



**Wednesday, June 24, 2026  
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**

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A. June 17, 2026.

**2. Preliminary Plat & Zone Change**

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A. LARSON PARK SUBDIVISION. This proposal involves approval of a Preliminary Plat for a Master Planned Development with 204 residential lots and townhomes with 1 commercial lot, located at approximately 1700 West 1900 South.

B. LARSON PARK ZONE CHANGE. This proposal involves changing the current zoning of a property from R-R to R-3, R-1-15, and C-2 with the Master Planned Development Overlay to accommodate a residential subdivision of 204 residential lots and townhomes as a Master Planned Development with 1 commercial lot, located at approximately 1700 West 1900 South.

C. LELAND MEADOWS SUBDIVISION. This proposal involves approval of a Preliminary Plat for a Master Planned Development with 206 residential lots and garden homes to be located at approximately 1200 West 1400 South.

D. LELAND MEADOWS ZONE CHANGE. This proposal involves changing the current zoning of multiple properties from R-R to R-1-6 and R-1-15 with the Master Planned Development Overlay to accommodate a residential subdivision of 206 residential lots and garden homes as a Master Planned Development to be located at approximately 1200 West 1400 South.

**3. Site Plan**

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A. MAVERIK CONVENIENCE STORE. This proposal involves the development of a Maverik convenience store with gas sales to be located at 1341 North Main Street.

B. SPANISH FORK FAIRGROUNDS IMPROVEMENTS. This proposal involves various site improvements including the construction of two additional structures located at 475 South Main Street.

**4. Preliminary Plat**

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A. VERK 1 SUBSTATION. This proposal involves the approval of a Preliminary Plat for the development of a substation located at 1730 West 3400 North.

**5. Concept Review**

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A. CLUNE BUSINESS PARK CONCEPT.

B. GROW DEVELOPMENT CONCEPT.

**6. Adjourn**

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End

Draft Minutes  
Spanish Fork City Development Review Committee  
80 South Main Street  
Spanish Fork, Utah  
June 17, 2026

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; Vaughn Pickell, City Attorney; Joshua Nielsen, Assistant City Attorney; John Little, Chief Building Official; Byron Haslam, Assistant City Engineer; Marcie Clark, Engineering Department Secretary; Jared Bartel, Kevin Taylor, Senior Power Utility Planner; Jake Theurer, Power and Light Superintendent; Bart Morrill, Parks Maintenance Supervisor; Bryton Shepherd, Landscape Architect; Jason Turner, Fire Marshall.

Citizens Present: Kyle Weldon, David Nicolson, Todd Dudley, Sam Berry, Mark Nord, Britton Bettridge, Todd Amberry, Kaden Cole, Dave Simpson, Nik Simpson.

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

## MINUTES

May 27, 2026

Dave Anderson moved to approve the minutes of May 27, 2026.

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

## SITE PLAN

### COSTCO EXTERIOR COOLER ADDITION

Brandon Snyder presented the proposal and explained that Costco plans to expand its cooler area. He noted that, even with the expansion, the site will continue to exceed the minimum parking requirements. Mr. Snyder stated that staff is recommending approval of the proposal.

Seth Perrins inquired about potential impacts on traffic circulation. Mr. Snyder responded that the expansion will not encroach into the drive aisle or adversely affect traffic flow. He acknowledged that the project will result in a slight reduction in the number of parking stalls; however, the site will remain compliant with all parking requirements.

Seth Perrins **moved** to approve the proposed Costco Exterior Cooler Addition Site Plan based on the following finding and subject to the following conditions:

Finding:

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

Conditions:

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

Byron Haslam **seconded** and the motion **passed** all in favor.

## PRELIMINARY PLAT

### NICOLSON INDUSTRIAL PARK

David Mann presented the proposed three-lot subdivision located on the southern portion of the Stockman Flats development. He provided an overview of the current status of the plat and noted that staff was recommending approval of the application.

Cory Pierce inquired about the proposed cross-access easement. Staff explained that the easement would be addressed and clearly depicted as part of the Final Plat review process.

Seth Perrins confirmed the importance of the cross-access easement and asked whether it should be included as a condition of approval. Community Development Director Dave Anderson responded that the inclusion of such easements is a standard requirement that is routinely addressed during final platting.

The DRC then briefly discussed traffic circulation within the development. Seth Perrins emphasized the importance of internal circulation and referenced previous discussions regarding a potential connection between the southern and western portions of the

property. Staff explained that while the connection had been considered as a means of improving circulation, it was ultimately determined that the proposal would not move forward. Seth Perrins expressed disappointment with that decision, noting his belief that adequate circulation is a significant consideration for the long-term functionality of the development.

Dave Anderson **moved** to recommend approval of the proposed Nicolson Industrial Park Preliminary Plat to the Planning Commission 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 any remaining redlines are addressed prior to a building permit being issued.

John Little **seconded** and the motion **passed** all in favor.

## ZONE CHANGE

### CANYON CREEK DEVELOPMENT ZONE CHANGE

Dave Anderson explained that the discussion was intended to provide feedback on the proposed R-4 Zone Change request and identify a path forward for the applicant. He noted that while staff has worked with the applicant on various concept plans, several key issues remain unresolved, including sewer service, jurisdictional and boundary concerns, and the absence of a sufficiently detailed development proposal. For those reasons, staff was not prepared to support the requested Zone Change at this time. He also noted that the recently adopted Gateway General Plan designation allows for a range of development options, including residential, commercial, and mixed-use projects, and that the City Council has directed staff to further evaluate commercial opportunities along Canyon Creek Parkway.

Todd Amberry acknowledged staff's concerns and provided updates on efforts to resolve the outstanding issues. He reported that discussions with Springville City regarding a boundary adjustment have been productive and that work is underway to secure

agreements necessary for construction of a sewer lift station. He explained that the applicant remains open to either an R-4 or Gateway approach and is seeking guidance from the City regarding the preferred zoning framework. Mr. Amberry also outlined the proposed 35-acre development, which would include a mix of high-density residential products such as detached cottage homes, duplexes, triplex-style mansion homes, townhomes, and apartments. He emphasized the applicant's desire to maintain flexibility to respond to market conditions while continuing to refine the project.

During the discussion, Cory Pierce asked if the site's wetlands have been delineated and expressed interest in understanding how future development may affect traffic patterns along Canyon Creek Parkway. He suggested that additional analysis of traffic and land use needs may be beneficial before making a recommendation to the City Council.

Seth Perrins complimented the overall quality of the proposed housing products and presentation materials but expressed concern that the City Council would likely expect a more defined development plan before considering a zoning change. He also emphasized the importance of resolving the boundary issues and encouraged the applicant to ensure that the final development reflects the quality and character presented in the renderings.

Mr. Amberry sought clarification regarding application requirements, and staff confirmed that detailed construction plans would ultimately be required as part of the development review process. In response, Dave Anderson acknowledged the applicant's desire for flexibility but reiterated that the City's preference is to establish a clear development framework through the plat approval process, with future modifications addressed through amended plat and plans if necessary.

Both Mr. Perrins and Mr. Anderson commended the applicant for presenting a clear vision for the project and emphasized the importance of maintaining consistency between the submitted concepts and the final built product. Mr. Anderson then outlined potential next steps, explaining that staff could either recommend denial of the current application or continue the item to allow additional time for submission of a Preliminary Plat application. Mr. Amberry expressed support for continuing the process and indicated confidence that the applicant could prepare the necessary materials.

During the discussion, Mr. Anderson clarified that the R-4 zoning designation is generally consistent with the Gateway General Plan designation and that his concerns were not related to the proposed zoning itself, but rather to the lack of a detailed development proposal accompanying the request. Mr. Amberry confirmed his understanding of that distinction.

Finally, Britton Bettridge asked whether a separate application would be required, and Mr. Anderson confirmed that a Preliminary Plat application would need to be submitted for further review.

Dave Anderson **moved** to Continue the proposed Canyon Creek Development Zone Change until a Preliminary Plat application is submitted and reviewed by staff.

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

## CONCEPT REVIEW

### SRS DISTRIBUTION OUTDOOR STORAGE CONCEPT

Kyle Weldon thanked staff for their time and explained that his company acquired the property in December 2025, and following the previous owner's departure, the building was leased to SRS. During the business licensing process, they discovered that a portion of the site had been operating as an outdoor storage area without the necessary approvals or permits under prior ownership.

Mr. Weldon acknowledged this oversight during due diligence and stated his intent to bring the site into compliance. He noted that required improvements such as screening, lighting, and other site upgrades may be necessary to legalize the outdoor storage area. He expressed a desire to proceed with those improvements as quickly as possible, while requesting consideration of a temporary occupancy period of approximately three months to allow continued use of the outdoor storage area during construction.

Dave Anderson clarified whether the request applied to the building or the outdoor storage area, and Mr. Weldon confirmed it was limited to temporary use of the outdoor storage area for building materials while required improvements are completed. Mr. Anderson responded that, in similar situations, the City typically considers allowing early occupancy in conjunction with a financial assurance, such as a cash deposit, to ensure completion of required improvements. He indicated he would be comfortable with this approach if the applicant agreed, noting that the deposit would be returned upon completion of the work.

Mr. Weldon agreed to work with the City on the details of the proposed arrangement.

Brandon Snyder noted that a formal site plan application may be required, including details regarding the proposed wall design, materials, and dimensions. Mr. Anderson said that civil plans may be necessary.

Staff further discussed additional requirements, including utility and clearance considerations. Jake Theurer noted the presence of overhead power lines in the area and emphasized the need to account for required clearances.

Mr. Weldon concluded by stating that they would coordinate with LEI Engineering and City staff to prepare the necessary plans and move the project forward.

#### CLEGG AUTO OVERFLOW CONCEPT

The applicant explained that the property consists of approximately 1.5 acres and that they are evaluating the potential sale of roughly one acre while retaining the remaining narrow portion of the site. The retained area is currently used for overflow parking and storage associated with the existing business operations. The applicant sought clarification on whether subdividing the property would trigger additional City requirements or site improvements that could impact their decision to proceed. They noted that while the remaining parcel would not be a buildable lot, the business has grown significantly and requires the additional space to accommodate customer needs and provide supplemental storage.

Brandon Snyder asked whether the applicant had received staff review comments, and the applicant confirmed that they had.

Staff and the applicant discussed the distinction between outdoor storage areas and customer or employee parking areas. It was explained that if the site were utilized for parking, the area would be required to be paved and would need to meet landscaping requirements. Alternatively, if the site were developed as an outdoor storage area, it would need to comply with current City standards, including the installation of a six-foot masonry screening wall and the submission of a lighting plan as part of the site plan review process. The discussion also included the need for cross-access easements in the event of future property ownership changes and the requirement that dumpsters be located within approved enclosures.

Seth Perrins commented on the history of the property, noting that it has remained largely unimproved for more than a decade. He emphasized the importance of bringing the site into compliance with current development standards, maintaining accessibility throughout the property, and ensuring that utility infrastructure remains accessible.

**Dave Anderson stated that, based on the applicant's description of the proposed use, the area appeared more consistent with a parking lot than an outdoor storage area. He noted that parking lot development would require paving and compliance with drainage standards. Mr. Anderson also expressed concerns regarding the long-term functionality of the property due to its unusual configuration and lack of direct access to a public street.**

He indicated that these factors raised questions about the property's future development potential and suggested that a connection to the property located to the east would provide a more practical long-term solution.

Mr. Perrins agreed with Mr. Anderson's assessment and appreciated the consideration being given to the property's long-term use. He added that maintaining access from either Main Street or 100 West would be important for the site's future viability.

The applicant clarified that the retained parcel was not intended for public use and inquired whether landscaping requirements would reduce the amount of area available for parking. Staff explained that the City's code requires a minimum of 10 percent landscaping in this area.

Mr. Anderson then asked City Attorney Vaughn Pickell whether any exceptions to the landscaping requirement were available. Mr. Pickell confirmed that the development would be required to comply with the standards established in the City ordinance.

Mr. Perrins concurred, noting that the ordinance requirements would need to be followed. The discussion continued regarding the relative benefits and costs of developing the site as a parking lot versus an outdoor storage area. Staff explained that outdoor storage areas may utilize a gravel surface and are not required to be paved, although they must meet screening and lighting requirements.

Following the discussion, the applicant indicated that developing the property as an outdoor storage area would be more financially feasible than constructing a paved parking lot with landscaping and storm drainage. The applicant thanked staff for their guidance and feedback and stated their intent to move forward with preparing a site plan application.

#### GROW DEVELOPMENT CONCEPT

The applicants were not available to attend the meeting and requested that the discussion be continued until a later date.

#### GARDNER INDUSTRIAL CONCEPT

Mark Nord, representing the Gardner Group and accompanied by Jared Ford of Ensign Engineering, expressed enthusiasm about moving the project forward. He noted that the proposal had previously been presented several years ago but was temporarily placed on hold. With the project now reactivated, he explained that the current request is intended as an initial discussion to reestablish the development process and identify any key issues that need to be addressed.

Mr. Nord acknowledged that power infrastructure and substation requirements are anticipated to be a significant component of the project and requested additional guidance regarding the City's expectations, including any prior discussions related to substation location and design. He also invited staff to identify any new requirements, concerns, or considerations that should be taken into account as the project moves forward.

Jake Theurer confirmed that preliminary discussions regarding a future substation had previously taken place and that additional electrical infrastructure will be necessary to serve the area. He noted that Engineering staff had evaluated the site and determined that it could accommodate the proposed substation. Mr. Theurer further explained that two potential locations had been identified as viable options for the facility.

The discussion continued regarding the merits of the proposed substation locations and the relationship between the utility improvements and the overall development. It was noted that earlier plans for the project had been delayed, in part, due to the timing and coordination of planned roadway improvements in the area.

Mr. Nord stated that his team recently met with Utah Municipal Power Agency to begin evaluating the project's power needs and coordinating with utility providers. He noted that preliminary discussions indicated City staff would be able to provide guidance regarding substation requirements and capacity planning.

Mr. Nord explained that the team has developed initial estimates for the project's electrical demand based on anticipated industrial uses, including manufacturing, research and development, and distribution operations. He emphasized the importance of appropriately sizing the power infrastructure to accommodate future tenants and ensure the project remains attractive to high-quality industrial users. While clarifying that data centers are not being considered, he noted that the development is intended to support advanced manufacturing, R&D, and fulfillment-related businesses. He indicated that the team could provide staff with preliminary power load projections to assist in evaluating substation needs and planning for future capacity.

Jake Theurer expressed concern about committing significant electrical capacity to a project that has not yet advanced to development, noting the importance of ensuring that infrastructure investments align with projects that are likely to move forward. Mr. Nord acknowledged the concern and asked whether the proposed substation was intended solely to serve their development or the broader area. Staff confirmed that the substation is planned to serve the greater area and support future growth beyond the proposed project.

Mr. Nord indicated that additional information regarding the City's planned capacity would be helpful as they evaluate the development. Mr. Theurer explained that a single substation would provide approximately 22 megawatts of capacity.

Seth Perrins added that Spanish Fork's current total electrical demand is approximately 90 megawatts. He also reminded the applicant that the property's annexation into the City included specific obligations related to connectivity and infrastructure improvements. He emphasized that if those commitments are not already incorporated into the development plans, the applicant should coordinate closely with the City to ensure compliance with the annexation agreement. Mr. Perrins outlined several required improvements, including roadway realignment and other conditions approved by the City Council as part of the annexation process.

Mr. Nord then inquired about anticipated lead times for electrical infrastructure components, including poles, transformers, and switchgear, expressing concern that procurement delays could affect the project's construction schedule. He asked whether the City had anticipated these challenges and taken any proactive measures.

Mr. Theurer responded that transformer lead times are currently estimated at approximately two to three years but noted that the City had already secured a transformer intended to serve development in the area. Mr. Nord expressed his appreciation for the City's foresight in obtaining the equipment in advance.

Mr. Perrins explained that the City had made that substantial investment—approximately \$2 million—to purchase the transformer in anticipation of future development. He noted that the City had previously expected development activity in the area that ultimately did not materialize, leaving the transformer unused. Given that experience, he emphasized the importance of demonstrating a clear commitment to development and explained that doing so would help build confidence in future City investments and infrastructure planning. Mr. Nord agreed that the City's expectations were reasonable and reaffirmed the development team's commitment to moving the project forward.

The discussion concluded with Cory Pierce encouraging the applicant to continue coordinating with City staff regarding the annexation agreements, roadway realignment requirements, and other obligations that will need to be addressed as part of the development process.

## DISCUSSION

## ANNEXATIONS

Prior to adjournment, staff discussed the status of annexations, including the South Valley and Stephens-Hill annexations. Staff noted that the Stephens-Hill annexation is largely awaiting resolution of remaining land acquisition and easement matters before moving forward to City Council consideration.

The discussion included questions regarding agricultural protection areas within the annexation boundary and whether affected property owners would be required to remove those protections. Staff clarified that agricultural protections are not required to be removed as a condition of annexation unless they interfere with the City's ability to construct necessary public infrastructure. Staff also noted that any decision regarding the inclusion of additional properties within the annexation area would ultimately be made by the City Council.

An update was provided on utility easement acquisition efforts, with several easements already secured and remaining property owners still being contacted. Staff reported that discussions with area landowners have continued, with some expressing concerns about communication and the impacts of future development. It was noted that additional outreach would be conducted to ensure affected property owners have an opportunity to ask questions and better understand the annexation process.

Staff agreed to continue coordinating on outstanding easement and annexation-related items and to maintain communication with impacted landowners. Once the remaining requirements have been completed and staff receive confirmation that the necessary utility and easement issues have been resolved, the annexation will be prepared for City Council consideration. Following the discussion, a motion was made and seconded to adjourn the meeting.

Vaughn Pickell moved to adjourn the meeting at 11:27 a.m.

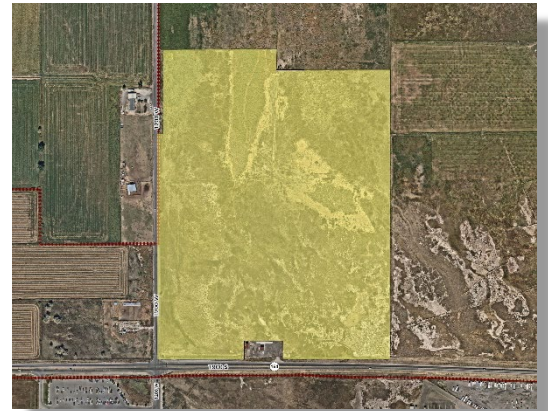
Adopted:

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Kasey Woodard  
Community Development Division  
Secretary



Larson Park  
Preliminary Plat  
1700 West 1900 South  
55.20 acres  
C-2, R-3 and R-1-15 with the Master  
Planned Development Overlay  
General Plan Designations  
Commercial  
Medium Density Residential  
Estate Density Residential



**PROPOSAL**

This proposal involves approval of a Preliminary Plat for a Master Planned Development with 204 residential lots and townhomes with 1 commercial lot, located at approximately 1700 West 1900 South.

The Applicant proposes 51 residential lots in the R-1-15 zone and 106 residential lots with 47 townhome units in the R-3 zone. The Applicant has also applied for a zoning map amendment to apply the base zoning designations and the MPD Overlay which is necessary due to some of the proposed lot sizes and lot dimensions.

The Applicant proposes to complete the subdivision in phases. The average lot size for the R-1-15 residential lots is 15,077 square feet. The proposed lot sizes for the R-1-15 zone range from 13,700 to 21,000 square feet. The average lot size for the R-3 residential lots is 6,000 square feet. The proposed lot sizes for the R-3 zone range from 5,400 to 11,600 square feet.

Some of the key issues to consider include: phasing, utilities, improvements, access, grading, powerlines, landscaping, setbacks, fencing and walls, common areas and proposed building elevations.

**STAFF RECOMMENDATION**

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

**Findings**

1. That the proposal is consistent with the City's General Plan Designations of Commercial, Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.

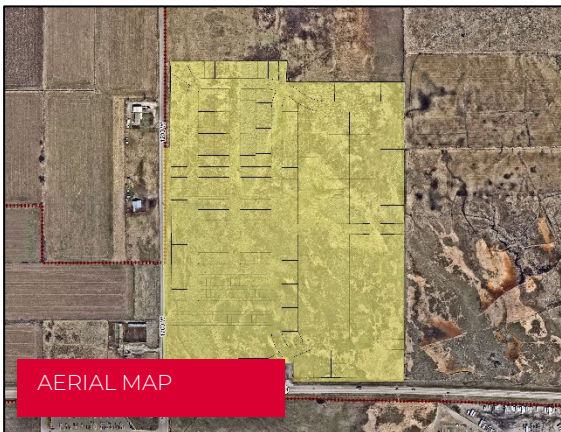
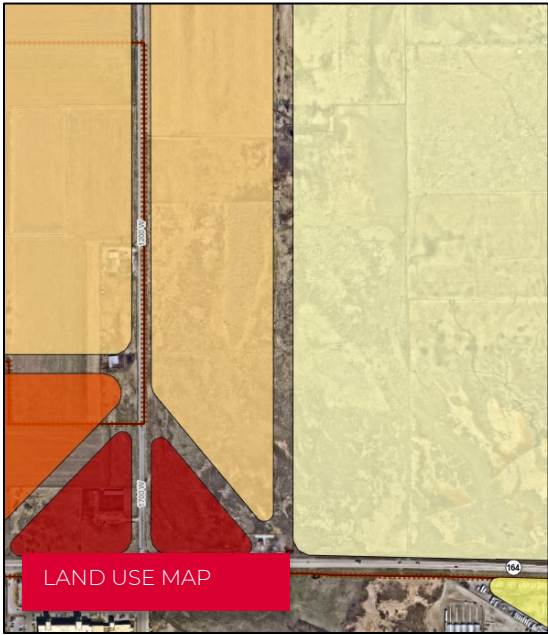
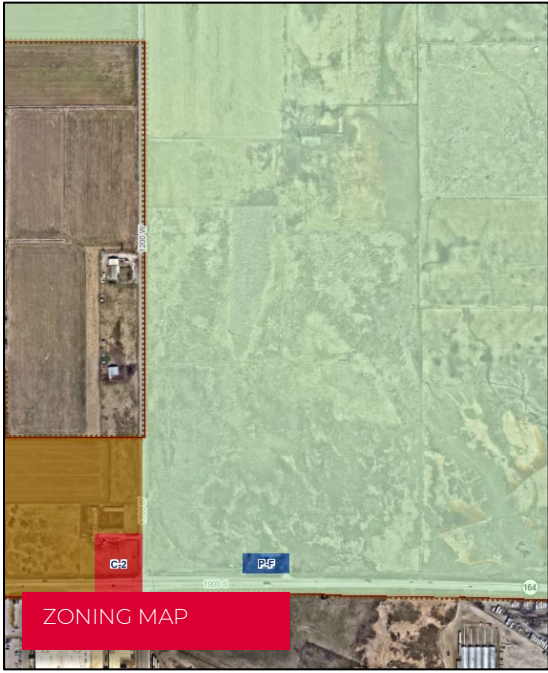
**Conditions**

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-line review comments.
3. That the Preliminary Plat approval is contingent upon the City Council approving the associated zoning map amendment.
4. That the Applicant provides an updated fencing plan and specific details for other improvements in the development.

**EXHIBITS**

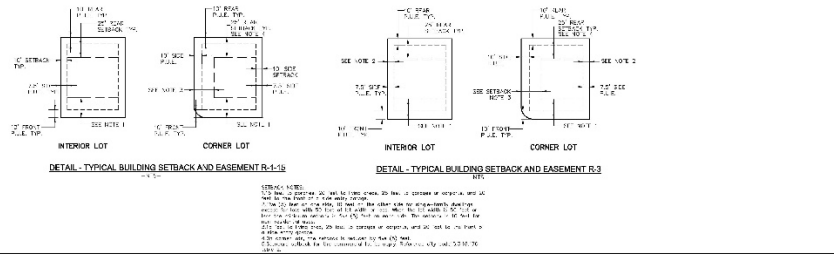
1. Area Maps
2. Preliminary Plat
3. Building Elevations
4. Landscaping

EXHIBIT 1





CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA	CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEG.	DELTA
C1	84.87	100.00	84.86	0.000000	270.00	C7	3.91	2.50	3.57	144.51376	89.41567	C13	123.88	233.00	123.17	588.81471	170.288	C19	3.82	2.50	3.57	144.51376	89.41567
C2	205.00	200.00	203.00	0.000000	270.00	C8	3.91	2.50	3.57	144.51376	89.41567	C14	123.88	233.00	123.17	588.81471	170.288	C20	3.82	2.50	3.57	144.51376	89.41567
C3	100.00	200.00	100.00	0.000000	270.00	C9	3.91	2.50	3.57	144.51376	89.41567	C15	123.88	233.00	123.17	588.81471	170.288	C21	3.82	2.50	3.57	144.51376	89.41567
C4	132.77	200.00	131.65	147.51919	259.95841	C10	3.91	2.50	3.57	144.51376	89.41567	C16	123.88	233.00	123.17	588.81471	170.288	C22	3.82	2.50	3.57	144.51376	89.41567
C5	65.17	100.00	61.68	112.22125	243.4320	C11	3.91	2.50	3.57	144.51376	89.41567	C17	123.88	233.00	123.17	588.81471	170.288	C23	3.82	2.50	3.57	144.51376	89.41567
C6	75.57	50.00	73.70	145.50424	89.91357	C12	3.91	2.50	3.57	144.51376	89.41567	C18	123.88	233.00	123.17	588.81471	170.288	C24	3.82	2.50	3.57	144.51376	89.41567
C7	17.44	100.00	17.44	180.17078	142.54361	C13	3.91	2.50	3.57	144.51376	89.41567	C19	3.82	2.50	3.57	144.51376	89.41567	C25	3.82	2.50	3.57	144.51376	89.41567
C8	14.26	100.00	12.95	161.14276	142.54361	C20	3.91	2.50	3.57	144.51376	89.41567	C21	3.82	2.50	3.57	144.51376	89.41567	C26	3.82	2.50	3.57	144.51376	89.41567
C9	8.69	50.00	7.81	145.51424	89.91357	C22	3.91	2.50	3.57	144.51376	89.41567	C23	3.82	2.50	3.57	144.51376	89.41567	C27	3.82	2.50	3.57	144.51376	89.41567
C10	16.07	100.00	16.07	145.51424	89.91357	C24	3.91	2.50	3.57	144.51376	89.41567	C25	3.82	2.50	3.57	144.51376	89.41567	C28	3.82	2.50	3.57	144.51376	89.41567
C11	3.38	3.00	3.00	108.17205	75.51829	C26	3.91	2.50	3.57	144.51376	89.41567	C27	3.82	2.50	3.57	144.51376	89.41567	C29	3.82	2.50	3.57	144.51376	89.41567
C12	17.85	20.00	17.76	137.94174	125.2721	C28	3.91	2.50	3.57	144.51376	89.41567	C29	3.82	2.50	3.57	144.51376	89.41567	C30	3.82	2.50	3.57	144.51376	89.41567
C13	3.36	3.00	3.00	108.17205	75.51829	C30	3.91	2.50	3.57	144.51376	89.41567	C31	3.91	2.50	3.57	144.51376	89.41567	C31	3.91	2.50	3.57	144.51376	89.41567
C14	3.91	3.00	3.57	144.51376	89.41567	C32	3.91	2.50	3.57	144.51376	89.41567	C32	3.91	2.50	3.57	144.51376	89.41567	C32	3.91	2.50	3.57	144.51376	89.41567
C15	3.34	3.00	3.55	144.50800	75.51829	C34	3.91	2.50	3.57	144.51376	89.41567	C34	3.91	2.50	3.57	144.51376	89.41567	C34	3.91	2.50	3.57	144.51376	89.41567
C16	3.81	2.50	3.53	144.51376	89.41567	C36	3.91	2.50	3.57	144.51376	89.41567	C36	3.91	2.50	3.57	144.51376	89.41567	C36	3.91	2.50	3.57	144.51376	89.41567
C17	18.14	200.00	18.14	145.51424	89.91357	C38	3.91	2.50	3.57	144.51376	89.41567	C38	3.91	2.50	3.57	144.51376	89.41567	C38	3.91	2.50	3.57	144.51376	89.41567
C18	71.26	200.00	71.47	147.77128	125.2721	C40	3.91	2.50	3.57	144.51376	89.41567	C40	3.91	2.50	3.57	144.51376	89.41567	C40	3.91	2.50	3.57	144.51376	89.41567
C19	3.16	2.50	3.46	137.71818	77.91311	C42	3.91	2.50	3.57	144.51376	89.41567	C42	3.91	2.50	3.57	144.51376	89.41567	C42	3.91	2.50	3.57	144.51376	89.41567
C20	13.84	200.00	13.81	147.91919	252.928	C44	3.91	2.50	3.57	144.51376	89.41567	C44	3.91	2.50	3.57	144.51376	89.41567	C44	3.91	2.50	3.57	144.51376	89.41567
C21	3.64	3.00	3.52	144.51376	89.41567	C46	3.91	2.50	3.57	144.51376	89.41567	C46	3.91	2.50	3.57	144.51376	89.41567	C46	3.91	2.50	3.57	144.51376	89.41567
C22	3.81	2.50	3.53	144.51376	89.41567	C48	3.91	2.50	3.57	144.51376	89.41567	C48	3.91	2.50	3.57	144.51376	89.41567	C48	3.91	2.50	3.57	144.51376	89.41567
C23	3.81	2.50	3.53	144.51376	89.41567	C50	3.91	2.50	3.57	144.51376	89.41567	C50	3.91	2.50	3.57	144.51376	89.41567	C50	3.91	2.50	3.57	144.51376	89.41567
C24	3.81	2.50	3.53	144.51376	89.41567	C52	3.91	2.50	3.57	144.51376	89.41567	C52	3.91	2.50	3.57	144.51376	89.41567	C52	3.91	2.50	3.57	144.51376	89.41567
C25	3.81	2.50	3.53	144.51376	89.41567	C54	3.91	2.50	3.57	144.51376	89.41567	C54	3.91	2.50	3.57	144.51376	89.41567	C54	3.91	2.50	3.57	144.51376	89.41567
C26	3.81	2.50	3.53	144.51376	89.41567	C56	3.91	2.50	3.57	144.51376	89.41567	C56	3.91	2.50	3.57	144.51376	89.41567	C56	3.91	2.50	3.57	144.51376	89.41567



SHEET NO. **2B**

---

OVERALL BOUNDARY  
SPANISH FORK, UTAH

---

**SEVEN BAR RANCH**  
ATLAS ENGINEERING  
CIVIL STRUCTURAL SURVEY



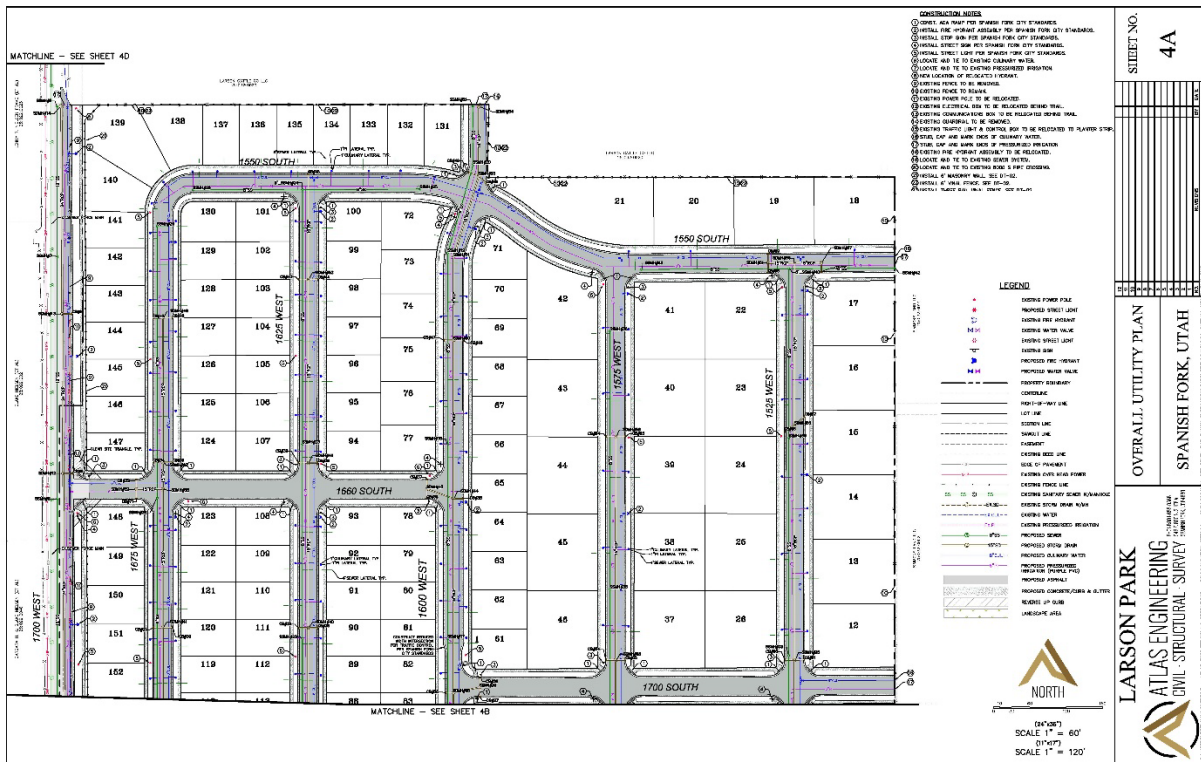
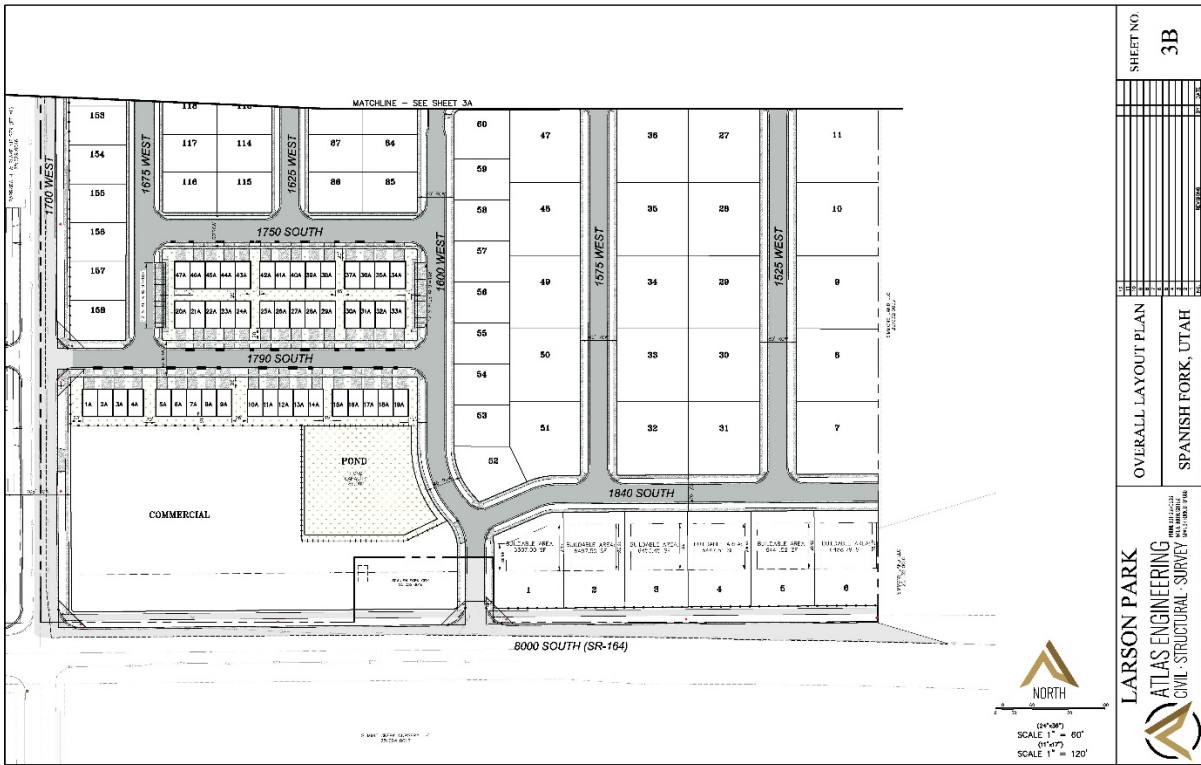
SHEET NO. **3A**

