



NOTICE OF MEETING AND AGENDA
PLANNING COMMISSION
DECEMBER 8, 2020 AT 7:00 P.M.
ELECTRONIC MEETING

In light of health concerns with the COVID-19 pandemic and the recent Executive Order by Governor Herbert, this meeting will be held electronically. To view the meeting go to <https://www.springville.org/agendas-minutes/> and select the Zoom Meeting link.

The Commissioners will meet for a briefing of the regular session agenda items at 7:00 p.m. This will be a public meeting; however, no testimony will be heard, and no action will be taken on the agenda items. The regular session will follow immediately after the briefing meeting.

The agenda will be as follows:

Call to Order

- Approval of the Agenda
- Approval of Minutes: November 10, 2020

Consent Agenda

The Consent Agenda includes items that are administrative actions where no additional discussion is needed. When approved, the recommendations in the staff reports become the action of the Commission. A call for objection or comment will be made on the consent agenda items. If there is any opposition or comment, the item will be taken off the consent agenda and put on the regular administrative session meeting agenda for discussion. If there are no objections or comments, the item(s) will pass without further consideration

1. CR Doors seeking site plan approval for a new facility located at 1045 N Spring Creek Place in the BP Business Park Zone.
2. Paul Knight seeking plat amendment approval, adjusting the property lines between two lots located at 2541 E 1100 S in the R1-15 Single-Family Residential Zone.

Legislative Session – Public Hearing - No items

Administrative Session - No items

Adjournment

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24-HOURS NOTICE

This meeting was noticed in compliance with Utah Code 52-4-202 on December 3, 2020. Agendas and minutes are accessible through the Springville City website at www.springville.org/agendas-minutes. Planning Commission meeting agendas are available through the Utah Public Meeting Notice website at www.utah.gov/pmn/index.html. Email subscriptions to Utah Public Meeting Notices are available through their website.

In compliance with the Americans with Disabilities Act, the City will make reasonable accommodations to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the Community Development department at (801) 491-7861 at least three business days prior to the meeting.



MINUTES

Planning Commission
Work Session
Tuesday, November 10, 2020

IN ATTENDANCE

Commissioners in Attendance: Chair Brad Mertz, Genevieve Baker, Frank Young, Karen Ellingson, Michael Farrer and Kay Heaps

Commissioners Excused: Rod Parker

City Staff: John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:03 p.m.

DISCUSSION OF AGENDA

Chair Mertz asked if there were any corrections to the agenda. There were no corrections to the agenda.

DISCUSSION OF MINUTES

October 13 and 27, 2020

Chair Mertz asked if there were any corrections to the minutes. The corrections were emailed.

CONSENT AGENDA

1. *ARCO Construction seeking site plan approval for the Spring Pointe Distribution Center located at 2303 W 500 N in the HC-Highway Commercial Zone*

LEGISLATIVE SESSION

No Items

50
51 **ADMINISTRATIVE SESSION**
52

53 ***No Items***
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56 With nothing further to discuss, Commissioner Baker moved to adjourn the meeting.
57 Commissioner Farrer seconded the motion. The vote to adjourn the meeting was
58 unanimous.
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60 Chair Mertz adjourned the meeting at 7:05 p.m.
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MINUTES

Planning Commission
Regular Session
Tuesday, November 10, 2020

IN ATTENDANCE

Commissioners in Attendance: Chair Brad Mertz, Genevieve Baker, Frank Young, Karen Ellingson, Michael Farrer and Kay Heaps

Commissioners Excused: Rod Parker

City Staff: John Penrod, City Attorney
Laura Thompson, City Planner
Heather Bakker, Executive Assistant

City Council: Matt Packard

CALL TO ORDER

Chair Mertz called the meeting to order at 7:05 p.m.

APPROVAL OF THE AGENDA

Commissioner Ellingson moved to approve the agenda as written. Commissioner Heaps seconded the motion. The vote to approve the agenda was unanimous.

APPROVAL OF THE MINUTES

October 13 and 27, 2020

Commissioner Heaps moved to approve the October 13 and 27, 2020 meeting minutes with approved changes. Commissioner Baker seconded the motion. The vote to approve the meeting minutes was unanimous.

CONSENT AGENDA

1. *ARCO Construction seeking site plan approval for the Spring Pointe Distribution Center located at 2303 W 500 N in the HC-Highway Commercial Zone*

Commissioner Young moved to approve the Consent Agenda. Commissioner Baker seconded the motion. The vote to approve the Consent Agenda was unanimous.

LEGISLATIVE SESSION:

No Items

147 **ADMINISTRATIVE SESSION**

148

149 ***No Items***

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151 Chair Mertz likes the Zoom meeting format for consent items. Commissioner Baker
152 asked if we are having the next meeting before Thanksgiving. Chair Mertz asked
153 Heather Bakker, Executive Assistant, if there are any items. Ms. Bakker said at the
154 previous meeting Director Yost said that we would send an email to let the
155 Commissioners know if there is going to be a meeting and that she is not aware of any
156 items for the next meeting. Laura Thompson, City Planner, added that there are no
157 items so far for that agenda.

158

159 With nothing further to discuss, Commissioner Farrer moved to adjourn the meeting.
160 Commissioner Ellingson seconded the motion.

