Wednesday, May 29, 2019
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 in the Council Chambers in the City Office Building, 40 South Main Street, Spanish Fork, Utah, commencing at 10:00 a.m.

1. Approval of Minutes

Subject	**A. April 3, 2019**
Meeting	May 29, 2019 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	Action, Minutes

Subject	**B. April 17, 2019**
Meeting	May 29, 2019 - Development Review Committee
Category	1. Approval of Minutes
Access	Public
Type	

2. Preliminary Plat

Subject	**A. Legacy Townhomes**
Meeting	May 29, 2019 - Development Review Committee
Category	2. Preliminary Plat
Access	Public
Type	Action, Discussion

Administrative File Attachments
report.legacytownhomes.5-15-2019.pdf (21,744 KB)

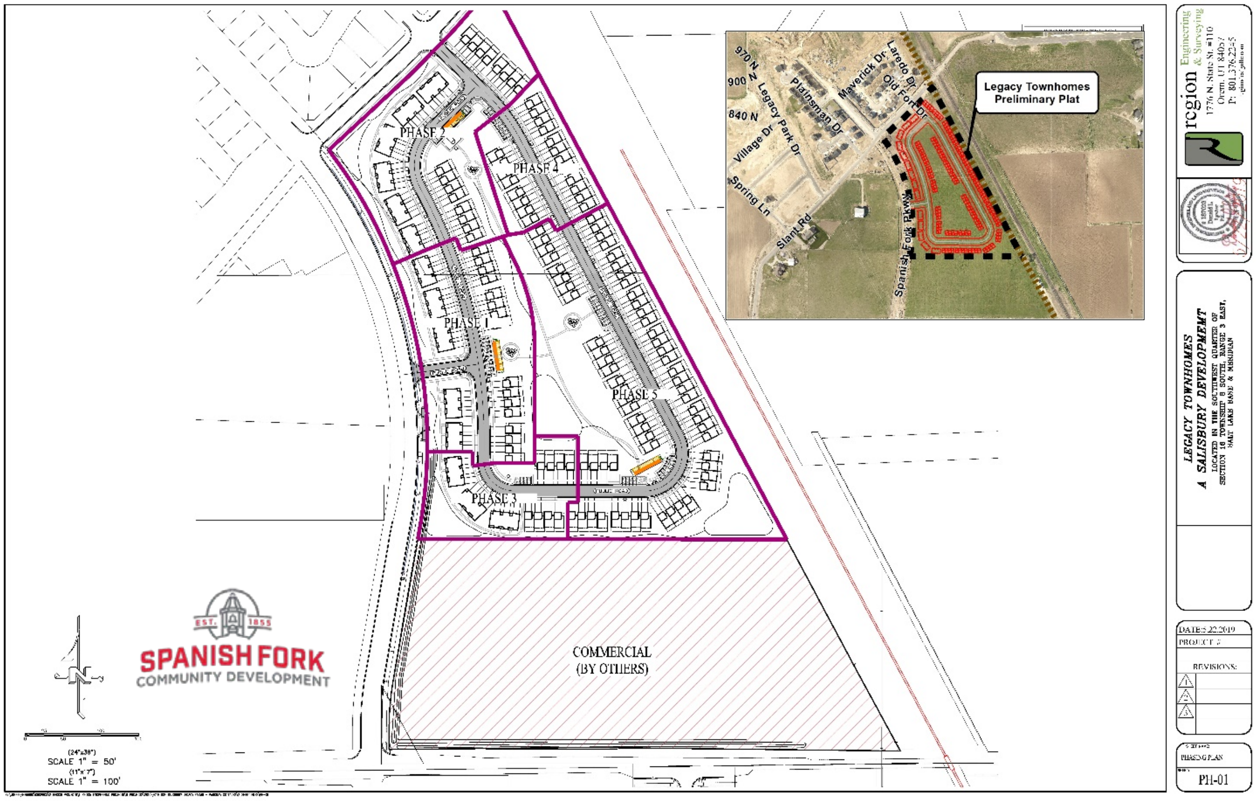
3. Title 15 Amendments

Subject	**A. ADU**
Meeting	May 29, 2019 - Development Review Committee
Category	3. Title 15 Amendments
Access	Public
Type	Action, Discussion

File Attachments
memo.adu.4-19-2019.pdf (1,596 KB)

4. Other Business

5. Adjourn



Legacy Farms Townhomes Preliminary Plat Approval Request

May 29, 2019, Development Review Committee.

Located at Spanish Fork Parkway and Slant Road, including 166 units on 20.71 acres.

The subject property is zoned R-3.

The applicant has requested that a Preliminary Plat be approved.

Key Issues

1. Legacy Farms Development Agreement and project density.
2. Building design.
3. Utilities.
4. Access.

Recommendation

Staff recommends that the proposed Preliminary Plat be approved based on the following findings and subject to the following condition:

Finding

1. That the subject property is in the Legacy Farms development.
2. That a Development Agreement exists for Legacy Farms.

Condition

1. That the applicant make any necessary modifications to meet the City's Zoning requirements, Construction Standards and provisions of the Legacy Farms Development Agreement.

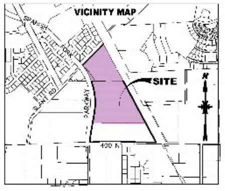
Exhibits

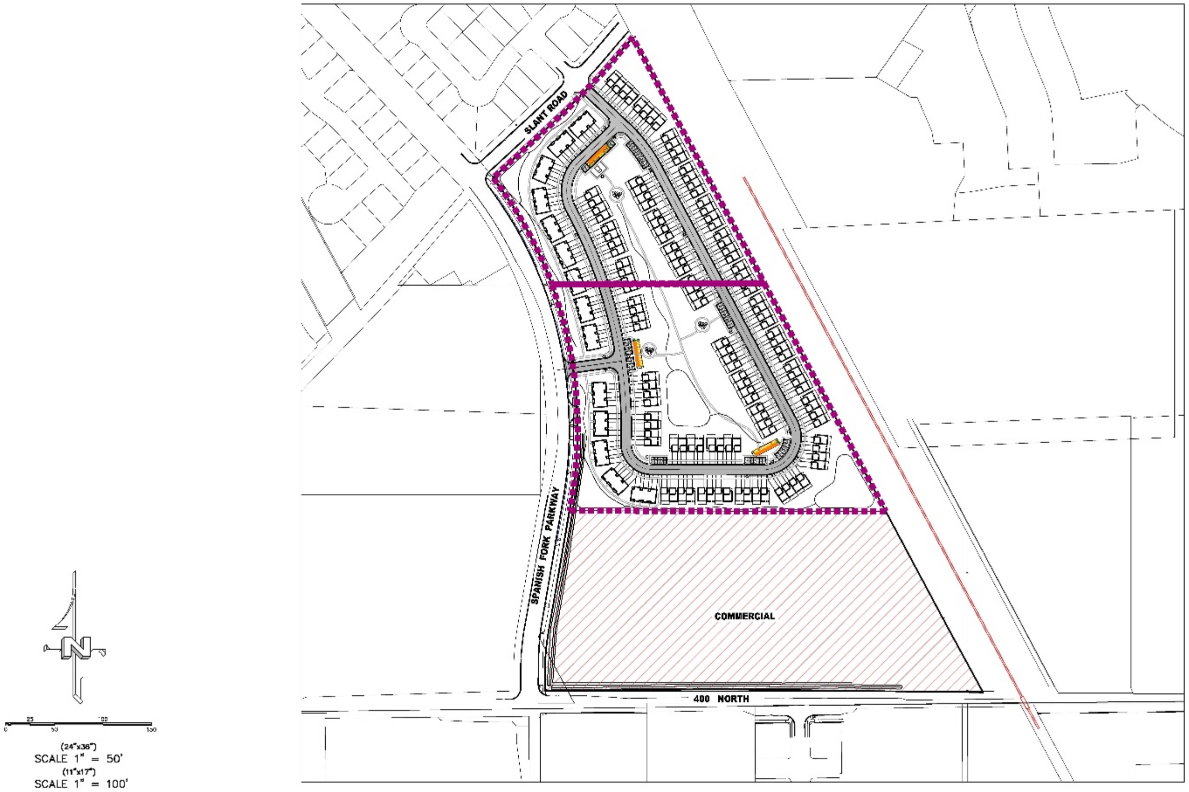
1. Proposed Plat
2. Proposed Elevations
3. Proposed Landscape Plan
4. Site Photos

INDEX OF PLAN SHEETS	
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
EX-01	EXISTING CONDITIONS
PH-01	PHASING PLAN
SP-01	SITE & UTILITY PLAN
GR-01	GRADING PLAN
EC-01	EROSION CONTROL PLAN
DT-01	TYPICAL DETAILS

Preliminary Plat + Construction Drawings
LEGACY TOWNHOMES
A SALISBURY DEVELOPMENT
SPANISH FORK, UTAH

Located in the Southwest Quarter of Section 16, Township 8 South,
Range 3 East, Salt Lake Base and Meridian
Spanish Fork, Utah County, Utah





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

NOTES:

1. ALL CONSTRUCTION TO CONFORM TO SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
2. UNLESS OTHERWISE NOTED, ALL INTERIOR UTILITIES TO BE:

CULINARY WATER	8" C-900 PVC
SEWER	8" SDR-35 PVC
STORM DRAINAGE	15" STORM DRAINAGE

3. ALL DRINKING WATER AND PRESSURIZED IRRIGATION LINES UP TO AND INCLUDING THE METER. ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SFCN COMMUNICATION SERVICE LINES UP TO THE MAST ON OVERHEAD INSTALLATIONS AND TO THE TOP OF THE METER BASE FOR UNDERGROUND INSTALLATIONS ARE DEDICATED TO SPANISH FORK CITY.
4. PROVIDE NECESSARY SLEEVES FOR PRESSURIZED IRRIGATION SERVICE TO FUTURE PHASES.
5. ALL UNITS SHALL HAVE THEIR OWN SEPARATE SEWER AND WATER LATERALS ALONG WITH CLEANOUTS AND METERS.

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

PROJECT STATISTICS	
ZONE	R-3
TOTAL AREA	20.7 ac.
ROAD	4.24 ac.
OPEN/LANDSCAPE	12.71 ac.
LOT AREA	3.75 ac.
UNITS	166 units
DENSITY	8.01/dua

UNIT COUNT PER PHASE

PHASE 1 – 3.92 ac – 31 UNITS
PHASE 2 – 4.63 ac – 34 UNITS
PHASE 3 – 2.09 ac – 17 UNITS
PHASE 4 – 1.92 ac – 20 UNITS
PHASE 5 – 8.16 ac – 64 UNITS

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PROJECT DEVELOPER

SALISBURY DEVELOPMENT
494 WEST 1300 NORTH
SPRINGVILLE, UTAH 84663
(801)491-9091

region Engineering & Surveying
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Orem, UT 84057
P: 801.376.2245
regionsurveyllc.com

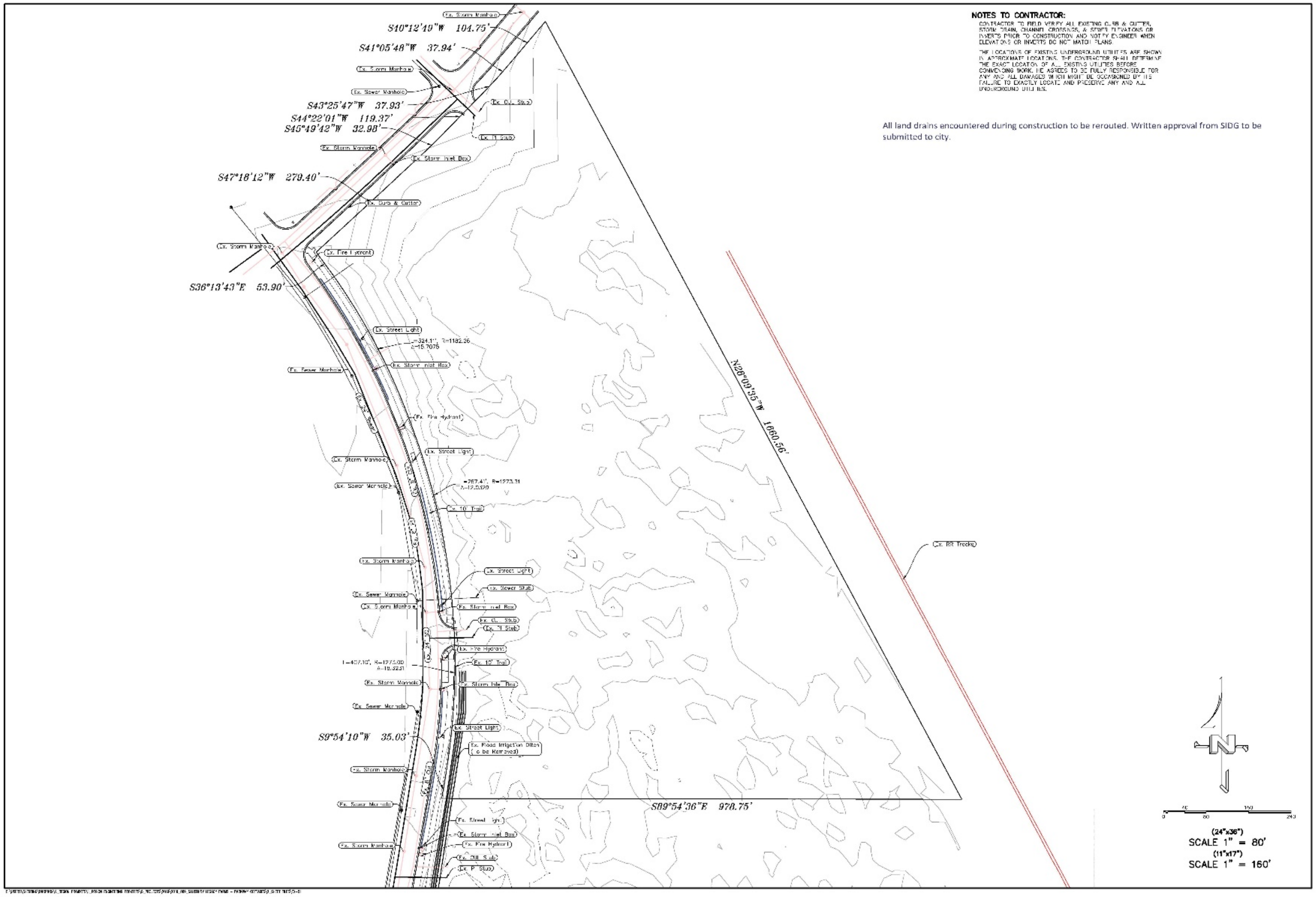
LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:5.22.2019
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
COVER SHEET & NOTES
SHEET:
CS-01

Exhibit 1



NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

All land drains encountered during construction to be rerouted. Written approval from SIDG to be submitted to city.

region Engineering & Surveying
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P. 801.376.2245
regiondesignllc.com

5/22/2019

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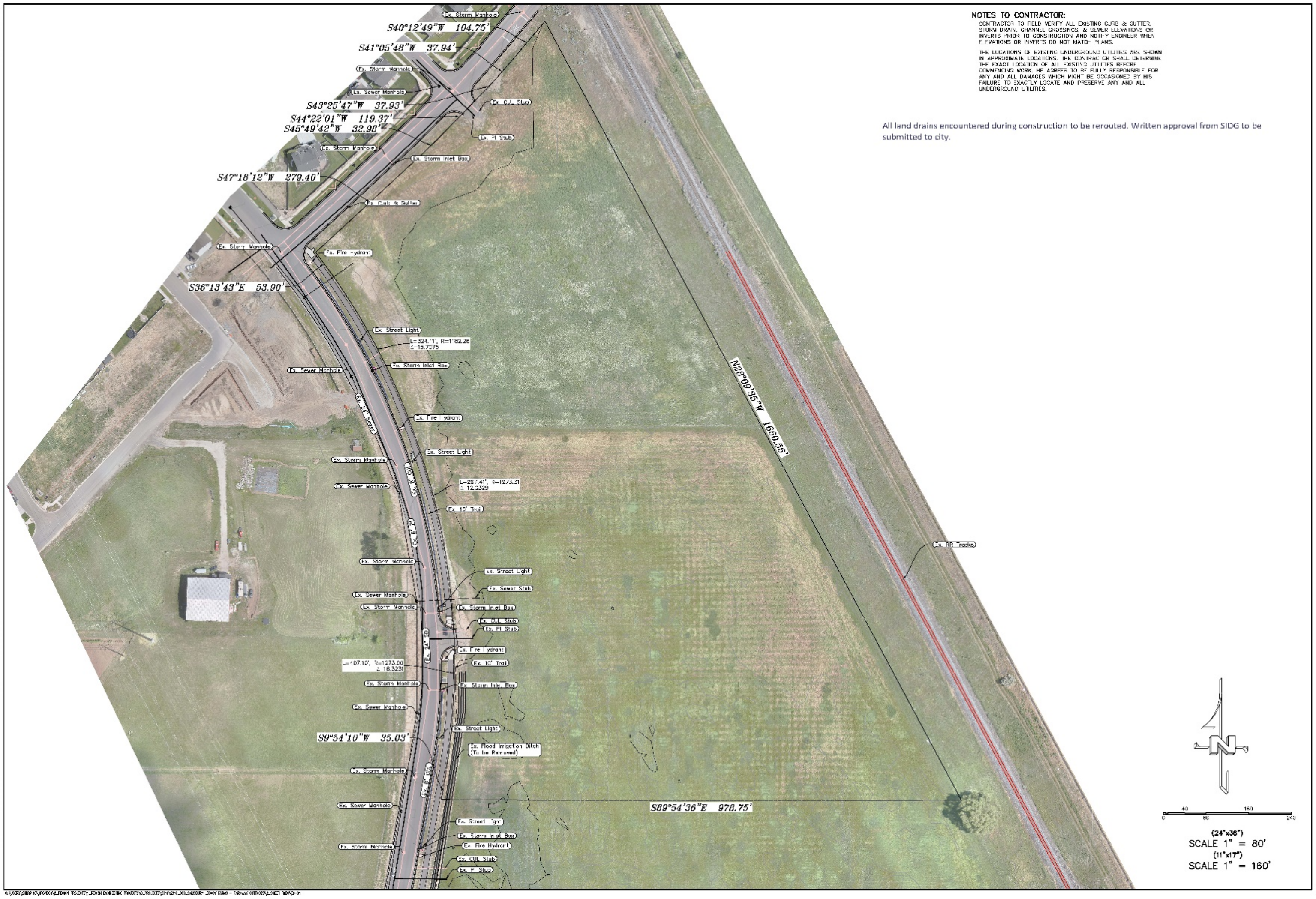
DATE:5.22.2019
PROJECT #

REVISIONS:	
1	
2	
3	

SHEET NAME:
EXISTING CONDITIONS
SHEET
EX-01

Exhibit 1



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187023
Donald L.
Ipsen
5/22/2019

