Wednesday, April 29, 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. Preliminary Plat

Subject	**A. Eagle Haven Subdivision. The proposal involves creating 19 single-family homes in a Master Planned Development located at 300 South Spanish Fork Parkway.**
Meeting	Apr 29, 2020 - Development Review Committee
Category	1. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.eaglehaven.4-29-2020.pdf (2,064 KB)

Subject	**B. Park Meadows Estates. The proposal involves creating 36 single-family homes in a Master Planned Development located at 2800 East 100 South.**
Meeting	Apr 29, 2020 - Development Review Committee
Category	1. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.parksidemeadowsestates.4-29-2020.pdf (2,127 KB)

Subject	**C. Maple Park Estates. The proposal is a reapproval of a Maple Park Estates amending the Preliminary Plat from 95 single-family homes to 92 single-family homes as a Master Planned Subdivision located at approximately 3000 East 100 South.**

Meeting	Apr 29, 2020 - Development Review Committee
Category	1. Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.mapleparkestates.4-29-2020.pdf (2,987 KB)

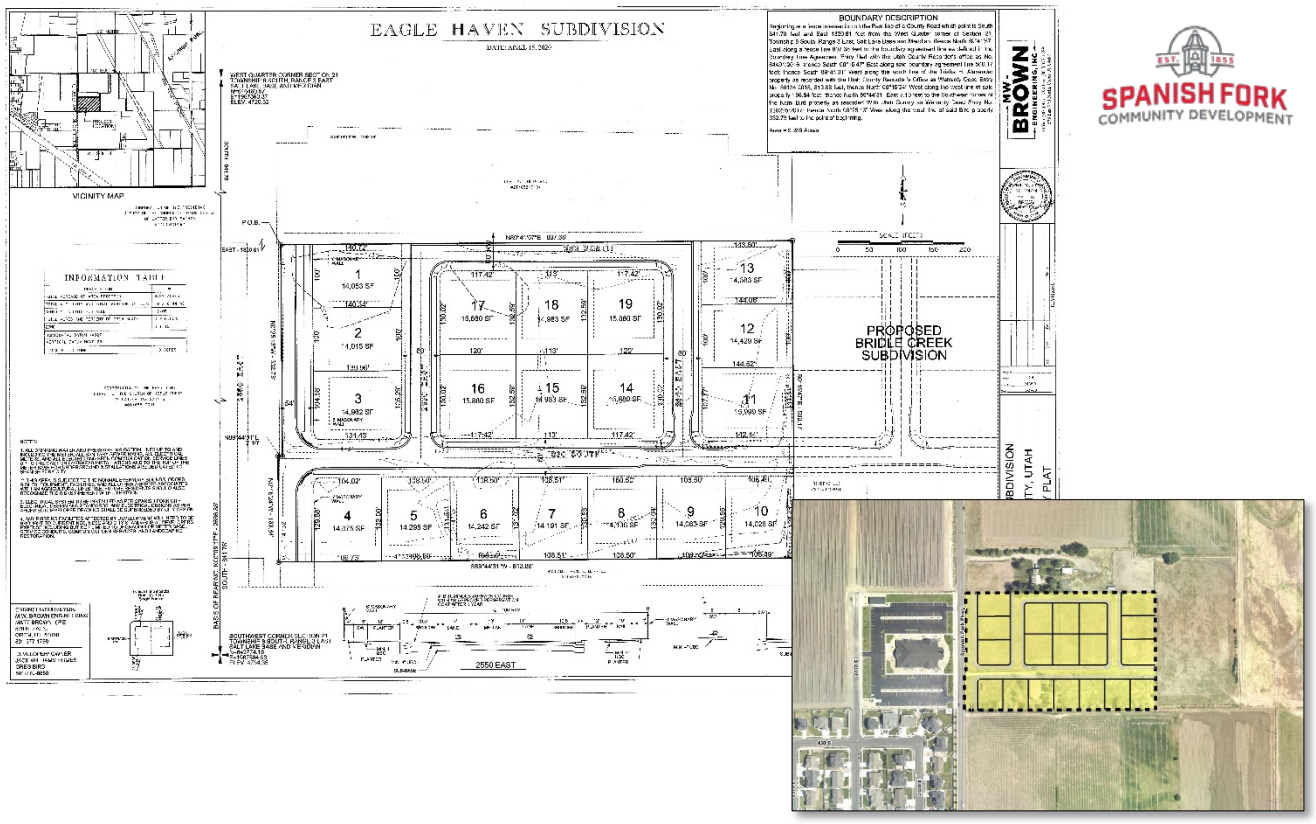
2. Zone Change and Preliminary Plat

Subject	**A. Del Monte Townhomes. The proposal involves changing the current Zone from I-2 and B-P to R-3 in conjunction with the development of 65 homes in a multi-family Master Planned Development located at approximately 850 West Del Monte Road.**
Meeting	Apr 29, 2020 - Development Review Committee
Category	2. Zone Change and Preliminary Plat
Access	Public
Type	Action, Discussion

File Attachments
report.drc.delmontetownhomes.4-29-2020.pdf (17,491 KB)

3. Other Business

4. Adjourn



Eagle Haven Preliminary Plat Approval Request

April 29, 2020, Development Review Committee.

Located at 300 South Spanish Fork Parkway, including 9.289 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Preliminary Plat of nineteen (19) lots be approved.

Recommendation

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

Findings

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

Conditions

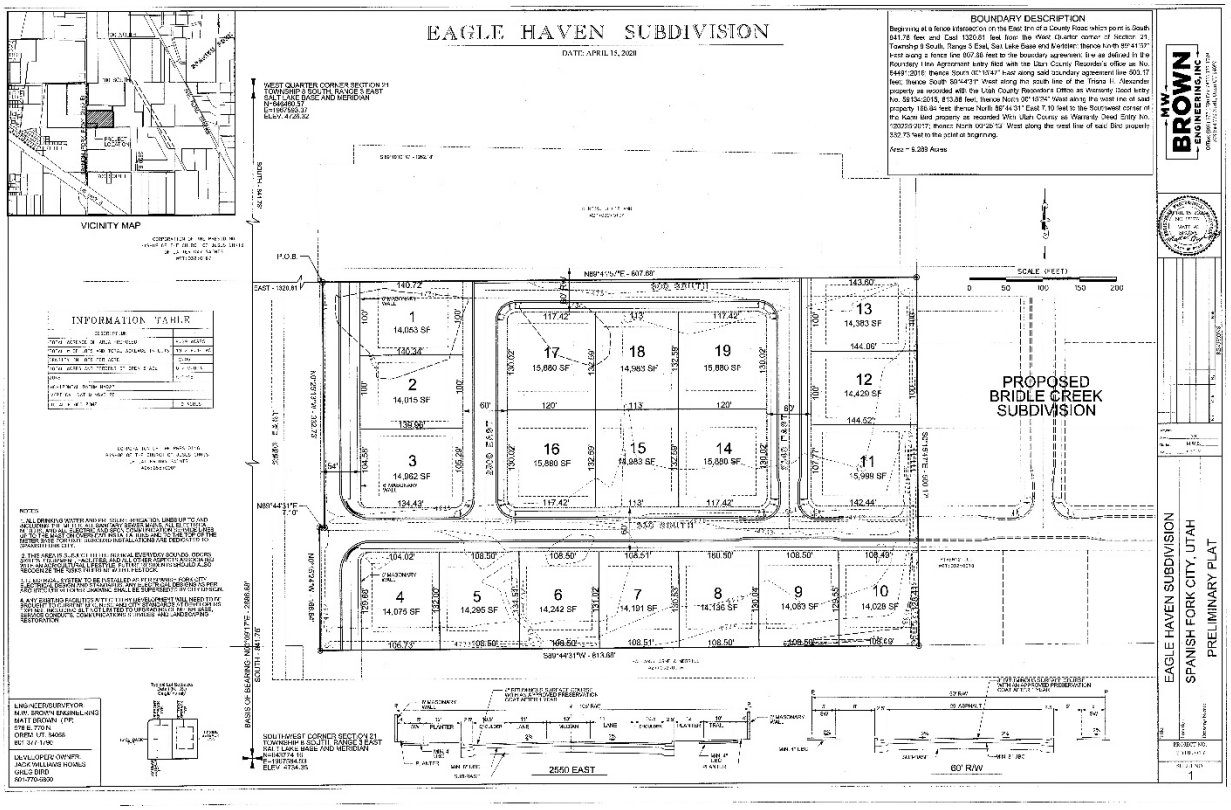
1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines.

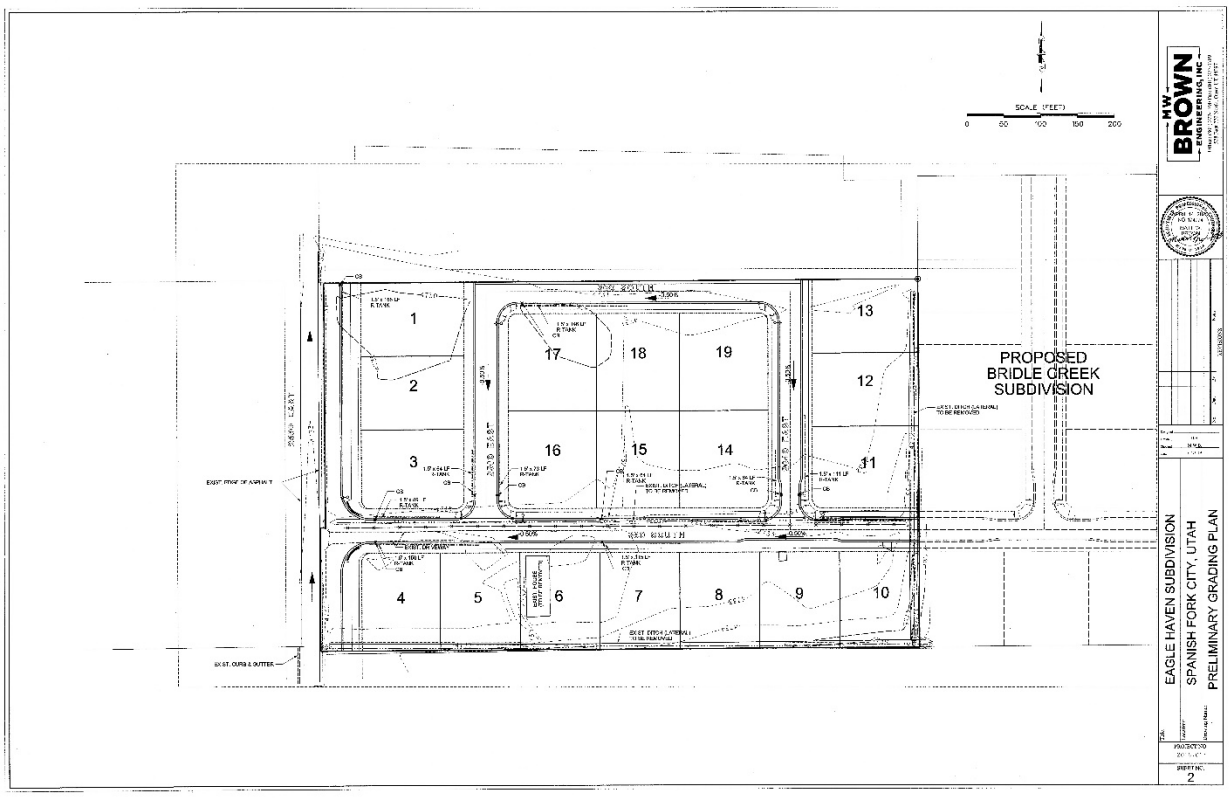
Key Issues

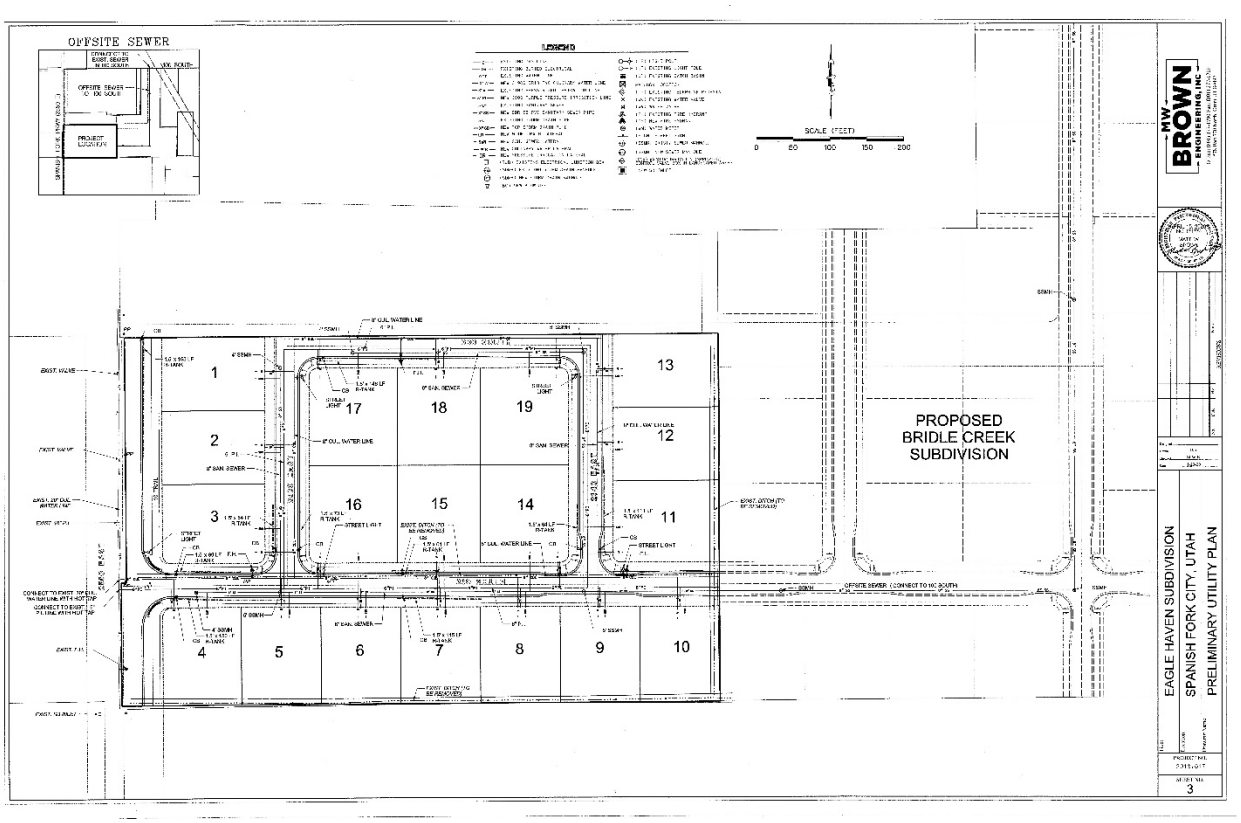
1. Setbacks.
2. Canals and Irrigation.
3. Infrastructure and Trails.
4. Utilities.
5. Power.
6. Title and Taxes.

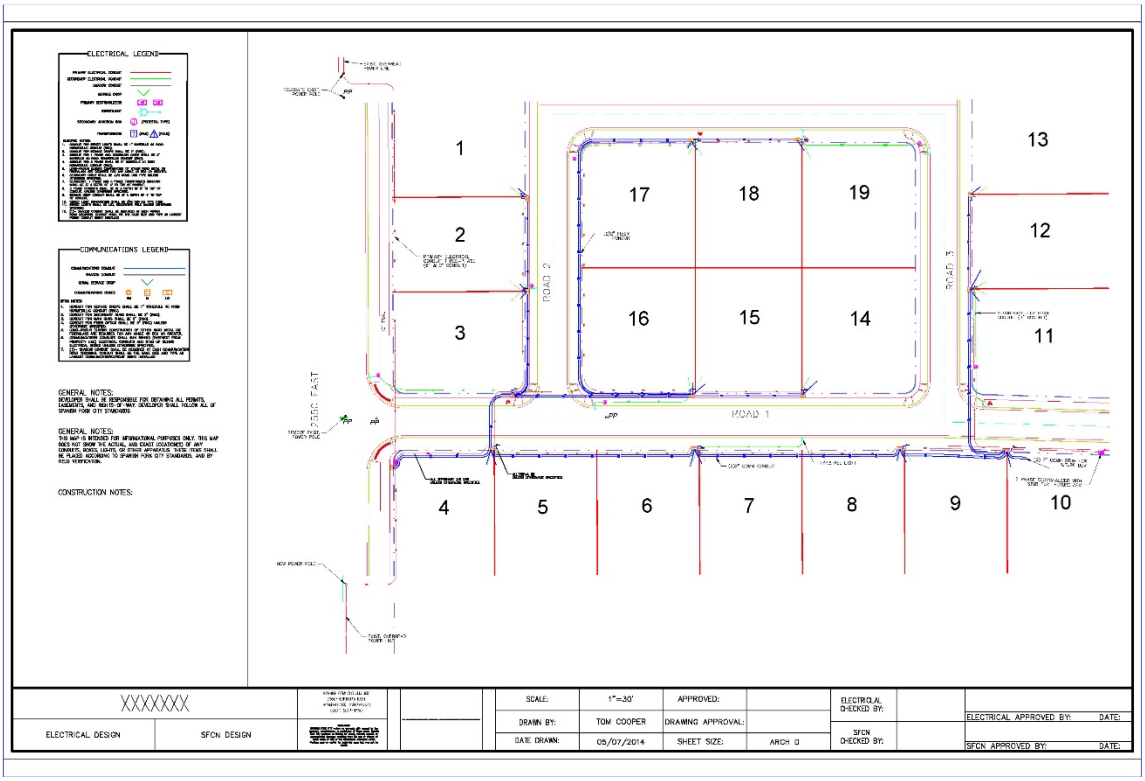
Exhibits

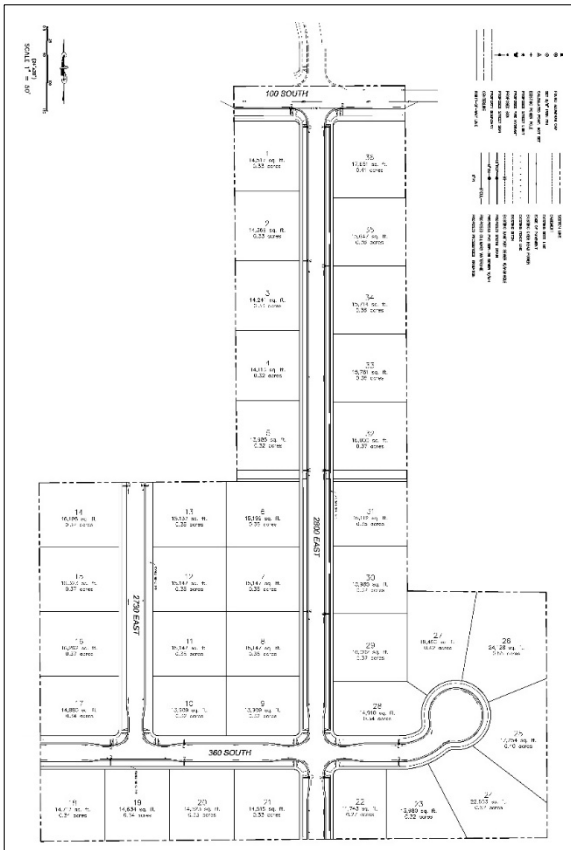
1. Preliminary Plat.


EAGLE HAVEN SUBDIVISION
DATE: APRIL 15, 2020
BOUNDARY DESCRIPTION
VICINITY MAP
INFORMATION TABLE
PROPOSED BRIDLE CREEK SUBDIVISION
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY PLAT
2550 EAST
60' R/W
SCALE (FEET)


PROPOSED BRIDLE CREEK SUBDIVISION
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY GRADING PLAN
SCALE (FEET)


OFFSITE SEWER
PROPOSED
BRIDLE CREEK
SUBDIVISION
EAGLE HAVEN SUBDIVISION
SPANISH FORK CITY, UTAH
PRELIMINARY UTILITY PLAN


ELECTRICAL LEGEND
COMMUNICATIONS LEGEND
GENERAL NOTES:
CONSTRUCTION NOTES:
ROAD 1
ROAD 2
ROAD 3
ELECTRICAL DESIGN
SFCN DESIGN
SCALE: 1"=30'
DRAWN BY: TOM COOPER
DATE DRAWN: 05/07/2014
APPROVED:
DRAWING APPROVAL:
SHEET SIZE: ARCH D
ELECTRICAL CHECKED BY:
SFCN CHECKED BY:
ELECTRICAL APPROVED BY: DATE:
SFCN APPROVED BY: DATE:





SPANISH FORK COMMUNITY DEVELOPMENT

Parkside Meadows Estates Preliminary Plat Approval Request

April 29, 2020, Development Review Committee.

Located at 2800 East 100 South, including 17.03 acres.

The subject property is zoned R-1-15.

The applicant has requested that a Preliminary Plat of thirty-six (36) lots be approved.

Key Issues

1. Setbacks.
2. Street Connectivity.
3. Canals and Irrigation.
4. Fencing.
5. Infrastructure and Trails.
6. Utilities.
7. Power.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Preliminary Plat.

