

Planning Commission Staff Report

October 26, 2017

Item 2

Applicant: Art City

Investments, LLC.

Location: 600 S Slant

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Y

Zone: R-2

Attachments:

1. Standard Findings.
2. Application Information.
3. Draft R-2 Zoning Text.
4. General Plan.
5. Previous approvals.
6. DRC Comments.

REQUEST

Consideration of a request to amend the R-2 zoning text to allow for lot sizes less than 10,000 square feet, and preliminary plat approval for the Maple Ridge Subdivision consisting of 20 lots located at approximately 600 South Slant Road.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is a 6.38-acre triangular shaped parcel located at approximately 600 South Slant Road. The property was annexed into the City in 2016 and is zoned R-2 with a general plan designation of High Density Residential (HDR). The property is bordered to the north by the South Hollow subdivision consisting of primarily ½ acre lots, to the south by the Mapleton Grove subdivision consisting of primarily ¼ acre lots and the Harvest Park subdivision to the east consisting primarily of 5,000 to 6,000 square foot lots.

In 2008 a previous property owner had submitted an application to annex the subject property into Mapleton City. On April 1, 2009 the City Council approved the annexation of the property with a development agreement and concept plan that included 84 condominium units (see attachment “4”). However, the previous applicant never finalized the annexation and the approvals expired.

On March 2, 2016 the previous property owner discussed the possibility of reestablishing the 2009 project approvals with the City Council. The Council indicated that it would not be supportive of such a dense project, but would be open to smaller lots and possibly townhomes on this site.

The current property owner is now proposing the following:

- An amendment to the R-2 zoning text to allow for lot sizes as small as 8,000 square feet (developments would still need an average of 10,000 square feet per lot);
- A 20-lot subdivision with lot sizes ranging from 8,000 square feet to approximately 19,000 square feet;
- Two access points off of Slant Road and street improvements along Slant Road.

EVALUATION

Zoning: The property is zone R-2. Mapleton City Code (MCC) Chapter 18.84.020 establishes the following objective of the R-2 zone:

“The objective in establishing the R-2 residential zone is to provide a residential environment within the city which is characterized by a more compact and somewhat denser residential development and somewhat higher volume of vehicular and pedestrian traffic than is characteristic of one-family zones.”

The R-2 zoning currently requires a minimum lot size of 10,000 square feet (1/4 acre) per lot. The applicant is proposing to amend the R-2 zone to allow for lot sizes as small as 8,000 square feet provided the average lot size of the development remained at 10,000 square feet. The proposed amendment would not allow for an increase in density, just greater flexibility on lot sizes. The proposed amendments would also only apply to project sites of five acres or more located west of Highway 89. See attachment “3” for the proposed zoning text.

Staff is supportive of the proposed zoning text as it would allow for more flexibility and variety in lot sizes within developments. By limiting the text amendments to projects west of Highway 89, it also avoids having lot sizes smaller than 10,000 square feet in areas east of Highway 89 that are typically surrounded by larger lots.

Subdivision Review Criteria: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards. However, if the requested subdivision amendments are not approved, the subdivision plat as currently proposed could not be approved until the lot sizes were amended to ensure each lot was at least 10,000 square feet in size.

RECOMMENDATION

Recommend approval of the project to the City Council with the attached special condition.

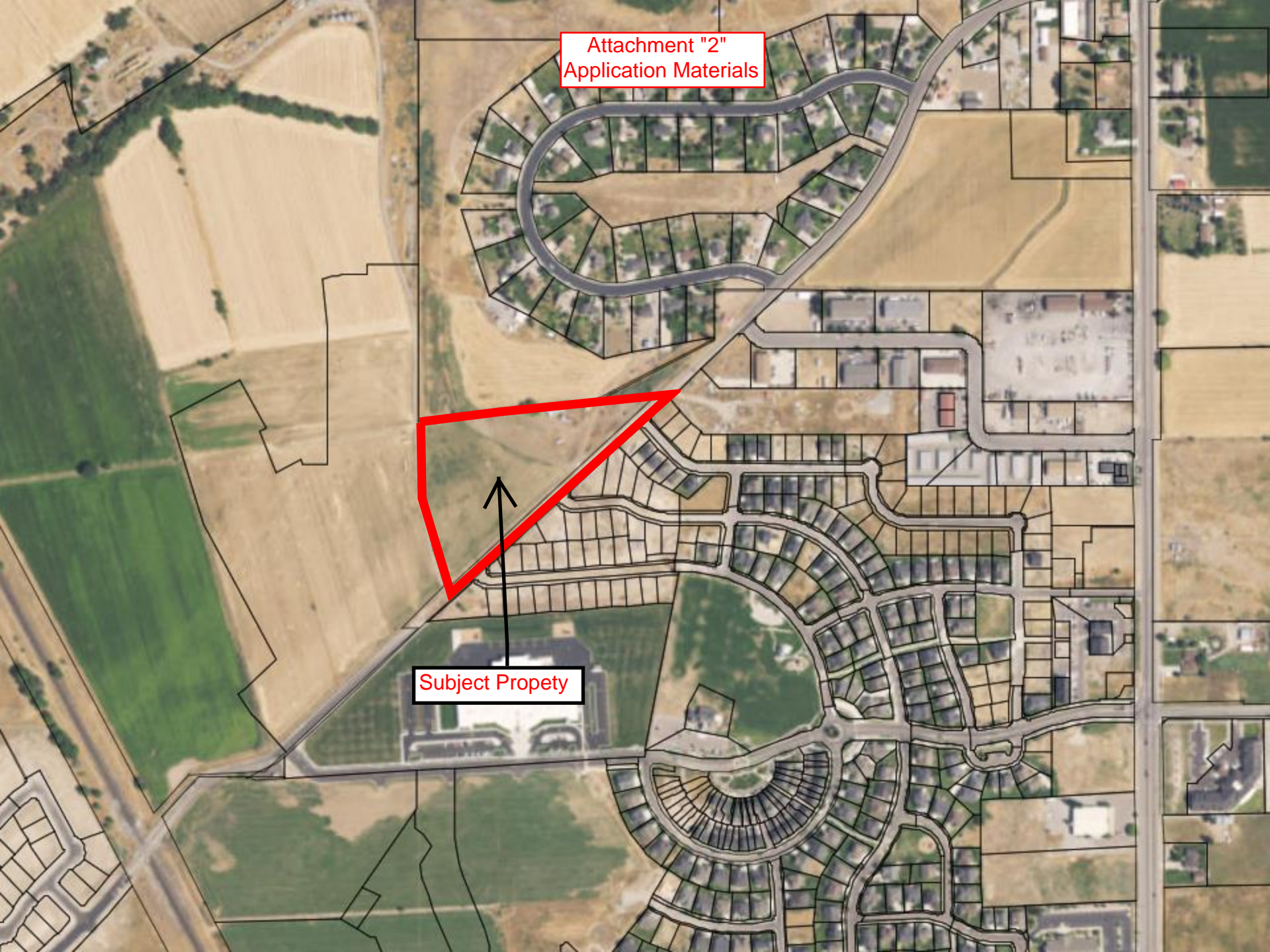
SPECIAL CONDITION

The applicant shall comply with all outstanding DRC comments prior to plat recording.

