Development Review Committee Agenda

Wednesday, July 15, 2026

80 S Main Street in the Council Chambers at Library Hall

Development Review Committee Agenda

PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a meeting in the City Council Chambers at Library Hall, on the second floor, 80 South Main Street, Spanish Fork, Utah, commencing at 10 a.m. on July 15, 2026.

Development Review Committee
Seth Perrins
Dave Anderson
Vaughn Pickell
Bronco Hunter
Jake Theurer
Cory Pierce
John Little
Jered Johnson

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

1. Final Plat

THE VILLAS AT ANNIE'S ACRES SUBDIVISION 2026. This proposal involves approving a Final Plat for a Master
Planned Development for 111 residential lots located at 1172 South Bradford Lane. Report DRC The Villas Final Plat Amended

2. ADJOURNMENT

The Development Review Committee is created to provide technical review, analysis, and recommendations to the Planning Commission and City Council related to the City's General Plan, zoning ordinance, subdivisions, and capital facilities plans. The DRC consists of the City Public Works Director, Assistant Public Works Director, Utility Superintendent, Electric Superintendent, City Manager, Community & Economic Development Director, City Attorney, Public Safety Director, and Building Official

The Villas at Annie's Acres 2026
Amended Final Plat
1172 South Bradford Lane
21.57 acres
R-1-6 with the MPD Overlay
General Plan Designation
Medium Density Residential

PROPOSAL

This proposal involves the approval of a Final Plat for a Master Planned Development with 111 residential units to be located at 1172 South Bradford Lane. This Final Plat is part of a larger Master Planned Development. The request provides for the completion of the Volunteer Drive improvements to the intersection of Bradford Lane and River Bottoms Road. The proposal will be completed in one phase. Each residential unit will include a two-car garage and access off of a shared drive or public street.

The proposal will provide additional amenities, landscaping, trails, street trees and complete the improvements of the Annie's Acres development. Building elevations and amenity details along with the project pamphlet were provided with the previously approved Final Plat and the subsequent Amended Preliminary Plat files. Proposed clubhouse amenities include: a fully equipped exercise facility; a large heated swimming pool, approximately 20 x 40 ft; a patio area, lounge chairs and barbeque facilities; a stadium seating theater; a pool table; a gathering social area; a kitchen area; and a business office. A pavilion will also be located in the northeast corner of the development.

The Applicant has provided amended CC&Rs to be recorded with the subdivision plat. The Applicant has proposed masonry walls along portions of Volunteer Drive and Bradford Lane instead of matching the open style wrought iron fencing along South Lane. The City Council previously approved the Amended Preliminary Plat and Zone Change in March 2026. Some of the key issues to consider are: amended development agreement and improvements.

STAFF RECOMMENDATION

That the proposed Villas at Annie's Acres 2026 Final Plat be approved based on the following findings and subject to the following conditions:

Findings

1. That the proposal is consistent with the City's General Plan Designation and Zoning Map.
2. That the submitted plans are consistent with the approved preliminary plat.

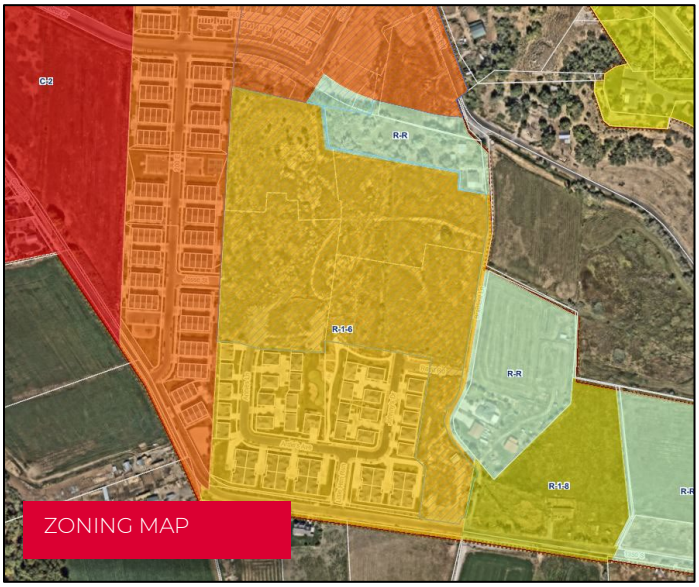
Conditions

1. That the Applicant meets the City's development and construction standards, zoning requirements and other applicable City ordinances.
2. That the Applicant addresses any staff redline review comments prior to the plat being recorded.
3. That the City Council approves an amended development agreement.
4. That the Applicant complies with the project's details and amenities as indicated in the development agreement and as previously approved with the Final Plat and Amended Preliminary Plat.
5. That the applicant provides detailed building elevations, materials and designs for the single-family lots 103-107, at the time of building permits, for review and approval regarding compliance with the quality and compatibility with the remaining residential units and compliance with the architectural standards of the Master Planned Development Overlay.
6. That the building plans for lots 103-107, include enhanced elevations for the corner and high visibility building elevations.
7. That the appropriate process be followed for the disposal of any property that is involved in the project.
8. That the Applicant obtains the necessary fence permits for all fences and walls and that all clear view requirements are met.
9. That the Applicant obtains the necessary sign permit for the proposed monument sign and that the sign location complies with all clear view area requirements.

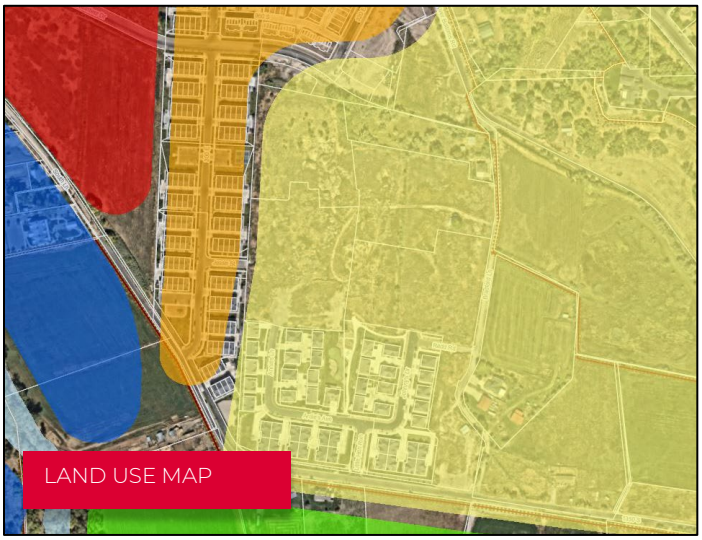
EXHIBITS

1. Area Maps
2. Final Plat
3. Landscaping

EXHIBIT 1



ZONING MAP



LAND USE MAP

AERIAL MAP

EXHIBIT 2

GENERAL NOTES

1. THIS PLAT IS SUBJECT TO THAT CERTAIN CC&RS OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE VILLAS AT ANNIES ACRES AS MAY BE AMENDED FROM TIME TO TIME ("CC&RS") THAT HAS BEEN OR WILL BE RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER WHICH SHALL SET FORTH THE RESTRICTIONS AND GENERAL PLAN OF IMPROVEMENT FOR THE PROPERTY DESCRIBED IN THIS PLAT. CERTAIN TERMS NOT OTHERWISE DEFINED IN THIS PLAT SHALL HAVE THE MEANINGS ASCRIBED TO SUCH TERMS IN THE CC&RS.

2. PURSUANT TO THE CC&RS,THE VILLAS AT ANNIES ACRES HOMEOWNERS ASSOCIATION, INC., A UTAH NONPROFIT CORPORATION, IS RESPONSIBLE FOR MAINTAINING CERTAIN PORTIONS OF THE COMMUNITY, INCLUDING, (I) ALL COMMON AREA; (II) EXTERIOR STRUCTURAL ELEMENTS OF THE RESIDENCES, (III) LANDSCAPED AREAS, WHETHER LOCATED IN THE COMMON AREA OR PUBLIC RIGHT OF WAY, (IV) DESIGNATED PARKING AREAS WITH APPURTENANCES AND (V) CONCRETE IMPROVEMENTS, FENCES AND DRIVEWAYS LOCATED ON A LOT, AS SUCH MAINTENANCE OBLIGATIONS ARE FURTHER DESCRIBED OR MODIFIED IN THE CC&RS. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&RS.

3. THE AREAS DESIGNATED AS LOTS ON THIS PLAT ARE TO BE PRIVATE OWNERSHIP, WHICH SHALL BE SUBJECT TO THE UTILITY, MAINTENANCE AND ACCESS EASEMENTS SET FORTH IN AND CREATED BY THE CC&RS. THE LOTS SHALL ALSO BE SUBJECT TO THE ASSESSMENTS LEVIED BY THE BOARD ON BEHALF OF THE ASSOCIATION PURSUANT TO THE CC&RS, UNLESS DECLARANT OTHERWISE DETERMINES IN ITS SOLE AND EXCLUSIVE DISCRETION. ALL OTHER AREAS OF THE COMMUNITY EXCEPT FOR THE LOTS CREATED BY THIS PLAT ARE DESIGNATED AS COMMON AREA, INCLUDING THE CLUBHOUSE AND AMENITIES AND ARE HEREBY DEDICATED TO THE VILLAS AT ANNIES ACRES HOMEOWNERS ASSOCIATION, INC. A UTAH NONPROFIT CORPORATION, WHOSE MAILING ADDRESS IS 701 NORTH, 100 EAST, LEHI, UTAH 84043.

4. ATTACHED RESIDENCES SHALL BE PERMITTED TO BE BUILT TO THE LIMITS OF THE PLATTED LOTS. FOR PURPOSES OF CONVEYANCE AND TITLE OWNERSHIP, THE SHARED BOUNDARY LINES OF THE LOTS IMPROVED WITH RESIDENCES CONNECTED BY A PARTY WALL SHALL BE CONCLUSIVELY PRESUMED TO BE THE ACTUAL LOCATION OF THE PARTY WALL. THE PLANNING DEPARTMENT, AFTER CONFERRING WITH THE CITY MANAGER MAY APPROVE MINOR MODIFICATIONS TO THE DEVELOPMENT PLAN AND THE DESIGN GUIDELINES APPLICABLE TO THIS PLAT WHICH ARE NECESSARY OR ADVANTAGEOUS IN FACILITATING MORE DESIRABLE FUNCTION AND AESTHETICS OF THE PROJECT.

5. ALL UTILITIES WITHIN THE COMMUNITY SHALL BE UNDERGROUND, EXCEPT FOR APPURTENANCES AND ASSOCIATED EQUIPMENT INCLUDING, BUT NOT LIMITED TO, SURFACE-MOUNTED TRANSFORMERS, PEDESTAL MOUNTED TERMINAL BOXES, METER CABINETS, AND CONCEALED DUCTS FOR AN UNDERGROUND SYSTEM. SUBJECT TO THE TERMS OF THE CC&RS, ALL PUBLIC AND PRIVATE UTILITY COMPANIES, THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE A PERMANENT NON-EXCLUSIVE EMERGENCY VEHICLE ACCESS EASEMENT AND A PERMANENT NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER, ACROSS AND THROUGH THOSE PARTS OR PORTIONS OF SAID TRACT DESIGNATED ON THIS PLAT AS THE UTILITY EASEMENT AREAS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR OF SUBTERRANEAN ELECTRICAL, TELEPHONE, COMMUNICATIONS, NATURAL GAS, SEWER, WATER AND DRAINAGE SERVICE LINES AND FACILITIES. THE ABOVE DESCRIBED NON-EXCLUSIVE UTILITY EASEMENT IS TOGETHER WITH THE RIGHT OF ACCESS THERETO, WHICH WOULD REQUIRE THAT NO SURFACE CONSTRUCTION BE ALLOWED WHICH WOULD INTERFERE WITH NORMAL UTILITY USE.

6. ALL STRUCTURES TO BE SLAB ON GRADE.

7. ALL COMMON AREA IS DESIGNATED AS A BLANKET MUNICIPAL UTILITY EASEMENT (MUE) AND STORM DRAIN EASEMENT (SDE) WITH THE EXCEPTION OF THE AREAS COMPRISING THE CLUBHOUSE, POOL, POOL DECK AND OTHER AREAS UNDERNEATH BUILDINGS AND IMPROVEMENTS THAT WOULD COMPROMISE THE INTEGRITY OF SUCH STRUCTURES.

8. STORM WATER FACILITIES WITHIN THE COMMON AREA OF THIS DEVELOPMENT ARE CONSIDERED PRIVATE AND THE ASSOCIATION IS RESPONSIBLE TO ENSURE PROPER CONSTRUCTION, REPLACEMENT, REPAIR, OPERATION, AND MAINTENANCE ACCORDING TO CITY AND STATE STANDARDS. THE ASSOCIATION ACKNOWLEDGES THE RIGHT OF THE CITY TO INSPECT AND TEST THESE FACILITIES AND MAKE NECESSARY REPAIRS AND OR OTHER ACTIONS WHEN THE ASSOCIATION FAILS TO DO SO. STORMWATER DETENTION FOR THIS PROJECT IS FACILITATED BY AN OFF-SITE DETENTION BASIN, WHICH IS OWNED AND MAINTAINED BY THE CITY OF SPANISH FORK.

9. THE ASSOCIATION SHALL MAINTAIN ALL SEWER LATERALS IN THE DEVELOPMENT BEGINNING AT THE SEWER MAIN PIPE AND CONTINUING TO THE POINT WHERE THE SEWER LATERAL PIPE PENETRATES INTO THE RESIDENCE THROUGH THE CONCRETE FLOOR SLAB. THE ASSOCIATION SHALL HAVE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE PROPERTY AND THE COMMUNITY FOR SUCH MAINTENANCE PURPOSES AS FURTHER DESCRIBED IN THE CC&RS.

10. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&RS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

11. THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED _________, BY AND BETWEEN THE CITY OF SPANISH FORK AND LEISURE VILLAS INC., INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED AS ENTRY NO. _______, IN BOOK ______, AT PAGE _______ OF THE OFFICIAL RECORDS OF UTAH COUNTY.

12. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS AND ALL ELECTRIC AND SPON COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY

13. ALL MUNICIPAL UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

14. THIS PLAT IS PART OF A MASTER PLANNED DEVELOPMENT.

VICINITY MAP

THE VILLAS AT ANNIE'S ACRES SUBDIVISION

SPANISH FORK CITY, UTAH COUNTY, UTAH
LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

ADDRESS TABLE

1	1032 S	ANNIE'S LANE	57	1177 S	JOHNNY'S DRIVE
2	1036 S	ANNIE'S LANE	58	1186 S	JOHNNY'S DRIVE
3	1038 S	ANNIE'S LANE	59	1194 S	JOHNNY'S DRIVE
4	1034 S	ANNIE'S LANE	60	1198 S	JOHNNY'S DRIVE
5	1052 S	ANNIE'S LANE	61	1184 S	JOHNNY'S DRIVE
6	1056 S	ANNIE'S LANE	62	1182 S	JOHNNY'S DRIVE
7	1058 S	ANNIE'S LANE	63	1185 S	JOHNNY'S DRIVE
8	1054 S	ANNIE'S LANE	64	1192 S	JOHNNY'S DRIVE
9	1062 S	ANNIE'S LANE	65	1047 S	1060 SOUTH
10	1066 S	ANNIE'S LANE	66	1045 S	1060 SOUTH
11	1068 S	ANNIE'S LANE	67	1041 S	1060 SOUTH
12	1064 S	ANNIE'S LANE	68	1043 S	1060 SOUTH
13	1102 S	ANNIE'S LANE	69	310 E	1060 SOUTH
14	1106 S	ANNIE'S LANE	70	311 E	1060 SOUTH
15	1108 S	ANNIE'S LANE	71	313 E	1060 SOUTH
16	1104 S	ANNIE'S LANE	72	317 E	1060 SOUTH
17	1132 S	ANNIE'S LANE	73	335 E	1060 SOUTH
18	1136 S	ANNIE'S LANE	74	331 E	1060 SOUTH
19	1138 S	ANNIE'S LANE	75	333 E	1060 SOUTH
20	1134 S	ANNIE'S LANE	76	337 E	1060 SOUTH
21	1166 S	ANNIE'S LANE	77	355 E	1060 SOUTH
22	1191 S	ANNIE'S LANE	78	351 E	1060 SOUTH
23	1193 S	ANNIE'S LANE	79	353 E	1060 SOUTH
24	1197 S	ANNIE'S LANE	80	357 E	1060 SOUTH
25	1165 S	ANNIE'S LANE	81	397 E	1060 SOUTH
26	1161 S	ANNIE'S LANE	82	399 E	1060 SOUTH
27	1163 S	ANNIE'S LANE	83	1115 S	JOHNNY'S DRIVE
28	1167 S	ANNIE'S LANE	84	1111 S	JOHNNY'S DRIVE
29	1147 S	ANNIE'S LANE	85	1113 S	JOHNNY'S DRIVE
30	1141 S	ANNIE'S LANE	86	1117 S	JOHNNY'S DRIVE
31	1143 S	ANNIE'S LANE	87	1125 S	JOHNNY'S DRIVE
32	1149 S	ANNIE'S LANE	88	1121 S	JOHNNY'S DRIVE
33	1115 S	ANNIE'S LANE	89	1125 S	JOHNNY'S DRIVE
34	1111 S	ANNIE'S LANE	90	1127 S	JOHNNY'S DRIVE
35	1113 S	ANNIE'S LANE	91	1155 S	JOHNNY'S DRIVE
36	1117 S	ANNIE'S LANE	92	1151 S	JOHNNY'S DRIVE
37	1085 S	ANNIE'S LANE	93	1153 S	JOHNNY'S DRIVE
38	1081 S	ANNIE'S LANE	94	1157 S	JOHNNY'S DRIVE
39	1083 S	ANNIE'S LANE	95	1175 S	JOHNNY'S DRIVE
40	1087 S	ANNIE'S LANE	96	1171 S	JOHNNY'S DRIVE
41	322 E	1060 SOUTH	97	1173 S	JOHNNY'S DRIVE
42	326 E	1060 SOUTH	98	1177 S	JOHNNY'S DRIVE
43	328 E	1060 SOUTH	99	1205 S	JOHNNY'S DRIVE
44	324 E	1060 SOUTH	100	1201 S	JOHNNY'S DRIVE
45	342 E	1060 SOUTH	101	1203 S	JOHNNY'S DRIVE
46	344 E	1060 SOUTH	102	1207 S	JOHNNY'S DRIVE
47	348 E	1060 SOUTH	103	1280 S	BRADFORD LANE
48	346 E	1060 SOUTH	104	1256 S	BRADFORD LANE
49	1164 S	JOHNNY'S DRIVE	105	1268 S	BRADFORD LANE
50	1162 S	JOHNNY'S DRIVE	106	1278 S	BRADFORD LANE
51	1166 S	JOHNNY'S DRIVE	107	1294 S	BRADFORD LANE
52	1162 S	JOHNNY'S DRIVE	108	1326 S	BRADFORD LANE
53	1145 S	JOHNNY'S DRIVE	109	1328 S	BRADFORD LANE
54	1166 S	JOHNNY'S DRIVE	110	1324 S	BRADFORD LANE
55	1164 S	JOHNNY'S DRIVE	111	1322 S	BRADFORD LANE
56	1151 S	JOHNNY'S DRIVE	*	1178 S	ANNIE'S LANE

* CLUBHOUSE

SURVEYOR'S CERTIFICATE

I, DAN E. KNOWLDEN JR., DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 7173588 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, A SURVEY WAS MADE UNDER MY DIRECTION OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS AND EASEMENTS TO BE KNOWN AS THE VILLAS ANNIE'S ACRES SUBDIVISION. I FURTHER CERTIFY THAT SAID SURVEY WAS COMPLETED IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED 1953 AS AMENDED. I CERTIFY THAT I HAVE VERIFIED ALL LAND MEASUREMENTS AND THAT MONUMENTS HAVE BEEN PLACED ALONG THE EXTERIOR BOUNDARY AS SHOWN ON THIS PLAT. I MAKE NO CERTIFICATION TO THE ACCURACY OR COMPLIANCE WITH THE GENERAL NOTES SHOWN HEREON. I HEREBY STATE THAT THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, BELIEF AND IN MY PROFESSIONAL OPINION.

