Mapleton City Council Staff Report

Meeting Date: March 4, 2014

Applicant: Ryan Livingston
Location: Approximately 800 S and Hwy 89 (parcel #'s 49:649:0028 & 49:649:0030)
Prepared by: Sean Conroy, Community Development Director
Public Hearing Item: No
Zone: GC-1

REQUEST

Consideration of a Resolution approving the Final Plat for the Pheasant View Plat "B" Subdivision consisting of three lots, and a Project Plan for a 69 bed assisted living center located at approximately 800 S and Highway 89 in the General Commercial (GC-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 3.9 acres in size and is located on the southeast corner of 800 South and Highway 89. In 2006 the Pheasant View Plat "A" subdivision was recorded, which included 28 lots. The majority of the subdivision was built out with single family residences, however, the subject property (lot 28) was left for future commercial development. Lot 28 includes a retention basin at the east end of the property that collects the storm water for the residential development.

The applicant is now proposing the following:

- The Pheasant View Plat "B" subdivision will subdivide lot 28 into three separate lots;
- Lot one of the subdivision (1.6 acres) will be developed with a 69 bed assisted living center;
- Lot two (1.3 acres) will provide for the future development of four commercial pad sites between 3,000 square feet and 3,600 square feet in size; and
- Lot three (1 acre) will continue to be used as a retention basin for Pheasant View Plat "A".

The Development Review Committee has reviewed the proposed project and has issued the attached comments dated January 29, 2014. The Planning Commission recommended approval of the project on February 13, 2014.

EVALUATION

Previous Plat: There are still some outstanding bond issues related to the Pheasant View Plat "A" subdivision including the raising of a fire hydrant, installation of sidewalk along 800 South, and improvements to the retention basin (which will now become lot 3 of Plat "B"). Staff recommends that all items other than those related to the retention basin and the installation of the sidewalk along 800 South be completed prior to the recording of Plat "B", and that all items related to the retention basin and the sidewalk along 800 South be completed prior to the issuance of any certificates of occupancy for any new buildings in Plat "B".

Subdivision Plat

GC-1 Zone: Mapleton City Code (MCC) Chapter 18.64.050 indicates that there is no minimum lot area requirement in the GC-1 zone except as may be dictated by off street parking requirements, adequate circulation, and property site utilization. There is, however, a minimum requirement of 75 feet of frontage on a public street.

The parking and circulation for the project is addressed in a separate section below, but each lot exceeds the minimum frontage requirement of 75 feet.

Review Standards: Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Council should consider in its review of proposed subdivisions. These are outlined in the attached findings. The application, as conditioned, complies with City standards.

Public Improvements: The City's Trails Master Plan envisions a pedestrian trail running from the north end of the City to the south end along Highway 89. The applicant's plans include a 10-foot wide asphalt trail along the frontage of Highway 89 consistent with the Master Plan. The applicant will also be installing sidewalk and a 10-foot wide planter along 800 South. Staff has added a special condition of approval addressing the timing of these improvements.

Project Plan

General Plan: Goal #12 of the Land Use Element of the General Plan encourages a high aesthetic commercial design standard for the City. This goal should be considered as the Council reviews the proposed project plan.

GC-1 Zone: MCC Chapter 18.64.030 identifies assisted living facilities as a permitted use in the GC-1 zone. MCC Chapter 18.64.060 requires a project plan for all new buildings in the GC-1 Zone regardless of whether they are for a permitted or a conditional use. Below is a summary of the project plan submittal requirements followed by a brief staff response.

1. Location of all existing and proposed buildings and structures on the site, including an indication of the proposed uses;

Response: There are no existing buildings on the site and the plans include a site plan showing the location of all structures included in the project and identifying the use as a 69 bed assisted living facility.

2. The location of all parking spaces as required by the planning commission, driveways, and points of vehicular ingress and egress;

Response: MCC Chapter 18.84.270 outlines the on-site parking requirements for various commercial uses. The proposed use is considered a "nursing home" based on the parking table in the code and is required to provide one parking space for every three beds provided in the facility. This would equate to 23 spaces for the proposed facility. The parking requirements for the future commercial pads shown on lot two will be determined based on the proposed uses at the time that project plans are submitted for these pads.

The applicant is proposing a total of 80 spaces that will be shared by the proposed assisted living facility and the future commercial pad sites. With 23 spaces being required for the assisted living facility, 57 spaces will remain for the commercial pad sites. There appears to be sufficient parking to accommodate the pad sites at build-out. However, as the other commercial pad sites develop, the on-site parking may need to be modified based on the proposed uses at these locations.

The project includes two access points from 800 South. This will allow for smooth traffic flow and for adequate access for public safety vehicles.

3. A conceptual signing plan showing the location and size of typical signs;

Response: The plans include the proposal for two monument signs, one near the corner of Highway 89 and 800 South and the other adjacent to the eastern most entrance on 800 South. Staff has added a special condition of approval requiring that a sign permit application be submitted and approved prior to the installation of any permanent signage on the site.

4. A conceptual landscaping plan subject to the requirements in chapter 17.15 of this code showing planting materials to be used together with the location of fences, walls, hedges, and decorative materials;

Response: MCC Chapter 17.15.100 indicates that interior parking lot landscaping areas shall be dispersed throughout the parking lot. Landscaped islands shall be required at the end of the parking rows, and at the midpoint of parking rows which exceed ten (10) parking stalls.

The proposed landscape plan includes the planting of trees and sod along each street frontage, sod around each building pad, trees and planters in the parking lot and other landscaping around the assisted living center. The proposed landscaping will create a quality appearance and is consistent with the landscape ordinance.

There is a note on the plans that indicates that the landscaping will be installed by each property owner. Staff is supportive of this approach with that with the exception of the planters along the public rights-of-way. Staff has added a special condition requiring the landscaping along Highway 89 and along 800 S to be installed as part of the construction of the assisted living center.

5. Proposed elevations of the buildings showing the general appearance and types of exterior materials to be used.

Response: The proposed assisted living center is a three-story (2-story finished) building with a roof pitch of 6:12. The exterior materials include a brick veneer along much of the lower level and a mix of horizontal hardy board and hardy board shingles on the upper level. The brick veneer wraps around the entire building, rather than on just the front façade, which improves the authenticity of the design.

Several dormers are proposed on the roof, which help add architectural detail. The proposed building is architecturally consistent and visually interesting. The proposed materials will provide a high quality appearance as envisioned in the General Plan.

Height & Setbacks: The setback requirements for this project include a 30-foot setback from 800 South (front), a 15-foot setback from the south property line (rear) and 10-foot setbacks from the east and west property lines (side-yards). The height limit for this zone is 45 feet. The project complies with these limitations.

Fencing: MCC Chapter 18.64.050.C indicates that the Planning Commission may require a decorative wall along property lines that abut a residential zone. The applicant is proposing a decorative wall along the south side property line. An existing vinyl fence will remain along the eastern property boundary. Staff is supportive of the applicant's proposal for these fences.

The applicant is also proposing a six foot tall chain link fence around the existing retention basin on lot 3. The fence would directly abut the sidewalk on the north side of the property. MCC Chapter 18.84.130 limits

the height of fences/walls that are within 30 feet of a street frontage to no more than four feet in height. Staff has added a special condition to address this issue.

STAFF RECCOMENDATIONS

Adopt a Resolution approving the Final plat for the Pheasant View Plat "B" subdivision and the project plan for a 69 bed assisted living center with the attached special conditions.

SPECIAL CONDITIONS

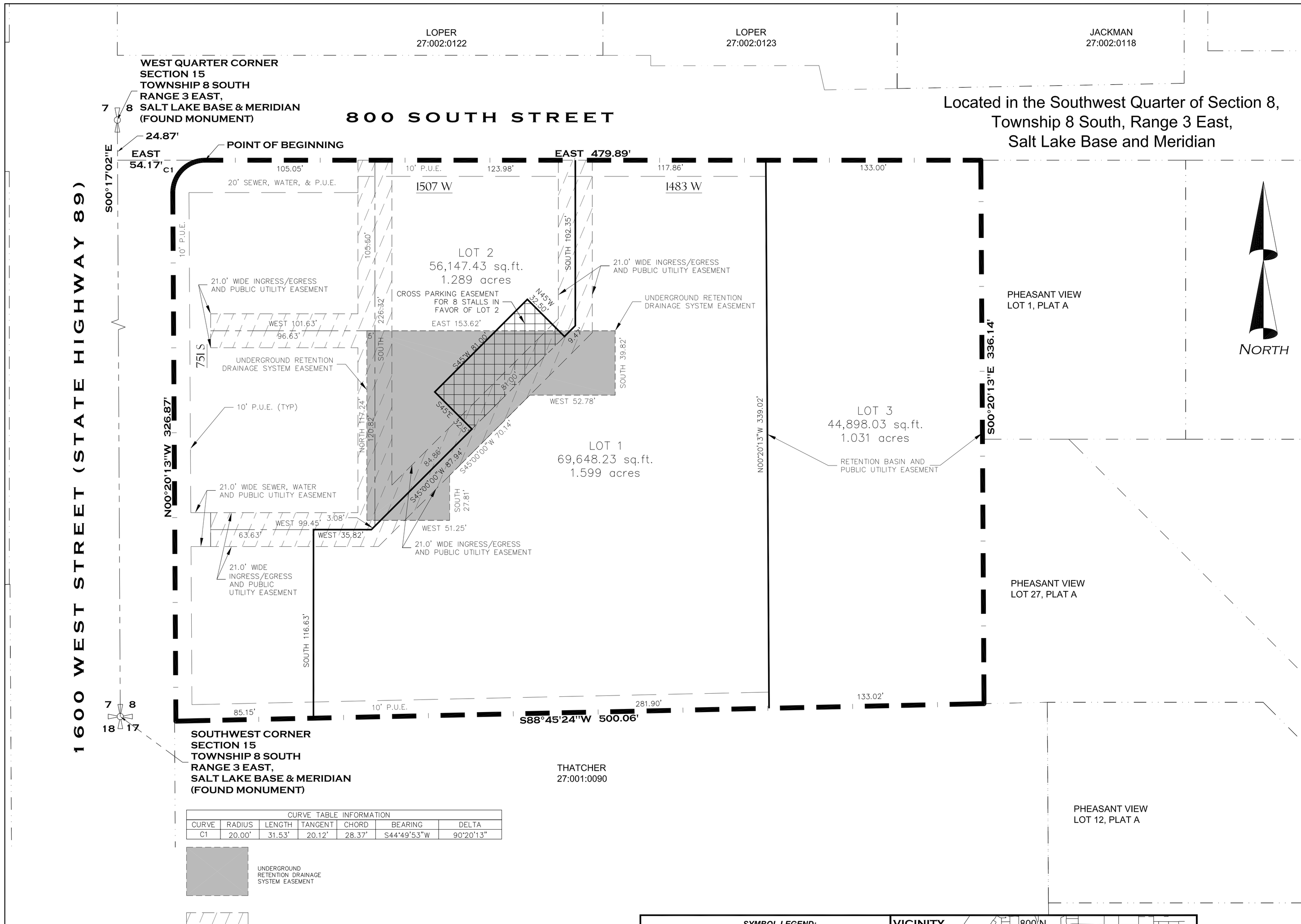
1. All outstanding issues raised in the DRC minutes dated January 29, 2014 shall be addressed prior to plat recording, with the exception of the improvements to the existing detention basin and the sidewalk along 800 South, which shall be completed prior to the issuance of a Certificate of Occupancy for any building in Plat "B".
2. A sign permit application shall be submitted and approved prior to the installation of any permanent signage for the project.
3. All sight obscuring fences/walls within 30 of a property line facing a public street shall be limited to a maximum of three feet in height. All non-sight obscuring fences/walls within 30'of a property line facing a public street shall be limited to a maximum of four feet in height.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 1/22/14.
4. Planning Commission minutes dated 2/13/14.