---

OVERALL LAYOUT PLAN  
SPANISH FORK, UTAH

---

**LARSON PARK**  
ATLAS ENGINEERING  
CIVIL STRUCTURAL SURVEY

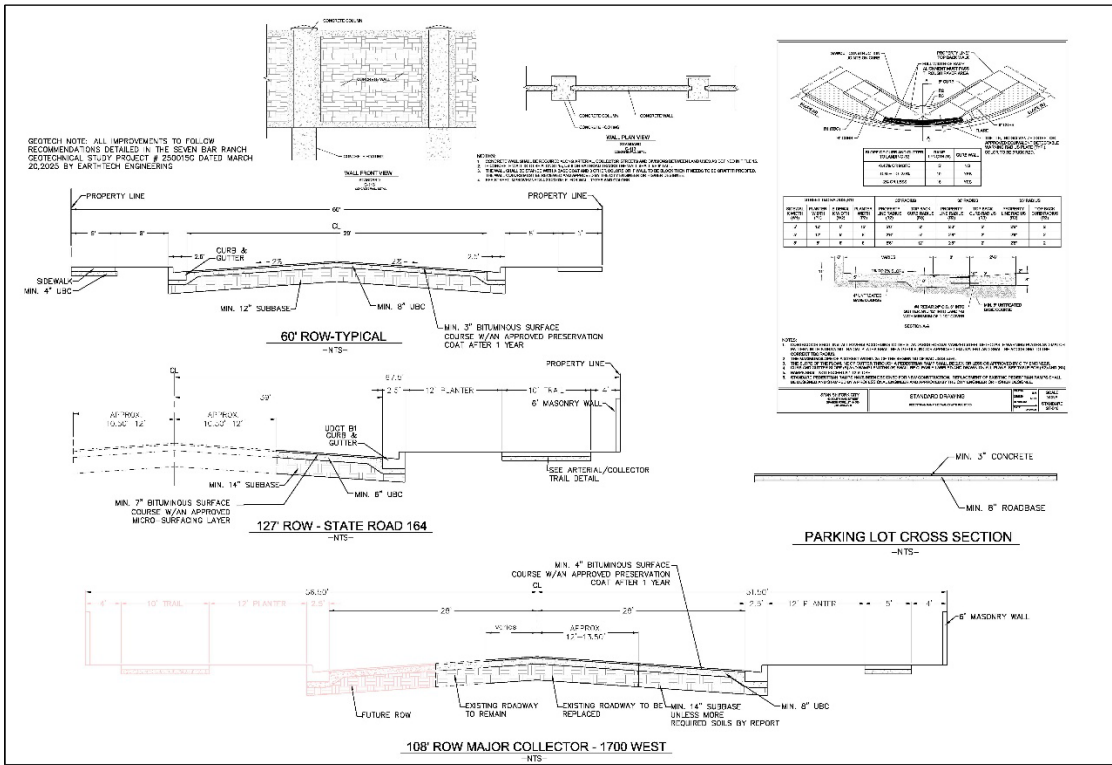












SHEET NO. DT-01

DETAILS

SPANISH FORK, UTAH

LARSON PARK ATLAS ENGINEERING CIVIL-STRUCTURAL SURVEY

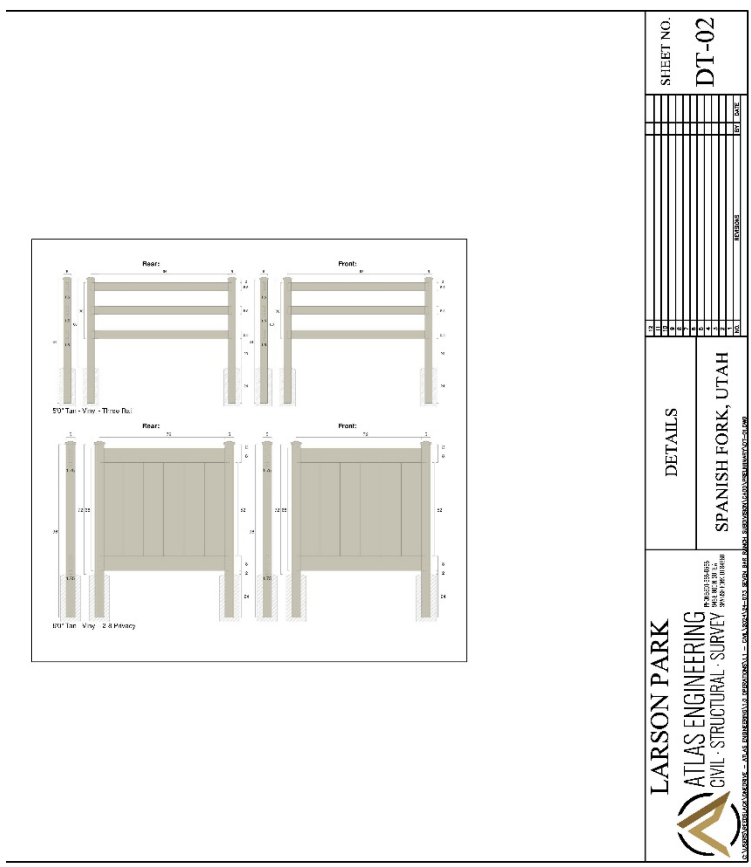


EXHIBIT 3

PRELIMINARY PLAT SUBMITTAL

# Larson Park Townhomes

Elevations & Floor Plans

## Townhome Plan

3 Bed | 2.5 Bath | 1,785 SF

2 Story | 2-Car Garage | Brick, Stucco & Composite Lap Siding



FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

## Larson Park Townhomes — Exterior Elevations

Front, Rear & Side

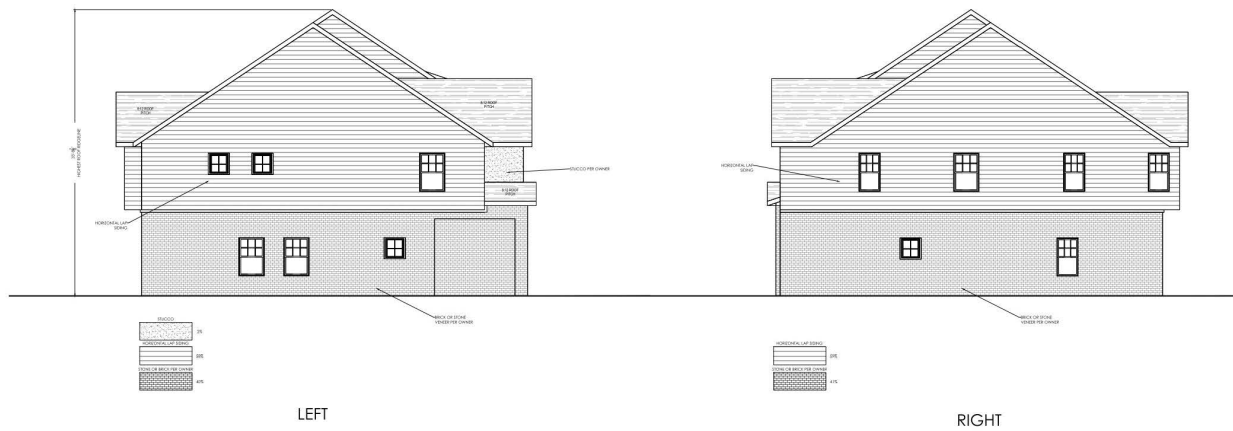


Varying front facades • High quality materials • Appealing neutral color palette

PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE



PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

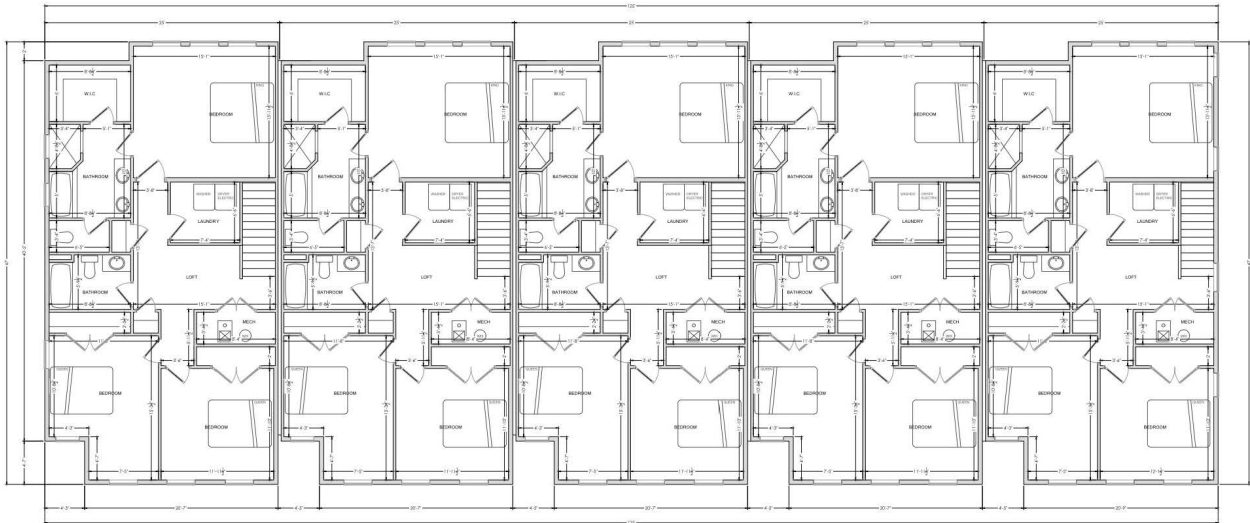


PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE



MAIN FLOOR

PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE



SECOND FLOOR

PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

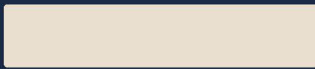


PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

## Plan Summary & Materials

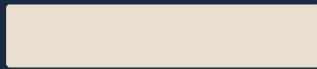
3 Bedrooms • 2.5 Bathrooms • 1,785 SF • 3 Stories • 2-Car Garage

### NEUTRAL EXTERIOR MATERIAL PALETTE



#### Painted Brick Veneer

Per owner selection.  
Primary base material as per elevations.



#### Stucco

Per owner selection.  
Upper-level field and accent panels.



#### Composite Lap Siding

Horizontal profile  
Gable ends and secondary elevations.

FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE | FINAL MATERIALS & COLORS PER OWNER

SINGLE FAMILY HOME ELEVATIONS & FLOOR PLANS

# Preliminary Plat Submittal

Proposed Single-Family Home Plans | 2-Story | 2-Car Garage

## Plan A

3 Bed | 2.5 Bath

**1,600 SF**

## Plan B

4 Bed | 3.5 Bath

**1,750 SF**

## Plan C

4 Bed | 2.5 Bath

**1,850 SF**

## Plan D

5 Bed | 3 Bath

**2,200 SF**

PLAN A

# Plan A

3 Bedroom | 2.5 Bath | 2 Car Garage | 1,600 SF

**2 Story | 3 Bedroom | 2.5 Bath | 2 Car Garage**  
**1st Floor 9' Ceilings | 2nd Floor 8' Ceilings**  
**with Vinyl Plank Flooring throughout**



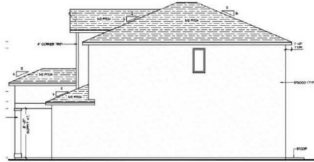
- Roof Pitch: 5/12
- Material:  
Front – Stucco and Shake Siding  
Sides/Back – Stucco
- Max Roof Height: 28 feet



Back Elevation



- Roof Pitch: 6/12
- Material:  
Front – Horizontal Lap  
Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



Right Elevation



- Roof Pitch: 6/12
- Material:  
Front – Board & Batten, Horizontal Lap  
Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



Left Elevation

BEDROOMS	BATHROOMS	GARAGE	SQ. FOOTAGE	CEILINGS (1F)	CEILINGS (2F)	MAX ROOF HT
3	2.5	2 Car	1,600 SF	9 ft	8 ft	28 ft

Plan A — Floor Plans

First Floor + Second Floor

Estimated Square Footage: 1600 SF



FIRST FLOOR PLAN  
BASE ELEVATION SHOWN



SECOND FLOOR PLAN  
BASE ELEVATION SHOWN

EST. SQUARE FOOTAGE

# 1,600

square feet

Bedrooms	Bathrooms
3	2.5
Garage	Stories
2-Car	2

**CONSTRUCTION DETAILS**

- 9' ceilings — 1st floor
- 8' ceilings — 2nd floor
- Vinyl plank flooring throughout
- 2-car garage (23'-2" x 19'-4")
- Primary suite with W.I.C.
- 6' x 6' rear patio

PRELIMINARY PLAN SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

PLAN B

# Plan B

4 Bedroom | 3.5 Bath | 2 Car Garage | 1,750 SF

Plan B — Exterior Elevations

3 Elevation Options Available

**2 Story | 4 Bedroom | 3.5 Bath | 2 Car Garage**  
**1st Floor 9' Ceilings | 2nd Floor 8' Ceilings**  
**with Vinyl Plank Flooring throughout**



- Roof Pitch: 5/12
- Material:  
Front – Stucco and Shake Siding  
Sides/Back – Stucco
- Max Roof Height: 28 feet



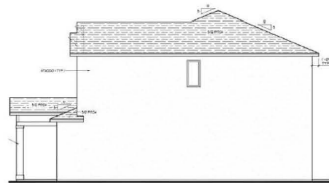
- Roof Pitch: 6/12
- Material:  
Front – Horizontal Lap  
Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



- Roof Pitch: 6/12
- Material:  
Front – Board & Batten, Horizontal Lap  
Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



Back Elevation



Right Elevation



Left Elevation

BEDROOMS

4

BATHROOMS

3.5

GARAGE

2 Car

SQ. FOOTAGE

1,750 SF

CEILINGS (1F)

9 ft

CEILINGS (2F)

8 ft

MAX ROOF HT

28 ft

Estimated Square Footage: 1750 SF



FIRST FLOOR PLAN  
BASE ELEVATION SHOWN

SECOND FLOOR PLAN  
BASE ELEVATION SHOWN

EST. SQUARE FOOTAGE

**1,750**

square feet

Bedrooms

**4**

Bathrooms

**3.5**

Garage

**2-Car**

Stories

**2**

CONSTRUCTION DETAILS

- 9' ceilings — 1st floor
- 8' ceilings — 2nd floor
- Vinyl plank flooring throughout
- 2-car garage (19' 3" x 19' 6")
- Primary suite with dual W.I.C.
- First-floor laundry room

PRELIMINARY PLAN SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

PLAN C

# Plan C

4 Bedroom | 2.5 Bath | 2 Car Garage | 1,850 SF

**2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage**  
**1st Floor 9' Ceilings | 2nd Floor 8' Ceilings**  
**with Vinyl Plank Flooring throughout**



- Roof Pitch: 5/12
- Material: Front – Horizontal Lap, Shake Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



- Roof Pitch: 6/12
- Material: Front – Horizontal Lap Sides/Back – Horizontal Lap Siding
- Max Roof Height: 28 feet



- Roof Pitch: 5/12
- Material: Front – Board & Batten, Horizontal Lap Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



Back Elevation



Right Elevation



Left Elevation

BEDROOMS  
4

BATHROOMS  
2.5

GARAGE  
2 Car

SQ FOOTAGE  
1,850 SF

CEILING (1F)  
9 ft

CEILING (2F)  
8 ft

MAX ROOF HT  
28 ft

Plan C — Floor Plans

First Floor + Second Floor

Estimated Square Footage: 1850 SF



FIRST FLOOR PLAN  
BASE FL FLOOR PLAN SECTION

SECOND FLOOR PLAN  
BASE FL FLOOR PLAN SECTION

EST. SQUARE FOOTAGE

**1,850**

square feet

Bedrooms

**4**

Bathrooms

**2.5**

Garage  
**2-Car**

Stories  
**2**

CONSTRUCTION DETAILS

- 9' ceilings — 1st floor
- 8' ceilings — 2nd floor
- Vinyl plank flooring throughout
- Mudroom entry off garage
- First-floor laundry room
- Covered front porch

PRELIMINARY PLAN SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS AP PROXIMATE

PLAN D

# Plan D

5 Bedroom | 3 Bath | 2 Car Garage | 2,200 SF

Plan D — Exterior Elevations

3 Elevation Options Available

**2 Story | 5 Bedroom | 3 Bath | 2 Car Garage**  
**1st Floor 9' Ceilings | 2nd Floor 8' Ceilings**  
**with Vinyl Plank Flooring throughout**



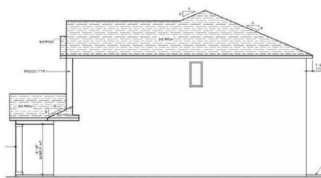
- Roof Pitch: 5/12
- Material:  
 Front – Stucco, Board & Batten  
 Sides/Back – Stucco
- Max Roof Height: 28 feet



Back Elevation



- Roof Pitch: 6/12
- Material:  
 Front – Board & Batten, Horizontal Lap  
 Sides/Back – Horizontal Lap
- Max Roof Height: 30 feet



Right Elevation



- Roof Pitch: 6/12
- Material:  
 Front – Horizontal Lap, Shake  
 Sides/Back – Horizontal Lap
- Max Roof Height: 28 feet



Left Elevation

BEDROOMS

5

BATHROOMS

3

GARAGE

2 Car

SQ. FOOTAGE

2,200 SF

CEILING (1F)

9 ft

CEILING (2F)

8 ft

MAX ROOF HT

28-30 ft

Estimated Square Footage: 2200 SF



EST. SQUARE FOOTAGE

# 2,200

square feet

Bedrooms	Bathrooms
<b>5</b>	<b>3</b>
Garage	Stories
<b>2-Car</b>	<b>2</b>

**CONSTRUCTION DETAILS**

- 9' ceilings — 1st floor
- 8' ceilings — 2nd floor
- Vinyl plank flooring throughout
- 5th bedroom on main floor
- Full bath 3 on main floor
- Primary suite with dual W.I.C.

PRELIMINARY PLAT SUBMITTAL | FOR REVIEW PURPOSES ONLY | ALL DIMENSIONS APPROXIMATE

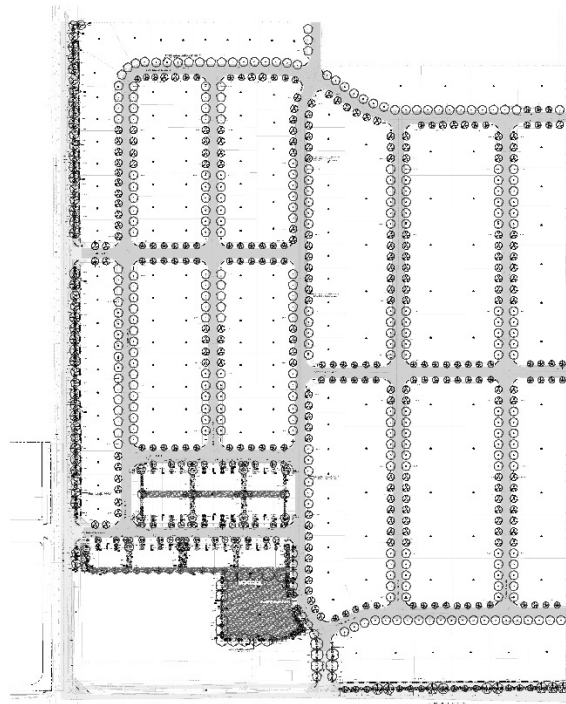
## Plan Summary

Plan	Bedrooms	Bathrooms	Garage	Sq Footage	Ceilings
Plan A	3	2.5	2 Car	1,600 SF	9' / 8'
Plan B	4	3.5	2 Car	1,750 SF	9' / 8'
Plan C	4	2.5	2 Car	1,850 SF	9' / 8'
Plan D	5	3	2 Car	2,200 SF	9' / 8'

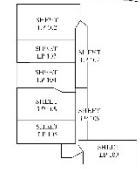
All plans: 2 Story | Vinyl Plank Flooring Throughout | Multiple Exterior Elevation Options

PRELIMINARY PLAT SUBMITTAL — FOR REVIEW PURPOSES ONLY

# EXHIBIT 4



### SHEET INDEX



DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH SPANISH FORK, UTAH	DESIGNER/PROJECT MANAGER: DYNAMIC CITY A/E/N/E/T/A/O/R	LANDSCAPE ARCHITECT/DESIGNER: PKJ DESIGN GROUP	ISSUES: JTA, ASP, RKA
NO. REVISION	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS
2	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS
3	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS
4	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS

#### LANDSCAPE PLAN SPECIFICATIONS

1. GENERAL NOTES: ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

2. PLANTINGS: ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

3. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

4. MAINTENANCE: ALL LANDSCAPE ELEMENTS SHALL BE MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

#### GENERAL LANDSCAPE NOTES

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

2. IRRIGATION: ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

3. MAINTENANCE: ALL LANDSCAPE ELEMENTS SHALL BE MAINTAINED IN ACCORDANCE WITH THE UTAH LANDSCAPE CARE ACT (UCA 17-2-101) AND THE UTAH LANDSCAPE CARE REGULATIONS (R17-2-101).

#### VEGETATION SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
(Symbol)	0101	1" CALIBER PINE	10
(Symbol)	0102	2" CALIBER PINE	10
(Symbol)	0103	3" CALIBER PINE	10
(Symbol)	0104	4" CALIBER PINE	10
(Symbol)	0105	5" CALIBER PINE	10
(Symbol)	0106	6" CALIBER PINE	10
(Symbol)	0107	7" CALIBER PINE	10
(Symbol)	0108	8" CALIBER PINE	10
(Symbol)	0109	9" CALIBER PINE	10
(Symbol)	0110	10" CALIBER PINE	10
(Symbol)	0111	11" CALIBER PINE	10
(Symbol)	0112	12" CALIBER PINE	10
(Symbol)	0113	13" CALIBER PINE	10
(Symbol)	0114	14" CALIBER PINE	10
(Symbol)	0115	15" CALIBER PINE	10
(Symbol)	0116	16" CALIBER PINE	10
(Symbol)	0117	17" CALIBER PINE	10
(Symbol)	0118	18" CALIBER PINE	10
(Symbol)	0119	19" CALIBER PINE	10
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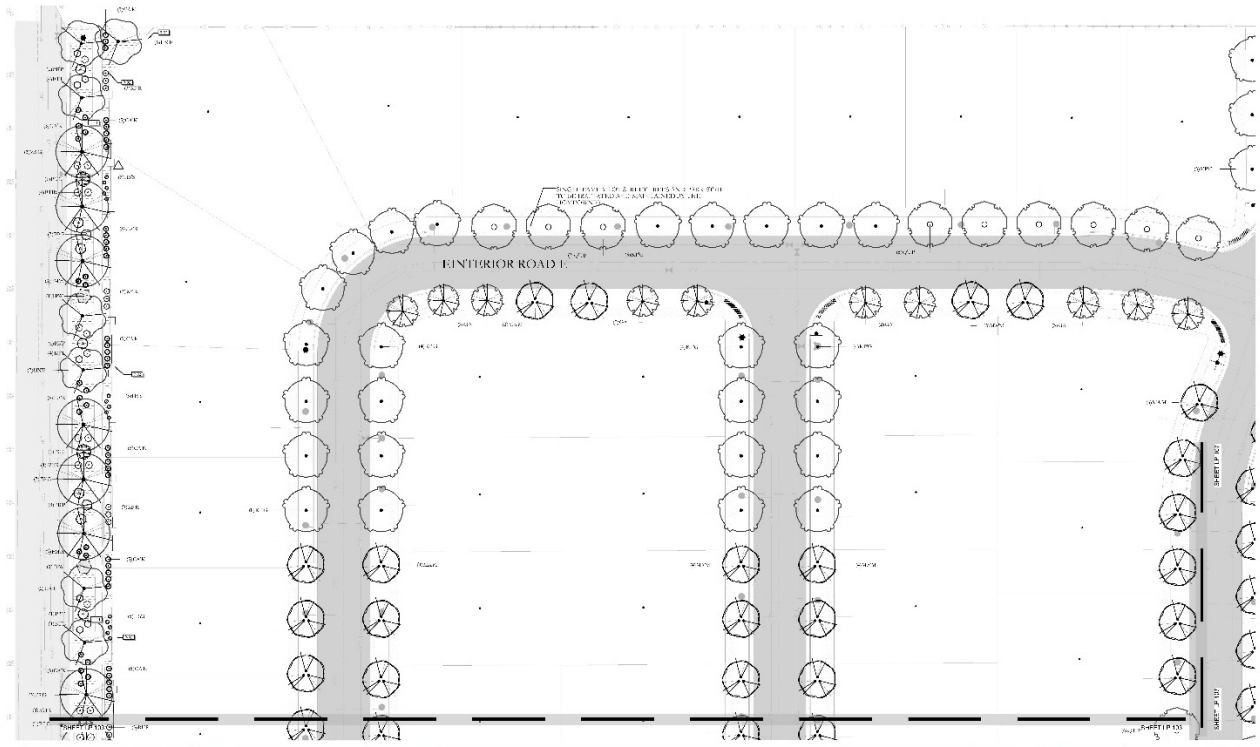
#### PLANT LEGEND

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(Symbol)	0102	10	2" CALIBER PINE	10	10	10
(Symbol)	0103	10	3" CALIBER PINE	10	10	10
(Symbol)	0104	10	4" CALIBER PINE	10	10	10
(Symbol)	0105	10	5" CALIBER PINE	10	10	10
(Symbol)	0106	10	6" CALIBER PINE	10	10	10
(Symbol)	0107	10	7" CALIBER PINE	10	10	10
(Symbol)	0108	10	8" CALIBER PINE	10	10	10
(Symbol)	0109	10	9" CALIBER PINE	10	10	10
(Symbol)	0110	10	10" CALIBER PINE	10	10	10
(Symbol)	0111	10	11" CALIBER PINE	10	10	10
(Symbol)	0112	10	12" CALIBER PINE	10	10	10
(Symbol)	0113	10	13" CALIBER PINE	10	10	10
(Symbol)	0114	10	14" CALIBER PINE	10	10	10
(Symbol)	0115	10	15" CALIBER PINE	10	10	10
(Symbol)	0116	10	16" CALIBER PINE	10	10	10
(Symbol)	0117	10	17" CALIBER PINE	10	10	10
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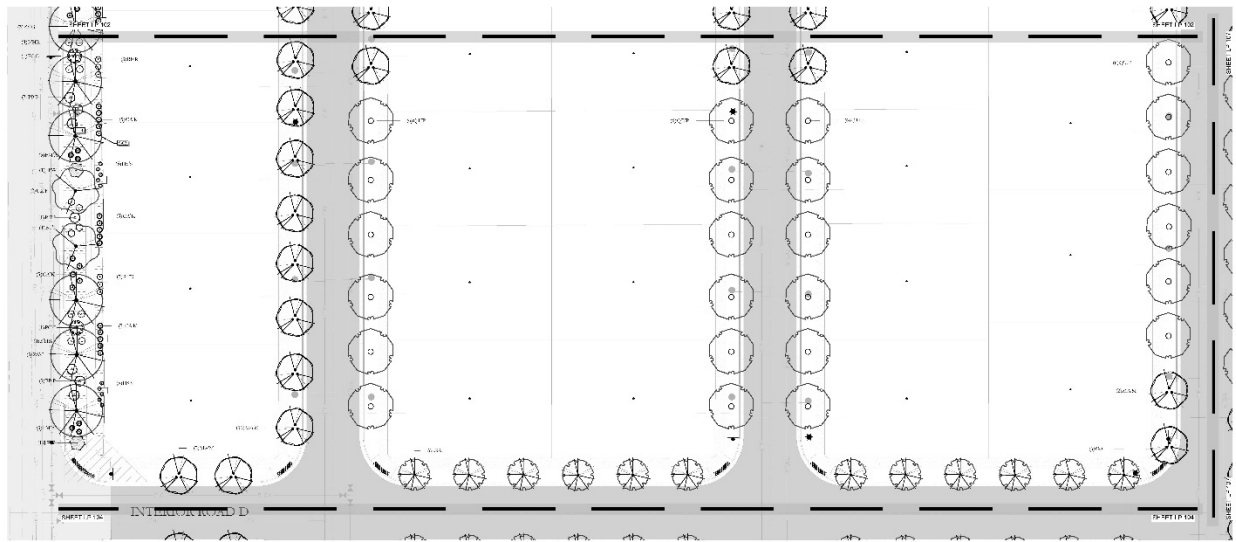
#### WATER REQUIREMENT CALCULATIONS SPANISH FORK

ITEM	AREA (SQ FT)	PLANTING DENSITY	WATER REQUIREMENT (GALLONS)
1. GRASS	1000	100	100000
2. SHRUBS	500	200	100000
3. TREES	100	1000	100000
4. TOTAL	1500		300000

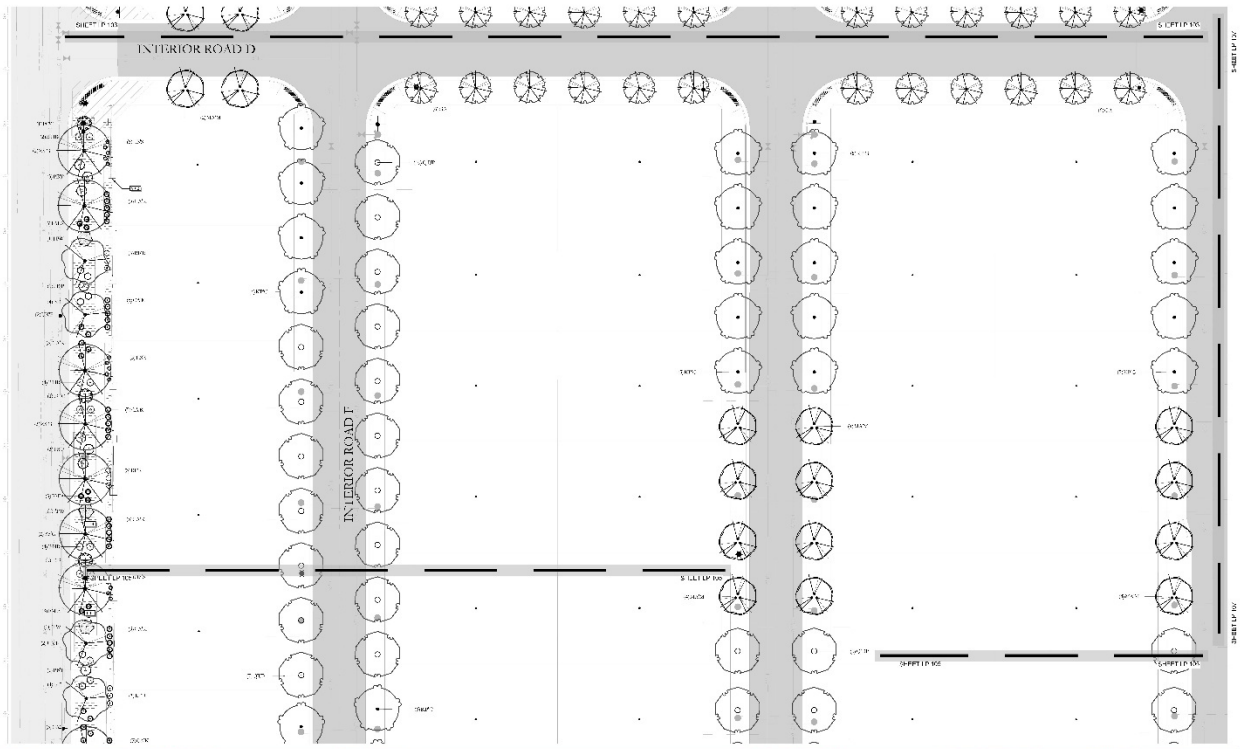
DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH SPANISH FORK, UTAH	DESIGNER/PROJECT MANAGER: DYNAMIC CITY A/E/N/E/T/A/O/R	LANDSCAPE ARCHITECT/DESIGNER: PKJ DESIGN GROUP	ISSUES: JTA, ASP, RKA
NO. REVISION	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS
2	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS
3	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS
4	07/06/2016	REVISED PER COMMENTS	PKJ	07/06/2016	REVISED PER COMMENTS



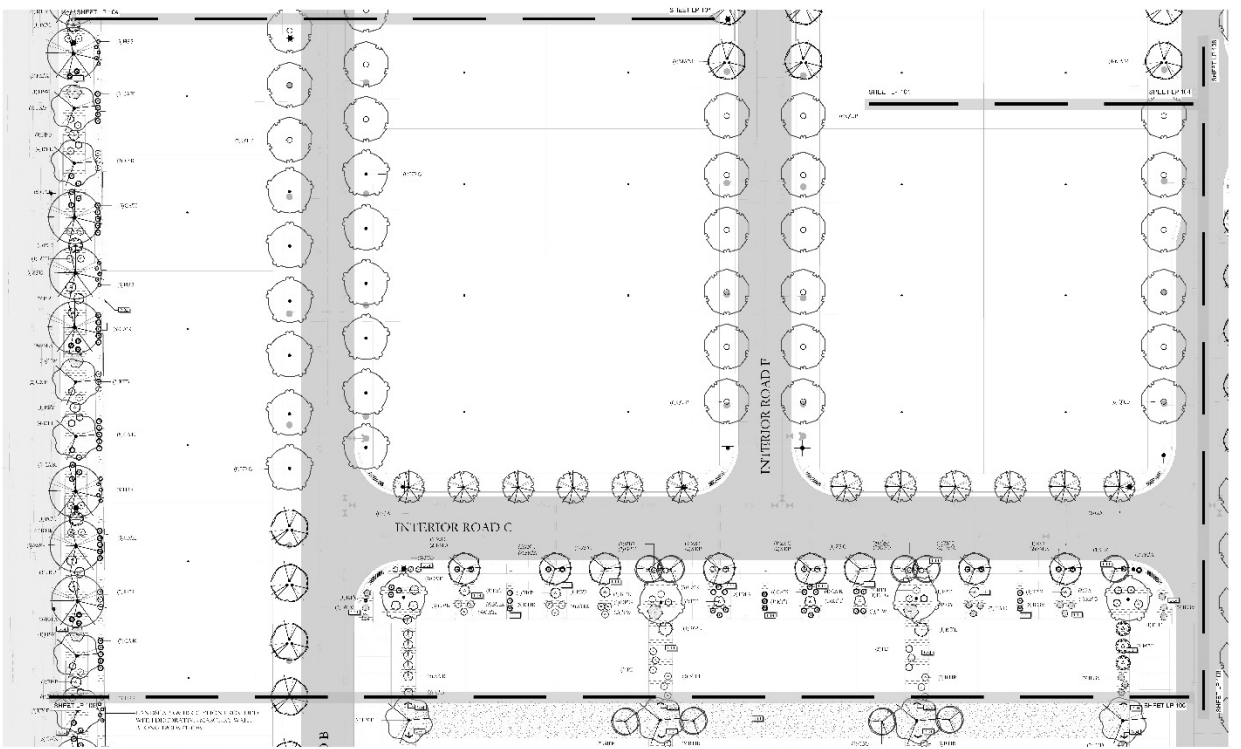
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NO. REVISION	DATE	DESCRIPTION			
1	07/06/2025	1. SITE PLAN			
2	07/06/2025	2. CITY PERMIT SET			
3	07/06/2025	3. CITY PERMIT SET			
4	07/06/2025	4. CITY PERMIT SET			



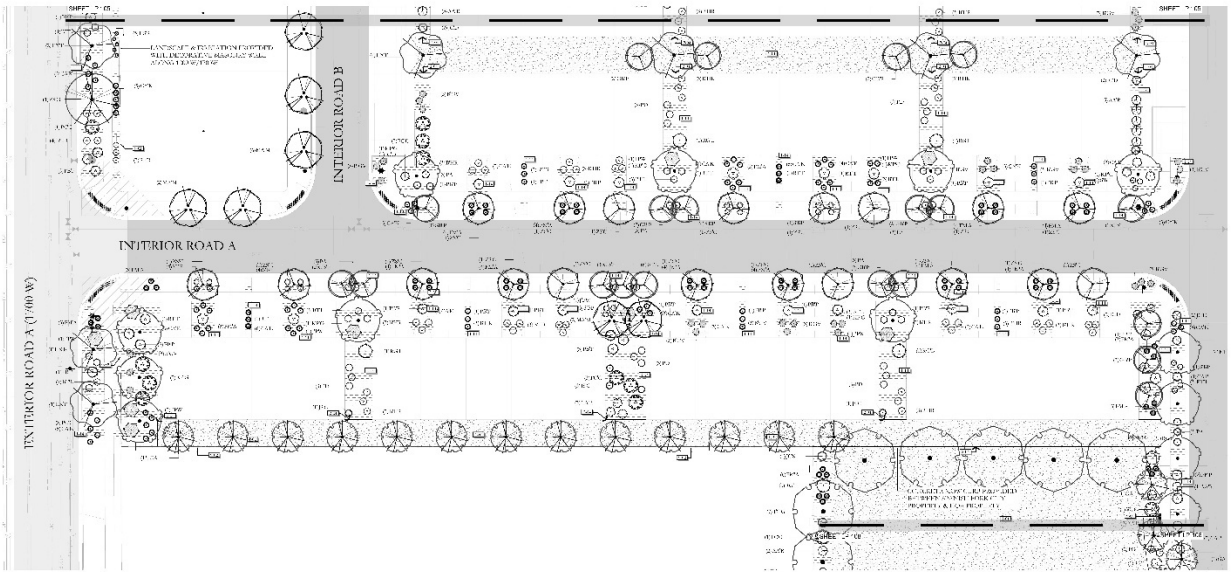
DATE: 5/29/2026	PROJECT NUMBER: UT26131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UT	DEVELOPER/PROPERTY OWNER/CLIENT: DYNAMIC CITY, APL SALL TAYLOR, 801 450 9115, N.LALL@DYNAMICCITY.COM	LANDSCAPE ARCHITECT/FIRM: PKJ DESIGN GROUP, 340 N. TRIMBLE BLVD. SUITE 102, LEHI, UT 84043, (801) 955-2217, www.pkjdesign.com	ISSUED FOR: CITY PERMIT SET, I.P-103
NO. REVISION	DATE	DESCRIPTION			
1	07/06/2025	1. SITE PLAN			
2	07/06/2025	2. CITY PERMIT SET			
3	07/06/2025	3. CITY PERMIT SET			
4	07/06/2025	4. CITY PERMIT SET			



