



Wednesday, March 25, 2020
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.

Virtual meeting available from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/478650413>

Meeting ID: 478-650-413

1. Final Plat

Subject	A. Cottages on 4th. The proposal involves creating 10 lots for multi-family homes located at approximately 356 North 400 East.
Meeting	Mar 25, 2020 - Development Review Committee
Category	1. Final Plat
Access	Public
Type	Action, Discussion

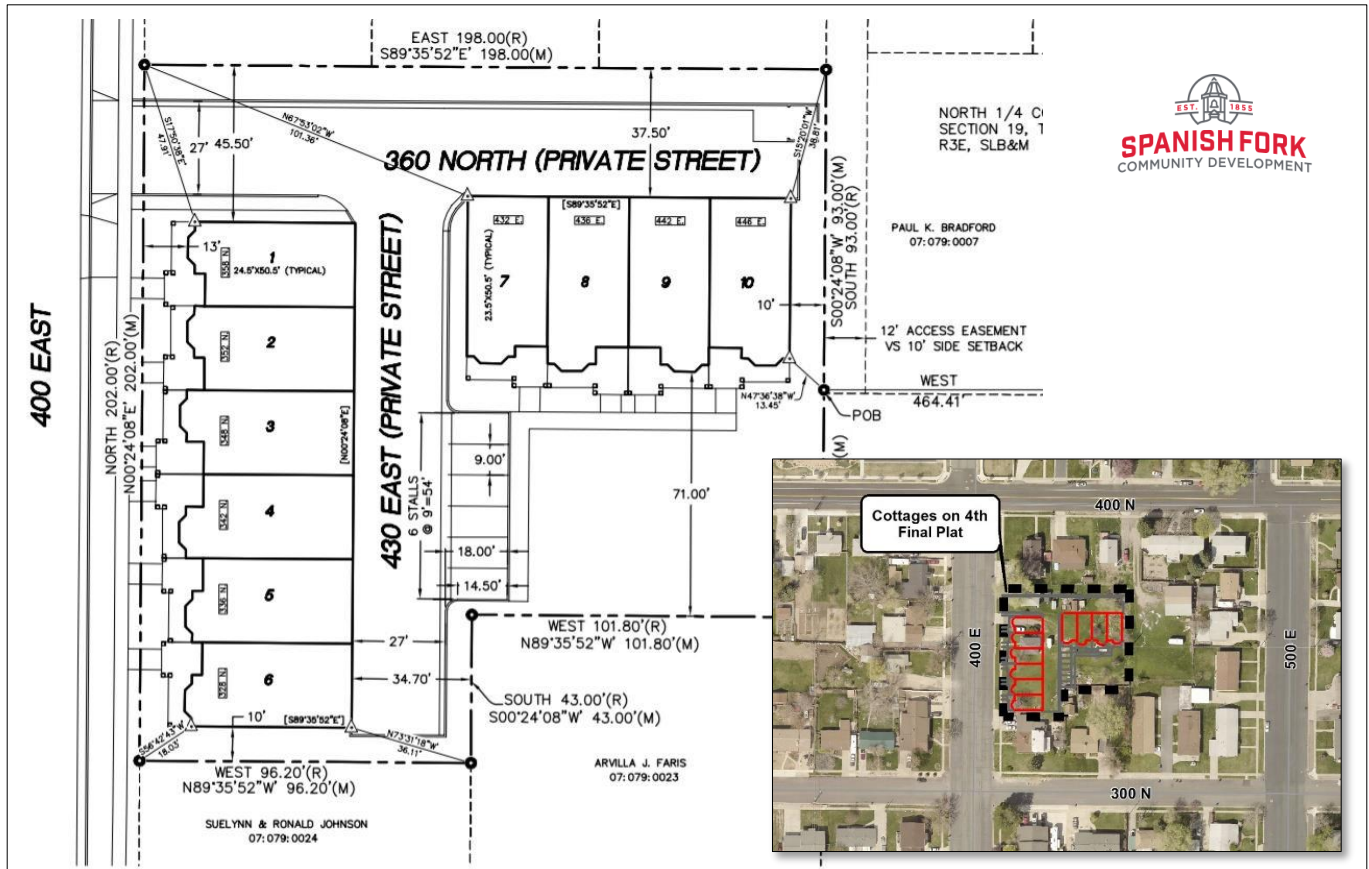
File Attachments
[report.drc.cottageson4th.3-25-2020.pdf \(2,389 KB\)](#)

2. Zone Change and Preliminary Plat

Subject	A. Oakridge Cove Subdivision Phase 2. The proposal involves a Zone Change of approximately 22 acres from R-1-30 to R-1-15 and Preliminary Plat approval. The proposed Preliminary Plat is a completion of the Oakridge Cove Subdivision. The proposed Preliminary Plat would create 40 lots for single-family homes located at approximately 2825 South Spanish Oaks Drive.
Meeting	Mar 25, 2020 - Development Review Committee
Category	2. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
[plans.oakridgecovesubdivisionphase2.3-17-2020 \(1\).pdf \(1,543 KB\)](#)

3. Adjourn



Cottages on 4th Final Plat Approval Request

March 25, 2020, Development Review Committee.

Located at 356 North 400 East, including 0.82 acres.

The subject property is zoned R-3.

The applicant has requested that a Final Plat of ten (10) residential units be approved.

Key Issues

1. Is the proposal consistent with the Preliminary Plat?

Recommendation

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

Findings

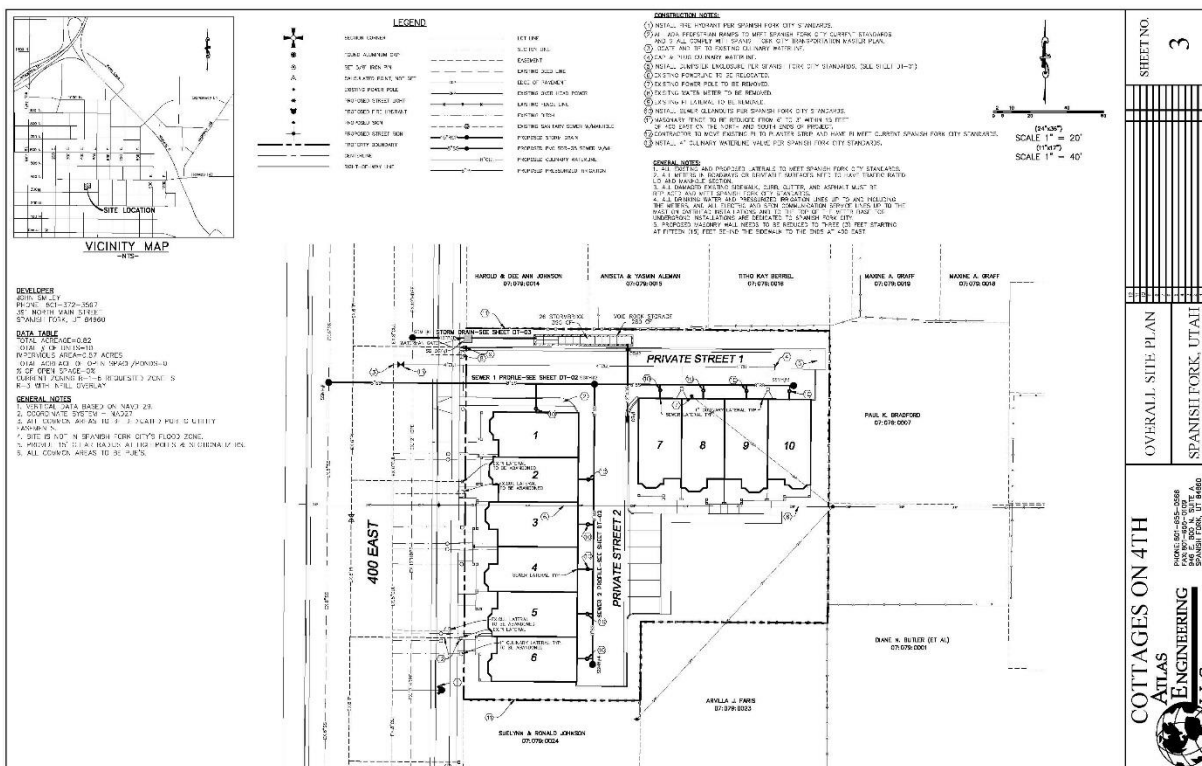
1. That the application conforms to the City's General Plan Designation and Zoning Map.
2. That the application is consistent with the approved Preliminary Plat.

