Wednesday, May 11, 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. Approval of Minutes

Subject	**A. April 20, 2022**
Meeting	May 11, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

Subject	**B. April 27, 2022**
Meeting	May 11, 2022 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

2. Minor Subdivision

Subject	**A. SF ARENA PARKING. The request would allow for the division of one parcel into two parcels located at 601 South Main Street.**
Meeting	May 11, 2022 - Development Review Committee
Category	2. Minor Subdivision
Access	Public
Type	Action, Discussion

File Attachments
report.drc.sfarenaparking.5-11-2022.pdf (661 KB)

3. Minor Plat Amendment

Subject	**A. RIVER POINT PLAT F (2022). The proposal involves adjusting the shared lot line between two existing lots within the River Point Subdivision located at 1252 West River Ridge Lane.**
Meeting	May 11, 2022 - Development Review Committee
Category	3. Minor Plat Amendment
Access	Public
Type	Action, Discussion

File Attachments
report.drc.riverpointplatf(2022).5-11-2022.pdf (867 KB)
plan.riverpointplatf.5-5-2022.pdf (542 KB)

4. Final Plat

Subject	**A. VISTA VIEW PHASE 6. The proposal involves creating 22 residential units for a development located at 2350 East 750 South.**
Meeting	May 11, 2022 - Development Review Committee
Category	4. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.vistaviewphase6.5-11-2022.pdf (12,550 KB)

Subject	**B. VISTA VIEW PHASE 7. The proposal involves creating 22 residential units for a development located at 2350 East 750 South.**
Meeting	May 11, 2022 - Development Review Committee
Category	4. Final Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.vistaviewphase7.5-11-2022.pdf (12,822 KB)

5. General Plan Amendment

Subject	**A. TRANSPORTATION ELEMENT OF THE GENERAL PLAN 2.2022. The proposal involves revisions to the Transportation Element of the General Plan, regarding the alignment of a multi-use trail along 900 North and a change to future maintenance for 400 North.**
Meeting	May 11, 2022 - Development Review Committee
Category	5. General Plan Amendment
Access	Public
Type	Action, Discussion

File Attachments
May 2022 TMP DRC Memo (effective July 1, 2022).pdf (4,133 KB)

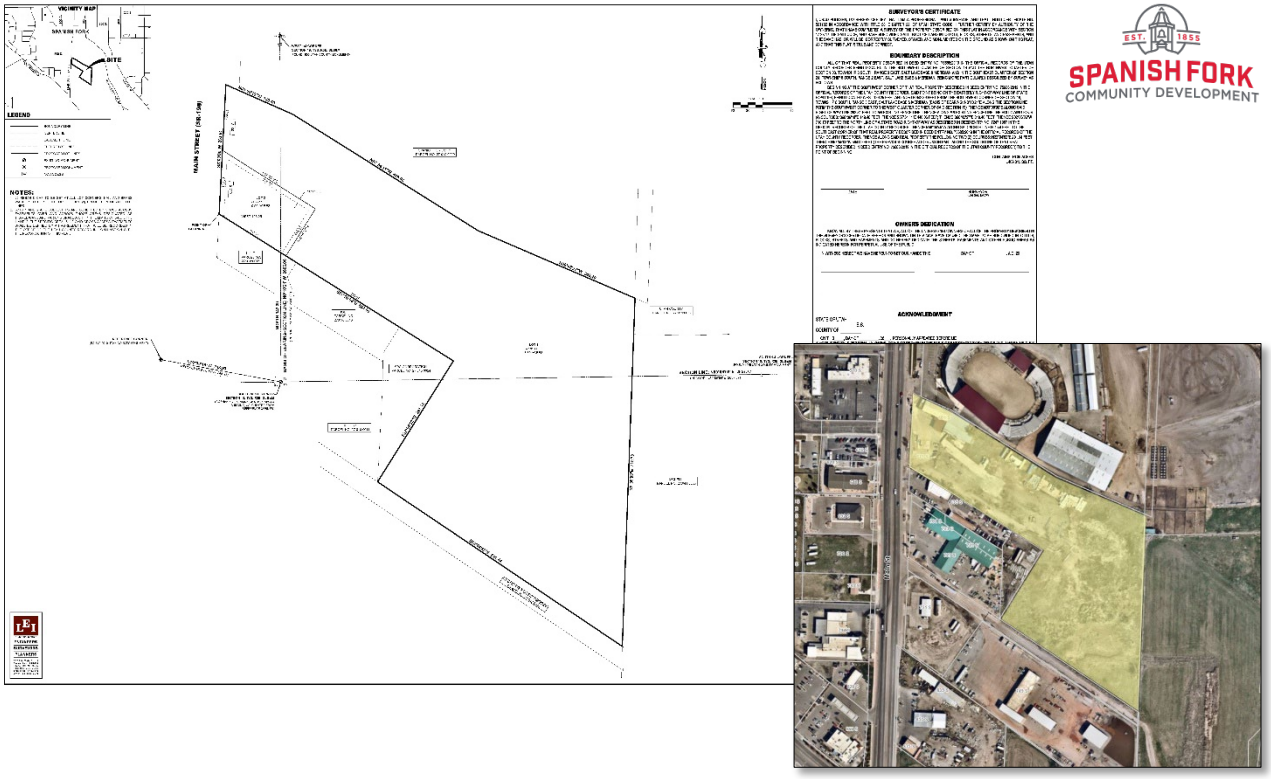
Subject	**B. HALLAM. The proposal involves a General Plan Land Use Map Designation change from Estate Density Residential to Commercial for property located at approximately 700 South Spanish Fork Parkway.**
Meeting	May 11, 2022 - Development Review Committee
Category	5. General Plan Amendment
Access	Public
Type	Action, Discussion

6. Discussion

Subject	**A. UTAH COUNTY PUBLIC WORKS PRESENTATION**

Meeting	May 11, 2022 - Development Review Committee
Category	6. Discussion
Access	Public
Type	Discussion

7. Adjourn



SF Arena Parking Minor Subdivision Approval Request

May 11, 2022, Development Review Committee Meeting.

Located at 601 South Main Street, including 9.39 acres.

The subject property is zoned C-2.

The applicant has requested that a Minor Subdivision be approved.

Key Issues

1. Agreement.
2. Improvements.

Recommendation

That the proposed Minor Subdivision 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.

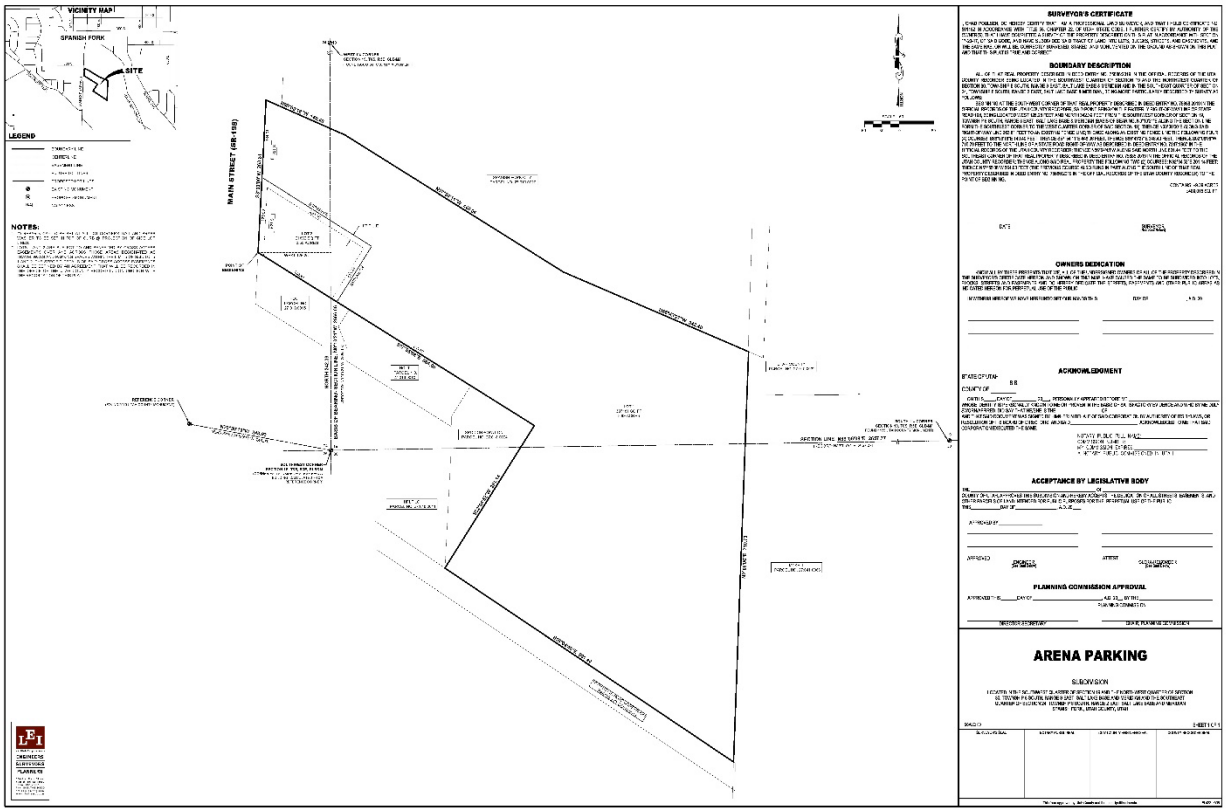
Conditions

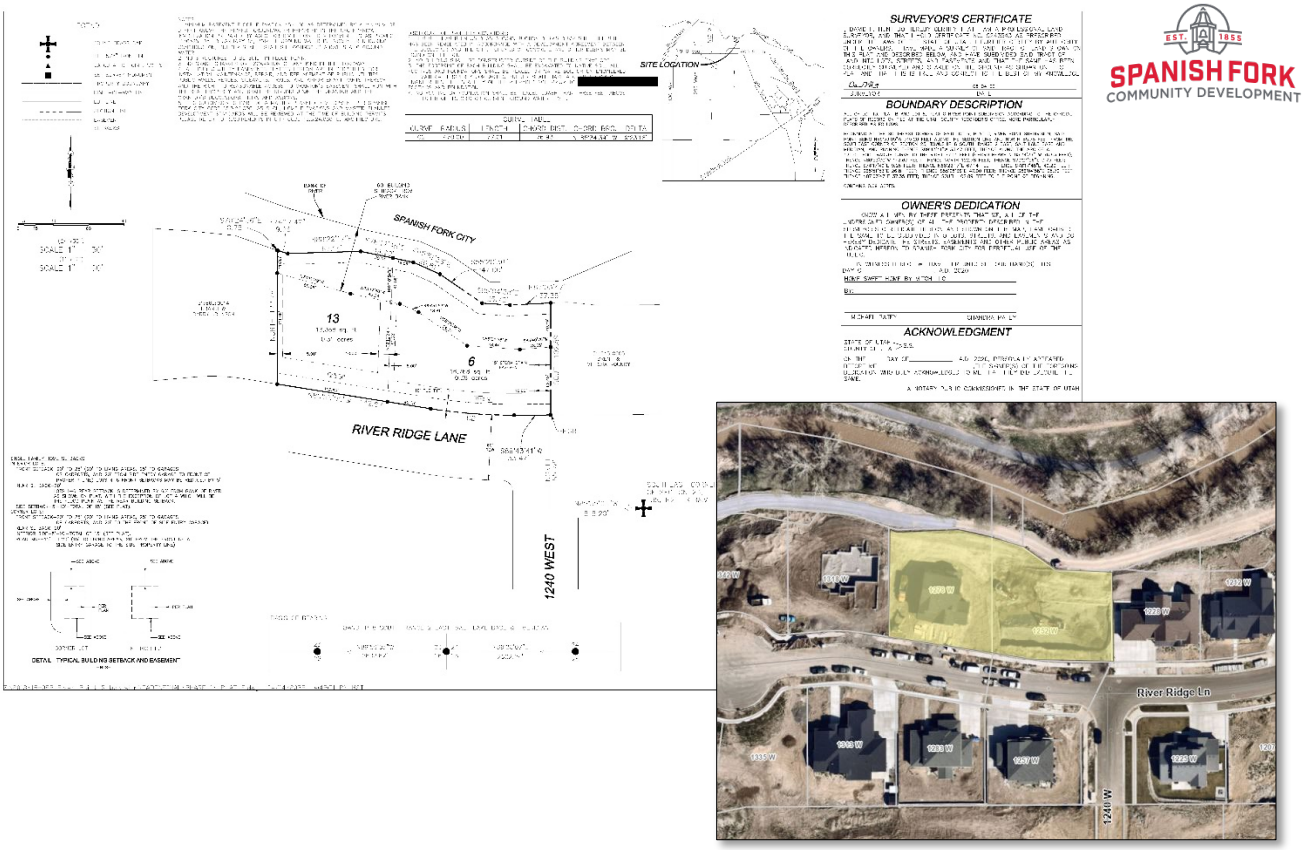
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

Exhibits

1. Plat.

Exhibit 1


VICINITY MAP
SPANISH FORK
SITE
LEGEND
NOTES:
MAIN STREET (HWY 198)
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
ARENA PARKING
SLEEPY SIGN



SPANISH FORK
COMMUNITY DEVELOPMENT

River Point Plat F (2022) Minor Plat Amendment Approval Request

May 11, 2022, Development Review Committee Meeting.

Located at 1252 West River Ridge Lane, including 0.69 acres.

The subject property is zoned R-1-12.

The applicant has requested Minor Plat Amendment approval for two (2) residential lots.

Recommendation

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

Finding

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. Setbacks.
2. Floodplain.

Exhibits

1. Plat.

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- SIDE OF LOT
- EASEMENT
- SETBACKS

NOTES:

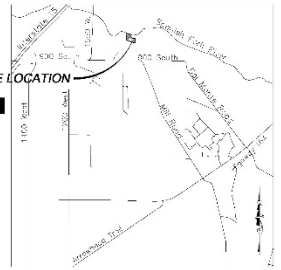
1. MINIMUM BASEMENT OR CRAWL SPACE ELEVATION SHALL BE AS SHOWN BY A MINIMUM OF 3 FEET ABOVE THE 2 FEET ABOVE GROUNDWATER ELEVATION IN THIS SECTION PER A GROUNDWATER INVESTIGATION PREPARED BY ASEC FOR RIVER POINT DEVELOPMENT, LLC AS PROJECT #170326, DATED JANUARY 15, 2014. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, BUILDER SHALL ESTABLISH FOOTINGS 3' ABOVE STATIC GROUNDWATER.
2. NO STRUCTURES IN THE 100 YEAR FLOOD PLAIN.
3. NO GRADE CHANGES BY EXCAVATION OR FILL WITHIN THE FLOODWAY.
4. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO PERMANENT ACCESS TO SAID EASEMENTS. EACH AND WITH THE RIGHT (NOT HEREBY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
5. THIS SUBDIVISION IS PART OF A MASTER PLANNED SUBDIVISION KNOWN AS SPANISH FORK CITY CODE 15.3.24.030 AS SUCH, CERTAIN ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS WILL BE REVIEWED AT THE TIME OF BUILDING PERMITS PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030 D. ARCHITECTURE

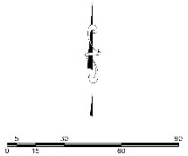
DISCLOSURE OF PROPERTY CONDITIONS:

1. THIS SITE WAS SEEN USED AS A CONSTRUCTION DEBRIS DUMP SITE. THE SITE HAS BEEN REMEDIATED IN ACCORDANCE WITH A SUPERVISED AGREEMENT BETWEEN THE OWNER(S) AND THE CITY. DEBRIS OF CONCRETE AND CLAY PIPES MAY BE ENCOUNTERED.
2. NO BUILDING SHALL BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPES.
3. THE TOPSOIL OF EACH BUILDING SHALL BE EXCAVATED TO NATIVE SOIL. ALL FOOTINGS AND EXCAVATIONS SHALL BE PLACED ON NATIVE SOIL OR ON ENGINEERED FILL MATERIAL PROPERLY COMPACTED. BUILDER SHALL HAVE A GEOTECH ENGINEER TEST THE STABILITY OF THE PREPARED SOIL PRIOR TO [redacted] FOOTINGS AND FOUNDATION.
4. NO BUILDING OR RETAINING WALL SHALL BE PLACED CLOSER THAN THREE FEET (3') TO THE EDGE OF HISTORIC OR CURRENT GROUND WATER LEVEL.

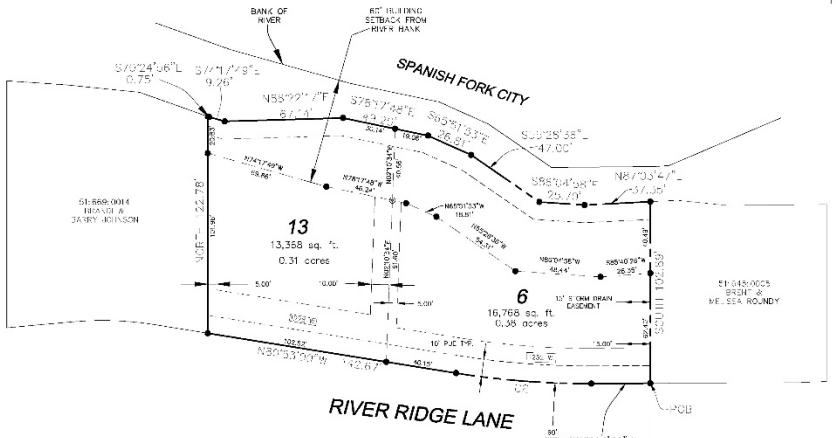
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C2	470.00	77.01	76.93	N 85°34'39" W	9°23'18"





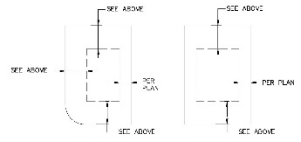
(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'



SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' FROM SIDE ENTRY GARAGE TO FRONT OF PROPERTY LINE) LOTS 4–6 FRONT SETBACKS MAY BE REDUCED BY 5'
- REAR SETBACK–20' LOTS 1–6 REAR SETBACK IS DETERMINED BY 60' FROM BANK OF RIVER AS SHOWN ON PLAT, WITH THE EXCEPTION OF LOT 7 WHICH WILL BE THE FLOOD PLAIN AS THE REAR BUILDING SETBACK.
- SIDE SETBACK–5'–10'–TOTAL OF 15' (SEE PLAT).

CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–5'–10'–TOTAL OF 15' (SEE PLAT).
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' FROM THE FRONT OF A SIDE ENTRY GARAGE TO THE SIDE PROPERTY LINE)



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
–NTS–



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DaHF — 10-04-22
SURVEYOR — DATE

BOUNDARY DESCRIPTION

ALL OF LOT 13, PLAT B AND LOT 6, PLAT C RIVER POINT SUBDIVISION ACCORDING TO THE OFFICIAL PLATS OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, PLAT C, RIVER POINT SUBDIVISION, SAID POINT BEING N89°56'05"W 5,520 FEET ALONG THE SECTION LINE AND NORTH 95.78 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°43'41"W 33.67 FEET; THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT 77.01 FEET (CHORD BEARS N 85°34'39" W 76.93 FEET); THENCE N30°53'09"W 142.67 FEET; THENCE NORTH 122.78 FEET; THENCE N87°03'47"E 0.75 FEET; THENCE S74°17'48"E 31.26 FEET; THENCE N88°22'11"E 87.14 FEET; THENCE S70°17'48"E 44.76 FEET; THENCE S65°51'37"E 36.81 FEET; THENCE S55°28'38"E 47.00 FEET; THENCE S88°04'38"E 25.70 FEET; THENCE N87°03'47"E 37.35 FEET; THENCE SOUTH 103.86 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.69 ACRES.

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____, A.D. 2020.

HOME SWEET HOME BY MITCH LLC.

BY: _____

MICHAEL PATEY — CHANDRA PATEY

ACKNOWLEDGMENT

STATE OF UTAH)
S.S.
COUNTY OF UTAH)

ON THE ____ DAY OF _____, A.D. 2020, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION# — EXPIRES — PRINTED NAME

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 _____ A.D. 2020.

APPROVED	APPROVED
CITY MANAGER	CITY ATTORNEY
APPROVED	ATTEST
ENGINEER (SEE SEAL)	CLERK-RECORDER

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2020, BY THE SPANISH FORK CITY PLANNING COMMISSION.

DIRECTOR–SECRETARY — CHAIRMAN, PLANNING COMMISSION

RIVER POINT SUBDIVISION
PLAT "F"

BEING AN AMENDMENT OF LOT 13, PLAT B & LOT 6, PLAT C
RIVER POINT SUBDIVISION
SPANISH FORK CITY, UTAH COUNTY, UTAH

CONTAINING 2 LOTS AND 0.69 ACRES

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 23 & NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	COUNTY RECORDER SEAL

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET SURVEY MONUMENT
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- SETBACKS

0 5 15 30 60 90

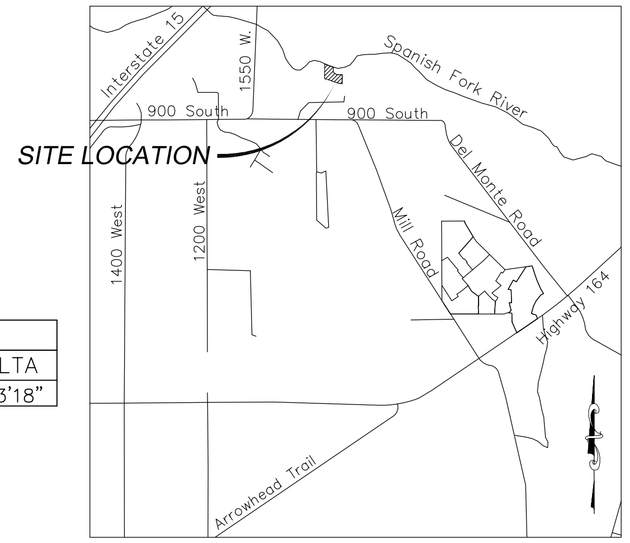
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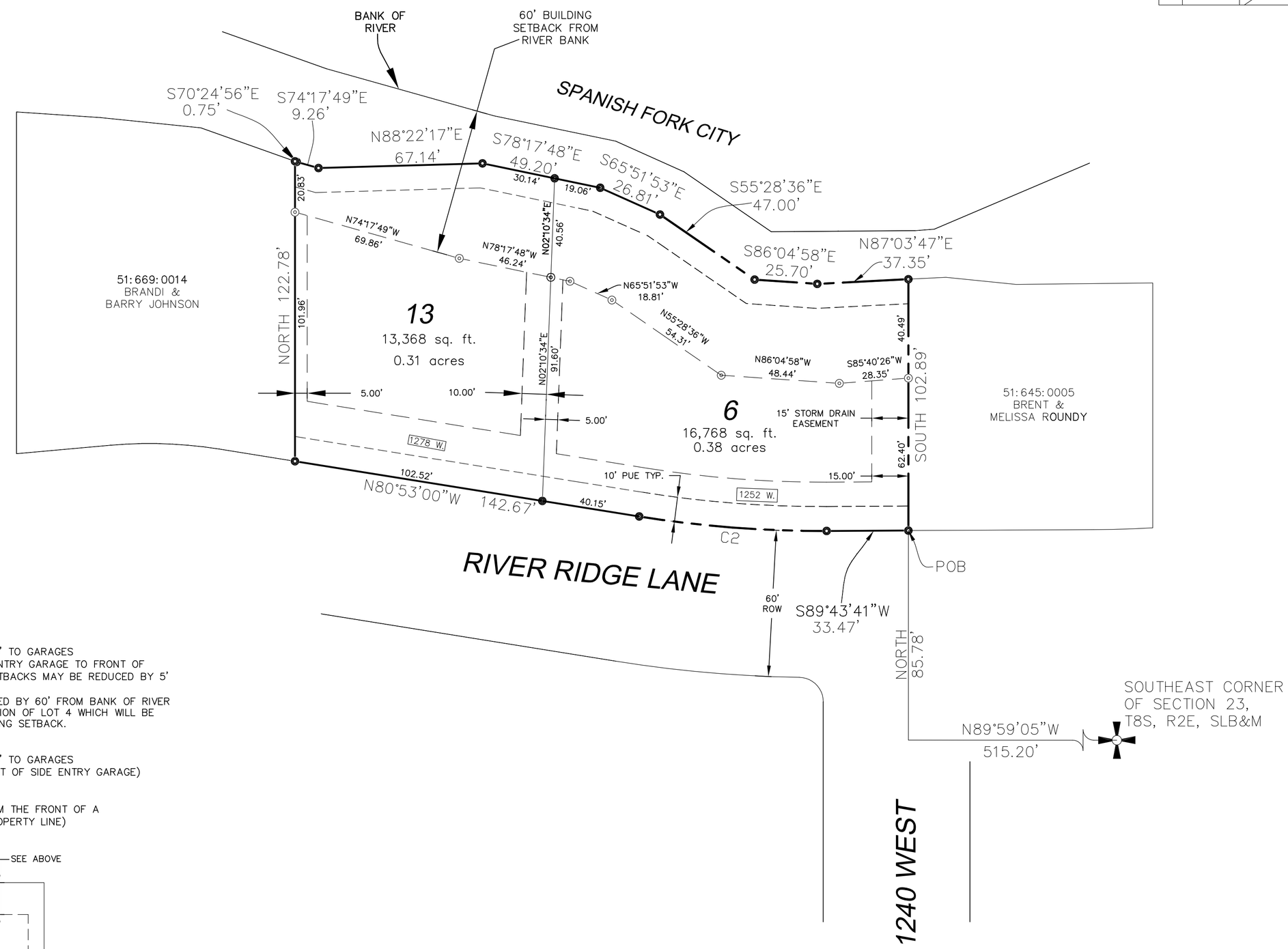
NOTES:
1. MINIMUM BASEMENT FLOOR ELEVATION 4561.00 AS DETERMINED BY A MINIMUM OF 3 FEET ABOVE THE HIGHEST GROUNDWATER REPORTED IN THE GEOTECHNICAL INVESTIGATION PREPARED BY AGEC FOR RIVER POINT DEVELOPMENT, LC AS PROJECT 1130325, DATED JANUARY 15, 2014. IF GROUND WATER IS ENCOUNTERED DURING CONSTRUCTION, BUILDER SHALL ESTABLISH FOOTINGS 3' ABOVE STATIC GROUND WATER.
2. NO STRUCTURES TO BE BUILT IN FLOOD PLAIN.
3. NO GRADE CHANGES OR EXCAVATION OF ANY KIND IN THE FLOODWAY.
4. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF PUBLIC UTILITIES, PUBLIC WALLS, FENCES, SIDEWALKS, TRAILS, AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.
5. THIS SUBDIVISION IS PART OF A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS WILL BE REVIEWED AT THE TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.

DISCLOSURE OF PROPERTY CONDITIONS:
1. THIS SITE HAS BEEN USED AS A CONSTRUCTION DEBRIS DUMP SITE. THE SITE HAS BEEN REMEDIATED IN ACCORDANCE WITH A DEVELOPMENT AGREEMENT BETWEEN THE DEVELOPER AND THE CITY. CHUNKS OF CONCRETE AND OTHER DEBRIS MAY BE FOUND ON THE LOT.
2. NO BUILDING SHALL BE CONSTRUCTED OUTSIDE OF THE BUILDING ENVELOPE.
3. THE FOOTPRINT OF EACH BUILDING SHALL BE EXCAVATED TO NATIVE SOIL. ALL FOOTINGS AND FOUNDATIONS SHALL BE PLACED ON NATIVE SOIL OR ON ENGINEERED FILL MATERIAL PROPERLY COMPACTED. BUILDER SHALL HAVE A CERTIFIED SOILS ENGINEER TEST THE STABILITY OF THE PREPARED SOIL PRIOR TO CONSTRUCTION OF FOOTINGS AND FOUNDATION.
4. NO FOOTING OR FOUNDATION SHALL BE PLACED LOWER THAN THREE FEET ABOVE THE HIGHER OF HISTORIC OR CURRENT GROUND WATER LEVEL.

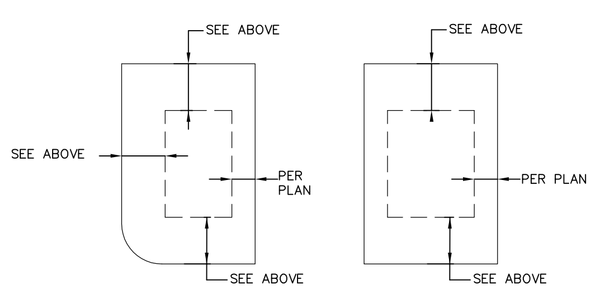
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
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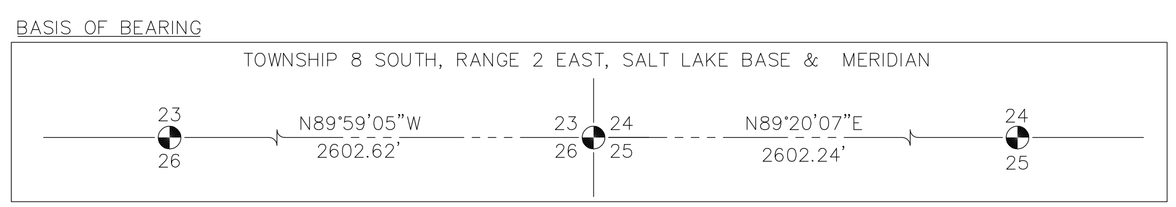


SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' FROM SIDE ENTRY GARAGE TO FRONT OF PROPERTY LINE) LOTS 4-6 FRONT SETBACKS MAY BE REDUCED BY 5'
REAR SETBACK-20'
LOTS 1-6 REAR SETBACK IS DETERMINED BY 60' FROM BANK OF RIVER AS SHOWN ON PLAT. WITH THE EXCEPTION OF LOT 4 WHICH WILL BE THE FLOOD PLAIN AS THE REAR BUILDING SETBACK.
SIDE SETBACK-5'-10'-TOTAL OF 15' (SEE PLAT).
CORNER LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
INTERIOR SIDE-5'-10'-TOTAL OF 15' (SEE PLAT).
ROAD SIDE-15' TO 20' (15' TO LIVING AREAS, 20' FROM THE FRONT OF A SIDE ENTRY GARAGE TO THE SIDE PROPERTY LINE)



DETAIL - TYPICAL BUILDING SETBACK AND EASEMENT
-NTS-

BASIS OF BEARING



SURVEYOR'S CERTIFICATE

I, DAVID F. HUNT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5243543 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ 05-04-22 DATE

BOUNDARY DESCRIPTION

ALL OF LOT 13, PLAT B AND LOT 6, PLAT C RIVER POINT SUBDIVISION ACCORDING TO THE OFFICIAL PLATS OF RECORD ON FILE AT THE UTAH COUNTY RECORDER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6, PLAT C, RIVER POINT SUBDIVISION, SAID POINT BEING N89°59'05"W 515.20 FEET ALONG THE SECTION LINE AND NORTH 85.78 FEET FROM THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S89°43'41"W 33.47 FEET; THENCE ALONG THE ARC OF A 470.00-FOOT RADIUS CURVE TO THE RIGHT 77.01 FEET (CHORD BEARS N 85°34'39" W 76.93 FEET); THENCE N80°53'00"W 142.67 FEET; THENCE NORTH 122.78 FEET; THENCE S70°24'56"E 0.75 FEET; THENCE S74°17'49"E 9.26 FEET; THENCE N88°22'17"E 67.14 FEET; THENCE S78°17'48"E 49.20 FEET; THENCE S65°51'53"E 26.81 FEET; THENCE S55°28'36"E 47.00 FEET; THENCE S86°04'58"E 25.70 FEET; THENCE N87°03'47"E 37.35 FEET; THENCE SOUTH 102.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.69 ACRES.

