Wednesday, May 18, 2022
Development Review Committee

DEVELOPMENT REVIEW COMMITTEE AGENDA
PUBLIC NOTICE is hereby given that the Development Review Committee of Spanish Fork, Utah, will hold a regular meeting at the Spanish Fork City Council Chamber, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m. This meeting is not available to attend virtually.

1. Final Plat

Subject	**A. ESCALA PLAT B. The proposal involves approving 45 residential units for a development located at approximately 1300 South Del Monte Road.**
Meeting	May 18, 2022 - Development Review Committee
Category	1. Final Plat
Type	Action, Discussion

File Attachments
report.drc.escalaplatb.5-18-2022.pdf (9,625 KB)

2. Minor Plat Amendment

Subject	**A. PINE VIEW PLAT B. The proposal involves adjusting two lots within the Pine View Subdivision, Plat A, located at 2887 East 700 South.**
Meeting	May 18, 2022 - Development Review Committee
Category	2. Minor Plat Amendment
Type	Action, Discussion

File Attachments
report.drc.pineviewplatb.5-18-2022.pdf (1,067 KB)

3. Minor Subdivision Plat

Subject	**A. NELSON MEADOWS PLAT A. The proposal involves the platting of a subdivision with three residential lots located at 891 South 1700 East.**
Meeting	May 18, 2022 - Development Review Committee
Category	3. Minor Subdivision Plat
Type	Action, Discussion

File Attachments
report.drc.nelsonmeadowsplata.5-18-2022.pdf (1,946 KB)

4. Site Plan

Subject	**A. MOUNTAIN COUNTRY FOODS PLANT 3. The proposal involves industrial development of a site located at 1826 North 300 West.**
Meeting	May 18, 2022 - Development Review Committee
Category	4. Site Plan
Type	Action, Discussion

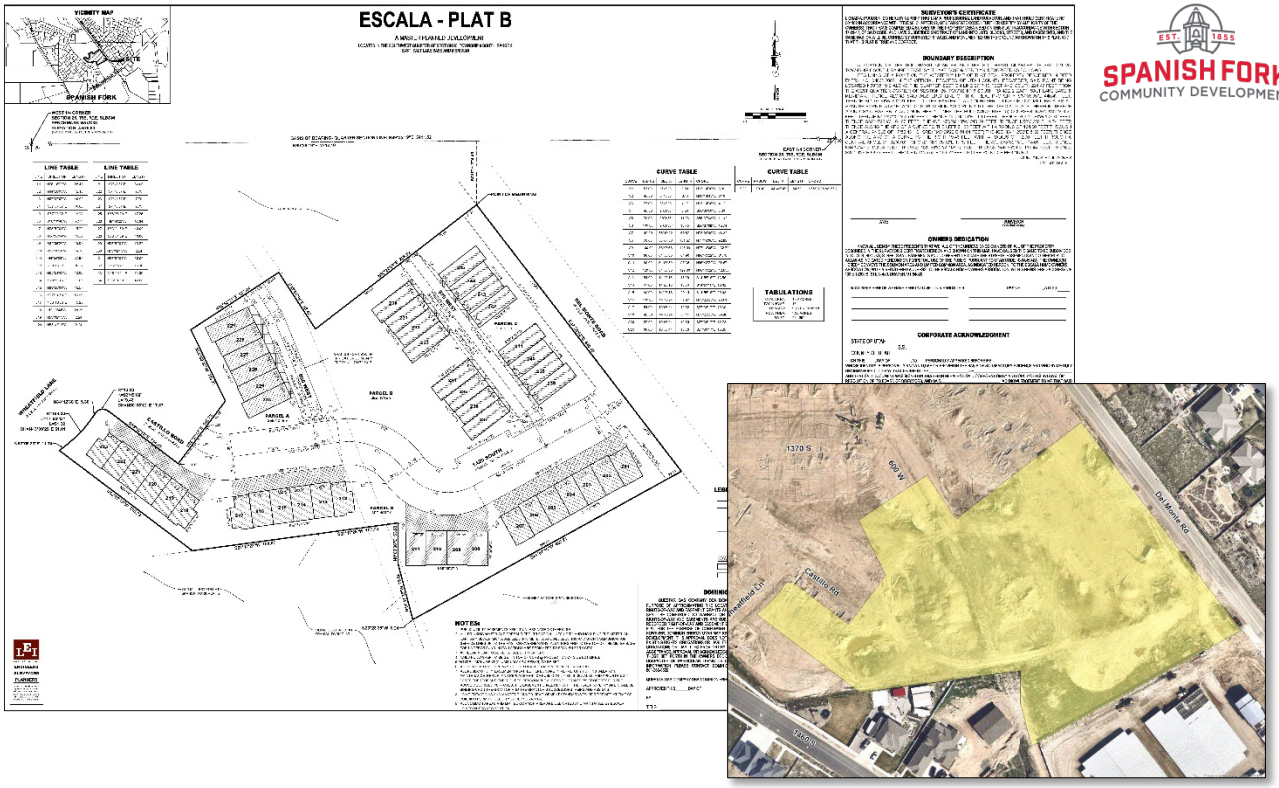
File Attachments
report.drc.mountaincountryfoodsplant3.5-18-2022.pdf (11,786 KB)

5. Zone Change and Preliminary Plat

Subject	**A. ARROWHEAD SUBDIVISION. The proposal involves expanding the current C-2 zone for a commercial lot and Preliminary Plat approval of a Master Planned Development in the R-1-12 zone with 192 residential lots located at 525 West Arrowhead Trail.**
Meeting	May 18, 2022 - Development Review Committee
Category	5. Zone Change and Preliminary Plat
Type	Action, Discussion

File Attachments
report.drc.arrowheadsubdivision.5-18-2022.pdf (5,906 KB)

6. Adjourn



Escala Plat B Final Plat Approval Request

May 18, 2022, Development Review Committee Meeting.

Located at 1300 South Del Monte Road, including 4.86 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of forty-five (45) residential units be approved.

Key Issues

1. Power.

Recommendation

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

Findings

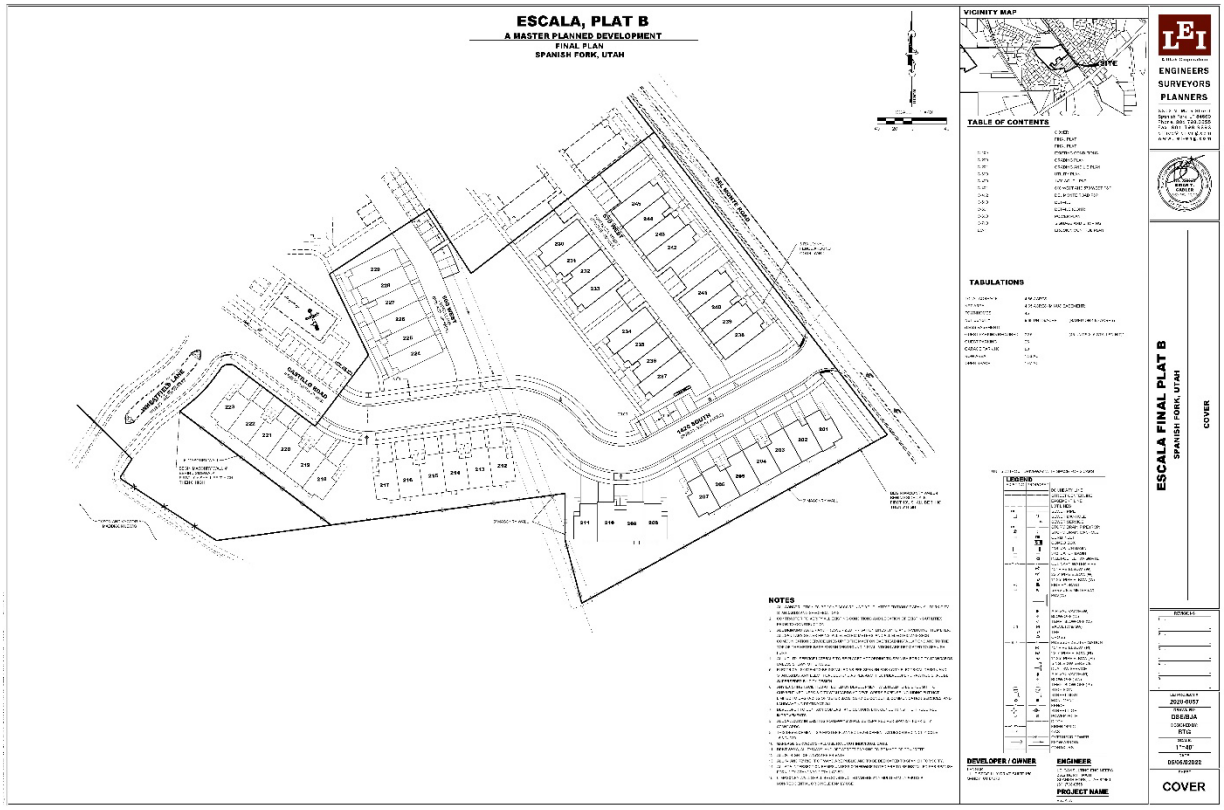
1. That the application conforms to the City's Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

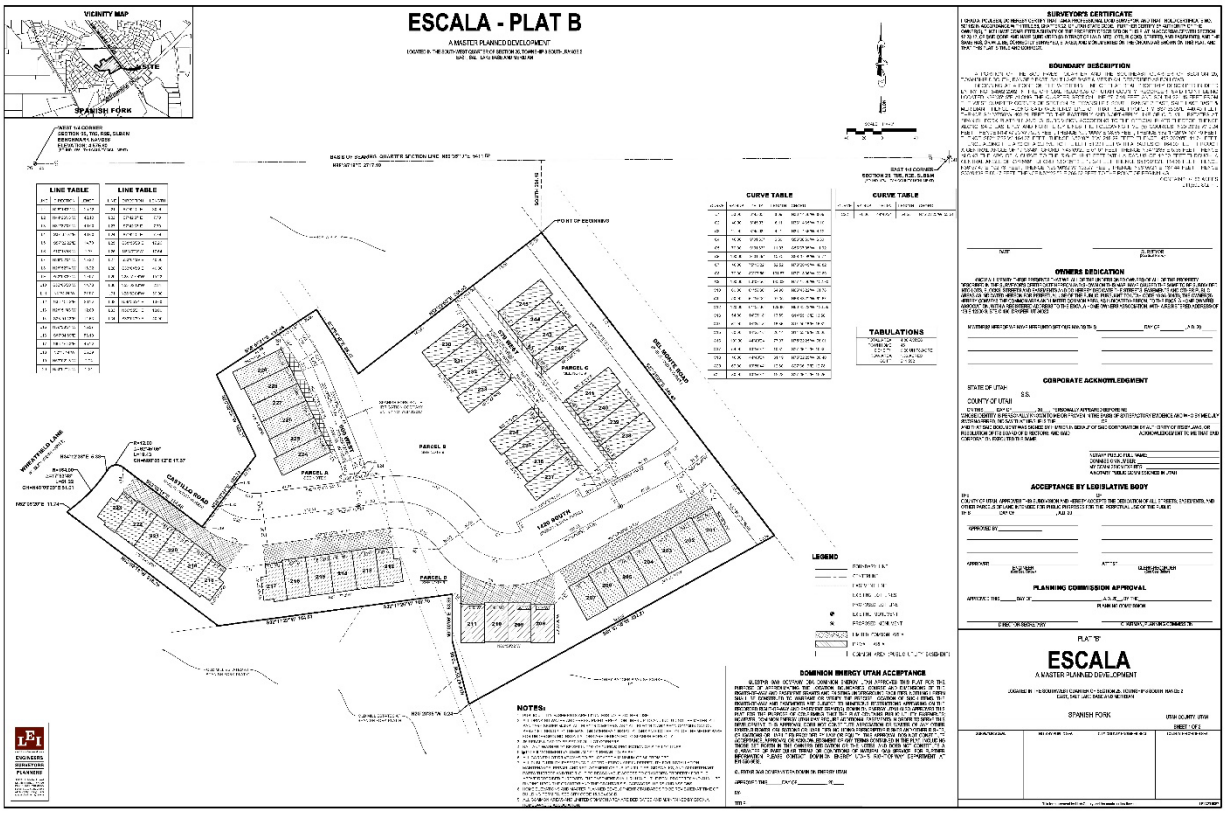
Conditions

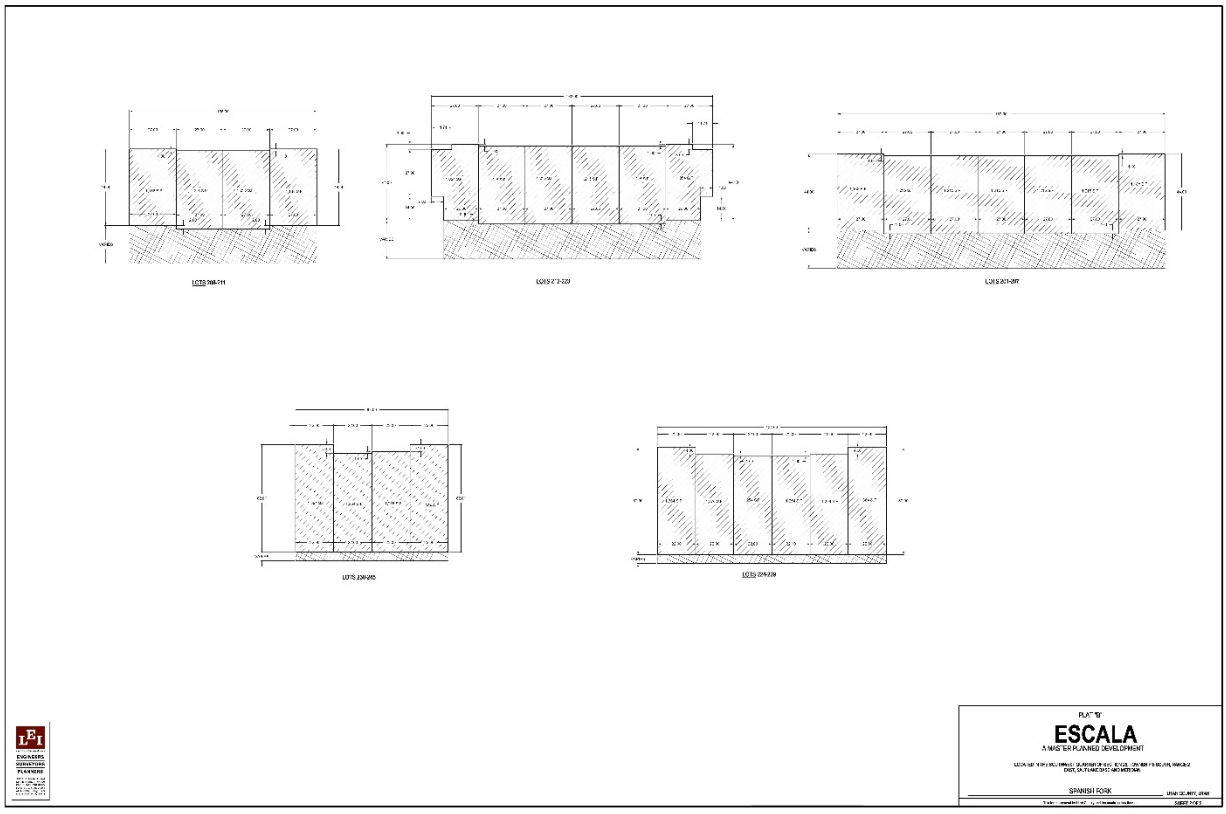
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

