED PER COMMENTS
11	01/15/2024	REVISED PER COMMENTS
12	01/15/2024	REVISED PER COMMENTS
13	01/15/2024	REVISED PER COMMENTS

COVER SHEET

SHEET NO. 13
OF 13

CV1
1 of 13





UTILITY PLAN

SPANISH FORK UT 84660

1/2" = 1' SCALE

1/4" = 1' SCALE

1/8" = 1' SCALE

1/16" = 1' SCALE

1/32" = 1' SCALE

1/64" = 1' SCALE

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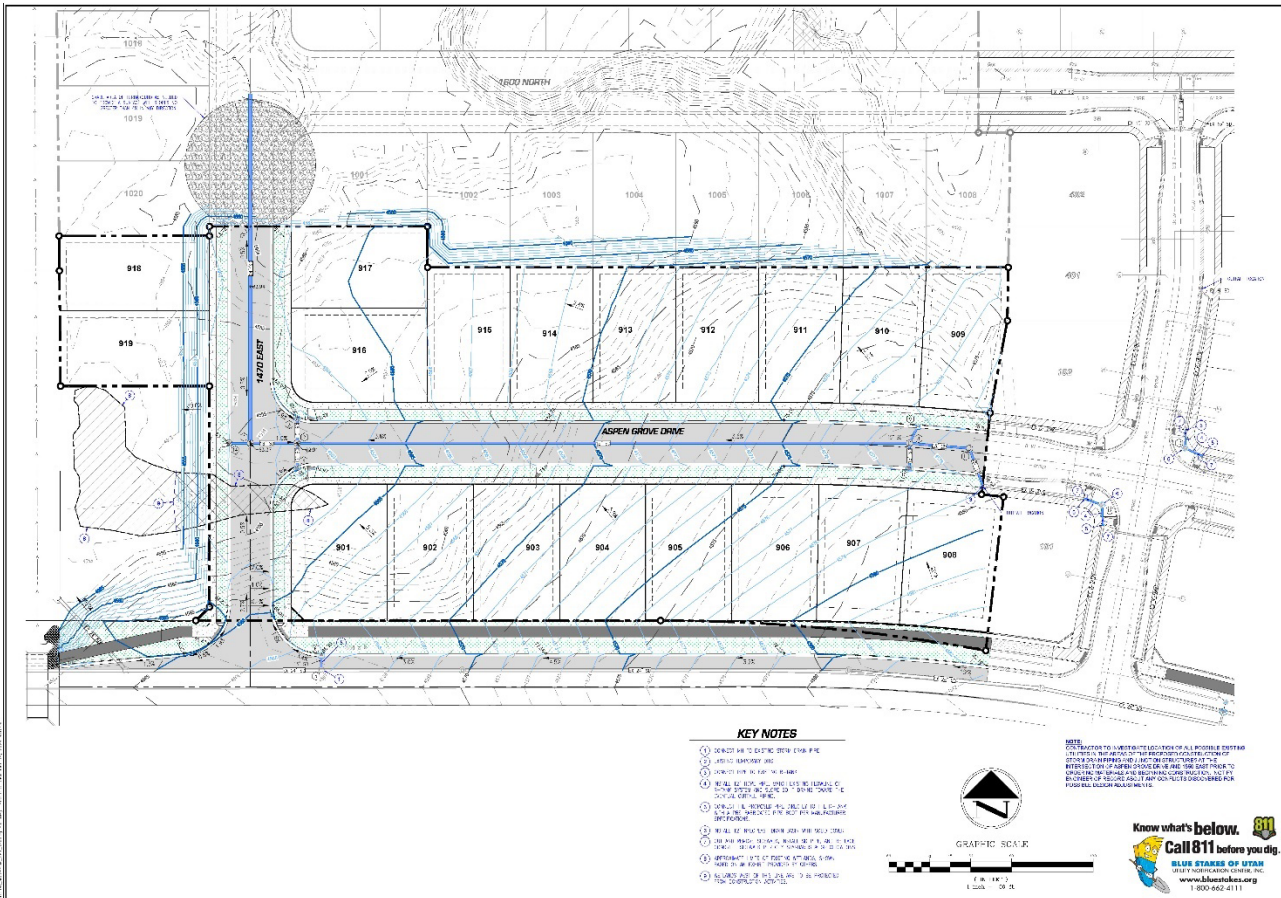
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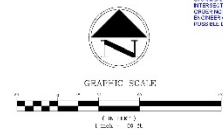
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED TO ADD 15' WIDE BUFFER
3	REVISED TO ADD 15' WIDE BUFFER
4	REVISED TO ADD 15' WIDE BUFFER
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9	REVISED TO ADD 15' WIDE BUFFER
10	REVISED TO ADD 15' WIDE BUFFER