161

162 Chair Mertz adjourned the meeting at 7:10 p.m.

December 2, 2020

TO: Planning Commission Members

FROM: Laura Thompson, City Planner II

RE: **CR Doors seeking site plan approval for a new facility located at 1045 N Spring Creek Place in the BP Business Park Zone.**

Petitioner: George Bird
Darksteel Construction
1272 S 400 E
Springville, UT 84663

Summary of Issues

Does the proposed site plan meet the requirements of the Springville City Development Code, particularly sections?

§11-7-4 Site Plan Review and Procedure; and
§11-4-5 Commercial and Industrial Site Development Standards.

Background

The proposed site plan is for a 30,894 square foot office/manufacturing facility located within the Springville Industrial Park.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on October 8, 2020

and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed below in the "POST DRC COMMENTS" section.



POST DRC COMMENTS

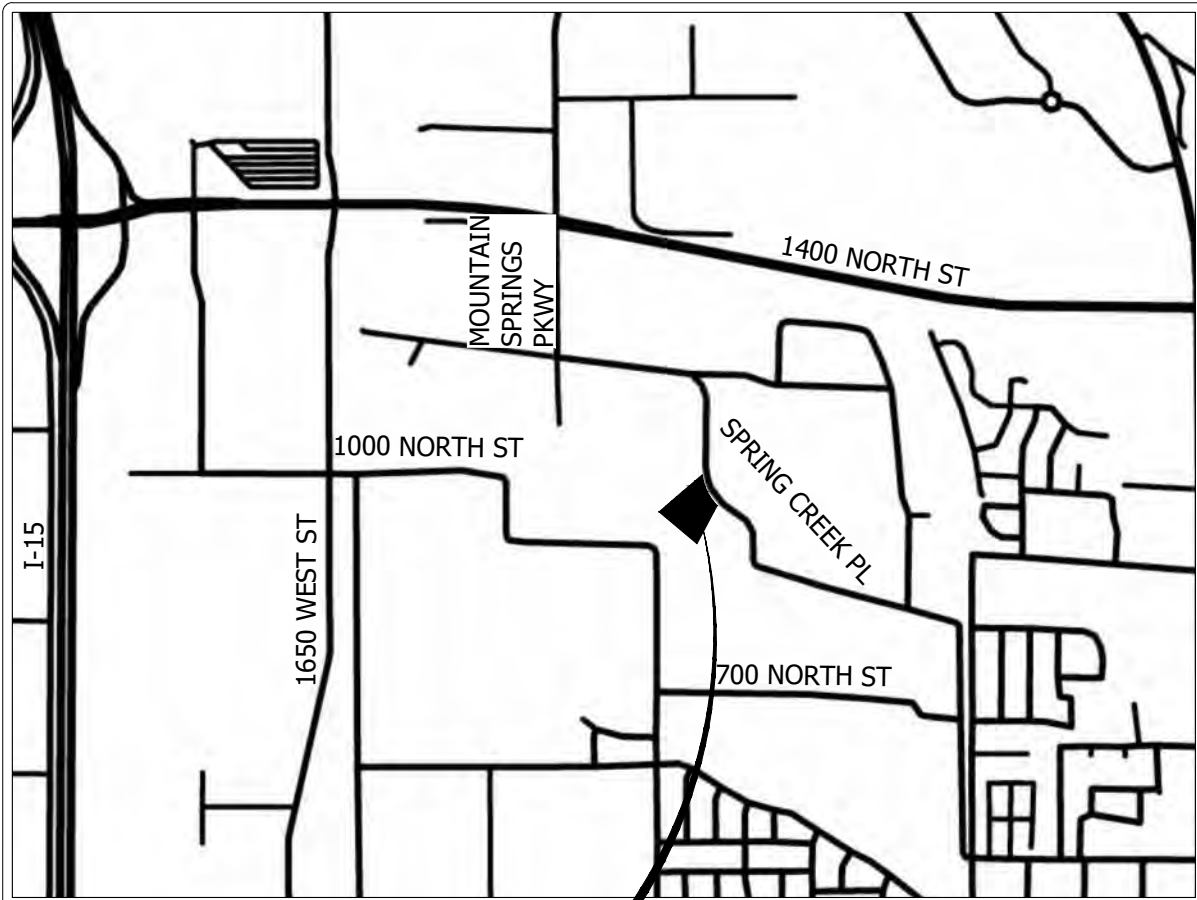
1. Submittal of revised landscape plan showing a three-foot high berm or hedgerow to screen the parking lot from the street.

Staff Recommendation

Staff finds the site plan meets the requirements of Springville City Code and recommends approval contingent upon addressing the item listed in the “Post DRC Comments.”

Recommended Motion

Move to grant site plan approval for a new CR Door facility located at 1045 N Spring Creek Place in the BP Business Park Zone contingent upon addressing the item listed in the “Post DRC Comments.”



LOCATION OF PROJECT



VICINITY MAP
SCALE: N.T.S.

