

# Mapleton City Planning Commission Staff Report

Meeting Date: February 13, 2014

**Item:** 2

**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:** Yes

**Zone:** GC-1

## **REQUEST**

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 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;
- 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.

## **EVALUATION**

**Previous Plat:** There are still some outstanding bond issues related to the Pheasant View Plat "A" subdivision including replacement of some broken sections of curb, gutter and sidewalk, 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 be completed prior to the recording of Plat "B", and that all items related to the retention basin 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:** MCC Chapter 17.04.080 indicates that the Planning Commission is the final review body for subdivisions of three lots or less. Therefore, on this application the Planning Commission will make the final determination to approve or deny the subdivision application. However, the Commission’s decision can be appealed to the City Council.

Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission 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 Commission 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. The Planning Commission shall review the plan and make a recommendation to the City Council. Therefore, the City Council is the final decision-making body for all project plans. 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 identifies 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 design 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 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 comfortable 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 that help add architectural detail. The main entrance includes a covered vehicle drop-off area and a tower element. 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**

Approve the Preliminary and Final plats for the Pheasant View Plat “B” subdivision and recommend approval of the assisted living center project plan to the City Council with the attached special conditions.

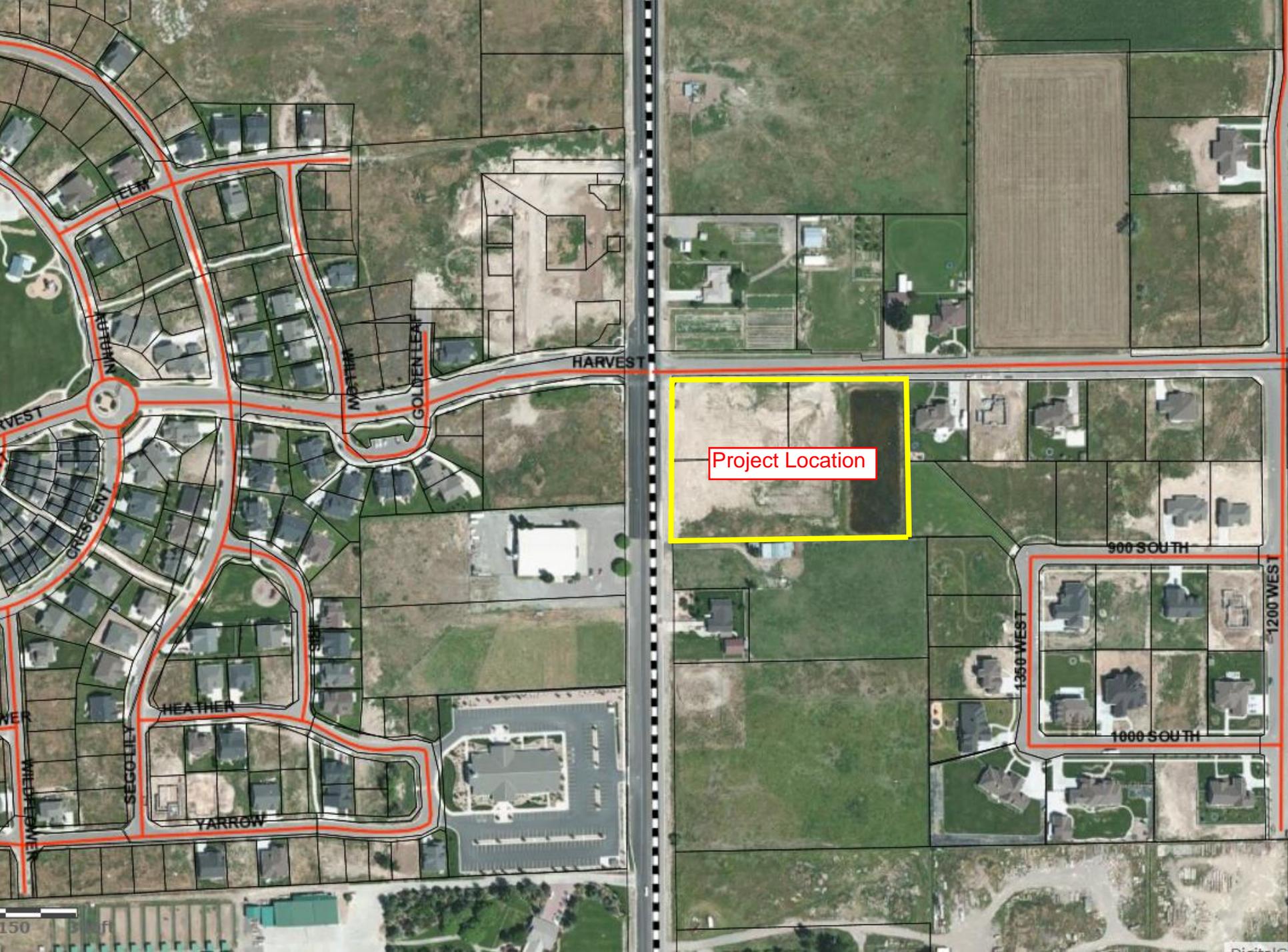
**SPECIAL CONDITION**

1. All outstanding issues raised in the DRC 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 outlined in the DRC 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 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 1/22/13.

