Mapleton City Planning Commission Staff Report

Meeting Date: May 8, 2014

Item: 3
Applicant: Dave Helm, Ponderosa Property
Location: 700 N and Main St.
Prepared by: Brian Tucker, Planner
Public Hearing Item: Yes
Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approvals for the *Ponderosa* Subdivision consisting of twenty four lots located at approximately 700 North Main Street in the Residential Minor-Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 10.65 acres and is located in the RA-2 zone at 700 North and Main Street. The developer is proposing a 24 lot subdivision that includes connections to both Main Street and 800 North. The lot sizes vary from 16,160 square feet (.37 acres) to 22,148 square feet (.51 acres). A new road (700 N) is proposed that will connect with Main Street and run to the eastern boundary of the subdivision. Another new road (200 E) will then run north and connect with 800 North. This project requires review by the Planning Commission and final approval by the City Council.

EVALUATION

General Plan: The General Plan land use designation for this property is Medium Density Residential (MDR). The MDR designation is characterized primarily by single family residences with lot sizes of 14,500 square foot or larger. The proposed project is consistent with the General Plan.

Zoning: The property is zoned RA-2, which requires a minimum lot size of 14,500 square foot with a minimum of 100 feet of frontage on a public street. The surrounding properties are zoned either RA-2 or R-2, which allow similar type development. The proposed project is consistent with the zoning requirements and with surrounding development.

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.

Street Design: The proposed 700 North will be developed with 36 feet of paving, an eight foot planter and a five foot sidewalk on each side of the road. The proposed 200 East will meet the same standard as 700 North, however, the planter and sidewalk on the east side of the road will be installed by a future developer if/when the adjacent property develops. The project will also include widening of 800 North and a sidewalk on the south side.

Both the Master Transportation Plan and the Subdivision Ordinance encourage locating roads in subdivision in such a way that they will allows adjacent properties to connect to the improvements. The future development of the property to the east will benefit by the installation of both 700 North and 200 East. Staff notes that the proposed 200 East does not extend to 600 North due to existing development that would limit the benefit of the connection to 600 North.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the "Ponderosa Subdivision Plat A" to the City Council with the attached findings and condition.

SPECIAL CONDITION

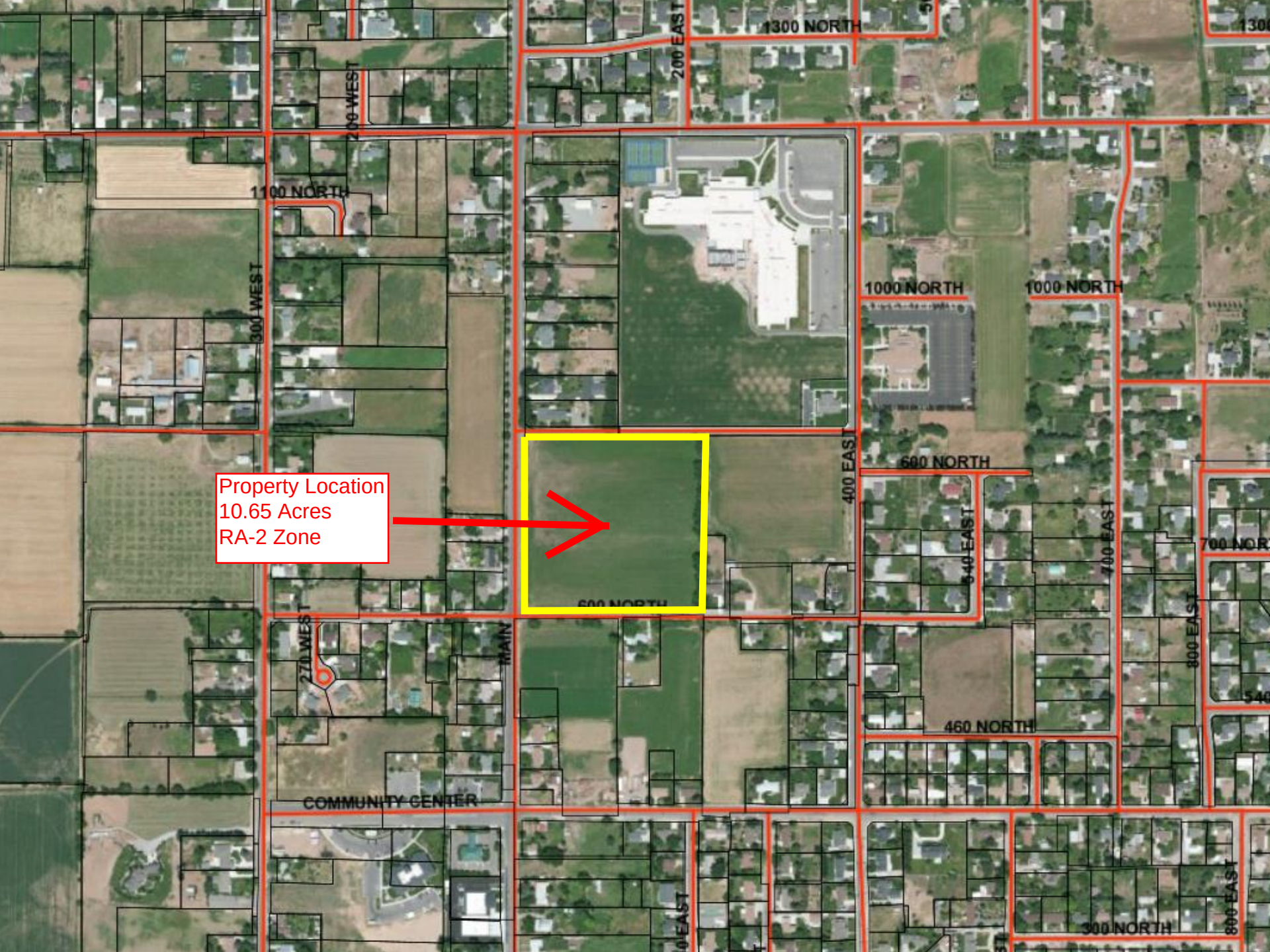
1. Any outstanding issues raised in the DRC minutes dated April 15, 2014 shall be addressed prior to plat recording.

ATTACHMENTS

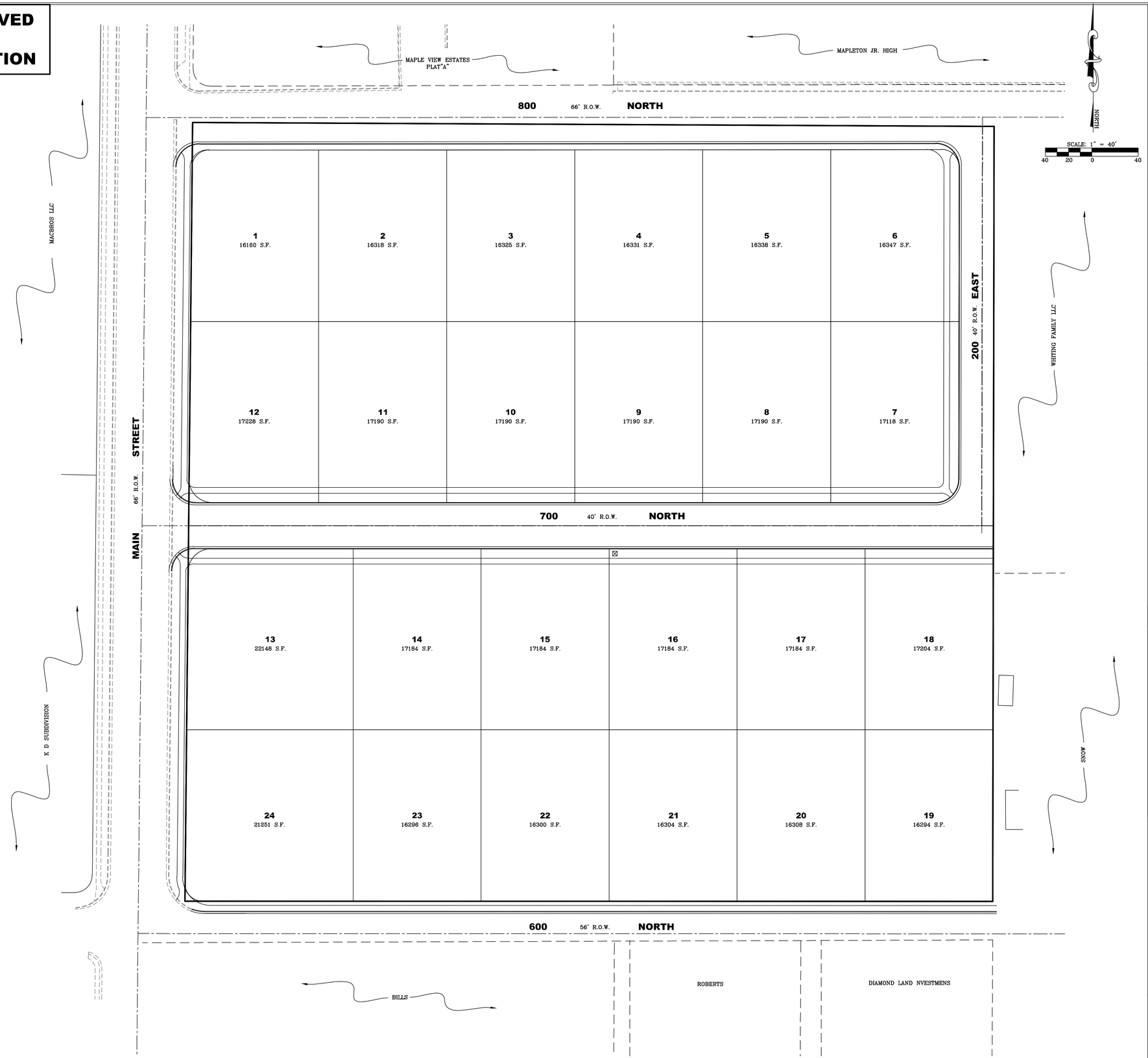
1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 4/15/2014.

