City Council Staff Report

Date:
8/2/2023

Applicant:
Edge Homes

Location:
5000 S Hwy 89

Prepared By:
Sean Conroy, Community Development Director

Public Hearing:
No

Zone:
PD-3

Attachments
1. Standard findings.
2. Application information.
3. DRC comments.
4. PC minutes.

REQUEST
Consideration of a Resolution approving a Preliminary Plat application for Harmony Ridge Plat "A" subdivision consisting of 99 lots in the Planned Development (PD-3) zone

BACKGROUND & DESCRIPTION
The subject property is approximately 460 acres in size and is located at the southern end of the City with frontage on Highway 89 and Highway 6. In 2011 the City approved a development agreement and the PD-3 zoning for the Harmony Ridge project on the site. On May 17, 2023 the City Council approved several amendments to the development agreement and concept plan and authorized up to 990 total residential units.

The applicant is now requesting approval of the preliminary plat for the Harmony Ridge Plat "A" subdivision consisting of the following:

- Construction of the main entrance road from Highway 89 (Harmony Ridge Parkway) and a temporary second access off of Highway 6;
- 69 town homes including 51 front loaded and 18 rear loaded units; and
- 30 condominium units in three buildings.

Subdivision applications are considered administrative in nature. This means that if the application complies with City standards and the requirements of the development agreement, the applicant is entitled to an approval. Special conditions may be included to mitigate reasonably anticipated detrimental effects that may be identified. The Planning Commission recommended approval on July 13, 2023.

EVALUATION
PD-3 Zone: The PD-3 zone was adopted specifically for this project. Staff has included a summary of some of the requirements below followed by a brief staff response.

- *The zone allows for a maximum of 990 residential units.*

Response: The development agreement includes a concept plan showing generally how the project will be developed with the maximum of 990 units. This phase includes 99 units and is consistent with the approved concept plan.

- *The HOA shall have an architectural review committee review building permits to ensure compliance with the adopted design guidelines.*

Response: The adopted design guidelines are meant to create quality designs and a visually interesting development. The design review will take place prior to issuance of a building permit and after the plat has been approved. The applicant has included examples of the proposed construction types in this phase.

- *A minimum of 40% of the site shall be preserved as permanent open space.*

Response: The approved concept plan exceeds the 40% open space requirement. This plat will include just under an acre of dedicated open space located between Harmony Ridge Parkway and the rear loaded town homes that will be for a retention basin and landscaping.

Development Agreement: The recorded development agreement for this project outlines the responsibilities of both parties. Staff has included a summary of some of the requirements of the development agreement below that are applicable to this phase of the project followed by a brief response.

- *All public infrastructure improvements shall be constructed by the applicant.*

Response: The applicant has submitted plans to construct the necessary off-site water and sewer infrastructure, as well as on the on-site infrastructure necessary for this first phase. The City Engineer is in the process of finalizing the review of these plans. All necessary infrastructure will need to be completed prior to the issuance of any certificates of occupancy for this phase.

- *The development agreement includes a trails exhibit showing all trails to be built by the developer.*

Response: This first phase of the project includes a hard surface trail following Harmony Ridge Parkway from Highway 89 to the eastern edge of this phase. A hard surface trail that runs behind the town homes on the west side of the project that will eventually connect with the Mapleton Parkway Trail will also be constructed as part of this phase. These trails will be extended with future phases consistent with the trails plan.

Subsidivison Requirements: Subdivisions of four lots or more require review by the Planning Commission and final approval by the City Council. Final plat approval is granted by the Development Review Committee (DRC). MCC section 17.04.050.B outlines the review standards the Commisison is to consider, which are included in attachment "1". Staff has included a summary of some of the other applicable subdivision requirements below followed by a brief response.

- *Projects of 30 lots or more shall require two points of vehicular access.*

Response: At build out, the project will have four separate access points, one on Highway 89, two on Highway 6, and one connection to the Mapleton Village project to the north. With phase one, the

applicant is proposing to construct Harmony Ridge Parkway off of Highwy 89 to the eastern edge of this phase. A temporary road will also be constructed that will connect with an existing access point on Highway 6. The temporary road will be modified with future phases. The Fire Department has reviewed the access plan and is supportive of the proposal.

- *Private streets are only allowed under the following conditions:*

  -Private street shall only be allowed for streets that have no public interest for traffic circulation and connectivity;
  -The project must be in a PD, SDP, or R-2 zone; and
  -The maximum length of a dead end private street shall not exceed 500'.

Response: Harmony Ridge Parkway as well as the internal roads providing frontage for the town home lots will be public streets. Private streets are proposed that will provide access to the condominium units in this phase and future phases. The private streets are consistent with the subdivision standards.

RECOMMENDATION

Adopt the attached resolution approving the preliminary plat with the condition that the DRC comments be addressed prior to plat recording.

RESOLUTION NO. 2023-

A RESOLUTION APPROVING THE PRELIMINARY PLAT APPLICATION FOR HARMONY RIDGE PLAT "A" SUBDIVISION CONSISTING OF 99 LOTS IN THE PLANNED DEVELOPMENT (PD-3) ZONE

WHEREAS, the subject property is approximately 460 acres in size and is zoned PD-3; and

WHEREAS, a Boundary Adjustment and Development Agreement for the Harmony Ridge project was approved in 2011 and revised in 2023; and

WHEREAS, the proposed subdivision is consistent with the Mapleton City Subdivision Ordinance as well as the Development Agreement; and

WHEREAS, the Planning Commission recommended approval of the prelimninary plat on July 13, 2023.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the proposed preliminary plat with the findings and conditions outlined in the staff report dated August 2, 2023.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,
this 2nd Day of August, 2023.

_____
Dallas Hakes
Mayor

ATTEST:

_____
Camille Brown
City Recorder
Publication Date:
Effective Date:

Attachment "1" Findings for Decision		
No.	**Findings**	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✔
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✔
3.	The proposed development conforms to city zoning ordinances and subdivision design standards.	✔
4.	There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.	✔
5.	The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.	✔
6.	The project does not impose an undue financial burden on the City.	✔
7.	The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan.	✔
8.	The project plan recognizes and accommodates the existing natural conditions.	✔
9.	The public facilities, including public utility systems serving the area are adequate to serve the proposed development.	✔
10.	The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.	✔

Attachment "2"
Approved Concept and Trails Plans

NORTH

1"=300'

300 150 0 300

POTENTIAL LAND DONATION
VIEWSHED AREA
(30.98 ACRES)

UNITED STATES
OF AMERICA
(CUWCD PARCEL)

U.S. HIGHWAY 6

S.R. 89

Location
of Plat "A

LAND USE TABLE

	RESIDENTIAL UNITS
RESIDENTIAL DETACHED	
RD1 - BENCH ESTATES LOTS	68
RD2 - ESTATE LOTS	205
RD3 - COTTAGE ESTATE LOTS	103
RESIDENTIAL ATTACHED	
RA - 2 FRONT LOADED TOWNS	334
RA - 3 STACKED FLAT CONDOMINIUMS	280
COMMERCIAL / INDUSTRIAL	
COMMERCIAL / RETAIL / MIXED	
OTHER	
PARKS (HOA)	
APPROXIMATE PRESERVED OPEN SPACE / PUBLIC FACILITIES	

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

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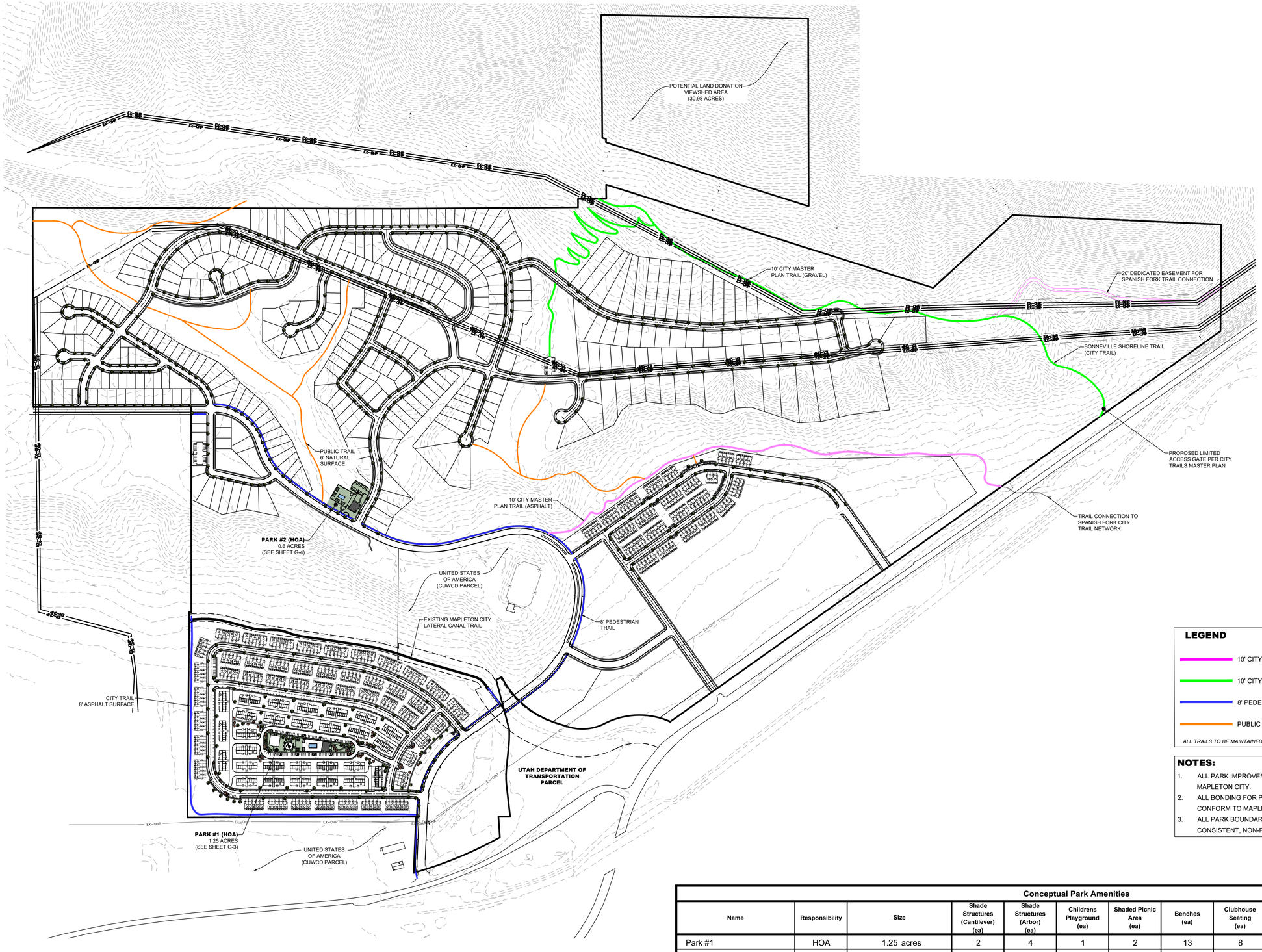
HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT E - DENSITY PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2022-0022
DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1"=300'
DATE: 5/17/2023
SHEET: E

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NORTH

SCALE: 1"=300'

300 150 0 300

LEGEND

- 10' CITY MASTER PLAN TRAIL (ASPHALT) ± 3,287 LFT.
- 10' CITY MASTER PLAN TRAIL (GRAVEL) ± 5,076 LFT.
- 8' PEDESTRIAN TRAIL ± 8,230 LFT.
- PUBLIC TRAIL - 6' NATURAL SURFACE ± 7,445 LFT.

ALL TRAILS TO BE MAINTAINED BY THE CITY UNLESS OTHERWISE NOTED

NOTES:

1. ALL PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO BE APPROVED BY MAPLETON CITY.
2. ALL BONDING FOR PARK IMPROVEMENTS AND AMENITIES (HOA AND PUBLIC) TO CONFORM TO MAPLETON CITY STANDARDS.
3. ALL PARK BOUNDARIES SHARED WITH SINGLE FAMILY LOTS SHALL HAVE CONSISTENT, NON-PRIVACY FENCING.