OVERALL BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF ANNIE'S ACRES PLAT "B", SAID POINT BEING SOUTH 00°12'21"EAST 236.58 FEET ALONG THE SECTION LINE AND EAST 1765.17 FEET FROM THE WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE ALONG THE EAST, NORTH AND WEST LINES OF SAID ANNIE'S ACRES PLAT "B" THE FOLLOWING FIVE (5) CALLS: (1) NORTH 07°58'14" EAST 167.47 FEET; (2) NORTH 45°00'00" WEST 57.91 FEET; (3) NORTH 09°14'09" EAST 350.10 FEET; (4) NORTH 80°45'51" WEST 409.89 FEET; (5) SOUTH 45.51 FEET TO THE NORTH LINE OF ANNIE'S ACRES PLAT "A" THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) CALLS: (1) NORTH 86°42'08" WEST 248.09 FEET; (2) NORTH 73°45'07" WEST 86.45 FEET; (3) NORTH 86°51'29" WEST 75.75 FEET; THENCE ALONG THE EAST LINES OF RIVER RUN TOWNHOMES PLAT "A" AMENDED, RIVER RUN TOWNHOMES PLAT "B", AND RIVER RUN TOWNHOMES PLAT "C" THE FOLLOWING (4) CALLS: (1) NORTH 03°08'31" EAST 285.41 (2) NORTH 03°19'36" EAST 416.21 FEET; (3) NORTH 05°10'58"EAST 70.85 FEET; (4) NORTH 03°40'56" EAST 183.04 FEET; THENCE SOUTH 78°29'54" EAST 251.56 FEET; THENCE NORTH 27°45'17" EAST 36.69 FEET. THENCE ALONG THE ARC OF A 647.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT 252.87 FEET, (CHORD BEARS SOUTH 83°46'45" EAST 251.27 FEET); THENCE SOUTH 75°01'02" EAST 165.28 FEET; THENCE ALONG THE ARC OF A 347.50' RADIUS CURVE TO LEFT 136.99 FEET (CHORD BEARS SOUTH 82°11'03" EAST 136.53 FEET); THENCE ALONG THE ARC OF A 306.50' RADIUS NON-TANGENT CURVE TO THE LEFT 204.23 FEET (CHORD BEARS SOUTH 24°40'18" EAST 200.49 FEET); THENCE ALONG THE ARC OF A 60.61' RADIUS CURVE TO THE RIGHT 20.83 FEET (CHORD BEARS SOUTH 35°03'50" EAST 20.75 FEET); THENCE SOUTH 07°27'30" EAST 25.32 FEET; THENCE SOUTH 02°15'42" EAST 131.87 FEET; THENCE SOUTH 10°39'20" WEST 44.05 FEET; THENCE SOUTH 09°42'27" WEST 370.05 FEET; THENCE SOUTH 22°41'54" WEST 38.44 FEET; THENCE SOUTH 34°10'50" WEST 37.19 FEET; THENCE NORTH 83°56'58" WEST 10.55 FEET; THENCE SOUTH 14°04'47" WEST 80.85 FEET; THENCE SOUTH 20°08'27" EAST 50.67 FEET; THENCE SOUTH 27°00'55" EAST 25.75 FEET; THENCE SOUTH 30°30'29" EAST 152.71 FEET; THENCE SOUTH 07°29'57" EAST 20.16 FEET; THENCE SOUTH 83°06'12" WEST 72.13 FEET; THENCE SOUTH 13°14'16" WEST 153.17 FEET; THENCE NORTH 86°25'31" WEST 11.07 FEET; THENCE SOUTH 24°35'50" WEST 27.05 FEET; THENCE NORTH 81°27'01" WEST 134.58 FEET; THENCE NORTH 02°24'13" EAST 1.83 FEET; THENCE NORTH 21°18'10" WEST 20.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 21.57 ACRES OR 939,697 SQUARE FEET, MORE OR LESS.

SURVEYOR (SEE SEAL BELOW) DATE LICENSE #

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, COMMON AREA, AND STREETS TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

THE VILLAS AT ANNIE'S ACRES SUBDIVISION

AND DO HEREBY DEDICATE AND CONVEY TO THE VILLAS AT ANNIE'S ACRES OWNERS ASSOCIATION ALL COMMON AREAS SHOWN ON THIS PLAT, FOR THE COMMON USE AND ENJOYMENT OF ITS MEMBERS, IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAS AT ANNIE'S ACRES, RECORDED IN THE OFFICE OF THE UTAH COUNTY RECORDER, AS AMENDED, WHICH ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT, AND DO HEREBY DEDICATE AND CONVEY TO THE CITY OF SPANISH FORK ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS DAY OF 20 .

SIGNATURE — KEITH LINDSTROM, PRINT NAME — MANAGER, THE VILLAS AT ANNIE'S ACRES, LLC, TITLE & ENTITY

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF UTAH] S.S.

ON THIS ___ DAY __________ OF 20 ___, PERSONALLY APPEARED BEFORE ME _____________, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC FULL NAME:

COMMISSION NUMBER: ____________________

MY COMMISSION EXPIRES:
A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LAND USE AUTHORITY

THE CITY COUNCIL OF THE DRC OF SPANISH FORK CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.
THIS DAY OF 20 .

CITY ENGINEER — CITY RECORDER (SEE SEAL BELOW)

CITY ATTORNEY

CITY MANAGER

COMMUNITY DEVELOPMENT DIRECTOR

PREPARED BY

VALLEY LAND SURVEYING
P: (801) 616 6848
F: (801) 704-9384
dan@vlsut.com
563 North Reese Ave.
Spanish Fork, UT 84660

Mustang DESIGN
791 N 100 E, SUITE 300
LEHI, UTAH 84043

JUNE 2026

THE VILLAS AT ANNIE'S ACRES SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

NOT TO SCALE — SHEET 1 OF 2

NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	SURVEYORS SEAL	CITY ENGINEER SEAL	UTAH COUNTY RECORDER
		PROFESSIONAL LAND SURVEYOR, Dan E. Knowlden Jr., 7173588, STATE OF UTAH		

THE VILLAS AT ANNIE'S ACRES SUBDIVISION

SPANISH FORK CITY, UTAH COUNTY, UTAH
LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

LINE TABLE

LINE	LENGTH	DIRECTION
L1	48.00	S 11°33'06" W
L2	73.50	N 78°29'54" W
L3	48.00	S 3°21'07" W
L4	73.50	N 86°38'53" W
L5	48.00	S 80°45'51" E
L6	73.50	S 9°14'08" W
L7	48.00	S 76°14'22" E
L8	73.00	S 13°46'38" W
L9	48.00	S 9°14'08" W
L10	73.80	N 80°45'51" W
L11	48.00	S 82°01'48" E
L12	73.50	S 75°58'14" W
L13	47.00	S 9°14'08" W
L14	39.31	S 9°14'08" W
L15	13.18	S 45°00'00" E
L16	118.84	N 80°45'51" W
L17	100.34	N 80°45'51" W
L18	87.02	N 80°45'51" W
L19	55.00	N 80°45'51" W
L20	49.82	N 80°45'51" W
L21	43.14	N 80°45'51" W
L22	44.55	N 80°45'51" W
L23	58.08	N 80°45'51" W
L24	62.65	N 80°45'51" W
L25	73.35	S 80°45'51" E
L26	28.38	S 47°20'51" E
L27	43.01	S 11°24'29" E
L28	15.00	S 9°14'08" W
L29	15.00	S 9°14'08" W
L30	15.00	S 9°14'08" W
L31	15.00	S 9°14'08" W
L32	21.21	N 35°45'51" W
L33	30.20	N 58°15'58" W
L34	34.01	S 10°41'14" W
L35	34.00	S 5°17'57" W
L36	34.01	S 7°54'47" W
L37	35.28	N 5°00'27" W
L38	39.88	N 4°28'51" W
L39	34.00	N 78°14'22" W
L40	34.00	N 75°14'22" W
L41	34.00	N 78°14'22" W
L42	34.01	N 77°55'27" W
L43	19.44	N 12°24'37" E
L44	59.74	S 32°45'52" E
L45	48.48	S 8°25'54" W
L46	39.00	S 3°21'07" W
L47	38.00	S 3°21'07" W
L48	38.00	S 3°21'07" W
L49	27.11	S 37°38'53" W
L50	43.26	S 48°58'16" E
L51	42.00	S 30°40'18" W
L52	38.00	N 3°21'07" E
L53	35.00	N 3°21'08" E
L54	34.00	N 3°21'08" E
L55	53.57	S 87°12'15" E
L56	57.65	S 11°23'06" W
L57	53.55	S 30°14'29" W
L58	35.00	S 80°45'51" E
L59	37.55	S 11°09'42" E
L60	53.55	S 30°14'29" W
L61	38.09	S 12°28'38" W
L62	34.83	S 27°45'17" W
L63	30.10	S 86°21'07" W

CURVE TABLE

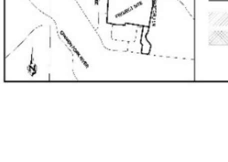
CRV	RADIUS	DELTA	LENGTH	C-C BEARING	CHD LENGTH
C1	330.00	24°24'10"	140.55	S 15°33'12" W	139.49
C2	300.00	24°24'10"	127.77	S 15°33'12" W	126.81
C3	270.00	24°24'10"	115.00	S 15°33'12" W	114.13
C4	2.50	90°00'00"	3.93	N 41°38'53" W	3.54
C5	2.50	90°00'00"	3.93	N 48°21'07" E	3.54
C6	2.50	80°41'20"	3.91	N 48°11'52" E	3.53
C7	2.50	91°22'19"	3.99	S 41°16'15" E	3.58
C8	141.48	29°28'01"	72.72	S 19°08'20" W	71.92
C9	171.46	30°32'56"	91.32	S 15°36'26" W	90.24
C10	201.45	30°30'36"	107.29	S 15°36'26" W	106.03
C11	470.04	17°37'00"	144.52	N 25°03'16" E	143.95
C12	440.04	17°36'53"	135.26	N 25°03'19" E	134.75
C13	410.04	17°37'01"	126.09	N 26°03'16" E	125.58
C14	330.00	10°24'30"	59.95	S 81°26'37" E	59.87
C15	300.00	10°24'30"	54.50	S 81°26'37" E	54.42
C16	270.00	10°24'30"	49.05	S 81°26'37" E	48.99
C17	165.00	86°28'37"	249.15	S 33°30'06" E	225.96
C18	135.00	86°28'32"	201.40	S 33°30'06" E	183.23
C19	105.00	86°28'32"	156.64	S 33°30'06" E	142.52
C20	264.53	17°45'05"	81.98	S 18°08'42" W	81.63
C21	234.53	17°46'00"	72.65	S 18°08'42" W	72.37
C22	204.53	17°45'05"	63.37	S 18°08'42" W	63.11
C23	264.53	17°45'07"	81.98	N 18°08'42" E	81.63
C24	234.53	17°46'00"	72.65	N 18°08'42" E	72.37
C25	204.53	17°45'04"	63.37	N 18°08'42" E	63.11
C26	2.50	89°59'51"	3.93	S 54°14'38" W	3.54
C27	2.50	97°56'07"	4.27	S 31°48'17" E	3.77
C28	464.04	12°15'17"	99.78	S 23°18'55" W	99.60
C29	132.64	18°03'28"	41.77	N 20°28'48" E	41.60
C30	114.37	29°12'24"	58.30	N 5°11'08" W	57.67
C31	192.51	14°48'21"	49.75	N 25°11'28" W	49.61
C32	317.26	39°22'07"	218.08	S 12°04'07" E	213.81
C33	41.00	43°18'12"	30.99	S 28°26'33" W	30.25
C34	204.21	28°30'42"	101.62	S 5°00'12" E	100.57
C35	60.61	17°38'28"	20.83	S 35°03'50" E	20.75
C36	306.50	37°56'28"	204.23	S 24°40'18" E	200.49
C37	647.50	14°20'08"	136.99	S 82°11'03" E	136.53
C38	647.50	22°22'35"	252.87	S 83°46'45" E	251.27
C39	69.61	37°14'07"	8.75	S 22°59'38" E	8.70
C40	449.04	6°09'12"	48.23	N 22°04'06" E	48.20
C41	449.04	2°19'51"	18.27	N 28°18'38" E	18.27
C42	147.84	11°58'16"	30.74	N 23°38'26" E	30.68
C43	129.37	21°08'40"	47.74	N 1°06'50" E	47.47
C44	207.51	14°48'22"	53.62	N 25°11'28" W	53.48
C46	302.26	10°36'00"	55.63	S 20°27'46" E	55.55

FOUND UTAH COUNTY BRASS CAP SOUTHWEST CORNER S30 T8S R3E SLB&M

236.58'
S00°12'21"E (BASIS OF BEARING)

FOUND UTAH COUNTY BRASS CAP WEST 1/4 CORNER S30 T8S R3E SLB&M

VICINITY MAP



LEGEND

- BOUNDARY LINE
- LOT LINES
- PROJECT SETBACKS (10')
- SECTION CORNER / SURVEY MONUMENT
- PLAT / PROPERTY CORNER OR ALIGNMENT POINT
- TIE LINE TO CORNER
- COMMON AREA (ALL COMMON AREA IS ALSO AN M.U.E. & S.D.E, EXCLUDING CLUBHOUSE & POOL DECK)
- LIMITED COMMON AREA (DRIVEWAYS, ALL LIMITED COMMON AREA IS ALSO AN M.U.E. & S.D.E)
- PUBLIC ACCESS EASEMENT

PREPARED BY

VALLEY LAND SURVEYING
P: (801) 616 6848
F: (801) 704-9384
dan@vlsut.com
563 North Reese Ave.
Spanish Fork, UT 84660

Mustang DESIGN
791 N 100 E, SUITE 300
LEHI, UTAH 84043

JUNE 2026

THE VILLAS AT ANNIE'S ACRES SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 30,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH

SCALE 1" = 80' — SHEET 2 OF 2

NOTARY PUBLIC SEAL	CLERK-RECORDER SEAL	SURVEYORS SEAL	CITY ENGINEER SEAL	UTAH COUNTY RECORDER
		PROFESSIONAL LAND SURVEYOR, Dan E. Knowlden Jr., 7173588, STATE OF UTAH		

THE VILLAS AT ANNIE'S ACRES

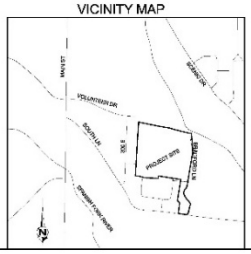
FINAL PLANS

A 55+ COMMUNITY
300 E 1100 S
SPANISH FORK, UTAH
JUNE 2026

SURVEY CONTROL - SC01
GRADING PLAN - GP01
SITE PLAN - SP01
WASTE MANAGEMENT PLAN - WM01
UTILITY PLAN - UT01
PLAN AND PROFILES - PP00-PP12
IRRIGATION PROFILE - IR01-IR04
DETAIL SHEET - DS01-DS03
TREATMENT DEVICE - FD GA-5

THIS PROJECT IS BASED ON THE FOLLOWING SURVEY CONTROL:
U.S.SURVEY FOOT
WEST QUARTER CORNER OF SECTION 30, TOWNSHIP 8 SOUTH,
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
WITH COORDINATE VALUES OF
N 7202632.37
E 1597167.66
EL 4588.41'
AND GROUND DISTANCES BEING RUN THEREFROM.
THE SECTION LINE TO THE SOUTH BEARS SOUTH 00°12'21" EAST
BETWEEN THE WEST QUARTER AND SOUTHWEST CORNERS OF SAID SECTION 30