PARKSIDE MEADOWS

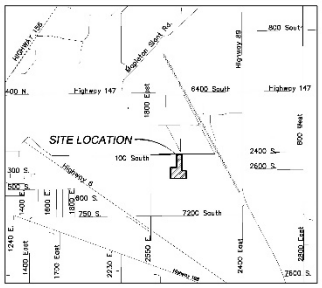
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
DT-01	DETAIL SHEET

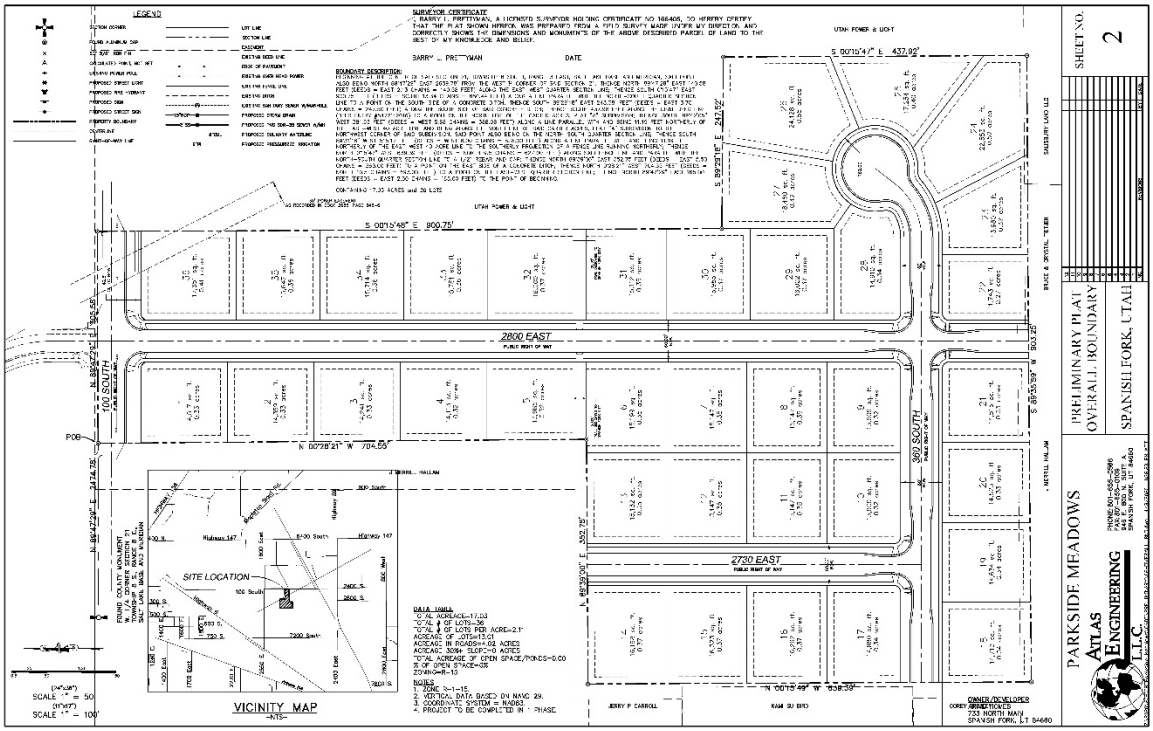
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF T-E SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY T-E 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.

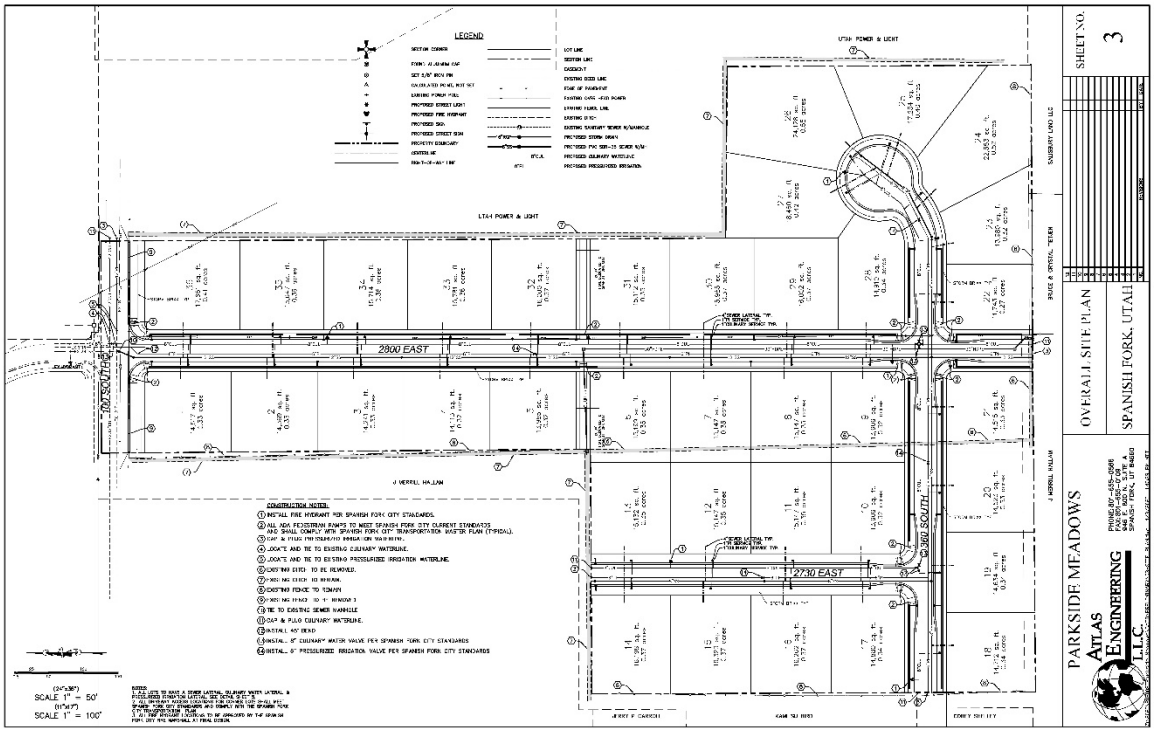
OWNER/DEVELOPER
ARNE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660

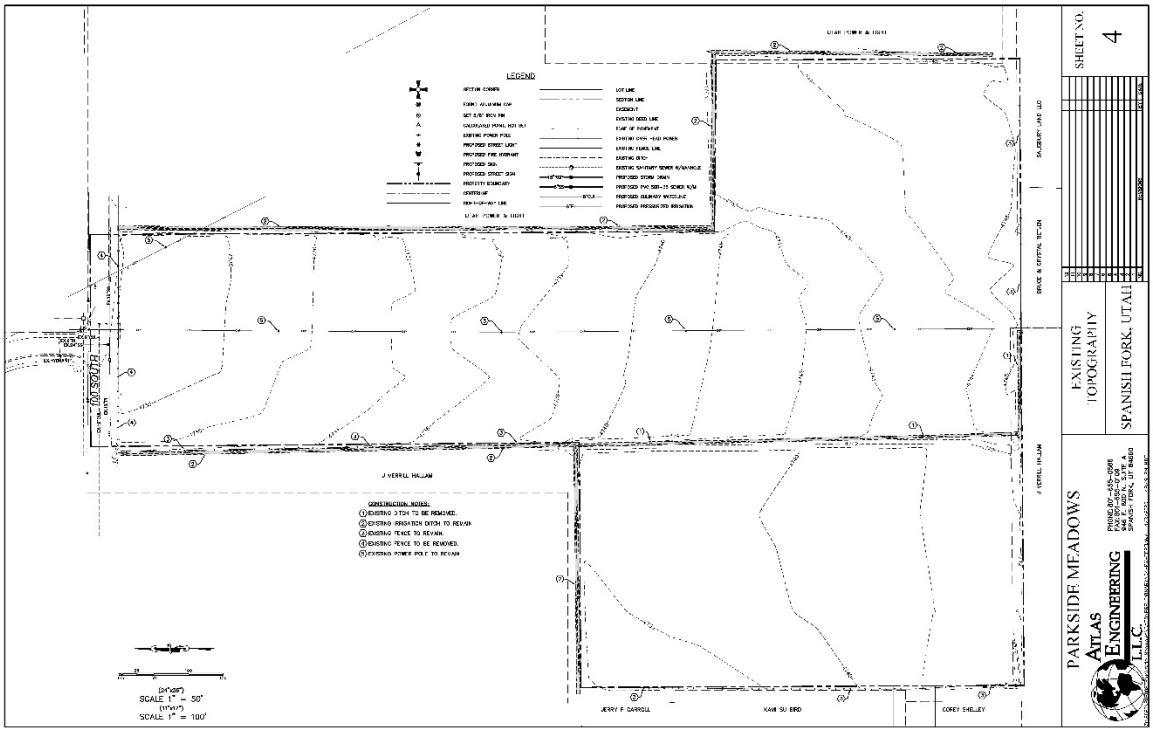


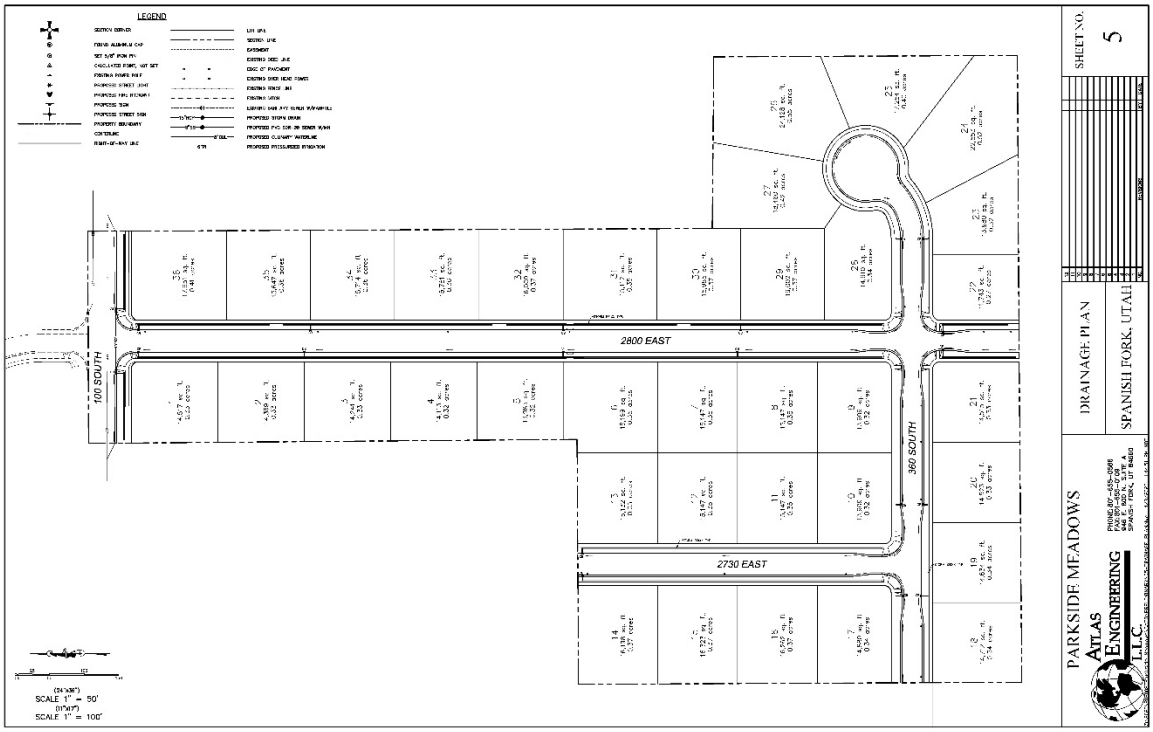
VICINITY MAP
-NTS-

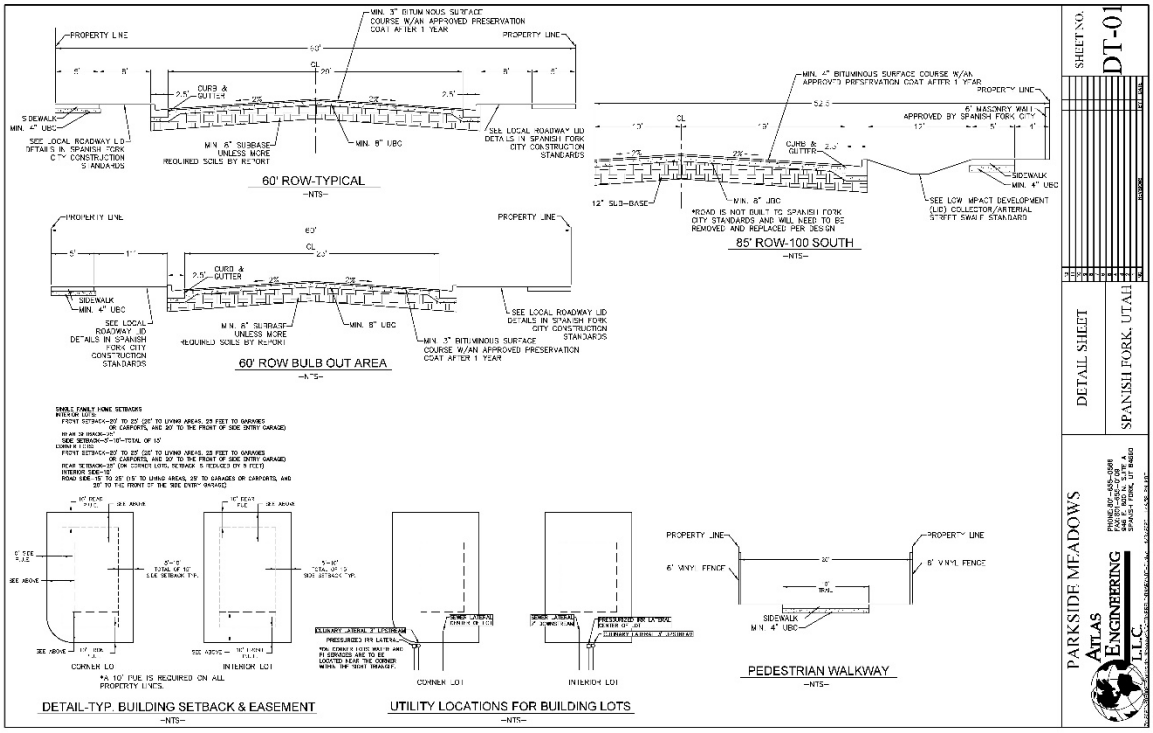
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0076
845 E. 800 N., SUITE A
SPANISH FORK, UT 84660

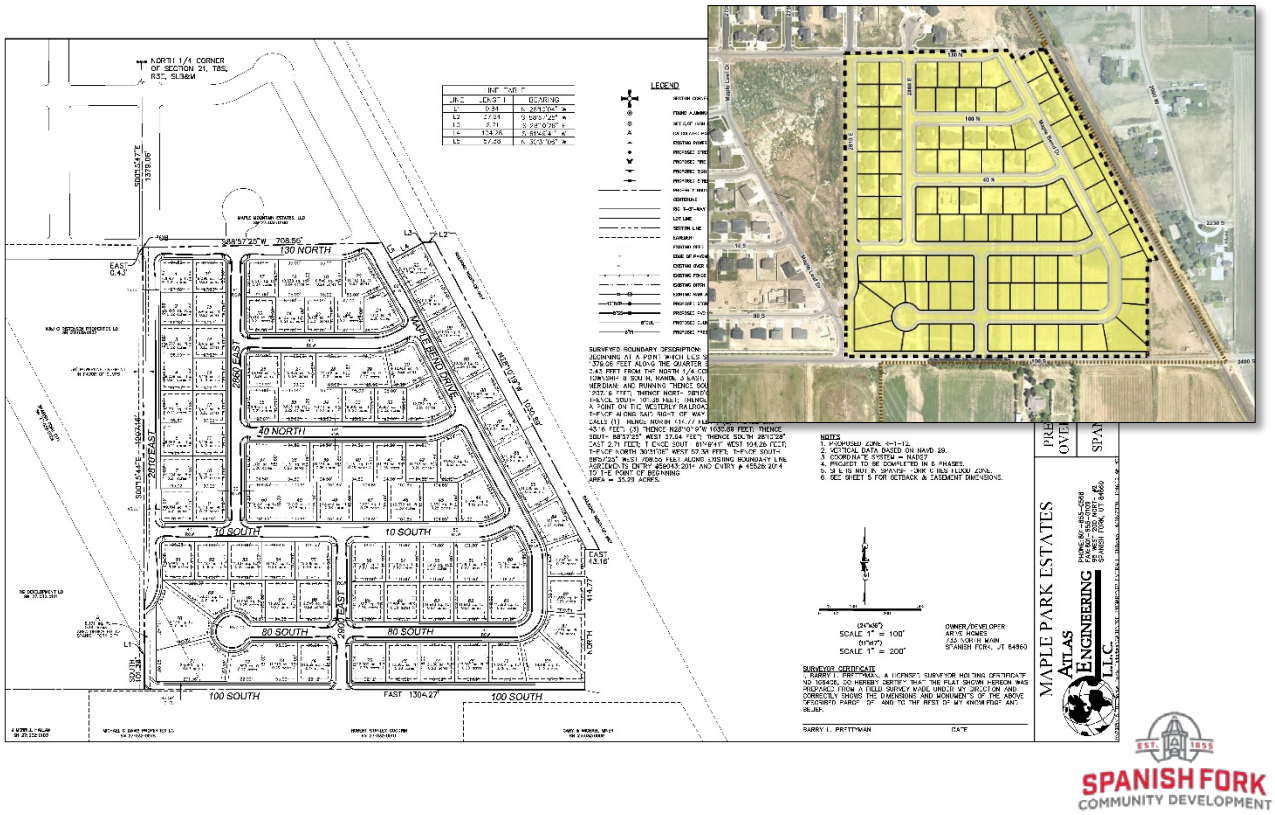



LEGEND
2800 EAST
2730 EAST
800 SOUTH
J HERRELL HALLAM
CONSTRUCTION NOTES:
1. INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2. ALL ADA PEDESTRIAN RAMPS TO MEET SFHWY-6 FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN (TYPICAL).
3. CAP & FILL TWO (TEMPORARY) RISERS ON MAIN LINE.
4. LOOK'E AND TIE TO EXISTING CULINARY WATERLINE.
5. LOOK'E AND TIE TO EXISTING PRESSURIZED IRRIGATION WATERLINE.
6. EXISTING DITCH TO BE REMOVED.
7. EXISTING DITCH TO REMAIN.
8. EXISTING FENCE TO REMAIN.
9. EXISTING FENCE TO BE REMOVED.
10. TIE TO EXISTING SEWER MANHOLE
11. CAP & PLUG CULINARY WATERLINE.
12. INSTALL 45° BEND
13. INSTALL 8" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS
14. INSTALL 6" PRESSURIZED IRRIGATION VALVE PER SPANISH FORK CITY STANDARDS
SCALE 1" = 50'
SCALE 1" = 100'
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3


LEGEND
800 SOUTH
J HERRELL HALLAM
CONSTRUCTION NOTES:
1. EXISTING STOCK TO BE REMOVED.
2. EXISTING IRRIGATION DITCH TO REMAIN
3. EXISTING FENCE TO REMAIN.
4. EXISTING FENCE TO BE REMOVED.
5. EXISTING POWER POLE TO REMAIN
SCALE 1" = 50'
SCALE 1" = 100'
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 4


LEGEND
2800 EAST
100 SOUTH
360 SOUTH
2730 EAST
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.


PROPERTY LINE
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
CURB & GUTTER
SIDEWALK MIN. 4" UBC
MIN. 6" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
SEE LOCAL ROADWAY I.D DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
60' ROW-TYPICAL
-NTS-
MIN. 4" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
6' MASONRY WALL APPROVED BY SPANISH FORK CITY
12" SUB-BASE
MIN. 8" UBC
*ROAD IS NOT BUILT TO SPANISH FORK CITY STANDARDS AND WILL NEED TO BE REMOVED AND REPLACED PER DESIGN
SEE LOW IMPACT DEVELOPMENT (LID) COLLECTOR/ARTERIAL STREET SWALE STANDARD
85' ROW-100 SOUTH
-NTS-
PROPERTY LINE
SIDEWALK MIN. 4" UBC
SEE LOCAL ROADWAY I.D DETAILS IN SPANISH FORK CITY CONSTRUCTION STANDARDS
MIN. 6" SUBBASE UNLESS MORE REQUIRED SOILS BY REPORT
MIN. 8" UBC
MIN. 3" BITUMINOUS SURFACE COURSE W/AN APPROVED PRESERVATION COAT AFTER 1 YEAR
60' ROW BULB OUT AREA
-NTS-
CORNER LOT
INTERIOR LOT
*A 10' PUE IS REQUIRED ON ALL PROPERTY LINES.
DETAIL-TYP. BUILDING SETBACK & EASEMENT
-NTS-
UTILITY LOCATIONS FOR BUILDING LOTS
-NTS-
6' VINYL FENCE
SIDEWALK MIN. 4" UBC
PEDESTRIAN WALKWAY
-NTS-
SHEET NO. DT-01
DETAIL SHEET
SPANISH FORK, UTAH
PARKSIDE MEADOWS
ATLAS ENGINEERING L.L.C.



Maple Park Estates Preliminary Plat Approval Request

April 29, 2020, Development Review Committee.

Located at 3000 East 100 South, including 35.29 acres.

The subject property is zoned R-1-12.

The applicant has requested that a Preliminary Plat of ninety-two (92) lots be reapproved. The original Plat contained 95 lots on 36.76 acres.

Key Issues

1. Development History.
2. Fencing and Walls.
3. Infrastructure and Trails.
4. Utilities.
5. Power.

Recommendation

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

Findings

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

Conditions

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

Exhibits

1. Preliminary Plat.

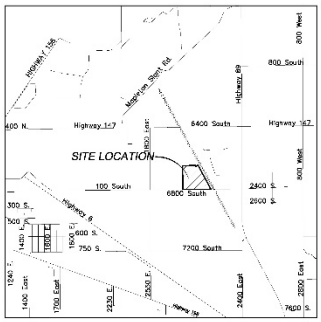
MAPLE PARK ESTATES

A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

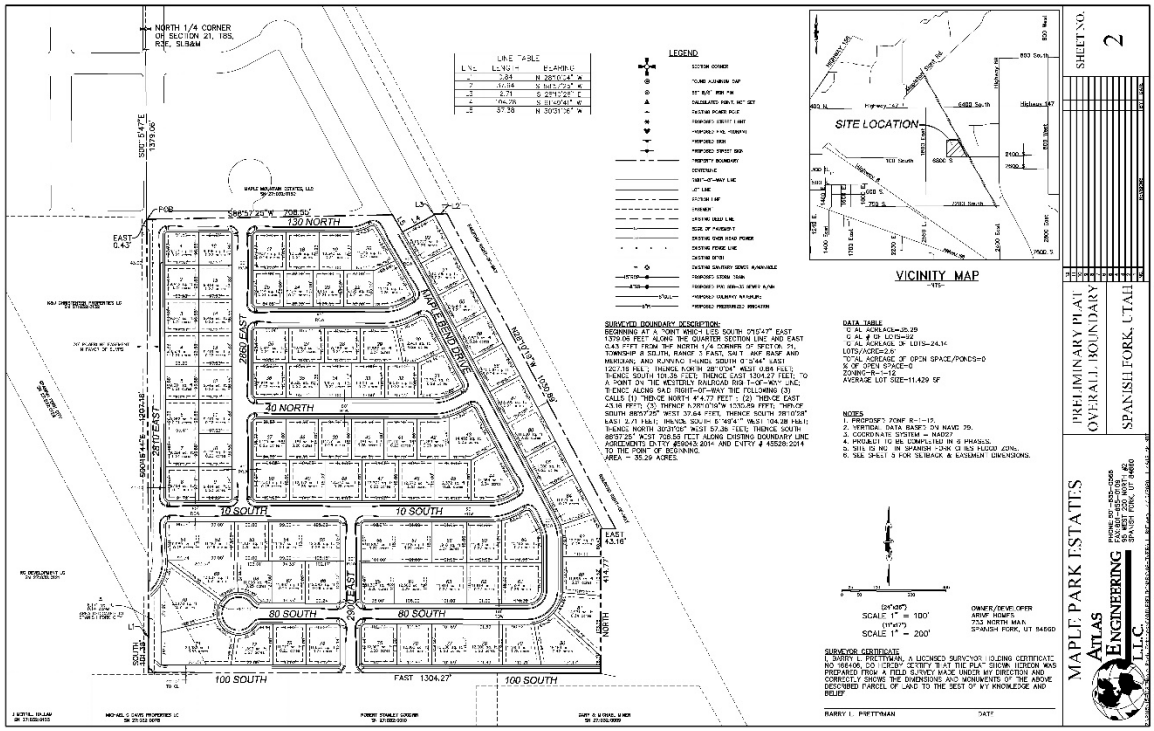
SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DETAIL SHEET
6	PHASING PLAN
7	DRAINAGE PLAN

GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUPERSEDED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY THE 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.

