Mapleton City

Planning Commission Staff Report

October 10, 2019

Item 4

Applicant: Dallin Nelson

Location: Approximately 1400 E 1200 North

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: A-2 and RA-2

ATTACHMENTS

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

REQUEST

Consideration of a Preliminary Plat application for "Dallin's Subdivision", a 13-lot residential subdivision located at approximately 1400 East 1200 North in the A-2 and RA-2 Zones.

BACKGROUND AND PROJECT DESCRIPTION

The proposed project is located on approximately 9.06 acres at approximately 1400 East 1200 North and includes the existing home at 1325 East 1200 North. The applicant is requesting approval of a 13-lot subdivision. The project would include improvements on 1200 North and the construction of an interior road that stubs into the properties located to the north.

The subject parcel was partially rezoned in August 2019, with the zone boundary being shifted approximately 60' to the east. The western portion of the parcel is zoned RA-2 and is proposed for 11 new building lots. The eastern portion of the property is zoned A-2 and is the home of the existing dwelling and one additional building lot. The subdivision application is consistent with the concept plan submitted with the rezone application. This project requires a recommendation by the Planning Commission and a final approval from the City Council.

EVALUATION

General Plan: As amended in August of 2019, the General Plan roughly splits the property into two halves, the western half as "medium density" and the eastern half "rural residential". The proposed 1/3 acre lots on the western portion of the parcel are appropriate for that portion of the project area, as are the 2+ acre lots on the eastern portion.

The characteristics of the "Medium Density Residential" land use category indicated by the General Plan "include single family dwellings" with minimum lot sizes of 14,500 square feet. The characteristics of the "Rural Residential" land use category indicated by the General Plan "environmentally conscious development design and open fields and farms devoted to the production of food, fiber, and animal products." These rural residential developments consist of 2 acre lots when TDR's are not used.

Zoning: Lots located within the RA-2 zoning district have a minimum lot requirement of 14,500 square feet and minimum width of 100'. The RA-2 district is typical of the "Medium Density Residential" General Plan Designation. The adopted General Plan indicates that a rezone to RA-2 is appropriate.

Lots located within the A-2 zoning district with the TDR Receiving Overlay Zone have a minimum lot area requirement of 2 acre and a minimum width of 200 feet as allowed by Mapleton City Code (MCC) Chapter 18.32.050.

Streets and Transportation: The proposed street design, at first glance, may seem curious, but the developer's engineer designed this street in accordance with the Planning Staffs' instructions. The original development concepts included one or even two permanent cul-de-sacs and/or stubbed into only one of the developable parcels to the north of the project area. As directed by the transportation plan, Staff endeavors to eliminate permanent dead-end streets whenever possible and provide additional access for larger parcels likely to develop in the future. The goal is to create a road network with a high degree of connectivity, spreading vehicular movements to multiple avenues rather than inflicting them on the relative few that happen to live along the major thoroughfares. When streets connect, short local trips can move more efficiently from point A to point B without causing increased congestion on major streets.

The horseshoe like bend between the north and south property lines serve to eliminate potential permanent dead-end roads while providing the frontage necessary for all 13 lots. The stub road's location at the center of the property lines for the properties to the north allows for the orderly development of those parcels and allows them to reduce the amount of roadway needed to serve those future projects. As a bonus, the bends in the road will act as a natural traffic calming solution that will keep speeds low to maximize traffic safety for all of the proposed lots.

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 Dallin's Subdivision, Plat "A" with the attached findings and condition.