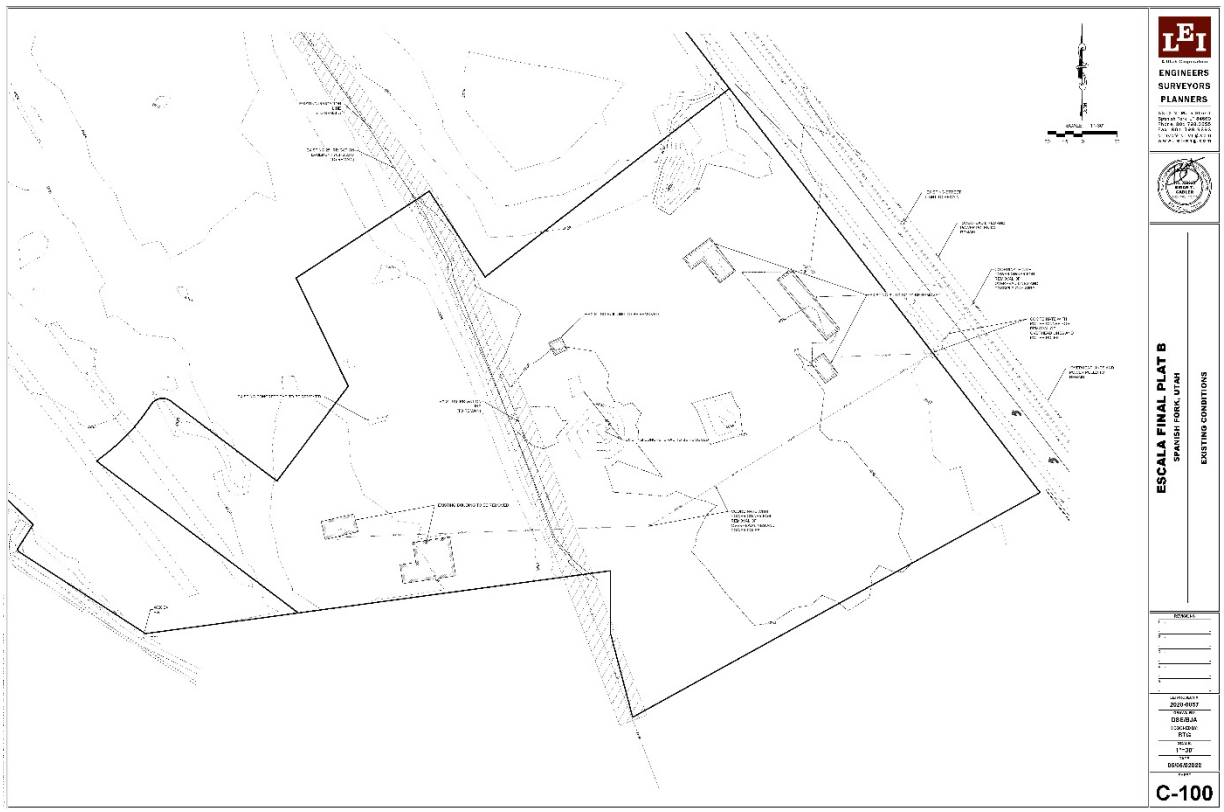
Exhibits

1. Final Plat.
2. Landscaping Plans.

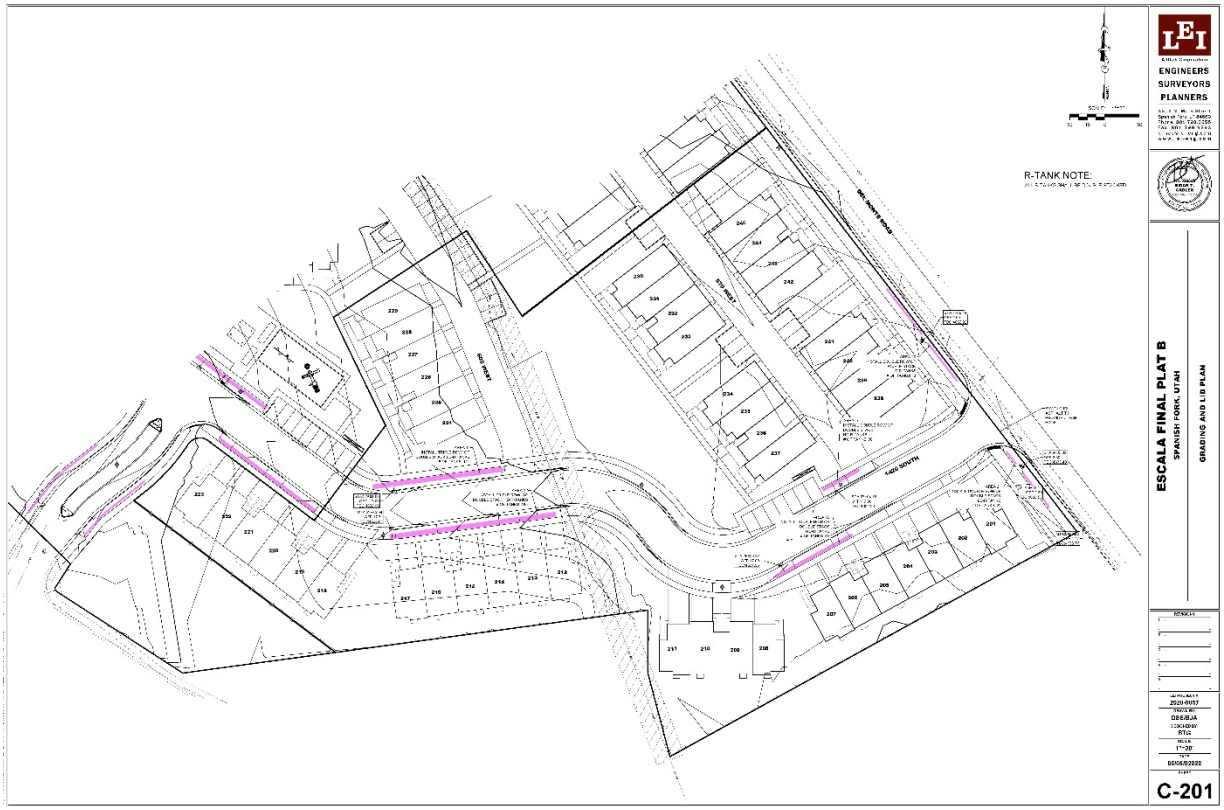

ESCALA, PLAT B
A MASTER PLANNED DEVELOPMENT
FINAL PLAN
SPANISH FORK, UTAH
VICINITY MAP
TABLE OF CONTENTS
TABULATIONS
LEGEND
NOTES
DEVELOPER / OWNER
ENGINEER
PROJECT NAME
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
COVER
2020-0057
05/05/2021
COVER

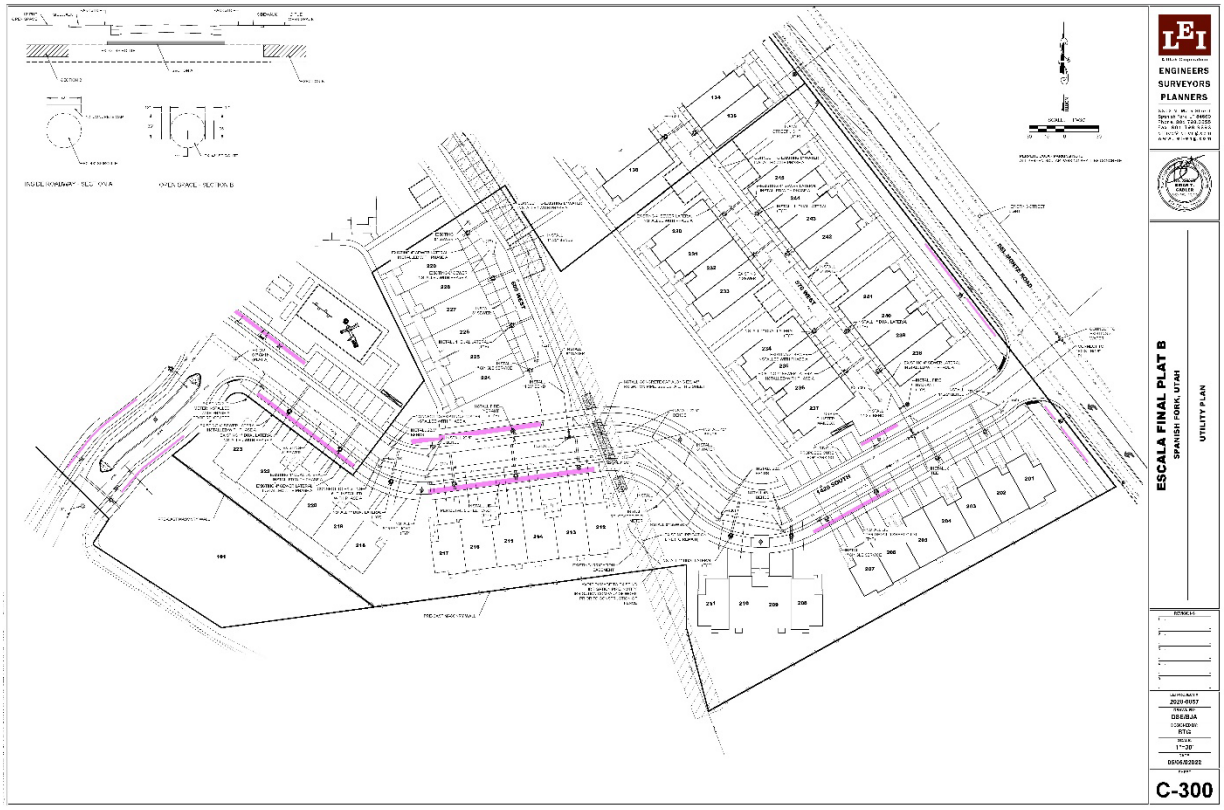

ESCALA - PLAT B
A MASTER PLANNED DEVELOPMENT
VICINITY MAP
SPANISH FORK
LINE TABLE
CURVE TABLE
TABULATIONS
LEGEND
NOTES:
SURVEYOR'S CERTIFICATE
BOUNDARY DESCRIPTION
OWNERS DEDICATION
CORPORATE ACKNOWLEDGMENT
ACCEPTANCE BY LEGISLATIVE BODY
PLANNING COMMISSION APPROVAL
DOMINION ENERGY UTAH ACCEPTANCE
PLAT "B"
ESCALA
A MASTER PLANNED DEVELOPMENT
SPANISH FORK
UTAH COUNTY, UTAH
SHEET 1 OF 1

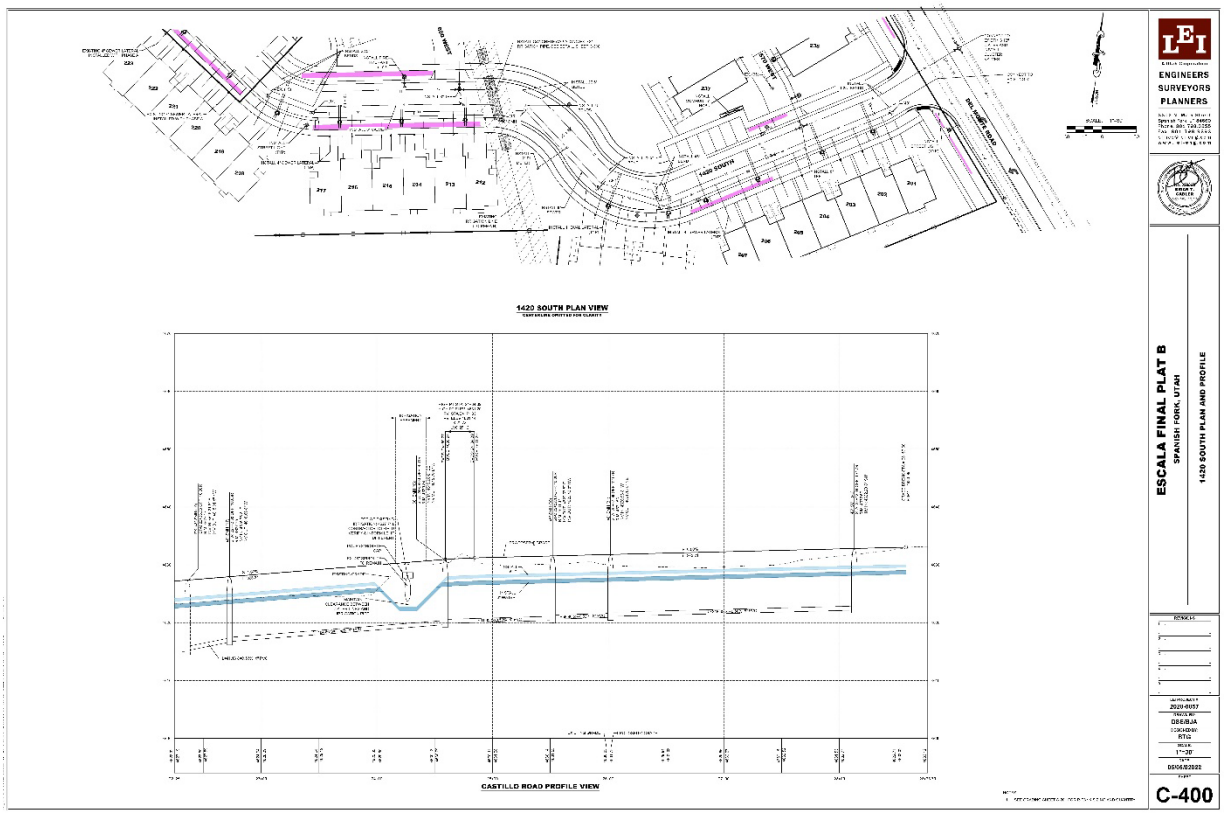

PLAT "B"
ESCALA
A MASTER PLANNED DEVELOPMENT
SPANISH FORK
ENGINEERS
SURVEYORS
PLANNERS

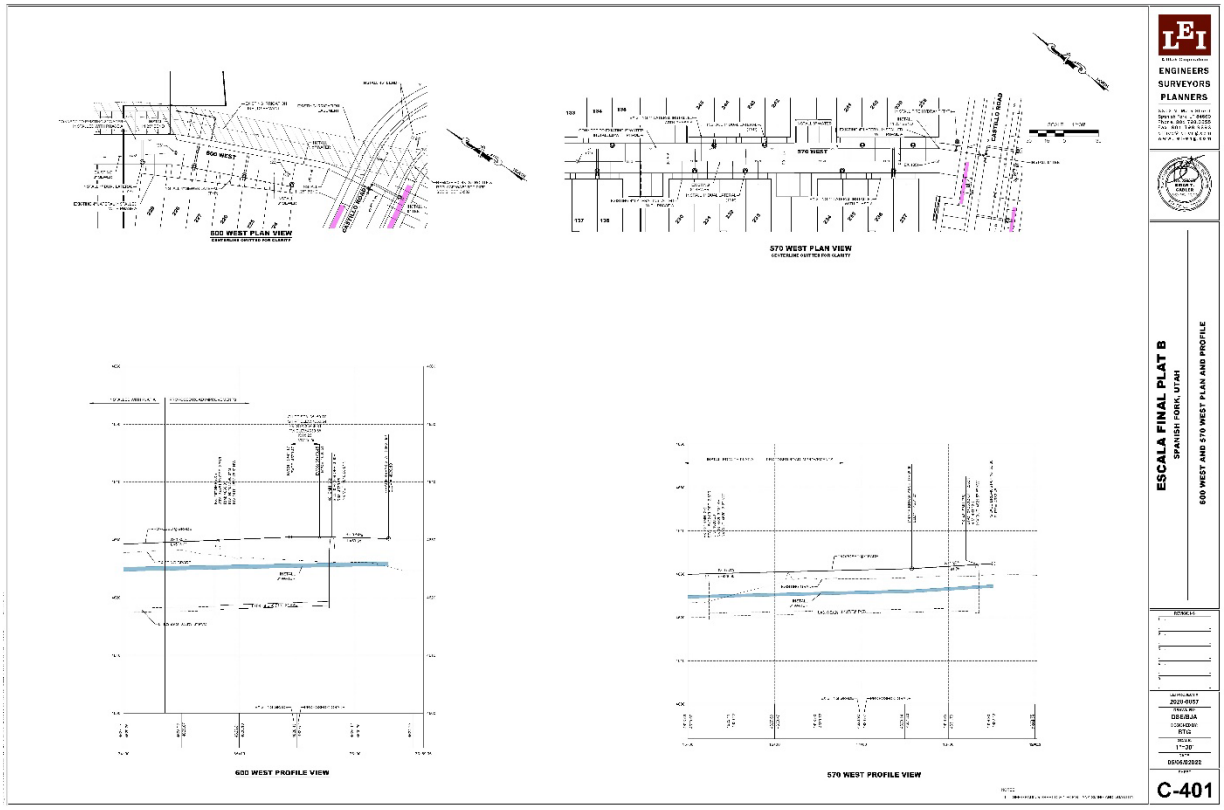

ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
EXISTING CONDITIONS
C-100

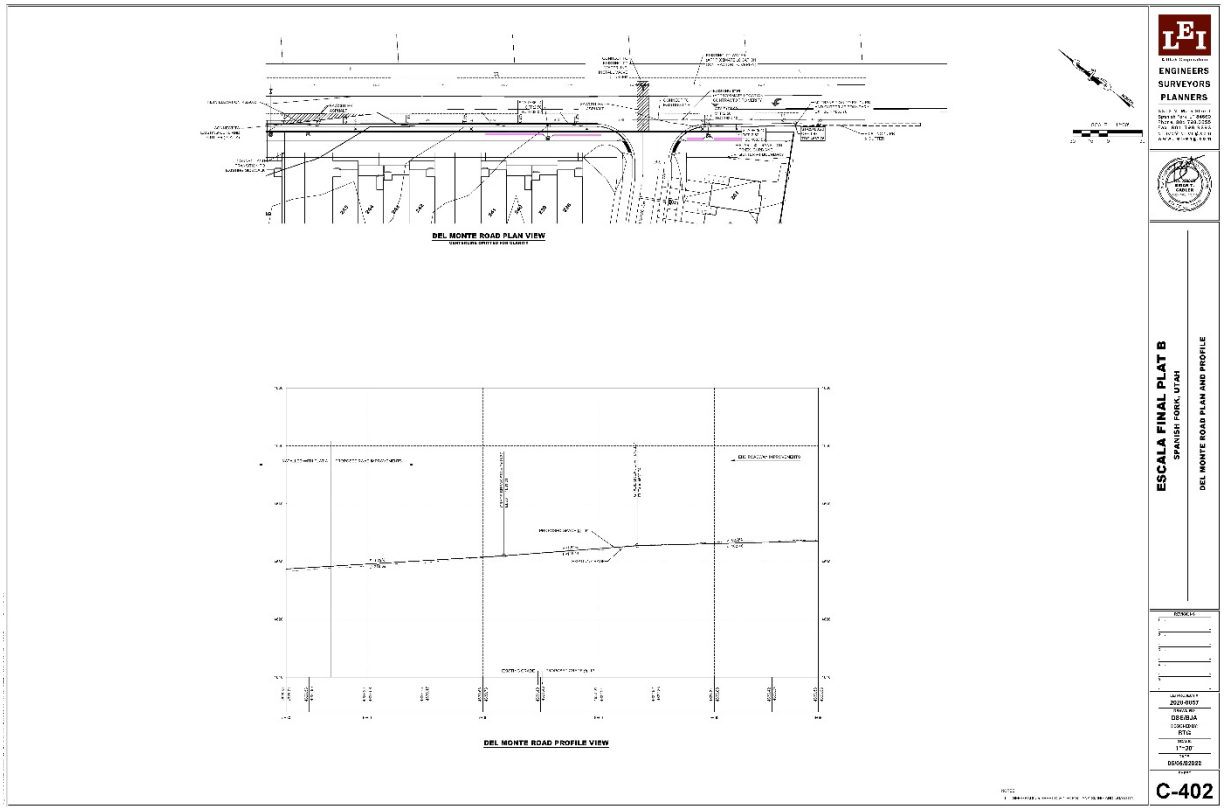

LEI
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
GRADING PLAN
C-200


LEI
ENGINEERS
SURVEYORS
PLANNERS
R-TANK NOTE:
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
GRADING AND LID PLAN
C-201

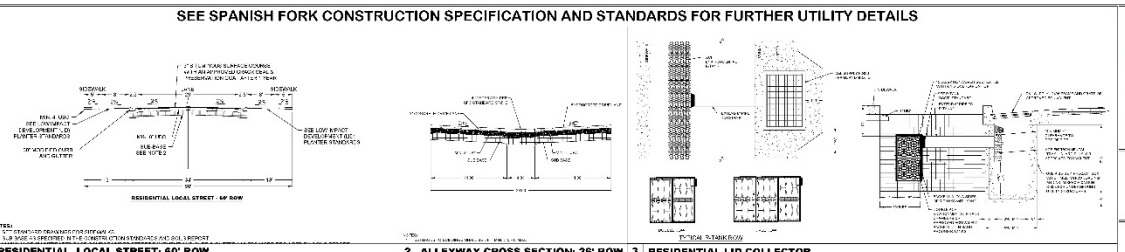

ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
UTILITY PLAN
C-300


1420 SOUTH PLAN VIEW
CASTILLO ROAD PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
1420 SOUTH PLAN AND PROFILE
C-400

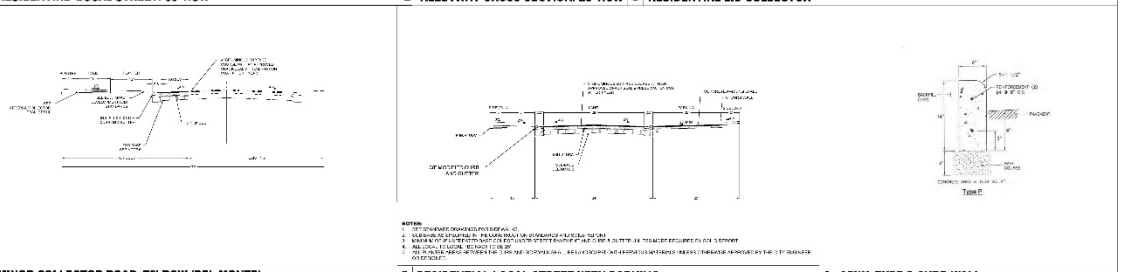

600 WEST PLAN VIEW
570 WEST PLAN VIEW
600 WEST PROFILE VIEW
570 WEST PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
600 WEST AND 570 WEST PLAN AND PROFILE
C-401


