Ivins City Staff Report
City Council Meeting 7/2/18

Agenda Item: Planning Commission's recommendation to approve Preliminary Plan for Sage Villas Townhomes, located at approximately 411 W Old Highway 91 Lane and Normandy Road. Neighborhood Housing Services-Owner. Riley Richardson-Applicant.

Submitted by: Mike Rodriguez, Building & Zoning Administrator

Recommended Planning Commission Action: TRC, Staff and Planning Commission recommend approval.

BACKGROUND: Sage Villas Townhomes consists of 54 units on a total of 5 acres. The property is zoned RM/Townhome. The proposed improvements appear to now 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 6/14/18.
- Planning Commission recommended approval on 6/19/18.

SUPPORT MATERIALS:

- Application
- Preliminary Plan/~~Vicinity map~~

Respectfully Submitted:

Mike Rodriguez, Building & Zoning Administrator

Content Review:

Dale Coulam, City Manager

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

IVINS CITY
MAR - 5 2018
PAID

Rec'd By:	KBR
Filing Fee:	$1520.00
Receipt #:	258273
Date:	
Code: 403	

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
Mailing Fee: $.75 per mailing label

The Sage Villas
Subdivision Name

Riley Richardson / Sun Country
Applicant/Agent

I-6-2-6-3211
Tax ID

435-229-3641
Phone

435 627 1023
~~[illegible]~~
Fax

Property Owner

5 Acreage | 51 Lots | RM - TOWNHOMES Zone

Address of Property Owner

411 W OLD HIGHWAY 91 IVINS UT 84738
Address of subject property

APPLICANT AFFIDAVIT

I, Riley Richardson, 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.

