

# Planning Commission Staff Report

March 26, 2015

## Item 2

**Applicant:** Cory Anderson

**Location:** Approximately  
400 South Main Street

**Prepared by:** Brian  
Tucker

**Public Hearing Item:** Yes

**Zone:** RA-1

### REQUEST

Consideration of a rezone to include the TDR Receiving Zone Overlay, a revised plat for the Copperhead Estates Subdivision Plat “A” that includes two additional lots, and Preliminary and Final Plat approvals for the Copperhead Estates Subdivision Plat “B” consisting of three lots located at approximately 400 South Main Street in the Residential Agricultural (RA-1) zone.

### BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 8.04 acres and is located in the RA-1 zone at approximately 400 South Main Street. The project site consists of the remainder parcel from the one lot Harvey Subdivision Plat “A” approved and recorded in 1998 the Tew Property that includes the Tew Home at 377 South Main Street. The applicant is requesting approval to construct and dedicate 400 South Street and 170 East Street to provide frontage for 11 new building lots and for subdivision approval for 12 lots, including the new lot that the existing Tew Home will be located on.

In April of 2014 a 4 lot subdivision called the Harvey Subdivision Plat “B” was approved on this property but was never recorded. The owners of the property believe that 4 lots are not financially viable given the amount of infrastructure that would need to be constructed and have therefore proposed what they feel is a more viable alternative.

In January of 2015 the Planning Commission and City Council held public hearings on a proposed 7 lot subdivision on the 4.81 Acre parcel. The proposed subdivision would have made use of 4 TDR Certificates and would have included a 400 South Street and a 170 East Street to create frontage for the new lots. The Planning Commission recommended that the Council approve the 7 lot Copperhead Subdivision. The 400 South Street would have been constructed along the northern border of the property and this road, with respect to the Tew property and home it would be directly adjacent to, was the reason the City Council tabled the application. The Council wanted a legal opinion on the viability of the road relative to the existing home.

The developer/applicant has reached an agreement with the owners of the Tew property to build the road in the previous location with 5 additional lots on the Tew property. Plat A, including the 7 lots south of the proposed 400 South and the two easternmost lots north of the road, will be owned by the applicant. Plat B, including 2 new building lots and a lot upon which the existing Tew home will remain, will continue to be owned by the Tew’s and will be recorded at a later date.

The improvements for the entire subdivision will be dedicated and installed as part of Plat A.

**EVALUATION**

**General Plan:** The General Plan indicates that this property should develop in a low density manner. The proposed ½ acre lots are very much in line with this indication. The characteristics of the “Low Density Residential” land use category indicated by the General Plan “include low density single family homes with ample open spaces and setback requirements meant to provide adequate spacing between dwellings, and houses of worship. A higher density than one dwelling per acre may be allowed pursuant to a development agreement or with the use of “Transferable Development Rights” (TDR’s) and zone overlay of TDR-R. In order to allow animals and residential agricultural uses on all lots, lots smaller than 21,780 square feet should not be allowed, even with TDR’s or development agreements.

**Master Transportation Plan/Street Design:** The Mapleton City Transportation Master Plan does not indicate that roads in this location are required, however the 400 South Street, constructed as proposed in this subdivision application, would provide access to undeveloped and underdeveloped property located to the east of the project area. The transportation map shows primary access to the area bounded more or less by Maple Street and 900 South and by Main Street and 1200 East as having future access from a future major local street off of East Maple Street. The additional access created by this previously unforeseen connection would be welcome for creating interconnectivity for this largely inaccessible area. The proposed street design is a standard design for a local access street.

**Zoning:** Lots located within the RA-1 zoning district with the TDR Receiving Overlay Zone have a minimum lot area requirement of 21,780 square feet and a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050. The proposed lots comply with these requirements.

**Setbacks:** Mapleton City Code, Section 18.20.080 addresses non-conformities resulting from public action and states that when “area or yard setbacks of a legally established lot are reduced as the result of conveying land to a federal, state or local government for a public purpose, such as a city street for use by the general public, such lot and yards shall be deemed to be in compliance with the minimum lot size and yard setback standards of this title without any need for a variance”. This language suggests that when city streets are created that serve the general public the setbacks and lot area may be reduced without the requirement of a variance.

The existing Tew home meets the setback requirements as it exists on a standard interior lot with only one frontage. The proposed subdivision would make this home a corner lot and the second “front yard” required of corner lots would not meet the required 30’ and would instead measure approximately 13’. While a private developer rather than the City is initiating the request to construct a street in this case, the road will be conveyed to the “local government” in this case Mapleton City. As a dedicated city street it will serve not only the future residents but also will serve to create additional connectivity within the city. The means of ingress and egress for future city residents will be greatly increased when property to the east is developed. Section 18.20.080 is intended to support the orderly development of property within the city when the need for or desire to increase public infrastructure conflicts with the typical zoning standards.

**Review Criteria:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

## **STAFF RECCOMENDATION**

Recommend approval of the TDR Receiving Zone Overlay, the revised Preliminary and Final Plats for the “Copperhead Estates Subdivision Plat “A”, and the Preliminary and Final Plats for the “Copperhead Estates Subdivision Plat “B” with the attached findings and conditions and approval of the TDR overlay to the City Council.