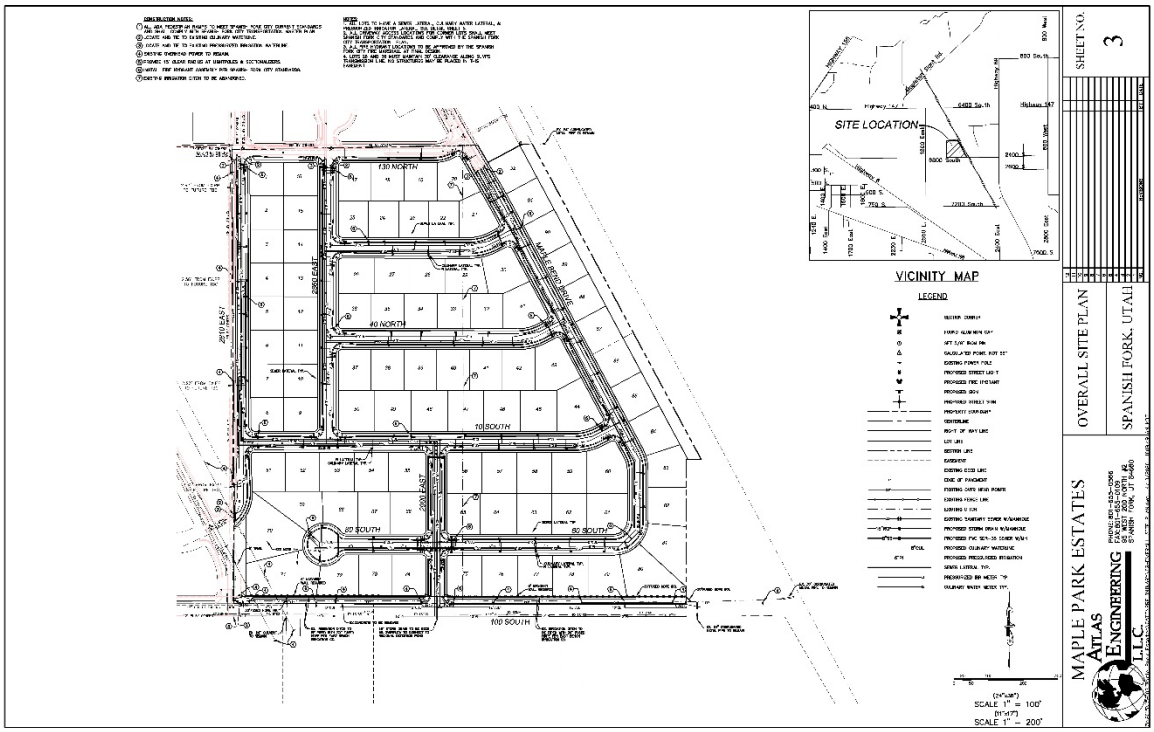


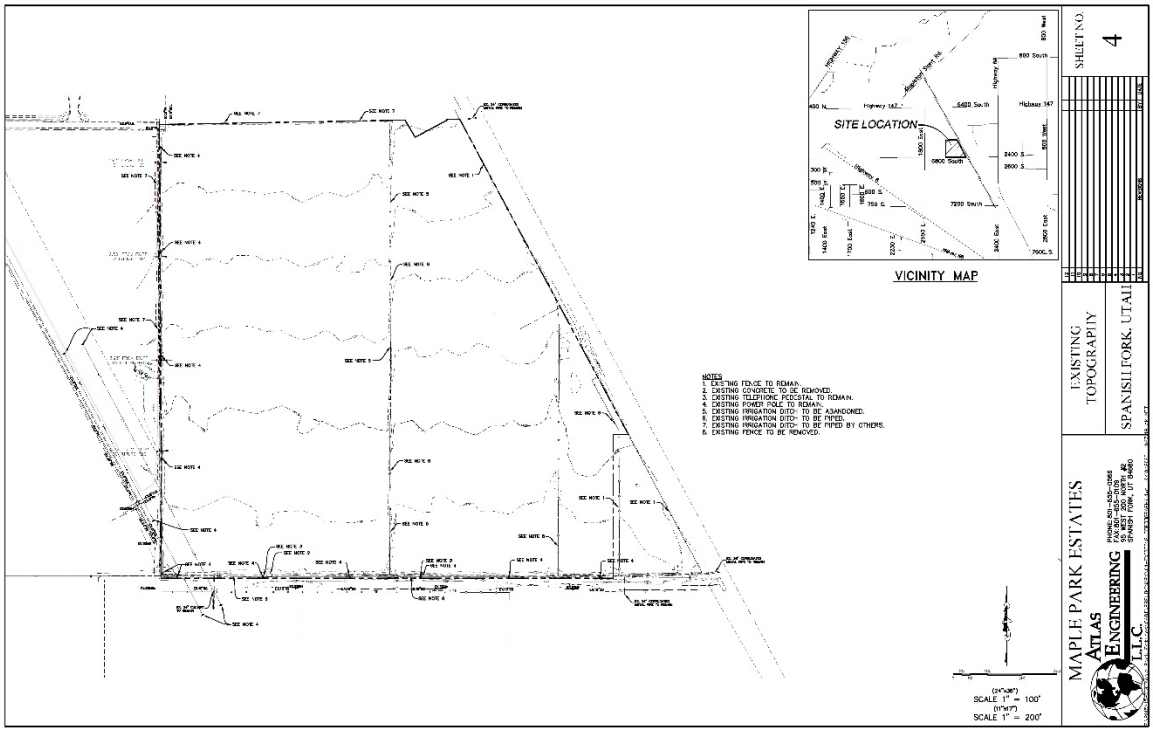
VICINITY MAP
-NTS-

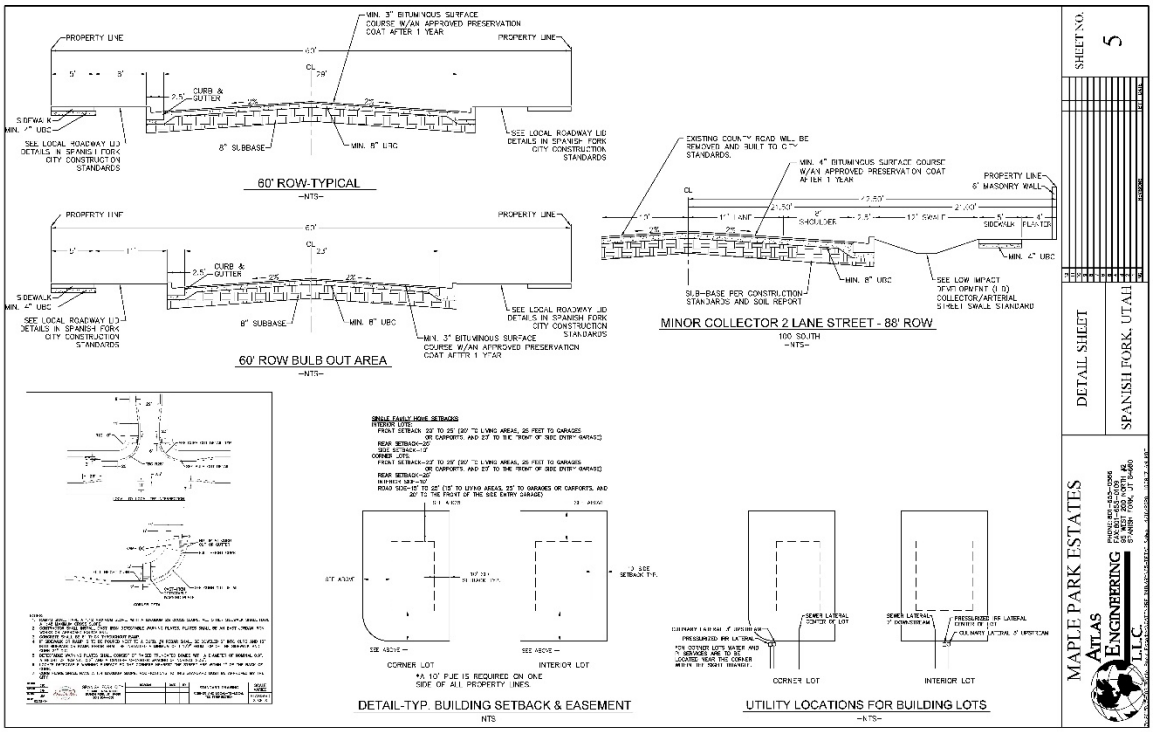
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

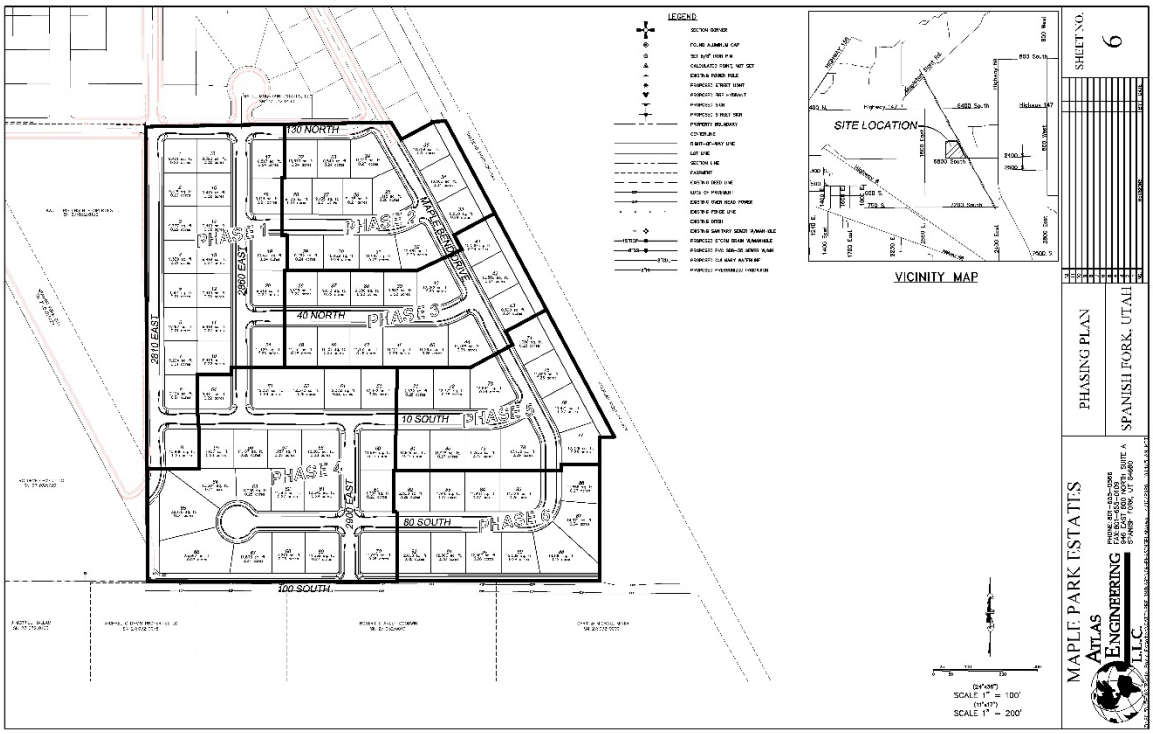


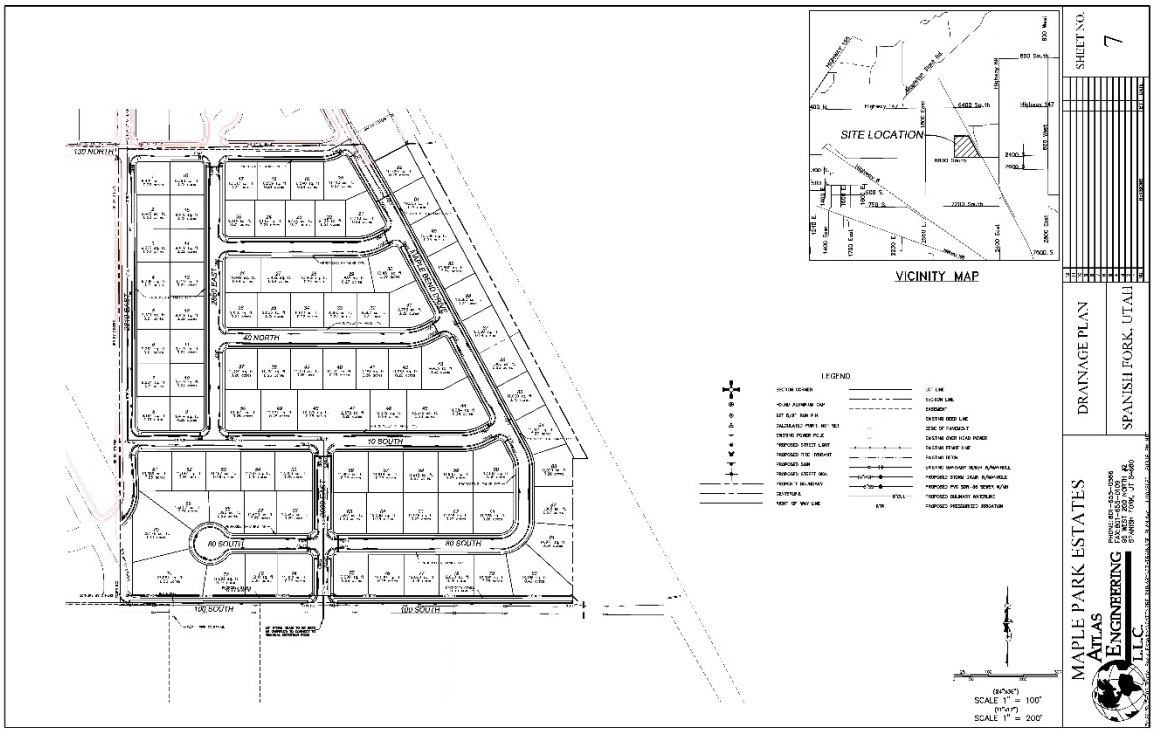
SHEET NO. 2
PRELIMINARY PLAT
OVERALL BOUNDARY
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.

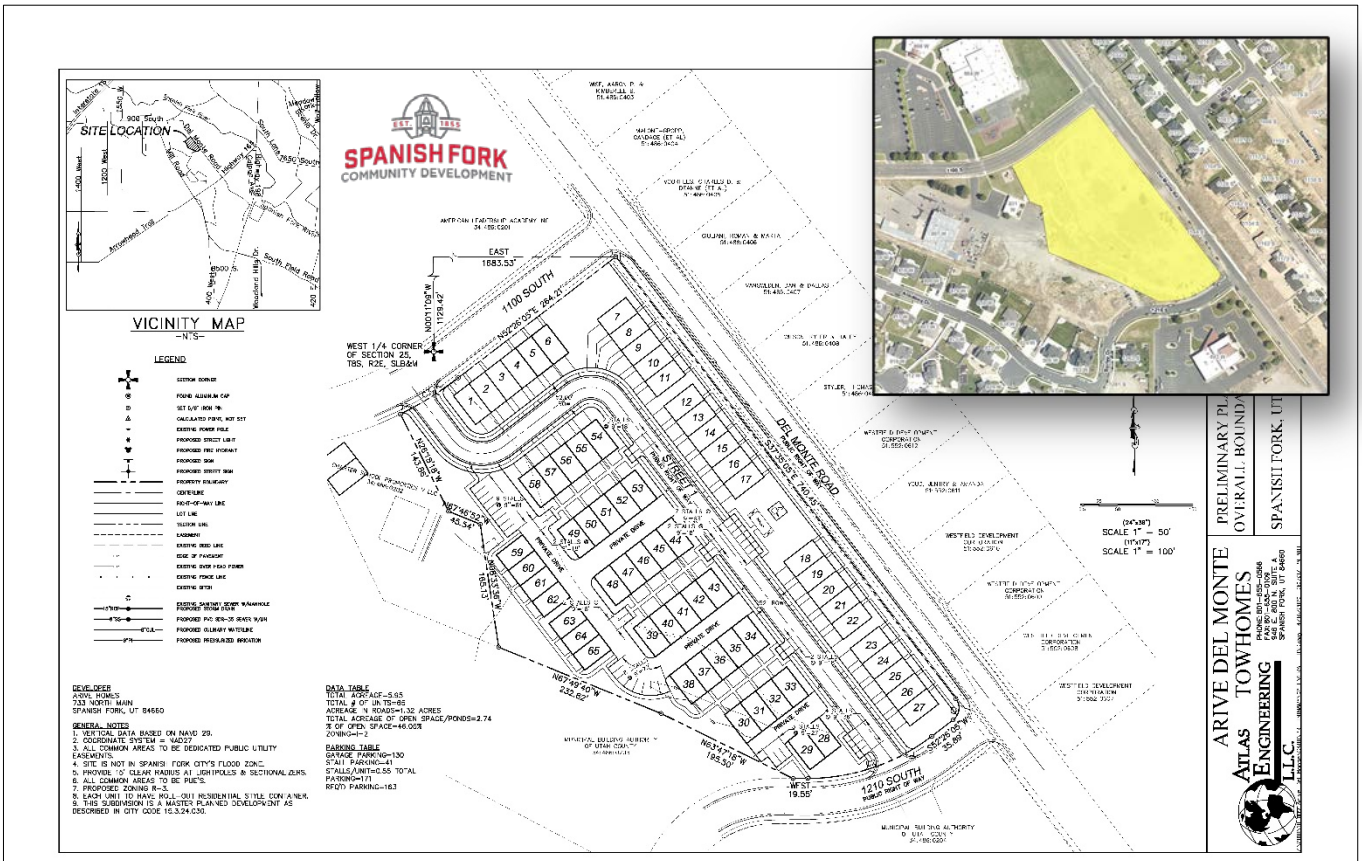

SITE LOCATION
VICINITY MAP
LEGEND
SCALE 1" = 100'
SCALE 1" = 200'
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.
OVERALL SITE PLAN
SPANISH FORK, UTAH
SHEET NO. 3


SITE LOCATION
VICINITY MAP
NOTES
1. EXISTING FENCE TO REMAIN.
2. EXISTING CONCRETE TO BE REMOVED.
3. EXISTING TELEPHONE PEDESTAL TO REMAIN.
4. EXISTING POWER POLE TO REMAIN.
5. EXISTING IRRIGATION DITCH TO BE ABANDONED.
6. EXISTING IRRIGATION DITCH TO BE PIPED.
7. EXISTING IRRIGATION DITCH TO BE PIPED BY OTHERS.
8. EXISTING FENCE TO BE REMOVED.
SCALE 1" = 100'
SCALE 1" = 200'
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
SHEET NO. 4


60' ROW-TYPICAL
60' ROW BULB OUT AREA
MINOR COLLECTOR 2 LANE STREET - 88' ROW
DETAIL-TYP. BUILDING SETBACK & EASEMENT
UTILITY LOCATIONS FOR BUILDING LOTS
SHEET NO. 5
DETAIL SHEET
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.


130 NORTH
280 EAST
40 NORTH
10 SOUTH
60 SOUTH
100 SOUTH
MAPLE GREEN DRIVE
PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
SITE LOCATION
VICINITY MAP
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
MAPLE PARK ESTATES
ATLAS ENGINEERING L.L.C.


SITE LOCATION
VICINITY MAP
LEGEND
MAPLE PARK ESTATES
DRAINAGE PLAN
SPANISH FORK, UTAH
SHEET NO.
7
ATLAS ENGINEERING L.L.C.
SCALE 1" = 100'
SCALE 1" = 200'



Del Monte Townhomes Zone Change and Preliminary Plat Approval Request

April 29, 2020, Development Review Committee.

Located at 800 West Del Monte Road, including 5.95 acres.

The subject property is currently zoned I-2, Medium Industrial and B-P, Business Park.

The applicant has requested a Zone Change to R-3 Residential and Preliminary Plat approval for a sixty-five-unit townhome Master Planned Development.

Key Issues

1. Zoning.
2. Density.
3. Traffic.
4. Infrastructure.
5. Utilities.

Recommendation

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

Findings

1. That the project conforms to the City's General Plan and Construction Standards.

Conditions

1. That the applicant meets the City's Zoning requirements and Construction Standards.
2. That the applicant addresses any red-lines and issues raised by the DRC.
3. That the applicant participates in area street improvements as described in the attached memo.

Exhibits

1. Proposed Preliminary Plat.
2. Proposed Landscaping Plan and Playground.
3. Proposed Elevations and Floorplans.
4. Conceptual Elevation.
5. Site Photos.
6. Engineering Memo.

