



## DEVELOPMENT REVIEW COMMITTEE AGENDA

WEDNESDAY, JULY 12, 2006

- 
- 10:00 A.M.
1. **Minutes: June 28, 2006 and July 5, 2006**
  2. **Preliminary Plats**
    - a. **Oak Ridge Cove**  
Location: approximately 2650 South Spanish Oak Drive  
Zone: R-1-30  
Applicant: Sky Properties
  3. **Site Plans**
    - a. **Kirby Lane Business Complex**  
Location: 626 East Kirby Lane  
Zone: Commercial-2  
Applicant: Duane Koyle
  4. **Other Business**
    - a. **East Meadows Plat B**
    - b. **Industrial-1 Zone Conditional Use Questions**
    - c. **Master Planned Development Questions**
  5. **Adjourn**

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The meeting starts at 10:00 a.m. at Spanish Fork City Hall in the Council Chambers. Applicants should be at the meeting and prepared to discuss their development. The public is invited to participate in all Development Review Committee Meetings. If you need special accommodations to participate in the meeting, please contact the City Manager's Office at (801) 798-5000.

**Tentative Minutes  
Development Review Committee  
June 28, 2006**

The meeting was called to order at 10:04 a.m. by Richard Heap.

Staff Members Present: Marvin Banks, Public Utilities Superintendent; Richard Nielson, Assistant Public Works Director; Richard Heap, Public Works Director; David Oyler, City Manager; Dave Anderson, Planning Director; Junior Baker, City Attorney; Shawn Beecher, GIS Specialist; Kimberly Robinson, Deputy Recorder; Shelley Hendrickson, Planning Secretary.

Citizens Present: Ellwood Wall, Huff Trucking; Greg Magleby, LEI; Corey Pierce, LEI; Jared Stubbs, Stubbs Subdivision; Scott Peterson, Atlas Engineering; Steven Maddox, Steve Maddox Development; Karen Vincent, Alan Vincent, Mark Stevenson, Kraig Robinson, Forest Line Construction; Lyte Kenney, Forest Line Construction; Neil Wilkinson, Richmond American Homes; Rick Isaacson, Richmond American Homes; Richard Evans; Eric Hallen, J Ballard Homes

**MINUTES:**

Mr. Baker made a **motion** to approve the minutes of June 14, 2006, with the changes he noted. Mr. Nielson **seconded** and the motion **passed** all in favor.

**PRELIMINARY PLATS**

**Stubbs Subdivision**

Mr. Anderson explained the proposal and stated that it does meet the pertinent standards. There is an existing home on lot 2 that would meet the setback requirements for the R-1-12 zone.

The developer needs to submit digital file showing the temporary turnaround.

The developer needs a legal description for the Annexation before it can be completed.

Mr. Nielson stated that it will have the same utility requirements and easements as the Spanish Highlands development.

Discussion was made regarding the neighborhood meeting held for this project.

The meeting was advertised but no one attended.

Mr. Baker stated that the purpose of neighborhood meetings is to provide a venue for people to express their concerns related to development proposals.

Mr. Oyler described some of the challenges that neighborhood meetings can create. He stated that we need to make sure that these people get educated on what the cities have the authority to require of developers.

Mr. Magelby stated traffic is the #1 issue every time. He stated that in neighborhood meetings there needs to be some sort of mediator. He explained that Strawberry Power has voted to allow the crossing for the Oak Ridge Cove development. They have given their approval to the Bureau of Reclamation who is now reviewing the application.

Mr. Anderson suggested that neighborhood meetings be held earlier so that the issues can be addressed more efficiently.

Some of the issues with facilities to hold neighborhood meetings were discussed. Schools and other venues were discussed as possible options.

Mr. Baker made a **motion** to approve the Stubbs Subdivision Preliminary Plat located at 1425 East 400 North, subject to the following conditions:

1. That the Mapleton Bench Annexation be recorded before a Final Plat application is submitted.
2. That the development standards be met with the development of the property.
3. That the same utility conditions imposed on Spanish Highlands be met with this development.
4. That the required electronic files be provided to GIS Specialist Shawn Beecher.

Mr. Nielson **seconded** the motion **passed** all in favor.

### **Spanish Springs Business Park**

Mr. Anderson explained the proposal.

Discussion was made regarding ownership or right of way for the access.

Mr. Nielson said they need to show 12 inch pressurized irrigation on 2700 North. He recommends the sewer be adjusted to only cross Main Street one time. The road needs to be dedicated along the property line even if it is not constructed at this time.

Mr. Foster stated that the plat map show a public utility easement on 2700 North.

Discussion was made regarding the road entrances and exits to the property.

Mr. Anderson made a **motion** to approve the Spanish Springs Business Park located at 2700 North Main, subject to the following conditions:

1. That access to Main Street be provided as represented on Preliminary Plat.
2. That they acquire easements for 2700 North.
3. Subject to meeting the Electric Department requirements.
4. That a 12 inch pressurized irrigation line be installed on 2700 North.
5. That the road adjacent to lot 110 be dedicated to the east property line.
6. That a new digital file be submitted to the GIS department.

Mr. Nielson **seconded** and the motion **passed** all in favor.

### **FINAL PLATS**

#### **Whispering Willows Plat G**

Mr. Anderson stated this plat contains 25 units. It is a Master Planned Development.