VICINITY MAP



PROJECT ENGINEER

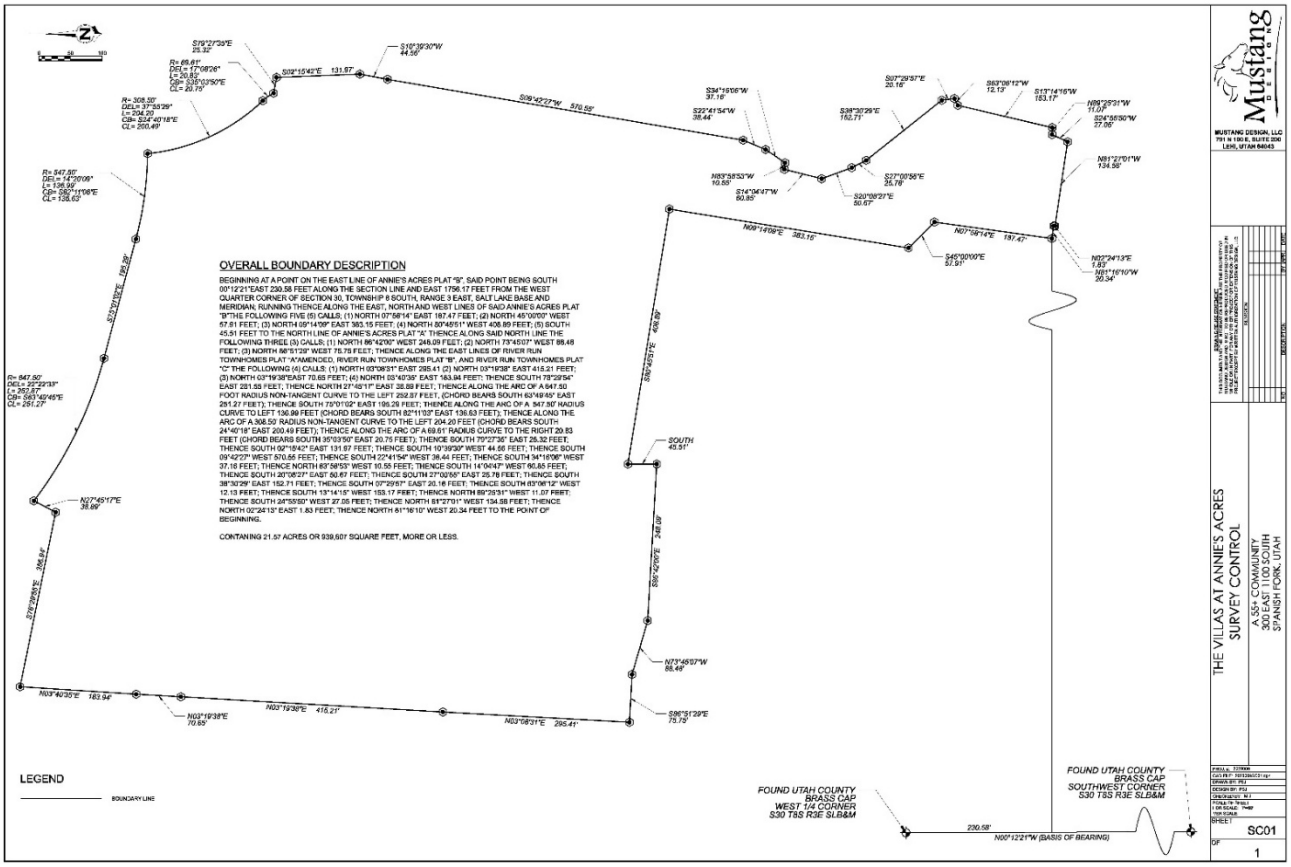
MUSTANG DESIGN, LLC
JARED CHRISTENSEN, P.E.
791 N 100 E
LEHI, UT 84043
(801)472-4915
jared@mustangdes.com

PROJECT SURVEYOR

VALLEY LAND SURVEYING
DAN KNOWLDEN JR, PLS
563 N REES AVE
SPANISH FORK, UT 84660
(801)616-6848
surveylandpls@gmail.com

PROJECT DESIGNER

MUSTANG DESIGN, LLC
PARKER JOHNSON, P.M.
791 N 100 E
LEHI, UT 84043
(385)535-3779
parker@mustangdes.com

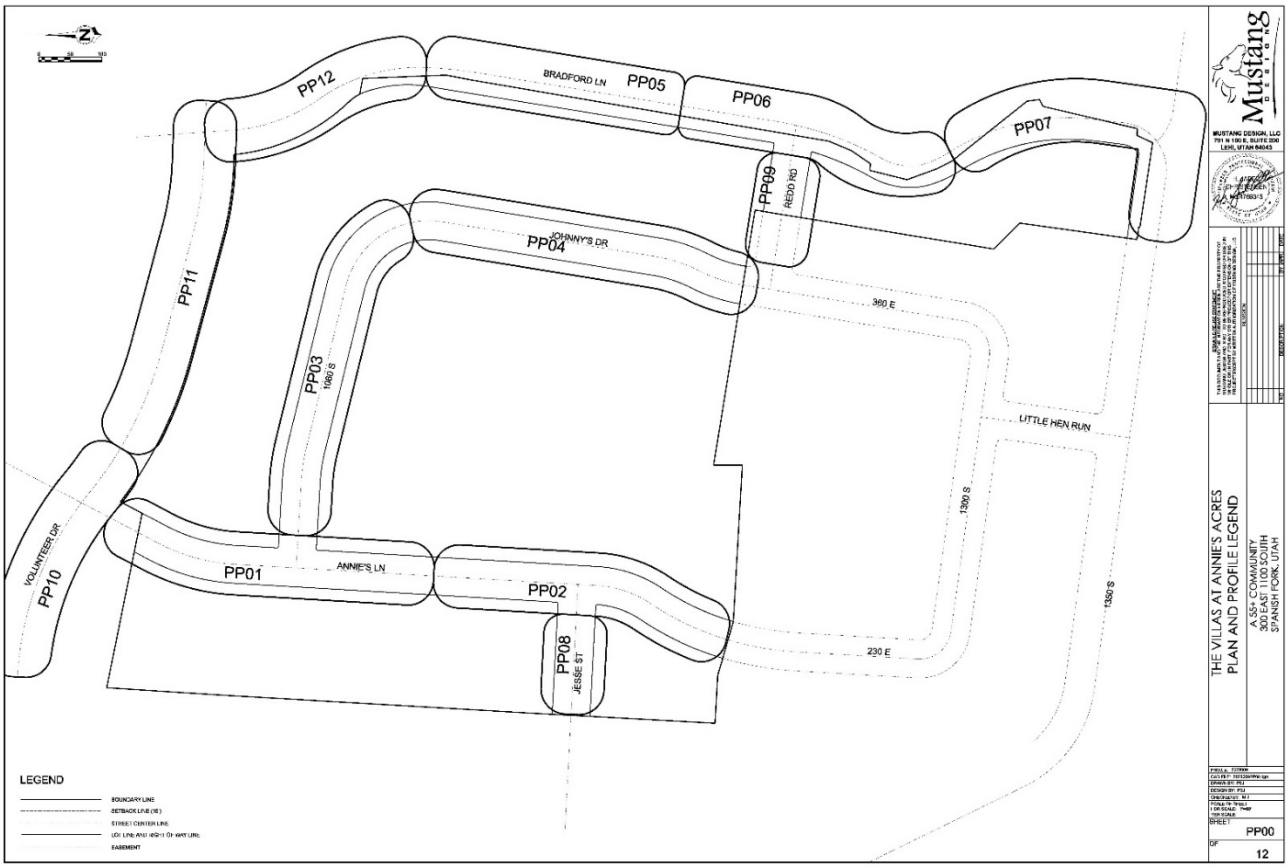


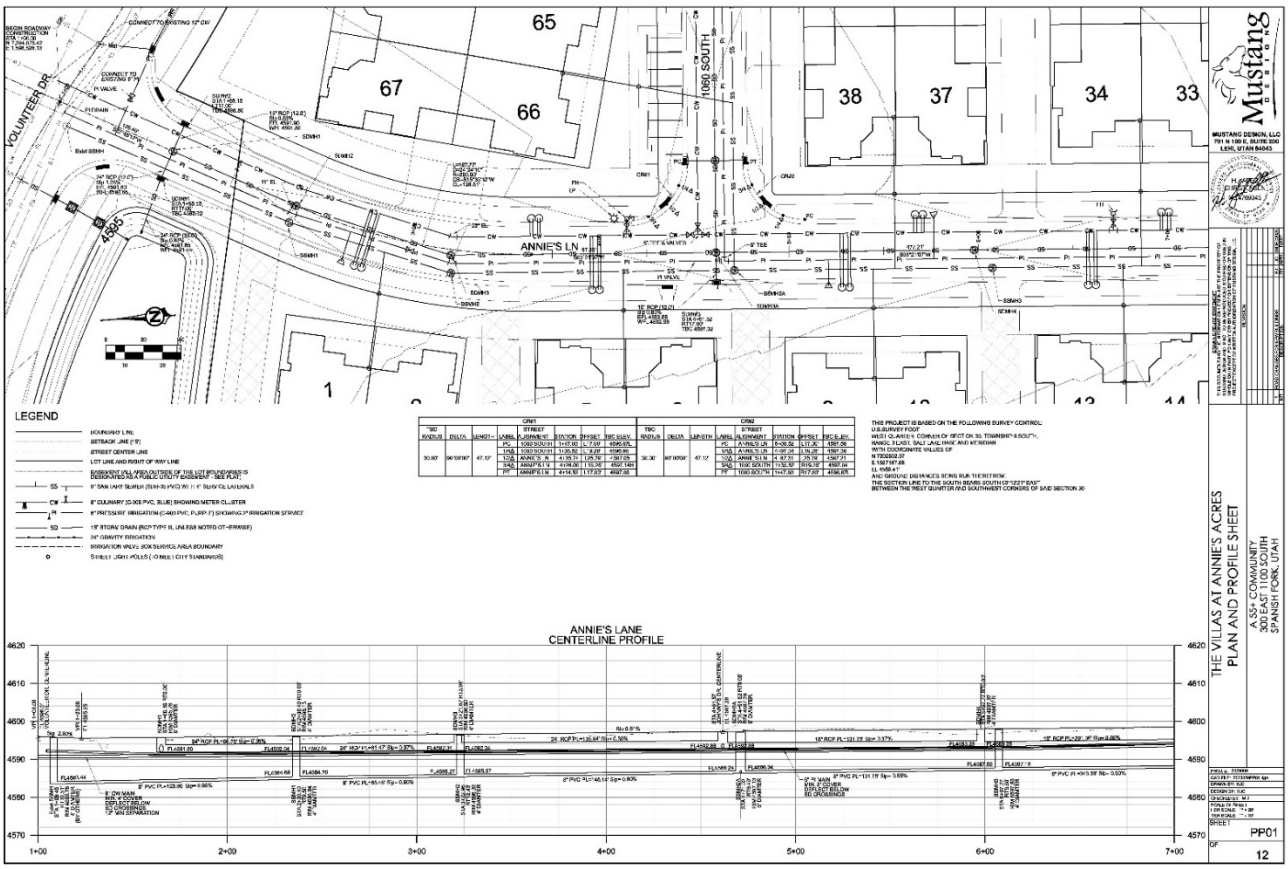
BRADFORD LN
JOHNNY'S DR
REGO RD
360 E
LITTLE HEN RUN
1060 S
1300 S
1350 S
EXISTING
VOLUNTEER DR
ANNIE'S LN
JESSE ST
230 E
CLUBHOUSE
LEGEND
FLAT BOUNDARY
HOMO CANTIRUNS
EXISTING 1' CONTOURS (MAJOR/MINOR)
DESIGN 1' CONTOURS (MAJOR/MINOR)
Mustang
MUSTANG DESIGN, LLC
751 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
GRADING PLAN
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
GP01
1

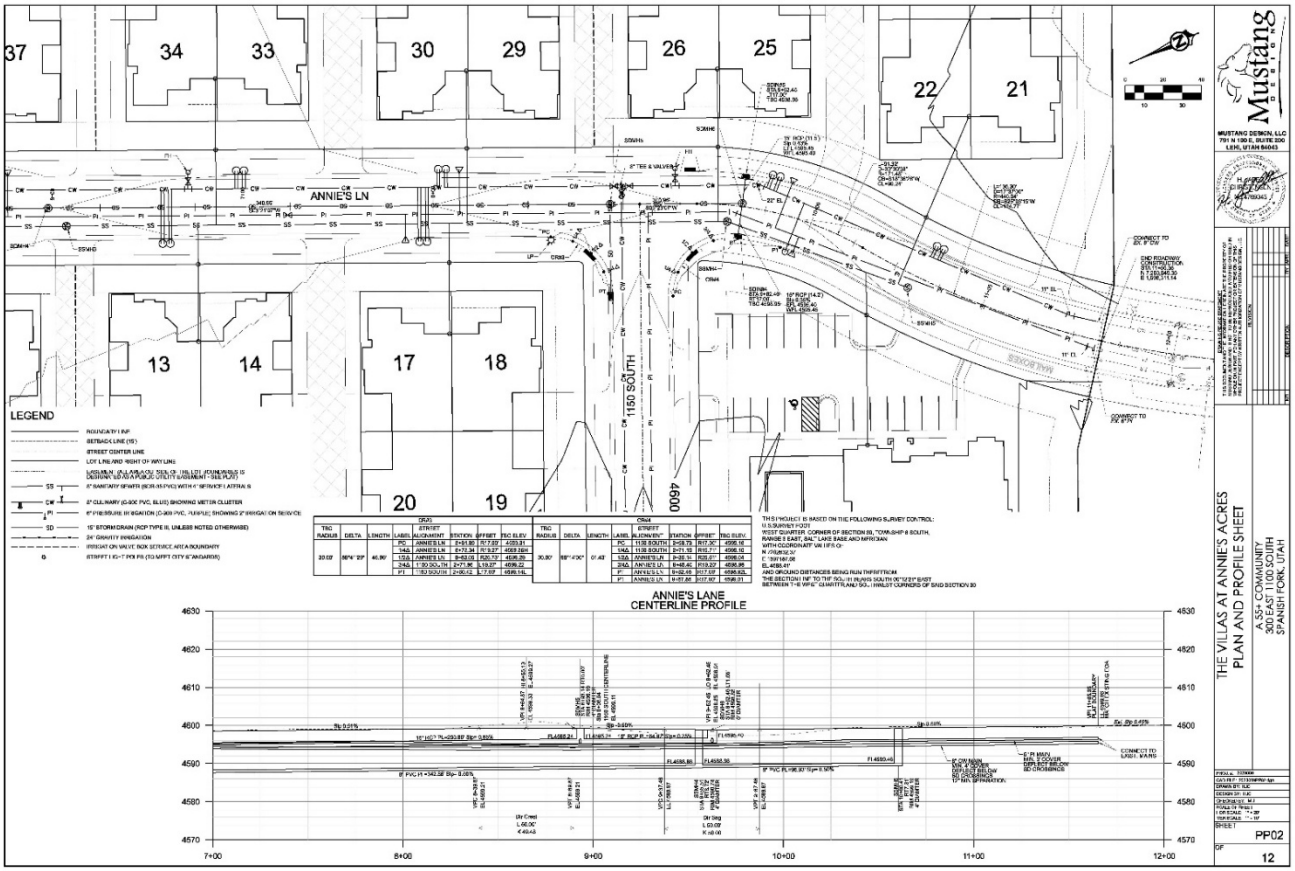
EXISTING EOA
BRADFORD LN
6' MASONRY WALL
FUTURE ROUNDABOUT DESIGNED AND CONSTRUCTED BY OTHERS
JOHNNY'S DR
REGO RD
360 E
LITTLE HEN RUN
1060 S
1300 S
1350 S
EXISTING
VOLUNTEER DR
ANNIE'S LN
JESSE ST
230 E
CLUBHOUSE
LEISURE VILLAS ENTRY MONUMENT
15' PLAT BOUNDARY SETBACK
EXISTING 6' MASONRY WALL
MATCH EXISTING 6' MASONRY WALL
NO FIRE LANE
NO FIRE LANE SIGN
TYPICAL OFF-STREET PARKING
NOT TO SCALE
TYPICAL PEDESTRIAN ACCESS
NOT TO SCALE
PEDESTRIAN ACCESS
LEGEND
BOUNDARY LINE
SETBACK LINE (TE)
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EASEMENT
Mustang
MUSTANG DESIGN, LLC
751 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
SITE PLAN
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
SP01
1

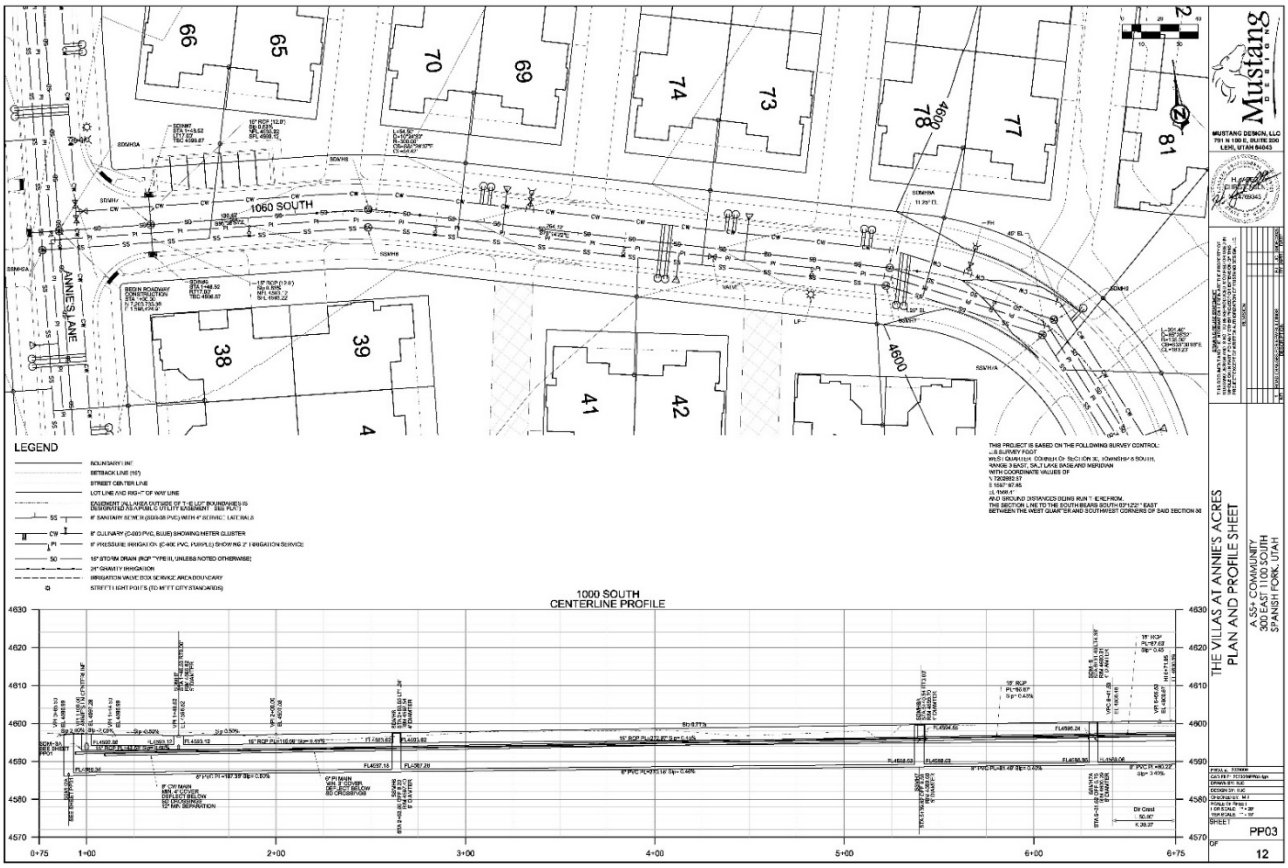
BRADFORD LN
JOHNNY'S DR
ANNIE'S LN
VOLUNTEER DR
JESSE ST
LITTLE HEN RUN
EXISTING
CLUBHOUSE
LEGEND
BOUNDARY LINE
SETBACK LINE (15')
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EASEMENT
TRASH CAN PLACEMENT AREAS (268 CANS SHOWN, 2 CANS/UNIT + CLUBHOUSE)
Mustang
MUSTANG DESIGN, LLC
751 W 130 S, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
WASTE MANAGEMENT PLAN
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
DESIGN BY: PJJ
DRAWN BY: PJJ
SHEET
WM01
OF
1