GRADING & DRAINAGE PLAN

SHEET NO.	GP1
OF	19



- KEY NOTES**
1. EXISTING GRADE TO EXISTING DRAINAGE SYSTEM
 2. EXISTING GRADE TO EXISTING DRAINAGE SYSTEM
 3. EXISTING GRADE TO EXISTING DRAINAGE SYSTEM
 4. EXISTING GRADE TO EXISTING DRAINAGE SYSTEM
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 10. EXISTING GRADE TO EXISTING DRAINAGE SYSTEM



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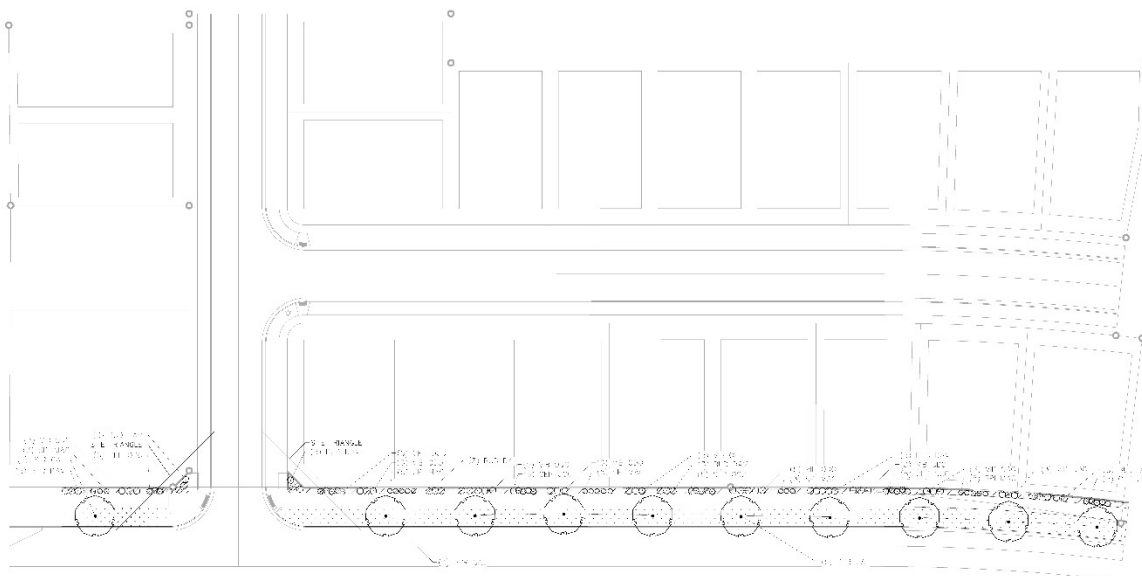


PROJECT
NAME
DATE

MEASURE CENTER POINT MARKS
AUTOCAD
DRAWN BY: J. L. JONES

DATE: 10/1/2020
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES

SHEET NO.
LS2
2 OF 4



PLANT SCHEDULE

1. 10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR
2. 10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR
3. 10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR
4. 10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR
5. 10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR
6. 10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR	10' DIA. CIRCULAR
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REFERENCE NOTES SCHEDULE