## **SPECIAL CONDITION**

1. Any outstanding issues raised in the DRC minutes dated February 12, 2015 shall be addressed prior to plat recording.

## **ATTACHMENTS**

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 2/12/2015.
4. Relevant Minutes from the April 2014 Planning Commission Meeting discussing the 4 lot Harvey Subdivision.

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
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.	✓

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

February 12, 2015 at 8:30am

125 West Community Center Way (400 North), Mapleton, Utah 84664

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On or about December 5, 2014 the City received an application for the Copperhead Estates Plat "A" subdivision consisting of 7 lots, located at approximately 400 South Main Street in the RA-1 Zone. A subsequent revised application was received in February of 2015 requesting 5 additional lots with a 9 lot Phase I and a 3 lot Phase II. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and 3) informational items regarding city standards. **All items that include an \* and are bolded are required prior to the application being scheduled for a hearing.**

### Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: [btucker@mapleton.org](mailto:btucker@mapleton.org)

### Application Deficiencies:

1. Because the number of lots has changed from 7 to 12 the \$45 per lot needs to be paid on the 5 additional lots.
2. The applicant must submit a signed and notarized property owner/authorized agent affidavit. The form is included in the subdivision application packet.
3. The applicant must submit a completed "Utility Notification Form". The form is included in the subdivision application packet.
4. The applicant must submit proof that the taxes are current for the subject property.
5. The applicant must submit a preliminary title report or policy of title insurance.
6. The applicant must convey to Mapleton City 15 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage).
7. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

### Comments for plans submitted in February 2015:

1. Please submit a phasing plan for the subdivision.
2. Please submit plans for the improvements near the existing home on the Tew property. The submitted cross section shows the location of the sidewalk on only the south side of the road and does not show the portion on the north side near the home where the sidewalk is adjacent the curb.
3. The Final Plat must include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.

4. Redundant "Utility Company Approval" signature lines can be removed from the plat. Rocky Mountain Power, Century Link, Comcast, Questar Gas, and Mapleton Irrigation each only need one signature line/block on the plat.
5. The "Acceptance of Legislative Body" signature block runs the Mayor and City Engineer lines and instructions together and given the space available could be further separated for clarity sake.

### **Engineering and Public Works Division**

Gary Calder, City Engineer, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

Phone (801) 489-6253, Fax (801) 489-5179

### **Address the following concerns in revised drawings:**

**Project: Copperhead Estates      Date: February 12, 2015**

#### Water System:

1. Water Model review by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer.
  - a. Page P-1 existing waterline is 12"

#### Secondary Water (Pressure Irrigation):

1. This new 8" line should be 5' minimum from existing 20" PI waterline.
  - a. Show gate valves on 8" cross adjacent to existing 20" PI
2. Label PI services on lots 8 thru 11.

#### Roadway:

1. Cul-de-sac detail shall show: (Std Drawing Street 20)
  - a. 60' radius not 58' as labeled.
  - b. Width of roadway is 66' not 56'
2. Main Street (UDOT Hwy 147) detail shall show: (Std Drawing Street 05)
  - a. 6' sidewalk
  - b. 48' asphalt overall width of asphalt.
3. Pages P2.0 thru P4.0 show slope of proposed road on profile
4. Page C1.1 remove asphalt paving x-sections.