Mr. Baker made a **motion** to approve the Whispering Willows Plat G approximately located at State Road 51 and Ridgefield Road, subject to the following findings and conditions:

## Finding

1. The density meets the density bonus requirements as found by the City Council on the Preliminary Plat requirements.

## Condition

1. That it meet the construction and developments standards.

Mr. Foster **seconded** and the motion **passed** all in favor.

## SITE PLANS

### **Cornaby Railing**

The storm drainage for the property was discussed.

Mr. Nielson made a **motion** to approve the Cornaby Railing Site Plan located at 2100 North 200 East, subject to the following conditions:

1. That they grant a public utility easement across property.
2. That they install four bollards around the power pole in the back parking lot and paint them yellow.

Mr. Foster **seconded** and the motion **passed** all in favor.

## ANNEXATIONS

### **Thompson Annexation**

Mr. Anderson said the goal is to have the Development Review Committee provide comments about the plan with the understanding that at the time of Annexation a plan may be reviewed that would set the groundwork for a Preliminary Plat approval. He explained that the current proposal leaves the wetlands intact. The applicant is requesting R-1-6 zoning. He explained that the wetlands will be excluded from the density calculation and; therefore, the proposal exceeds the allowable density. The General Plan would have to be changed to make the proposal work. He stated he does not agree with changing the General Plan frequently but believes this is a case that warrants consideration.

Mr. Neilson stated that he feels the zoning designation should be the same throughout the project.

Mr. Anderson stated that amending the General Plan would allow for them to meet the density requirements and still maintain the same type of proposal.

Mr. Baker stated that if the Development Review Committee is going to recommend this to the Planning Commission there will need to be public hearings held in conjunction with the Annexation process.

Mr. Nielson stated there would need to be a Zone Change for the Robinson piece of property.

Mr. Anderson stated that he believes it is best for all of the properties to be included in one project. He feels the best way to accomplish this is to petition for a General Plan Amendment and Zone Change.

Discussion was made regarding the public access requirements and the roads proposed.

Mr. Anderson stated the wetlands add a lot of open space to the development.

Mr. Baker said the wetlands area should enable them to receive density bonus as their preservation is an upgrade or improvement made to that area.

Mr. Anderson stated there are no parks proposed within the development.

Mr. Maddox said the Army Corps of Engineers likes the wetlands to be maintained and they plan to maintain and enhance them.

Mr. Baker recommended to the Planning Commission a favorable recommendation for the Thompson Annexation approximately located at 850 North State Road 51, with the property on north and west side of railroad tracks zoned R-3 and the property to the southeast zoned RR.

Mr. Heap feels they need to bring this back to the Development Review Committee for discussion.

Mr. Baker made a **motion** to table this item for the meeting in two weeks. Mr. Banks **seconded** and the motion **passed** all in favor.

## **OTHER BUSINESS**

### **Lot 535 Spanish Vista Development**

Mr. Anderson explained Richmond American Homes has submitted a building permit application.

Allen Vincent

Mr. Vincent stated they wanted the home to face the other way for a clear view for safety reasons down their driveway. They also stated that all the homes faced west and it finished out the street. He feels the developer made a commitment to them if they supported this development and feels they should follow through.

Mr. Vincent would like to see the promises that were made by the original developer be followed through.

Ms. Vincent stated that they agreed to the ½ acre lot with the understanding that the house would be facing the other way, and it is hurting their property value with the current way.

Mr. Evans stated he is the president of the Home Owners Association and there are a lot of commitments that have not been met by the developer. He gave an example of the retention basin behind his property.

Mr. Oyler asked who knew about the detention basin commitments besides the home owners.

Mr. Evans stated that Mr. Adams knew as well. He asked that there be a process in place to ensure these agreements are met. There have been many agreements made to get this development approved. He stated he was there and heard the agreements being made dealing with these issues.

Mr. Oyler stated that there should be no commitments made unless they are in writing. He also said the commitments should be made in these open meetings.

Mr. Baker stated the City cannot control agreements made in someone's home. The owners need to come to the meeting and voice their opinion and ensure that the agreements are included in the approval process.

Mr. Evans said there was good faith all the way around for these agreements. They left the meeting feeling that the items had been taken care of.

Mr. Baker stated they should try to honor the commitments, as a legal matter they cannot require them they can only ask them to build the home facing west.

Discussion was made regarding the locations of the utilities.

Mr. Oyler asked that if, there were some way to accommodate the cost of the changes, would the homeowner agree to change the home's position.

Mr. Heap asked if there was any way to sit down with the homeowner to see what they can work out. He stated staff can work with them to help expedite the project.

Mr. Baker offered city services, with staff, to meet with all the parties to see if they can't work something out.

### **Forest Line Construction – storage unit development**

Brent Ludlow

Mr. Ludlow said they are having some trouble meeting the parking requirement.

Mr. Baker stated they must follow what the code says. The applicant would have to approach the Council to change the ordinance. They will need to submit a Zoning text amendment. He added that if they would like to approach the Council to express their concerns during the public input section of the meeting they can do so also.

### **Huff Trucking**

Mr. Anderson clarified that the applicant will need to go through the Site Plan approval process.