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
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

150 ft

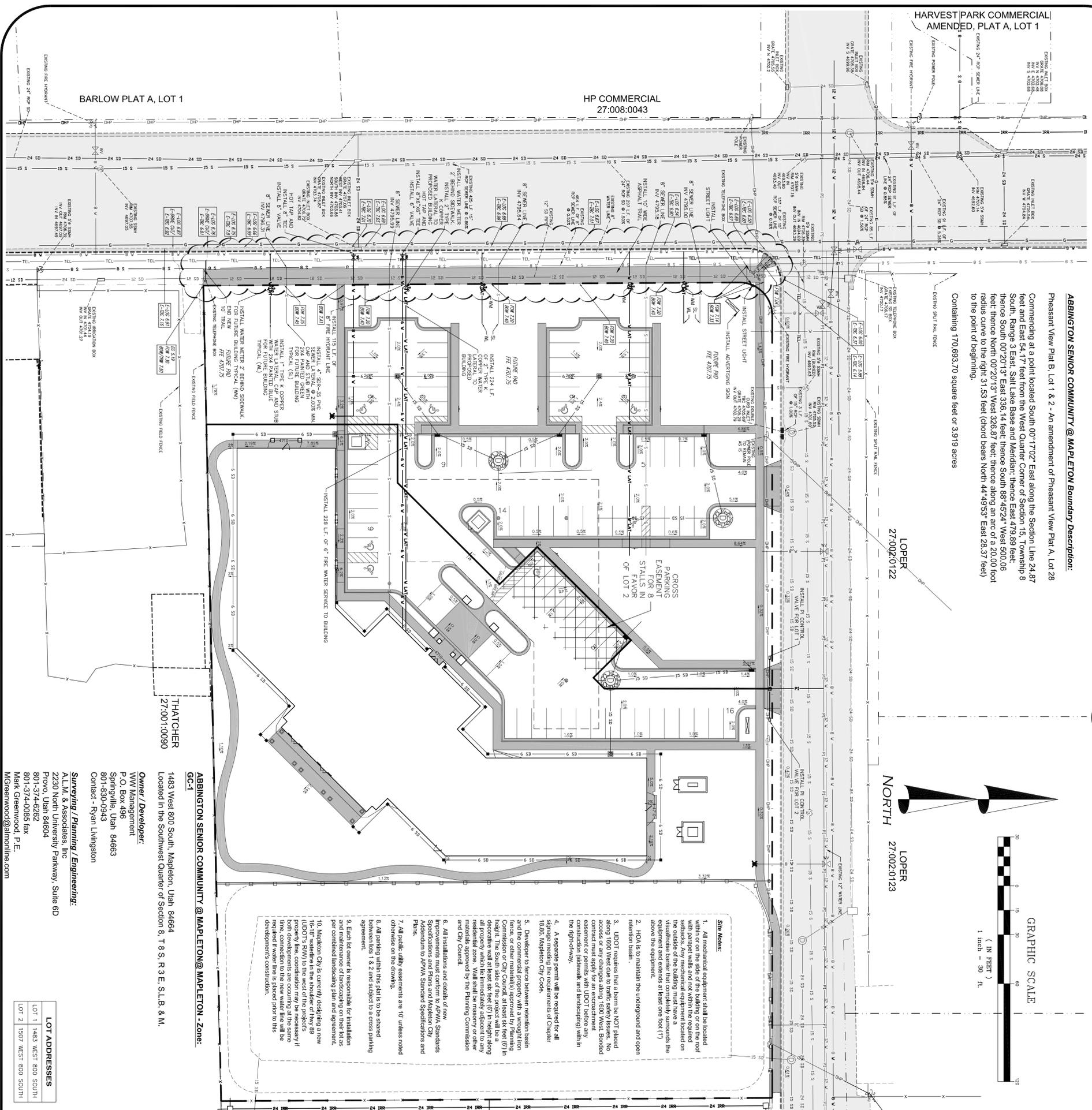
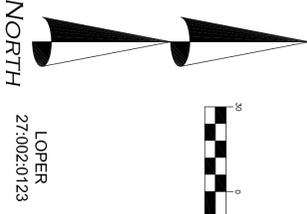
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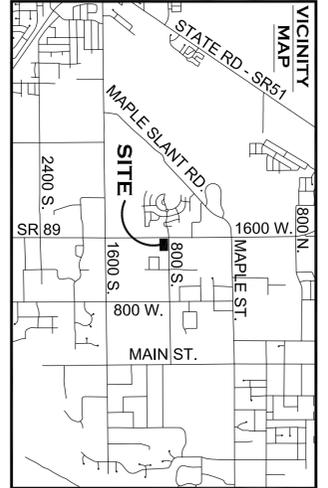
# ABBINGTON SENIOR COMMUNITY @ MAPLETON - UDOT Details

