

**Item:**

3

Date:

12/10/2020

Applicant:

CDG Homes

Location:

200 N 1750 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

R-2-B

Attachments:

1. Standard findings.
2. Application information.
3. DRC Comments.

REQUEST

Consideration of a Project Plan and Preliminary Plat application for the Fox Hollow Town Homes consisting of eight townhomes located in the R-2-B zone.

BACKGROUND & DESCRIPTION

On April 17, 2019 the City Council approved the Fox Hollow subdivision consisting of 13 single-family lots, eight twin home lots, eight town home lots and one commercial lot. However, at the time the final plans were not ready for the town home lots. The applicant is now requesting approval for the eight town homes.

EVALUATION

General Plan & Zoning: The General Plan designates this site as High Density Residential. The existing R-2-B zone is consistent with this designation.

The R-2-B zone allows town homes on lots of at least 2,000 square feet per unit with at least 22 feet of frontage. The proposed units comply with these standards.

Project Plan Review & Design Standards: Mapleton City Code (MCC) section 17.12.090.B indicates that project plan review is required for all town home projects by the Planning Commission and City Council. Staff has included the the R-2-B design standards for town homes below followed by a brief response:

1. *No more than five (5) individual units may be attached without the creation of a new separated building.*

Response: The proposed units consist of two buildings with four attached units each. The application complies with this standard.

2. *Each unit must have a well-defined entrance celebrated by a front porch or covered entryway.*

Response: Each unit includes a covered entryway that extends in front of the garage. The application complies with this requirement.

3. *The massing of the front facade of each unit shall be broken up into smaller components to avoid unrelieved vertical walls.*

Response: The front elevation is broken up into smaller

components as required by the code. However, staff recommends that some windows and some architectural elements (pop-out or bay window) be added to the right side elevations of each building to avoid large unrelieved walls that would be visible from the street.

RECOMMENDATION

Recommend approval of the project plan and preliminary plat to the City Council with the following conditions:

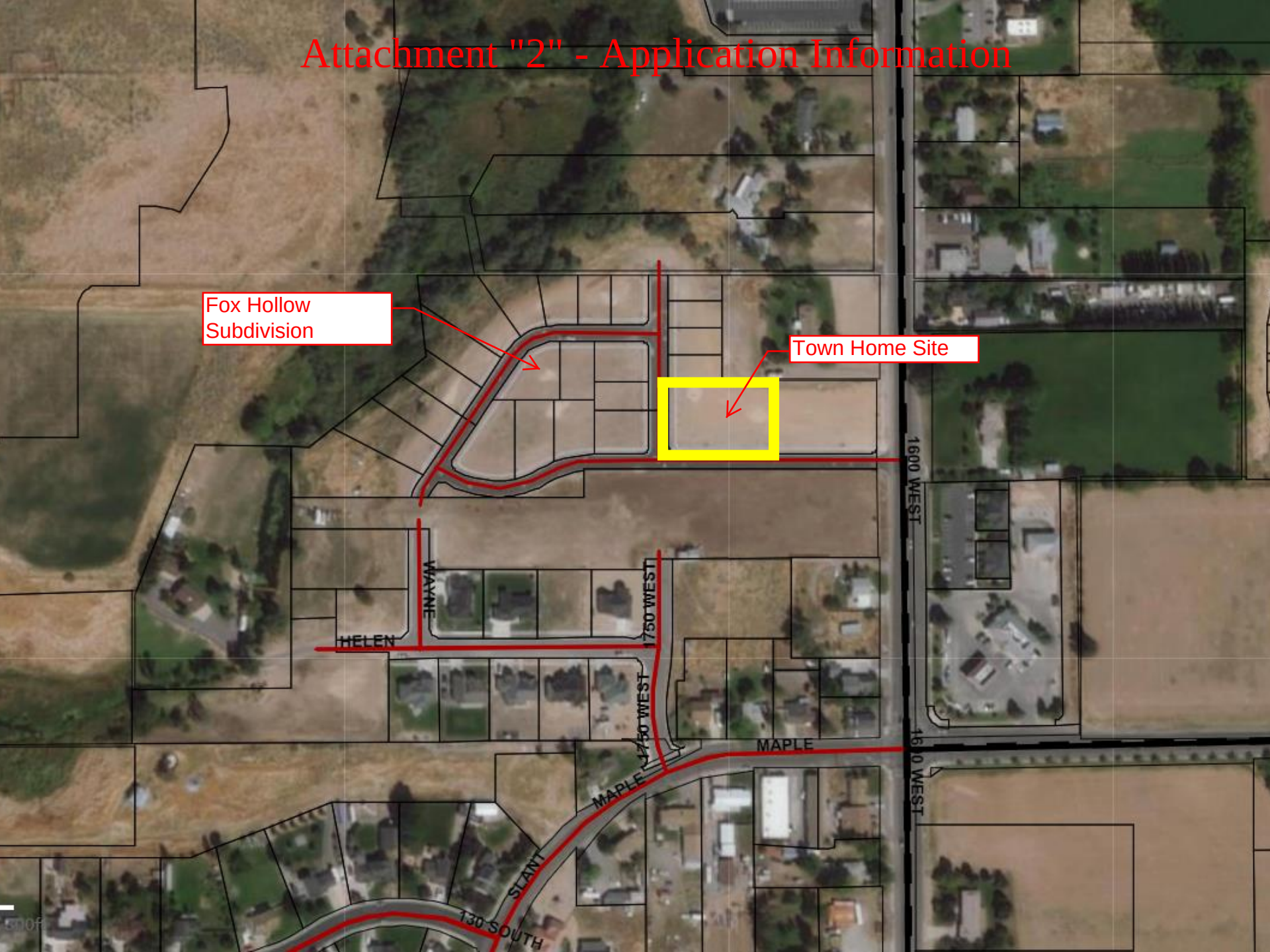
1. Address any outstanding issues in the DRC comments prior to plat recording.
2. The plans shall be revised to include some windows and architectural elements on the right side elevations of both buildings to avoid large, unrelieved blank walls that are visible from the street.