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.	✓

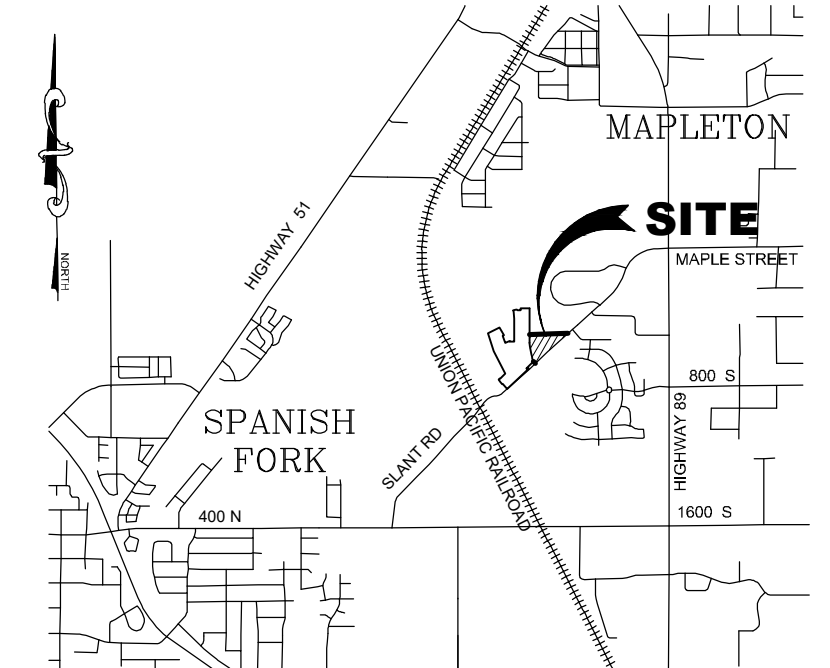
Attachment "2"
Application Materials

Subject Property



MAPLE RIDGE PLAT "A"

VICINITY MAP




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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TABULATIONS

TOTAL AREA:	6.51 ACRES
# OF UNITS:	20 BUILDING LOTS
SLANT ROAD AREA:	0.64 ACRES
INTERNAL ROAD AREA:	0.88 ACRES
LOT AREA:	4.99 ACRES
DENSITY:	3.07 U/A

LEGEND

EXISTING	
WATER METER	⊗
WATER	— EX-W —
WATER VALVE	⊗
FIRE HYDRANT	⊗
SEWER	— EX-SS —
SEWER MANHOLE	⊗
STORM DRAIN	— EX-SD —
STORM DRAIN MANHOLE	⊗
STORM DRAIN CURB INLET	⊗
PI	— EX-PI —
PI VALVE	⊗
FENCE	— X —

PROPOSED	
WATER	— W —
WATER VALVE	⊗
FIRE HYDRANT	⊗
SEWER	— SS —
SEWER MANHOLE	⊗
STORM DRAIN	— SD —
STORM DRAIN MANHOLE	⊗
STORM DRAIN CURB INLET	⊗
PI	— PI —
PI VALVE	⊗

GENERAL NOTES

- CLEARING AND GRUBBING WILL BE REQUIRED ON SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
- ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
- CONCRETE COLLARS TO BE PLACED ON ALL MANHOLES & WATER VALVES.
- ALL CULINARY WATER LINES TO BE D.I. CLASS 350 W/POLY WRAP WITH TRACE WIRE.
- ALL PI LINES TO BE C900/C905 SDR-18 PVC WITH TRACE WIRE.
- ALL SEWER LINES TO BE SDR35 PVC OR D.I. CLASS 250.
- CONTRACTOR TO FOLLOW RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
- DRIVEWAY APPROACHES TO BE COORDINATED WITH DEVELOPER FOR LOTS WITH STORM DRAIN INLETS TO ENSURE PROPER HOME ORIENTATION & ELIMINATE DRIVEWAY CONFLICTS.
- ALL EXISTING INTERIOR FENCES TO BE REMOVED.
- STORM DRAIN RUNOFF TO BE COLLECTED USING A FILL & SPILL SUMP SYSTEM
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY SIZES & ELEVATIONS PRIOR TO CONSTRUCTION.
- CENTERLINE IN PLAN & PROFILE SHEETS HAS BEEN OMITTED FOR CLARITY.
- CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR PLACEMENT OF LIGHTS & RELOCATION OF NECESSARY POWER POLES.
- GRAVULAR BORROW IS REQUIRED FOR ALL FILL TRENCHES AND ROADWAYS (A-1-a, A-1-b, A-2-b, & A-3).
- PROPOSED FENCE ALONG SLANT ROAD (LOTS 1, 13-16, & 20) SHALL BE CONSISTENT FOR EACH LOT.
- ALL CURB INLETS TO SUMPS SHALL BE 4x4 BOXES W/OUT PRETREATMENT OR EQUIVALENT. SEE DETAIL 3, SHEET 9.
- SHALLOW SEWER MAY REQUIRE SUMP PUMPS FOR ANY HOMES WITH BASEMENTS (LOTS 8 - 11 & 15 - 17).