#### Storm Drain:

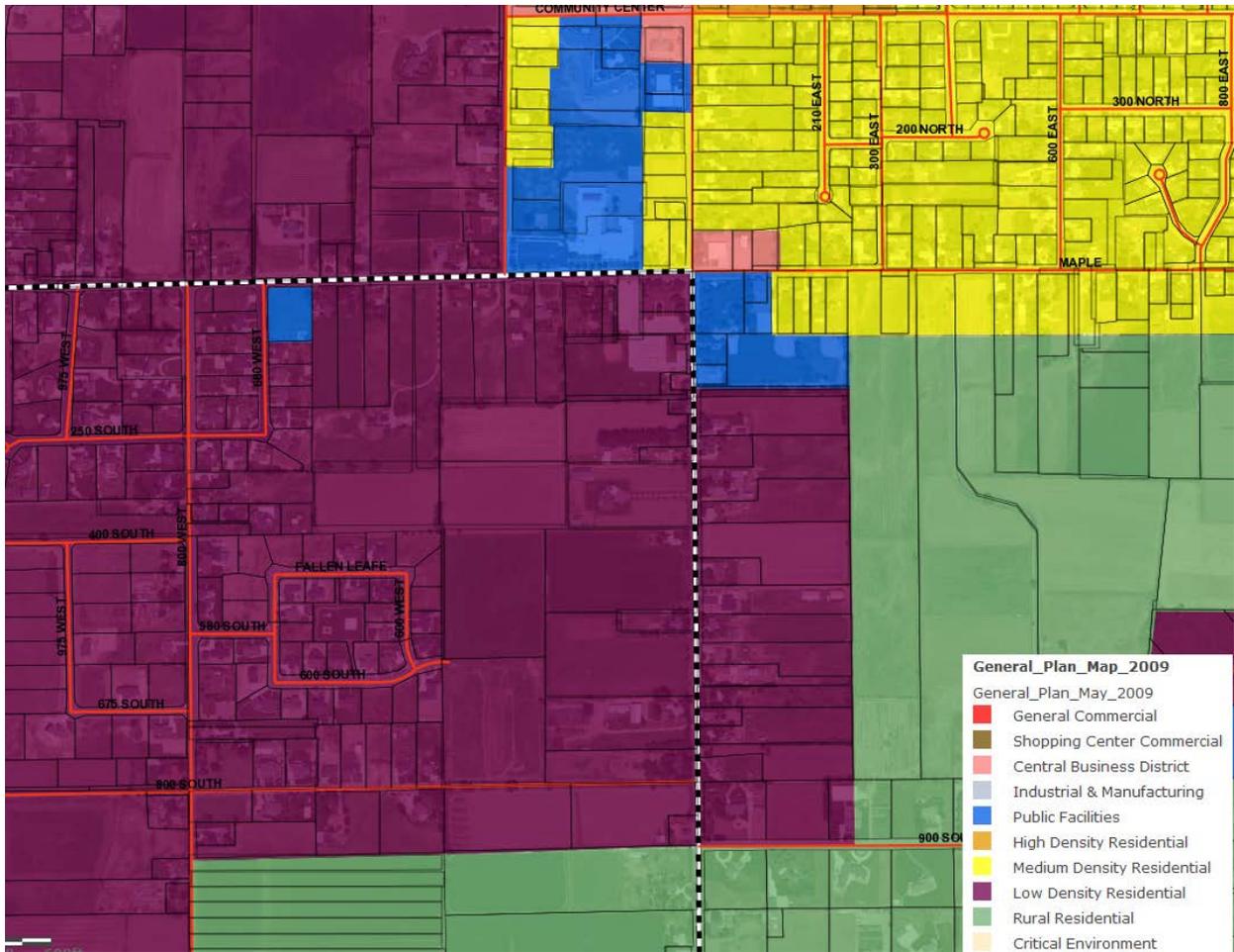
1. SWPPP will be required.
2. Geo-tech report and new storm drain calculations will be required.

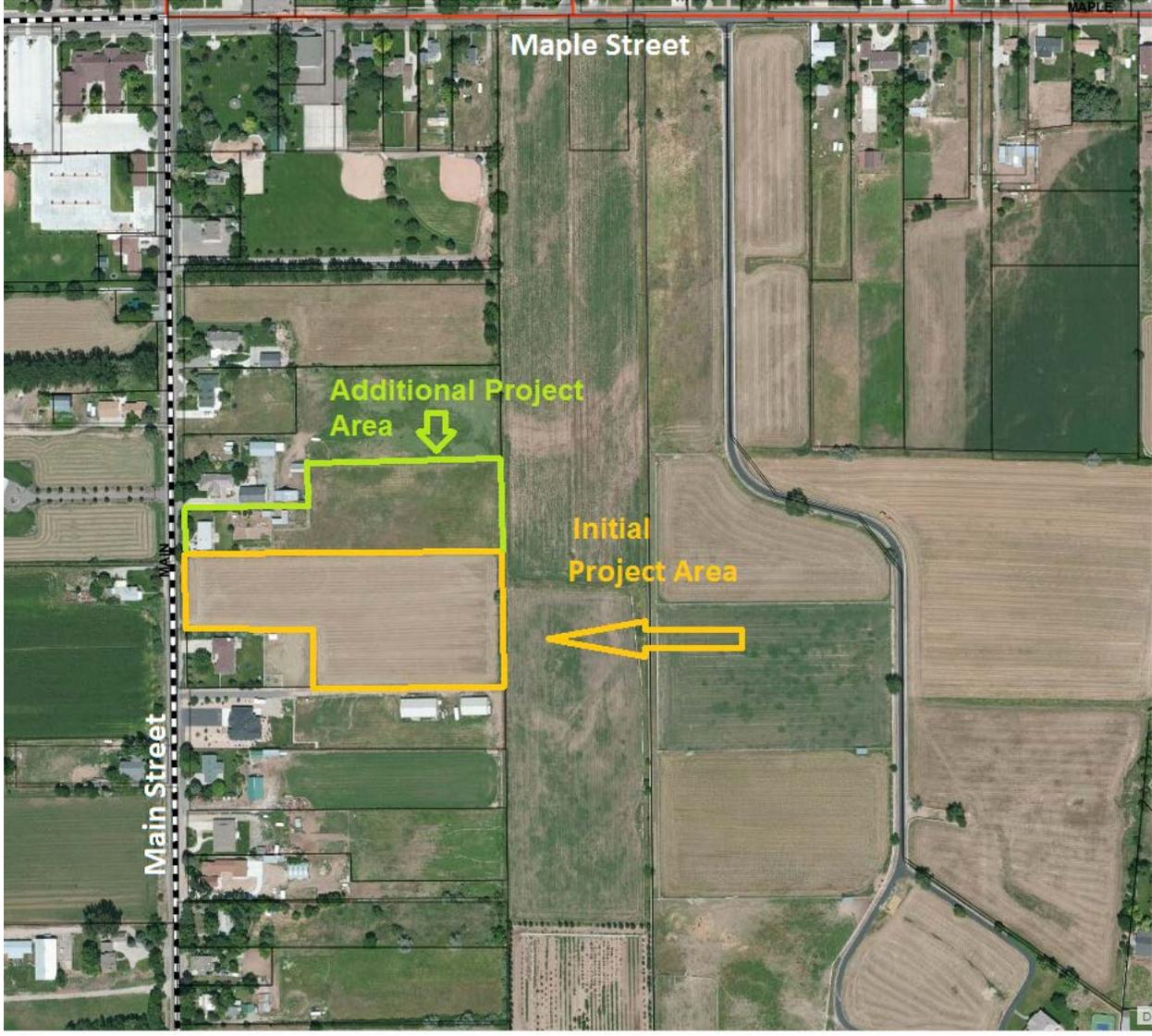
#### Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Mapleton/APWA standards will apply.
3. Show more detail regarding the existing home and future improvements.

**Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:**

- 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 (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Submit 15 Mapleton Irrigation or Hobble Creek water shares.  $10.05 \text{ shares} (= (6.23 \text{ acres} \times .65 = 4.05 \text{ irrigable acres}) \times (2.5 \text{ shares per irrigable acre})) + 4.95 \text{ shares} (= .45 \text{ per lot}) = 15$ .
- Submit 6 TDR Certificates.
- Submit a SWPPP and Land Disturbance application and fee (\$500) if necessary. Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).

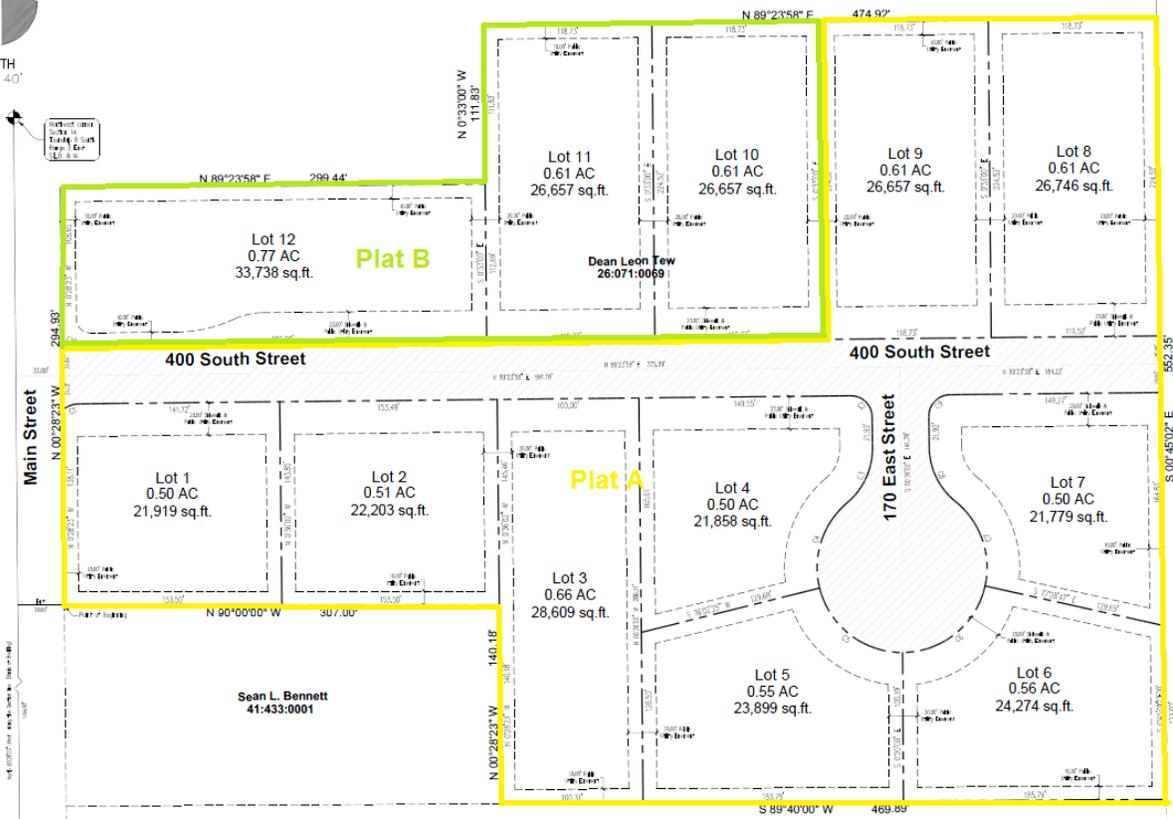


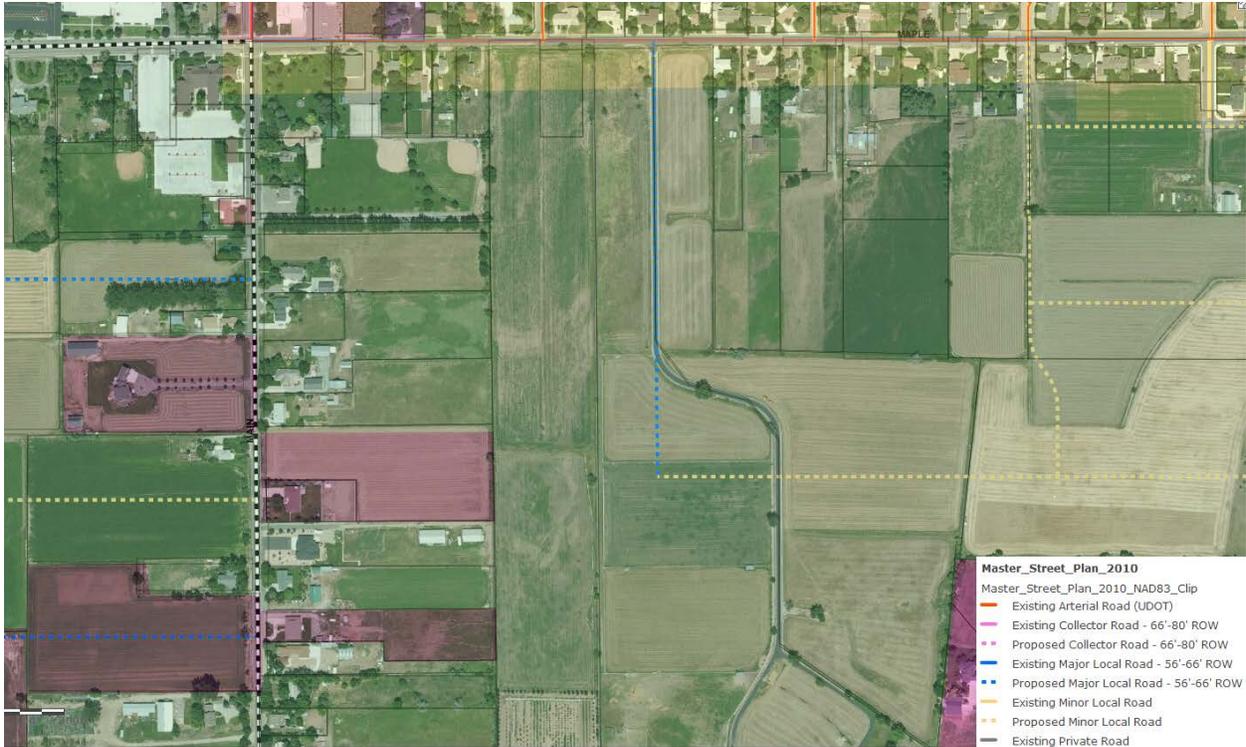




NORTH  
1" = 40'

PLAT A & B  
TOWN OF SALT  
LAKE U.T.A.C.





