Ivins City Staff Report
City Council Meeting 2/15/18

Agenda Item: Discuss and consider approval of the Preliminary Plan for Kee Stone Village, located at approximately 600 West and 280 South. B&V Investments, LLC-Owner. Brett Kee-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended City Council Action: Staff recommends approval.

BACKGROUND: Kee Stone Village consists of 13 lots on a total of 4.63 acres and receives its primary access off of South 600 West and has secondary access through Phase 3 of the Cliffrose Subdivision. The property is zoned R-1-10 (Residential Minimum lot size 10,000 sq ft). The proposed improvements appear to be in compliance with city ordinances.

FINDINGS AND ANALYSIS:

- Application is complete.
- The proposed lots and improvements appear to be in compliance with City Ordinances.
- TRC Reviewed 1/18/18.
- Planning Commission recommended approval on 1/30/18.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/Vicinity map

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

IVINS CITY
DEC 13 2017
PAID

Rec'd By:	
Filing Fee:	$ 794.50
Receipt #:	
Date:	12/13/17
Code: 403	

IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-674-5486
www.ivins.com

PRELIMINARY PLAN APPLICATION

Please print clearly above the line. If the application and checklist are not complete, the application will be returned to the applicant.

Fee: $500 + $20 per lot plus $794.50
Mailing Fee: $.75 per mailing label 23x2

Kee Stone Village	Brett Kee
Subdivision Name	Applicant/Agent
I-SB-45-C-1	801-330-0240 keebrett@gmail.com
Tax ID	Phone Fax
B & V Investments LLC	4.63 13 R-1-10
Property Owner	Acreage Lots Zone
13879 S Standing Oak Dr, Draper, UT 84020	600 West 280 South
Address of Property Owner	Address of subject property

APPLICANT AFFIDAVIT

I, Brett Kee, **do hereby say that I am the owner/agent of the subject property of this application. The statements, information, exhibits and any and all plans herein or attached or submitted present the intentions of the applicant and are in all respects true and correct to the best of my knowledge and belief. I do hereby agree to pay all adopted and customary fees of Ivins City relating to this application.**

