Wednesday, April 20, 2022
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 Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Zone Change

Subject	**A. EL DORADO. The proposal involves changing the current zone from R-R to I-1 for property located at approximately 455 West 1000 North.**
Meeting	Apr 20, 2022 - Development Review Committee
Category	1. Zone Change
Access	Public
Type	Action, Discussion

File Attachments
report.drc.eldorado.4-20-2022.pdf (1,327 KB)

2. Zone Change and Preliminary Plat

Subject	**A. SPANISH HIGHLANDS EAST. The proposal involves changing the current zone from R-R to R-1-12 in order to allow for Preliminary Plat approval for a Master Planned Development with 110 residential lots to be located at approximately 100 South Spanish Fork Parkway.**
Meeting	Apr 20, 2022 - Development Review Committee
Category	2. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.spanishhighlandseast.4-20-2022.pdf (39,656 KB)
plan.spanishhighlandseast.4-14-2022.pdf (3,402 KB)
plan.streettrees.spanishhighlandseast.4-14-2022.jpg (4,504 KB)
doc.designstandards.spanishhighlandseast.4-14-2022.pdf (8,243 KB)

Subject	**B. HOLLOW ACRES. The proposal involves changing the current zone from R-R to R-1-12 in order to allow for Preliminary Plat approval for a Master Planned Development with eleven residential lots to be located at approximately 130 North Spanish Fork Parkway.**

Meeting	Apr 20, 2022 - Development Review Committee
Category	2. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.hollowacres.4-20-2022.pdf (5,815 KB)
plat.preliminary.hollowacres.3-31-2022.pdf (5,737 KB)

3. Preliminary Plat

Subject	**A. GOLDEN SAGE ESTATES. The proposal involves Preliminary Plat approval for a Master Planned Development with two residential lots to be located at approximately 1100 South Mill Road.**
Meeting	Apr 20, 2022 - Development Review Committee
Category	3. Preliminary Plat
Access	Public
Type	Action, Discussion

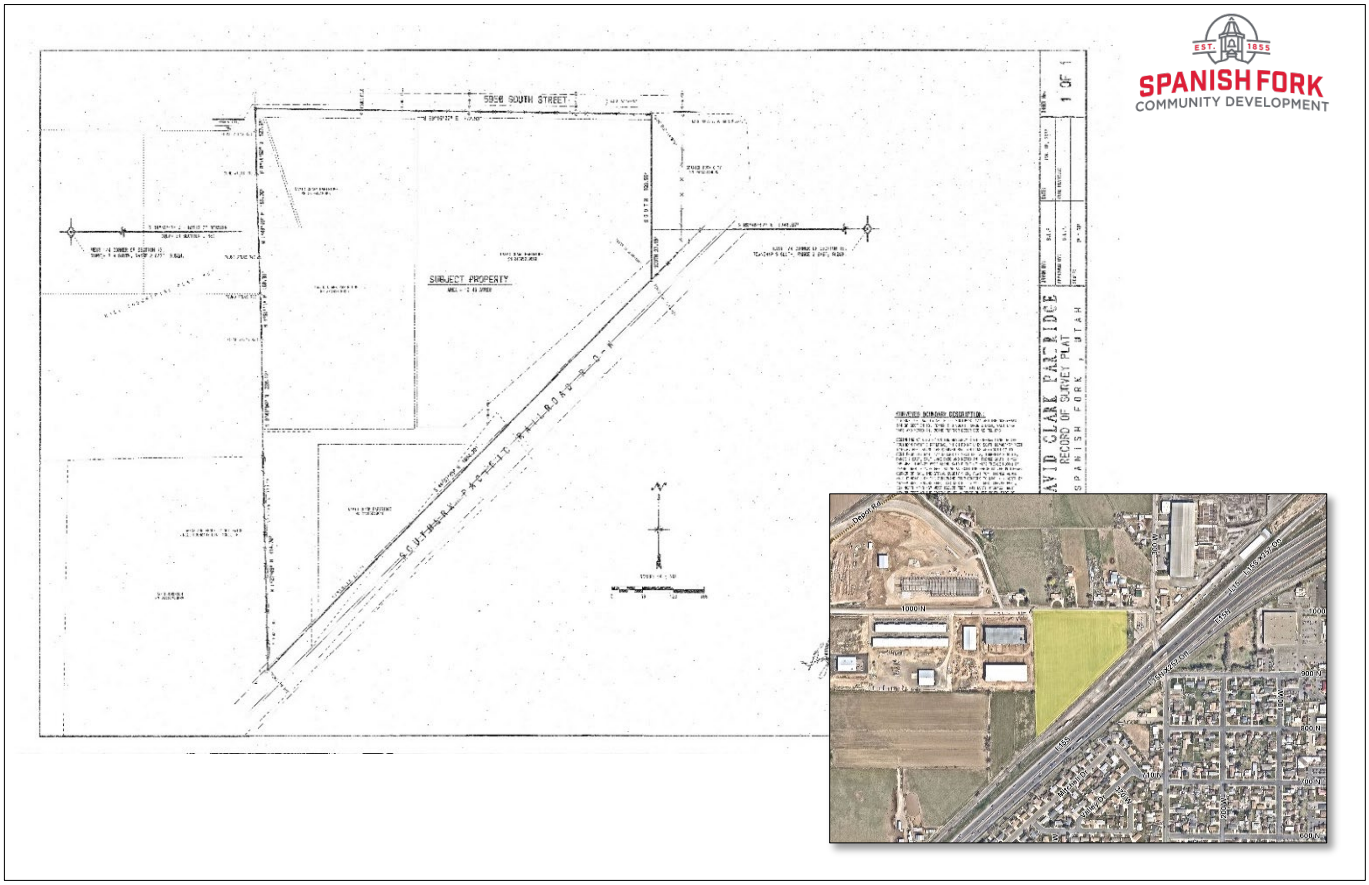
File Attachments
report.drc.goldensageestates.4-18-2022.pdf (1,758 KB)
plans.goldensageestates.1100w.2-4-2022.pdf (1,529 KB)

4. Title 15 Amendments

Subject	**A. CHILD CARE CENTERS. Proposed amendment to add Child Care Centers as a permitted use in the I-1 Light Industrial zone.**
Meeting	Apr 20, 2022 - Development Review Committee
Category	4. Title 15 Amendments
Access	Public
Type	Action, Discussion

File Attachments
memo.title15childcarecenters.4-12-2022.pdf (35 KB)

5. Adjourn



El Dorado Zone Change Approval Request

April 20, 2022, Development Review Committee Meeting.

Located at approximately 455 West 1000 North, including 12.46 acres.

The subject parcel is currently zoned R-R Rural Residential.

The General Plan designation is Industrial.

The applicant has requested that a Zone Change to the I-1 Light Industrial zone be approved.

Recommendation

That the proposed Zone Change be approved based on the following findings:

Findings:

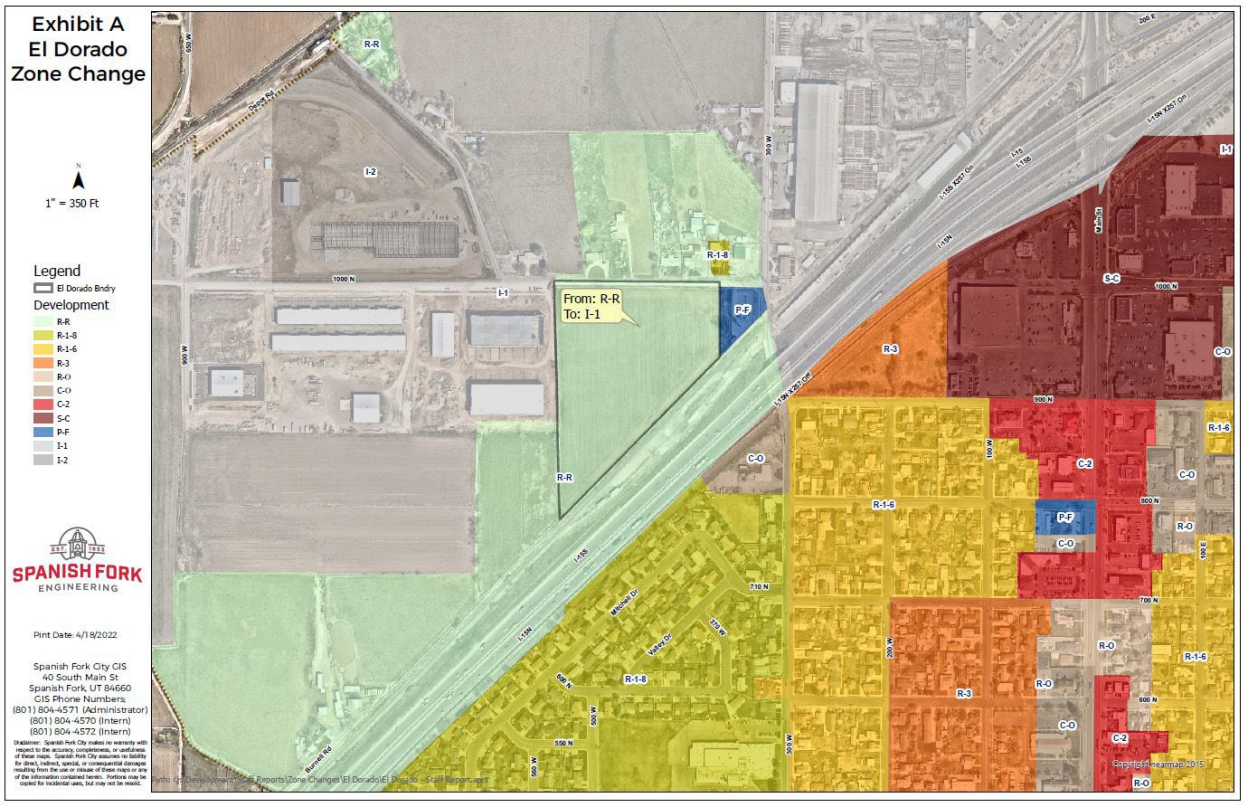
1. That the proposal is consistent with the City's General Plan Land Use Map designation.

Key Issues

1. Parcel lines.

Exhibits

1. Proposal.
2. Memo.



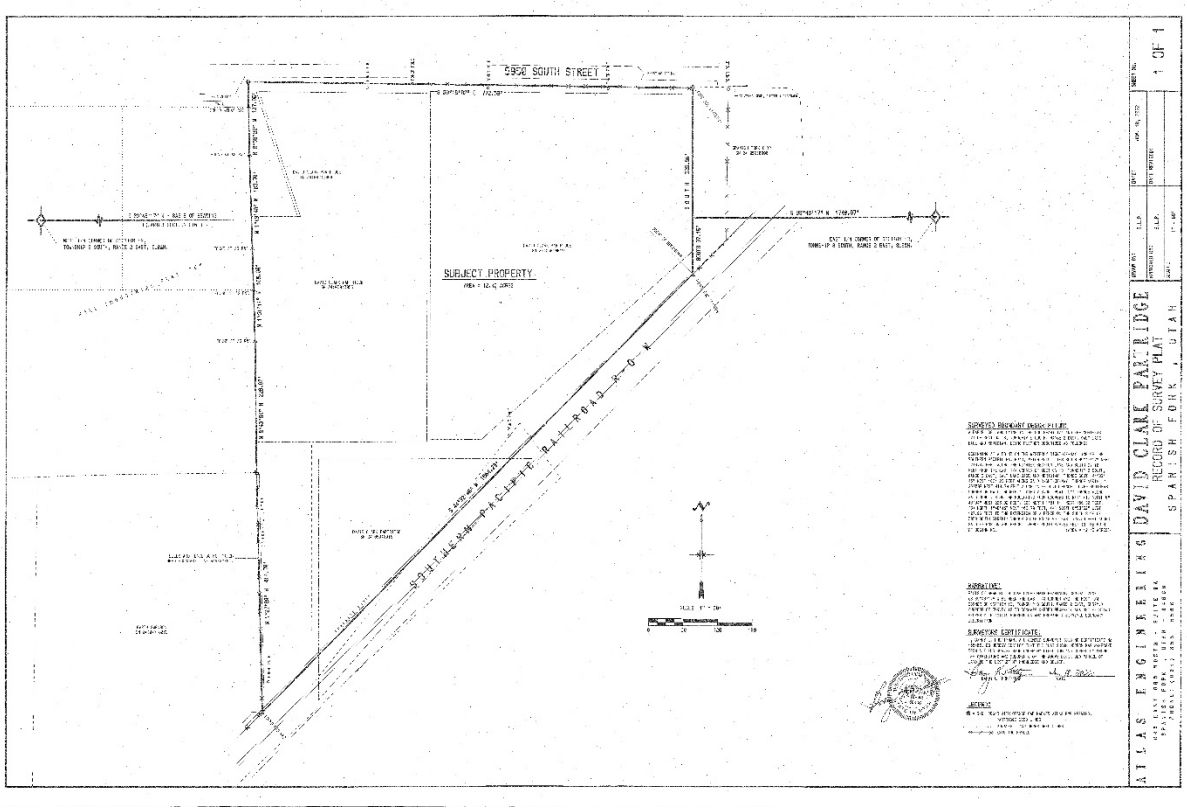
April 20, 2022

LEGAL DESCRIPTION

A parcel of land lying in the Southeast ¼ and the Northeast ¼ of Section 13, Township 8 South, Range 2 East, Salt Lake Base & Meridian, being further described as follows:

Beginning at a point on the Westerly right of way line of the Southern Pacific Railroad, which point lies South 89° 46' 17" West 1740.87 feet along the Quarter Section line and South 97.10 feet from the East ¼ corner of Section 13, Township 8 South, Range 2 East, Salt Lake Base & Meridian; thence South 44° 32' 46" West 1064.23 feet along said right of way; thence North 01° 27' 09" West 414.70 feet along an existing fence to the Southeast corner of Hall Industrial Subdivision, Plat "C"; thence along said subdivision the following four courses to wit: (1) North 00° 43' 04" West 226.92 feet, (2) North 01° 51' 11" West 160.30 feet, (3) North 01° 48' 46" West 163.70 feet, (4) North 00° 58' 52" West 127.96 feet to the extension of a fence on the South side of 5950 South Street; thence South 89° 10' 02" East 772.53 feet along said extension and fence; thence South 323.56 feet to the point of beginning.

Affects Parcels: 24-050-0018, 24-050-0019, 24-047-0058, and 24-047-0063



D. Clark Partridge
1942 East Enrose
Mesa, AZ 85203

April 5, 2022

Spanish Fork City
Zoning Amendment Application
40 South Main Street
Spanish Fork, Utah 84660

Re: Zoning Application for Property Southwest of 1000 West and 300 North

To whom it may concern:

This letter indicates that I am a property owner within the boundary of the proposed zone change. I support the proposed Industrial zoning for the property located southwest of 1000 West and 300 North, currently owned by David Clark Partridge and Garth and Ann Swenson.

If you have any questions, please contact me at 602-617-2600.

Sincerely,

D. Clark Partridge

El Dorado Investment Company, L.C.
4901 W. 2100 S.
Salt Lake City, UT 84120

April 5, 2022
Attn: Spanish Fork City
RE: Zone Map Amendment
Parcels: 240500018, 240500019, 240500055, 240470058

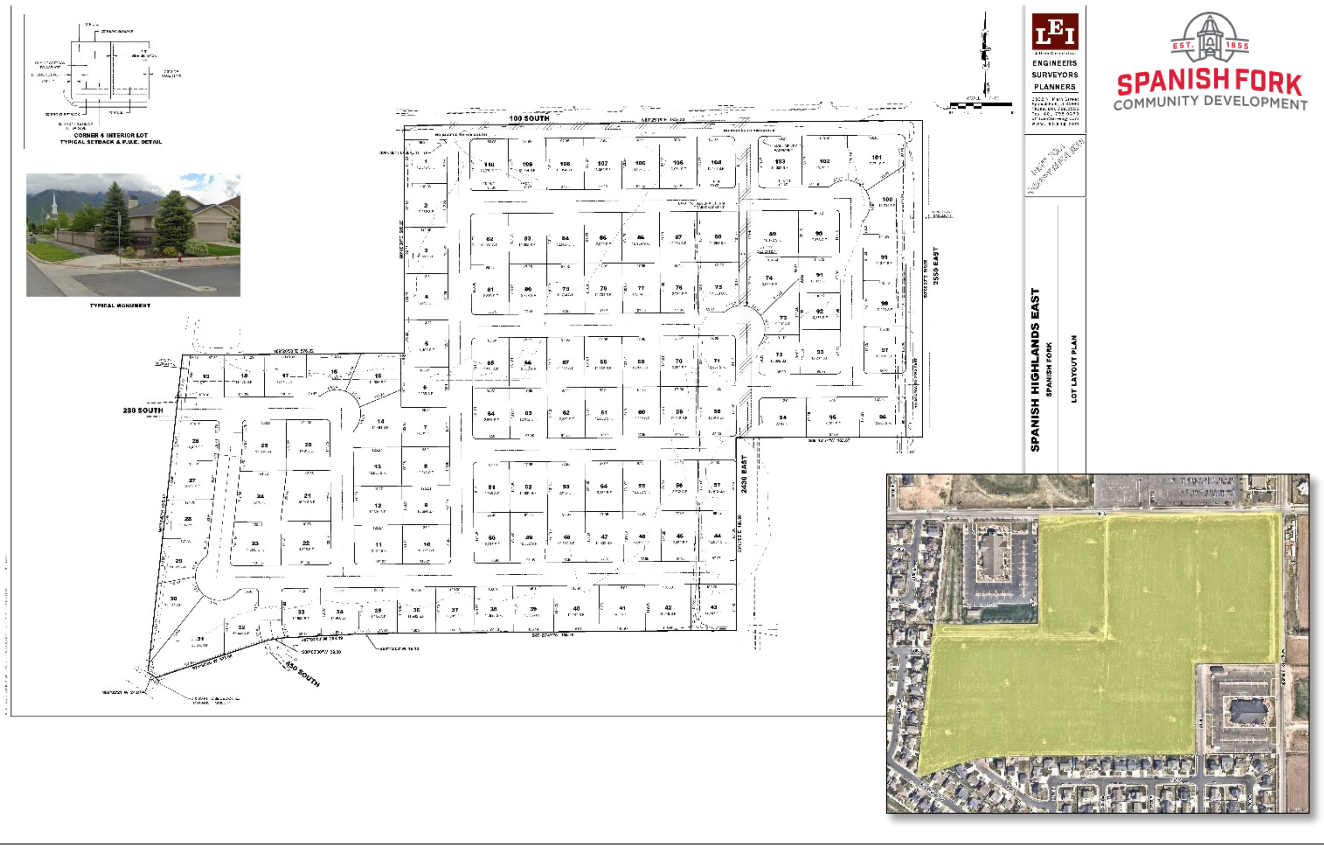
To Whom It May Concern,

El Dorado Investment Company, L.C., the real estate holding company of Campbell Companies and Wheeler Machinery Co., is working with David Clark Partridge to purchase parcels 240500018, 240500019, 240500055, and 240470058, along with ~.5 acres of parcel 240470063 from Garth Swenson. El Dorado would like to build a facility to house Wheeler Machinery Co. on these parcels, and in order to do so is requesting a Zone Amendment from the current RR designation to Industrial.

We anticipate Wheeler Machinery Co. to do machinery sales, rental and service out of this location, and employ up to 60 people initially, with plans to continue to growing over time.

Thank you,

Brandon K. Andersen
Director of Corporate Assets and Continuous Improvement
Campbell Companies
4901 W. 2100 S., Salt Lake, UT 84120
Office: 801.978.1882 | Mobile: 801.842.3031
bandersen@campbellcompanies.com | www.campbellcompanies.com



Spanish Highlands East Preliminary Plat and Zone Change Approval Request

April 20, 2022, Development Review Committee Meeting.

Located at 100 South Spanish Fork Parkway, including 45.74 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes one hundred and ten (110) residential lots.

The subject property is zoned R-R Rural Residential, the applicant has requested a change to the R-1-12 Residential zone.

Recommendation

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

Findings:

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

Conditions:

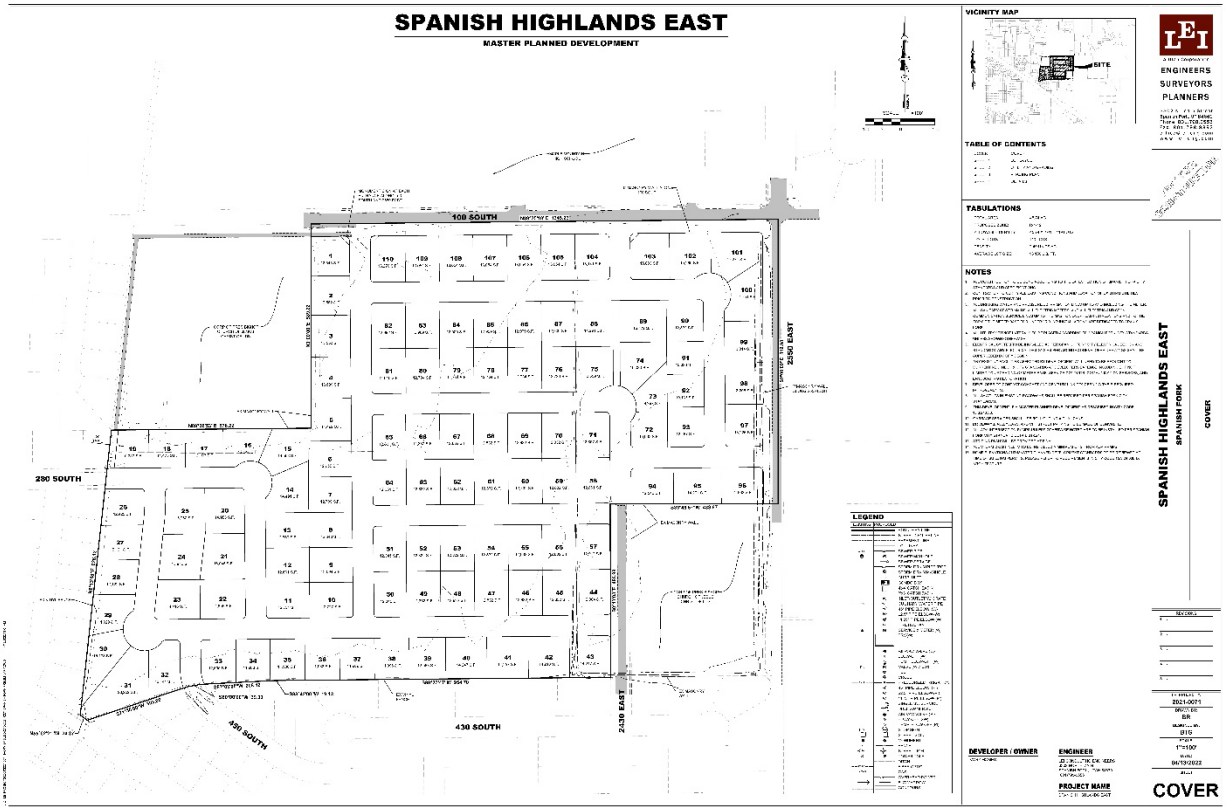
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Key Issues

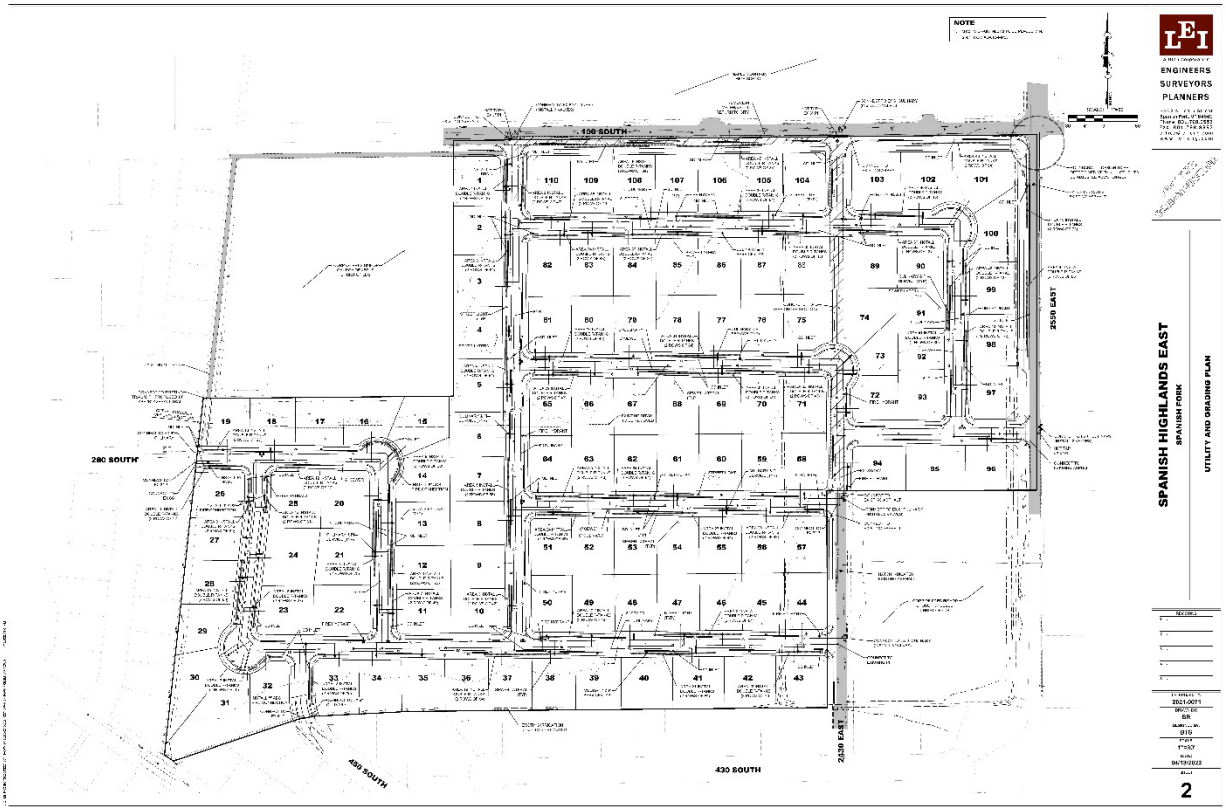
1. Utilities.
2. Street Configuration.
3. General Plan designation.
4. Trails.

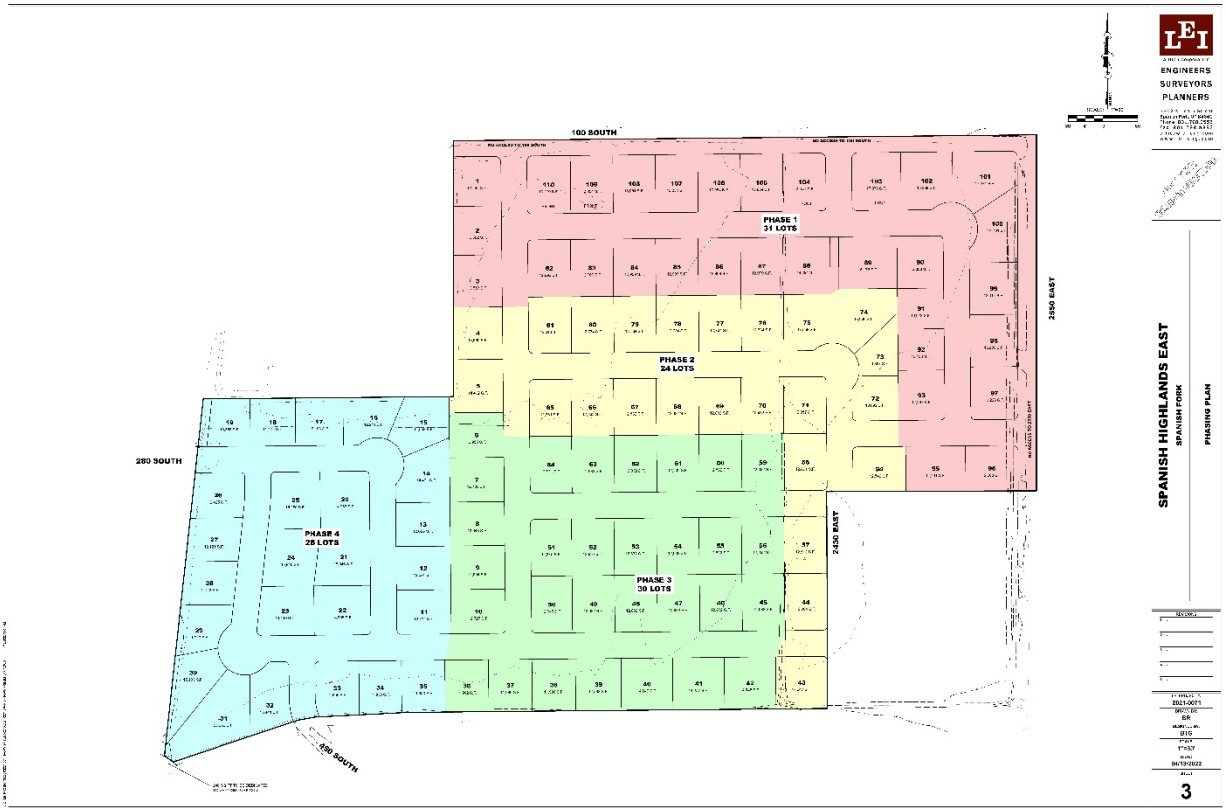
Exhibits

1. Preliminary Plat.
2. Proposed Zone Change.
3. Street Tree Plan.
4. Catalogue of Homes.

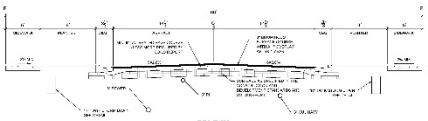

SPANISH HIGHLANDS EAST
MASTER PLANNED DEVELOPMENT
100 SOUTH
280 SOUTH
430 SOUTH
2430 EAST
2550 EAST
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
LEGEND
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
SPANISH HIGHLANDS EAST
SPANISH FORK
COVER
2021-0071
BR
BSG
04/19/2022
COVER


CORNER & INTERIOR LOT
TYPICAL SETBACK & P.U.E. DETAIL
TYPICAL MONUMENT
100 SOUTH
280 SOUTH
430 SOUTH
2430 EAST
2550 EAST
ENGINEERS
SURVEYORS
PLANNERS
SPANISH HIGHLANDS EAST
SPANISH FORK
LOT LAYOUT PLAN
2021-0071
BR
BSG
RTG
04/19/2022
1

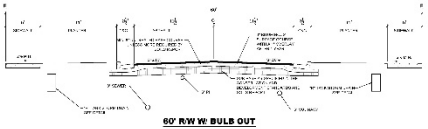

NOTE
100 SOUTH
280 SOUTH
480 SOUTH
430 SOUTH
2550 EAST
2450 EAST
LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH HIGHLANDS EAST
SPANISH FORK
UTILITY AND GRADING PLAN
2


100 SOUTH
PHASE 1
31 LOTS
PHASE 2
24 LOTS
PHASE 3
30 LOTS
PHASE 4
26 LOTS
280 SOUTH
480 SOUTH
2550 EAST
2450 EAST
LEI
ENGINEERS
SURVEYORS
PLANNERS
SPANISH HIGHLANDS EAST
SPANISH FORK
PHASING PLAN
3

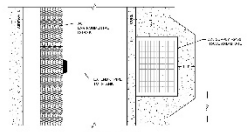
SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

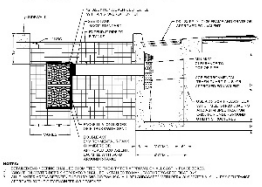


80' R/W

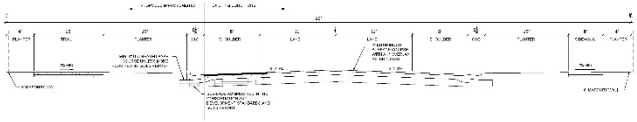


60' R/W W/ BULB OUT

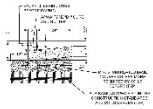




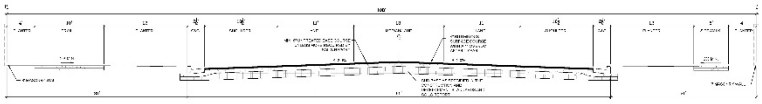
RESIDENTIAL LID COLLECTOR



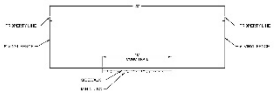
MINOR COLLECTOR 2 LANE STREET - 80' ROW



30" CATCH CURB AND GUTTER



MAJOR COLLECTOR 3 LANE STREET - 108' ROW



PEDESTRIAN WALKWAY
NTS



LEI
ENGINEERS
SURVEYORS
PLANNERS

SPANISH HIGHLANDS EAST
SPANISH FORK
DETAILS

4

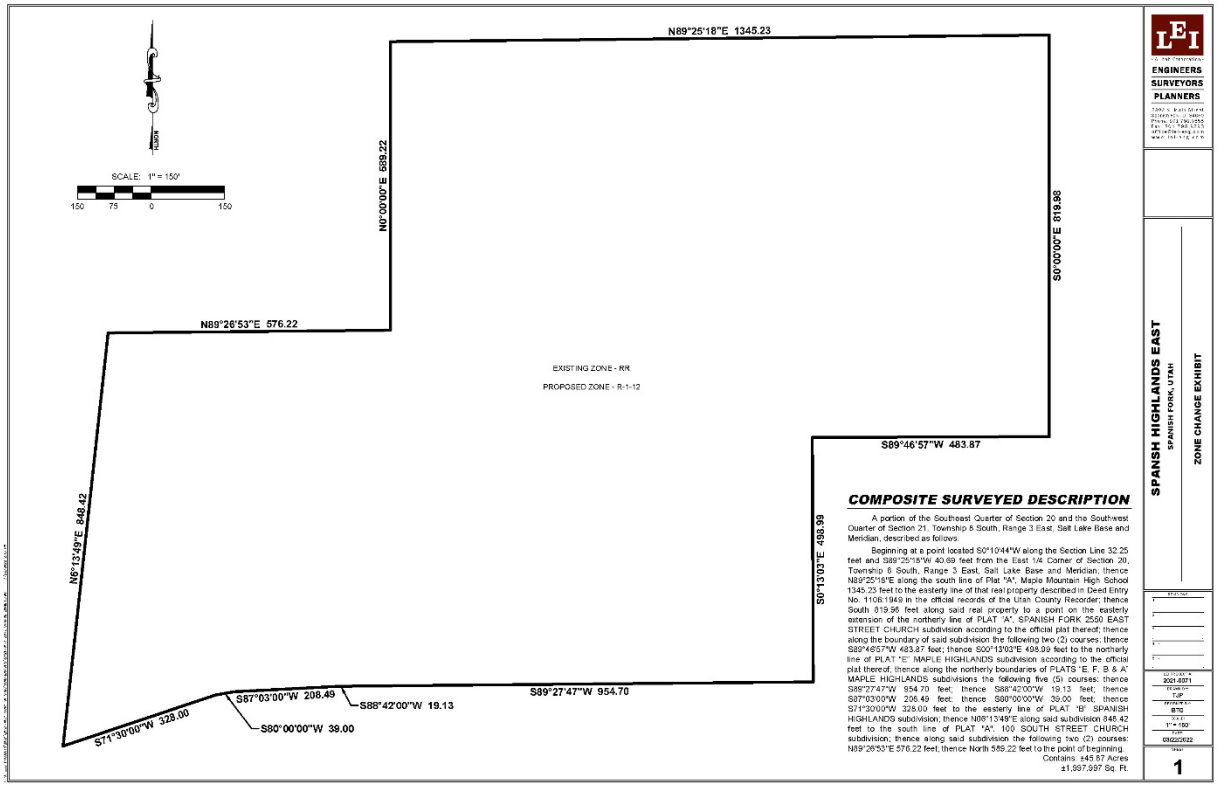
ENGINEERS
SURVEYORS
PLANNERS

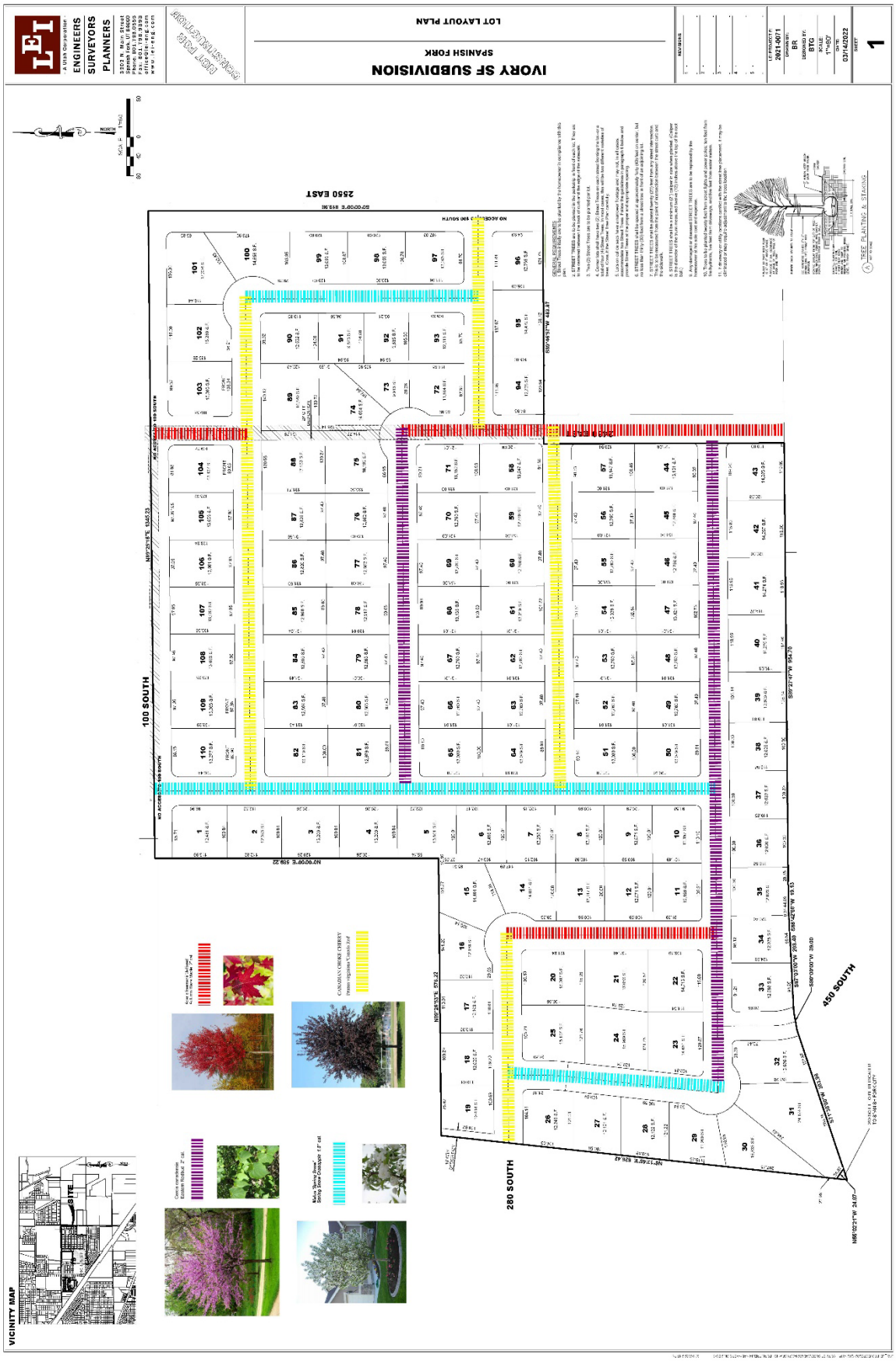
3-22-22

Re: Ivory Homes Zone Change Request

To Whom It May Concern:

We are requesting a zone change for the property near 100 South and 2550 East. Please see included map exhibit. The current zone is RR (Rural Residential). We are requesting the zone of R-1-12. This zone is consistent with the areas surrounding the property and is consistent with the existing General Plan designation of Low Density Residential.




IVORY SF SUBDIVISION
SPANISH FORK
LOT LAYOUT PLAN
ENGINEERS
SURVEYORS
PLANNERS
2550 EAST
100 SOUTH
450 SOUTH
280 SOUTH
VICINITY MAP
SITE
TREE PLANTING & STAKING

CATALOGUE OF HOMES

Signature Series | 2022









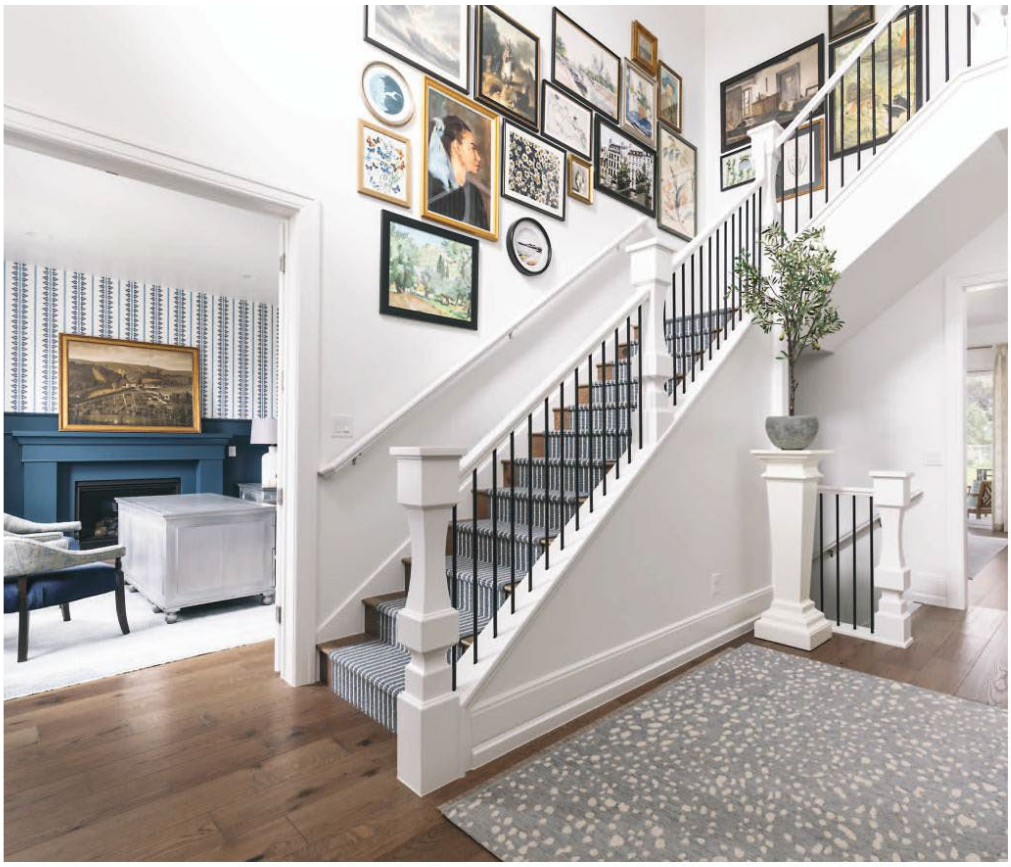
LIVE WELL. YOUR JOURNEY STARTS HERE.

Welcome to Ivory Homes, Utah's Number One Homebuilder® for 34 years. Our architects and designers bring decades of experience to every home plan we offer. As Pro Builder Magazine's National Builder of the Year, Ivory Homes is proud to present our 29th Signature Series Catalogue to help you begin envisioning your new home. Browse through these carefully selected one and two-story home designs for 2022 and know you're in good hands with a locally owned and operated company that understands Utah's rich landscape and climate—bringing you timeless homes that can be enjoyed for generations. **We care about your home today and its value tomorrow!**



THE SIGNATURE SERIES

You have the opportunity to visit Ivory Homes design centers to select features which include a wide variety of colors, materials, and products. We invite you to meet with Ivory Homes' design specialists and architectural team to personalize your new home. Ivory Homes is proud to partner with Lennox, Moen, Kohler, GE, Mannington, Kwikset, Anderson Tuftex, Emser Tile, Crossville Studios, and Arizona Tile.





IVORY HOMES





OUR GREEN HOMES COME IN EVERY COLOR

Ivory's efficient homes save homeowners up to $1,200 in annual utility expenses.*

As a leader in energy efficiency and sustainability, we build 27 percent more efficient homes than code requires. Our average HERS (Home Energy Rating System) score of 53 shows that we're building some of the most efficient homes in Utah. Ivory Homes is proud to announce that every Ivory home is now an Electric Vehicle ready home with pre-wiring and plugs for electric vehicles. We're also implementing water-wise landscaping in many of our communities which was recognized by Utah's Governor Cox and Utah Business Magazine.