SHEET INDEX

- C-1
- C-2
- C-3
- D-1
- D-2
- COVER SHEET
- SITE PLAN
- GRADING PLAN
- DETAIL SHEET
- DETAIL SHEET

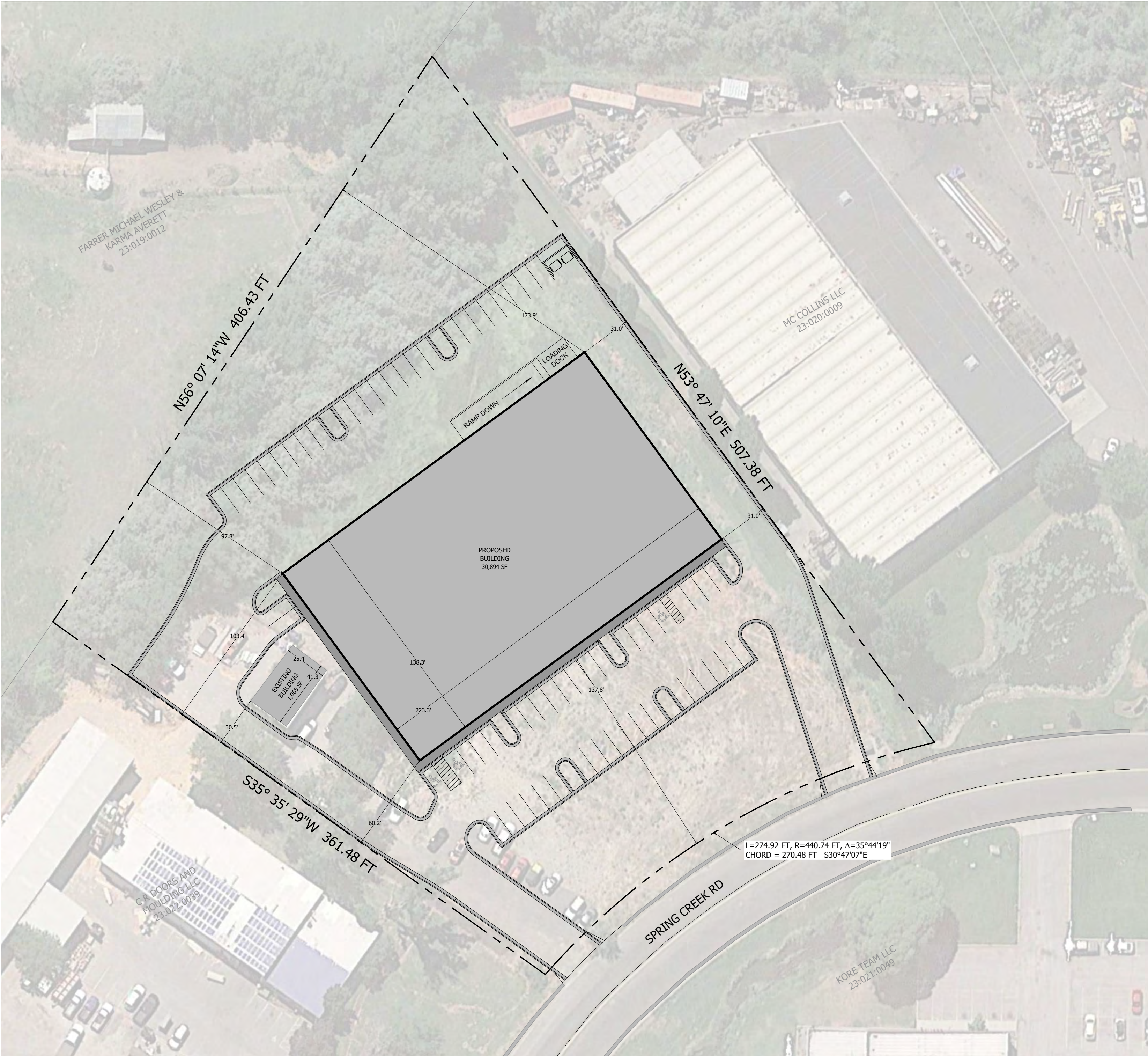
Tabulations		
Total Site Area	3.17 AC	100%
Structure Area	0.73 AC	23%
Parking Area	1.19 AC	38%
Landscape Area	0.40 AC	13%
Parking Lot Landscape Area	0.14 AC	4%
Open Space	1.25 AC	39%

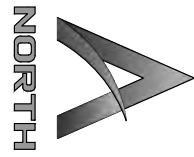
REVIEWED FOR COMPLIANCE
DATE: 12/02/2020
SPRINGVILLE CITY ENGINEERING DEPT

City review is only for general conformance with the design concept of the project and general compliance with information provided in the contract documents. Contractor/Developer is responsible for dimensions which shall be confirmed and corrected at the job site, techniques of construction, coordination of his work with that of all other trades, and the satisfactory performance of his work. No work which may be defective in its construction or deficient in any of the requirements of the specifications will be accepted. Where no exceptions are taken this shall not relieve the Contractor/Developer of the responsibility for the proper execution of the work in accordance with all requirements of the specifications and applicable Development Agreements. Compliance is a responsibility of the Contractor/Developer and said responsibility shall not be avoided by any act or omission on the part of the City or its representatives.

