

Planning Commission Staff Report

June 13, 2019

Item 8

Applicant: Mesquite

Presidio LLC

Location: Approx. 3200 S
200 E

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: N

Zone: PD-1

Attachments:

1. Standard findings.
2. Application information.

REQUEST

Consideration of an amendment to the Preliminary Plat for 61 of the originally approved 565 lots of the Mapleton Village subdivision located in Planned Development (PD-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

On September 11, 2006 the City entered into a Memorandum of Understanding with Mesquite Presidio, LLC. The City agreed to annex property owned by Mesquite Presidio and to process a development application for the Mapleton Village project that would include 565 units.

After the property was annexed into the City, the applicant proceeded with preliminary plats and a request for a Planned Development zone. The Twin Hollow property was also added to the project resulting in a total of 617 units.

On December 4, 2007 the City Council approved the following:

- PD-1 zoning text for Mapleton Village and Twin Hollow properties;
- Preliminary Plat for 565 units for Mapleton Village; and
- Preliminary Plat for 52 units for Twin Hollow.

The two primary access points for the subdivision will be Main Street and Highway 89. With the proposal to extend Main Street, the applicant is proposing to develop some of the northeastern lots in the project. The proposed preliminary plat has essentially the same street configuration and layout as was approved in 2007 but adds 10 additional lots.

EVALUATION

PD-1 Zone: The PD-1 zone does not establish a minimum lot size but does establish a maximum density of 617 lots combined for the Mapleton Village and Twin Hollow projects. While the applicant is proposing to add 10 lots to the proposed preliminary plat, they have indicated that they will reduce 10 lots on future phases to ensure that the maximum density will not exceed what is permitted. Staff has added a special condition to address this issue.

The PD-1 zone also establishes a requirement that 35% of the total site area remain as open space. The addition of 10 lots would reduce the amount of open space by approximately 4%. The applicant has indicated that they will increase the open space in future phases to ensure compliance with the open space requirement. Staff has added a special condition to address this issue.

Subdivision: 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.

The subdivision ordinance establishes a limit of 30 lots that can be built with only a single access. The applicant has included a phasing plan that includes the Twin Hollow subdivision that will ensure that the requirement for multiple accesses is met. Staff has added a special condition to address this issue.

STAFF RECCOMENDATION

Recommend approval of the amended preliminary plat to the City Council with the attached special conditions.

SPECIAL CONDITIONS

1. The application shall comply with all outstanding DRC comments and receive final plat approval from the DRC.
2. Future plats shall include a reduction of 10 lots to compensate for the 10 lots that are being added with the subject preliminary plat. The maximum density shall not exceed 617 lots for the PD-1 zone.
3. Future plats shall include an increase in dedicated open space to compensate for the loss of open space with the subject preliminary plat. The minimum amount of dedicated open space for the PD-1 zone shall be 35% of the total site area.

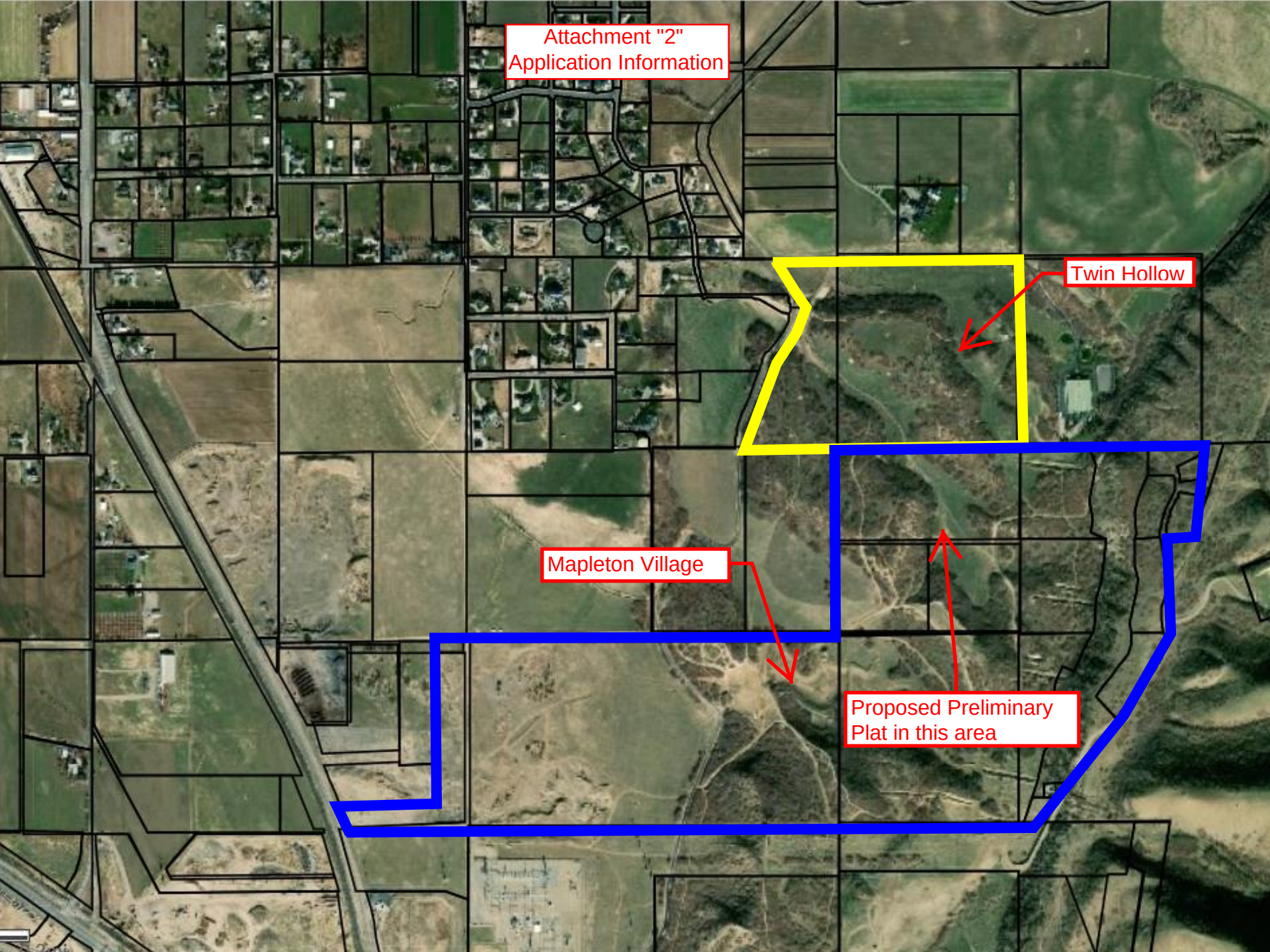
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.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