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.	✔

Project Location


1300 NORTH
200 EAST
200 WEST
1100 NORTH
300 WEST
1000 NORTH
1000 NORTH
400 EAST
600 NORTH
540 EAST
700 EAST
800 EAST
Property Location
10.65 Acres
RA-2 Zone
270 WEST
MAIN
460 NORTH
COMMUNITY CENTER
300 NORTH

NOT APPROVED FOR CONSTRUCTION



VICINITY MAP

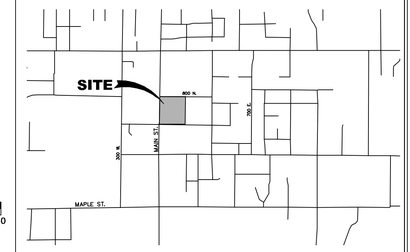


TABLE OF CONTENTS

	COVER
	PLAT
SHEET 1	UTILITY/GRADING PLAN
SHEET 2	700 N. P&P
SHEET 3	200 E. P&P
SHEET 4	600 N. P&P
SHEET 5	800 N. P&P
SHEET 6	PIPED DITCH P&P
SHEET 7	DETAILS
SHEET 8	EROSION CONTROL PLAN

TABULATIONS

TOTAL AREA: 10.66 ACRES
OF UNITS: 24
STREET AREA: 1.21 ACRES

NOTES

1. CLEARING AND GRUBBING WILL BE REQUIRED ON SITE.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
3. HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 2' BELOW EXISTING GRADE OR 3' ABOVE GROUND WATER ELEVATION, WHICHEVER IS HIGHER.
4. ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
5. RETENTION POND HAS BEEN DESIGNED TO RETAIN THE 25 YEAR STORM FOR THE ROADS AND HOMES SHOWN ON THIS PLAT.

LEGEND

EXISTING

WATER METER	W m
WATER	EX-W
WATER VALVE	
FIRE HYDRANT	
SEWER	EX-SS
SEWER MANHOLE	
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	EX-PI
PI VALVE	
FENCE	

PROPOSED

WATER	W
WATER VALVE	
FIRE HYDRANT	
SEWER	SS
SEWER MANHOLE	
STORM DRAIN	SD
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	PI
PI VALVE	
SHED CURB & GUTTER	

DEVELOPER / OWNER
DAVE HELMS

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

PROJECT NAME
PONDEROSA SUBDIVISION

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
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www.lei-eng.com

PONDEROSA SUBDIVISION
MAPLETON, UTAH

COVER

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3 -
4 -
5 -

LEI PROJECT #: 2014-0506
DRAWN BY: BAP
CHECKED BY: NKW
SCALE: 1" = 40'
DATE: 04/03/2014
SHEET: COVER

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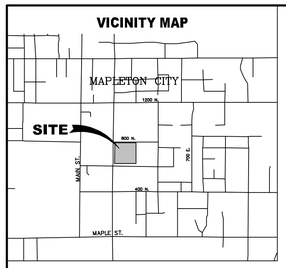

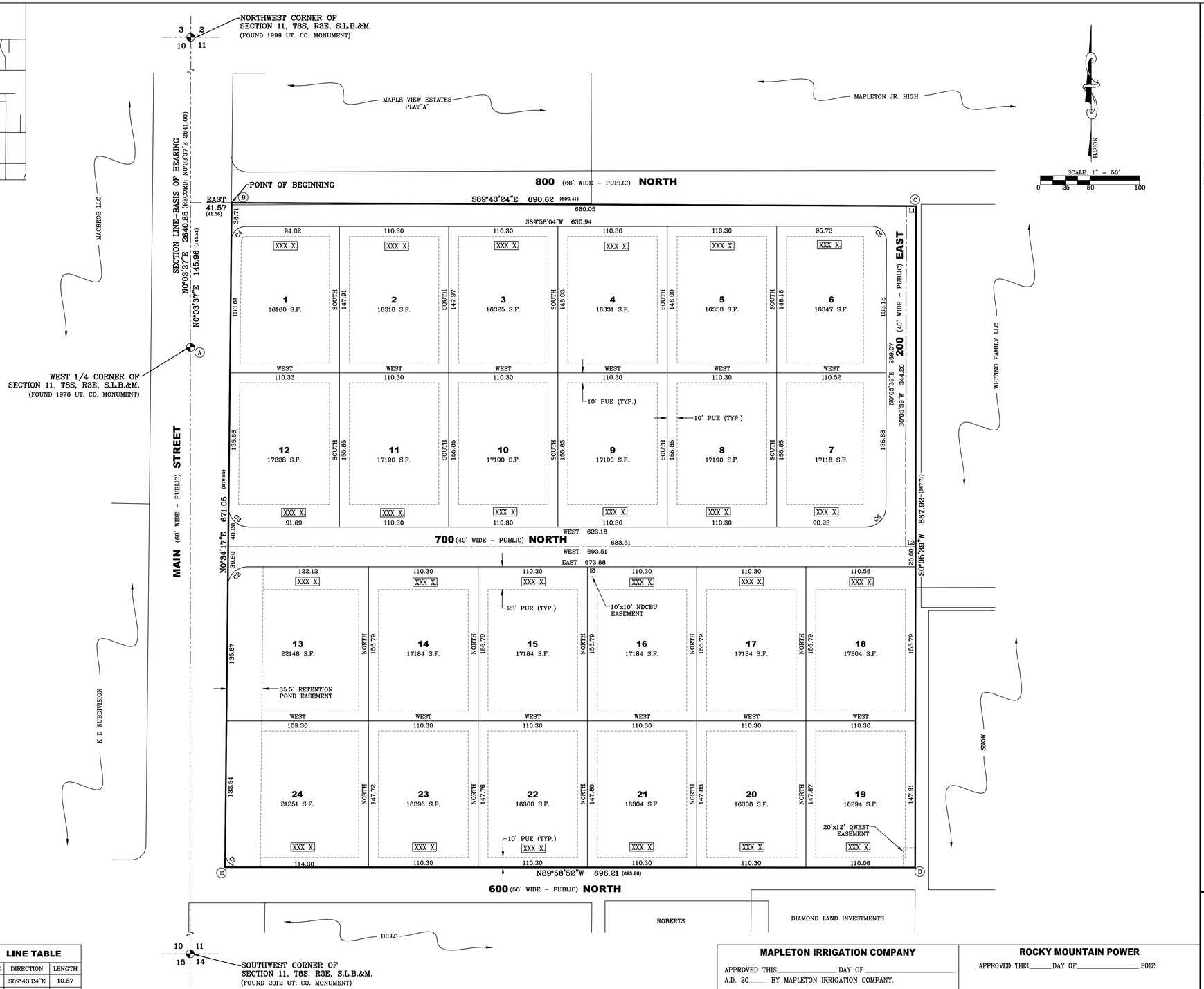

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 69673:1992 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER, LOCATED IN THE NW QUARTER AND THE SW QUARTER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN, IN MAPLETON, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A FENCE CORNER ON THE EAST LINE OF MAIN STREET LOCATED N0°03'37"E ALONG THE SECTION LINE 145.96 FEET AND EAST 41.57 FEET FROM THE WEST QUARTER CORNER OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN; THENCE S89°43'24"E ALONG A FENCE LINE 690.62 FEET; THENCE S0°05'39"W ALONG A FENCE LINE 667.92 FEET; THENCE N89°58'52"W ALONG A FENCE LINE 696.21 FEET TO SAID EAST LINE; THENCE N0°34'17"E ALONG A FENCE LINE AND SAID EAST LINE 671.05 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.66 ACRES