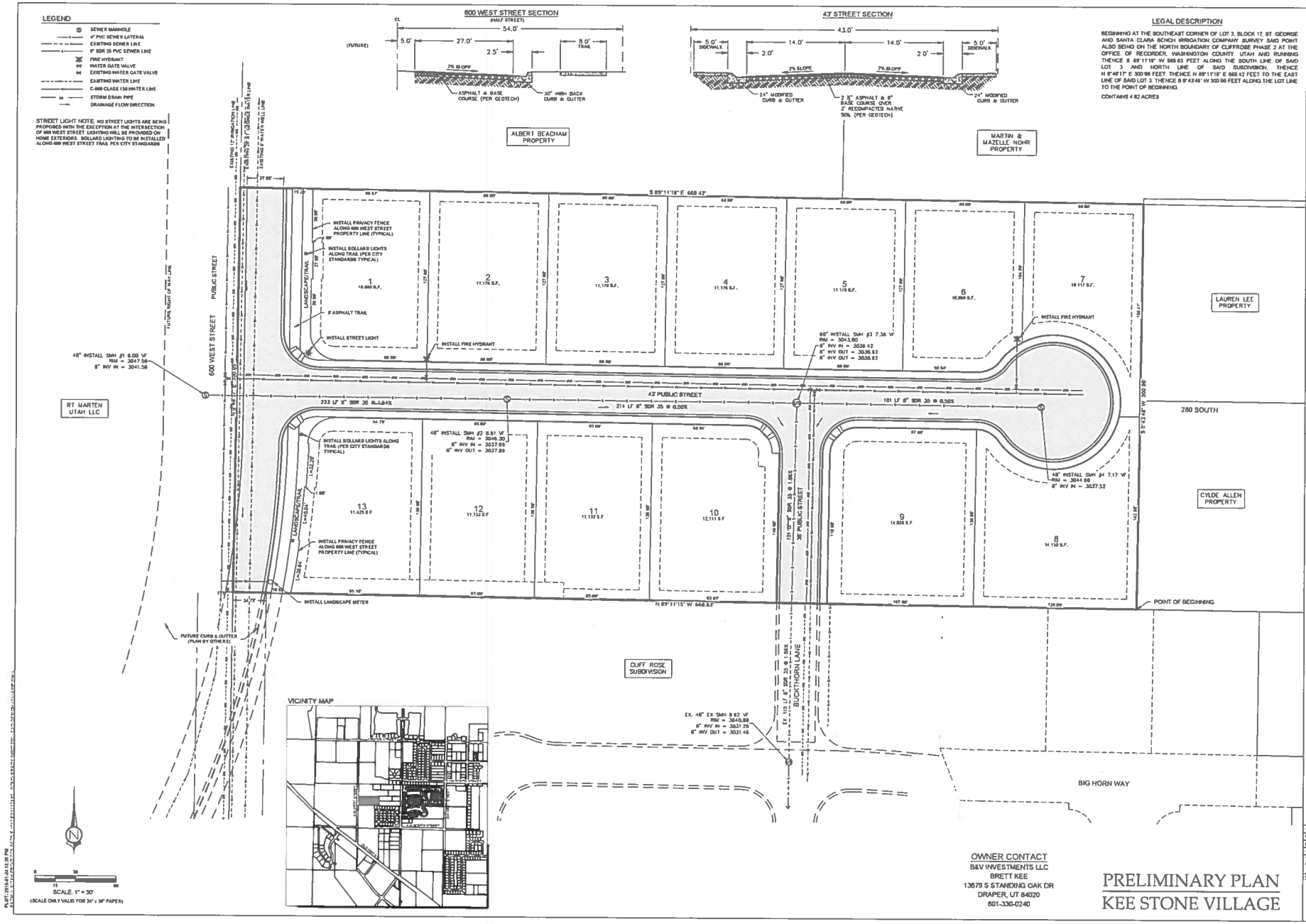
Signature of applicant — **Date** 12-2-17

Signature of property owner — **Date** 12-2-17

Date received:

Application complete: 12-13-17

Signature of Building and Zoning Administrator — **Date**



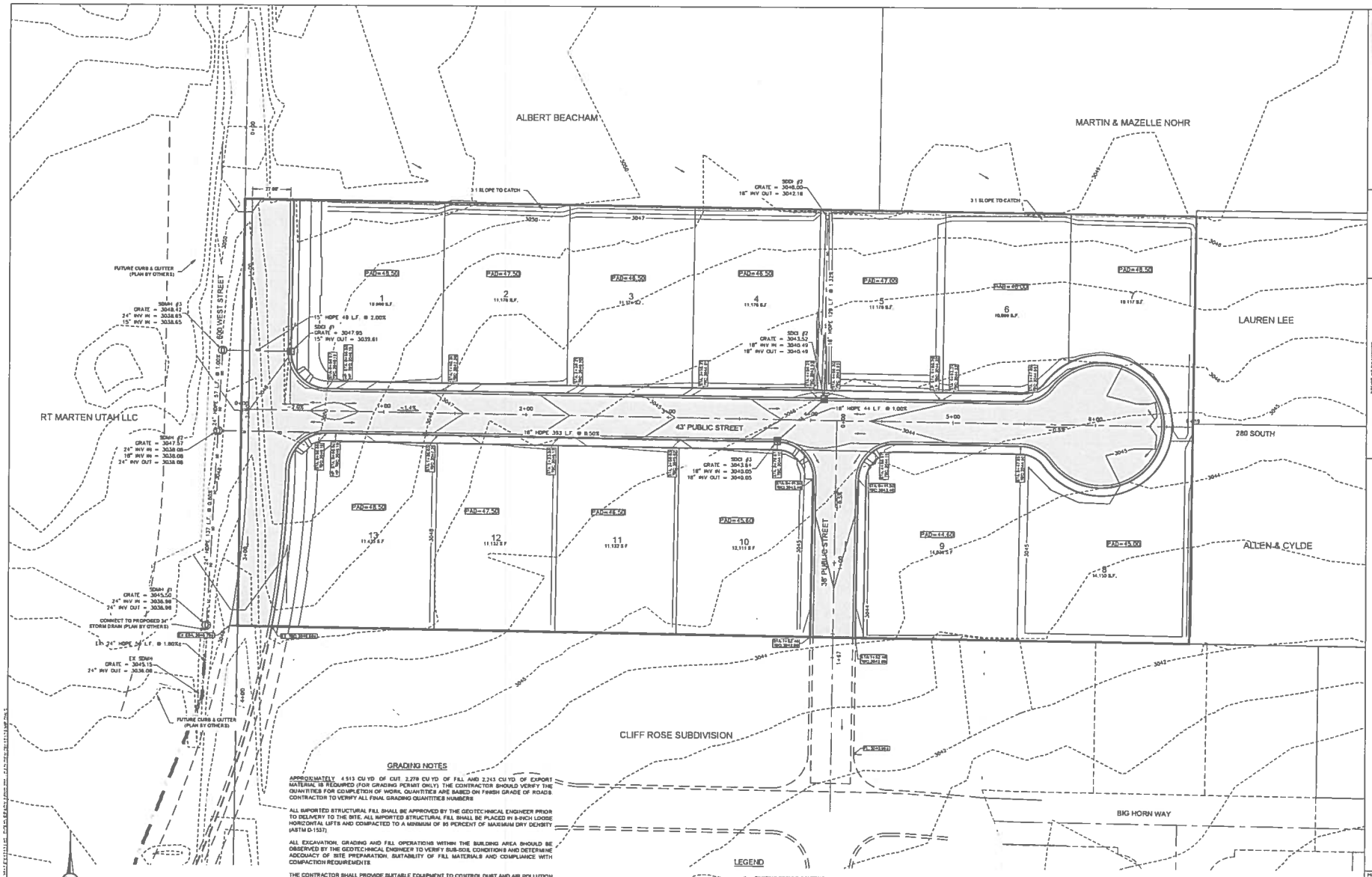
OWNER CONTACT
B&V INVESTMENTS LLC
BRETT KEE
13679 S STANDING OAK DR
DRAPER, UT 84020
801-330-0240

PRELIMINARY PLAN
KEE STONE VILLAGE

CIVIL SCIENCE
INFRASTRUCTURE, INC.
1431 S DIXIE DRIVE, SUITE 150
ST GEORGE, UT 84770
435.986.0100

KEE STONE VILLAGE
PRELIMINARY PLAN
LOCATED IN IVINS, UTAH

PROJ. #	Fx. 17134 00
DATE	1/23/2018
DESIGN BY	BLW
CAD FILE BY	
SCALE OF SHEET	
HOR SCALE	1" = 30'
VER SCALE	
SHEET	1 OF 5



GRADING NOTES

APPROXIMATELY 4,513 CU YD OF CUT, 2,270 CU YD OF FILL AND 2,243 CU YD OF EXPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF ROADS. CONTRACTOR TO VERIFY ALL FINAL GRADING QUANTITIES NUMBERS

ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557)

ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS

THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION

ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF IVINS CITY AND APPENDIX K OF THE UNIFORM BUILDING CODE, AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS

LOT OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROJECT PHASING
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION

BENCHMARK

NORTH 1/4 CORNER SECTION 8, TOWNSHIP 42 SOUTH, RANGE 18 WEST, SALT LAKE BASE & MERIDIAN. FOUND ALUMINUM CAP
ELEVATION = 3672.84

SCALE: 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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435.986.8100