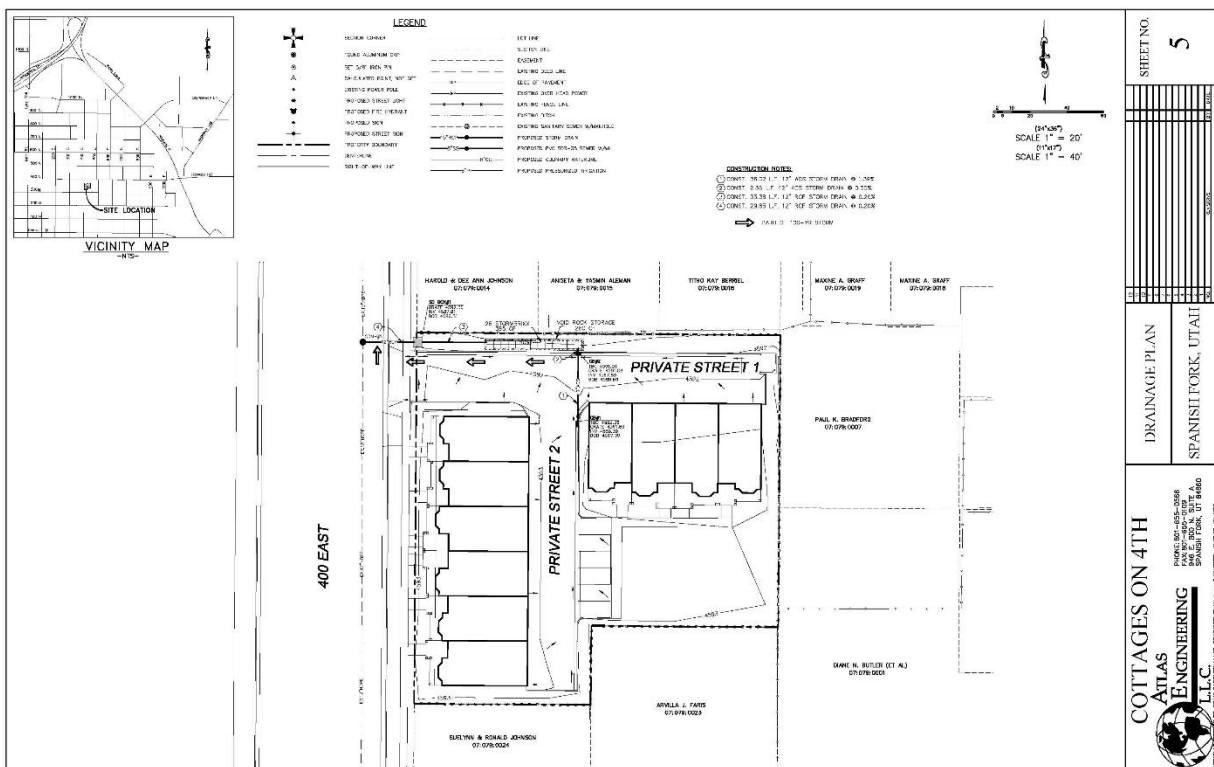
Condition

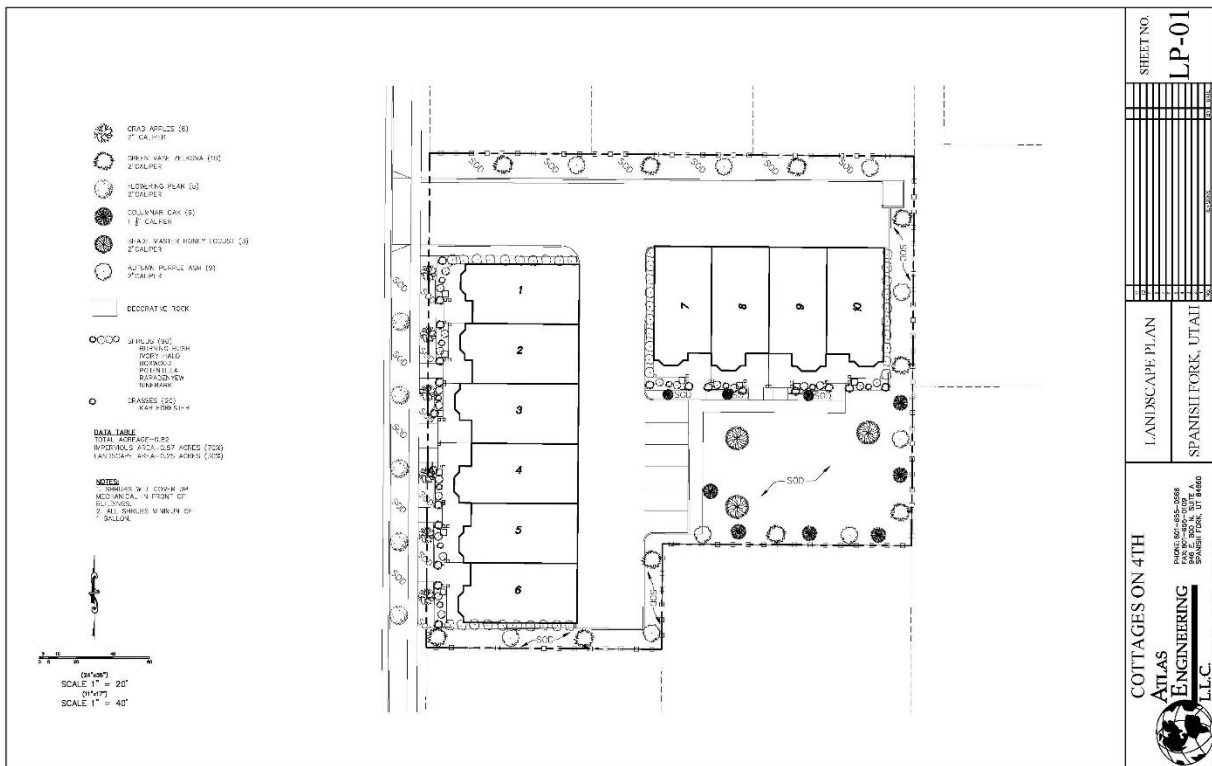
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

