Wednesday, March 1, 2023
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. February 22, 2023**
Meeting	Mar 1, 2023 - Development Review Committee
Category	1. Approval of Minutes
Type	Action, Minutes

2. Final Plat

Subject	**A. ARROWHEAD SUBDIVISION PHASE 1. The proposal involves creating 24 single-family lots and 1 commercial lot located at approximately 525 West Arrowhead Trail.**
Meeting	Mar 1, 2023 - Development Review Committee
Category	2. Final Plat
Type	Action, Discussion

File Attachments
report.drc.arrowheadsubdivisionphase1.3-1-2023.pdf (6,823 KB)
plans.arrowheadsubdivisionphase1.11-23-2022.pdf (10,993 KB)

Subject	**B. ARROWHEAD SUBDIVISION PHASE 2. The proposal involves creating 35 single-family lots located at approximately 2000 South Del Monte Road.**
Meeting	Mar 1, 2023 - Development Review Committee
Category	2. Final Plat
Type	Action, Discussion

File Attachments
report.drc.arrowheadsubdivisionphase2.3-1-2023.pdf (5,692 KB)
plans.arrowheadsubdivisionphase2.2-13-2023.pdf (7,583 KB)

Subject	**C. ARROWHEAD SUBDIVISION PHASE 3. The proposal involves creating 42 single-family lots located at approximately 400 West Arrowhead Trail.**

Meeting Mar 1, 2023 - Development Review Committee

Category 2. Final Plat

Type Action, Discussion

File Attachments
report.drc.arrowheadsubdivisionphase3.3-1-2023.pdf (5,002 KB)
plans.arrowheadsubdivisionphase3.2-13-2023.pdf (6,321 KB)

Subject **D. ARROWHEAD SUBDIVISION PHASE 4. The proposal involves creating 45 single-family lots located at approximately 400 West Arrowhead Trail.**

Meeting Mar 1, 2023 - Development Review Committee

Category 2. Final Plat

Type Action, Discussion

File Attachments
report.drc.arrowheadsubdivisionphase4.3-1-2023.pdf (6,039 KB)
plans.arrowheadsubdivisionphase4.2-13-2023.pdf (7,044 KB)

3. Preliminary Plat and Zone Change

Subject **A. WYNDSONG SUBDIVISION. The proposal involves changing the current Zone from R-R to R-1-8 in conjunction with the development of 19 residential lots as a Master Planned Development to be located at 493 East 1350 South.**

Meeting Mar 1, 2023 - Development Review Committee

Category 3. Preliminary Plat and Zone Change

Type Action, Discussion

File Attachments
report.drc.wyndsong.3-1-2023.pdf (3,878 KB)
plans.wyndsongsubdivision.2-2-2023.pdf (4,185 KB)

4. Preliminary Plat

Subject **A. MEADOW CREEK RIDGE AMENDED. The proposal involves Preliminary Plat approval of a residential subdivision that includes 39 residential lots to be located at 1470 East Spanish Fork Parkway.**

Meeting Mar 1, 2023 - Development Review Committee

Category 4. Preliminary Plat

Type Action, Discussion

File Attachments
report.drc.meadowcreekridgeamendedpp.3-1-2023.pdf (3,527 KB)
plans.meadowcreekridgeamended.2-13-2023.pdf (4,851 KB)

Subject	**B. EAGLE HAVEN SUBDIVISION AMENDED. The proposal involves expanding the Preliminary Plat in order to add 7 additional single-family homes in a Master Planned Development located at 263 South Spanish Fork Parkway.**
Meeting	Mar 1, 2023 - Development Review Committee
Category	4. Preliminary Plat
Type	Action, Discussion

File Attachments
report.drc.eaglehavenamendedpp.3-1-2023.pdf (20,917 KB)
plat.eaglehaven.2-22-2023.pdf (2,056 KB)
plat.eaglehavenamendedpreliminaryplat.9-16-2022.pdf (1,711 KB)

5. Concept Review

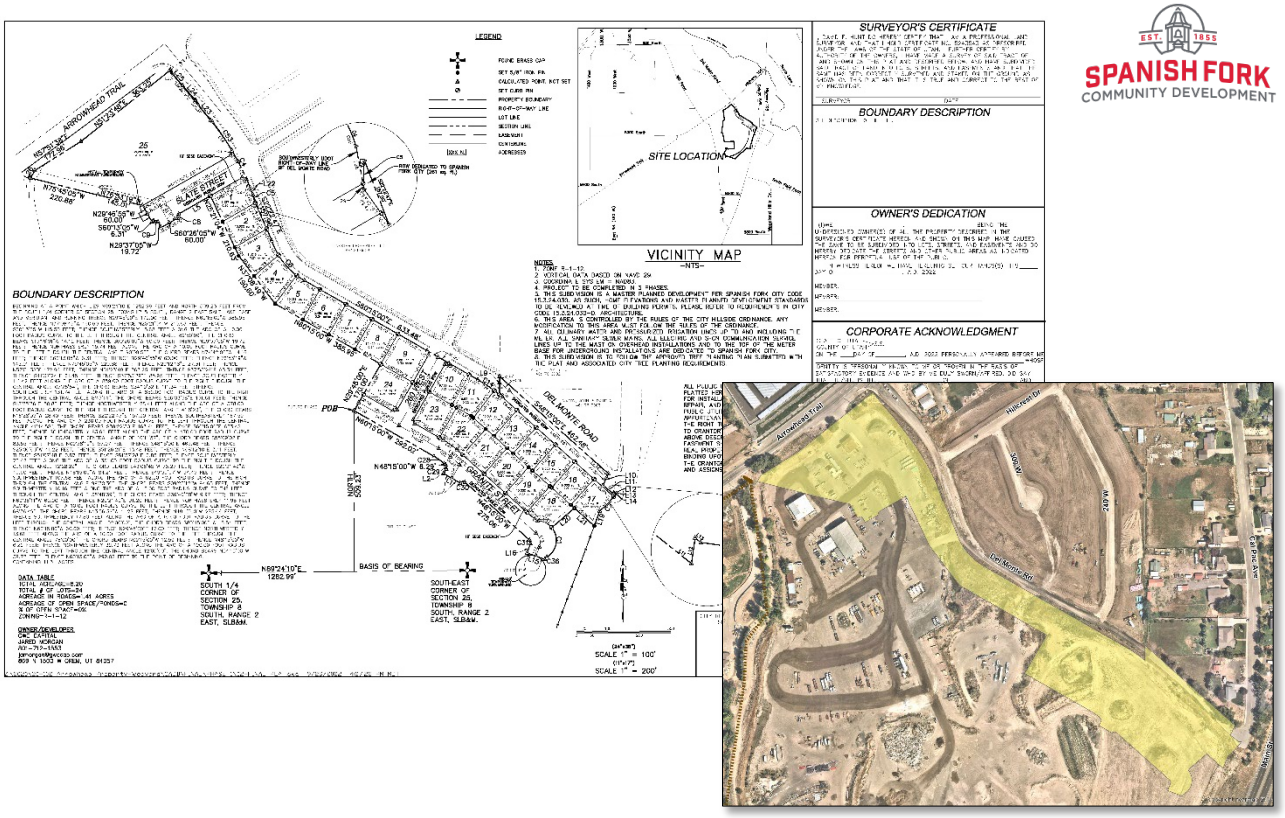
Subject	**A. GWC/UBA WAREHOUSE.**
Meeting	Mar 1, 2023 - Development Review Committee
Category	5. Concept Review
Type	Discussion

File Attachments
plan.gwc_ubawarehouseconcept.2-21-2023.pdf (617 KB)

Subject	**B. PEG RESIDENTIAL DEVELOPMENT.**
Meeting	Mar 1, 2023 - Development Review Committee
Category	5. Concept Review
Type	Discussion

File Attachments
plan.pegconceptreview.2-22-2023.pdf (931 KB)

6. Adjourn



Arrowhead Subdivision Phase 1 Final Plat Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at 525 West Arrowhead Trail, including 11.31 acres.

The subject property is zoned R-1-12 and C-2.

The applicant has requested that a Final Plat of twenty-four residential lots and one commercial lot be approved.

Key Issues

1. Environmental.
2. Phasing.
3. Street Tree Plan.
4. Storm Drain.
5. Power.
6. Walls and Fencing.
7. Utilities.
8. Access.

Recommendation

That the proposed Final 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.
2. That the application 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 any red-lines.
3. That the applicant provides an updated subsurface investigation report and address any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the commercial lot, cease prior to any Certificates of Occupancy being issued.

Exhibits

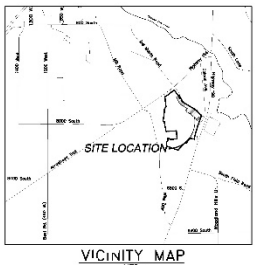
1. Civil Plans.

ARROWHEAD SUBDIVISION PHASE 1

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
NOVEMBER 2022

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	STREET TREE PLAN
PP-01	PLAN & PROFILE – DEL MONTE – STA. 10+50 TO STA. 13+50
PP-02	PLAN & PROFILE – DEL MONTE – STA. 13+50 TO STA. 18+50
PP-03	PLAN & PROFILE – DEL MONTE – STA. 18+50 TO STA. 23+50
PP-04	PLAN & PROFILE – DEL MONTE – STA. 23+00 TO STA. 28+00
PP-05	PLAN & PROFILE – DEL MONTE – STA. 28+00 TO STA. 31+00
PP-06	PLAN & PROFILE – SLATE STREET – STA. 10+00 TO STA. 14+00
PP-07	PLAN & PROFILE – 260 WEST – STA. 10+00 TO STA. 12+80
PP-08	PLAN & PROFILE – GRANITE STREET – STA. 18+50 TO STA. 22+00
PP-09	PLAN & PROFILE – GRANITE STREET – STA. 22+00 TO STA. 27+00
PP-10	PLAN & PROFILE – ARROWHEAD TRAIL – STA. 10+50 TO STA. 16+50
SS-01	PLAN & PROFILE – GRANITE STREET OFFSITE SEWER – STA. 14+00 TO STA. 18+50
SS-02	PLAN & PROFILE – GRATITE STREET OFFSITE SEWER – STA. 10+00 TO STA. 14+00
SS-03	PLAN & PROFILE – OFFSITE SEWER – STA. 10+00 TO STA. 14+46.98
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET



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 NCC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.

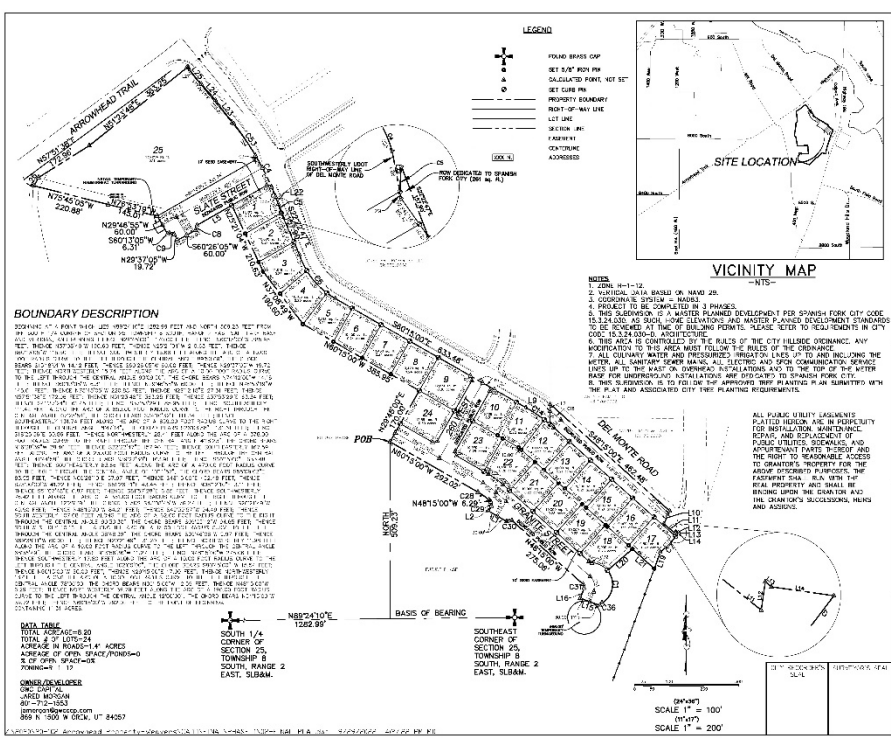
LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER	SECTION LINE
SET 1/2" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING CURB LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	EXISTING GATE VALVE POWER
EXISTING STREET LIGHT	EXISTING FENCE LINE
PROPOSED STREET LIGHT	EXISTING CONTOUR
PROPOSED FIRE HYDRANT	EXISTING TRAILWAY SEWER W/MANHOLE
PROPOSED SIGN	EXISTING CULVERT WATERLINE
PROPOSED STREET SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED CLUSTER MAILBOX	PROPOSED PVC SCH. 26 SEWER W/MH
PROPERTY BOUNDARY	PROPOSED CULVERT WATERLINE
LOT LINE	PROPOSED PRESSURIZED IRRIGATION
RIGHT-OF-WAY LINE	PROPOSED 4" SEWER LATERAL
LOT LINE	PROPOSED 1" CULVERT WATER LATERAL
	PROPOSED 4" MASONRY WALL

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

ARROWHEAD SUBDIVISION PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE 801-655-0508
FAX 801-655-0108
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660



NOTES:
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 3 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, 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.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC AND SPCN 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.
8. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

SURVEYOR'S CERTIFICATE

BOUNDARY DESCRIPTION
SEE DESCRIPTION TO THE LEFT.

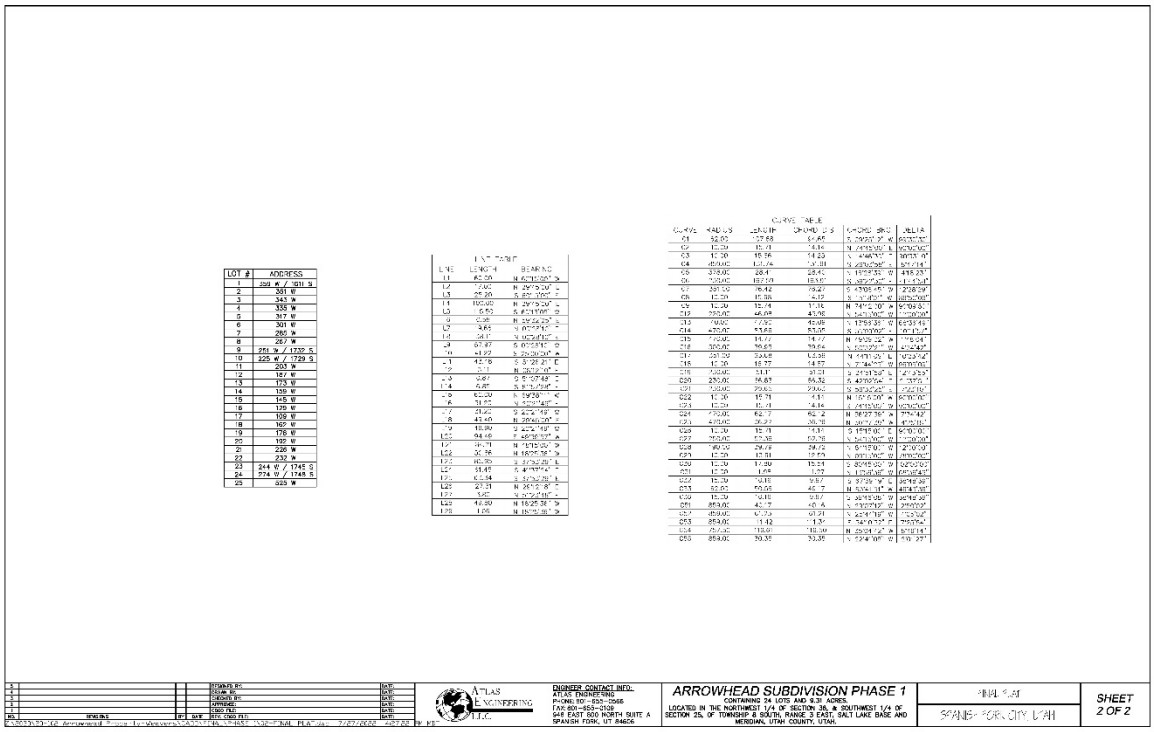
OWNER'S DEDICATION

CORPORATE ACKNOWLEDGMENT

ACCEPTANCE BY LEGISLATIVE BODY

ARROWHEAD SUBDIVISION PHASE 1
A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 25 LOTS AND 11.39 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

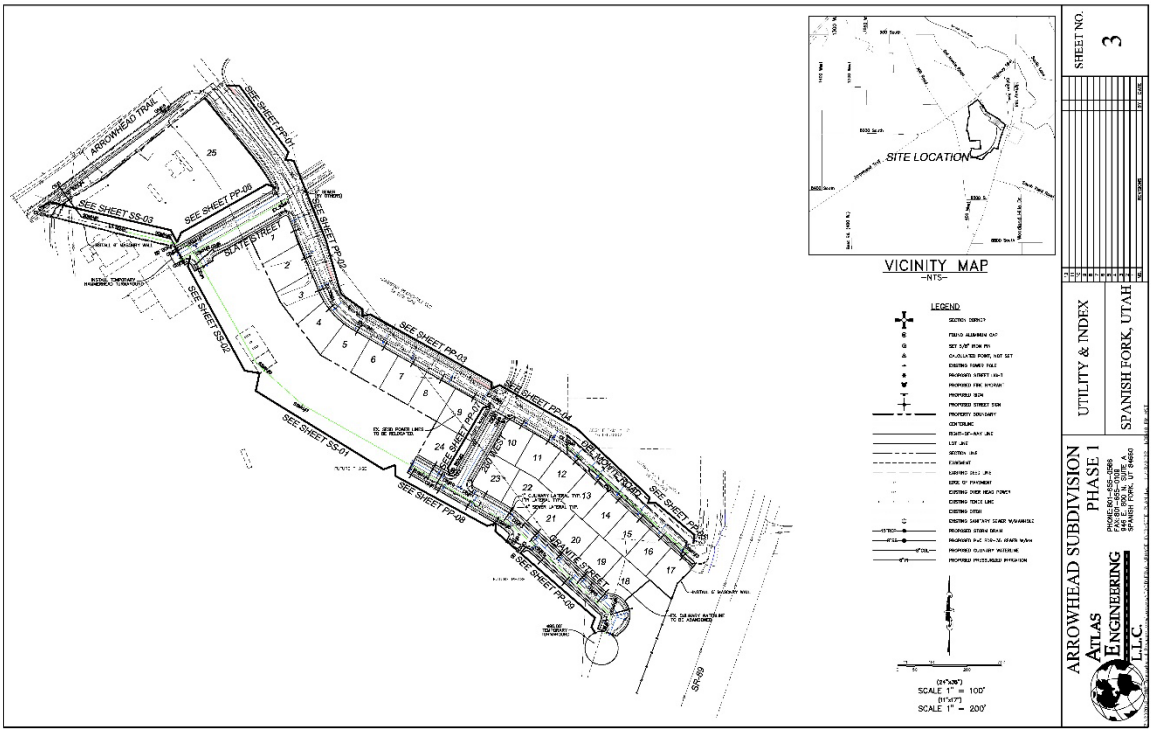
CITY ENGINEER'S SEAL	CITY ENGINEER SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

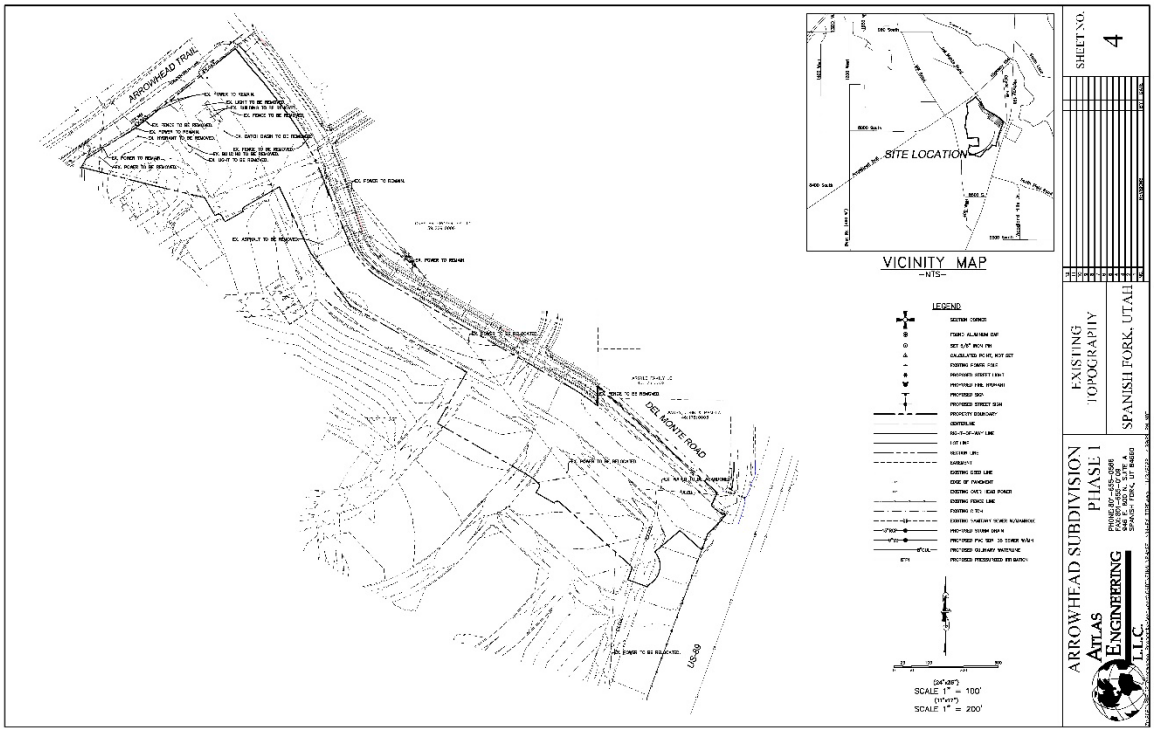


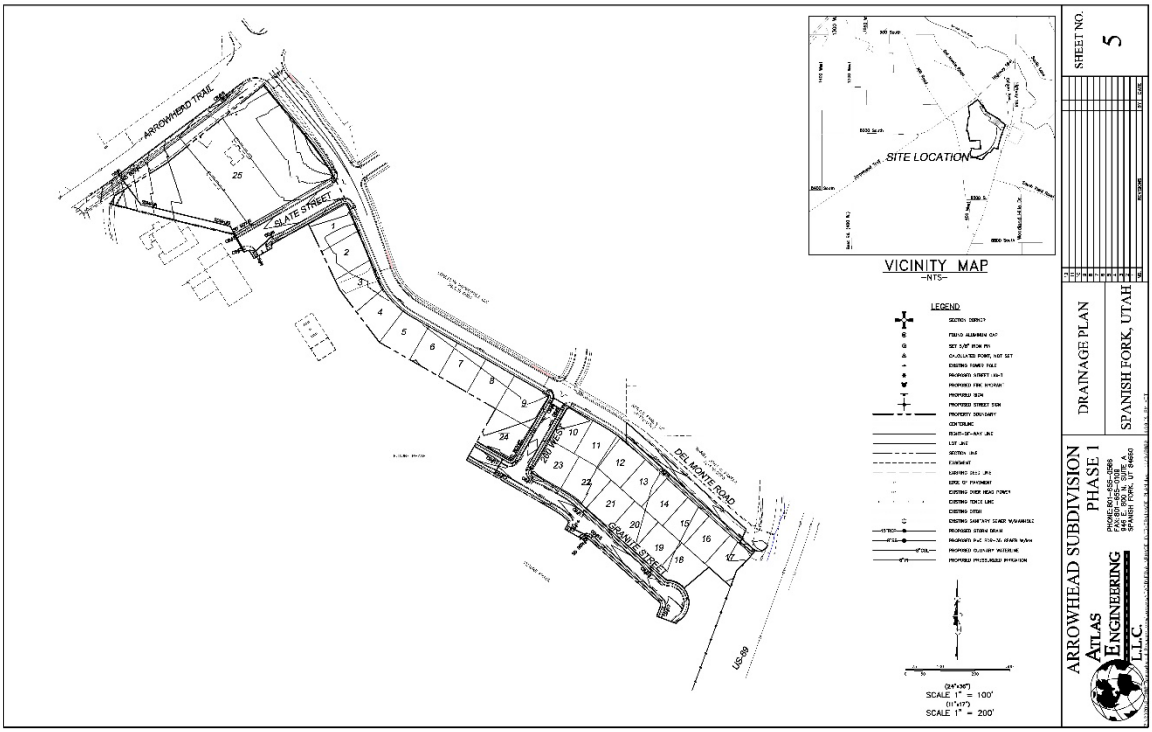
LOT #	ADDRESS
1	298 W / 1811 S
2	301 W
3	343 W
4	355 W
5	317 W
6	301 W
7	285 W
8	267 W
9	214 W / 1733 S
10	225 W / 1729 S
11	203 W
12	187 W
13	173 W
14	139 W
15	145 W
16	129 W
17	109 W
18	167 W
19	176 W
20	199 W
21	236 W
22	232 W
23	244 W / 1745 S
24	274 W / 1745 S
25	325 W

LINE	LENGTH	BEARING
L1	60.00	N 67°15'00" W
L2	7.60	N 29°15'00" E
L3	55.20	S 89°39'00" E
L4	100.40	N 29°15'00" W
L5	6.50	S 67°15'00" E
L6	5.95	N 29°56'25" E
L7	9.85	S 67°15'00" E
L8	5.81	N 10°04'00" E
L9	67.87	S 67°15'00" E
L10	41.22	S 22°30'00" W
L11	15.76	S 31°28'21" E
L12	5.11	N 29°15'00" E
L13	5.81	S 67°15'00" E
L14	5.81	S 67°15'00" E
L15	61.30	N 59°29'00" E
L16	31.62	S 67°15'00" E
L17	21.40	S 67°15'00" E
L18	43.40	N 29°40'00" W
L19	10.39	S 67°15'00" E
L20	94.48	S 67°15'00" E
L21	34.71	N 15°15'00" E
L22	26.36	N 16°05'18" E
L23	40.30	S 67°15'00" E
L24	38.67	S 67°15'00" E
L25	6.54	S 67°15'00" E
L26	27.21	N 29°15'00" E
L27	5.81	S 67°15'00" E
L28	19.80	N 16°25'36" E
L29	1.00	N 16°15'36" E

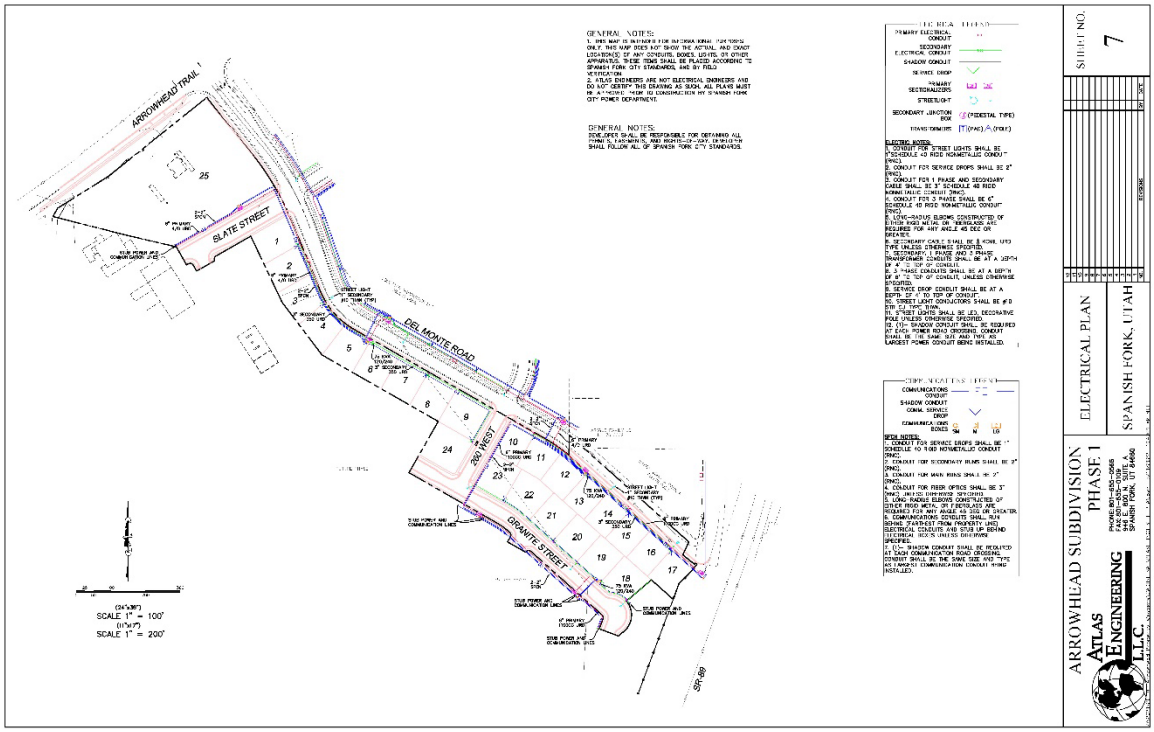
CURVE	RADIUS	LENGTH	CHORD DIST	CHORD BRG	DELTA
C1	50.00	127.68	94.85	S 29°01'30" W	653°00'00"
C2	15.00	23.56	21.21	N 74°15'00" E	90°00'00"
C3	15.00	16.96	16.09	S 41°44'51" E	90°01'41"
C4	45.00	141.74	90.00	S 29°15'00" E	361°44'00"
C5	375.00	28.41	28.40	S 19°58'51" W	4°19'25"
C6	325.00	187.09	184.50	S 32°30'00" W	32°58'54"
C7	281.00	76.42	76.21	S 43°06'45" W	15°35'09"
C8	15.00	15.36	14.72	S 31°40'07" W	58°40'00"
C9	15.00	15.76	15.06	N 74°15'00" W	90°00'00"
C10	75.00	46.09	45.36	S 46°30'00" W	35°12'00"
C11	75.00	77.92	74.66	S 17°59'31" W	59°31'49"
C12	425.00	53.68	53.64	S 42°00'00" E	7°14'04"
C13	75.00	14.77	14.77	N 79°05'22" W	11°16'08"
C14	300.00	99.68	99.24	S 22°03'23" W	19°02'48"
C15	25.00	39.58	35.58	N 74°51'25" E	90°42'04"
C16	15.00	15.77	14.77	N 74°44'57" W	60°00'00"
C17	75.00	31.01	30.79	S 24°13'52" E	23°41'53"
C18	250.00	96.83	96.25	S 42°09'54" E	22°11'01"
C19	75.00	29.63	29.45	S 36°45'42" E	22°38'00"
C20	15.00	15.76	15.06	N 15°15'00" W	60°00'00"
C21	15.00	15.76	14.84	S 74°15'00" W	60°00'00"
C22	75.00	62.17	60.42	N 79°27'16" W	47°30'00"
C23	475.00	39.23	39.20	N 29°15'00" W	4°43'51"
C24	15.00	15.76	15.06	S 15°15'00" E	60°00'00"
C25	75.00	57.38	55.76	S 52°15'00" W	43°50'00"
C26	150.00	29.08	29.03	S 61°15'00" W	2°00'00"
C27	15.00	15.76	15.06	S 29°01'00" W	60°00'00"
C28	15.00	17.89	16.84	S 30°45'00" W	68°20'00"
C29	15.00	1.64	1.64	S 75°04'00" W	6°16'43"
C30	15.00	9.80	9.67	S 37°26'16" E	36°46'39"
C31	50.00	50.06	48.07	N 53°41'31" W	57°21'00"
C32	15.00	9.80	9.67	S 20°19'36" W	36°46'39"
C33	850.00	45.79	45.78	S 43°07'19" W	3°05'00"
C34	850.00	51.23	51.21	S 40°24'19" W	3°27'04"
C35	850.00	1.42	1.42	S 38°40'17" W	0°05'44"
C36	25.00	118.00	18.00	N 29°01'54" W	270°00'00"
C37	850.00	50.35	50.35	S 53°41'08" W	3°23'27"

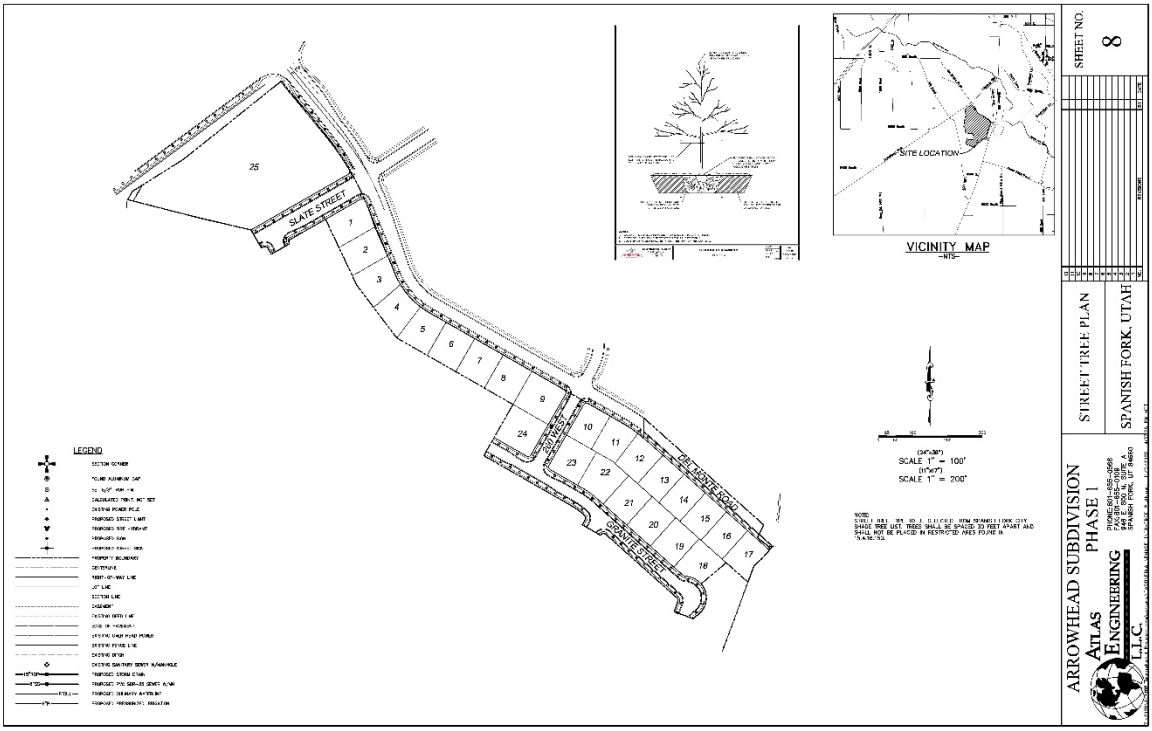


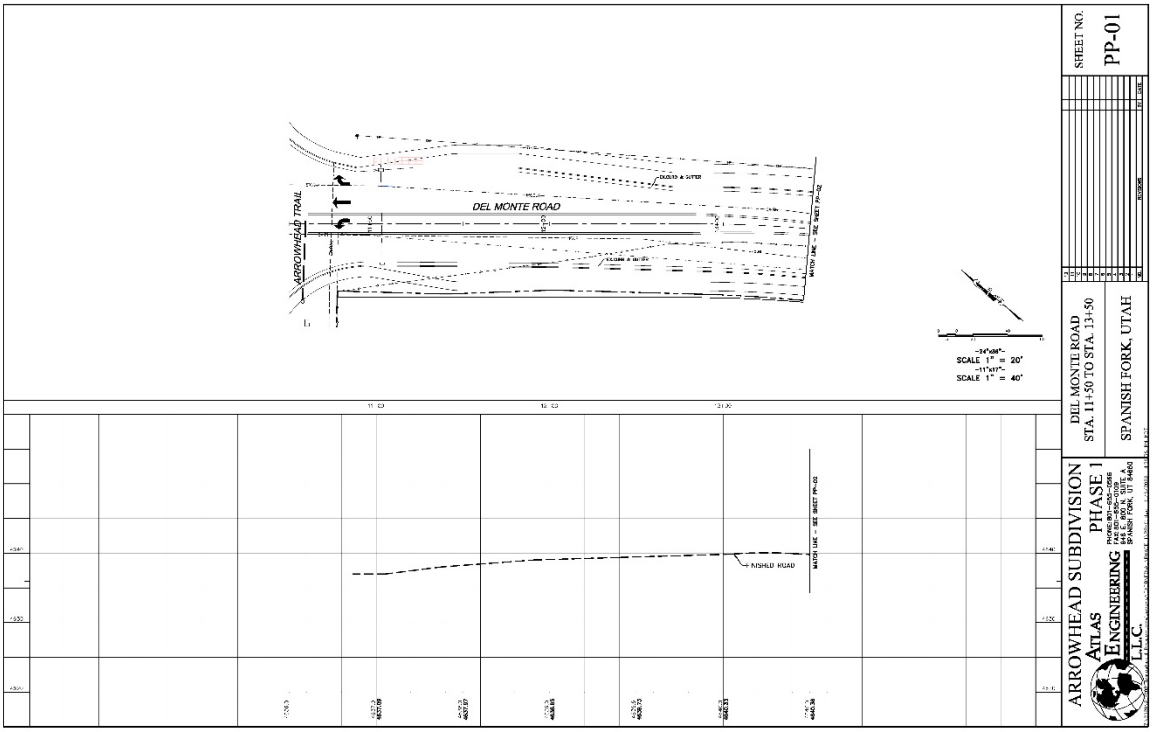

ARROWHEAD TRAIL
DEL MONTE ROAD
US-89
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

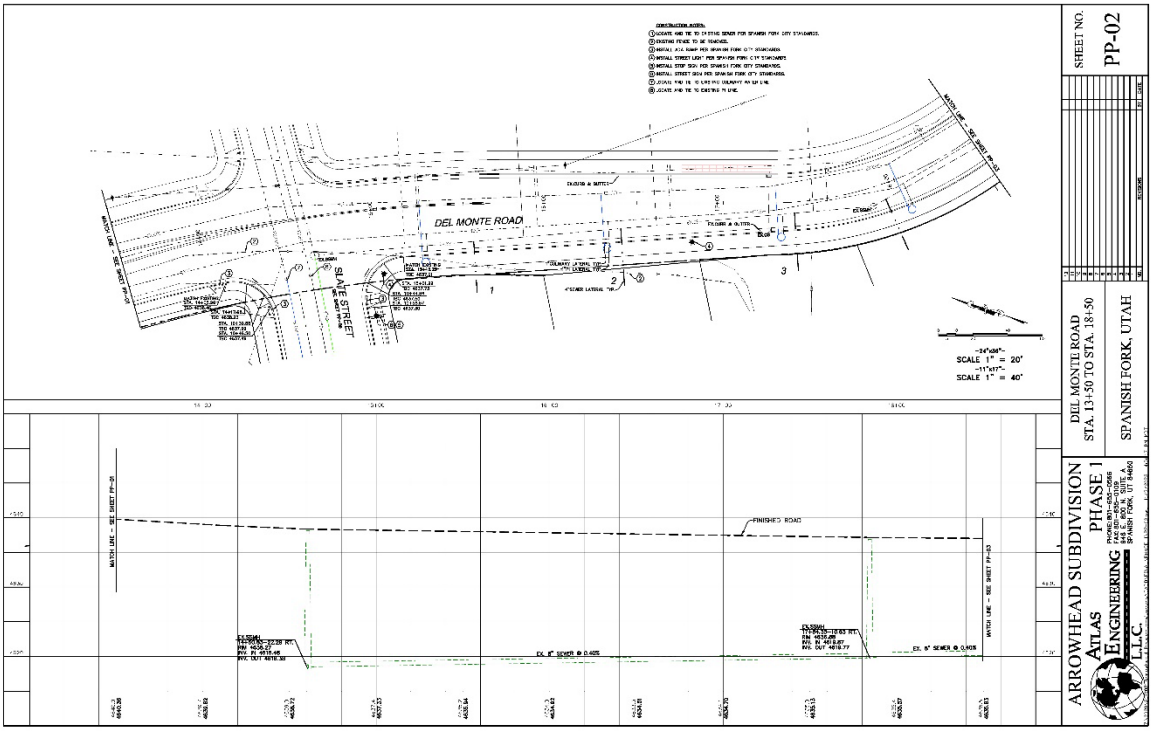

ARROWHEAD TRAIL
SLATE STREET
DEL MONTE ROAD
GRANITE STREET
US-89
SITE LOCATION
VICINITY MAP
-NTS-
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

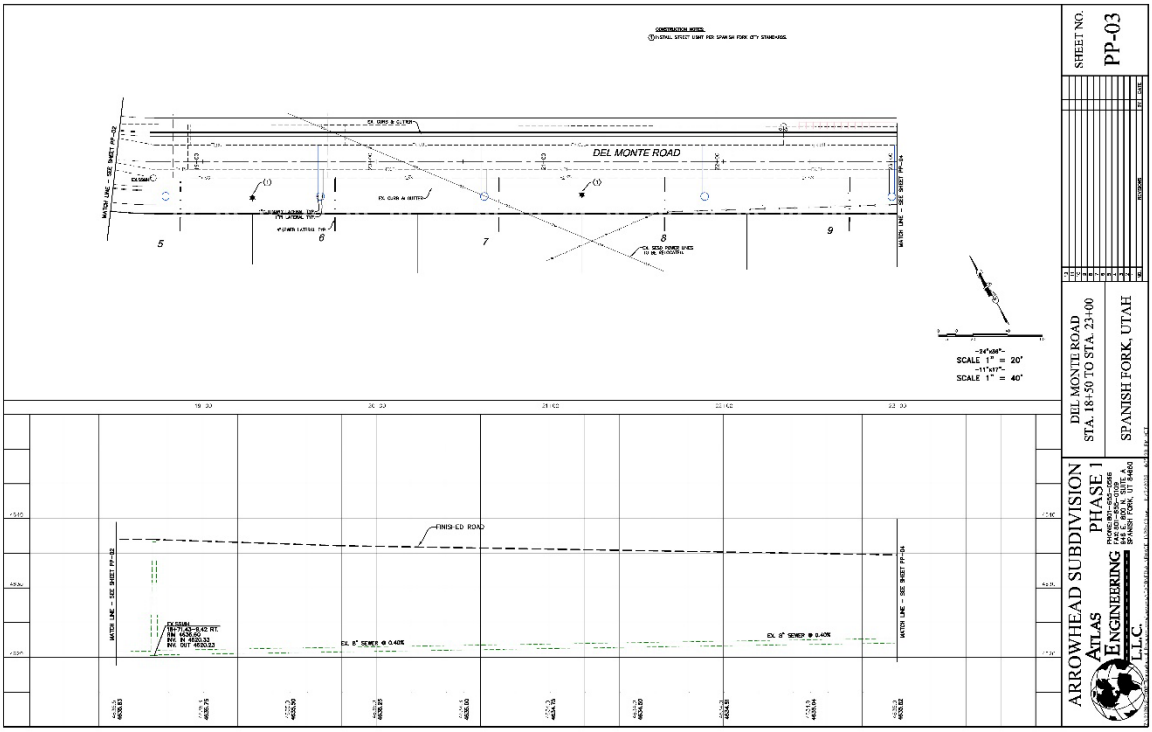
VICINITY MAP
SITE LOCATION
LEGEND
PHASE 1
PHASE 2
PHASE 3
PHASE 4
(24"x36")
SCALE 1" = 200'
(11"x17")
SCALE 1" = 400'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.

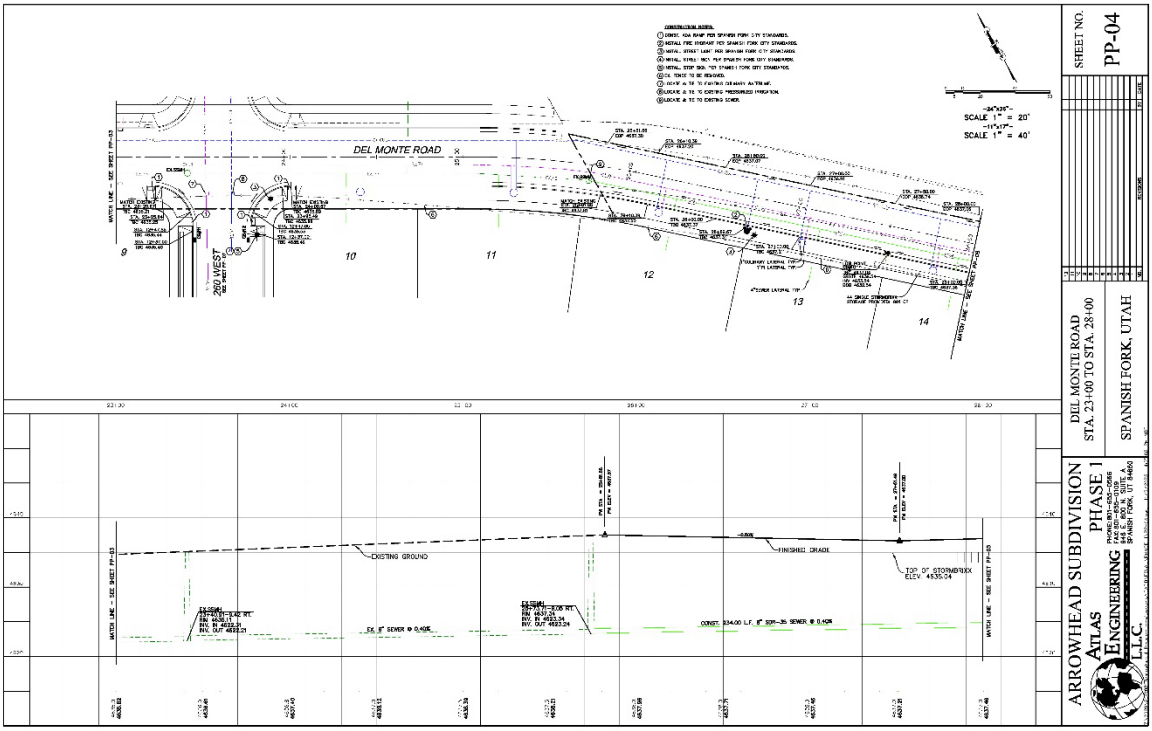

GENERAL NOTES:
GENERAL NOTES:
ARROWHEAD TRAIL
SLATE STREET
DEL MONTE ROAD
3RD WEST
GRANITE STREET
(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'
SHEET NO. 7
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

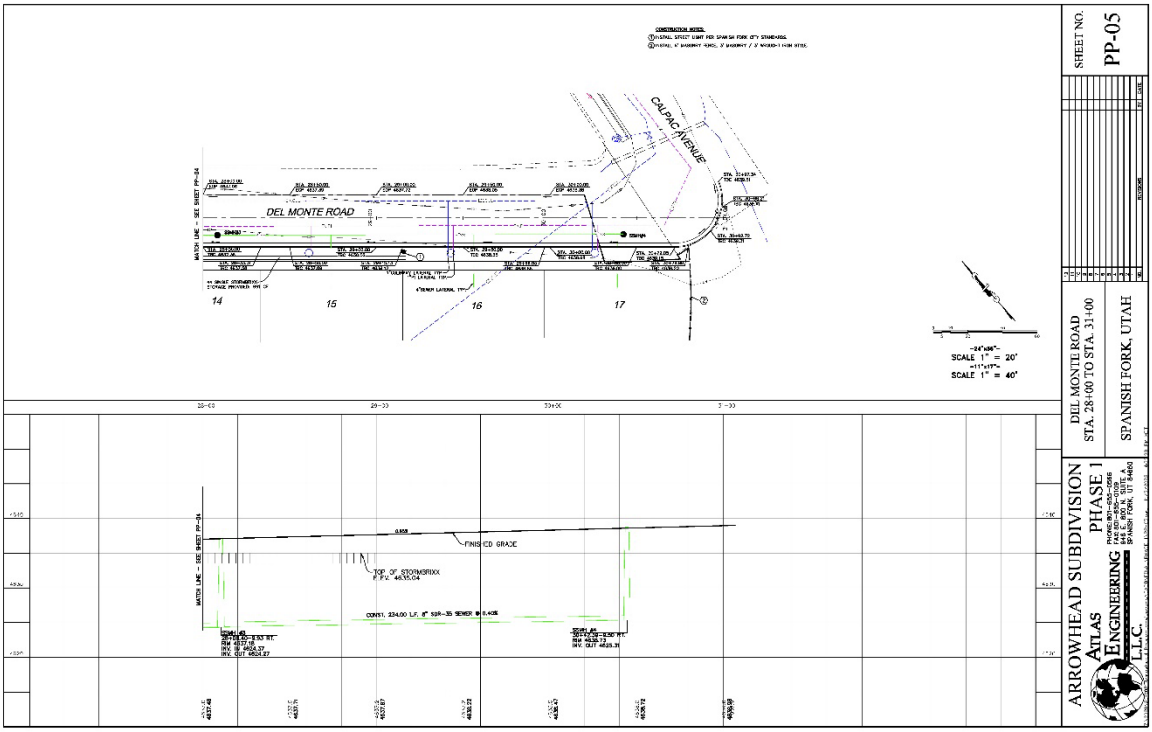

SLATE STREET
DEL MONTE ROAD
GRANITE STREET
SITE LOCATION
VICINITY MAP
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.
STREET TREE PLAN
SPANISH FORK, UTAH
SHEET NO.
8

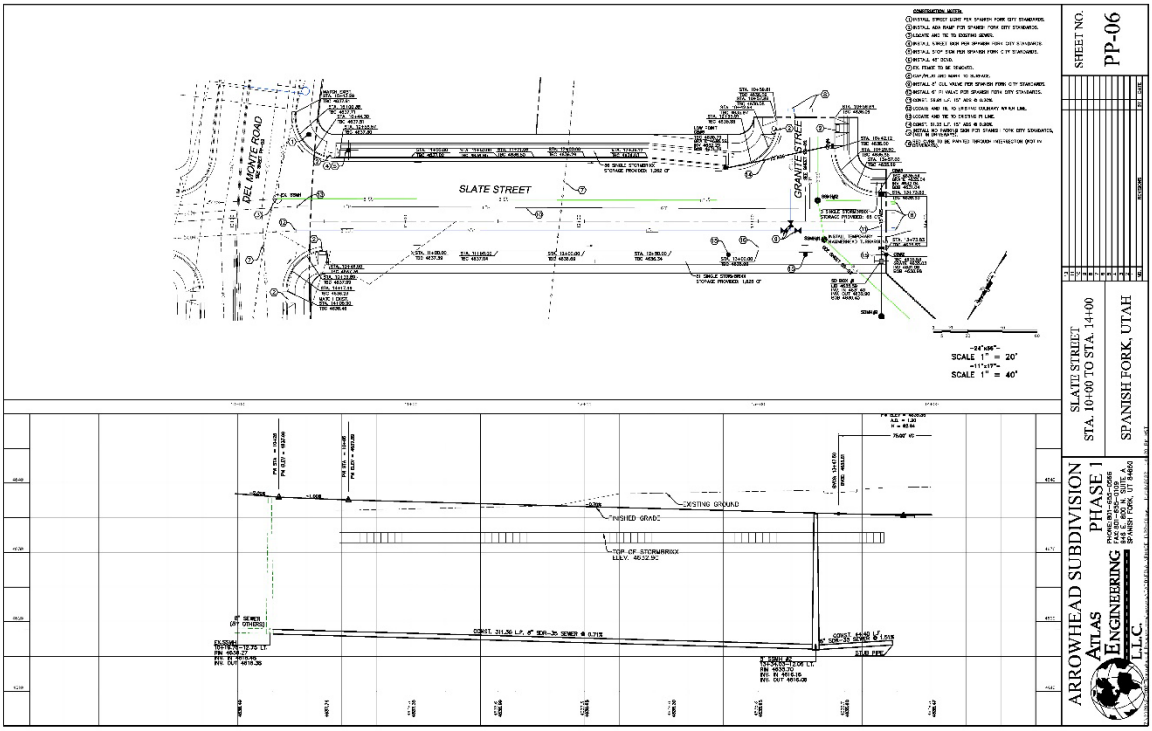

DEL MONTE ROAD
ARROWHEAD TRAIL
SCALE 1" = 20'
SCALE 1" = 40'
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.
DEL MONTE ROAD
STA. 11+50 TO STA. 13+50
SPANISH FORK, UTAH
SHEET NO.
PP-01

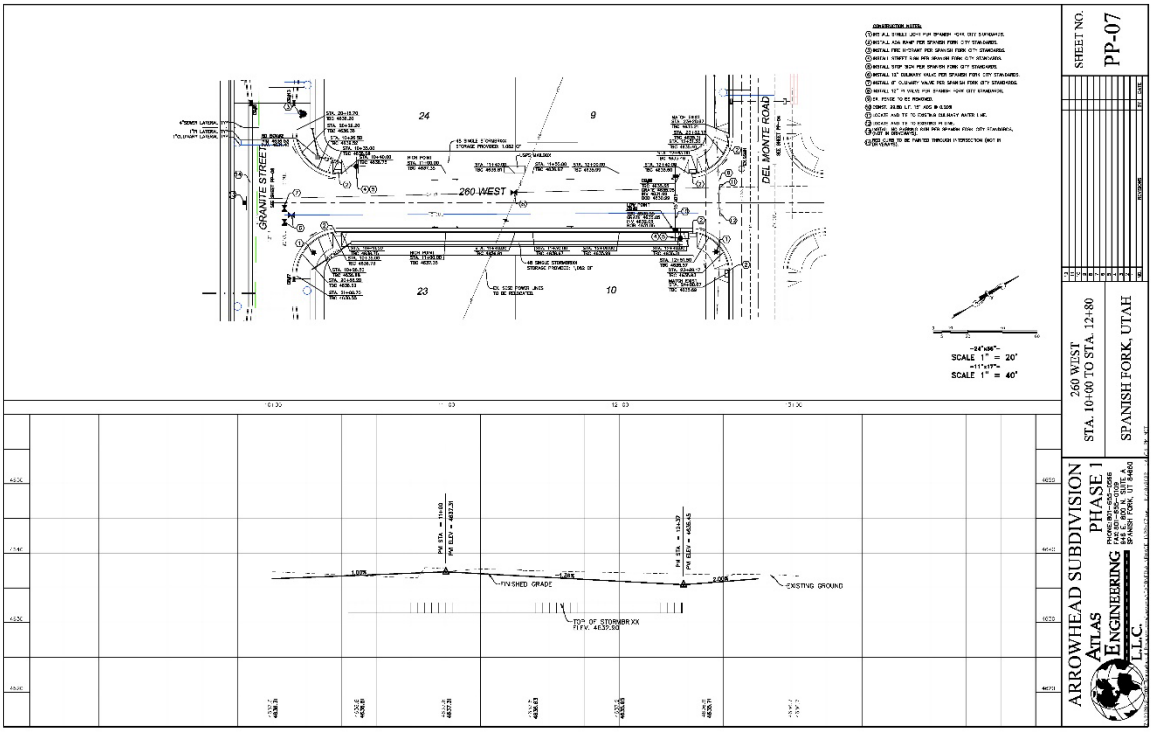

DEL MONTE ROAD
SAGE STREET
FINISHED ROAD
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-02
DEL MONTE ROAD
STA. 13+50 TO STA. 18+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

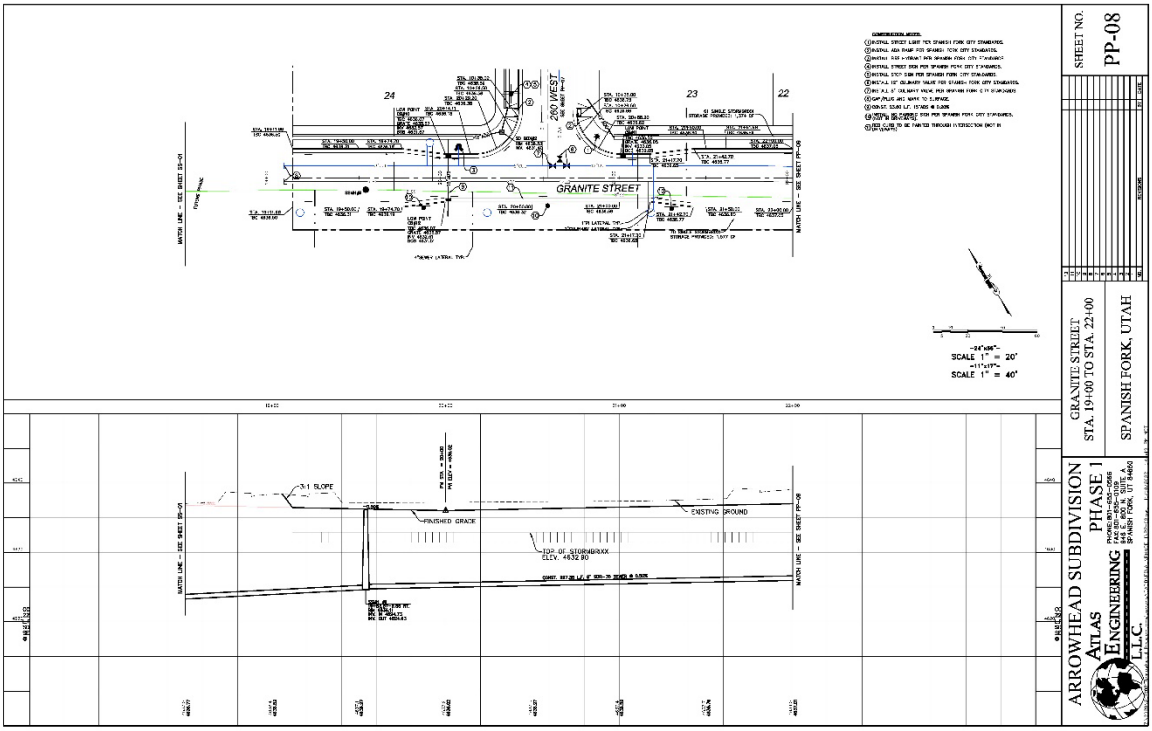

DEL MONTE ROAD
FINISHED ROAD
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
DEL MONTE ROAD
STA. 18+50 TO STA. 23+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

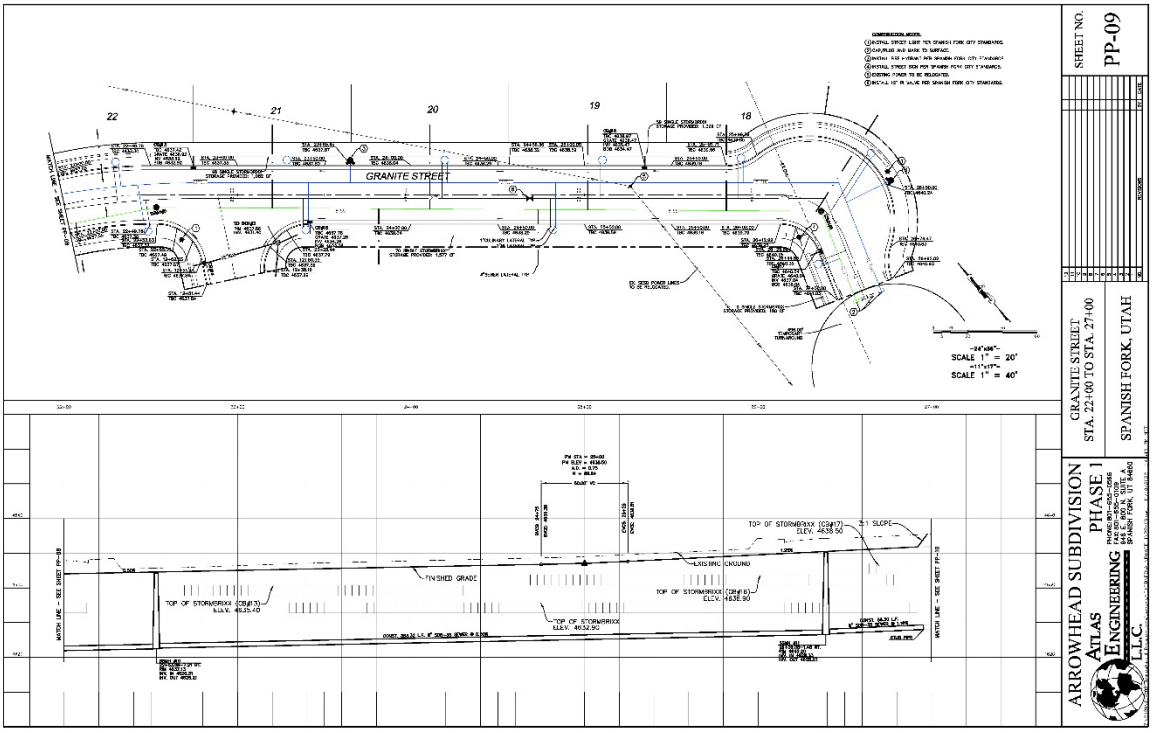

DEL MONTE ROAD
200 WEST
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBOXX
ELEV. 4635.04
SHEET NO.
PP-04
DEL MONTE ROAD
STA. 23+00 TO STA. 28+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

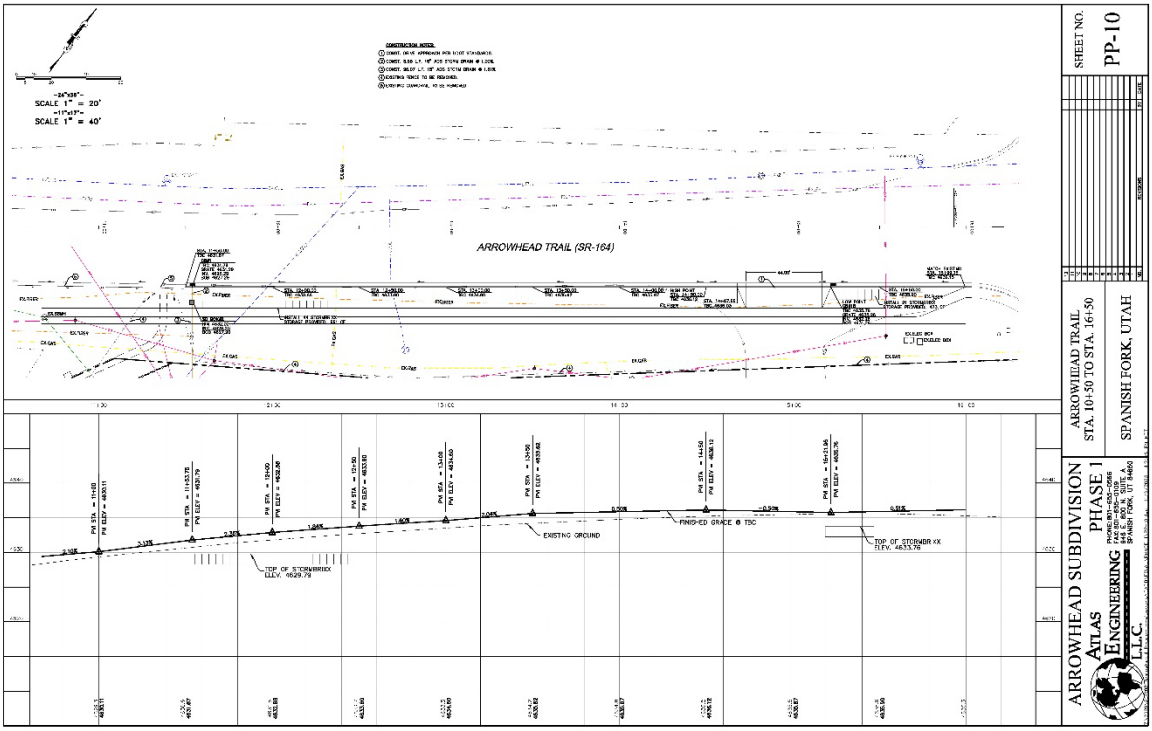

CALPAC AVENUE
DEL MONTE ROAD
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
TOP OF STORMBOXX
ELEV. 4635.04
SHEET NO.
PP-05
DEL MONTE ROAD
STA. 28+00 TO STA. 33+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

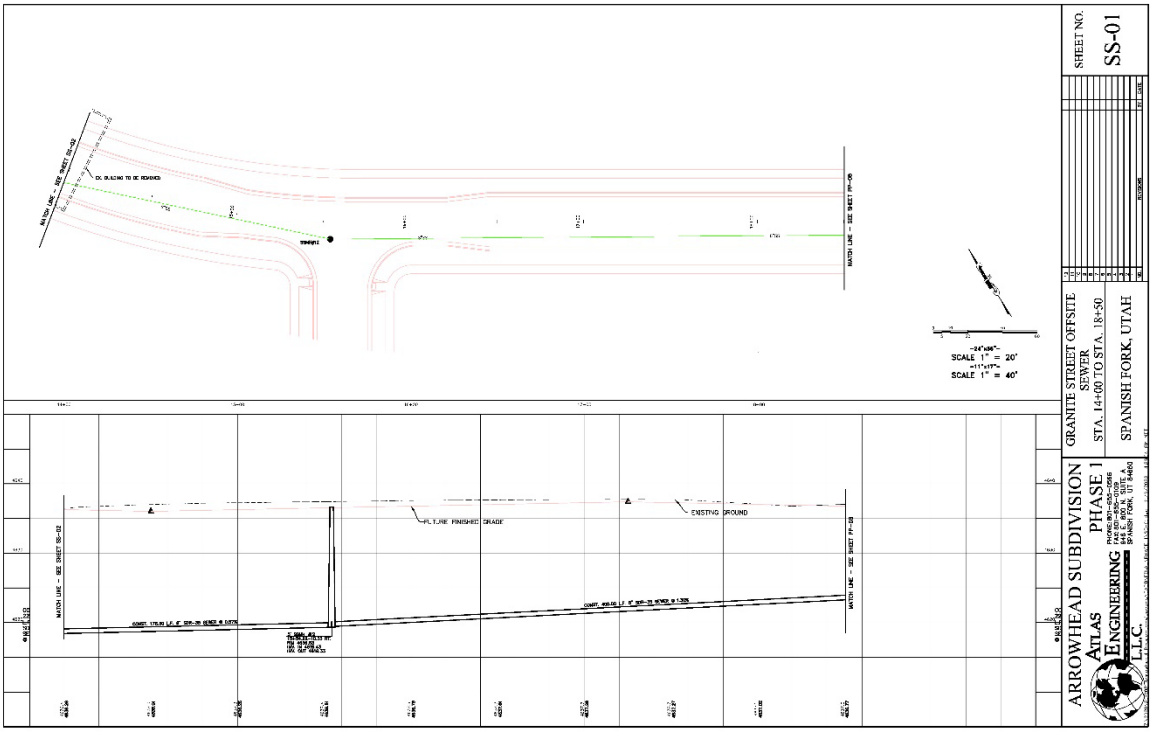

SLATE STREET
DEL MONTE ROAD
GRANITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-06
SLATE STREET
STA. 10+00 TO STA. 14+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

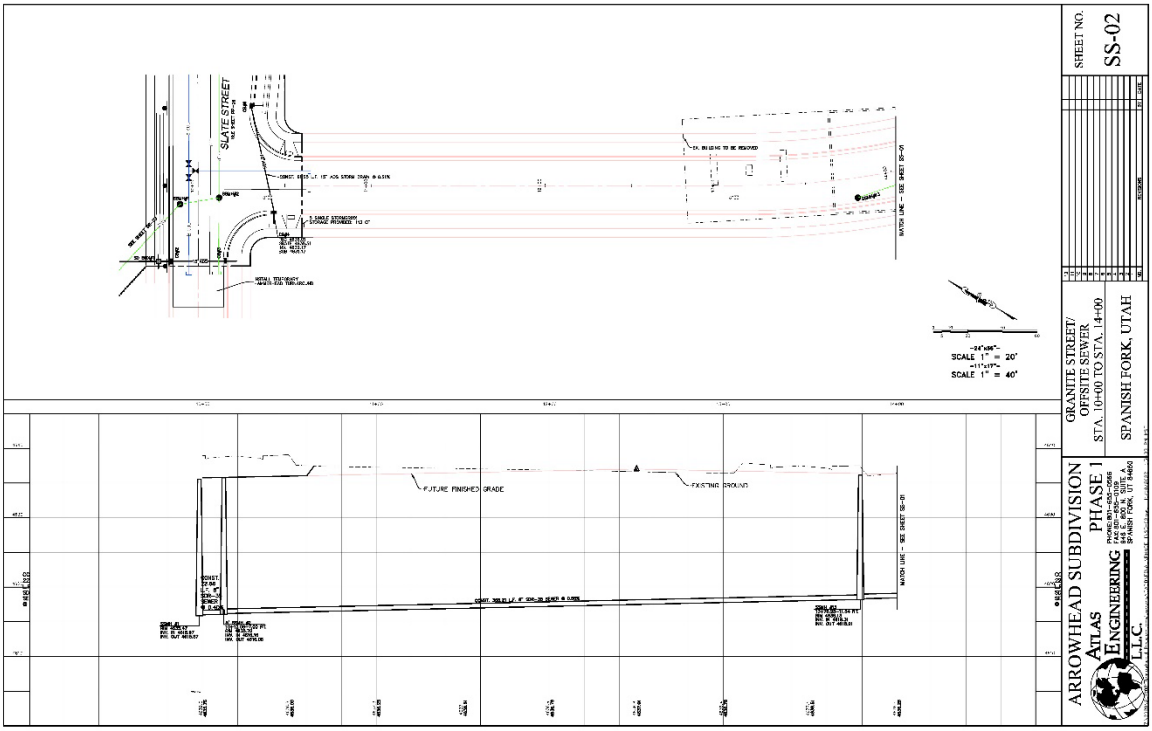

260 WEST
GRANITE STREET
DEL MONTE ROAD
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
EXISTING GROUND
SHEET NO.
PP-07
260 WEST
STA. 10+00 TO STA. 12+80
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

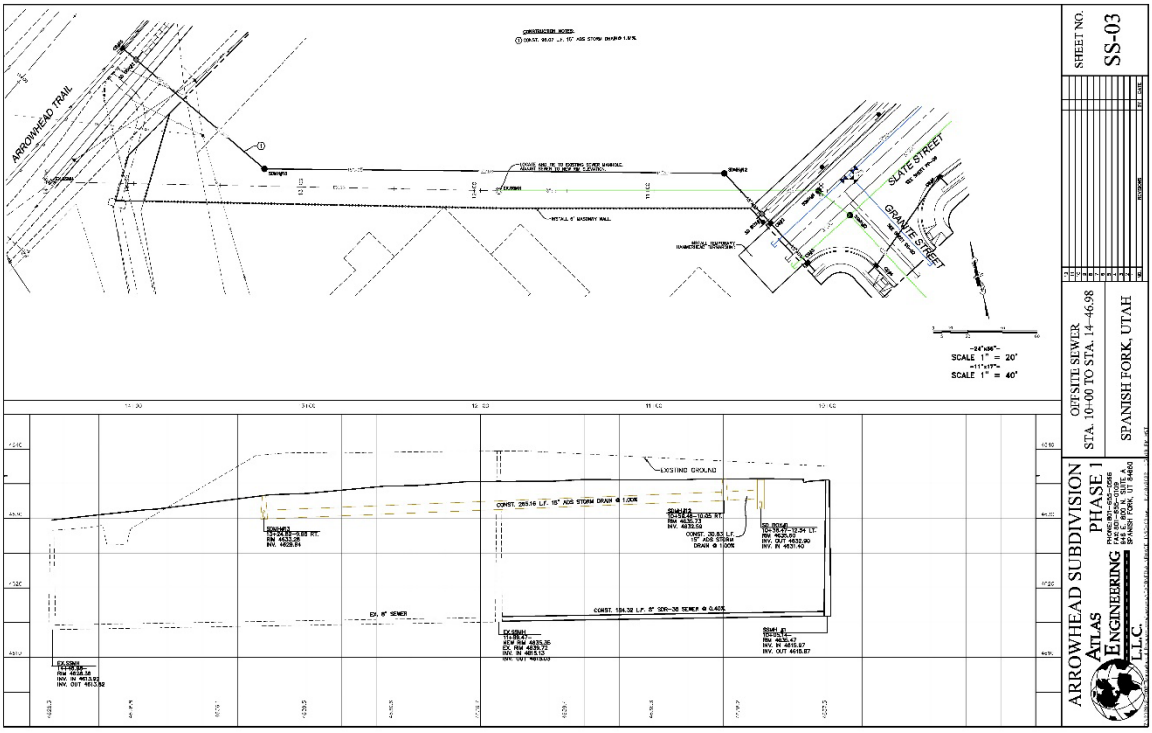

GRANITE STREET
280 WEST
SCALE 1" = 20'
SCALE 1" = 40'
3:1 SLOPE
FINISHED GRADE
EXISTING GROUND
TOP OF STORMBRXX
ELEV. 4632.80
SHEET NO.
PP-08
GRANITE STREET
STA. 19+00 TO STA. 22+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

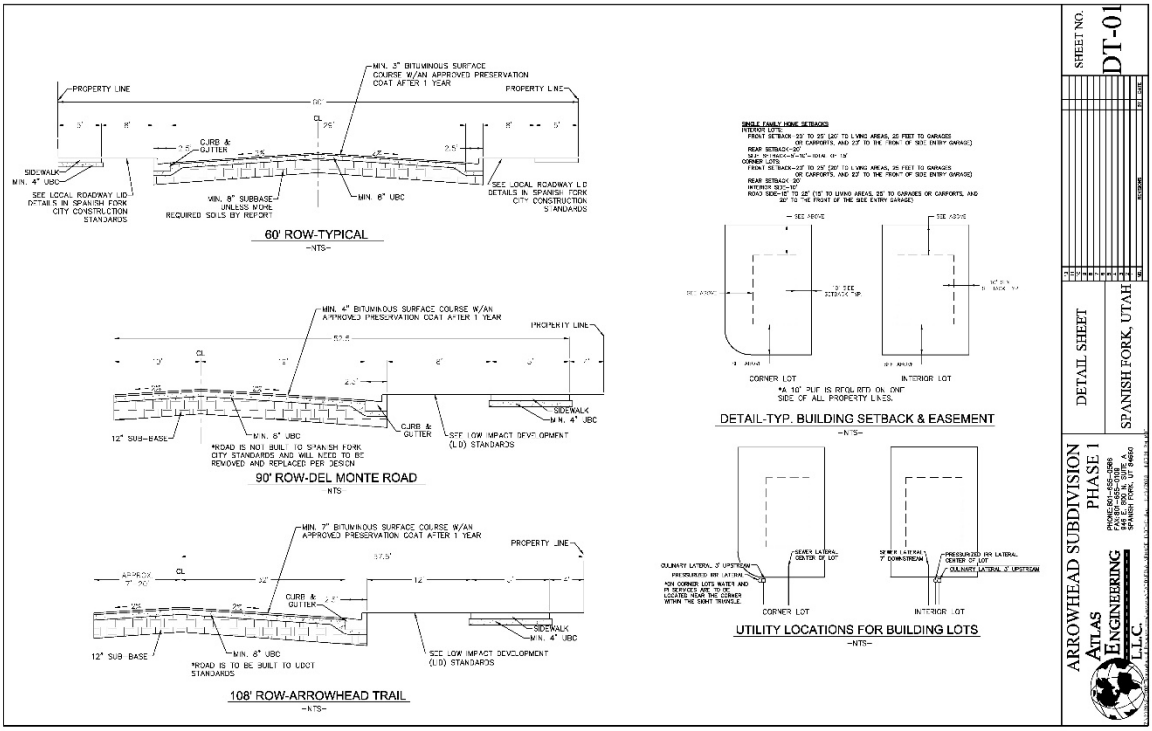

GRANITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
TOP OF STORMBRXX (CB#17)
ELEV. 4638.90
3:1 SLOPE
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBRXX (CB#18)
ELEV. 4636.90
TOP OF STORMBRXX (CB#19)
ELEV. 4635.40
TOP OF STORMBRXX
ELEV. 4632.90
SHEET NO.
PP-09
GRANITE STREET
STA. 22+00 TO STA. 27+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

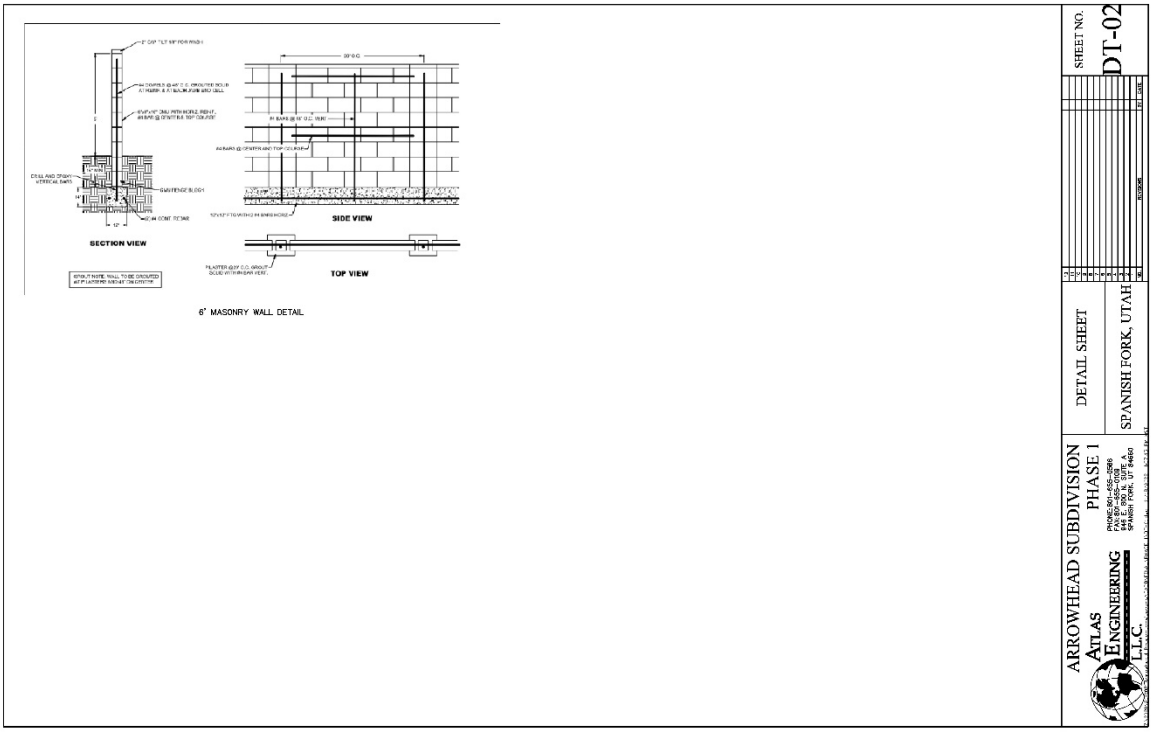

SCALE 1" = 20'
SCALE 1" = 40'
ARROWHEAD TRAIL (SR-164)
EXISTING GROUND
FINISHED GRADE @ TBC
SHEET NO.
PP-10
ARROWHEAD TRAIL
STA. 10+50 TO STA. 16+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING PLLC.


SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
SHEET NO.
SS-01
GRANITE STREET OFFSITE
SEWER
STA. 14+00 TO STA. 18+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING PLLC.


SLATE STREET
SCALE 1" = 20'
SCALE 1" = 40'
FUTURE FINISHED GRADE
EXISTING GROUND
SHEET NO.
SS-02
GRANITE STREET/
OFFSITE SEWER
STA. 10+00 TO STA. 14+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.

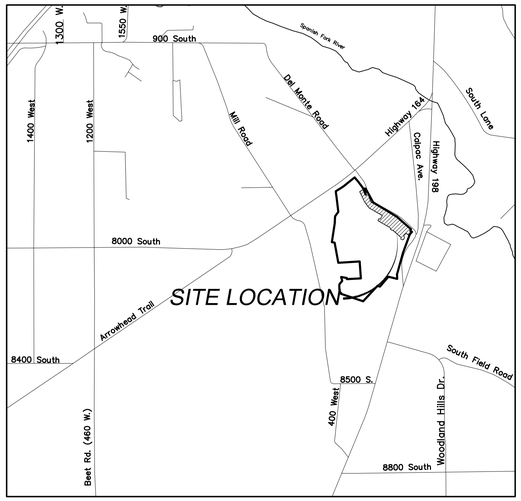

ARROWHEAD TRAIL
SLATE STREET
GRANITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
SHEET NO.
SS-03
OFFSITE SEWER
STA. 10+00 TO STA. 14+46.98
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 1
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 6" UBC
60' ROW-TYPICAL
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
12" SUB-BASE
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
SIDEWALK MIN. 4" UBC
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
90' ROW-DEL MONTE ROAD
NTS
MIN. 7" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
12" SUB BASE
*ROAD IS TO BE BUILT TO UDOT STANDARDS
SEE LOW IMPACT DEVELOPMENT (LID) STANDARDS
108' ROW-ARROWHEAD TRAIL
-NTS-
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.


SECTION VIEW
SIDE VIEW
TOP VIEW
6" MASONRY WALL DETAIL
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 1
ATLAS ENGINEERING L.L.C.

ARROWHEAD SUBDIVISION PHASE 1

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
NOVEMBER 2022



VICINITY MAP
-NTS-

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
8	STREET TREE PLAN
PP-01	PLAN & PROFILE - DEL MONTE - STA. 10+50 TO STA. 13+50
PP-02	PLAN & PROFILE - DEL MONTE - STA. 13+50 TO STA. 18+50
PP-03	PLAN & PROFILE - DEL MONTE - STA. 18+50 TO STA. 23+50
PP-04	PLAN & PROFILE - DEL MONTE - STA. 23+00 TO STA. 28+00
PP-05	PLAN & PROFILE - DEL MONTE - STA. 28+00 TO STA. 31+00
PP-06	PLAN & PROFILE - SLATE STREET - STA. 10+00 TO STA. 14+00
PP-07	PLAN & PROFILE - 260 WEST - STA. 10+00 TO STA. 12+80
PP-08	PLAN & PROFILE - GRANITE STREET - STA. 18+50 TO STA. 22+00
PP-09	PLAN & PROFILE - GRANITE STREET - STA. 22+00 TO STA. 27+00
PP-10	PLAN & PROFILE - ARROWHEAD TRAIL - STA. 10+50 TO STA. 16+50
SS-01	PLAN & PROFILE - GRANITE STREET OFFSITE SEWER - STA. 14+00 TO STA. 18+50
SS-02	PLAN & PROFILE - GRATITE STREET OFFSITE SEWER - STA. 10+00 TO STA. 14+00
SS-03	PLAN & PROFILE - OFFSITE SEWER - STA. 10+00 TO STA. 14+46.98
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

ARROWHEAD SUBDIVISION PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

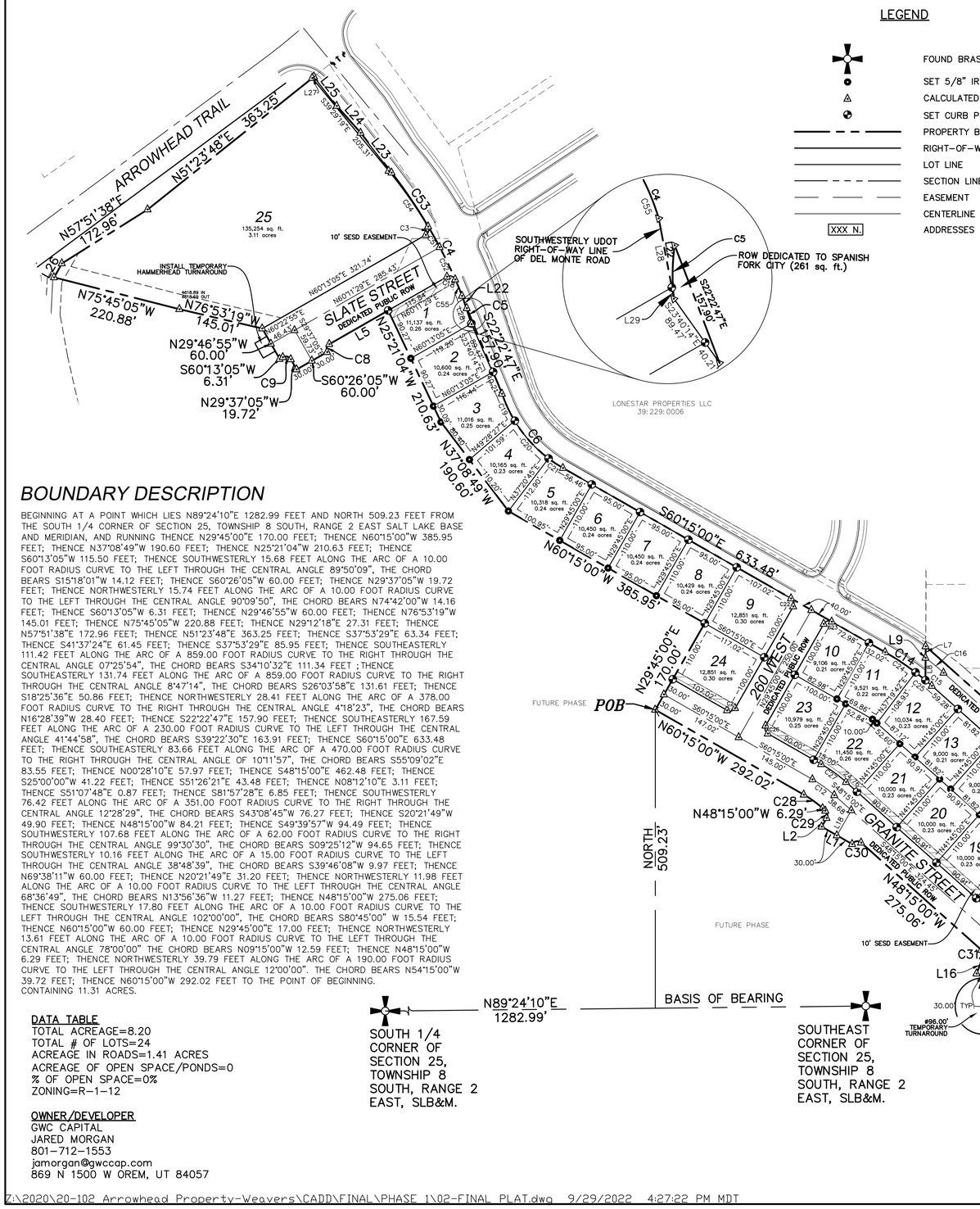
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL 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.

REGISTERED PROFESSIONAL ENGINEER
ANDREW
No. 8845722
11/17/22
STATE OF UTAH

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

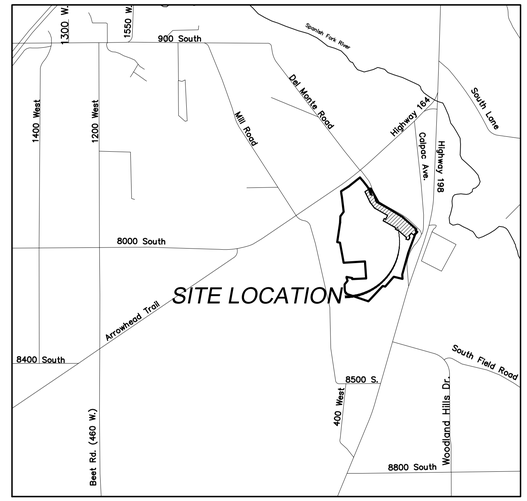
LEGEND
(APPLIES TO ALL SHEETS)

SECTION LINE	SECTION CORNER
EASEMENT	SET 5/8" IRON PIN
EXISTING DEED LINE	CALCULATED POINT, NOT SET
EDGE OF PAVEMENT	EXISTING POWER POLE
EXISTING OVER HEAD POWER	EXISTING FIRE HYDRANT
EXISTING FENCE LINE	EXISTING STREET LIGHT
EXISTING DITCH	PROPOSED STREET LIGHT
EXISTING SANITARY SEWER W/MANHOLE	PROPOSED FIRE HYDRANT
EXISTING CULINARY WATERLINE (EX.CUL)	PROPOSED SIGN
EXISTING PRESSURIZED IRRIGATION (EX.PI)	PROPOSED STREET SIGN
PROPOSED PVC SDR-35 SEWER W/MH (8"SS)	PROPOSED CLUSTER MAILBOX
PROPOSED CULINARY WATERLINE (8"CUL)	PROPOSED PROPERTY BOUNDARY
PROPOSED PRESSURIZED IRRIGATION (8"PI)	CENTERLINE
PROPOSED 4" SEWER LATERAL	RIGHT-OF-WAY LINE
PROPOSED 1" CULINARY WATER LATERAL	LOT LINE
PROPOSED 6' MASONRY WALL	



LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET CURB PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. ADDRESSES



VICINITY MAP
-NTS-

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH LIES N89°24'10"E 1282.99 FEET AND NORTH 509.23 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE N29°45'00"E 170.00 FEET; THENCE N60°15'00"W 385.95 FEET; THENCE N37°08'49"W 190.60 FEET; THENCE N25°21'04"W 210.63 FEET; THENCE S60°13'05"W 115.50 FEET; THENCE SOUTHWESTERLY 15.68 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 89°50'09", THE CHORD BEARS S15°18'01"W 14.12 FEET; THENCE S60°26'05"W 60.00 FEET; THENCE N29°37'05"W 19.72 FEET; THENCE NORTHWESTERLY 15.74 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 90°09'50", THE CHORD BEARS N74°42'00"W 14.16 FEET; THENCE S60°13'05"W 6.31 FEET; THENCE N29°46'55"W 60.00 FEET; THENCE N76°53'19"W 145.01 FEET; THENCE N75°45'05"W 220.88 FEET; THENCE N29°12'18"E 27.31 FEET; THENCE N57°51'38"E 172.96 FEET; THENCE N51°23'48"E 363.25 FEET; THENCE S37°53'29"E 63.34 FEET; THENCE S41°37'24"E 61.45 FEET; THENCE S37°53'29"E 85.95 FEET; THENCE SOUTHEASTERLY 111.42 FEET ALONG THE ARC OF A 859.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 07°25'54", THE CHORD BEARS S34°10'32"E 111.34 FEET ; THENCE SOUTHEASTERLY 131.74 FEET ALONG THE ARC OF A 859.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 8°47'14", THE CHORD BEARS S26°03'58"E 131.61 FEET; THENCE S18°25'36"E 50.86 FEET; THENCE NORTHWESTERLY 28.41 FEET ALONG THE ARC OF A 378.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 4°18'23", THE CHORD BEARS N16°28'39"W 28.40 FEET; THENCE S22°22'47"E 157.90 FEET; THENCE SOUTHEASTERLY 167.59 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 41°44'58", THE CHORD BEARS S39°22'30"E 163.91 FEET; THENCE S60°15'00"E 633.48 FEET; THENCE SOUTHEASTERLY 83.66 FEET ALONG THE ARC OF A 470.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE OF 10°11'57", THE CHORD BEARS S55°09'02"E 83.55 FEET; THENCE N00°28'10"E 57.97 FEET; THENCE S48°15'00"E 462.48 FEET; THENCE S25°00'00"W 41.22 FEET; THENCE S51°26'21"E 43.48 FEET; THENCE N08°12'10"E 3.11 FEET; THENCE S51°07'48"E 0.87 FEET; THENCE S81°57'28"E 6.85 FEET; THENCE SOUTHWESTERLY 76.42 FEET ALONG THE ARC OF A 351.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 12°28'29", THE CHORD BEARS S43°08'45"W 76.27 FEET; THENCE S20°21'49"W 49.90 FEET; THENCE N48°15'00"W 84.21 FEET; THENCE S49°39'57"W 94.49 FEET; THENCE SOUTHWESTERLY 107.68 FEET ALONG THE ARC OF A 62.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH THE CENTRAL ANGLE 99°30'30", THE CHORD BEARS S09°25'12"W 94.65 FEET; THENCE SOUTHWESTERLY 10.16 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 38°48'39", THE CHORD BEARS S39°46'08"W 9.97 FEET; THENCE N69°38'11"W 60.00 FEET; THENCE N20°21'49"E 31.20 FEET; THENCE NORTHWESTERLY 11.98 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 68°36'49", THE CHORD BEARS N13°56'36"W 11.27 FEET; THENCE N48°15'00"W 275.06 FEET; THENCE SOUTHWESTERLY 17.80 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 102°00'00", THE CHORD BEARS S80°45'00" W 15.54 FEET; THENCE N60°15'00"W 60.00 FEET; THENCE N29°45'00"E 17.00 FEET; THENCE NORTHWESTERLY 13.61 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 78°00'00" THE CHORD BEARS N09°15'00"W 12.59 FEET; THENCE N48°15'00"W 6.29 FEET; THENCE NORTHWESTERLY 39.79 FEET ALONG THE ARC OF A 190.00 FOOT RADIUS CURVE TO THE LEFT THROUGH THE CENTRAL ANGLE 12°00'00". THE CHORD BEARS N54°15'00"W 39.72 FEET; THENCE N60°15'00"W 292.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 11.31 ACRES.

DATA TABLE
TOTAL ACREAGE=8.20
TOTAL # OF LOTS=24
ACREAGE IN ROADS=1.41 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

NOTES
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 3 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, 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.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, 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.
8. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.

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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____. A.D. 2022.

MEMBER: _____
MEMBER: _____
MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER 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/EXPIRES PRINTED FULL NAME OF NOTARY

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. 2022.

APPROVED _____ CITY MANAGER
APPROVED _____ CITY ATTORNEY
APPROVED _____ ENGINEER (SEE SEAL)
ATTEST _____ CLERK-RECORDER
APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

ARROWHEAD SUBDIVISION PHASE 1

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 25 LOTS AND 11.31 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

Z:\2020\20-102 Arrowhead Property-Weavers\CADD\FINAL\PHASE 1\02-FINAL PLAT.dwg 9/29/2022 4:27:22 PM MDT

LOT #	ADDRESS
1	359 W / 1611 S
2	351 W
3	343 W
4	335 W
5	317 W
6	301 W
7	285 W
8	267 W
9	251 W / 1732 S
10	225 W / 1729 S
11	203 W
12	187 W
13	173 W
14	159 W
15	145 W
16	129 W
17	109 W
18	162 W
19	178 W
20	192 W
21	226 W
22	232 W
23	244 W / 1745 S
24	274 W / 1748 S
25	525 W

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00	N 60°15'00" W
L2	17.00	N 29°45'00" E
L3	25.20	S 60°15'00" E
L4	100.00	N 29°45'00" E
L5	115.50	S 60°13'05" W
L6	0.58	N 59°32'25" E
L7	19.66	N 00°28'10" E
L8	38.11	N 00°28'10" E
L9	57.97	S 00°28'10" W
L10	41.22	S 25°00'00" W
L11	43.48	S 51°26'21" E
L12	3.11	N 08°12'10" E
L13	0.87	S 51°07'48" E
L14	6.85	S 81°57'28" E
L15	60.00	N 69°38'11" W
L16	31.20	N 20°21'49" E
L17	31.20	S 20°21'49" W
L18	49.40	N 29°45'00" E
L19	49.90	S 20°21'49" W
L20	94.49	S 49°39'57" W
L21	84.21	N 48°15'00" W
L22	50.86	N 18°25'36" W
L23	85.95	S 37°53'29" E
L24	61.45	S 41°37'24" E
L25	63.34	S 37°53'29" E
L26	27.31	N 29°12'18" E
L27	3.80	N 51°23'48" E
L28	49.80	N 18°25'36" W
L29	1.06	N 18°25'36" W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	62.00	107.68	94.65	S 09°25'12" W	99°30'30"
C2	10.00	15.71	14.14	N 74°45'00" E	90°00'00"
C3	10.00	15.86	14.25	N 14°46'30" E	90°53'10"
C4	859.00	131.74	131.61	S 26°03'58" E	8°47'14"
C5	378.00	28.41	28.40	N 16°28'39" W	4°18'23"
C6	230.00	167.59	163.91	S 39°22'30" E	41°44'58"
C7	351.00	76.42	76.27	S 43°08'45" W	12°28'29"
C8	10.00	15.68	14.12	S 15°18'01" W	89°50'09"
C9	10.00	15.74	14.16	N 74°42'00" W	90°09'50"
C12	220.00	46.08	45.99	N 54°15'00" W	12°00'00"
C13	40.00	47.90	45.09	N 13°56'36" W	68°36'49"
C14	470.00	83.66	83.55	S 55°09'02" E	10°11'57"
C15	470.00	14.77	14.77	N 49°09'02" W	1°48'04"
C16	500.00	39.95	39.94	N 50°32'21" W	4°34'42"
C17	351.00	63.68	63.59	N 44°11'09" E	10°23'42"
C18	10.00	16.77	14.87	N 71°44'23" W	96°05'09"
C19	230.00	51.11	51.01	S 24°51'58" E	12°43'55"
C20	230.00	86.83	86.32	S 42°02'54" E	21°37'51"
C21	230.00	29.65	29.63	S 56°33'25" E	7°23'10"
C22	10.00	15.71	14.14	N 15°15'00" W	90°00'00"
C23	10.00	15.71	14.14	S 74°45'00" W	90°00'00"
C24	470.00	62.17	62.12	N 56°27'39" W	7°34'42"
C25	470.00	36.27	36.26	N 50°27'39" W	4°25'18"
C26	10.00	15.71	14.14	S 15°15'00" E	90°00'00"
C27	250.00	52.36	52.26	N 54°15'00" W	12°00'00"
C28	190.00	39.79	39.72	N 54°15'00" W	12°00'00"
C29	10.00	13.61	12.59	N 09°15'00" W	78°00'00"
C30	10.00	17.80	15.54	S 80°45'00" W	102°00'00"
C31	10.00	11.98	11.27	N 13°56'36" W	68°36'49"
C32	15.00	10.16	9.97	S 67°39'19" E	38°48'39"
C33	62.00	50.56	49.17	N 63°41'51" W	46°43'36"
C36	15.00	10.16	9.97	S 39°46'08" W	38°48'39"
C51	859.00	40.17	40.16	N 29°07'12" W	2°50'02"
C52	859.00	61.23	61.21	N 25°44'19" W	4°05'02"
C53	859.00	111.42	111.34	S 34°10'32" E	7°25'54"
C54	757.50	116.61	116.50	N 35°04'42" W	8°49'14"
C55	859.00	30.35	30.35	N 22°41'05" W	2°01'27"

NO.	REVISIONS	BY	DATE
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DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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ATLAS ENGINEERING L.L.C.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84606

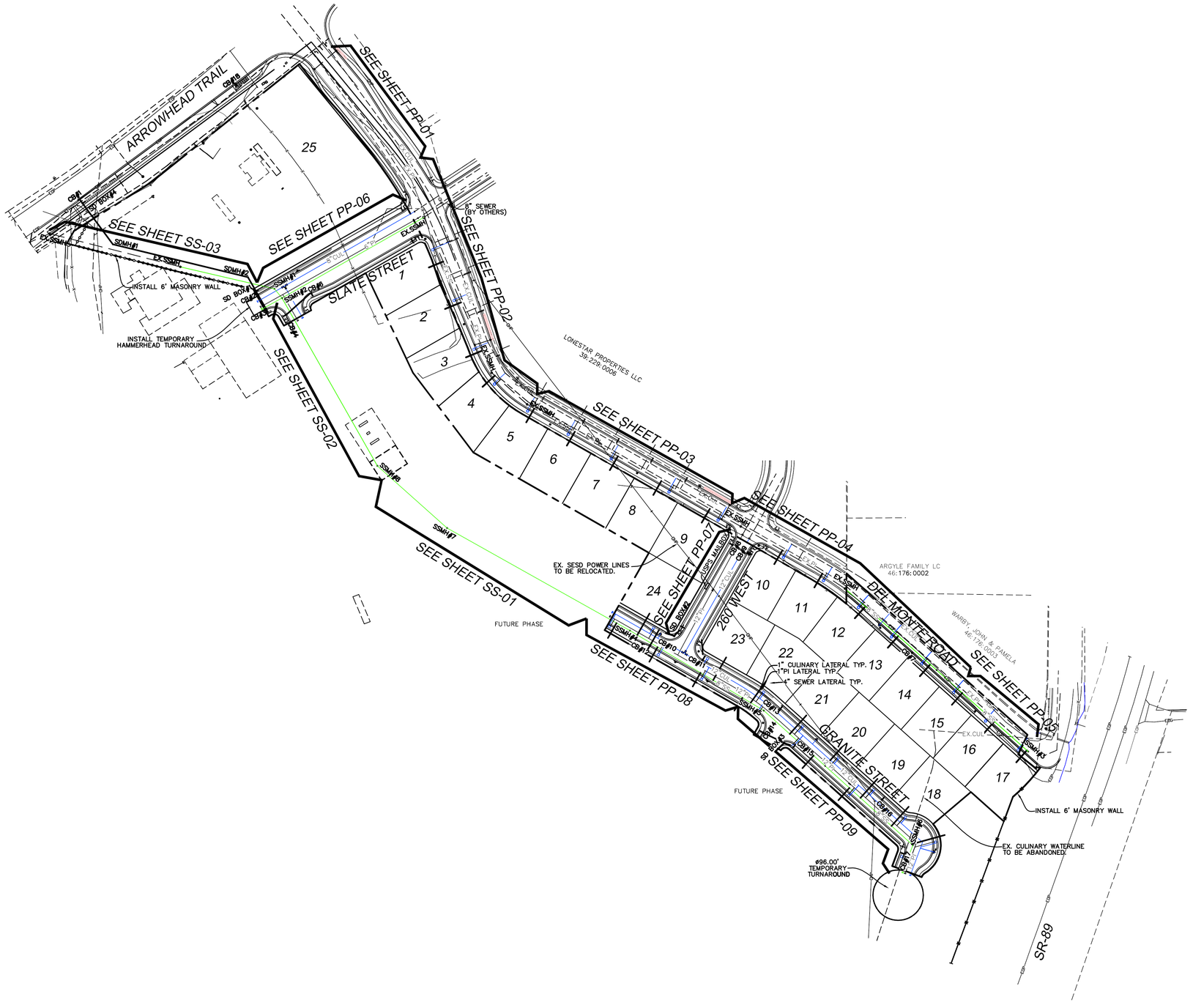
ARROWHEAD SUBDIVISION PHASE 1

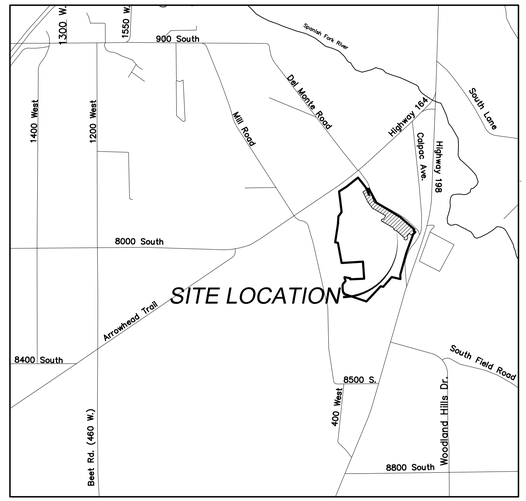
CONTAINING 24 LOTS AND 9.31 ACRES.

LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

FINAL PLAT

SPANISH FORK CITY, UTAH





VICINITY MAP

-NTS-

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 50 25 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 3

NO.	DATE	BY	REVISIONS
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UTILITY & INDEX

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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

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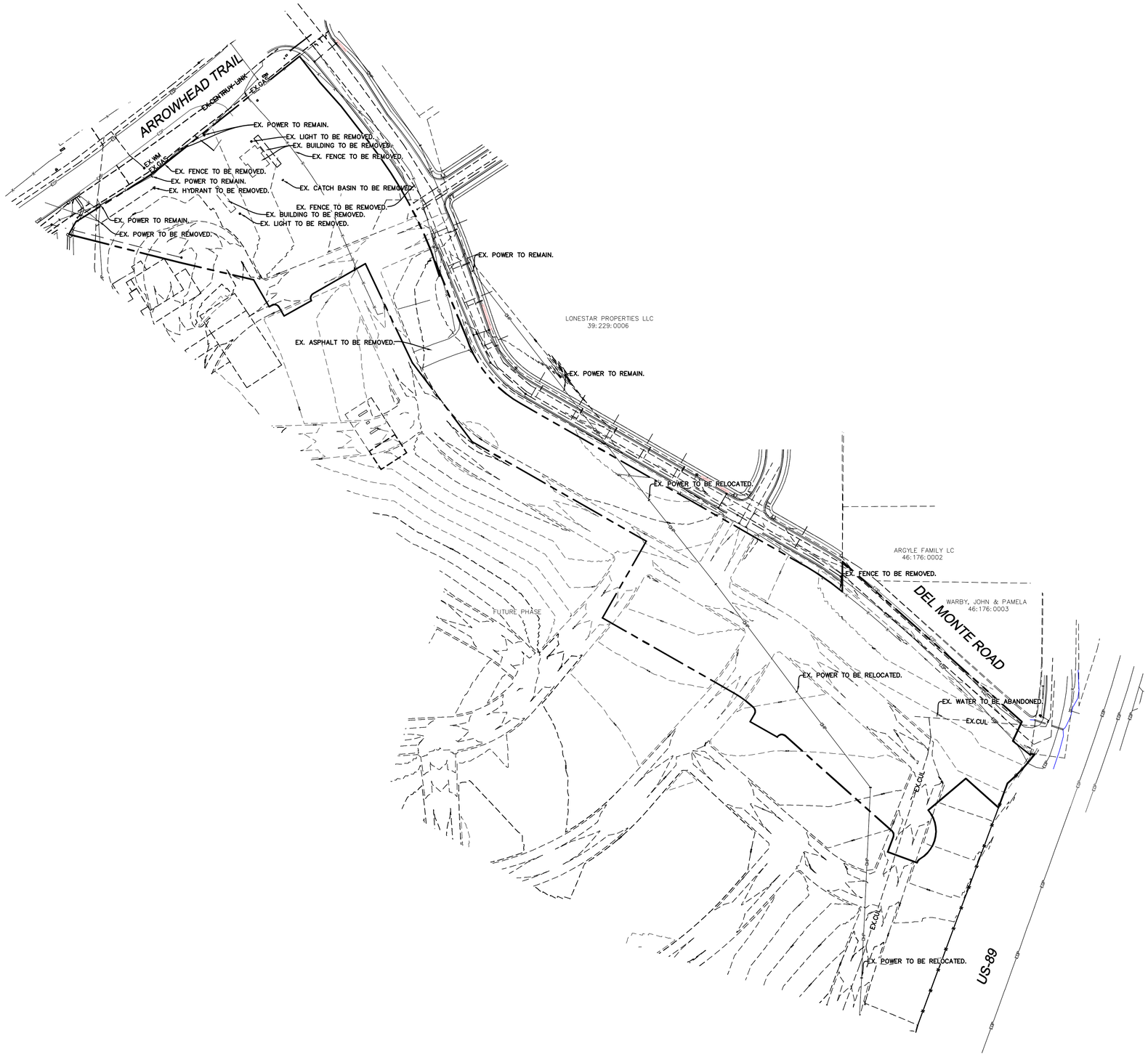

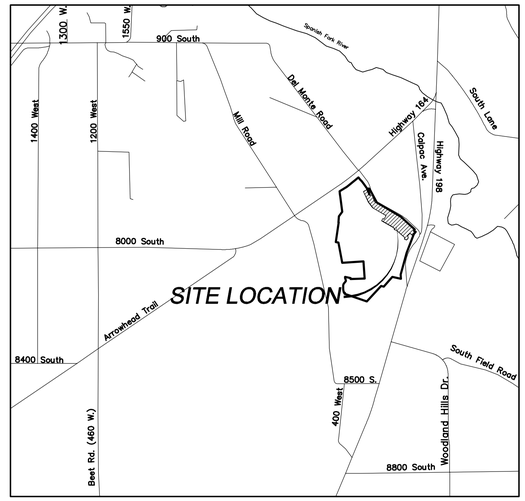

VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 4

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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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

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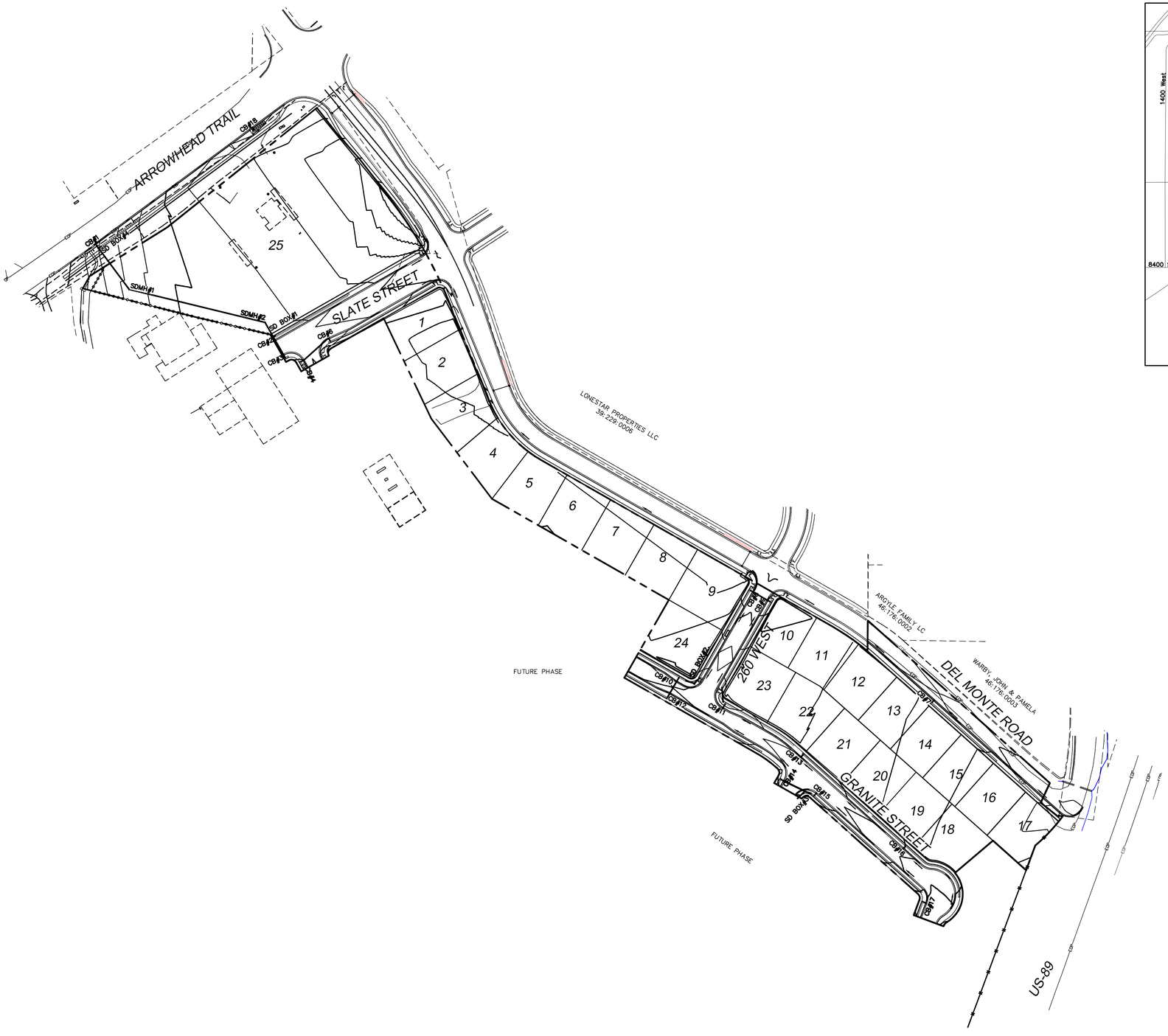

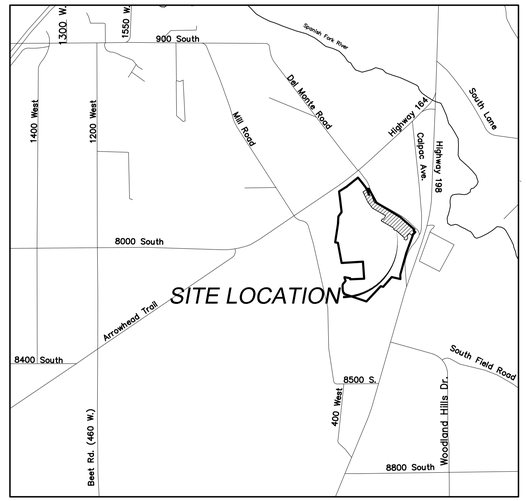

VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

0 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 5

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DRAINAGE PLAN

SPANISH FORK, UTAH

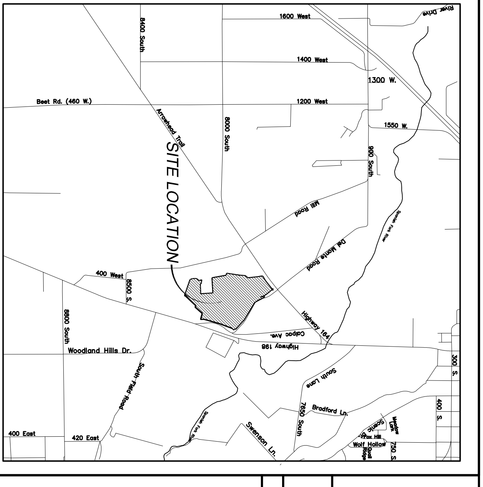
ARROWHEAD SUBDIVISION
PHASE 1

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

Z:\2020\20-102 Arrowhead Property Weavers\CAD\FINAL\PHASE 1\05-DRAINAGE PLAN.dwg 11/3/2022 4:43:06 PM MDT

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION



VICINITY MAP
–NTS–

0 25 50 100 200 400 600

SCALE 1" = 200' (24"x36")
SCALE 1" = 400' (11"x17")

ARROWHEAD SUBDIVISION

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

PHASING PLAN

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.

6

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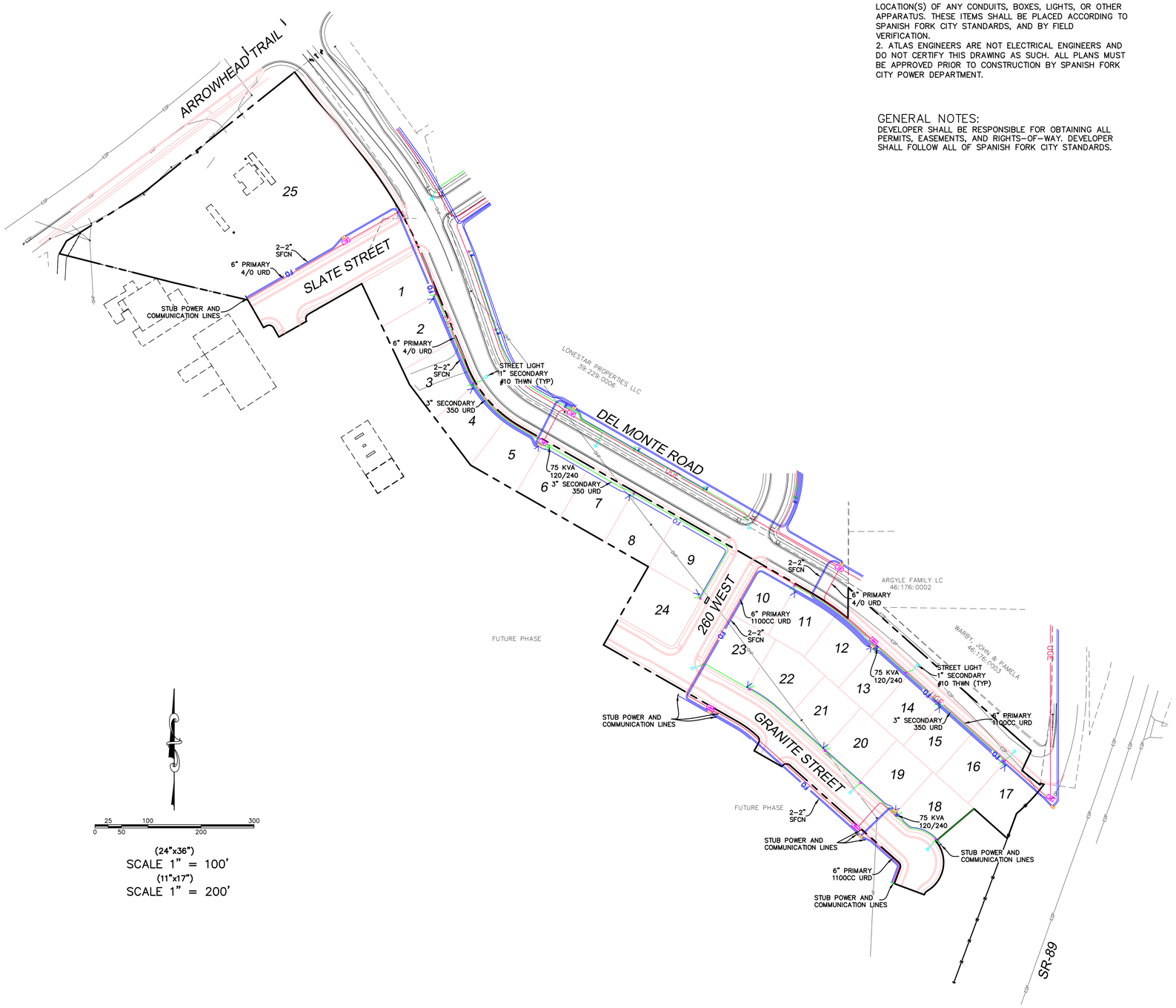

25 100 300
0 50 200

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

GENERAL NOTES:

1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

ELECTRICAL LEGEND

- PRIMARY ELECTRICAL CONDUIT — UGC
- SECONDARY ELECTRICAL CONDUIT — UGC
- SHADOW CONDUIT
- SERVICE DROP
- PRIMARY SECTIONALIZERS — 1Ø 3Ø
- STREETLIGHT
- SECONDARY JUNCTION BOX — J (PEDESTAL TYPE)
- TRANSFORMERS — T (PAD) T (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 3/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

COMMUNICATIONS LEGEND

- COMMUNICATIONS CONDUIT — FO
- SHADOW CONDUIT
- COMM. SERVICE DROP
- COMMUNICATIONS BOXES — C SM, C M, C LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.

