



Item:

6

Date:

May 13, 2021

Applicant:

Cody Pickering

Location:

680 North 300 West

Prepared By:

Brian Tucker, Planner

Public Hearing:

No

Zone:

RA-2

Attachments

1. Standard Findings
2. Subdivision Plans
3. April 2021 DRC comments

REQUEST

Consideration of a request for Preliminary Plat approval for the Whitehorse Subdivision, a 13-lot subdivision located at 680 North 300 West in the RA-2 Zone.

BACKGROUND & DESCRIPTION

Located at approximately 680 North 300 West, just south and west of the Estates at Mapleton subdivision, is an undeveloped parcel containing 6.78 acres. The applicant has submitted plans for a 13-lot subdivision consisting of lots that range between .33 and .49 acres. The subdivision includes the construction of an additional portion of 800 North, 120 West and 680 North. This infill parcel is zoned RA-2, and the project area contains the last large, undeveloped parcel in the area between 300 West and Main Street. Excluding a small number of potential minor splits, this portion of the City will be largely built out. The development does not finish the 800 North corridor due to the lack of a small portion of right of way, but it brings this connection closer to completion.

The City Council is the decision-making body for subdivisions with 4 lots or more, after having received a recommendation from the Planning Commission. The final plat approval is then left to the staff who will approve the plat based on the preliminary plat approval and compliance with the development code.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium-density manner. The proposed one acre lots are very much in line with this indication. The characteristics of the "Medium Density Residential" land use category indicated by the General Plan includes "single-family residential development on lots between one-third to one acre in extent."

Zoning: Lots located within the RA-2 zoning district have a minimum lot requirement of 14,500 square feet (.333 acres) and minimum width of 100'. Each of the lots meet these 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.

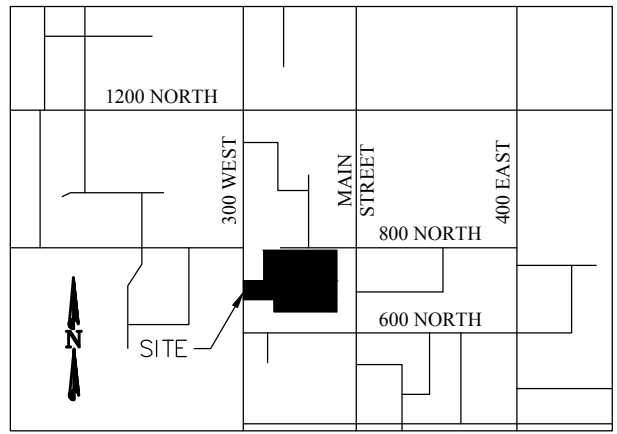
RECOMMENDATION

Approve of the Preliminary Plat for the Whitehorse Estates Subdivision, Plat "A" with the attached findings and conditions.

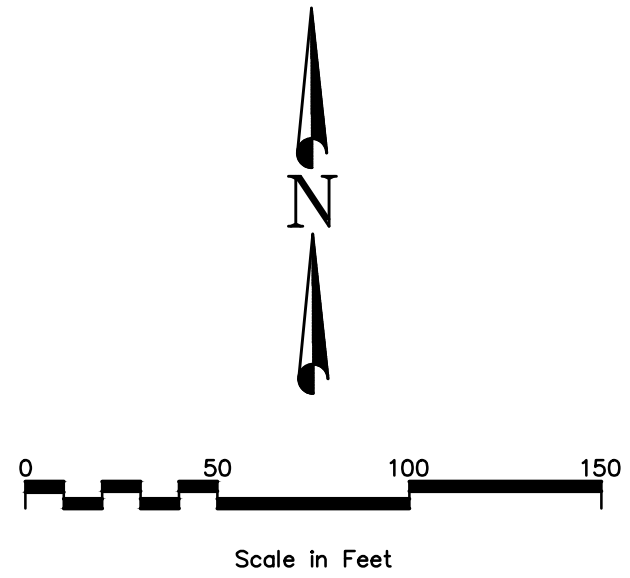
SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes shall be addressed prior to plat recording.