Twin Hollow

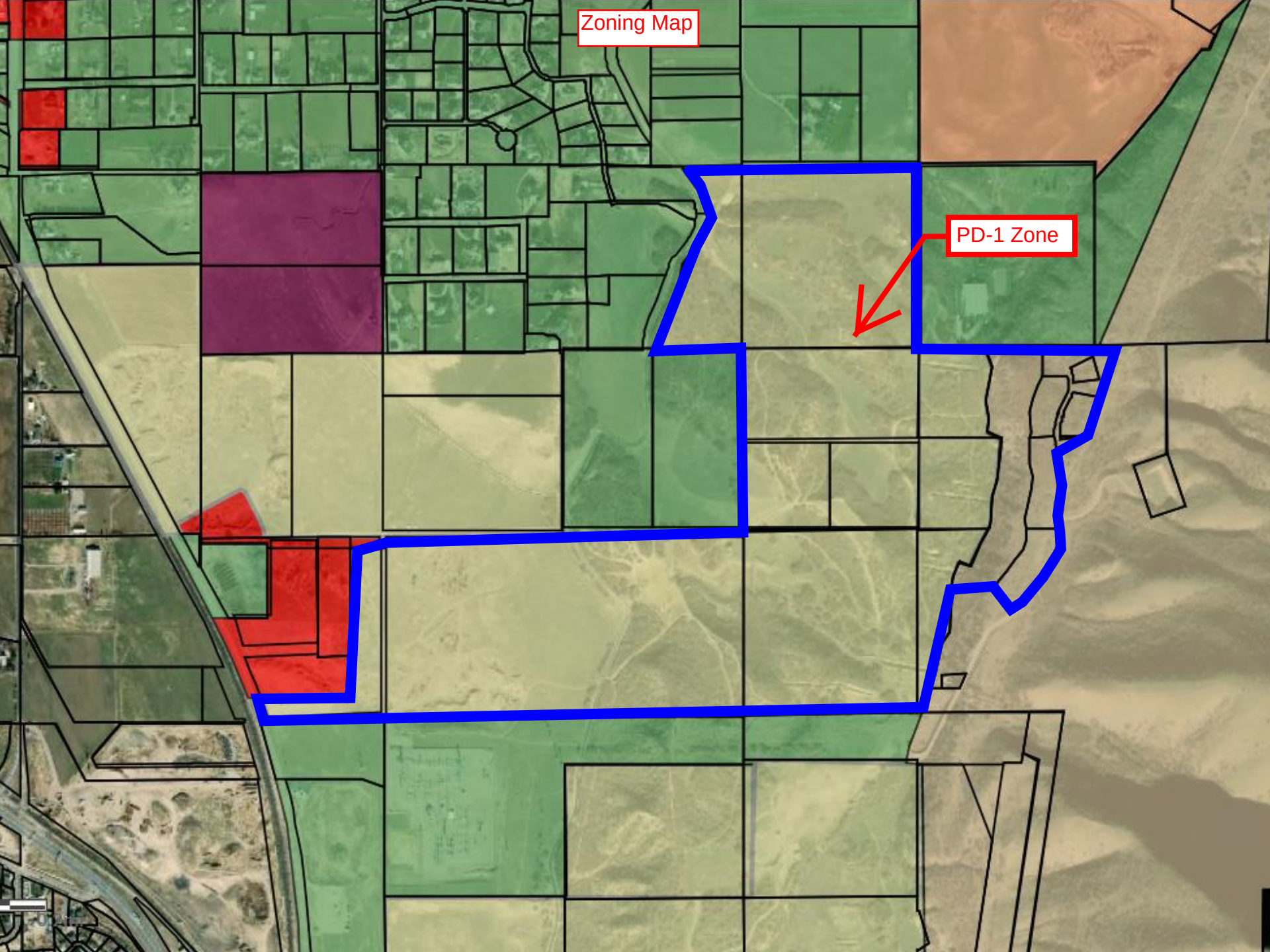
Mapleton Village

Proposed Preliminary
Plat in this area



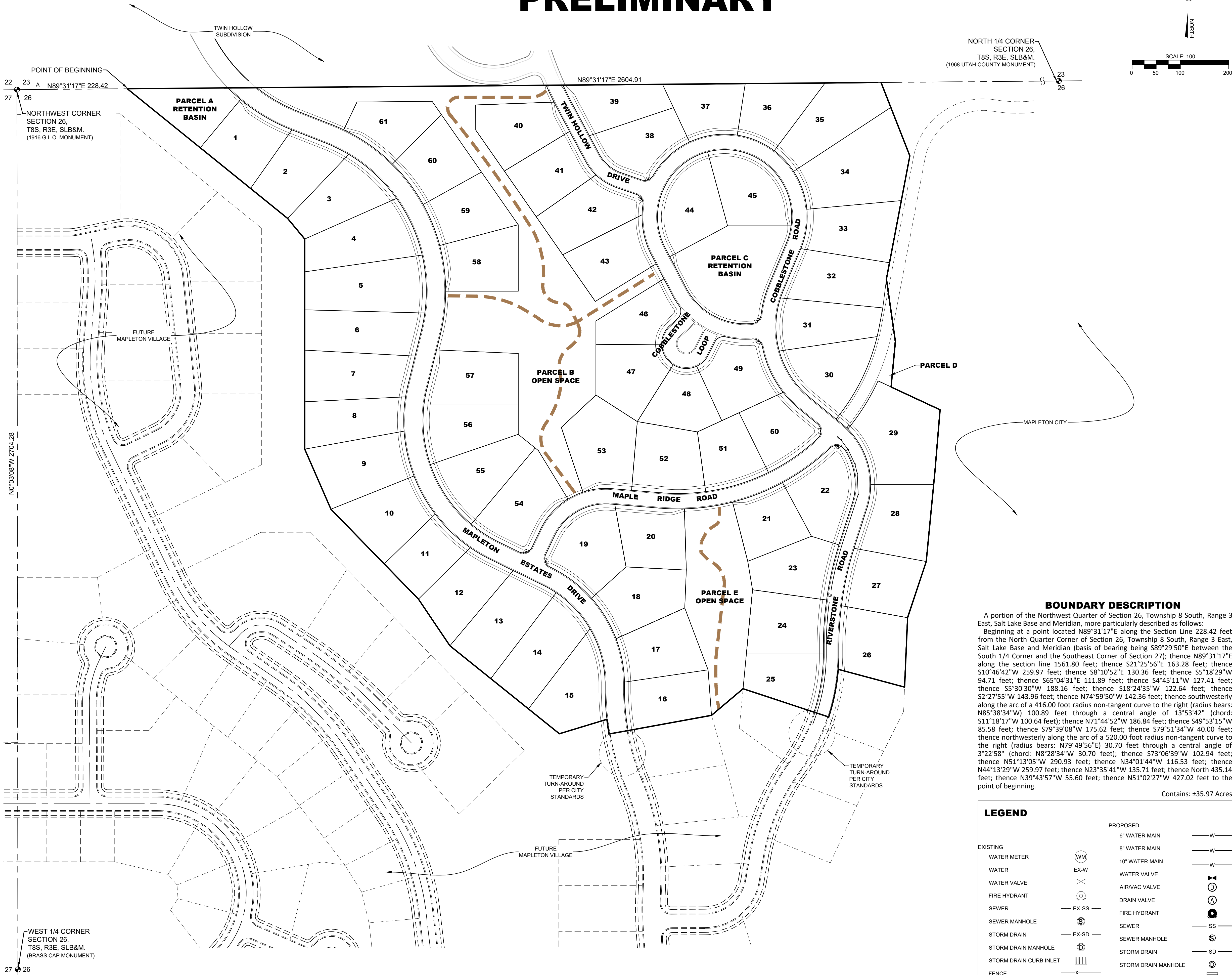
Zoning Map

PD-1 Zone



MAPLETON VILLAGE

PRELIMINARY



BOUNDARY DESCRIPTION

A portion of the Northwest Quarter of Section 26, Township 8 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point located N89°31'17"E along the Section Line 228.42 feet from the North Quarter Corner of Section 26, Township 8 South, Range 3 East, Salt Lake Base and Meridian (basis of bearing being S89°29'50"E between the South 1/4 Corner and the Southeast Corner of Section 27); thence N89°31'17"E along the section line 1561.80 feet; thence S21°25'56"E 163.28 feet; thence S10°46'42"W 259.97 feet; thence S8°10'52"E 130.36 feet; thence S5°18'29"W 94.71 feet; thence S65°04'31"E 111.89 feet; thence S4°45'11"W 127.41 feet; thence S5°30'30"W 188.16 feet; thence S18°24'35"W 122.64 feet; thence S2°27'55"W 143.96 feet; thence N74°59'50"W 142.36 feet; thence southwesterly along the arc of a 416.00 foot radius non-tangent curve to the right (radius bears: N85°38'34"W) 100.89 feet through a central angle of 13°53'42" (chord: S11°18'17"W 100.64 feet); thence N71°44'52"W 186.84 feet; thence S49°53'15"W 85.58 feet; thence S79°39'08"W 