** Compared to a typical used home / Third-party verification*



2022 SIGNATURE PACKAGES

Included features in every Signature home:

Quality Construction

- 10-year Limited Home Warranty
- Ivory quality control inspection program
- In-house customer service team to assist after closing

Interior

- Luxury laminate flooring in entry, kitchen, and nook
- Can light package in every kitchen, great room, and owner's bedroom
- High quality stain resistant carpet
- Quartz countertops with undermount sinks
- Textured drywall finish with rounded corners
- Space-saver closet shelving with dual hanging rods
- Garden tub in owner's bath (per plan)
- Elongated toilets
- Brushed nickel lighting packages
- "Home Run" data (Cat5) and TV (RG6) lines
- USB outlet in kitchen
- Wi-Fi and Smart Home ready (see pg. 40 for details)

Exterior

- 30-year architectural roof shingles
- Fiberglass entry door
- Composite decking at rear exit (with vinyl railing where required)
- Automatic garage door opener with two remote controls

Energy Efficient

- 96% efficiency natural gas furnace
- 2x6 exterior walls with energy-conserving R-23 wall insulation and R-38 ceiling insulation
- High performance Low-E vinyl windows
- EV outlet in garage (30 amp)
- Direct-vent energy-efficient natural gas water heater
- Central air conditioning (13 SEER)
- LED light bulbs throughout

GOLD PACKAGE

Available in select home plans only. Choice of professionally selected interior and exterior color packages including:

- 2cm quartz countertops in kitchen and bathrooms with undermount sinks
- 7 ½-foot-tall upper kitchen cabinets
- Stainless appliance package with gas range
- Luxury vinyl tile in laundry and baths
- Cultured marble tub and shower surrounds in owner's bathroom (per plan)
- One-piece fiberglass tub/shower in secondary bathrooms
- Chrome plumbing fixtures, door, and bath hardware
- Capped half-wall at stairs (per plan)
- Craftsman style baseboards, door casings and distinctive door style
- One-tone paint

PLATINUM PACKAGE

The Platinum package includes a personalized building experience.

- Expanded selection of 3cm quartz countertops in kitchen and bathrooms with undermount sinks
- 8-foot tall upper kitchen cabinets with upgraded cabinet doors
- Upgraded stainless appliance package
- Tile flooring in laundry and baths
- Quartz tub and shower surrounds in owner's and hall baths (select colors)
- Satin nickel plumbing fixtures, door, and bath hardware
- Painted maple or full metal railing in select styles at stairs (per plan)
- Expanded selection of baseboards, door casings, and door styles
- Iron railing at front porch (per plan)
- Two-tone paint
- Expanded selection of lighting packages



HOME PLANS

TWO-STORY

PLAN NAME	TOTAL FINISHED SQUARE FOOTAGE	TOTAL UNFINISHED SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE NUMBER
Countryside (Traditional) ★	**5481**	**3573**	**9054**	**68'-0"**	**65'-11"**	**4**	**4 1/2**	**E,H**	**12**
Yorktown (Traditional) ★	4216	2587	6803	78'-0"	66'-1"	4	3 1/2	A,C,F	12
McLean (Mining) ★	**4041**	**2533**	**6574**	**70'-0"**	**65'-0"**	**4**	**3 1/2**	**A,C,F**	**13**
Bella Vista (Traditional) ★	4040	2598	6638	76'-0"	57'-0"	4	2 1/2	A,C,E,F	13
New Haven (Colonial)	**3909**	**1990**	**5899**	**68'-0"**	**52'-0"**	**5**	**4 1/2**	**B,C**	**14**
Sydney (Traditional) ★	3681	2069	5750	60'-0"	62'-0"	4	3 1/2	A,C,F	14
Crescent (Farmhouse) ★	**3624**	**2453**	**6077**	**57'-0"**	**69'-6"**	**5**	**4**	**C,D**	**15**
Crescent (Mining) ★	3624	2449	6073	57'-0"	69'-6"	5	4	C,D	15
Charlotte (Traditional)	**3556**	**1923**	**5479**	**80'-0"**	**50'-0"**	**4**	**3 1/2**	**B,E**	**16**
Lexington (Traditional) ★	3315	2300	5615	73'-8"	62'-0"	3	3 1/2	A,C	16
Hanover (Traditional)	**3270**	**1966**	**5236**	**59'-0"**	**50'-0"**	**5**	**3 1/2**	**B,E**	**17**
Hampton (Traditional) ★	3106	2133	5239	59'-6"	53'-10"	4	2 1/2	B,E	17
Brinton (Signature) ★	**3104**	**2133**	**5237**	**65'-9"**	**55'-5"**	**3**	**2 1/2**	**A,C,F**	**18**
San Marino (Craftsman) ★	2842	1987	4829	54'-0"	58'-8"	4	2 1/2	B,F	18
Montclair (Traditional)	**2820**	**1535**	**4355**	**56'-6"**	**50'-8"**	**3**	**2 1/2**	**A,C,F**	**19**
Mayflower (Farmhouse)	2728	1403	4131	56'-0"	48'-11"	3	2 1/2	C,D,F	19
Mayflower (Mining)	**2718**	**1387**	**4105**	**56'-0"**	**49'-0"**	**3**	**2 1/2**	**C,D,F**	**20**
Edison (Traditional) ★	2550	1615	4165	65'-0"	48'-10"	4	2 1/2	A,C	20
Clairemont (Traditional)	**2389**	**1269**	**3658**	**46'-11"**	**47'-2"**	**3**	**2 1/2**	**B,C**	**21**
Hamilton (Traditional) ★	2345	1638	3983	54'-0"	46'-5"	4	2 1/2	B	21
Briarwood (Traditional)	**2285**	**992**	**3277**	**39'-0"**	**45'-1"**	**4**	**2 1/2**	**B**	**22**
Alpine (Traditional) ★	2122	1437	3559	50'-0"	50'-0"	4	2 1/2	B	22
Revere (Traditional)	**1963**	**1048**	**3011**	**40'-0"**	**45'-0"**	**3**	**2 1/2**	**B**	**23**

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE



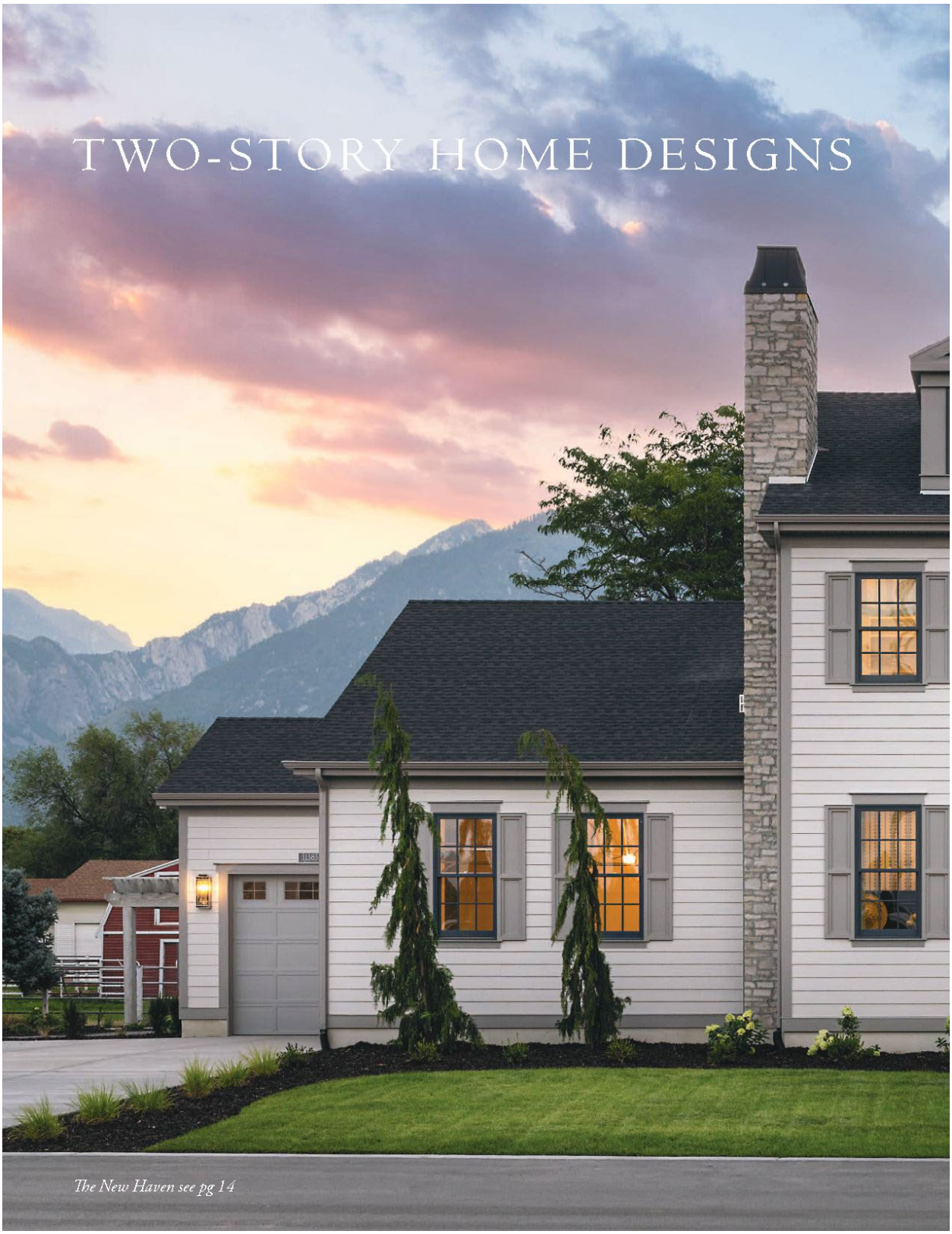


	PLAN NAME	TOTAL FINISHED SQUARE FOOTAGE	TOTAL UNFINISHED SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE NUMBER
ONE-STORY	Concord (Traditional)	3044	3058	6102	72'-0"	68'-0"	2	2 1/2	D	26
	Charleston (Traditional)	2758	2924	5682	73'-6"	70'-0"	1	1 1/2	A,C	26
	Oakmont (Traditional)	2757	2705	5462	80'-5"	58'-6"	1	1 1/2	A,C,E	27
	Brisbane (Traditional)	2748	2765	5513	71'-0"	69'-6"	2	2 1/2	A,C	27
	Sorrento (Traditional)	2740	2821	5561	73'-6"	61'-2"	2	2 1/2	A,C,E	28
	Millstone (Traditional)	2724	2644	5368	65'-0"	58'-11"	2	2	B,C	28
	Ontario (Mining)	2656	2661	5317	66'-0"	64'-6"	3	2 1/2	C,D,E	29
	Ontario (Farmhouse)	2649	2659	5308	66'-0"	64'-0"	3	2 1/2	C,D,E	29
	Creighton (Farmhouse)	2640	2285	4925	70'-0"	46'-5"	3	2 1/2	A,G	30
	Alexandria (Mining)	2443	2648	5091	70'-0"	65'-0"	1	1 1/2	A,C	30
	Raleigh (Traditional)	2330	2213	4543	53'-0"	61'-6"	2	2 1/2	B,C	31
	Murano (Traditional)	2259	2159	4418	49'-0"	60'-5"	2	2 1/2	B,C	31
	Flagstaff (Farmhouse)	2234	2276	4510	60'-0"	62'-5"	3	2 1/2	C,D	32
	Flagstaff (Mining)	2234	2243	4477	60'-0"	63'-0"	3	2 1/2	C,D	32
	Carlisle (Prairie)	2106	2168	4274	60'-0"	53'-6"	3	2 1/2	B	33
	Carlisle (Traditional)	2103	2174	4277	60'-0"	53'-6"	3	2 1/2	B	33
	DaVinci (Traditional)	2068	2021	4089	62'-0"	60'-8"	3	2 1/2	A,C	34
	Wembley (Prairie)	2030	2059	4089	54'-0"	53'-0"	3	2 1/2	B	34
	Monterey (Traditional)	2019	1987	4006	55'-0"	52'-0"	3	2 1/2	B	35
	Tivoli (Traditional)	1977	2038	4015	59'-0"	50'-0"	3	2 1/2	B	35
	Torino (Farmhouse)	1905	1841	3746	54'-0"	49'-0"	4	2 1/2	B	36
	Savannah (Traditional)	1775	1807	3582	57'-0"	44'-0"	3	2	B	36
	Stonebrook (Traditional)	1687	1745	3432	48'-0"	48'-0"	3	2	B	37
	Carmel (Farmhouse)	1571	1579	3150	57'-0"	42'-0"	3	2	B	37
	Monaco (Traditional)	1459	1449	2908	45'-0"	46'-0"	3	2	B	38
	Avignon (Traditional)	1433	1541	2974	39'-0"	53'-0"	3	2	B	38

Notes:
- A: Includes three-car garage
- B: Available with optional three-car garage
- C: Includes office on main level
- D: Includes tandem three-car garage
- E: Includes formal dining room
- F: Includes loft area upstairs
- G: Includes bonus room over garage
- H: Includes detached three car garage

- Not all homes are available with all option packages or in all subdivisions. Ask your sales consultant for details.
- All renderings of exteriors and all floor plans are artist conceptions and may vary from the actual home as built.
- All options, designs, and dimensions are subject to change and revision without notice.

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TWO-STORY HOME DESIGNS
The New Haven see pg 14


IVORY HOMES
CATALOGUE OF HOMES
11

TWO-STORY



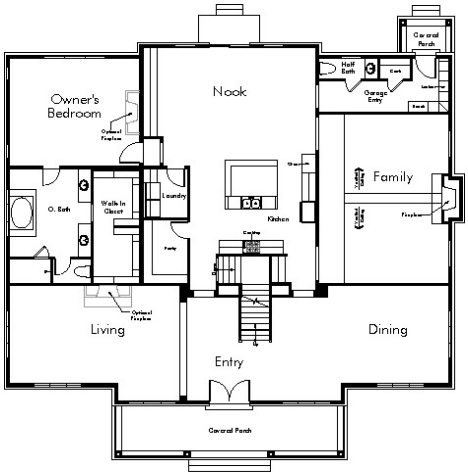
Countryside

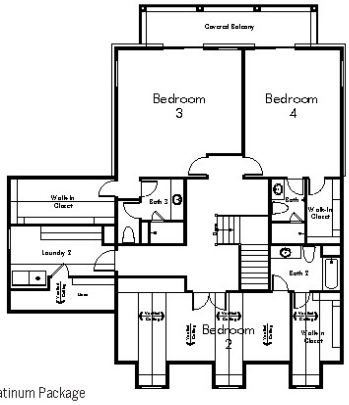
(Traditional)

Total finished sq. ft.: 5,481
Total unfinished sq. ft.: 3,573 Total sq. ft.: 9,054
Bedrooms: 4 Bathrooms: 4 1/2
Width: 68'-0" Depth: 65'-11"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

** Includes detached three car garage*





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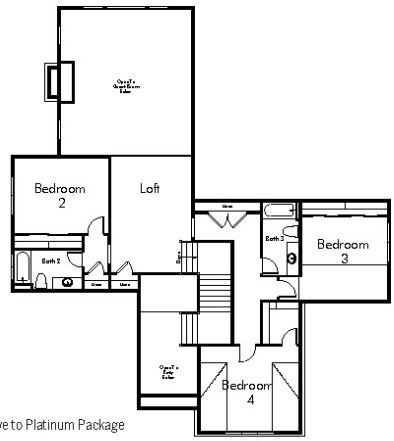
Yorktown

(Traditional)

Total finished sq. ft.: 4,216
Total unfinished sq. ft.: 2,587 Total sq. ft.: 6,803
Bedrooms: 4 Bathrooms: 3 1/2
Width: 78'-0" Depth: 66'-1"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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McLean

(Mining)

Total finished sq. ft.: 4,041

Total unfinished sq. ft.: 2,533 Total sq. ft.: 6,574

Bedrooms: 4 Bathrooms: 3 1/2

Width: 70'-0" Depth: 65'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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Bella Vista

(Traditional)

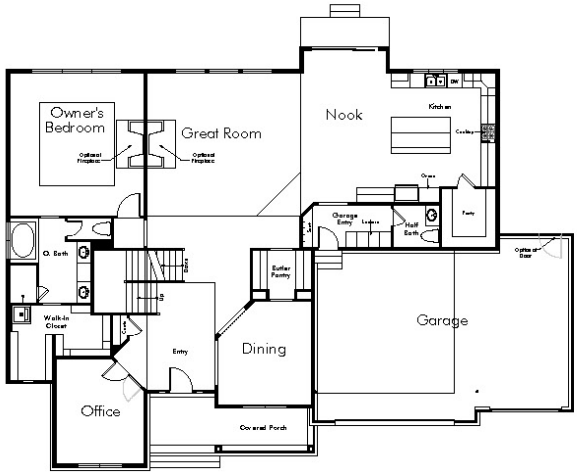
Total finished sq. ft.: 4,040

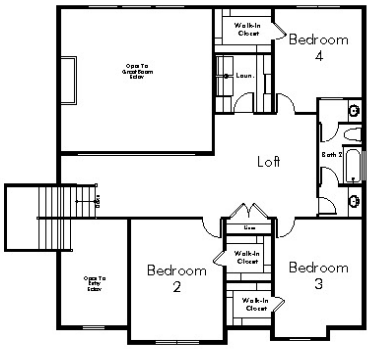
Total unfinished sq. ft.: 2,598 Total sq. ft.: 6,638

Bedrooms: 4 Bathrooms: 2 1/2

Width: 76'-0" Depth: 57'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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TWO-STORY



New Haven

(Colonial)

Total finished sq. ft.: 3,909
Total unfinished sq. ft.: 1,990 Total sq. ft.: 5,899
Bedrooms: 5 Bathrooms: 4 1/2
Width: 68'-0" Depth: 52'-0"



Sydney

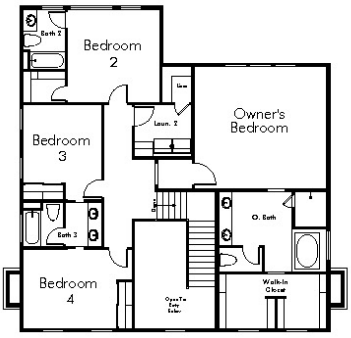
(Traditional)

Total finished sq. ft.: 3,681
Total unfinished sq. ft.: 2,069 Total sq. ft.: 5,750
Bedrooms: 4 Bathrooms: 3 1/2
Width: 60'-0" Depth: 62'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

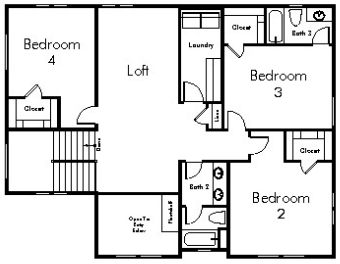






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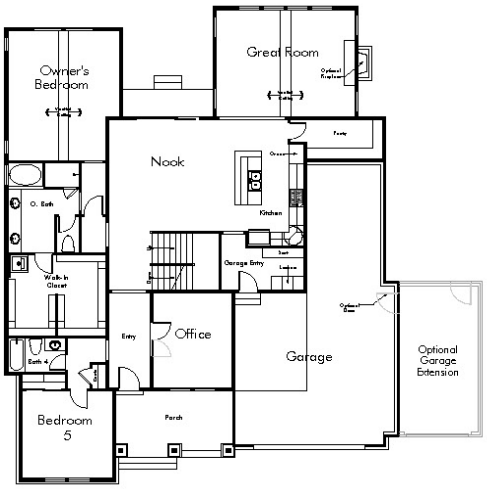


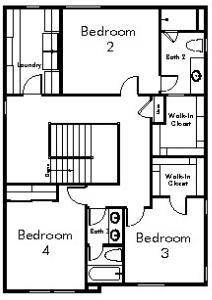
Crescent

(Farmhouse)

Total finished sq. ft.: 3,624
Total unfinished sq. ft.: 2,453 Total sq. ft.: 6,077
Bedrooms: 5 Bathrooms: 4
Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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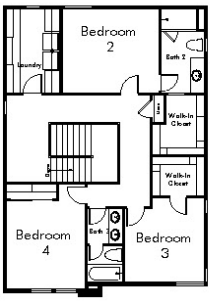
Crescent

(Mining)

Total finished sq. ft.: 3,624
Total unfinished sq. ft.: 2,449 Total sq. ft.: 6,073
Bedrooms: 5 Bathrooms: 4
Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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TWO-STORY



Charlotte

(Traditional)

Total finished sq. ft.: 3,556
Total unfinished sq. ft.: 1,923 Total sq. ft.: 5,479
Bedrooms: 4 Bathrooms: 3 1/2
Width: 80'-0" Depth: 50'-0"

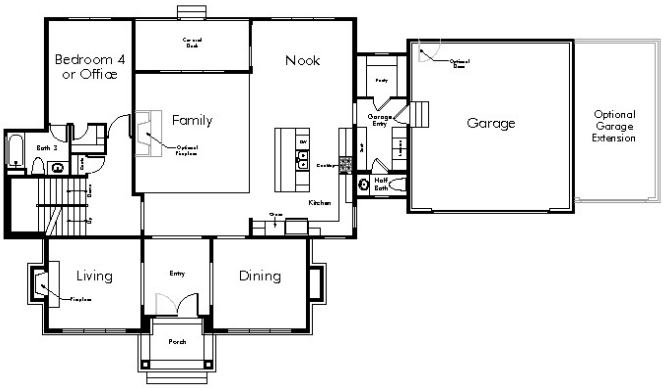


Lexington

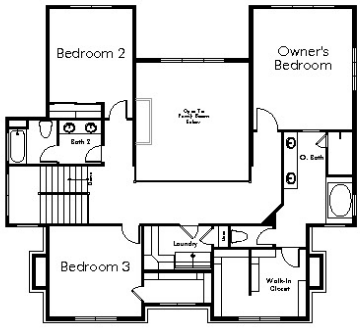
(Traditional)

Total finished sq. ft.: 3,315
Total unfinished sq. ft.: 2,300 Total sq. ft.: 5,615
Bedrooms: 3 Bathrooms: 3 1/2
Width: 73'-8" Depth: 62'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE







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Hanover

(Traditional)

Total finished sq. ft.: 3,270
Total unfinished sq. ft.: 1,966 Total sq. ft.: 5,236
Bedrooms: 5 Bathrooms: 3 1/2
Width: 59'-0" Depth: 50'-0"



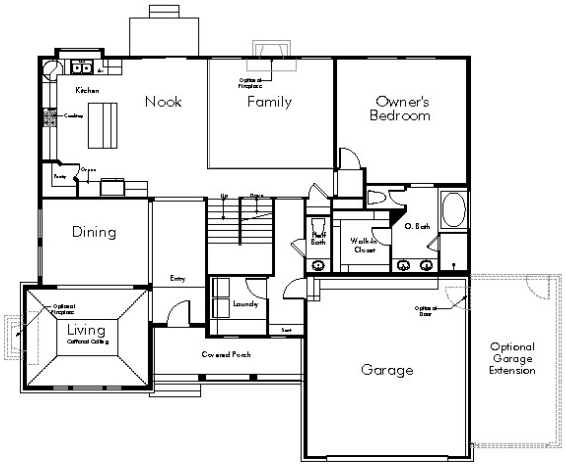
Hampton

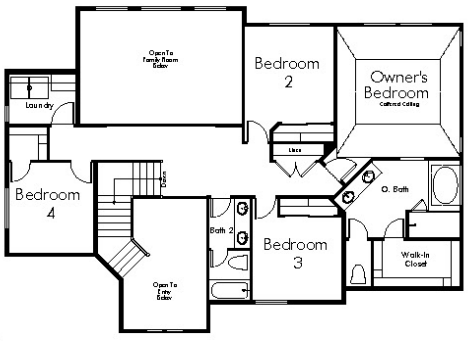
(Traditional)

Total finished sq. ft.: 3,106
Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,239
Bedrooms: 4 Bathrooms: 2 1/2
Width: 59'-6" Depth: 53'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

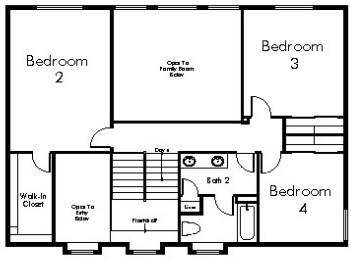






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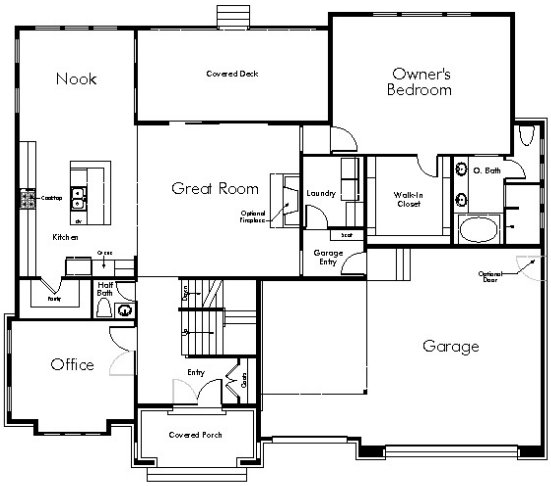


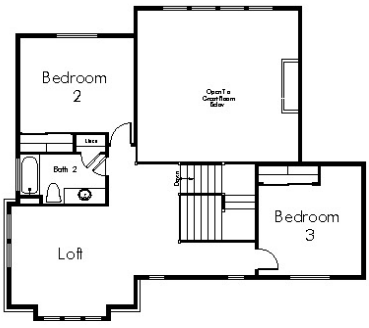
Brinton

(Signature)

Total finished sq. ft.: 3,104
Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,237
Bedrooms: 3 Bathrooms: 2 1/2
Width: 65'-9" Depth: 55'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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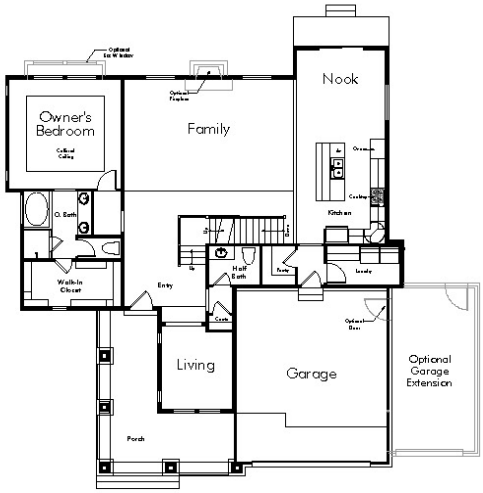


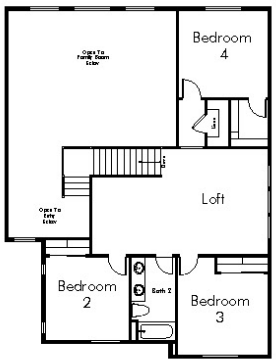
San Marino

(Craftsman)

Total finished sq. ft.: 2,842
Total unfinished sq. ft.: 1,987 Total sq. ft.: 4,829
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 58'-8"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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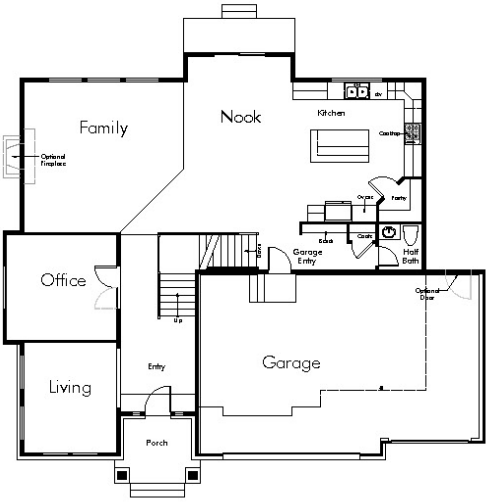
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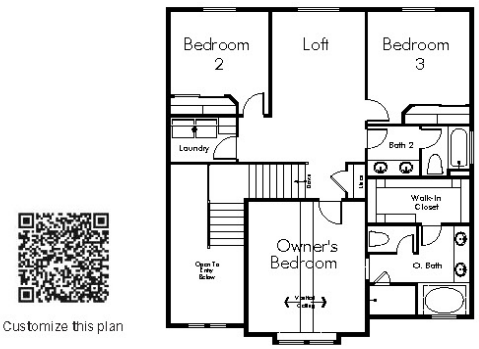


Montclair

(Traditional)

Total finished sq. ft.: 2,820
Total unfinished sq. ft.: 1,535 Total sq. ft.: 4,355
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-6" Depth: 50'-8"





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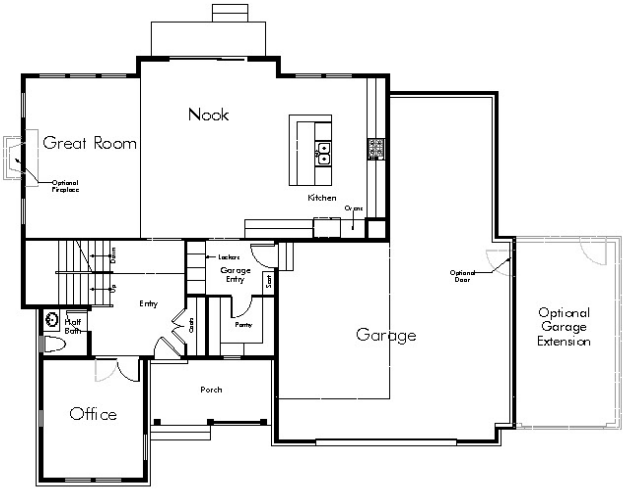
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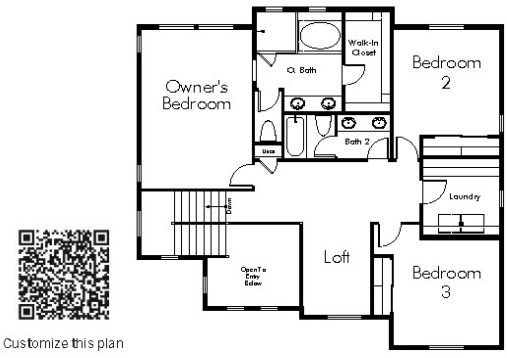


Mayflower

(Farmhouse)

Total finished sq. ft.: 2,728
Total unfinished sq. ft.: 1,403 Total sq. ft.: 4,131
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-0" Depth: 48'-11"





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TWO-STORY



Mayflower

(Mining)

Total finished sq. ft.: 2,718
Total unfinished sq. ft.: 1,387 Total sq. ft.: 4,105
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-0" Depth: 49'-0"

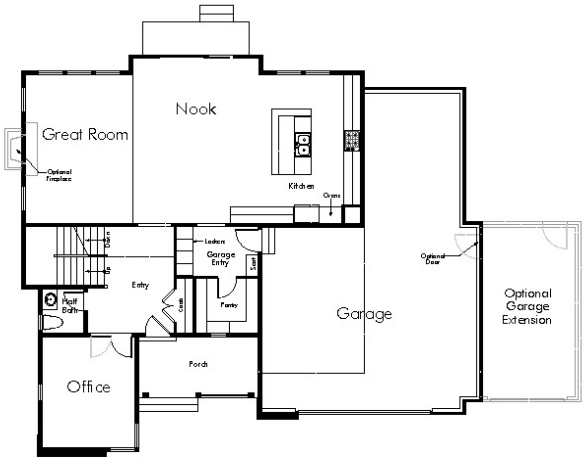


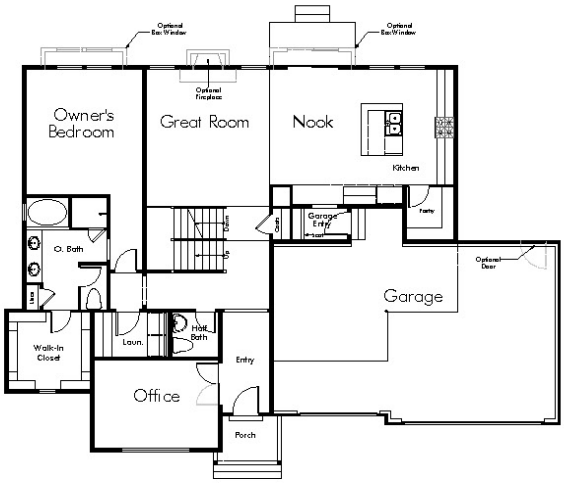
Edison

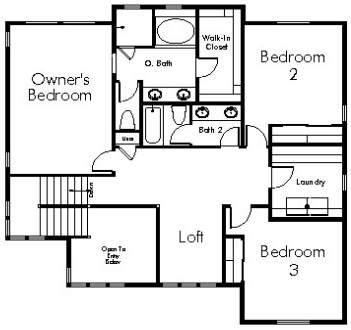
(Traditional)

Total finished sq. ft.: 2,550
Total unfinished sq. ft.: 1,615 Total sq. ft.: 4,165
Bedrooms: 4 Bathrooms: 2 1/2
Width: 65'-0" Depth: 48'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

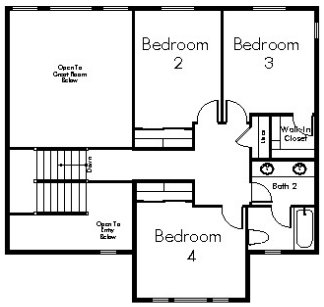






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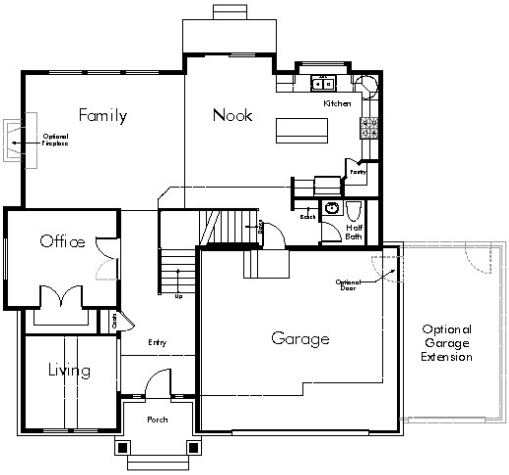
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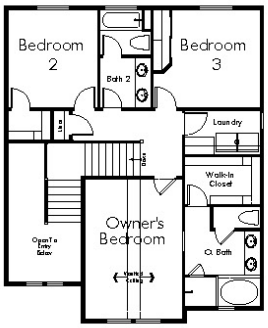


Clairemont

(Traditional)

Total finished sq. ft.: 2,389
Total unfinished sq. ft.: 1,269 Total sq. ft.: 3,658
Bedrooms: 3 Bathrooms: 2 1/2
Width: 46'-11" Depth: 47'-2"





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Available in Platinum and Gold Packages



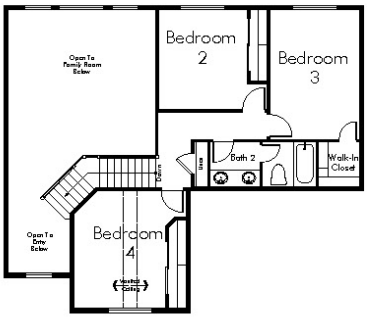
Hamilton

(Traditional)

Total finished sq. ft.: 2,345
Total unfinished sq. ft.: 1,638 Total sq. ft.: 3,983
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 46'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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TWO-STORY



Briarwood

(Traditional)

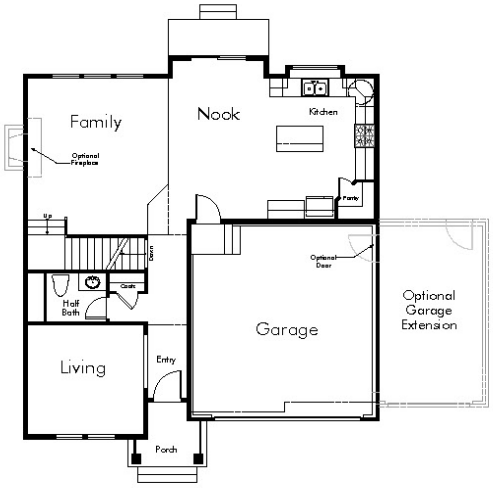
Total finished sq. ft.: 2,285
Total unfinished sq. ft.: 992 Total sq. ft.: 3,277
Bedrooms: 4 Bathrooms: 2 1/2
Width: 39'-0" Depth: 45'-1"

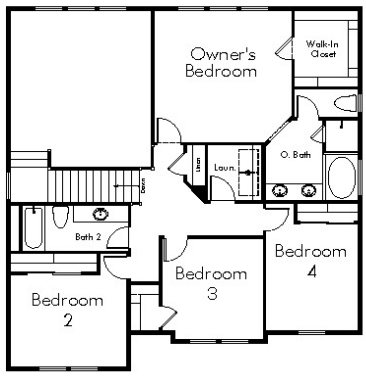


Alpine

(Traditional)

Total finished sq. ft.: 2,122
Total unfinished sq. ft.: 1,437 Total sq. ft.: 3,559
Bedrooms: 4 Bathrooms: 2 1/2
Width: 50'-0" Depth: 50'-0"

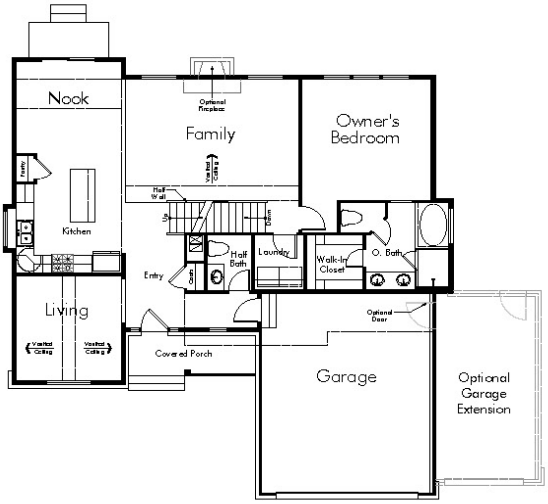


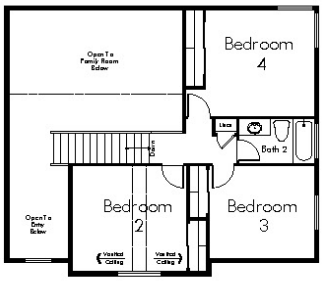


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★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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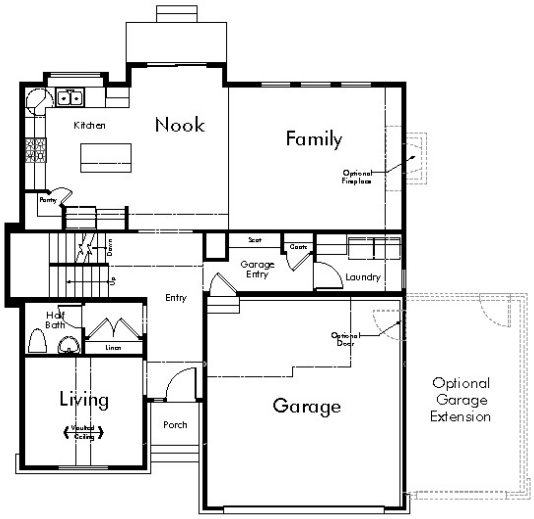
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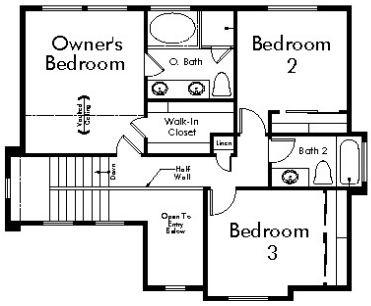


Revere

(Traditional)

Total finished sq. ft.: 1,963
Total unfinished sq. ft.: 1,048 Total sq. ft.: 3,011
Bedrooms: 3 Bathrooms: 2 1/2
Width: 40'-0" Depth: 45'-0"





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1680
24 CATALOGUE OF HOMES


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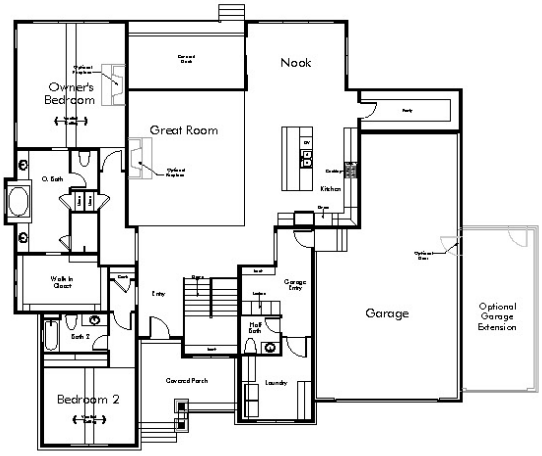
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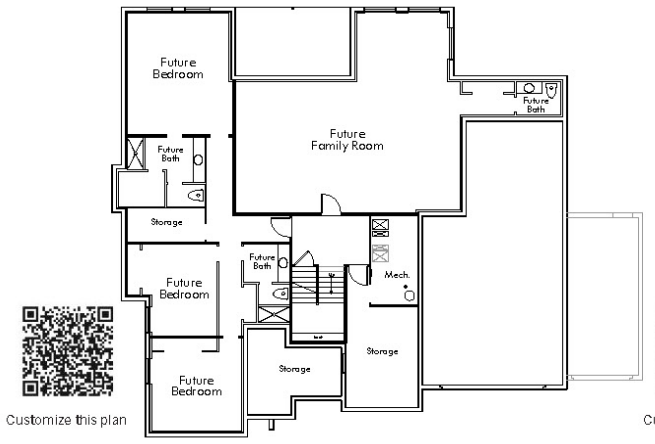


Concord

(Traditional)

Total finished sq. ft.: 3,044
Total unfinished sq. ft.: 3,058 Total sq. ft.: 6,102
Bedrooms: 2 Bathrooms: 2 1/2
Width: 72'-0" Depth: 68'-0"





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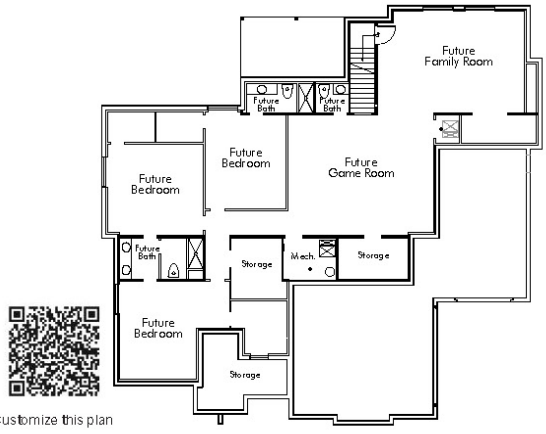


Charleston

(Traditional)

Total finished sq. ft.: 2,758
Total unfinished sq. ft.: 2,924 Total sq. ft.: 5,682
Bedrooms: 1 Bathrooms: 1 1/2
Width: 73'-6" Depth: 70'-0"





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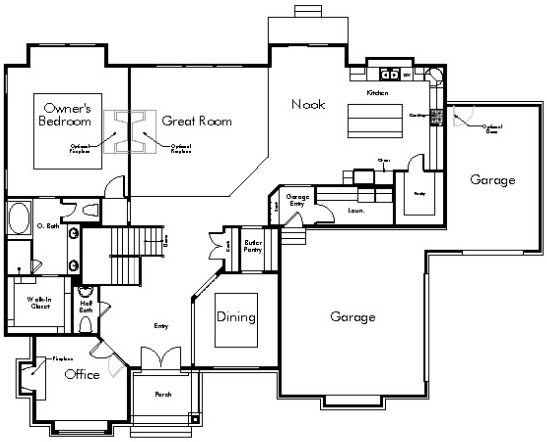
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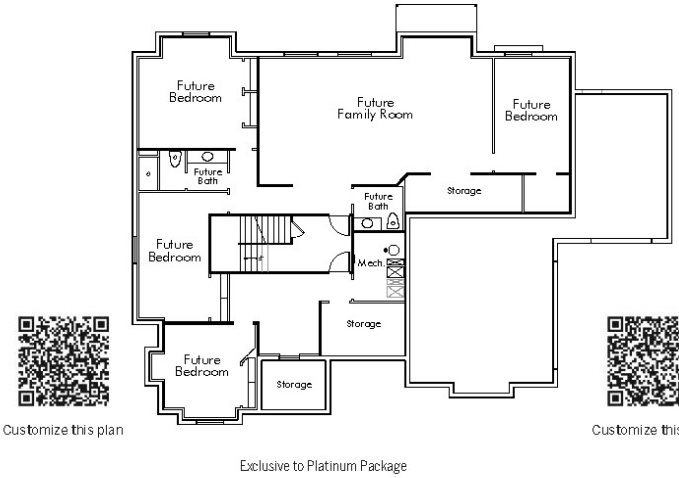


Oakmont

(Traditional)

Total finished sq. ft.: 2,757
Total unfinished sq. ft.: 2,705 Total sq. ft.: 5,462
Bedrooms: 1 Bathrooms: 1 1/2
Width: 80'-5" Depth: 58'-6"

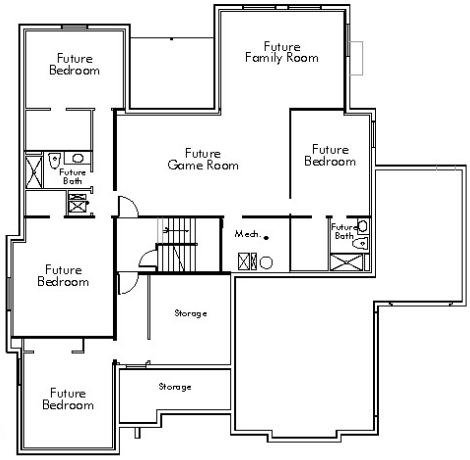




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Brisbane

(Traditional)