Conceptual Park Amenities

Name	Responsibility	Size	Shade Structures (Cantilever) (ea)	Shade Structures (Arbor) (ea)	Childrens Playground (ea)	Shaded Picnic Area (ea)	Benches (ea)	Clubhouse Seating (ea)	Clubhouse (ea)	Swimming Pool (ea)	Pickleball Court (ea)	Parking Lot (sf)
Park #1	HOA	1.25 acres	2	4	1	2	13	8	1	1	2	54,410
Park #2	HOA	0.60 acres	4	2	0	0	0	0	1	1	0	6,735
Viewshed	City	30.98 acres	0	0	0	0	0	0	0	0	0	0
Total		**32.83 acres**	**6**	**6**	**1**	**2**	**13**	**8**	**2**	**2**	**2**	**61,145**

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

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HARMONY RIDGE
MAPLETON, UTAH

EXHIBIT G-2 PARKS AND OPEN SPACE

REVISIONS
1 -
2 -
3 -
4 -
5 -

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DRAWN BY: TJP
DESIGNED BY: NKW
SCALE: 1"=300'
DATE: 3/01/2023

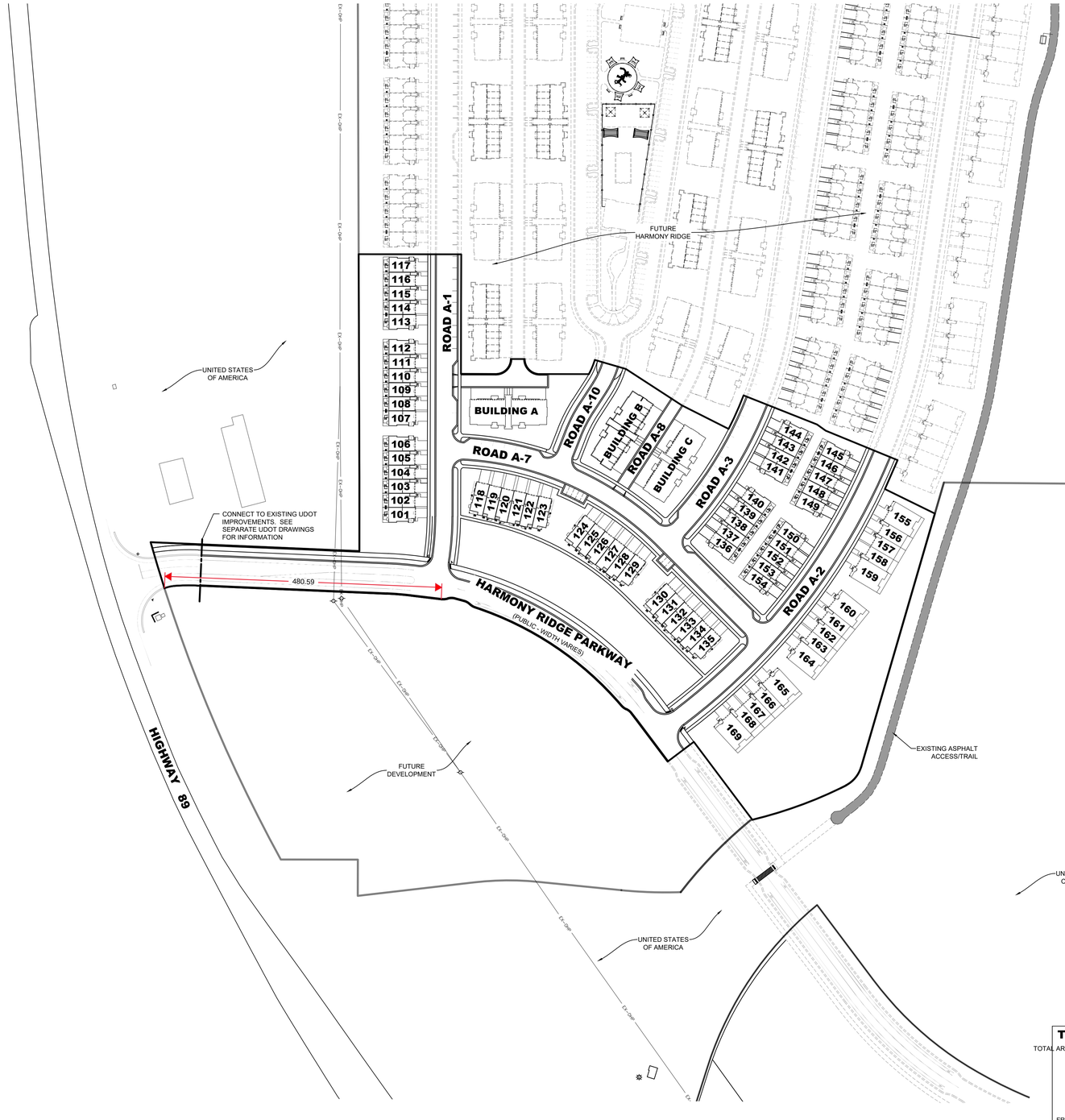
SHEET
G-2

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Attachment "3"
Preliminary Plat Plans

HARMONY RIDGE

HARMONY RIDGE PLAT A FINAL PLANS



VICINITY MAP

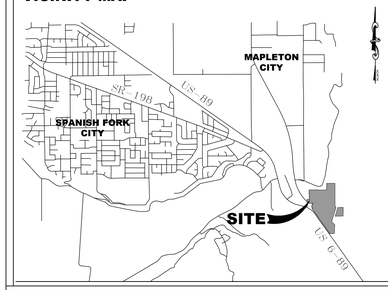


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	FINAL PLAT A BUILDING B (SHEET 1 OF 2)
	FINAL PLAT A BUILDING B (SHEET 2 OF 2)
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SHEET 600	DETAILS
SHEET 601	DETAILS
SHEET 602	DETAILS
SHEET SD 600	DETAILS
SHEET SD 601	DETAILS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV(W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
	OHP	OVERHEAD POWER
		FLOW ARROW
		CONTOURS

TABULATIONS:

TOTAL AREA:	12.90 ACRES
LOT AREA:	2.76 ACRES
STREET AREA:	2.90 ACRES
OPEN SPACE:	7.24 ACRES
# OF UNITS	99 UNITS
CONDOS:	30 UNITS (3 BUILDINGS)
FRONT LOADED TOWNHOMES:	51 UNITS
REAR LOADED TOWNHOMES:	18 UNITS

DEVELOPER / OWNER

EDGE HOMES
13702 S 200 W B12
DRAPER, UTAH 84020
801-494-0150

ENGINEER

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

PROJECT NAME

HARMONY RIDGE

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

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HARMONY RIDGE - PLAT A FINAL
MAPLETON, UTAH
COVER

REVISIONS	
1	-
2	-
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4	-
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LEI PROJECT #: 2022-0022
DRAWN BY: CJI/BAP
DESIGNED BY: NKW
SCALE: 1"=100'
DATE: 05/22/2023
SHEET: COVER

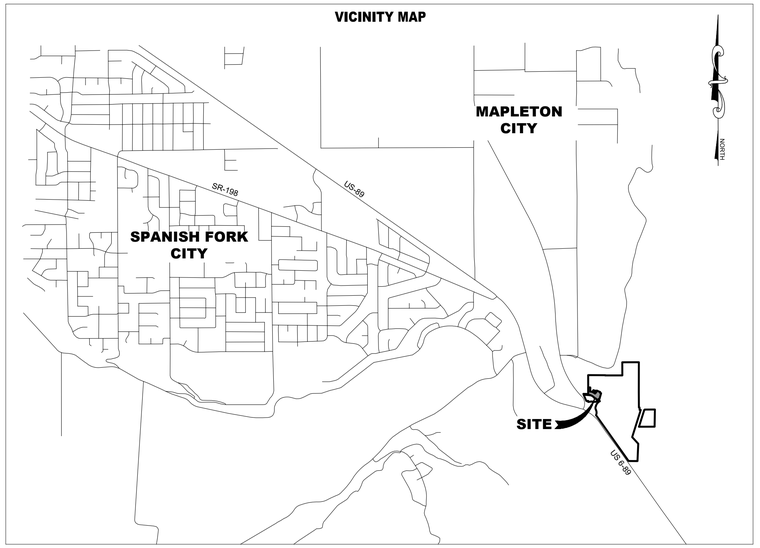
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ENGINEERS
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HARMONY RIDGE
PLAT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

VICINITY MAP



NOTES

1. MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PLAT, NOR DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREETLIGHTS, CURBS, AND/OR LANDSCAPING.
2. THE DIMENSIONS ON THIS PLAT ARE BASED ON A BEARING OF S89°29'50"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. COMMON AREAS ARE TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER OR ASSIGNS AND ARE ACCESS AND UTILITY EASEMENTS IN FAVOR OF MAPLETON CITY IN THEIR ENTIRETY.

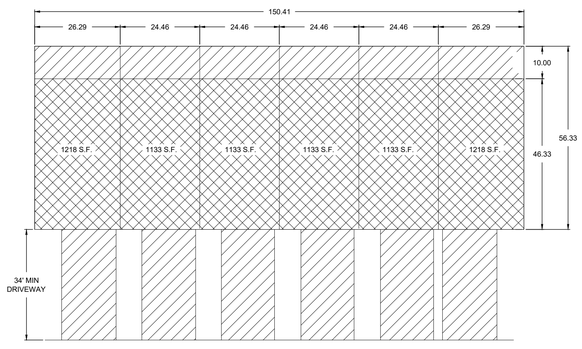
LEGEND

- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (EXCLUDES BUILDING LOTS & PUBLIC ROADWAYS)

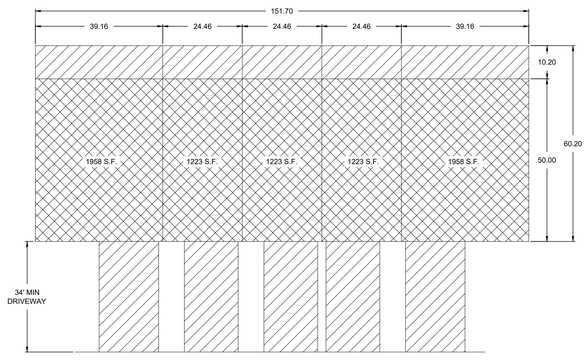
REAR LOAD 6 PLEX
LOTS 118-135

4 PLEX
LOTS 141-144

5 PLEX
LOTS 113-117, 136-140, 145-154



6 PLEX
LOTS 101-112



5 PLEX
LOTS 155-169

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF _____

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ , A.D. 20 _____

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS_____, DAY OF _____, 20___, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN IN THE BASIS OF SATISFACTORY EVIDENCE AND WHO BY ME DULY SWORN/AFFIRED, DID SAY THAT HE/SHE IS THE _____ OF _____ AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID_____ ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

SURVEYOR'S CERTIFICATE

I, RYAN HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE MAPLETON LATERAL (AS MONUMENTED BY THE BUREAU OF RECLAMATION); SAID POINT BEING LOCATED S89°29'50"E ALONG THE SECTION LINE 1651.76 FEET AND SOUTH 54.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES: S23°42'25"W 54.85 FEET; THENCE S63°57'07"E 96.59 FEET; THENCE S16°13'00"W 457.97 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 42.52 FEET WITH A RADIUS OF 52.57 FEET THROUGH A CENTRAL ANGLE OF 46°20'32", CHORD: S39°32'46"W 41.37 FEET; THENCE S62°44'33"W 10.09 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 163.30 FEET WITH A RADIUS OF 767.15 FEET THROUGH A CENTRAL ANGLE OF 12°11'48", CHORD: S70°16'31"W 163.00 FEET; THENCE N36°54'22"W 169.16 FEET; THENCE S53°00'20"W 57.00 FEET; THENCE N36°54'22"W 90.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.73 FEET WITH A RADIUS OF 572.00 FEET THROUGH A CENTRAL ANGLE OF 01°28'32", CHORD: N37°38'38"W 14.73 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 11.03 FEET WITH A RADIUS OF 23.00 FEET THROUGH A CENTRAL ANGLE OF 27°28'54", CHORD: N52°06'43"W 10.93 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 11.05 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 25°19'36", CHORD: N53°11'22"W 10.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 308.96 FEET WITH A RADIUS OF 567.00 FEET THROUGH A CENTRAL ANGLE OF 31°13'14", CHORD: N56°08'11"W 305.15 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 11.05 FEET WITH A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 25°19'57", CHORD: N59°04'48"W 10.96 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 11.03 FEET WITH A RADIUS OF 23.00 FEET THROUGH A CENTRAL ANGLE OF 27°28'35", CHORD: N60°09'07"W 10.92 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 16.87 FEET WITH A RADIUS OF 572.00 FEET THROUGH A CENTRAL ANGLE OF 01°41'24", CHORD: N74°44'07"W 16.87 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 12.26 FEET WITH A RADIUS OF 23.00 FEET THROUGH A CENTRAL ANGLE OF 30°32'41", CHORD: S89°08'56"W 12.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 11.57 FEET WITH A RADIUS OF 29.00 FEET THROUGH A CENTRAL ANGLE OF 22°51'58", CHORD: S85°18'40"W 11.50 FEET; THENCE N83°15'21"W 53.12 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 42.34 FEET WITH A RADIUS OF 565.00 FEET THROUGH A CENTRAL ANGLE OF 04°17'39", CHORD: N85°24'11"W 42.33 FEET; THENCE N87°33'00"W 329.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 38.59 FEET WITH A RADIUS OF 329.00 FEET THROUGH A CENTRAL ANGLE OF 06°43'12", CHORD: S89°05'24"W 38.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.01 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 17°11'49", CHORD: S77°07'54"W 17.94 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 83.68 FEET WITH A RADIUS OF 2,662.80 FEET THROUGH A CENTRAL ANGLE OF 01°48'02", CHORD: N16°47'42"W 83.68 FEET; THENCE S87°33'00"E 362.50 FEET; THENCE NORTH 128.00 FEET TO THE SOUTH QUARTER CORNER OF SECTION 27; THENCE N00°13'12"W ALONG THE QUARTER SECTION LINE 387.26 FEET; THENCE S89°51'45"E 178.05 FEET; THENCE S00°08'15"W 207.25 FEET; THENCE N89°51'45"W 13.00 FEET; THENCE S00°08'15"W 99.83 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 27.44 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 87°20'02", CHORD: S43°31'46"E 24.86 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 143.78 FEET WITH A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 15°06'57", CHORD: S79°38'18"E 143.37 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 27.22 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 86°38'23", CHORD: N64°35'58"E 24.70 FEET; THENCE N21°16'47"E 36.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 54.07 FEET WITH A RADIUS OF 265.00 FEET THROUGH A CENTRAL ANGLE OF 11°41'24", CHORD: N27°07'29"E 53.97 FEET; THENCE N32°58'11"E 43.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 38.86 FEET WITH A RADIUS OF 135.00 FEET THROUGH A CENTRAL ANGLE OF 16°29'37", CHORD: N24°43'22"E 38.73 FEET; THENCE S73°45'50"E 30.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 47.62 FEET WITH A RADIUS OF 165.00 FEET THROUGH A CENTRAL ANGLE OF 16°32'15", CHORD: S24°42'04"W 47.46 FEET; THENCE S32°58'11"W 43.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 47.95 FEET WITH A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 11°41'24", CHORD: S27°07'29"W 47.86 FEET; THENCE S21°16'47"W 36.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 27.22 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 86°38'23", CHORD: S22°02'24"E 24.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 67.23 FEET WITH A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 07°04'05", CHORD: S61°49'33"E 67.19 FEET; THENCE N32°58'11"E 183.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2.38 FEET WITH A RADIUS OF 348.00 FEET THROUGH A CENTRAL ANGLE OF 00°23'28", CHORD: N32°46'27"E 2.38 FEET; THENCE S57°01'49"E 22.01 FEET; THENCE S63°11'28"E 2.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 2.59 FEET WITH A RADIUS OF 372.00 FEET THROUGH A CENTRAL ANGLE OF 00°23'56", CHORD: S32°46'13"W 2.59 FEET; THENCE S32°58'11"W 183.38 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 74.96 FEET WITH A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 07°52'49", CHORD: S51°49'42"E 74.90 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 28.06 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 89°19'08", CHORD: N87°27'08"E 25.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 189.70 FEET WITH A RADIUS OF 680.00 FEET THROUGH A CENTRAL ANGLE OF 15°59'02", CHORD: N34°48'03"E 189.09 FEET; THENCE N63°11'28"W 13.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 63.79 FEET WITH A RADIUS OF 667.00 FEET THROUGH A CENTRAL ANGLE OF 05°28'46", CHORD: N24°04'09"E 63.76 FEET; THENCE S68°23'26"E 137.20 FEET; THENCE S54°27'58"E 18.21 FEET; THENCE S67°41'25"E 76.84 FEET; THENCE S67°41'24"E 58.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±11.38 ACRES.