ARIVE DEL MONTE TOWNHOMES

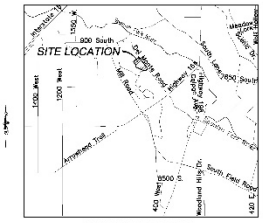
A RESIDENTIAL SUBDIVISION
SPANISH FORK, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL BOUNDARY
3	OVERALL SITE PLAN
4	EXISTING TOPOGRAPHY
5	DRAINAGE PLAN
6	PHASING PLAN
7	FIRE ACCESS AUTOTURN
8	ELECTRIC PLAN
9	RECORD OF SURVEY – BY OTHERS
DT-01	DETAIL SHEET
DT-02	DETAIL SHEET

LEGEND
(APPLIES TO ALL SHEETS)

SECTION CORNER
SET 5/8" IRON PIN
CALCULATED POINT, NOT SET
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING STREET LIGHT
PROPOSED STREET LIGHT
PROPOSED FIRE HYDRANT
PROPOSED SIGN
PROPOSED STREET SIGN
PROPERTY CORNER MARKER
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE
EDGE OF PAVEMENT
EXISTING OVER HEAD POWER
EXISTING FENCE LINE
EXISTING DITCH
EXISTING SANITARY SEWER M/HANHOLE
EXISTING CULINARY WATERLINE
EXISTING PRESSURIZED IRRIGATION
PROPOSED PVC SDR-35 SEWER M/H
PROPOSED CULINARY WATERLINE
PROPOSED PRESSURIZED IRRIGATION
PROPOSED 4" SEWER LATERAL
PROPOSED 3/4" CULINARY WATER LATERAL

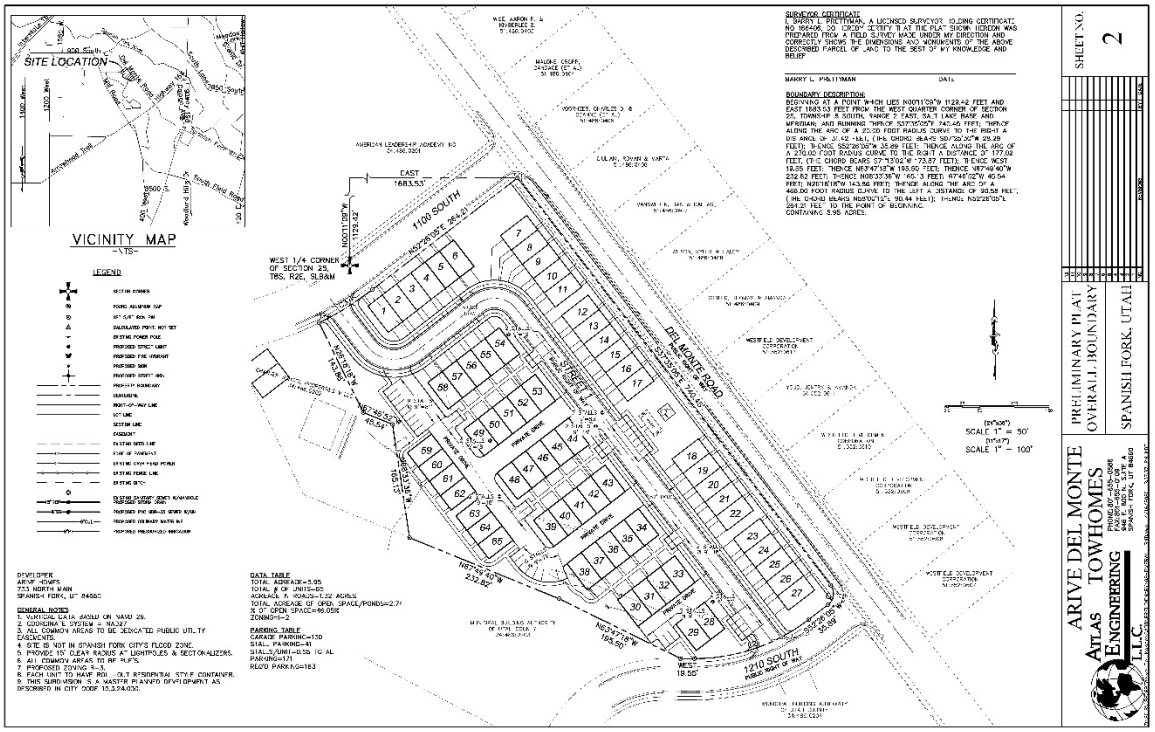


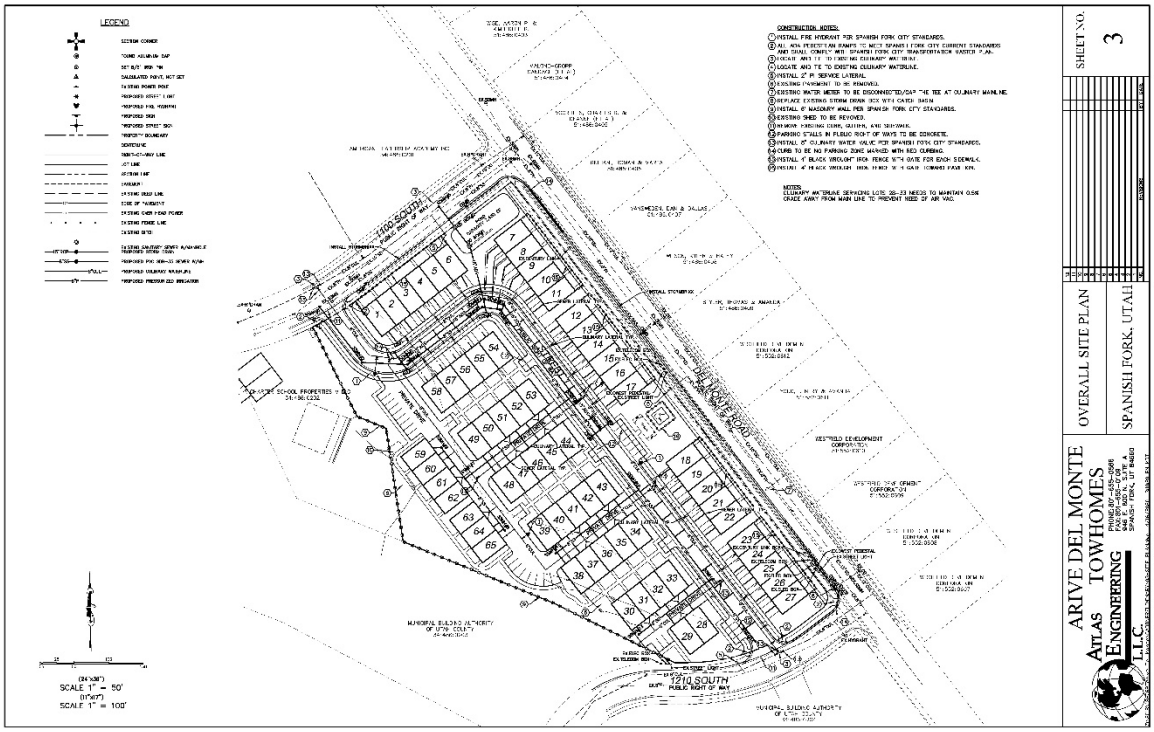
VICINITY MAP
-NTS-

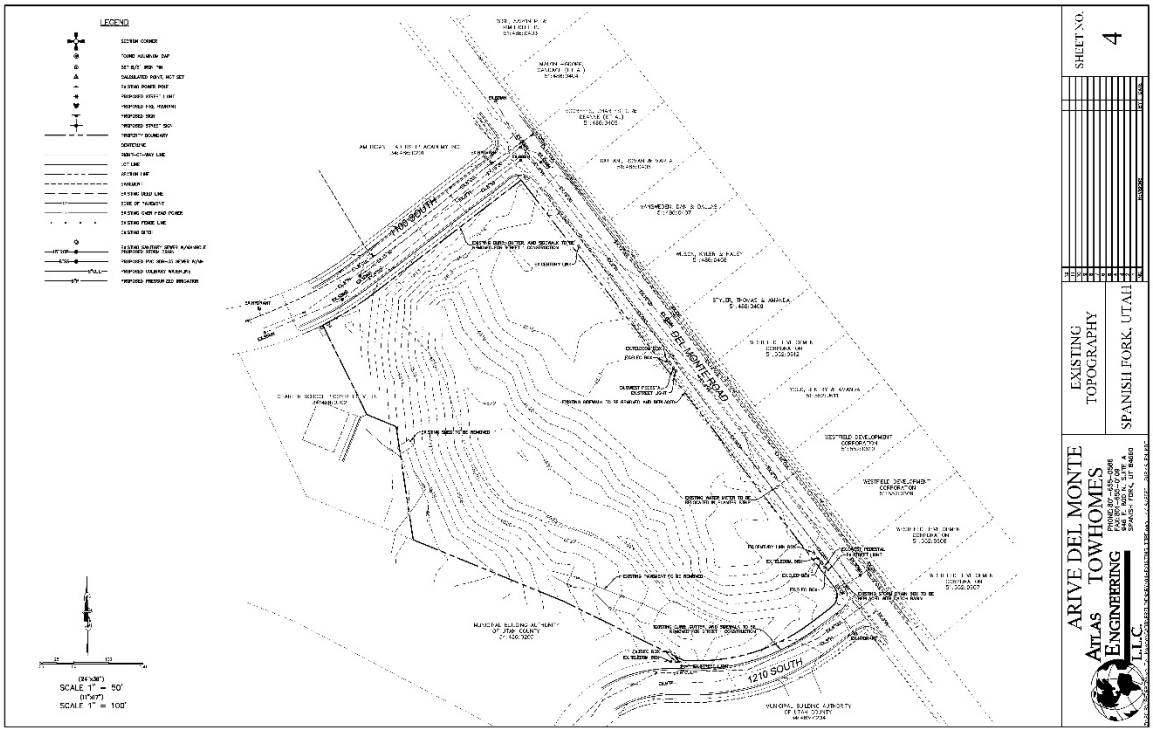
GENERAL NOTES:
1. ALL CONSTRUCTION WILL CONFORM TO SPANISH FORK CITY STANDARDS.
2. ELECTRICAL SYSTEM TO BE INSTALLED AS PER SPANISH FORK CITY ELECTRICAL DESIGN AND STANDARDS. ANY ELECTRICAL DESIGNS AS PER ARCHITECT/DEVELOPER DRAWING SHALL BE SUBMITTED BY CITY DESIGN.
3. ALL ELECTRICAL IMPROVEMENTS SHALL BE INSTALLED TO THE MOST CURRENT VERSION OF THE SPANISH FORK CITY CONSTRUCTION STANDARDS.
4. IF NEWER VERSION OF STANDARDS IS RELEASED DURING PROJECT THE PROJECT SHALL BE COMPLETED USING STANDARDS VERSION THAT WERE ISSUED AT PRE-CONSTRUCTION MEETING.
5. ANY EXISTING FACILITIES AFFECTED BY T-E DEVELOPMENT WILL NEED TO BE BROUGHT TO CURRENT NEC, NESC, AND CITY STANDARDS AT DEVELOPERS EXPENSE NCLUDING BUT NOT LIMITED TO UPGRADING OF METER BASE, SERVICE CONDUITS, COMMUNICATIONS SERVICES, AND LANDSCAPING RESTORATION.
6. HOA TO MAINTAIN ALL COMMON AREAS, DETENTION BASINS, AND PARK STRIPS.

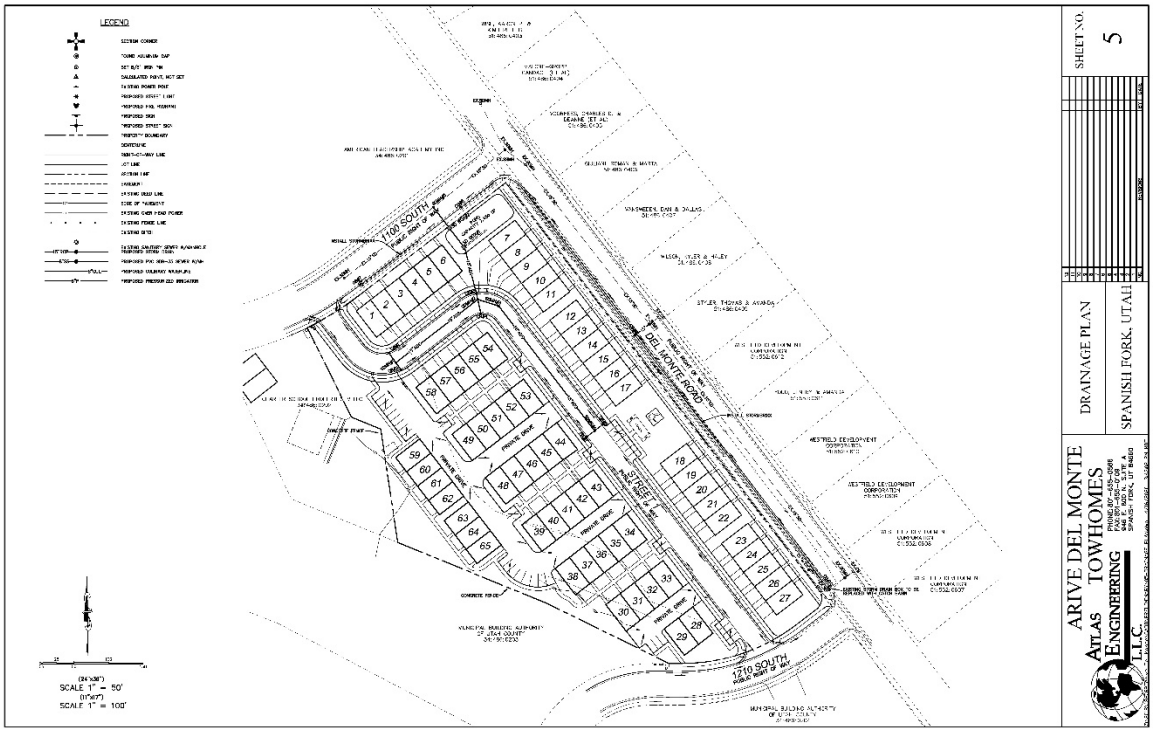
GENERAL NOTES:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.

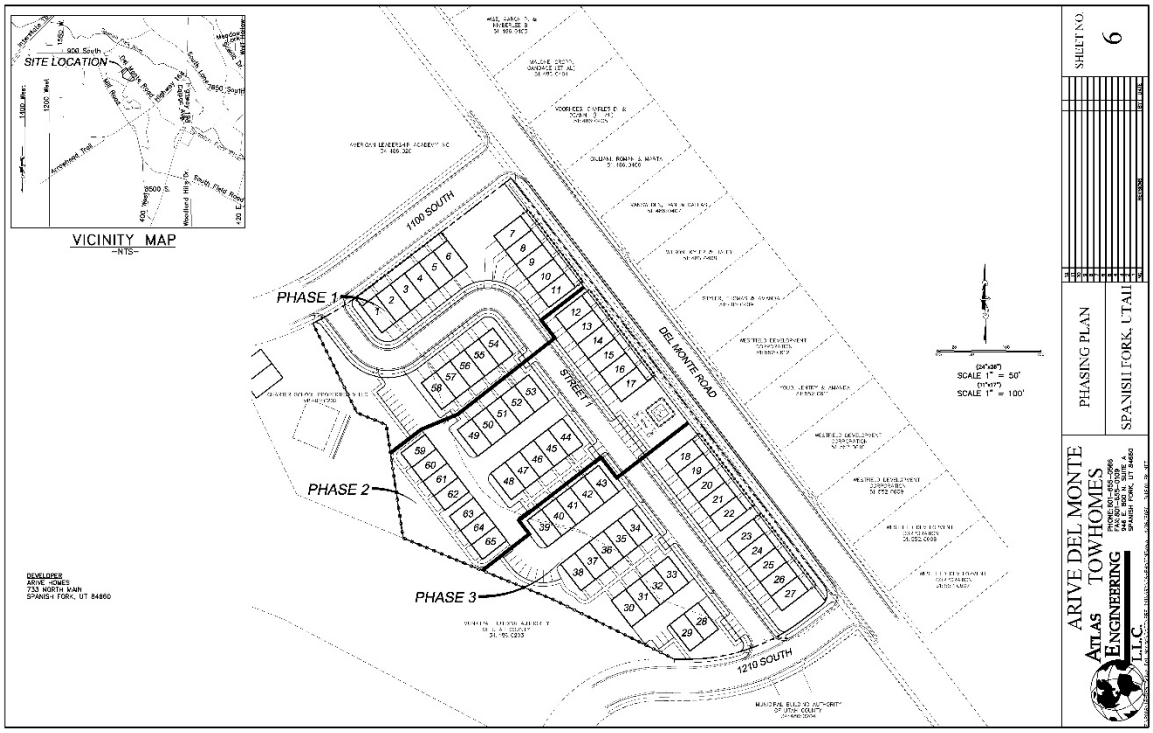
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
944 E. 800 N. SUITE A
SPANISH FORK, UT 84660

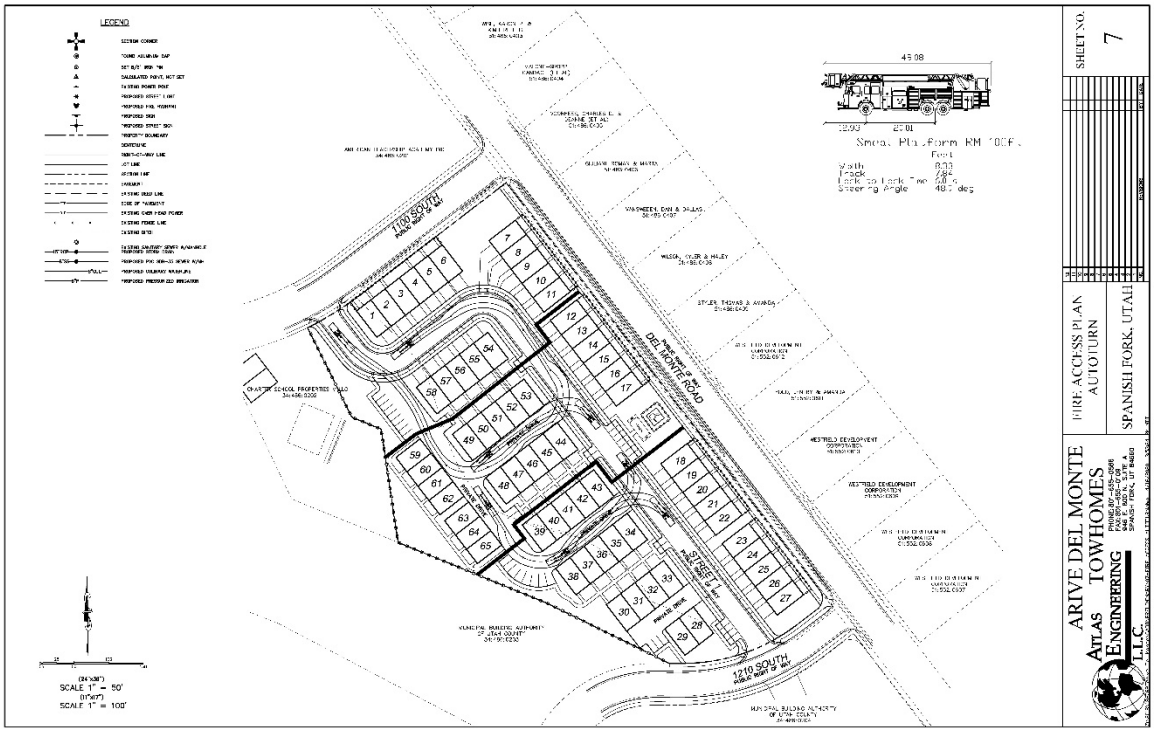


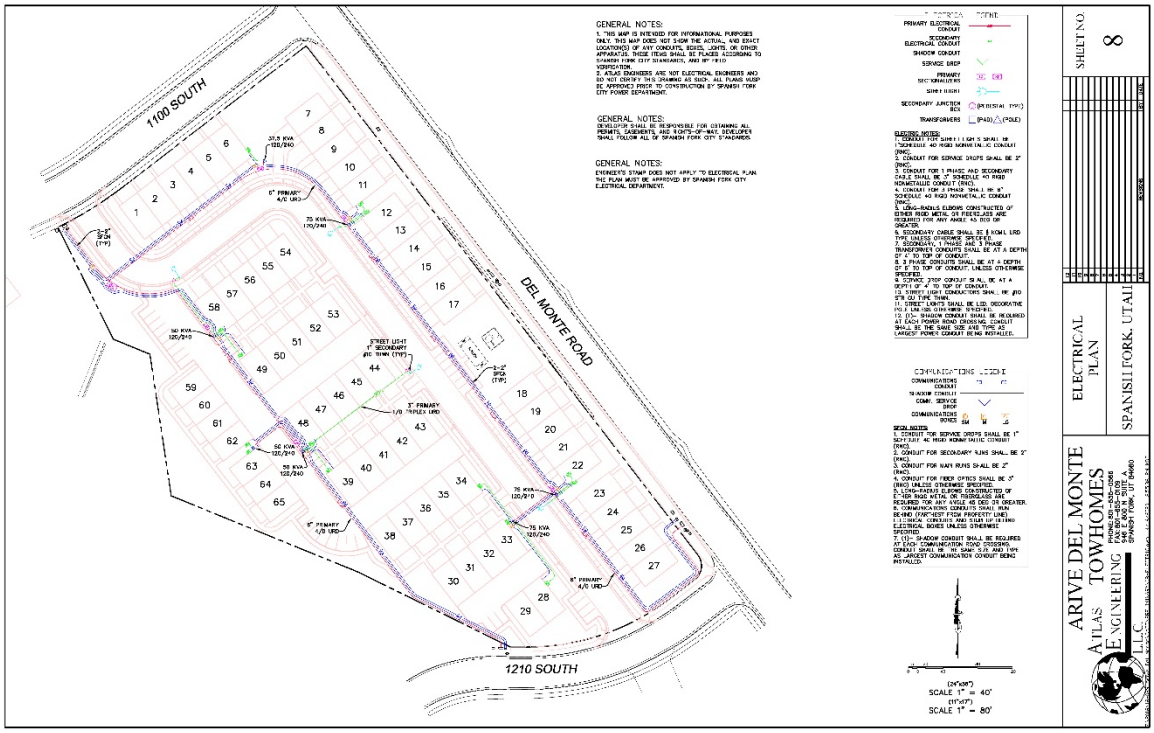

LEGEND
CONSTRUCTION NOTES:
1 INSTALL FIRE HYDRANT PER SPANISH FORK CITY STANDARDS.
2 ALL ADA PEDESTRIAN RAMPS TO MEET SPANISH FORK CITY CURRENT STANDARDS AND SHALL COMPLY WITH SPANISH FORK CITY TRANSPORTATION MASTER PLAN.
3 REMOVE AND TIE TO EXISTING CULINARY WATERLINE.
4 LOCATE AND TIE TO EXISTING CULINARY WATERLINE.
5 INSTALL 2" P. SERVICE LATERAL.
6 EXISTING PAVEMENT TO BE REMOVED.
7 EXISTING WATER METER TO BE DISCONNECTED/CAP "IE TEE AT CULINARY MAINLINE.
8 REPLACE EXISTING STORM DRAIN BOX WITH CATCH BASIN.
9 INSTALL 6' MASONRY WALL PER SPANISH FORK CITY STANDARDS.
10 EXISTING SHED TO BE REMOVED.
11 REMOVE EXISTING CURB, GUTTER, AND SIDEWALK.
12 PARKING STALLS IN PUBLIC RIGHT OF WAYS TO BE CONCRETE.
13 INSTALL 6" CULINARY WATER VALVE PER SPANISH FORK CITY STANDARDS.
14 CURB TO BE NO PARKING ZONE MARKED WITH RED CURBING.
15 INSTALL 6' BLACK WROUGHT IRON FENCE W/ 4' GATE FOR EACH SIDEWALK.
16 INSTALL 4' IN PLACE WROUGH IRON FENCE W/ 4' GATE TOWARDS PARK R/W.
NOTES:
CULINARY WATERLINE SERVICING LOTS 28-29 NEEDS TO MAINTAIN 0.5% GRADE AWAY FROM MAIN LINE TO PREVENT NEED OF AIR VAC.
1100 SOUTH
1210 SOUTH
ALMOND DRIVE
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 3
OVERALL SITE PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