DATE

SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF 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 ____

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME_____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES_____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME_____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES_____ A NOTARY PUBLIC COMMISSIONED IN UTAH

NOTARY ADDRESS PRINTED FULL NAME OF NOTARY

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 BY MAYOR

APPROVED_____ ENGINEER (See Seal Below)

ATTEST_____ CLERK–RECORDER (See Seal Below)

PLANNING COMMISSION APPROVAL

APPROVED THIS_____DAY OF_____A.D. 20____BY THE MAPLETON CITY PLANNING COMMISSION

PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

COMMUNITY DEVELOPMENT APPROVAL

APPROVED THIS_____DAY OF_____A.D. 20____BY THE MAPLETON CITY COMMUNITY DEVELOPMENT

CHAIRMAN, COMMUNITY DEVELOPMENT

PLAT "A"

PONDEROSA

SUBDIVISION

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	COUNTY–RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S89°43'24"E	10.57
L2	N90°00'00"W	10.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	15.00	90°33'09"	23.71	S44°42'18"E	21.33
C2	20.00	89°25'43"	31.22	S45°17'08"W	28.14
C3	20.00	90°34'17"	31.62	S44°42'52"E	28.42
C4	15.00	89°23'47"	23.40	S45°16'10"W	21.10
C5	15.00	89°52'25"	23.53	N45°05'43"W	4747.96
C6	20.00	89°54'21"	31.38	N45°02'49"E	28.26

NAD27 STATE PLANE COORDINATES

	NORTHING	EASTING
A	657,216.37	1,978,175.96
B	657,361.28	1,978,217.67
C	657,357.95	1,978,908.07
D	656,690.24	1,978,906.97
E	656,690.47	1,978,210.98

GRID FACTOR: 0.99969

ALL BEARINGS SHOWN ARE BASED ON THE UTAH COORDINATE SYSTEM, 1927 CENTRAL ZONE

NOTES:

1. #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
2. NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
3. ◉ TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
4. HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 3' ABOVE GROUND WATER ELEVATION.
5. RETENTION POND HAS BEEN DESIGNED TO RETAIN THE 25 YEAR STORM FOR THE ROADS SHOWN ON THIS PLAT.
6. VERTICAL DATUM BASE ON NGVD 29.
7. ✉ NDCBU MAIL DELIVERY UNIT.

MAPLETON IRRIGATION COMPANY

APPROVED THIS_____ DAY OF _____, A.D. 20____, BY MAPLETON IRRIGATION COMPANY.

ROCKY MOUNTAIN POWER

APPROVED THIS_____DAY OF_____,2012.

QUESTAR APPROVAL

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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT 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 1–800–366–8532.

APPROVED THIS_____DAY OF_____, 20____

QUESTAR GAS COMPANY

BY– _____

TITLE– _____

CENTURY LINK

APPROVED THIS_____DAY OF_____,2012.

COMCAST

APPROVED THIS_____DAY OF_____,2012.

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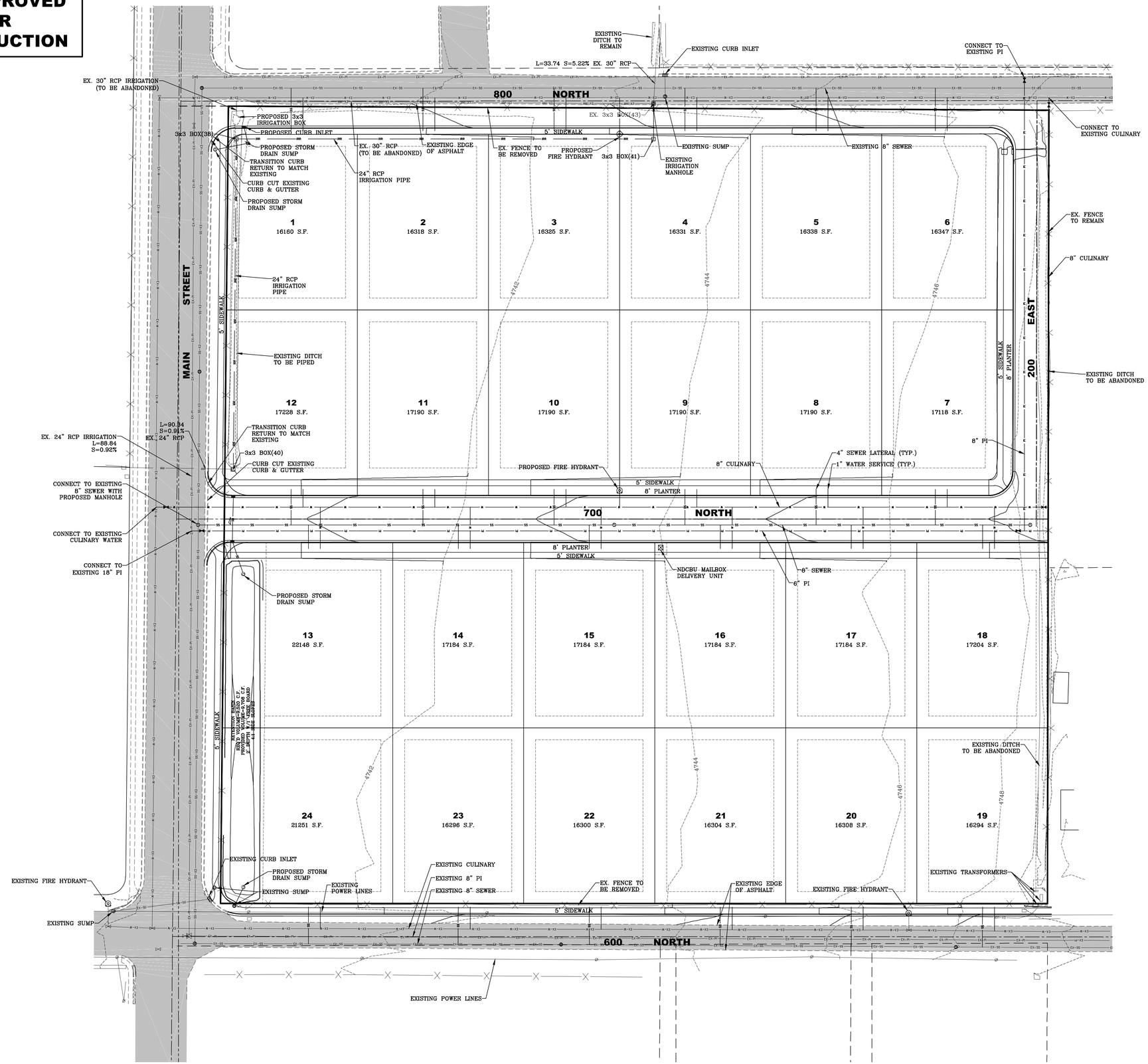

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UTILITY & GRADING PLAN

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1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-0506

DRAWN BY: BAP

CHECKED BY: NKW

SCALE: 1" = 40'