DEL MONTE ROAD PLAN VIEW
DEL MONTE ROAD PROFILE VIEW
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
DEL MONTE ROAD PLAN AND PROFILE
C-402

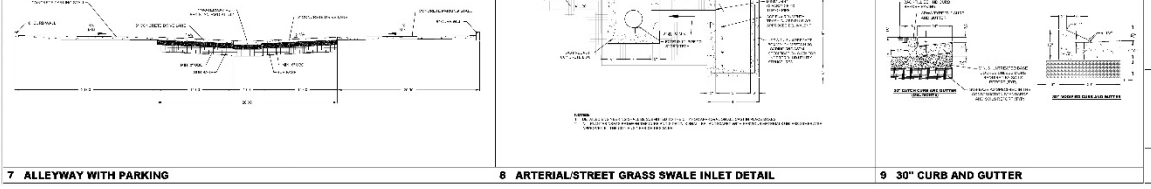
SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



1 RESIDENTIAL LOCAL STREET: 60' ROW | 2 ALLEYWAY CROSS SECTION: 26' ROW | 3 RESIDENTIAL LID COLLECTOR



4 MINOR COLLECTOR ROAD: 72' ROW (DEL MONTE) | 5 RESIDENTIAL LOCAL STREET WITH PARKING | 6 APWA TYPE P CURB WALL



7 ALLEYWAY WITH PARKING | 8 ARTERIAL/STREET GRASS SWALE INLET DETAIL | 9 30" CURB AND GUTTER

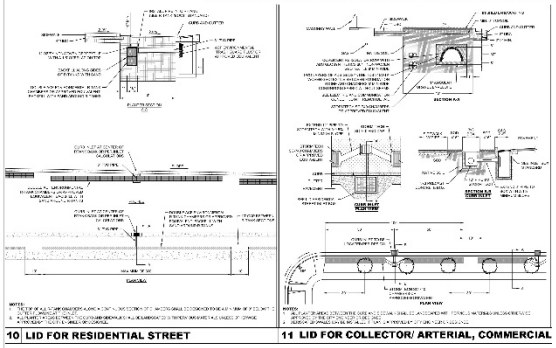
LEI ENGINEERS SURVEYORS PLANNERS

ESCALA FINAL PLAT B
SPANISH FORK, UTAH
DETAILS

2020-0057
DBE/BJA
CSK/HDW/RTG
N/A
05/04/2022

C-500

SEE SPANISH FORK CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS



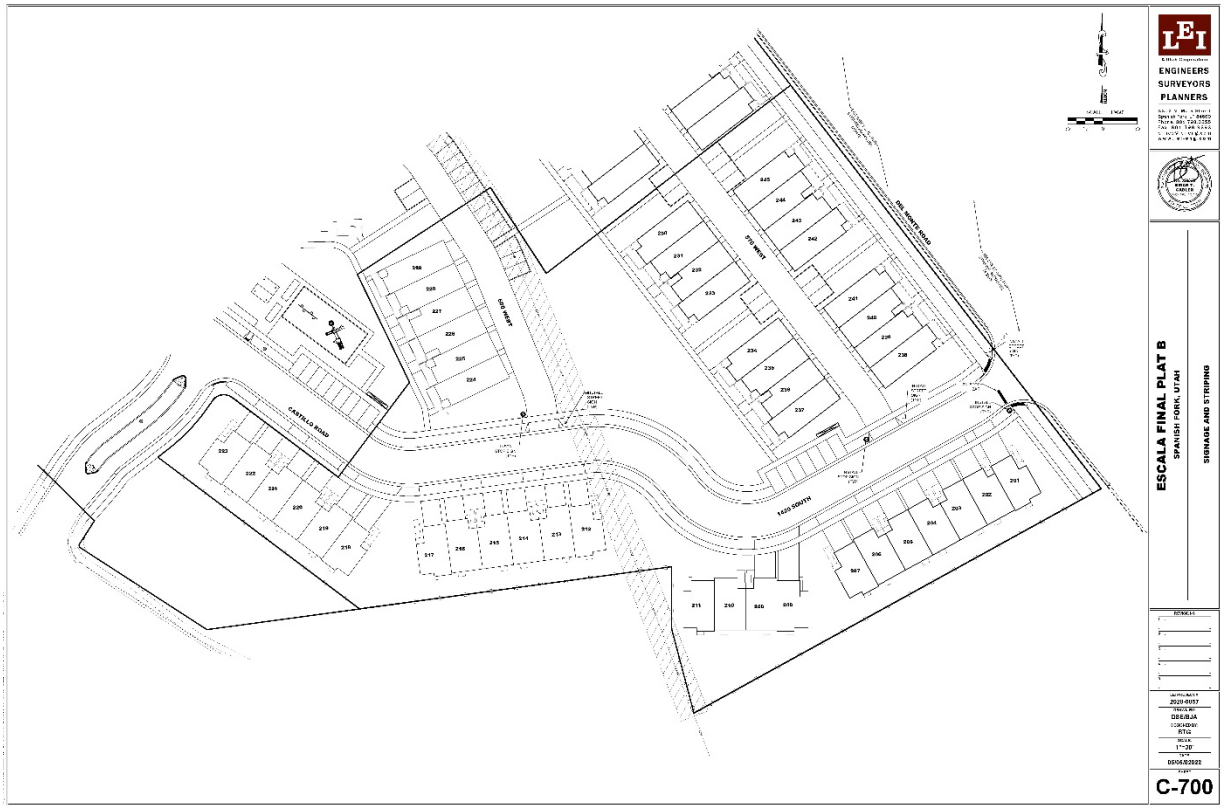
10 LID FOR RESIDENTIAL STREET | 11 LID FOR COLLECTOR/ ARTERIAL, COMMERCIAL

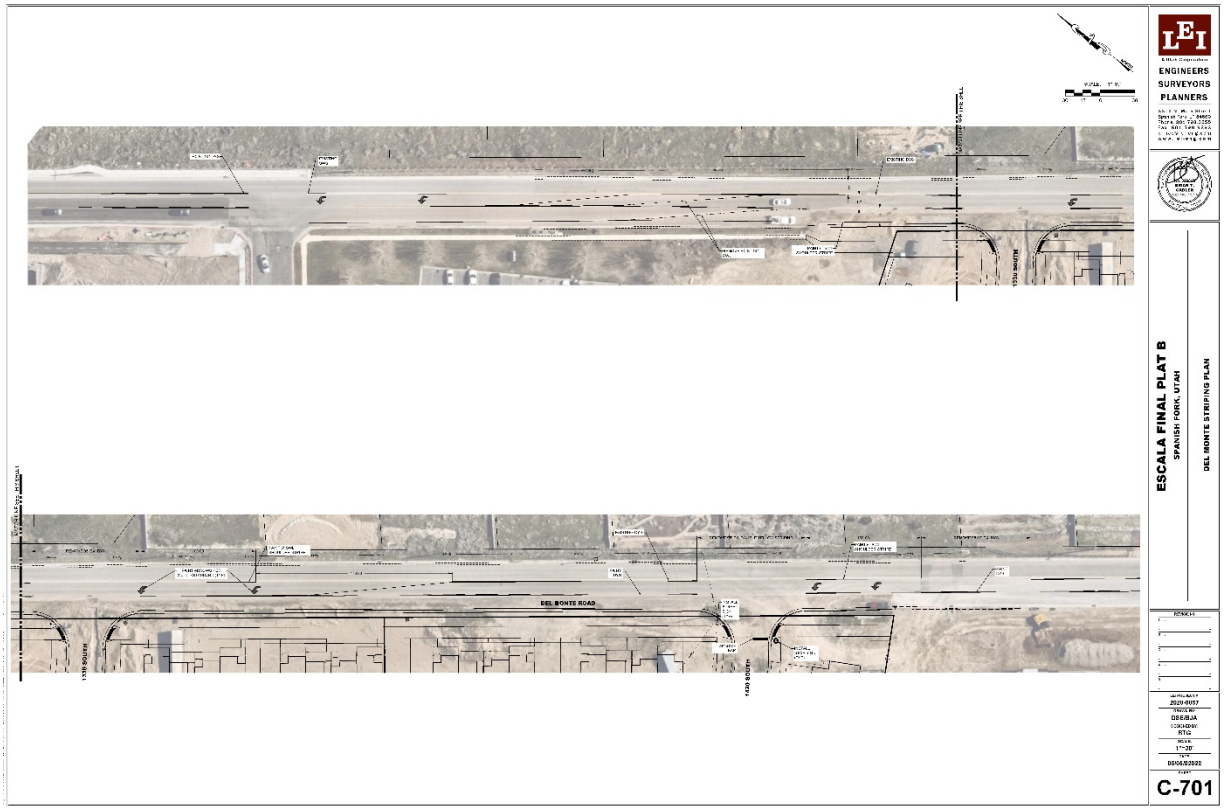
LEI ENGINEERS SURVEYORS PLANNERS

ESCALA FINAL PLAT B
SPANISH FORK, UTAH
DETAILS

2020-0057
DBE/BJA
CSK/HDW/RTG
N/A
05/04/2022

C-501


DEL MONTE ROAD
CASTILLO ROAD
1430 SOUTH
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
SIGNAGE AND STRIPING
C-700


DEL MONTE ROAD
1430 SOUTH
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
DEL MONTE STRIPING PLAN
C-701


CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)
CONCRETE WASTE MANAGEMENT
INLET PROTECTION
LEGEND
EROSION CONTROL NOTES
SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL PLAT B
SPANISH FORK, UTAH
EROSION CONTROL PLAN
EC-1

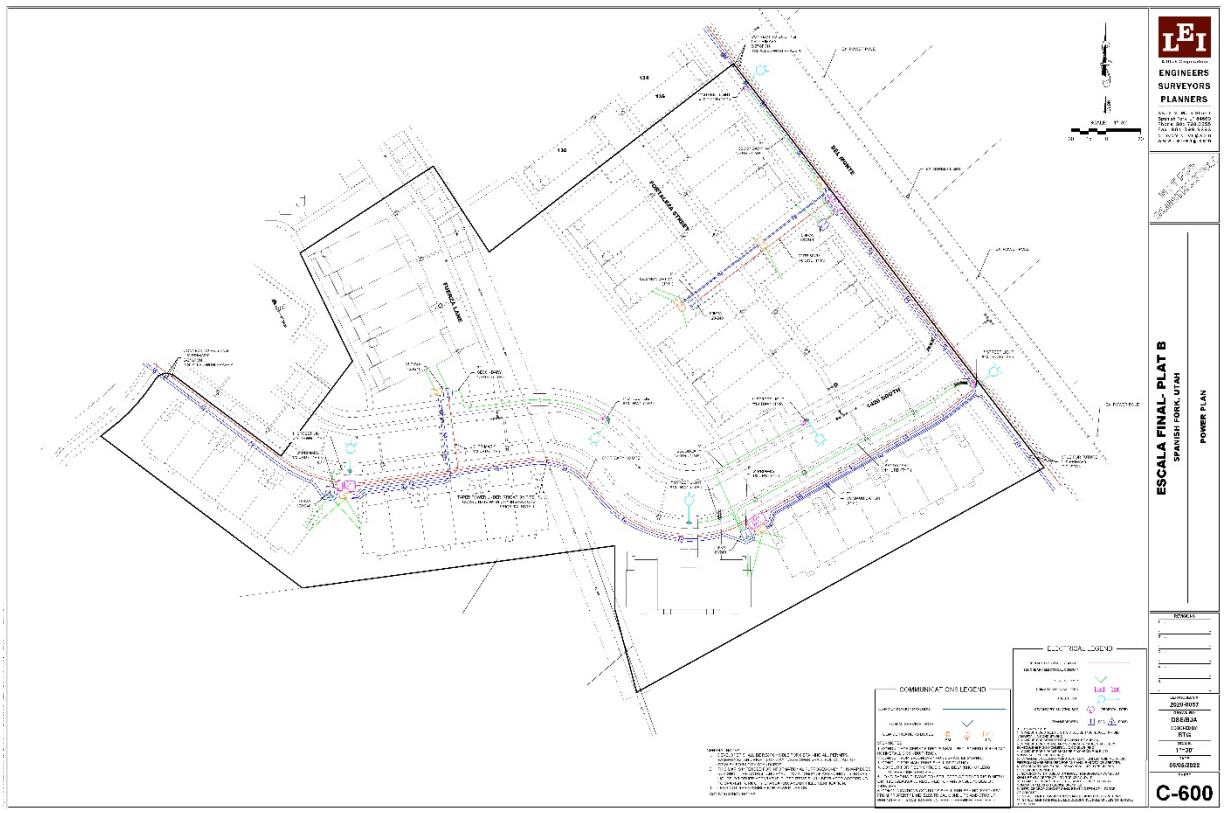
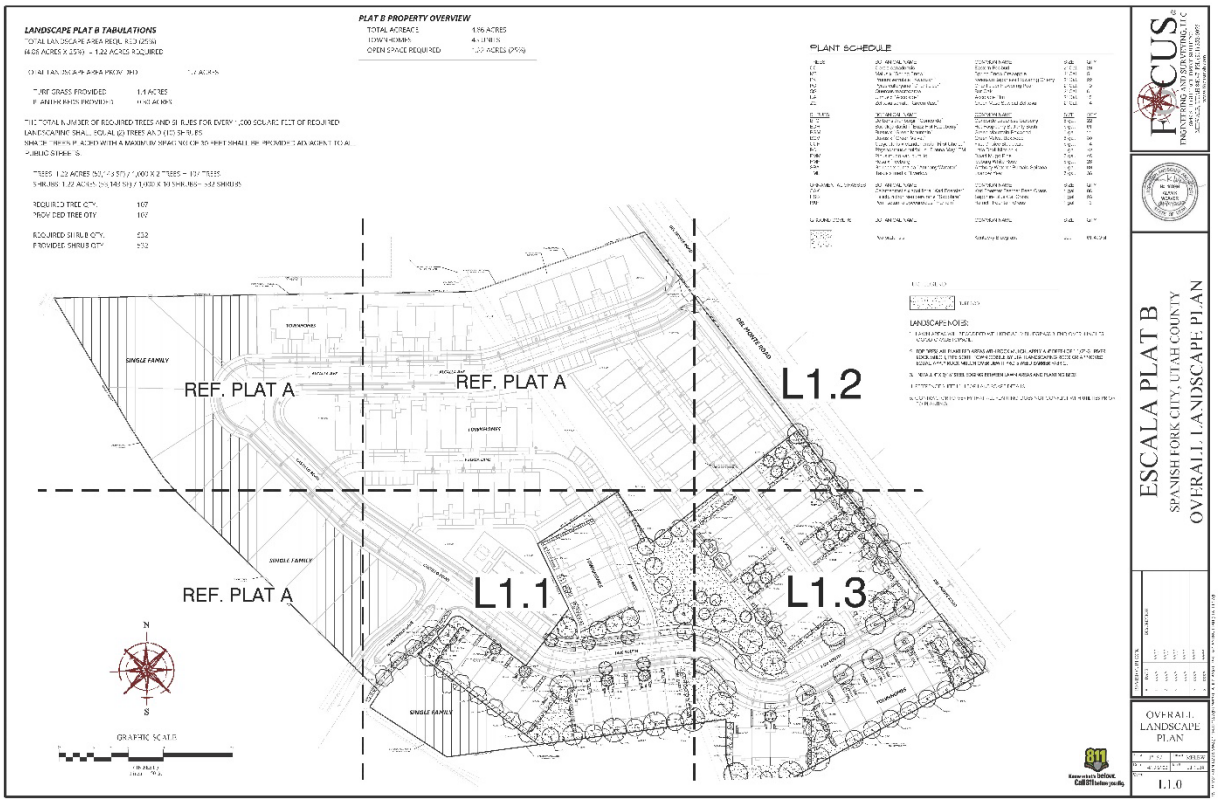
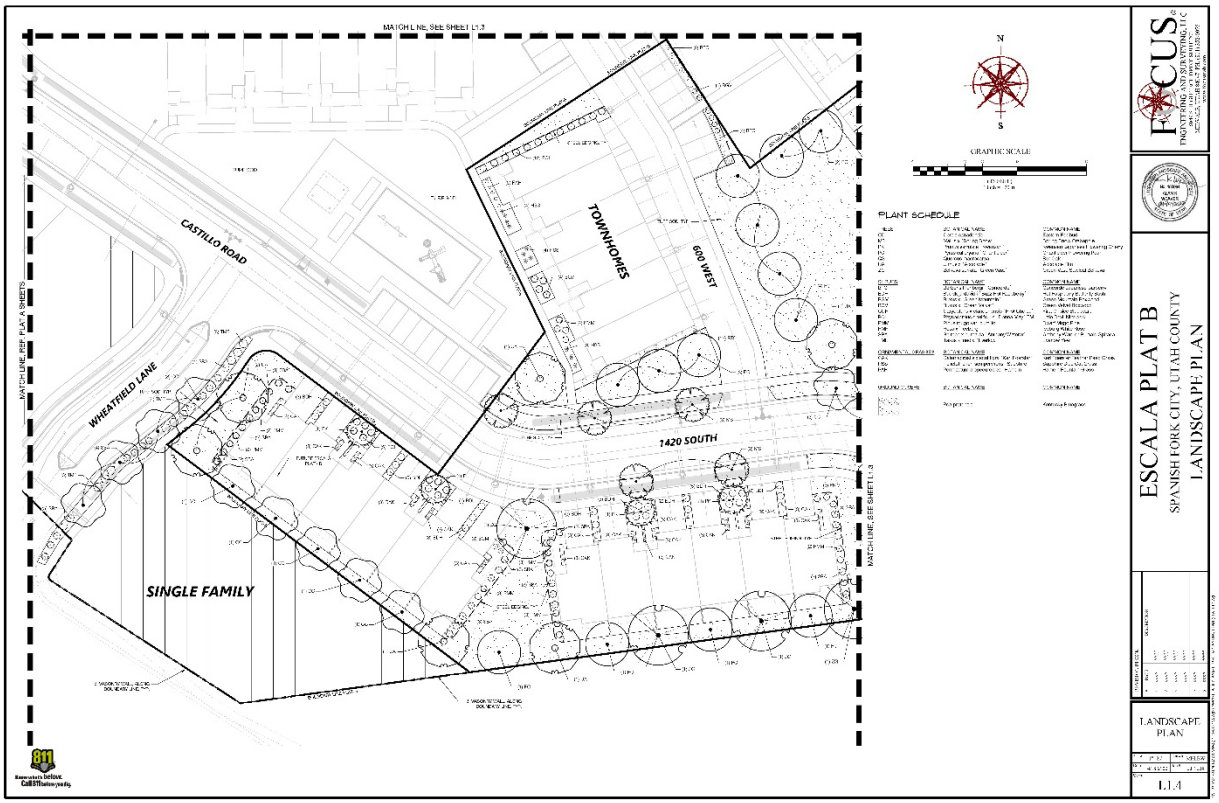
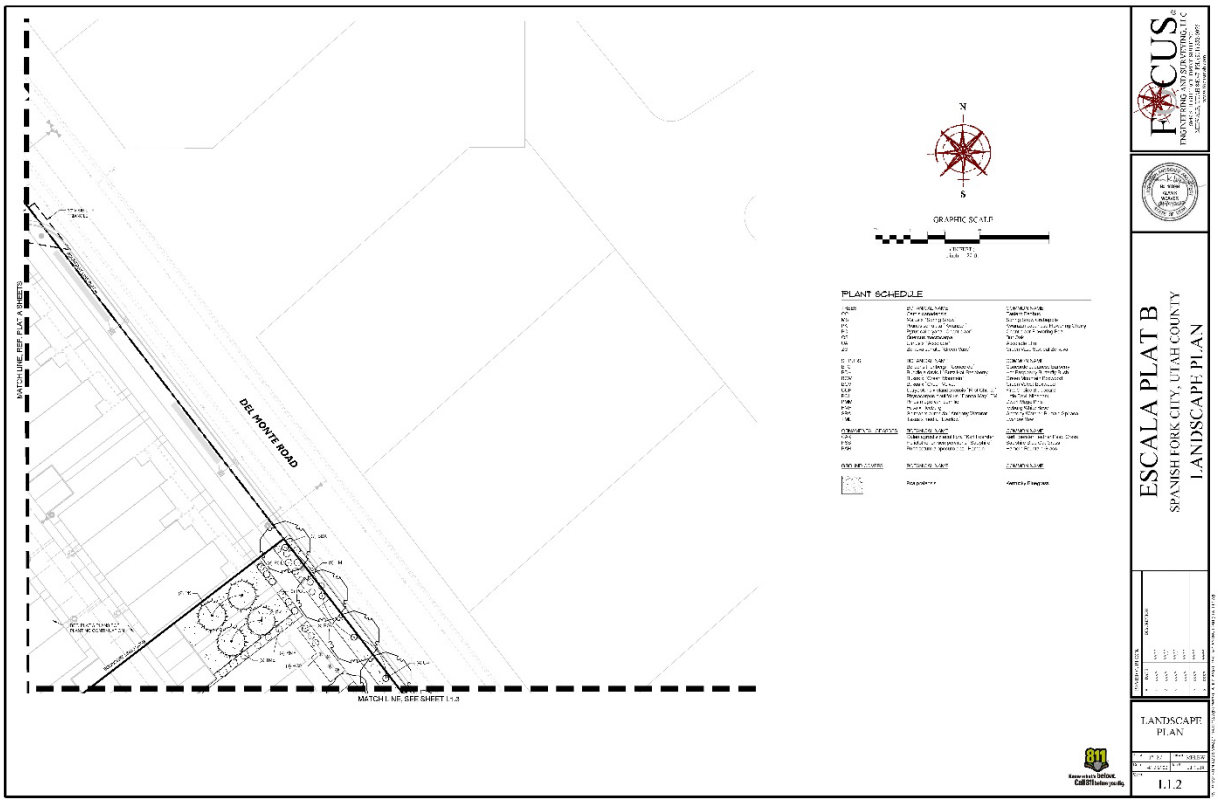
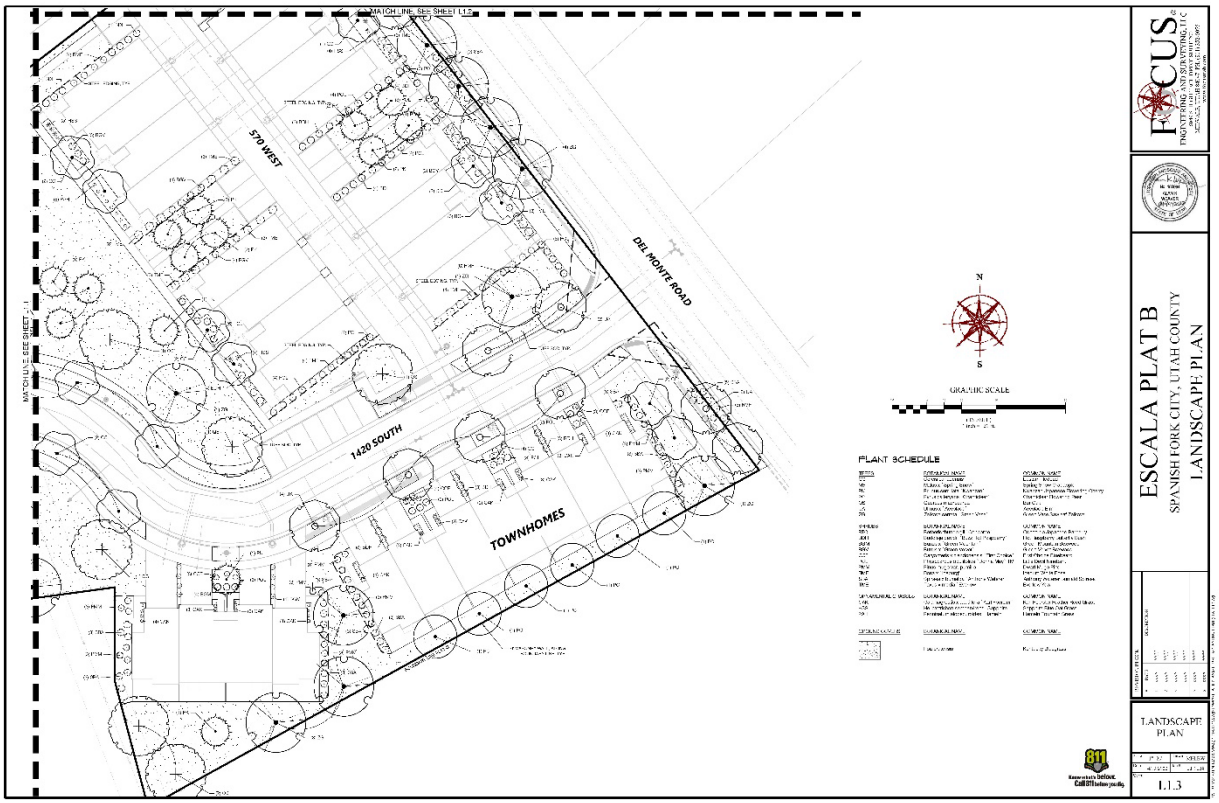