OWNER'S DEDICATION

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

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS _____ DAY OF _____. A.D. 2020.

HOME SWEET HOME BY MITCH LLC.

BY: _____

MICHAEL PATEY CHANDRA PATEY

ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH) S.S.

ON THE ____ DAY OF _____, A.D. 2020, PERSONALLY APPEARED BEFORE ME _____, THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

_____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

_____ _____ _____
COMMISSION# EXPIRES PRINTED NAME

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 _____ A.D. 2020.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

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

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, A.D. 2020. BY THE SPANISH FORK CITY PLANNING COMMISSION.

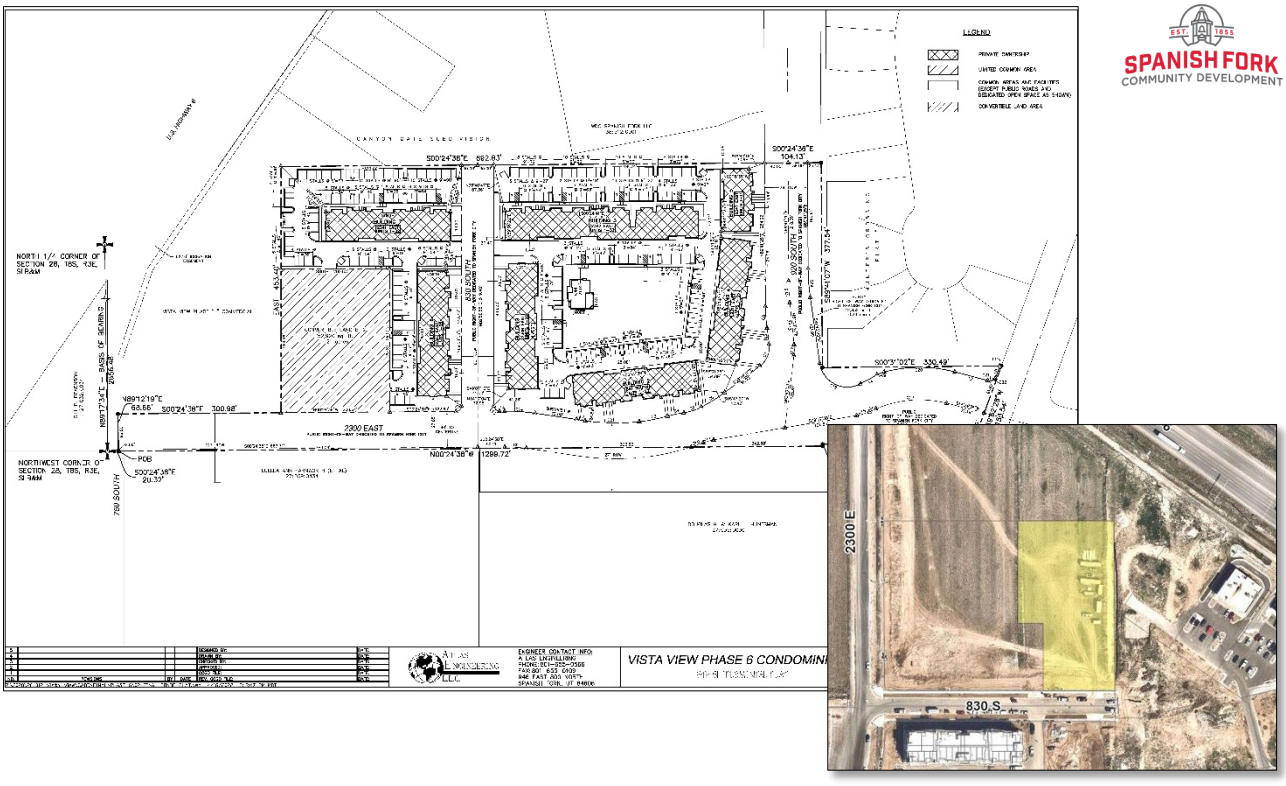
_____ _____
DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

RIVER POINT SUBDIVISION PLAT "F"

BEING AN AMENDMENT OF LOT 13, PLAT B & LOT 6, PLAT C
RIVER POINT SUBDIVISION
SPANISH FORK CITY, UTAH COUNTY, UTAH
CONTAINING 2 LOTS AND 0.69 ACRES
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23 & NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	COUNTY-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR 05-04-22 DAVID F. HUNT LICENSE NO. 5243543-2201 STATE OF UTAH		

Z:\2018\18-082 River Point Subdivision\CADD\FINAL\PHASE 1\ PLAT F.dwg 04/14/2022 4:42:51 PM MST



Vista View Phase 6 (Building 7) Final Plat Approval Request

May 11, 2022, Development Review Committee Meeting.

Located at 2350 East 750 South.

The subject property is zoned R-4.

The applicant has requested Final Plat approval for twenty-two multi-family residential units.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Landscaping.

Recommendation

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

Findings

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions

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

Exhibits

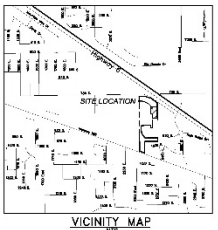
1. Final Plat.
2. Landscaping Plan.

VISTA VIEW PHASE 6 CONDOMINIUMS

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT
2B	FINAL PLAT
2C	FINAL PLAT
2D	FINAL PLAT
2E	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	ELECTRICAL PLAN
7	TBC PLAN
8	WET/DRY UTILITY OVERLAY
9	ACCESSIBLE ROUTE PLAN
DT-01	DETAILS

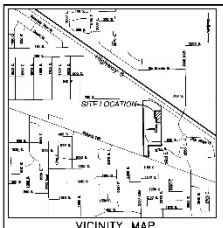


VICINITY MAP
-NTS-

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. 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.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

VISTA VIEW PHASE 6

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
848 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND
- FOUND BRASS CAP
- 5/8" REBAR MARKED RLS 186408 ON CURVED PIPHL NOT SET
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- PRIVATE OWNERSHIP
- LIMITED COMMON AREA
- COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)
- REFERENCE BEARING

ENGINEER/SURVEYOR CONTACT INFO
AT AS ENGINEERING
PHONE:801-655-0566
CAM:801-655-0109
848 EAST 800 NORTH
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BRAD MORGAN
801-836-3637
brad@bradmorganteam.com

GENERAL NOTES
1. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

DATA TABLE
TOTAL AREA: 13.43 ACRES
NUMBER OF UNITS:178
DENSITY:
COMMON AREA:9.46 ACRES
OPEN SPACE:9.38 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L1	1.89	S 46°05'28" E
L2	5.04	S 38°25'53" A
L3	30.01	N 52°07'04" E
L4	5.38	S 09°06'48" E
L5	13.51	S 23°03'15" E
L6	34.69	S 79°57'22" E
L7	62.58	S 11°21'39" W
L8	73.00	S 79°04'41" E
L9	19.97	S 23°23'15" E
L10	5.76	S 14°04'07" W
L11	2.98	S 02°31'02" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG	DELTA
C1	10.00	15.84	14.26	S 43°27'52" E	90°46'27"
C2	580.00	100.1	99.93	S 37°31'29" A	10°50'39"
C3	33.83	60.26	52.04	S 71°14'37" E	1°42'01"
C4	210.39	20.85	20.77	S 11°25'45" E	5°58'58"
C5	58.00	37.26	36.72	S 17°52'29" E	22°27'50"
C6	121.0	50.04	49.69	S 23°13'48" E	23°41'57"
C7	42.50	66.22	44.38	S 67°17'32" E	89°13'44"
C8	57.00	35.33	35.06	N 85°02'16" E	35°31'07"
C9	297.50	39.81	39.78	N 07°23'2" E	7°39'56"
C10	422.50	63.78	63.76	S 16°16'47" E	8°39'48"
C11	102.50	19.83	19.82	N 15°31'18" E	11°05'24"
C12	80.00	30.18	29.15	S 30°03'55" E	21°36'45"
C13	15.00	15.68	14.98	S 74°17'28" A	99°53'33"
C14	367.50	56.20	56.15	N 06°01'07" E	8°45'51"
C15	140.00	39.05	38.93	S 26°55'30" A	15°50'28"
C16	9.50	54.32	24.26	S 16°51'23" E	13°47'48"
C17	260.00	123.28	122.09	N 57°20'26" W	16°17'22"
C18	31.50	53.00	84.44	S 26°42'28" A	120°02'22"
C19	50.00	14.33	14.29	N 31°23'57" W	16°25'54"
C20	291.50	37.52	132.23	N 20°30'31" W	29°50'15"
C21	17.50	10.23	10.08	S 26°25'54" E	33°30'01"
C22	9.50	5.79	5.70	S 45°36'15" E	34°54'34"
C23	210.00	11.00	11.00	S 21°05'4" E	2°59'56"
C24	190.50	52.77	91.69	N 07°29'00" W	27°19'52"
C25	50.00	58.68	55.36	S 09°19'19" E	33°57'58"
C26	23.00	30.76	30.19	N 19°47'02" E	76°36'52"
C27	16.00	4.35	4.32	N 83°12'00" E	15°34'57"
C28	560.00	50.86	50.82	S 89°23'32" A	7°30'05"

RESERVATION OF COMMON AREA
THE OWNERS IN RECORDING THIS PLAT OF VISTA VIEW CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS FOR COMMERCIAL DEVELOPMENT PURPOSES. THE OWNERS HEREBY RESERVE UNTO THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS THE RIGHT TO USE OF THE REGIONAL PUBLIC BUS ARE RESERVED FOR THE COMMON USE AND ENJOYMENT OF THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS, AS MORE FULLY SET FORTH IN THE DECLARATION OF THE CONVERSION, DEVELOPMENT OF VISTA VIEW CONDOS, A COMMERCIAL DEVELOPMENT PROJECT WHICH SHALL BE RECORDED CONCURRENTLY WITH THIS RECORD OF SURVEY MAP AND WHICH SHALL BE EFFECTIVE UPON SUCH RECORDATION WITH THE UTAH COUNTY RECORDER.

UTILITY DEDICATION
THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON IT HEREBY DEDICATE VISTA VIEW CONDOS AN CONDOMINIUM PROJECT, TO THE USE OF THE PUBLIC FOREVER, ALL THE COMMON AREAS AND FACILITIES SHOWN HEREON AND GRANTS AND CONVEYS TO SPANISH FORK CITY, UTAH, QUESTAR GAS, THE U.S. POSTAL SERVICE AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THIS PLAT, AS WELL AS PRIVATE STREETS, FOR CONSTRUCTION AND MAINTENANCE OF SUBSTRUCTURE ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT IN AN EXISTING FENCE LINE ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°23'32" EAST 1249.76 FEET ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE SOUTH 89°23'32" EAST 50.86 FEET ALONG THE SECTION LINE; THENCE SOUTH 00°36'28" WEST 560.00 FEET; THENCE NORTH 89°23'32" WEST 50.86 FEET; THENCE NORTH 00°36'28" EAST 560.00 FEET TO THE POINT OF BEGINNING.
CONTAINS 28,481 SQ. FT.

SURVEYOR'S CERTIFICATE
I, GARRY L. PERKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186408 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A NEW PHASE OF CONDOMINIUMS A CONDOMINIUM PROJECT, THAT COMPLIES WITH THE PROVISIONS OF SECTION 57-8-13 (1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

SURVEYOR DATE

BOUNDARY DESCRIPTION
SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF A PART OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THIS MAP AND HEREBY DEDICATE AND GRANT TO SPANISH FORK CITY, UTAH, ALL THE STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS SHOWN HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2021

MEMBER

MEMBER

MEMBER

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF UTAH)
ON THE _____ DAY OF _____, A.D. 202_ PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY ACKNOWLEDGED TO ME THAT THEY ARE THE RESPECTIVE OFFICERS OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER AND DATES PRINTED NAME AND RESIDENCE OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ 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 PUBLIC USE DATED THIS _____ DAY OF _____, A.D. 202_.

APPROVED _____ ATTEST _____
CITY MANAGER CITY ATTORNEY

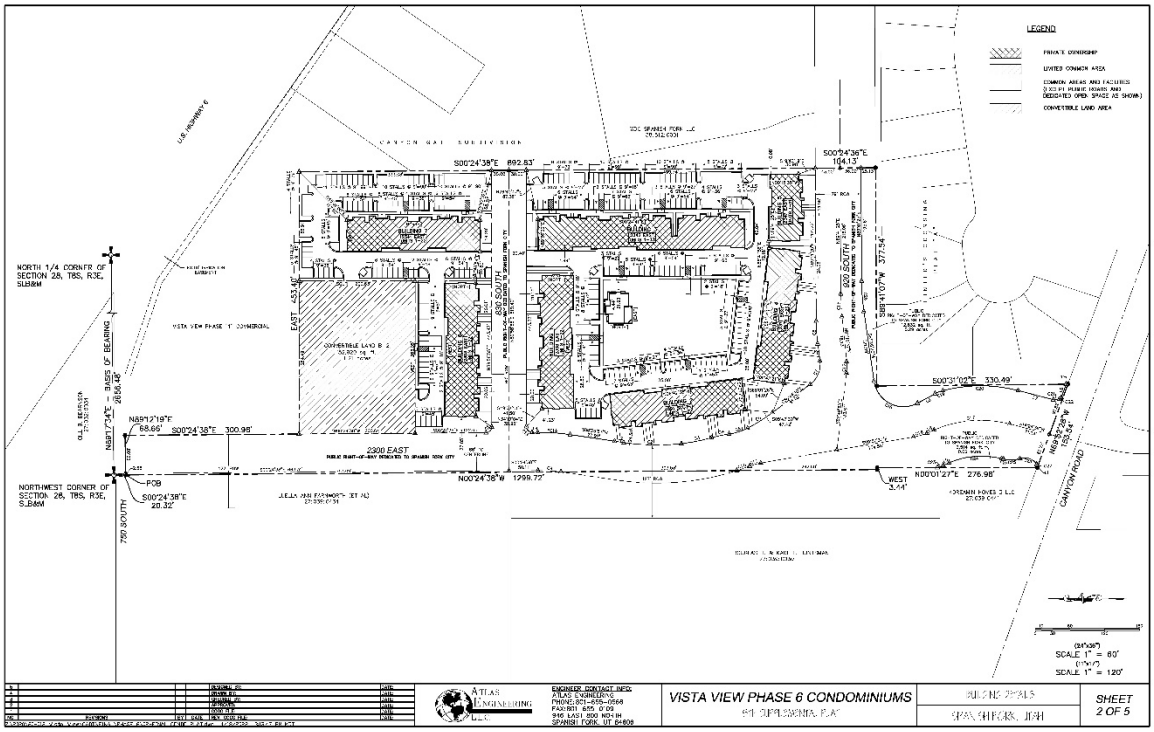
APPROVED _____ ATTEST _____
ENGINEER (SEE SEAL) COUNTY RECORDER

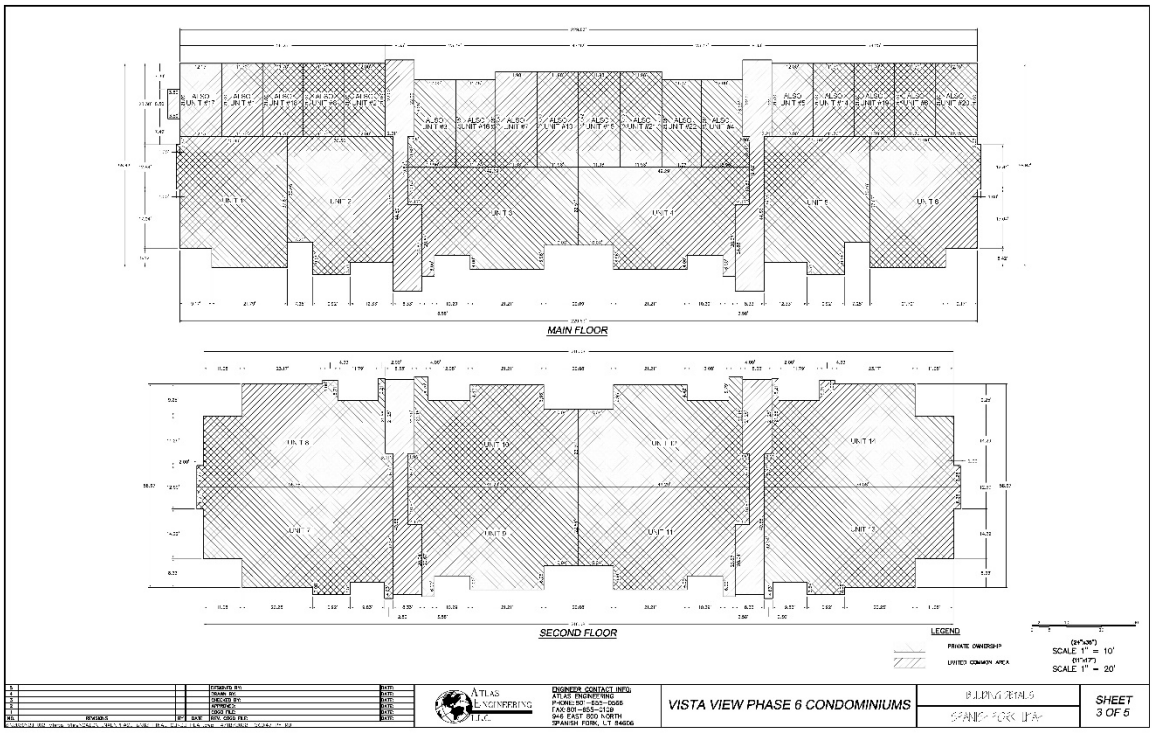
APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

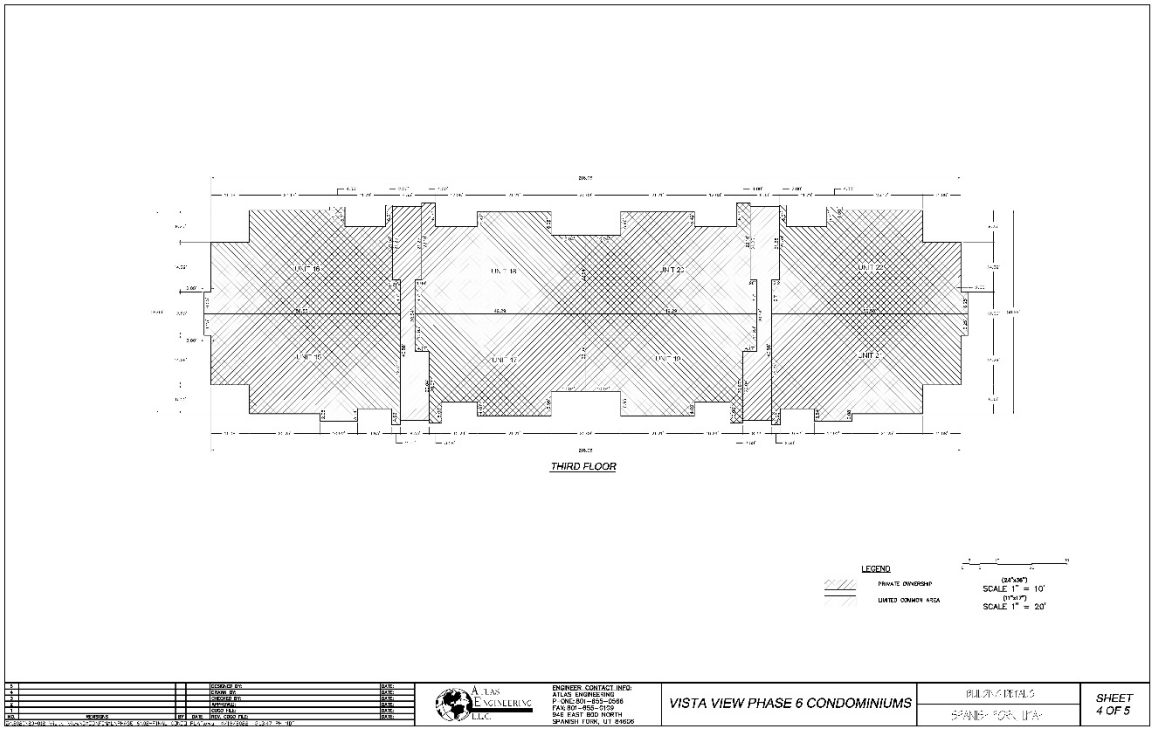
VISTA VIEW PHASE 6 CONDOMINIUMS
AN EXPANDABLE PLAT
SPANISH FORK CITY, UTAH
CONTAINING 13.43 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

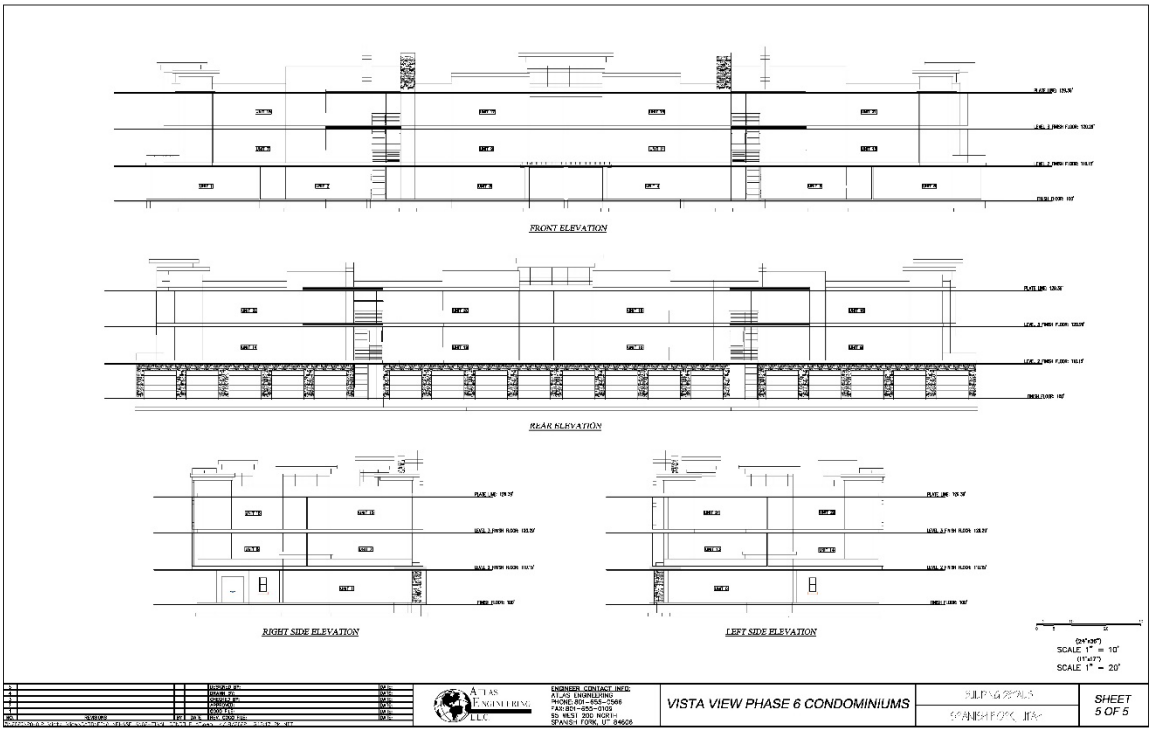
SHEET 1 OF 5

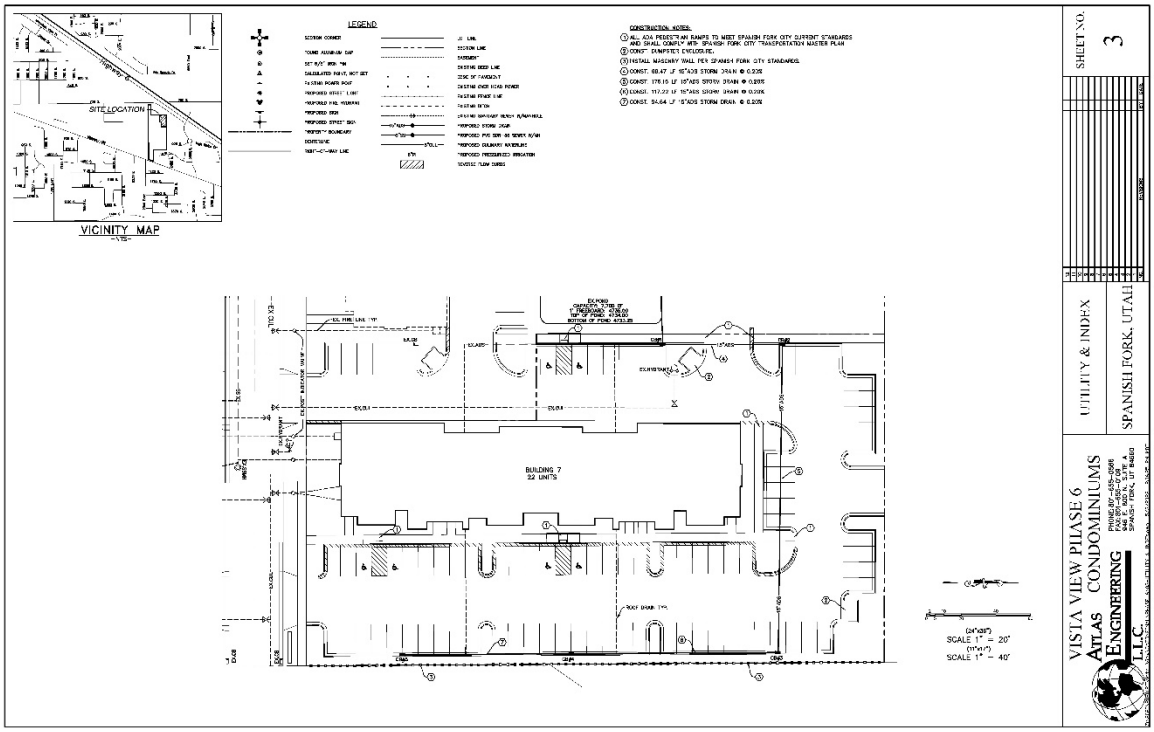
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER'S SEAL	CLERK-AUDITOR SEAL

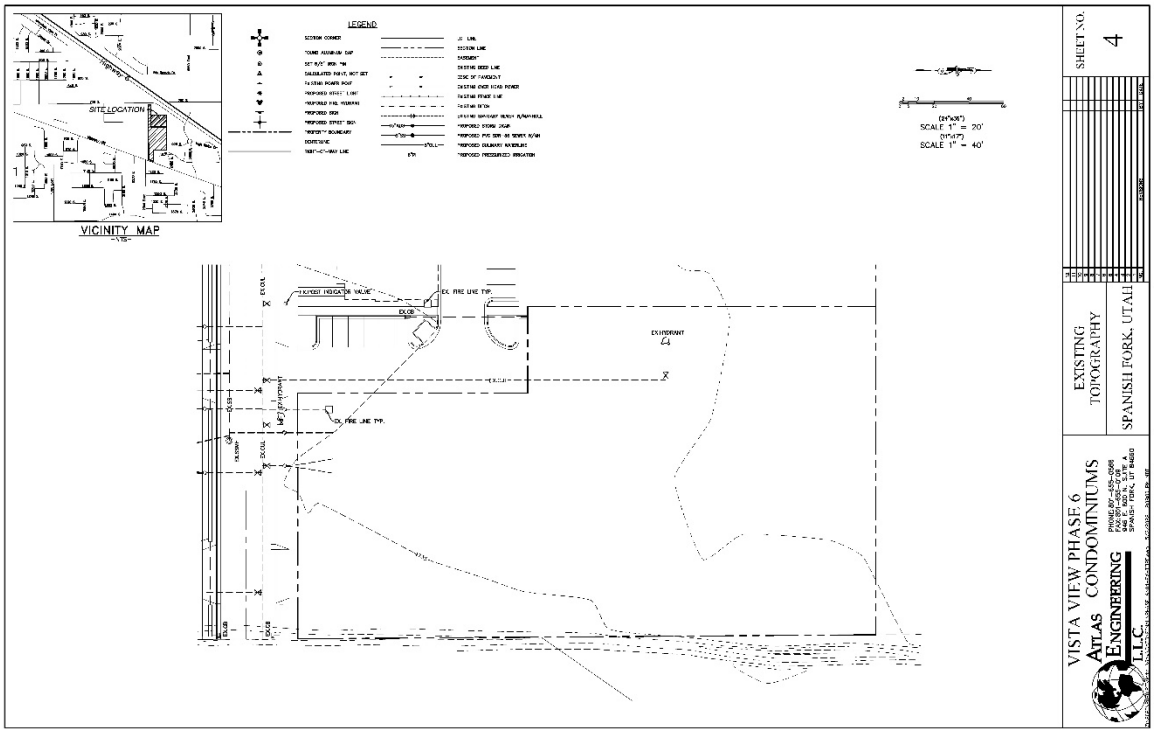

LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREAS AND FACILITIES
CONVERTIBLE LAND AREA
NORTH 1/4 CORNER OF SECTION 28, T8S, R3E, SLB&M
NORTHWEST CORNER OF SECTION 28, T8S, R3E, SLB&M
POB
2300 EAST
800 SOUTH
700 SOUTH
CANYON ROAD
S00°24'38"E 892.83'
S00°24'38"E 104.13'
S00°31'02"E 330.49'
N00°01'27"E 276.98'
N00°24'38"W 1799.72'
S00°24'38"E 20.32'
N89°12'19"E 68.66'
S00°24'38"E 300.98'
EAST 457.46'
WEST 3.44'
N89°37'34"E 2656.42' - BASIS OF BEARING
VISTA VIEW PHASE 1 COMMERCIAL
CONVERTIBLE LAND B-2
SCALE 1" = 60'
SCALE 1" = 120'
VISTA VIEW PHASE 6 CONDOMINIUMS
BUILDING DETAILS
SHEET 2 OF 5