DATE: 04/03/2014

SHEET 1

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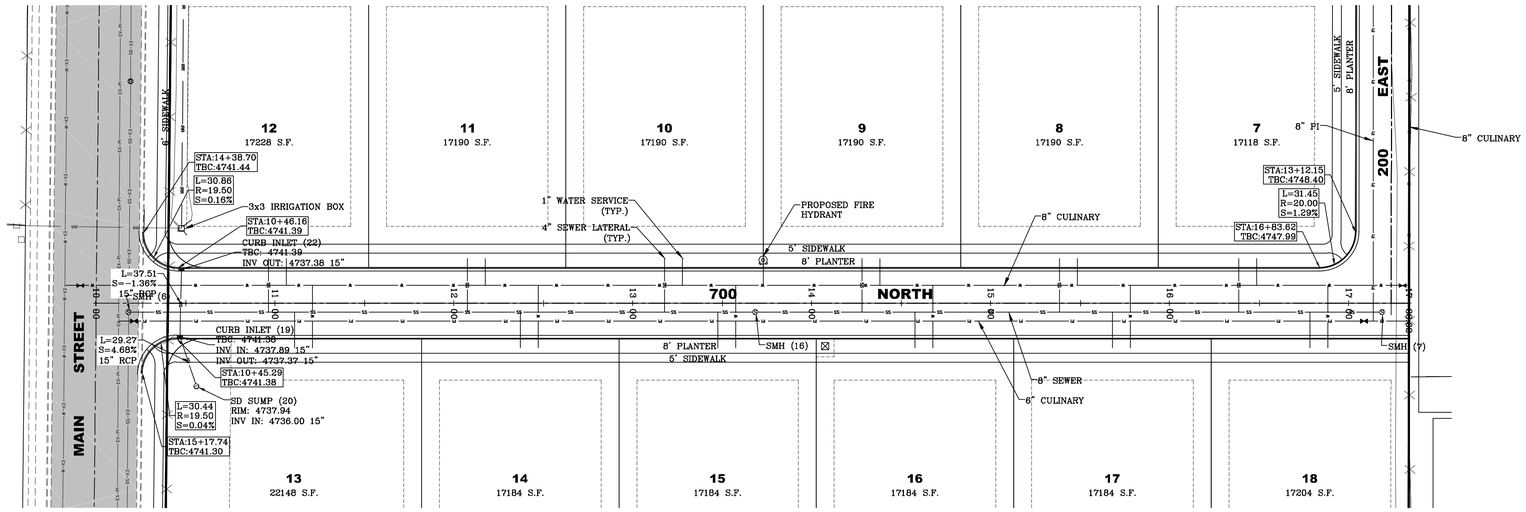
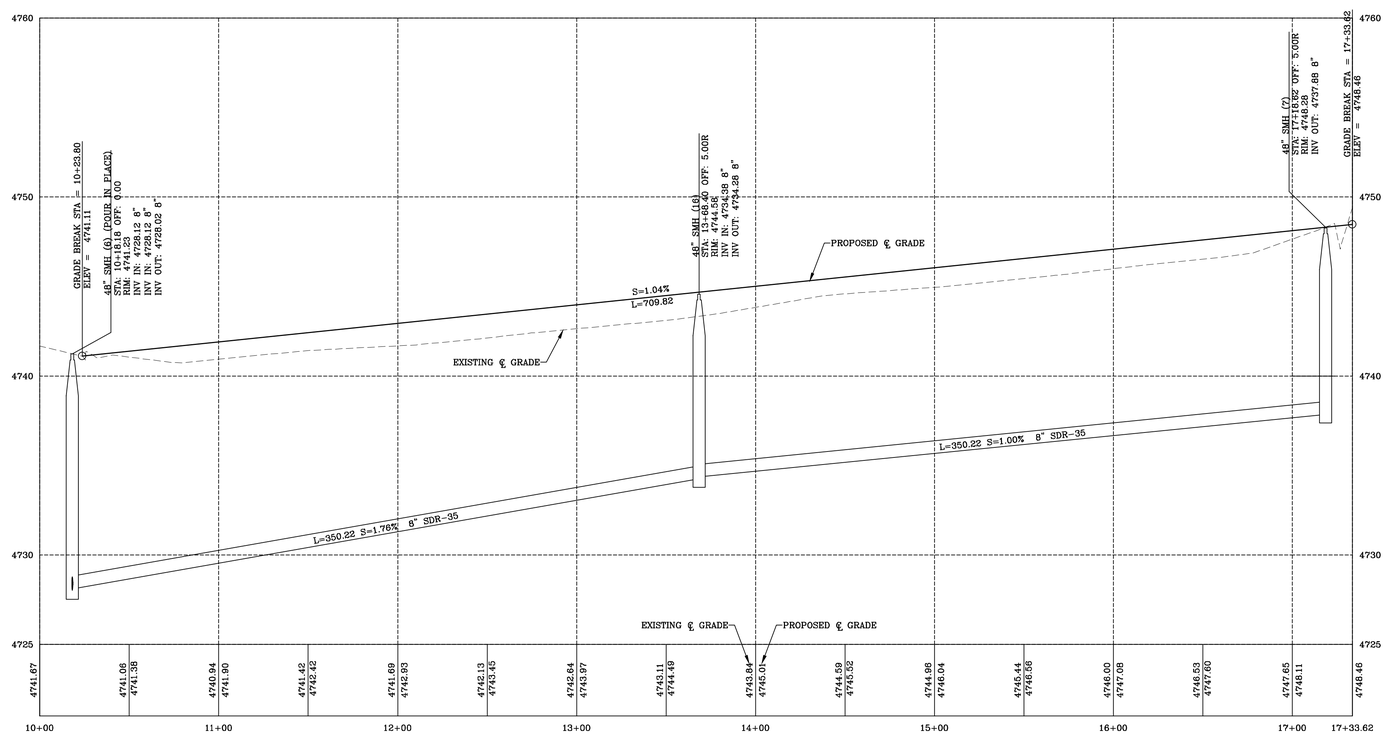
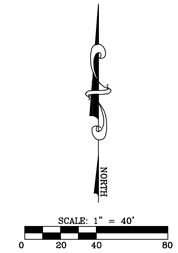


700 NORTH PLAN VIEW



700 NORTH PROFILE



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MAPLETON, UTAH

700 NORTH PLAN & PROFILE

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1 -
2 -
3 -
4 -
5 -

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SHEET 2

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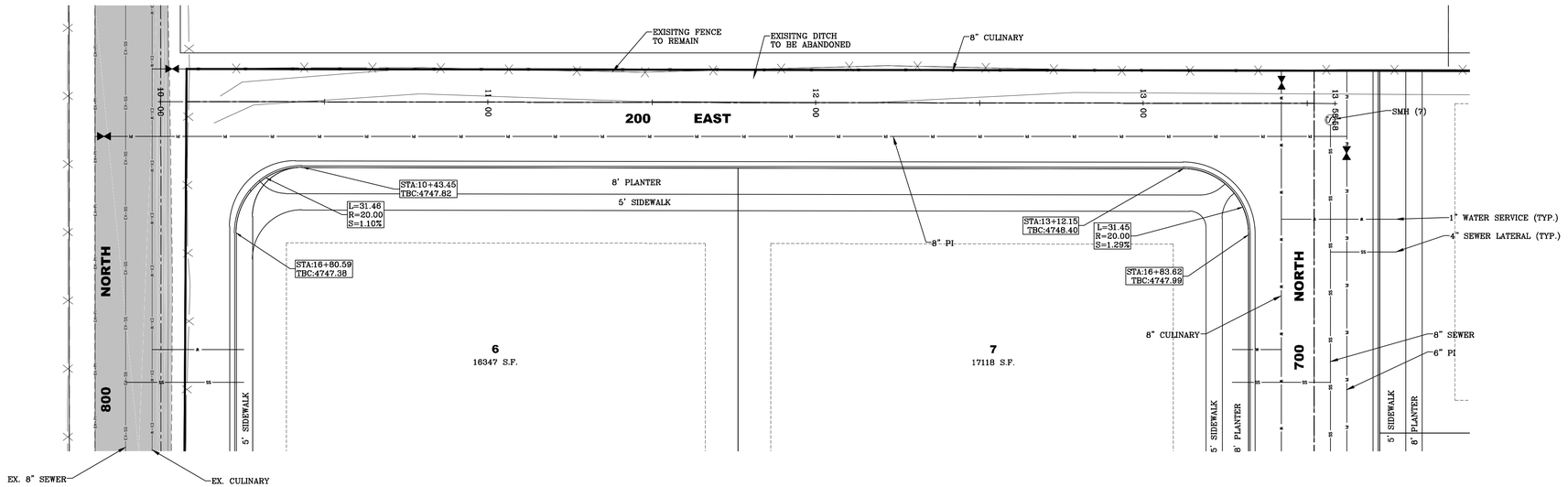
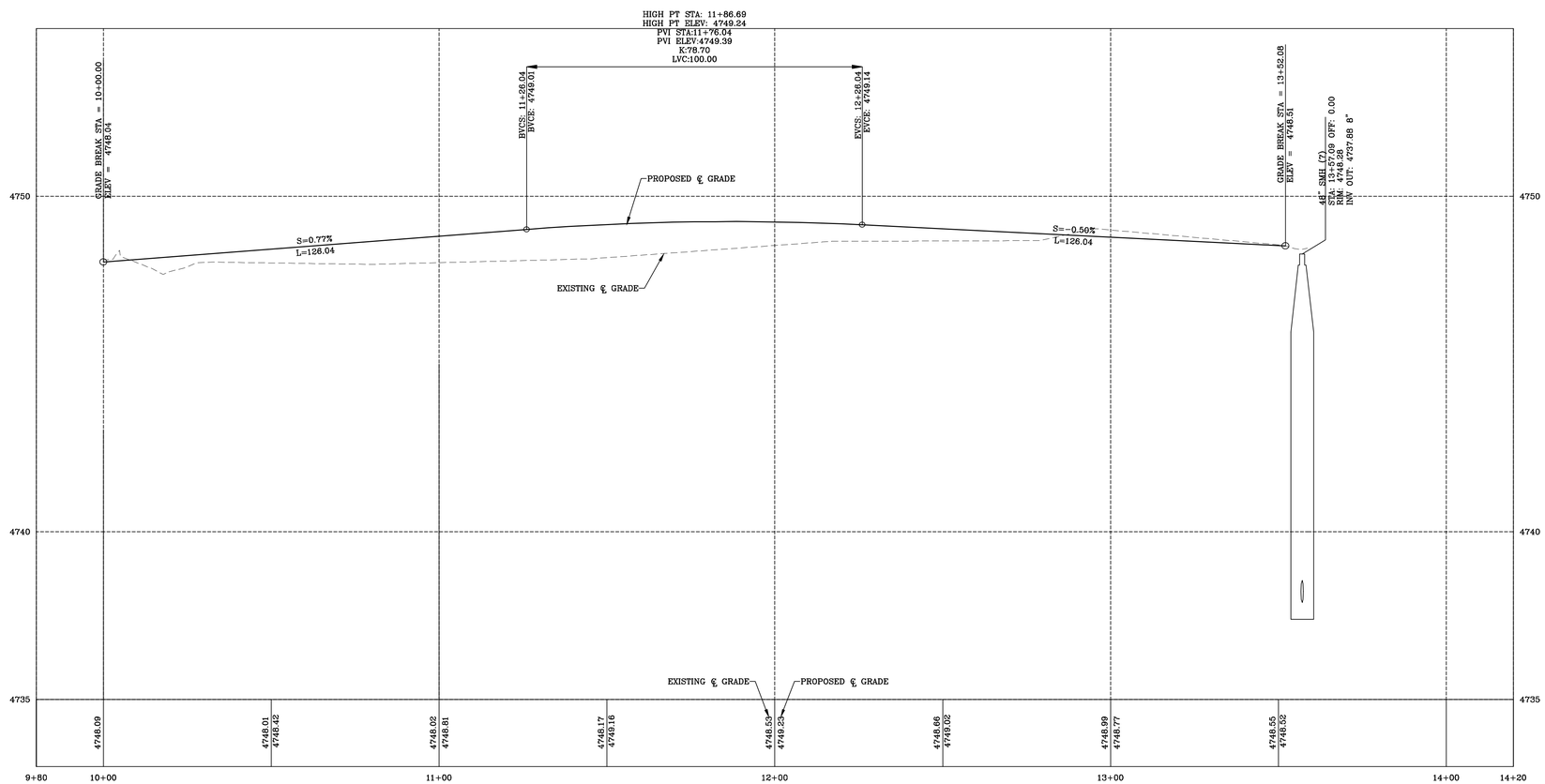