ENGINEERS
SURVEYORS
PLANNERS
ESCALA FINAL- PLAT B
SPANISH FORK, UTAH
POWER PLAN
C-600

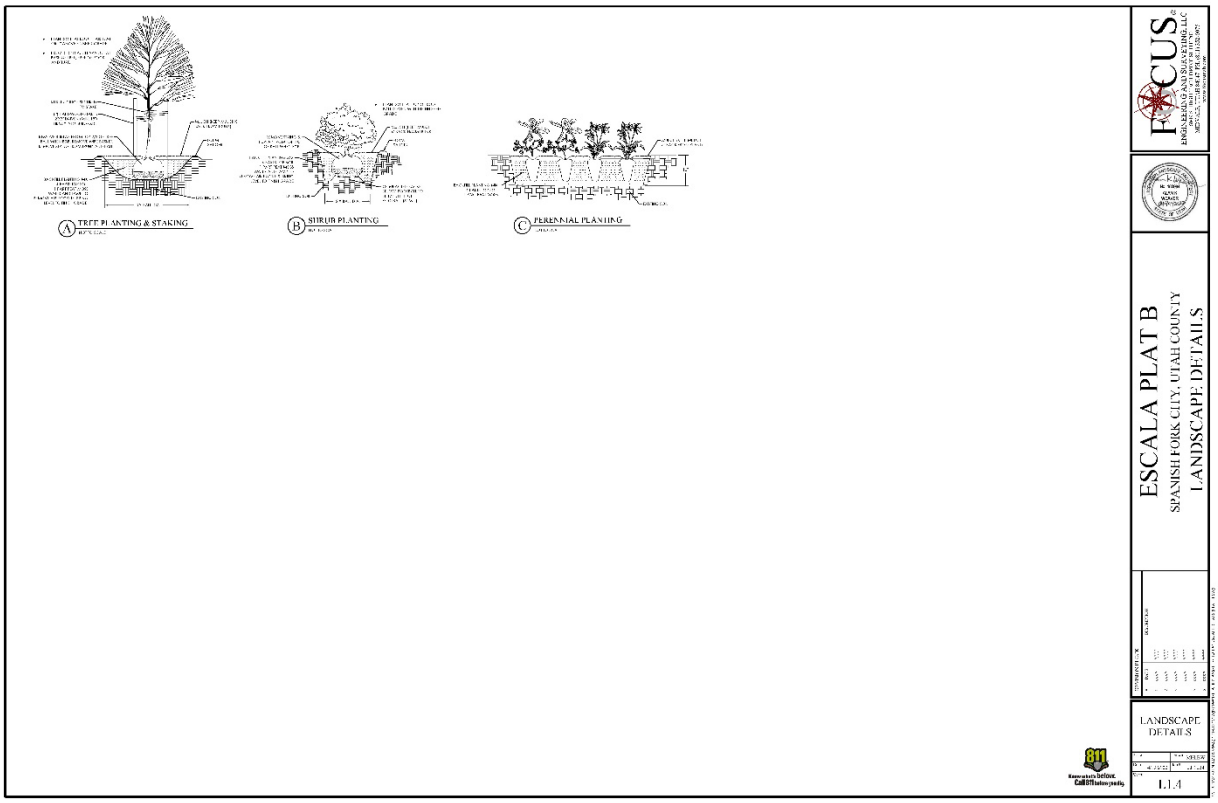
Exhibit 2

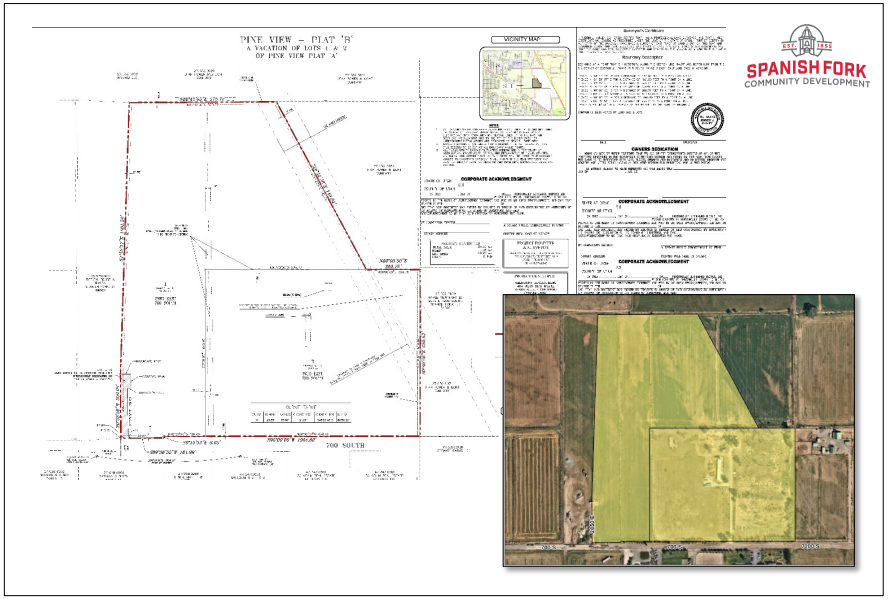

LANDSCAPE PLAT B TABULATIONS
PLAT B PROPERTY OVERVIEW
PLANT SCHEDULE
REF. PLAT A
REF. PLAT A
REF. PLAT A
L1.1
L1.2
L1.3
SINGLE FAMILY
TOWNHOMES
OAK POINTE ROAD
GRAPHIC SCALE
LANDSCAPE NOTES:
FOCUS
ESCALA PLAT B
SPANISH FORK CITY, UTAH COUNTY
OVERALL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN
L1.0


MATCH LINE, SEE SHEET L1.3
MATCH LINE, SEE SHEET L1.2
CASTILLO ROAD
WHEATFIELD LANE
TOWNHOMES
600 WEST
1420 SOUTH
SINGLE FAMILY
PLANT SCHEDULE
GRAPHIC SCALE
FOCUS
ESCALA PLAT B
SPANISH FORK CITY, UTAH COUNTY
LANDSCAPE PLAN
LANDSCAPE PLAN
L1.4


DEL MONTE ROAD
MATCH LINE, SEE SHEET L1.3
GRAPHIC SCALE
PLANT SCHEDULE
ESCALA PLAT B
SPANISH FORK CITY, UTAH COUNTY
LANDSCAPE PLAN
LANDSCAPE PLAN
L1.2


MATCH LINE, SEE SHEET L1.2
570 WEST
DEL MONTE ROAD
1420 SOUTH
TOWNHOMES
GRAPHIC SCALE
PLANT SCHEDULE
ESCALA PLAT B
SPANISH FORK CITY, UTAH COUNTY
LANDSCAPE PLAN
LANDSCAPE PLAN
L1.3


A TREE PLANTING & STAKING
B SHRUB PLANTING
C PERENNIAL PLANTING
FOCUS
ESCALA PLAT B
SPANISH FORK CITY, UTAH COUNTY
LANDSCAPE DETAILS
LANDSCAPE DETAILS
L1.4



Pine View Plat B Minor Plat Amendment Approval Request

May 18, 2022, Development Review Committee Meeting.

Located at 2887 East 700 South, including 28.91 acres.

The subject property is zoned R-1-15.

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

Key Issues

1. Road Dedication.
2. Improvements.
3. Irrigation.
4. Trail.
5. Vacate.

Recommendation

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

Finding

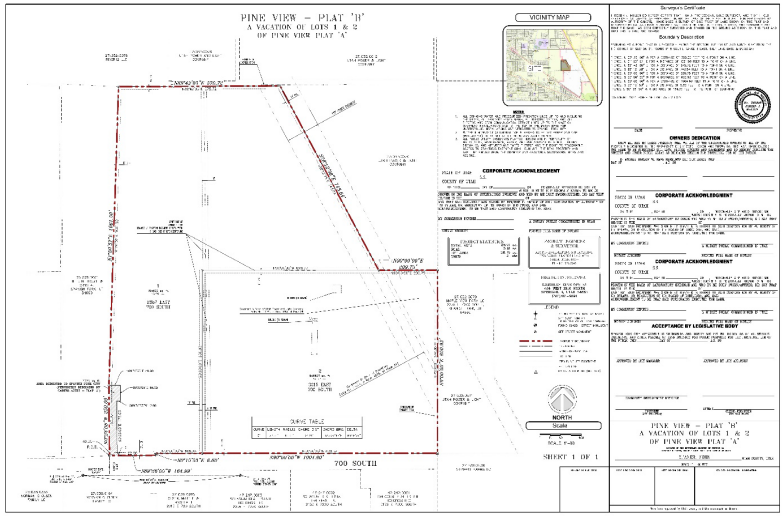
1. That the application conforms to the City's General Plan Designation and Zoning Map.

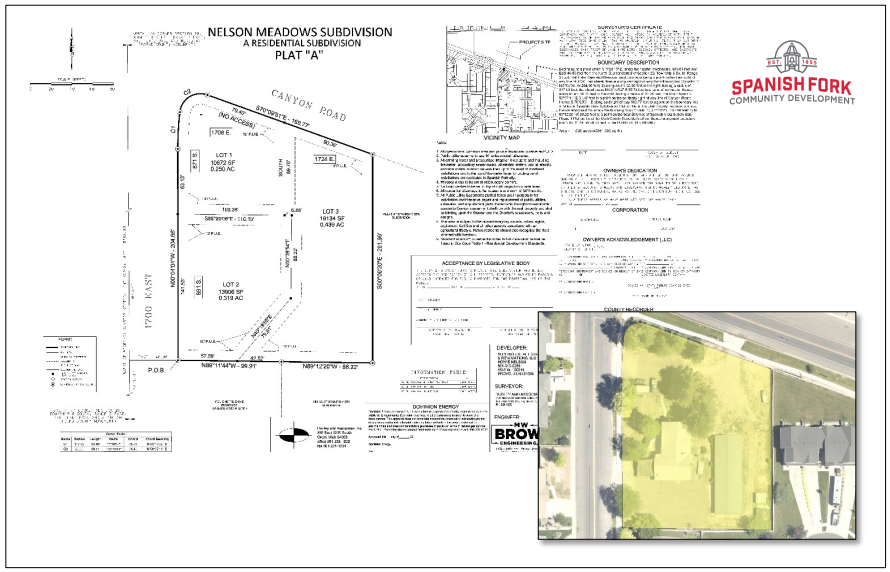
Conditions

1. That the applicant meets the City's Zoning Requirements and Construction Standards.
2. That the applicant addresses any red-lines.
3. That the plat be modified to provide the requested road dedication area.

Exhibits

1. Plat.





Nelson Meadows Plat A Minor Subdivision Approval Request

May 18, 2022, Development Review Committee Meeting.

Located at 891 South 1700 East, including 1.008 acres.

The subject property is zoned R-1-9.

The applicant has requested that a Minor Subdivision be approved.

Key Issues

1. Improvements.
2. Landscaping.
3. Residence.
4. Power.
5. Taxes.
6. Wall(s).

Recommendation

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

Findings

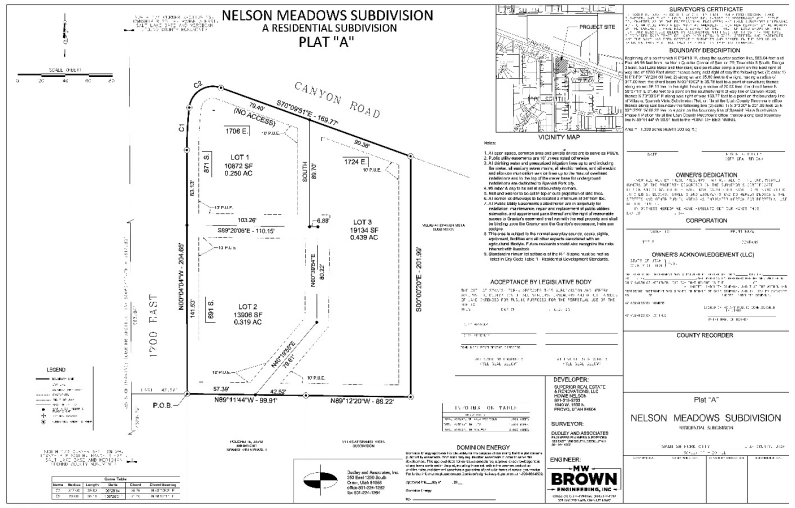
1. That the application conforms to the City's General Plan Designation and Zoning Map.