_____ DATE

_____ SURVEYOR (See Seal Below)

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20___

APPROVED BY _____

APPROVED _____ ENGINEER (See Seal Below)

ATTEST _____ CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

_____ DIRECTOR-SECRETARY

_____ CHAIR, PLANNING COMMISSION

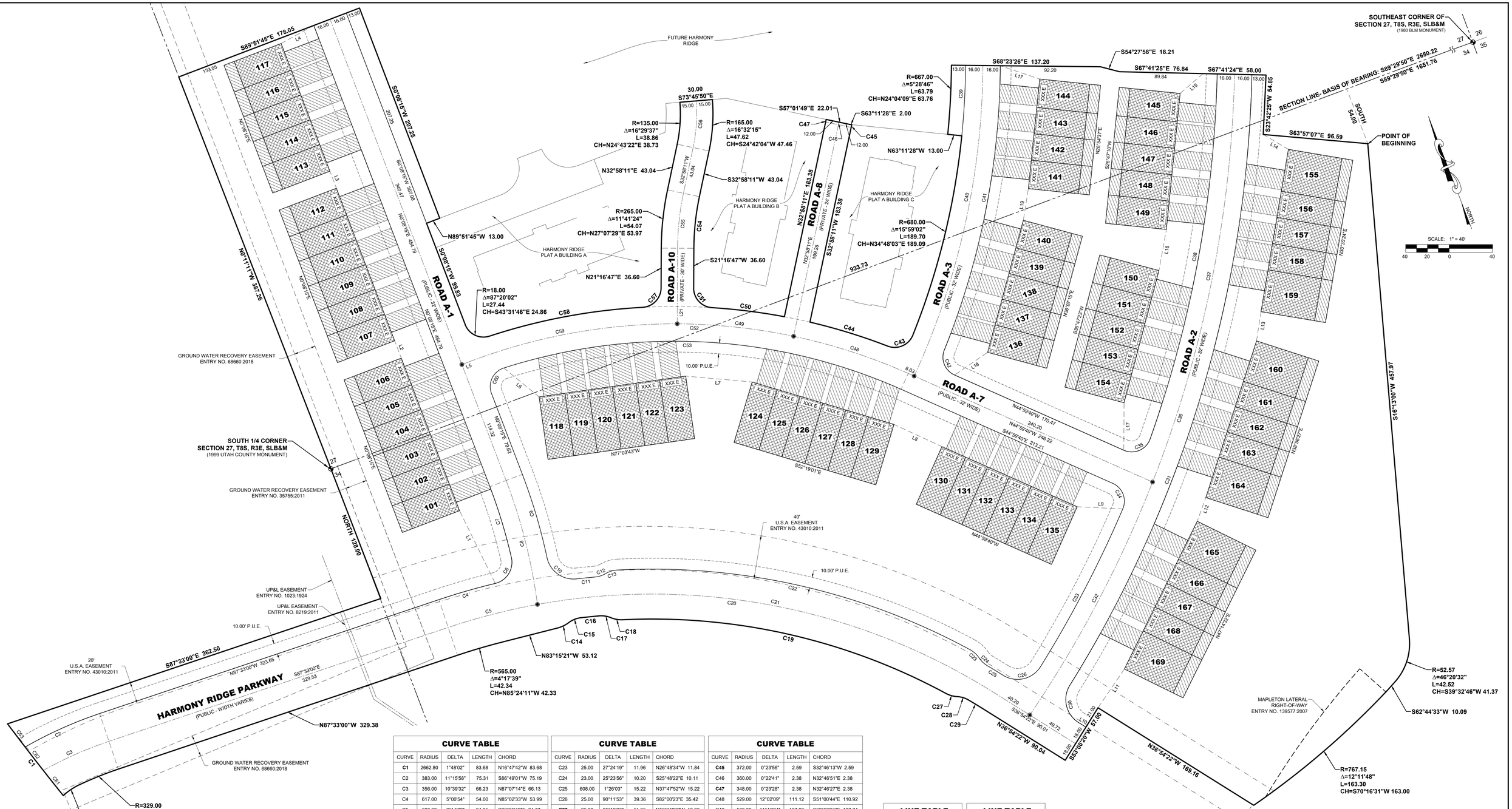
HARMONY RIDGE
PLAT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein. LEI #2022-0022



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	2662.80	1°48'02"	83.68	N16°47'42"W 83.68
C2	383.00	11°15'58"	75.31	S86°49'01"W 75.19
C3	356.00	10°39'32"	66.23	N87°07'14"E 66.13
C4	617.00	5°00'54"	54.00	N85°02'33"W 53.99
C5	590.00	8°14'22"	84.85	S83°25'49"E 84.77
C6	20.00	89°19'21"	31.18	N52°48'13"E 28.12
C7	488.00	8°00'18"	68.18	N4°08'24"E 68.12
C8	504.00	13°25'02"	118.02	N6°50'46"E 117.76
C9	520.00	8°49'20"	80.07	N4°32'55"E 79.99
C10	25.00	84°31'19"	36.88	S33°18'04"E 33.63
C11	608.00	1°35'54"	16.96	N74°45'46"W 16.96
C12	23.00	25°23'40"	10.20	S86°39'47"E 10.11
C13	25.00	27°24'19"	11.96	N85°39'35"W 11.84
C14	29.00	22°51'58"	11.57	S85°18'40"W 11.50
C15	23.00	30°32'41"	12.26	S89°08'56"W 12.12
C16	572.00	1°41'24"	16.87	N74°44'07"W 16.87
C17	23.00	27°28'35"	11.03	N60°09'07"W 10.92
C18	25.00	25°19'57"	11.05	N59°04'48"W 10.96
C19	567.00	31°13'14"	308.96	N56°08'11"W 305.15
C20	590.00	50°38'38"	521.50	S62°13'41"E 504.69
C21	590.00	42°24'15"	436.65	S58°06'30"E 426.76
C22	613.00	31°26'42"	336.43	N56°14'05"W 332.22

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C23	25.00	27°24'19"	11.96	N26°48'34"W 11.84
C24	23.00	25°23'56"	10.20	S25°48'22"E 10.11
C25	608.00	1°26'03"	15.22	N37°47'52"W 15.22
C26	25.00	90°11'53"	39.36	S82°00'23"E 35.42
C27	25.00	25°19'36"	11.05	N53°11'22"W 10.96
C28	23.00	27°28'54"	11.03	N52°06'43"W 10.93
C29	572.00	1°28'32"	14.73	N37°38'38"W 14.73
C30	25.00	89°48'54"	39.19	S8°00'05"W 35.30
C31	1112.00	30°35'56"	593.87	N37°36'34"E 586.83
C32	1096.00	12°42'25"	243.07	N48°47'48"E 242.57
C33	1080.00	8°41'53"	163.96	N48°32'43"E 163.80
C34	18.00	89°11'27"	28.02	N0°23'56"W 25.28
C35	18.00	94°28'57"	29.68	N87°45'52"E 26.43
C36	1096.00	32°50'25"	628.20	N38°43'48"E 619.63
C37	1096.00	20°08'00"	385.13	N32°22'36"E 383.15
C38	1080.00	18°12'48"	343.31	N31°24'59"E 341.87
C39	680.00	5°28'27"	64.97	N24°04'18"E 64.94
C40	696.00	24°18'00"	295.19	N33°29'28"E 292.98
C41	712.00	21°35'44"	268.36	N32°08'41"E 266.78
C42	18.00	87°56'13"	27.63	S1°01'33"E 24.99
C43	18.00	89°19'08"	28.06	N87°27'08"E 25.30
C44	545.00	7°52'49"	74.96	S51°49'42"E 74.90

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C45	372.00	0°23'56"	2.59	S32°46'13"W 2.59
C46	360.00	0°22'41"	2.38	N32°46'51"E 2.38
C47	348.00	0°23'28"	2.38	N32°46'27"E 2.38
C48	529.00	12°02'09"	111.12	S51°00'44"E 110.92
C49	529.00	11°41'24"	107.93	S62°52'31"E 107.74
C50	545.00	7°04'05"	67.23	S61°49'33"E 67.19
C51	18.00	86°38'23"	27.22	S22°02'24"E 24.70
C52	529.00	44°52'06"	414.26	N67°25'43"W 403.75
C53	513.00	41°50'07"	374.57	N65°54'43"W 366.31
C54	235.00	11°41'24"	47.95	S27°07'29"W 47.86
C55	250.00	11°41'24"	51.01	S27°07'29"W 50.92
C56	150.00	16°31'04"	43.24	S24°42'39"W 43.09
C57	18.00	86°38'23"	27.22	N64°35'58"E 24.70
C58	545.00	15°06'57"	143.78	S79°38'18"E 143.37
C59	529.00	21°08'32"	195.20	S79°17'29"E 194.10
C60	18.00	93°01'58"	29.23	S46°39'14"W 26.12
C61	2662.80	0°38'14"	29.61	N17°22'36"W 29.61
C62	2662.80	0°35'13"	27.28	N16°45'53"W 27.28
C63	2662.80	0°34'35"	26.78	N16°10'59"W 26.78

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N5°09'25"W	74.66
L2	S0°08'15"W	17.10
L3	S0°08'15"W	16.75
L4	S82°04'31"W	34.34
L5	N89°51'45"W	7.81
L6	N29°38'38"W	42.01
L7	N63°55'34"W	61.40
L9	S66°16'31"E	42.03
L11	S55°14'49"W	43.23
L12	S40°59'05"W	23.19
L13	S29°41'35"W	27.22
L14	N38°24'11"W	26.89
L15	S70°06'55"W	27.91

LINE TABLE

LINE	DIRECTION	LENGTH
L16	S31°17'32"W	38.43
L17	S21°22'29"W	43.78
L17	N50°18'57"W	38.29
L18	S76°31'25"W	36.95
L19	N30°09'15"E	29.55
L21	S21°16'47"W	69.63

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- EXISTING MONUMENT
- STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (EXCLUDES BUILDING LOTS & PUBLIC ROADWAYS)

LEI
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

HARMONY RIDGE PLAT A

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON — UTAH COUNTY, UTAH

SCALE: 1"=60' — SHEET 2 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

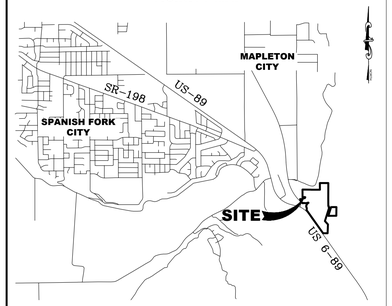
This form approved by Utah County and the municipalities therein.

