



MAPLETON CITY CORPORATION

SUBDIVISION PLAT APPLICATION

MAPLETON CITY COMMUNITY DEVELOPMENT DEPARTMENT

125 West Community Center Way, Mapleton, Utah 84664
(801) 489-6138

APPLICANT READ CAREFULLY: Attached is a checklist which specifies what information is required in order for your application to be completed and ready for processing. Before completing the application, please review the checklist; submit all the information it requests with your application. Your application will be taken at the front desk, but will not be considered "accepted" by Mapleton City until it has been reviewed for compliance by the Community Development Department. **INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.** If you need help or have questions please ask to speak to a member of the Community Development Department Staff. We will not guarantee that your application is considered complete at the counter. If items of the application are incomplete, the application will not be considered by the Development Review Committee. Please leave no line below unmarked. Please mark N/A in lines not applicable to your request.

Fees due at the time of application submittal:

- a. Final Plat: \$300 + \$45 per lot
- b. Preliminary and Final Plat for 3 lots or less: \$ 350 + \$45 per lot
- c. Amended Plat: \$200
- d. SDP or PRC: (See fee schedule)

Project Information			
Application Date:	Number of Lots/Units:	Acreage:	
Project Name:	Project Address:		
Parcel Tax Identification Number(s):			
Names / Mailing Addresses of Property Owners:			
Present Use of Property:			
Developer Information			
Applicant/Agent Name:		Phone Number:	
Company:		Cell Phone:	
Address:		Fax:	
City:	State:	Zip:	E-mail Address:
Engineer, Architect, or Surveyor			
Name:		Phone (Work):	
Company:		Phone (Alternate):	
Address:		Fax:	
City:	State:	Zip:	E-mail Address:

I declare under penalty of perjury that I am the owner or authorized agent for the property which is the subject of this request, and that the statements, answers, and documents submitted in connection with this application are true and correct. Furthermore, I understand that my application is not considered a complete submittal until all required materials are submitted to the Mapleton City Community Development Department.

Signature(s) of Owner or Agent* _____ Date _____
 Comments _____

DEPARTMENT USE ONLY	
Received By _____	Comments:
Type of Application _____	
Date Received _____	
Zone _____	
Requested Zone (if applicable) _____	
Application Fee \$ _____	
Subdivision:	
Final Plat \$ _____	
Per Lot Fee \$ _____	
Total \$ _____	
Rev. Statement # _____	
<input type="checkbox"/> 4 - 24 x 36" Plans Received	
<input type="checkbox"/> 4 - 11x 17" Reduced Copies Received	
<input type="checkbox"/> 1 CDs Received	
<input type="checkbox"/> Updated AutoCAD files on CD	
<input type="checkbox"/> Updated Adobe PDF files on CD	
Special Circulation Requirements:	
Application types:	
A - Annexation	
CUP - Conditional Use Permit	
PPA - Project Plan Approval	
R - Rezone	
SF - Subdivision-Final	
SM - Subdivision Minor	
SP - Subdivision-Preliminary	
Staff Member: _____ Decision _____ Date of Decision _____	
Final Decision Maker: <input type="checkbox"/> Staff <input type="checkbox"/> PC <input type="checkbox"/> BOA <input type="checkbox"/> CC	

Mapleton City

DEVELOPMENT SITE REQUIREMENTS

I. State Permit:

Prior to the recording of the final plat, or commencing any site work, including grading, digging or grubbing a parcel of property, a permit from the *State of Utah Department Environmental Quality, Division of Water Quality* is required. A copy of the permit is available at the Division of Water Quality website at <http://waterquality.utah.gov/> or at their office, located at 288 North 1460 West, Salt Lake City, Utah, 84114. Utah State Division of Water Quality General Construction Permit, including Notice of Intent (NOI), Notice of Termination (NOT), and Storm Water Pollution Prevention Plan (SWPPP) guidelines (See Page 17). Once the permit has been issued, a copy of the permit must be remitted to the Mapleton City Planning and Public Works Offices (See page 17-19).

II. Street Clean-up & Dust Trash:

Project developers, you are hereby noticed that you are responsible for the work-related actions of your subcontractors, workers, and delivery drivers. Mapleton City will strictly enforce our site and street clean up ordinances. If we deem it necessary, we will place a stop work order on any development or home under construction that is found in violation of the ordinance. We can also use all or any portion of the required bond to remove any dirt or debris on the street caused from construction related to your development. Construction sites are also required to control dust caused from the development. A copy of the ordinance is available upon request.