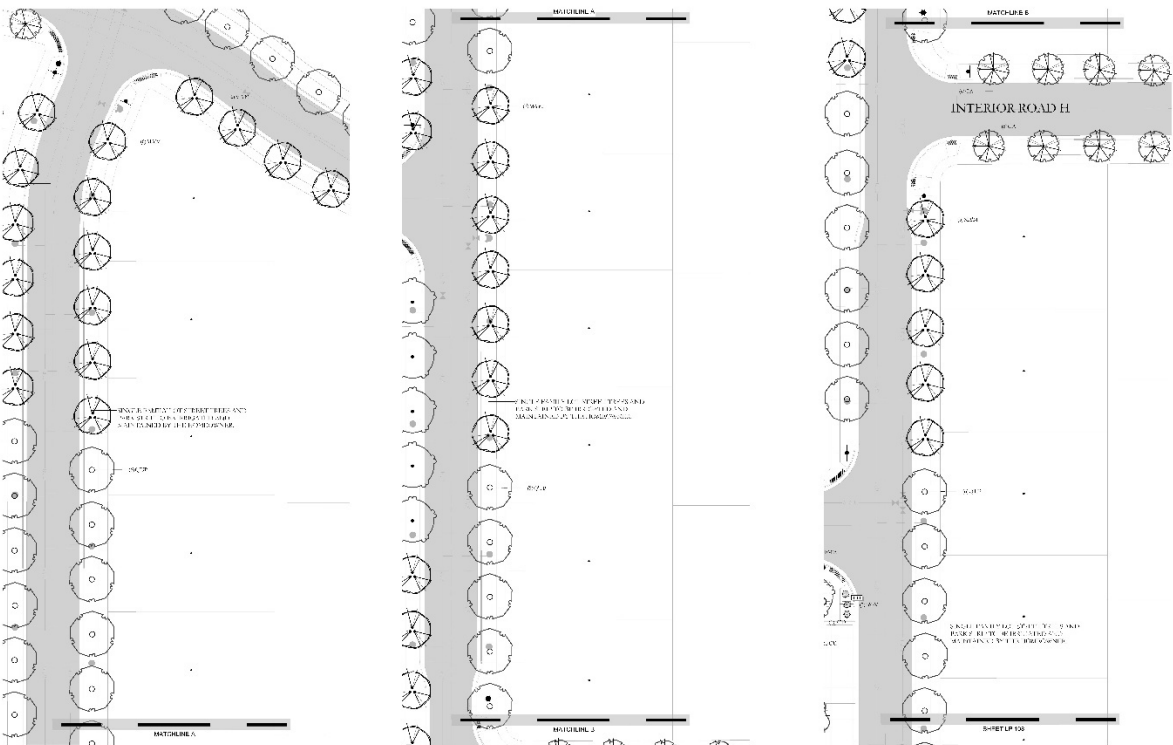
DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY, UTAH, 400 S. MAIN ST., SPANISH FORK, UT 84601, INFO@DYNAMICCITY.COM	LANDSCAPE ARCHITECT: PKJ DESIGN GROUP, 3800 S. HIGHLAND BLVD., SUITE 100, SPANISH FORK, UT 84601, TEL: (435) 645-9315, WWW.PKJDESIGN.COM	DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY, UTAH, 400 S. MAIN ST., SPANISH FORK, UT 84601, INFO@DYNAMICCITY.COM	LANDSCAPE ARCHITECT: PKJ DESIGN GROUP, 3800 S. HIGHLAND BLVD., SUITE 100, SPANISH FORK, UT 84601, TEL: (435) 645-9315, WWW.PKJDESIGN.COM	DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY, UTAH, 400 S. MAIN ST., SPANISH FORK, UT 84601, INFO@DYNAMICCITY.COM	LANDSCAPE ARCHITECT: PKJ DESIGN GROUP, 3800 S. HIGHLAND BLVD., SUITE 100, SPANISH FORK, UT 84601, TEL: (435) 645-9315, WWW.PKJDESIGN.COM	DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY, UTAH, 400 S. MAIN ST., SPANISH FORK, UT 84601, INFO@DYNAMICCITY.COM	LANDSCAPE ARCHITECT: PKJ DESIGN GROUP, 3800 S. HIGHLAND BLVD., SUITE 100, SPANISH FORK, UT 84601, TEL: (435) 645-9315, WWW.PKJDESIGN.COM	DATE: 5/29/2016	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY, UTAH, 400 S. MAIN ST., SPANISH FORK, UT 84601, INFO@DYNAMICCITY.COM	LANDSCAPE ARCHITECT: PKJ DESIGN GROUP, 3800 S. HIGHLAND BLVD., SUITE 100, SPANISH FORK, UT 84601, TEL: (435) 645-9315, WWW.PKJDESIGN.COM
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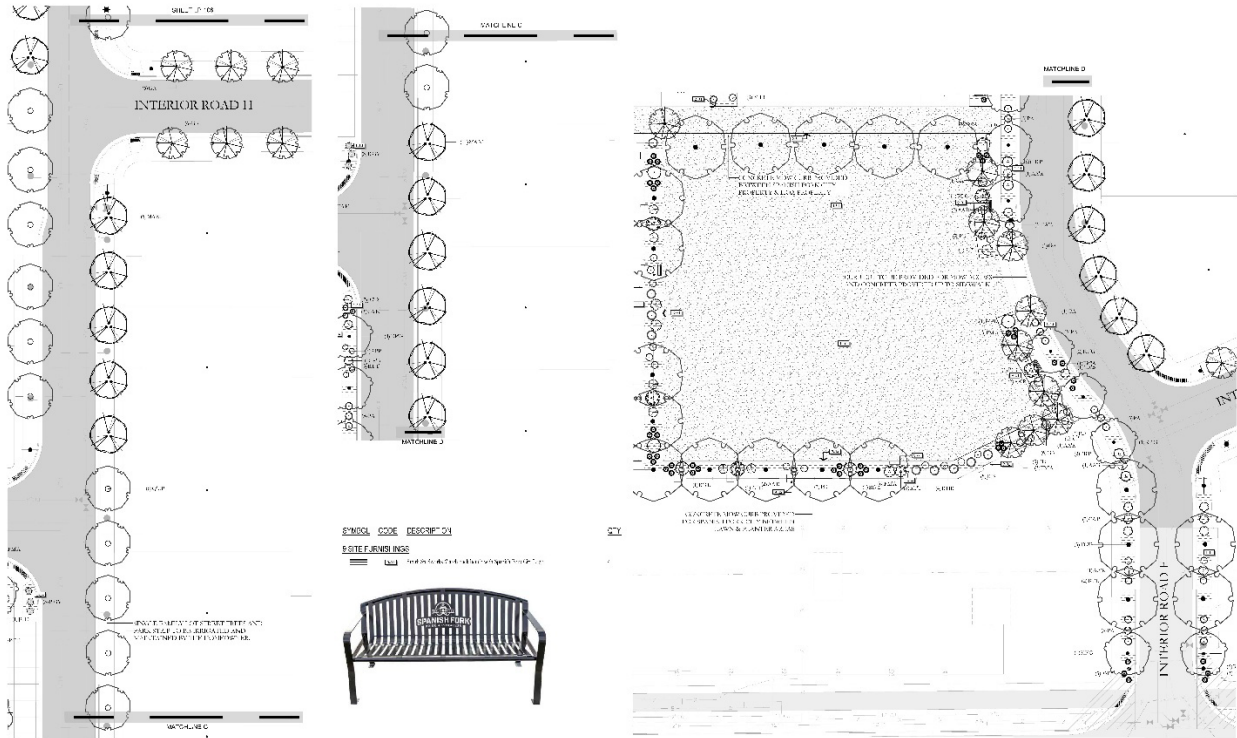
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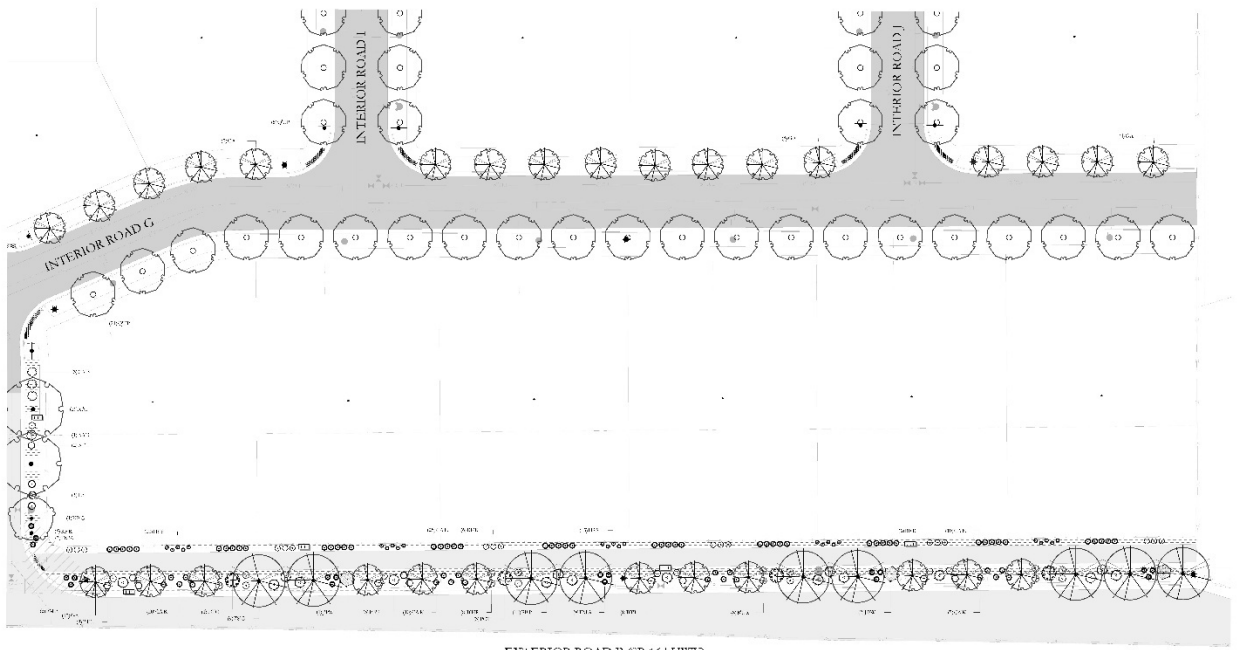
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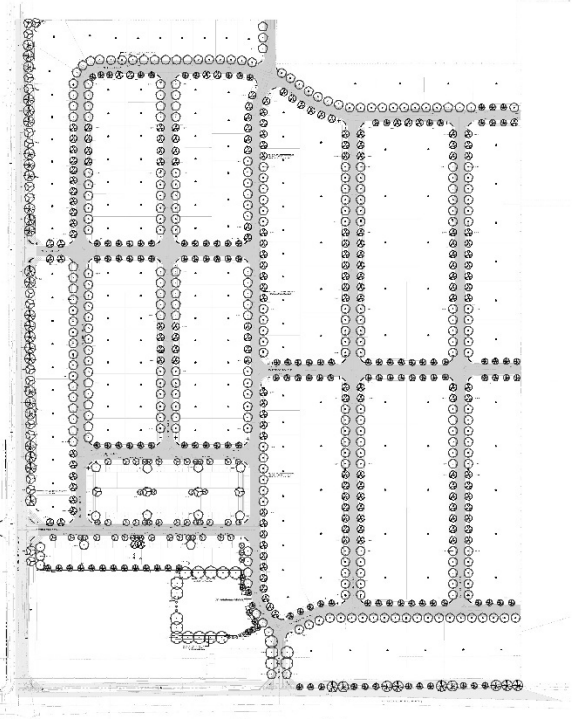
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<p>DATE: 5/29/2026</p> <p>PROJECT NUMBER: UT25131</p> <p>PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UT</p> <p>NO. REVISION</p> <p>1. 05/29/2026</p> <p>2. 07/06/2026</p> <p>3. 08/20/2026</p> <p>4. 07/06/2026</p>	<p>811</p> <p>BLANKET CALLING SERVICE</p> <p>800-485-4111</p> <p>UTAH</p> <p>NORTH</p> <p>GRAPHIC SCALE: 1" = 20'</p>	<p><b>SEVEN BAR RANCH</b></p> <p>SPANISH FORK, UTAH</p>	<p>DYNAMIC CITY</p> <p>AIT NAILE TAYLOR</p> <p>801-455-9115</p> <p>NAILE@DYNAMICCITY.COM</p>	<p>PKJ DESIGN GROUP</p> <p>LANDSCAPE ARCHITECTS</p> <p>3600 S. HANSEN BLVD. SUITE 100</p> <p>SPRINGVILLE, UT 84779</p> <p>PH: 435-766-8800</p> <p>WWW.PKJDESIGN.COM</p>	<p>UTAH STATE SEAL</p> <p>LANDSCAPE PLAN</p> <p>CITY PERMIT SET</p> <p>1.P-108</p>
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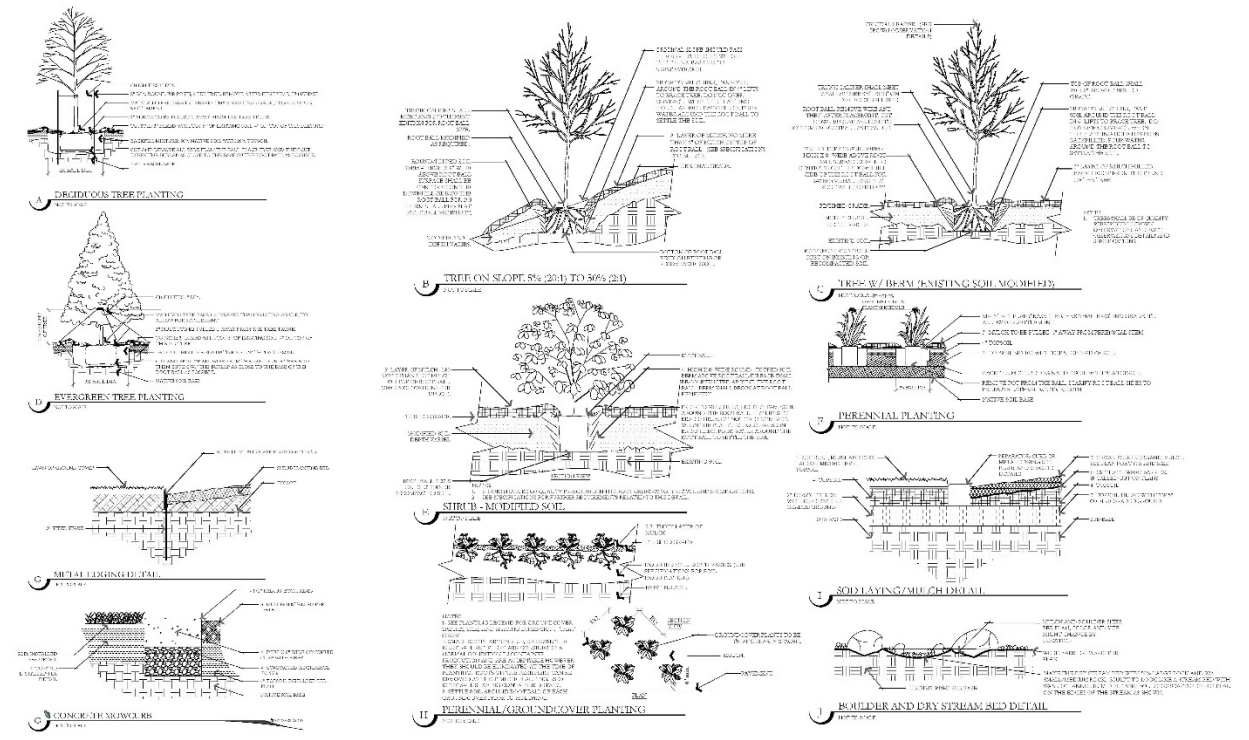
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**PLANT LEGEND**

SPECIES	CODE	QTY	TOTAL CALIBER/INCHES	DOBT	DBH	SIZE
<b>CONIFERS</b>						
Blue Spruce	SP1	2	2	1.5	1.5	6'
Colorado Spruce	SP2	2	2	1.5	1.5	6'
<b>DECIDUOUS TREES</b>						
White Oak	TR1	10	10	1.5	1.5	12'
Red Oak	TR2	2	2	1.5	1.5	12'
Black Oak	TR3	4	4	1.5	1.5	12'
Shed-leaf Red Oak	TR4	2	2	1.5	1.5	12'
White Birch	TR5	2	2	1.5	1.5	12'
Yellow Birch	TR6	2	2	1.5	1.5	12'
Green Ash	TR7	2	2	1.5	1.5	12'
Black Walnut	TR8	2	2	1.5	1.5	12'
Red Maple	TR9	2	2	1.5	1.5	12'
White Maple	TR10	2	2	1.5	1.5	12'
Black Maple	TR11	2	2	1.5	1.5	12'
Red Maple	TR12	2	2	1.5	1.5	12'
White Maple	TR13	2	2	1.5	1.5	12'
Black Maple	TR14	2	2	1.5	1.5	12'
Red Maple	TR15	2	2	1.5	1.5	12'
White Maple	TR16	2	2	1.5	1.5	12'
Black Maple	TR17	2	2	1.5	1.5	12'
Red Maple	TR18	2	2	1.5	1.5	12'
White Maple	TR19	2	2	1.5	1.5	12'
Black Maple	TR20	2	2	1.5	1.5	12'

<p>DATE: 5/29/2026</p> <p>PROJECT NUMBER: UT25131</p> <p>NO. REVISION</p> <ol style="list-style-type: none"> <li>1. CITY COMMENTS</li> <li>2. CITY COMMENTS</li> <li>3. CITY COMMENTS</li> <li>4. CITY COMMENTS</li> </ol>	<p>PROJECT INFORMATION</p> <p>811</p> <p>ALLEN STATION #1 - 1100</p> <p>1826-2026-1111</p> <p>UTAH</p> <p>NORTH</p> <p>SCALE: 1" = 20'</p>	<p>SEVEN BAR RANCH</p> <p>SPANISH FORK, UTAH</p>	<p>DEVELOPER/PROPERTY OWNER/CLIENT</p> <p>DYNAMIC CITY</p> <p>ATTN: NATE TAYLOR</p> <p>301.496.9155</p> <p>N.TAYLOR@DYNAMICCITY.COM</p>	<p>LANDSCAPE ARCHITECT/PLANNER</p> <p>PKJ DESIGN GROUP</p> <p>3025 N. TAYLOR ST. SUITE 207</p> <p>SPRINGVILLE, UT 84603</p> <p>435.766.0000</p> <p>WWW.PKJDESIGNGROUP.COM</p>	<p>LICENSED PROFESSIONAL ENGINEER</p> <p>UTAH</p> <p>ASCP</p> <p>REB</p> <p>121476</p> <p>CITY PERMIT SET</p> <p>LP-110</p>
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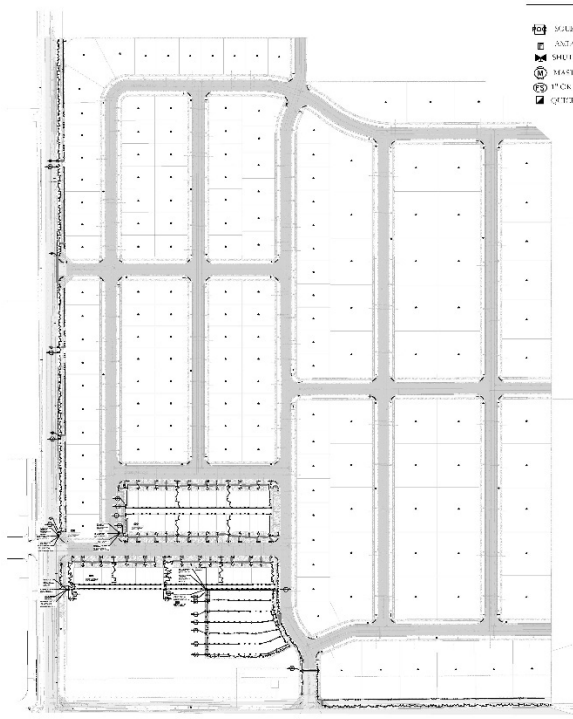
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P.O.C. CONFIGURATION

- 1 SOURCE VALVE
- 2 SUB-MAIN VALVE
- 3 SHUT-OFF VALVE
- 4 MASTER VALVE
- 5 TYPICAL P.O.C. POSITION
- 6 CENTERLINE

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/PISTON	QTY	PS
1	1" Brass 1/2" NPT x 1/2" NPT	1	1"
2	1" Brass 1/2" NPT x 1/2" NPT	1	1"
3	1" Brass 1/2" NPT x 1/2" NPT	1	1"
4	1" Brass 1/2" NPT x 1/2" NPT	1	1"
5	1" Brass 1/2" NPT x 1/2" NPT	1	1"
6	1" Brass 1/2" NPT x 1/2" NPT	1	1"
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DATE: 3/29/2026	PROJECT NUMBER: UT25131	PROJECT INFORMATION: 811 PLAN FOR UTILITY LOCATIONS	PROJECT INFORMATION: SEVEN BAR RANCH SPANISH FORK, UTAH	DEVELOPER/PROPERTY OWNER/CONTACT: DYNAMIC CITY ALLIANCE PARTNER 801-530-9113	DESIGNER/PROJECT MANAGER: PKJ DESIGN GROUP	LOCALITY: IR-100	PERMIT NUMBER: IR-100
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IRRIGATION PLAN SPECIFICATIONS

1. GENERAL NOTES: This plan shows the layout of the irrigation system for the Seven Bar Ranch project in Spanish Fork, Utah. The system is designed to provide efficient water distribution to the various zones of the property. All materials and components shall be of high quality and meet the specifications listed herein.

2. MATERIALS: All pipe shall be 1/2" diameter polyethylene pipe (PE) with a minimum wall thickness of 0.075 inches. All fittings shall be 1/2" diameter brass or stainless steel. All valves shall be 1/2" diameter brass or stainless steel. All components shall be of high quality and meet the specifications listed herein.

3. INSTALLATION: The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

4. MAINTENANCE: The irrigation system shall be maintained in accordance with the specifications listed herein. The system shall be inspected and tested regularly to ensure proper operation. Any repairs or adjustments shall be made as needed.

5. ADDITIONAL NOTES: The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

IRRIGATION NOTES

1. The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

2. The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

3. The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

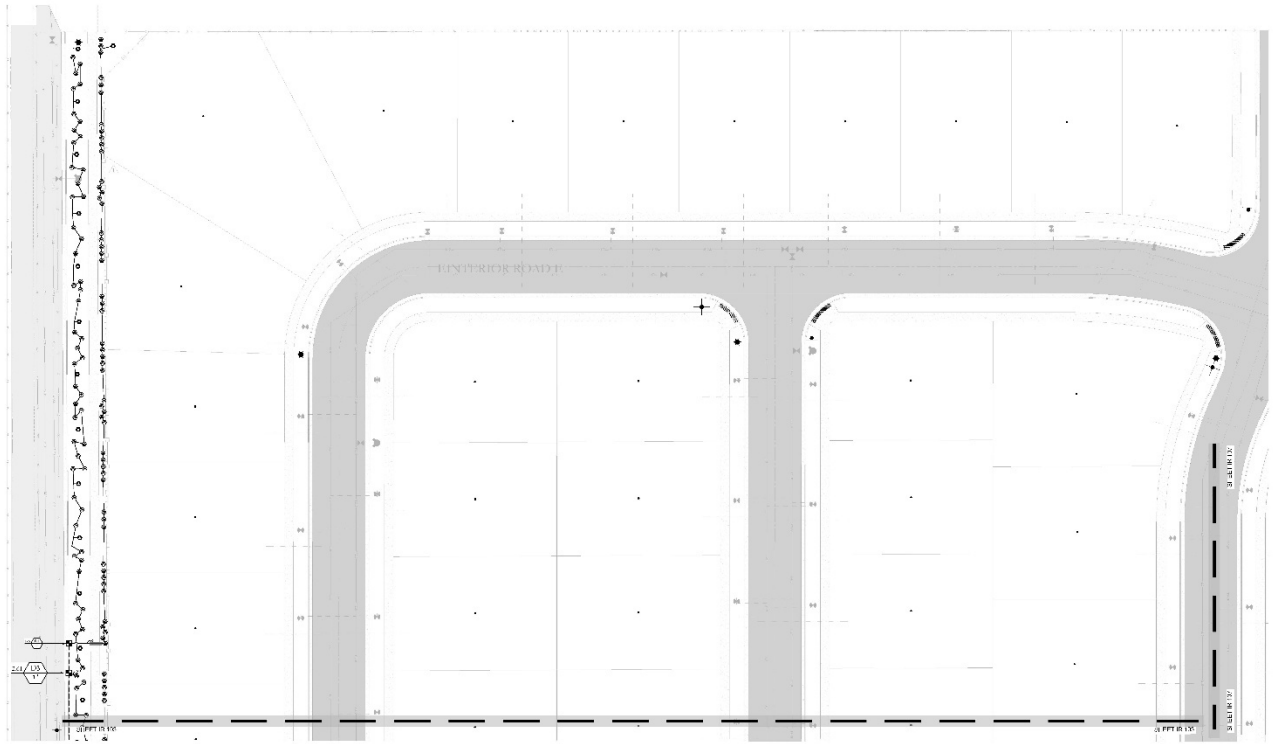
4. The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

5. The irrigation system shall be installed in accordance with the specifications listed herein. The system shall be installed in a trench that is 12 inches deep and 12 inches wide. The trench shall be backfilled with 3/4" clean washed sand. The system shall be tested and adjusted before being put into service.

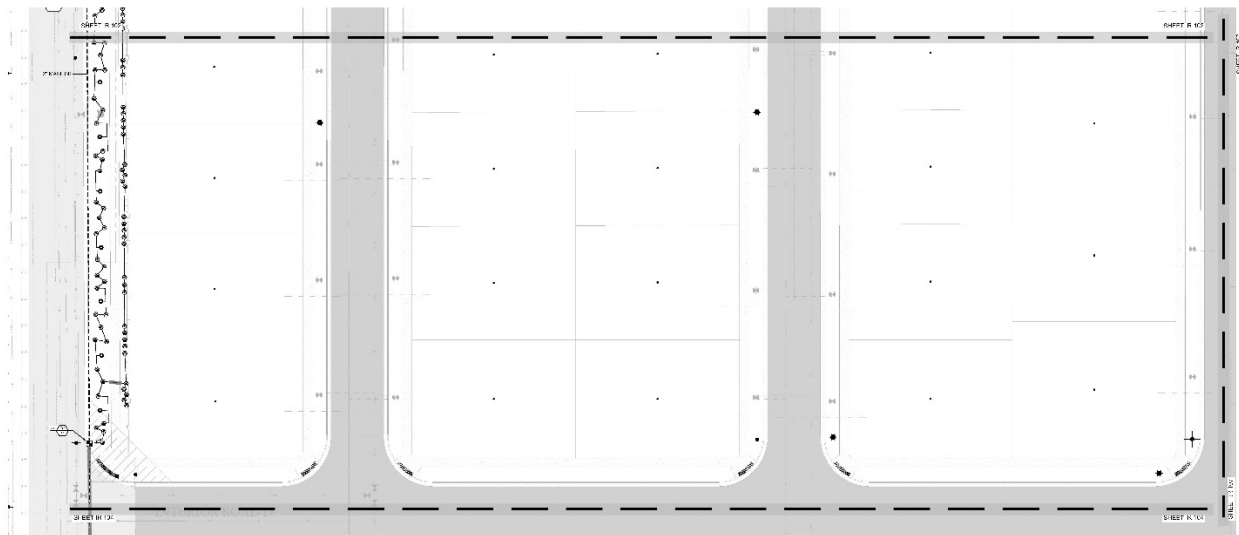
WATERING SCHEDULE

Zone	Area (sq ft)	Plant Type	Watering Frequency	Watering Amount (inches)
1	10,000	Grass	Weekly	1.0
2	15,000	Flowers	Bi-weekly	1.5
3	20,000	Shrubs	Monthly	2.0
4	25,000	Trees	Quarterly	3.0
5	30,000	Lawns	Weekly	1.0
6	35,000	Flowers	Bi-weekly	1.5
7	40,000	Shrubs	Monthly	2.0
8	45,000	Trees	Quarterly	3.0
9	50,000	Lawns	Weekly	1.0
10	55,000	Flowers	Bi-weekly	1.5
11	60,000	Shrubs	Monthly	2.0
12	65,000	Trees	Quarterly	3.0
13	70,000	Lawns	Weekly	1.0
14	75,000	Flowers	Bi-weekly	1.5
15	80,000	Shrubs	Monthly	2.0
16	85,000	Trees	Quarterly	3.0
17	90,000	Lawns	Weekly	1.0
18	95,000	Flowers	Bi-weekly	1.5
19	100,000	Shrubs	Monthly	2.0
20	105,000	Trees	Quarterly	3.0

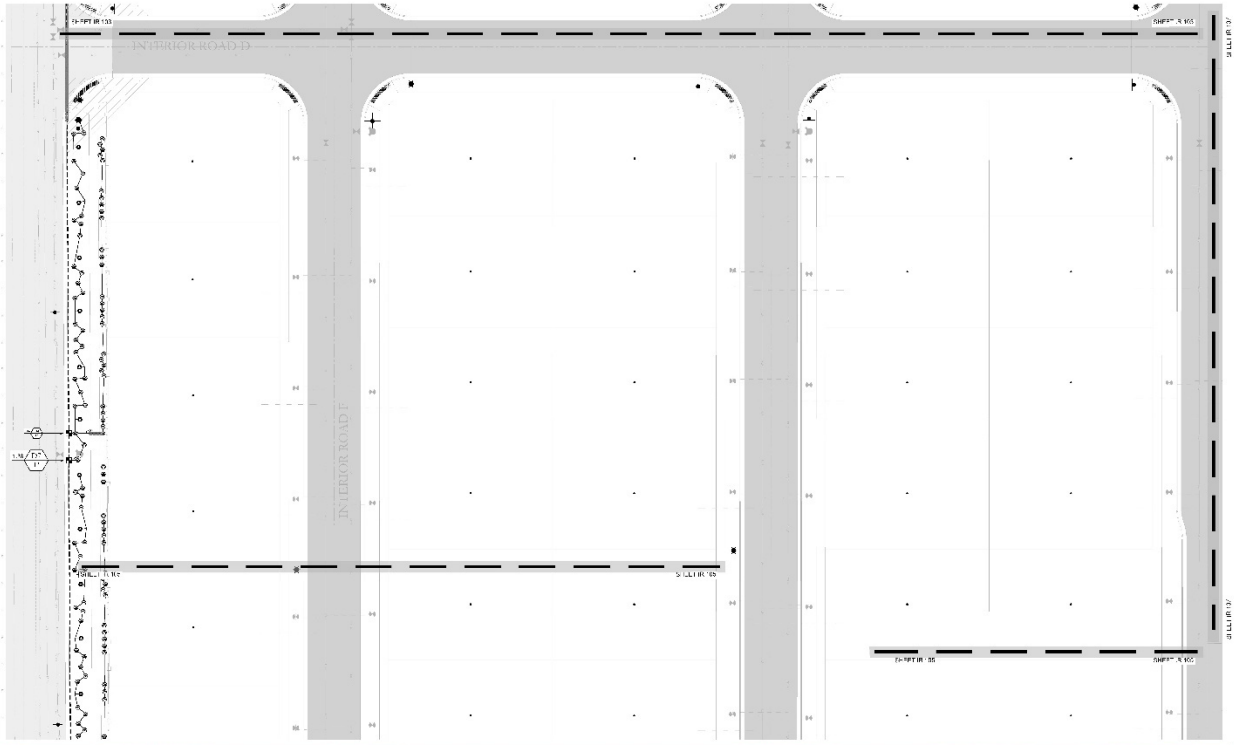
DATE: 5/29/2026	PROJECT NUMBER: UT25131	PROJECT INFORMATION: 811 PLAN FOR UTILITY LOCATIONS	PROJECT INFORMATION: SEVEN BAR RANCH SPANISH FORK, UTAH	DEVELOPER/PROPERTY OWNER/CONTACT: DYNAMIC CITY ALLIANCE PARTNER 801-530-9113	DESIGNER/PROJECT MANAGER: PKJ DESIGN GROUP	LOCALITY: IR-100	PERMIT NUMBER: IR-101
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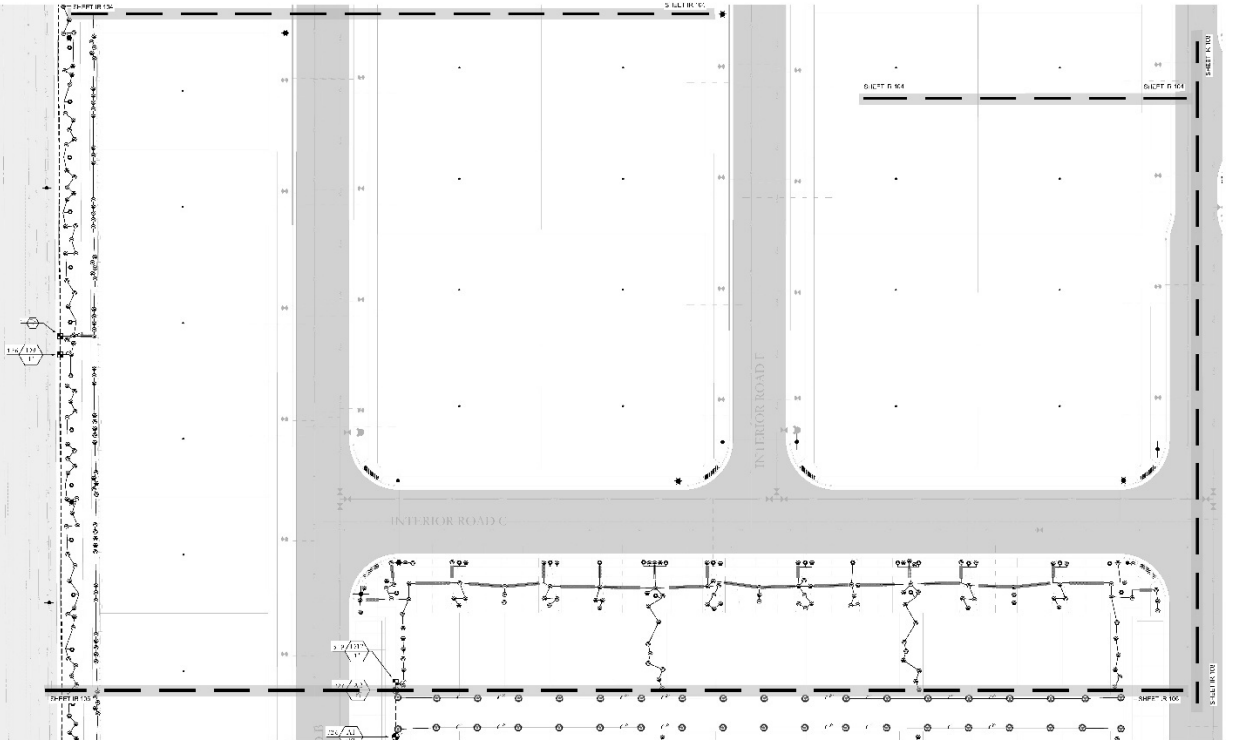
DATE: 5/29/2026	PROJECT NUMBER: UT25131	CLIENT: BLUE STABLES OF UTAH 1515 SOUTH MAIN STREET SPANISH FORK, UT 84660	PROJECT INFORMATION: SEVEN BAR RANCH SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY ALLIANCE TAYLOR 801-830-9115 NTAYLOR@DYNAMICCITY.COM	DESIGNED BY: PKJ DESIGN GROUP 4100 SOUTH MAIN STREET, SUITE 102 LEHI, UTAH 84043   801-935-2217 www.pkjgroup.com	ISSUED FOR: CITY PERMIT SET TR-102
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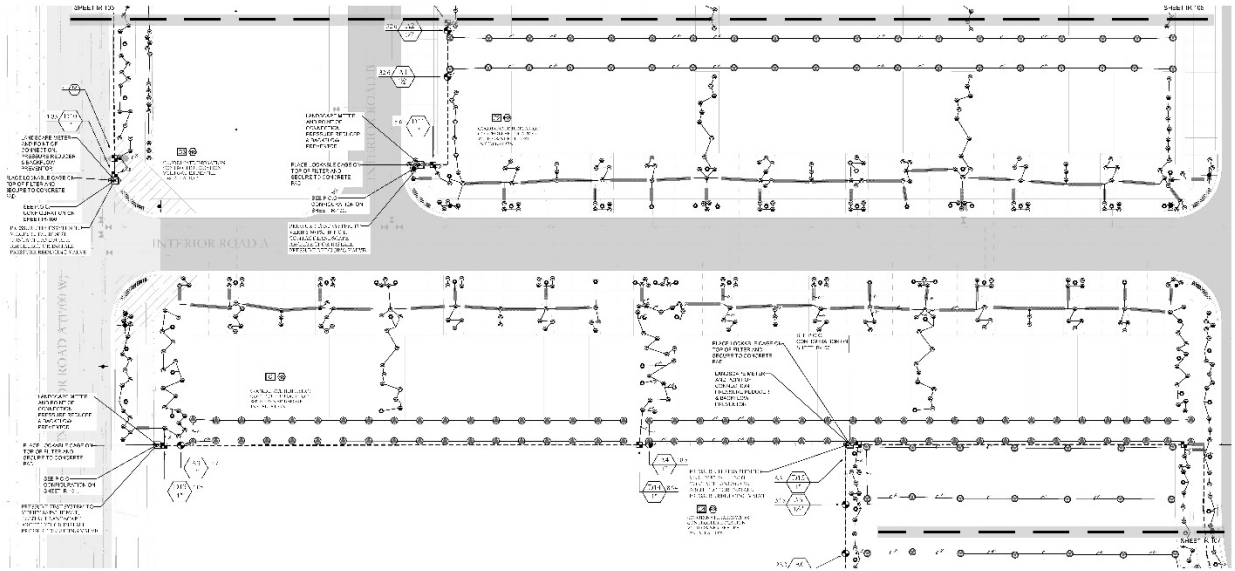
DATE: 5/29/2026	PROJECT NUMBER: UT25131	CLIENT: BLUE STABLES OF UTAH 1515 SOUTH MAIN STREET SPANISH FORK, UT 84660	PROJECT INFORMATION: SEVEN BAR RANCH SPANISH FORK, UTAH	DESIGNED BY: DYNAMIC CITY ALLIANCE TAYLOR 801-830-9115 NTAYLOR@DYNAMICCITY.COM	DESIGNED BY: PKJ DESIGN GROUP 4100 SOUTH MAIN STREET, SUITE 102 LEHI, UTAH 84043   801-935-2217 www.pkjgroup.com	ISSUED FOR: CITY PERMIT SET IR-103
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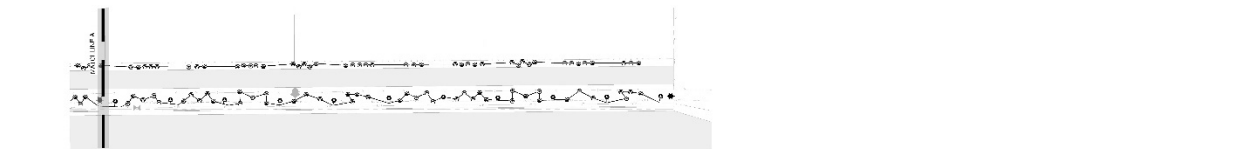
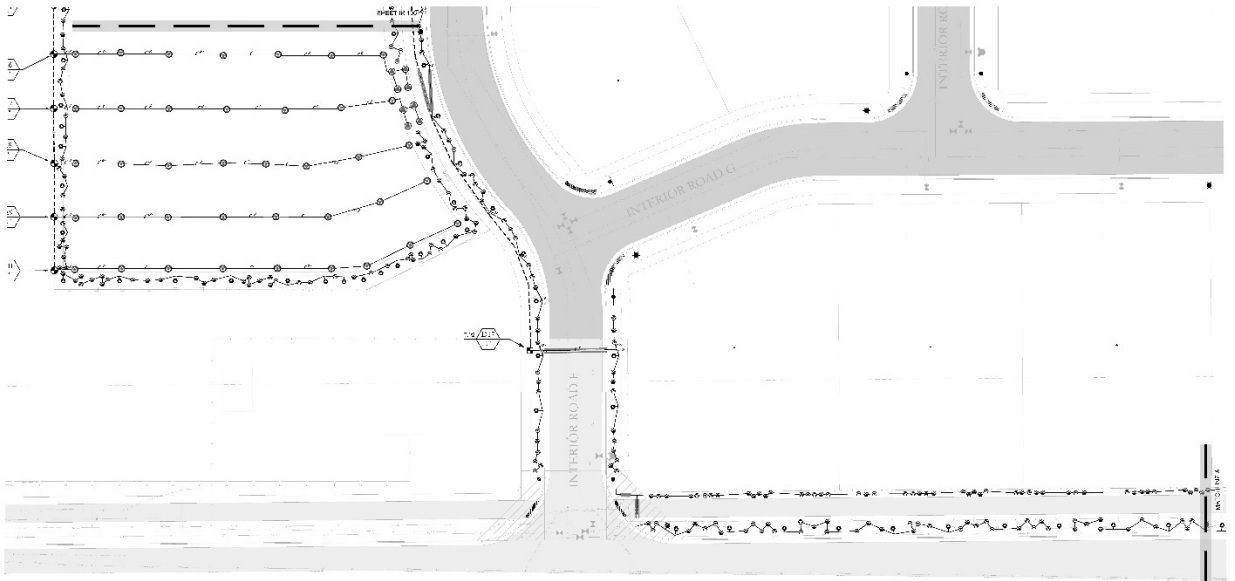
DATE: 5/29/2016 PROJECT NUMBER: UT25131 PROJECT INFORMATION: 811 NORTH SCALE: 1"=40' SHEET: IR-104	<b>SEVEN BAR RANCH</b> SPANISH FORK, UTAH	DYNAMIC CITY 315 S. MAIN ST. #200 SPANISH FORK, UT 84601 437-2222 WWW.DYNAMICCITY.COM	PKJ DESIGN GROUP 1000 W. 1000 N. SPANISH FORK, UT 84601 437-4600 WWW.PKJDESIGN.COM	CITY PERMIT SET IR-104
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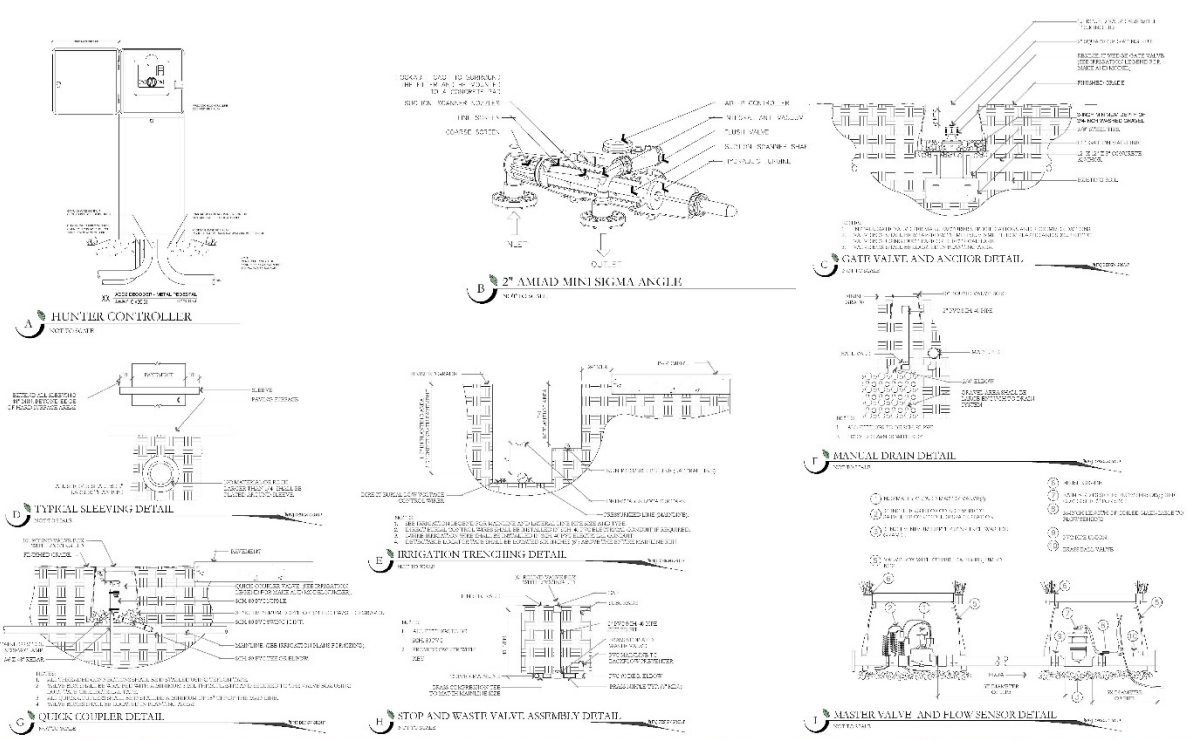
DATE: 5/29/2016 PROJECT NUMBER: UT25131 PROJECT INFORMATION: 811 NORTH SCALE: 1"=40' SHEET: IR-105	<b>SEVEN BAR RANCH</b> SPANISH FORK, UTAH	DYNAMIC CITY 315 S. MAIN ST. #200 SPANISH FORK, UT 84601 437-2222 WWW.DYNAMICCITY.COM	PKJ DESIGN GROUP 1000 W. 1000 N. SPANISH FORK, UT 84601 437-4600 WWW.PKJDESIGN.COM	CITY PERMIT SET IR-105
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ISSUE DATE <b>5/29/2016</b>	PROJECT NUMBER <b>UT25131</b>	DESIGNER <b>PKJ DESIGN GROUP</b> 3600 SOUTH MAIN STREET, SUITE 100 SPANISH FORK, UT 84603 TEL: 437-3400 FAX: 437-3401 WWW.PKJDESIGN.COM	DEVELOPER/OWNER/AGENCY <b>DYNAMIC CITY</b> 416 SOUTH FAYOR BEAVERHEADS N. 4110 CIRCLE DYNAMIC CITY.COM	LICENSE NUMBER/ISSUANCE <b>IR-106</b>	DRAWING NO. <b>IR-106</b>
NO. REVISION 1. 01/20/2016 2. 02/10/2016 3. 03/10/2016 4. 04/10/2016	DATE 05/29/2016 TIME 10:00 AM DRAWN BY J. HARRIS	TITLE <b>SEVEN BAR RANCH</b> <b>SPANISH FORK, UTAH</b>	SCALE 1" = 40'	CITY PERMIT SET <b>IR-106</b>	DRAWING NO. <b>IR-106</b>



