

Planning Commission Staff Report

October 22, 2015

Item 3

Applicant: Ivory
Development

Location: 15 West 1600
North

Prepared by: Brian
Tucker

Public Hearing Item: Yes

Zone: RA-2

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 10/5/2015.

REQUEST

Consideration of Preliminary and Final Plat approvals for the Union Meadows Subdivision, Plat “A” consisting of sixteen lots located at approximately 15 West 1600 North in the Residential Minor-Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 7.4 acres and is located in the RA-2 zone at 15 West 1600 North. The developer is proposing a 16 lot subdivision that includes an interior street with connections to both Main Street and 1600 North. The lot sizes vary from 14,566 square feet (.334 acres) to 25,860 square feet (.593 acres). A new road (50 W) is proposed that will connect with 1600 North and run another new road (1400 N), which will then run east and connect with Main Street. This project requires review by the Planning Commission and final approval by the City Council.

EVALUATION

General Plan: The General Plan land use designation for this property is Medium Density Residential (MDR). The MDR designation is characterized primarily by single family residences with lot sizes of 14,500 square feet or larger. The proposed project is consistent with the General Plan.

Zoning: The property is zoned RA-2, which requires a minimum lot size of 14,500 square feet with a minimum of 100 feet of frontage on a public street. The surrounding properties are zoned either RA-2 or R-2, which allow similar type development. The proposed project is consistent with the zoning requirements and with surrounding development.

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

Street Design: The proposed 50 West and 1400 North will be developed with 36 feet of paving, an eight foot planter and a five foot sidewalk on each side of the road. The project will also include widening of 1600 North, with the addition of curb, gutter and sidewalk on the south side.

Lot Design: Mapleton City Code, Section 17.12.060.B, states that “the width of blocks generally shall be sufficient to allow (2) two tiers of lots”. The block between Main Street and the proposed 50 West is wide enough for two lots along 1400 and 1600 North Streets but lots 112, 113 and 114 are proposed to be what are known as ‘double fronting’ lots, in that they

have frontage on two streets that do not intersect. Typically staff discourages double fronting lots as in most cases they represent poor planning and lot design, as well as having the practical issue with the rear yard being exposed to the public. In this case, the requirements for lot width and area as well as the configuration of the undeveloped parcel, dictate that the only practical way to avoid double fronting lots would be to reconfigure the project such that two dead end streets extend from Main Street with no connectivity between them. Staff regards the two dead end configuration to be the worse of the two configurations and given that the block arguably meets the two lot width standard, staff recommends approval of the proposed subdivision.

In light of the double fronting lots, and given that the city has planted street trees and maintained the park strip, staff have asked the developer to create a uniform wall or high quality view obscuring fence behind the sidewalk to retain the streetscape on Main Street while allowing the future owners to have rear yard privacy. Staff recommends that the Planning Commission make this a condition of approval, along with the requirement that the future homes front onto the interior street.

STAFF RECOMENDATION

Recommend approval of the Preliminary and Final Plats for the “Union Meadows Subdivision Plat A” to the City Council with the attached findings and conditions.

SPECIAL CONDITIONS

1. Any outstanding issues raised in the DRC minutes dated October 5, 2015 shall be addressed prior to plat recording.
2. Submit a plan for a uniform wall or high quality view obscuring fence behind the sidewalk. Fencing along Main Street is prohibited except for the approved wall or view obscuring fence.
3. Homes on lots 112, 113, and 114 will front on the interior street and will not access Main Street directly.