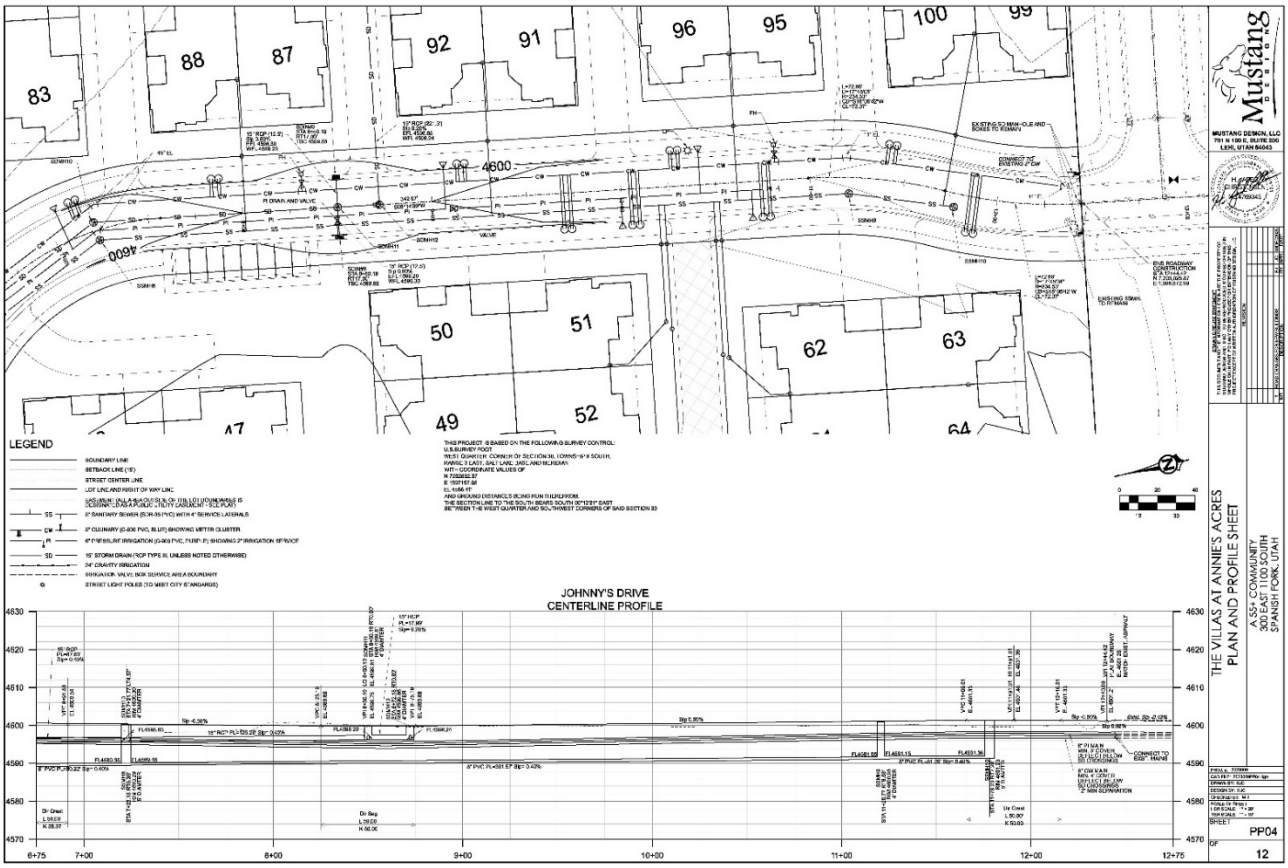
BRADFORD LN
JOHNNY'S DR
ANNIE'S LN
VOLUNTEER DR
JESSE ST
LITTLE HEN RUN
EXISTING
CLUBHOUSE
FUTURE ROUNDABOUT DESIGN (CONSTRUCTED BY OTHERS)
LEGEND
BOUNDARY LINE
SETBACK LINE (15')
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
8" SANITARY SEWER (SDR-35 PVC) WITH 4" SERVICE LATERALS
CULINARY (C 900 PVC, BLUE) SHOWING METER CLUSTER AND HYDRANT
PRESSURE IRRIGATION (C-900 PVC, PURPLE) SHOWING 2" IRRIGATION SERVICE
18" STORM DRAIN (RCP TYPE III, UNLESS NOTED OTHERWISE)
24" GRAVITY IRRIGATION
IRRIGATION VALVE BOX IN PVC A TO A PROJ BOUNDARY
STREET LIGHT POLES (TO MEET CITY STANDARDS)
Mustang
MUSTANG DESIGN, LLC
751 W 130 S, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
UTILITY PLAN
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
DESIGN BY: PJJ
DRAWN BY: PJJ
SHEET
UT01
OF
1

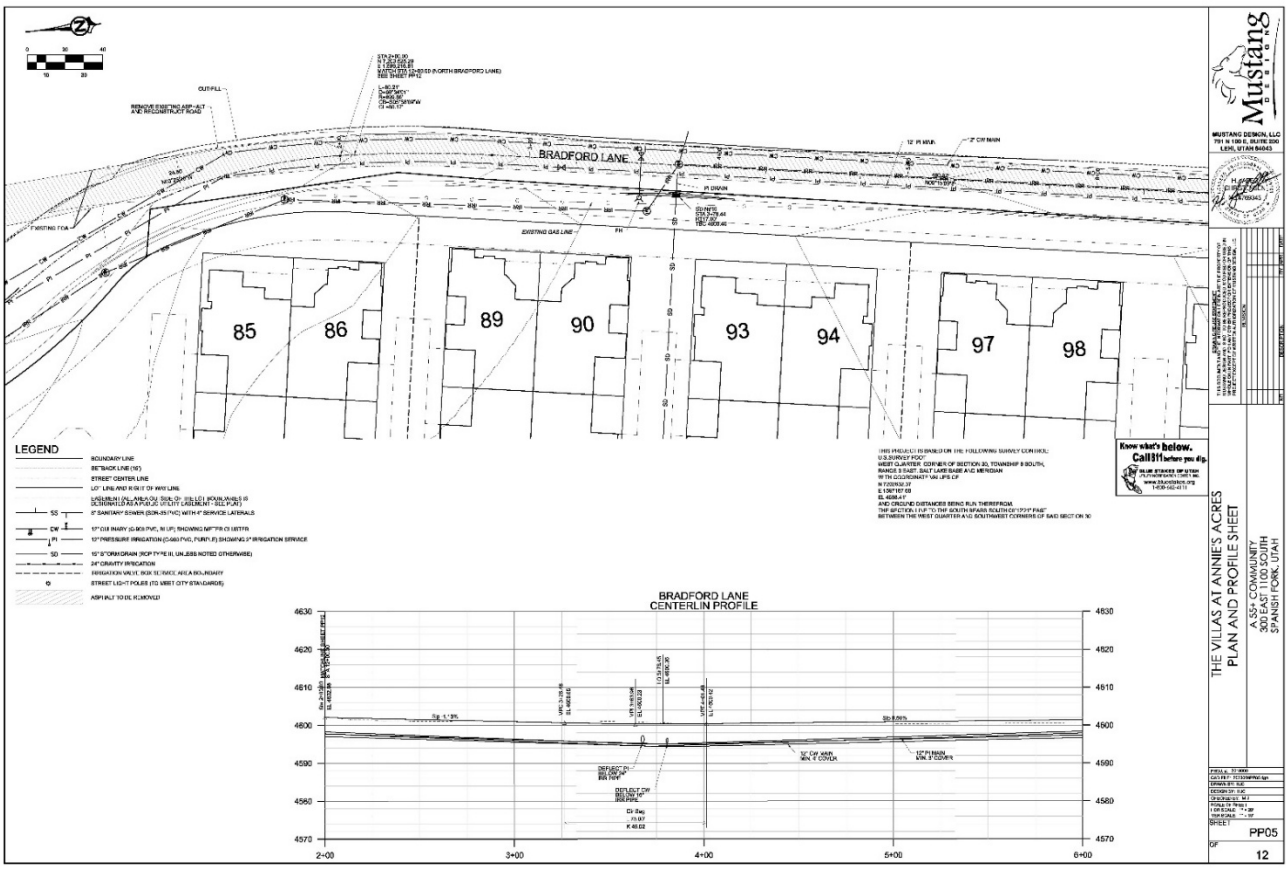

PP12
BRADFORD LN
PP05
PP06
PP07
PP09
REGO RD
PP04
JOHNNY'S DR
PP11
PP03
1060 S
360 E
LITTLE HEN RUN
1300 S
1350 S
VOLUNTEER DR
PP10
PP01
ANNIE'S LN
PP02
PP08
JESSE ST
230 E
LEGEND
BOUNDARY LINE
SETBACK LINE (SL)
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
EASEMENT
Mustang
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE LEGEND
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
SHEET
PP00
OF
12

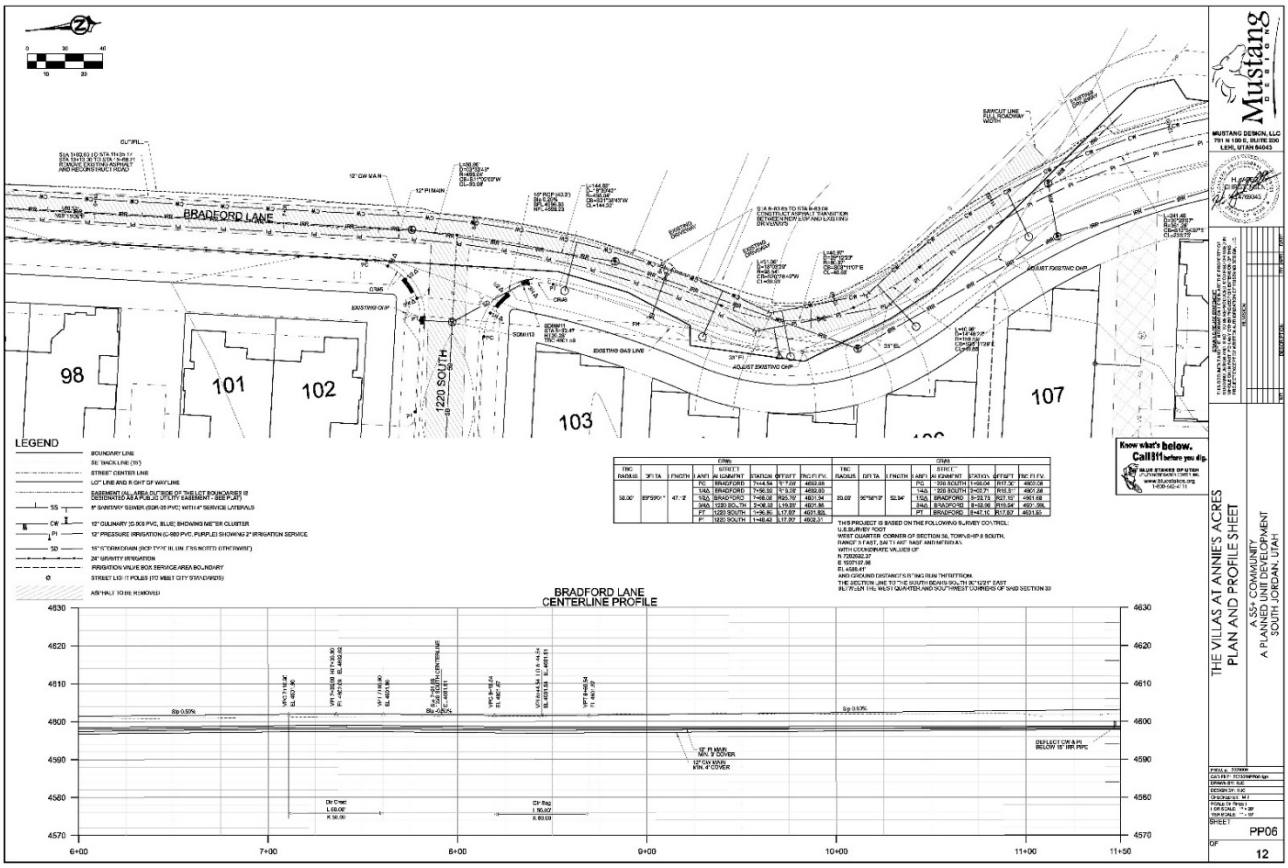

65
67
66
1060 SOUTH
38
37
34
33
VOLUNTEER DR
ANNIE'S LN
1
LEGEND
BOUNDARY LINE
SETBACK LINE (TYP)
STREET CENTER LINE
LOT LINE AND RIGHT OF WAY LINE
8" CULINARY (D-908 PVC, BLUE) SHOWING METER CLUSTER
8" PRESSURE IRRIGATION (C-900 PVC, PURP.) SHOWING 2" IRRIGATION SERVICE
18" STORM DRAIN (RCP TYPE III, UNLESS NOTED OTHERWISE)
24" GRAVITY IRRIGATION
IRRIGATION VALVE (FOR SERVICE AREA BOUNDARY)
STREET LIGHT POLES (CROSS CITY STANDARDS)
ANNIE'S LANE
CENTERLINE PROFILE
1+00
2+00
3+00
4+00
5+00
6+00
7+00
4620
4610
4600
4590
4580
4570
Mustang
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
SHEET
PP01
OF
12

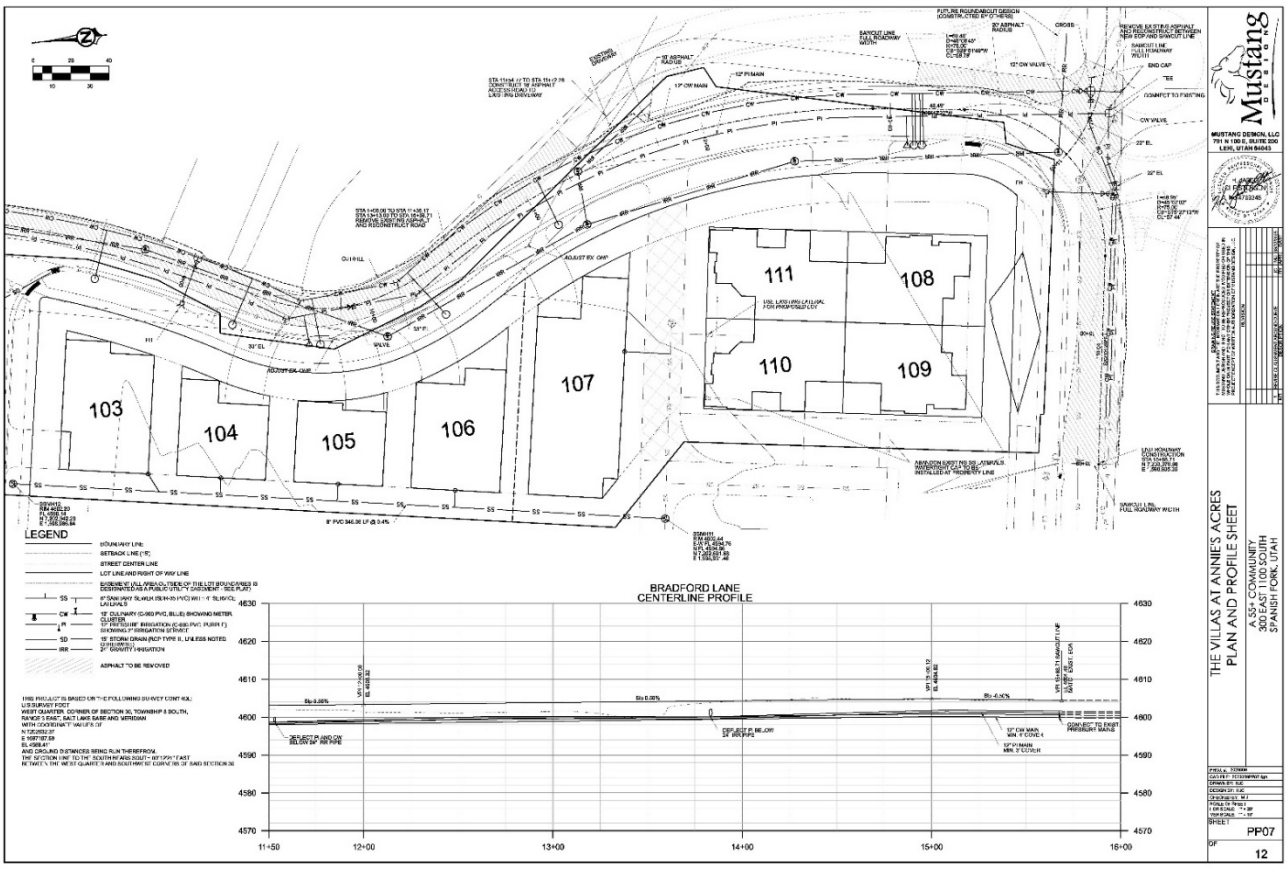

ANNIE'S LN
1150 SOUTH
LEGEND
ANNIE'S LANE
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP02
12