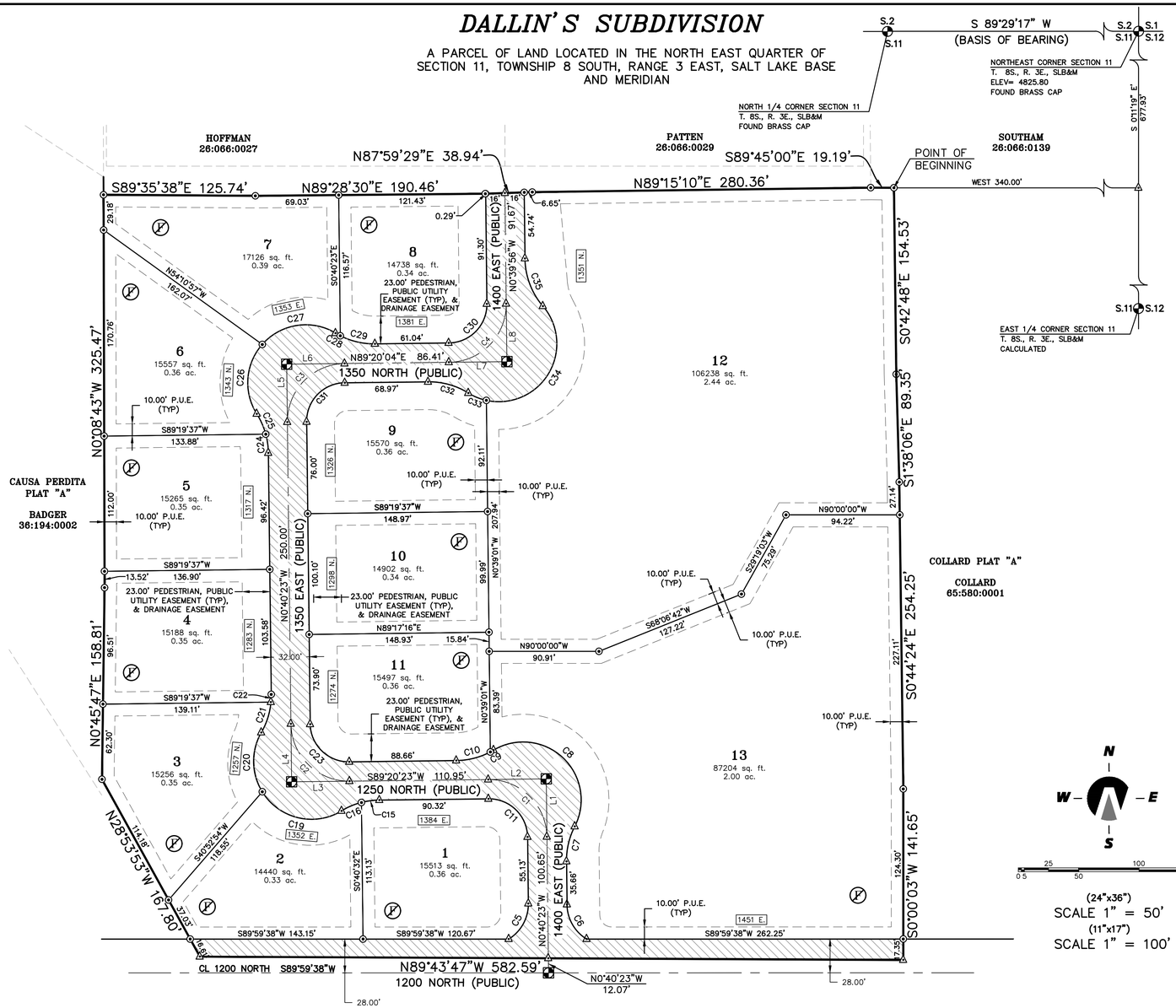
SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall be addressed 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.	✔

DALLIN'S SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	75.39'	48.00'	67.87'	N45°40'00"W	89°59'14"
C2	75.39'	48.00'	67.87'	N45°40'00"W	89°59'14"
C3	75.40'	48.00'	67.89'	N44°19'50"E	90°00'27"
C4	78.40'	48.00'	67.88'	N44°20'04"E	90°00'00"
C5	35.13'	34.00'	33.59'	S28°55'37"W	59°12'00"
C6	34.34'	34.00'	32.90'	N29°36'22"W	57°51'58"
C7	30.13'	62.00'	29.83'	N13°14'48"E	27°50'22"
C8	123.85'	48.00'	92.24'	N46°45'00"W	147°49'57"
C9	3.16'	62.00'	3.16'	S60°47'34"W	2°55'03"
C10	29.31'	62.00'	29.04'	S75°47'44"W	27°05'17"
C11	50.28'	32.00'	45.27'	S45°41'15"E	89°59'14"
C15	15.09'	62.00'	15.05'	N82°22'09"E	13°56'28"
C16	17.93'	62.00'	17.87'	N67°06'44"E	16°34'21"
C19	74.96'	48.00'	67.57'	S76°26'05"E	89°28'42"
C20	51.55'	48.00'	49.11'	S0°55'39"E	61°32'11"
C21	26.59'	62.00'	26.38'	S17°33'22"W	24°34'07"
C22	6.43'	62.00'	6.43'	S21°7'58"W	5°56'42"
C23	50.26'	32.00'	45.25'	N45°40'00"W	89°59'14"
C24	15.75'	62.00'	15.71'	S7°57'00"E	14°33'14"
C25	18.53'	62.00'	18.46'	S23°47'19"E	17°07'26"
C26	61.82'	48.00'	57.63'	S4°32'34"W	73°47'13"
C27	66.66'	48.00'	61.43'	S81°13'19"W	79°34'17"
C28	4.49'	62.00'	4.49'	N61°04'01"W	4°08'56"
C29	29.78'	62.00'	29.50'	N76°54'12"W	27°31'27"
C30	50.27'	32.00'	45.25'	N44°20'04"E	90°00'00"
C31	50.27'	32.00'	45.26'	N44°19'50"E	90°00'27"
C32	35.07'	62.00'	34.60'	S74°27'41"E	32°24'29"
C33	16.14'	48.00'	16.06'	S67°53'16"E	19°15'38"
C34	119.77'	48.00'	91.03'	N30°59'50"E	142°58'09"
C35	43.09'	62.00'	42.23'	N20°34'35"W	39°49'19"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	48.00'	N0°40'23"W
L2	48.00'	S89°20'23"W
L3	48.00'	N89°20'23"E
L4	48.00'	S0°40'23"E
L5	48.00'	N0°40'23"W
L6	48.00'	S89°20'04"W
L7	48.00'	N89°20'04"E
L8	48.00'	N0°39'56"W