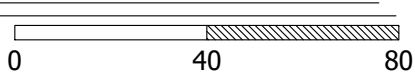
SPRING CREEK

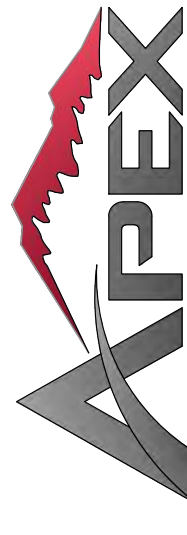
CLINT ROBERTSON
1045 SPRING CREEK RD, SPRINGVILLE, UT





COVER SHEET
SCALE: 1" = 40'





Engineering, Inc.
661 N. Main St., Spanish Fork, UT

REVISIONS		REMARKS
DATE	BY	

DATE: 11-25-2020

SPRING CREEK
COVER SHEET

LOCATION: SPRINGVILLE, UT

FOR: CLINT ROBERTSON

DRAWING:

C-1



DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
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	ACER CAMPESTRE METRO GOLD HEDGE MAPLE	1-3/4" CAL	4
	CARPINUS BETULUS 'FASTIGIATA' PYRAMIDAL EUROPEAN HORNBEAN	1-3/4" CAL	4
	FAGUS SYLVATICA 'DAWYCK PURPLE' EUROPEAN BEECH	1-3/4" CAL	3
	GINKGO BILOBA 'AUTUMN GOLD' TM AUTUMN GOLD MAIDENHAIR TREE	1-3/4" CAL	4
	QUERCUS BICOLOR SWAMP WHITE OAK	1-3/4" CAL	4

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
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	RHUS TRILOBATA 'AUTUMN AMBER' AUTUMN AMBER SUMAC	5 GAL	18
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EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
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	EUONYMUS FORTUNEI 'EMERALD 'N GOLD' EMERALD 'N GOLD WINTERCREEPER	5 GAL	3
	PINUS EDULIS 'FARMY' FARMY PINON PINE	5 GAL	3

PERENNIAL & GRASSES LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
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	HEMEROCALLIS X 'HALL'S PINK' HALL'S PINK DAYLILY	1 GAL	45
	TURF / BLUEGRASS KENTUCKY BLUEGRASS MIN. 3 VARIETIES.	SOD	~20,982 SF

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY	SIZE
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	LANDSCAPE BOULDERS TO MATCH DECORATIVE ROCK. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO DELIVERY. BOULDERS SHALL BE INSTALLED AT THE VARIOUS SIZES AS NOTED.	0% 30% 30%	2'X2'X2' 3'X3'X3' 3'X4'X4'
	3" DEPTH OF 3/4"-1" DECORATIVE CRUSHED ROCK IN ALL PROPOSED PLANTER AREAS. SUBMIT A SAMPLE OF ROCK TO THE OWNER FOR APPROVAL AFTER AWARD OF CONTRACT. SEE DETAIL: LS1.110 & 11.	PER PLANS	3/4" - 1"
	• COLOR AND TYPE: ANGULAR IN SHAPE. GRAYS, BROWNS, BUFFS IN COLOR. COLOR SHALL COMPLIMENT THE BUILDING ARCHITECTURE. (NO LIMESTONE). • INSTALL DEWITT 5 OZ. WEED BARRIER FABRIC UNDER ROCK. • ROCK SHALL BE SCREENED AND DOUBLE WASHED SO AS TO BE FREE OF ALL DIRT, SOIL, ORGANIC MATTER OR OTHER MATERIALS.		

12" DIAMETER CONCRETE PAD WITH PICNIC TABLE. CONTRACTOR TO PROVIDE 6-8" COMMERCIAL GRADE ALUMINUM OR THERMOPLASTIC COATED STEEL PICNIC TABLE. SEE NOTE BELOW FOR CONCRETE SPECIFICATIONS.

STREAM

LOADING DOCK
RAMP DOWN

4" WIDE CONCRETE OR DECOMPOSED GRANITE PATH. 4" DEPTH CONCRETE OR 4" DEPTH OF DECOMPOSED GRANITE PATH WITH STABILIZER AND 1/4" THICK x 6" DEPTH STEEL EDGING. EITHER OPTION SHALL BE ATOP 4" DEPTH OF COMPACTED ROAD BASE. COORDINATE WITH OWNER FOR PATHWAY OPTIONS AND PROVIDE SAMPLES AS NECESSARY. EXACT ALIGNMENT OF PATHWAY MAY VARY FROM DESIGN TO AVOID EXISTING TREES/VEGETATION. A MEANDERING PATH WITH A LENGTH OF ~50' SHALL BE PROVIDED. PATHWAY TO BEGIN BETWEEN PARKING STALLS (CENTERED WITH STRIPING AS SHOWN), HOWEVER EXACT LOCATION MAY VARY.

NEW 3" LAYER OF COLORED WOOD MULCH TO BE INSTALLED IN WOODED AREA BETWEEN PARKING LOT AND STREAM. CONTRACTOR SHALL CLEAN DEAD UNDERGROWTH AND PRUNE DEAD OR BROKEN BRANCHES AND TREES TO A HEIGHT OF 6-8'. ALL DEBRIS SHALL BE DISPOSED OF PROPERLY OFF SITE.

LANDSCAPE MOWCURB, TYP.

FIELD VERIFY EXACT LOCATION OF MAN DOORS AND THEIR ASSOCIATED CONCRETE PADS. ADJUST PLANTING AND IRRIGATION AS NECESSARY.