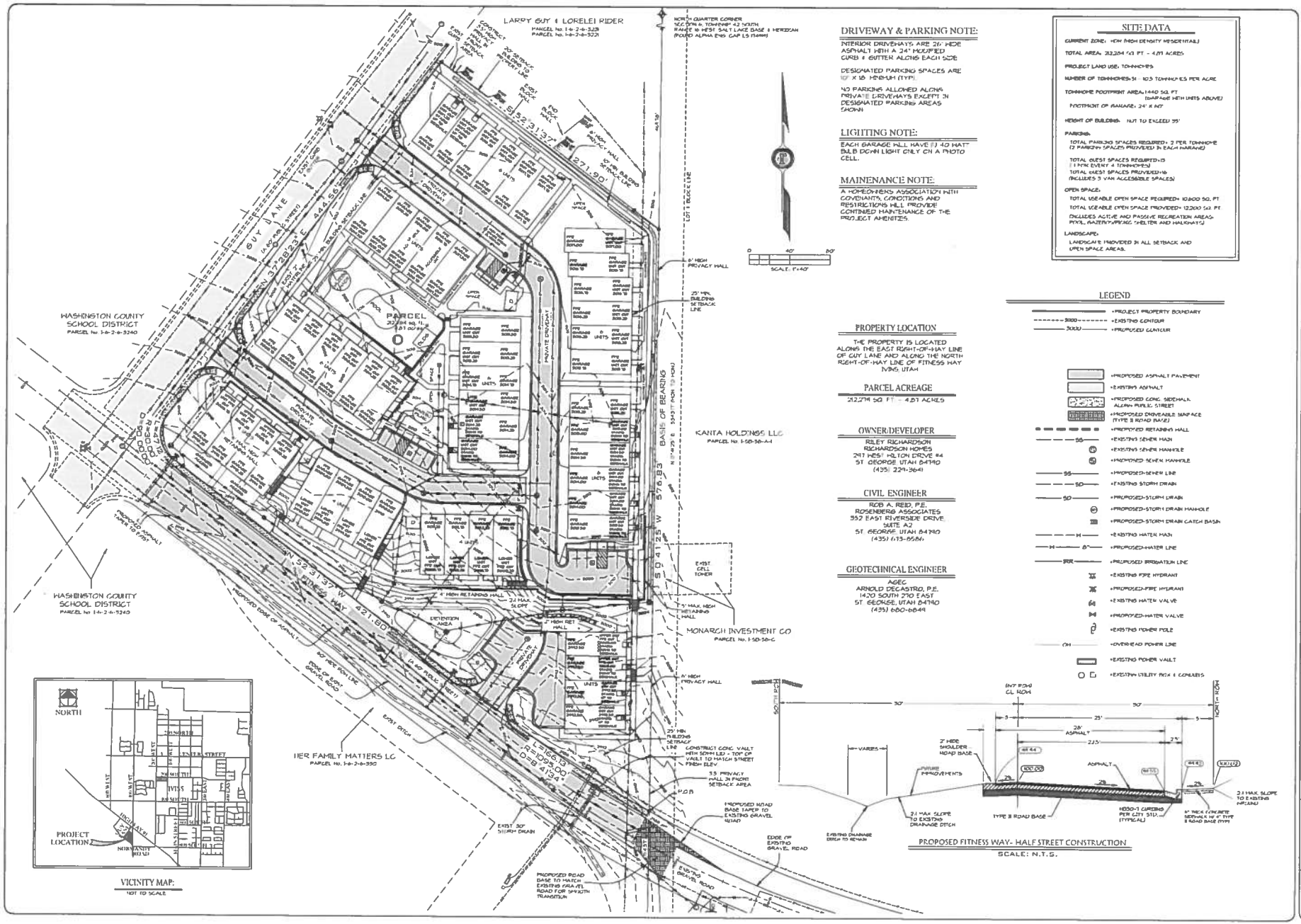
Signature of applicant — Date: 3-2-2018

Signature of property owner — Date: 3-2-2018

Date received:

Application complete: 3-5-18

Signature of Building and Zoning Administrator — Date



DRIVEWAY & PARKING NOTE:

INTERIOR DRIVEWAYS ARE 26' WIDE ASPHALT WITH A 24" MOUNTED CURB & GUTTER ALONG EACH SIDE

DESIGNATED PARKING SPACES ARE 10' X 18' MINIMUM (TYP.)

NO PARKING ALLOWED ALONG PRIVATE DRIVEWAYS EXCEPT IN DESIGNATED PARKING AREAS SHOWN

LIGHTING NOTE:

EACH GARAGE WILL HAVE (1) 40 WATT BULB DOWN LIGHT ONLY ON A PHOTO CELL.

MAINENANCE NOTE:

A HOMEOWNERS ASSOCIATION WITH COVENANTS, CONDITIONS AND RESTRICTIONS WILL PROVIDE CONTINUED MAINTENANCE OF THE PROJECT AMENITIES.

SITE DATA

CURRENT ZONE: HDR (HIGH DENSITY RESIDENTIAL)

TOTAL AREA: 312,284 +/- SQ. FT. - 4.91 ACRES

PROJECT LAND USE: TOWNHOMES

NUMBER OF TOWNHOMES: 54 - 10.5 TOWNHOMES PER ACRE

TOWNHOME FOOTPRINT AREA: 1440 SQ. FT. (GARAGE WITH UNITS ABOVE)

FOOTPRINT OF GARAGE: 24' X 60'

HEIGHT OF BUILDING: NOT TO EXCEED 35'

PARKING:

TOTAL PARKING SPACES REQUIRED: 2 PER TOWNHOME (2 PARKING SPACES PROVIDED IN EACH GARAGE)

TOTAL GUEST SPACES REQUIRED: 13 (1 PER EVERY 4 TOWNHOMES)

TOTAL GUEST SPACES PROVIDED: 16 (INCLUDES 3 VAN ACCESSIBLE SPACES)

OPEN SPACE:

TOTAL USEABLE OPEN SPACE REQUIRED: 10,000 SQ. FT.

TOTAL USEABLE OPEN SPACE PROVIDED: 12,200 SQ. FT.

(INCLUDES ACTIVE AND PASSIVE RECREATION AREAS: POOL, PAVILION/PICNIC SHELTER AND WALKWAYS)

LANDSCAPE:

LANDSCAPE PROVIDED IN ALL SETBACK AND OPEN SPACE AREAS.