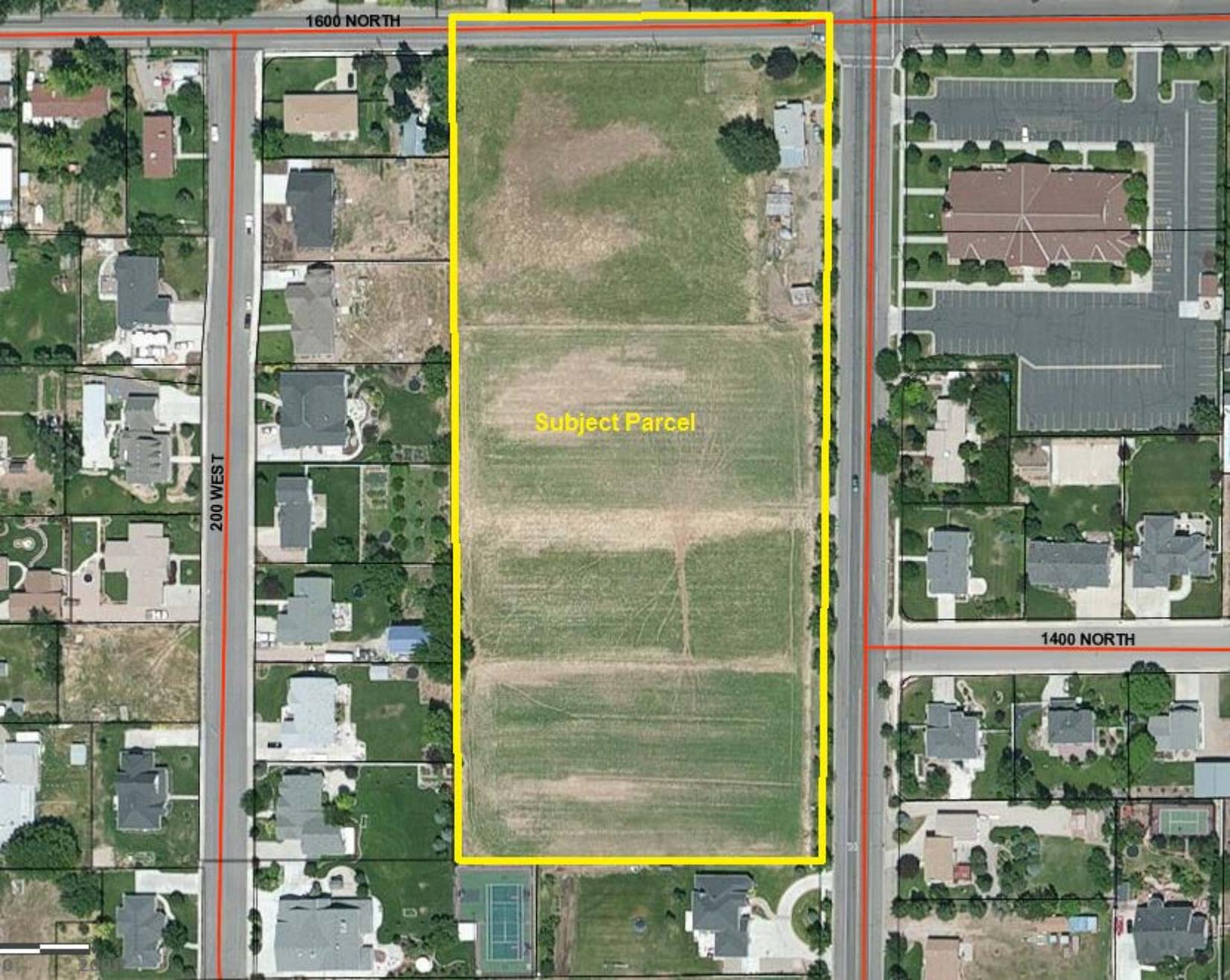
Attachment "1" Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.	✓
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.	✓

