

Planning Commission Staff Report

February 28, 2019

Item 6

Applicant: Matt Baker

Location: Approximately
800 West Maple Street

Prepared by: Brian Tucker

Public Hearing Item: No

Zone: RA-1

ATTACHMENTS

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

REQUEST

Consideration of a request for approval of the Preliminary Plat for the Bentley Brook Subdivision Plat A, consisting of 6 lots located at 800 West Maple Street in the RA-1 Zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site includes a total of approximately 11.38 acres and is located at approximately 800 West Maple Street. The project is zoned RA-1. The property is located along the west side of the right of way for the 800 West corridor. The proposed subdivision includes 6 one acre lots. The subdivision does not include the northernmost 5.15 acres of the subject parcel. This area will be reserved for future development. No TDR's will be required.

The Bluth Subdivision was approved earlier this year on the east side of that same 800 West corridor. Due to the location of power poles on the Bentley Brook side of the right of way, all of the construction of 800 West will be located on the Bluth side of the power poles. While most of the construction of 800 West is complete, at least that located within the Bluth project area, the plat has not yet been recorded. This subdivision cannot be recorded until the 800 West street is dedicated, which the recording of the plat will accomplish.

This project requires a recommendation by the Planning Commission and a final approval from the City Council. This project was reviewed by the Planning Commission during their December 13, 2018 regular meeting and was tabled because the owner was not present to answer a number of question raised during the meeting, including reimbursement for the construction of the existing 800 West, property line disputes with neighboring property owners and the location of 800 West as extended to the north of the existing construction.

The owner has asked to be placed on the agenda for consideration once more. The owner has designated the northernmost 5.15 acres of the project area as "future development." Because this area is no longer part of the subdivision the need for extending 800 North has been eliminated for now. The applicant suggests that this eliminates the need to resolve the alignment issue until development is proposed that would necessitate the extension of the street. The owner believes he has resolved the boundary line and reimbursement issues for the existing street by reaching an agreement with the owners of the Bluth Subdivision. The Andrade Christensen, the developer of the Bluth Subdivision, has indicated that a tentative agreement has been reached.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a low-density manner. The proposed 1 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.

Zoning: Lots located within the RA-1 zoning district have a minimum lot requirement of 1 acre and minimum width of 125’. Each of the lots meet there standards.

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.

STAFF RECCOMENDATION

Recommend Approval of the Preliminary Plat for the Bentley Brook Subdivision, Plat “A” with the attached findings and conditions.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.
2. The Bentley Brook Subdivision cannot be recorded until such time as the portion of 800 West constructed within the Bluth Subdivision boundary is dedicated to the City.

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.	✓

GENERAL CONSTRUCTION NOTES:

- ALL CULINARY WATER LINE PIPING SHALL BE PLACED WITH A MINIMUM OF 4'-0" COVER OVER THE TOP OF THE PIPE. GAS LINES SHALL BE PLACED WITH A MINIMUM OF 2'-6" COVER.
- ALL SECONDARY WATER LINE PIPING SHALL BE PLACED WITH A MINIMUM OF 2'-6" COVER OVER THE TOP OF THE PIPE.
- ALL NEW CULINARY WATER LINE PIPE SHALL BE PVC C-900 DR-18 BLUE PIPE UNLESS OTHERWISE APPROVED BY THE CITY. ALL NEW PRESSURIZED IRRIGATION LINE SHALL BE PVC C900 DR18 CLASS 150 PIPE AND SHALL BE PURPLE IN COLOR.
- ALL NEW CULINARY WATER MAIN LINE PIPE SHALL BE 8 INCHES IN DIAMETER, UNLESS OTHERWISE SHOWN.
- ALL NEW PRESSURIZED IRRIGATION MAIN LINE PIPE SHALL BE 6 INCHES IN DIAMETER, UNLESS OTHERWISE SHOWN.
- ALL SERVICE METER BOXES SHALL BE LOCATED ON CENTER WITHIN THE PLANTER STRIP.
- WHEN REQUIRED, PRESSURE REDUCING VALVE VAULTS (PRV) SHALL BE LOCATED AS DIRECTED BY THE CITY OR CITY ENGINEER. THE CITY OR CITY ENGINEER SHALL PROVIDE THE CONTRACTOR WITH THE APPROPRIATE DOWNSTREAM PRESSURE SETTING.
- ONLY CITY PERSONNEL SHALL OPEN AND CLOSE WATER VALVES, UNLESS APPROVED OTHERWISE IN WRITING BY THE CITY.
- ALL WATER SAMPLES FOR CULINARY WATER TESTING SHALL BE COLLECTED AND DELIVERED BY CITY PERSONNEL. THE CONTRACTOR SHALL PAY FOR THE TESTING EXPENSE.
- ALL SEWER SERVICE LATERALS TAPS ON EXISTING LINES SHALL BE "INSERTA-TEE-TYPE" CONNECTIONS.
- THE CONTRACTOR SHALL PROVIDE, INSTALL, AND MAINTAIN ALL ROAD CONSTRUCTION, BARRICADES, CHANNELING DEVICES, AND CONSTRUCTION SIGNS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR ROAD CONSTRUCTION ACTIVITIES.
- TRAFFIC ACCESS SHALL BE MAINTAINED FOR LOCAL RESIDENTS TO PROPERTIES ALONG CONSTRUCTION BOUNDARIES.
- ALL DEBRIS RESULTING FROM WORK ON THE PROJECT SHALL BE DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE APPROPRIATE ARRANGEMENTS FOR DISPOSAL SITES AT WHICH DEBRIS MAY BE LAWFULLY DISPOSED.
- NO OPEN BURNING OF CONSTRUCTION DEBRIS SHALL BE ALLOWED.
- THIS PROPERTY IS LOCATED WITHIN A HIGH GROUND WATER AREA. NO BASEMENTS WILL BE ALLOWED.