SHEET NO. 7

NO.	REVISIONS	BY	DATE
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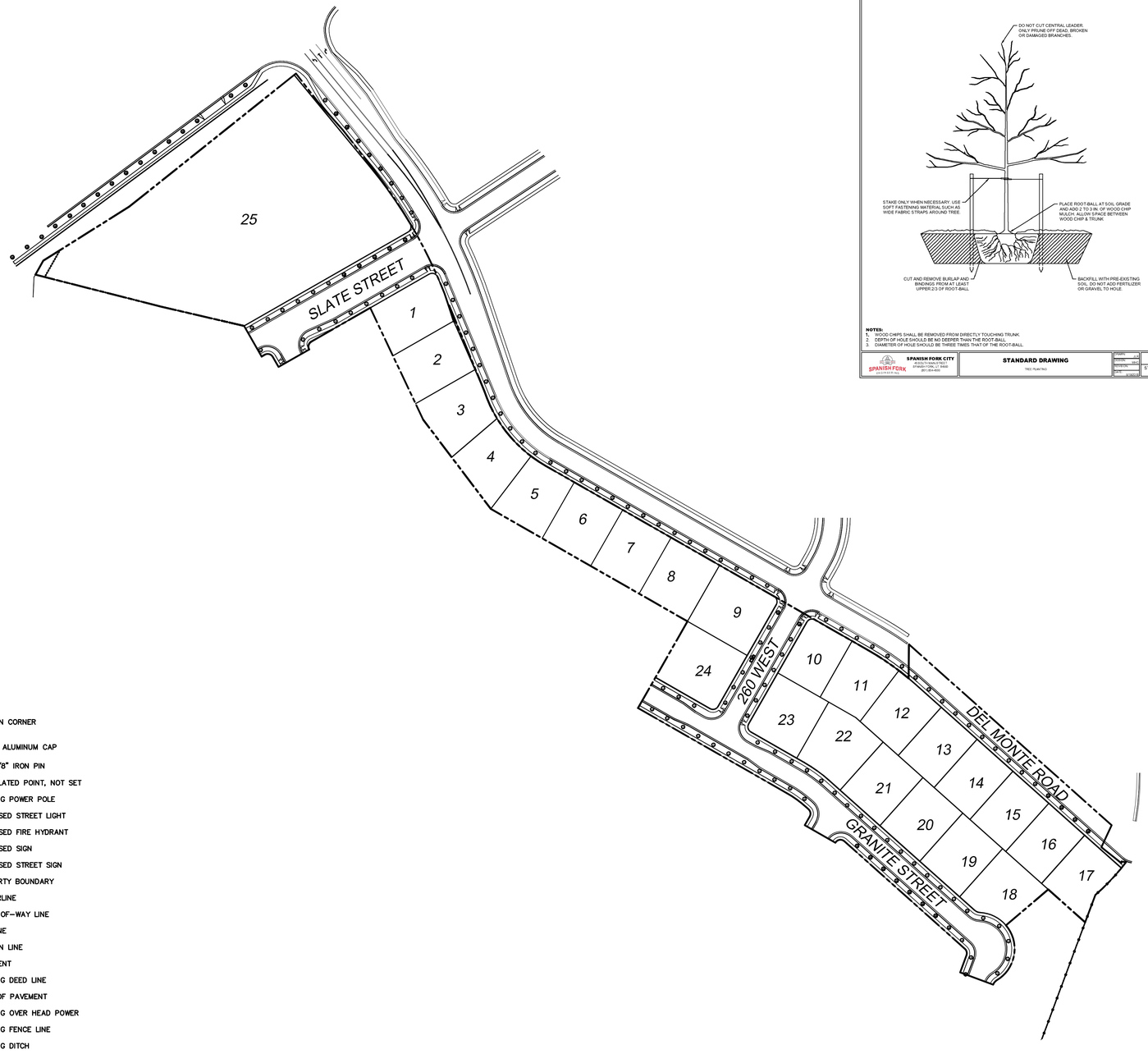
ELECTRICAL PLAN

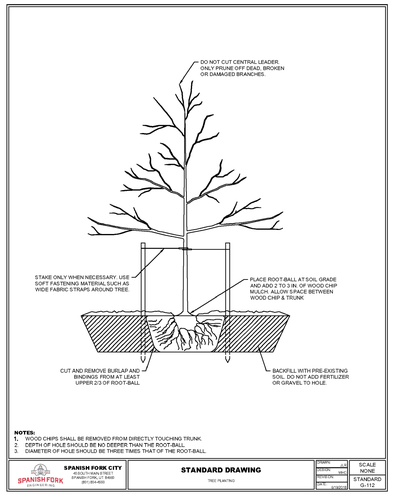
SPANISH FORK, UTAH

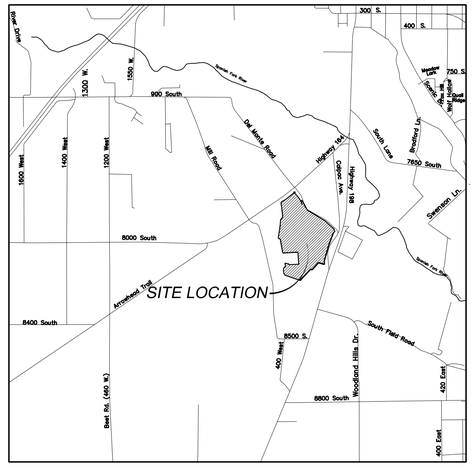
ARROWHEAD SUBDIVISION
PHASE 1

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

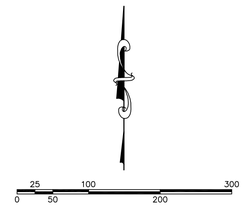
Z:\2021\21-102 Arrowhead Property Owners\CAD\FINAL\PHASE 1\03-SITE PLAN.dwg 5/10/2022 10:49:21 AM MDT







VICINITY MAP
-NTS-



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

NOTE:
STREET TREE TYPE TO BE SELECTED FROM SPANISH FORK CITY SHADE TREE LIST. TREES SHALL BE SPACED 30 FEET APART AND SHALL NOT BE PLACED IN RESTRICTED ARES FOUND IN 15.4.16.150.

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

SHEET NO. 8

NO.	REVISIONS	BY	DATE
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STREET TREE PLAN

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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

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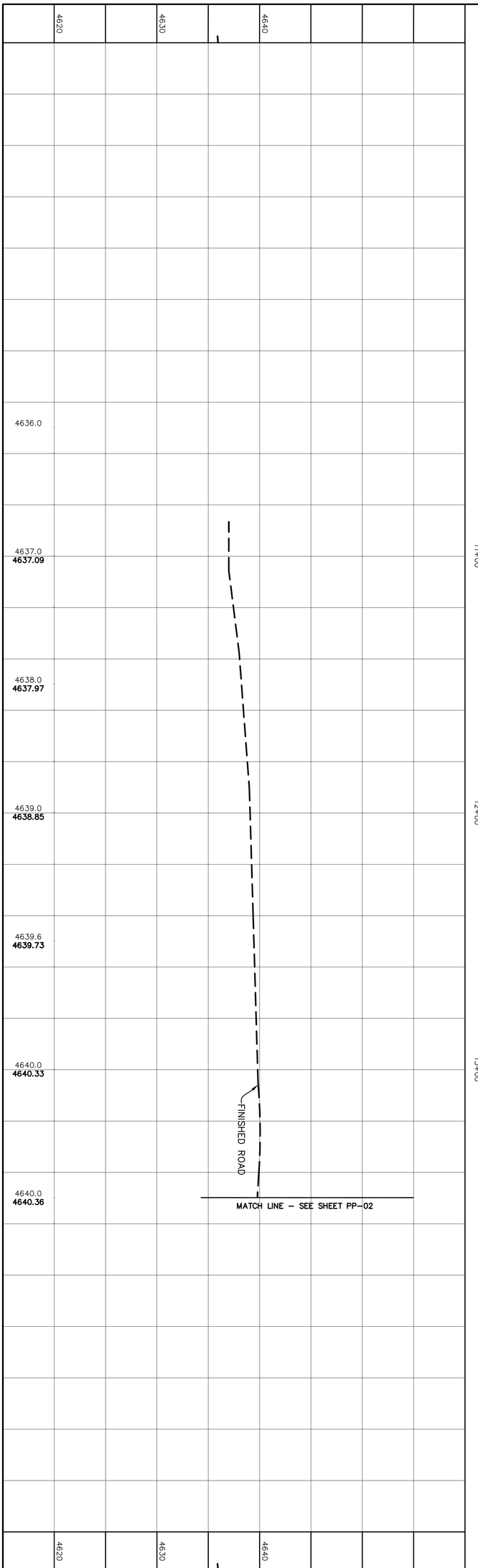

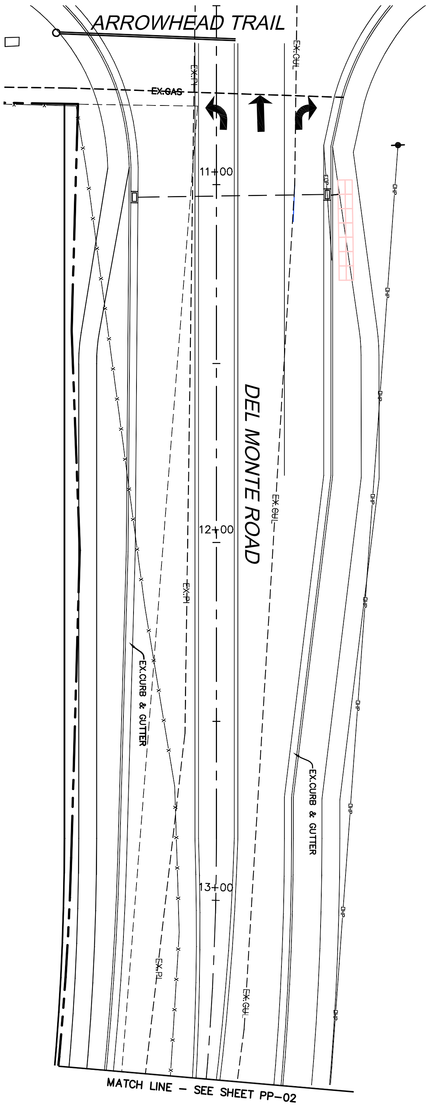

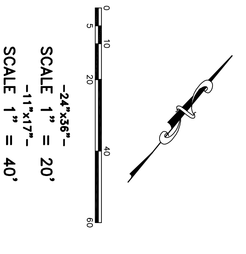

ARROWHEAD SUBDIVISION PHASE 1

ATLAS ENGINEERING L.L.C.

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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

DEL MONTE ROAD
STA. 11+50 TO STA. 13+50

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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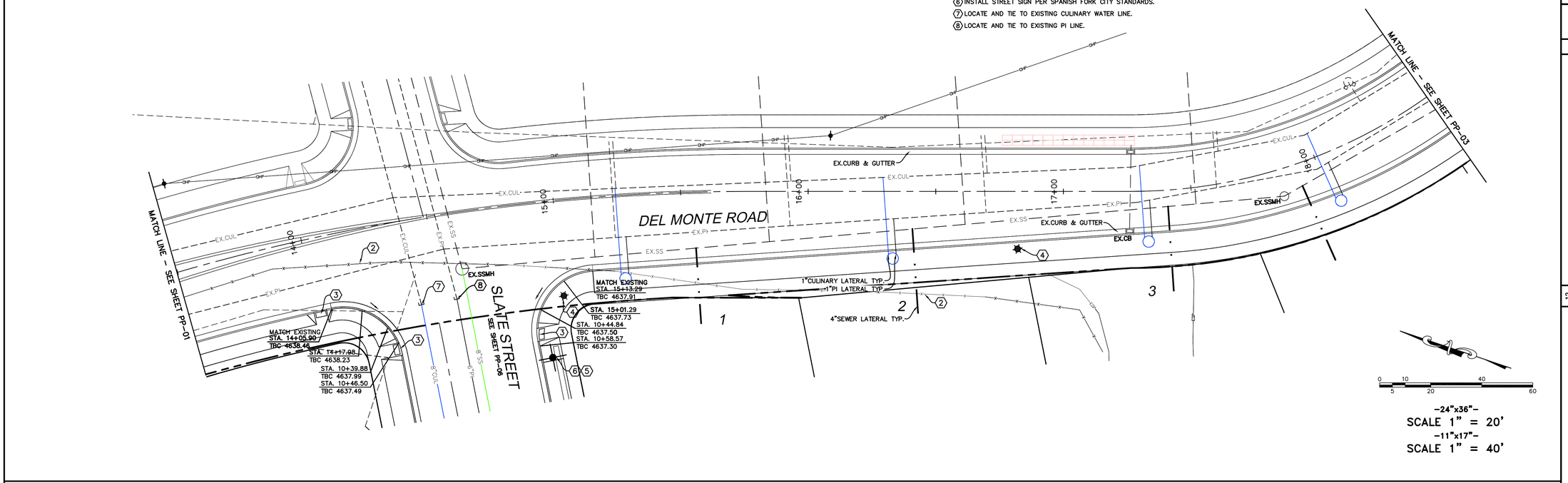
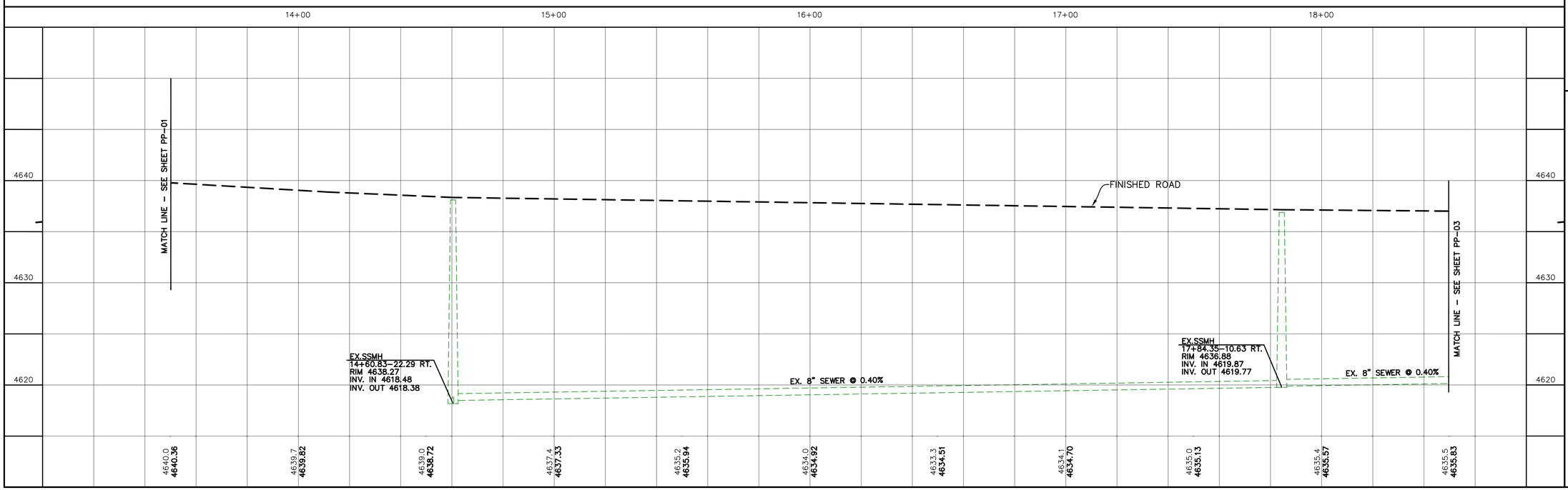
SHEET NO.

PP-01

CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING SEWER PER SPANISH FORK CITY STANDARDS.
2. EXISTING FENCE TO BE REMOVED.
3. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
7. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
8. LOCATE AND TIE TO EXISTING PI LINE.





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PP-02

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DEL MONTE ROAD
STA. 13+50 TO STA. 18+50

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
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946 E. 800 N. SUITE A
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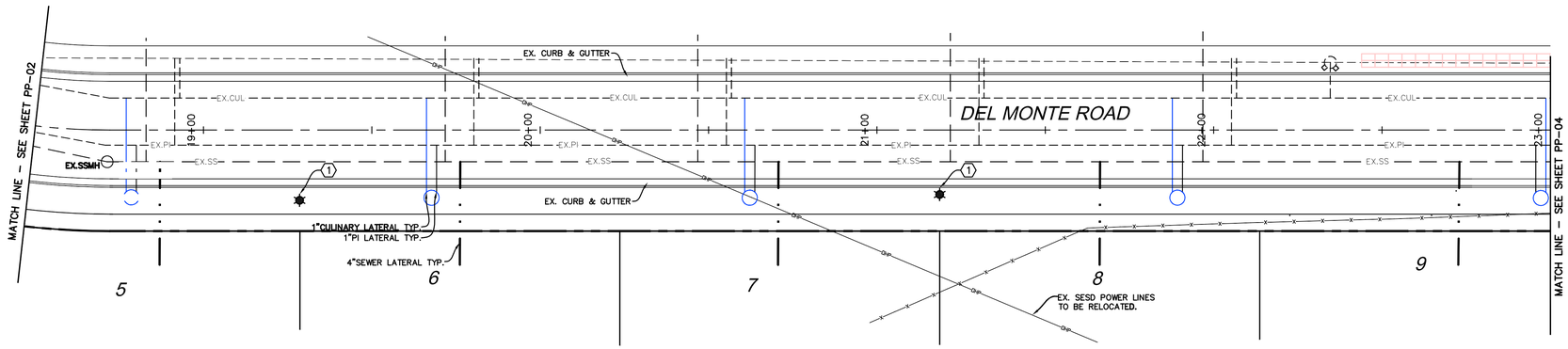
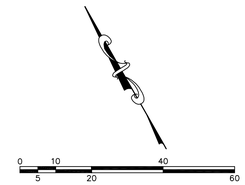
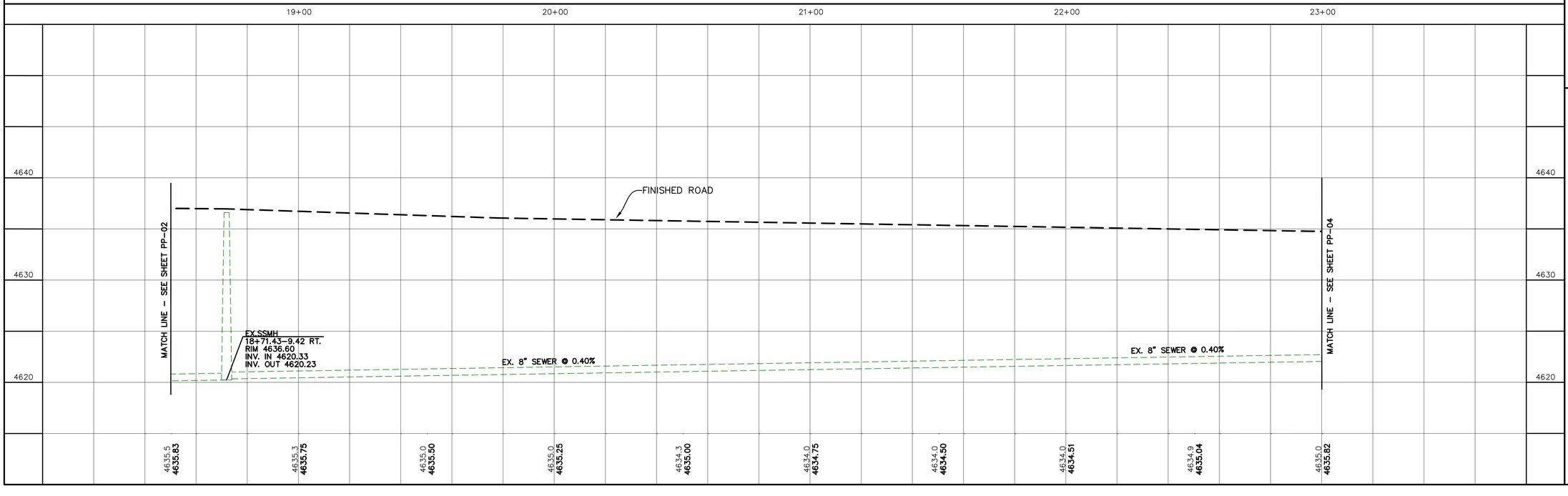
CONSTRUCTION NOTES:

(1) INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.





-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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DEL MONTE ROAD
STA. 18+50 TO STA. 23+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
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SPANISH FORK, UT 84660

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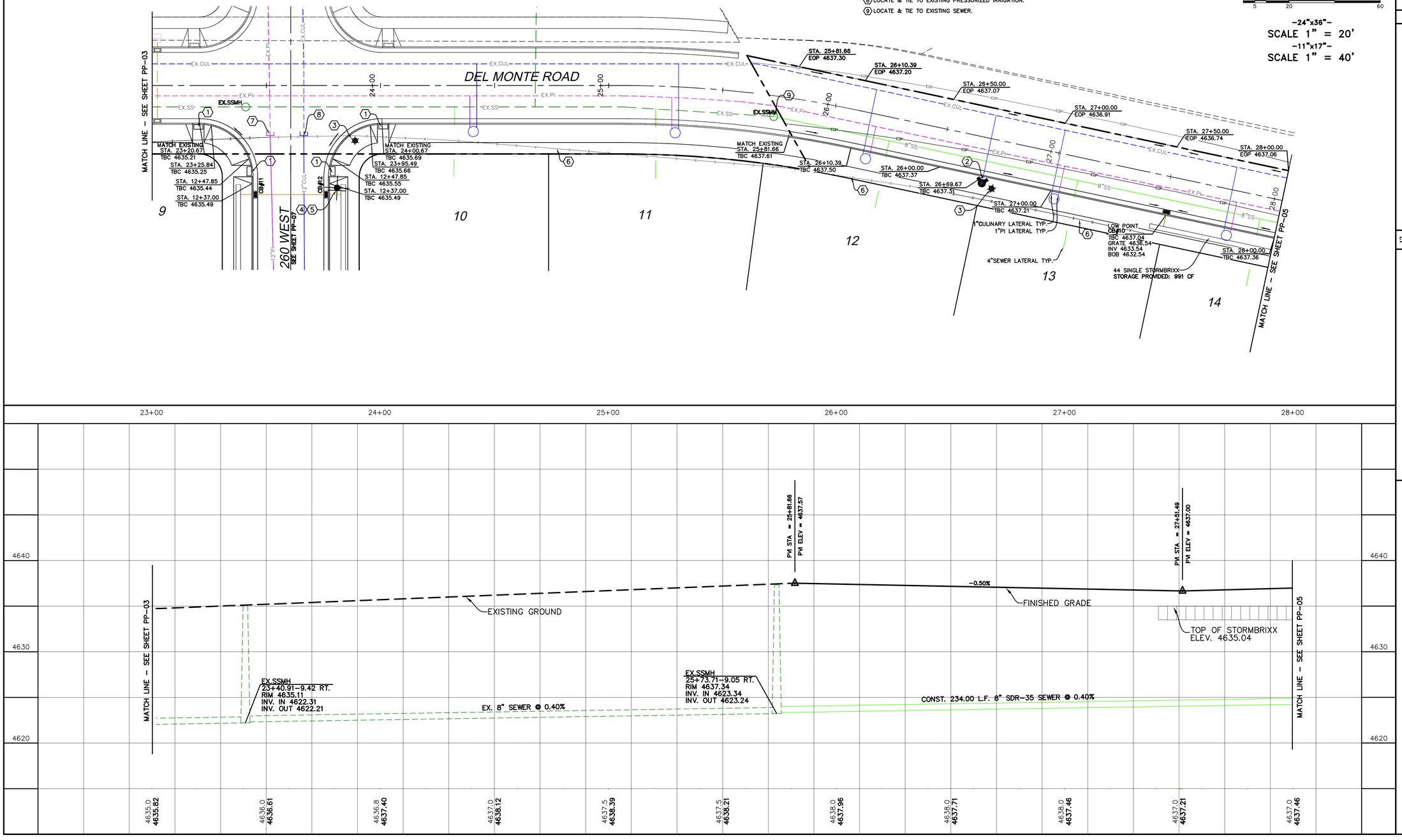
CONSTRUCTION NOTES:

1. CONST. ADA RAMP PER SPANISH FORK CITY STANDARDS,
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. EX. FENCE TO BE REMOVED.
7. LOCATE & TIE TO EXISTING CULINARY WATERLINE.
8. LOCATE & TIE TO EXISTING PRESSURIZED IRRIGATION.
9. LOCATE & TIE TO EXISTING SEWER.



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PP-04

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DEL MONTE ROAD
STA. 23+00 TO STA. 28+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
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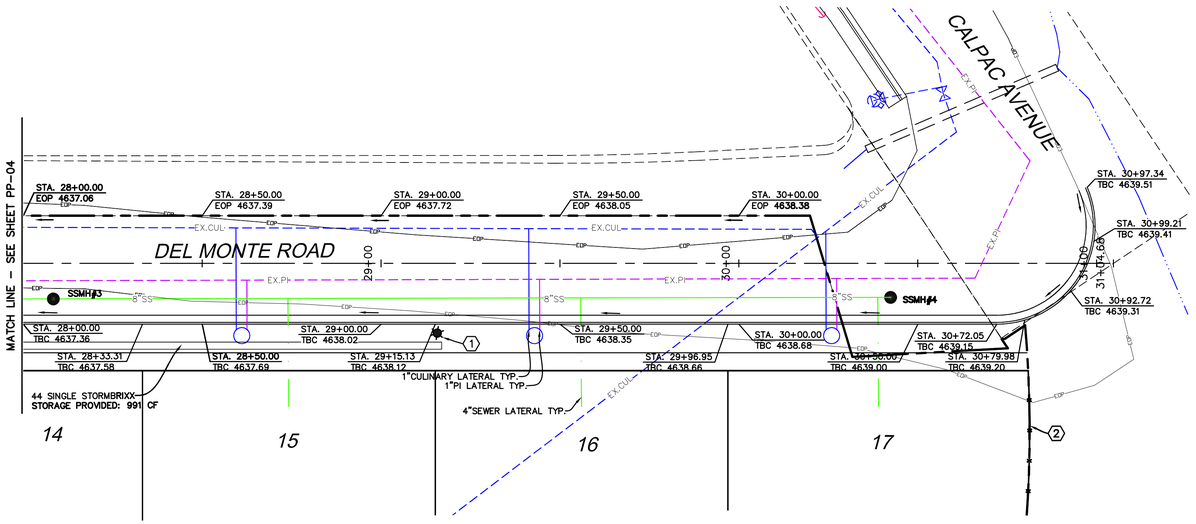
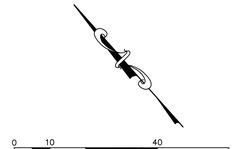
CONSTRUCTION NOTES:

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 6' MASONRY FENCE, 3' MASONRY / 3' WROUGHT IRON STYLE.





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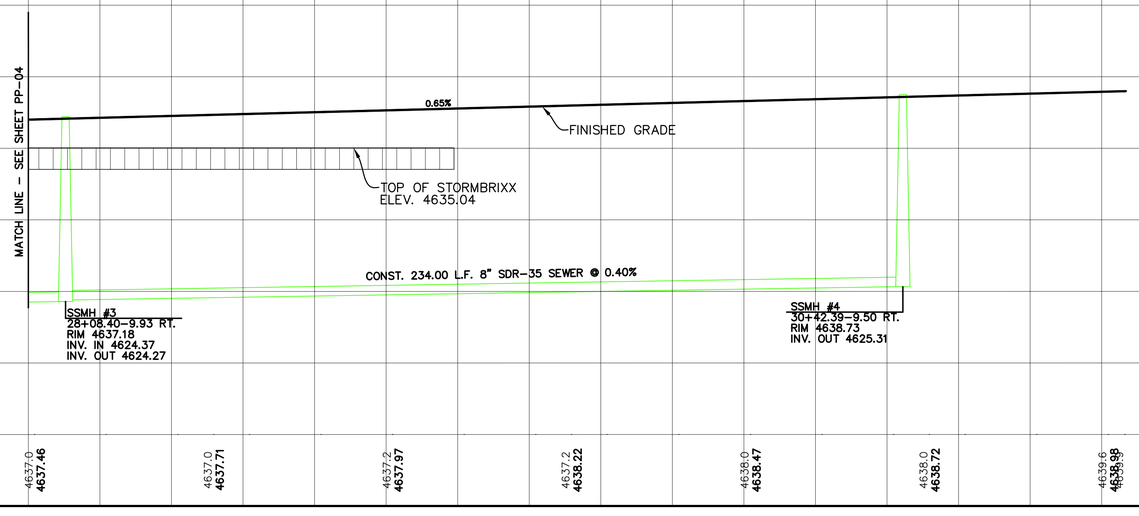
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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SHEET NO. PP-05

DEL MONTE ROAD
STA. 28+00 TO STA. 31+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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FAX: 801-655-0109
946 E. 800 N. SUITE A
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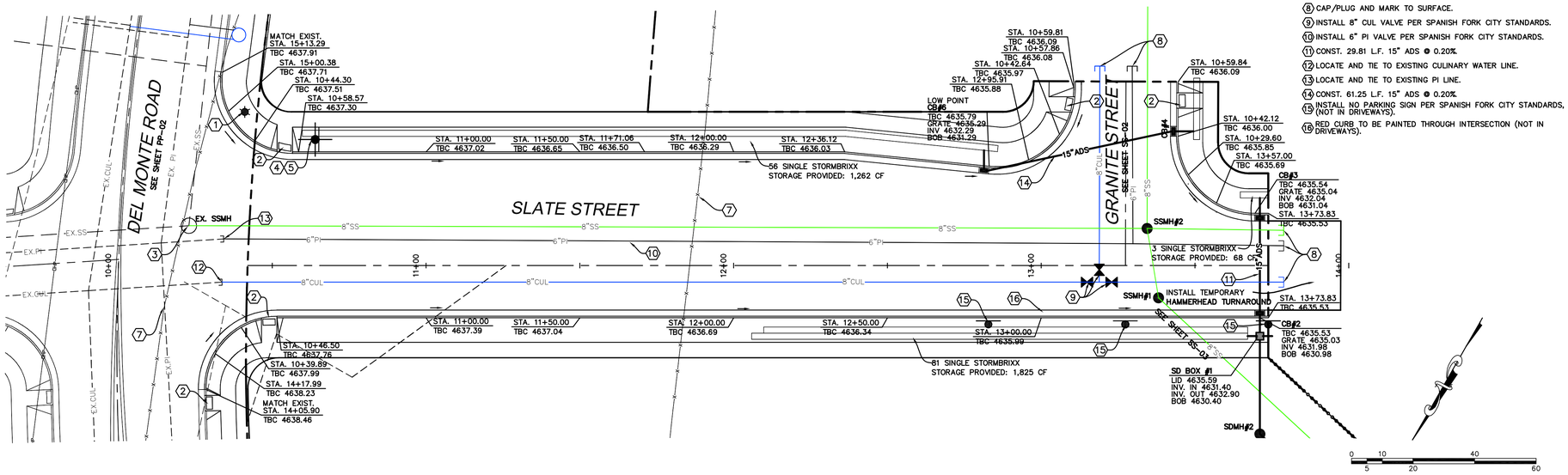
CONSTRUCTION NOTES:

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING SEWER.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 45° BEND.
7. EX. FENCE TO BE REMOVED.
8. CAP/PLUG AND MARK TO SURFACE.
9. INSTALL 8" CUL VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
11. CONST. 29.81 L.F. 15" ADS @ 0.20%.
12. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
13. LOCATE AND TIE TO EXISTING PI LINE.
14. CONST. 61.25 L.F. 15" ADS @ 0.20%.
15. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
16. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).



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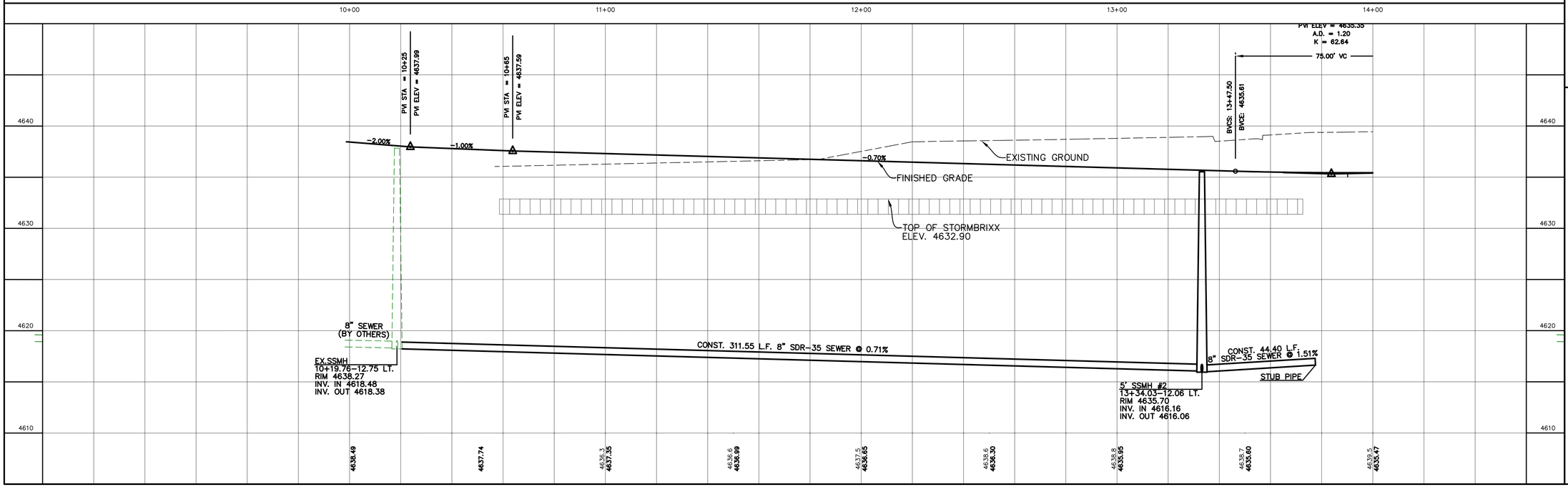
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-06

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SLATE STREET
STA. 10+00 TO STA. 14+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

ATLAS ENGINEERING L.L.C.
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FAX: 801-655-0109
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SPANISH FORK, UT 84660

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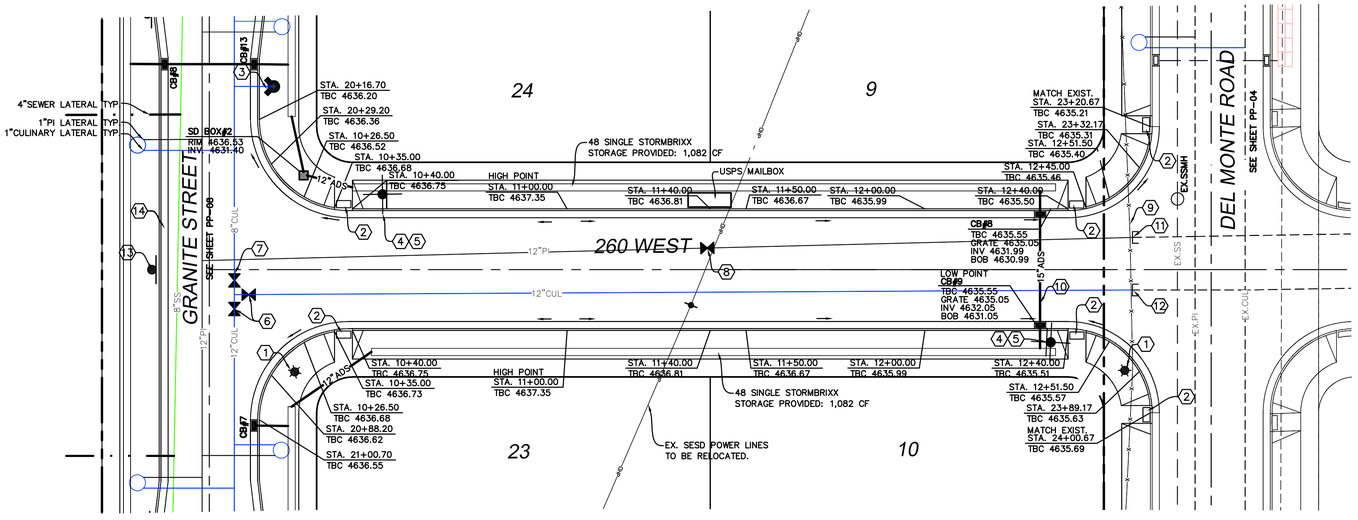

CONSTRUCTION NOTES:

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS,
9. EX. FENCE TO BE REMOVED.
10. CONST. 29.80 L.F. 15" ADS @ 0.20%
11. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
12. LOCATE AND TIE TO EXISTING PI LINE.
13. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
14. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).

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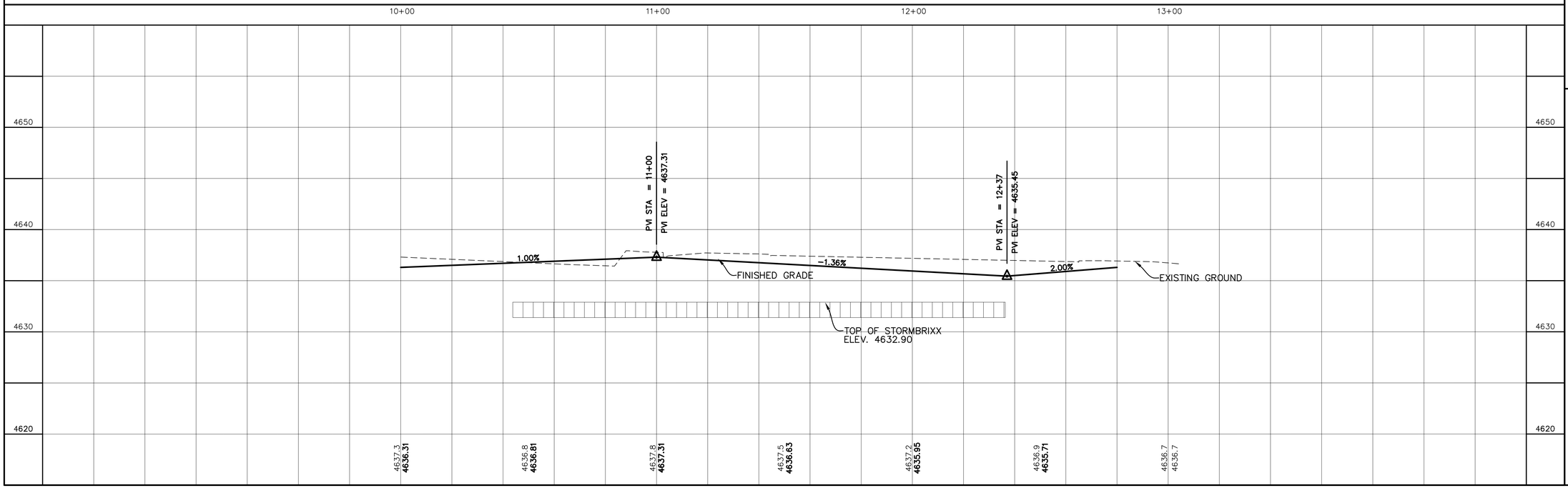
-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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SHEET NO. PP-07

260 WEST
STA. 10+00 TO STA. 12+80

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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FAX: 801-655-0109
946 E. 800 N. SUITE A
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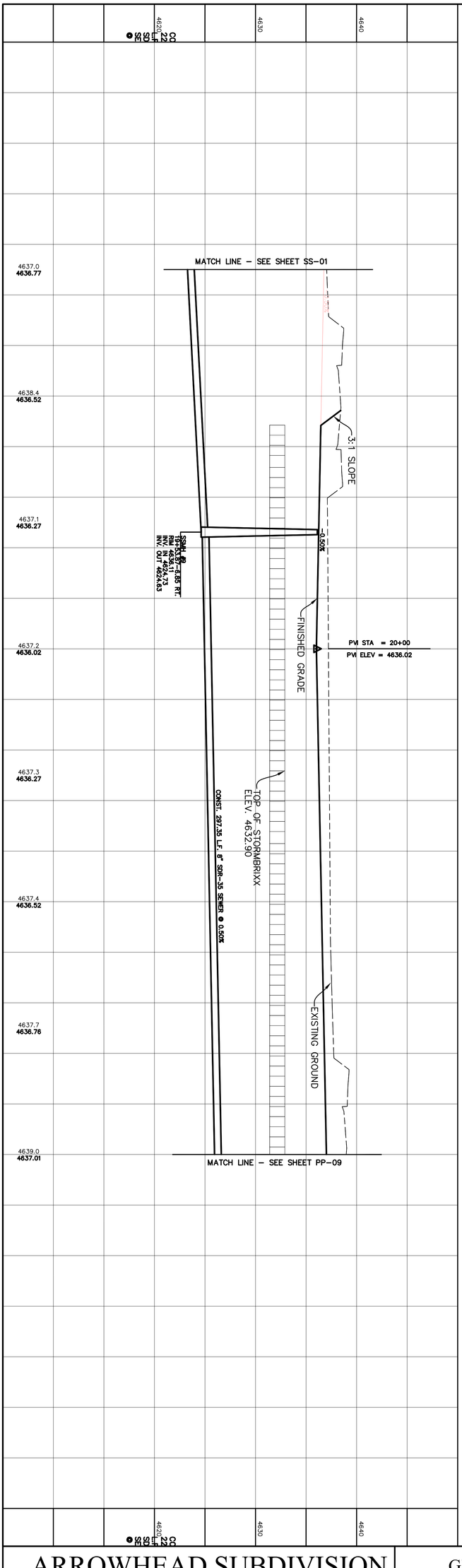

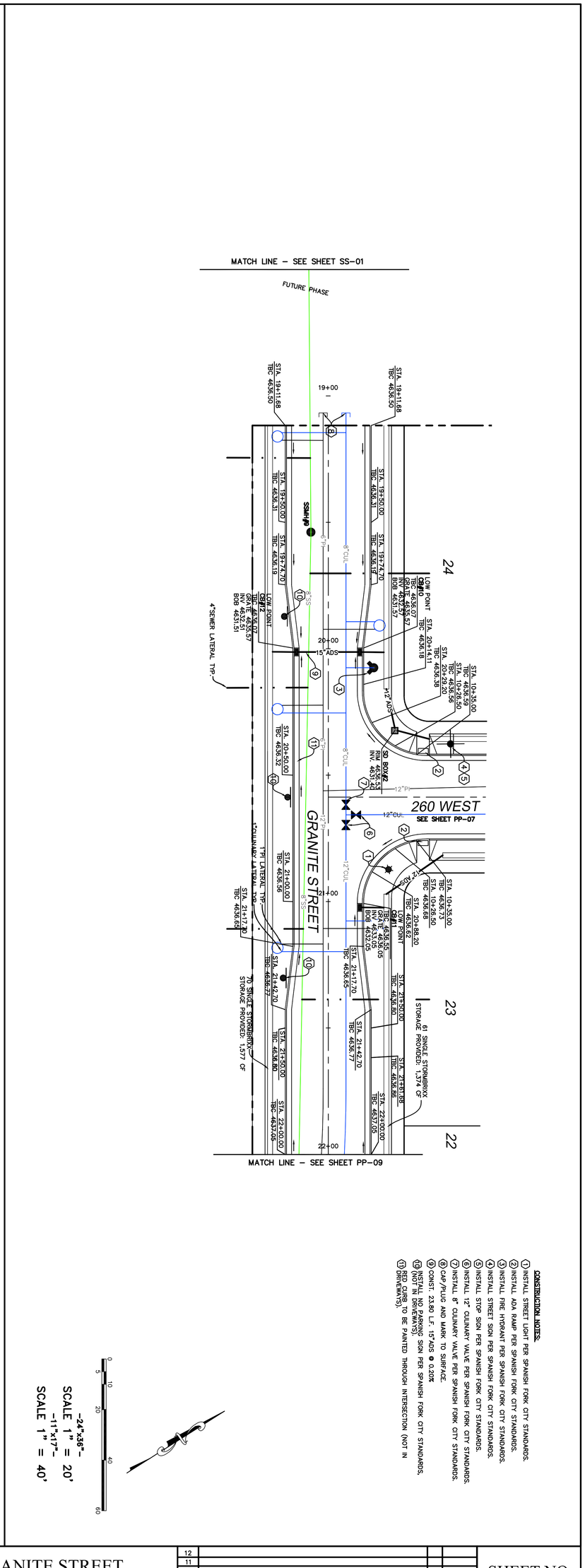

CONSTRUCTION NOTES:

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
8. CAP/PLUG AND MARK TO SURFACE.
9. CONST. 23.80 L.F. 15"ADS @ 0.20%
10. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
11. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).

ARROWHEAD SUBDIVISION
PHASE 1

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SPANISH FORK, UT 84660

GRANITE STREET
STA. 19+00 TO STA. 22+00

SPANISH FORK, UTAH

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SHEET NO.
PP-08

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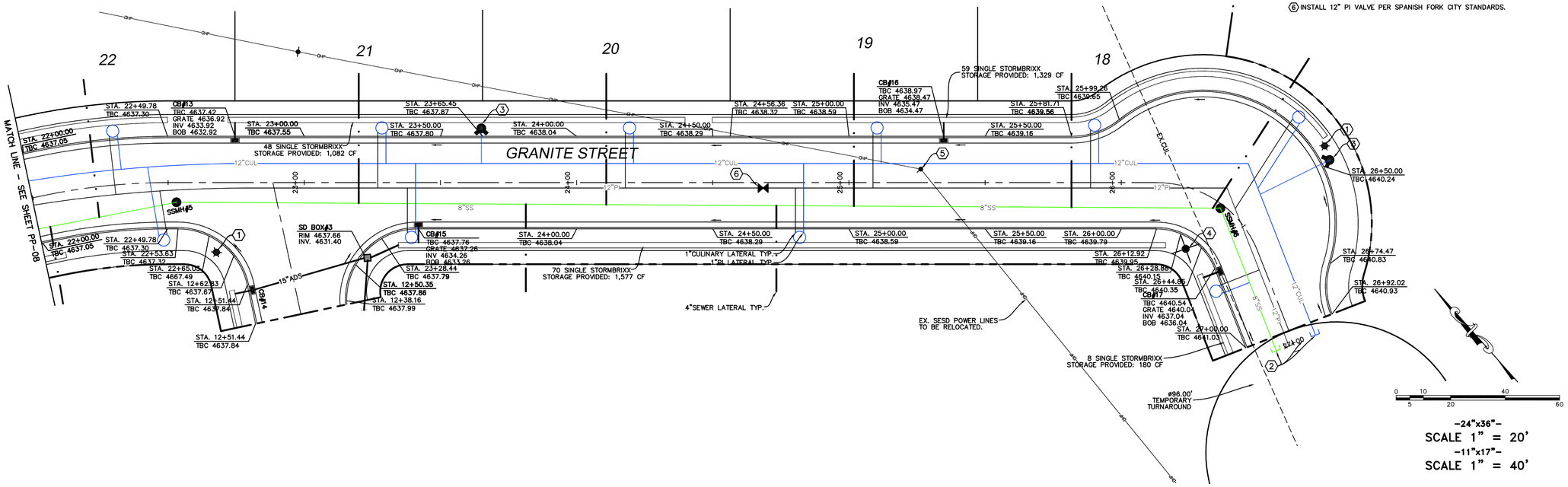
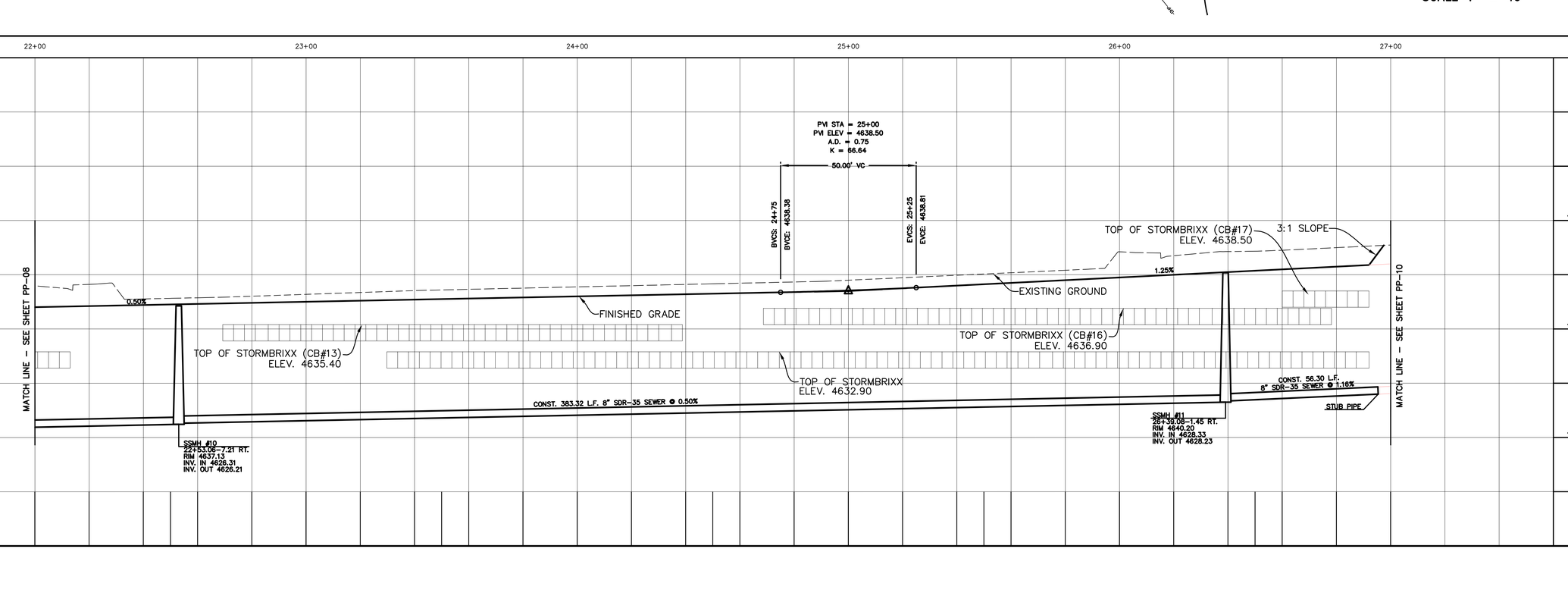
CONSTRUCTION NOTES:

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. CAP/PLUG AND MARK TO SURFACE.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. EXISTING POWER TO BE RELOCATED.
6. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.





SHEET NO. PP-09

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GRANITE STREET
STA. 22+00 TO STA. 27+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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FAX: 801-655-0109
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SPANISH FORK, UT 84660

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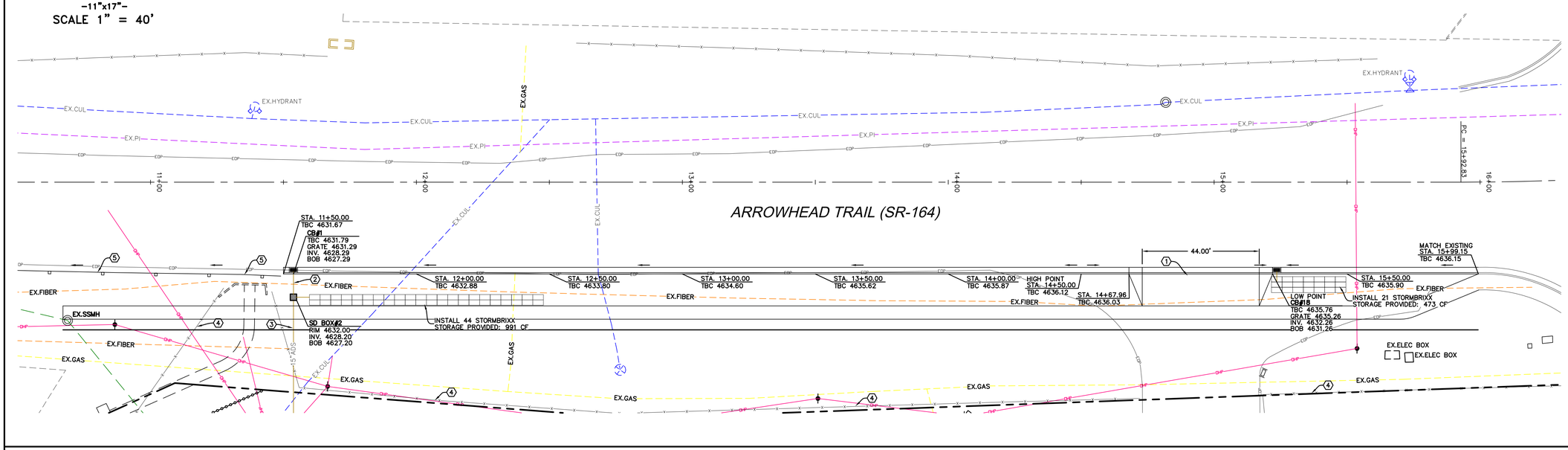
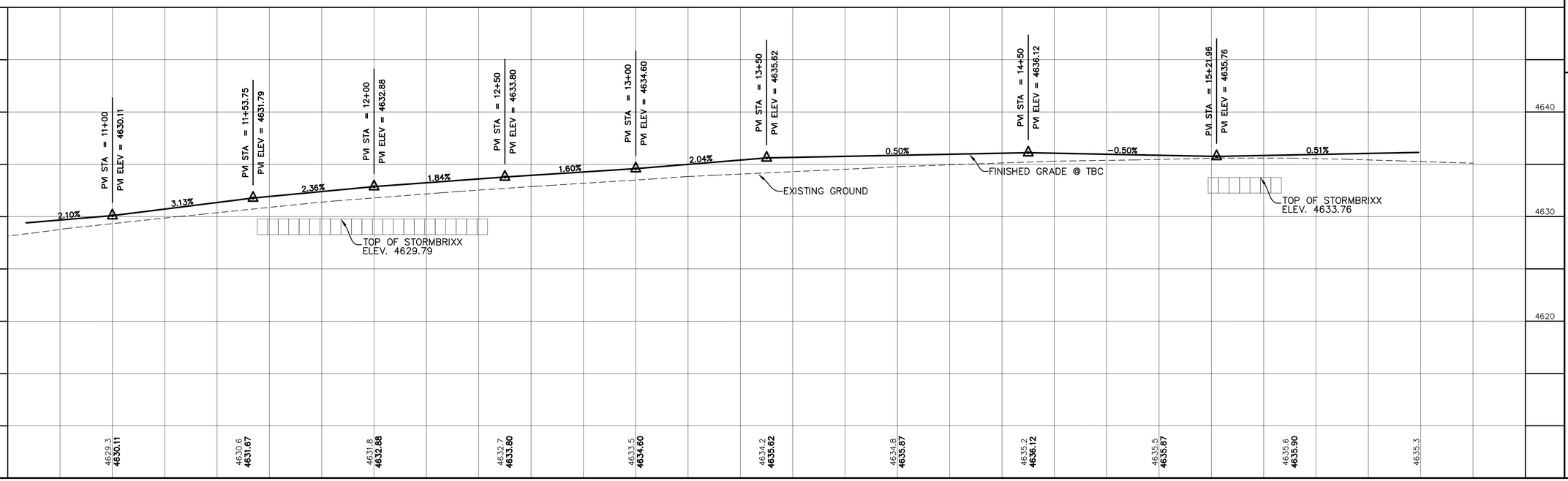
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

CONSTRUCTION NOTES:

1. CONST. DRIVE APPROACH PER UDOT STANDARDS.
2. CONST. 8.65 L.F. 15" ADS STORM DRAIN @ 1.00%
3. CONST. 96.07 L.F. 15" ADS STORM DRAIN @ 1.81%
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING GUARDRAIL TO BE REMOVED.





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ARROWHEAD TRAIL
STA. 10+50 TO STA. 16+50

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
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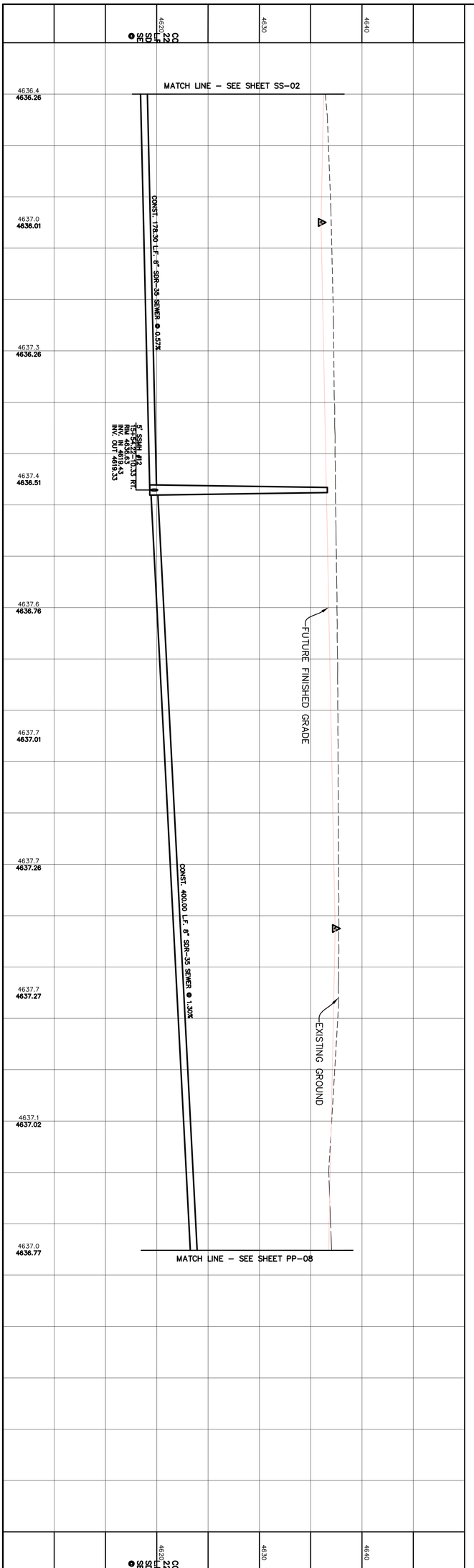

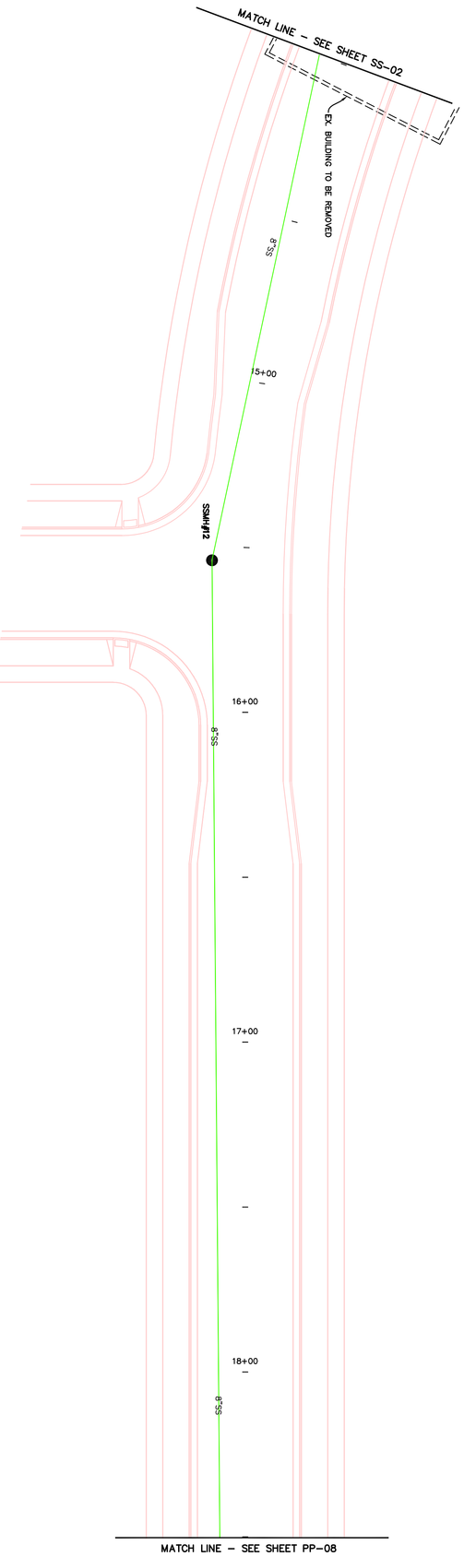

SCALE 1" = 20'
-24"x36"-
-11"x17"-
SCALE 1" = 40'

0 5 10 20 40 60

ATLAS ENGINEERING L.L.C.
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SPANISH FORK, UT 84660

ARROWHEAD SUBDIVISION PHASE 1

GRANITE STREET OFFSITE SEWER
STA. 14+00 TO STA. 18+50

SPANISH FORK, UTAH

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SHEET NO.

SS-01

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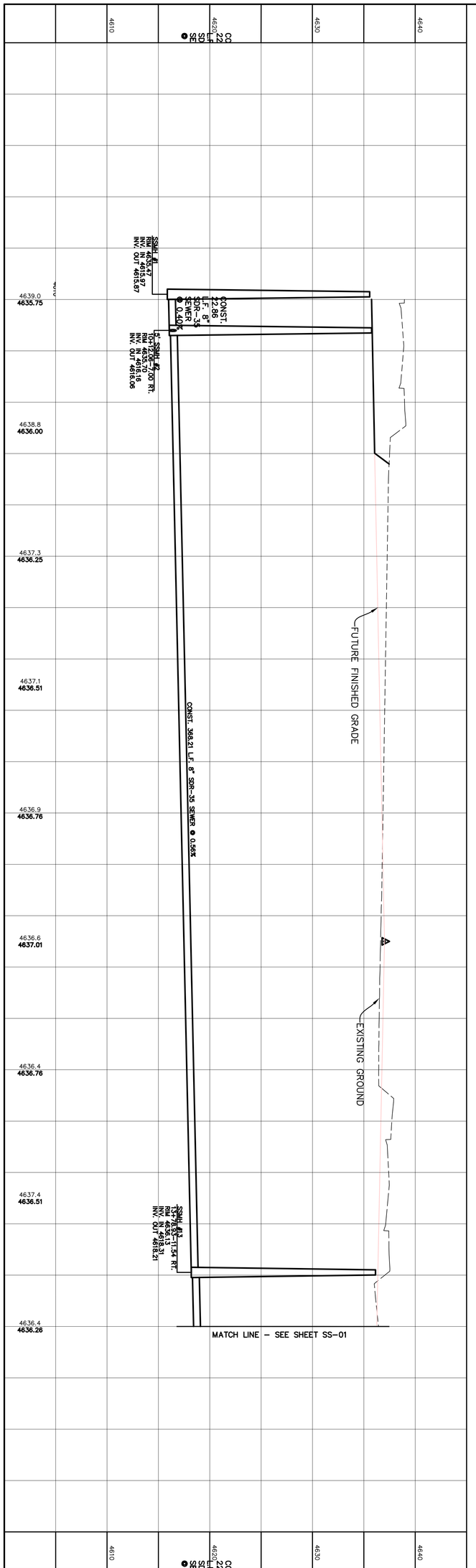

ARROWHEAD SUBDIVISION PHASE 1

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FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GRANITE STREET/
OFFSITE SEWER
STA. 10+00 TO STA. 14+00

SPANISH FORK, UTAH

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SHEET NO.

SS-02

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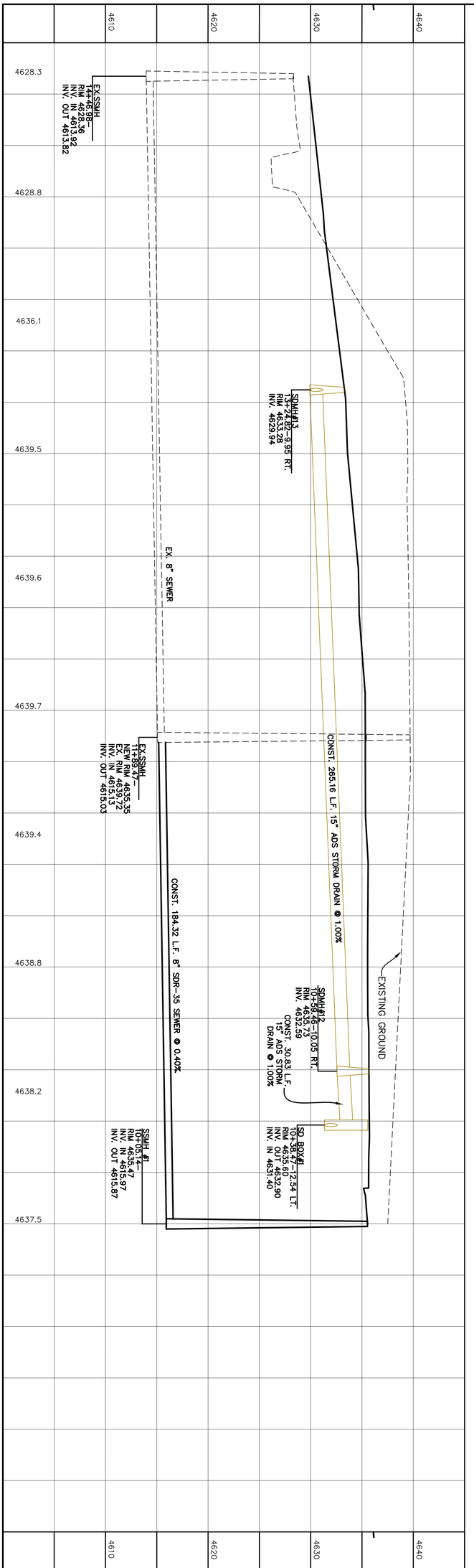

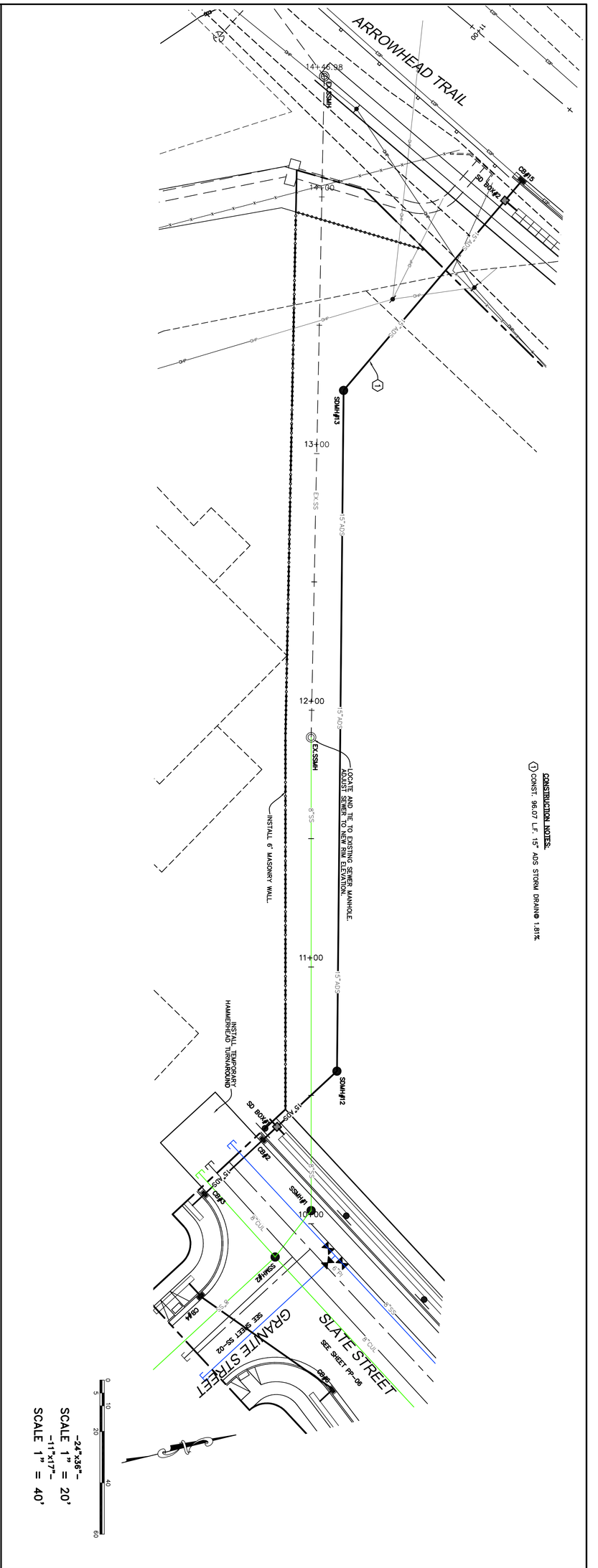

ARROWHEAD SUBDIVISION PHASE 1

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

OFFSITE SEWER
STA. 10+00 TO STA. 14+46.98

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

SS-03

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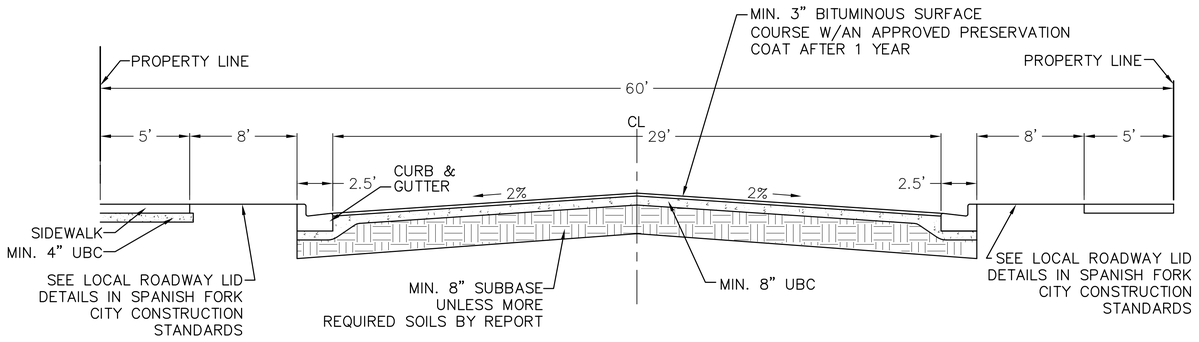
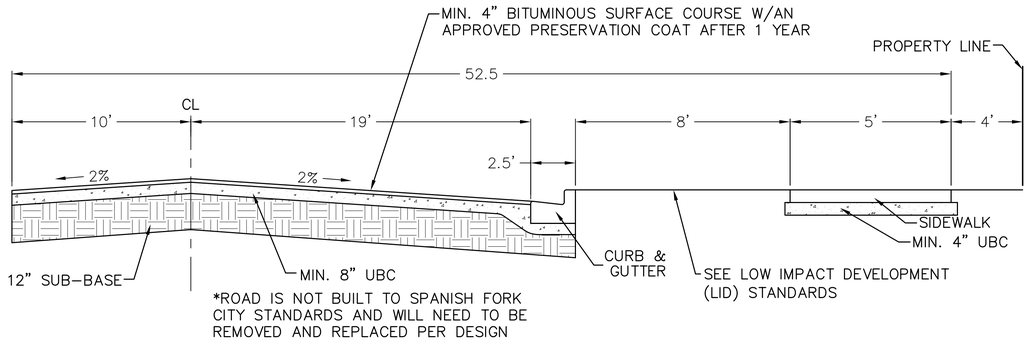


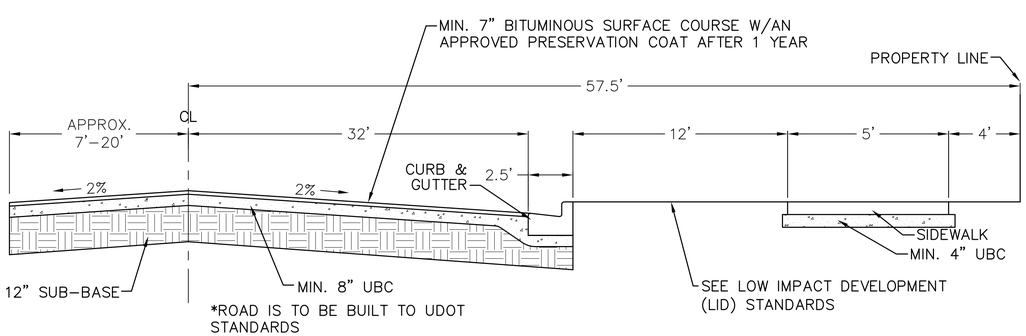
60' ROW-TYPICAL

–NTS–



90' ROW-DEL MONTE ROAD

–NTS–



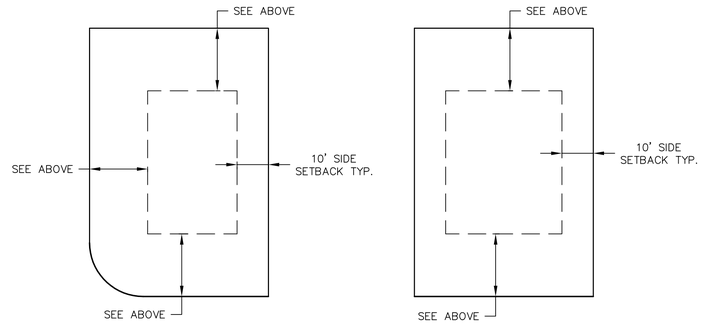
108' ROW-ARROWHEAD TRAIL

–NTS–

SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

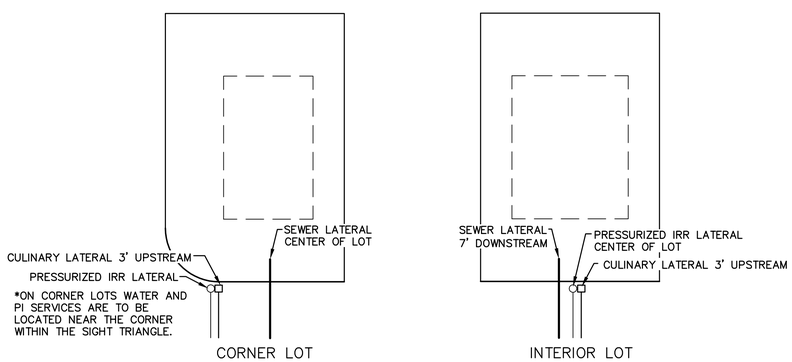
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO. DT-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DETAIL SHEET

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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

Z:\2020\20-107 Arrowhead Property\Weavers\CAD\FINAL\PHASE 1\DT-01.dwg 11/3/2022 4:25:21 PM MDT

6' MASONRY WALL DETAIL

SHEET NO.
DT-02

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

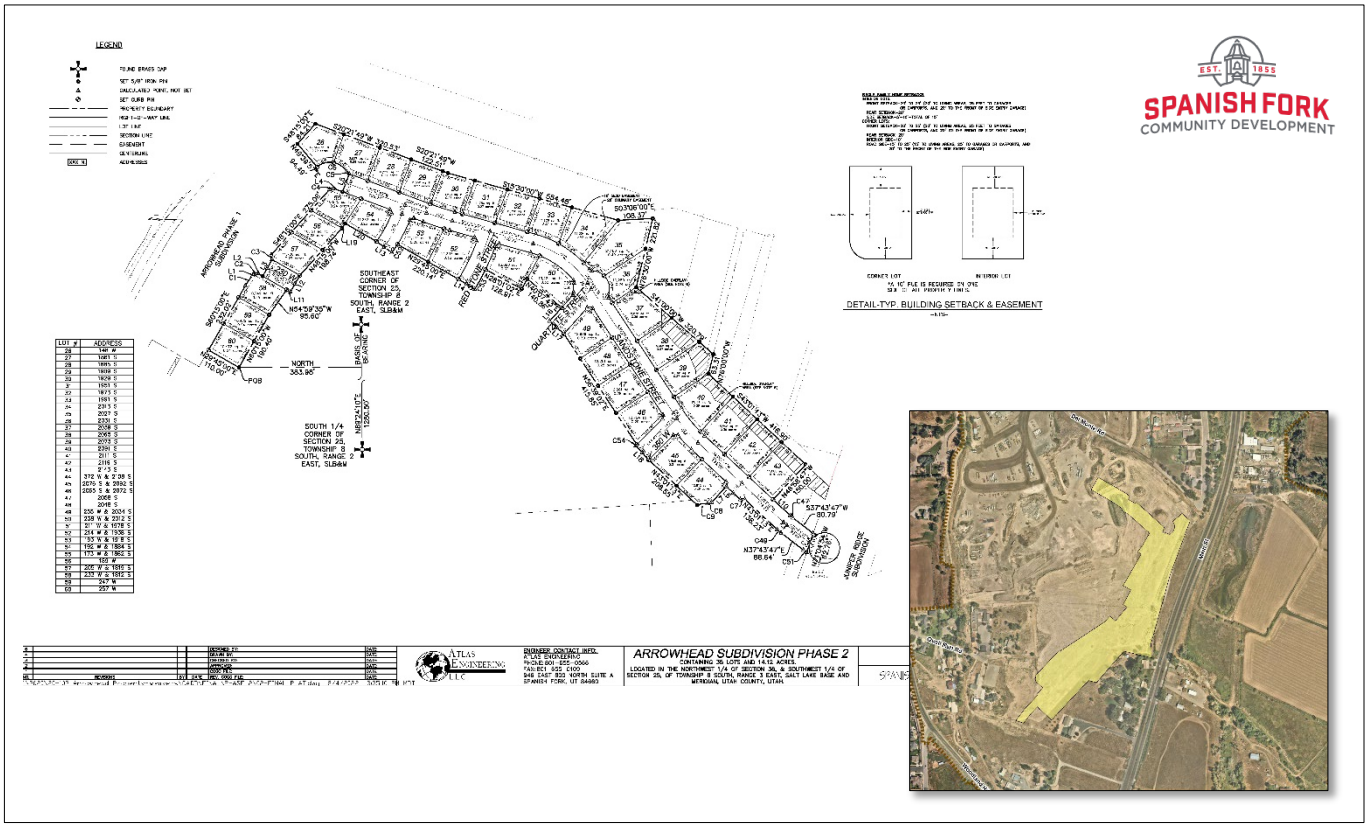
DETAIL SHEET

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 1

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

Z:\2020\20-107 Arrowhead Property\Weavers\CAD\FINAL\PHASE 1\DT-01.dwg 11/18/2022 1:57:45 PM MST



Arrowhead Subdivision Phase 2 Final Plat Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at approximately 2000 South Del Monte Road, including 14.12 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Final Plat of thirty-five residential lots be approved.

Key Issues

1. Environmental.
2. Phasing.
3. Street Tree Plan.
4. Storm Drain.
5. Power.
6. Walls and Fencing.
7. Utilities.
8. Access.

Exhibits

1. Civil Plans.

Recommendation

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

Findings

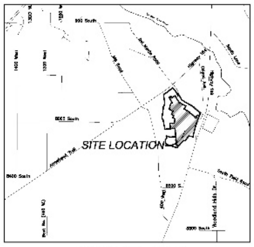
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, cease prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.

ARROWHEAD SUBDIVISION PHASE 2

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
FEBRUARY 2023



VICINITY MAP
–NTS–

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING / DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
PP–01	PLAN & PROFILE – OBSIDIAN STREET – STA. 24+60.88 TO STA. 26+09.35
PP–02	PLAN & PROFILE – 230 WEST – STA. 11+36.75 TO STA. 12+86.26
PP–03	PLAN & PROFILE – RED STONE STREET – STA. 24+18.76 TO STA. 25+99.88
PP–04	PLAN & PROFILE – QUARTZITE STREET – STA. 40+61.71 TO STA. 42+24.73
PP–05	PLAN & PROFILE – 350 WEST – STA. 22+31.50 TO STA. 23+84.55
PP–06	PLAN & PROFILE – SANDSTONE STREET – STA. 26+50 TO STA. 30+00
PP–07	PLAN & PROFILE – SANDSTONE STREET – STA. 30+00 TO STA. 34+50
PP–08	PLAN & PROFILE – SANDSTONE STREET – STA. 34+50 TO STA. 39+50
PP–09	PLAN & PROFILE – SANDSTONE STREET – STA. 39+50 TO STA. 44+50
PP–10	PLAN & PROFILE – SANDSTONE STREET – STA. 44+50 TO STA. 46+11.48
DT–01	DETAIL SHEET

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.

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	EXISTING OVERHEAD POWER
EXISTING STREET LIGHT	EXISTING FENCE LINE
PROPOSED STREET LIGHT	EXISTING DITCH
PROPOSED FIRE HYDRANT	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED SIGN	EXISTING CULINARY WATERLINE
PROPOSED STREET SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED CLUSTER MAILBOX	PROPOSED PVC SDR-35 SEWER W/MH
PROPERTY BOUNDARY	PROPOSED CULINARY WATERLINE
CENTERLINE	PROPOSED PRESSURIZED IRRIGATION
RIGHT-OF-WAY LINE	PROPOSED 4" SEWER LATERAL
LOT LINE	PROPOSED 1" CULINARY WATER LATERAL
	PROPOSED 6' MASONRY WALL

ARROWHEAD SUBDIVISION PHASE 2

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jmorgan@gwccap.com
869 N 1500 W OREM, UT 84057

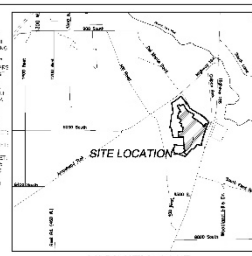
BOUNDARY DESCRIPTION

[illegible]

CONTAINING 14.12 ACRES

NOTES:
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 3 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030C. AS SUCH, 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.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.
8. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, 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.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.



VICINITY MAP
–NTS–

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	190.00	39.79	39.72	S 64°15'00" E	12°00'00"
C2	10.00	13.07	12.19	S 08°15'00" E	74°50'00"
C3	10.00	17.80	15.54	N 83°45'00" E	102°00'00"
C4	10.00	11.88	11.27	S 10°58'38" E	68°30'40"
C5	15.00	10.15	9.97	N 39°46'09" E	38°48'39"
C6	62.00	107.88	94.83	N 08°15'12" E	99°50'51"
C7	10.00	15.71	14.14	N 01°58'47" W	90°00'00"
C8	5.00	4.77	13.68	N 18°51'38" W	54°41'17"
C9	62.00	33.00	32.61	N 07°59'19" W	30°29'38"
C10	62.00	32.28	30.74	N 35°01'05" E	45°15'46"
C11	62.00	55.70	53.57	N 14°14'10" W	51°11'15"
C12	400.00	98.83	98.67	S 80°59'06" E	14°18'49"
C13	460.00	85.46	85.34	S 83°04'52" E	10°38'40"
C14	10.00	15.48	14.00	N 24°01'11" W	88°48'01"
C15	10.00	15.97	14.32	N 65°06'24" E	91°29'10"
C16	1050.00	65.54	65.53	S 18°17'20" W	3°34'35"
C17	1050.00	18.89	18.89	S 18°01'31" W	1°03'02"
C18	1000.00	84.59	84.56	S 17°35'34" W	4°50'48"
C19	970.65	81.05	81.02	S 17°53'35" W	4°47'03"
C20	471.32	1.23	1.23	S 20°21'40" W	0°08'26"
C21	10.00	16.55	14.72	N 62°54'43" E	94°49'26"
C22	650.00	131.87	131.60	S 64°07'14" E	11°06'40"
C23	10.00	14.98	13.60	N 27°20'45" W	85°41'30"
C24	710.00	80.12	80.08	S 67°15'24" E	6°12'12"
C25	330.00	78.82	78.43	N 22°20'07" E	13°19'14"
C26	330.00	99.28	98.91	N 37°25'22" E	17°14'16"
C27	330.00	28.14	28.13	N 48°29'04" E	4°53'09"
C28	10.00	8.60	8.33	S 26°17'56" W	49°15'25"
C29	68.75	42.83	41.63	N 23°11'24" E	43°02'21"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C30	68.75	64.30	61.98	N 27°16'11" E	53°37'28"
C31	10.00	9.26	8.95	S 83°14'32" W	53°11'01"
C32	200.00	215.46	210.56	N 38°04'31" E	41°09'02"
C33	270.00	28.26	28.25	N 15°56'56" E	6°0'52"
C34	270.00	132.06	130.74	S 33°44'24" E	28°01'24"
C35	10.00	10.15	9.70	S 78°46'20" E	58°02'07"
C36	68.75	25.36	25.53	N 86°46'10" W	21°13'20"
C37	10.00	9.26	8.95	S 77°50'01" E	53°11'01"
C38	11.84	19.76	17.57	N 24°12'01" E	30°46'32"
C39	10.00	13.71	12.66	S 84°05'00" E	78°07'38"
C40	10.00	16.46	14.65	N 02°25'18" E	94°23'12"
C41	530.00	81.48	81.40	S 46°20'01" W	8°48'58"
C42	500.00	101.48	101.27	S 48°49'58" W	11°37'29"
C43	500.00	17.50	17.50	S 53°28'01" W	2°00'19"
C44	470.00	93.17	93.32	S 50°57'11" W	11°23'41"
C45	470.00	18.34	18.34	S 44°08'17" W	2°14'08"
C46	10.00	15.71	14.14	N 88°01'11" E	90°00'00"
C47	120.00	11.08	11.08	S 40°22'00" W	3°17'25"
C48	150.00	13.85	13.85	S 40°22'20" W	5°17'23"
C49	180.00	16.62	16.61	S 40°22'20" E	3°17'25"
C50	100.00	2.36	2.36	S 37°02'15" W	1°21'04"
C51	120.00	2.40	2.40	S 34°50'46" E	1°28'01"
C52	400.00	21.48	21.48	S 55°47'52" W	3°55'[illegible]
C53	710.00	70.05	70.02	S 61°15'35" W	5°25'24"
C54	120.00	4.76	4.76	S 43°41'05" E	2°16'30"
C55	430.00	118.58	118.20	S 61°41'11" E	15°48'00"
C56	710.00	181.12	180.63	S 80°32'23" E	14°36'56"
C57	150.00	5.96	5.96	S 43°41'05" E	2°16'33"
C58	180.00	7.15	7.15	S 43°41'05" E	2°16'30"

LINE TABLE

LINE	LENGTH	BEARING
L1	6.23	S 48°15'00" E
L2	17.00	S 29°45'00" W
L3	60.00	S 80°15'00" E
L4	31.20	S 10°21'49" W
L5	60.00	S 63°38'11" E
L6	60.00	N 10°01'31" E
L7	67.45	N 46°38'47" W
L8	40.00	S 13°59'17" E
L9	29.88	S 63°38'11" E
L10	74.11	S 10°01'31" W
L11	13.59	N 29°45'00" E
L12	60.00	N 01°15'00" W
L13	60.00	N 38°08'48" E
L14	60.00	N 01°20'00" E
L15	36.07	N 31°31'55" W
L16	56.00	S 48°15'00" E
L17	60.00	N 41°15'00" E
L18	60.00	N 47°22'10" E
L19	17.55	N 53°57'51" W
L20	113.17	N 26°01'15" E

DATA TABLE
TOTAL ACREAGE=14.12
TOTAL # OF LOTS=35
ACREAGE IN ROADS= 3.56 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jmorgan@gwccap.com
869 N 1500 W OREM, UT 84057

SURVEYOR'S CERTIFICATE

I, DAVID E. 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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

I/WE ______ , BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS ____ DAY OF ______ , A.D. 2022.

MEMBER

MEMBER

MEMBER

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.
ON THE ____ DAY OF ______ , A.D. 2022 PERSONALLY APPEARED BEFORE ME ______ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE ______ OF ______ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER 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/EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

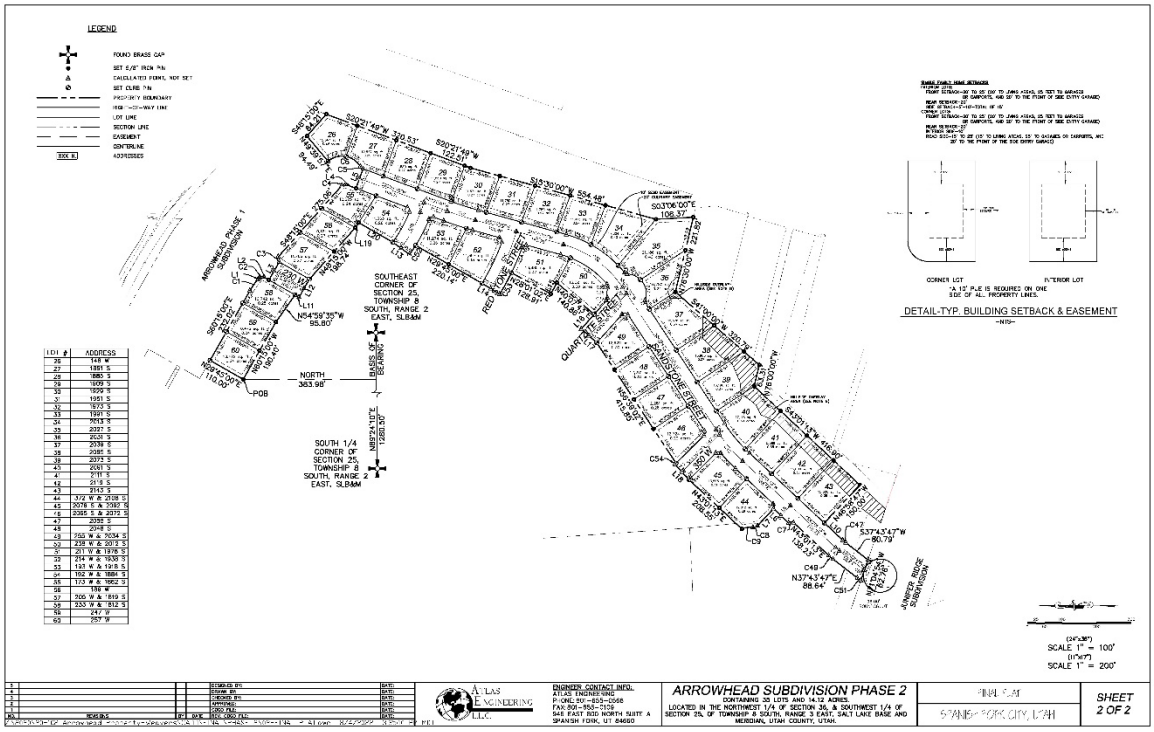
THE ______ OF ______ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ______ A.D. 2022.

APPROVED ______ CITY MANAGER
APPROVED ______ CITY ATTORNEY
APPROVED ______ ENGINEER (SEE SEAL)
ATTEST ______ CLERK-RECORDER
APPROVED ______ COMMUNITY DEVELOPMENT DIRECTOR

ARROWHEAD SUBDIVISION PHASE 2

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 35 LOTS AND 14.12 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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


LEGEND
FOUND BRASS CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
SET CURB PIN
PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
CENTERLINE
ADDRESSES
SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
BASIS OF BEARING
NORTH
363.98'
POB
MAIN STREET (SR-198)
RED TAILS STREET
QUARTZ TESTER STREET
SANDSTONE STREET
OBSIDIAN STREET
JUNIPER RIDGE SUBDIVISION
MEADOWHEAD PHASE 1 SUBDIVISION
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
SCALE 1" = 100'
SCALE 1" = 200'
ARROWHEAD SUBDIVISION PHASE 2
CONTAINING 55 LOTS AND 14.12 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
FINAL PLAT
SPANISH FORK CITY, UTAH
SHEET 2 OF 2

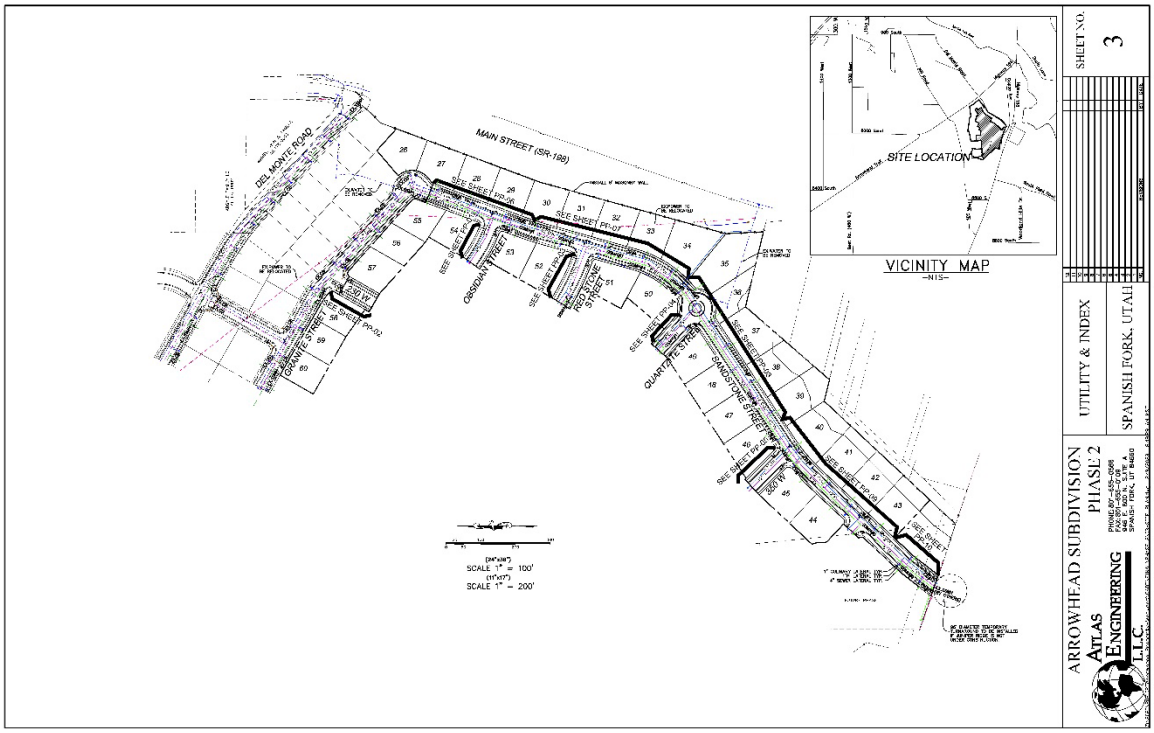
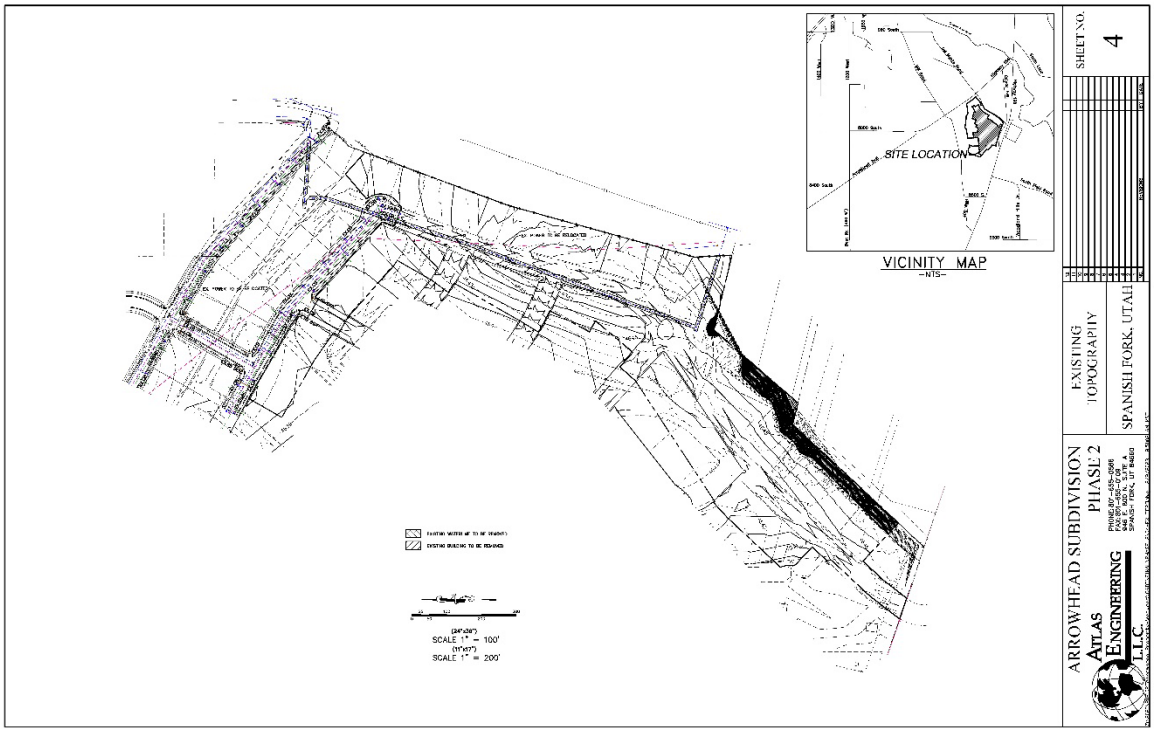
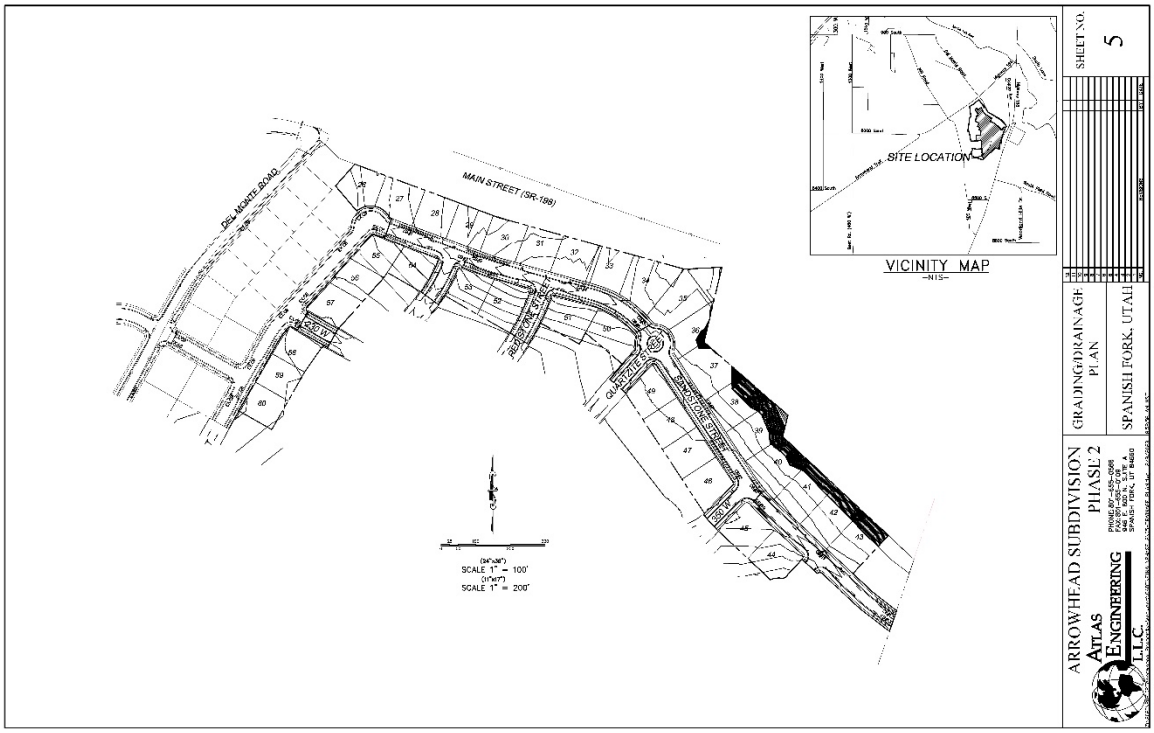
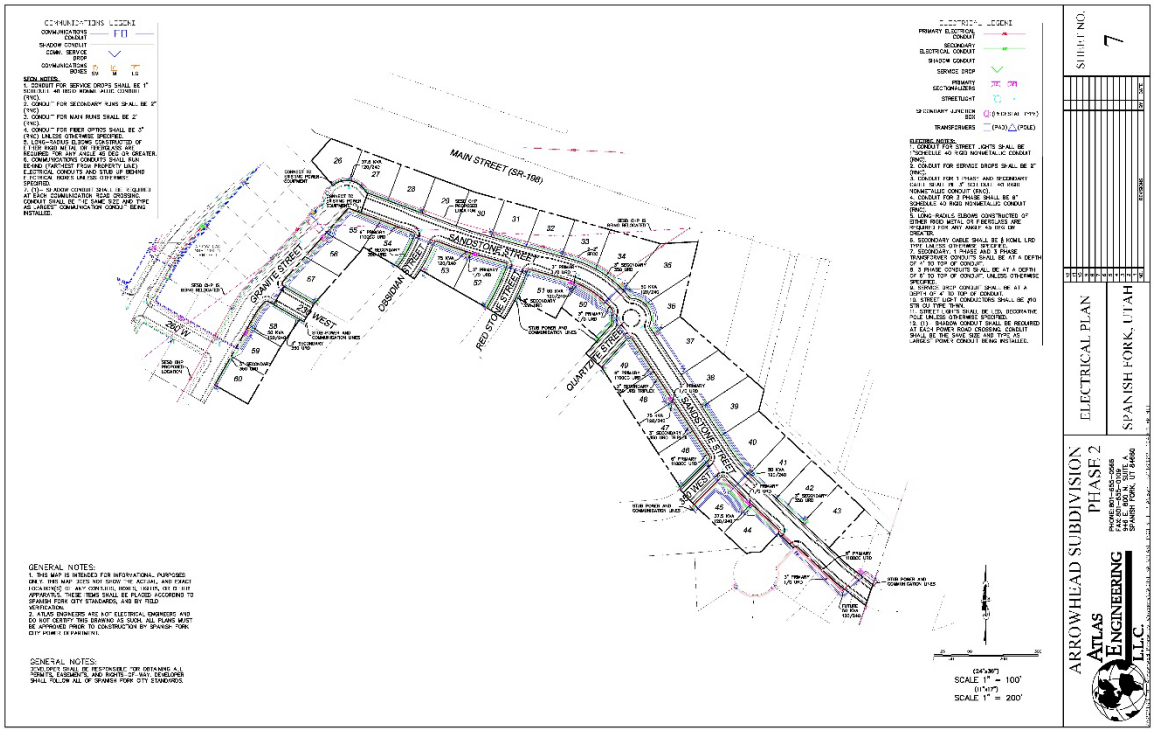

MAIN STREET (SR-198)
DEL MONTE ROAD
GRANITE STREET
OBSIDIAN STREET
RED TAILS STREET
QUARTZ TESTER STREET
SANDSTONE STREET
SITE LOCATION
VICINITY MAP
-NTS-
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 2
ATLAS ENGINEERING L.L.C.