1600 NORTH

200 WEST

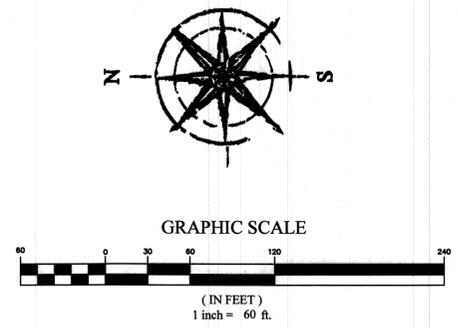
Subject Parcel

1400 NORTH

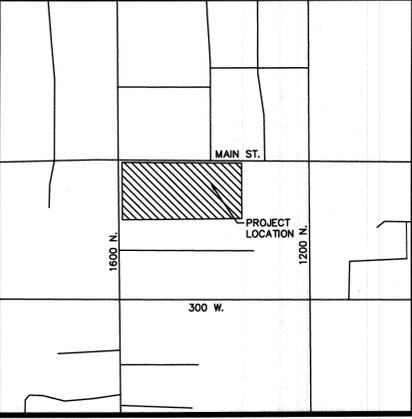


UNION MEADOWS

PREPARED FOR:
IVORY HOMES
 LOCATED IN:
MAPLETON CITY, UTAH

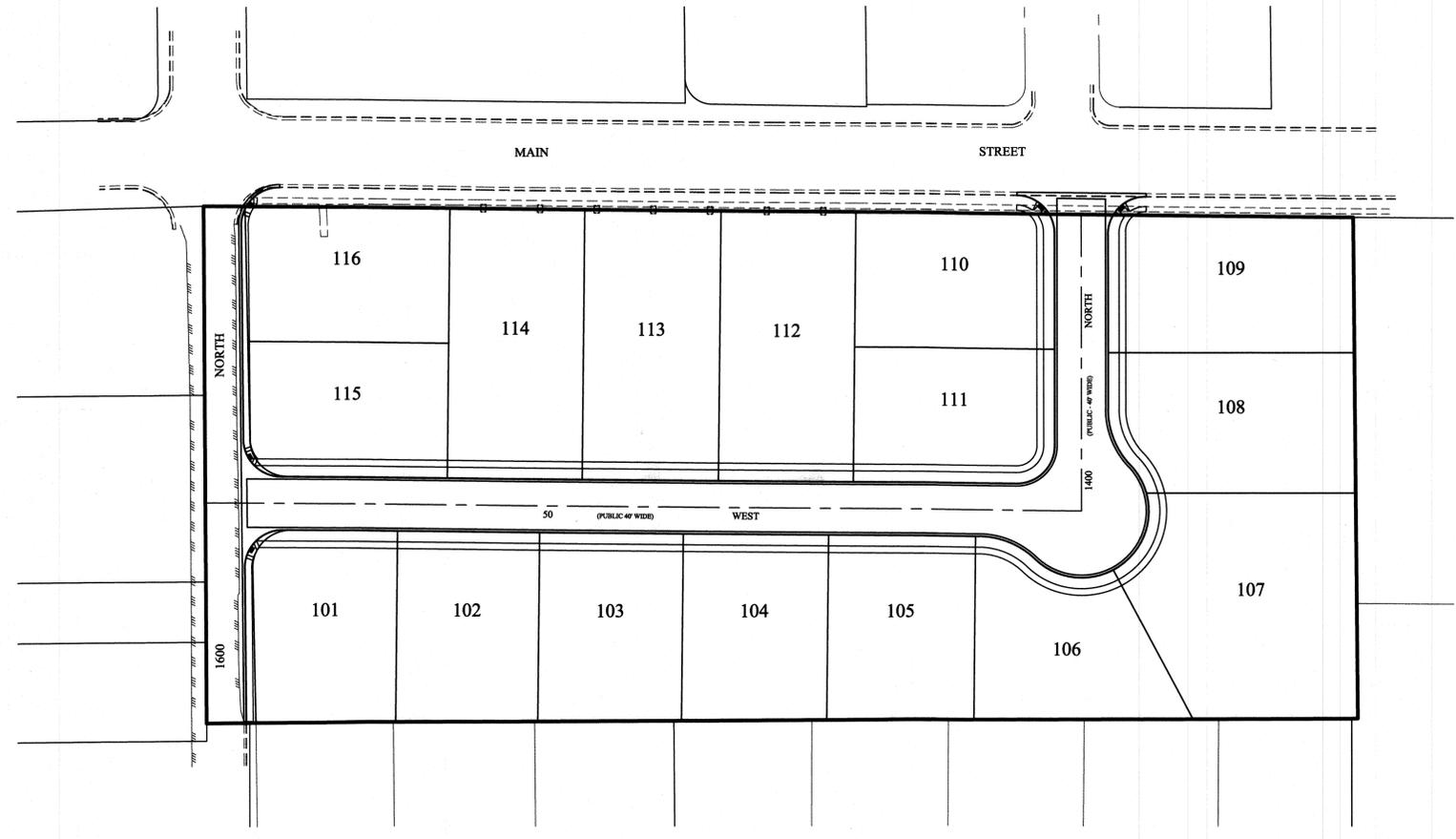


FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusuut.com



VICINITY MAP
 NTS

Sheet List Table	
Sheet Number	Sheet Title
C01	COVER SHEET
C02	FINAL PLAT
C03	UTILITY PLAN
C04	GRADING AND DRAINAGE PLAN
C05	EROSION CONTROL PLAN
PP01	50 WEST PLAN AND PROFILE
PP02	50 WEST PLAN AND PROFILE
PP03	1400 NORTH PLAN AND PROFILE
PP04	1600 NORTH PLAN AND PROFILE
PP05	SD SUMPS AND EAST IRRIGATION PLAN AND PROFILE