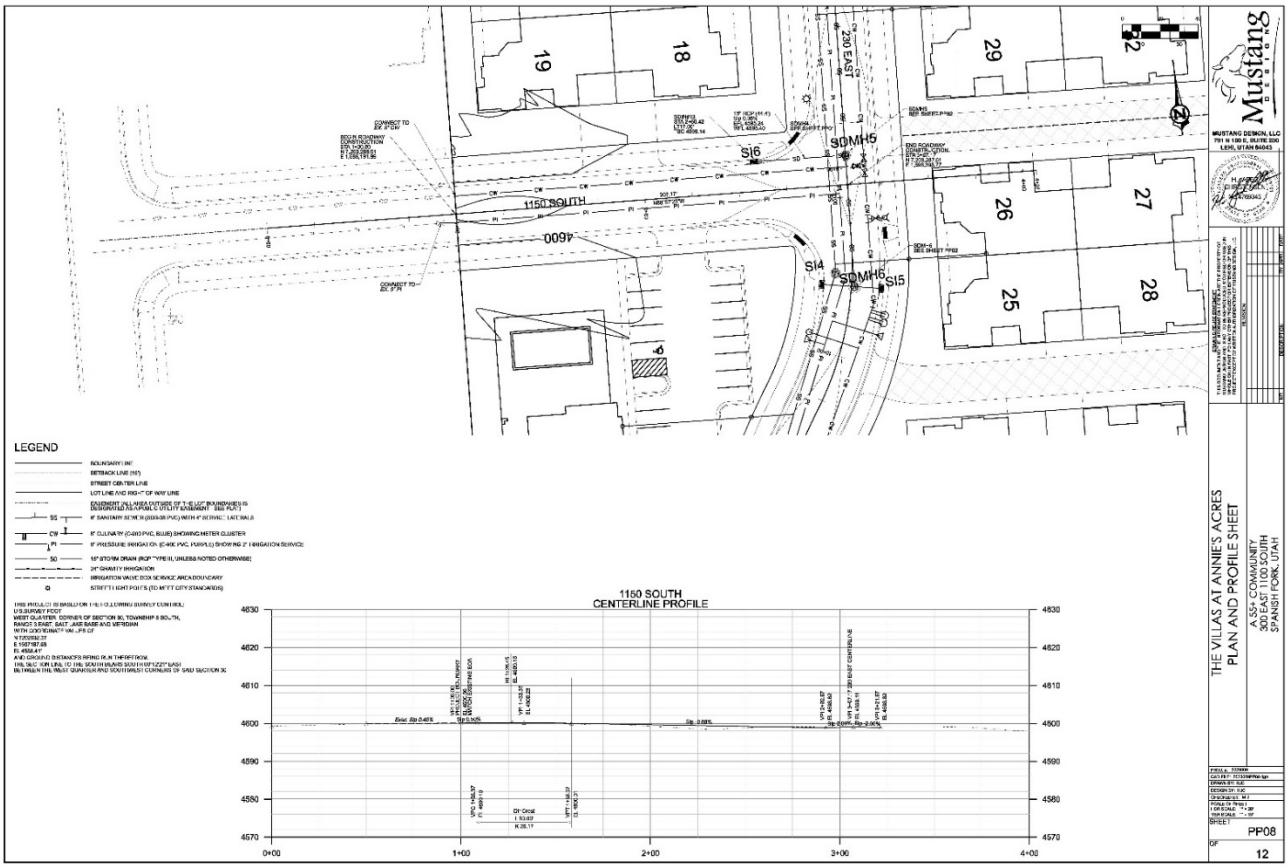

1060 SOUTH
ANNIE'S LANE
LEGEND
1000 SOUTH
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP03
12

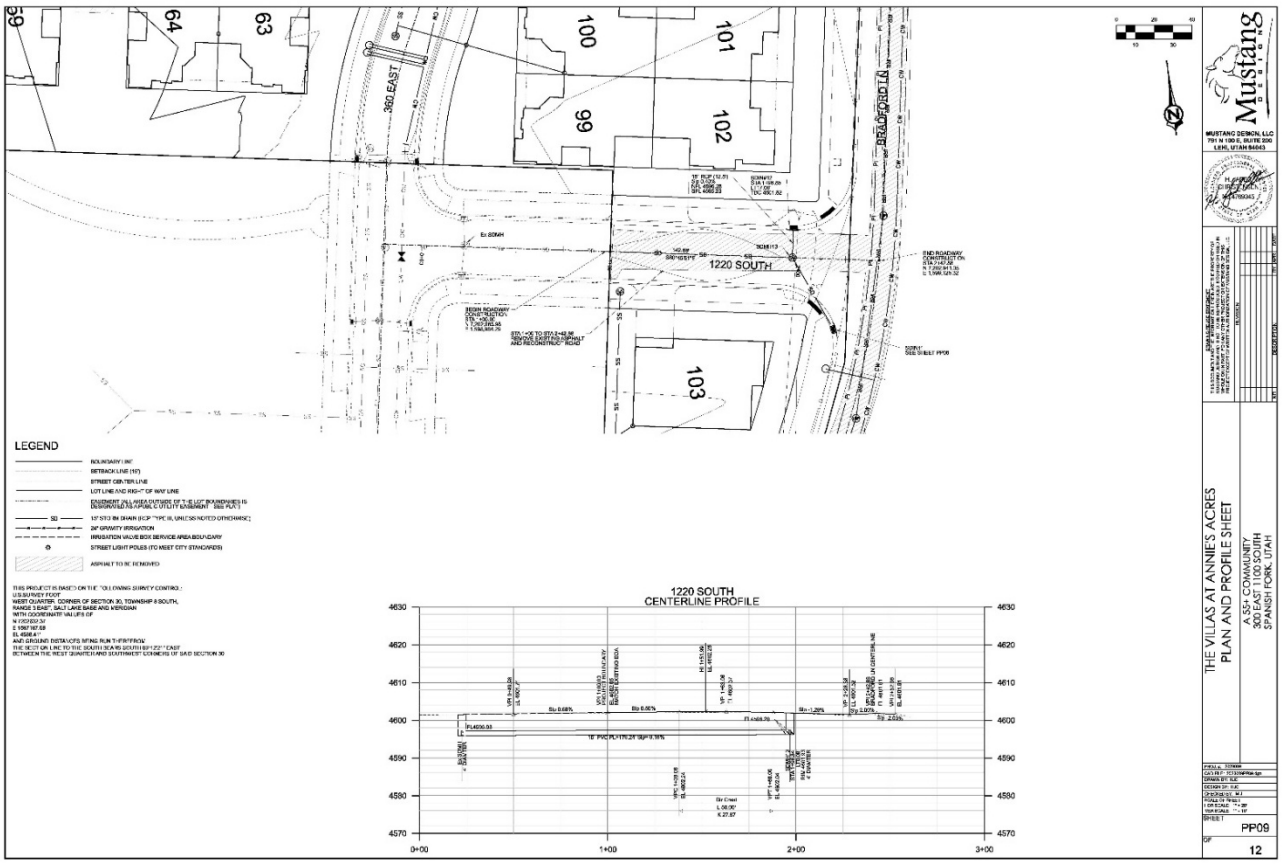

LEGEND
JOHNNY'S DRIVE
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
MUSTANG DESIGN, LLC
PP04
12

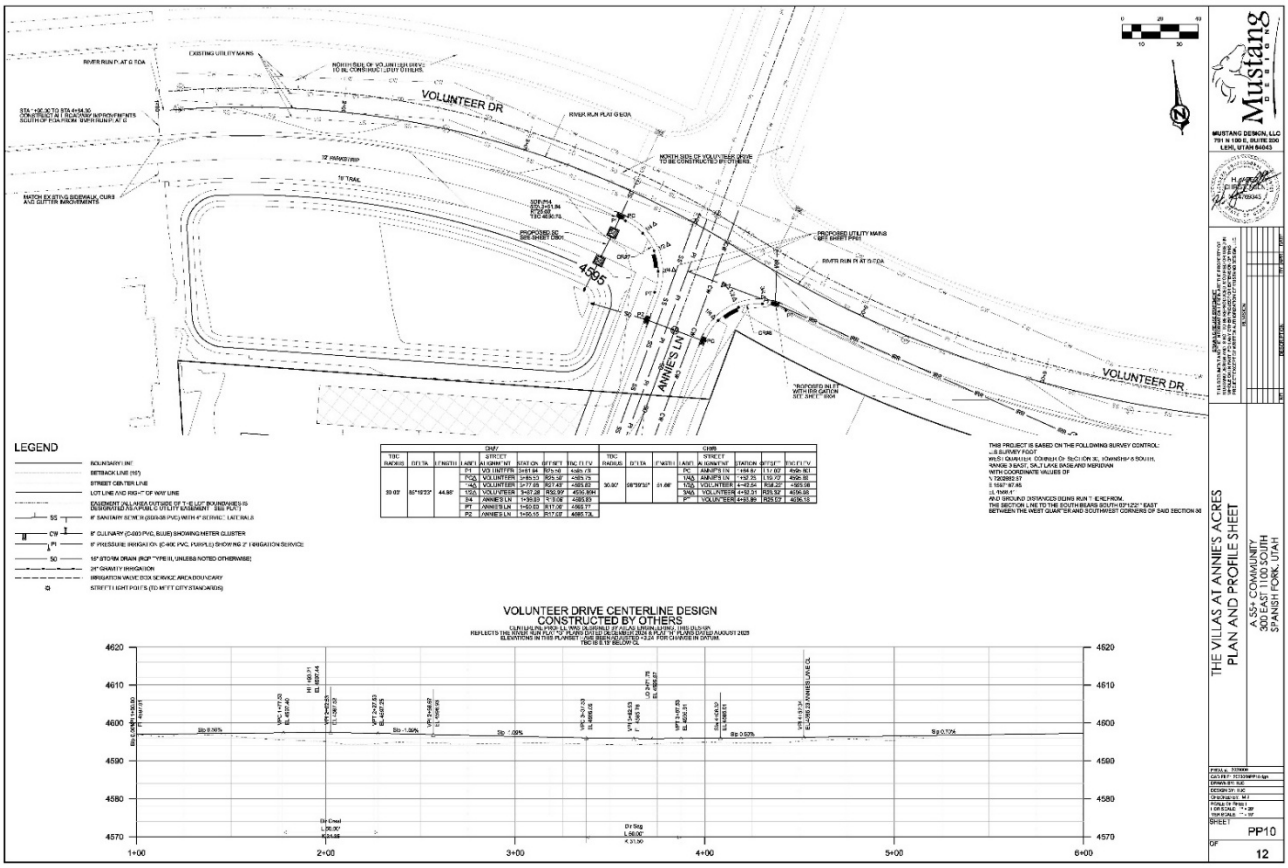

BRADFORD LANE
LEGEND
BRADFORD LANE
CENTERLIN PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
MUSTANG DESIGN, LLC
PP05
12

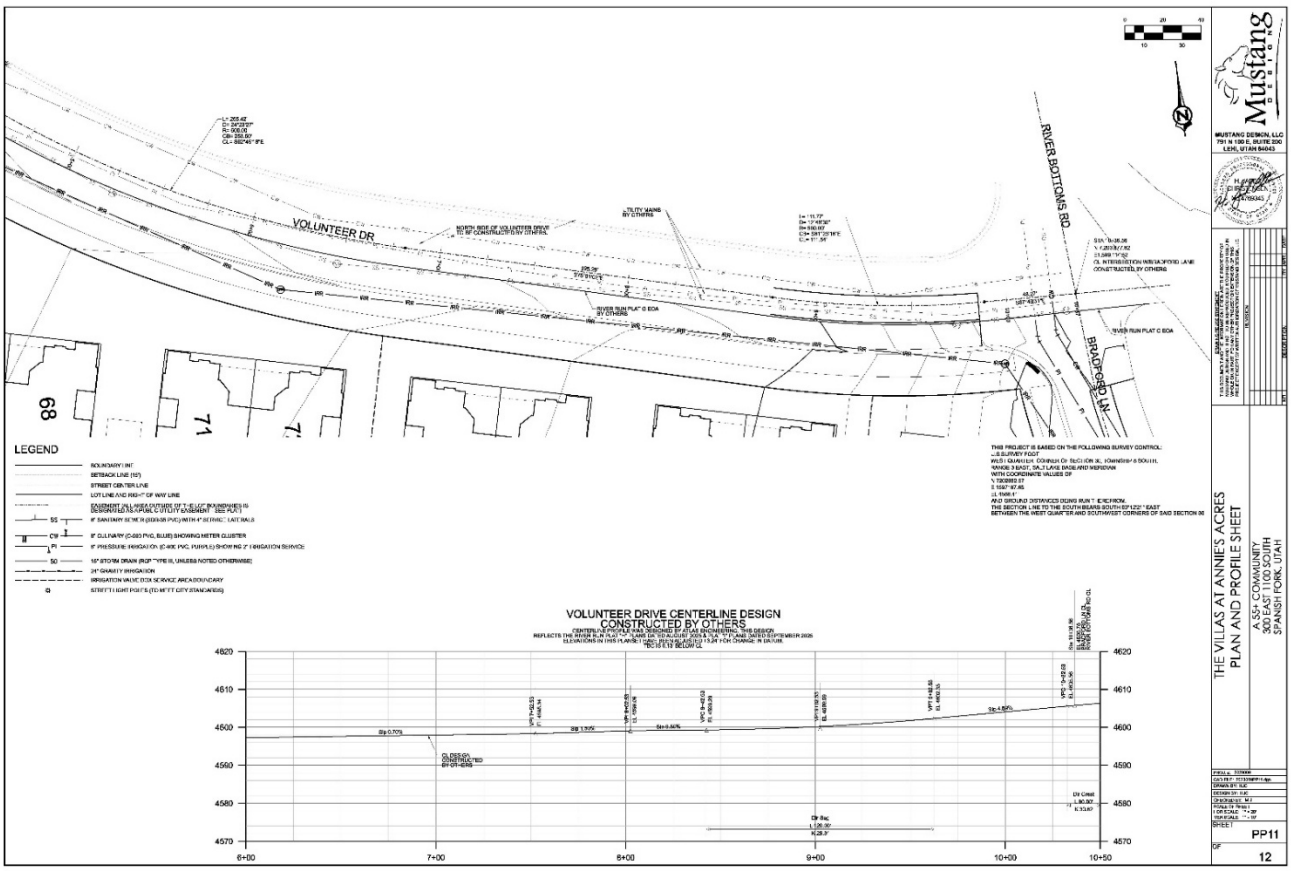

BRADFORD LANE
1220 SOUTH
98
101
102
103
107
LEGEND
BRADFORD LANE
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
A PLANNED UNIT DEVELOPMENT
SOUTH JORDAN, UTAH
MUSTANG DESIGN, LLC
PP06
12

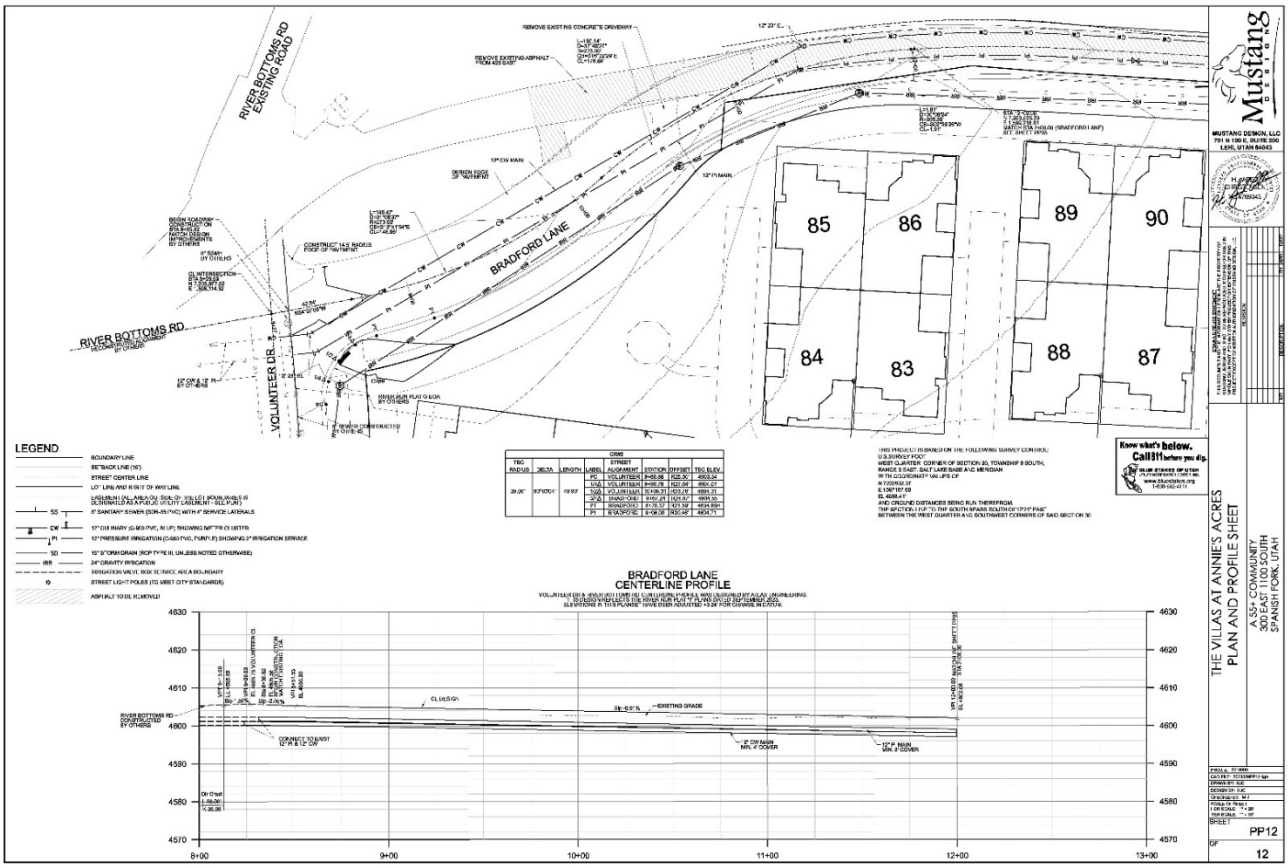

103
104
105
106
107
108
109
110
111
LEGEND
BRADFORD LANE
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
MUSTANG DESIGN, LLC
PP07
12

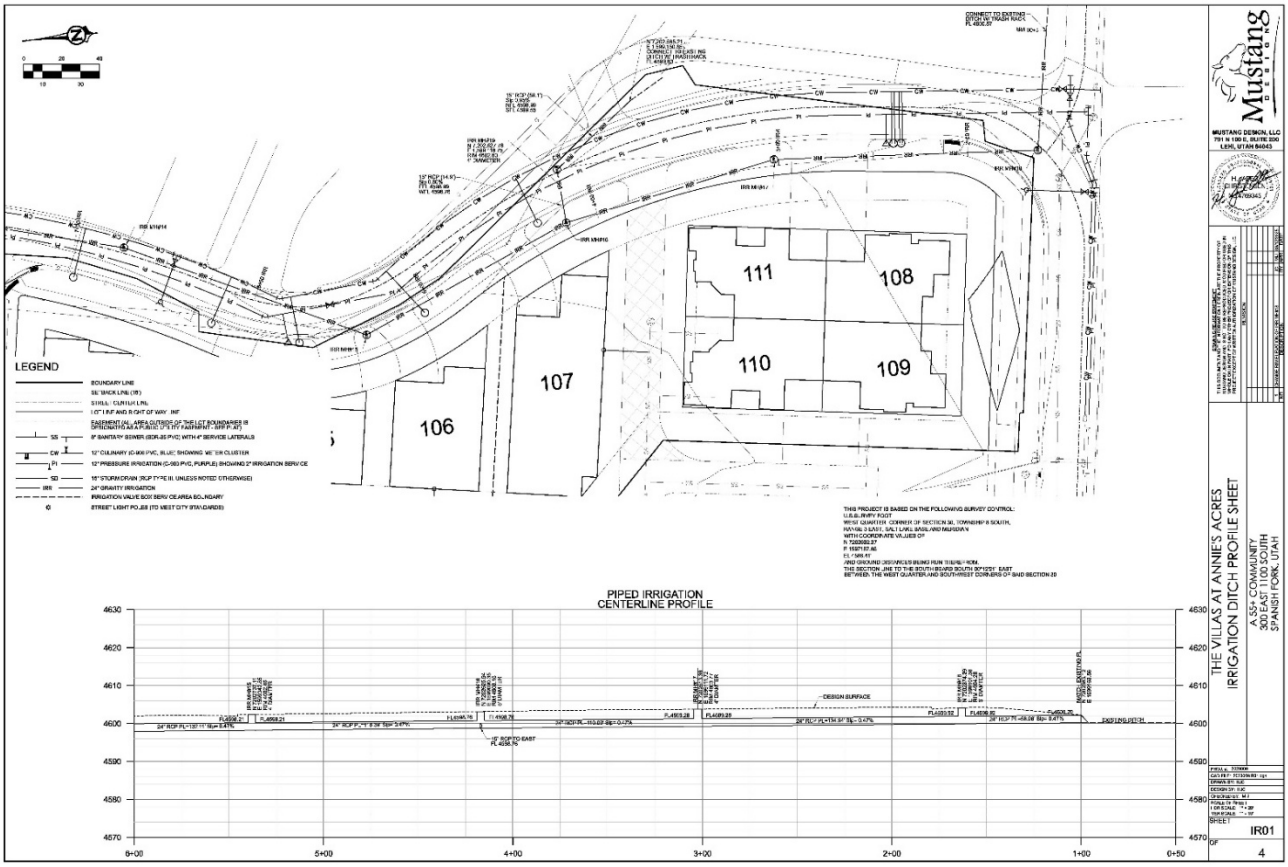

1150 SOUTH
200 EAST
SDMH5
SI6
SI4
SDMH6
SI5
LEGEND
1150 SOUTH
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP08
12