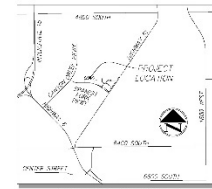
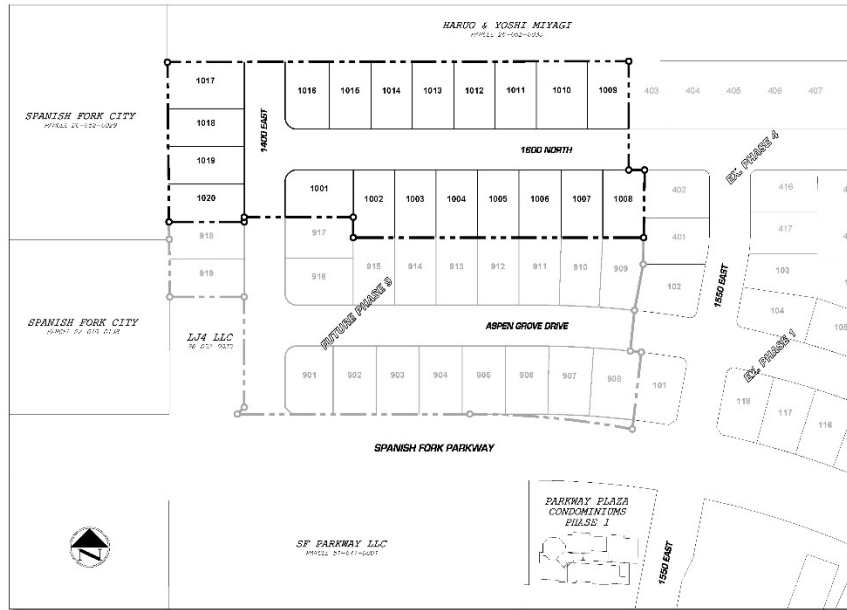
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MEADOW CREEK RIDGE PHASE 10

LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 7
TOWNSHIP 35 NORTH RANGE 11 EAST
SALT LAKE BASIN & MOUNTAIN
SPANISH FORK CITY, UTAH COUNTY, UTAH



VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVER SHEET
2	GN1	GENERAL NOTES
3	PL1	FINAL PLAT
4	SP1	SITE PLAN
5	UT1	UTILITY PLAN
6	GP1	GRADING & DRAINAGE PLAN
7	PP1	PLAN & PROFILE 1400 EAST
8	PP2	PLAN & PROFILE 1600 NORTH
9	EC1	STATION 9+75 TO 15+50
10	EC2	EROSION CONTROL PLAN
11	DT1	SWPPP NOTES & DETAILS

GENERAL NOTES

1. THE S & P PROPERTY LINES ARE SHOWN AND NOT PART OF A SURVEY.
2. ALL CONVEYANCES SHALL CONFORM TO THE SALT LAKE COUNTY ORDINANCES.
3. THE PLATTED AREA IS NOT A PART OF A SURVEY.
4. THE PLATTED AREA IS NOT A PART OF A SURVEY.
5. THE PLATTED AREA IS NOT A PART OF A SURVEY.
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10. THE PLATTED AREA IS NOT A PART OF A SURVEY.
11. THE PLATTED AREA IS NOT A PART OF A SURVEY.

PROJECT DATA

PHASE 10:	3.87
LOTS:	20
UNITS PER ACRE:	5.17
ACREAGE IN LOTS:	2.87

PROJECT BENCHMARK

NEED BENCHMARK: 1000.00
ELEVATION: 8350.00
DATE: 10/10/2010
BY: JASON THOMPSON
CHECKED: JASON THOMPSON
DATE: 10/10/2010
BY: JASON THOMPSON