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 352-0075
 CONTACT: JASON BARKER

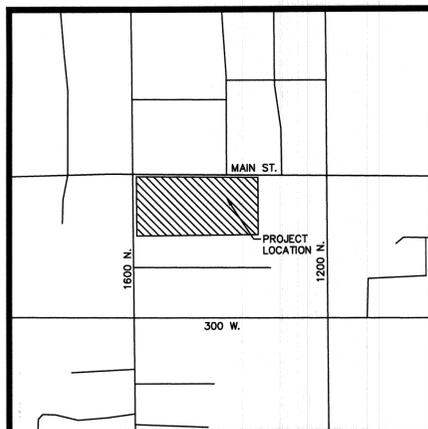
OWNER/DEVELOPER
 IVORY HOMES
 978 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 747-7000
 CONTACT: BRYON PRINCE

UNION MEADOWS
 MAPLETON CITY
COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

COVER SHEET

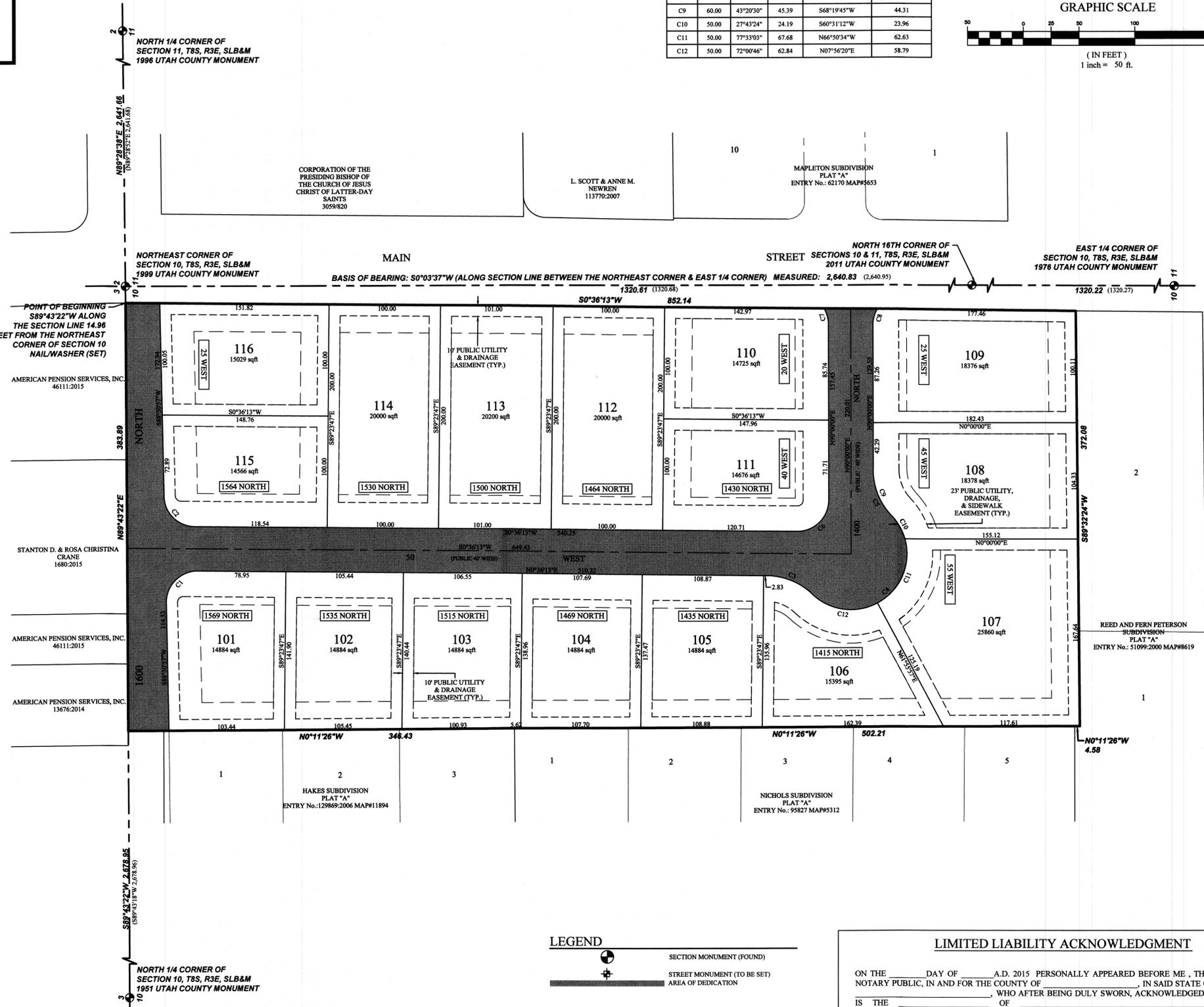
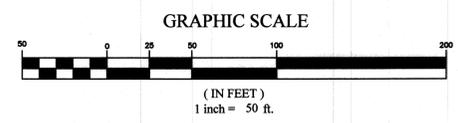
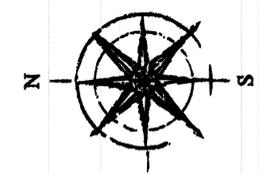
Scale: 1"=60' Drawn: DRP
 Date: 9/22/2015 Job #: 15-110
 Sheet: **C01**