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.	✓



VICINITY MAP
(N.T.S.)



FOUND UTAH COUNTY
BRASS CAP MONUMENT FOR THE
WEST QUARTER CORNER,
SECTION 10, T8S, R3E, SLB&M

LEGEND

- SET REBAR/CAP MARKED
"LEGEND ENGINEERING PLS 5183760"
- ▲ FOUND PROPERTY CORNER
(AS NOTED)
- STREET CENTERLINE
(NOTHING SET)

BOUNDARY LINE

SECTION LINES

TITLE LINES

ROAD CENTERLINE

ROAD DEDICATION IN FAVOR OF MAPLETON CITY
(48,924 SQ. FT.)

IRRIGATION EASEMENT IN FAVOR OF MAPLETON
IRRIGATION

LINE TABLE

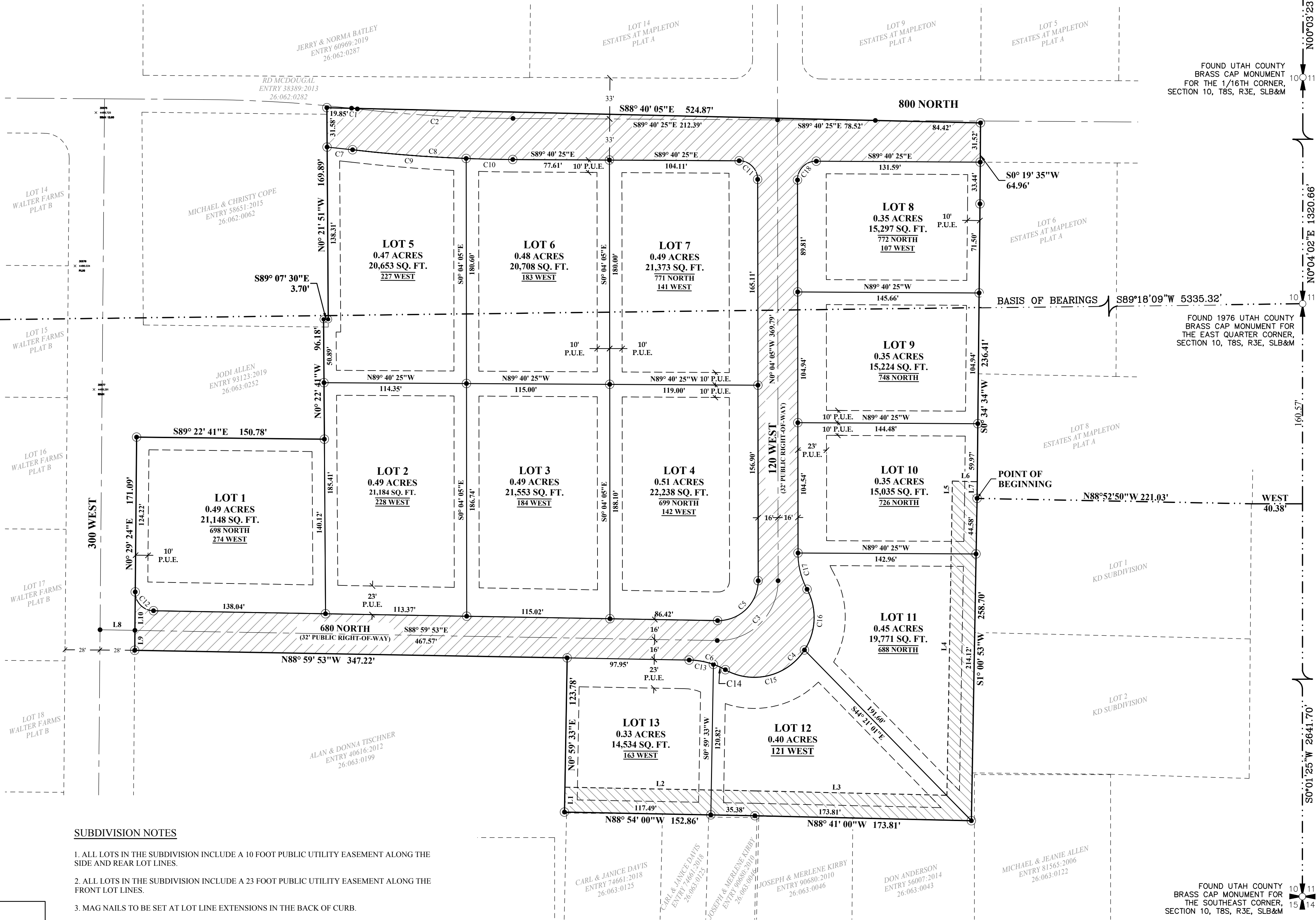
LINE #	LENGTH	BEARING
L.1	20.00'	N0° 59' 33"E
L.2	152.94'	S88° 54' 00"E
L.3	153.74'	S88° 41' 00"E
L.4	238.52'	N1° 00' 53"E
L.5	13.64'	N0° 34' 34"E
L.6	20.00'	S88° 40' 25"E
L.7	13.45'	S0° 34' 34"W
L.8	28.00'	S88° 59' 53"W
L.9	16.00'	N0° 29' 24"E
L.10	30.87'	N00° 29' 24"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	4.68'	1139.00'	0°14'07"	4.68'	N83° 29' 30"W