PROPERTY LOCATION

THE PROPERTY IS LOCATED ALONG THE EAST RIGHT-OF-WAY LINE OF GUY LANE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF FITNESS WAY IVINS, UTAH

PARCEL ACREAGE

312,284 SQ. FT. - 4.91 ACRES

OWNER/DEVELOPER

RILEY RICHARDSON
RICHARDSON HOMES
249 WEST HILTON DRIVE #4
ST. GEORGE, UTAH 84790
(435) 229-3641

CIVIL ENGINEER

ROB A. REID, P.E.
ROSENBERG ASSOCIATES
352 EAST RIVERSIDE DRIVE, SUITE A2
ST. GEORGE, UTAH 84790
(435) 673-8586

GEOTECHNICAL ENGINEER

AGEC
ARNOLD DECASTRO, P.E.
1420 SOUTH 700 EAST
ST. GEORGE, UTAH 84790
(435) 680-8849

LEGEND

- PROJECT PROPERTY BOUNDARY
- 5100 EXISTING CONTOUR
- 5000 PROPOSED CONTOUR
- PROPOSED ASPHALT PAVEMENT
- EXISTING ASPHALT
- PROPOSED CONC. SIDEWALK ALONG PUBLIC STREET
- PROPOSED DRIVEABLE SURFACE (TYPE II ROAD BASE)
- PROPOSED RETAINING WALL
- SS EXISTING SEWER MAIN
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- SS PROPOSED SEWER LINE
- SD EXISTING STORM DRAIN
- SD PROPOSED STORM DRAIN
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN CATCH BASIN
- W EXISTING WATER MAIN
- W 8" PROPOSED WATER LINE
- IRR PROPOSED IRRIGATION LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING POWER POLE
- OH OVERHEAD POWER LINE
- EXISTING POWER VAULT
- EXISTING UTILITY BOX & CONDUITS

PROPOSED FITNESS WAY- HALF STREET CONSTRUCTION

SCALE: N.T.S.

DATE: 6-14-10
JOB NO.: R256-12
DESIGNED BY: LMM
DRAWN BY: MAK
FILE: BaseMap Master3
REVISIONS

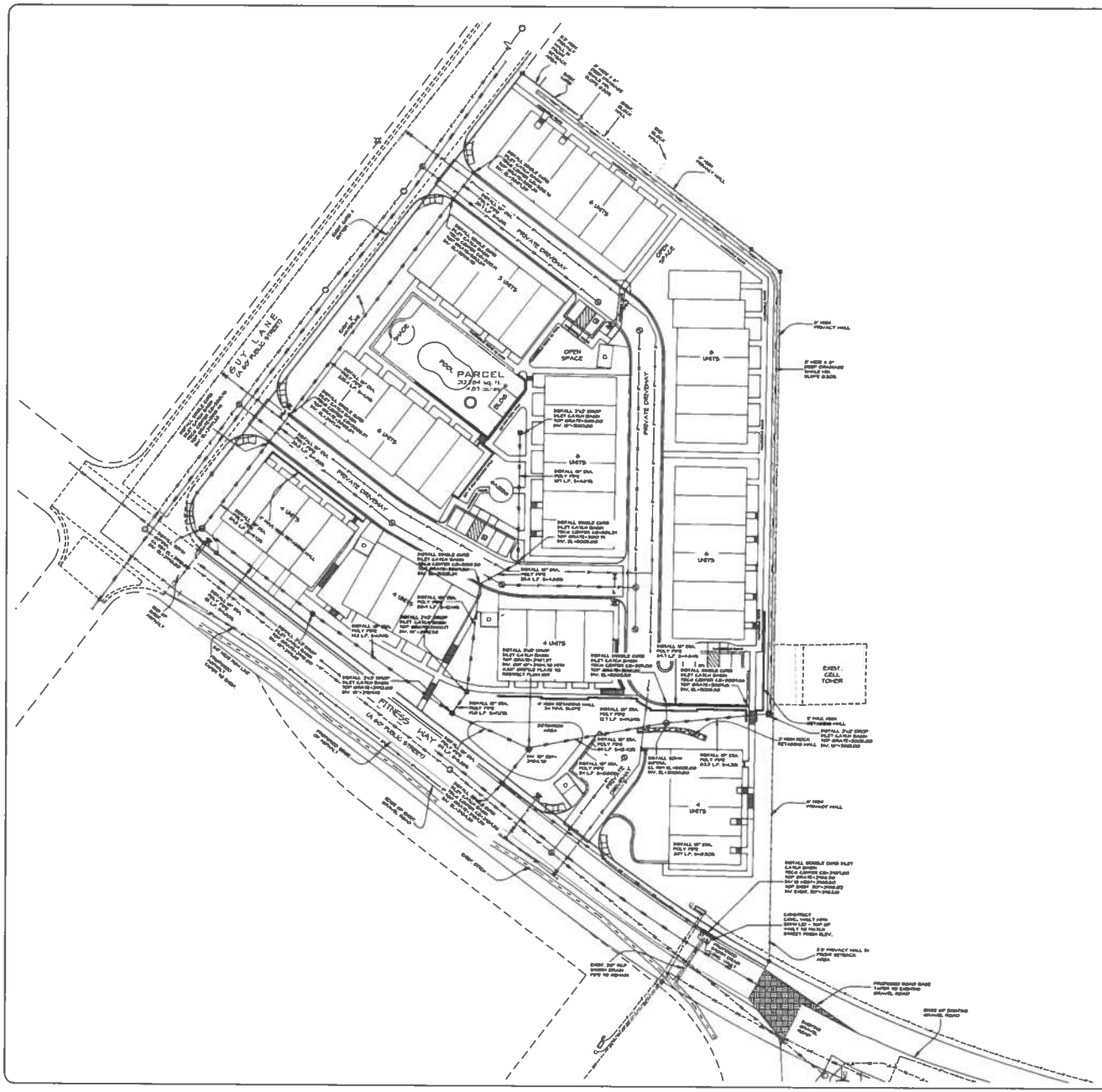
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www.rosenberg.com