Ellwood Wall

Mr. Wall stated they want to put a building behind the office that for a shower and lunch room facility. He explained that they would give the \$1,700 bond and an additional \$3,000 at the time of permit to enable the City to do what they want with Williams Lane.

Mr. Heap doesn't mind the idea of the developer providing the money to finish the road.

### **J Ballard Homes**

Mr. Anderson stated there was a problem reviewing the building permit applications for some of the lots in this subdivision. The home sizes will be 1,400 square feet and 1,000 square feet on the main level for town homes. With the setback requirements it is almost impossible to fit a home the size that is being required on the lot and still meet the standards.

They are trying to design a home that is big enough to meet the setback requirements and the required square footage.

Mr. Nielson stated the driveways need to meet the standards.

Mr. Baker stated that they will need to amend the plat to create bigger lots.

Mr. Oyler stated the problem is that the lots are too small.

Discussion was made regarding the adjoining twin homes and the unit sizes.

It was decided they look at the layout of the adjacent town homes.

**ADJOURN**

Mr. Baker made a **motion** to adjourn at 12:21 p.m. Mr. Anderson **seconded** and the motion **passed** all in favor.

**Tentative Minutes  
Development Review Committee  
July 5, 2006**

The meeting was called to order at 10:04 a.m. by Planning Director Dave Anderson.

**Staff Members Present:** Marvin Banks, Public Utilities Superintendent; Richard J. Nielson, Assistant Public Works Director; Jeff Foster, Electric Superintendent; Dave Oyler, City Manager; Dave Anderson, Planning Director; S. Junior Baker, City Attorney; and Shelley Hendrickson, Planning Secretary.

**Citizens Present:** None.

**General Plan Amendment, 400 to 500 North Main Street**

Mr. Anderson expressed the differences between the existing designation of the General Plan and zoning and what Downtown will allow. Commercial Downtown does not require a front set back. There is also no off-street parking requirement. Mr. Anderson recommended approving the General Plan amendment with the idea that we could propose a parking condition with the Zone Change.

Mr. Baker expressed his concern with the lack of an off-street parking requirement. He would like to leave the General Plan designation the same, change the zoning to Commercial Office and change the setback requirements for the Commercial Office Zone.

Mr. Oyler stated that the Planning Commission needs to make a recommendation on their long range vision for Downtown. Do they want a downtown or a residential atmosphere along Main Street. He also stated that it is not a good practice to impose conditions on Zone Changes.

Mr. Baker made a **motion** to recommend that the Planning Commission review the long term planning for Main Street considering the following factors:

1. How expansive do they want the Downtown area to be?
2. If it is to be more than the four existing blocks, then what should the parking requirements on areas outside those four blocks be?
3. If it is limited to the current four blocks, then consider setback changes in the Commercial Office zone that will accommodate what the Commission's vision for Main Street is.

Mr. Anderson **seconded**, and the motion **passed** with a unanimous vote.

**Other Business**

Mr. Anderson asked if everyone was getting necessary materials. He is concerned that someone that should be getting the materials is not.

Mr. Baker expressed he would like to see a project list for Christine.

Mr. Anderson stated that she was on one list but he may have used an older list as of late.

**Adjournment**

Mr. Oyler made a **motion** to adjourn. Mr. Banks **seconded**, and the motion passed with a unanimous vote. The

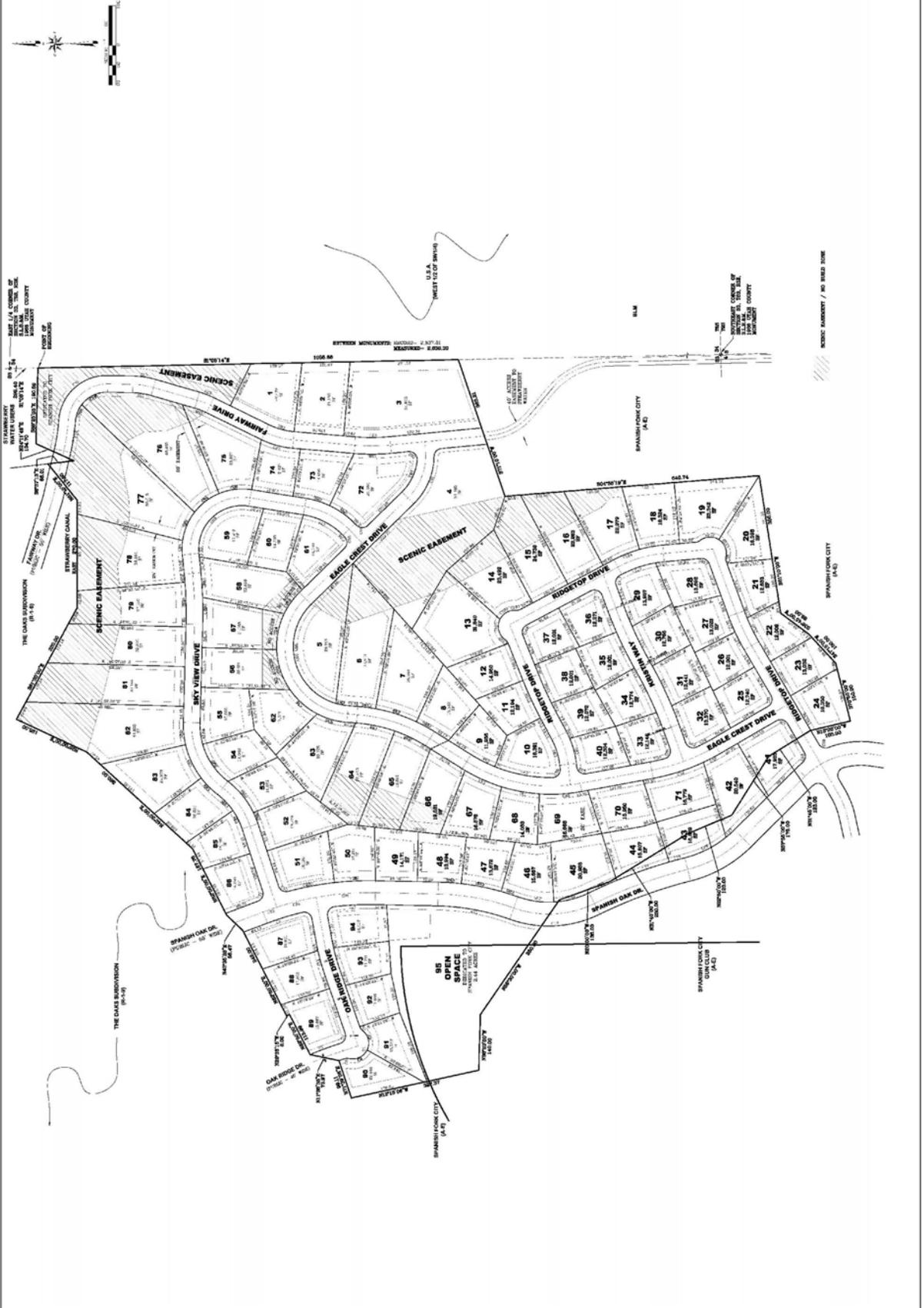
meeting adjourned at 10:38 a.m.