ISSUE DATE <b>5/29/2016</b>	PROJECT NUMBER <b>UT25131</b>	DESIGNER <b>PKJ DESIGN GROUP</b> 3600 SOUTH MAIN STREET, SUITE 100 SPANISH FORK, UT 84603 TEL: 437-3400 FAX: 437-3401 WWW.PKJDESIGN.COM	DEVELOPER/OWNER/AGENCY <b>DYNAMIC CITY</b> 416 SOUTH FAYOR BEAVERHEADS N. 4110 CIRCLE DYNAMIC CITY.COM	LICENSE NUMBER/ISSUANCE <b>IR-107</b>	DRAWING NO. <b>IR-107</b>
NO. REVISION 1. 01/20/2016 2. 02/10/2016 3. 03/10/2016 4. 04/10/2016	DATE 05/29/2016 TIME 10:00 AM DRAWN BY J. HARRIS	TITLE <b>SEVEN BAR RANCH</b> <b>SPANISH FORK, UTAH</b>	SCALE 1" = 40'	CITY PERMIT SET <b>IR-107</b>	DRAWING NO. <b>IR-107</b>

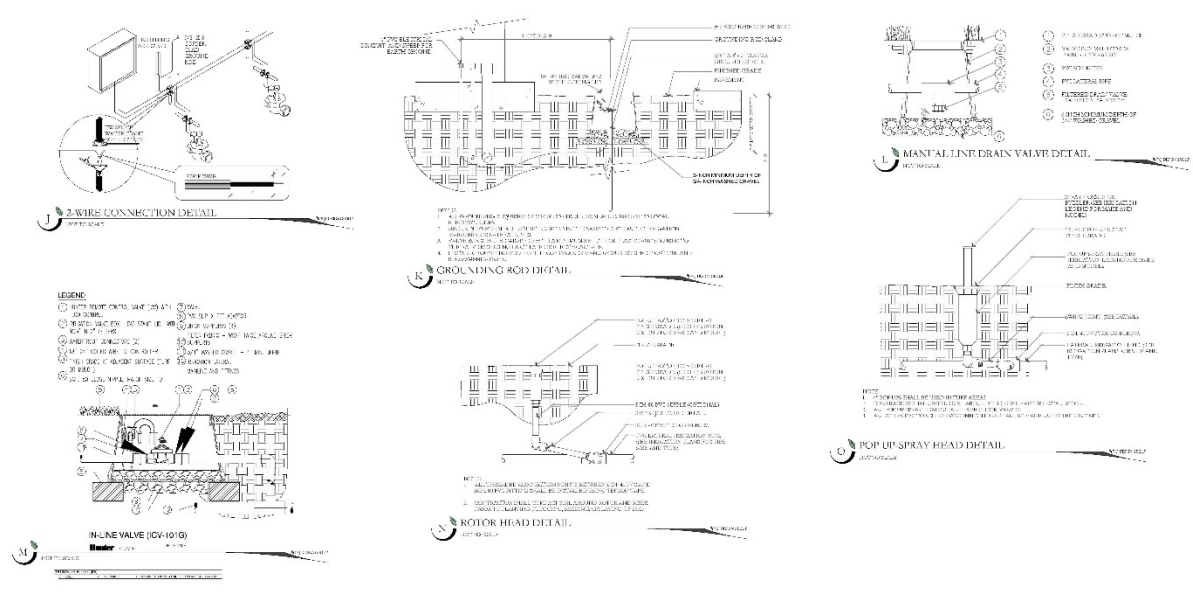


DATE: 5/29/2026	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGN/PROJECT ENGINEER: DYNAMIC CITY, APL NATE TAYLOR, 801.450.9143, NTAYLOR@DYNAMICCITY.COM	LANDSCAPE ARCHITECT/PLANNER: PKJ DESIGN GROUP, 5800 W. TRUMP BLVD. SUITE 102, SALT LAKE CITY, UT 84120, www.pkjgroup.com	ISSUED FOR: CITY PERMIT SET
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NO.	REVISION	DATE	BY
1	SPRING 2025	04-29-25	NTAYLOR
2	SPRING 2025	04-29-25	NTAYLOR
3	SPRING 2025	04-29-25	NTAYLOR
4	SPRING 2025	04-29-25	NTAYLOR

### SEVEN BAR RANCH SPANISH FORK, UTAH

DYNAMIC CITY APL NATE TAYLOR 801.450.9143 NTAYLOR@DYNAMICCITY.COM	PKJ DESIGN GROUP 5800 W. TRUMP BLVD. SUITE 102 SALT LAKE CITY, UT 84120 www.pkjgroup.com	CITY PERMIT SET IR-501
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DATE: 5/29/2026	PROJECT NUMBER: UT25131	PROJECT INFORMATION: SEVEN BAR RANCH, SPANISH FORK, UTAH	DESIGN/PROJECT ENGINEER: DYNAMIC CITY, APL NATE TAYLOR, 801.450.9143, NTAYLOR@DYNAMICCITY.COM	LANDSCAPE ARCHITECT/PLANNER: PKJ DESIGN GROUP, 5800 W. TRUMP BLVD. SUITE 102, SALT LAKE CITY, UT 84120, www.pkjgroup.com	ISSUED FOR: CITY PERMIT SET
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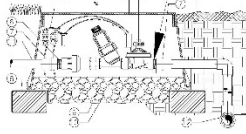
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3	SPRING 2025	04-29-25	NTAYLOR
4	SPRING 2025	04-29-25	NTAYLOR

### SEVEN BAR RANCH SPANISH FORK, UTAH

DYNAMIC CITY APL NATE TAYLOR 801.450.9143 NTAYLOR@DYNAMICCITY.COM	PKJ DESIGN GROUP 5800 W. TRUMP BLVD. SUITE 102 SALT LAKE CITY, UT 84120 www.pkjgroup.com	CITY PERMIT SET IR-502
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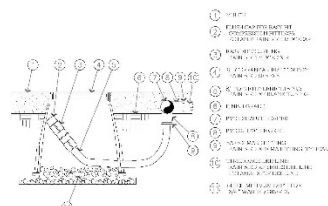
**LEGEND**

- 1. 1/2" DIA. 1/2" WALL THICKNESS
- 2. 1/2" DIA. 1/2" WALL THICKNESS
- 3. 1/2" DIA. 1/2" WALL THICKNESS
- 4. 1/2" DIA. 1/2" WALL THICKNESS
- 5. 1/2" DIA. 1/2" WALL THICKNESS
- 6. 1/2" DIA. 1/2" WALL THICKNESS
- 7. 1/2" DIA. 1/2" WALL THICKNESS
- 8. 1/2" DIA. 1/2" WALL THICKNESS
- 9. 1/2" DIA. 1/2" WALL THICKNESS
- 10. 1/2" DIA. 1/2" WALL THICKNESS
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- 15. 1/2" DIA. 1/2" WALL THICKNESS
- 16. 1/2" DIA. 1/2" WALL THICKNESS
- 17. 1/2" DIA. 1/2" WALL THICKNESS
- 18. 1/2" DIA. 1/2" WALL THICKNESS
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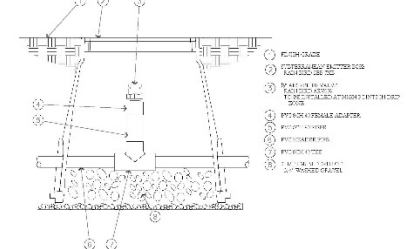
**D RIP CONTROL ZONE KIT (CZ-101)**

5/29/2026 UT25131

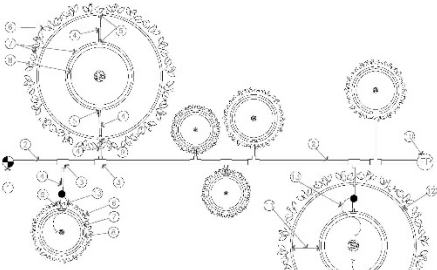


**ON-SURFACE DRIPLINE FLUSH POINT DETAIL**

5/29/2026



**AIR RELIEF VALVE DETAIL**



8/11/2026

- 1. 1/2" DIA. 1/2" WALL THICKNESS
- 2. 1/2" DIA. 1/2" WALL THICKNESS
- 3. 1/2" DIA. 1/2" WALL THICKNESS
- 4. 1/2" DIA. 1/2" WALL THICKNESS
- 5. 1/2" DIA. 1/2" WALL THICKNESS
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- 16. 1/2" DIA. 1/2" WALL THICKNESS
- 17. 1/2" DIA. 1/2" WALL THICKNESS
- 18. 1/2" DIA. 1/2" WALL THICKNESS
- 19. 1/2" DIA. 1/2" WALL THICKNESS
- 20. 1/2" DIA. 1/2" WALL THICKNESS

**ON-SURFACE DRIPLINE TREE/SHRUB DETAIL**

<p>5/29/2026</p> <p>UT25131</p> <p>811</p> <p>811</p>	<p><b>SEVEN BAR RANCH</b></p> <p>SPANISH FORK, UTAH</p>	<p>DYNAMIC CITY</p> <p>ATLANTA, GEORGIA</p> <p>801-856-9153</p> <p>NEEDYLO@DYNAMICCITY.COM</p>	<p><b>PKJ</b></p> <p>DESIGN GROUP</p> <p>3800 N. TRUMP BLVD. SUITE 122</p> <p>SPRINGDALE, AR 72762</p> <p>501-478-6666</p> <p>www.pkjdesigngroup.com</p>	<p>CITY PERMIT SET</p> <p>IR-503</p>
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Larson Park  
Zone Change  
1700 West 1900 South  
55.20 acres  
C-2, R-3 and R-1-15 with the Master  
Planned Development Overlay  
General Plan Designations  
Commercial  
Medium Density Residential  
Estate Density Residential



**PROPOSAL**

This proposal involves changing the current zoning of a property from R-R to C-2, R-3, and R-1-15 with the Master Planned Development Overlay to accommodate a residential subdivision of 204 residential lots and townhomes as a Master Planned Development with 1 commercial lot, located at approximately 1700 West 1900 South. The Applicant has also submitted for Preliminary Plat subdivision approval. The MPD Overlay is necessary due to some of the proposed lot sizes and lot dimensions.

The Commercial designation accommodates a wide range of business and service-oriented uses that support daily needs, employment, and the local economy. Typical uses include retail, dining, offices, personal services, and hospitality. Developments may take the form of freestanding businesses or be part of larger, integrated commercial centers. The commercial lot is 3 acres in area and is proposed at the corner of 1700 West and 1900 South (SR-164).

The Medium Density Residential designation is identified along 1700 West and supports a mix of housing options, with densities ranging from 4 to 8 homes per acre. These neighborhoods primarily consist of single-family detached homes but may also include small lot or multi-family homes. The Applicant proposes 106 residential lots and 47 townhome units in the R-3 zone. The proposed density of the lots and townhomes is 5.62 units per acre.

The Estate Density Residential designation is specifically intended to foster neighborhoods with single-family detached homes at densities ranging from 1 to 2.5 homes per acre. Lot sizes are typically large which supports the intended character of estate density neighborhoods by providing ample space for homes, yards, and landscaping while preserving a sense of openness and privacy. The Applicant proposes 51 residential lots in the R-1-15 zone for a density of 2.09 units per acre.

**STAFF RECOMMENDATION**

That the proposed Larson Park Zone Change be recommended for approval based on the following findings:

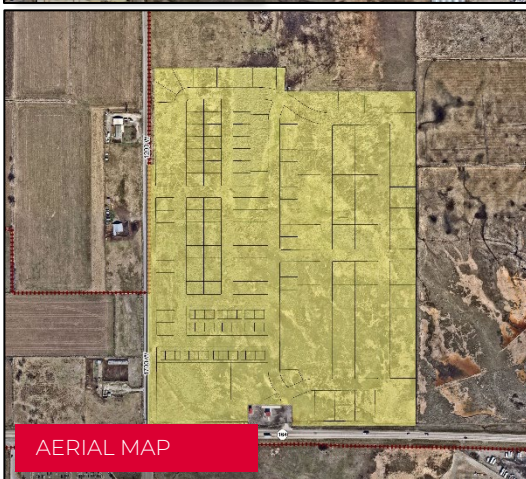
**Findings**

1. That the proposal is consistent with the City's General Plan Designations of Commercial, Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent and findings of the Master Planned Development Overlay Zoning District.

**EXHIBITS**

1. Area Maps
2. Proposed Zoning
3. Preliminary Plat

EXHIBIT 1

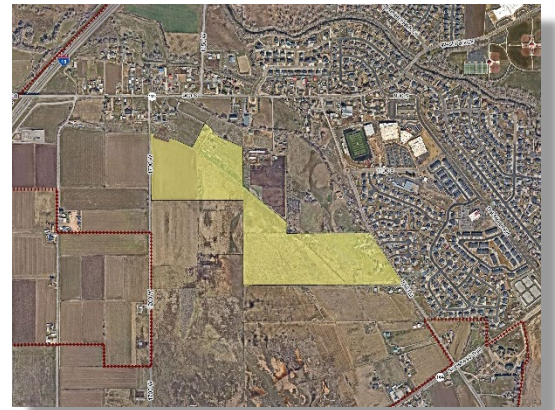








Leland Meadows  
Preliminary Plat  
1200 West 1400 South  
72.74 acres  
R-1-6 and R-1-15 with the Master  
Planned Development Overlay  
General Plan Designations  
Medium Density Residential  
Estate Density Residential



**PROPOSAL**

This proposal involves approval of a Preliminary Plat for a Master Planned Development with 206 residential lots and garden homes to be located at approximately 1200 West 1400 South. The Applicant proposes 84 residential lots in the R-1-15 zone and 122 garden home units in the R-1-6 zone with a majority clustered around shared driveways. The Applicant has also applied for a zoning map amendment to apply the base zoning designations and the MPD Overlay which is necessary due to some of the proposed lot sizes and lot dimensions.

The Applicant proposes to complete the subdivision in phases. The first phase will be accessed off of Mill Road and will include lots in the R-1-15 zone. The average lot size for the R-1-15 residential lots is 15,068 square feet. The proposed lot sizes for the R-1-15 zone range from 10,000 to 30,000 square feet. Two proposed lots are larger and are 1 acre and 4 acres in size. Some of the key issues to consider include: phasing, utilities, improvements, grading, groundwater, basements, access, traffic calming, landscaping, setbacks, and proposed building elevations.

**STAFF RECOMMENDATION**

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

**Findings**

1. That the proposal is consistent with the City's General Plan Designations of Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent of the Master Planned Development Overlay Zoning District.

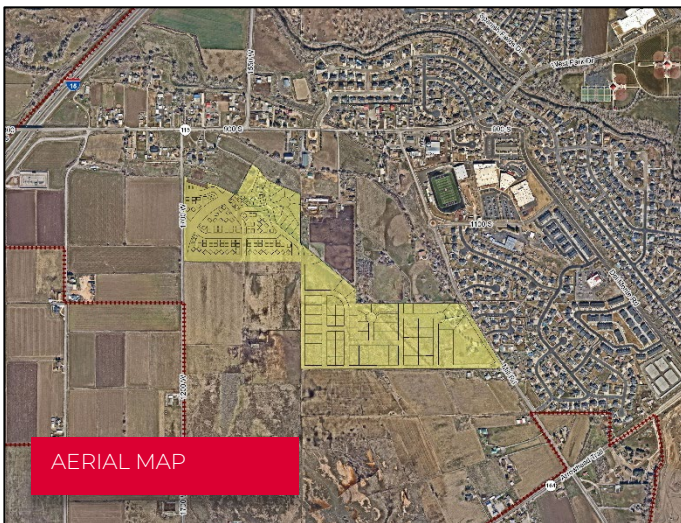
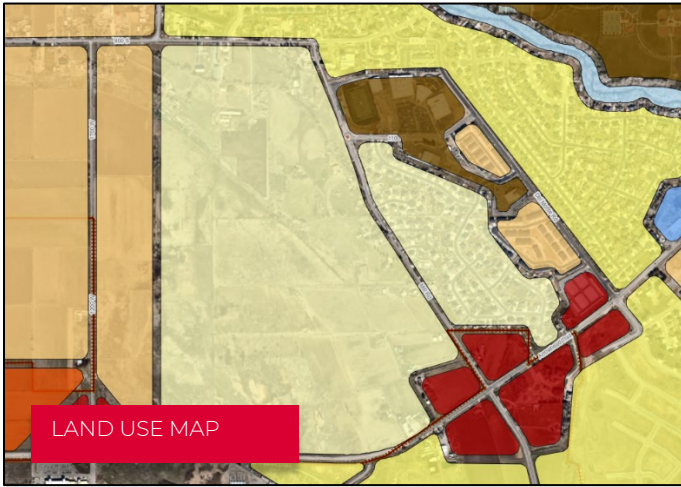
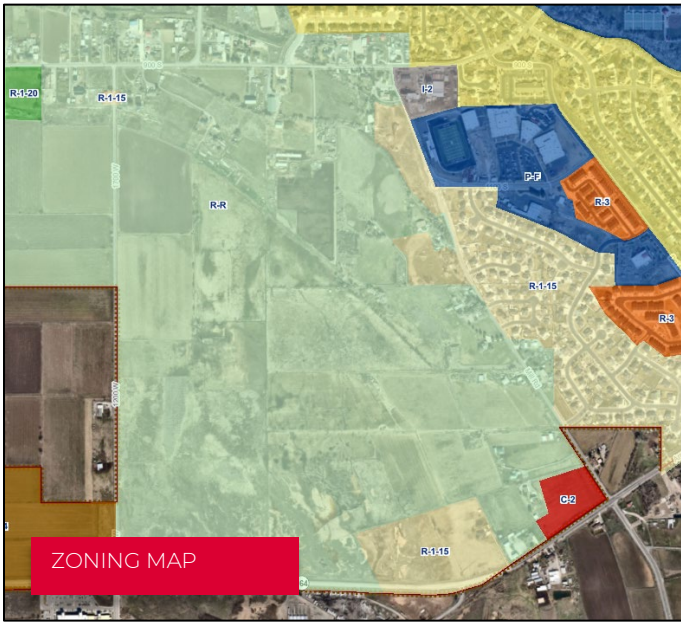
**Conditions**

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any red-line review comments.
3. That the preliminary plat approval is contingent upon the City Council approving the associated zoning map amendment.
4. That the Nebo School District approves the proposed land swap to accommodate the proposed development.
5. That the road cross section for Mill Road be finalized and referenced in the plans.
6. That the Applicant bonds for the future street improvements for proposed Lot 83.
7. That the Applicant provides additional details of the proposed housing products.
8. That the Applicant provides an updated street tree plan, detailed landscaping plan, fencing plan, and specific details for other improvements in the development.

**EXHIBITS**

1. Area Maps
2. Preliminary Plat
3. Building Elevation Renderings
4. Landscaping

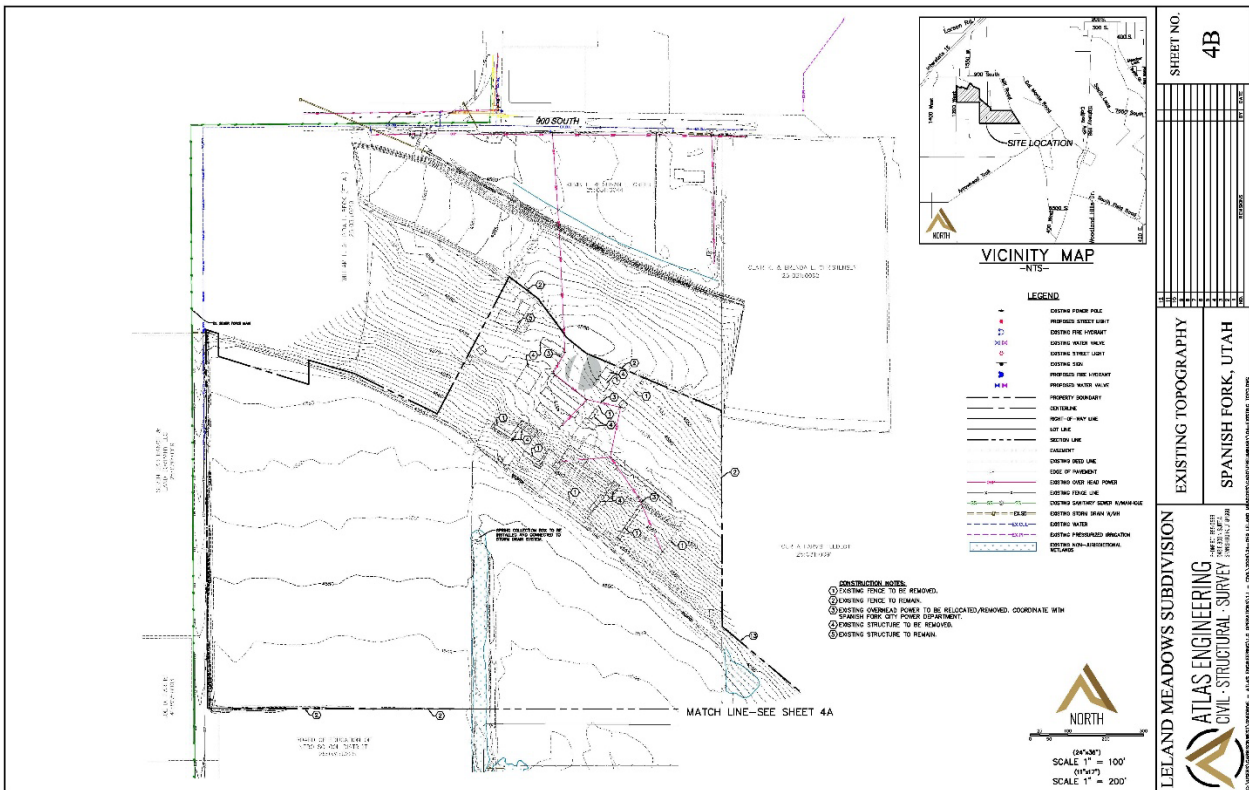
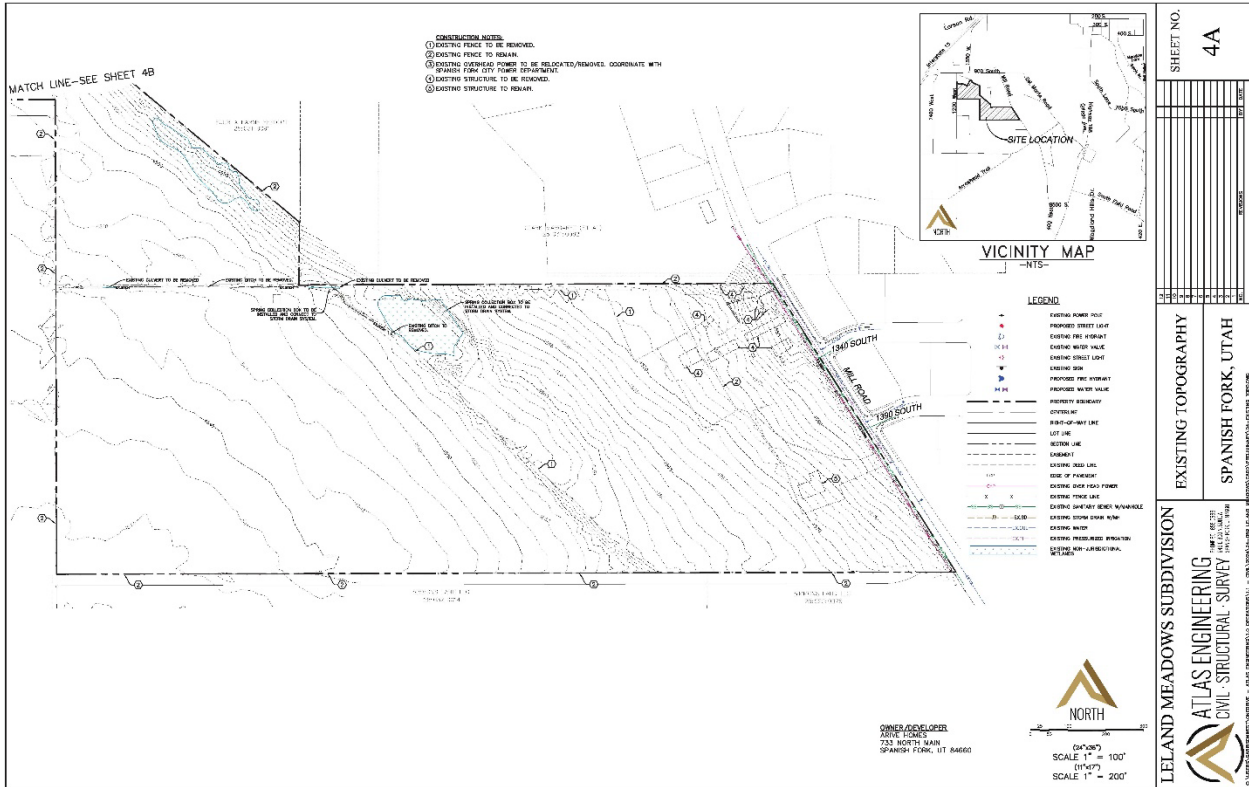
EXHIBIT 1

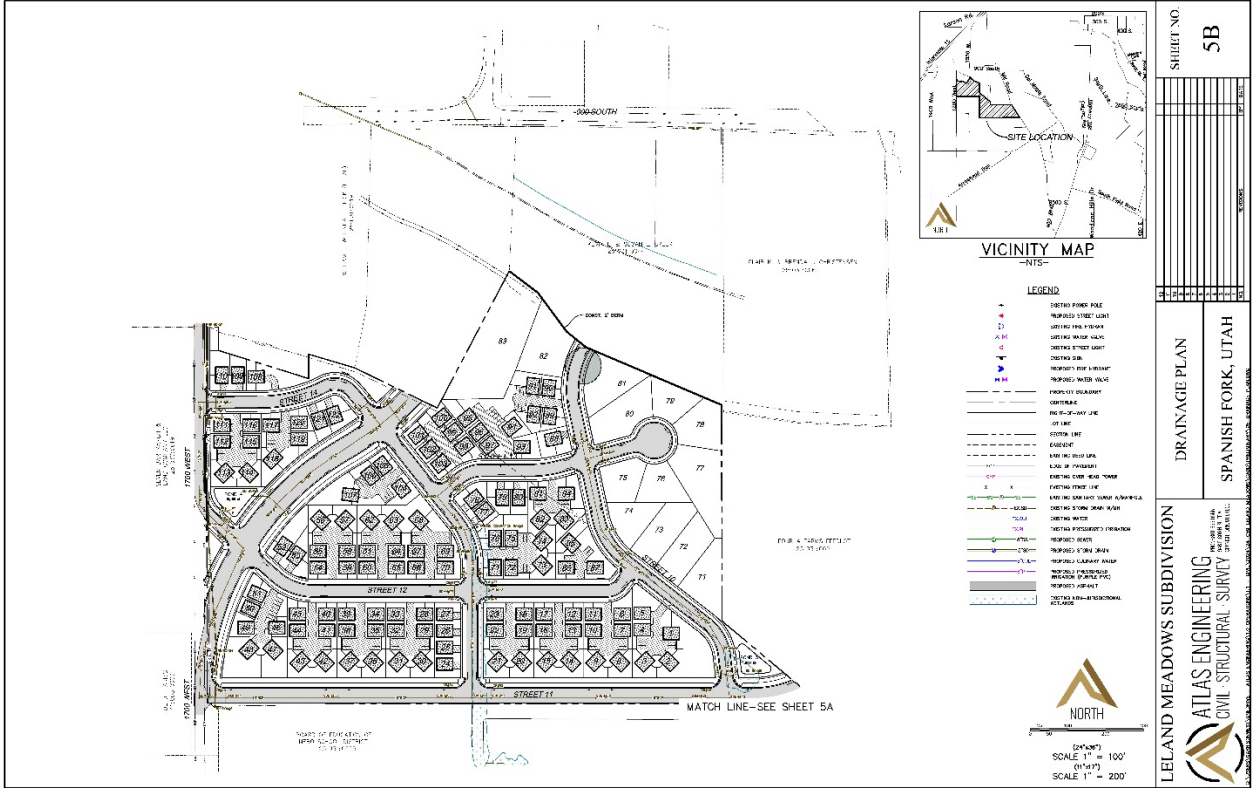


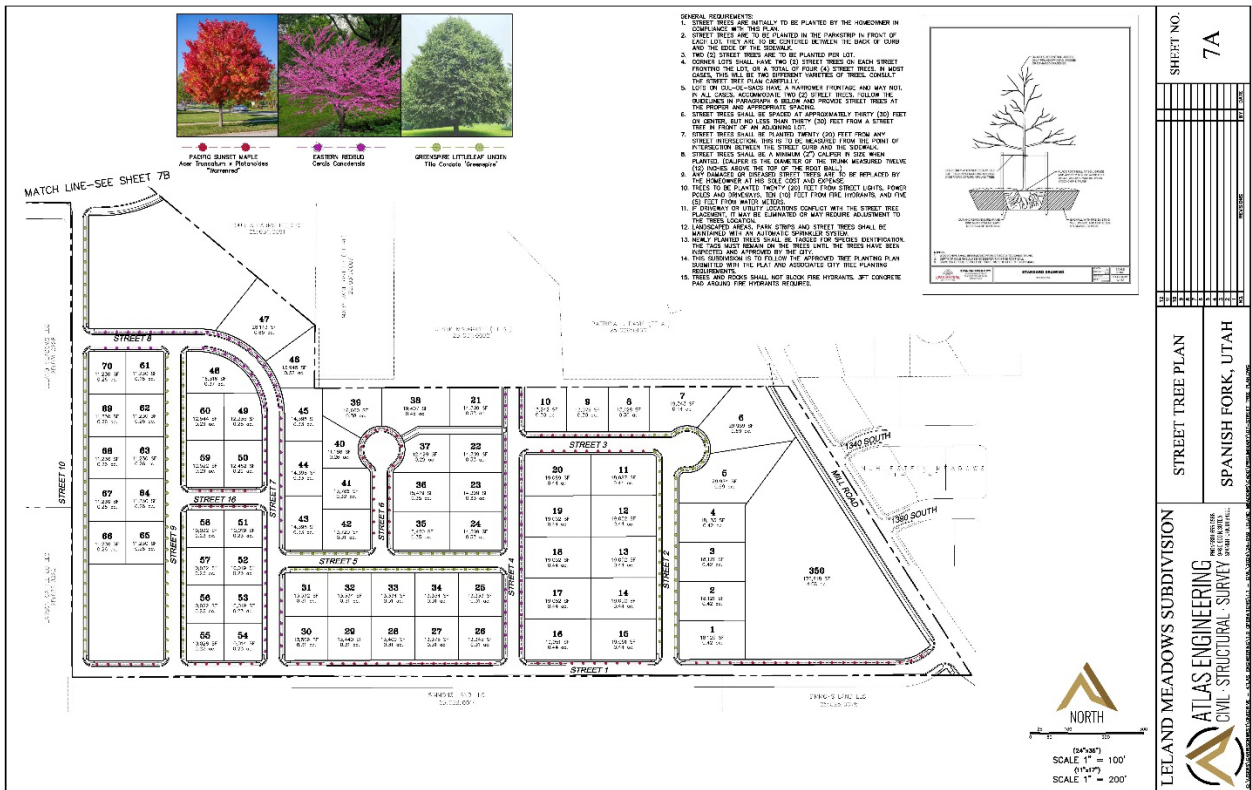
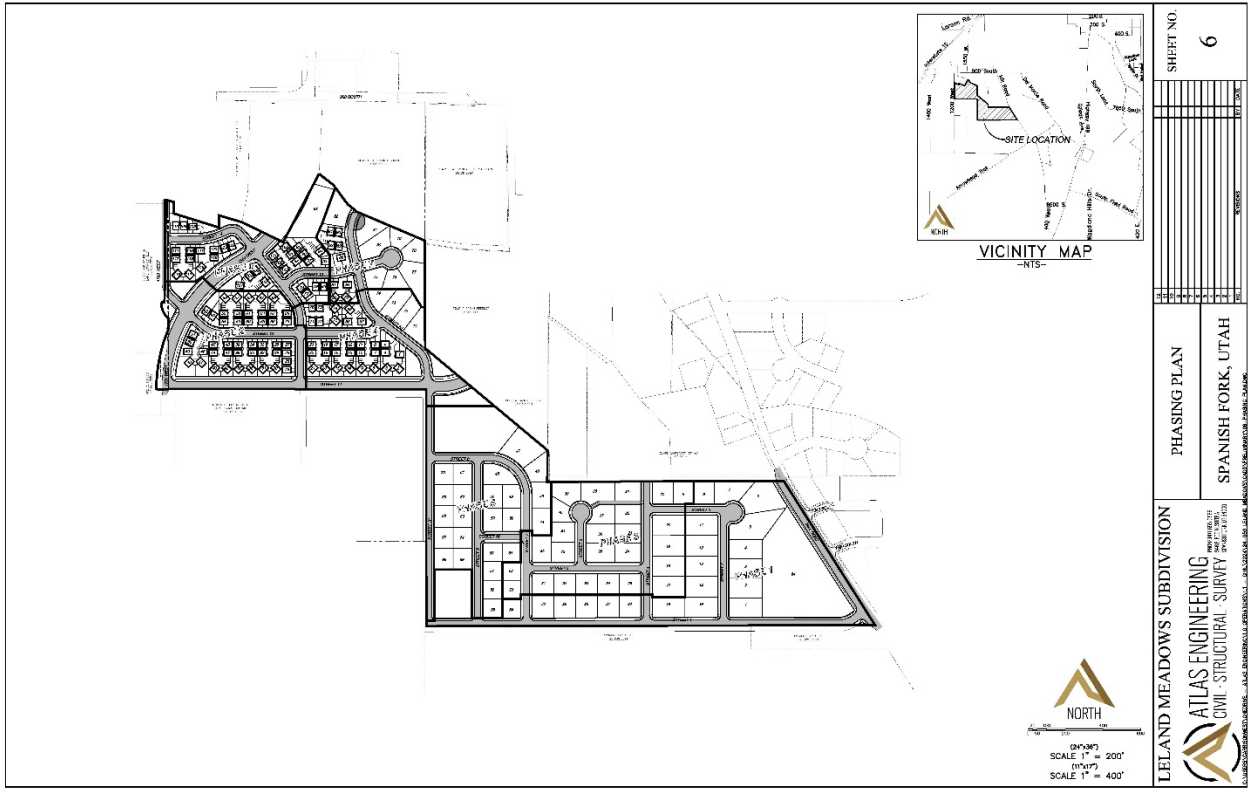