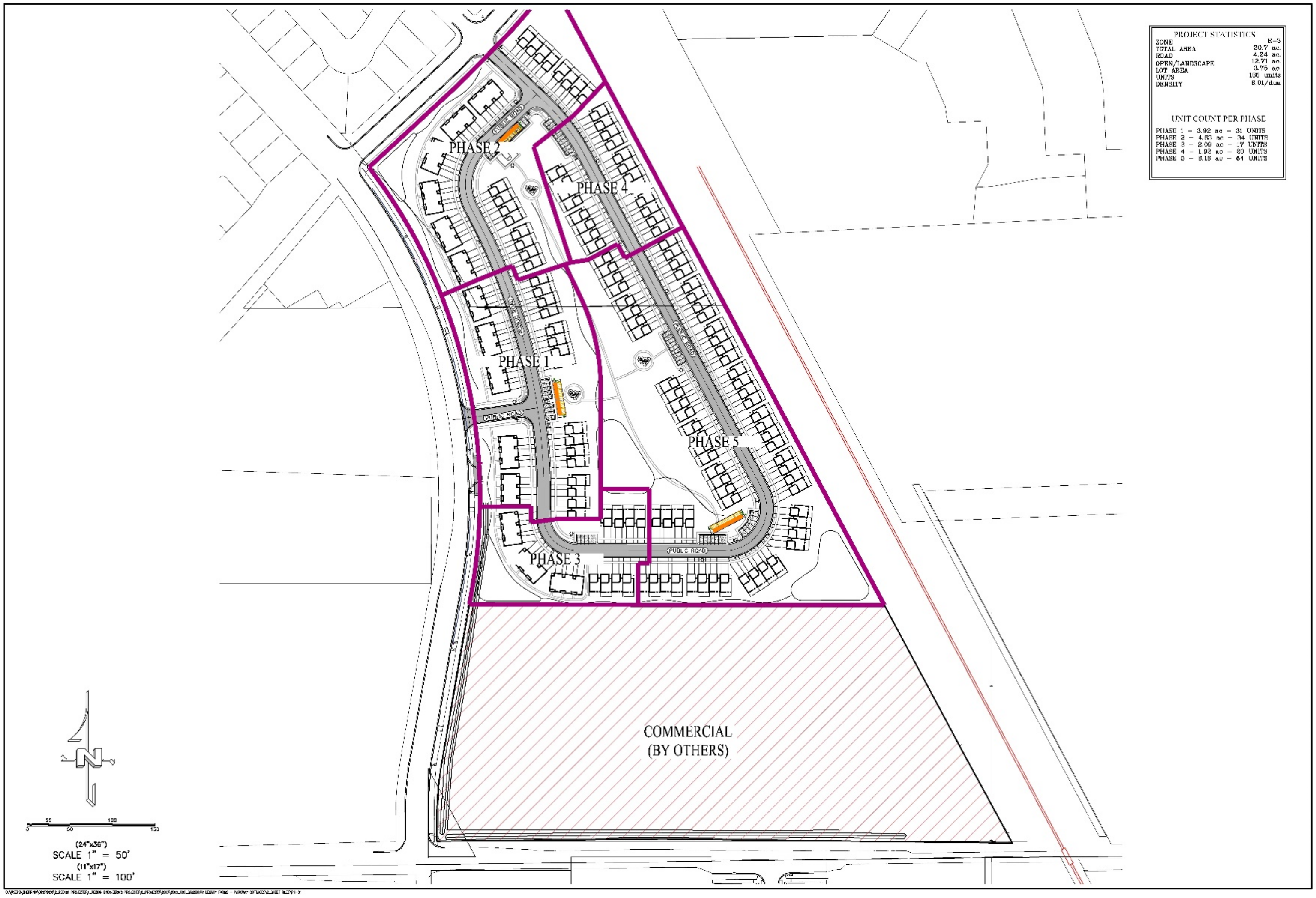
LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 18 TOWNSHIP 6 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:5.22.2019
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
EXISTING CONDITIONS
SHEET:
EX-02

Exhibit 1



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regionde-signllc.com

# 187033
Donald L. Ipsen
P.L.S.
5/22/2019

LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:5.22.2019
PROJECT #

REVISIONS:	
1	
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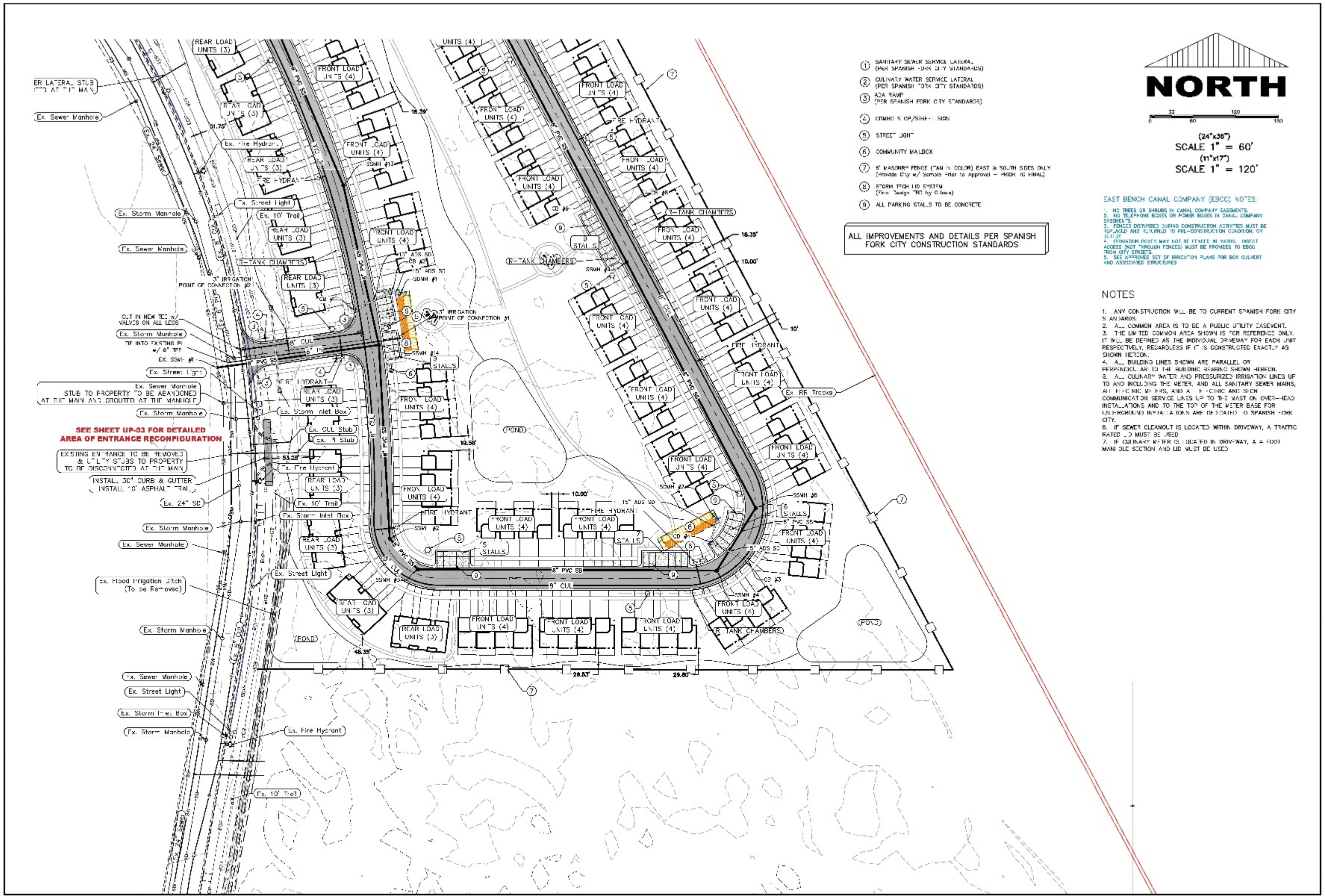
3	

SHEET NAME:
PHASING PLAN
SHEET:
PH-01

Exhibit 1


NORTH
30
120
0
60
180
(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'
REAR LOAD UNITS (3)
FRONT LOAD UNITS (4)
UNITS (4)
FIRE HYDRANT
8" PVC SS
8" CUL
STALLS
3-TANK CHAMBERS
(POND)
3" IRRIGATION POINT OF CONNECTION #1
3" IRRIGATION POINT OF CONNECTION #2
15" ADS SD
18.35'
10.00'
10'
19.56'
16.39'
51.75'
53.28'
48.35'
29.83'
29.80'
Ex. RR Tracks
Ex. Sewer Manhole
Ex. Storm Manhole
Ex. Fire Hydrant
Ex. Street Light
Ex. 10' Trail
Ex. Storm Inlet Box
Ex. 24" SD
Ex. Flood Irrigation Ditch (To be Removed)
CUT IN NEW TEE w/ VALVES ON ALL LEGS
TIE INTO EXISTING PI w/ 6" TEE
Ex. SSMH #1
STUB TO PROPERTY TO BE ABANDONED AT THE MAIN AND GROUTED AT THE MANHOLE
SEE SHEET UP-03 FOR DETAILED AREA OF ENTRANCE RECONFIGURATION
EXISTING ENTRANCE TO BE REMOVED & UTILITY STUBS TO PROPERTY TO BE DISCONNECTED AT THE MAIN
INSTALL 30" CURB & GUTTER, INSTALL 10' ASPHALT TRAIL
Ex. CUL Stub
Ex. SS Stub
ER LATERAL STUB AT THE MAIN

① SANITARY SEWER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
② CULINARY WATER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
③ ADA RAMP (PER SPANISH FORK CITY STANDARDS)
④ COMBO STOP/STREET SIGN
⑤ STREET LIGHT
⑥ COMMUNITY MAILBOX
⑦ 6' MASONRY FENCE (TAN IN COLOR) EAST & SOUTH SIDES ONLY (Provide City w/ Sample Prior to Approval – PRIOR TO FINAL)
⑧ STORM TECH LID SYSTEM (Final Design TBD by Gilbere)
⑨ ALL PARKING STALLS TO BE CONCRETE

ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

EAST BENCH CANAL COMPANY (EBCC) NOTES:

1. NO TREES OR SHRUBS IN CANAL COMPANY EASEMENTS.
2. NO TELEPHONE BOXES OR POWER BOXES IN CANAL COMPANY EASEMENTS.
3. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
4. IRRIGATION BOXES MAY NOT BE FENCED IN YARDS. DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO EBCC FROM CITY STREETS.
5. SEE APPROVED SET OF IRRIGATION PLANS FOR BOX CULVERT AND ASSOCIATED STRUCTURES

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region Engineering & Surveying
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167023
Donald L. Tyaler
5/22/2019

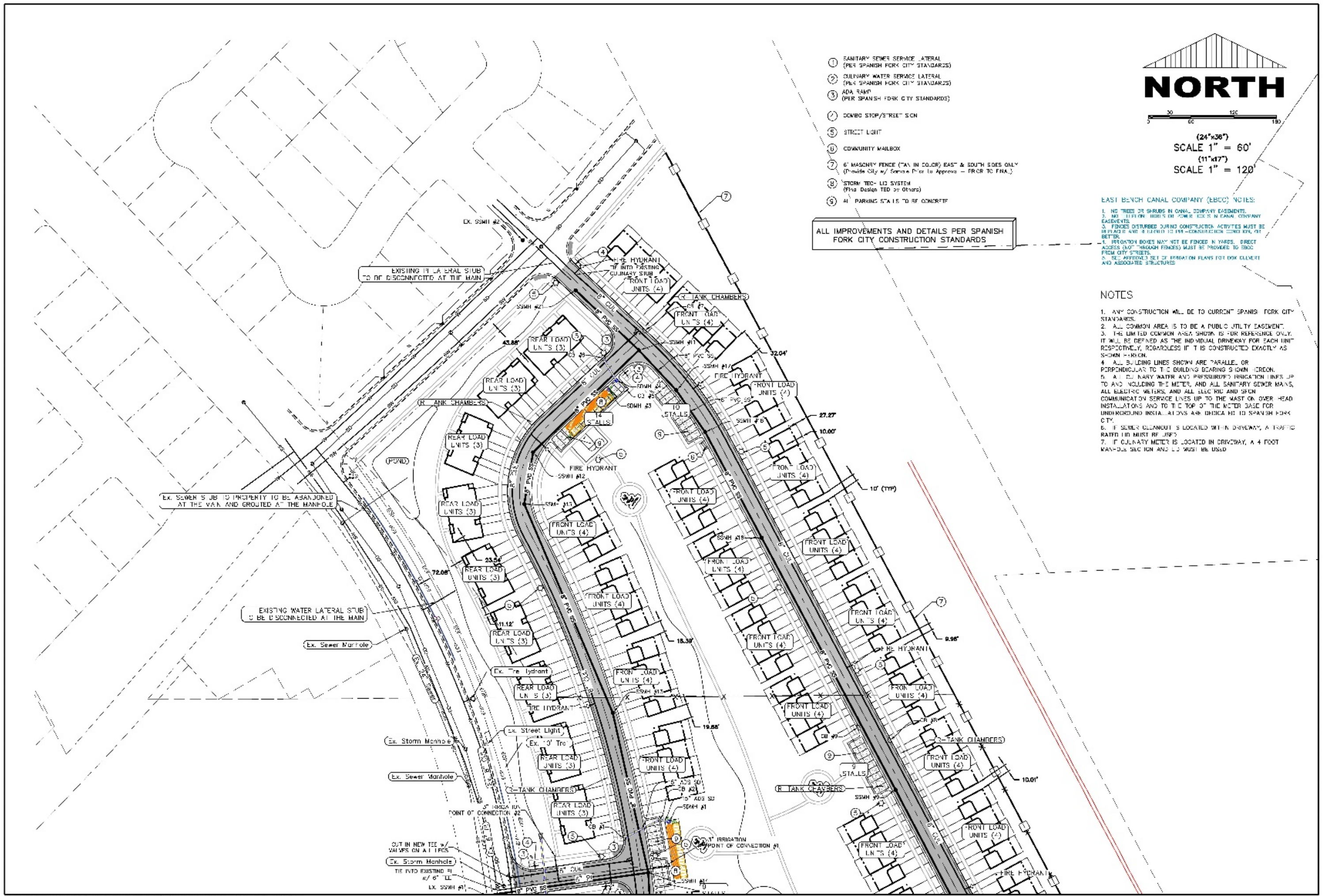
LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT

LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE: 5.22.2019
PROJECT #

REVISIONS:
1
2
3

SHEET NAME: SITE/UTILITY PLAN
SHEET: UP-01



(24"x36")
SCALE 1" = 60'
(11"x17")
SCALE 1" = 120'

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② CULINARY WATER SERVICE LATERAL (PER SPANISH FORK CITY STANDARDS)
③ ADA RAMP (PER SPANISH FORK CITY STANDARDS)
④ COMBO STOP/STREET SIGN
⑤ STREET LIGHT
⑥ COMMUNITY MAILBOX
⑦ 6' MASONRY FENCE (TAN IN COLOR) EAST & SOUTH SIDES ONLY (Provide City w/ Sample Prior to Approval – PRIOR TO FINAL)
⑧ STORM TECH LID SYSTEM (Final Design TBD by Others)
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ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS

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187033
Donald L. Ipsler
P.L.S.
5/22/2019

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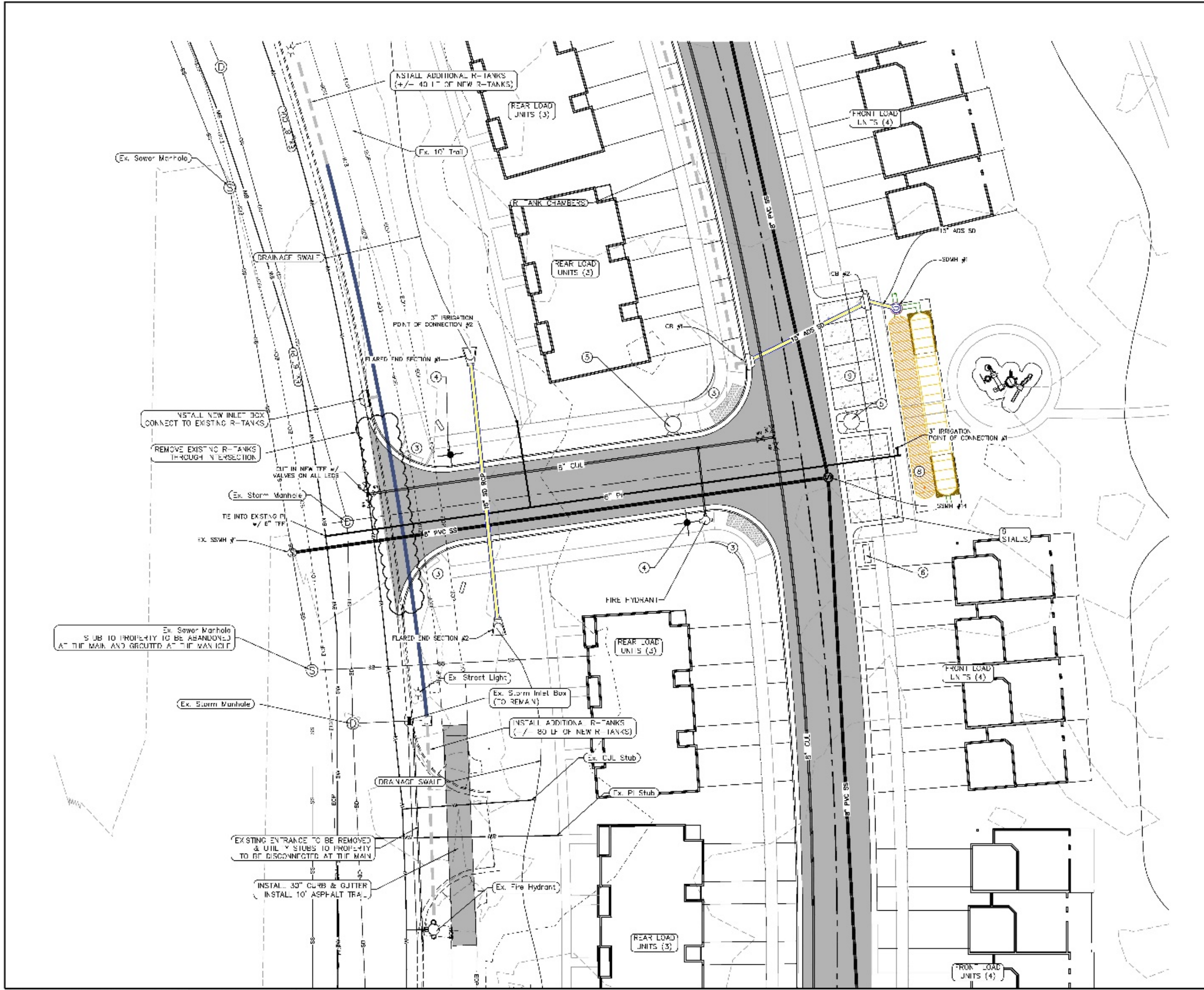
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:5.22.2019
PROJECT #
REVISIONS:
1
2
3

SHEET NAME:
SITE/UTILITY PLAN
SHEET
UP-01

Exhibit 1


INSTALL ADDITIONAL R-TANKS (+/- 40 LF OF NEW R-TANKS)
REAR LOAD UNITS (3)
Ex. 10' Trail
Ex. Sewer Manhole
R-TANK CHAMBERS
REAR LOAD UNITS (3)
DRAINAGE SWALE
3" IRRIGATION POINT OF CONNECTION #2
FLARED END SECTION #1
CB #1
CB #2
15" ADS SD
SSMH #1
SSMH #1
3" IRRIGATION POINT OF CONNECTION #1
FRONT LOAD UNITS (4)
INSTALL NEW INLET BOX CONNECT TO EXISTING R-TANKS
REMOVE EXISTING R-TANKS THROUGH INTERSECTION
CUT IN NEW TEE w/ VALVES ON ALL LEGS
Ex. Storm Manhole
TIE INTO EXISTING PI w/ 6" TEE
Ex. SSMH #
8" CUL
6" PI
8" PVC SS
18" SD RCP
FIRE HYDRANT
9 STALLS
Ex. Sewer Manhole STUB TO PROPERTY TO BE ABANDONED AT THE MAIN AND GROUTED AT THE MANHOLE
FLARED END SECTION #2
Ex. Street Light
Ex. Storm Inlet Box (TO REMAIN)
REAR LOAD UNITS (3)
INSTALL ADDITIONAL R-TANKS (+/- 80 LF OF NEW R-TANKS)
Ex. Storm Manhole
Ex. CUL Stub
DRAINAGE SWALE
Ex. PI Stub
EXISTING ENTRANCE TO BE REMOVED & UTILITY STUBS TO PROPERTY TO BE DISCONNECTED AT THE MAIN
INSTALL 30" CURB & GUTTER INSTALL 10' ASPHALT TRAIL
Ex. Fire Hydrant
REAR LOAD UNITS (3)
FRONT LOAD UNITS (4)
FRONT LOAD UNITS (4)

NORTH

0 20 40 80 120

(24"x36")
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187023
Donald L.
5/22/2019