LEI #2022-0022

HARMONY RIDGE
PLAT A
CONDOMINIUM A

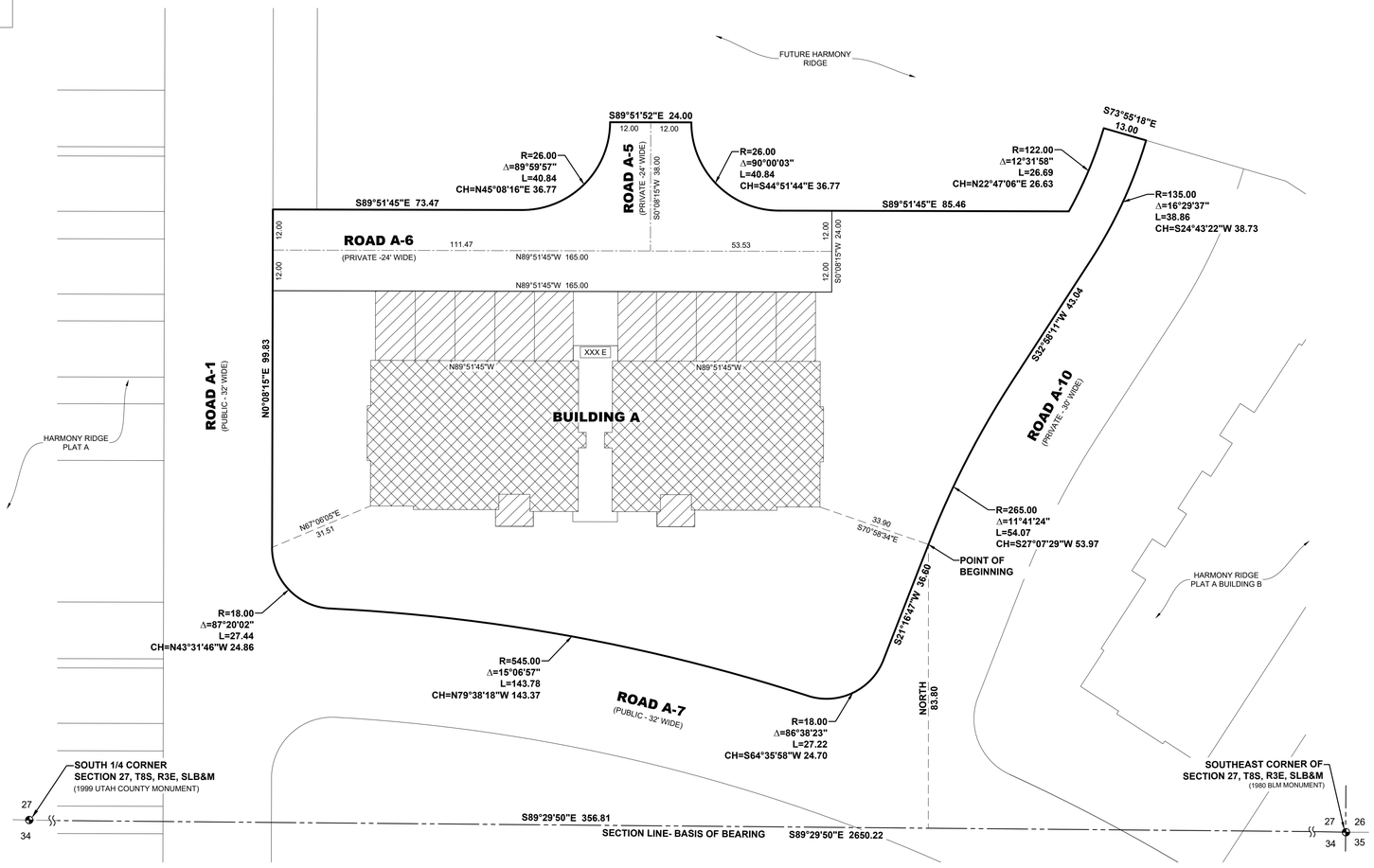
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

VICINITY MAP



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- EXISTING MONUMENT
- STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (EXCLUDES BUILDING LOTS & PUBLIC ROADWAYS)





NOTES

1. MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PLAT, NOR DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREETLIGHTS, CURBS, AND/OR LANDSCAPING.
2. THE DIMENSIONS ON THIS PLAT ARE BASED ON A BEARING OF S89°29'50"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. COMMON AREAS ARE TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER OR ASSIGNS AND ARE ACCESS AND UTILITY EASEMENTS IN FAVOR OF MAPLETON CITY IN THEIR ENTIRETY.

LEI
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

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°29'50"E ALONG THE SECTION LINE 356.81 FEET AND NORTH 83.80 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S21°16'47"W 36.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 27.22 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 86°38'23", CHORD: S64°35'58"W 24.70 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 143.78 FEET WITH A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 15°06'57", CHORD: N79°38'18"W 143.37 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 27.44 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 87°20'02", CHORD: N43°31'46"W 24.86 FEET; THENCE N00°08'15"E 99.83 FEET; THENCE S89°51'45"E 73.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 40.84 FEET WITH A RADIUS OF 26.00 FEET THROUGH A CENTRAL ANGLE OF 89°59'57", CHORD: N45°08'16"E 36.77 FEET;THENCE S89°51'52"E 24.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 40.84 FEET WITH A RADIUS OF 26.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'03", CHORD: S44°51'44"E 36.77 FEET; THENCE S89°51'45"E 85.46 FEET; THENCE S60°56'55"E 13.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 9.23 FEET WITH A RADIUS OF 135.00 FEET THROUGH A CENTRAL ANGLE OF 03°55'06", CHORD: S31°00'38"W 9.23 FEET; THENCE S32°58'11"W 43.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 54.07 FEET WITH A RADIUS OF 265.00 FEET THROUGH A CENTRAL ANGLE OF 11°41'24", CHORD: S27°07'29"W 53.97 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.64 ACRES.

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNERS CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

HARMONY RIDGE PLAT A, CONDOMINIUM A

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF_____, A.D. 20__.

_____ _____

_____ _____

_____ _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS _____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE_____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20___

_____ _____

APPROVED BY _____

_____ _____

APPROVED _____ ATTEST_____
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 20__, BY THE_____
_____PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

HARMONY RIDGE
PLAT A
CONDOMINIUM A

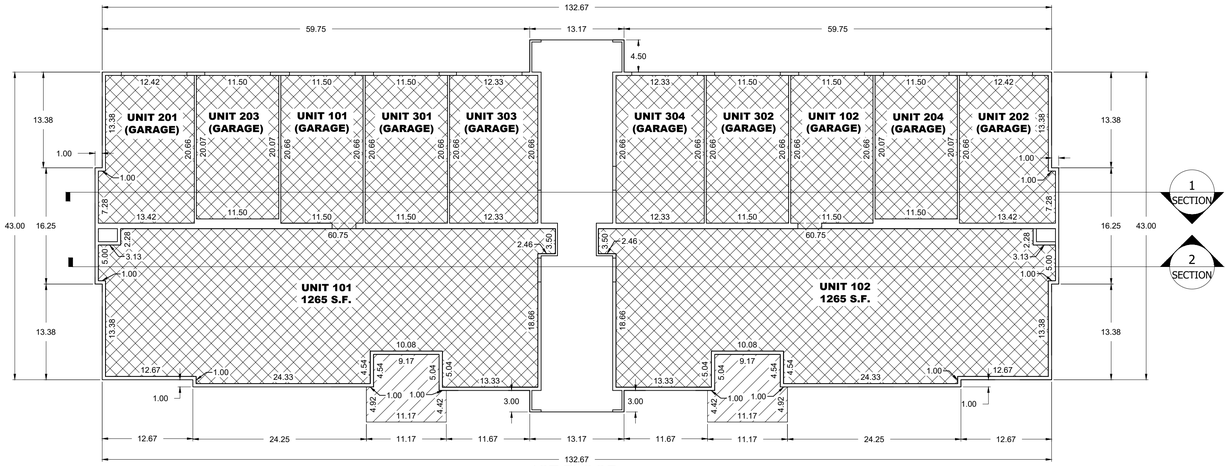
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON UTAH COUNTY, UTAH

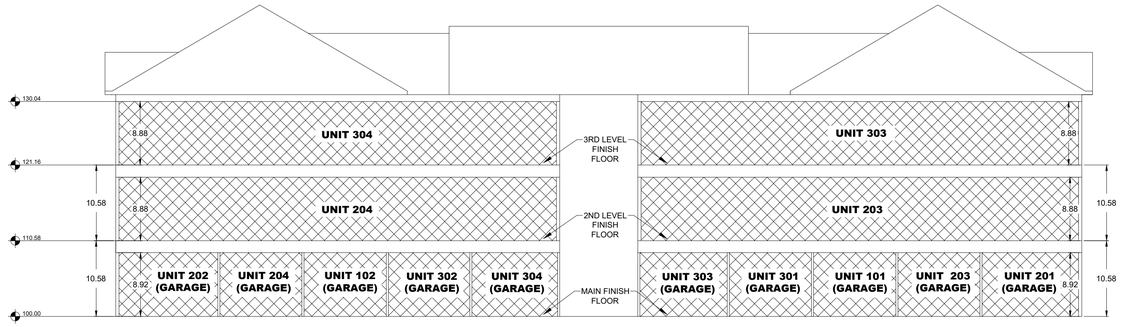
SCALE: 1"=20' SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

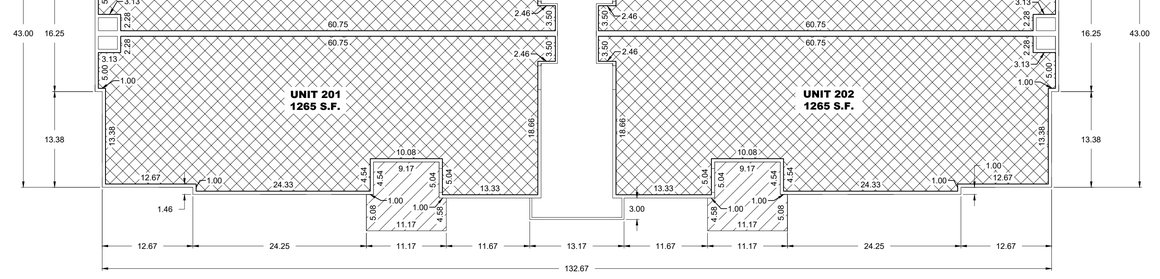
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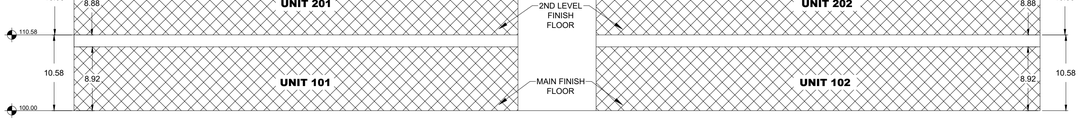
1ST FLOOR



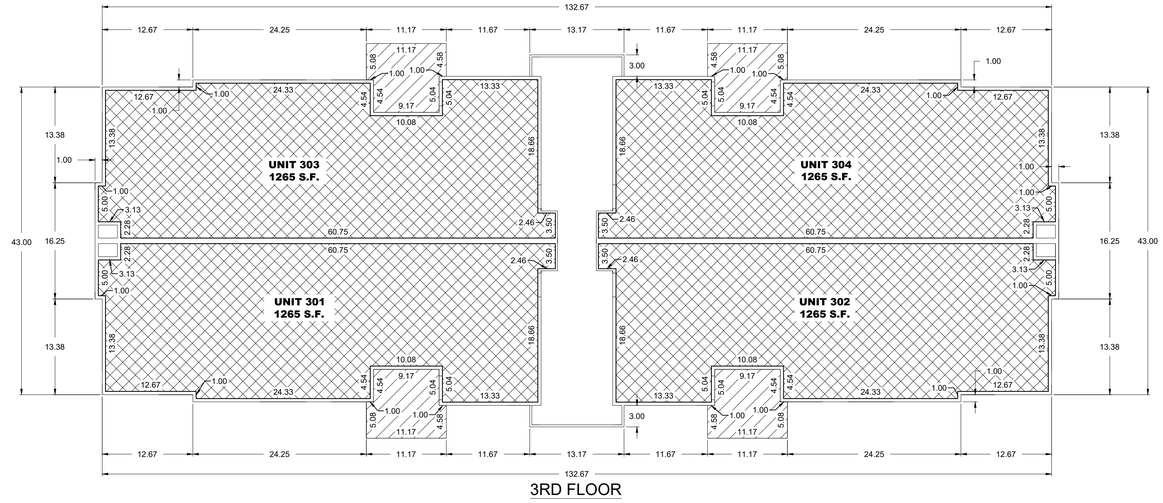
SECTION 1
REAR ELEVATION



2ND FLOOR



SECTION 2
FRONT ELEVATION



3RD FLOOR

LEGEND

- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA

LEI
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SURVEYORS
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3302 N. Main Street
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www.lei-eng.com

HARMONY RIDGE
PLAT A
CONDOMINIUM A

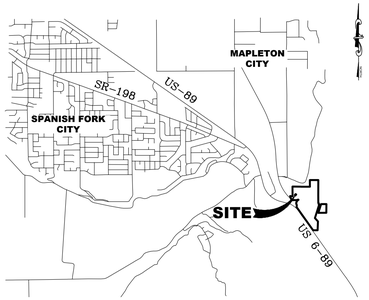
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON — UTAH COUNTY, UTAH