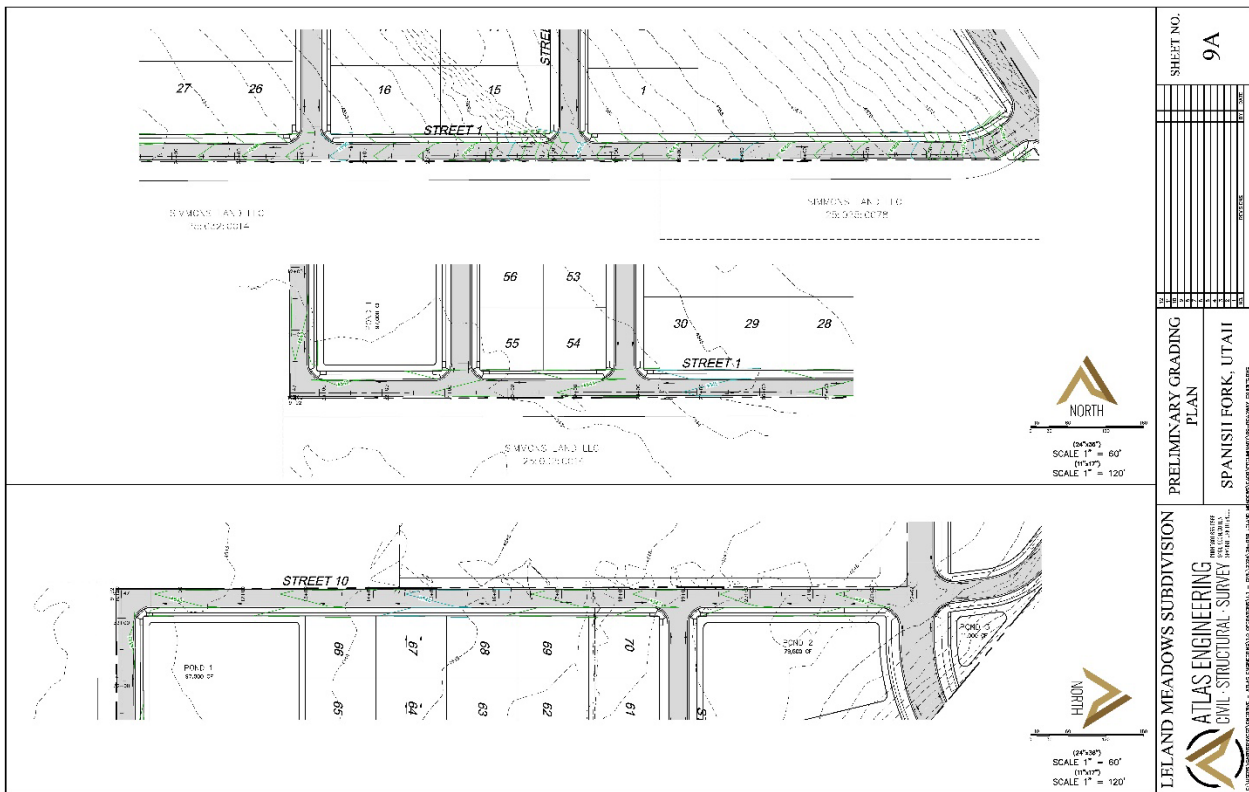












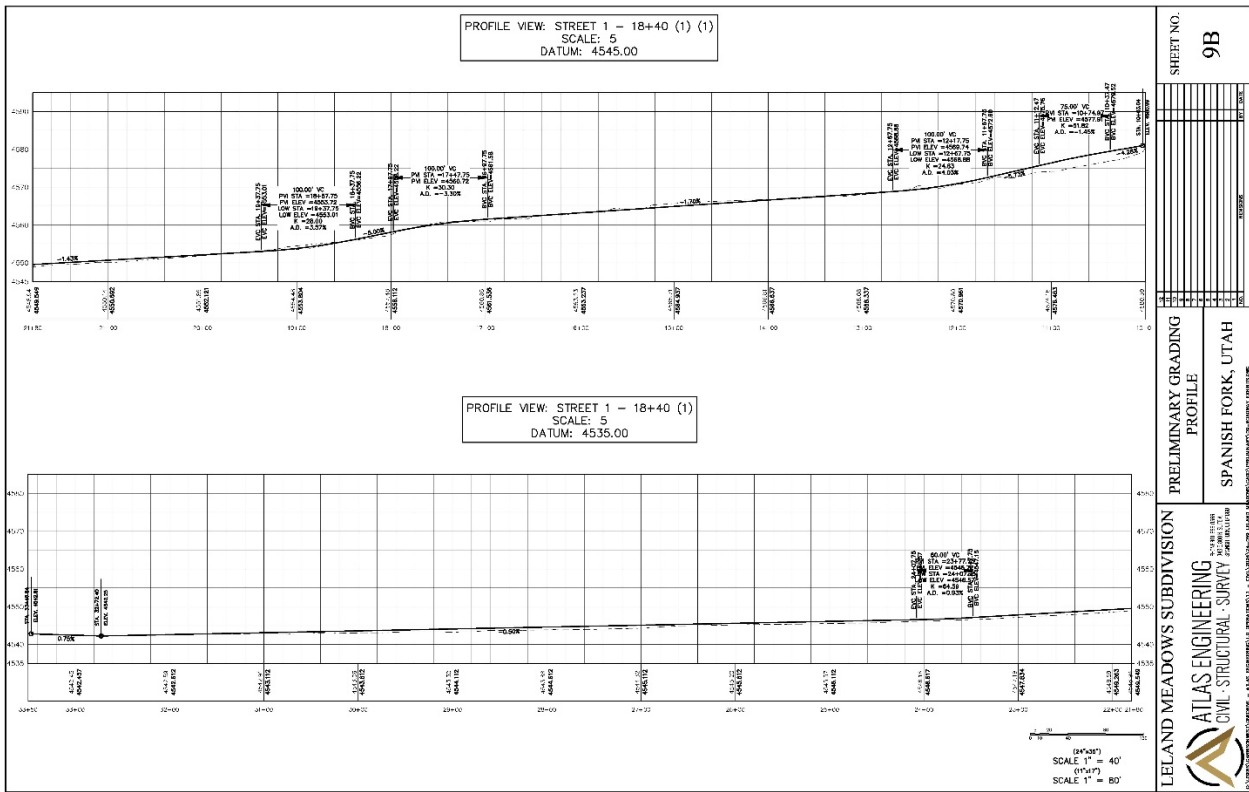
SHEET NO. 9A

PRELIMINARY GRADING PLAN

SPANISH FORK, UTAH

LELAND MEADOWS SUBDIVISION

ATLAS ENGINEERING  
CIVIL-STRUCTURAL-SURVEY



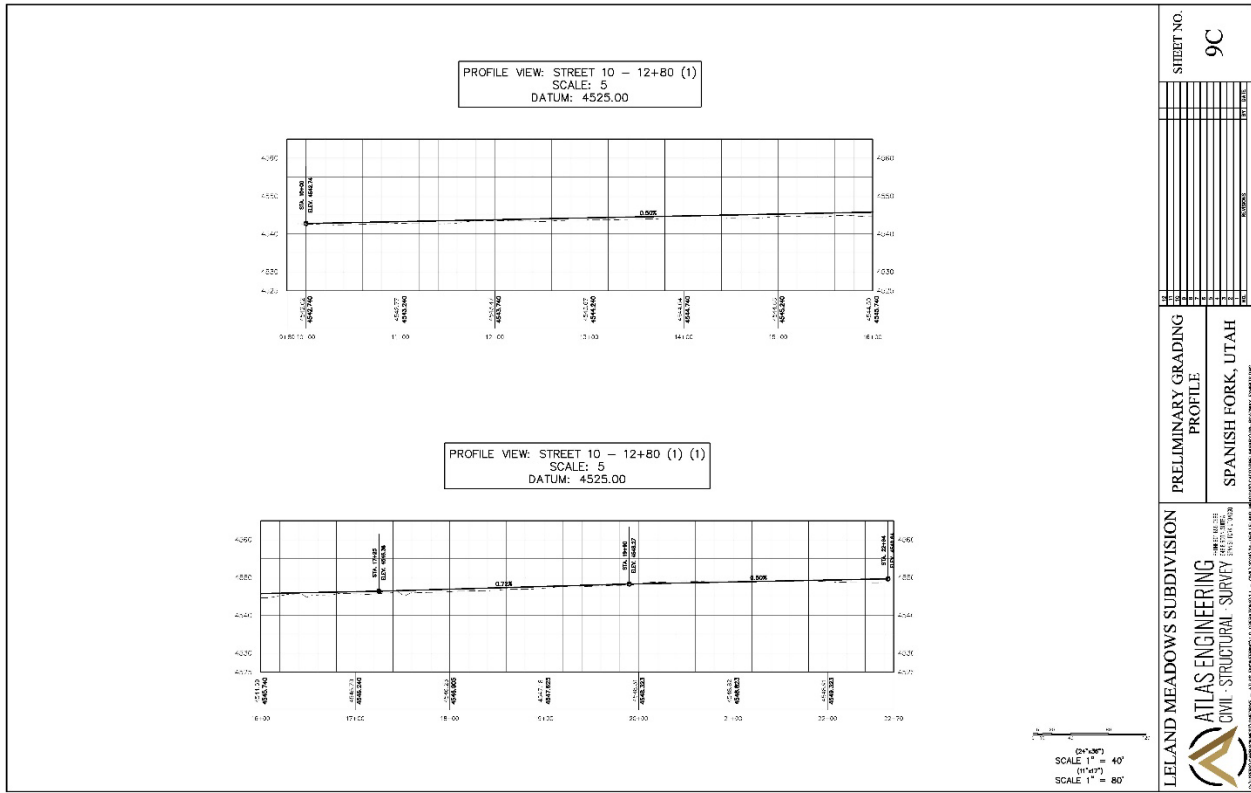
SHEET NO. 9B

PRELIMINARY GRADING PROFILE

SPANISH FORK, UTAH

LELAND MEADOWS SUBDIVISION

ATLAS ENGINEERING  
CIVIL-STRUCTURAL-SURVEY



SHEET NO.  
**9C**

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PRELIMINARY GRADING  
PROFILE  
SPANISH FORK, UTAH

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LELAND MEADOWS SUBDIVISION  
ATLAS ENGINEERING  
CIVIL - STRUCTURAL - SURVEY  
SPANISH FORK, UTAH



SHEET NO.  
**10**

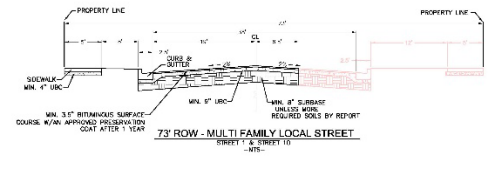
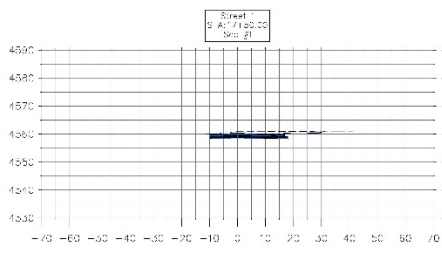
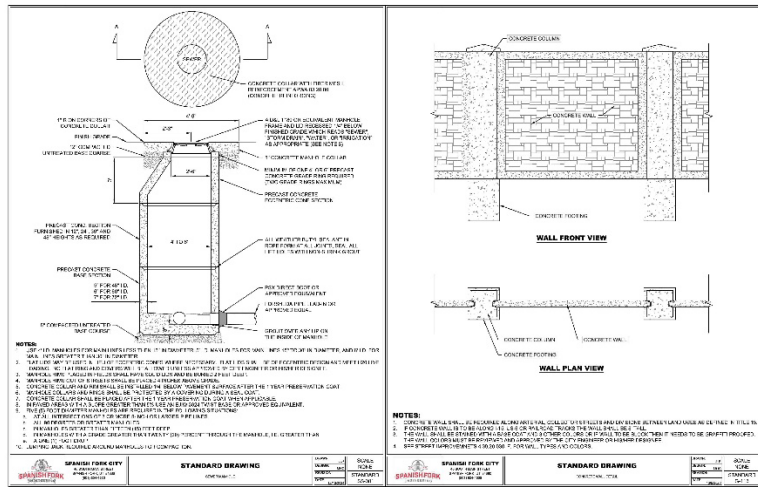
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TRASH & RECYCLING  
PLAN  
SPANISH FORK, UTAH

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LELAND MEADOWS SUBDIVISION  
ATLAS ENGINEERING  
CIVIL - STRUCTURAL - SURVEY  
SPANISH FORK, UTAH





SHEET NO. DT-03

DETAIL SHEET

SPANISH FORK, UTAH

LELAND MEADOWS SUBDIVISION

ATLAS ENGINEERING  
CIVIL - STRUCTURAL - SURVEY

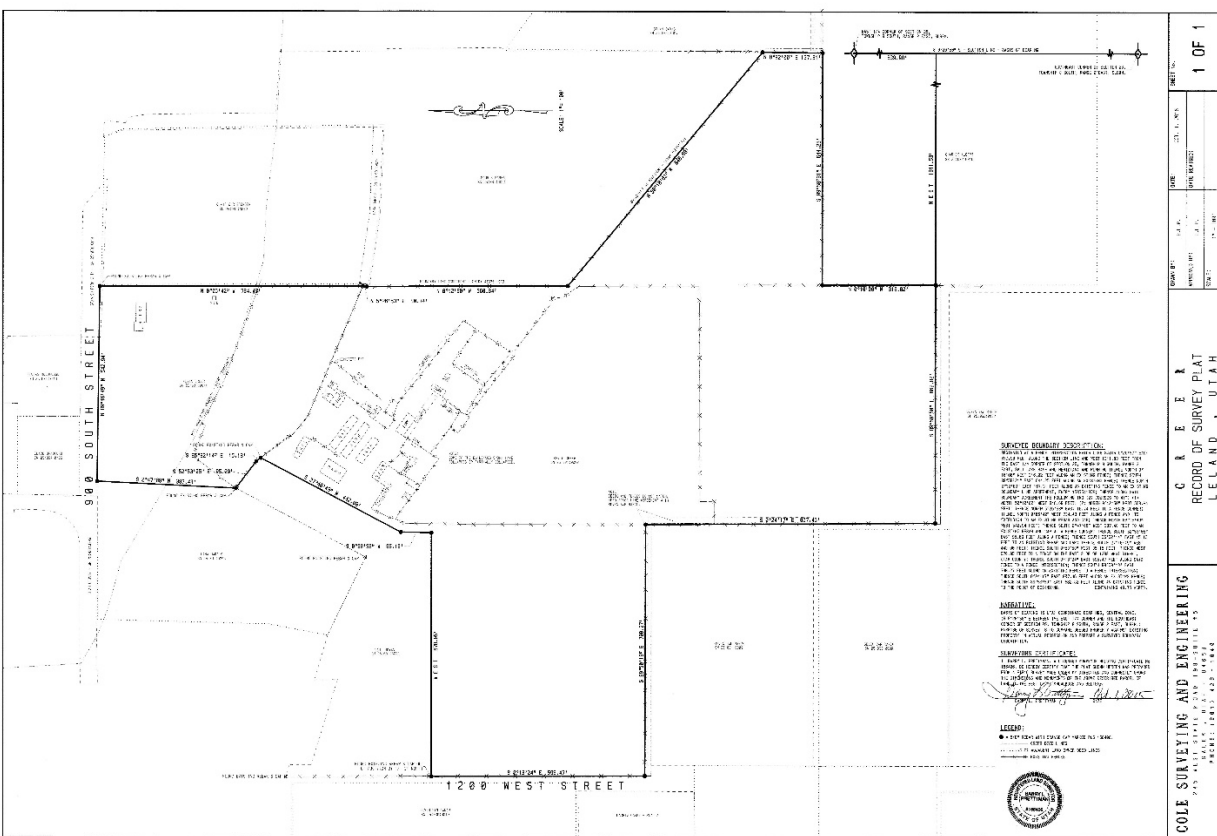


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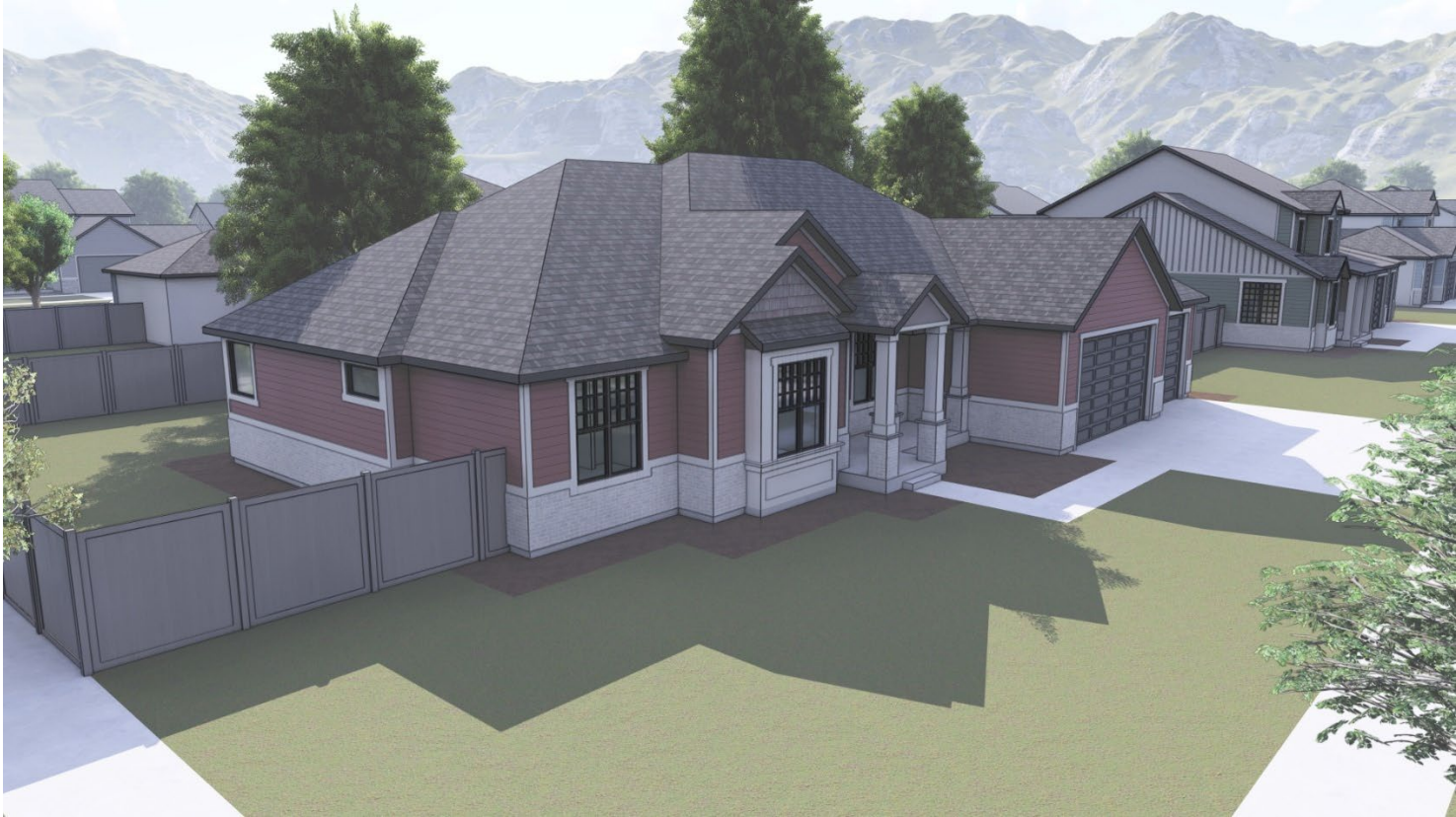
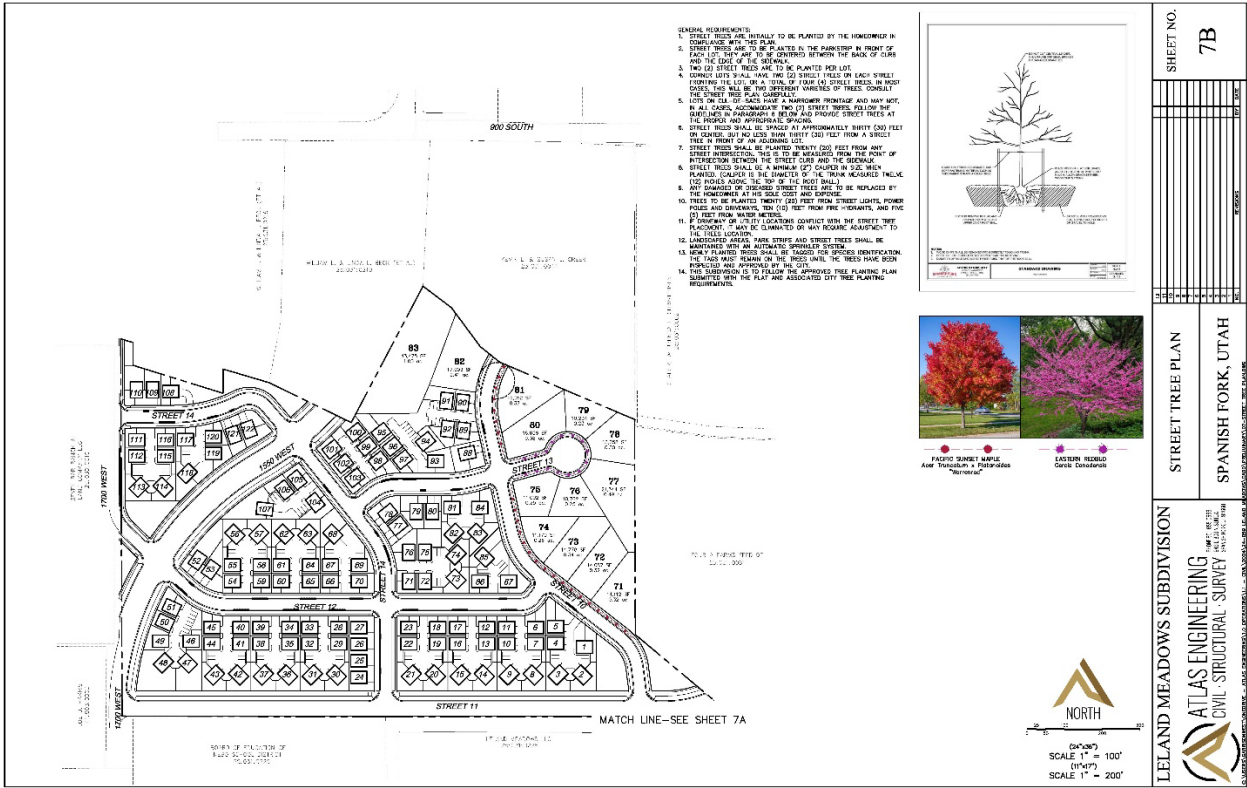
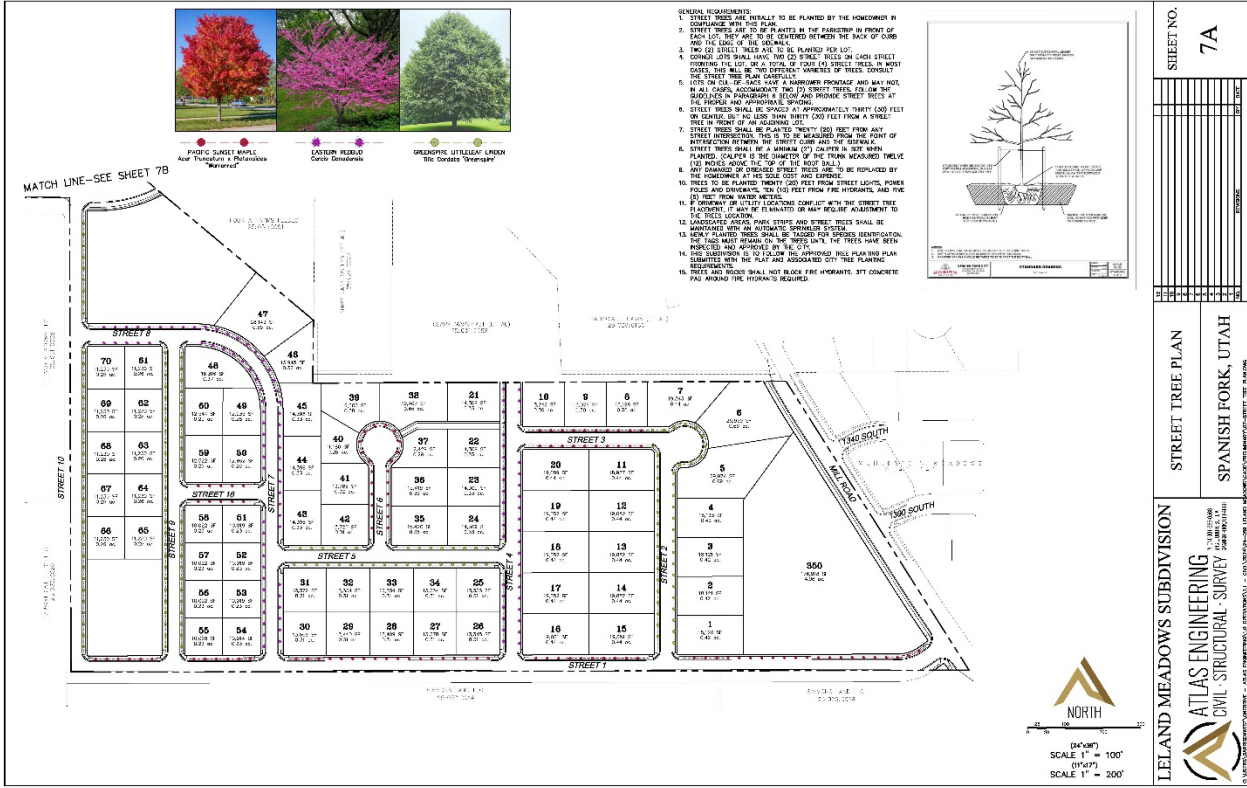








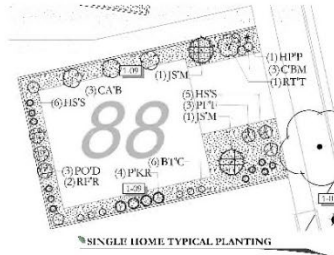
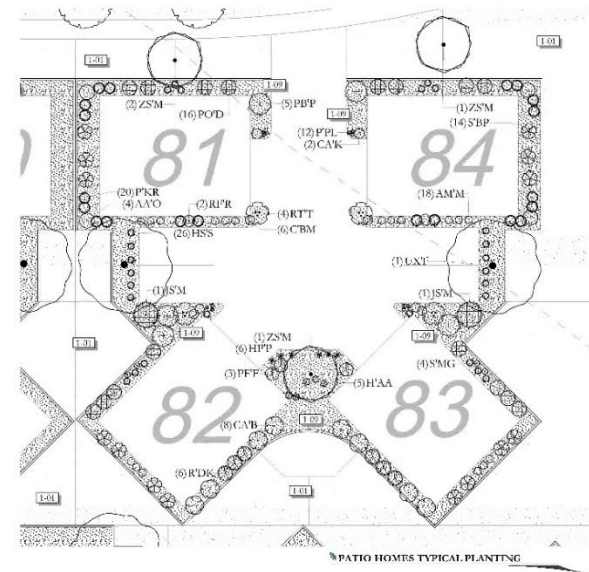
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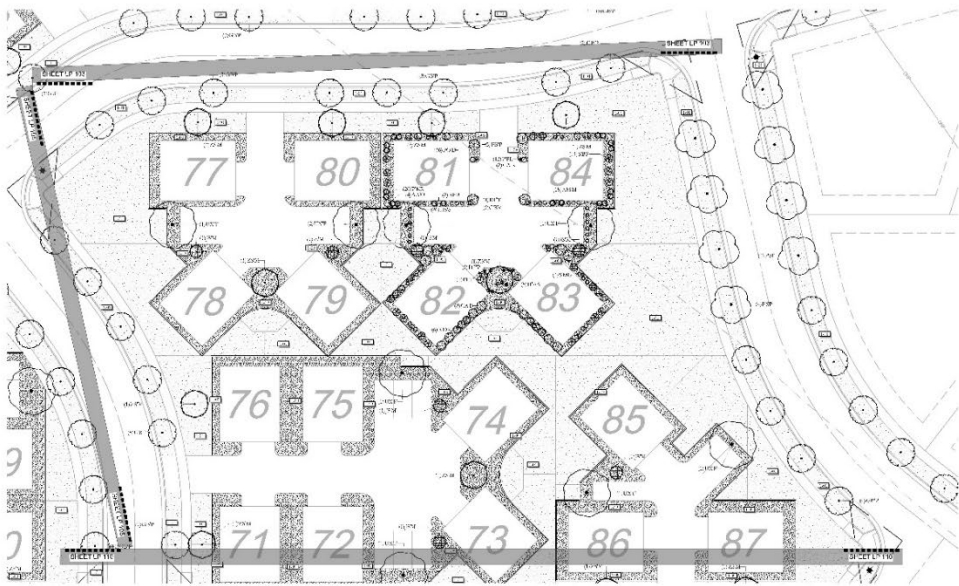
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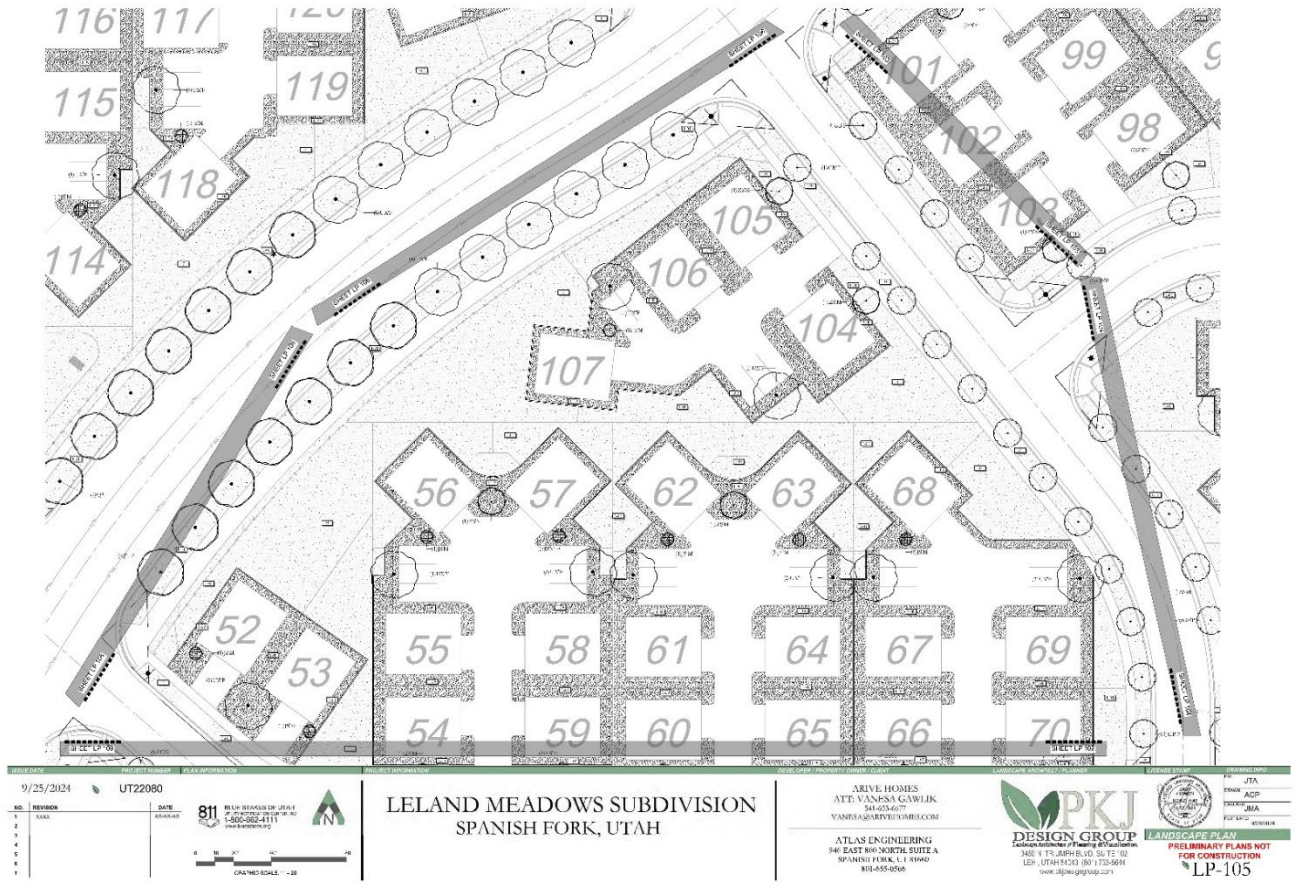
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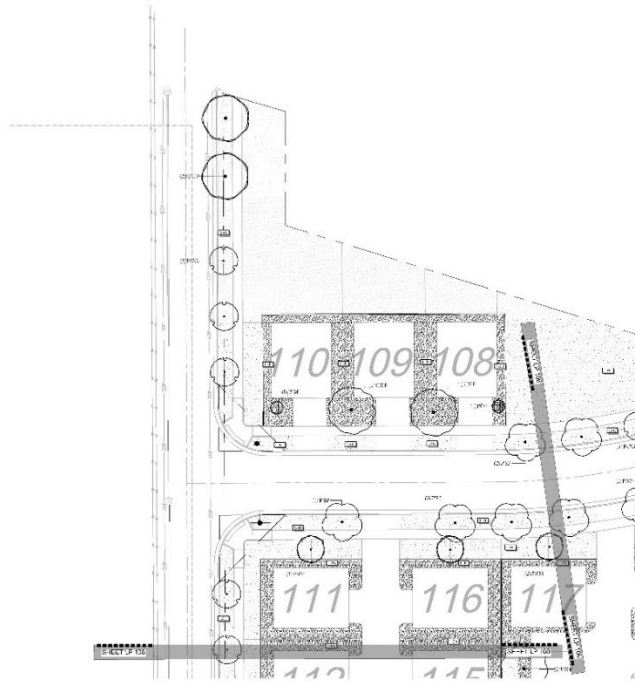


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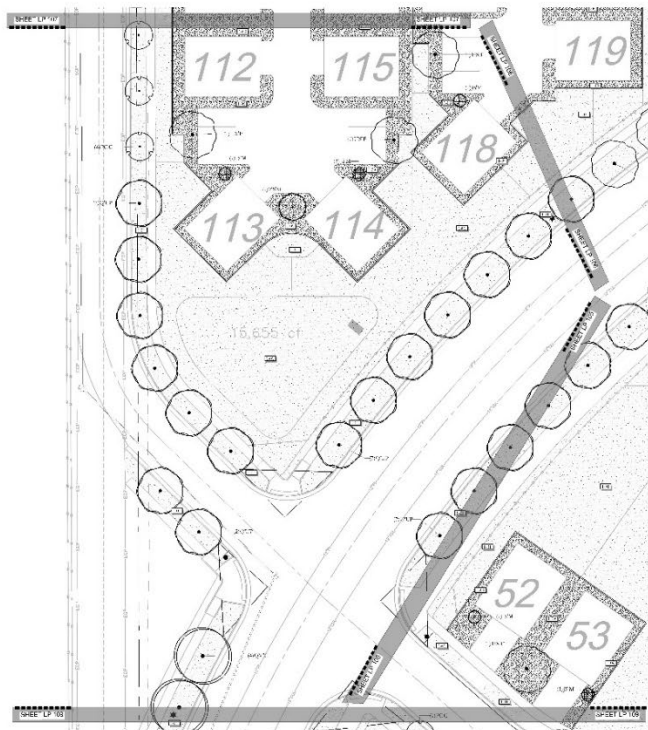