300 EAST
1220 SOUTH
LEGEND
1220 SOUTH
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP09
12


VOLUNTEER DR
ANNIE'S LN
LEGEND
VOLUNTEER DRIVE CENTERLINE DESIGN
CONSTRUCTED BY OTHERS
MUSTANG DESIGN, LLC
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP10
12


VOLUNTEER DR
RIVER BOTTOMS RD
BRADFORD LN
LEGEND
VOLUNTEER DRIVE CENTERLINE DESIGN
CONSTRUCTED BY OTHERS
MUSTANG DESIGN, LLC
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP11
12


RIVER BOTTOMS RD EXISTING ROAD
BRADFORD LANE
RIVER BOTTOMS RD
VOLUNTEER DR
85
86
89
90
84
83
88
87
LEGEND
BRADFORD LANE
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
PP12
12


111
108
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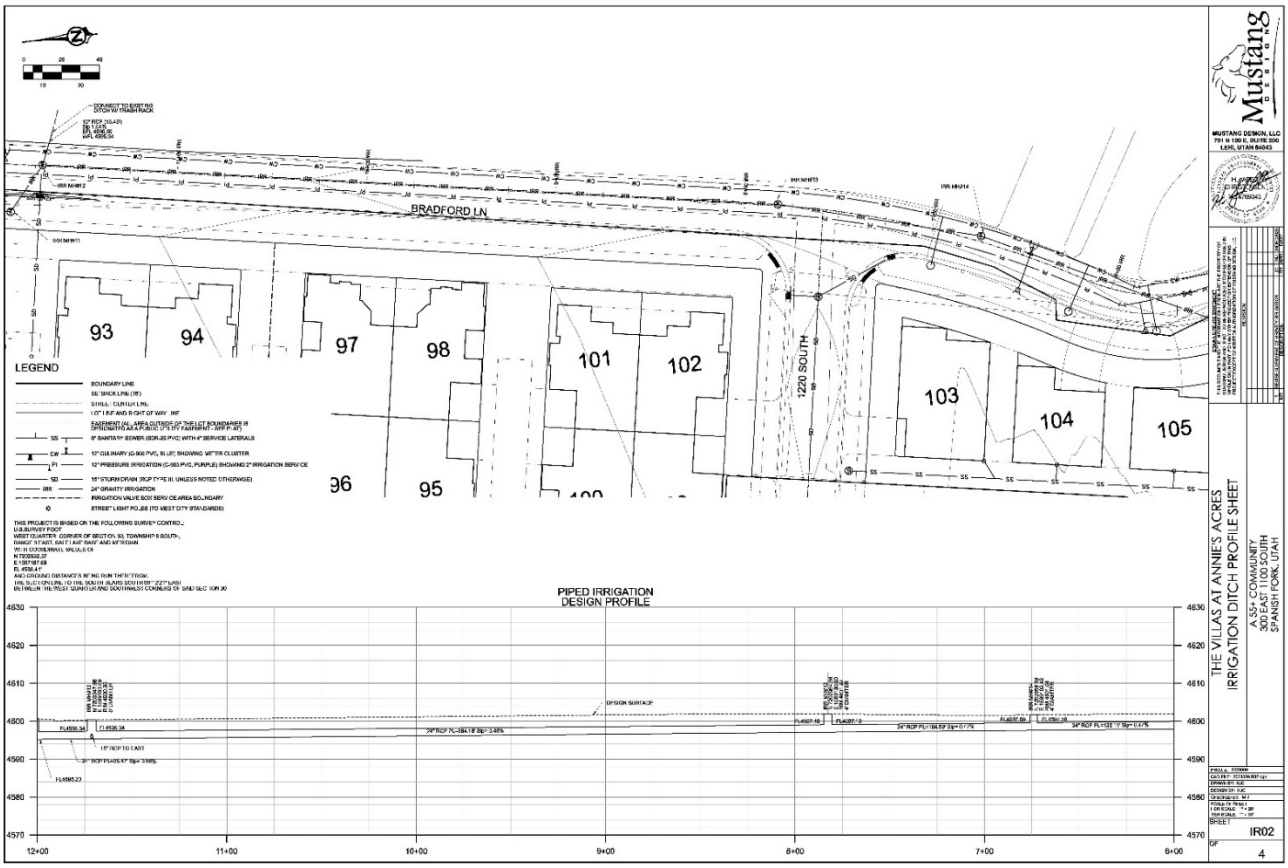
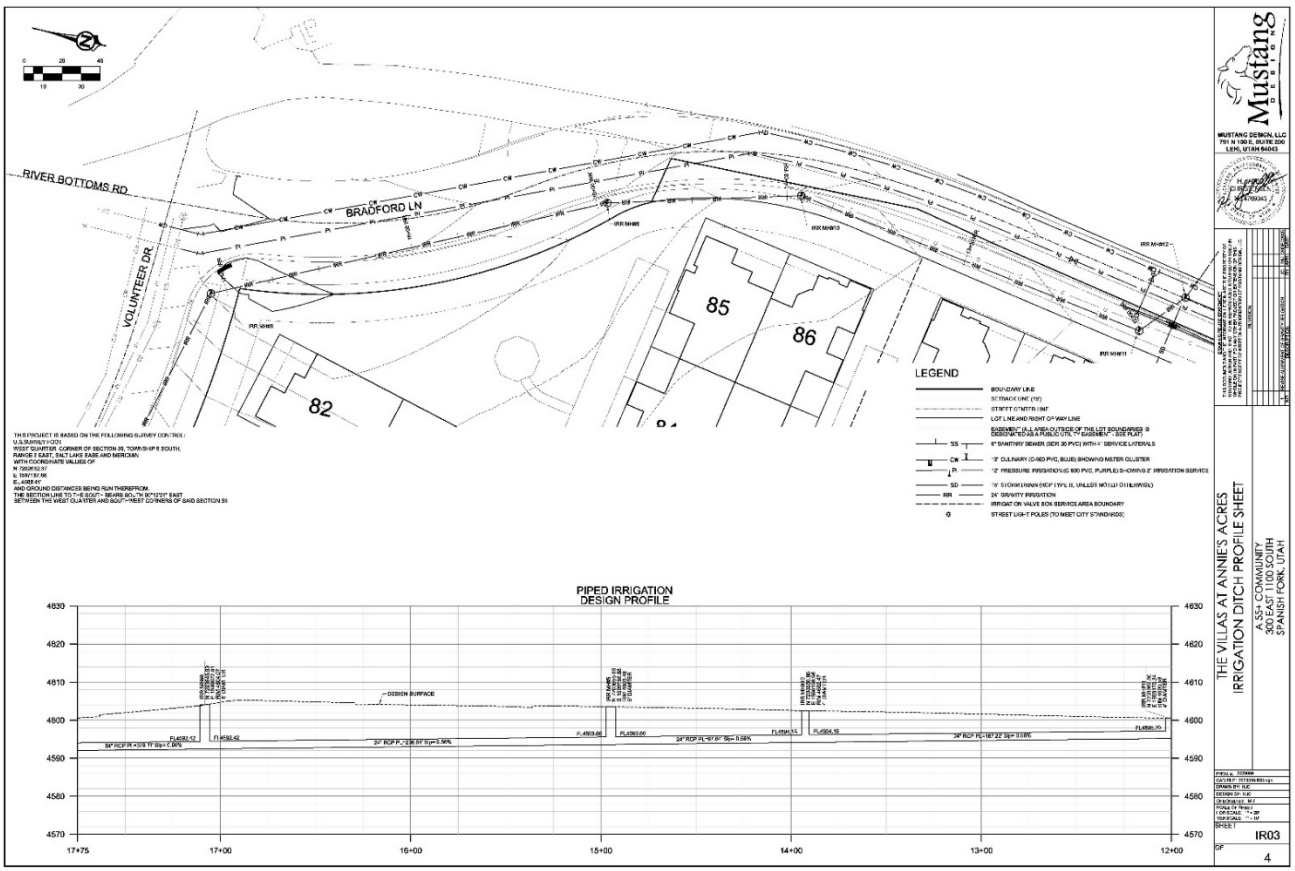
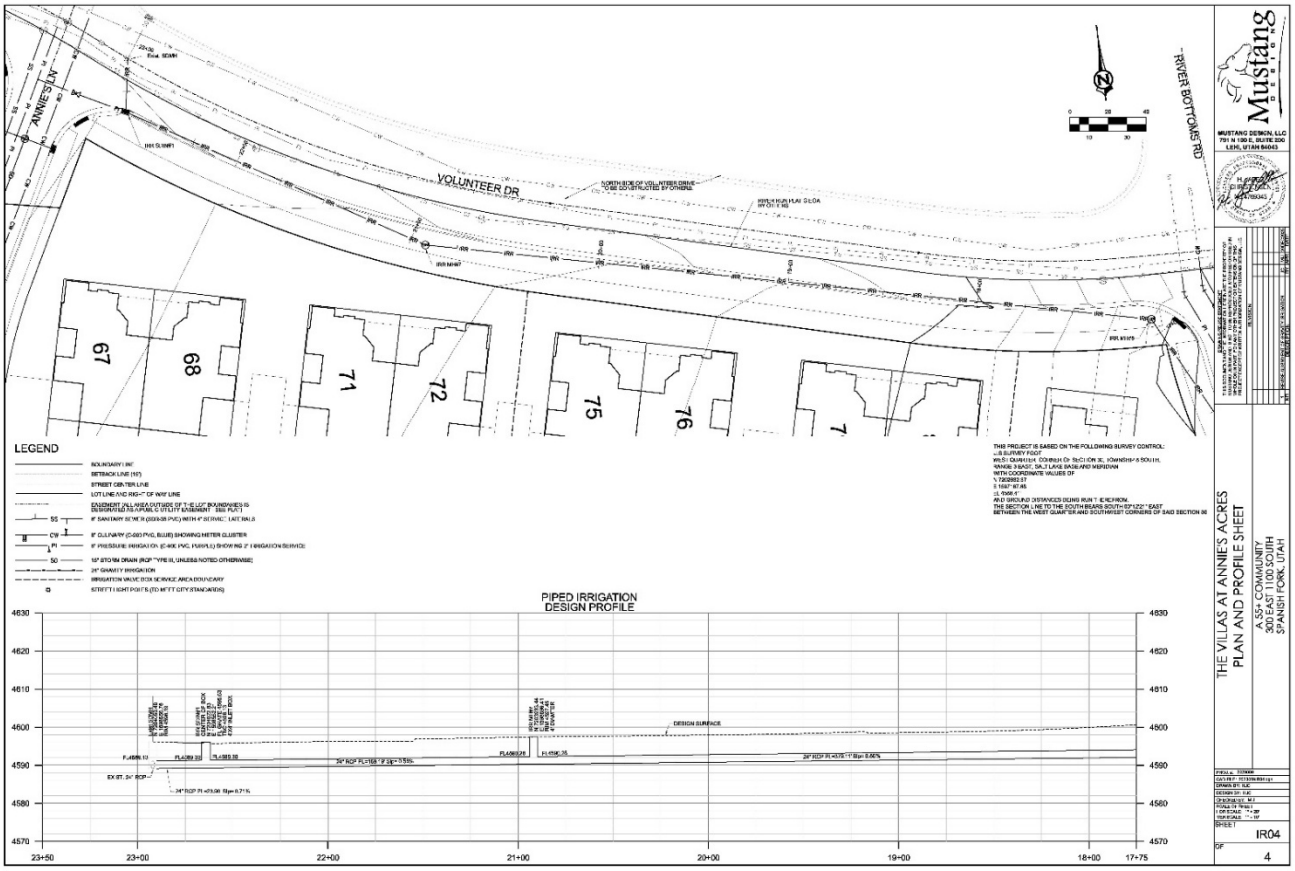
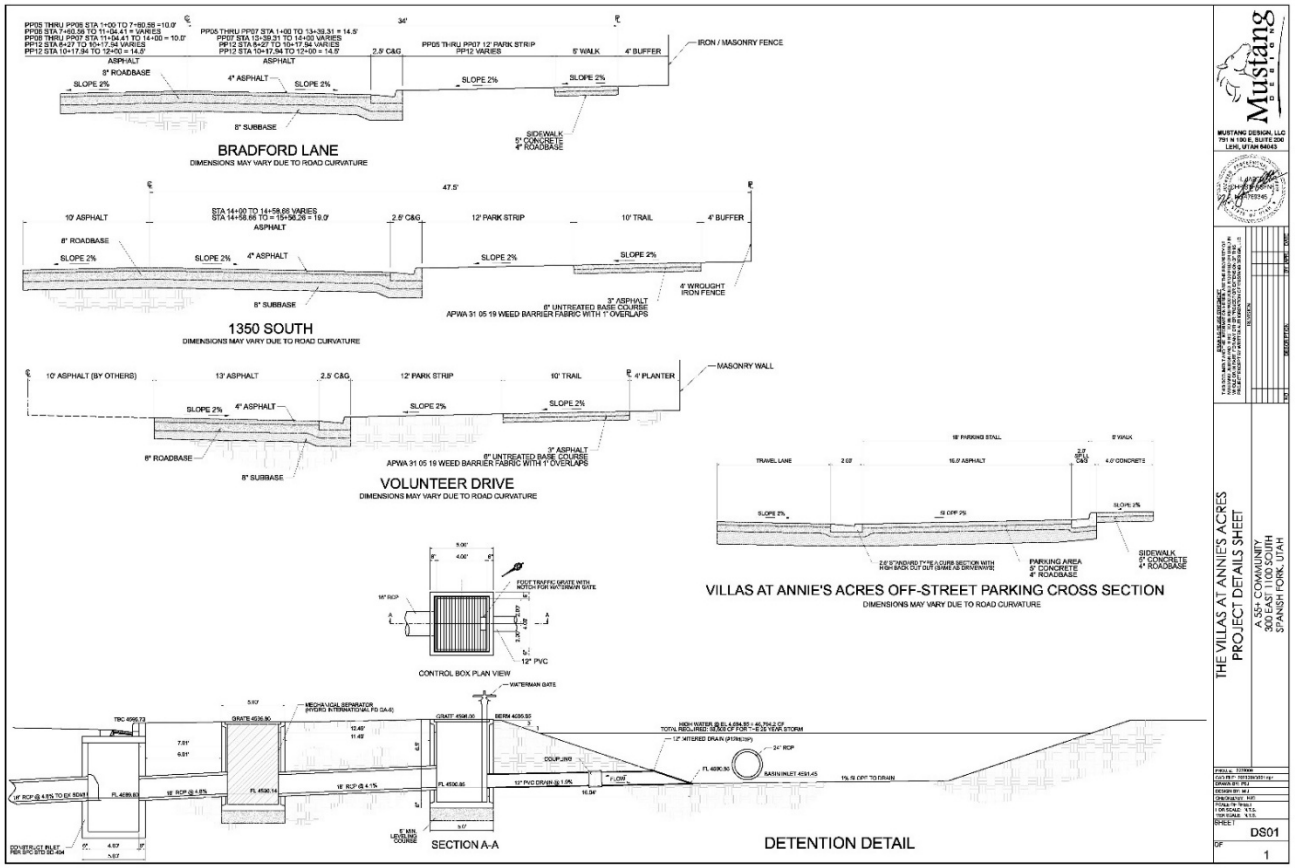
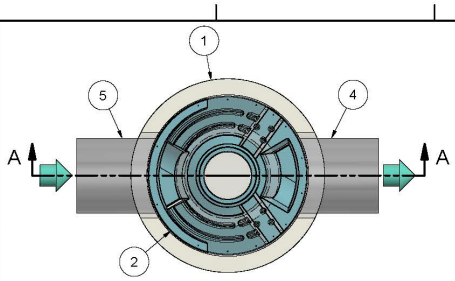
106
LEGEND
PIPED IRRIGATION
CENTERLINE PROFILE
THE VILLAS AT ANNIE'S ACRES
IRRIGATION DITCH PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
IR01
4


BRADFORD LN
1220 SOUTH
93
94
97
98
101
102
103
104
105
96
95
LEGEND
PIPED IRRIGATION
DESIGN PROFILE
DESIGN SURFACE
12+00
11+00
10+00
9+00
8+00
7+00
6+00
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
IRRIGATION DITCH PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
IR02
4


RIVER BOTTOMS RD
BRADFORD LN
VOLUNTEER DR
82
85
86
LEGEND
PIPED IRRIGATION
DESIGN PROFILE
DESIGN SURFACE
17+75
17+00
16+00
15+00
14+00
13+00
12+00
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
IRRIGATION DITCH PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
IR03
4


VOLUNTEER DR
RIVER BOTTOMS RD
67
68
71
72
75
76
LEGEND
PIPED IRRIGATION
DESIGN PROFILE
THE VILLAS AT ANNIE'S ACRES
PLAN AND PROFILE SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
IR04
4

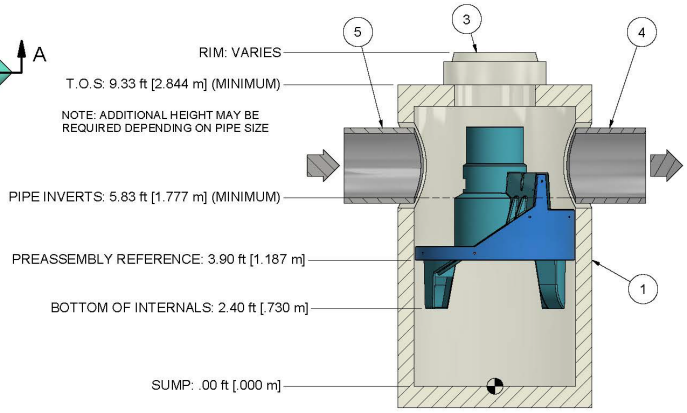

BRADFORD LANE
DIMENSIONS MAY VARY DUE TO ROAD CURVATURE
1350 SOUTH
DIMENSIONS MAY VARY DUE TO ROAD CURVATURE
VOLUNTEER DRIVE
DIMENSIONS MAY VARY DUE TO ROAD CURVATURE
VILLAS AT ANNIE'S ACRES OFF-STREET PARKING CROSS SECTION
DIMENSIONS MAY VARY DUE TO ROAD CURVATURE
CONTROL BOX PLAN VIEW
SECTION A-A
DETENTION DETAIL
THE VILLAS AT ANNIE'S ACRES
PROJECT DETAILS SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
DS01
1



PLAN VIEW

HYDRO FRAME AND COVER (INCLUDED)

GRADE RINGS BY OTHERS AS REQUIRED



SECTION A-A

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PROJECTION

IF IN DOUBT ASK

DATE: 11/2/2021	SCALE: 1:30	
DRAWN BY: ER	CHECKED BY: MRJ	APPROVED BY

TITLE: 5-ft DIAMETER FIRST DEFENSE

GENERAL ARRANGEMENT

Hydro International
hydro-int.com
HYDRO INTERNATIONAL

WEIGHT: | MATERIAL:

STOCK NUMBER:

DRAWING NO.: FD GA-5

SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -

PRODUCT SPECIFICATION:

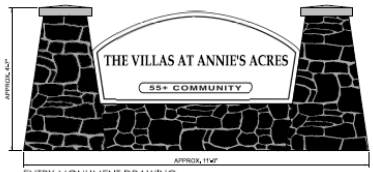
1. Peak Hydraulic Flow: 20.0 cfs (566 l/s)
2. Min Sediment Storage Capacity: 1.1 cu. yd. (0.8 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The treatment system shall use an induced vortex to separate pollutants from stormwater runoff.
5. For more product information including regulatory acceptances, please visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST

ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	60	1500	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

ENTRY MONUMENT CONCEPT



ENTRY MONUMENT DRAWING
Dimensions and and masonry feature styles may vary.