HARMONY RIDGE
PLAT A
CONDOMINIUM B

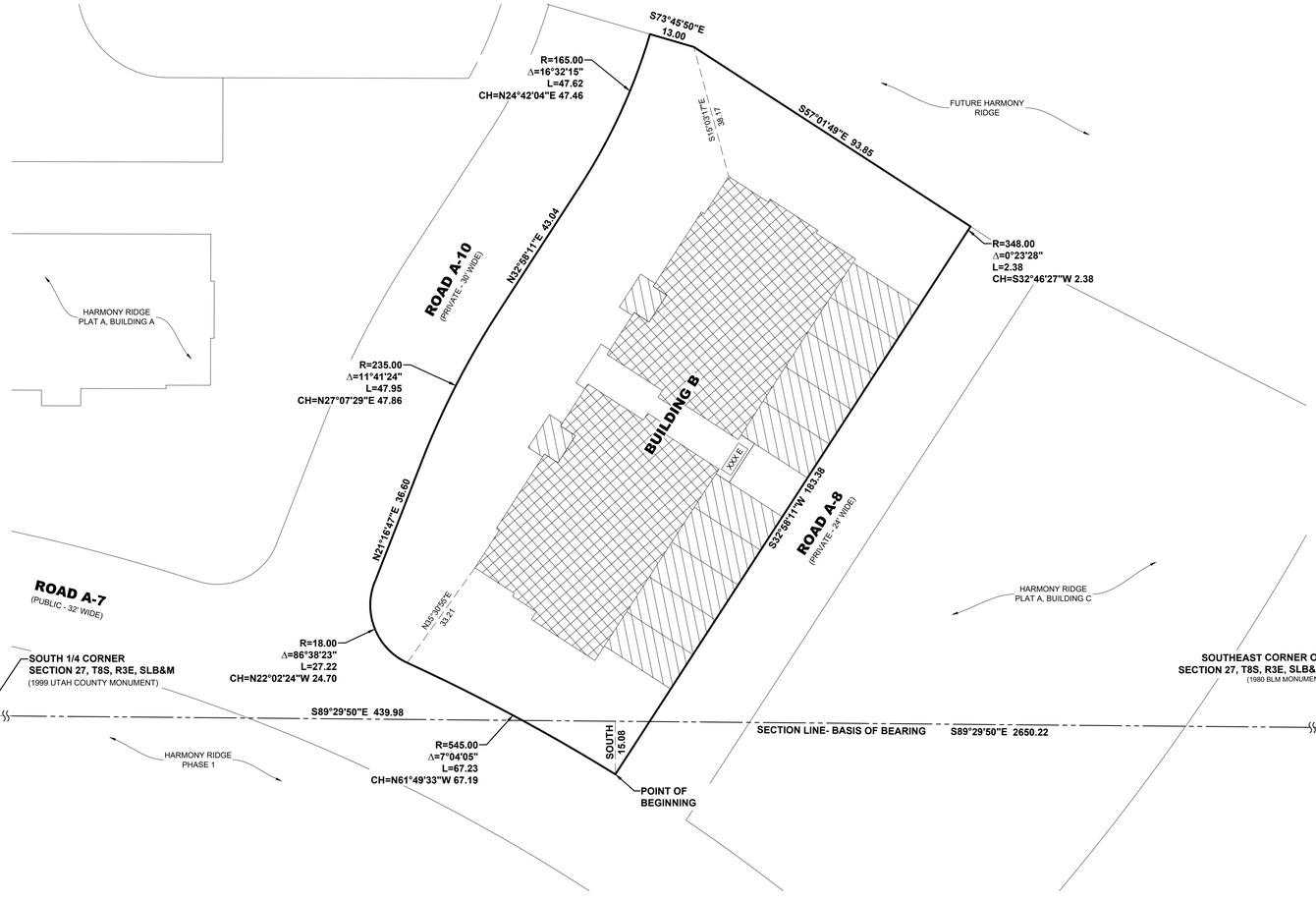
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

VICINITY MAP



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- EXISTING MONUMENT
- STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (EXCLUDES BUILDING LOTS & PUBLIC ROADWAYS)



SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°29'50"E ALONG THE SECTION LINE 439.98 FEET AND SOUTH 15.08 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 67.23 FEET WITH A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 07°04'05", CHORD: N61°49'33"W 67.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 27.22 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 86°38'23", CHORD: N22°02'24"W 24.70 FEET; THENCE N21°16'47"E 36.60 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 47.95 FEET WITH A RADIUS OF 235.00 FEET THROUGH A CENTRAL ANGLE OF 11°41'24", CHORD: N27°07'29"E 47.86 FEET; THENCE N32°58'11"E 43.04 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 11.28 FEET WITH A RADIUS OF 165.00 FEET THROUGH A CENTRAL ANGLE OF 03°55'06", CHORD: N31°00'38"E 11.28 FEET;THENCE S60°56'55"E 13.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 39.25 FEET WITH A RADIUS OF 178.00 FEET THROUGH A CENTRAL ANGLE OF 12°38'00", CHORD: N22°44'05"E 39.17 FEET; THENCE S57°01'49"E 93.85 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 2.38 FEET WITH A RADIUS OF 348.00 FEET THROUGH A CENTRAL ANGLE OF 00°23'28", CHORD: S32°46'27"W 2.38 FEET; THENCE S32°58'11"W 183.38 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.41 ACRES.

_____ _____
DATE SURVEYOR (See Seal Below)

OWNERS CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

HARMONY RIDGE PLAT A, CONDOMINIUM B

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF_____, A.D. 20__.

_____ _____
_____ _____
_____ _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH S.S.
COUNTY OF _____

ON THIS_____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS; EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS_____DAY OF_____, A.D. 20___

_____ _____
APPROVED BY _____
_____ _____
_____ _____
APPROVED _____ ATTEST _____
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____, A.D. 20__, BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

NOTES

1. MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PLAT, NOR DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREETLIGHTS, CURBS, AND/OR LANDSCAPING.
2. THE DIMENSIONS ON THIS PLAT ARE BASED ON A BEARING OF S89°29'50"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. COMMON AREAS ARE TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER OR ASSIGNS AND ARE ACCESS AND UTILITY EASEMENTS IN FAVOR OF MAPLETON CITY IN THEIR ENTIRETY.

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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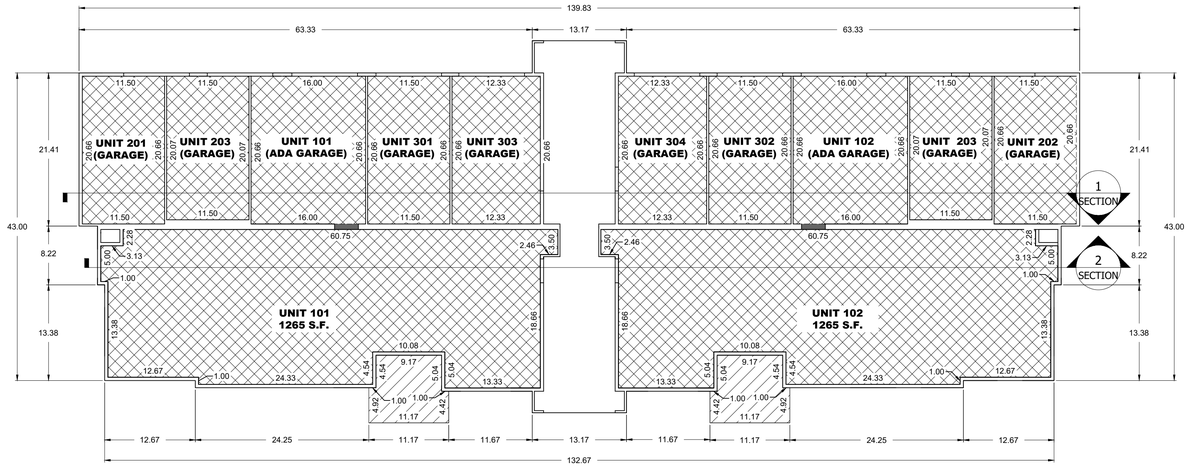
HARMONY RIDGE
PLAT A
CONDOMINIUM B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

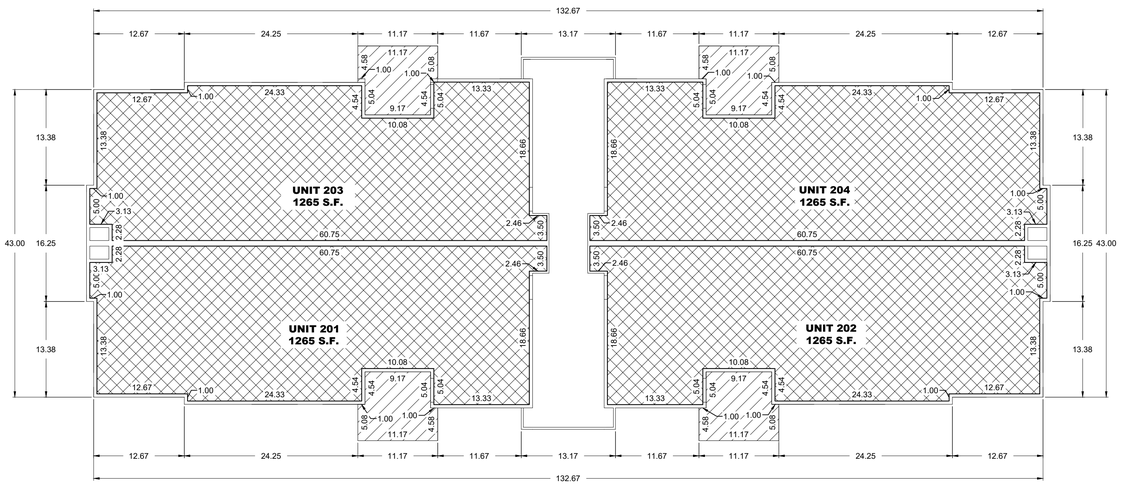
MAPLETON UTAH COUNTY, UTAH
SCALE: 1"=20' SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

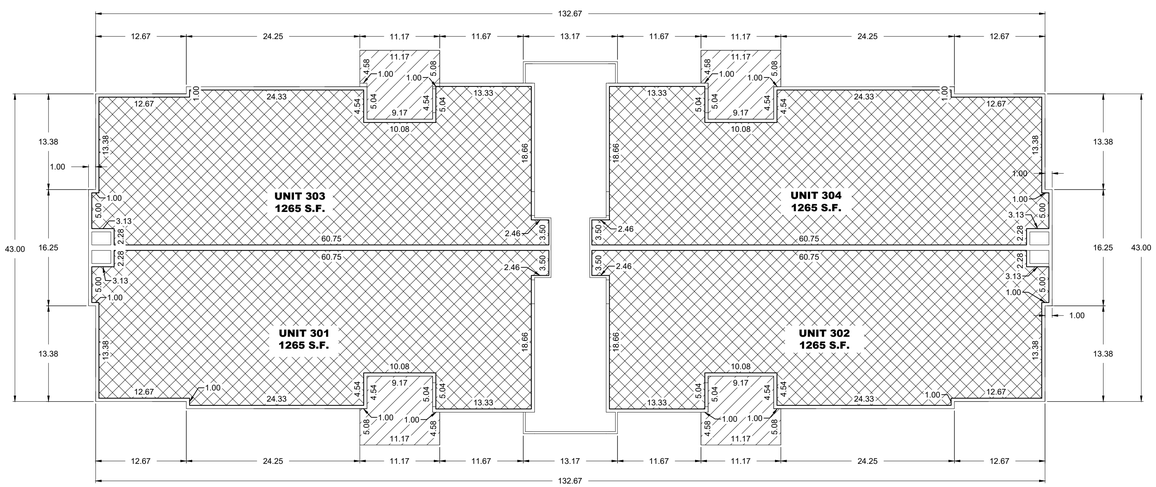
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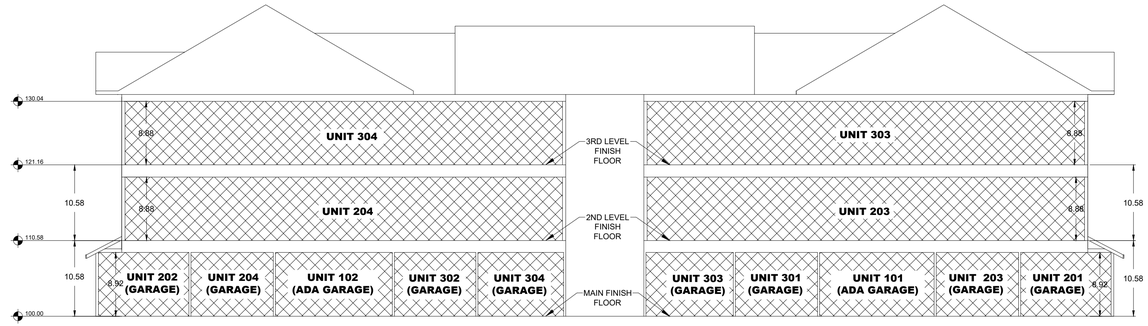
1ST FLOOR



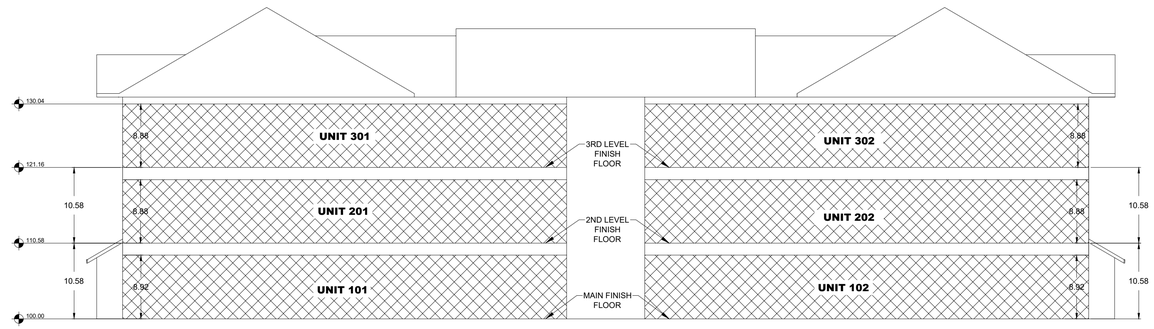
2ND FLOOR



3RD FLOOR



SECTION 1
REAR ELEVATION



SECTION 2
FRONT ELEVATION

LEGEND

- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA

LEI
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

HARMONY RIDGE
PLAT A
CONDOMINIUM B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON — UTAH COUNTY, UTAH

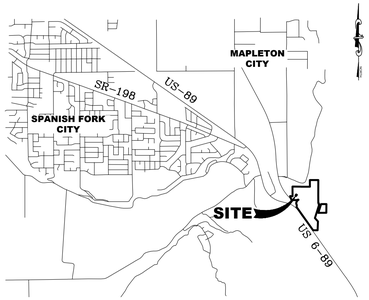
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LEI #2022-0022