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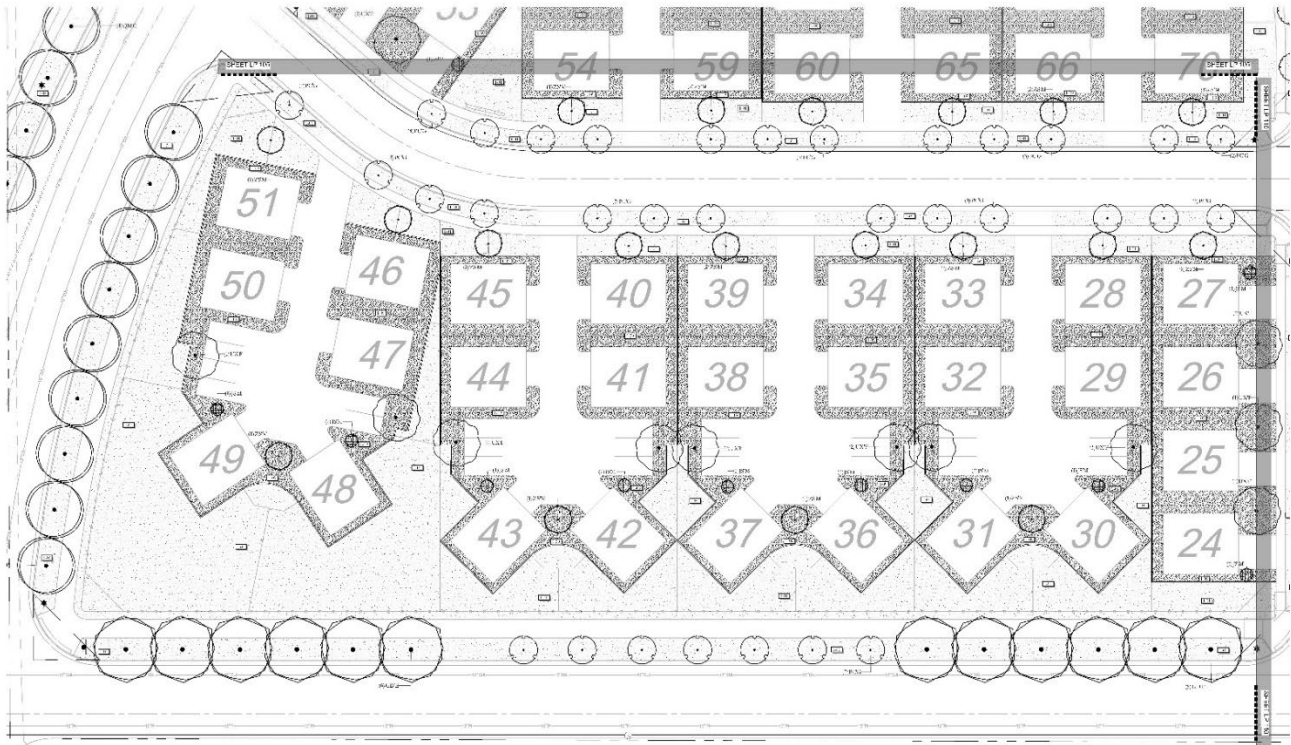




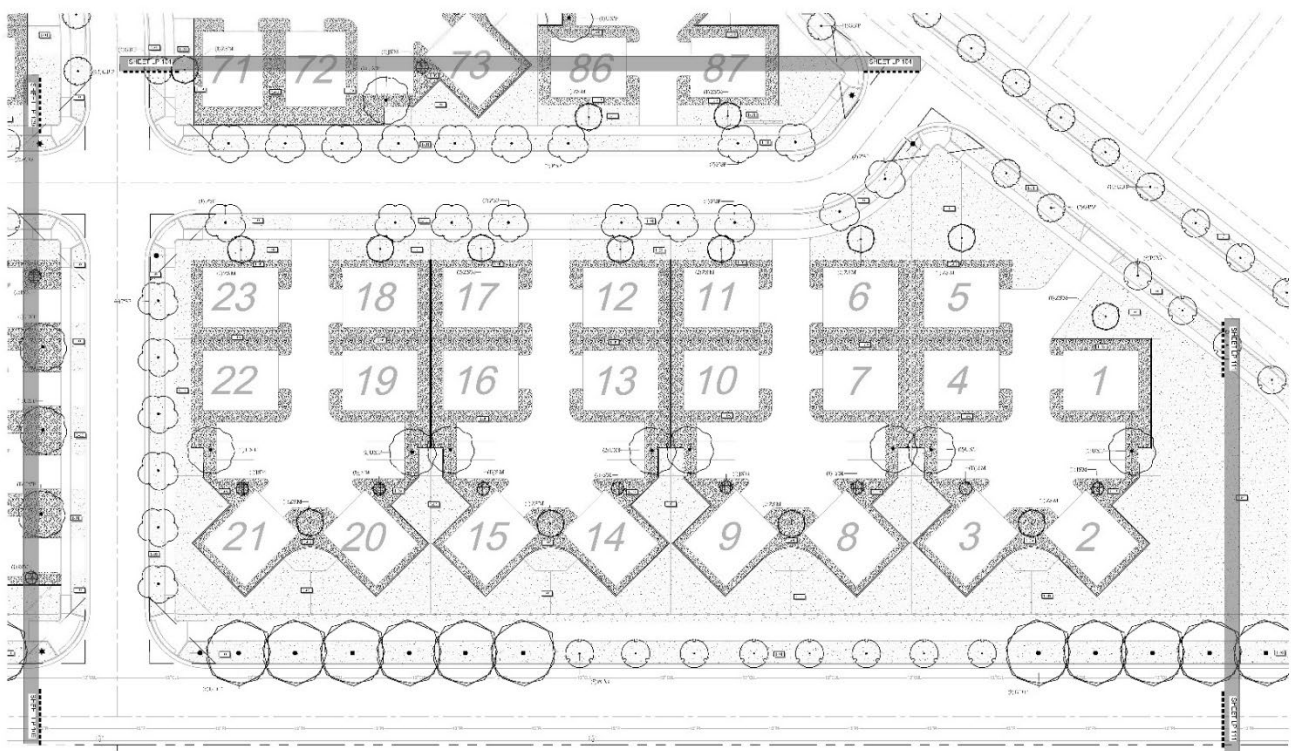
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ISSUE DATE 9/25/2024	PROJECT NUMBER UT22080	PLAN APPROVAL NO. 811	PROJECT INFORMATION <b>LELAND MEADOWS SUBDIVISION</b> SPANISH FORK, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT ARRIVE HOMES ATT: VANESSA CAWLIK 541-673-6677 VANESSA@ARRIVEHOMES.COM	LANDSCAPE ARCHITECT / PLANNER <b>PKJ DESIGN GROUP</b> Landscape Architecture & Planning & Construction 3400 N. TULSA BLVD. SUITE 102 LEHI, UTAH 84143 (801) 733-5684 www.pkjdesigngroup.com	LICENSED PROFESSIONAL JTA JTA ACP JJA FOR STATE OF UTAH PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-108
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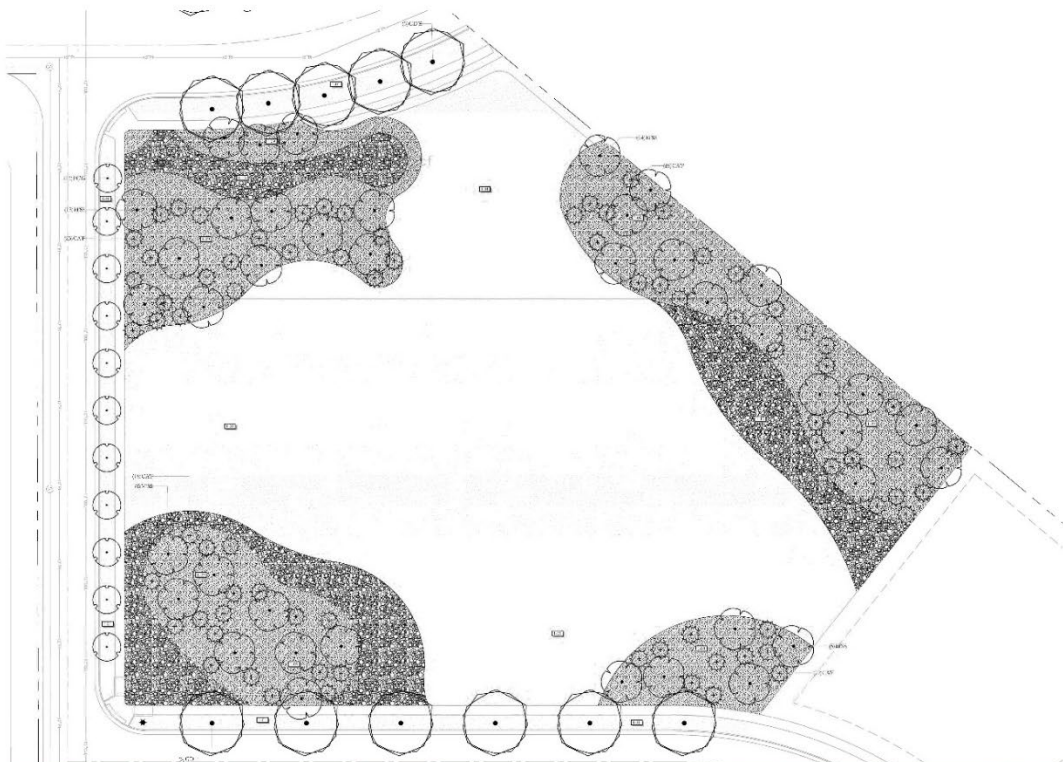


ISSUE DATE 9/25/2024 PROJECT NUMBER UT22080	PLAN APPROVED BY 	PROJECT INFORMATION <b>LELAND MEADOWS SUBDIVISION</b> SPANISH FORK, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT ARRIVE HOMES ATTN: VANESSA GAWLIK 541-673-6677 VANESSA@ARRIVEHOMES.COM	LANDSCAPE ARCHITECT / PLANNER 	LICENSE REVIEW FOR JTA FROM ACP BY JMA FOR LIC. # 20240004
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ATLAS ENGINEERING  
 940 EAST 800 NORTH SUITE A  
 SPANISH FORK, UT 84602  
 801-855-8068

**PKJ**  
**DESIGN GROUP**  
 Landscape Architecture & Planning & Construction  
 360 E. 75. SOUTH BLVD. SUITE 102  
 LEHI, UTAH 84043 (801) 733-5600  
 www.pkjdesigngroup.com

**LANDSCAPE PLAN**  
 PRELIMINARY PLANS NOT FOR CONSTRUCTION  
 LP-111

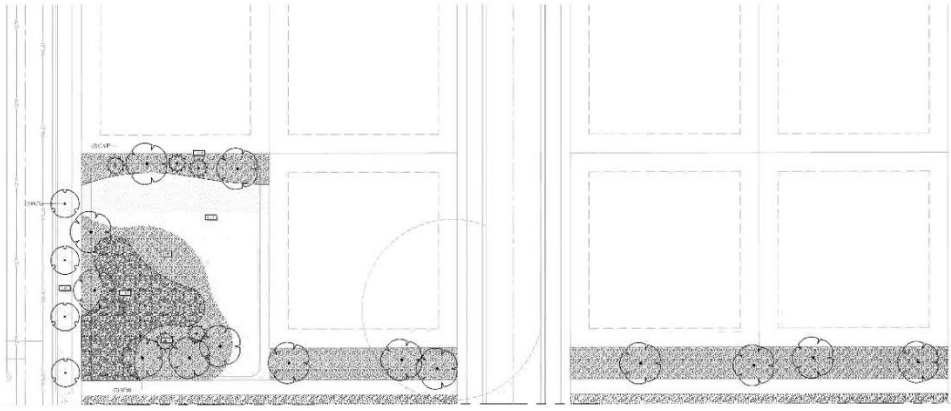


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ATLAS ENGINEERING  
 940 EAST 800 NORTH SUITE A  
 SPANISH FORK, UT 84602  
 801-855-8068

**PKJ**  
**DESIGN GROUP**  
 Landscape Architecture & Planning & Construction  
 360 E. 75. SOUTH BLVD. SUITE 102  
 LEHI, UTAH 84043 (801) 733-5600  
 www.pkjdesigngroup.com

**LANDSCAPE PLAN**  
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 LP-112

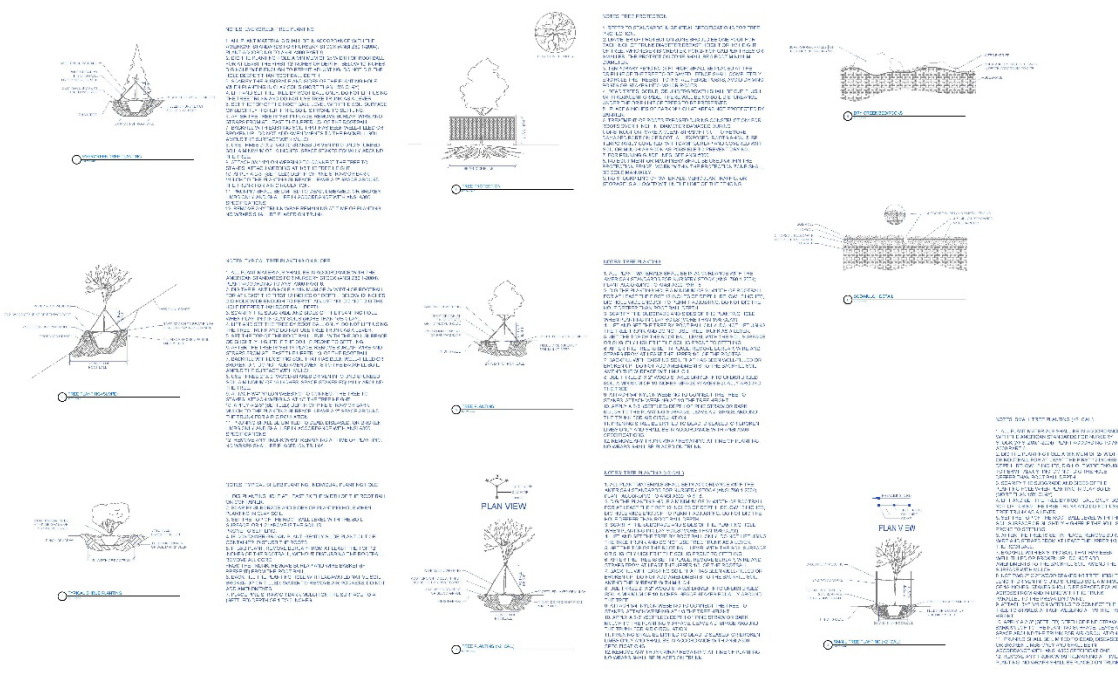


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NO. REVISION	DATE	BY	REVISION			
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2						
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DATE: 9/25/2024	PROJECT NUMBER: UT22080	PLAN INFORMATION: 811	PROJECT INFORMATION: <b>LELAND MEADOWS SUBDIVISION</b> SPANISH FORK, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT: ARRIVE HOMES ATTN: VANESA GAWLIK VANESA@ARRIVEHOMES.COM	LANDSCAPE ARCHITECT / FIRM: <b>PKJ DESIGN GROUP</b> LANDSCAPE ARCHITECTS OF UTAH 340 E. 1750 SOUTH SUITE 100 LEHI, UTAH 84043 (801) 733-5804 www.pkjdesigngroup.com	LICENSE STATE: UTA FIRM: ACP DESIGNER: JMA DATE: 09/25/2024
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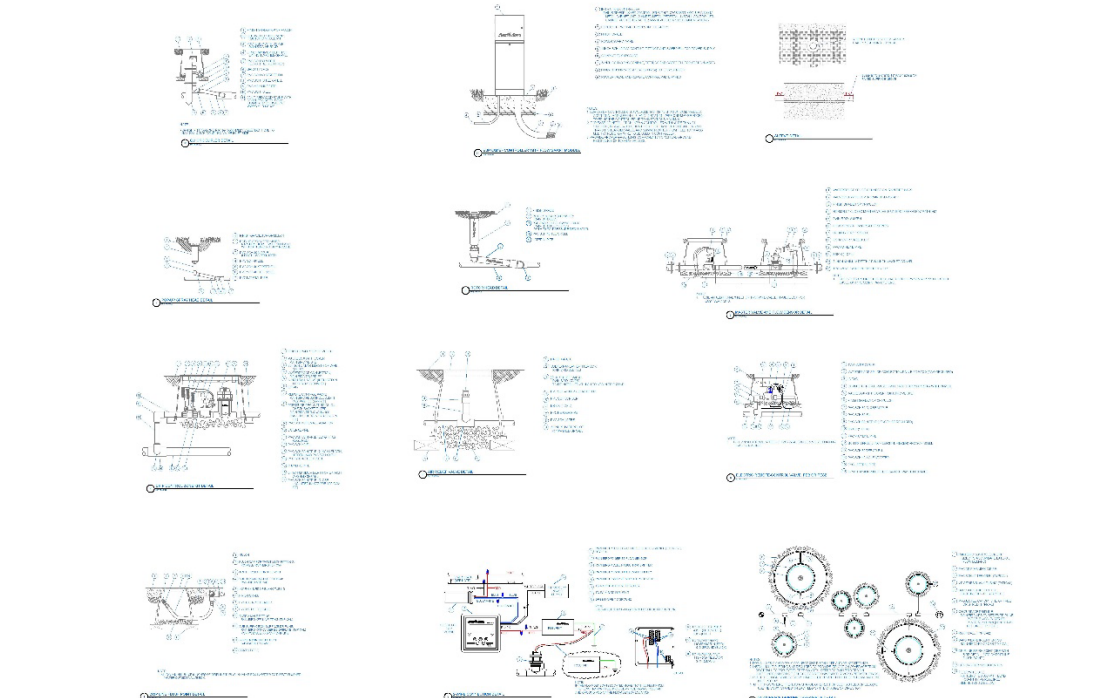
**PLANTING DETAILS**



**REVISIONS:**

NO.	DESCRIPTION

SHEET  
**LA.3**



**IRRIGATION DETAILS**



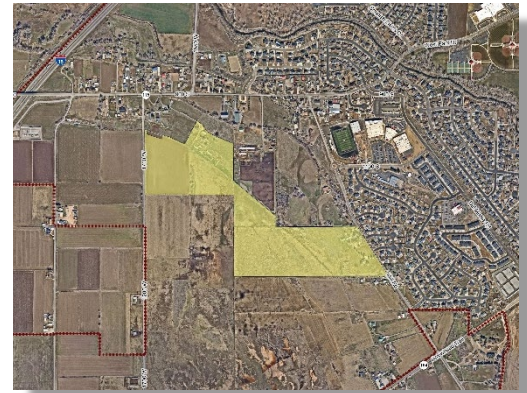
**REVISIONS:**

NO.	DESCRIPTION

SHEET  
**LA.4**



Leland Meadows  
Zone Change  
1200 West 1400 South  
72.74 acres  
R-1-6 and R-1-15 with the Master  
Planned Development Overlay  
General Plan Designations  
Medium Density Residential  
Estate Density Residential



**PROPOSAL**

This proposal involves changing the current zoning of multiple properties from R-R to R-1-6 and R-1-15 with the Master Planned Development Overlay to accommodate a residential subdivision of 206 residential lots and garden homes as a Master Planned Development. The Applicant has also submitted for Preliminary Plat subdivision approval. The MPD Overlay is necessary due to some of the proposed lot sizes and lot dimensions.

The Medium Density Residential designation is identified along 1700 West and supports a mix of housing options, with densities ranging from 4 to 8 homes per acre. These neighborhoods primarily consist of single-family detached homes but may also include small lot or multi-family homes. The Applicant proposes 122 garden home units in the R-1-6 zone with a majority of the units clustered around shared driveways. The proposed density of the garden homes is 5.29 units per acre.

The Estate Density Residential designation is specifically intended to foster neighborhoods with single-family detached homes at densities ranging from 1 to 2.5 homes per acre. Lot sizes are typically large which supports the intended character of estate density neighborhoods by providing ample space for homes, yards, and landscaping while preserving a sense of openness and privacy. The Applicant proposes 84 residential lots in the R-1-15 zone for a density of 1.69 units per acre.

**STAFF RECOMMENDATION**

That the proposed Leland Meadows Zone Change be recommended for approval based on the following findings:

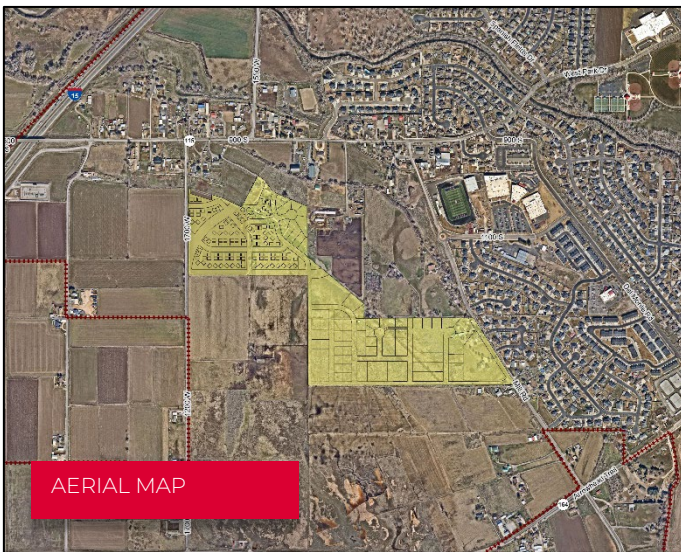
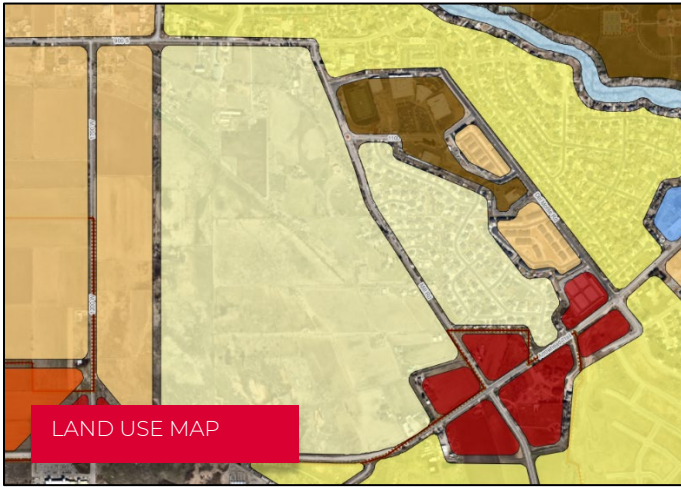
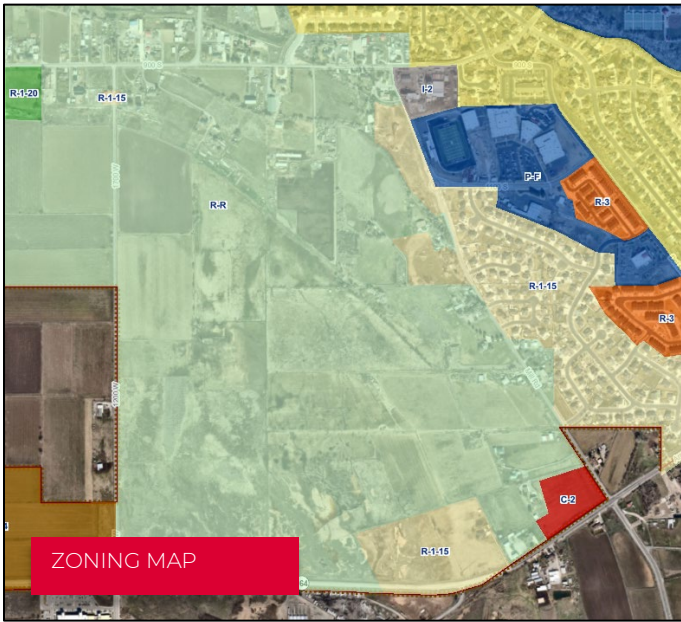
**Findings**

1. That the proposal is consistent with the City's General Plan Designations of Medium Density Residential and Estate Density Residential.
2. That the proposal meets the intent and findings of the Master Planned Development Overlay Zoning District.

**EXHIBITS**

1. Area Maps
2. Proposed Zoning
3. Preliminary Plat

EXHIBIT 1



# EXHIBIT 2

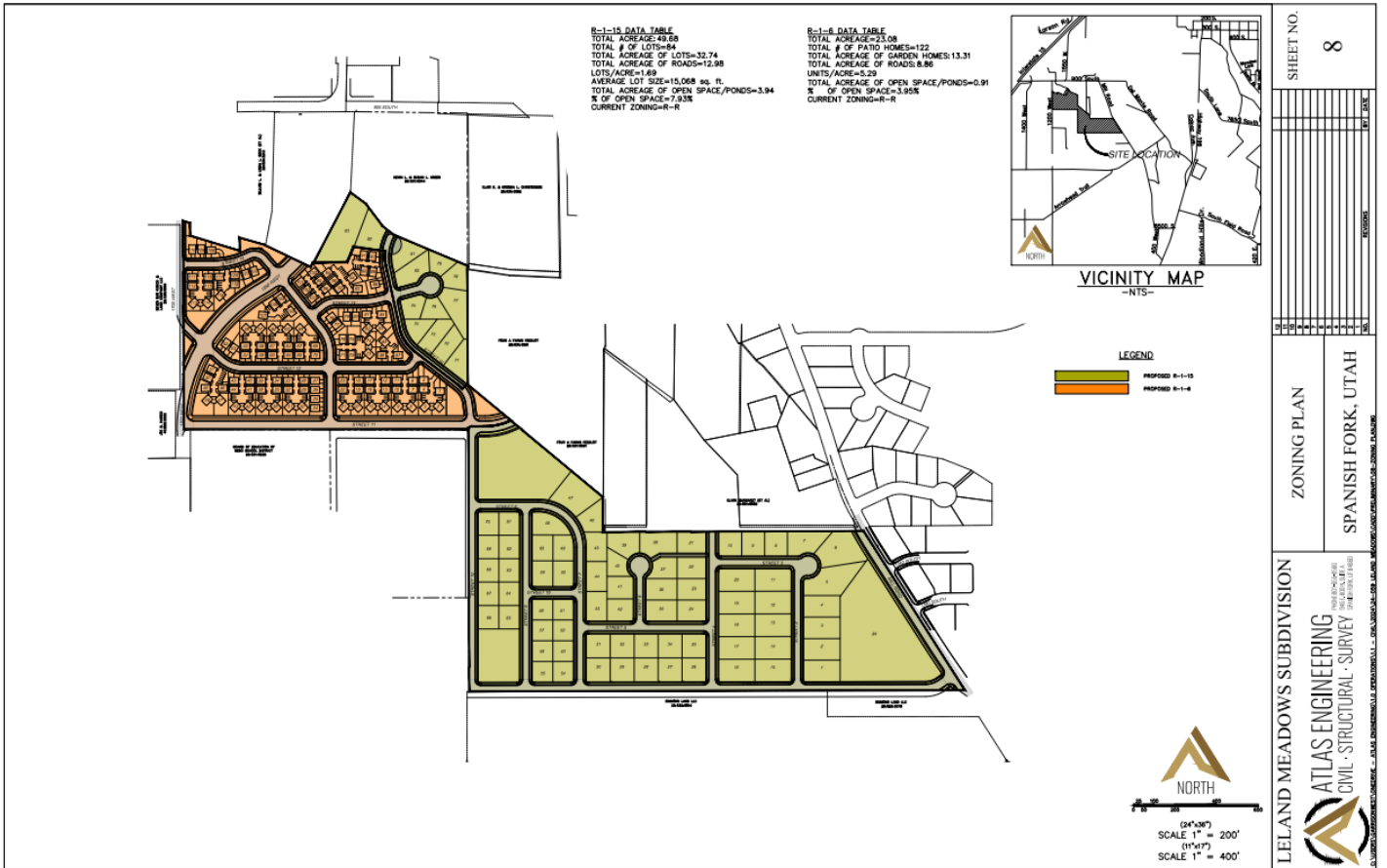
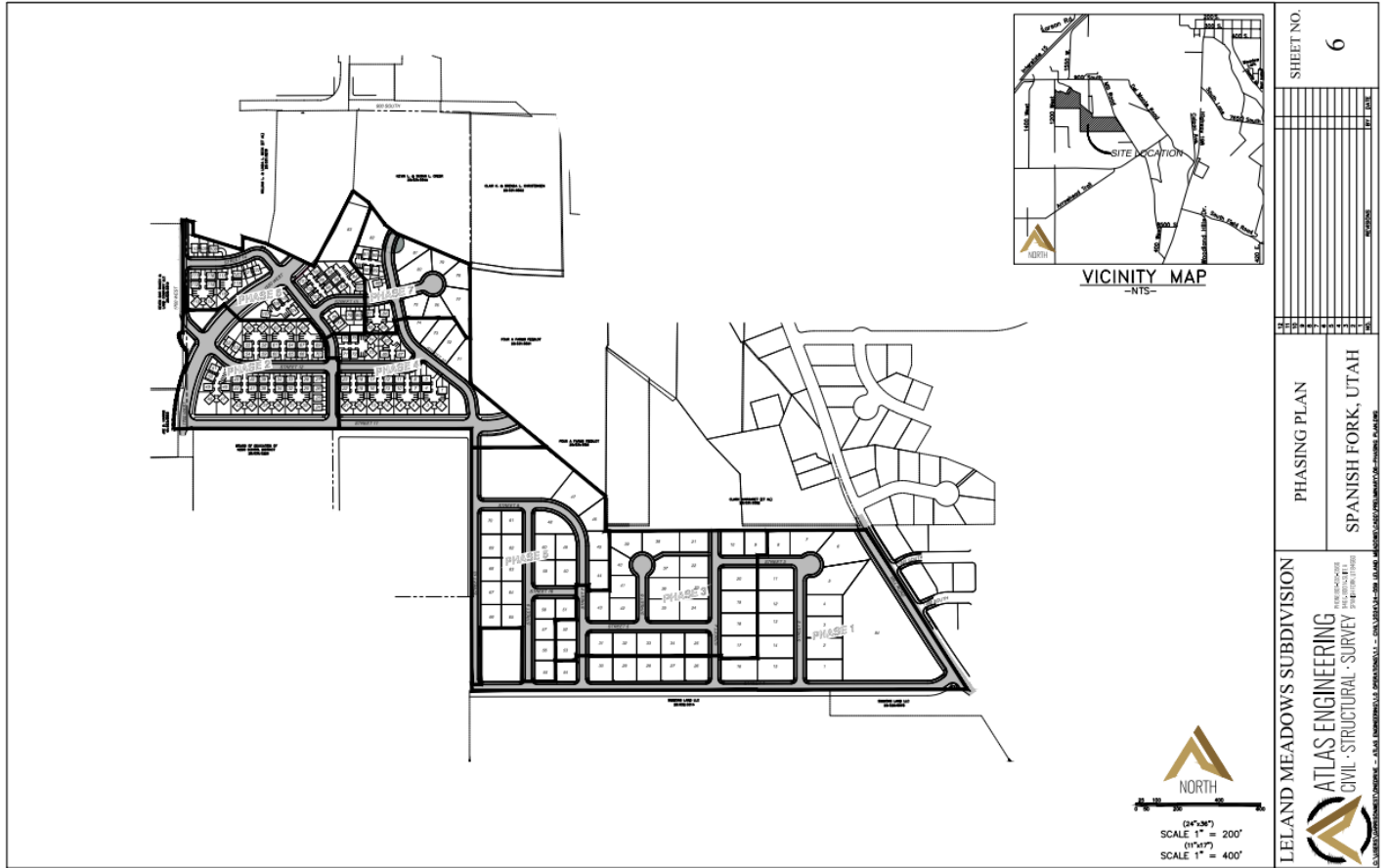
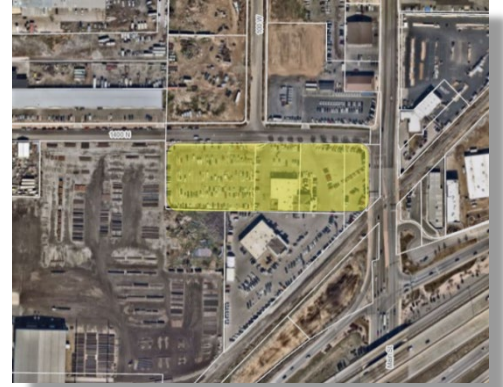


EXHIBIT 3





Maverik  
Site Plan  
1341 North Main Street  
4.5 acres  
I-1 Zone  
General Plan Designation  
Commercial



**PROPOSAL**

The Applicant has applied for Site Plan approval to construct a new convenience store with gas sales. The Applicant will be demolishing the existing structure. The City Council recently approved a Project Signage Plan for this Maverik.

The site currently consists of multiple parcels which will be combined by way of the proposed subdivision plat. The site will provide continued access to the proposed Lot 2 via access easements.

Some of the key issues include: no significant issues at this time.

**STAFF RECOMMENDATION**

That the proposed Maverik 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.

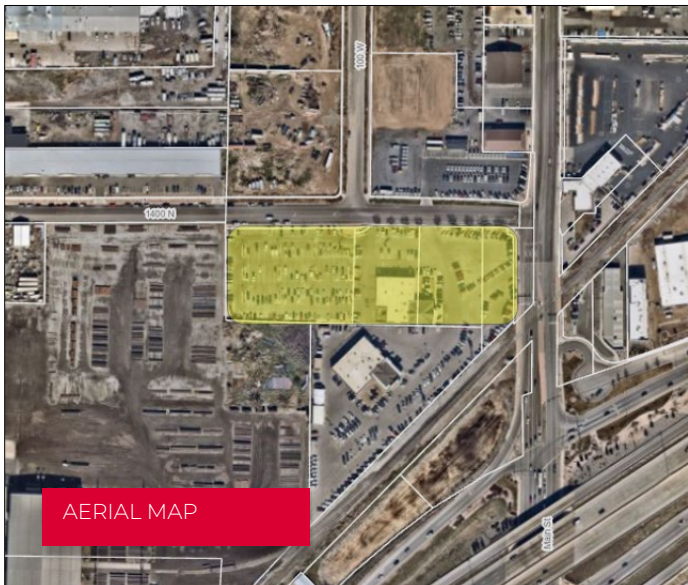
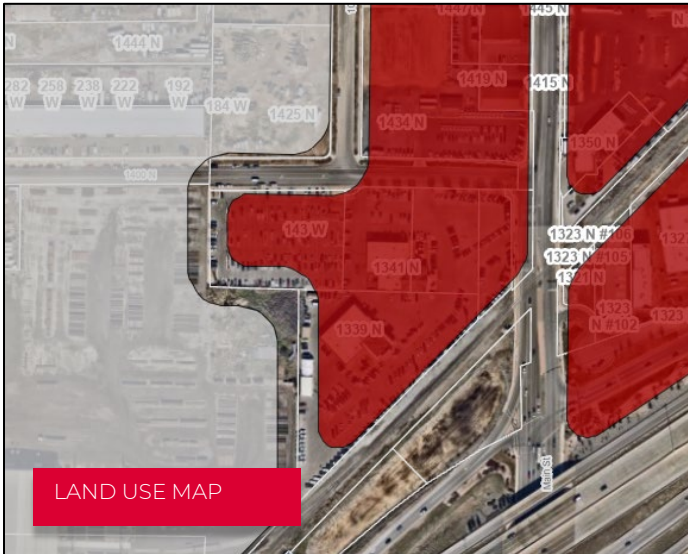
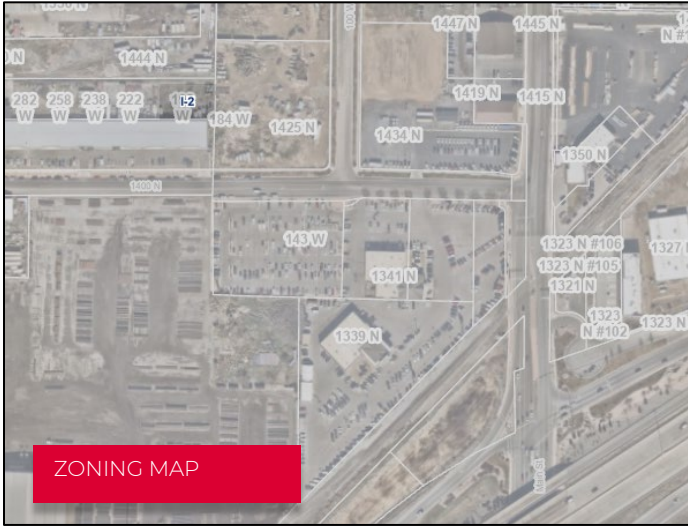
**Conditions**

1. That the Applicant meets the City's development and Construction Standards, zoning requirements and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a Building Permit being issued.
3. That the subdivision plat is recorded prior to a Certificate of Occupancy being issued.

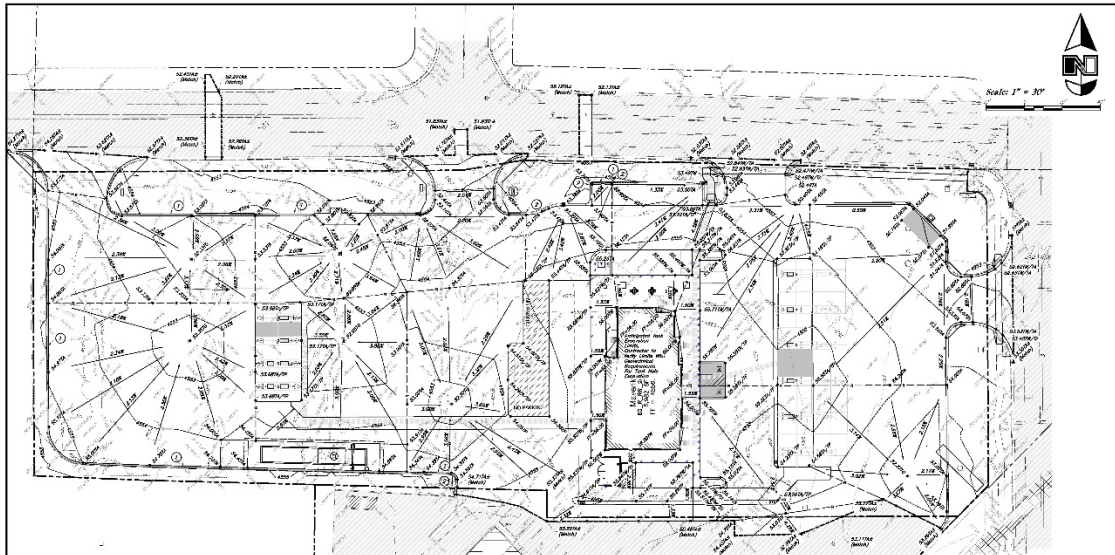
**EXHIBITS**

1. Area Maps
2. Site Plan
3. Subdivision Plat
4. Building Elevations
5. Landscaping

EXHIBIT 1







**PEC Pipe Materials Utility Connections**  
 PEC shall provide all utility connections for the proposed MAVERIK C-STORE. The Contractor is responsible for providing all utility connections for the proposed MAVERIK C-STORE.