175.62 feet; thence S79°51'34"W 40.00 feet; thence northwesterly along the arc of a 520.00 foot radius non-tangent curve to the right (radius bears: N79°49'56"E) 30.70 feet through a central angle of 3°22'58" (chord: N8°28'34"W 30.70 feet); thence S73°06'39"W 102.94 feet; thence N51°13'05"W 290.93 feet; thence N34°01'44"W 116.53 feet; thence N44°13'29"W 259.97 feet; thence N23°35'41"W 135.71 feet; thence North 435.14 feet; thence N39°43'57"W 55.60 feet; thence N51°02'27"W 427.02 feet to the point of beginning.

Contains: ±35.97 Acres

LEGEND		
EXISTING		
WATER METER	(WM)	
WATER	— EX-W —	
WATER VALVE	(V)	
FIRE HYDRANT	(F)	
SEWER	— EX-SS —	
SEWER MANHOLE	(S)	
STORM DRAIN	— EX-SD —	
STORM DRAIN MANHOLE	(SD)	
STORM DRAIN CURB INLET	(C)	
FENCE	— X —	
EXISTING GATE VALVE	(G)	
PROPOSED		
6" WATER MAIN	— W —	
8" WATER MAIN	— W —	
10" WATER MAIN	— W —	
WATER VALVE	(V)	
AIR/VAC VALVE	(A)	
DRAIN VALVE	(D)	
FIRE HYDRANT	(F)	
SEWER	— SS —	
SEWER MANHOLE	(S)	
STORM DRAIN	— SD —	
STORM DRAIN MANHOLE	(SD)	
STORM DRAIN CURB INLET	(C)	

VICINITY MAP

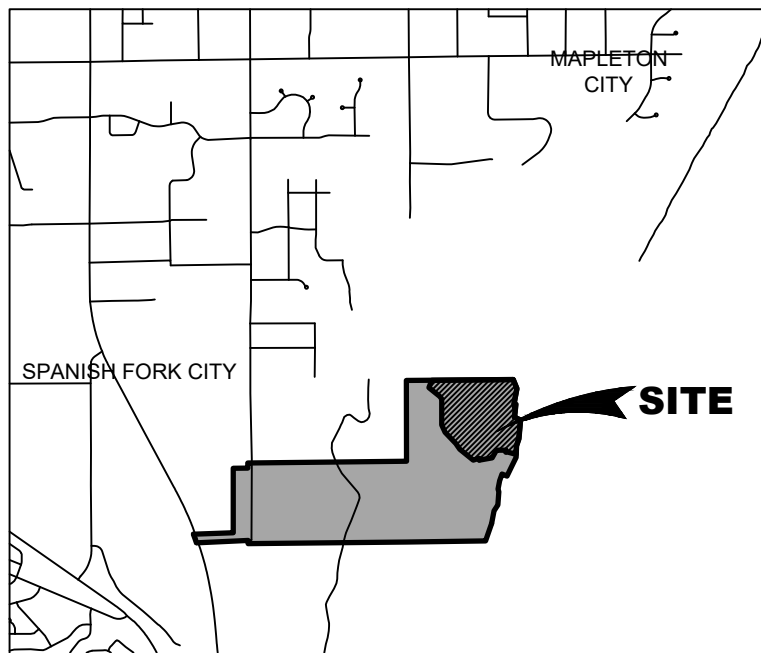


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TABULATIONS

TOTAL AREA:	35.97 ACRES
STREET AREA:	4.01 ACRES (11.15%)
ASPHALT AREA:	153,122 S.F.
OPEN SPACE AREA:	5.31 AC. (14.76%)