IRRIGATION NOTES

- APPLICANT MUST NOTIFY FRANSON CIVIL ENGINEERS (FCE) AND EBCC AT LEAST 24 HOURS BEFORE CONSTRUCTION ON EBCC FACILITIES. CALL TODD ADAMS WITH FCE AT 801-756-0309 AND J MERRILL HALLAM WITH EBCC AT 801-376-9790. FAILURE TO DO SO MAY RESULT IN A \$5,000 FINE.
- ALL CONSTRUCTION MUST BE DONE TO EBCC STANDARDS.
- EBCC CONTACT DURING CONSTRUCTION: TODD ADAMS, 801-756-0309.
- ALL CONCRETE USED IN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. THE CONCRETE MIX SHALL INCLUDE BETWEEN 5% AND 7% AIR ENTRAINMENT.
- APPLY SWELLSTOP, WATERSTOP RX, OR EBCC ENGINEER APPROVED EQUIVALENT TO ALL CONCRETE COLD JOINTS TO PREVENT WATER SEEPAGE.
- ALL BACKFILL MATERIALS SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY.
- "IRRIGATION" MARKING TAPE SHALL BE INSTALLED 18 INCHES ABOVE THE PIPE TO HELP PROTECT PIPE FROM FUTURE EXCAVATIONS.
- KNOCK-OUT BOXES ARE NOT ALLOWED. ALL BOXES SHALL BE PRE-CAST WITH CORED OPENINGS FOR THE PIPES OR SHALL BE CAST-IN-PLACE.
- NO TREES ALLOWED WITHIN 10' IRRIGATION EASEMENT ALONG SLANT ROAD. SHRUBS OR SMALL BUSHES AS APPROVED BY THE IRRIGATION COMPANY.

DEVELOPER/OWNER
KW WESTFIELD KELLER WILLIAMS
REAL ESTATE
560 WEST 800 N STE 204
OREM, UT 84057

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

PROJECT NAME
MAPLE RIDGE

NOT FOR
CONSTRUCTION

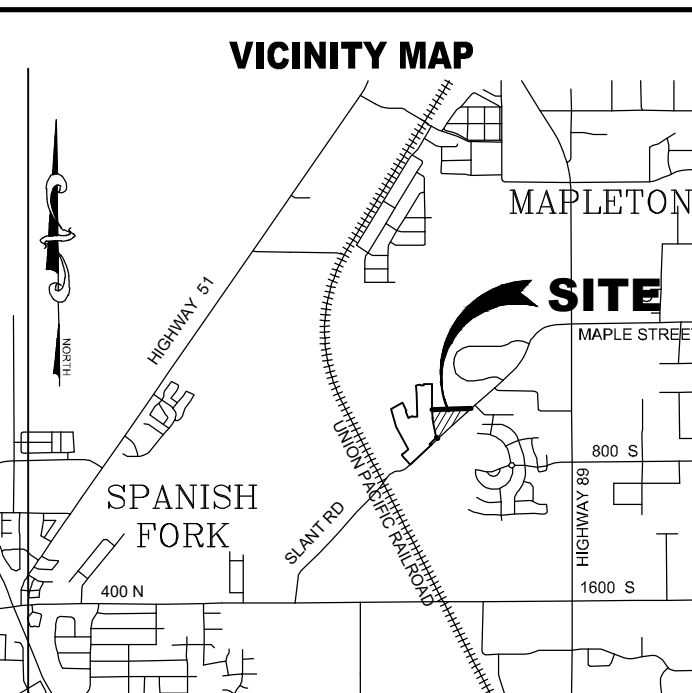
MAPLE RIDGE
MAPLETON, UTAH
COVER

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2017-0050
DRAWN BY:
DSE
DESIGNED BY:
NKW
SCALE:
1" = 40'
DATE:
09/12/2017

SHEET
1

U:_B_PROD\2017\2017-0050 WESTFIELD MAPLETON\2017-0050 WESTFIELD WORKING.DWG 9/12/2017 10:57 AM



MAPLE RIDGE, PLAT "A"

LOCATED IN THE NORTH 1/2 OF SECTION 16,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN
BLUFFDALE CITY, SALT LAKE COUNTY, UTAH

NAD 27 COORDINATE TABLE

POINT	NORTHING	EASTING
A	654464.19	1970215.56
B	652888.33	1970225.99
C	652698.02	1970231.02
D	652371.89	1970292.73
E	652293.87	1970321.43
F	652285.30	1970333.73
G	652989.88	1971099.29