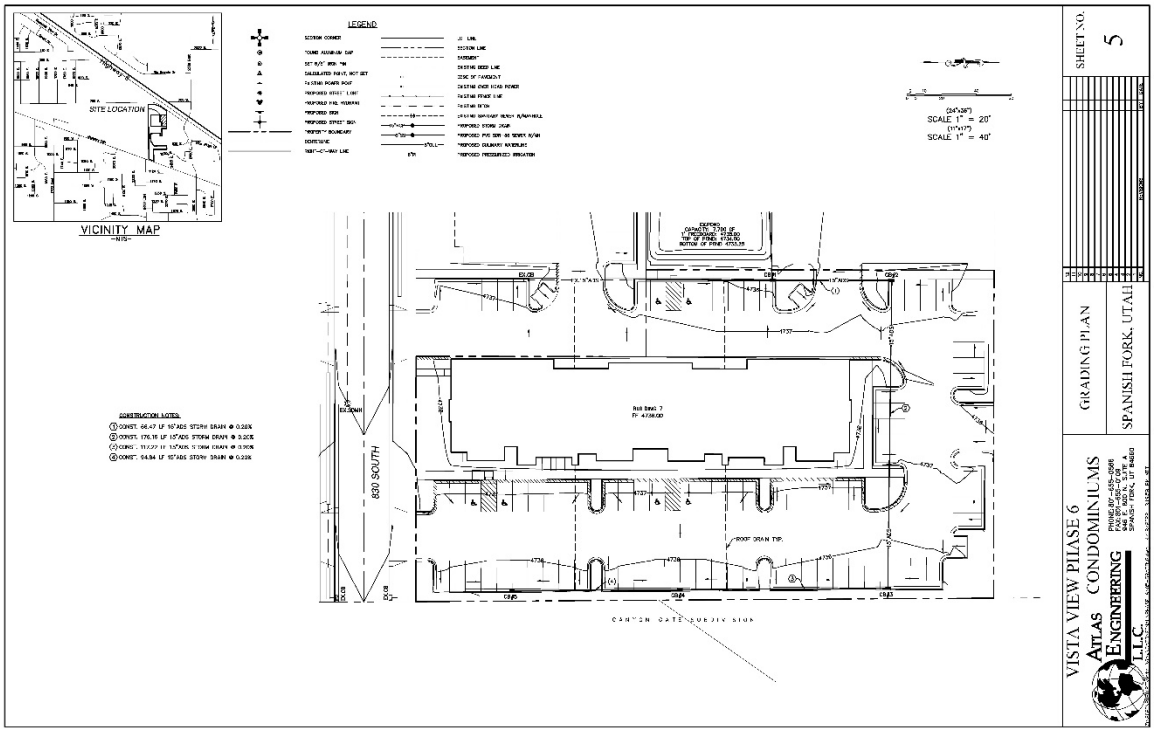

MAIN FLOOR
SECOND FLOOR
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
SCALE 1" = 10'
SCALE 1" = 20'
VISTA VIEW PHASE 6 CONDOMINIUMS
BUILDING DETAILS
SHEET 3 OF 5

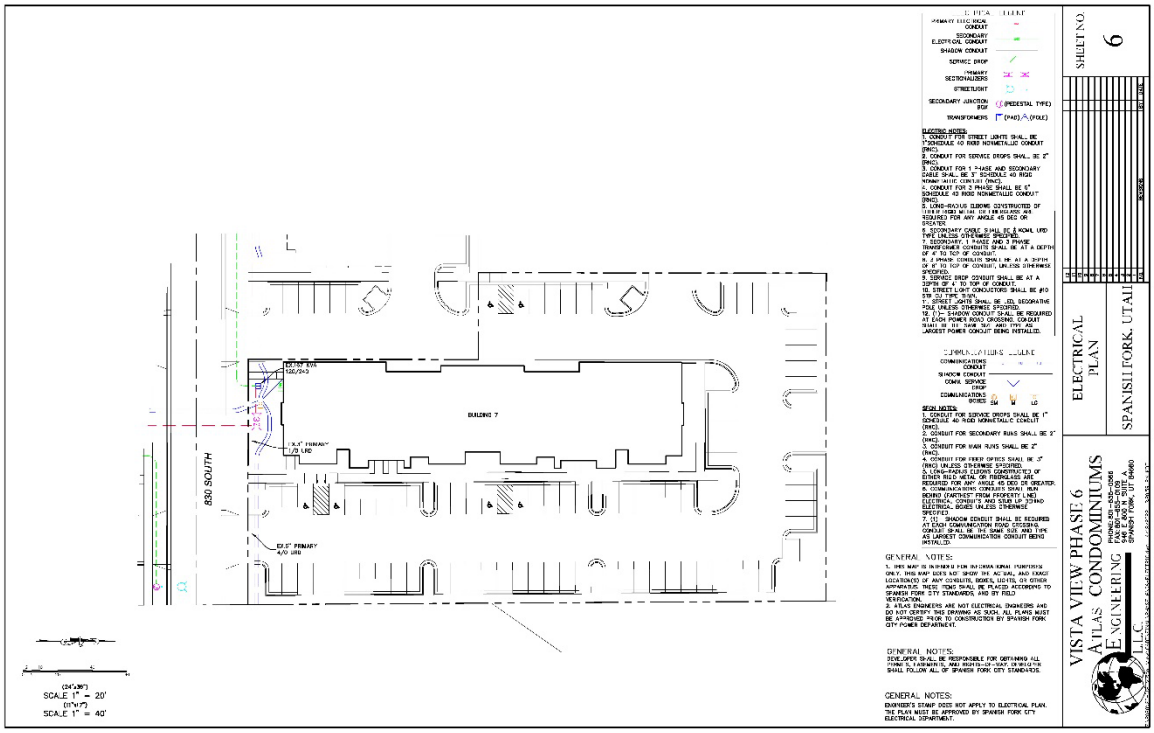

THIRD FLOOR
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING LLC
VISTA VIEW PHASE 6 CONDOMINIUMS
SHEET 4 OF 5

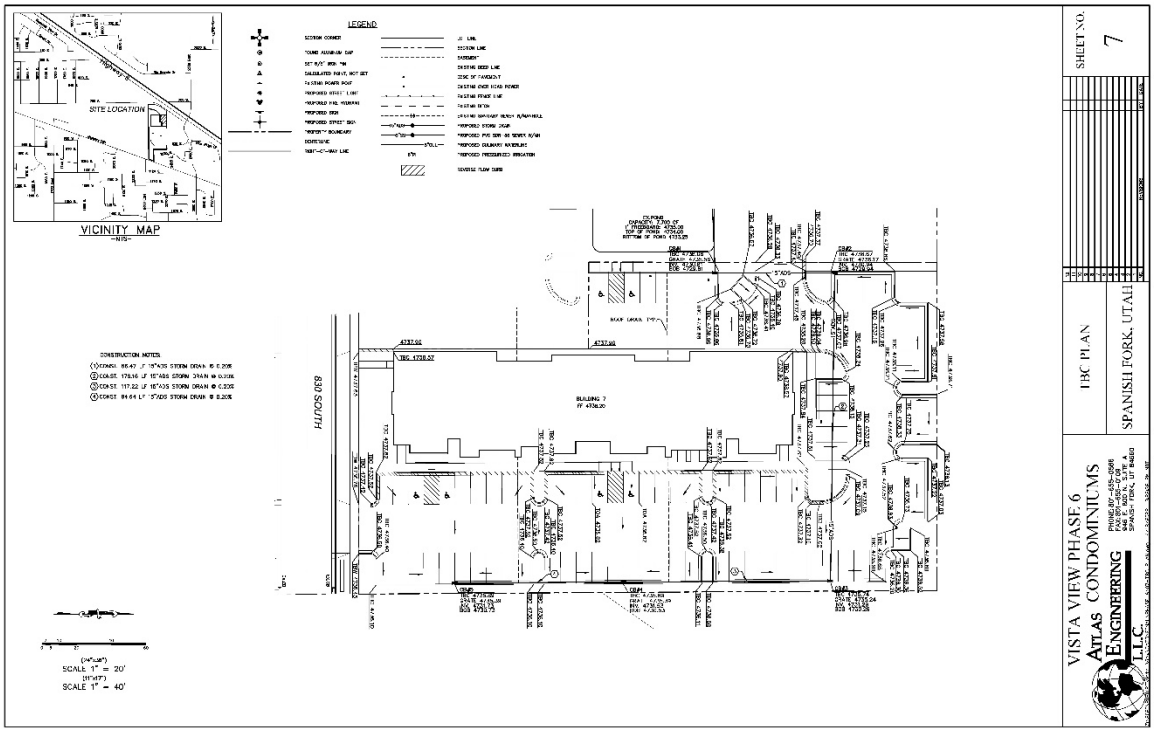

FRONT ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING LLC
VISTA VIEW PHASE 6 CONDOMINIUMS
SHEET 5 OF 5

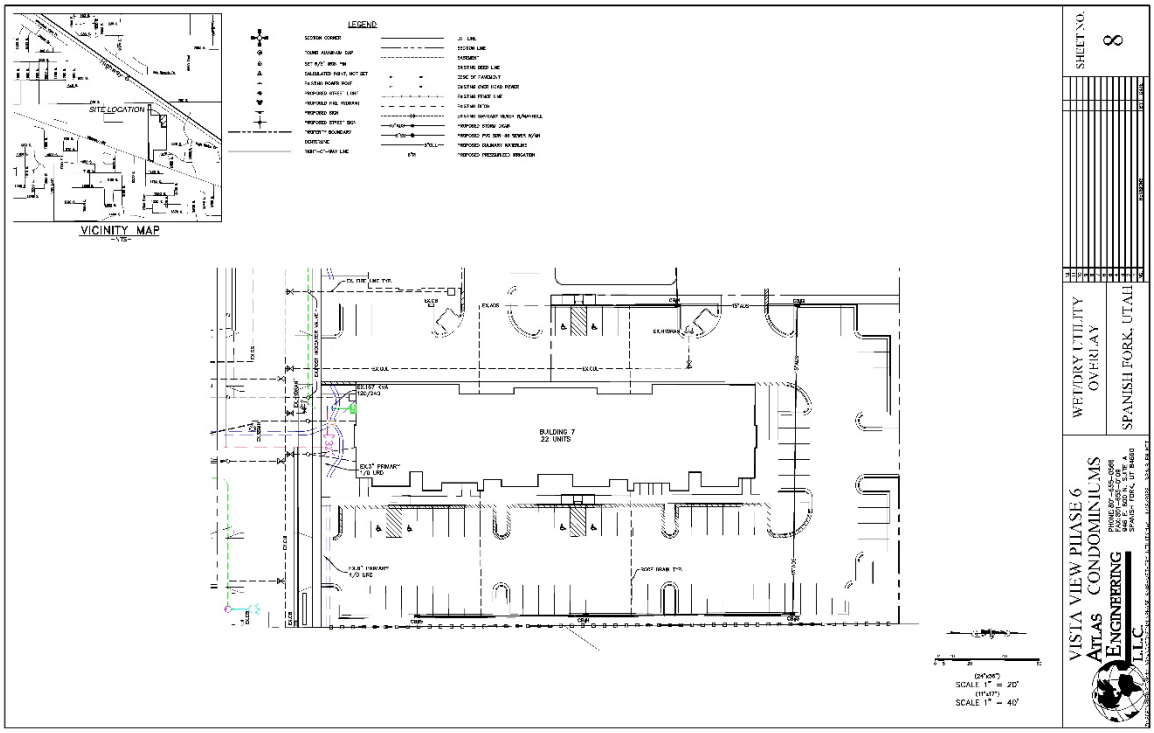

LEGEND
CONSTRUCTION NOTES:
VICINITY MAP
SITE LOCATION
BUILDING 7
32 UNITS
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
3
UTILITY & INDEX
SPANISH FORK, UTAH
VISTA VIEW PHASE 6
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

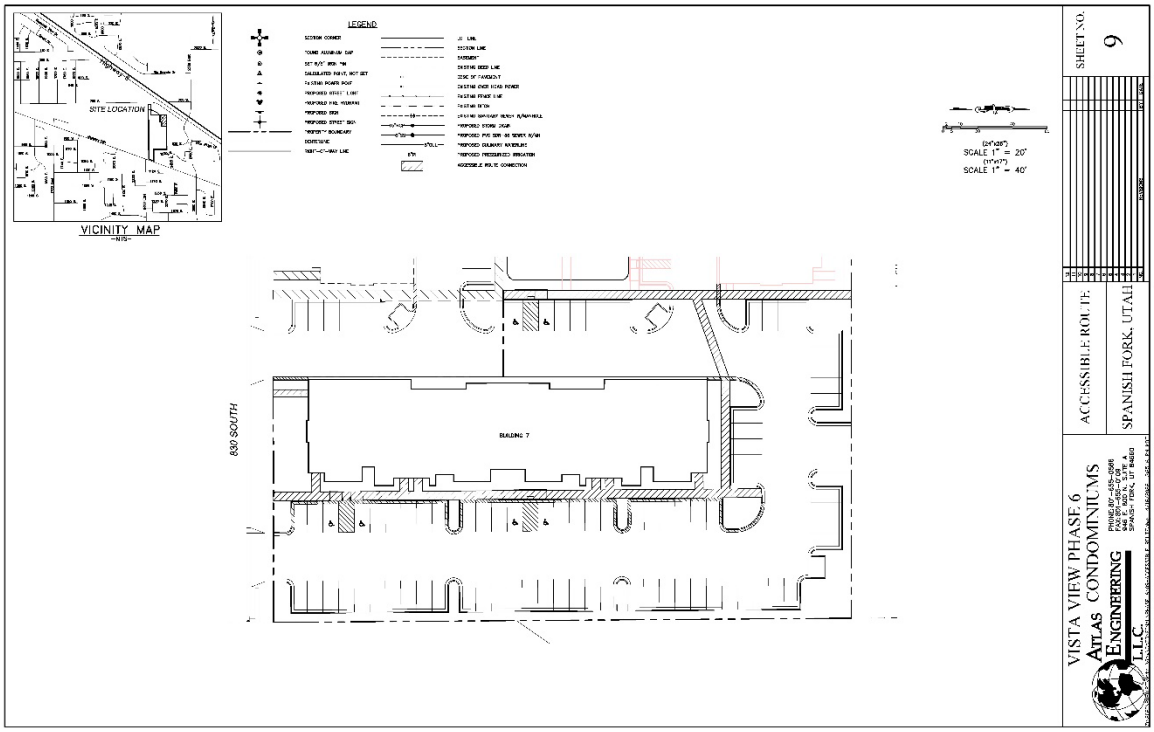

LEGEND
VICINITY MAP
SITE LOCATION
EX. FIRE LINE TYP.
EX HYDRANT
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
4
EXISTING
TOPOGRAPHY
SPANISH FORK, UTAH
VISTA VIEW PHASE 6
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

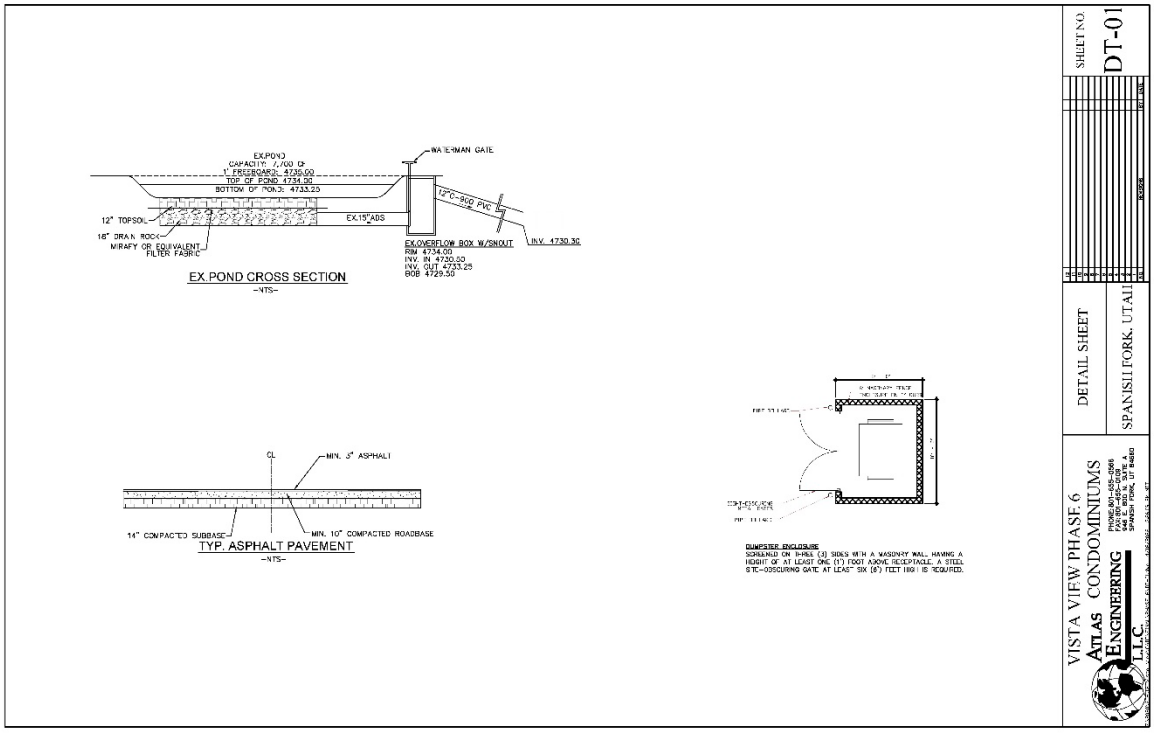

VICINITY MAP
SITE LOCATION
LEGEND
SCALE 1" = 20'
SCALE 1" = 40'
CONSTRUCTION NOTES:
830 SOUTH
CANYON GATE SUBDIVISION
VISTA VIEW PHASE 6
ATLAS ENGINEERING L.L.C.
GRADING PLAN
SPANISH FORK, UTAH
SHEET NO. 5

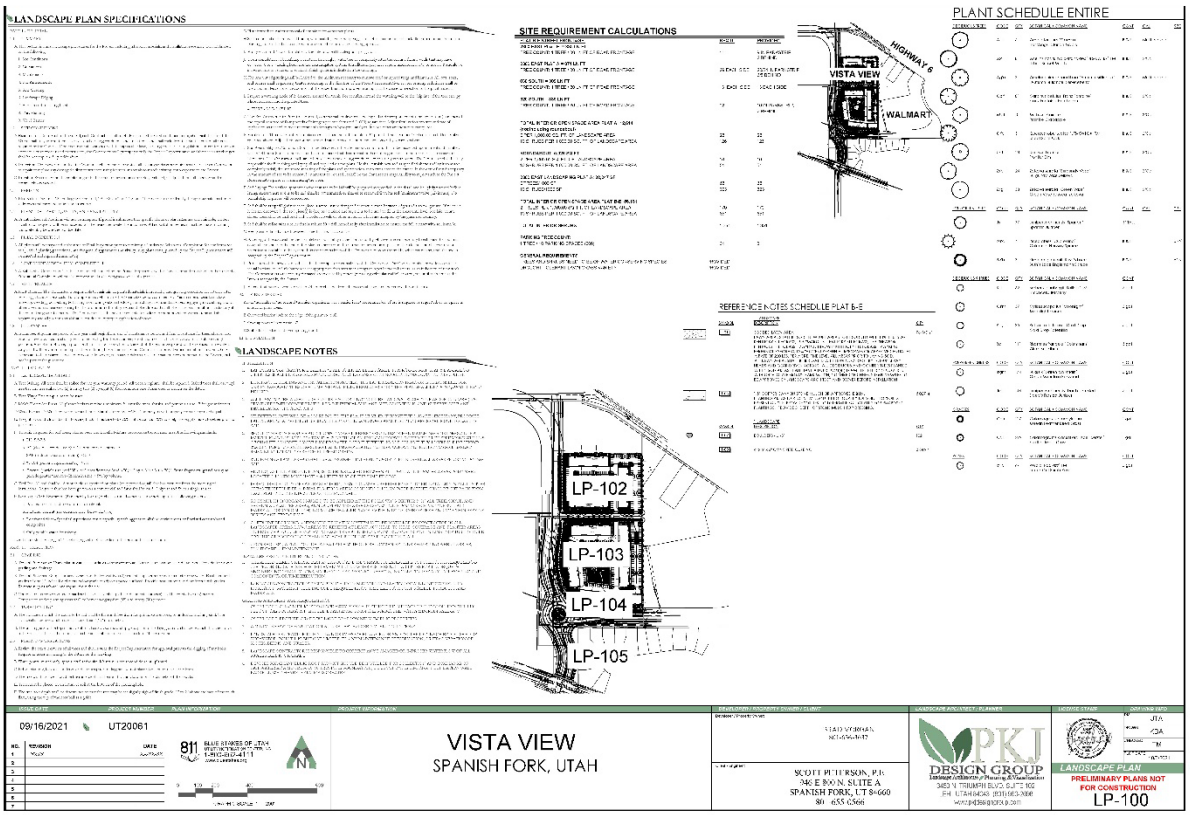

ELECTRICAL NOTES:
COMMUNICATIONS LEGEND
GENERAL NOTES:
BUILDING 7
830 SOUTH
SCALE 1" = 20'
SCALE 1" = 40'
VISTA VIEW PHASE 6
ATLAS ENGINEERING L.L.C.
ELECTRICAL PLAN
SPANISH FORK, UTAH
SHEET NO. 6

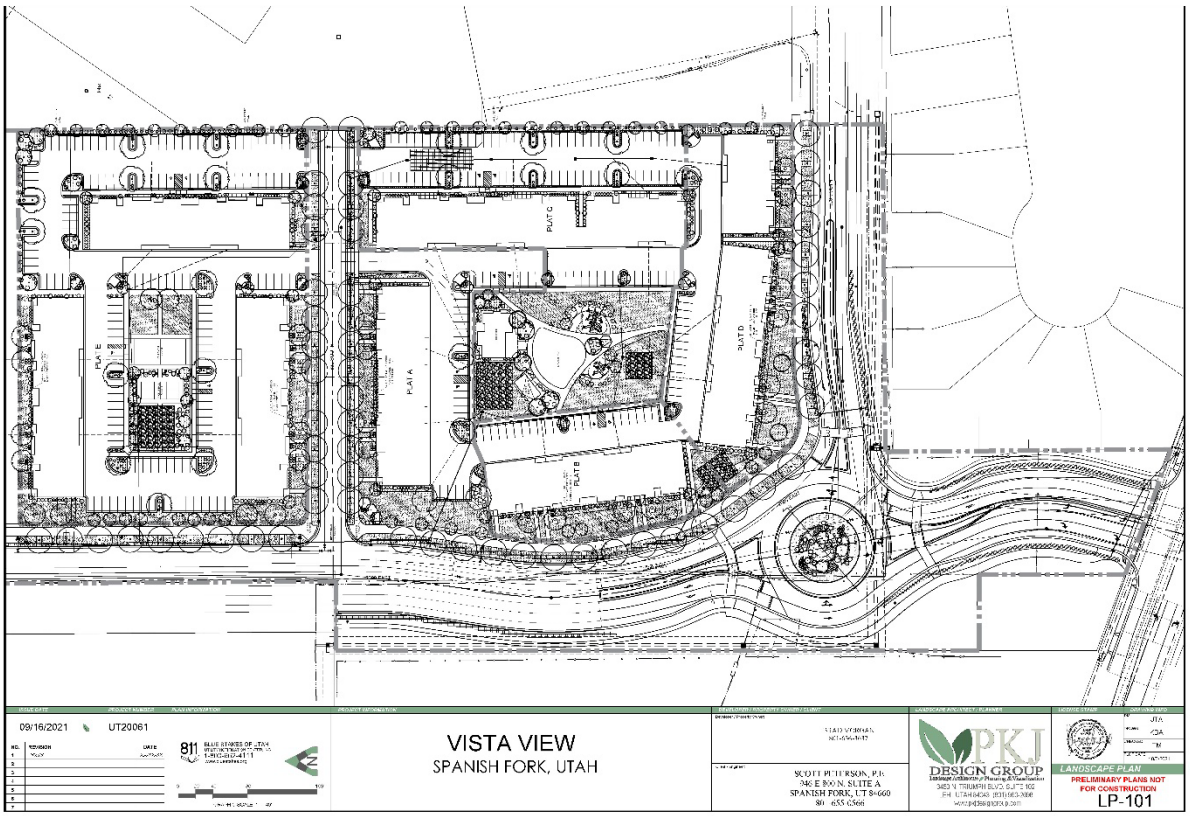

LEGEND
SITE LOCATION
VICINITY MAP
CONSTRUCTION NOTES
BUILDING 7
FF 4736.00
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 7
IBC PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 6
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

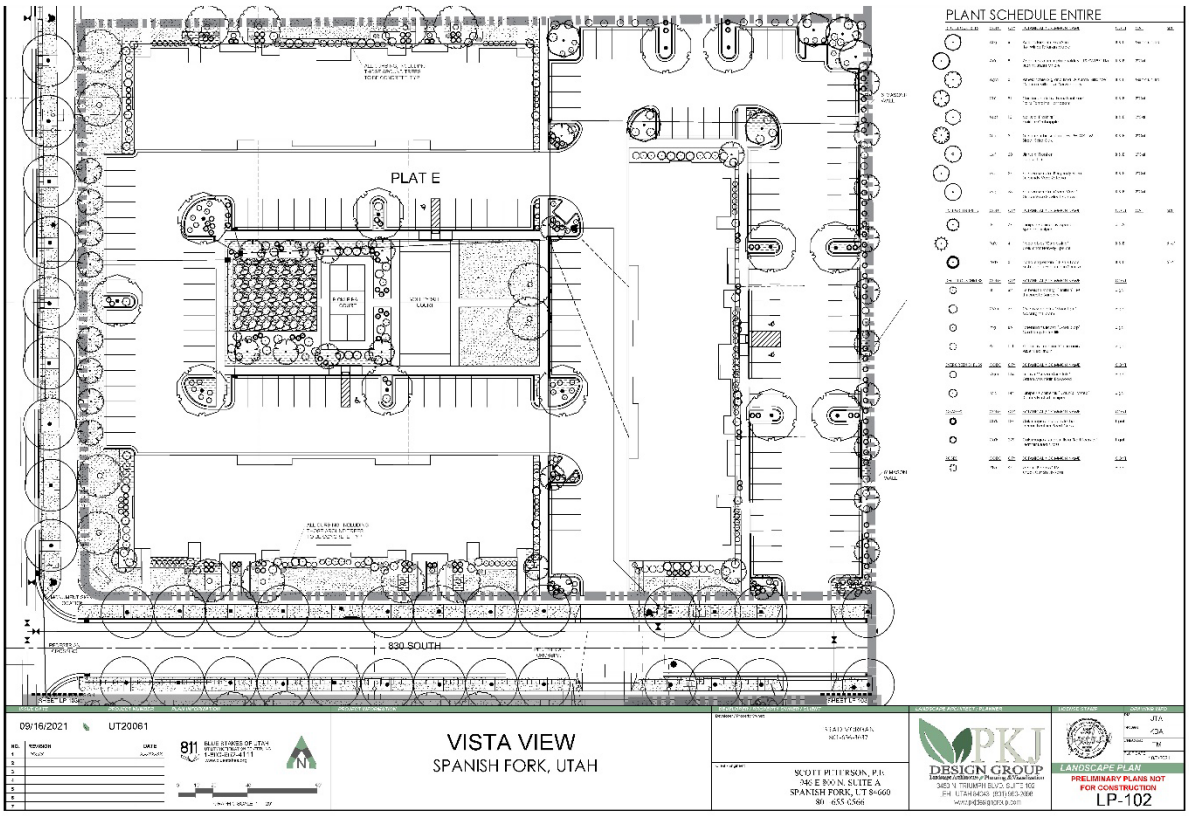

LEGEND
SITE LOCATION
VICINITY MAP
BUILDING 7
22 UNITS
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 8
WET/DRY UTILITY
OVERLAY
SPANISH FORK, UTAH
VISTA VIEW PHASE 6
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

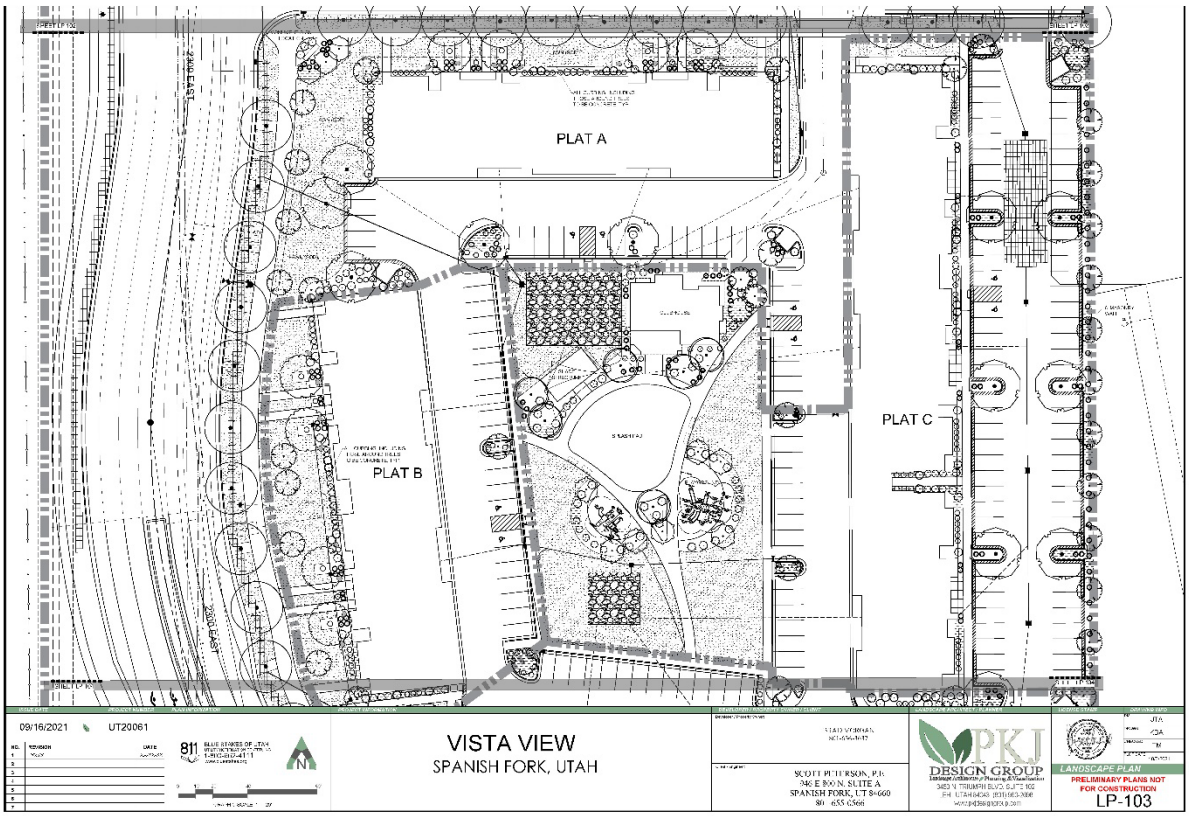

LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
SCALE 1" = 20'
SCALE 1" = 40'
830 SOUTH
BUILDING 7
SHEET NO.
9
ACCESSIBLE ROUTE
SPANISH FORK, UTAH
VISTA VIEW PHASE 6
ATLAS ENGINEERING L.L.C.