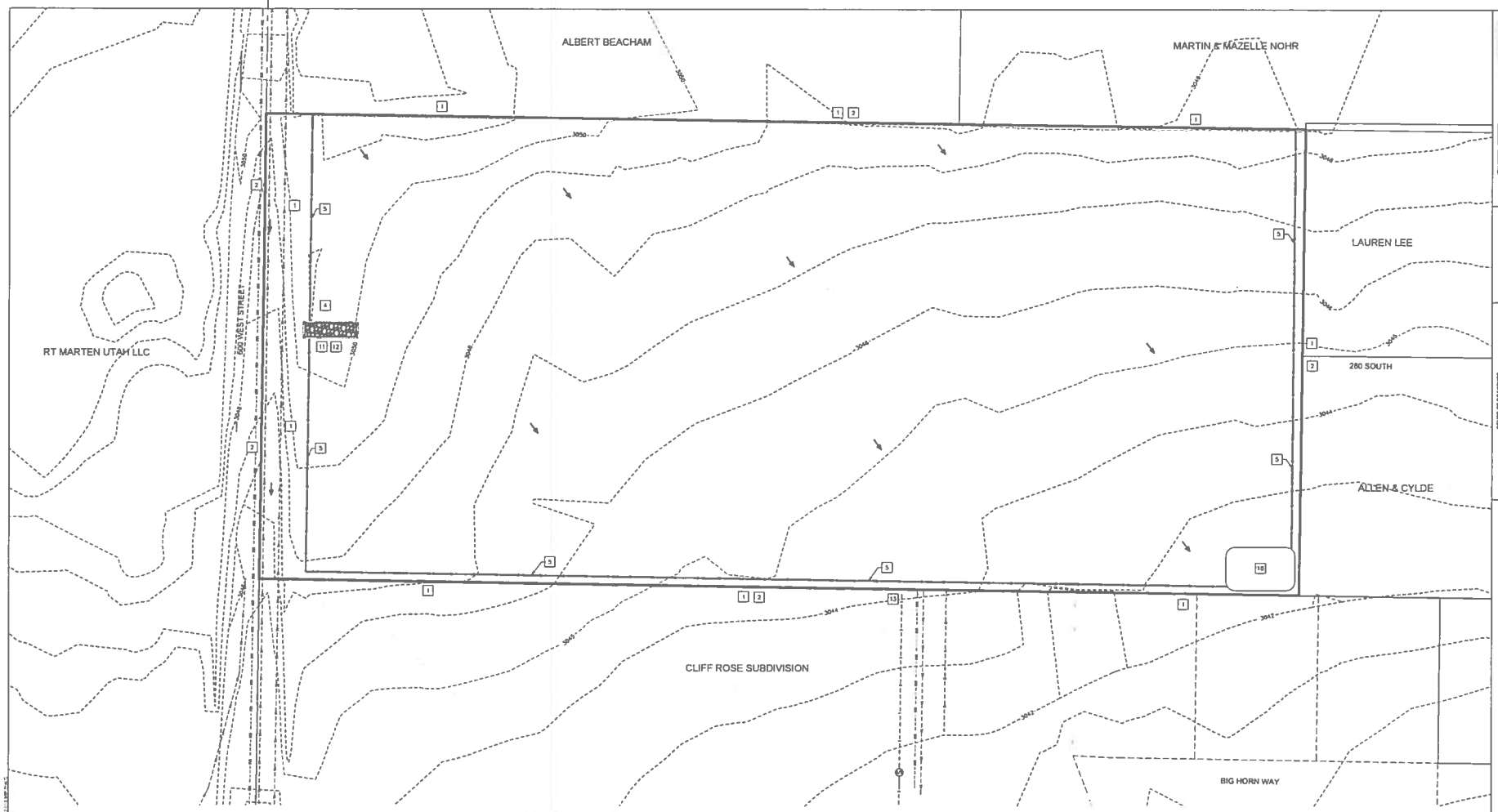
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NO.	DESCRIPTION	BY	DATE