GENERAL NOTES

- AN EXCAVATION PERMIT, AVAILABLE ONLINE AT WWW.MAPLETON.ORG WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE CITY RIGHT-OF-WAY.
- ALL UTILITY CROSSINGS WILL BE MARKED WITH ETCHINGS IN THE BACK OF CURB.
- FOLLOW APWA STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE IDENTIFIED IN THE MAPLETON CITY SUPPLEMENT TO APWA STANDARDS AND SPECIFICATIONS AVAILABLE ONLINE AT WWW.MAPLETON.ORG.
- A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PERMIT WILL BE REQUIRED. PLEASE CONTACT JD SHEPHERD AT MAPLETON CITY PUBLIC WORKS WITH QUESTIONS.
- ELECTRONIC AS-BUILT DRAWINGS OF ANY AND ALL UTILITY CONNECTIONS AND APPURTENANCES WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL INSPECTION.
- THE SUBDIVISION IMPROVEMENTS WERE SUBMITTED TO RB&G ENGINEERING AND ADDED INTO THE CITY'S WATER MODEL.
- ANY WORK ON MAPLETON IRRIGATION COMPANY DITCHES WILL BE APPROVED BY THE IRRIGATION COMPANY.
- ANY WORK ON DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATIONS WILL BE COORDINATED AND APPROVED BY THE RELEVANT UTILITY COMPANY AND MUST BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT.
- CONCRETE COLLARS WILL BE REQUIRED ON ALL VALVES AND MANHOLES IN THE ROADWAY.
- PLEASE ENSURE 10' SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER LINES.
- A MAINTENANCE PLAN AND AGREEMENT WILL BE REQUIRED AND RECORDED FOR ALL STORM DRAIN RETENTION BASINS.
- IF CONSTRUCTION REQUIRES THE REMOVAL OF OR RESULTS IN DAMAGE TO ANY EXISTING FENCES TO REMAIN DURING CONSTRUCTION, THE FENCES MUST BE REPLACED BEFORE THE FINAL DEVELOPMENT INSPECTION CAN BE COMPLETED.
- 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 P.I. 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.
- GRANULAR BORROW IS REQUIRED FOR ALL FILL TRENCHES AND ROADWAYS (A-1-a, A-1-b, A-2-b, & A-3).
- ALL CURB INLETS TO SUMPS SHALL BE 4x4 BOXES W/OUT PRETREATMENT OR EQUIVALENT. SEE DETAIL 3, SHEET 13.
- 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.

DEVELOPER / OWNER

MAPLETON VILLAGE

ENGINEER

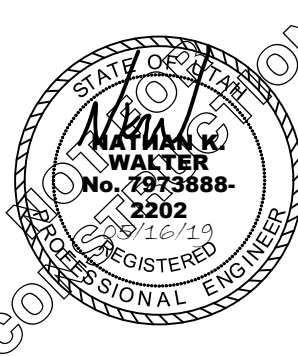
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

MAPLETON VILLAGE

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



MAPLETON VILLAGE
MAPLETON, UTAH

COVER

REVISIONS

1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:

2011-1102

DRAWN BY:

BAP

DESIGNED BY:

NKW

SCALE:

1"=100'

DATE:

05/16/2019

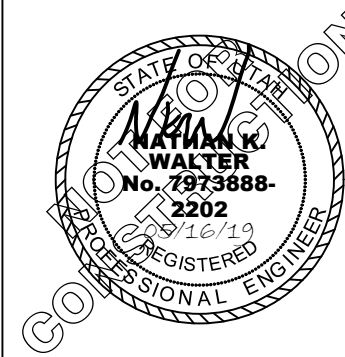
SHEET

1

U:\LAND DESKTOP PROJECTS\1102 MAPLETON VILLAGE\DWG\11-1102 PRELIMINARY.DWG 5/16/2019 3:22 PM



LEI
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MAPLETON VILLAGE
MAPLETON, UTAH
LOT LAYOUT 1

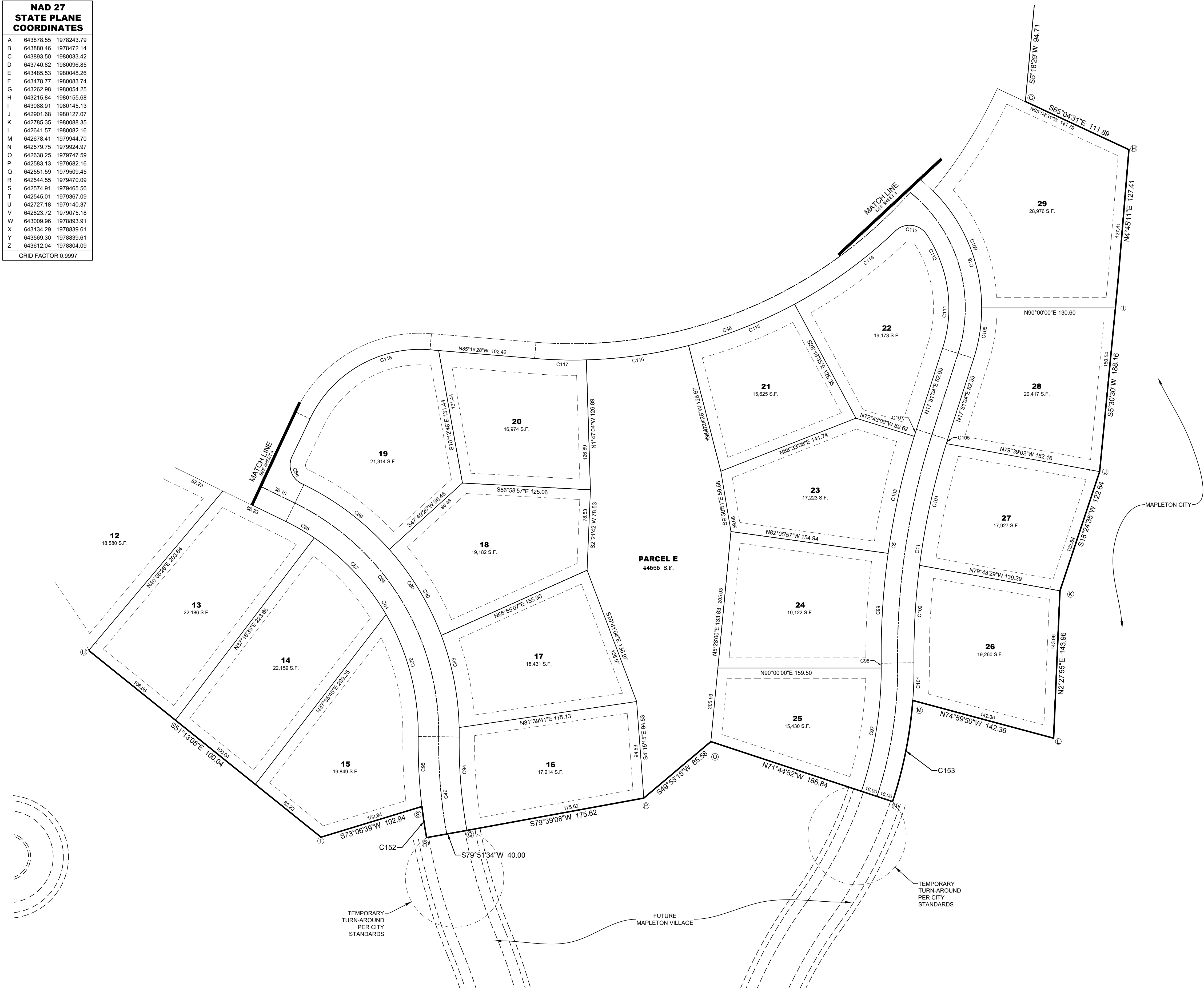
REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:
2011-1102
DRAWN BY:
BAP
DESIGNED BY:
NKW
SCALE:
1"=50'
DATE:
05/16/2019