Total finished sq. ft.: 2,748
Total unfinished sq. ft.: 2,765 Total sq. ft.: 5,513
Bedrooms: 2 Bathrooms: 2 1/2
Width: 71'-0" Depth: 69'-6"

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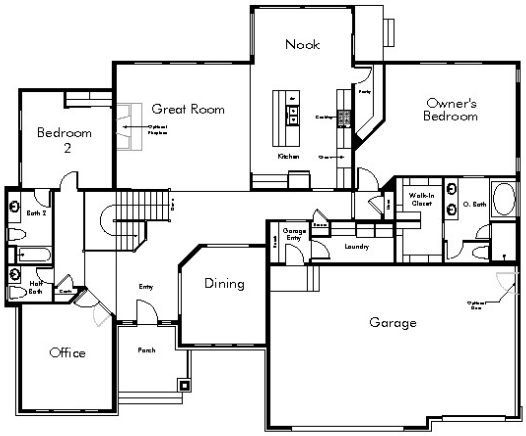
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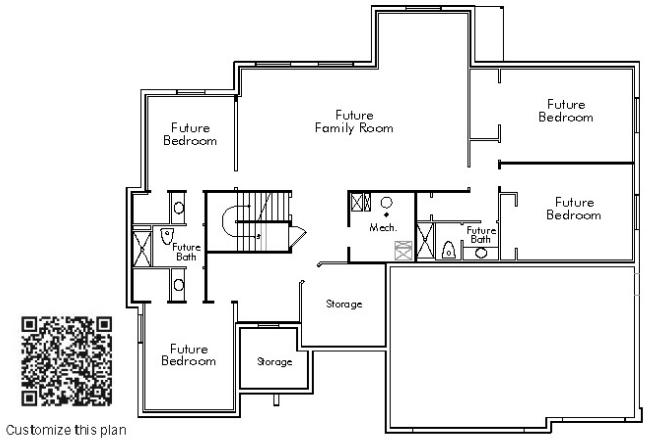


Sorrento

(Traditional)

Total finished sq. ft.: 2,740
Total unfinished sq. ft.: 2,821 Total sq. ft.: 5,561
Bedrooms: 2 Bathrooms: 2 1/2
Width: 73'-6" Depth: 61'-2"





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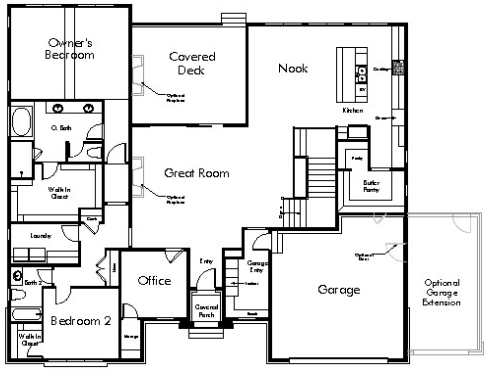
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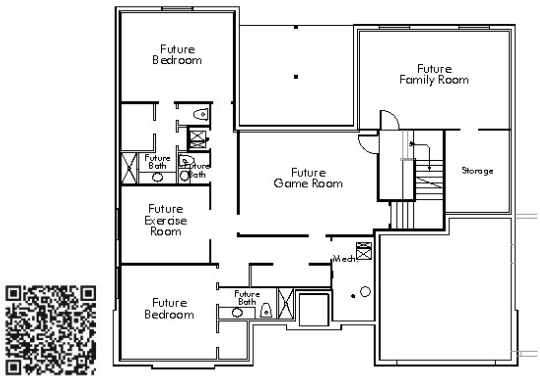


Millstone

(Traditional)

Total finished sq. ft.: 2,724
Total unfinished sq. ft.: 2,644 Total sq. ft.: 5,368
Bedrooms: 2 Bathrooms: 2
Width: 65'-0" Depth: 58'-11"





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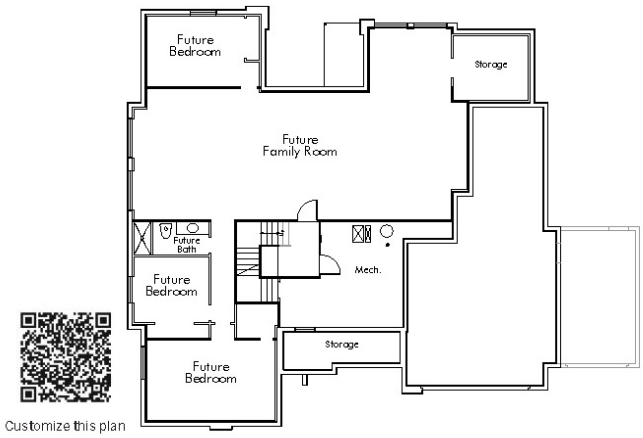


Ontario

(Mining)

Total finished sq. ft.: 2,656
Total unfinished sq. ft.: 2,661 Total sq. ft.: 5,317
Bedrooms: 3 Bathrooms: 2 1/2
Width: 66'-0" Depth: 64'-6"





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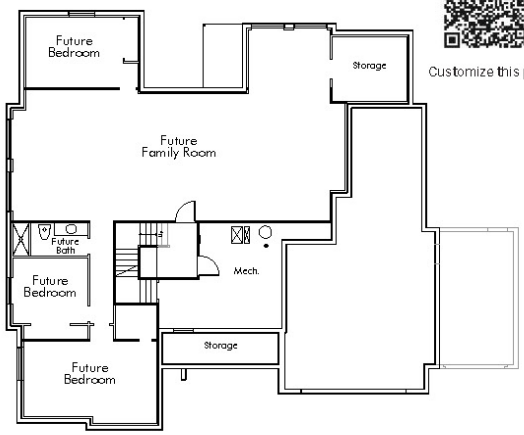


Ontario

(Farmhouse)

Total finished sq. ft.: 2,649
Total unfinished sq. ft.: 2,659 Total sq. ft.: 5,308
Bedrooms: 3 Bathrooms: 2 1/2
Width: 66'-0" Depth: 64'-0"





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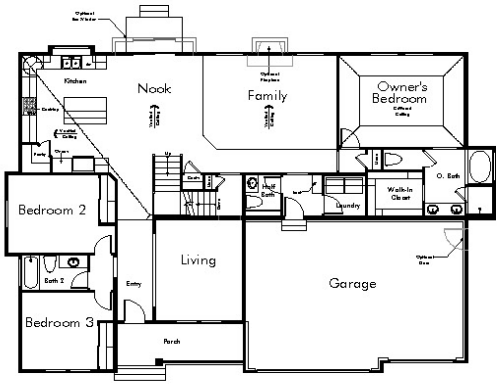
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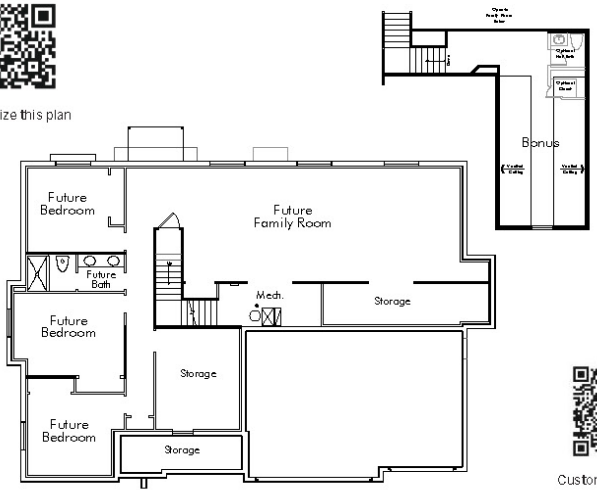
Creighton

(Farmhouse)

Total finished sq. ft.: 2,640
Total unfinished sq. ft.: 2,285 Total sq. ft.: 4,925
Bedrooms: 3 Bathrooms: 2 1/2
Width: 70'-0" Depth: 46'-5"



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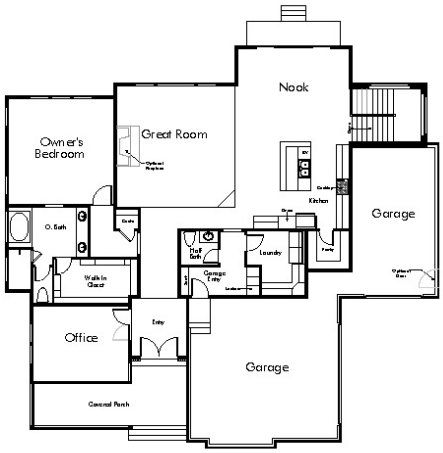
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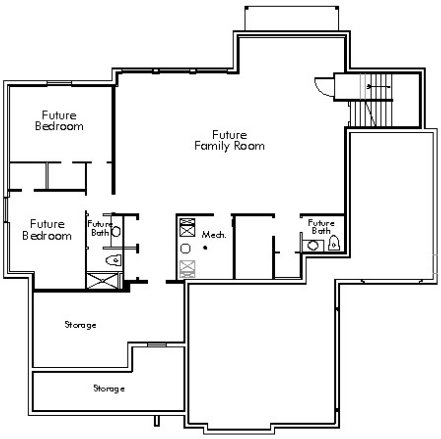
Alexandria

(Mining)

Total finished sq. ft.: 2,443
Total unfinished sq. ft.: 2,648 Total sq. ft.: 5,091
Bedrooms: 1 Bathrooms: 1 1/2
Width: 70'-0" Depth: 65'-0"



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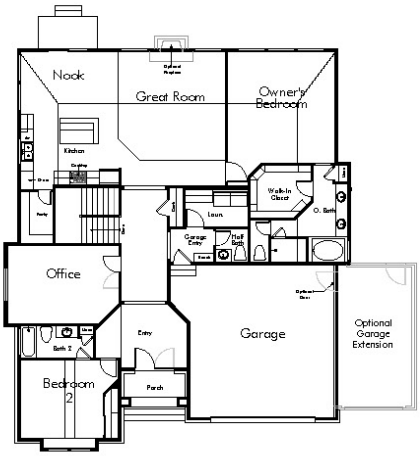
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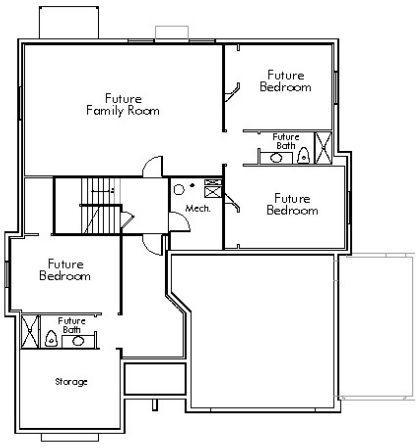


Raleigh

(Traditional)

Total finished sq. ft.: 2,330
Total unfinished sq. ft.: 2,213 Total sq. ft.: 4,543
Bedrooms: 2 Bathrooms: 2 1/2
Width: 53'-0" Depth: 61'-6"





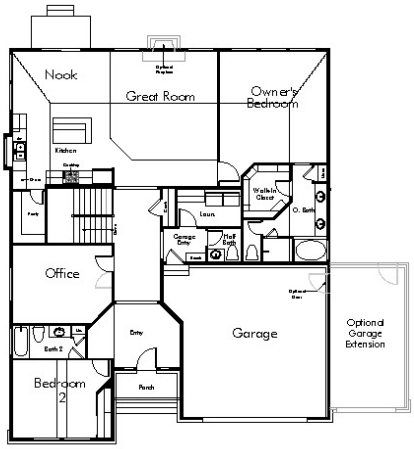
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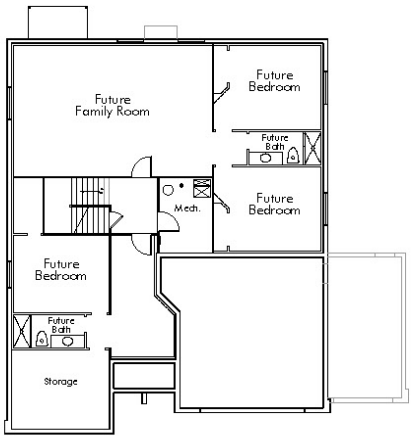
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Murano

(Traditional)

Total finished sq. ft.: 2,259
Total unfinished sq. ft.: 2,159 Total sq. ft.: 4,418
Bedrooms: 2 Bathrooms: 2 1/2
Width: 49'-0" Depth: 60'-5"





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Flagstaff

(Farmhouse)

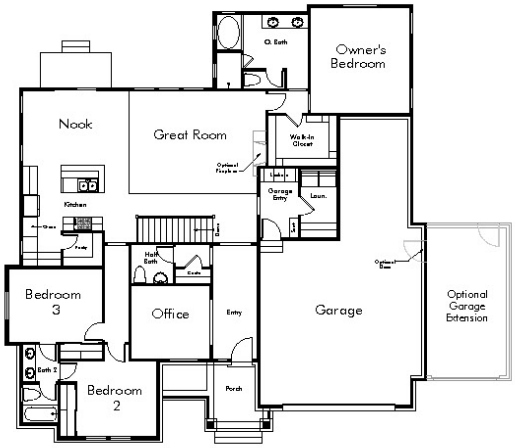
Total finished sq. ft.: 2,234
Total unfinished sq. ft.: 2,276 Total sq. ft.: 4,510
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 62'-5"

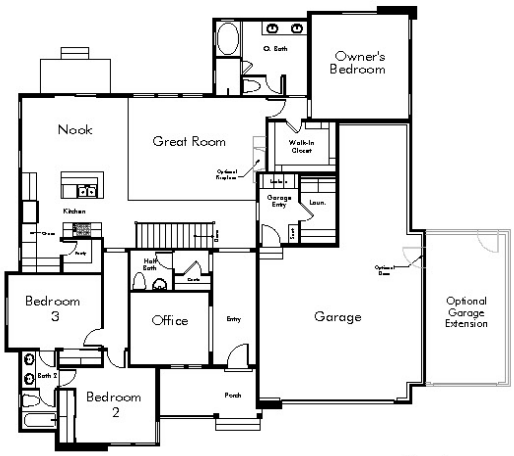


Flagstaff

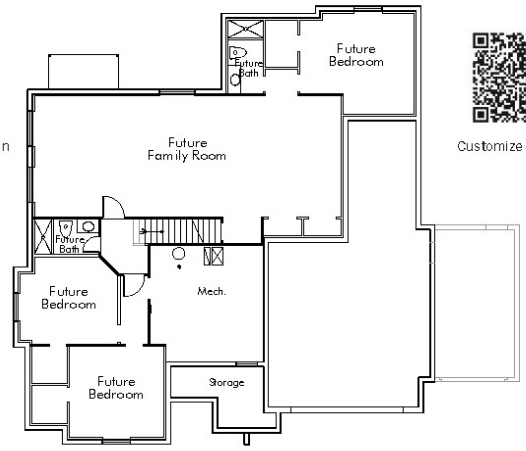
(Mining)

Total finished sq. ft.: 2,234
Total unfinished sq. ft.: 2,243 Total sq. ft.: 4,477
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 63'-0"



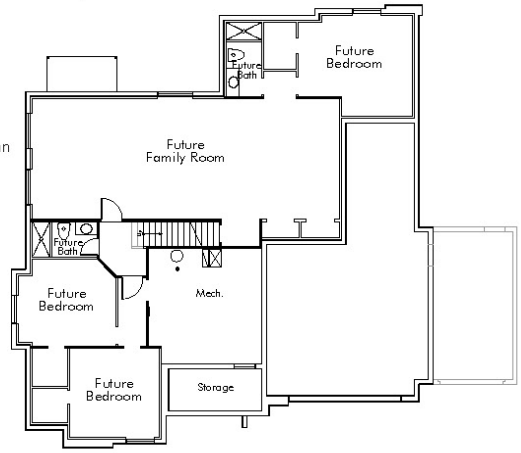


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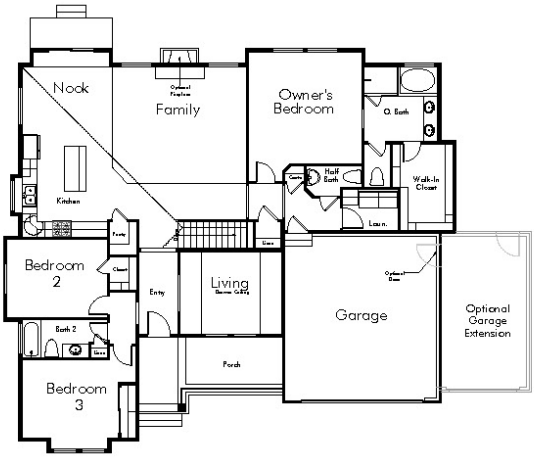
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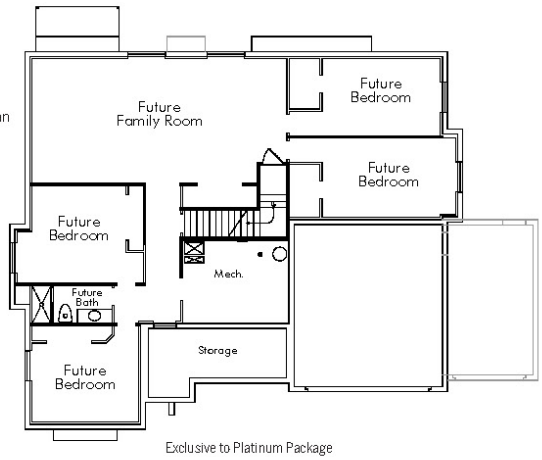
Carlisle

(Prairie)

Total finished sq. ft.: 2,106
Total unfinished sq. ft.: 2,168 Total sq. ft.: 4,274
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 53'-6"



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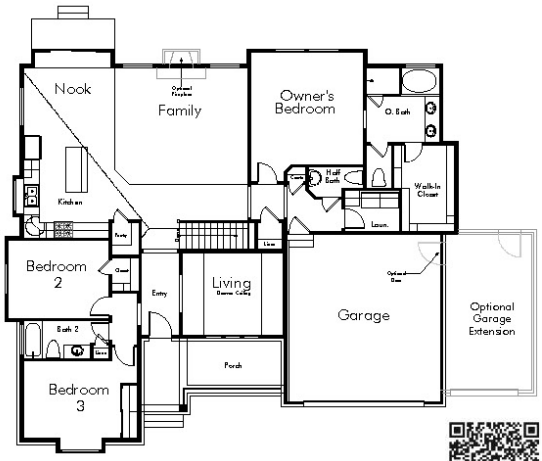
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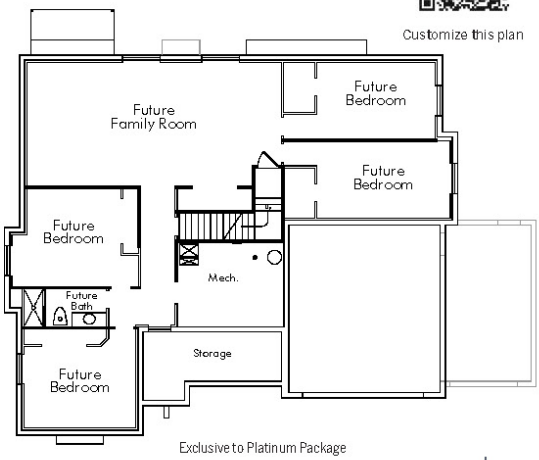
Carlisle

(Traditional)

Total finished sq. ft.: 2,103
Total unfinished sq. ft.: 2,174 Total sq. ft.: 4,277
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 53'-6"



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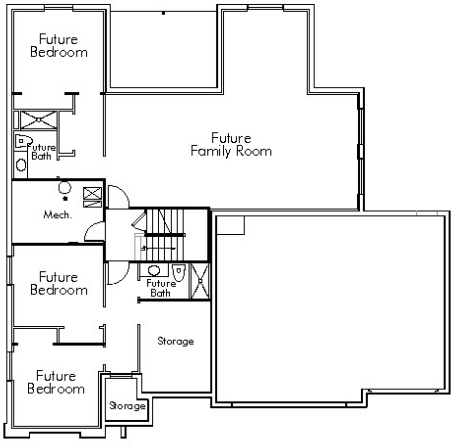


DaVinci

(Traditional)

Total finished sq. ft.: 2,068
Total unfinished sq. ft.: 2,021 Total sq. ft.: 4,089
Bedrooms: 3 Bathrooms: 2 1/2
Width: 62'-0" Depth: 60'-8"





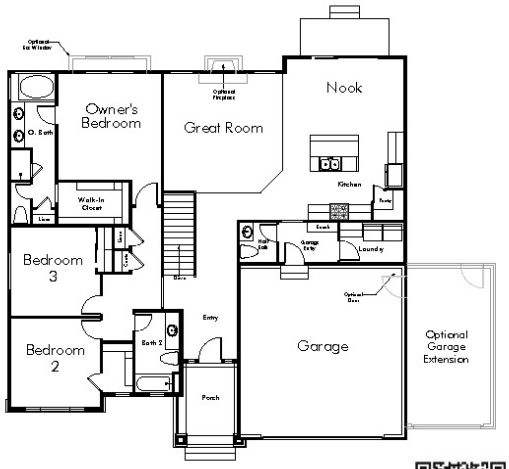
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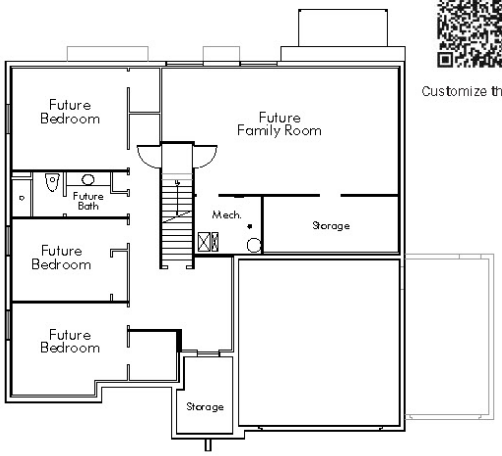
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Wembley

(Prairie)

Total finished sq. ft.: 2,030
Total unfinished sq. ft.: 2,059 Total sq. ft.: 4,089
Bedrooms: 3 Bathrooms: 2 1/2
Width: 54'-0" Depth: 53'-0"





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Monterey

(Traditional)

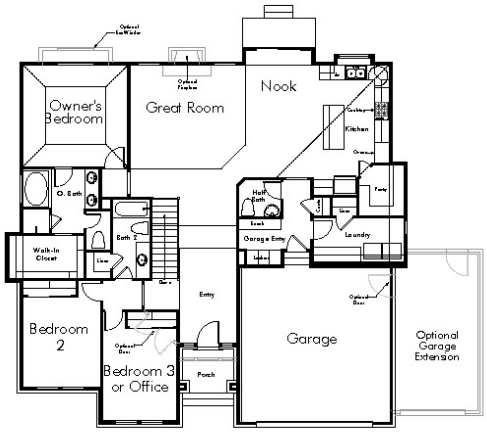
Total finished sq. ft.: 2,019
Total unfinished sq. ft.: 1,987 Total sq. ft.: 4,006
Bedrooms: 3 Bathrooms: 2 1/2
Width: 55'-0" Depth: 52'-0"

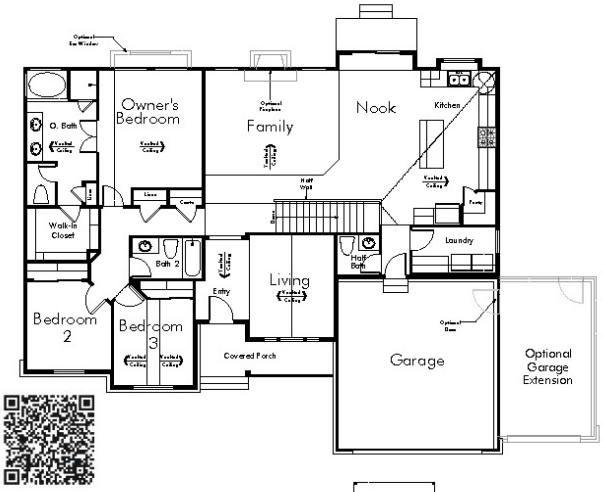


Tivoli

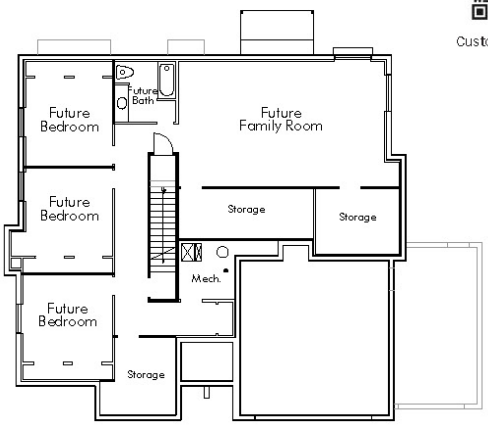
(Traditional)

Total finished sq. ft.: 1,977
Total unfinished sq. ft.: 2,038 Total sq. ft.: 4,015
Bedrooms: 3 Bathrooms: 2 1/2
Width: 59'-0" Depth: 50'-0"



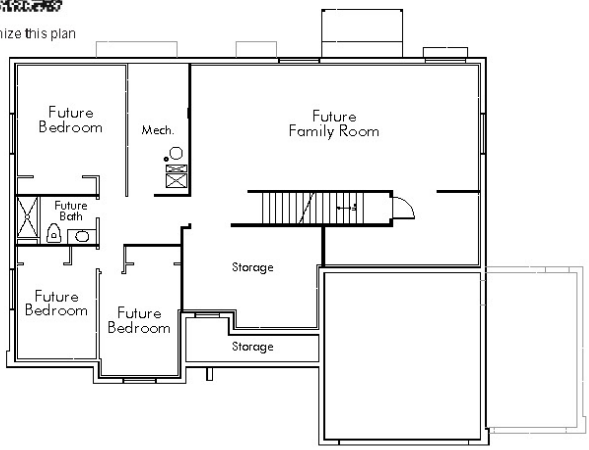


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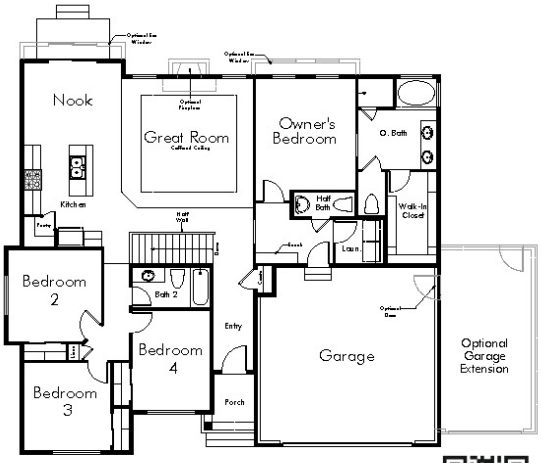
ONE-STORY



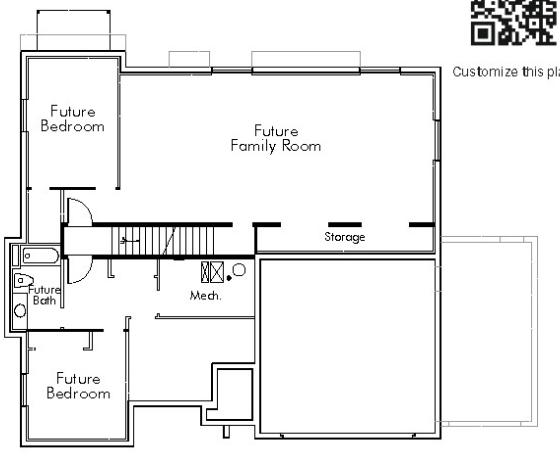
Torino

(Farmhouse)

Total finished sq. ft.: 1,905
Total unfinished sq. ft.: 1,841 Total sq. ft.: 3,746
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 49'-0"



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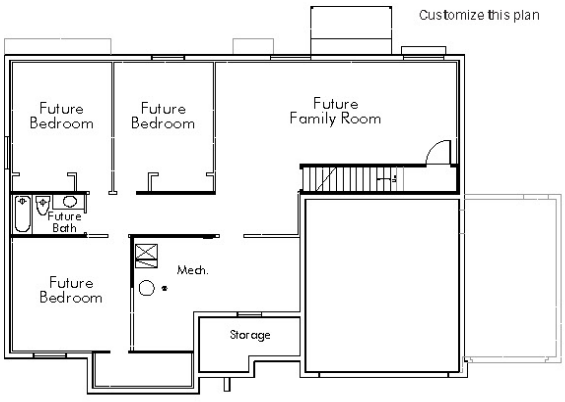
Savannah

(Traditional)

Total finished sq. ft.: 1,775
Total unfinished sq. ft.: 1,807 Total sq. ft.: 3,582
Bedrooms: 3 Bathrooms: 2
Width: 57'-0" Depth: 44'-0"



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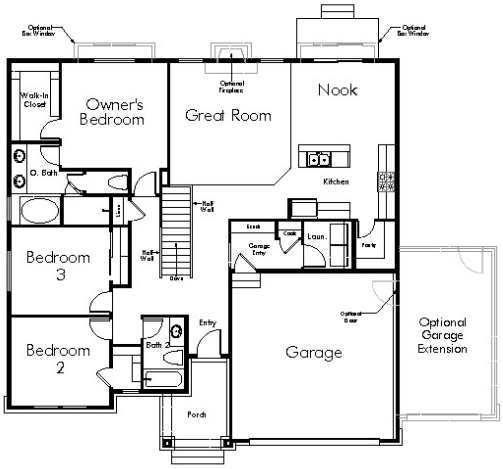
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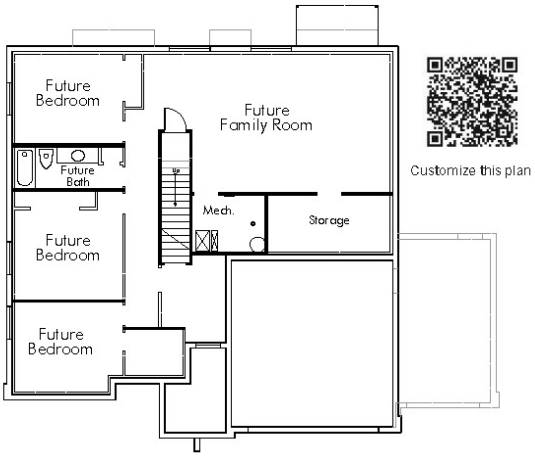


Stonebrook

(Traditional)

Total finished sq. ft.: 1,687
Total unfinished sq. ft.: 1,745 Total sq. ft.: 3,432
Bedrooms: 3 Bathrooms: 2
Width: 48'-0" Depth: 48'-0"





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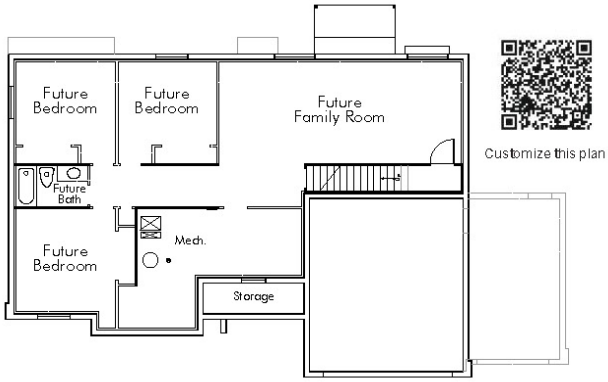


Carmel

(Farmhouse)

Total finished sq. ft.: 1,571
Total unfinished sq. ft.: 1,579 Total sq. ft.: 3,150
Bedrooms: 3 Bathrooms: 2
Width: 57'-0" Depth: 42'-0"





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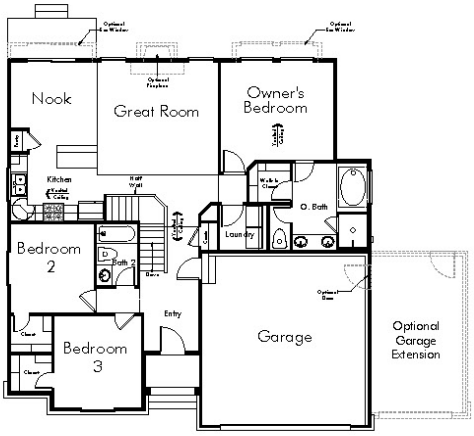
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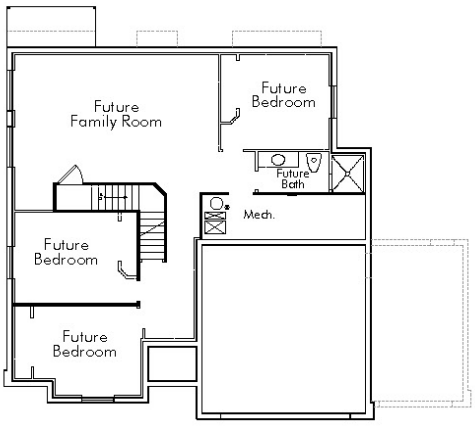


Monaco

(Traditional)

Total finished sq. ft.: 1,459
Total unfinished sq. ft.: 1,449 Total sq. ft.: 2,908
Bedrooms: 3 Bathrooms: 2
Width: 45'-0" Depth: 46'-0"





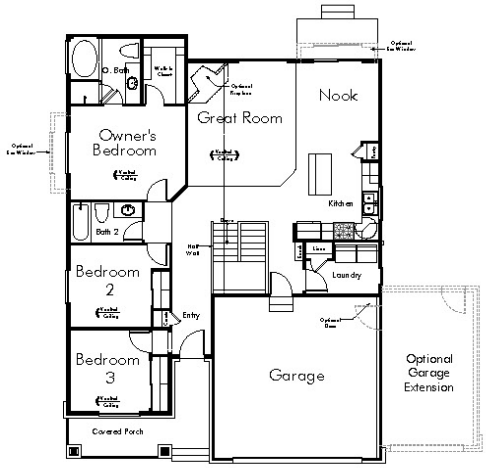
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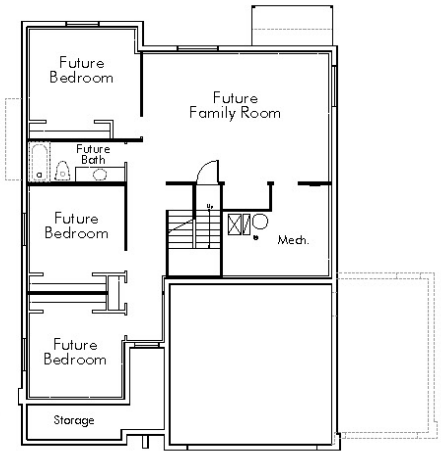
Available in Platinum and Gold Packages

Avignon

(Traditional)

Total finished sq. ft.: 1,433
Total unfinished sq. ft.: 1,541 Total sq. ft.: 2,974
Bedrooms: 3 Bathrooms: 2
Width: 39'-0" Depth: 53'-0"





Customize this plan

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HOME WARRANTY

With one of the best home warranties in the industry, Ivory Homes offers customers peace of mind with a warranty that covers:

1-YEAR: Materials and Workmanship

2-YEARS: Mechanical, Electrical, and Plumbing Systems

10-YEARS: Structural

"Taking care of our customers after they move in has led to many happy Ivory homeowners. We work hard every day to live up to our motto – we care about your home today and its value tomorrow."

- Liz Wolfgramm, Customer Care Manager



IVORY HOMES

Enjoy the convenience of having a home that's pre-wired and ready for new home automation, from additional Wi-Fi access points to doorbell cameras. We recommend several Smart Home options below. See sales consultants for details.

Whole-House Connectivity

Add a Smart Home System to connect all of your devices seamlessly through Alarm.com.

Location-based Geo-Services

Offering responsiveness based on your location, this add-on feature automatically adjusts your thermostat, sends alerts if you forget to arm your security system and more!

Easy Control

Manage your wired home from your favorite smart device! The Smart Home System powered by Alarm.com allows you to set controls from your Apple, Amazon or Google device.

Smart Thermostat

Set the perfect temperature for your home. Keep it perfect by adjusting your home's temperature from anywhere!

Intelligent Lighting

Schedule when your lights turn on and off based on your schedule.

Smart Locks

Get visibility and control for your home's access points with seamlessly integrated door locks.

Doorbell Camera

Ring at the door? Just glance at your phone to see and speak to anyone who knocks regardless of whether or not you're home.

Upgrade to any of these features:

- Monitored Security System
- Distributed Audio
- Sprinkler System Control
- Video Surveillance
- Garage Door Control

EVERY IVORY SIGNATURE HOME IS WI-FI AND SMART HOME READY



THE HOMEBUYING PROCESS

When you build a new home with Ivory Homes, our experienced team is beside you every step of the way.

PLANNING
- Initial Deposit
- Loan Application
- Color Selection
- Pre-Construction Meeting and Construction Deposit

CONSTRUCTION
- Permits & Engineering
- Construction Begins
- Intermediate Walk-through
- Final Inspection (City / Bank / Ivory Homes)
- New Home Orientation (At least two days before closing)

CLOSING
- Closing at Title Company
- Recording
- **MOVE IN!** (Keys are available after recording)

WARRRANTY
- Every Ivory Home comes with a 10-year limited home warranty, one of the best in the industry.



"Our impeccable satisfaction rate boils down to our ability to turn the process of building a home from overwhelming to gratifying. With so many combined years of experience building semi-custom homes, nobody has the process down like our team. We get excited about showing our clients how to make a process that seems so full of moving parts a fun journey that leaves them with exactly what they set out to create. Our team of expert planners, designers and builders will work hard to create a stress-free experience from your initial meeting, the design and construction process to the finishing details."

- John Cahoon, Area Manager

IVORY HOMES

EXTRAORDINARY SERVICES

We will help you sell your existing home and conveniently secure a mortgage with great rates and reduced fees.

MOMENTUMLOANS

Lower Costs. Better Rates.

Momentum offers great rates to their customers. Low rates are part of their DNA, but Momentum is more than just great rates. They make your loan process so easy you will want to come back and do another! See what they have to offer at www.momentumloans.com. NMLS#1606597

*Fast Credit Repair**

We don't want anything standing between you and your new home. That's why Ivory works with great partners that offer credit repair for buyers who need help qualifying for or obtaining a better interest rate.

SMART MOVE GUARANTEE

*We will help you sell your existing home and save you thousands.**

Smart Move Guarantee picks the top realtor in your area, giving you the best chance to sell your existing home for the most money and in the least amount of time. The best part is once you've closed on your new home, you'll receive a commission refund of up to 3% that can be used toward your new home down payment or closing costs.

** Each company provides services independent of Ivory Homes and these services may change without notice. Please see an Ivory Sales Consultant for information about these service providers.*

A HOME FOR EVERYONE

Being Utah's market leader for 34 consecutive years, we have a home design and community for every lifestyle.







Utah's Number One Homebuilder® continues to grow and change with Utah! We have five home design categories: Signature, Collection, Gardens, Cottages and Towns. All these homes have been carefully designed using the expertise of some of the country's most celebrated design and construction experts.

Ivory Homes currently offers more than 200 floor plans across 70 Utah communities. Our award-winning team operates on the core value that our customers deserve the best homes on the market. We incorporate exceptional features and elements that make a home valuable for your lifestyle today while maintaining value for the changing needs of homeowners in the decades to come!

Scan this QR Code to discover all of our home offerings.

IVORYHOMES

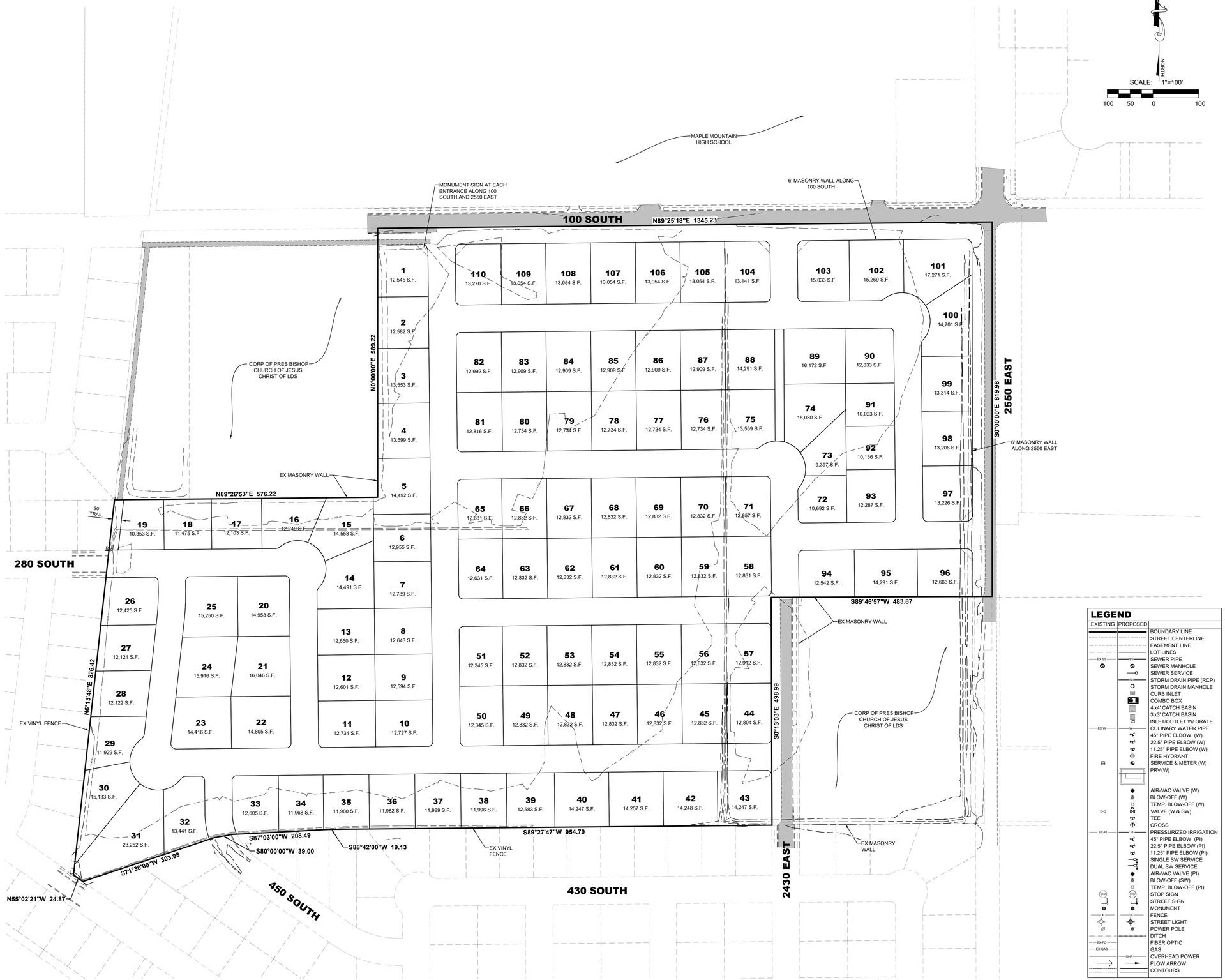
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970 E. Woodoak Lane Salt Lake City, Utah 84117 Phone: 801-747-7000	1536 N. Woodland Park Dr., Ste. 210 Layton, Utah 84041 Phone: 801-499-5991	3340 N. Center Street Lehi, Utah 84043 Phone: 801-407-6891	1611 E. 2450 S., #4A St. George, Utah 84790 Phone: 435-986-6900

ivoryhomes.com

SPANISH HIGHLANDS EAST

MASTER PLANNED DEVELOPMENT



LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
X	X	FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

VICINITY MAP

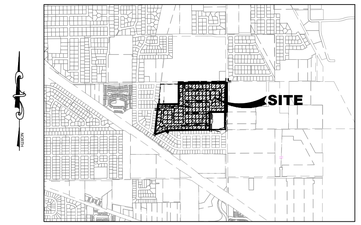


TABLE OF CONTENTS

COVER	COVER
SHEET 1	LOT LAYOUT
SHEET 2	UTILITY AND GRADING
SHEET 3	PHASING PLAN
SHEET 4	DETAILS

TABULATIONS

TOTAL AREA:	45.74 AC
PROPOSED ZONE:	R-1-12
ALLOWABLE DENSITY:	45.74 X 2.61 = 119 LOTS
TOTAL LOTS:	110 LOTS
DENSITY:	2.40 UNITS/AC
AVERAGE LOT SIZE:	13,158 SQ. FT.

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN 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.
4. ALL UTILITY SERVICE LATERALS TO BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS UNLESS SHOWN OTHERWISE.
5. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWINGS SHALL BE SUPERSEDED BY CITY DESIGN.
6. ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC & CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATION SERVICES, AND LANDSCAPING RESTORATION.
7. DEVELOPER TO CONTACT COMCAST AND CENTURY LINK CONCERNING THEIR REQUIRED IMPROVEMENTS.
8. ALL SAWCUTS IN EXISTING ROADWAYS SHALL BE REPAIRED PER SPANISH FORK CITY STANDARDS.
9. THIS DEVELOPMENT IS A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
10. GARBAGE SERVICES SHALL USE ROLL OUT INDIVIDUAL CANS.
11. DRIVEWAYS, ALLEYWAYS, AND OFF STREET PARKING TO BE MADE OF CONCRETE.
12. ALL ADA INTERSECTION RAMPS UNLESS OTHERWISE NOTED ARE TO BE INSTALLED PER SPANISH FORK CITY STANDARD DETAIL ST-521.
13. STRIPING PLAN WILL BE PROVIDED AT FINAL
14. ALL STORM DRAIN INLETS TO BE INSTALLED A MINIMUM OF 2' FROM ADA RAMPS
15. HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.