MAPLETON IRRIGATION & DRAINAGE GROUP NOTES

Contractor must notify Franson Civil Engineers at least 24 hours before construction on Mapleton Irrigation and Drainage Group facilities. Call Todd Adams with Franson Civil Engineers at 801-756-0309. Failure to do so may result in a \$5,000 fine.

Mapleton Irrigation and Drainage Group contact during construction: Tom Stetser, Water Master, 801-427-2240.

All construction must be done to Mapleton Irrigation and Drainage Group Standards.

Contractor must document all new pipes by video camera after installation and backfill. Any problems with joints, levels, slopes, etc. discovered by the video technicians must be repaired. A digital copy of the video must be submitted to Todd Adams of Franson Civil Engineers.

Prior to backfilling of pipes, the contractor must notify Todd Adams of Franson Civil Engineers so a GPS survey of the location and elevation of the installed pipelines can be performed.

Fences disturbed during construction activities must be replaced and returned to pre-construction conditions, or better.

All backfill materials shall be compacted to a minimum of 95% standard Proctor density.

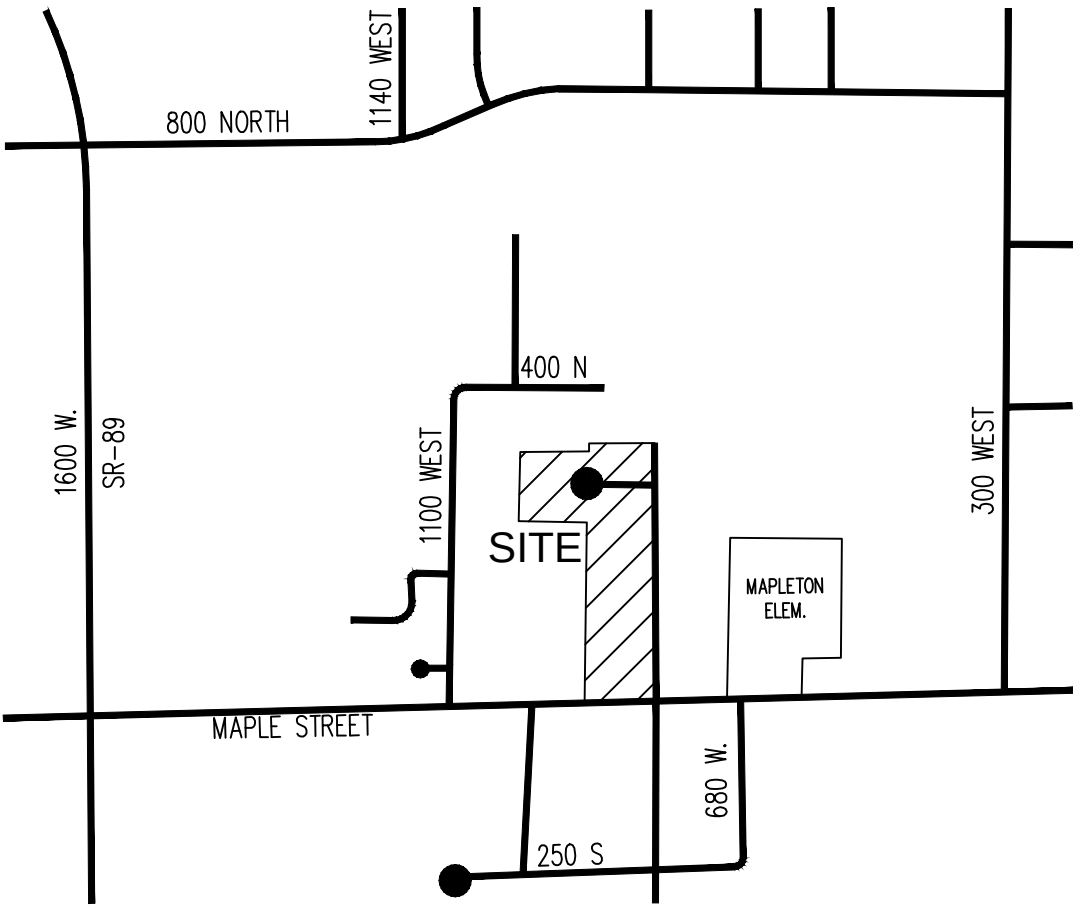
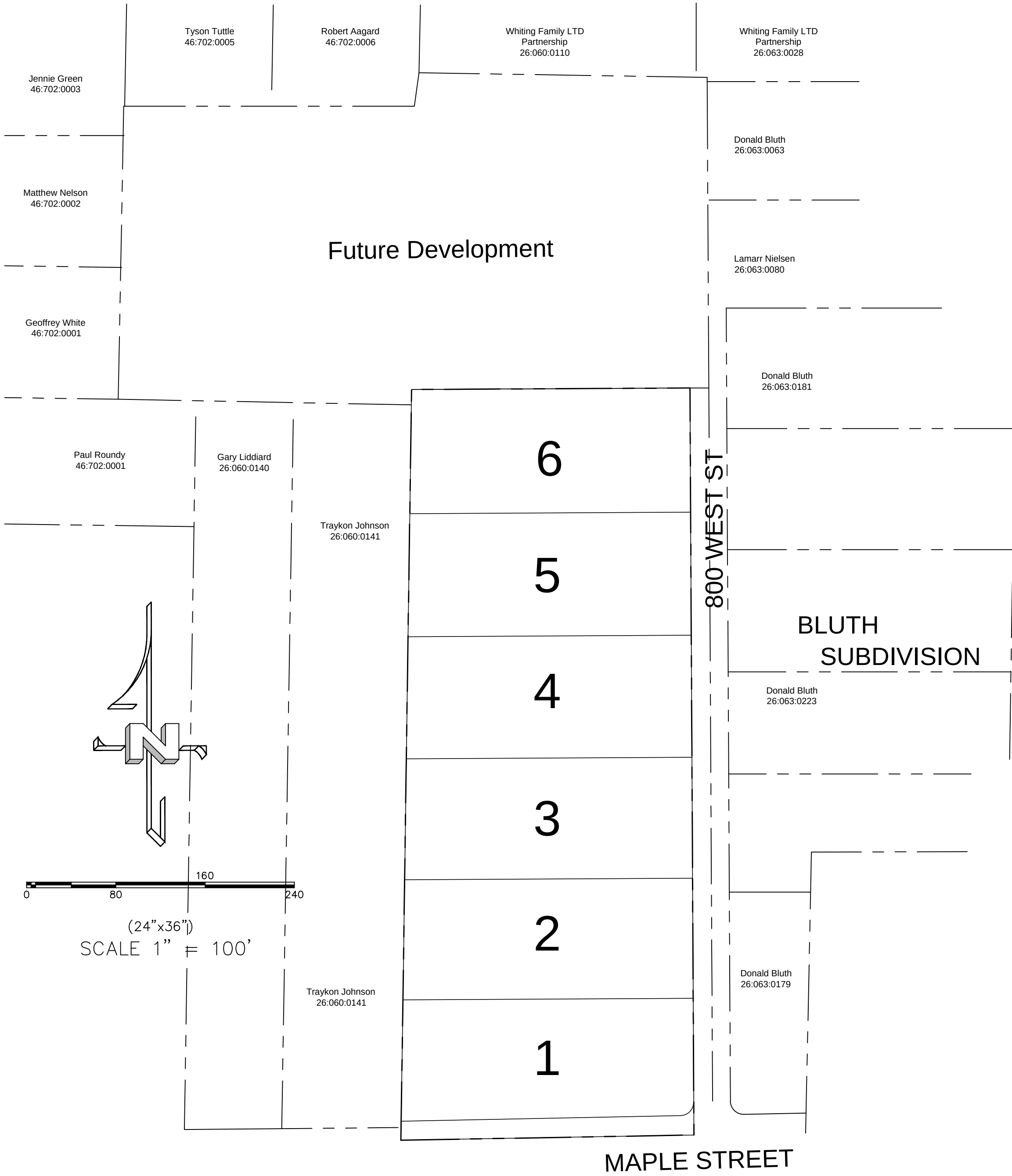
All concrete used in construction shall have a minimum compressive strength of 4,000 psi. The concrete mix shall include between 5% and 7% air entrainment.