PRELIMINARY PLAN FOR SAGE VILLAS

NOT FOR CONSTRUCTION PLANS NOT APPROVED

SHEET C1.0 OF SHEETS



LEGEND

- EX-FENCE
- EX-SEWER MAIN
- EX-SEWER MANHOLE
- PROPOSED-SEWER MANHOLE
- PROPOSED-SEWER LINE
- EX-STORM DRAIN
- PROPOSED-STORM DRAIN
- PROPOSED-STORM DRAIN MANHOLE
- PROPOSED-STORM DRAIN CATCH BASIN
- EX-WATER MAIN
- PROPOSED-WATER LINE
- PROPOSED IRRIGATION LINE
- EX-FIRE HYDRANT
- PROPOSED-FIRE HYDRANT
- EX-WATER VALVE
- PROPOSED-WATER VALVE
- EX-POWER POLE
- OVERHEAD POWER LINE

0 40' 80'
SCALE: 1"=40'

NOTE:

UTILITIES SHOWN ON THE PLANS ARE SCHEMATIC AND NOT TO SCALE TO SHOW DETAIL. ACTUAL LOCATION OF UTILITIES TO BE WITHIN THE PUBLIC UTILITIES EASEMENT OR DEDICATED RIGHT-OF-WAY.

CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. STORM DRAIN, SEWER LINES AND WATER LINES SHOWN OR NOT SHOWN ON UTILITY PLAN AND RELOCATE IF SHOWN IS CONFLICTS WITH PROPOSED STRUCTURES OR PROPOSED SITE CONSTRUCTION.

ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH TVWA CITY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION 2010 "THE INTERNATIONAL BUILDING CODE" LATEST EDITIONS AS ADMINISTERED BY THIS CITY.

UTILITY SEPARATION:

- Water to gas/electric/cable TV 5 ft
- Gas to water or wastewater 5 ft
- Water to power - 10 ft
- Water to irrigation 5 ft.
- Water to wastewater 10 ft. horizontal and 18 inches vertical.
- Gas to power 10 ft.