DEVELOPER / OWNER

IVORY HOMES

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

SPANISH HIGHLANDS EAST

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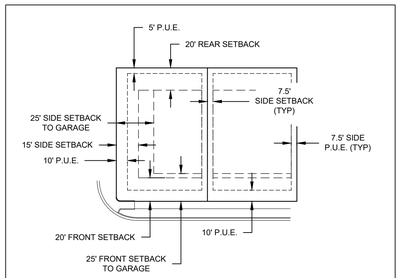
SPANISH HIGHLANDS EAST
SPANISH FORK
COVER

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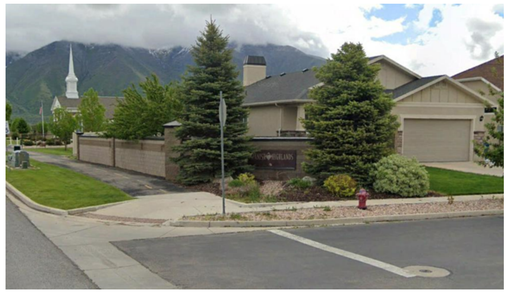
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SHEET
COVER

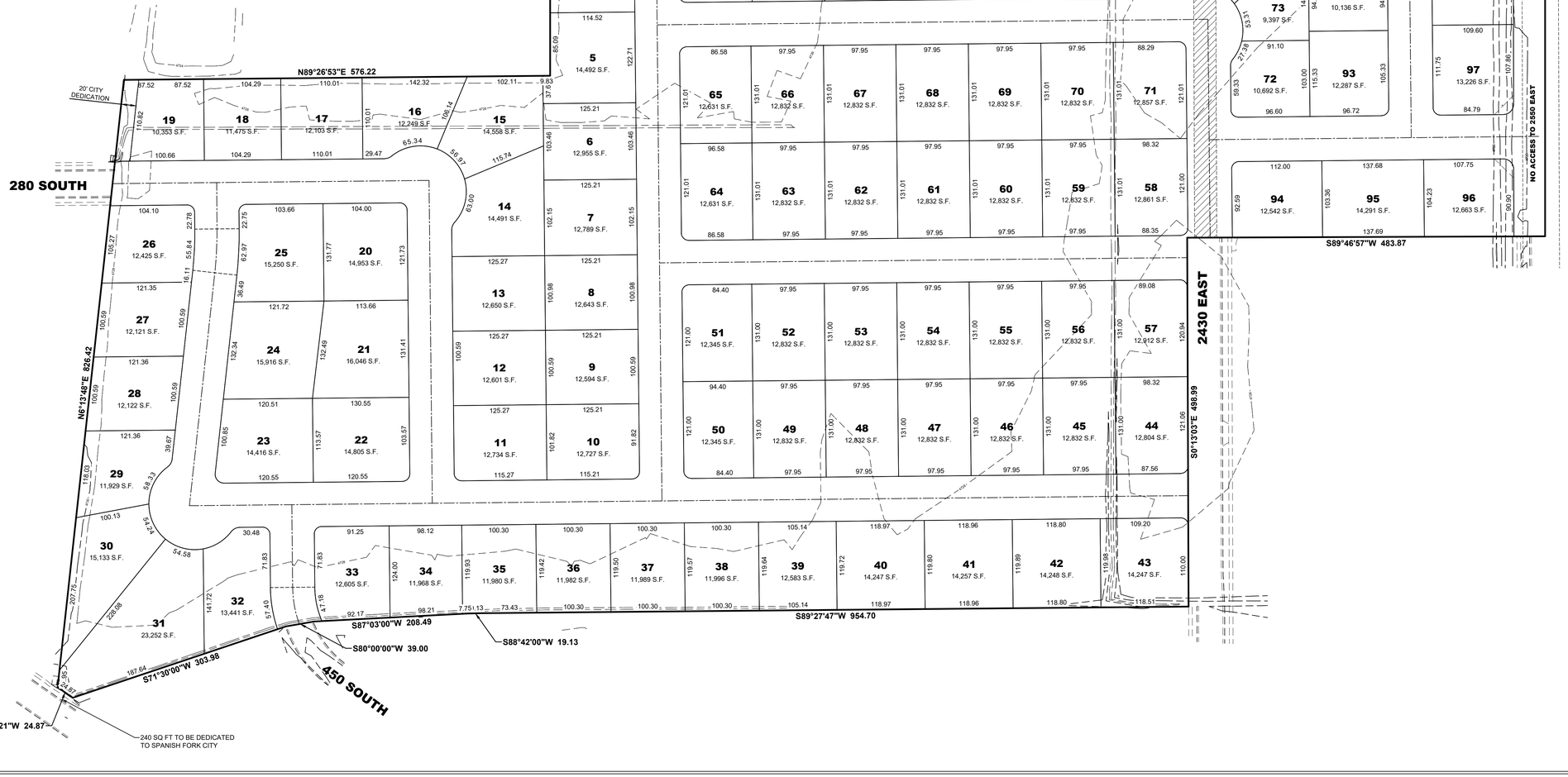
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CORNER & INTERIOR LOT
TYPICAL SETBACK & P.U.E. DETAIL



TYPICAL MONUMENT



SCALE: 1"=80'
80 40 0 80

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SPANISH HIGHLANDS
SPANISH FORK
LOT LAYOUT PLAN

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SHEET 1

I:\LEI PROJECTS\2021\2021-0071 HORY SF SUB\CAD\2021-0071 SPANISH FORK PRELIMINARY.DWG 4/13/2022 11:01 AM

NOTE

1. STORM DRAIN INLETS TO BE PLACED MIN. 2'-0" FROM ADA RAMPS.

SCALE: 1"=80'

80 40 0 80

NORTH

MAPLE MOUNTAIN HIGH SCHOOL

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS

100 SOUTH

280 SOUTH

450 SOUTH

430 SOUTH

2550 EAST

2430 EAST

EXISTING 10' TRAIL

CONNECT TO EXISTING TRAIL WITH PROPOSED 10' TYPE "B" ASPHALT TRAIL

20' TRAIL CORRIDOR (SEE CROSS SECTION)

CONNECT TO EXISTING ASPHALT

HOT TAP EX 6" PI

CONNECT TO EX 8" CULINARY (INSTALL 3 VALVES)

REMOVE PI METER/VAULT RETURN TO CITY

ROUNDABOUT. DESIGN TO BE DETERMINED AT FINAL. LOT 101 TO BE ADJUSTED ACCORDINGLY

HATCH INDICATES EXISTING ASPHALT

CONCRETE TRAIL (SEE CROSS SECTION)

EXISTING DITCH TO BE REMOVED

EXISTING IRRIGATION DITCH TO BE REMOVED

CONNECT TO EX 6" PI

CONNECT TO EX SS

CONNECT TO EX 8" CULINARY

CONNECT TO EXISTING PI

HOT TAP EX 6" PI

CONNECT TO EX 8" CULINARY (INSTALL 3 VALVES)

CONNECT TO EXISTING ASPHALT

HATCH INDICATES EXISTING ASPHALT

CONNECT TO EX 8" CULINARY (INSTALL 3 VALVES)

CONNECT TO EXISTING ASPHALT

HOT TAP EX 6" PI

CONNECT TO EXISTING ASPHALT

CONNECT TO EX 8" CULINARY (INSTALL 3 VALVES)

CONNECT TO EXISTING PI

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS

INSTALL PI DRAIN

INSTALL 8" ADS PIPE CONNECTION

INSTALL 8" ADS PIPE CONNECTION

AREA 1 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 2 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 3 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 4 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 5 INSTALL DOUBLE R-TANKS (2 ROWS OF 85)

AREA 6 INSTALL DOUBLE R-TANKS (2 ROWS OF 42)

AREA 7 INSTALL DOUBLE R-TANKS (2 ROWS OF 40)

AREA 8 INSTALL DOUBLE R-TANKS (2 ROWS OF 73)

AREA 9 INSTALL DOUBLE R-TANKS (2 ROWS OF 60)

AREA 10 INSTALL DOUBLE R-TANKS (2 ROWS OF 27)

AREA 11 INSTALL DOUBLE R-TANKS (2 ROWS OF 27)

AREA 12 INSTALL DOUBLE R-TANKS (2 ROWS OF 27)

AREA 13 INSTALL DOUBLE R-TANKS (2 ROWS OF 31)

AREA 14 INSTALL DOUBLE R-TANKS (2 ROWS OF 73)

AREA 15 INSTALL DOUBLE R-TANKS (2 ROWS OF 60)

AREA 16 INSTALL DOUBLE R-TANKS (2 ROWS OF 27)

AREA 17 INSTALL DOUBLE R-TANKS (2 ROWS OF 40)

AREA 18 INSTALL DOUBLE R-TANKS (2 ROWS OF 35)

AREA 19 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 20 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 21 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 22 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 23 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 24 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 25 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 26 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 27 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 28 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 29 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 30 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 31 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 32 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 33 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 34 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 35 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 36 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 37 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 38 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 39 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 40 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 41 INSTALL DOUBLE R-TANKS (2 ROWS OF 85)

AREA 42 INSTALL DOUBLE R-TANKS (2 ROWS OF 43)

AREA 43 INSTALL DOUBLE R-TANKS (2 ROWS OF 73)

AREA 44 INSTALL DOUBLE R-TANKS (2 ROWS OF 85)

AREA 45 INSTALL DOUBLE R-TANKS (2 ROWS OF 73)

AREA 46 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

AREA 47 INSTALL DOUBLE R-TANKS (2 ROWS OF 84)

SD INLET

6" PI

8" SEWER

8" CULINARY

CULINARY & PI SERVICE (TYP)

SEWER LATERAL (TYP)

FIRE HYDRANT

STREET LIGHT (TYP.)

EX. STORM

EX.W

EX.SD

EX.PI

EX.G

EX.OHP

EX.UP

EX.SS

EX.ID

EX.GAS

EX.TEL

EX.CATV

EX.ELEC

EX.FO

EX.TS

EX.SL

EX.TRAFFIC

EX.IRR

EX.CULV

EX.FH

EX.SW

EX.CB

EX.MH

EX.BOX

EX.PED

EX.SIGN

EX.TREE

EX.BOLLARD

EX.MB

EX.GUARD

EX.FENCE

EX.CONC

EX.ASPH

EX.CURB

EX.GRAVEL

EX.BLDG

EX.POND

EX.CANAL

EX.RIP

EX.RETAIN

EX.CONTOUR

EX.INDEX

EX.MINOR

EX.MAJOR

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SPANISH HIGHLANDS EAST

SPANISH FORK

UTILITY AND GRADING PLAN

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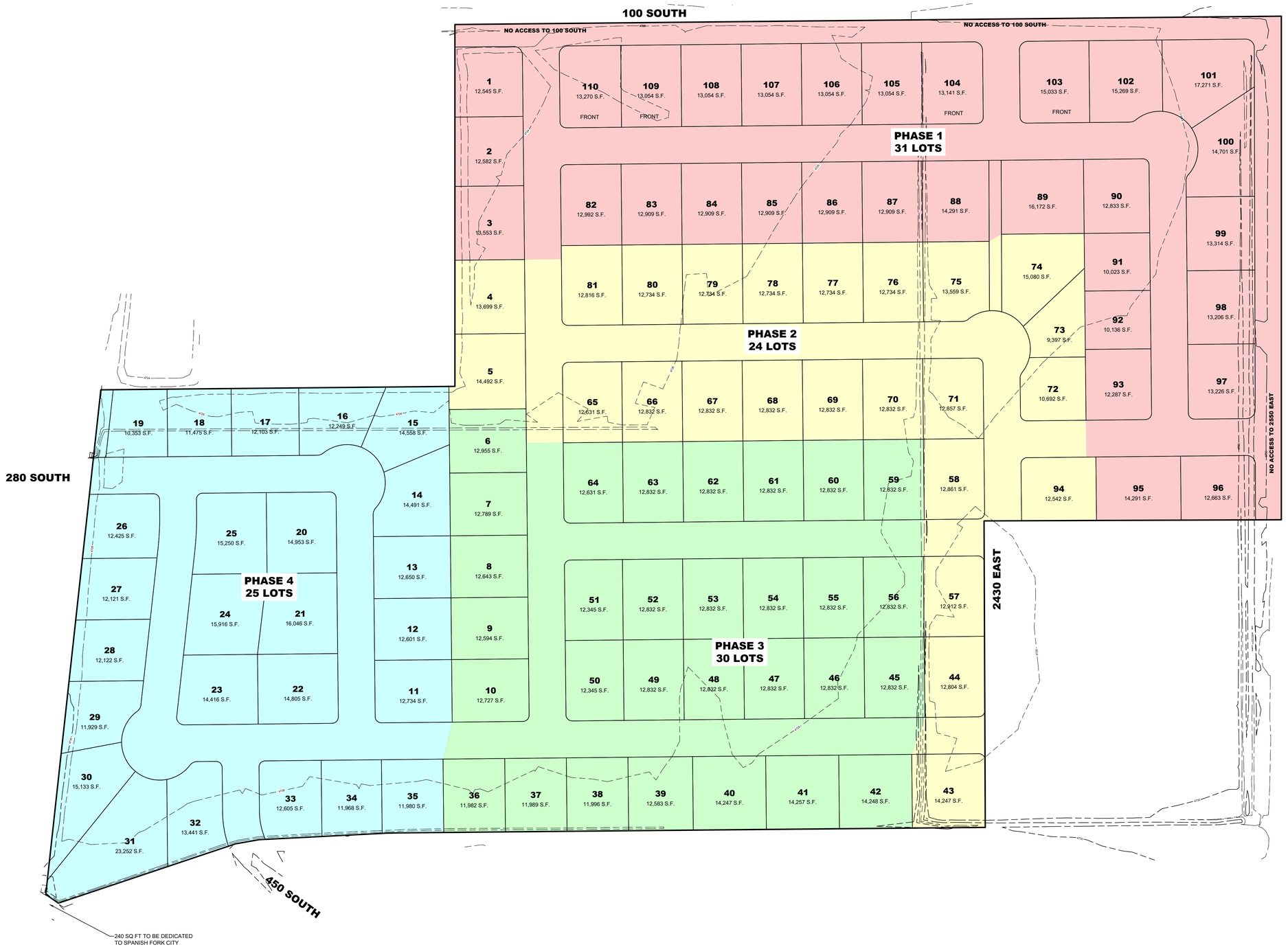
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SPANISH HIGHLANDS EAST

SPANISH FORK

PHASING PLAN

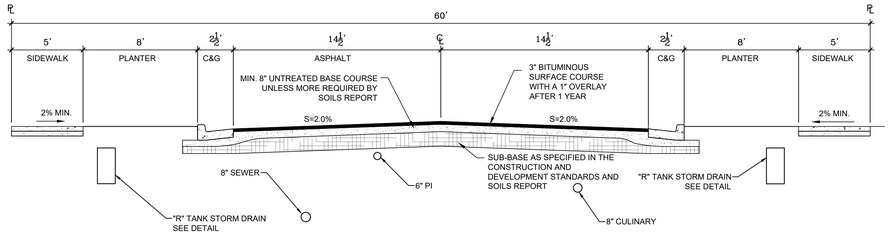
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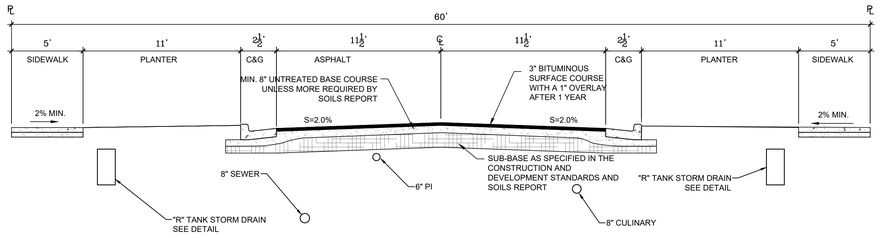
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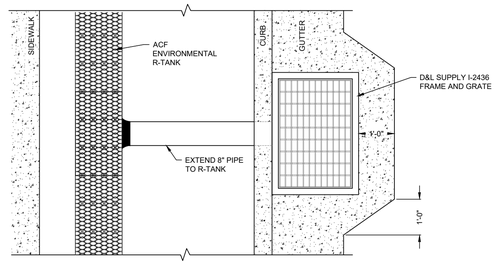
SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

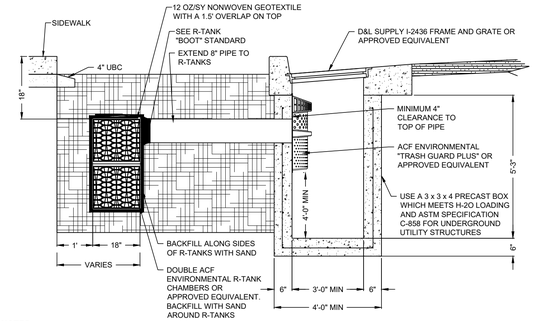


60' R/W



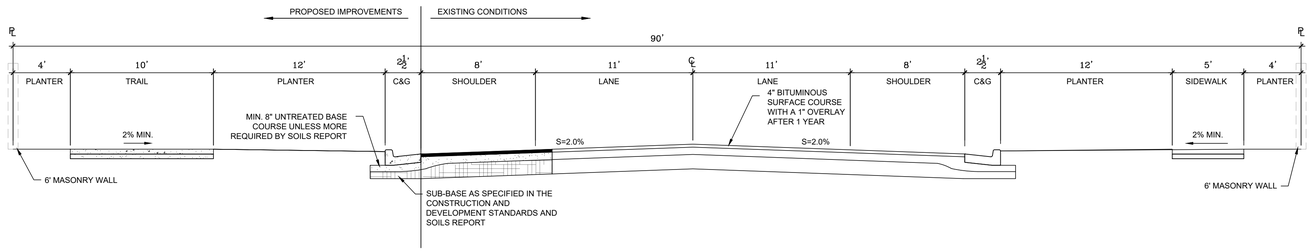
60' R/W W/ BULB OUT



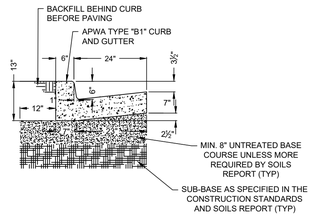


NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

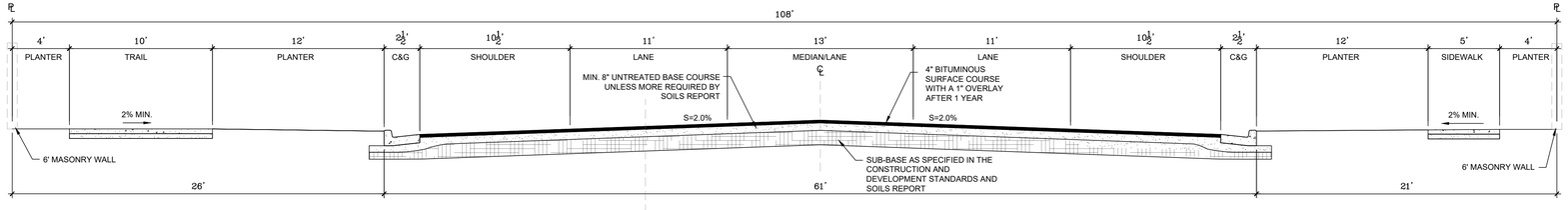
RESIDENTIAL LID COLLECTOR



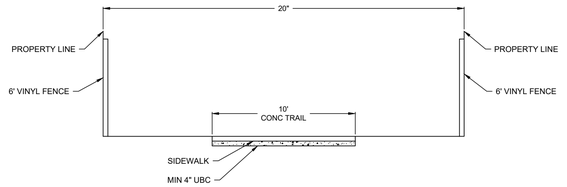
MINOR COLLECTOR 2 LANE STREET - 90' ROW



30" CATCH CURB AND GUTTER



MAJOR COLLECTOR 3 LANE STREET - 108' ROW



PEDESTRIAN WALKWAY
NTS

LEI
- 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

SCALE: 1"=##'
0

NOT FOR CONSTRUCTION

SPANISH HIGHLANDS EAST
SPANISH FORK
DETAILS

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #: 2021-0071
DRAWN BY: BR
DESIGNED BY: BTG
SCALE: 1"=80'
DATE: 04/13/2022
SHEET: 4

V:\0 LEI PROJECTS\2021\2021-0071 HORV 95 SUB\CAD\2021-0071 SPANISH FORK PRELIMINARY.DWG 4/13/2022 11:01 AM

CATALOGUE OF HOMES

Signature Series | 2022



IVORY HOMES
Utah's Number One Homebuilder®

2021 NATIONAL HOME BUILDER OF THE YEAR
PROBUILDER







LIVE WELL. YOUR JOURNEY STARTS HERE.

Welcome to Ivory Homes, Utah's Number One Homebuilder® for 34 years. Our architects and designers bring decades of experience to every home plan we offer. As Pro Builder Magazine's National Builder of the Year, Ivory Homes is proud to present our 29th Signature Series Catalogue to help you begin envisioning your new home. Browse through these carefully selected one and two-story home designs for 2022 and know you're in good hands with a locally owned and operated company that understands Utah's rich landscape and climate—bringing you timeless homes that can be enjoyed for generations. **We care about your home today and its value tomorrow!**



THE SIGNATURE SERIES

You have the opportunity to visit Ivory Homes design centers to select features which include a wide variety of colors, materials, and products. We invite you to meet with Ivory Homes' design specialists and architectural team to personalize your new home. Ivory Homes is proud to partner with Lennox, Moen, Kohler, GE, Mannington, Kwikset, Anderson Tuftex, Emser Tile, Crossville Studios, and Arizona Tile.









OUR GREEN HOMES COME IN EVERY COLOR

Ivory's efficient homes save homeowners up to $1,200 in annual utility expenses.*

As a leader in energy efficiency and sustainability, we build 27 percent more efficient homes than code requires. Our average HERS (Home Energy Rating System) score of 53 shows that we're building some of the most efficient homes in Utah. Ivory Homes is proud to announce that every Ivory home is now an Electric Vehicle ready home with pre-wiring and plugs for electric vehicles. We're also implementing water-wise landscaping in many of our communities which was recognized by Utah's Governor Cox and Utah Business Magazine.

** Compared to a typical used home / Third-party verification*



2022 SIGNATURE PACKAGES

Included features in every Signature home:

Quality Construction

- 10-year Limited Home Warranty
- Ivory quality control inspection program
- In-house customer service team to assist after closing

Interior

- Luxury laminate flooring in entry, kitchen, and nook
- Can light package in every kitchen, great room, and owner's bedroom
- High quality stain resistant carpet
- Quartz countertops with undermount sinks
- Textured drywall finish with rounded corners
- Space-saver closet shelving with dual hanging rods
- Garden tub in owner's bath (per plan)
- Elongated toilets
- Brushed nickel lighting packages
- "Home Run" data (Cat5) and TV (RG6) lines
- USB outlet in kitchen
- Wi-Fi and Smart Home ready (see pg. 40 for details)

Exterior

- 30-year architectural roof shingles
- Fiberglass entry door
- Composite decking at rear exit (with vinyl railing where required)
- Automatic garage door opener with two remote controls

Energy Efficient

- 96% efficiency natural gas furnace
- 2x6 exterior walls with energy-conserving R-23 wall insulation and R-38 ceiling insulation
- High performance Low-E vinyl windows
- EV outlet in garage (30 amp)
- Direct-vent energy-efficient natural gas water heater
- Central air conditioning (13 SEER)
- LED light bulbs throughout

GOLD PACKAGE

Available in select home plans only. Choice of professionally selected interior and exterior color packages including:

- 2cm quartz countertops in kitchen and bathrooms with undermount sinks
- 7 ½-foot-tall upper kitchen cabinets
- Stainless appliance package with gas range
- Luxury vinyl tile in laundry and baths
- Cultured marble tub and shower surrounds in owner's bathroom (per plan)
- One-piece fiberglass tub/shower in secondary bathrooms
- Chrome plumbing fixtures, door, and bath hardware
- Capped half-wall at stairs (per plan)
- Craftsman style baseboards, door casings and distinctive door style
- One-tone paint

PLATINUM PACKAGE

The Platinum package includes a personalized building experience.

- Expanded selection of 3cm quartz countertops in kitchen and bathrooms with undermount sinks
- 8-foot tall upper kitchen cabinets with upgraded cabinet doors
- Upgraded stainless appliance package
- Tile flooring in laundry and baths
- Quartz tub and shower surrounds in owner's and hall baths (select colors)
- Satin nickel plumbing fixtures, door, and bath hardware
- Painted maple or full metal railing in select styles at stairs (per plan)
- Expanded selection of baseboards, door casings, and door styles
- Iron railing at front porch (per plan)
- Two-tone paint
- Expanded selection of lighting packages



HOME PLANS

	PLAN NAME	TOTAL FINISHED SQUARE FOOTAGE	TOTAL UNFINISHED SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE NUMBER
TWO-STORY	Countryside (Traditional) ★	5481	3573	9054	68'-0"	65'-11"	4	4 1/2	E,H	12
	Yorktown (Traditional) ★	4216	2587	6803	78'-0"	66'-1"	4	3 1/2	A,C,F	12
	McLean (Mining) ★	4041	2533	6574	70'-0"	65'-0"	4	3 1/2	A,C,F	13
	Bella Vista (Traditional) ★	4040	2598	6638	76'-0"	57'-0"	4	2 1/2	A,C,E,F	13
	New Haven (Colonial)	3909	1990	5899	68'-0"	52'-0"	5	4 1/2	B,C	14
	Sydney (Traditional) ★	3681	2069	5750	60'-0"	62'-0"	4	3 1/2	A,C,F	14
	Crescent (Farmhouse) ★	3624	2453	6077	57'-0"	69'-6"	5	4	C,D	15
	Crescent (Mining) ★	3624	2449	6073	57'-0"	69'-6"	5	4	C,D	15
	Charlotte (Traditional)	3556	1923	5479	80'-0"	50'-0"	4	3 1/2	B,E	16
	Lexington (Traditional) ★	3315	2300	5615	73'-8"	62'-0"	3	3 1/2	A,C	16
	Hanover (Traditional)	3270	1966	5236	59'-0"	50'-0"	5	3 1/2	B,E	17
	Hampton (Traditional) ★	3106	2133	5239	59'-6"	53'-10"	4	2 1/2	B,E	17
	Brinton (Signature) ★	3104	2133	5237	65'-9"	55'-5"	3	2 1/2	A,C,F	18
	San Marino (Craftsman) ★	2842	1987	4829	54'-0"	58'-8"	4	2 1/2	B,F	18
	Montclair (Traditional)	2820	1535	4355	56'-6"	50'-8"	3	2 1/2	A,C,F	19
	Mayflower (Farmhouse)	2728	1403	4131	56'-0"	48'-11"	3	2 1/2	C,D,F	19
	Mayflower (Mining)	2718	1387	4105	56'-0"	49'-0"	3	2 1/2	C,D,F	20
	Edison (Traditional) ★	2550	1615	4165	65'-0"	48'-10"	4	2 1/2	A,C	20
	Clairemont (Traditional)	2389	1269	3658	46'-11"	47'-2"	3	2 1/2	B,C	21
	Hamilton (Traditional) ★	2345	1638	3983	54'-0"	46'-5"	4	2 1/2	B	21
	Briarwood (Traditional)	2285	992	3277	39'-0"	45'-1"	4	2 1/2	B	22
	Alpine (Traditional) ★	2122	1437	3559	50'-0"	50'-0"	4	2 1/2	B	22
	Revere (Traditional)	1963	1048	3011	40'-0"	45'-0"	3	2 1/2	B	23

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





	PLAN NAME	TOTAL FINISHED SQUARE FOOTAGE	TOTAL UNFINISHED SQUARE FOOTAGE	TOTAL SQUARE FOOTAGE	WIDTH	DEPTH	BEDROOMS (FINISHED)	BATHROOMS (FINISHED)	NOTES (SEE BELOW)	PAGE NUMBER
ONE-STORY	Concord (Traditional)	3044	3058	6102	72'-0"	68'-0"	2	2 1/2	D	26
	Charleston (Traditional)	2758	2924	5682	73'-6"	70'-0"	1	1 1/2	A,C	26
	Oakmont (Traditional)	2757	2705	5462	80'-5"	58'-6"	1	1 1/2	A,C,E	27
	Brisbane (Traditional)	2748	2765	5513	71'-0"	69'-6"	2	2 1/2	A,C	27
	Sorrento (Traditional)	2740	2821	5561	73'-6"	61'-2"	2	2 1/2	A,C,E	28
	Millstone (Traditional)	2724	2644	5368	65'-0"	58'-11"	2	2	B,C	28
	Ontario (Mining)	2656	2661	5317	66'-0"	64'-6"	3	2 1/2	C,D,E	29
	Ontario (Farmhouse)	2649	2659	5308	66'-0"	64'-0"	3	2 1/2	C,D,E	29
	Creighton (Farmhouse)	2640	2285	4925	70'-0"	46'-5"	3	2 1/2	A,G	30
	Alexandria (Mining)	2443	2648	5091	70'-0"	65'-0"	1	1 1/2	A,C	30
	Raleigh (Traditional)	2330	2213	4543	53'-0"	61'-6"	2	2 1/2	B,C	31
	Murano (Traditional)	2259	2159	4418	49'-0"	60'-5"	2	2 1/2	B,C	31
	Flagstaff (Farmhouse)	2234	2276	4510	60'-0"	62'-5"	3	2 1/2	C,D	32
	Flagstaff (Mining)	2234	2243	4477	60'-0"	63'-0"	3	2 1/2	C,D	32
	Carlisle (Prairie)	2106	2168	4274	60'-0"	53'-6"	3	2 1/2	B	33
	Carlisle (Traditional)	2103	2174	4277	60'-0"	53'-6"	3	2 1/2	B	33
	DaVinci (Traditional)	2068	2021	4089	62'-0"	60'-8"	3	2 1/2	A,C	34
	Wembley (Prairie)	2030	2059	4089	54'-0"	53'-0"	3	2 1/2	B	34
	Monterey (Traditional)	2019	1987	4006	55'-0"	52'-0"	3	2 1/2	B	35
	Tivoli (Traditional)	1977	2038	4015	59'-0"	50'-0"	3	2 1/2	B	35
	Torino (Farmhouse)	1905	1841	3746	54'-0"	49'-0"	4	2 1/2	B	36
	Savannah (Traditional)	1775	1807	3582	57'-0"	44'-0"	3	2	B	36
	Stonebrook (Traditional)	1687	1745	3432	48'-0"	48'-0"	3	2	B	37
	Carmel (Farmhouse)	1571	1579	3150	57'-0"	42'-0"	3	2	B	37
	Monaco (Traditional)	1459	1449	2908	45'-0"	46'-0"	3	2	B	38
	Avignon (Traditional)	1433	1541	2974	39'-0"	53'-0"	3	2	B	38

Notes:
- A: Includes three-car garage
- B: Available with optional three-car garage
- C: Includes office on main level
- D: Includes tandem three-car garage
- E: Includes formal dining room
- F: Includes loft area upstairs
- G: Includes bonus room over garage
- H: Includes detached three car garage

- Not all homes are available with all option packages or in all subdivisions. Ask your sales consultant for details.
- All renderings of exteriors and all floor plans are artist conceptions and may vary from the actual home as built.
- All options, designs, and dimensions are subject to change and revision without notice.

Scan this QR code to see Ivory's home designs

TWO-STORY HOME DESIGNS



The New Haven *see pg 14*





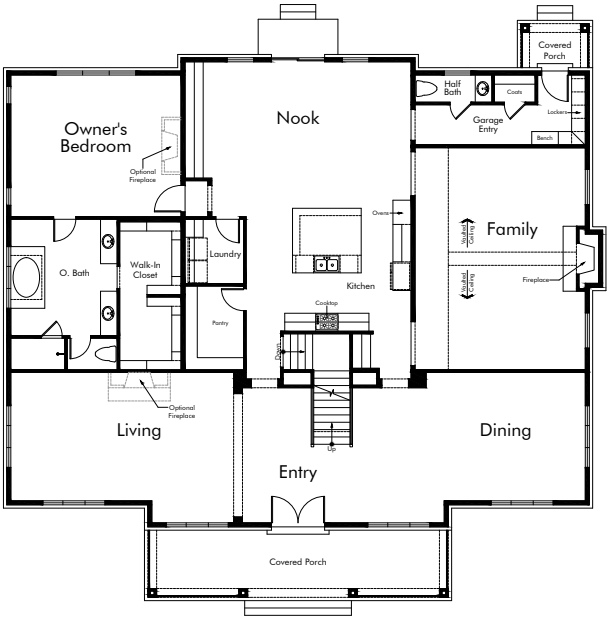
Countryside

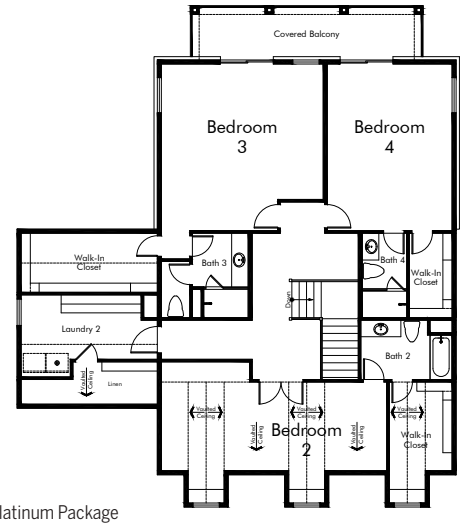
(Traditional)

Total finished sq. ft.: 5,481
Total unfinished sq. ft.: 3,573 Total sq. ft.: 9,054
Bedrooms: 4 Bathrooms: 4 1/2
Width: 68'-0" Depth: 65'-11"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

** Includes detached three car garage*





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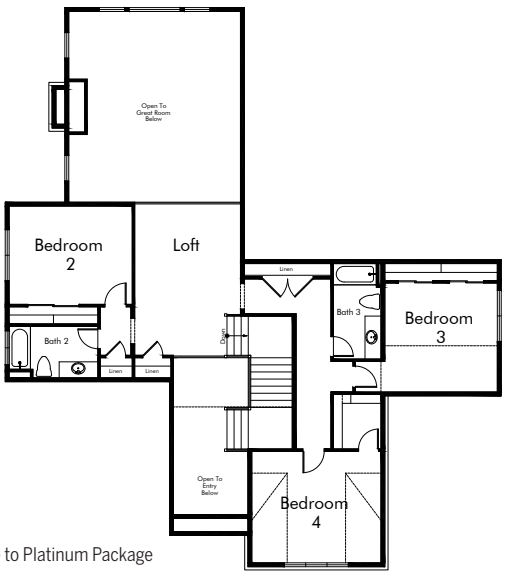
Yorktown

(Traditional)

Total finished sq. ft.: 4,216
Total unfinished sq. ft.: 2,587 Total sq. ft.: 6,803
Bedrooms: 4 Bathrooms: 3 1/2
Width: 78'-0" Depth: 66'-1"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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McLean

(Mining)

Total finished sq. ft.: 4,041

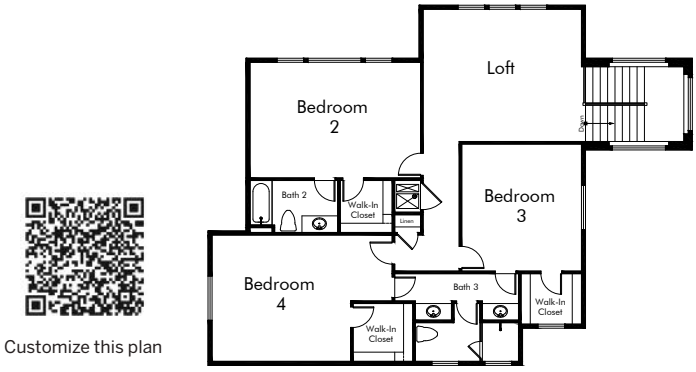
Total unfinished sq. ft.: 2,533 Total sq. ft.: 6,574

Bedrooms: 4 Bathrooms: 3 1/2

Width: 70'-0" Depth: 65'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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Bella Vista

(Traditional)

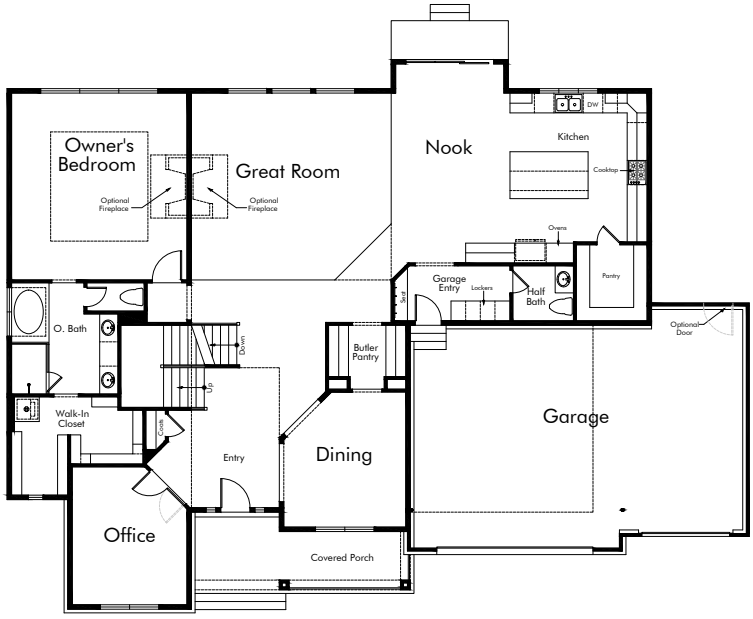
Total finished sq. ft.: 4,040

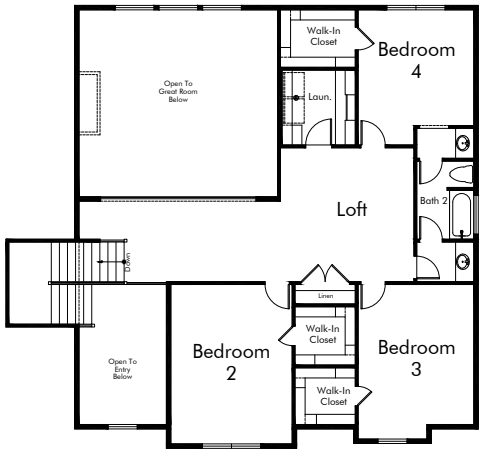
Total unfinished sq. ft.: 2,598 Total sq. ft.: 6,638

Bedrooms: 4 Bathrooms: 2 1/2

Width: 76'-0" Depth: 57'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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New Haven

(Colonial)

Total finished sq. ft.: 3,909
Total unfinished sq. ft.: 1,990 Total sq. ft.: 5,899
Bedrooms: 5 Bathrooms: 4 1/2
Width: 68'-0" Depth: 52'-0"

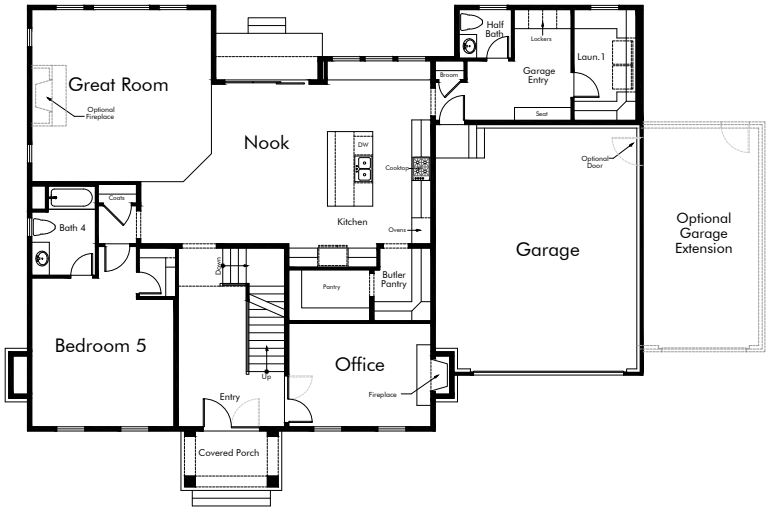


Sydney

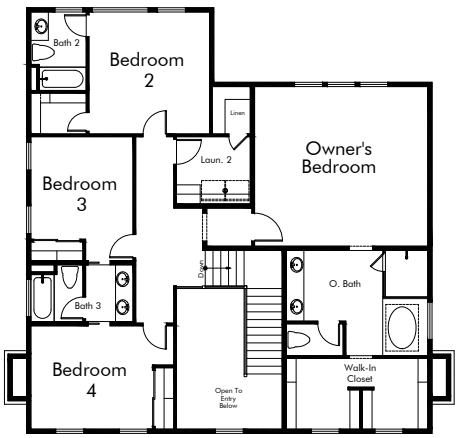
(Traditional)

Total finished sq. ft.: 3,681
Total unfinished sq. ft.: 2,069 Total sq. ft.: 5,750
Bedrooms: 4 Bathrooms: 3 1/2
Width: 60'-0" Depth: 62'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE







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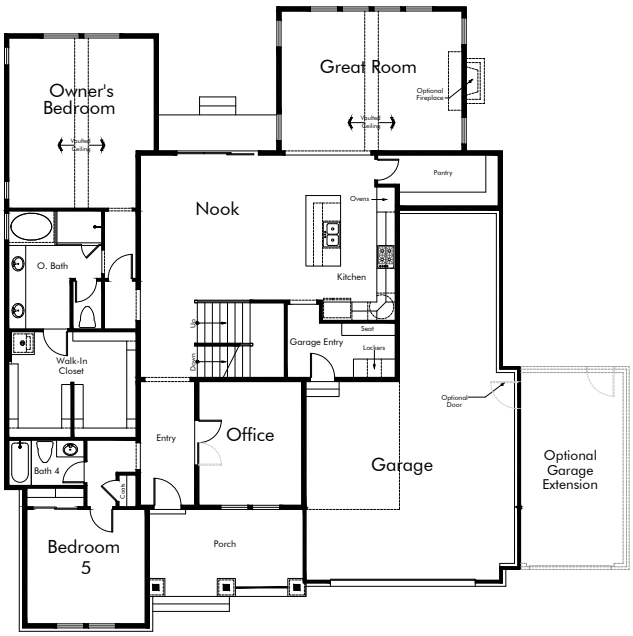


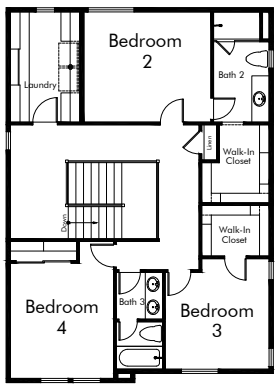
Crescent

(Farmhouse)

Total finished sq. ft.: 3,624
Total unfinished sq. ft.: 2,453 Total sq. ft.: 6,077
Bedrooms: 5 Bathrooms: 4
Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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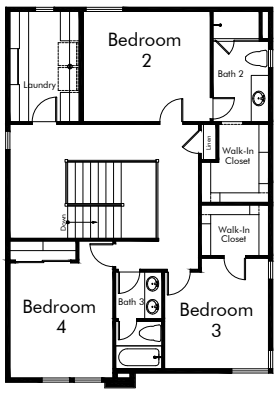
Crescent

(Mining)

Total finished sq. ft.: 3,624
Total unfinished sq. ft.: 2,449 Total sq. ft.: 6,073
Bedrooms: 5 Bathrooms: 4
Width: 57'-0" Depth: 69'-6"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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Charlotte

(Traditional)

Total finished sq. ft.: 3,556
Total unfinished sq. ft.: 1,923 Total sq. ft.: 5,479
Bedrooms: 4 Bathrooms: 3 1/2
Width: 80'-0" Depth: 50'-0"