Irrigation and Drain Line Notes

- In areas with high clay content in the soil, SIDG will perform a flow test on the proposed fabric. If clay plugs the fabric, it will only be required on the top of the gravel.
- Manhole lids must be marked as "DRAIN" only. Sewer, Water, Storm Drain etc. is not acceptable.
- Clay cutoffs are required every 250 feet on sewer and other lines that are deeper than drain lines to prevent water from following the pipe trench. Clay cutoffs must be 2 feet long, keyed into the trench walls 1 foot, surrounding the pipe, and as high as the drain lines.
- All drain lines must be documented by video camera after installation and backfill. Any problems with joints, levels, slopes, etc. discovered by the video technicians must be repaired.
- Pipes or other utilities running parallel to the irrigation pipe in a shared easement shall be placed a minimum of 5 feet horizontally distanced from the irrigation pipe.
- Pipes crossing perpendicularly over or under the drain pipe shall have a minimum 1-foot vertical clearance.
- Before backfilling the pipes, the contractor must notify Todd Adams of Franson Civil Engineers so a GPS survey of the location and elevation of the installed drain lines can be performed.

FINAL PLAT - PHASE 1
BENTLEY BROOK
RESIDENTIAL SUBDIVISION

Located in the Southwest quarter of Section 10
Township 8 South, Range 3 East
Salt Lake Base and Meridian
Mapleton City, Utah



VICINITY MAP

PROJECT DEVELOPER

MATT BAKER
matt4freedom@yahoo.com
(801)830-1645

PROJECT ENGINEER
& SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

PHASE 1

TOTAL PLAT ACREAGE	6.16 ACRES
TOTAL LOT ACREAGE	6.00 ACRES
TOTAL ROW ACREAGE	0.16 ACRES
AVERAGE LOT SIZE	43,560 S.F.
TOTAL # OF LOTS	6
RMF-1 LOTS	6 LOTS

Utility Notes:

Any work on Mapleton Irrigation 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 located in the roadway.

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

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
EX-01	EXISTING CONDITIONS
PRE-PLAT	OVERALL PRELIMINARY PLAT
UP-01	UTILITY/SITE PLAN
GR-01	GRADING PLAN
IRR-01 - IRR-02	IRRIGATION PLAN & PROFILE
LS-01	TREE PLANTING PLAN
EC-01	EROSION CONTROL PLAN
EC-02	EROSION CONTROL DETAILS
DT-01	TYPICAL DETAILS

Engineering
& Surveying

region



1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com

BENTLEY BROOK SUBDIVISION
LOCATED IN PORTIONS SECTION 10
TOWNSHIP 8 SOUTH
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

DATE - 9-24-2018

PROJECT #

REVISIONS:

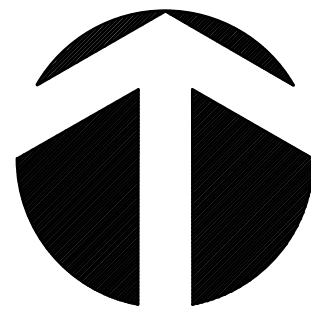
1
2
3

SHEET NAME:

COVER SHEET & NOTES

SHEET:

2019 CS-01



1" = 60'

Matthew Nelson
46:702:0002

Geoffrey White
46:702:0001

Paul Roundy
46:702:0001

Gary Liddiard
26:060:0140

Traykon Johnson
26:060:0141

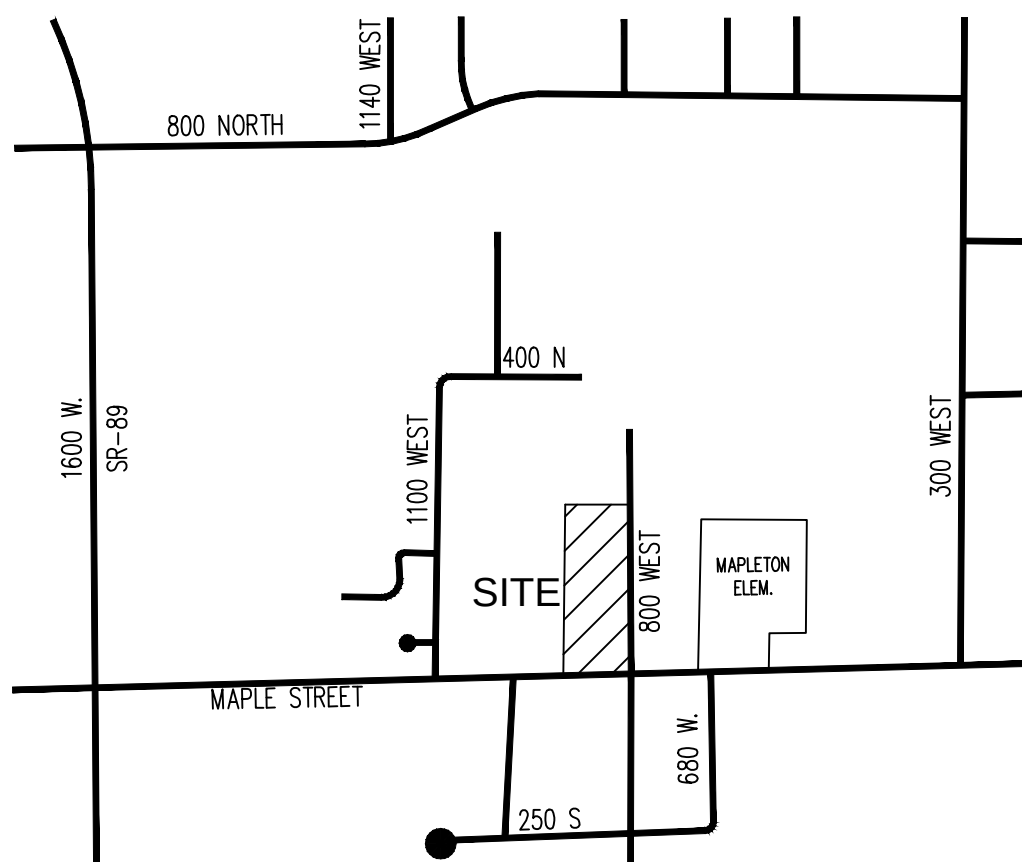
Traykon Johnson
26:060:0141

Lamarr Nielsen
26:063:0080

Donald Bluth
26:063:0181

Donald Bluth
26:063:0223

Donald Bluth
26:063:0179



VICINITY MAP

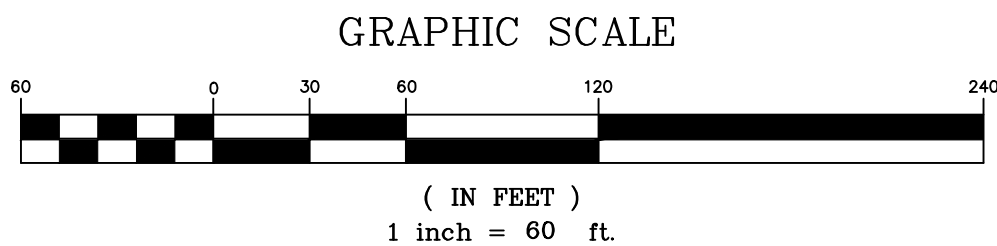
PLAT BREAKDOWN	
TOTAL PLAT ACREAGE	6.16 ACRES
TOTAL LOT ACREAGE	6.00 ACRES
TOTAL ROW ACREAGE	0.16 ACRES
AVERAGE LOT SIZE	1.00 ACRES
NUMBER OF LOTS	6

Area to be dedicated
to Mapleton City.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.34'	15.00'	21.06'	N44°16'27"E	89°09'24"

Note:

The proposed subdivision is located in a high water table area, a geo-technical report will need to be submitted which addresses storm water and ground water remediation, storage, distribution and restrictions on basement / habitable floor space. A letter report is required prior to the issuance of a building permit.