C2	125.23'	1139.00'	6°17'59"	125.17'	S86° 31' 26"E
C3	76.29'	48.00'	91°04'13"	68.51'	N45° 28' 01"E
C4	123.28'	48.00'	147°09'03"	92.08'	N45° 28' 01"E
C5	50.86'	32.00'	91°04'13"	45.68'	N45° 28' 01"E
C6	30.34'	62.00'	28°02'25"	30.04'	N74° 58' 40"W
C7	20.60'	1106.00'	1°04'02"	20.60'	N83° 54' 28"W
C8	128.86'	1172.00'	6°17'59"	128.80'	S86° 31' 26"E
C9	91.46'	1172.00'	4°28'16"	91.43'	S85° 36' 34"E
C10	37.40'	1172.00'	1°49'43"	37.40'	S88° 45' 34"E
C11	23.46'	15.00'	89°36'20"	21.14'	N44° 52' 15"W
C12	23.43'	15.00'	89°29'17"	21.12'	S44° 15' 14"E
C13	19.87'	62.00'	18°21'56"	19.79'	N79° 48' 54"W
C14	10.47'	62.00'	9°40'29"	10.46'	N65° 47' 42"W
C15	72.08'	48.00'	86°02'42"	65.50'	N76° 01' 11"E
C16	51.19'	48.00'	61°06'21"	48.80'	N2° 26' 40"E
C17	30.34'	62.00'	28°02'25"	30.04'	S14° 05' 18"E
C18	23.70'	15.00'	90°31'34"	21.31'	S45° 03' 48"W