HARMONY RIDGE
PLAT A
CONDOMINIUM C

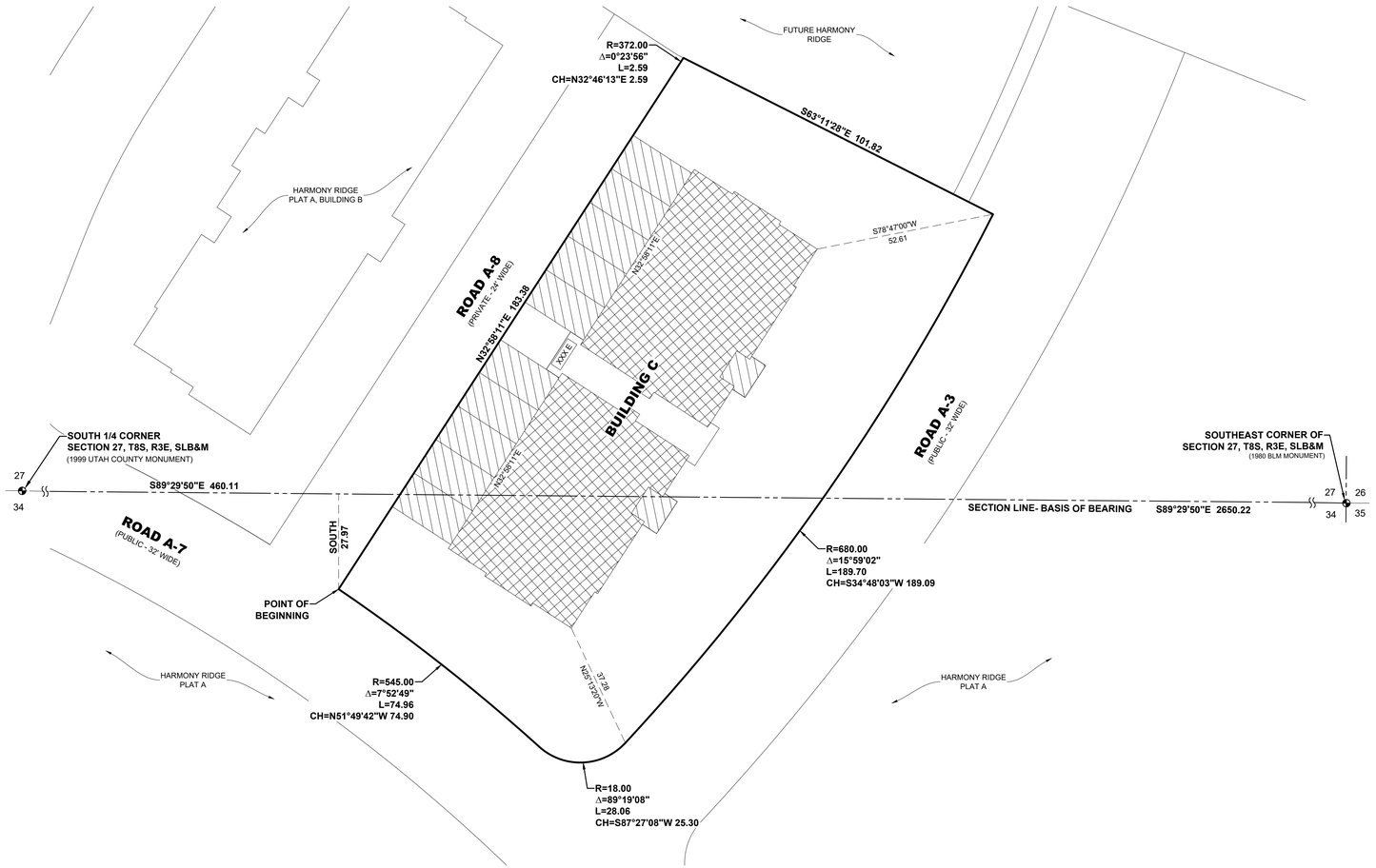
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

VICINITY MAP



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- EXISTING MONUMENT
- STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA (EXCLUDES BUILDING LOTS & PUBLIC ROADWAYS)





NOTES

1. MAPLETON CITY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN THE PROPERTY DESCRIBED IN THE PLAT, NOR DOES THE CITY HAVE RESPONSIBILITY FOR ANY OF THE INFRASTRUCTURE ASSOCIATED WITH THE ROADWAY SUCH AS SIDEWALKS, DRAINAGE FACILITIES, STREETLIGHTS, CURBS, AND/OR LANDSCAPING.
2. THE DIMENSIONS ON THIS PLAT ARE BASED ON A BEARING OF S89°29'50"E BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN.
3. COMMON AREAS ARE TO BE IMPROVED AND MAINTAINED BY THE DEVELOPER OR ASSIGNS AND ARE ACCESS AND UTILITY EASEMENTS IN FAVOR OF MAPLETON CITY IN THEIR ENTIRETY.

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SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. _____ IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT IN ACCORDANCE WITH THE UTAH CONDOMINIUM OWNERSHIP ACT AND COMPLIES WITH THE PROVISION OF SECTION 57-8-13(1) OF THE UTAH CONDOMINIUM OWNERSHIP ACT.

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, LOCATED IN MAPLETON, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°29'50"E ALONG THE SECTION LINE 460.11 FEET AND SOUTH 27.97 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE N32°58'11"E 183.38 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 2.59 FEET WITH A RADIUS OF 372.00 FEET THROUGH A CENTRAL ANGLE OF 00°23'56", CHORD: N32°46'13"E 2.59 FEET;THENCE S63°11'28"E 101.82 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 189.70 FEET WITH A RADIUS OF 680.00 FEET THROUGH A CENTRAL ANGLE OF 15°59'02", CHORD: S34°48'03"W 189.09 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 28.06 FEET WITH A RADIUS OF 18.00 FEET THROUGH A CENTRAL ANGLE OF 89°19'08", CHORD: S87°27'08"W 25.30 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 74.96 FEET WITH A RADIUS OF 545.00 FEET THROUGH A CENTRAL ANGLE OF 07°52'49", CHORD: N51°49'42"W 74.90 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.46 ACRES.

_____ DATE

_____ SURVEYOR (See Seal Bellow)

OWNERS CERTIFICATE AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF SAID TRACT OF LAND DESCRIBED HEREON DO HEREBY CERTIFY THAT WE CONSENT TO THE RECORDATION OF THIS CONDOMINIUM PLAT IN ACCORDANCE WITH UTAH CODE ANNOTATED 57-8-13, SUBDIVIDING THE LAND INTO CONDOMINIUM OWNERSHIP, AND CREATING UNITS, COMMON AREAS, LIMITED COMMON AREAS AND EASEMENTS ALL AS SET FORTH HEREIN TO HEREAFTER BE KNOWN AS

HARMONY RIDGE PLAT A, CONDOMINIUM C

UTILITY DEDICATION

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY GRANT AND CONVEY TO THE CITY AND OTHER PUBLIC UTILITY COMPANIES, A PERMANENT EASEMENT AND RIGHT OF WAY IN AND TO THOSE AREAS REFLECTED ON THE MAP AND DEFINED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THIS PROJECT AS "COMMON AREA" (INCLUDING PRIVATE STREETS AND PRIVATE DRIVEWAYS) FOR CONSTRUCTION AND MAINTENANCE OF APPROVED PUBLIC UTILITIES AND APPURTENANCES TOGETHER WITH RIGHT OF ACCESS THERETO.

RESERVATION OF COMMON AREAS

BY EXECUTION OF THIS PLAT, THE OWNER(S) SHOWN BELOW DOES HEREBY RESERVE ALL AREAS SHOWN ON THIS PLAT OR DESCRIBED IN THE DECLARATION OF CONDOMINIUM AS "COMMON AREA" FOR THE COMMON ENJOYMENT OF ALL OWNERS AND SUCH OWNERS GUESTS AND INVITEES AS SPECIFICALLY DESCRIBED IN THE DECLARATION OF CONDOMINIUM APPLICABLE TO THE PROJECT.

IN WITNESS HEREOF, THE OWNER(S) HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF_____, A.D. 20__.

_____ _____

_____ _____

_____ _____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THIS _____ DAY OF_____, A.D. 20___, PERSONALLY APPEARED BEFORE ME_____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT (S)HE EXECUTED IT IN SUCH CAPACITY.

_____
NOTARY PUBLIC FULL NAME:_____
COMMISSION NUMBER:_____
MY COMMISSION EXPIRES:_____
A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE _____ OF _____
COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC
THIS_____DAY OF_____, A.D. 20___

APPROVED BY _____

_____ _____

_____ _____

_____ _____

APPROVED _____ ATTEST _____
ENGINEER (See Seal Below) CLERK-RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS _____DAY OF _____, A.D. 20__, BY THE _____ PLANNING COMMISSION

_____ _____
DIRECTOR-SECRETARY CHAIR, PLANNING COMMISSION

HARMONY RIDGE
PLAT A
CONDOMINIUM C

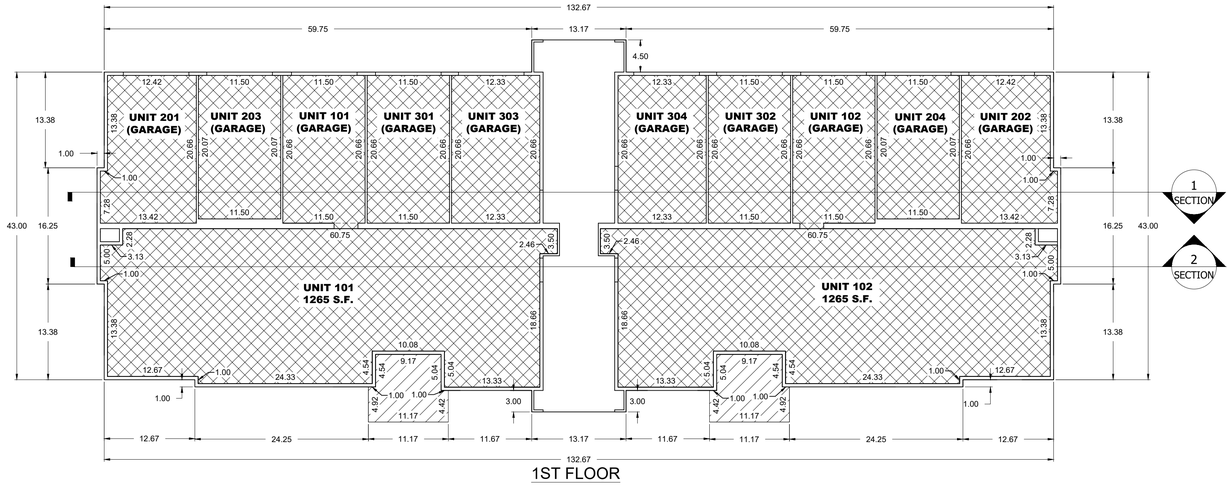
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON UTAH COUNTY, UTAH

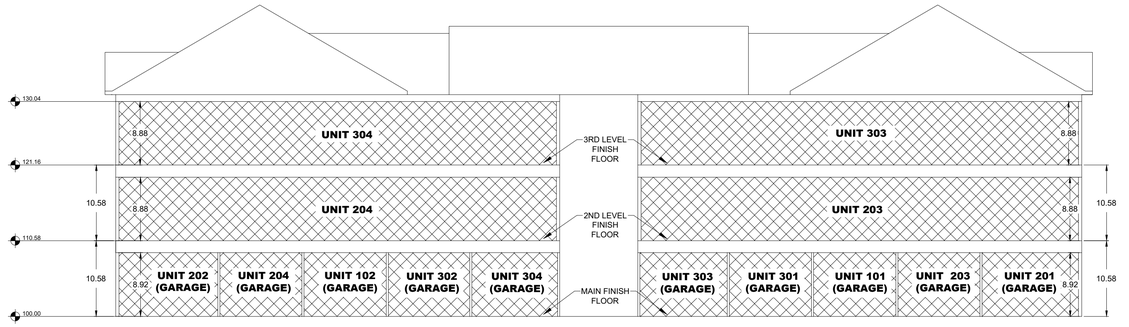
SCALE: 1"=20' SHEET 1 OF 2

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

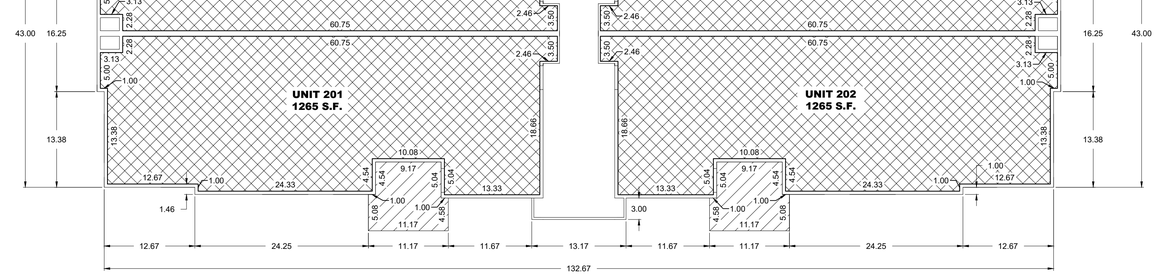
This form approved by Utah County and the municipalities therein. LEI #2022-0022



1ST FLOOR



SECTION 1
REAR ELEVATION



2ND FLOOR

SECTION 2
FRONT ELEVATION

3RD FLOOR

LEGEND

- LIMITED COMMON AREA
- PRIVATE AREA
- COMMON AREA

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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

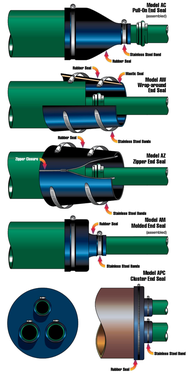
HARMONY RIDGE
PLAT A
CONDOMINIUM C

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27 AND THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF MAPLETON, UTAH COUNTY, UTAH

MAPLETON — UTAH COUNTY, UTAH

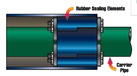
This form approved by Utah County and the municipalities therein.