PATCH AND REPAIR EXISTING LANDSCAPE DISTURBED BY CONSTRUCTION ACTIVITIES.

NEW SOD TO MATCH GRADE OF EXISTING LAWN. CONTRACTOR MAY NEED TO REMOVE SOME OF THE EXISTING SOD TO CREATE A CLEAN TRANSITION EDGE.

CLEAR VIEW SITE TRIANGLE PER SPRINGVILLE CITY CODE, TYP.

DETENTION POND. SEE CIVIL PLANS.

SPRING CREEK RD

CLEAR VIEW SITE TRIANGLE PER SPRINGVILLE CITY CODE, TYP.

LANDSCAPE MOWCURB, TYP.

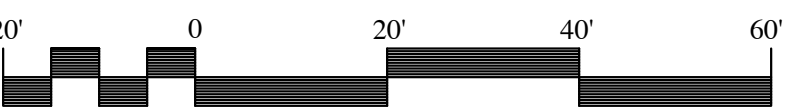
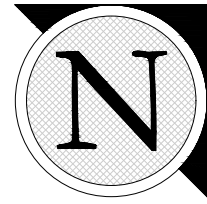
PATCH AND REPAIR EXISTING LANDSCAPE DISTURBED BY CONSTRUCTION ACTIVITIES.

LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION.
- SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING. SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER WOOD MULCH AREAS.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
- 3" to 1" SCREENED AND WASHED DECORATIVE ROCK MULCH TO BE INSTALLED IN ALL TREE AND SHRUB PLANTER AREAS. PULL ROCK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES. EXACT ROCK TYPE AND COLOR TO BE DETERMINED BY OWNER.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF COLORED WOOD MULCH. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE.
- IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
- SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

SOD LAYING NOTES

- LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
- LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
- LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
- AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
- WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE. PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
- PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
- REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.



SCALE: 1"=20'-0" ON 24X36 SHEET

CONSULTANTS:



STAMP

CR DOORS
CLINT ROBERTSON
SPRINGVILLE, UTAH, 84663
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PROJECT:

LANDSCAPE PLAN

SHEET TITLE:

DRAWN BY: JLH
CHECKED: CBW
DATE: 10/22/2020
REVISIONS: 11/09/2020
JOB NO. 20-141

SHEET:

LS1.1

December 2, 2020

TO: Planning Commission Members

FROM: Laura Thompson, City Planner II

RE: **Plat amendment approval, adjusting the property lines between two lots located at 2541 E 1100 S in the R1-15 Single-Family Residential Zone.**

Petitioner: Paul Knight
1168 S 1300 W
Mapleton, UT 84664

Summary of Issues

Does the proposed subdivision meet the requirements of Springville City Code, particularly the following sections?

- 14-2-1 Application and Approval Process.
- 14-5-1 through 14-5-4, Subdivision Requirements; and
- 14-7-101 Plat Amends, Alterations and Vacations

Background

The proposed plat amendment will adjust the property lines of Lots 10 and 29 (owned by Springville City) of The Rivers Subdivision, Plat D. The City will be swapping ground to the north for property owned by Lot 10 to the east.

Analysis

DEVELOPMENT REVIEW COMMITTEE (DRC)

The Development Review Committee reviewed the preliminary plan on November 12, 2020 and provided the applicant with a copy of redlined comments on the submitted plans and checklist. Any items not addressed or any additional revisions needed are listed



below in the “POST DRC COMMENTS” section.

POST DRC COMMENTS

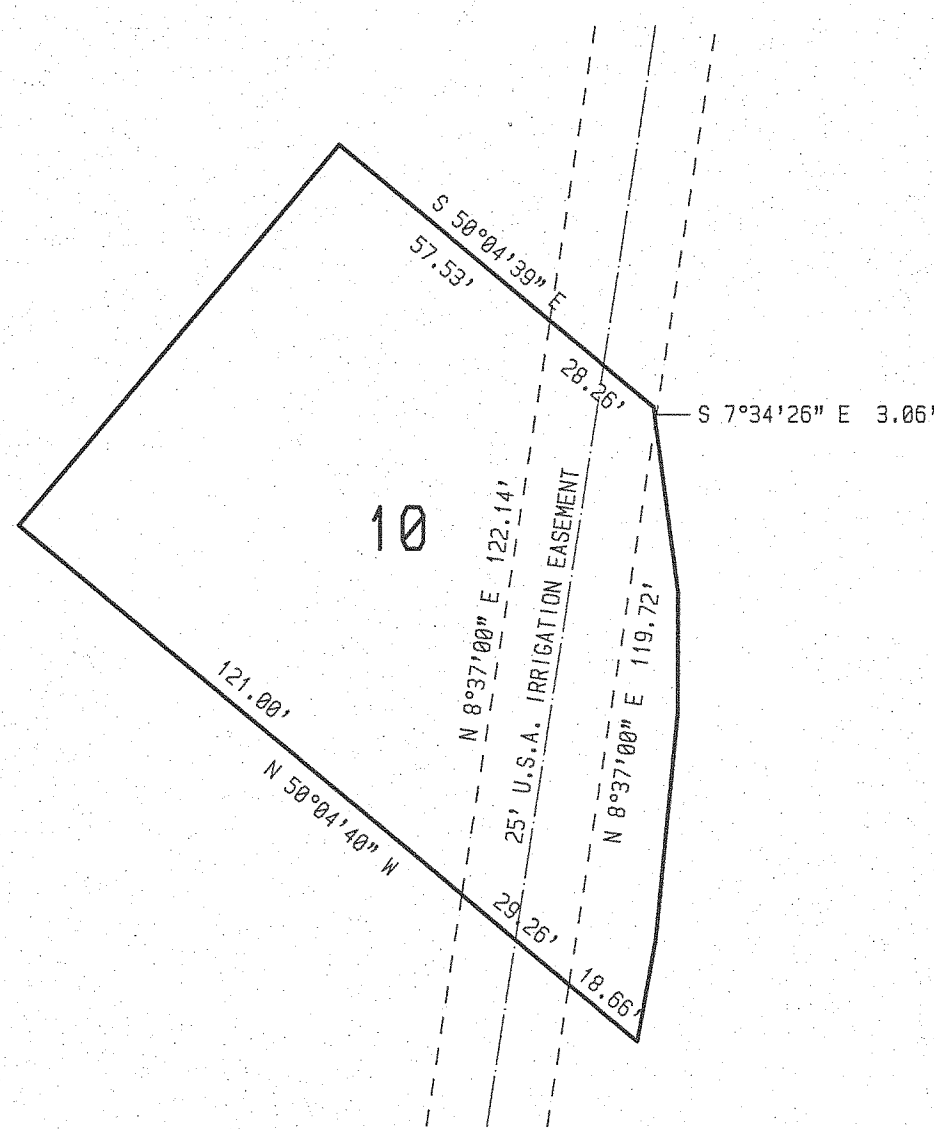
All items have been addressed.