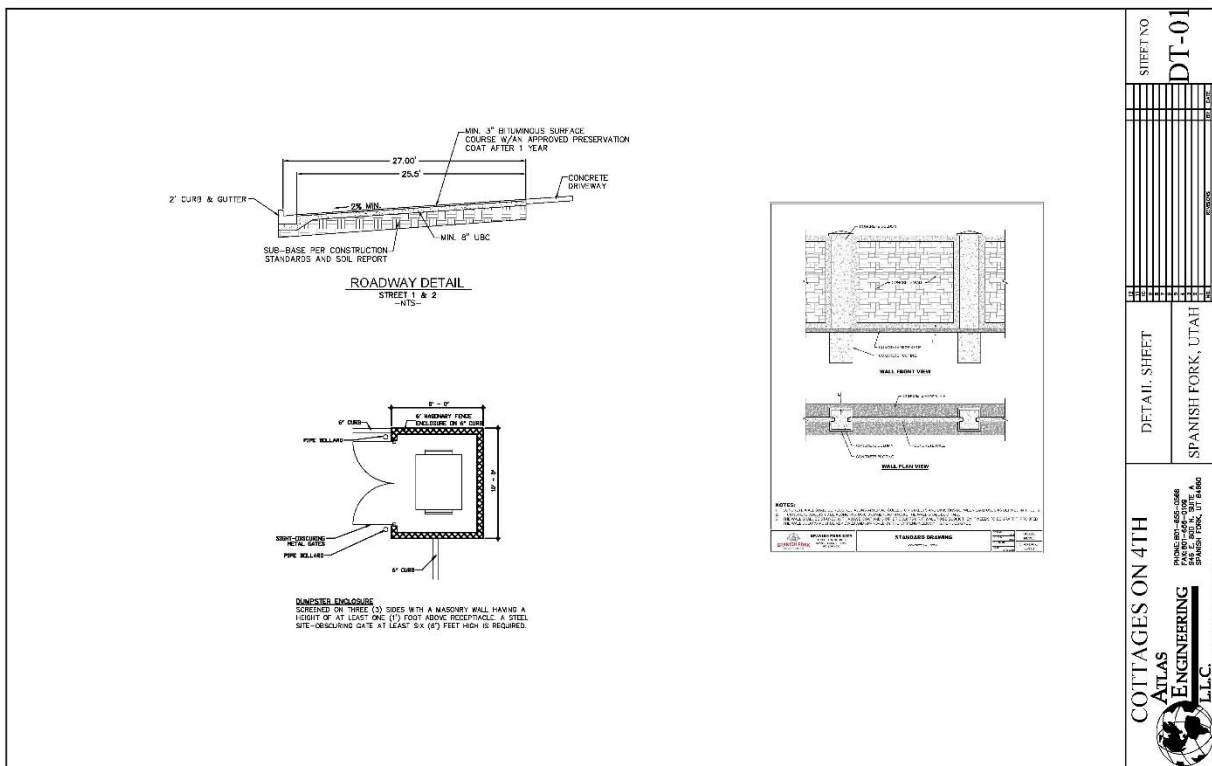
Exhibits

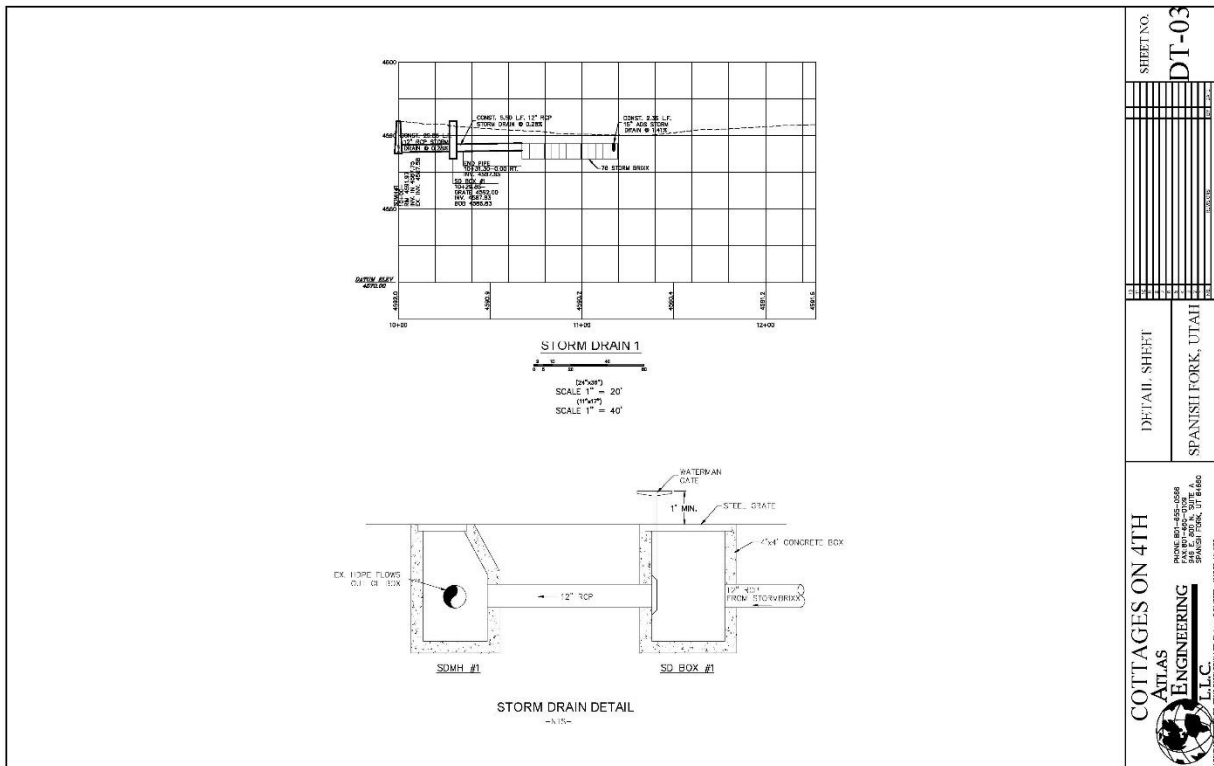
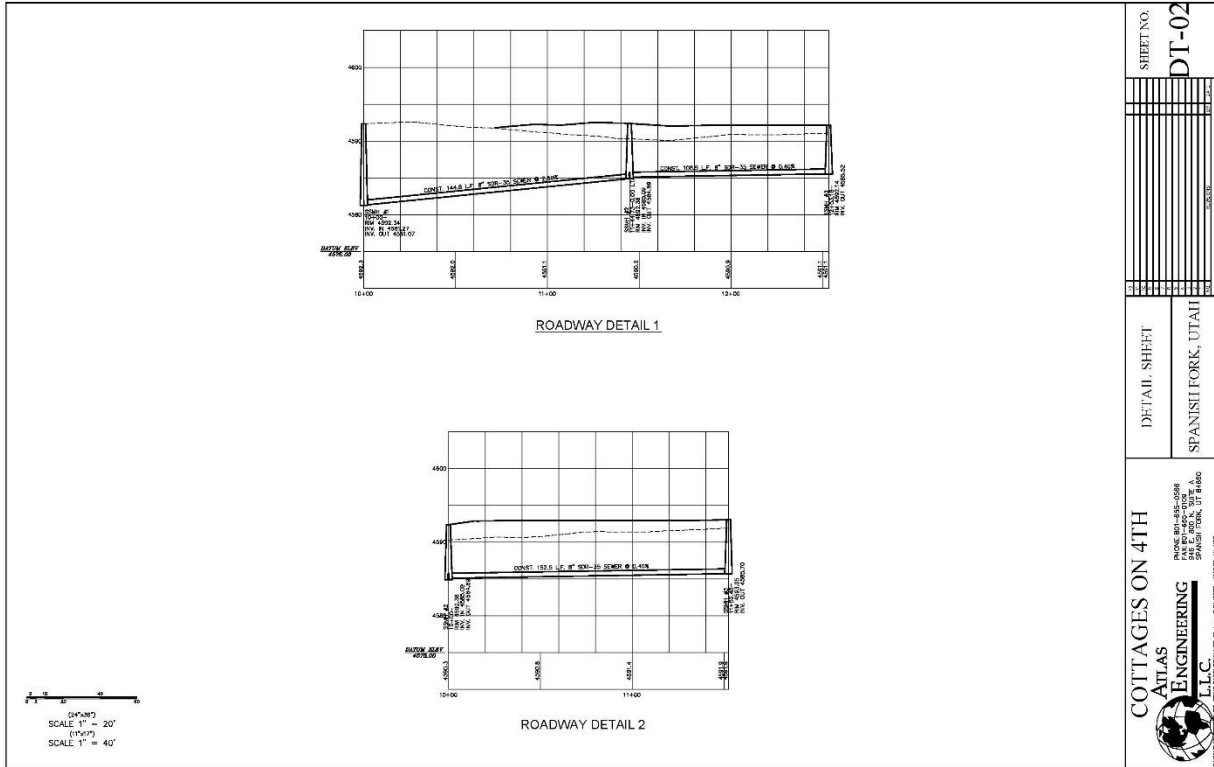
1. Final Plat.
2. Photos.