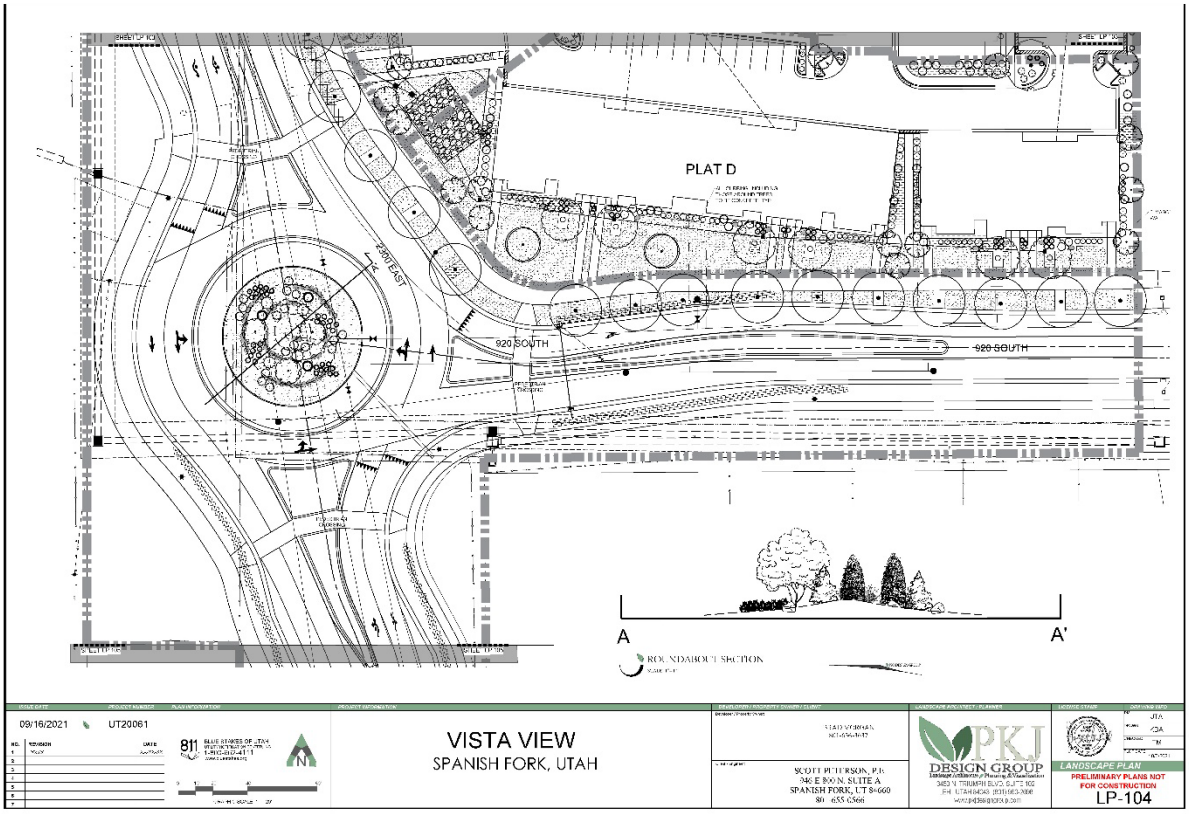

EXPOND
CAPACITY: 7,700 CF
1' FREEBOARD: 4735.00
TOP OF POND: 4734.00
BOTTOM OF POND: 4733.25
WATERMAN GATE
12" TOPSOIL
18" DRAIN ROCK
MIRAFY OR EQUIVALENT
FILTER FABRIC
EX.15"ADS
12"C-900 PVC
EX.OVERFLOW BOX W/SNOUT
RIM 4734.00
INV. IN 4730.50
INV. OUT 4733.25
BOB 4729.50
INV. 4730.30
EX.POND CROSS SECTION
-NTS-
CL
MIN. 3" ASPHALT
14" COMPACTED SUBBASE
MIN. 10" COMPACTED ROADBASE
TYP. ASPHALT PAVEMENT
-NTS-
DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6) FEET HIGH IS REQUIRED.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
VISTA VIEW PHASE 6
ATLAS ENGINEERING L.L.C.

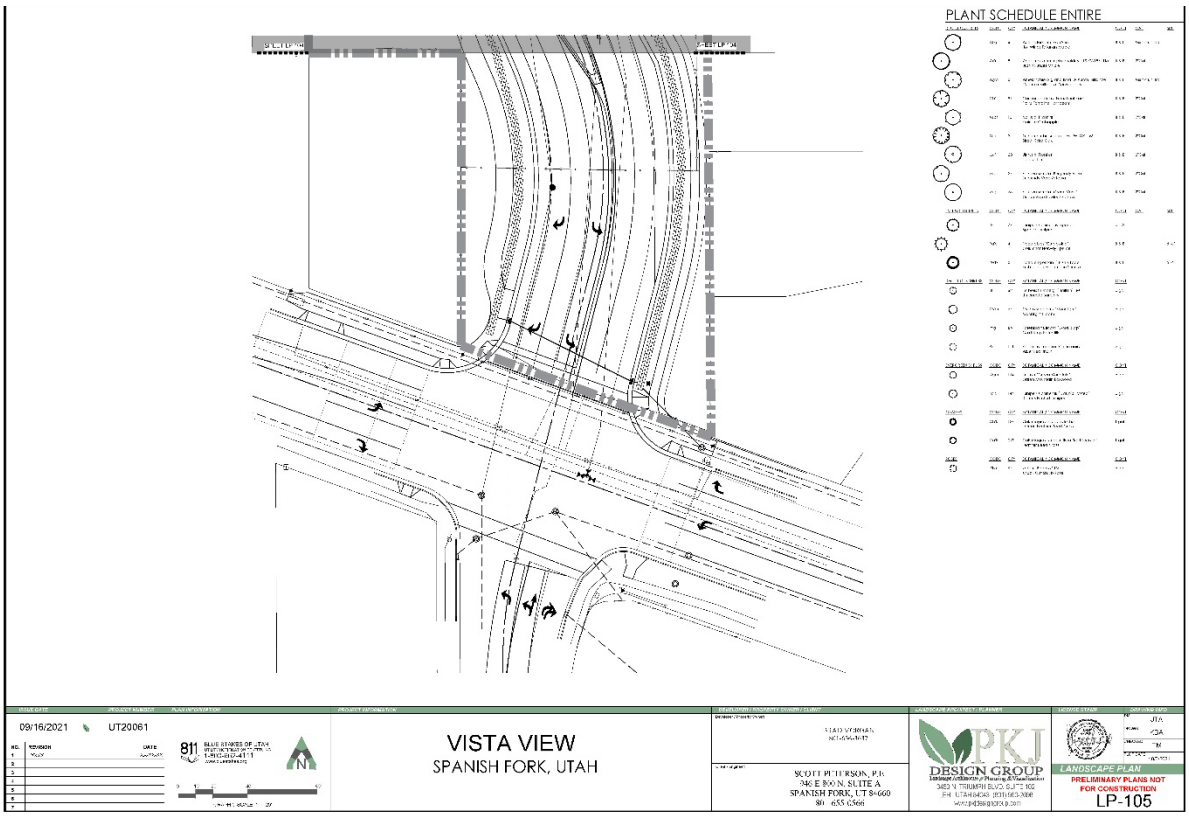

LANDSCAPE PLAN SPECIFICATIONS
SITE REQUIREMENT CALCULATIONS
PLANT SCHEDULE ENTIRE
LANDSCAPE NOTES
REFERENCE NOTES SCHEDULE PLAT B-E
HIGHWAY 6
VISTA VIEW
WALMART
LP-102
LP-103
LP-104
LP-105
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N. SUITE A
SPANISH FORK, UT 84660
801 . 655 .0566
PKJ
DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-100

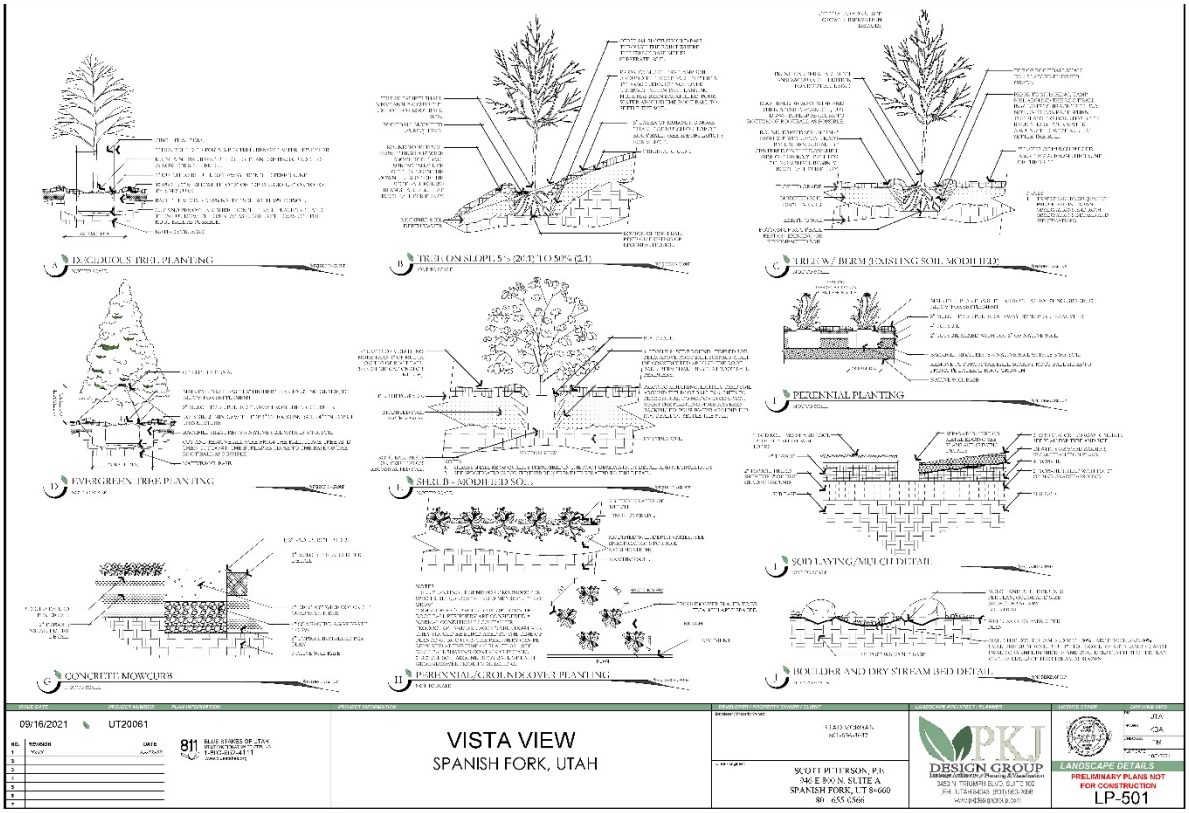

09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N. SUITE A
SPANISH FORK, UT 84660
801 . 655 .0566
PKJ
DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-101

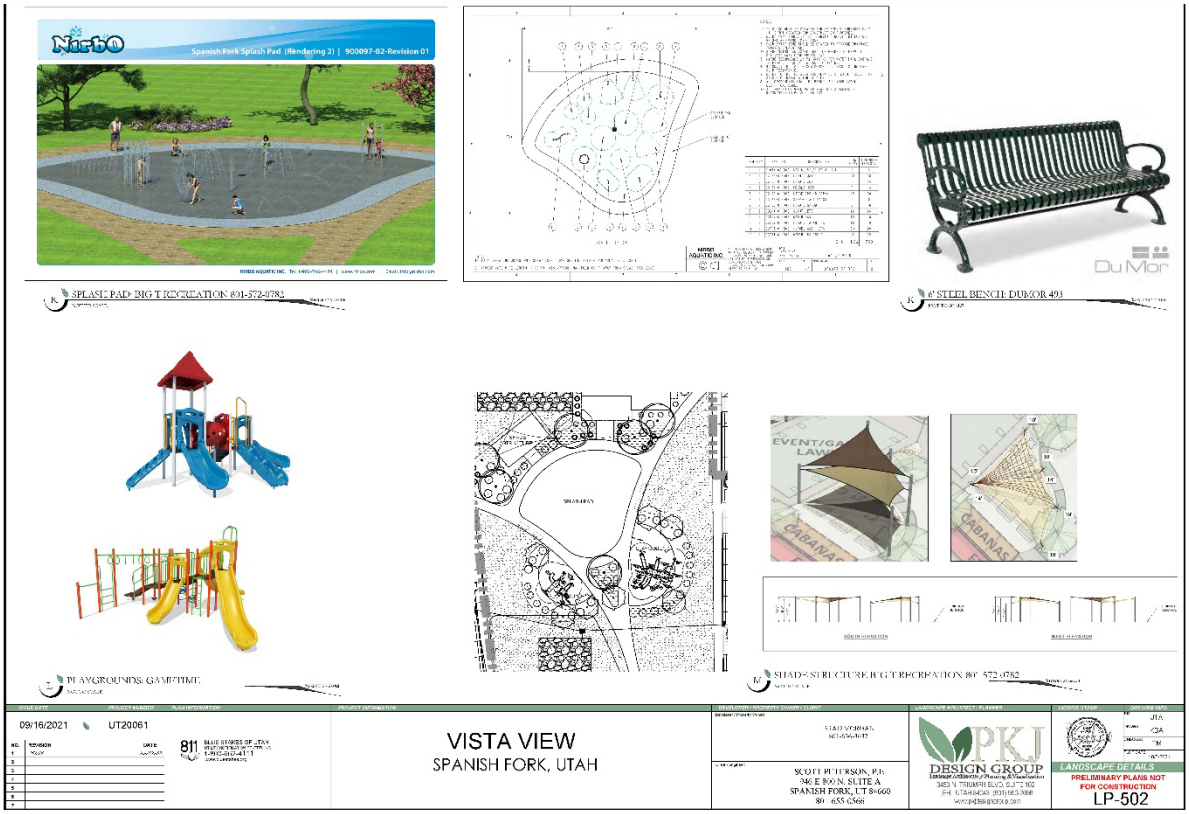

PLANT SCHEDULE ENTIRE
PLAT E
830 SOUTH
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

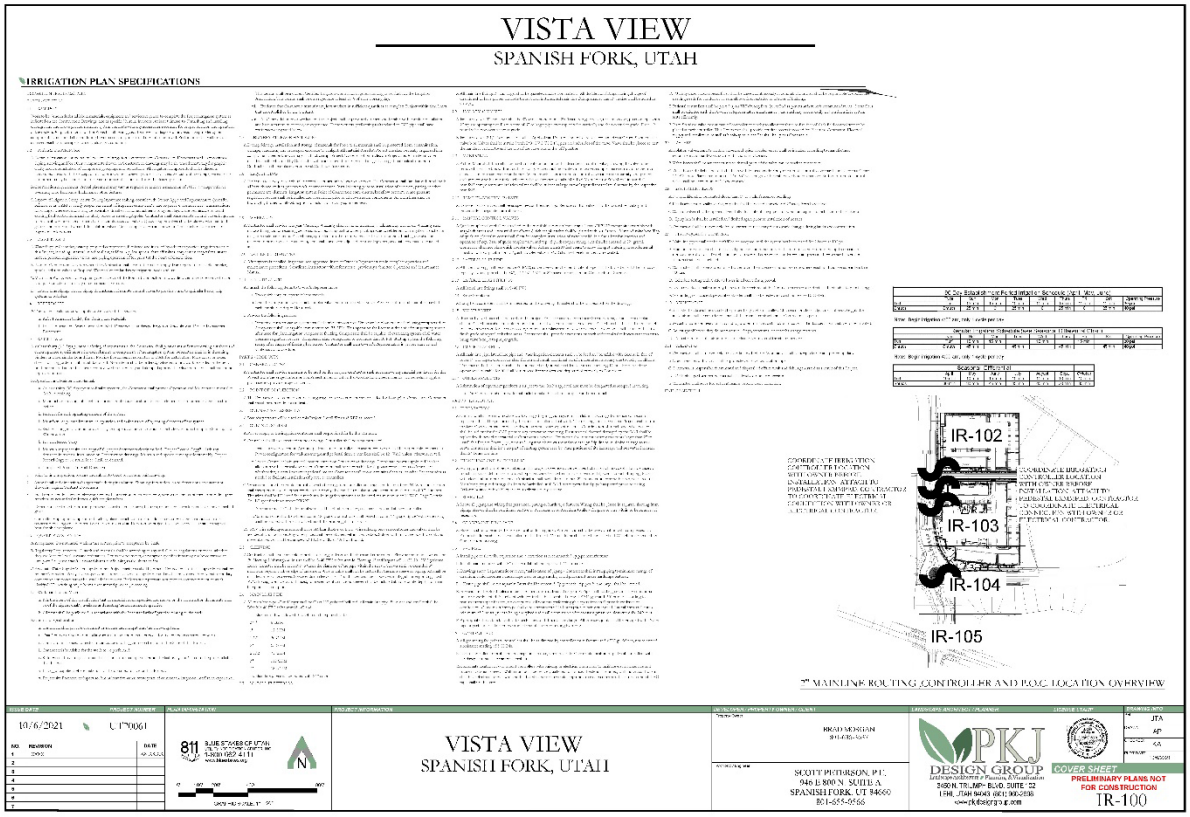

PLAT A
PLAT B
PLAT C
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

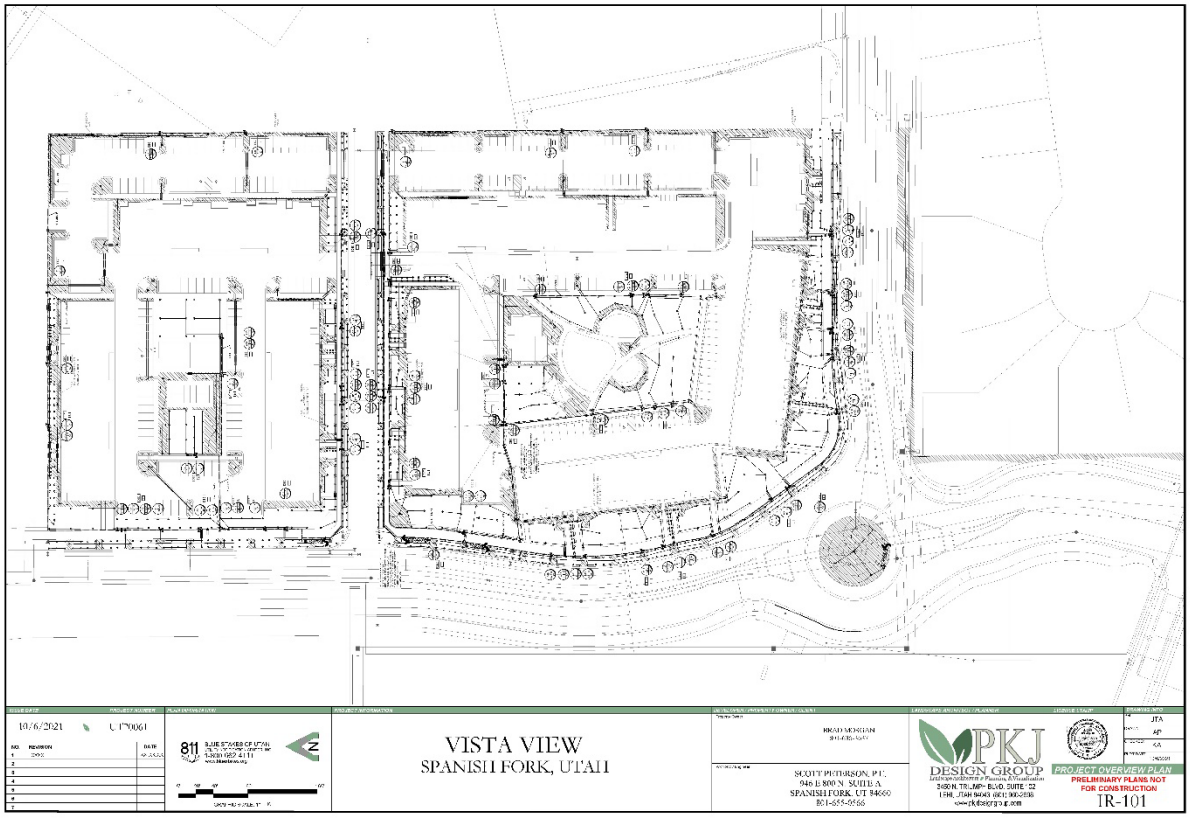

PLAT D
920 SOUTH
920 SOUTH
A
A'
ROUNDABOUT SECTION
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104

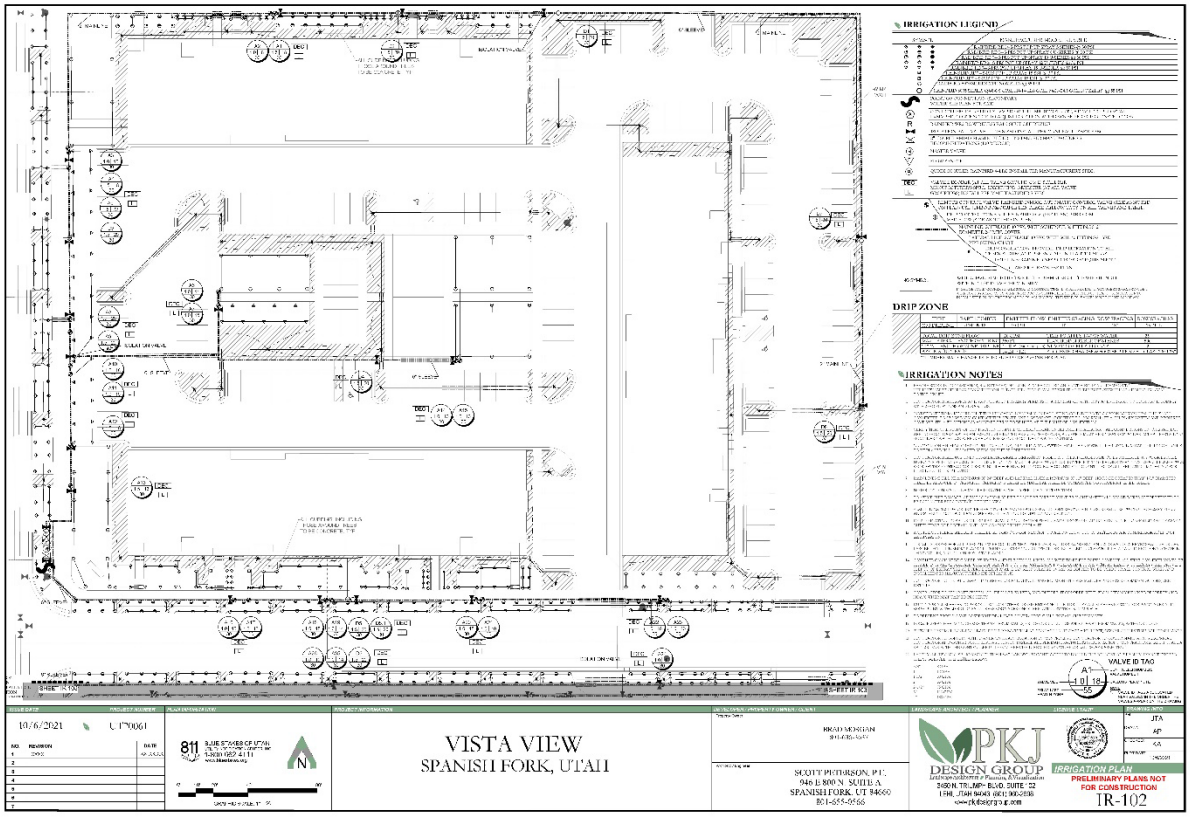

PLANT SCHEDULE ENTIRE
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-105

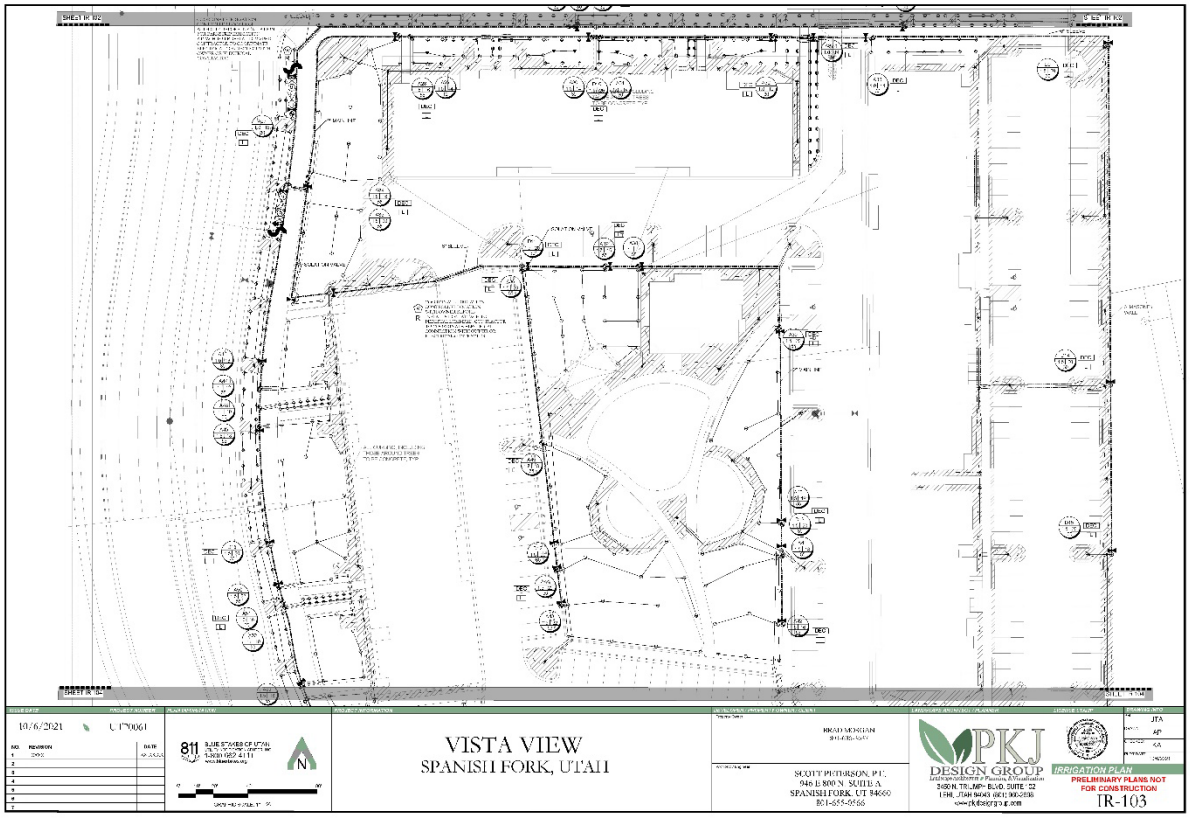

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5'> (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
I SHRUB MODIFIED SOIL
J PERENNIAL PLANTING
J SOD LAYING/MULCH DETAIL
G CONCRETE MOWCURB
H PERENNIAL/GROUNDCOVER PLANTING
J BOULDER AND DRY STREAM BED DETAIL
09/16/2021
UT20061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

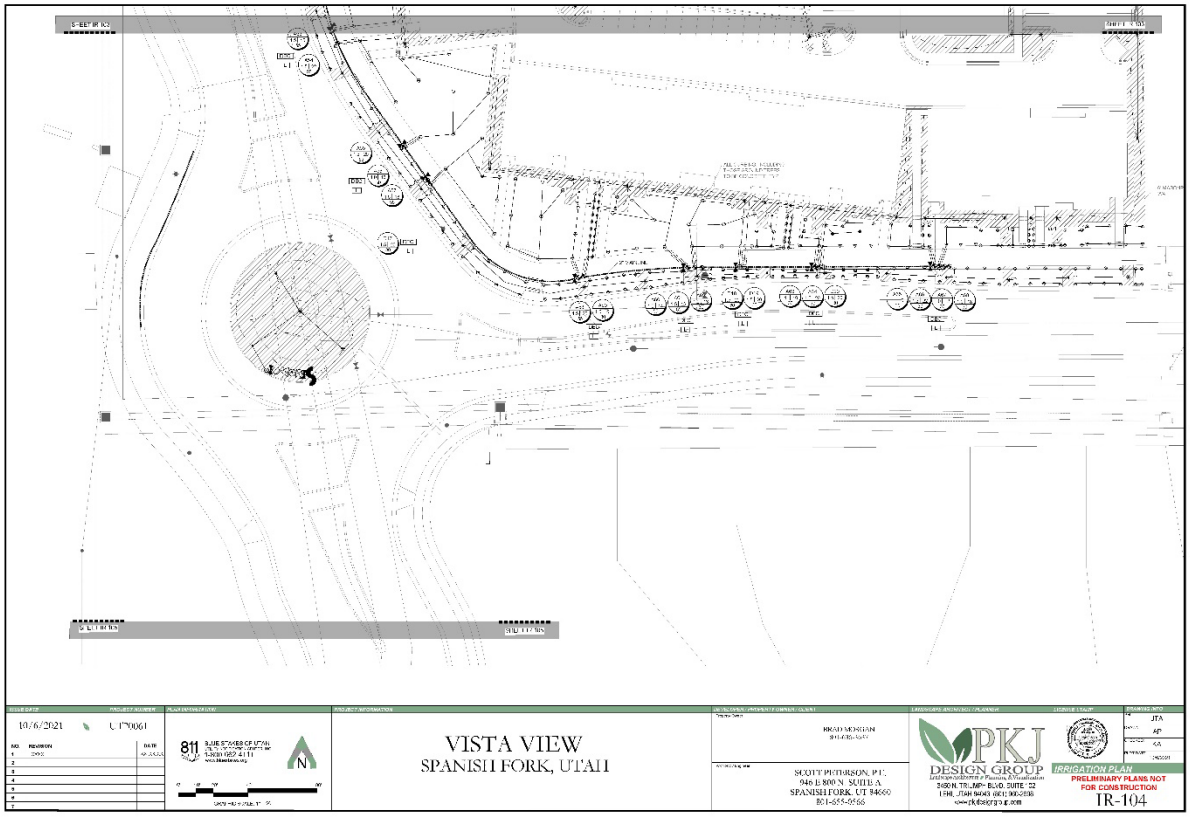

Spanish Fork Splash Pad (Rendering 2) | 900097-02-Revision 01
K SPLASH PAD BIG T RECREATION 801-572-0782
K 6' STEEL BENCH DUMOR 493
L PLAYGROUNDS GAMETIME
M SHADE STRUCTURE BIG T RECREATION 801 572 0782
09/16/2021
UT20061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-502