PROJECT:	CLM
DATE:	09/15/2008
DRAWN BY:	JRH
SHEET:	2 OF 9
SCALE:	1" = 100'
PROJECT:	09-162

**OKARIDGE COVE**  
**SPANISH FORK, UTAH**  
**PRELIMINARY LOT LAYOUT**

**TE**  
Consulting Engineers  
and Surveyors, Inc.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-0393  
3302 No. Main St.

REVISION	DATE	BY





DESIGNER:	DATE:	DRAWN BY:
GM	05/21/2006	9006
PROJECT:	SCALE:	CHECKED BY:
05-162	1" = 100'	

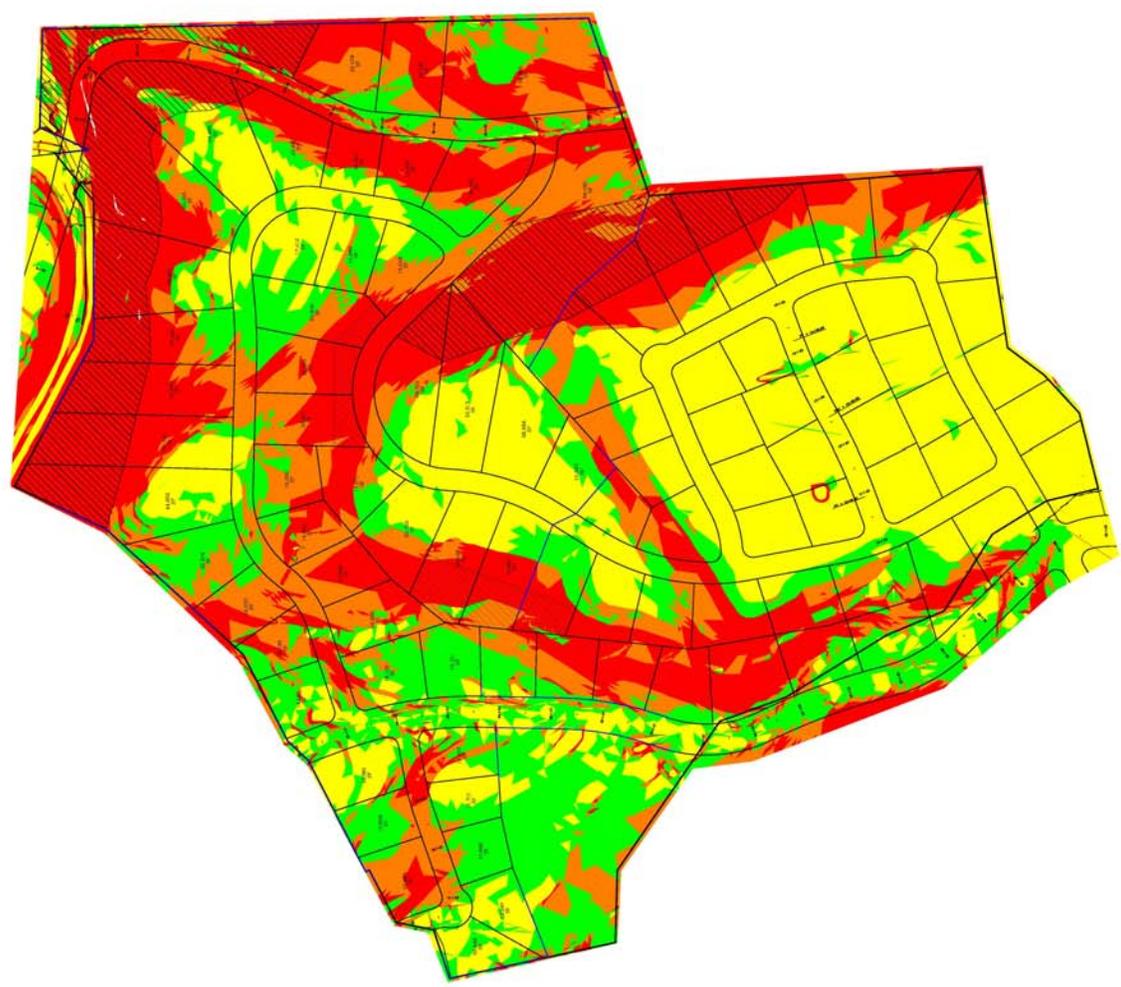
**OAK RIDGE COVE**  
**SPANISH FORK, UTAH**  
**SLOPE ANALYSIS**



3302 No. Main St.  
Spanish Fork, UT 84660  
801-798-0555  
Fax 801-798-8993

REVISION	DATE	BY

0% - 10%  
10% - 20%  
20% - 30%  
30% - 40%



**Project Name:** Oak Ridge Cove, P.U.D.

**Total Acres** 53.61

**Low End Density** 1 U/A 57.60 Units  
**High End Density** 2.5 U/A 134.0 Units

Density Bonus	Percent Allowed	Actual Given	Units	Running Total	Items provided	Items required
Active recreation	10%	10%	5.76	63.4	trail connection Snell's Canyon to reservoir	swimming pools, sports court, spas
Common buildings	10%	7%	4.44	67.8	\$55,000 for recreational amenities	building
Fencing	5%	0%	0.00	67.8		individual lots for whole project
Front setback variation	3%	2%	1.36	69.2	setback variation in 5' increments	fronts at least 5 feet back from next
Garage - three car	3%	1%	0.69	69.8	60% of homes with 3 car garages	on at least 60% of homes
Garage - setback	3%	0%	0.00	69.8		10' back from front of home
Open space	5%	5%	3.49	73.3	open space - 0.9 Acre Difference	1 acre for every 75 units or payment
Landscaping	7%	0%	0.00	73.3		install front landscaping + 2 trees
Lot size variation	3%	3%	2.20	75.5	lots vary from 12,000 to 84,485 square feet	significant variation
Materials on front façade	5%	5%	3.78	79.3	brick and stone as major material on front elevation	brick and stone as major material
Mixture of housing types	5%	0%	0.00	79.3		75% of units detached SFH
Off-setting lots	3%	2%	1.59	80.9	majority of lots are offsetting	significant lot offsets
Roof pitch start 6/12	3%	1%	0.81	81.7	minimum roof pitch of 6/12 throughout the development	60% of homes
Home sizes	7%	7%	5.72	87.4	minimum of 1,800 Rambler, 1,320 Main 2 story construction of 1200 Ft of Spanish Oak Dr including all utility infrastructure	20% larger than minimum house size (see chart)
Miscellaneous	7%	7%	6.12	93.6		
Miscellaneous	7%	3%	2.81	96.4	bridge across Strawberry Canal	
		<b>Total Units</b>		<b>96</b>		

**Oakridge Cove Subdivision  
Neighborhood Meeting Minutes  