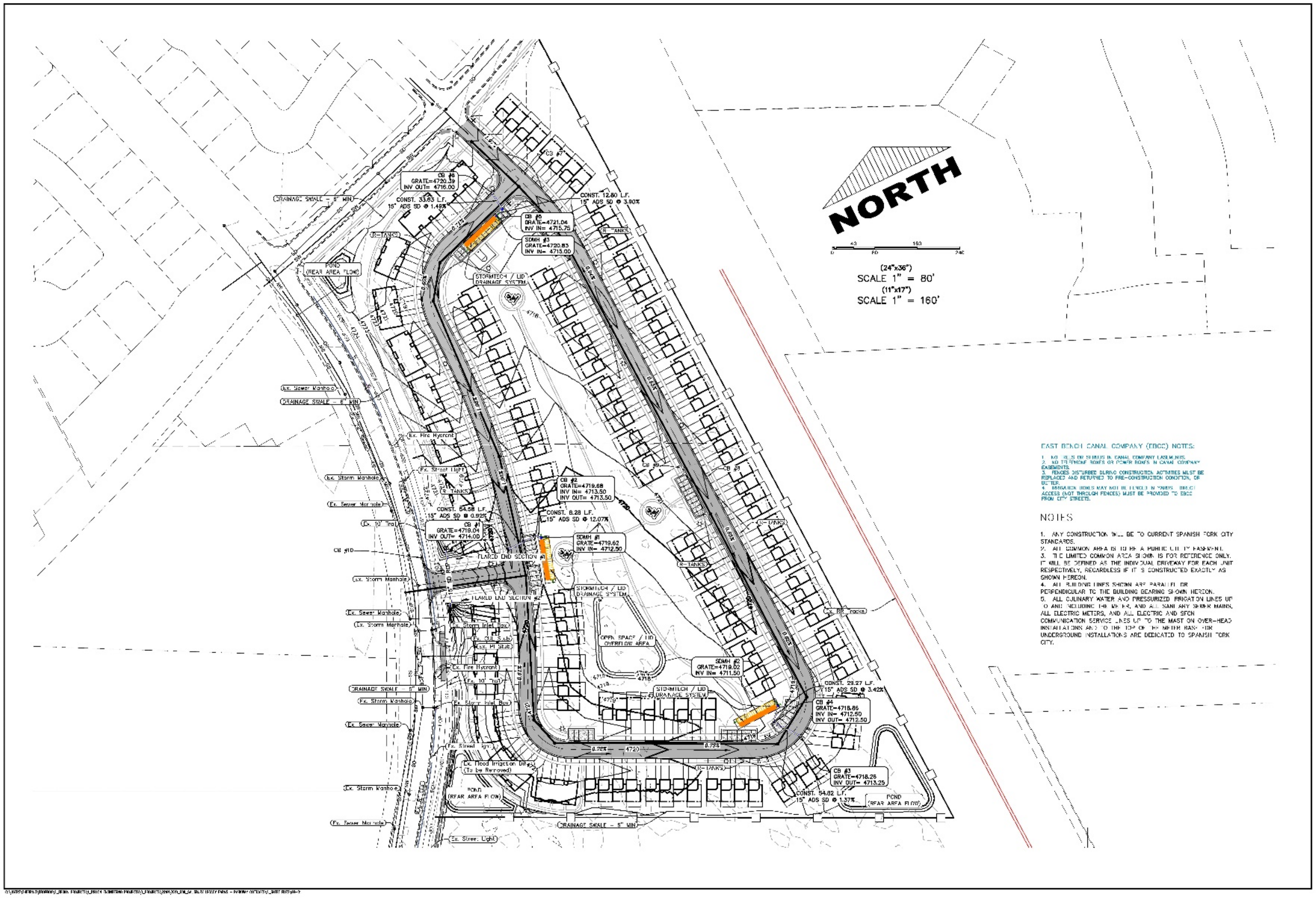
LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE: 5.22.2019
PROJECT #

REVISIONS:
1
2
3

SITE/UTILITY PLAN
UP-03

Exhibit 1



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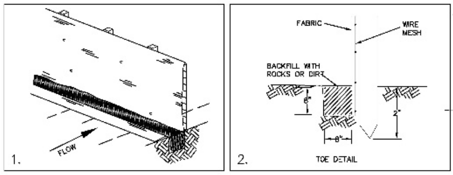
1
2
3

GRADING PLAN
GR-01

Exhibit 1

EROSION CONTROL NOTES

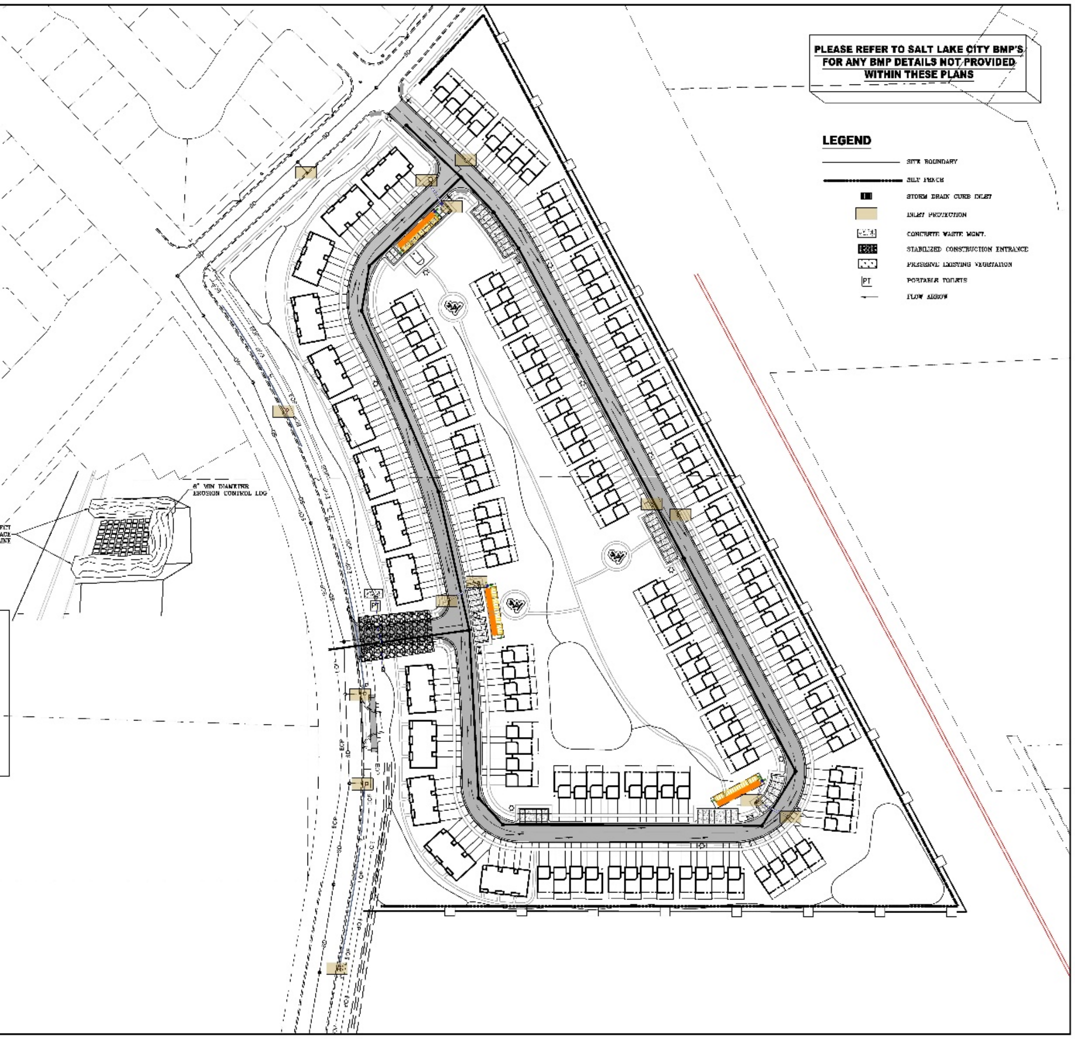
1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES THAT COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS THAT RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. EROSION CONTROL – A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PREPARED IN ACCORDANCE WITH THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (UPDES) PERMIT FOR CONSTRUCTION, OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A NOTICE OF INTENT (NOI) WILL BE SUBMITTED TO OBTAIN THE UPDES CONSTRUCTION PERMIT. A COPY OF THE PLAN MUST BE ON SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING THE EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCURS, IT WILL BE THE CONTRACTORS RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY. ALL COSTS ASSOCIATED WITH THE MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE (LOD) BOUNDARY SHALL BE STAKED ON SITE AND APPROVED BY THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
4. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPES. SLOPES OVER 1:1 SHALL UTILIZE EROSION CONTROL/REVEGETATION MATTING.
5. CUT AND FILL SLOPES SHALL BE CONDUCTED PER THE GEOTECHNICAL REPORT. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE (3) FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN. THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH EXISTING NATURAL CONTOURS, SCALE AND VEGETATION OF NATURAL TERRAIN.
6. EXISTING VEGETATION SHOULD BE PRESERVED WHEREVER POSSIBLE AND DISTURBED PORTIONS OF THE SITE SHALL BE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE, BUT NOT LIMITED TO, TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATION BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF NATURAL VEGETATION AND OTHER APPROPRIATE MEASURES. USE OF IMPERVIOUS SURFACES FOR STABILIZATION SHALL BE AVOIDED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED. FOR MORE INFORMATION, SEE SHEET ?.
7. SPECIFICALLY OUTLINED DISTURBED AREAS, BOTH ON AND OFF SITE SHALL BE REVEGETATED. THESE AREAS SHALL BE INCLUDE, BUT NOT BE LIMITED TO, ALL UNSURFACED AREAS WITHIN THE STAKED LOD, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS, INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
8. CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES, STRAW BALES, OR WATTLE.
9. TYPICAL FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.
10. ANY SEDIMENT TRACKED OFF-SITE SHALL BE REMOVED PRIOR TO THE END OF THE WORK SHIFT OR PRIOR TO SUNSET, WHICHEVER COMES FIRST.
11. CONTRACTOR MAY ADJUST THE LOCATIONS OF THE CONSTRUCTION FENCE, CONSTRUCTION TRAILERS, AND CONSTRUCTION MATERIALS RECEIVING AND STORAGE AREAS, AS NEEDED TO ACCOMPLISH THE CONSTRUCTION. ALL CHANGES SHALL BE NOTATED ON THE EROSION CONTROL PLAN.
12. THE CONTRACTOR SHALL CONDUCT PERIODIC INSPECTIONS OF THE EROSION CONTROL MEASURES, AS REQUIRED AND NOTATED IN THE SWPPP. THE CONTRACTOR WILL MAINTAIN A LOG ON-SITE OF ALL INSPECTIONS WITH THE SWPPP.
13. ALL DITCHES AND SWALES GREATER THAN 6% SHALL BE ARMORED WITH AN APPROPRIATE EROSION CONTROL/REVEGETATION STABILIZATION MAT TO PROMOTE REVEGETATION.
14. CONTRACTOR MAY ADJUST THE LOCATION OF CONCRETE WASHOUT AREAS AS NEEDED TO ACCOMPLISH THE CONSTRUCTION.



SILT FENCE

SILT FENCE MAY BE INSTALLED FOR PERIMETER CONTROL.
A MINIMUM 20-FOOT VEGETATED BUFFER MAY ALSO BE
SUBSTITUTED FOR PERIMETER CONTROL
(PRESERVATION OF EXISTING VEGETATION).

- CLEARLY MARK, FLAG OR FENCE VEGETATION OR AREAS WHERE VEGETATION SHOULD BE PRESERVED.
- PREPARE LANDSCAPING PLANS WHICH INCLUDE AS MUCH EXISTING VEGETATION AS POSSIBLE AND STATE PROPER CARE DURING AND AFTER CONSTRUCTION.
- DEFINE AND PROTECT WITH BERMS, FENCING, SIGNS, ETC. A SETBACK AREA FROM VEGETATION TO BE PRESERVED.
- _PROPOSE LANDSCAPE PLANS WHICH DO NO INCLUDE PLANT SPECIES THAT COMPETE WITH EXISTING VEGETATION.
- DO NOT LOCATE CONSTRUCTION TRAFFIC ROUTES, SPOIL PILES, ETC. WHERE SIGNIFICANT ADVERSE IMPACT ON EXISTING VEGETATION MAY OCCUR.


ENSURE DIRECT CONTACT WITH SURFACE OF GUTTER FLOWLINE
8" MIN DIAMETER EROSION CONTROL LOG
PT

PLEASE REFER TO SALT LAKE CITY BMP'S FOR ANY BMP DETAILS NOT PROVIDED WITHIN THESE PLANS

LEGEND

────	SITE BOUNDARY
━━━━	SILT FENCE
■	STORM DRAIN CURB INLET
▨	INLET PROTECTION
☐	CONCRETE WASTE MGMT.
▩	STABILIZED CONSTRUCTION ENTRANCE
☐	PRESERVE EXISTING VEGETATION
PT	PORTABLE TOILETS
←	FLOW ARROW

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5/22/2019

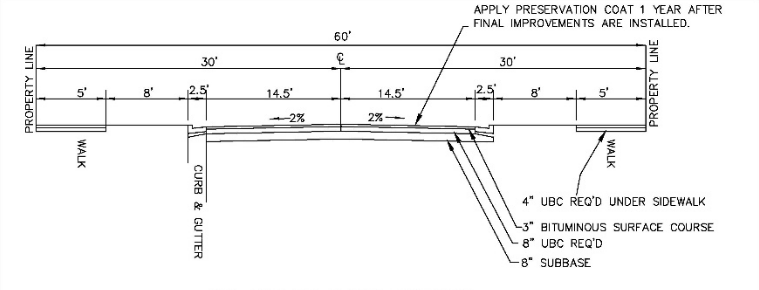
LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:5.22.2019
PROJECT #

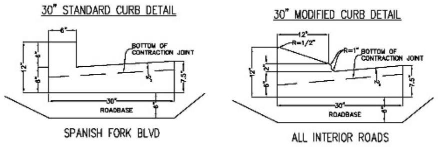
REVISIONS:

1	
2	
3	

SHEET NAME:
EROSION CONTROL
SHEET:
EC-01

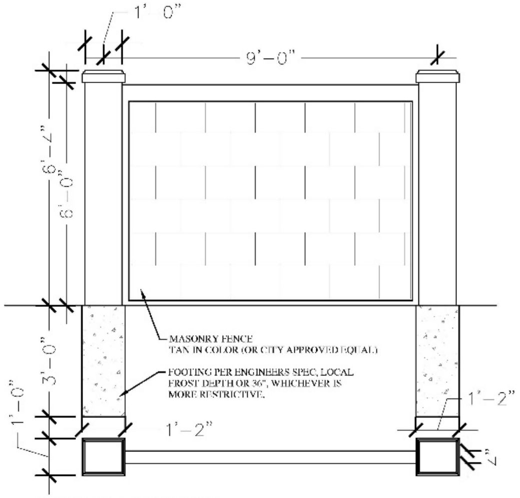

APPLY PRESERVATION COAT 1 YEAR AFTER FINAL IMPROVEMENTS ARE INSTALLED.
60'
30'
30'
℄
5'
8'
2.5'
14.5'
14.5'
2.5'
8'
5'
PROPERTY LINE
PROPERTY LINE
2%
2%
WALK
WALK
CURB & GUTTER
4" UBC REQ'D UNDER SIDEWALK
3" BITUMINOUS SURFACE COURSE
8" UBC REQ'D
8" SUBBASE

60' STREET CROSS SECTION
WITH PLANTER STRIP
FACING NORTH OR WEST
NOT TO SCALE

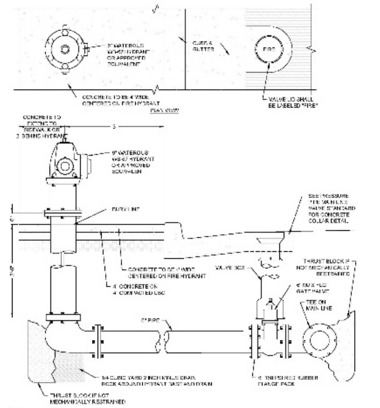


NOTES:
1. SUBBASE UNDER ALL CURBS AND GUTTERS SHALL MATCH WHAT IS IN THE ROAD WITH A MINIMUM OF 8" OF COMPACTED UNTREATED BASE COURSE.
2. IF CONCRETE IS TO BE POURED NEXT TO A CURB #4 REBAR SHALL BE DOWELED 3" INTO CURB AND 4" INTO SIDEWALK. REBAR SHALL BE INSTALLED A MINIMUM OF 2" FROM TOP OF SIDEWALK AND CURB 24" O.C.
3. SIDEWALKS SHALL HAVE CONSTRUCTION JOINTS EVERY 5'.
4. TOP FRONT OF SIDEWALK SHALL BE PLACED AT THE SAME GRADE AS TOP BACK OF CURB.
5. TACK SHALL BE APPLIED TO LIP OF CURB AND EXTEND TO GRAVEL ROAD BASE.
6. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF APWA 32 14 13 (PRECAST CONCRETE UNIT PAVING) AND 32 14 16 (BRICK UNIT PAVING).
7. ESTABLISH PAVER PATTERN TO ASSURE ALL CUT EDGE PAVERS SHALL BE HALF PAVERS OR LARGER.
8. ALL PAVERS SHALL MATCH THE ORIGINAL COLOR OF THE DARK RED CONCRETE PAVERS ON MAIN STREET.
9. MODIFIED CURB & GUTTER IS ONLY TO BE USED IN THE RESIDENTIAL SUB LOCAL ROAD - 42' RIGHT OF WAY UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

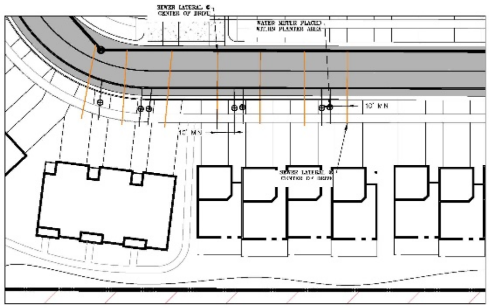
ALL IMPROVEMENTS AND DETAILS PER SPANISH FORK CITY CONSTRUCTION STANDARDS


1' 0"
9'-0"
6'-7"
6'-0"
3'-0"
1'-0"
1'-2"
1'-2"
2"
MASONRY FENCE
TAN IN COLOR (OR CITY APPROVED EQUAL)
FOOTING PER ENGINEERS SPEC, LOCAL FROST DEPTH OR 36", WHICHEVER IS MORE RESTRICTIVE.

PERIMETER WALL


CURB & GUTTER
VALVE LID SHALL BE LABELED "FIRE"
FIRE
THRUST BLOCK IF NOT MECHANICALLY RESTRAINED
1/4 CUBIC YARD 2 INCH MINUS DRAIN ROCK AROUND HYDRANT BASE AND DRAIN
6" INSPECTED RUBBER FLANGE PACK
TEE ON MAIN LINE
VALVE BOX

NOTES:
1. FIRE HYDRANTS SHALL BE PAINTED RED.
2. ALL BOLTS SHALL BE FREE FROM CONCRETE AND FULLY ACCESSIBLE.
3. IF THERE IS NOT A PLANTER STRIP, THE CENTER OF THE HYDRANT SHALL BE LOCATED 24" BEHIND THE SIDEWALK WITH A 4' BY 4' CONCRETE PAD CENTERED ON THE HYDRANT.
4. THERE SHALL BE NO OBSTACLES INCLUDING BUT NOT LIMITED TO POLES, UTILITY BOXES, TREES, FENCES, OR WALLS WITHIN 3' OF HYDRANT.
5. RISERS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY ENGINEER OR HIGHER DESIGNEE.