III. Noise and Construction:

Mapleton City Code required that construction or site preparation not commence between the hours of 10:00pm to 7:00am.

IV. Signs & Advertising

Mapleton City Code allows on on-site sign that is placed at the entrance of the development. Off-site advertising is not allowed by Mapleton City Code, and signs located off-site can and will be removed by Mapleton City without notice. Mapleton City, at its discretion, may elect to use an outside contractor to provide an off-site signage program to advertise new development.

V. Minimum Improvements – Building Permits:

Minimum levels of improvements are required prior to the issuance of a building permit in a development. Those improvements include the following:

- A. Culinary Water, Pressurized Irrigation & Sewer Service – All water lines and sewer lines required in the recorded plat must have first been installed, and water and sewer stubs shall have been stubbed to each lot within the development
- B. Other Utilities – Electric, gas, phone and cable lines shall also first be installed.
- C. Curb Gutter and Streets – All shall be installed, including the pavement of the street. However, a building permit may be issued in a development without the street having first been paved if all local asphalt plants have been shut down for the winter. In such cases, properly compacted road base may be used. In no case will the City issue an occupancy permit, either temporary or permanent, until the street has been paved according to City standards.

VI. Street Signs:

All street signs must meet Mapleton City Standards. Street signs showing street names or addresses must bare the Mapleton City logo. Signs can either be paid for and installed by the City, or bonded for an installed by the developer. Street names must also include the numerical street number on the sign.

CONSTRUCTION CLEAN-UP

17.42.010: REQUIREMENTS:

- A. This chapter shall apply to all construction activities or any other debris or obstruction in the public right-of-way. The provisions of this chapter shall be enforced by the building official for those holding building permits, and by the public works director for those holding excavation permits.
- B. Each holder of a building or excavation permit shall be responsible to see that vehicles used in the process of carrying out the work authorized by the permit shall not rack any mud, dirt, or debris of any kind upon any streets or sidewalks within the corporate limits of Mapleton City. The permit holder shall be responsible to see that the wheels of the equipment are clean prior to its leaving the job site and entering the streets of Mapleton City.
- C. All trucks and equipment leaving the site with earthen materials or loose debris shall be leaded and covered in such a manner as to prevent dropping of materials on city streets or sidewalks or adjoining property. An on site gravel cleanup and parking area shall be required for all sites that have no paved areas. Neither city streets nor adjoining property shall be used as the required cleanup area.
- D. Ramps constructed over curbs and gutters shall not interfere with or block passage of water along the gutter and shall be constructed of a material that will not erode or deteriorate under adverse weather conditions. Dirt shall not be used for ramping material.
- E. The permit holder shall install erosion and water runoff controls sufficient to ensure that no storm water, surface water, sediments or debris from the construction site shall drain or wash or be tracked into any public right-of-way or other adjacent properties, including curb and gutter. For construction pursuant to a building permit the building official may require an erosion control plan to be submitted for approval. For construction in the public right-of-way or easements, an erosion control plan shall be submitted shall be sufficient to cover any contingency, including, but not limited to seasonal storms, unseasonable storms, or methods of construction. Such plans may be required anytime during construction and must be submitted within five (5) days of the request. The Building Official and/or the Public Works Director may suspend all work until the plan requested is approved. The permit holder will maintain all erosion control plan facilities throughout the life of the construction project. The Building Official and/or the Public Works Director, or assigned city official, will monitor their effectiveness after storms and enforce the necessary adjustments to ensure they function correctly.
- F. The curb, gutter, street and sidewalk shall not be used for storage of debris, dirt or excavated materials. In addition, the sidewalks shall not be removed, blocked or otherwise rendered unusable by either the storage of construction equipment or materials or the construction procedures used, unless a safe, usable alternative walkway along the same side of the street is provided. All alternate walkways shall be ramped in accordance with ADA handicap ramp requirements and so constructed as to provide an all weather walking surface four feet (4') wide that is as sound and smooth as the normal concrete sidewalk.
- G. The permit holder, contractor, or individual shall be responsible for the immediate removal of mud, dirt or debris deposited on city streets, curb, gutter and sidewalks by equipment leaving the site of by the permit holder's construction procedures. Any curb, gutter or sidewalk, or other utility such as a secondary water line that is broken shall be replaced immediately. If not work has been done to replace or repair broken or damaged utilities, no occupancy permit or final inspection will be granted.
- H. A two thousand dollar (\$2,000.00) bond shall be required for a building permit for all undeveloped sites. The purpose of the bond is to ensure that the site is kept in accordance with this code. If it becomes necessary for the city street crews to remove any mud, dirt, or debris which has been deposited upon a street or sidewalk of Mapleton City, the total cost to the city of such removal will be charged to the permit holder, contractor, or individual including legal fees, if any, from the bond. Any cost associated with the cleanup or administrative costs above and beyond the bond amount, may be subtracted from any additional bonds (if applicable). The city may also pursue other legal remedies to recoup additional costs and legal fees. Payment of such charges will be made to the city upon billing or prior to certification of final inspections, and/or issuance of a certificate of occupancy.
- I. The Building Official and/or Public Works Director or designated city official is empowered to suspend a building or excavation permit until the permit holder installs necessary cleaning equipment or erosion control facilities approved by the Building Official and/or Public Works Director to ensure that no dust/dirt or debris is deposited upon the streets and sidewalks or Mapleton City.
- J. Each permit holder, contractor, or individual shall be responsible to see that all construction sites are kept free of construction waste that would be subject to being blown onto adjoining properties, and shall remove or place construction waste in a garbage dumpster daily.
- K. All construction materials and waste shall be removed from the property and legally disposed before an occupancy permit shall be issued. (Ord. 2003-06, 3-5-2003, eff. 3-12-2003)