SHEET
4

BASIS OF BEARING
NAD 83 BASIS OF BEARING BEING S89°29'50"E BETWEEN THE SOUTH
1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 27,
TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

NAD 27 STATE PLANE COORDINATES		
A	643878.55	1978243.79
B	643880.46	1978472.14
C	643893.50	1980033.42
D	643740.82	1980096.85
E	643485.53	1980048.26
F	643478.77	1980083.74
G	643262.98	1980054.25
H	643215.84	1980155.68
I	643088.91	1980145.13
J	642901.68	1980127.07
K	642785.35	1980088.35
L	642641.57	1980082.16
M	642678.41	1979944.70
N	642579.75	1979924.97
O	642638.25	1979747.59
P	642583.13	1979682.16
Q	642551.59	1979509.45
R	642544.55	1979470.09
S	642574.91	1979465.56
T	642545.01	1979367.09
U	642727.18	1979140.37
V	642823.72	1979075.18
W	643009.96	1978893.91
X	643134.29	1978839.61
Y	643569.30	1978839.61
Z	643612.04	1978804.09
GRID FACTOR 0.9997		



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	380.00	5°20'59"	35.48	S47°25'10"E 35.47
C2	380.00	18°29'43"	122.67	S59°20'31"E 122.13
C3	330.00	9°25'17"	54.26	S63°52'44"E 54.20
C4	330.00	23°32'47"	135.62	S47°23'42"E 134.67
C5	716.00	18°33'16"	231.67	S8°34'26"W 230.85
C6	330.00	22°30'51"	129.67	S24°21'53"E 128.84
C7	330.00	20°58'01"	120.76	S2°37'27"E 120.09
C8	330.00	6°03'38"	34.91	S10°53'23"W 34.89
C9	320.00	5°04'46"	28.37	S11°22'48"W 28.36
C10	320.00	12°44'30"	71.16	S2°28'10"W 71.02
C11	684.00	18°33'16"	221.50	S8°34'26"W 220.54
C12	320.00	17°05'19"	95.44	S12°26'45"E 95.09
C13	320.00	16°15'12"	90.78	S29°07'00"E 90.47
C14	320.00	18°03'13"	100.83	S46°16'13"E 100.41
C15	320.00	8°42'33"	48.64	S59°39'06"E 48.59
C16	161.00	68°26'54"	192.34	N16°22'23"W 181.10
C17	20.00	90°28'40"	31.58	N70°45'18"E 28.54
C18	280.00	14°02'30"	68.62	S56°59'07"E 68.45
C19	280.00	31°01'53"	151.65	S34°26'56"E 149.80
C20	280.00	26°02'10"	127.24	S5°54'55"E 126.14
C21	456.00	14°52'18"	118.36	N32°10'48"E 118.03
C22	424.00	28°45'36"	212.83	N25°09'25"E 210.60
C23	280.00	6°49'01"	33.31	S10°30'41"W 33.29
C24	370.00	13°55'11"	89.89	S6°57'36"W 89.67
C25	370.00	14°49'18"	95.71	S7°24'39"E 95.45
C26	370.00	14°13'51"	91.90	S21°56'14"E 91.66
C27	189.00	45°40'32"	150.67	N27°45'34"W 146.71
C28	370.00	16°21'06"	105.59	S37°13'42"E 105.24
C29	370.00	19°10'15"	123.80	S4°59'22"E 123.22
C30	370.00	4°00'53"	25.93	S66°34'56"E 25.92
C31	340.00	16°50'26"	99.93	S60°10'10"E 99.57
C32	151.00	33°04'15"	87.16	N42°03'05"E 85.95
C33	151.00	12°57'55"	34.17	N65°04'10"E 34.10
C34	151.00	23°10'24"	61.07	N83°08'20"E 60.66
C35	424.00	12°26'58"	92.13	N88°30'03"E 91.95
C36	424.00	18°27'31"	136.60	N73°02'48"E 136.01
C37	424.00	16°52'38"	124.90	N55°22'43"E 4913.92
C38	221.00	39°39'51"	152.99	N30°45'54"W 149.96
C39	20.00	97°15'07"	33.95	N1°41'07"W 30.23
C40	221.00	12°31'21"	48.30	N44°20'10"W 48.21
C41	221.00	27°08'31"	104.69	N24°30'14"W 4915.45
C42	20.00	82°11'26"	28.69	N52°01'41"W 26.29
C43	424.00	47°47'08"	353.62	N70°49'58"E 343.46
C44	171.00	16°52'41"	50.37	N84°41'04"W 4915.80
C45	20.00	76°54'48"	26.85	S65°17'53"W 24.93
C46	500.00	10°55'58"	95.41	S4°42'08"E 95.26
C47	51.00	38°19'39"	34.12	S46°00'17"W 33.48
C48	456.00	48°21'58"	384.93	S70°32'33"W 373.60
C49	51.00	57°00'21"	50.74	N86°19'43"W 48.67
C50	51.00	57°12'29"	50.92	N29°13'18"W 48.83
C51	51.00	48°05'08"	42.80	N23°25'30"E 41.56
C52	151.00	89°12'34"	182.40	N60°07'15"E 171.51
C53	250.00	64°46'13"	282.61	N31°37'16"W 267.80
C54	20.00	83°46'09"	29.24	N5°35'00"E 26.95
C55	171.00	8°43'17"	26.03	N31°56'26"W 4912.01
C56	171.00	28°59'42"	86.54	N13°04'57"W 85.62
C57	171.00	6°47'39"	20.28	N4°48'43"E 4903.95
C58	20.00	79°08'09"	27.62	S31°21'32"E 25.48
C59	116.00	24°55'28"	50.46	S58°27'52"E 50.06
C60	270.00	64°46'13"	305.22	S31°37'16"E 289.23
C61	116.00	17°47'35"	36.02	S37°06'21"E 35.88
C62	751.00	1°44'29"	22.82	S27°20'19"E 22.82

