



**Wednesday, December 4, 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. Preliminary Plat

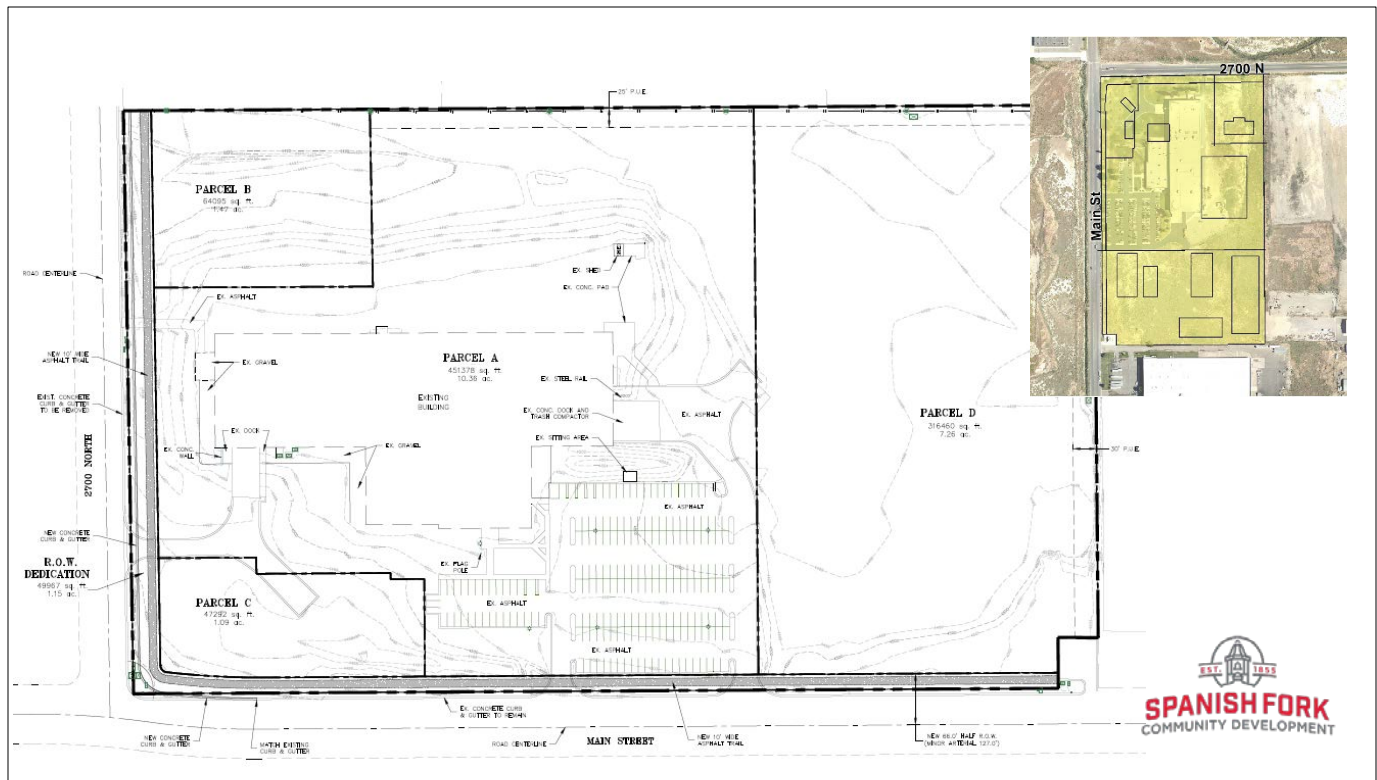
Subject	A. CDL Commercial Subdivision
Meeting	Dec 4, 2019 - Development Review Committee
Category	1. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
[report.pc.cdlcommercial.12-4-2019.pdf \(808 KB\)](#)

2. Final Plat

Subject	A. Maple Mountain Estates Plat F
Meeting	Dec 4, 2019 - Development Review Committee
Category	2. Final Plat
Access	Public
Type	Action, Discussion

3. Adjourn



CDL Commercial Subdivision Preliminary Plat Approval Request

December 4, 2019, Planning Commission.

Located at 2700 North Main Street, including 21.33 acres.

The subject property is zoned I-1.

The applicant has requested that a Preliminary Plat for a commercial subdivision be approved.