811
Know what's below.
Call before you dig.

DATE 6-14-18
PROJECT NO. 10356-17
DESIGNED BY LMH
CHECKED BY MARK
DWG Base Map 10356-17

REVISIONS
DATE

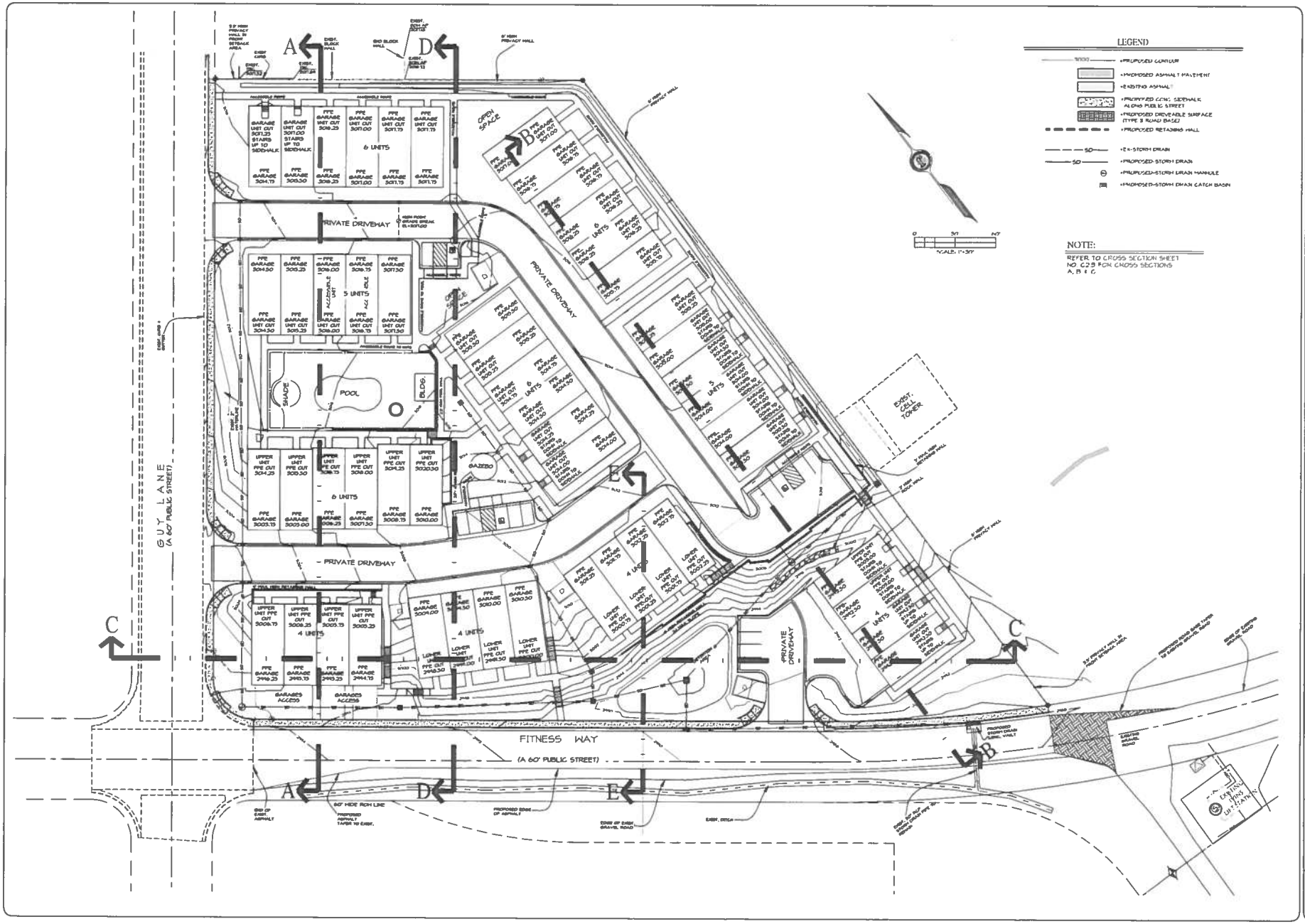
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STORM DRAIN & DRAINAGE IMPROVEMENTS
FOR
SAGE VILLAS