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



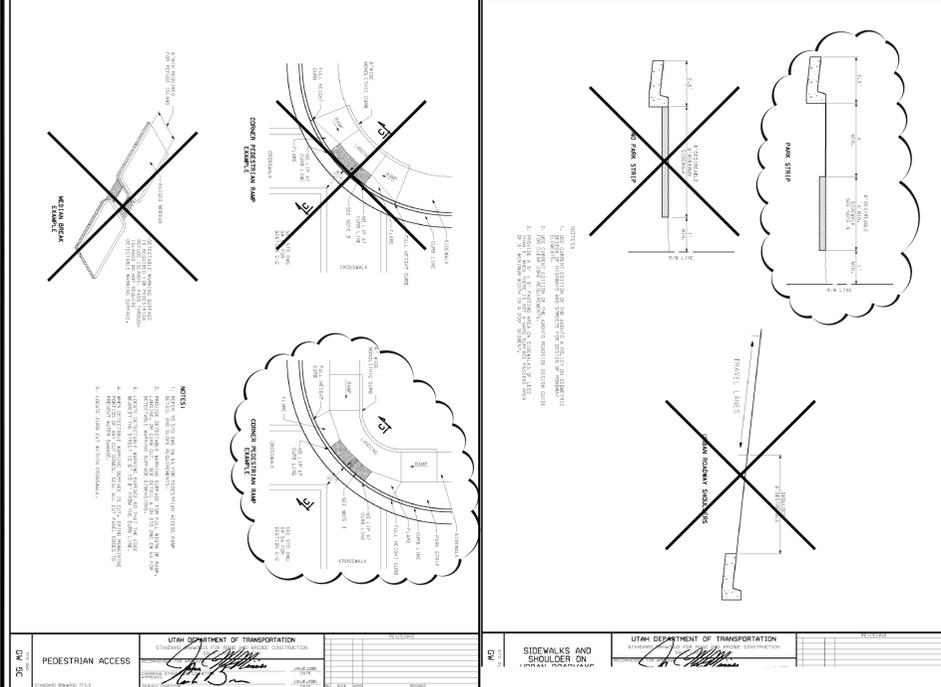
- Site Notes:**
- All mechanical equipment shall be located within or on the side of the building or on the roof with parapet walls and not within the required setbacks. Any mechanical equipment located on the outside of the building must have a weathered barrier that completely surrounds the equipment and is at least six feet (6') above the equipment.
  - H.O.U. is to maintain the underground and open retention basin.
  - UDOT requires that a berm be NOT placed along 1600 West due to traffic safety issues. No access or any changes along 1600 West. Bermed contract must apply for an encroachment construction (sidewalk and landscaping) within the right-of-way.
  - A separate permit will be required for all encroachments into the dimensions of Chapter 16.96, Mapleton City Code.
  - Developer to fence between retention basin and the commercial property with a wrought iron fence. The fence shall be 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 is immediately adjacent to any materials approved by the Planning Commission and City Council.
  - All installations and details of new Specifications and Plans for the Mapleton City Adendum to APWA Standard Specifications and Plans.
  - All public utility easements are 10' unless noted otherwise on the drawings.
  - All parking within this plat is to be shared between lots 1 & 2 and subject to a cross parking agreement.
  - Each lot owner is responsible for installation and maintenance of landscaping on their lot as per combined landscaping plan and agreement.
  - Mapleton City is currently designing a new (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. The developer shall coordinate with the City required if water line is placed prior to this development's construction.