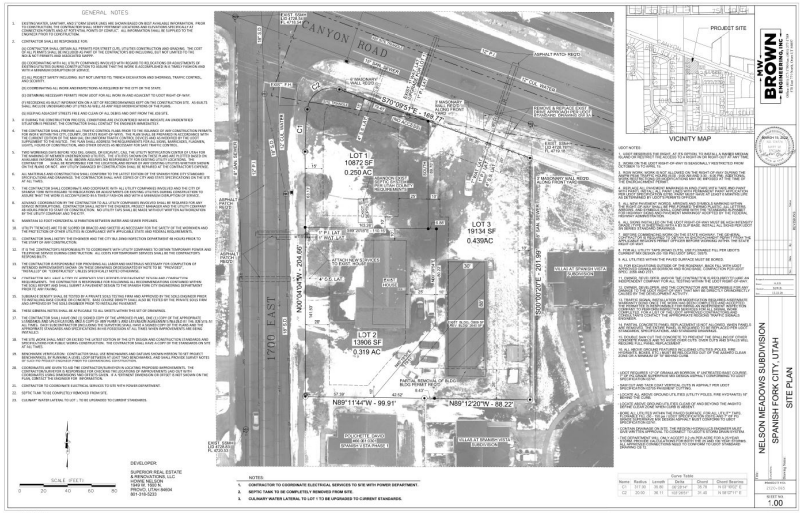
Conditions

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

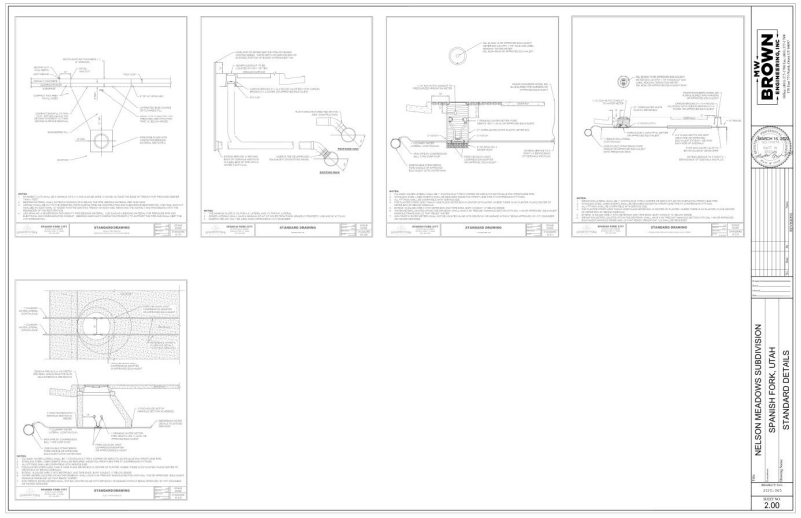
Exhibits

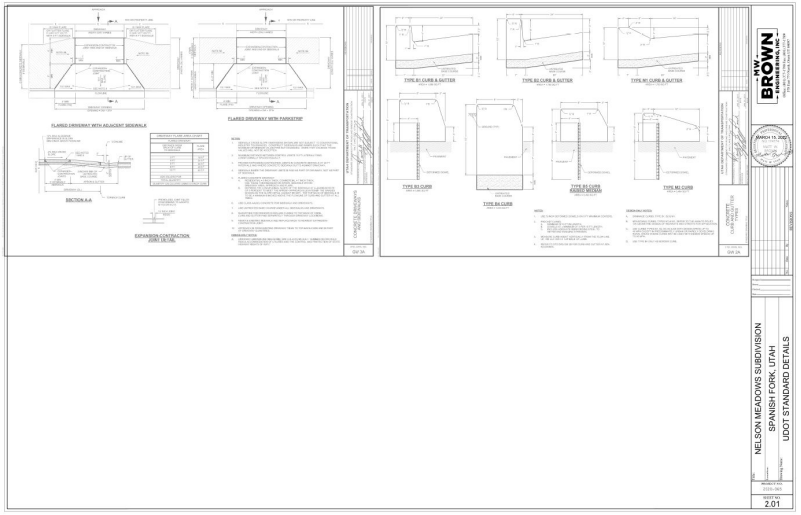
1. Plat.

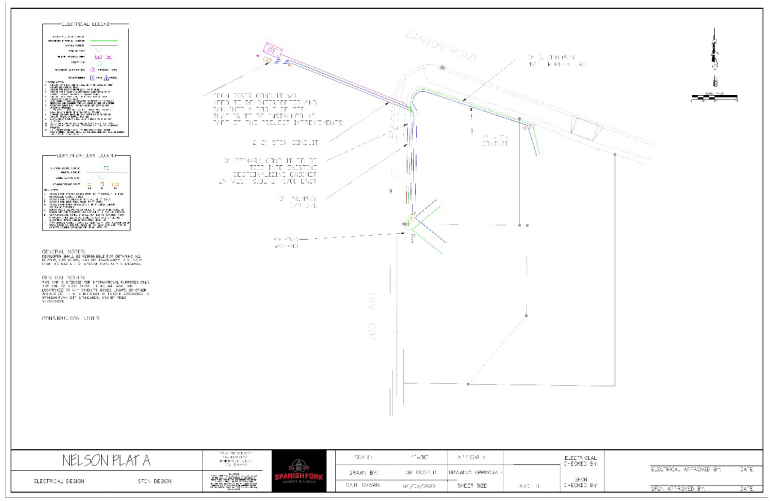


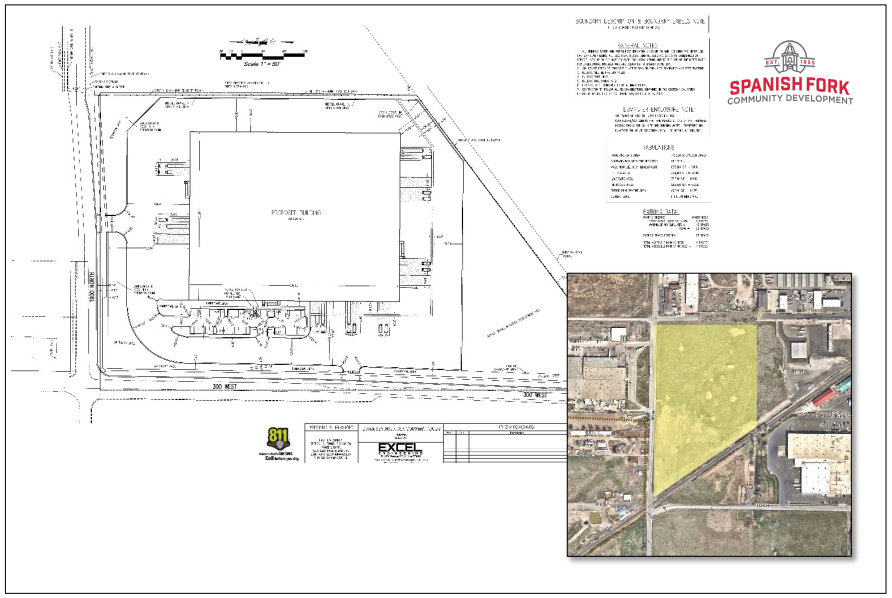


May 18, 2022


BROWN
NELSON MEADOWS SUBDIVISION
SPANISH FORK, UTAH
STANDARD DETAILS
SHEET NO
2.00


BROWN
NELSON MEADOWS SUBDIVISION
SPANISH FORK, UTAH
UDOT STANDARD DETAILS
SHEET NO
2.01


NELSON PLAT A
ELECTRICAL DESIGN
STEVE DESIGN
SPANISHFORK



Mountain Country Foods Plant 3 Site Plan Approval Request

May 18, 2022, Development Review Committee Meeting.

Located at 1826 North 300 West, including 16.35 acres.

The subject parcel is currently zoned I-1.

The applicant has requested that a Site Plan be approved.

Recommendation

That the proposed Site Plan be approved based on the following findings and subject to the following conditions:

Finding

1. That the project conforms to the City's General Plan Land Use Designation and Zoning Map.

Conditions

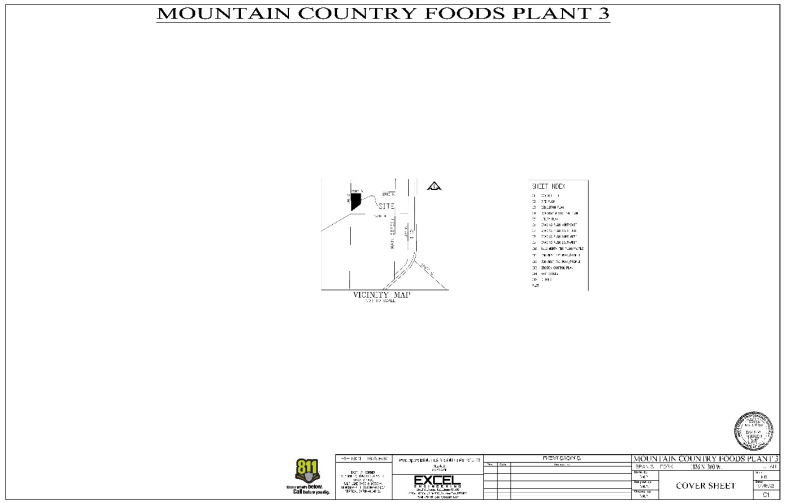
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

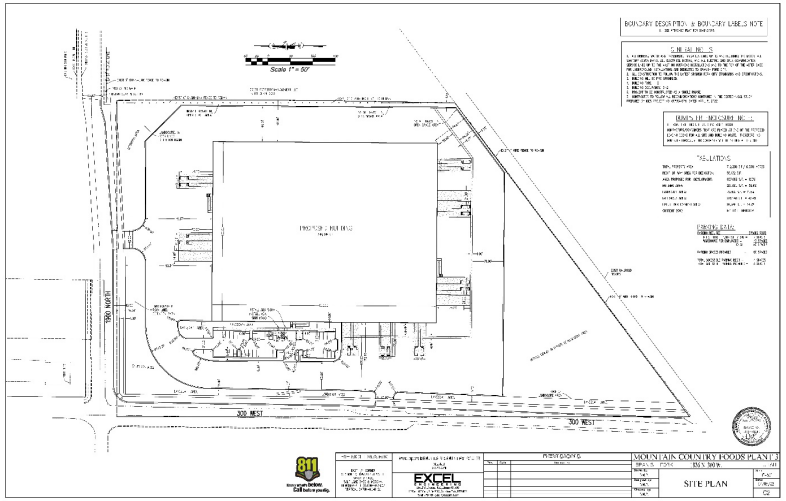
Key Issues

1. Road Dedication Plat.
2. Improvements.
3. Landscaping.
4. Power.
5. Utilities.

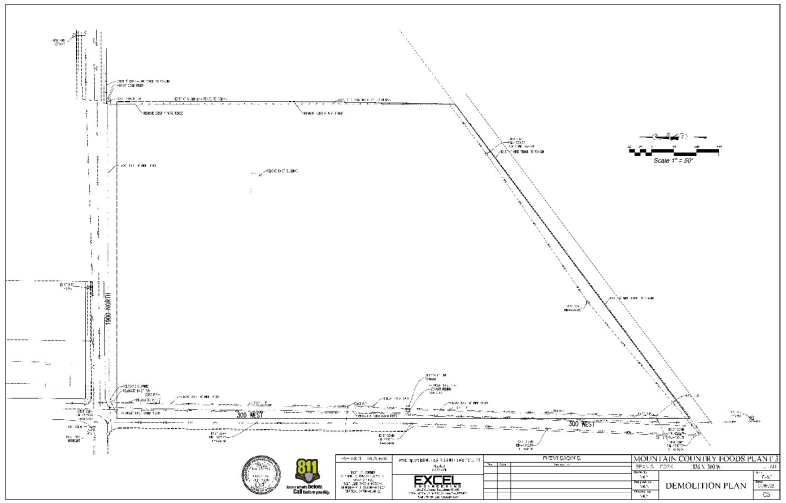
Exhibits

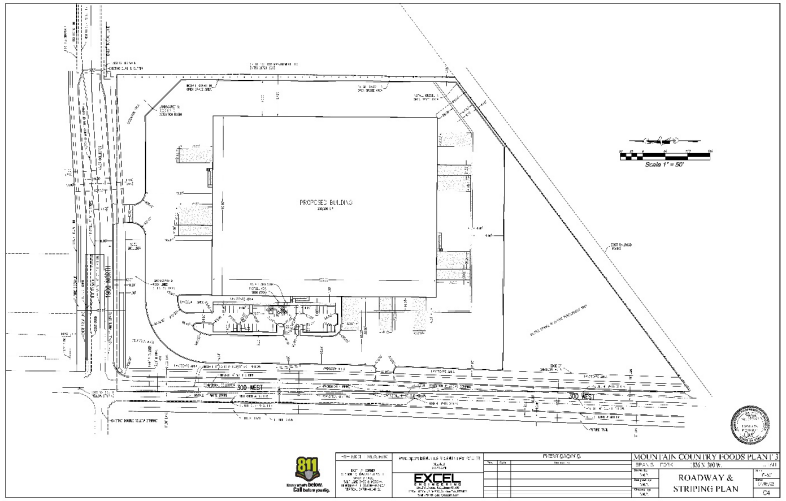
1. Site Plan.
2. Landscaping.
3. Building Elevations.