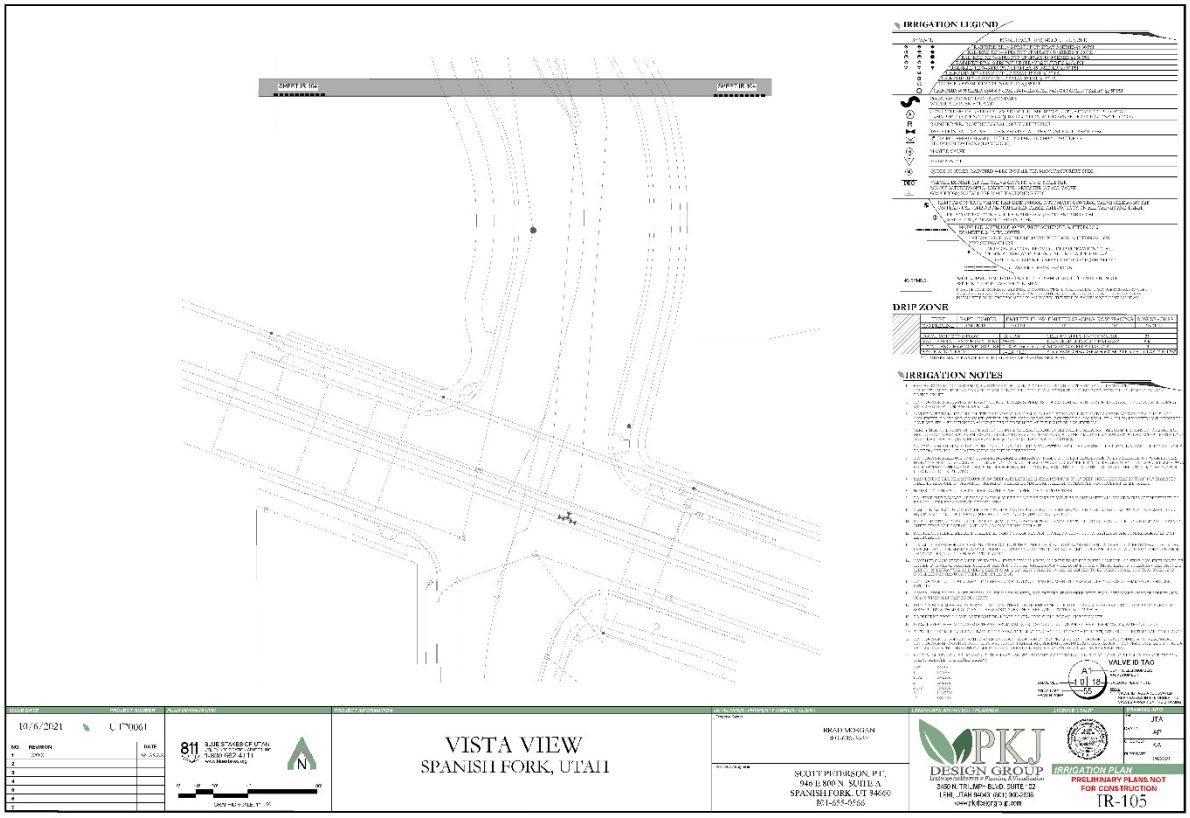

VISTA VIEW
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
IR-102
IR-103
IR-104
IR-105
MAINLINE ROUTING CONTROLLER AND POC LOCATION OVERVIEW
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100

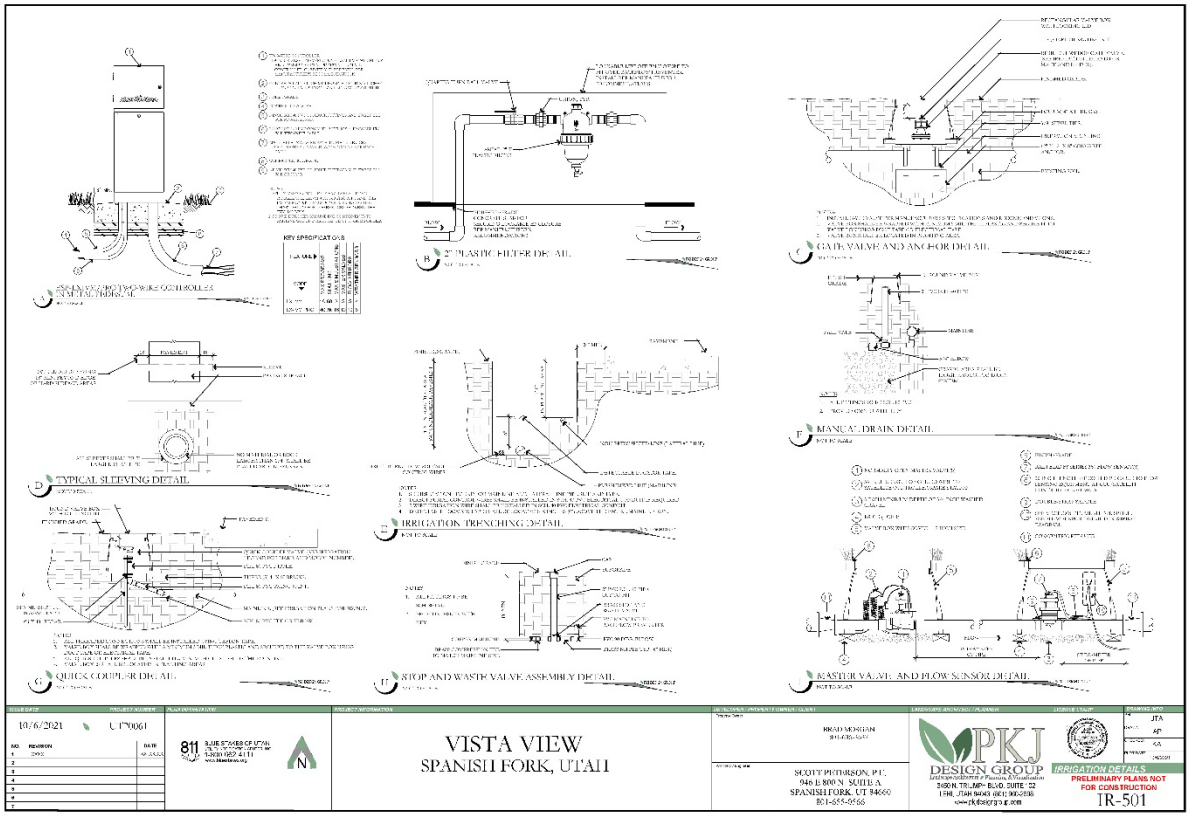

10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

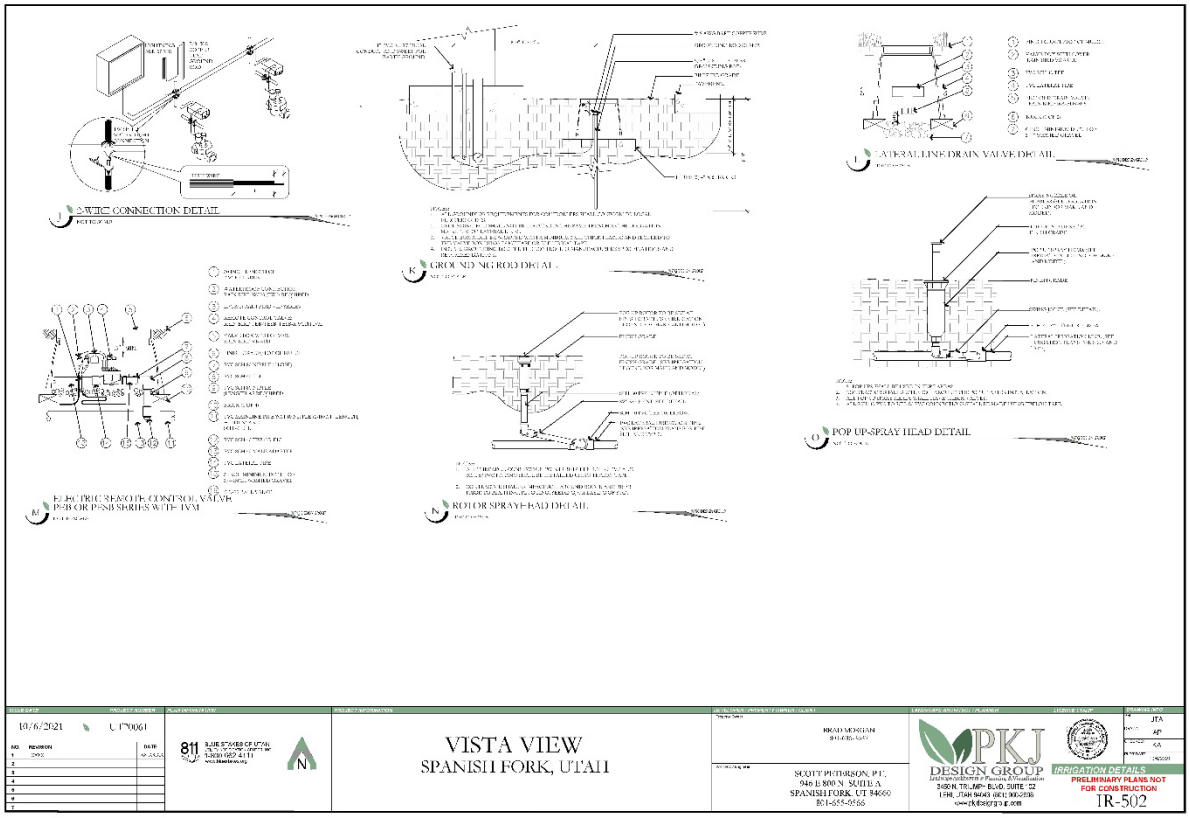

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102

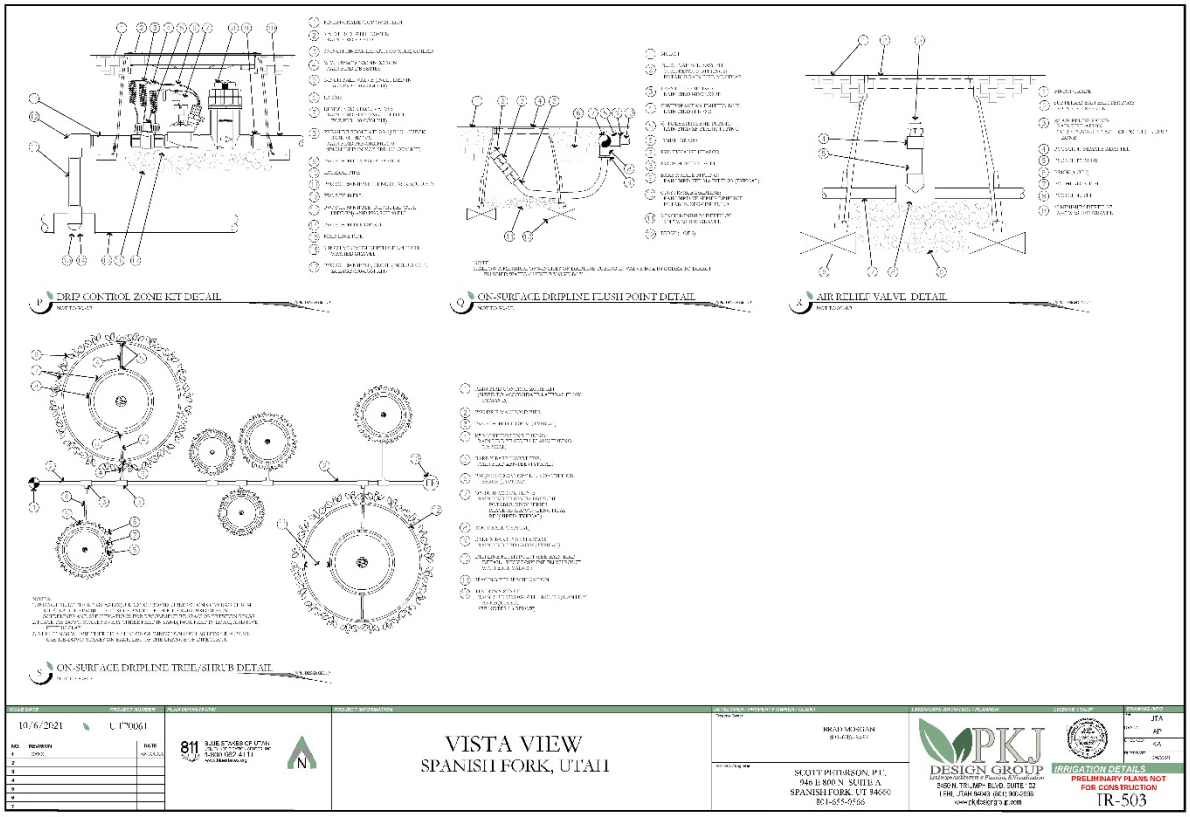

10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-103

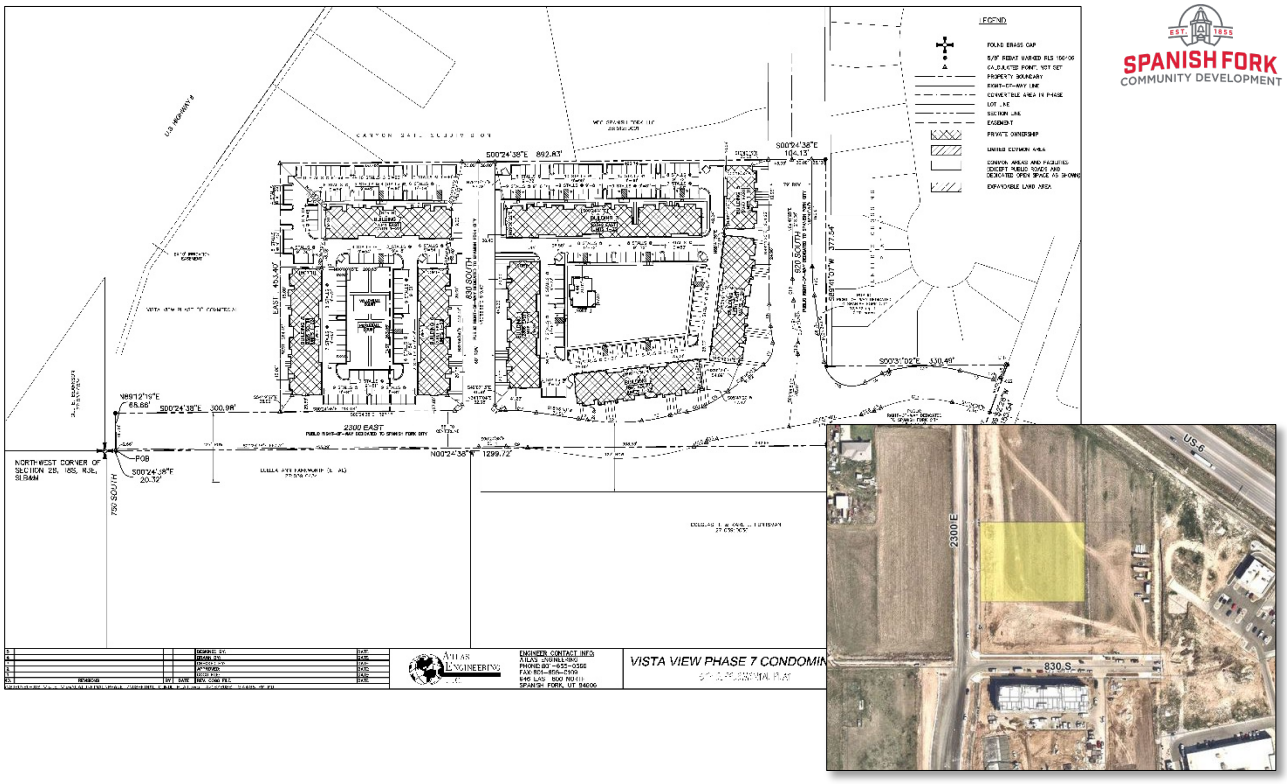

10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-104


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-105


10/6/2021
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


10/6/2021
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503



Vista View Phase 7 (Building 8) Final Plat Approval Request

May 11, 2022, Development Review Committee Meeting.

Located at 2350 East 750 South.

The subject property is zoned R-4.

The applicant has requested Final Plat approval for twenty-two multi-family residential units.

Key Issues

1. Consistency with the approved Preliminary Plat.
2. Landscaping.
3. Fencing.

Recommendation

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

Findings

1. That the proposal conforms to the City's General Plan Designation and Zoning Map.
2. That the proposal is consistent with the approved Preliminary Plat.

Conditions

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

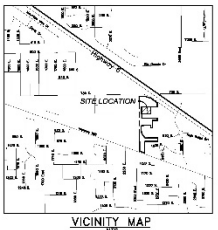
Exhibits

1. Final Plat.
2. Landscaping Plan.

VISTA VIEW PHASE 7 CONDOMINIUMS

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
FINAL PLAN SET

-SHEET INDEX-



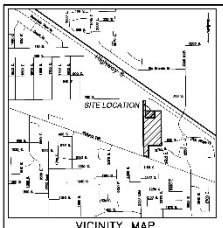
VICINITY MAP
-NTS-

SHEET	SHEET NAME
1	COVER
2A	FINAL PLAT
2B	FINAL PLAT
2C	FINAL PLAT
2D	FINAL PLAT
2E	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING PLAN
6	ELECTRICAL PLAN
7	TBC PLAN
8	WET/DRY UTILITY OVERLAY
9	ACCESSIBLE ROUTE PLAN
10	RECORD OF SURVEY (BY OTHERS)
DT-01	DETAILS

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. 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.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
7. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
8. BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.
9. ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRIC DEPARTMENT.

VISTA VIEW PHASE 7

ATLAS ENGINEERING L.L.C.
PHONE:801-836-0568
FAX:801-855-0109
848 E. 800 N. SUITE A
SPANISH FORK, UT 84660



VICINITY MAP
-NTS-

LEGEND
FOUND BRASS CAP
5/8" REBAR MARKED RLS 186408 ON CURVED POINT, NOT SET
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
PRIVATE OWNERSHIP
LIMITED COMMON AREA
COMMON AREAS AND FACILITIES (EXCEPT PUBLIC ROADS AS SHOWN)
REFERENCE BEARING

ENGINEER/SURVEYOR CONTACT INFO
AT ATLAS ENGINEERING
PHONE:(801)-836-0568
CAM:(801)-855-0109
848 EAST 800 NORTH
SPANISH FORK, UT 84660

OWNER/DEVELOPER
BRAD MORGAN
801-836-3637
brad@bradmorganteam.com

GENERAL NOTES
1. COMMON AREAS TO BE MAINTAINED BY OWNERS ASSOCIATION.

DATA TABLE
TOTAL AREA: 13.43 ACRES
NUMBER OF UNITS:178
DENSITY:
COMMON AREA:9.46 ACRES
OPEN SPACE:9.38 ACRES

LINE TABLE

LINE	LENGTH	BEARING
L1	1.89	S 46°05'28" E
L2	3.64	S 38°25'53" A
L3	30.01	N 52°07'04" E
L4	7.38	S 09°06'18" E
L5	13.51	S 23°03'15" E
L6	34.69	S 76°52'02" E
L7	62.58	S 11°21'36" W
L8	73.00	S 29°08'14" E
L9	19.97	S 23°28'15" E
L10	5.76	S 14°04'07" W
L11	2.98	S 00°31'02" E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG	DELTA
C1	10.00	15.84	14.08	S 43°29'32" E	90°46'27"
C2	585.00	100.1	99.63	S 37°31'29" A	9°48'03"
C3	33.83	60.26	52.04	S 71°14'37" E	102°05'1"
C4	265.00	30.85	30.82	S 11°25'45" E	6°40'25"
C5	56.00	37.26	36.72	S 17°52'29" E	38°07'30"
C6	471.0	50.04	50.00	S 23°13'48" E	6°04'57"
C7	42.50	66.22	44.08	S 67°17'32" E	89°13'44"
C8	370.00	35.33	35.31	N 88°02'16" E	5°28'18"
C9	297.50	34.81	34.78	N 07°23'2" E	7°39'56"
C10	422.50	73.78	73.76	S 16°16'47" E	10°00'48"
C11	132.50	19.83	19.82	N 15°31'18" E	8°34'29"
C12	80.00	30.18	29.15	S 30°10'33" E	21°36'45"
C13	15.00	15.48	14.79	S 74°17'28" A	59°08'23"
C14	367.50	59.20	59.15	N 06°01'07" E	9°13'51"
C15	140.00	39.05	38.93	S 36°26'30" A	15°50'26"
C16	8.50	24.32	24.26	S 16°31'23" E	163°47'48"
C17	260.00	123.28	122.09	N 57°20'26" W	26°10'52"
C18	31.50	53.00	46.44	S 26°42'08" A	120°02'22"
C19	50.00	14.33	14.27	N 31°23'57" W	16°25'24"
C20	291.50	37.52	132.23	N 00°30'31" W	29°50'19"
C21	17.50	10.23	10.08	S 58°35'54" E	33°30'01"
C22	9.50	5.79	5.70	S 45°36'15" E	34°54'34"
C23	210.50	1.00	1.00	S 21°05'4" E	0°16'56"
C24	190.50	52.71	51.69	N 07°29'00" W	27°19'55"
C25	50.00	58.68	55.36	S 09°11'58" E	67°13'58"
C26	23.00	30.76	30.19	N 19°47'02" E	76°36'52"
C27	16.00	4.35	4.34	N 43°12'00" E	15°34'57"
C28	560.00	50.86	50.82	S 89°23'38" A	4°39'45"

RESERVATION OF COMMON AREA
THE OWNERS IN RECORDING THIS PLAT OF VISTA VIEW CONDOS, AN EXPANDABLE CONDOMINIUM PROJECT, HAVE DESIGNATED CERTAIN AREAS OF LAND AS COMMON AREAS, INTENDED FOR THE USE BY THE COMMERCIAL OWNERS IN VISTA VIEW CONDOS FOR COMMERCIAL DEVELOPMENT PURPOSES. THE OWNERS HEREBY RESERVE THE COMMON AREAS FOR THE USE OF THE COMMERCIAL OWNERS AND GRANTS TO THE LOCAL POSTAL SERVICE AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THIS PLAT, AS WELL AS PRIVATE STREETS, FOR CONSTRUCTION AND MAINTENANCE OF SUBSTRUCTURES ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

UTILITY DEDICATION
THE OWNERS OF THE PARCEL OF LAND WHICH IS SHOWN UPON IT HEREBY DEDICATE TO VISTA VIEW CONDOS AN CONDOMINIUM PROJECT, DO HEREBY DEDICATE TO SPANISH FORK CITY AND THE PUBLIC UTILITY COMPANIES THE EASEMENTS AS SHOWN ON THIS PLAT AND GRANTED TO THE U.S. POSTAL SERVICE AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AND RIGHT OF WAY AS SHOWN BY THE AREAS MARKED "COMMON AREAS" ON AND WITHIN THIS PLAT, AS WELL AS PRIVATE STREETS, FOR CONSTRUCTION AND MAINTENANCE OF SUBSTRUCTURES ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, AND WATER LINE APPURTENANCES, TOGETHER WITH THE RIGHT OF WAY ACCESS THERETO.

BOUNDARY DESCRIPTION
BEGINNING AT A POINT IN AN EXISTING FENCE LINE ON THE SOUTH RIGHT-OF-WAY LINE OF SOUTH FORK ROAD, SAID POINT BEING 1320.00 FEET NORTH 89°53'38" EAST ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°53'38" EAST 1320.00 FEET ALONG SAID SECTION LINE TO THE NORTH QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 00°06'36" EAST 330.00 FEET; THENCE EAST 435.60 FEET; THENCE ALONG THE WEST LINE OF THE LAND OWNED BY FRANKLIN D. LEE AND ELIZABETH D. LEE (TAX PARCEL NO. 56:021:0001) SOUTH 00°06'36" EAST 990.00 FEET TO A POINT ON THE NORTH LINE OF MURPHY'S CROSSING PHASE 1 SUBDIVISION; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF MURPHY'S CROSSING PHASE 2 SUBDIVISION SOUTH 89°53'38" WEST 1755.60 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH FORK ROAD; THENCE NORTH 00°06'36" WEST 1650.00 FEET ALONG SAID STREET; THENCE NORTH 70°00'00" EAST 570.00 FEET; THENCE NORTH 69°55'38" EAST 144.11 FEET; THENCE NORTH 00°06'36" WEST 1299.76 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.
CONTAINING 13.43 ACRES

SURVEYOR'S CERTIFICATE
I, GARRY L. PORTOUS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186408 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A NEW PHASE OF CONDOMINIUMS A CONDOMINIUM PROJECT, THAT CONFORMS WITH THE PROVISIONS OF SECTION 57-8-13 OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

SURVEYOR DATE

BOUNDARY DESCRIPTION
SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF A PARCEL OF LAND DESCRIBED HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO BUILDING UNITS, COMMON AREAS, PRIVATE LIMITED COMMON AREAS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2022.

MEMBER

MEMBER

MEMBER

CORPORATE ACKNOWLEDGMENT
STATE OF UTAH)
COUNTY OF UTAH)
ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE THE RESPECTIVE OFFICERS OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY THEM IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH

COMMISSION NUMBER AND DATES PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ COUNTY OF UTAH APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2022.

APPROVED _____ ATTEST _____
CITY MANAGER CITY ATTORNEY

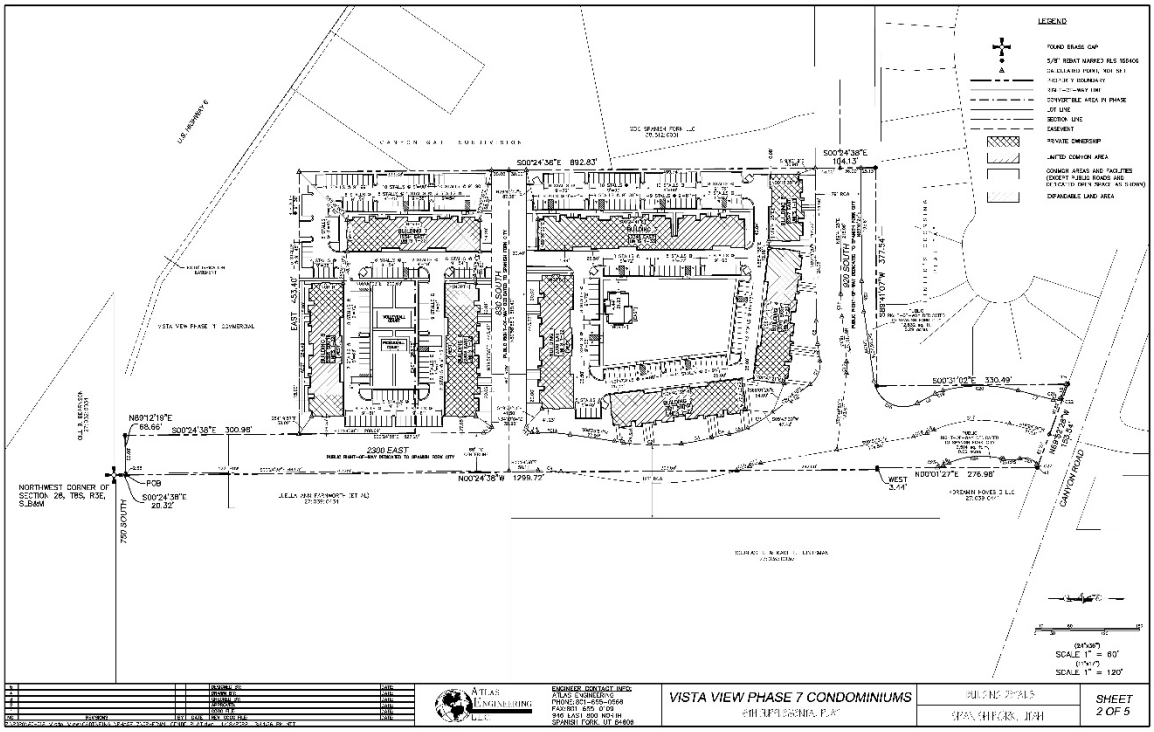
APPROVED _____ ATTEST _____
PLANNING COMMISSION CHAIR DATE COUNTY RECORDER

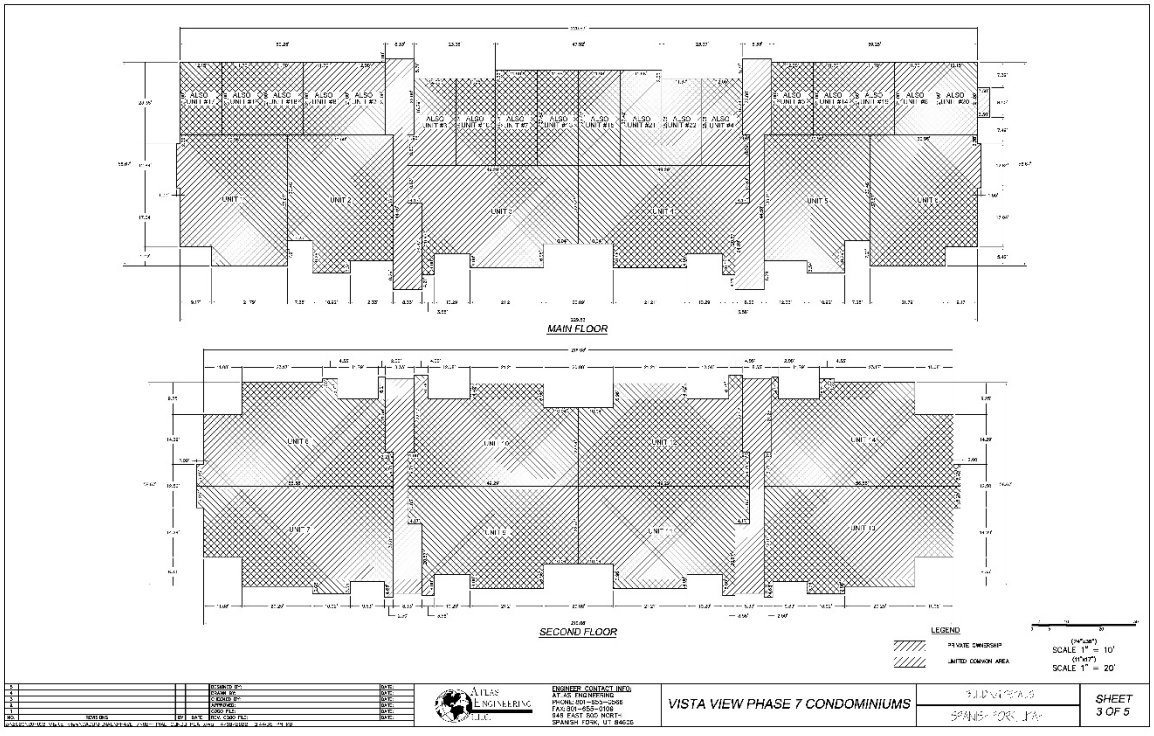
APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