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
HARVEST
GOLDEN LEAF
ELM
CRESCENT
HEATHER
YARROW
SEGO LILY
900 SOUTH
1000 SOUTH
1200 WEST
1350 WEST
150



CURVE TABLE INFORMATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.53'	20.12'	28.37'	S44°49'53"W	90°20'13"

UNDERGROUND RETENTION DRAINAGE SYSTEM EASEMENT

21' INGRESS, EGRESS AND PUBLIC UTILITY EASEMENT

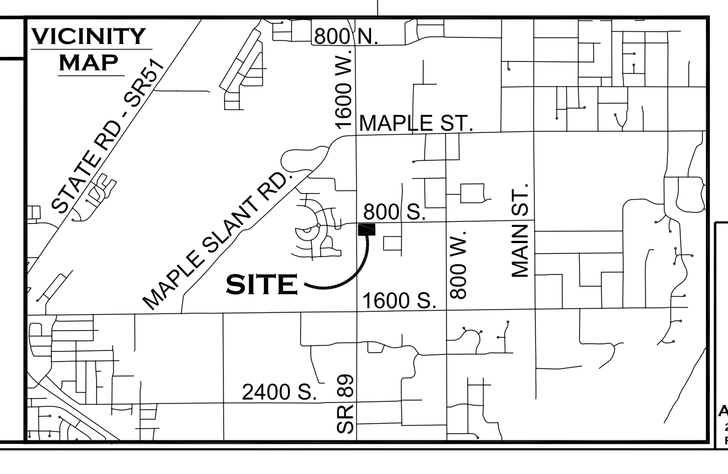
LOT ADDRESSES	
LOT 1	1483 WEST 800 SOUTH
LOT 2	1507 WEST 800 SOUTH

PLAT NOTES:

1. ALL PUBLIC UTILITY EASEMENTS ARE 10' UNLESS NOTED OTHERWISE ON THE DRAWING.
2. HOA IS TO MAINTAIN THE UNDERGROUND AND RETENTION BASIN.
3. ALL PARKING WITHIN THIS PLAT IS TO BE SHARED BETWEEN LOTS 1 & 2 AND SUBJECT TO A CROSS PARKING AGREEMENT.
4. EACH LOT OWNER IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPING ON THEIR LOT AS PER COMBINED LANDSCAPING PLAN AND AGREEMENT.

SYMBOL LEGEND:

- SECTION LINE
- BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY OWNER
- PUBLIC UTILITY EASEMENT LINES
- INGRESS/EGRESS CENTER LINE
- INGRESS/EGRESS EASEMENT
- RETENTION BASIN EASEMENT



SURVEYOR'S CERTIFICATE

I, **SEAN A. FERNANDEZ** DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE **NO.312775** AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AN HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED SOUTH 00°17'02" EAST 24.87 FEET AND EAST 54.17 FEET FROM THE WEST 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, S.L.B. & M. THENCE

BEARING	DISTANCE	REMARKS
EAST	479.89'	
S 00°20'13" E	336.14'	
S 88°45'24" W	500.06'	
N 00°20'13" W	326.87'	
ALONG AN ARC	31.53'	TO THE RIGHT (CHORD BEARS N 44°49'53" E 28.37') RADIUS 20.00'
		TO THE POINT OF BEGINNING AREA = 0.55 ACRES

BASIS OF BEARING IS THE RECORDED BEARING BETWEEN THE WEST 1/4 AND THE SOUTHWEST CORNER OF SECTION 15, T8S, R3E, S.L.B.&M. (BASED ON NAD 27 COORDINATES)

SURVEYOR – SEAN A. FERNANDEZ DATE

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCK, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____DAY OF_____, A.D. 2013

LOT 1 – WW Management (Russ Watts): _____
LOT 2 – William D. Livingston: _____ Linda P. Livingston: _____
LOT 3 – William D. Livingston: _____ Linda P. Livingston: _____

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH } S.S.

ON THIS_____DAY OF_____, A.D. 2013, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES_____ NOTARY PUBLIC_____

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, COUNTY OF UTAH, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HERON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 2013.

MAYOR: _____ ATTEST CITY RECORDER: _____

MAPLETON ENGINEER APPROVAL

I, _____ OF THE CITY OF MAPLETON HAS REVIEWED TO FORGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS _____ DAY OF_____, A.D. 2013.

MAPLETON ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 2013, BY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION: _____

UTAH DEPARTMENT OF TRANSPORTATION (UDOT) APPROVAL

APPROVED THIS _____DAY OF_____, A.D. 2013, BY UDOT REPRESENTATIVE.

UDOT REPRESENTATIVE: _____

MAPLETON IRRIGATION COMPANY

APPROVED THIS _____DAY OF_____, A.D. 2013, BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY REPRESENTATIVE: _____

MAPLETON IRRIGATION COMPANY

APPROVED THIS _____DAY OF_____, A.D. 2013, BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY REPRESENTATIVE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____DAY OF_____, A.D. 2013, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE: _____

COMCAST

APPROVED THIS _____DAY OF_____, A.D. 2013, BY COMCAST.

COMCAST REPRESENTATIVE: _____

CENTURYLINK

APPROVED THIS _____DAY OF_____, A.D. 2013, BY QWEST.

CENTURYLINK REPRESENTATIVE: _____

QUESTAR

APPROVED THIS _____DAY OF_____, A.D. 2013, BY QUESTAR.

QUESTAR REPRESENTATIVE: _____

PLAT "B"

PHEASANT VIEW

AN AMENDMENT OF PHEASANT VIEW PLAT A, LOT 28

MAPLETON, _____ SUBDIVISION _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

ENGINEERING · SURVEYING
A.L.M. & ASSOCIATES, INC.
2230 N. UNIVERSITY PKWY. SUITE 6D
PROVO, UTAH 84604 · 801-374-6262

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

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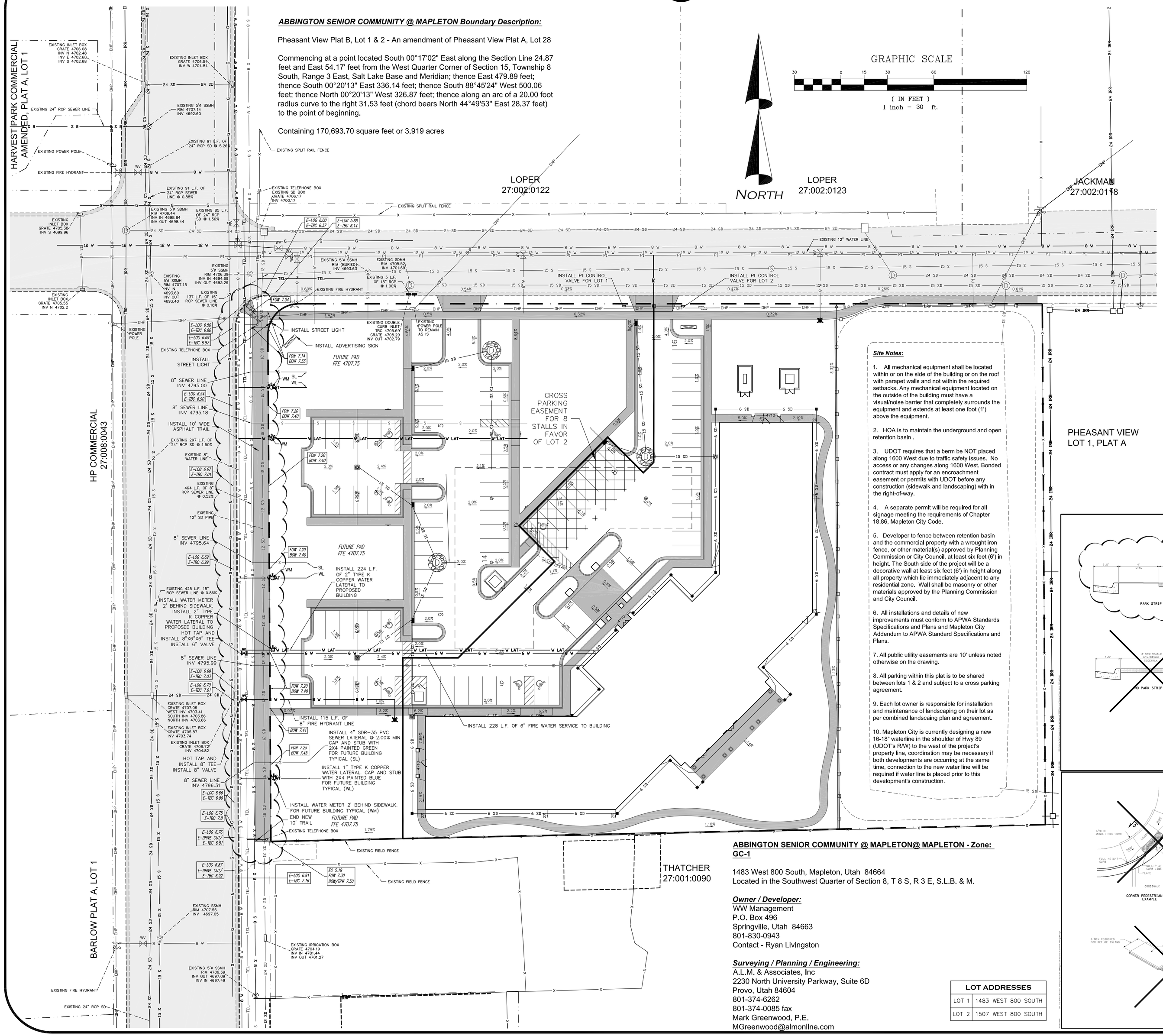
ABBINGTON SENIOR COMMUNITY @ MAPLETON - UDOT Details

ABBINGTON SENIOR COMMUNITY @ MAPLETON Boundary Description:

Pheasant View Plat B, Lot 1 & 2 - An amendment of Pheasant View Plat A, Lot 28

Commencing at a point located South 00°17'02" East along the Section Line 24.87 feet and East 54.17' feet from the West Quarter Corner of Section 15, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence East 479.89 feet; thence South 00°20'13" East 336.14 feet; thence South 88°45'24" West 500.06 feet; thence North 00°20'13" West 326.87 feet; thence along an arc of a 20.00 foot radius curve to the right 31.53 feet (chord bears North 44°49'53" East 28.37 feet) to the point of beginning.