LEI #2022-0022



End Seals

Innerlynx Model End Seal



Types of Innerlynx End Seals

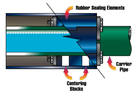


IL-C - Standard pipe INNERLYNX with insulating type plate.

IL-S316 - Pipe INNERLYNX with stainless steel hardware

IL-CB - Pipe INNERLYNX with centering block feature.*

IL-O Nitrile - INNERLYNX can be used for fuel applications in airports



*Centering Blocks are plastic reinforcements that assure a penetrating pipe will stay "centered" within its casing and adds extra support against heavy loads from back fill.

APS manufactures full conical shaped end seals in the seamless pull-on, wrap-around, molded, zipper and cluster styles. All five are made of 1/8" thick synthetic rubber assuring excellent chemical resistance and resiliency and can accommodate any combination of pipe sizes. These products out perform the costly and labor intensive brick and mortar method of sealing casing ends. While soil stress and pipe movement cause mortar to crack, the APS End Seals move with the pipe, insuring the integrity of your seal.

The model AC and AM end seals can easily be installed at the time of construction. Models AC, AW and AZ can be produced in concentric (for centered carrier pipes) and eccentric (for non-centered pipes). The model AW wrap-around end seals are designed to facilitate installation when the carrier line has already been installed and the pull is complete. Simply wrap around the carrier and casing, remove the release liner from the two pressure sensitive butyl mastic strips and press the adhesive strips down to form a seal.

Model AZ, zipper type end seal, is designed for use on new construction and on existing casings that require modifications or extension. Stainless steel zippers are pressure molded to the rubber and feature a protective rubber strip attached to the seal under the zipper to prevent damage or abrasion to the pipe. They are also easy to install. The seal wraps around the casing end and carrier pipe and zips shut to provide a tight seal while still allowing for pipe movement.

Model APC, cluster end seals, are now available for multi-carrier installations. Contact customer service for more information.

All five types of APS End Seals are secured with T-304 stainless steel banding straps with a 100% non-magnetic worm gear mechanism to insure the integrity of the clamp. Only a screwdriver is needed for installation.

In addition, Innerlynx forms a mechanical seal between pipelines and casing. Innerlynx forms a hydrostatic seal and electrically insulate the carrier pipe from the casing. Innerlynx can be installed by one person and requires no special tools.

Stainless Steel Band Casing Spacers Model SSI



Band and Risers
Band - 14 Gauge, T-304 Stainless Steel
Width: 8" & 12"
Riser - 10 Gauge T-304 Stainless Steel

Liner
PVC
Dielectric Strength - 60,000 VPM
Thickness - .090"+/- .010"
Hardness - 80 Duro +/- 5
EPDM
3,000 VPM
Thickness - .090" (2.20mm) min.
Hardness - Durometer "A" 85-90
Dielectric Strength - [1/8" (3.18 mm) thick] 50,000
VPM
Water Absorption - 1% max.
Overlaps Edges

Bolts, Nuts and Washers
Up to nominal OD of 16" – T-304 Stainless Steel – ¼" – 20UNC x 2" long bolts
¼" hex nuts
¼" washers SAE 2330
Above nominal OD of 16" – T-304 Stainless Steel – 5/16" – 18UNC x 2" long bolts
5/16" hex nuts
5/16" washers SAE 2330

Runner/risers
1" or 2" wide glass filled polymer plastic

Sizes of Runner/risers available:
Length - 7" & 11" (17.8, 27.9 cm)
Effective Heights for 7" Length - 1", $1^1/_2$", 2", $2^1/_2$", 3, $3^1/_2$",4", $4^1/_2$", 5, $5^1/_2$" and 6"
Effective Heights for 11" Length - 1", $1^1/_2$"

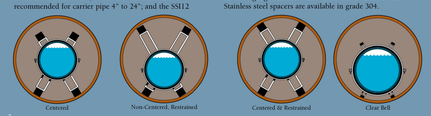
Material Specifications:
Rockwell Hardness (M) - (ASTM D785) - 101
Tensile Strength - (STM D638) - 27,000 psi
Flexural Strength - (ASTM D790) - 40,000 psi
Deflection Temp @ 264 psi - (ASTM D648) - 470F F (240F C)
Deformation Under Load @ 72' F (22' C) - 3500 lb.
Load, - (ASTM D648) - 1%

Welding
All risers are welded to the band by MIG welding.
Stainless steel welds are fully passivated.

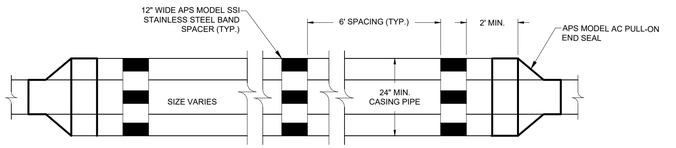
Stainless Steel Band Spacers & Insulators (Model SSI)

Heavy duty two-piece stainless steel bands serve practically every piping application and should be utilized inside casing that is 2 or 3 sizes larger than the carrier pipe. APS stainless steel band casing spacers are available in two models: the SS8 model, which is 8" in width and recommended for carrier pipe 4" to 24", and the SS12 model, which is 12" in width and is recommended for pipe 26" to 120" and larger. Stainless steel band spacers are recommended for every 6 to 8 feet of pipeline.

For larger diameter pipelines and bell and spigot applications, APS Spacers are available with runner/risers to provide an extra margin of safety. The bands are constructed of 14 gauge stainless steel with a 0.090" EPDM liner. Stainless steel spacers are available in grade 304.

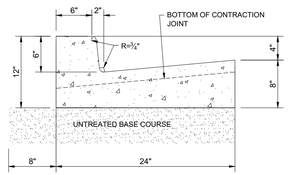


CASING:

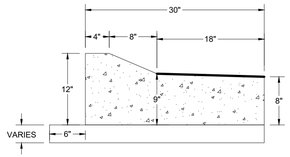


NOTE:
1. PROVIDE CATHODIC PROTECTION FOR STEEL CASING.
2. CONSTRUCTION OBSERVATION BY RAILPROS IS REQUIRED.

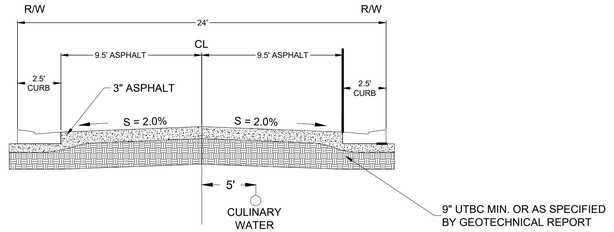
3 PIPE CASING DETAILS



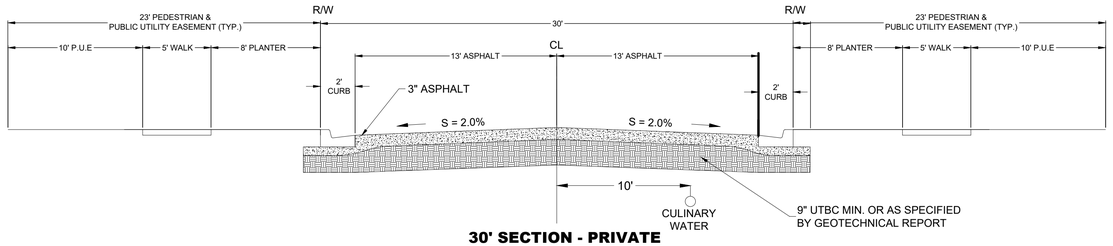
24" CURB & GUTTER



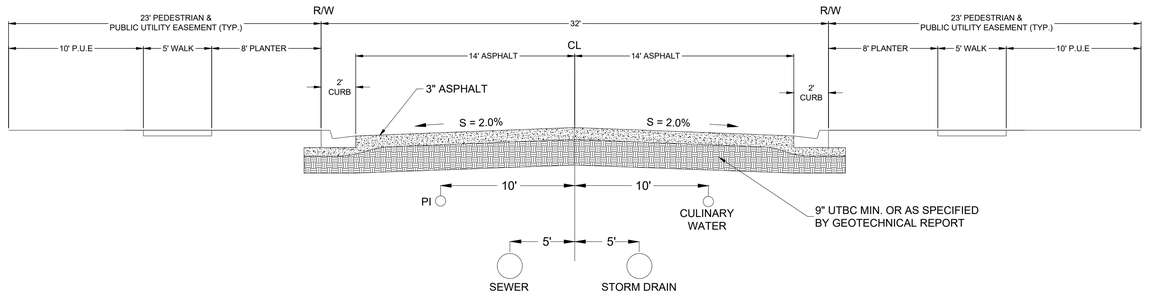
30" MOUNTABLE SHED CURB & GUTTER



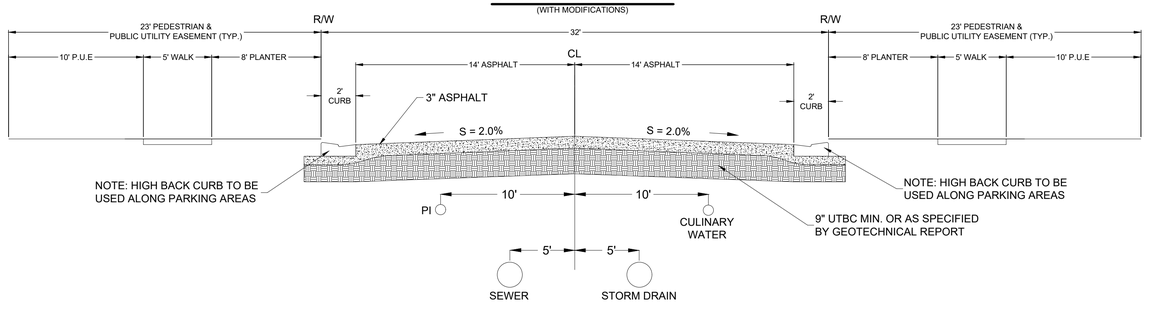
24' SECTION - PRIVATE
(WITH MODIFICATIONS)



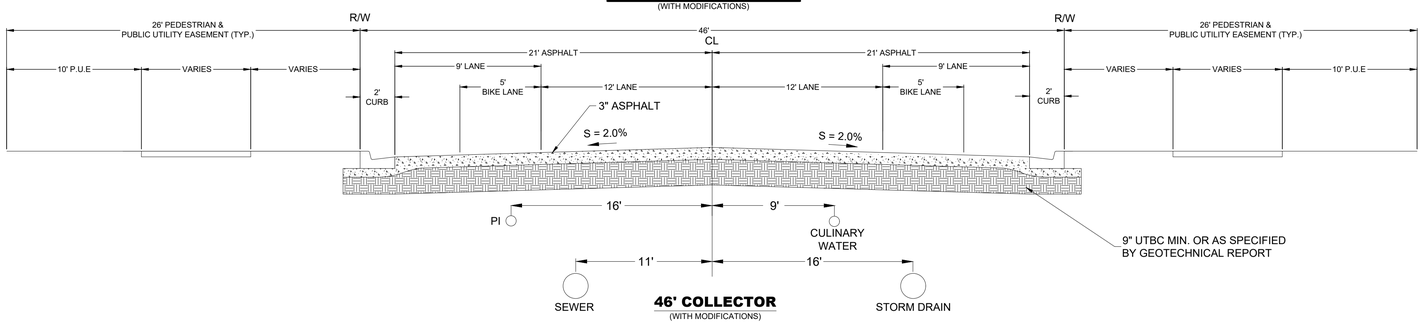
30' SECTION - PRIVATE
(WITH MODIFICATIONS)



32' SECTION - PUBLIC
(WITH MODIFICATIONS)



32' SECTION - PRIVATE
(WITH MODIFICATIONS)



46' COLLECTOR
(WITH MODIFICATIONS)

4 CROSS SECTION DETAILS

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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

NOT FOR CONSTRUCTION

HARMONY RIDGE - PLAT A FINAL
MAPLETON, UTAH
DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2022-0022
DRAWN BY: CJI/BAP
DESIGNED BY: NKW
SCALE: N.T.S.
DATE: 05/22/2023

SHEET 602

5/19/2023 9:51 AM
U:\0_LEI PROJECTS\2023\2022-0022 HARMONY RIDGE - MAPLTN\CAD\DWG\FINALS\PHASE 1\2022-0022 HARMONY RIDGE PHASE 1 DETAILS.DWG

HARMONY RIDGE

HARMONY RIDGE OFF-SITE ACCESS PLANS

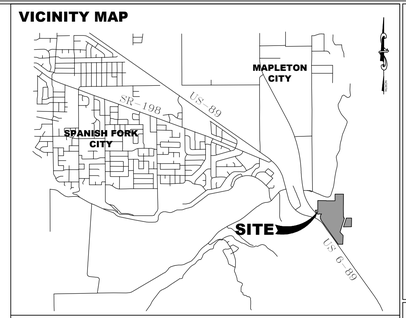


NORTH

SCALE: 1"=80'

80 40 0 80

VICINITY MAP



TABULATIONS

PROPOSED ASPHALT (43,184 S.F.)