June 19, 2006**

A neighborhood meeting for the proposed Oakridge Cove Subdivision was held on June 19, 2006 at 3:30pm at the offices of LEI Consulting Engineers. The purpose of the meeting was to inform the neighboring property owners of the proposed development and to help answer their questions and concerns. Approximately 30 people were in attendance as demonstrated by the attached listing.

The meeting began with an overview of the proposed project, lot sizing, access, product type and a review of the Spanish Fork City approval process. A question and answer period was then started and the following issues discussed:

1. Site Access. A majority of the discussion during the neighborhood meeting centered on site access and traffic concerns for adjacent properties. The issues included:

- Fairway Drive residents questioned the ability of the existing roadway to handle additional traffic which would be generated by the proposed development. Optional routes discussed by adjacent owners included access through the golf course and to Highway 6.
- Residents suggested that the median on Fairway Drive is very limiting to traffic flow to the area.
- Concern was expressed about the truck traffic present on Powerhouse Road.
- Provision of a secondary access through the Spanish Fork City Gun Club.

2. Drainage. Concerns were expressed about the storm drainage requirements for the area and if the development was designed for the proper drainage criteria. The proposed storm drainage system was reviewed and explained to the residents.

3. Utility Improvements. Several questions centered on the availability and location of proposed utilities. Of particular interest was the installation of pressurized irrigation along Fairway Drive.

4. Strawberry Highline Canal Crossing. The proposed crossing of the canal was discussed in detail with a majority of the discussion being handled by Gary Aiken of the Strawberry Highline Canal Company. Issues covered included:

- Approval process of proposed crossing through Strawberry and the Bureau of Reclamation. All residents were encouraged to attend the next Strawberry Board Meeting to voice any concerns.
- Truck traffic from the pond area is a concern for the Fairway Drive residents. Mr. Aiken reviewed the proposed improvements to the canal access road and stated that the truck and worker traffic will continue to use the existing canal road.