SEWER LATERAL ℄ CENTER OF DRIVE
WATER METER PLACED WITHIN PLANTER AREA
10' MIN
10' MIN
SEWER LATERAL ℄ CENTER OF DRIVE

TYPICAL WATER/SEWER
SERVICE LATERAL PLACEMENT
(NO INDIVIDUAL PI SERVICE)

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5/22/2019

LEGACY TOWNHOMES
A SALISBURY DEVELOPMEMT
LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 16 TOWNSHIP 8 SOUTH, RANGE 3 EAST,
SALT LAKE BASE & MERIDIAN

DATE:5.22.2019
PROJECT #

REVISIONS:
1
2
3

SHEET NAME:
COVER SHEET & NOTES
SHEET:
DT-01

Exhibit 2

LEGACY TOWNHOMES
FRONT LOAD
BASEMENT

v1 PLAN

FOUNDATION

COMMUNITY: LT

LOT NUMBER: ----

SHEET NUMBER	SHEET TITLE
0	COVER / INDEX SHEET
1	FOUNDATION PLAN
2	MAIN FLOOR PLAN
3	UPPER FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	FLOOR FRAMING PLAN
7	ROOF FRAMING PLAN
8	GENERAL NOTES / BUILDING SECTION / DETAILS
9	MAIN FLOOR ELECTRICAL PLAN
10	UPPER FLOOR ELECTRICAL PLAN
11	STRUCTURAL DETAILS

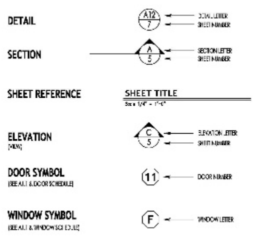
CODE ANALYSIS 2015 IRC & 2015 IBC (STRUCT)

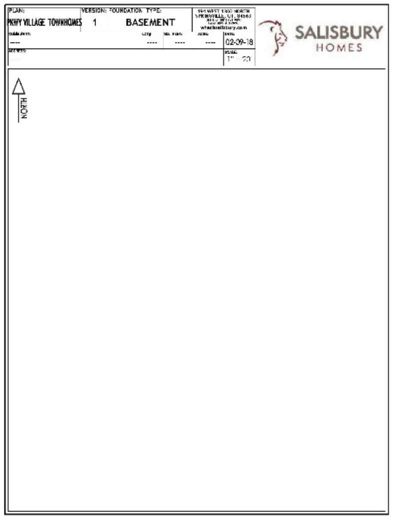
BUILDING AREA	FINISHED SQ. FT.	1607 SQ.FT.
	UNFINISHED SQ. FT.	502 SQ.FT.
	GARAGE SQ. FT.	363 SQ.FT.
	PATIO/PORCH SQ. FT.	30 SQ.FT.
	TOTAL SQ. FT.	2472 SQ.FT. UNDER ROOF
	OPTIONAL SQ. FT.	
	HEIGHT	17'-4"
	NUMBER OF STORIES	2 STORY

ABBREVIATIONS

ANCHOR BOLT	AB.	GAUGE	GA.
ALUMINUM	ALUM.	GALLONS PER MINUTE	GPM.
ANGLE	<	HORIZONTAL	HORIZ.
APPROXIMATELY	APPROX.	HOSE VALVE	HV
ASSEMBLY	ASSY.	INCH	IN. OR "
AT (MEASUREMENTS)	@	INSIDE DIAMETER	ID
BENCH MARK	B.M.	INSULATION	INSUL.
BITUMINOUS SURFACE COURSE	BSC	INVERT	INV.
BLIND FLANGE	B.F.	LINEAL	LN.
BOTH WAYS	B.W.	MANUFACTURER	MFR.
BUILDING	BLDG.	MAXIMUM	MAX.
CAST IRON	CI	MECHANICAL	MECH.
CENTER LINE	CL	MINIMUM	MIN.
CHANNEL (STRUCTURAL)	C	NUMBER	NO. OR #
CLEANOUT	CO	ON CENTER	O.C.
CONCRETE	CONC.	OUTSIDE DIAMETER	OD.
CONTINUOUS	CONT.	PLATE	PL.
CORRUGATED METAL PIPE	CMP	POLYETHLENE	PE
COUPLING	CPLG.	POLYETHLENE PIPE	PE
CUBIC FEET per MINUTE	CFM.	PIPE POLYVINYL-CHLORIDE	PIPE PVC
CUBIC FEET per SECOND	CFS	POUND	LB. OR #
CUBIC YARD	CU. YD.	POUNDS PER SQUARE INCH	PSI
DEGREE	DEG. OR °	PROPERTY LINE	PL
DETAIL	DET.	RADIUS	R
DIAGONAL	DIAG.	REMOVE	REM.
DIAMETER	DIA. OR Ø	REQUIRED	REQ.
DIMENSION	DIM	REVISION	REV.
DISTRIBUTION	DIST.	RIGHT OF WAY	R/W
DRAWING	DWG.	SLOPE	S
DUCTILE IRON PIPE	DIP	SPECIFICATION	SPEC.
EACH	EA.	SQUARE	SQ.
EACH FACE	E.F.	SQUARE FEET	SQ.FT.
EACH WAY	E.W.	SQUARE INCHES	SQ.IN.
ELBOW	ELB.	STAINLESS STEEL	ST.STL.
ELEVATION	ELEV.	STANDARD	STD.
EXISTING	EXIST.	STATION	STA.
FEET	FT OR '	STEEL	STL.
FINISH GRADE	F.G.	TYPICAL	TYP.
FLANGE	FLG.	WHERE REQUIRED	W/REQ'D.
FLEXIBLE	FLEX.	WITH	W/
GALVANIZED	GALV.	WITH-OUT	W/O
GALVANIZED STEEL PIPE	GSP	WELDED WIRE FABRIC	WWF

STANDARD SYMBOLS LEGEND





SALISBURY HOMES

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VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
FRONT LOAD

TOTAL SQUARE FEET:	2109
FINISHED:	1607
UNFINISHED:	502

STAMP:

VERSION: 1

DATE: 4/24/19

COMMUNITY: LT

LOT#: ----

PAGE#: 0 OF 11
COVER SHEET

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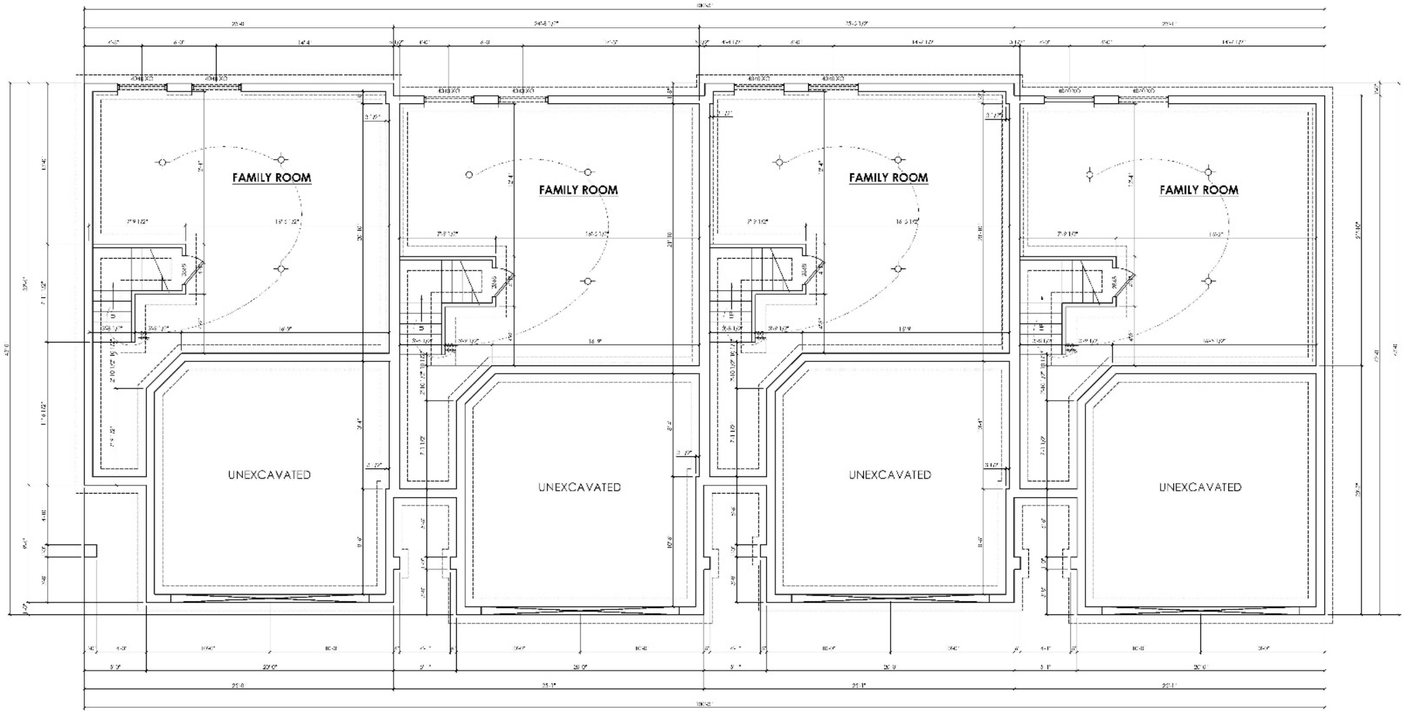
VERSION INFORMATION:

FOUNDATION PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE CONTROL JOINTS IN ALL WALK-WAYS AT 4'-0" O.C. OR U.N.O. BY CONTRACTOR.

3. PROVIDE CONTROL JOINTS IN DRIVEWAY AT 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



FOUNDATION FLOOR PLAN
SCALE 1/4" = 1'-0"

PLAN:
LEGACY TOWNHOMES
FRONT LOAD

TOTAL SQUARE FEET:	2109
FINISHED:	1607
UNFINISHED:	502

STAMP:

VERSION:
1

DATE:
4/24/19

COMMUNITY:
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PAGE#
1 OF 11
FOUNDATION PLAN

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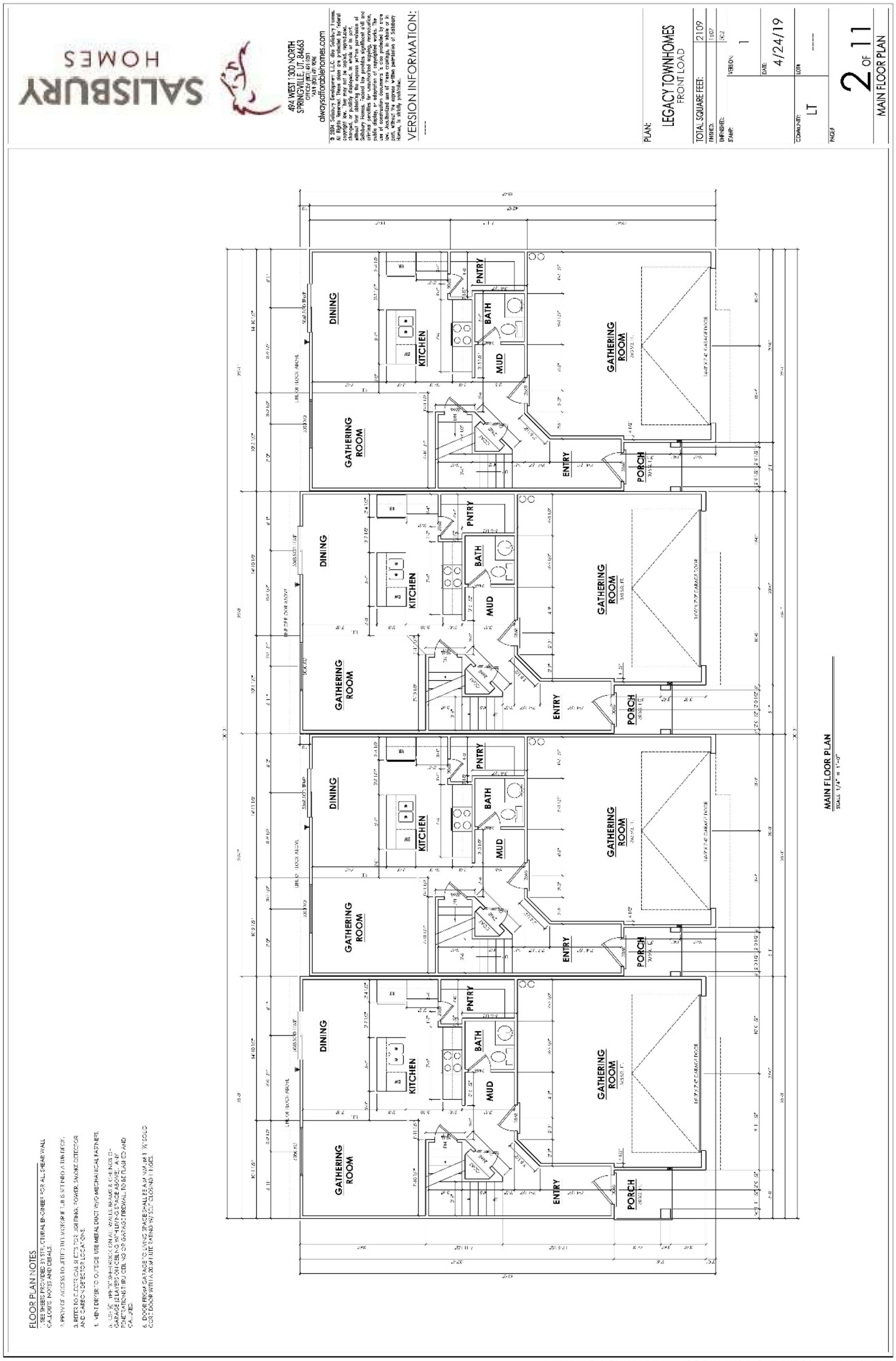
Exhibit 2



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VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
FRONT LOAD
TOTAL SQUARE FEET: 2109
FINISHED: 1407
UNFINISHED: 502
STAMP:
VERSION: 1
DATE: 4/24/19
LOT# ----
COMMUNITY: LT
PAGE# 2 OF 11
MAIN FLOOR PLAN

FLOOR PLAN NOTES
1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE ACCESS TO JETTED TUB MOTOR IF TUB IS SET INTO A TUB DECK.

3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.

4. VENT DRYER TO OUTSIDE. USE METAL DUCT W/O MECHANICAL FASTNERS.

5. USE 5/8" TYPE 'X' SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WITH LIVING SPACE ABOVE). ANY PENETRATIONS THRU CEILING OR GARAGE FIREWALL TO BE FLASHED AND CAULKED.

6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 3/8" SOLID CORE DOOR WITH A 20 MINUTE RATING W/ SELF CLOSING HINGES.

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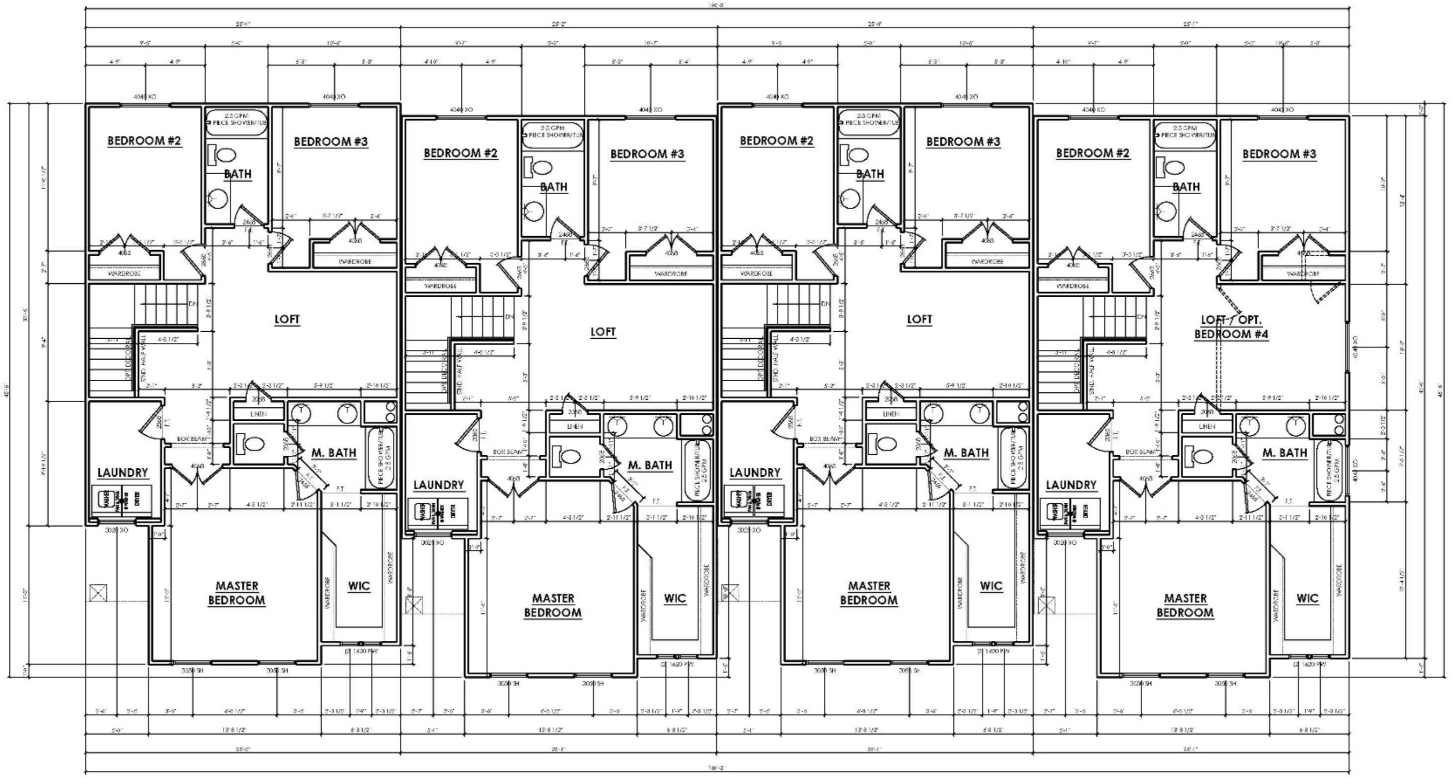
May 29, 2019

Exhibit 2



UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

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FRONT LOAD

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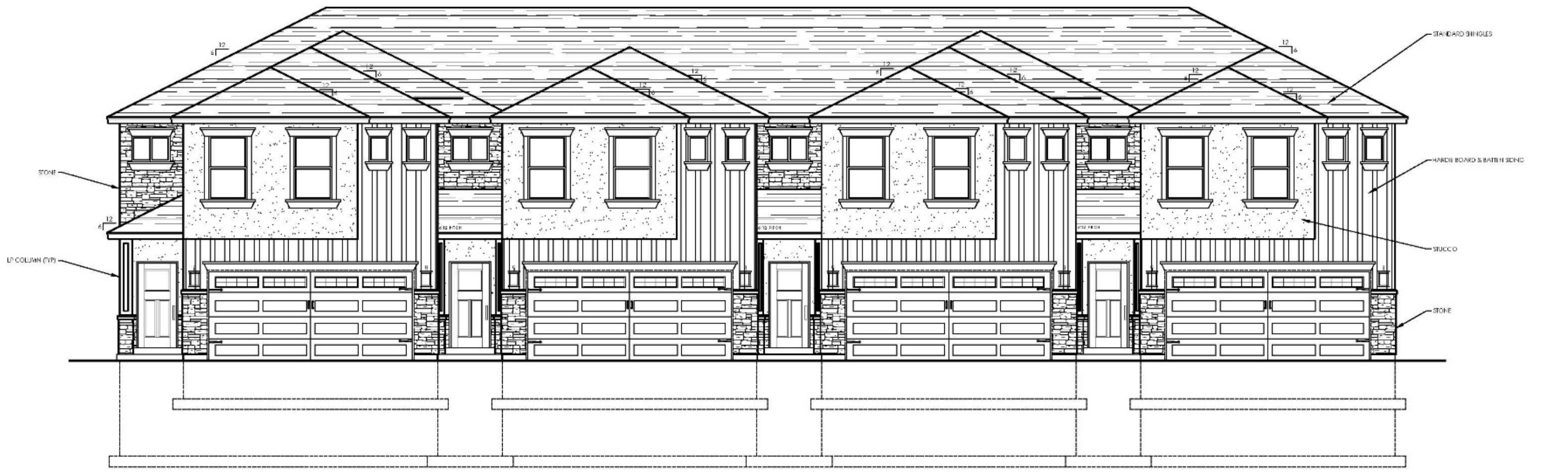
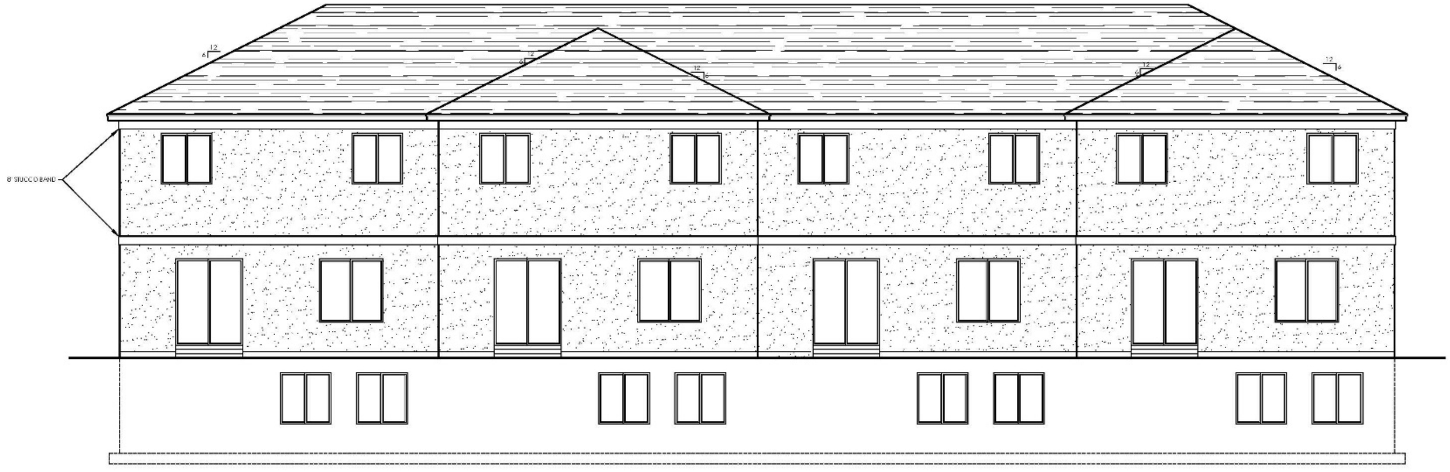
STAMP:	VERSION: 1
	DATE: 4/24/19
COMMUNITY: LT	LOT# ----