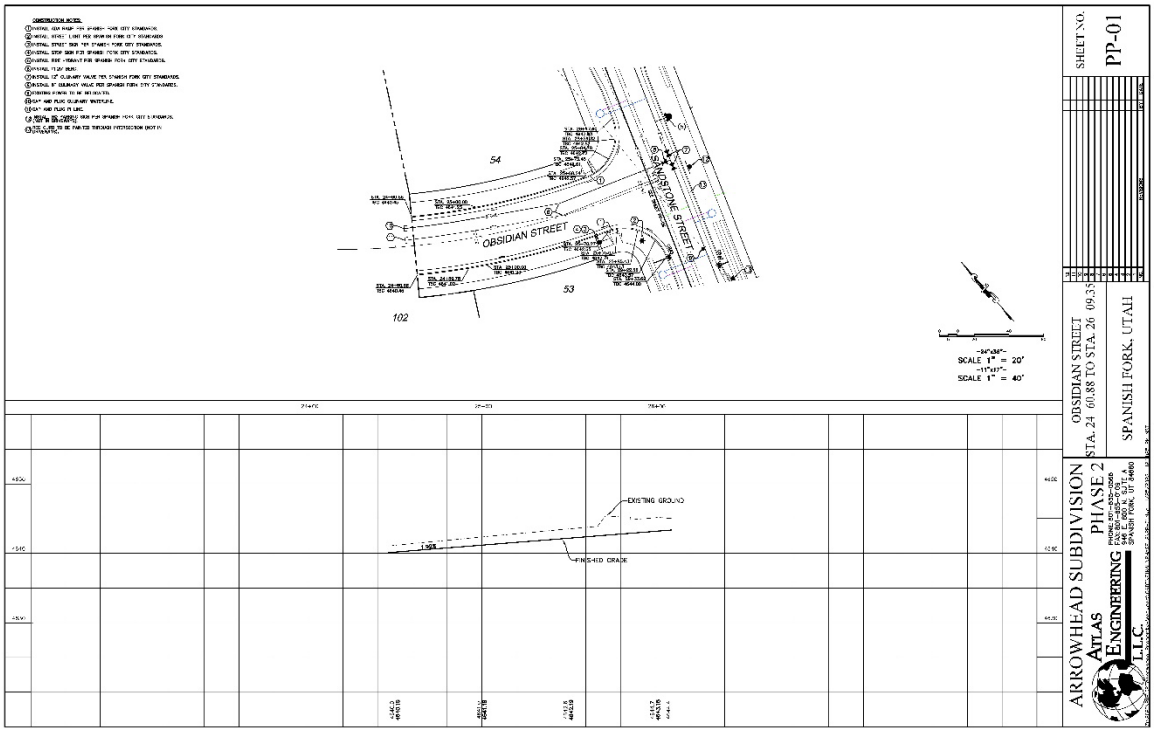
Exhibit 1

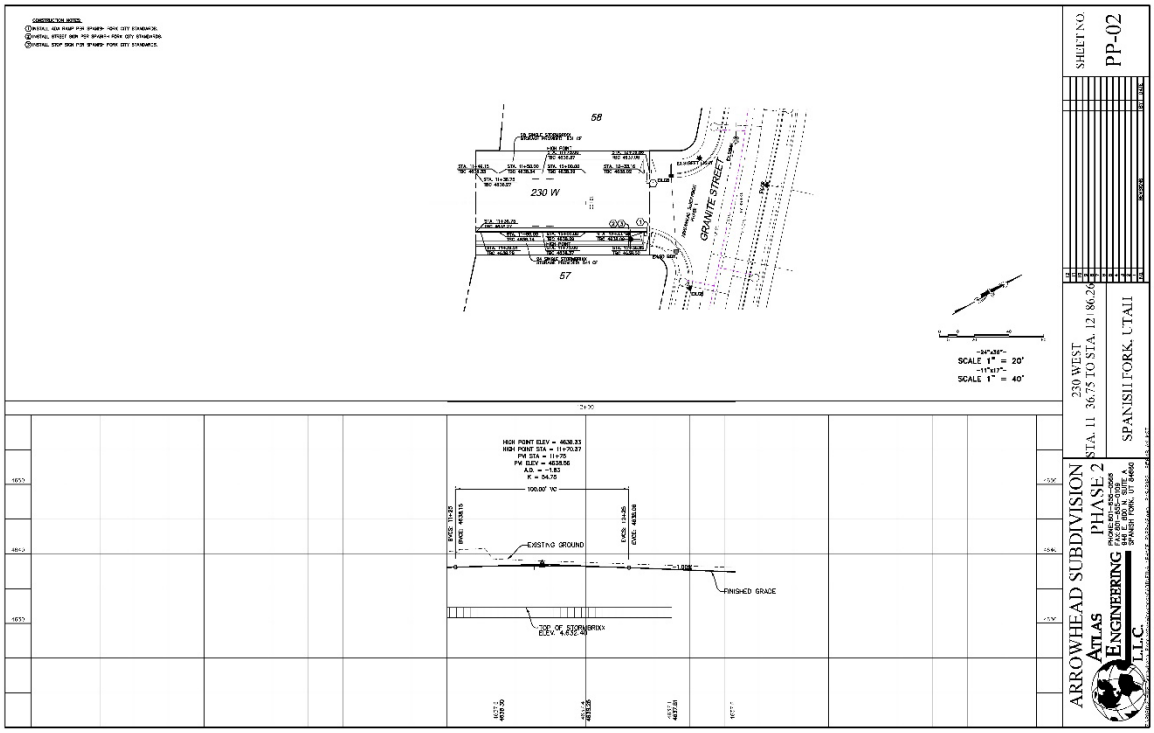

SITE LOCATION
VICINITY MAP
-NTS-
SCALE 1" = 100'
SCALE 1" = 200'
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO.
4

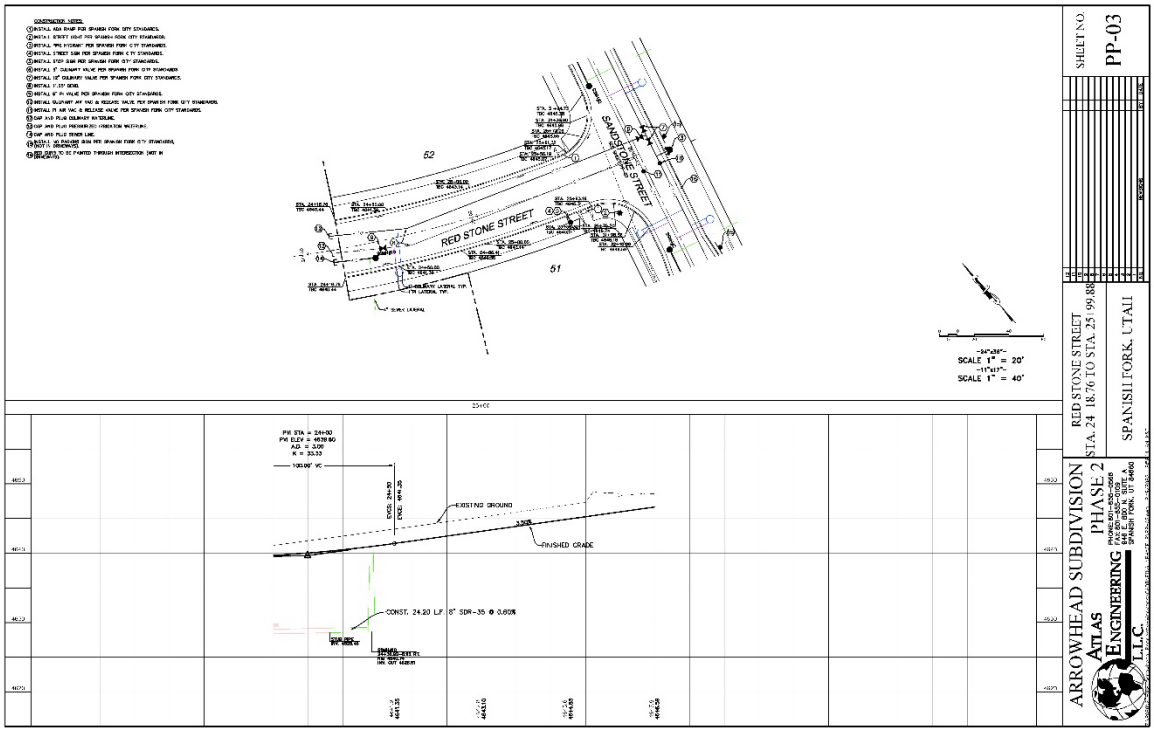

SITE LOCATION
VICINITY MAP
-NTS-
DEL MONTE ROAD
MAIN STREET (SR-198)
SCALE 1" = 100'
SCALE 1" = 200'
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
GRADING/DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO.
5

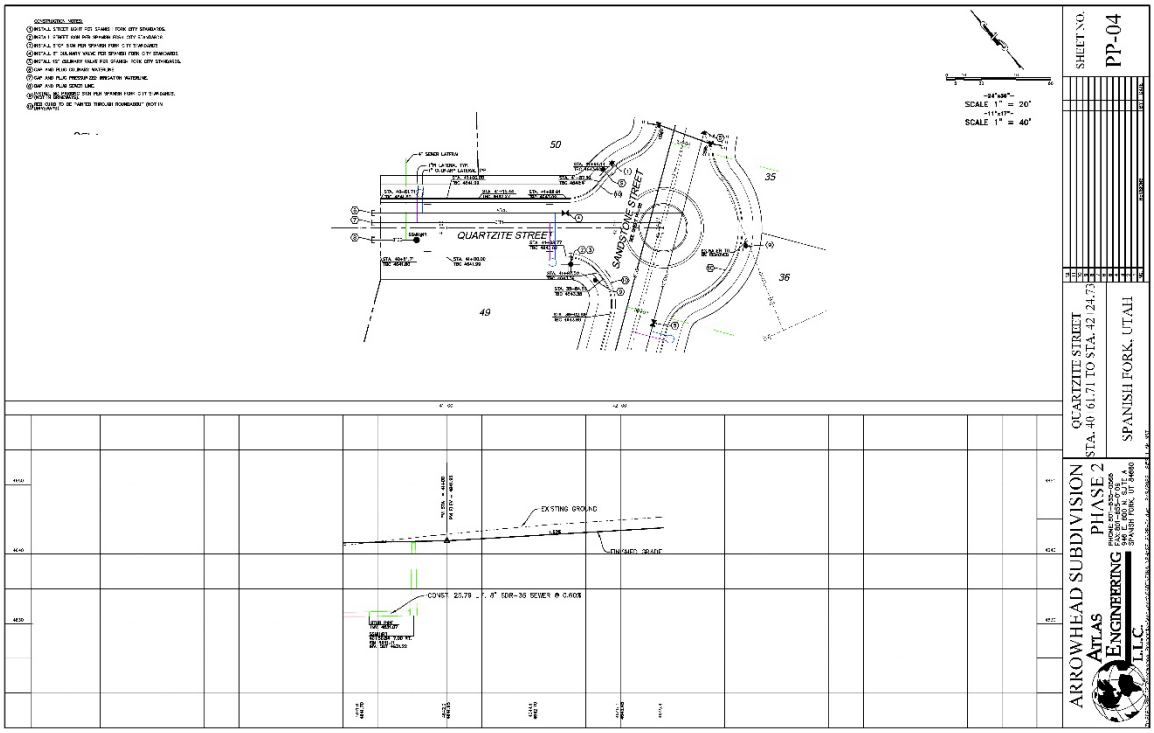
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 2
ATLAS ENGINEERING L.L.C.
SITE LOCATION
VICINITY MAP
LEGEND
SCALE 1" = 200'
SCALE 1" = 400'

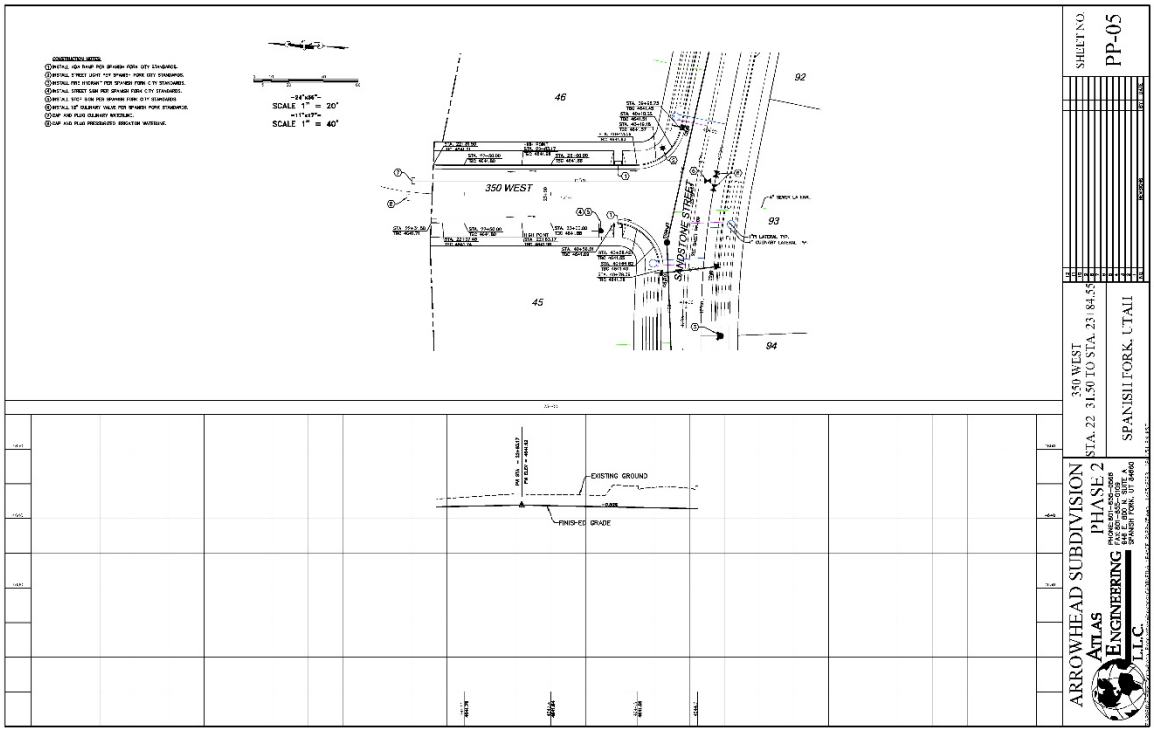

SHEET NO. 7
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 2
ATLAS ENGINEERING L.L.C.
MAIN STREET (SR-198)
SANDSTONE STREET
GRANITE STREET
OBSIDIAN STREET
RED STONE STREET
QUARTZ STREET
GENERAL NOTES:
SCALE 1" = 100'
SCALE 1" = 200'

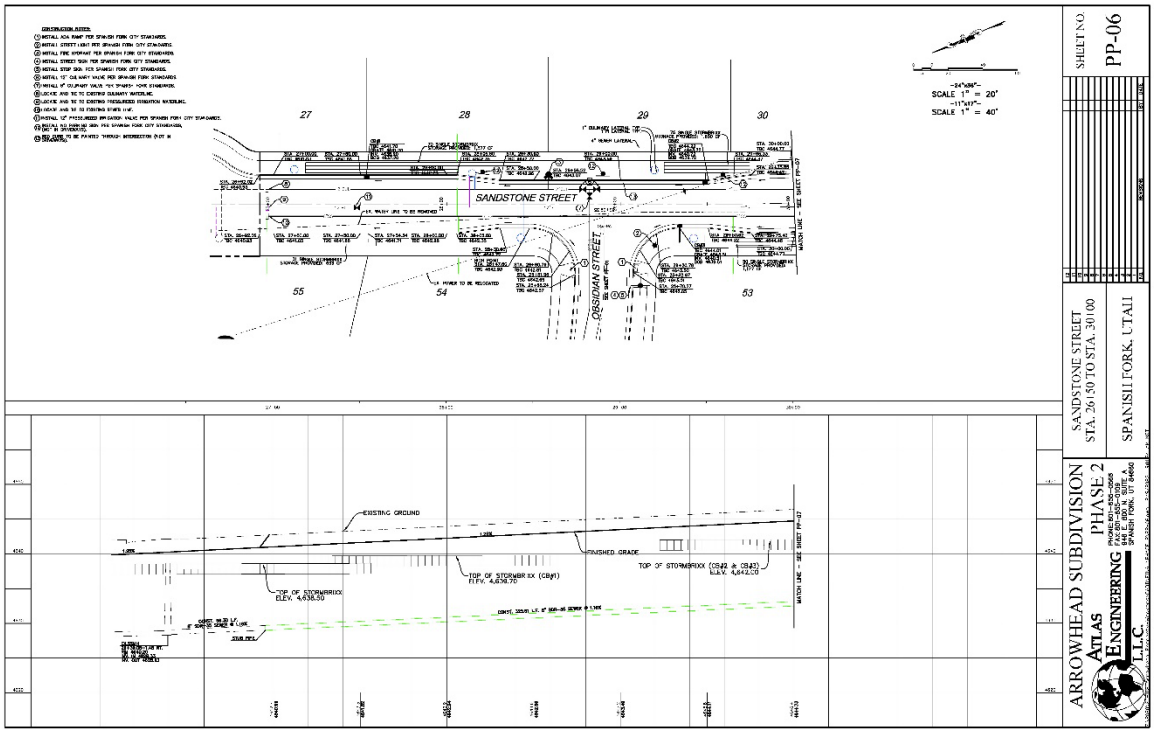

SHEET NO.
PP-01
OBSIDIAN STREET
STA. 24 60.88 TO STA. 26 09.33
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
OBSIDIAN STREET
GRANITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE

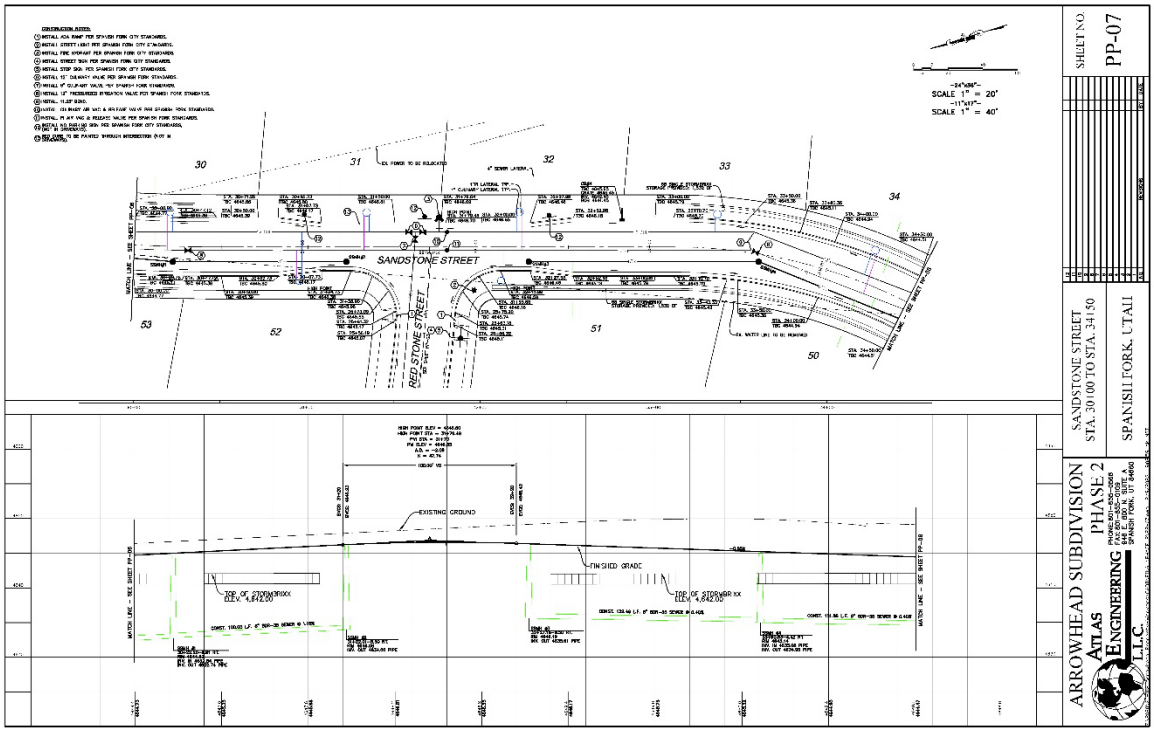

SHEET NO.
PP-02
230 WEST
STA. 11 36.75 TO STA. 12 86.26
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
GRANITE STREET
230 W
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE

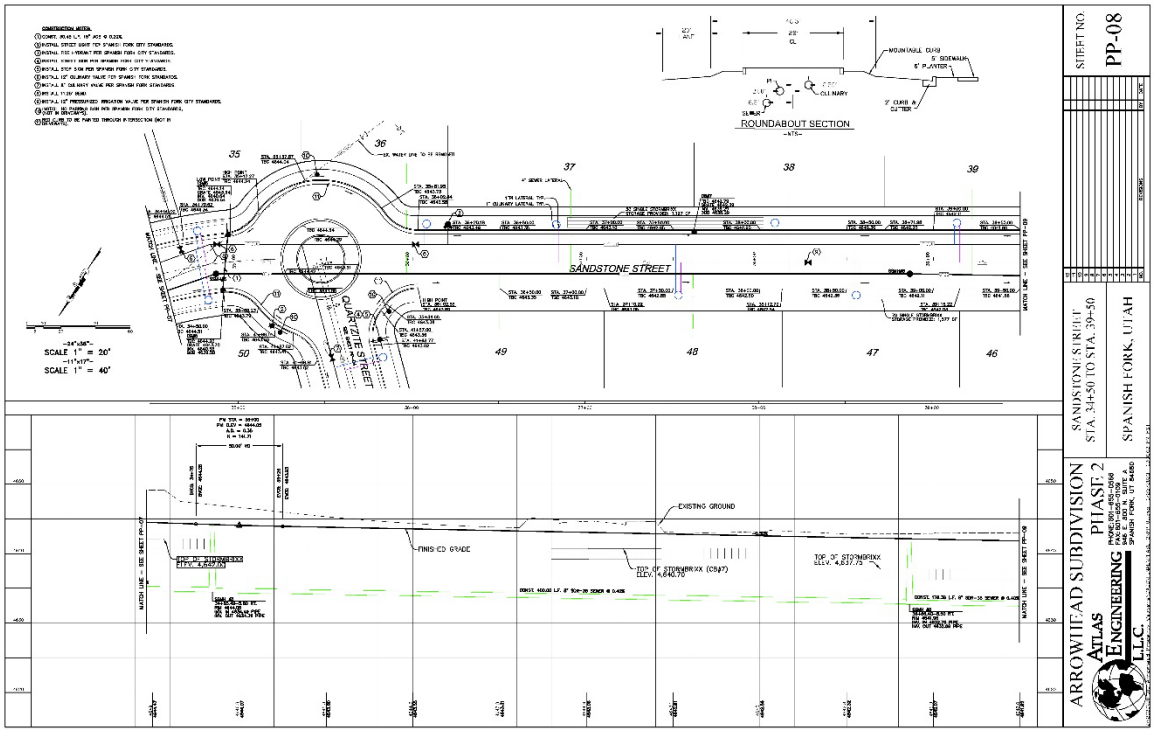

SHEET NO.
PP-03
RED STONE STREET
STA. 24+18.76 TO STA. 25+99.88
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
SANDSTONE STREET
RED STONE STREET
52
51
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
CONST. 24.20 L.F. 8" SDR-35 @ 0.60%

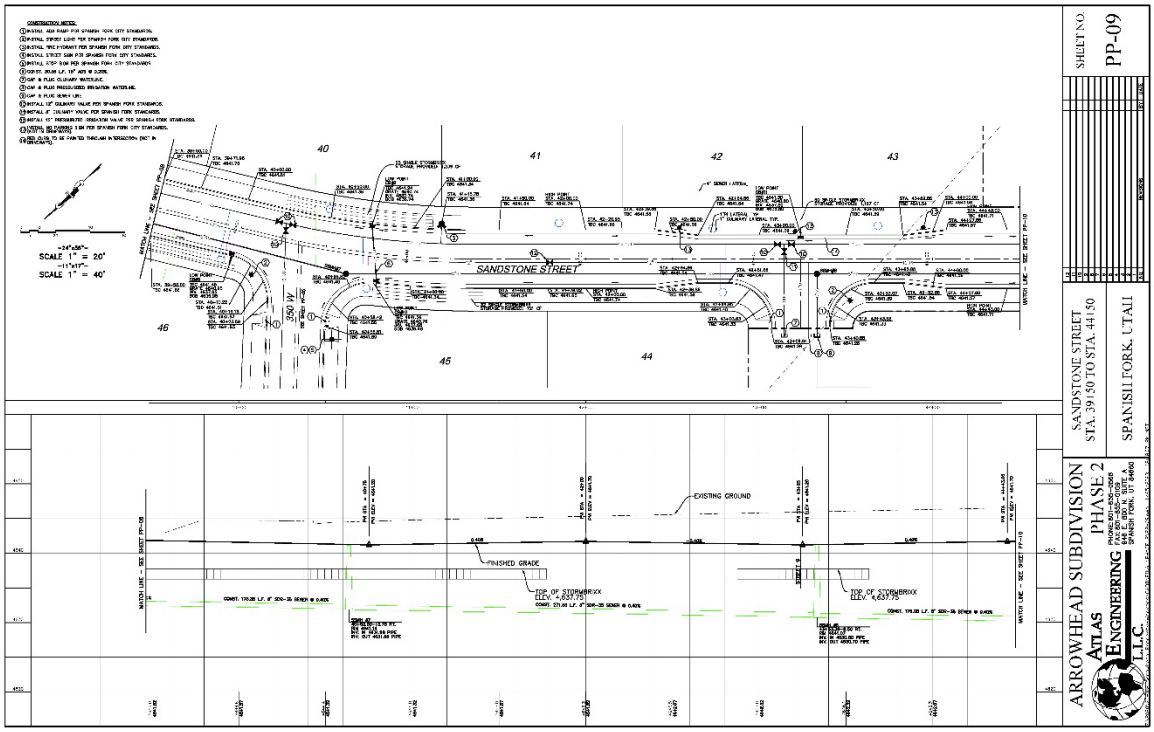

SHEET NO.
PP-04
QUARTZITE STREET
STA. 40+61.71 TO STA. 42+24.73
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
QUARTZITE STREET
SANDSTONE STREET
50
49
35
36
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE

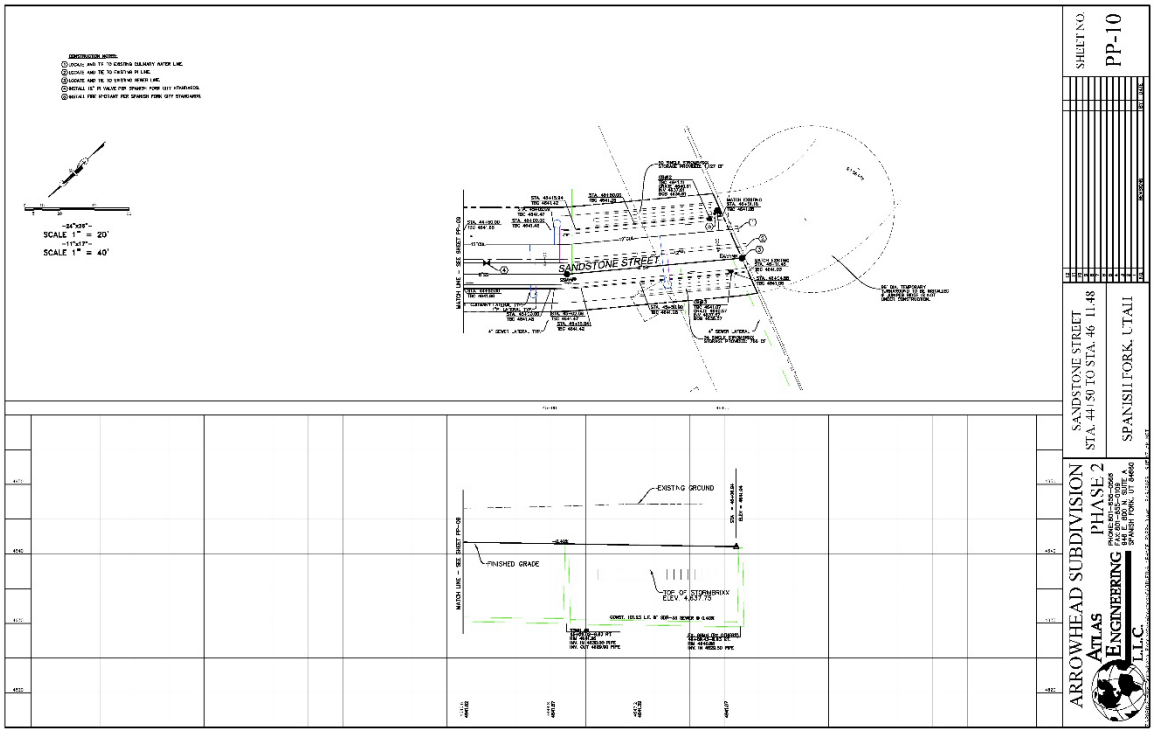

SCALE 1" = 20'
SCALE 1" = 40'
350 WEST
SANDSTONE STREET
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-05
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
350 WEST
STA. 22+31.50 TO STA. 23+84.55
SPANISH FORK, UTAH

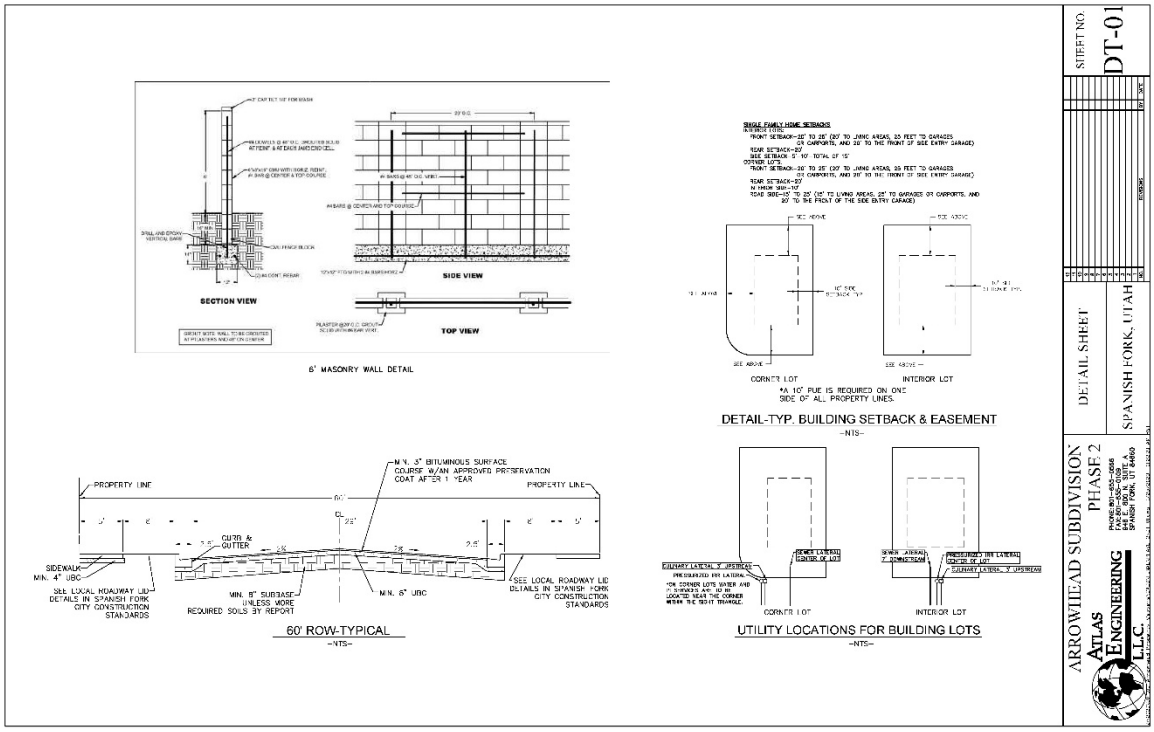

SCALE 1" = 20'
SCALE 1" = 40'
SANDSTONE STREET
OBSIDIAN STREET
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBRIX ELEV. 4,636.50
SHEET NO.
PP-06
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
SANDSTONE STREET
STA. 26+50 TO STA. 30+00
SPANISH FORK, UTAH


SANDSTONE STREET
RED STONE STREET
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-07
SANDSTONE STREET
STA. 30+00 TO STA. 34+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.


ROUNDABOUT SECTION
SANDSTONE STREET
QUARTZITE STREET
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-08
SANDSTONE STREET
STA. 34+50 TO STA. 39+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.

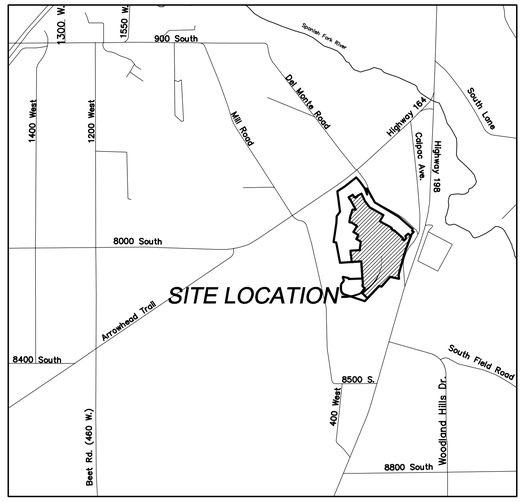

SHEET NO.
PP-09
SANDSTONE STREET
STA. 39+50 TO STA. 44+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
SCALE 1" = 20'
SCALE 1" = 40'
SANDSTONE STREET
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBROOK
ELEV. 4,637.75


SHEET NO.
PP-10
SANDSTONE STREET
STA. 44+50 TO STA. 46 11.48
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
SCALE 1" = 20'
SCALE 1" = 40'
SANDSTONE STREET
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBROOK
ELEV. 4,637.75


SECTION VIEW
SIDE VIEW
TOP VIEW
6' MASONRY WALL DETAIL
SINGLE FAMILY HOME SETBACKS
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 6" UBC
60' ROW-TYPICAL
-NTS-
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 2
ATLAS ENGINEERING L.L.C.

ARROWHEAD SUBDIVISION PHASE 2

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
FEBRUARY 2023



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.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING / DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
PP-01	PLAN & PROFILE - OBSIDIAN STREET - STA. 24+60.88 TO STA. 26+09.35
PP-02	PLAN & PROFILE - 230 WEST - STA. 11+36.75 TO STA. 12+86.26
PP-03	PLAN & PROFILE - RED STONE STREET - STA. 24+18.76 TO STA. 25+99.88
PP-04	PLAN & PROFILE - QUARTZITE STREET - STA. 40+61.71 TO STA. 42+24.73
PP-05	PLAN & PROFILE - 350 WEST - STA. 22+31.50 TO STA. 23+84.55
PP-06	PLAN & PROFILE - SANDSTONE STREET - STA. 26+50 TO STA. 30+00
PP-07	PLAN & PROFILE - SANDSTONE STREET - STA. 30+00 TO STA. 34+50
PP-08	PLAN & PROFILE - SANDSTONE STREET - STA. 34+50 TO STA. 39+50
PP-09	PLAN & PROFILE - SANDSTONE STREET - STA. 39+50 TO STA. 44+50
PP-10	PLAN & PROFILE - SANDSTONE STREET - STA. 44+50 TO STA. 46+11.48
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPOSED CLUSTER MAILBOX
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- EXISTING CULINARY WATERLINE
- EXISTING PRESSURIZED IRRIGATION
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION
- PROPOSED 4" SEWER LATERAL
- PROPOSED 1" CULINARY WATER LATERAL
- PROPOSED 6' MASONRY WALL

ARROWHEAD SUBDIVISION PHASE 2

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
2/8/23
STATE OF UTAH

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

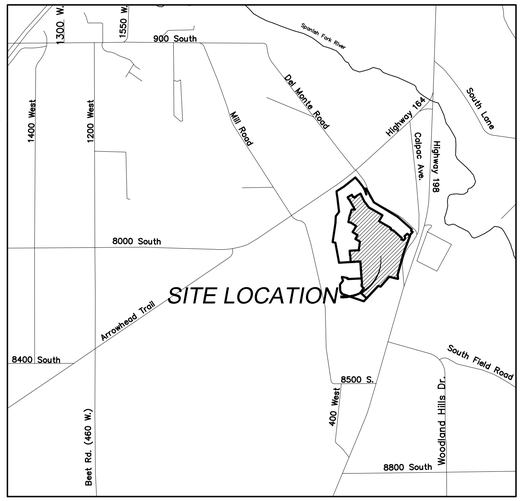
NOTES
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 3 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS IN CITY CODE 15.3.24.030-D. ARCHITECTURE.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.
8. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, 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.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°24' 10" EAST ALONG THE SECTION LINE 1280.50 FEET AND NORTH 383.98 FEET FROM THE SOUTH 1/4 CORNER SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 29°45'00" EAST 110.00 FEET; THENCE SOUTH 60° 15' 00" EAST 232.02 FEET; THENCE 39.79 FEET ALONG A 190.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 54° 15' 00" EAST 39.72 FEET; THENCE SOUTH 48° 15' 00" EAST 6.29 FEET; THENCE 13.61 FEET ALONG A 10.00 FOOT CURVE TO THE RIGHT, CHORD BEARS SOUTH 09° 15' 00" EAST 12.59 FEET; THENCE SOUTH 29° 45' 00" WEST 17.00 FEET; THENCE SOUTH 60° 15' 00" EAST 60.00 FEET; THENCE 17.80 FEET ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 80° 45' 00" EAST 15.54 FEET; THENCE SOUTH 48° 15' 00" EAST 275.06 FEET THENCE 11.98 FEET ALONG A 10 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 13° 56' 36" EAST 11.27 FEET; THENCE SOUTH 20° 21' 49" WEST 31.20 FEET; THENCE SOUTH 69° 38' 11" EAST 60.00 FEET; THENCE 10.16 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 39° 46' 08" EAST 9.97 FEET; THENCE 107.68 FEET ALONG A 62.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 09° 25' 12" EAST 94.65 FEET; THENCE NORTH 49° 39' 57" EAST 94.49 FEET; THENCE SOUTH 48° 15' 00" EAST 84.21 FEET; THENCE SOUTH 20° 21' 49" WEST 320.53 FEET; THENCE SOUTH 20° 21' 49" WEST 122.51 FEET; THENCE SOUTH 15° 30' 00" WEST 554.48 FEET; THENCE SOUTH 03° 06' 00" EAST 108.37 FEET; THENCE NORTH 76° 30' 00" WEST 221.82 FEET; THENCE SOUTH 41° 00' 00" WEST 320.79 FEET; THENCE NORTH 76° 00' 00" WEST 63.31 FEET; THENCE SOUTH 43° 01' 13" WEST 416.90 FEET; THENCE NORTH 46° 58' 47" WEST 150.00 FEET; THENCE S43°01'13"W 73.14 FEET; THENCE 11.08 FEET ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 40°22'30" WEST 11.08 FEET; THENCE SOUTH 37°43'47" WEST 80.79 FEET; THENCE NORTH 71°04'54" WEST 62.76 FEET; THENCE 12.40 FEET ALONG A 130.00 FOOT RADIUS CURVE TO THE RIGHT; CHORD BEARS NORTH 34°59'46" EAST 12.40 FEET; THENCE NORTH 37°43'47" EAST 88.64 FEET; THENCE 16.62 FEET ALONG A 180.00 FOOT RADIUS CURVE TO THE RIGHT; CHORD BEARS NORTH 40°22'30" EAST 16.61 FEET; THENCE NORTH 43° 01' 13" EAST 138.23 FEET; THENCE 15.71 FEET ALONG A 10.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 01° 58' 47" WEST 14.14 FEET; THENCE NORTH 43° 01' 13" EAST 60.00 FEET; THENCE NORTH 46° 58' 47" WEST 67.48 FEET; THENCE 14.20 FEET ALONG A 15.00 FOOT RADIUS CURVE TO THE RIGHT. CHORD BEARS NORTH 19° 51' 38" WEST 13.68 FEET; THENCE 33.00 FEET ALONG A 62.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS NORTH 07° 59' 19" WEST 32.61 FEET; THENCE NORTH 43° 01' 13" EAST 208.55 FEET; THENCE NORTH 47°27'10" EAST 60.00 FEET; THENCE 4.76 FEET ALONG A 120.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 43°41'05" EAST 4.76 FEET; THENCE NORTH 56°39'02" EAST 415.85 FEET; THENCE NORTH 41°45'00" EAST 60.00 FEET; THENCE SOUTH 48°15'00" EAST 56.35 FEET; THENCE NORTH 40°07'43" EAST 140.86 FEET; THENCE NORTH 61°31'55" WEST 36.07 FEET; THENCE NORTH 28°01'02" EAST 128.91 FEET; THENCE 70.05 FEET ALONG A 740.00 FOOT RADIUS CURVE TO THE RIGHT; CHORD BEARS NORTH 61°16'36" WEST 70.02 FEET; THENCE NORTH 31°26'06" EAST 60.00 FEET; THENCE NORTH 29°45'00" EAST 220.14 FEET; THENCE 31.49 FEET ALONG A 460.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 55°47'52" WEST 31.48 FEET; THENCE NORTH 36°09'49" EAST 60.00 FEET; THENCE NORTH 29°51'15" EAST 113.17 FEET; THENCE NORTH 56°54'51' WEST 17.55 FEET; THENCE NORTH 48°15'00" WEST 198.74 FEET; THENCE NORTH 60°15'00" WEST 60.00 FEET; THENCE NORTH 29°45'00" EAST 13.59 FEET; THENCE NORTH 54°59'35" WEST 95.60 FEET; THENCE NORTH 60°15'00" WEST 190.40 TO THE POINT OF BEGINNING.

CONTAINING 14.12 ACRES



VICINITY MAP
-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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR _____ DATE _____

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____. A.D. 2022.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER 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/EXPIRES PRINTED FULL NAME OF NOTARY

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. 2022.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

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

APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

ARROWHEAD SUBDIVISION PHASE 2

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 35 LOTS AND 14.12 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	190.00	39.79	39.72	S 54°15'00" E	12°00'00"
C2	10.00	13.61	12.59	S 09°15'00" E	78°00'00"
C3	10.00	17.80	15.54	N 80°45'00" E	102°00'00"
C4	10.00	11.98	11.27	S 13°56'36" E	68°36'49"
C5	15.00	10.16	9.97	N 39°46'08" E	38°48'39"
C6	62.00	107.68	94.65	N 09°25'12" E	99°30'31"
C7	10.00	15.71	14.14	N 01°58'47" W	90°00'00"
C8	15.00	14.20	13.68	N 19°51'38" W	54°14'17"
C9	62.00	33.00	32.61	N 07°59'19" W	30°29'38"
C10	62.00	52.28	50.74	N 35°01'05" E	48°18'46"
C11	62.00	55.40	53.57	N 14°44'10" W	51°11'45"
C12	400.00	99.93	99.67	S 60°59'36" E	14°18'49"
C13	460.00	85.46	85.34	S 63°04'52" E	10°38'40"
C14	10.00	15.49	13.99	N 24°01'11" W	88°46'01"
C15	10.00	15.97	14.32	N 66°06'24" E	91°29'10"
C16	1030.00	68.54	68.53	S 18°27'26" W	3°48'46"
C17	1030.00	18.89	18.89	S 16°01'31" W	1°03'03"
C18	1000.00	84.89	84.86	S 17°55'54" W	4°51'49"
C19	970.65	81.05	81.02	S 17°53'35" W	4°47'03"
C20	471.32	1.29	1.29	S 20°21'49" W	0°09'26"
C21	10.00	16.55	14.72	N 62°54'43" E	94°49'26"
C22	680.00	131.87	131.66	S 64°07'14" E	11°06'40"
C23	10.00	14.96	13.60	N 27°20'45" W	85°41'30"
C24	740.00	80.12	80.08	S 67°05'24" E	6°12'12"
C25	330.00	76.62	76.45	N 22°09'07" E	13°18'14"
C26	330.00	99.28	98.91	N 37°25'22" E	17°14'16"
C27	330.00	28.14	28.13	N 48°29'04" E	4°53'09"
C28	10.00	8.60	8.33	S 26°17'56" W	49°15'25"
C29	56.75	42.63	41.63	N 23°11'24" E	43°02'21"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C30	56.75	64.50	61.09	N 77°16'19" E	65°07'28"
C31	10.00	9.28	8.95	S 83°14'32" W	53°11'01"
C32	300.00	215.46	210.86	N 36°04'31" E	41°09'02"
C33	270.00	29.36	29.35	N 18°36'56" E	6°13'52"
C34	270.00	132.06	130.74	N 35°44'34" E	28°01'24"
C35	10.00	10.13	9.70	N 78°46'20" E	58°02'07"
C36	56.75	28.95	28.63	N 86°49'19" W	29°13'25"
C37	10.00	9.28	8.95	S 74°50'31" E	53°11'01"
C38	11.84	19.79	17.57	N 04°12'01" E	95°46'32"
C39	10.00	13.71	12.66	S 84°05'09" E	78°31'38"
C40	10.00	16.49	14.68	N 02°25'16" E	94°29'12"
C41	530.00	61.46	61.43	S 46°20'32" W	6°38'39"
C42	500.00	101.45	101.27	S 48°49'58" W	11°37'29"
C43	500.00	17.50	17.50	S 55°38'52" W	2°00'19"
C44	470.00	93.47	93.32	S 50°57'11" W	11°23'41"
C45	470.00	18.34	18.34	S 44°08'17" W	2°14'08"
C46	10.00	15.71	14.14	N 88°01'13" E	90°00'00"
C47	120.00	11.08	11.08	S 40°22'30" W	5°17'26"
C48	150.00	13.85	13.85	S 40°22'30" W	5°17'26"
C49	180.00	16.62	16.61	N 40°22'30" E	5°17'26"
C50	100.00	2.36	2.36	S 37°03'15" W	1°21'04"
C51	130.00	12.40	12.40	N 34°59'46" E	5°28'01"
C52	460.00	31.49	31.48	N 55°47'52" W	3°55'20"
C53	740.00	70.05	70.02	N 61°16'36" W	5°25'24"
C54	120.00	4.76	4.76	S 43°41'05" E	2°16'30"
C55	430.00	118.58	118.20	S 61°44'11" E	15°48'00"
C56	710.00	181.12	180.63	S 65°52'23" E	14°36'58"
C57	150.00	5.96	5.96	S 43°41'05" E	2°16'30"
C58	180.00	7.15	7.15	S 43°41'05" E	2°16'30"

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.29	S 48°15'00" E
L2	17.00	S 29°45'00" W
L3	60.00	S 60°15'00" E
L4	31.20	S 20°21'49" W
L5	60.00	S 69°38'11" E
L6	60.00	N 43°01'13" E
L7	67.48	N 46°58'47" W
L8	40.00	S 46°58'47" E
L9	29.88	S 69°38'11" E
L10	73.14	S 43°01'13" W
L11	13.59	N 29°45'00" E
L12	60.00	N 60°15'00" W
L13	60.00	N 36°09'49" E
L14	60.00	N 31°26'06" E
L15	36.07	N 61°31'55" W
L16	56.35	S 48°15'00" E
L17	60.00	N 41°45'00" E
L18	60.00	N 47°27'10" E
L19	17.55	N 56°54'51" W
L20	113.17	N 29°51'15" E

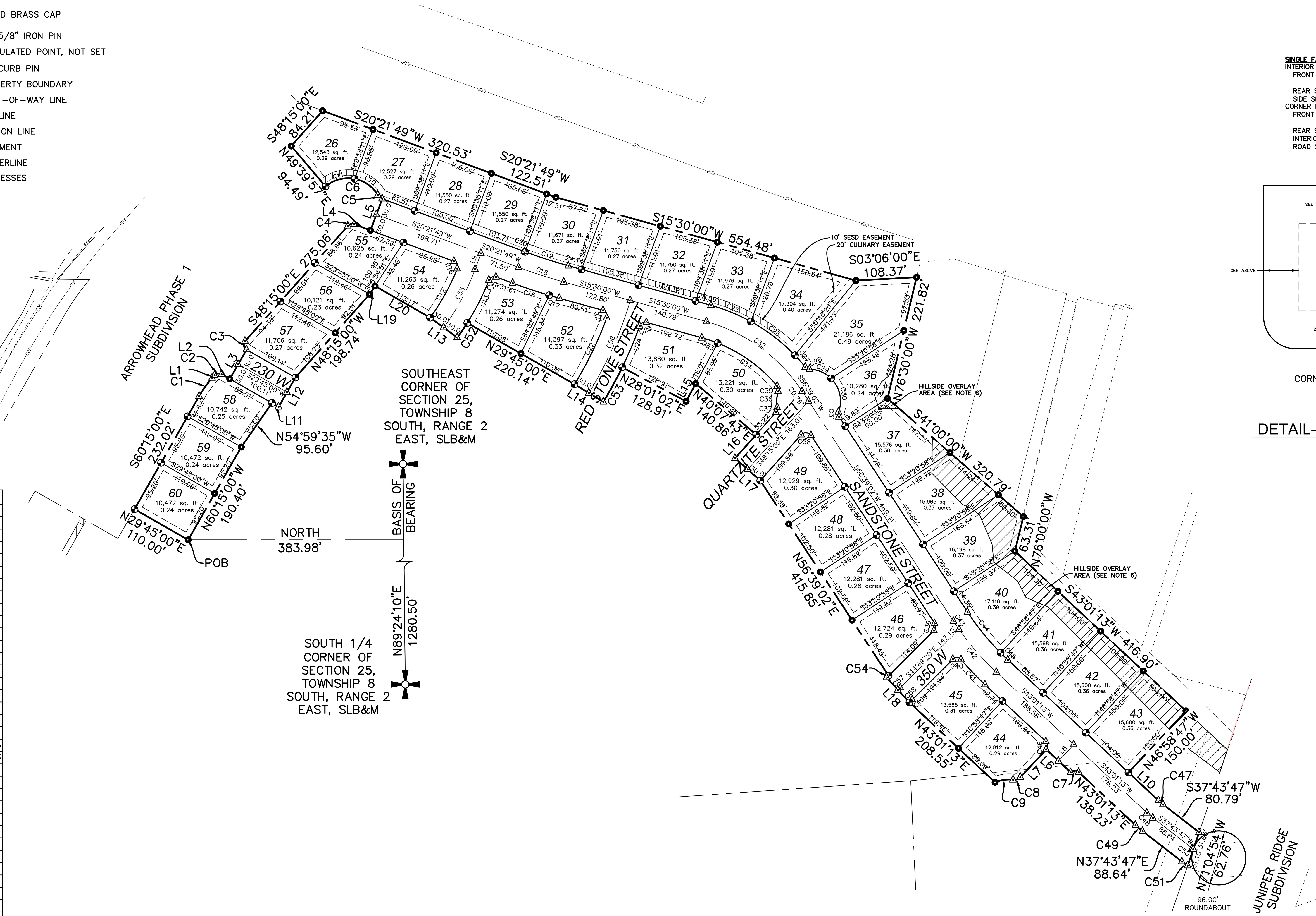
DATA TABLE
TOTAL ACREAGE=14.12
TOTAL # OF LOTS=35
ACREAGE IN ROADS= 3.55 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

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

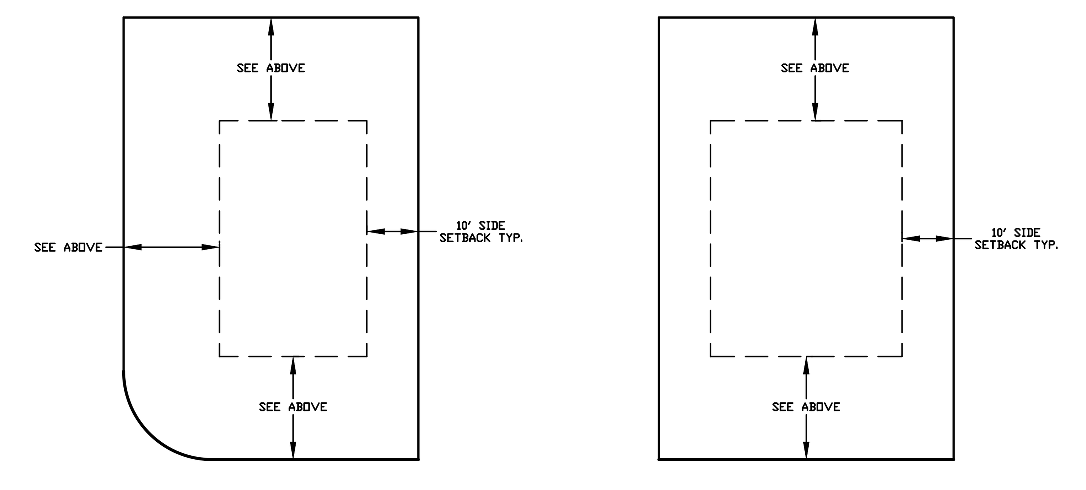
LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET CURB PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. — ADDRESSES



LOT #	ADDRESS
26	148 W
27	1861 S
28	1885 S
29	1909 S
30	1929 S
31	1951 S
32	1973 S
33	1991 S
34	2013 S
35	2027 S
36	2031 S
37	2039 S
38	2065 S
39	2073 S
40	2091 S
41	2111 S
42	2119 S
43	2143 S
44	372 W & 2108 S
45	2076 S & 2092 S
46	2065 S & 2072 S
47	2058 S
48	2048 S
49	255 W & 2034 S
50	238 W & 2012 S
51	211 W & 1978 S
52	214 W & 1938 S
53	193 W & 1918 S
54	192 W & 1884 S
55	173 W & 1862 S
56	189 W
57	205 W & 1819 S
58	233 W & 1812 S
59	247 W
60	257 W

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK–20'
SIDE SETBACK–5'–10'–TOTAL OF 15'
CORNER LOTS:
FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK–20'
INTERIOR SIDE–10'
ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



CORNER LOT — INTERIOR LOT

*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

NO.	REVISIONS	BY	DATE		
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
				REV. COGO FILE:	DATE:

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ATLAS ENGINEERING L.L.C.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801–655–0566
FAX: 801–655–0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

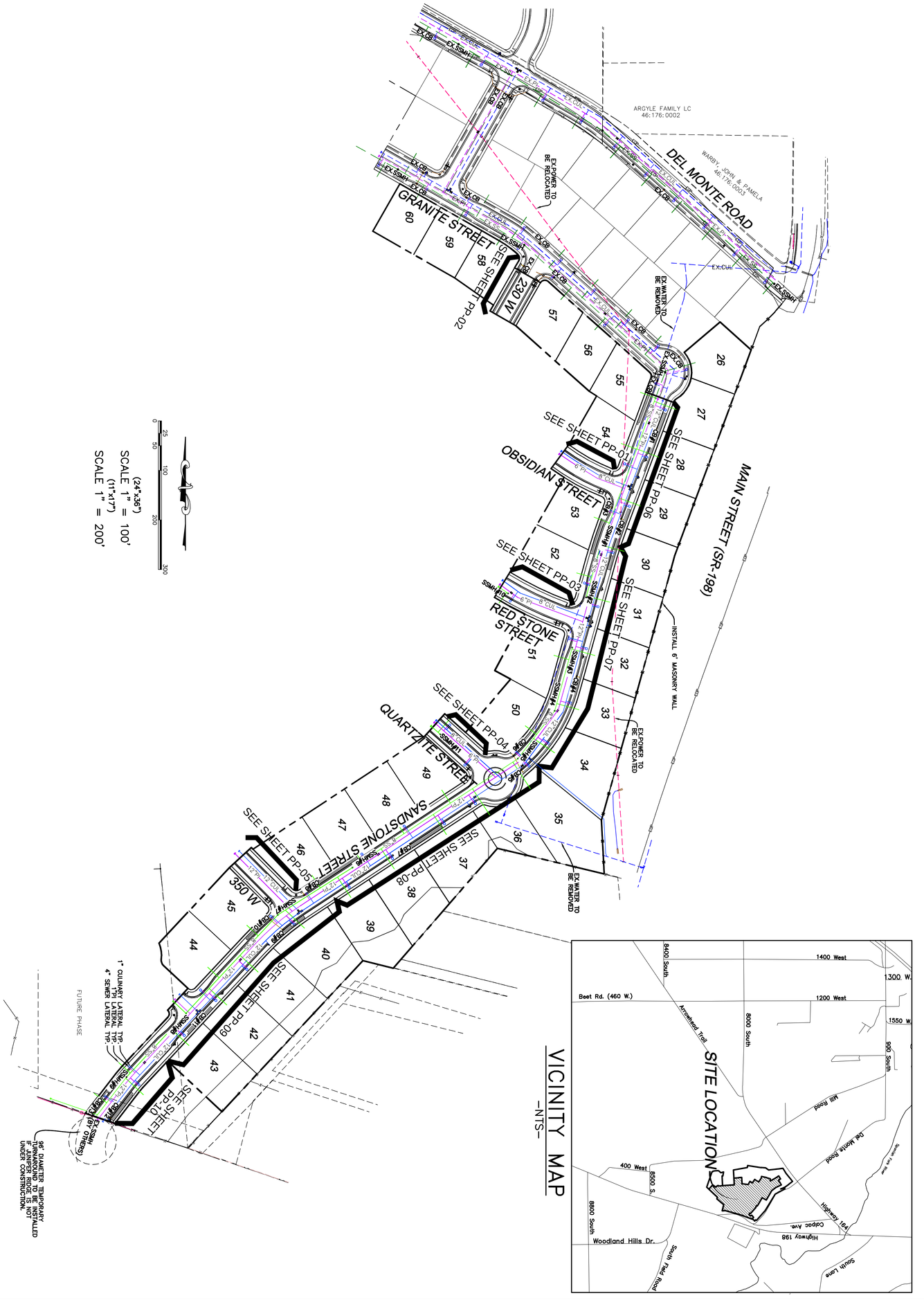
ARROWHEAD SUBDIVISION PHASE 2

CONTAINING 35 LOTS AND 14.12 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

FINAL PLAT

SPANISH FORK CITY, UTAH

SHEET 2 OF 2



VICINITY MAP
-NTS-

ARROWHEAD SUBDIVISION PHASE 2

UTILITY & INDEX

SPANISH FORK, UTAH

SHEET NO.
3

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

NO.	REVISIONS	BY	DATE
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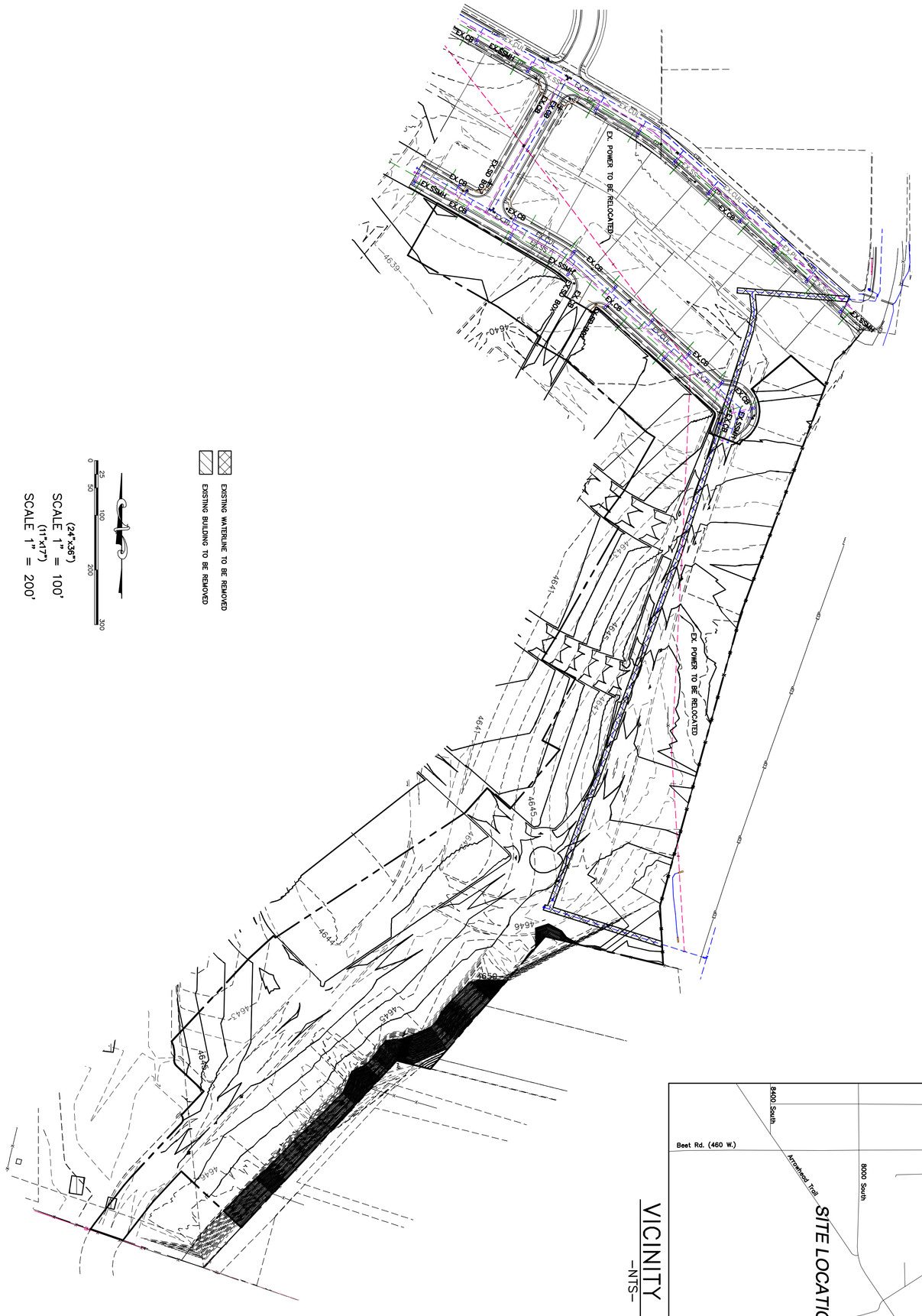

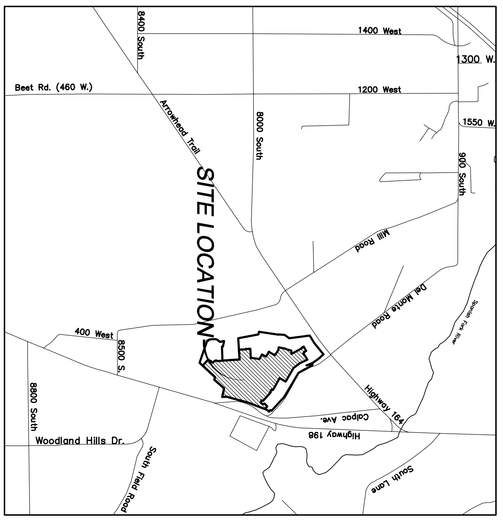

VICINITY MAP
-NTS-

SITE LOCATION

ARROWHEAD SUBDIVISION PHASE 2

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

SHEET NO. 4

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

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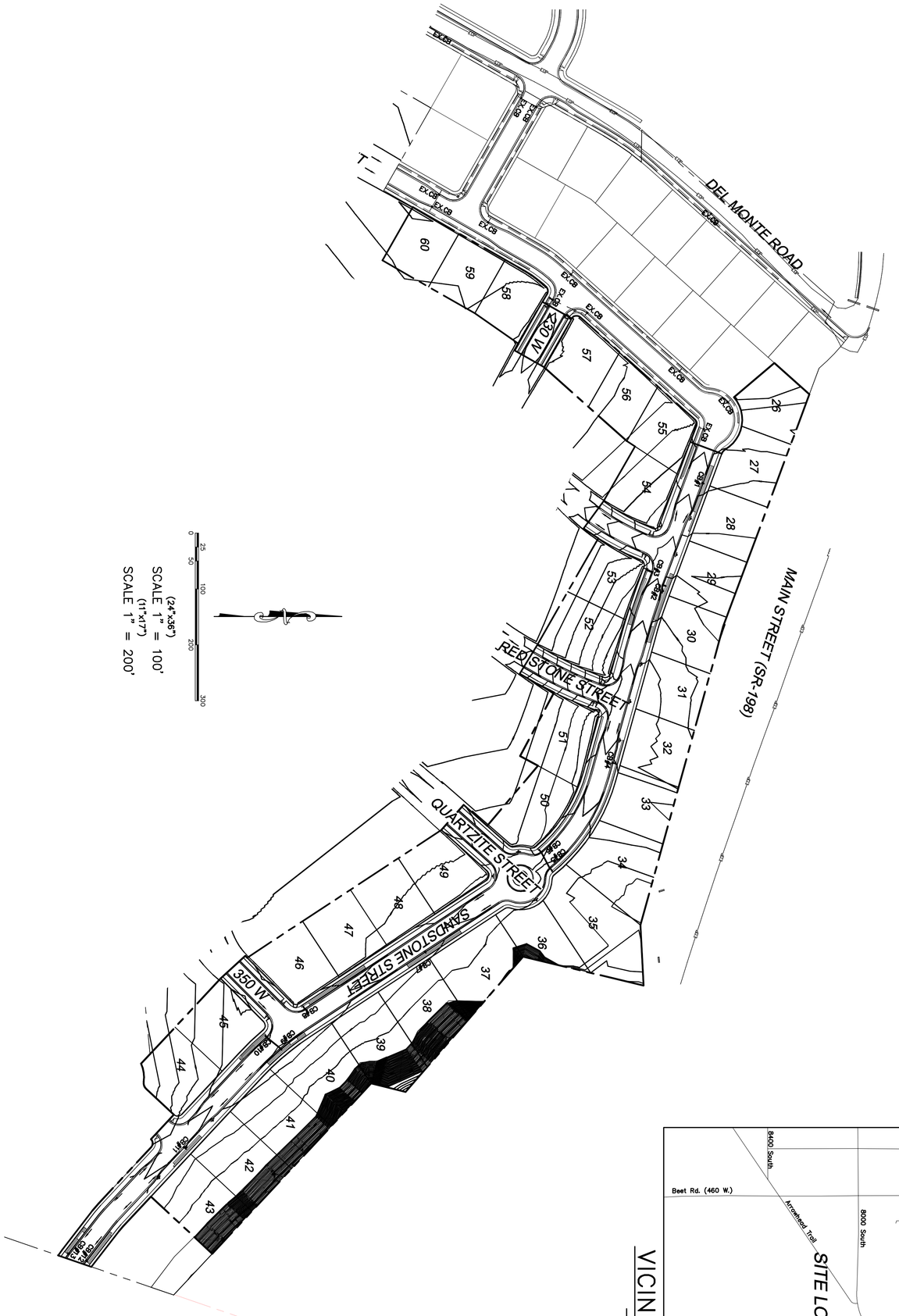

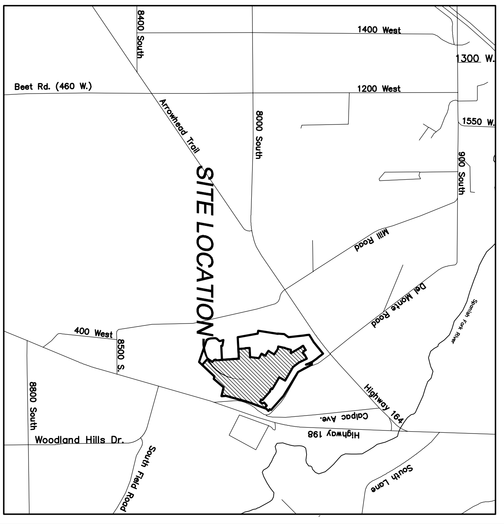

VICINITY MAP
-NTS-

ARROWHEAD SUBDIVISION PHASE 2

GRADING/DRAINAGE PLAN

SPANISH FORK, UTAH

SHEET NO. 5

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

NO.	REVISIONS	BY	DATE
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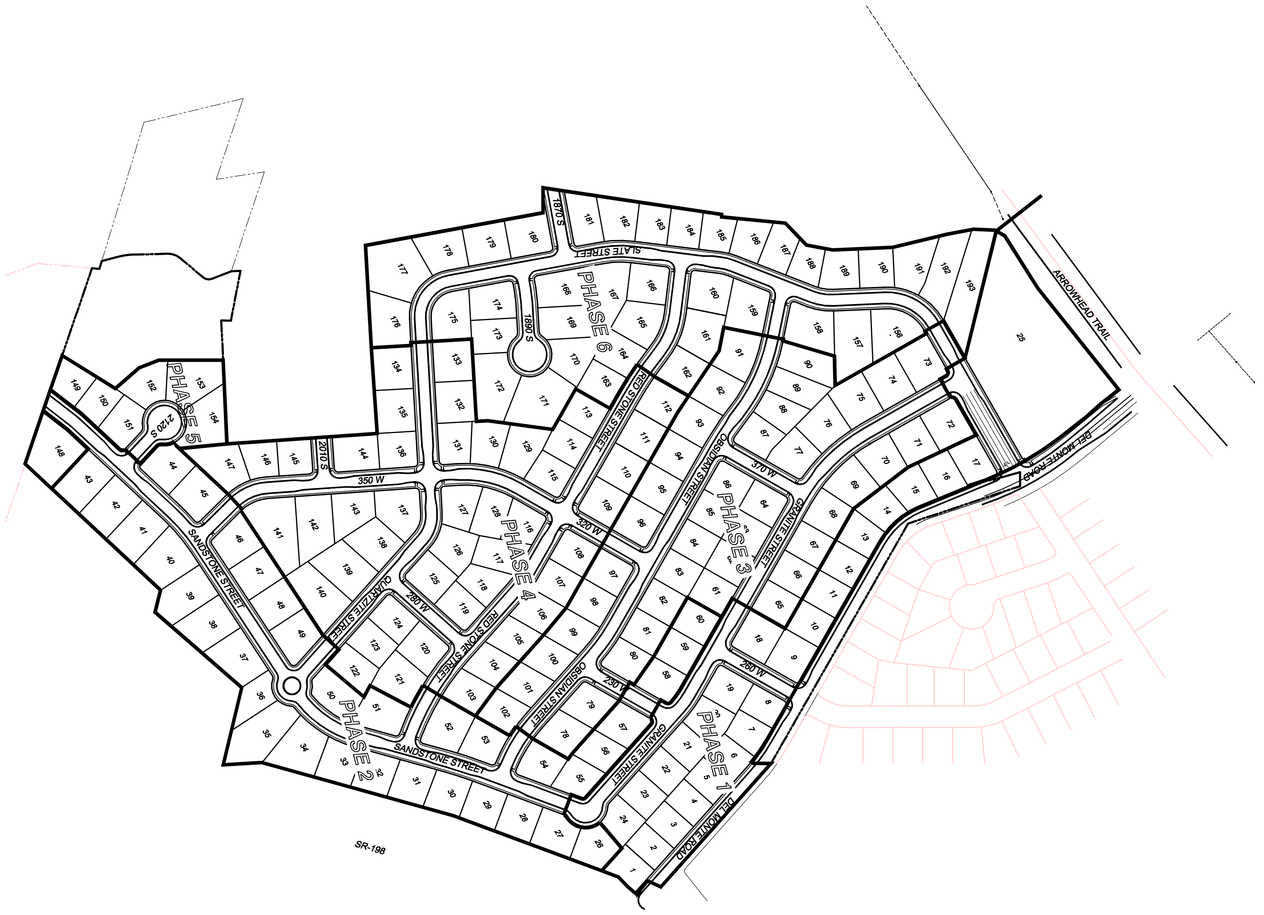
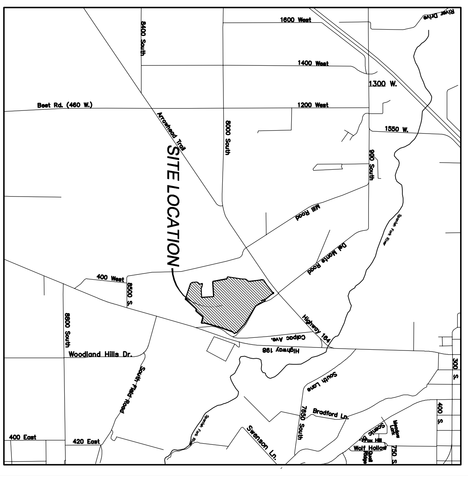
LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING DEED LINE
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION





VICINITY MAP
-NTS-

SCALE 1" = 200'
(24"x36")
SCALE 1" = 400'
(11"x17")

0 25 50 100 200 400 600

ARROWHEAD SUBDIVISION
PHASE 2

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

PHASING PLAN

SPANISH FORK, UTAH

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SHEET NO.
6

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COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO

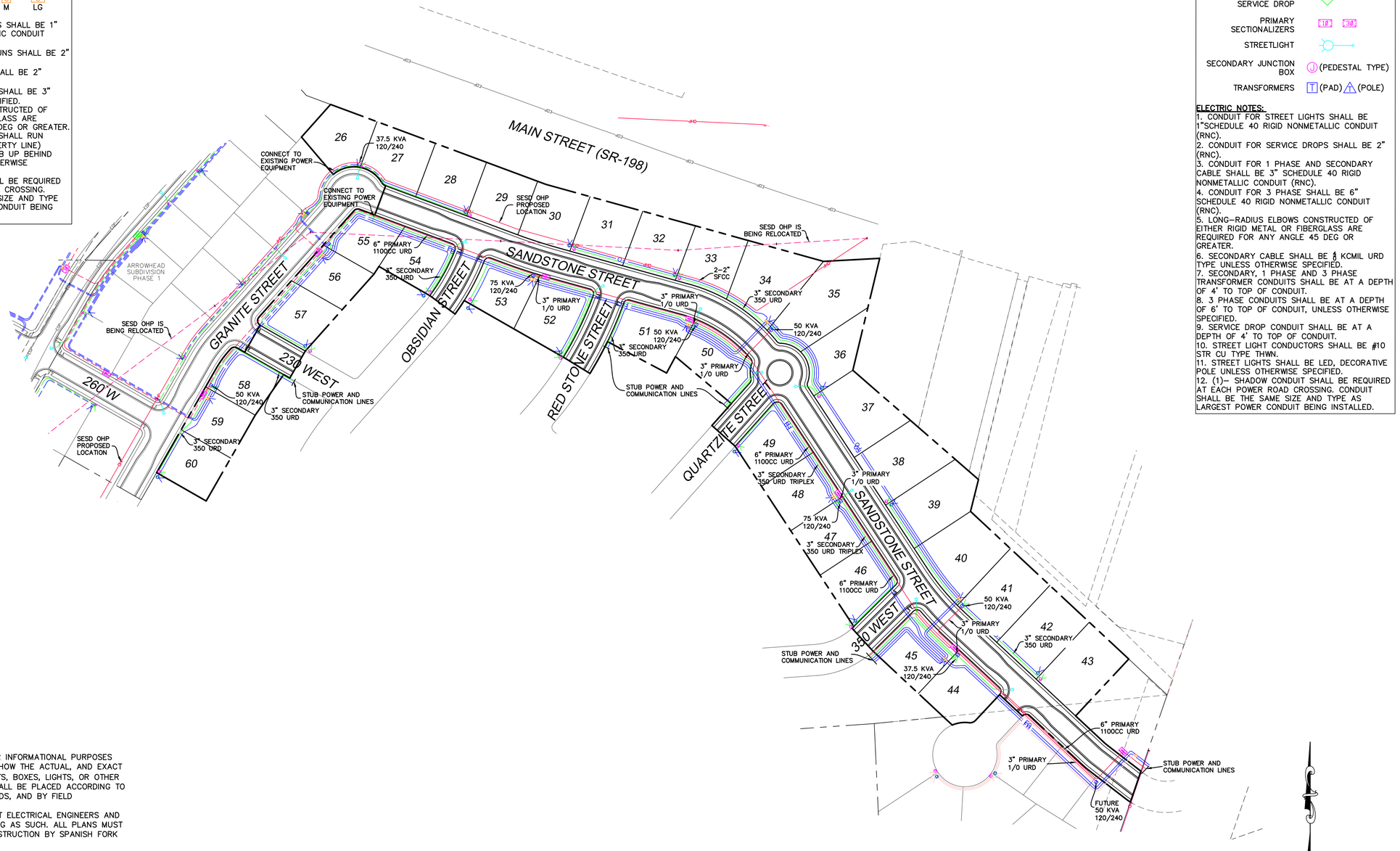
SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES — SM, M, LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.



ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE

SECONDARY ELECTRICAL CONDUIT — UGE

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS — 1Ø, 3Ø

STREETLIGHT

SECONDARY JUNCTION BOX — J (PEDESTAL TYPE)

TRANSFORMERS — T (PAD), T (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

GENERAL NOTES:

1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 7

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ELECTRICAL PLAN

SPANISH FORK, UTAH

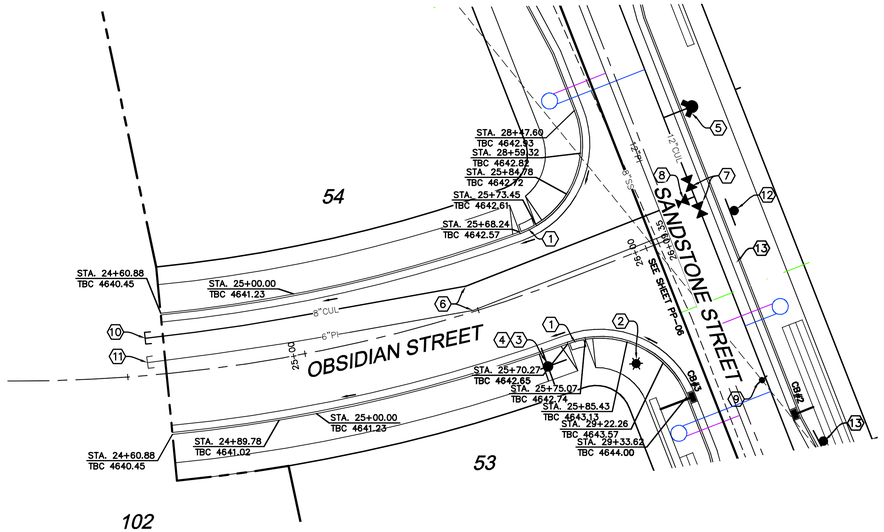
ARROWHEAD SUBDIVISION PHASE 2

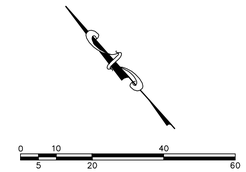
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Phase 2\v-Viewers\CADD\FINAL\PHASE 1\03-SITE PLAN.dwg 5/10/2022 10:49:21 AM MDT

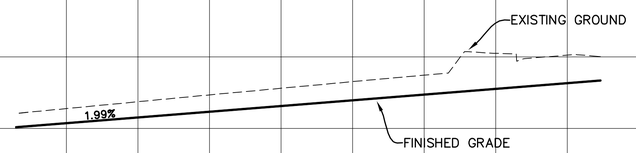
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
6. INSTALL 11.25° BEND.
7. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
9. EXISTING POWER TO BE RELOCATED.
10. CAP AND PLUG CULINARY WATERLINE.
11. CAP AND PLUG PI LINE.
12. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
13. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-01

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OBSIDIAN STREET
STA. 24+60.88 TO STA. 26+09.35

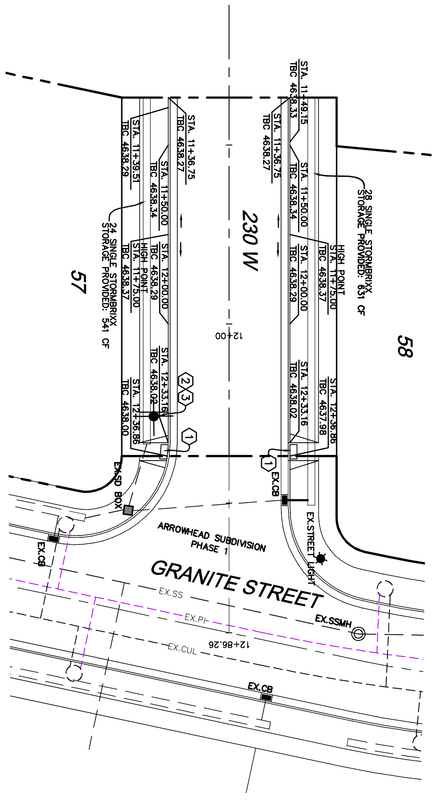
SPANISH FORK, UTAH

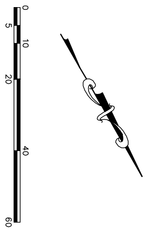
ARROWHEAD SUBDIVISION
PHASE 2
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-087 Arrowhead Property Owners\CADD\FINAL\PHASE 2\PP-01.dwg 1/25/2023 12:18:25 PM MST

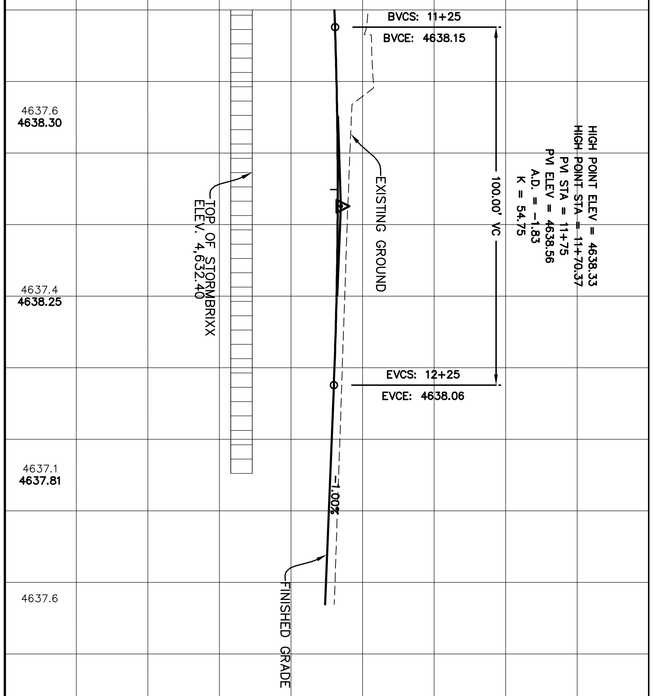
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
3. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.





SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'
-24"x36"-



ARROWHEAD SUBDIVISION PHASE 2

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

230 WEST
STA. 11+36.75 TO STA. 12+86.26

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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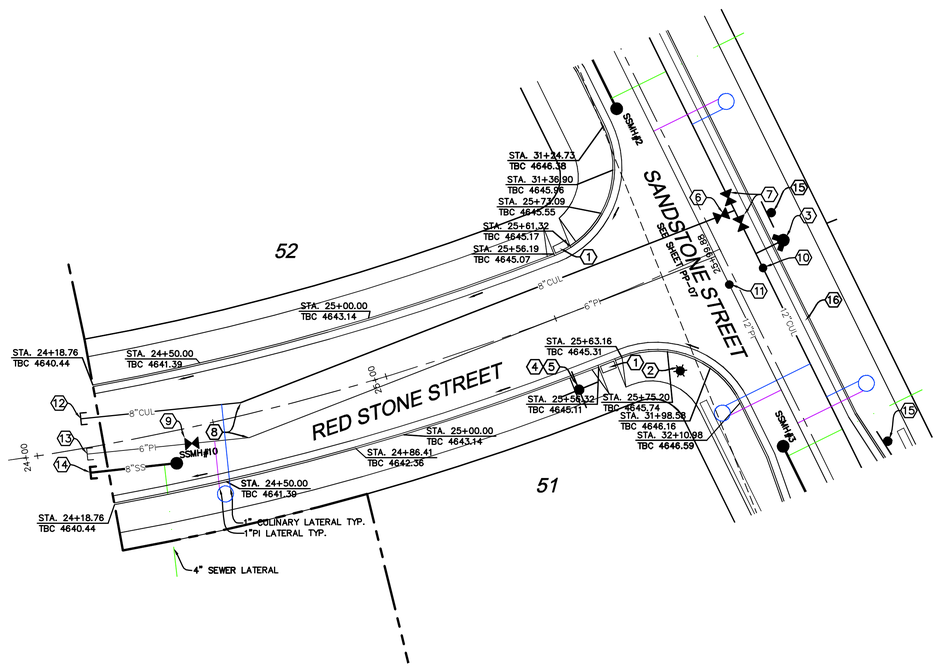
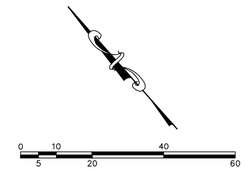
SHEET NO.

PP-02

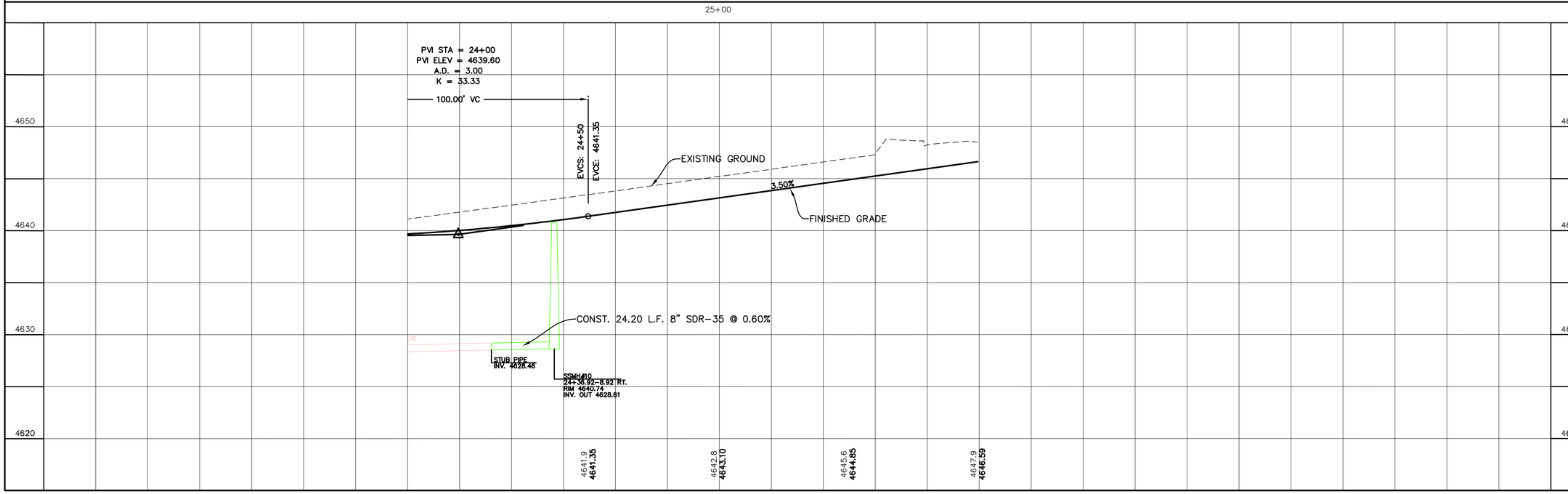
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL CULINARY AIR VAC & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL PI AIR VAC & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
12. CAP AND PLUG CULINARY WATERLINE.
13. CAP AND PLUG PRESSURIZED IRRIGATION WATERLINE.
14. CAP AND PLUG SEWER LINE.
15. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
16. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-03

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RED STONE STREET
STA. 24+18.76 TO STA. 25+99.88

SPANISH FORK, UTAH

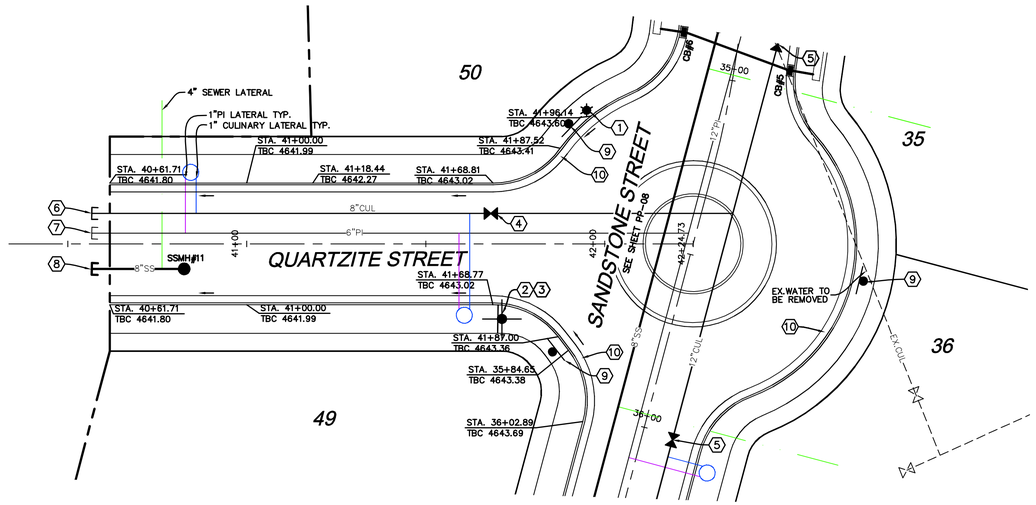
ARROWHEAD SUBDIVISION
PHASE 2

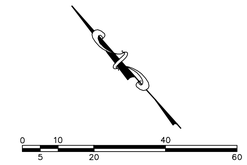
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 2\PP-03.dwg 2/9/2023 8:58:14 AM MST

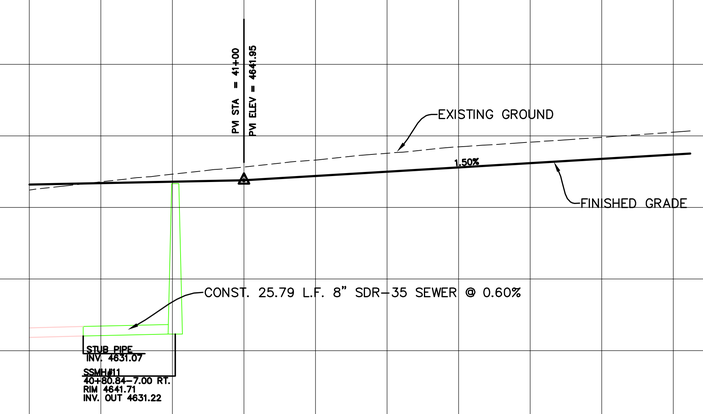
CONSTRUCTION NOTES:

1. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
3. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
6. CAP AND PLUG CULINARY WATERLINE.
7. CAP AND PLUG PRESSURIZED IRRIGATION WATERLINE.
8. CAP AND PLUG SEWER LINE.
9. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
10. RED CURB TO BE PAINTED THROUGH ROUNDABOUT (NOT IN DRIVEWAYS).





–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-04

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QUARTZITE STREET
STA. 40+61.71 TO STA. 42+24.73

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 2

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

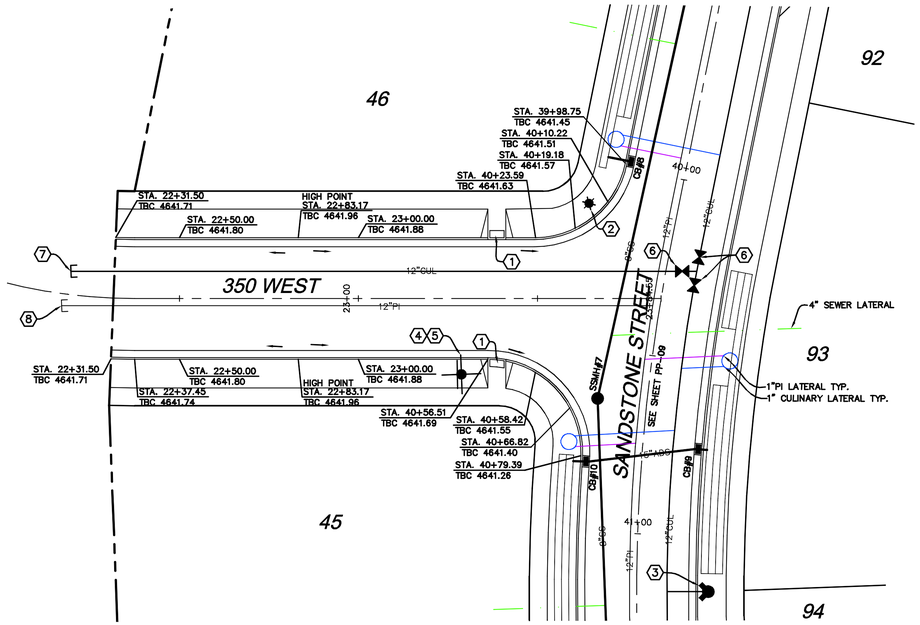
Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 2\PP-04.dwg 2/9/2023 8:58:11 AM MST

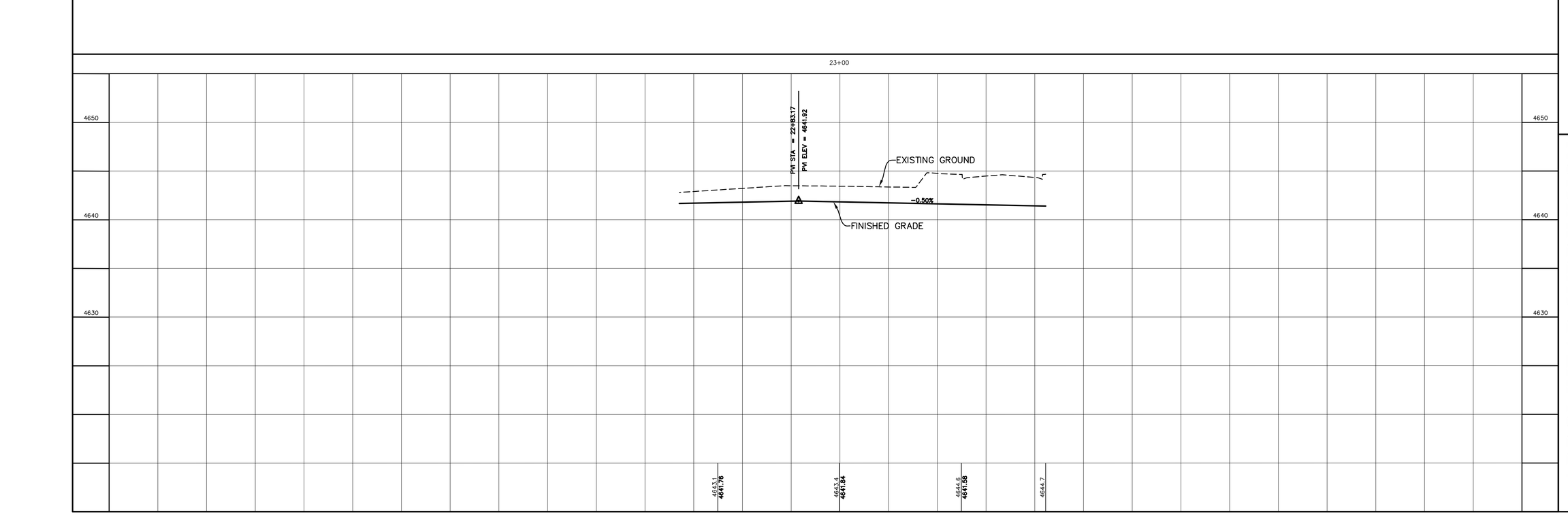
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
7. CAP AND PLUG CULINARY WATERLINE.
8. CAP AND PLUG PRESSURIZED IRRIGATION WATERLINE.

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'





SHEET NO. PP-05

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350 WEST
STA. 22+31.50 TO STA. 23+84.55

SPANISH FORK, UTAH

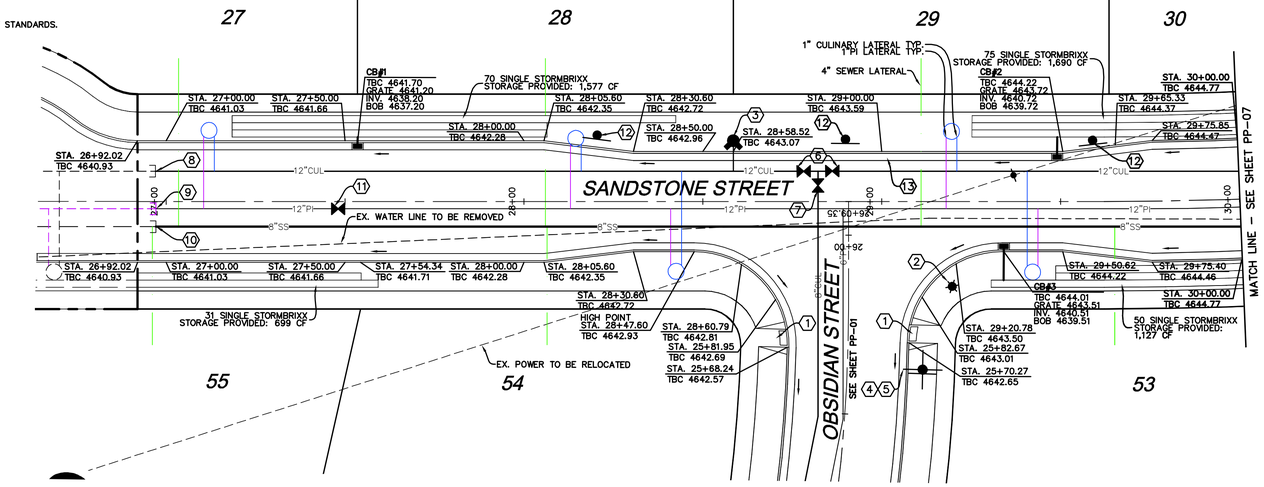
ARROWHEAD SUBDIVISION
PHASE 2

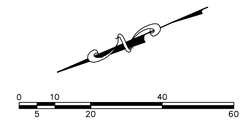
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Project Viewers\CADD\FINAL\PHASE 2\PP-05.dwg 1/25/2023 12:11:54 PM MST

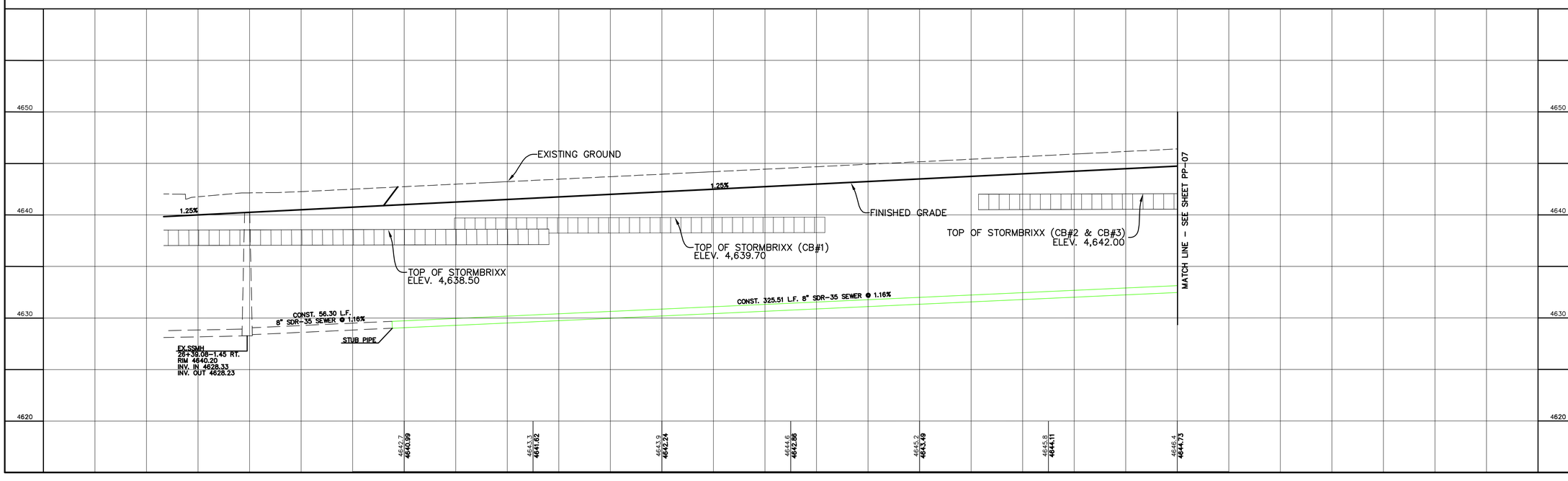
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
7. INSTALL 8" CULINARY VALVE PER SPANISH FORK STANDARDS.
8. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
9. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
10. LOCATE AND TIE TO EXISTING SEWER LINE.
11. INSTALL 12" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
13. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-06

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SANDSTONE STREET
STA. 26+50 TO STA. 30+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 2

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

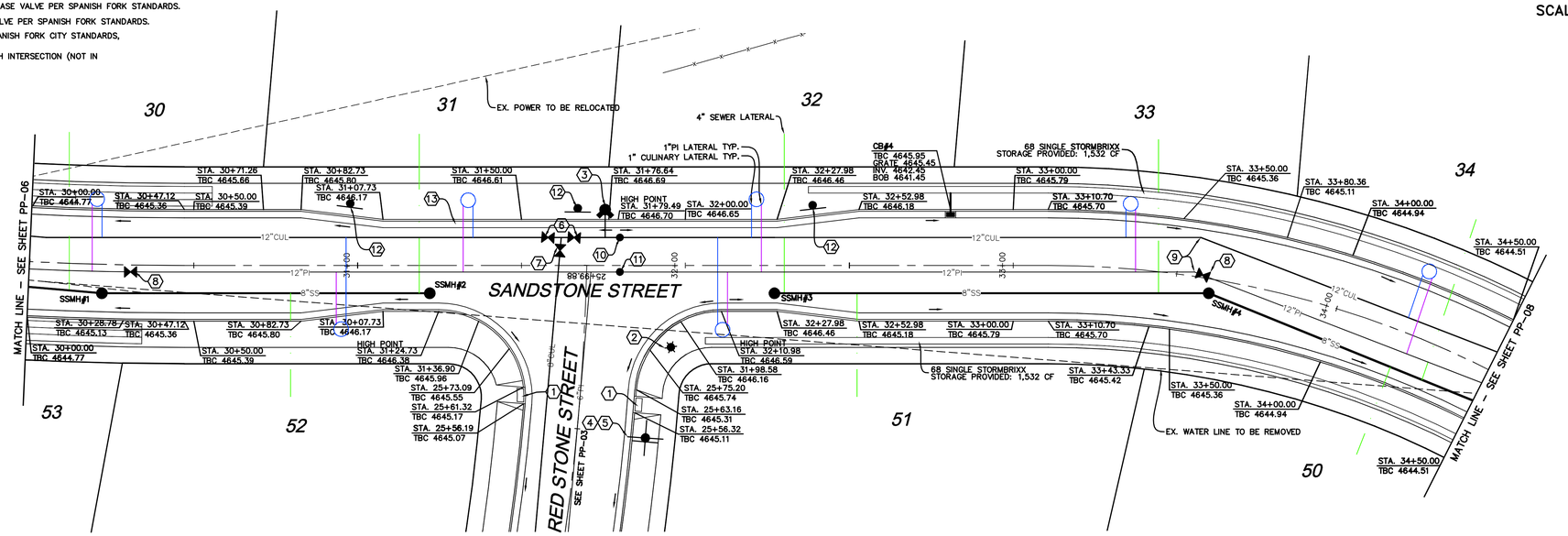
Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 2\PP-06.dwg 2/9/2023 9:01:24 AM MST

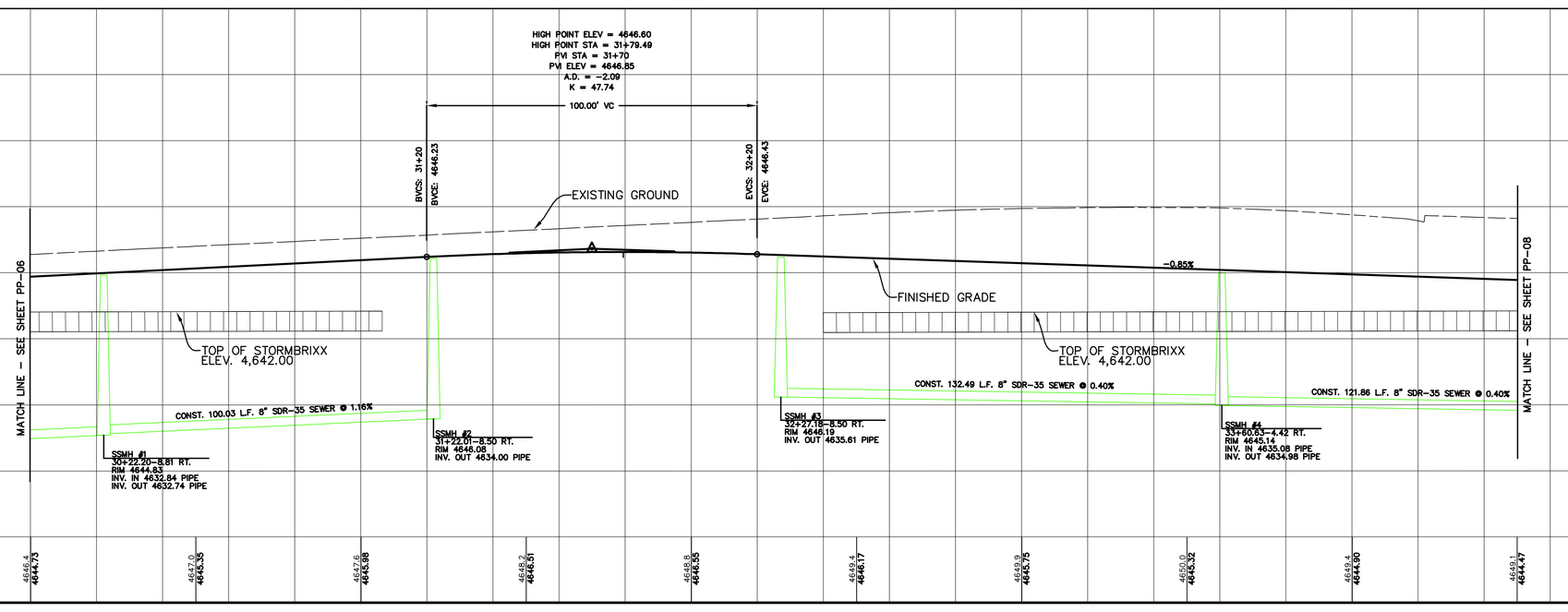
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
7. INSTALL 8" CULINARY VALVE PER SPANISH FORK STANDARDS.
8. INSTALL 12" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK STANDARDS.
9. INSTALL 11.25° BEND.
10. INSTALL CULINARY AIR VAC & RELEASE VALVE PER SPANISH FORK STANDARDS.
11. INSTALL PI AIR VAC & RELEASE VALVE PER SPANISH FORK STANDARDS.
12. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
13. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'





SHEET NO. PP-07

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SANDSTONE STREET
STA. 30+00 TO STA. 34+50

SPANISH FORK, UTAH

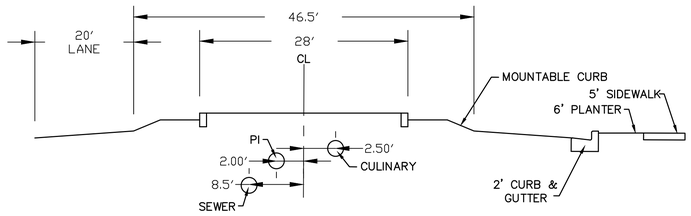
ARROWHEAD SUBDIVISION
PHASE 2

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

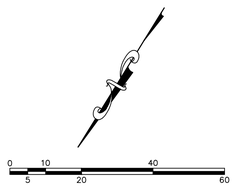
Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 2\PP-07.dwg 2/9/2023 9:03:59 AM MST

CONSTRUCTION NOTES:

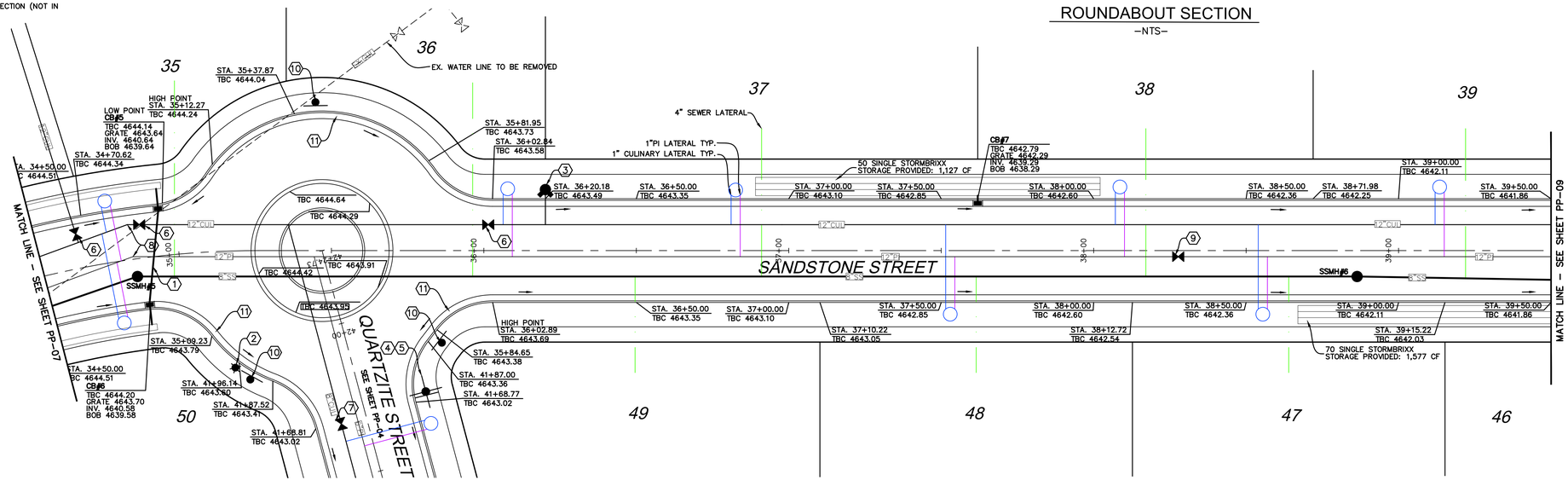
1. CONST. 30.45 L.F. 15" ADS @ 0.20%.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
7. INSTALL 8" CULINARY VALVE PER SPANISH FORK STANDARDS.
8. INSTALL 11.25° BEND.
9. INSTALL 12" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
11. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).

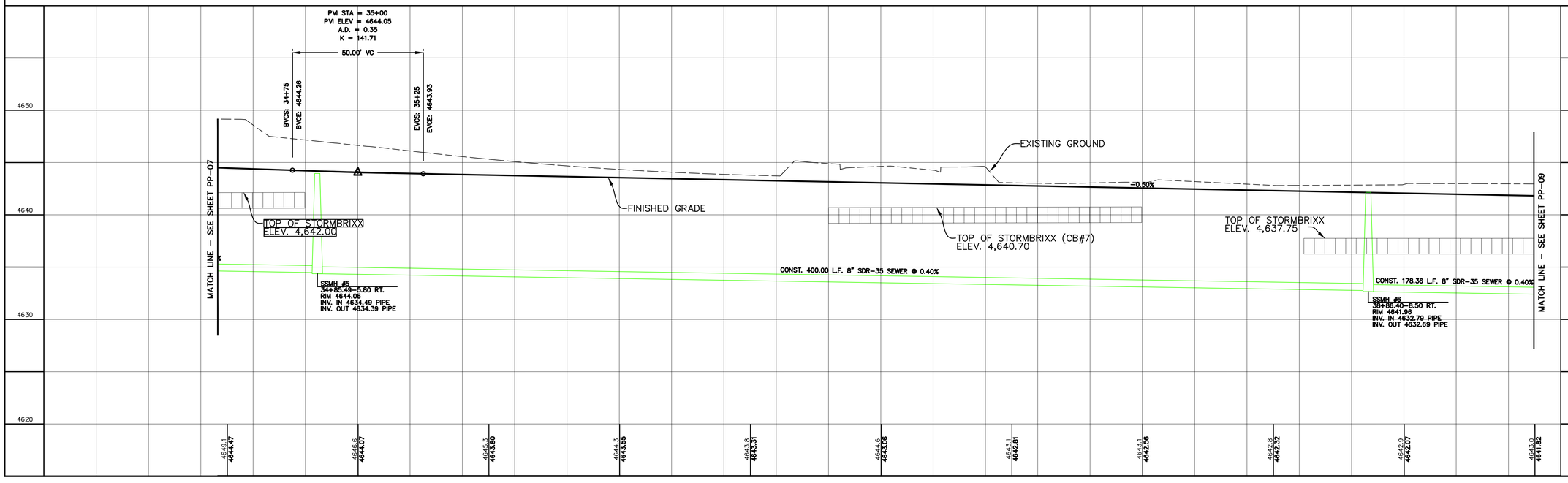


ROUNDABOUT SECTION
–NTS–



–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'





SHEET NO. PP-08

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SANDSTONE STREET
STA. 34+50 TO STA. 39+50

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 2

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

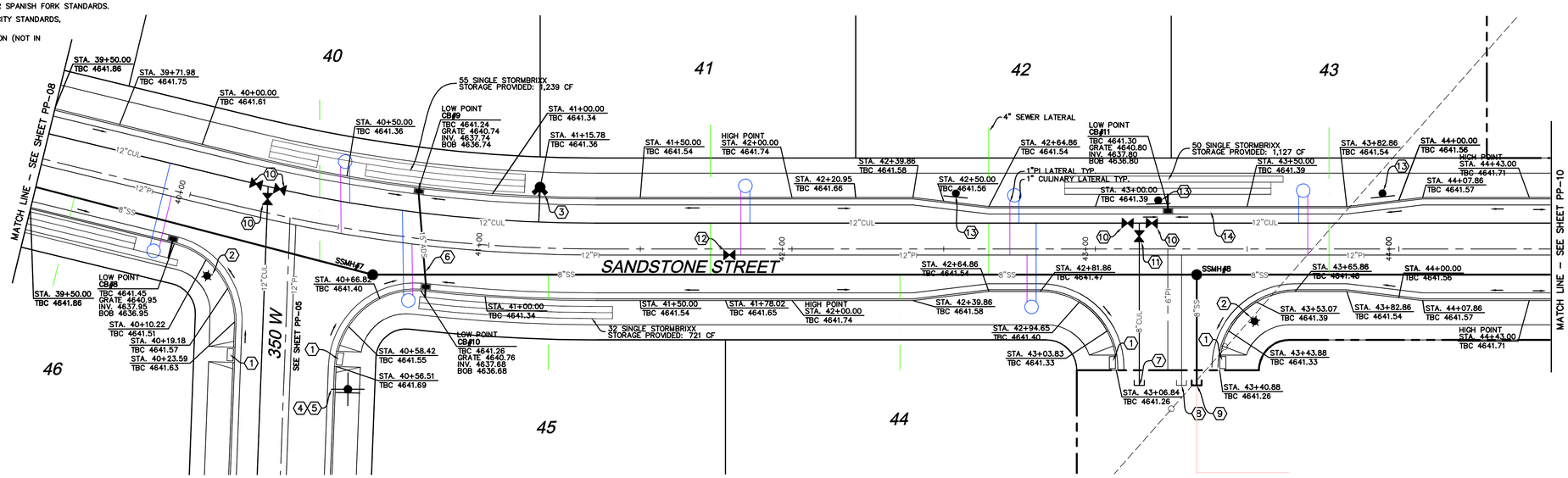
1/4/2024 10:08 P:\Drawing Project's\Veevers\CAD\FINAL\PHASE 2\PP-08.dwg 1/25/2023 12:16:12 PM MST

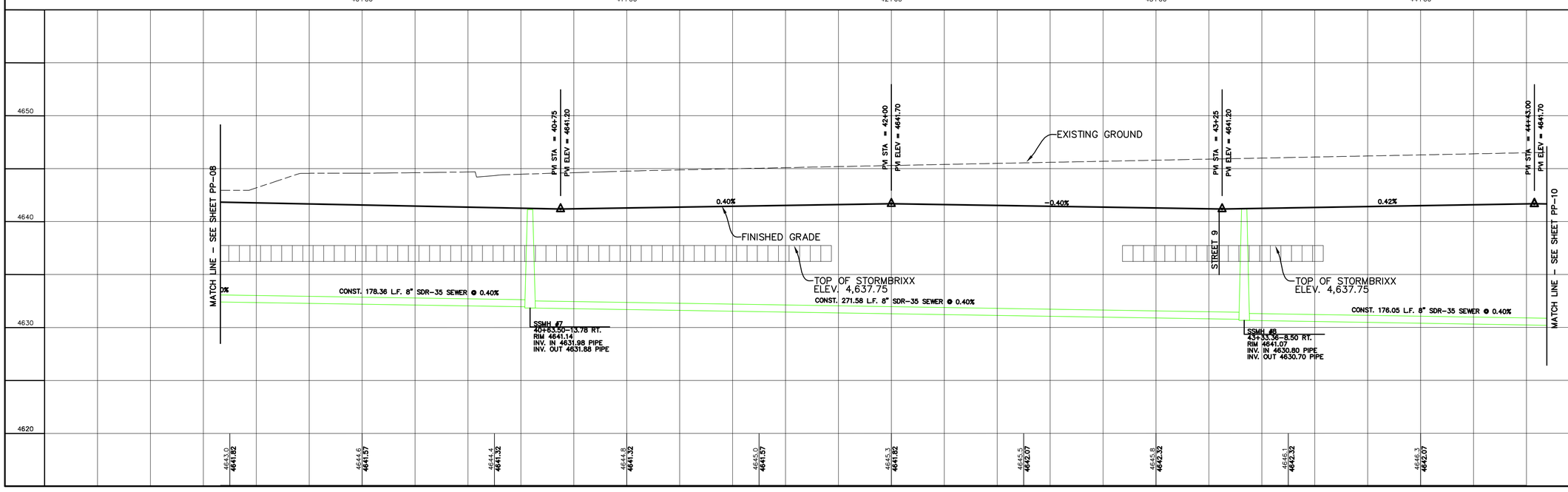
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. CONST. 30.36 L.F. 15" ADS @ 0.20%
7. CAP & PLUG CULINARY WATERLINE.
8. CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
9. CAP & PLUG SEWER LINE.
10. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
11. INSTALL 8" CULINARY VALVE PER SPANISH FORK STANDARDS.
12. INSTALL 12" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK STANDARDS.
13. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
14. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'





SHEET NO. PP-09

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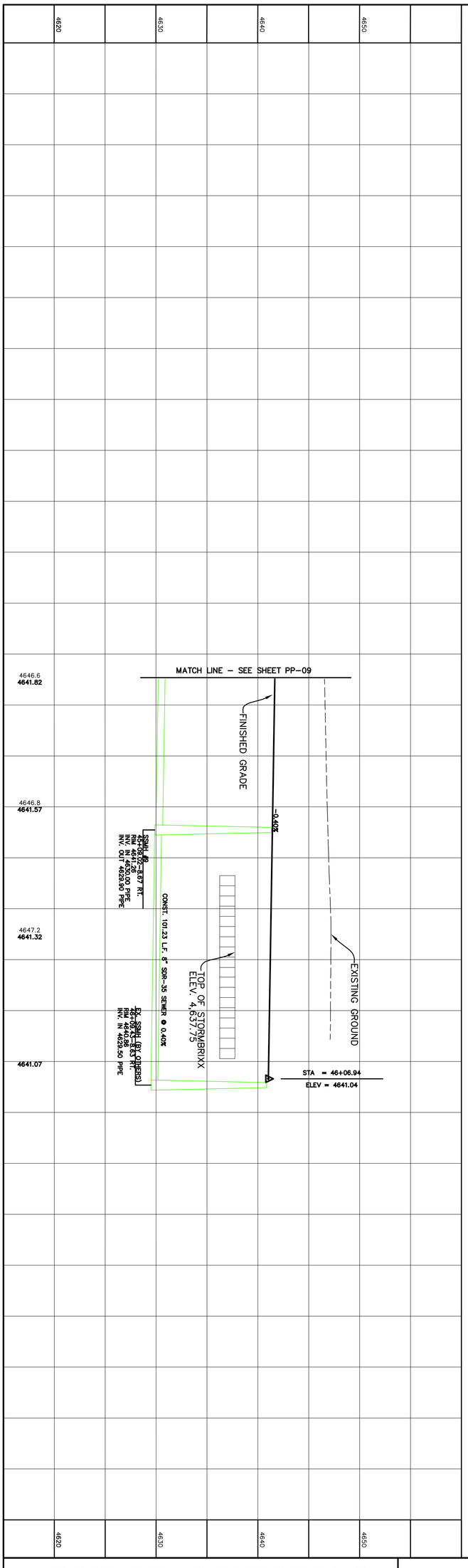
SANDSTONE STREET
STA. 39+50 TO STA. 44+50

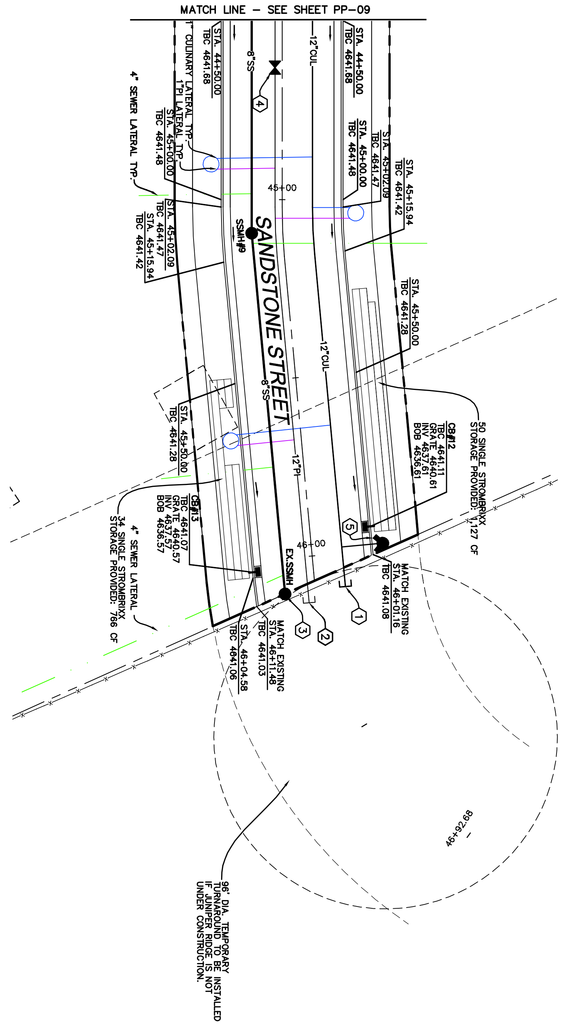
SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 2

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

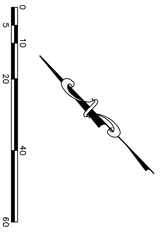
Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 2\PP-09.dwg 1/25/2023 12:18:07 PM MST





CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING PI LINE.
3. LOCATE AND TIE TO EXISTING SEWER LINE.
4. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

ARROWHEAD SUBDIVISION PHASE 2

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

SANDSTONE STREET
STA. 44+50 TO STA. 46+11.48

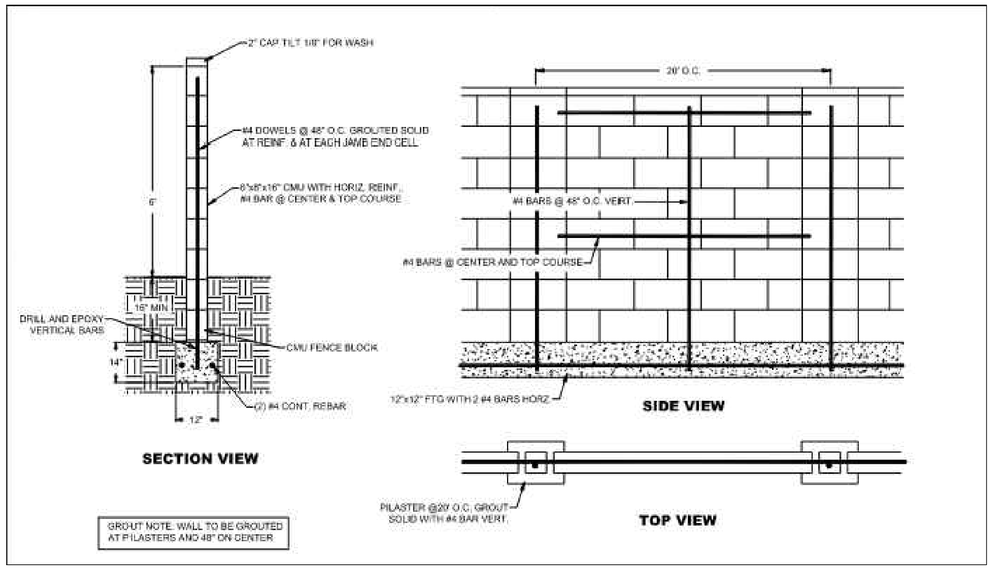
SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
12			
11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1			

SHEET NO.

PP-10

Z:\2020\20-102 Arrowhead Property-Weavers\CADD\FINAL\PHASE 2\PP-10.dwg 2/9/2023 9:05:47 AM MST

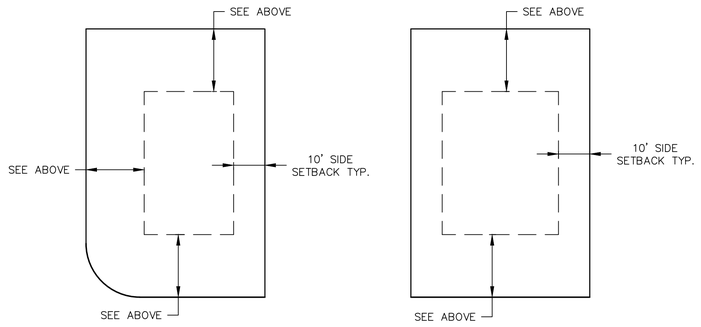


6' MASONRY WALL DETAIL

SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

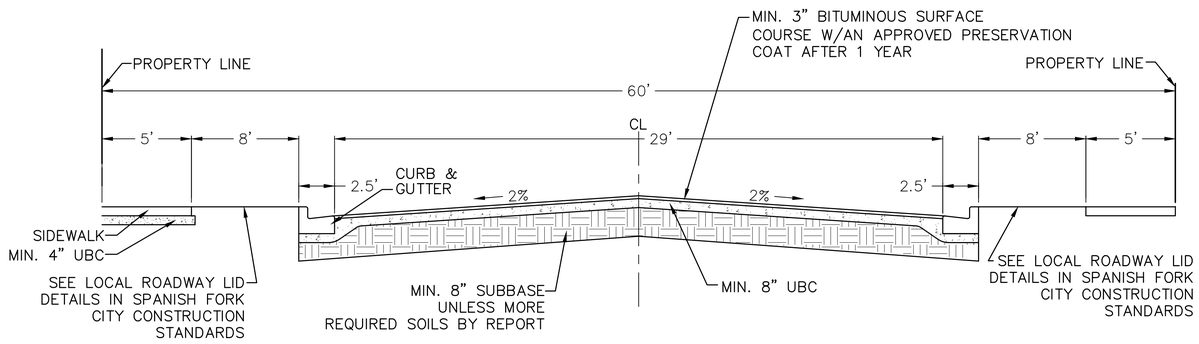
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

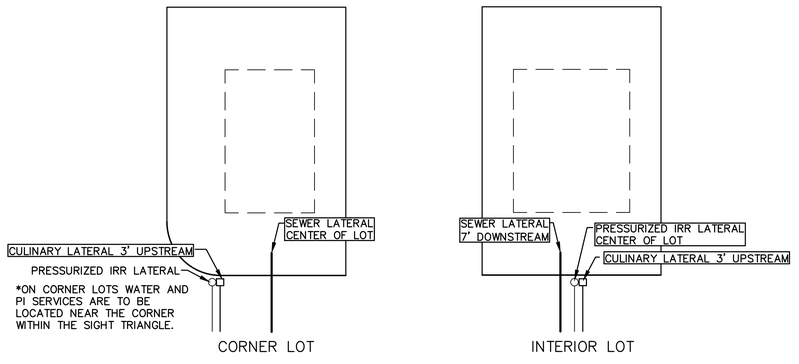
DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



60' ROW-TYPICAL

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO. DT-01

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

DETAIL SHEET

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION PHASE 2

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

Z:\2020\20-102 Arrowhead Property\Viewers\CAD\FINAL\PHASE 2\DT-01.dwg, 1/25/2023 11:22:20 AM MST

Arrowhead Subdivision Phase 3 Final Plat Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at approximately 400 West Arrowhead Trail, including 14.81 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Final Plat of forty-two residential lots be approved.

Key Issues

1. Environmental.
2. Phasing.
3. Street Tree Plan.
4. Storm Drain.
5. Power.
6. Walls and Fencing.
7. Utilities.
8. Access.

Exhibits

1. Civil Plans.

Recommendation

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

Findings

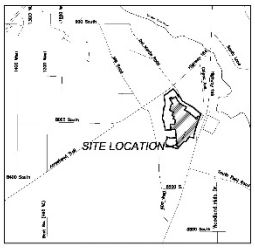
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, cease prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.
6. That the applicant provides a Street Tree Plan for the development.
7. That the applicant updates street names as requested by Public Works and Public Safety.

ARROWHEAD SUBDIVISION PHASE 3

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
FEBRUARY 2023



VICINITY MAP
-NTS-

GENERAL NOTES:
1. ALL CONSTRUCTION W.L. 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.