Staff Recommendation

Staff finds the plat amendment meets the requirements of Springville City Code and recommends approval.

Recommended Motion

Move to grant plat amendment approval of The Rivers, Plat E located at 2541 E 100 S in the R1-15 Single-Family Residential Zone.

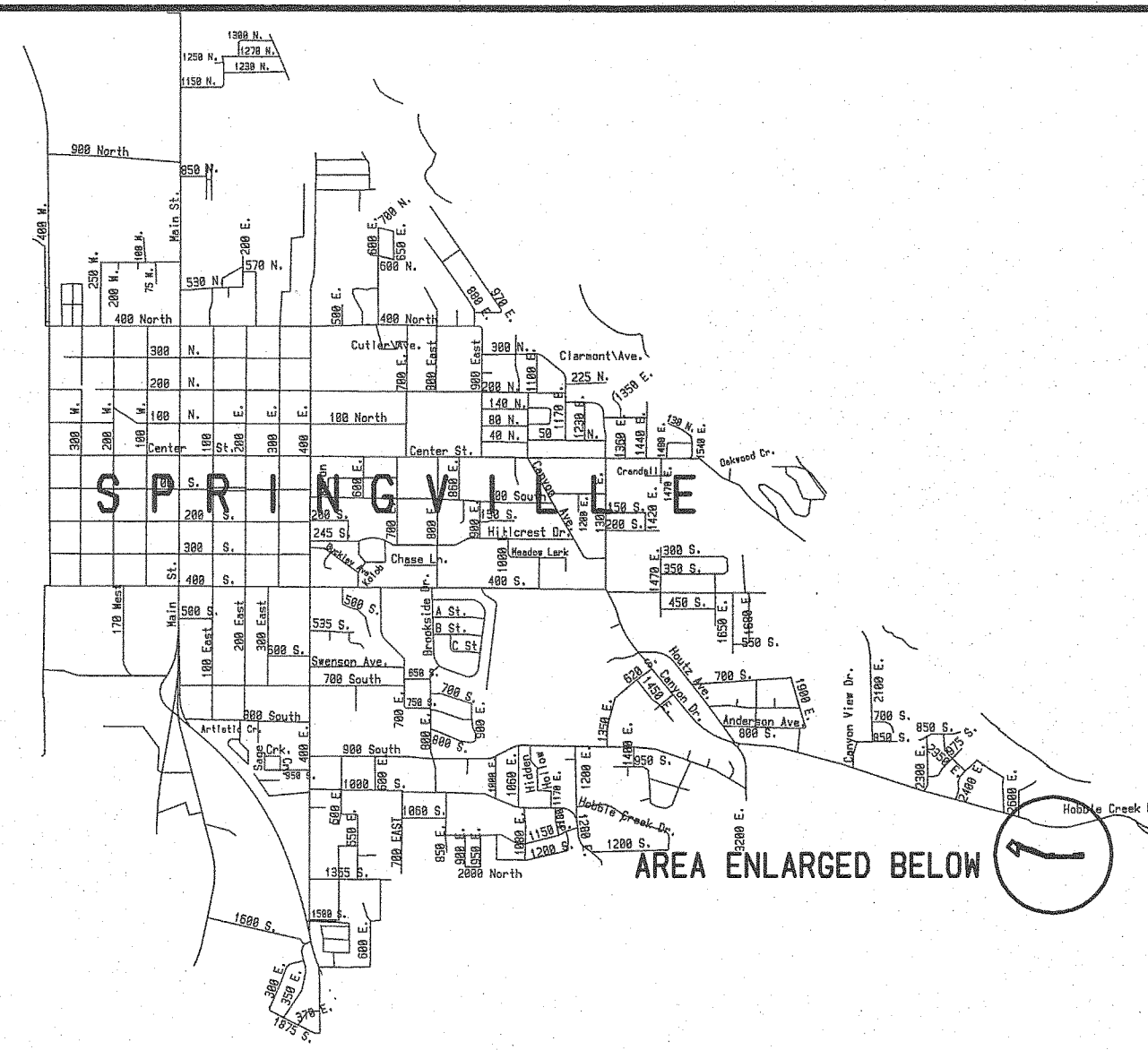
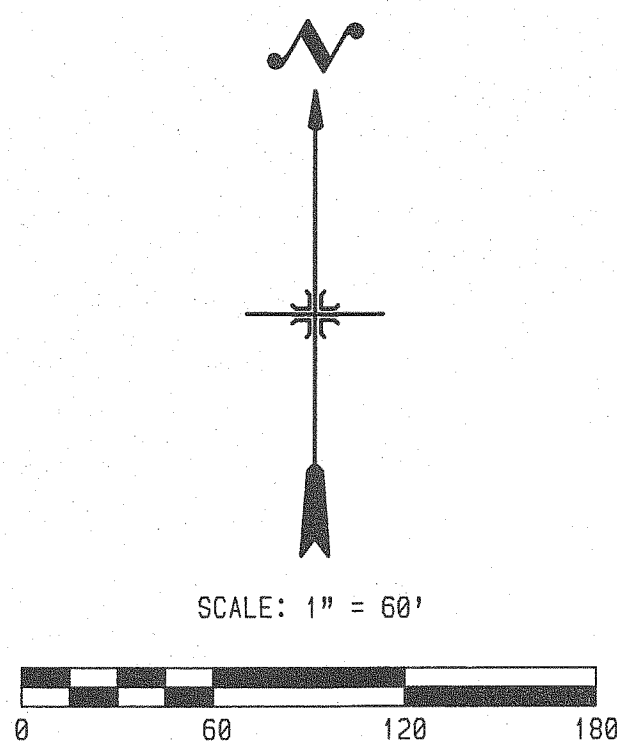