PAGE#
3 OF 11
UPPER FLOOR PLAN

Exhibit 2



FRONT ELEVATION
SCALE 1/4" = 1'-0"



BACK ELEVATION
SCALE 1/4" = 1'-0"

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VERSION INFORMATION:

PLAN:
LEGACY TOWNHOMES
FRONT LOAD

TOTAL SQUARE FEET:	2109
FINISHED:	1607
UNFINISHED:	502

STAMP:
VERSION: 1
DATE: 4/24/19
COMMUNITY: LT
LOT# ----
PAGE# 4 OF 11
ELEVATIONS

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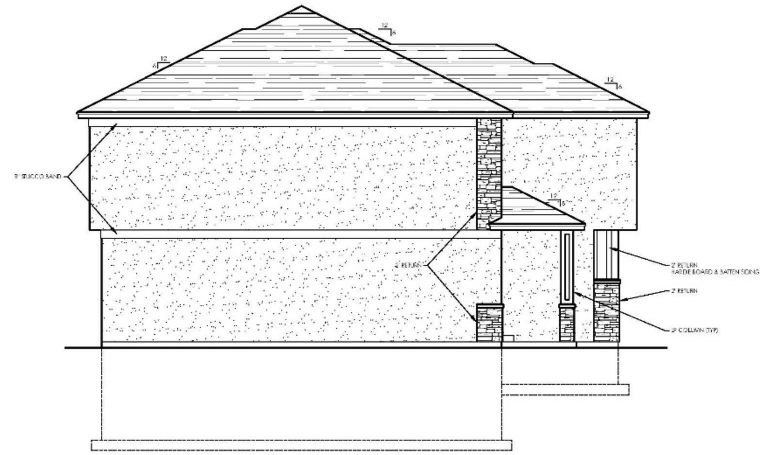
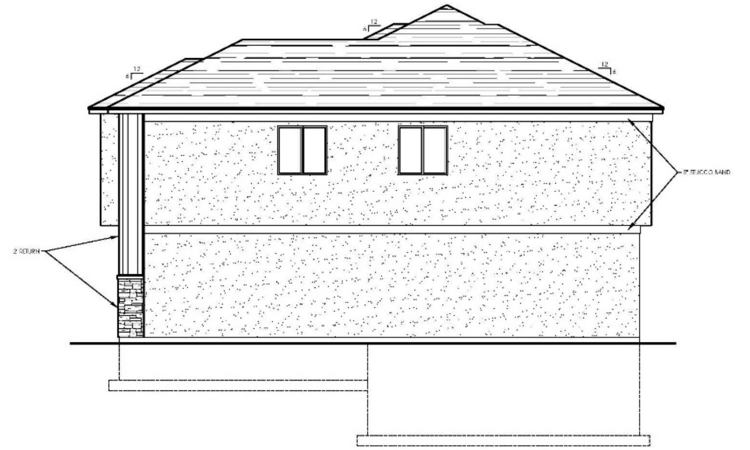


LEFT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT ELEVATION
SCALE 1/4" = 1'-0"

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ELEVATIONS

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LEGACY TOWNHOMES
REAR LOAD
BASEMENT

v1 PLAN

FOUNDATION

COMMUNITY: LT

LOT NUMBER: ----

SHEET NUMBER	SHEET TITLE
0	COVER / INDEX SHEET
1	FOOTING & FOUNDATION PLANS
2	MAIN FLOOR PLAN
3	UPPER FLOOR PLAN
4	ELEVATIONS 1
5	ELEVATIONS 2
6	MAIN FLOOR FRAMING PLAN
7	UPPER FLOOR FRAMING PLAN
8	ROOF FRAMING PLAN
9	BUILDING SECTIONS & GENERAL NOTES
10	ELECTRICAL PLANS

ABBREVIATIONS

ANCHOR BOLT	AB.	GAUGE	GA.
ALUMINUM	ALUM.	GALLONS PER MINUTE	GPM
ANGLE	∠	HORIZONTAL	HORIZ.
APPROXIMATELY	APPROX.	HOSE VALVE	HV
ASSEMBLY	ASSY.	INCH	IN. OR "
AT (MEASUREMENTS)	@	INSIDE DIAMETER	ID
BENCH MARK	B.M.	INSULATION	INSUL.
BITUMINOUS SURFACE COURSE	BSC	INVERT	INV.
BLIND FLANGE	B.F.	LINEAL	LN.
BOTH WAYS	B.W.	MANUFACTURER	MFR.
BUILDING	BLDG.	MAXIMUM	MAX.
CAST IRON	CI	MECHANICAL	MECH.
CENTER LINE	CL	MINIMUM	MIN.
CHANNEL (STRUCTURAL)	C	NUMBER	NO. OR #
CLEANOUT	CO	ON CENTER	O.C.
CONCRETE	CONC.	OUTSIDE DIAMETER	OD.
CONTINUOUS	CONT.	PLATE	PL.
CORRUGATED METAL PIPE	CMP	POLYETHLENE	PE
COUPLING	CPLG.	POLYETHLENE PIPE	PE.
CUBIC FEET per MINUTE	CFM	PIPE POLYVINYL-CHLORIDE	PIPE PVC
CUBIC FEET per SECOND	CFS	POUND	LB. OR #
CUBIC YARD	CU. YD.	POUNDS PER SQUARE INCH	PS
DEGREE	DEG. OR °	PROPERTY LINE	PL
DETAIL	DET.	RADIUS	R
DIAGONAL	DIAG.	REMOVE	REM.
DIAMETER	DIA. OR Ø	REQUIRED	REQ.
DIMENSION	DIM.	REVISION	REV.
DISTRIBUTION	DIST.	RIGHT-OF-WAY	R/W
DRAWING	DWG.	SLOPE	S
DUCTILE IRON PIPE	DIP	SPECIFICATION	SPEC.
EACH	EA.	SQUARE	SQ.
EACH FACE	E.F.	SQUARE FEET	SQ.FT.
EACHWAY	E.W.	SQUARE INCHES	SQ.IN.
ELBOW	ELB.	STAINLESS STEEL	ST.STL.
ELEVATION	ELEV.	STANDARD	STD.
EXISTING	EXIST.	STATION	STA.
FEET	FT. OR '	STEEL	STL.
FINISH GRADE	F.G.	TYPICAL	TYP.
FLANGE	FLG.	WHERE REQUIRED	W/REQ'D.
FLEXIBLE	FLEX.	WITH	W/
GALVANIZED	GALV.	WITHOUT	W/O
GALVANIZED STEEL PIPE	GSP	WELDED WIRE FABRIC	WWF

CODE ANALYSIS 2015 IRC & 2015 IBC (STRUCT)

BUILDING AREA	FINISHED SQ. FT.	1657 SQ.FT.
	UNFINISHED SQ. FT.	0 SQ.FT.
	GARAGE SQ. FT.	363 SQ.FT.
	PATIO/PORCH SQ. FT.	30 SQ.FT.
	TOTAL SQ. FT.	2050 SQ.FT. UNDER ROOF
	OPTIONAL SQ. FT.	
	HEIGHT	17'-4"
	NUMBER OF STORIES	2 STORY

STANDARD SYMBOLS LEGEND

DETAIL — A12 / 7 — DETAIL LETTER, SHEET NUMBER

SECTION — A / 5 — SECTION LETTER, SHEET NUMBER

SHEET REFERENCE — SHEET TITLE, Scale 1/4" = 1'-0"

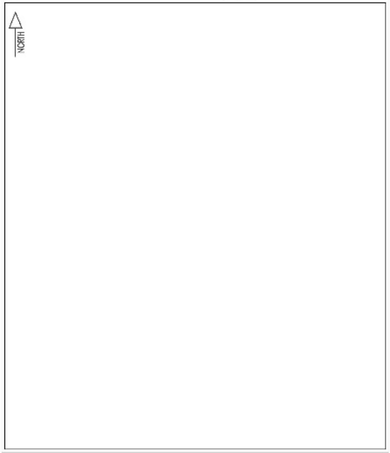
ELEVATION (VIEW) — C / 5 — ELEVATION LETTER, SHEET NUMBER

DOOR SYMBOL (SEE A1.1 & DOOR SCHEDULE) — 11 — DOOR NUMBER

WINDOW SYMBOL (SEE A1.1 & WINDOW SCHEDULE) — F — WINDOW LETTER

PLAN:	VERSION:	FOUNDATION TYPE:	494 WEST 1300 NORTH SPRINGVILLE, UT. 84663
DESERT BLUFF	1	SLAB	whatissalisbury.com
COMMUNITY: ----	LOT#: ----	SQ. FEET: ----	DATE: 02-09-18
ADDRESS: ----			SCALE: 1" = 20'

SALISBURY HOMES



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PLAN:
LEGACY TOWNHOMES
REAR LOAD

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FINISHED:	1657
UNFINISHED:	0

STAMP:	VERSION: 1
	DATE: 1/30/19
COMMUNITY: LT	LOT#: ----

PAGE#
0 OF 10
COVER SHEET

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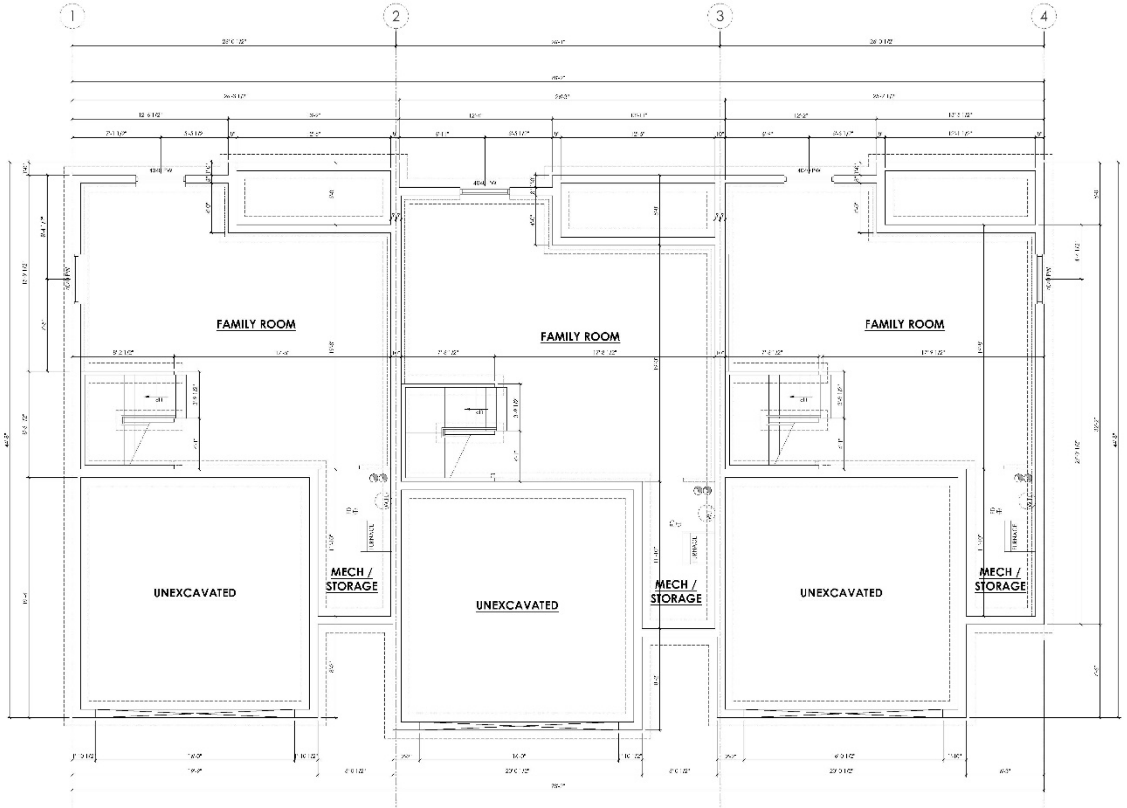
Exhibit 2

SLAB PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

2. PROVIDE CONTROL JOINTS IN ALL WALK-WAYS AT 4'-0" O.C. OR U.N.O. BY CONTRACTOR.

3. PROVIDE CONTROL JOINTS IN DRIVEWAY AT 12'-0" O.C. OR U.N.O. BY CONTRACTOR.



FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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VERSION: 1

DATE: 1/30/19

COMMUNITY: LT

LOT# ----

PAGE#

1 OF 10

FOUNDATION PLAN

Exhibit 2

FLOOR PLAN NOTES

1. SEE SHEETS PROVIDED BY STRUCTURAL ENGINEER FOR ALL SHEAR WALL CALLOUTS, NOTES AND DETAILS.

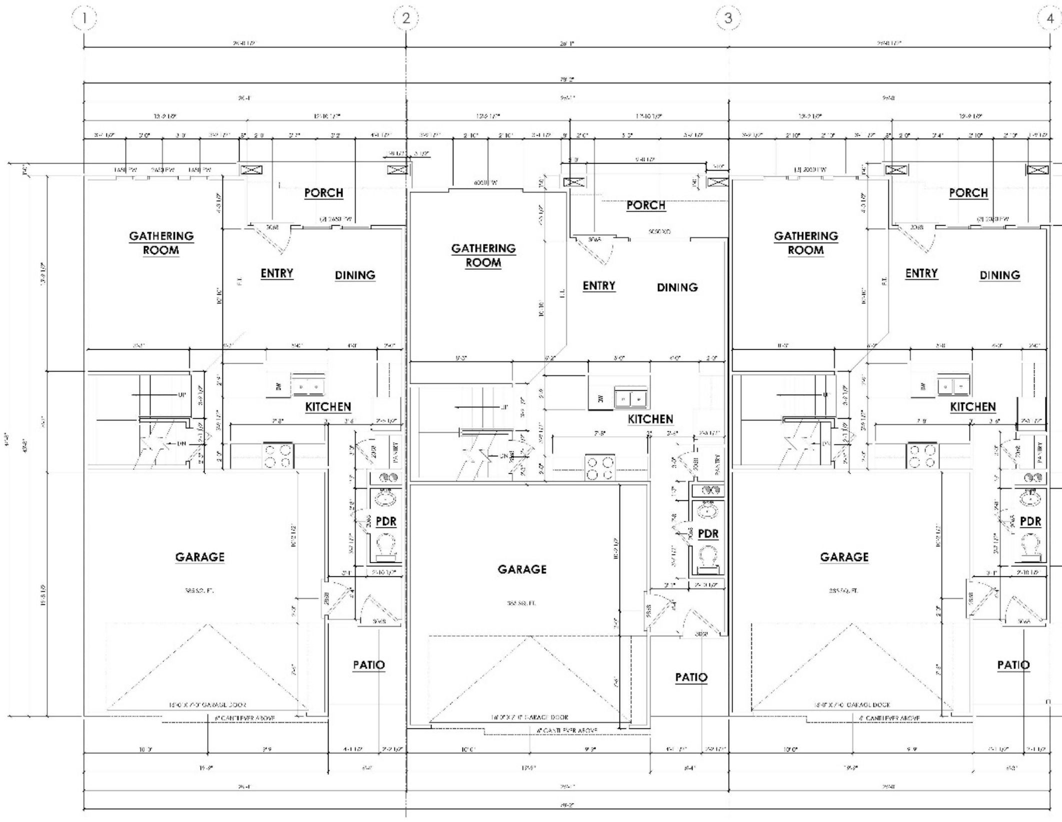
2. PROVIDE ACCESS TO JETTED TUB MOTOR IF TUB IS SET INTO A TUB DECK.

3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.

4. VENT DRYER TO OUTSIDE, USE METAL DUCT W/O MECHANICAL FASTNERS.

5. USE ⅝ TYPE "X" SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WITH LIVING SPACE ABOVE). ANY PENETRATIONS THRU CEILING OR GARAGE FIREWALL TO BE FLASHED AND CAULKED.

6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 ¾" SOLID CORE DOOR WITH A 20 MINUTE RATING W/ SELF CLOSING HINGES.



MAIN FLOOR PLAN

SCALE 1/4" = 1' 0"

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PAGE#
2 OF 10
MAIN FLOOR PLAN

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Exhibit 2

FLOOR PLAN NOTES

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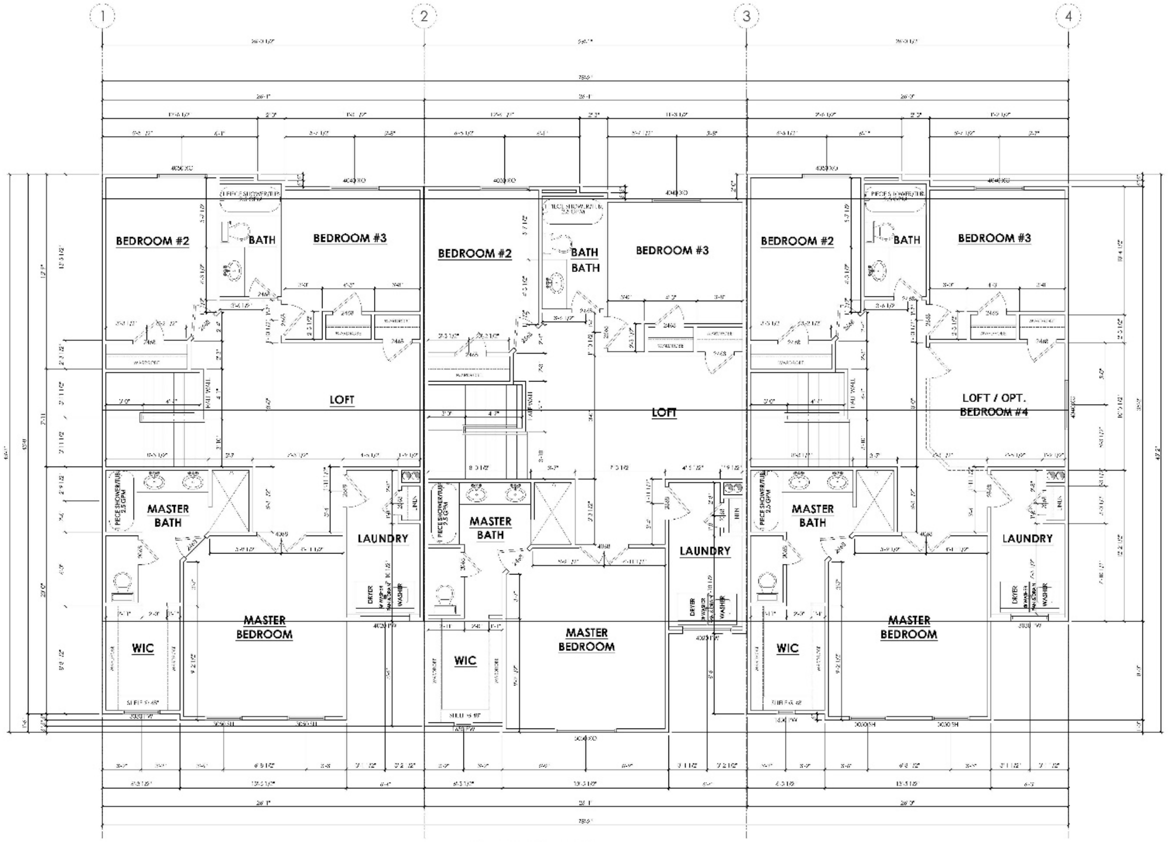
3. REFER TO ELECTRICAL SHEETS FOR LIGHTING, POWER, SMOKE DETECTOR AND CARBON DETECTOR LOCATIONS.