5. Other comments and discussion items included:

- School bus drop off zones along Powerhouse Road. The residents were encouraged to discuss the situation with Nebo School District.
- Possibility of sidewalk installation through the existing Oaks Subdivision.
- Gun club operations.
- Trail access from Fairway Drive.

Following the question and answer period the proposed schedule of Spanish Fork City meetings was reviewed and the residents were encouraged to review agendas posted on the Spanish Fork City website. The meeting was adjourned at 5:30 p.m.

Minutes prepared by Greg Magleby of LEI Consulting Engineers.

**Oakridge Cove – Spanish Fork  
Neighborhood Meeting  
3:30 PM, June 19, 2006**

Arie Root JR

405-205-6480

	Print Name	Phone #
1	Leonard + Hoa Ellis	798-0662
2	STEVE & MARSHA LASSEN	798 7817
3	GARY HITKEN	465-9273
4	Brad Bushman	794-1466
5	DAVE LEISSEN	801-592-2870
6	Barbara Blanke	372-4135
7	Judy Dimick	367-3919
8	Neda Starcher	794-2378
9	Deleen Fish	798-0935
10	Kathleen Koyle	798-6910
11	Karen Quarnstrom	798-7509
12	Viki Mackinnon	798-8926
13	Ed + Inez Street	798-1051
14	Fred & Karen Hoopud	798-1033

15 - Blair & Karen Quarnstrom

16 - Carolyn Groden

17 - Dwane Stoller

18 - Donna Mae Kubit

19 - Karen Stoller

20 - Jed Woodard

PTO

798-2722

798-8891

798-8283

798-8891

798-0367

2. Troy Kelly 794-216



Jana Bushma 794-1466

Aric Noot

798 8655

Mary Potuda

7987399

Blaine Quarnstrom

798-7509

Blaine Quarnstrom

cell 787-2975

KEITH MARTIN

794-2091

## Neighborhood Meeting

In compliance with Spanish Fork City Ordinances, a neighborhood meeting is to be held prior to consideration of a proposed development. The purpose of the meeting is for neighboring property owners to speak with the Developer and view the proposed subdivision plan.

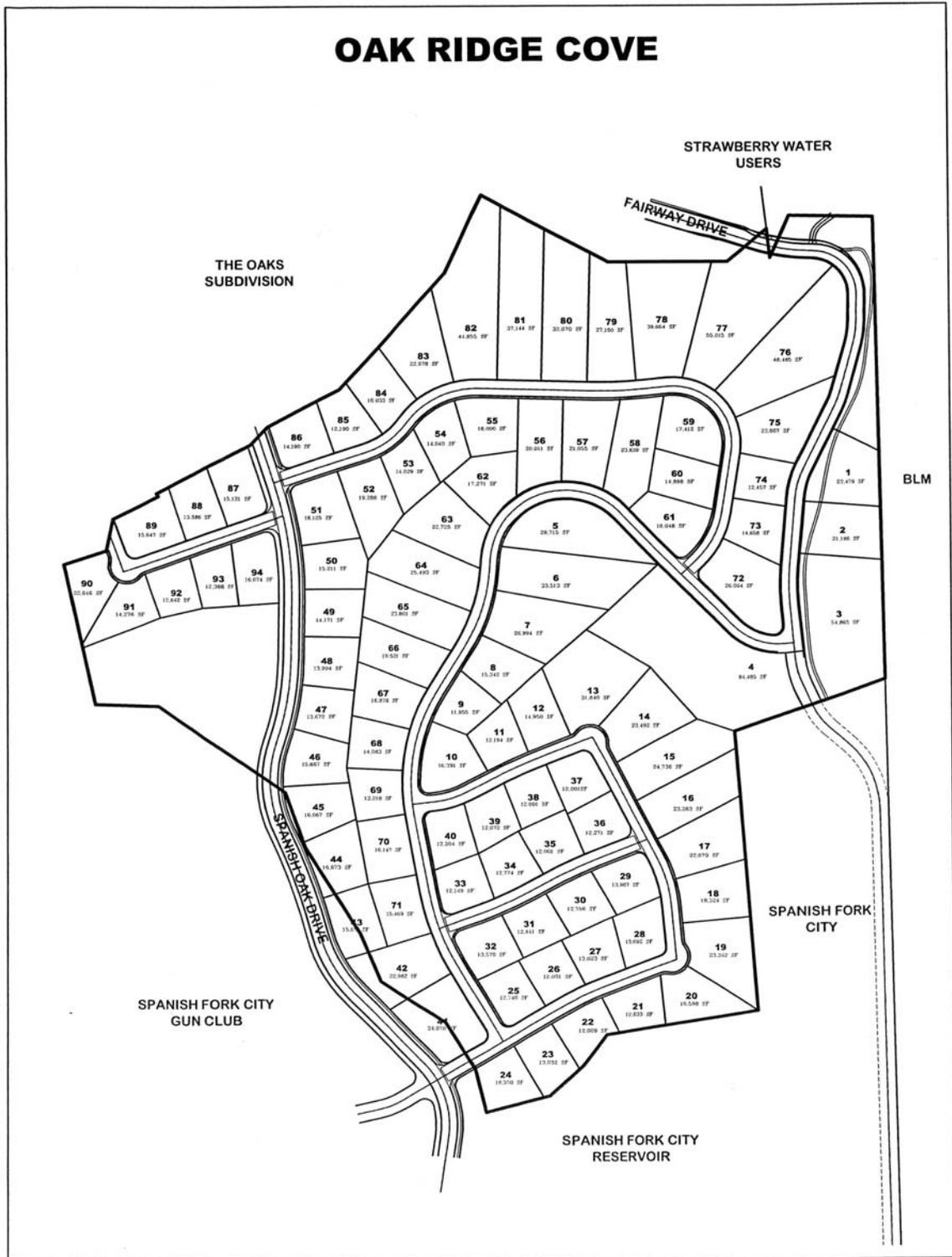
**Subdivision:** Oakridge Cove  
**Approximate Location:** South of Spanish Oaks