Key Issues

1. Future development.
2. Storm drain facilities.
3. Access management.
4. Utilities.

Recommendation

That the proposed Amended Preliminary Plat be approved based on the following finding and subject to the following condition:

Finding

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

Condition

1. That the applicant meet the City's Zoning requirements and Construction Standards.

Exhibits

1. Proposed Preliminary Plat.

C.D.L. COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

NOVEMBER 2019

GENERAL

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT.
2. A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF 3 WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SPANISH FORK CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
3. ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE SITE PLAN AND UTILITY SHEET.
4. ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
5. CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SPANISH FORK CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIL NOTIFICATION SHALL NEGATE ANY CONTRACTOR'S CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS II OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL CLEANOUT/ACCESS LOCATIONS MEET SPANISH FORK IRRIGATION COMPANY SPECIFICATIONS AND ARE COMPLETED UNDER THE DIRECTION OF SPANISH FORK IRRIGATION COMPANY.
5. ALL IRRIGATION CORNERS (ANGLE POINTS) SHALL HAVE A PRECAST - REINFORCED CONCRETE MANHOLE, WITH A WATER TIGHT SOLID MANHOLE COVER.
6. ALL STORM DRAIN INLET BOXES TO MEET SPANISH FORK CITY STANDARD DRAWING 052 WITH 1" SEGMENT TRAP.

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	PRELIMINARY PLAT
3	SITE PLAN
4	UTILITY PLAN

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST SPANISH FORK CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS DRAWINGS OF SPANISH FORK CITY.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY SPANISH FORK CITY.
3. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SPANISH FORK CITY STANDARDS.

WATER

1. THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "UTAH REGULATIONS FOR PUBLIC DRINKING WATER SYSTEMS", AND THE SPANISH FORK CITY PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND DRAWINGS.
2. CONTRACTOR SHALL NOTIFY NORTHERN ENGINEERING INC. THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST SPANISH FORK CITY WATER DEPARTMENT INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
3. CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
4. WATER VALVE LIDS ARE TO BE LABELED "WATER" FOR CULINARY VALVES.
5. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH SPANISH FORK CITY STANDARDS.
6. WATERLINES TO BE BEDDED IN GRANULAR MATERIAL, A MIN. OF 8" COVER OVER TOPS OF PIPE IS REQUIRED TO AVOID PENETRATION OF SUB BASE FROM ABOVE.
7. ALL CULINARY WATERLINES, REGARDLESS OF SIZE, SHALL BE PVC C-900.

VICINITY MAP

-NTS-

THESE DRAWINGS OR ANY PORTION THEREOF, SHALL NOT BE USED OR REPRODUCED OR COPIED OR IN ANY MANNER EXCEPT BY NORTHERN ENGINEERING INC.

20-048-0000 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING INC.	20-048-0001 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING INC.	20-048-0002 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING INC.	20-048-0003 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING INC.	20-048-0004 C.D.L. COMMERCIAL SUBDIVISION NORTHERN ENGINEERING INC.
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NORTHERN ENGINEERING INC.
ENGINEERING AND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
ORION, UT 84097
(801) 802-8892

C.D.L. COMMERCIAL SUBDIVISION

COVER SHEET

SPANISH FORK, UTAH

JOB NO.
3-19-037

SHEET NO.
1

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE N.89°02'29"E. 750.05 FEET; THENCE S.02°02'20"E. 1246.91 FEET; THENCE S.89°29'00"W. 685.20 FEET; THENCE N.02°02'20"E. 51.70 FEET; S.89°29'00"W. 68.51 FEET; THENCE N.02°02'20"E. 1188.60 FEET TO THE POINT OF BEGINNING, CONTAINING 21.33 ACRES.

NOTES:

1. ALL PARCELS AND ADJACENT PROPERTIES ARE WITHIN ZONE 1-1 AREA (INDUSTRIAL-1).
2. A CROSS ACCESS AND PARKING AGREEMENT WILL BE PROVIDED TO ALL PARCEL OWNERS IN THE SUBDIVISION. THE AGREEMENT WILL BE SUBMITTED WITH THE FINAL PLAT AND WILL BE RECORDED WITH THE FINAL PLAT.

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MAIN STREET

20-048-0007
Spanish Fork City Corporation

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CONSTRUCTION MANAGEMENT

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ORION, UT 84097
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C.D.L. COMMERCIAL SUBDIVISION

PRELIMINARY PLAT

SPANISH FORK, UTAH

JOB NO.
3-19-037

SHEET NO.
2