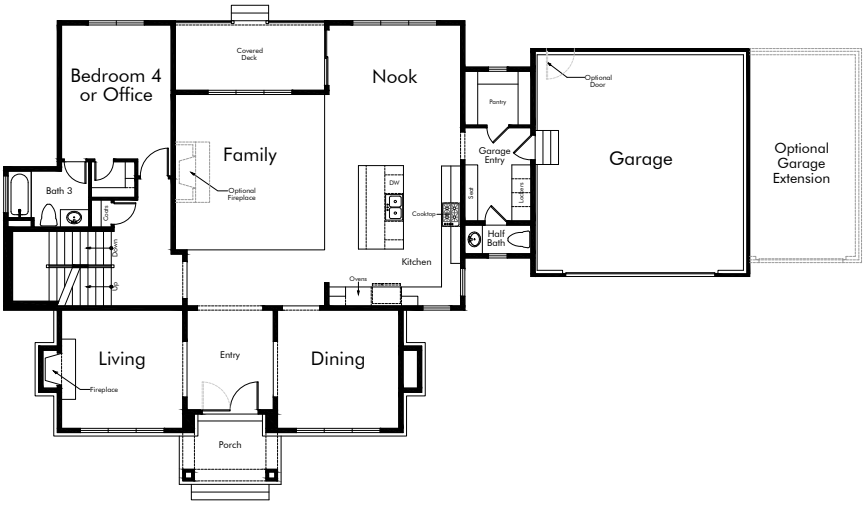


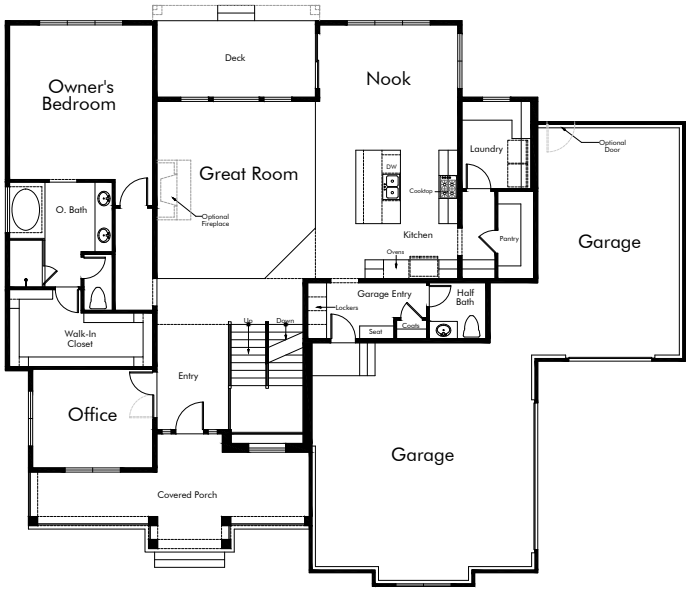
Lexington

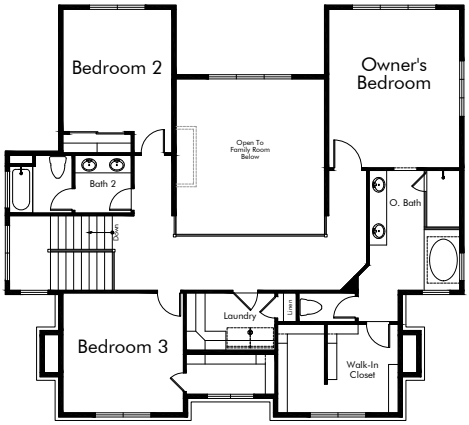
(Traditional)

Total finished sq. ft.: 3,315
Total unfinished sq. ft.: 2,300 Total sq. ft.: 5,615
Bedrooms: 3 Bathrooms: 3 1/2
Width: 73'-8" Depth: 62'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE

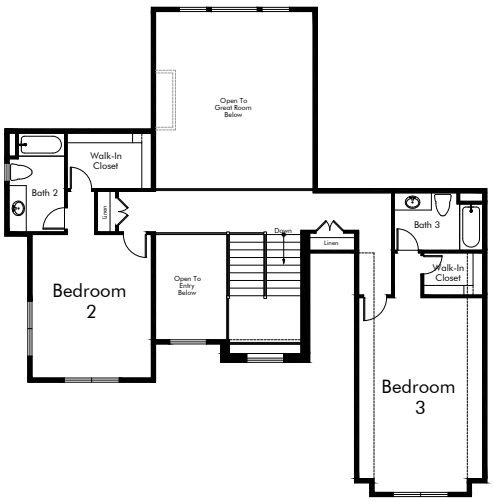






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Customize this plan

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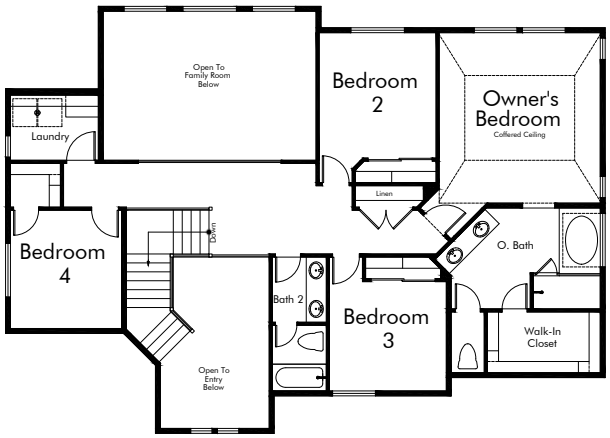


Hanover

(Traditional)

Total finished sq. ft.: 3,270
Total unfinished sq. ft.: 1,966 Total sq. ft.: 5,236
Bedrooms: 5 Bathrooms: 3 1/2
Width: 59'-0" Depth: 50'-0"





Customize this plan

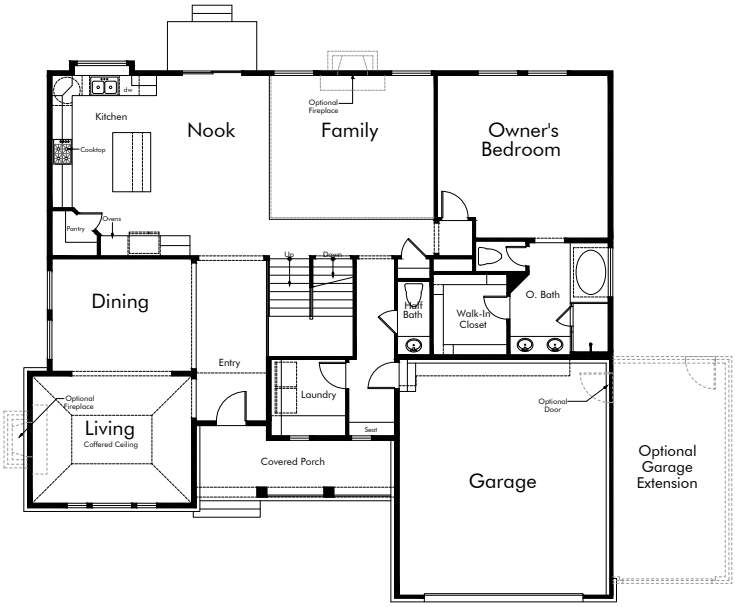
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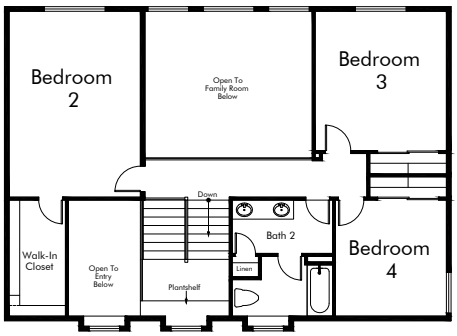
Hampton

(Traditional)

Total finished sq. ft.: 3,106
Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,239
Bedrooms: 4 Bathrooms: 2 1/2
Width: 59'-6" Depth: 53'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





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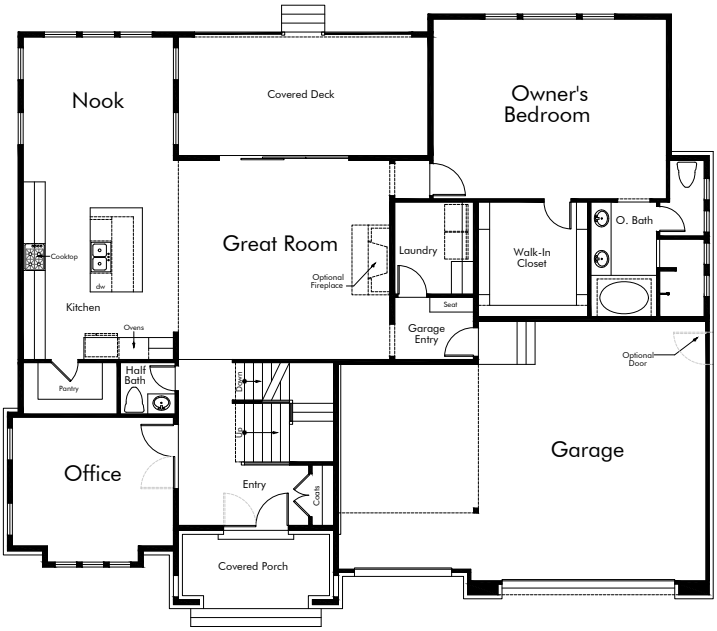


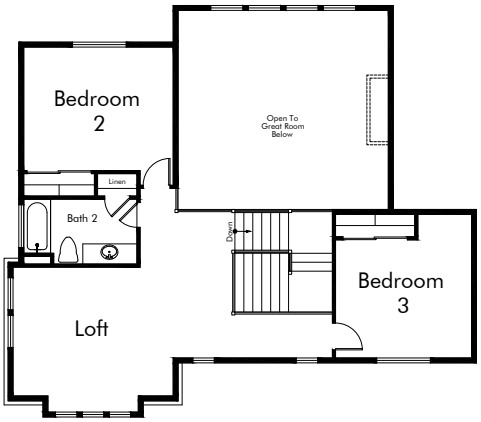
Brinton

(Signature)

Total finished sq. ft.: 3,104
Total unfinished sq. ft.: 2,133 Total sq. ft.: 5,237
Bedrooms: 3 Bathrooms: 2 1/2
Width: 65'-9" Depth: 55'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





Customize this plan

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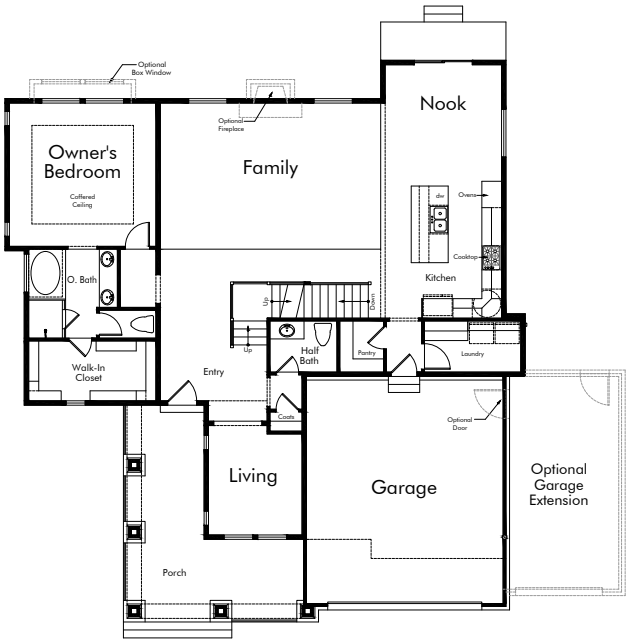


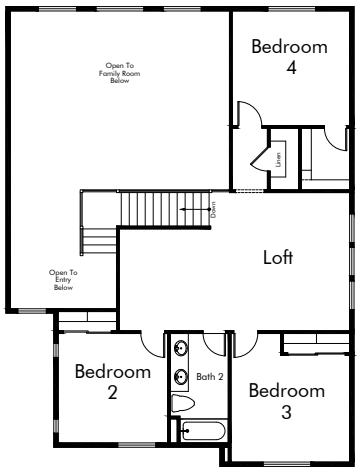
San Marino

(Craftsman)

Total finished sq. ft.: 2,842
Total unfinished sq. ft.: 1,987 Total sq. ft.: 4,829
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 58'-8"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





Customize this plan

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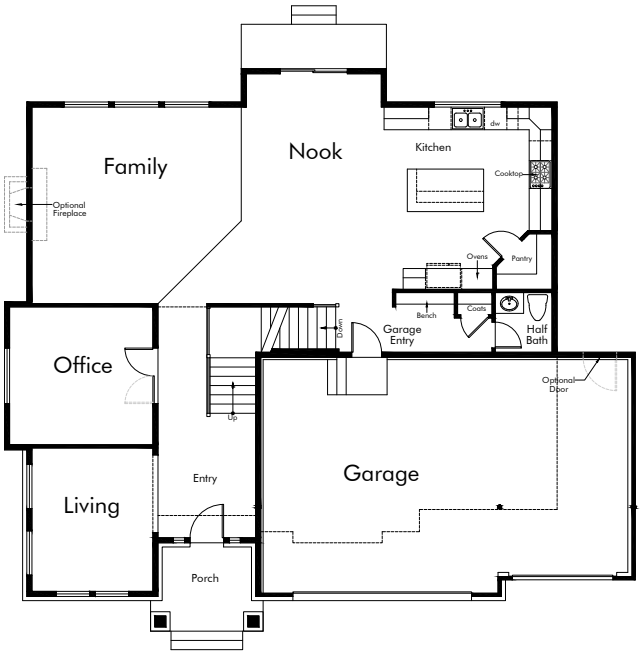
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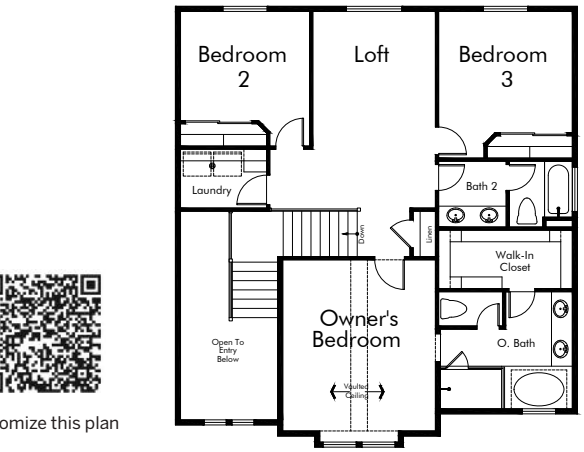


Montclair

(Traditional)

Total finished sq. ft.: 2,820
Total unfinished sq. ft.: 1,535 Total sq. ft.: 4,355
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-6" Depth: 50'-8"





Customize this plan

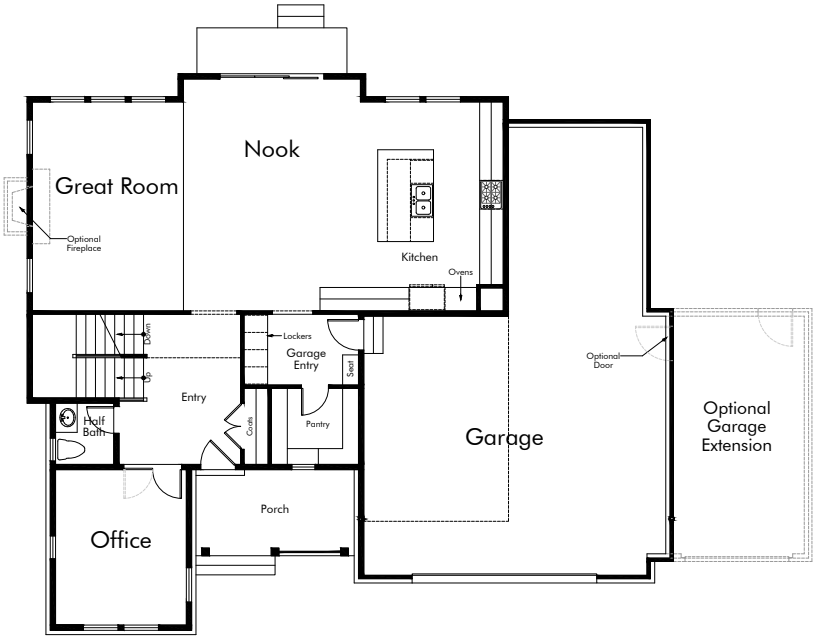
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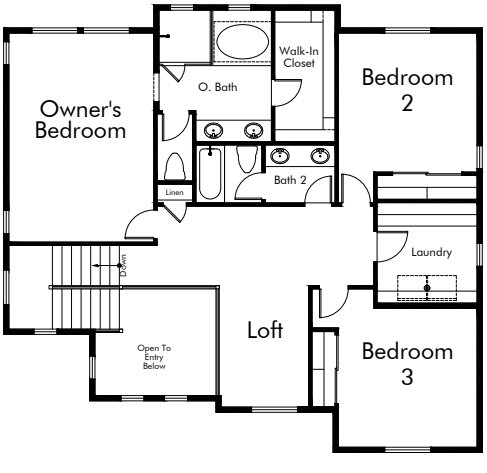


Mayflower

(Farmhouse)

Total finished sq. ft.: 2,728
Total unfinished sq. ft.: 1,403 Total sq. ft.: 4,131
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-0" Depth: 48'-11"





Customize this plan

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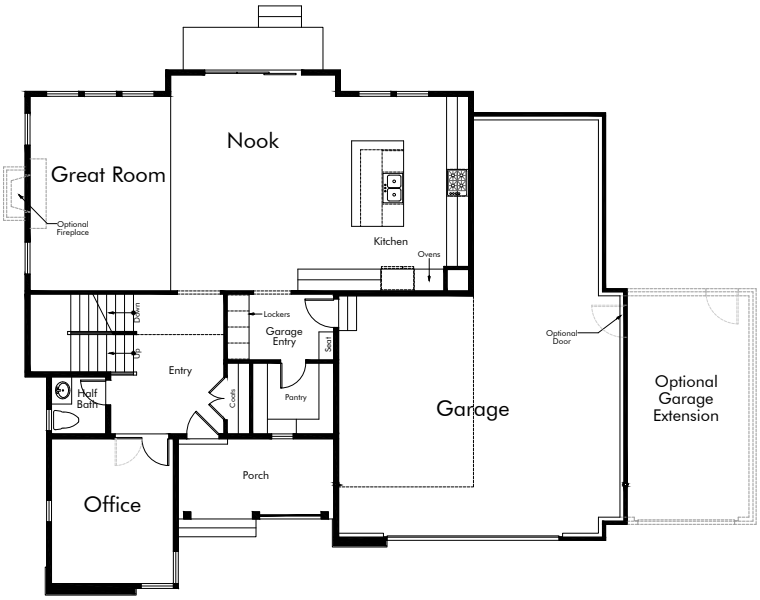
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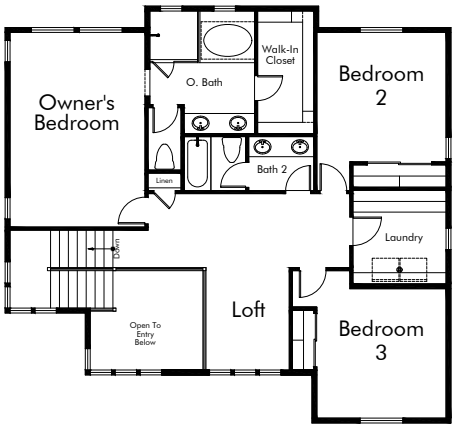


Mayflower

(Mining)

Total finished sq. ft.: 2,718
Total unfinished sq. ft.: 1,387 Total sq. ft.: 4,105
Bedrooms: 3 Bathrooms: 2 1/2
Width: 56'-0" Depth: 49'-0"





Customize this plan

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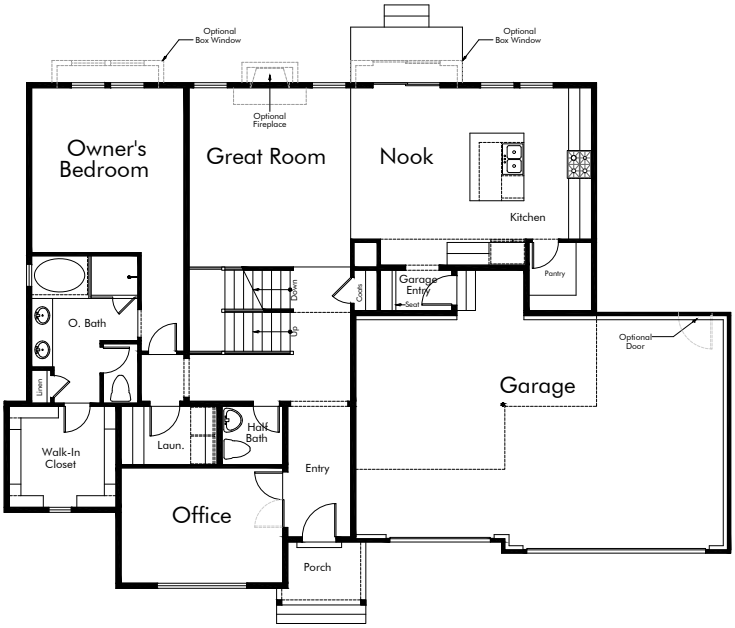


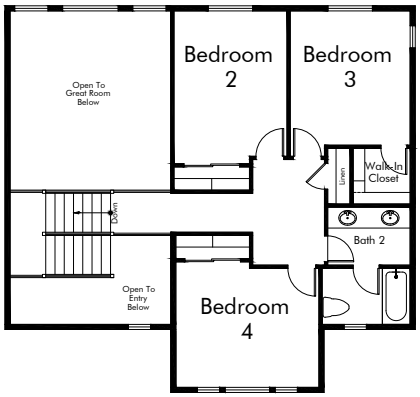
Edison

(Traditional)

Total finished sq. ft.: 2,550
Total unfinished sq. ft.: 1,615 Total sq. ft.: 4,165
Bedrooms: 4 Bathrooms: 2 1/2
Width: 65'-0" Depth: 48'-10"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





Customize this plan

Exclusive to Platinum Package

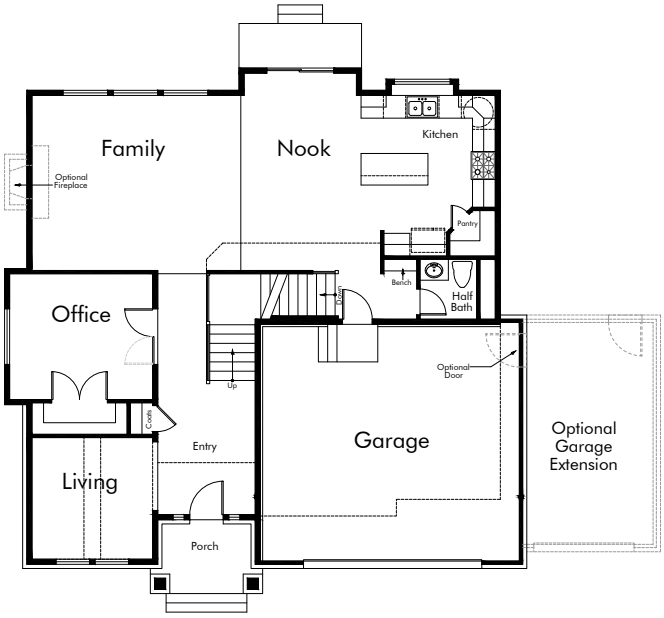
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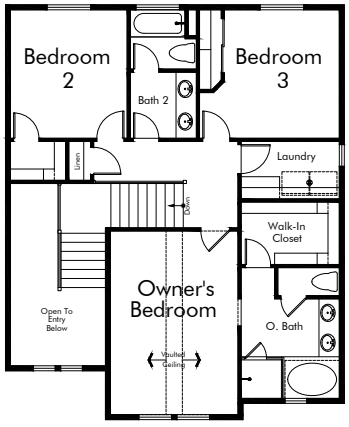


Clairemont

(Traditional)

Total finished sq. ft.: 2,389
Total unfinished sq. ft.: 1,269 Total sq. ft.: 3,658
Bedrooms: 3 Bathrooms: 2 1/2
Width: 46'-11" Depth: 47'-2"





Customize this plan

Available in Platinum and Gold Packages

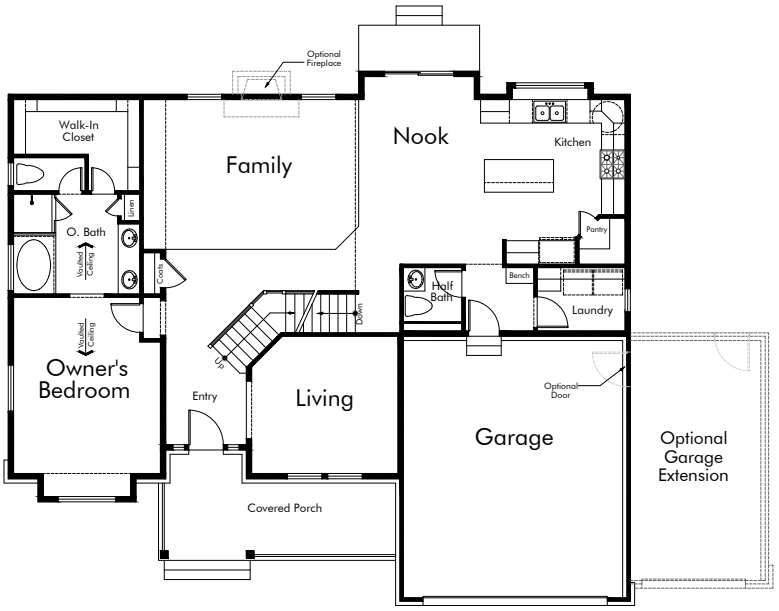


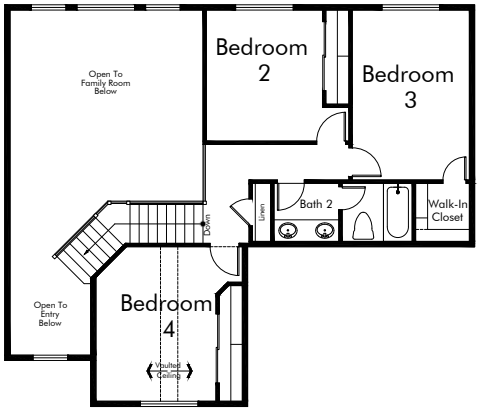
Hamilton

(Traditional)

Total finished sq. ft.: 2,345
Total unfinished sq. ft.: 1,638 Total sq. ft.: 3,983
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 46'-5"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





Customize this plan

Available in Platinum and Gold Packages

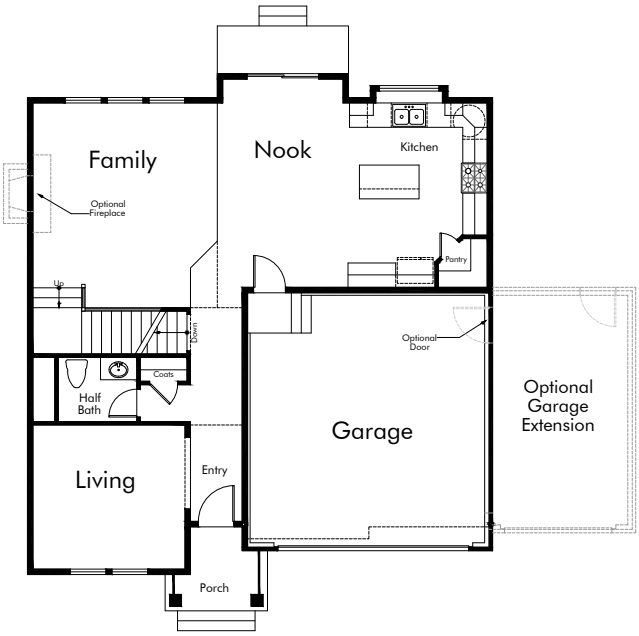
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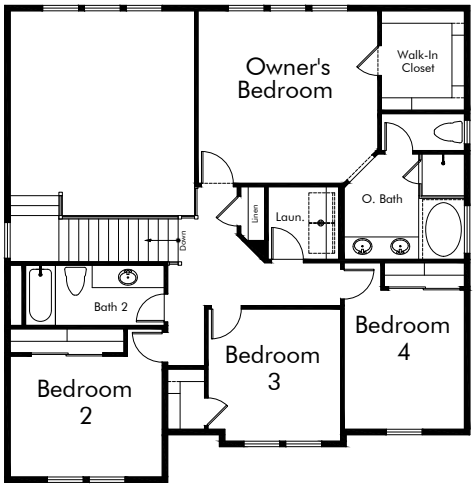


Briarwood

(Traditional)

Total finished sq. ft.: 2,285
Total unfinished sq. ft.: 992 Total sq. ft.: 3,277
Bedrooms: 4 Bathrooms: 2 1/2
Width: 39'-0" Depth: 45'-1"





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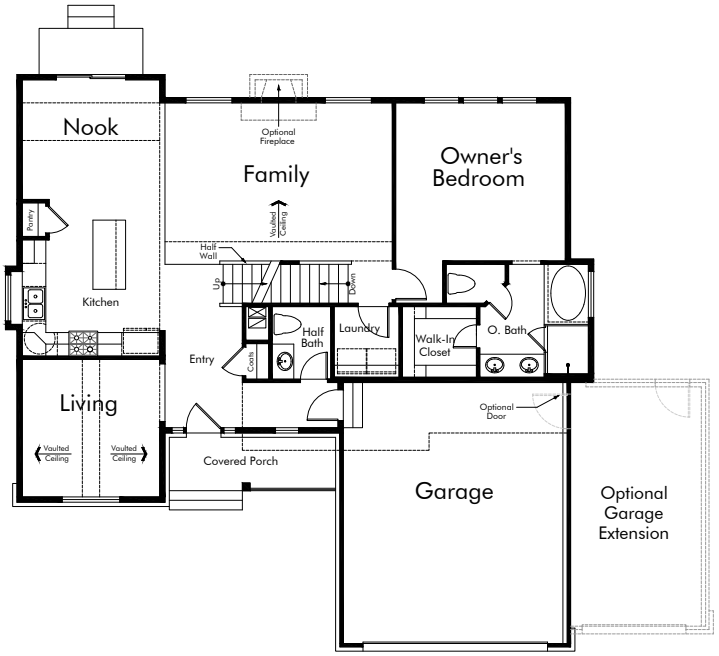


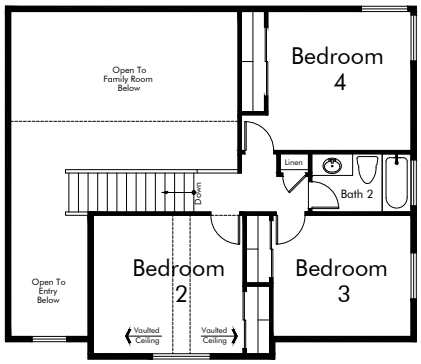
Alpine

(Traditional)

Total finished sq. ft.: 2,122
Total unfinished sq. ft.: 1,437 Total sq. ft.: 3,559
Bedrooms: 4 Bathrooms: 2 1/2
Width: 50'-0" Depth: 50'-0"

★ TWO-STORY WITH MAIN FLOOR OWNER'S SUITE





Customize this plan

Available in Platinum and Gold Packages

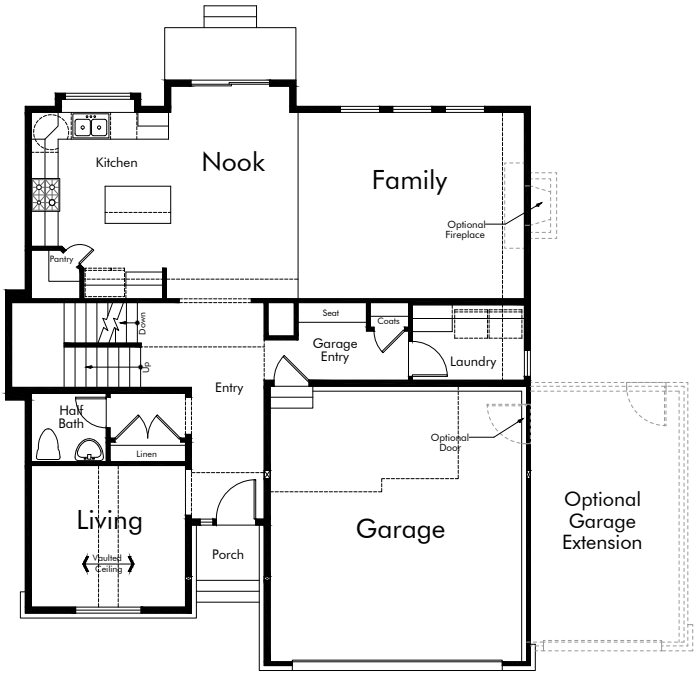
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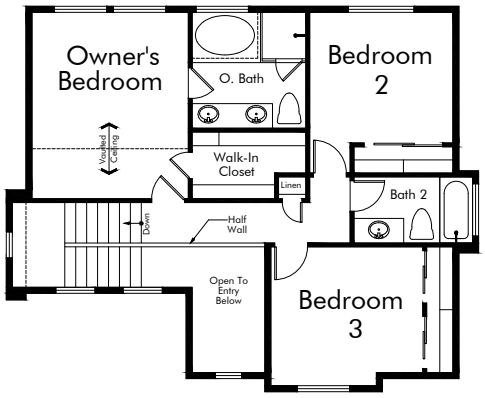


Revere

(Traditional)

Total finished sq. ft.: 1,963
Total unfinished sq. ft.: 1,048 Total sq. ft.: 3,011
Bedrooms: 3 Bathrooms: 2 1/2
Width: 40'-0" Depth: 45'-0"





Customize this plan

Available in Platinum and Gold Packages







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ONE-STORY HOME DESIGNS





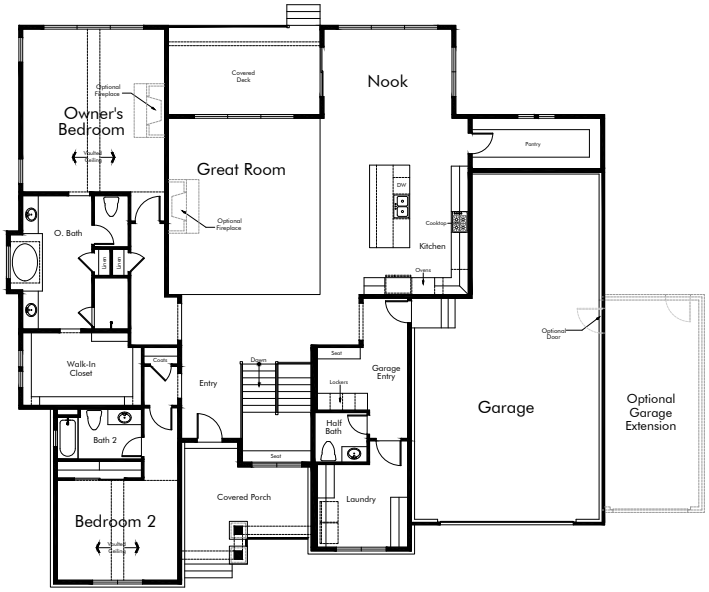
The Brisbane see pg 27

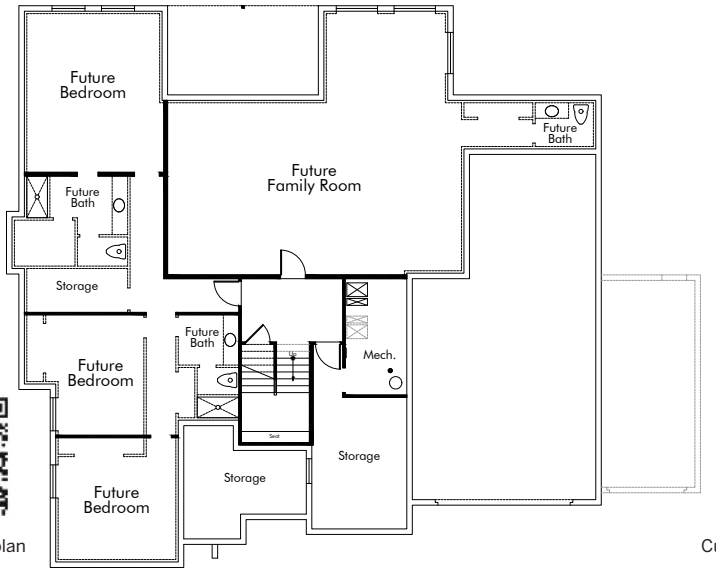


Concord

(Traditional)

Total finished sq. ft.: 3,044
Total unfinished sq. ft.: 3,058 Total sq. ft.: 6,102
Bedrooms: 2 Bathrooms: 2 1/2
Width: 72'-0" Depth: 68'-0"





Customize this plan

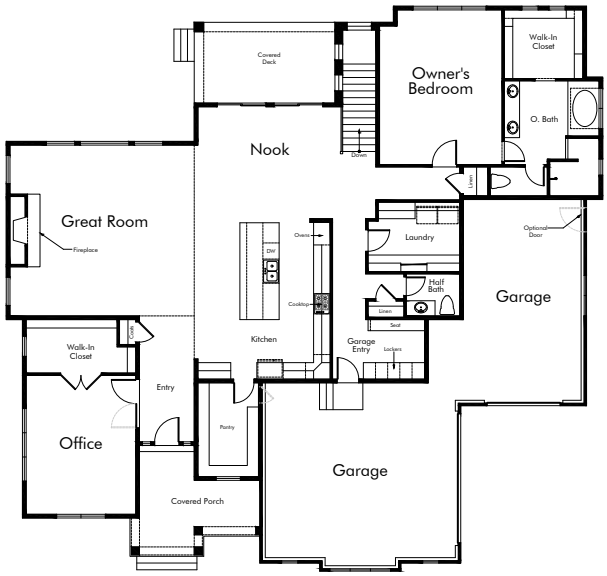
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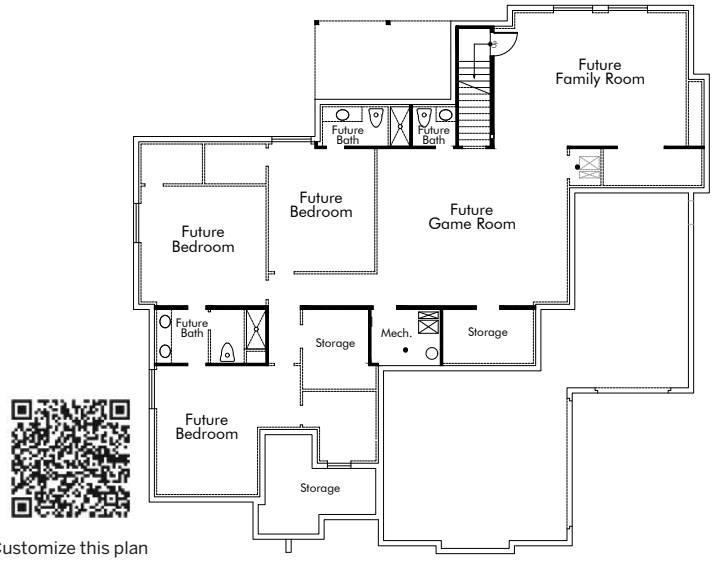


Charleston

(Traditional)

Total finished sq. ft.: 2,758
Total unfinished sq. ft.: 2,924 Total sq. ft.: 5,682
Bedrooms: 1 Bathrooms: 1 1/2
Width: 73'-6" Depth: 70'-0"





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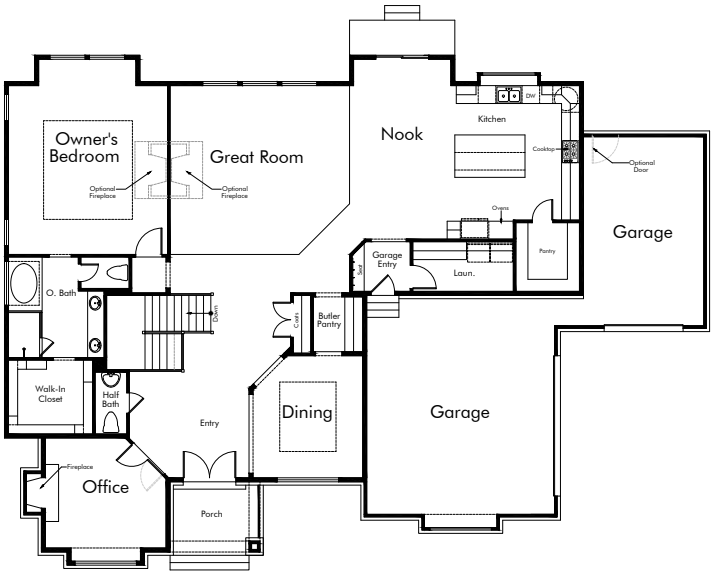
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Oakmont

(Traditional)

Total finished sq. ft.: 2,757
Total unfinished sq. ft.: 2,705 Total sq. ft.: 5,462
Bedrooms: 1 Bathrooms: 1 1/2
Width: 80'-5" Depth: 58'-6"



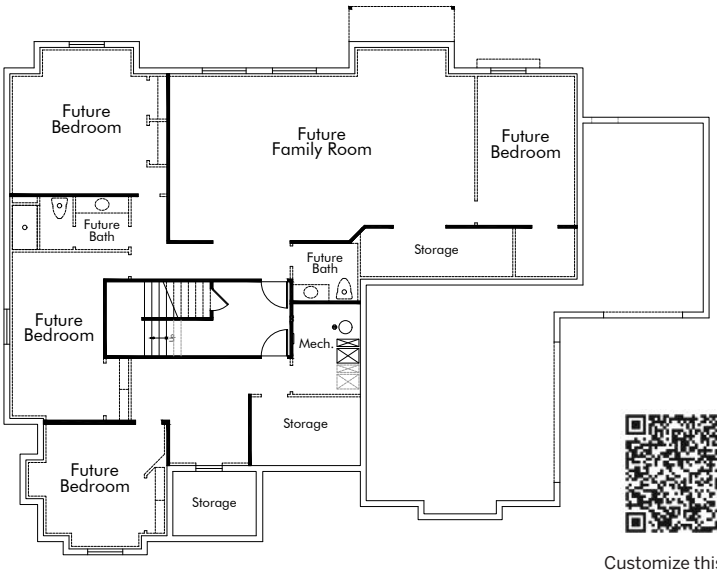


Brisbane

(Traditional)

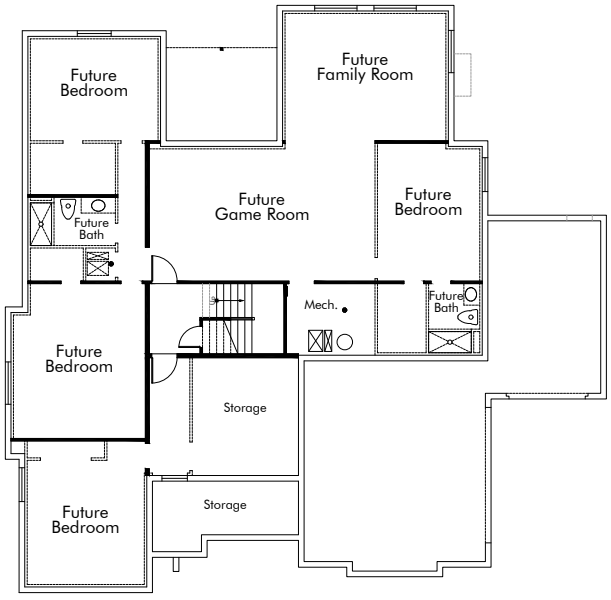
Total finished sq. ft.: 2,748
Total unfinished sq. ft.: 2,765 Total sq. ft.: 5,513
Bedrooms: 2 Bathrooms: 2 1/2
Width: 71'-0" Depth: 69'-6"





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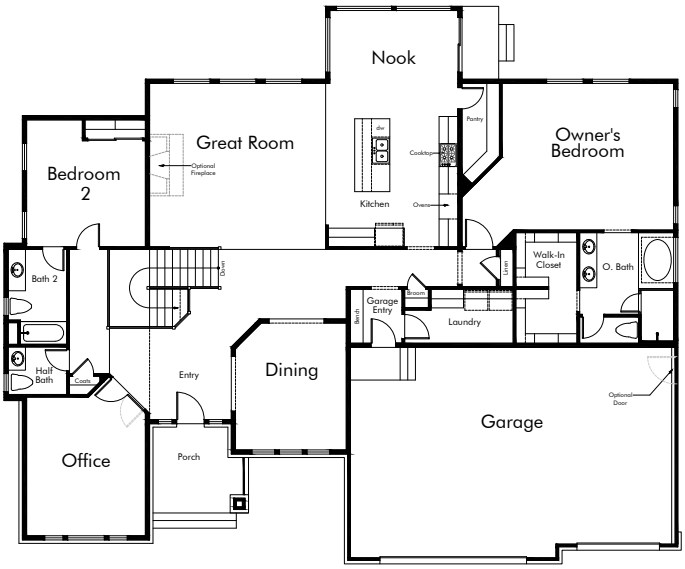
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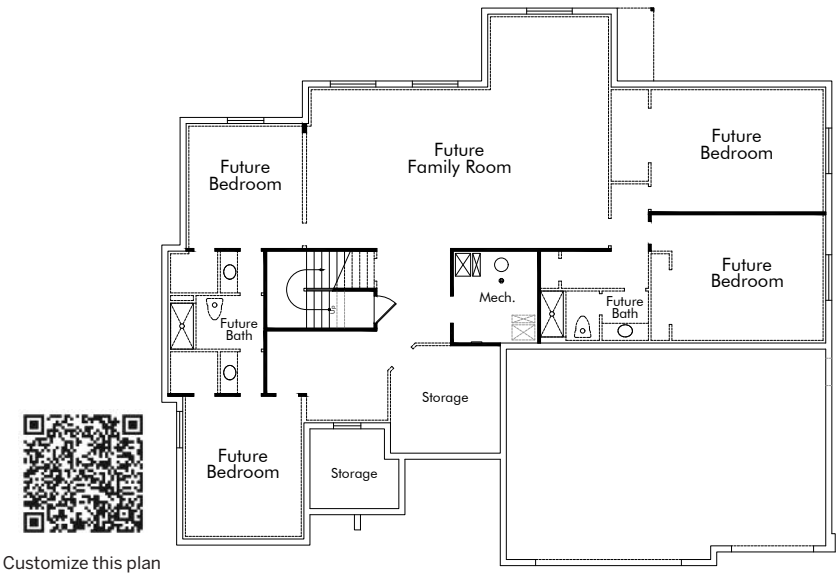