WHITEHORSE ESTATES SUBDIVISION

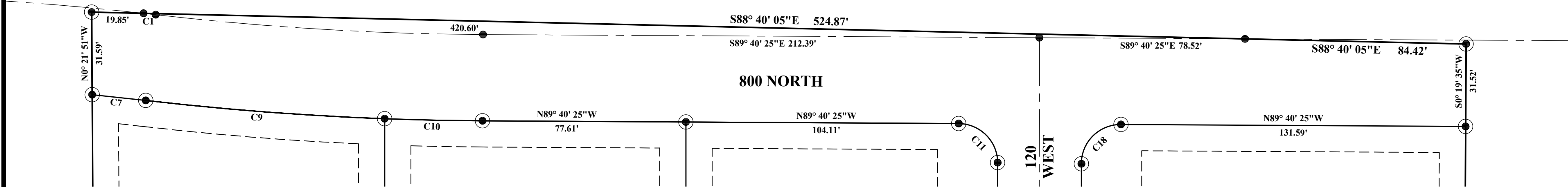
LOCATED IN THE NORTHEAST QUARTER AND
THE SOUTHEAST QUARTER OF SECTION 10,
TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
MAPLETON CITY, UTAH COUNTY, UTAH



SUBDIVISION NOTES

- ALL LOTS IN THE SUBDIVISION INCLUDE A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES.
- ALL LOTS IN THE SUBDIVISION INCLUDE A 23 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT LOT LINES.
- MAG NAILS TO BE SET AT LOT LINE EXTENSIONS IN THE BACK OF CURB.

800 NORTH ENLARGED VIEW
(1"=30')



MAPLETON IRRIGATION APPROVAL

APPROVED THIS ____ DAY OF _____, 20__.

MAPLETON IRRIGATION DISTRICT AND COMPANY

ACCEPTANCE BY LEGISLATIVE BODY

ON THE ____ DAY OF _____, A.D. 20 __, THE CITY COUNCIL OF MAPLETON CITY, 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.

MAPLETON CITY, MAYOR

CLERK/RECORDER
(SEE SEAL BELOW)

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS ____ DAY OF _____, 20__.

DIRECTOR, COMMUNITY DEVELOPMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF _____, 20__.

CHAIRMAN, PLANNING COMMISSION

CITY ENGINEER APPROVAL

APPROVED THIS ____ DAY OF _____, 20__.

MAPLETON CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, CORY B. NEERINGS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5183760 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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 AND STREETS, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 OF THE ESTATES AT MAPLETON PLAT "A" SUBDIVISION, SAID POINT BEING SOUTH 0°01'25" WEST 160.57 FEET ALONG THE SECTION LINE, WEST 40.38 FEET AND NORTH 88°52'50" WEST 221.03 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 1°00'53" WEST 258.70 FEET ALONG THE WEST LINE AND EXTENSION OF THE KD SUBDIVISION TO A FENCE CORNER; THENCE NORTH 88°41'00" WEST 173.81 FEET ALONG A FENCE LINE; THENCE NORTH 88°50'00" WEST 152.86 FEET ALONG A FENCE LINE; THENCE NORTH 0°59'33" EAST 123.78 FEET ALONG BOUNDARY LINE AGREEMENT ENTRY NO. 40616:2012; THENCE NORTH 88°59'53" WEST 347.22 FEET ALONG BOUNDARY LINE AGREEMENT ENTRY NO. 40616:2012 TO THE EAST RIGHT-OF-WAY LINE OF 300 WEST; THENCE NORTH 0°29'24" EAST 171.09 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 89°22'41" EAST 150.78 FEET ALONG BOUNDARY LINE AGREEMENT ENTRY NO. 93123:2019 AND THE EXTENSION OF; THENCE NORTH 0°22'41" WEST 96.18 FEET ALONG BOUNDARY LINE AGREEMENT ENTRY NO. 93123:2019; THENCE SOUTH 89°07'30" EAST 3.70 FEET; THENCE NORTH 0°21'51" WEST 169.89; THENCE SOUTH 88°40'09" EAST 324.87 FEET ALONG THE BOUNDARY LINE AND EXTENSION OF THE ESTATES AT MAPLETON PLAT "A"; THENCE SOUTH 0°19'35" WEST 64.96 FEET ALONG THE ESTATES AT MAPLETON PLAT "A"; THENCE SOUTH 0°34'34" WEST 236.41 FEET ALONG THE ESTATES AT MAPLETON PLAT "A" TO THE POINT OF BEGINNING.

CONTAINS:
THIRTEEN (13) LOTS
6.778 ACRES
295,268 SQUARE FEET, MORE OR LESS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS SOUTH 89°18'09" WEST BETWEEN THE EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE

WHITEHORSE ESTATES SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF I / WE HAVE HERUNTO SET MY / OUR HAND(S) THIS ____ DAY OF _____, 20__.