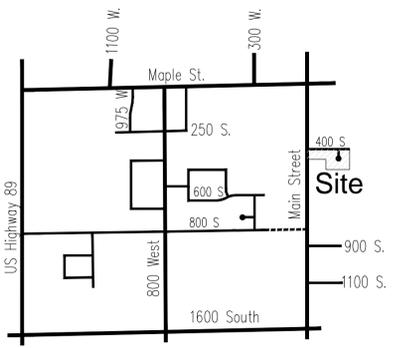
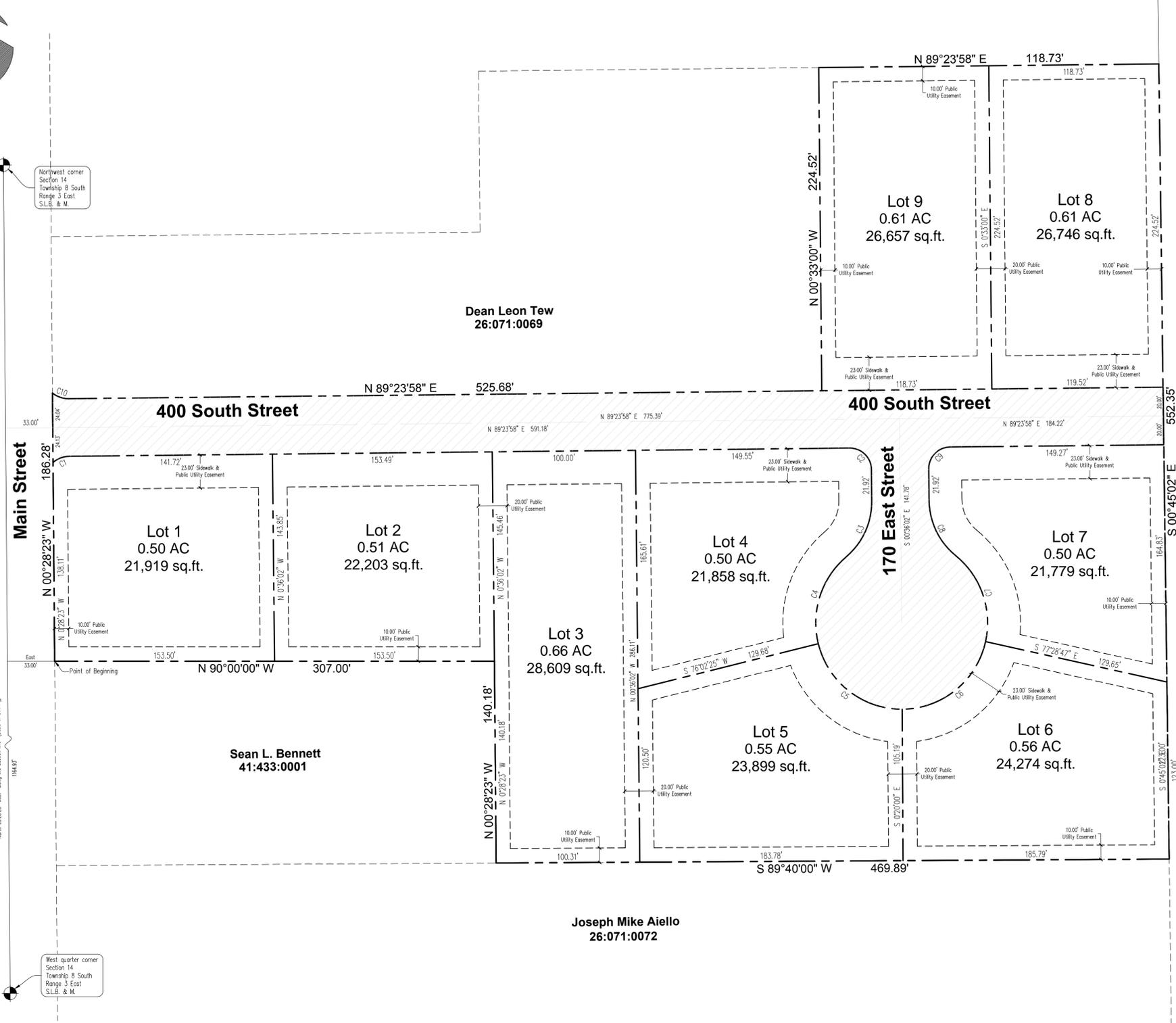


NORTH  
1" = 40'

Northwest corner  
Section 14  
Township 8 South  
Range 3 East  
S.L.B. & M.

Point of Beginning

West quarter corner  
Section 14  
Township 8 South  
Range 3 East  
S.L.B. & M.

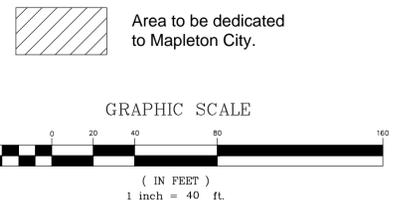


Vicinity Map

Curve	Radius	Length	Chord	Bearing	Delta
C1	18.00'	12.43'	12.19'	S 69°36'31" W	39°34'53"
C2	15.00'	23.56'	21.21'	N 45°36'02" W	90°00'00"
C3	50.00'	44.05'	42.64'	N 24°38'20" E	50°28'44"
C4	60.00'	66.85'	63.45'	S 17°57'33" W	63°50'17"
C5	60.00'	79.98'	74.19'	S 52°08'48" E	76°22'25"
C6	60.00'	80.79'	74.82'	N 51°05'36" E	77°08'47"
C7	60.00'	66.60'	63.23'	N 19°16'47" W	63°35'58"
C8	50.00'	44.05'	42.64'	S 25°30'24" E	50°28'44"
C9	15.00'	23.56'	21.21'	S 44°23'58" W	90°00'00"
C10	18.00'	12.30'	12.06'	S 71°01'50" E	39°08'25"

Duane L. Madsen  
26:071:0094

Notes:  
This area is subject to the everyday sounds, odors, site, equipment, and all other aspects associated with an Agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.



Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 142088 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Boundary Description

Commencing at a point located North 00°28'23" West along the Section line 1164.93 feet and East 33.00 feet from the West quarter corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°28'23" West 186.283 feet; thence along the arc of a 18.00 foot radius curve to the left 12.30 feet (chord bears South 71°01'50" East 12.06 feet); North 89°23'58" East 525.68 feet; thence North 00°33'00" West 224.52 feet; thence North 89°23'58" East 118.73 feet; thence South 00°45'02" East 552.35 feet; thence South 89°40'00" West 469.89 feet; thence North 00°28'23" West 140.18 feet; thence South 90°00'00" West 307.00 feet more or less to the point of beginning.

Area: 263,126 sq.ft. or 6.04 Acres

Basis of Bearing is North 00°28'23" West along the Section line from the West quarter corner to the Northwest corner of said Section 14.

DATE \_\_\_\_\_ SURVEYOR  
(See Seal Below)

Owner's 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 AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

On the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.