VILLAS AT ANNIE'S ACRES
PRIVATE COMMUNITY AMENITIES

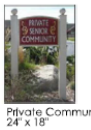
- Clubhouse to Include:
  - Large heated Pool
  - Stadium seating theater
  - Fully equipped exercise facility
  - Patio area with lounge chairs and barbecue
  - Meeting/gathering area
  - Pool table
  - Business Office
- Relaxation and Picnic areas
- Large Entry monument sign and abundant entry landscaping
- Restriction on home sales to seniors over 55 in compliance with HUD regulations
- Very restrictive community covenants
- Individual building landscaping completed before occupancy
- Professionally maintained landscaping
- Professionally managed Homeowners' Association

Model Sign
18" x 18"

Building Sign
18" x 24"

Address Sign
8" x 16"

Sales Sign
24" x 18"



Private Community Sign
24" x 18"

Photos are representative of the type of signs to be constructed and should not be considered as the exact design, size and type.

MAIL GANG BOX

LEISURE VILLAS

A LEISURE VILLAS, INC. DEVELOPMENT
LEISURE VILLAS, INC. DEVELOPMENT
791 N 100 E, SUITE 100, LEHI, UT 84043

4' SEMI-PRIVATE FENCE MASONRY PILLARS
COLOR: BROWN MIX

Photo is representative of the type of pillar to be constructed and should not be considered as the exact design.

4' SEMI-PRIVATE FENCE (VINYL)
COLOR: TAUPE OR WHITE (TO MATCH BUILDING EXTERIOR)

Photo is representative of the type of fence to be constructed and should not be considered as the exact design.

Mustang Design, LLC

MUSTANG DESIGN, LLC
791 N 100 E, SUITE 200
LEHI, UTAH 84043

THE VILLAS AT ANNIE'S ACRES
DETAIL SHEET

A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH

SHEET DS03
OF 3

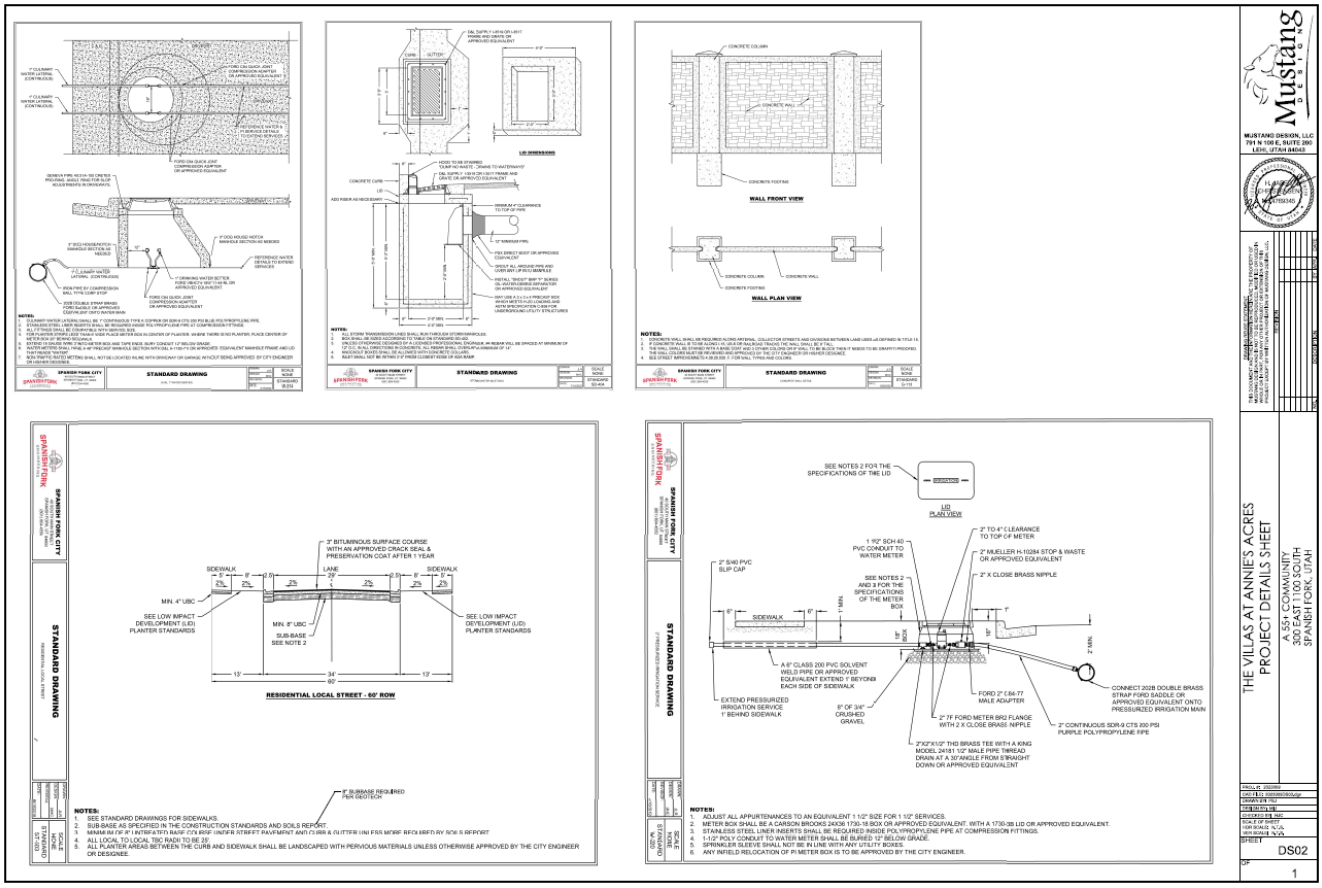
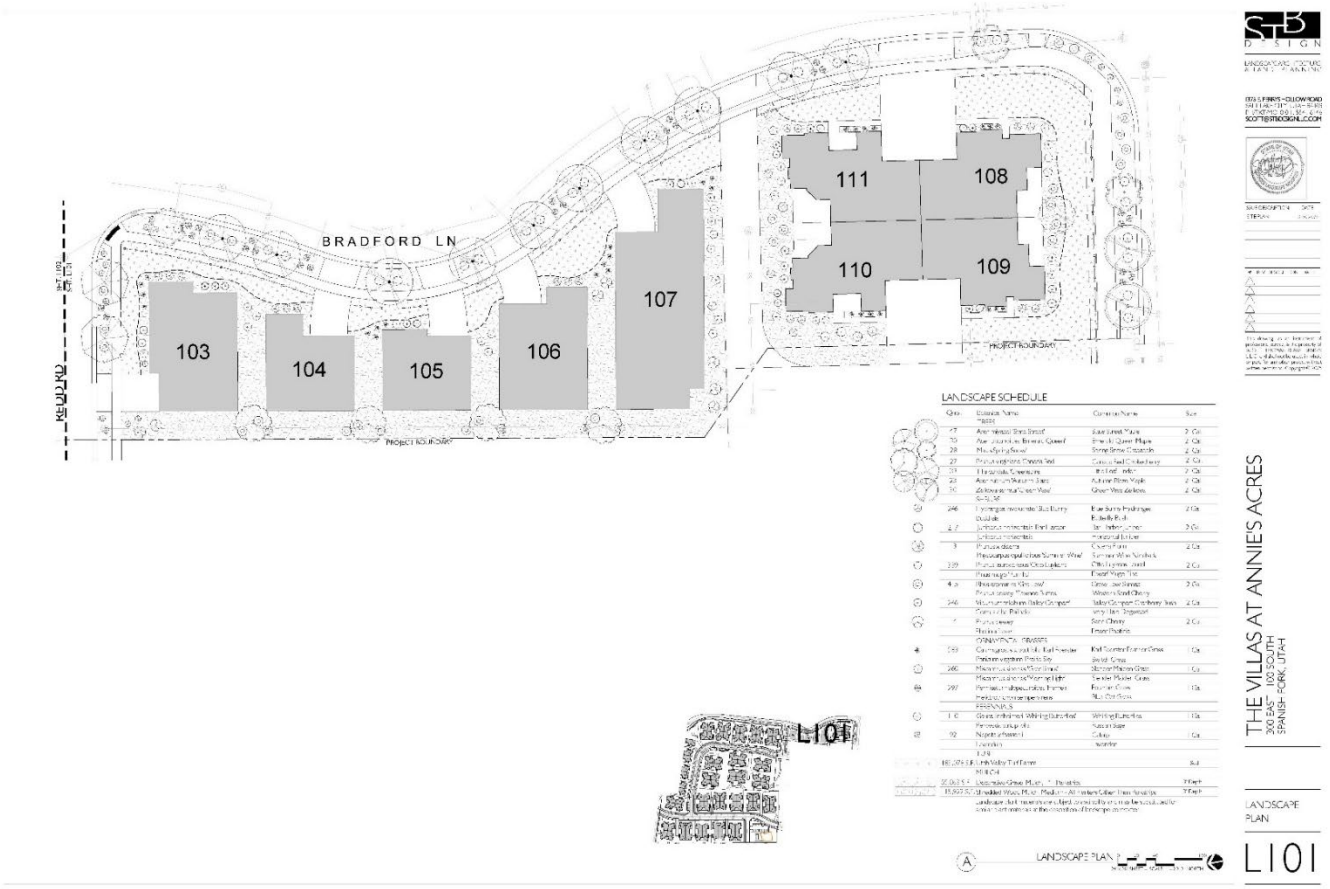

STANDARD DRAWING
SPANISH FORK CITY
WALL FRONT VIEW
WALL PLAN VIEW
LID DIMENSIONS
RESIDENTIAL LOCAL STREET - 60' ROW
3" BITUMINOUS SURFACE COURSE WITH AN APPROVED CRACK SEAL & PRESERVATION COAT AFTER 1 YEAR
SEE LOW IMPACT DEVELOPMENT (LID) PLANTER STANDARDS
MINI. 4" UBC
MINI. 8" UBC
SUB-BASE SEE NOTE 2
NOTES:
1. SEE STANDARD DRAWINGS FOR SIDEWALKS.
2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS AND SOILS REPORT.
3. MINIMUM OF 8" UNTREATED BASE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS OTHERWISE SPECIFIED BY SOILS REPORT.
4. ALL LOCAL TO LOCAL TBC RADII TO BE 25'
5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
SEE NOTES 2 FOR THE SPECIFICATIONS OF THE LID
LID PLAN VIEW
2" TO 4" CLEARANCE TO TOP OF METER
1 1/2" SCH 40 PVC CONDUIT TO WATER METER
2" MUELLER H-10284 STOP & WASTE OR APPROVED EQUIVALENT
2" X CLOSE BRASS NIPPLE
2" S/40 PVC SLIP CAP
SEE NOTES 2 AND 3 FOR THE SPECIFICATIONS OF THE METER BOX
A 6" CLASS 200 PVC SOLVENT WELD PIPE OR APPROVED EQUIVALENT EXTEND 7' BEYOND EACH SIDE OF SIDEWALK
EXTEND PRESSURIZED IRRIGATION SERVICE 1' BEHIND SIDEWALK
8" OF 3/4" CRUSHED GRAVEL
FORD 2" C84-77 MALE ADAPTER
2" 7F FORD METER BR2 FLANGE WITH 2 X CLOSE BRASS NIPPLE
2"X2"X1/2" THD BRASS TEE WITH A KING MODEL 24181 1/2" MALE PIPE THREAD DRAIN AT A 30°ANGLE FROM STRAIGHT DOWN OR APPROVED EQUIVALENT
2" CONTINUOUS SDR-9 CTS 200 PSI PURPLE POLYPROPYLENE PIPE
CONNECT 202B DOUBLE BRASS STRAP FORD SADDLE OR APPROVED EQUIVALENT ONTO PRESSURIZED IRRIGATION MAIN
NOTES:
1. ADJUST ALL APPURTENANCES TO AN EQUIVALENT 1 1/2" SIZE FOR 1 1/2" SERVICES.
2. METER BOX SHALL BE A CARSON BROOKS 24X36 1730-18 BOX OR APPROVED EQUIVALENT. WITH A 1730-36 LID OR APPROVED EQUIVALENT.
3. STAINLESS STEEL LINER INSERTS SHALL BE REQUIRED INSIDE POLYPROPYLENE PIPE AT COMPRESSION FITTINGS.
4. 1-1/2" POLY CONDUIT TO WATER METER SHALL BE BURIED 12" BELOW GRADE.
5. SPRINKLER SLEEVE SHALL NOT BE IN LINE WITH ANY UTILITY BOXES.
6. ANY INFIELD RELOCATION OF PI METER BOX IS TO BE APPROVED BY THE CITY ENGINEER.
MUSTANG DESIGN, LLC
791 N 100 E, SUITE 260
LEHI, UTAH 84043
THE VILLAS AT ANNIE'S ACRES
PROJECT DETAILS SHEET
A 55+ COMMUNITY
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
DS02
1

EXHIBIT 3

LANDSCAPE SCHEDULE
THE VILLAS AT ANNIES ACRES
300 EAST 100 SOUTH
SPANISH FORK, UTAH
LANDSCAPE PLAN
L100
OVERALL LANDSCAPE PLAN


BRADFORD LN
103
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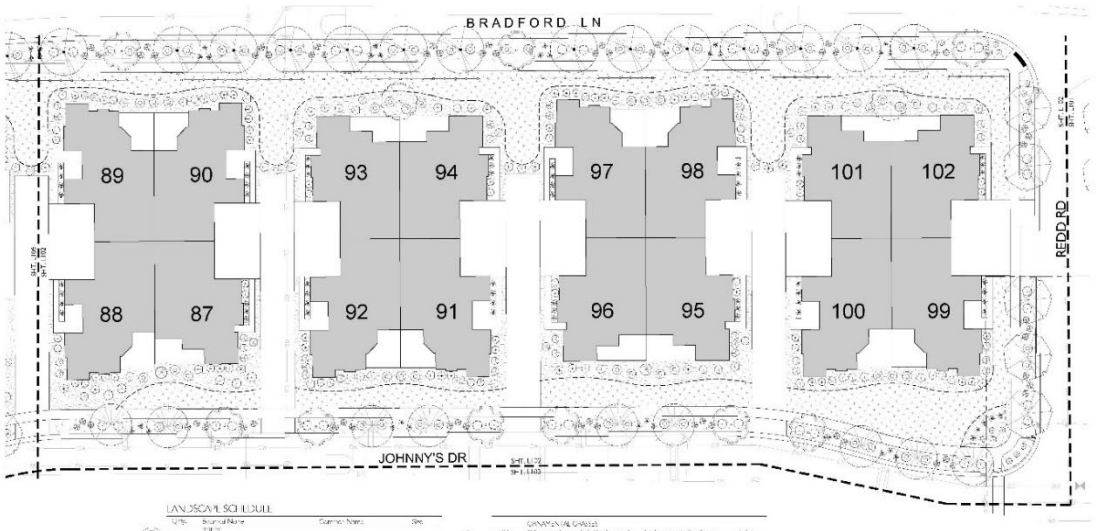
111
PROJECT NORTH
LANDSCAPE SCHEDULE
THE VILLAS AT ANNIES ACRES
300 EAST 100 SOUTH
SPANISH FORK, UTAH
LANDSCAPE PLAN
L101
L101
LANDSCAPE PLAN



LANDSCAPE SCHEDULE

Qty.	Botanical Name	Common Name	Size
	TREES		
47	Acer rubrum 'Bob Sikes'	Bob Sikes Maple	2" Cal.
30	Acer platanoides 'Emerald Queen'	Emerald Queen Maple	2" Cal.
23	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
37	Pyrus calleryana 'Cornell Red'	Cornell Red Ornamental Pear	2" Cal.
22	Tilia cordata 'Greenspire'	Little Leaf Linden	2" Cal.
33	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	2" Cal.
39	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	SHRUBS		
246	Hydrangea paniculata 'Bobo'	Bobo Panicle Hydrangea	2 Gal.
	Sedum	Autumn Joy Sedum	
217	Juniperus horizontalis 'Bar Harbor'	Bar Harbor Juniper	2 Gal.
	Juniperus horizontalis	Horizontal Juniper	
12	Thuja occidentalis	Emerald Green Arborvitae	2 Gal.
227	Pennisetum alopecuroides 'Cassian'	Cassian Fountain Grass	
227	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	2 Gal.
48a	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	2 Gal.
	Rhus typhina 'Bailtiger'	Tiger Eyes Sumac	
246	Viburnum plicatum 'Shasta'	Shasta Viburnum	2 Gal.
12	Rosa 'Carefree Sunset'	Carefree Sunset Rose	2 Gal.
	Rosa 'Carefree Wonder'	Carefree Wonder Rose	
12	Rosa 'Knock Out'	Knock Out Rose	2 Gal.
	Rosa 'Red Prince'	Red Prince Rose	
	GRASSES (ALL Grasses)		
243	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue	
270	Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	1 Gal.
	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	
297	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 Gal.
	Helictotrichon sempervirens	Blue Oat Grass	
	PERENNIALS		
12	Gaura lindheimeri 'Whirling Butterflies'	Whirling Butterflies	1 Gal.
	Salvia nemorosa	Meadow Sage	
92	Nepeta x faassenii	Catmint	1 Gal.
	Lavandula	Lavender	
	SOD		
	Sod	Turf Type Tall Fescue Mix	Sod
	MULCH		
	3/4" Minus Crushed Granite, Multi - Tan		2" Deep
	1 1/2" - 2" Shredded Wood Mulch, Medium - All Natural/Other Free Playscape		3" Deep

Landscape plant materials are subject to availability and may be substituted or omitted. Please verify with your landscape architect.