200 EAST PLAN VIEW



200 EAST PROFILE

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200 EAST PLAN & PROFILE

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1 -
2 -
3 -
4 -
5 -

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SHEET 3

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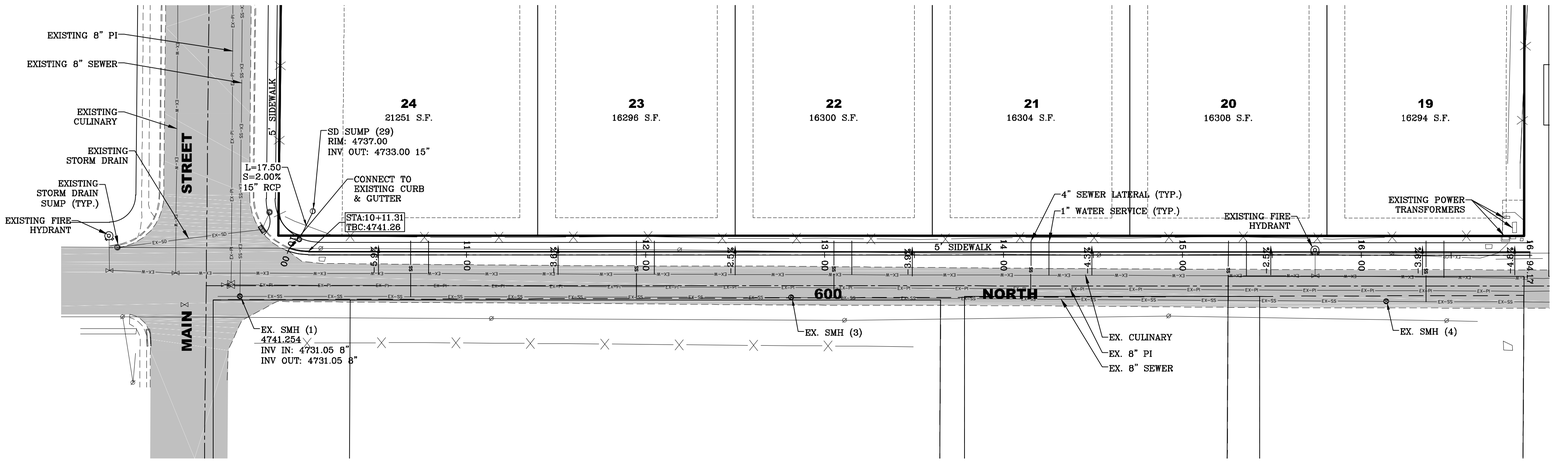
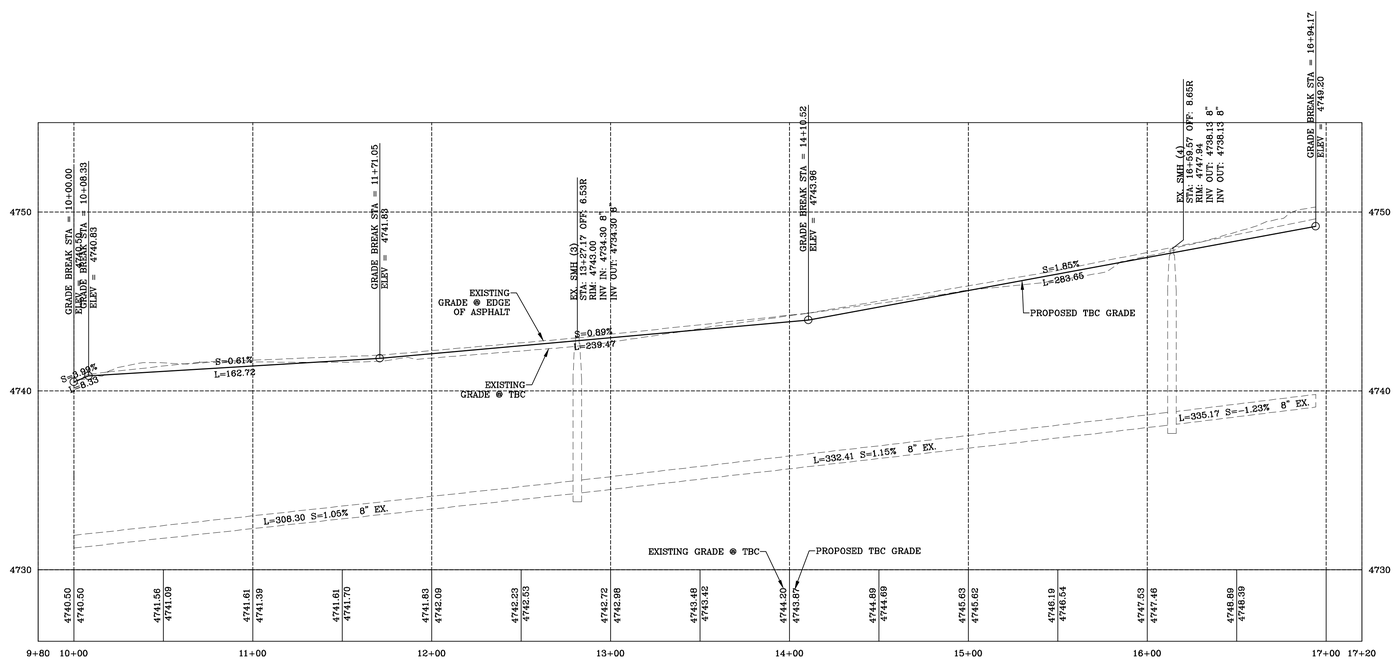
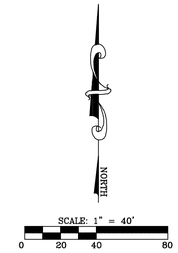