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

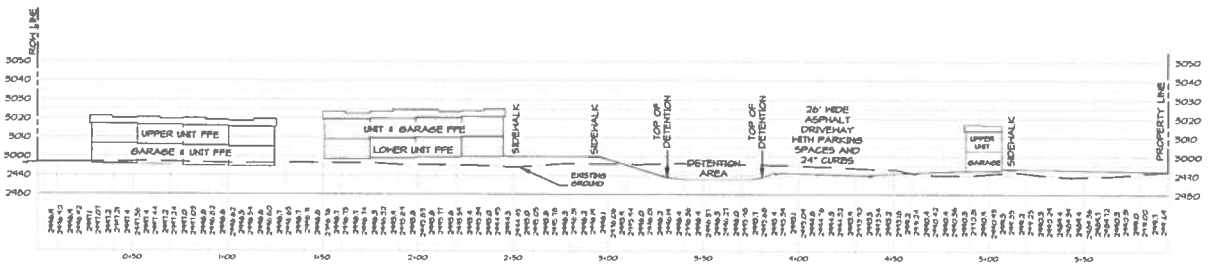
SHEET
C2.1
OF SHEETS



SITE CROSS-SECTION REFERENCE PLAN
FOR
SAGE VILLAS

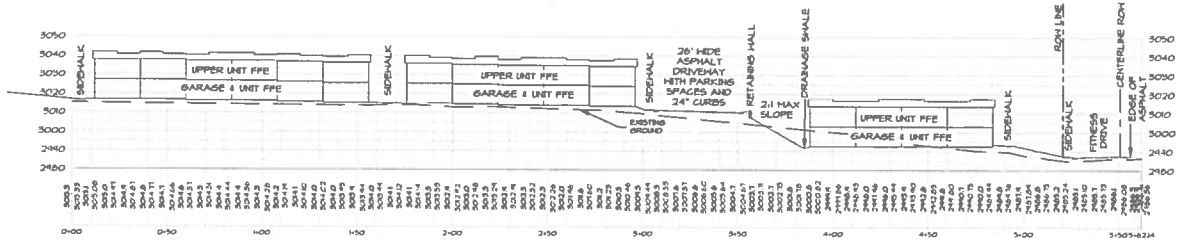
NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C2.2
OF SHEETS



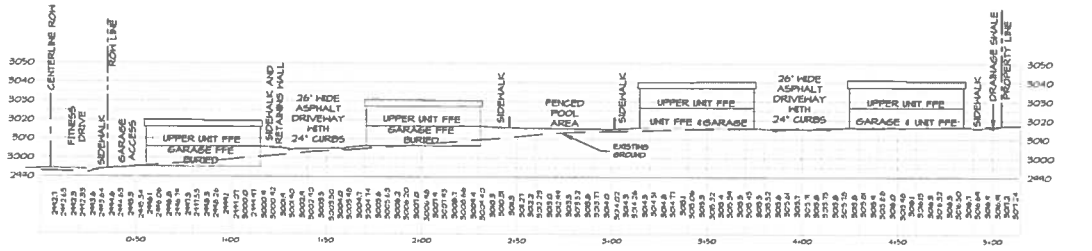
CROSS- SECTION C-C

SCALE: 1"=50'



CROSS- SECTION B-B

SCALE: 1"=50'



CROSS- SECTION A-A

SCALE: 1"=50'

NOTE:

REFER TO CROSS SECTION KEY REFERENCE SHEET NO. C2.2 FOR LOCATIONS OF CROSS SECTIONS A-A, B-B & C-C ON SITE PLAN.

DATE 6-13-16
JOB NO. 1256-17
DESIGNED BY EMM
DRAWN BY MAK
SYM: BaseMap MasterB

DATE
REVISIONS

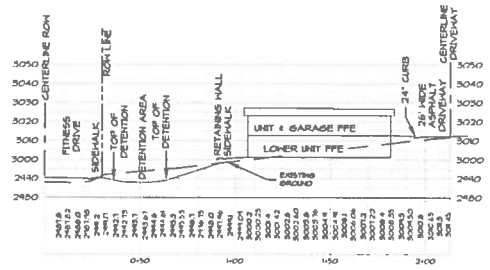
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SITE CROSS-SECTIONS
FOR
SAGE VILLAS

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PLANS NOT APPROVED

SHEET
C2.3
OF SHEETS

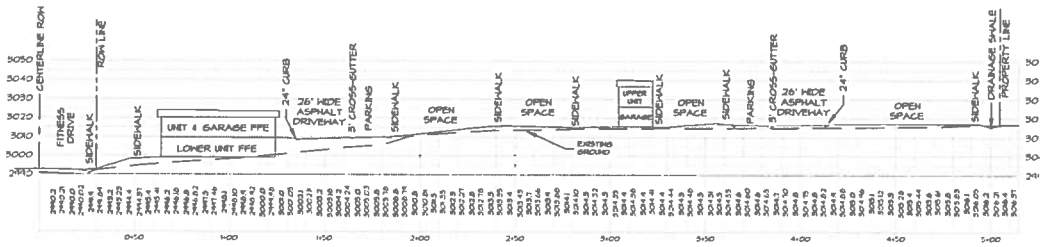


CROSS- SECTION E-E

SCALE: 1"=30'

NOTE:

REFER TO CROSS SECTION REFERENCE SHEET NO. C2.2 FOR LOCATIONS OF CROSS SECTIONS D-D & E-E ON SITE PLAN.