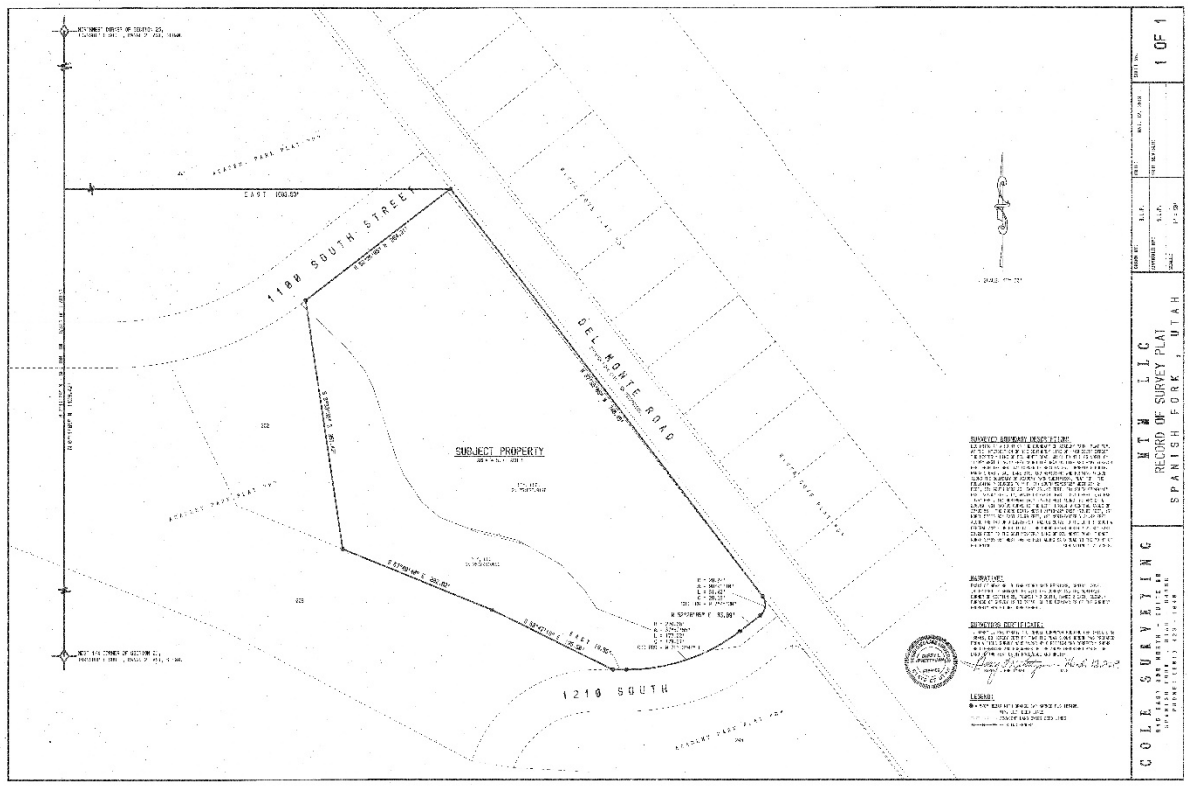

LEGEND
1100 SOUTH
ARIVE DEL MONTE ROAD
1210 SOUTH
(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'
SHEET NO. 4
EXISTING TOPOGRAPHY
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

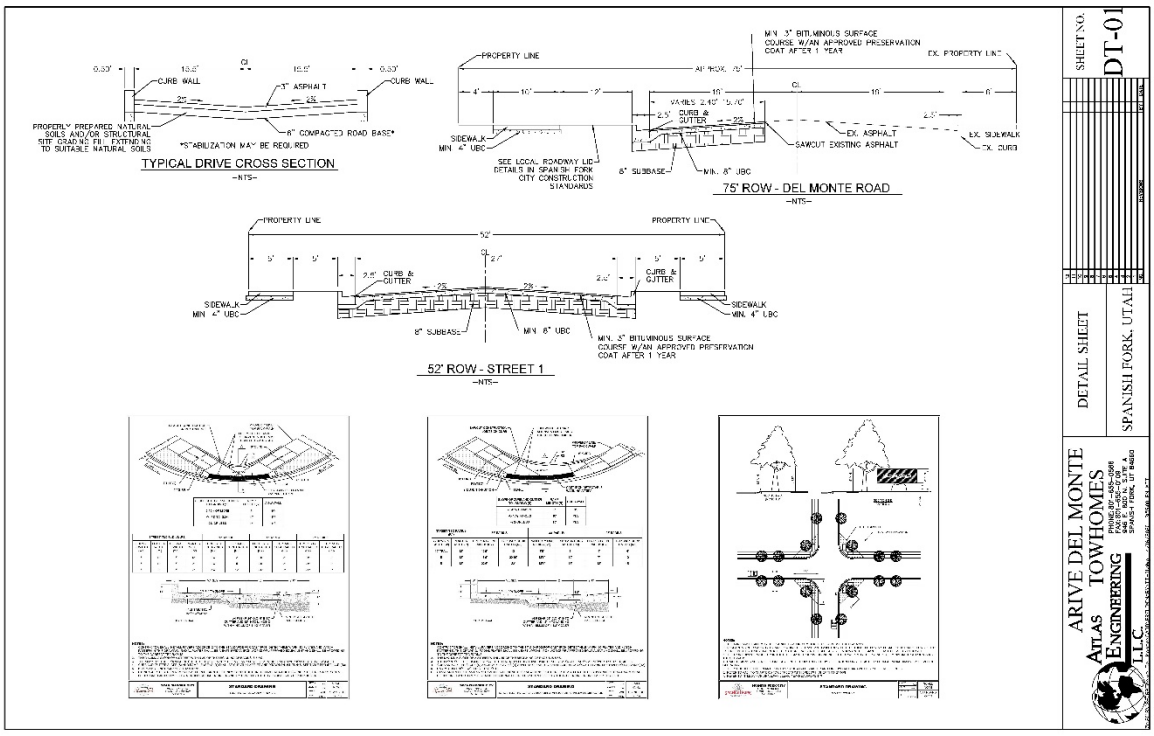

LEGEND
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 5
DRAINAGE PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.

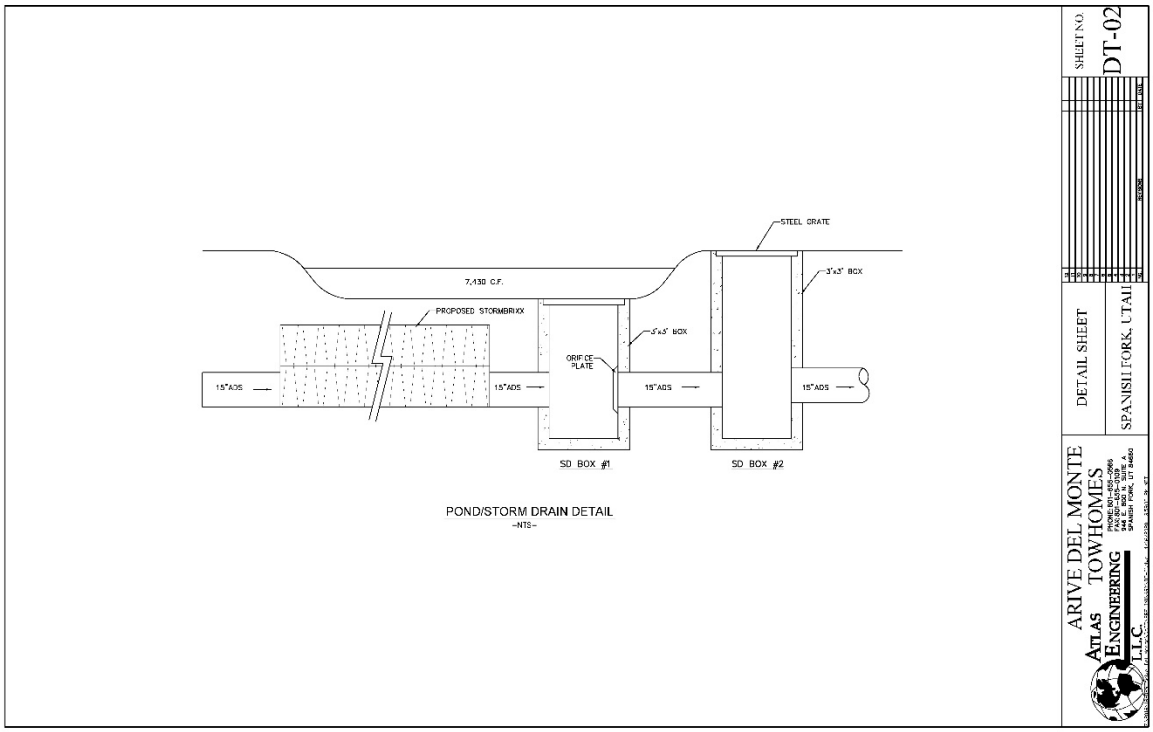

SITE LOCATION
VICINITY MAP
-NTS-
PHASE 1
PHASE 2
PHASE 3
1100 SOUTH
DEL MONTE ROAD
STREET A
1210 SOUTH
DEVELOPER
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT 84660
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 6
PHASING PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWNHOMES
ATLAS ENGINEERING L.L.C.


LEGEND
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SCALE 1" = 50'
SCALE 1" = 100'
SHEET NO. 7
FIRE ACCESS PLAN
AUTOTURN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

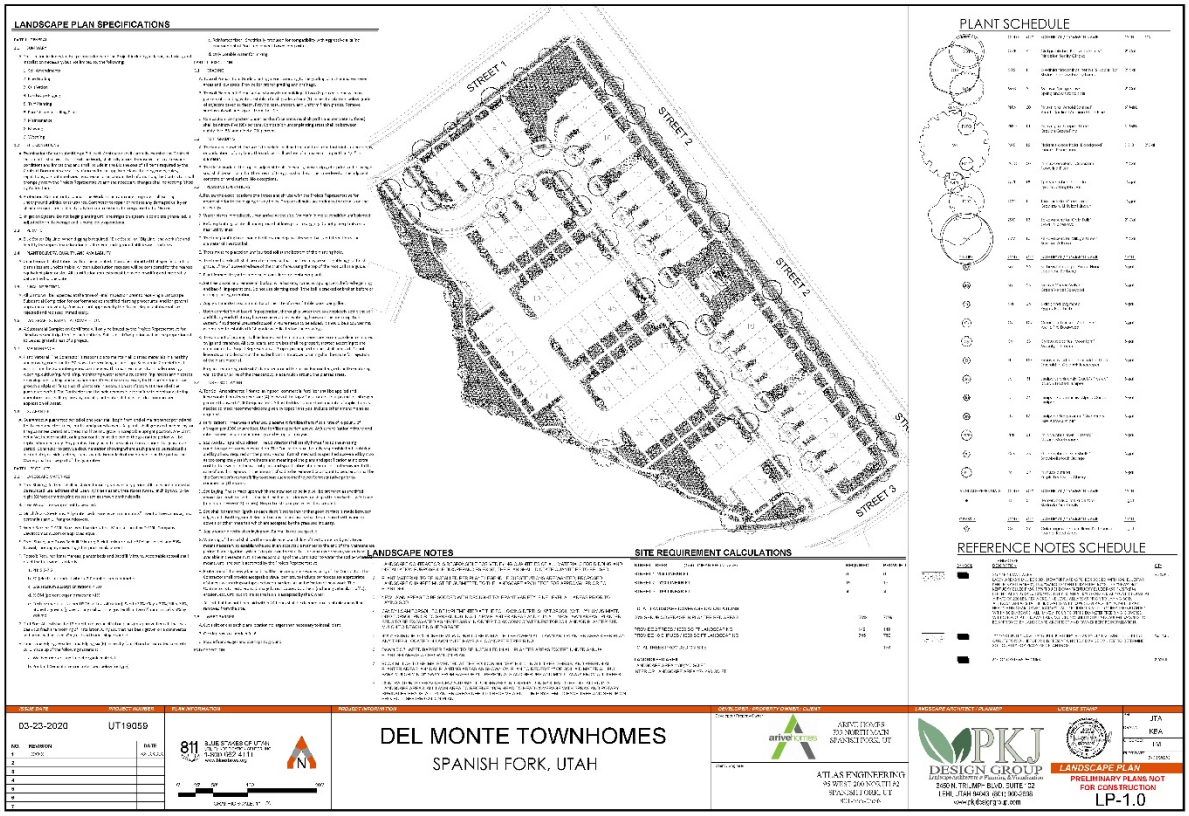

GENERAL NOTES:
1. THIS MAP IS INTENDED FOR INFORMATIONAL PURPOSES ONLY. THIS MAP DOES NOT SHOW THE ACTUAL AND EXACT LOCATIONS OF ANY CONDUITS, BOXES, LIGHTS, OR OTHER APPARATUS. THESE ITEMS SHALL BE PLACED ACCORDING TO SPANISH FORK CITY STANDARDS, AND BE FIELD VERIFIED.
2. ATLAS ENGINEERS ARE NOT ELECTRICAL ENGINEERS AND DO NOT CERTIFY THIS DRAWING AS SUCH. ALL PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY SPANISH FORK CITY POWER DEPARTMENT.
GENERAL NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, EASEMENTS, AND RIGHTS-OF-WAY. DEVELOPER SHALL FOLLOW ALL OF SPANISH FORK CITY STANDARDS.
GENERAL NOTES:
ENGINEER'S STAMP DOES NOT APPLY TO ELECTRICAL PLAN. THE PLAN MUST BE APPROVED BY SPANISH FORK CITY ELECTRICAL DEPARTMENT.
1100 SOUTH
DEL MONTE ROAD
1210 SOUTH
SCALE 1" = 40'
SCALE 1" = 80'
SHEET NO. 8
ELECTRICAL PLAN
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

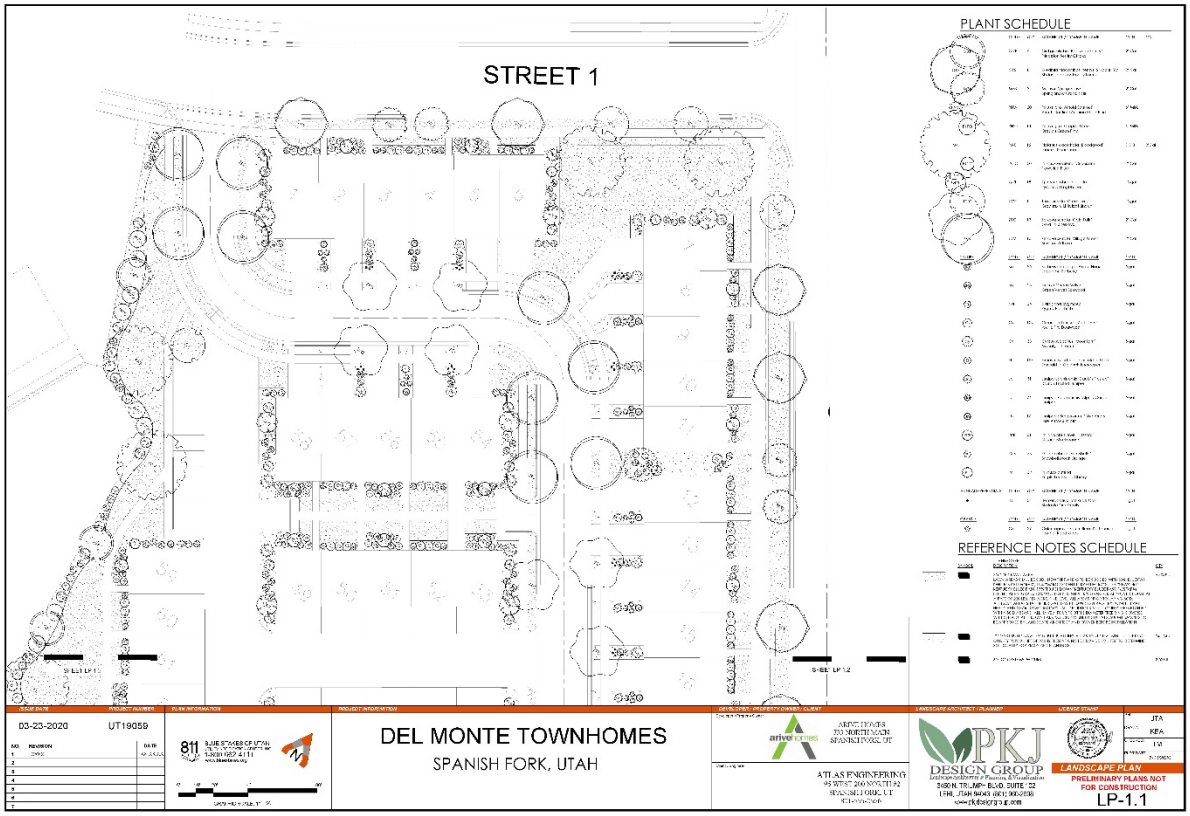

1100 SOUTH STREET
DEL MONTE ROAD
SUBJECT PROPERTY
1210 SOUTH
COLE SURVEYING
MTW LLC
RECORD OF SURVEY PLAT
SPANISH FORK, UTAH
1 OF 1

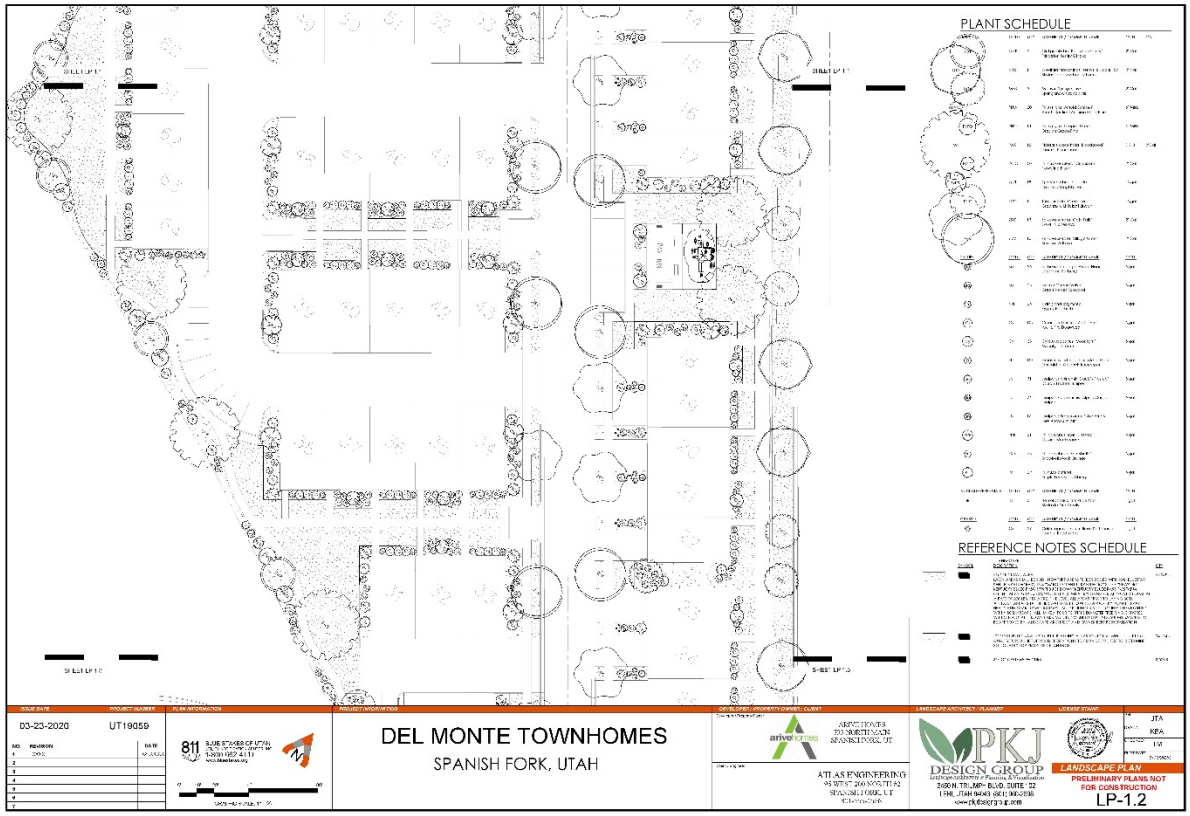

TYPICAL DRIVE CROSS SECTION
-NTS-
75' ROW - DEL MONTE ROAD
-NTS-
52' ROW - STREET 1
-NTS-
SHEET NO.
DT-01
DETAIL SHEET
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

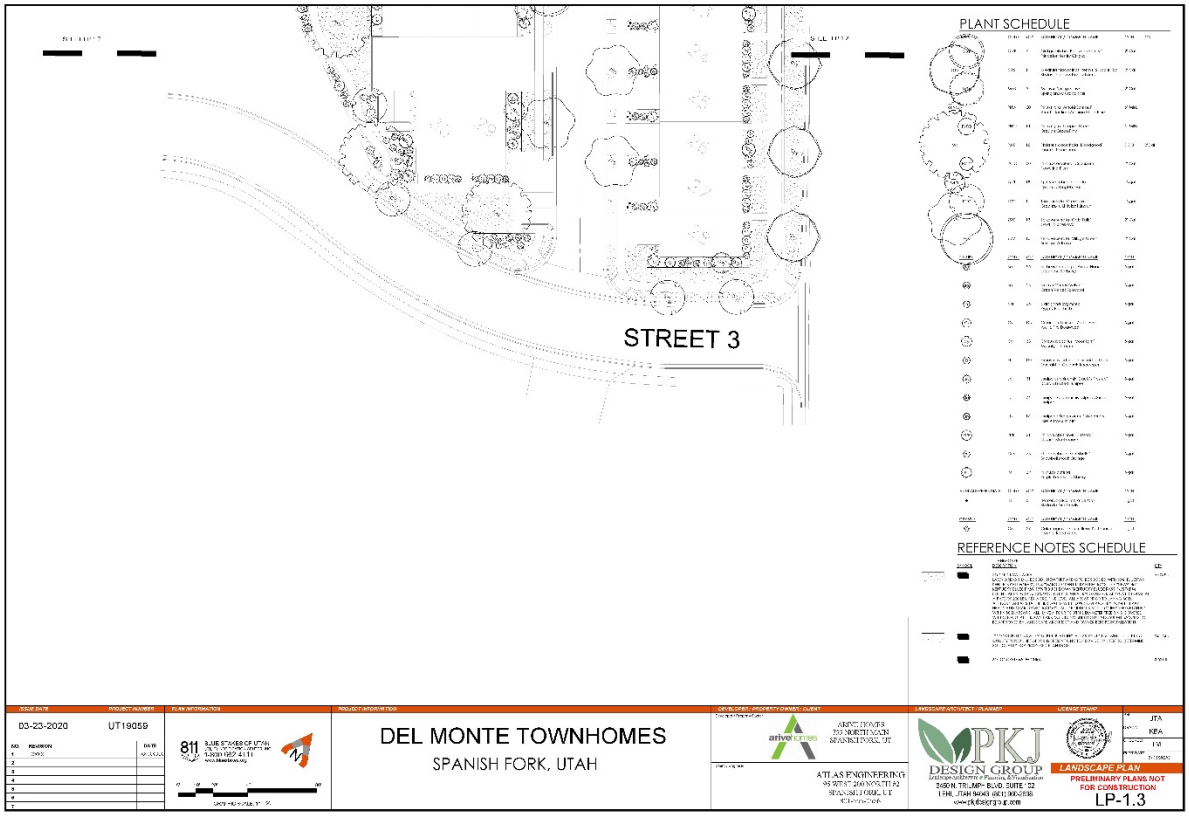

STEEL GRATE
7,130 C.F.
3'x3' BOX
PROPOSED STORMBRIXX
5'x5' BOX
ORIFICE PLATE
15"ADS
15"ADS
15"ADS
15"ADS
SD BOX #1
SD BOX #2
POND/STORM DRAIN DETAIL
-NTS-
SHEET NO.
DT-02
DETAIL SHEET
SPANISH FORK, UTAH
ARIVE DEL MONTE TOWHOMES
ATLAS ENGINEERING L.L.C.