GRID FACTOR: 0.99969

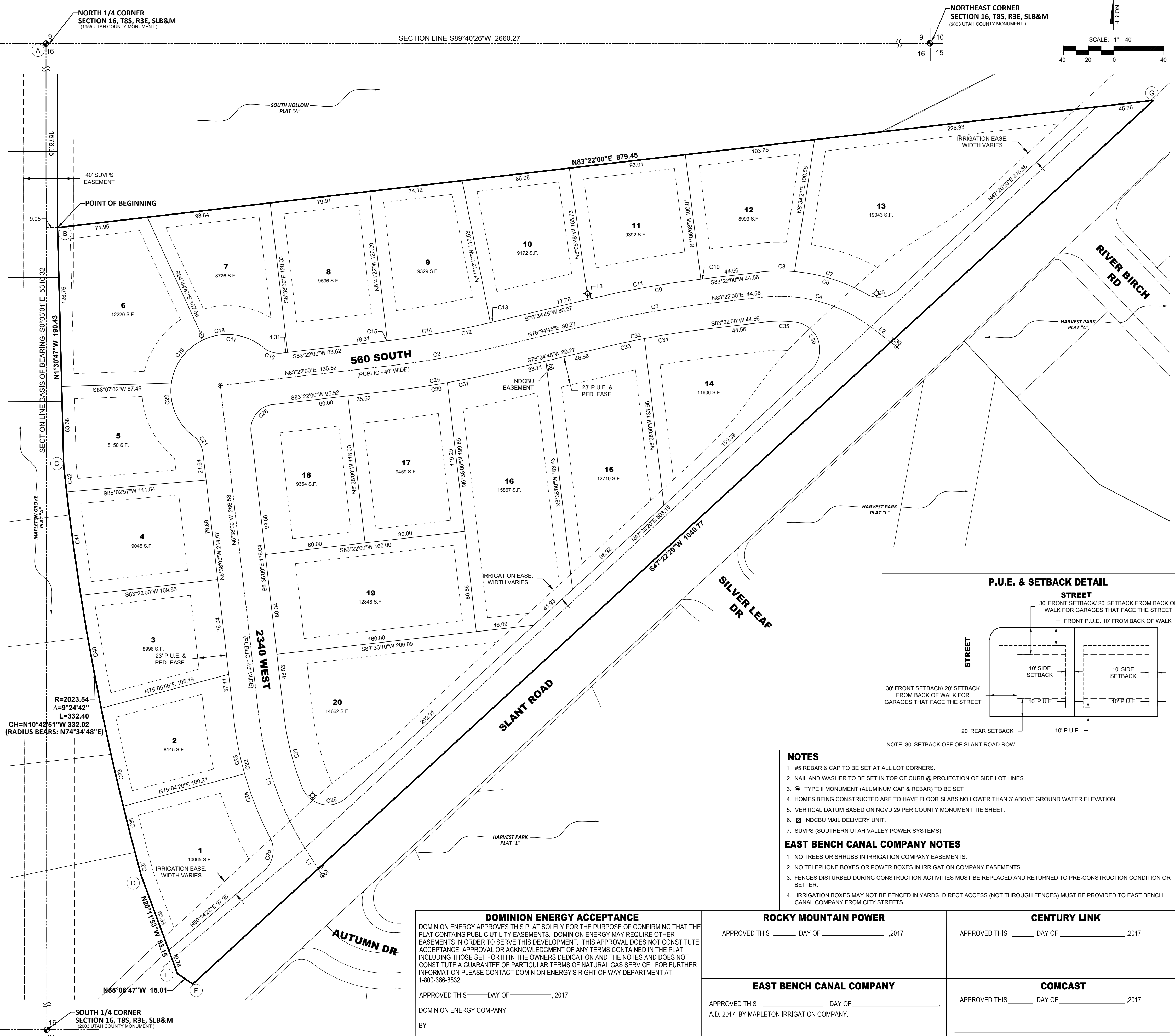
BEARINGS SHOWN ARE BASED ON THE COORDINATE SYSTEM, 1927 CENTRAL ZONE

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N32°39'40"W	17.25
L2	S52°39'40"E	19.79
L3	S76°34'45"W	2.50

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	250.00	26°01'40"	113.57	N19°38'50"W 112.59
C2	750.00	6°47'15"	88.85	N79°58'23"E 88.80
C3	750.00	6°47'15"	88.85	N79°58'23"E 88.80
C4	120.00	43°58'20"	92.09	S74°38'50"E 89.85
C5	22.00	71°59'22"	27.64	N83°20'02"E 25.86
C6	140.00	24°26'22"	59.72	N72°53'28"W 59.27
C7	140.00	24°26'22"	59.72	N72°53'28"W 59.27
C8	140.00	11°31'20"	28.15	S89°07'40"W 28.11
C9	770.00	6°36'42"	88.86	S79°53'06"W 88.81
C10	770.00	0°10'33"	2.36	S83°16'44"W 2.36
C11	770.00	6°36'42"	88.86	S79°53'06"W 88.81
C12	730.00	6°32'53"	83.43	S80°02'11"W 83.38
C13	730.00	0°10'59"	2.33	S76°40'15"W 2.33
C14	730.00	6°32'53"	83.43	S80°02'11"W 83.38
C15	730.00	0°03'23"	0.72	S83°20'19"W 0.72
C16	20.00	46°11'13"	16.12	S73°32'23"E 15.69
C17	45.00	64°18'00"	50.50	S82°35'47"E 47.89
C18	45.00	64°18'00"	50.50	S82°35'47"E 47.89
C19	45.00	57°04'06"	44.82	N36°43'10"E 42.99
C20	45.00	61°00'20"	47.91	N22°19'03"W 45.68
C21	20.00	46°11'13"	16.12	N29°43'36"W 15.69
C22	270.00	9°12'11"	43.37	N11°14'05"W 43.32
C23	270.00	9°12'11"	43.37	N11°14'05"W 43.32
C24	270.00	11°38'59"	54.90	N21°39'40"W 54.80
C25	22.00	77°43'33"	29.84	N11°22'37"E 27.61
C26	22.00	111°04'06"	42.65	S77°07'37"E 36.28
C27	230.00	14°57'34"	60.05	S14°06'47"E 59.88
C28	20.00	90°00'00"	31.42	S38°22'00"W 28.28
C29	770.00	3°18'41"	44.50	S81°42'40"W 44.50
C30	770.00	3°18'41"	44.50	S81°42'40"W 44.50
C31	770.00	3°28'34"	46.72	S78°19'02"W 46.71
C32	730.00	2°39'46"	33.93	S77°54'38"W 33.92
C33	730.00	2°39'46"	33.93	S77°54'38"W 33.92
C34	730.00	4°07'30"	52.55	S81°18'16"W 52.54
C35	100.00	14°01'08"	24.47	N89°37'26"W 24.41
C36	22.00	129°57'10"	49.90	N17°38'16"W 39.87
C37	2023.54	1°37'10"	57.19	N14°36'37"W 57.19
C38	2023.54	1°37'10"	57.19	N14°36'37"W 57.19
C39	2023.54	2°16'01"	80.07	N12°40'01"W 80.06
C40	2023.54	2°35'12"	91.35	N10°14'25"W 91.34
C41	2023.54	2°21'20"	83.19	N7°46'09"W 83.18
C42	2023.54	0°34'59"	20.60	N6°17'59"W 20.60



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 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 PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PLAT "A" SOUTH HOLLOW SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, SAID POINT BEING LOCATED 50°03'01"E ALONG THE QUARTER SECTION LINE 1576.35 FEET AND EAST 9.05 FEET FROM THE NORTH 1/4 CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N83°22'00"E ALONG THE SOUTH BOUNDARY LINE OF SAID PLAT AND THE EXTENSION THEREOF 879.45 FEET; THENCE S47°22'29"W 1040.77 FEET; THENCE N55°06'47"W 15.01 FEET TO THE EAST LINE OF PLAT "A" MAPLETON GROVE SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF; THENCE ALONG SAID EAST LINE THE FOLLOWING THREE (3) COURSES: N20°11'53"W 83.15 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2023.54 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N74°34'48"E) 332.02 FEET THROUGH A CENTRAL ANGLE OF 9°24'42" (CHORD: N10°42'51"W 332.02 FEET); THENCE N1°30'47"W 190.43 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±6.51 ACRES

DATE _____ SURVEYOR (See Seal Below) _____

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.