VICINITY MAP
N.T.S

- NOTES:**
- #5 rebar & cap (FOCUS ENG) to be set at all lot corners.
 - Nail/plug to be set in top back of curb at extension of side lot lines.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	91°45'16"	44.84	N45°16'25"W	40.20
C2	28.00	88°14'44"	43.12	S44°43'35"W	38.99
C3	60.00	43°20'31"	45.39	N22°16'28"E	44.31
C4	50.00	177°17'14"	154.71	S44°41'53"E	99.97
C5	60.00	43°20'30"	45.39	S68°19'45"W	44.31
C6	28.00	90°30'13"	44.28	S44°41'53"E	39.81
C7	28.00	30°44'23"	15.02	N74°37'49"E	14.84
C8	28.00	31°41'52"	15.49	N74°09'04"W	15.29
C9	60.00	43°20'30"	45.39	S68°19'45"W	44.31
C10	50.00	27°43'24"	24.19	S60°31'12"W	23.96
C11	50.00	77°33'03"	67.68	N66°50'34"W	62.63
C12	50.00	72°00'46"	62.84	N07°56'20"E	58.79



LEGEND

	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	AREA OF DEDICATION

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A _____ L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
COMMISSION NUMBER _____ RESIDING IN _____ COUNTY

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 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.

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date _____

BOUNDARY DESCRIPTION

All of that Real Property described in Deed Entry No. 36510:2007 of the Official Records of Utah County, located in a portion of the NE1/4 of Section 10, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described by Survey as follows:

Beginning at a point on the westerly side of Mapleton Main Street as defined and described in that certain Street Dedication Plat entitled "MAPLETON ROAD R.O.W. 3200 EAST ST. FROM 4800 SOUTH ST. TO 5200 SOUTH ST." recorded as Entry No. 21891-Map #2690 of the Official Records of Utah County, located S89°43'22"W along the Section line 14.96 feet from the Northeast Corner of Section 10, T8S, R3E, S.L.B.& M. (Basis of Bearing: S0°03'37"W along the Section line between the Northeast Corner and the East 1/4 Corner of said Section 10); thence S0°36'13"W along the west line of Main Street Dedication Plat 852.14 feet to the northeast corner of Lot 2, Plat "A", REED AND FERN PETERSON Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S89°32'24"W along said Plat 372.08 feet; thence N0°11'26"W along said Plat 4.58 feet (plat: 4.56') to the southeast corner of Lot 5, Plat "A", NICHOLS Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°11'26"W along said Plat 502.22 feet to the southeast corner of Lot 3, Plat "A", HAKES Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°11'26"W along said Plat and extension thereof 346.43 feet to the north line of Section 10; thence N89°43'22"E along the Section line 383.89 feet to the point of beginning.