DEVELOPER

CONTACT: LYNN RINDOLSBACHER
(801) 626-8015

CIVIL ENGINEER

JT ENGINEERING, PC
7886 SOUTH 2305 EAST
SOUTH WEEB, UTAH 84405
CONTACT: JASON THOMPSON, PE
(801) 626-7702

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FOR REVIEW



NO.	DATE	REVISION
1	10/10/2010	ISSUED FOR REVIEW
2	10/10/2010	ISSUED FOR REVIEW
3	10/10/2010	ISSUED FOR REVIEW
4	10/10/2010	ISSUED FOR REVIEW
5	10/10/2010	ISSUED FOR REVIEW
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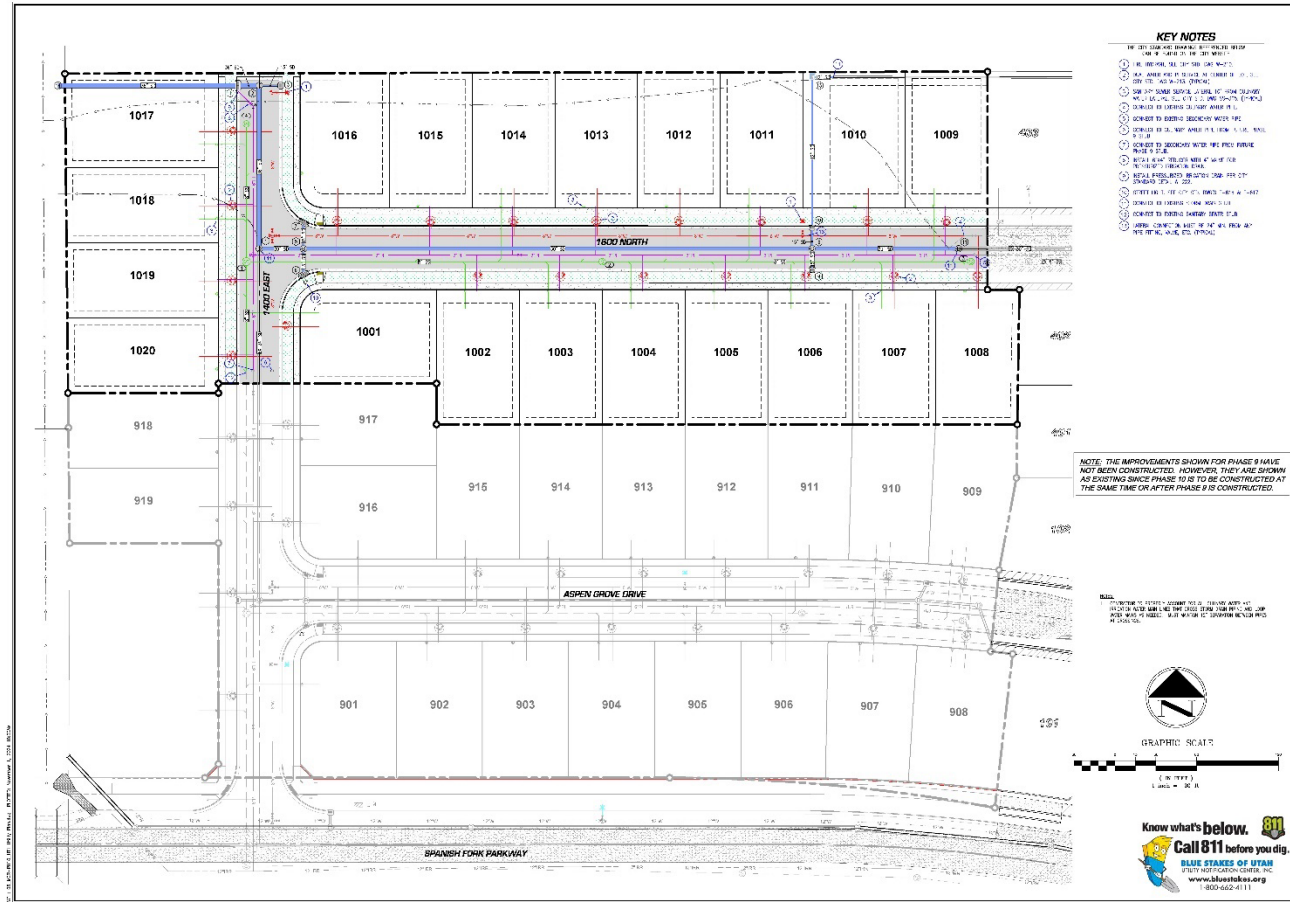
MEADOW CREEK RIDGE PHASE 10
COVER SHEET
SPANISH FORK CITY, UTAH