PROJECT ENGINEER
& SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
Mapleton, UTAH 84057
PH - 801.376.2245

Mapleton Irrigation Approval

Mapleton Irrigation Representative Date

Surveyor's Certificate

I, _____, do hereby Certify that I am a Registered Land Surveyor, and that I hold Certificate No. _____ 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

Beginning at a point located South 88°59'01" West along the Section line 4.91 feet from the South quarter corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence South 88°59'01" West along the Section line 328.28 feet; thence North 00°48'37" East 841.20 feet; thence North 89°41'45" East 311.89 feet to 800 West Street; thence South 00°18'15" East along 800 West Street 836.96 feet to the point of beginning.

Area = 268,523 sq.ft. or 6.16 Acres

Basis of Bearing is South 88°59'01" West along the Section line from the South quarter corner to the Southwest corner of said Section 10.

Owner's Dedication

Know all men by these presents that we, all of the undersigned owners of all 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 and other public areas as indicated hereon for perpetual use of the public.

In witness hereof we have hereunto set our hands this ____ day of _____, A.D. 20____.

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 _____, 20____.

MAYOR

CITY ENGINEER
(See Seal Below)

ATTEST

CITY RECORDER
(See Seal Below)

Acknowledgment

STATE OF UTAH }
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.

(Notary's full name) _____ A notary public commissioned in Utah ____ (Commission number) _____

My Commission Expires _____ (signature) _____

Planning Commission Approval

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

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

Occupancy Restriction Notice

The City of Mapleton has an Ordinance which 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 the City.

Conditions of Approval

Plat " A "

Bentley Brook

A Residential Subdivision
Located in the Southwest quarter of Section 10
Township 8 South, Range 3 East
Salt Lake Base and Meridian

MAPLETON _____ UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

SURVEYORS SEAL

NOTARY PUBLIC
SEAL

CIVIL ENGINEERS
SEAL

CLERK-RECORDER
SEAL

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS 1 STREET MONUMENT
- SET STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- PUBLIC UTILITY EASEMENT
- SECTION LINE
- CALCULATED POINT (NOT SET)

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 _____

ROCKY MOUNTAIN POWER

Approved this ____ day of _____, A.D. 20____

Rocky Mountain Power Representative _____

CENTURY LINK

Approved this ____ day of _____, A.D. 20____

Century Link Representative _____

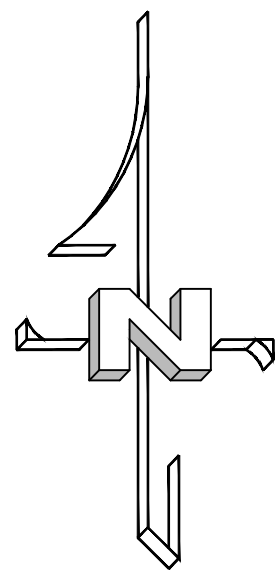
COMCAST CABLE TELEVISION

Approved this ____ day of _____, A.D. 20____

Comcast Representative _____

UTILITY NOTE:

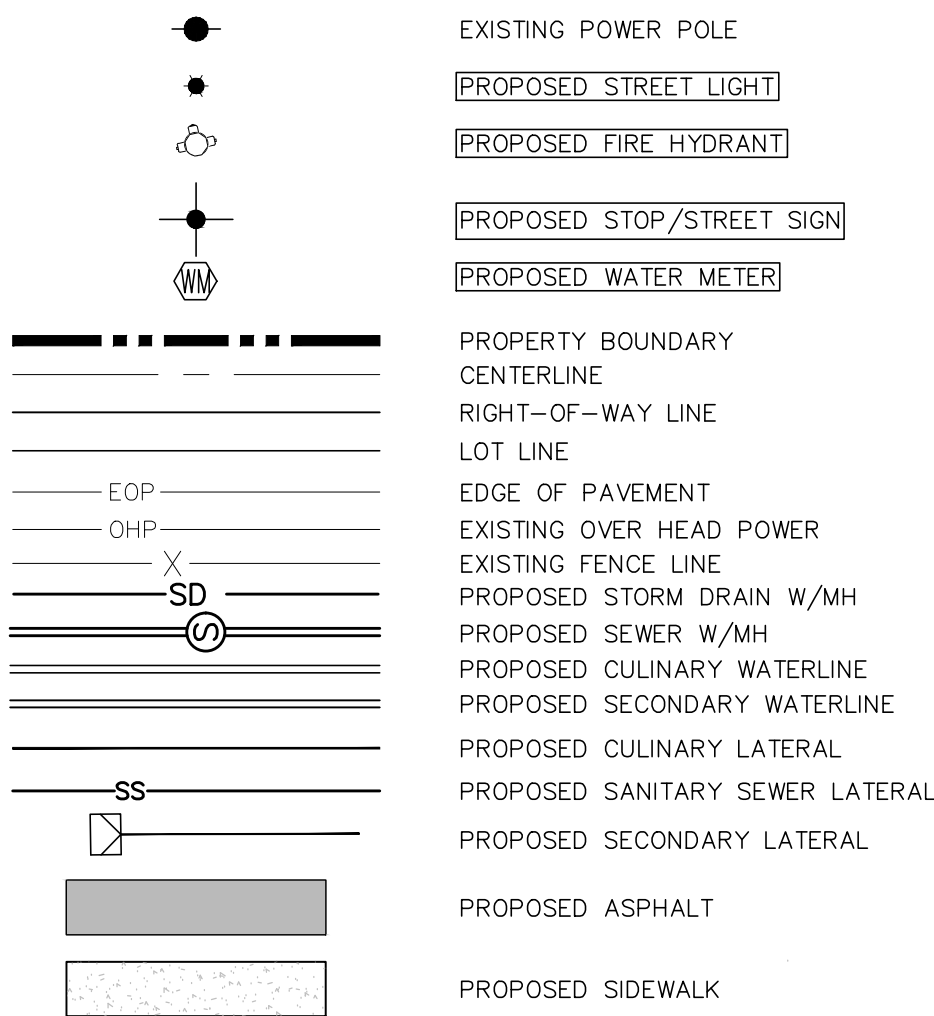
BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT OF WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9a-603(4)(c)(ii).



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

NOTES TO CONTRACTOR:
CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND



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THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH REGION ENGINEERING & SURVEYING

Jennie Green
46:702:0003

Matthew Nelson
46:702:0002

Geoffrey White
46:702:0001

Paul Roundy
46:702:0001

Gary Liddiard
26:060:0140

Traykon Johnson
26:060:0141

Traykon Johnson
26:060:0141

Donald Bluth
26:063:0063

Lamarr Nielsen
26:063:0080

Donald Bluth
26:063:0181

6
43,560 sq. ft.
1.00 acres

5
43,560 sq. ft.
1.00 acres

4
43,560 sq. ft.
1.00 acres

Donald Bluth
26:063:0223

3
36,099 sq. ft.
0.83 acres

2
33,827 sq. ft.
0.78 acres

Donald Bluth
26:063:0179

Existing Fire Hydrant

Future Development

6

5

4

Phase 1

3

2

1

Maple Street

800 West Street

Stop Sign

SS/MH #2

Existing Fire Hydrant

Existing Street Light

Existing Street Light

Existing Fire Hydrant

Existing Street Light

Existing Fire Hydrant

Utility Notes:

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

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

region
Engineering
& Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regiondesignllc.com



BENTLEY BROOK SUBDIVISION
LOCATED IN PORTIONS SECTION 10
TOWNSHIP 8 SOUTH
RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

DATE: 1-22-2019

PROJECT #

REVISIONS:

1

2

3

SHEET NAME:

SITE/UTILITY PLAN

SHEET:

2019 UP-01

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Oct 3, 2018 at 8:30am

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

On September 25, 2018 Matt Baker submitted revised plans for the Bentley Brook Subdivision in the RA-1 zone and located at approximately 850 West Maple 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:

Application Deficiencies:

1. The applicant must submit a complete subdivision application, including:
 - a. The applicant must submit a preliminary title report or policy of title insurance.
 - b. The applicant must submit proof that the taxes are current for the subject property.
2. As directed by the Mapleton City Engineer, the applicant must submit preliminary storm water drainage plans and calculations designed for a 100 year storm event.
3. As directed by the Mapleton City Engineer, the applicant must submit a Geotech Report addressing soil conditions and ground water.
4. The applicant must submit plans to RB&G Engineering (801-374-5771) to be inputted into the City's water model. The applicant shall be responsible for the cost of this review.
5. 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 September 25, 2018:

1. As a reminder, the final plat must include, among other requirements, the following:
 - a. A final plat stamped and signed by the Surveyor of Record.
 - b. A dedication block and signature lines for all property owners. The owners will need to sign the plat exactly as they signed the deed to the property and must print their names underneath their signatures to match the signatures.
 - c. Addresses must be shown on the final plat.
 - d. If street names are to be used they must also be indicated on the plat.
 - e. In accordance with the standards of the Utah County Recorder, a space must be reserved near the bottom right hand corner for the recording certificate to be printed on the plat. The current plat doesn't leave enough space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.

- f. In accordance with the standards of the Utah County Recorder, the names of the Owners must be printed in the Acknowledgement as the persons who appeared before the notary. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
2. **A revised assigned address list is attached to these comments. Please label the lots accordingly.** Because the lots changed quite significantly since the last submittal, the addresses assigned have changed as well. I appreciate the attempt to assign addresses but the addresses you assigned work poorly with the assigned addresses in the proposed subdivision across the street (smaller numbers on lots located north of lots in the adjacent subdivision, etc.).
3. A gap exists between the subject parcel and parcels owned by Donald Bluth and Lamarr Nielsen near the north-eastern portion of the subject parcel.
4. **The Boundary Description does not match the calls on the graphic representation of the plat.** At least one of the calls that is given does not match the boundary description.
5. **Because the amount of land included within the 10 parcels has changed from 9.93 acres on the May 22, 2018 plans to 10.45 acres on the current plans, the water dedication requirement has changed from 20.5 acre feet to the current 21.5 acre feet.**

Engineering and Public Works Division

Steven Lord, City Engineer, Email: slord@mapleton.org

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

For Information Purposes Only

1. An excavation permit, available online at www.mapleton.org will be required for all work performed in the city right-of-way.
2. All utility crossings will be marked with etchings in the back of curb.
3. 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.
4. A Storm Water Pollution Prevention Plan (SWPPP) permit will be required. Please contact JD Shepherd at Mapleton City Public Works with questions.
5. Electronic As-Built drawings of any and all utility connections and appurtenances will be required prior to the approval of final inspection.
6. ***The applicant must submit plans to RB&G Engineering (801-374-5771) to be added into the City's water model. The applicant shall be responsible for the cost of this review.**
7. ***The applicant must submit a geotechnical report per Mapleton City standards.**

Plan Review Comments

1. Please fix street labeling discrepancies, (PP-1).
2. Please show utilities in Maple Street including future PI main (PP-1).
3. Please label clearly on both the plan and profile view, all utilities that are either already existing or will be constructed as part of the Bluth subdivision.
4. Please add a streetlight at the south west corner of 800 West and Maple Street.
5. Pressurized Irrigation main line must be a minimum 8".
6. Sewer line must be SDR-35.
7. Install double PI lateral between lots 5&6 and 7&8 (UP-01)

8. If construction is not coordinated with adjacent development, an overlay will be required on the entire roadway up to the street centerline.
9. Please include a street cross section for all streets.
10. Please check the crown on 800 West at the intersection of Maple Street. Any crowning of the road should be parallel to the direction of travel on Maple Street. (PP-1)
11. Vertical curves are required on streets where the algebraic grade change exceeds 1%. (PP-4)
12. A cross gutter will be required on 800 W and 300 N. (PP-3)
13. Please show utility connections to lot 6. (UP-01)
14. Please add a stop sign at Maple Street. (UP-01)
15. 3 Valve clusters are required at all T connections.

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 21.5 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 Hobbie Creek Irrigation Company.
- ☐ Payment of engineering inspection fees (\$200 per lot).
- ☐ Payment of street light fee (\$450 per lot).
- ☐ Payment of slurry seal fee (\$.18 a square foot 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).