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

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S. _____
COUNTY OF UTAH _____
ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

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

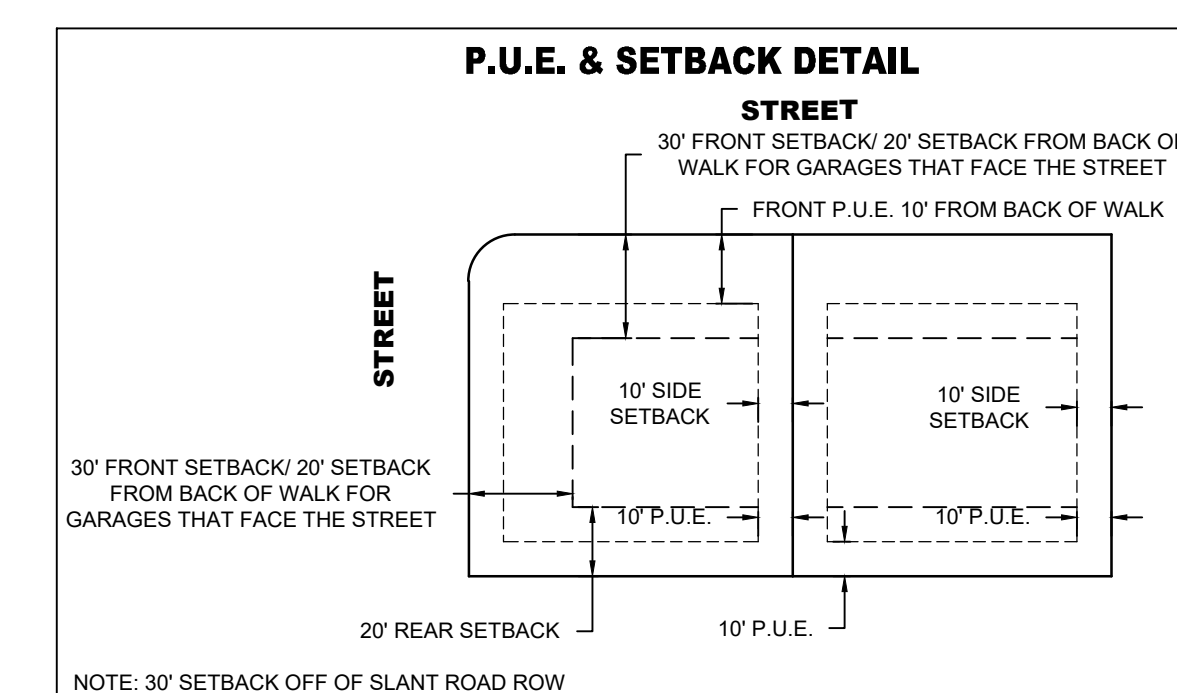
BOARD OF HEALTH

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS _____
CITY-COUNTY HEALTH DEPARTMENT _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____ BY THE _____ PLANNING COMMISSION

DIRECTOR-SECRETARY _____ CHAIRMAN, PLANNING COMMISSION _____



- NOTES**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
 - HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 3' ABOVE GROUND WATER ELEVATION.
 - VERTICAL DATUM BASED ON NGVD 29 PER COUNTY MONUMENT TIE SHEET.
 - NDCBU MAIL DELIVERY UNIT.
 - SUVPS (SOUTHERN UTAH VALLEY POWER SYSTEMS)
- EAST BENCH CANAL COMPANY NOTES**
- NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
 - NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
 - FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION OR BETTER.
 - IRRIGATION BOXES MAY NOT BE FENCED IN YARDS. DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO EAST BENCH CANAL COMPANY FROM CITY STREETS.

DOMINION ENERGY ACCEPTANCE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 DOMINION ENERGY'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 2017

DOMINION ENERGY COMPANY

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 2017.

EAST BENCH CANAL COMPANY

APPROVED THIS _____ DAY OF _____, 2017.

A.D. 2017, BY MAPLETON IRRIGATION COMPANY.

CENTURY LINK

APPROVED THIS _____ DAY OF _____, 2017.

COMCAST

APPROVED THIS _____ DAY OF _____, 2017.

PLAT "A"

MAPLE RIDGE

SUBDIVISION

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 40'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.

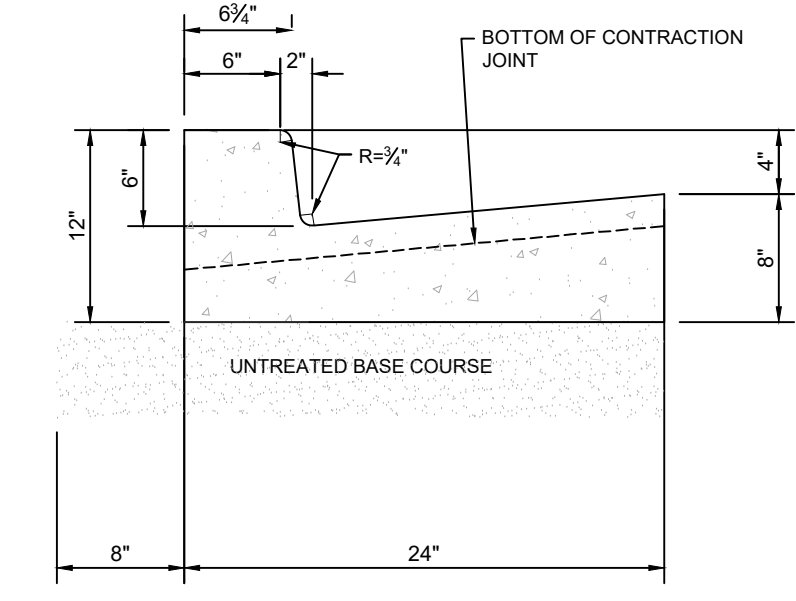


NOT FOR
CONSTRUCTION

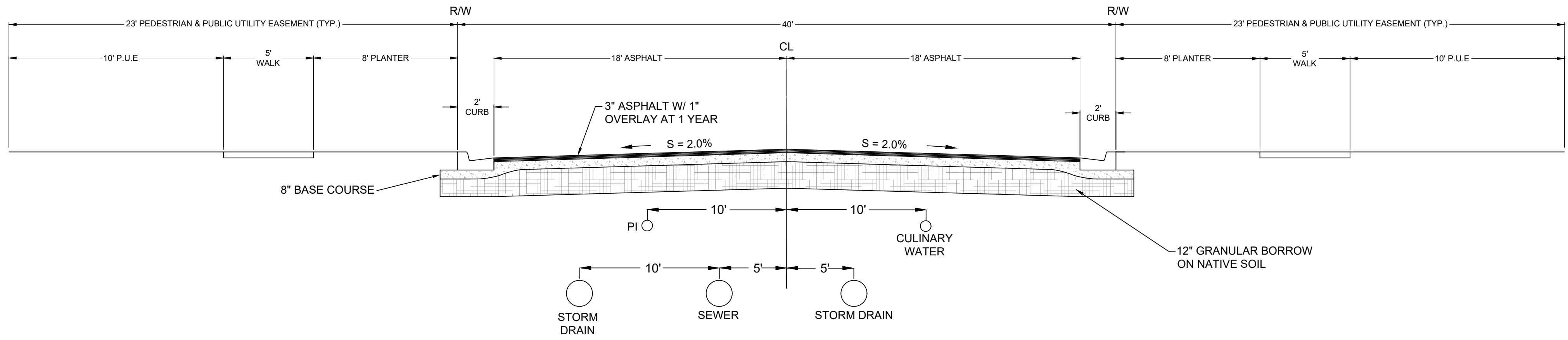
MAPLE RIDGE
 MAPLETON, UTAH
 DETAILS

REVISIONS	
1 -	
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3 -	
4 -	
5 -	
6 -	