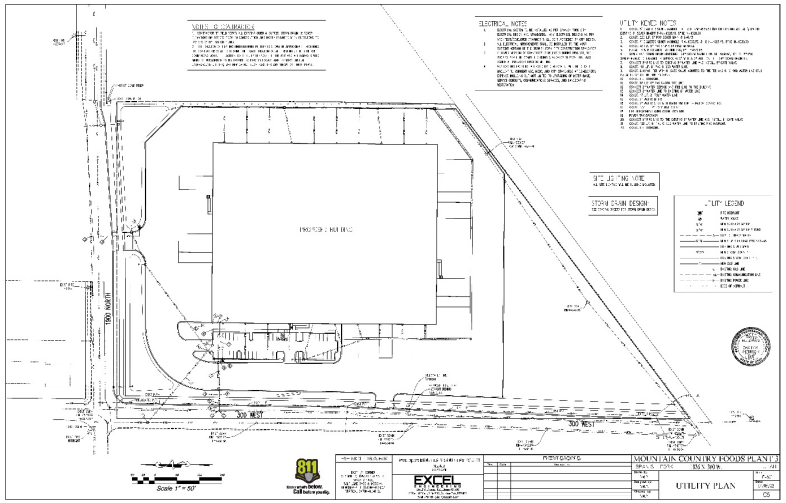


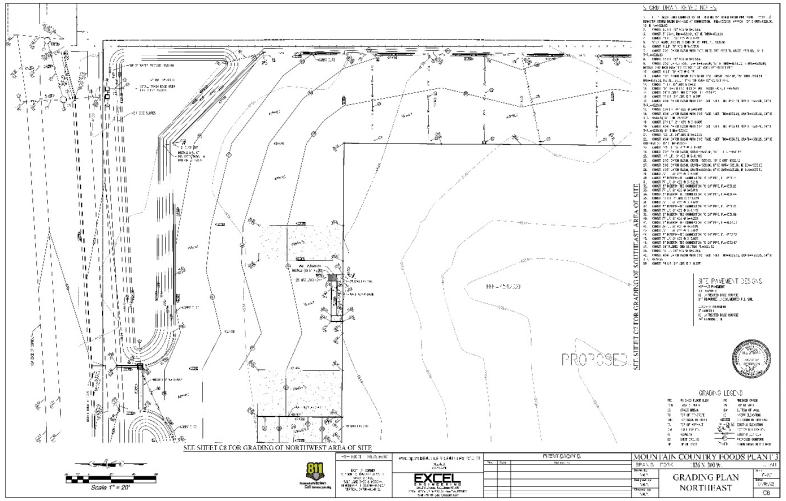


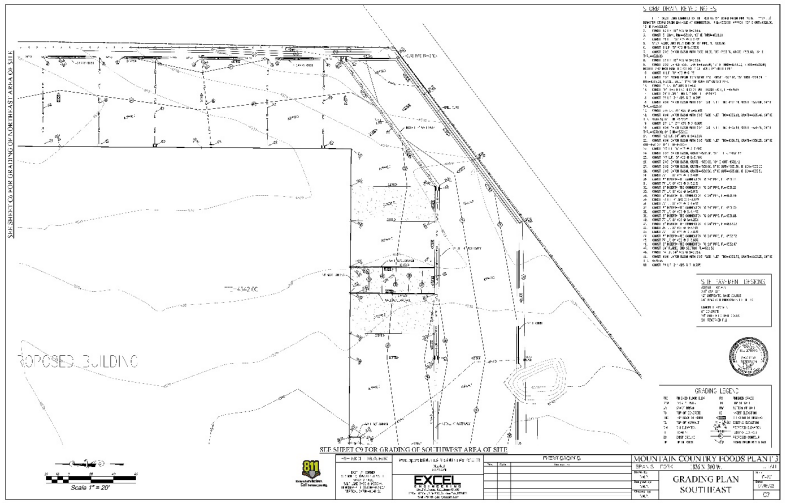
May 18, 2022

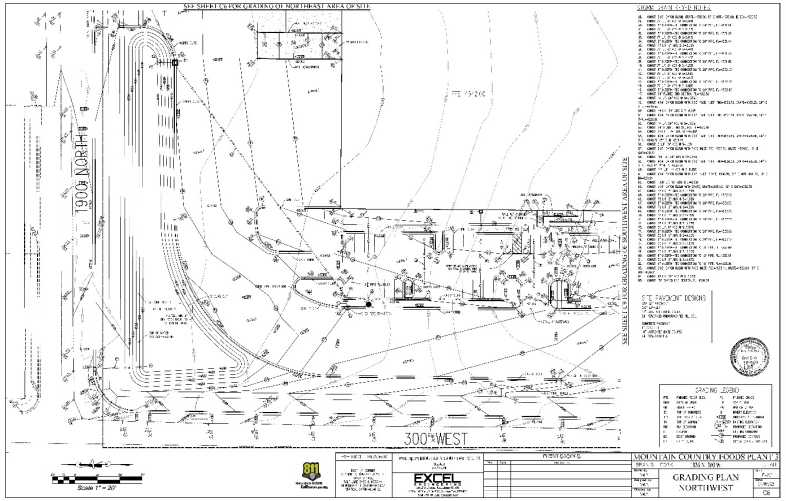

Scale 1" = 80'
DEMOLITION PLAN
MOUNTAIN COUNTRY FOODS PLANT 2
EXCEL

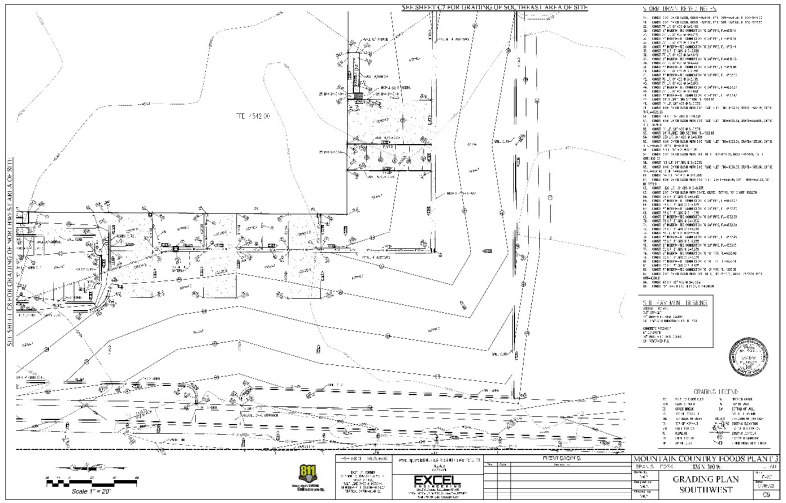

Scale 1" = 50'
PROPOSED BUILDING
ROADWAY & STRIPING PLAN
MOUNTAIN COUNTRY FOODS PLANT 2
EXCEL

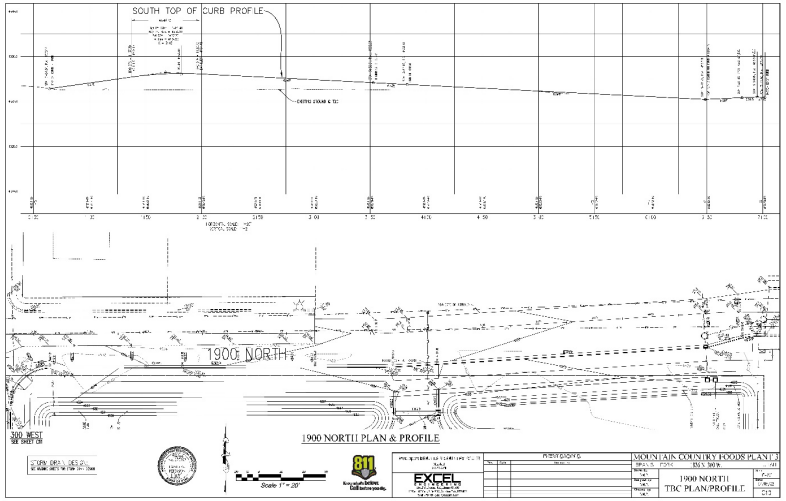

Scale 1" = 80'
UTILITY PLAN
MOUNTAIN COUNTRY FOODS PLANT 2
EXCEL

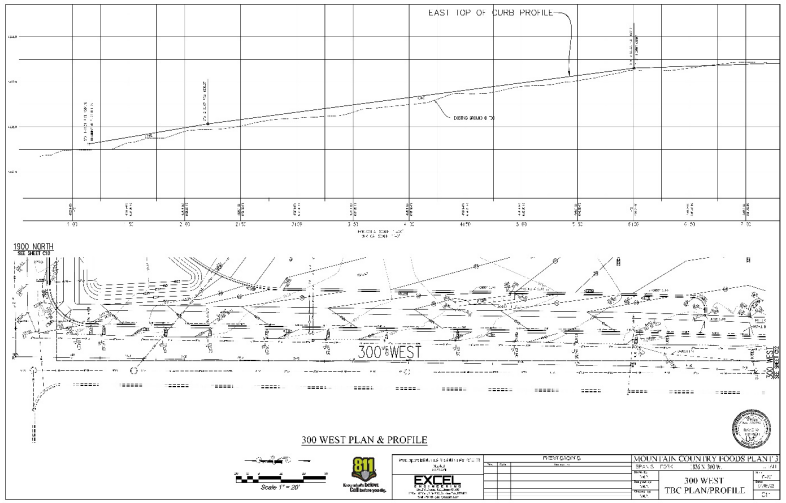

Scale 1" = 20'
PROPOSED
GRADING PLAN NORTHEAST
MOUNTAIN COUNTRY FOODS PLANT 2
EXCEL

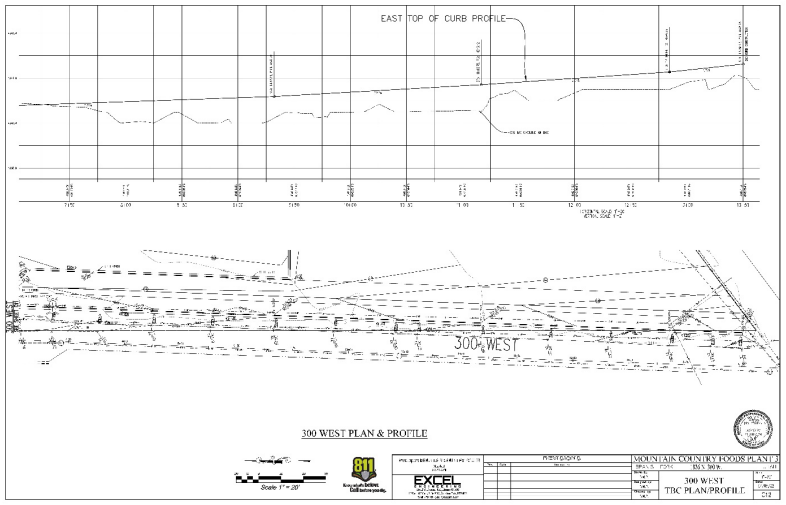

PROPOSED BUILDING
GRADING PLAN
SOUTHEAST

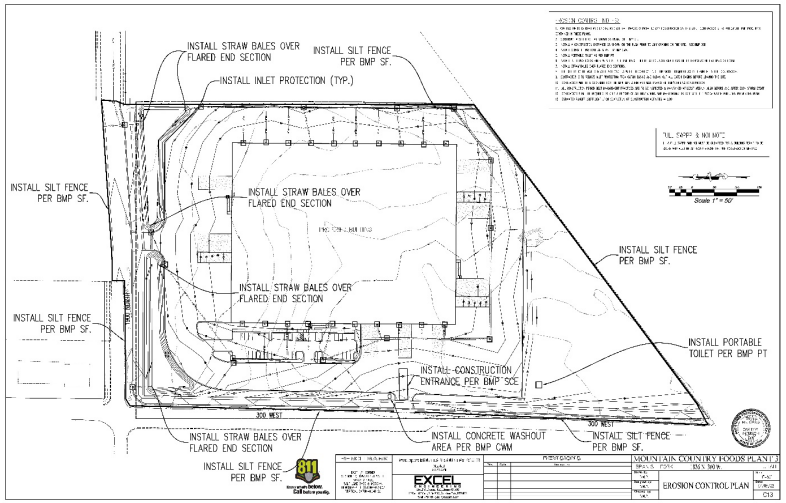

1900 N NORTH
300 W WEST
GRADING PLAN
NORTHWEST

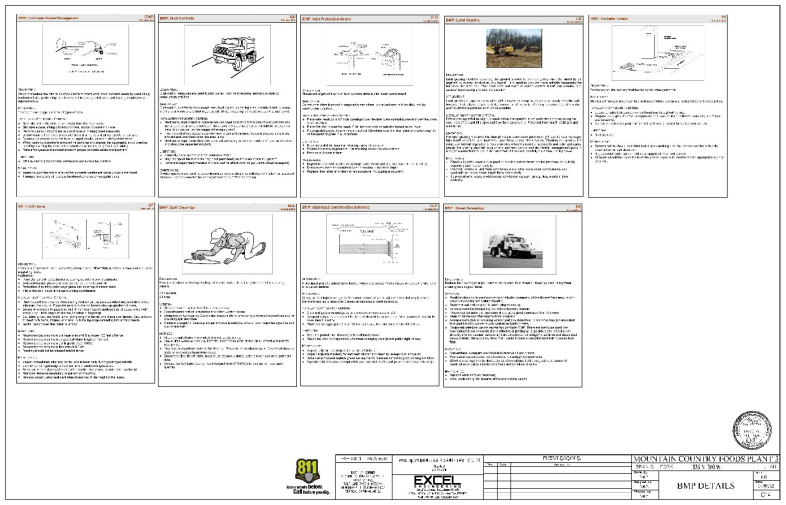

GRADING PLAN
SOUTHWEST

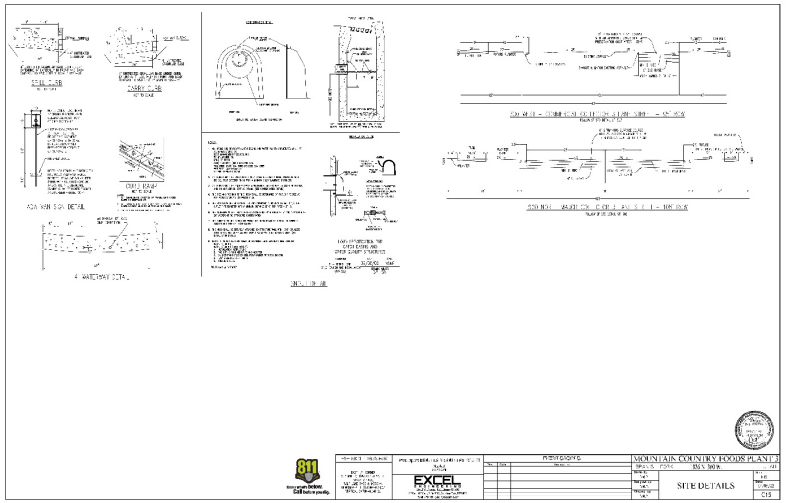

SOUTH TOP OF CURB PROFILE
1900 N NORTH
1900 NORTH PLAN & PROFILE
1900 NORTH
TBC PLAN/PROFILE

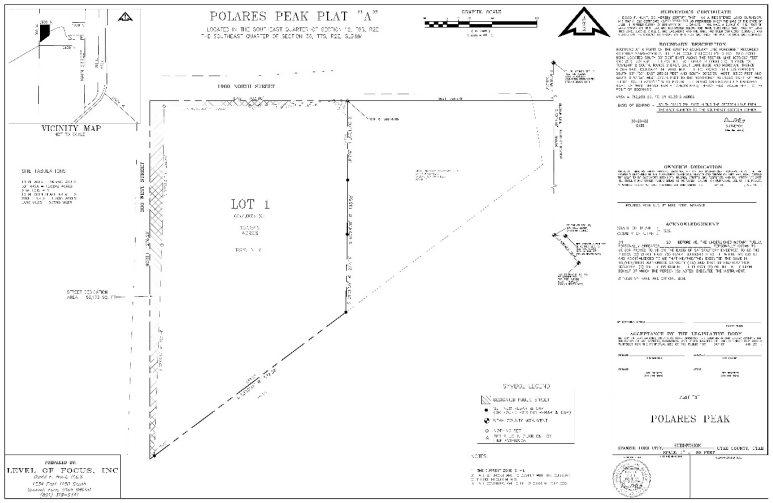

EAST TOP OF CURB PROFILE
1900 NORTH
300 WEST
300 WEST PLAN & PROFILE
MOUNTAIN COUNTRY FOODS PLANT 2
300 WEST
TRC PLAN/PROFILE

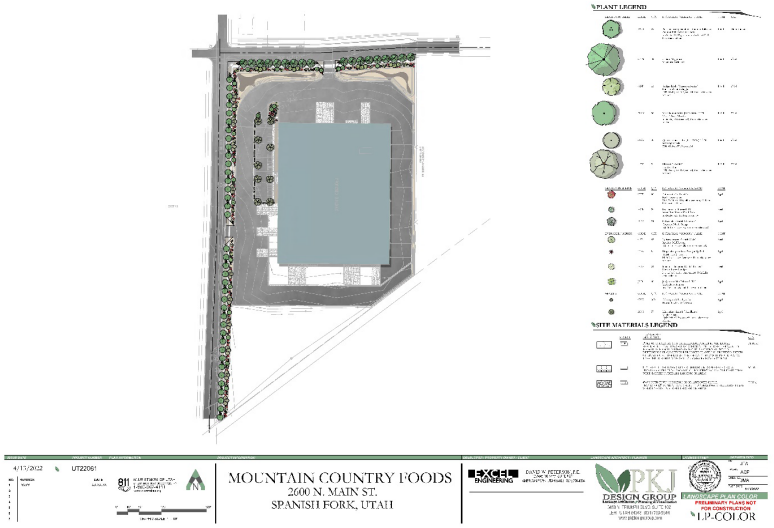

EAST TOP OF CURB PROFILE
300 WEST
300 WEST PLAN & PROFILE
MOUNTAIN COUNTRY FOODS PLANT 2
300 WEST
TRC PLAN/PROFILE

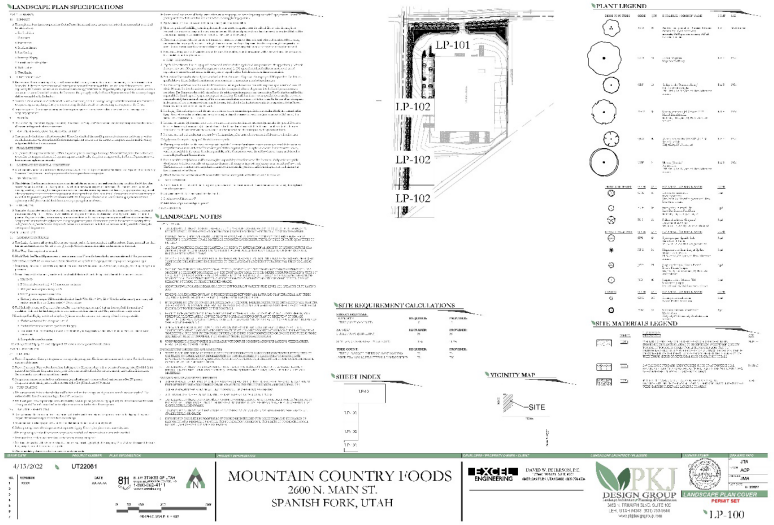

INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL SILT FENCE PER BMP SF.
INSTALL INLET PROTECTION (TYP.)
INSTALL SILT FENCE PER BMP SF.
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL SILT FENCE PER BMP SF.
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL PORTABLE TOILET PER BMP PT
INSTALL CONSTRUCTION ENTRANCE PER BMP SCE
INSTALL STRAW BALES OVER FLARED END SECTION
INSTALL CONCRETE WASHOUT AREA PER BMP CWM
INSTALL SILT FENCE PER BMP SF.
INSTALL SILT FENCE PER BMP SF.
300 WEST
300 WEST
MOUNTAIN COUNTRY FOODS PLANT 2
EROSION CONTROL PLAN