### Neighborhood Meeting Information:

Date: Monday, June 19, 2006  
Time: 3:30 PM  
Location: LEI Consulting Engineers & Surveyors, Inc.  
3302 N. Main St.  
Spanish Fork, Utah 84660

05-152  
"M"

# OAK RIDGE COVE



ALBRIGHT, DOUG & MARG  
3658 N RANCHO DR  
LAS VEGAS, NV 89130

BERRETT, RALPH E & CHERIE  
2600 OAKRIDGE DR  
SPANISH FORK, UT 84660

BLANKE, SHAWN  
2481 OAK RIDGE DR  
SPANISH FORK, UT 84660

BOOGERT, KENT C & JULIE  
2485 OAK HAVEN DR  
SPANISH FORK, UT 84660

BUSHMAN, BRAD H & TARA  
2605 OAKRIDGE DR  
SPANISH FORK, UT 84660

CARLSEN, TERRY & LANETTE  
2323 FAIRWAY DR  
SPANISH FORK, UT 84660

CLOWARD, DAVID & SUSAN  
PO BOX 544  
SPANISH FORK, UT 84660

COPLING, TODD  
PO BOX 187  
SPANISH FORK, UT 84660

CREER, BRADLEY L & MITZI  
2435 OAK HAVEN DR  
SPANISH FORK, UT 84660

DAVIS, DEEL & CAROLYN  
110 E VALLEY VIEW DR  
WOODLAND HILLS, UT 84653

DE GRAFFENRIED, JIM  
PO BOX 464  
SANTAQUIN, UT 84655

DOS AMIGOS LC  
3048 E SOMERSET DR  
SPANISH FORK, UT 84660

ELLIS, LEONARD R & LOA B  
2500 OAK RIDGE DR  
SPANISH FORK, UT 84660

FRAZIER, PERRY T & TRACY  
2560 OAKRIDGE DR  
SPANISH FORK, UT 84660

GIFFORD, CLARK & CYNTHIA  
5912 SHAKER DR  
RIVERSIDE, CA 92506

Gordon, Arnolyn & Melissa  
2580 Oakridge Dr.  
Spanish Fork, UT 84660

HANSEN, ELAINE S & RON  
2484 OAKRIDGE DR  
SPANISH FORK, UT 84660

HATCH, KENT & SHARON  
2538 OAK HAVEN CIR  
SPANISH FORK, UT 84660

Hatch, Merrill & Marvalis  
2554 Oak Haven Cir  
Spanish Fork, UT 84660

HATCH, SCOTT M  
2546 OAK HAVEN CIR  
SPANISH FORK, UT 84660

HEATH, CHET & ROSE  
2487 OAKRIDGE DR  
SPANISH FORK, UT 84660

HOFFMANN, ALEXANDER  
2469 FAIRWAY DR  
SPANISH FORK, UT 84660

HOOPEES, FRED L & KAREN  
2341 FAIRWAY DR  
SPANISH FORK, UT 84660

HOYT, ANTHONY  
PO BOX 169  
ORDERVILLE, UT 84758

HUNTER, DIANE R & LOGAN  
2445 OAK HAVEN DR  
SPANISH FORK, UT 84660

JOHNSON, GLEN E & GAYLENE  
2395 OAK CREST CIR  
SPANISH FORK, UT 84660

JOHNSON, K SCOTT & KAYE  
1781 S 2000 EAST  
SPANISH FORK, UT 84660

KUPFER, JUDY HOLDEN  
2157 E 8100 S  
SOUTH WEBER, UT 84405

LANGSTON, BROOK & AMBER  
2565 OAKRIDGE DR  
SPANISH FORK, UT 84660

LASSEN, STEVEN & MARSHA  
2460 OAK HAVEN DR  
SPANISH FORK, UT 84660

LATURNER, TONY & CAROLYN  
2453 FAIRWAY DR  
SPANISH FORK, UT 84660

LAYOSA, ELAINE & SHAWN  
2327 FAIRWAY DR  
SPANISH FORK, UT 84660

LEIFSON, DAVID & TAMARA  
2520 OAKRIDGE DR  
SPANISH FORK, UT 84660

LILLY, TROY O & AMY L  
2440 FAIRWAY DR  
SPANISH FORK, UT 84660

MARTIN, KEITH & TANA K  
1017D E 60 S  
SPANISH FORK, UT 84660

MARTINEAU, DAVID & VIKI  
2510 OAK HAVEN DR  
SPANISH FORK, UT 84660

MARTINEZ, JULIAN & JENN  
2535 OAKRIDGE DR  
SPANISH FORK, UT 84660

MATLOCK, CHARLES & PEGGY  
654 N 800 EAST #218  
SPANISH FORK, UT 84660

MCGEE, DEANNA S  
2455 OAK HAVEN DR  
SPANISH FORK, UT 84660

MOAKE, MIKE & SHANNON  
2470 OAK HAVEN DR  
SPANISH FORK, UT 84660

MOENCH D.E. INVESTMENT CO  
255 W 800 SOUTH  
SALT LAKE CITY, UT 84101

NGUYEN, VAN THANH  
2481 SPANISH OAKS DR  