Containing 170,693.70 square feet or 3.919 acres



Site Notes:

1. All mechanical equipment shall be located within or on the side of the building or on the roof with parapet walls and not within the required setbacks. Any mechanical equipment located on the outside of the building must have a visual/noise barrier that completely surrounds the equipment and extends at least one foot (1') above the equipment.

2. HOA is to maintain the underground and open retention basin .

3. UDOT requires that a berm be NOT placed along 1600 West due to traffic safety issues. No access or any changes along 1600 West. Bonded contract must apply for an encroachment easement or permits with UDOT before any construction (sidewalk and landscaping) with in the right-of-way.

4. A separate permit will be required for all signage meeting the requirements of Chapter 18.86, Mapleton City Code.

5. Developer to fence between retention basin and the commercial property with a wrought iron fence, or other material(s) approved by Planning Commission or City Council, at least six feet (6') in height. The South side of the project will be a decorative wall at least six feet (6') in height along all property which lie immediately adjacent to any residential zone. Wall shall be masonry or other materials approved by the Planning Commission and City Council.

6. All installations and details of new improvements must conform to APWA Standards Specifications and Plans and Mapleton City Addendum to APWA Standard Specifications and Plans.

7. All public utility easements are 10' unless noted otherwise on the drawing.

8. All parking within this plat is to be shared between lots 1 & 2 and subject to a cross parking agreement.

9. Each lot owner is responsible for installation and maintenance of landscaping on their lot as per combined landscaing plan and agreement.

10. Mapleton City is currently designing a new 16-18" waterline in the shoulder of Hwy 89 (UDOT's R/W) to the west of the project's property line, coordination may be necessary if both developments are occurring at the same time, connection to the new water line will be required if water line is placed prior to this development's construction.

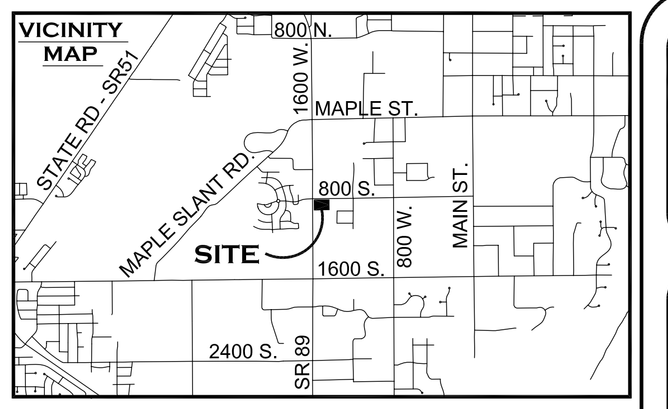
ABBINGTON SENIOR COMMUNITY @ MAPLETON@ MAPLETON - Zone: GC-1

1483 West 800 South, Mapleton, Utah 84664
Located in the Southwest Quarter of Section 8, T 8 S, R 3 E, S.L.B. & M.

Owner / Developer:
WW Management
P.O. Box 496
Springville, Utah 84663
801-830-0943
Contact - Ryan Livingston

Surveying / Planning / Engineering:
A.L.M. & Associates, Inc
2230 North University Parkway, Suite 6D
Provo, Utah 84604
801-374-6262
801-374-0085 fax
Mark Greenwood, P.E.
MGreenwood@almonline.com

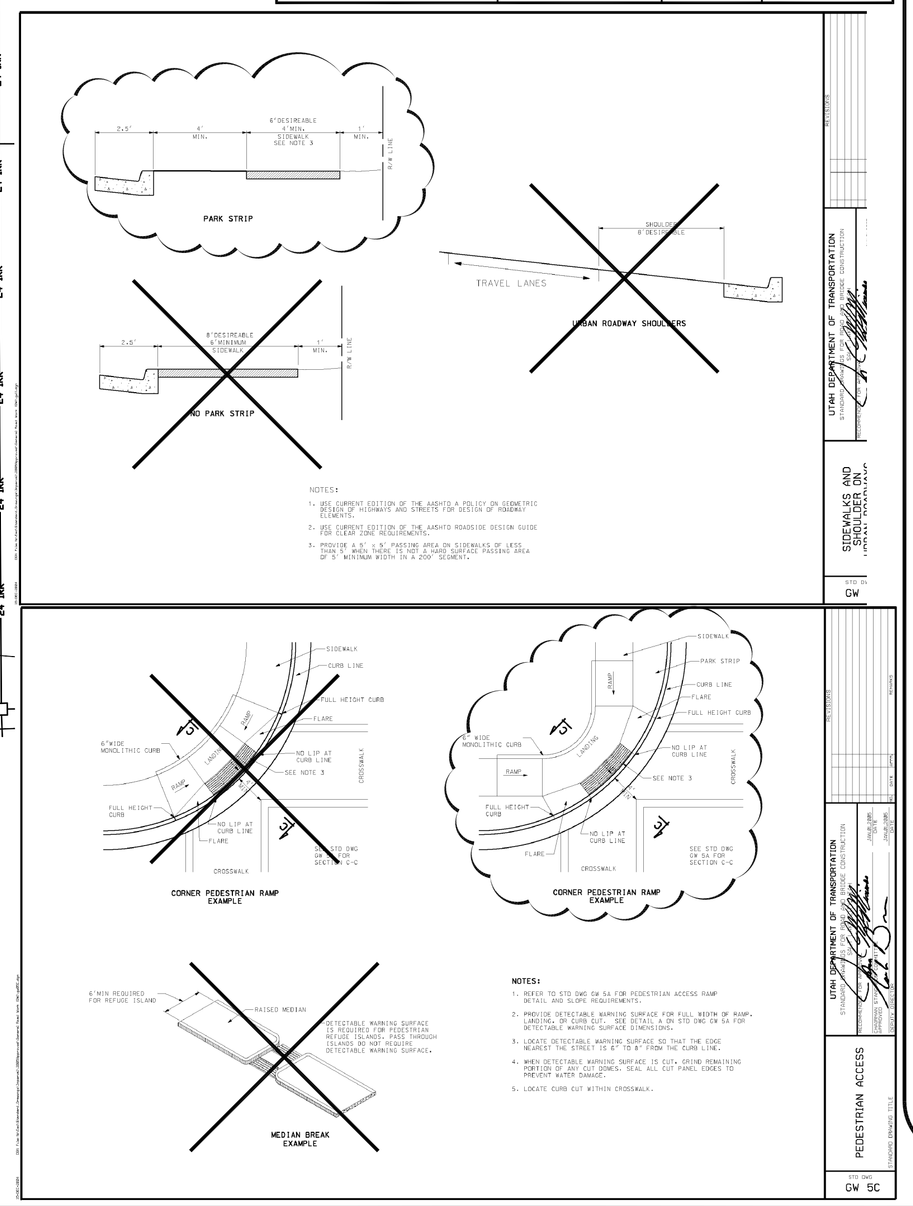
LOT ADDRESSES	
LOT 1	1483 WEST 800 SOUTH
LOT 2	1507 WEST 800 SOUTH



SYMBOL LEGEND

- IRRIGATION LINE
- OVERHEAD POWER LINE
- STORM DRAIN LINE
- SEWER LINE
- ELECTRICAL LINE
- QUESTAR GAS LINE
- TELEPHONE LINE
- WATER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FENCE
- PROPOSED FENCING
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- CENTER LINE
- SETBACK LINE
- EASEMENT LINE
- INGRESS/EGRESS LINE
- RETENTION EASEMENT
- POWER POLE (PP)
- LIGHT POLE (LP)
- UTILITY BOX
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- WATER METER (WM)
- SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- PROPOSED SD CURB INLET (CI)
- EXISTING SD CURB INLET BOX
- SD DRAINAGE BOX

TABULATION TABLE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TOTAL AREA	170,693.70	3.92	100
BUILDING AREA	37,930.64	0.87	22
IMPERVIOUS AREA	50,882.75	1.17	30
OPEN RETENTION BASIN	44,749.18	1.03	26
LANDSCAPED AREA	37,131.13	0.85	22
TOTAL PARKING SPACES	85		



SEAL

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ABBINGTON SENIOR COMMUNITY @ MAPLETON