Contains: 7.40+/- acres

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, BLOCK, 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. 2015.

BY: _____ BY: _____
BY: _____ BY: _____

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, 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 _____ ATTEST _____
APPROVED _____ CITY ENGINEER (SEE SEAL BELOW) CITY RECORDER (SEE SEAL BELOW)

ACCEPTANCE OF LEGISLATIVE BODY

APPROVED THIS _____ DAY OF _____ A.D. 2015 BY THE MAPLETON CITY PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

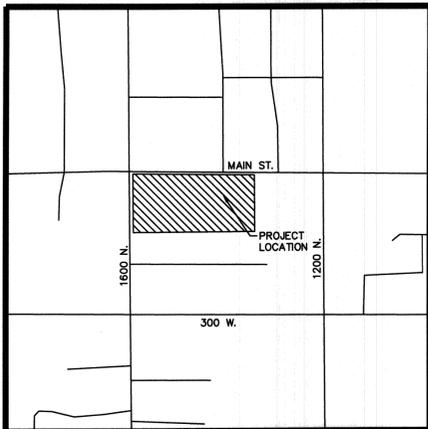
EASEMENT APPROVAL

CENTURY LINK	DATE _____	ROCKY MOUNTAIN POWER	DATE _____
QUESTAR GAS	DATE _____	COMCAST	DATE _____
MAPLETON IRRIGATION CO.	DATE _____		

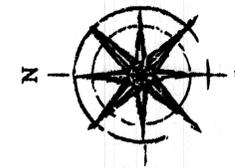
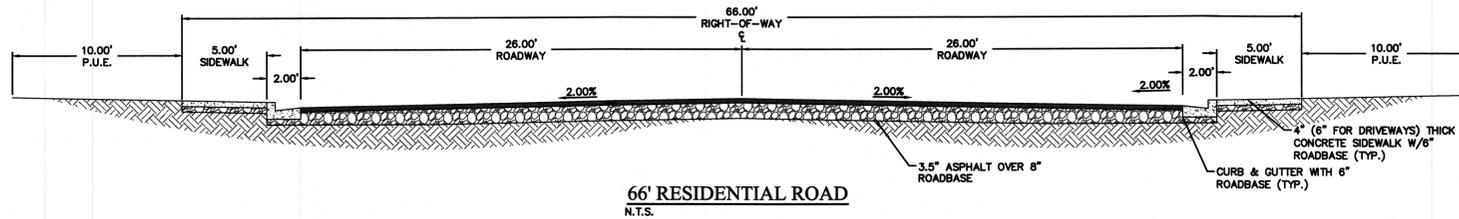
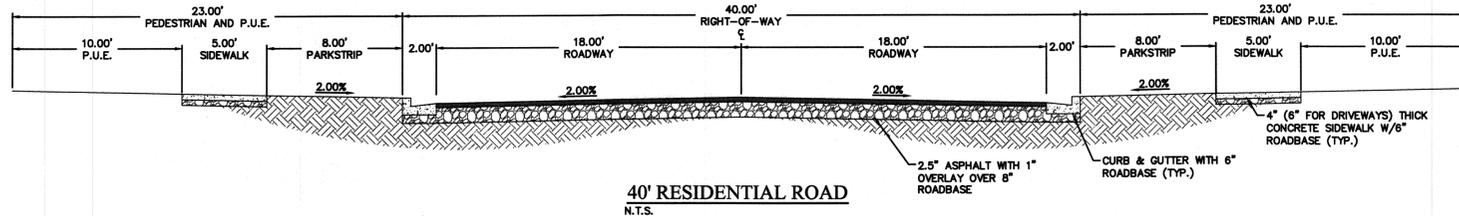
PLAT "A"
UNION MEADOWS
SUBDIVISION
MAPLETON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

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

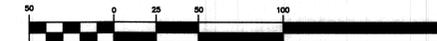
PREPARED BY
FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
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VICINITY MAP
N.T.S.