ARROWHEAD SUBDIVISION PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE:801-855-0568
FAX:801-855-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

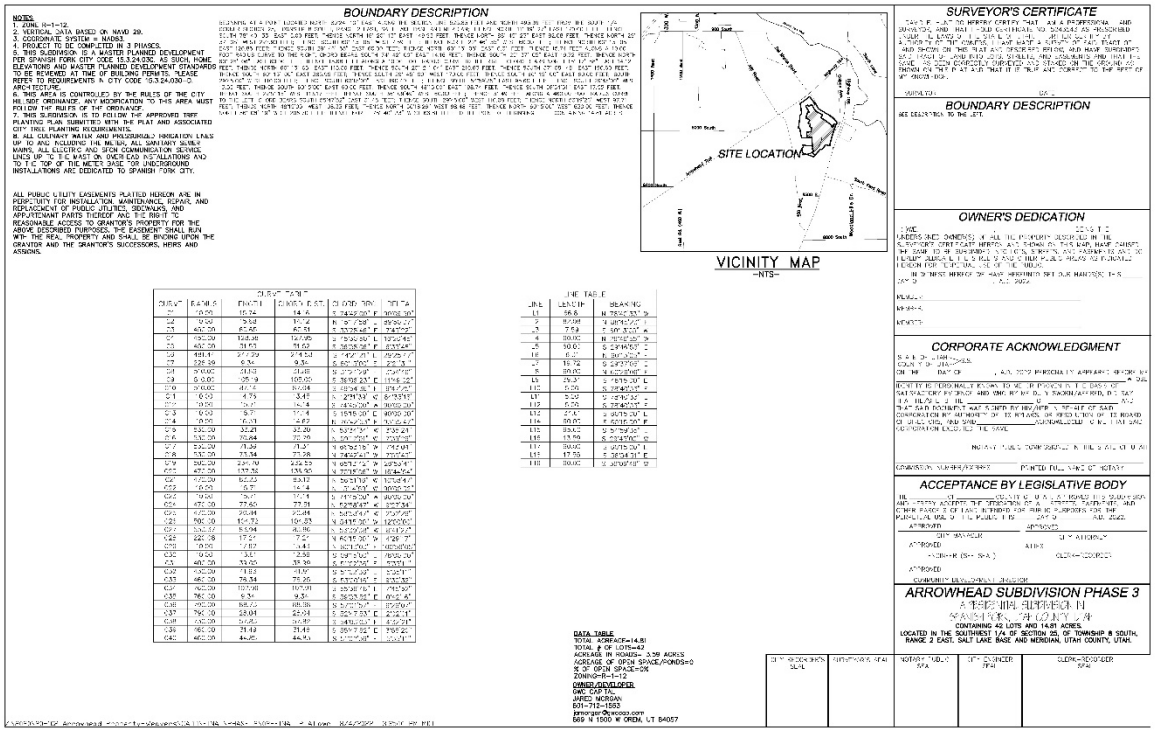
-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING / DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – SLATE STREET – STA. 13+50 TO STA. 15+00
PP-02	PLAN & PROFILE – GRANITE STREET – STA. 10+00 TO STA. 15+00
PP-03	PLAN & PROFILE – GRANITE STREET – STA. 15+00 TO STA. 19+50
PP-04	PLAN & PROFILE – 370 WEST – STA. 10+00 TO STA. 12+79.94
PP-05	PLAN & PROFILE – OBSIDIAN STREET – STA. 11+00 TO STA. 14+00
PP-06	PLAN & PROFILE – OBSIDIAN STREET – STA. 14+00 TO STA. 18+00
PP-07	PLAN & PROFILE – OBSIDIAN STREET – STA. 18+00 TO STA. 21+50
PP-08	PLAN & PROFILE – OBSIDIAN STREET – STA. 21+50 TO STA. 24+60.88
PP-09	PLAN & PROFILE – 230 WEST – STA. 10+00 TO STA. 11+36.75
PP-10	PLAN & PROFILE – 320 WEST – STA. 10+00 TO STA. 11+40
DT-01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER	SECTION LINE
SET 5/8" REBAR W/ CAP	EASEMENT
CALCULATED POINT, NOT SET	EXISTING 2023 LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	EXISTING CITY ROAD MONUMENT
EXISTING STREET LIGHT	EXISTING FENCE LINE
PROPOSED STREET LIGHT	EXISTING BANK
PROPOSED FIRE HYDRANT	EXISTING SANITARY SEWER MANHOLE
PROPOSED VALVE	EXISTING IRRIGATION WATERLINE
PROPOSED STREET SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED CLUSTER MAILBOX	PROPOSED CULINARY WATERLINE
PROPERTY BOUNDARY	PROPOSED PRESSURIZED IRRIGATION
CENTERLINE	PROPOSED 8" SEWER LATERAL
4000 INCH MAP LINE	PROPOSED 4" CULINARY WATER LATERAL
LOT LINE	PROPOSED 8" IRRIGATION MAIN

OWNER/DEVELOPER
DMC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@wcoop.com
869 N 1500 W OREM, UT 84057



NOTES:
1. ZONE: R-1-12.
2. VERTICAL DATA BASED ON: NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 3 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT FOR SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, HOME ELEVATIONS AND MASTER PLANNED DEVELOPMENT STANDARDS TO BE REVIEWED AT TIME OF BUILDING PERMITS. PLEASE REFER TO REQUIREMENTS A CITY CODE 15.3.24.030 D-5 ARCHITECTURE.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY MILLSITE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THAT ORDINANCE.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.
8. ALL IRRIGATION WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC AND SIGN COMMUNICATION SERVICE LINES UP TO THE METER OR OVER HEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 0.29 FEET ALONG THE SECTION LINE AND EAST 1982.76 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N 89°37'23" E 1322.76 FEET; THENCE S 0°01'37" E 1322.76 FEET; THENCE S 89°37'23" W 1322.76 FEET; THENCE N 0°01'37" W 1322.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 40.00 ACRES

SURVEYOR'S CERTIFICATE

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

SIGNATURE [illegible] DATE [illegible]

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS [illegible] DAY OF [illegible], A.D. 2023.

NAME(S)

SIGNATURE

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
COUNTY OF UTAH)

ON THE [illegible] DAY OF [illegible], A.D. 2023 PERSONALLY APPEARED BEFORE ME [illegible] WHO BEING BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE [illegible] OF [illegible] AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID [illegible] ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC [illegible]
RESIDING IN [illegible] COUNTY, UTAH
MY COMMISSION NUMBER [illegible]
COMMISSION EXPIRES [illegible]
PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE [illegible] COUNTY OF UTAH, A REGULARLY SCHEDULED MEETING AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS, STREETS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PURPOSES THEREIN DEDICATED THIS [illegible] DAY OF [illegible], A.D. 2023.

ATTEST: [illegible] APPROVED

CITY RECORDER
APPROVED

CITY ATTORNEY
APPROVED

CLERK-RECORDER (S= SEAL)

COMMUNITY DEVELOPMENT DIRECTOR
APPROVED

ARROWHEAD SUBDIVISION PHASE 3

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 42 LOTS AND 14.81 ACRES
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

CURVE TABLE

CURVE	RADIUS	CHORD	CHORD DIST.	CHORD BEARING	DELTA
C1	10.00	15.74	14.16	S 34°59'39" E	90°09'30"
C2	9.50	5.58	5.50	N 15°26'58" E	33°39'27"
C3	400.00	82.85	82.71	S 33°08'48" E	11°52'07"
C4	400.00	198.88	196.85	S 75°30'39" E	28°29'48"
C5	400.00	31.53	31.52	S 88°38'58" E	4°31'04"
C6	484.41	277.89	274.53	S 74°27'20" E	32°52'17"
C7	325.59	9.34	9.34	S 60°20'00" E	1°38'36"
C8	9.00	13.93	12.68	S 17°57'39" W	88°41'07"
C9	65.00	35.19	105.00	S 36°56'23" E	115°12'22"
C10	9.00	13.76	12.68	N 72°04'18" E	87°34'53"
C11	9.00	4.75	3.45	S 27°11'33" W	30°13'51"
C12	9.00	5.47	5.43	S 46°20'26" W	34°50'00"
C13	9.00	5.47	5.43	S 11°30'26" W	34°50'00"
C14	9.00	10.01	9.53	N 40°42'51" E	63°44'47"
C15	530.00	30.81	30.80	N 53°51'31" W	3°19'21"
C16	530.00	70.64	70.59	N 59°27'01" W	7°38'08"
C17	530.00	71.39	71.34	N 67°16'15" W	7°43'01"
C18	530.00	71.14	71.08	N 74°52'47" W	7°41'47"
C19	530.00	231.70	229.83	N 85°21'12" W	25°03'16"
C20	470.00	137.76	137.30	S 77°16'24" W	16°47'34"
C21	470.00	62.23	62.17	N 56°31'10" W	7°35'41"
C22	9.00	5.71	5.61	N 17°40'04" W	36°20'34"
C23	9.00	5.71	5.61	N 18°40'30" E	36°20'34"
C24	470.00	77.60	77.51	N 63°08'47" E	9°27'39"
C25	470.00	70.44	70.38	N 54°04'47" E	8°35'07"
C26	530.00	164.73	164.03	N 34°15'26" W	17°48'40"
C27	530.00	8.04	8.04	N 43°09'46" W	0°52'09"
C28	530.00	17.21	17.21	N 42°15'39" W	1°51'47"
C29	9.00	7.67	7.43	N 80°12'04" E	48°48'08"
C30	9.00	3.61	3.58	S 39°37'50" E	22°59'20"
C31	460.00	33.05	33.04	S 41°22'32" E	4°07'01"
C32	460.00	11.83	11.83	S 37°57'02" E	1°28'31"
C33	460.00	74.34	74.26	S 33°00'16" E	9°15'32"
C34	460.00	107.98	107.76	S 25°38'16" E	13°27'04"
C35	780.00	9.34	9.34	S 36°03'38" E	0°41'12"
C36	460.00	68.03	68.03	S 51°27'04" E	8°28'07"
C37	780.00	58.64	58.64	S 55°53'33" E	4°18'24"
C38	460.00	54.80	54.80	S 48°31'51" E	6°49'51"
C39	460.00	71.49	71.49	S 39°13'55" E	8°54'20"
C40	460.00	44.45	44.43	S 31°55'49" E	5°32'07"

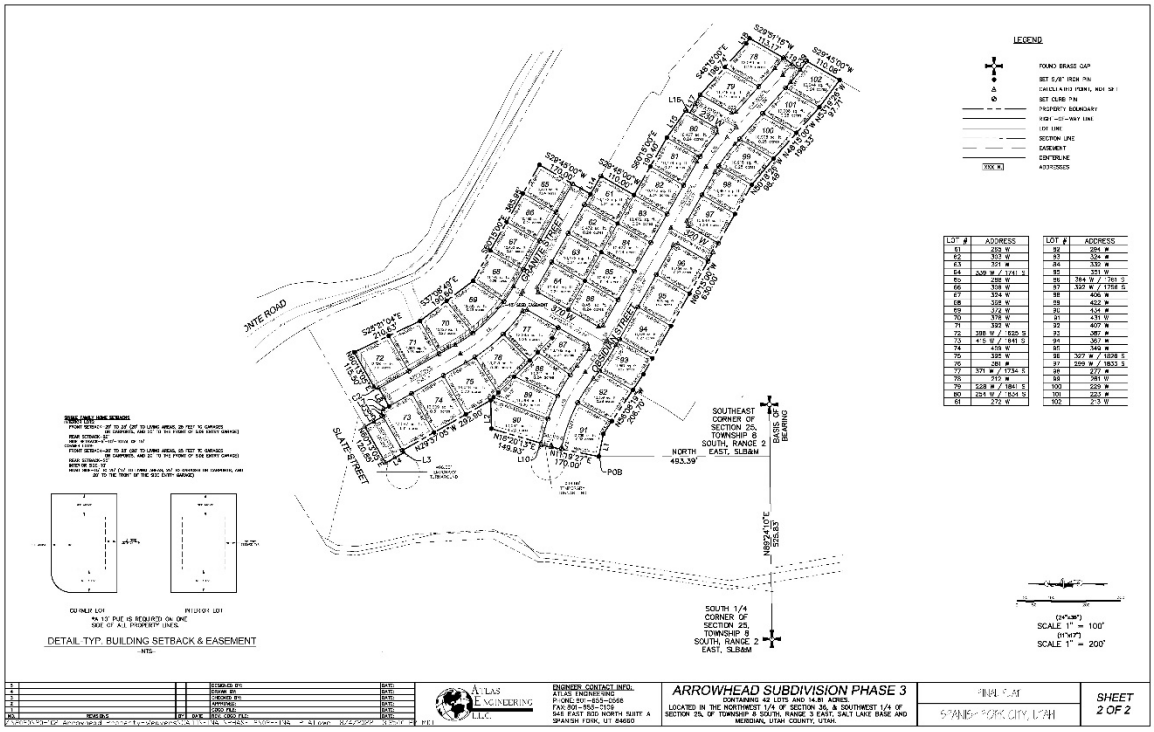
LINE TABLE

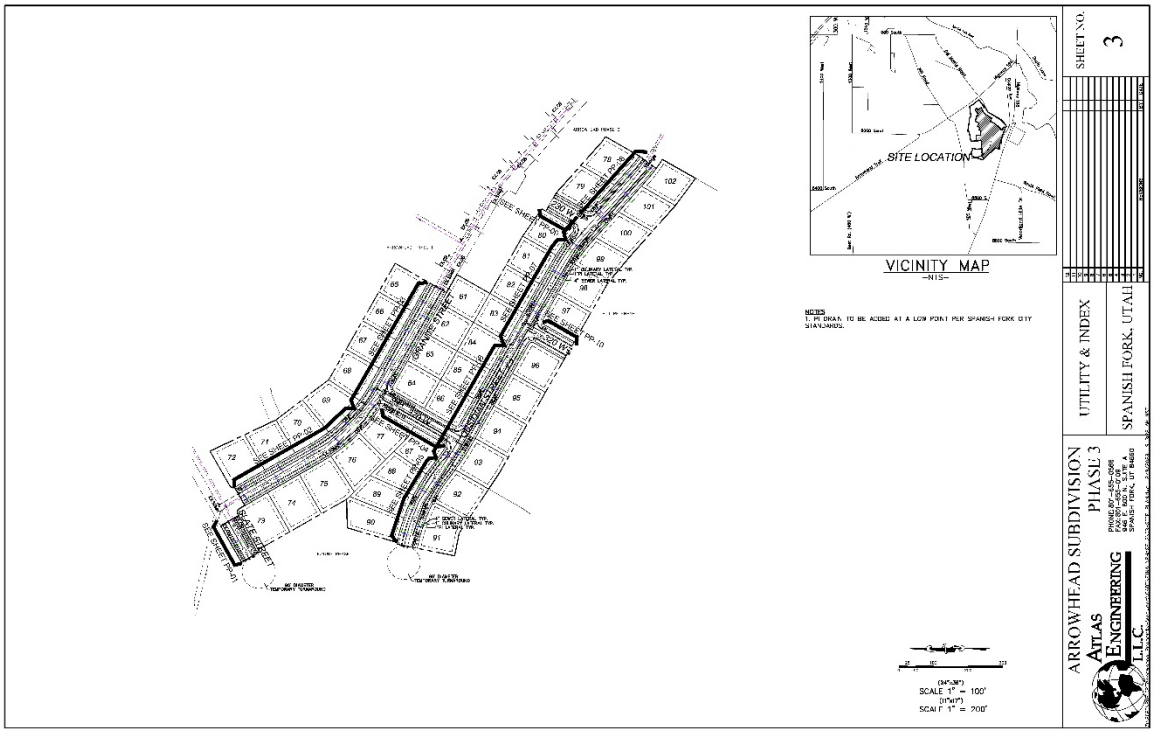
LINE	LENGTH	BEARING
L1	56.8	N 89°37'23" E
L2	8.08	S 48°45'07" E
L3	7.63	S 89°37'23" W
L4	30.00	N 89°37'23" E
L5	30.00	S 89°37'23" E
L6	6.00	N 89°37'23" E
L7	19.74	S 49°37'05" E
L8	30.00	S 40°22'55" W
L9	29.37	S 78°15'20" E
L10	5.00	S 28°40'07" E
L11	5.00	S 28°40'07" E
L12	5.00	S 28°40'07" E
L13	5.00	S 28°40'07" E
L14	27.41	S 49°15'20" E
L15	30.00	S 40°15'20" E
L16	29.42	S 78°19'39" E
L17	19.99	S 28°40'07" E
L18	30.00	S 49°15'20" E
L19	17.59	S 28°40'07" E
L20	30.00	S 40°15'20" E

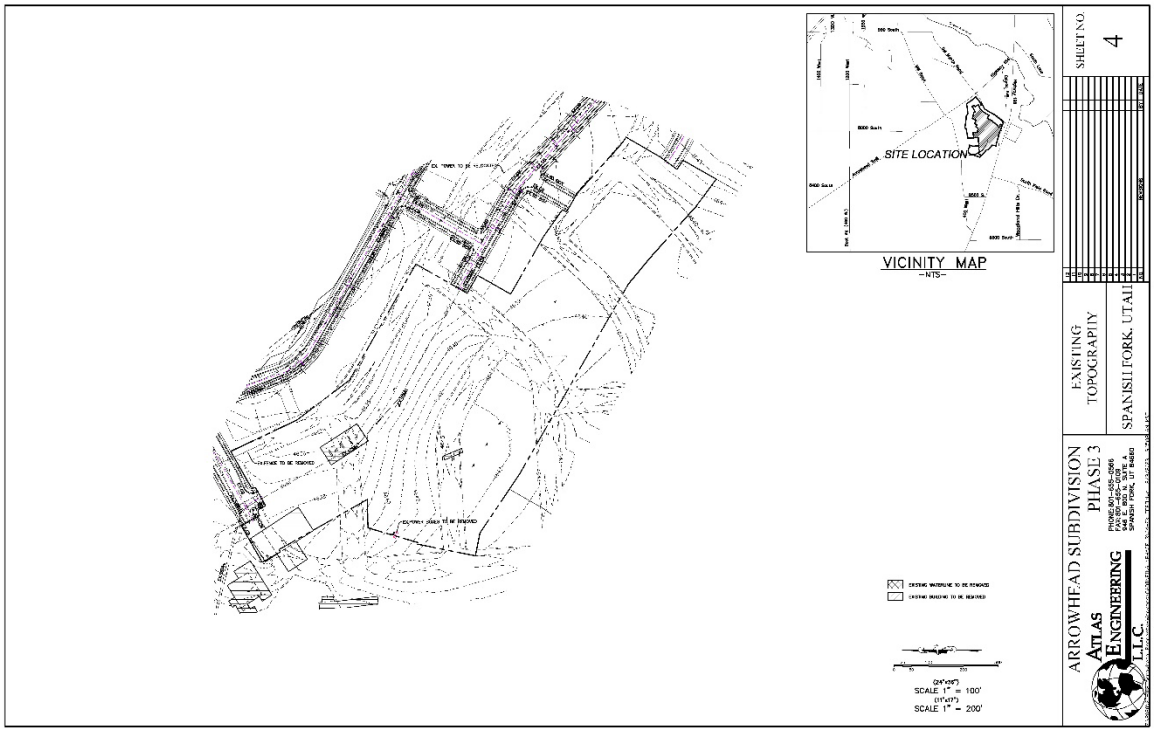
DATA TABLE
TOTAL ACREAGE=14.81
TOTAL # OF LOTS=42
ACREAGE IN ROADS= 3.59 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
DMC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@wcoop.com
869 N 1500 W OREM, UT 84057

CITY ENGINEER'S SEAL	SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
		N/A		

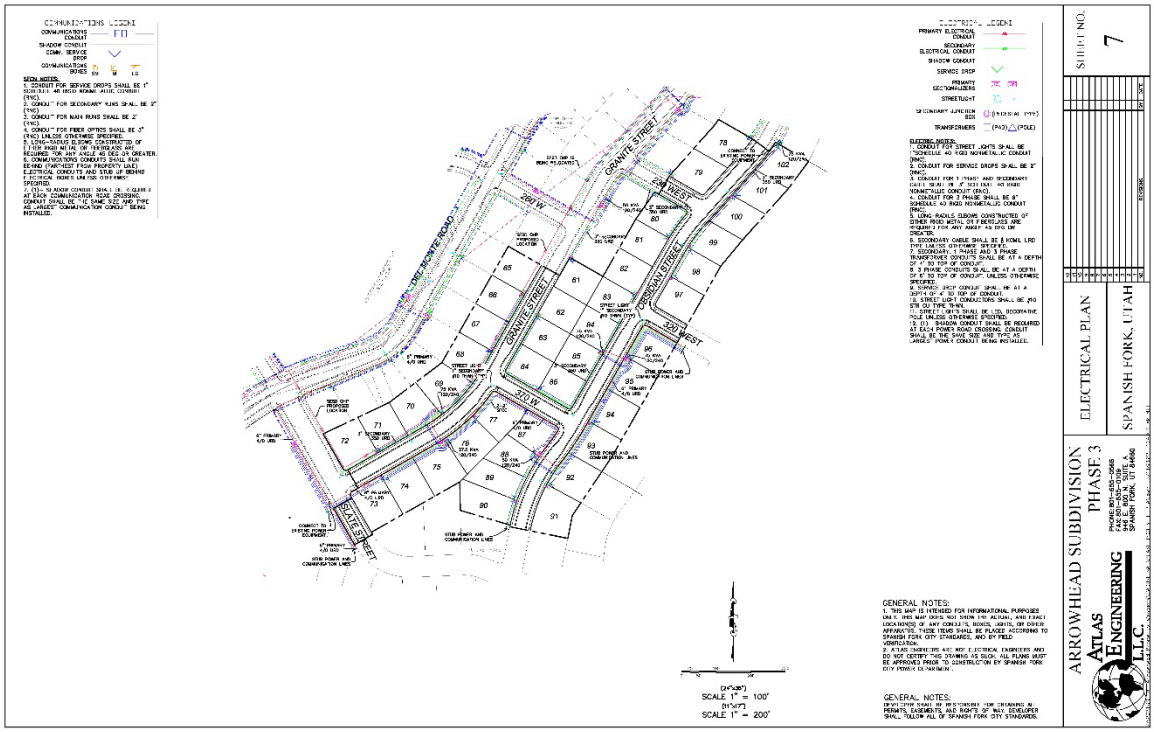

LEGEND
GRANITE STREET
SLATE STREET
JUNTE ROAD
SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
SOUTH 1/4 CORNER OF SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SLB&M
POB
DETAIL TYP. BUILDING SETBACK & EASEMENT
ARROWHEAD SUBDIVISION PHASE 3
SHEET 2 OF 2

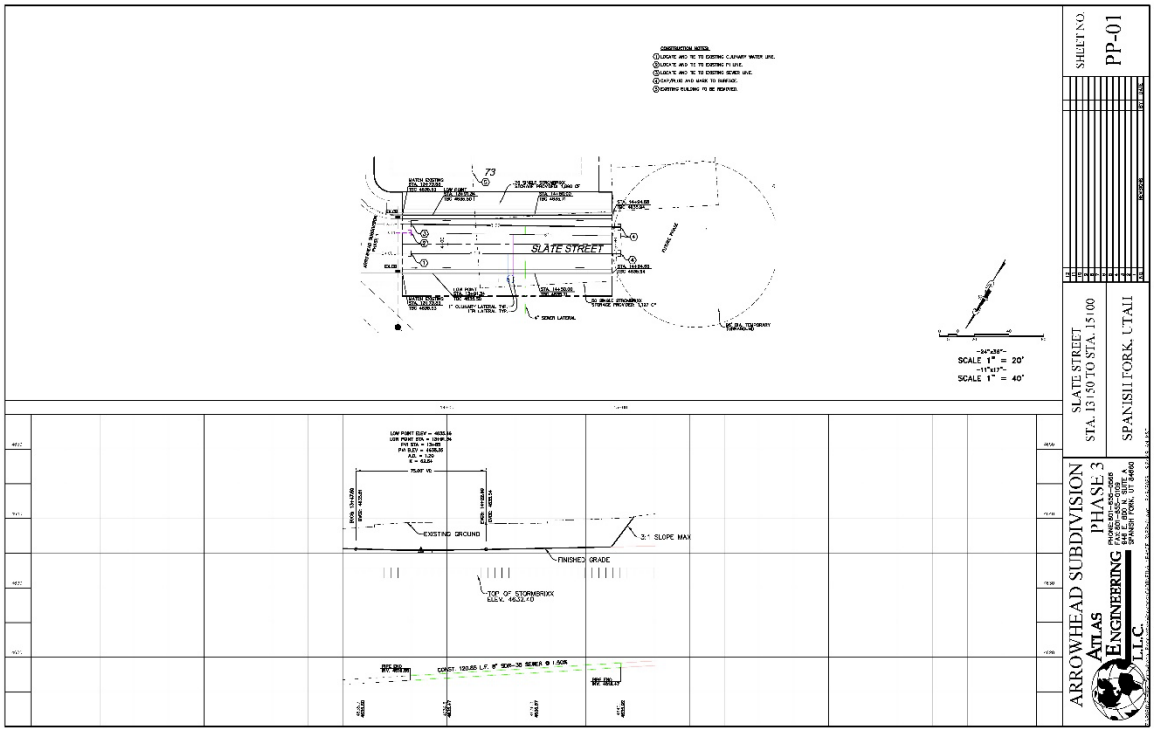

SITE LOCATION
VICINITY MAP
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 3
ATLAS ENGINEERING L.L.C.

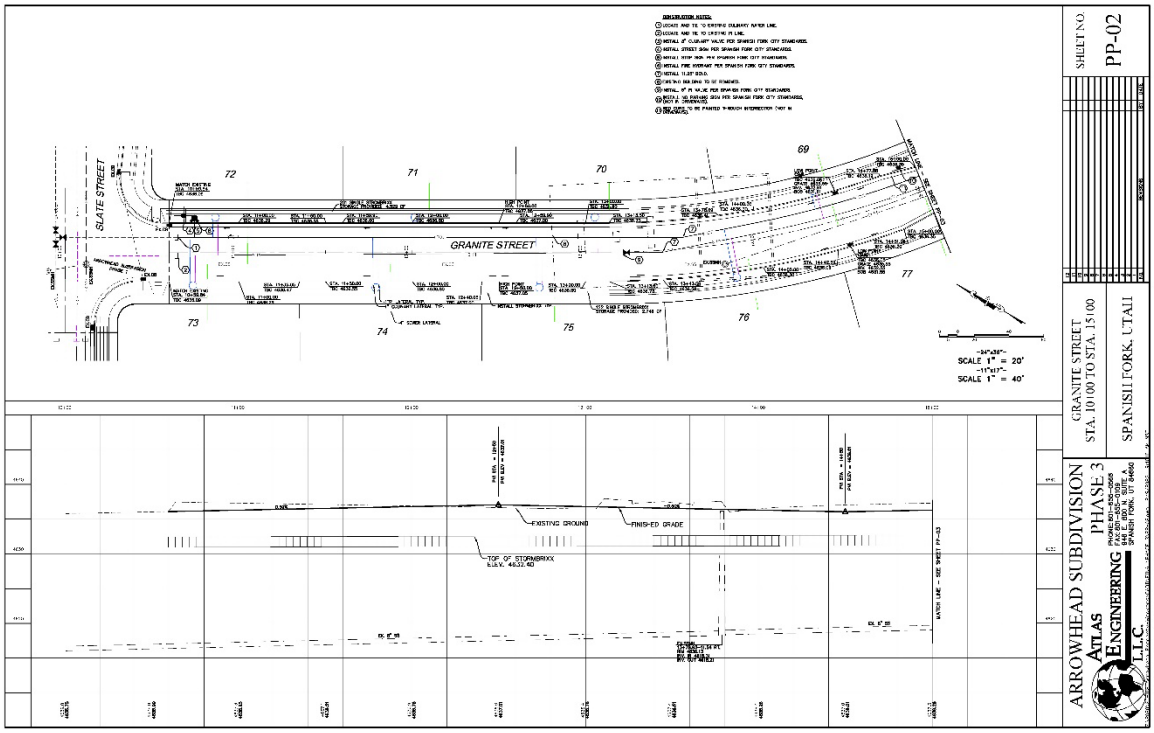

SITE LOCATION
VICINITY MAP
-NTS-
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO.
4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

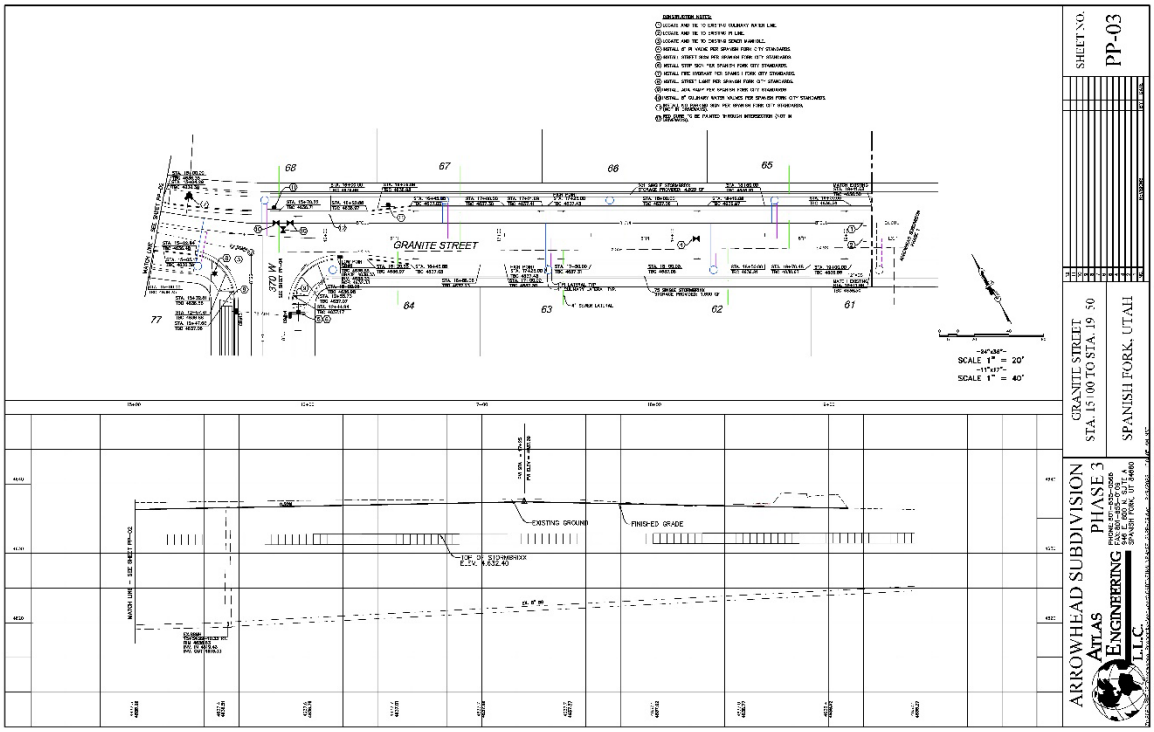
LEGEND
SITE LOCATION
VICINITY MAP
-NTS-
SCALE 1" = 200'
SCALE 1" = 400'
SHEET NO.
6
PHASING PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

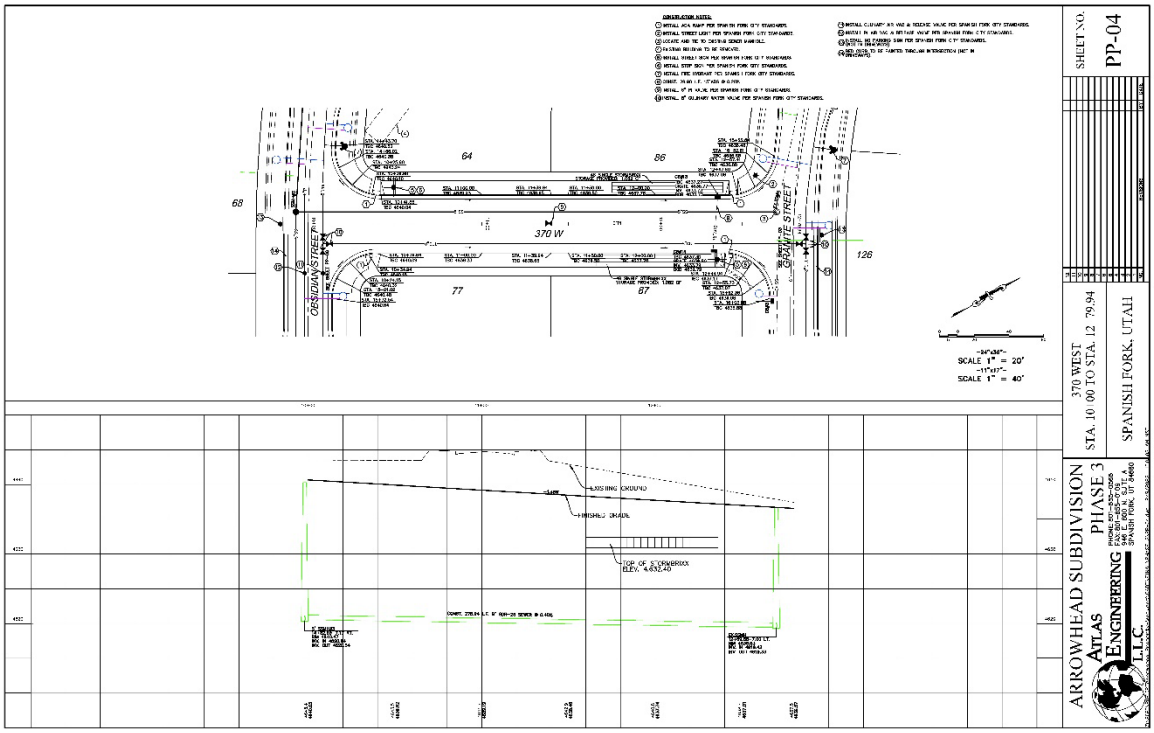
SITE LOCATION
VICINITY MAP
-NTS-
GRANITE STREET
SECONDARY STREET
320 W
SCALE 1" = 100'
SCALE 1" = 200'
SHEET NO. 5
GRADING/DRAINAGE PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 3
ATLAS ENGINEERING L.L.C.

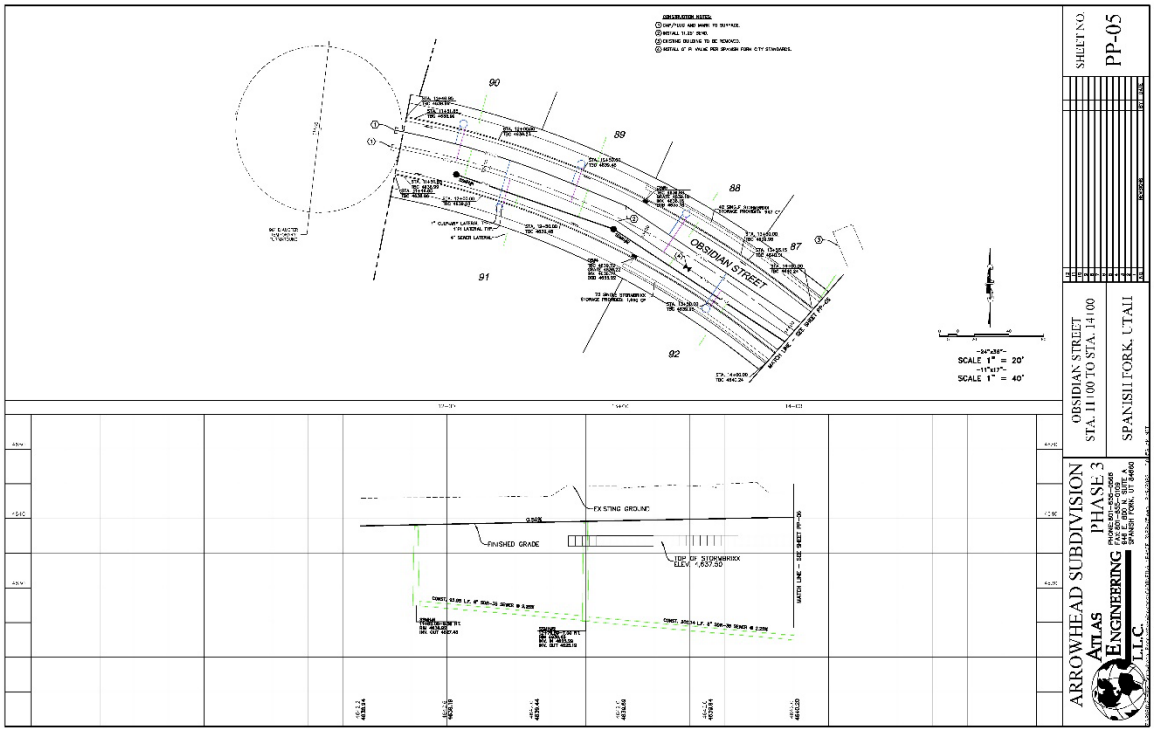

GRANITE STREET
SECONDARY STREET
320 W
SCALE 1" = 100'
SCALE 1" = 200'
GENERAL NOTES:
SHEET NO. 7
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 3
ATLAS ENGINEERING L.L.C.

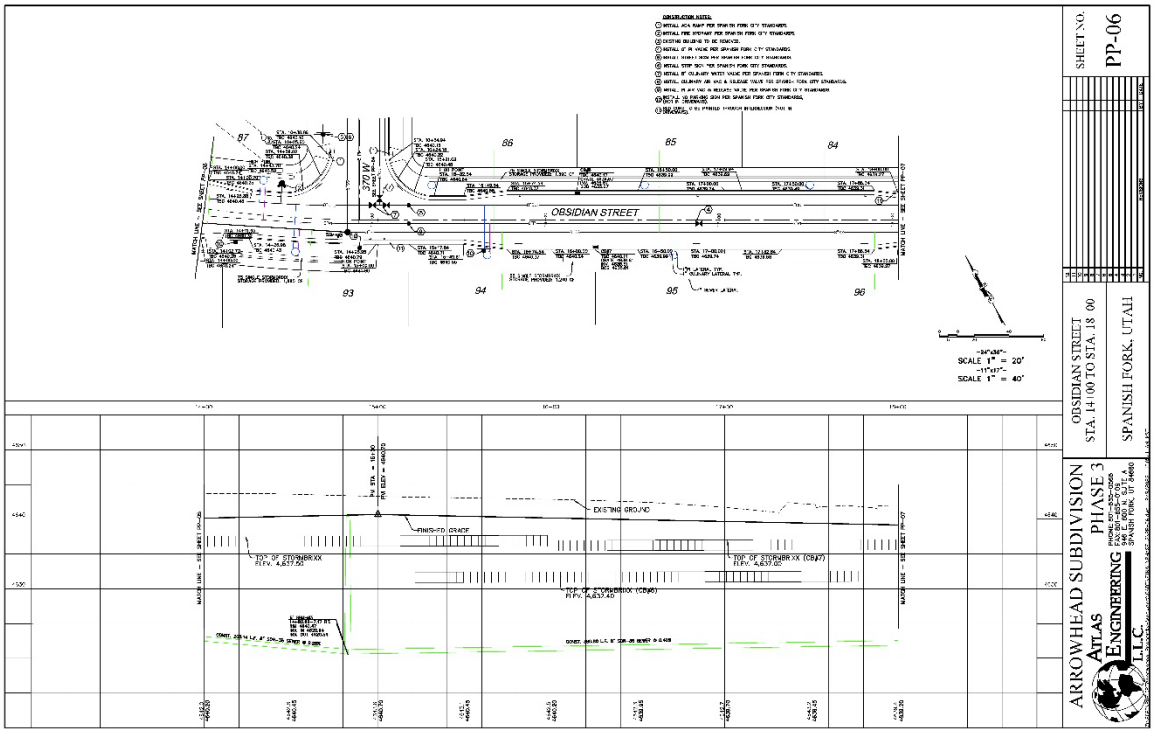

SLATE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
5:1 SLOPE MAX
TOP OF STORMBRIXX
ELEV. 4632.40
SHEET NO.
PP-01
SLATE STREET
STA. 13+50 TO STA. 15+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

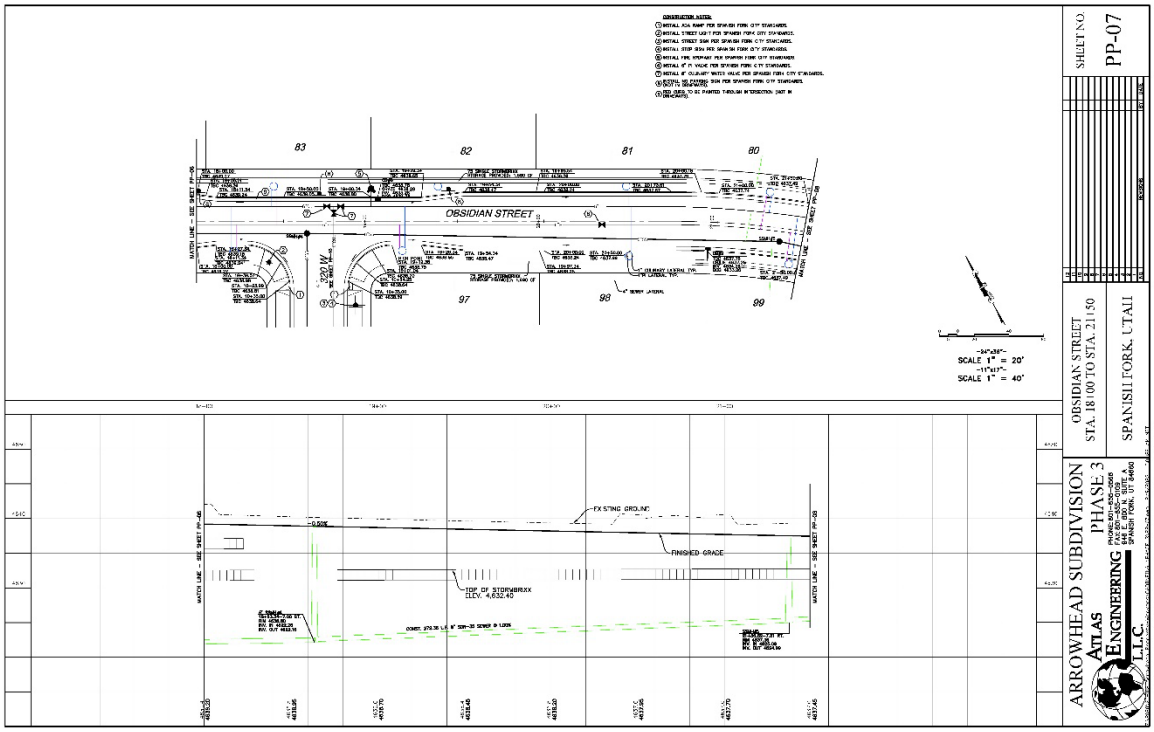

SLATE STREET
GRANITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBRIXX
ELEV. 4632.40
SHEET NO.
PP-02
GRANITE STREET
STA. 10+00 TO STA. 15+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

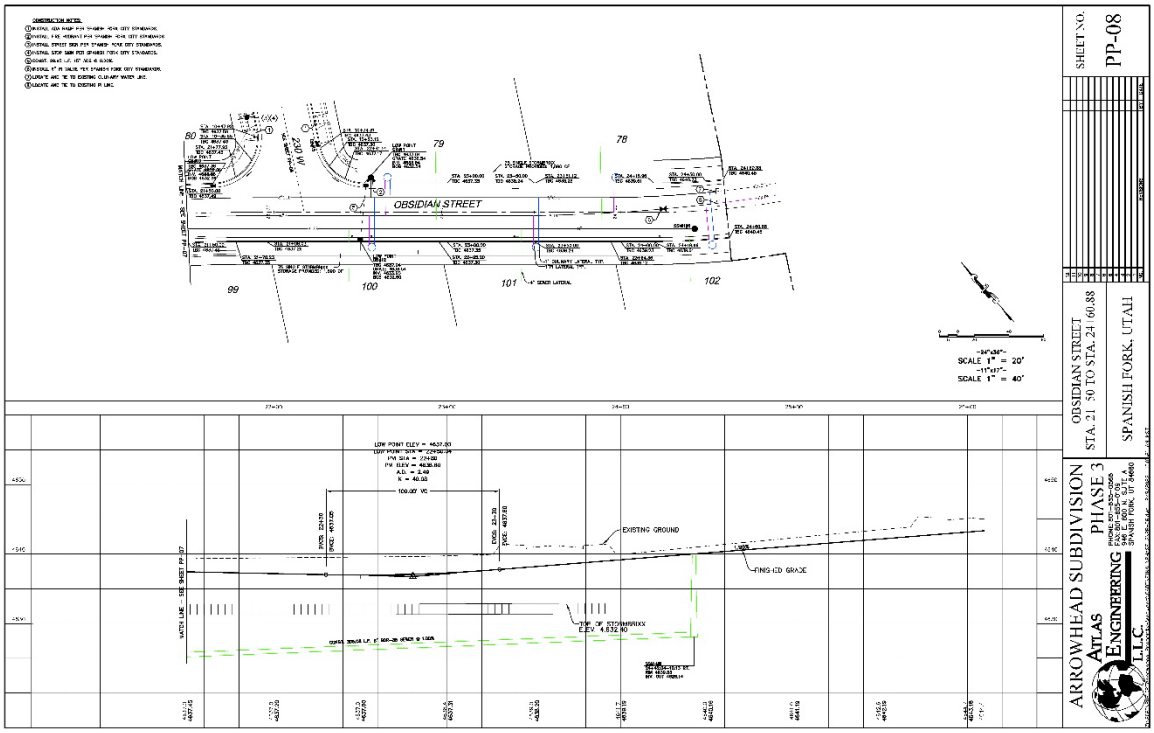

GRANITE STREET
370 W
EXISTING GROUND
FINISHED GRADE
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-03
GRANITE STREET
STA. 15+00 TO STA. 19+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

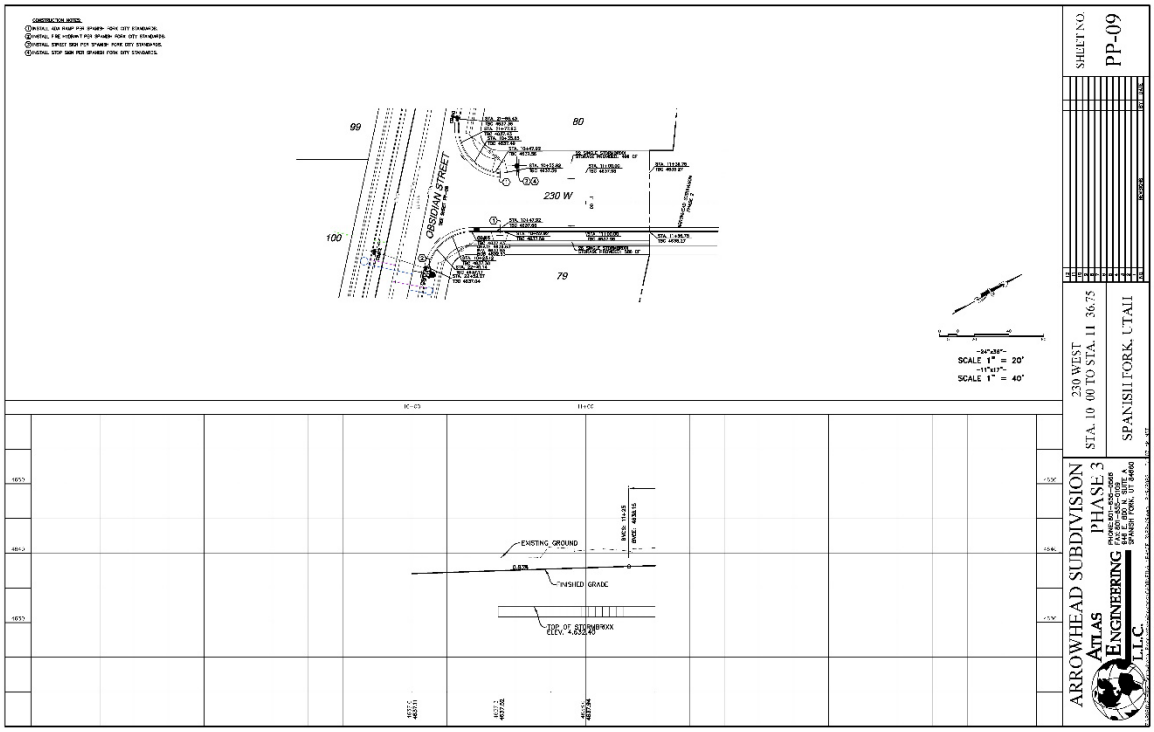

OBSIDIAN STREET
GRANITE STREET
370 W
EXISTING GROUND
FINISHED GRADE
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-04
370 WEST
STA. 10+00 TO STA. 12+79.94
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

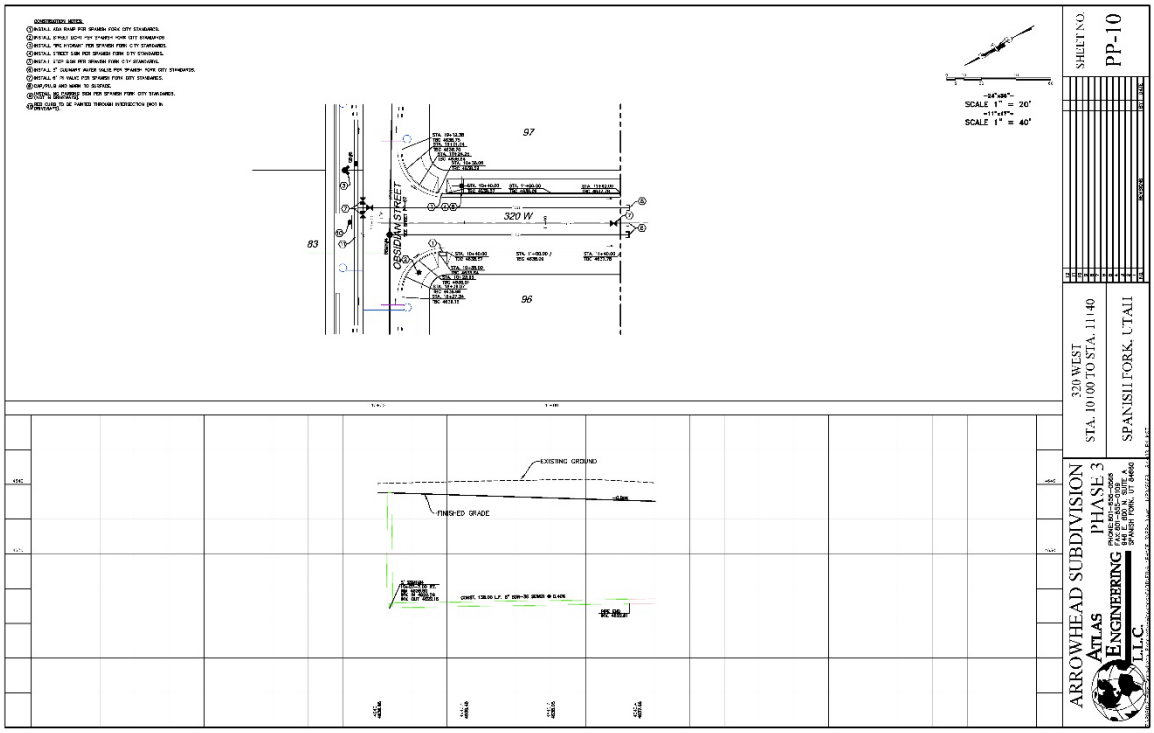

OBSIDIAN STREET
SCALE 1" = 20'
SCALE 1" = 40'
EX STING GROUND
FINISHED GRADE
SHEET NO.
PP-05
OBSIDIAN STREET
STA. 11+00 TO STA. 14+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

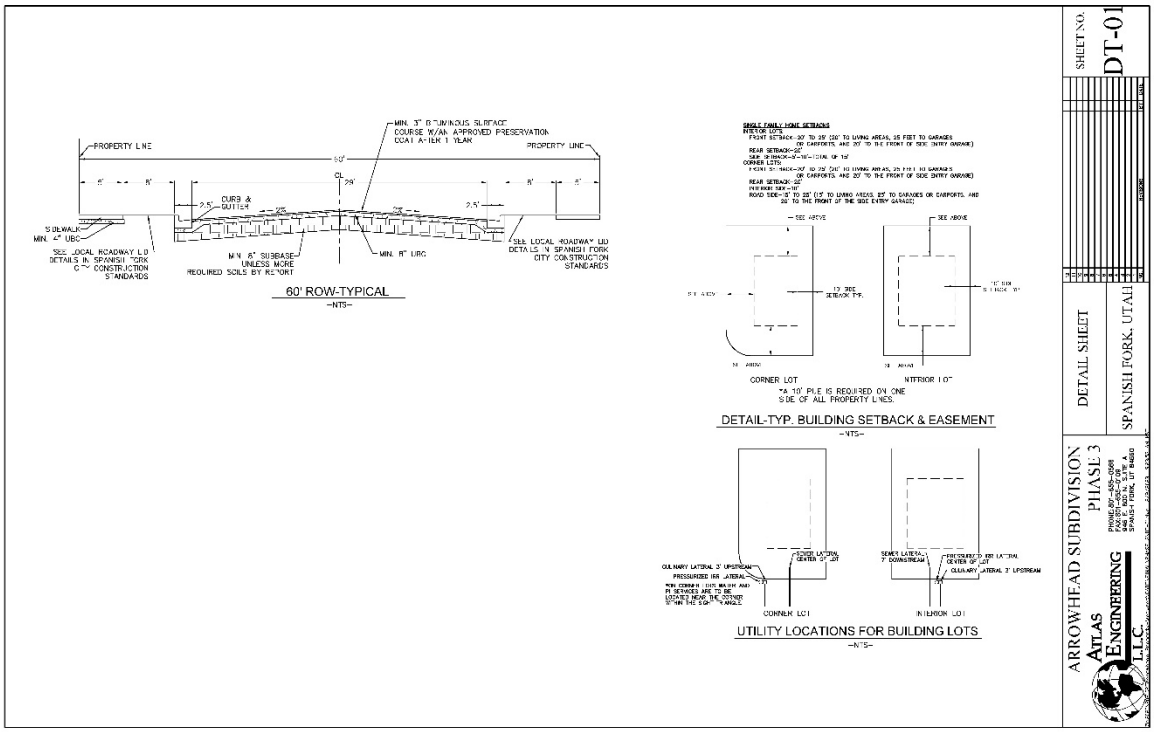

OBSIDIAN STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISH GRADE
SHEET NO.
PP-06
OBSIDIAN STREET
STA. 14+00 TO STA. 18+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.


SHEET NO.
PP-07
OBSIDIAN STREET
STA. 18+00 TO STA. 21+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.
OBSIDIAN STREET
83
82
81
80
97
98
99
SCALE 1" = 20'
SCALE 1" = 40'
EX STING GROUND
FINISHED GRADE
TOP OF STORMBRXX
ELEV. 4,632.40


SHEET NO.
PP-08
OBSIDIAN STREET
STA. 21+50 TO STA. 24+60.88
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.
OBSIDIAN STREET
80
79
78
99
100
101
102
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBRXX
ELEV. 4,632.80

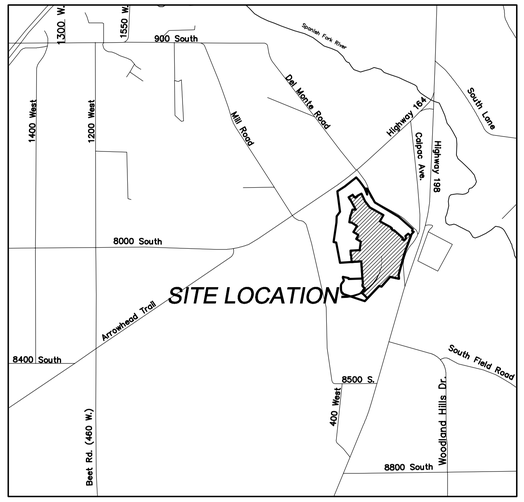

99
80
OBSIDIAN STREET
230 W
100
79
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-09
230 WEST
STA. 10+00 TO STA. 11+36.75
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.


97
OBSIDIAN STREET
320 W
83
96
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-10
320 WEST
STA. 10+00 TO STA. 11+40
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
PROPERTY LINE
60'
CL
29'
8'
8'
8'
8'
2.5'
2.5'
CURB & GUTTER
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK- 20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK- 20'
SIDE SETBACK- A MINIMUM OF 15'
CORNER LOTS:
FRONT SETBACK- 20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK- 20'
PRIMARY SIDE- 15'
ROAD SIDE- 15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
SEE ABOVE
SEE ABOVE
12' SIDE SETBACK TYP.
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
CULINARY LATERAL 3" UPSTREAM
PRESSURIZED IRR. LATERAL
SEWER LATERAL 7" DOWNSTREAM
CULINARY LATERAL 3" UPSTREAM
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 3
ATLAS ENGINEERING L.L.C.

ARROWHEAD SUBDIVISION PHASE 3

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
FEBRUARY 2023



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.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING / DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
PP–01	PLAN & PROFILE – SLATE STREET – STA. 13+50 TO STA. 15+00
PP–02	PLAN & PROFILE – GRANITE STREET – STA. 10+00 TO STA. 15+00
PP–03	PLAN & PROFILE – GRANITE STREET – STA. 15+00 TO STA. 19+50
PP–04	PLAN & PROFILE – 370 WEST – STA. 10+00 TO STA. 12+79.94
PP–05	PLAN & PROFILE – OBSIDIAN STREET – STA. 11+00 TO STA. 14+00
PP–06	PLAN & PROFILE – OBSIDIAN STREET – STA. 14+00 TO STA. 18+00
PP–07	PLAN & PROFILE – OBSIDIAN STREET – STA. 18+00 TO STA. 21+50
PP–08	PLAN & PROFILE – OBSIDIAN STREET – STA. 21+50 TO STA. 24+60.88
PP–09	PLAN & PROFILE – 230 WEST – STA. 10+00 TO STA. 11+36.75
PP–10	PLAN & PROFILE – 320 WEST – STA. 10+00 TO STA. 11+40
DT–01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	EXISTING OVER HEAD POWER
EXISTING STREET LIGHT	EXISTING FENCE LINE
PROPOSED STREET LIGHT	EXISTING DITCH
PROPOSED FIRE HYDRANT	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED SIGN	EXISTING CULINARY WATERLINE
PROPOSED STREET SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED CLUSTER MAILBOX	PROPOSED PVC SDR–35 SEWER W/MH
PROPERTY BOUNDARY	PROPOSED CULINARY WATERLINE
CENTERLINE	PROPOSED PRESSURIZED IRRIGATION
RIGHT–OF–WAY LINE	PROPOSED 4" SEWER LATERAL
LOT LINE	PROPOSED 1" CULINARY WATER LATERAL
	PROPOSED 6' MASONRY WALL

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
2/9/23
STATE OF UTAH

ARROWHEAD SUBDIVISION PHASE 3

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

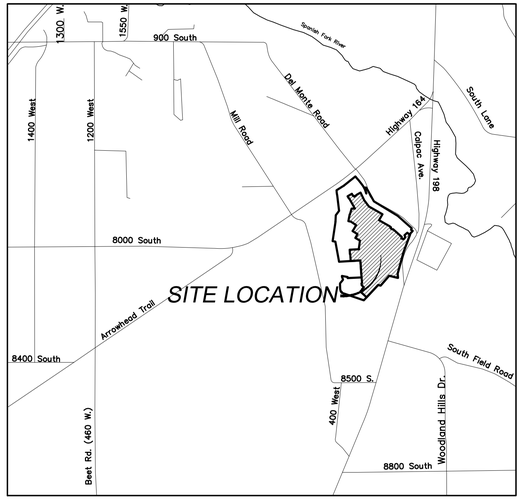
OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801–712–1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

NOTES
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 3 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, 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.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.
8. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, 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.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°24' 10" EAST ALONG THE SECTION LINE 525.83 FEET AND NORTH 493.39 FEET FROM THE SOUTH 1/4 CORNER SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 11° 19' 27" EAST 170.00 FEET; THENCE SOUTH 78° 40' 33" EAST 5.00 FEET; THENCE NORTH 16° 20' 13" EAST 149.93 FEET; THENCE NORTH 88° 45' 23" EAST 82.08 FEET; THENCE NORTH 29° 37' 05" WEST 292.90 FEET; THENCE SOUTH 60° 13' 05" WEST 7.59 FEET; THENCE NORTH 29° 46' 55" WEST 60.00 FEET; THENCE NORTH 60° 13' 05" EAST 120.85 FEET; THENCE SOUTH 29° 46' 55" EAST 60.00 FEET; THENCE NORTH 60° 13' 05" EAST 6.31 FEET; THENCE 15.74 FEET ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 74° 42' 00" EAST 14.16 FEET; THENCE SOUTH 29° 37' 05" EAST 19.72 FEET; THENCE NORTH 60° 26' 06" EAST 60.00 FEET; THENCE 15.68 FEET ALONG A 10.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS NORTH 15° 17' 58" EAST 14.12 FEET; THENCE NORTH 60° 13' 05" EAST 115.50 FEET; THENCE SOUTH 25° 21' 04" EAST 210.63 FEET; THENCE SOUTH 37° 08' 49" EAST 190.60 FEET; THENCE SOUTH 60° 15' 00" EAST 385.95 FEET; THENCE SOUTH 29° 45' 00" WEST 170.00 FEET; THENCE SOUTH 60° 15' 00" EAST 60.00 FEET; SOUTH 29°45'00" WEST 110.00 FEET; THENCE SOUTH 60°15'00" EAST 190.40 FEET; THENCE SOUTH 54°59'35" EAST 95.60 FEET; THENCE SOUTH 29°45'00" WEST 13.59 FEET; THENCE SOUTH 60°15'00" EAST 60.00 FEET; THENCE SOUTH 48°15'00" EAST 198.74 FEET; THENCE SOUTH 56°54'51" EAST 17.55 FEET; THENCE SOUTH 29°51'15" WEST 113.17 FEET; THENCE SOUTH 36° 09'49" WEST 60.00 FEET; THENCE 31.49 FEET ALONG A 460.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 55°47'52" EAST 31.48 FEET; THENCE SOUTH 29°45'00" WEST 110.08 FEET; THENCE NORTH 53°19'26" WEST 97.71 FEET; THENCE NORTH 48°15'00" WEST 198.33 FEET; THENCE NORTH 50°18'26" WEST 98.48 FEET; THENCE NORTH 60°15'00" WEST 630.00 FEET; THENCE NORTH 56° 08' 19" WEST 206.70 FEET; THENCE NORTH 78° 40' 33" WEST 66.81 FEET TO THE POINT OF BEGINNING. CONTAINING 14.81 ACRES



VICINITY MAP
-NTS-

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	10.00	15.74	14.16	S 74°42'00" E	90°09'50"
C2	10.00	15.68	14.12	N 15°17'58" E	89°50'07"
C3	450.00	60.65	60.61	S 33°28'46" E	7°43'22"
C4	450.00	128.38	127.95	S 45°30'50" E	16°20'45"
C5	450.00	51.55	51.52	S 56°58'06" E	6°33'48"
C6	481.44	247.29	244.58	S 44°21'21" E	29°25'47"
C7	226.99	9.34	9.34	S 60°15'00" E	2°21'31"
C8	510.00	31.86	31.86	S 31°24'29" E	3°34'46"
C9	510.00	105.19	105.00	S 39°06'23" E	11°49'02"
C10	510.00	87.14	87.04	S 49°54'36" E	9°47'25"
C11	10.00	14.76	13.45	N 12°31'39" W	84°33'18"
C12	10.00	15.71	14.14	S 74°45'00" W	90°00'00"
C13	10.00	15.71	14.14	S 15°15'00" E	90°00'00"
C14	10.00	16.39	14.62	N 76°42'53" E	93°55'47"
C15	530.00	33.21	33.20	N 53°34'34" W	3°35'24"
C16	530.00	70.84	70.79	N 59°12'01" W	7°39'29"
C17	530.00	71.39	71.34	N 66°53'18" W	7°43'04"
C18	530.00	73.34	73.28	N 74°42'41" W	7°55'43"
C19	500.00	234.70	232.55	N 65°13'42" W	26°53'41"
C20	470.00	137.39	136.90	N 70°18'06" W	16°44'54"
C21	470.00	83.23	83.12	N 56°51'16" W	10°08'47"
C22	10.00	15.71	14.14	N 15°14'59" W	90°00'02"
C23	10.00	15.71	14.14	S 74°45'00" W	90°00'00"
C24	470.00	77.60	77.51	N 52°58'47" W	9°27'34"
C25	470.00	20.84	20.84	N 58°58'47" W	2°32'26"
C26	500.00	104.72	104.53	N 54°15'00" W	12°00'00"
C27	553.37	83.94	83.86	N 53°39'38" W	8°41'27"
C28	220.08	17.24	17.24	N 60°15'00" W	4°29'17"
C29	10.00	17.62	15.43	N 80°13'03" E	100°56'05"
C30	10.00	13.61	12.59	S 09°15'00" E	78°00'00"
C31	400.00	39.00	38.99	S 51°02'36" E	5°35'11"
C32	430.00	41.93	41.91	S 51°02'36" E	5°35'11"
C33	460.00	76.34	76.25	S 53°00'16" E	9°30'32"
C34	760.00	102.99	102.91	S 55°39'48" E	7°45'52"
C35	760.00	9.34	9.34	S 59°53'52" E	0°42'16"
C36	790.00	88.73	88.68	S 57°01'57" E	6°26'07"
C37	790.00	28.04	28.04	S 52°47'53" E	2°02'01"
C38	730.00	57.83	57.82	S 54°03'03" E	4°32'21"
C39	460.00	31.49	31.48	S 55°47'52" E	3°55'20"
C40	460.00	44.85	44.83	S 51°02'36" E	5°35'11"

LINE TABLE		
LINE	LENGTH	BEARING
L1	66.81	N 78°40'33" W
L2	82.08	N 88°45'23" E
L3	7.59	S 60°13'05" W
L4	60.00	N 29°46'55" W
L5	60.00	S 29°46'55" E
L6	6.31	N 60°13'05" E
L7	19.72	S 29°37'05" E
L8	60.00	N 60°26'06" E
L9	39.34	S 48°15'00" E
L10	5.00	S 78°40'33" E
L11	5.00	S 78°40'33" E
L12	5.00	S 78°40'33" E
L13	34.61	S 60°15'00" E
L14	60.00	S 60°15'00" E
L15	95.60	S 54°59'35" E
L16	13.59	S 29°45'00" W
L17	60.00	S 60°15'00" E
L18	17.55	S 56°54'51" E
L19	60.00	S 36°09'49" W

DATA TABLE
TOTAL ACREAGE=14.81
TOTAL # OF LOTS=42
ACREAGE IN ROADS= 3.59 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

(I)WE, _____, _____ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS _____ DAY OF _____. A.D. 2022.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE ____ DAY OF _____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER 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/EXPIRES _____ PRINTED FULL NAME OF NOTARY _____

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. 2022.

APPROVED _____ CITY MANAGER

APPROVED _____ CITY ATTORNEY

APPROVED _____ ENGINEER (SEE SEAL)

ATTEST _____ CLERK-RECORDER

APPROVED _____ COMMUNITY DEVELOPMENT DIRECTOR

ARROWHEAD SUBDIVISION PHASE 3

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 42 LOTS AND 14.81 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

Z:\2020\20-102 Arrowhead Property-Weavers\CADD\FINAL\PHASE 2\02-FINAL PLAT.dwg 8/4/2022 3:35:10 PM MDT

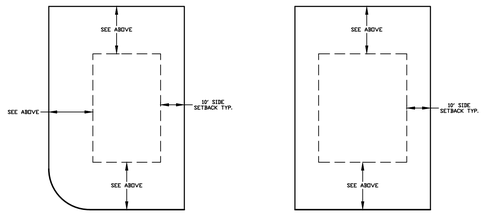
LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET CURB PIN
- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXX N. ADDRESSES

LOT #	ADDRESS
61	265 W
62	303 W
63	321 W
64	339 W / 1741 S
65	288 W
66	306 W
67	324 W
68	368 W
69	372 W
70	378 W
71	392 W
72	398 W / 1625 S
73	415 W / 1641 S
74	409 W
75	395 W
76	381 W
77	371 W / 1734 S
78	212 W
79	228 W / 1841 S
80	254 W / 1834 S
81	272 W

LOT #	ADDRESS
82	294 W
83	324 W
84	332 W
85	351 W
86	364 W / 1761 S
87	392 W / 1756 S
88	406 W
89	422 W
90	434 W
91	431 W
92	407 W
93	387 W
94	367 W
95	349 W
96	327 W / 1826 S
97	299 W / 1833 S
98	277 W
99	261 W
100	229 W
101	223 W
102	213 W

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK–20'
SIDE SETBACK–5'–10'–TOTAL OF 15'
CORNER LOTS:
FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK–20'
INTERIOR SIDE–10'
ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



CORNER LOT INTERIOR LOT

*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

NO.	REVISIONS	BY	DATE
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DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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ATLAS ENGINEERING L.L.C.

ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
FAX: 801-655-0109
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

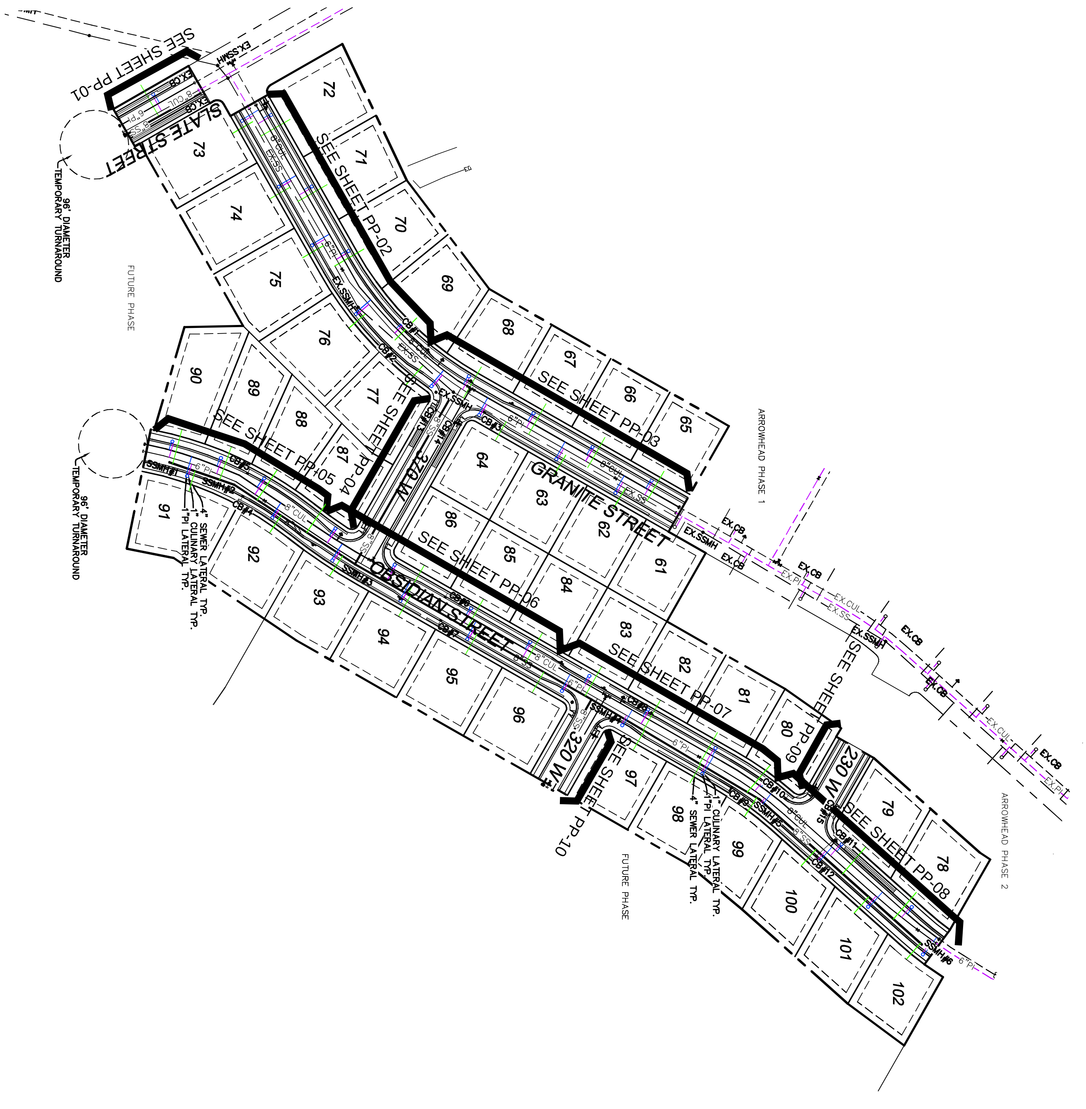
ARROWHEAD SUBDIVISION PHASE 3

CONTAINING 42 LOTS AND 14.81 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

FINAL PLAT

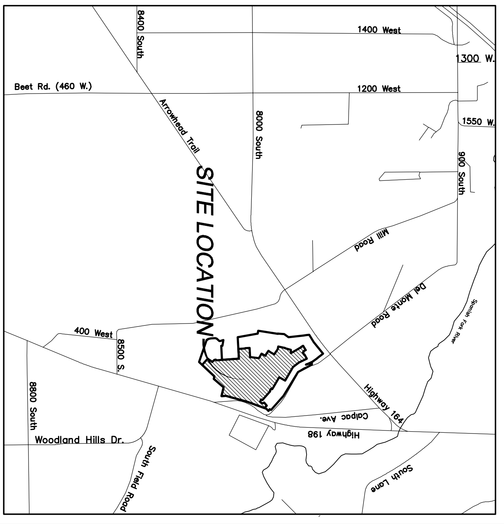
SPANISH FORK CITY, UTAH

SHEET 2 OF 2



NOTES
1. PI DRAIN TO BE ADDED AT A LOW POINT PER SPANISH FORK CITY STANDARDS.

VICINITY MAP
–NTS–



SCALE 1" = 100'
(24"x36")
SCALE 1" = 200'
(11"x17")

ARROWHEAD SUBDIVISION
PHASE 3

UTILITY & INDEX

SPANISH FORK, UTAH

SHEET NO.
3

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

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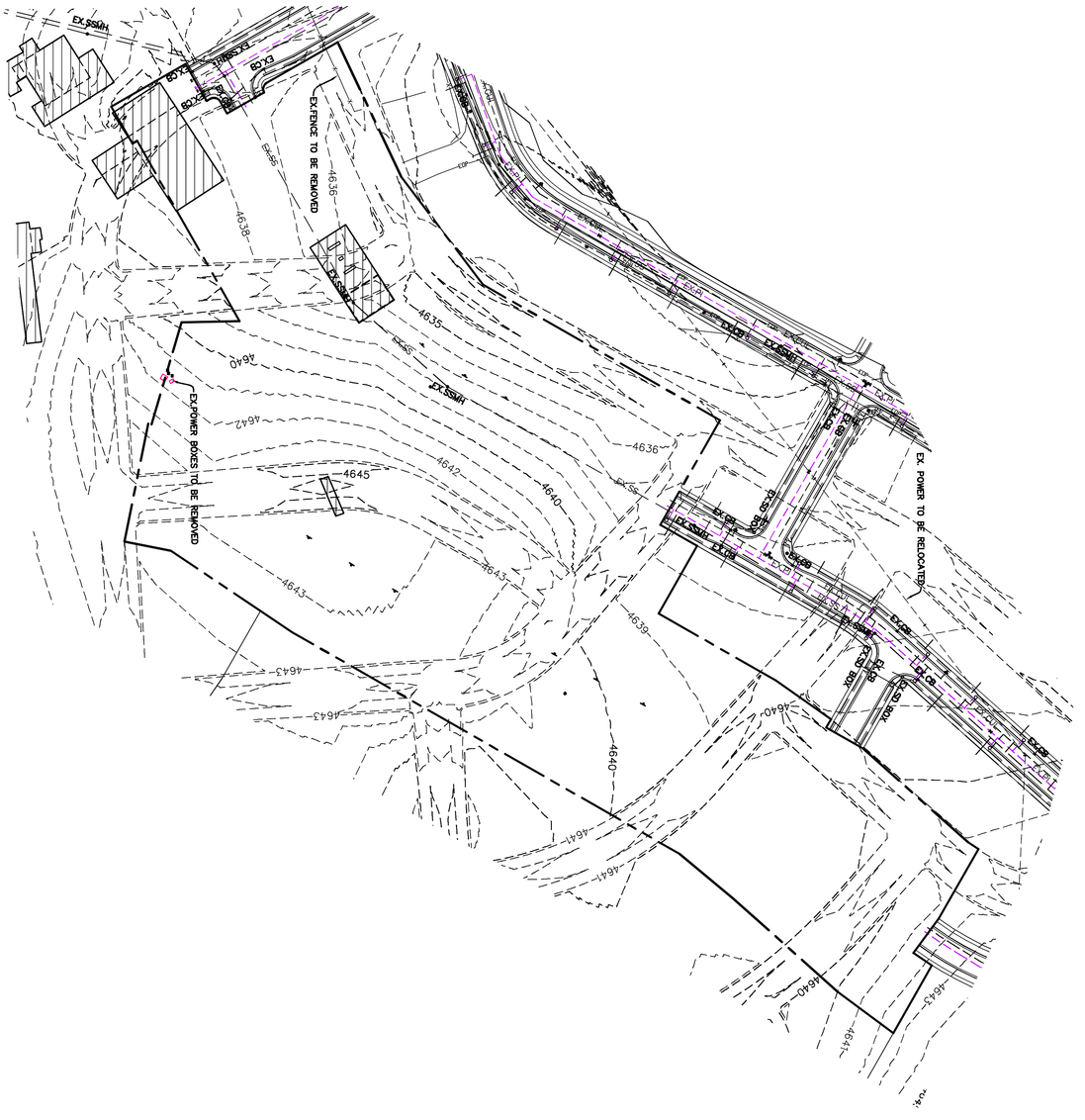


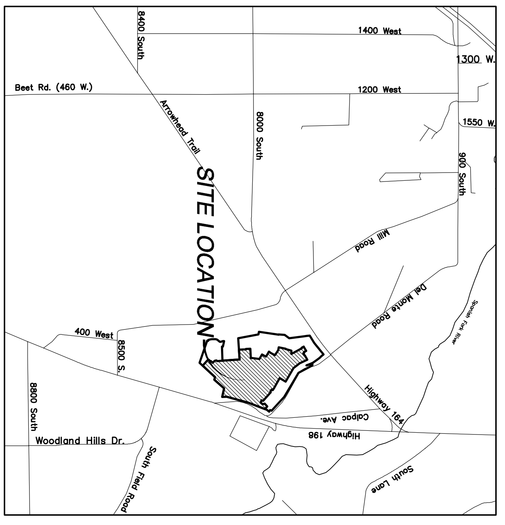
EXISTING BUILDING TO BE REMOVED

EXISTING WATERLINE TO BE REMOVED

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

VICINITY MAP
-NTS-



ARROWHEAD SUBDIVISION PHASE 3

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.

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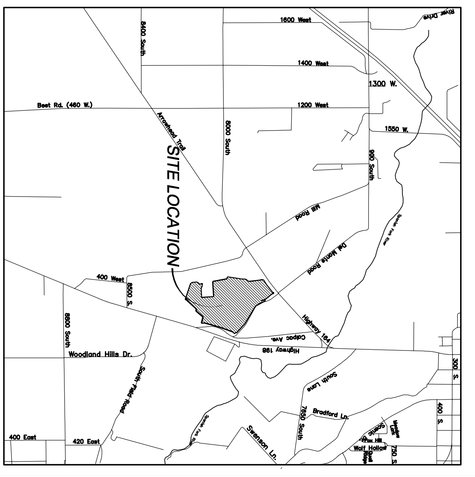
LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EDGE OF PAVEMENT
- EXISTING DEED LINE
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- PROPOSED STORM DRAIN
- PROPOSED PVC SDR-35 SEWER W/MH
- PROPOSED CULINARY WATERLINE
- PROPOSED PRESSURIZED IRRIGATION



VICINITY MAP
-NTS-

SCALE 1" = 200'
(24"x36")
SCALE 1" = 400'
(11"x17")

0 25 50 100 200 400 600

ARROWHEAD SUBDIVISION
PHASE 3

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

PHASING PLAN

SPANISH FORK, UTAH

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SHEET NO.

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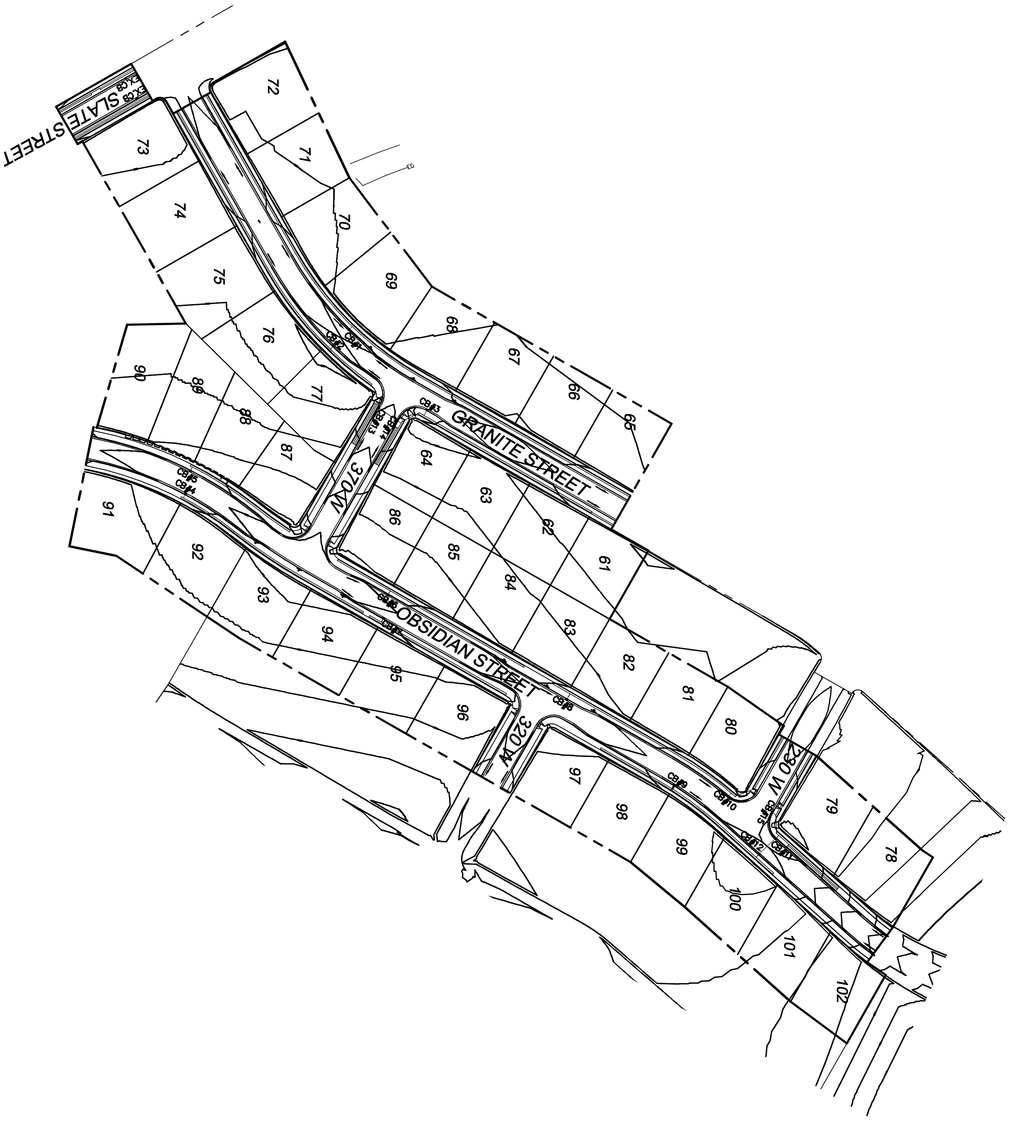

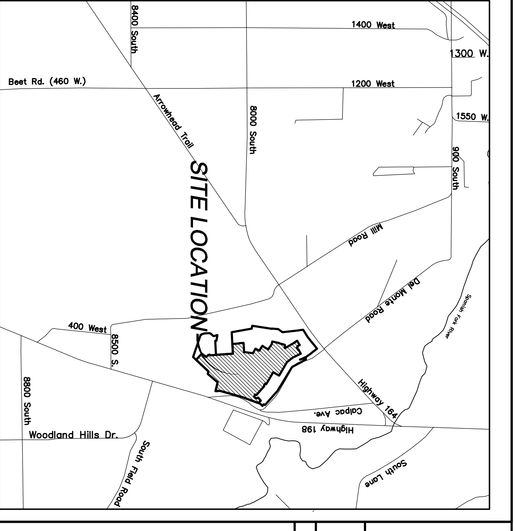

VICINITY MAP
–NTS–

SCALE 1" = 100' (24"x36")
SCALE 1" = 200' (11"x17")

0 25 50 100 200 300

ARROWHEAD SUBDIVISION PHASE 3	GRADING/DRAINAGE PLAN
SPANISH FORK, UTAH	

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

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SHEET NO. 5

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COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO

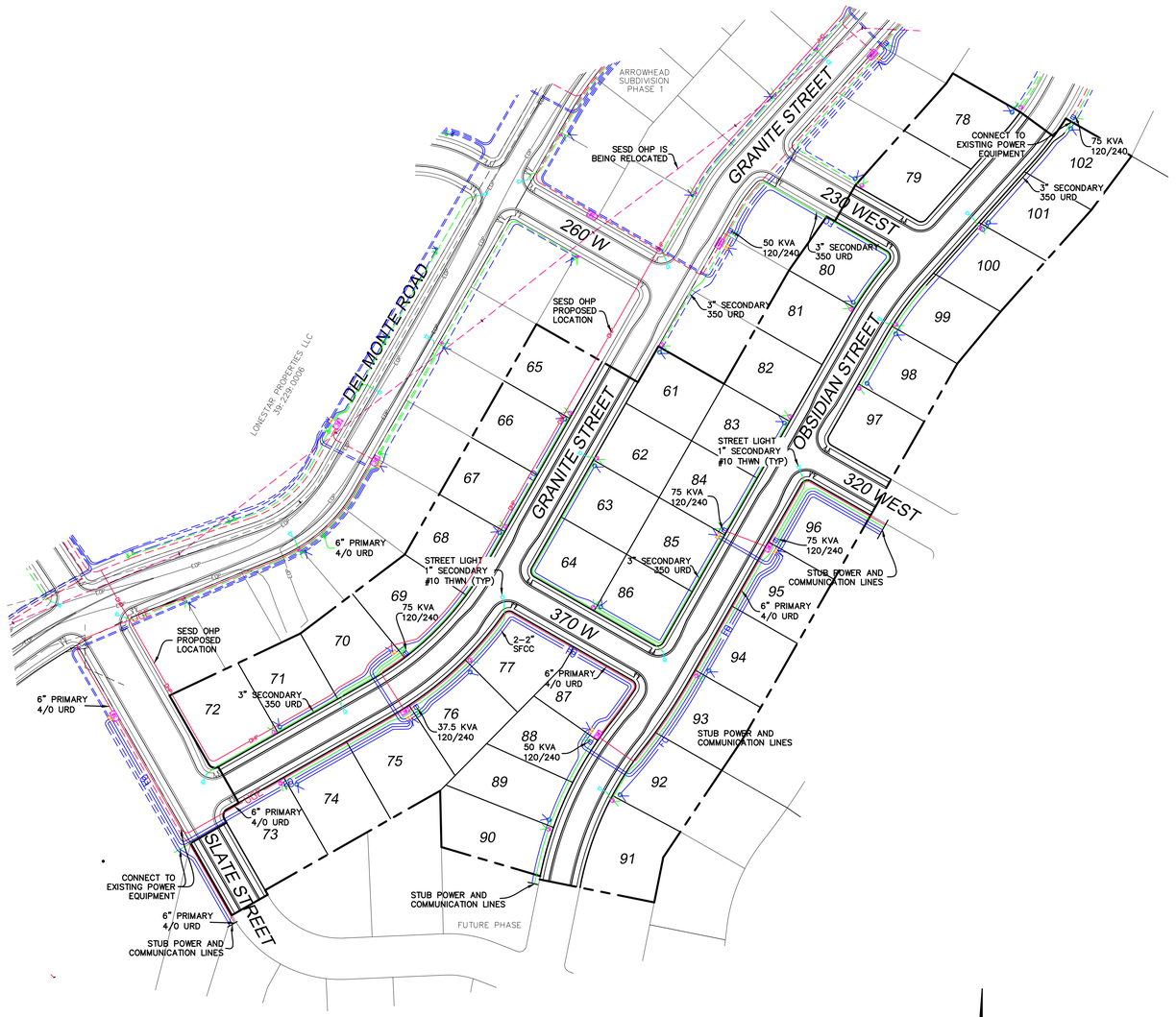
SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES — SM, M, LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.



ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE

SECONDARY ELECTRICAL CONDUIT — UGE

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS — 1Ø, 3Ø

STREETLIGHT

SECONDARY JUNCTION BOX — (J) (PEDESTAL TYPE)

TRANSFORMERS — (T) (PAD) (A) (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

GENERAL NOTES:

1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

SHEET NO. 7

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ELECTRICAL PLAN

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION PHASE 3

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

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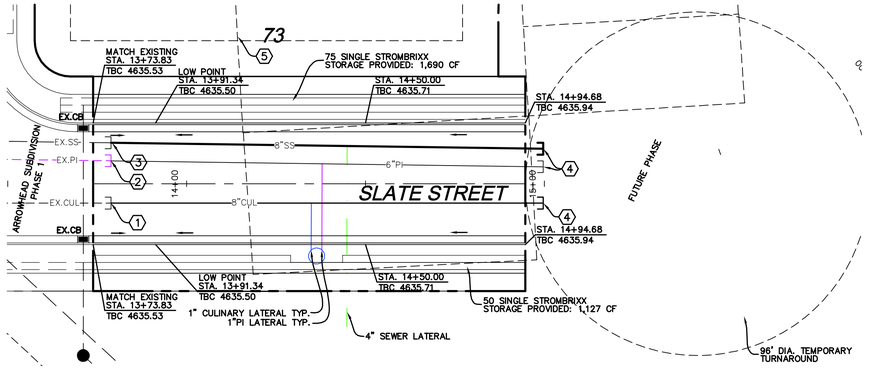
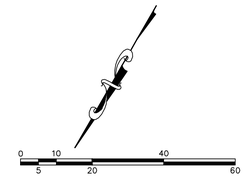
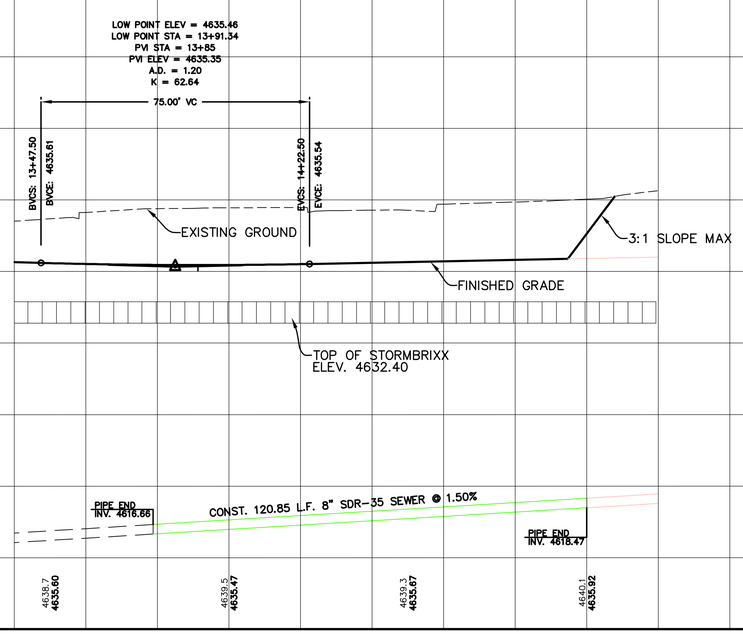
CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING PI LINE.
3. LOCATE AND TIE TO EXISTING SEWER LINE.
4. CAP/PLUG AND MARK TO SURFACE.
5. EXISTING BUILDING TO BE REMOVED.





-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO.
PP-01

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SLATE STREET
STA. 13+50 TO STA. 15+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 3

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

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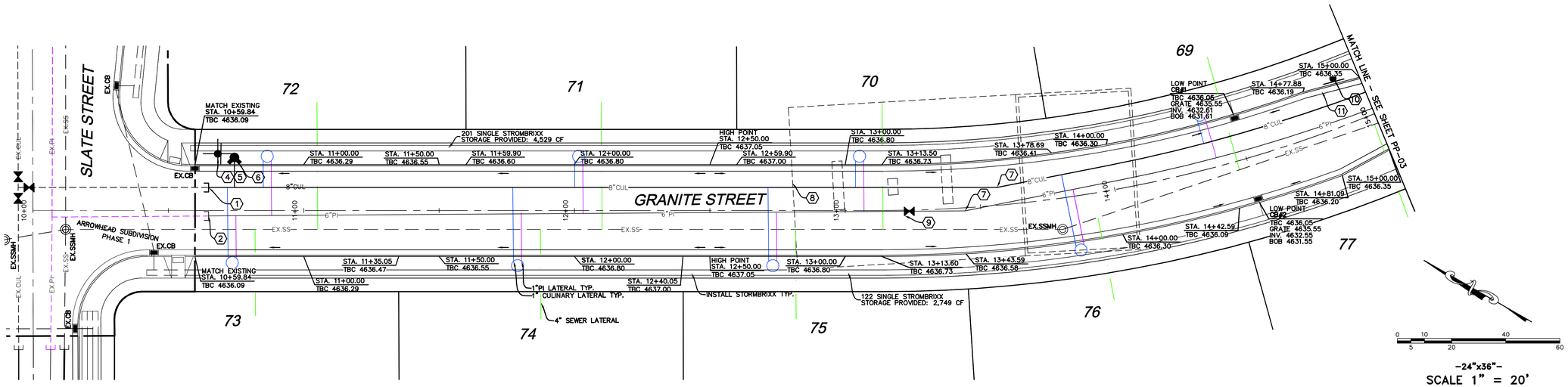
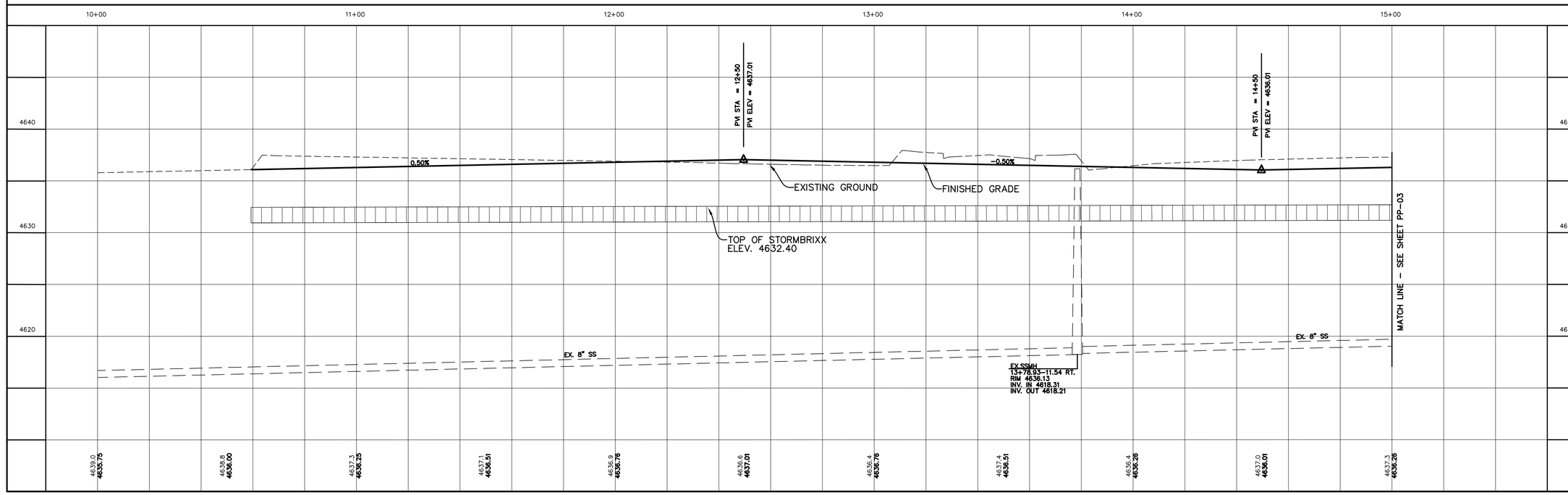
CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING PI LINE.
3. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
7. INSTALL 11.25° BEND.
8. EXISTING BUILDING TO BE REMOVED.
9. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
11. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).



0 5 10 20 40 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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GRANITE STREET
STA. 10+00 TO STA. 15+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION PHASE 3

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

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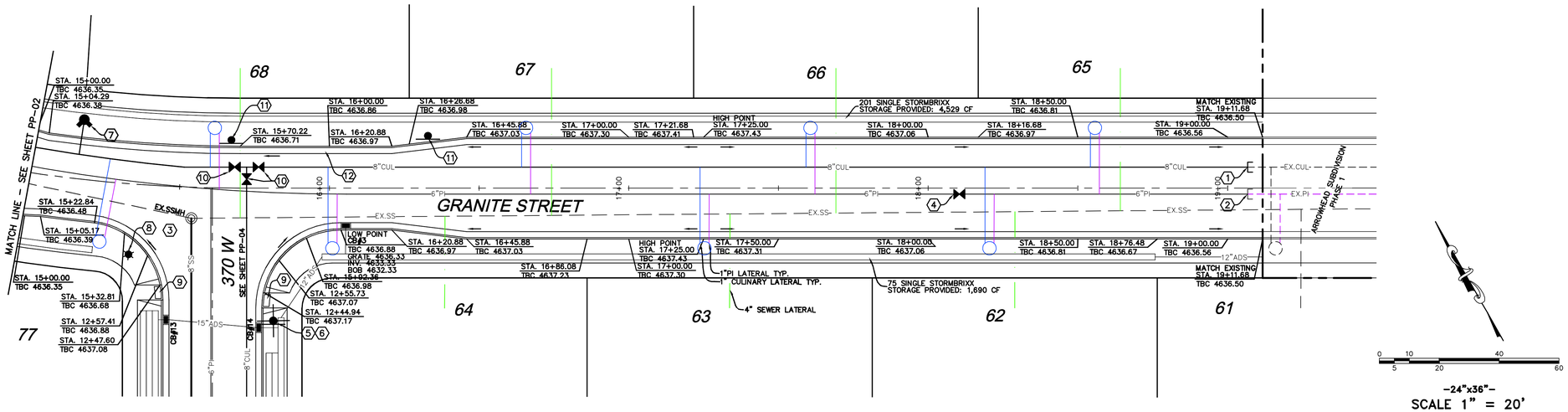
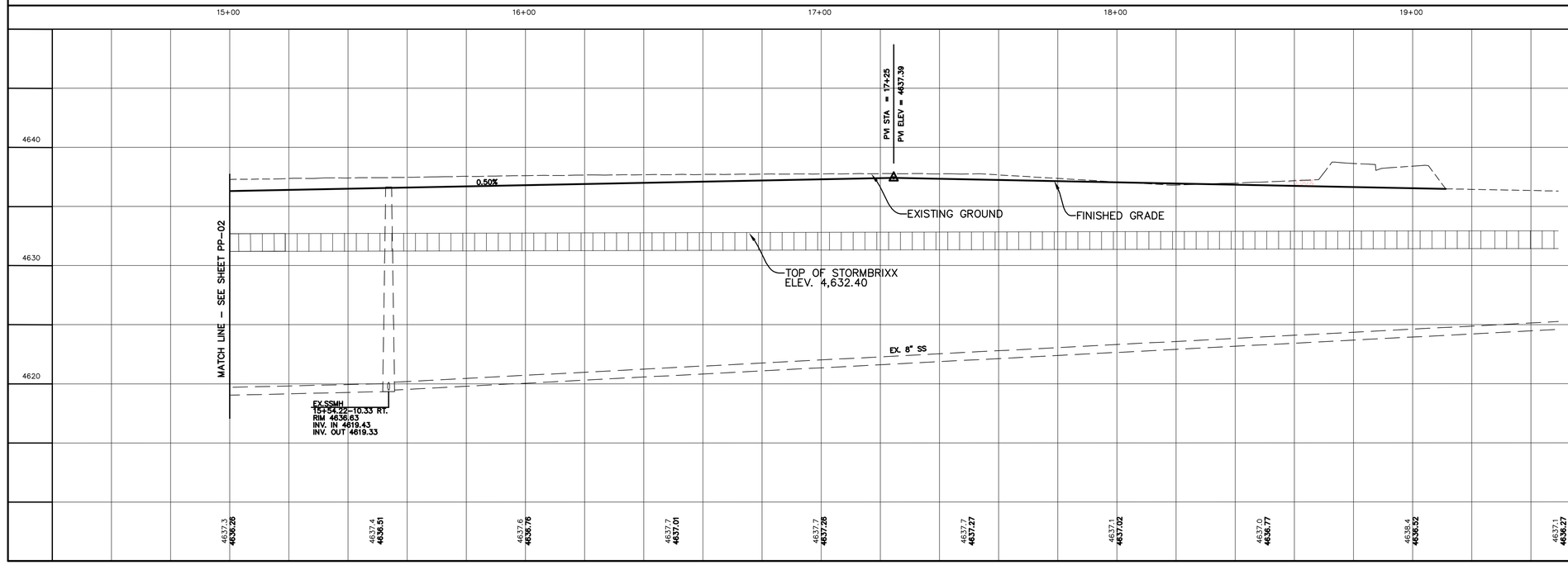
CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
2. LOCATE AND TIE TO EXISTING PI LINE.
3. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
4. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
8. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
9. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
10. INSTALL 8" CULINARY WATER VALVES PER SPANISH FORK CITY STANDARDS.
11. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
12. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).



-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-03

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GRANITE STREET
STA. 15+00 TO STA. 19+50

SPANISH FORK, UTAH

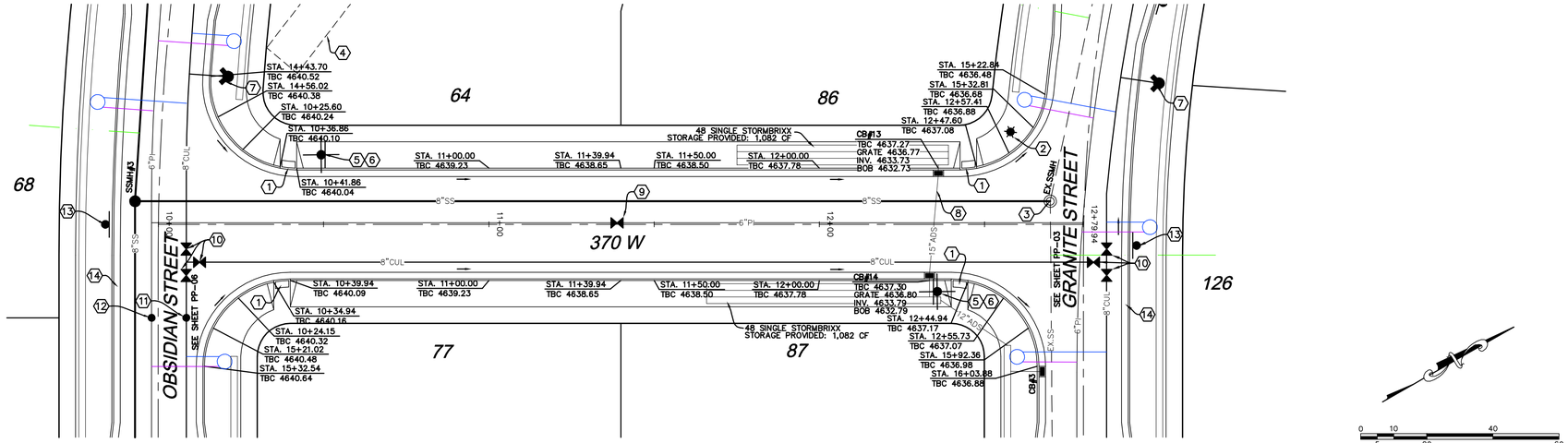
ARROWHEAD SUBDIVISION
PHASE 3

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

Z:\2020\20-087 Arrowhead Property Owners\CADD\FINAL\PHASE 3\PP-03.dwg 2/9/2023 10:03:05 AM MST

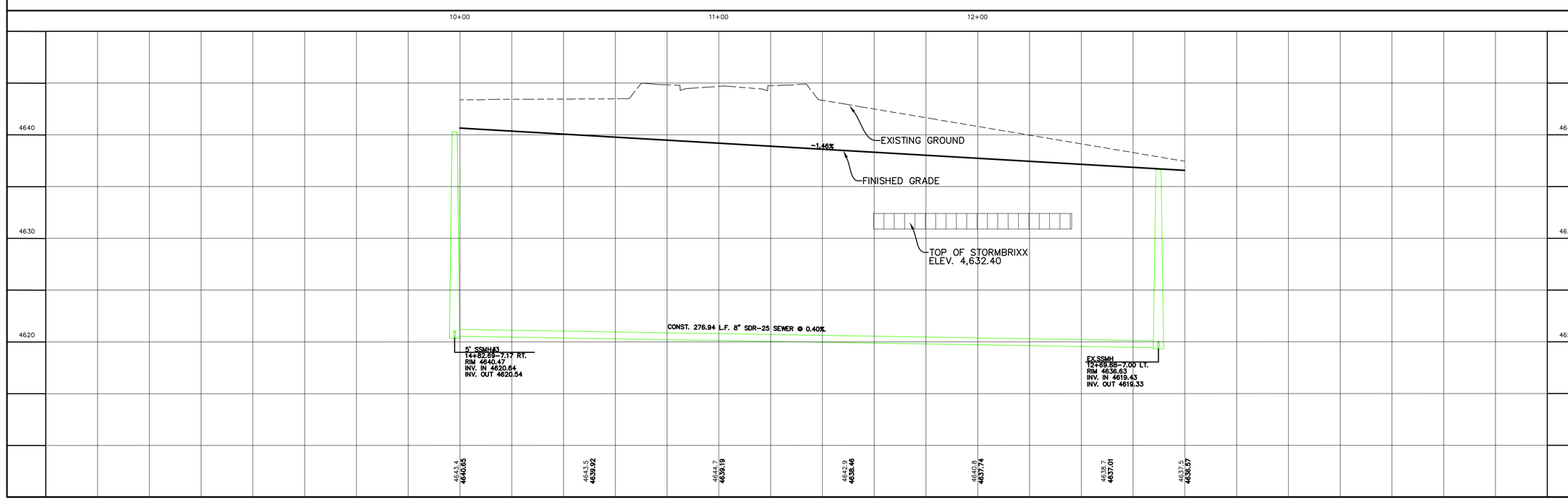
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. LOCATE AND TIE TO EXISTING SEWER MANHOLE.
4. EXISTING BUILDING TO BE REMOVED.
5. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
8. CONST. 29.90 L.F. 15"ADS @ 0.20%
9. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL CULINARY AIR VAC & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
12. INSTALL PI AIR VAC & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
13. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
14. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).



0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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370 WEST
STA. 10+00 TO STA. 12+79.94

SPANISH FORK, UTAH

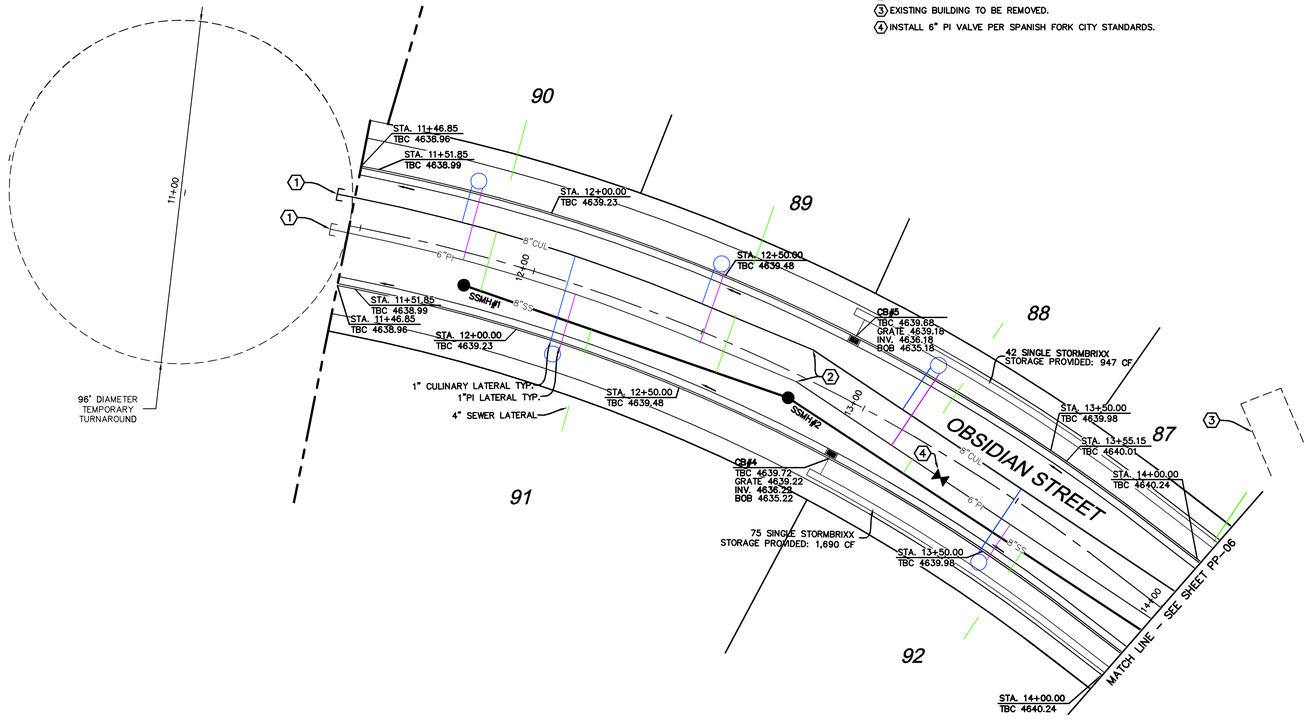
ARROWHEAD SUBDIVISION
PHASE 3

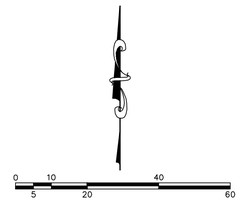
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 3\PP-04.dwg 2/9/2023 10:03:03 AM MST

CONSTRUCTION NOTES:

1. CAP/PLUG AND MARK TO SURFACE.
2. INSTALL 11.25° BEND.
3. EXISTING BUILDING TO BE REMOVED.
4. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.