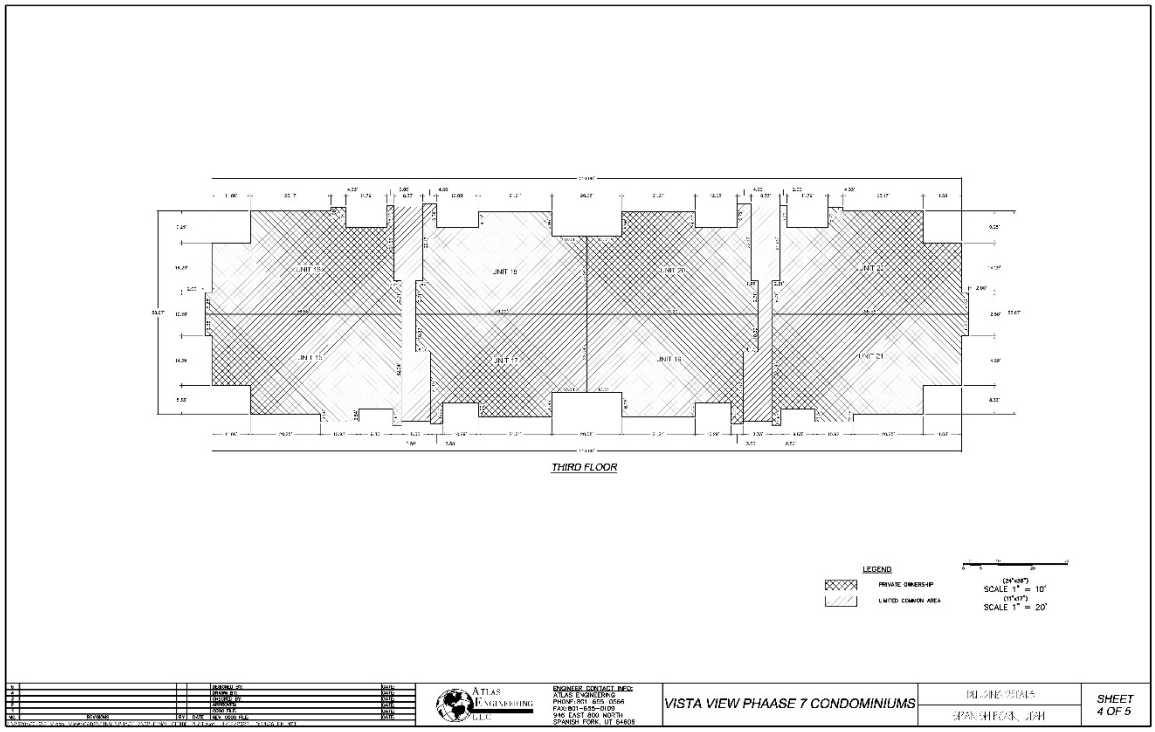
VISTA VIEW PHASE 7 CONDOMINIUMS
A SUPPLEMENTAL PLAT
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 13.43 ACRES
LOCATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

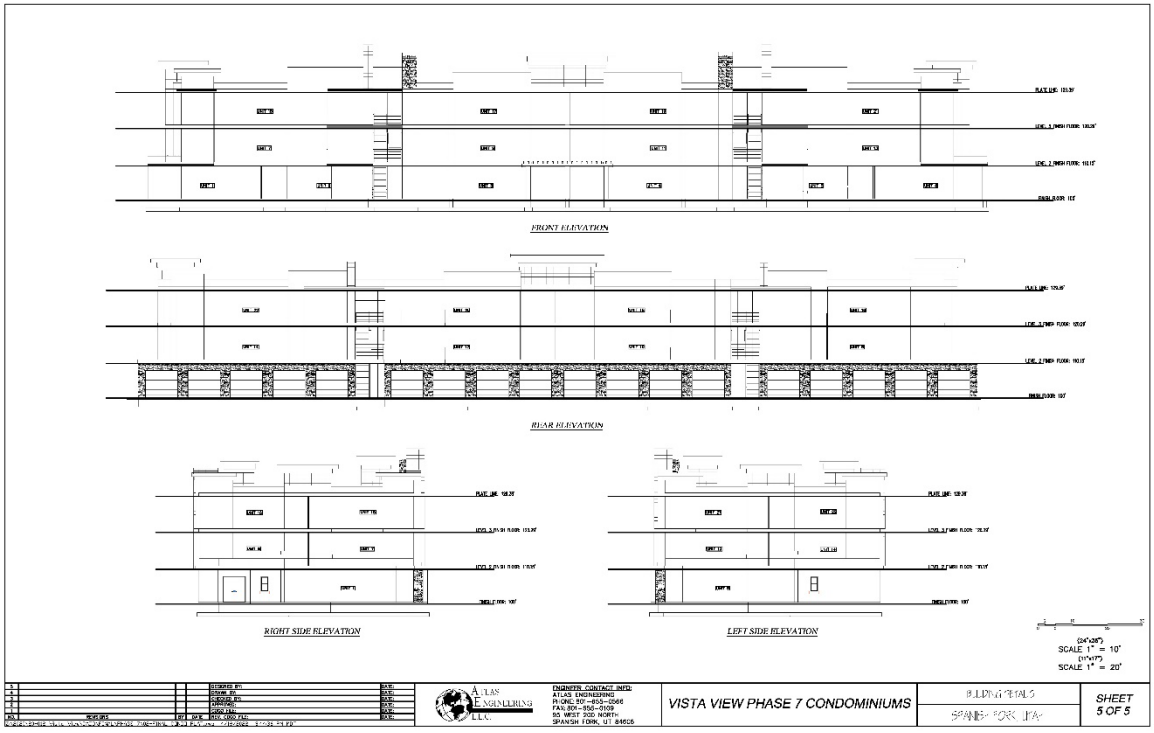
SHEET 1 OF 5

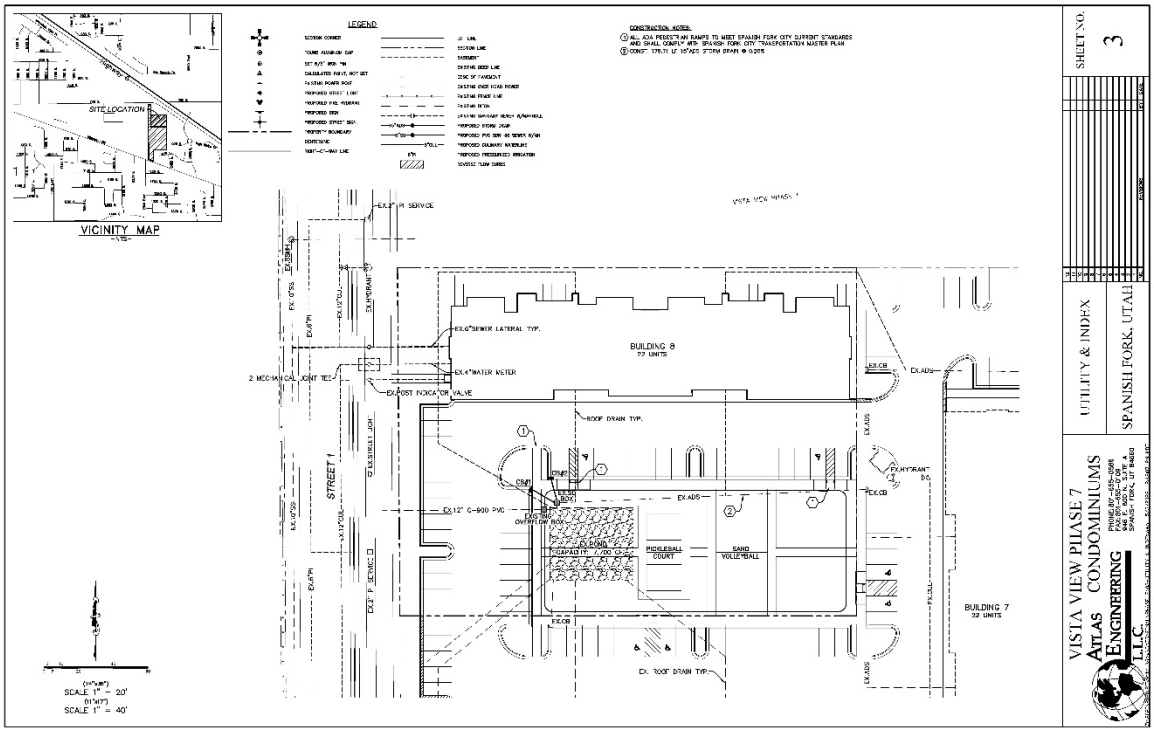
SURVEYOR'S SEAL	NO. AND PLUGS SEAL	CITY ENGINEER SEAL	CULINARY WATER SEAL

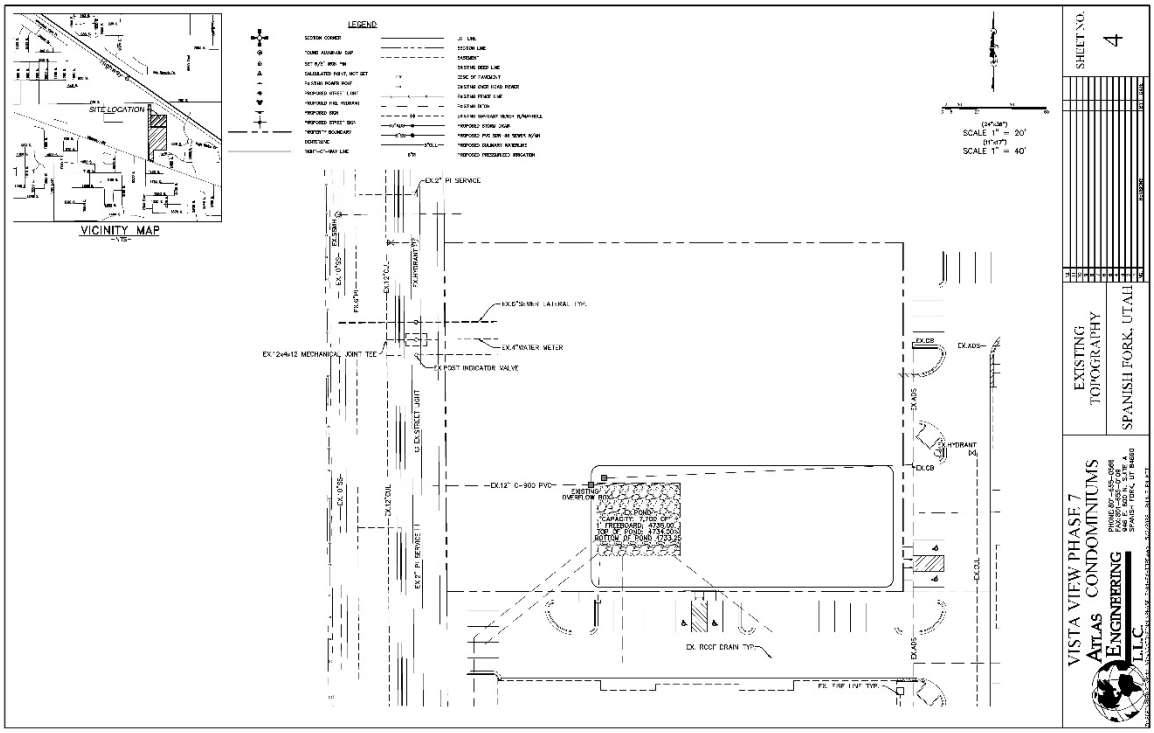

LEGEND
VISTA VIEW PHASE 7 CONDOMINIUMS
SHEET 2 OF 5

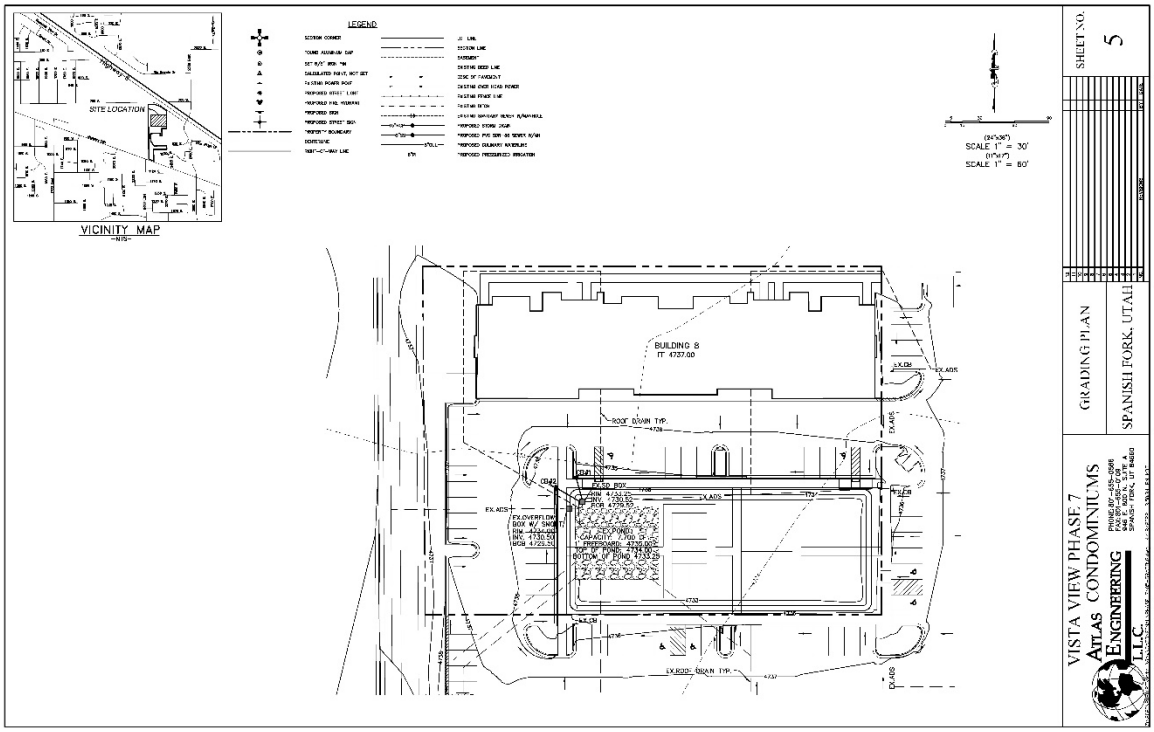

MAIN FLOOR
SECOND FLOOR
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
VISTA VIEW PHASE 7 CONDOMINIUMS
SHEET 3 OF 5

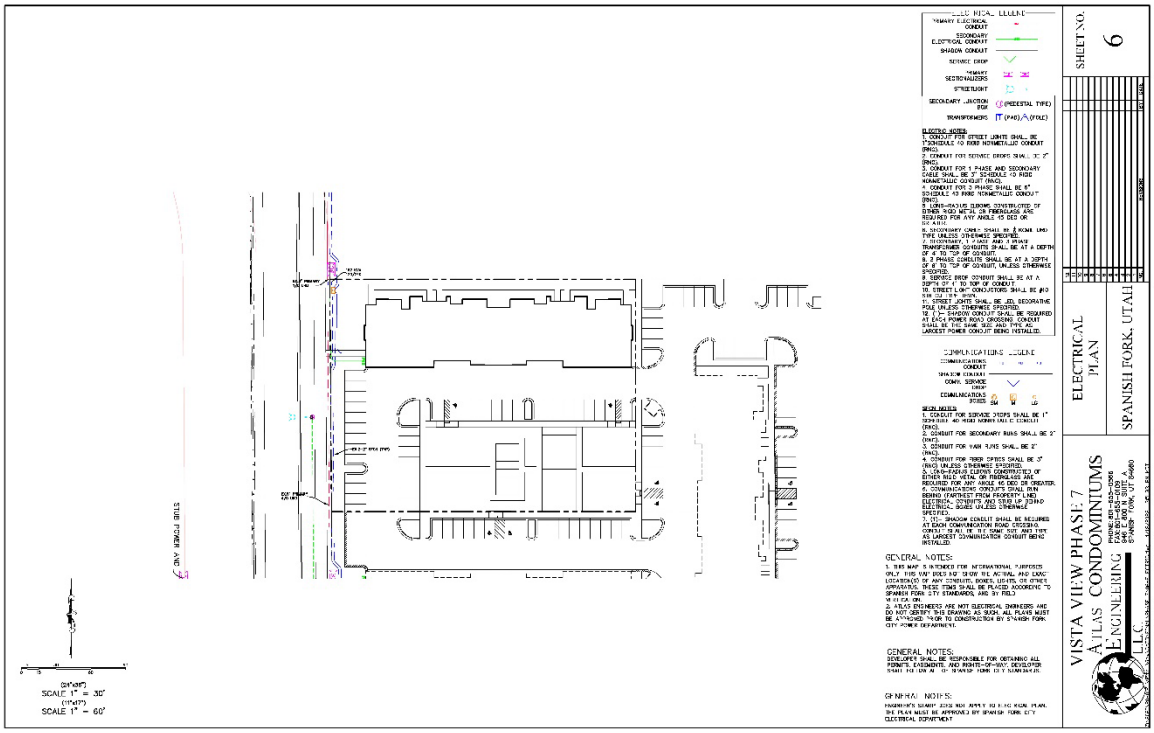

UNIT 16
UNIT 17
UNIT 18
UNIT 19
UNIT 20
UNIT 21
THIRD FLOOR
LEGEND
PRIVATE OWNERSHIP
LIMITED COMMON AREA
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING LLC
VISTA VIEW PHAASE 7 CONDOMINIUMS
BUILDING DETAILS
SHEET 4 OF 5

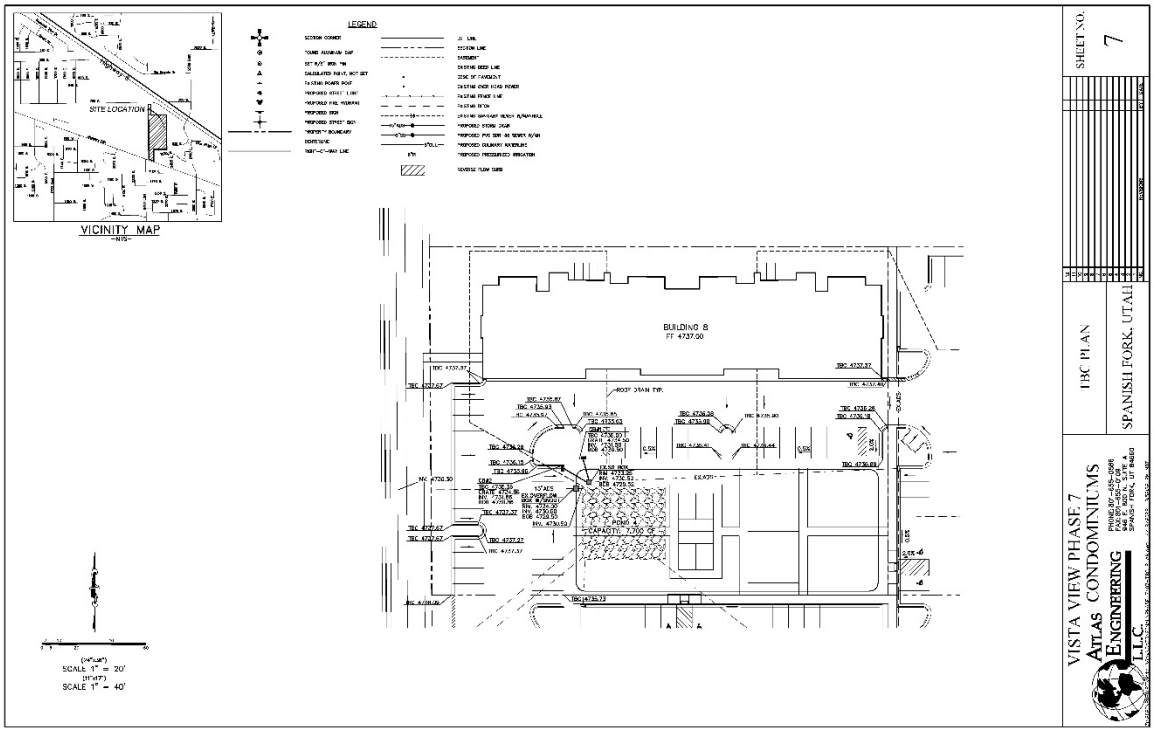

FRONT ELEVATION
REAR ELEVATION
RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION
SCALE 1" = 10'
SCALE 1" = 20'
ATLAS ENGINEERING LLC
VISTA VIEW PHASE 7 CONDOMINIUMS
BUILDING DETAILS
SHEET 5 OF 5

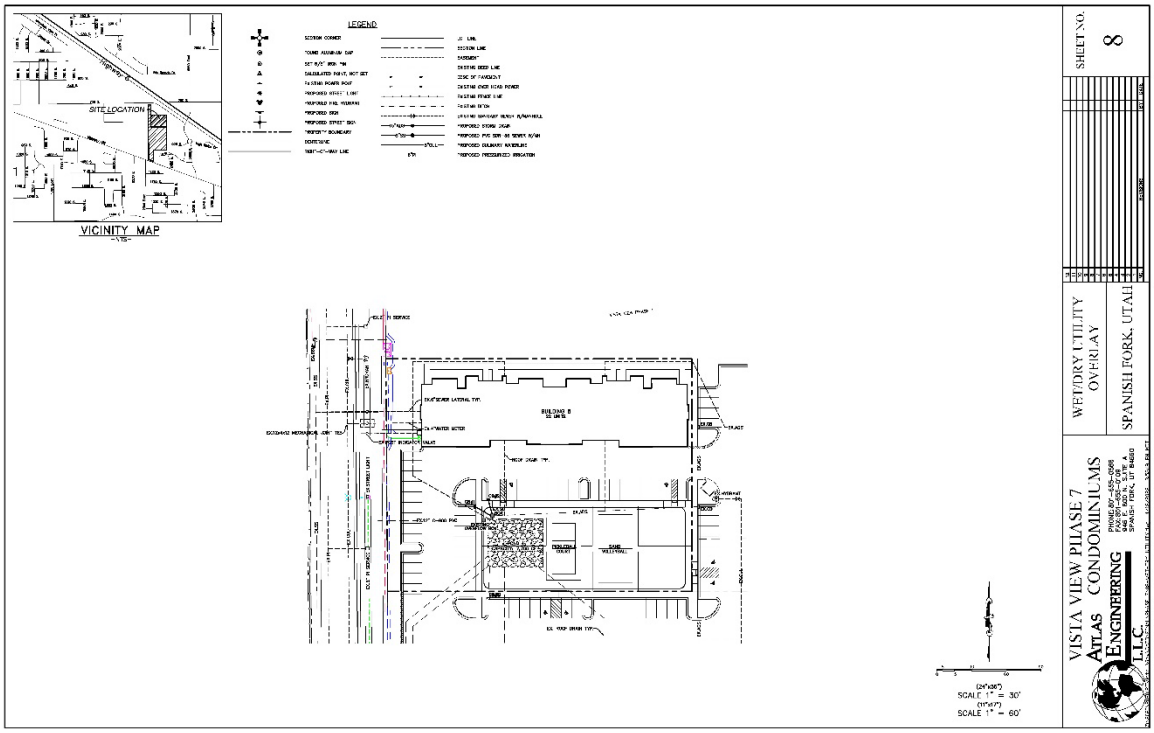

LEGEND
CONSTRUCTION NOTES:
VICINITY MAP
SITE LOCATION
BUILDING 8
77 UNITS
BUILDING 7
77 UNITS
STREET 1
EX.12" C-900 PVC
EX.4" WATER METER
EX.POST INDICATOR VALVE
ROOF DRAIN TYP.
EX. ROOF DRAIN TYP.
PICKLEBALL COURT
SAND VOLLEYBALL
SCALE 1" = 20'
SCALE 1" = 40'
VISTA VIEW PHASE 7
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.
UTILITY & INDEX
SPANISH FORK, UTAH
SHEET NO. 3

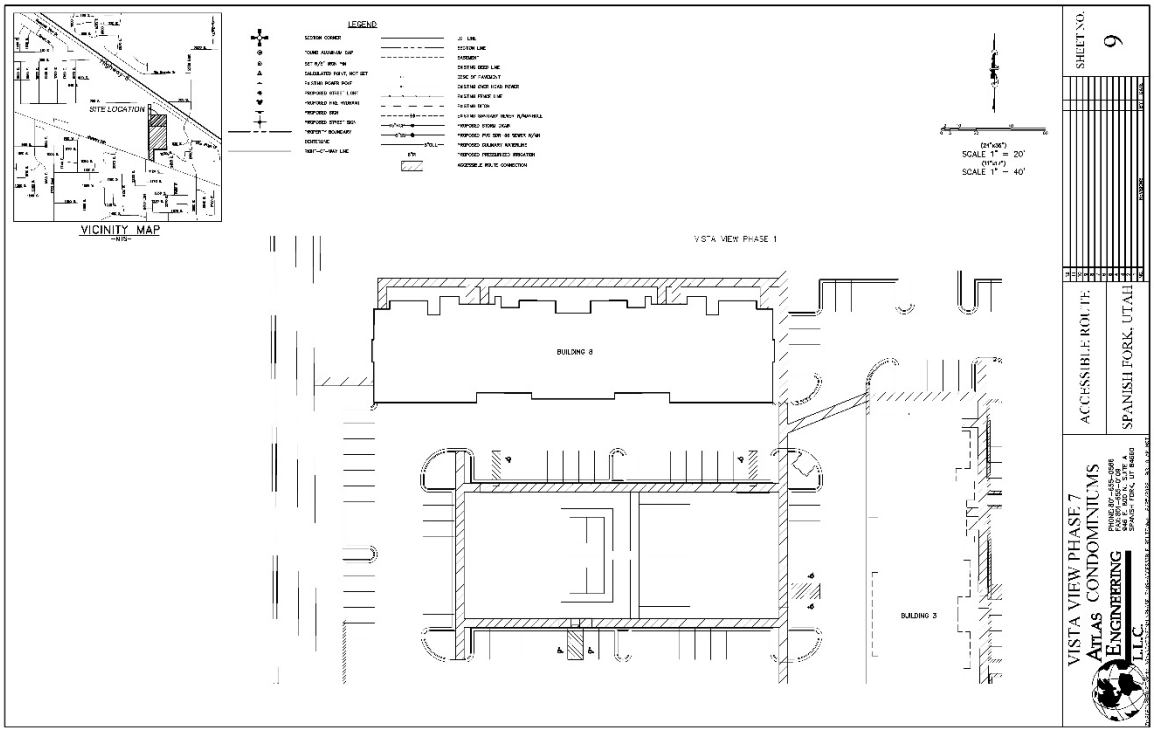

LEGEND
VICINITY MAP
SITE LOCATION
EX.12" C-900 PVC
EX.4" WATER METER
EX.POST INDICATOR VALVE
EX. ROOF DRAIN TYP.
SCALE 1" = 20'
SCALE 1" = 40'
VISTA VIEW PHASE 7
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 4

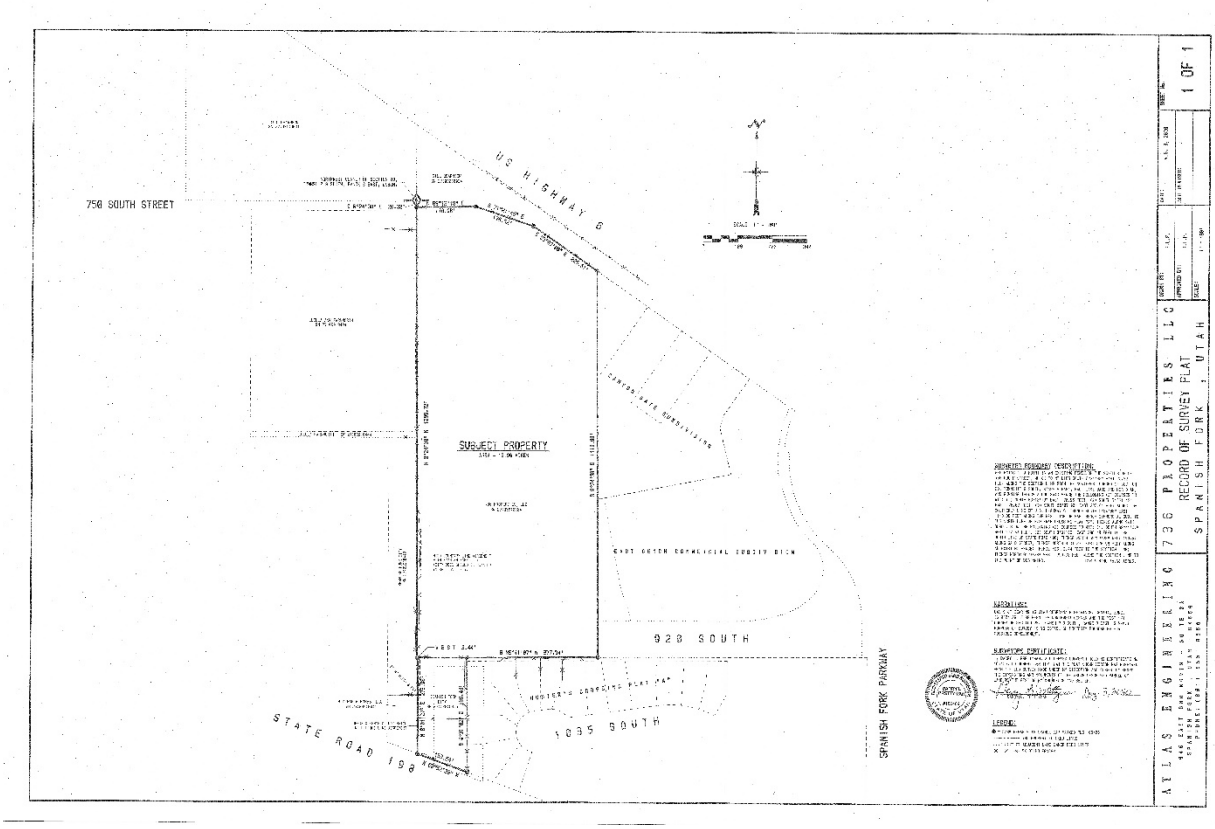

LEGEND
SITE LOCATION
VICINITY MAP
SCALE 1" = 30'
SCALE 1" = 80'
BUILDING B
FF 4737.00
ROOF DRAIN TYP.
EX.DB
EX.ADS
EX.OVERFLOW BOX W/ SWEEP
RIM 4734.00
INV. 4730.50
BOB 4729.50
DETENTION POND B
CAPACITY 7,900 CF
FREEBOARD 3730.00
TOP OF POND 4734.00
BOTTOM OF POND 4733.29
EX.ROOF DRAIN TYP.
SHEET NO. 5
GRADING PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 7
ATLAS CONDOMINIUMS
ENGINEERING L.L.C.

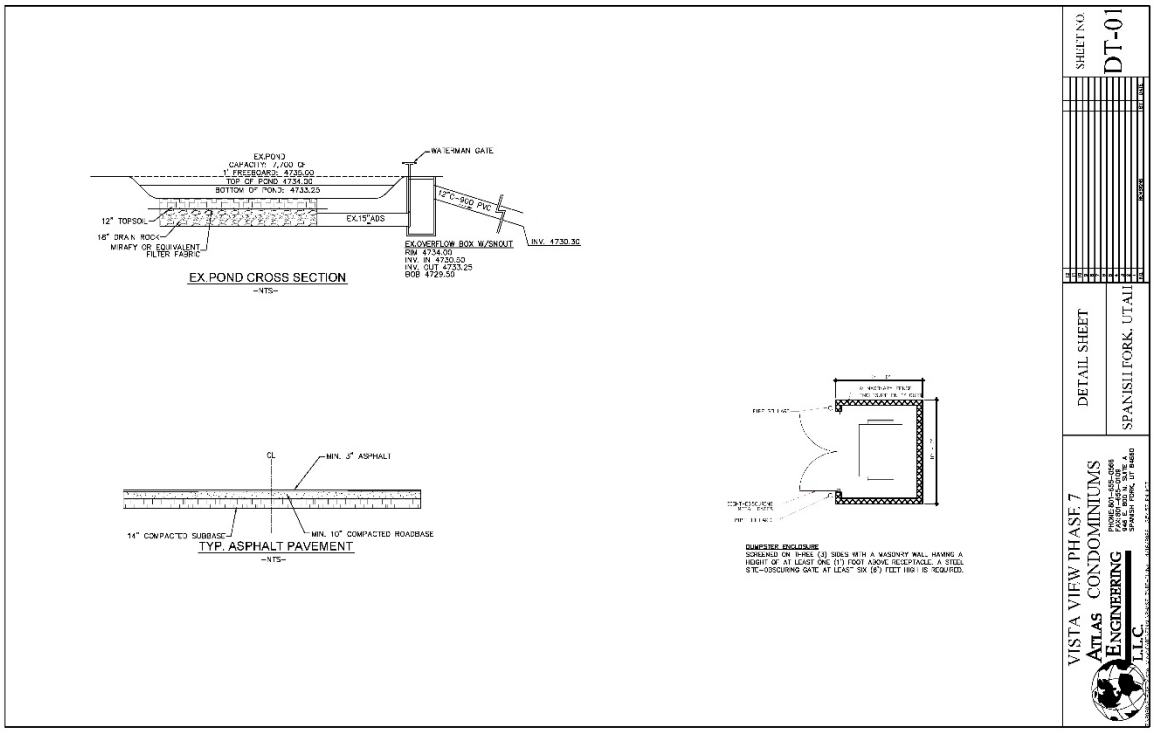

ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
GENERAL NOTES:
GENERAL NOTES:
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 6
ELECTRICAL PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 7
ATLAS CONDOMINIUMS
ENGINEERING L.L.C.