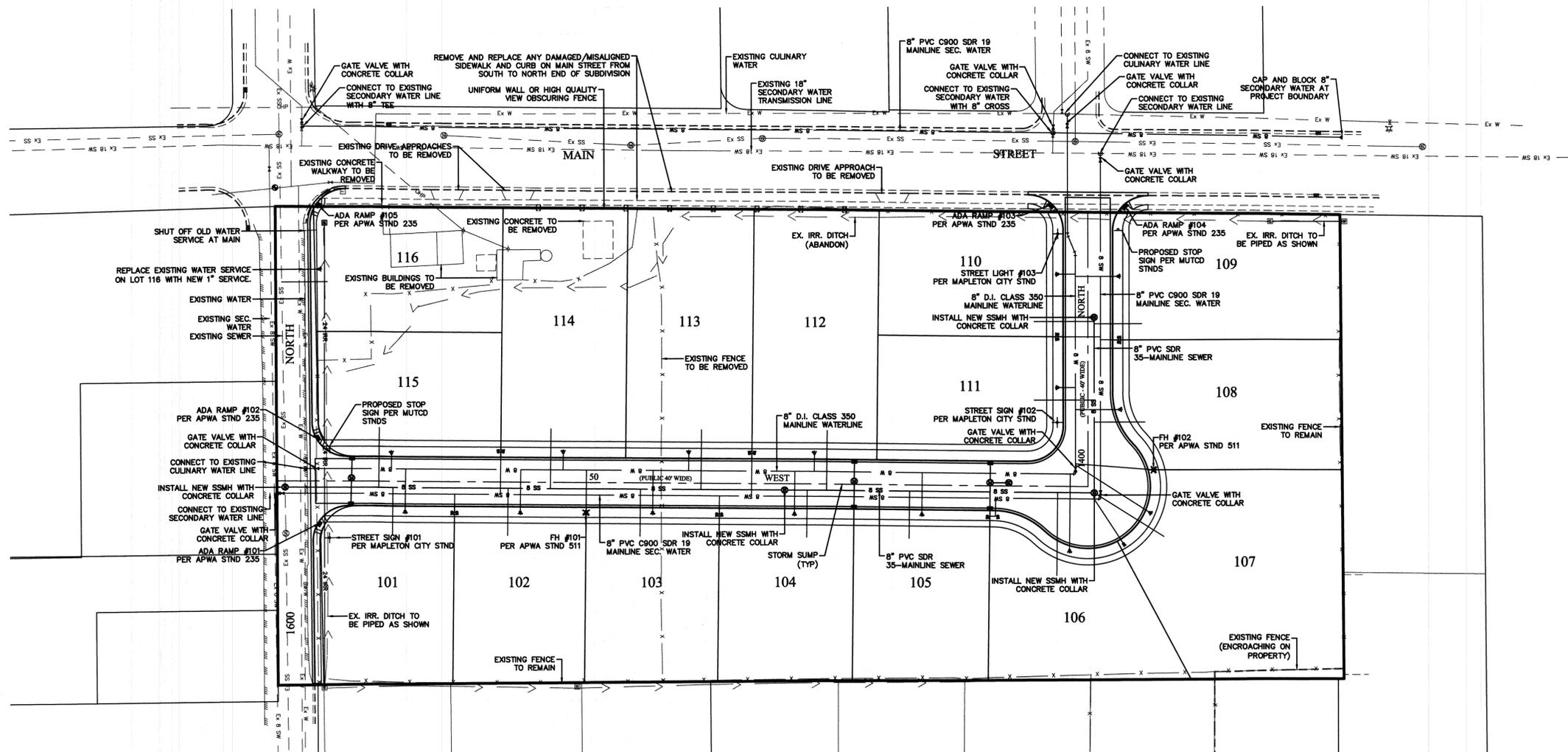
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- BASEMENT
- 15" SD 15" STORM DRAIN
- 8" SS 8" SANITARY SEWER
- 8" W 8" CULINARY WATER
- 8" SW 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex SW EXIST. SECONDARY WATER
- X EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



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UNION MEADOWS
MAPLETON CITY
UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