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C63	751.00	2°56'32"	38.56	S24°59'49"E 38.56
C64	230.00	64°46'13"	260.00	S31°37'16"E 246.38
C65	719.00	3°35'39"	45.10	S26°24'45"E 45.09
C66	84.00	42°43'02"	62.63	S49°34'05"E 61.19
C67	424.00	26°01'25"	192.58	N26°31'30"E 190.93
C68	20.00	79°08'09"	27.62	N69°30'19"E 25.49
C69	171.00	34°54'44"	104.20	N47°23'37"E 4904.32
C70	171.00	33°56'44"	101.31	N81°49'21"E 99.84
C71	171.00	28°06'38"	83.90	S67°08'58"E 83.06
C72	171.00	19°44'30"	58.92	S43°13'24"E 58.63
C73	320.00	77°55'34"	435.22	S25°02'35"E 402.44
C74	171.00	28°06'38"	83.90	S19°17'50"E 83.06
C75	171.00	27°54'06"	83.27	S8°42'31"W 82.45
C76	189.00	4°22'31"	14.43	S20°28'19"W 14.43
C77	189.00	23°12'21"	76.55	S6°40'52"W 76.03
C78	280.00	77°55'34"	380.82	S25°02'35"E 352.14
C79	189.00	35°03'15"	115.63	N33°04'13"W 113.84
C80	20.00	80°37'34"	28.14	N46°33'49"E 25.92
C81	139.00	65°32'36"	159.01	S60°21'06"E 150.48
C82	139.00	102°49'01"	249.43	S23°49'43"W 217.29
C83	139.00	112°30'33"	272.95	N48°30'30"W 231.16
C84	330.00	82°30'34"	475.22	S27°20'06"E 435.21
C85	139.00	14°54'47"	36.18	N15°12'11"E 36.08
C86	230.00	7°59'25"	32.08	S60°00'40"E 32.05
C87	230.00	25°44'26"	103.33	S43°08'44"E 102.46
C88	20.00	89°31'20"	31.25	S19°14'42"E 28.21
C89	270.00	22°20'35"	105.29	S52°50'05"E 104.62
C90	270.00	20°55'44"	98.63	S31°11'55"E 98.08
C91	370.00	82°30'34"	532.82	S27°20'06"E 487.96
C92	230.00	31°02'22"	124.60	S14°45'20"E 123.08
C93	270.00	19°31'55"	92.04	S10°58'05"E 91.60
C94	480.00	10°55'54"	91.58	S4°42'06"E 91.44
C95	516.00	7°36'27"	68.51	S3°00'37"E 68.46
C96	751.00	4°41'00"	61.39	S25°52'04"E 61.37
C97	384.00	18°15'08"	122.33	N9°07'34"E 121.81
C98	384.00	0°42'12"	4.71	N0°21'06"W 4.71
C99	716.00	8°36'15"	107.52	S3°35'56"W 107.42
C100	116.00	42°43'02"	86.48	S49°34'05"E 84.50
C101	416.00	5°03'36"	36.74	N1°49'37"E 36.73
C102	684.00	7°59'13"	95.35	S3°17'25"W 95.27
C103	716.00	9°22'48"	117.22	S12°35'27"W 117.09
C104	684.00	10°12'22"	121.84	S12°23'12"W 121.68
C105	684.00	0°21'41"	4.31	S17°40'13"W 4.31
C106	171.00	35°47'20"	106.81	N6°41'07"W 105.08
C107	716.00	0°34'12"	7.12	S17°33'58"W 7.12
C108	161.00	17°51'04"	50.16	N8°55'32"E 49.96
C109	161.00	45°14'25"	127.12	N22°37'12"W 123.85
C110	139.00	230°14'22"	558.56	S87°32'23"W 251.71
C111	129.00	51°38'03"	116.25	N7°57'58"W 4917.94
C112	129.00	51°38'03"	116.25	N7°57'58"W 4917.94
C113	20.00	99°51'27"	34.86	N83°42'43"W 30.86
C114	456.00	15°19'51"	122.01	S54°01'29"W 4914.27
C115	456.00	13°59'46"	111.39	S68°41'18"W 111.11
C116	456.00	12°41'14"	100.97	S82°01'48"W 100.77
C117	456.00	6°21'07"	50.55	N88°27'02"W 50.53
C118	119.00	69°12'34"	143.74	S60°07'15"W 135.16
C119	424.00	2°44'11"	20.25	N12°08'43"E 20.25
C120	380.00	18°29'43"	122.67	S59°20'31"E 122.13
C121	51.00	200°37'37"	178.58	N52°50'44"W 100.35