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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

NOT FOR CONSTRUCTION

HARMONY RIDGE

MAPLETON, UTAH COUNTY, UTAH

OFF-SITE ACCESS - COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2022-0022

DRAWN BY: BAP

DESIGNED BY: NKW

SCALE: 1"=80'

DATE: 06/26/2023

SHEET

COVER

\\LEI_PROJECTS\2022\2022-0022 HARMONY RIDGE - MAPLETON\CAD\DWG\EXHIBITS\2022-0022 PH 3EX_1 OFF-SITE ACCESS.DWG 6/26/2023 3:44 PM

Attachment "4"

Development Review Committee Minutes

June 20, 2023

On May 23, 2023, plans were submitted for the Harmony Ridge Plat "A" subdivision consisting of 99 lots (69 townhome, 30 condos). The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards.

Community Development Division

Sean Conroy, Community Development Director
Phone: (801) 806-9101
Email: sconroy@mapleton.org

1. Please include the attached street address coordinate. You can include named streets as well, just be sure to include the coordinates in parenthesis. We will provide you with lot addresses prior to final approval.
2. MCC Section 183.84.270 requires 1 guest parking space for every 4 units. Please provide a total count of all guest spaces for the lower section.
3. Please submit an exhibit showing all areas that are required by the Department of Environmental Quality to be protected.
4. There is a sewer reimbursement amount of $275,777.87 due at plat recording.
5. Please provide estimated irrigable acreage (not counting planter strips) for determining water dedication requirement for this phase.
6. Use the City's commercial street light standard for lights on Harmony Ridge Parkway and the residential standard for intersections and interior.
7. Are you proposing a monument entry sign?

Engineering and Public Works Division

Rob Hunter, P.E. Public Works Director/City Engineer
Phone (801) 489-6253
Email: rhunter@mapleton.org
Seth Barrus, Staff Engineer
Phone (801) 489-6253
Email: sbarrus@mapleton.org

MAPLETON
UTAH

Required Modifications to Plans

1. The 10' utility easements adjacent to the townhomes should be revised to reflect the 23' Pedestrian and Public Utility Easements as shown on the street cross sections (10' behind the sidewalk).
2. Update street names per the addresses provided by Community Development.
3. Call out sign locations or add the symbols to the legend.
4. Coordinate mailbox requirements with the post office and show locations on plans.
5. Fix overlapping callouts (for example, Sheet 407 plan view – water callout overlapping storm drain callout).

Streets/Sidewalks

1. Submit the "separate UDOT drawings" to Mapleton City and UDOT.
2. Submit the TIS to UDOT for review, and to determine if they concur with signalization of SR 6 & US 89 in the immediate future.
3. As stated in the Community Development comments, secondary access needs to be of adequate width (twenty foot minimum) and all-terrain (paved). The second access also needs to be in a dedicated ROW or public access easement. The second connection will also need to be submitted to UDOT.
4. Temporary turnarounds at the end of stub roads need to be 49' radius.
5. Is parking desired along Harmony Ridge Parkway? The proposed 12' lane + 5' bike lane configuration does not fit in the bulb section at intersection (32') nor does it allow parking in the wider sections. Are the larger paths along Harmony Ridge Parkway intended as multi-use paths? That may be preferrable to widening for on-street bike lanes.
6. Even though the sidewalk on the south side of Harmony Ridge will not be constructed at this time, the ADA ramps on the north side for crossings at the bulb outs should be constructed with this phase. Lighting and storm drain inlet locations may need to be revised to accommodate the ADA ramps.

Fiber

1. Show Mapleton City Network fiber design, including pedestal and junction box locations. Design should be coordinated with Matt Hancock, Mapleton City Network Director, mhancock@mapleton.org or (801) 806-9105.

Sewer

1. Provide sizing calculations for the main sewer trunkline extending up Road A-1 and Harmony Ridge Parkway.
2. Review the sewer design between SMH 279 and SMH 52 to see if we can shallow up the 19' deep manhole and the 9.42% slope. Steep slopes often create gases that are corrosive to the pipe and dangerous for maintenance workers in the deep manhole. Provide velocity calculations for slopes higher than 5% to determine if additional design measures are needed.
3. City standard utility spacing is 5' CL to CL between sewer and PI. That may not always be possible around curves. But ensure minimum 3' edge of pipe to edge of pipe (±3.75' CL to CL) so we can make future sewer repairs without undermining the PI line.

Pressurized Irrigation

1. Submit an analysis of the pressurize irrigation system performed by Hansen, Allen & Luce (Katie Jacobsen) 801-566-5599.
2. Specify lower pressure pipe material as purple C900 PVC class 200 PSI. High pressure size and type to be determined in coordination with Katie.
3. Add details and callouts for what restraints/thrust blocks are required for bends on the high pressure line.

Storm Drain

(Note: these comments also address the Harmony Ridge Offsite Drainage Plans and Drainage Report).

1. Offsite storm drain line and retention pond should be put into a public drainage easement until future plats are completed.
2. The drainage report is hard to follow. The map in Appendix A shows several subbasins generally grouped into 3 larger subbasins (A, B, and C). The CN and TC calcs as well as the models for the detention/retention sizing shows 5 subbasins (Phase 1 and Areas 1, 2, 3, and 4). But then the calcs for the storm drain to get to the detention/retention is again A, B, and C. Please be consistent across the submitted calcs, submit a map that shows all the areas accounted for in the modeling, and shows at least in concept how the future phases tie into the storm drain shown in Phase 1 and the submitted Offsite Drainage Plans.

3. The elevations and areas shown in the submitted modeling do not appear to match what is shown in the plans, which makes it impossible to verify required storage volumes.
4. Submitted inlet calculations appear to show double inlets are required in some locations along Harmony Ridge Parkway. That is not what is shown on the plans.
5. Double check storm inlet locations. For example, the inlet on the NE corner Road A-1 and A-7 (Detail C, Sheet 301) appears to be at a high point. Other inlet locations may need to be tweaked to accommodate ADA ramps (see above street comment). Preference at intersections is to have inlets upstream of ADA ramps so flows are eliminated or minimized at street crossing.
6. Multiple locations call out "combo box" for what appears to be a manhole.
7. Provide paved access to detention/retention facilities that would require a vac truck and/or jetter to maintain, such as outfall pipes and maintenance ports for the Stormtech system.
8. Provide trash racks for outfall pipes 24" and larger on the detention/retention ponds since they also act as common areas for the residential phases. This is to prevent kids from accessing the pipes and getting stuck.
9. Revise grading to ensure runoff is directed away from the residences. 10' of 2% grade minimum grade away from the buildings is required (for example, see grading toward units 141-143 on Sheet 304.

Culinary Water

1. Submit an analysis of the culinary water system performed by Hansen, Allen & Luce (Katie Jacobsen) 801-566-5599.
2. Mapleton City is updating their water meter lid standard to accommodate new cellular endpoints. The description for the new meter lid from Mountainland Supply is DFW12AUT-1MW+T DEEP LID BLACK MARKED "WATER" PN: 638102.

Streetlights

1. Call out street light locations and types according to Community Development comments or add the symbols to the legend.

MAPLETON
UTAH

Details

1. The detail for a pre-treatment sump is included twice, but does not appear to be included in the plans. Include only the details required for this plan set. The trench cross section detail is also included twice.

Informational Items

These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.

A 2" conduit system with services to each home will be required in the PUE. Please note such on the plans. Contractor to contact Public Works for details.

All utility crossings will be marked with etchings in the back of curb.

Public Works inspections will be required on all utilities prior to backfill. Inspections will include GPS data collection of all fittings and appurtenances.

Please follow APWA standards and specifications unless otherwise identified in the Mapleton City Supplement to APWA Standards and Specifications available online at www.mapleton.org.

A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.

Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.

Any work on dry utilities including but not limited to power, gas, and communications will be coordinated and approved by the relevant utility company and must be installed within the public utility easement.

Concrete Collars will be required on all valves and manholes in the roadway.

Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.

Please ensure 10' separation between culinary water and sanitary sewer lines.

A maintenance plan and agreement will be required and recorded for all storm drain retention basins.

A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.

A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, Prior to plat recording:

- ☐ Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements**.**
- ☐ Payment of engineering inspection fee of $19,800.
- ☐ Payment of slurry seal fees of $.18 a square foot of asphalt.
- ☐ Pay all rollback taxes if applicable.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for $50 per page + $2 per lot.
- ☐ Contact post office regarding cluster mailbox (see attached letter).
- ☐ Payments to be included with building permit per lot:
  - -Boundary Adjustment Fee = $6,165 if issued in 2023, $6,334.54 if issued in 2024.
  - -Sewer Payment - $3,294.12

Attachment "4"

MAPLETON
UTAH

PLANNING COMMISSION MINUTES
July 13, 2023

PRESIDING AND CONDUCTING: Chairman Killpack

Commissioners in Attendance: Jake Lake
Rich Lewis

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Killpack called the meeting to order at 6:00pm. A prayer and Pledge of Allegiance was given.

Item 1. **Planning Commission Meeting Minutes – June 8, 2023.**

Motion: Commissioner Lewis moved to approve the June 8, 2023, Planning Commission Meeting Minutes.
Second: Commissioner Lake
Vote: Unanimous

Item 2. **Consideration of Preliminary Plat approval for the Harmony Ridge Plat A subdivision consisting of 99 lots located at approximately 5000 South Highway 89. The applicant is Edge Homes.**

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The applicant's first phase will include 69 town homes and 30 condominiums. Some amendments were approved recently to the Development Agreement. There is a paved trail that will be built in this first phase, which will eventually connect to the Mapleton Parkway Trail. The maximum density of the overall development will be 990 lots. They are required to have two points of access for this phase. Staff recommends approval to the City Council with the Development Review Committee (DRC) comments.

Brandon Watson, with Edge Homes, knows this development has been in discussion with the city for many years. They are excited to move forward with this development. **Commissioner Killpack** asked about what types of elevations they are leaning towards. Brandon stated that their elevation is more of a Scandinavian look, which has been well received in other communities they have built in. An example of each of the types of units

they will be building was shown as part of the presentation this evening. They plan to use a lot of contrasting colors that will all work well with each other. There will be a park in this area that will be maintained by the Homeowners Association (HOA). This layout is in line with what was previously approved for development. There was some concern about the size of the park, feeling it does not seem large enough to accommodate all these units. There will be a 30-acre park adjoining this property that will be located on the upper part of this project for public use. **Commissioner Killpack** would love to see some additional features that will make the park area more beautified.

Motion: Commissioner Lewis moved to recommend approval to the City Council for the Preliminary Plat for the Harmony Ridge Plat A subdivision consisting of 99 lots located at approximately 5000 South Highway 89 with the condition that the Development Review Committee (DRC) comments be addressed prior to plat recording.
Second: Commissioner Lake
Vote: Unanimous

Item 3. Consideration of a Variance request from the required 30-foot corner lot setback for a new shed on a property located at 375 North Clegg Canyon Drive. The applicants are David and April Orgill.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. The site is a corner lot with a storm drain easement along the back. No structures are allowed to be built in easements, which was one issue that needed to be addressed. The second was the 30-foot side yard setback requirement, which the current location of the structure was in violation of. The property owner did receive approval from the Homeowner Association (HOA) in the subdivision. When considering a Variance there are five requirements that must be met to receive the Variance. These five requirements were listed in the Staff Report this evening. **Commissioner Lewis** asked if the shed being built on the south side of the property was the only other location it could be put in to meet the city code. Sean stated that it would.

David Orgill, the applicant, stated that he built the structure in this location for privacy in their back yard. It would not obstruct any views. They do not have a lot of location options with the swimming pool and playground areas in the yard, in addition to the easement restrictions. Mr. Orgill did know about the storm drain easement on the property. When this development was approved, they proposed to have an open split rail fence. **Commissioner Lewis** tends to lean toward Staff's recommendation. **Commissioner Killpack** asked if there were any other locations on the property where it would fit. The applicant stated there is an area in the southwest corner of the lot it could potentially be located in. Staff does recommend denial of the application, but the Planning Commission can determine what they feel is best about meeting the five criteria. The commission is the final voting body for this application.

1st Motion: Commissioner Lake moved to deny the Variance request from the required 30-foot corner lot setback for a new shed on a property located at 375 North Clegg Canyon Drive.
Second: Commissioner Lewis