**Legend:**  
 All Areas - 100' to 200' from MAVERIK C-STORE  
 All Areas - 200' to 300' from MAVERIK C-STORE  
 All Areas - 300' to 400' from MAVERIK C-STORE  
 All Areas - 400' to 500' from MAVERIK C-STORE  
 All Areas - 500' to 600' from MAVERIK C-STORE  
 All Areas - 600' to 700' from MAVERIK C-STORE  
 All Areas - 700' to 800' from MAVERIK C-STORE  
 All Areas - 800' to 900' from MAVERIK C-STORE  
 All Areas - 900' to 1000' from MAVERIK C-STORE

**General Notes:**  
 1. The site owner shall provide all utility connections for the proposed MAVERIK C-STORE.  
 2. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 3. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.

**Site Contact Request for more details.**

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

**Curb and Caster Construction Notes:**  
 1. Show the profile shall be constructed when changes in elevation are shown.  
 2. Show the profile shall be constructed when changes in elevation are shown.  
 3. The responsibility of the engineer is to provide the profile for the proposed MAVERIK C-STORE.  
 4. Refer to the local codes for standards and codes for curb and gutter construction.  
 5. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.

**Sidewalk Construction Notes:**  
 1. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 2. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 3. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.

**Fluid Zone:**  
 The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.

**General Grading Notes:**  
 1. All grading shall be in accordance with the proposed plan.  
 2. All grading shall be in accordance with the proposed plan.  
 3. All grading shall be in accordance with the proposed plan.  
 4. All grading shall be in accordance with the proposed plan.  
 5. All grading shall be in accordance with the proposed plan.  
 6. All grading shall be in accordance with the proposed plan.  
 7. All grading shall be in accordance with the proposed plan.  
 8. All grading shall be in accordance with the proposed plan.  
 9. All grading shall be in accordance with the proposed plan.  
 10. All grading shall be in accordance with the proposed plan.  
 11. All grading shall be in accordance with the proposed plan.  
 12. All grading shall be in accordance with the proposed plan.  
 13. All grading shall be in accordance with the proposed plan.  
 14. All grading shall be in accordance with the proposed plan.  
 15. All grading shall be in accordance with the proposed plan.  
 16. All grading shall be in accordance with the proposed plan.  
 17. All grading shall be in accordance with the proposed plan.  
 18. All grading shall be in accordance with the proposed plan.  
 19. All grading shall be in accordance with the proposed plan.  
 20. All grading shall be in accordance with the proposed plan.

**MAVERIK**  
 305 S. Main Street, Spanish Fork, UT 84660  
 435.561.1111

**AWA**  
 400 10th Street, Suite 200  
 Salt Lake City, UT 84143  
 801.462.1111

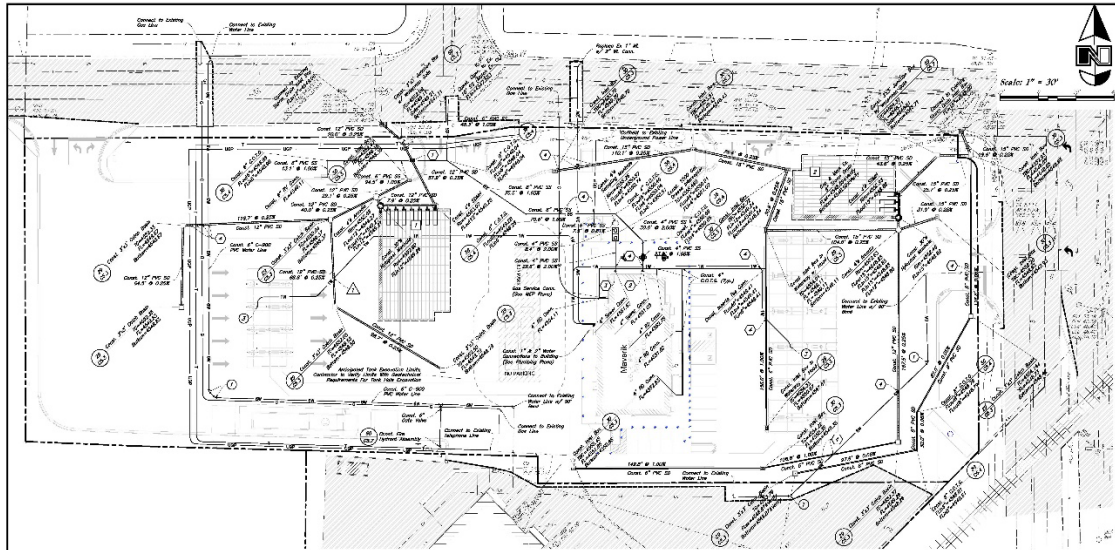
**Preliminary Not for Construction**

**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
 UT-0670 - Maverik Spanish Fork  
 1339 North Main Street Spanish Fork, Utah 84660  
 A Part of the Northeast Quarter of Section 13, T8S,  
 R2E, S18&M, U.S. Survey

**ISSUANCE**

**Grading Plan**

**SHEET NUMBER**  
**C2.1**



**Water Storage Tank Storage System**  
 1. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 2. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 3. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.

**Storm Drain & Slaters Sewer Notes**  
 All Storm Drainage & Slaters Sewer Pipes  
 Slaters and Storm are from  
 Center of Structure to Center of Structure

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

**General Utility Notes:**  
 1. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 2. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.  
 3. The Contractor shall provide all utility connections for the proposed MAVERIK C-STORE.

**Utility Piping Materials:**  
 1. All utility piping shall be in accordance with the proposed plan.  
 2. All utility piping shall be in accordance with the proposed plan.  
 3. All utility piping shall be in accordance with the proposed plan.

**Waterline Keynotes:**  
 1. Waterline Keynote 1  
 2. Waterline Keynote 2  
 3. Waterline Keynote 3

**Flowing Keynotes:**  
 1. Flowing Keynote 1  
 2. Flowing Keynote 2  
 3. Flowing Keynote 3

**MAVERIK**  
 305 S. Main Street, Spanish Fork, UT 84660  
 435.561.1111

**AWA**  
 400 10th Street, Suite 200  
 Salt Lake City, UT 84143  
 801.462.1111

**Preliminary Not for Construction**

**MAVERIK, INC.**  
**PROPOSED MAVERIK C-STORE**  
 UT-0670 - Maverik Spanish Fork  
 1339 North Main Street Spanish Fork, Utah 84660  
 A Part of the Northeast Quarter of Section 13, T8S,  
 R2E, S18&M, U.S. Survey

**ISSUANCE**

**Utility Plan**

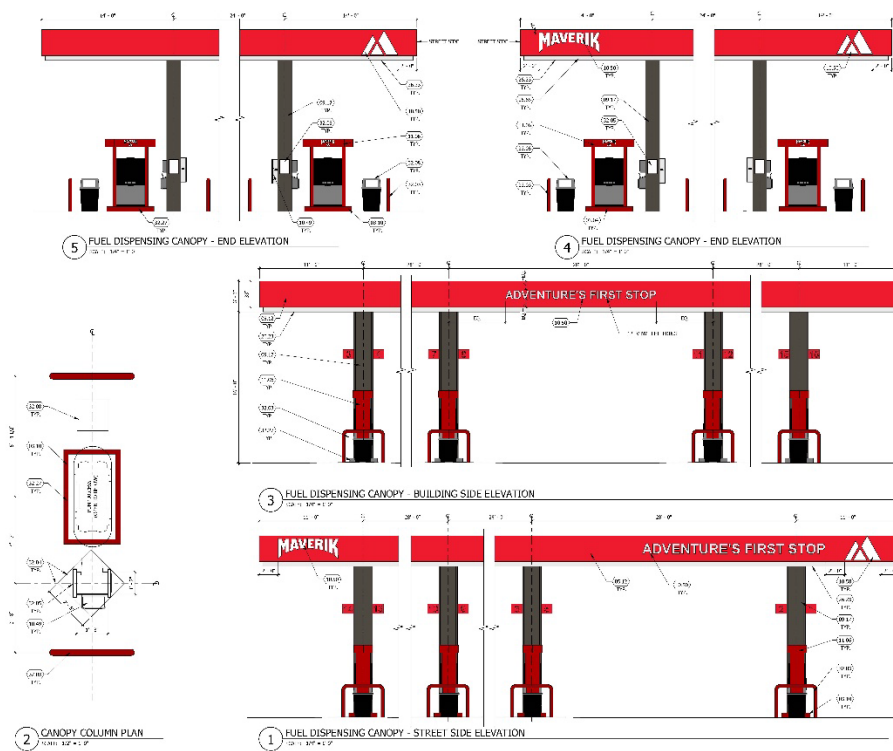
**SHEET NUMBER**  
**C3.1**











- KEYED NOTES**
- 1.004 REFER TO SHEET 60-R-RR-2501 FOR GENERAL NOTES.
  - 1.005 ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
  - 1.006 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO ORDERING.
  - 1.007 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.008 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.009 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.010 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.011 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.012 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.013 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.014 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.015 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.016 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.017 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.018 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.019 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.
  - 1.020 ALL MATERIALS SHALL BE MATCHED TO THE SAMPLES PROVIDED.

**PROPOSED MAVERIK C-STORE**

**NOTE:**  
FUEL CANOPY DRAWINGS PROVIDED ARE CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 60 R RR 2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M



A-6 | CANOPY ELEVATIONS



BB-1 & BB-3 Fiberboard - Worldly Gray

BB-2 Fiberboard - Gauntlet Gray



C-1 MBCI Midnight Bronze

Anodized - Dark Bronze

Paint P-9 - Black Fox

C-2 MBCI Brite Red

ACM - Eastman Red

Paint P-4 - Safety Red



Cultured Stone - Skyline, Country LedgeStone



CMU - Canvas

**PROPOSED MAVERIK C-STORE**

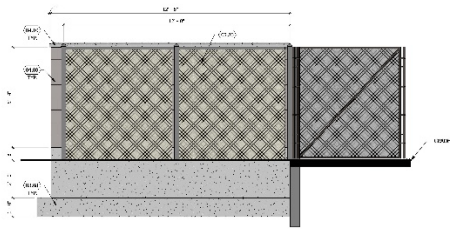
Prototype Version: 60\_R\_RR\_2501  
Building Square Footage: 5,982 SF  
Construction Type/Occupancy Classification: V-B / M



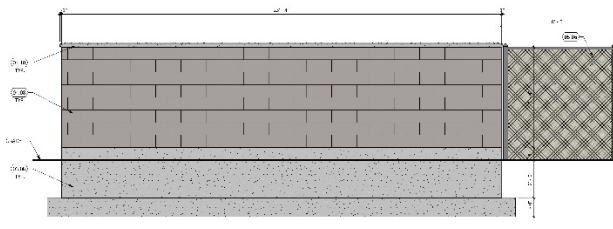
A-7 | EXTERIOR MATERIALS BOARD

**KEYED NOTES**

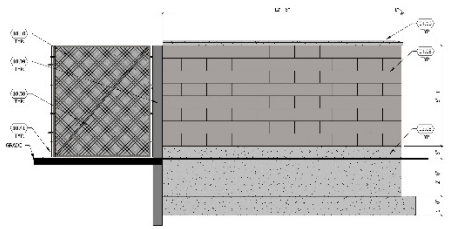
- 1.000 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.010 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.020 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.030 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.040 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.050 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.060 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.070 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.080 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.090 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.100 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.110 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.120 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.130 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.140 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.150 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.160 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.170 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.180 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.190 FINISH TO TOP OF CONCRETE FOUNDATION
- 1.200 FINISH TO TOP OF CONCRETE FOUNDATION



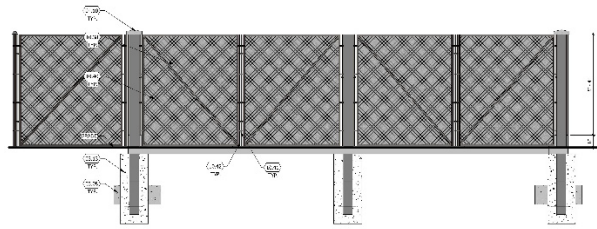
**4 TRASH ENCLOSURE - LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 TRASH ENCLOSURE - BACK ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 TRASH ENCLOSURE - RIGHT ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 TRASH ENCLOSURE - FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROPOSED MAVERIK C-STORE**

Prototype Version: 60 R RR 2501  
 Building Square Footage: 5,982 SF  
 Construction Type/Occupancy Classification: V-B / M  
 A-8 | TRASH ENCLOSURE ELEVATIONS



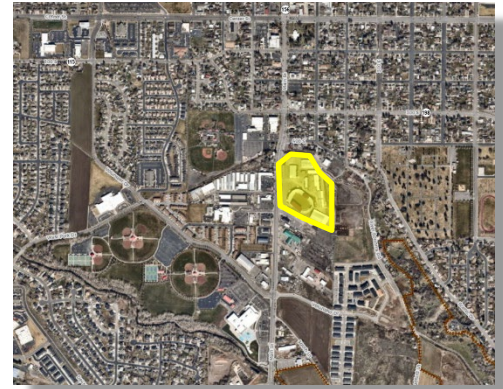








Spanish Fork Fairgrounds  
Site Plan  
475 South Main Street  
17 acres  
P-F Zone  
Public Facilities General Plan Designation



**PROPOSAL**

The Applicant applied for Site Plan approval to construct two new structures on property located at 475 South Main Street. The plans show the demolition of a barn and indoor arena and the construction of a new covered stall barn area and larger indoor arena. A landscaped detention pond will be created on the former site of the demolished barn just south of the Ponderosa building. Asphalt will be replaced between the new structures and additional parking stalls will be located on the south side of the new arena.

**STAFF RECOMMENDATION**

That the proposed Spanish Fork Fairgrounds 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 any remaining redlines are addressed prior to a building permit being issued.

**EXHIBITS**

1. Area Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations & Floorplans

# EXHIBIT 1

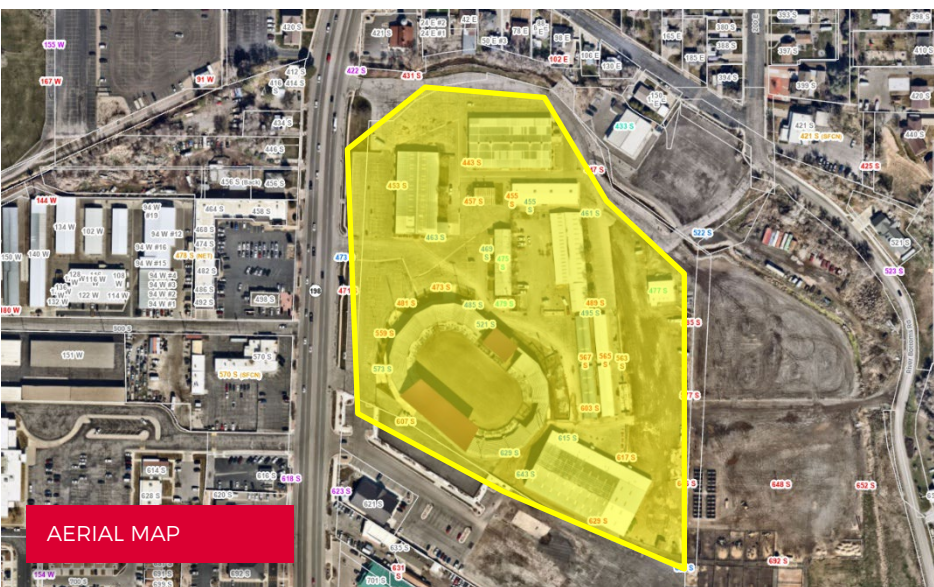
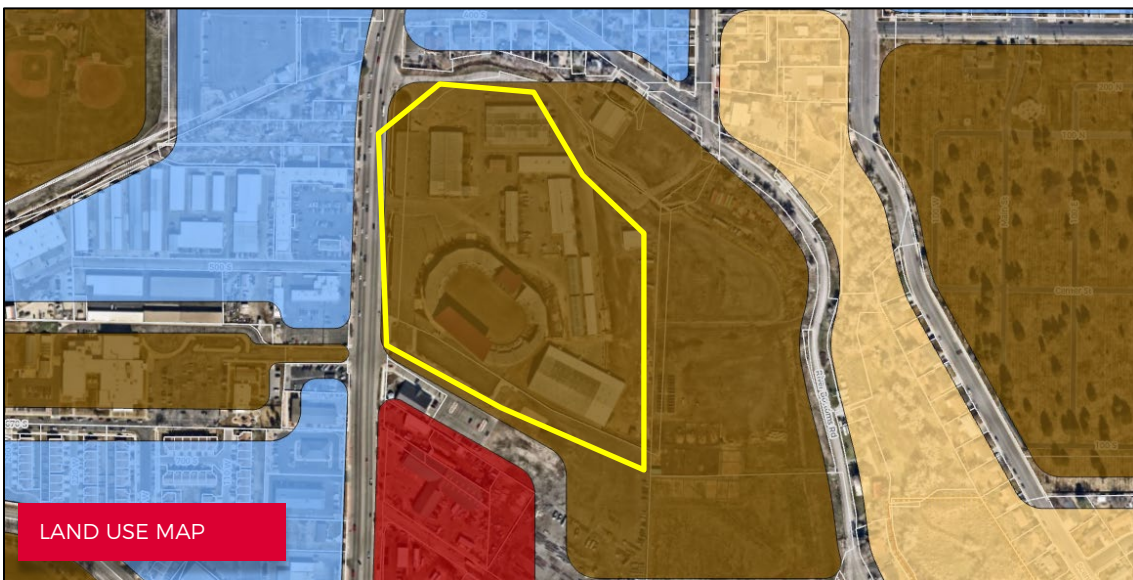
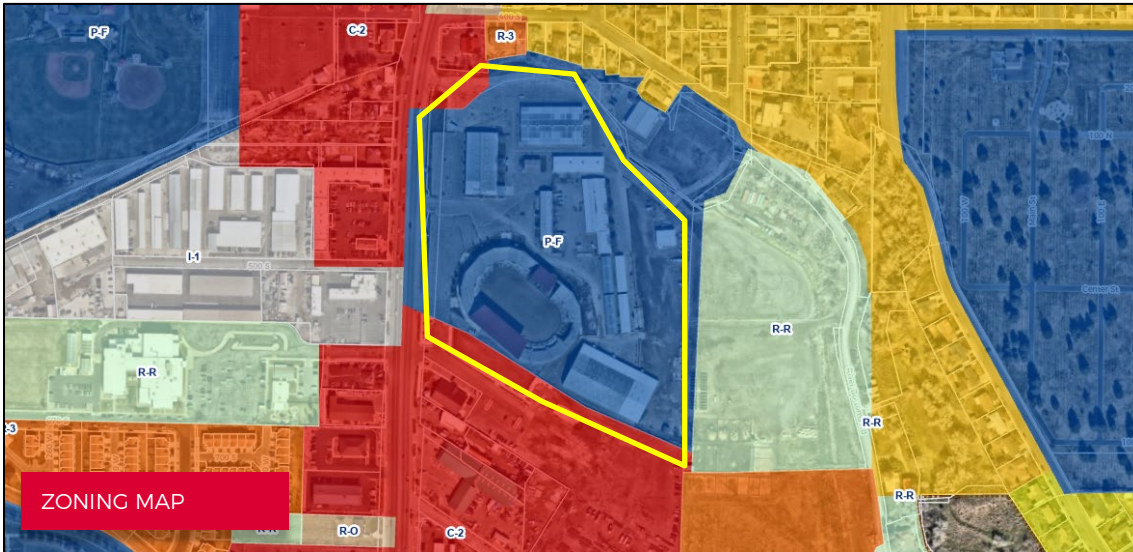
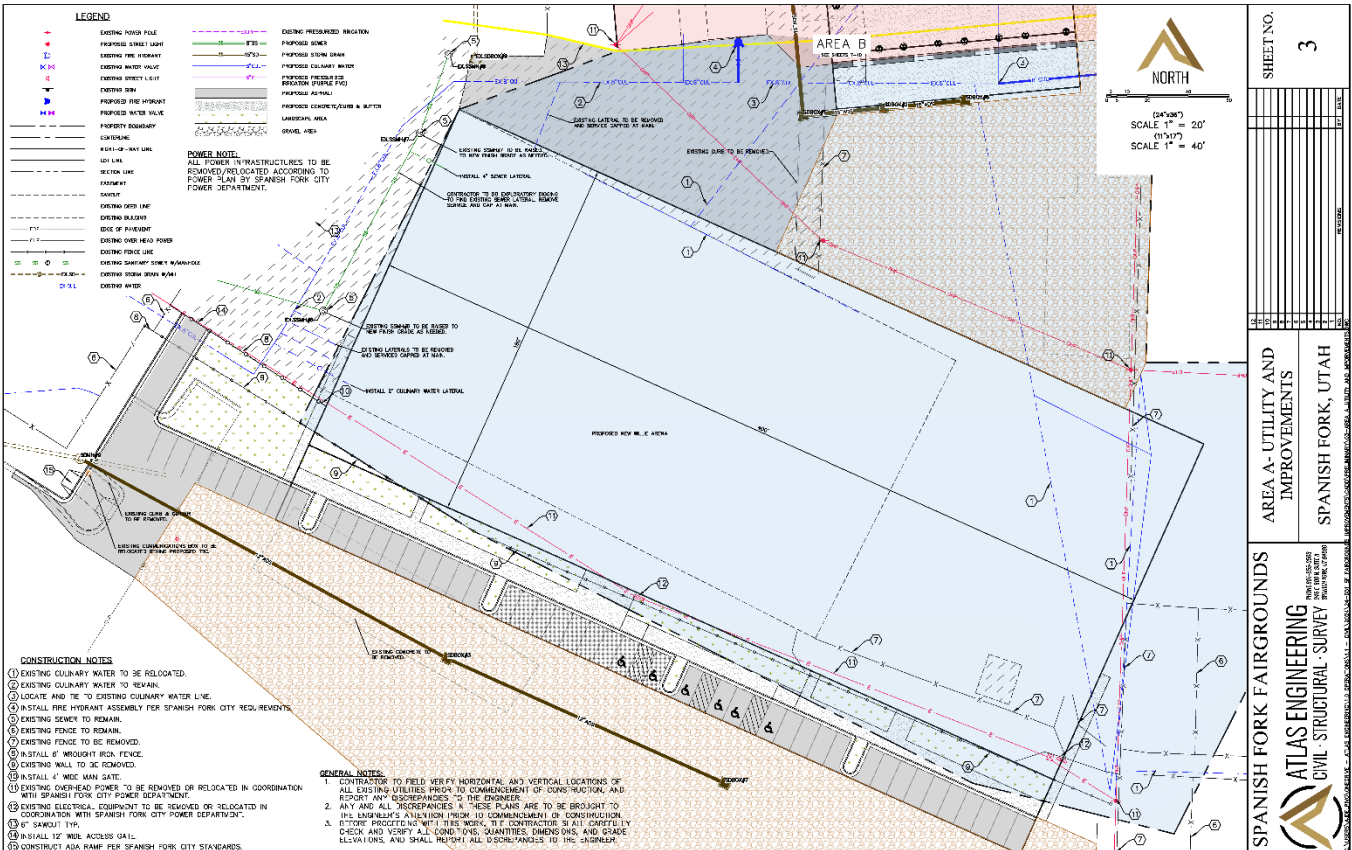
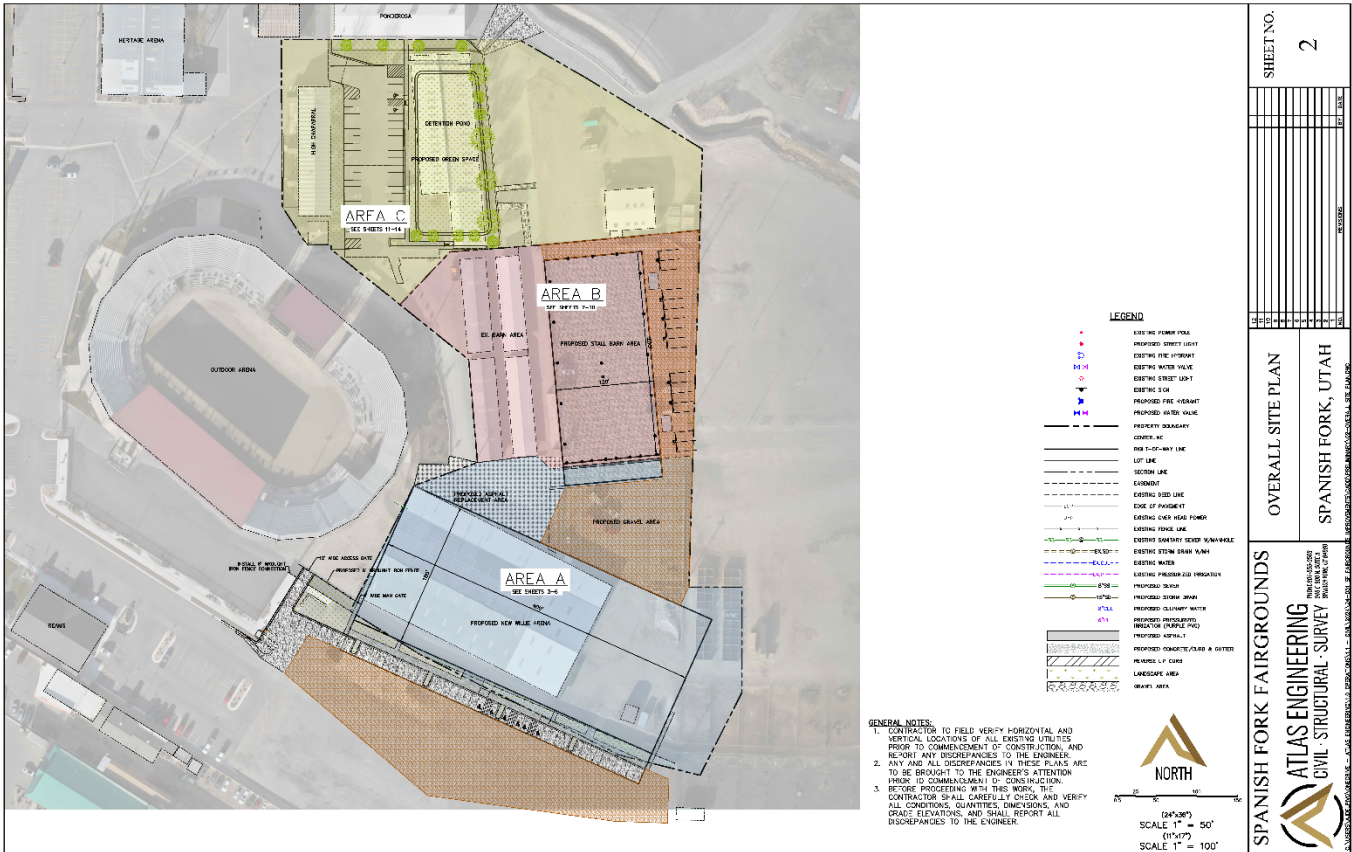


EXHIBIT 2



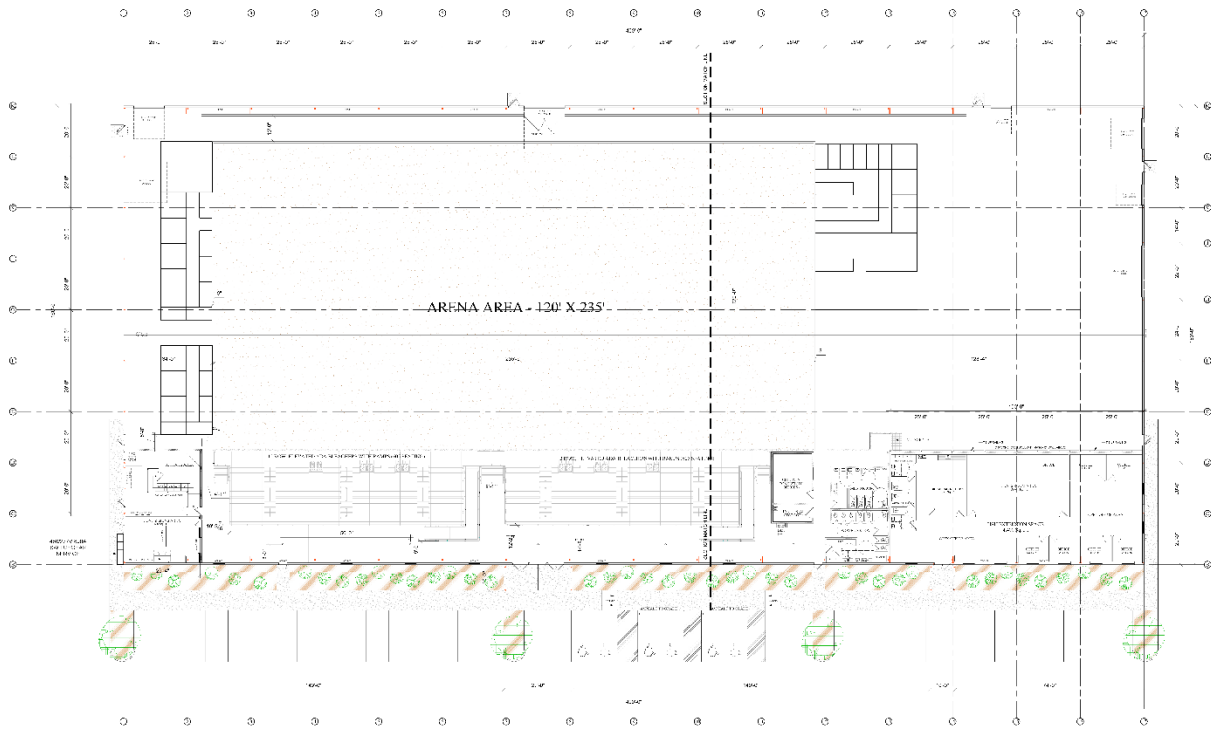


# EXHIBIT 3

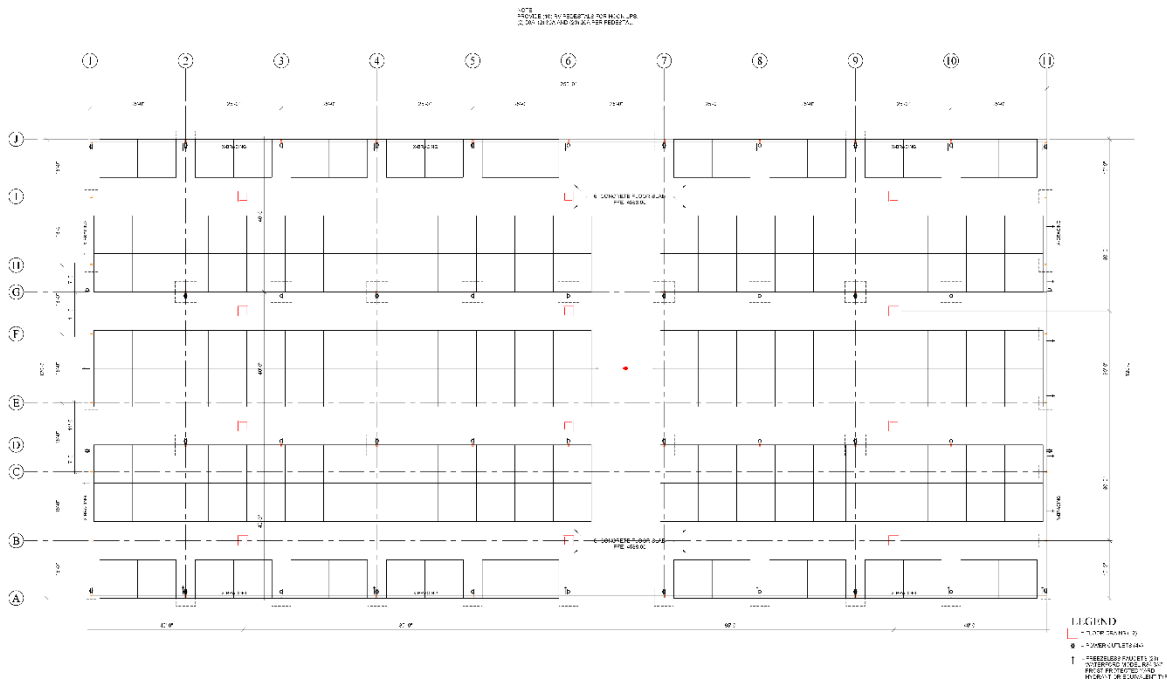


<p>ISSUE DATE: 2/11/2025</p> <p>PROJECT NUMBER: UT24159</p> <p>NO. REVISED: 1</p> <p>DATE: 2/11/2025</p> <p>BY: ASAK</p>	<p>PLAN INFORMATION</p> <p>811</p> <p>CALL BEFORE YOU DIG</p> <p>1-800-485-2111</p> <p>UTAH</p> <p>GRAPHIC SCALE: 1" = 20'</p>	<p>PROJECT INFORMATION</p> <h2>SPANISH FORK FAIRGROUNDS</h2> <p>RIVER BOTTOMS ROAD SPANISH FORK, UTAH</p>	<p>DESIGNER/PROPERTY OWNER/CLIENT</p> <p>ATLAS ENGINEERING ATTN: GABRIEL CHRISTIN 800-555-5555 1501 TRAPEZOID DRIVE, SPANISH FORK, UT 84603</p>	<p>LANDSCAPE ARCHITECT/FIRM</p> <p>PKJ DESIGN GROUP LANDSCAPE ARCHITECTS &amp; PLANNING &amp; ENVIRONMENTAL 3405 N. TROBROW BLVD., SUITE 102 TERRACE, UTAH 84605 (801) 225-5644 www.pkjdesigngroup.com</p>	<p>LEGALLY REVIEWED</p> <p>STATE OF UTAH PLANNING &amp; ENVIRONMENTAL DIVISION</p> <p>DATE: 02/11/2025</p> <p>BY: JFA ADP BAA UT24159</p> <p>COLOR ILLUSTRATION CITY PERMIT SET LP-COLOR</p>
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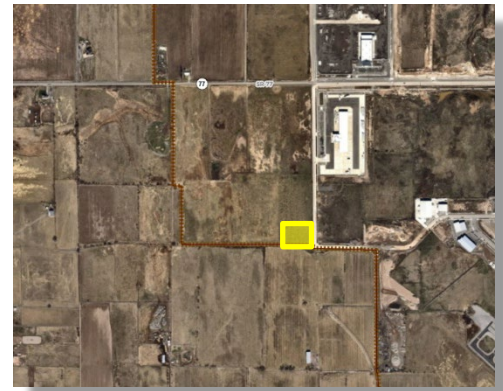
OVERALL MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



STALL BARN  
MAIN FLOOR PLAN  
SCALE: 1/8" = 1'-0"



Verk Substation  
Preliminary Plat  
1730 West 3470 North  
1.92 acres  
I-1 Zone  
Industrial General Plan Designation



**PROPOSAL**

The Applicant applied for Preliminary Plat approval for a 1-lot subdivision on the northwest corner of the future intersection of 1730 West and 3470 North. The plat shows property dedicated for right of way improvements on the east and south sides of the property.

**STAFF RECOMMENDATION**

That the proposed Verk Substation 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 and Zoning Map.

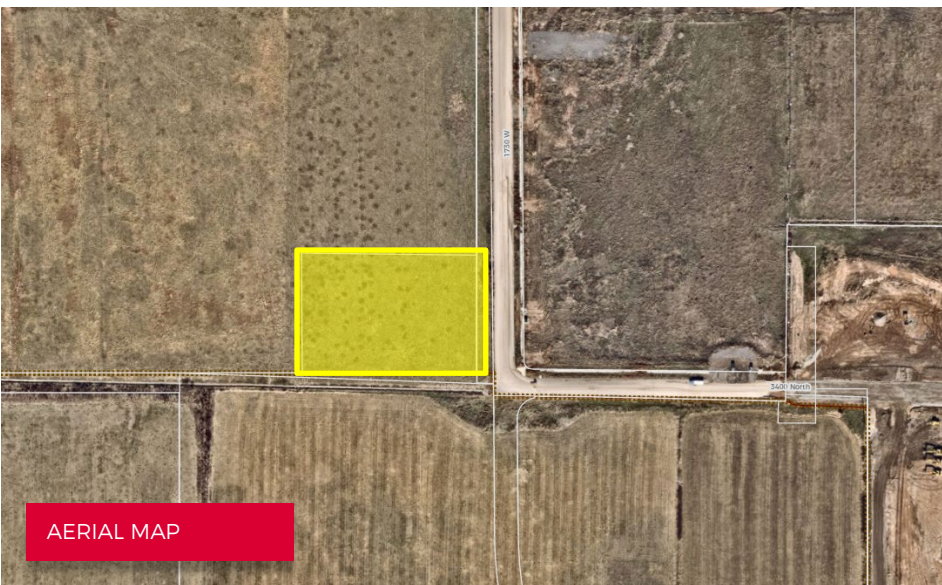
**Conditions**

1. That the Applicant meets the City's development and construction standards and other applicable City ordinances.
2. That any remaining redlines are addressed prior to a building permit being issued.