4. VENT DRYER TO OUTSIDE. USE METAL DUCT W/O MECHANICAL FASTNERS.

5. USE ⅝" TYPE "X" SHEETROCK ON ALL WALLS, BEAMS & CEILINGS OF GARAGE (2 LAYERS ON CEILING WITH LIVING SPACE ABOVE). ANY PENETRATIONS THRU CEILING OR GARAGE FIREWALL TO BE FLASHED AND CAULKED.

6. DOOR FROM GARAGE TO LIVING SPACE SHALL BE A MINIMUM 1 ¾" SOLID CORE DOOR WITH A 20 MINUTE RATING W/ SELF CLOSING HINGES.



UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

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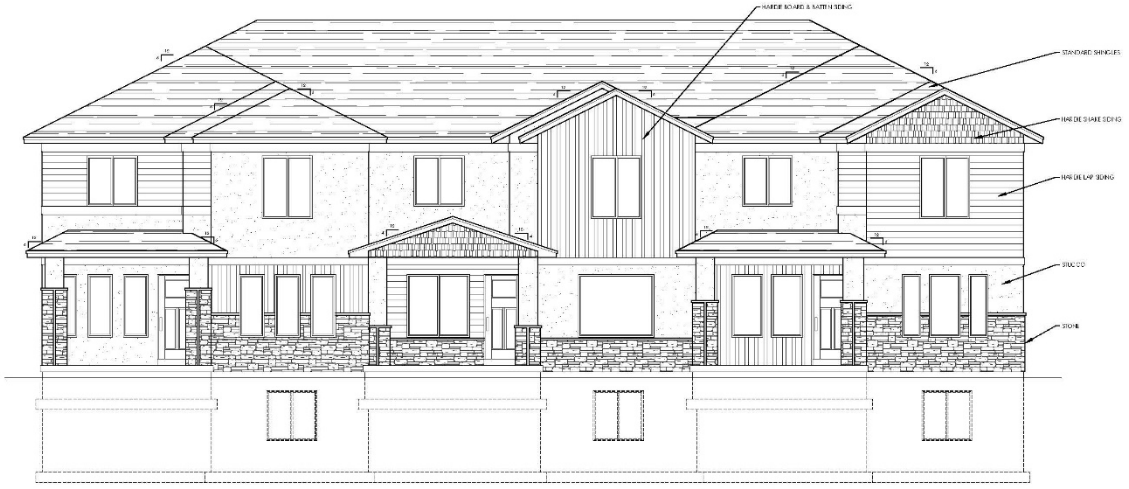
COMMUNITY: LT	LOT# ----

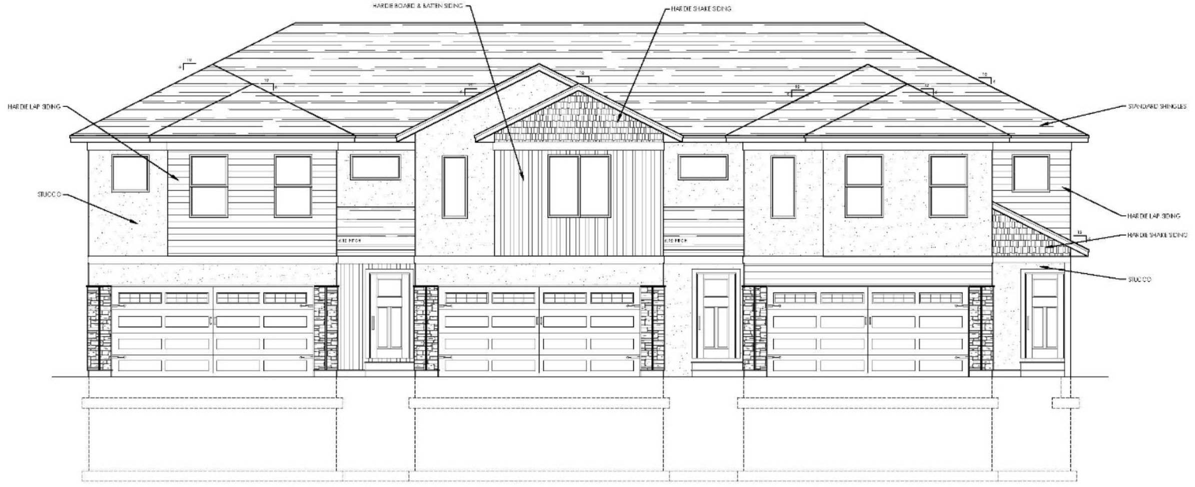
PAGE#
3 OF 10
UPPER FLOOR PLAN

Exhibit 2



FRONT ELEVATION

SCALE 1/4" = 1'-0"



BACK ELEVATION

SCALE 1/4" = 1'-0"

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ELEVATIONS

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May 29, 2019

Exhibit 2

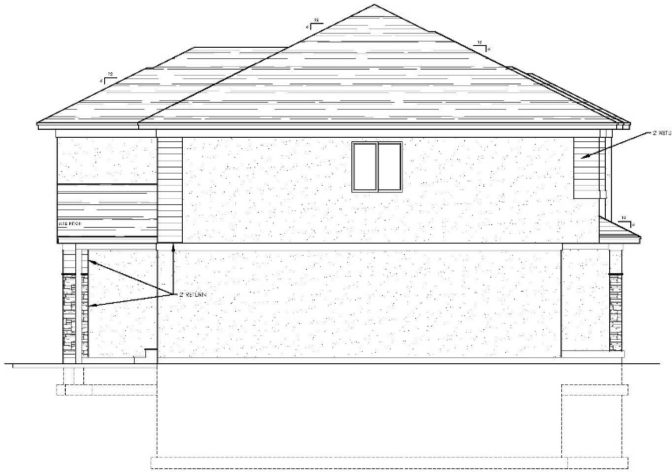
ATTIC VENTING

1106/150= 7.37 SQ FT

SOFFIT VENTING

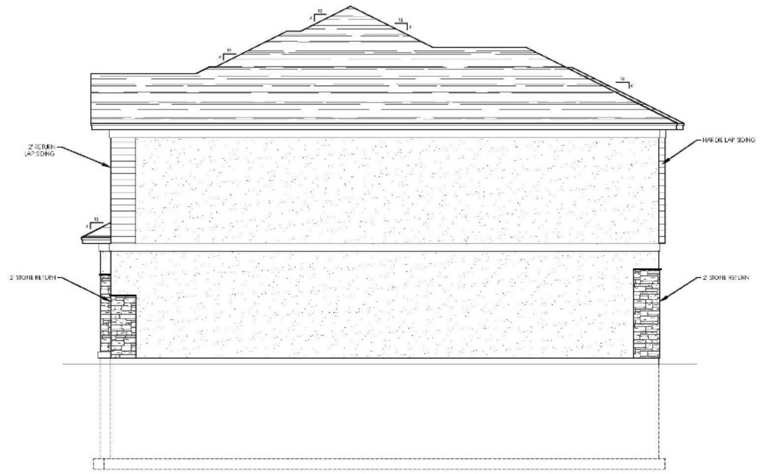
1106/300- 3.69 SQ FT

GENERAL NOTE: ALL FRAMING IS TO BE AT 16" O.C. VERTICLE AT GABLE ENDS, POPOUTS AND DOGHOUSES FOR HARDIE BOARD. PROVIDE OSB BACKER FOR SHAKES



LEFT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

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ELEVATIONS

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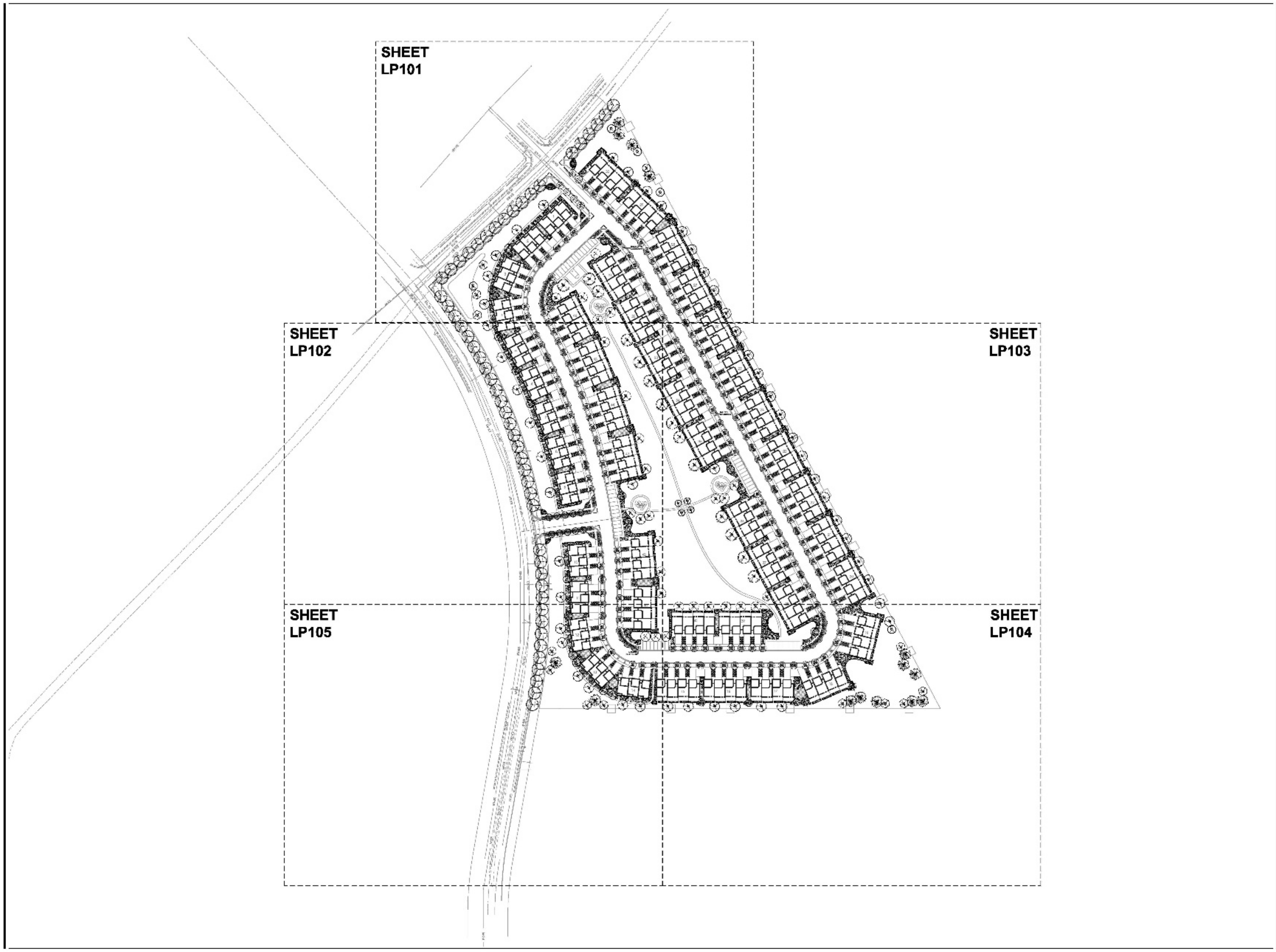
Exhibit 3



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SCALE: 1"=100'

No.	Revision/Issue	Date

Designed By:
AKC

Drawn By:
AKC

Reviewed By:
AKC

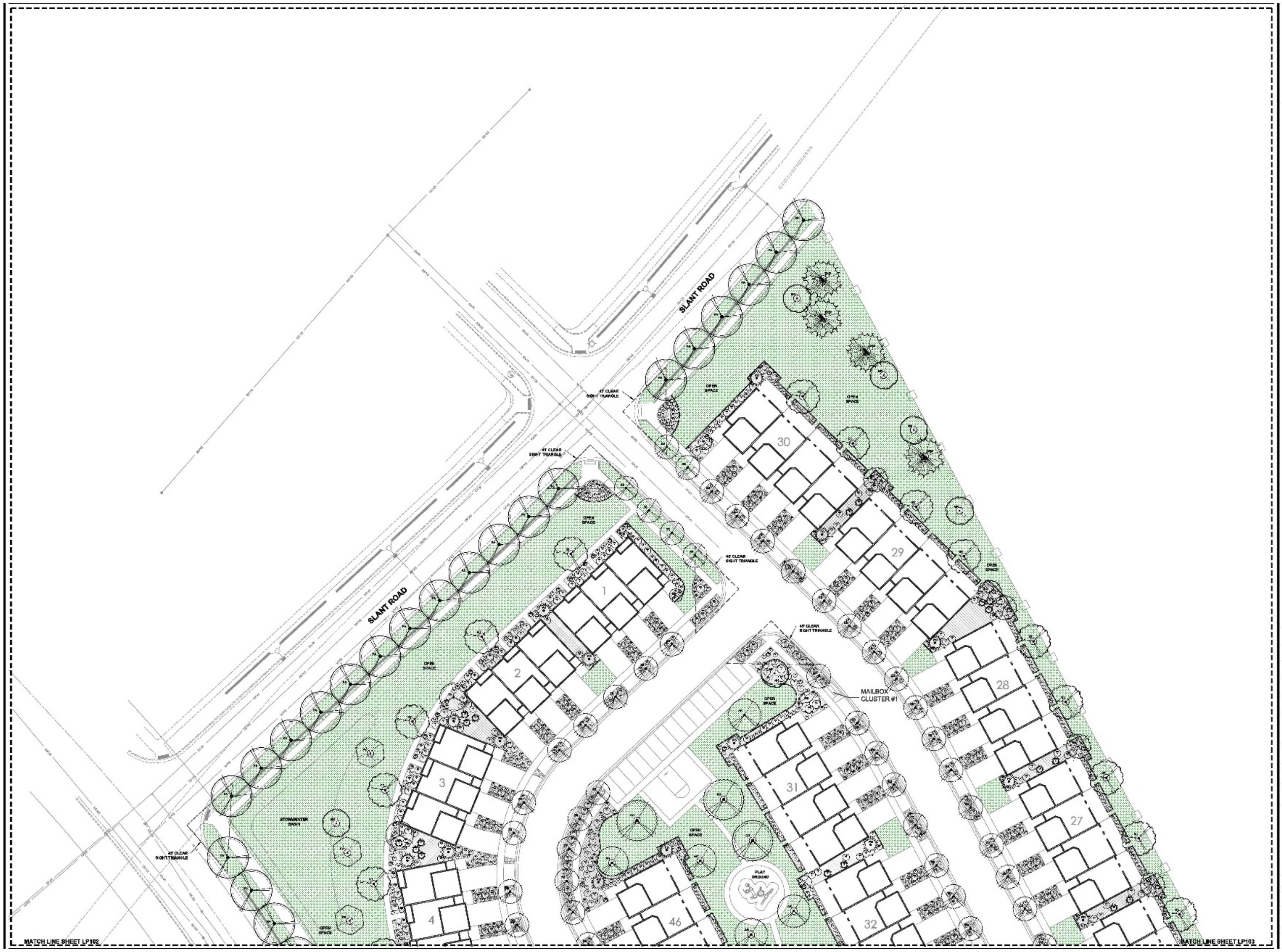
LEGACY TOWNHOMES
SPANISH FORK, UT

OVERALL LANDSCAPE PLAN

SALISBURY DEVELOPMENT

Date: 5.15.2019
Drawing: LANDSCAPE PLAN
Issue: PRELIMINARY
Sheet: LP100
Project: 18-0136

Exhibit 3



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SCALE: 1"=30'

No.	Revision/Issue	Date

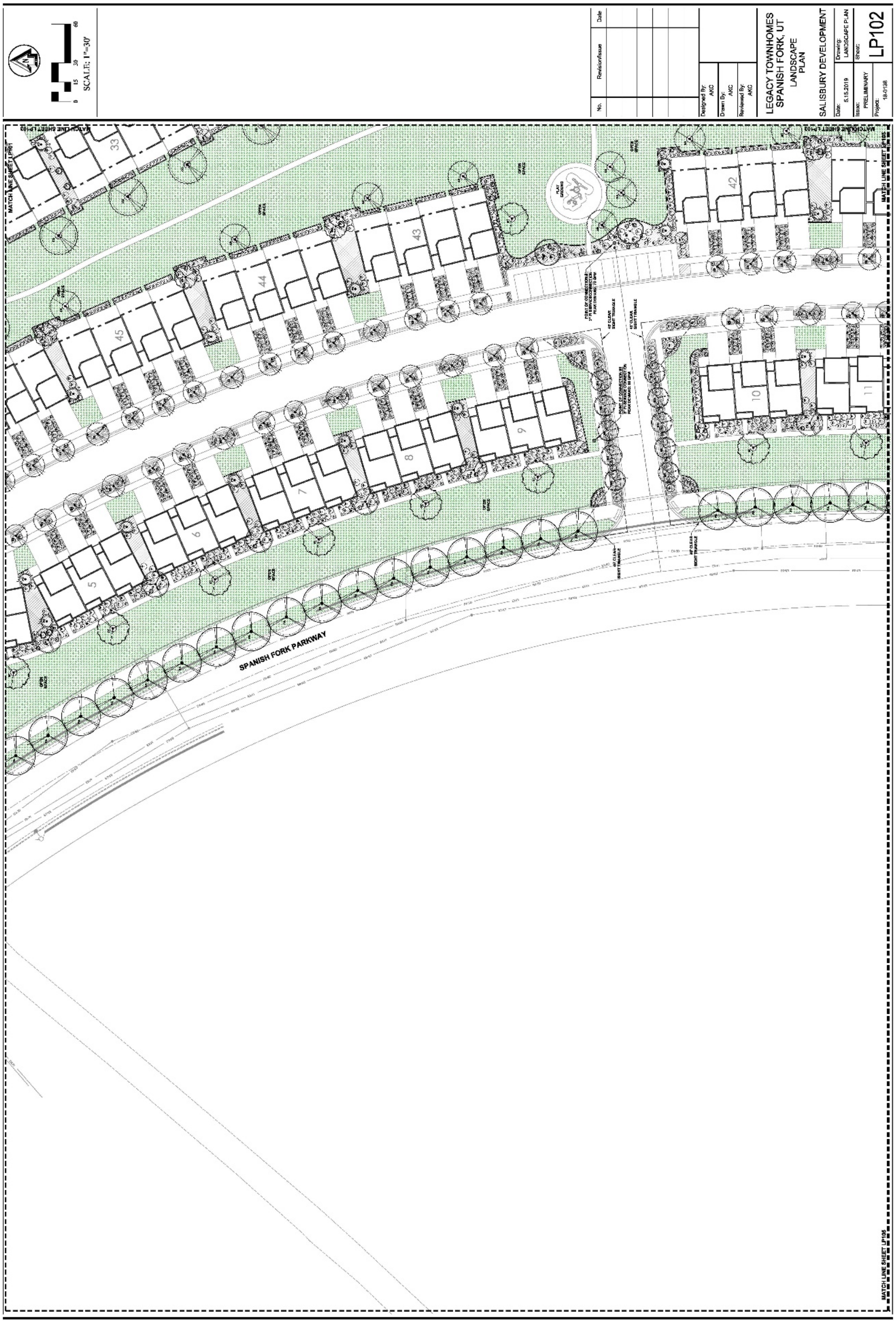
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC

LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE
PLAN

SALISBURY DEVELOPMENT

Date: 5.15.2019
Drawing: LANDSCAPE PLAN
Issue: PRELIMINARY
Sheet: LP101
Project: 18-0138