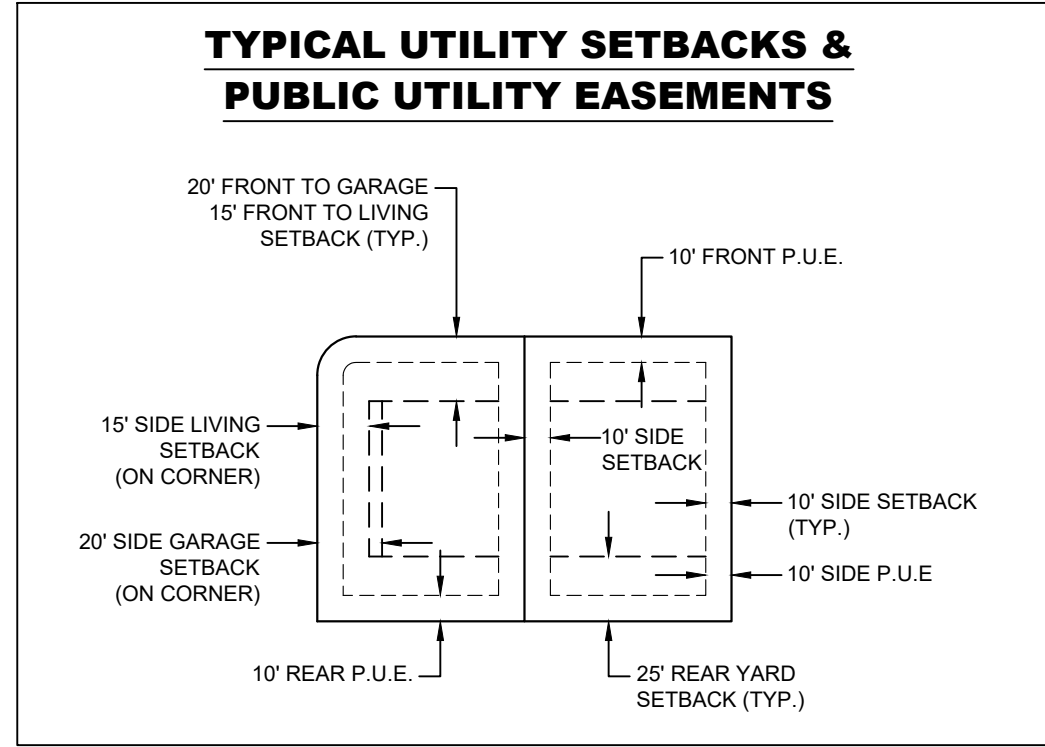
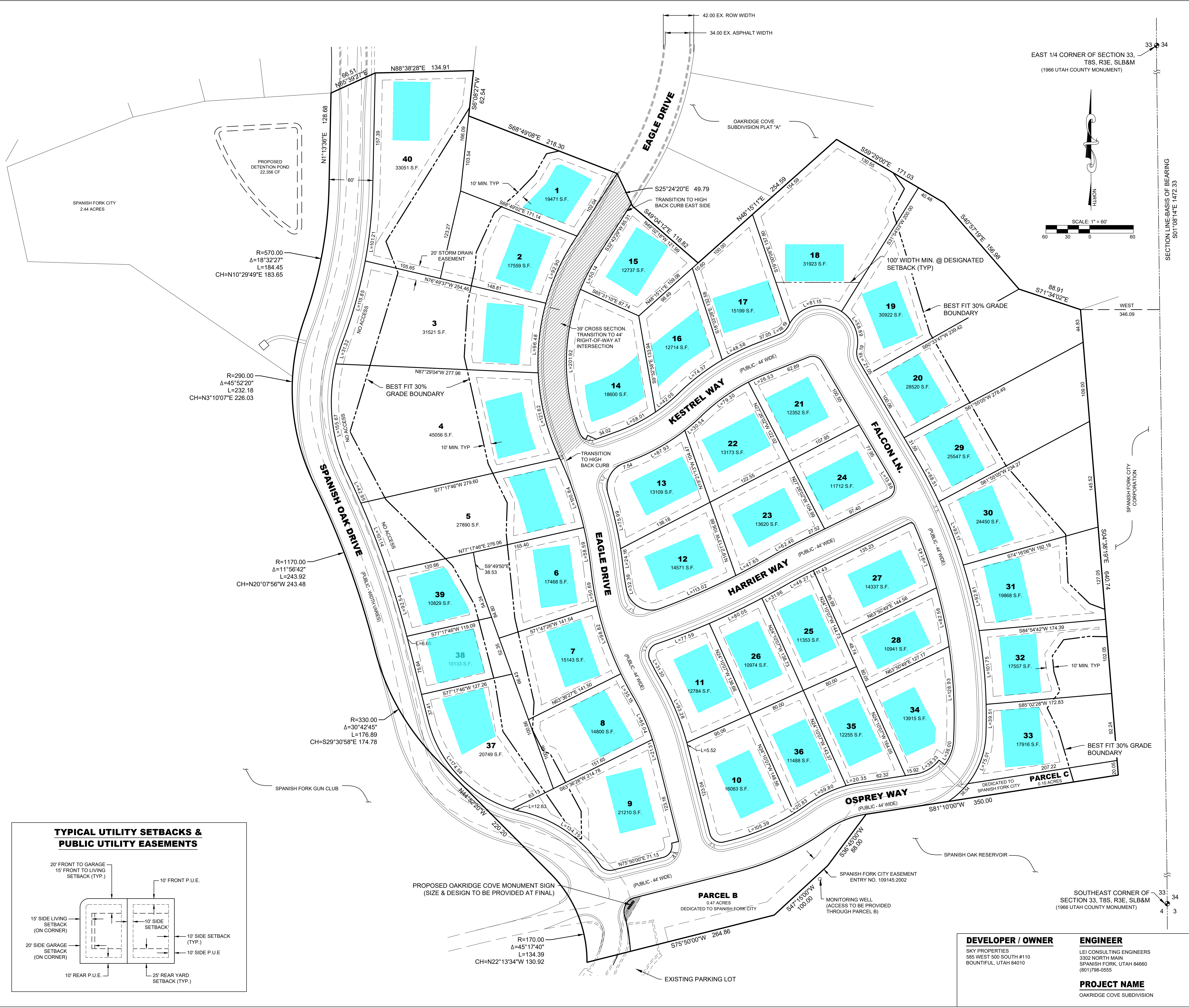






March 25, 2020

U:\D...LEI PROJECTS\2015\2015-0021 SKY PROP OAKRIDGE COVE\DWG\15-0021 PRELIMINARY 2015.DWG 3/17/2020 12:33 PM



VICINITY MAP

TABLE OF CONTENTS

SHEET	DESCRIPTION
1	COVER/LOT LAYOUT
2	UTILITY PLAN
3	PHASING PLAN
4	DETAILS

TABULATIONS

TOTAL DEVELOPMENT AREA:	21.82 ACRES
TOTAL LOT AREA:	16.98 ACRES
TOTAL NUMBER OF LOTS:	40 UNITS
DENSITY:	1.74 UNITS/ACRE
ZONE:	R-1-15

NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO THE LATEST EDITION OF SPANISH FORK CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL SEWER LINES TO BE 8" UNLESS NOTED OTHERWISE.
- ALL CULINARY WATER LINES TO BE 8" UNLESS NOTED OTHERWISE.
- DUE TO ELEVATION, DEVELOPMENT TO NOT BE SERVICED BY PRESSURIZED IRRIGATION.
- ALL ROAD CENTERLINE PROFILE GRADES ARE ANTICIPATED TO BE BETWEEN 0.45% AND 8%.
- PUBLIC EASEMENTS TO BE 10' ON SIDES OF LOTS.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
- ALL DRINKING WATER LINES UP TO AND INCLUDING THE METER, ALL SANITARY SEWER MAINS, ALL ELECTRIC METERS, AND ALL ELECTRIC AND SF6N 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.
- LOCATION OF PRESSURIZED IRRIGATION AIR RELEASE VALVES AND DRAINS TO BE DETERMINED WITH FINAL IMPROVEMENT DRAWINGS.
- ALL VERTICAL DATA BASED ON NAVD 29.
- ALL CORNER LOT DRIVEWAYS TO BE LOCATED A MINIMUM OF 34' FROM STREET RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANT LOCATIONS TO BE APPROVED BY SPANISH FORK CITY FIRE MARSHALL AT FINAL DESIGN.
- IRRIGATION COMPANY APPROVAL REQUIRED ON ANY IMPROVEMENTS TO IRRIGATION DITCHES OR ANY IRRIGATION STRUCTURES. ALL IRRIGATION DITCHES ABANDONED WITH DEVELOPMENT REQUIRE IRRIGATION COMPANY APPROVAL.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT CENTURY LINK AND COMCAST CONCERNING THEIR REQUIRED IMPROVEMENTS.
- ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT, THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WAS ISSUED AT PRE-CONSTRUCTION MEETING. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
- ANY EXISTING FACILITIES AFFECTED BY DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC AND CITY STANDARDS AT DEVELOPERS EXPENSE, INCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
- WATER RIGHTS TO BE TRANSFERRED TO CITY ACCORDING TO LATEST CITY STANDARD DATED APRIL 16, 2019.
- STORM DRAIN BOXES AND OVERFLOW DRAIN LINE IS APPROXIMATE. FINAL LOCATIONS TO BE DETERMINED AT FINAL.
- DEVELOPMENT IS A MASTER PLAN DEVELOPMENT WHICH IS SUBJECT TO CITY CODE AND PROVISIONS OF THE PROJECTS DEVELOPMENT AGREEMENT.
- ACCESS OF EXISTING MONITORING WELLS TO BE THROUGH PARCEL B AND THE PROPOSED CITY TRAIL.

LEGEND

EXISTING	PROPOSED
WATER METER	W
WATER	EX - W
WATER VALVE	WV
FIRE HYDRANT	EX - SD
SEWER	EX - SS
SEWER MANHOLE	EX - SD
STORM DRAIN	EX - SD
STORM DRAIN MANHOLE	SD
STORM DRAIN CURB INLET	SD
PI	EX - PI
PI VALVE	PI
FENCE	F

PROPOSED

WATER	W
WATER VALVE	WV
FIRE HYDRANT	WV
CITY INSTALLED SEWER	SS
SEWER	SS
SEWER MANHOLE	SS
STORM DRAIN	SD
STORM DRAIN MANHOLE	SD
STORM DRAIN CURB INLET	SD
PI	PI
PI VALVE	PI

DEVELOPER / OWNER

SKY PROPERTIES
585 WEST 500 SOUTH #110
BOUNTIFUL, UTAH 84010

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

OAKRIDGE COVE SUBDIVISION

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

OAKRIDGE COVE SUBDIVISION, PHASE 2
SPANISH FORK, UTAH
COVER

REVISIONS

NO.	DESCRIPTION
1	
2	
3	
4	
5	

LEI PROJECT #:
2015-0021

DRAWN BY:
RWH

CHECKED BY:
GDM

SCALE:
1" = 60'

DATE:
03/17/2020

SHEET
1

NOT FOR
CONSTRUCTION

OAKRIDGE COVE SUBDIVISION, PHASE 2

SPANISH FORK, UTAH

UTILITY PLAN

REVISIONS

1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:

2015-0021

DRAWN BY:

RWH

CHECKED BY:

GDM

SCALE:

1" = 60'

DATE:

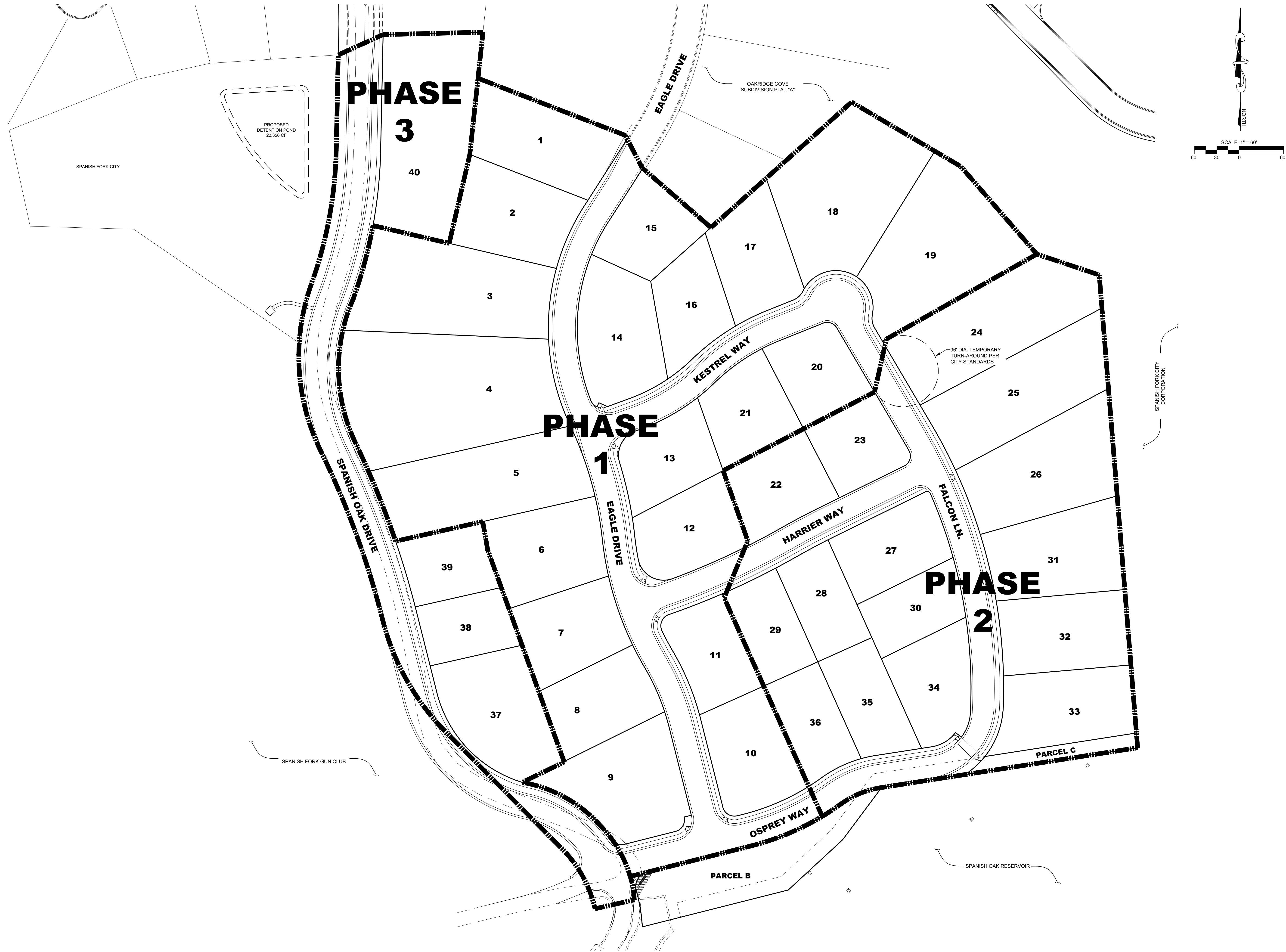
03/17/2020

SHEET

2



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OAKRIDGE COVE SUBDIVISION, PHASE 2