600 NORTH PLAN VIEW



600 NORTH PROFILE



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600 NORTH PLAN & PROFILE

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1 -
2 -
3 -
4 -
5 -

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SHEET 4

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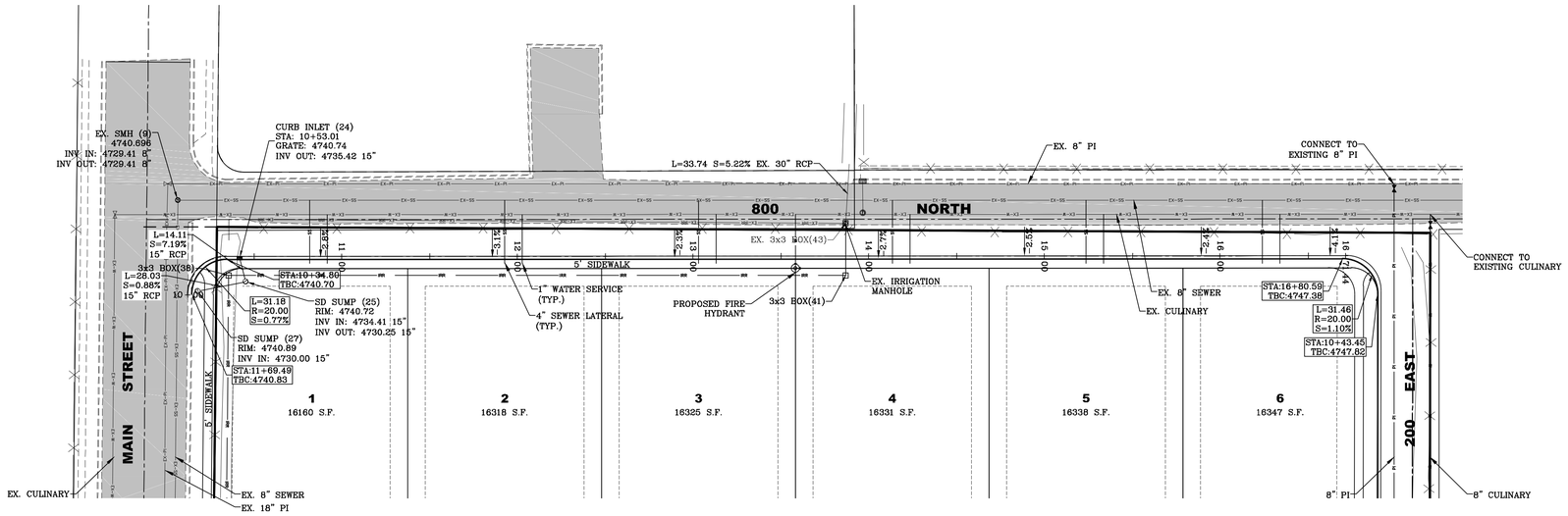
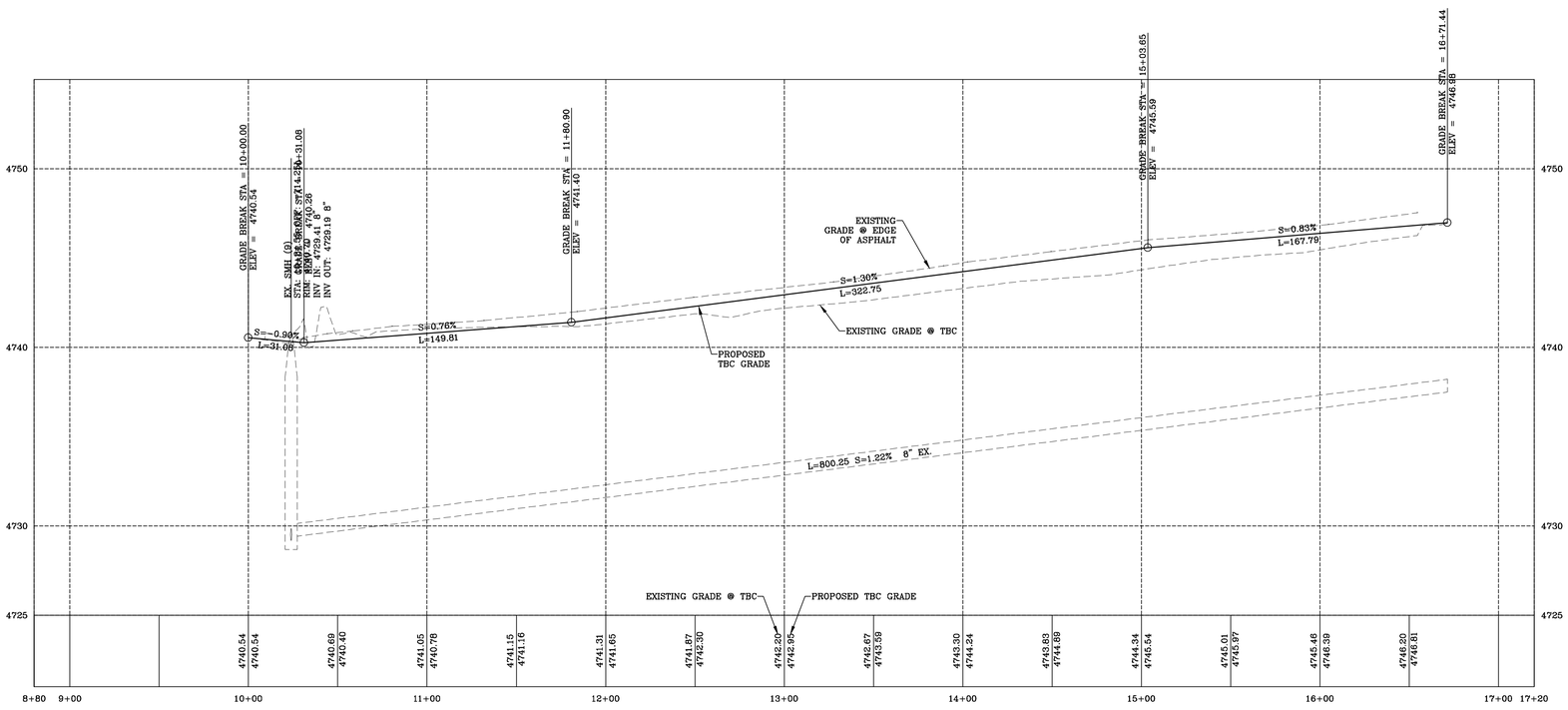
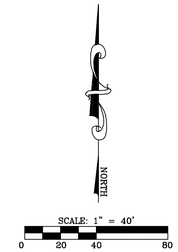