EASEMENT DETAIL

SCALE: 1" = 40'

BOUNDARY DESCRIPTION - CONTINUED		
COURSE	DISTANCE	REMARKS
S 63°01'00" E	57.12'	ALONG SAID LOT 29 AND LOT 10 ALL OF THE FOLLOWING COURSES:
S 56°31'00" E	50.95'	
S 76°32'50" E	123.64'	
S 64°14'10" E	231.65'	
N 0°02'10" E	4.80'	
N 04°40'00" E	120.99'	
S 1°57'00" E	25.40'	
S 08°57'00" E	326.32'	
N 1°38'57" W	31.90'	
N 07°32'43" E	129.24'	TO THE POINT OF BEGINNING.
AREA = 1.19 ACRES.		

LINE TABLE	
L1	N 39°55'20" E 16.92'
L2	S 7°34'26" E 39.42'
L3	S 0°06'10" W 25.44'
L4	S 5°32'07" W 47.66'
L5	S 10°00'32" W 21.75'
L6	N 50°04'40" W 47.64'



VICINITY MAP

SURVEYOR'S CERTIFICATE
I, BARRY L. PRETTYMAN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
COMMENCING AT THE NORTHEAST CORNER OF LOT 29, THE RIVERS PLAT "D", SPRINGVILLE, UTAH, WHICH POINT LIES SOUTH 0°00'50" EAST 986.11 FEET ALONG THE SECTION LINE AND WEST 121.45 FEET FROM THE EAST 1/4 CORNER OF SECTION 2, T 8 S, R 3 E, SALT LAKE BASE & MERIDIAN; THENCE AS FOLLOWS:

COURSE	DISTANCE	REMARKS
S 2°55'47" E	29.43'	ALONG SAID LOT 29 AND LOT 10 ALL OF THE FOLLOWING COURSES:
S 0°51'20" E	20.01'	
N 89°04'47" W	133.20'	
S 89°37'55" W	429.56'	
N 71°49'12" W	50.84'	
N 70°43'24" W	48.32'	
N 68°59'30" W	98.80'	
N 70°09'01" W	277.69'	
S 7°34'26" E	57.82'	
S 1°26'59" E	88.45'	
N 50°04'40" W	216.55'	
N 39°55'20" E	121.20'	
S 50°04'39" E	107.66'	
N 0°47'00" W	29.38'	
CONTINUED AT LEFT		

BASIS OF BEARING = UTAH COORDINATE BEARINGS (NAD 27), CENTRAL ZONE, S 0°00'50" E BETWEEN THE EAST 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.