SHEET NO. 10000
1 OF 11

DATE: 10/10/2010
BY: JASON THOMPSON
CHECKED: JASON THOMPSON

SHEET NO.
CV1
1 OF 11





ENGINEERING

FOR REVIEW

MULDOON CREEK SUBDIVISION 1B

UTILITY PLAN

PHASE 1B UTILITY PLAN

SHEET NO. UT 11

5 of 11

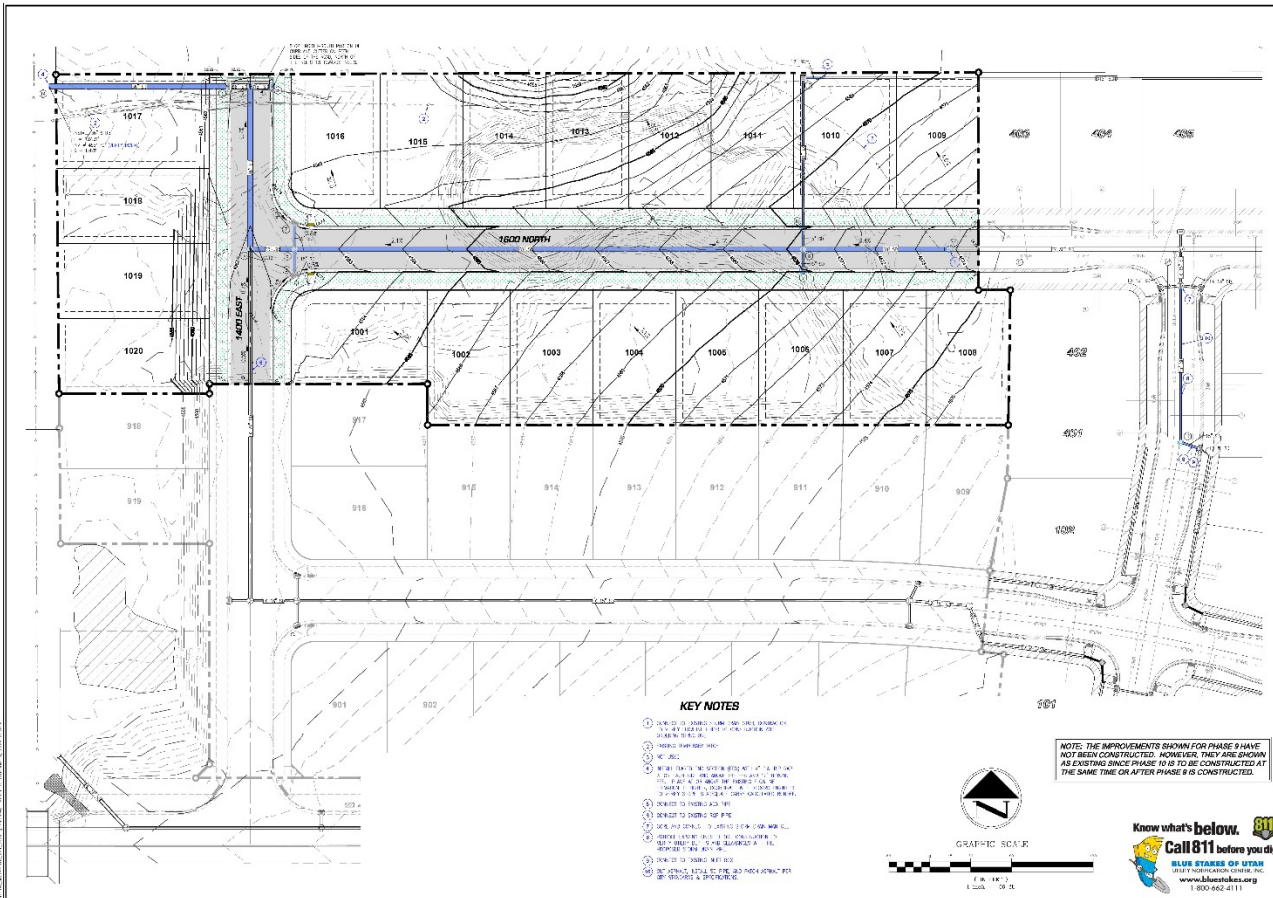


PROJECT NO.		10000
PROJECT NAME		SPANISH FORK CITY, UT
PROJECT LOCATION		SPANISH FORK CITY, UT
PROJECT DESCRIPTION		SPANISH FORK CITY, UT
PROJECT DATE		10/01/2024
PROJECT STATUS		10/01/2024