CROSS- SECTION D-D

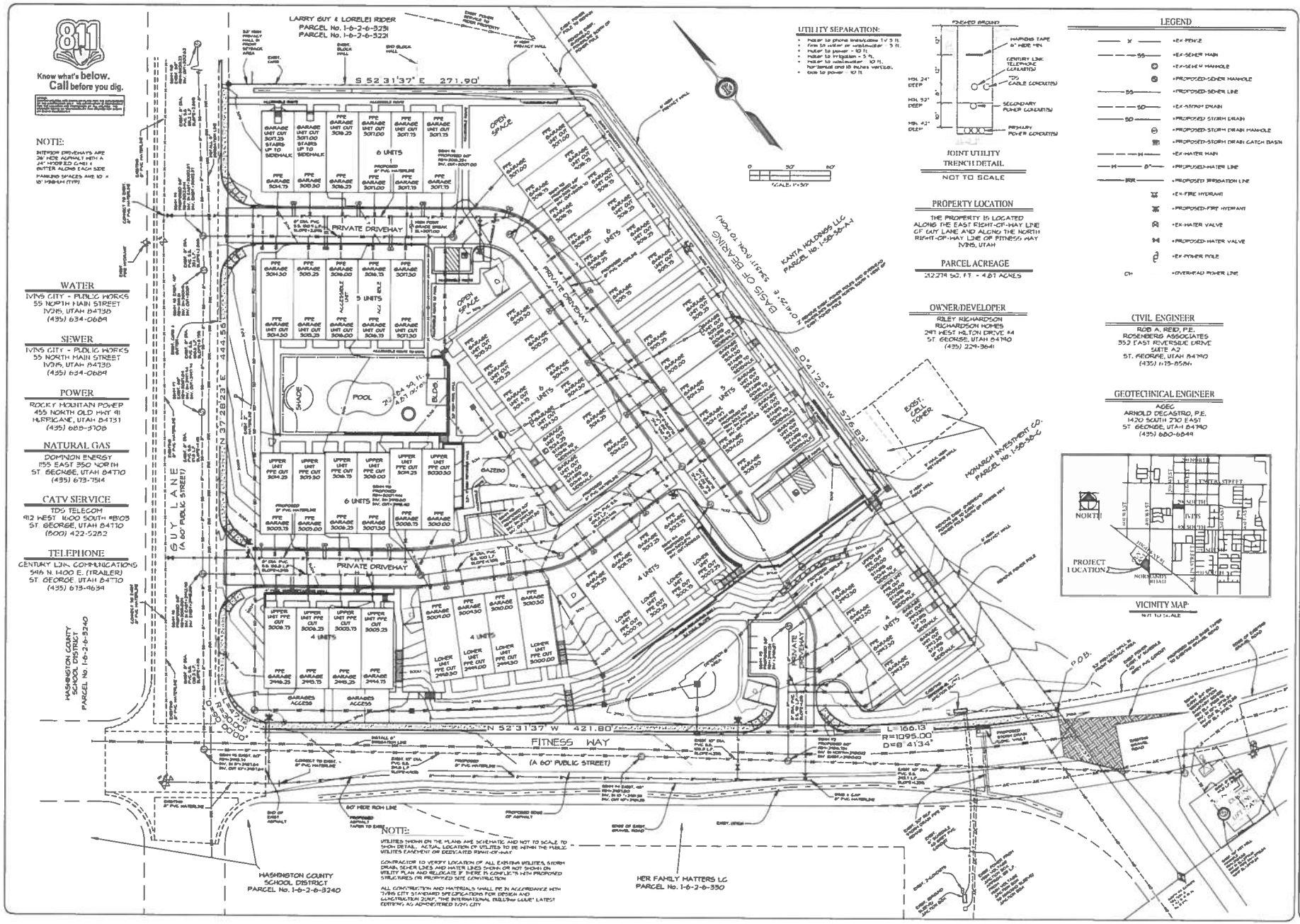
SCALE: 1"=30'

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SITE CROSS-SECTIONS
FOR
SAGE VILLAS

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PLANS NOT APPROVED

SHEET
C2.4
OF SHEETS



DATE: 6-14-18
JOB NO.: 1856-17
DESIGNED BY: LMM
DRAWN BY: MAK
CHECKED BY:
UPDATE: Base Map 1856-17

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UTILITY PLAN
FOR
SAGE VILLAS

NOT FOR CONSTRUCTION
PLANS NOT APPROVED

SHEET
C3.0
OF SHEETS