GLADIATOR DEVELOPMENT, LLC

TITLE _____

PRINT NAME _____

SIGNATURE _____

DATE _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH }

ON THE ____ DAY OF _____, A.D. 20 __, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____,

A CORPORATION, AND THAT THE FOREGOING OWNERS DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ COMMISSION NUMBER _____

NOTARY PUBLIC: _____ NOTARY PUBLIC _____

COMMISSIONED IN UTAH _____ RESIDING IN _____ COUNTY
(SEE SEAL BELOW)

WHITEHORSE ESTATES SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST
QUARTER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN
MAPLETON CITY, UTAH COUNTY, UTAH



ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
levin@elevateng.com

SURVEYOR SEAL

NOTARY SEAL

CITY ENGINEER SEAL

CLERK/RECORDER SEAL



DATE: 3/31/21

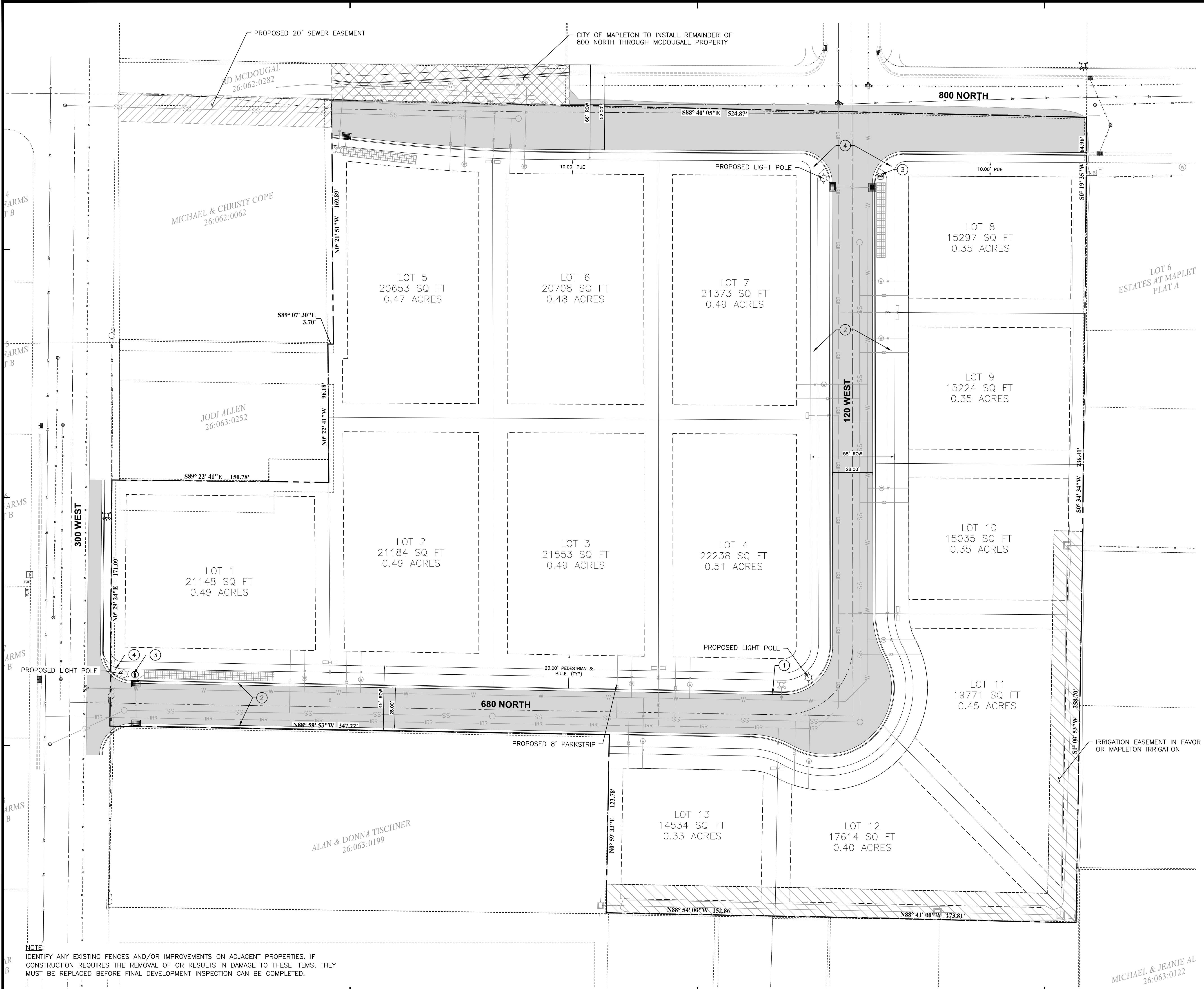
Recorder

SCALE: 1"=50'

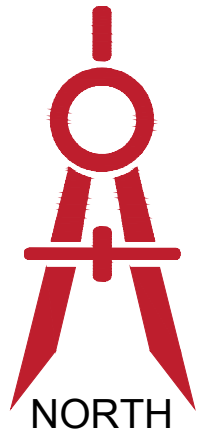
PAGE: 1 OF 1

PROJECT: S21-011

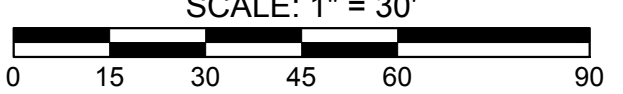
REVIEW COPY



- KEYED NOTES:
- 1 PROPOSED 2' CURB & GUTTER TYPE E PER APWA STD DWG 205. SEE SHEET C5-1 FOR DETAILS.
 - 2 PROPOSED 5' SIDEWALK PER CITY OF MAPLETON STANDARDS.
 - 3 PROPOSED STOP/STREET SIGN PER CITY OF MAPLETON STANDARDS .
 - 4 PROPOSED ADA RAMP PER APWA STD DWG 235. SEE SHEET C5-1 FOR DETAILS.



NORTH



SCALE: 1" = 30'



CALL BEFORE YOU DIG
UT 800 832 6371
BLUE STAKES

NOTE:
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 FINAL DEVELOPMENT INSPECTION CAN BE COMPLETED.

ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
info@elevateeng.com

WHITEHORSE ESTATES SUBDIVISION

SITE PLAN

300 WEST 800 NORTH, MAPLETON, UT 84664

NOT FOR CONSTRUCTION

NO.	REVISIONS	BY	DATE

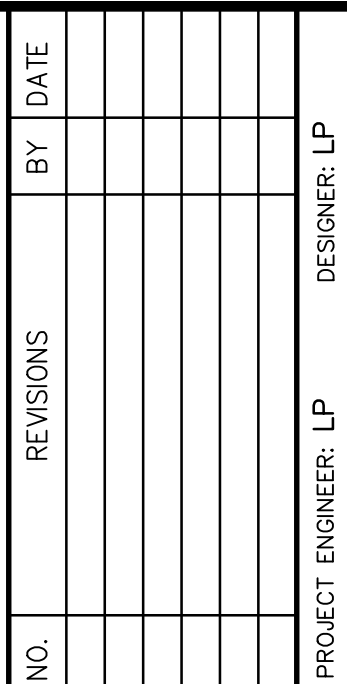
PROJECT ENGINEER: LP

DESIGNER: LP

SHEET: C1-0

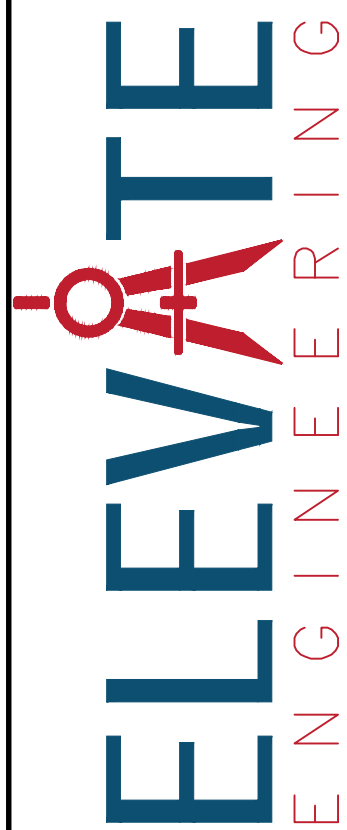
DATE: Apr 13, 2021





ELEVATE ENGINEERING

2208 WEST 700 SOUTH
SPRINGVILLE, UT 84663
PHONE: (801) 718-5993
lorvin@elevateng.com



NOT FOR CONSTRUCTION

SHEET:
C7-0

DATE:
Apr 13, 2021



Development Review Committee Minutes

April 22, 2021

On April 15, 2021, plans were re-submitted for the Whitehorse Estates subdivision consisting of 13 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

Brian Tucker, Planner

Phone: (801) 806-9101 Email: btucker@mapleton.org

Application Deficiencies:

1. The applicant must submit a complete subdivision application, including:
 - a. **Pay the required subdivision fees in the amount of \$1,485.00 (\$900 = \$45 per lot). This is the only issue keeping us from moving forward with the Planning Commission and City Council.**

Comments for plans submitted April 15, 2021:

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. The owner(s) of a corporation must include their title as part of their signature. This can be accomplished by printing the name and title of the signing officer(s).
 - 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.
2. Minor boundary line gaps/overlaps exist between the subject property and parcels 26:063:0122, 26:063:0043, 26:063:0046, 26:063:0125, 26:063:0199 and 26:063:0062. These boundary line issues must be resolved prior to recording the plat. The county Parcel map doesn't reflect any changes you may have made. Please submit recorded boundary line agreements/deeds, etc. to show these issues have been resolved.

Engineering and Public Works Division

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

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



General

1. Submit Geotech report
2. Submit plans to RB&G for input into the city water model
3. Submit drainage report
4. Irrigation plan must be approved by MIDC. Approval letter must be submitted to the City.

Streets

1. Add street signs to all intersections
2. Add streetlights to intersections
3. The City will install the remainder of 800 N through the McDougall property
4. 800 N can reduce in size to a Major Local. Please line up the south side curb with the curb west of 300 W. Curb to curb width should be 40'. Start the transition at the existing curb and gutter west of 120 W.

Sewer

1. Sewer out to 300 West will need to be in an easement or the property lines needs to be cleaned up to eliminate the gaps
2. Distance between manholes must be less than 400'
3. 0.1' drop from invert in to invert out in manholes

Storm Drain

1. Please use underground storage chambers (StormTECH or StormBRIXX) instead of sumps
2. Piping in the street must be RCP or CPP according to APWA 33-05-11
3. Subdivision is in a well protection zone. Inlets need pretreatment snouts and oil absorbent pillows prior to entering underground chambers
4. Storm drain pipe minimum diameter should be 15"

Secondary Water

Culinary Water

Power and Fiber

1. Please submit power plans for fiber design
2. Conduit and services will need to be installed for future city fiber

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). Items *highlighted* must be submitted prior to final approval.

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.

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.

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.
- ☐ The applicant must submit proof that the taxes are current for the subject property.
- ☐ Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- ☐ Payment of impact fees of \$4,528 per lot. An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance. Please note that the City is updating its impact fee schedule, so if the impact fees are updated prior to plat recording, these fees may change.
- ☐ Submittal of 16.5 acre feet of water shares/rights (4.5 has already been submitted).
- ☐ Payment of engineering inspection fees of \$170 per lot.
- ☐ Payment of street light fee of \$450 per lot.
- ☐ Payment of slurry seal fee (\$.18 per square foot of asphalt).



- ☐ Submit final mylar with all required signatures.
- ☐ Submit a check made out to Utah County Recorder for (\$50 per page and \$2 per lot).
- ☐ Payment of any rollback taxes.
- ☐ Contact post office regarding cluster mailbox (see attached letter).