LEI

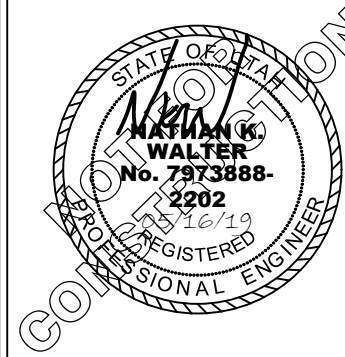
A Utah Corporation

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MAPLETON VILLAGE

MAPLETON, UTAH

LOT LAYOUT 2

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2011-1102

DRAWN BY:
BAP

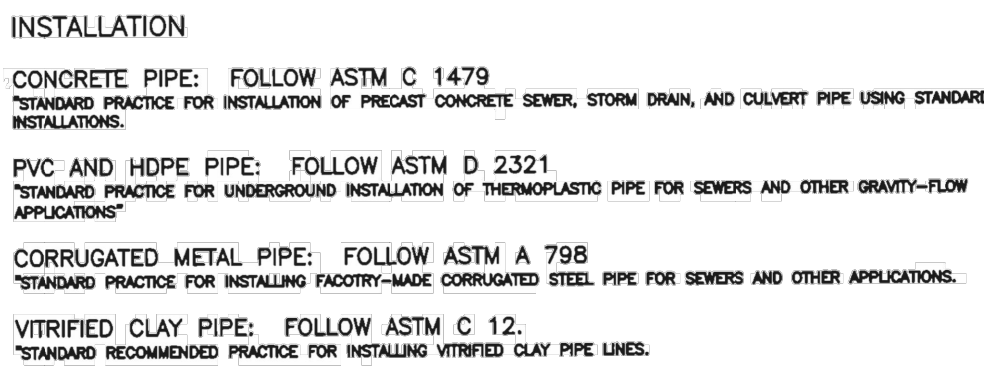
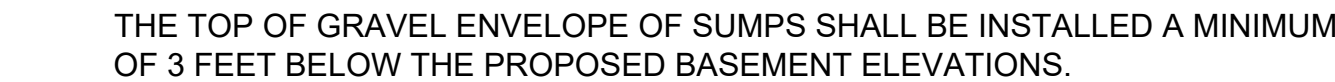
CHECKED BY:
NKW

SCALE:
1" = 50'

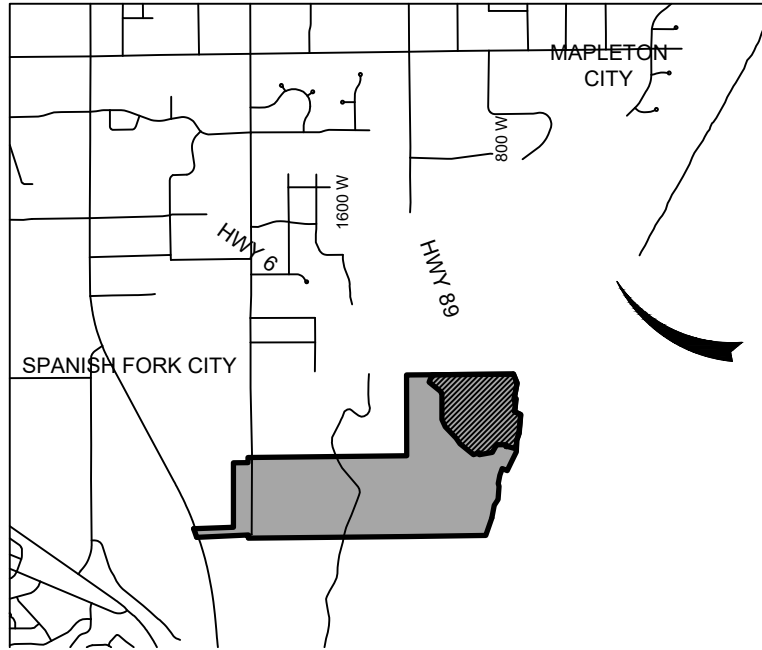
DATE:
05/16/2019

SHEET

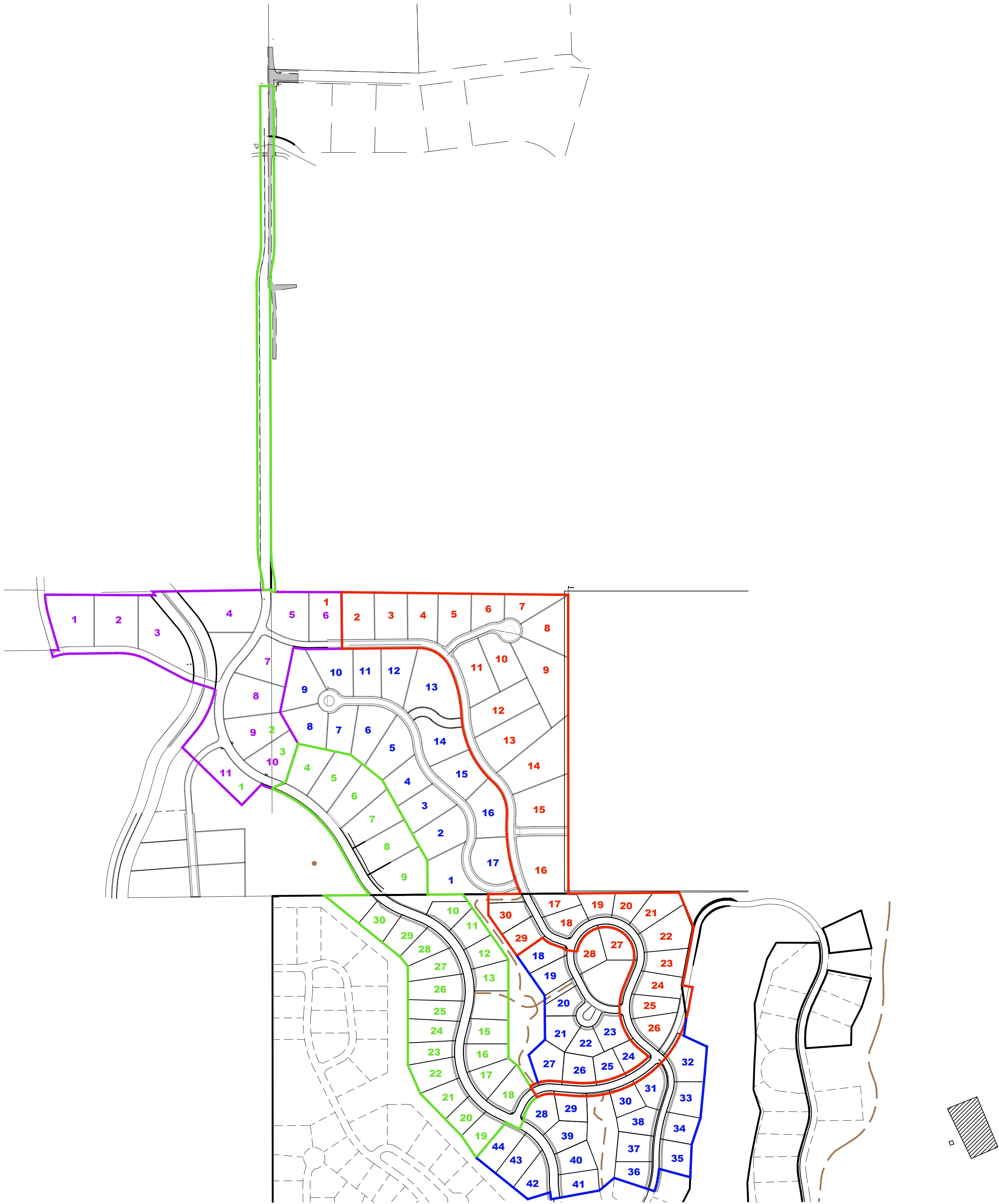
5



VICINITY MAP



PHASE A = 11 NEW LOTS
PHASE B = MAIN ST. EXTENSION + 30 LOTS FROM CONNECTION POINT;
PHASE C = 30 LOTS FROM CONNECTION POINT AND ROADWAY TO COMPLETE LOOP.
PHASE D = BOTH PROJECTS UNRESTRICTED BY ACCESS LIMITATIONS BUT MAPLETON VILLAGE IS RESTRICTED BY SEWER CAPACITY.