WW MANAGEMENT

UDOT SITE PLAN

No.	REVISION	DATE

C2.6
OF SHEETS

PROJ # 695-1219

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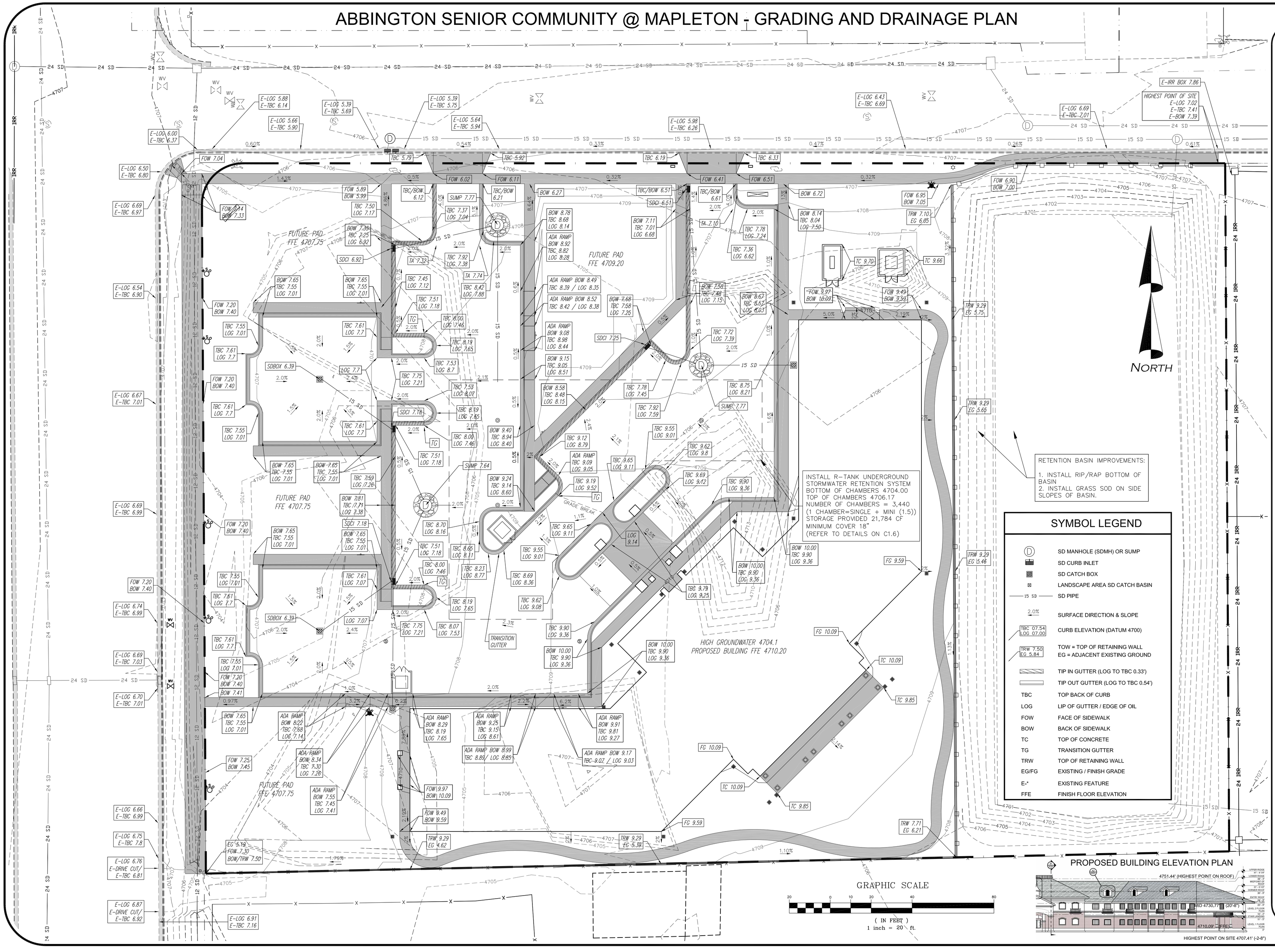
ABBINGTON SENIOR COMMUNITY @ MAPLETON - GRADING AND DRAINAGE PLAN



SYMBOL LEGEND

D	SD MANHOLE (SDMH) OR SUMP
	SD CURB INLET
	SD CATCH BOX
	LANDSCAPE AREA SD CATCH BASIN
15 SD	SD PIPE
2.0%	SURFACE DIRECTION & SLOPE
TBC 07.54 LOG 07.00	CURB ELEVATION (DATUM 4700)
TRW 7.50 EG 5.84	TOW = TOP OF RETAINING WALL EG = ADJACENT EXISTING GROUND
	TIP IN GUTTER (LOG TO TBC 0.33')
	TIP OUT GUTTER (LOG TO TBC 0.54')
TBC	TOP BACK OF CURB
LOG	LIP OF GUTTER / EDGE OF OIL
FOW	FACE OF SIDEWALK
BOW	BACK OF SIDEWALK
TC	TOP OF CONCRETE
TG	TRANSITION GUTTER
TRW	TOP OF RETAINING WALL
EG/FG	EXISTING / FINISH GRADE
E-*	EXISTING FEATURE
FFE	FINISH FLOOR ELEVATION

PROPOSED BUILDING ELEVATION PLAN

SEAL

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ABBINGTON SENIOR COMMUNITY @ MAPLETON

WW MANAGEMENT

GRADING & DRAINAGE PLAN

No.	Revision	Date

C1.5
OF SHEETS

PROJ # 695-1219

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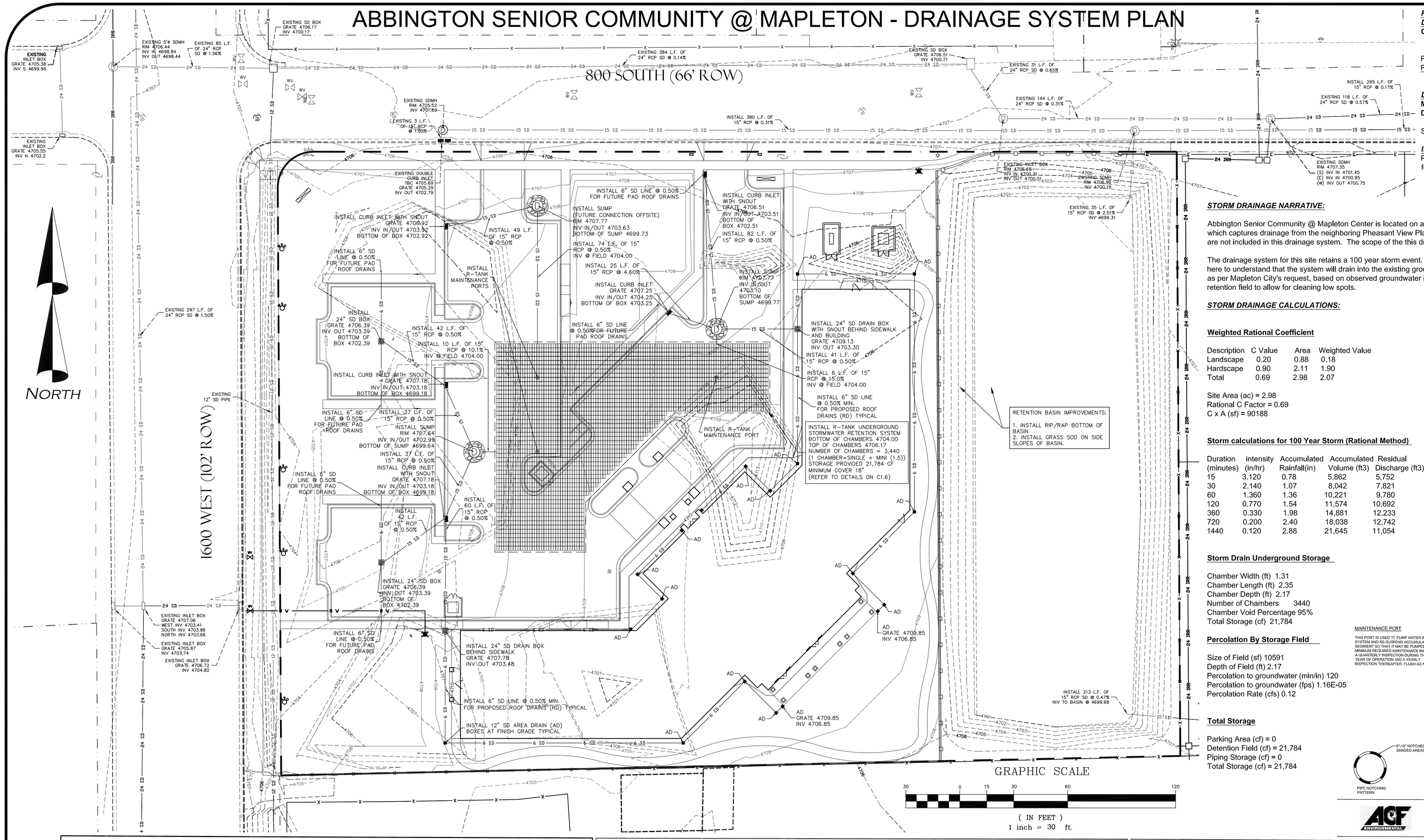
ABBINGTON SENIOR COMMUNITY @ MAPLETON - DRAINAGE SYSTEM PLAN



R-TANK SPECIFICATIONS: ***(http://www.acfenvironmental.com)***

DIMENSIONS:

Catalog No.	Module Unit Description	Width (inches)	Length (Inches)	Height (Inches)
RTANKSINMU	Mini	15.75	28.15	9.44
RTANKSINU	Single	15.75	28.15	17.32
	Single + Mini(1.5)	15.75	28.15	25.98

DETAILS:

Module Unit Description	Tank (cf)	Volume (cf)	Storage Small Plates	# of Large/	Weight (lbs)
Single + Mini(1.5)	6.67	6.33	4/2		10.19

INSTALLATION:

Refer to R-TANK Installation manual found at www.acfenvironmental.com for assembling, installing and backfilling.

STORM DRAINAGE NARRATIVE:

Abbington Senior Community @ Mapleton Center is located on a lot within the Pheasant View Plat B. Lot 3 has an existing retention basin which captures drainage from the neighboring Pheasant View Plat A residential subdivision. This retention basin and the residential lots are not included in this drainage system. The scope of the this drainage system is the commercial lot less the existing basin.

The drainage system for this site retains a 100 year storm event. Infiltration is not considered for storage purposes. Infiltration is shown here to understand that the system will drain into the existing groundwater over time. The storage fields floor elevation is limited to 4704.00 as per Mapleton City's request, based on observed groundwater in high water years. Sumps area added to the system before entering the retention field to allow for cleaning low spots.