A LANDSCAPE PLAN

STB DESIGN

LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E FERRYS HOLLOW ROAD
SPANISH FORK, UTAH 84660
801.798.0555 | FAX: 801.798.0556
SCOTTBTDESIGN.COM

SHEET DESCRIPTION	DATE
SITE PLAN	3.30.2021

THE VILLAS AT ANNIE'S ACRES
300 EAST 1 00 SOUTH
SPANISH FORK, UTAH

LANDSCAPE PLAN

L102

LANDSCAPE SCHEDULE

Qty.	Botanical Name
47	Acer rubrum 'Bob Sikes'
30	Acer platanoides 'Emerald Queen'
23	Malus 'Spring Snow'
37	Pyrus calleryana 'Cornell Red'
22	Tilia cordata 'Greenspire'
33	Acer rubrum 'Autumn Blaze'
39	Zelkova serrata 'Green Vase'
	SHRUBS
246	Hydrangea paniculata 'Bobo'
	Sedum
217	Juniperus horizontalis 'Bar Harbor'
	Juniperus horizontalis
12	Thuja occidentalis
227	Pennisetum alopecuroides 'Cassian'
227	Pennisetum alopecuroides 'Hameln'
48a	Rhus aromatica 'Gro-Low'
	Rhus typhina 'Bailtiger'
246	Viburnum plicatum 'Shasta'
12	Rosa 'Carefree Sunset'
	Rosa 'Carefree Wonder'
12	Rosa 'Knock Out'
	Rosa 'Red Prince'
	GRASSES (ALL Grasses)
243	Calamagrostis acutiflora 'Karl Foerster'
	Festuca ovina glauca 'Elijah Blue'
270	Miscanthus sinensis 'Gracillimus'
	Miscanthus sinensis 'Morning Light'
297	Pennisetum alopecuroides 'Hameln'
	Helictotrichon sempervirens
	PERENNIALS
12	Gaura lindheimeri 'Whirling Butterflies'
	Salvia nemorosa
92	Nepeta x faassenii
	Lavandula

A LANDSCAPE PLAN

STB DESIGN

LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E FERRYS HOLLOW ROAD
SPANISH FORK, UTAH 84660
801.798.0555 | FAX: 801.798.0556
SCOTTBTDESIGN.COM

SHEET DESCRIPTION	DATE
SITE PLAN	3.30.2021

THE VILLAS AT ANNIE'S ACRES
300 EAST 1 00 SOUTH
SPANISH FORK, UTAH

LANDSCAPE PLAN

L103

THE VILLAS AT ANNIE'S ACRES
300 EAST 1 00 SOUTH
SPANISH FORK, UTAH

LANDSCAPE PLAN

L104

THE VILLAS AT ANNIE'S ACRES
300 EAST 1 100 SOUTH
SPANISH FORK, UTAH

LANDSCAPE PLAN

L105

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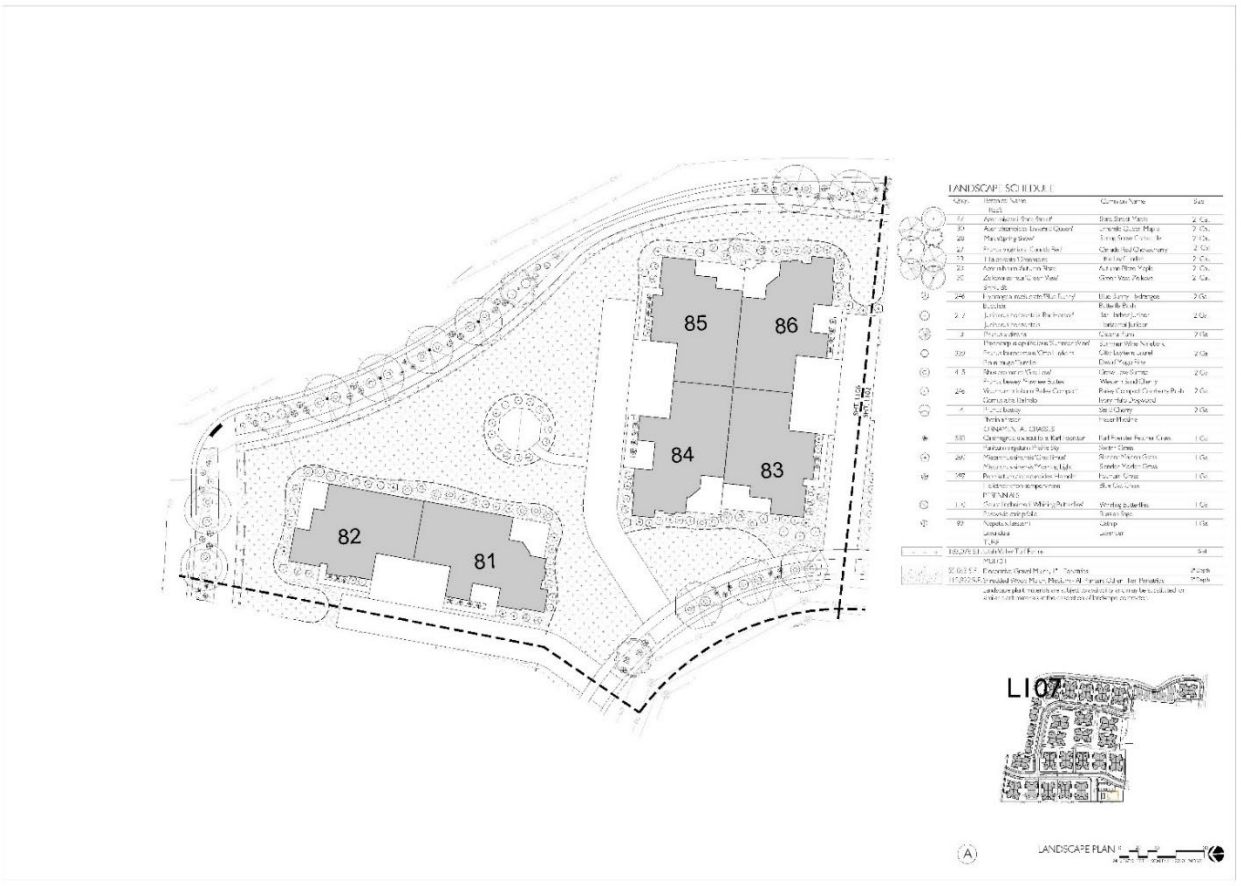
VOLUNTEER DR
1000 S
LANDSCAPE SCHEDULE
LANDSCAPE PLAN
L106
THE VILLAS AT ANNIE'S ACRES
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
LANDSCAPE PLAN
L106


85
86
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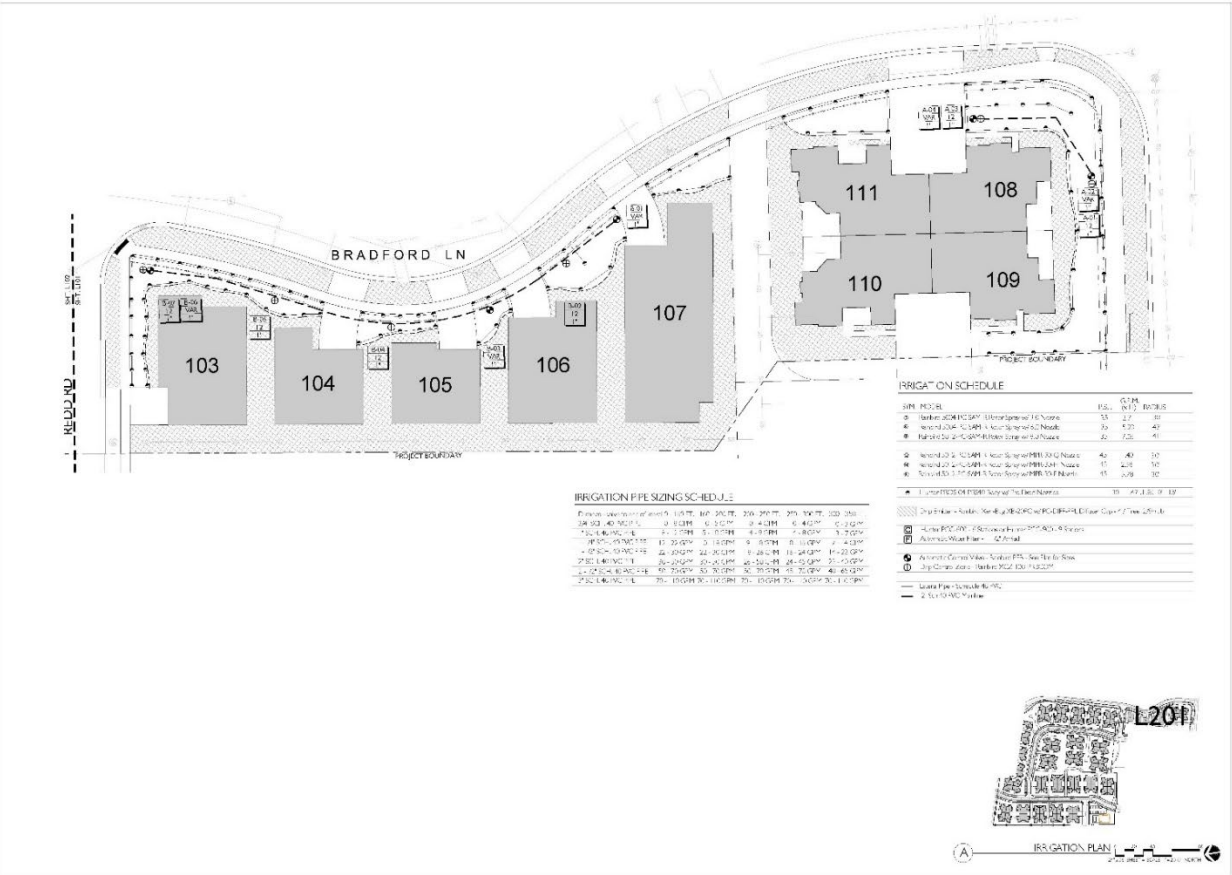
81
LANDSCAPE SCHEDULE
L107
LANDSCAPE PLAN
THE VILLAS AT ANNIE'S ACRES
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
LANDSCAPE PLAN
L107


BRADFORD LN
REDD RD
103
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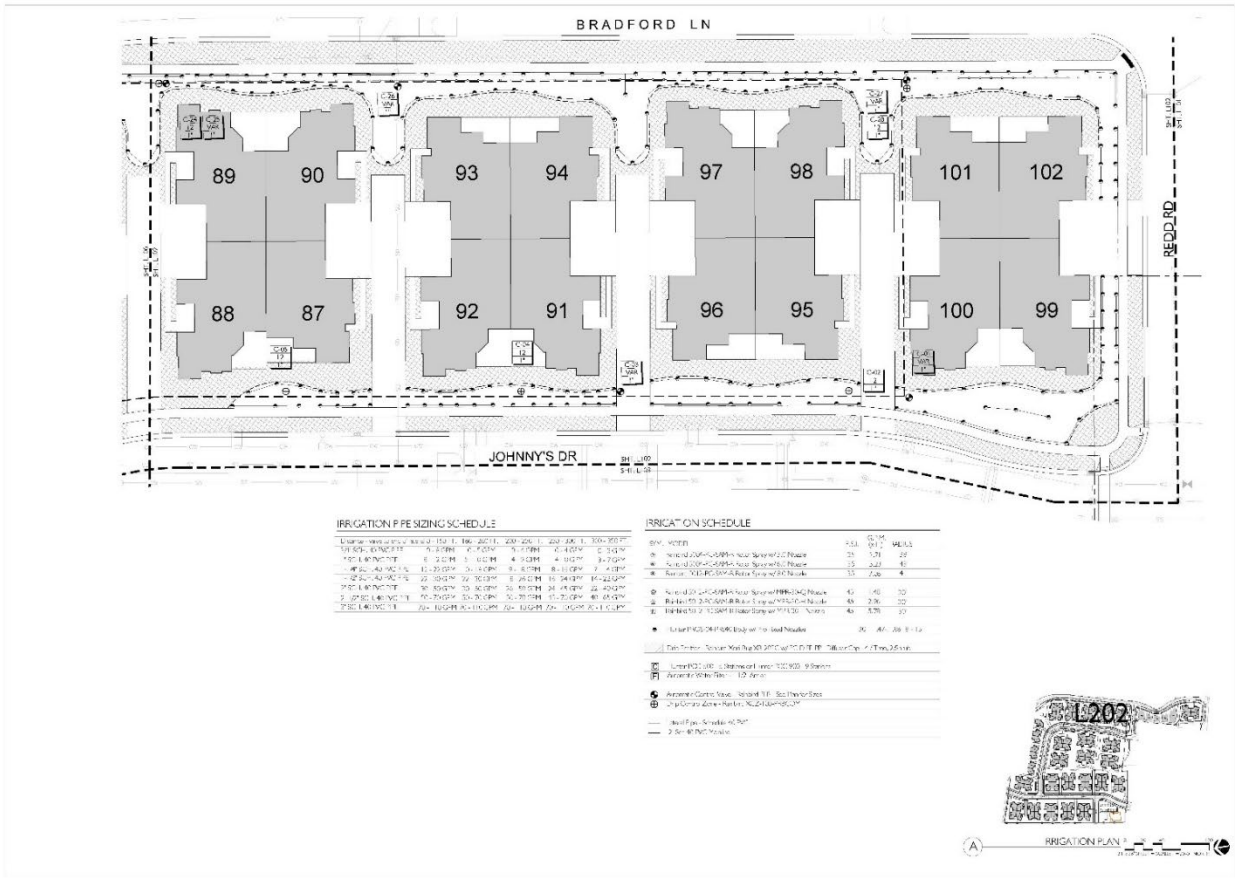
111
PROJECT BOUNDARY
IRRIGATION SCHEDULE
IRRIGATION PIPE SIZING SCHEDULE
L201
IRRIGATION PLAN
THE VILLAS AT ANNIE'S ACRES
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
IRRIGATION PLAN
L201


BRADFORD LN
REDD RD
JOHNNY'S DR
89
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IRRIGATION PIPE SIZING SCHEDULE
IRRIGATION SCHEDULE
L202
IRRIGATION PLAN
THE VILLAS AT ANNIE'S ACRES
300 EAST 1100 SOUTH
SPANISH FORK, UTAH
IRRIGATION PLAN
L202

JOHNNY'S DR
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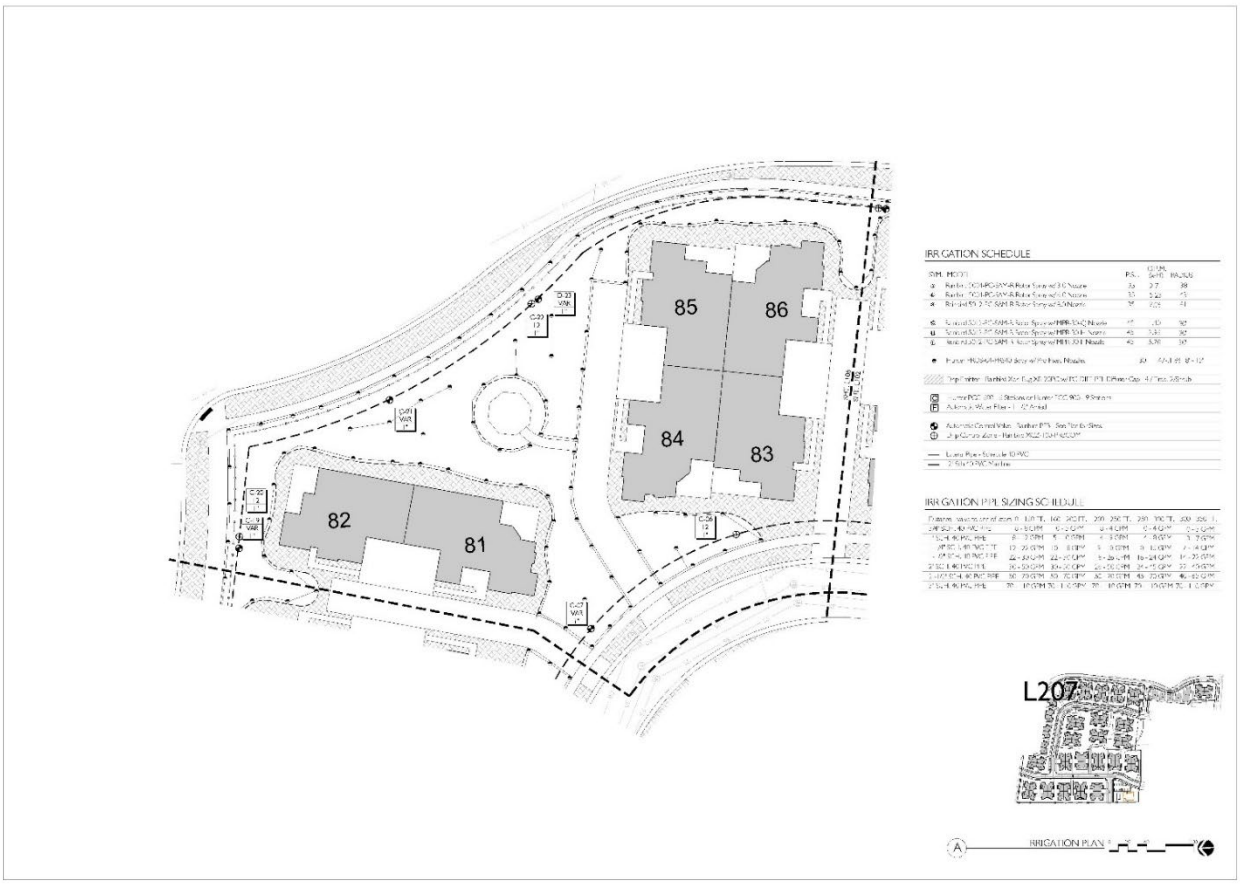
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