NOTES:

1. A GEOTECHNICAL ENGINEERING INVESTIGATION DATED SEPTEMBER 4, 2019 WAS COMPLETED BY CMT ENGINEERING LABORATORIES. ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHALL BE FOLLOWED.

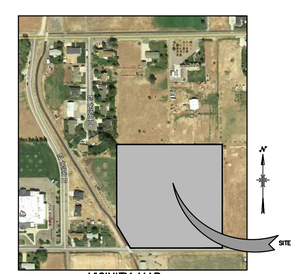
(F) FIRE SUPPRESSION/SPRINKLING SYSTEM REQUIRED FOR EACH HOME UNTIL MAPLETON CITY WATER SYSTEM IS UPGRADED TO PROVIDE ADEQUATE WATER SUPPLY REQUIREMENTS OF UTAH ADMINISTRATIVE CODE R309-105-9(2).

APPROVED
MAPLETON IRRIGATION

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- SET STREET MONUMENT
- 10 PROPOSED LOT NUMBERS
- 1384 E. PROPOSED ADDRESS
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

K:\3-19-029-00 Dallin\CAD\Final\Final Plat\FINAL PLAT-09-20-19.dwg 9/25/2019 2:30 PM



VICINITY MAP
-NTS-

N
W — E
S

0 5 25 50 100 150

(24"x36")
SCALE 1" = 50'
(11"x17")
SCALE 1" = 100'

SURVEYOR'S CERTIFICATE

I, Aaron D. Thomas, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 6418780. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED,1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ Aaron D. Thomas, P.L.S. _____

BOUNDARY DESCRIPTION

Beginning at a point located South 0°11'19" East along section line 677.93 feet and West 340.00 feet from the Northeast Corner of Section 11, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence along a fence line agreement recorded as Entry 50655:2017 in the office of the Utah County Recorder the following four courses and distances: 1) South 0°42'48" East 154.53 feet, 2) South 1°38'06" East 89.35 feet, 3) South 0°44'24" Eats 254.25 feet, and 4) South 0°00'03" West 141.65 feet; thence North 89°43'47" West 582.59 feet; thence North 28°53'53" West along a fence line 167.80 feet; thence along the easterly boundary of Causa Perdita Plat "A" as recorded the following two courses and distances: 1) North 0°45'47" East 158.81 feet, and 2) North 0°08'43" West 325.47 feet; thence along a fence line the following five courses and distances: 1) South 89°35'38" East 125.74 feet, 2) North 89°28'30" East 190.46 feet, 3) North 87°59'29" East 38.94 feet, 4) North 89°15'10" East 280.36 feet, and 5) South 89°45'00" East 19.19 feet to the point of beginning.

Area = 9.468 Acres

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS: DALLIN'S SUBDIVISION DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

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

_____ _____

BY: _____ _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF SALT LAKE } S.S.

ON THIS _____ DAY OF _____, IN THE YEAR 20 ____ BEFORE ME,_____, PERSONALLY APPEARED_____, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO IN THIS DOCUMENT, AND ACKNOWLEDGED THAT HE OR SHE EXECUTED THE SAME.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER_____MY COMMISSION EXPIRES_____ .