SPANISH FORK, UTAH

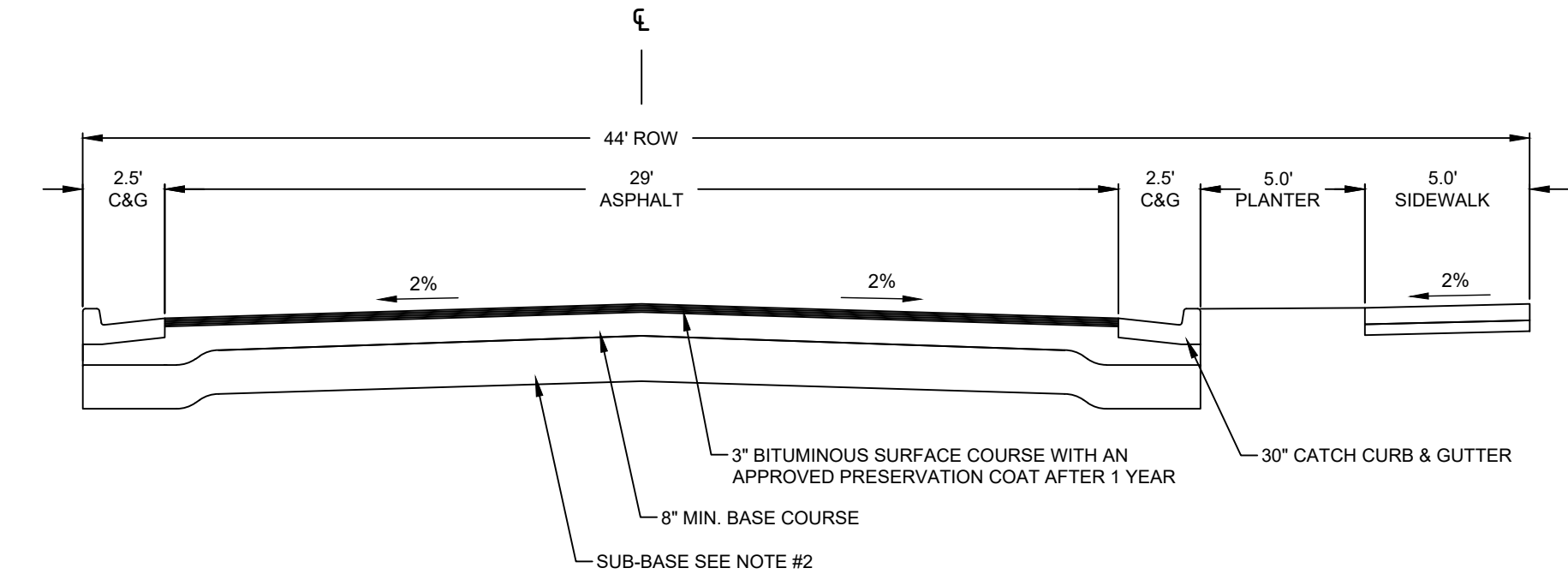
PHASING PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

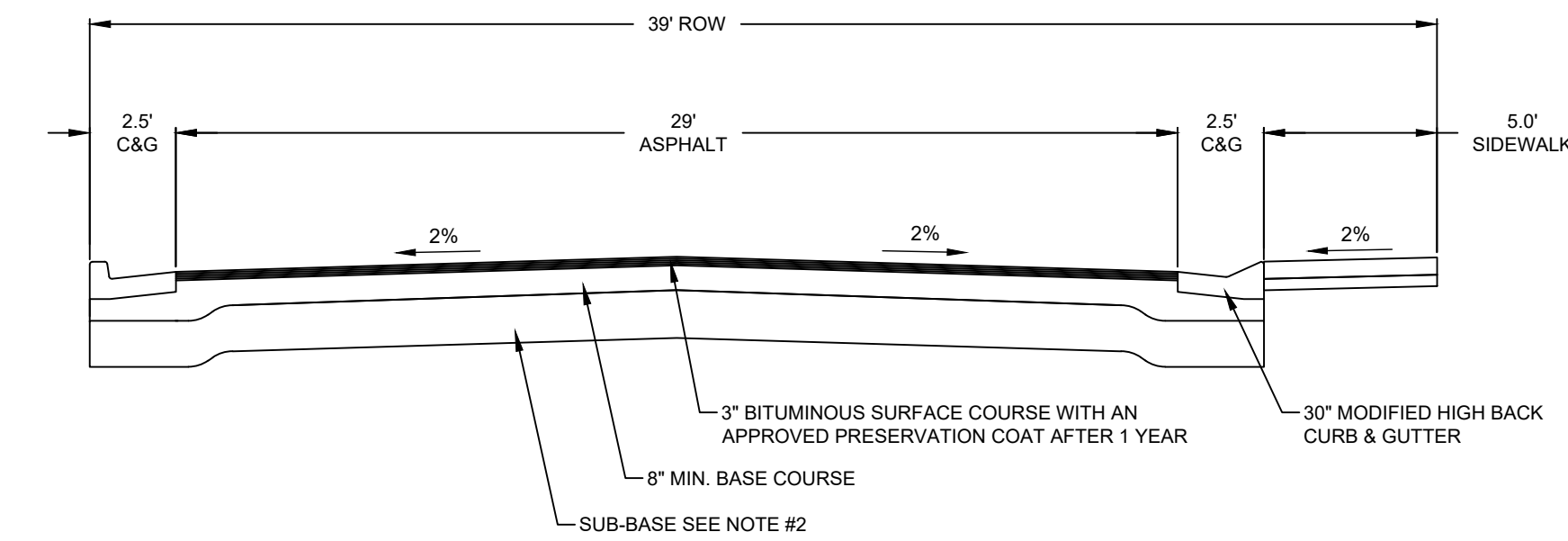
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DRAWN BY:	RWH
CHECKED BY:	GDM
SCALE:	1" = 60'
DATE:	03/17/2020

SHEET	3
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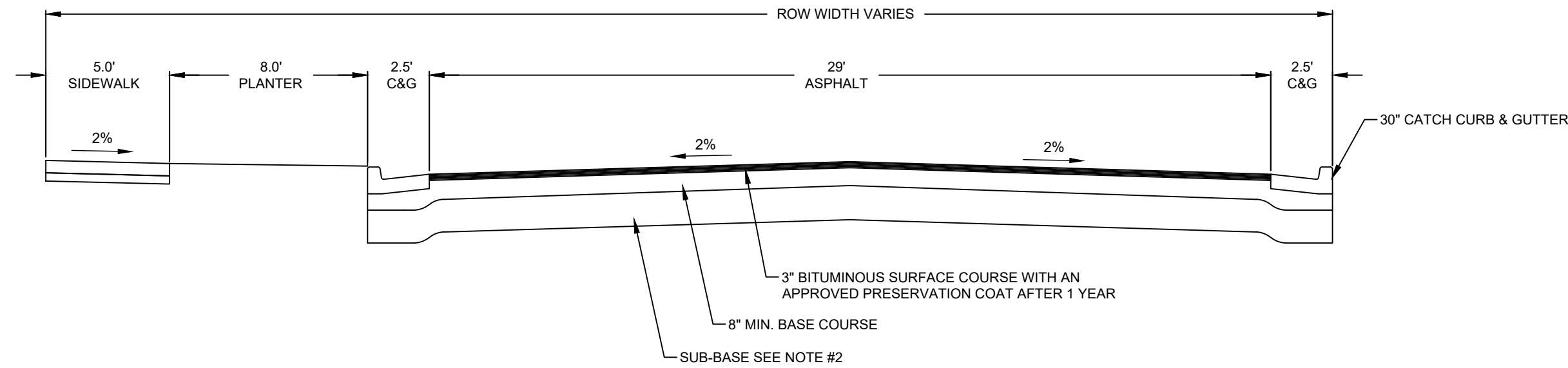
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INTERIOR ROADS - 44' ROW