Sorrento

(Traditional)

Total finished sq. ft.: 2,740
Total unfinished sq. ft.: 2,821 Total sq. ft.: 5,561
Bedrooms: 2 Bathrooms: 2 1/2
Width: 73'-6" Depth: 61'-2"





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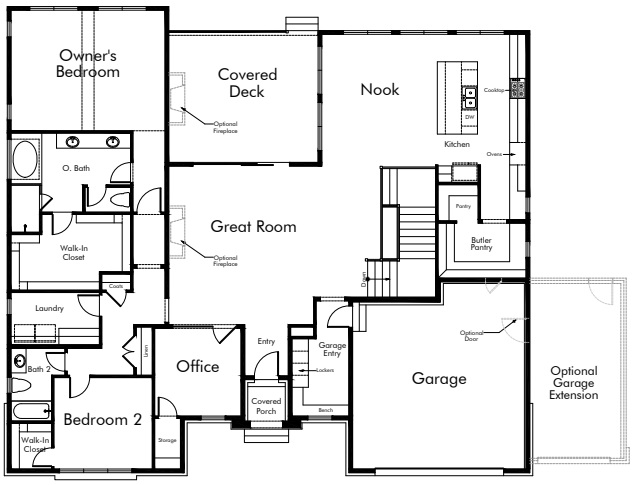
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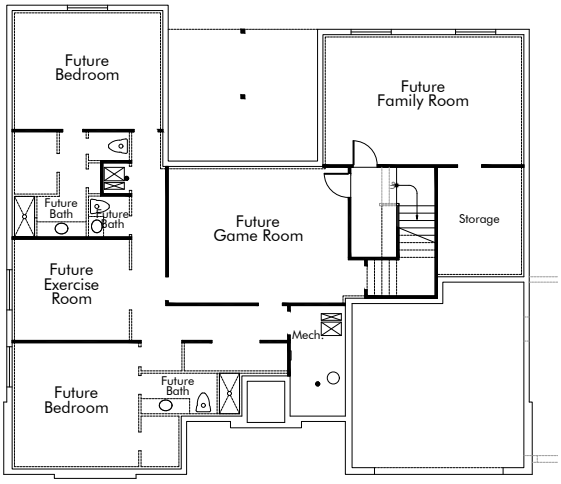


Millstone

(Traditional)

Total finished sq. ft.: 2,724
Total unfinished sq. ft.: 2,644 Total sq. ft.: 5,368
Bedrooms: 2 Bathrooms: 2
Width: 65'-0" Depth: 58'-11"





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Ontario

(Mining)

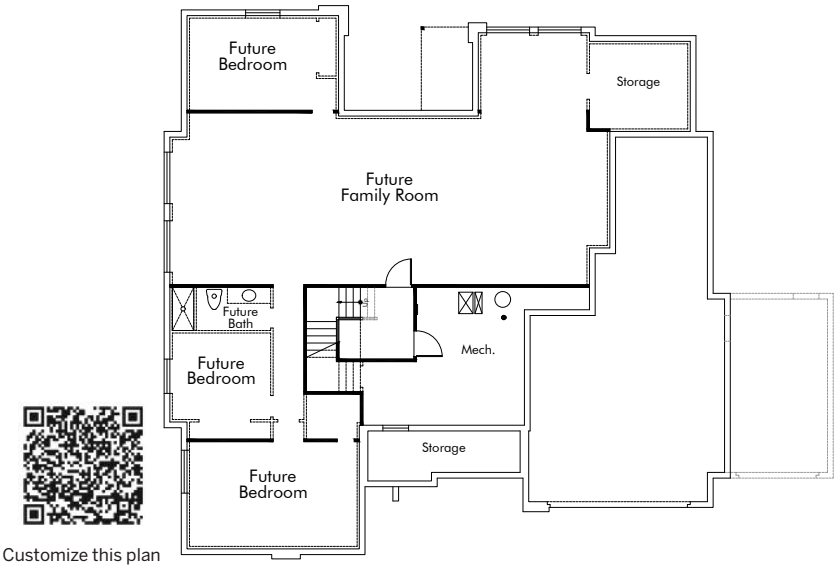
Total finished sq. ft.: 2,656

Total unfinished sq. ft.: 2,661 Total sq. ft.: 5,317

Bedrooms: 3 Bathrooms: 2 1/2

Width: 66'-0" Depth: 64'-6"

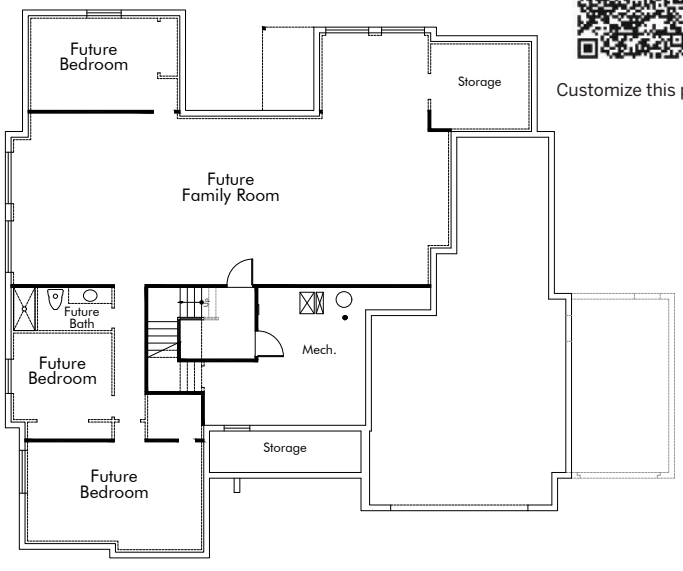




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Ontario

(Farmhouse)

Total finished sq. ft.: 2,649

Total unfinished sq. ft.: 2,659 Total sq. ft.: 5,308

Bedrooms: 3 Bathrooms: 2 1/2

Width: 66'-0" Depth: 64'-0"

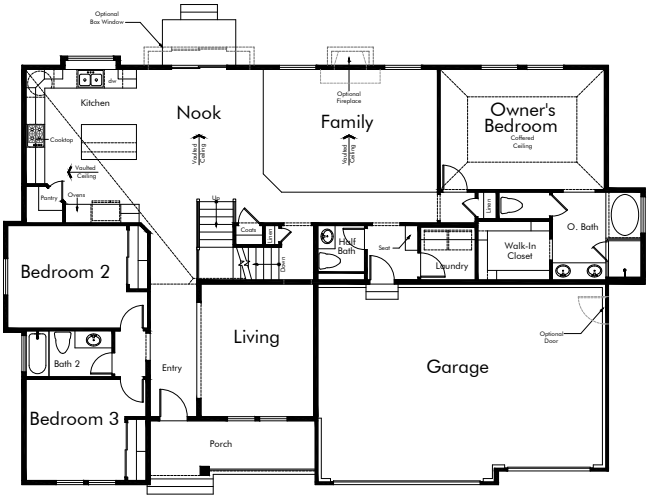
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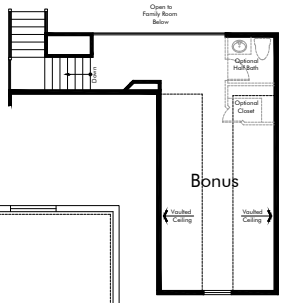
Creighton

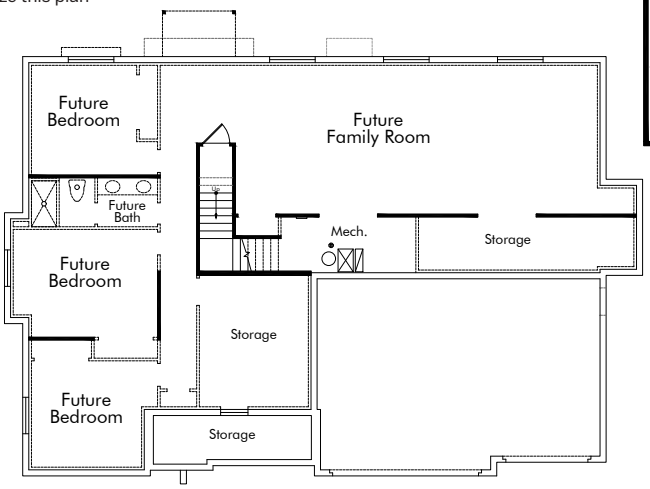
(Farmhouse)

Total finished sq. ft.: 2,640
Total unfinished sq. ft.: 2,285 Total sq. ft.: 4,925
Bedrooms: 3 Bathrooms: 2 1/2
Width: 70'-0" Depth: 46'-5"

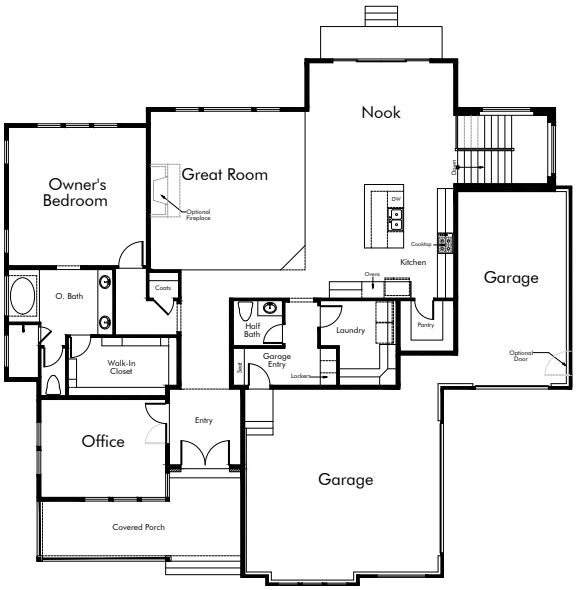


Customize this plan





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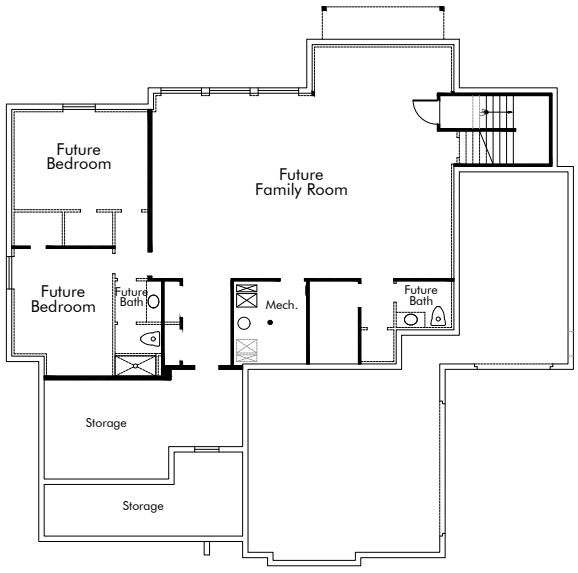


Alexandria

(Mining)

Total finished sq. ft.: 2,443
Total unfinished sq. ft.: 2,648 Total sq. ft.: 5,091
Bedrooms: 1 Bathrooms: 1 1/2
Width: 70'-0" Depth: 65'-0"

Customize this plan



Exclusive to Platinum Package

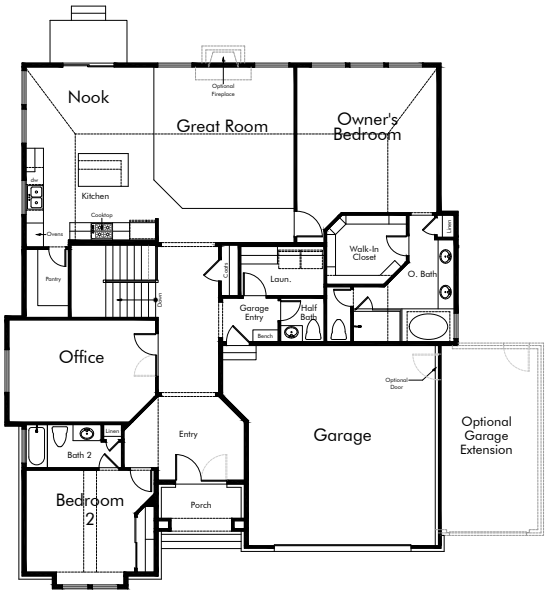
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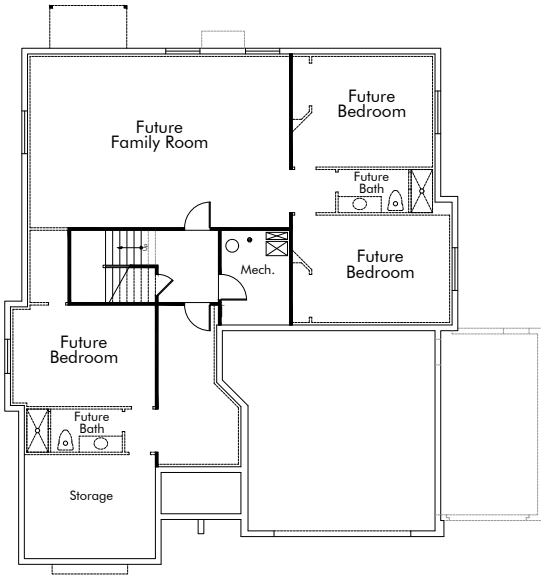


Raleigh

(Traditional)

Total finished sq. ft.: 2,330
Total unfinished sq. ft.: 2,213 Total sq. ft.: 4,543
Bedrooms: 2 Bathrooms: 2 1/2
Width: 53'-0" Depth: 61'-6"





Customize this plan

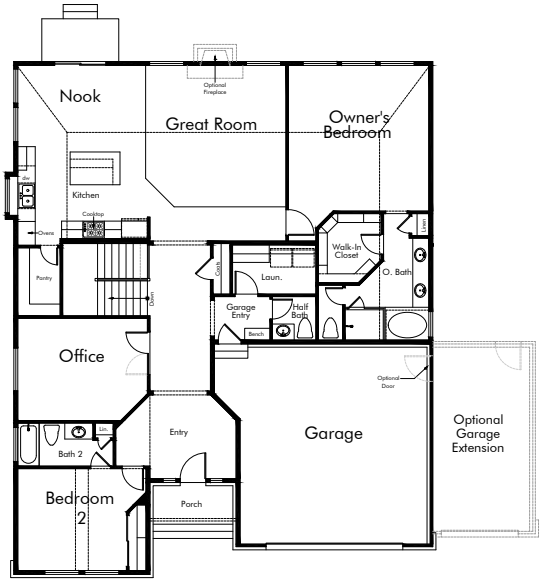
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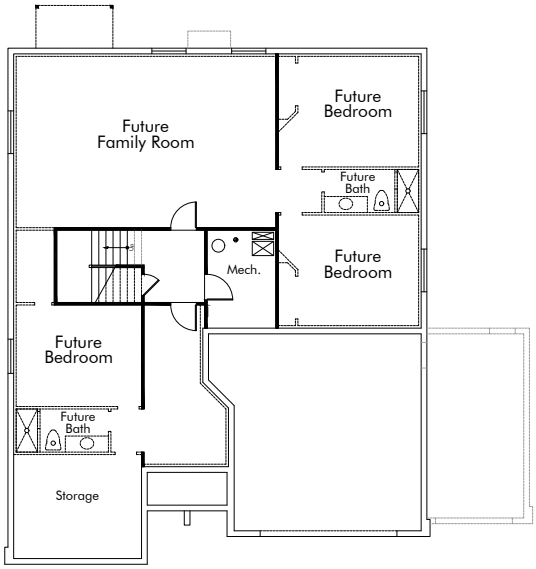


Murano

(Traditional)

Total finished sq. ft.: 2,259
Total unfinished sq. ft.: 2,159 Total sq. ft.: 4,418
Bedrooms: 2 Bathrooms: 2 1/2
Width: 49'-0" Depth: 60'-5"





Customize this plan

Exclusive to Platinum Package

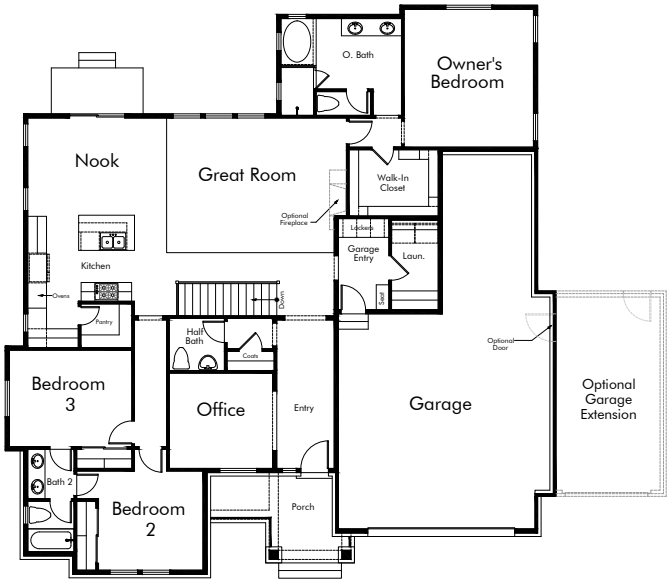
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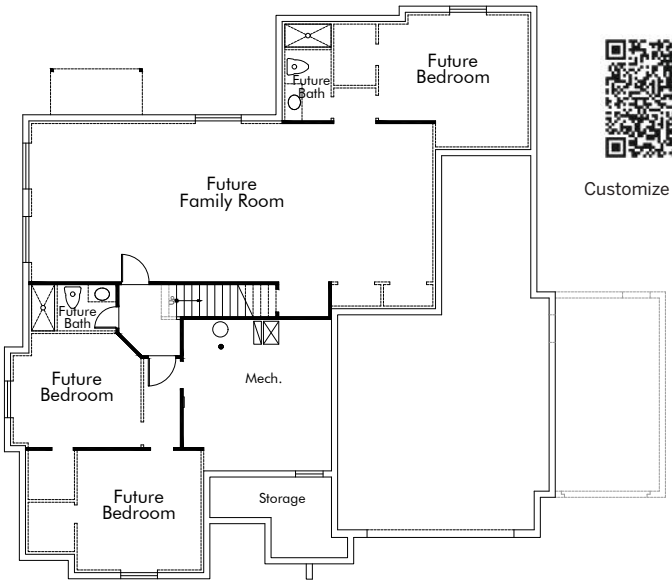
Flagstaff

(Farmhouse)

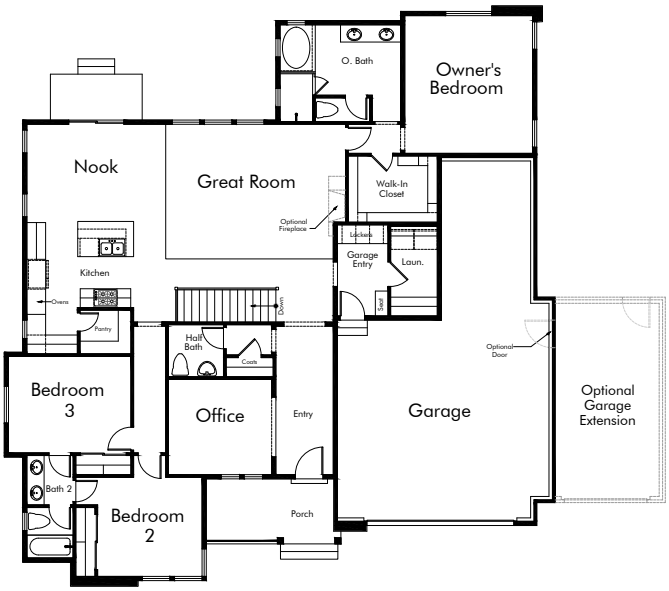
Total finished sq. ft.: 2,234
Total unfinished sq. ft.: 2,276 Total sq. ft.: 4,510
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 62'-5"



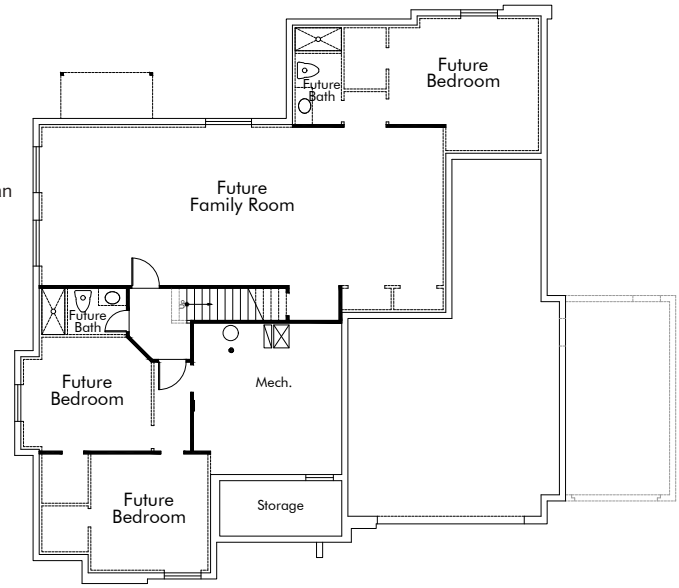
Customize this plan



Exclusive to Platinum Package



Customize this plan



Exclusive to Platinum Package



Flagstaff

(Mining)

Total finished sq. ft.: 2,234
Total unfinished sq. ft.: 2,243 Total sq. ft.: 4,477
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 63'-0"

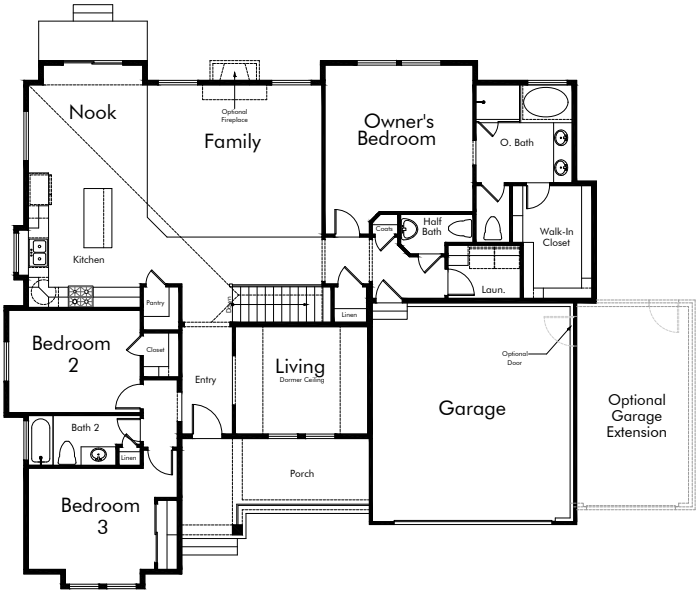
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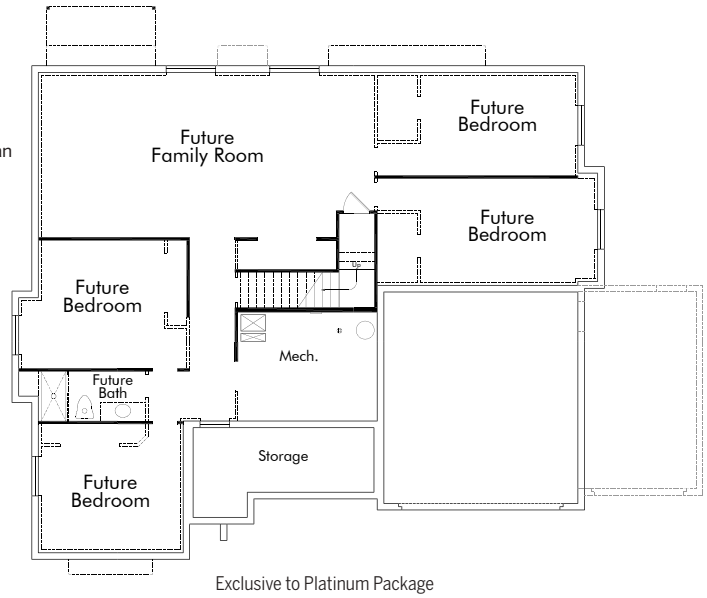
Carlisle

(Prairie)

Total finished sq. ft.: 2,106
Total unfinished sq. ft.: 2,168 Total sq. ft.: 4,274
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 53'-6"



Customize this plan



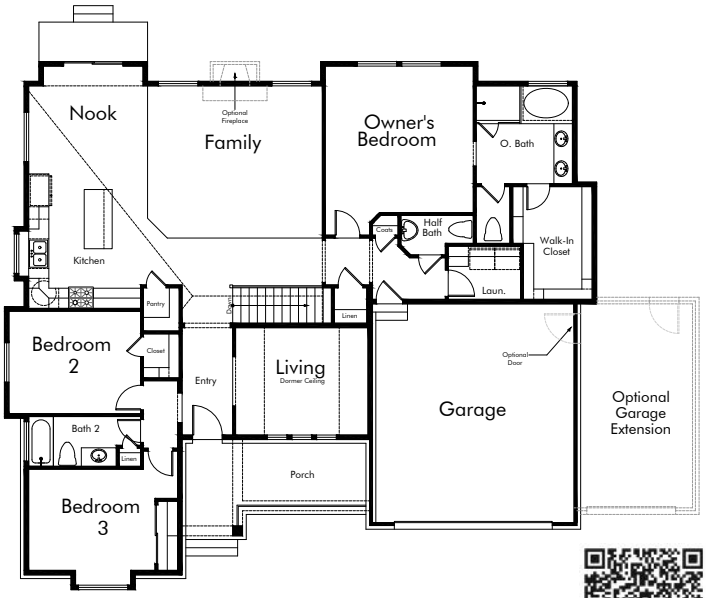
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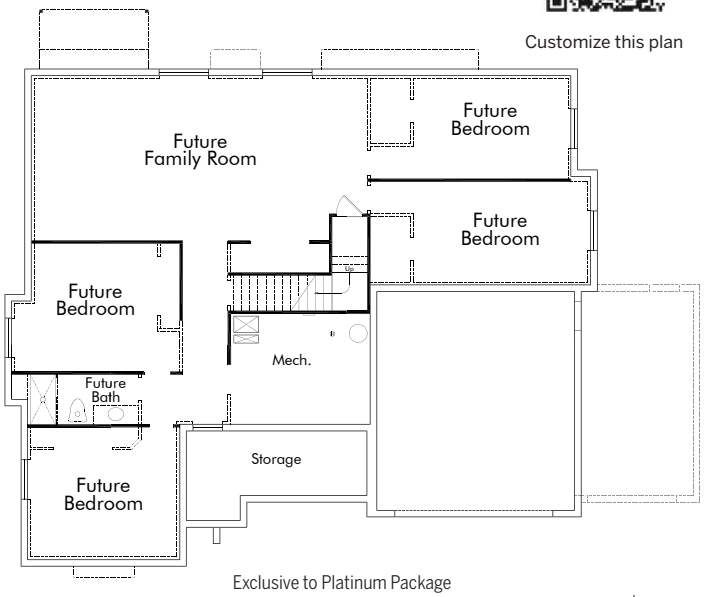
Carlisle

(Traditional)

Total finished sq. ft.: 2,103
Total unfinished sq. ft.: 2,174 Total sq. ft.: 4,277
Bedrooms: 3 Bathrooms: 2 1/2
Width: 60'-0" Depth: 53'-6"



Customize this plan



Exclusive to Platinum Package

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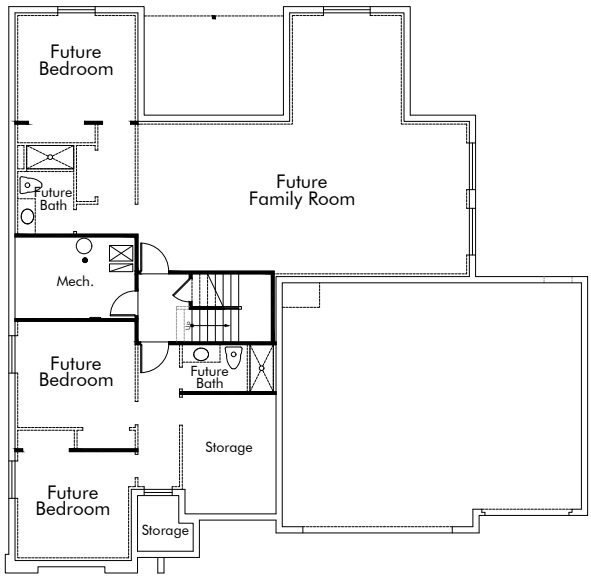


DaVinci

(Traditional)

Total finished sq. ft.: 2,068
Total unfinished sq. ft.: 2,021 Total sq. ft.: 4,089
Bedrooms: 3 Bathrooms: 2 1/2
Width: 62'-0" Depth: 60'-8"





Customize this plan

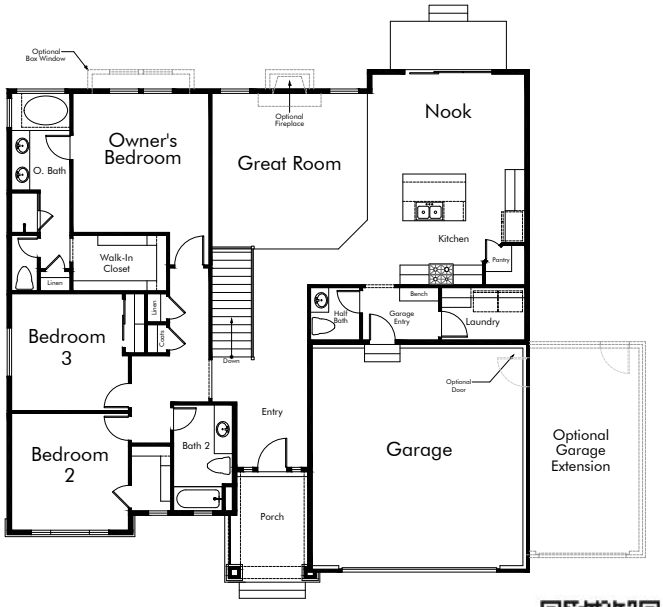
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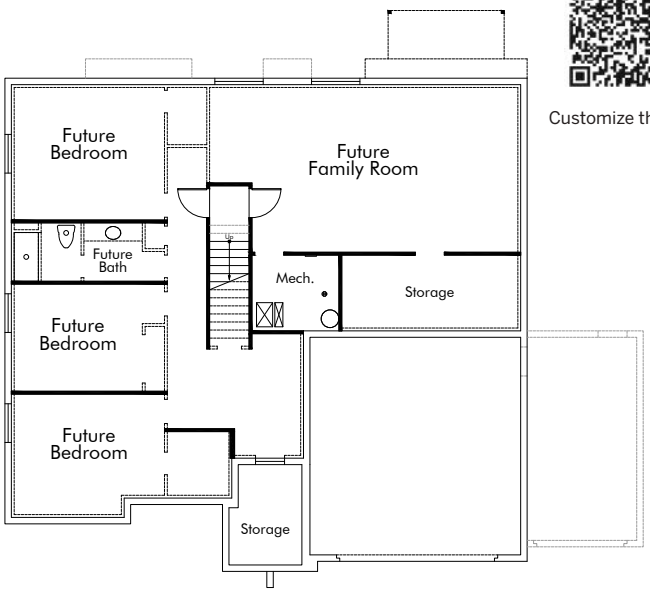


Wembley

(Prairie)

Total finished sq. ft.: 2,030
Total unfinished sq. ft.: 2,059 Total sq. ft.: 4,089
Bedrooms: 3 Bathrooms: 2 1/2
Width: 54'-0" Depth: 53'-0"





Customize this plan

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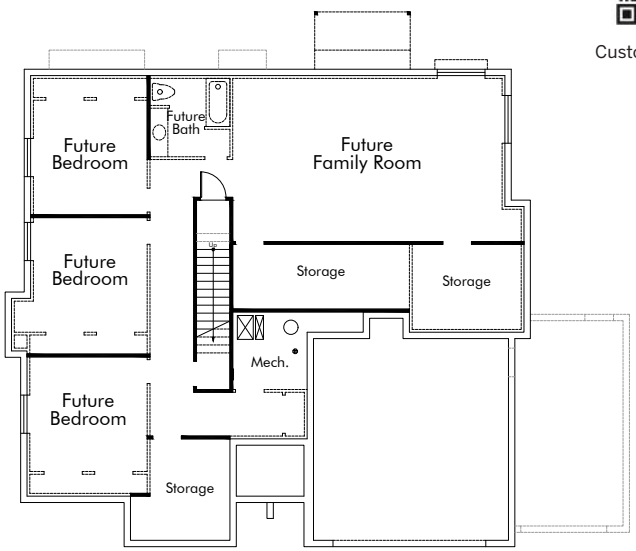


Monterey

(Traditional)

Total finished sq. ft.: 2,019
Total unfinished sq. ft.: 1,987 Total sq. ft.: 4,006
Bedrooms: 3 Bathrooms: 2 1/2
Width: 55'-0" Depth: 52'-0"





Customize this plan

Exclusive to Platinum Package



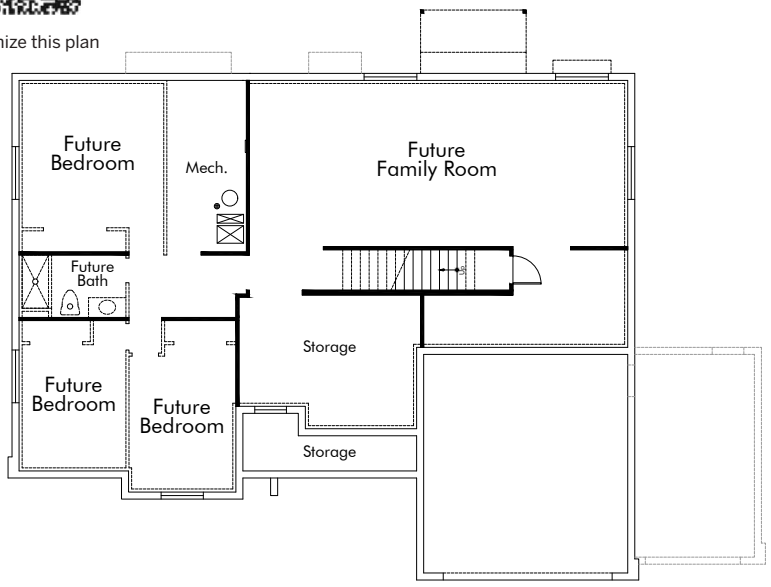
Tivoli

(Traditional)

Total finished sq. ft.: 1,977
Total unfinished sq. ft.: 2,038 Total sq. ft.: 4,015
Bedrooms: 3 Bathrooms: 2 1/2
Width: 59'-0" Depth: 50'-0"



Customize this plan



Available in Platinum and Gold Packages

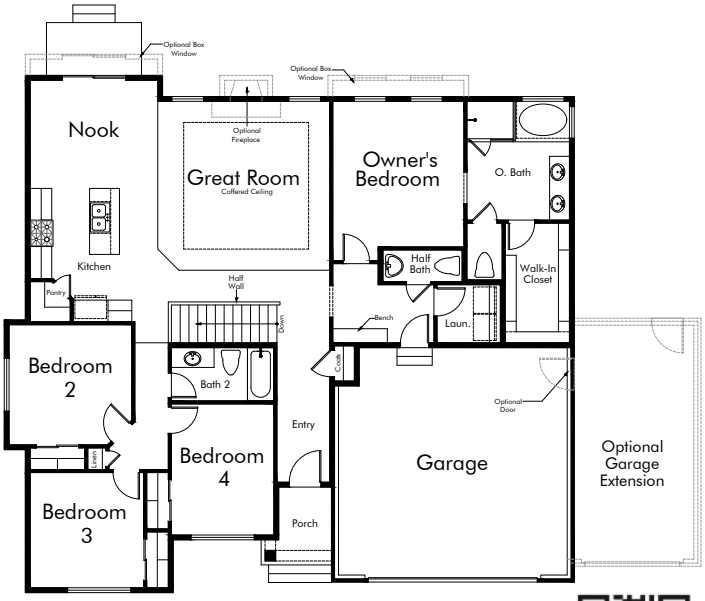
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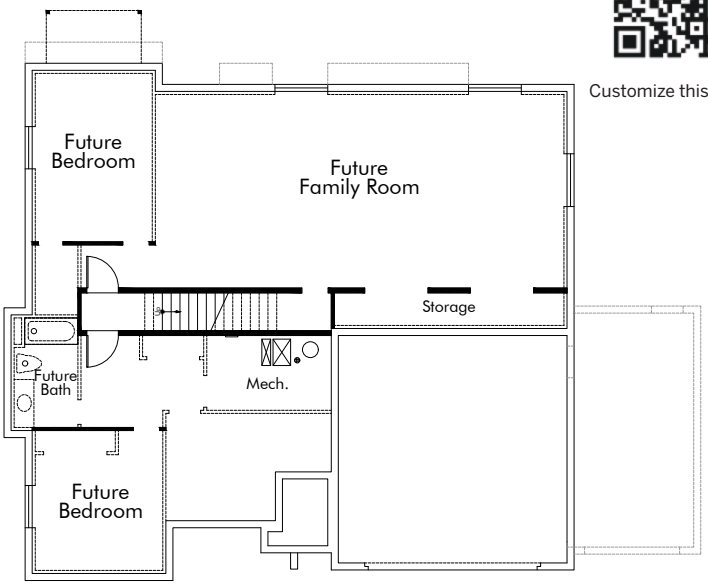
Torino

(Farmhouse)

Total finished sq. ft.: 1,905
Total unfinished sq. ft.: 1,841 Total sq. ft.: 3,746
Bedrooms: 4 Bathrooms: 2 1/2
Width: 54'-0" Depth: 49'-0"



Customize this plan



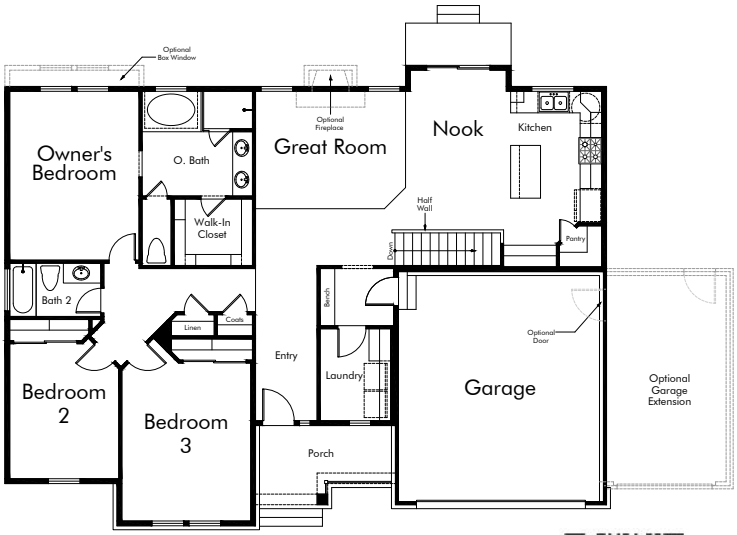
Available in Platinum and Gold Packages



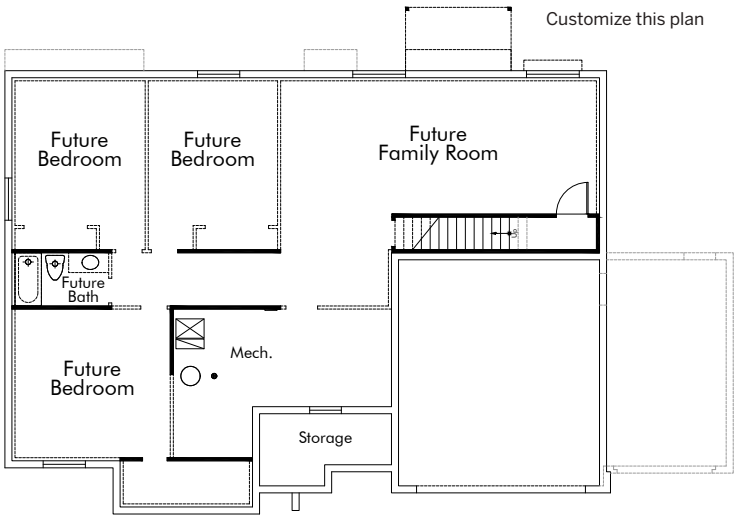
Savannah

(Traditional)

Total finished sq. ft.: 1,775
Total unfinished sq. ft.: 1,807 Total sq. ft.: 3,582
Bedrooms: 3 Bathrooms: 2
Width: 57'-0" Depth: 44'-0"



Customize this plan



Available in Platinum and Gold Packages

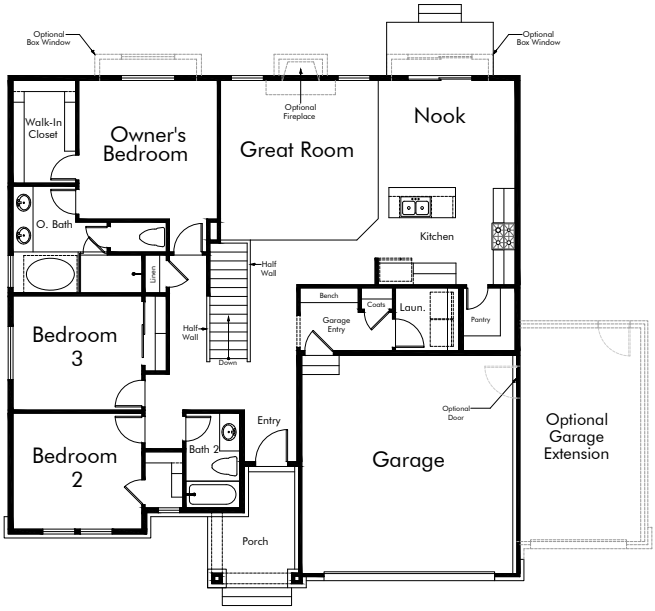
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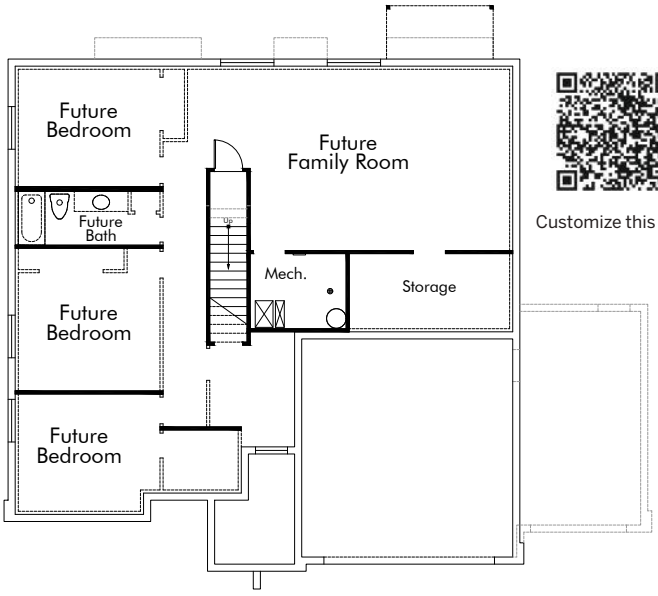


Stonebrook

(Traditional)

Total finished sq. ft.: 1,687
Total unfinished sq. ft.: 1,745 Total sq. ft.: 3,432
Bedrooms: 3 Bathrooms: 2
Width: 48'-0" Depth: 48'-0"





Customize this plan

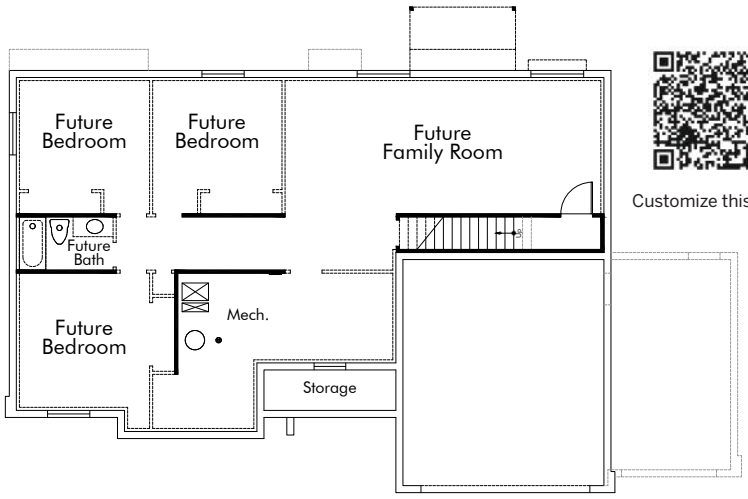
Available in Platinum and Gold Packages

Carmel

(Farmhouse)

Total finished sq. ft.: 1,571
Total unfinished sq. ft.: 1,579 Total sq. ft.: 3,150
Bedrooms: 3 Bathrooms: 2
Width: 57'-0" Depth: 42'-0"





Customize this plan

Available in Platinum and Gold Packages

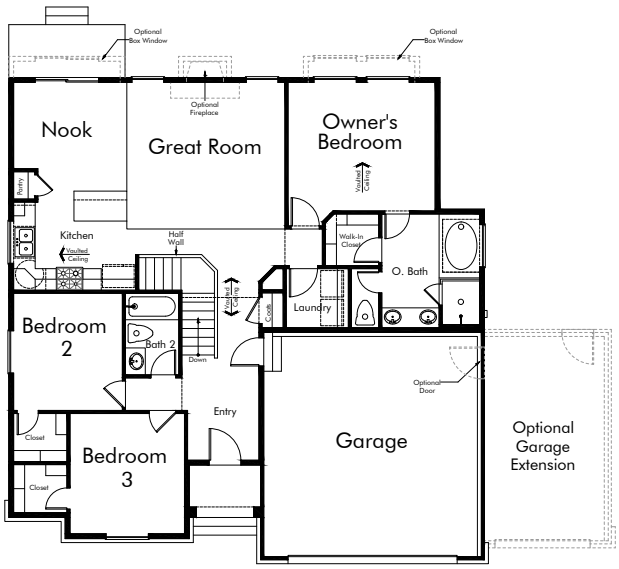
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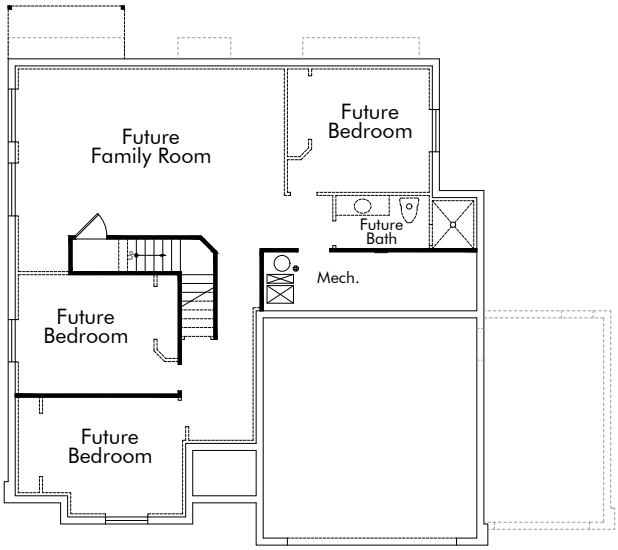


Monaco

(Traditional)

Total finished sq. ft.: 1,459
Total unfinished sq. ft.: 1,449 Total sq. ft.: 2,908
Bedrooms: 3 Bathrooms: 2
Width: 45'-0" Depth: 46'-0"





Customize this plan

Available in Platinum and Gold Packages



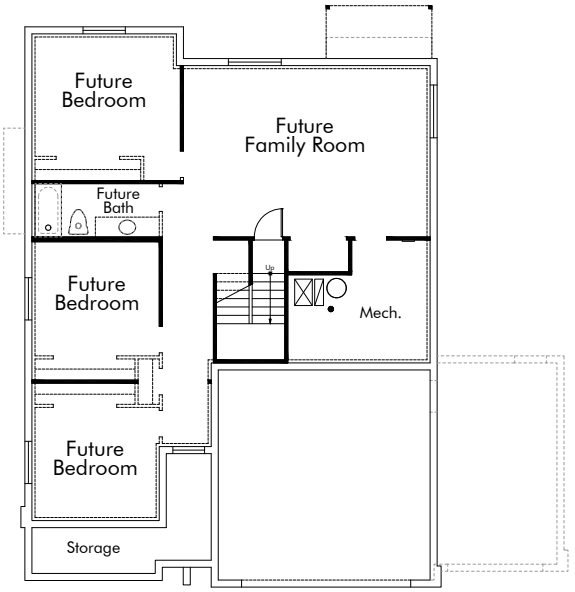


Avignon

(Traditional)

Total finished sq. ft.: 1,433
Total unfinished sq. ft.: 1,541 Total sq. ft.: 2,974
Bedrooms: 3 Bathrooms: 2
Width: 39'-0" Depth: 53'-0"





Customize this plan

Available in Platinum and Gold Packages

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HOME WARRANTY

With one of the best home warranties in the industry, Ivory Homes offers customers peace of mind with a warranty that covers:

1-YEAR: Materials and Workmanship

2-YEARS: Mechanical, Electrical, and Plumbing Systems

10-YEARS: Structural

"Taking care of our customers after they move in has led to many happy Ivory homeowners. We work hard every day to live up to our motto – we care about your home today and its value tomorrow."