MEADOW CREEK BRIDGE PHASE 10
GRADING & DRAINAGE PLAN
SPANISH FORK CITY, UT

SHEET NO.	GP1
SHEET TOTAL	8 OF 11

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Spanish Springs Phase 3
Preliminary Plat Amendment
2700 North 170 East
23.34 acres
I-1 Light Industrial
General Plan Designations
Business Park and Commercial



PROPOSAL

This proposal involves the approval of an amended Preliminary Plat for 3 additional industrial lots to be located at approximately 2700 North 170 East. The remainder "Parcel A", on the corner of Main Street and 2700 North will be subject to further approvals. (Note on the plans: Parcel A is not buildable in current form. A separate subdivision plat and site plan application would be needed prior to permit approval/construction.) Parcel A is reserved for future commercial development.

The amended area expands the proposed industrial lots into areas that were originally shown as future. The proposed subdivision includes improvement work being done with the UDOT 2700 North Interchange project. A previous agreement details the timing of the Main Street improvements.

The Development Review Committee recommended approval based on the written finding and conditions.

Some of the key issues to consider are: power relocation, utilities, public improvements, storm drainage and access.

STAFF RECOMMENDATION

That the proposed Spanish Springs Phase 3 Preliminary Plat Amendment be approved based on the following finding and subject to the following conditions:

Finding

1. That the proposal conforms to the City's Zoning Map.

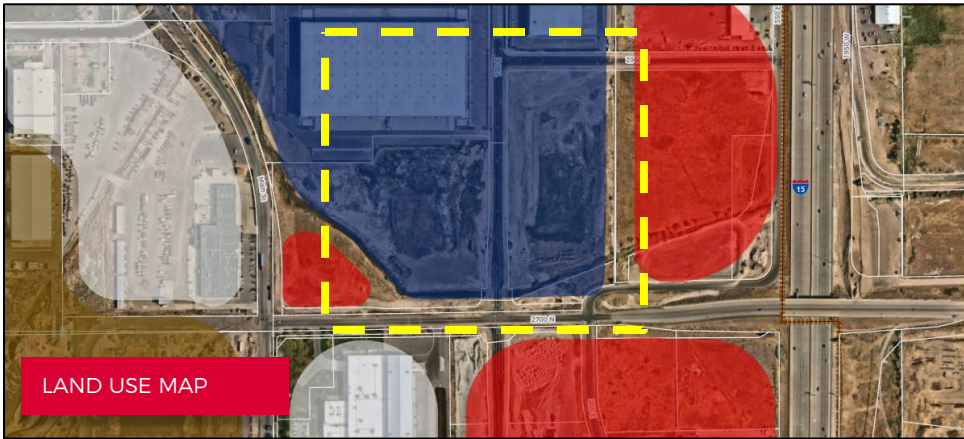
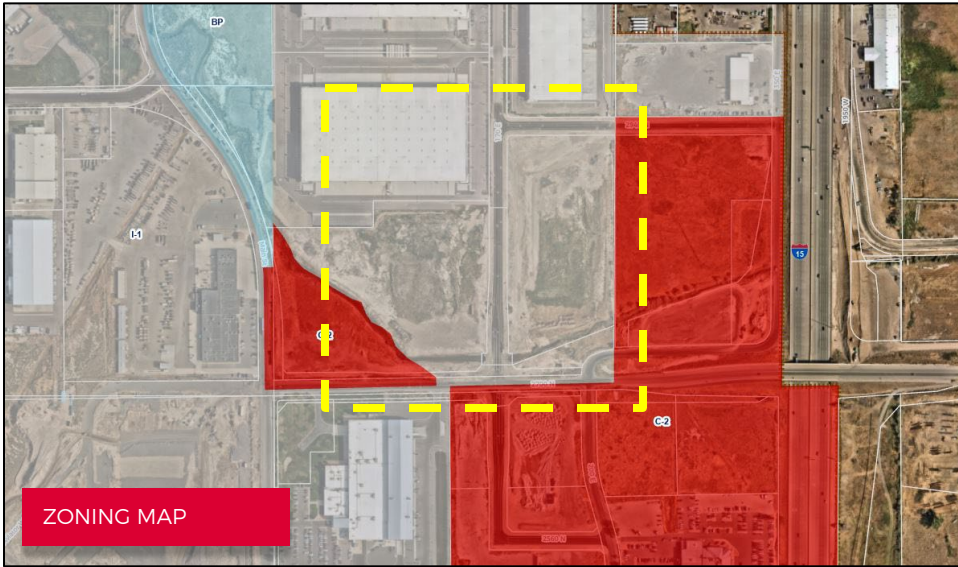
Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-lines.
3. That the Applicant meets any conditions of previous approvals and agreements.
4. That the terms of the Spanish Springs Phasing agreement be met.