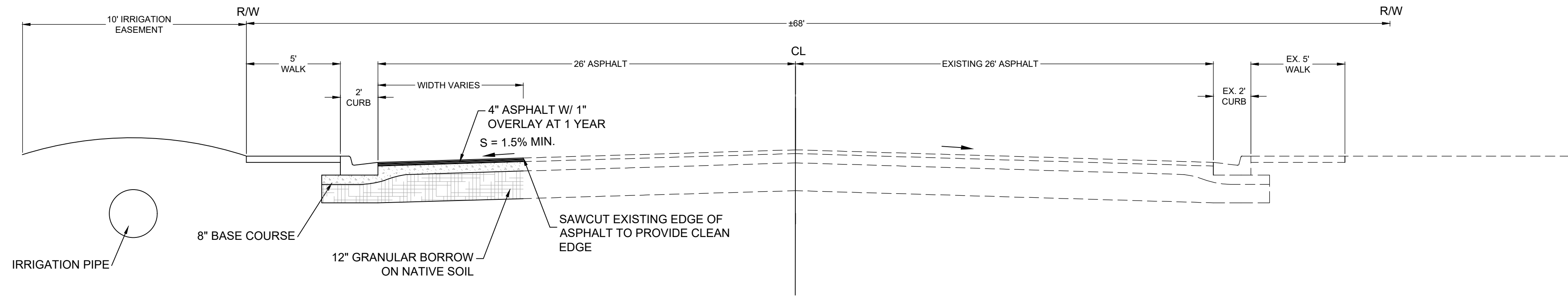
LEI PROJECT #:
2017-0050
 DRAWN BY:
DSE
 DESIGNED BY:
NKW
 SCALE:
NA
 DATE:
09/12/2017



24" CURB & GUTTER



40' SECTION - ALL STREETS UNLESS NOTED OTHERWISE



SLANT ROAD

18.84.060: AVERAGE LOT SIZE PROVISIONS FOR SINGLE-FAMILY DETACHED DWELLINGS:

A. Purpose. The purposes for allowing the average lot size provisions for single-family detached dwellings include the following:

- 1) To allow for a variety of lot sizes within a development;
- 2) To allow for the protection of open space; and/or
- 3) To allow for flexibility in addressing unique site configurations and constraints.

B. Location. The provisions contained in this section shall only apply to property zoned R-2 located west of Highway 89.

C. Overall Size Requirement: The minimum overall size requirement for any development utilizing these provisions within the R-2 zone is no less than five (5) acres.

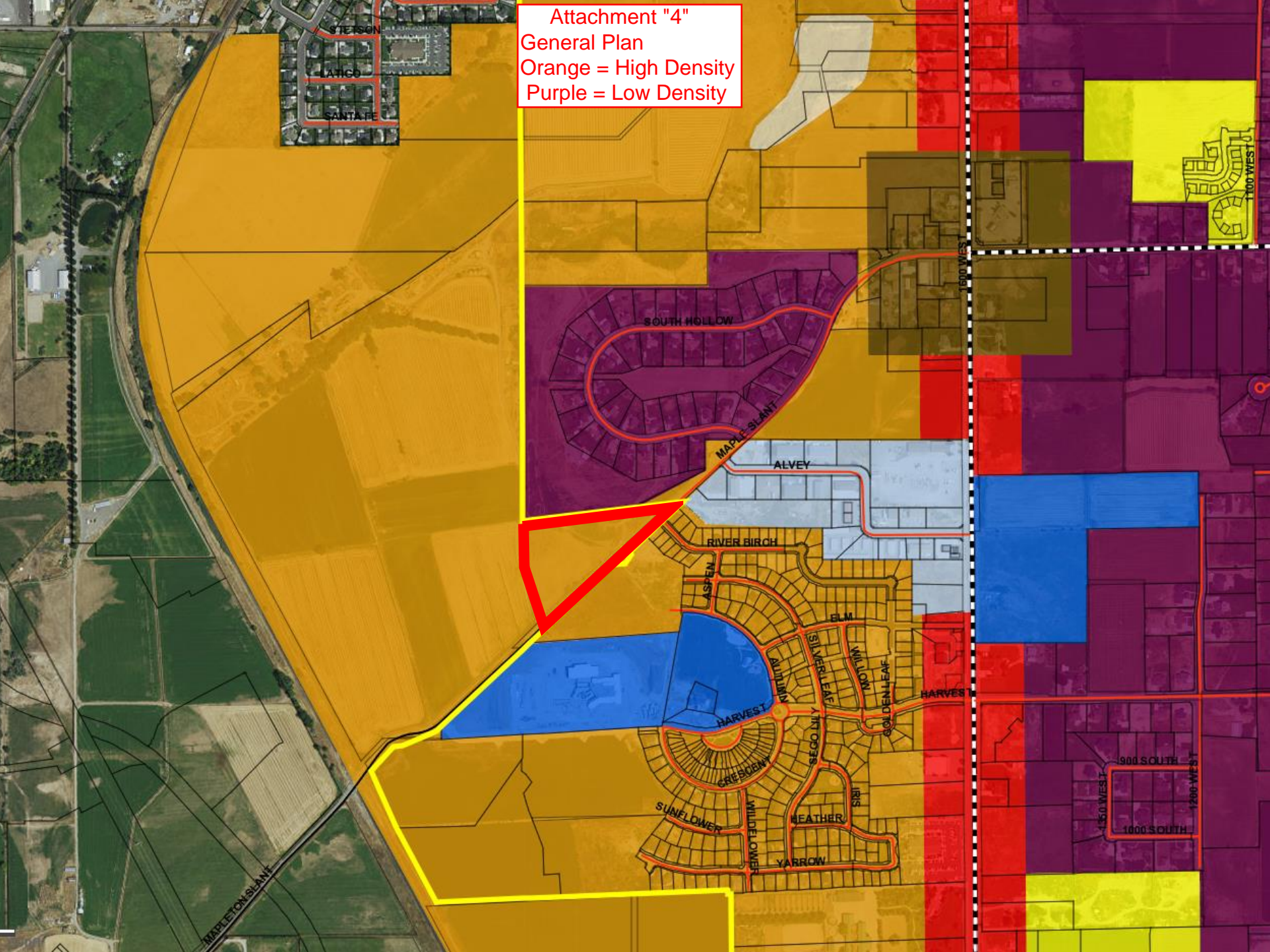
D. Density: The average lot size provisions contained in this section do not allow higher density than otherwise would be allowed in the R-2 zone.