Mapleton City

ACKNOWLEDGMENT OF REQUIREMENTS

I, _____, the applicant, hereby acknowledge that I have read the Mapleton City Subdivision packet, and I understand all of the submittal requirements therein. I certify to the best of my knowledge, that all drawings, standards and specifications meet current Mapleton City Code, and that any mistakes made on the drawings are my responsibility and will either be corrected on the final drawings or if necessary, changes will be made on the project site. I further acknowledge that I will meet all signage and advertising restrictions, as well as any other Mapleton City Codes and requirements applicable to my development.

(Applicant's Signature)

(Date)

PROPERTY OWNER

I/We, _____ being duly sworn, depose and say that I/We am/are the owners of the property identified in the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my/our knowledge. I also acknowledge that I have received written instructions regarding the process for which I am applying and the Mapleton Planning Staff have indicated they are available to assist me in making this application.

Property Owner

Property Owner

Subscribed and sworn to me this _____ day of _____, 20_____.

(Notary)
Residing in Utah County, Utah
My Commission Expires: _____

AGENT AUTHORIZATION

I/We, _____, the owner(s) of the real property described in the attached application, do authorize as my/our agent(s) _____ to represent me/us regarding the attached application and to appear on my/our behalf before any administrative or legislative body in the City considering this application and to act in all respects as our agent in matter pertaining to the attached application.

Property Owner

Property Owner

Dated this _____ day of _____, 20_____, personally appeared before me,

_____, the signer(s) of the above agent authorization who duly acknowledge to me that they executed the same.

(Notary)
Residing in Utah County, Utah
My Commission Expires: _____



MAPLETON — UTAH —

Utility Notification Form

Development Name: _____ Commercial Residential

Development Address: _____

Developer Name: _____ Phone # _____

Mailing Address: _____

The utility companies listed below need to receive plans and necessary information for the above stated development to begin the process for providing their services to this project. Plans will NOT be approved by the City until this document is completed and returned.

Dominion Energy (Gas)

Brad Mattinson 801-853-6585 brad.mattinson@questar.com
1640 North Mountain Springs Parkway (1100 W.) Springville, UT 84663

Signature: _____ Date: _____

Comcast Cable Television

Elysia Valdez 801-401-3017 jointtrench_utah@comcast.com
1350 East Miller Avenue, Salt Lake City, UT 84106

Signature: _____ Date: _____

Centurylink (Telephone)

Korby Whiting 801-238-0411 korby.whiting@centurylink.com
475 East 1325 South, Provo, UT 84606

Signature: _____ Date: _____

Pacific Corp (Power)

Gregory Peterson 801-754-6004 gregory.peterson@rockymountainpower.net
355 West 200 North, Santaquin, UT 84655

Signature: _____ Date: _____

Mapleton Irrigation Company

Clayne Weight 801-420-0218
25 West 200 South #2, Springville, UT 84663

Signature: _____ Date: _____

Utah Department of Transportation (If directed by the City)

Austin Tripp 801-222-3418 atripp@utah.gov
658 North 1500 West, Orem, UT 84057

Signature: _____ Date: _____