Exhibit 3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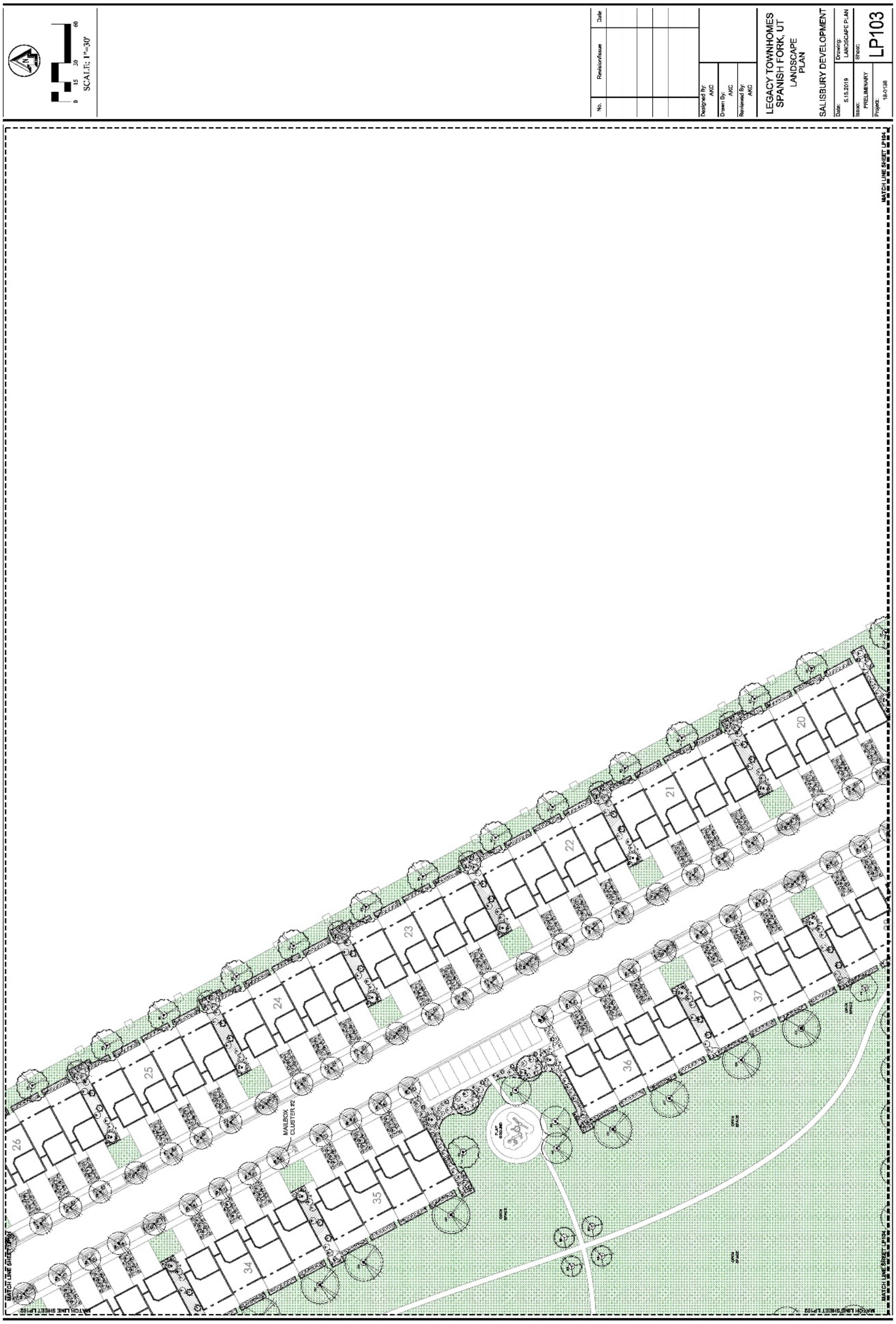
Revision/Issue
Date
Designed By: AKC
Drawn By: AKC
Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Drawing: LANDSCAPE PLAN
Issue: PRELIMINARY
Sheet: LP102
Project: 18-0138
MATCH LINE SHEET LP101
MATCH LINE SHEET LP103
MATCH LINE SHEET LP105
SPANISH FORK PARKWAY
OPEN SPACE
33
42
43
44
45
5
6
7
8
9
10
11

Exhibit 3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SCALE: 1"=30'
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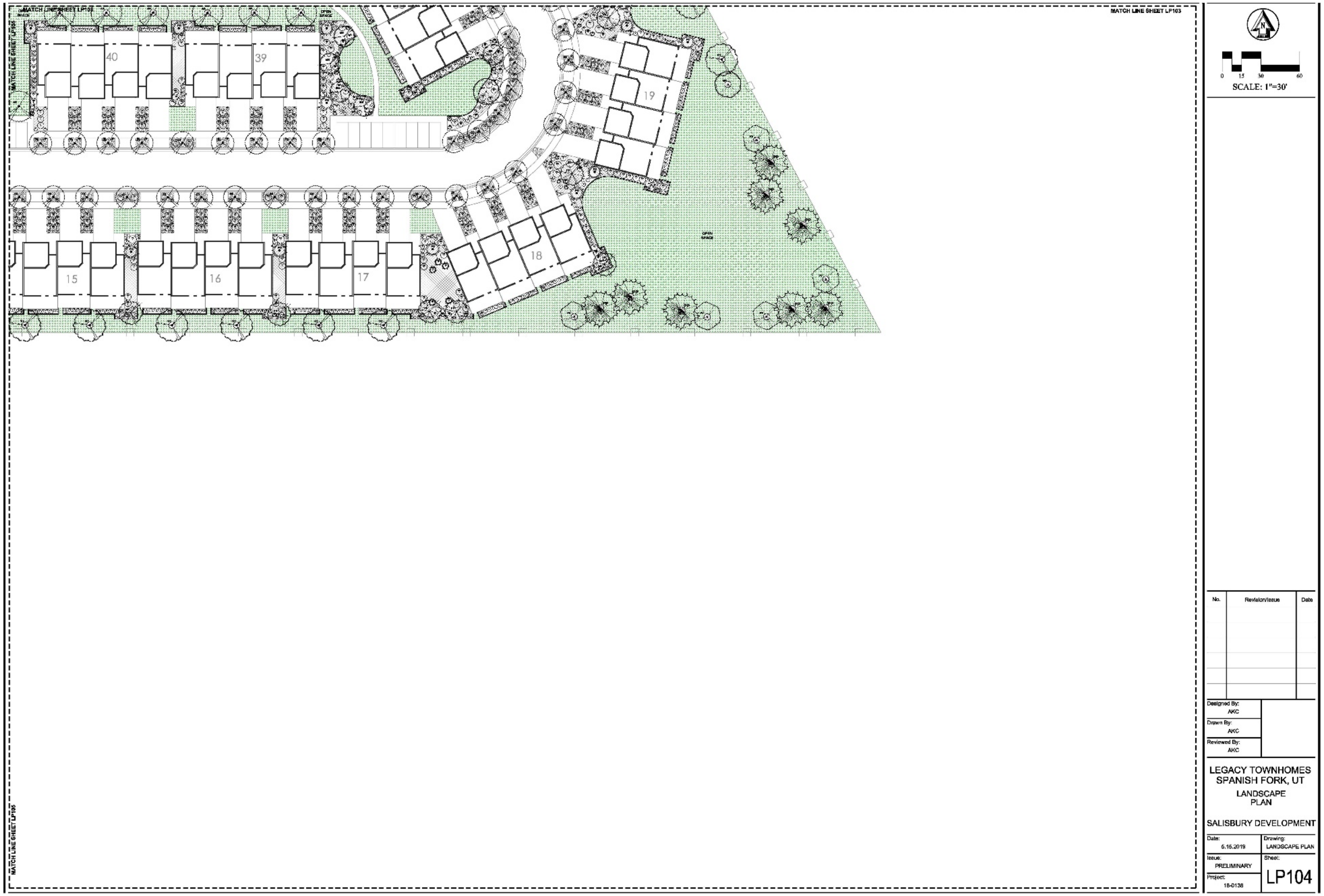
Revision/Issue
Date
Designed By:
AKC
Drawn By:
AKC
Reviewed By:
AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE
PLAN
SALISBURY DEVELOPMENT
Date:
5.15.2019
Drawing:
LANDSCAPE PLAN
Issue:
PRELIMINARY
Sheet:
LP103
Project:
18-0138
MATCH LINE SHEET LP104
MATCH LINE SHEET LP102
20
21
22
23
24
25
26
34
35
36
37
MAILBOX
CLUSTER #2
OPEN SPACE

Exhibit 3



No.	Revision/Issue	Date

Designed By:
AKC

Drawn By:
AKC

Reviewed By:
AKC

LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE
PLAN

SALISBURY DEVELOPMENT

Date:
5.15.2019

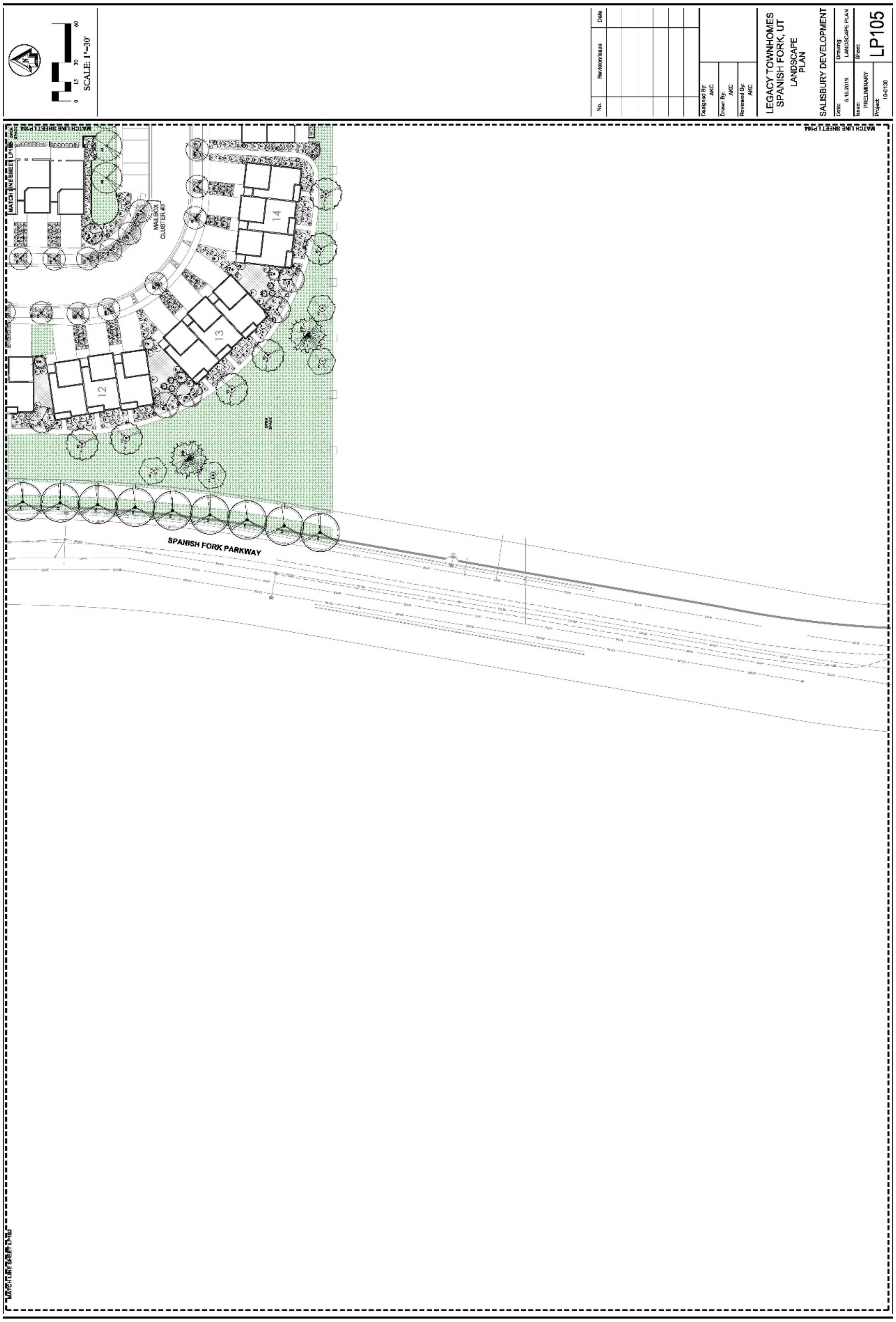
Drawing:
LANDSCAPE PLAN

Issue:
PRELIMINARY

Sheet:
LP104

Project:
18-0138

Exhibit 3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Reviewed By: AKC
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE PLAN
SALISBURY DEVELOPMENT
Date: 5.15.2019
Drawing: LANDSCAPE PLAN
Issue: PRELIMINARY
Sheet: LP105
Project: 18-0130
MATCH LINE SHEET LP104
MATCH LINE SHEET LP106
MATCH LINE SHEET LP102
MAILBOX CLUSTER KIT
12
13
14
OPEN SPACE
SPANISH FORK PARKWAY

PLANT MATERIALS SCHEDULE

	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
TREES				
AP	*Acer platanoides* 'Columnare'	Columnar Norway Maple	2.0" cal.	23
AR	*Acer rubrum* 'October Glory'	Red Maple	2.0" cal.	27
CO	*Celtis occidentalis*	Common Hackberry	2.0" cal.	14
FP	*Cercis canadensis* 'Forest Pansy'	Eastern Redbud	2.0" cal.	22
GT	*Gleditsia triacanthos* 'Skyline'	Honeylocust	2.0" cal.	51
MP	*Malus* 'Prairie Fire'	Flowering Crabapple	2.0" cal.	12
MS	*Malus* 'Spring Snow'	Flowering Crabapple	2.0" cal.	21
PP	*Picea pungens*	Colorado Spruce	6' height	14
PO	*Picea omorika* 'Wells Riverside'	Serbian Spruce	6' height	58
PA	*Platanus x acerifolia* 'Bloodgood'	London Plane Tree	2.0" cal.	52
PV	*Prunus virginiana* 'Canada Red Select'	Chokecherry (Multi-stem)	2.0" cal.	13
TA	*Tilia americana* 'Redmond'	Linden	2.0" cal.	13
ZS	*Zelkova serrata* 'Musashino'	Zelkova	2.0"cal.	182
			Total:	**502**
SHRUBS				
BT	*Berberis thunbergii atropurpurea nana*	Crimson Pygmy Barberry	#2 gal.	161
CC	*Caryopteris x clandonensis*	Blue Mist Spirea	#2 gal.	212
CA	*Cornus alba* 'Ivory Halo'	Variegated Dogwood	#2 gal.	146
CS	*Cornus sericea* 'Alleman's Compact'	Redtwig Dogwood	#2 gal.	268
PA	*Perovskia atriplicifolia* 'Little Spire'	Russian Sage	#2 gal.	253
PO	*Physocarpus opulifolius* 'Summer Wine'	Black Ninebark	#2 gal.	60
PM	*Pinus mugo* 'Slowmound'	Mugo Pine	#2 gal.	150
PF	*Potentilla fruticosa* 'Jackman'	Shrubby Cinquefoil	#2 gal.	713
PL	*Prunus laurocerasus* 'Otto Luykens'	English Laurel	#2 gal.	38
RA	*Rhus aromatica* 'Grow Low'	Fragrant Sumac	#2 gal.	48
RF	*Rhamnus frangula* 'Fine Line'	Fernleaf Buckthorn	#2 gal.	40
SB	*Spirea bumalda* 'Anthony Waterer'	Spirea	#2 gal.	107
SA	*Symphoricarpos albus*	Common Snowberry	#2 gal.	49
TC	*Taxus cuspidata densiformis*	Dense Japanese Yew	#2 gal.	55
VT	*Viburnum trilobum* 'Bailey Compact'	Cranberry	#2 gal.	262
			Total:	**2,598**
GRASSES				
KF	*Calamagrostis acutiflora* 'Karl Foerster'	Feather Reed Grass	#1 gal.	438
FO	*Festuca ovina glauca* 'Boulder Blue'	Fescue Grass	#1 gal.	767
PV	*Panicum virgatum* 'Shenandoah'	Switch Grass	#1 gal.	367
SS	*Schizachyrium scoparium* 'Prairie Blues'	Little Bluestem Grass	#1 gal.	219
			Total:	**1,791**
PERENNIALS				
H	*Hemerocallis* 'Stella D'Oro'	Day Lily	#1	843
			Total:	**843**

LANDSCAPE MATERIALS LEGEND

░ **Turfgrass Areas - 305,353 sq.ft.**
Turfgrass areas shall be a water-wise 50/50 blend of Kentucky Bluegrass and perennial Rye Grass cut sod, installed over a prepared subgrade of four inches (4") of screened and compacted top soil, once irrigation and finish grading has been completed. Install sod within twenty four (24) hours of delivery and do not allow sod to dry out. Lightly wet top soil prior to installation of sod, but avoid creating muddy conditions. All trees within turfgrass areas shall be planted within a five foot (5') diameter tree ring and covered with shredded bark mulch (see Tree Planting note #14).

▨ **Shredded Bark Mulch Planter Bed Areas - 78,874 sq.ft.**
Planter bed areas shall be constructed with twelve inches (12") of screened, sandy loam top soil installed on top of sub-grade material. Planter bed areas shall be finished with chocolate brown shredded hardwood bark mulch, or as approved by Owner. Shredded bark mulch shall be installed to an average depth of four inches (4") and shall completely cover all planter bed areas. Prior to installation of bark mulch, it is recommended that DeWitt Pro5 weed barrier be applied to the planter bed areas. All trees and shrubs within bark mulch planter bed areas shall be watered with point-source drip irrigation.

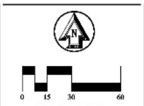
▦ **Decorative Rock Mulch Planter Bed Areas - 44,728 sq.ft.**
Planter bed areas shall be constructed with twelve inches (12") of screened, sandy loam top soil installed on top of sub-grade material. Planter bed areas shall be finished with two to four inch (2"-4") decorative cobble rock in natural tan, brown, cream and maroon colors, or as approved by Owner. Cobble rock mulch shall be installed to an average depth of four inches (4") and shall completely cover all planter bed areas. Prior to installation of cobble rock mulch, it is recommended that DeWitt Pro5 weed barrier be applied to the planter beds. All trees and shrubs within decorative rock areas shall be watered with point-source drip irrigation.

▭ **Concrete Mow Curb**
Concrete mow curbing shall be cast-in-place, slip formed gray concrete, or as approved by Owner. Install concrete mow curbing once rough and finish grading has been completed, but prior to installation of irrigation, plant materials, and sod. Saw cut control joints shall be evenly spaced, at approximately ten feet on center (10' O.C.).