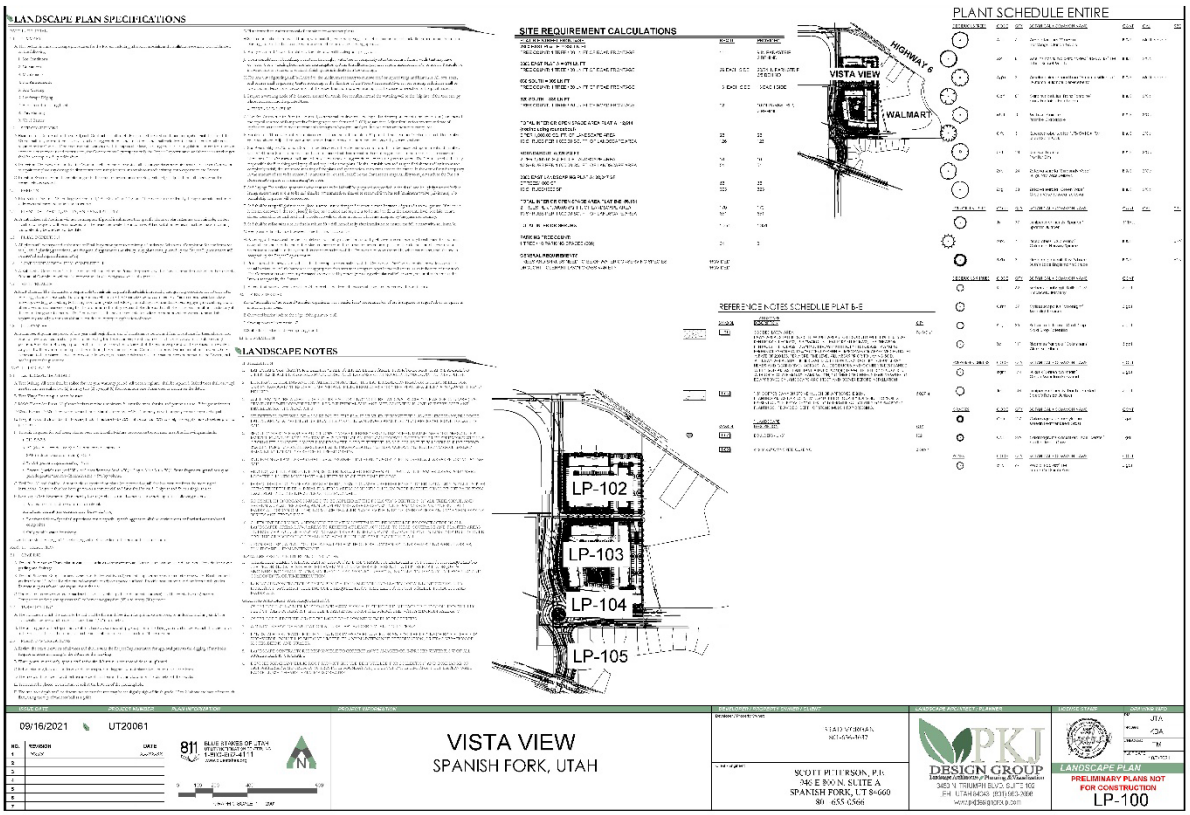

LEGEND
SITE LOCATION
VICINITY MAP
BUILDING B
FF 4737.00
ROOF DRAIN TYP.
CAPACITY: 7,700 GF
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO. 7
IBC PLAN
SPANISH FORK, UTAH
VISTA VIEW PHASE 7
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

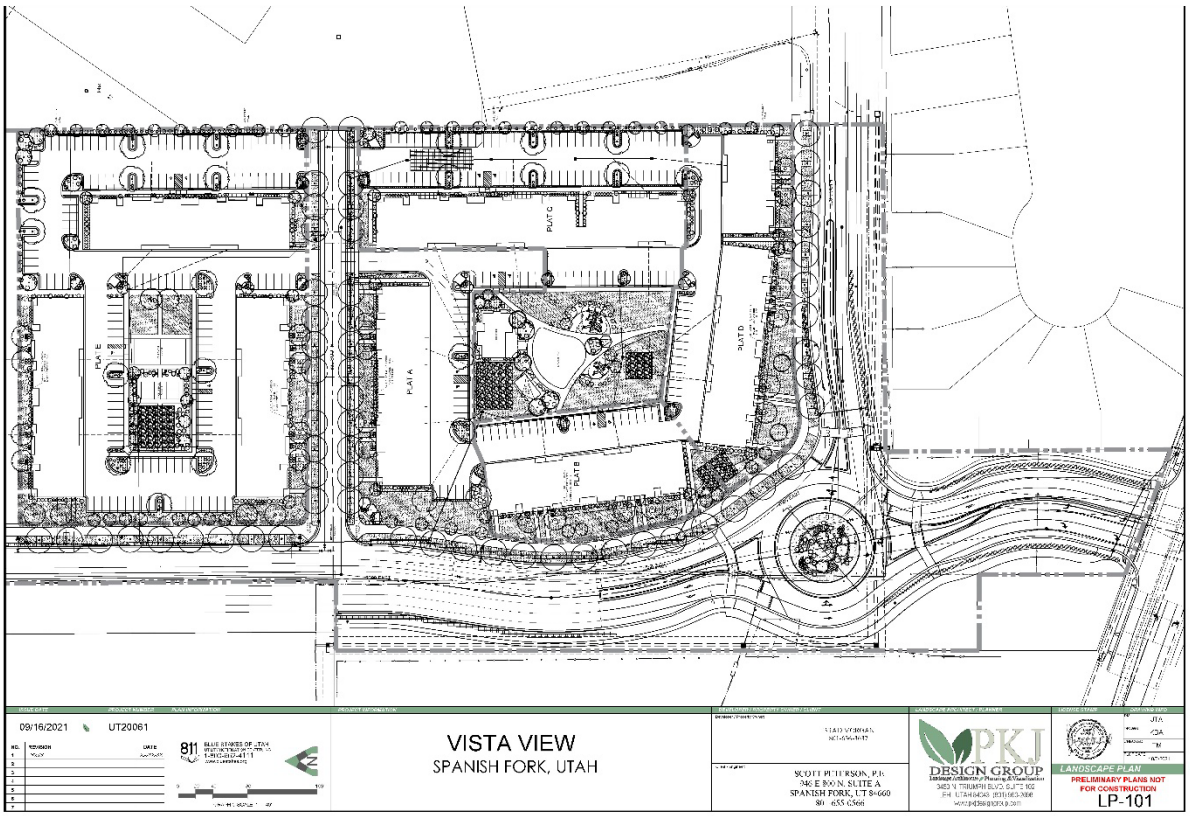

LEGEND
SITE LOCATION
VICINITY MAP
BUILDING B
SCALE 1" = 30'
SCALE 1" = 60'
SHEET NO. 8
WET/DRY UTILITY OVERLAY
SPANISH FORK, UTAH
VISTA VIEW PHASE 7
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

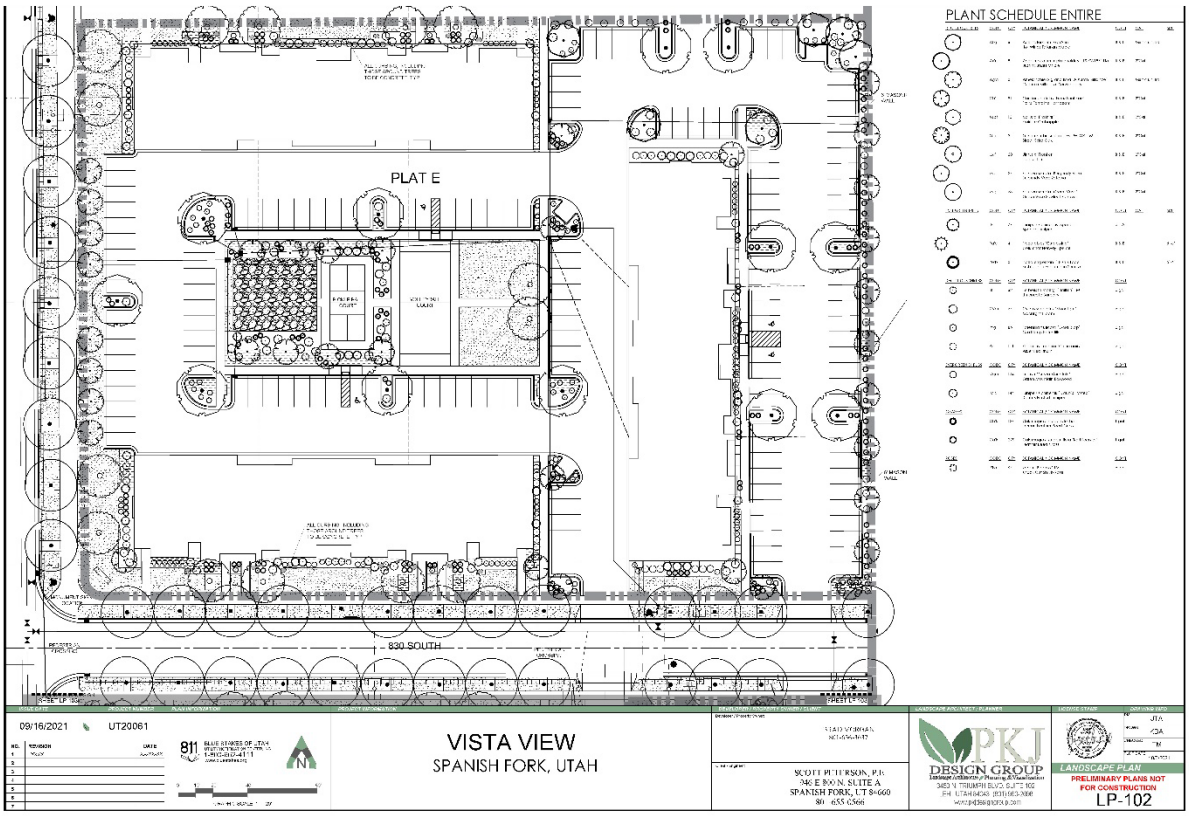

LEGEND
SITE LOCATION
VICINITY MAP
SCALE 1" = 20'
SCALE 1" = 40'
VISTA VIEW PHASE 1
BUILDING 8
BUILDING 3
SHEET NO. 9
ACCESSIBLE ROUTE
SPANISH FORK, UTAH
VISTA VIEW PHASE 7
CONDOMINIUMS
ATLAS ENGINEERING L.L.C.

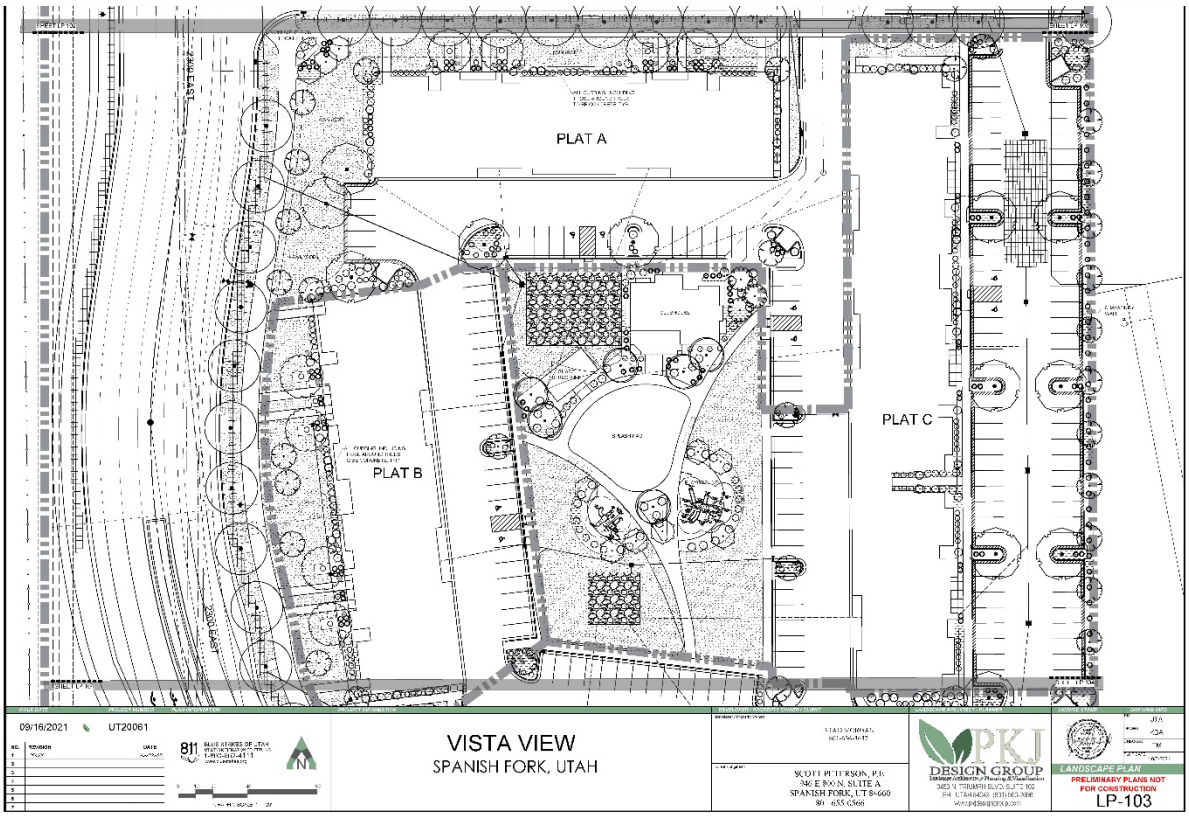

750 SOUTH STREET
US HIGHWAY 6
SUBJECT PROPERTY
928 SOUTH
1035 SOUTH
STATE ROAD 198
SPANISH FORK PARKWAY
1 OF 1
736 PLOTLANDS L.L.C.
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
ATLAS ENGINEERING INC

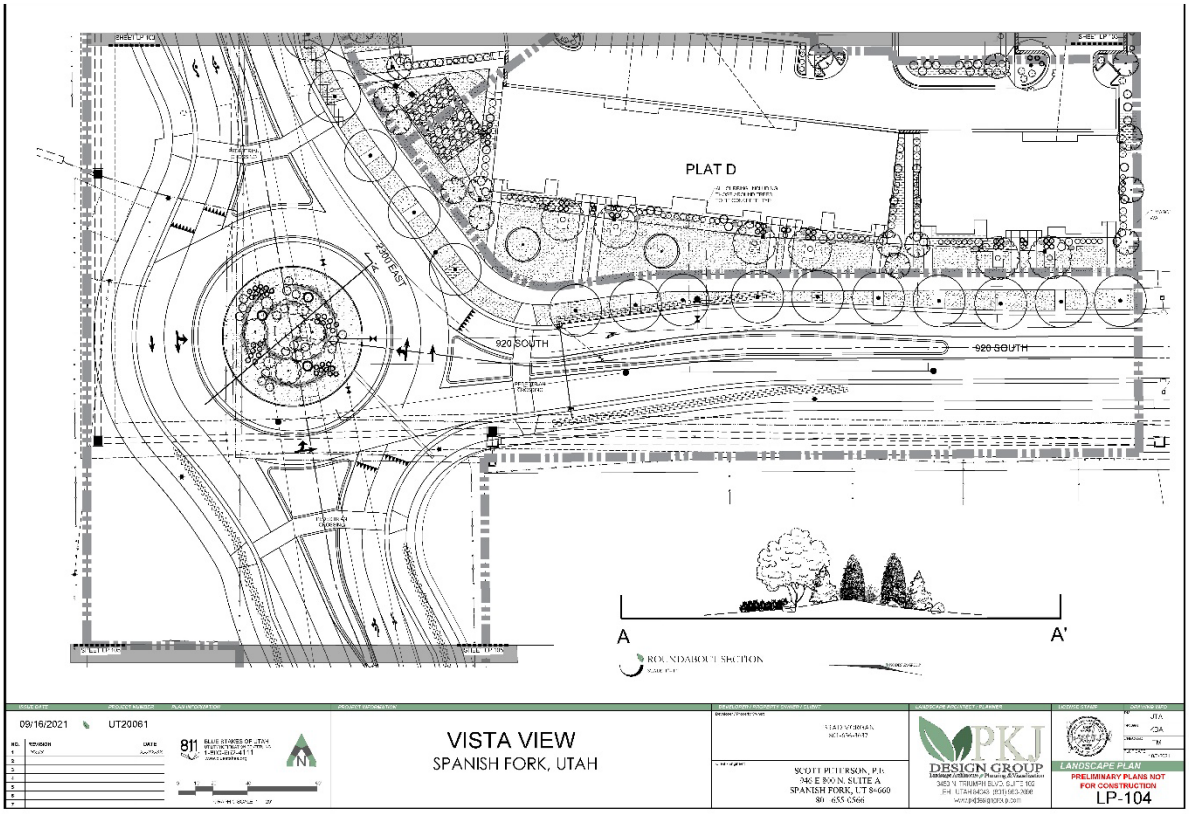

EX.POND
CAPACITY 4,000 CF
1' FREEBOARD: 4735.00
TOP OF POND 4734.00
BOTTOM OF POND: 4733.25
12" TOPSOIL
EX.15"ADS
18" DRAIN ROCK
MIRAFY OR EQUIVALENT
FILTER FABRIC
WATERMAN GATE
12"C-900 PVC
INV. 4730.30
EX.OVERFLOW BOX W/SNOUT
RIM 4734.00
INV. IN 4730.00
INV. OUT 4733.25
BOB 4729.50
EX.POND CROSS SECTION
-NTS-
CL
MIN. 3" ASPHALT
14" COMPACTED SUBBASE
MIN. 10" COMPACTED ROADBASE
TYP. ASPHALT PAVEMENT
-NTS-
DUMPSTER ENCLOSURE
SCREENED ON THREE (3) SIDES WITH A MASONRY WALL, HAVING A HEIGHT OF AT LEAST ONE (1) FOOT ABOVE RECEPTACLE. A STEEL SITE-OBSCURING GATE AT LEAST SIX (6') FEET HIGH IS REQUIRED.
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
VISTA VIEW PHASE 7
CONDOMINIUMS
ATLAS ENGINEERING L.L.C

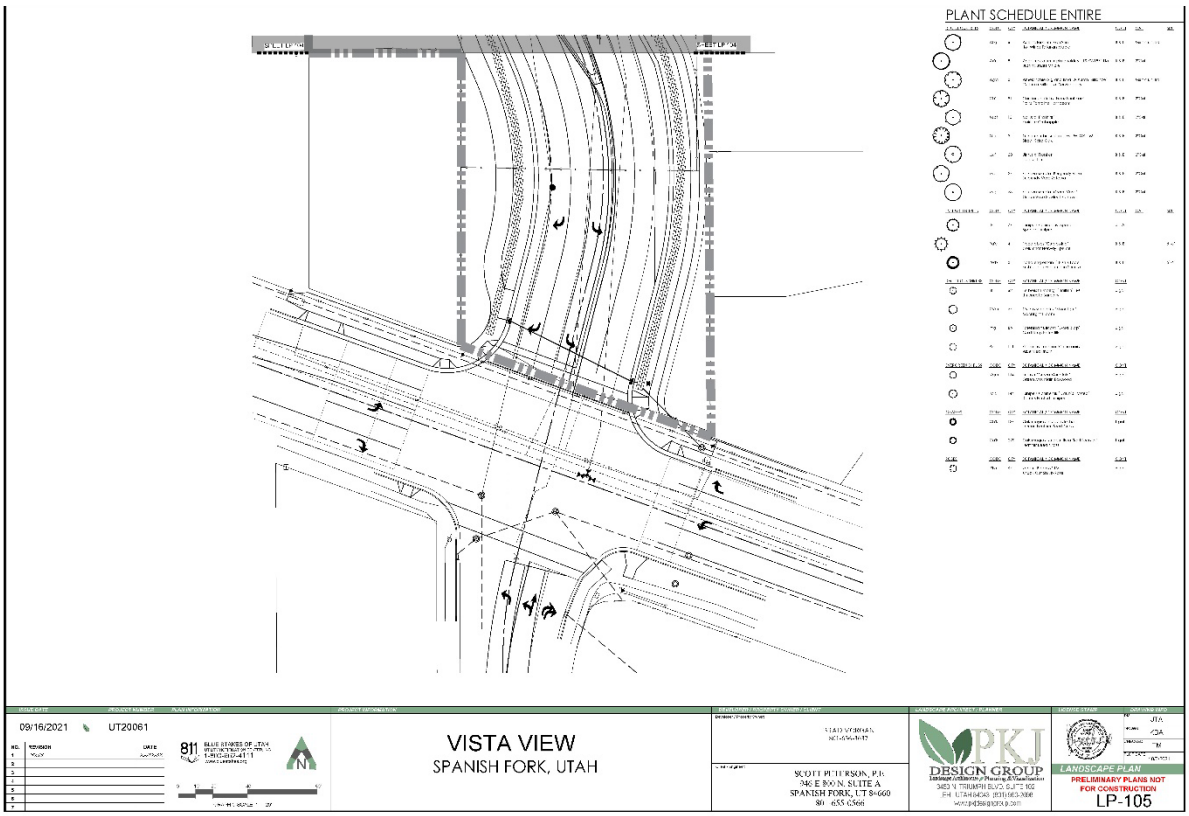

LANDSCAPE PLAN SPECIFICATIONS
SITE REQUIREMENT CALCULATIONS
PLANT SCHEDULE ENTIRE
LANDSCAPE NOTES
REFERENCE NOTES SCHEDULE PLAT B-E
HIGHWAY 6
VISTA VIEW
WALMART
LP-102
LP-103
LP-104
LP-105
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N. SUITE A
SPANISH FORK, UT 84660
801 . 655 .0566
PKJ
DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-100

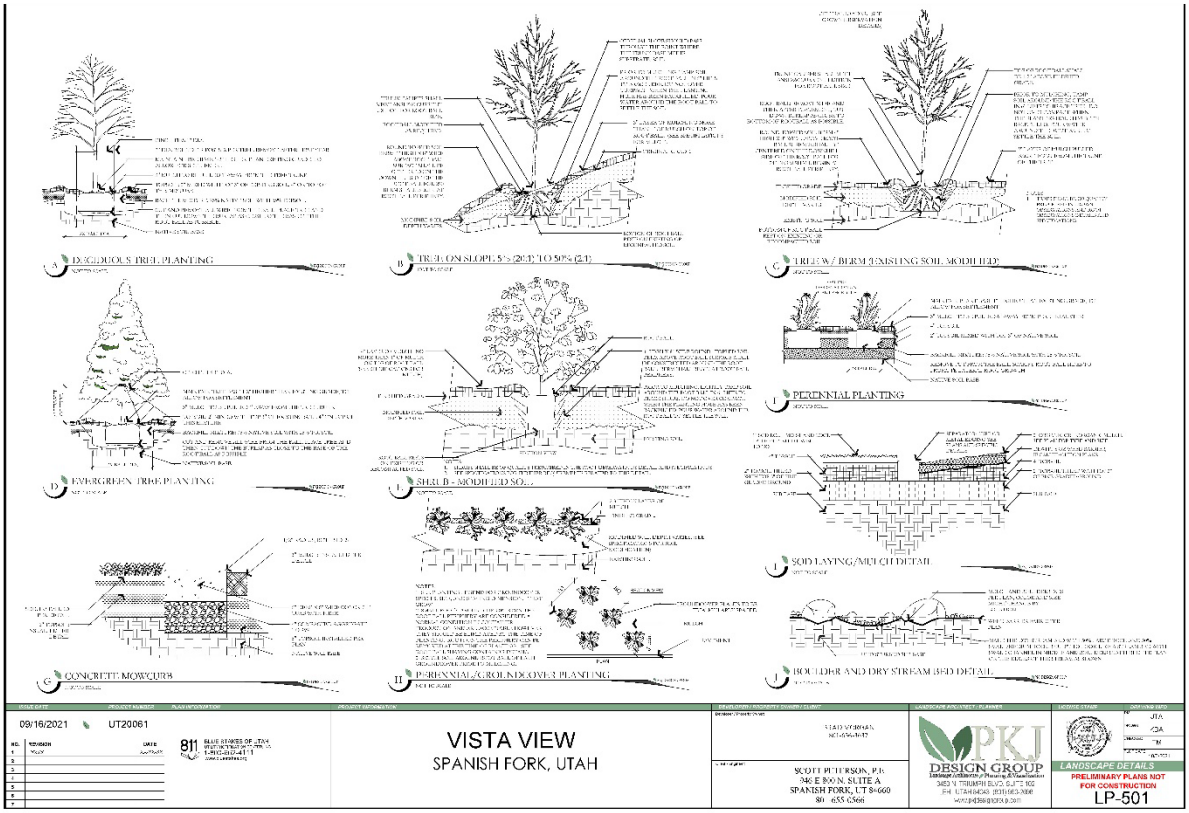

09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N. SUITE A
SPANISH FORK, UT 84660
801 . 655 .0566
PKJ
DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT
FOR CONSTRUCTION
LP-101

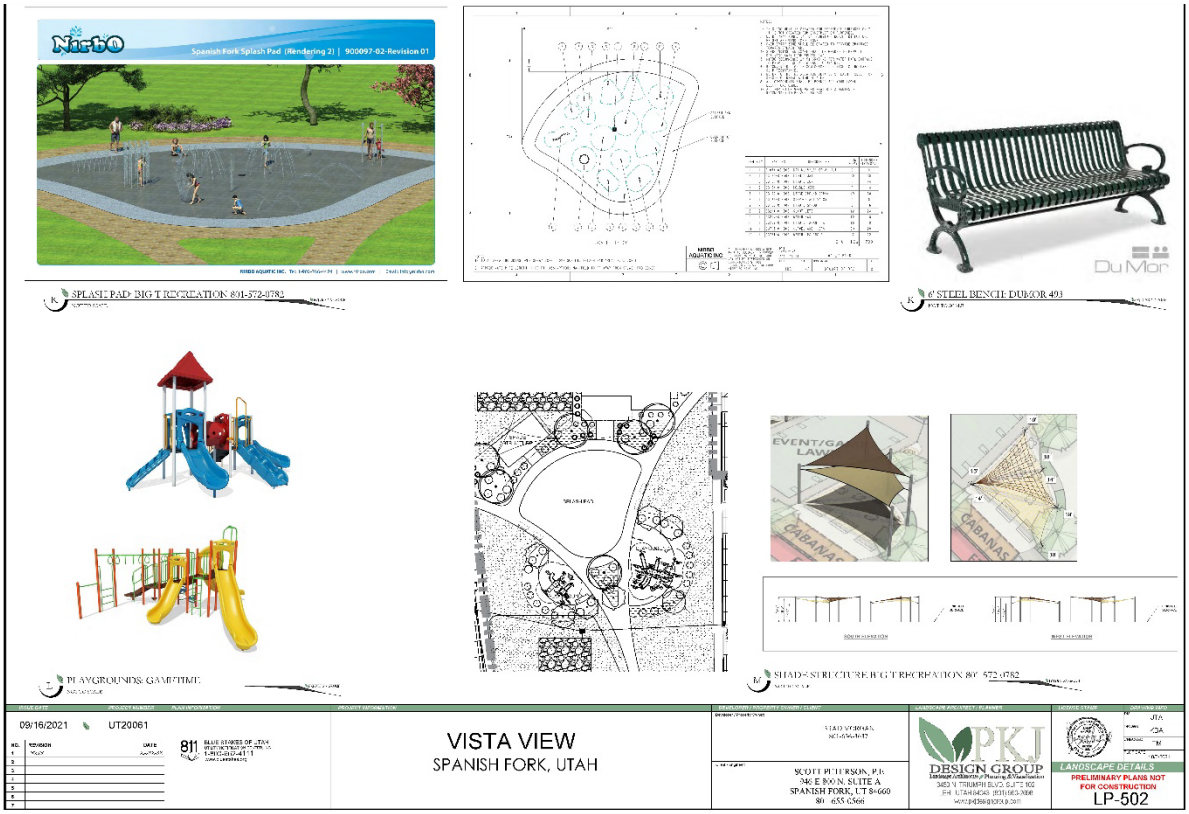

PLANT SCHEDULE ENTIRE
PLAT E
830 SOUTH
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