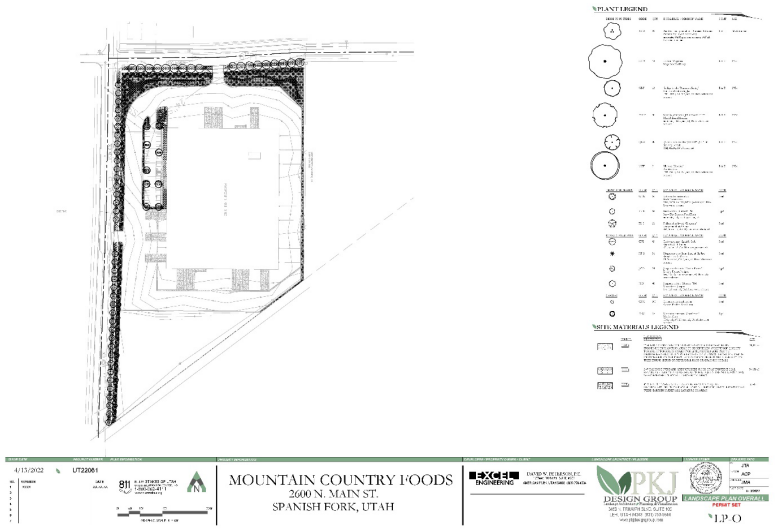

MOUNTAIN COUNTRY FOODS PLANT 2
BMP DETAILS

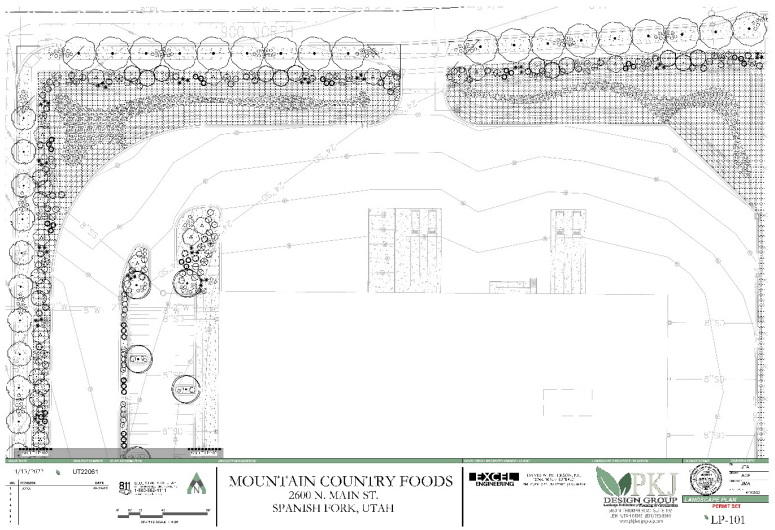

MOUNTAIN COUNTRY FOODS PLANT 1
SITE DETAILS
EXCEL ENGINEERING

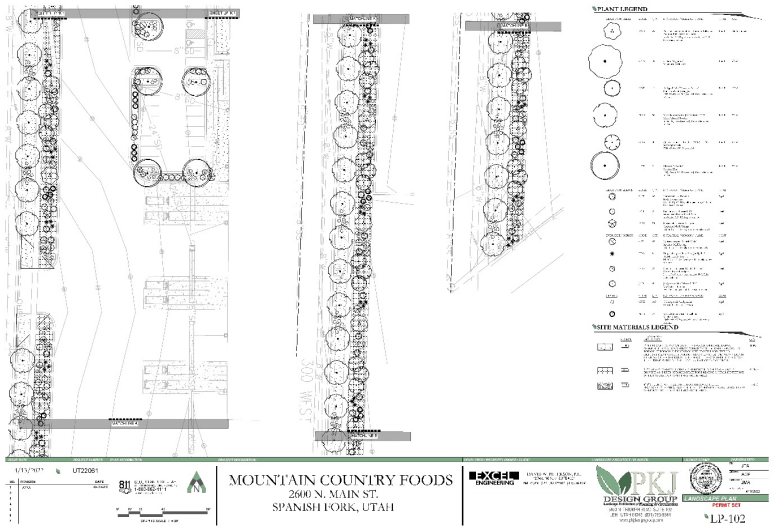

POLARES PEAK PLAT "A"
VICINITY MAP
LOT 1
POLARES PEAK
LEVEL OF FOCUS, INC

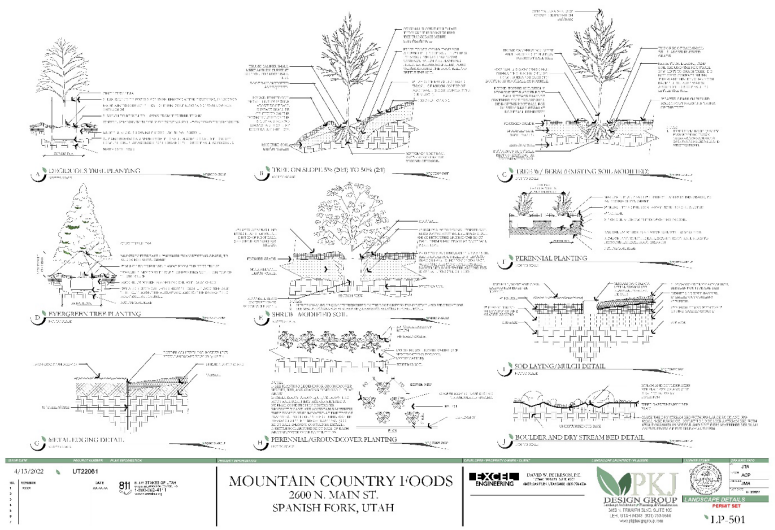

MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
LP.COLOR

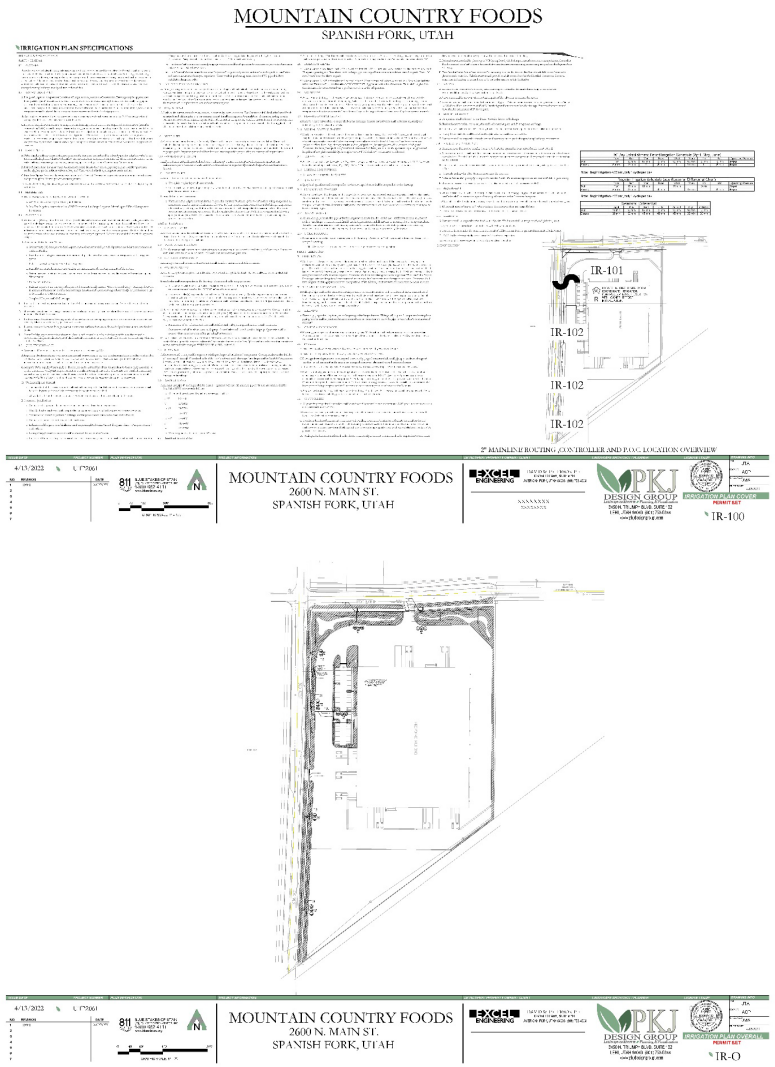

LANDSCAPE PLAN SPECIFICATIONS
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
SHEET INDEX
VICINITY MAP
LP-101
LP-102
LP-102
LP-102
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
EXCEL ENGINEERING
PKJ DESIGN GROUP
LP.100

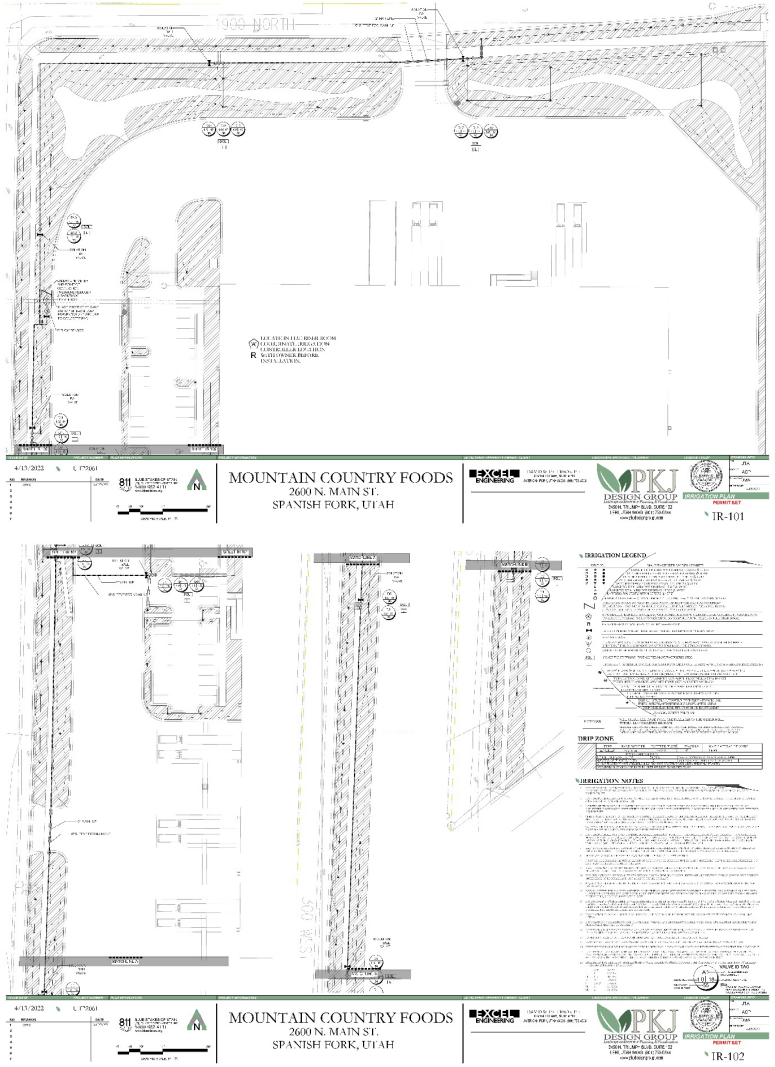

PLANT LEGEND
SITE MATERIALS LEGEND
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
LP.O

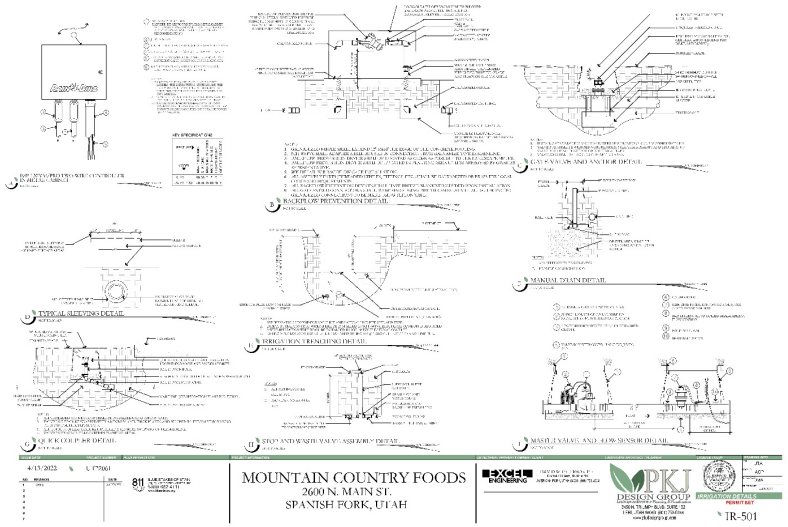

MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
LP-101


PLANT LEGEND
SITE MATERIALS LEGEND
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
LP-102


DECIDUOUS TREE PLANTING
EVERGREEN TREE PLANTING
METAL EDGING DETAIL
SHRUB PLANTING
PERENNIAL/GROUNDCOVER PLANTING
PERENNIAL PLANTING
SOD LAYING/MULCH DETAIL
BOULDER AND DRY STREAMBED DETAIL
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
LP.501

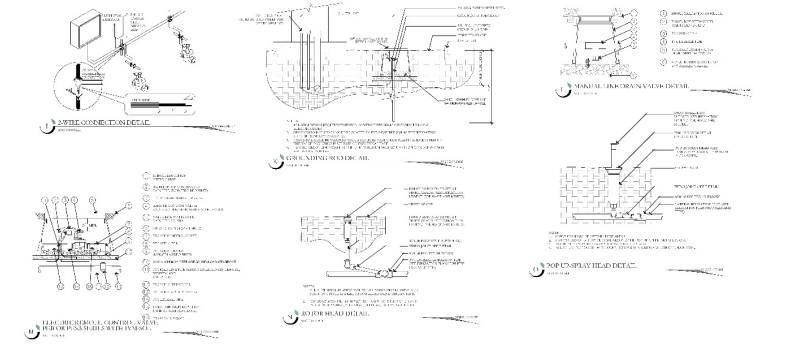

MOUNTAIN COUNTRY FOODS
SPANISH FORK, UTAH
IRRIGATION PLAN SPECIFICATIONS
IR-101
IR-102
IR-102
IR-102
2" MAINLINE ROUTING, CONTROLLER AND P.O.C. LOCATION OVERVIEW
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
IR-100
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
IR-0


1900 NORTH
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
IR-101
IRRIGATION LEGEND
IRRIGATION NOTES
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH
IR-102



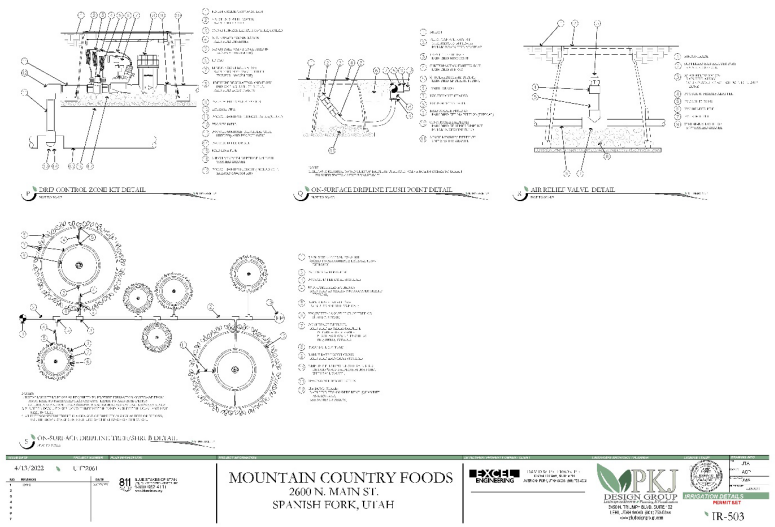
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

TR-501



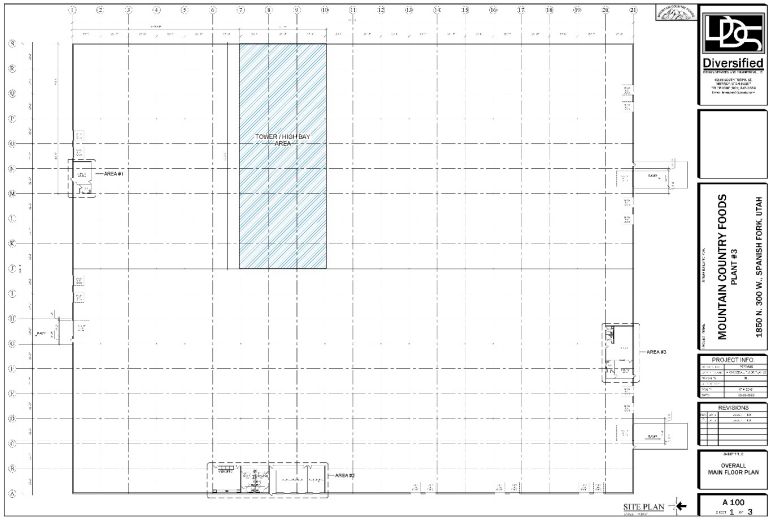
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

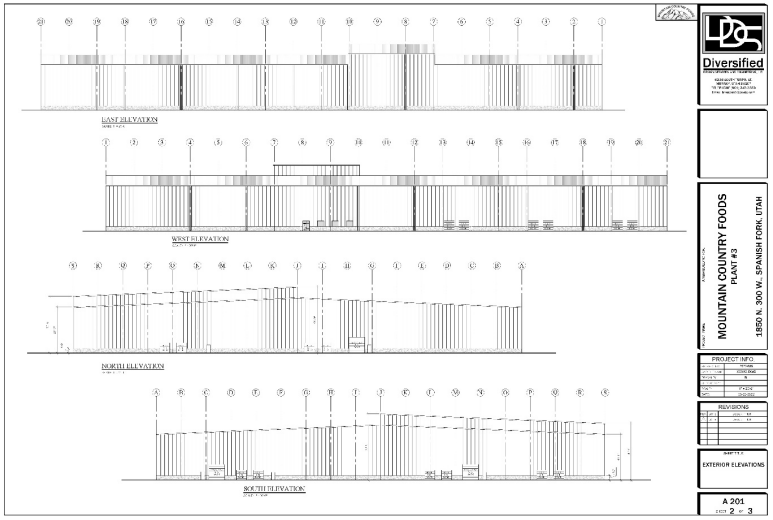
TR-502

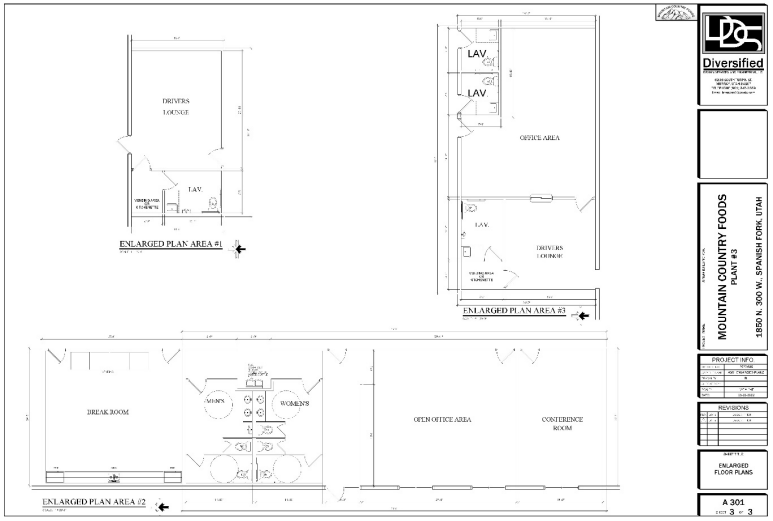


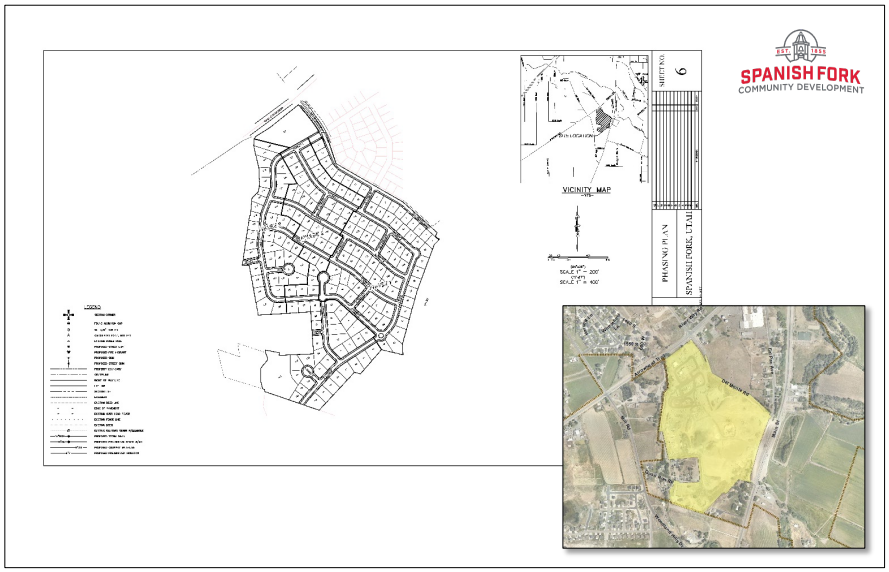
MOUNTAIN COUNTRY FOODS
2600 N. MAIN ST.
SPANISH FORK, UTAH

TR-503


TOWER / HIGH BAY AREA
AREA #1
AREA #2
AREA #3
SITE PLAN
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #3
1850 N. 300 W., SPANISH FORK, UTAH
PROJECT INFO
REVISIONS
OVERALL MAIN FLOOR PLAN
A 100
SHEET 1 OF 3


EAST ELEVATION
WEST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #3
1850 N. 300 W., SPANISH FORK, UTAH
PROJECT INFO
REVISIONS
EXTERIOR ELEVATIONS
A 201
SHEET 2 OF 3


DRIVERS LOUNGE
L.AV.
ENLARGED PLAN AREA #1
L.AV.
L.AV.
OFFICE AREA
L.AV.
DRIVERS LOUNGE
ENLARGED PLAN AREA #3
BREAK ROOM
MEN'S
WOMEN'S
OPEN OFFICE AREA
CONFERENCE ROOM
ENLARGED PLAN AREA #2
Diversified
MOUNTAIN COUNTRY FOODS
PLANT #3
1850 N. 300 W., SPANISH FORK, UTAH
PROJECT INFO
REVISIONS
ENLARGED FLOOR PLANS
A 301
SHEET 3 OF 3



Arrowhead Subdivision Preliminary Plat and Zone Change Approval Request

May 18, 2022, Development Review Committee Meeting.

Located at 525 West Arrowhead Trail, including 79.86 acres.

The applicant has requested Preliminary Plat approval for a Master Planned Development that includes 192 residential lots.

The subject property is zoned R-1-12 and C-2, the applicant has requested a Zone Change to expand the existing C-2 zone for one commercial lot.