STORM DRAINAGE CALCULATIONS:

Weighted Rational Coefficient

Description	C Value	Area	Weighted Value
Landscape	0.20	0.88	0.18
Hardscape	0.90	2.11	1.90
Total	0.69	2.98	2.07

Site Area (ac) = 2.98
Rational C Factor = 0.69
C x A (sf) = 90188

Storm calculations for 100 Year Storm (Rational Method)

Duration (minutes)	intensity (in/hr)	Accumulated Rainfall(in)	Accumulated Volume (ft3)	Residual Discharge (ft3)	Required Storage w/ Percolation (ft3)
15	3.120	0.78	5,862	5,752	110
30	2.140	1.07	8,042	7,821	221
60	1.360	1.36	10,221	9,780	441
120	0.770	1.54	11,574	10,692	883
360	0.330	1.98	14,881	12,233	2,648
720	0.200	2.40	18,038	12,742	5,296
1440	0.120	2.88	21,645	11,054	10,591

Storm Drain Underground Storage

Chamber Width (ft) 1.31
Chamber Length (ft) 2.35
Chamber Depth (ft) 2.17
Number of Chambers 3440
Chamber Void Percentage 95%
Total Storage (cf) 21,784

Percolation By Storage Field

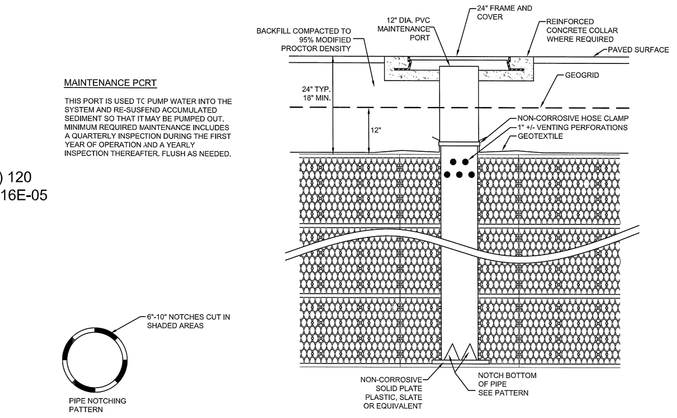
Size of Field (sf) 10591
Depth of Field (ft) 2.17
Percolation to groundwater (min/in) 120
Percolation to groundwater (fps) 1.16E-05
Percolation Rate (cfs) 0.12

Total Storage

Parking Area (cf) = 0
Detention Field (cf) = 21,784
Piping Storage (cf) = 0
Total Storage (cf) = 21,784

MAINTENANCE PORT

THIS PORT IS USED TO PUMP WATER INTO THE SYSTEM AND RE-SUSPEND ACCUMULATED SEDIMENT SO THAT IT MAY BE PUMPED OUT. MINIMUM REQUIRED MAINTENANCE INCLUDES A QUARTERLY INSPECTION DURING THE FIRST YEAR OF OPERATION AND A YEARLY INSPECTION THEREAFTER. FLUSH AS NEEDED.

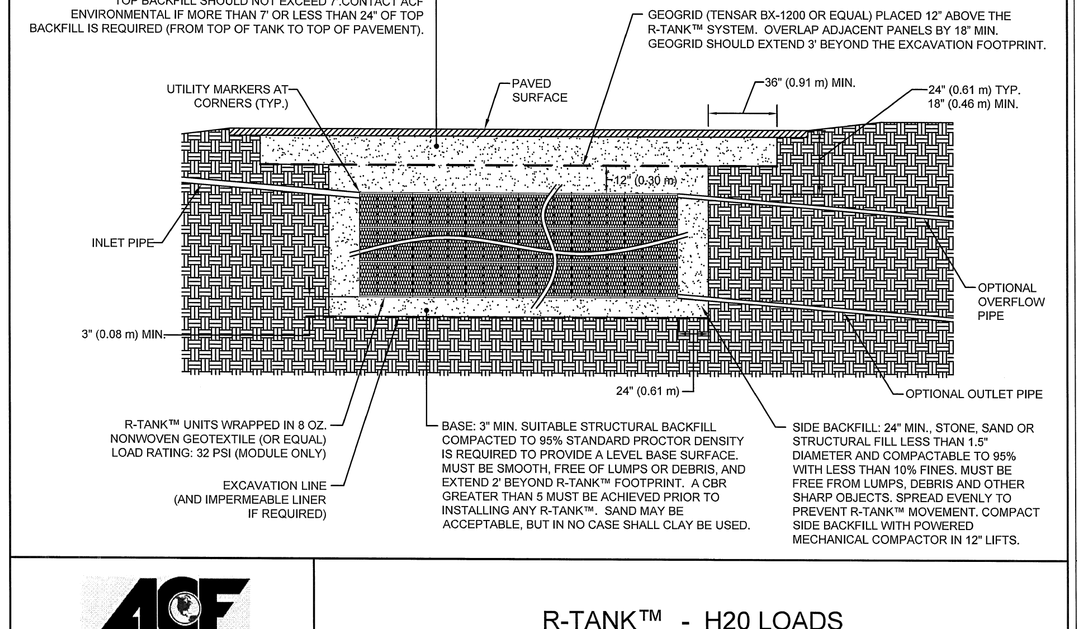


R-TANK™ TYPICAL MAINTENANCE PORT

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

TOP BACKFILL: 18" MIN. STRUCTURAL FILL (24" RECOMMENDED, SIMILAR TO SIDE BACKFILL). MATERIAL ABOVE THE GEOGRID MAY VARY BASED ON INTENDED USE, BUT IN NO CASE SHOULD THE CLAY CONTENT EXCEED 10%. A MIN. 12" COVER MUST BE MAINTAINED BETWEEN BACKFILL EQUIPMENT AND THE TOP OF THE R-TANK™ SYSTEM AT ALL TIMES. FOR BEST RESULTS, PUSH OUT 14" TO MAINTAIN A MIN. 12" COVER. REFER TO THE R-TANK™ INSTALLATION GUIDE FOR LISTING OF ACCEPTABLE EQUIPMENT . TOTAL HEIGHT OF TOP BACKFILL SHOULD NOT EXCEED 7'.CONTACT ACF ENVIRONMENTAL IF MORE THAN 7' OR LESS THAN 24" OF TOP BACKFILL IS REQUIRED (FROM TOP OF TANK TO TOP OF PAVEMENT).

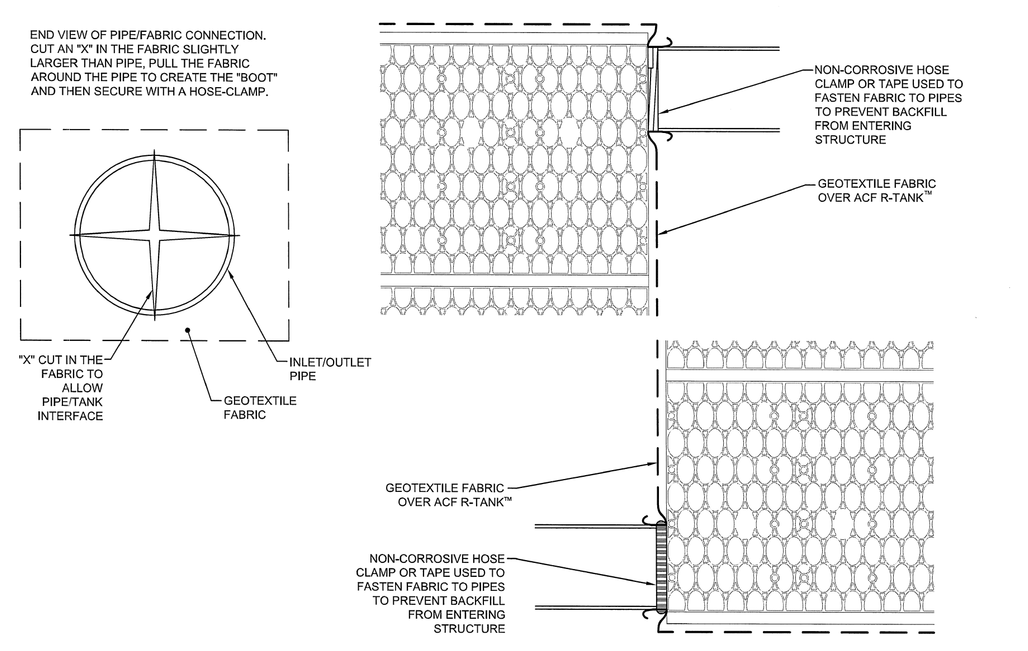
NOTES:
- FOR COMPLETE MODULE DATA, SEE APPROPRIATE R-TANK™ SHEET (SINGLE MODULE, DOUBLE MODULE, TRIPLE MODULE, QUAD MODEL, OR PENTA MODEL)
- INSTALLATIONS PER THIS DETAIL MEET GUIDELINES OF H20 LOADING PER THE 1983, 13TH EDITION OF THE AMERICAN ASSOCIATION OF STATE, HIGHWAY AND TRAFFIC OFFICIALS (AASHTO) STANDARD SPECIFICATIONS
- PRE-TREATMENT STRUCTURES NOT SHOWN



R-TANK™ - H20 LOADS

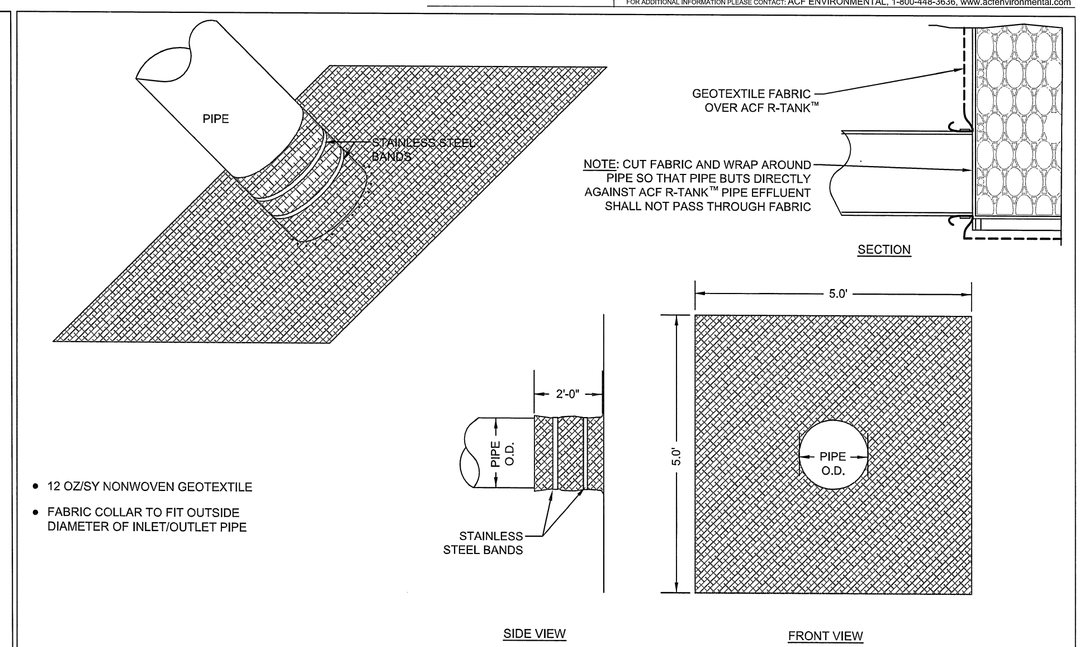
FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

END VIEW OF PIPE/FABRIC CONNECTION. CUT AN "X" IN THE FABRIC SLIGHTLY LARGER THAN PIPE, PULL THE FABRIC AROUND THE PIPE TO CREATE THE "BOOT" AND THEN SECURE WITH A HOSE-CLAMP.