800 NORTH PLAN VIEW



800 NORTH PROFILE



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800 NORTH PLAN & PROFILE

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1 -
2 -
3 -
4 -
5 -

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SHEET 5

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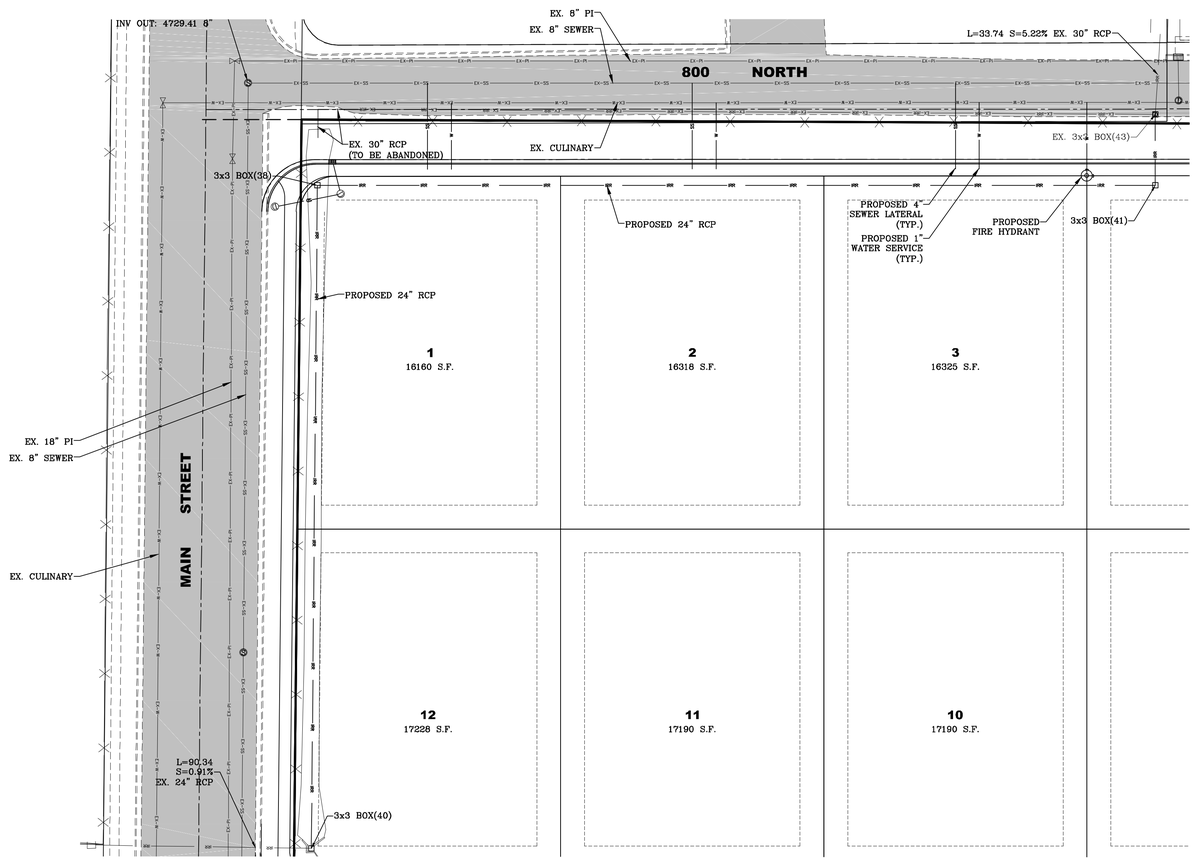
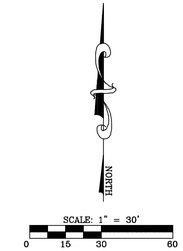
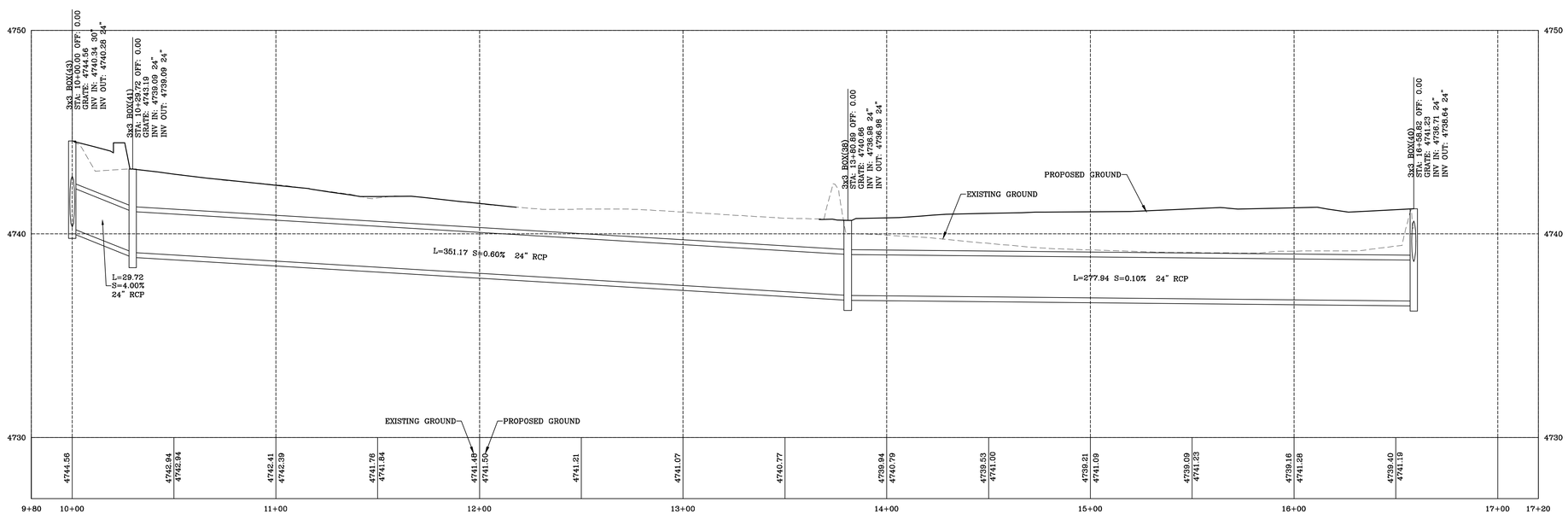


PIPED DITCH PLAN VIEW





PIPED DITCH PROFILE

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

PONDEROSA SUBDIVISION

MAPLETON, UTAH

PIPED DITCH PLAN & PROFILE

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-0506

DRAWN BY: BAP

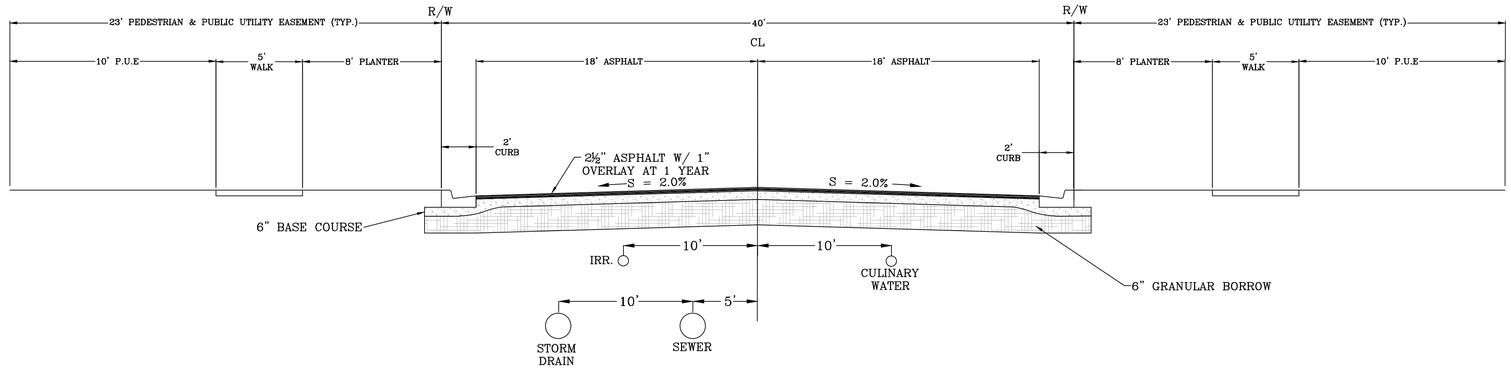
CHECKED BY: NKW

SCALE: 1" = 30'

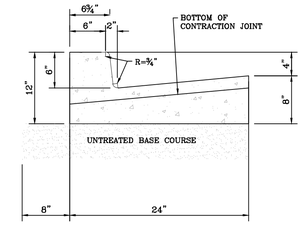
DATE: 04/03/2014

SHEET 6

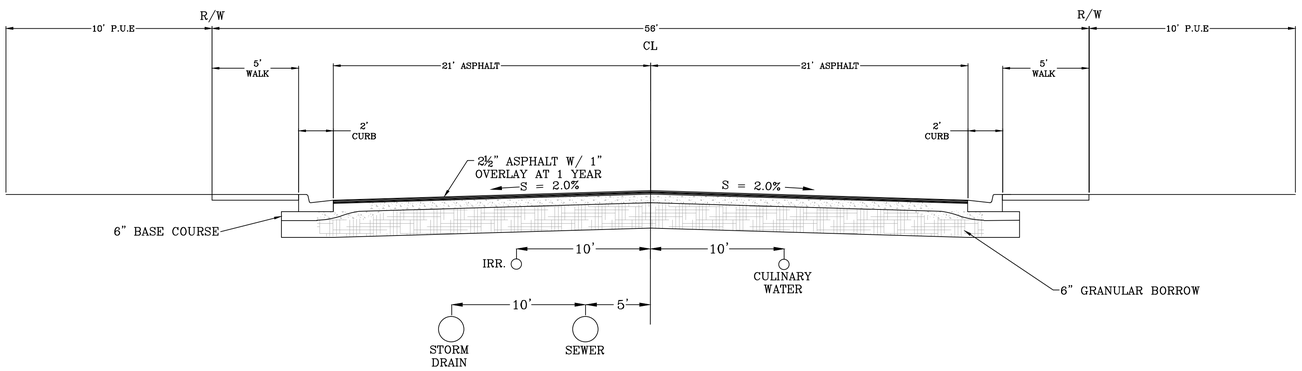
U:\LAND DESKTOP PROJECTS\2014\14-0506 MAPLETON - DAVE HELM\DWG\14-0506 WORKING.DWG 4/7/2014 9:54 AM