E. Lot Size Requirement: The minimum lot size requirement for any development utilizing the average lot size provisions shall be no less than eight thousand (8,000) square feet. The average lot size for all lots within a development shall be a minimum of ten thousand (10,000) square feet.

F. Lot Width: Each lot shall have an average width of at least seventy (70) feet.

G. All other standards of the R-2 zone shall apply.

Attachment "4"
General Plan
Orange = High Density
Purple = Low Density

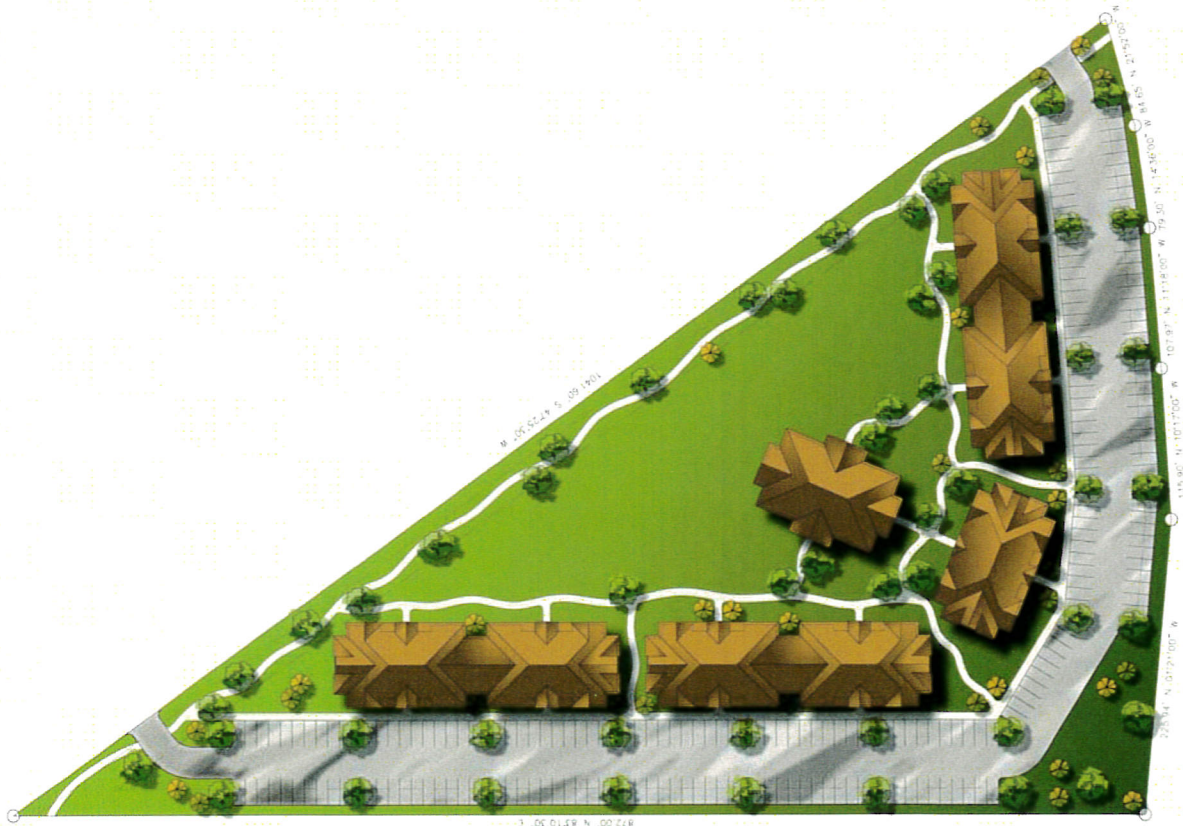


Attachment "5"
Previous 2009 Approval

The site plan consists of three twenty four unit buildings, one twelve unit building and a clubhouse. The basic floor plan, building design and site plan is shown on the following pages.

The following ratios will be used for the project.