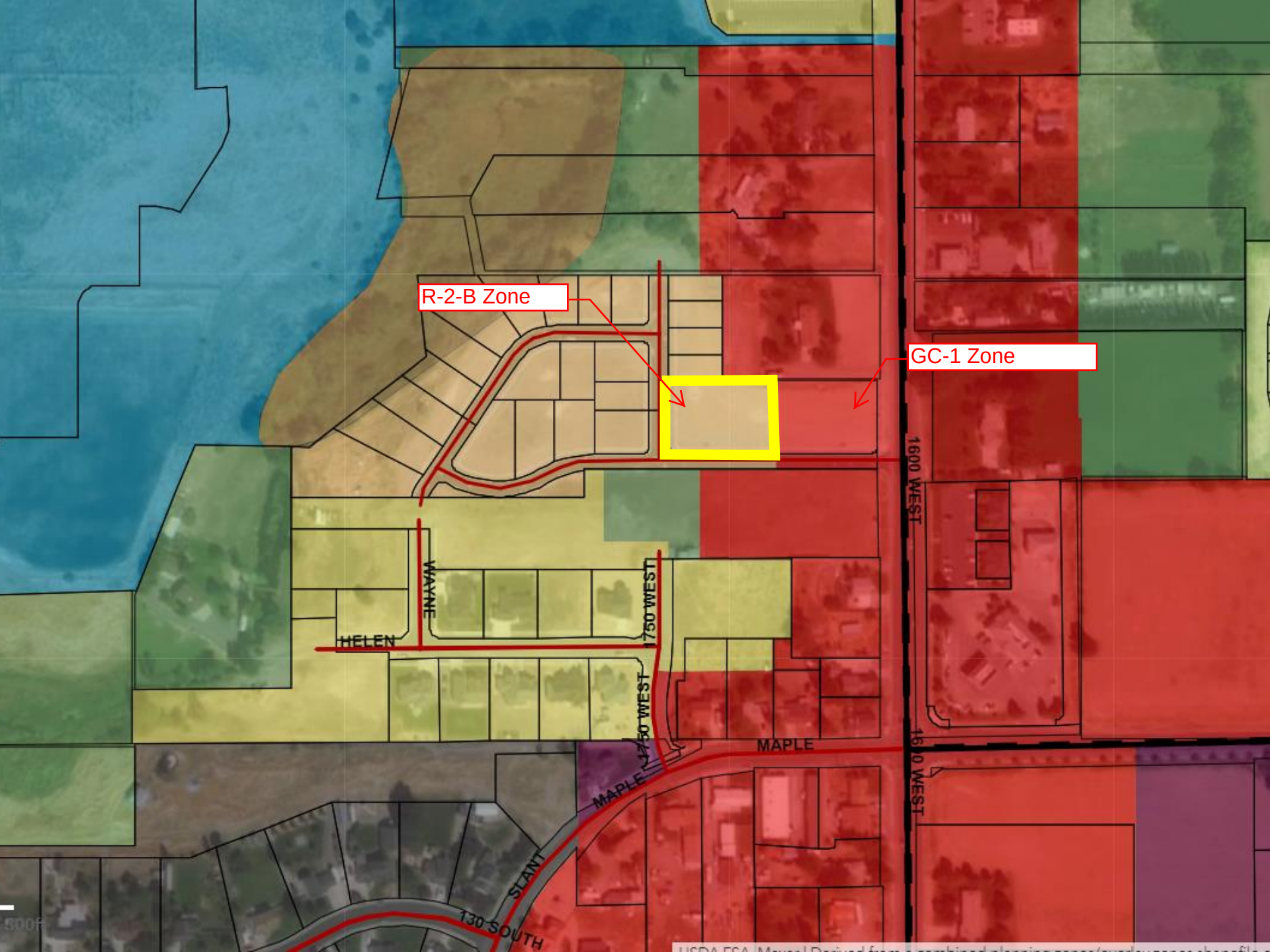
Attachment “1” Findings for Decision		
No.	Findings	
1.	The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.	✓
2.	The submitted plans, documents and submission materials conform to applicable city standards.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