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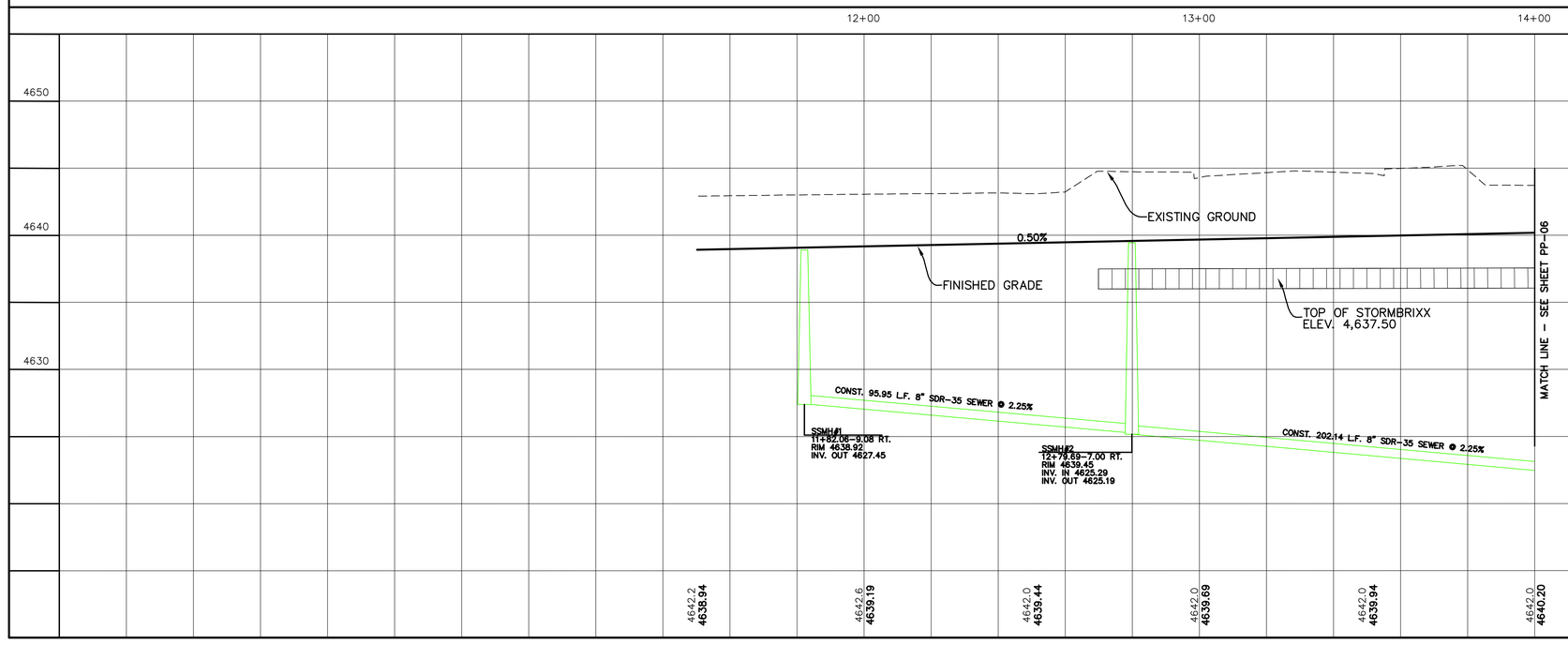
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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OBSIDIAN STREET
STA. 11+00 TO STA. 14+00

SPANISH FORK, UTAH

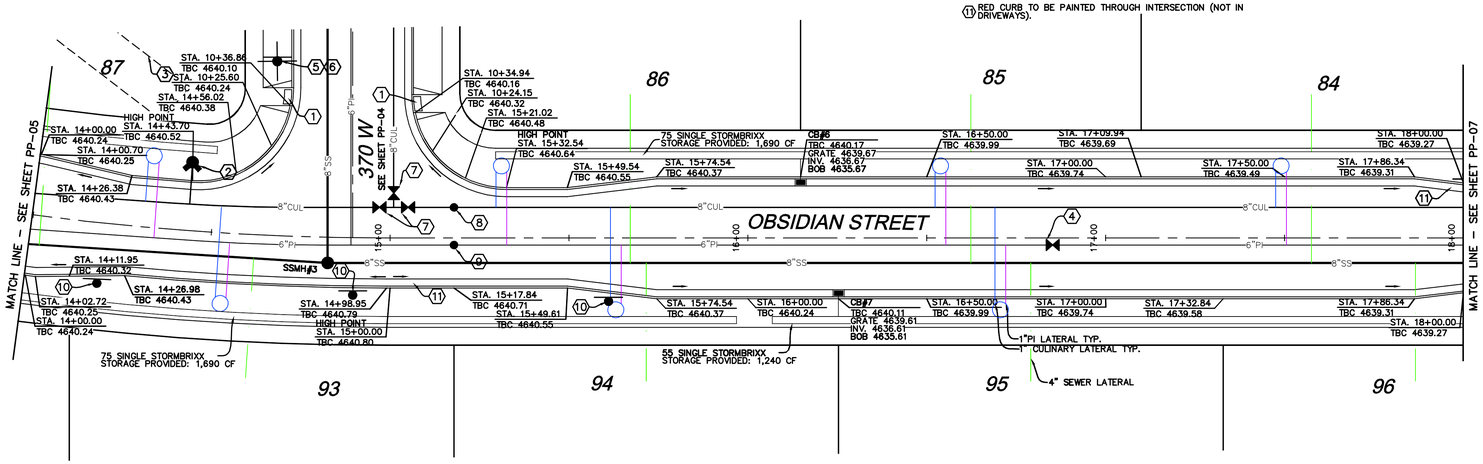
ARROWHEAD SUBDIVISION
PHASE 3

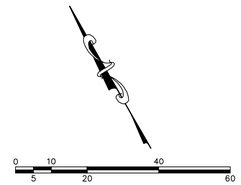
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 3\PP-05.dwg 2/9/2023 10:03:53 AM MST

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. EXISTING BUILDING TO BE REMOVED.
4. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
5. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
7. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL CULINARY AIR VAC & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
9. INSTALL PI AIR VAC & RELEASE VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
11. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





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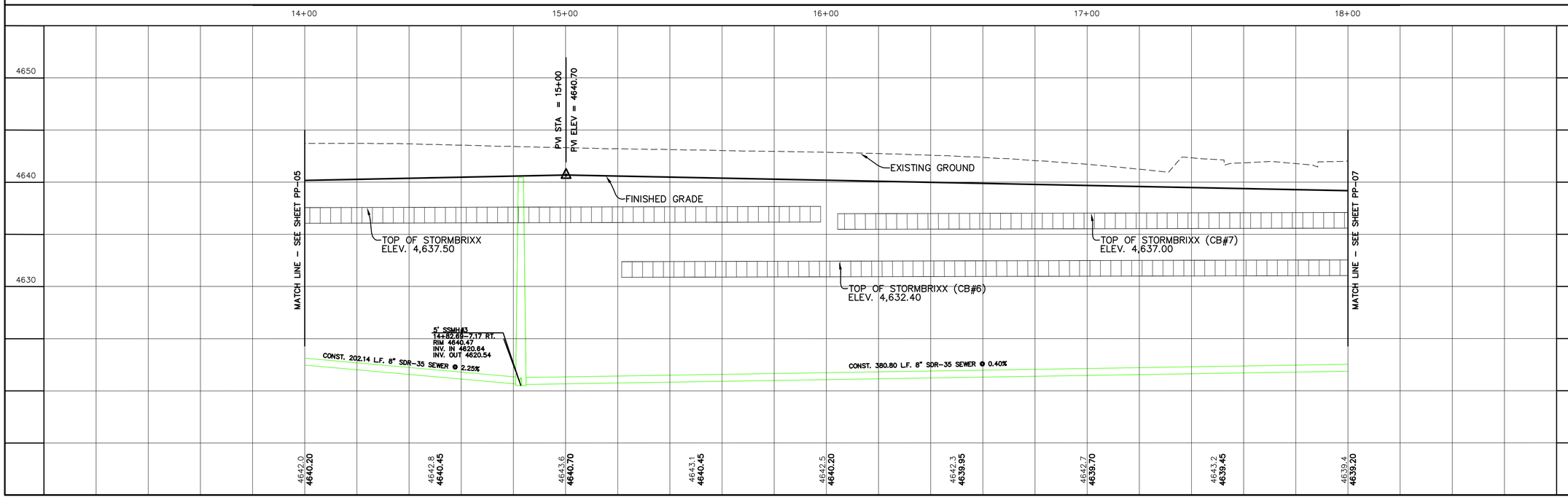
-11"x17"-
SCALE 1" = 40'



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OBSIDIAN STREET
STA. 14+00 TO STA. 18+00

SPANISH FORK, UTAH

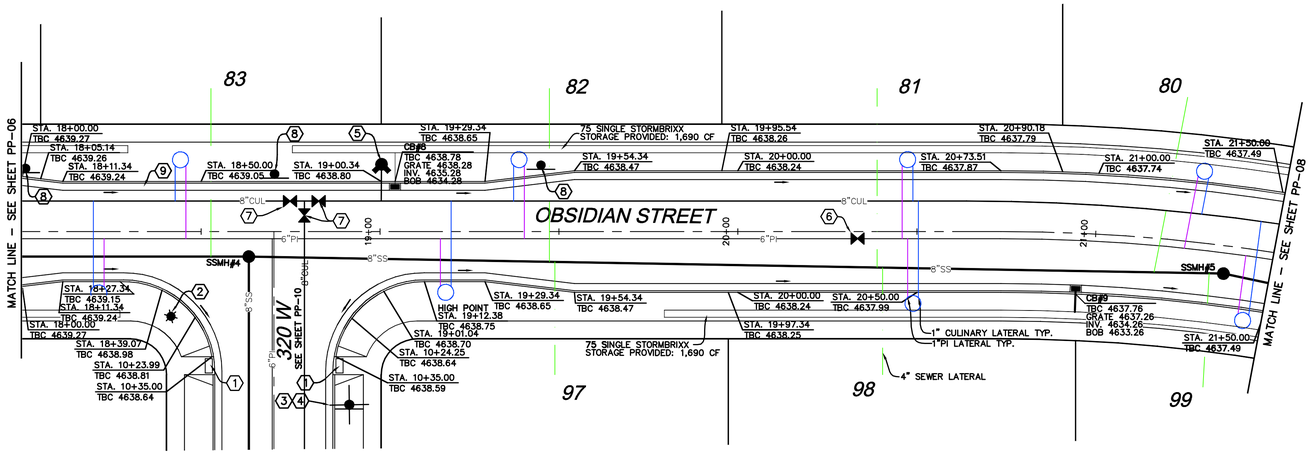
ARROWHEAD SUBDIVISION
PHASE 3

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

Z:\2020\20-106 Arrowhead Property Owners\CAD\FINAL\PHASE 3\PP-06.dwg 2/9/2023 10:31:11 AM MST

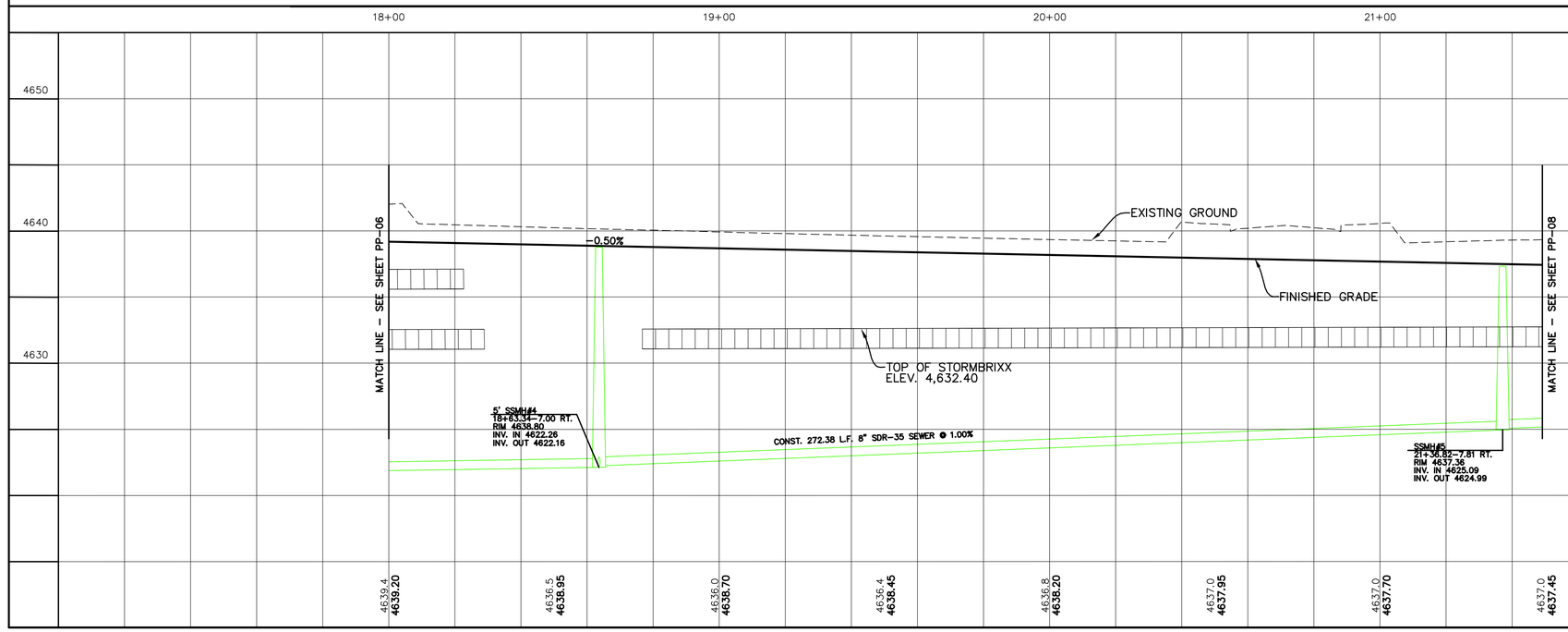
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
6. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
9. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).



0 10 40
5 20 60

–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



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OBSIDIAN STREET
STA. 18+00 TO STA. 21+50

SPANISH FORK, UTAH

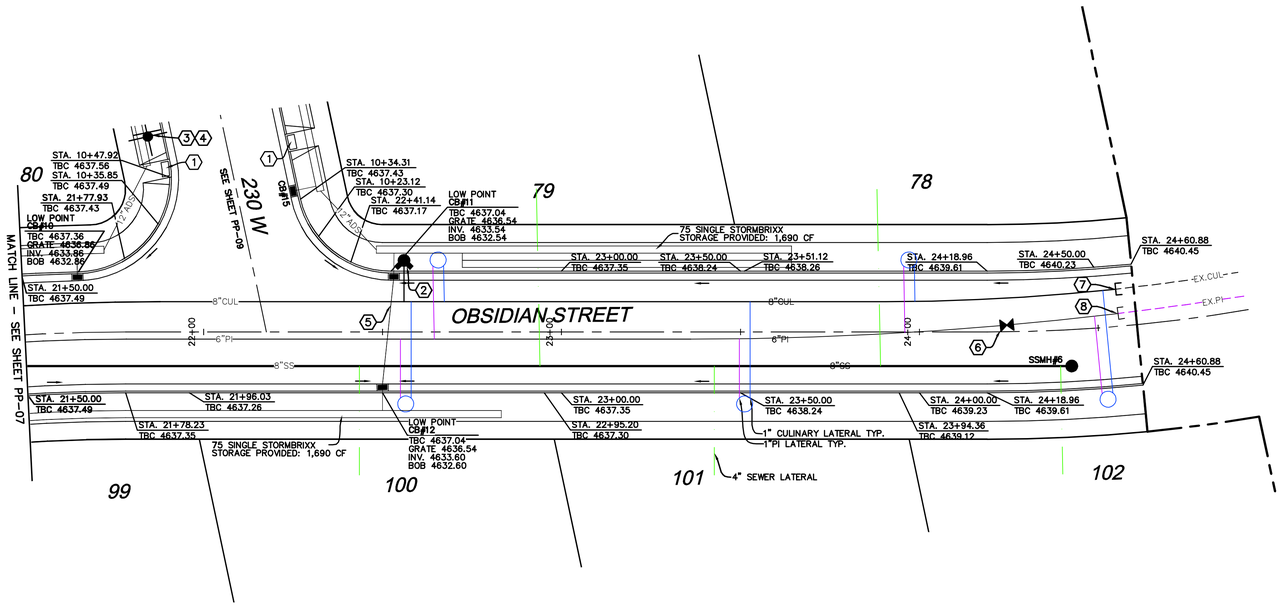
ARROWHEAD SUBDIVISION
PHASE 3

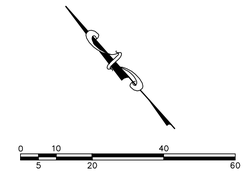
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-087 Arrowhead Property Owners\CAD\FINAL\PHASE 3\PP-07.dwg 2/9/2023 10:04:22 AM MST

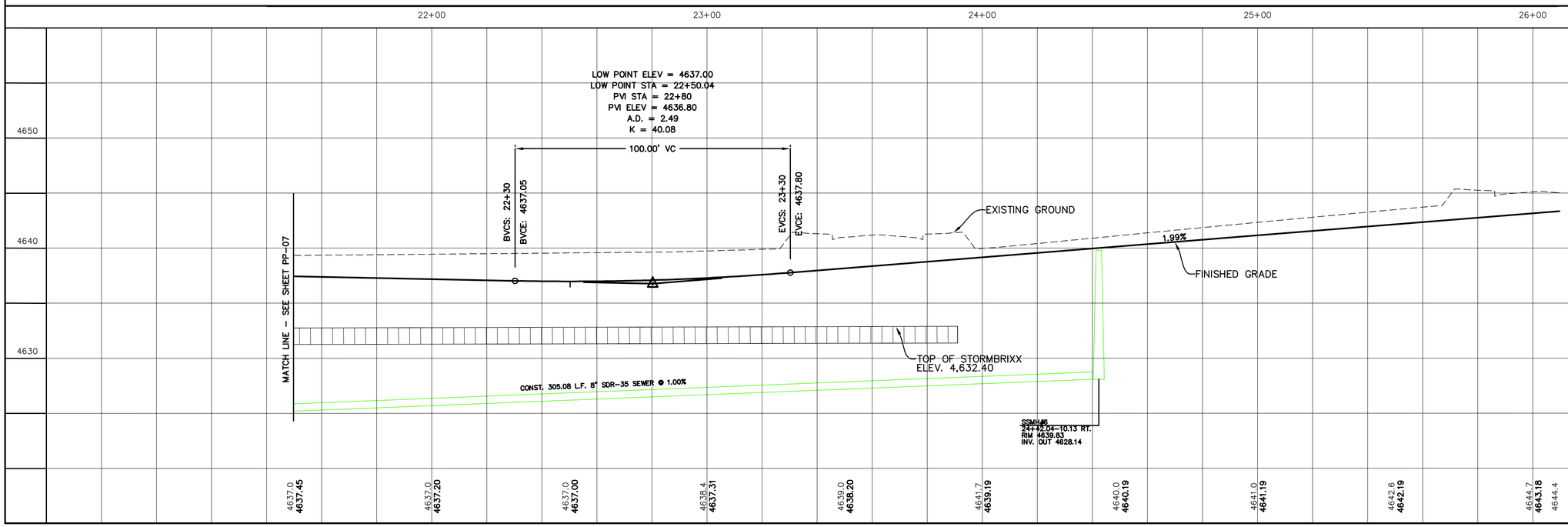
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
5. CONST. 29.95 L.F. 15" ADS @ 0.20%.
6. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
7. LOCATE AND TIE TO EXISTING CULINARY WATER LINE.
8. LOCATE AND TIE TO EXISTING PI LINE.





-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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REVISIONS

OBSIDIAN STREET
STA. 21+50 TO STA. 24+60.88

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 3

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

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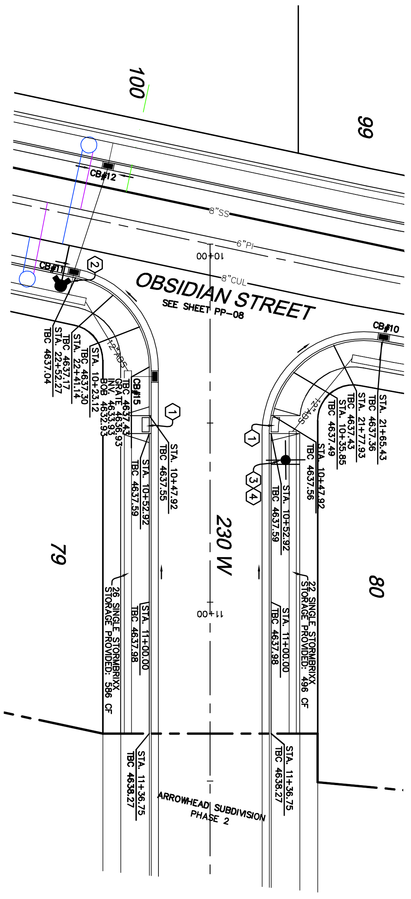
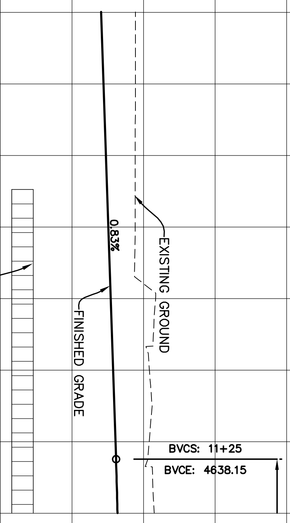
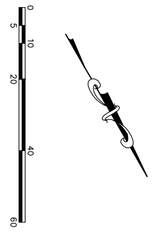
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.







ARROWHEAD SUBDIVISION PHASE 3

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

230 WEST
STA. 10+00 TO STA. 11+36.75

SPANISH FORK, UTAH

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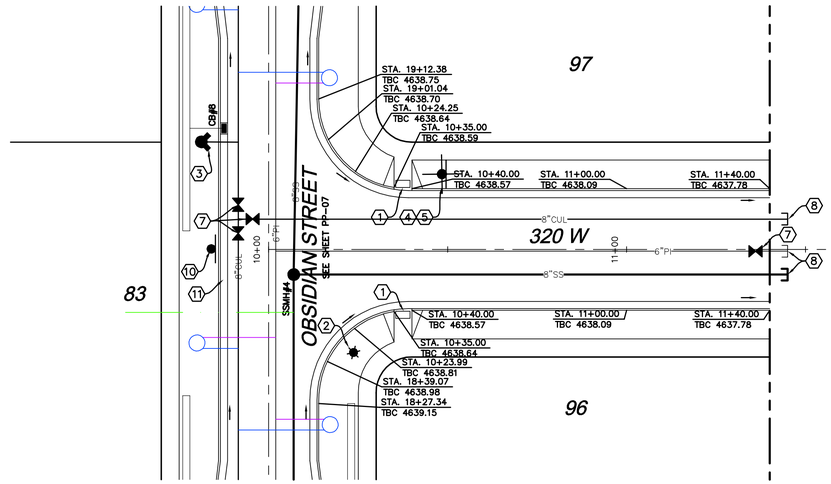
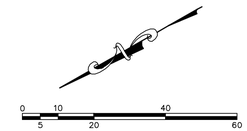
SHEET NO.

PP-09

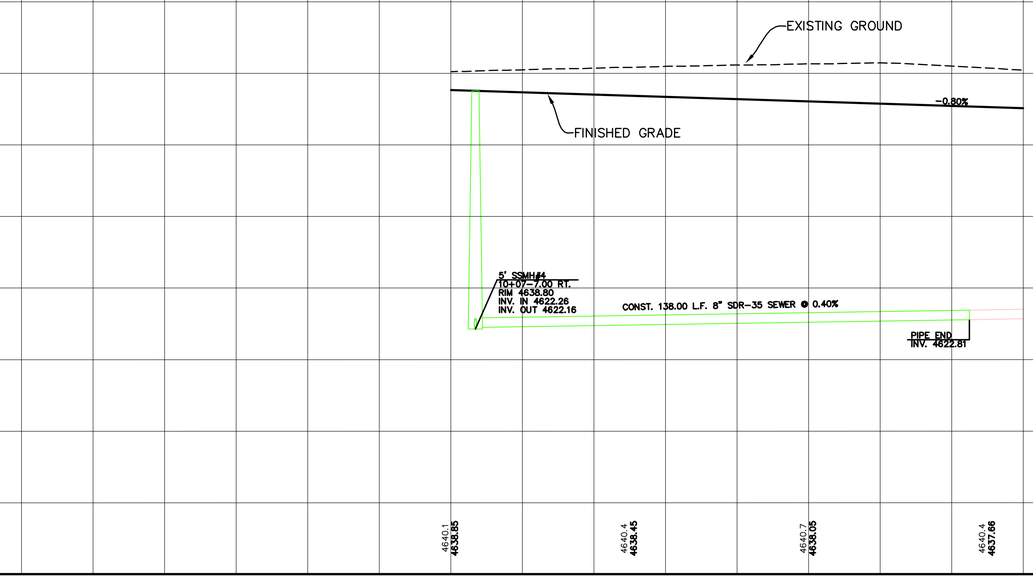
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
8. CAP/PLUG AND MARK TO SURFACE.
9. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
10. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



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320 WEST
STA. 10+00 TO STA. 11+40

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 3

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

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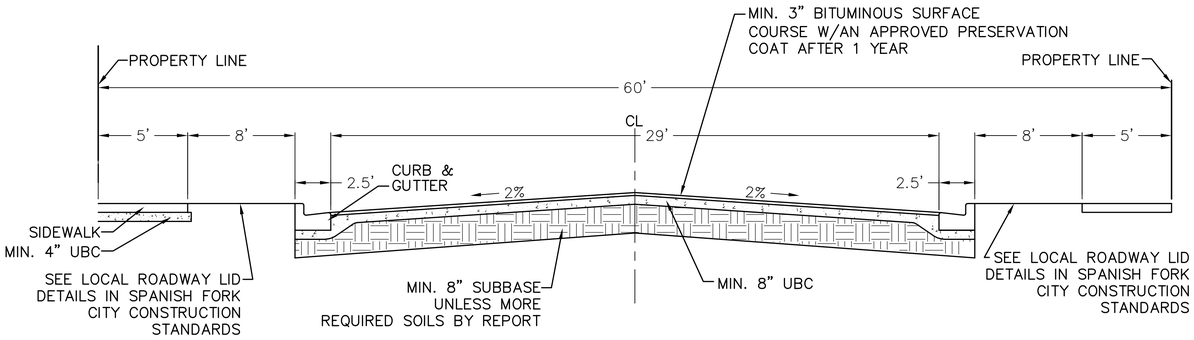


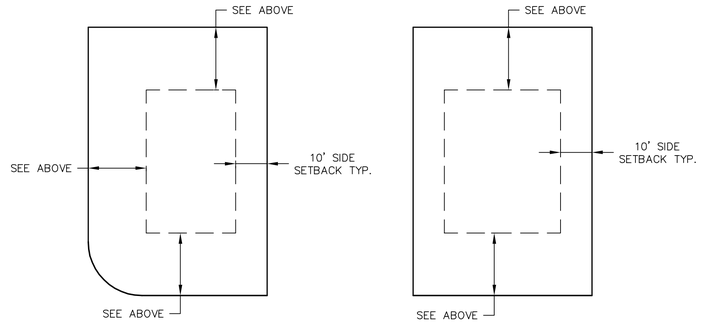
60' ROW-TYPICAL

–NTS–

SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

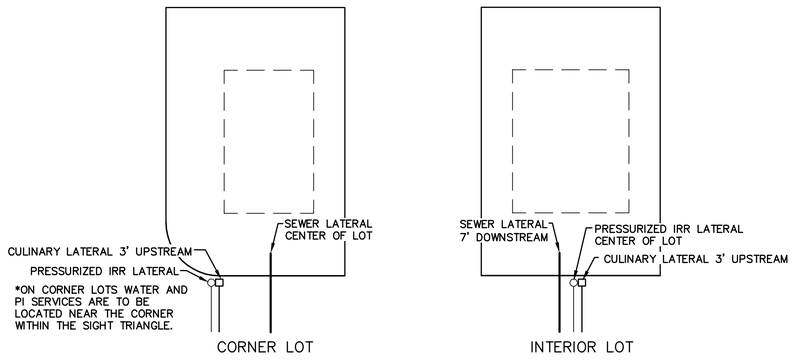
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO. DT-01

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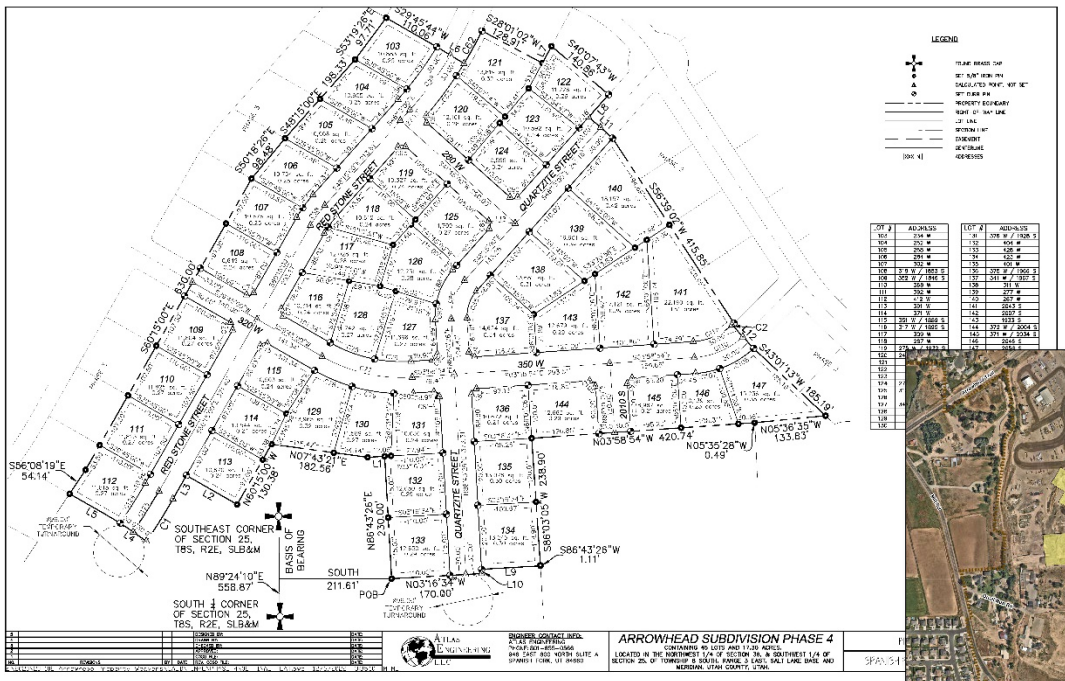
DETAIL SHEET

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 3

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

Z:\2020\20-007 Arrowhead Property Owners\CAD\FINAL\PHASE 3\DT-01.dwg 2/9/2023 9:23:53 AM MST



SPANISH FORK COMMUNITY DEVELOPMENT

Arrowhead Subdivision Phase 4 Final Plat Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at approximately 400 West Arrowhead Trail, including 17.3 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Final Plat of forty-five residential lots be approved.

Key Issues

1. Environmental.
2. Phasing.
3. Street Tree Plan.
4. Storm Drain.
5. Power.
6. Walls and Fencing.
7. Utilities.
8. Access.

Exhibits

1. Civil Plans.

Recommendation

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

Findings

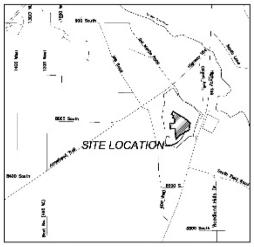
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant provides an updated subsurface investigation report and addresses any concerns identified by the information in the report prior to the plat being recorded.
4. That all non-residential use of the site, excluding the future uses on the proposed commercial lot included in phase 1, cease prior to any Certificates of Occupancy being issued.
5. That plat approval is subject to phasing, secondary access and utility limitations.
6. That the applicant provides a Street Tree Plan for the development.
7. That the applicant updates street names as requested by Public Works and Public Safety.

ARROWHEAD SUBDIVISION PHASE 4

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
FEBRUARY 2023



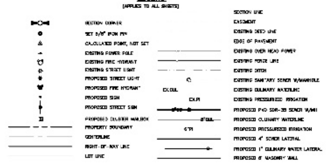
VICINITY MAP
-NTS-

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING / DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
PP-01	PLAN & PROFILE – 320 WEST – STA. 11+00 TO STA. 14+00
PP-02	PLAN & PROFILE – 320 WEST / 350 WEST – STA. 14+00 TO STA. 18+50
PP-03	PLAN & PROFILE – 350 WEST – STA. 18+50 TO STA. 22+50
PP-04	PLAN & PROFILE – RED STONE STREET – STA. 13+00 TO STA. 17+50
PP-05	PLAN & PROFILE – RED STONE STREET – STA. 17+50 TO STA. 22+00
PP-06	PLAN & PROFILE – RED STONE STREET – STA. 22+00 TO STA. 25+00
PP-07	PLAN & PROFILE – QUARTZITE STREET – STA. 31+00 TO STA. 34+00
PP-08	PLAN & PROFILE – QUARTZITE STREET – STA. 34+00 TO STA. 37+50
PP-09	PLAN & PROFILE – QUARTZITE STREET – STA. 37+50 TO STA. 41+00
PP-10	PLAN & PROFILE – 2010 SOUTH – STA. 10+00 TO STA. 11+30
PP-11	PLAN & PROFILE – 280 WEST – STA. 10+00 TO STA. 12+90
DT-01	DETAIL SHEET

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.

LEGEND
(APPLIES TO ALL SHEETS)



ARROWHEAD SUBDIVISION
PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

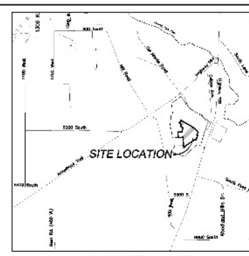
OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

NOTES:
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM – NAD83.
4. PROJECT TO BE COMPLETED IN 5 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, 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-C. ARCHITECTURE.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.
8. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, 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.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT [illegible] SOUTH 1/4 CORNER SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 85°43'20" EAST 230.00 FEET; THENCE NORTH 02°16'24" WEST 32.32 FEET; THENCE NORTH 07°43'21" [illegible] 60.00 WEST 50.00 FEET; THENCE 50.92 FEET ALONG THE ARC OF A 1070.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS NORTH [illegible]; THENCE SOUTH 48°10'00" EAST 108.33 FEET; THENCE SOUTH 53°19'26" EAST 97.71 FEET; THENCE SOUTH 23°45'44" WEST 110.05 FEET; [illegible] RIGHT, THE CHORD BEARS NORTH 45°1'00" WEST 4.76 FEET; THENCE SOUTH 17°27'10" WEST 60.00 FEET; THENCE SOUTH 42°01'12" [illegible] WEST 111.00 FEET; THENCE SOUTH 86°43'20" WEST 9.00 FEET; THENCE NORTH 03°16'24" WEST 170.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.30 ACRES



VICINITY MAP
-NTS-

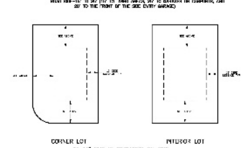
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD LEN	CHORD BRG	DELTA
C1	1070.00	32.92	32.89	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	N 45°41'05" W	2°12'30"
C3	740.00	26.51	26.51	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 51°27'14" E	[illegible]
[illegible]	680.00	24.64	24.64	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 33°21'27" E	[illegible]
[illegible]	740.00	79.35	79.09	S 81°15'36" E	[illegible]
[illegible]	740.00	[illegible]	93.64	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 60°17'36" W	[illegible]
[illegible]	10.00	15.71	[illegible]	N 05°15'00" W	90°00'00"
[illegible]	[illegible]	[illegible]	20.70	N 52°15'47" W	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	41.99	N 54°15'00" W	12°00'00"
[illegible]	250.00	31.50	31.48	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	N 57°51'25" W	[illegible]
C71	10.00	15.71	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	15.71	[illegible]	N 74°45'00" E	90°00'00"
[illegible]	10.00	15.71	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	15.71	[illegible]	S 74°45'00" W	90°00'00"
[illegible]	270.00	55.56	55.17	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	300.00	[illegible]	174.03	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 32°01'36" W	[illegible]
[illegible]	330.00	74.63	[illegible]	S 06°27'12" W	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C31	10.00	[illegible]	[illegible]	[illegible]	90°42'10"
[illegible]	10.00	[illegible]	14.05	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 41°52'18" W	90°42'10"
[illegible]	10.00	15.55	14.05	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	20.00	20.59	20.50	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	20.00	79.21	[illegible]	N 64°11'05" W	[illegible]
[illegible]	10.00	15.71	[illegible]	N 00°45'00" E	90°00'00"
[illegible]	10.00	15.71	[illegible]	[illegible]	90°00'00"
[illegible]	[illegible]	15.71	[illegible]	[illegible]	90°00'00"
[illegible]	10.00	15.71	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 1°22'13" E	[illegible]
[illegible]	50.00	24.73	24.20	[illegible]	[illegible]
[illegible]	150.00	100.96	22.07	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 22°16'52" E	58°23'56"
C124	1010.00	55.66	55.63	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	S 57°44'07" W	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
L1	32.32	[illegible]
[illegible]	[illegible]	N 89°45'20" E
L3	50.22	[illegible]
[illegible]	[illegible]	[illegible]
L5	105.99	[illegible]
[illegible]	[illegible]	[illegible]
L7	[illegible]	[illegible]
L8	[illegible]	[illegible]
L9	[illegible]	[illegible]
L10	[illegible]	[illegible]
[illegible]	60.00	[illegible]
L12	60.00	[illegible]
[illegible]	[illegible]	N 04°52'45" E

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK- 20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
SIDE SETBACK-5'-10'-TOTAL OF 15'
CORNER LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
INTERIOR SIDE-10'
STREET SIDE-15' TO 20' (15' TO LIVING AREAS, 20' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



CORNER LOT INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

DATA TABLE
TOTAL ACREAGE=17.30
TOTAL # OF LOTS=45
ACREAGE IN ROADS= 4.59 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

SURVEYOR'S CERTIFICATE

I, [illegible] DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 9243543 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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

[illegible]

OWNER'S DEDICATION

I (WE) ____________ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HAND(S) THIS ____ DAY OF ____________, A.D. 2022.

MEMBER ____________
MEMBER ____________
MEMBER ____________

CORPORATE ACKNOWLEDGMENT

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

ON THE ____ DAY OF ________, A.D. 2022 PERSONALLY APPEARED BEFORE ME ________ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE/SHE IS THE ________ OF ________ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER 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/EXPIRES PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

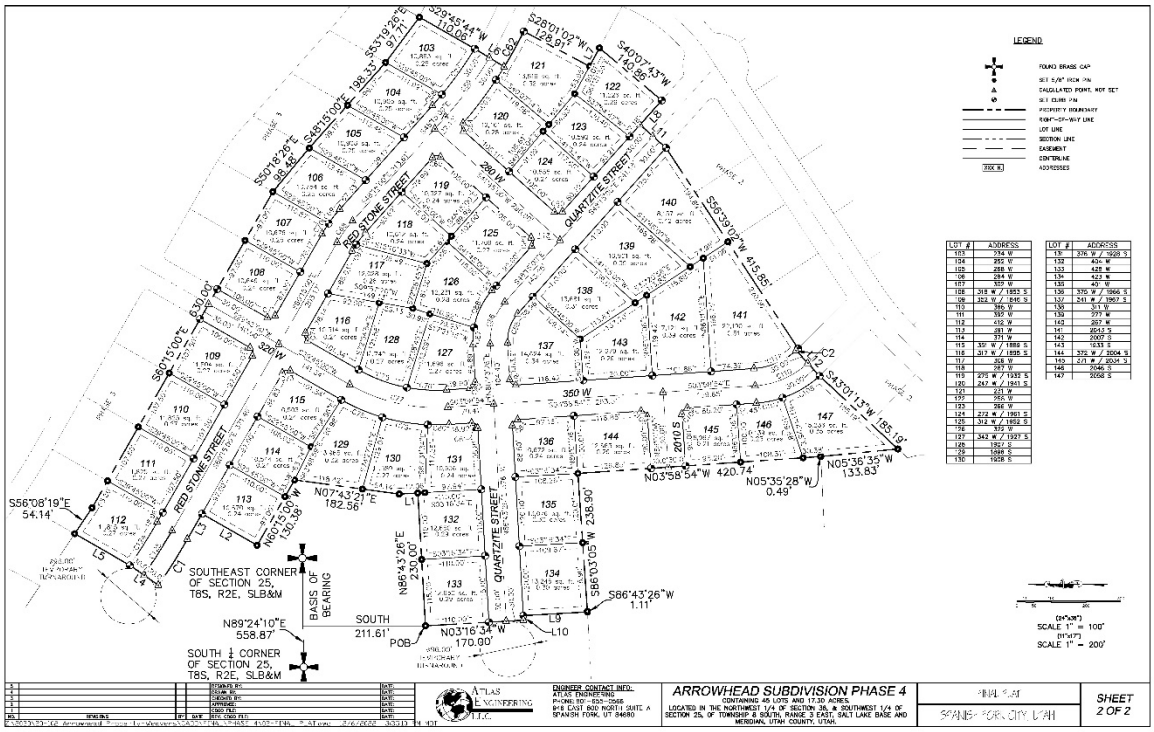
THE ________ OF ________ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ____ DAY OF ____ A.D. 2022.

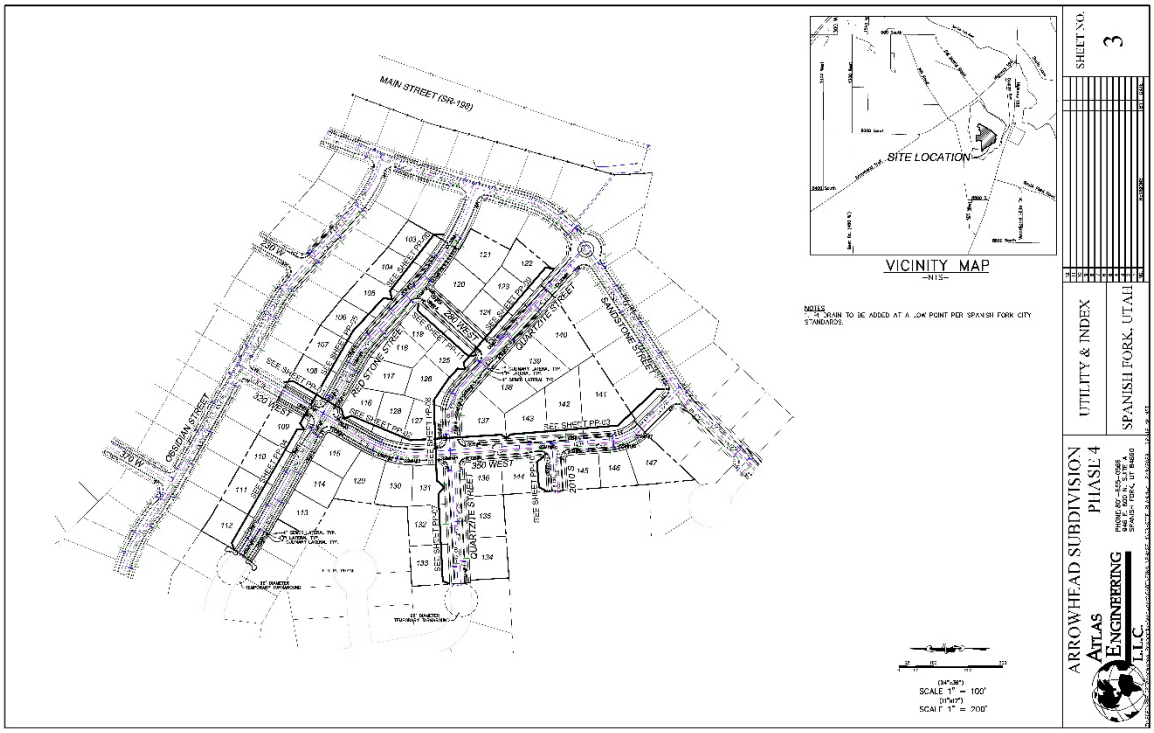
APPROVED ____________ CITY MANAGER
APPROVED ____________ CITY ATTORNEY
APPROVED ____________ ENGINEER (SEE SEAL)
ATTEST ____________ CLERK-RECORDER
APPROVED ____________ COMMUNITY DEVELOPMENT DIRECTOR

ARROWHEAD SUBDIVISION PHASE 4

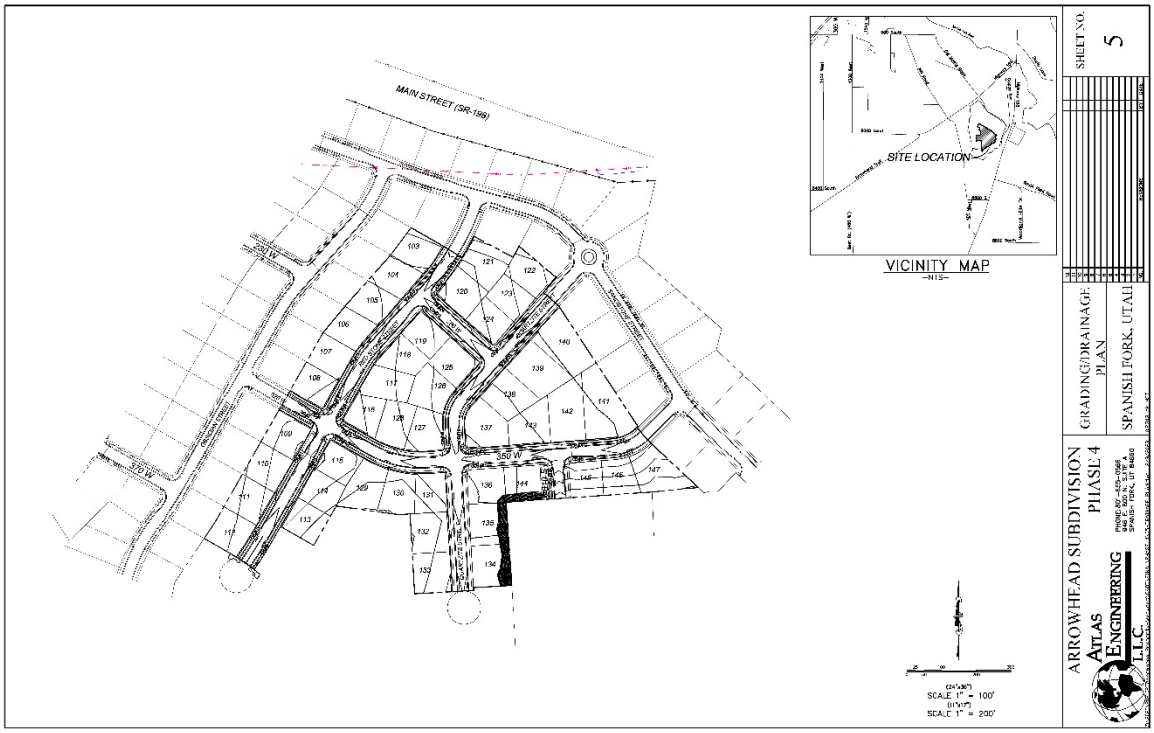
A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 45 LOTS AND 17.30 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

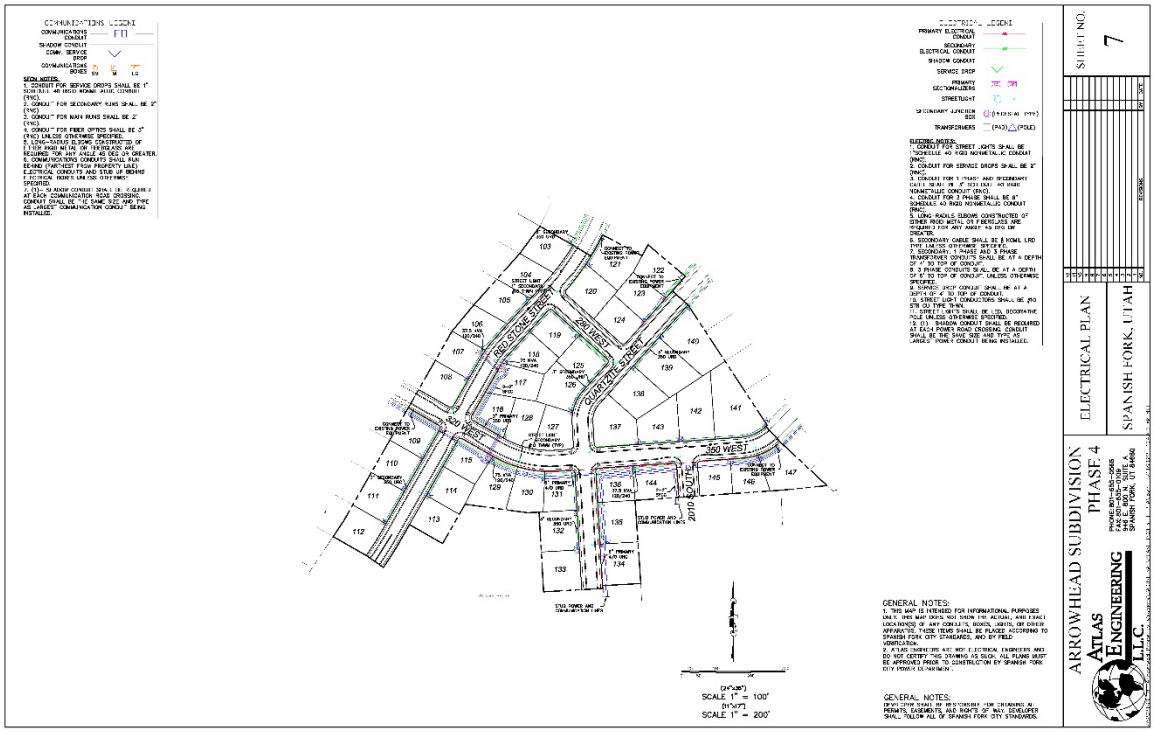

ARROWHEAD SUBDIVISION PHASE 4
CONTAINING 45 LOTS AND 17.30 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.
FINAL PLAT
SPANISH FORK CITY, UTAH
SHEET 2 OF 2
ATLAS ENGINEERING L.L.C.
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
P:(ONE) 801-655-0566
848 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660
LEGEND
SOUTHEAST CORNER OF SECTION 25, T6S, R2E, SLB&M
SOUTH 1/4 CORNER OF SECTION 25, T8S, R2E, SLB&M
BASIS OF BEARING
POB
RED STONE STREET
QUARTZITE STREET
SCALE 1" = 100'
SCALE 1" = 200'

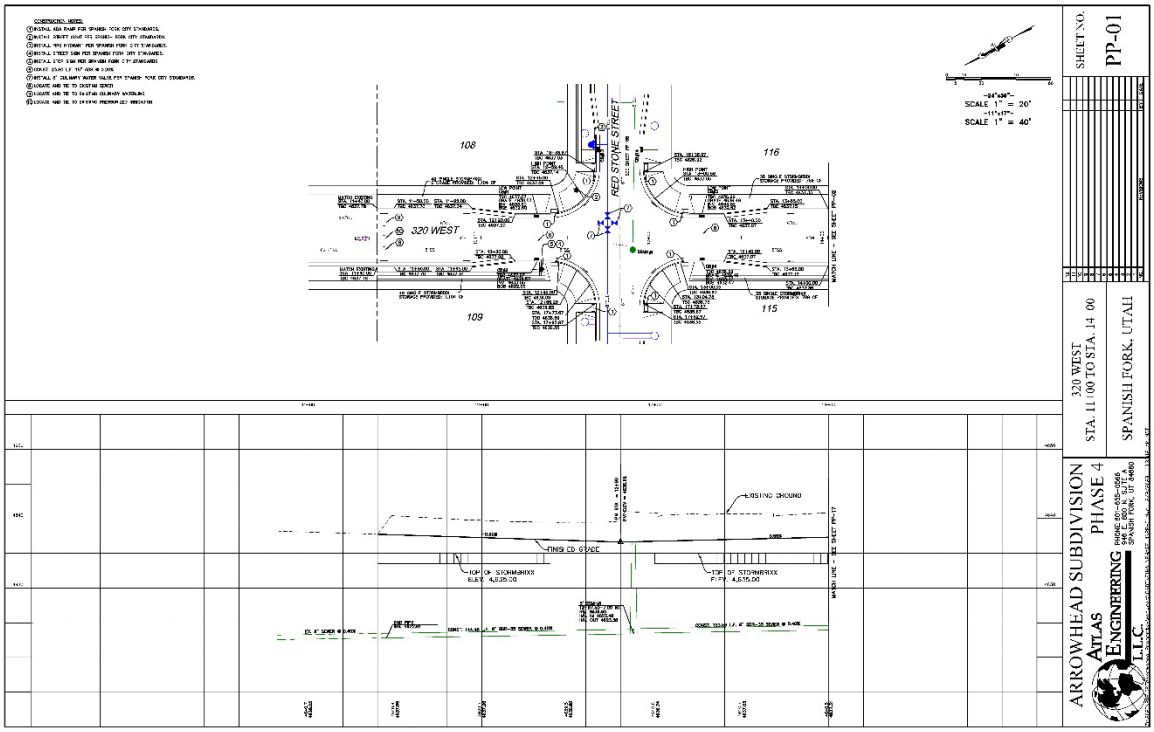

MAIN STREET (SR-198)
RED STONE STREET
QUARTZITE STREET
SANDSTONE STREET
OBSIDIAN STREET
SITE LOCATION
VICINITY MAP
-NTS-
NOTES
1. DRAIN TO BE ADDED AT A LOW POINT PER SPANISH FORK CITY STANDARDS.
SHEET NO. 3
UTILITY & INDEX
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 4
ATLAS ENGINEERING L.L.C.
SCALE 1" = 100'
SCALE 1" = 200'

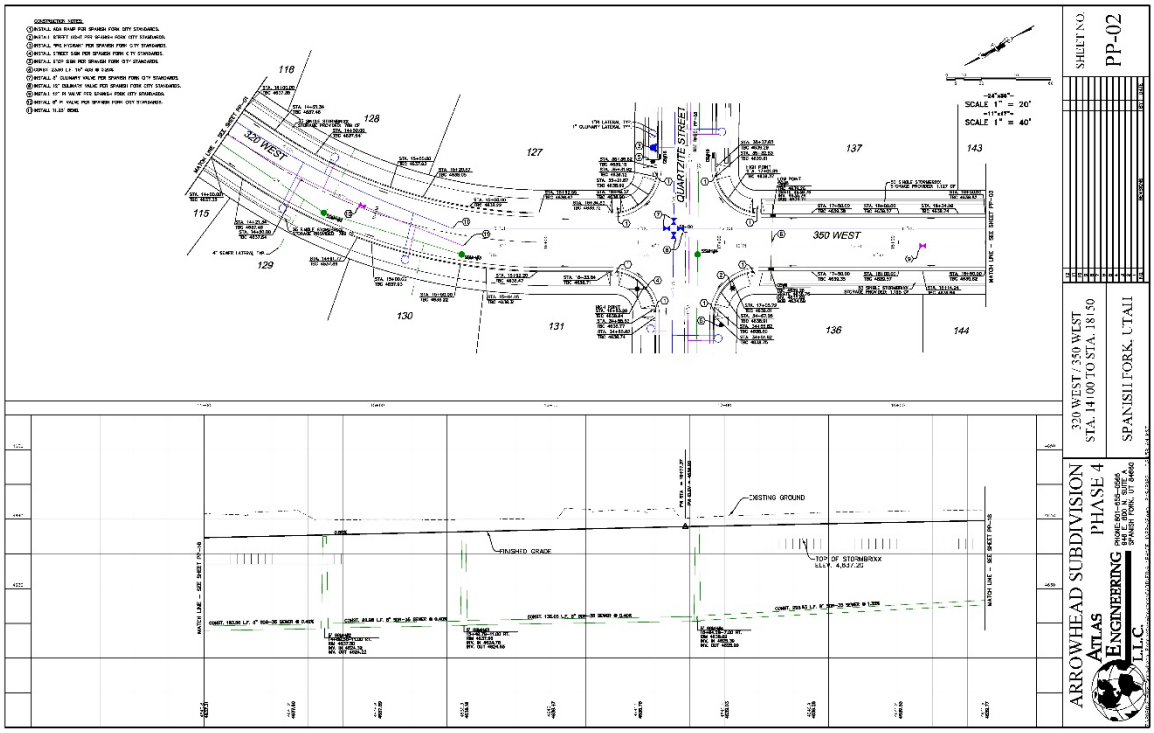
MAIN STREET (SR-198)
SITE LOCATION
VICINITY MAP
-NTS-
SHEET NO.
4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 4
ATLAS ENGINEERING L.L.C.

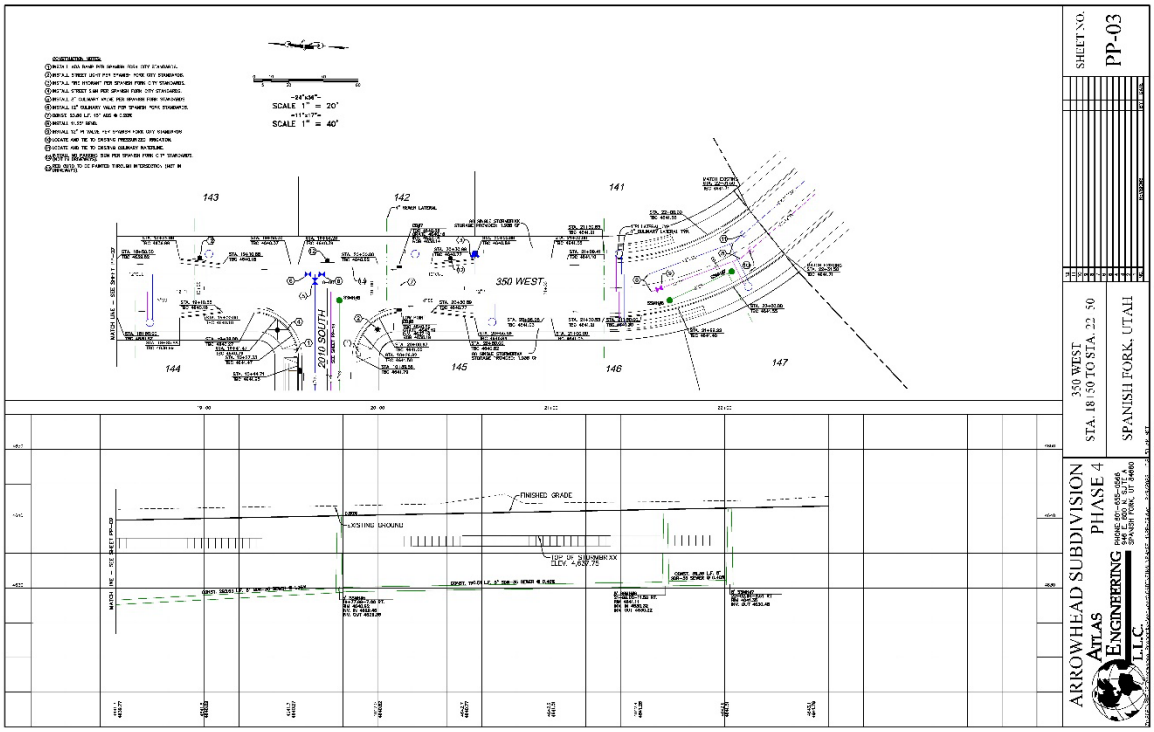

MAIN STREET (SR-198)
SITE LOCATION
VICINITY MAP
-NTS-
SHEET NO.
5
GRADING/DRAINAGE PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 4
ATLAS ENGINEERING L.L.C.

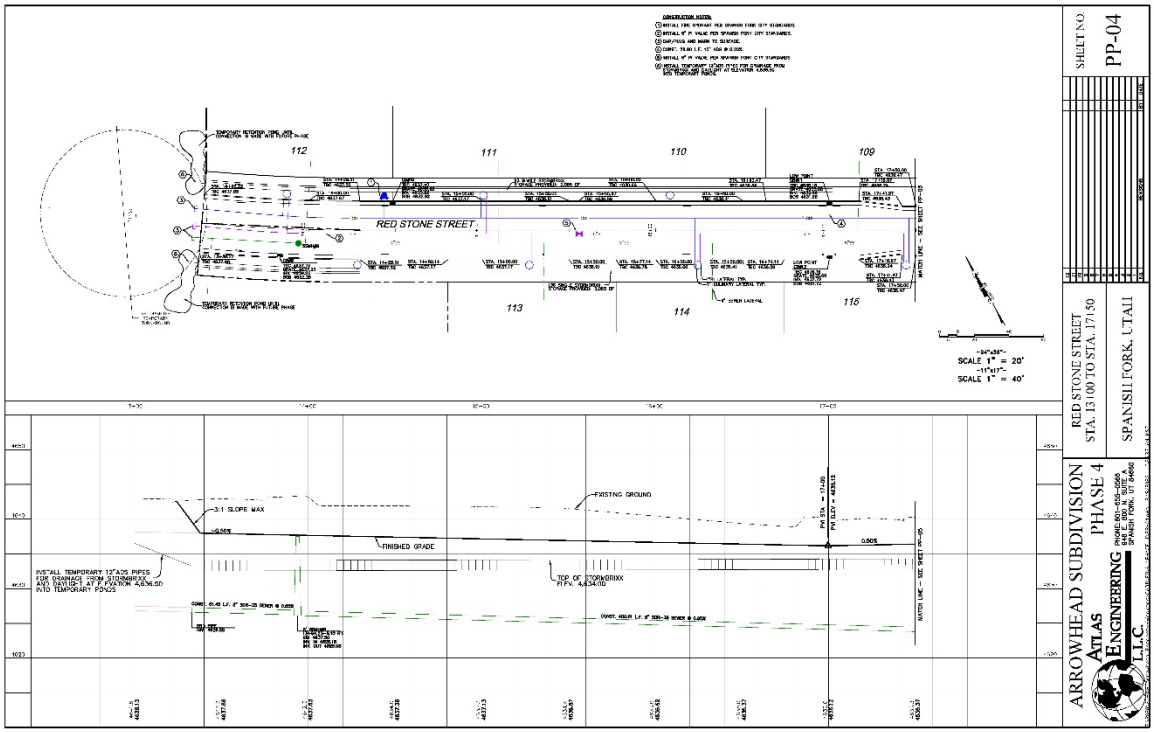
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 4
ATLAS ENGINEERING L.L.C.
SITE LOCATION
VICINITY MAP
NTS
SCALE 1" = 200'
SCALE 1" = 400'
LEGEND

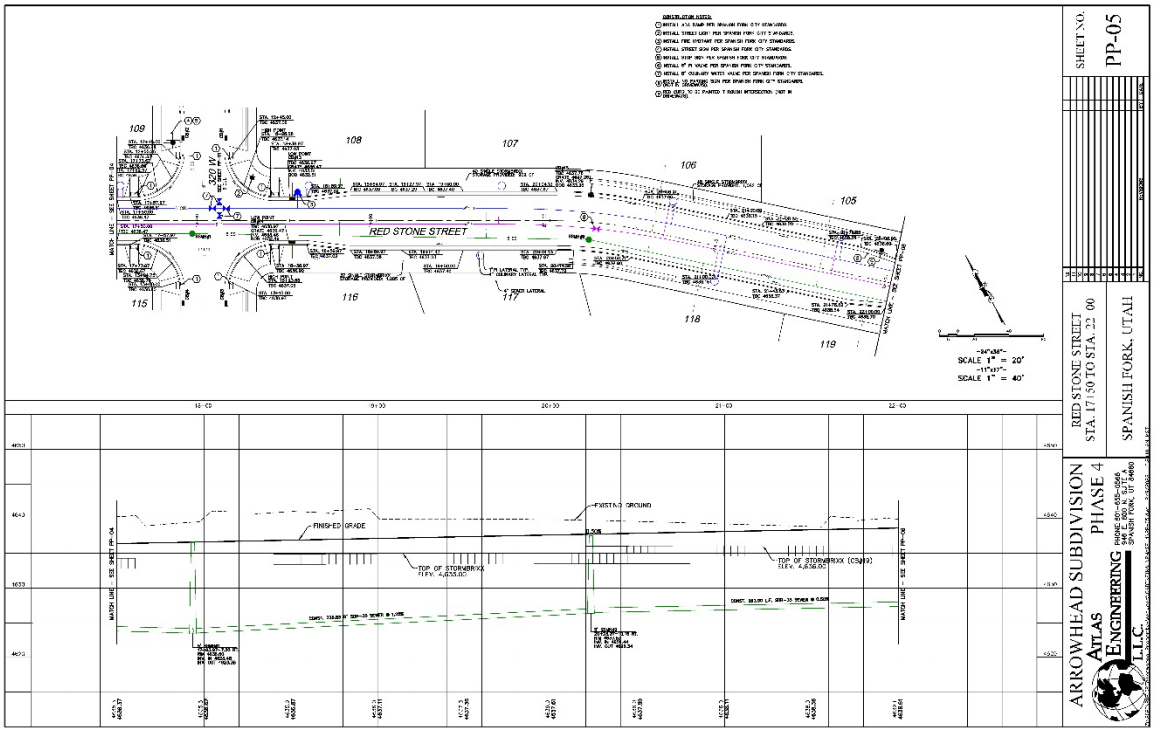

SHEET NO. 7
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION PHASE 4
ATLAS ENGINEERING L.L.C.
RED STONE STREET
QUARTZITE STREET
400 WEST
360 WEST
2010 SOUTH
SCALE 1" = 100'
SCALE 1" = 200'
GENERAL NOTES:

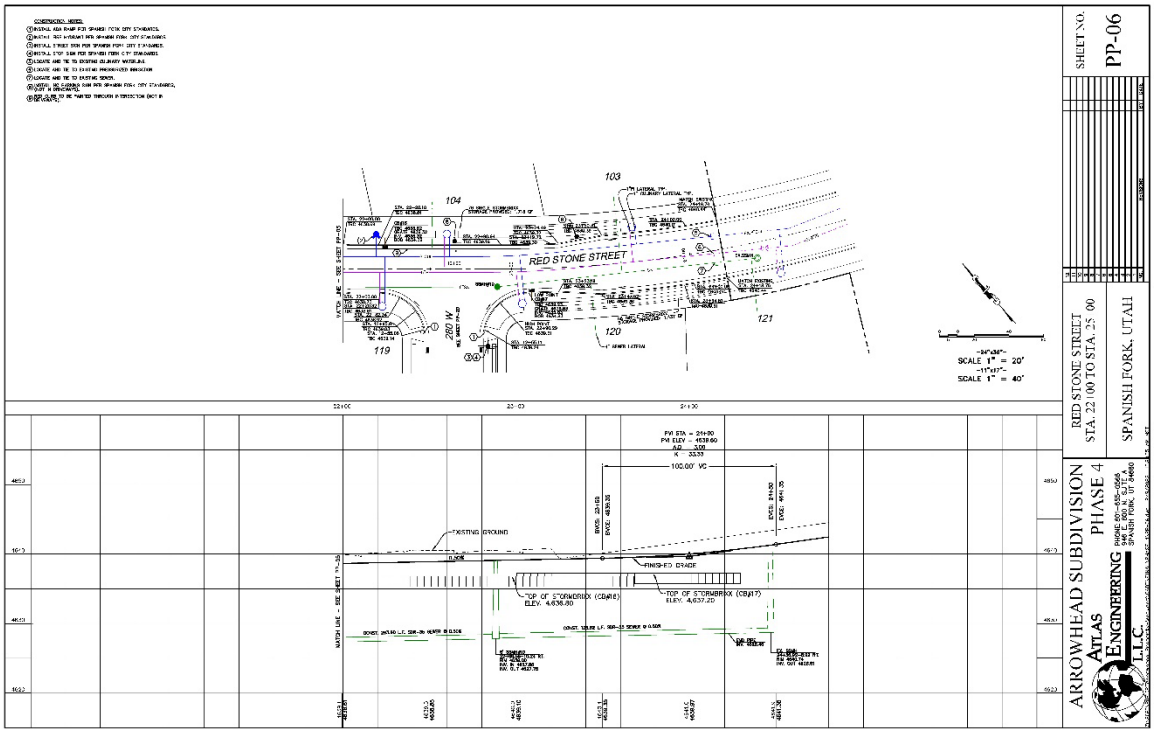

SHEET NO.
PP-01
320 WEST
STA. 11+00 TO STA. 14+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.
RED STONE STREET
320 WEST
108
109
115
116
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBOXX
ELEV. 4,635.00

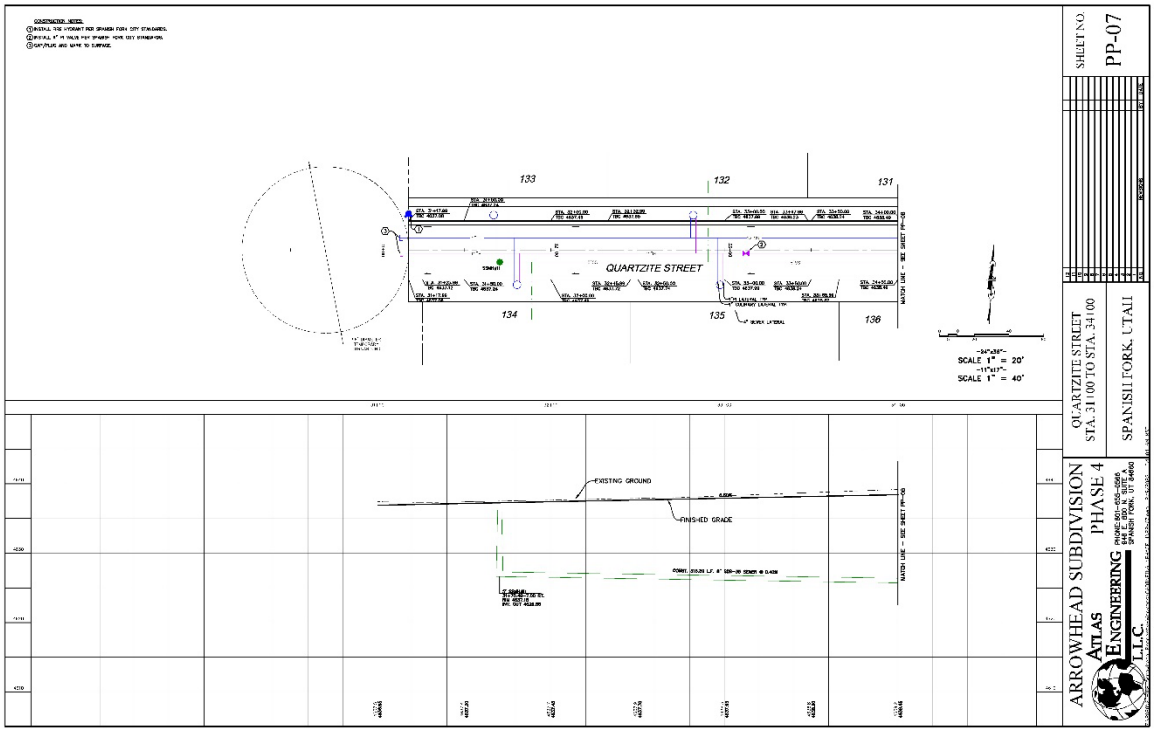

SHEET NO.
PP-02
320 WEST / 350 WEST
STA. 14+00 TO STA. 18+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.
320 WEST
QUARTZITE STREET
350 WEST
115
116
127
128
129
130
131
136
137
143
144
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
TOP OF STORMBOXX
ELEV. 4,637.20

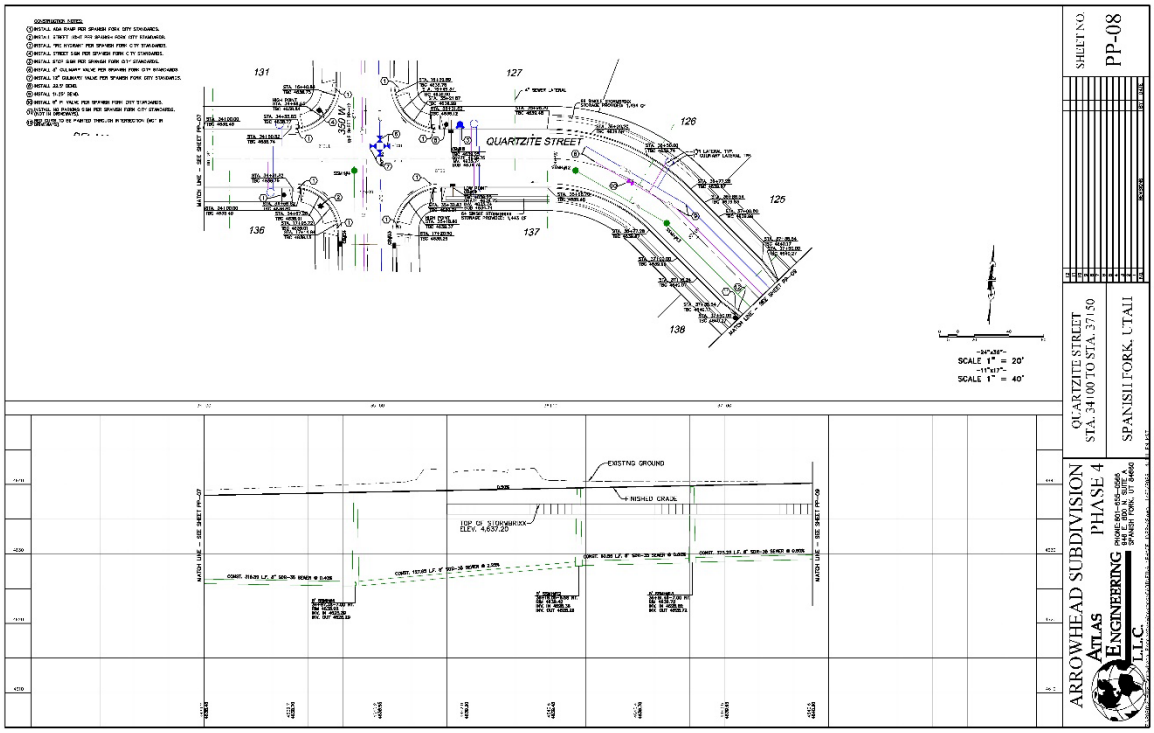

SCALE 1" = 20'
SCALE 1" = 40'
350 WEST
2010 SOUTH
FINISHED GRADE
EXISTING GROUND
SHEET NO.
PP-03
350 WEST
STA. 18+50 TO STA. 22+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.

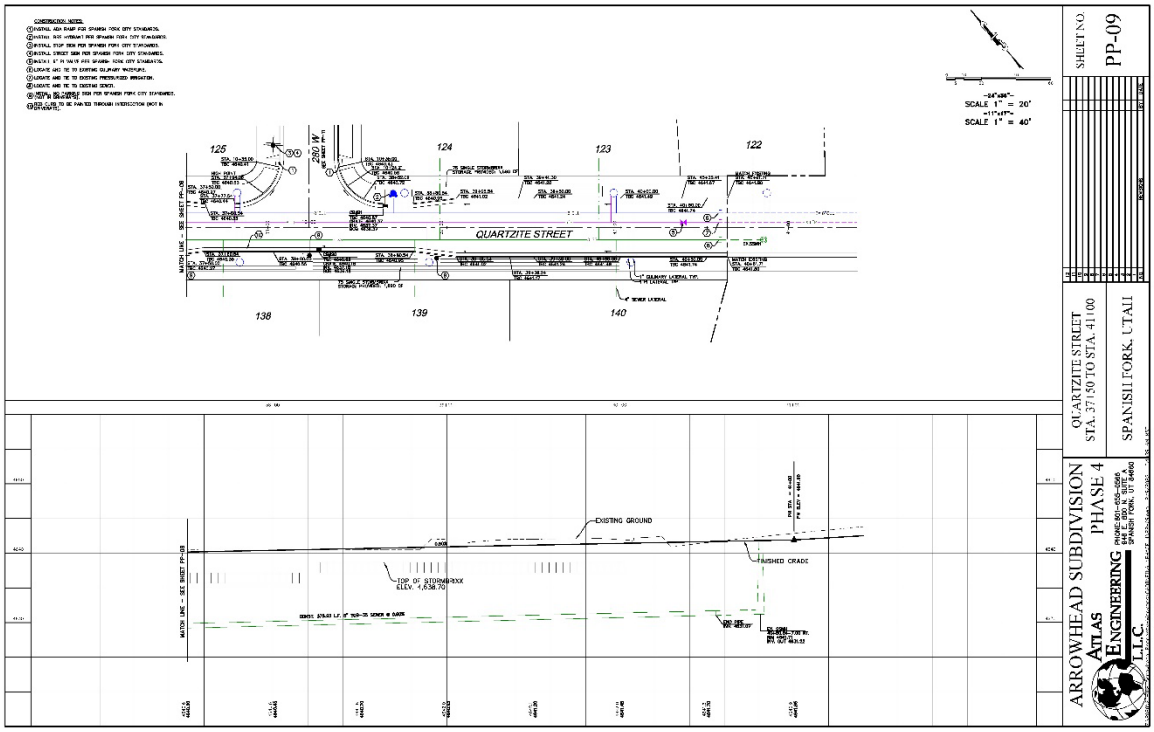

RED STONE STREET
SCALE 1" = 20'
SCALE 1" = 40'
3:1 SLOPE MAX
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-04
RED STONE STREET
STA. 13+00 TO STA. 17+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.

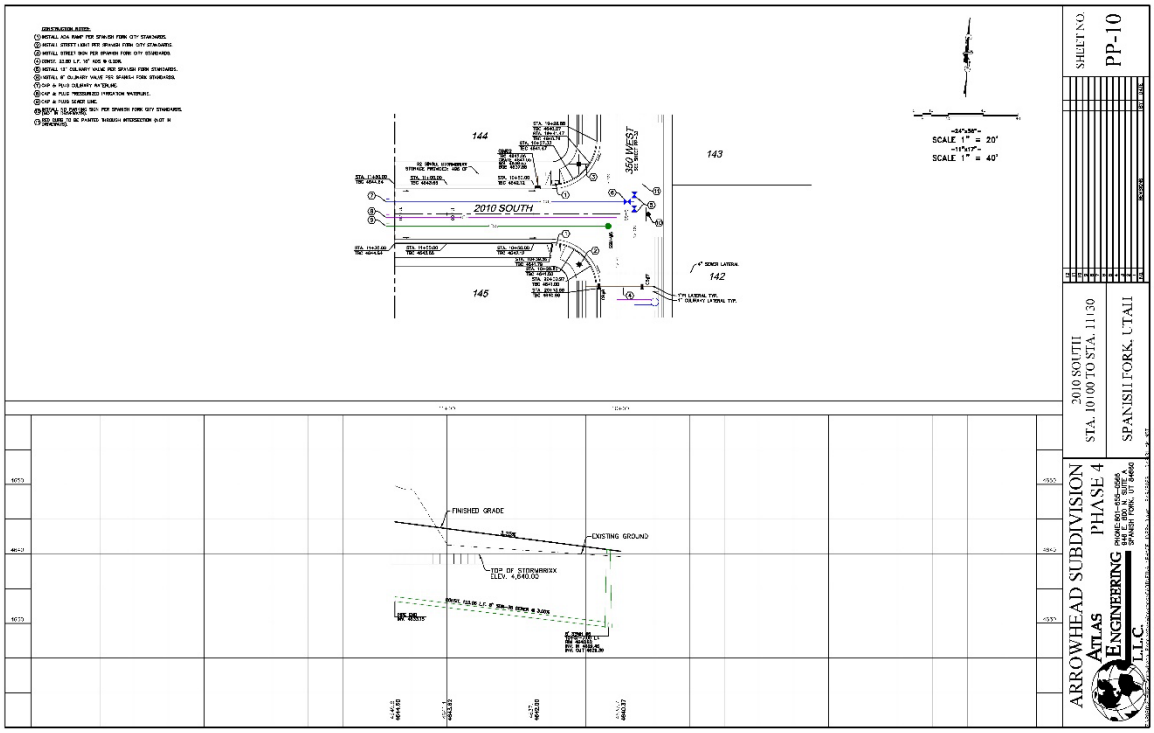

RED STONE STREET
SCALE 1" = 20'
SCALE 1" = 40'
FINISHED GRADE
EXISTING GROUND
SHEET NO.
PP-05
RED STONE STREET
STA. 17+50 TO STA. 22+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.

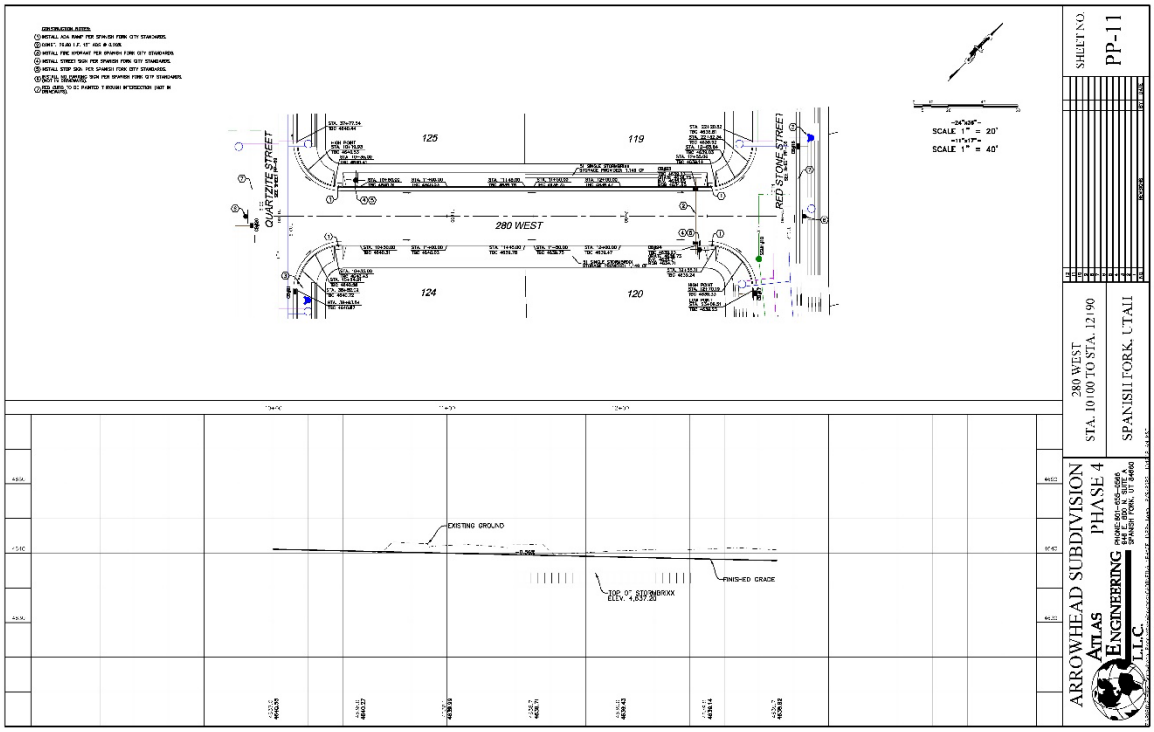

RED STONE STREET
SCALE 1" = 20'
SCALE 1" = 40'
100.00' VC
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-06
RED STONE STREET
STA. 22+00 TO STA. 25+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.

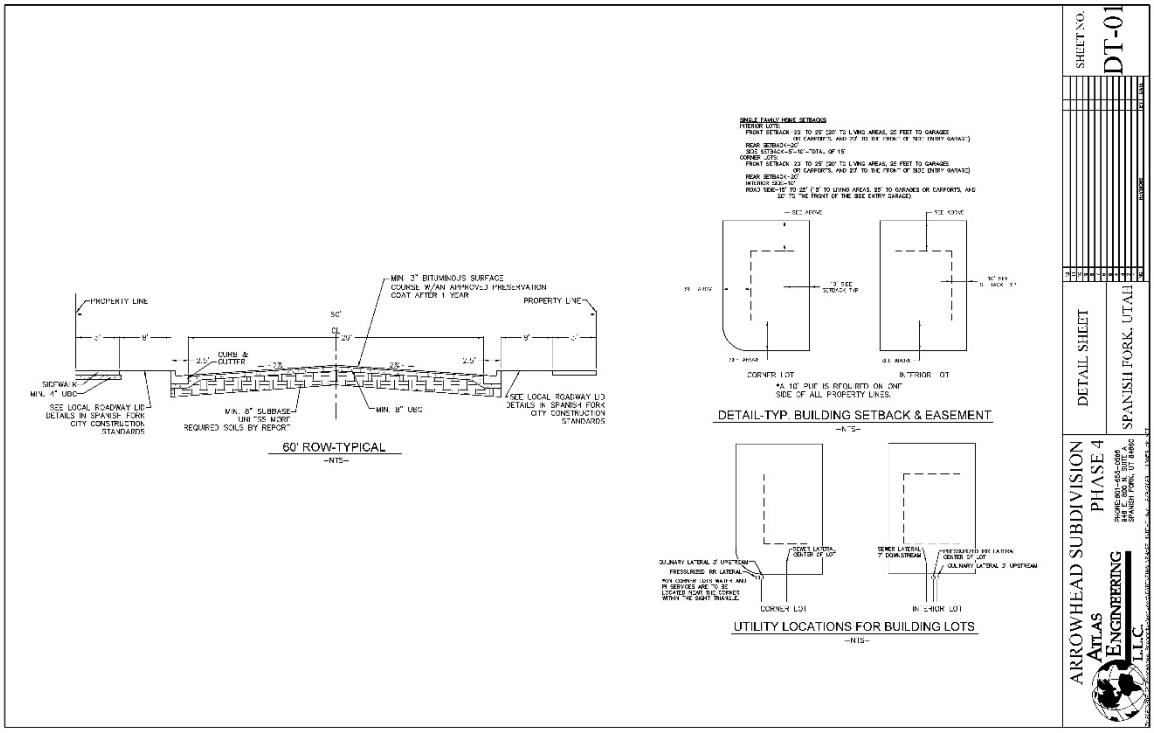

QUARTZITE STREET
133
132
131
134
135
136
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-07
QUARTZITE STREET
STA. 31+00 TO STA. 34+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.


131
127
126
125
136
137
138
QUARTZITE STREET
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-08
QUARTZITE STREET
STA. 34+00 TO STA. 37+50
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.


QUARTZITE STREET
EXISTING GROUND
FINISHED GRADE
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-09
QUARTZITE STREET
STA. 37+50 TO STA. 41+00
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.

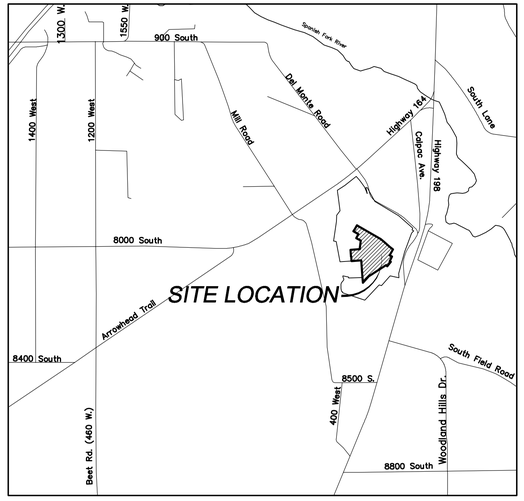

2010 SOUTH
FINISHED GRADE
EXISTING GROUND
SCALE 1" = 20'
SCALE 1" = 40'
SHEET NO.
PP-10
2010 SOUTH
STA. 10+00 TO STA. 11+30
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.


QUARTZITE STREET
RED STONE STREET
280 WEST
125
119
124
120
SCALE 1" = 20'
SCALE 1" = 40'
EXISTING GROUND
FINISHED GRADE
SHEET NO.
PP-11
280 WEST
STA. 10+00 TO STA. 12+90
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK 20 TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK=20'
SIDE SETBACK=5'-10'=TOTAL OF 15'
CORNER LOTS:
FRONT SETBACK 20 TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK=20'
INTERIOR SIDE=10'
ROAD SIDE=15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)
SEE ABOVE
SEE SETBACK TYP.
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
SEWER LATERAL 5' DOWNSTREAM OF CENTER OF LOT
SECONDARY LATERAL 5' UPSTREAM OF CENTER OF LOT
PRESSURIZED IRR LATERAL
CORNER LOT
INTERIOR LOT
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARROWHEAD SUBDIVISION
PHASE 4
ATLAS ENGINEERING L.L.C.

ARROWHEAD SUBDIVISION PHASE 4

A RESIDENTIAL SUBDIVISION
SPANISH FORK CITY, UTAH
FINAL PLAN SET
FEBRUARY 2023



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.

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	FINAL PLAT
3	UTILITY & INDEX
4	EXISTING TOPOGRAPHY
5	GRADING / DRAINAGE PLAN
6	PHASING PLAN
7	ELECTRICAL PLAN
PP–01	PLAN & PROFILE – 320 WEST – STA. 11+00 TO STA. 14+00
PP–02	PLAN & PROFILE – 320 WEST / 350 WEST – STA. 14+00 TO STA. 18+50
PP–03	PLAN & PROFILE – 350 WEST – STA. 18+50 TO STA. 22+50
PP–04	PLAN & PROFILE – RED STONE STREET – STA. 13+00 TO STA. 17+50
PP–05	PLAN & PROFILE – RED STONE STREET – STA. 17+50 TO STA. 22+00
PP–06	PLAN & PROFILE – RED STONE STREET – STA. 22+00 TO STA. 25+00
PP–07	PLAN & PROFILE – QUARTZITE STREET – STA. 31+00 TO STA. 34+00
PP–08	PLAN & PROFILE – QUARTZITE STREET – STA. 34+00 TO STA. 37+50
PP–09	PLAN & PROFILE – QUARTZITE STREET – STA. 37+50 TO STA. 41+00
PP–10	PLAN & PROFILE – 2010 SOUTH – STA. 10+00 TO STA. 11+30
PP–11	PLAN & PROFILE – 280 WEST – STA. 10+00 TO STA. 12+90
DT–01	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
EXISTING FIRE HYDRANT	EXISTING OVER HEAD POWER
EXISTING STREET LIGHT	EXISTING FENCE LINE
PROPOSED STREET LIGHT	EXISTING DITCH
PROPOSED FIRE HYDRANT	EXISTING SANITARY SEWER W/MANHOLE
PROPOSED SIGN	EXISTING CULINARY WATERLINE
PROPOSED STREET SIGN	EXISTING PRESSURIZED IRRIGATION
PROPOSED CLUSTER MAILBOX	PROPOSED PVC SDR–35 SEWER W/MH
PROPERTY BOUNDARY	PROPOSED CULINARY WATERLINE
CENTERLINE	PROPOSED PRESSURIZED IRRIGATION
RIGHT–OF–WAY LINE	PROPOSED 4" SEWER LATERAL
LOT LINE	PROPOSED 1" CULINARY WATER LATERAL
	PROPOSED 6' MASONRY WALL

ARROWHEAD SUBDIVISION
PHASE 4

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
ANDREW J. DELPIVO
No. 8845722
2/8/22
STATE OF UTAH

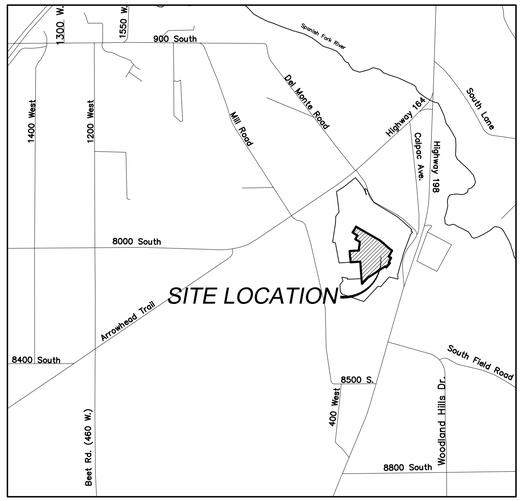
OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801–712–1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

NOTES
1. ZONE R-1-12.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 5 PHASES.
5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. AS SUCH, 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.
6. THIS AREA IS CONTROLLED BY THE RULES OF THE CITY HILLSIDE ORDINANCE. ANY MODIFICATION TO THIS AREA MUST FOLLOW THE RULES OF THE ORDINANCE.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.
8. ALL CULINARY WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, 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.

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 PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENT SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS AND ASSIGNS.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 89°24'10" EAST ALONG THE SECTION LINE 558.87 FEET AND SOUTH 211.61 FEET FROM THE SOUTH 1/4 CORNER SECTION 25, TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN;
AND RUNNING THENCE NORTH 86°43'26" EAST 230.00 FEET; THENCE NORTH 03°16'34" WEST 32.32 FEET; THENCE NORTH 07°43'21" EAST 182.56 FEET; THENCE NORTH 60°15'00" WEST 130.38 FEET; THENCE NORTH 29°45'00" EAST 110.00 FEET; THENCE NORTH 60°15'00" WEST 50.63 FEET; THENCE 93.92 FEET ALONG THE ARC OF A 1070.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD BEARS NORTH 57°44'07" WEST 93.89 FEET; THENCE NORTH 34°46'46" EAST 60.00 FEET; THENCE NORTH 29°45'00" EAST 109.99 FEET; THENCE SOUTH 56°08'19" EAST 54.14 FEET; THENCE SOUTH 60°15'00" EAST 630.00 FEET; THENCE SOUTH 50°18'26" EAST 98.48 FEET; THENCE SOUTH 48°15'00" EAST 198.33 FEET; THENCE SOUTH 53°19'26" EAST 97.71 FEET; THENCE SOUTH 29°45'44" WEST 110.06 FEET; THENCE SOUTH 31°26'06" WEST 60.00 FEET; THENCE 70.05 FEET ALONG THE ARC OF A 740.00 FOOT RADIUS CURVE TO THE LEFT, THE CHORD BEARS SOUTH 61°16'36" EAST 70.02 FEET; THENCE SOUTH 28°01'02" WEST 128.91 FEET; THENCE SOUTH 61°31'55" EAST 36.07 FEET; THENCE SOUTH 40°07'43" WEST 140.86 FEET; THENCE NORTH 48°15'00" WEST 56.35 FEET; THENCE SOUTH 41°45'00" WEST 60.00 FEET; THENCE SOUTH 56°39'02" WEST 415.85 FEET; THENCE 4.76 FEET ALONG THE ARC OF A 120.00 FOOT RADIUS TO THE RIGHT, THE CHORD BEARS NORTH 43°41'05" WEST 4.76 FEET; THENCE SOUTH 47°27'10" WEST 60.00 FEET; THENCE SOUTH 43°01'13" WEST 185.19 FEET; THENCE NORTH 05°36'35" WEST 133.83 FEET; THENCE NORTH 05°35'28" WEST 0.49 FEET; THENCE NORTH 03°58'54" WEST 420.74 FEET; THENCE SOUTH 86°03'05" WEST 238.90 FEET; THENCE SOUTH 86°43'26" WEST 1.11 FEET; THENCE NORTH 03°16'34" WEST 111.06 FEET; THENCE SOUTH 86°43'25" WEST 8.00 FEET; THENCE NORTH 03°16'34" WEST 170.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 17.30 ACRES

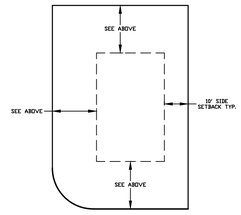


VICINITY MAP
-NTS-

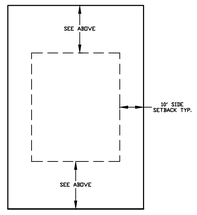
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	1070.00	93.92	93.89	N 57°44'07" W	5°01'46"
C2	120.00	4.76	4.76	N 43°41'05" W	2°16'30"
C3	740.00	26.81	26.81	S 57°31'37" E	2°04'34"
C57	680.00	97.58	97.50	S 54°27'14" E	8°13'20"
C58	680.00	24.84	24.84	S 49°17'47" E	2°05'35"
C59	710.00	127.82	127.65	S 53°24'27" E	10°18'54"
C62	740.00	70.05	70.02	S 61°16'36" E	5°25'24"
C63	740.00	93.70	93.64	S 52°51'41" E	7°15'19"
C64	10.00	15.54	14.02	S 86°15'29" W	89°00'59"
C65	10.00	15.71	14.14	N 03°15'00" W	90°00'00"
C66	190.00	26.73	26.70	N 52°16'47" W	8°03'33"
C67	190.00	13.07	13.07	N 58°16'47" W	3°56'27"
C68	220.00	46.08	45.99	N 54°15'00" W	12°00'00"
C69	250.00	31.50	31.48	N 51°51'35" W	7°13'11"
C70	250.00	20.86	20.85	N 57°51'35" W	4°46'49"
C71	10.00	15.71	14.14	S 15°15'00" E	90°00'00"
C72	10.00	15.71	14.14	N 74°45'00" E	90°00'00"
C73	10.00	15.71	14.14	N 15°15'00" W	90°00'00"
C74	10.00	15.71	14.14	S 74°45'00" W	90°00'00"
C75	270.00	89.58	89.17	S 20°14'42" W	19°00'36"
C76	270.00	69.37	69.18	S 03°22'45" W	14°43'18"
C77	300.00	176.62	174.08	S 12°53'03" W	33°43'54"
C78	330.00	77.47	77.29	S 23°01'28" W	13°27'03"
C79	330.00	79.63	79.43	S 09°23'12" W	13°49'30"
C80	330.00	37.18	37.16	S 00°45'14" E	6°27'20"
C81	10.00	15.83	14.23	N 41°22'16" E	90°42'20"
C82	10.00	15.58	14.05	S 48°37'44" E	89°17'40"
C83	10.00	15.83	14.23	S 41°22'16" W	90°42'20"
C84	10.00	15.58	14.05	N 48°37'44" W	89°17'40"
C85	70.00	55.01	53.61	N 70°45'47" W	45°01'34"
C86	100.00	78.59	76.58	N 70°45'47" W	45°01'34"
C87	130.00	29.85	29.78	N 86°41'53" W	13°09'22"
C88	130.00	72.31	71.38	N 64°11'06" W	31°52'12"
C89	10.00	15.71	14.14	N 86°45'00" E	90°00'00"
C90	10.00	15.71	14.14	S 03°15'00" E	90°00'00"
C105	10.00	15.71	14.14	N 41°01'06" E	90°00'00"
C106	10.00	15.71	14.14	N 48°58'54" W	90°00'00"
C107	180.00	46.42	46.30	S 11°22'13" E	14°46'38"
C108	180.00	74.73	74.20	S 30°39'11" E	23°47'19"
C110	150.00	100.96	99.07	S 23°15'52" E	38°33'56"
C111	120.00	80.77	79.26	S 23°15'52" E	38°33'56"
C124	1010.00	88.66	88.63	N 57°44'07" W	5°01'46"
C125	1040.00	91.29	91.26	S 57°44'07" W	5°01'46"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.32	N 03°16'34" W
L2	110.00	N 29°45'00" E
L3	50.63	N 60°15'00" W
L4	60.00	N 34°46'46" E
L5	109.99	N 29°45'00" E
L6	60.00	S 31°26'06" W
L7	36.07	S 61°31'55" E
L8	56.35	N 48°15'00" W
L9	111.06	N 03°16'34" W
L10	8.00	S 86°43'25" W
L11	60.00	S 41°45'00" W
L12	60.00	S 47°27'10" W
L13	50.00	N 04°52'48" E

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
SIDE SETBACK-5'-10'-TOTAL OF 15'
CORNER LOTS:
FRONT SETBACK-20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
REAR SETBACK-20'
INTERIOR SIDE-10'
ROAD SIDE-15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



CORNER LOT



INTERIOR LOT

*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-

DATA TABLE
TOTAL ACREAGE=17.30
TOTAL # OF LOTS=45
ACREAGE IN ROADS= 4.59 ACRES
ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R-1-12

OWNER/DEVELOPER
GWC CAPITAL
JARED MORGAN
801-712-1553
jamorgan@gwccap.com
869 N 1500 W OREM, UT 84057

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 IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SURVEYOR DATE

BOUNDARY DESCRIPTION

SEE DESCRIPTION TO THE LEFT.

OWNER'S DEDICATION

(I)WE, _____,_____ BEING 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS(S) THIS_____ DAY OF _____. A.D. 2022.

MEMBER: _____

MEMBER: _____

MEMBER: _____

CORPORATE ACKNOWLEDGMENT

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

ON THE____DAY OF_____, A.D. 2022 PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER 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/EXPIRES PRINTED FULL NAME OF NOTARY

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. 2022.

APPROVED _____ APPROVED _____
CITY MANAGER CITY ATTORNEY

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

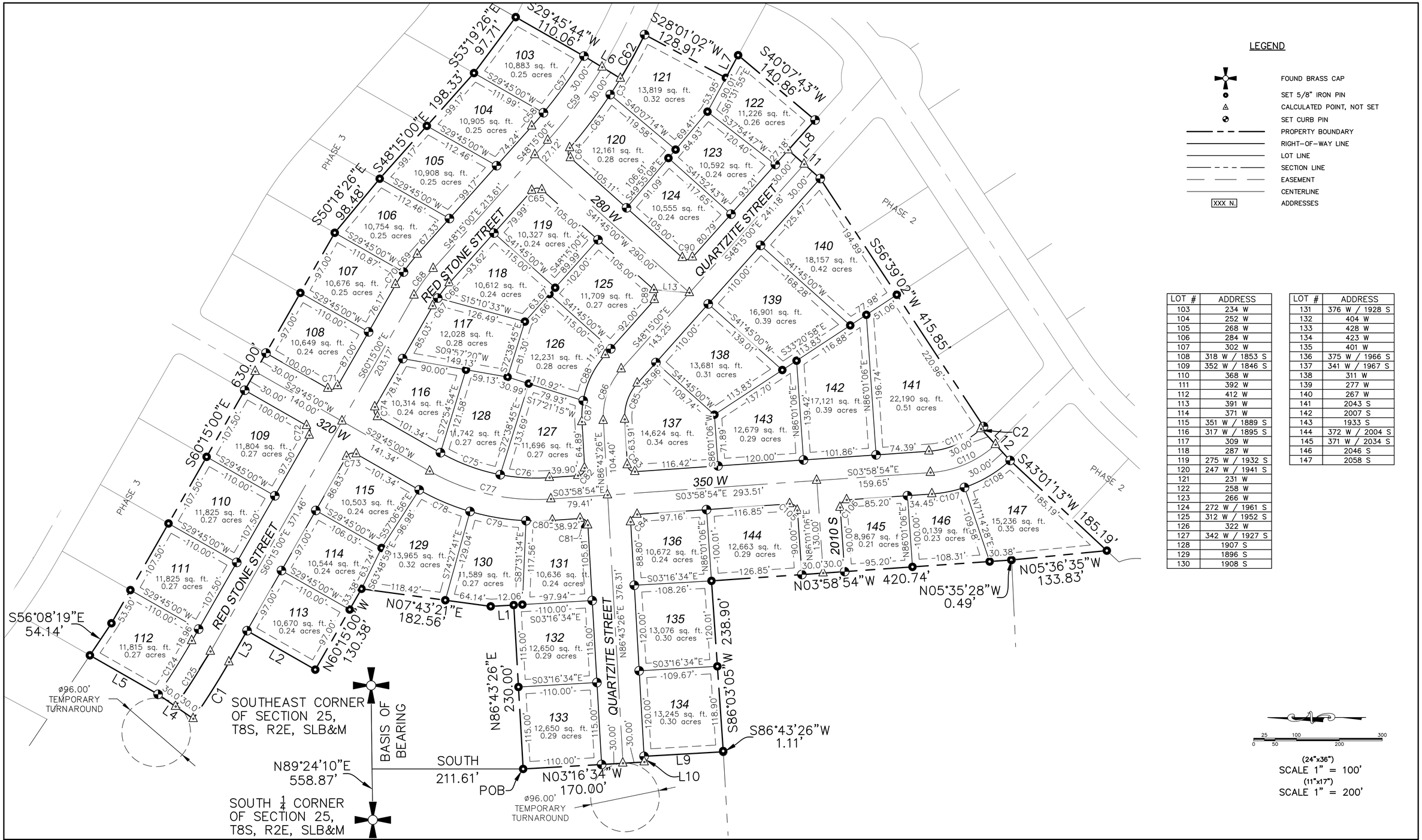
APPROVED _____
COMMUNITY DEVELOPMENT DIRECTOR

ARROWHEAD SUBDIVISION PHASE 4

A RESIDENTIAL SUBDIVISION IN
SPANISH FORK, UTAH COUNTY, UTAH
CONTAINING 45 LOTS AND 17.30 ACRES.
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

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

Z:\2020\20-102 Arrowhead Property-Weavers\CADD\FINAL\PHASE 4\02-FINAL PLAT.dwg 12/6/2022 3:35:10 PM MDT



LOT #	ADDRESS
103	234 W
104	252 W
105	268 W
106	284 W
107	302 W
108	318 W / 1853 S
109	352 W / 1846 S
110	368 W
111	392 W
112	412 W
113	391 W
114	371 W
115	351 W / 1889 S
116	317 W / 1895 S
117	309 W
118	287 W
119	275 W / 1932 S
120	247 W / 1941 S
121	231 W
122	258 W
123	266 W
124	272 W / 1961 S
125	312 W / 1952 S
126	322 W
127	342 W / 1927 S
128	1907 S
129	1896 S
130	1908 S

LOT #	ADDRESS
131	376 W / 1928 S
132	404 W
133	428 W
134	423 W
135	401 W
136	375 W / 1966 S
137	341 W / 1967 S
138	311 W
139	277 W
140	267 W
141	2043 S
142	2007 S
143	1933 S
144	372 W / 2004 S
145	371 W / 2034 S
146	2046 S
147	2058 S

(24"x36") SCALE 1" = 100'
(11"x17") SCALE 1" = 200'

NO.	REVISIONS	BY	DATE
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DESIGNED BY: DATE:
DRAWN BY: DATE:
CHECKED BY: DATE:
APPROVED: DATE:
COGO FILE: DATE:
REV. COGO FILE: DATE:

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ATLAS ENGINEERING L.L.C.

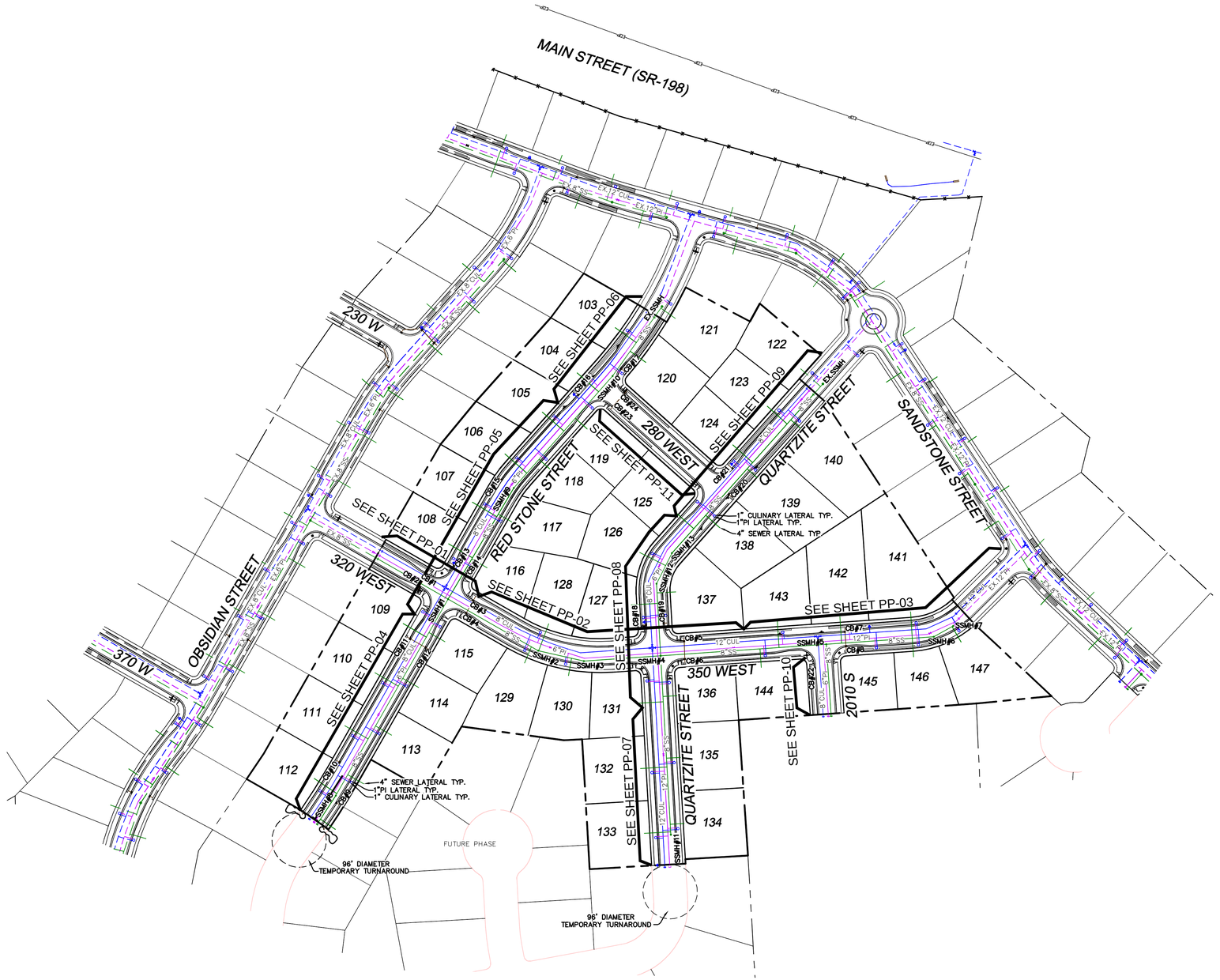
ENGINEER CONTACT INFO:
ATLAS ENGINEERING
PHONE: 801-655-0566
946 EAST 800 NORTH SUITE A
SPANISH FORK, UT 84660

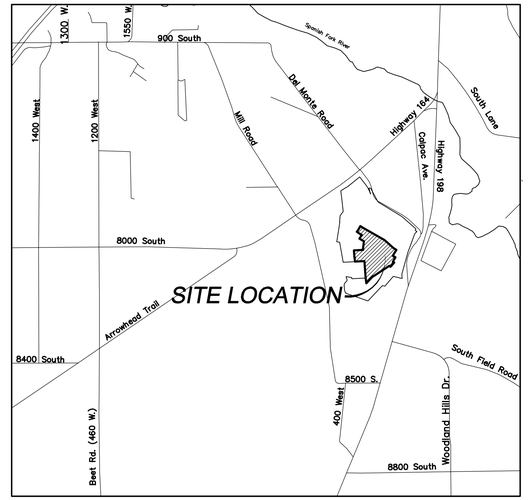
ARROWHEAD SUBDIVISION PHASE 4

CONTAINING 45 LOTS AND 17.30 ACRES.
LOCATED IN THE NORTHWEST 1/4 OF SECTION 36, & SOUTHWEST 1/4 OF SECTION 25, OF TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

FINAL PLAT

SPANISH FORK CITY, UTAH





VICINITY MAP
–NTS–

NOTES
1. PI DRAIN TO BE ADDED AT A LOW POINT PER SPANISH FORK CITY STANDARDS.

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 3

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UTILITY & INDEX

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

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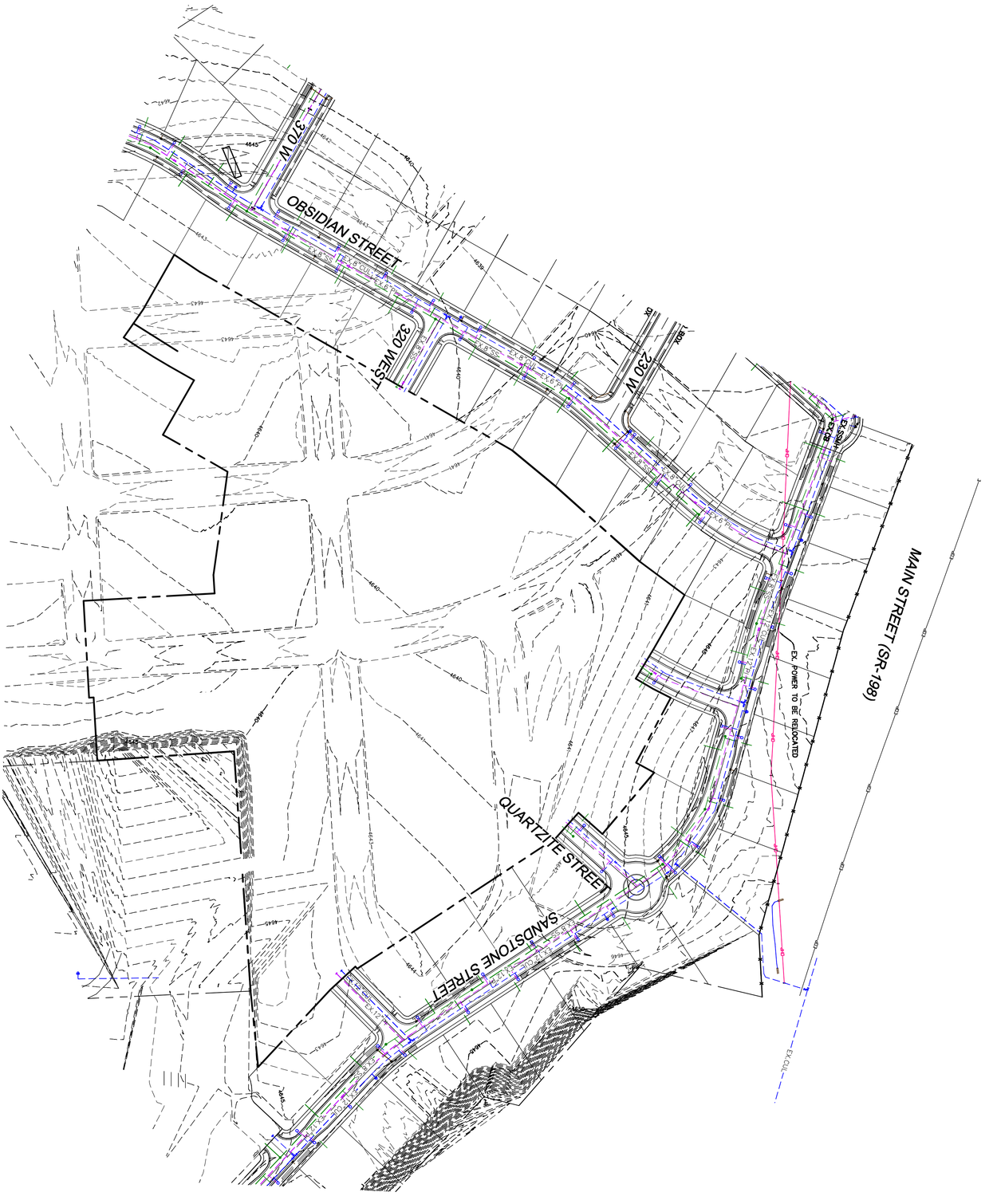

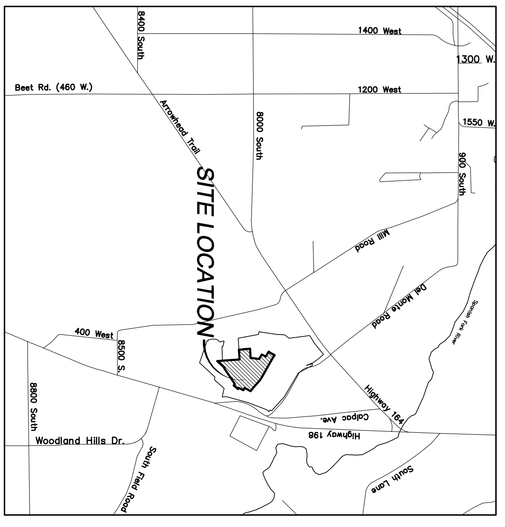

VICINITY MAP
-NTS-

0 25 50 100 200 300

SCALE 1" = 100'
(24"x36")
(11"x17")
SCALE 1" = 200'

ARROWHEAD SUBDIVISION PHASE 4	EXISTING TOPOGRAPHY
ATLAS ENGINEERING L.L.C.	SPANISH FORK, UTAH

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

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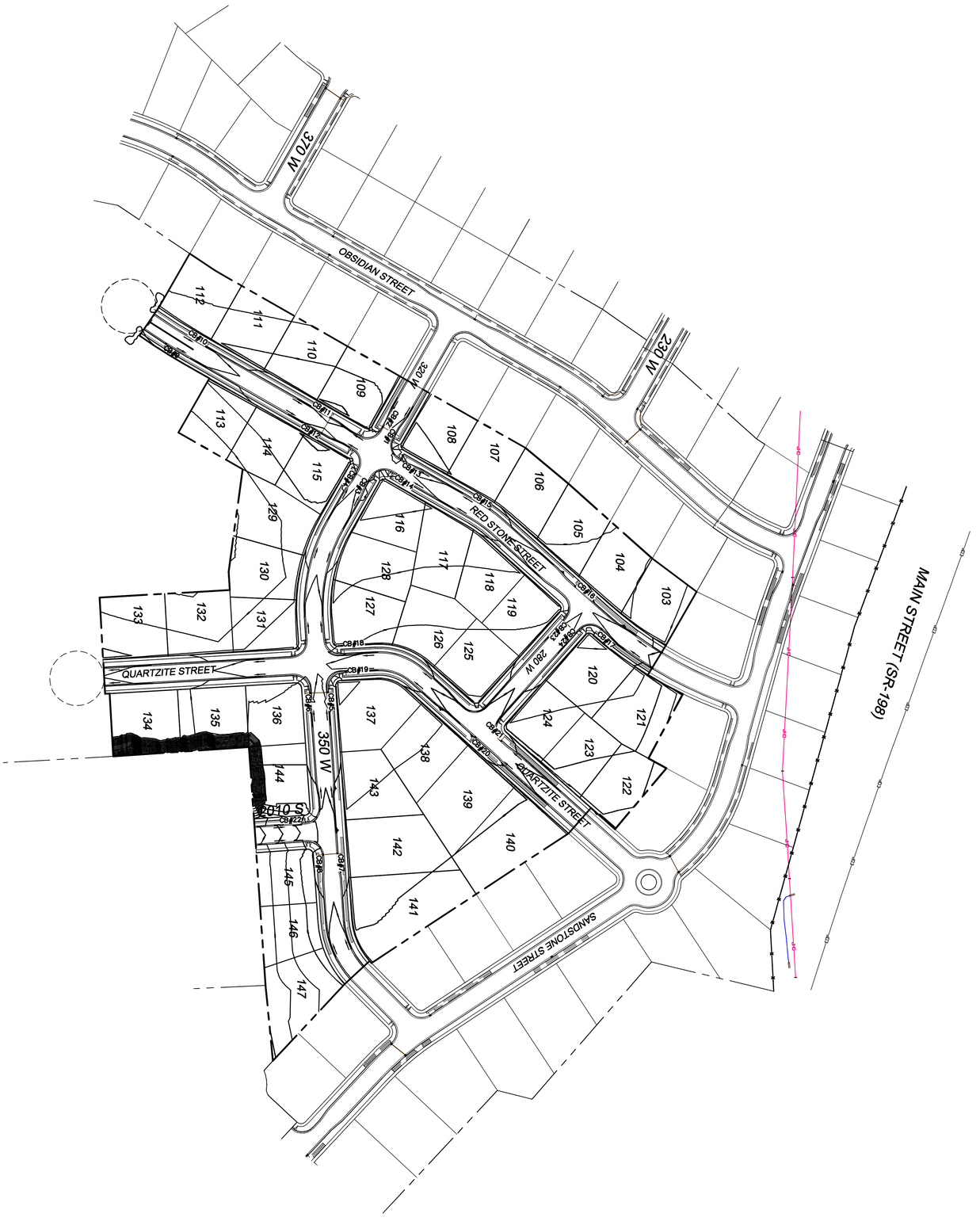

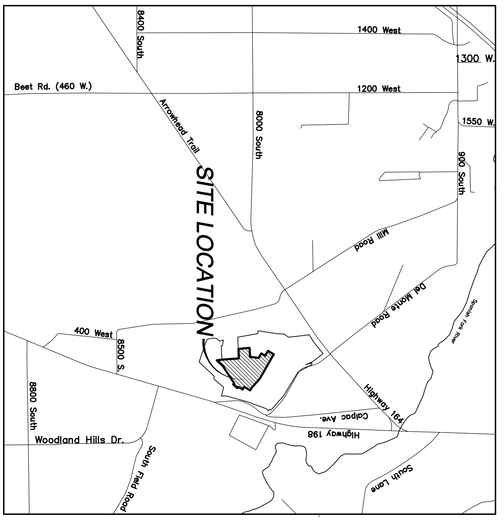

VICINITY MAP
-NTS-

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

0 25 50 100 200 300

ARROWHEAD SUBDIVISION PHASE 4

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

GRADING/DRAINAGE PLAN

SPANISH FORK, UTAH

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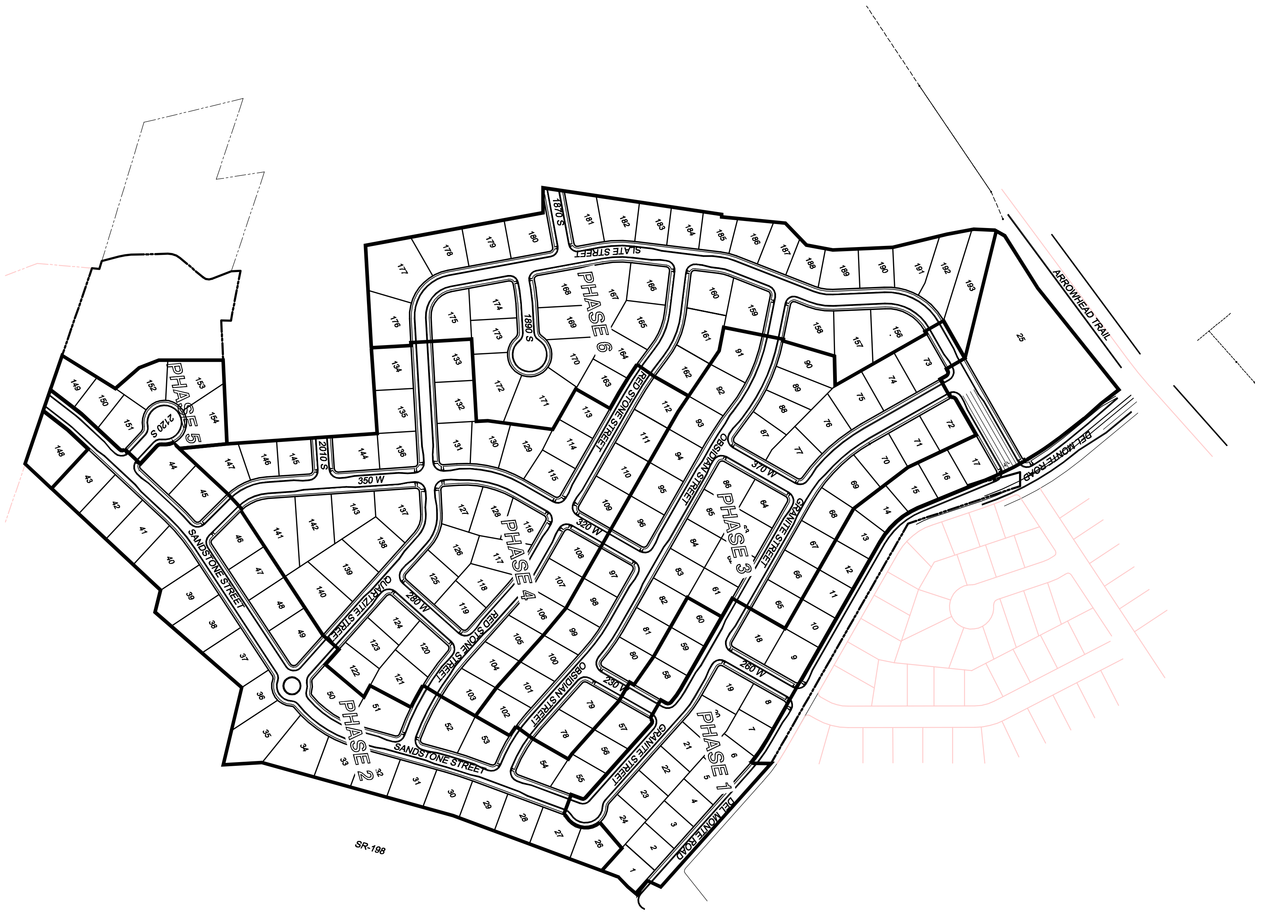
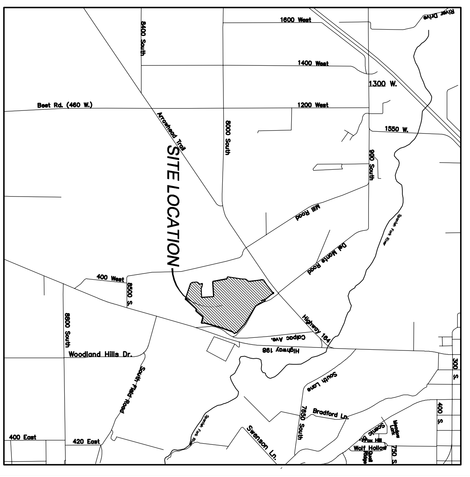
LEGEND

SECTION CORNER
FOUND ALUMINUM CAP
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EDGE OF PAVEMENT
EXISTING DEED LINE
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER W/MANHOLE
PROPOSED STORM DRAIN
PROPOSED PVC SDR-35 SEWER W/MH
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION





VICINITY MAP
-NTS-

0 50 100 200 400 600

SCALE 1" = 200'
(24"x36")
SCALE 1" = 400'
(11"x17")

ARROWHEAD SUBDIVISION PHASE 4

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

PHASING PLAN

SPANISH FORK, UTAH

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COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO —

SHADOW CONDUIT

COMM. SERVICE DROP

COMMUNICATIONS BOXES: SM, M, LG

SFCN NOTES:

1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATION CONDUIT BEING INSTALLED.

ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — PE —

SECONDARY ELECTRICAL CONDUIT — SE —

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS 1Ø, 3Ø

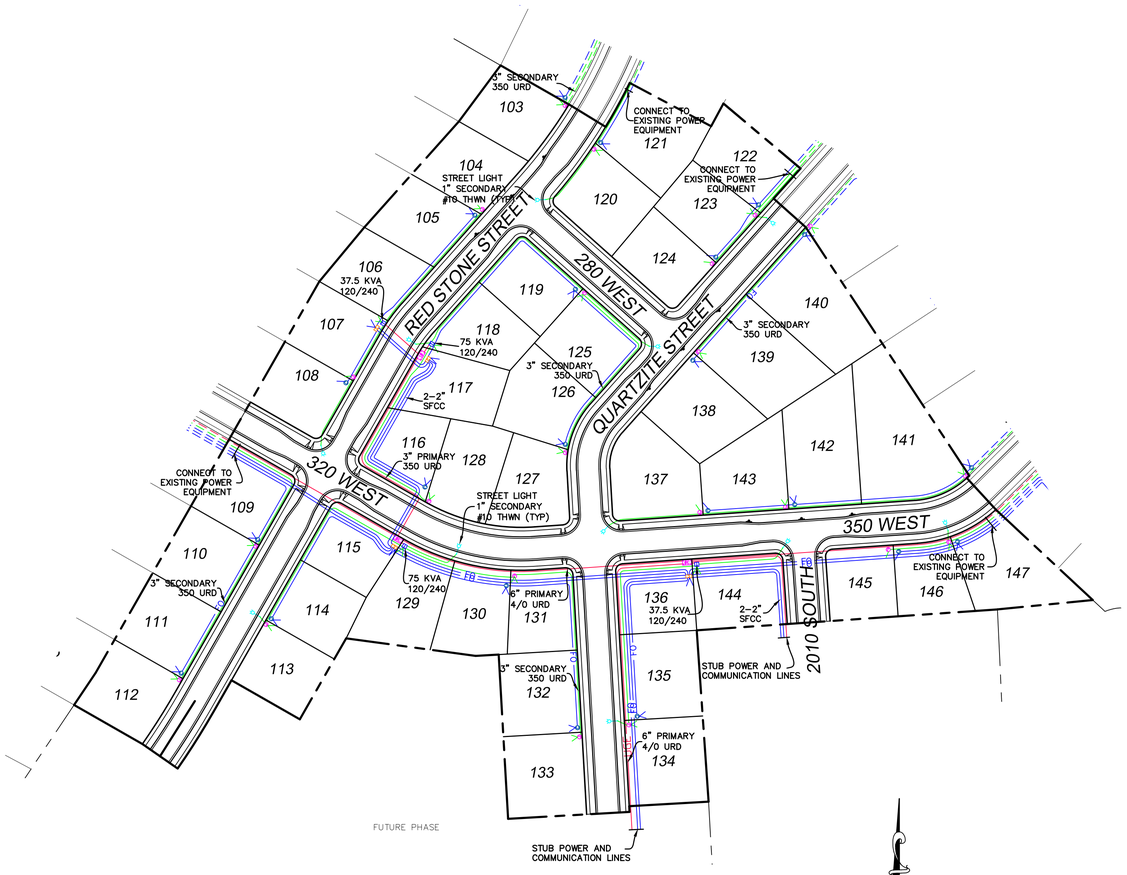
STREETLIGHT

SECONDARY JUNCTION BOX (J) (PEDESTAL TYPE)

TRANSFORMERS (T) (PAD) (A) (POLE)

ELECTRIC NOTES:

1. CONDUIT FOR STREET LIGHTS SHALL BE 1"SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 1/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)- SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED.



25 100 300
0 50 200

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

GENERAL NOTES:

1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.

GENERAL NOTES:

DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

SHEET NO. 7

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ELECTRICAL PLAN

SPANISH FORK, UTAH

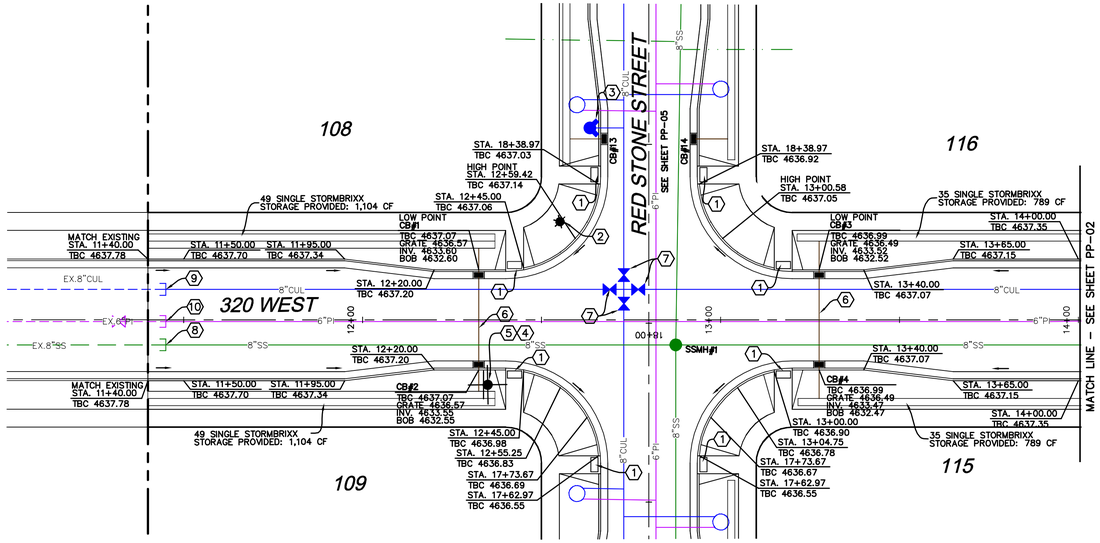
ARROWHEAD SUBDIVISION PHASE 4

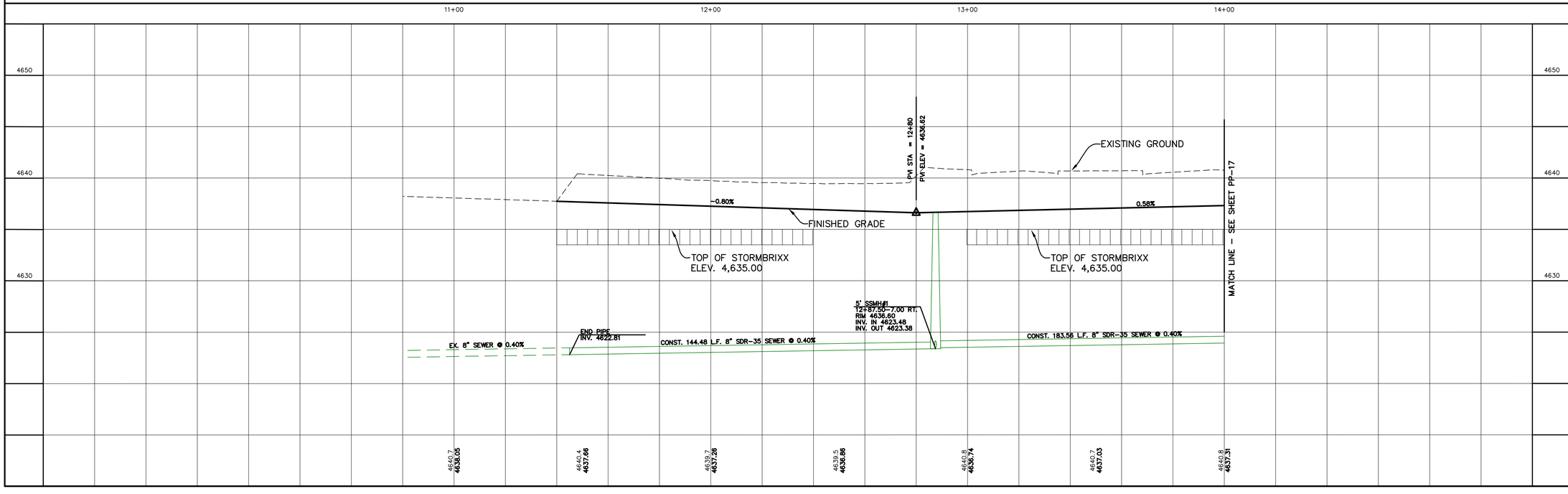
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

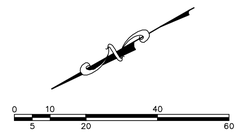
Z:\2020\20-102 Arrowhead Property\x-xrevers\CAD\FINAL\PHASE 1\03-SITE PLAN.dwg 5/10/2022 10:49:21 AM MDT

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. CONST. 23.80 L.F. 15" ADS @ 0.20%
7. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. LOCATE AND TIE TO EXISTING SEWER.
9. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
10. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.







–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'

SHEET NO.
PP-01

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320 WEST
STA. 11+00 TO STA. 14+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

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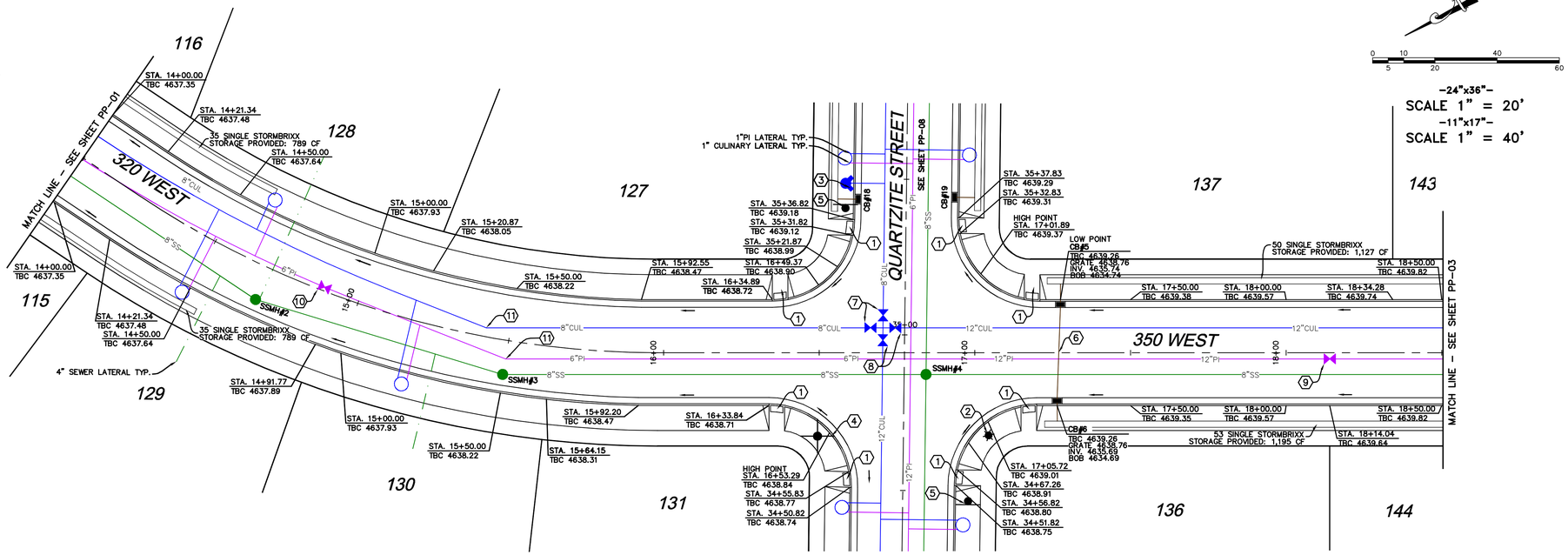
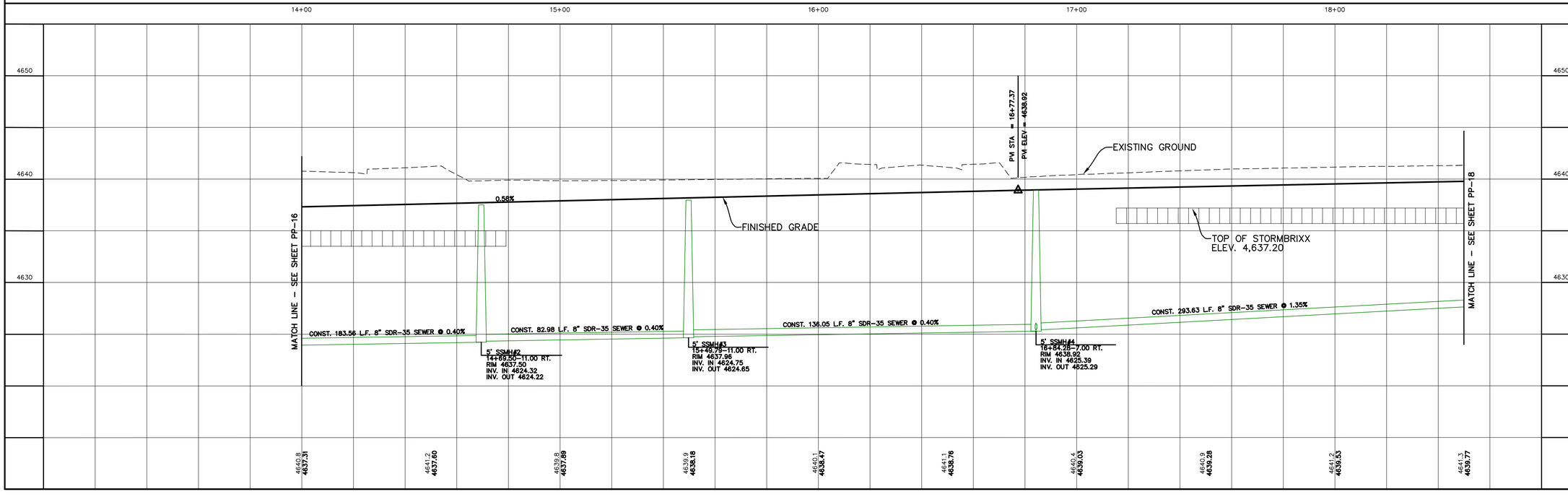
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. CONST. 23.80 L.F. 15" ADS @ 0.20%
7. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
9. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.
10. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL 11.25° BEND.





0 10 40
5 20 60

–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'

SHEET NO. PP-02

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320 WEST / 350 WEST
STA. 14+00 TO STA. 18+50

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

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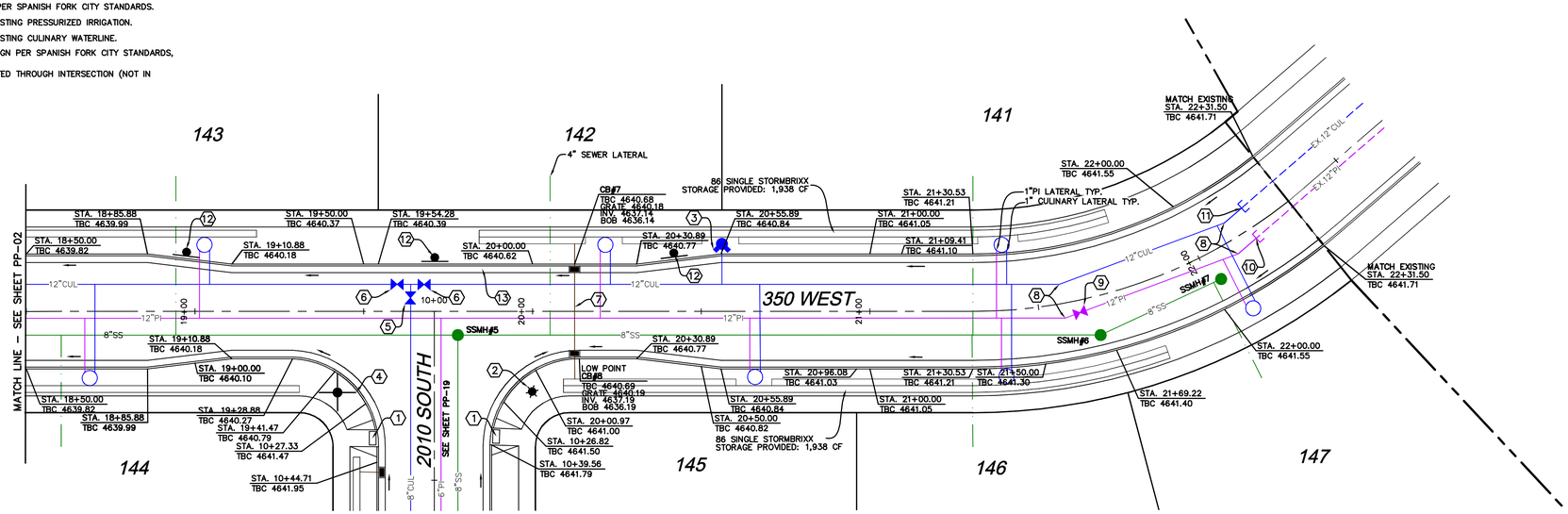
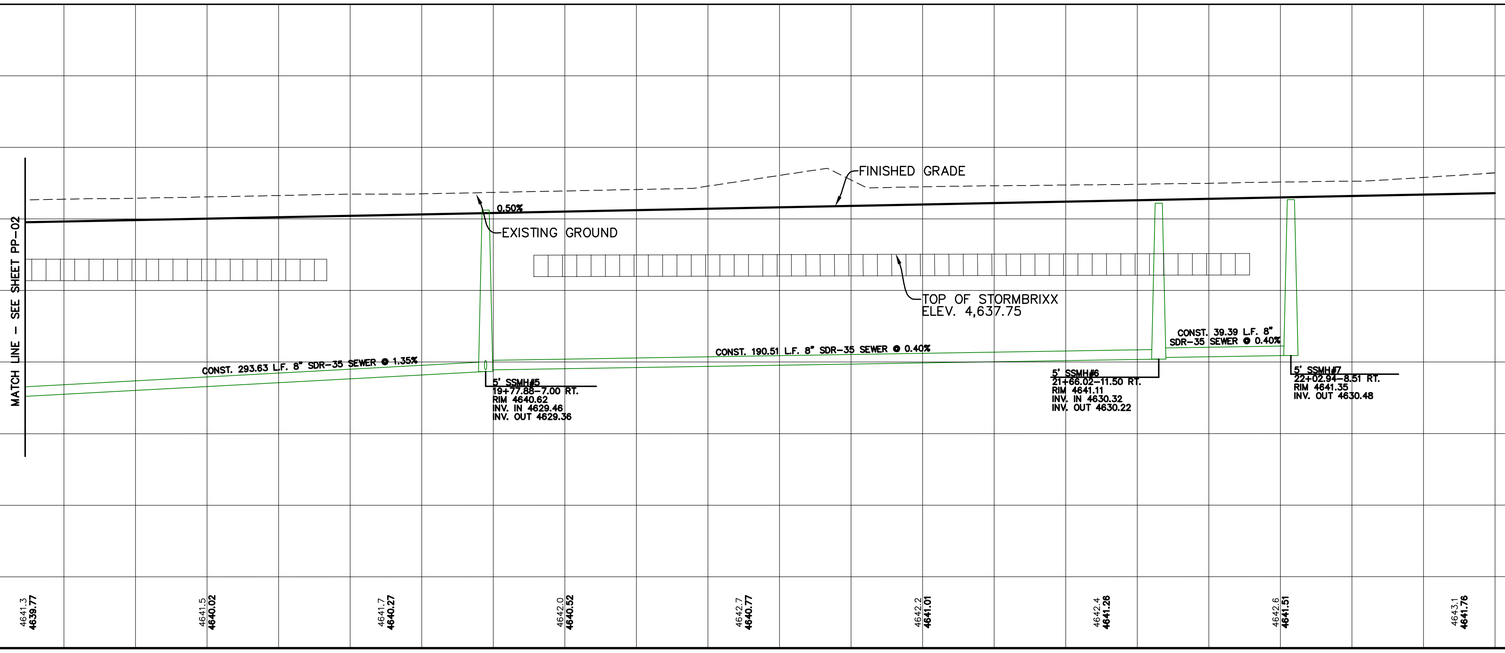
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL 8" CULINARY VALVE PER SPANISH FORK STANDARDS.
6. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
7. CONST. 23.80 L.F. 15" ADS @ 0.20%
8. INSTALL 11.25° BEND.
9. INSTALL 12" PI VALVE PER SPANISH FORK CITY STANDARDS.
10. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
11. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
12. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
13. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).

0 10 40
5 20 60

-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'





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350 WEST
STA. 18+50 TO STA. 22+50

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

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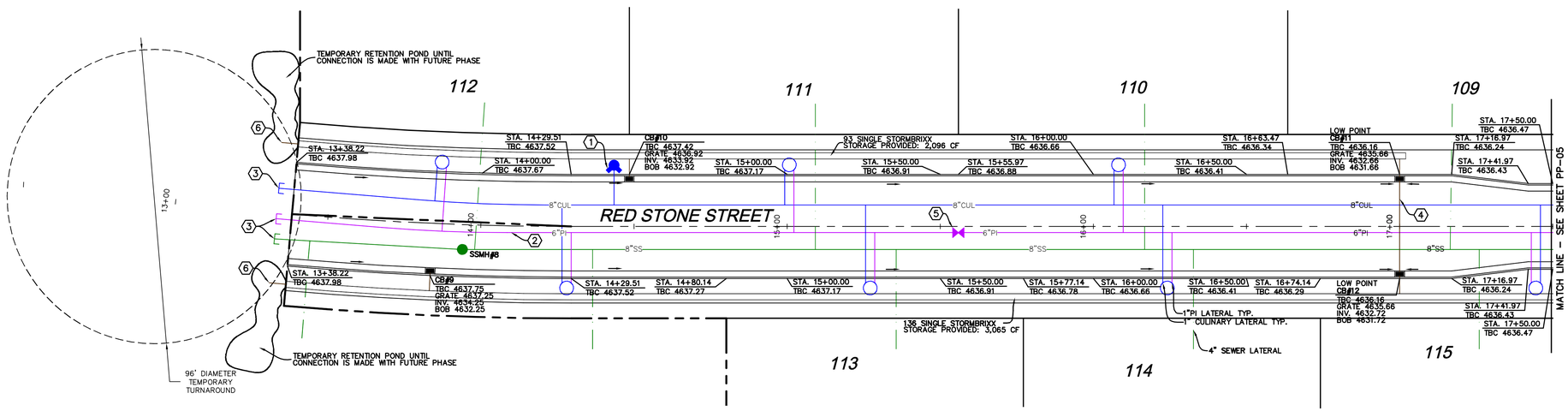
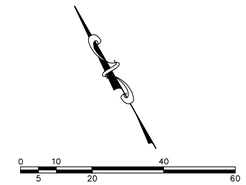
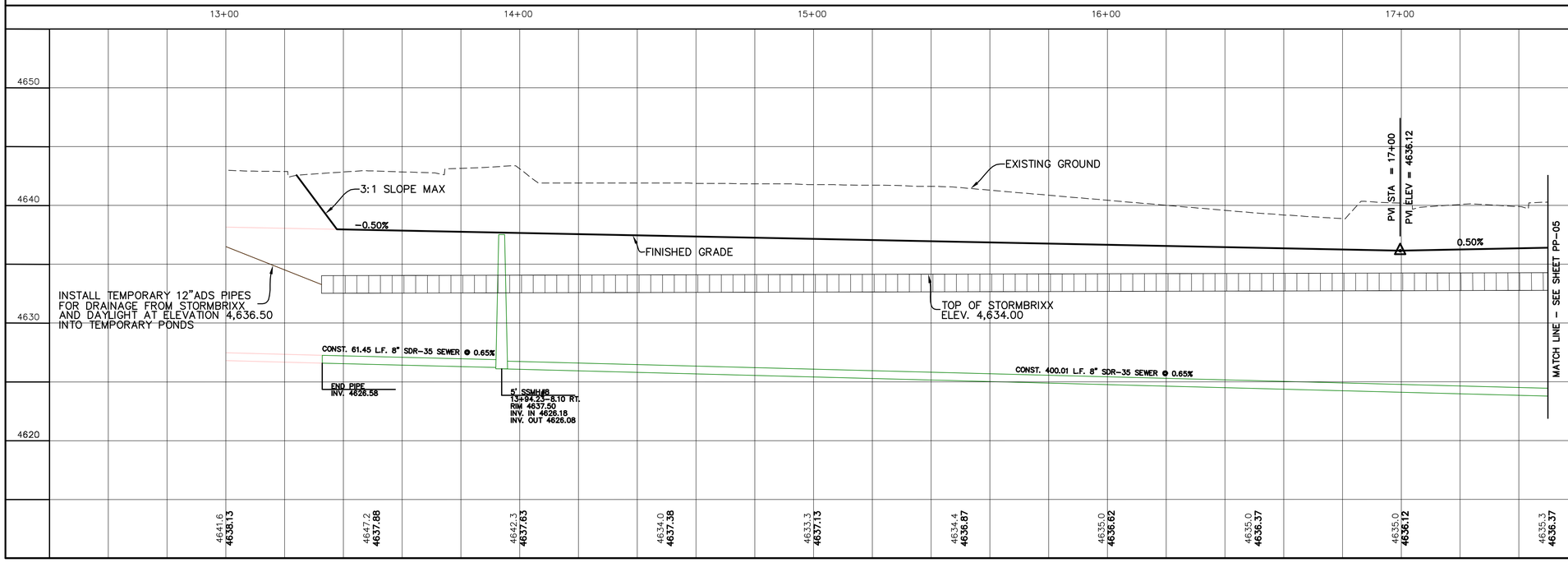
CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
3. CAP/PLUG AND MARK TO SURFACE.
4. CONST. 29.80 L.F. 15" ADS @ 0.20%
5. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
6. INSTALL TEMPORARY 12"ADS PIPES FOR DRAINAGE FROM STORMBRIXX AND DAYLIGHT AT ELEVATION 4,636.50 INTO TEMPORARY PONDS.





-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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RED STONE STREET
STA. 13+00 TO STA. 17+50

SPANISH FORK, UTAH

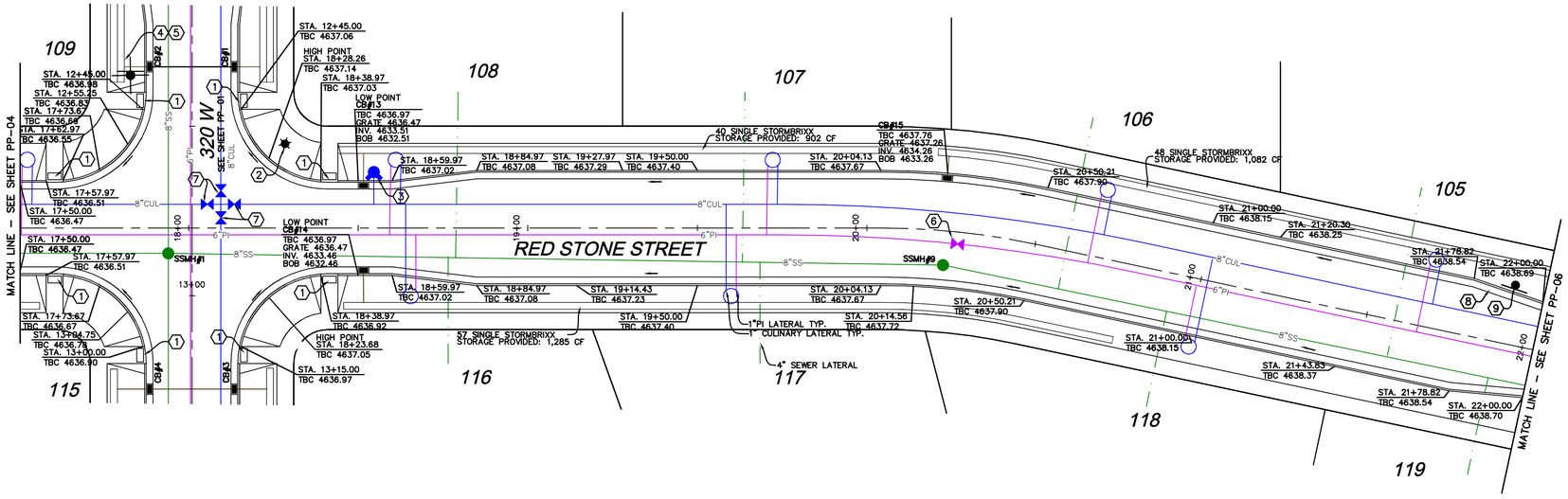
ARROWHEAD SUBDIVISION
PHASE 4

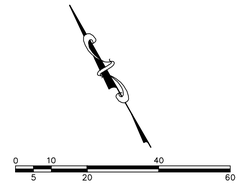
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-087 Arrowhead Property Owners\CAD\FINAL\PHASE 4\PP-04.dwg 2/9/2023 10:26:37 AM MST

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
9. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





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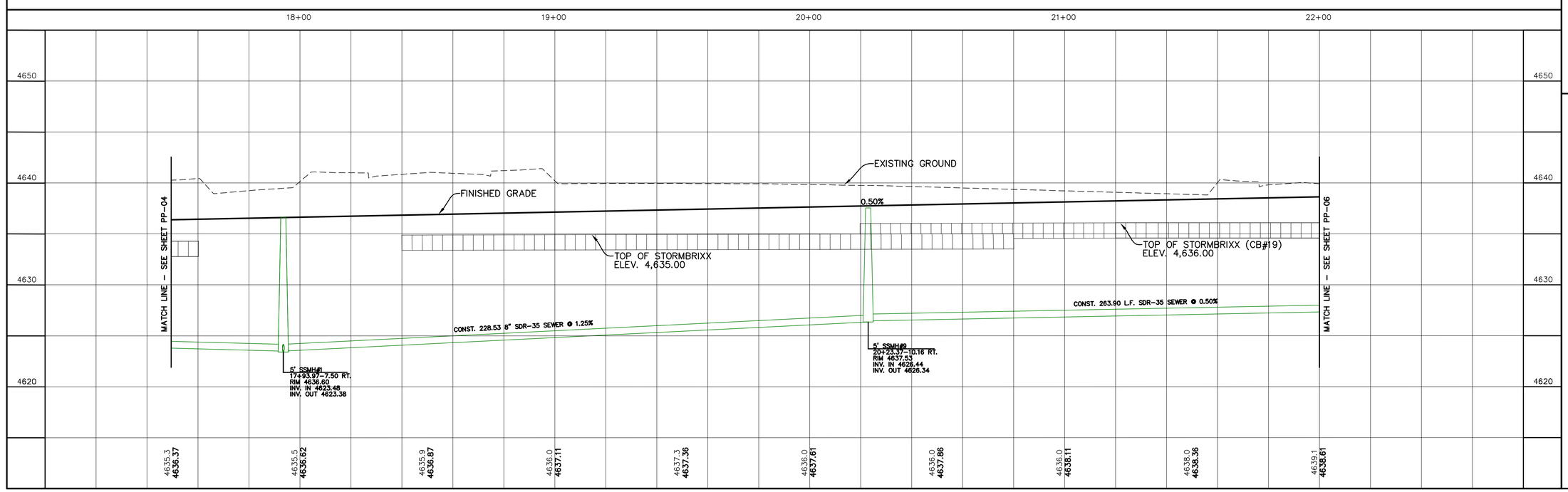
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



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RED STONE STREET
STA. 17+50 TO STA. 22+00

SPANISH FORK, UTAH

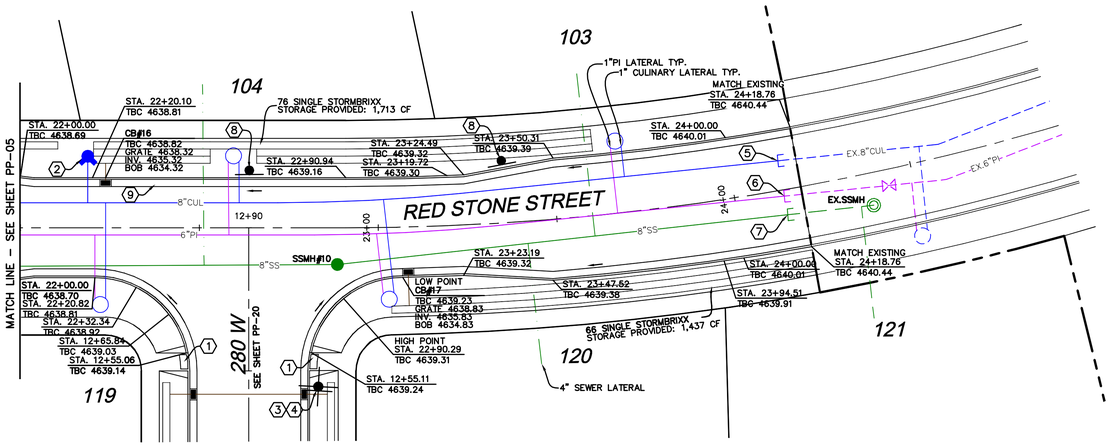
ARROWHEAD SUBDIVISION
PHASE 4

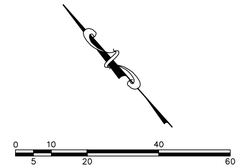
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 4\PP-05.dwg 8/9/2023 10:30:10 AM MST

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
5. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
6. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
7. LOCATE AND TIE TO EXISTING SEWER.
8. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
9. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





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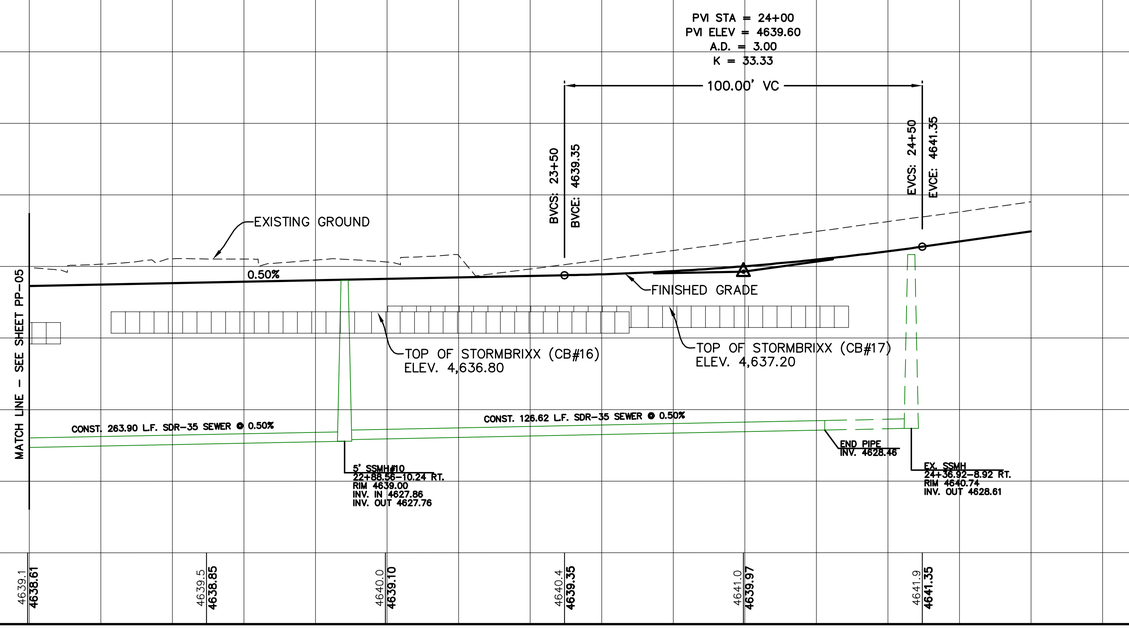
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



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SHEET NO.
PP-06

RED STONE STREET
STA. 22+00 TO STA. 25+00

SPANISH FORK, UTAH

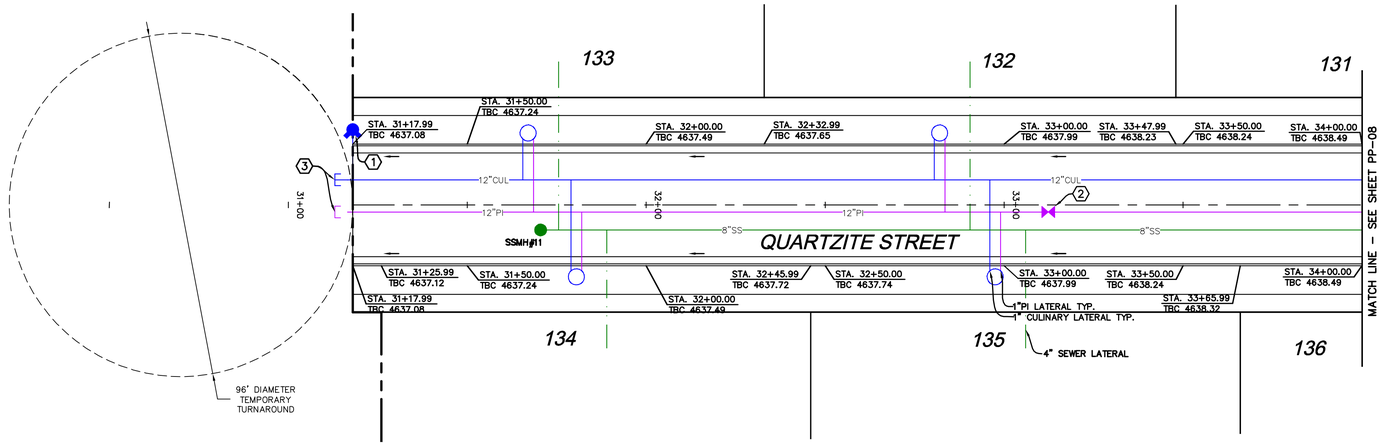
ARROWHEAD SUBDIVISION
PHASE 4

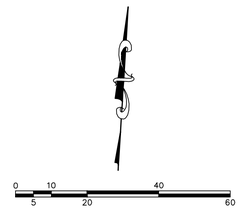
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-087 Arrowhead Property Owners\CADD\FINAL\PHASE 4\PP-06.dwg 2/9/2023 10:28:05 AM MST

CONSTRUCTION NOTES:

1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
3. CAP/PLUG AND MARK TO SURFACE.





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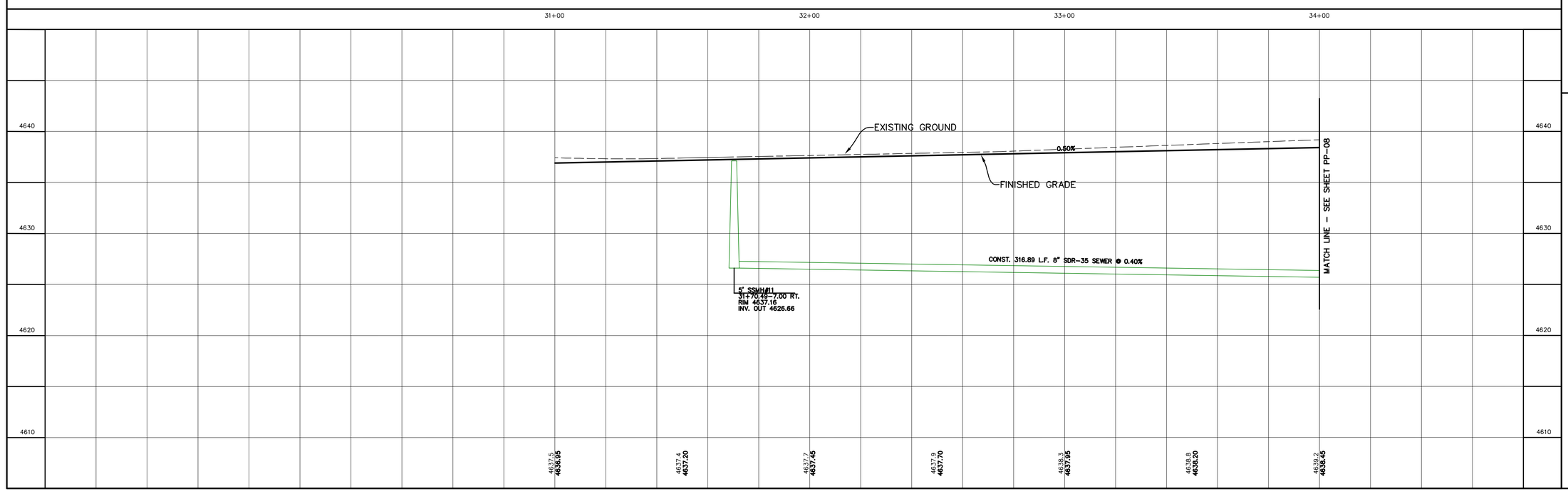
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'



SHEET NO. PP-07

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QUARTZITE STREET
STA. 31+00 TO STA. 34+00

SPANISH FORK, UTAH

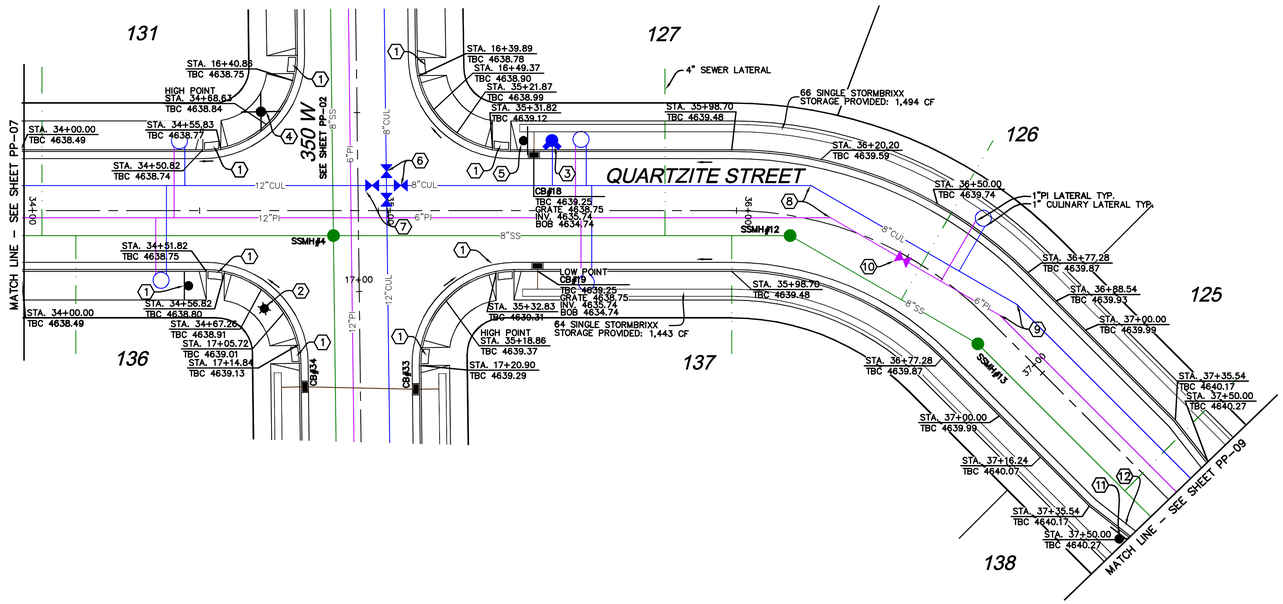
ARROWHEAD SUBDIVISION
PHASE 4

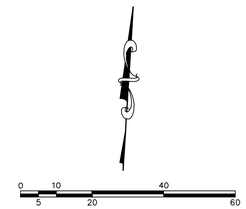
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 4\PP-07.dwg 2/9/2023 10:41:04 AM MST

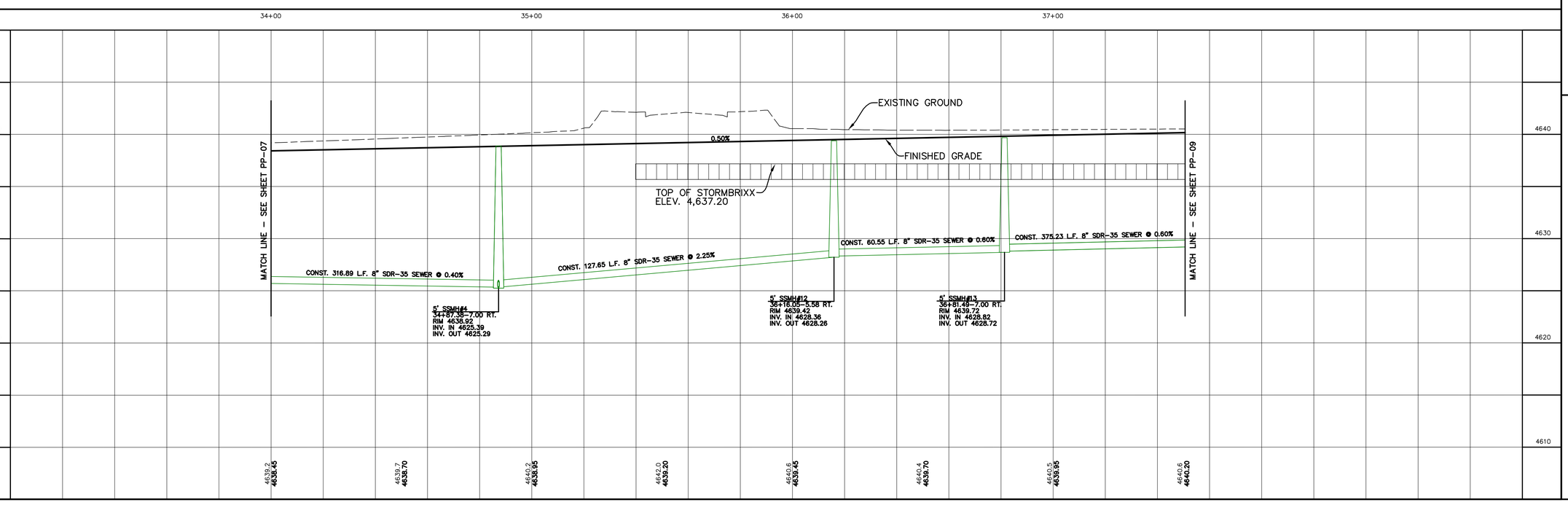
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
7. INSTALL 12" CULINARY VALVE PER SPANISH FORK CITY STANDARDS.
8. INSTALL 22.5° BEND.
9. INSTALL 11.25° BEND.
10. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
11. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
12. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-08

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QUARTZITE STREET
STA. 34+00 TO STA. 37+50

SPANISH FORK, UTAH

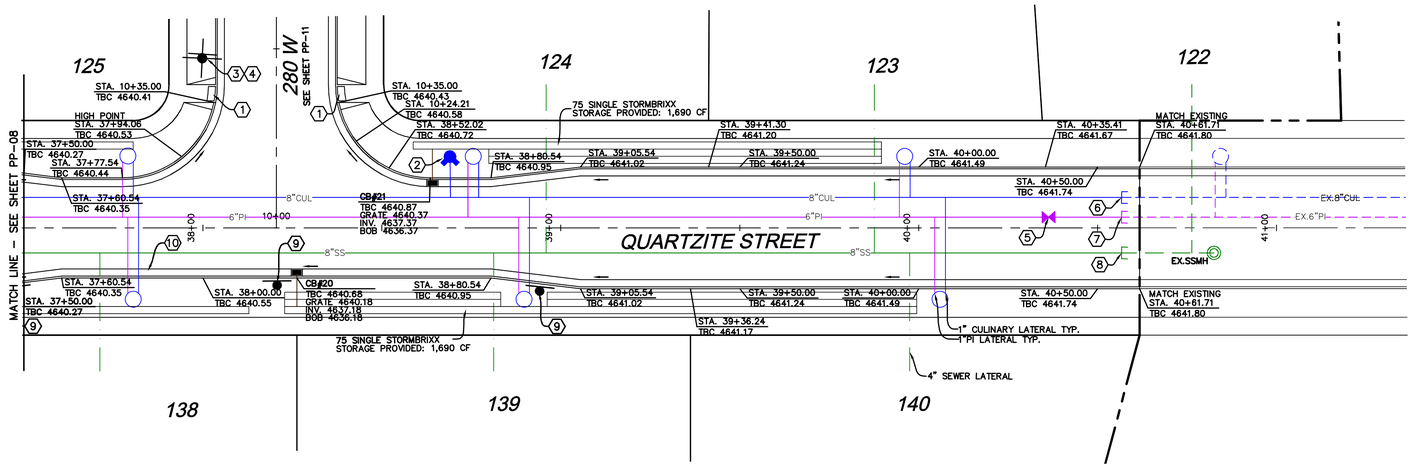
ARROWHEAD SUBDIVISION
PHASE 4

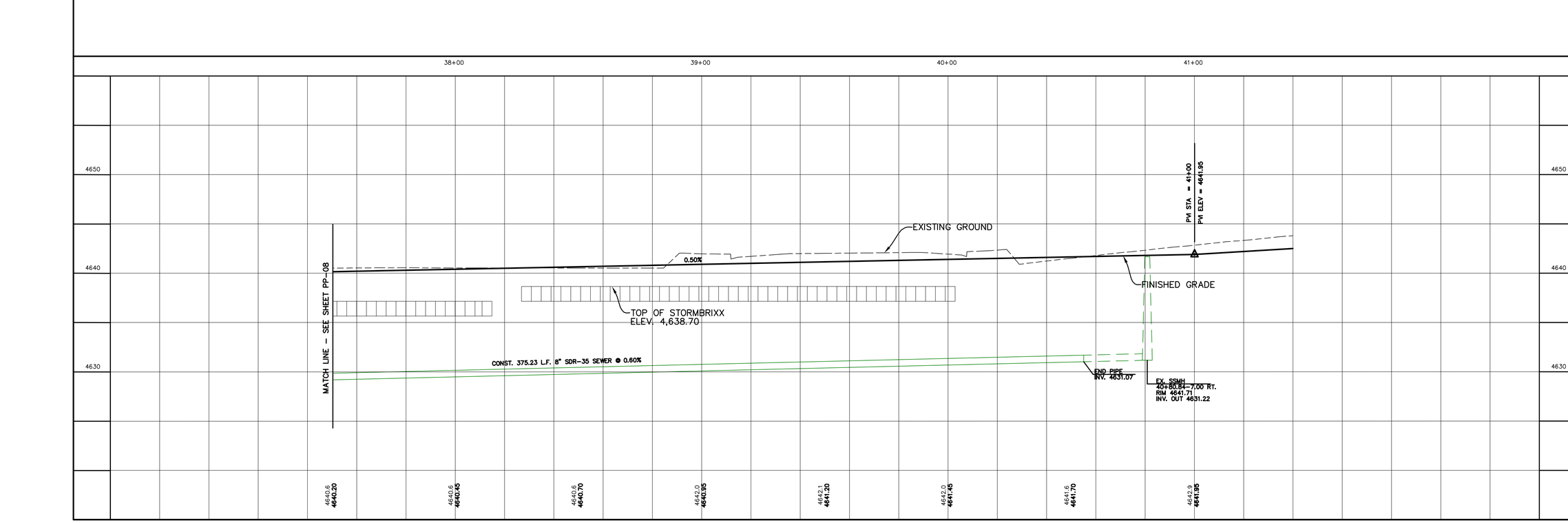
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

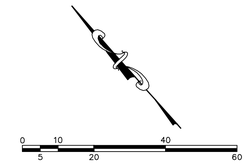
Z:\2020\20-107 Arrowhead Property Owners\CADD\FINAL\PHASE 4\PP-08.dwg 1/20/2023 4:11:11 PM MST

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL 6" PI VALVE PER SPANISH FORK CITY STANDARDS.
6. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
7. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION.
8. LOCATE AND TIE TO EXISTING SEWER.
9. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
10. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).







-24"x36"-
SCALE 1" = 20'
-11"x17"-
SCALE 1" = 40'

SHEET NO. PP-09

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QUARTZITE STREET
STA. 37+50 TO STA. 41+00

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

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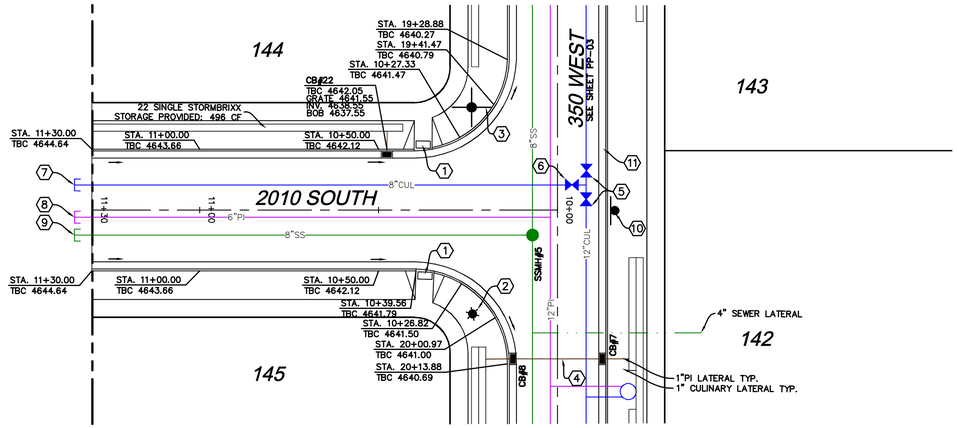
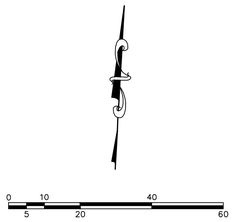
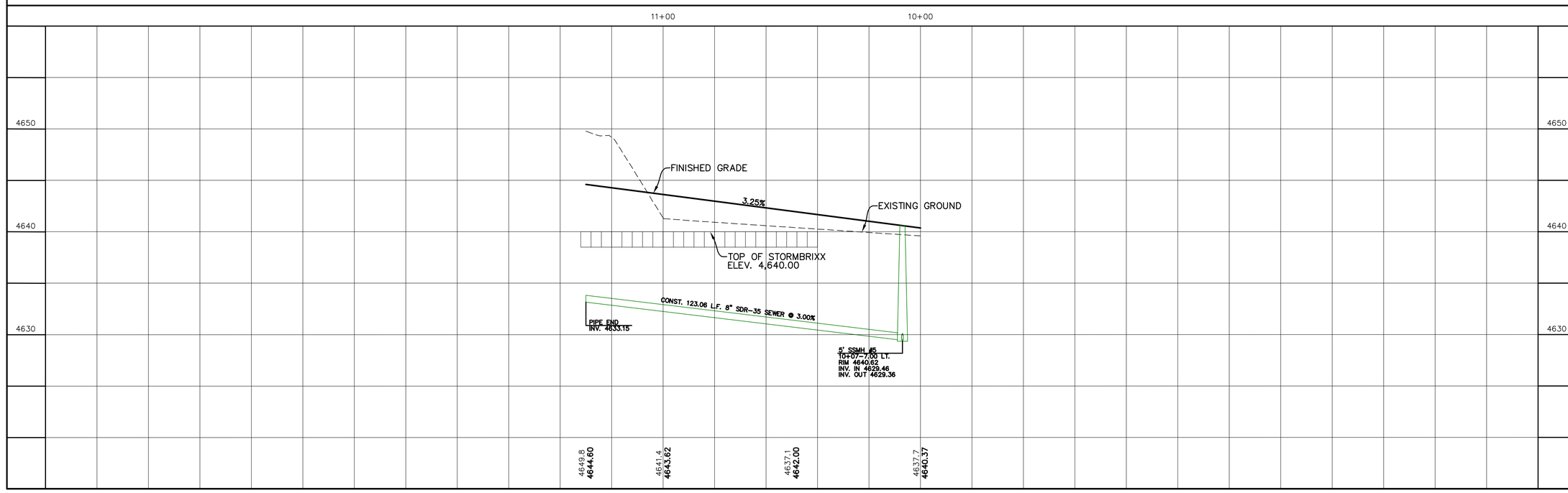
CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
3. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
4. CONST. 23.80 L.F. 15" ADS @ 0.20%
5. INSTALL 12" CULINARY VALVE PER SPANISH FORK STANDARDS.
6. INSTALL 8" CULINARY VALVE PER SPANISH FORK STANDARDS.
7. CAP & PLUG CULINARY WATERLINE.
8. CAP & PLUG PRESSURIZED IRRIGATION WATERLINE.
9. CAP & PLUG SEWER LINE.
10. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
11. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





–24"x36"–
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



SHEET NO. PP-10

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2010 SOUTH
STA. 10+00 TO STA. 11+30

SPANISH FORK, UTAH

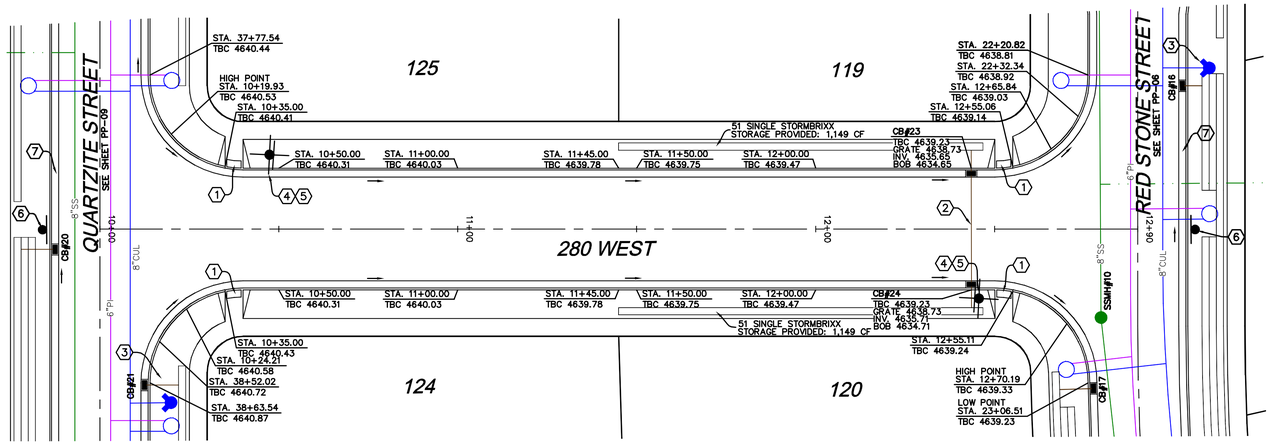
ARROWHEAD SUBDIVISION
PHASE 4

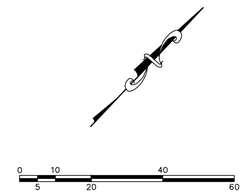
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
946 E. 800 N. SUITE A
SPANISH FORK, UT 84660

Z:\2020\20-102 Arrowhead Property Owners\CADD\FINAL\PHASE 4\PP-10.dwg 2/9/2023 10:44:31 AM MST

CONSTRUCTION NOTES:

1. INSTALL ADA RAMP PER SPANISH FORK CITY STANDARDS.
2. CONST. 29.80 L.F. 15" ADS @ 0.20%.
3. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
4. INSTALL STREET SIGN PER SPANISH FORK CITY STANDARDS.
5. INSTALL STOP SIGN PER SPANISH FORK CITY STANDARDS.
6. INSTALL NO PARKING SIGN PER SPANISH FORK CITY STANDARDS, (NOT IN DRIVEWAYS).
7. RED CURB TO BE PAINTED THROUGH INTERSECTION (NOT IN DRIVEWAYS).





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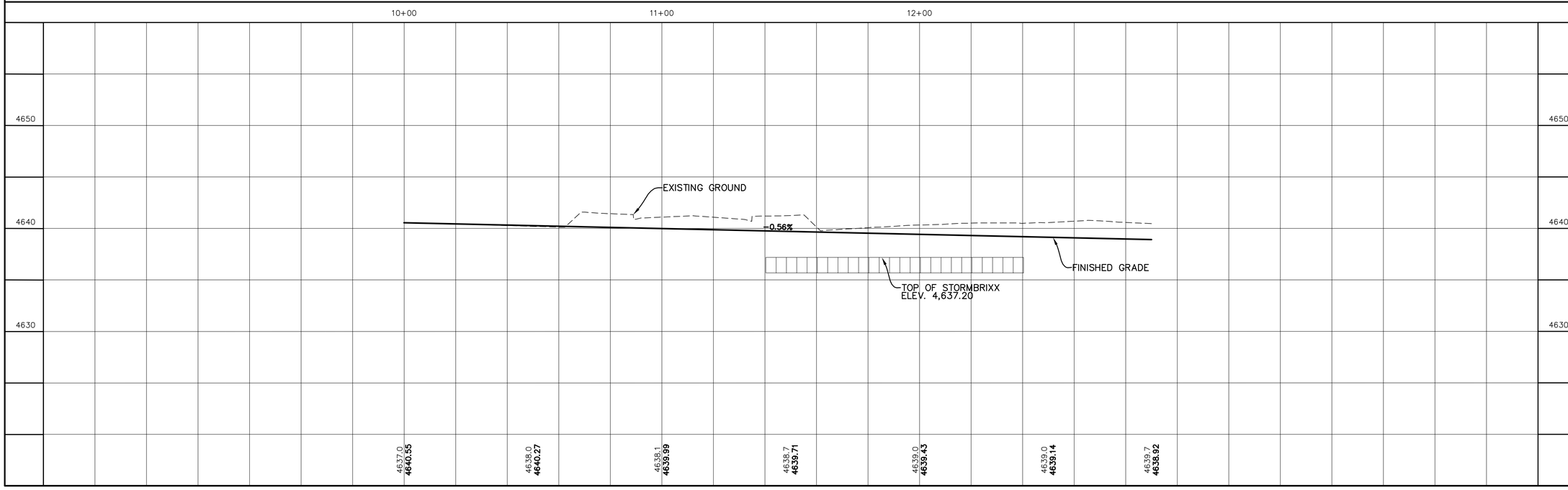
SCALE 1" = 20'
–11"x17"–
SCALE 1" = 40'



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280 WEST
STA. 10+00 TO STA. 12+90

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

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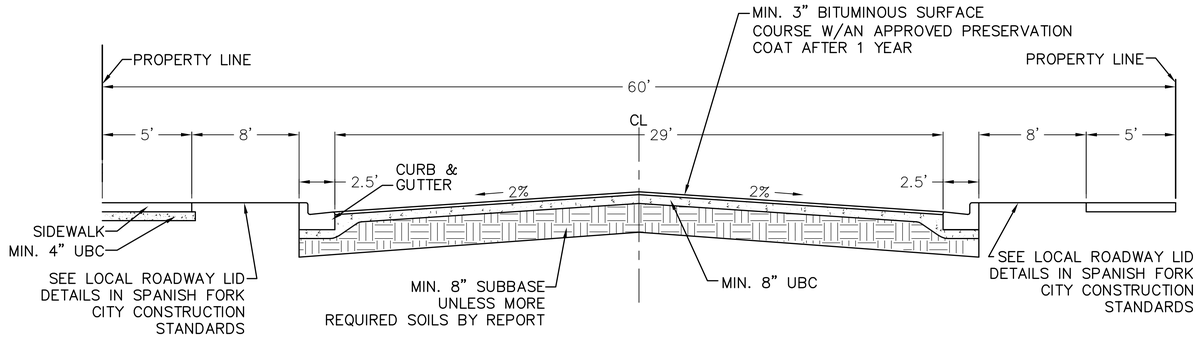


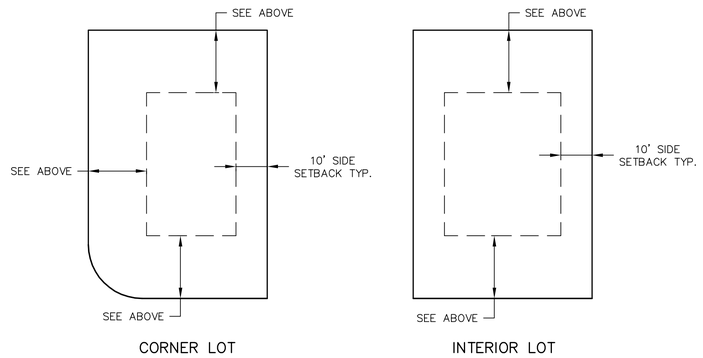
60' ROW-TYPICAL

–NTS–

SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

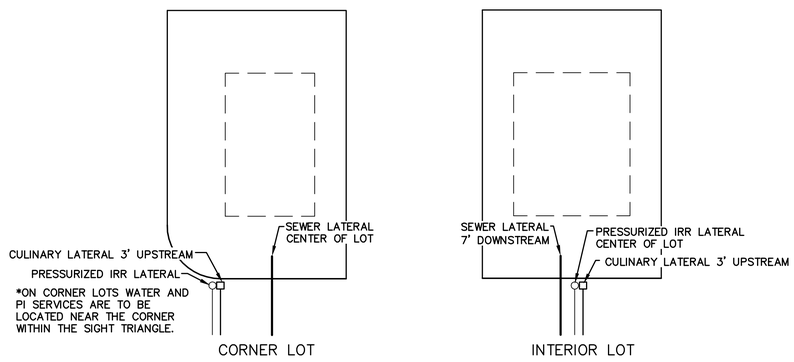
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–20'
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ONE SIDE OF ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



UTILITY LOCATIONS FOR BUILDING LOTS

–NTS–

SHEET NO. DT-01

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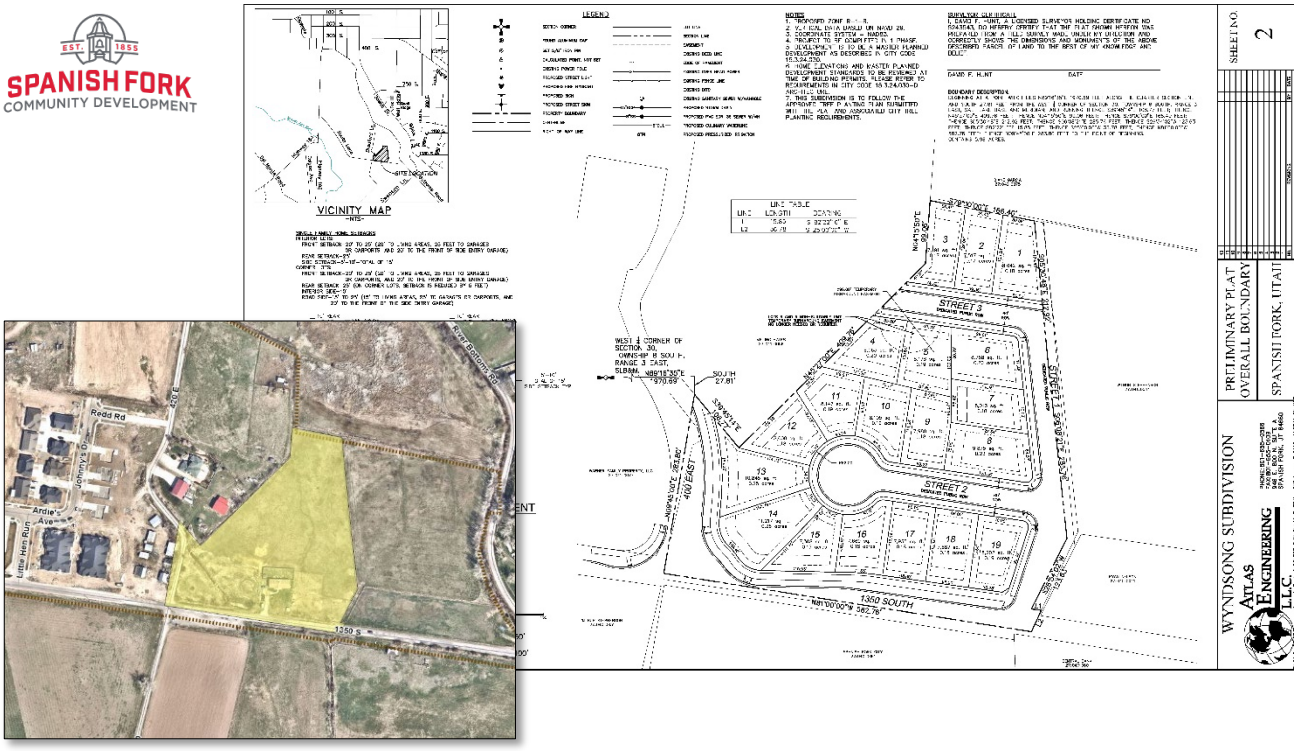
DETAIL SHEET

SPANISH FORK, UTAH

ARROWHEAD SUBDIVISION
PHASE 4

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

Z:\2020\20-107 Arrowhead Property Owners\CADD\FINAL\PHASE 4\DT-01.dwg 2/9/2023 10:31:59 AM MST



Wyndsong Subdivision Preliminary Plat and Zone Change Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at 493 East 1350 South, including 5.98 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes nineteen (19) residential lots.

The subject property is zoned R-R and the applicant has requested a change to the R-1-8 zone.

Key Issues

1. Zoning.
2. Density.
3. Access.
4. Street Tree Plan.
5. Walls.
6. Fencing.
7. Utilities.
8. Mill Race Study.
9. Setbacks.

Recommendation

That the proposed Preliminary Plat and Zone Change be recommended for approval based on the following finding and subject to the following conditions:

Finding

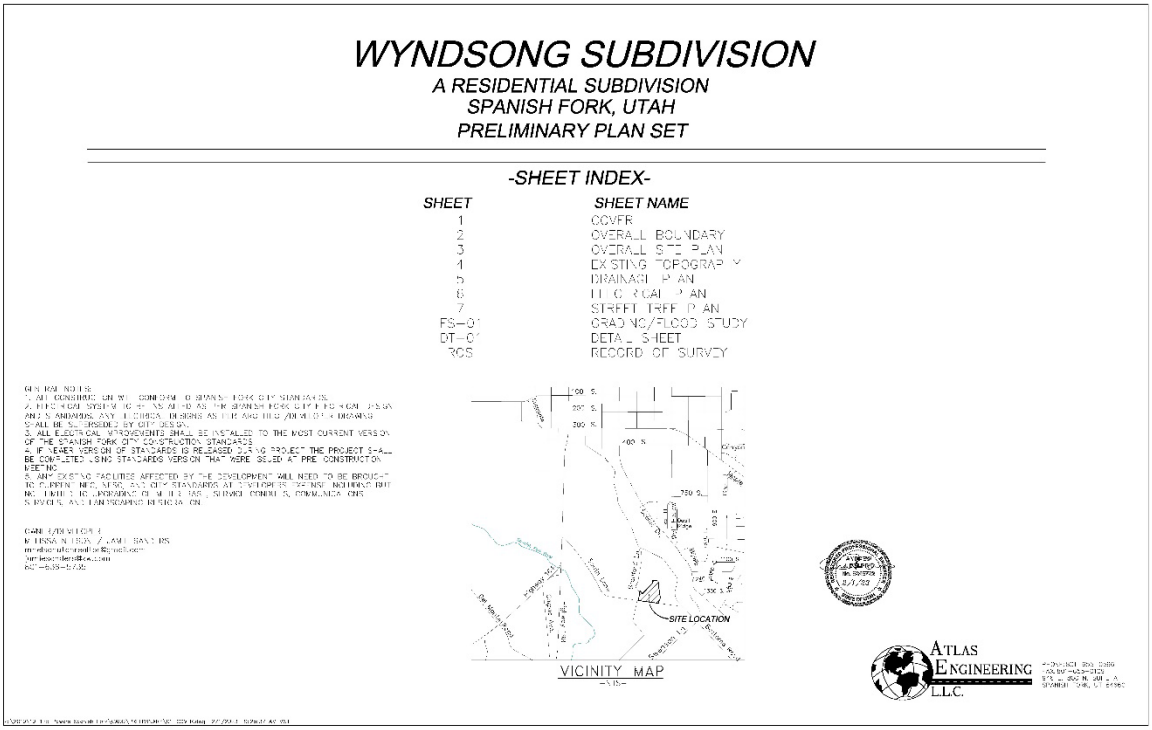
1. That the proposal conforms to the City's General Plan Designation.

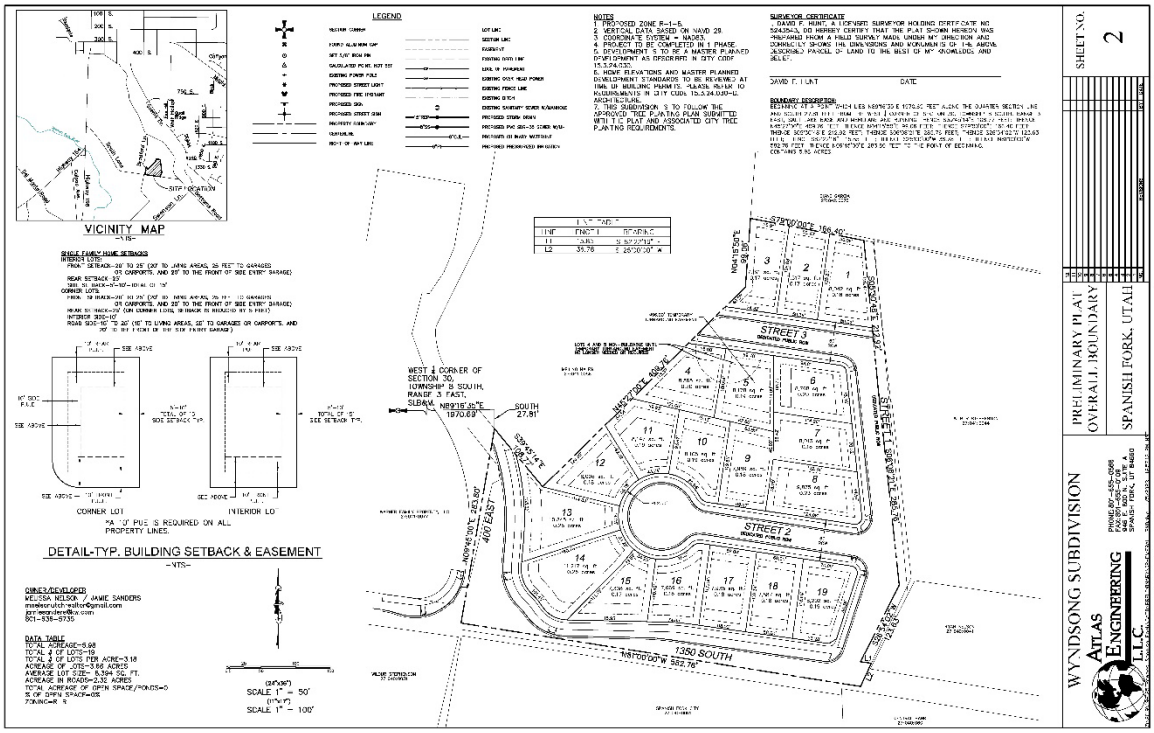
Conditions

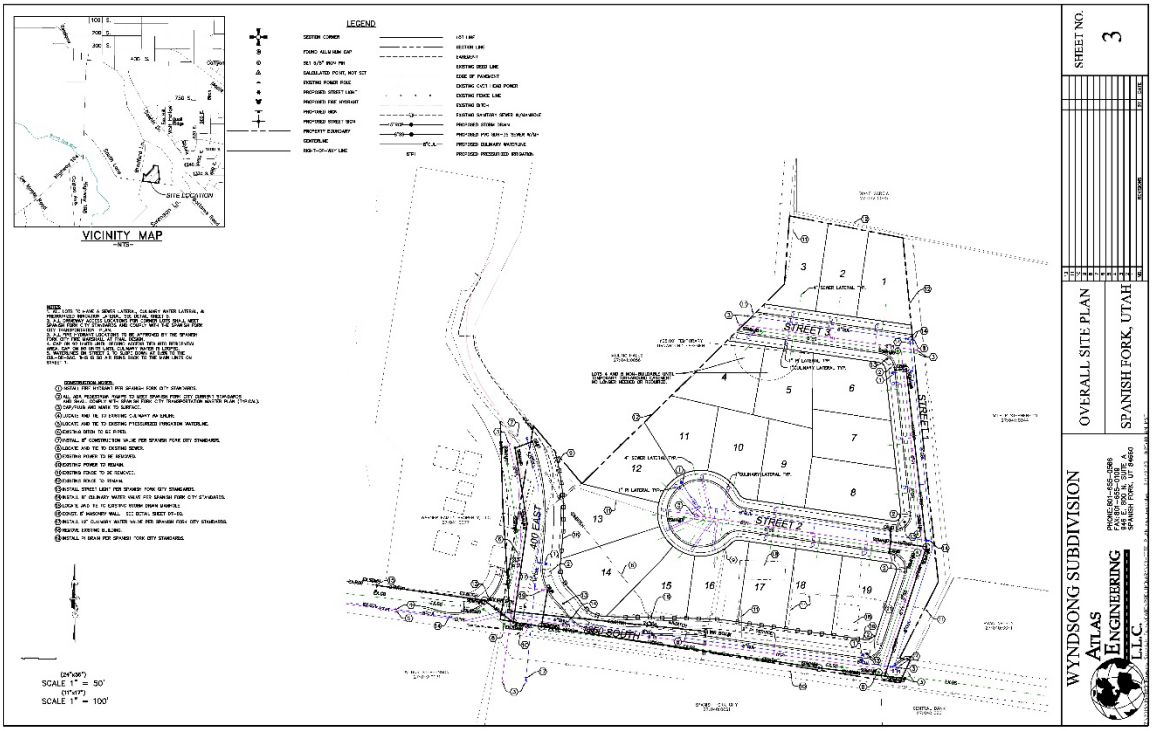
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

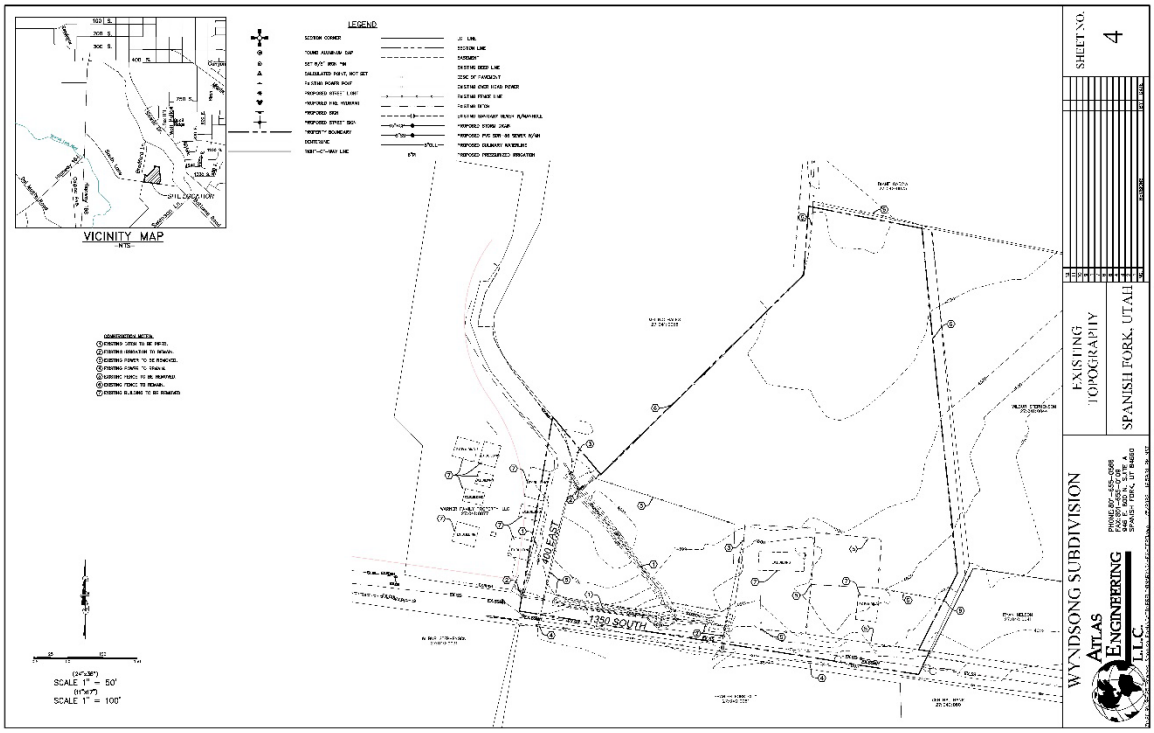
Exhibits

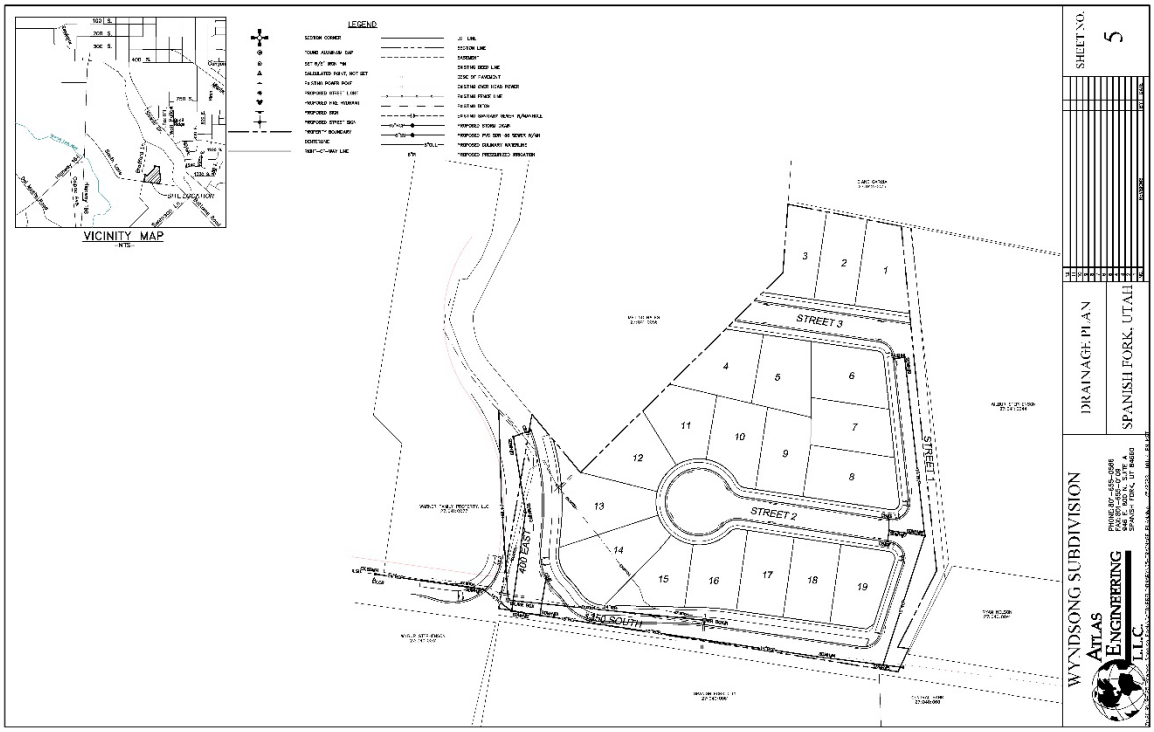
1. Preliminary Plat.

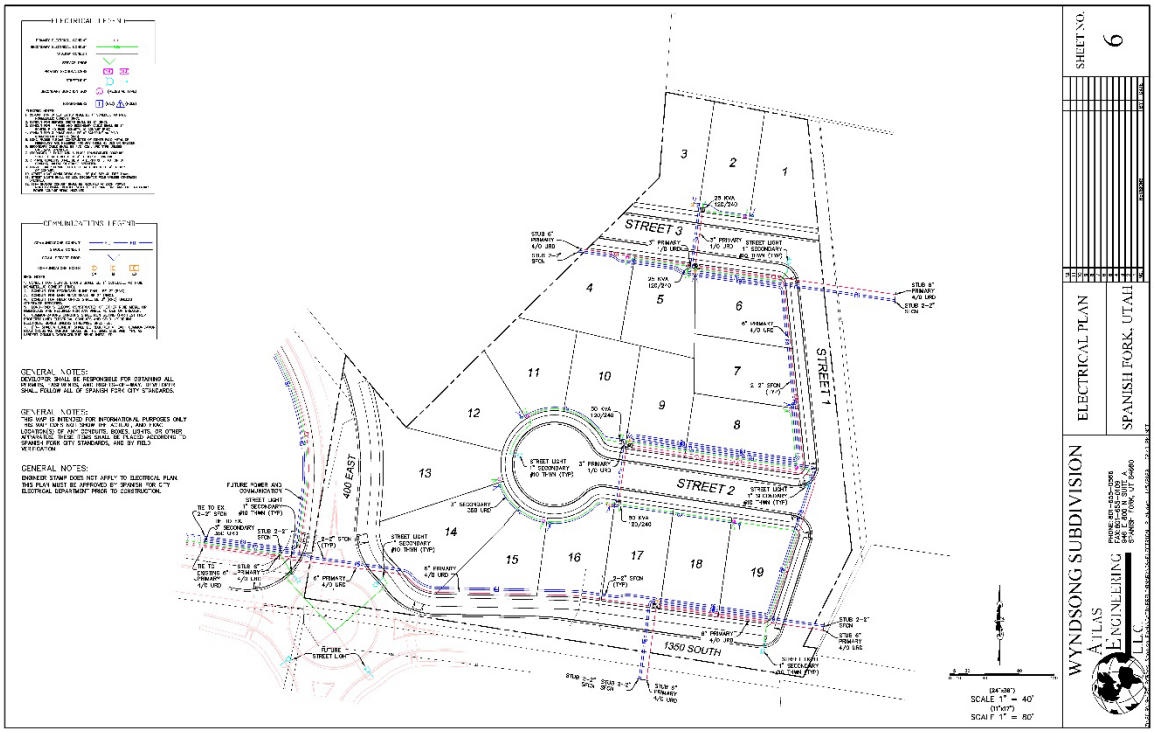

WYNDSONG SUBDIVISION
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET
-SHEET INDEX-
SHEET SHEET NAME
1 COVER
2 OVERALL BOUNDARY
3 OVERALL SITE PLAN
4 EXISTING TOPOGRAPHY
5 DRAINAGE PLAN
6 ELECTRICAL PLAN
7 STREET TREE PLAN
FS-01 GRADING/FLOOD STUDY
DT-01 DETAIL SHEET
RCS RECORD OF SURVEY
SITE LOCATION
VICINITY MAP
ATLAS ENGINEERING L.L.C.

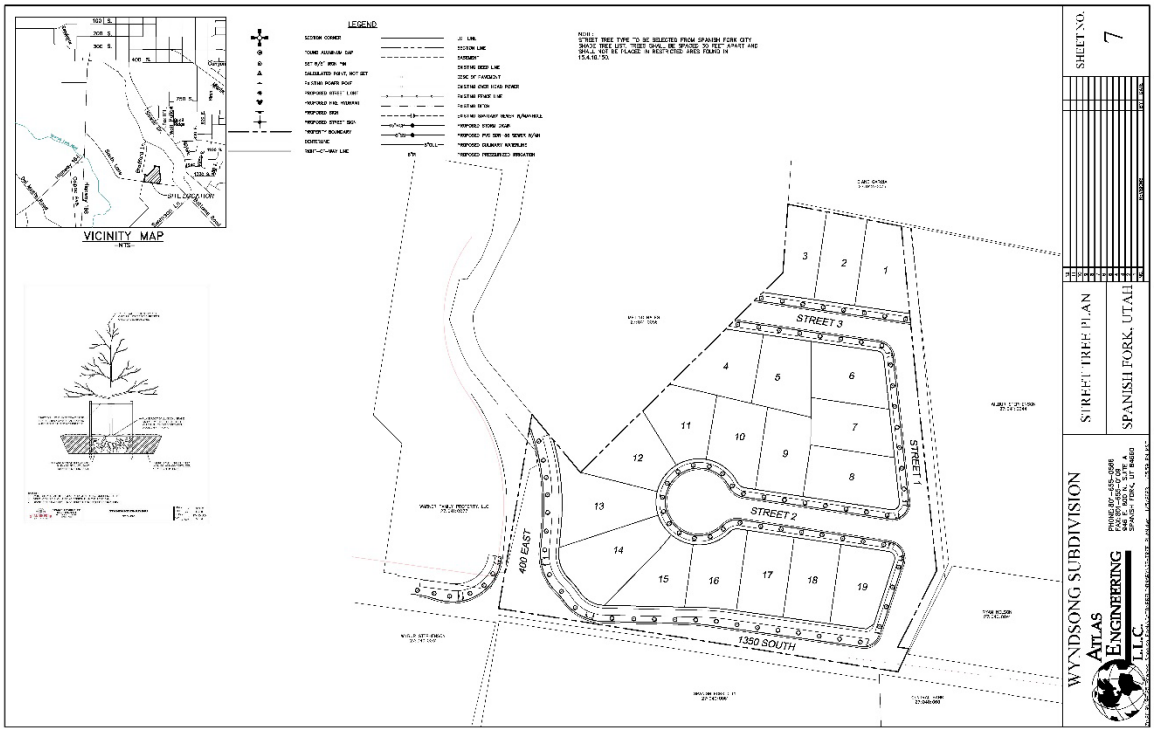

LEGEND
NOTES
SURVEYOR CERTIFICATE
VICINITY MAP
DETAIL-TYP. BUILDING SETBACK & EASEMENT
CORNER LOT
INTERIOR LOT
STREET 3
STREET 2
1350 SOUTH
400 EAST
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO.
2
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.

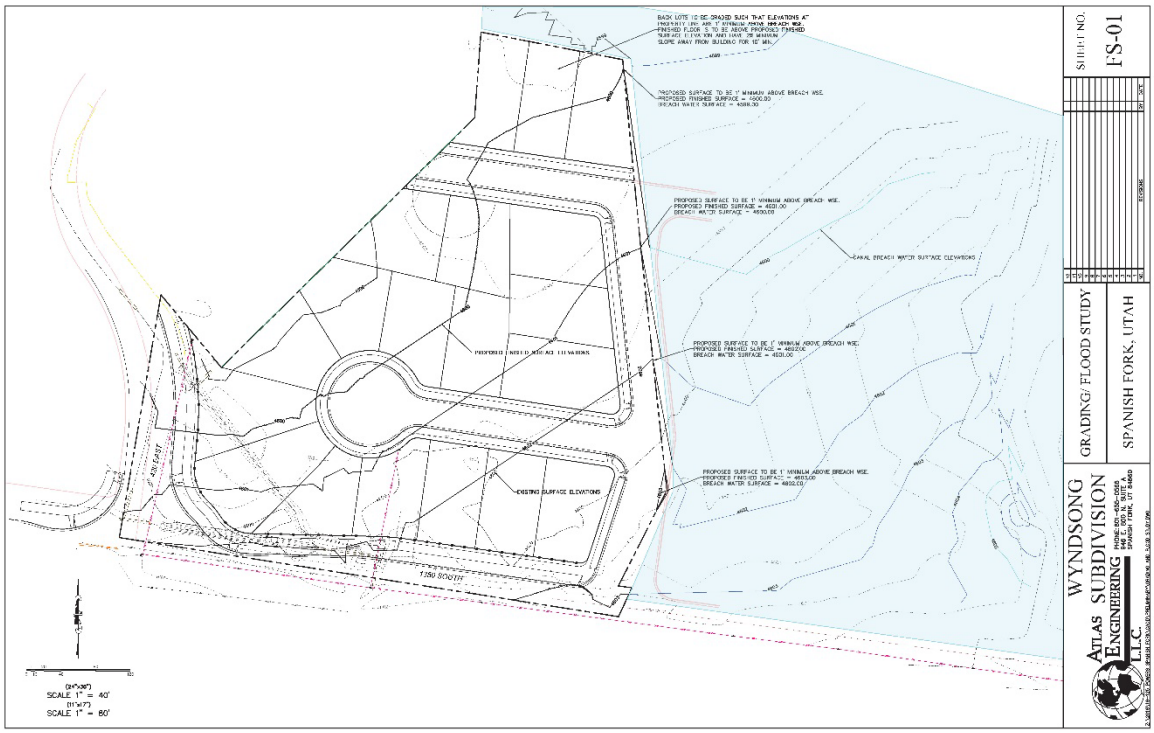

VICINITY MAP
LEGEND
SHEET NO. 3
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
STREET 1
STREET 2
STREET 3
700 EAST
1350 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'

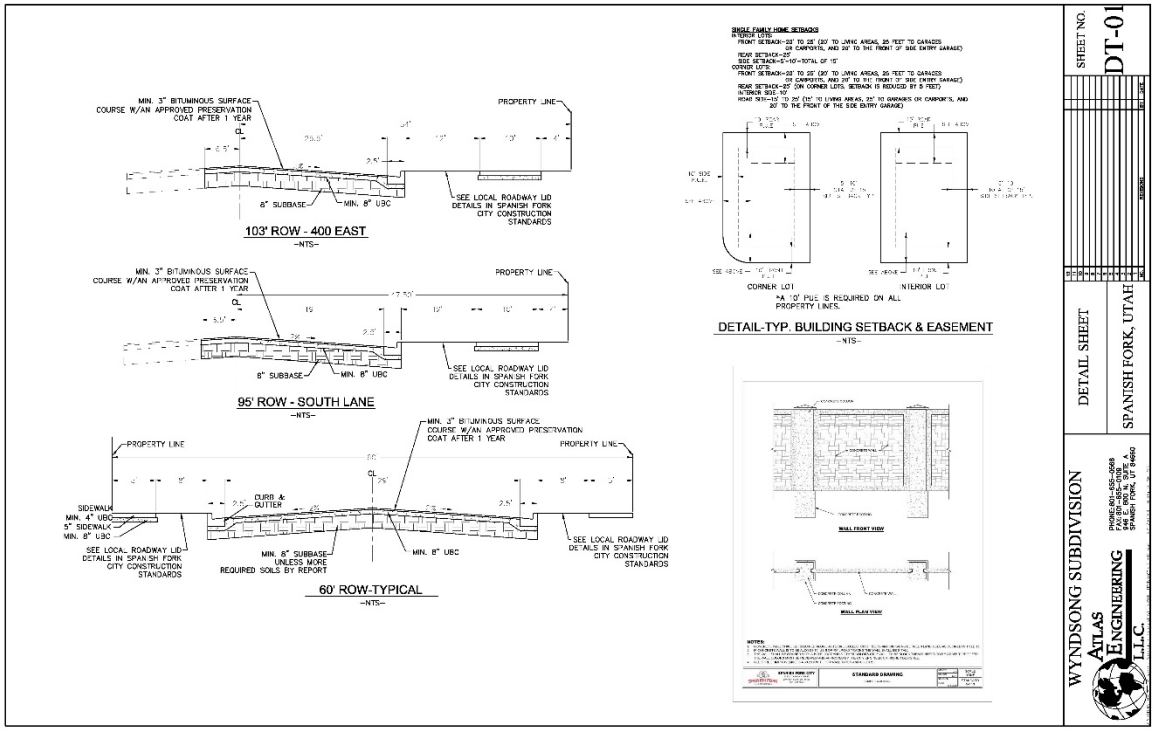

VICINITY MAP
LEGEND
SHEET NO. 4
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
700 EAST
1350 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'

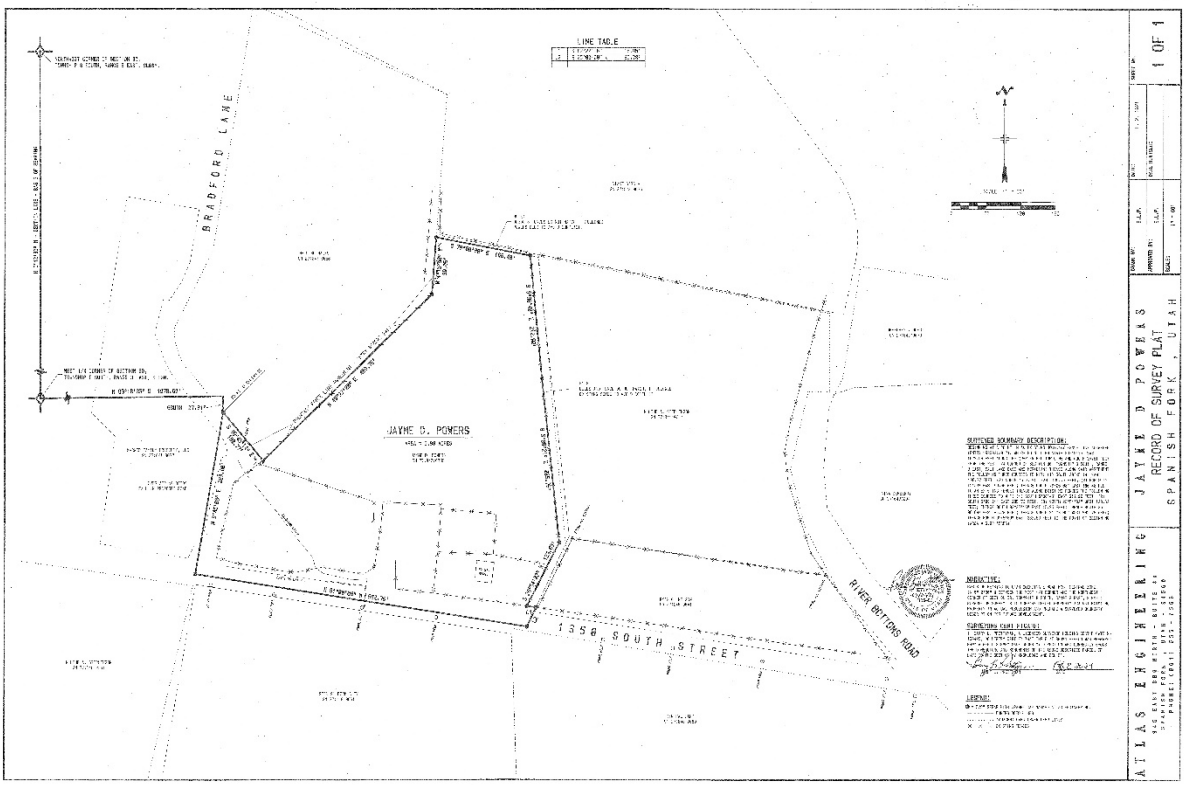

LEGEND
VICINITY MAP
STREET 1
STREET 2
STREET 3
400 EAST
1350 SOUTH
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.


GENERAL NOTES:
STREET 1
STREET 2
STREET 3
400 EAST
1350 SOUTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 6
ELECTRICAL PLAN
SPANISH FORK, UTAH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.


LEGEND
VICINITY MAP
STREET 1
STREET 2
STREET 3
400 EAST
1350 SOUTH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
STREET TREE PLAN
SPANISH FORK, UTAH
SHEET NO. 7


EXISTING SURFACE ELEVATIONS
1350 SOUTH
SCALE 1" = 40'
SCALE 1" = 80'
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.
GRADING/ FLOOD STUDY
SPANISH FORK, UTAH
SHEET NO. FS-01


MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
PROPERTY LINE
8" SUBBASE
MIN. 8" UBC
SEE LOCAL ROADWAY LID DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
103' ROW - 400 EAST
-NTS-
95' ROW - SOUTH LANE
-NTS-
SIDEWALK
MIN. 4" UBC
5" SIDEWALK
CURB & GUTTER
MIN. 8" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
60' ROW-TYPICAL
-NTS-
SINGLE FAMILY HOME SETBACKS
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
WYNDSONG SUBDIVISION
ATLAS ENGINEERING L.L.C.


LINE TABLE
BRADFORD LANE
JAYME D. POWERS
1358 SOUTH STREET
RIVER BOTTOMS ROAD
1 OF 1
ATLAS ENGINEERING
JAYME D POWERS
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

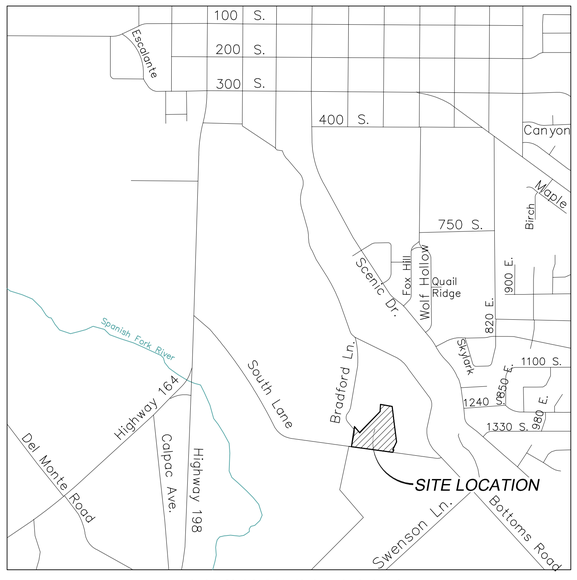
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	ELECTRICAL PLAN
7	STREET TREE PLAN
FS-01	GRADING/FLOOD STUDY
DT-01	DETAIL SHEET
ROS	RECORD OF SURVEY

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.

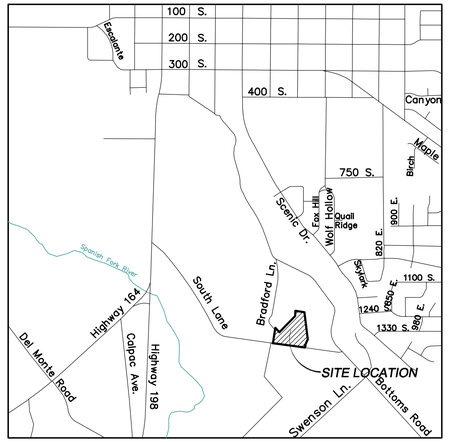
OWNER/DEVELOPER
MELISSA NELSON / JAMIE SANDERS
mnelsonutahrealtor@gmail.com
jamiesanders@kw.com
801-636-5735



VICINITY MAP
-NTS-

REGISTERED PROFESSIONAL ENGINEER
ANDREW WILDEN
No. 8845722
2/1/23
STATE OF UTAH

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



VICINITY MAP
–NTS–

LEGEND

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 15"RCP — PROPOSED STORM DRAIN
- 8"SS — PROPOSED PVC SDR–35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

NOTES
1. PROPOSED ZONE R–1–8.
2. VERTICAL DATA BASED ON NAVD 29.
3. COORDINATE SYSTEM = NAD83.
4. PROJECT TO BE COMPLETED IN 1 PHASE.
5. DEVELOPMENT IS TO BE A MASTER PLANNED DEVELOPMENT AS DESCRIBED IN CITY CODE 15.3.24.030.
6. 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.
7. THIS SUBDIVISION IS TO FOLLOW THE APPROVED TREE PLANTING PLAN SUBMITTED WITH THE PLAT AND ASSOCIATED CITY TREE PLANTING REQUIREMENTS.

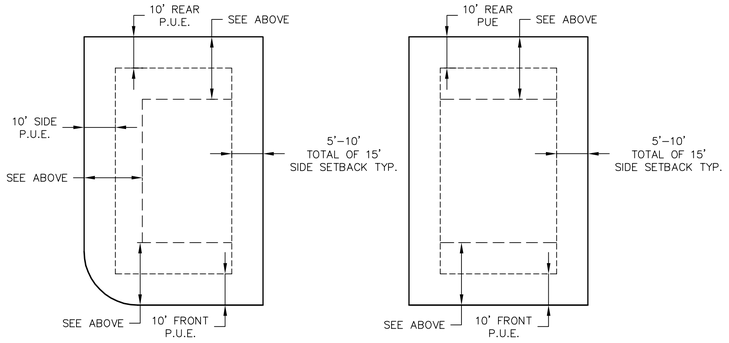
SURVEYOR CERTIFICATE
I, DAVID F. HUNT, A LICENSED SURVEYOR HOLDING CERTIFICATE NO 5243543, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID F. HUNT DATE

BOUNDARY DESCRIPTION:
BEGINNING AT A POINT WHICH LIES N89°16'35"E 1970.69 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 27.81 FEET FROM THE WEST ¼ CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE S39°45'14"E 108.77 FEET; THENCE N45°27'00"E 409.76 FEET; THENCE N04°15'50"E 99.06 FEET; THENCE S79°00'00"E 166.40 FEET; THENCE S05°30'48"E 212.92 FEET; THENCE S06°08'21"E 285.76 FEET; THENCE S26°54'02"W 123.63 FEET; THENCE S82°22'16"E 15.85 FEET; THENCE S25°00'00"W 36.78 FEET; THENCE N81°00'00"W 582.76 FEET; THENCE N09°45'00"E 283.80 FEET TO THE POINT OF BEGINNING.
CONTAINS 5.98 ACRES.

SINGLE FAMILY HOME SETBACKS
INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–25'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–25' (ON CORNER LOTS, SETBACK IS REDUCED BY 5 FEET)
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT
–NTS–

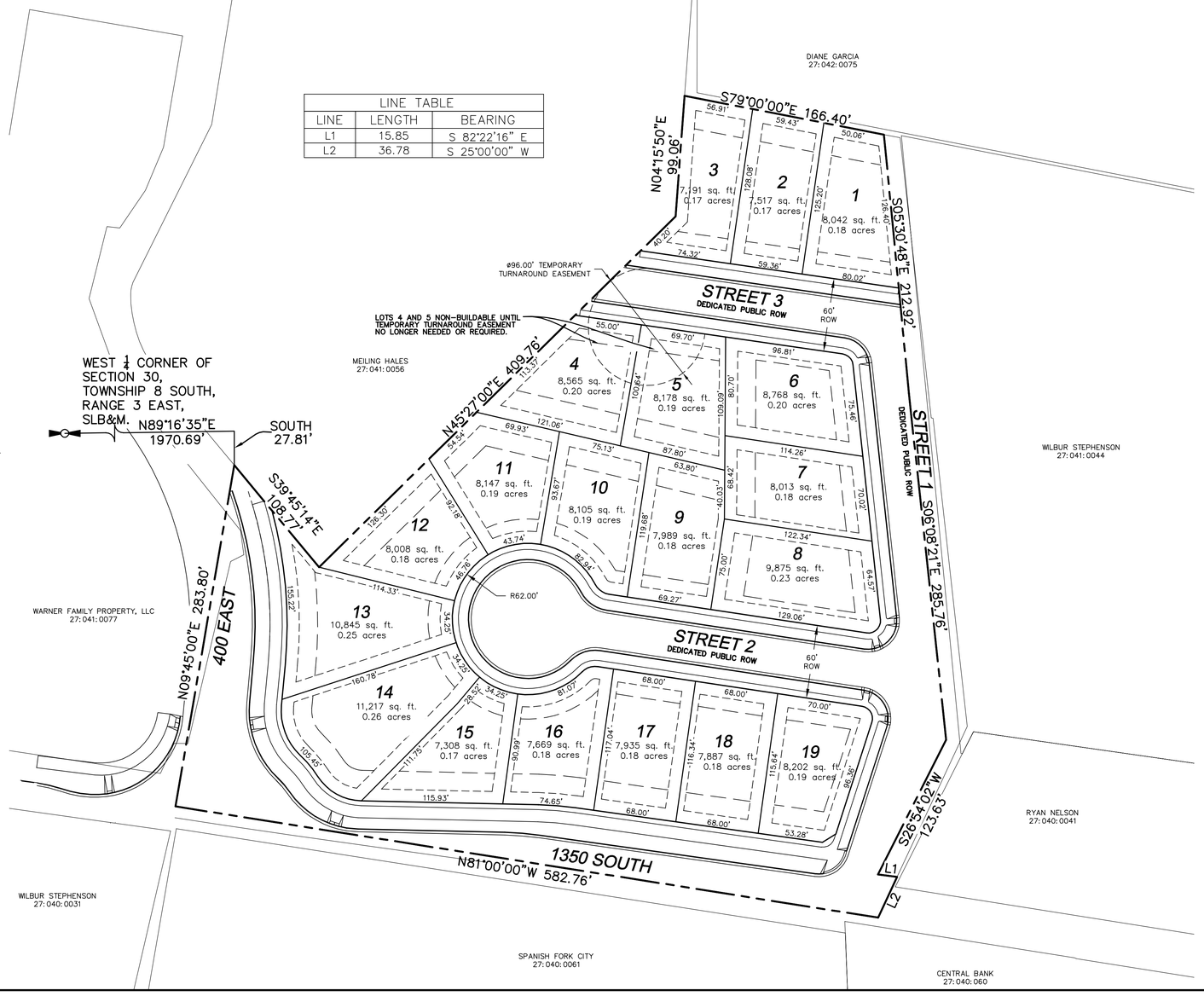
OWNER/DEVELOPER
MELISSA NELSON / JAMIE SANDERS
mnelsonutahrealtor@gmail.com
jamiesanders@kw.com
801–636–5735

DATA TABLE
TOTAL ACREAGE=5.98
TOTAL # OF LOTS=19
TOTAL # OF LOTS PER ACRE=3.18
ACREAGE OF LOTS=3.66 ACRES
AVERAGE LOT SIZE= 8,394 SQ. FT.
ACREAGE IN ROADS=2.32 ACRES
TOTAL ACREAGE OF OPEN SPACE/PONDS=0
% OF OPEN SPACE=0%
ZONING=R–R

0.5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.85	S 82°22'16" E
L2	36.78	S 25°00'00" W



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SHEET NO. 2

PRELIMINARY PLAT
OVERALL BOUNDARY

SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

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

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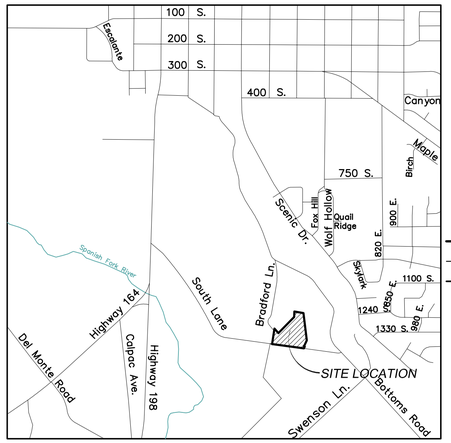


VICINITY MAP
-NTS-

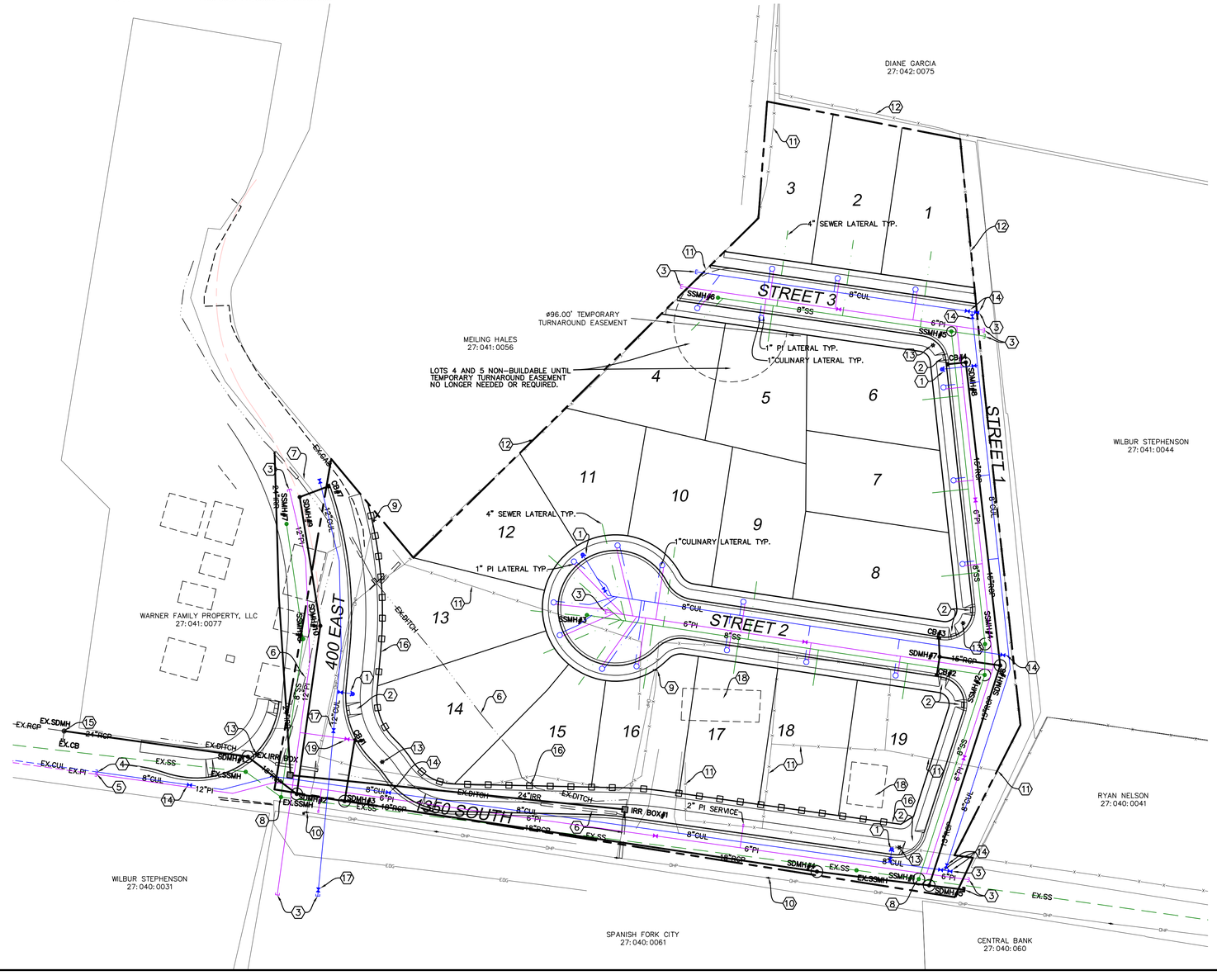
LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

NOTES:
1. ALL LOTS TO HAVE A SEWER LATERAL, CULINARY WATER LATERAL, & PRESSURIZED IRRIGATION LATERAL. SEE DETAIL SHEET 5.
2. ALL DRIVEWAY ACCESS LOCATIONS FOR CORNER LOTS SHALL MEET SPANISH FORK CITY STANDARDS AND COMPLY WITH THE SPANISH FORK CITY TRANSPORTATION PLAN.
3. ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK CITY FIRE MARSHALL AT FINAL DESIGN.
4. CAP ON 92 UNITS UNTIL SECOND ACCESS TIES INTO RESIDENTIAL AREA. CAP ON 50 UNITS UNTIL CULINARY WATER IS LOOPED.
5. WATERLINES ON STREET 2 TO SLOPE DOWN AT 0.5% TO THE CUL-DE-SAC. THIS IS SO AIR RUNS BACK TO THE MAIN LINES ON STREET 1.