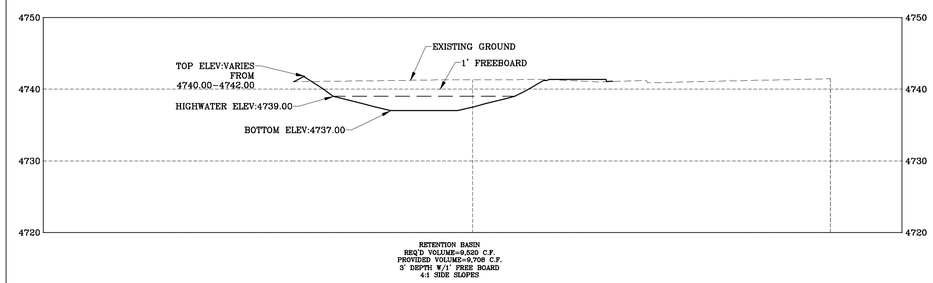
1 40' SECTION MINOR LOCAL

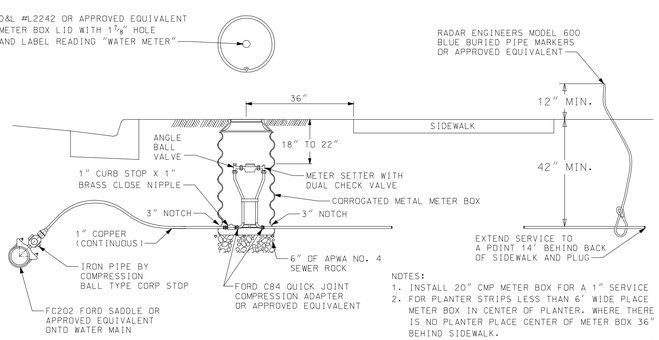


2 24" CURB & GUTTER



3 56' SECTION MINOR LOCAL



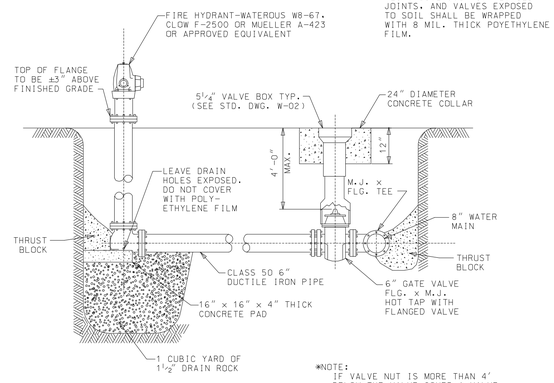


NOTES:
1. INSTALL 20" CMP METER BOX FOR A 1" SERVICE
2. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER PLACE CENTER OF METER BOX 36" BEHIND SIDEWALK.
3. TRAFFIC RATED METER BOX LIDS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY OR BY THE CITY ENGINEER OR HIS / HER DESIGNEE. WHEN AUTHORIZED USE D&L #B5020 OR APPROVED EQUIVALENT FOR 1" SERVICES AND SEE STANDARD FOR 2" WATER SERVICE FOR A 1½" SERVICE.

TYPICAL WATER SERVICE CONNECTION

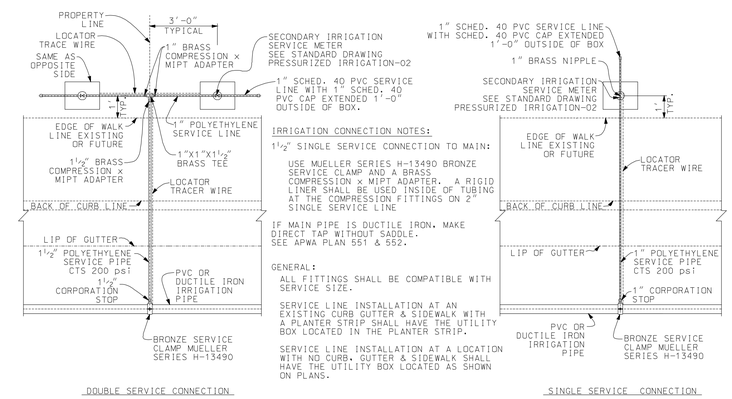
3 WATER SERVICE CONNECTION DETAIL

NOTE:
ALL COMPRESSION COUPLINGS, MECHANICAL JOINTS, FLANGED JOINTS, AND VALVES EXPOSED TO SOIL SHALL BE WRAPPED WITH 8 MIL. THICK POYETHYLENE FILM.



*NOTE:
IF VALVE NUT IS MORE THAN 4' BELOW THE VALVE COVER A VALVE RISER WILL BE REQUIRED TO MEET THE 4' REQUIREMENT

5 WATER SERVICE CONNECTION DETAIL



IRRIGATION CONNECTION NOTES:

1½" 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:

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.

SECONDARY IRRIGATION SERVICE CONNECTION
MAPLETON CITY STANDARD

6 SECONDARY IRRIGATION SERVICE CONNECTION DETAIL

- A Utah Corporation -
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PONDEROSA SUBDIVISION
MAPLETON, UTAH

DETAILS

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-1929
DRAWN BY: TJP
CHECKED BY: BCT
SCALE: 1" = 50'
DATE: 01/31/2014
SHEET 7

U:\AND DESKTOP PROJECTS\2014\14-006 MAPLETON - DAVE HELM\DWG\14-006 WORKING.DWG 4/7/2014 9:54 AM

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

April 15, 2014 at 8:30am

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

On April 7, 2014, Dave Helm submitted an application to subdivide approximately 10.66 acres in the RA-2 zone into a 24 lot subdivision located at approximately 600 N Main Street.

The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to the application being scheduled for a hearing.**

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101
Email: sconroy@mapleton.org
Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657
Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Comments for plans submitted April 7, 2014:

1. For subdivisions containing eight (8) or more lots, cluster mailboxes shall be installed at designated locations within the subdivision as shown on the preliminary plan.
2. The existing irrigation ditch must be piped. The plans must be submitted to and approved by Mapleton Irrigation.
3. The Notary Acknowledgement signature blocks don't need a "Notary Address" line but they do need a line for the "Commission Number".
4. A "Community Development Approval" signature block is not needed. The "Planning Commission Approval" block should have a line that reads "Community Development Director" rather than "Planning Director"
5. If the applicant is seeking future reimbursement for specific on-site and off-site improvements, written notification from applicant to city must be received prior to the recording of the final plat.
6. The Utah County online plat maps show that a gap may exist between the subject property and the Whiting Family parcel, Utah County Tax ID #26:065:0188. If such a gap exists it should be resolved with a boundary line agreement.
7. The eastern property line is lined with relatively mature trees. Mature, desirable trees should be preserved to the extent possible.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org
Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org
Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:
Project: Ponderosa Date: April 21, 2014

Site Grading:
1. Clearing and grubbing will be required
2. Remove all concrete that does not meet current city standards i.e. broken/cracked sections.

Sewer System:
1. Label sewer as 8" PVC SDR 35 and show concrete collars on manholes

Water System:
1. Label water main as 8" D.I. class 350 and show concrete collars on water valves.
2. Additional fire hydrants will be required to meet 500' spacing minimum.

3. Water Model review by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer

Secondary Water (Pressure Irrigation):
1. Label PI as 8" PVC C900/905 SDR-18 and show concrete collars on water valves.
2. 8" Pressure Irrigation main will be required on Main Street from 800 North to 600 North,

Roadway:
1. Road x-sections
    a. Transportation Master Plan calls for 600 and 800 North to be 56' R/W, 200 East and 700 North can be 40' R/W standard.
    b. 600 North half street improvements will begin at centerline of existing roadway.
    c. 700 East will be full width paving with curb and gutter on east edge, the developer can request reimbursement for these improvements.
2. Show ADA ramps at all corners.

Storm Drain:
1. Boxes/Basins/Sumps (Sumps/inlets 300' spacing)
2. Storm water calculations required that show design for 100 year storm.
3. Geo-tech report will be required.
4. Maintenance plan of basin will be required.
5. Show landscape plan of basin.
6. SWPPP and Land disturbance plan required

Miscellaneous:
1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Plat Modifications:
    a. Lot #19, show 10' PUE beyond existing utilities.
    b. Lots #1 and 12, show irrigation easement and 10'PUE east of irrigation easement.
    c. Lots # 13 & 24, Show PUE with storm drain basin easement.
3. Show power pole relocations.
4. Mapleton City/APWA standards will apply.

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 one water share per lot (Mapleton Irrigation or Hobble Creek shares).
- Payment of engineering inspection fees ($170 per lot).
- Payment of street light fee ($450 per lot).
- Submit a SWPPP and Land Disturbance application and fee ($500). Contact Scott Bird 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 an $1 per lot).