(Notary's full name) \_\_\_\_\_ A notary public commissioned in Utah (Commission number) \_\_\_\_\_  
My Commission Expires \_\_\_\_\_ (signature) \_\_\_\_\_

Acceptance of Legislative Body

THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2015.

MAYOR \_\_\_\_\_  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
(City Engineer) (See Seal Below) (City Recorder) (See Seal Below)

Planning Commission Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, BY THE \_\_\_\_\_ PLANNING COMMISSION.  
COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

Conditions of Approval

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLAT " A "

# Copperhead Estates

Mapleton \_\_\_\_\_ Subdivision Utah County, Utah  
Scale: 1" = 40 Feet

<b>Century Link</b> Approved this ____ day of _____ A.D. 20____ Century Link Representative _____	<b>Rocky Mountain Power</b> Approved this ____ day of _____ A.D. 20____ Rocky Mountain Power Representative _____	<b>Questar Gas</b> Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532. Questar Gas Representative _____ Date _____
<b>Comcast</b> Approved this ____ day of _____ A.D. 20____ Comcast Representative _____	<b>Mapleton Irrigation Company</b> Approved this ____ day of _____ A.D. 20____ Mapleton Irrigation Company Representative _____	

Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

Occupancy Restriction Notice  
ORDINANCE NO. \_\_\_\_ OF \_\_\_\_\_ UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY \_\_\_\_\_

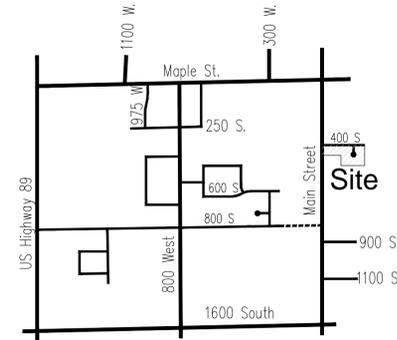
Acknowledgement (PERSONAL)  
STATE OF UTAH S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES : \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

Acknowledgement (CORPORATE)  
STATE OF UTAH S.S.  
COUNTY OF UTAH }  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, THAT HE, THE SAID \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, THE SAID \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
\_\_\_\_\_  
NOTARY PUBLIC  
RESIDING AT \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

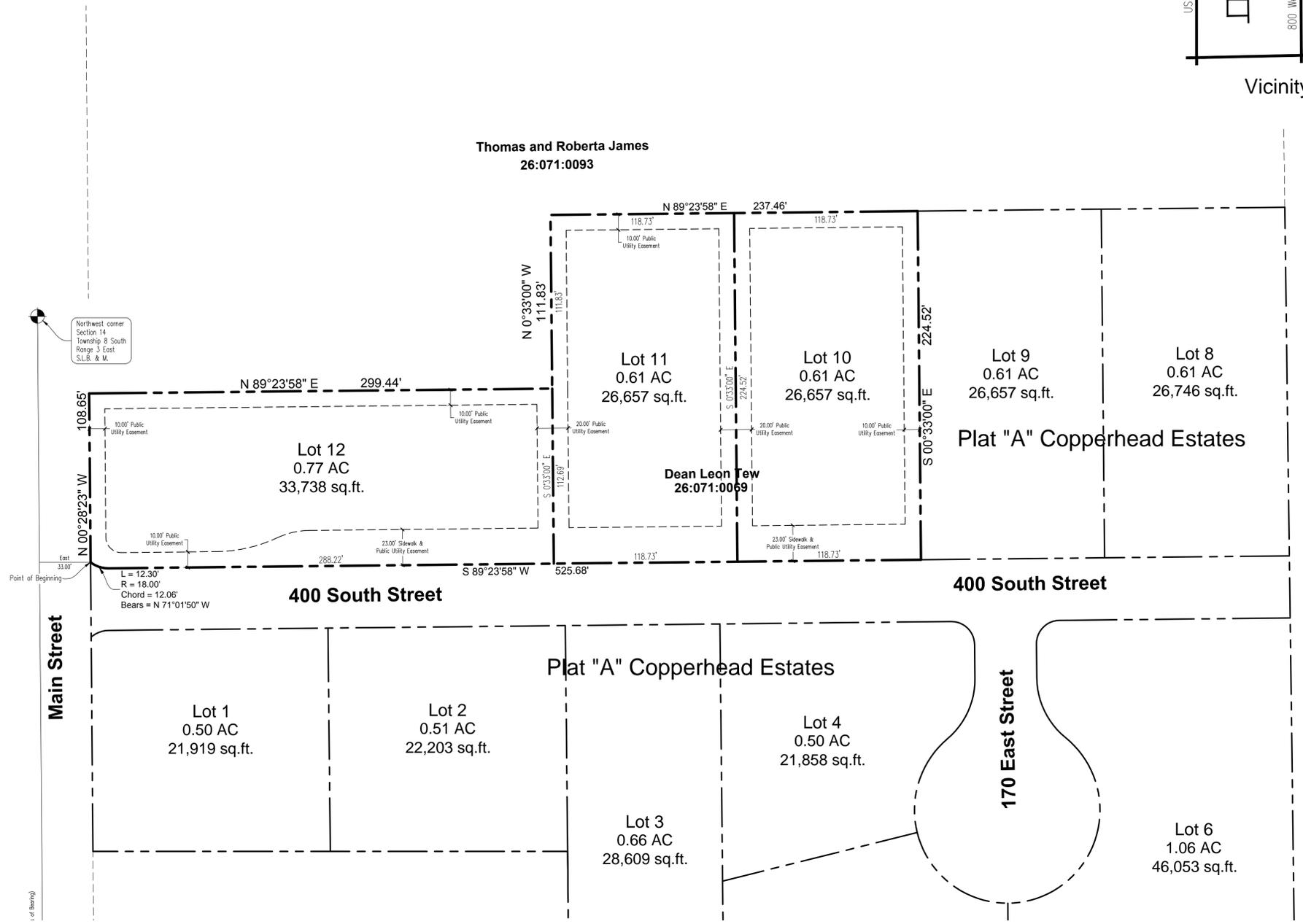
CORPORATE SEAL \_\_\_\_\_  
SURVEYOR'S SEAL \_\_\_\_\_  
NOTARY PUBLIC SEAL \_\_\_\_\_  
CITY-COUNTY ENGINEER SEAL \_\_\_\_\_  
CLERK-RECORDER SEAL \_\_\_\_\_