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 _____ ATTEST _____
MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL

APPROVED THIS ____ DAY OF_____ A.D. 20 ___, BY THE MAPLETON CITY ENGINEER

_____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

_____ _____
CHAIRMAN, PLANNING COMMISSION COMMUNITY DEVELOPMENT DIRECTOR

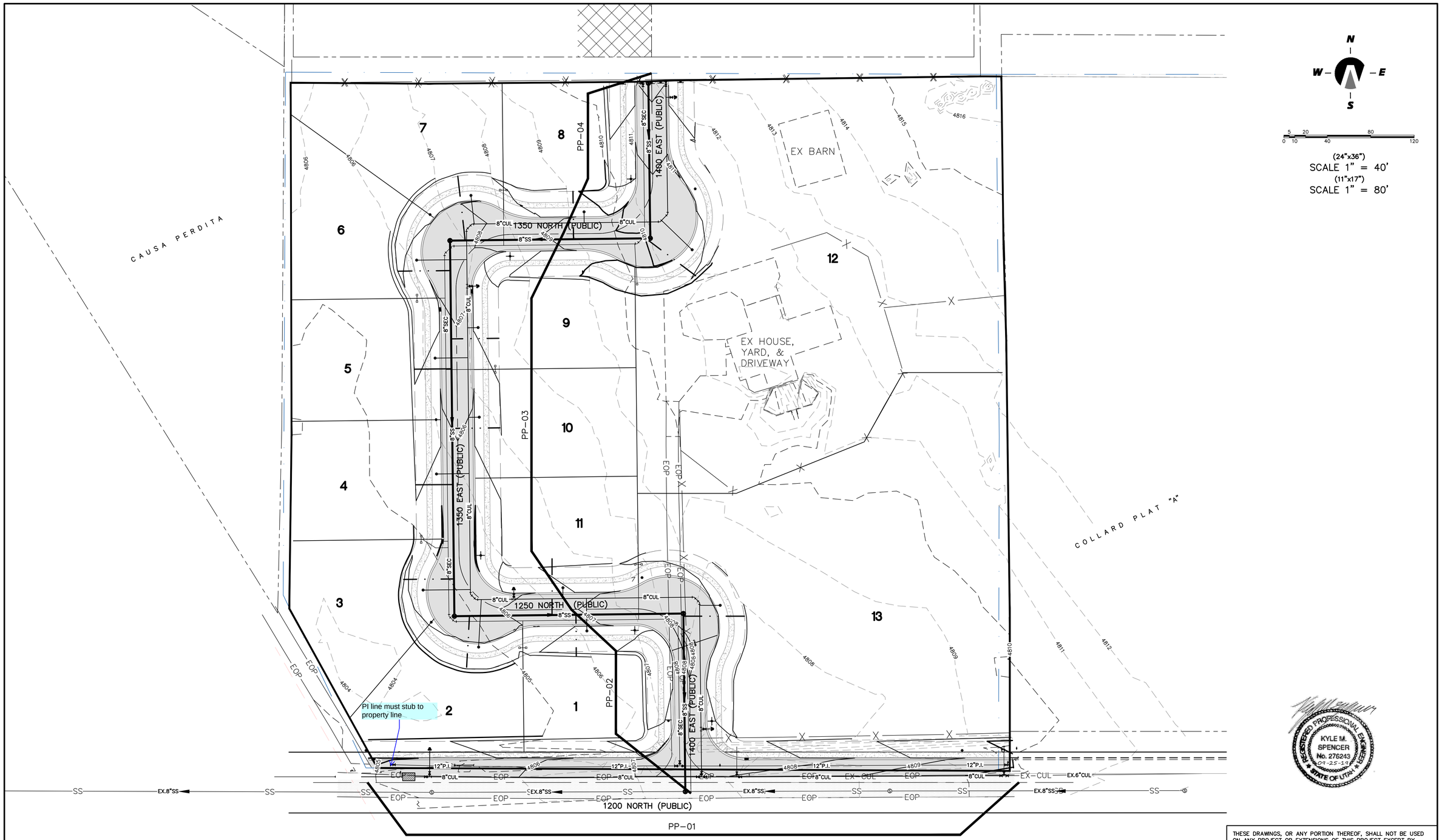
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

DALLIN'S SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

MAPLETON _____ UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

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



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	DATE:
REV. COGO FILE:	DATE:

K:\3-19-029-00 Dallin\CAD\Preliminary\UTILITY INDEX.dwg 9/25/2019 12:48 PM

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

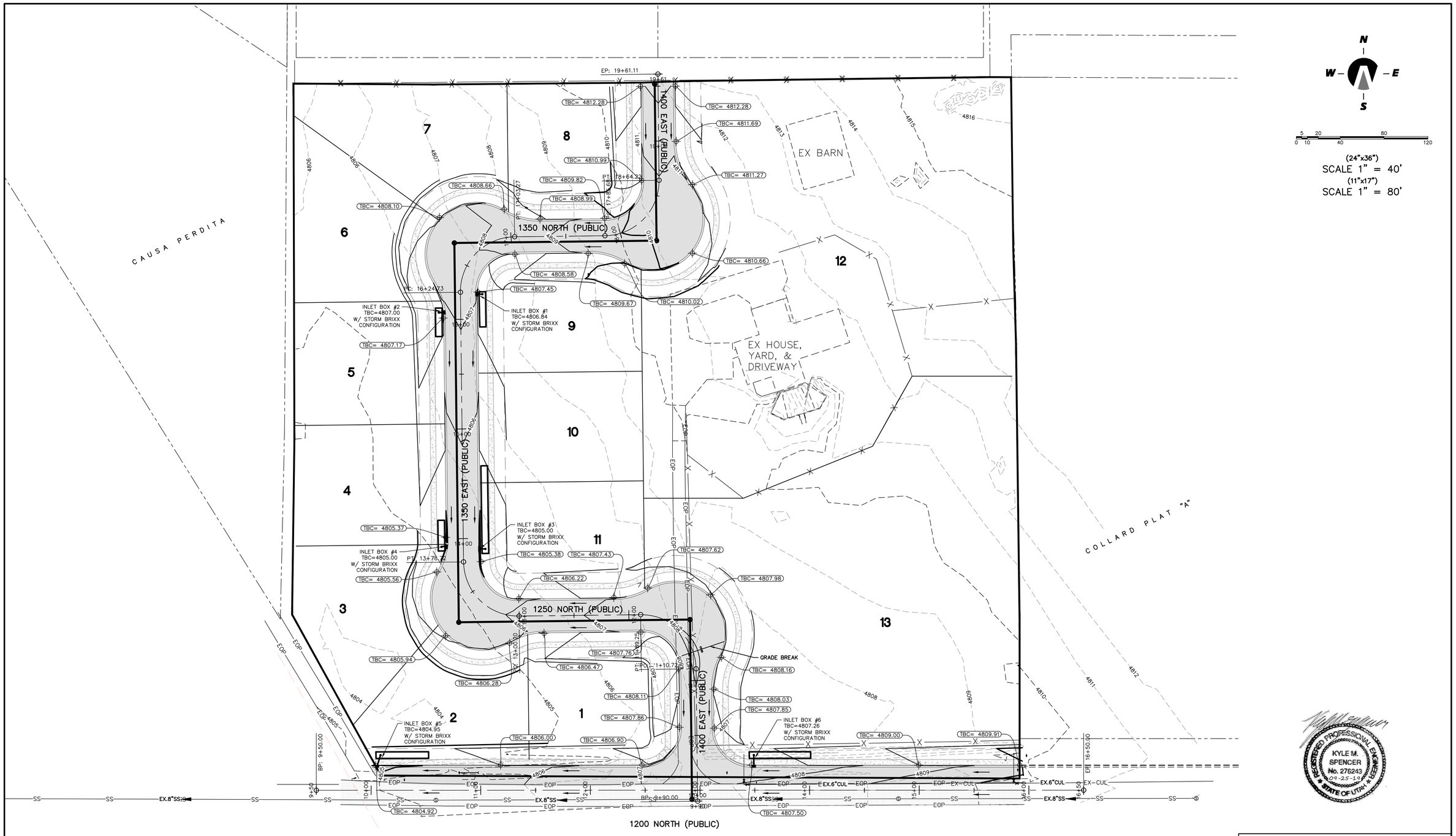
DALLIN'S SUBDIVISION

UTILITY INDEX SHEET

MAPLETON, UTAH

JOB NO. 3-19-029

SHEET NO. 03



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE
5			
4			
3			
2			
1			

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED:	DATE:
COGO FILE:	
REV. COGO FILE:	DATE:

K:\3-19-029-00 Dallin\CAD\Preliminary\GRADING & DRANAGE.dwg 9/25/2019 12:48 PM

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

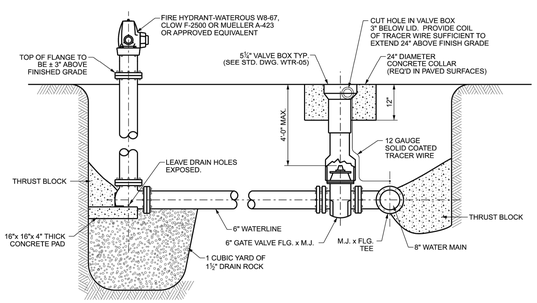
DALLIN'S SUBDIVISION

GRADING & DRAINAGE SHEET

MAPLETON, UTAH

JOB NO. 3-19-029

SHEET NO. 04



FIRE HYDRANT NOTES:

1. IF VALVE NUT IS MORE THAN 4' BELOW THE VALVE COVER A VALVE RISER WILL BE REQUIRED TO MEET THE 4' REQUIREMENT.
2. ALL COMPONENTS AND CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT VERSION OF UTAH ADMINISTRATIVE RULE R-309-550.
3. WATER MAIN AND WATER LINE SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF AWWA C900 (BLUE) OR DUCTILE IRON PIPE, MEETING THE REQUIREMENTS OF AWWA C151.
4. ALL COMPRESSION COUPLINGS, MECHANICAL JOINTS, FLANGED JOINTS, AND VALVES EXPOSED TO SOIL SHALL BE WRAPPED WITH 8MIL THICK POLYETHYLENE FILM.
5. ALL FITTINGS SHALL BE DUCTILE IRON FOR EITHER PVC OR DUCTILE IRON PIPE. NO PLASTIC FITTINGS ALLOWED.

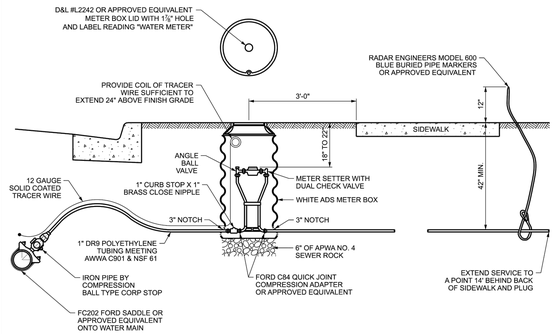
MAPLETON UTAH
Mapleton City Office
125 West 400 North Mapleton, UT 84664
(801) 489-5655

WATER SYSTEMS STANDARD DRAWINGS

FIRE HYDRANT CONNECTION WITH VALVE IN STREET

STD. PLAN NO. WTR-03

Sheet 1 of 1



NOTES:
1. INSTALL 20" CMP METER BOX FOR A 1" SERVICE
2. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER PLACE CENTER OF METER BOX 36" BEHIND SIDEWALK.
3. TRAFFIC RATED METER BOX LIDS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY OR BY THE CITY ENGINEER OR HIS / HER DESIGNEE. WHEN AUTHORIZED USE D&L #B5020 OR APPROVED EQUIVALENT FOR 1" SERVICES AND SEE STANDARD FOR 2" WATER SERVICE OR 1 ½" SERVICE.
4. ALL COMPONENTS AND CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT VERSION OF UTAH ADMINISTRATIVE RULE R-309-550.

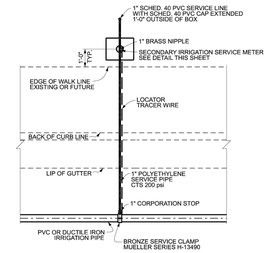
MAPLETON UTAH
Mapleton City Office
125 West 400 North Mapleton, UT 84664
(801) 489-5655

WATER SYSTEMS STANDARD DRAWINGS

1" WATER SERVICE CONNECTION

STD. PLAN NO. WTR-01

Sheet 1 of 1



SINGLE SERVICE CONNECTION

IRRIGATION CONNECTION NOTES:

1 ½" SINGLE SERVICE CONNECTION TO MAIN:

USE MUELLER SERIES H-13490 BRONZE SERVICE CLAMP AND A BRASS COMPRESSION x MIPT ADAPTER. A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTINGS ON 2" SINGLE SERVICE LINE

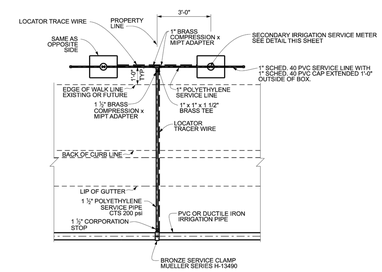
IF MAIN PIPE IS DUCTILE IRON, MAKE DIRECT TAP WITHOUT SADDLE. SEE APWA PLAN 551 & 552.

GENERAL NOTES:

ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED IN THE PLANTER STRIP.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB, GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED AS SHOWN ON PLANS.