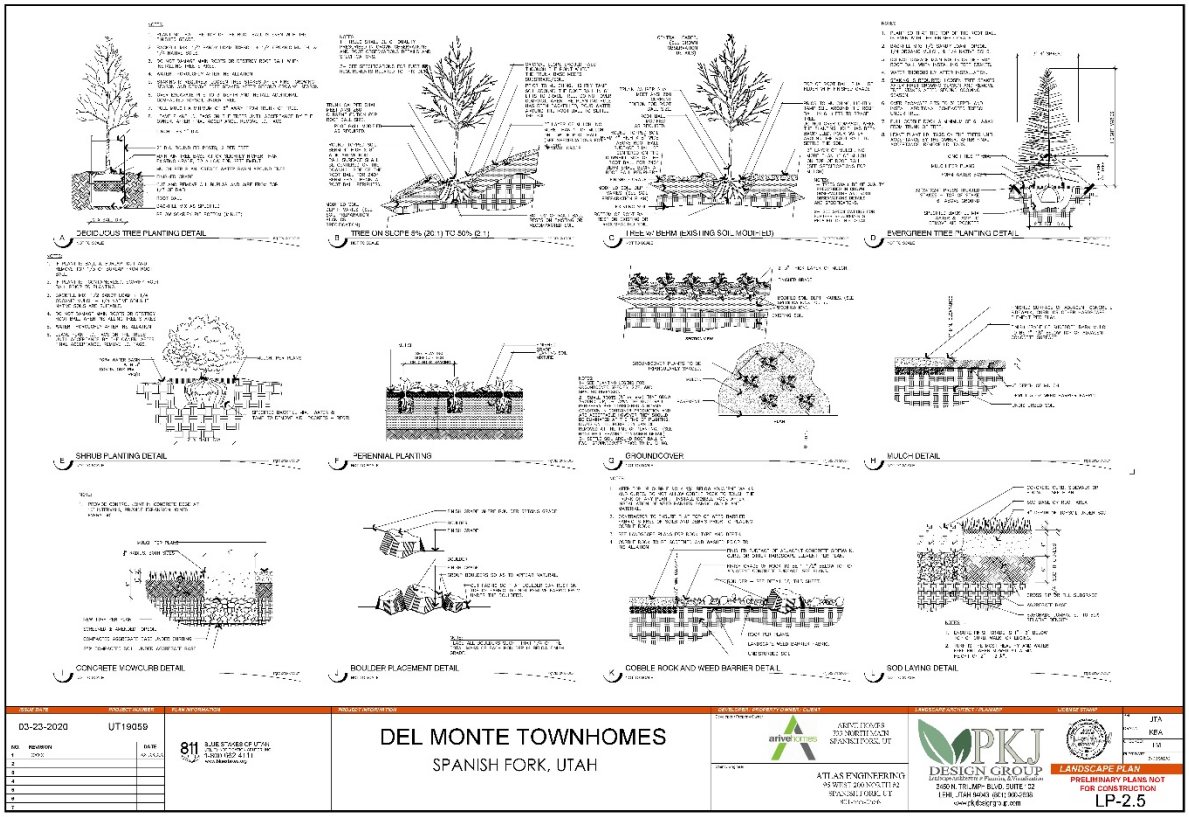

STREET 1
STREET 2
STREET 2
STREET 2
STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR

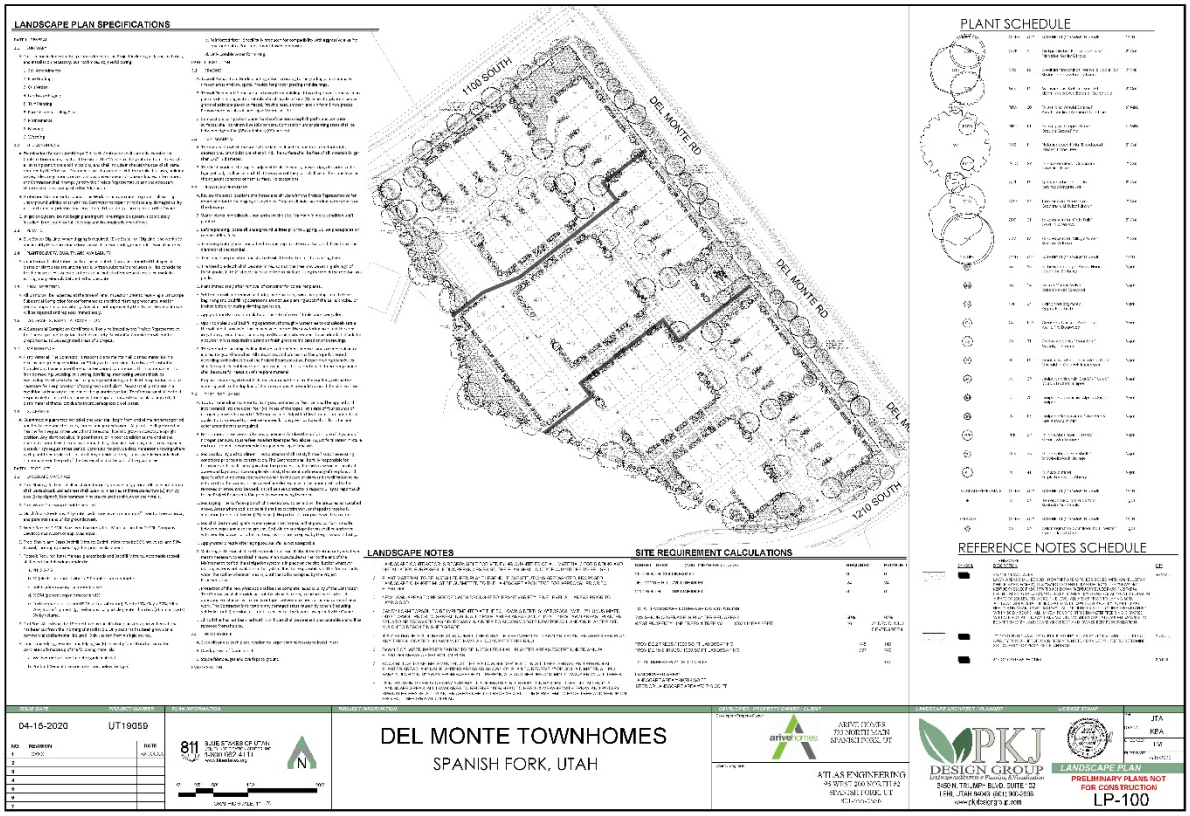

LANDSCAPE PLAN SPECIFICATIONS
STREET 1
STREET 2
STREET 2
STREET 3
PLANT SCHEDULE
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.0

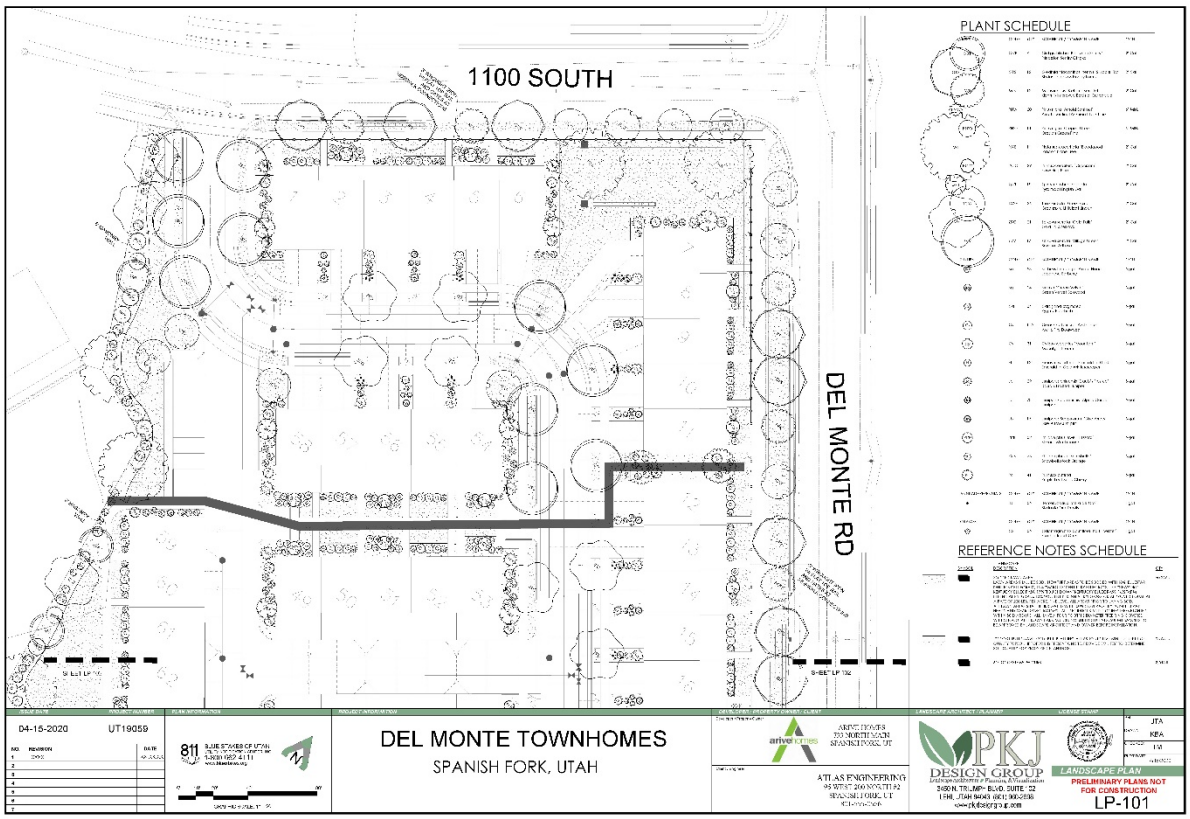

STREET 1
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.1

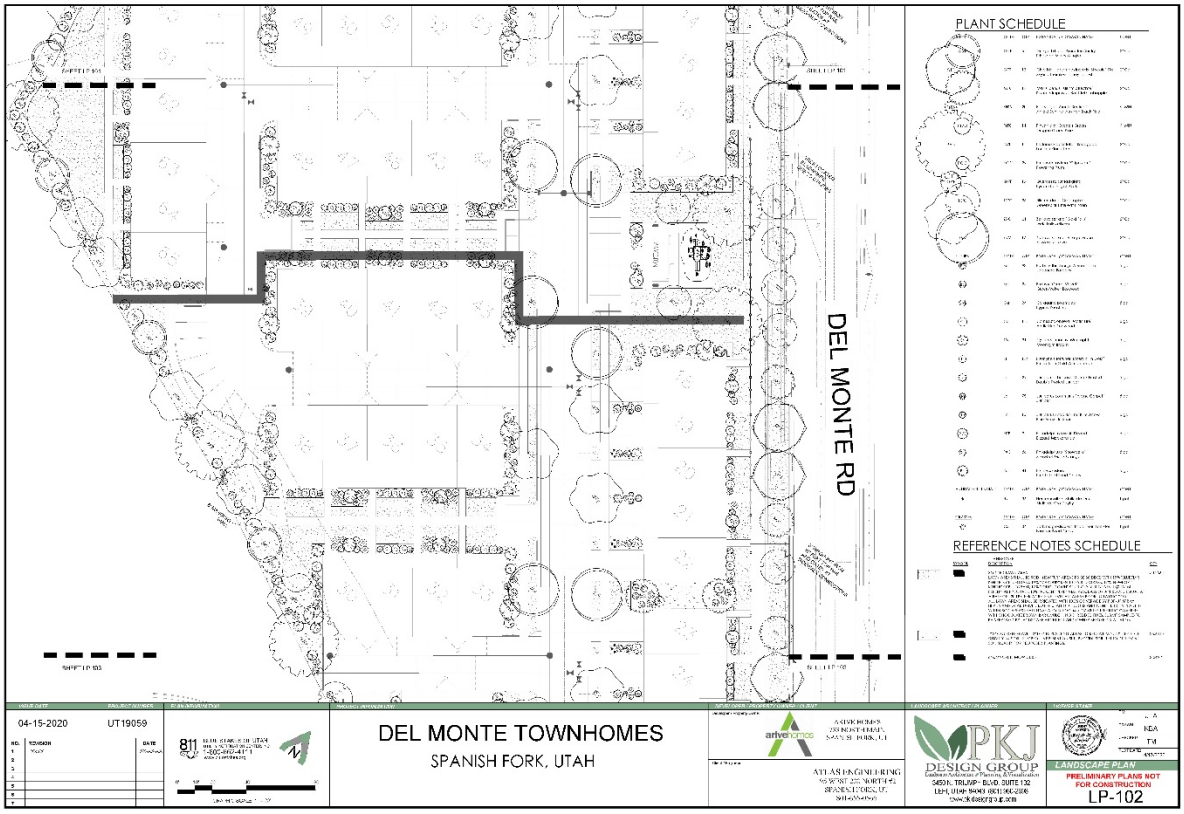

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.2

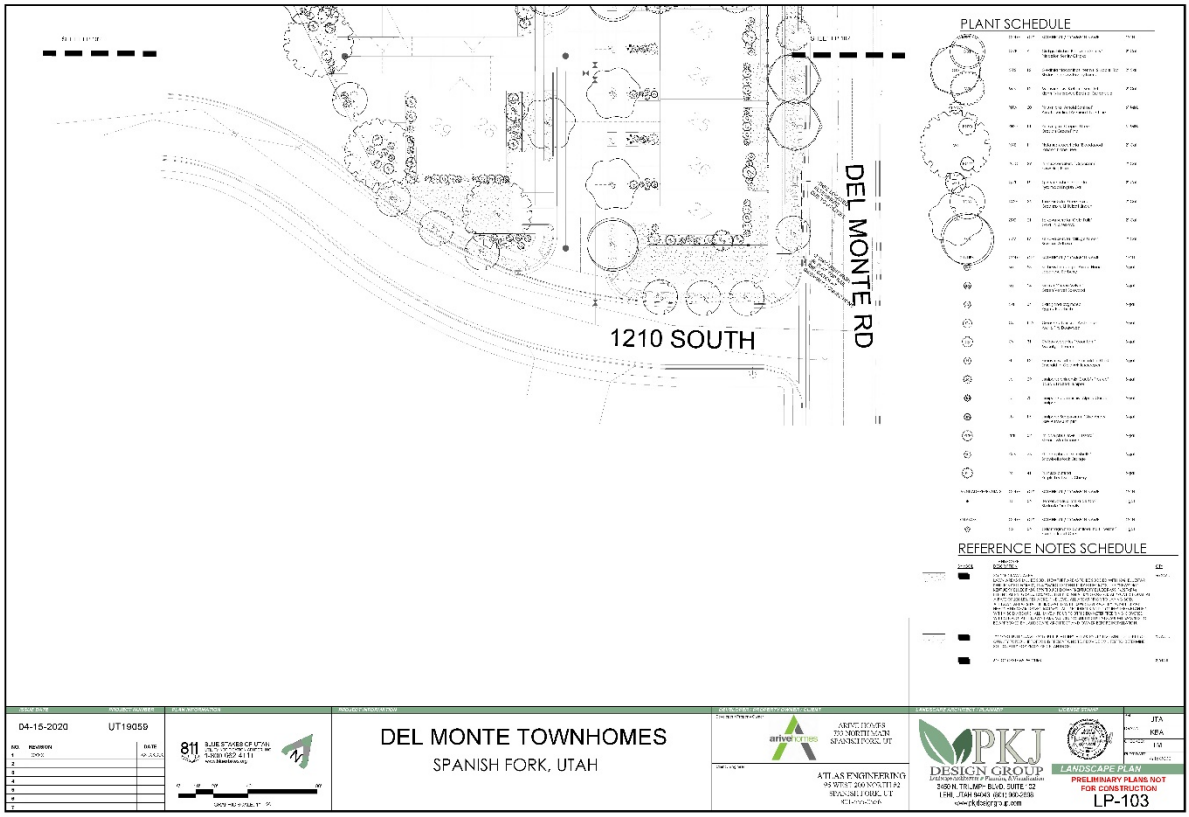

STREET 3
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.3

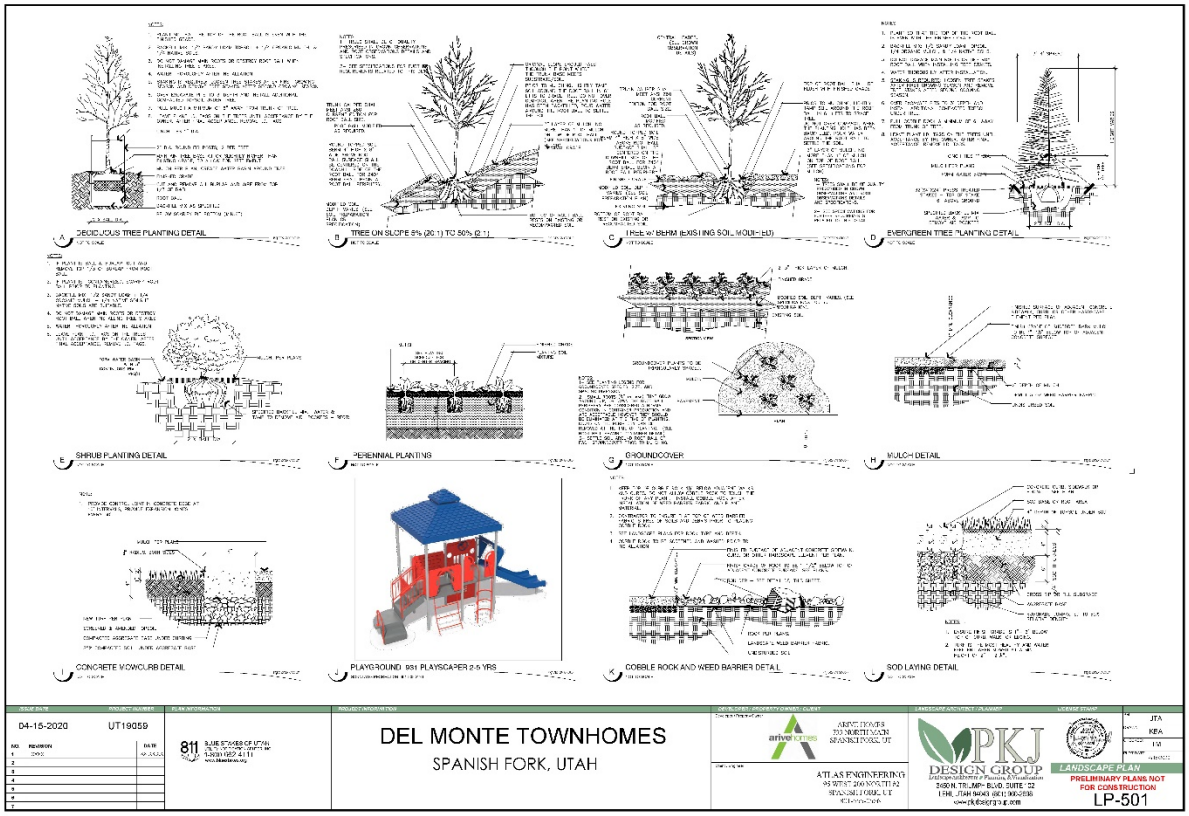

DECIDUOUS TREE PLANTING DETAIL
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MOUNDED)
EVERGREEN TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PERENNIAL PLANTING
GROUNDCOVER
MULCH DETAIL
CONCRETE W/CURB DETAIL
BOULDER PLACEMENT DETAIL
COBBLE ROCK AND WEED BARRIER DETAIL
SOD LAYING DETAIL
03-23-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-2.5