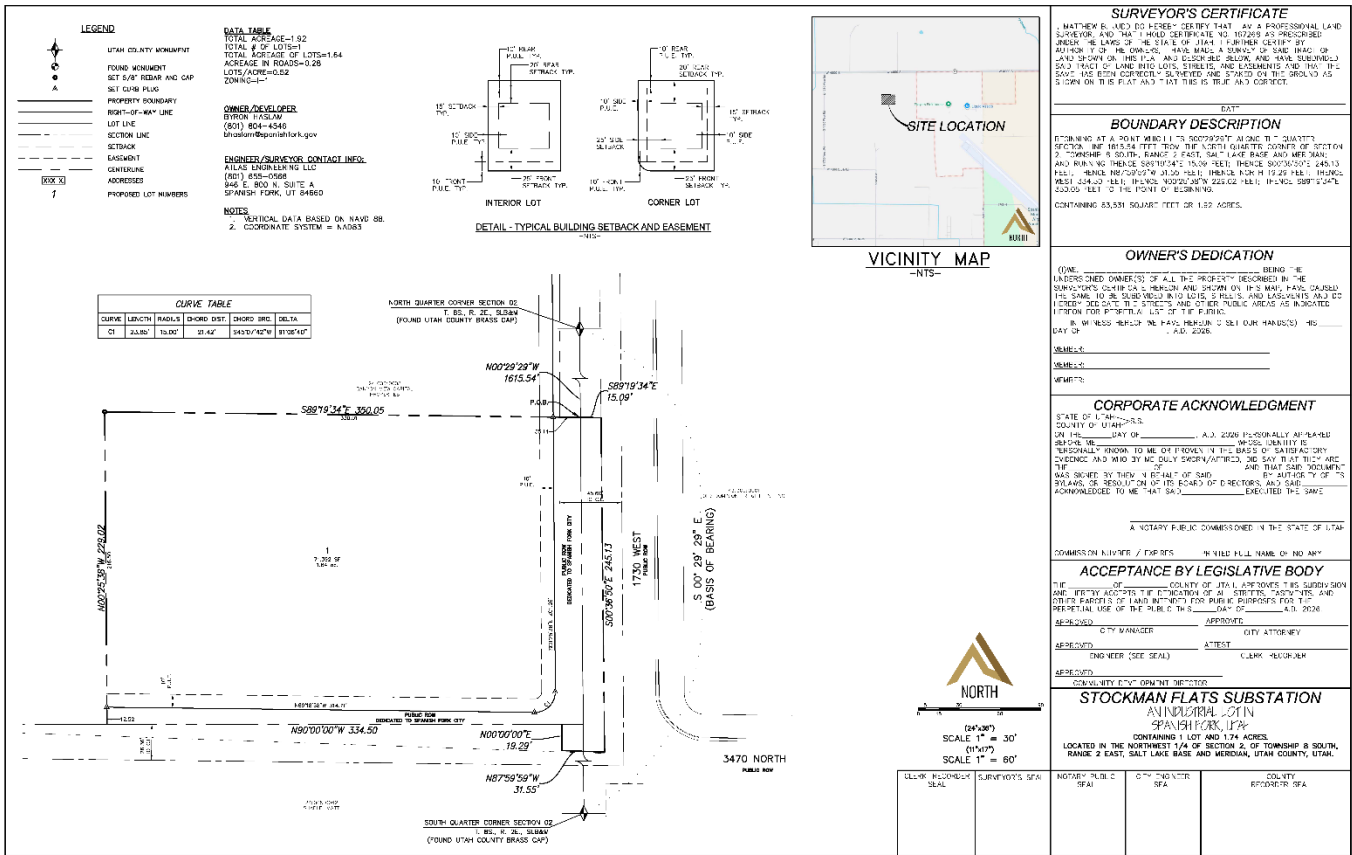
**EXHIBITS**

1. Area Maps
2. Preliminary Plat
3. Landscape Plan

# EXHIBIT 1



# EXHIBIT 2



**LEGEND**

- UTAH COUNTY MONUMENT
- FOUND MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- SETBACK
- EASEMENT
- CONVEYANCE
- ADDRESS
- PROPOSED LOT NUMBERS

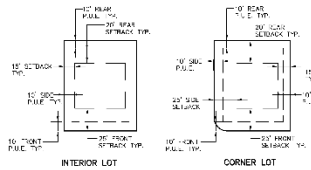
**DATA TABLE**

TOTAL AREA=1.92  
 TOTAL # OF LOTS=1  
 TOTAL ACRES OF LOTS=1.64  
 ACREAGE IN ROADS=0.28  
 LOTS/ACRE=5.82  
 ZONING=C-1

**OWNER/DEVELOPER**  
 ALLAN ENGINEERING LLC  
 6011 804-4346  
 allan@spanishfork.gov

**ENGINEER/SURVEYOR CONTACT INFO:**  
 ALLAN ENGINEERING LLC  
 (407) 655-0568  
 906 E. 800 N. SUITE A  
 SPANISH FORK, UT 84660

**NOTES:**  
 1. VERTICAL DATA BASED ON NAVD 83  
 2. COORDINATE SYSTEM = NAD83



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	SHORT BEG. DELTA
C1	33.80	13.80	31.47	343°57'42\"/>

**SURVEYOR'S CERTIFICATE**  
 I, MATTHEW E. WOOD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 10769 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE ABOVE SAID LAWS, HAVE MADE A SURVEY OF SAID TRACT OR AND SHOW ON THIS PLAN AND RECORD THE BOUNDARIES AND INTERESTS SAID TRACT OF LAND WITH LOTS, STRIPS, AND EASEMENTS AND THE LOCATION OF THE BOUNDARIES, DISTANCES AND BEARINGS ON THE ORIGINAL AS SHOWN ON THE PLAN AND THAT THIS IS TRUE AND CORRECT.

**BOUNDARY DESCRIPTION**  
 BEGINNING AT A POINT NAD 83 TO 2007929277 ALONG THE 1/4 SECTION 2, T. 8S., R. 2E., S. 36N. THE NORTH QUARTER CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S89°19'34\"/>

**OWNER'S DEDICATION**  
 (NAME) BEING THE UNDERSIGNED OWNER(S) OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THIS SURVEY TO BE CONDUCTED AND MADE, AND RECORDS AND DEEDS THEREON TO BE MADE IN THE PUBLIC RECORDS AS INDICATED HEREON FOR THE BENEFIT OF THE PUBLIC.

**CORPORATE ACKNOWLEDGMENT**  
 STATE OF UTAH: \_\_\_\_\_ COUNTY OF UTAH: \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026, I, \_\_\_\_\_, PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, AND SHOWED TO ME THAT SAID \_\_\_\_\_ IS PERSONALLY KNOWN TO ME OR PROVED TO ME BY SATISFACTORY EVIDENCE AND WHO BY HIS/HERSELF OR BY HIS/HER ATTORNEY HAS BEEN AUTHORIZED BY THE BOARD OF DIRECTORS OF SAID \_\_\_\_\_ TO EXECUTE THIS INSTRUMENT FOR THE BENEFIT OF SAID \_\_\_\_\_ AND THAT SAID INSTRUMENT WAS EXECUTED BY SAID \_\_\_\_\_ IN THE PRESENCE OF ME, \_\_\_\_\_, A NOTARY PUBLIC, AND SAID \_\_\_\_\_ HAS ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

**ACCEPTANCE BY LEGISLATIVE BODY**  
 THE \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND THE USE OF SAID LAND FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

APPROVED: \_\_\_\_\_ CITY MANAGER APPROVED: \_\_\_\_\_ CITY ATTORNEY

APPROVED: \_\_\_\_\_ DIST. CLERK (SEE SEAL) APPROVED: \_\_\_\_\_ CLERK (SEE SEAL)

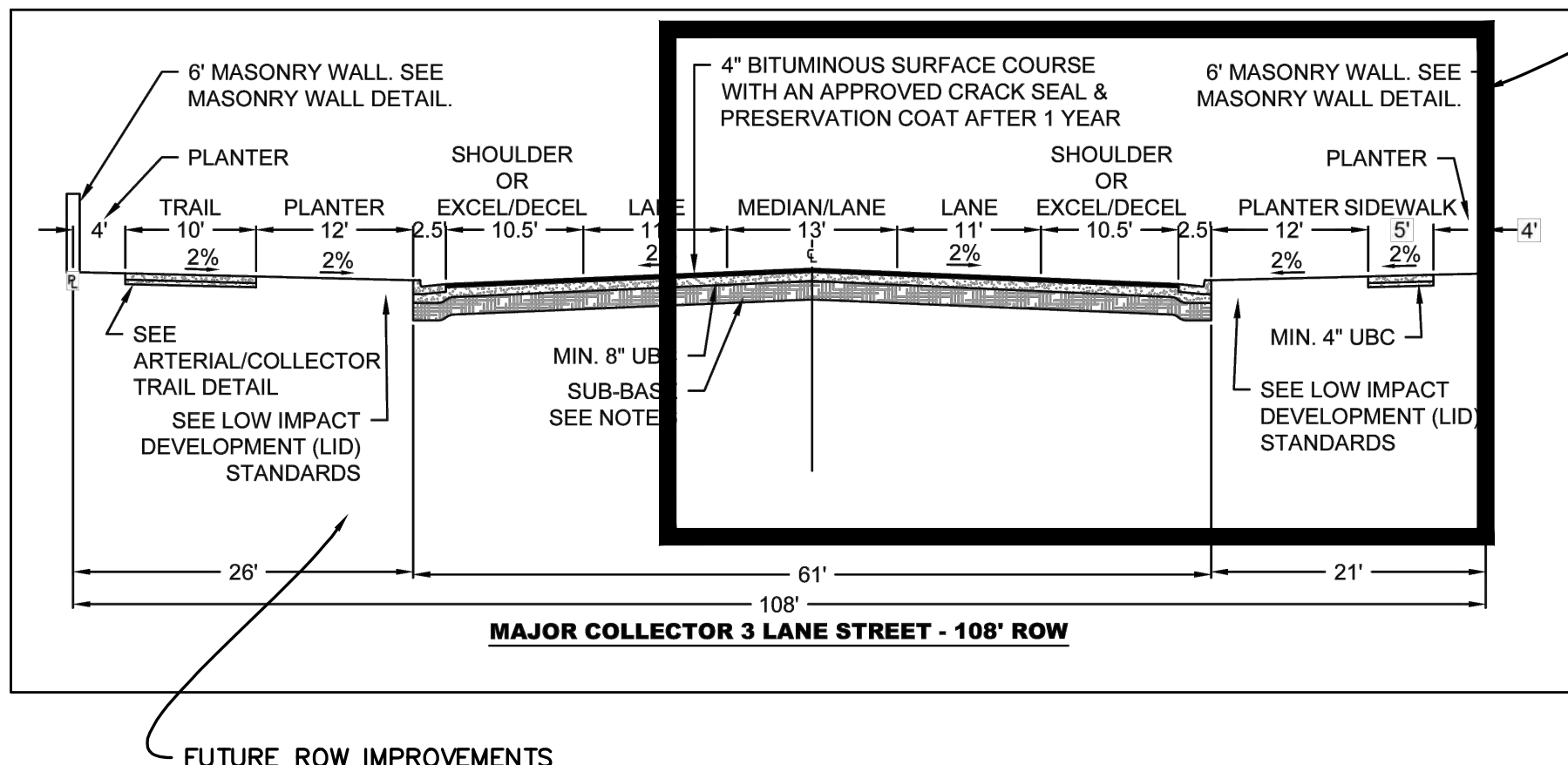
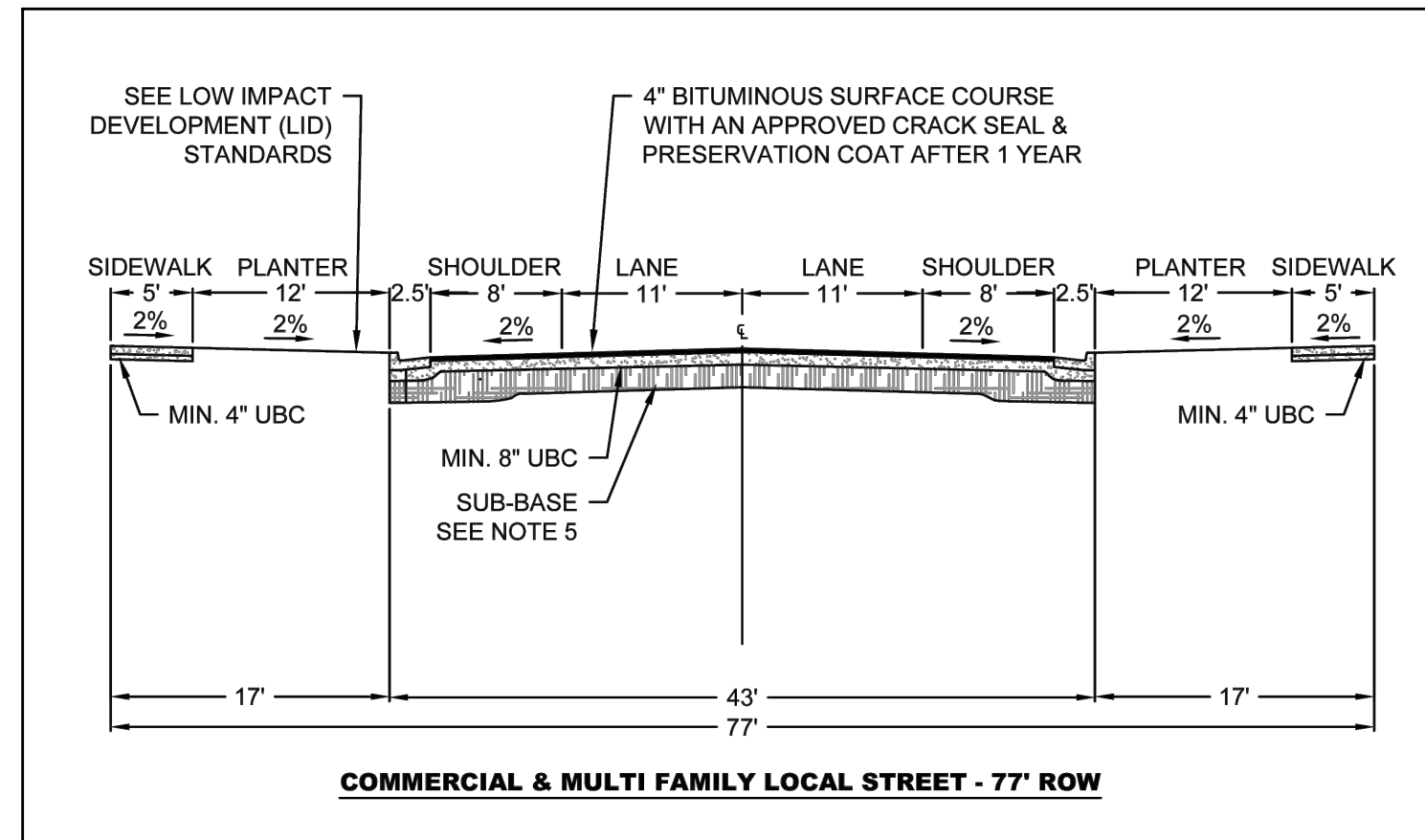
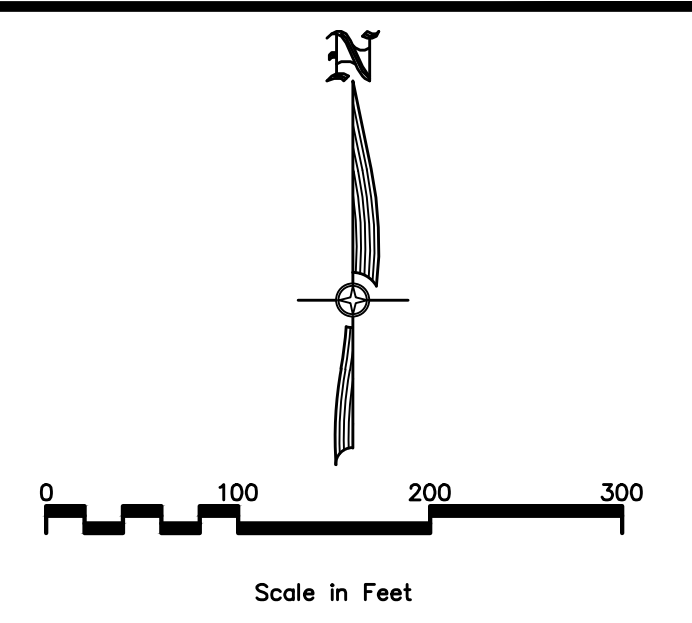
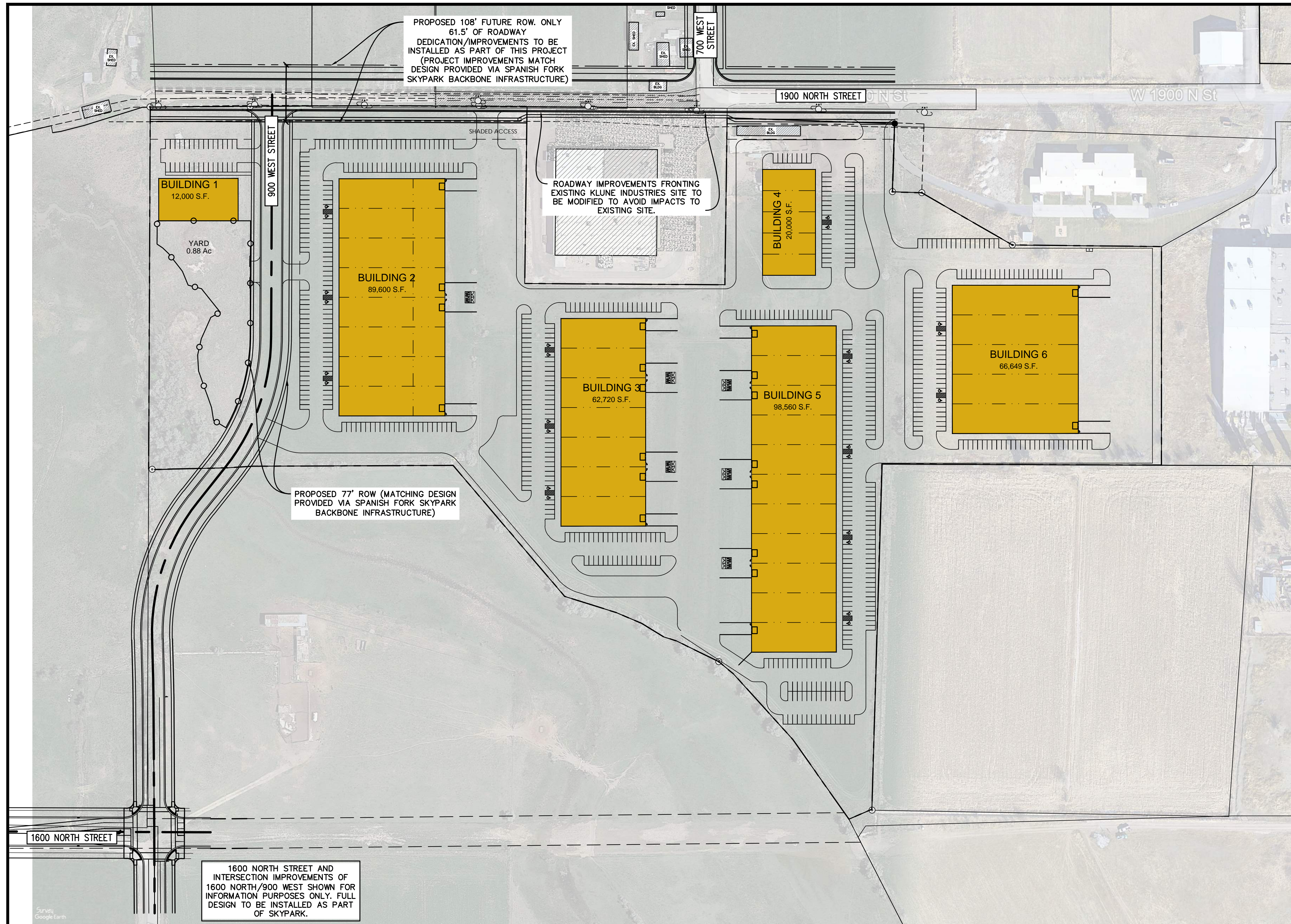
**STOCKMAN FLATS SUBSTATION**  
 AN INDIVIDUAL LOT IN SPANISH FORK, UTAH  
 CONTAINING 1 LOT AND 1.74 ACRES  
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 2, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

**NORTH**

SCALE 1" = 30'  
 (PLAN)  
 SCALE 1" = 60'  
 (SITE)

NOTARY PUBLIC SEAL SURVEYOR'S SEAL



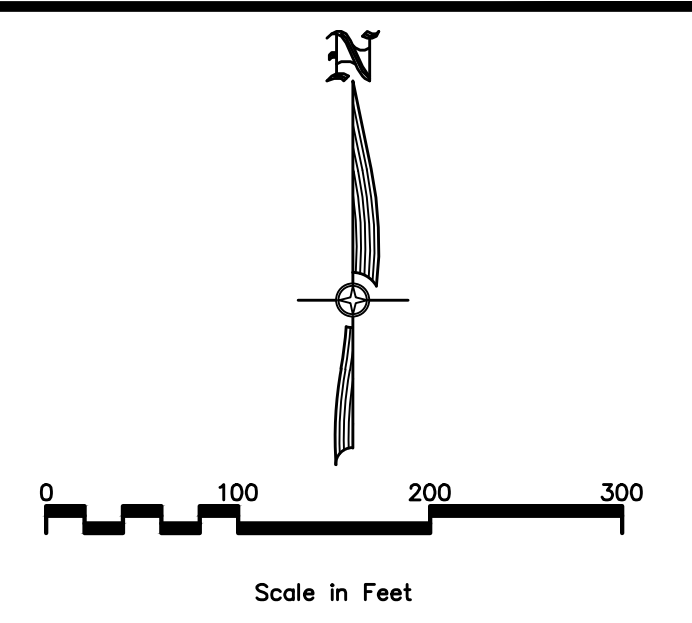
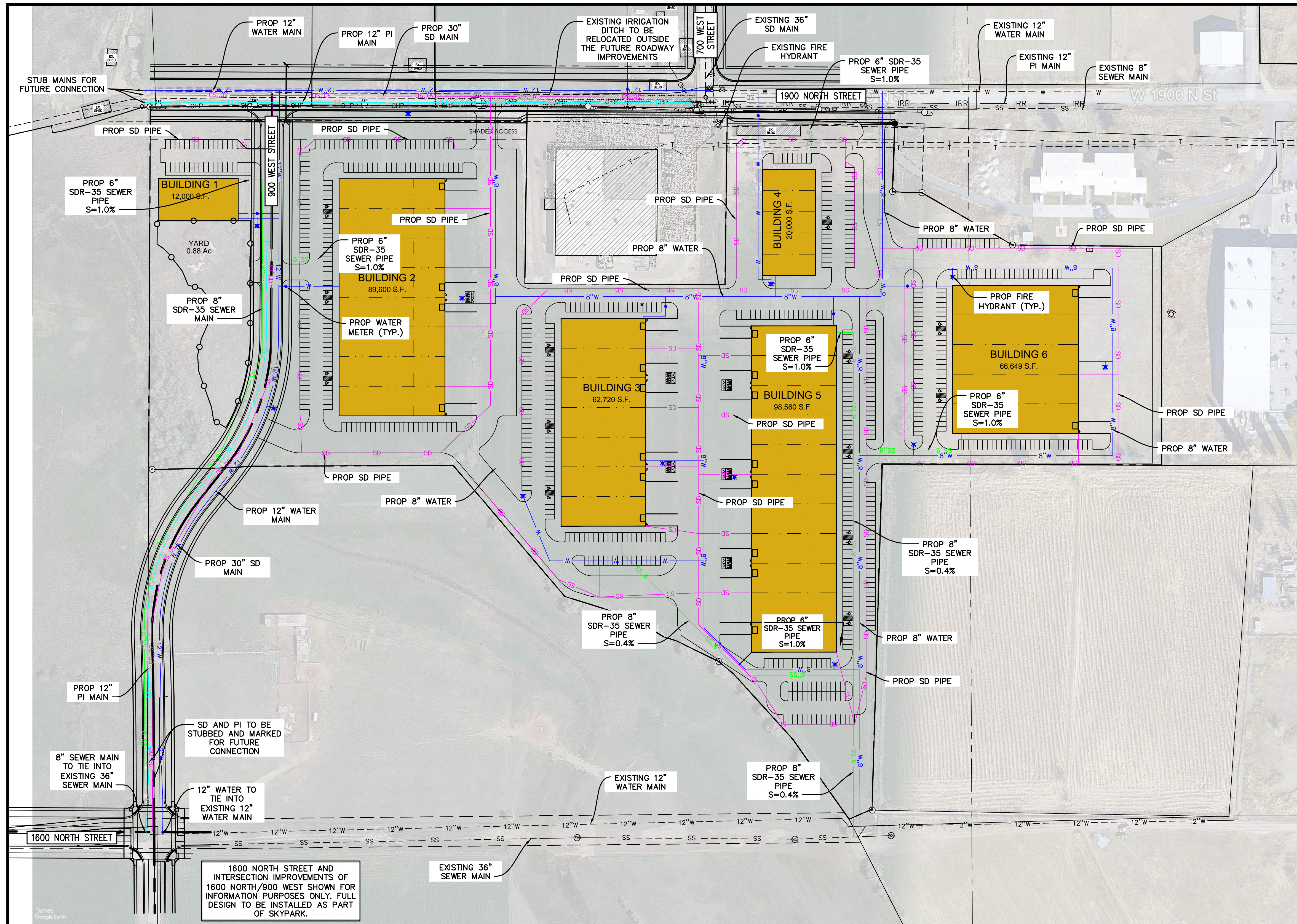


NO.	REVISIONS	BY	DATE

**CIVIL ENGINEERING + SURVEYING**  
**CIR**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SOUTH JORDAN, UT 84095 - 801-949-5296  
 DESIGNER: SDT PROJECT ENGINEER: SDT

SPANISH FORK CLUNE - COLMENA  
 700 WEST 1900 NORTH, SPANISH FORK CITY, UTAH  
 CONCEPT SITE PLAN

SHEET NO.	C1.0
PROJECT ID	E26-062
DATE	06/10/26
FILE NAME	PRJ-CKP
SCALE	1"=100'



**LEGEND**

W	PROPOSED WATER
SD	PROPOSED STORMDRAIN
SS	PROPOSED SEWER
PI	PROPOSED PRESSURIZED IRRIGATION

FIRE FLOWS REPORTED IN THIS TABLE HAVE A 50% FIRE SPRINKLER REDUCTION

BUILDING	FOOTPRINT (S.F.)	REQUIRED FIRE FLOW (GPM)	TYPE	HYDRANTS REQUIRED	HYDRANTS PROVIDED
BUILDING 1	12,000	1,125	TYPE IIB CONSTRUCTION	1	1
BUILDING 2	89,600	3,125	TYPE IIB CONSTRUCTION	3	4
BUILDING 3	62,720	2,625	TYPE IIB CONSTRUCTION	3	3
BUILDING 4	20,000	1,500	TYPE IIB CONSTRUCTION	1	2
BUILDING 5	98,560	3,375	TYPE IIB CONSTRUCTION	4	4
BUILDING 6	66,649	2,750	TYPE IIB CONSTRUCTION	3	3

1600 NORTH STREET AND INTERSECTION IMPROVEMENTS OF 1600 NORTH/900 WEST SHOWN FOR INFORMATION PURPOSES ONLY. FULL DESIGN TO BE INSTALLED AS PART OF SKYPARK.

NO.	REVISIONS	BY	DATE

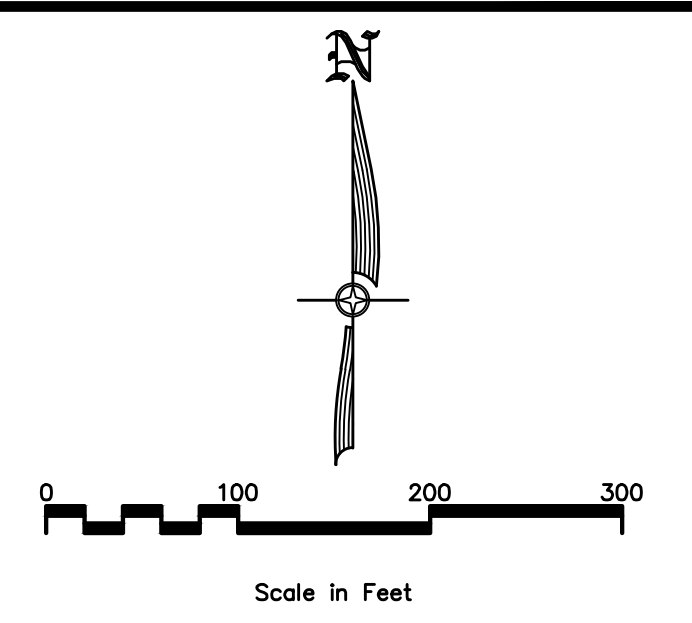
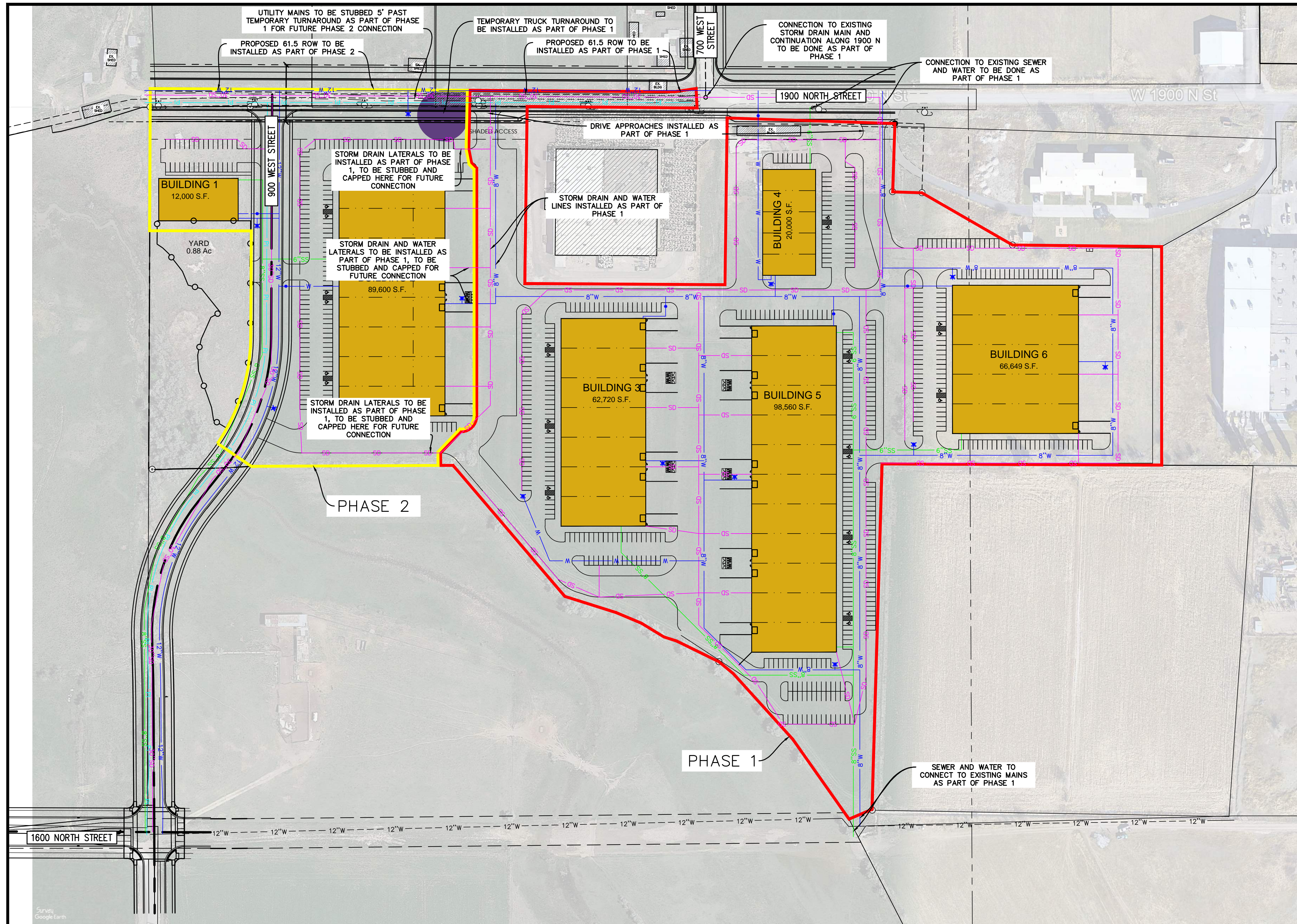
**CIVIL ENGINEERING + SURVEYING**

**CIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095

SPANISH FORK CLUNE - COLMENA  
700 WEST 1900 NORTH, SPANISH FORK CITY, UTAH  
CONCEPT UTILITY PLAN

SHEET NO.	C2.0
PROJECT ID	E26-062
DATE	06/10/26
FILE NAME	PRJ-CKP
SCALE	1"=100'



**LEGEND**

- W PROPOSED WATER
- SD PROPOSED STORMDRAIN
- SS PROPOSED SEWER
- PI PROPOSED PRESSURIZED IRRIGATION
- PROPOSED PHASE 1
- PROPOSED PHASE 2

NO.	REVISIONS	BY	DATE

DESIGNER: SDT  
PROJECT ENGINEER: SDT

**CIVIL ENGINEERING + SURVEYING**

**CIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 801-949-6296

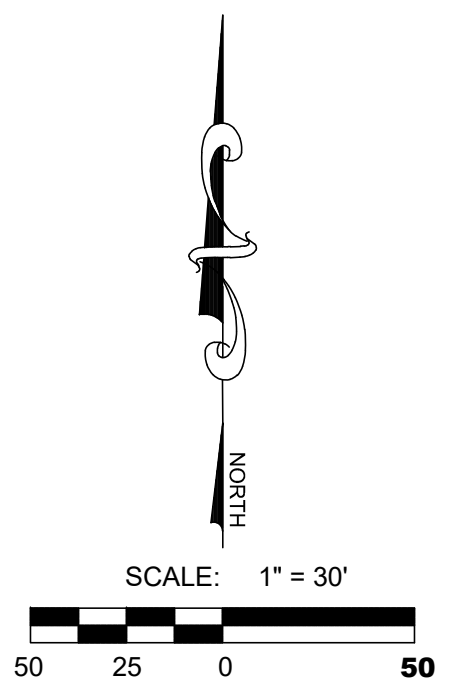
SPANISH FORK CLUNE—COLMENA  
700 WEST 1900 NORTH, SPANISH FORK CITY, UTAH  
CONCEPT PHASING PLAN

SHEET NO.	C3.0
PROJECT ID	E26-062
DATE:	06/10/26
FILE NAME:	PRJ-CKP
SCALE:	1"=100'

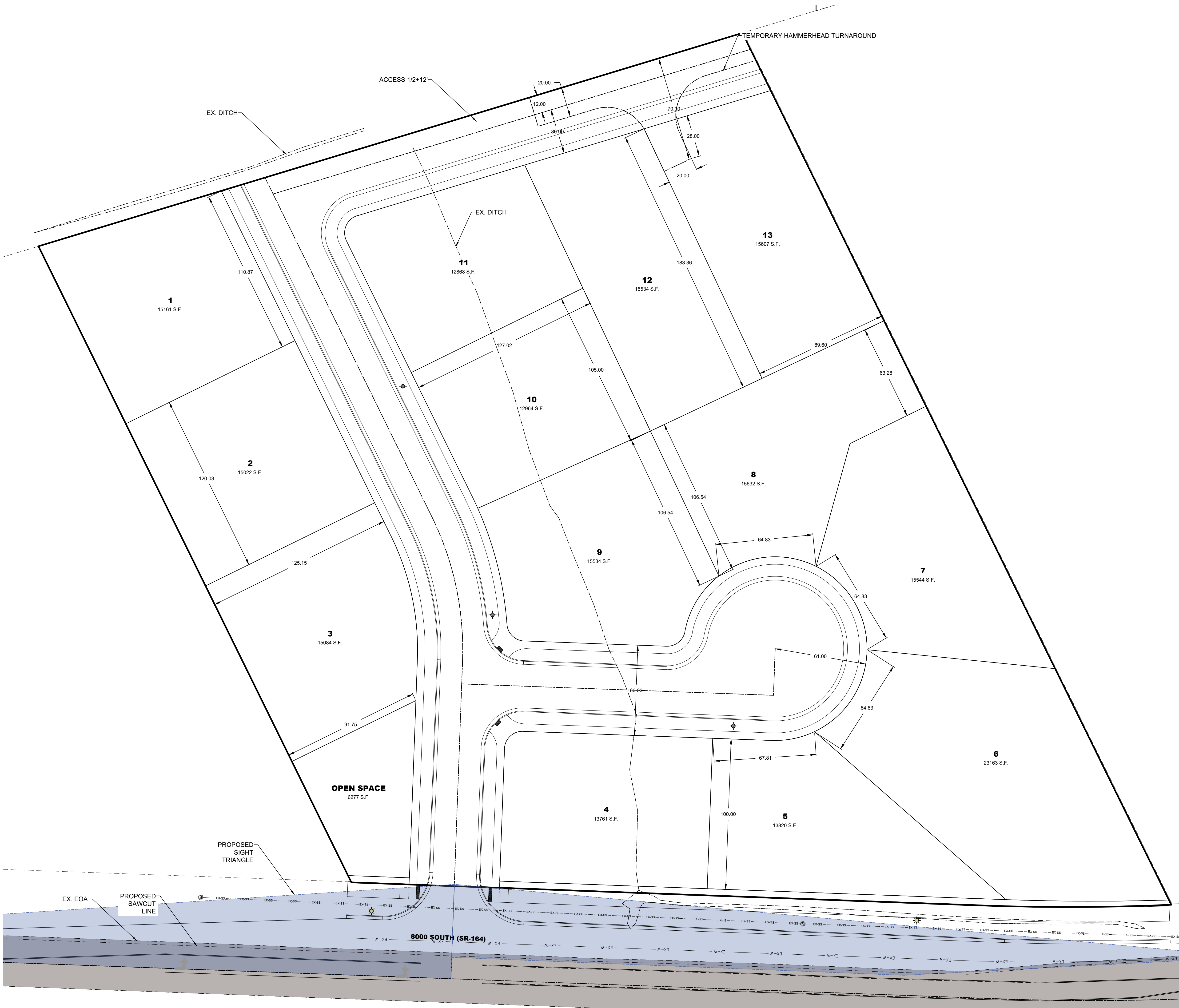


- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com



MASTER PLANOVERLAY  
 ZONE: R-1-15  
 AREA= 6.20 ACRES  
 ALLOWABLE DENSITY 2.08 U/A  
 ALLOWABLE DENSITY 13 UNITS  
 SINGLE FAMILY = 13 LOTS  
 TOTAL UNITS = 13 UNITS



**GROW DEVELOPMENT**  
 SPANISH FORK CITY, UTAH COUNTY, UTAH  
**MASTER PLAN OVERLAY CONCEPT**

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:  
**2022-0059**  
 DRAWN BY:  
**DSE**  
 DESIGNED BY:  
**BTG**  
 SCALE:  
**1" = 30'**  
 DATE:  
**06/04/2026**

U:\0\_LEI\_PROJECTS\2022\2022-0059\_SIT 6.2 AC SUBD - SF\1\10\CONCEPT\2-0059 CONCEPT D00A - MASTER PLANS.dwg 6/4/2026 7:39 AM