DOUBLE SERVICE CONNECTION

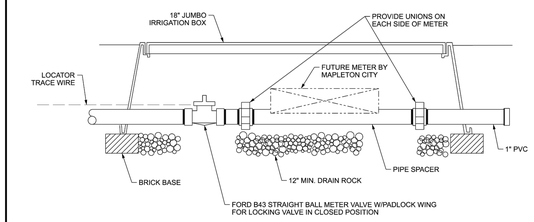
MAPLETON UTAH
Mapleton City Office
125 West 400 North Mapleton, UT 84664
(801) 489-5655

PRESSURIZED IRRIGATION STANDARD DRAWINGS

SECONDARY IRRIGATION SERVICE CONNECTION

STD. PLAN NO. PI-01

Sheet 1 of 1



MAPLETON UTAH
Mapleton City Office
125 West 400 North Mapleton, UT 84664
(801) 489-5655

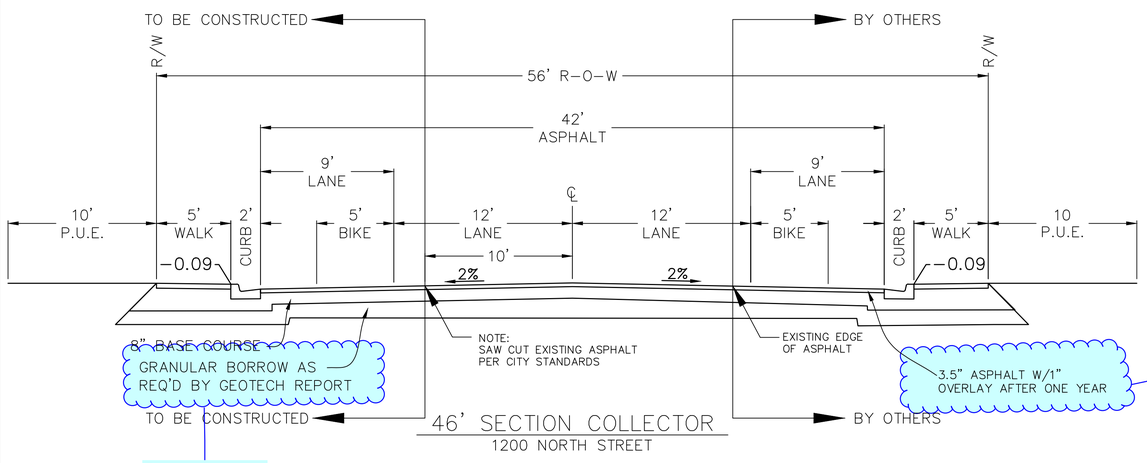
PRESSURIZED IRRIGATION STANDARD DRAWINGS

SECONDARY IRRIGATION SERVICE METER

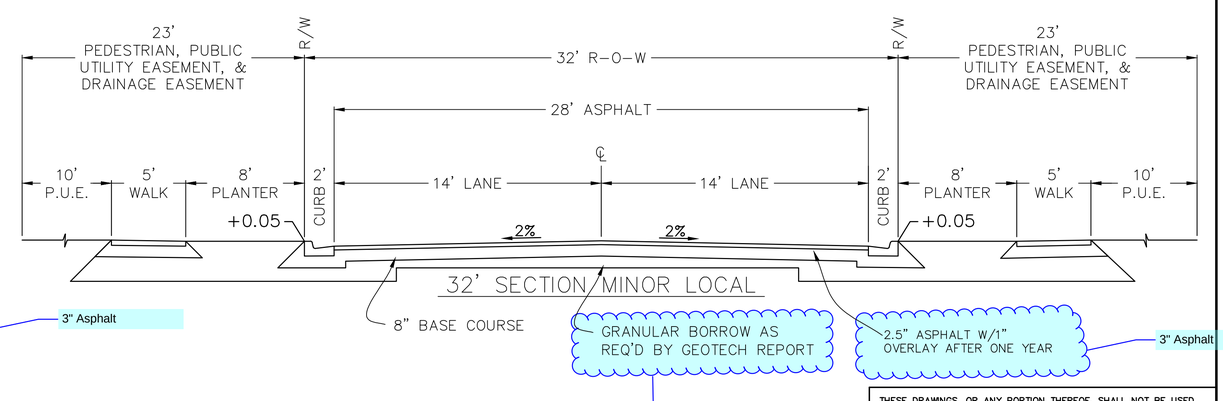
STD. PLAN NO. PI-02

Sheet 1 of 1

REGISTERED PROFESSIONAL ENGINEER
KYLE M. SPENCER
No. 276243
09-19-19
STATE OF UTAH



46' SECTION COLLECTOR
1200 NORTH STREET



32' SECTION MINOR LOCAL

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH PROCUBE CONSULTANTS, INC.