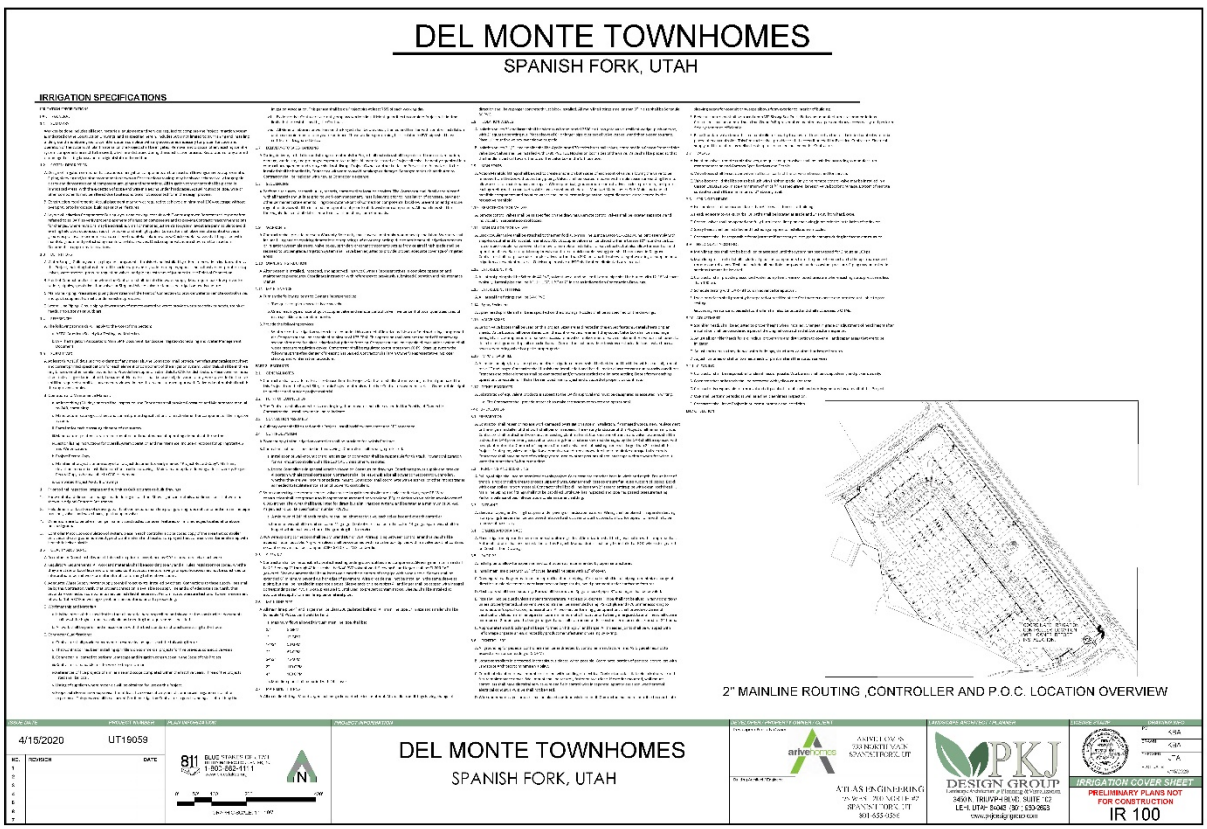

LANDSCAPE PLAN SPECIFICATIONS
1100 SOUTH
DEL MONTE RD
1210 SOUTH
PLANT SCHEDULE
LANDSCAPE NOTES
SITE REQUIREMENT CALCULATIONS
REFERENCE NOTES SCHEDULE
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT
ATLAS ENGINEERING
95 WEST 200 SOUTH #2
SPANISH FORK, UT
PKJ
DESIGN GROUP
2490 N. TRUMP BLVD. SUITE 22
PROVO, UTAH 84604 (801) 900-0599
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-100

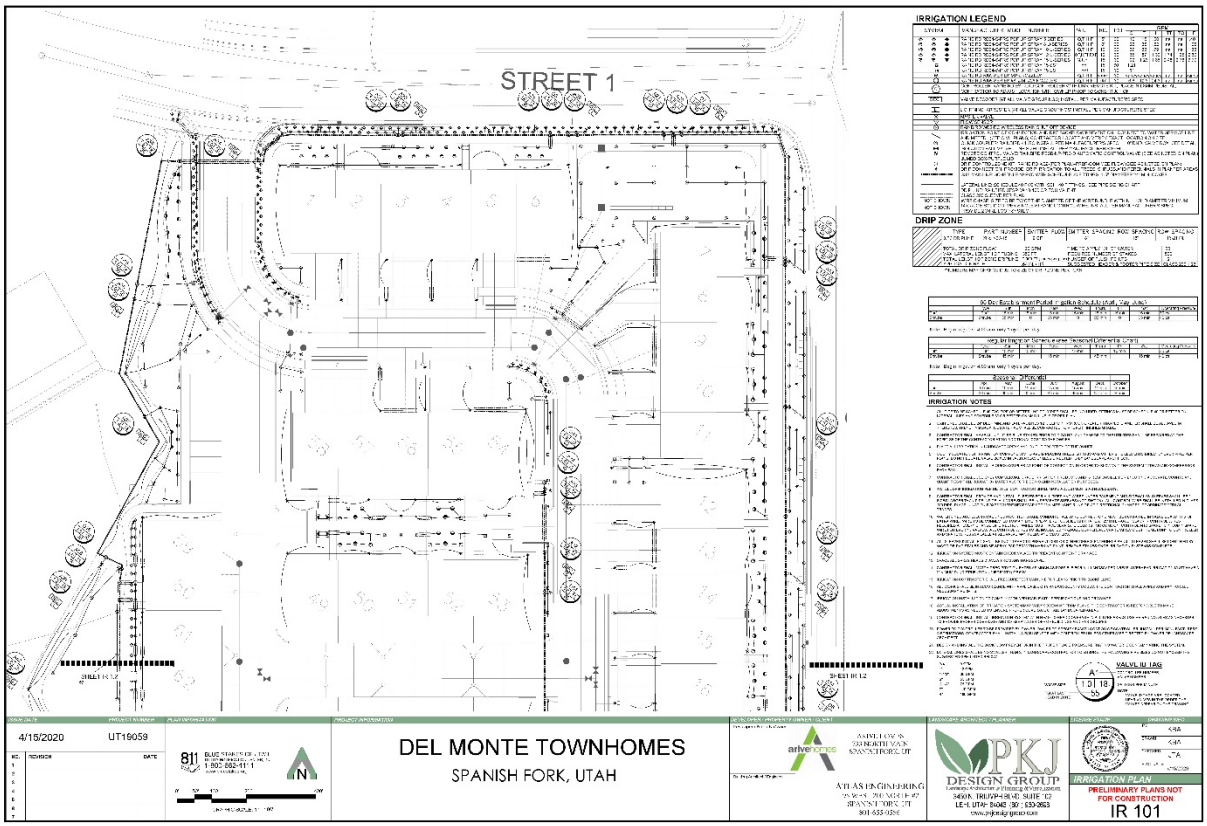

1100 SOUTH
DEL MONTE RD
PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ARIVE HOMES
733 NORTH MAIN
SPANISH FORK, UT
ATLAS ENGINEERING
95 WEST 200 SOUTH #2
SPANISH FORK, UT
PKJ
DESIGN GROUP
2490 N. TRUMP BLVD. SUITE 22
PROVO, UTAH 84604 (801) 900-0599
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-101

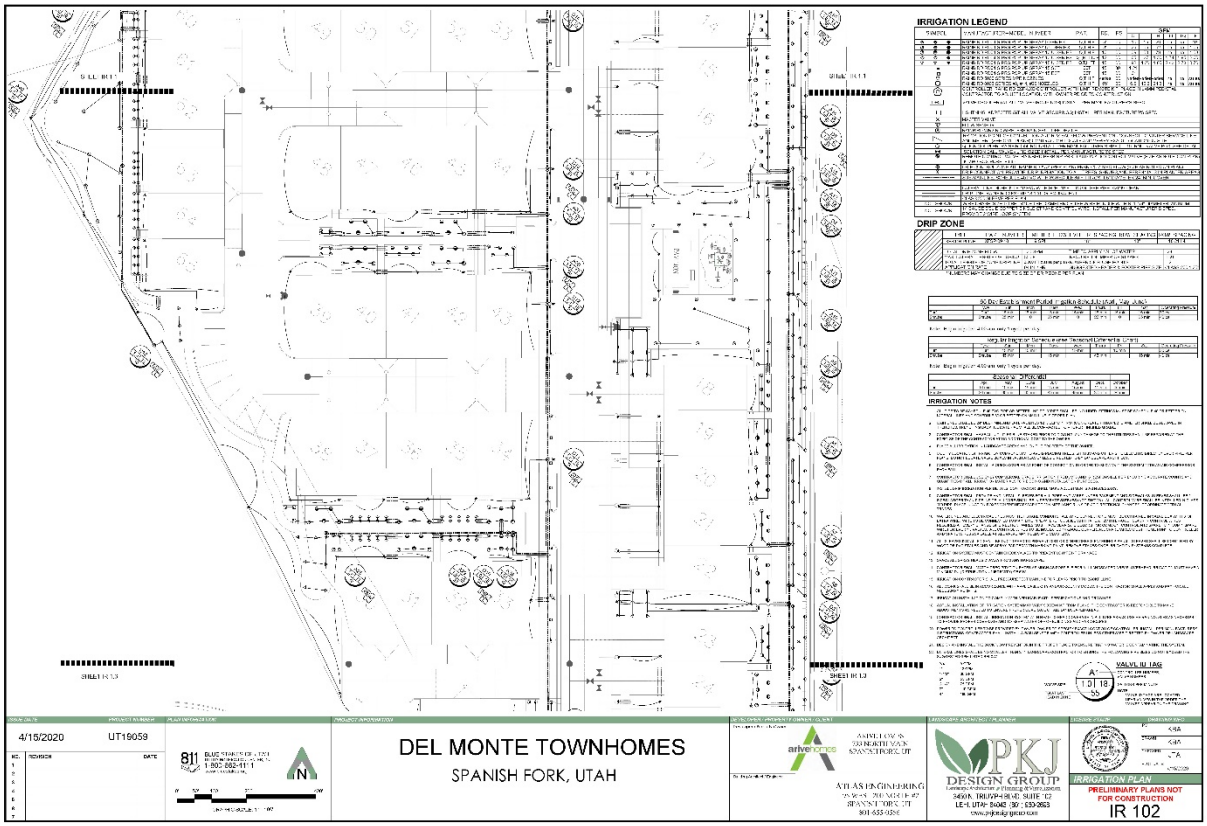

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
DEL MONTE RD
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-102

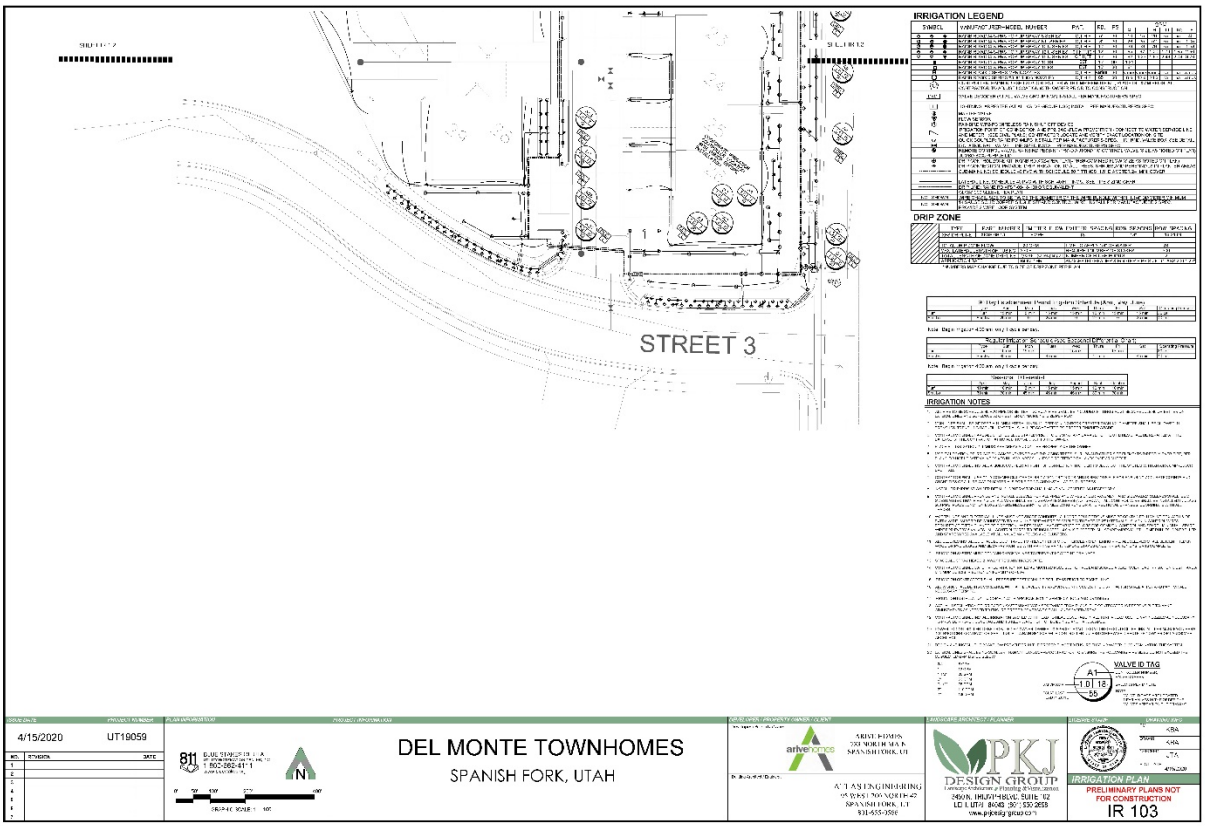

PLANT SCHEDULE
REFERENCE NOTES SCHEDULE
DEL MONTE RD
1210 SOUTH
04-15-2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-103

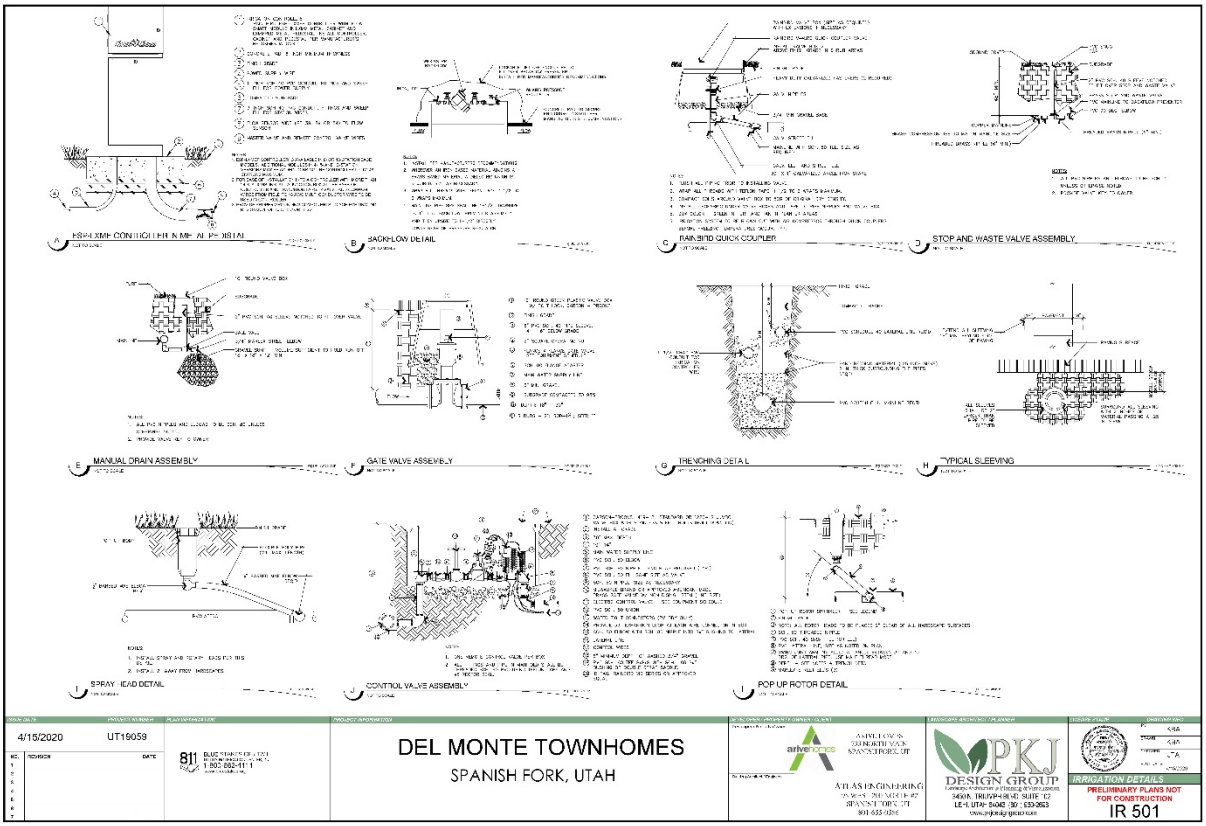

DECIDUOUS TREE PLANTING DETAIL
TREE ON SLOPE 5% (20:1) TO 50% (2:1)
TREE W/ BERM (EXISTING SOIL MOUND)
EVERGREEN TREE PLANTING DETAIL
SHRUB PLANTING DETAIL
PERENNIAL PLANTING
GROUNDCOVER
MULCH DETAIL
CONCRETE MOWCURB DETAIL
PLAYGROUND: 931 PLAYSCAPER 2-5 YRS
COBBLE ROCK AND WEED BARRIER DETAIL
SOD LAYING DETAIL
04-15-2020
UT19059
811 BLUE STAKES OF UTAH
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-501

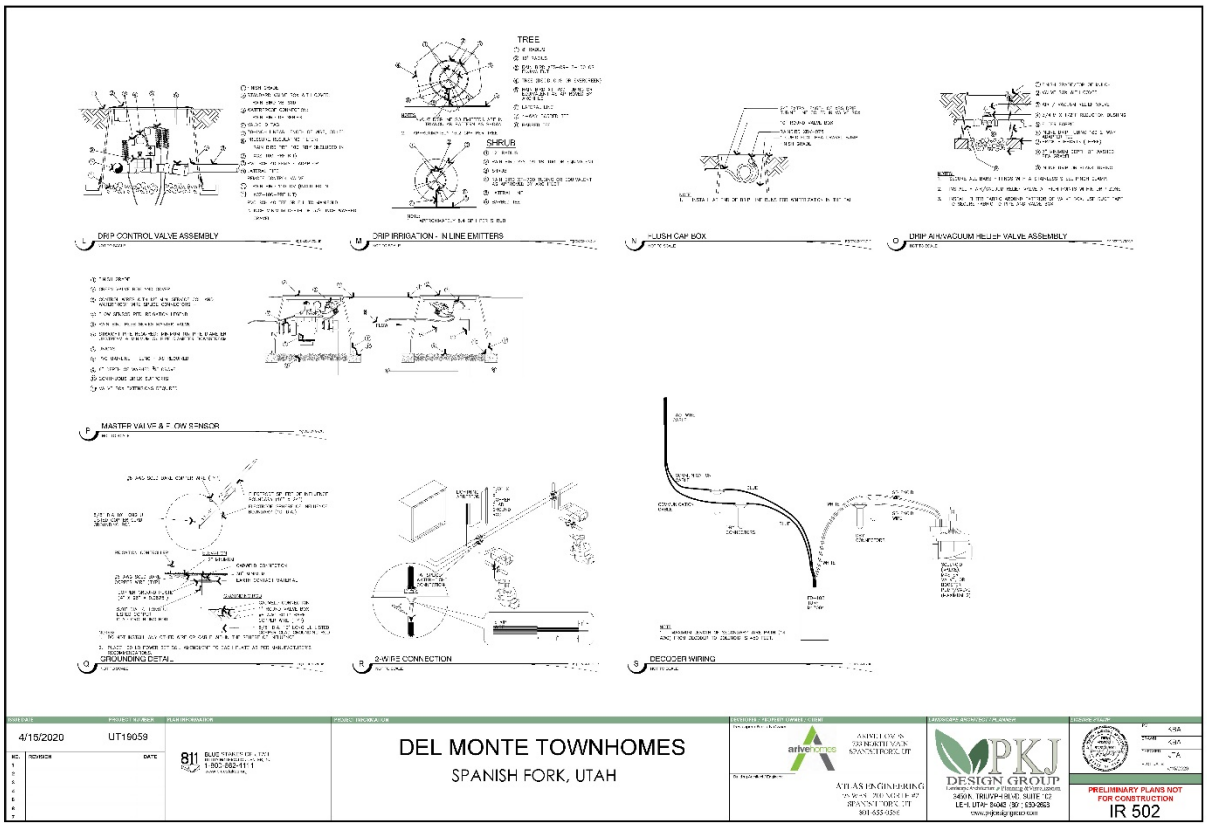

DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION SPECIFICATIONS
2" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW
4/15/2020
UT19059
811 BLUE STAKES OF UTAH 1-800-662-4111
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
ATLAS ENGINEERING
PKJ DESIGN GROUP
IRRIGATION COVER SHEET
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 100