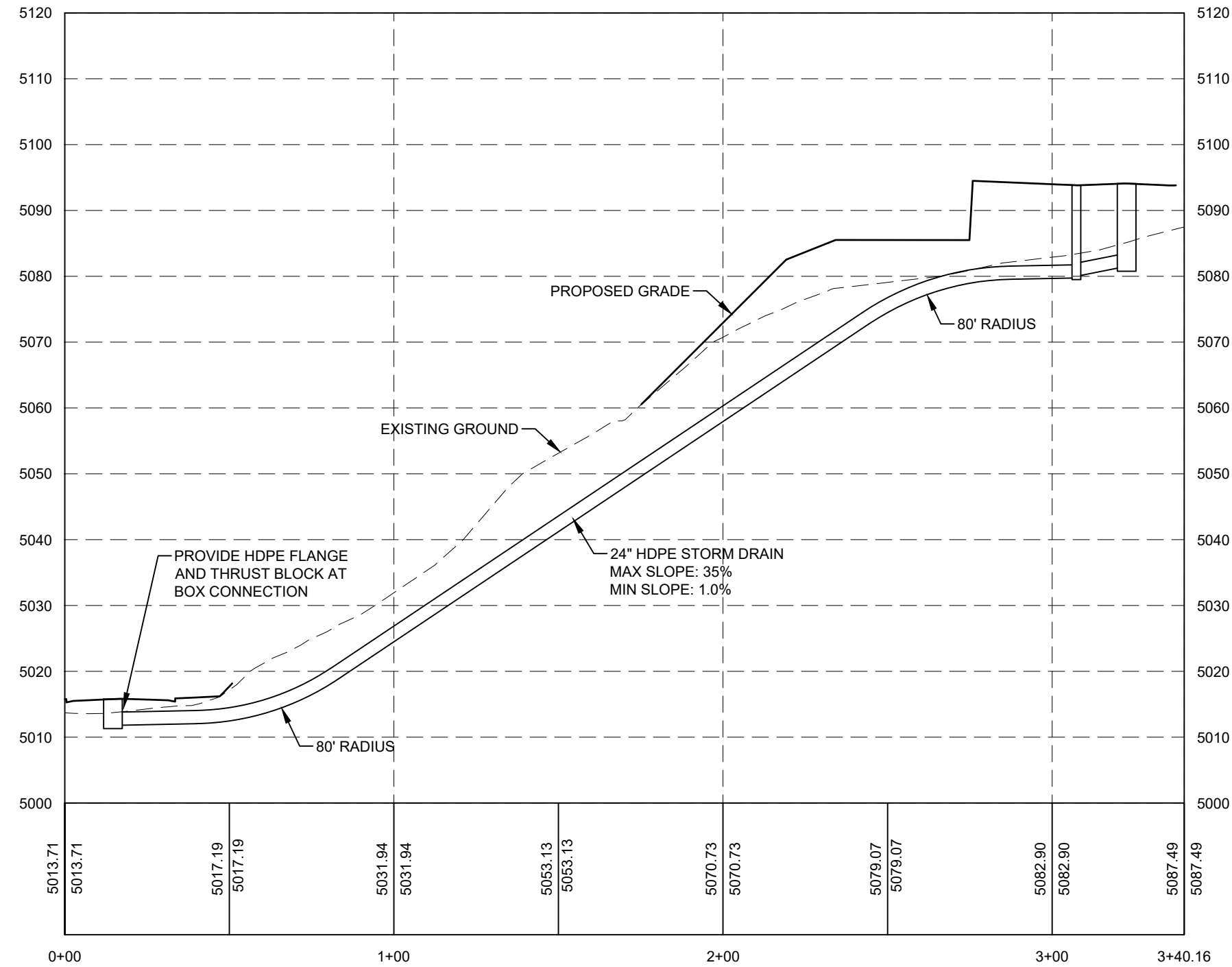
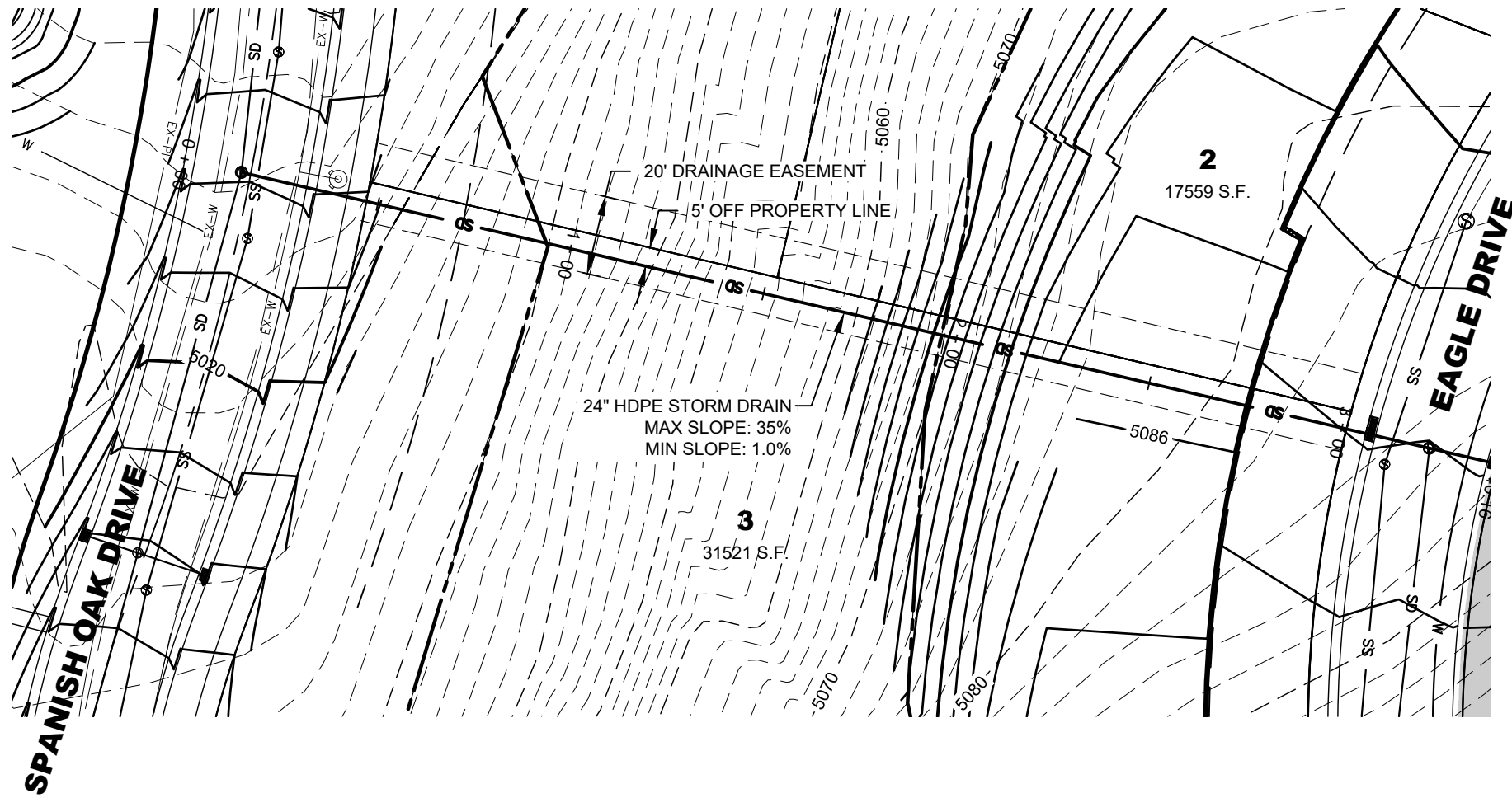
INTERIOR ROADS - 39' ROW (LOOKING SOUTH)
(EAGLE DRIVE NORTH OF KESTREL WAY)