CONSTRUCTION NOTES:
1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP/PLUG AND MARK TO SURFACE.
4. LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5. LOCATE AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. EXISTING DITCH TO BE PIPED.
7. INSTALL 8" CONSTRUCTION VALVE PER SPANISH FORK CITY STANDARDS.
8. LOCATE AND TIE TO EXISTING SEWER.
9. EXISTING POWER TO BE REMOVED.
10. EXISTING POWER TO REMAIN.
11. EXISTING FENCE TO BE REMOVED.
12. EXISTING FENCE TO REMAIN.
13. INSTALL STREET LIGHT PER SPANISH FORK CITY STANDARDS.
14. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
15. LOCATE AND TIE TO EXISTING STORM DRAIN MANHOLE.
16. CONST. 6' MASONRY WALL. SEE DETAIL SHEET DT-02.
17. INSTALL 12" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
18. REMOVE EXISTING BUILDING.
19. INSTALL PI DRAIN PER SPANISH FORK CITY STANDARDS.

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



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SHEET NO. 3

OVERALL SITE PLAN

SPANISH FORK, UTAH

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

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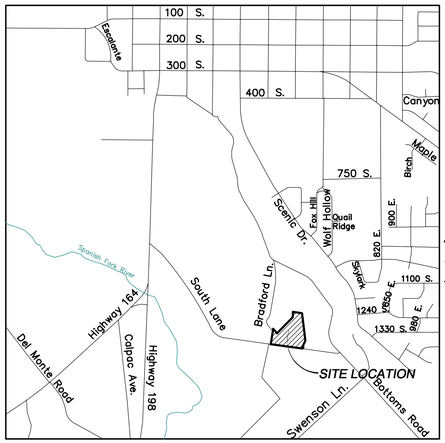


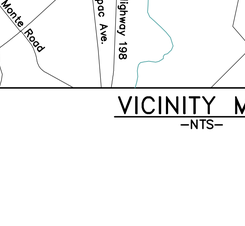
VICINITY MAP
-NTS-

LEGEND

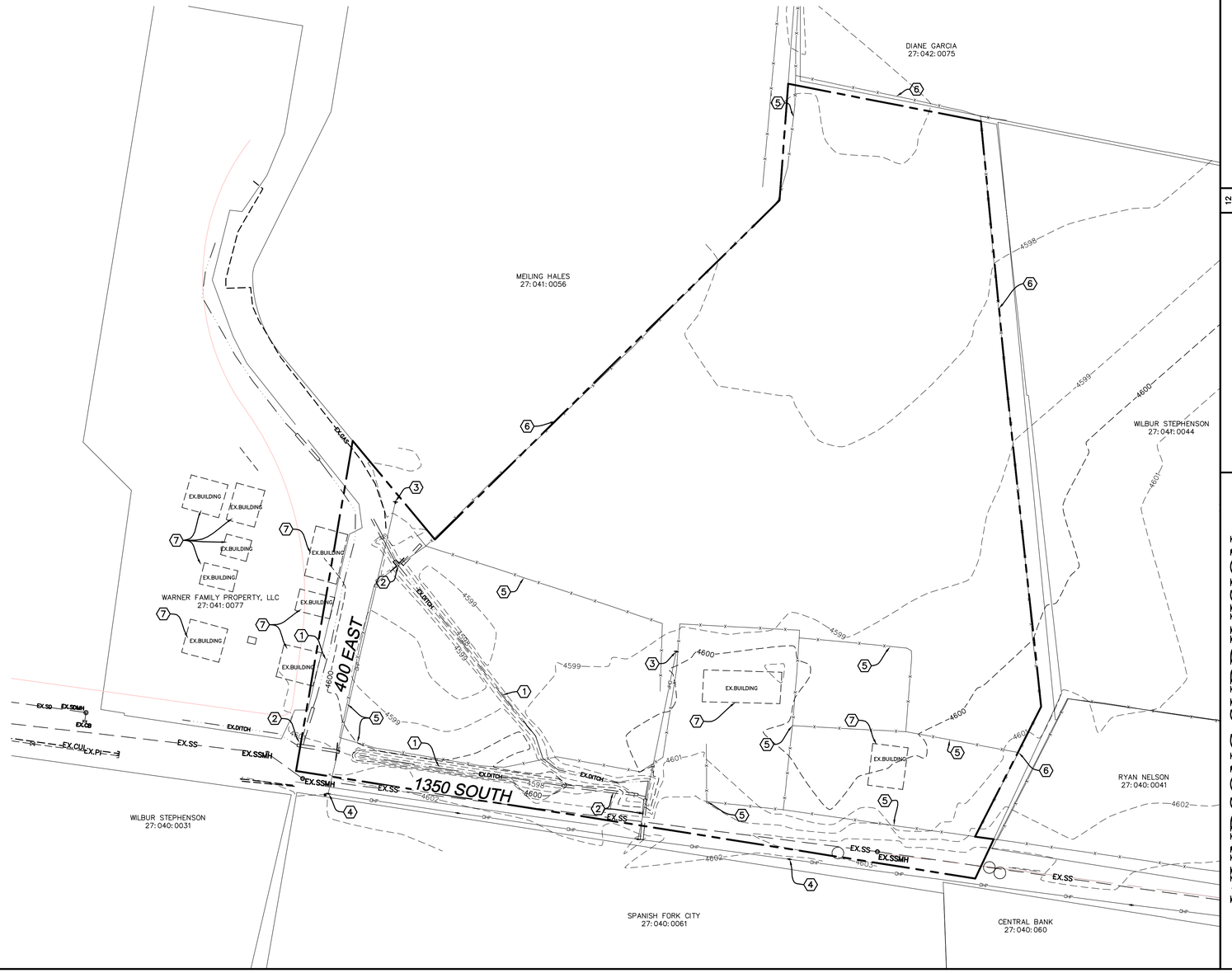
SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDP EDGE OF PAVEMENT
PROPOSED STREET LIGHT	OHP EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	15"RCP PROPOSED STORM DRAIN
CENTERLINE	8"SS PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	8"CUL PROPOSED CULINARY WATERLINE
	6"PI PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. EXISTING DITCH TO BE PIPED.
2. EXISTING IRRIGATION TO REMAIN.
3. EXISTING POWER TO BE REMOVED.
4. EXISTING POWER TO REMAIN.
5. EXISTING FENCE TO BE REMOVED.
6. EXISTING FENCE TO REMAIN.
7. EXISTING BUILDING TO BE REMOVED.



(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'



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EXISTING TOPOGRAPHY

SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

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

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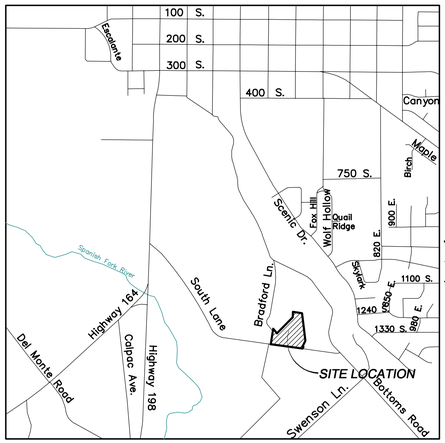
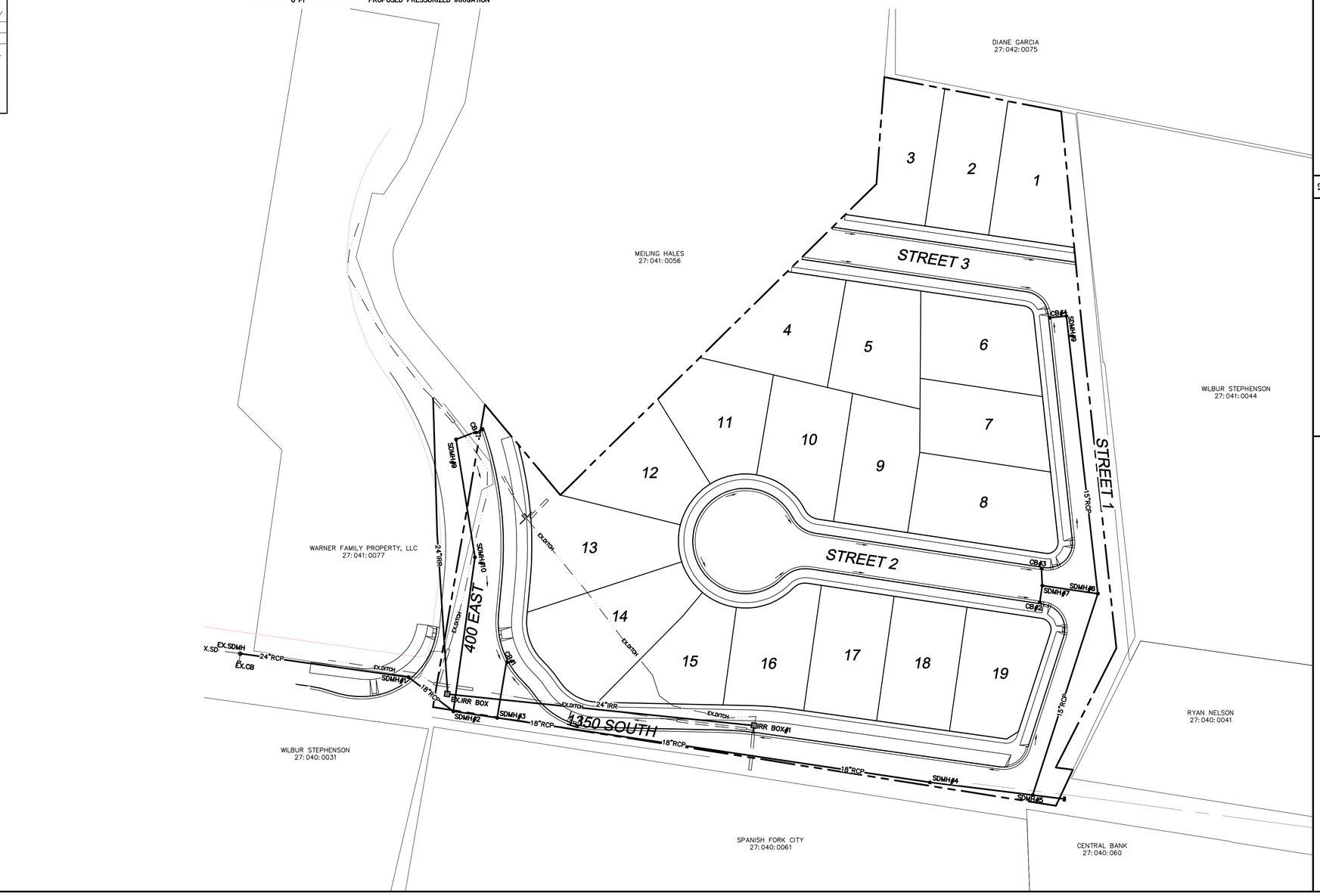


VICINITY MAP
-NTS-

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION



SHEET NO.
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DRAINAGE PLAN

SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

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

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ELECTRICAL LEGEND

PRIMARY ELECTRICAL CONDUIT — UGE

SECONDARY ELECTRICAL CONDUIT — UGE

SHADOW CONDUIT

SERVICE DROP

PRIMARY SECTIONALIZERS — 1Ø — 3Ø

STREETLIGHT

SECONDARY JUNCTION BOX — J — (PEDESTAL TYPE)

TRANSFORMERS — T (PAD) — (POLE)

ELECTRIC NOTES:
1. CONDUIT FOR STREET LIGHTS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SERVICE DROPS SHALL BE 2" (RNC).
3. CONDUIT FOR 1 PHASE AND SECONDARY CABLE SHALL BE 3" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
4. CONDUIT FOR 3 PHASE SHALL BE 6" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. SECONDARY CABLE SHALL BE 4/0 KCMIL URD TYPE UNLESS OTHERWISE SPECIFIED.
7. SECONDARY, 1 PHASE AND 3 PHASE TRANSFORMER CONDUITS SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
8. 3 PHASE CONDUITS SHALL BE AT A DEPTH OF 6' TO TOP OF CONDUIT, UNLESS OTHERWISE SPECIFIED.
9. SERVICE DROP CONDUIT SHALL BE AT A DEPTH OF 4' TO TOP OF CONDUIT.
10. STREET LIGHT CONDUCTORS SHALL BE #10 STR CU TYPE THWN.
11. STREET LIGHTS SHALL BE LED, DECORATIVE POLE UNLESS OTHERWISE SPECIFIED.
12. (1)– SHADOW CONDUIT SHALL BE REQUIRED AT EACH POWER ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST POWER CONDUIT BEING INSTALLED

COMMUNICATIONS LEGEND

COMMUNICATIONS CONDUIT — FO — FO

SHADOW CONDUIT

COMM. SERVICE DROP

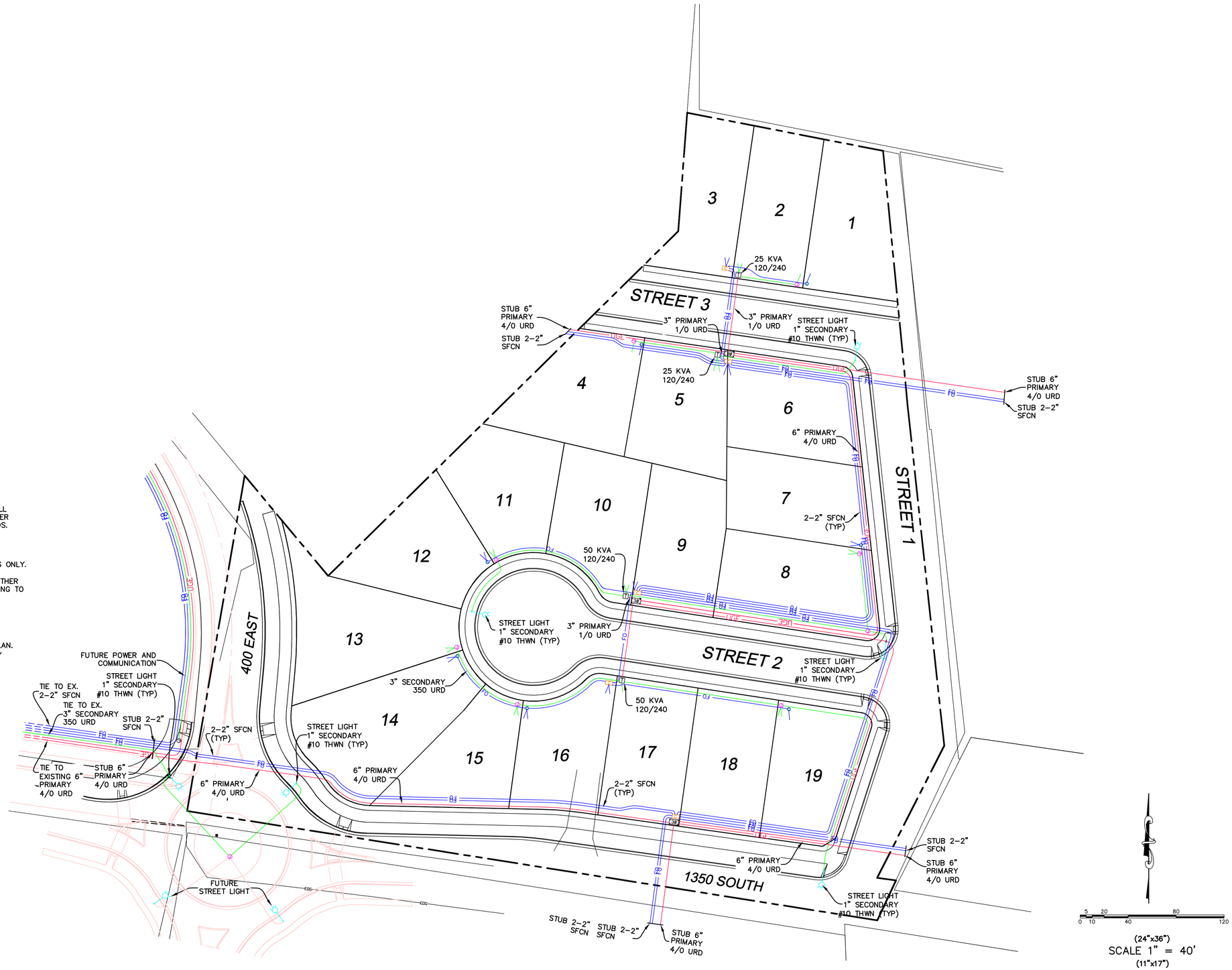
COMMUNICATIONS BOXES — SM — M — LG

SFCN NOTES:
1. CONDUIT FOR SERVICE DROPS SHALL BE 1" SCHEDULE 40 RIGID NONMETALLIC CONDUIT (RNC).
2. CONDUIT FOR SECONDARY RUNS SHALL BE 2" (RNC).
3. CONDUIT FOR MAIN RUNS SHALL BE 2" (RNC).
4. CONDUIT FOR FIBER OPTICS SHALL BE 3" (RNC) UNLESS OTHERWISE SPECIFIED.
5. LONG-RADIUS ELBOWS CONSTRUCTED OF EITHER RIGID METAL OR FIBERGLASS ARE REQUIRED FOR ANY ANGLE 45 DEG OR GREATER.
6. COMMUNICATIONS CONDUITS SHALL RUN BEHIND (FARTHEST FROM PROPERTY LINE) ELECTRICAL CONDUITS AND STUB UP BEHIND ELECTRICAL BOXES UNLESS OTHERWISE SPECIFIED.
7. (1)– SHADOW CONDUIT SHALL BE REQUIRED AT EACH COMMUNICATION ROAD CROSSING. CONDUIT SHALL BE THE SAME SIZE AND TYPE AS LARGEST COMMUNICATIONCONDUIT BEING INSTALLED

GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.

GENERAL NOTES:
THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL, AND EXACT LOCATION(S) OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BY FIELD VERIFICATION.

GENERAL NOTES:
ENGINEER STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THIS PLAN MUST BE APPROVED BY SPANISH FOR CITY ELECTRICAL DEPARTMENT PRIOR TO CONSTRUCTION.



SHEET NO. 6

NO.	REVISIONS	BY	DATE
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12			

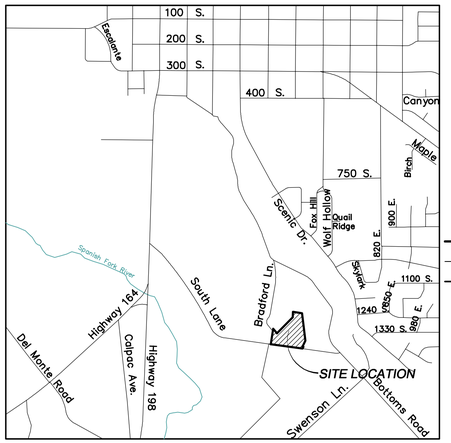
ELECTRICAL PLAN

SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

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

Z:\2019\19-125 Spanish Fork\CADD\PRELIMINARY\06-ELECTRICAL PLAN.dwg 1/5/2023 10:40 PM MST

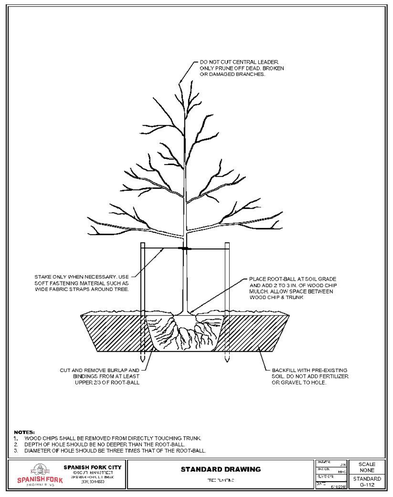


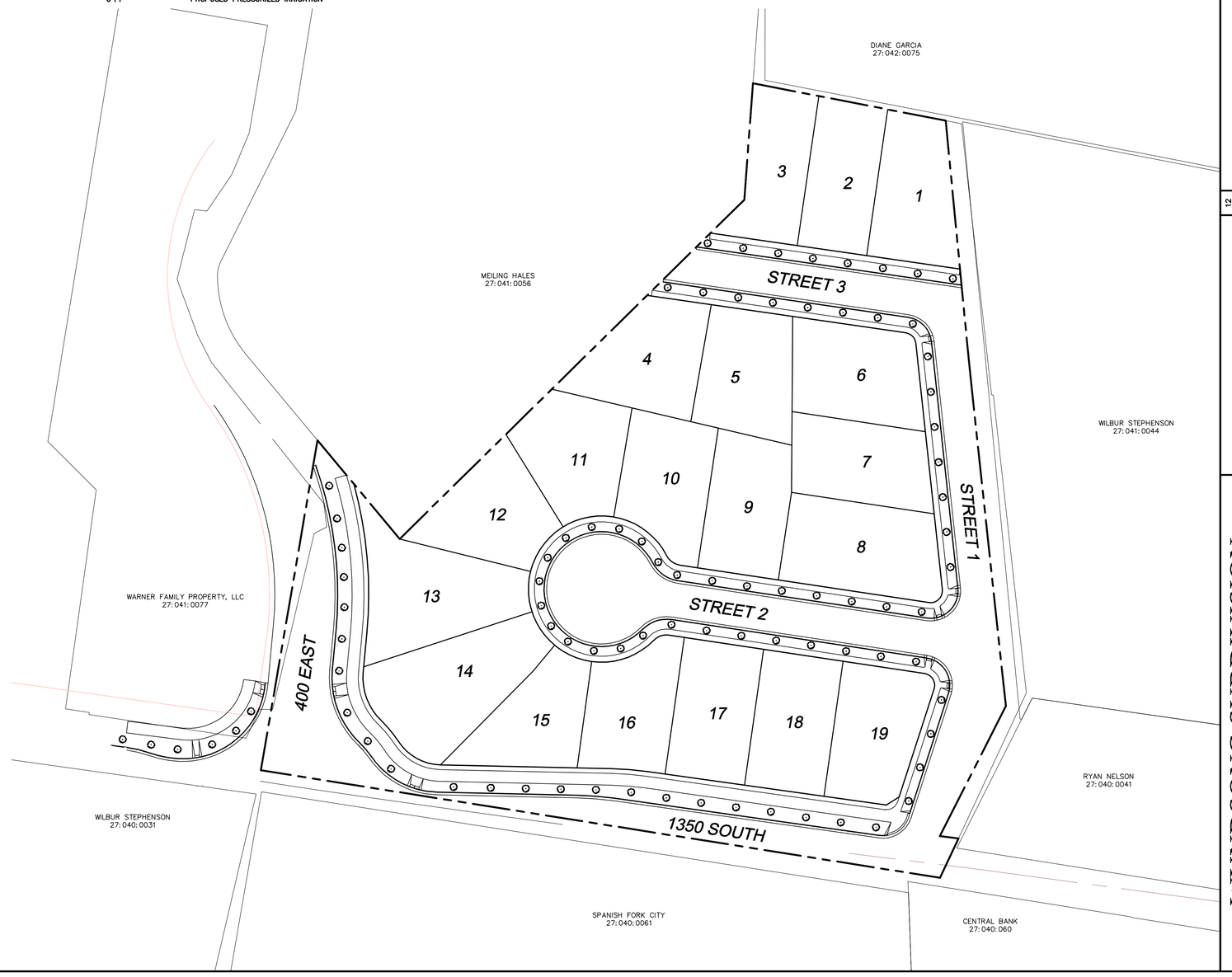
VICINITY MAP
-NTS-

LEGEND

SECTION CORNER	LOT LINE
FOUND ALUMINUM CAP	SECTION LINE
SET 5/8" IRON PIN	EASEMENT
CALCULATED POINT, NOT SET	EXISTING DEED LINE
EXISTING POWER POLE	EDGE OF PAVEMENT
PROPOSED STREET LIGHT	EXISTING OVER HEAD POWER
PROPOSED FIRE HYDRANT	EXISTING FENCE LINE
PROPOSED SIGN	EXISTING DITCH
PROPOSED STREET SIGN	EXISTING SANITARY SEWER W/MANHOLE
PROPERTY BOUNDARY	PROPOSED STORM DRAIN
CENTERLINE	PROPOSED PVC SDR-35 SEWER W/MH
RIGHT-OF-WAY LINE	PROPOSED CULINARY WATERLINE
	PROPOSED PRESSURIZED IRRIGATION

NOTE:
STREET TREE TYPE TO BE SELECTED FROM SPANISH FORK CITY SHADE TREE LIST. TREES SHALL BE SPACED 30 FEET APART AND SHALL NOT BE PLACED IN RESTRICTED ARES FOUND IN 15.4.16.150.





SHEET NO.
7

NO.	REVISIONS	BY	DATE
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12			

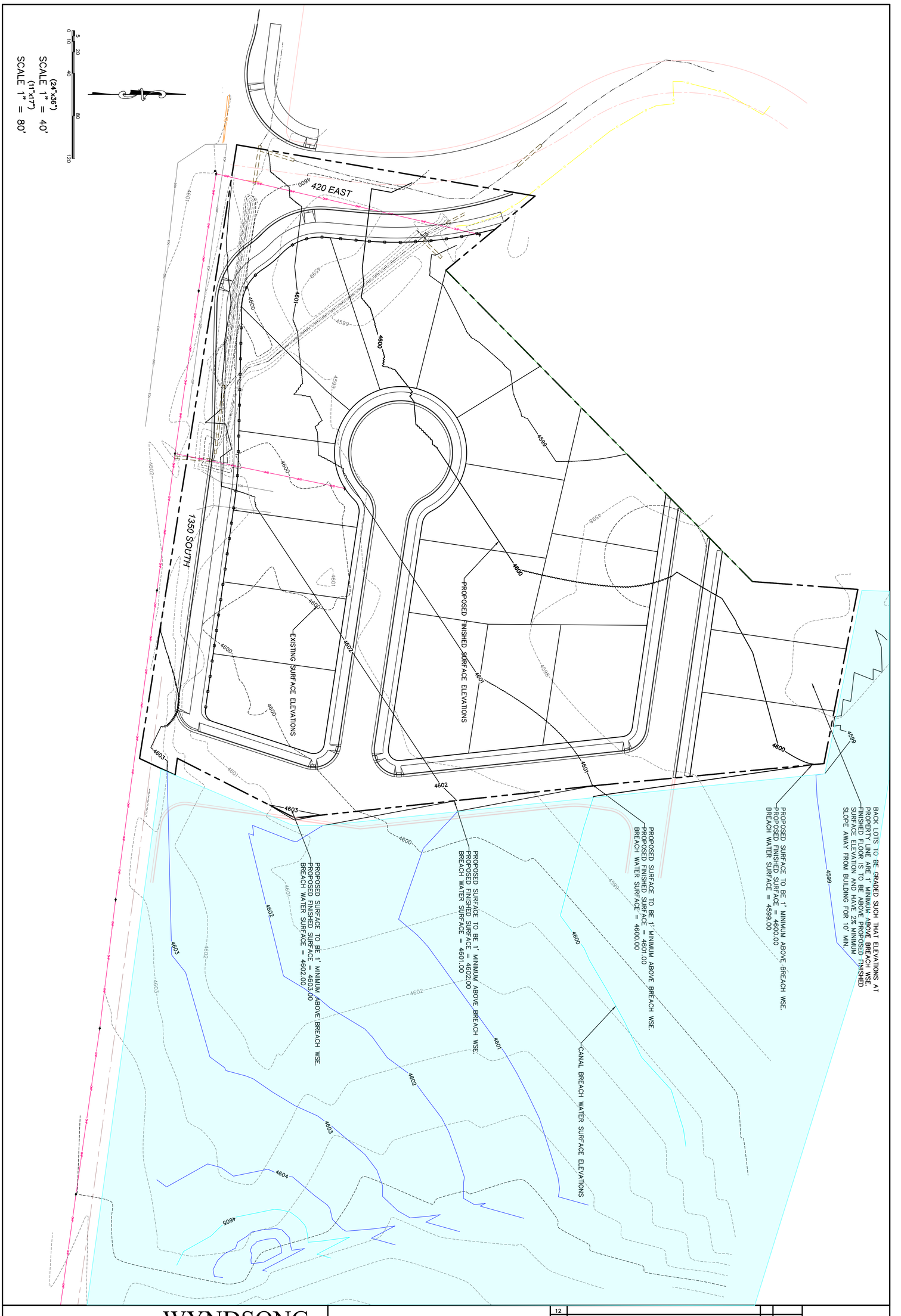
STREET TREE PLAN

SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

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

Z:\2019\19-125 Powers Spanish Fork\CADD\PRELIMINARY\07-TREE PLAN.dwg 1/5/2023 1:05:59 PM MST



WYNDSONG SUBDIVISION

GRADING/ FLOOD STUDY

SPANISH FORK, UTAH

SHEET NO.

FS-01

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

Z:\2019\19-125_POWERS_SPANISH_FORK\CADD\PRELIMINARY\GRADING_AND_FLOOD_STUDY.DWG

NO.	REVISIONS	BY	DATE
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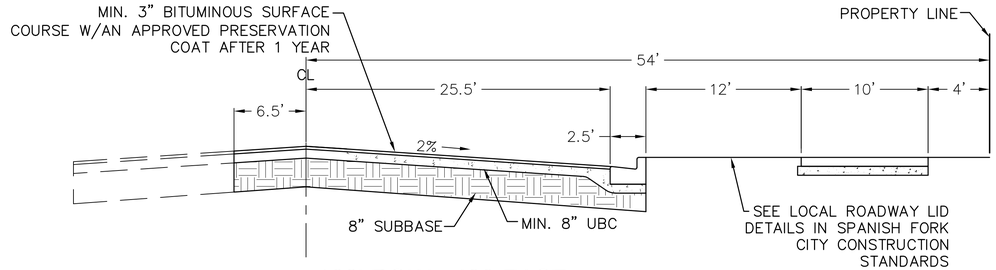
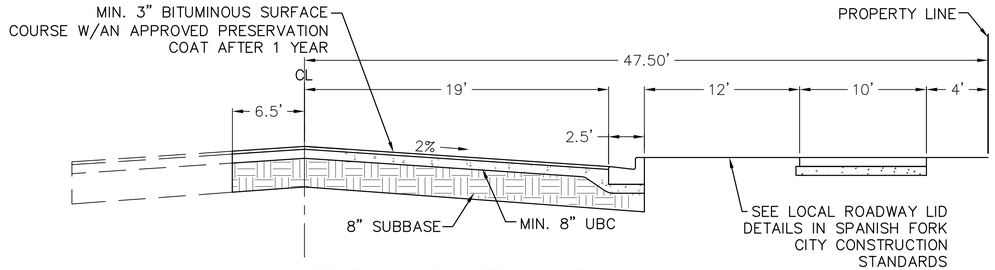


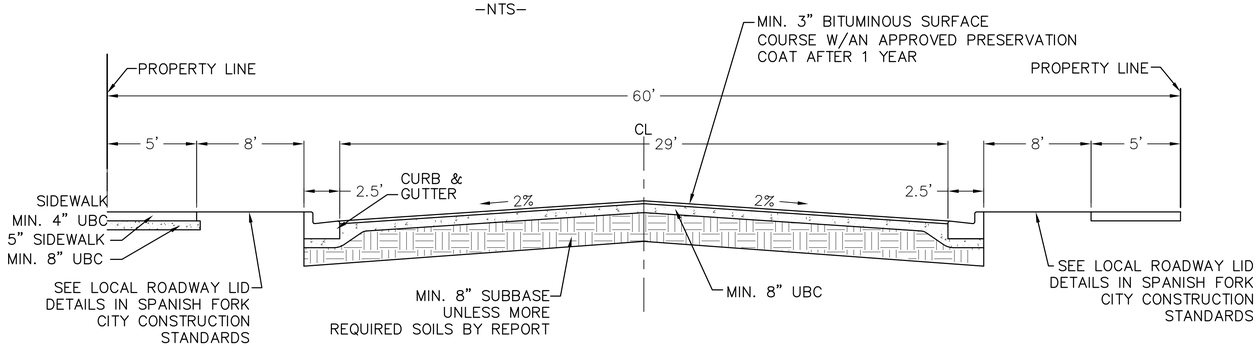
103' ROW - 400 EAST

–NTS–



95' ROW - SOUTH LANE

–NTS–



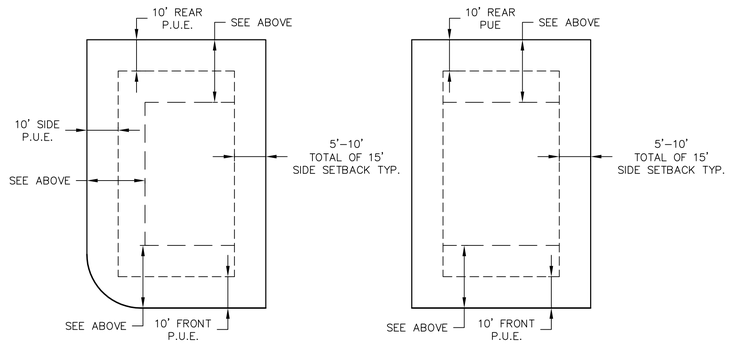
60' ROW-TYPICAL

–NTS–

SINGLE FAMILY HOME SETBACKS

INTERIOR LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–25'
- SIDE SETBACK–5'–10'–TOTAL OF 15'

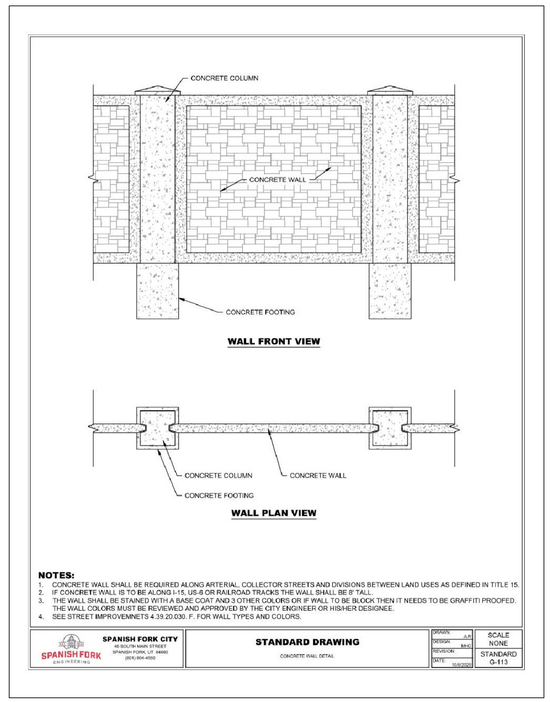
CORNER LOTS:
- FRONT SETBACK–20' TO 25' (20' TO LIVING AREAS, 25 FEET TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF SIDE ENTRY GARAGE)
- REAR SETBACK–25' (ON CORNER LOTS, SETBACK IS REDUCED BY 5 FEET)
- INTERIOR SIDE–10'
- ROAD SIDE–15' TO 25' (15' TO LIVING AREAS, 25' TO GARAGES OR CARPORTS, AND 20' TO THE FRONT OF THE SIDE ENTRY GARAGE)



*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.

DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



NO.	REVISIONS	BY	DATE
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12			

SHEET NO. DT-01

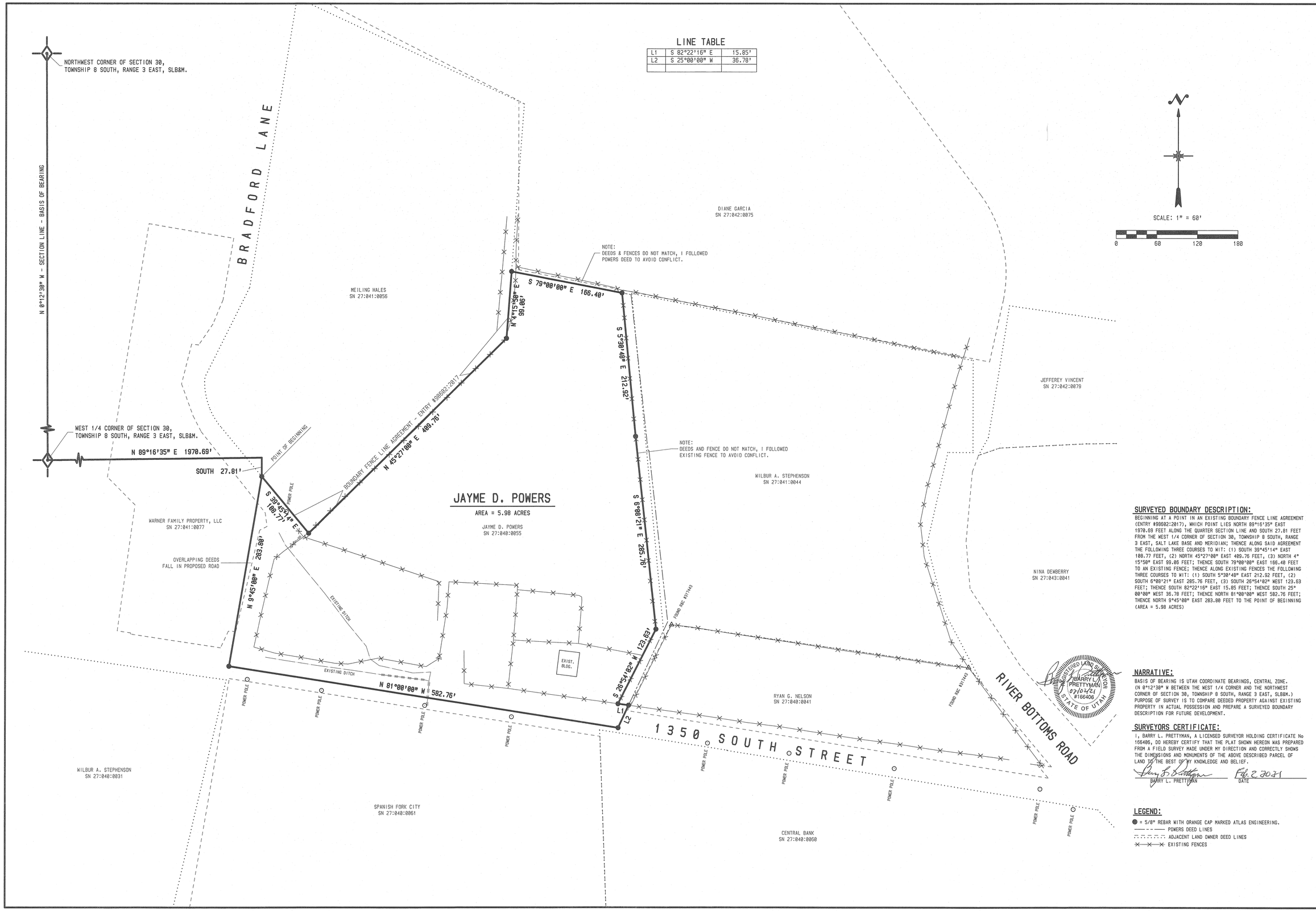
DETAIL SHEET

SPANISH FORK, UTAH

WYNDSONG SUBDIVISION

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

Z:\2019\19-Tes Powers Spanish Fork\CAD\PRELIMINARY\DT-01.dwg 2/1/2023 9:36:53 AM MST



LINE TABLE

L1	S 82°22'16" E	15.85'
L2	S 25°00'00" W	36.78'

SURVEYED BOUNDARY DESCRIPTION:

BEGINNING AT A POINT IN AN EXISTING BOUNDARY FENCE LINE AGREEMENT (ENTRY #98602:2017), WHICH POINT LIES NORTH 89°16'35" EAST 1970.69 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 27.81 FEET FROM THE WEST 1/4 CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID AGREEMENT THE FOLLOWING THREE COURSES TO WIT: (1) SOUTH 39°45'14" EAST 108.77 FEET, (2) NORTH 45°27'00" EAST 409.76 FEET, (3) NORTH 4° 15'50" EAST 99.06 FEET; THENCE SOUTH 79°00'00" EAST 166.40 FEET TO AN EXISTING FENCE; THENCE ALONG EXISTING FENCES THE FOLLOWING THREE COURSES TO WIT: (1) SOUTH 5°30'48" EAST 212.92 FEET, (2) SOUTH 6°08'21" EAST 285.76 FEET, (3) SOUTH 26°54'02" WEST 123.63 FEET; THENCE SOUTH 82°22'16" EAST 15.85 FEET; THENCE SOUTH 25° 00'00" WEST 36.78 FEET; THENCE NORTH 81°00'00" WEST 582.76 FEET; THENCE NORTH 9°45'00" EAST 283.80 FEET TO THE POINT OF BEGINNING (AREA = 5.98 ACRES)

NARRATIVE:

BASIS OF BEARING IS UTAH COORDINATE BEARINGS, CENTRAL ZONE. (N 0°12'30" W BETWEEN THE WEST 1/4 CORNER AND THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M.) PURPOSE OF SURVEY IS TO COMPARE DEEDED PROPERTY AGAINST EXISTING PROPERTY IN ACTUAL POSSESSION AND PREPARE A SURVEYED BOUNDARY DESCRIPTION FOR FUTURE DEVELOPMENT.

SURVEYORS CERTIFICATE:

I, BARRY L. PRETTYMAN, A LICENSED SURVEYOR HOLDING CERTIFICATE No 166406, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY DIRECTION AND CORRECTLY SHOWS THE DIMENSIONS AND MONUMENTS OF THE ABOVE DESCRIBED PARCEL OF LAND TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BARRY L. PRETTYMAN — DATE: Feb. 2, 2021

LEGEND:

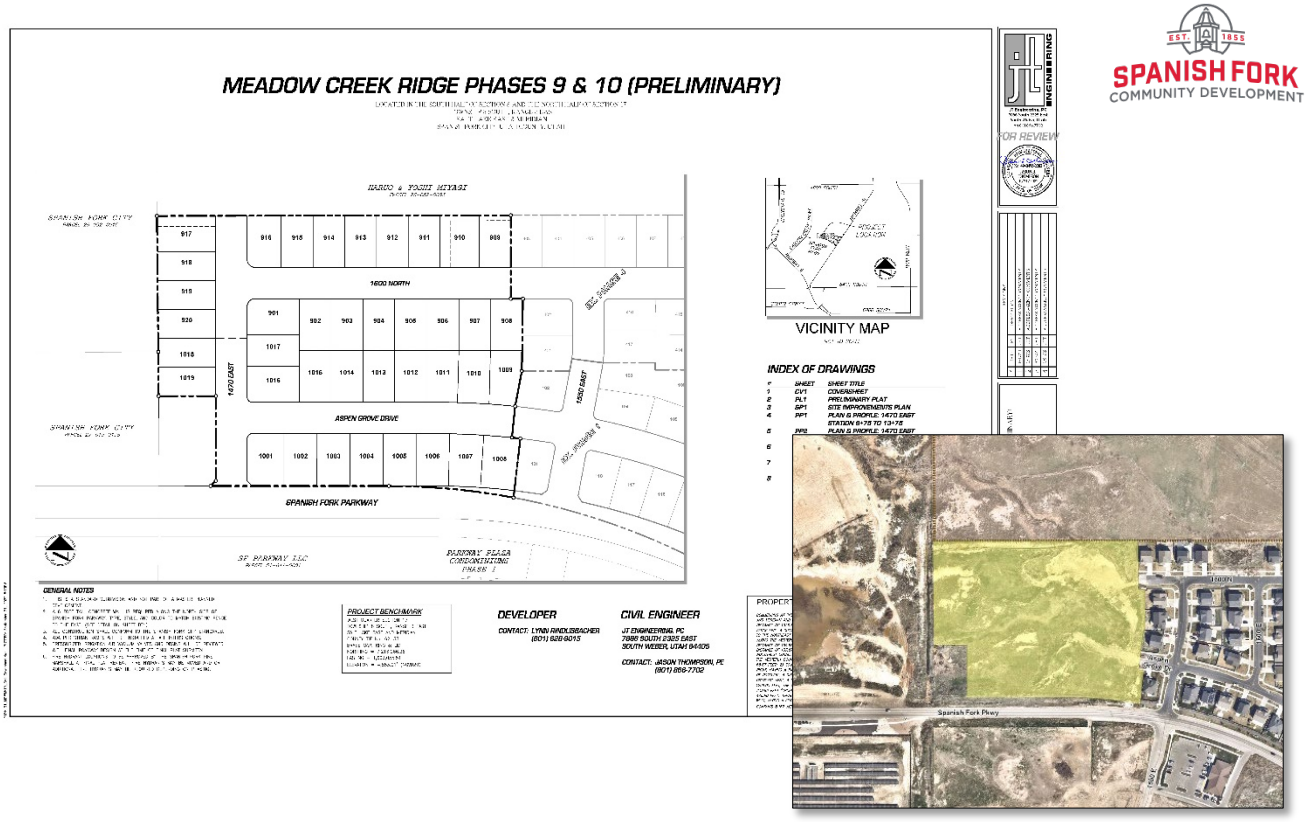
● = 5/8" REBAR WITH ORANGE CAP MARKED ATLAS ENGINEERING.
—— - - —— POWERS DEED LINES
ADJACENT LAND OWNER DEED LINES
EXISTING FENCES

SHEET No. 1 OF 1

DATE: FEB. 2, 2021
DATE REVISED:
DRAWN BY: B.L.P.
APPROVED BY: B.L.P.
SCALE: 1" = 60'

JAYME D POWERS
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH

ATLAS ENGINEERING
946 EAST 800 NORTH - SUITE #A
SPANISH FORK, UTAH - 84660
PHONE: (801) 655-0566



Meadow Creek Ridge Amended Preliminary Plat Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at 1470 East Spanish Fork Parkway, including 7.74 acres.

The Subject property is zoned R-1-6.

The applicant has requested Preliminary Plat approval for a standard subdivision that includes thirty-nine (39) residential lots.

Key Issues

1. Wetlands.
2. Grading.
3. Access.
4. Connectivity.
5. Easements.
6. Utilities.
7. Landscaping.
8. Walls.

Recommendation

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

Findings

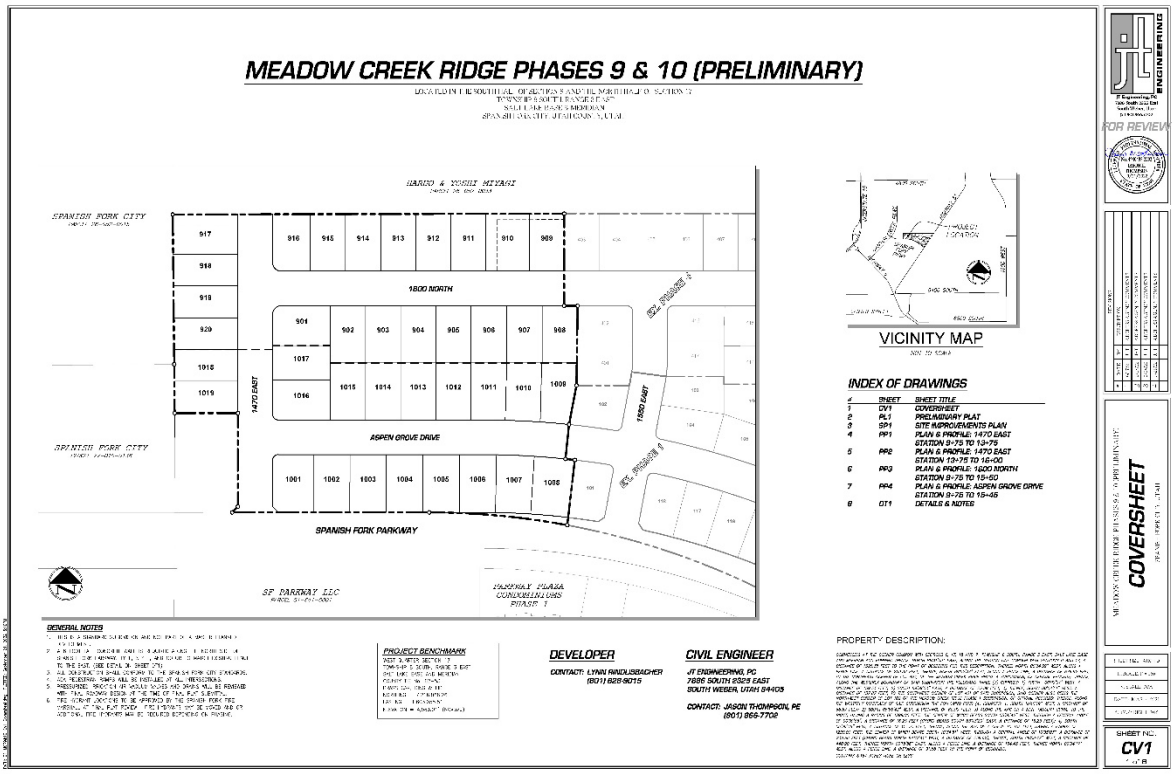
1. That the application conforms to the City's General Plan Designation and Zoning Map.

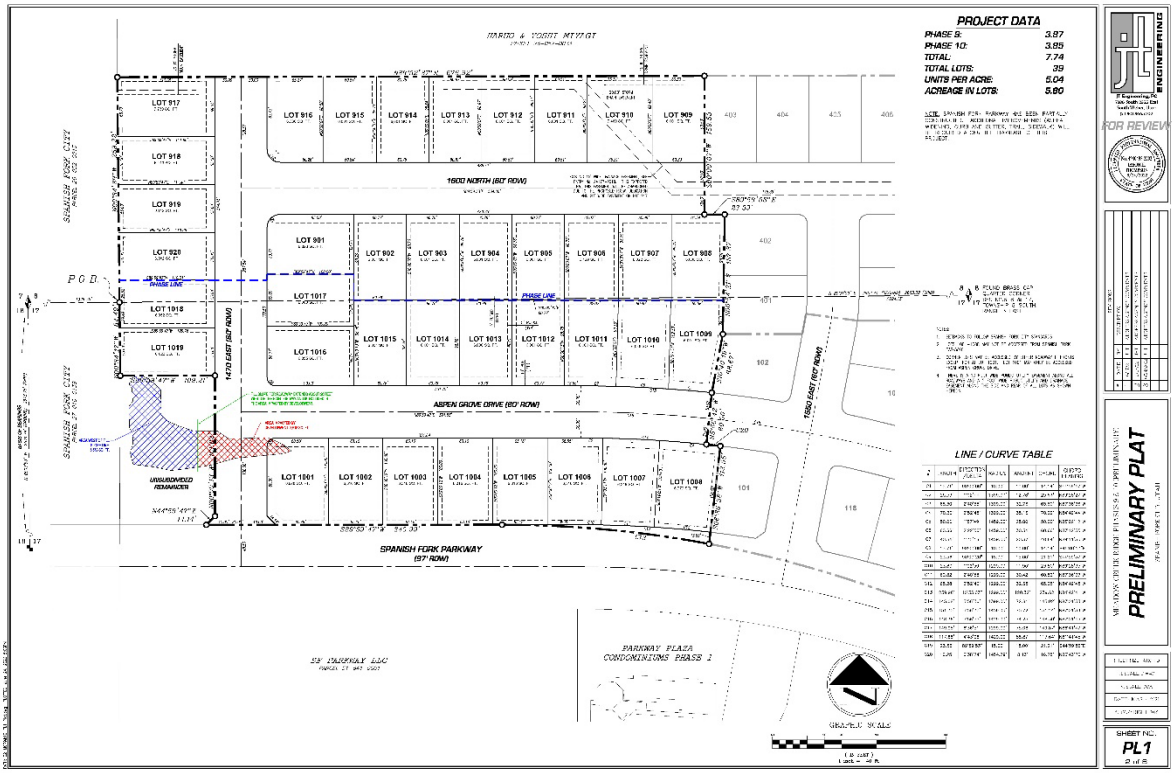
Conditions

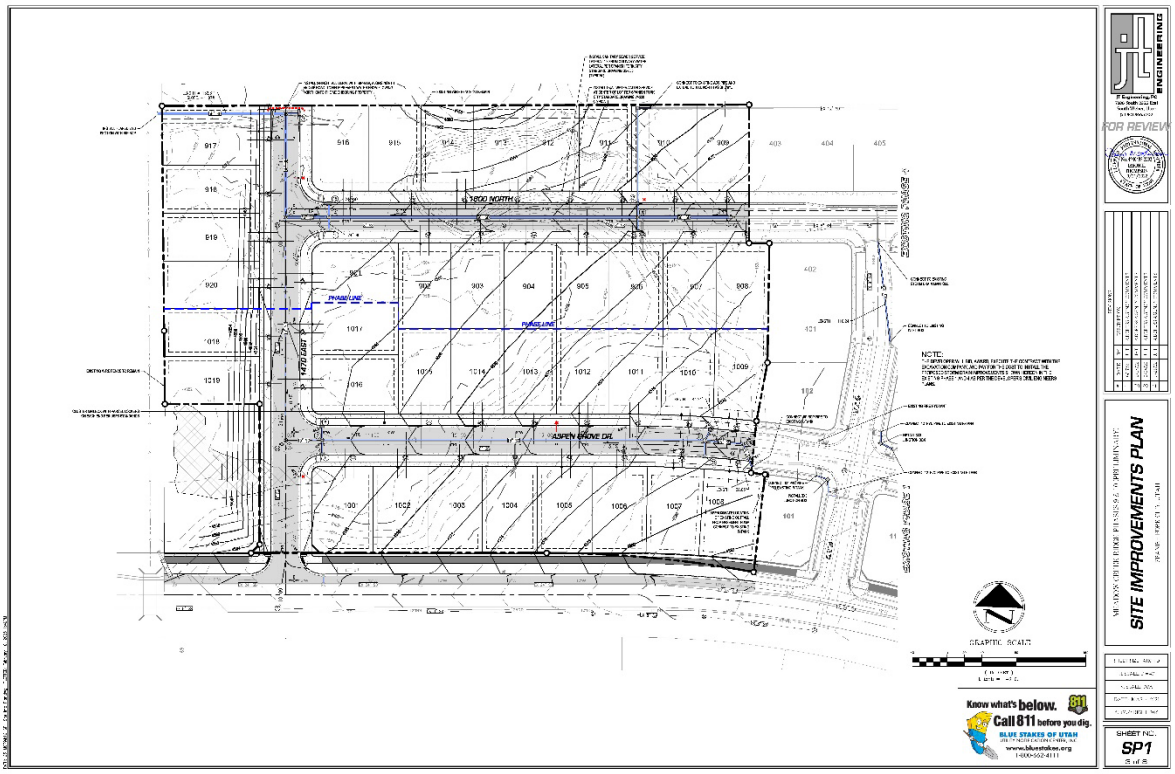
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

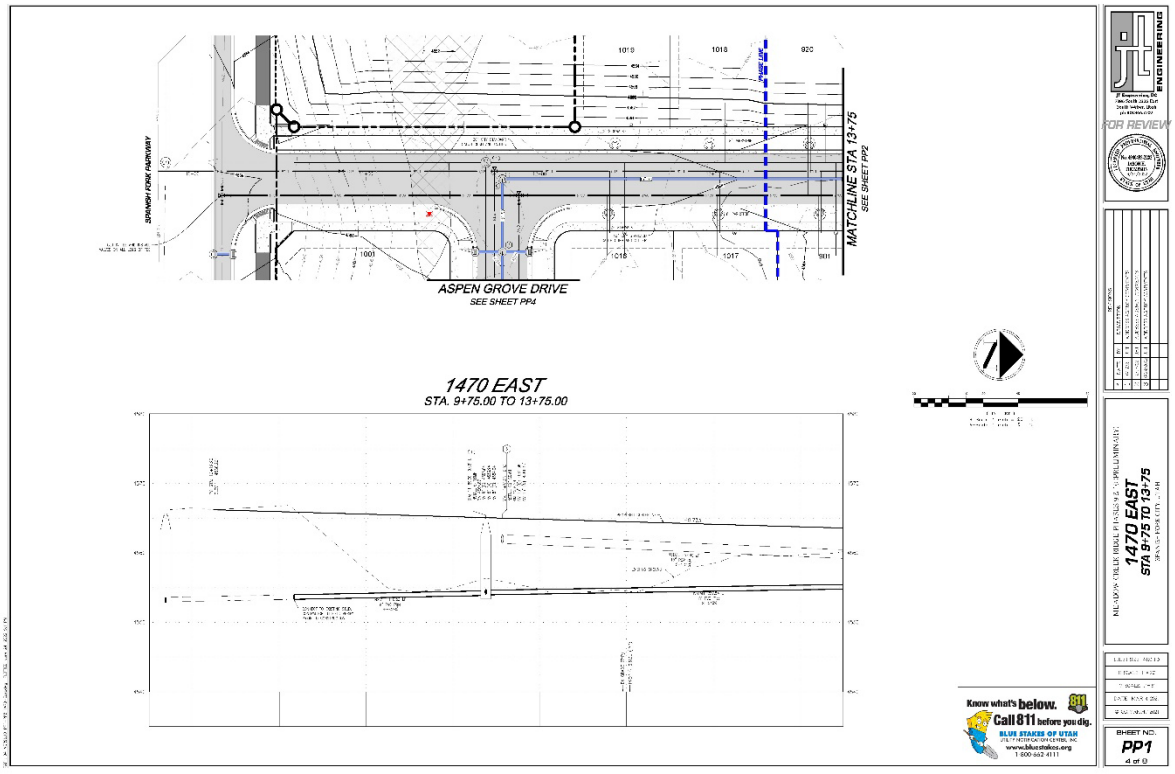
Exhibits

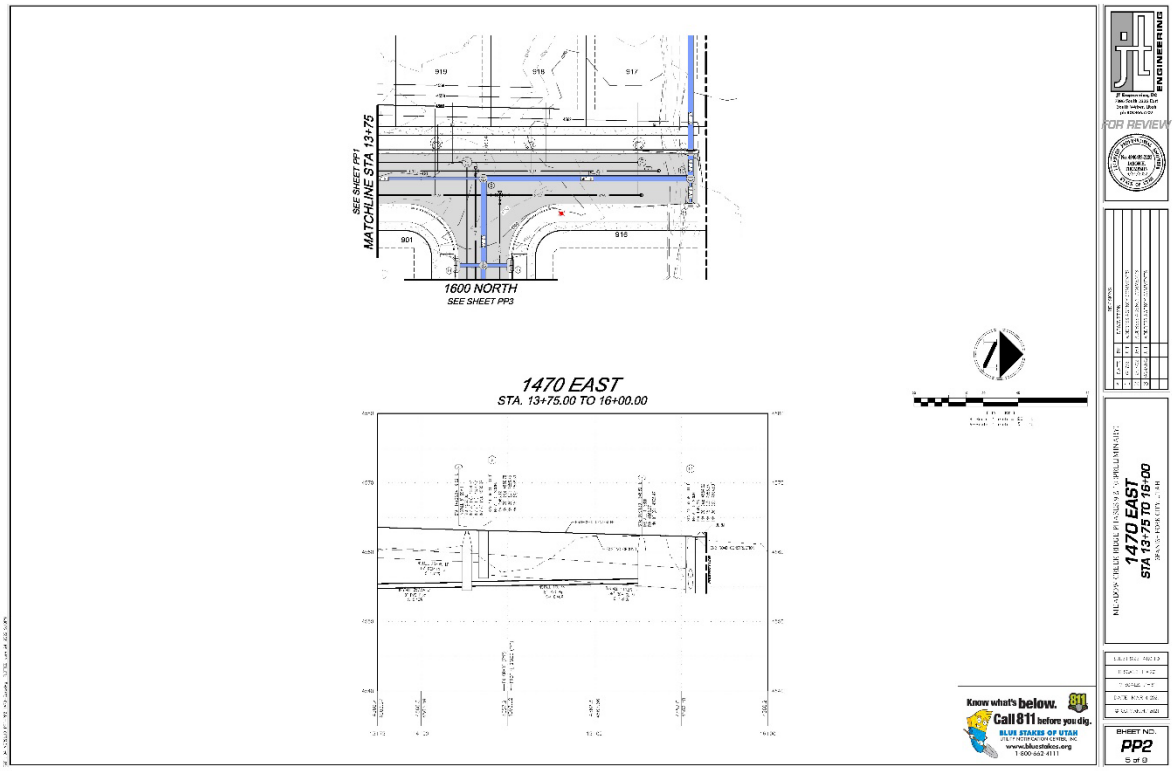
1. Preliminary Plat.

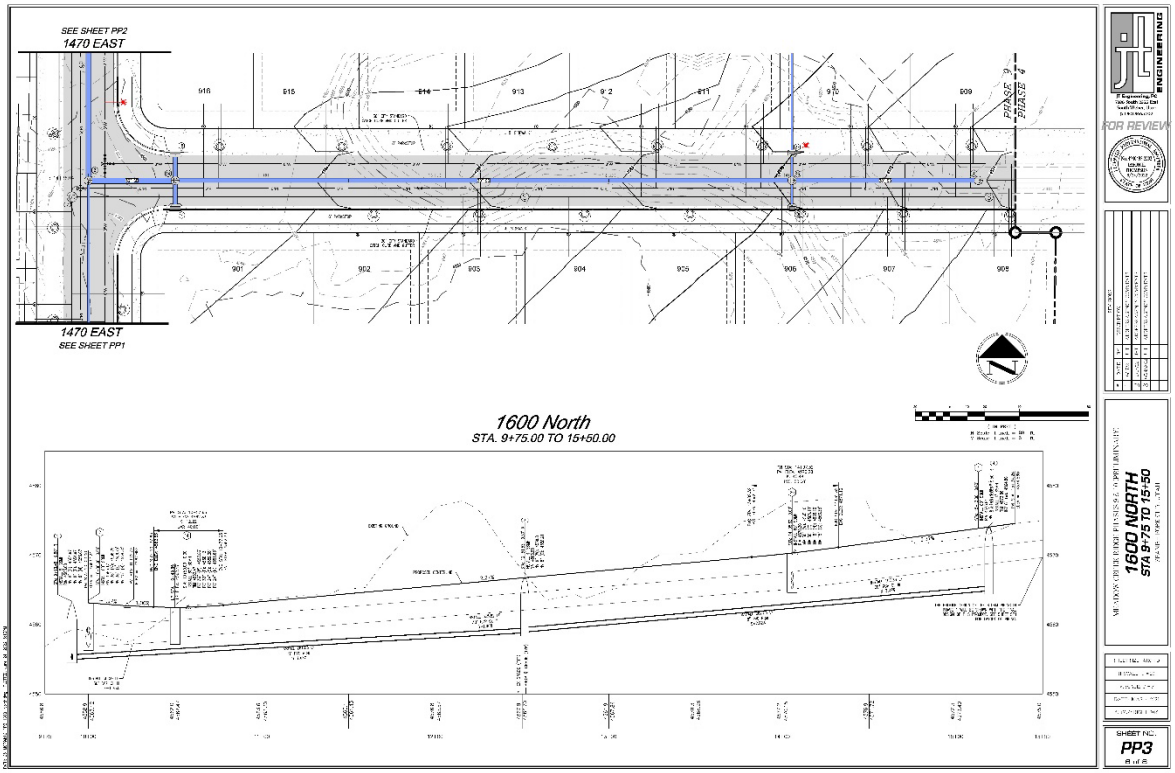

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)
SPANISH FORK CITY
1600 NORTH
1470 EAST
ASPEN GROVE DRIVE
SPANISH FORK PARKWAY
SF PARKWAY LLC
PARKWAY PLAZA CONDOMINIUMS PHASE 1
VICINITY MAP
INDEX OF DRAWINGS
GENERAL NOTES
PROJECT BENCHMARK
DEVELOPER
CONTACT: LYNN RADLEBACHER
(801) 828-9015
CIVIL ENGINEER
JT ENGINEERING, PC
7886 SOUTH 2525 EAST
SOUTH WEBER, UTAH 84405
CONTACT: JASON THOMPSON, PE
(801) 866-7702
PROPERTY DESCRIPTION:
FOR REVIEW
COVERSHEET
SHEET NO.
CV1

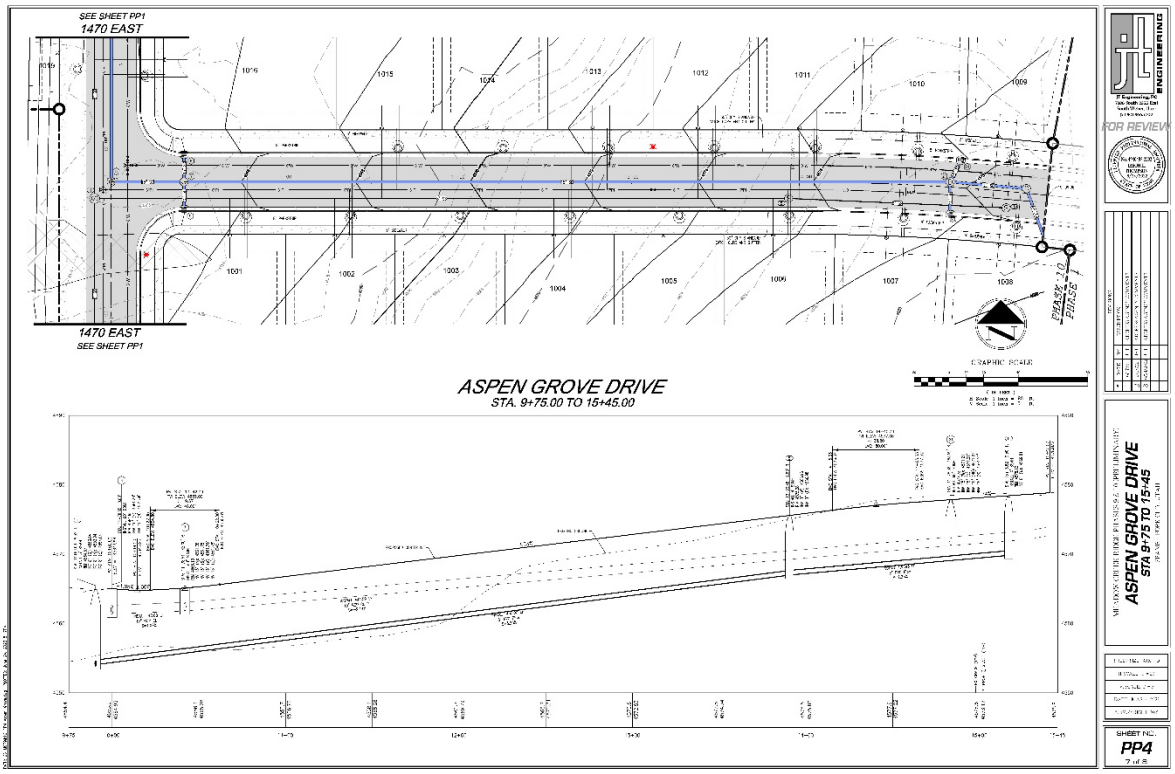

PROJECT DATA
PHASE 9: 3.87
PHASE 10: 3.85
TOTAL: 7.74
TOTAL LOTS: 39
UNITS PER ACRE: 5.04
ACREAGE IN LOTS: 5.80
1600 NORTH (80' ROW)
1470 EAST (80' ROW)
1550 EAST (80' ROW)
ASPEN GROVE DRIVE (60' ROW)
SPANISH FORK PARKWAY (97' ROW)
P.O.B.
PHASE LINE
UNSURVEYED REMAINDER
SF PARKWAY LLC
PARKWAY PLAZA CONDOMINIUMS PHASE 1
LINE / CURVE TABLE
GRAPHIC SCALE
FOR REVIEW
PRELIMINARY PLAT
SHEET NO.
PL1

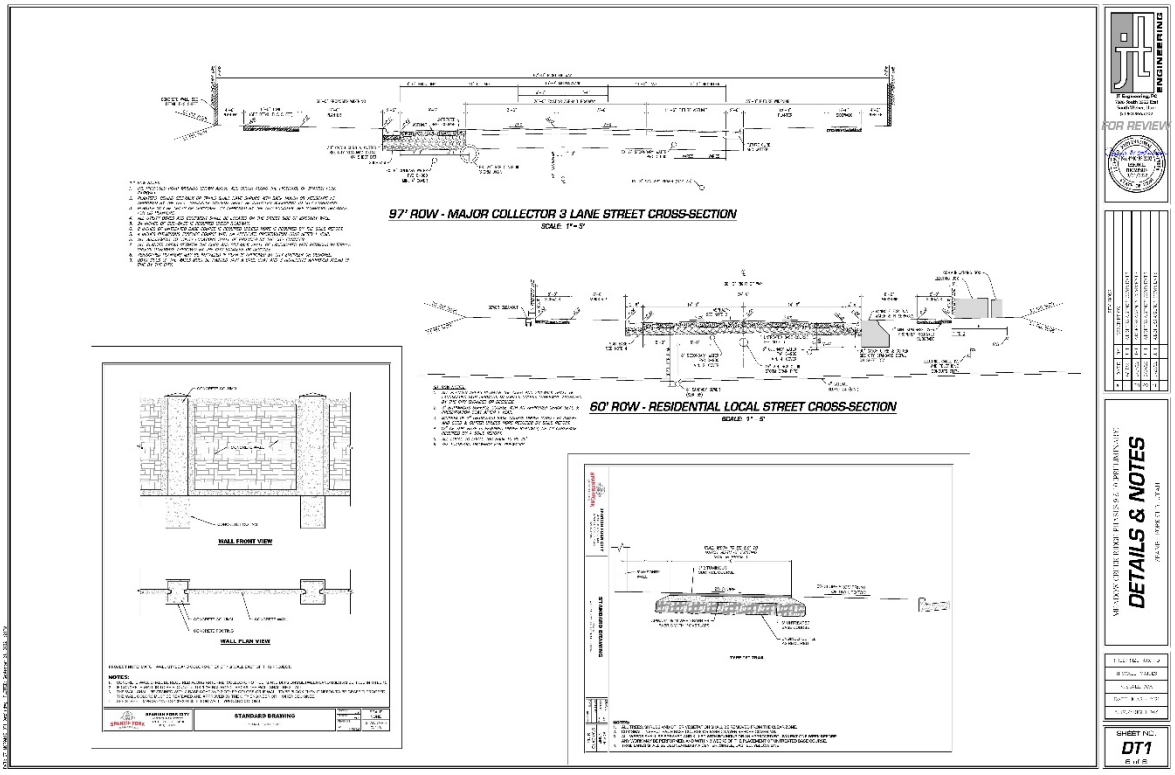

1470 EAST
ASPEN GROVE DR.
GRAPHIC SCALE
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
SITE IMPROVEMENTS PLAN
SHEET NO.
SP1


SPANISH FORK PARKWAY
MATCHLINE STA 13+75
SEE SHEET PP2
ASPEN GROVE DRIVE
SEE SHEET PP4
1470 EAST
STA. 9+75.00 TO 13+75.00
Know what's below. Call 811 before you dig.
BLUE STAKES OF UTAH
1470 EAST
STA 9+75 TO 13+75
SHEET NO.
PP1


SEE SHEET PP1
MATCHLINE STA 13+75
1600 NORTH
SEE SHEET PP3
1470 EAST
STA. 13+75.00 TO 16+00.00
Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
FOR REVIEW
1470 EAST
STA 13+75 TO 16+00
PP2

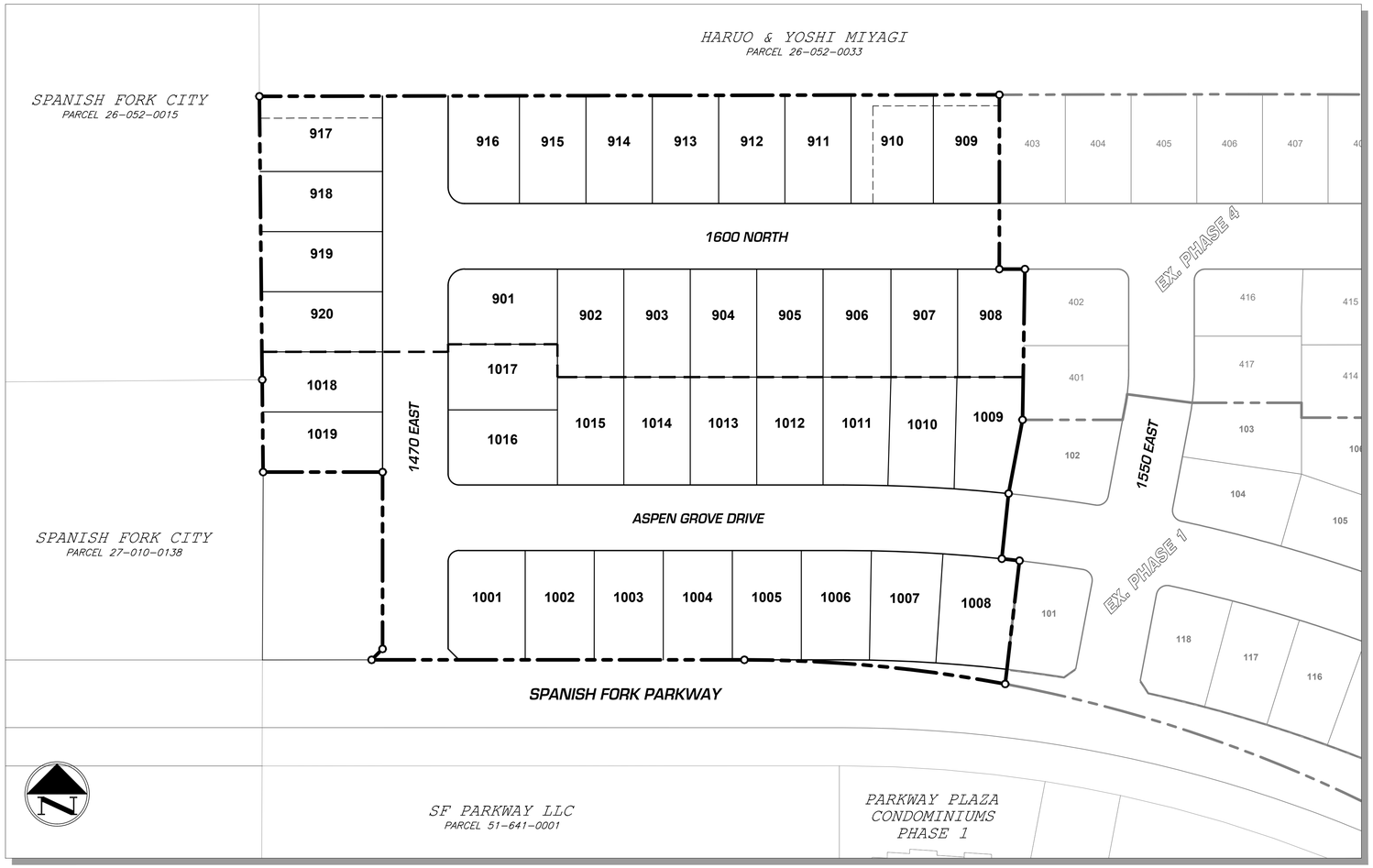

SEE SHEET PP2
1470 EAST
1470 EAST
SEE SHEET PP1
1600 North
STA. 9+75.00 TO 15+50.00
FOR REVIEW
1600 NORTH
STA 9+75 TO 15+50
PP3

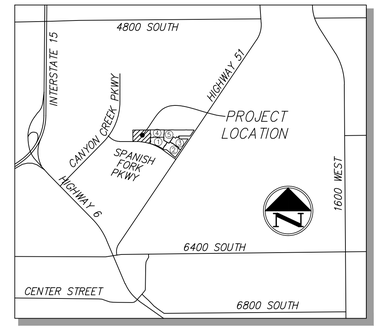

SEE SHEET PP1
1470 EAST
1470 EAST
SEE SHEET PP1
ASPEN GROVE DRIVE
STA. 9+75.00 TO 15+45.00
FOR REVIEW
ASPEN GROVE DRIVE
STA 9+75 TO 15+45
SHEET NO.
PP4


97' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION
60' ROW - RESIDENTIAL LOCAL STREET CROSS-SECTION
WALL FRONT VIEW
WALL PLAN VIEW
STANDARD DRAWING
FOR REVIEW
DETAILS & NOTES
SHEET NO.
DT1

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

LOCATED IN THE SOUTH HALF OF SECTION 8 AND THE NORTH HALF OF SECTION 17
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE & MERIDIAN
SPANISH FORK CITY, UTAH COUNTY, UTAH





VICINITY MAP

NOT TO SCALE

INDEX OF DRAWINGS

#	SHEET	SHEET TITLE
1	CV1	COVERSHEET
2	PL1	PRELIMINARY PLAT
3	SP1	SITE IMPROVEMENTS PLAN
4	PP1	PLAN & PROFILE: 1470 EAST STATION 9+75 TO 13+75
5	PP2	PLAN & PROFILE: 1470 EAST STATION 13+75 TO 16+00
6	PP3	PLAN & PROFILE: 1600 NORTH STATION 9+75 TO 15+50
7	PP4	PLAN & PROFILE: ASPEN GROVE DRIVE STATION 9+75 TO 15+45
8	DT1	DETAILS & NOTES

GENERAL NOTES

1. THIS IS A STANDARD SUBDIVISION AND NOT PART OF A MASTER PLANNED DEVELOPMENT.
2. A 6 FOOT TALL CONCRETE WALL IS REQUIRED ALONG THE NORTH SIDE OF SPANISH FORK PARKWAY. TYPE, STYLE, AND COLOR TO MATCH EXISTING FENCE TO THE EAST. (SEE DETAIL ON SHEET DT1)
3. ALL CONSTRUCTION SHALL CONFORM TO THE SPANISH FORK CITY STANDARDS.
4. ADA PEDESTRIAN RAMPS WILL BE INSTALLED AT ALL INTERSECTIONS.
5. PRESSURIZED IRRIGATION AIR VACUUM VALVES AND DRAINS WILL BE REVIEWED WITH FINAL ROADWAY DESIGN AT THE TIME OF FINAL PLAT SUBMITTAL.
6. FIRE HYDRANT LOCATIONS TO BE APPROVED BY THE SPANISH FORK FIRE MARSHALL AT FINAL PLAT REVIEW. FIRE HYDRANTS MAY BE MOVED AND OR ADDITIONAL FIRE HYDRANTS MAY BE REQUIRED DEPENDING ON PHASING.

PROJECT BENCHMARK

WEST QUARTER SECTION 17
TOWHSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
COUNTY TIE No. 62-53
BRASS CAP, RING & LID
NORTHING = 7,216,066.26
EASTING = 1,603,055.51
ELEVATION = 4,583.01' (NGVD29)

DEVELOPER

CONTACT: LYNN RINDLISBACHER
(801) 628-9015

CIVIL ENGINEER

JT ENGINEERING, PC
7886 SOUTH 2325 EAST
SOUTH WEBER, UTAH 84405

CONTACT: JASON THOMPSON, PE
(801) 866-7702

PROPERTY DESCRIPTION:

COMMENCING AT THE CORNER COMMON WITH SECTIONS 8, 17, 18 AND 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE, NORTH 89°31'09" EAST, ALONG THE SECTION LINE COMMON WITH SECTIONS 8 AND 17, A DISTANCE OF 1326.35 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE, NORTH 00°34'39" WEST, ALONG A FENCE LINE, A DISTANCE OF 259.32 FEET; THENCE, NORTH 89°52'37" EAST, ALONG A FENCE LINE, A DISTANCE OF 676.92 FEET, TO THE NORTHEAST CORNER OF LOT 403, OF THE MEADOW CREEK RIDGE PHASE 4 SUBDIVISION, OF OFFICIAL RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: 1) SOUTH 00°00'07" WEST, A DISTANCE OF 159.53 FEET; 2) SOUTH 89°59'53" EAST, A DISTANCE OF 23.39 FEET; 3) THENCE, SOUTH 00°54'21" WEST, A DISTANCE OF 137.87 FEET, TO THE SOUTHWEST CORNER OF LOT 401 OF SAID SUBDIVISON, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 102 OF THE MEADOW CREEK RIDGE PHASE 1 SUBDIVISION, OF OFFICIAL RECORDS; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 10°40'19" WEST, A DISTANCE OF 68.67 FEET; 2) SOUTH 05°56'42" WEST, A DISTANCE OF 60.00 FEET; 3) ALONG THE ARC OR A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,399.00 FEET, THE CENTER OF WHICH BEARS SOUTH 05°56'42" WEST, THROUGH A CENTRAL ANGLE OF 00°39'56", A DISTANCE OF 16.25 FEET (CHORD BEARS SOUTH 83°43'20" EAST, A DISTANCE OF 16.25 FEET); 4) SOUTH 06°36'38" WEST, A DISTANCE OF 113.55 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1299.00 FEET, THE CENTER OF WHICH BEARS SOUTH 10°34'51" WEST, THROUGH A CENTRAL ANGLE OF 10°35'03", A DISTANCE OF 239.96 FEET (CHORD BEARS NORTH 84°42'41" WEST, A DISTANCE OF 239.62); THENCE, SOUTH 89°59'47" WEST, A DISTANCE OF 440.90 FEET; THENCE NORTH 00°15'56" EAST, ALONG A FENCE LINE, A DISTANCE OF 164.43 FEET; THENCE NORTH 00°34'17" WEST, ALONG A FENCE LINE, A DISTANCE OF 91.88 FEET TO THE POINT OF BEGINNING.

CONTAINS 8.167 ACRES MORE OR LESS

JT Engineering, PC
7886 South 2325 East
South Weber, Utah
ph 801.866.7702

FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 9940495-2202
JASON H. THOMPSON
9/21/2022
STATE OF UTAH

REVISIONS

#	DATE	BY	DESCRIPTION
1	6/17/21	JHT	ADDRESS AGENCY COMMENTS
2	2/17/22	JHT	ADDRESS AGENCY COMMENTS
3	6/24/22	JHT	ADDRESS AGENCY COMMENTS
4	9/21/22	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

COVERSHEET

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 150'
V. SCALE: N/A
DATE: MAR. 4, 2021
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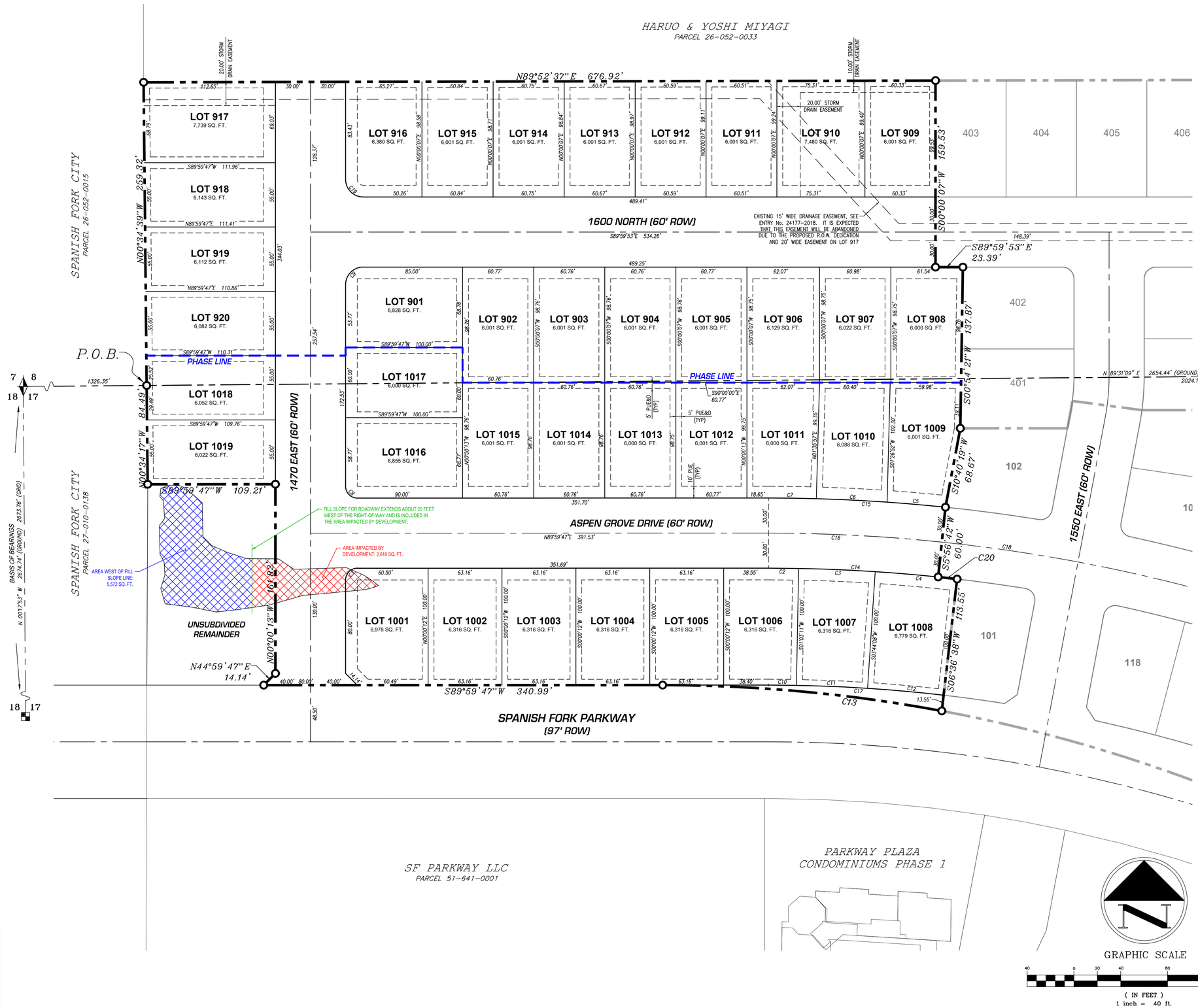
SHEET NO.
CV1
1 of 8

PATH: G:_MCRR&TO_CO\1 Coversheet.dwg PLOTTED: September 21, 2022 5:10PM



PROJECT DATA

PHASE 9:	3.87
PHASE 10:	3.85
TOTAL:	7.74
TOTAL LOTS:	39
UNITS PER ACRE:	5.04
ACREAGE IN LOTS:	5.60

NOTE: SPANISH FORK PARKWAY HAS BEEN PARTIALLY CONSTRUCTED. ADDITIONAL IMPROVEMENTS (ASPHALT WIDENING, CURB AND GUTTER, TRAIL, SIDEWALK) WILL BE REQUIRED ALONG THE FRONTAGE OF THIS PROJECT.

NOTES:

1. SETBACKS TO FOLLOW SPANISH FORK CITY STANDARDS.
2. LOTS 1001-1008 MAY NOT BE ACCESSED FROM SPANISH FORK PARKWAY.
3. CORNER LOTS MAY BE ACCESSED BY EITHER ROADWAY IT FRONTS EXCEPT FOR AT LOT 1001. LOT 1001 MAY ONLY BE ACCESSED FROM ASPEN GROVE DRIVE.
4. THERE IS A 10 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG ALL ROADWAYS AND A 5 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE SIDE AND REAR OF ALL LOTS AS SHOWN HEREON.

LINE / CURVE TABLE

#	LENGTH	DIRECTION / DELTA	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	15.71'	90°00'00"	10.00'	10.00'	14.14'	S44°59'47"W
C2	25.53'	1°02'44"	1399.00'	12.76'	25.53'	N89°28'27"W
C3	65.50'	2°40'58"	1399.00'	32.76'	65.50'	N87°36'36"W
C4	70.30'	2°52'45"	1399.00'	35.16'	70.29'	N84°49'44"W
C5	50.00'	1°57'49"	1459.00'	25.00'	50.00'	N85°02'12"W
C6	60.66'	2°22'56"	1459.00'	30.34'	60.66'	N87°12'35"W
C7	40.64'	1°35'46"	1459.00'	20.32'	40.64'	N89°11'55"W
C8	15.71'	90°00'00"	10.00'	10.00'	14.14'	S45°00'13"E
C9	23.56'	90°00'20"	15.00'	15.00'	21.21'	S44°59'57"W
C10	23.80'	1°02'59"	1299.00'	11.90'	23.80'	N89°28'35"W
C11	60.82'	2°40'58"	1299.00'	30.42'	60.82'	N87°36'37"W
C12	65.28'	2°52'46"	1299.00'	32.65'	65.28'	N84°49'45"W
C13	239.96'	10°35'03"	1299.00'	120.32'	239.62'	N84°42'41"W
C14	145.08'	5°56'30"	1399.00'	72.61'	145.02'	N87°01'33"W
C15	151.30'	5°56'30"	1459.00'	75.72'	151.24'	N87°01'33"W
C16	148.36'	5°56'55"	1429.00'	74.25'	148.30'	N87°01'45"W
C17	149.95'	6°36'51"	1299.00'	75.06'	149.87'	N86°41'47"W
C18	117.68'	4°43'06"	1429.00'	58.87'	117.64'	N81°41'45"W
C19	23.56'	89°59'53"	15.00'	15.00'	21.21'	S44°59'56"E
C20	16.25'	0°38'24"	1454.79'	8.13'	16.25'	N83°43'20"W

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FOR REVIEW

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No. 4940495-2202
JASON H. THOMPSON
6/24/2022
STATE OF UTAH

REVISIONS			
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3	6/24/2022	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

PRELIMINARY PLAT

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 40'
V. SCALE: N/A
DATE: MAR. 4, 2021
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SHEET NO.
PL1
2 of 8

PATH: 02_MCR9&10_PL1 Plat.dwg PLOTTED: June 24, 2022 5:08PM

NOTE:
THE DEVELOPER WILL BID, AWARD, EXECUTE THE CONTRACT WITH THE EXCAVATION COMPANY, AND PAY FOR THE COST TO INSTALL THE PROPOSED STORM DRAIN IMPROVEMENTS SHOWN HEREON IN THE EXISTING PHASE 1 AND 4 AS PER THE DEVELOPER'S CIVIL ENGINEERS PLANS.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.
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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

SITE IMPROVEMENTS PLAN

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 40'
V. SCALE: N/A
DATE: MAR. 4, 2021
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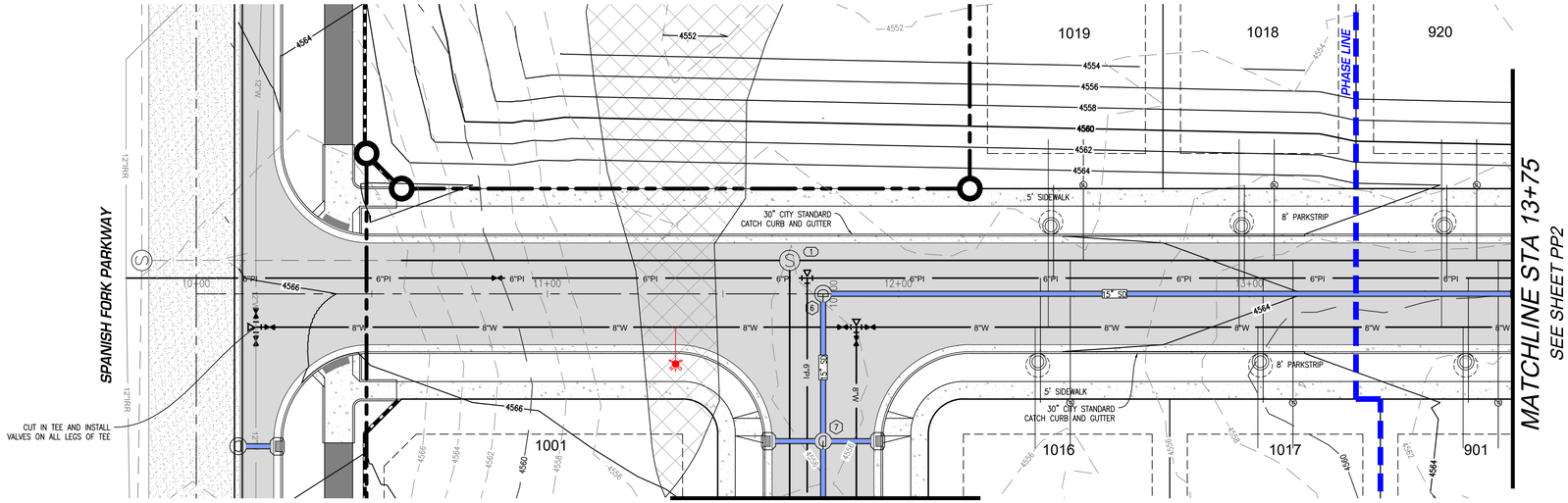
SHEET NO.
SP1
3 of 8

PATH: 03_MCR&R\10_SP1 Site Imp Plan.dwg PLOTTED: February 10, 2023 1:40PM

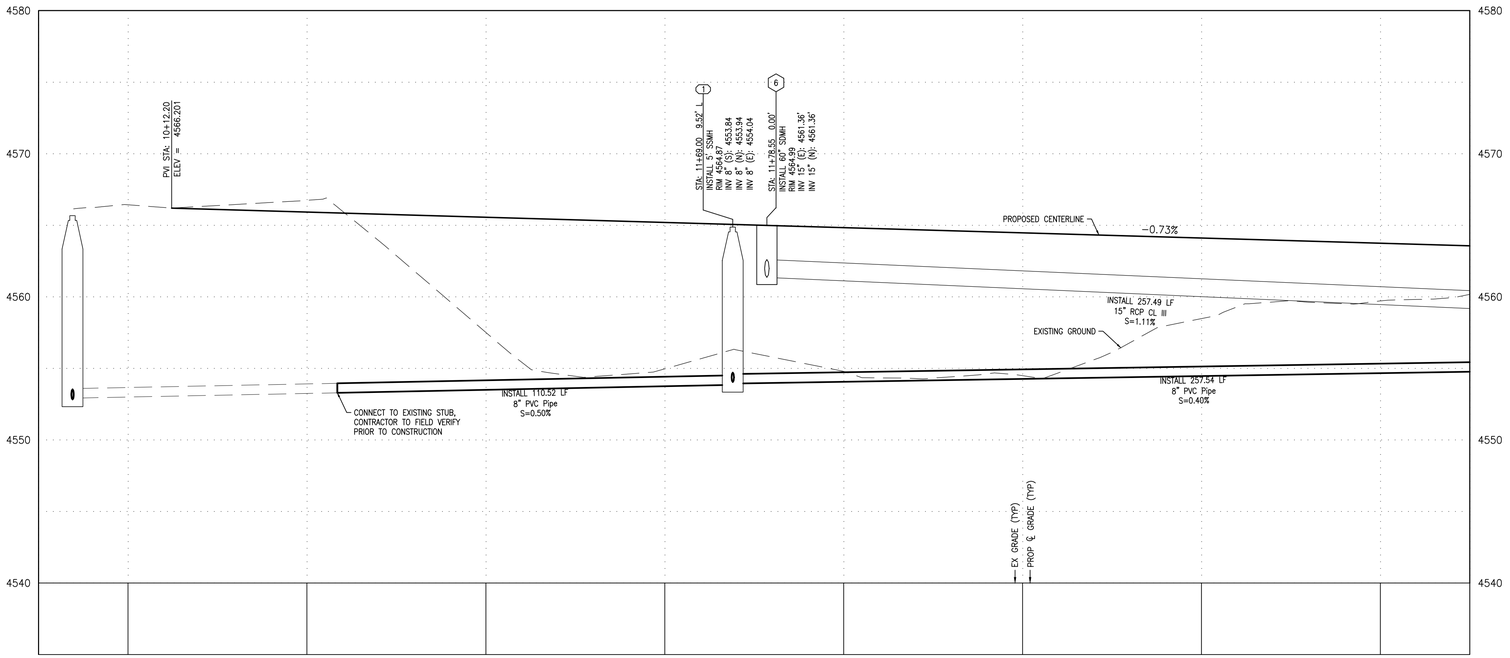


ASPEN GROVE DRIVE

SEE SHEET PP4

1470 EAST

STA. 9+75.00 TO 13+75.00



(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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6/24/2022
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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

1470 EAST
STA 9+75 TO 13+75
SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: MAR. 4, 2021
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SHEET NO.
PP1
4 of 8

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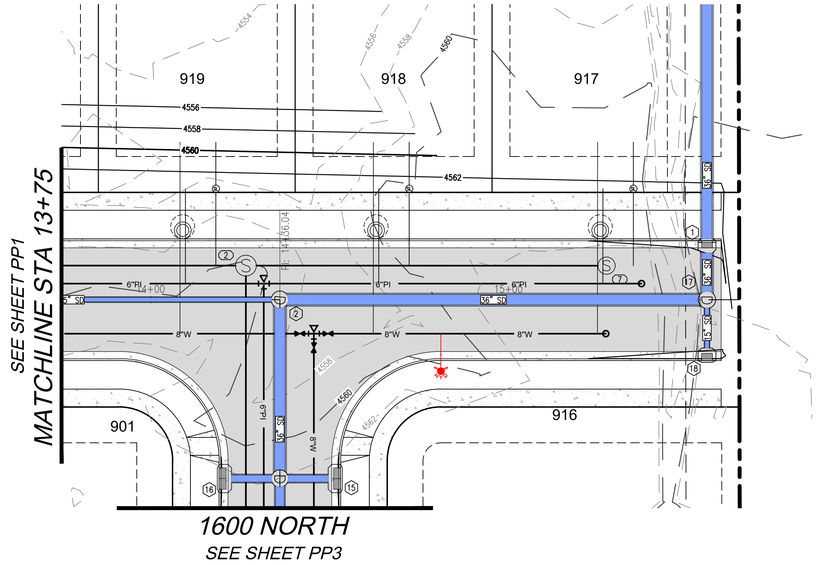
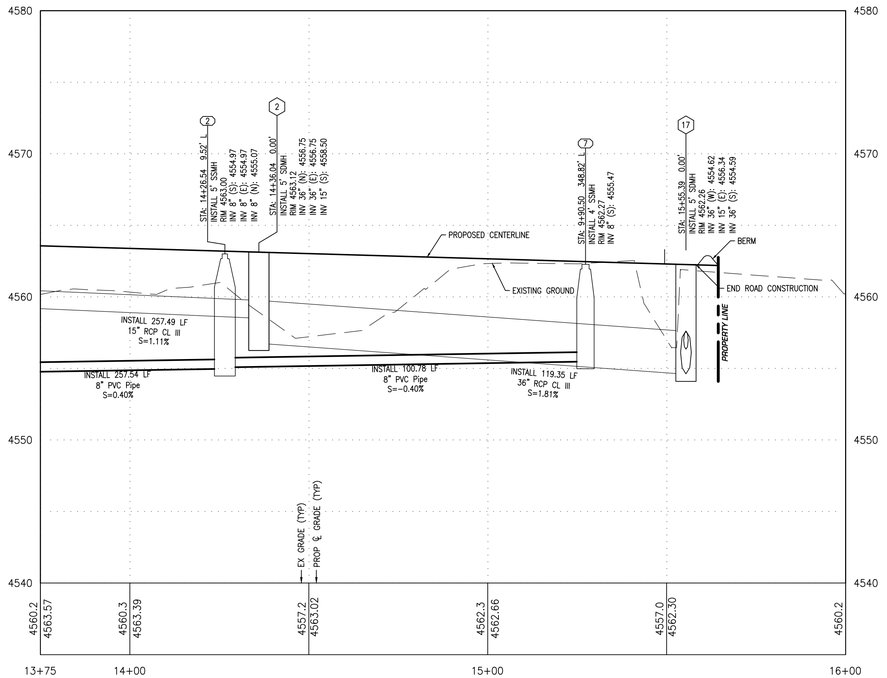
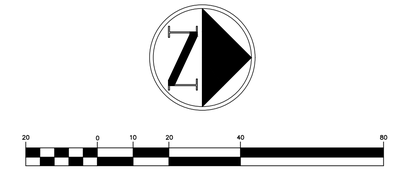


1470 EAST

STA. 13+75.00 TO 16+00.00





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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

1470 EAST
STA 13+75 TO 16+00
SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
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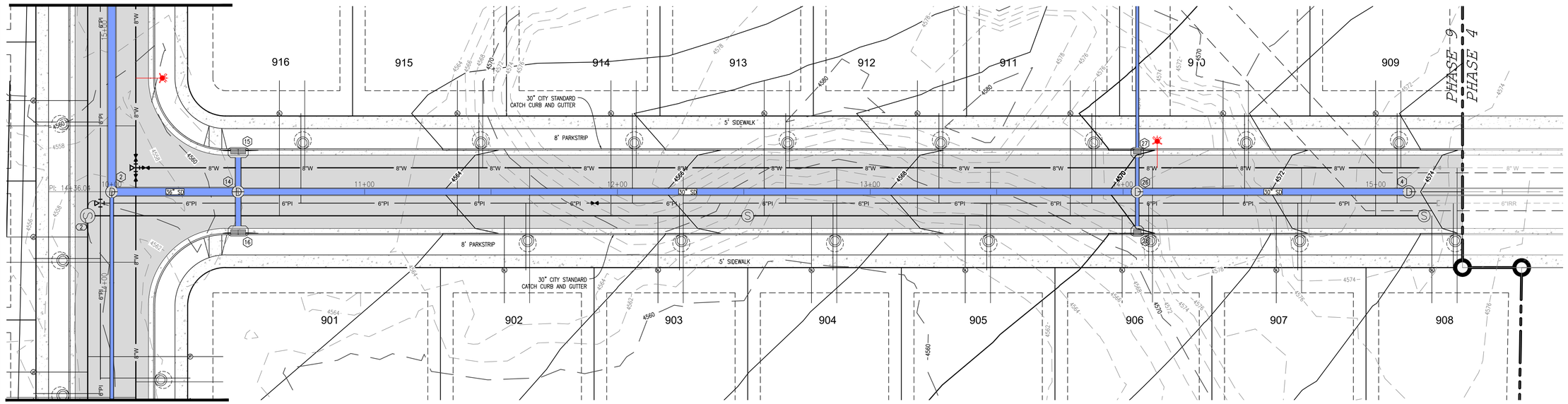
SHEET NO.
PP2
5 of 8

PATH: 04_MCR9&10_PP1-PP2 1470-East.dwg PLOTTED: June 24, 2022 5:10PM

SEE SHEET PP2

1470 EAST

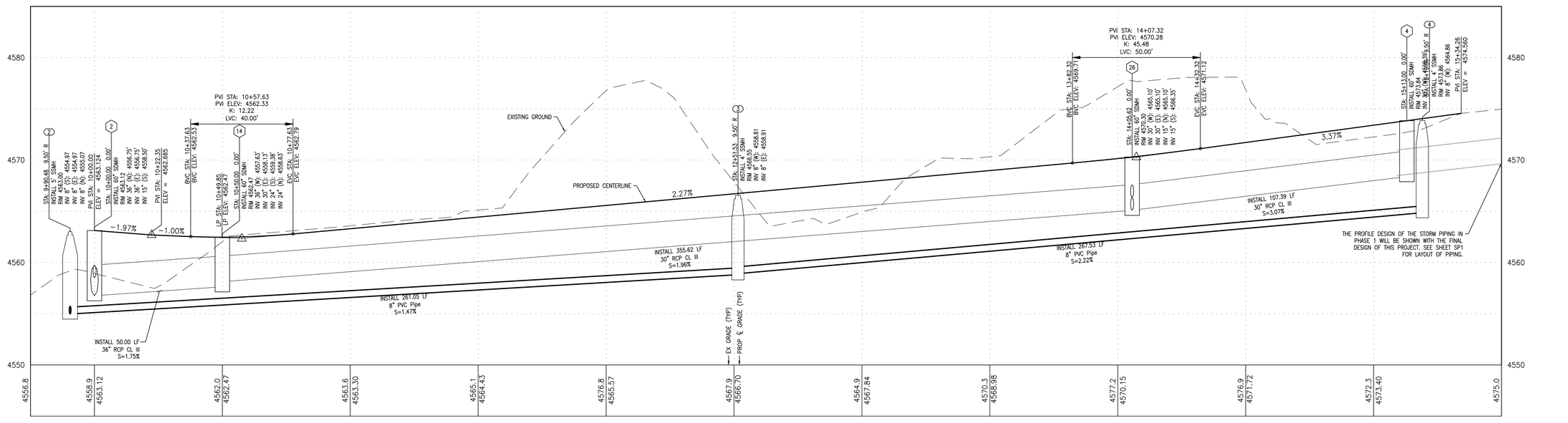


1470 EAST

SEE SHEET PP1

1600 North

STA. 9+75.00 TO 15+50.00



(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

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FOR REVIEW

LICENSED PROFESSIONAL ENGINEER
No. 4940495-2202
JASON H. THOMPSON
6/24/2022
STATE OF UTAH

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3	6/24/2022	JHT	ADDRESS AGENCY COMMENTS

MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

1600 NORTH

STA 9+75 TO 15+50

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
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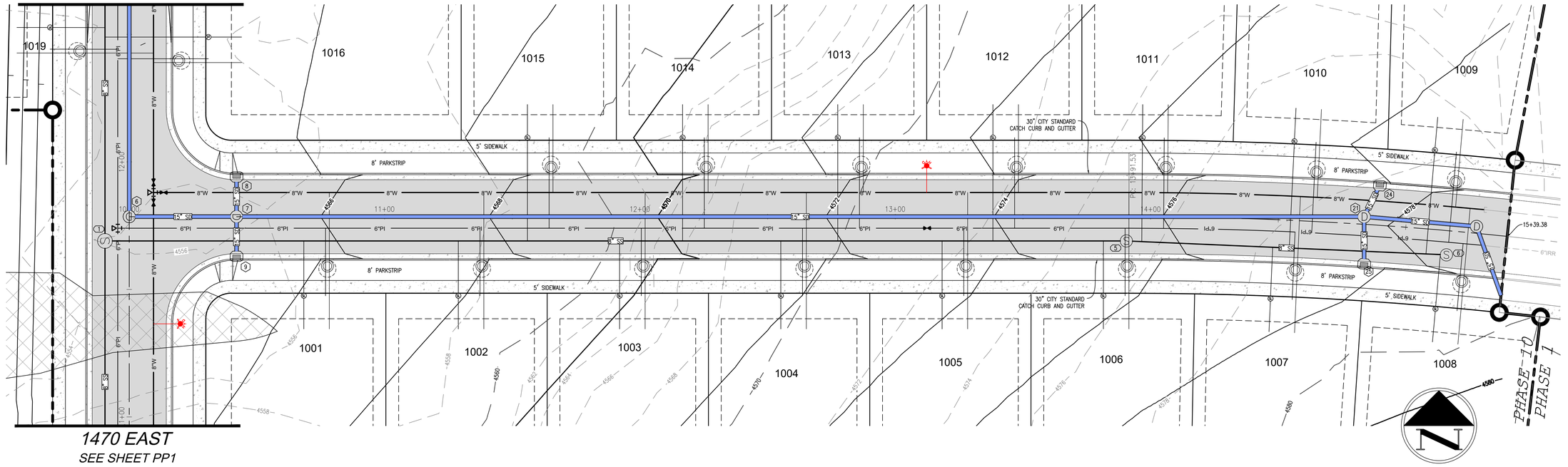
SHEET NO.

PP3

6 of 8

PATH: 05_MCR9&10_PP3 1600-North.dwg PLOTTED: June 24, 2022 5:13PM



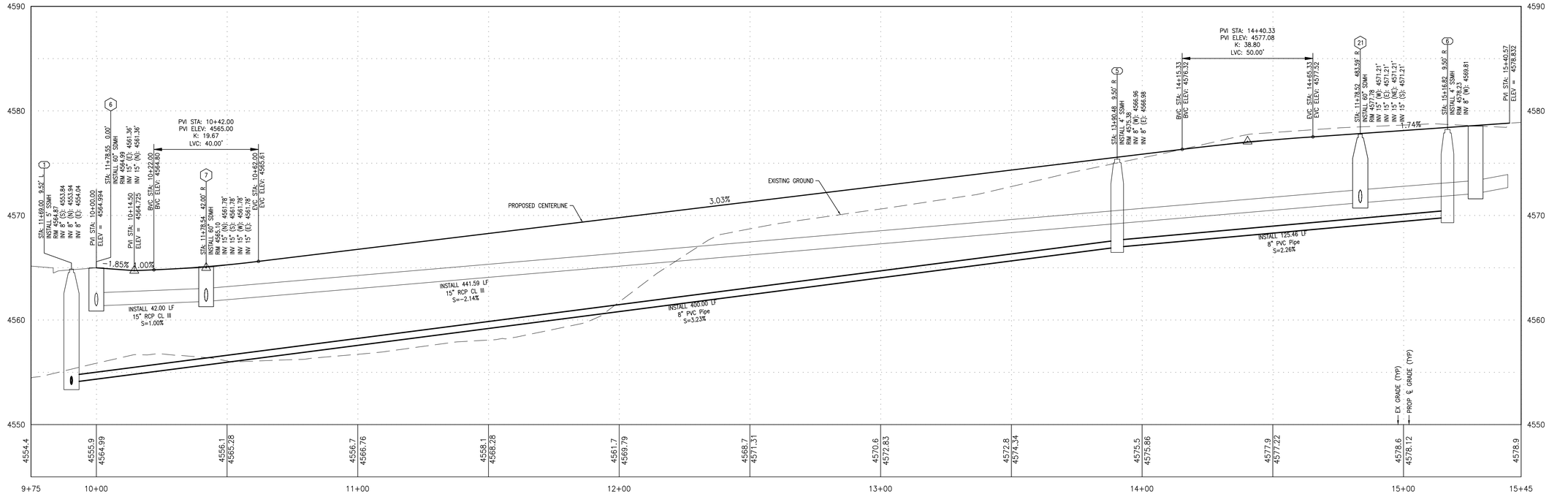
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
H-Scale 1 inch = 20 ft.
V-Scale 1 inch = 5 ft.

ASPEN GROVE DRIVE

STA. 9+75.00 TO 15+45.00



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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

ASPEN GROVE DRIVE

STA 9+75 TO 15+45

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'
DATE: MAR. 4, 2021
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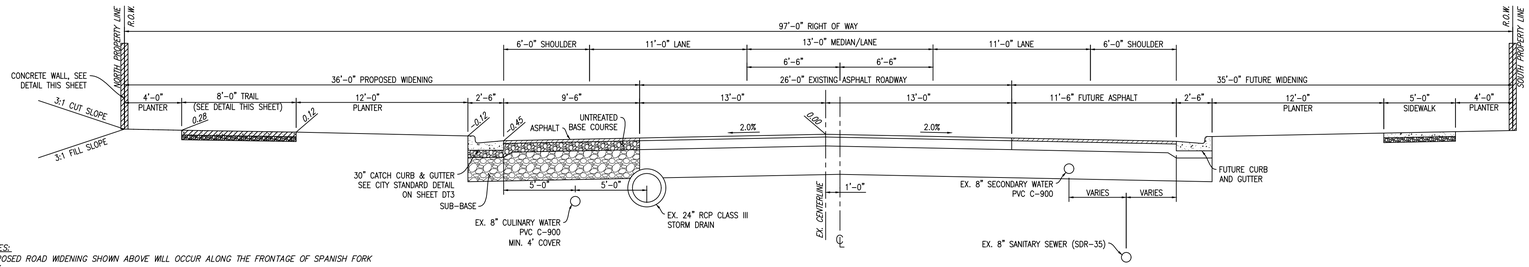
SHEET NO.
PP4
7 of 8

PATH: 06_MCR9&10_PP4 Aspen-Grove.dwg PLOTTED: June 24, 2022 5:17PM

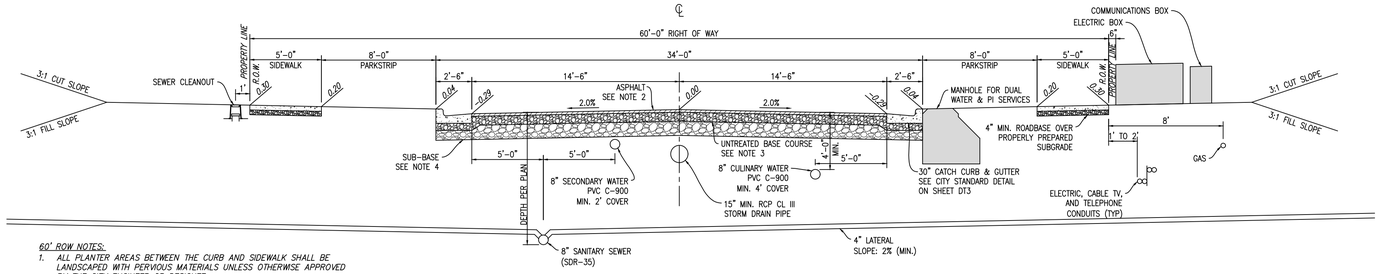


97' ROW NOTES:

1. *THE PROPOSED ROAD WIDENING SHOWN ABOVE WILL OCCUR ALONG THE FRONTAGE OF SPANISH FORK PARKWAY.*
2. *PLANTERS, BEHIND SIDEWALK OR TRAILS SHALL HAVE SHRUBS WITH BARK MULCH OR XERISCAPE AS APPROVED BY THE CITY. SPRINKLER SYSTEMS SHALL BE INSTALLED ACCORDING TO CITY STANDARDS..*
3. *PLANTER MAY BE GRASS OR XERISCAPE, AS APPROVED BY THE CITY ENGINEER. SEE STANDARD DRAWINGS FOR LID PLANTERS..*
4. *ALL UTILITY BOXES AND EQUIPMENT SHALL BE LOCATED ON THE STREET SIDE OF MASONRY WALL.*
5. *24 INCHES OF SUB-BASE IS REQUIRED UNDER ROADWAY.*
6. *8 INCHES OF UNTREATED BASE COURSE IS REQUIRED UNLESS MORE IS REQUIRED BY THE SOILS REPORT.*
5. *4 INCHES BITUMINOUS SURFACE COURSE WITH AN APPROVED PRESERVATION COAT AFTER 1 YEAR.*
6. *ALL ADJUSTMENT TO UTILITY LOCATIONS SHALL BE PROVIDED BY THE CITY ENGINEER.*
7. *ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.*
8. *XERISCAPED PLANTERS MAY BE INSTALLED IF PLAN IS APPROVED BY CITY ENGINEER OR DESIGNEE.*
9. *BOTH SIDES OF THE WALLS MUST BE PAINTED WITH A BASE COAT AND 3 HIGHLIGHTS APPROVED AHEAD OF TIME BY THE CITY.*

97' ROW - MAJOR COLLECTOR 3 LANE STREET CROSS-SECTION

SCALE: 1" = 5'

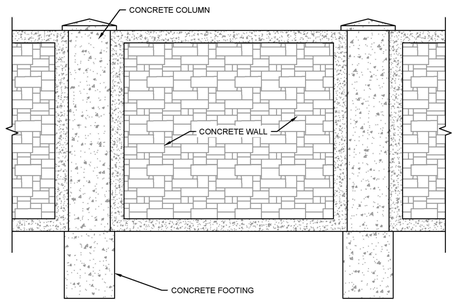


60' ROW NOTES:

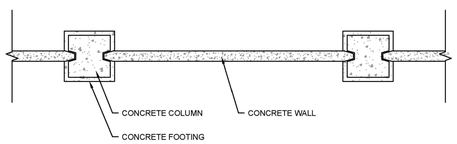
1. *ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.*
2. *3" BITUMINOUS SURFACE COURSE WITH AN APPROVED CRACK SEAL & PRESERVATION COAT AFTER 1 YEAR.*
3. *MINIMUM OF 8" UNTREATED BASE COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT.*
4. *12" OF SUB-BASE IS REQUIRED UNDER ROADWAY, OR AS OTHERWISE REQUIRED BY A SOILS REPORT.*
5. *ALL LOCAL TO LOCAL TBC RADII TO BE 25'.*
6. *SEE STANDARD DRAWINGS FOR SIDEWALKS.*

60' ROW - RESIDENTIAL LOCAL STREET CROSS-SECTION

SCALE: 1" = 5'



WALL FRONT VIEW



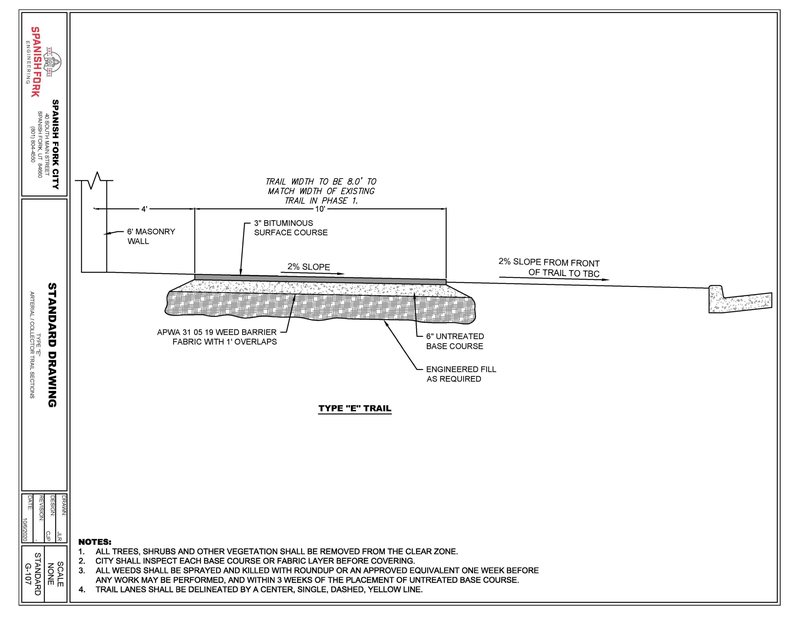
WALL PLAN VIEW

PROJECT NOTE: MATCH WALL STYLE AND COLORS OF EXISTING WALL EAST OF THIS PROJECT.