NORTH  
1" = 40'



Vicinity Map



Surveyor's Certificate

I, Roger D. Dudley, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 147089 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

Boundary Description

Commencing at a point located North 00°28'23" West along the Section line 1351.21 feet and East 33.00 feet from the West quarter corner of Section 14, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 00°28'23" West 108.65 feet; thence North 89°23'58" East 299.44 feet; thence North 00°33'00" West 111.83 feet; thence North 89°23'58" East 237.46 feet; thence South 00°33'00" East 224.52 feet; thence South 89°23'58" West 525.68 feet; thence along the arc of a 18.00 foot radius curve to the right 12.30 feet (chord bears North 71°01'50" East 12.06 feet) more or less to the point of beginning.  
Area: 87,055 sq.ft. or 2.00 Acres

Basis of Bearing is North 00°28'23" West along the Section line from the West quarter corner to the Northwest corner of said Section 14.

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)

Owner's 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 AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

Acknowledgement

STATE OF UTAH } S.S.  
COUNTY OF UTAH }  
On the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me the signers of the foregoing dedication who duly acknowledge to me that they did execute the same.  
\_\_\_\_\_  
(Notary's full name) A notary public commissioned in Utah \_\_\_\_\_ (Commission number)  
My Commission Expires \_\_\_\_\_ (signature)

Acceptance of Legislative Body

THE \_\_\_\_\_ OF \_\_\_\_\_, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
\_\_\_\_\_  
MAYOR  
APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (See Seal Below) CITY RECORDER (See Seal Below)

Planning Commission Approval

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2015, BY THE \_\_\_\_\_ PLANNING COMMISSION.  
\_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR CHAIRMAN, PLANNING COMMISSION

Conditions of Approval

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLAT " B "

# Copperhead Estates

Mapleton \_\_\_\_\_ Subdivision Utah County, Utah  
Scale: 1" = 40 Feet

Century Link  
Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
Century Link Representative

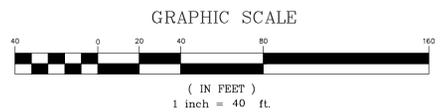
Rocky Mountain Power  
Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
Rocky Mountain Power Representative

Questar Gas  
Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-Way department at 1-800-366-6532.  
\_\_\_\_\_  
Questar Gas Representative Date \_\_\_\_\_

Comcast  
Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
Comcast Representative

Mapleton Irrigation Company  
Approved this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_  
\_\_\_\_\_  
Mapleton Irrigation Company Representative

Notes:  
This area is subject to the everyday sounds, odors, site, equipment, and all other aspects associated with an Agricultural lifestyle. Future residents should also recognize the risks inherent with livestock.



Prepared by:  
Dudley and Associates, Inc.  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

Occupancy Restriction Notice  
ORDINANCE NO. \_\_\_\_ OF \_\_\_\_\_, UTAH COUNTY, UTAH, RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN THIS SUBDIVISION. ACCORDINGLY, IT IS UNLAWFUL TO OCCUPY ANY BUILDING LOCATED WITHIN THIS SUBDIVISION WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY ISSUED BY \_\_\_\_\_

Acknowledgement (PERSONAL)  
STATE OF UTAH S.S.  
COUNTY OF UTAH S.S.  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
MY COMMISSION EXPIRES : \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

Acknowledgement (CORPORATE)  
STATE OF UTAH S.S.  
COUNTY OF UTAH S.S.  
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ AND \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SHE, AND \_\_\_\_\_ IS THE PRESIDENT AND HE THE SAID \_\_\_\_\_ IS THE SECRETARY OF \_\_\_\_\_ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID \_\_\_\_\_ AND \_\_\_\_\_ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION.  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_ RESIDING AT \_\_\_\_\_

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