DATE Nov. 24, 2010
SURVEYOR BARRY L. PRETTYMAN
(See Seal Below)

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ME, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC (See Seal Below)

ACCEPTANCE BY MAYOR

THE MAYOR OF _____, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

ATTEST _____
CLERK-RECORDER (See Seal Below)

APPROVED _____
ENGINEER (See Seal Below) CITY ATTORNEY

UTILITIES APPROVAL

UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE OWNER'S EXPENSE. AT NO TIME ANY PERMANENT STRUCTURES MAY BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTIONS WHICH INTERFERE WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

SPRINGVILLE CITY POWER _____
QUESTAR GAS _____ COMCAST _____
QUEST _____

PLANNING COMMISSION APPROVAL

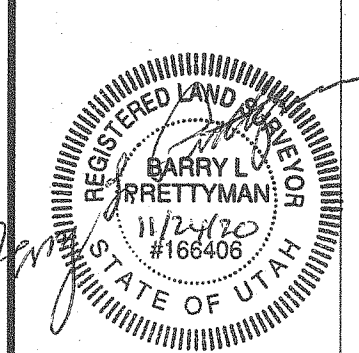
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION
PLANNING SECRETARY _____ CHAIRMAN, PLANNING COMMISSION

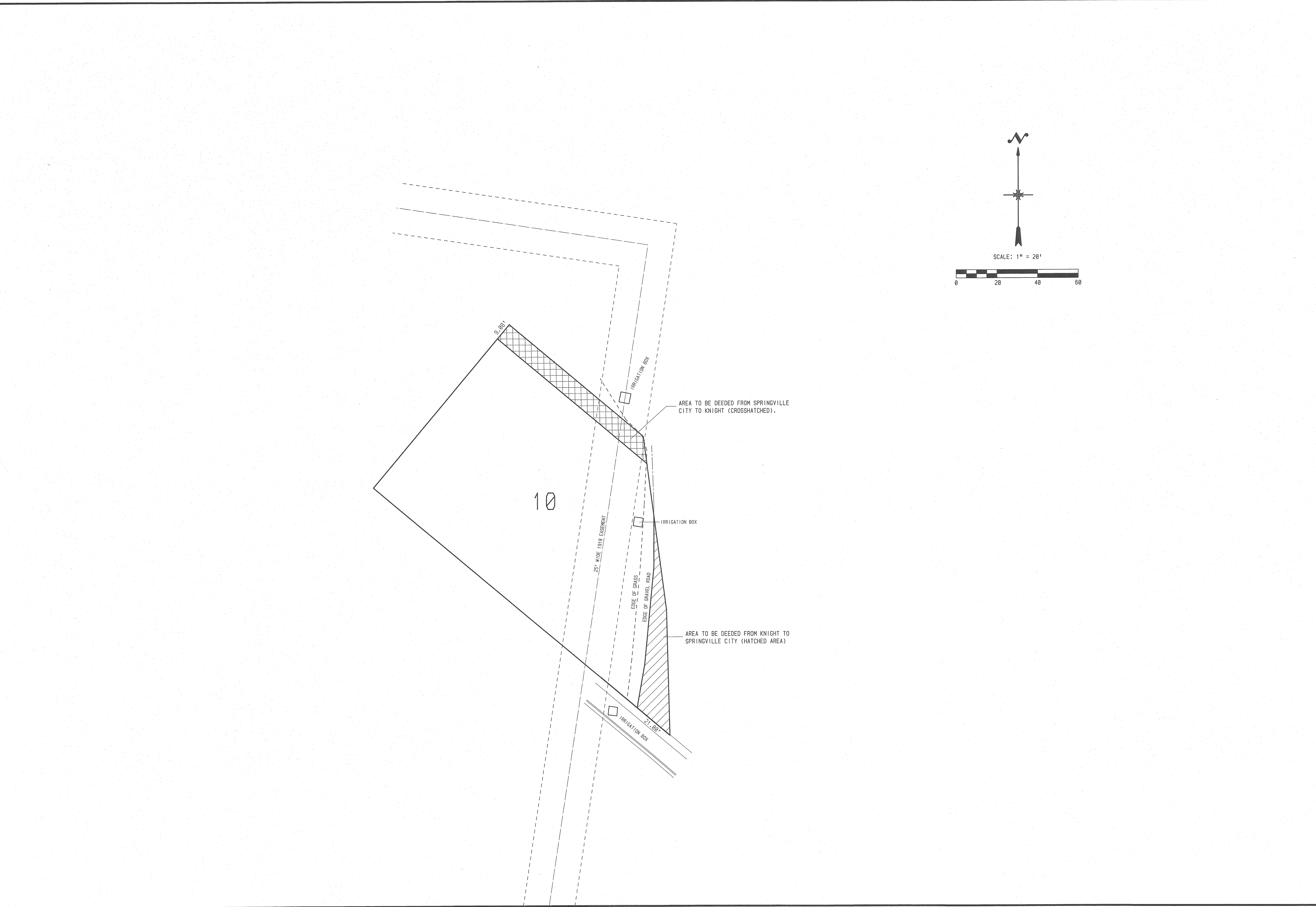
PLAT "E"
THE RIVERS
BEING AN AMENDMENT OF LOTS 10 AND 29
OF THE RIVERS PLAT "D"

SPRINGVILLE, UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL FOR RECORDERS OFFICE USE





A T L A S E N G I N E E R I N G 946 EAST 800 NORTH - SUITE #A SPANISH FORK , UTAH - 84660 PHONE: (801) 655 - 0566	P A U L K N I G H T				DRAWN BY:	B.L.P.	DATE:	SEP 22, 2020	1 OF 1
	S I T E L A Y O U T				APPROVED BY:	B.L.P.	DATE REVISED:		
	S P R I N G V I L L E , U T A H				SCALE:	1" = 20'			