Fox Hollow
Subdivision

Town Home Site





R-2-B Zone

GC-1 Zone

500ft



TREE LEGEND (TOTAL PLANT COUNT)						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
PCC	PIRUS CALLERYANA 'CHANTICLEER' (GLEN'S FORM)	CHANTICLEER FLOWERING PEAR	6	1" CAL.	LOW	
PFV	PIRUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	5	5' TALL	LOW	
PPG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	3	5' TALL	LOW	
QR	QUERCUS ROBUR	ENGLISH OAK	2	1" CAL.	LOW	

SHRUB LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'B	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	12	5 GAL.	MODERATE	
B'GM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	8	5 GAL.	MODERATE	
JS'S	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	4	5 GAL.	LOW	
SB'L	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	17	1 GAL.	MODERATE	
RR	ROSA X RADRAZZ	KNOCK OUT ROSE	13	2 GAL.	HIGH	
FIS	FORSYTHIA X INTERMEDIA 'SPRING GLORY'	SPRING GLORY FORSYTHIA	3	5 GAL.	HIGH	

PERENNIALS LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
EPC	ECHINACEA PURPUREA	PURPLE CONE FLOWER	12	1 GAL.	MODERATE	
O'AD	OSTEOSPERMUM 'AVALANCHE'	AVALANCHE WHITE SUN DAISY	26	1 GAL.	LOW	

GRASSES LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	42	1 GAL.	HIGH	

SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES



ISSUE DATE

11-11-2020

PROJECT NUMBER

UT19044

NO.

REVISION

DATE

1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org

0'

10'

20'

40'

80'

GRAPHIC SCALE: 1" = 20'

PROJECT INFORMATION

FOX HOLLOW TOWNHOMES

APPROX. 100 N. 1750 W.

MAPLETON, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

MIKE CAMBERLANGO
(801) 376-9162
MIKE@CDGLC.COM

Client / Engineer:

DUDLEY & ASSOCIATES
353 EAST 1200 SOUTH
OREM, UTAH
OFFICE 801-224-1252

LANDSCAPE ARCHITECT / PLANNER

PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 11/11/2020

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR



Development Review Committee Minutes

November 5, 2020

On October 27, 2020 plans were submitted for the Fox Hollow Plat "B" subdivision consisting of 8 town home 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

1. Include the attached addresses on the plat.
2. Please include a note on the plat of who will be maintaining the common space (i.e. HOA).
3. Provide a landscape and improvement plan for the common space. Also include a square footage total for the landscape/common area to be included in the water dedication calculation.
4. The plat title needs to include the following language "including an amendment to and vacation of Lot 2, Plat "A" of Fox Hollow Estates". 23 submitted for "A" only 18 needed. Need authorization from Tom Carter.

Engineering and Public Works Division

Steven Lord, P.E. Public Works Director/City Engineer

Phone (801) 489-6253 Email: slord@mapleton.org

No Comments – Plans Complete

General Information

(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).

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.

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.

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 the approval of final inspection.

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.

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.

The applicant must submit a Storm Drain report certifying that the proposed Storm Drain design will accommodate the 100-year storm.

The applicant must submit a geotechnical report per Mapleton City standards.

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

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.

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.

A stamped and signed plan set will be delivered electronically to the City Engineer prior to commencement of any construction.

FYI, Prior to plat recording:

- ☐ 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 (see attached bond estimate) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (10% 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 \$36,224 (\$4,528 per lot). An additional fee of \$6,968 per lot will be required at the time of building permit. Please note that the City is in the process of updating its impact fees, depending on when the plat gets recorded, the impact fee amounts stated above may change.
- ☐ Payment of street light fee of \$3,600 (\$450 per lot).
- ☐ Payment of engineering inspection fee of \$1,360 (\$170 per lot).
- ☐ Submit water shares.



- ☐ Pay all rollback taxes if applicable.
- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for \$50 per page + \$2 per lot.
- ☐ Provide CC&R's and evidence of establishment of HOA.
- ☐ Contact Post Office regarding placement of cluster mailbox.