R-TANK™ TYPICAL TANK INLET/OUTLET DETAIL

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com



- 12 OZ/SY NONWOVEN GEOTEXTILE
- FABRIC COLLAR TO FIT OUTSIDE DIAMETER OF INLET/OUTLET PIPE

FABRIC PIPE BOOT FOR R-TANK™

FOR ADDITIONAL INFORMATION PLEASE CONTACT: ACF ENVIRONMENTAL, 1-800-448-3636, www.acfenvironmental.com

SEAL

A.L.M. & ASSOCIATES, INC.
ENGINEERING • SURVEYING • DEVELOPMENT • PLANNING
2230 NORTH UNIVERSITY PARKWAY, BUILDING 6D, PROVO, UTAH 84604 PH:(801) 374-6262

ABBINGTON SENIOR COMMUNITY @ MAPLETON
WW MANAGEMENT
DRAINAGE SYSTEM PLAN

NO.	REVISION	DATE

1.6
OF SHEETS

PROJ # 695-1219

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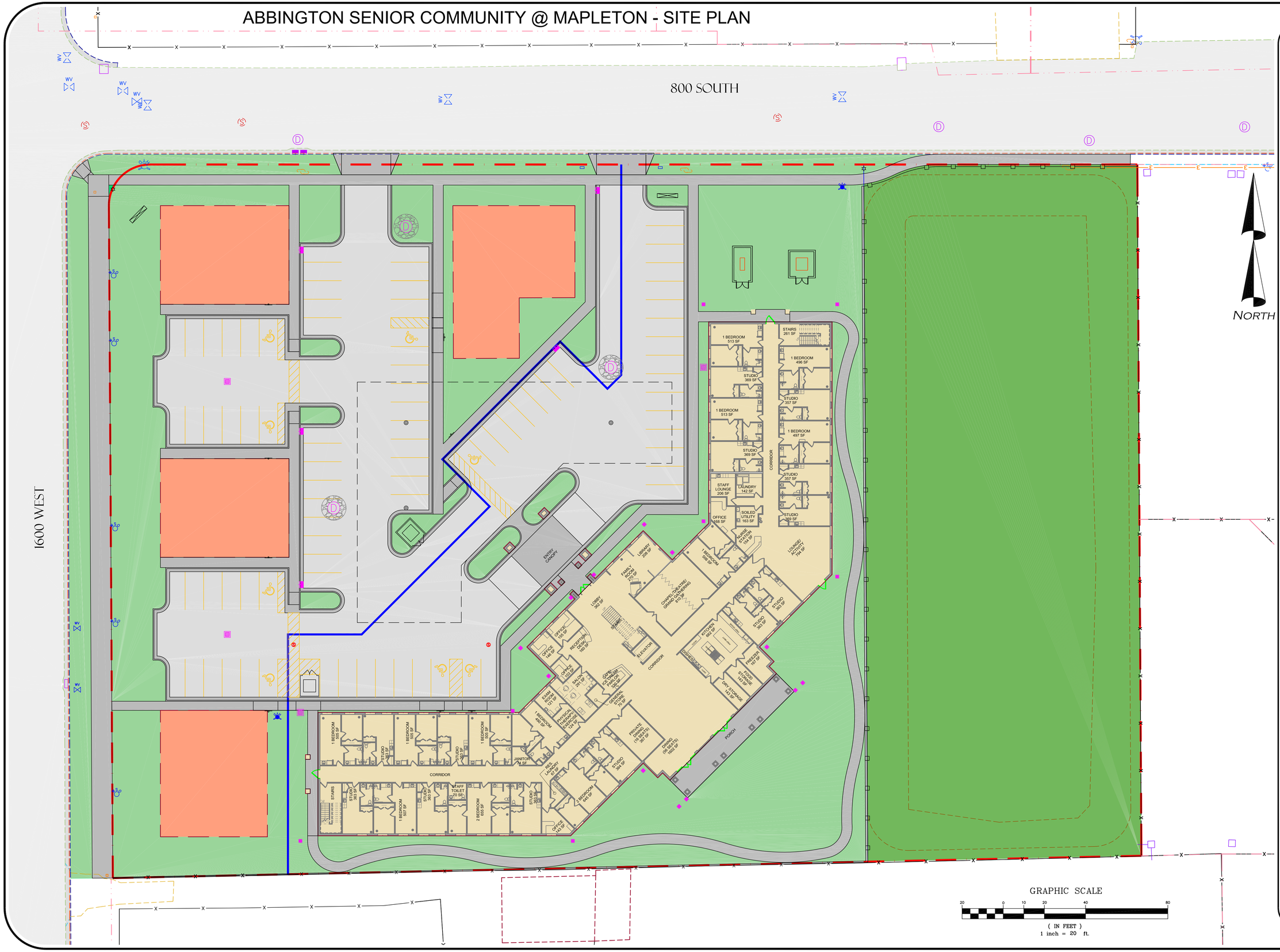
ABBINGTON SENIOR COMMUNITY @ MAPLETON - SITE PLAN



SEAL

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ABBINGTON SENIOR COMMUNITY @ MAPLETON
WW MANAGEMENT
SITE PLAN

NO.	REVISION	DATE

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S:\SDSKPROJ\695-1219\dwg\1219-Colored Site Plan r1.dwg 1/20/2014

3D View of Main Entry

SCALE:

3D View of Porte Cochere

SCALE:

ABBINGTON AT MAPLETON
ASSISTED LIVING CENTER

800 SOUTH 1600 WEST
MAPLETON, UTAH

23 JANUARY 2014

CURTIS MINER
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
FAX: (801) 769-3001
cma@cmautah.com

NORTHWEST ELEVATION

SCALE: 3/32" = 1'-0"

NORTHEAST ELEVATION

SCALE: 3/32" = 1'-0"

SOUTHWEST ELEVATION

SCALE: 3/32" = 1'-0"

SOUTHEAST ELEVATION

SCALE: 3/32" = 1'-0"

ABBINGTON AT MAPLETON
ASSISTED LIVING CENTER

800 SOUTH 1600 WEST
MAPLETON, UTAH

23 JANUARY 2014

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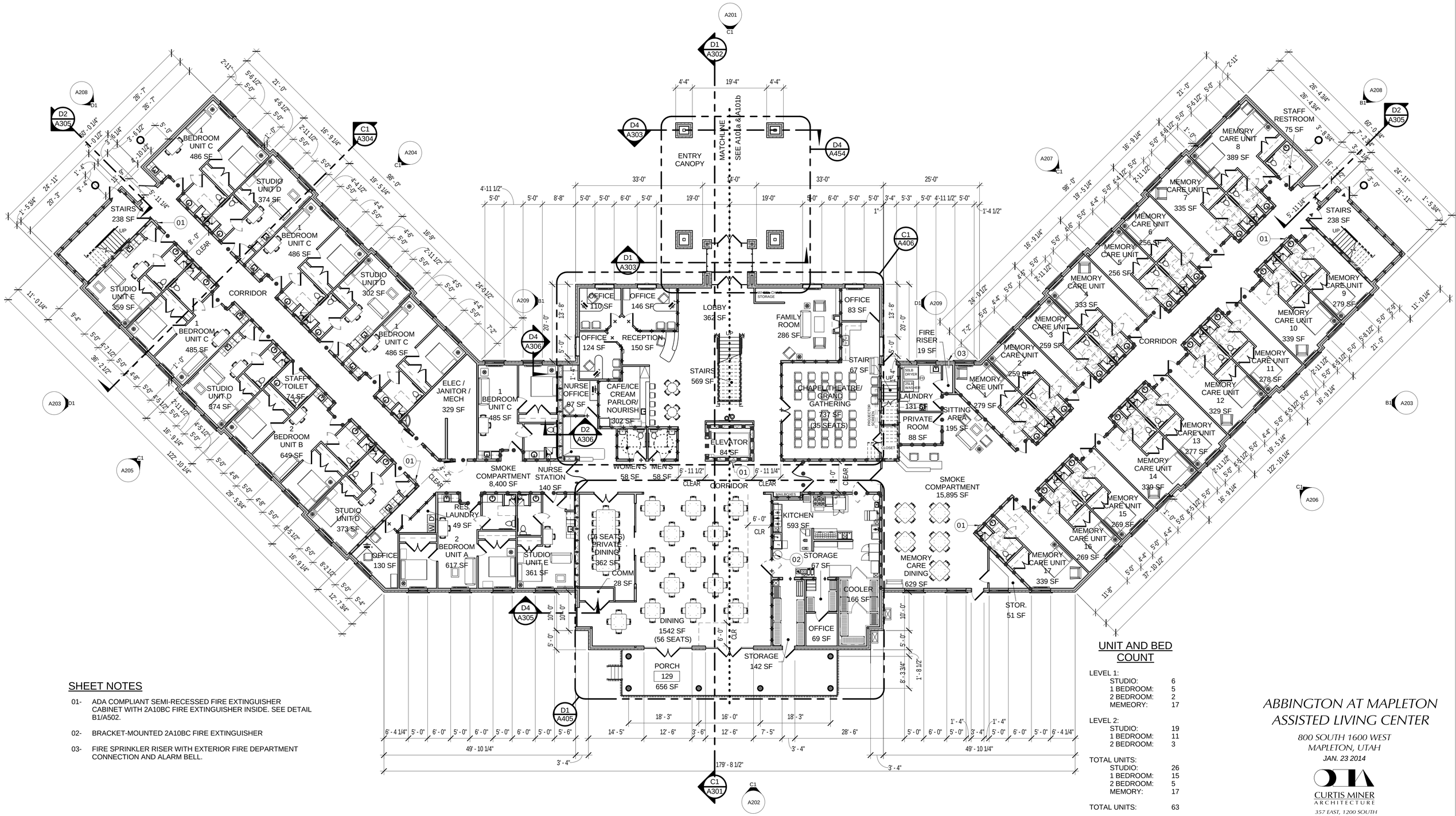


SHEET NOTES

01- ADA COMPLIANT SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 2A10BC FIRE EXTINGUISHER INSIDE. SEE DETAIL B1/A502.

02- BRACKET-MOUNTED 2A10BC FIRE EXTINGUISHER

03- FIRE SPRINKLER RISER WITH EXTERIOR FIRE DEPARTMENT CONNECTION AND ALARM BELL.