GRADING & DRAINAGE PLAN

KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

PHASE # Ph 17/34 88
DATE 1/15/2019
DESIGN BY SLW
LINE CAD BY
SCALE OF SHEET
HOR. SCALE 1" = 30'
VER. SCALE
SHEET



CONSTRUCTION NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN.
2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. ADDITIONAL CONTROL DEVISES MAY BE REQUIRED UPON INSPECTION OF PROPOSED FACILITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE FROM DEBRIS FROM TRAFFIC FROM THE SITE.
4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT.
11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
12. ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT INTO SERVICE DOWN-GRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

CONSTRUCTION KEYNOTES

1	PROPERTY BOUNDARY
2	LIMITS OF CONSTRUCTION
3	CHECK DAM
4	CONCRETE WASHOUT
5	EARTH DIKES AND DRAINAGE SWALES
6	SILT FENCE
7	RIP-RAP
8	STORM DRAIN INLET PROTECTION
9	SEDIMENT BASIN
10	SEDIMENT TRAP
11	ENTRANCE / OUTLET TIRE WASH
12	STABILIZED CONSTRUCTION ENTRANCE
13	STREET SWEEPING AND VACUUMING

LEGEND

- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROJECT BOUNDRY
- SILT FENCE
- EARTH DIKES AND DRAINAGE SWALES
- CHECK DAM
- FLOW DIRECTION
- STORM DRAIN INLET PROTECTION
- TEMP. CONSTRUCTION EXIT

SCALE 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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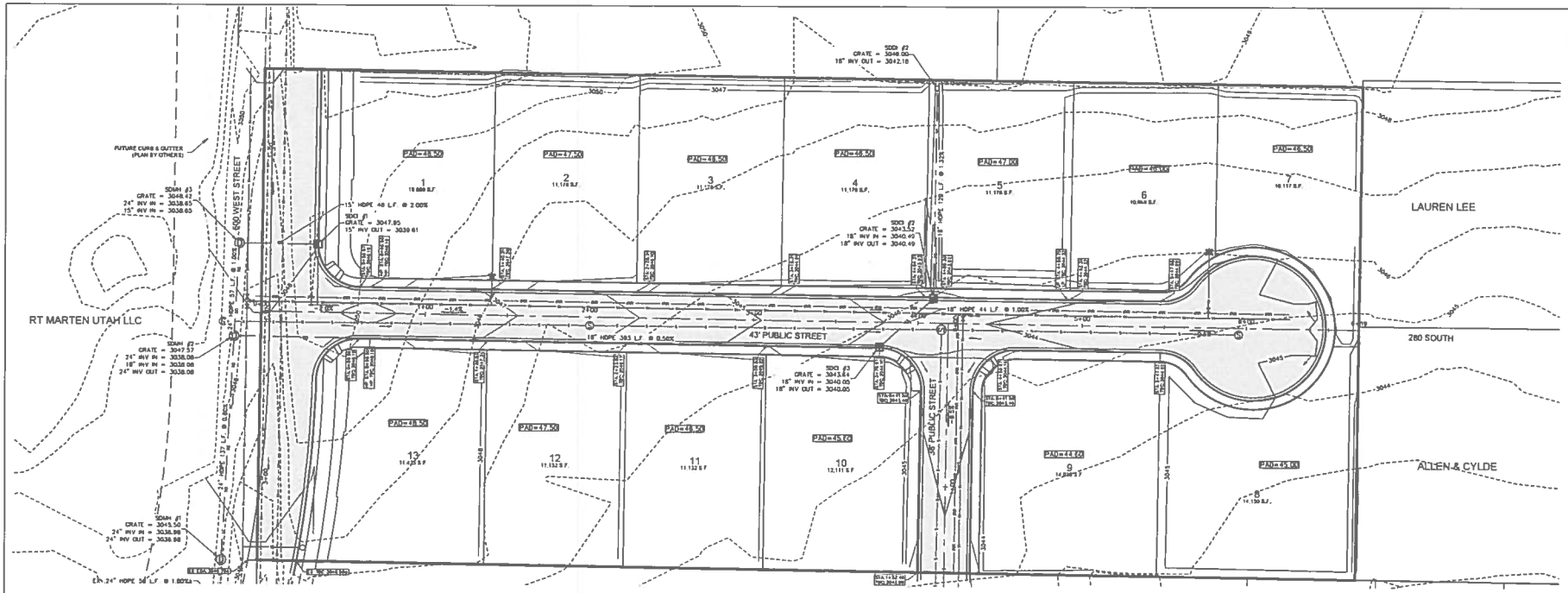
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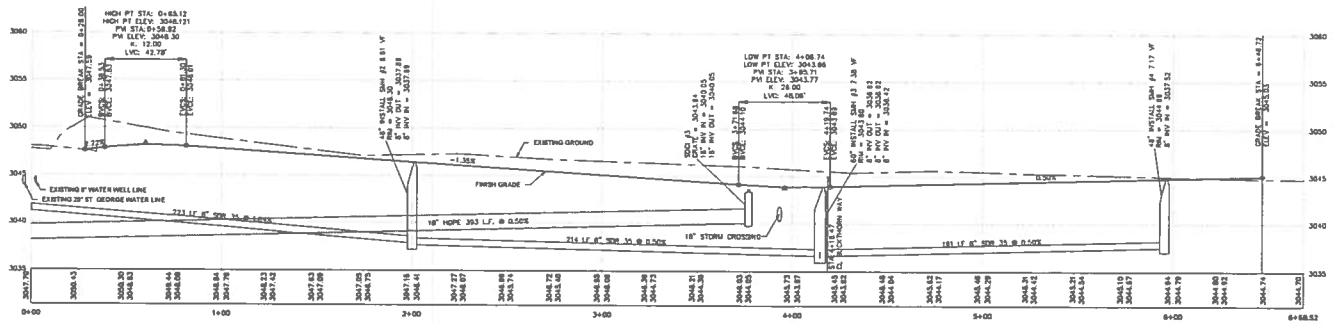
EROSION & DUST CONTROL PLAN

KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

PROJECT # 17130-08
DATE 1/15/2018
DESIGNED BY BLW
DRAWN BY
CHECKED BY
SCALE OF SHEET
HOR. SCALE 1" = 30'
VER. SCALE

SHEET
3 OF 5





KEE STONE WAY

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION

SCALE 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

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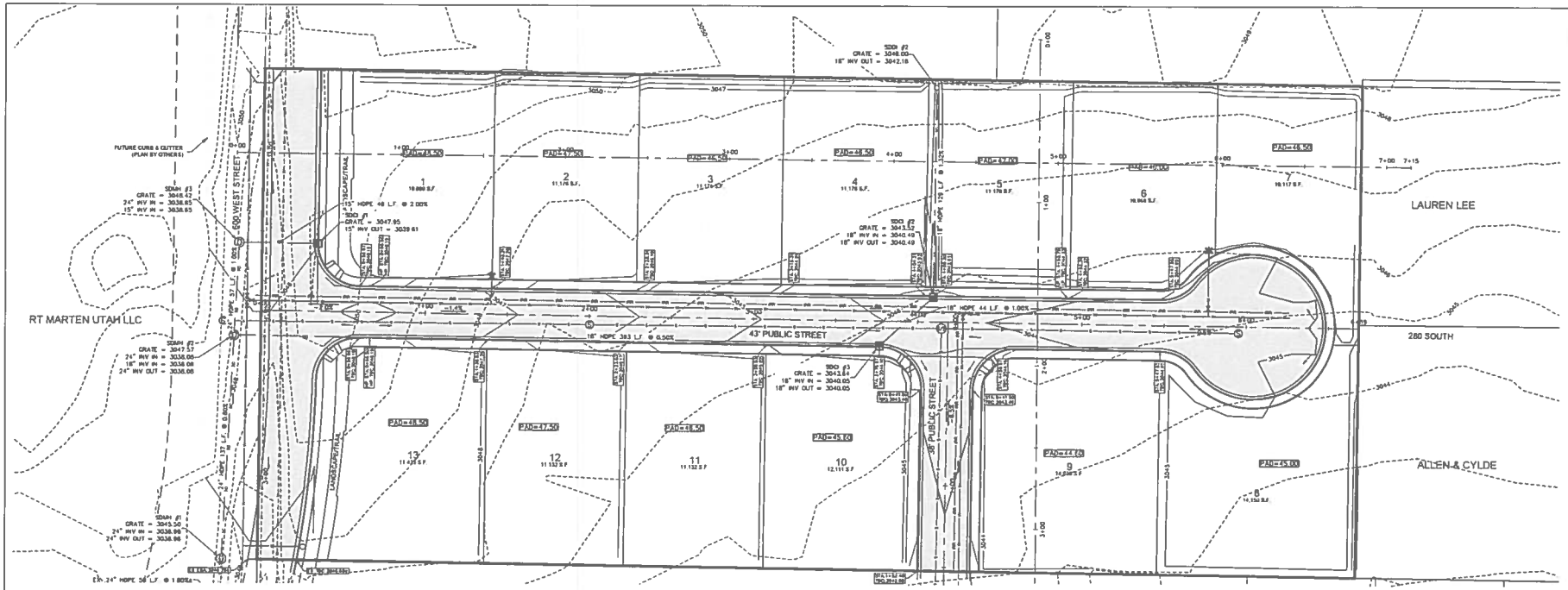
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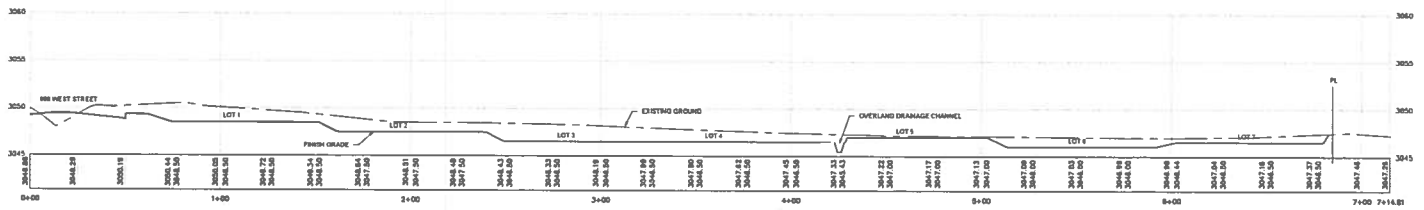
NO.	DESCRIPTION	BY	DATE

PLAN & PROFILE

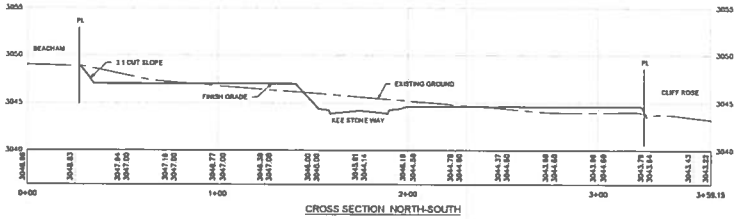
KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

PROJ #	Fx 17134 00
DATE	1/23/2019
DESIGN BY	BLW
DRAWN BY	
SCALE OF SHEET	
HOR SCALE	1" = 30'
VER SCALE	
SHEET	4 OF 5





CROSS SECTION WEST-EAST



CROSS SECTION NORTH-SOUTH



SCALE 1" = 30'
(SCALE ONLY VALID FOR 24" x 36" PAPER)

LEGEND

- EXISTING GROUND CONTOUR
- FINISH GROUND CONTOUR
- PROPOSED LOT LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION

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NO.	DESCRIPTION	BY	DATE
	REVISIONS		

CROSS SECTION

KEE STONE VILLAGE
LOCATED IN IVINS, UTAH

PROJ # Fx 17124 00
DATE 1/24/2018
DESIGN BY SLW
DRAWN BY
CHECKED BY
SCALE OF SHEET
FROM SCALE 1" = 30'
VERSCALE
SHEET

5 OF 5