- Liz Wolfgramm, Customer Care Manager



EVERY IVORY SIGNATURE HOME IS WI-FI AND SMART HOME READY

Enjoy the convenience of having a home that's pre-wired and ready for new home automation, from additional Wi-Fi access points to doorbell cameras. We recommend several Smart Home options below. See sales consultants for details.

Whole-House Connectivity

Add a Smart Home System to connect all of your devices seamlessly through Alarm.com.

Location-based Geo-Services

Offering responsiveness based on your location, this add-on feature automatically adjusts your thermostat, sends alerts if you forget to arm your security system and more!

Easy Control

Manage your wired home from your favorite smart device! The Smart Home System powered by Alarm.com allows you to set controls from your Apple, Amazon or Google device.

Smart Thermostat

Set the perfect temperature for your home. Keep it perfect by adjusting your home's temperature from anywhere!

Intelligent Lighting

Schedule when your lights turn on and off based on your schedule.

Smart Locks

Get visibility and control for your home's access points with seamlessly integrated door locks.

Doorbell Camera

Ring at the door? Just glance at your phone to see and speak to anyone who knocks regardless of whether or not you're home.

Upgrade to any of these features:

- Monitored Security System
- Distributed Audio
- Sprinkler System Control
- Video Surveillance
- Garage Door Control



THE HOMEBUYING PROCESS

When you build a new home with Ivory Homes, our experienced team is beside you every step of the way.

PLANNING

- Initial Deposit
- Loan Application
- Color Selection
- Pre-Construction Meeting and Construction Deposit

CONSTRUCTION

- Permits & Engineering
- Construction Begins
- Intermediate Walk-through
- Final Inspection (City / Bank / Ivory Homes)
- New Home Orientation (At least two days before closing)

CLOSING

- Closing at Title Company
- Recording
- **MOVE IN!** (Keys are available after recording)

WARRRANTY

- Every Ivory Home comes with a 10-year limited home warranty, one of the best in the industry.



"Our impeccable satisfaction rate boils down to our ability to turn the process of building a home from overwhelming to gratifying. With so many combined years of experience building semi-custom homes, nobody has the process down like our team. We get excited about showing our clients how to make a process that seems so full of moving parts a fun journey that leaves them with exactly what they set out to create. Our team of expert planners, designers and builders will work hard to create a stress-free experience from your initial meeting, the design and construction process to the finishing details."

- John Cahoon, Area Manager

EXTRAORDINARY SERVICES

We will help you sell your existing home and conveniently secure a mortgage with great rates and reduced fees.

MOMENTUMLOANS

Lower Costs. Better Rates.

Momentum offers great rates to their customers. Low rates are part of their DNA, but Momentum is more than just great rates. They make your loan process so easy you will want to come back and do another! See what they have to offer at www.momentumloans.com. NMLS#1606597

*Fast Credit Repair**

We don't want anything standing between you and your new home. That's why Ivory works with great partners that offer credit repair for buyers who need help qualifying for or obtaining a better interest rate.

SMART MOVE GUARANTEE

*We will help you sell your existing home and save you thousands.**

Smart Move Guarantee picks the top realtor in your area, giving you the best chance to sell your existing home for the most money and in the least amount of time. The best part is once you've closed on your new home, you'll receive a commission refund of up to 3% that can be used toward your new home down payment or closing costs.

** Each company provides services independent of Ivory Homes and these services may change without notice. Please see an Ivory Sales Consultant for information about these service providers.*

EQUAL HOUSING OPPORTUNITY

A HOME FOR EVERYONE

Being Utah's market leader for 34 consecutive years, we have a home design and community for every lifestyle.











Utah's Number One Homebuilder® continues to grow and change with Utah! We have five home design categories: Signature, Collection, Gardens, Cottages and Towns. All these homes have been carefully designed using the expertise of some of the country's most celebrated design and construction experts.

Ivory Homes currently offers more than 200 floor plans across 70 Utah communities. Our award-winning team operates on the core value that our customers deserve the best homes on the market. We incorporate exceptional features and elements that make a home valuable for your lifestyle today while maintaining value for the changing needs of homeowners in the decades to come!

Scan this QR Code to discover all of our home offerings.

IVORYHOMES

Utah's Number One Homebuilder®

EQUAL HOUSING OPPORTUNITY

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970 E. Woodoak Lane
Salt Lake City, Utah 84117
Phone: 801-747-7000

Davis County Office and Design Center

1536 N. Woodland Park Dr., Ste. 210
Layton, Utah 84041
Phone: 801-499-5991

Utah County Office and Design Center

3340 N. Center Street
Lehi, Utah 84043
Phone: 801-407-6891

St. George Office and Design Center

1611 E. 2450 S., #4A
St. George, Utah 84790
Phone: 435-986-6900

ivoryhomes.com



Hollow Acres Preliminary Plat and Zone Change Approval Request

April 20, 2022, Development Review Committee Meeting.

Located at 130 North Spanish Fork Parkway, including 5 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes eleven (11) residential lots.

The subject property is zoned R-R Rural Residential and the applicant has requested a Zone Change to the R-1-12 Residential zone.

Key Issues

1. Utilities.
2. Street Configuration.
3. General Plan designation.
4. Improvements.

Recommendation

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

Findings

1. That the application conforms to the City's General Plan designation and Zoning Map.

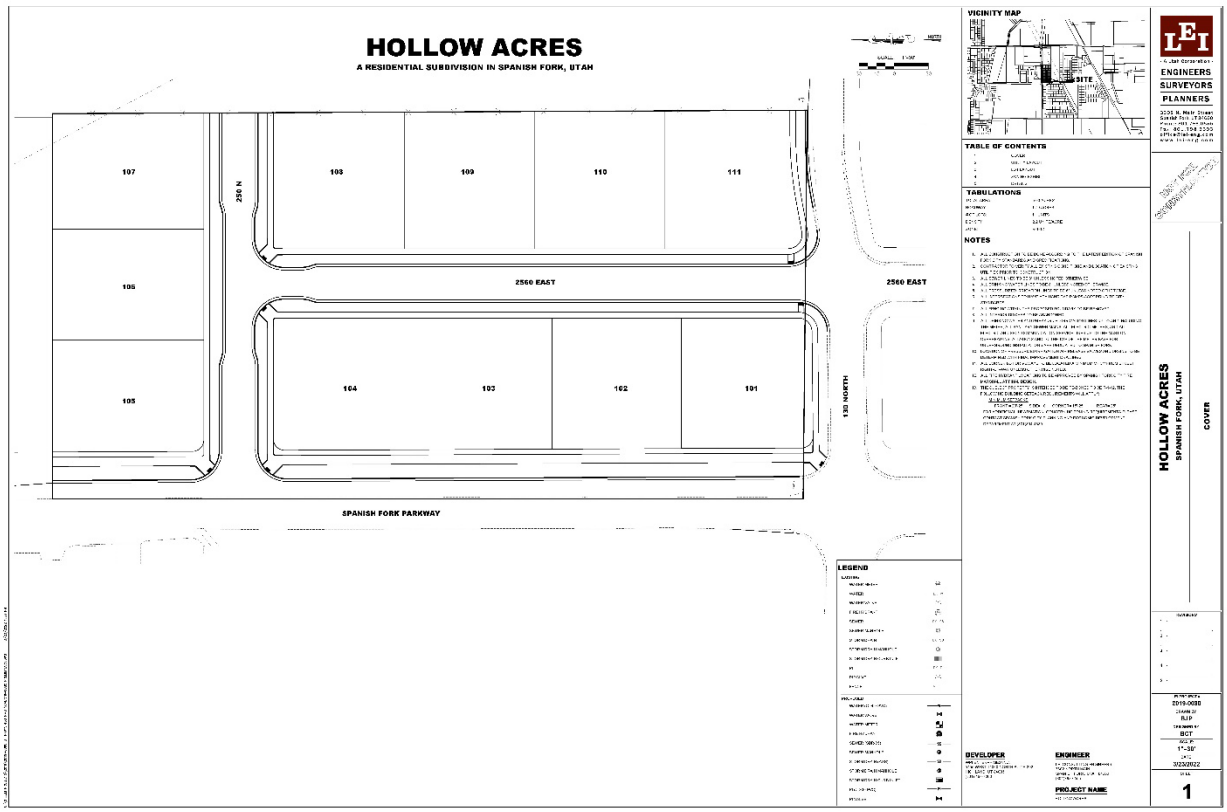
Conditions

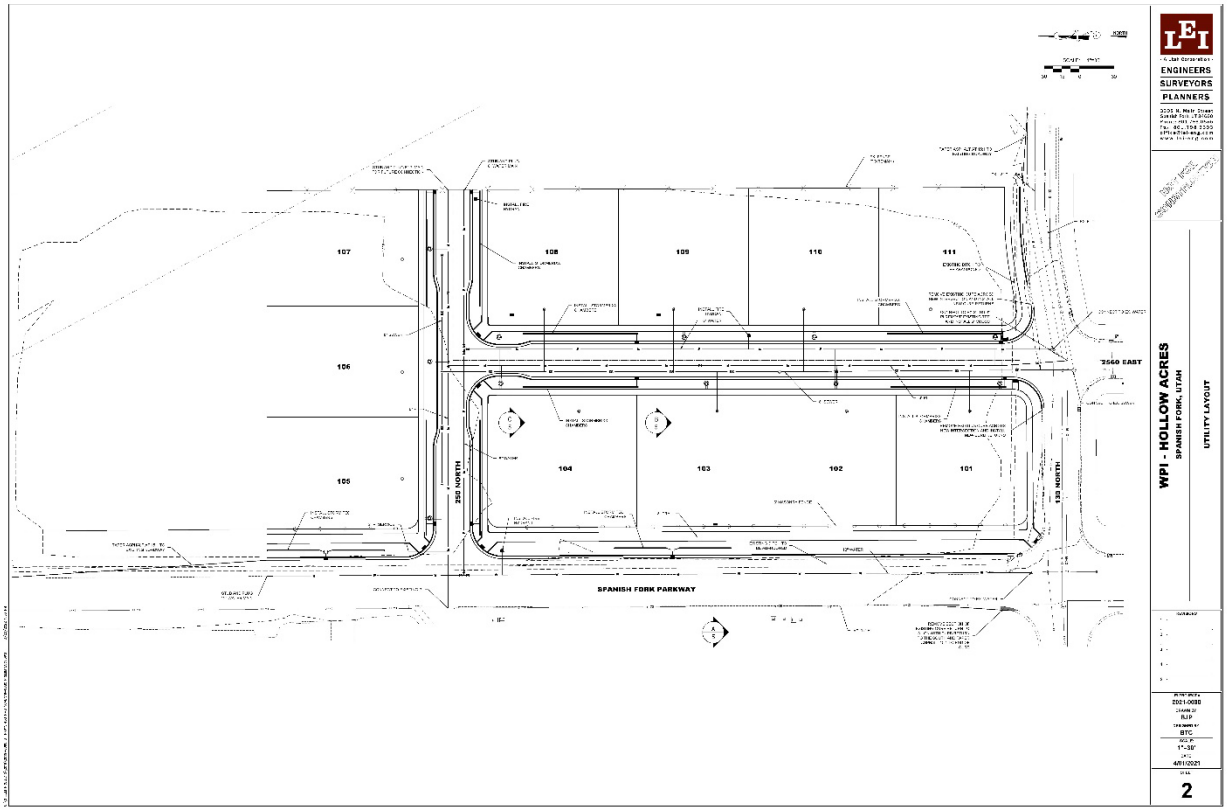
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

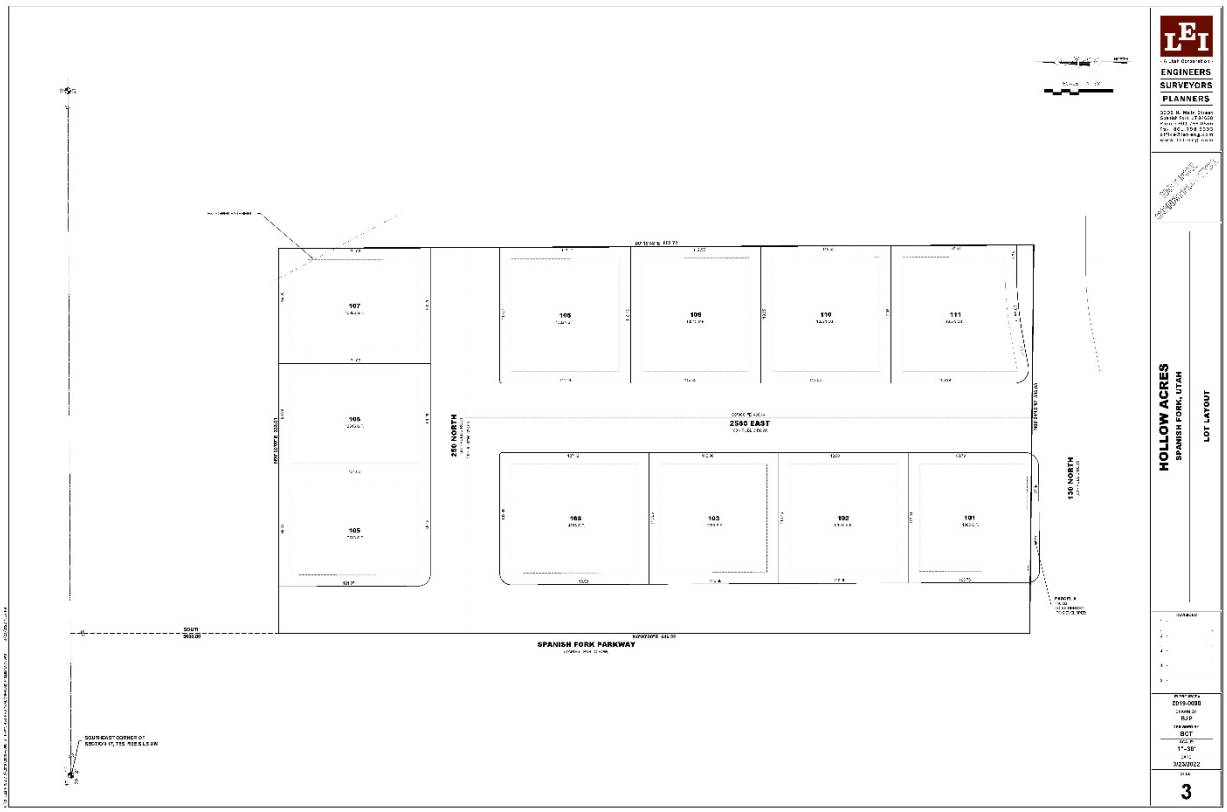
Exhibits

1. Preliminary Plat.
2. Proposed Zone Change.

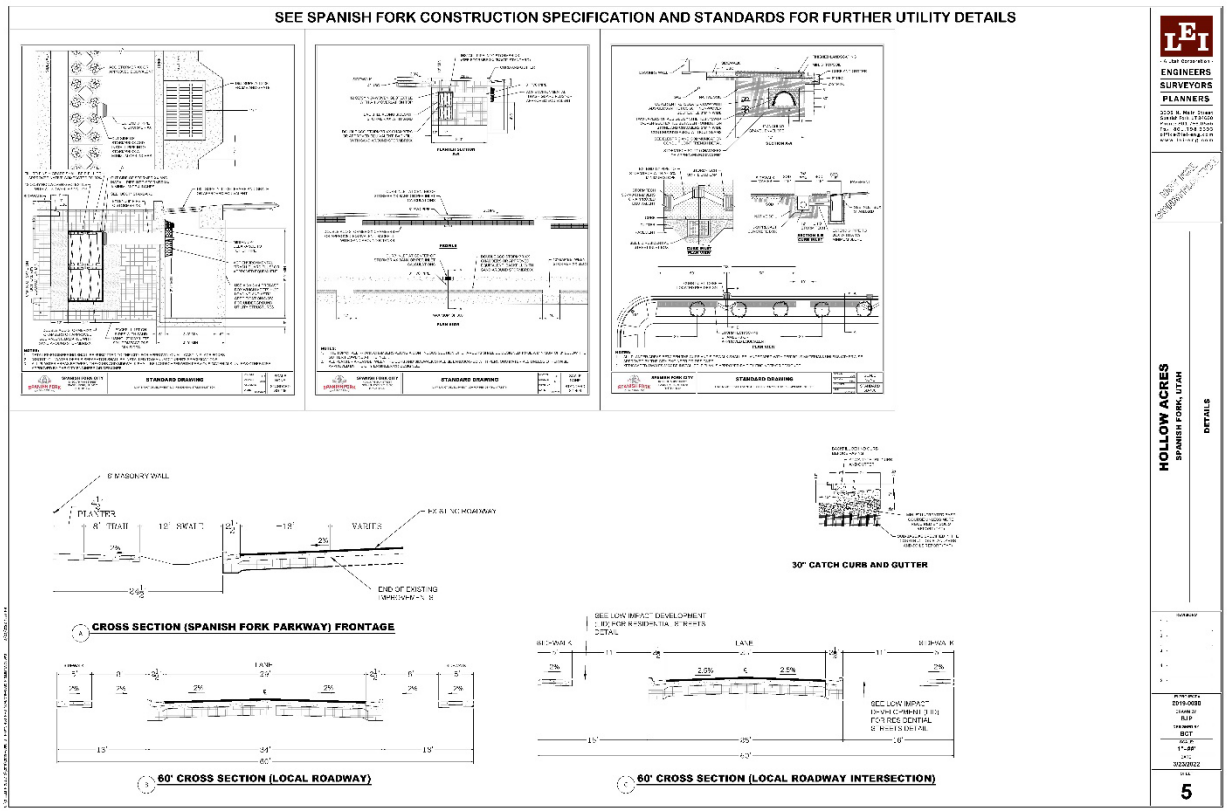
Exhibit 1


HOLLOW ACRES
A RESIDENTIAL SUBDIVISION IN SPANISH FORK, UTAH
VICINITY MAP
SITE
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TABULATIONS
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2560 EAST
130 NORTH
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LEGEND
DEVELOPER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
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ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
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150 NORTH
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LEI
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
REZONING EXHIBIT
2560 EAST
130 NORTH
SPANISH FORK PARKWAY
4

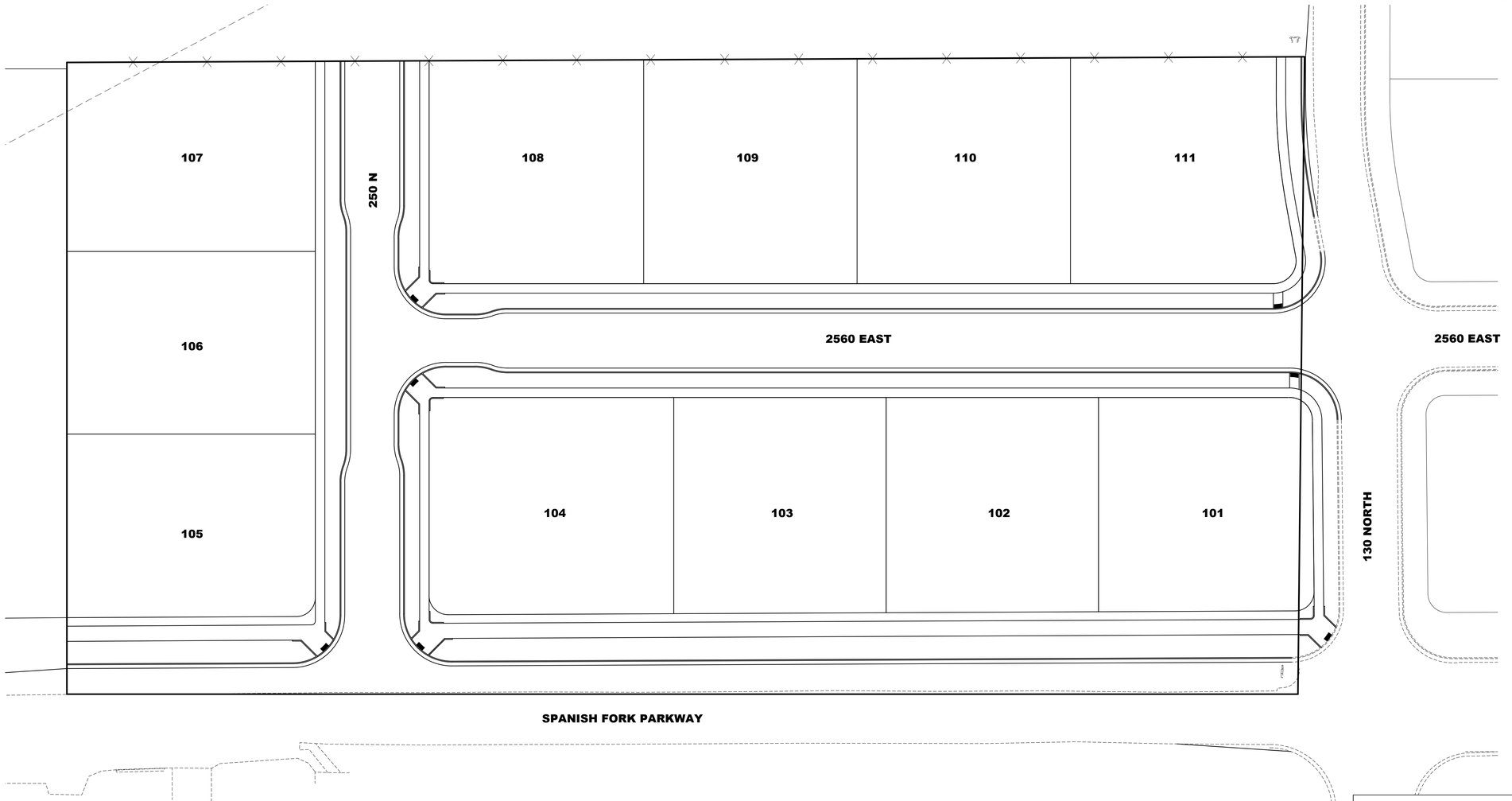

SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS
STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
8' MASONRY WALL
PLANTER
8' TRAIL
12' SWALE
VARIES
2%
END OF EXISTING IMPROVEMENTS
A CROSS SECTION (SPANISH FORK PARKWAY) FRONTAGE
30" CATCH CURB AND GUTTER
SEE LOW IMPACT DEVELOPMENT DETAIL FOR RESIDENTIAL STREETS DETAIL
LANE
2.5%
2.5%
SEE LOW IMPACT DEVELOPMENT DETAIL FOR RESIDENTIAL STREETS DETAIL
B 60' CROSS SECTION (LOCAL ROADWAY)
C 60' CROSS SECTION (LOCAL ROADWAY INTERSECTION)
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
DETAILS
5


Hollow Acres Zone Change
N
1" = 95 Ft
Legend
No
Yes
Spanish Fork Boundary
Wyndsong_Zone_Change
Hollow Acres Zone Change 2
Print Date: 4/1/2022
SPANISH FORK
PRIDE & PROGRESS
Spanish Fork City GIS
40 South Main St
Spanish Fork, UT 84660
GIS Phone Numbers;
(801) 804-4571 (Administrator)
(801) 804-4570 (Intern)
(801) 804-4572 (Intern)
Disclaimer: Spanish Fork City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Spanish Fork City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.
305 N
A-E
287 N
254 N
2470 E
236 N
R-1-12
200 N
212 N
2472 E
175 N
R-R
130 N
Spanish Fork Pkwy
From: R-R
To: R-1-12
R-R
130 N
R-1-12
130 N
2560 E
Path: C:\GIS\0_Map_Projects\Staff Report Map.aprx


ZONE TO CHANGE FROM R-R TO R-1-12
2860 EAST
130 NORTH
SPANISH FORK PARKWAY
LEI
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
RE-ZONING EXHIBIT
4

HOLLOW ACRES

A RESIDENTIAL SUBDIVISION IN SPANISH FORK, UTAH



VICINITY MAP

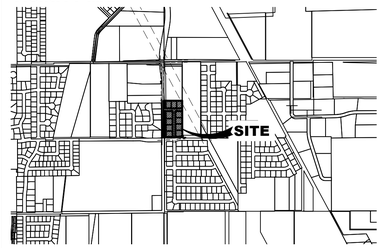


TABLE OF CONTENTS

1	COVER
2	UTILITY LAYOUT
3	LOT LAYOUT
4	ZONING EXHIBIT
5	DETAILS

TABULATIONS

TOTAL AREA:	5.00 ACRES
ROADWAY:	1.70 ACRES
# OF LOTS:	11 UNITS
DENSITY:	2.2 UNITS/ACRE
ZONE:	R-1-12

NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL SEWER LINES TO BE 8" UNLESS NOTED OTHERWISE.
4. ALL DRINKING WATER LINES TO BE 8" UNLESS NOTED OTHERWISE.
5. ALL PRESSURIZED IRRIGATION LINES TO BE 6" UNLESS NOTED OTHERWISE.
6. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
7. ALL FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
8. ALL INTERIOR DITCHES TO BE ABANDONED.
9. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN 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.
10. LOCATION OF PRESSURIZED IRRIGATION AIR RELEASE VALVES AND DRAINS TO BE DETERMINED WITH FINAL IMPROVEMENT DRAWINGS.
11. ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
12. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY SPANISH FORK CITY FIRE MARSHALL AT FINAL DESIGN.
13. THE SUBJECT PROPERTY IS INTENDED TO BE RE-ZONED TO BE R-1-12. THE FOLLOWING BUILDING SETBACK REQUIREMENTS WILL APPLY:

    MINIMUM SETBACKS

    FRONT = 20'-25' SIDE= 10' CORNER= 15'-25' REAR= 25'

    FOR ADDITIONAL INFORMATION CONCERNING ZONING REQUIREMENTS PLEASE CONTACT SPANISH FORK CITY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT AT (801)804-4580.

LEGEND

EXISTING	
WATER METER	
WATER	EX–W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX–SS
SEWER MANHOLE	
STORM DRAIN	EX–SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX–PI
PI VALVE	
FENCE	X

PROPOSED	
WATER (C-900 PVC)	W
WATER VALVE	
WATER METER	
FIRE HYDRANT	
SEWER (SDR-35)	SS
SEWER MANHOLE	
STORM DRAIN (ADS)	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI (C-900 PVC)	PI
PI VALVE	

DEVELOPER

WPI ENTERPRISES INC.
5455 WEST 11000 NORTH SUITE 202
HIGHLAND, UT 84003
(801) 467-7000

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

HOLLOW ACRES

LEI
- 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

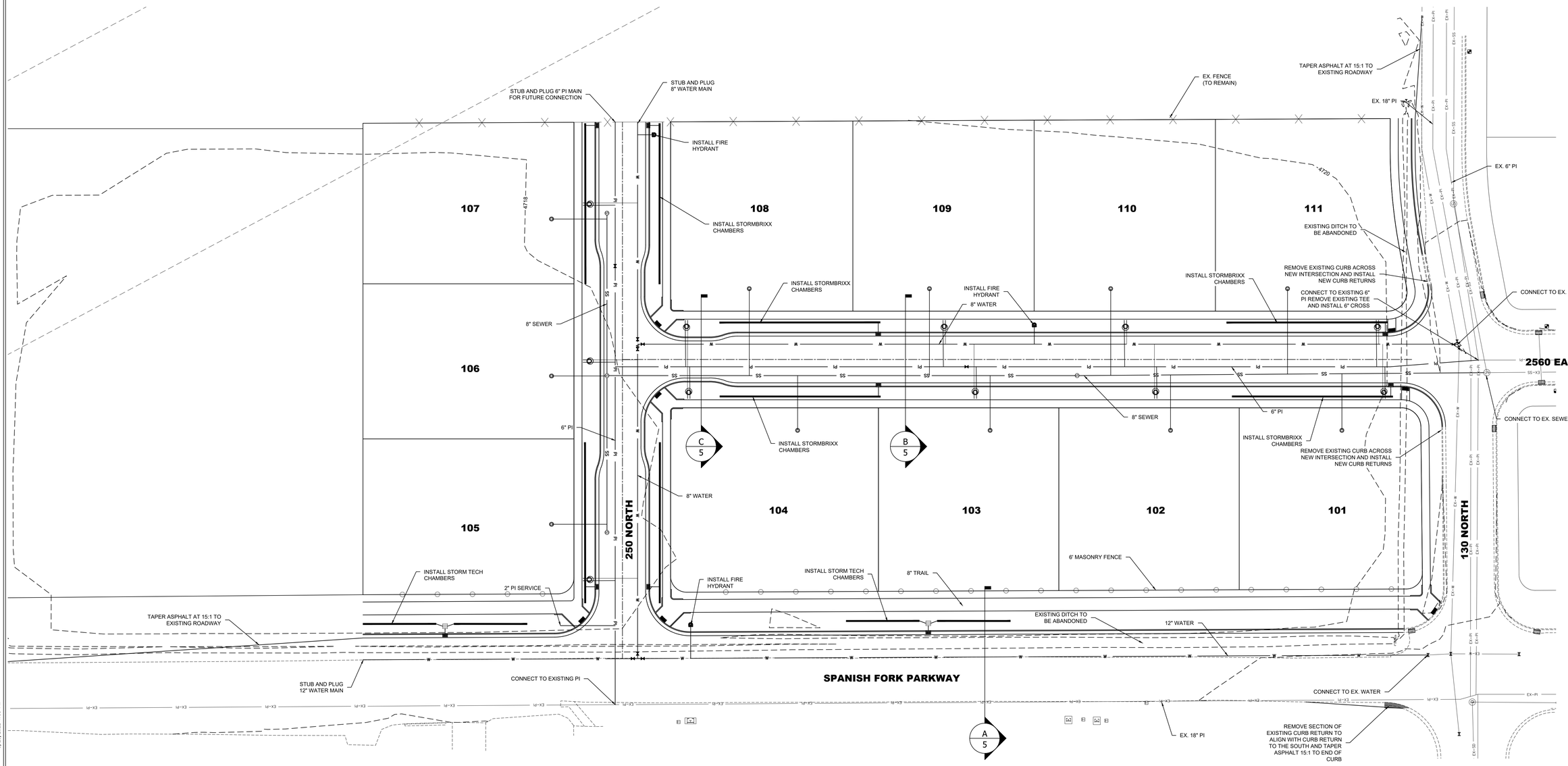
NOT FOR CONSTRUCTION

HOLLOW ACRES
SPANISH FORK, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0080
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 3/23/2022
SHEET: 1

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office@lei-eng.com
www.lei-eng.com

NOT FOR CONSTRUCTION

WPI - HOLLOW ACRES

SPANISH FORK, UTAH

UTILITY LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2021-0080
DRAWN BY: BJP
DESIGNED BY: BTC
SCALE: 1"=30'
DATE: 4/01/2021

SHEET 2

G:\0_LEI PROJECTS\2019\2019-0080 SF PKWY, 400 N-SF\CAD\11-0080 PRELIMINARY.DWG 3/23/2022 1:53 PM

NORTH

SCALE: 1"=30'

EX. POWER EASEMENT

S0°15'48"E 652.72

107	108	109	110	111
13095 S.F.	13324 S.F.	13313 S.F.	13371 S.F.	13379 S.F.
131.02	113.14	112.55	112.55	108.51
99.65	115.51	118.03	116.55	118.06
100.25				L=59.03
				19.38
				27.77
111.14	112.55	112.55	106.99	

106	105	168	103	102	101
12616 S.F.	12613 S.F.	14718 S.F.	12735 S.F.	12678 S.F.	11968 S.F.
131.02	131.02	127.02	112.00	112.00	100.79
96.29	96.73	102.49	113.96	113.45	112.94
96.29	86.18				37.44
					35.07
	121.07	118.98	112.00	112.00	103.73

N90°00'00"E 333.01

S0°00'00"E 490.04

2560 EAST
(60' - PUBLIC ROW)

250 NORTH
(60' - PUBLIC ROW)
N90°00'00"W 333.05

N89°24'15"W 336.03

130 NORTH
(60' - PUBLIC ROW)

PARCEL A
740 S.F.
TO BE DEEDED
TO DEVELOPER

SOUTH
5698.80

N0°00'00"E 649.22

SPANISH FORK PARKWAY
(VARIES - PUBLIC ROW)

SOUTHEAST CORNER OF
SECTION 17, T8S, R3E S.LB.&M

16 21 / 17 20

LEI
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SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
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office@lei-eng.com
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NOT FOR CONSTRUCTION

HOLLOW ACRES
SPANISH FORK, UTAH

LOT LAYOUT

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0080
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=30'
DATE: 3/23/2022

SHEET 3

N:\0_LEI PROJECTS\2019\2019-0080 SF PKWY, 400 N-SF\CAD\\19-0080 PRELIMINARY.DWG 3/23/2022 1:53 PM

NORTH

SCALE: 1"=60'

60 30 0 60



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NOT FOR CONSTRUCTION

HOLLOW ACRES

SPANISH FORK, UTAH

RE-ZONING EXHIBIT

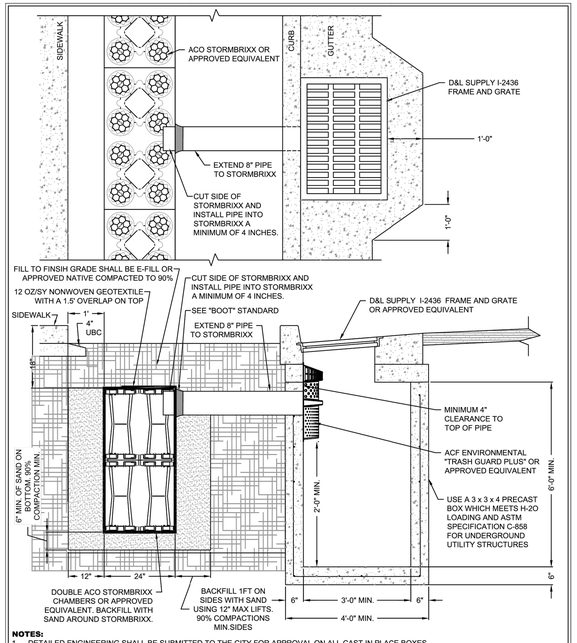
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2 -
3 -
4 -
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DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=60'
DATE: 3/23/2022

SHEET 4

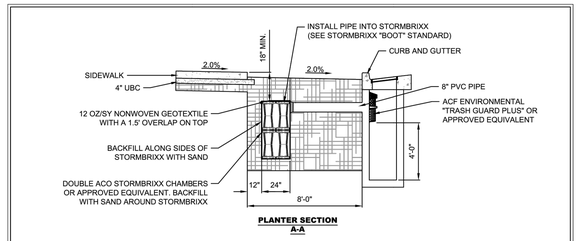
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SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

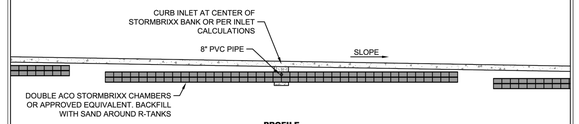


NOTES:
1. DETAILED ENGINEERING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL ON ALL CAST IN PLACE BOXES.
2. "SNOUT" OIL-WATER-DEBRIS SEPARATOR SHALL BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS.
3. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

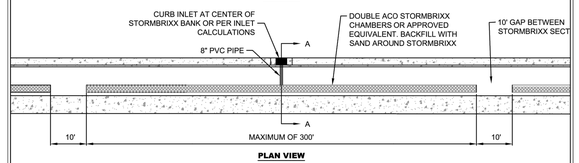
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	LOW IMPACT DEVELOPMENT (LID) RESIDENTIAL STREET INLET BOX	DESIGN: MHC	STANDARD SD-405
		REVISION:	
		DATE: 1/18/2020	



PLANTER SECTION A-A



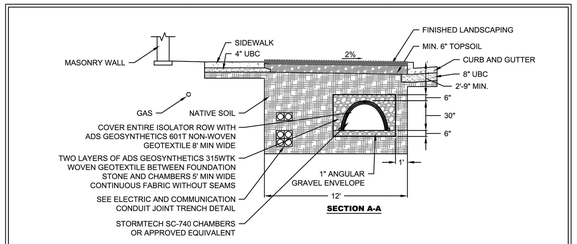
PROFILE



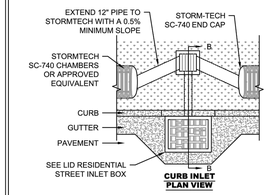
PLAN VIEW

NOTES:
1. THE TOP OF ALL R-TANK CHAMBERS ALONG A CONTINUOUS SECTION OF CHAMBERS SHALL BE DESIGNED TO BE A MINIMUM OF 3" BELOW THE GUTTER FLOWLINE AT THE INLET.
2. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

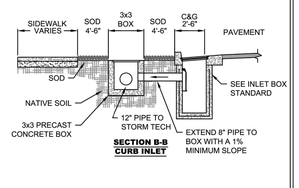
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	LOW IMPACT DEVELOPMENT (LID) FOR RESIDENTIAL STREETS	DESIGN: MHC	STANDARD SD-406
		REVISION:	
		DATE: 10/6/2020	



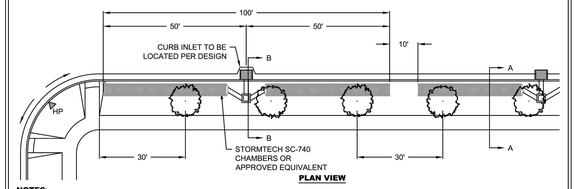
SECTION A-A



CURB INLET PLAN VIEW



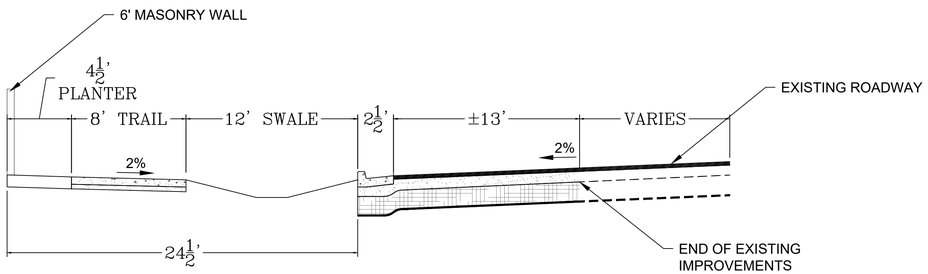
SECTION B-B CURB INLET



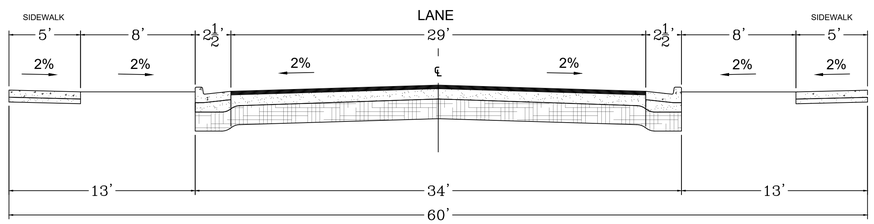
PLAN VIEW

NOTES:
1. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.
2. XERISCAPED SWALES MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.