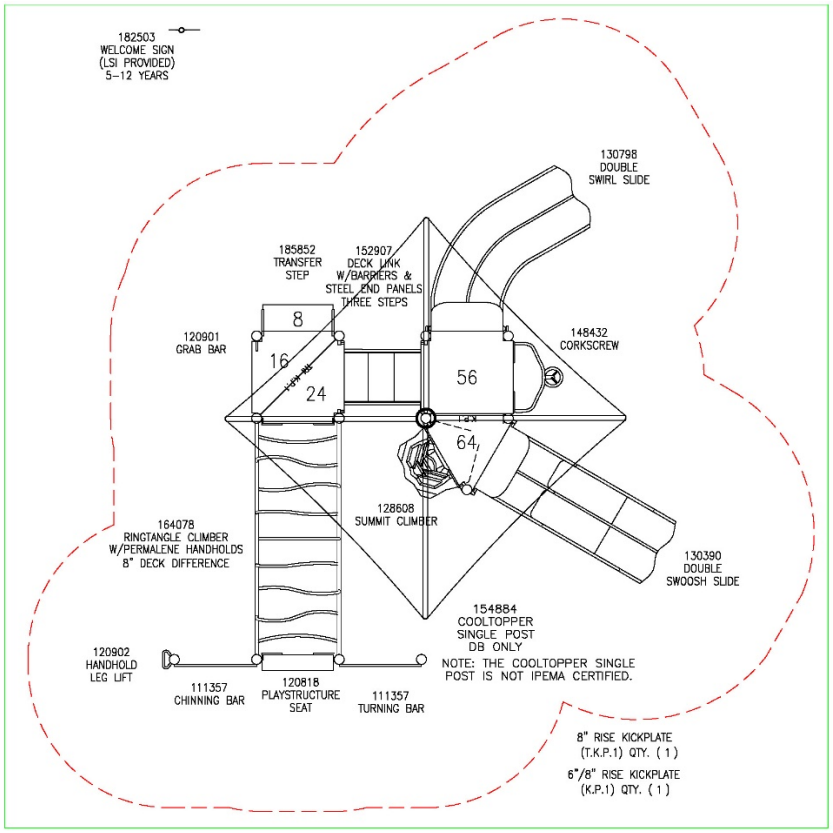

STREET 1
IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 101


IRRIGATION LEGEND
DRIP ZONE
IRRIGATION NOTES
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PKJ DESIGN GROUP
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 102


IRRIGATION LEGEND
DRIP ZONE
STREET 3
IRRIGATION NOTES
VALVE ID TAG
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 103


HUNTER CONTROLLER IN METAL ENCLOSURE
BACKFLOW DETAIL
RAIN BIRD QUICK COUPLER
STOP AND WASTE VALVE ASSEMBLY
MANUAL DRAIN ASSEMBLY
GATE VALVE ASSEMBLY
TRENCHING DETAIL
TYPICAL SLEEVING
SPRAY HEAD DETAIL
CONTROL VALVE ASSEMBLY
POP UP ROTOR DETAIL
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
IRRIGATION DETAILS
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 501


TREE
SHRUB
DRIP CONTROL VALVE ASSEMBLY
DRIP IRRIGATION - IN LINE EMITTERS
FLUSH CAP BOX
DRIP AIR/VACUUM RELIEF VALVE ASSEMBLY
MASTER VALVE & FLOW SENSOR
GROUNDING DETAIL
24VAC WIRE CONNECTION
DECODER WIRING
4/15/2020
UT19059
DEL MONTE TOWNHOMES
SPANISH FORK, UTAH
PRELIMINARY PLANS NOT FOR CONSTRUCTION
IR 502


182503
WELCOME SIGN
(LSI PROVIDED)
5-12 YEARS
130798
DOUBLE
SWIRL SLIDE
185852
TRANSFER
STEP
152907
DECK LINK
W/BARRIERS &
STEEL END PANELS
THREE STEPS
120901
GRAB BAR
148432
CORKSCREW
8
16
24
56
64
128608
SUMMIT CLIMBER
164078
RINGTANGLE CLIMBER
W/PERMALENE HANDHOLDS
8" DECK DIFFERENCE
130390
DOUBLE
SWOOSH SLIDE
154884
COOLTOPPER
SINGLE POST
DB ONLY
NOTE: THE COOLTOPPER SINGLE
POST IS NOT IPEMA CERTIFIED.
120902
HANDHOLD
LEG LIFT
111357
CHINNING BAR
120818
PLAYSTRUCTURE
SEAT
111357
TURNING BAR
8" RISE KICKPLATE
(T.K.P.1) QTY. (1)
6"/8" RISE KICKPLATE
(K.P.1) QTY. (1)

arivehomes



Del Monte Townhomes Building #1 - Units 1-4

PHONE:
801-798-7317

EMAIL:
mike@arivehomes.com

PAGE SCHEDULE

SHEET	DESCRIPTION
C.1	COVER SHEET & NOTES
A.1	PLOT PLAN & NOTES
A.2	BASEMENT FLOOR PLAN
A.3	MAIN FLOOR PLAN
A.4	SECOND FLOOR PLAN
A.5	ELEVATION PLANS
A.6	MAIN FLOOR FRAMING PLAN
A.7	SECOND FLOOR FRAMING PLAN
A.8	ROOF FRAMING PLAN
A.9	CROSS SECTIONS AND DETAILS

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CHIEF SUPERINTENDENT:
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Email: construction@arivehomes.com

ARIVE HOMES
www.arivehomes.com

NEW RESIDENCE FOR:
Del Monte Townhomes
BUILDING #1
UNITS 1-4
Address:
Street - TBD
City - TBD
DATE: April 15, 2020
PROJECT#: 00-000-0000

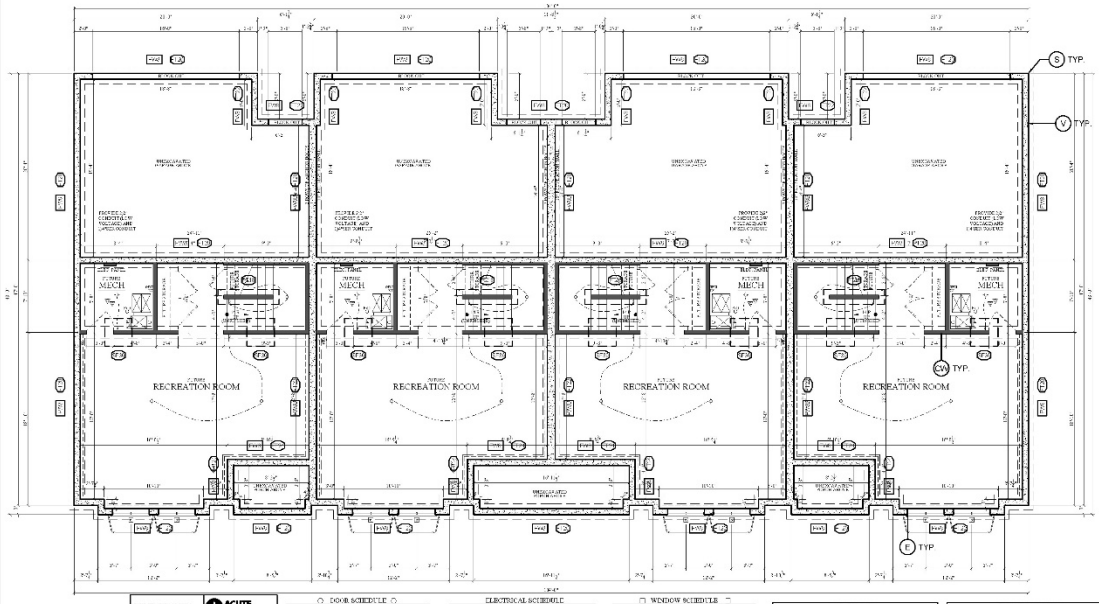
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SCALE: AS NOTED

ENGINEER OF RECORD

REVISIONS
DATE | DESCRIPTION

SHEET
C.1

UNIT #1 MAIN FLOOR PLAN
UNIT #2 MAIN FLOOR PLAN
UNIT #3 MAIN FLOOR PLAN
UNIT #4 MAIN FLOOR PLAN



ACUTE ENGINEERING, INC

DOOR SCHEDULE
ELECTRICAL SCHEDULE
WINDOW SCHEDULE

ARIVE HOMES
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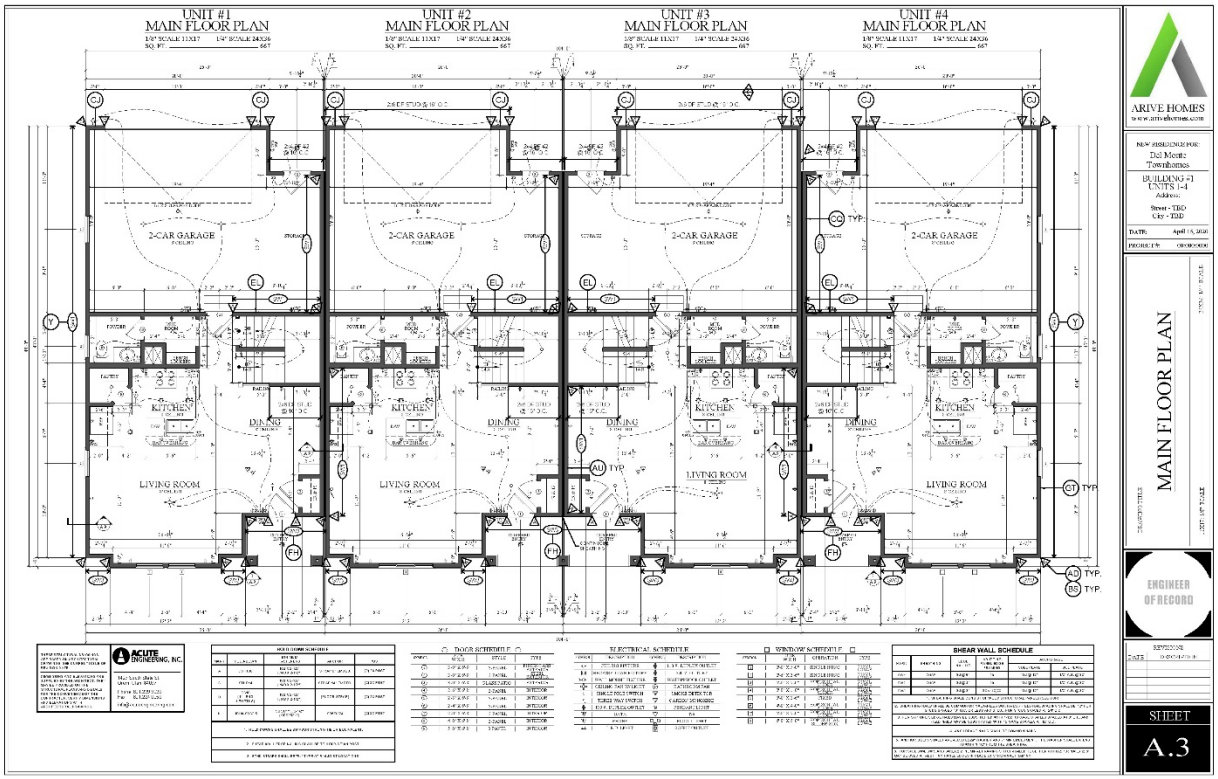
NEW RESIDENCE FOR:
Del Monte Townhomes
BUILDING #1
UNITS 1-4
Address:
Street - TBD
City - TBD
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PROJECT#: 00-000-0000

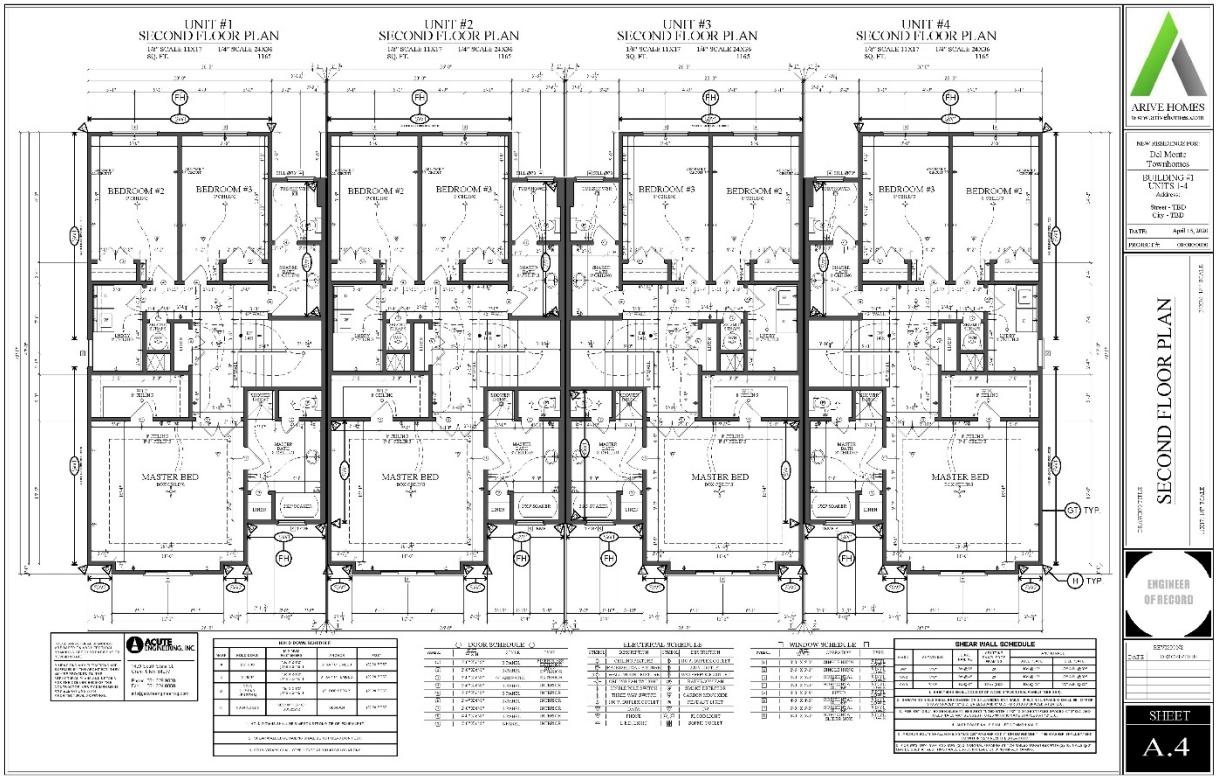
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SCALE: 1/4" = 1'-0"

ENGINEER OF RECORD

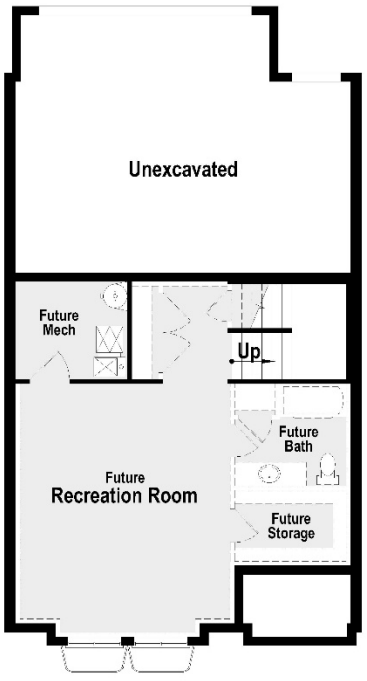
REVISIONS
DATE | DESCRIPTION

SHEET
A.2

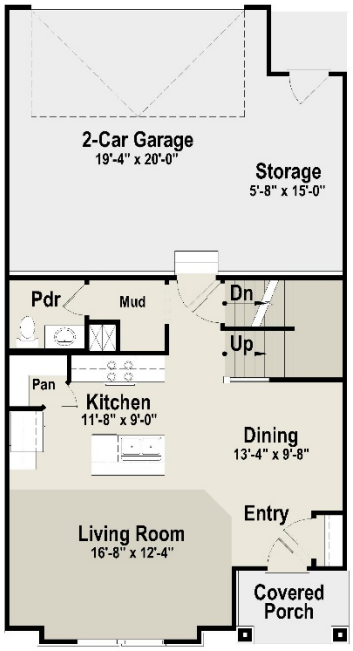

UNIT #1
MAIN FLOOR PLAN
UNIT #2
MAIN FLOOR PLAN
UNIT #3
MAIN FLOOR PLAN
UNIT #4
MAIN FLOOR PLAN
2-CAR GARAGE
KITCHEN
DINING
LIVING ROOM
ARIVE HOMES
MAIN FLOOR PLAN
ENGINEER OF RECORD
SHEET
A.3


UNIT #1
SECOND FLOOR PLAN
UNIT #2
SECOND FLOOR PLAN
UNIT #3
SECOND FLOOR PLAN
UNIT #4
SECOND FLOOR PLAN
BEDROOM #2
BEDROOM #3
MASTER BED
ARIVE HOMES
SECOND FLOOR PLAN
ENGINEER OF RECORD
SHEET
A.4

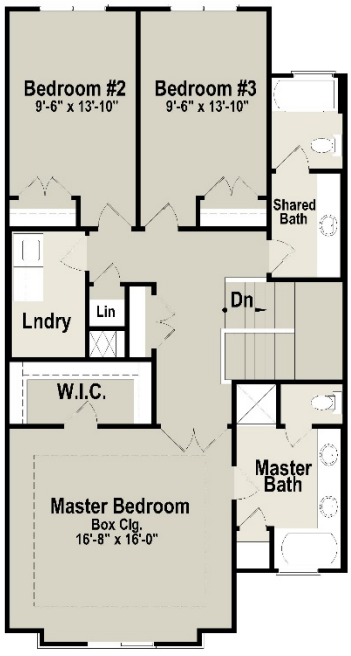




Harmony Rear-Load Basement Floor Plan



Harmony Rear-Load
Main Floor Plan



Harmony Rear-Load
Second Floor Plan











SPANISH FORK
PRIDE & PROGRESS

Memo

To: Muhlstein Meadows & Old Mill Estates Residents
From: Chris Thompson P.E., Public Works Director/City Engineer
Date: April 29, 2020
Re: Traffic and Pedestrian Improvements

Hales Engineering completed a traffic study in May 2018 to analyze the traffic congestion and flow around the ALA charter school. The proposed traffic and pedestrian improvements add additional queue storage within the site as well as a new pick up location in the high school parking lot. The intersection of 1100 South and Mill Road will require a roundabout with a westbound right-turn by-pass lane to operate without excessive delay. A new signal will also be installed by UDOT at the Mill Road / Arrowhead Trail intersection to accommodate the increase in traffic. Key points of the study are summarized below:

- A new signal is needed at the Mill Road / Arrowhead Trail intersection
  - This signal is being installed currently.
- Roundabouts are typically safer than traditional stop-controlled intersections, thus a roundabout is the proposed alternative.
- Queueing is not anticipated to spill out onto Del Monte Road or Mill Road during the afternoon pick-up time.
- Improvements for school pick-up / drop-off will be as shown in Figure 1
  - Access 1 will be a right-out only – decreases conflict points.
  - Access 2 will become the high school entrance.
  - Access 3 will become the elementary school entrance.
  - Access 4 will be closed.
  - 1100 South will remain a two-directional roadway.
- The Safe Route for Riverview Elementary will be revised once the trail along Del Monte is completed (Figure 2).

The proposed improvements will allow traffic to flow more smoothly and improve safety. The parties contributing to the cost of the improvements include Spanish Fork City, Arive Homes, involved property owners, and ALA charter school. The anticipated project schedule is to begin design in late 2020 and complete construction in summer 2022.

40 SOUTH MAIN STREET | SPANISH FORK, UT 84660 WWW.SPANISHFORK.ORG



Figure 1- Proposed 1100 South Improvements

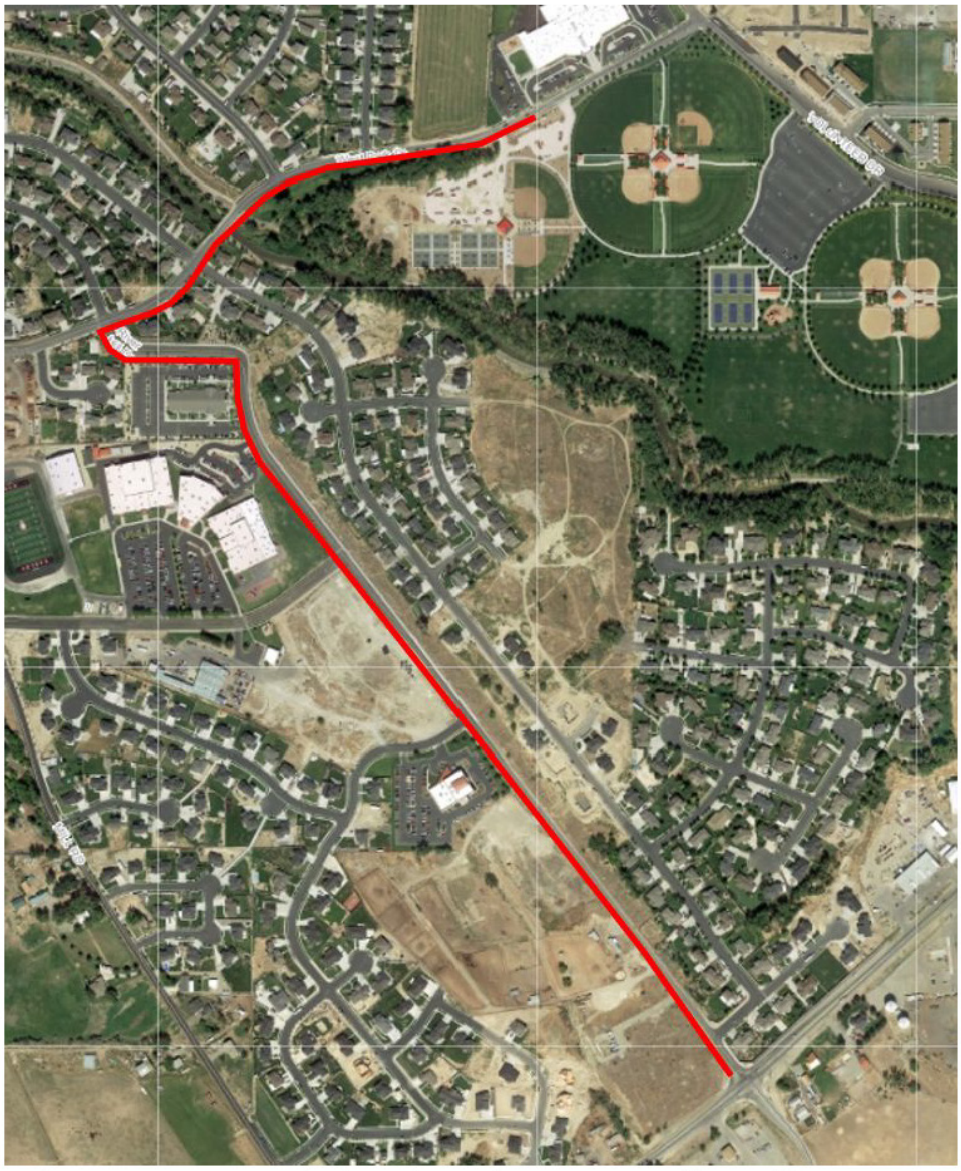


Figure 2 - Proposed Riverview Elementary Safe Walking Route