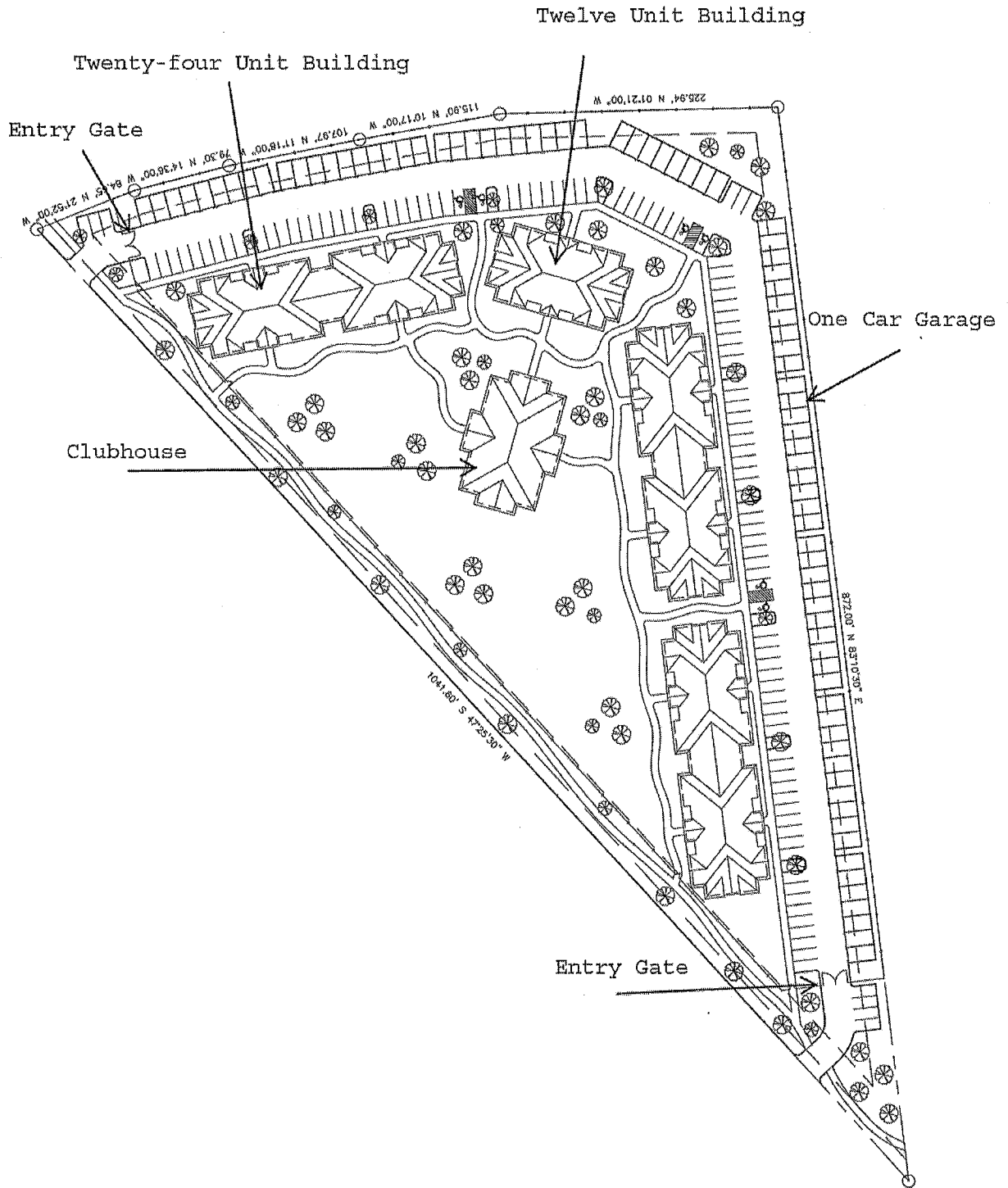
Tabulation Table	Square Footage	Acreage	Percent
Total Area	277793	6.38	100%
Total Building Area	48361	1.24	17%
Impervious Area	67657	2.52	24%
Landscaped Area	161775	2.62	59%
Total Units	84		
Total Parking Spaces	208		



The overall height of the building will be 45 feet from finish grade to the top of the roof. Each building will have a combination of cultured stone and stucco or brick and stucco. This picture is for illustration purposes the actual building design and colors may vary. The 12 unit building shall be approximately 60 feet by 110 feet. The 24 unit building will be approximately 60 feet by 220. The clubhouse shall be approximately 5000 square feet.



Site Plan



MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

October 13, 2017 at 8:30am

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

On September 14, 2017 plans were submitted for the Maple Ridge subdivision consisting of 20 lots. 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

Please note the following and/or submit revised drawings and the following corrections:

- The project will require review by the Planning Commission and the City Council. Once preliminary plat approval has been granted, all final plats must be approved by the DRC.
- Please select a new name for the subdivision as Maple Ridge has already been used in Mapleton.
- Show all rights-of-way in cross hatching on the plat.
- The proposed wall along Slant Road shall be setback a minimum of 6" from the back of sidewalk and shall not be located within the clear vision triangle as defined by the following:
 "At intersections of public streets, the triangle shall be defined by drawing a line between the two (2) points that are a minimum of thirty feet (30') from the intersection along the property lines."
- Include the addressed on the plat as shown in the attached plan.
- Submit a preliminary title report or certificate of title insurance.
- Any rollback taxes must be paid prior to plat recording.

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer, Phone (801) 489-6253

Email: slord@mapleton.org

Miscellaneous

- Show proposed mailbox location (contact the post office regarding mailbox installation (see attached letter).
- Current Mapleton City and/or APWA standards will apply, please note as such.
- All roadway trenching must be repaired using APWA standard T-Patch, please include T-Patch detail in plan set.
- As-Builts must be collected electronically using GPS or other Survey grade equipment during construction and prior to backfill. All appurtenances including tees, bends, crosses, hot taps etc. must be collected. Surface features such as manholes, valve lids, water meters, sewer laterals etc must also be collected. As-Built data will be delivered to the City in either GIS or AutoCAD format prior to passing final inspection. Please add note to plan set.
- All utilities will be marked in the curb.

- Any work with irrigation ditches/pipes will require Irrigation Company review and approval.

Roadway

- Please adjust roadway alignments to be perpendicular to Slant Road.
- Please reduce curb return grades to less than 8%.
- Adjust grades to eliminate flat curb section 2340 W 13+32.24 – 13+46.68.
- Adjust Slant Road curb grades to remove hump over HDPE pipe in 2340 West.
- Adjust curb grades in Slant Road to minimize cross slopes over 2%.
- Vertical curves are required in roadways wherever there is an algebraic grade break greater than 1% on road sections or 2% at intersections.
- Crest curves must have a K value greater or equal to 12 for a 25mph road.
- Label ADA ramps.

Pressurized Irrigation

- Utility sheet does not show PI main.
- Replace word “BEND” with “LOOP” on water/PI crossing of HDPE pipe and provide LOOP detail.
- Install a 2” drain from the low point in the system to a storm drain inlet.

Storm Drain

- Move label for sumps #53 and #59.

Water

- Connections to existing water main will be hot taps, please note as such.
- Water Main may be C900 PVC with trace wire and warning tap.e
- A hydraulic water analysis must be performed for the development at the developer’s expense. Contact Carl Cook at RB&G Engineering ([801\) 374-5771](tel:8013745771).

FYI, Prior to plat recording:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Submit Final Plat for each phase, and receive DRC approval of Final Plat.
- 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 of \$90,560 (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submittal of 17 acre feet of water shares/rights.
- Payment of engineering inspection fees of \$3,400 (\$170 per lot).
- Payment of street light fee \$9,000 (\$450 per lot).
- Payment of slurry road fee (\$.18 a sq. ft. of asphalt).

- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact JD Shepherd 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).
- Coordinate with the Postal Service regarding location of cluster mailbox (CBU). The purchase and placement of the CBU is the responsibility of the developer (see attached letter).