D1 / A101 LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0"

UNIT AND BED COUNT

LEVEL 1:	
STUDIO:	6
1 BEDROOM:	5
2 BEDROOM:	2
MEMEORY:	17
LEVEL 2:	
STUDIO:	19
1 BEDROOM:	11
2 BEDROOM:	3
TOTAL UNITS:	
STUDIO:	26
1 BEDROOM:	15
2 BEDROOM:	5
MEMORY:	17
TOTAL UNITS:	63
TOTAL BEDS:	69

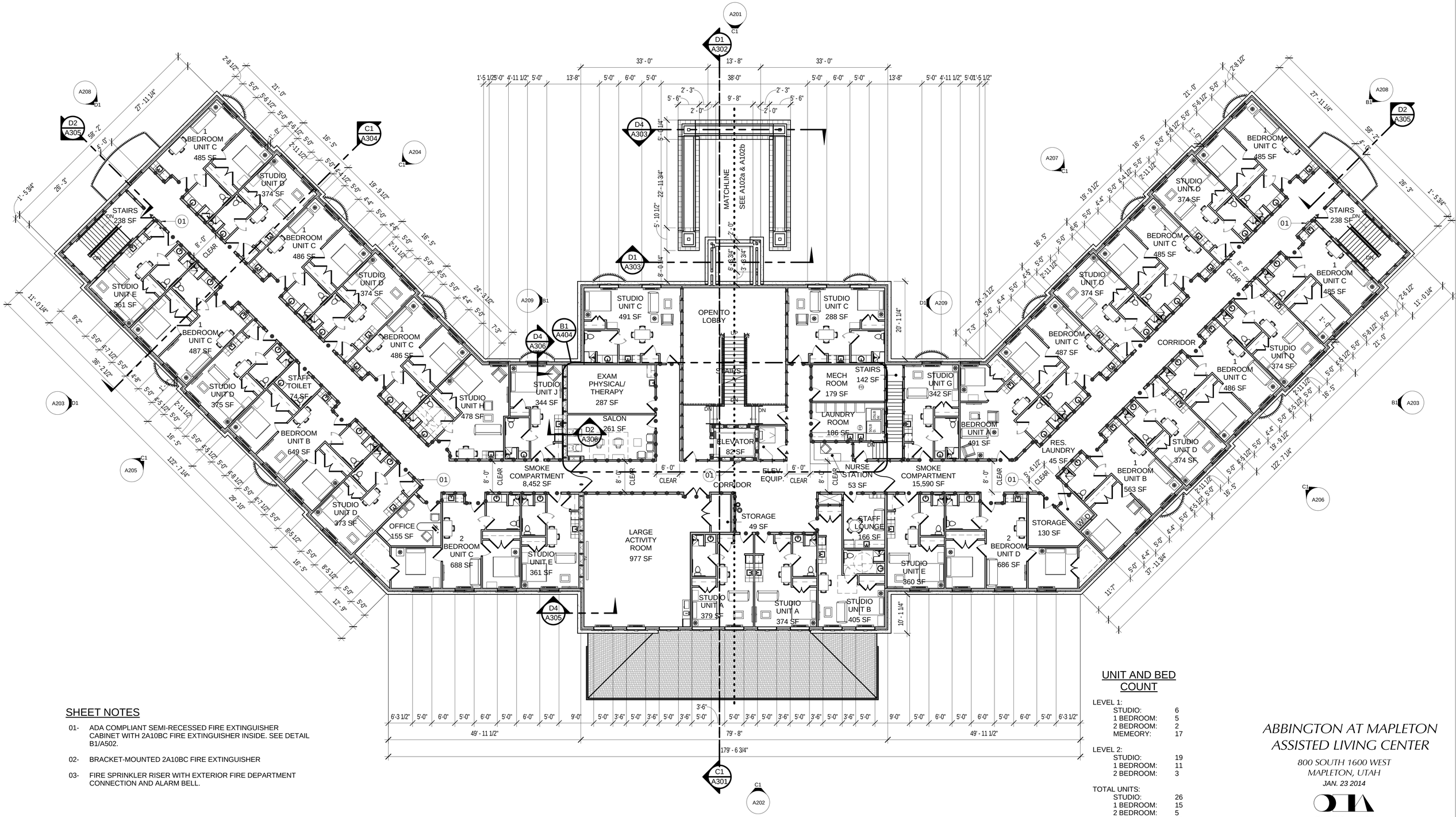
SQUARE FOOTAGE

STUDIO = 378 SF
1 BEDROOM = 490 SF
2 BEDROOM = 650 SF
MEMORY = 300 SF
LEVEL 1 = 24,399 SF
LEVEL 2 = 24,042 SF

ABBINGTON AT MAPLETON ASSISTED LIVING CENTER

800 SOUTH 1600 WEST
MAPLETON, UTAH
JAN. 23 2014

CURTIS MINER ARCHITECTURE
357 EAST, 1200 SOUTH
OREM, UTAH 84058
PHONE: (801) 229-7907
FAX: (801) 229-0040
cma@curtisminerarchitecture.com



SHEET NOTES

01- ADA COMPLIANT SEMI-RECESSED FIRE EXTINGUISHER CABINET WITH 2A10BC FIRE EXTINGUISHER INSIDE. SEE DETAIL B1/A502.

02- BRACKET-MOUNTED 2A10BC FIRE EXTINGUISHER

03- FIRE SPRINKLER RISER WITH EXTERIOR FIRE DEPARTMENT CONNECTION AND ALARM BELL.

D1 A102 LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

UNIT AND BED COUNT

LEVEL 1:

STUDIO:	6
1 BEDROOM:	5
2 BEDROOM:	2
MEMEORY:	17

LEVEL 2:

STUDIO:	19
1 BEDROOM:	11
2 BEDROOM:	3

TOTAL UNITS:

STUDIO:	26
1 BEDROOM:	15
2 BEDROOM:	5
MEMORY:	17

TOTAL UNITS: 63

TOTAL BEDS: 69

SQUARE FOOTAGE

STUDIO = 378 SF
1 BEDROOM = 490 SF
2 BEDROOM = 650 SF
MEMORY = 300 SF
LEVEL 1 = 24,399 SF
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ABBINGTON AT MAPLETON ASSISTED LIVING CENTER

800 SOUTH 1600 WEST
MAPLETON, UTAH
JAN. 23 2014

CURTIS MINER ARCHITECTURE
357 EAST, 1200 SOUTH
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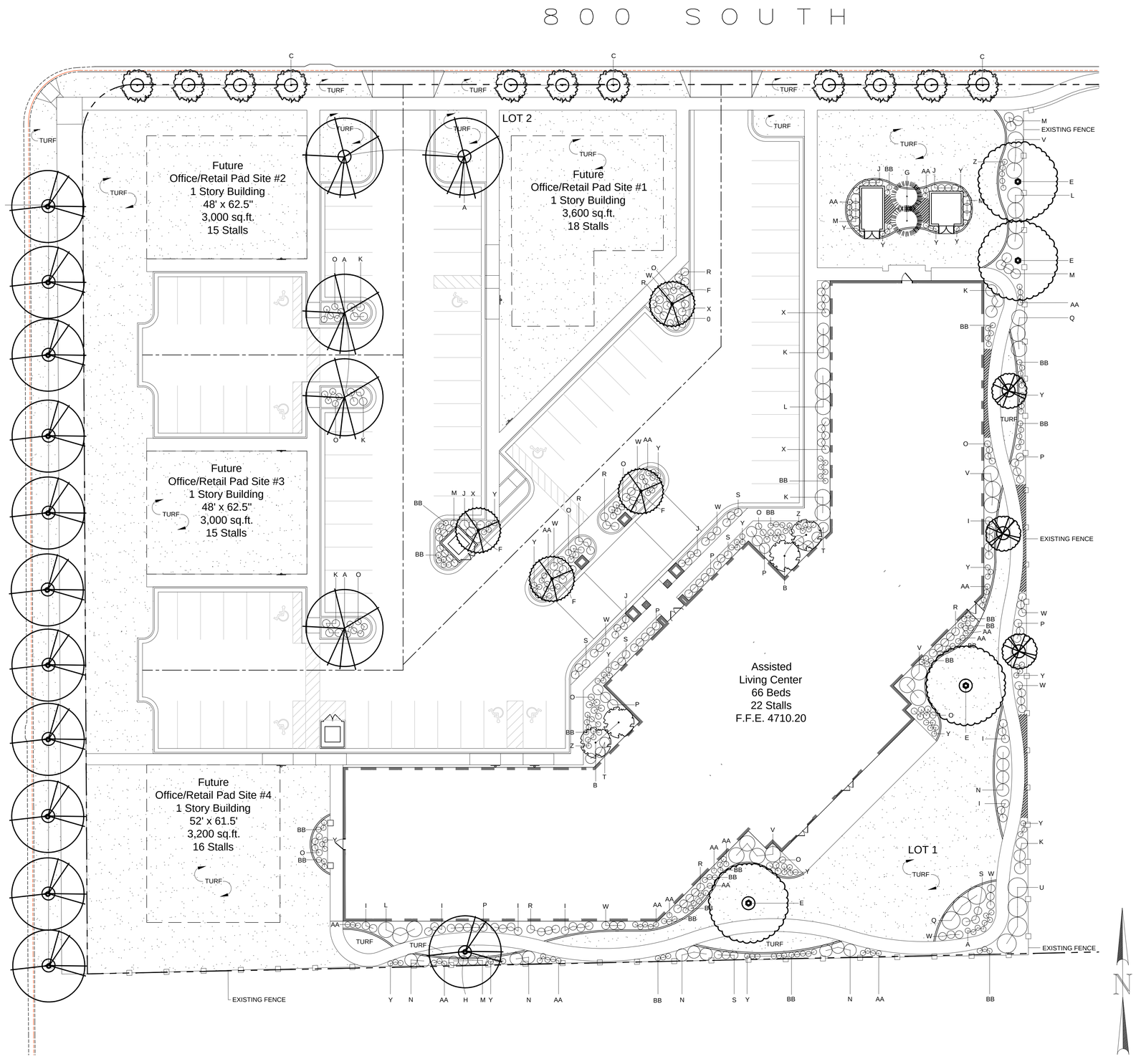

TREE LEGEND

SYMBOL	ID	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	A	ACER X FREEMANII 'JEFFERSED' AUTUMN BLAZE MAPLE	5	2" CAL
	B	ACER PALMATUM 'BLOODGOOD' BLOODGOOD JAPANESE MAPLE	3	10 GAL
	C	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	10	2" CAL
	D	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICE BERRY (MULTI-STEM)	3	10 GAL
	E	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE WHITE ASH	4	2" CAL
	F	MALUS SPP. 'PRAIRIE FIRE' PRAIRIE FIRE FLOWERING CRABAPPLE	4	2" CAL
	G	PICEA PUNGENS GLAUCA 'HOOPSII' HOOPSII BLUE SPRUCE	4	6-7'
	H	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN ZELKOVA	12	2" CAL