LEI

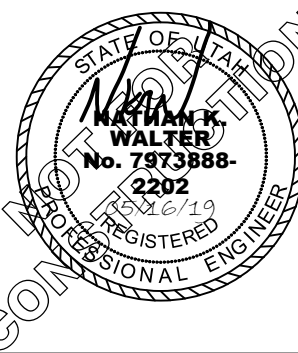
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MAPLETON VILLAGE

MAPLETON, UTAH

PHASING PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-

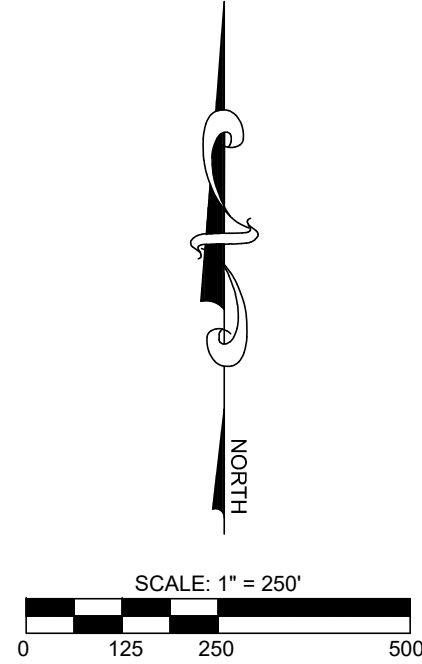
LEI PROJECT #:
2011-1102

DRAWN BY:
BAP

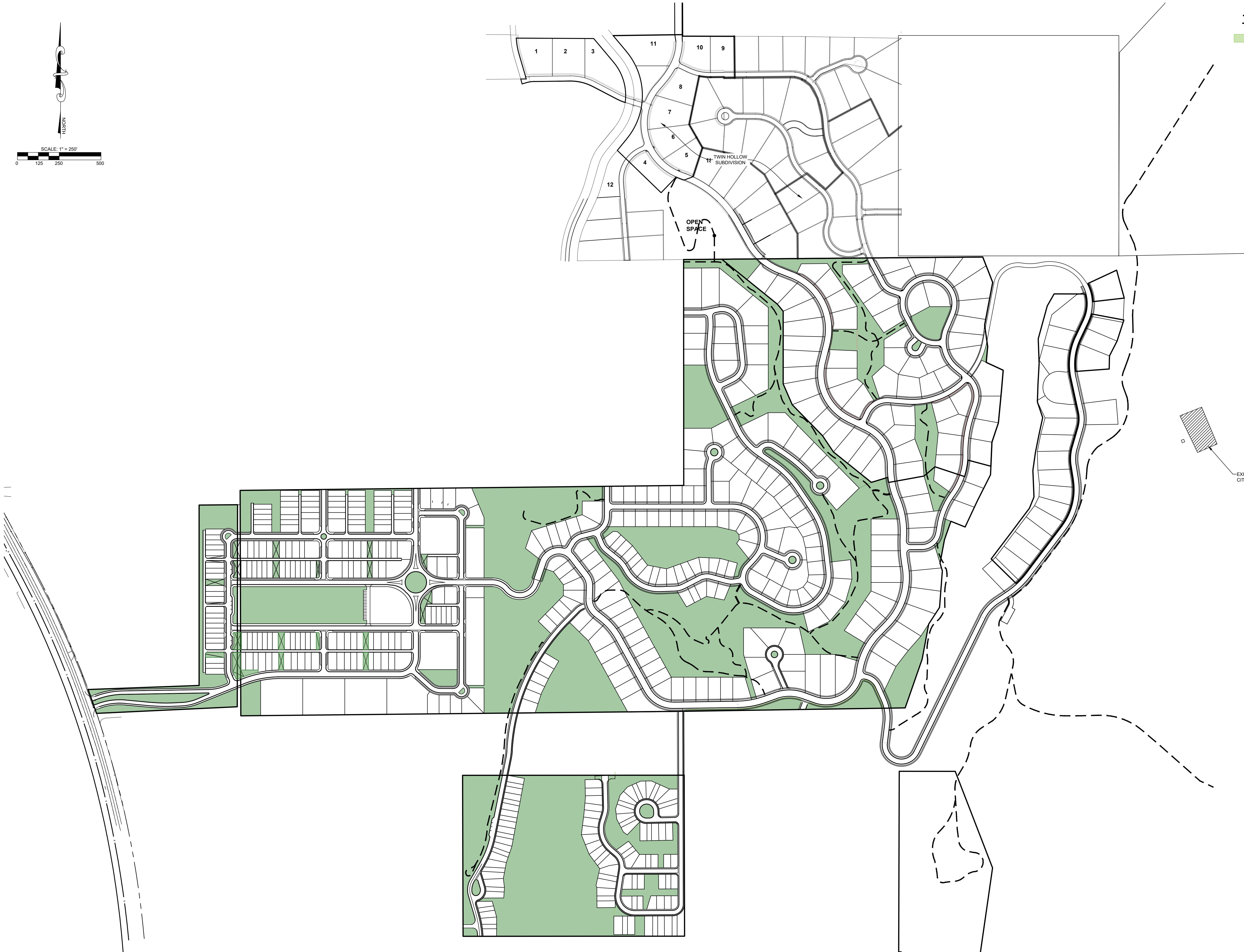
CHECKED BY:
NKW

SCALE:
N.T.S.

DATE:
05/16/2019



TABULATIONS
TOTAL PROJECT AREA = 235.40 ACRES
OPEN SPACE AREA = 74.45 ACRES (31.63%)



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MAPLETON VILLAGE

MAPLETON, UTAH

OPEN SPACE EXHIBIT

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2011-1102

DRAWN BY:
BAP

CHECKED BY:
NKW

SCALE:
1" = 250'

DATE:
5/17/2019

SHEET

1