LANDSCAPE REQUIREMENTS

Landscape Areas	Area Sq.Ft.	Formula	Minimum Required	Provided
On-site square footage of landscaped areas (25% min.)	902,417	25% of site area	225,604 sq.ft.	426,955 sq.ft. (47.3%)
Tree requirement	225,604	2 trees / 1,000 sq.ft.	451	502*
Shrub requirement	225,604	10 shrubs / 1,000 sq.ft.	2,256	2,598

* Includes parkstrip trees along Spanish Fork Blvd. and Slant Road



SCALE: 1"=30'

No.	Revision/Issue	Date

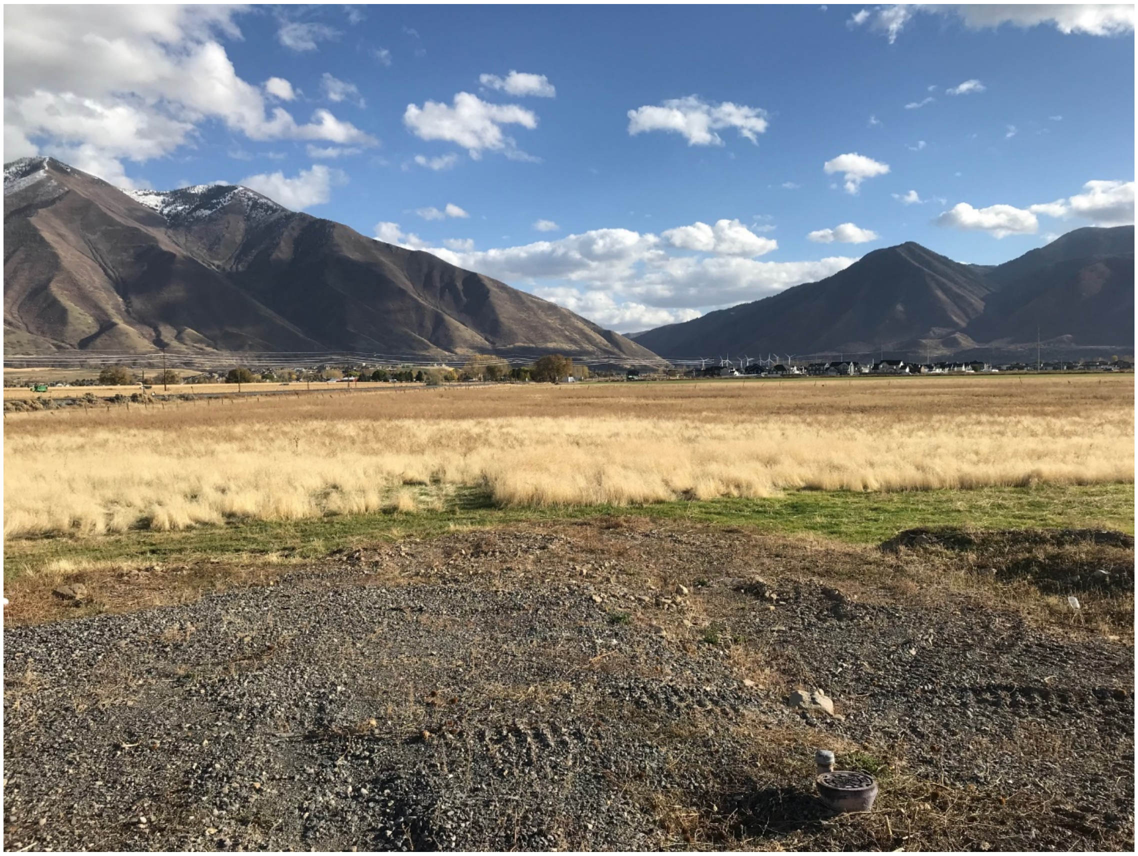
Designed By:
AKC
Drawn By:
AKC
Reviewed By:
AKC

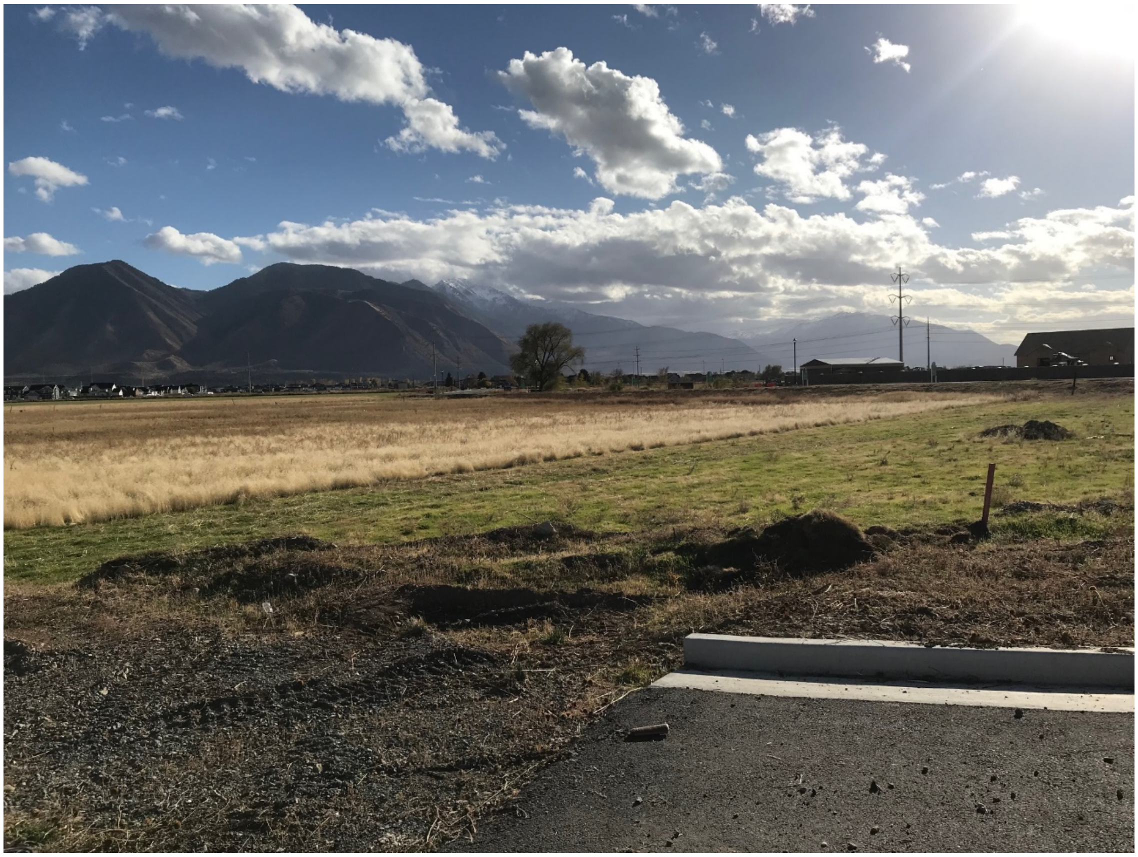
LEGACY TOWNHOMES
SPANISH FORK, UT
LANDSCAPE
PLAN

SALISBURY DEVELOPMENT

Date: 5.16.2018
Drawing: PLANTING LEGEND
Issue: PRELIMINARY
Sheet: LP106
Project: 16-0136

Exhibit 4





May 29, 2019

Exhibit 4

May 29, 2019

Exhibit 4

SPANISH FORK
PRIDE & PROGRESS

TO: Spanish Fork City Planning Commission

FROM: Dave Anderson, AICP

DATE: April 19, 2019

RE: Proposed Changes to Accessory Apartment Regulations

For the past year, much time has been spent reviewing the City's current regulations for Accessory Apartments and evaluating whether changes may be warranted. The process undertaken by City staff has involved public outreach and the study of other communities' regulatory programs.

The language provided below describes the changes staff believes should be made. The description is provided in the boldface red and strikethrough format that we often use. You will note that some text also has a gray highlight. That text contains provisions that relate to permitting Accessory Apartments in Accessory Structures. At this time, staff is not recommending that those changes be incorporated but believes there may be merit in discussing the concept at a later date.

Chapter 04 Purpose and Applicability

15.1.04.010 Rules of Construction
15.1.04.020 Definitions
15.1.04.030 Compliance and Enforcement
15.1.04.040 Notices
15.1.04.050 Appeal Process
15.1.04.060 Appeal Authority
15.1.04.070 Fees
15.1.04.080 Severability
15.1.04.090 Licensed Contractor

15.1.04.020 Definitions

Dwelling, ~~Single Residence~~ Single-family: A detached building designed for one family unit and having one main kitchen.

15.3.24.090 Supplementary Regulations

Accessory Buildings, Structures, or Satellite Earth Stations.
Swimming Pools

Yard/Garage Sales
Irregular Lots
Accessory (basement, mother-in-law) Apartments
Awnings, Carports or Covered Decks
Animals
Wind Turbines (WT)
Outdoor Storage Areas
Public Rights-of-Way

A. Accessory Structures:
   1. All Accessory Structures must meet the following requirements:
      a. All Accessory Structures are required to obtain a building permit. Permits for structures that are less than 200 square feet or are otherwise exempt from the adopted Building Code, as set forth in §14.04.010, are free of charge.
      b. All detached Accessory Structures must be located behind the front wall plane of the principal structure.
      c. Where property abuts against Interstate 15 or U.S. Highway 6, Accessory Structures have no required set back from the Interstate 15 or Highway 6 right-of-ways.
      d. The combined square footage of all detached Accessory Structures shall not exceed 15% of the total lot area if the structure is entirely within the setbacks for the principal structure, or 10% of the total lot area if the structure is located elsewhere on the lot.
      e. If any accessory structure must be removed, relocated, or otherwise modified in any manner in order to access public utilities, the property owner shall bear the full expense of such removal, relocation or modification, together with all costs of restoration.
      f. Accessory Structures located on a corner lot shall meet the same front, rear, and side setbacks as required for Accessory Structures on an interior lot. Accessory Structures located behind the front plane of the house and within 20 feet a public right-of-way shall be architecturally compatible with the primary structure on the lot. The second clear vision area as addressed in §15.4.16.150 needs to be maintained at all times.
      g. The minimum front setback for detached Accessory Structures shall conform to the minimum front setback for the existing principal structure and shall be set at least five (5) feet, measured from eave to eave, from all structures on the property.
      h. Accessory Structures that meet the setback requirement for the Principal Building may be allowed to meet the maximum height allowed in that zone.
      i. The maximum height for detached Accessory Structures shall be 20 feet to the peak of the roof measured from the finish grade (measured 5-feet from the proposed structure). Any structures taller than 15 feet shall have a roof pitch of no less than 2/12.
      j. Properties over one-half acre in size can increase the maximum height to 24 feet by having the rear and side setbacks the same as the building height.

k. Where a property's side yard abuts another property's rear yard, no setback is required for structures that are open on at least two (2) sides so long as though the structure is attached to the principle structure and is constructed of materials that are aesthetically consistent with the principle structure.

l. The structure must be constructed so all water runoff from the accessory structure does not flow onto adjoining properties.

m. Accessory Structures that house Accessory Apartments shall be architecturally compatible with the Primary Structure on the lot and shall maintain setbacks of no less than five (5) feet from all property lines and other structures.

E. Accessory Apartments:

1. This sub-section is established to provide regulations for Accessory Apartments within single-family dwellings or in Accessory Structures. ~~in the R-1-6 and R-3 zoning districts.~~
2. Requirements for Approval. A building permit may only be issued for Accessory Apartments provided that the following requirements are met:
    a. The property must be located in the R-3, R-1-6, R-1-8, R-1-9, R-1-12 or R-1-15 zones.
    b. The owner of the property must reside on the property. Exceptions shall be permitted if the property owner applies to have the occupancy requirement suspended, if the owner has resided on the property for at least one (1) year and if any of the following situations exist:
        i. The owner has a bona fide, temporary absence of three (3) years or less for activities such as temporary job assignments, sabbaticals, or voluntary service (indefinite periods of absence from the dwelling shall not qualify for this suspension).
        ii. The owner is placed in a hospital, nursing home, assisted living facility or other similar facility.
    c. Only one apartment shall be created on a parcel. The Accessory Apartment may be located within a single-family dwelling or in an Accessory Structure. Accessory Structures that house Accessory Apartments shall be constructed as permanent structures.
    d. Accessory Apartments are only permitted in dwellings on lots ~~10,000~~ 8,000 square feet or larger.
    ~~e. The apartment must have a minimum of two off street parking spaces.~~ The property must have a total of four (4) parking spaces which meet the criteria provided in section 15.4.16.120.
    f. The Accessory Apartment must be registered with the City ~~utility office~~ Community Development Department. Any fees required for registration shall be defined in the City's Annual Budget.
    g. The Accessory Apartment shall meet all applicable building and fire codes.
    ~~h. All applicable impact fees must be paid for the additional unit.~~
    ~~i. Separate electric meters are installed for each unit.~~

15.3.16.020 Residential Districts

R-1-80, R-1-60, R-1-40, R-1-30: These districts provide a rural residential environment within Spanish Fork that are characterized by large single-family lots conducive to animal rights as defined in §15.3.24.090(H).

R-1-20, R-1-15, R-1-12: These districts provide low density single-family lots within Spanish Fork City. In the event a Master Planned Development is constructed within any of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.24.030.

R-1-9, R-1-8: These districts are to provide moderate density that is characterized by a variety of single-family housing types and lot sizes. In the event a Master Planned Development is constructed within either of these zones, townhomes, condominiums, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.24.030.

R-1-6: This district provides a residential environment that is medium density. In the event a Master Planned Development is constructed within this zone, townhomes, condominiums, duplexes, and twin homes are allowed, consistent with the requirements of the Master Planned Development section of Title 15, found in §15.3.24.030. Single-family homes on lots that are less than 6,000 square feet may also be permitted if a project is approved for the Infill Overlay Zone.

A. Permitted Uses:
   1. One (1) single residence dwelling per lot.
   2. Municipal facilities required for local service.
   3. Churches (when located on a collector or arterial street).

B. Uses Subject to Conditions:
   1. Accessory Apartments ~~(R-1-6 and R-3 districts only)~~ in the R-3, R-1-6, R-1-8, R-1-9, R-1-12 or R-1-15 zones provided that the ~~meet the~~ conditions of §15.3.24.090 are met.
   2. Home Occupations (as described in §5.40.010 et seq.).
   3. Manufactured Homes (as described in §15.3.24.040 et seq.).
   4. Master Planned Developments (as described in §15.3.24.030 et seq.).
   5. Residential facility for elderly persons (as described in §15.3.24.010(B) et seq.).
   6. Residential facility for persons with a disability (as described in §15.3.24.070(A) et seq.).
   7. Subdivision Model Home Complexes (as described in §15.3.24.060 et seq.).
   8. Temporary office or construction trailers (as described in §15.3.24.040 et seq.).

15.4.16.120 Off-Street Parking

A. Purpose: To provide adequate, but not excessive, parking to meet the needs of residents, employees, and business patrons, in a manner this is functional, safe, and aesthetically pleasing.

B. General Requirements:

1. Off-street parking is not required for permitted uses in the Downtown Commercial (C-D) district, except for residential uses, which must meet the requirements that are otherwise prescribed in subparagraph C.
2. Each parking space shall be at least nine (9) feet wide and 18 feet deep (See parking design standards in the Construction and Development Standards for details on aisle widths, maneuvering areas, and fire lanes).
3. Tandem parking (front to rear) ~~shall not be~~ is permitted.
4. All parking spaces and driveway areas serving such parking spaces shall be surfaced with concrete, asphalt, or paving blocks except that portions of driveway areas located farther than 200 feet from a public road and which service a single residence dwelling in the R-R or A-E zoning districts may be constructed and surfaced to an all-weather standard as approved by the City Engineer. Such surfacing may include gravel, slag, or similar materials.
5. Required parking shall be provided on-site or on contiguous lots.
6. Backing and maneuvering areas shall be provided on-site for all uses other than single-family, twin homes, and duplexes.
7. For the purpose of identifying required parking, square feet shall mean the gross floor area of the building.
8. No part of any vehicle may overhang onto a public sidewalk or within five (5) feet of a street curb where no sidewalk exists.
9. All parked vehicles must comply with the City's clear vision area requirements.
10. Parking of commercial vehicles in residential districts is limited to one (1) commercial vehicle with a one-ton chassis, having a capacity of not more than 10,000 pounds' gross vehicle weight rating (GVWR).
11. Landscaping and screening of parking lots shall be in accordance with the requirements of §15.4.16.130, Landscaping, Buffering, Walls, and Fences.

Table 1 - Residential Development Standards

District	Base Density Per Acre	Minimum lot dimensions			Minimum Setback				Max Building Height[5]	
		Lot Area	Width	Depth	Front[6]	Rear[7]	Side	Corner	Principal Building	Accessory ~~Building~~ Structures[1]
A-E	N/A	40 acres	400'	400'	50'	50'	50'	50'	35'	35'
R-R	N/A	5 acres	200'	200'	50'	50'	25'	50'	35'	35'
R-1-80	.4 units (base)	80,000 sf	180'	200'	40'	80'	20'	30'	35'	20'
R-1-60	.54 units (base)	60,000 sf	160'	200'	40'	60'	20'	30'	35'	20'
R-1-40	.81 units (base)	40,000 sf	140'	200'	30'	40'	20'	30'	35'	20'
R-1-30	1.07 units (base)	30,000 sf	130'	150'	40'	40'	15'	25'	35'	20'
R-1-20	1.61 units (base)	20,000 sf	125'	150'	30'	30'	15'	25'	35'	~~15'~~ 20'
R-1-15	2.15 units (base)	15,000 sf	100'	125'	20-25'[2]	25'	10'	15-25'[4]	35'	~~15'~~ 20'
R-1-12	2.69 units (base)	12,000 sf	100'	100'	20-25'[2]	25'	10'	15-25'[4]	35'	~~15'~~ 20'
R-1-9	3.58 units (base)	9,000 sf	85'	90'	15-25'[2]	25'	10'	15-25'[4]	35'	~~15'~~ 20'
R-1-8	4.03 units (base)	8,000 sf	75'	90'	15-25'[2]	25'	10'	15-25'[4]	35'	~~15'~~ 20'
R-1-6	5.37 units (base)	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	~~15'~~ 20'
R-3	8 units (maximum)	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	~~15'~~ 20'
R-4	18 units (maximum)	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	45'	~~15'~~ 20'
R-5	18 units (maximum)	6,000 sf	50'	90'	10-20'[8]	15'	15'	15'	40'	~~15'~~ 20'
R-O	N/A	6,000 sf	50'	90'	15-25'[2]	25'	5-10'[3]	15-25'[4]	35'	~~15'~~ 20'

1 - Refer to 15.3.24.090(A) for Accessory ~~buildings~~ Structures.
2 - 15 feet to porches, 20 feet to living areas, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
3 - 5 feet on one side, 10 feet on the other side for single-family dwellings except for lots with 50 feet of lot width or less. When the lot width is 50 feet or less the minimum setback is five (5) feet on each side. The setback is 10 feet for non-residential uses.
4 - 15 feet to living area, 25 feet to garages or carports, and 20 feet to the front of a side entry garage.
5 - Flagpoles are limited to the height of principal buildings in a residential zone.
6 - Maximum setback is 250 feet, with an all-weather driveway, capable of supporting a fire truck, and with adequate turn around space for a fire truck at the end of the drive. Greater distances may be allowed if a fire hydrant is installed within 250 feet of the principal building.
7 - On corner lots, the setback is reduced by five (5) feet.
8 - 10 feet minimum front setback, 20-foot maximum front setback.

15.4.16.130 Landscaping, Buffering, Walls and Fences

A. Purpose: The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses. Landscaping should also contribute to the reduction of heat and glare through the proper placement of plants and trees.

B. Residential Uses:
    1. Multi-family Uses:
        a. Minimum of 25% on-site landscaping as a percentage of total site area, except in the R-5 Zone where 20% on-site landscaping is required.
        b. Parking lots shall include planter areas within the parking lot, with a minimum of 108 square feet of planter area for every 10 parking spaces. Required planter areas shall be individual islands of landscaping and shall be at least six (6) feet wide. Required planter areas shall include Shade Trees, as identified on the City's approved list of Shade Trees, with a maximum spacing of 30 feet.
        c. Minimum of 15-foot-wide planter area adjacent to all public streets, which shall include trees with a maximum spacing of 30 feet. The planter area may be partially or completely within the street right-of-way area. The specific trees used shall be selected from the City's approved Shade Tree list. On streets included in the Shade Tree Master Plan, the trees selected shall include the mix of trees as prescribed by the Plan. Shade trees must be planted within 30 feet of the public street curb; wherever possible, 50% of the required Shade Trees must be planted in the park strip.
        d. Minimum of 10-foot-wide planter area and six (6) foot high decorative block wall, where any multi-family use abuts a single-family residential use or district. The planter area shall include trees with a maximum spacing of 30 feet.
        e. The total number of required trees and shrubs for every 1,000 square feet of required landscaping shall equal two (2) trees and 10 shrubs.
        f. In cases where it is determined that utilizing tree species found in the approved Shad Tree List would adversely impact utility lines, the use of substitute tree species can be approved by the Community Development Director.
    2. Single-Family and Twin Home Uses:
        a. All single-family residential lots shall have the front yard, side-street yards for corner lots and park strips landscaped within one (1) year of receiving a certificate of occupancy. Interior side and back yards must be landscaped within two (2) years of receiving a certificate of occupancy.
        b. Required landscaping shall be comprised of live turf grass with a sprinkler (irrigation) system, xeriscape improvements, other manicured vegetative groundcover or a combination of them all.
        c. All portions of a lot that are not improved with impervious materials must be landscaped within the above described timelines. Weeds do not qualify as required landscaping.
        d. No more than 70% of a lot shall be surfaced with impervious materials. No more than ~~80%~~ 60% of the front and side-street setback areas can be improved with impervious surfaces.
        e. In order to ensure landscaping requirements are met, Spanish Fork City shall require applicants to provide a deposit with the construction of new homes. The deposit amount shall be determined in the City budget and will be returned to the property owner when the required front and side-street yard landscaping has been installed. In the event that the required landscaping has not been installed within four (4) years

after the certificate of occupancy has been issued, the deposit will be forfeited to the City.