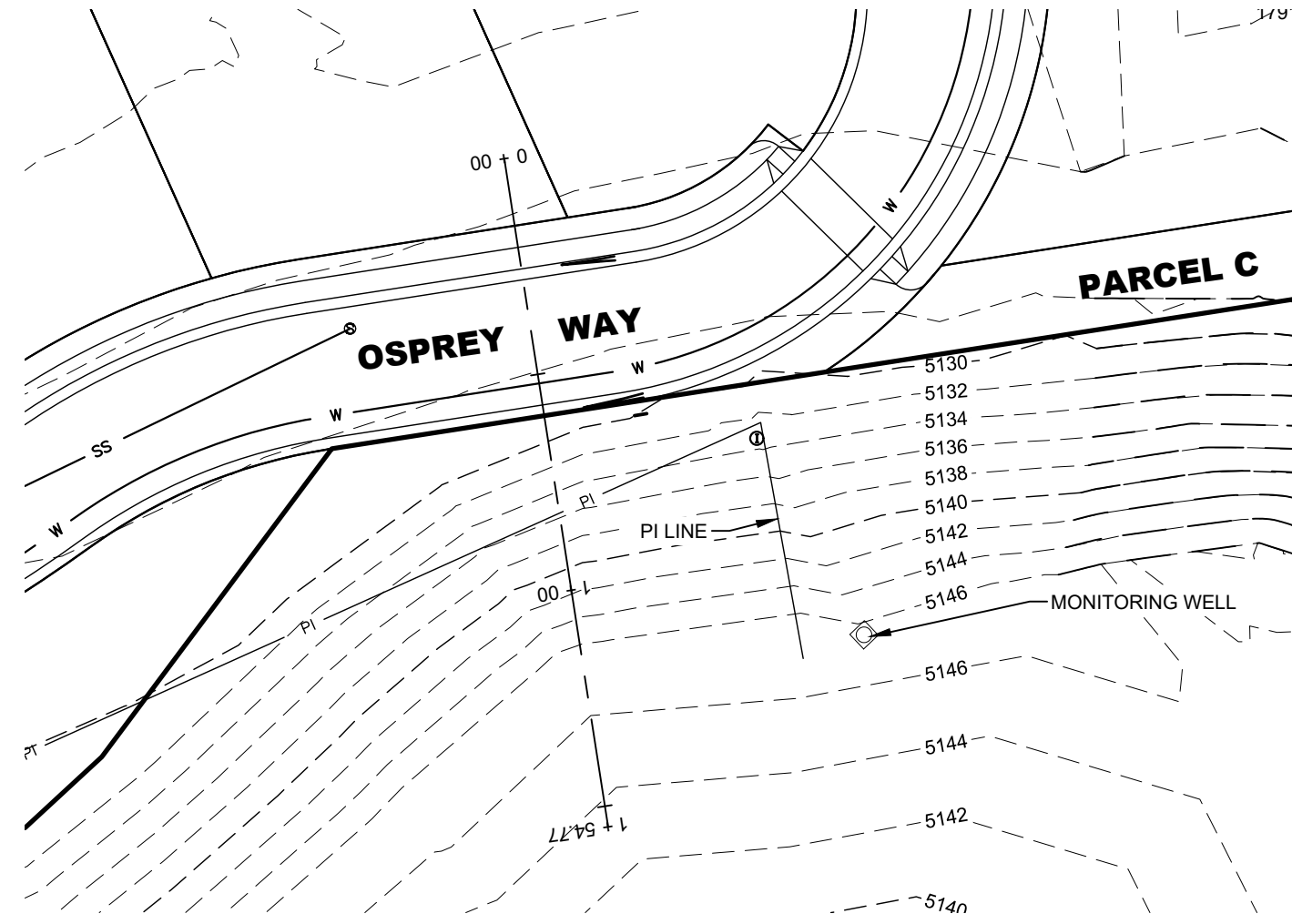
SPANISH OAKS DRIVE

- NOTES**
1. SEE SPANISH FORK CITY STANDARD DRAWINGS FOR SIDEWALKS.
 2. SUB-BASE AS SPECIFIED IN THE CONSTRUCTION STANDARDS & SOILS REPORT.
 3. MINIMUM OF 8" UNTREATED BASES COURSE UNDER STREET PAVEMENT AND CURB & GUTTER UNLESS MORE REQUIRED BY SOILS REPORT.
 4. ALL LOCAL TO LOCAL TBC RADI TO BE 25'.
 5. ALL PLANTER AREAS BETWEEN THE CURB AND SIDEWALK SHALL BE LANDSCAPED WITH PERVIOUS MATERIALS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR DESIGNEE.

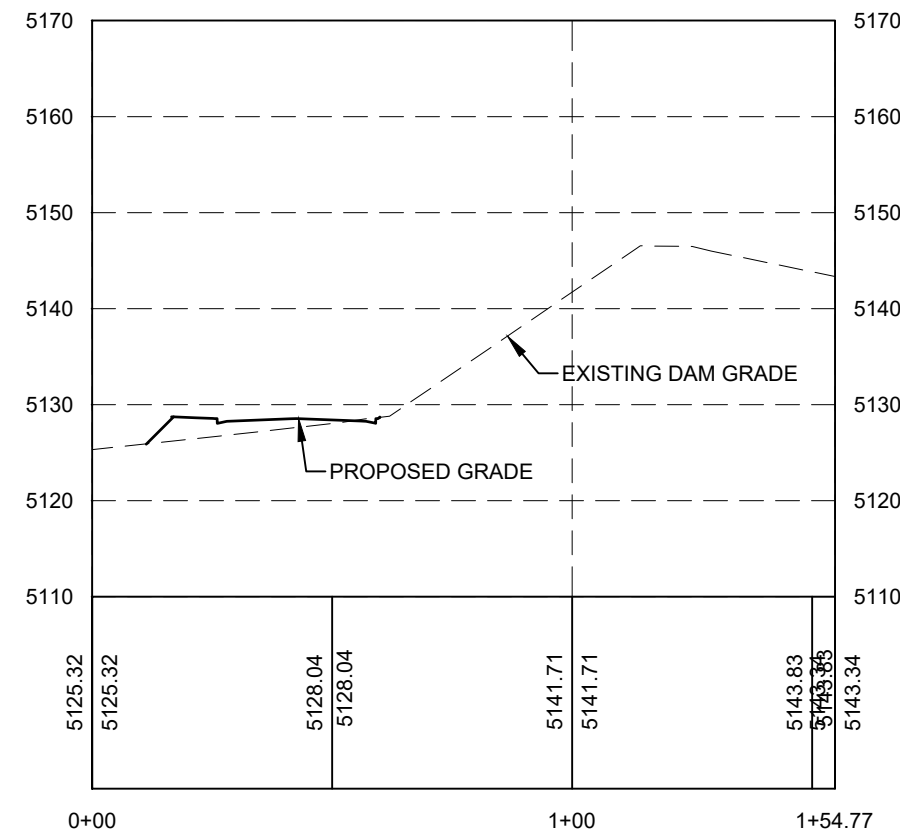
1 60' ROAD CROSS SECTION - SPANISH OAKS DRIVE - FULL INSTALL



2 STORM DRAIN LINE BETWEEN LOTS 2, 3 & 40



NOTE: NO PERMANENT CUTS TO BE ALLOWED WITHIN 20' OF THE SPANISH OAKS RESERVOIR PROPERTY LINE



3 OSPREY WAY AT TOE OF DAM

4 NOT USED

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SPANISH FORK, UTAH
DETAILS

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2015-0021
DRAWN BY:	RWH
CHECKED BY:	GDM
SCALE:	1" = 30'
DATE:	03/17/2020

SHEET
4