SHRUB LEGEND

SYMBOL	ID	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	I	BERBERIS THUNBURGII 'ROSE GLOW' ROSE GLOW BARBERRY	24	1 GAL
	J	BUXUS SEMPERVIRENS SUFFRUTICOSA TRUE DWARF BOXWOOD	15	1 GAL
	K	COTONEASTER APICULATA 'CRANBERRY' CRANBERRY COTONEASTER	21	1 GAL
	L	EUONYMOUS ALATUS 'COMPACTA' DWARF BURNING BUSH	12	2 GAL
	M	FORSYTHIA SPP. 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA	21	5 GAL
	N	HIBISCUS SYRICUS 'BLUE SATIN' BLUE SATIN HIBISCUS	14	2 GAL
	O	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' LITTLE SPIRE RUSSIAN SAGE	67	1 GAL
	P	PHILADELPHUS VIRGINALIS 'MINIATURE SNOWFLAKE" MINIATURE SNOWFLAKE MOCK ORANGE	22	1 GAL
	Q	PRUNUS CISTENA CISTENA PLUM	3	2 GAL
	R	PRUNUS GLANDULOSA DWARF FLOWERING ALMOND	27	1 GAL
	S	PINUS MUGO 'SLOWMOUND' SLOWMOUND DWARF MUGO PINE	18	1 GAL
	T	PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAURL-IF CHERRY	13	1 GAL
	U	SYRINGA HYACINTHIFLORA 'POCAHONTAS' POCAHONTAS LILAC	4	5 GAL
	V	TAXUS MEDIA 'DARK GREEN SPEADER' DARK GREEN SPEADER YEW	16	2 GAL
	W	VIBURNUM OPULUS 'NANUM' DWARF EUROPEAN CRANBERRY	38	2 GAL
	X	WEIGELA FLORIDA 'JAVA RED' JAVA RED WEIGELA	15	2 GAL

PERENNIAL LEGEND

SYMBOL	ID	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	Y	HEMEROCALLIS SPP. 'STELLA D' ORO' STELLA D' ORO DAYLILY	76	1 GAL
	Z	HOSTA SPP. HOSTA	17	1 GAL
	AA	PESTEMON WASATCH WASATCH PENSTEMON	59	1 GAL
	BB	LINUM LEWISII BLUE FLAX	90	1 GAL

GROUNDCOVER LEGEND

SYMBOL	ID	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	TURF	POA PRATENSIS KENTUCKY BLUE GRASS	45,575 SQ FT	SOD
		VINCA MINOR 'BOWLES' DWARF PERIWINKLE	280 SQ FT	

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY HOMEOWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALL IN ENTIRE YARD PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
5. SANDY LOAM TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 6" TOPSOIL (WITH 2" HUMUS MIXED INTO TOPSOIL PRIOR TO SPREADING) ALL NEW PLANTER AREAS AND 4" IN ALL NEW LAWN AREAS. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOILAND/OR BARK MULCH TO REACH FINISHED GRADE.
6. 4"X6" SQUARE EXTRUDED COLORED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. FINISH & COLOR T.B.D.
7. DeWitt 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER PERENNIALS, ANNUALS AND/OR GROUNDCOVER AREAS.
8. SHREDDED BARK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS GROUNDCOVERS AND ANNUALS. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
9. TREES LOCATED IN LAWN AREAS SHALL HAVE A SHOVEL-DUG 5' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF BARK MULCH.
10. ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.

GRAPHIC SCALE

0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

No.	Revisions	By	Date

Project Number	PM LDA
Filename	Plot Date
Designed By	Drawn By
Checked By	Date
LDA	
Scale 1"=20'	Date Issued

LICENSED LANDSCAPE ARCHITECT
LARS DONALD ANDERSON
No. 319519-5301
04/15/2021
ELECTRONIC SEAL
STATE OF UTAH

PROJECT ENGINEERING CONSULTANTS
986 West 9000 South
West Jordan, Utah 84088
Tel. 801-495-4240

ABBINGTON SENIOR COMMUNITY
1483 WEST 800 SOUTH
MAPLETON, UT 84664
PLANTING PLAN

Sheet Number
LS1.1

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 29, 2014 at 8:30am
125 West Community Center Way (400 North), Mapleton, Utah 84664

Ryan Livingston requests Preliminary and Final Plat approval of Pheasant View Subdivision, Plat "B" (3 lot proposed), and a project plan approval for a 69 bed assisted living facility and future retail development on property located generally at 1483 West 800 South. The subject property is located in the GC-1 (General Commercial) Zone. Revised drawings were received by the City on January 23, 2014.

Applicant: Ryan Livingston – 830-0943
Revised Drawings Submitted on: 1/23/14

Address the following concerns in revised drawings:

Community Development
Sean Conroy, Community Development Director, Phone: (801) 806-9101
Email: sconroy@mapleton.org

Project Plan:

1. The City's landscape ordinance indicates that landscaped islands shall be required at the end of the parking rows, and at the midpoint of parking rows which exceed ten (10) parking stalls, or every ten (10) stalls if parking rows exceed twenty (20) stalls. The code does indicate that these standards may be modified if Commission determines proposed plan achieves better results than adopted standards. Please revise the landscape plan or indicate if you'd like to ask the Commission for an exception. The required revisions will alter your proposed parking configuration and the number of stalls.
2. The project plan requires review by the Planning Commission and final approval from the City Council.

Subdivision Plat:

1. Please submit a Preliminary Title Report and a Utah County Tax Clearance showing taxes have been paid and are current.
2. Bonding and CC&R's shall be required prior to plat recording.
3. The subdivision plat only required approval from the Planning Commission.

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

Address the following concerns in revised drawings:
Project: Pheasant View "B" Assisted Living Date: January 29, 2014

General:

1. Outstanding bonding issues ($55,328.50) will need to be resolved prior to approval of this project. (Items from Dec. 5, 2008 inspection notes and last bond release)
    a. Pheasant View "A" as-builts are required.
    b. Lot # 10 FH needs to be raised.
    c. Lot# 8 replace broken curb, gutter and sidewalk.
    d. Lot#2 replace broken sidewalk.
    e. Lot #28 sidewalk never placed.
2. Page C.1
    a. Note #2 What is the name of the HOA, this HOA should include all 28 lot owners, submit HOA documents that shows this organization.
    b. Note #9 the original developers are responsible to finish the existing basin.
3. Plat "B"
    a. Revise notes #2 and #4.

Water System:

1. Verify fire department vehicle access and proper fire suppression with the International Fire Code and Mapleton City Fire Department.

Storm Drain:

1. HOA agreement should be modified to reflect maintenance of both basins.
    a. All basins will need a maintenance plan submitted as per Mapleton City Code 21.04.040, Storm Drain Ordinance.
2. SWPPP and Land Disturbance permit will be required.

Upon plat approval from the Planning Commission, the following items will be required prior to plat recording:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Once revised drawings are submitted, the construction bond amount will be determined by the City Engineer.
- Submittal of a bond agreement application with the required bond.
- Payment of impact fees (see attached fee schedule).
- Submittal of water shares.
- Payment of engineering inspection fees ($200 per lot).
- Payment of street light fee ($450 per lot).
- Submit a SWPPP and Land Disturbance application and fee. 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 for ($30 per page and $1 per lot).

MAPLETON CITY
PLANNING COMMISSION MINUTES
February 13, 2014

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: John Gappmayer
Golden Murray
Keith Stirling
Alternate – Justin Schellenberg (arrived at 6:50pm)

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Taken by: April Houser, Executive Secretary

Chairman Lewis called the meeting to order at 6:30pm. Keith Stirling gave the invocation and John Gappmayer led the Pledge of Allegiance.

Items are not necessarily heard in the order listed below.

Item 1. Planning Commission Meeting Minutes – January 9, 2014

Motion: Commissioner Gappmayer moved to approve the January 9, 2014 Planning Commission Minutes.
Second: Commissioner Stirling
Vote: Unanimous

Item 2. Consideration of Preliminary and Final Plat approval for the Pheasant View Plat "B" Subdivision consisting of three lots, and the approval of a Project Plan for a 69 bed Assisted Living Center, located at approximately 800 South and Highway 89 in the General Commercial (GC-1) Zone.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. This parcel is just under 4-acres in size. There are 2 separate requests in this application; the subdivision and the Project Plan. There are no minimum lot size requirements in the GC-1 Zone, aside of the 75' setback, which this project would meet. The Planning Commission is advisory to the City Council for Commercial Project Plans. The applicant is proposing sufficient parking and landscaping around the facility. The building has an architecturally unified proposal for those consistent with the GC-1 Zone. The remaining Development Review Committee (DRC) concerns left are minimal at this point. This project has been in the works for several years, and Staff feels this will be a nice improvement to this part of town. **Commissioner Stirling** asked what landscaping the retention basin will have, and Sean stated that it will be either drain rock or a mixture of grass and drain rock.

Russ Watts, with the Whitworth Group, is purchasing the property from the Livingston's. They have finished projects similar to this one in St. George and Pleasant Grove, and are currently building one in Heber City. They are excited to provide a facility that allows for seniors to have independent living, assisted living, or memory loss living. It is a much needed facility, and they are here to make these individual's lives better. They look forward to being in the Mapleton area, and will work with Staff to

Awaiting Formal Approval

meet all requirements for the project. Mr. Watt's company will be the catalyst to work with the Livingston's to ensure all requirements are completed.

Chairman Lewis opened the Public Hearing. No comments were given and the Public Hearing was closed. Staff wants to make sure that the maintenance of the retention basin is addressed to ensure it is taken care of properly.

Motion: Commissioner Gappmayer moved to approve the Preliminary and Final Plat for the Pheasant View Plat "B" Subdivision, and recommend approval of the Assisted Living Center Project Plan to the City Council with the special conditions listed below:

1. All outstanding issues raised in the Development Review Committee minutes dated January 29, 2014 shall be addressed prior to plat recording.
2. The approval of the Preliminary and Final Plats is contingent upon approval of the Project Plan by the City Council.
3. All outstanding items related to the Pheasant View Plat "A" Subdivision as outline in the Development Review Committee minutes shall be addressed prior to the issuance of a Certificate of Occupancy for any building in Plat "B".
4. All outstanding items of the Pheasant View Plat "A" Subdivision, other than those related to the retention basin, shall be completed prior to the recording of Plat "B", and that all items related to the retention basin shall be completed prior to the issuance of any Certificates of Occupancy for any new buildings in Plat "B".
5. A Sign Permit application shall be submitted and approved prior to the installation of any permanent signage for the project.
6. All sight obscuring fences/walls within 30' of a property line facing a public street shall be limited to a maximum of three feet in height. All non-sight obscuring fences/walls within 30' of property line facing a public street shall be limited to a maximum of four feet in height.

Second: Commissioner Murray
Vote: Unanimous

_____ _____

April Houser, Executive Secretary Date:

Awaiting Formal Approval