UTILITY PLAN

Scale: 1"=50' Drawn: DRP
Date: 9/22/2015 Job #: 15-110
Sheet: C03



Z:\2015\15-110 Mapleton\Design\15-110\Utility\Utility\Site Plan.dwg

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

October 5, 2015 at 8:30am

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

On or about September 22, 2015 Ivory Homes re-submitted plans for a Preliminary Plat for the 16 lot "Union Meadows" subdivision in the RA-2 zone and located at approximately 1600 North Main Street. 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. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

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

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Comments for plans submitted September 22, 2015:

1. It appears that a gap exists between the subject parcel and the Graves and LaMont properties located to the south. It also appears as though boundary line inconsistencies exist between the subject parcel and a number of properties located to the west. Gaps, overlaps and/or inconsistencies must be resolved prior to plat recording.
2. Utility Companies may require specific language be included on or near their signature lines. Contact each utility for specific requirements.
3. Generally the city strongly discourages the creation of double fronting lots. In this case it appears as though it may be unavoidable for lots 112, 113, and 114. Assuming this configuration is unavoidable, given that the homes will have Main Street as a rear yard, and given that the city has planted street trees and maintained the park strip, the city will require the developer to create a uniform wall or high quality view obscuring fence behind the sidewalk to retain the streetscape on Main Street while allowing the future owners of these lots to have rear yard privacy. A plan to this end must be submitted as part of the construction plans.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

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

Address the following concerns in revised drawings:

Project: Union Meadows Date: October 5th, 2015

Site Grading:

1. Clearing and grubbing will be required.

Sewer:

1. Existing Sewer Main on 1600 N is 10" PVC SDR 35. Existing Sewer on Main Street is an 8" PVC SDR 35 main. Show on plans.

Water System:

1. Existing water main on 1600 N. is 8" D.I. Show on plans.
2. Use Mapleton City Addendum to APWA Standard Drawing WATER-02 for Fire Hydrants.
3. **Water model reviewed by RB&G (801) 374-5771, the cost of this review is the responsibility of the developer**

Secondary Water (Pressure Irrigation):

1. 8" PVC C900/905 SDR 18-Mainline Secondary Main/Concrete Collars on Water Valves shall be labeled on drawings
2. Existing Pressurized Irrigation main on 1600 N. is 10" PVC C900 main. Show on plans.
3. Lot 116 already has a 1" pressurized irrigation service. Show location of service on plans.

Roadway:

1. **Irrigation 24" RCP projects into the roadbase on 50 W. Design of Irrigation Pipe needs to be lowered so that RCP is not projecting into pavement design layers on 50 W.**
2. Fill for roadway and utility trenches shall meet APWA Granular Barrow and Granular Backfill Barrow specifications respectively.

Storm Drain:

1. **Design Storm Drain system to retain a 100 yr/24 hr storm event. See NOAA's National Weather Service Hydrometeorological Design Studies Center Precipitation Frequency Data Service Data Server- http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut 100 yr/24 hr storm event was not used for this location in Mapleton City. Flow data from Lindon City instead of link provided above to look up flow data for this location in Mapleton City.**
2. **Show inlet boxes with no more than 300 feet of flow entering them. No Pre-Treatment inlet boxes are shown to be used on plans and sumps are not being used as per detail. The use of sumps in a series is not permitted. If individual sumps with pre-treatment inlets will not work, some other form of retention with a pretreatment inlet will need to be used.**
3. **Show Storm Drain design on 1600 N. to handle approximately 256' of drainage from Main Street onto 1600 N. and all of the drainage on 1600 N to west end of project. No inlets and sumps are shown at all on 1600 N. to retain storm water on project.**
4. SWPPP and Land disturbance permits will be required.

Miscellaneous:

1. **Receive irrigation company approval for work on Mapleton Irrigation Company ditches**
2. Plat will be required. Square footage of Lots 101, 115 and 116 are the same as previous plat after change in alignment of 1600 N. further to the South. Plat on NW corner of Lot 116 does not show curve radius and ROW dedication.
3. Show Existing location of Power Pole on 1600 N. to be relocated by developer.
4. APWA / Mapleton City Addendum Standards will apply

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.
- 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.
- Submit 26 water shares or converted water rights in the name of Mapleton City in the amount of .45 acre feet per building lot and 2.5 acre feet per irrigable acre for outdoor use. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company.
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page and \$1 per lot).