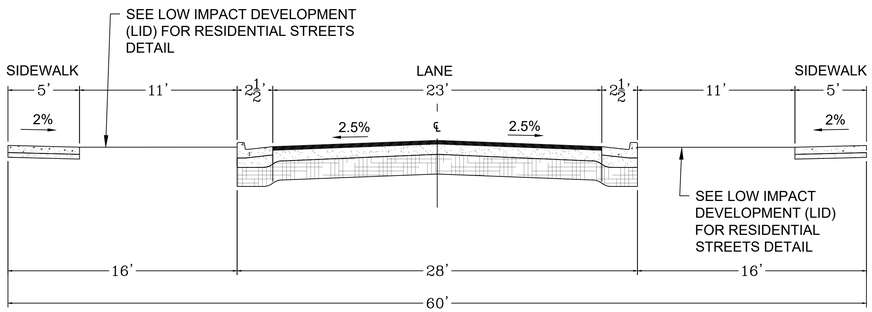
SPANISH FORK CITY	STANDARD DRAWING	DRAWN: JLR	SCALE NONE
40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550	LOW IMPACT DEVELOPMENT (LID) COLLECTOR / ARTERIAL / COMMERCIAL STREET	DESIGN: MHC	STANDARD SD-408
		REVISION:	
		DATE: 6/19/2018	



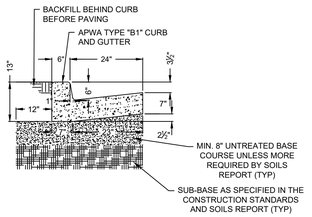
A CROSS SECTION (SPANISH FORK PARKWAY) FRONTAGE



B 60' CROSS SECTION (LOCAL ROADWAY)



C 60' CROSS SECTION (LOCAL ROADWAY INTERSECTION)



30" CATCH CURB AND GUTTER

LEI
- A Utah Corporation -
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3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
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NOT FOR CONSTRUCTION

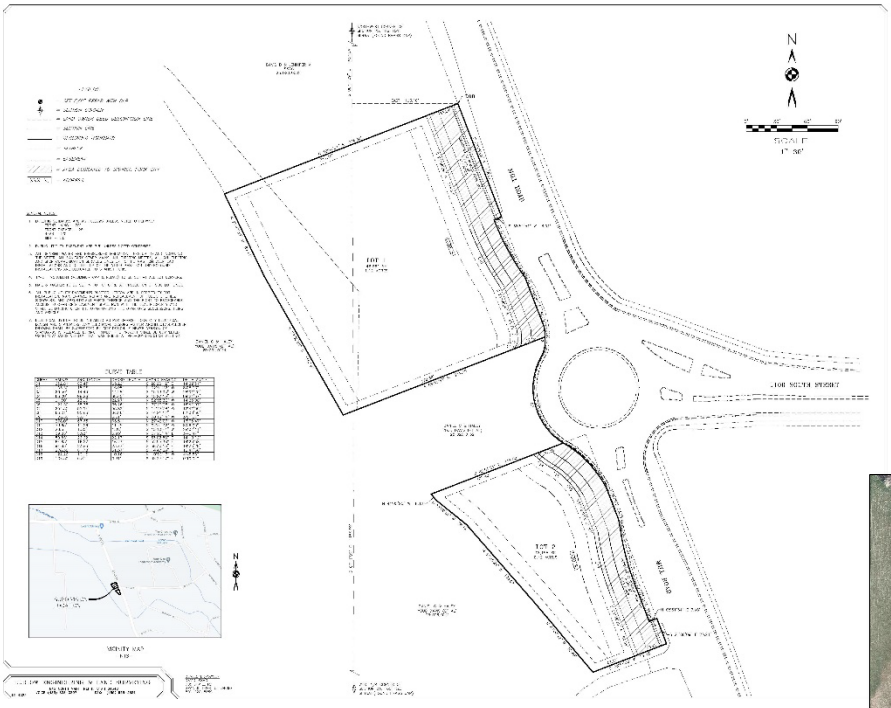
HOLLOW ACRES
SPANISH FORK, UTAH
DETAILS

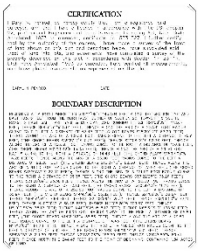
REVISIONS
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2 -
3 -
4 -
5 -

LEI PROJECT #: 2019-0080
DRAWN BY: BJP
DESIGNED BY: BCT
SCALE: 1"=##'
DATE: 3/23/2022

SHEET 5

J:_LEI PROJECTS\2019\2019-0080 SF PKWY, 400 N-SFCA\19-0080 PRELIMINARY.DWG 3/23/2022 1:53 PM









Golden Sage Estates Preliminary Plat Approval Request

April 20, 2022, Development Review Committee Meeting.

Located at 1100 South Mill Road, including 1.54 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes two (2) residential lots.

The subject property is zoned R-15 Residential.

Recommendation

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

Findings

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

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

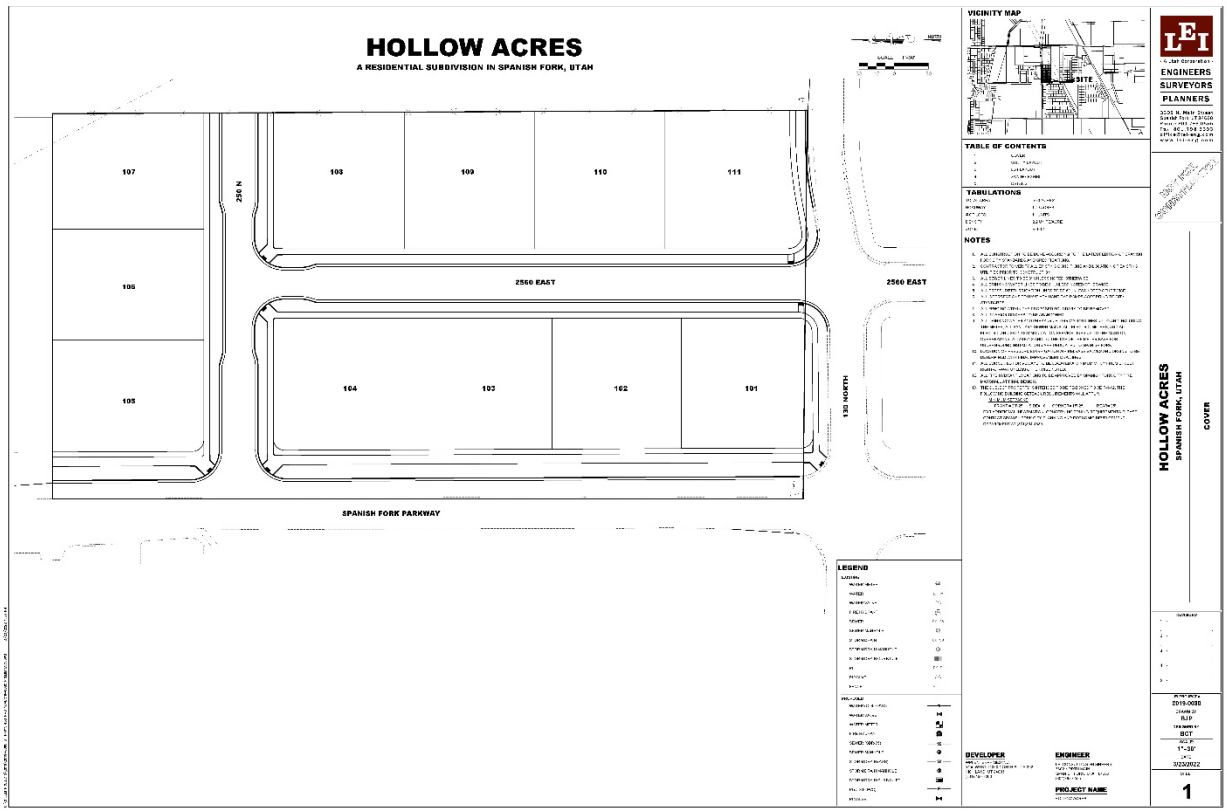
Key Issues

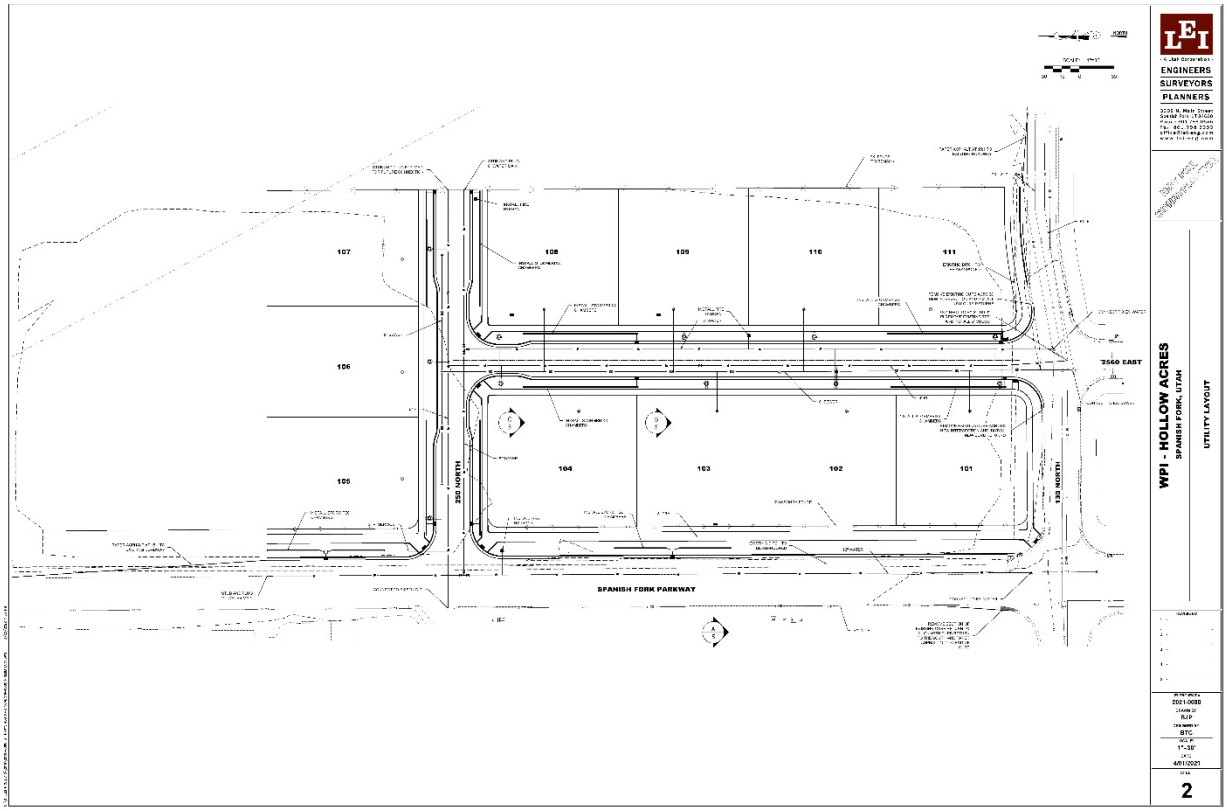
1. Utilities.
2. Access.
3. Fencing.
4. Phasing.
5. Improvements.

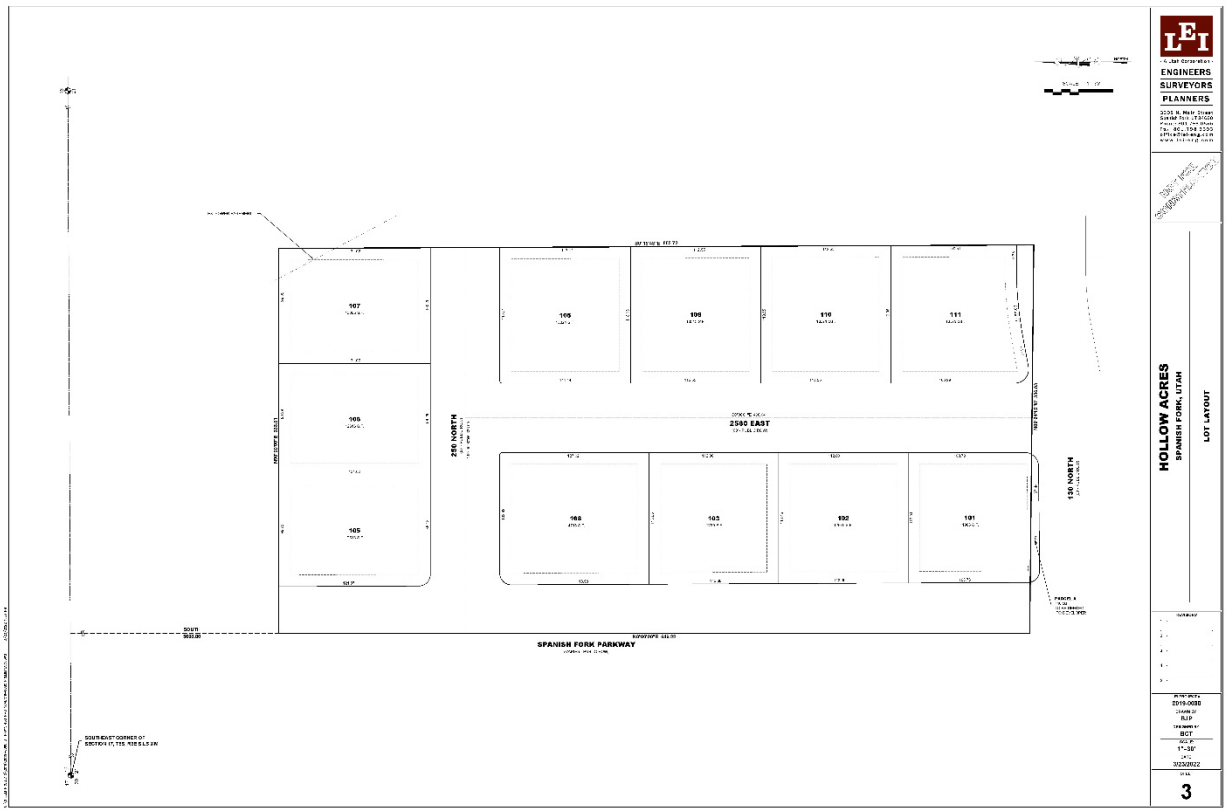
Exhibits

1. Preliminary Plat.

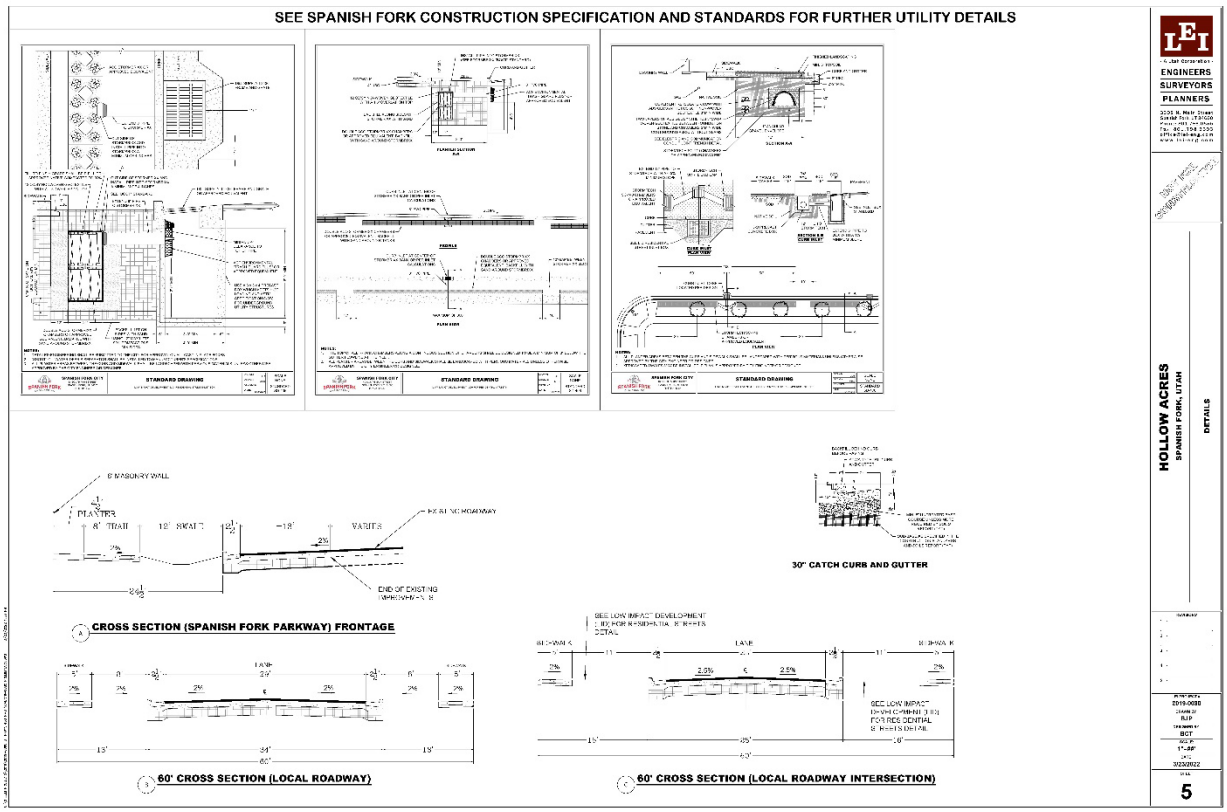
Exhibit 1


HOLLOW ACRES
A RESIDENTIAL SUBDIVISION IN SPANISH FORK, UTAH
VICINITY MAP
SITE
TABLE OF CONTENTS
TABULATIONS
NOTES
107
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105
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102
101
256 N
2560 EAST
130 NORTH
SPANISH FORK PARKWAY
LEGEND
DEVELOPER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
COVER
1


107
106
105
108
109
110
111
104
103
102
101
250 NORTH
130 NORTH
2560 EAST
SPANISH FORK PARKWAY
ENGINEERS
SURVEYORS
PLANNERS
WPI - HOLLOW ACRES
SPANISH FORK, UTAH
UTILITY LAYOUT
2


LEI
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
LOT LAYOUT
2560 EAST
250 NORTH
150 NORTH
SPANISH FORK PARKWAY
3
4


LEI
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
REZONING EXHIBIT
2560 EAST
130 NORTH
SPANISH FORK PARKWAY
4


SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS
STANDARD DRAWING
STANDARD DRAWING
STANDARD DRAWING
8' MASONRY WALL
PLANTER
8' TRAIL
12' SWALE
VARIES
2%
END OF EXISTING IMPROVEMENTS
A CROSS SECTION (SPANISH FORK PARKWAY) FRONTAGE
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B 60' CROSS SECTION (LOCAL ROADWAY)
C 60' CROSS SECTION (LOCAL ROADWAY INTERSECTION)
ENGINEERS
SURVEYORS
PLANNERS
HOLLOW ACRES
SPANISH FORK, UTAH
DETAILS
5

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

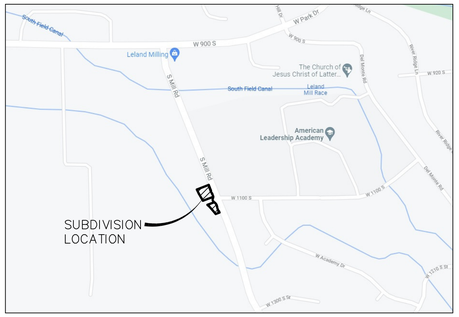
GOLDEN SAGE ESTATES

APPROX. 1100 SOUTH MILL ROAD, SPANISH FORK, UT

SHEET #	SHEET NAME
1	COVER SHEET
2	FINAL PLAT
3	EXISTING TOPOGRAPHY
4	PLAN & PROFILE SHEET

LEGEND

	PROPERTY LINE
	CENTERLINE
EX.SS	EXISTING SEWER LINE W/MH
EX.SD	EXISTING SD LINE
EX.CUL	EXISTING CULINARY WATERLINE W/VALVE
EX.PI	EX. PRESSURIZED IRRIGATION W/VALVE
	EXISTING FIRE HYDRANT
4592	EXISTING CONTOUR
4592	PROPOSED CONTOUR
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	FLOW DIRECTION FOR STORM WATER



VICINITY MAP
–NTS–

NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
2. CONTRACTORS SHALL VERIFY LOCATION OF EXISTING UTILITIES BEFORE STARTING CONSTRUCTION.
3. CONTRACTOR SHALL FOLLOW PIPE MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF ALL PIPES AND SPANISH FORK CITY PUBLIC UTILITIES STANDARDS.
4. SLOPE LANDINGS AT DOORWAYS 1/4" PER FOOT.
5. ALL SITE WORK INCLUDING CURBS, GUTTERS, SIDEWALKS, DRIVEWAY, PAVING, UTILITIES, SIGNS, ETC. SHALL CONFORM TO THE SPANISH FORK STANDARDS.
6. PROVIDE 4" DIA. PVC SLEEVES FOR IRRIGATION PIPING AS REQUIRED.
7. THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF THE BUILDING.
8. PREVENT ALL STORM WATER FROM FLOWING ONTO ADJACENT PROPERTY.
9. VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A TWO FOOT WIDE PAVING REPLACEMENT PATCH.
10. PLACE THE WATER METER AS SHOWN ON PLANS.
11. MAINTAIN A TEN FOOT MINIMUM SEPARATION BETWEEN THE WATER AND SEWER LATERALS.
12. CONSTRUCTION OF BUILDING AND SITE PREPARATIONS SHALL CONFORM TO (STANDARD SPECIFICATIONS AND STANDARD PLANS)
13. OWNER SHALL MAINTAIN UNDEVELOPED PROPERTY (WEED FREE OR MOWED CONDITION).
14. CONTRACTOR SHALL CAP ALL EXISTING IMPROVEMENTS AND GET THE REQUIRED PERMITS FOR REMOVAL OF EXISTING STRUCTURES.
15. PARKING LOT REQUIREMENTS MUST FOLLOW SOILS REPORT.
16. SPANISH FORK CITY WILL NOT ASSUME ANY RESPONSIBILITY FOR MAINTENANCE OR REPAIR OF PRIVATE STORM DRAIN SYSTEM.
17. CLEAN-OUTS TO BE INSTALLED AT EVERY 50' ON SS LATERAL
18. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE INTERNATIONAL FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
19. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING.
20. WARNING – HIGH GROUND WATER TABLE. PROPERTY OWNER SHALL VERIFY PRESENCE AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS SPANISH FORK CITY HARMLESS FROM, AND ACCEPTS RESPONSIBILITY FOR, ANY DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.
21. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRICAL METERS, AND ALL ELECTRIC AND SFCN 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.

DEVELOPER/OWNER
DAVID ISSAC
905 S MILL ROAD
SPANISH FORK, UT 84660
801-420-8069
ikesdbi@gmail.com

ENGINEER/SURVEYOR
LUDLOW ENGINEERING
1451 SOUTH MAIN STREET
NEPHI, UTAH
1-435-623-0897
brett_ludlow@hotmail.com

LICENSED PROFESSIONAL ENGINEER
J. BRETT LUDLOW
NO. 4776536-2203
JAN. 26, 2022
STATE OF UTAH

LUDLOW ENGINEERING
LAND SURVEYOR
1451 SOUTH MAIN STREET
NEPHI, UT 84648
PHONE: 435-623-0897
FAX: 435-623-2381
www.ludlowengineers.com

REVISIONS
1. 4.
2. 5.
3. 6.

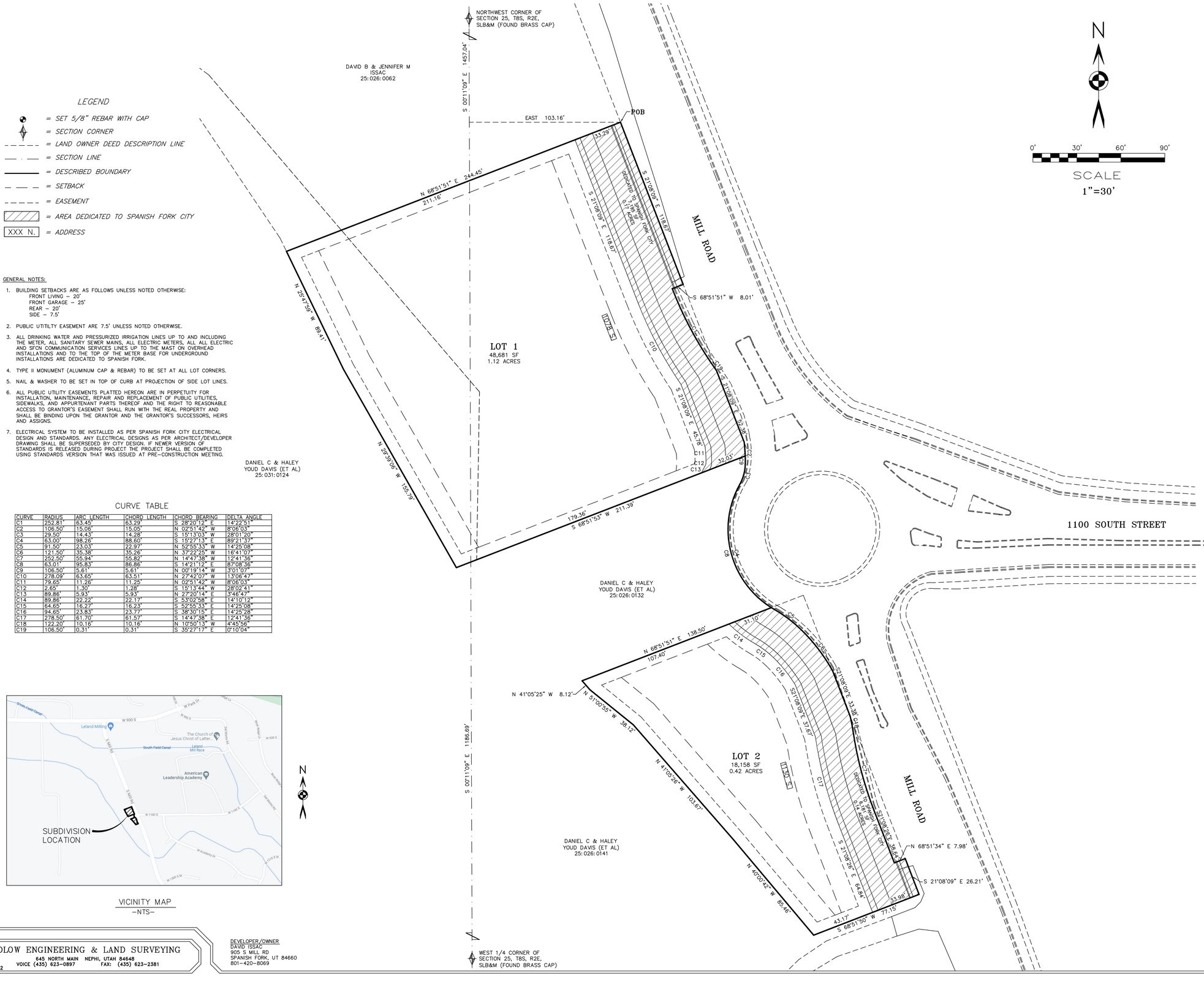
PROJECT NO.: LE 4022 SURVEYOR/DIRECTOR: D. PENROD
DATE: JANUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: N/A DRAWN: K. ROUNDY
REVISION: CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

COVER SHEET

PROJECT FOR
DAVID ISSAC
SECTION 25, T 8 S, R 2 E, SLB&M
SPANISH FORK CITY, UTAH COUNTY, UTAH
JANUARY 2022

SHEET C 1 SHEETS



LEGEND

- = SET 5/8" REBAR WITH CAP
- = SECTION CORNER
- = LAND OWNER DEED DESCRIPTION LINE
- = SECTION LINE
- = DESCRIBED BOUNDARY
- = SETBACK
- = EASEMENT
- = AREA DEDICATED TO SPANISH FORK CITY
- XXX N. = ADDRESS

GENERAL NOTES:

1. BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   FRONT LIVING – 20'
   FRONT GARAGE – 25'
   REAR – 20'
   SIDE – 7.5'
2. PUBLIC UTTILTY EASEMENT ARE 7.5' UNLESS NOTED OTHERWISE.
3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, ALL ALL ELECTRIC AND SFCN COMMUNICATION SERVICES LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK.
4. TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET AT ALL LOT CORNERS.
5. NAIL & WASHER TO BE SET IN TOP OF CURB AT PROJECTION OF SIDE LOT LINES.
6. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS, 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.
7. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	252.81'	63.45'	63.29'	S 28°20'12" E	14°22'51"
C2	106.50'	15.06'	15.05'	N 02°51'42" W	8°06'03"
C3	29.50'	14.43'	14.28'	S 15°13'03" W	28°01'20"
C4	63.00'	98.26'	88.60'	S 15°27'13" E	89°21'37"
C5	91.50'	23.03'	22.97'	N 52°55'33" W	14°25'08"
C6	121.50'	35.38'	35.26'	N 37°22'25" W	16°41'07"
C7	252.50'	55.94'	55.82'	N 14°47'38" W	12°41'36"
C8	63.01'	95.83'	86.86'	S 14°21'12" E	87°08'36"
C9	106.50'	5.61'	5.61'	N 00°19'14" W	3°01'07"
C10	278.09'	63.65'	63.51'	N 27°42'07" W	13°06'47"
C11	79.65'	11.26'	11.25'	N 02°51'42" W	8°06'03"
C12	2.65'	1.30'	1.28'	S 15°13'44" W	28°02'41"
C13	89.86'	5.93'	5.93'	N 27°20'14" E	3°46'47"
C14	89.86'	22.22'	22.17'	S 53°02'58" E	14°10'12"
C15	64.65'	16.27'	16.23'	S 52°55'33" E	14°25'08"
C16	94.65'	23.83'	23.77'	S 38°30'15" E	14°25'28"
C17	278.50'	61.70'	61.57'	S 14°47'38" E	12°41'36"
C18	122.20'	10.16'	10.16'	N 10°50'13" W	4°45'56"
C19	106.50'	0.31'	0.31'	S 35°27'17" E	0°10'04"

VICINITY MAP
–NTS–

LUDLOW ENGINEERING & LAND SURVEYING
645 NORTH MAIN NEPHI, UTAH 84648
VOICE (435) 623-0897 FAX: (435) 623-2381
LE 4022

DEVELOPER/OWNER
DAVID ISSAC
905 S MILL RD
SPANISH FORK, UT 84660
801-420-8069

CERTIFICATION

I Daryl N. Penrod, do hereby certify that I am a registered land surveyor, and that I hold a license in accordance with Title 58, chapter 22, professional Engineers and Land Surveyors Licensing Act, Utah Code Annotated, 1953 as amended, certificate no. 5331527. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, and easements, have completed a survey of the property described on this plat in accordance with Section 17-23-17, Utah code Annotated, 1953 as amended, have verified all measurements, and have placed monuments as represented on the plat.

DARYL N PENROD _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES S00°11'09"E 1457.04 FEET ALONG THE SECTION LINE AND EAST 103.16 FEET FROM THE NORTHWEST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN; AND RUNNING THENCE S21°08'09"E 118.67 FEET; THENCE S68°51'51"W 8.01 FEET; THENCE ALONG THE ARC OF A 252.81 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 63.45 FEET (CHORD BEARS S28°20'12"E 63.29 FEET); THENCE ALONG THE ARC OF A 106.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 0.31 FEET, (THE CHORD BEARS S35°27'17"E 0.31 FEET); THENCE S21°08'09"E 52.38 FEET; THENCE ALONG THE ARC OF A 106.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 15.06 FEET, (THE CHORD BEARS S02°51'42"E 15.05 FEET); THENCE ALONG THE ARC OF A 29.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 14.43 FEET, (THE CHORD BEARS S15°13'03"W 14.28 FEET); THENCE ALONG THE ARC OF A 63.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 98.26 FEET, (THE CHORD BEARS S15°27'13"E 88.60 FEET); THENCE ALONG THE ARC OF A 91.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.03 FEET, (THE CHORD BEARS S52°55'33"E 22.97 FEET); THENCE ALONG THE ARC OF A 121.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 35.38 FEET, (THE CHORD BEARS S37°22'25"E 35.26 FEET); THENCE S21°08'09"E 33.38 FEET; THENCE ALONG THE ARC OF A 122.20 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 10.16 FEET, (THE CHORD BEARS S10°50'13"E 10.16 FEET); THENCE ALONG THE ARC OF A 252.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 55.94 FEET, (THE CHORD BEARS S14°47'38"E 55.82 FEET); THENCE S21°08'26"E 38.64 FEET; THENCE N68°51'34"E 7.98 FEET; THENCE S21°08'09"E 26.21 FEET; THENCE S68°51'50"W 77.15 FEET; THENCE N40°00'42"W 85.46 FEET; THENCE N41°05'26"W 103.67 FEET; THENCE N51°00'55"W 38.12 FEET; THENCE N41°05'25"W 8.12 FEET; THENCE N68°51'51"E 138.50 FEET; THENCE ALONG THE ARC OF 63.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 95.83 FEET, (THE CHORD BEARS N14°21'12"W 86.86 FEET); THENCE ALONG THE ARC OF A 29.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 14.43 FEET, (THE CHORD BEARS N15°13'03"E 14.28 FEET); THENCE ALONG THE ARC OF A 106.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 5.61 FEET, (THE CHORD BEARS N00°19'14"W 5.61 FEET); THENCE S68°51'53"W 211.39 FEET; THENCE N29°39'06"W 155.79 FEET; THENCE N25°47'59"W 89.41 FEET; THENCE N68°51'51"E 244.45 FEET TO THE POINT OF BEGINNING. CONTAINING 1.84 ACRES OF LAND.

OWNER'S DEDICATION

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

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

DAVID B. ISAAC _____ JENNIFER M. ISAAC _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20___, PERSONALLY APPEARED BEFORE ME, DAVID B. ISAAC AND JENNIFER M. ISAAC, THE SIGNERS OF THE FOREGOING CERTIFICATE WHO DULY ACKNOWLEDGE TO ME THAT SHE DID EXECUTE THE SAME.

NOTARY PUBLIC FULL NAME _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ 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 _____, 20__.

APPROVED BY CITY MANAGER _____ APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR _____

APPROVED BY CITY ATTORNEY _____

APPROVED: _____ ENGINEER (SEE SEAL BELOW)
ATTEST: _____ CLERK-RECORDER (SEE SEAL BELOW)

PLAT A

GOLDEN SAGE ESTATES

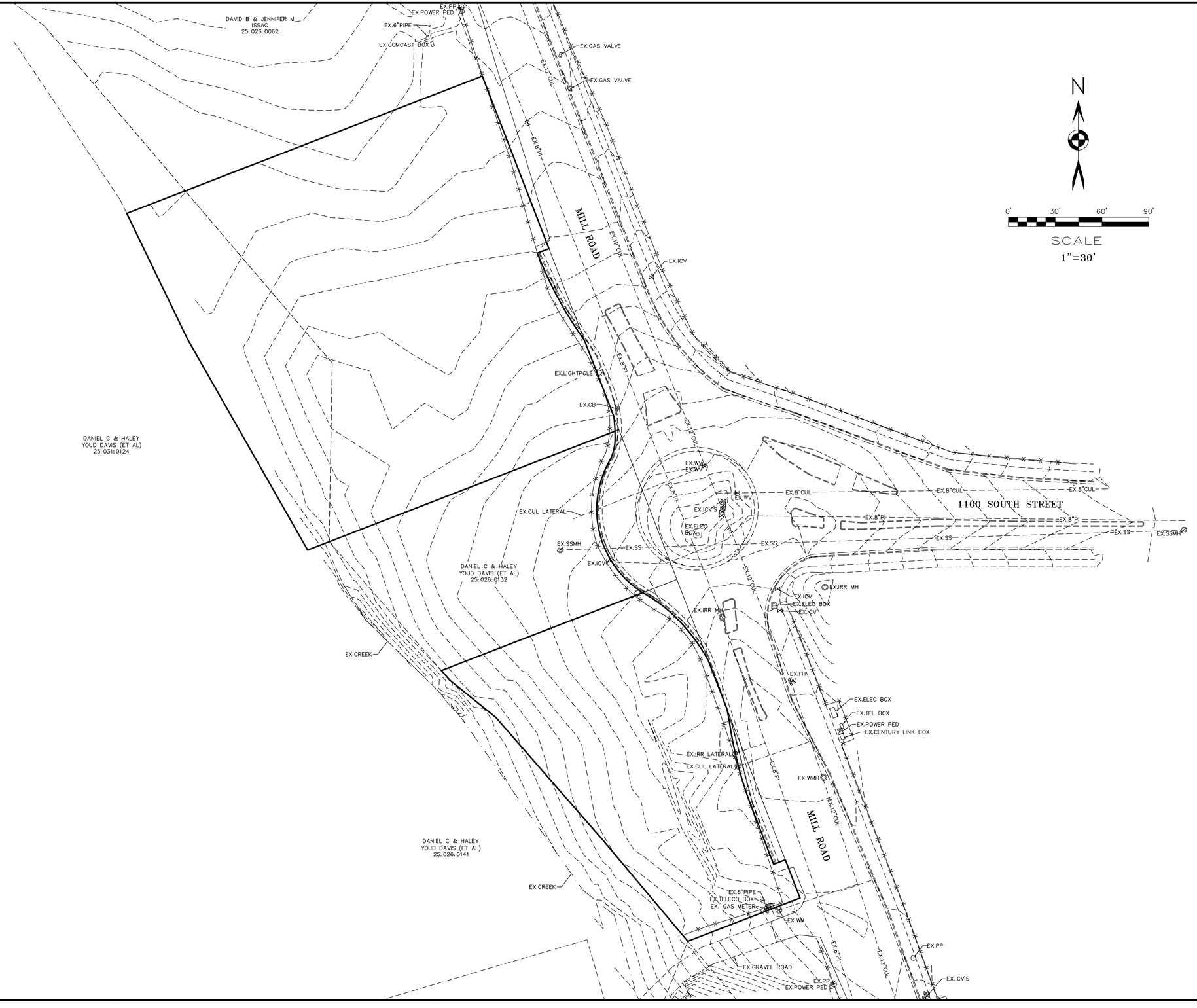
SUBDIVISION

SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, S.L.B. & M.
SPANISH FORK CITY, UTAH COUNTY, STATE OF UTAH
SCALE 1"= 30 FEET

SURVEYOR	CITY/COUNTY ENGINEER	CLERK-RECORDER	NOTARY PUBLIC

COUNTY RECORDER'S CERTIFICATE

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



REVISIONS

1. _____ 4. _____
2. _____ 5. _____
3. _____ 6. _____

PROJECT NO.: LE 4022 SURVEYOR/DIRECTOR: D. PENROD
DATE: JANUARY 2022 FIELD SURVEYOR: M. JACOBSON
SCALE: 1"=30' DRAWN: K. ROUNDY
REVISION: _____ CHECKED: D. PENROD

LUDLOW ENGINEERING & ASSOCIATES
Subdivisions * Boundary Surveys * City Lot Surveys * ALTA Surveys
Claim Surveys * Control Networks * Construction Surveys * Topography
Civil * Sewer & Water Design * Residential & Commercial Structure
Subdivision Design * Site Plans * Road Design
1451 South Main, Nephi, Utah 84648 (435) 623-0897 FAX (435) 623-2381

EXISTING TOPOGRAPHY

GOLDEN SAGE ESTATES

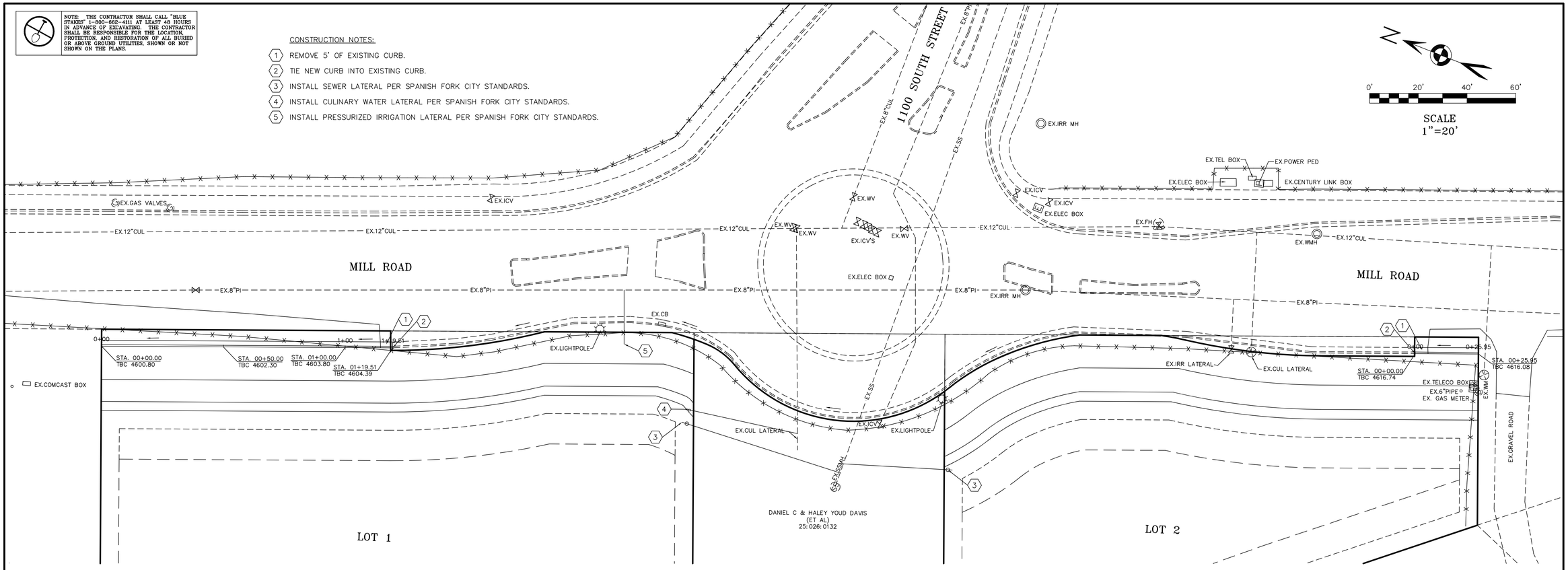
SECTION 25, T 8 S, R 2 E, SLB&M
SPANISH FORK CITY, UTAH COUNTY, UTAH
JANUARY 2022

SHEET C 3 SHEETS

NOTE: THE CONTRACTOR SHALL CALL "BLUE STAKES" 1-800-662-4111 AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

CONSTRUCTION NOTES:

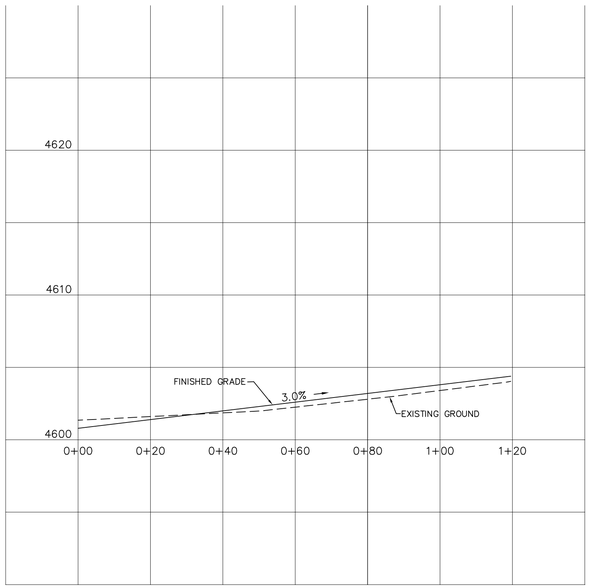
1. REMOVE 5' OF EXISTING CURB.
2. TIE NEW CURB INTO EXISTING CURB.
3. INSTALL SEWER LATERAL PER SPANISH FORK CITY STANDARDS.
4. INSTALL CULINARY WATER LATERAL PER SPANISH FORK CITY STANDARDS.
5. INSTALL PRESSURIZED IRRIGATION LATERAL PER SPANISH FORK CITY STANDARDS.

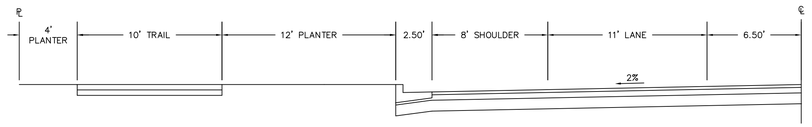


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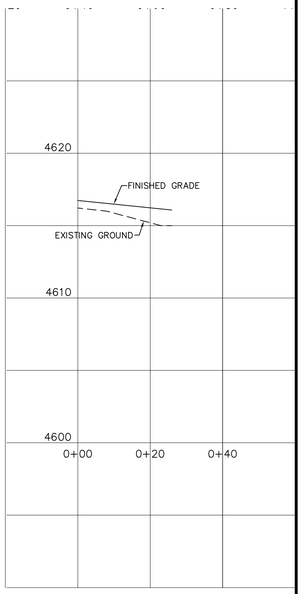
0' 20' 40' 60'

SCALE
1"=20'





MILL ROAD CROSS-SECTION
-NTS-



SHEET C
SHEETS 4

PLAN & PROFILE
MILL ROAD

GOLDEN SAGE ESTATES

LUDLOW ENGINEERING
& LAND SURVEYING
HOUSE (435) 623-0997
CELL (435) 623-2381
FAX (435) 623-2381
84648

PROJECT NO.: LE 4022
DATE: JANUARY 2022
SCALE: 1" = 20'
REVISION:
SURVEYOR/DIRECTOR: D. PENROD
FIELD SURVEYOR: M. JACOBSEN
DRAWN: K. ROUNDY
CHECKED: B. LUDLOW

Community & Economic Development Department
40 South Main St.
Spanish Fork, UT 84660

Dear Sir or Madam:

The purpose of this letter is to change the zone texting in I-1 (Light industrial) to include Child Care Centers as a permitted use in this zone. Many families, employees and employers in I-1 (light industrial) need Child Care services.

The State of Utah, but especially Utah County is experiencing a child care crisis. Through an unprecedented rate of growth child care services have not grown in proportion to the amount of people moving into Utah County. In 2019 Spanish Fork City recorded about 40,000 people living in the city limits. In the last year alone over 70,000 people have moved to Utah, many of them settling in Utah county. Spanish Fork currently has 1 Child Care Center with a maximum of 169 kids. We own family home daycares and we turn away children every day because we do not have enough spots for the amount of children who need care. The need is so great that the State of Utah has just passed HB15 in order to increase the amount of children that can be cared for by an unlicensed person.

Our goal is to have the zone texting for I-1 include Child Care Centers in order to create a high quality Child Care Center in the I-1 zone. We believe that this will serve Spanish Fork City and increase the likelihood of a family choosing to live, work and contribute to the city of Spanish Fork.

We are happy to answer any questions that you might have, and appreciate your time and your consideration.

Lane and Christina Mugleston
Leap Ahead Daycare LLC
826 S Canyon Rd
Springville, UT 84663
8019951783 (Lane), 8019951786 (Christina)