EXHIBITS

1. Area Maps
2. Preliminary Plat

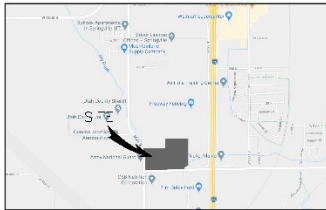
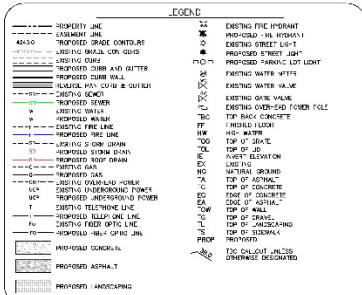
EXHIBIT 1



SPANISH SPRINGS PHASE 3 PLAT INFRASTRUCTURE

LOTS 5, 6. & 7 - SPANISH SPRINGS PHASE 3 PLAT
2700-2940 NORTH 170 EAST
SPANISH FORK, UTAH 84660

FEBRUARY 4, 2025
REVISED: MARCH 5, 2025



SHEET INDEX

CV	COVER SHEET
C1.0	SUBDIVISION SITE IMPROVEMENTS
C2.0	SUBDIVISION UTILITY IMPROVEMENTS
C2.1	LOT 5&6 ANTICIPATED SITE SEWER

1. DEVELOP COUNTRIES' NATIONAL CAPABILITY
a. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
b. CONTRIBUTE TO IMPROVING QUALITY OF A LIVING (PRIORITY FOR DISTRIBUTION)
c. MEET THE NEEDS FOR FOOD AND CLOTHING (AGRICULTURE, STOCKRAISING AND ANIMALS, AND LIVESTOCKS) (IMPROVING THE QUALITY OF THE HUMAN CAPITAL)
d. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
e. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
f. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
g. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
h. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
i. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
j. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
k. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
l. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
m. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
n. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
o. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
p. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
q. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
r. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
s. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
t. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
u. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
v. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
w. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
x. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
y. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)
z. IMPROVE THE QUALITY OF THE HUMAN CAPITAL (1940-1945)

- [illegible]

[illegible]

SPANISH- SPRINGS PHASE 3 PLAT \ INFRASTRUCTURE
2700 TO 2940 NORTH AND 170 EAST, SPANISH FORK, UTAH
COVER SHEET



9-EET NO.
CV

PROJECT IS E25-206	DATE 02/04/25
PL. NAME JES & SONS	SCALE AS SHOWN

CIR | CIVIL ENGINEERING
+ SURVEYING

1010 SOUTH DECATUR LANE, STE. 102
SOUTH JORDAN, UT 84095
801.848.5268

2700 N. 2940 NORTH AVE. 170 EAST, SPANISH FORK, UTAH



SELLING NO.
C1.0

FIGURE ID: DATE:
FIG. OR: 07/04/95
FILE NAME: SCAR

CIVIL ENGINEER:

**CIR | CIVIL ENGINEERING
+ SURVEYING**

10216 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - TEL: 801-916-6296

OWNER:
MENA GROUP
INGTON AVE., STE. 115
KE CITY, UTAH 84106
PERSON: NATE BULLEN
(801) 810-7571