SPANISH FORK, UT 84660

NOOT, ARIE & ANTJE J  
2485 FAIRWAY DR  
SPANISH FORK, UT 84660

OAKLEY, LISA L  
2483 OAKRIDGE DR  
SPANISH FORK, UT 84660

PARSONS, KELLY & ALAN T  
724 S 300 EAST  
SALT LAKE CITY, UT 84111

PHILLIPS, T MARK & SHERRIE  
2585 OAKRIDGE DR  
SPANISH FORK, UT 84660

PITTELLI, ROBERT J & LINDA  
PO BOX 656  
SPANISH FORK, UT 84660

Quarnstrom, Isaac & Karen  
2444 Fairway Dr.  
Spanish Fork, UT 84660

ROCHE, GUY G SR  
2456 FAIRWAY DR  
SPANISH FORK, UT 84660

SCOTT, RICK L & LUANN C  
2525 OAK HAVEN DR  
SPANISH FORK, UT 84660

SORENSEN, DAVID J  
2473 FAIRWAY DR  
SPANISH FORK, UT 84660

SPANISH FORK CITY  
PO BOX 358  
SPANISH FORK, UT 84660

STARCHER, CHESTER & NEIDA  
2465 SPANISH OAKS DR  
SPANISH FORK, UT 84660

STODDARD, LOREN & HELEN  
2457 FAIRWAY DR  
SPANISH FORK, UT 84660

STOLLER, DUANE A & KAREN  
2620 OAKRIDGE DR  
SPANISH FORK, UT 84660

STOUT, EDWARD D & LURA  
2540 OAKRIDGE DR  
SPANISH FORK, UT 84660

STRATFORD, LYNN R  
2336 FAIRWAY DR  
SPANISH FORK, UT 84660

STRATFORD, LYNN R  
2332 FAIRWAY DR  
SPANISH FORK, UT 84660

STRATFORD, WADE & DEBRA  
2345 FAIRWAY DR  
SPANISH FORK, UT 84660

STRAWBERRY WATER USERS  
745 N 500 EAST  
PAYSON, UT 84651

STUBBS, ELDON J & JOLENE  
2244 FAIRWAY DR  
SPANISH FORK, UT 84660

SWENSON, CLEVE H  
2325 FAIRWAY DR  
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TURNER, JOHN K & LETICIA  
2530 E OAK HAVEN CIR  
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UNITED STATES OF AMERICA  
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SALT LAKE CITY, UT 84119

VOLKERT, JOHN H & NANCY  
2477 FAIRWAY DR  
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WANG, QIZHONG ET AL  
2481 FAIRWAY DR  
SPANISH FORK, UT 84660

WOODARD, JED E & ARMINTA  
2515 OAKRIDGE DR  
SPANISH FORK, UT 84660

ZIONS FIRST NATIONAL BANK  
PO BOX 30880  
SALT LAKE CITY, UT 84130



**TABULATION TABLE**

TOTAL ACRES OF SITE: 2.41 AC  
 % OF LANDSCAPING: 20%  
 % OF OVERFLOW CATCH: 20%  
 OVERFLOW TO STREET: 20%  
 AVERAGE DEPTH: 2" SPACES  
 PARKING PROVIDED: 20 SPACES  
 INTERVENING AREA: 40'x60' @ 40'x60'

- PROPOSED PA WATER LATERAL
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN
- PROPOSED 2" WATER LATERAL
- PROPOSED SEWER LATERAL
- PROPOSED WATER VALVE
- PROPOSED INLET TO RETENTION POND
- PROPOSED 18" WATER PETERA
- FLUID BRASS CAP
- EXISTING WATER VALVE
- EXISTING SANITARY BEWER HANDBOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- SET 8" REMAR L.S. NO.
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING STORM DRAIN INLET
- BOUNDARY LINE
- EXISTING DEED LINE
- EXISTING SANITARY BEWER LINE
- EXISTING TBC
- EXISTING CULINARY WATER
- EXISTING W9 STICOT DRAIN
- EXISTING PA WATER

**ENGINEERS**  
 DESIGN CONCEPTS, INC.  
 1460 NORTH MAIN #11A  
 SPANISH FORK, UT 84660  
 801-794-3738  
 801-794-3739

**DEVELOPERS**  
 D.K. HOLDINGS, LLC  
 2206 PARKWAY DR.  
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 801-377-8600  
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