NOTES:

1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMNETS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4500 SPANISH FORK ENGINEERING	**STANDARD DRAWING** CONCRETE WALL DETAIL	DRAWN: JLD DESIGN: MHC REVISION: DATE: 10/6/2020	SCALE NONE STANDARD G-113



TYPE "E" TRAIL

NOTES:

1. ALL TREES, SHRUBS AND OTHER VEGETATION SHALL BE REMOVED FROM THE CLEAR ZONE.
2. CITY SHALL INSPECT EACH BASE COURSE OR FABRIC LAYER BEFORE COVERING.
3. ALL WEEDS SHALL BE SPRAYED AND KILLED WITH ROUNDUP OR AN APPROVED EQUIVALENT ONE WEEK BEFORE ANY WORK MAY BE PERFORMED, AND WITHIN 3 WEEKS OF THE PLACEMENT OF UNTREATED BASE COURSE.
4. TRAIL LANES SHALL BE DELINEATED BY A CENTER, SINGLE, DASHED, YELLOW LINE.

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MEADOW CREEK RIDGE PHASES 9 & 10 (PRELIMINARY)

DETAILS & NOTES

SPANISH FORK CITY, UTAH

SHEET SIZE: ARCH D
H. SCALE: VARIES
V. SCALE: N/A
DATE: MAR. 4, 2021
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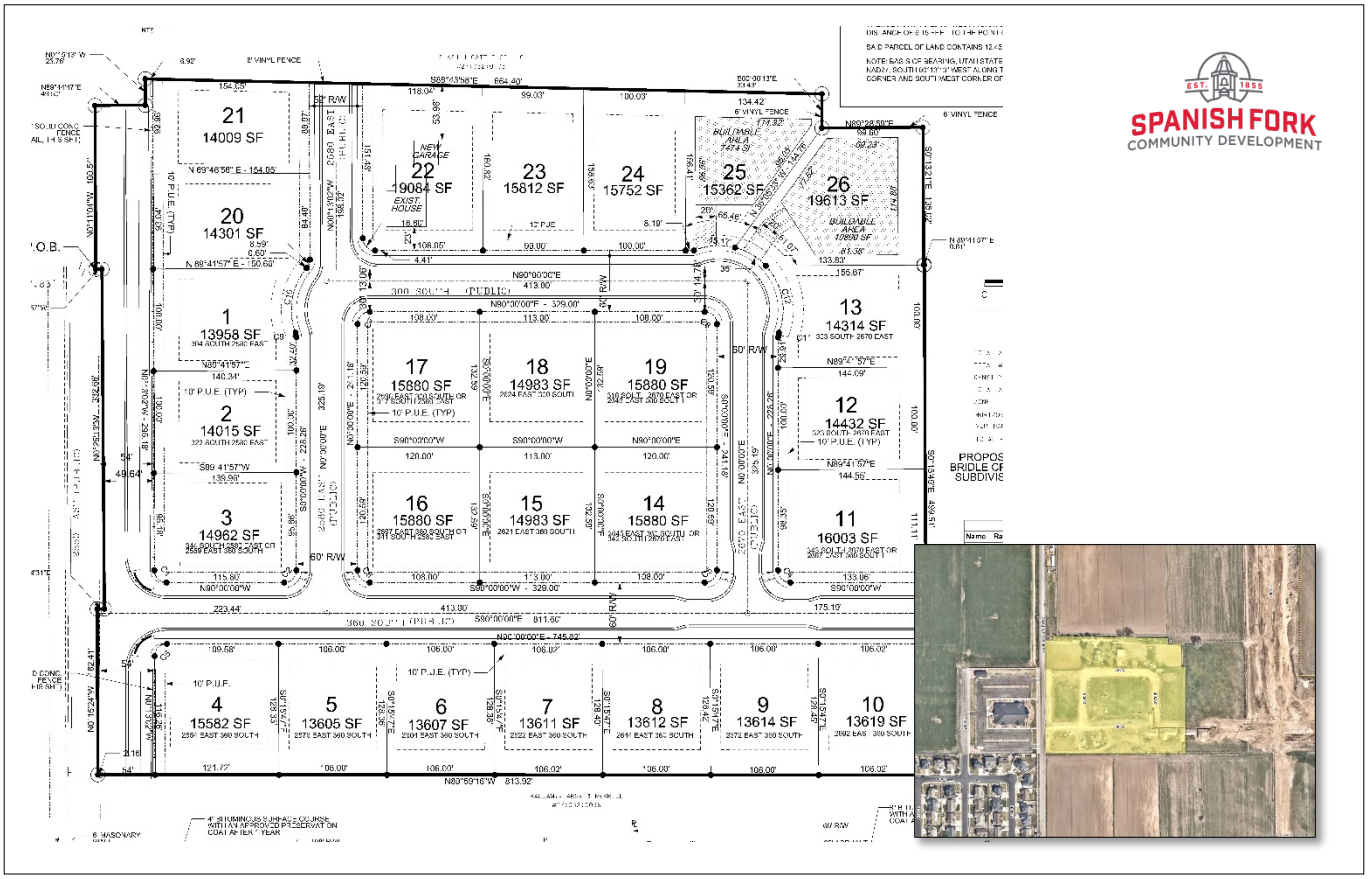
SHEET NO.
DT1
8 of 8

PATH: 07_MCR9&10_DT1 Details.dwg PLOTTED: September 21, 2022 1:21PM



SPANISH FORK
COMMUNITY DEVELOPMENT

Eagle Haven Amended Preliminary Plat Approval Request

March 1, 2023, Development Review Committee Meeting.

Located at 263 South Spanish Fork Parkway, including an additional 3.11 acres (total 12.43 acres).

The subject property is zoned R-1-15.

In May of 2020, approval was granted for 19 lots. The applicant is now requesting that a Preliminary Plat Amendment for 7 additional lots, for a total of 26 lots within a Master Planned Development, be approved.

Key Issues

1. Setbacks.
2. Canals.
3. Infrastructure.
4. Utilities.
5. Power.
6. Connectivity.
7. Residence.

Recommendation

That the proposed Preliminary Plat Amendment be recommended for approval 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

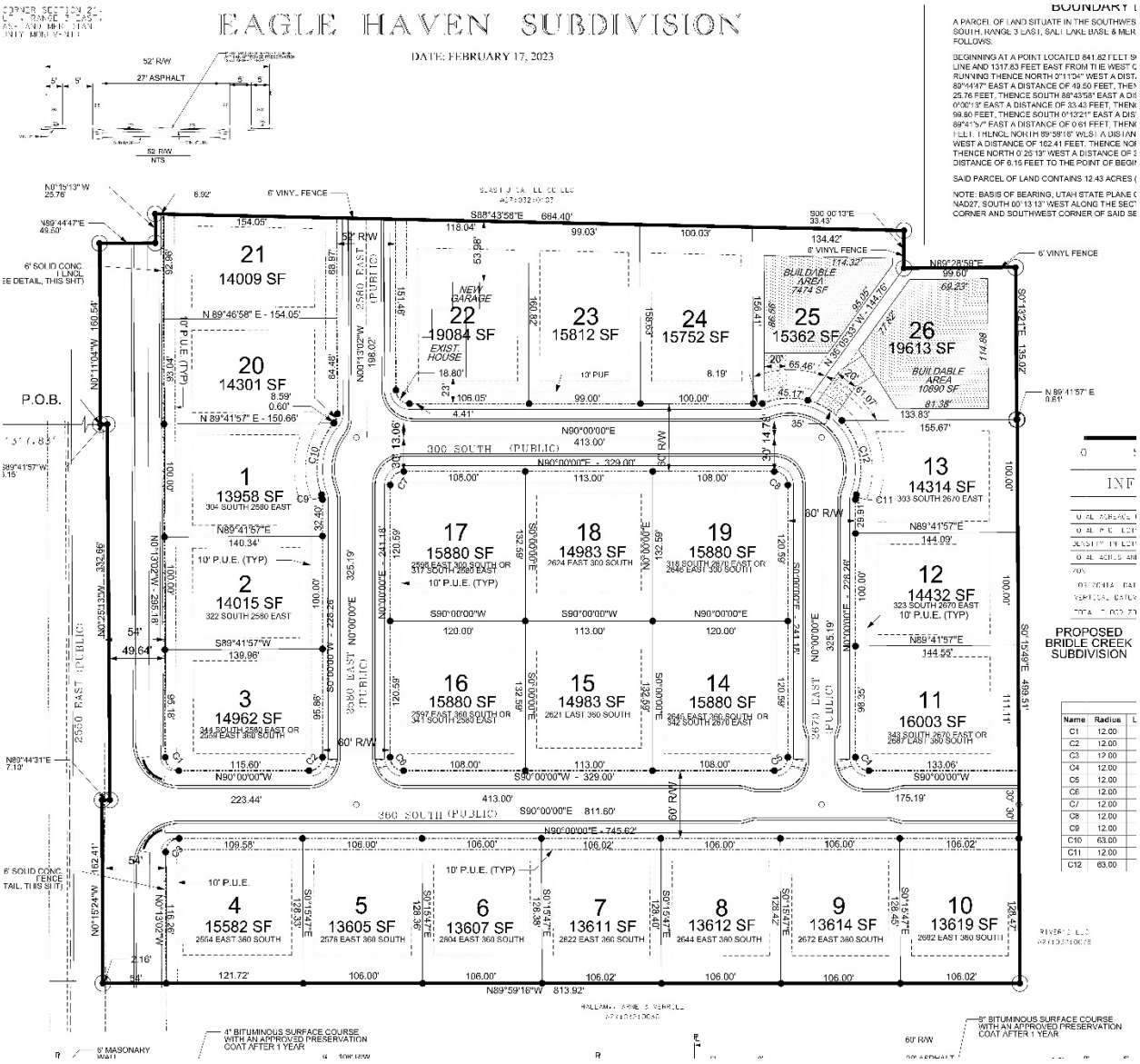
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the applicant complies with the standard setback requirements of the R-1-15 Zone.

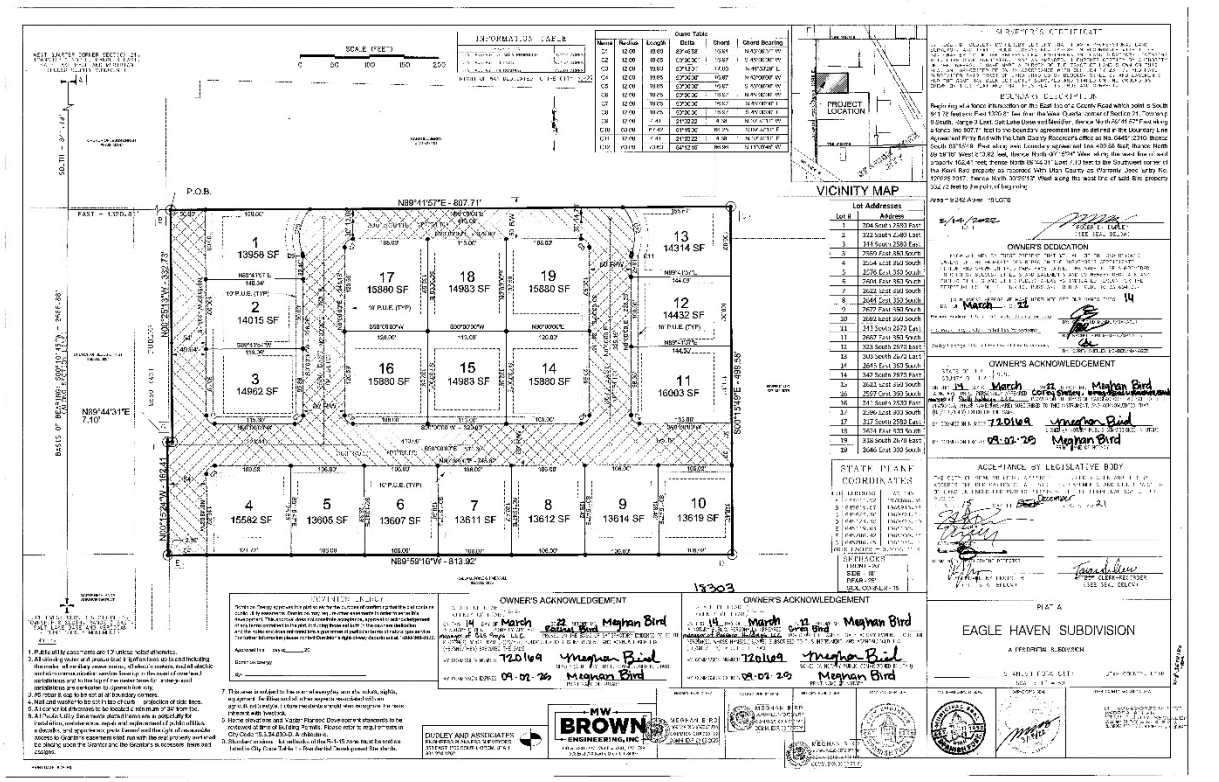
Exhibits

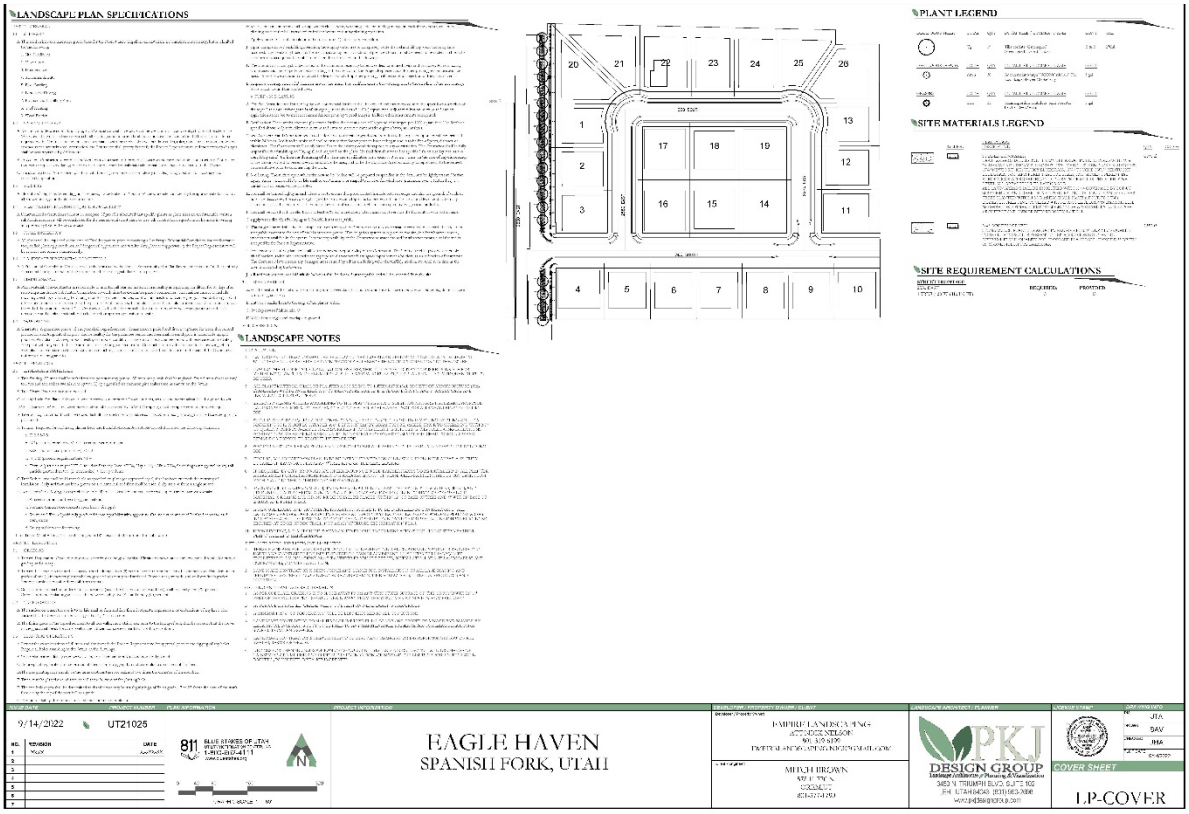
1. Amended Preliminary Plat.
2. Recorded Final Plat.
3. Landscaping Plan.
4. Building Plans (Garage Addition).
5. Site Pictures.
6. CC&Rs.

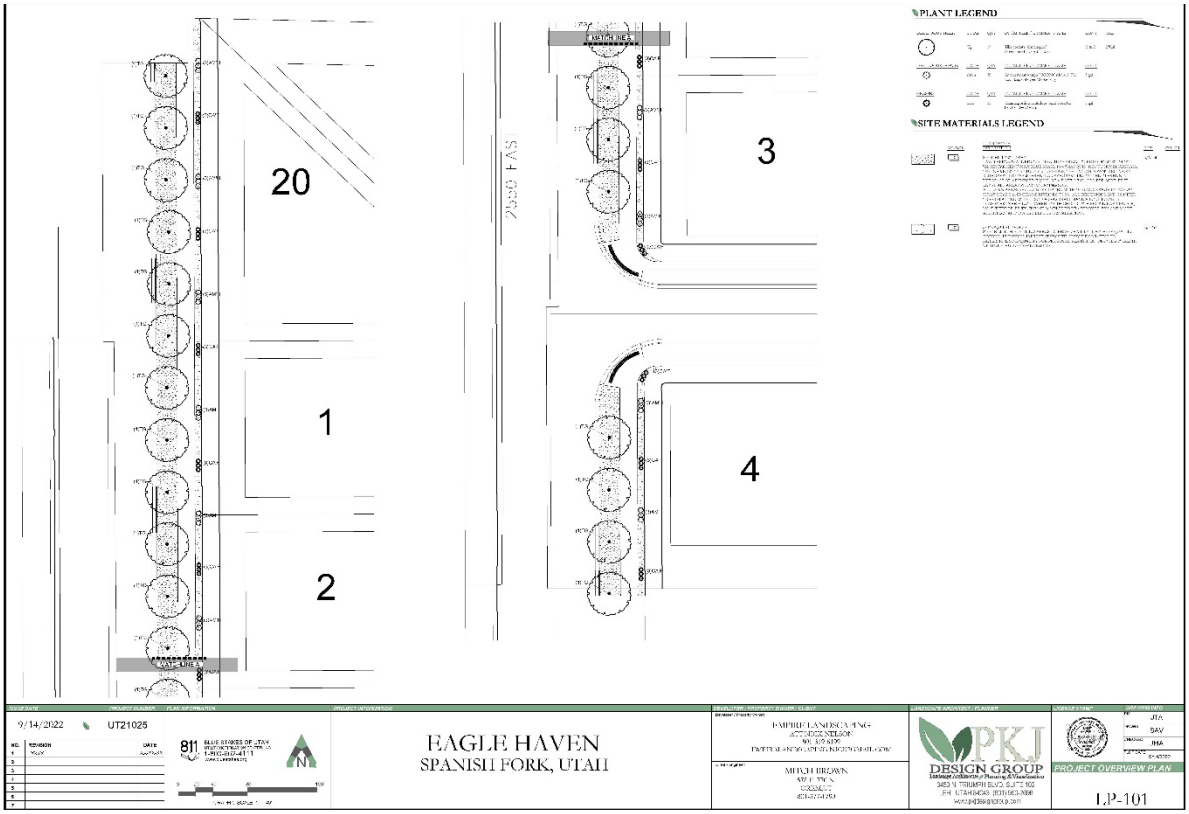
EAGLE HAVEN SUBDIVISION

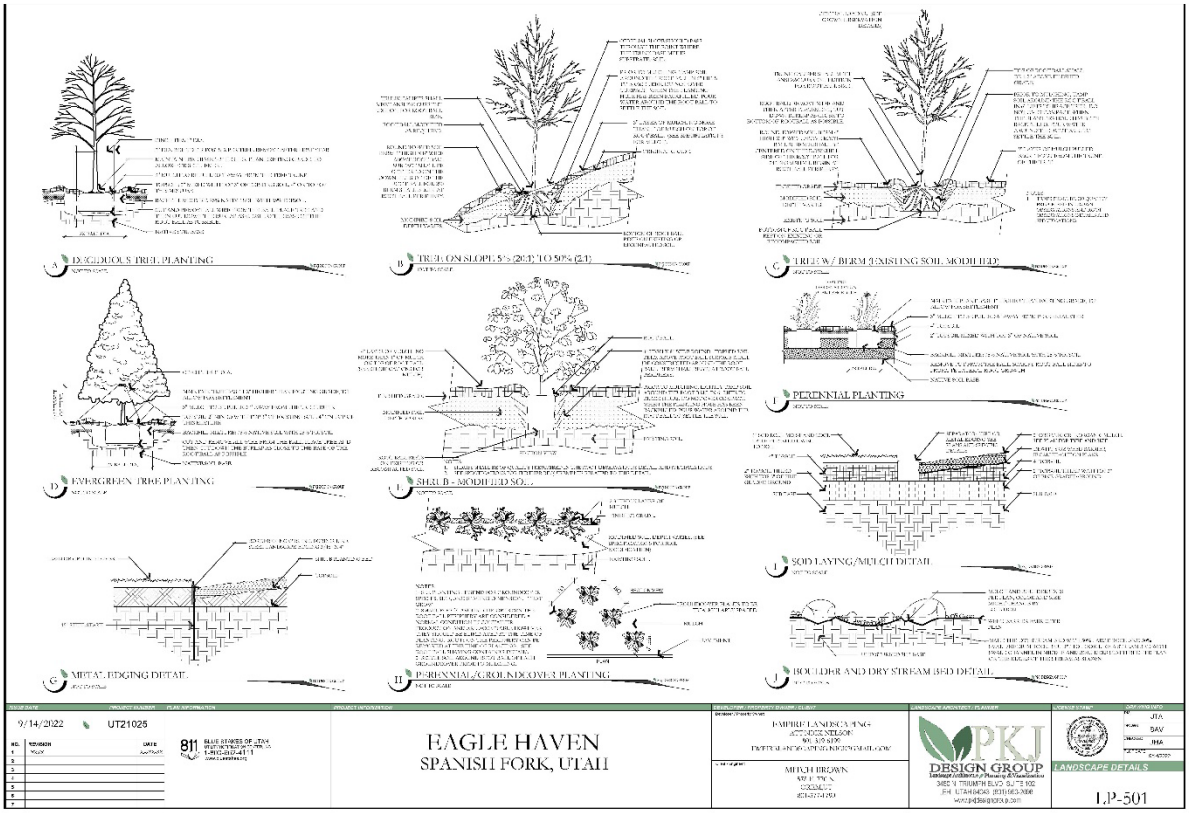
DATE: FEBRUARY 17, 2023

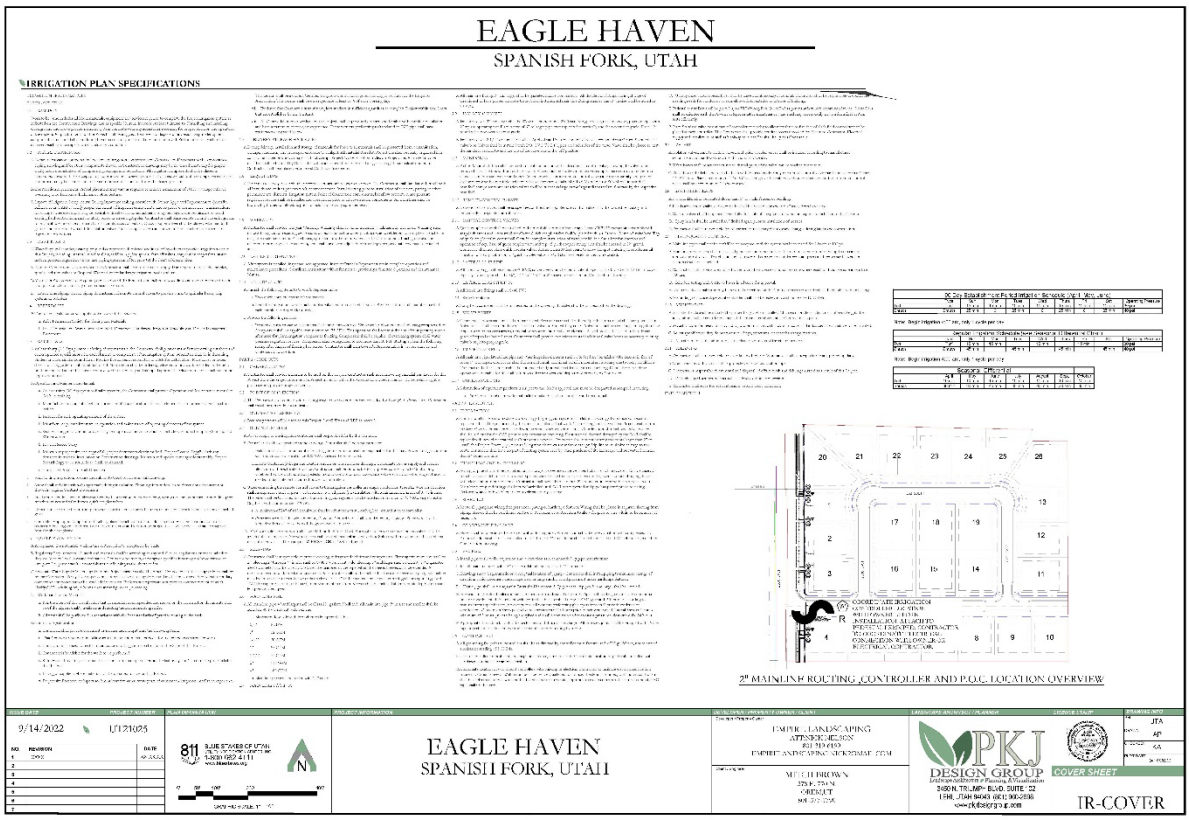


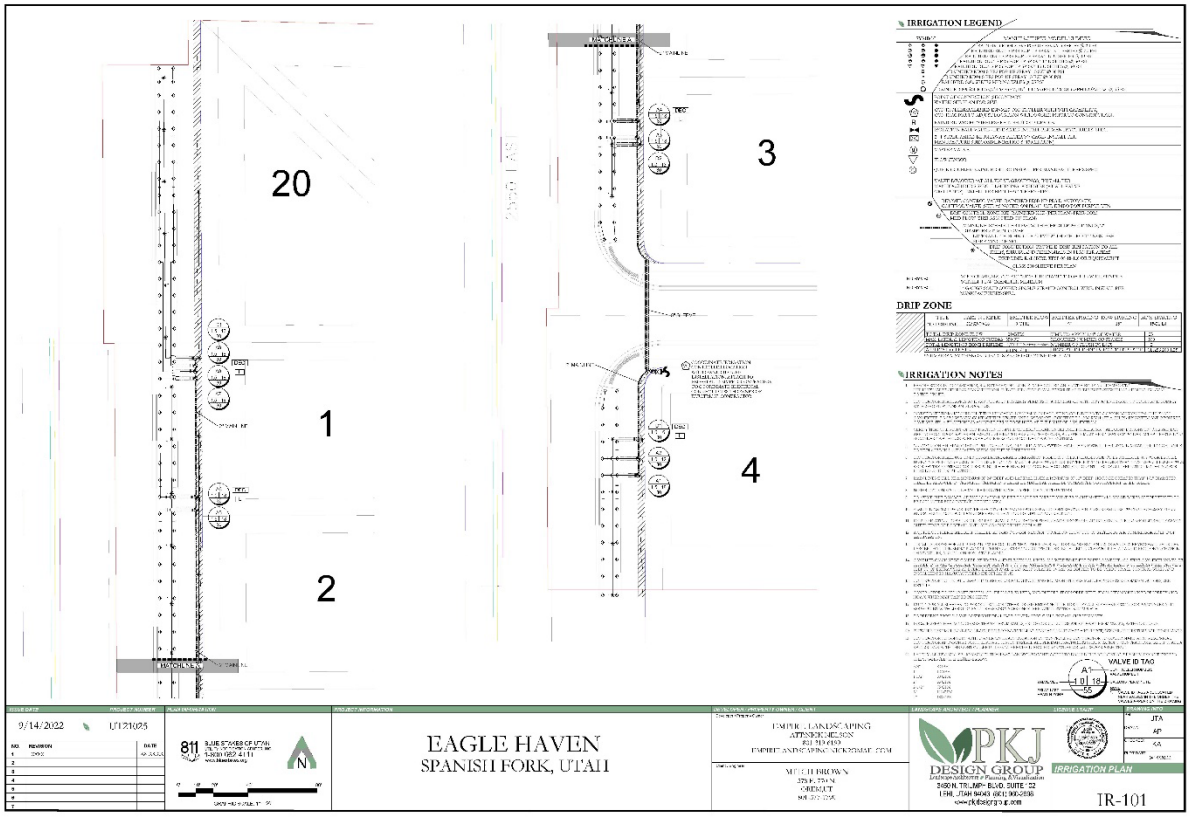

VICINITY MAP
PROJECT LOCATION
OWNER'S DEDICATION
OWNER'S ACKNOWLEDGEMENT
ACCEPTANCE BY LEGISLATIVE BODY
STATE PLANE COORDINATES
EAGLE HAVEN SUBDIVISION
OWNER'S ACKNOWLEDGEMENT
OWNER'S ACKNOWLEDGEMENT
BROWN ENGINEERING, INC
DUDLEY AND ASSOCIATES
P.O.B.
N89°41'57"E - 807.71'
N89°59'16"W - 813.92'
N89°44'31"E 7.10'
S00°15'49"E - 498.58'
1 13958 SF
2 14015 SF
3 14962 SF
4 15582 SF
5 13605 SF
6 13607 SF
7 13611 SF
8 13612 SF
9 13614 SF
10 13619 SF
11 16003 SF
12 14432 SF
13 14314 SF
14 15880 SF
15 14983 SF
16 15880 SF
17 15880 SF
18 14983 SF
19 15880 SF
18303

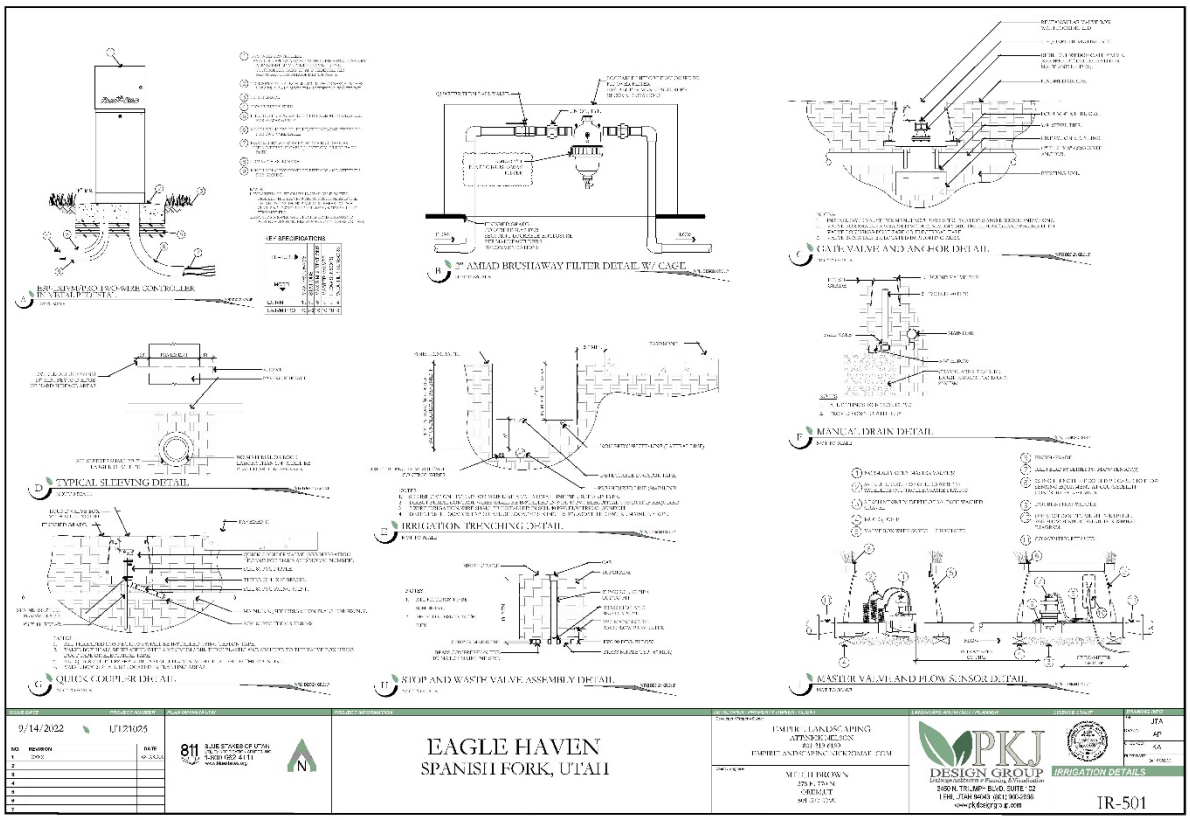

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
PLANT LEGEND
SITE MATERIALS LEGEND
SITE REQUIREMENT CALCULATIONS
9/14/2022
UT21025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
COVER SHEET
LP-COVER

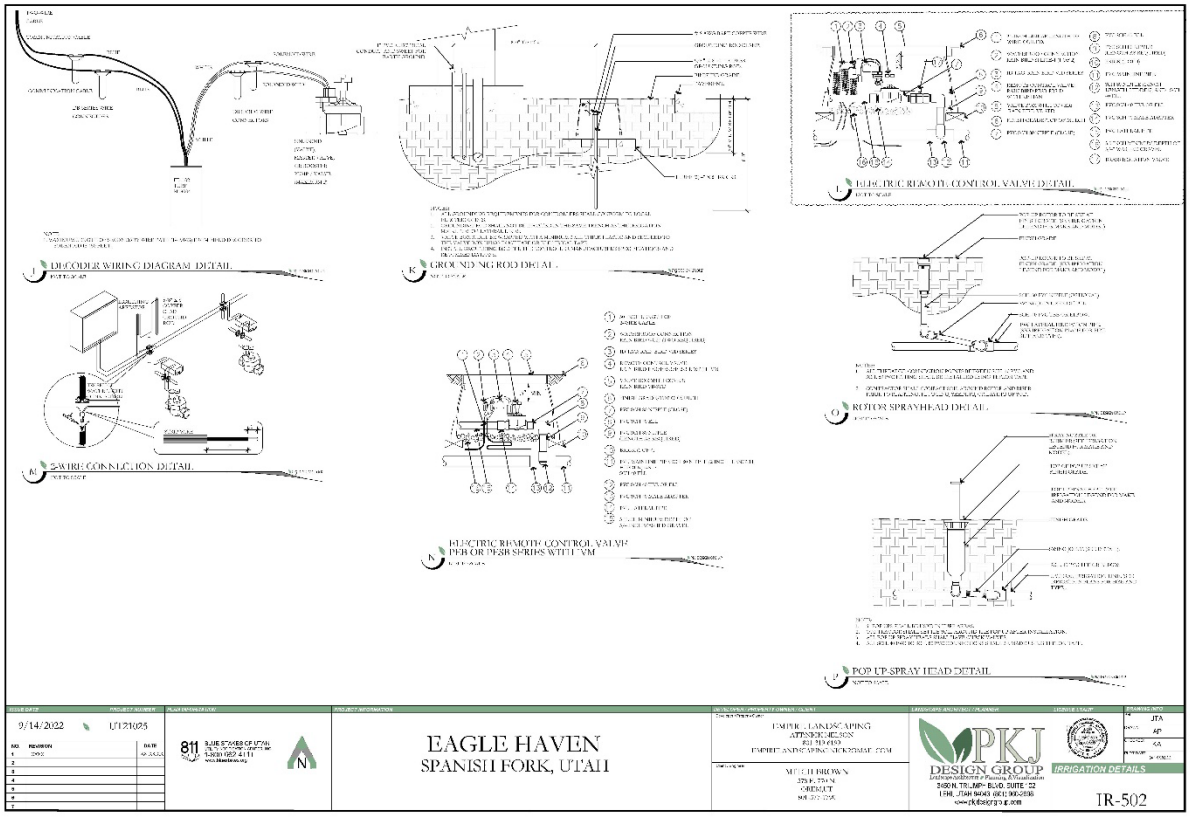

20
1
2
3
4
PLANT LEGEND
SITE MATERIALS LEGEND
9/14/2022
UT21025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
PROJECT OVERVIEW PLAN
LP-101

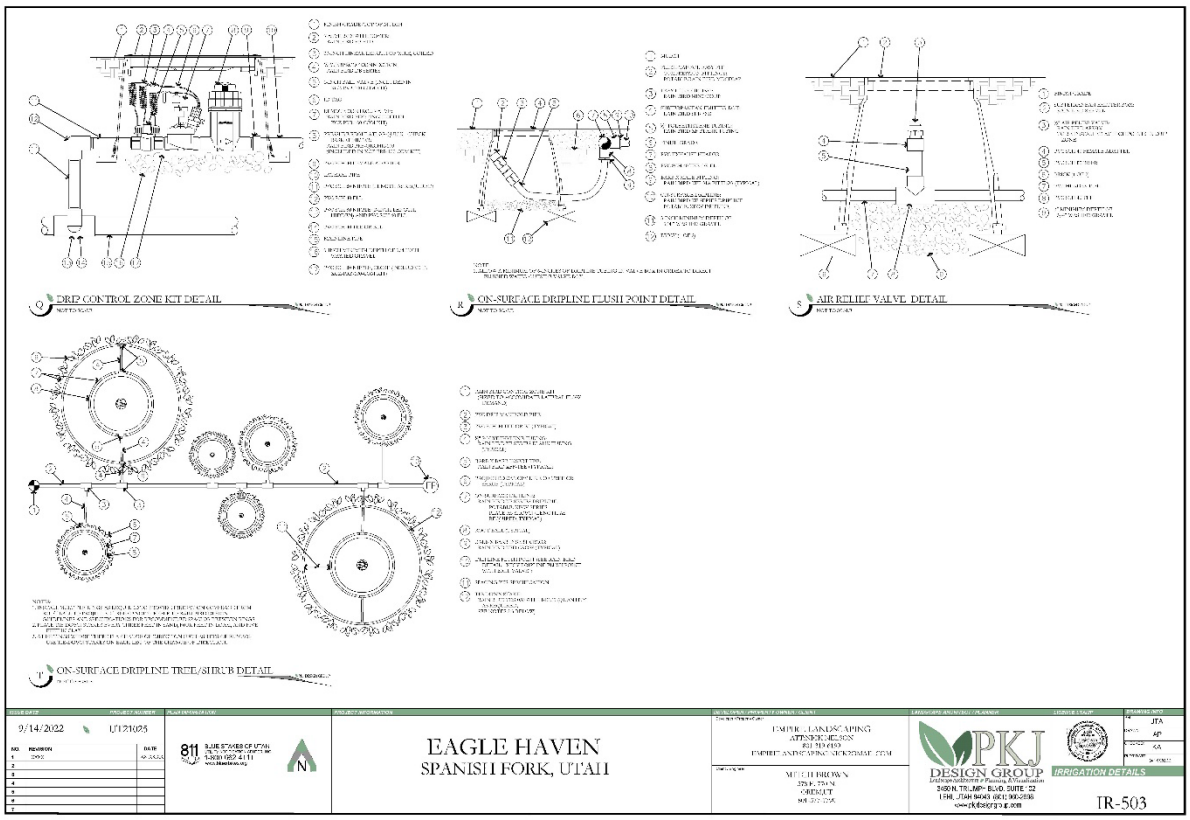

A DECIDUOUS TREE PLANTING
B TREE ON SLOPE 5's (20%) TO 50% (2:1)
C TREE w/ BERM (EXISTING SOIL MODIFIED)
D EVERGREEN TREE PLANTING
I SHRUB - MODIFIED SO...
J PERENNIAL PLANTING
E METAL EDGING DETAIL
H PERENNIAL/GROUNDCOVER PLANTING
J SOD LAYING/MULCH DETAIL
J BOULDER AND DRY STREAM BED DETAIL
9/14/2022
UT21025
811
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
MITCH BROWN
PKJ DESIGN GROUP
LANDSCAPE DETAILS
LP-501

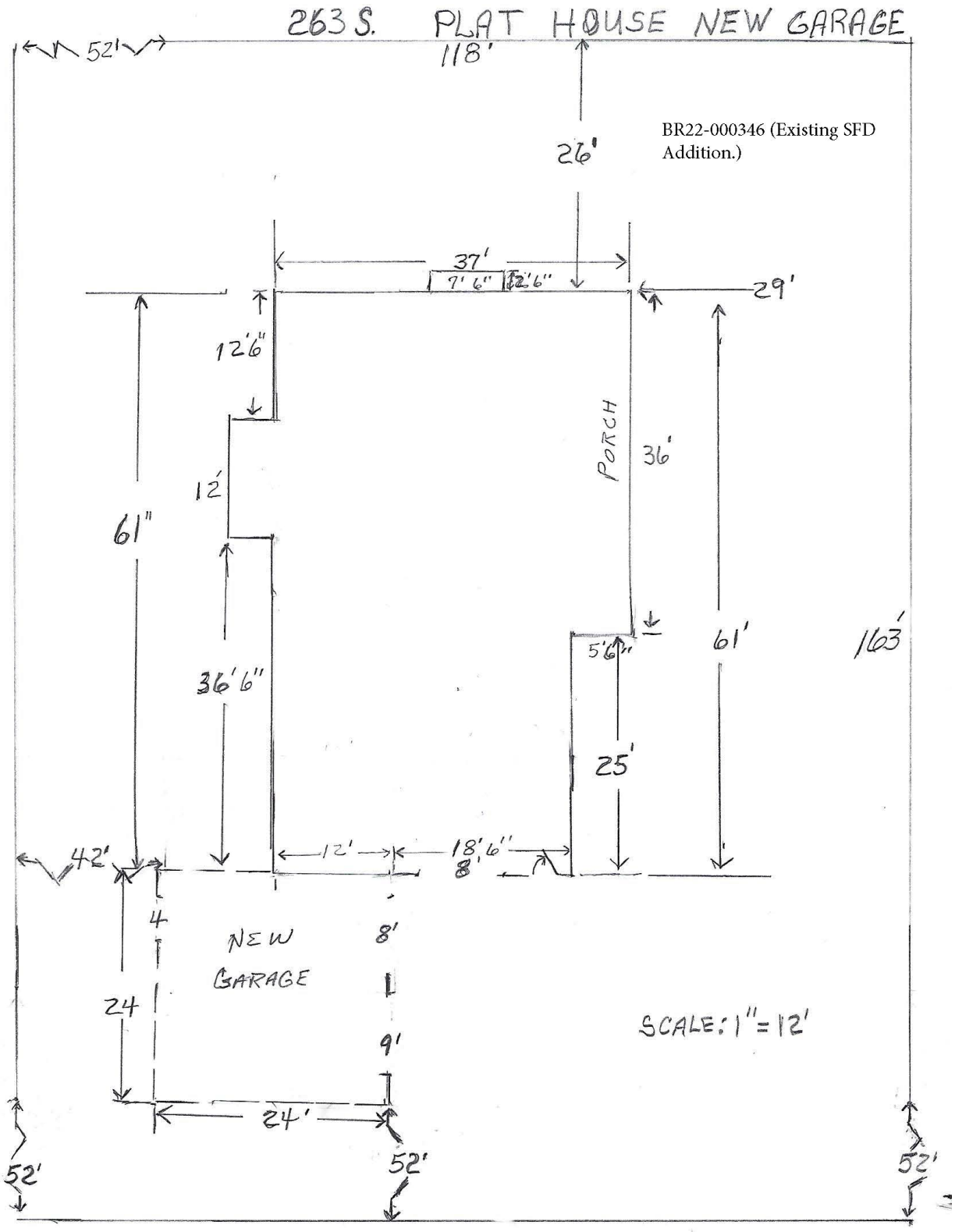

EAGLE HAVEN
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
9/14/2022
UT21025
811
EAGLE HAVEN
SPANISH FORK, UTAH
EMPIRE LANDSCAPING
MITCH BROWN
PKJ DESIGN GROUP
COVER SHEET
IR-COVER


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
20
3
1
4
2
9/14/2022
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
IR-101


TYPICAL SLEEVING DETAIL
IRRIGATION TRENCHING DETAIL
GATE VALVE AND ANCHOR DETAIL
MANUAL DRAIN DETAIL
QUICK COUPLER DETAIL
STOP AND WASTE VALVE ASSEMBLY DETAIL
MASTER VALVE AND FLOW SENSOR DETAIL
9/14/2022
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
IR-501


DECODER WIRING DIAGRAM DETAIL
GROUNDING ROD DETAIL
ELECTRIC REMOTE CONTROL VALVE DETAIL
2-WIRE CONNECTION DETAIL
ELECTRIC REMOTE CONTROL VALVE PER OR PESB SERIES WITH VM
ROTOR SPRAYHEAD DETAIL
POP UP-SPRAY HEAD DETAIL
9/14/2022
1/12/2025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
TR-502


DRIP CONTROL ZONE KIT DETAIL
ON-SURFACE DRIPLINE FLUSH POINT DETAIL
AIR RELIEF VALVE DETAIL
ON-SURFACE DRIPLINE TREE/SHRUB DETAIL
9/14/2022
1/12/2025
EAGLE HAVEN
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION DETAILS
TR-503


263 S. PLAT HOUSE NEW GARAGE
52'
118'
26'
BR22-000346 (Existing SFD Addition.)
37'
7' 6"
12'6"
29'
12'6"
PORCH
36'
12'
61"
36'6"
5'6"
61'
163'
25'
42'
12'
18'6"
8'
4
NEW GARAGE
8'
24
9'
SCALE: 1" = 12'
24'
52'
52'
52'

MBA DESIGNS 801-592-0073

Jerry Carroll Garage

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S-1: ENGINEERED SPEC SHEETS
S-2: ENGINEERED SPEC SHEETS
S-3: ENGINEERED SPEC SHEETS

MAIN FLOOR- 598 SQ FT
GARAGE: 1

1. INSTALL SMOKE/CARBON MONOXIDE DETECTOR IN EACH BEDROOM AND ADJACENT HALLWAY AND ON EACH FLOOR. THEY SHALL BE WIRED IN SERIES AND HAVE A BATTERY BACKUP.
2. ALL OUTLETS IN BEDROOMS SHALL BE ON A ARC FAULT CIRCUIT.
3. ALL OUTLETS IN BATHROOMS, LAUNDRY, EXTERIOR, GARAGE, AND KITCHEN SHALL BE GFCI PROTECTED.
4. INSTALL PHONE, TV, AND COMPUTER OUTLETS IN LOCATION OF OWNERS CHOICE.
5. INSTALL 22X36 ATTIC ACCESS IN LOCATION OF OWNERS CHOICE.

LIMITATIONS OF LIABILITY.
IN NO EVENT THE DESIGNER BE LIABLE FOR ANY INDIRECT, PUNITIVE, INCIDENTAL, SPECIAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN ANY WAY CONNECTED WITH YOUR USE OR RELIANCE ON, OR INABILITY TO USE THESE PLANS.

The Plans are intended to indicate design intent and basic construction detailing. It is your responsibility to ensure that you have obtained the proper professional assistance to provide standard construction details and practices, which will result in a structurally sound and weatherproof finished product. Any use of the Plans, and/or modifications of the Plans, by you, builders or others on your behalf, is done at your own risk.

1. The Plans do not include any plumbing, heating or air conditioning drawings due to the wide variety of local codes and climatic conditions. We recommend that you have a local electrical engineer, mechanical engineer or builder provide such of those drawings as may be required for permit and construction.

2. Names of materials and manufacturers shown on the Plans do not represent an endorsement or recommendation. Designer Post selections of materials are the responsibility of you and/or your builder, including proper installation of materials, nailing, gluing, caulking, insulating, flashing, venting, weatherproofing and many other small items and details not necessarily indicated on the Plans; the Designer has no control or responsibility with respect to such matters.

3. The Plans require a engineering signature, seal and/or stamp. . Because of the great differences in geography and climate in different areas, each state, county, and municipality has its own building codes, zoning requirements, ordinances, and/or building regulations. The Plans may need to be modified to comply with local requirements. In addition, you may need to obtain permits or inspections from local governments before and in the course of construction. Your right to use the Plans is conditioned on your agreement to, and you allow that you shall (a notwithstanding your choice prior to beginning construction, and (b) strictly comply with all local building codes, zoning requirements, and other applicable laws, regulations, ordinances, and requirements.

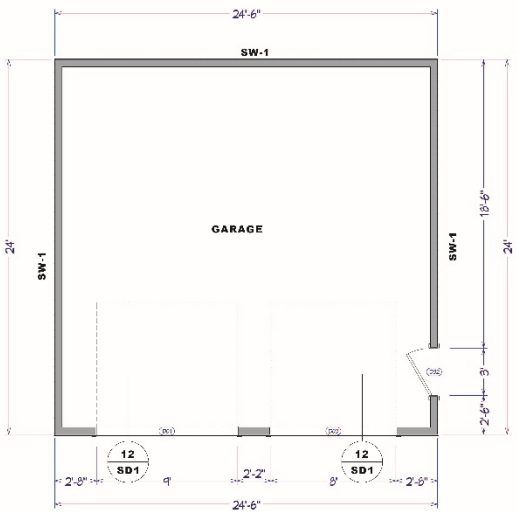
4. Every effort has been made by the designer, in coordination with the Structural engineer to reinforce or design this structure to meet all building codes. This is a "PLAN" not a complete Specification document as every element of the structure. It will be your responsibility or the owner in cooperation with your contractor to be strictly cost conscientious like intricate details at this construction process. The Designer assumes NO liability for construction errors, modifications or site-material choices, Quality of workmanship. Both the Owner and The Contractor are responsible to verify all dimensions, and procedures prior to carrying the building of this structure.

NOTES:

1. PLANS ARE NOT COMPLETE WITHOUT STRUCTURAL CALCULATIONS
2. REFER TO STRUCTURAL CALCULATIONS FOR THE GENERAL STRUCTURAL NOTES
3. ROOF SHEATHING TO BE APA RATED 7/16" OSB OR CDX PLYWOOD WITH 8D NAILS @ 6" O.C EDGE, 12" FIELD.
4. FLOOR SHEATHING TO BE APA RATED 3/4" T&G WITH 10D NAILS AT 6" O.C EDGES 12" FIELD.
5. STUD WALLS TO BE 2X6 AT 16" O.C
6. USE (16) 10D NAILS BETWEEN TOP PLATE & TOP PLATE AT ALL WALL INTERSECTIONS
7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURERS SPECIFICATIONS.
8. HOLD DOWNS SHALL BE INSTALLED ON (3) FULL HEIGHT KING STUDS (MIN)
9. FLOOR JOISTS TO BE 9.5" I.F.J.I.50 (24" O.C. U.N.O.
10. PEC-ENGINEERED ROOF TRUSSES @ 23" .C BY OTHERS

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

DATE: 6/27/2022
SCALE: 1/4"=1'-0"
SHEET: A-1



MAIN FLOOR PLAN - 1/2"=1'-0"

NOTES

THE MAXIMUM RISER HEIGHT SHALL BE 8" AND MINIMUM TREAD DEPTH SHALL BE 9" (R311.7.3, R311.7.5)

HANDRAIL HEIGHT SHALL BE > 34" AND < 38" MEASURED VERTICALLY FROM THE NOSING OF THE TREADS OR FINISHED TREAD SURFACE. (R311.7.8)

ENERGY CODE REQUIREMENTS:
WINDOW U-VALUE OF .32 (MAX)
CEILING/ATTIC R-VALUE OF R-49
WOOD WALL R-VALUE OF R-20 OR 13+5
FLOOR R-VALUE OF R-30 OR R-13+5
SUFFICIENT TO FILL CAVITY (MIN.)
BASEMENT WALL R-VALUE OF R-15 CONTINUOUS OR R-19 CAVITY (MIN.)
SLAB INSULATION OF 15" BELOW GRADE SHALL BE R-15 OF R-10 (MIN.)
CRAWL SPACE WALL R-VALUE OF R-15
FIGURE R-VALUE OF R-6 (MIN.)

AN ATTIC ACCESS, WEATHER STRIPPED AND INSULATED, SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQ FT AND HAVE A VERTICAL HEIGHT OF 30" OR GREATER. IT SHALL NOT BE LESS THAN 20" BY 30" WITH 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE AT SOME POINT ABOVE THE ACCESS OPENINGS. (R807.1)

CRAWL SPACES REQUIRE AN 18" BY 24" OPENING THROUGH THE FLOOR, OR A 16" BY 24" OPENING THROUGH THE FOUNDATION. UNOBSTRUCTED PASSAGEWAY OF 30" HIGH AND 22" WIDE IS REQUIRED FOR A MAXIMUM OF 20 FT. (R408.4)

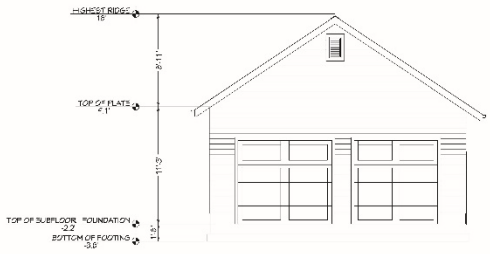
OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" THICK, OR SHALL BE 20 MINUTE FIRE RATED. (R302.5.1)

THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY NOT LESS THAN 5/8" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD (R302.6)

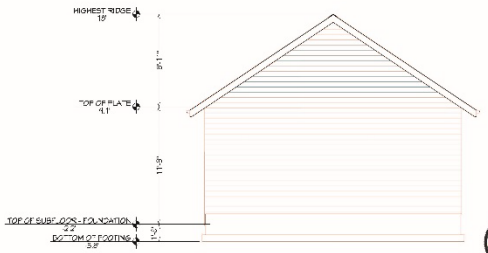
THE SIM HEIGHT OF GUARDS LOCATED MORE THAN 30" ABOVE THE FLOOR SHALL BE NOT LESS THAN 36" EXCEPT AT THE SIDES OF STAIRS WHERE THE MIN. HEIGHT IN 34" OPENINGS IN GUARDS SHALL BE SUCH THAT A SPHERE OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4" (R312.1)

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

DATE: 6/27/2022
SCALE: 1/4"=1'-0"
SHEET: A-3



FRONT ELEVATION VIEW 1/3"=1'-0"

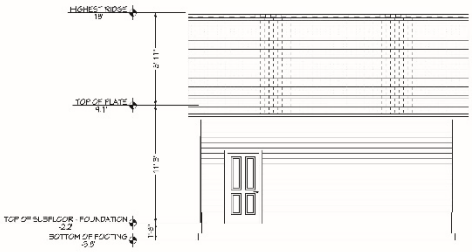


REAR ELEVATION VIEW 1/3"=1'-0"

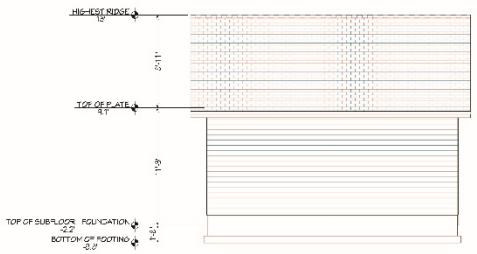
6/27/2022

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

DATE: 6/27/2023
SCALE: 1/4"=1'-0"
SHEET: A-4



RIGHT ELEVATION VIEW 1/3"=1'-0"



LEFT ELEVATION VIEW 1/4"=1'-0"

6/27/2022

JERRY CARROLL GARAGE
2635 SPANISH FORK PARKWAY
SPANISH FORK, UT 84660

DATE: 6/27/2023
SCALE: 1/4"=1'-0"
SHEET: A-5

8/29/2022 Eagle Haven

8/29/2022 Eagle Haven

8/29/2022 Eagle Haven

8/29/2022 Eagle Haven

RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

EAGLE HAVEN PHASE II

SPANISH FORK, UTAH

THIS DECLARATION OF RESTRICTIVE COVENANTS, CONDITIONS AND RESTRICTIONS (the DECLARATION) is made this 1st day of Sept., 2022 Carpenter's Hand, LLC. (the "Declarant") a Nevada Limited Liability Company, as owner and developer of Eagle Haven Phase II, a residential development in Spanish Fork, Utah County, Utah (the "subdivision").

RECITALS

A. The purpose of this instrument is to provide for the preservation of the values of lots and residential improvements within the Subdivision.

B. This property which is to be held, transferred, sold, conveyed, and occupied subject to the provisions of this Declaration consists of the real property in Spanish Fork City, Utah County, State of Utah, described in Exhibit A attached hereto and made a part hereof, which comprises Phase II of the Subdivision as they are processed through the planning and zoning departments of Spanish Fork City and recorded in the office of the Utah County Recorder (the "Public Records").

   TOGETHER WITH all easements, rights of way, and other appurtenances and rights incident to, Appurtenant to, or accompanying the above described parcel of real property, whether or not the same are reflected on the Plat of the Property,

   RESERVING UNTO DECLARANT, however, such easements and rights of ingress and egress over, across, through, and under the said property and any improvements (excluding residence buildings) now or hereafter constructed thereon, as may be reasonably necessary for Declarant (in manner which is reasonable and not inconsistent with the provisions of the Declaration, to construct and complete each and all of the other improvements, including underground utilities and power transmission lines all as described in the recorded Plat and improvement plans, and to do all things reasonably necessary or proper in connection therewith,

C. A subdivision plat entitled Eagle Haven Phase II, Spanish Fork, Utah County, Utah, subdividing the property described herein and in said Exhibit "A" hereto, into 7 lots, and to which the provisions of this Declaration shall apply, to be recorded in the Office of the Utah County Recorder.

NOW THEREFORE, Declarant hereby states that all of the real property described in Exhibit "A" (sometimes herein referred to as "land", "real property", "lot", "property" or "Subdivision") shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved, subject to the following covenants, conditions, easements, reservations and restrictions, all of which are declared and agreed to be in furtherance of the plan for improvement and sale of the property, and the attractiveness of the property and every part thereof. All the provisions of this Declaration will be

deemed to be covenants or equitable servitudes, as the case may be, running with the land, and shall be binding upon all parties having or acquiring any right, title or interest in the described land or any part thereof. (It is noted here forward Spanish Fork City is denoted "SFC".)

ARTICLE 1 – RESIDENTIAL AREA COVENANTS

1.1 **Zoning:** The Subdivision is zoned residential and is restricted to single family residential use pursuant to applicable provisions of "SFC"'s zoning ordinances. No residence, nor any part thereof, shall be occupied by any persons not coming within the definition of "Family" as such term is intended and defined in such ordinances.

1.2 **Subdivision Design Concept.** It is intended hereby to create a single-family residential subdivision of homes which are all of a compatible design, size and value. All homes shall exhibit creative architectural design, detail and the use of above-average new materials (except for used brick, which may be utilized) with conventional construction methods. Prefabricated or pre-constructed homes are not permitted.

1.3 **Architectural and Landscape Design Review.** No structure, building, fence, landscaping, or other improvements shall be erected, placed or altered on any lot until the construction plans and specifications therefore, and a plan showing the location of the proposed improvements upon the lot, have been approved in writing by the Architectural and Landscape Design Review Board (the "DRB") as hereafter provided, as to quality of workmanship and materials, harmony of exterior colors and design with existing structures, and as to location with respect to topography finish grade elevation. No accessory buildings, fences, walls, or landscaping shall be erected, replaced or altered on any lot unless similarly approved. No residential dwelling shall contain less square footage than the minimum set forth in this Declaration. DRB review and written approval shall be required prior to submitting any plans to "SFC" for Plan Check and Building Permits. DRB approval does not relieve the builder or homeowner from full compliance with all city building standards and requirements.

1.4 **Dwelling Quality and Size.** The following sub-sections shall serve as minimum guidelines only:

1.4.1 **General.** All dwellings must be constructed on site. No modular, manufactured or other form of dwelling constructed offsite will be allowed. No Round, Octagon, Steel, Concrete, all wood, all stucco or any other style of this nature shall be built or erected in this subdivision. No solar homes can be built unless approved in writing by the DRB. No dwelling shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling, not to exceed two stories in height, in addition to any basement or attic area and must include a private garage on grade for not less than two vehicles. Carports and open storage areas are not permitted. Detached garages or accessory buildings (matching materials, colors and design of the

approved dwelling) will be allowed only if approved in writing by the DRB and "SFC".

1.4.2 **Minimum Areas.** A single-story dwelling shall have finished main floor living area of not less than 2200 square feet, excluding the garage, porches, verandas, balconies, patios, steps and basement. A two-story dwelling shall have a finished main floor living area of not less than 1800 square feet and the total above grade finished footage shall not be less than 2600 excluding the garage, porches, verandas, balconies, patios, steps and basement. Garages (2 car) shall contain a minimum of 500 square feet. No home shall be more than two stories on the front elevation and shall not exceed "SFC" height requirements.

1.4.3 **Construction.** One hundred Percent (100%) of the exterior building materials shall be hard surface materials only, such as stucco, stone, brick, smart side siding, composite or compressed hard siding, Hardie board and cement board siding. No vinyl or aluminum siding is allowed on homes. The front elevations (side elevations of corner lots facing the side street) shall have architectural reliefs, details, window framing treatments, and approximately Fifty Percent (50%) in brick or stone which shall wrap around the front corners at least 2' onto the side of the house. All exterior construction shall be of new materials, except used brick may be used. Fascia shall be constructed using materials of at least 2" x 6" size. Roofs shall have a minimum slope of 6/12 and roofing materials shall be of wood, tile, slate, slate composite, concrete, architectural asphalt shingles with minimum 30 year guarantee or other DRB approved equivalent. Metal roofs and white illuminative or reflective colored roofs are prohibited. The color of roofs and exterior walls of all dwellings or other buildings shall be of complimentary muted tones and earth colors. All roof penetrations, vents, exhaust pipes, sheet metal flashing and surfaces, shall be painted to match the roof or house material colors from which they protrude and shall be hidden from view from the front elevation. Gutters shall match the roof or house fascia with downspouts located in inconspicuous locations. Electrical, gas, telephone and cable meters and connections shall not be placed on the front area or elevations or on the street side of a corner house.

1.4.4 **Elevations.** Dwelling elevations of the same house plan shall vary from lot to lot and no elevation shall be duplicated on adjacent lots having a common side lot lines.

1.4.5 **Accessory Structures.** Any detached accessory building permitted and erected on a lot pursuant to the guidelines set forth herein shall conform to design, complimentary colors and materials with the primary residential dwelling on the lot. The ridge line of any accessory building shall not be at an elevation above the ridge line of the primary dwelling unit.

1.4.6 The DRB shall primarily refer to the adopted Architectural Design Guidelines, a copy of which shall be readily available to each lot owner, architect and builder;

to evaluate the architectural and landscape design plans which are submitted for DRB review and approval.

1.5 **Landscape Plan.** As part of the submission to the DRB of plans and specifications for improvements to be constructed on any lot, there shall be a landscape plan which shall include plans for sprinkler, grading and drainage of surface water and details of fencing. No chain link fencing allowed.

1.6 **Landscaping.** All DRB approved front yard landscaping, fencing and front yard sprinklers shall be installed and operative prior to issuance of occupancy permit or bonded for completion prior to the end of the first growing season following the date of issuance of a certificate of occupancy. A growing season shall be deemed to be from April 1 through September 30. The remaining residential landscaped area shall be completed within one year from issuance of the occupancy permit.

1.7 **Timely Construction; Material Storage.** Construction of all dwellings must commence within one year of the DRB approval or such approval will lapse. All dwellings under construction must be completed pursuant to the plans and specifications submitted and approved in writing by the DRB within one year from commencement of any construction or alteration with dates to be determined by the records of "SFC" as to building permits, inspections, etc. Damage to public roads or sidewalks within the Subdivision which occur during construction shall be repaired or bonded therefore, prior to the issuance of a certificate of occupancy. No building material of any kind or character shall be placed or stored upon any lot until the owner thereof is prepared to commence construction of improvements and plans have been approved in writing by the DRB. Building materials shall be placed only within the property lines of the lot which the improvements are to be erected.

1.8 **Signs.** No signs of any kind shall be displayed to the public view on any lot except one sign of not more than six to eight square feet advertising the lot for sale or rent, or similar size signs used by a builder or realtor to advertise the lot during the construction and sales period. This provision shall not impair Declarant's right to utilize larger signage for permanent entrance statements or for advertisement during construction, development and marketing of the Subdivision lots.

1.9 **Livestock, Poultry and Pets.** No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats and other domesticated household pets, provided further, that all pets kept outside must be restrained in a humane manner. Kennels, runs and leash areas must be kept clean, sanitary and screened from public view. No pets shall be kept in unreasonable numbers or against any provisions of "SFC" ordinances as to type licensing, etc.

1.10 **Utilities.** Municipal Utility Easements ("MUE") are shown on the recorded Plat and all such easements are to be maintained continuously by the owner unless a public authority or utility company is responsible. House utility connections and meters to municipal and public utilities (power, gas, cable, telephone and internet) shall not be located on the front elevation of the house or the street side of a corner house.

1.11 **Satellite Dishes/Antennae.** No satellite dishes or antennas shall be placed in the front setback or any area within public view. Any roof mounted antennae or equipment shall be placed behind the roof line so as not to be visible from the public roadway.

1.12 **Garbage and Refuse.** Each lot shall be kept free of weeds, trash, rubbish, and other refuse. No trash or any other refuse shall be dumped, or thrown, or otherwise disposed of on any lot or portion thereof. All lot owners shall subscribe to the garbage disposal service utilized throughout "SFC" and shall keep all refuse, trash and garbage in covered sanitary containers, which shall be re-stored within 24 hours after the weekly garbage collection in a location behind the front building setback line and always screened from public view.

1.13 **Temporary Structures.** No structures of a temporary character (trailer, basement, tent shack, garages, barns or other outbuildings) shall be used on any lot at any time as a residence.

1.14 **Fencing.** All fences shall be constructed of vinyl, masonry materials, or wrought iron. No fence, wall, hedge or other dividing structure shall be permitted on a lot within the front yard setback; except as a landscape barrier as required to hold higher ground in place. No dividing structure shall be over 6 ft. high. Chain link fencing shall not be allowed. All fences must conform to "SFC" ordinances and be approved in writing by the DRB prior to installation. Lot owners shall keep and maintain all perimeter fences in good repair.

1.15 **Parking and Vehicle Storage.** No inoperative automobile shall be placed or remain on any lot or adjacent street for more than 48 hours. No commercial type vehicle or trucks shall be parked or stored on the front yard setback of any lot, or within the side yard building setback on the street side of a corner lot, or on a residential street within the Subdivision, except while engaged in transient business. Trailers, mobile homes, buses, ATV's, tractors, mowers or maintenance equipment of any kind, shall be parked or stored behind the front yard setback in an enclosed area screened from public street view. Sufficient side yard gate access shall be provided for in the design of any dwelling to permit ingress, egress and storage of trailers and recreational type vehicles on the side and rear yards. The storage or accumulation of junk, trash, manure, fuel or other inflammable matter, or other offensive or commercial materials is prohibited.

1.16 **Maintenance.** Every lot, including all the improvements and landscaping thereon (and on all adjacent park strips located on the front, side or rear of each lot) shall be kept in good repair, landscaped, irrigated and repaired and maintained by the adjacent lot owner thereof in a clean, safe and attractive condition at all times.

1.17 **Nuisances.** No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done or permitted to be done thereon, which may become an annoyance or nuisance to the neighboring lots and homeowners including noisy or unruly pets.

ARTICLE II – ARCHITECTURAL AND LANDSCAPE DESIGN REVIEW BOARD "DRB"

2.1 Membership. The DRB shall be initially composed of three persons of Declarant's choosing who may or may not be lot owners. A majority of the DRB board members may designate a representative to act for the DRB without in any way relieving any lot owner from compliance with the requirements set forth in the Declaration. In case of a vacancy on the DRB which remains unfilled by Declarant for 60 days after written notice, the remaining members shall have full authority to designate a successor. Neither members of the DRB nor its designated representative shall be entitled to compensation for services performed pursuant to the Declaration nor shall they assume any personal liability and shall be held free and harmless from alleged damages, including attorney fees and costs for actions taken or decisions made by the DRB. When ALL THE LOTS WITHIN THE eagle Haven Phase II Development initially owned by Declarant have been sold by Declarant, Declarant shall appoint a successor DRB. The DRB shall at all times, have a minimum of three members. Except for the initial and replacement members appointed to the DRB by Declarant, all members of the DRB shall be resident homeowners of the Subdivision at the time of their appointment and during their tenure.

2.2 Standards. In deciding whether to approve or disapprove plans and specifications submitted to It, the DRB shall review and apply the design principles and guidelines contained within the adopted Architectural Design Guidelines and use its best judgement to ensure that all improvements, construction, landscaping, and alterations on lots within the Subdivision conform to the requirements set forth herein and they harmonize with existing surroundings and structures. From time to time, the DRB may update, alter, emphasis or minimize any of the adopted elements of the Architectural Design Guidelines to reflect current market trends or forces as the DRB deems appropriate. If any structure hereafter constructed on any lot in replacement of the structure previously located thereon shall be constructed in substantially the same configuration, location and architectural style and be approximately the same size as the prior structure and if the plans and specifications therefore meet such criteria, the DRB must approve the same. Plan review fee is $375.00.

2.3 Procedures. The DRB shall act within a reasonable time on any submittal, and shall document its action in writing to be held as a permanent record, with copies to parties concerned and on file. The requirements for preliminary plans and final working drawings shall be those prescribed by The preliminary plans and final working drawings shall be those prescribed by the DRB in writing And given to lot owners at the time of their lot purchase, or at any time to time. An owner Whose plans or other requests are rejected may meet with the DRB at the DRB's invitation and Shall be informed of the nature of the cause for the rejection so that necessary remedial action might be taken. In the event the DRB fails to approve or disapprove such plans and specifications within 30 days after the same have been submitted to it then the plans shall be deemed Approve, except as to such matters that are prohibited herein or in the DRB specifications

Referred to in Section 4.1.3 or by the ordinances of "SFC".

2.4 Submittals. All plans, specifications and plot plans, including exterior material and color selection, must be submitted to the DRB in digital format and be accompanied by a written request for review and approval. The DRB will charge a nominal fee of $375.00 to cover its cost of the DRB reviews. As long as Declarant has the right to choose the members of the DRB, the address for submittals to the DRB pursuant to this Declaration shall be that of Declarant. The DRB's approval or disapproval shall be in writing and returned to the one making submissions, together with a notation of approval, disapproval, corrections or modifications and the date thereof, affixed to one copy of such plans and specifications. A duplicate of such actions and plans and specifications shall be retained by the DRB for its permanent record. The DRB written approval shall first be obtained prior to submitting plans (along with written evidence of DRB approval) to "SFC" for Plan Check and a Building Permit.

ARTICLE III – GENERAL PROVISIONS

3.1 Nature of Subdivision. The Subdivision contains no areas common to all lot owners. Therefore, all lot owners must obtain, pay for and keep in force their own hazard and liability insurance coverage with respect to their residences and loss.

3.3 Enforcement. Enforcement of the provisions of this Declaration shall be by proceedings at law or in equity to restrain violations and/or to recover damages against any person or persons violating or attempting to violate any of the provisions contained within this Declaration. The DRB or any of the lot owners shall have the right, but not the obligation, of enforcement as described in this Section 3.2. The successful party in any such proceedings shall be entitled to reasonable attorney's fees and costs incurred, whether such proceedings are by suit or through alternative dispute resolution.

3.3 Term. The provisions of this Declaration shall run with the land in perpetuity from the date of its recording but may be amended or supplemented as provided herein.

3.4 Amendment. This Declaration may be amended by a written instrument executed by the then record owners of at least two-thirds (2/3) of the lots within the Subdivision and upon recording the same with the Recorder of Utah County, Utah, provided, however, that until at least 90% of the lots in the Subdivision have been conveyed by Declarant. Declarant alone shall have the right to make and effect such amendments and record such instruments.

3.5 Interprepation. In interpreting hereof as they pertain to municipal zoning or subdivision ordinances, if there are any discrepancies with "SFC" and subdivision ordinances, as amended

from time to time, then the "SFC" zoning and subdivision ordinances shall control such interpretation, including the meaning of any terms or definition used herein.

3.6 Covenants to Run with Land. This Declaration and all the provisions hereof, whether deemed or express, declared to be and shall constitute covenants which run with the land or equitable servitudes, as the case may be, and shall be binding upon and inure to the benefit of Declarant and any and all parties who have acquired, or who shall hereafter acquire, any interest in a lot, their interest in a lot, their respective grantees, transferees, mortgages, tenants, heirs, devisees, personal representatives, successors and assigns. Each present and future owner, mortgagee, tenant or occupant of a lot or dwelling shall be subject to and shall comply with the provisions of the Declaration. Each party acquiring any interest in a lot or dwelling within the Subdivision thereby consents to and agrees to be bound by all of the provisions of this Declaration.

IN WITNESS WHEREOF, Declarant executes this Declaration as of the day and year first written.

Carpenter's Hand, LLC.

BY Jerry Carroll

Jerry Carroll, Manager

STATE OF UTAH)

COUNTY OF UTAH)

The within instrument was acknowledged before me this 16th **day of** September **2022 by Jerry Carroll, Manager of Carpenter's Hand, LLC.**

By Rasmussen

NOTARY PUBLIC

Notary Public - State of Utah
BECKY RASMUSSEN
Comm. #705937
My Commission Expires
May 31, 2023

EAGLE HAVEN SUBDIVISION

DATE: FEBRUARY 17, 2023

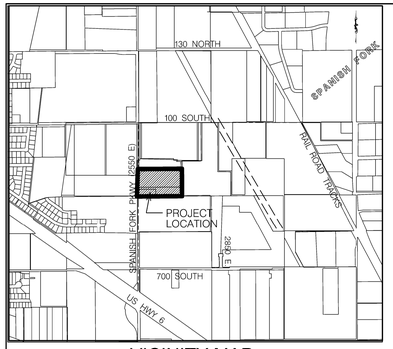
BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 841.82 FEET SOUTH 00°13'13" WEST ALONG THE SECTION LINE AND 1317.83 FEET EAST FROM THE WEST QUARTER CORNER OF SAID SECTION 21, AND RUNNING THENCE NORTH 0°11'04" WEST A DISTANCE OF 160.54 FEET, THENCE NORTH 89°44'47" EAST A DISTANCE OF 49.50 FEET, THENCE NORTH 0°15'13" WEST A DISTANCE OF 25.76 FEET, THENCE SOUTH 88°43'58" EAST A DISTANCE OF 664.40 FEET, THENCE SOUTH 0°00'13" EAST A DISTANCE OF 33.43 FEET, THENCE NORTH 89°28'59" EAST A DISTANCE OF 99.60 FEET, THENCE SOUTH 0°13'21" EAST A DISTANCE OF 135.02 FEET, THENCE NORTH 89°41'57" EAST A DISTANCE OF 0.61 FEET, THENCE SOUTH 0°15'49" EAST A DISTANCE OF 499.51 FEET, THENCE NORTH 89°59'16" WEST A DISTANCE OF 813.92 FEET, THENCE NORTH 0°15'24" WEST A DISTANCE OF 162.41 FEET, THENCE NORTH 89°44'31" EAST A DISTANCE OF 7.10 FEET, THENCE NORTH 0°25'13" WEST A DISTANCE OF 332.66 FEET, THENCE SOUTH 89°41'57" WEST A DISTANCE OF 6.15 FEET TO THE POINT OF BEGINNING.

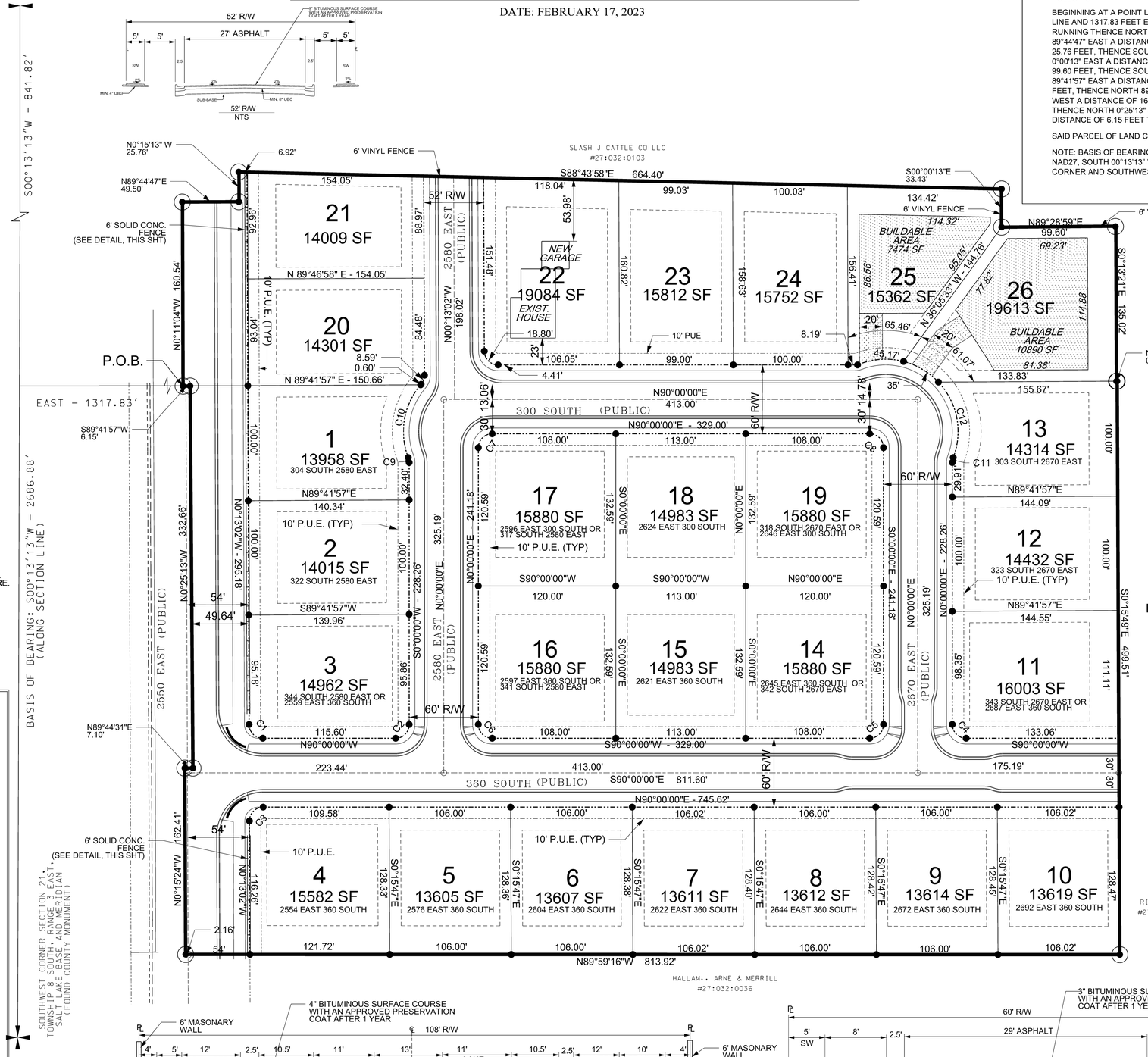
SAID PARCEL OF LAND CONTAINS 12.43 ACRES (541,562 SQ. FT.)

NOTE: BASIS OF BEARING, UTAH STATE PLANE COORDINATE SYSTEM, UTAH CENTRAL ZONE, NAD27, SOUTH 00°13'13" WEST ALONG THE SECTION LINE IN BETWEEN THE WEST QUARTER CORNER AND SOUTHWEST CORNER OF SAID SECTION 21.



VICINITY MAP

WEST QUARTER CORNER SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)



INFORMATION TABLE

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TOTAL # OF LOTS AND TOTAL ACREAGE IN LOTS	26 / 12.43 AC
DENSITY IN LOTS PER ACRE	2.09
TOTAL ACRES AND PERCENT OF OPEN SPACE	0 / 0.00%
ZONE	R-1-15
HORIZONTAL DATUM NAD27	
VERTICAL DATUM NGVD 29	
TOTAL FLOOD ZONE	0 ACRES

PROPOSED BRIDLE CREEK SUBDIVISION

Curve Table

Name	Radius	Length	Delta	Chord	Chord Bearing
C1	12.00	18.80	89°46'58"	16.94	N 45°06'31" W
C2	12.00	18.85	90°00'00"	16.97	S 45°00'00" W
C3	12.00	18.90	90°13'01"	17.00	N 44°53'29" E
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C9	12.00	4.41	21°02'22"	4.38	N 10°31'11" W
C10	63.00	67.42	61°19'06"	64.25	N 09°37'11" E
C11	12.00	4.41	21°02'22"	4.38	N 10°31'11" E
C12	63.00	70.60	64°12'15"	66.96	N 11°03'45" W

NOTES:

1. ALL DRINKING WATER AND PRESSURE 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.

2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIFESTOCK.

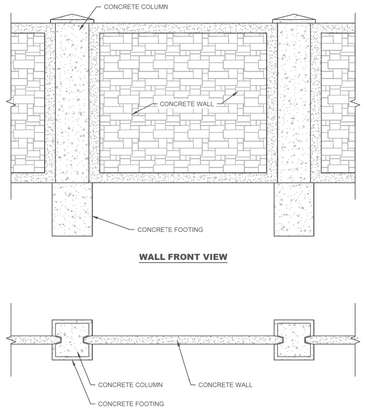
3. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.

4. ANY EXISTING FACILITIES AFFECTED BY 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.

5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. 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.

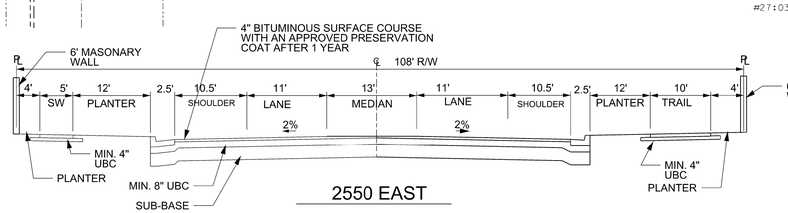
NOTE:

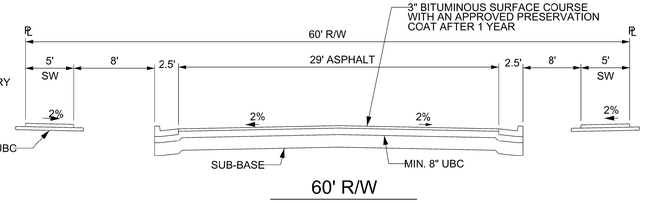
LOTS 1-19 ARE RECORDED ON EAGLE HAVEN SUBDIVISION PLAT "A".

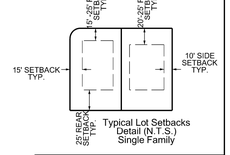


NOTES:
1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMENTS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

SPANISH FORK CITY 40 SOUTH MAIN STREET SPANISH FORK, UT 84660 (801) 804-4550	STANDARD DRAWING CONCRETE WALL DETAIL	DRAWN: JLC DESIGN: MHJ REVISION: DATE: 01/01/2020	SCALE: NONE STANDARD G-113







Typical Lot Setbacks Detail (N.T.S.) Single Family

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT BROWN (PE)
578 E. 770 N.
OREM, UT. 84058
801-377-1790

DEVELOPER/ OWNER:
JACK WILLIAMS HOMES
GREG BIRD
801-770-6850

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
SEPT. 14, 2022
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn J.B.
Checked M.W.B.
Date 7-22-22

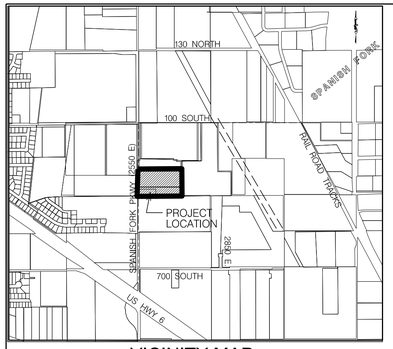
Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY PLAT

PROJECT NO. 2021.018

SHEET NO. 1

EAGLE HAVEN SUBDIVISION

DATE: SEPTEMBER 14, 2022



VICINITY MAP

WEST QUARTER CORNER SECTION 21, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN (FOUND COUNTY MONUMENT)

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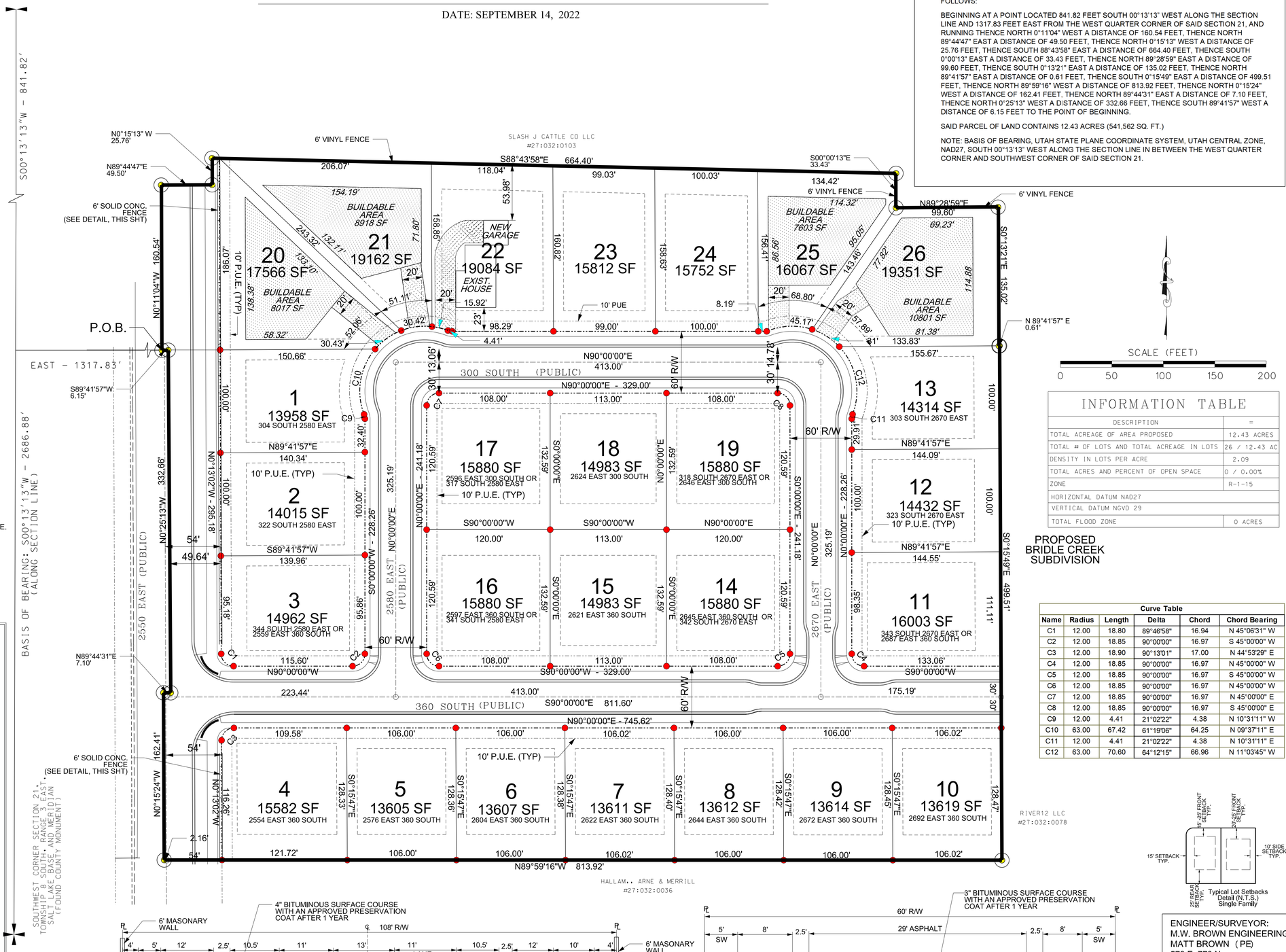

SCALE (FEET)

0 50 100 150 200

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PROPOSED BRIDLE CREEK SUBDIVISION

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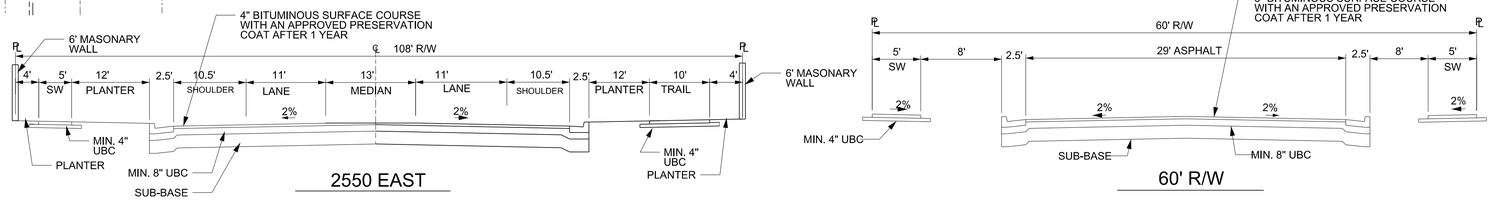
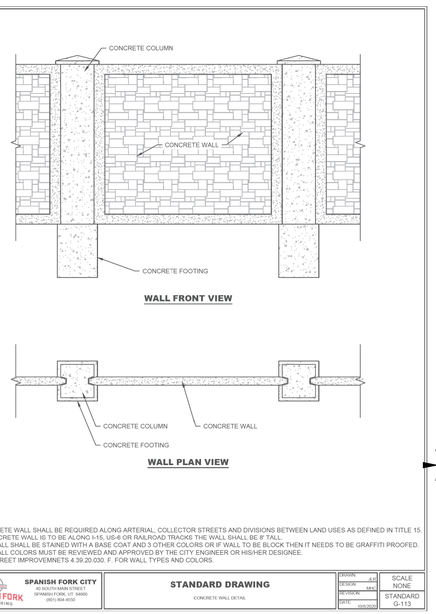
C11	12.00	4.41	21°02'22"	4.38	N 10°31'11" E
C12	63.00	70.60	64°12'15"	66.96	N 11°03'45" W

Typical Lot Setbacks Detail (N.T.S.) Single Family





NOTES:

1. CONCRETE WALL SHALL BE REQUIRED ALONG ARTERIAL, COLLECTOR STREETS AND DIVISIONS BETWEEN LAND USES AS DEFINED IN TITLE 15.
2. IF CONCRETE WALL IS TO BE ALONG I-15, US-6 OR RAILROAD TRACKS THE WALL SHALL BE 8' TALL.
3. THE WALL SHALL BE STAINED WITH A BASE COAT AND 3 OTHER COLORS OR IF WALL TO BE BLOCK THEN IT NEEDS TO BE GRAFFITI PROOFED. THE WALL COLORS MUST BE REVIEWED AND APPROVED BY THE CITY ENGINEER OR HIS/HER DESIGNEE.
4. SEE STREET IMPROVEMENTS 4.39.20.030. F. FOR WALL TYPES AND COLORS.

SPANISH FORK CITY ENGINEERING — 40 SOUTH MAIN STREET, SPANISH FORK, UT 84660, (801) 804-4550

STANDARD DRAWING — CONCRETE WALL DETAIL

DRAWN: J.C. | DESIGN: MW | REVISION: | DATE: 01/02/08 | SCALE: NONE | STANDARD: G-113

NOTE:

LOTS 1-19 ARE RECORDED ON EAGLE HAVEN SUBDIVISION PLAT "A".

CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS #27:032:0187

NOTES:

1. ALL DRINKING WATER AND PRESSURE 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.

2. THIS AREA IS SUBJECT TO THE NORMAL EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ALL OTHER ASPECTS ASSOCIATED WITH AN AGRICULTURAL LIFESTYLE. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISKS INHERENT WITH LIFESTOCK.

3. 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.

4. ANY EXISTING FACILITIES AFFECTED BY 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.

5. THIS SUBDIVISION IS A MASTER PLANNED DEVELOPMENT PER SPANISH FORK CITY CODE 15.3.24.030. 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.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER — SEPT. 14, 2022 — NO. 174774 — MATT W. BROWN — STATE OF UTAH

No.	Date	By	REVISIONS	Notes

Designed
Drawn J.B.
Checked M.W.B.
Date 7-22-22

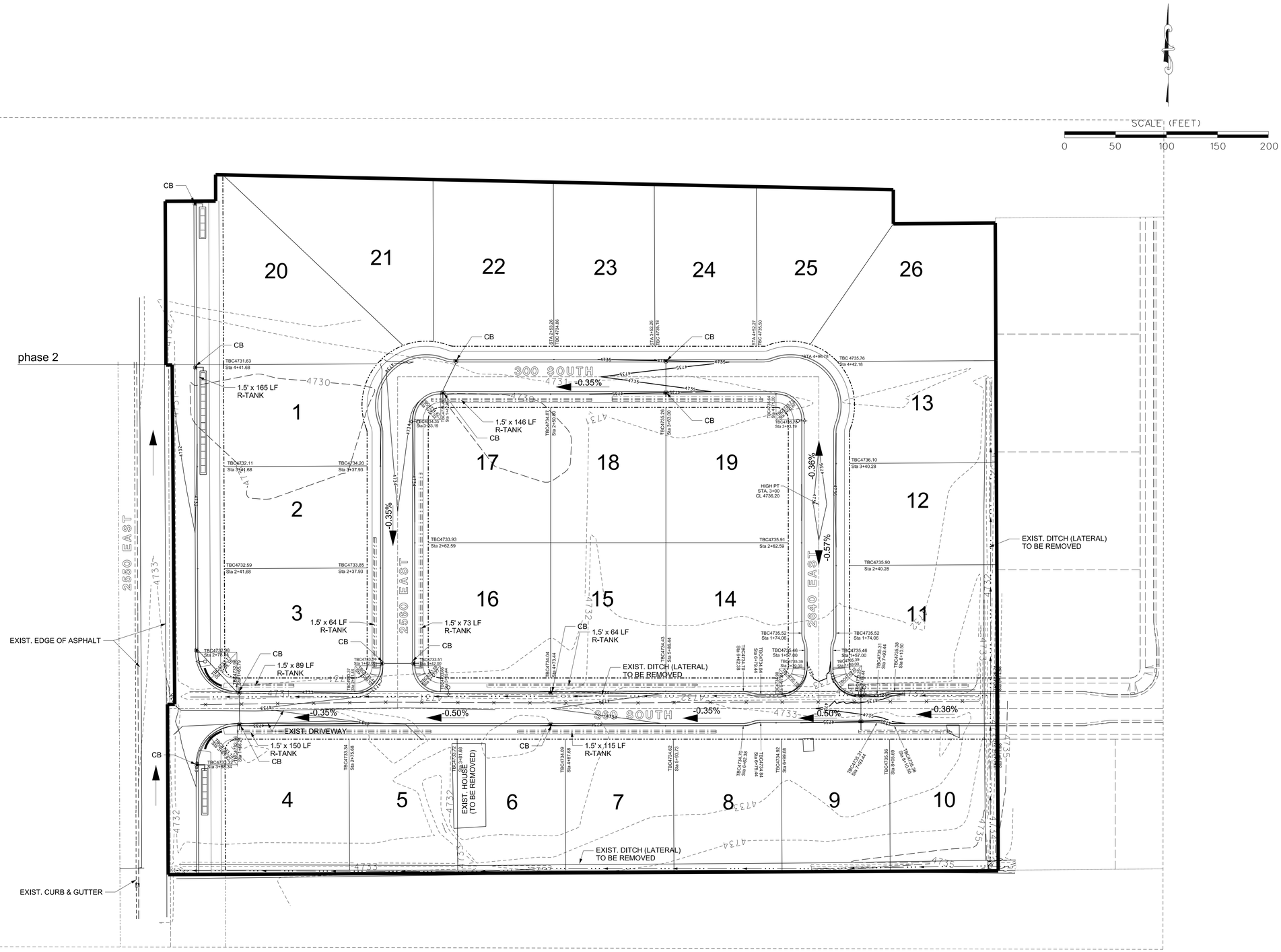
Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY PLAT

PROJECT NO. 2021.018

SHEET NO. 1

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT BROWN (PE)
578 E. 770 N.
OREM, UT. 84058
801-377-1790

DEVELOPER/ OWNER:
JACK WILLIAMS HOMES
GREG BIRD
801-770-6850



MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
SEPT. 14, 2022
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

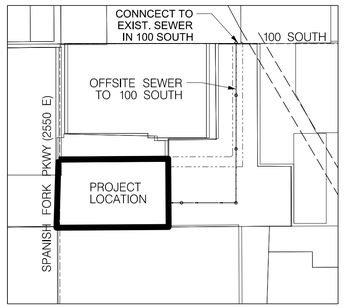
Designed
Drawn J.B.
Checked M.W.B.
Date 6-27-19

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY GRADING PLAN

PROJECT NO.
2021.018

SHEET NO.
2

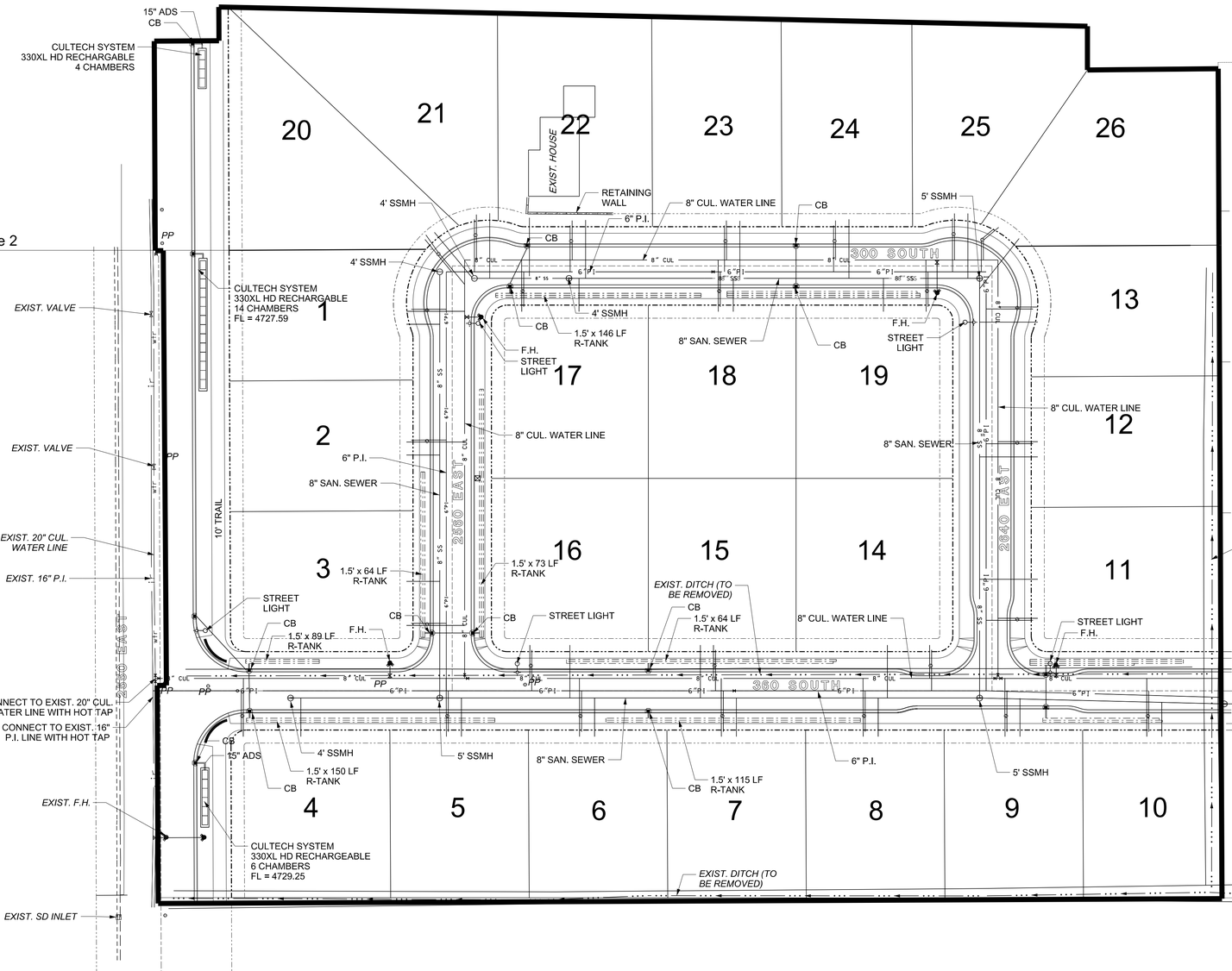
OFFSITE SEWER



LEGEND

- g — EXISTING GAS LINE
- be — EXISTING BURIED ELECTRICAL
- wtr — EXISTING WATER LINE
- X" W — NEW C-900 DR18 PVC CULINARY WATER LINE
- X" Ir — EXISTING PRESSURIZED IRRIGATION LINE
- X" PI — NEW C900 PURPLE PRESSURE IRRIGATION LINE
- swr — EXISTING SANITARY SEWER
- X" SS — NEW SDR-35 PVC SANITARY SEWER PIPE
- sd — EXISTING STORM DRAIN PIPE
- X" SD — NEW RCP STORM DRAIN PIPE
- LD — NEW ROOF DRAIN LATERAL
- SWR — NEW SAN. SEWER LATERAL
- WTR — NEW CULINARY WATER LATERAL
- IR — NEW PRESSURE IRRIGATION LATERAL
- (EJB) EXISTING ELECTRICAL JUNCTION BOX
- (SDMH) EXISTING STORM DRAIN MANHOLE
- (SDMH) NEW STORM DRAIN MANHOLE
- (BO) NEW BLOW OFF
- (LP) LIGHT POLE
- (LP) EXISTING LIGHT POLE
- (CB) EXISTING CATCH BASIN
- MAILBOX LOCATION
- (TP) EXISTING TELEPHONE PEDESTAL
- (wv) EXISTING WATER VALVE
- (WV) WATER VALVE
- (FH) EXISTING FIRE HYDRANT
- (FH) NEW FIRE HYDRANT
- (WM) WATER METER
- (SIGN) STREET SIGN
- (SSMH) EXIST. SEWER MANHOLE
- (SSMH) NEW SEWER MANHOLE
- (SCB) EXISTING IRRIGATION (SPRINKLER) CONTROL VALVE BOX IN LANDSCAPED AREAS
- NEW SD INLET

SCALE (FEET)
0 50 100 150 200



PROPOSED BRIDLE CREEK SUBDIVISION

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SEPT. 14, 2022
NO. 174774
MATT W. BROWN

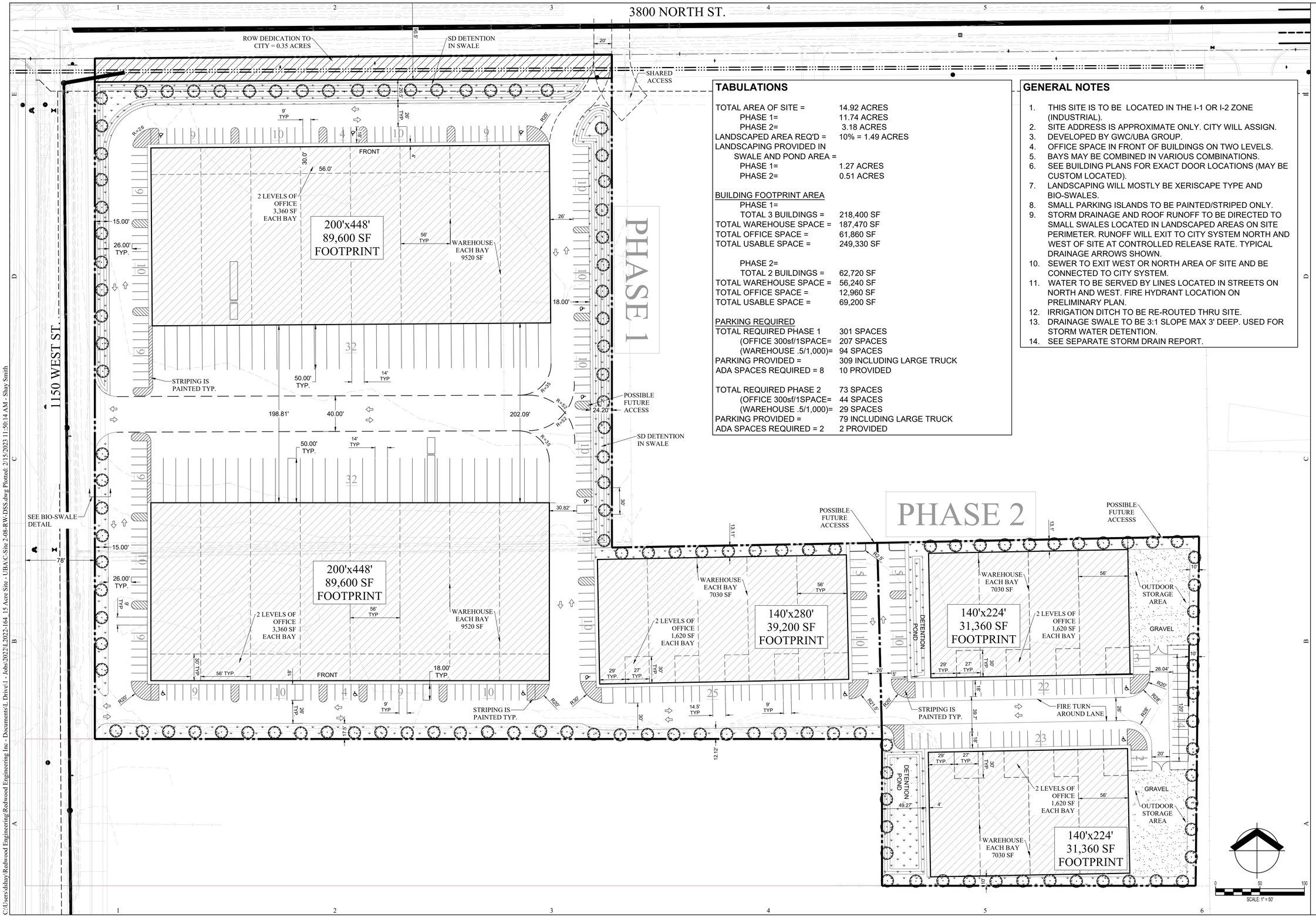
No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked M.W.B.
Date 1-23-20

Title: EAGLE HAVEN SUBDIVISION
Location: SPANISH FORK CITY, UTAH
Drawing Name: PRELIMINARY UTILITY PLAN

PROJECT NO. 2021.018

SHEET NO. 3



TABULATIONS

TOTAL AREA OF SITE =	14.92 ACRES
PHASE 1=	11.74 ACRES
PHASE 2=	3.18 ACRES
LANDSCAPED AREA REQ'D =	10% = 1.49 ACRES
LANDSCAPING PROVIDED IN SWALE AND POND AREA =	
PHASE 1=	1.27 ACRES
PHASE 2=	0.51 ACRES
BUILDING FOOTPRINT AREA	
PHASE 1=	
TOTAL 3 BUILDINGS =	218,400 SF
TOTAL WAREHOUSE SPACE =	187,470 SF
TOTAL OFFICE SPACE =	61,860 SF
TOTAL USABLE SPACE =	249,330 SF
PHASE 2=	
TOTAL 2 BUILDINGS =	62,720 SF
TOTAL WAREHOUSE SPACE =	56,240 SF
TOTAL OFFICE SPACE =	12,960 SF
TOTAL USABLE SPACE =	69,200 SF
PARKING REQUIRED	
TOTAL REQUIRED PHASE 1	301 SPACES
(OFFICE 300sf/1SPACE=	207 SPACES
(WAREHOUSE .5/1,000)=	94 SPACES
PARKING PROVIDED =	309 INCLUDING LARGE TRUCK
ADA SPACES REQUIRED = 8	10 PROVIDED
TOTAL REQUIRED PHASE 2	73 SPACES
(OFFICE 300sf/1SPACE=	44 SPACES
(WAREHOUSE .5/1,000)=	29 SPACES
PARKING PROVIDED =	79 INCLUDING LARGE TRUCK
ADA SPACES REQUIRED = 2	2 PROVIDED

GENERAL NOTES

1. THIS SITE IS TO BE LOCATED IN THE I-1 OR I-2 ZONE (INDUSTRIAL).
2. SITE ADDRESS IS APPROXIMATE ONLY. CITY WILL ASSIGN.
3. DEVELOPED BY GWC/UBA GROUP.
4. OFFICE SPACE IN FRONT OF BUILDINGS ON TWO LEVELS.
5. BAYS MAY BE COMBINED IN VARIOUS COMBINATIONS.
6. SEE BUILDING PLANS FOR EXACT DOOR LOCATIONS (MAY BE CUSTOM LOCATED).
7. LANDSCAPING WILL MOSTLY BE XERISCAPE TYPE AND BIO-SWALES.
8. SMALL PARKING ISLANDS TO BE PAINTED/STRIPED ONLY.
9. STORM DRAINAGE AND ROOF RUNOFF TO BE DIRECTED TO SMALL SWALES LOCATED IN LANDSCAPED AREAS ON SITE PERIMETER. RUNOFF WILL EXIT TO CITY SYSTEM NORTH AND WEST OF SITE AT CONTROLLED RELEASE RATE. TYPICAL DRAINAGE ARROWS SHOWN.
10. SEWER TO EXIT WEST OR NORTH AREA OF SITE AND BE CONNECTED TO CITY SYSTEM.
11. WATER TO BE SERVED BY LINES LOCATED IN STREETS ON NORTH AND WEST. FIRE HYDRANT LOCATION ON PRELIMINARY PLAN.
12. IRRIGATION DITCH TO BE RE-ROUTED THRU SITE.
13. DRAINAGE SWALE TO BE 3:1 SLOPE MAX 3' DEEP. USED FOR STORM WATER DETENTION.
14. SEE SEPARATE STORM DRAIN REPORT.

GWC/UBA WAREHOUSE/OFFICE #1
SPANISH FORK, UT

CONCEPT PLAN
APPROX. 3700 N 1150 W

DATE	REVISION
1/12/23	UPDATED LAYOUT
2/10/23	UPDATED #2

PROJECT #
NA
CAD DWG FILE:
C-Site 2-08-RW-DSS.dwg
DRAWN BY:
JLB
CHECKED BY:
DESIGNED BY:
SES & DSS

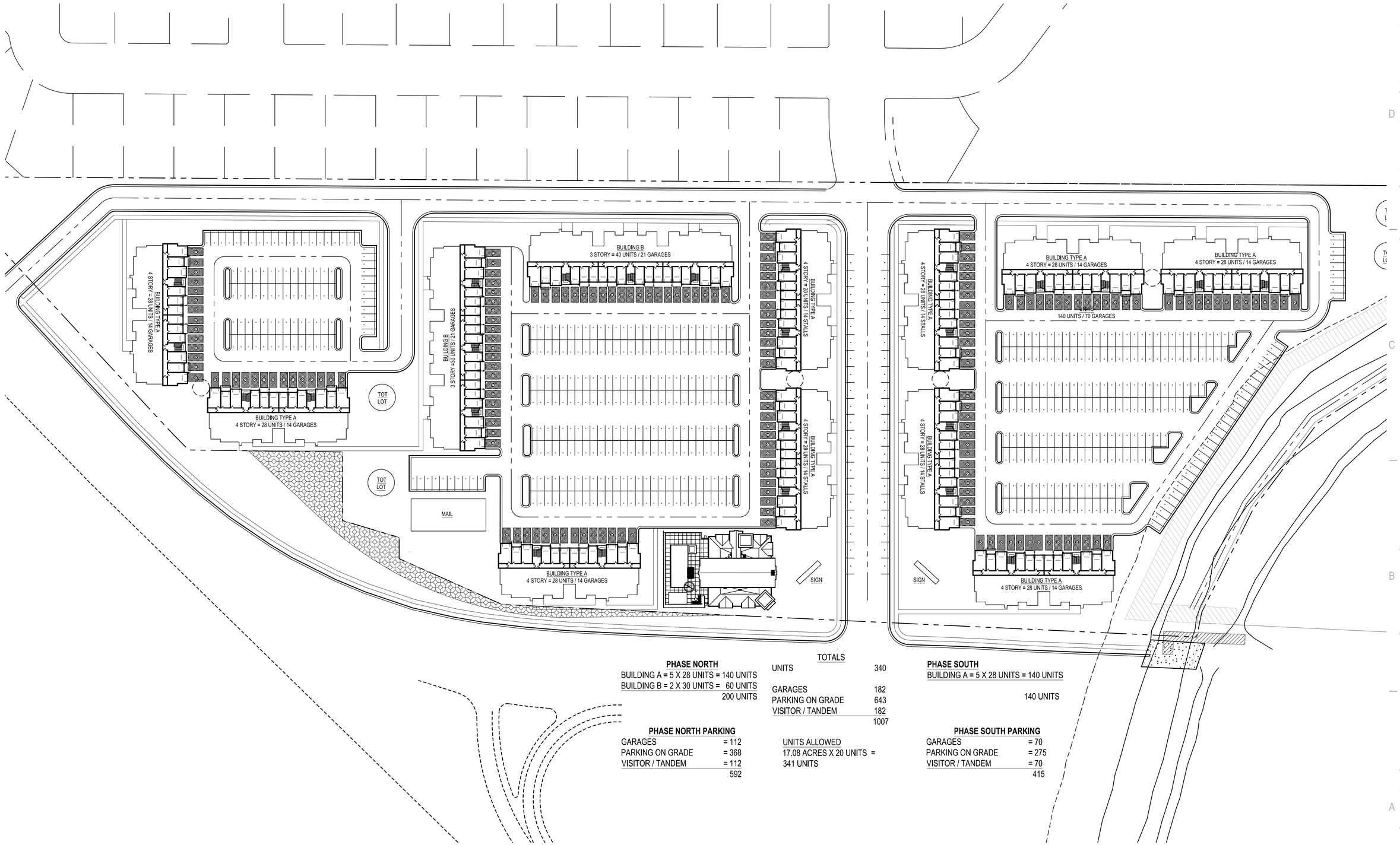
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

SHEET TITLE:
CONCEPT

SHEET NAME:
SP-01

SHEET 1 OF 1

C:\Users\dshay\Redwood Engineering\Redwood Engineering Inc - Documents\L Drive\1 - Jobs\2022\L2022-164_15 Acre Site - UBA\C-Site 2-08-RW-DSS.dwg Plotted: 2/15/2023 11:50:14 AM - Shay Smith



PHASE NORTH

BUILDING A = 5 X 28 UNITS = 140 UNITS
BUILDING B = 2 X 30 UNITS = 60 UNITS
200 UNITS

PHASE NORTH PARKING

GARAGES	= 112
PARKING ON GRADE	= 368
VISITOR / TANDEM	= 112
	592

TOTALS

UNITS	340
GARAGES	182
PARKING ON GRADE	643
VISITOR / TANDEM	182
	1007

UNITS ALLOWED
17.08 ACRES X 20 UNITS =
341 UNITS

PHASE SOUTH

BUILDING A = 5 X 28 UNITS = 140 UNITS

140 UNITS

PHASE SOUTH PARKING

GARAGES	= 70
PARKING ON GRADE	= 275
VISITOR / TANDEM	= 70
	415

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE
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SPANISH FORK - PEG DEVELOPMENT

SPANISH FORK, UTAH
VERSION #1

BWA ARCHITECTS
T 801 438 9500
F 801 438 9501
3115 EAST LION LANE, #200
HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
####

DWN BY	CHKD BY
####	####

PROJECT PHASE

####

DRAWING NUMBER

SD1.0

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