NO.	REVISIONS	BY	DATE		
5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
				REV. COGO FILE:	DATE:

K:\3-19-029-00 Dallin\CAD\Preliminary\DETAILS.dwg 9/25/2019 11:03 AM

Northern ENGINEERING INC
ENGINEERING–LAND PLANNING
CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802–8992

DALLIN'S SUBDIVISION

DETAIL

MAPLETON, UTAH

JOB NO. 3–19–029

SHEET NO. DT–01

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

September 4, 2019 at 8:30am

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

On August 30, 2019, Dallin Nelson submitted new plans for "Dallin's Subdivision", a 13 lot residential development in the A-2 and RA-2 zones and located at approximately 1400 East 1200 North. 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 signed and notarized Property Owner Affidavit to verify ownership. The Property Owner Affidavit is found in the application packet.
    b. The applicant must submit a preliminary title report or policy of title insurance.
    c. The applicant must submit proof that the taxes are current for the subject property.
2. 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 August 30, 2019:

1. 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. In addition, properties in trusts must include the title of the signer, the full name of the trust and the date of the trust.
    c. The owners dedication must be accompanied by a line for the notary sign the plat, a line for the notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the signature block. **A corporate acknowledgement for Whiting Cove Development has been inadvertently provided.**
    d. A signature block for the Community Development Director to approve the plat.
    e. Addresses must be shown on the final plat.

f. 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 make space for this certificate. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
g. 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. It is useful for the plat to contain a space within the acknowledgment text for the names to be written. Other standards may apply for trusts and corporations. Please communicate with the Utah County Recorder's Office for the specifics for this requirement.
h. There is no need for a signature block for East Bench Irrigation, Questar, Rocky Mountain Power, Century Link or Comcast. Mapleton Irrigation is the only "utility" that needs a signature block.

2. An assigned address list is attached to these comments. Please label the lots accordingly.
3. Boundary Line issues exist between the subject parcel and the Hoffman, Patten, Badger and Collard parcels. These will need to be resolved prior to recording the plat.
4. Course Directions in the Boundary Description do not match those on the plat. N W becomes S E and vice versa.
5. Compass Rose is rotated 90 degrees.

Engineering and Public Works Division

Steven Lord, City Engineer, Email: slord@mapleton.org
Phone (801) 489-6253, Fax (801) 489-5179

Please submit a CAD file projected in NAD83 State Plane Utah Central FIPS

Pressurized Irrigation

1. PI system is missing in 1200 N, 12" line required per the city master plan.
2. Developer has the option of installing PI in 1200 N dry or paying an in lieu fee and have the city install the PI at a later date.
3. No 90 degree bends will be allowed in the system.

Culinary Water

1. Please refer to the culinary water analysis performed by RB&G Engineering for culinary water design criteria to meet fire flow requirements.
2. The waterline in 1200 N needs to be completed, including installation of a PRV in accordance with the Water Resources Master Plan. https://www.mapleton.org/wp-content/uploads/2018/12/Mapleton-City-Water-Resources-Master-Plan_10-31-2018_Small.pdf
3. 3 valve clusters on all tee connections
4. No 90 degree bends will be allowed in the system
5. Waterline may be C900 PVC
6. Services should not be constructed over stormbrixx
7. Waterline must be stubbed to property line

Streets

1. Please use standard Mapleton City collector cross section on 1200 N, with the exception of the planter. Property line will be the back of combination sidewalk and curb and gutter.

2. Please use standard Mapleton City minor local cross section on internal streets.
3. Verify that TBC alignment matches alignment in front on Elementary school to the East.
4. Please call out ADA ramps to be constructed to latest APWA standards.
5. Please straighten the north section of 1400 East to connect at 90 degrees.

Sewer

1. Sewer does not need to end in a manhole, can be stubbed to property line, plugged and marked on surface.

General

(These items are intended for reference purposes only. Notice to proceed with construction will not be given until these items are either noted on the plans or discussed in a pre-construction meeting).

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. Any work on Mapleton Irrigation Company ditches will be approved by the Irrigation Company.
6. 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.
7. Concrete Collars will be required on all valves and manholes in the roadway.
8. The applicant must submit plans to RB&G Engineering (801-374-5771) to be added into the City's water models. The applicant shall be responsible for the cost of this review.
9. The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.
10. **The applicant must submit a geotechnical report per Mapleton City standards.**
11. Any work in UDOT Right-of-Way will require a separate UDOT access and encroachment permit.
12. Please ensure 10' separation between culinary water and sanitary sewer lines.
13. A maintenance plan and agreement will be required and recorded for all storm drain retention basins.
14. A note must be placed on the plans to identify any existing fences and/or improvements on adjacent properties. If construction requires the removal of or results in damage to these items, they must be replaced before the final development inspection can be completed.
15. A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

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 15 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. The maximum Strawberry Water dedication is 9.6 acre feet. The 5.4 acre feet of municipal use dedication necessary cannot be Strawberry Water.
- Payment of engineering inspection fees ($170 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 ($50 per page and $2 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).