Key Issues

1. Environmental.
2. Street Tree Plan.
3. Phasing.
4. Setbacks.
5. Power.
6. Utilities.
7. Hillside.

Recommendation

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

Findings:

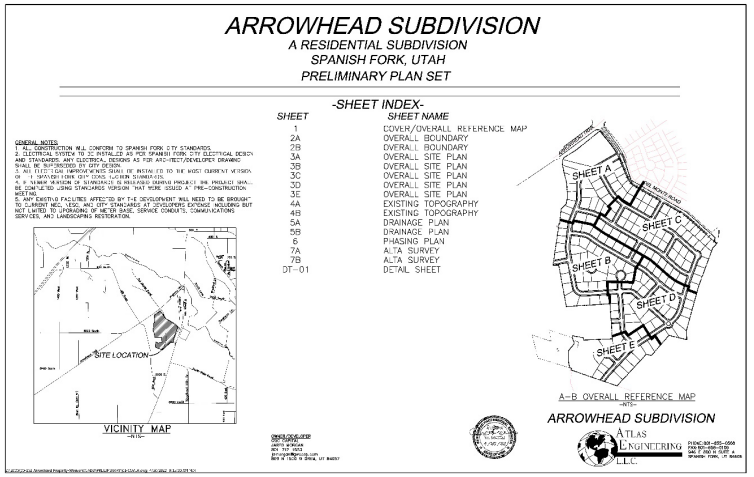
1. That the application conforms to the City's General Plan Designation and Zoning Map.

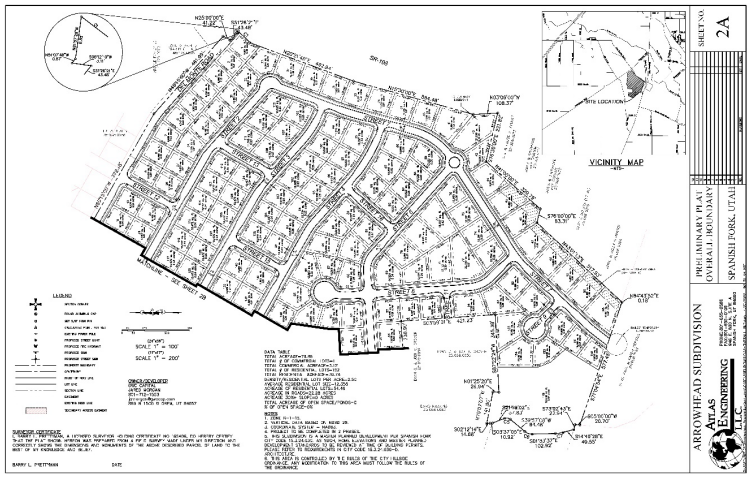
Conditions:

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 provides an Environmental Oversight Plan for the City's review and approval.

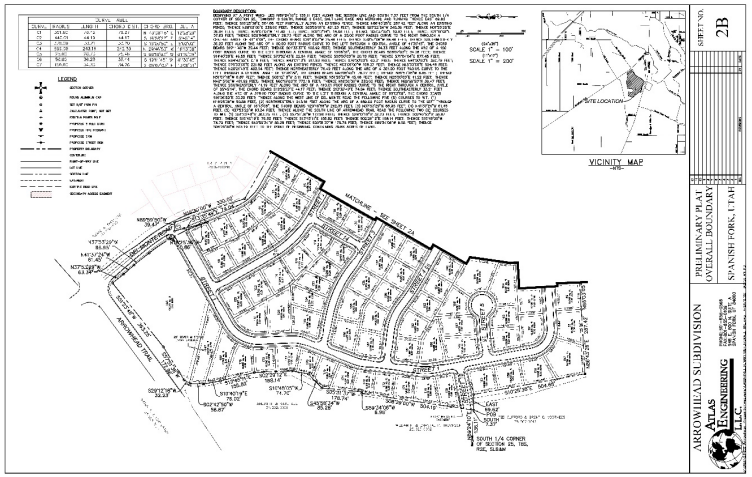
Exhibits

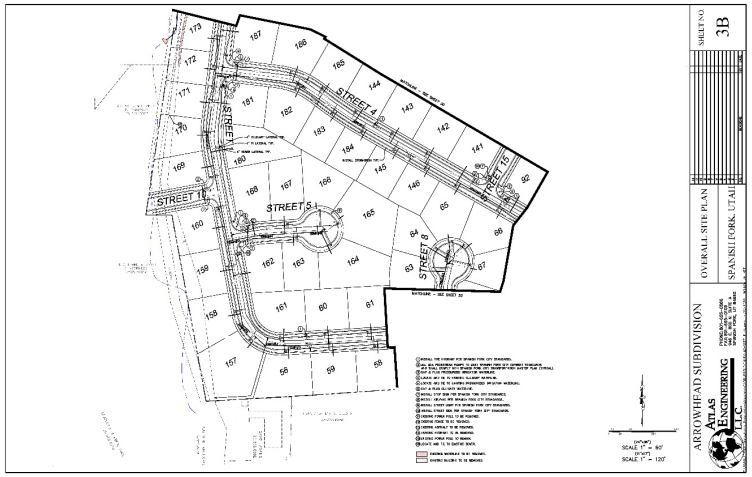
1. Preliminary Plat.
2. Proposed Zone Change.

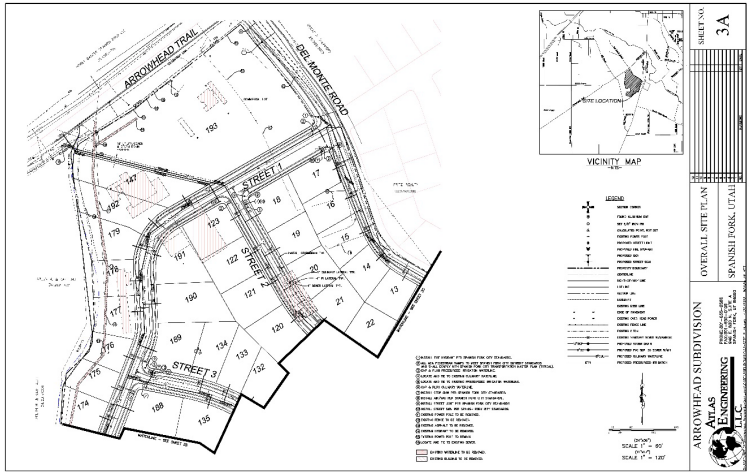




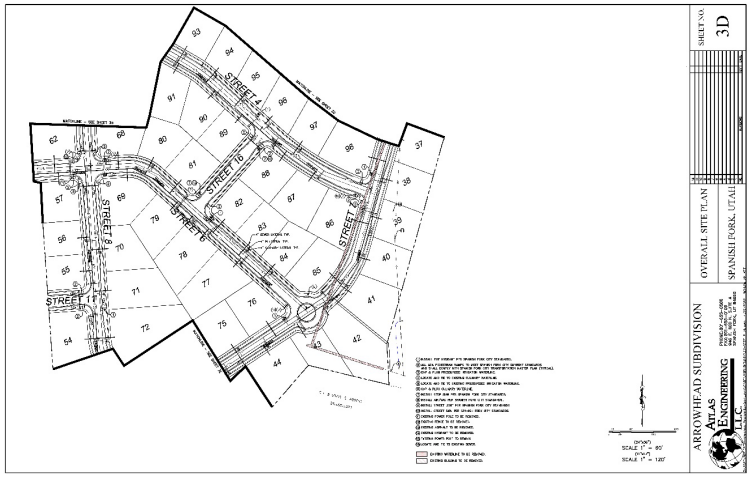
May 18, 2022

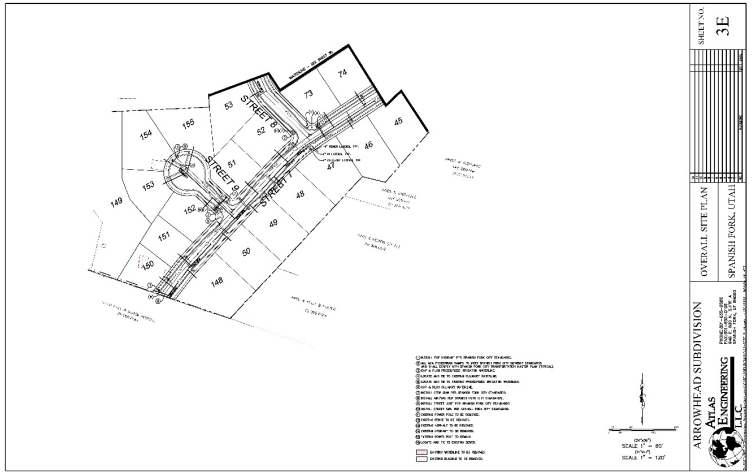

ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
SHEET NO. 2B
VICINITY MAP
SITE LOCATION
SOUTH 1/4 CORNER OF SECTION 35, T8S, R3E, SLB&M
ARROWHEAD TRAIL
LEGEND

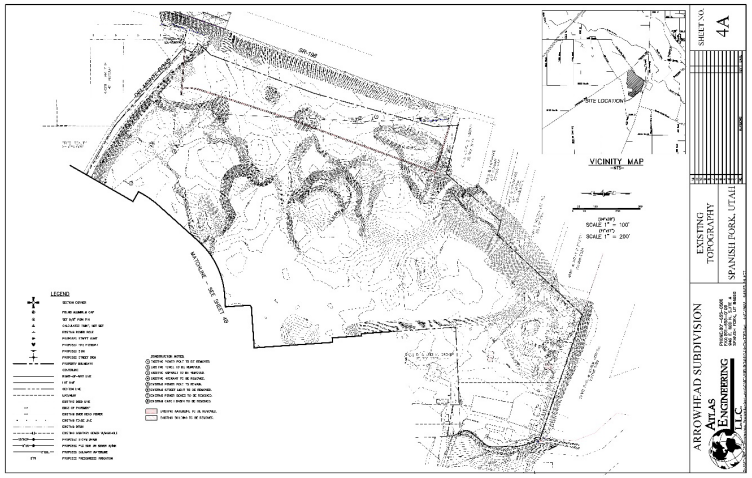

ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3B
STREET 1
STREET 4
STREET 5
STREET 8
STREET 10
STREET 15

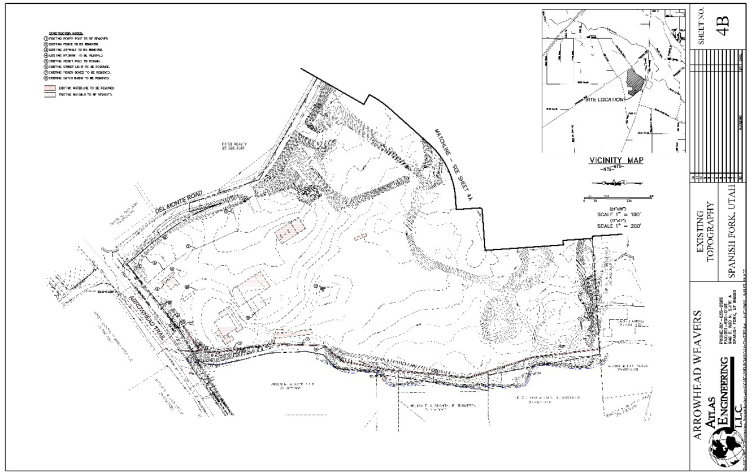

ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3A
VICINITY MAP
SITE LOCATION
ARROWHEAD TRAIL
DEL MONTE ROAD
STREET 1
STREET 2
STREET 3
LEGEND

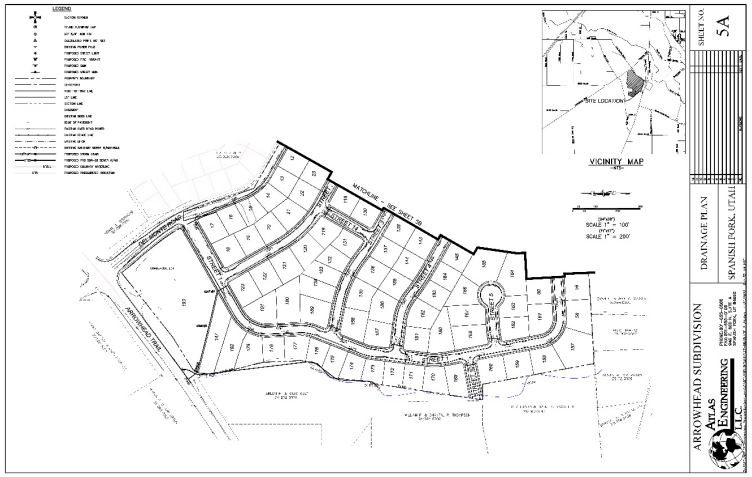

ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3C
DEL MONTE ROAD
STREET 1
STREET 2
STREET 3
STREET 11
STREET 12
STREET 14

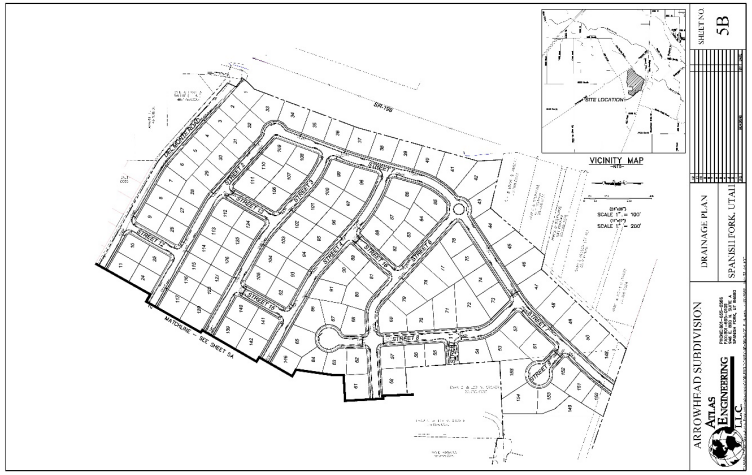

STREET 4
STREET 10
STREET 9
STREET 8
STREET 7
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO.
3D


STREET 8
STREET 9
STREET 7
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO.
3E

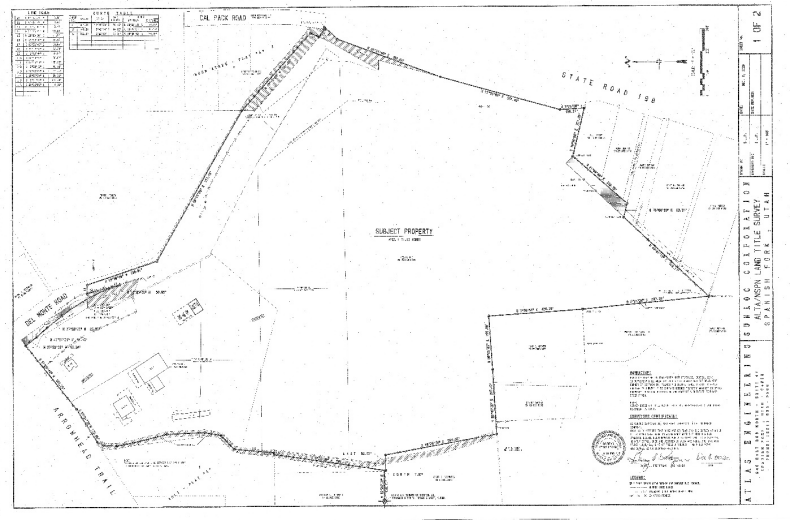

VICINITY MAP
LEGEND
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO.
4A

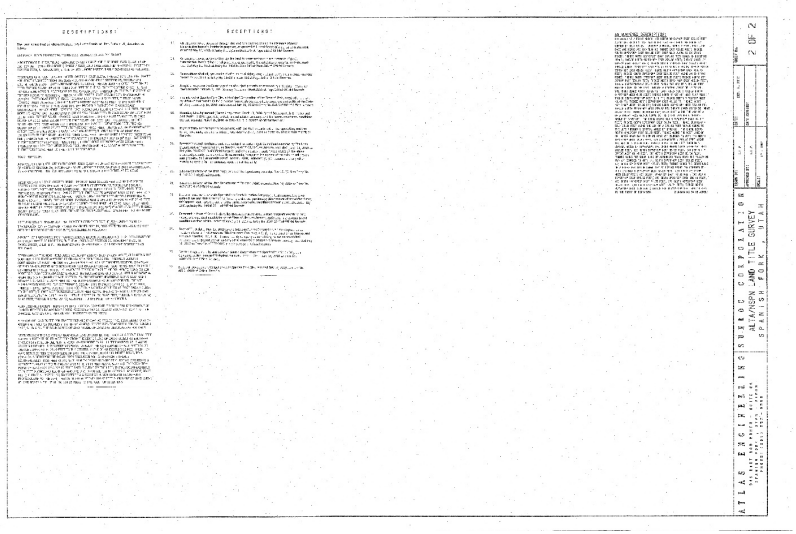

VICINITY MAP
ARROWHEAD WEAVERS
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO.
4B

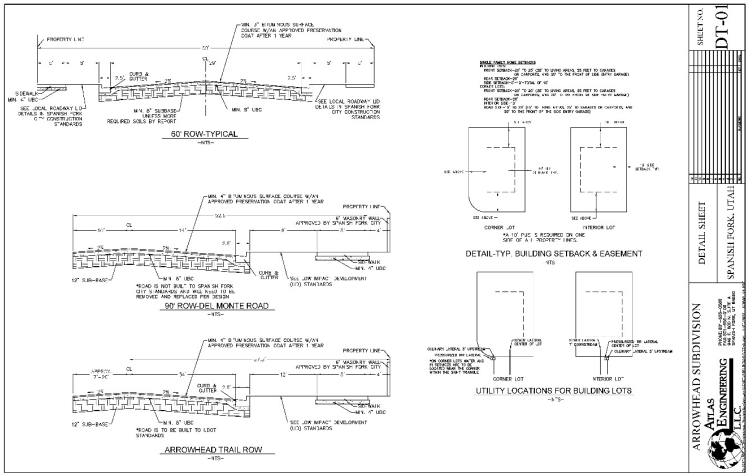

LEGEND
VICINITY MAP
SITE LOCATION
SCALE 1" = 100'
SCALE 1" = 200'
ARROWHEAD TRAIL
MATCHLINE - SEE SHEET 5B
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO.
5A


VICINITY MAP
SITE LOCATION
SCALE 1" = 100'
SCALE 1" = 200'
SR-198
ARROWHEAD TRAIL
MATCHLINE - SEE SHEET 5A
ARROWHEAD SUBDIVISION
ATLAS ENGINEERING L.L.C.
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO.
5B


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


SUBJECT PROPERTY
STATE ROAD 198
ARROWHEAD TRAIL





ARROWHEAD SUBDIVISION ZONE CHANGE REQUEST

The purpose of the zone change request is to match the zoning for the adjacent C-2 property for the purposes of commercial development within the Arrowhead Subdivision.