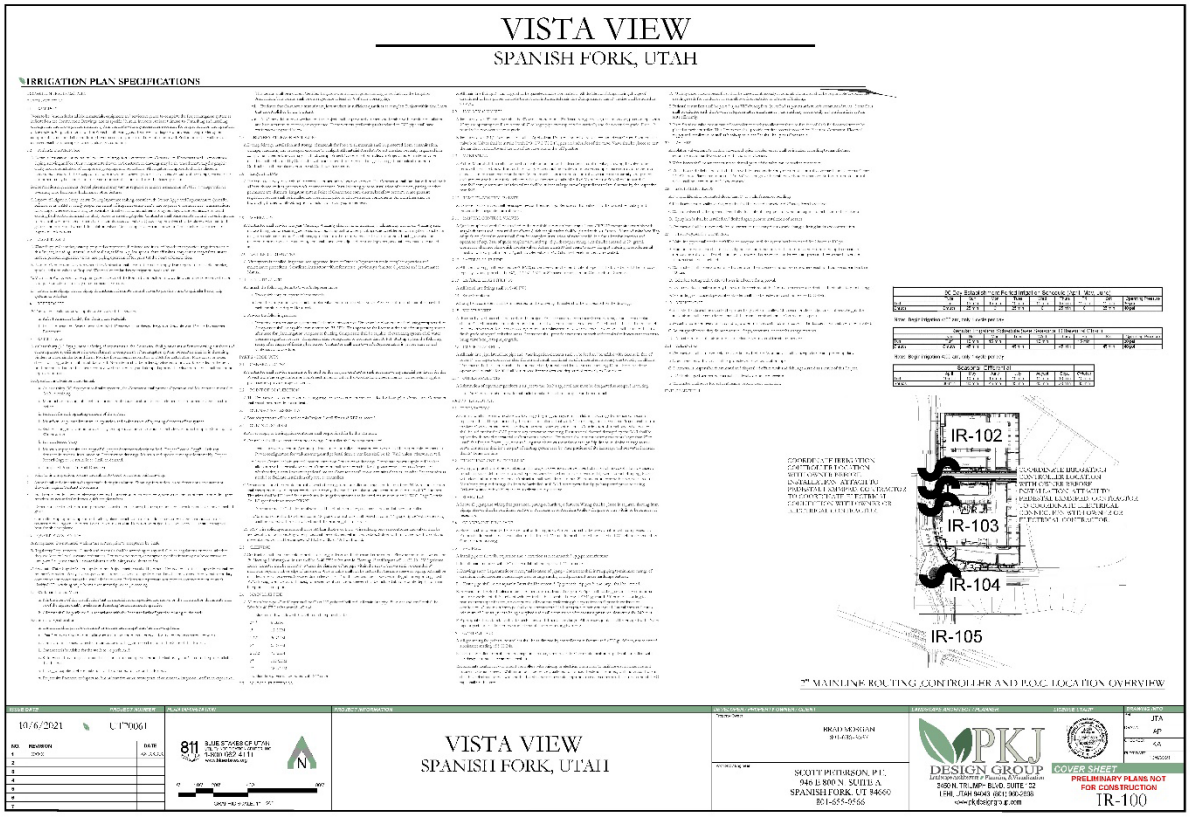

PLAT A
PLAT B
PLAT C
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

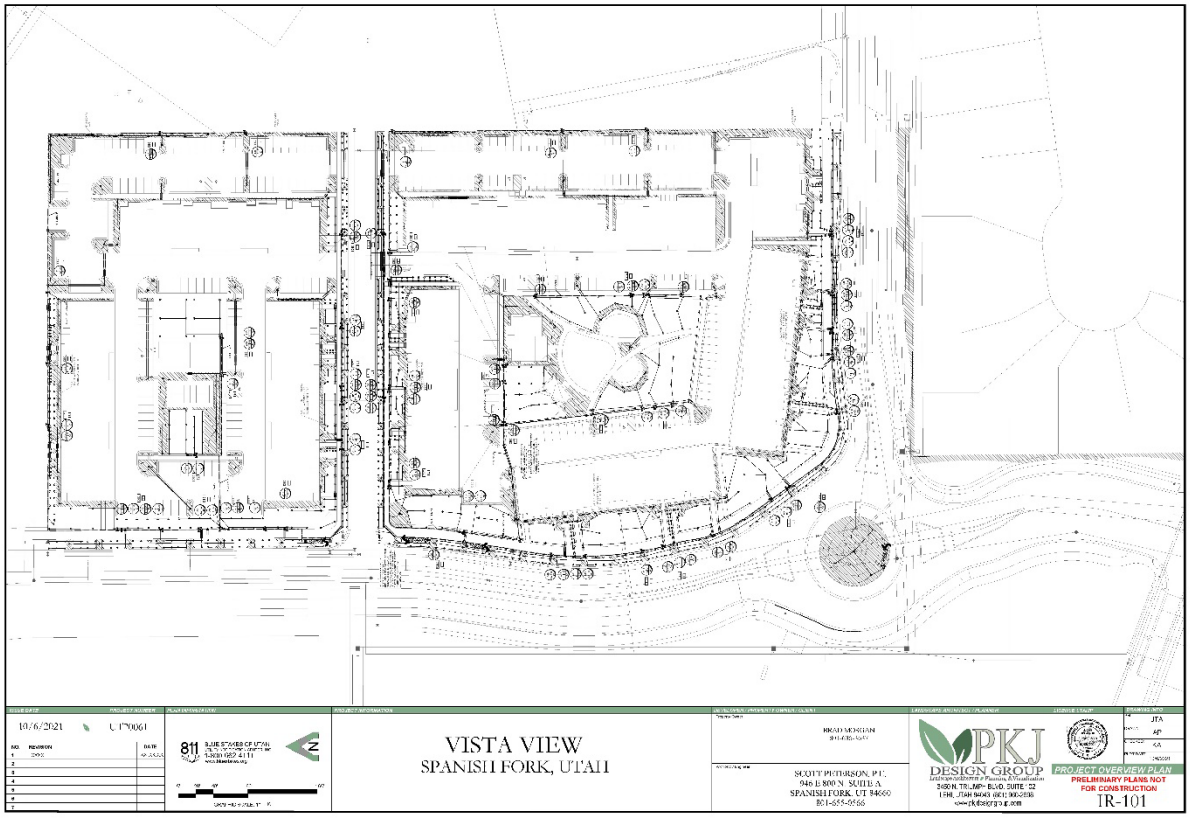

PLAT D
920 SOUTH
920 SOUTH
A
A'
ROUNDABOUT SECTION
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-104

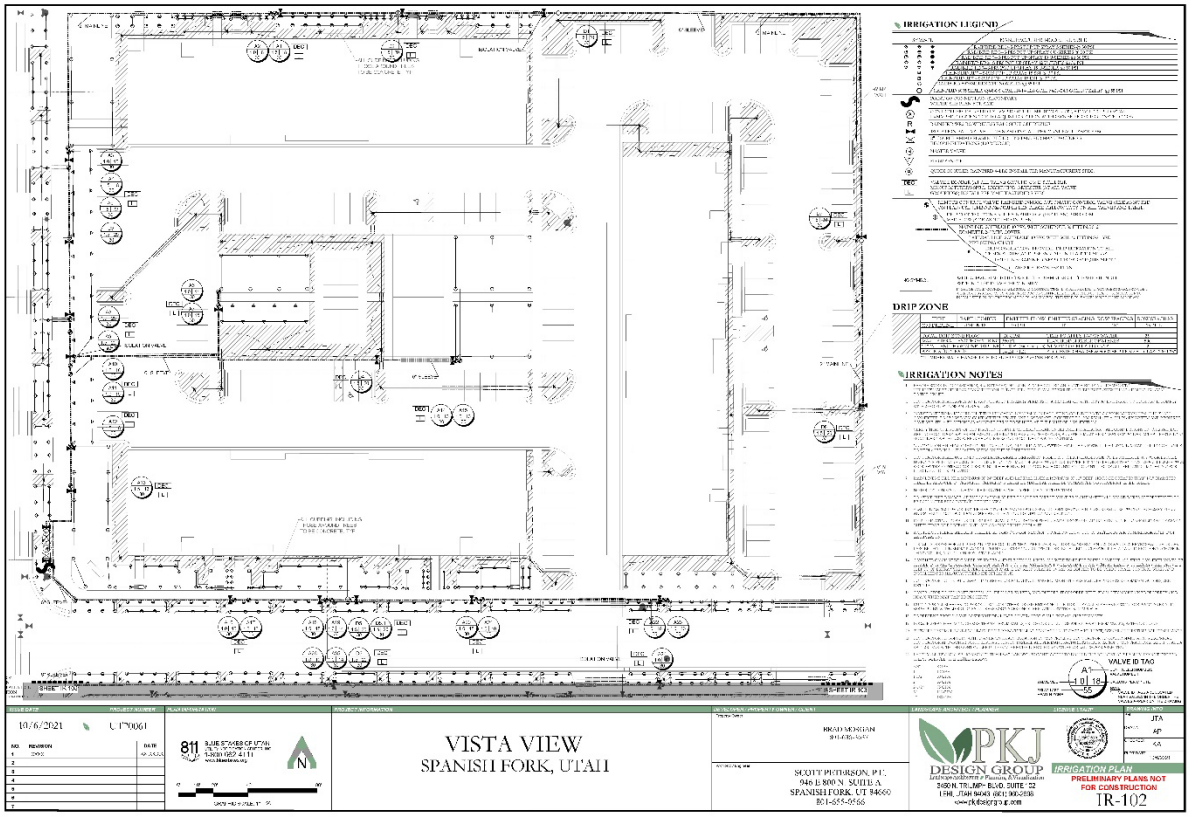

PLANT SCHEDULE ENTIRE
09/16/2021
UT20061
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETTERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-105

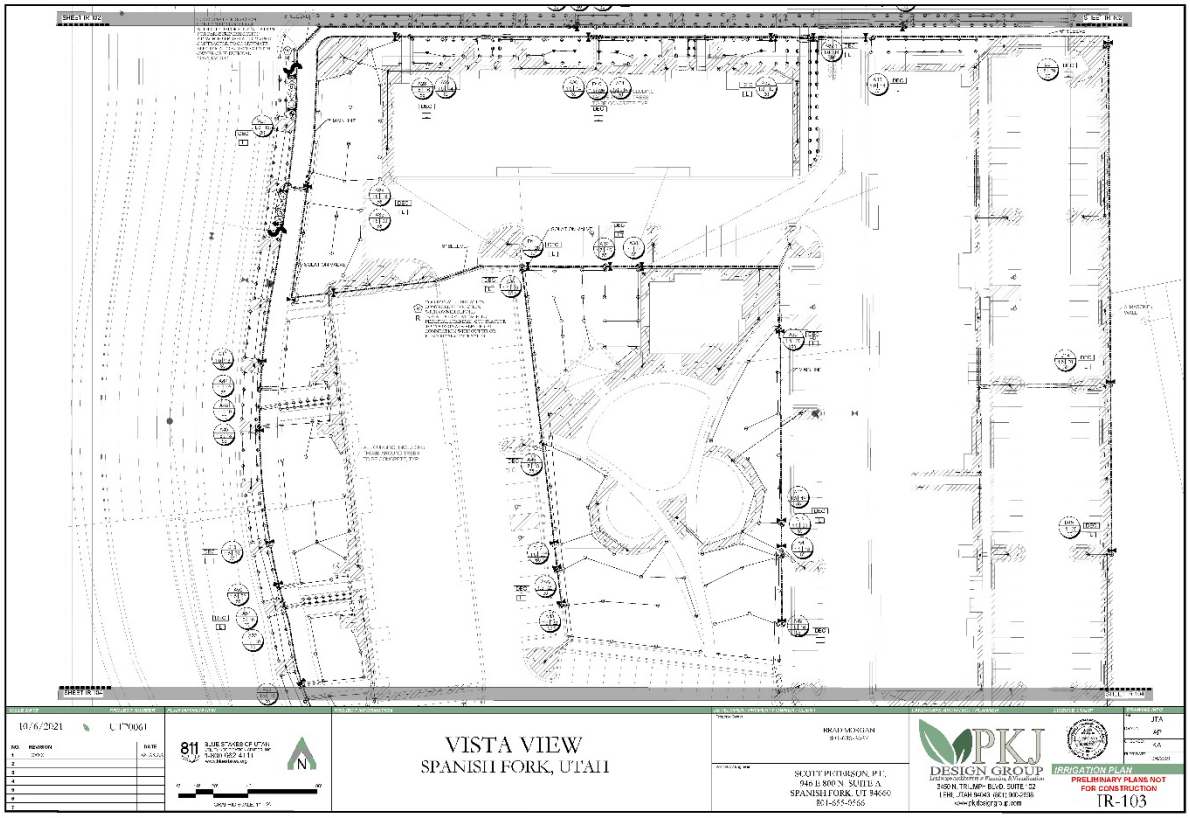

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5'> (20:1) TO 50% (2:1)
C TREE W/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
I SHRUB MODIFIED SOIL
J PERENNIAL PLANTING
J SOD LAYING/MULCH DETAIL
G CONCRETE MOWCURB
H PERENNIAL/GROUNDCOVER PLANTING
J BOULDER AND DRY STREAM BED DETAIL
09/16/2021
UT20061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

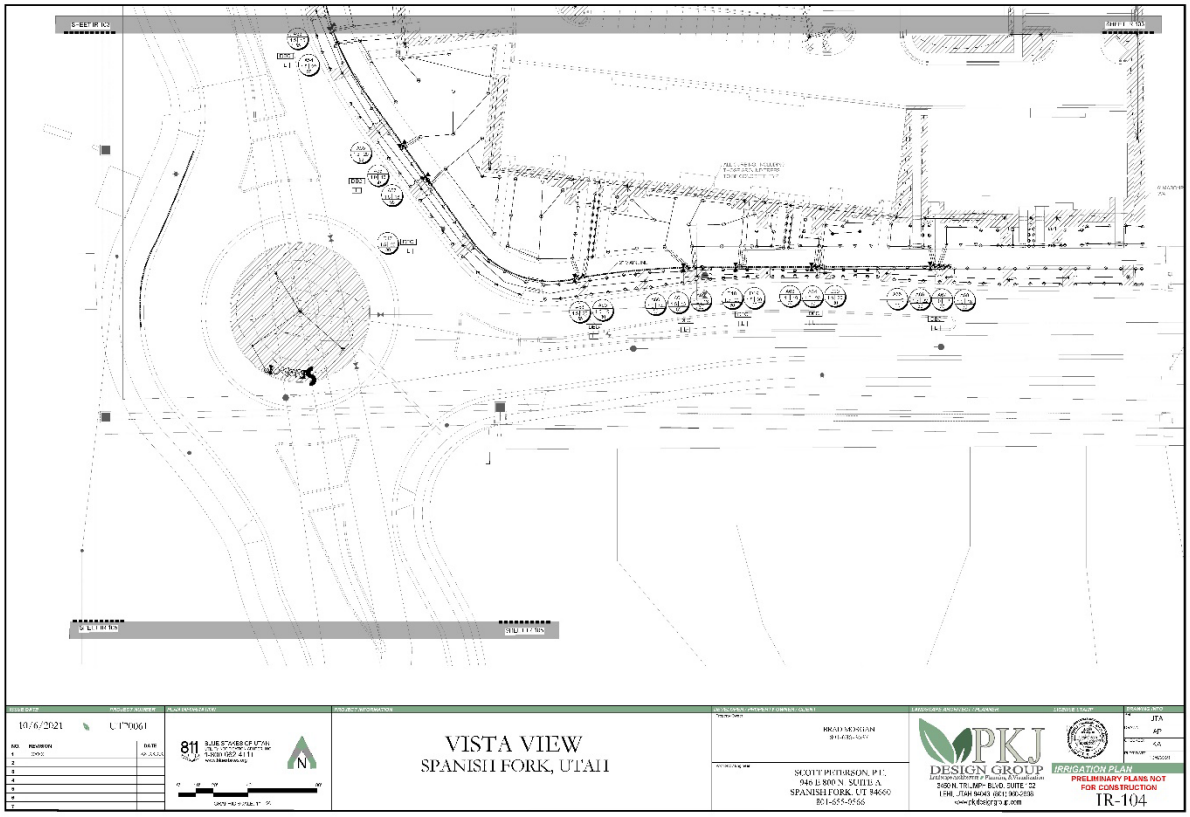

Spanish Fork Splash Pad (Rendering 2) | 900097-02-Revision 01
K SPLASH PAD BIG T RECREATION 801-572-0782
K 6' STEEL BENCH DUMOR 493
L PLAYGROUNDS GAMETIME
M SHADE STRUCTURE BIG T RECREATION 801 572 0782
09/16/2021
UT20061
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
346 E 800 N, SUITE A
SPANISH FORK, UT 84660
801 655 0566
PKJ DESIGN GROUP
LANDSCAPE DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-502

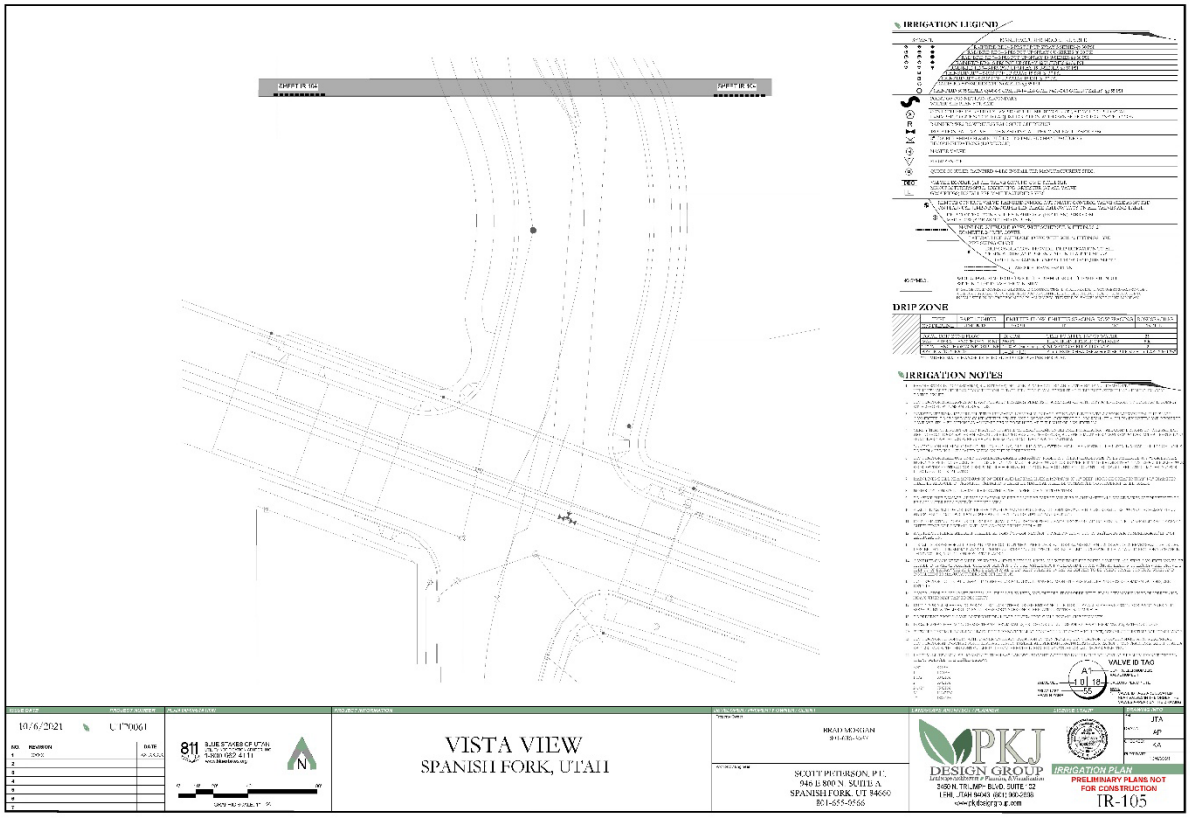

VISTA VIEW
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
IR-102
IR-103
IR-104
IR-105
MAINLINE ROUTING CONTROLLER AND POC LOCATION OVERVIEW
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-100

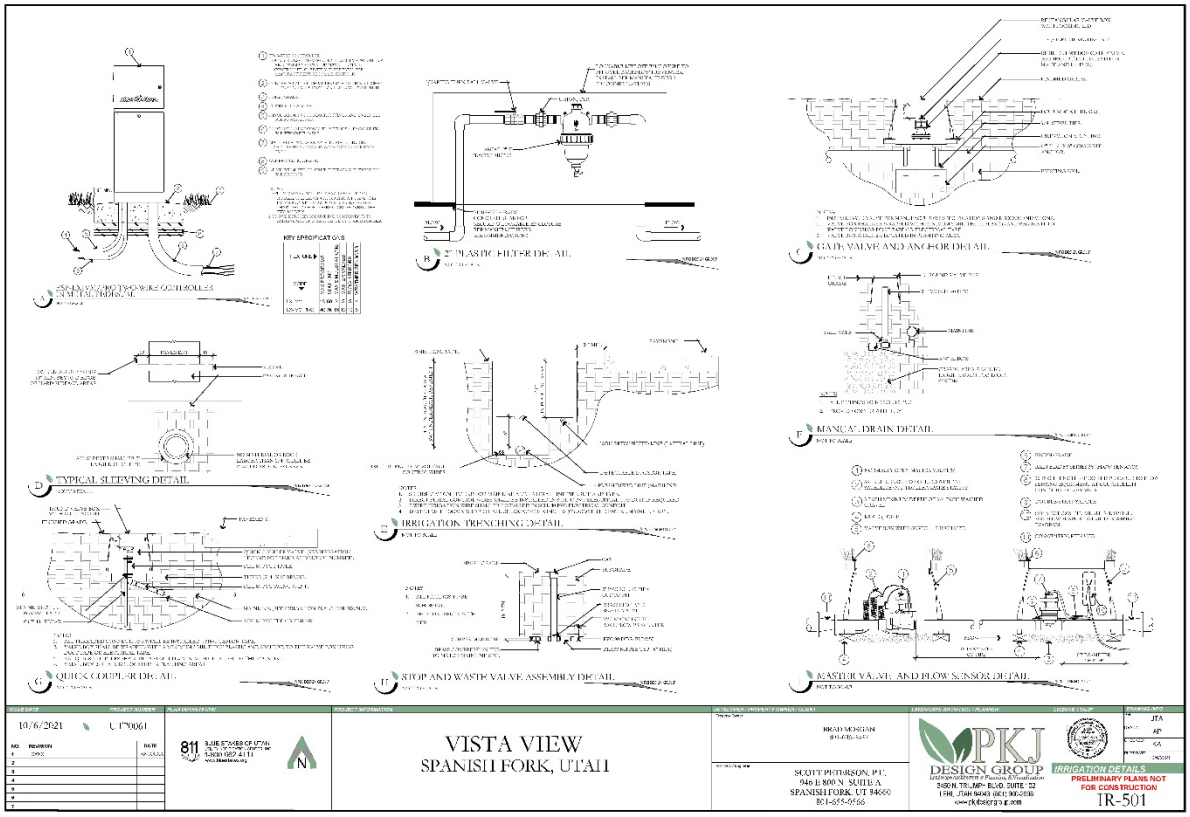

10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-101

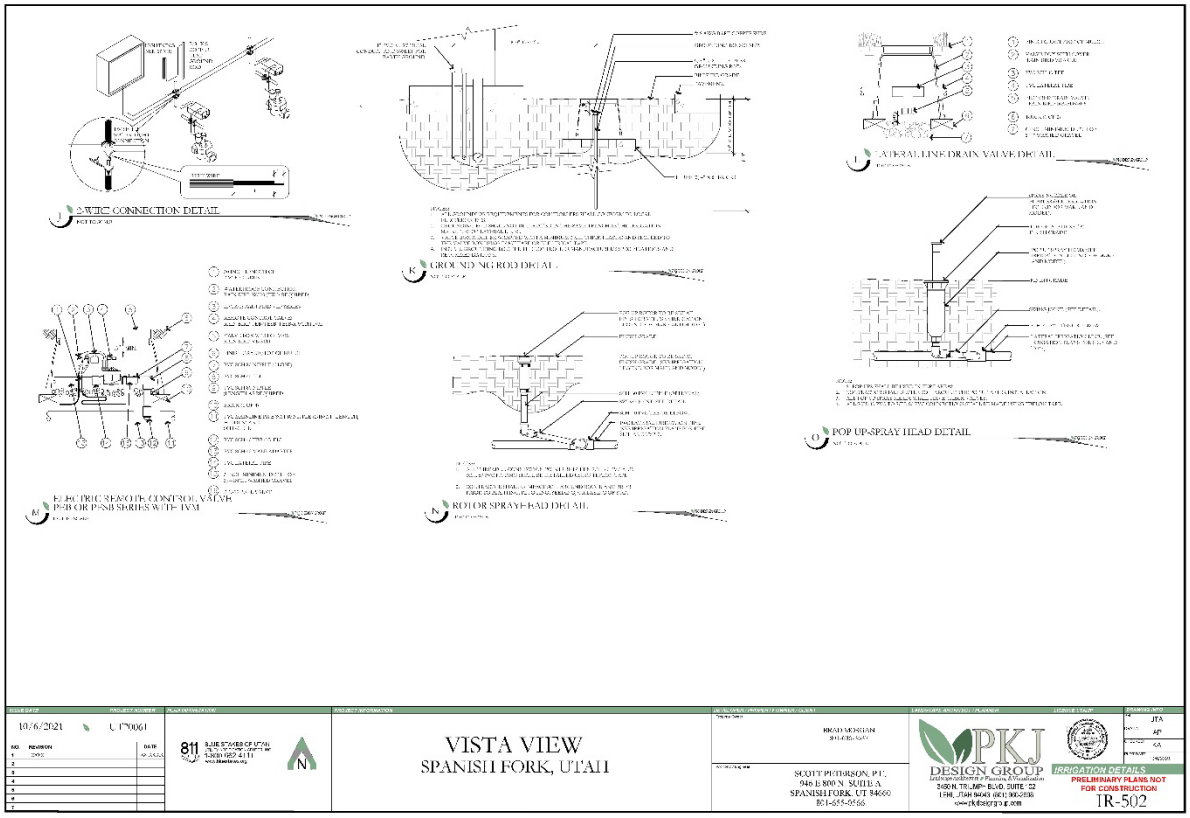

IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-102

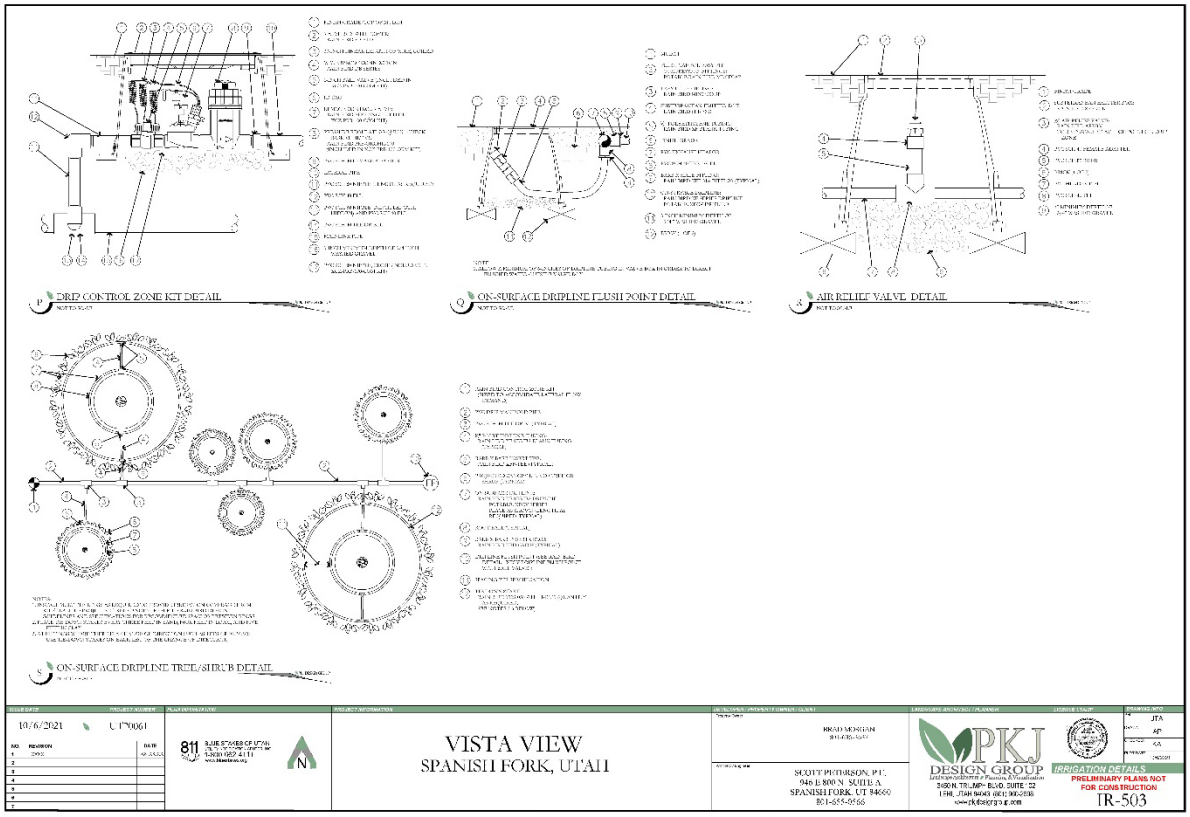

10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-103


10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-104


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
VALVE ID TAG
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-9566
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-105


10/6/2021
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-501


10/6/2021
811
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
801-655-5566
PKJ DESIGN GROUP
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
10/6/2021
VISTA VIEW
SPANISH FORK, UTAH
SCOTT PETERSON, P.E.
946 E 800 N SUITE A
SPANISH FORK, UT 84660
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PKJ DESIGN GROUP
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR-503

Memo

To: Development Review Committee

From: Chris Thompson, P.E., Public Works Director/City Engineer

Date: May 11, 2022

Re: Transportation Master Plan

Staff Report

Proposed Effective Date: July 12, 2022

Proposed Changes

- Change in future maintenance jurisdiction for 400 N (SR-147). Changed from UDOT to Spanish Fork (instead of from west of I-15, from west of Main St)
- Change in trail alignment near 900 N Main St
    - Local Shared Use Path moved from location southeast of I-15 to the north side of 900 N

Attached: Figures showing existing plans and proposed changes

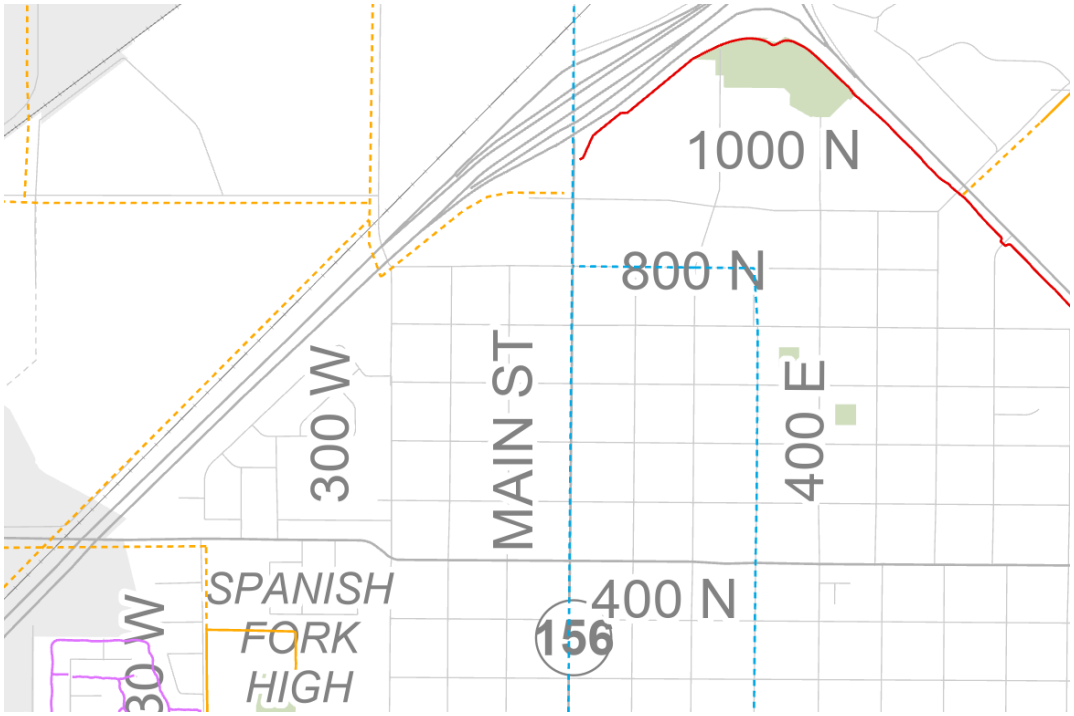
400 N/SR-147 Jurisdiction Change From UDOT to Spanish Fork



Change in trail alignment near 900 N Main St



900 N Trail Plans (before changes)



900 E Trail Plans (after changes)