SYMBOL LEGEND	
—	IRREGULAR 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
—	INDRESSGRESS LINE
—	RETENTION EASEMENT

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		



NO. / REVISION DATE

ABBINGTON SENIOR COMMUNITY @ MAPLETON  
 WW MANAGEMENT  
 UDOT SITE PLAN

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

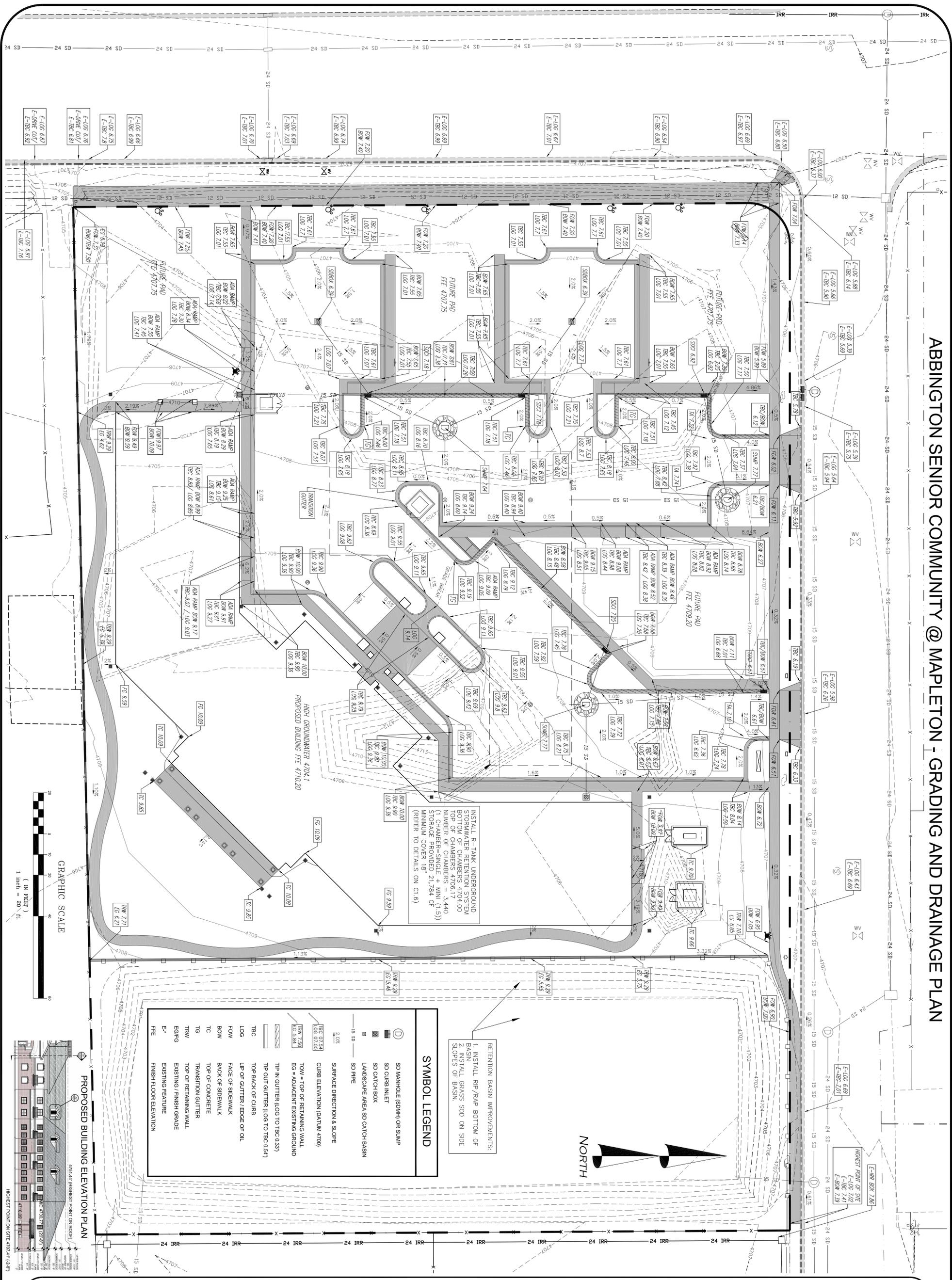
SEAL

OF **C2.6** SHEETS

PROJ # 695-1219

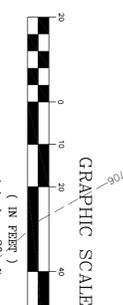
PEDESTRIAN ACCESS

# ABBINGTON SENIOR COMMUNITY @ MAPLETON - GRADING AND DRAINAGE PLAN

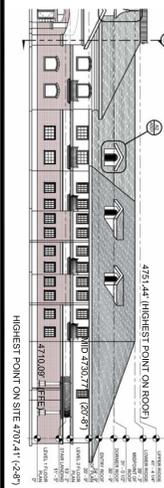


RETENTION BASIN IMPROVEMENTS:  
 1. INSTALL RIP/RAP BOTTOM OF BASIN  
 2. INSTALL GRASS SOD ON SIDE SLOPES OF BASIN.

SYMBOL LEGEND	
	SD MANHOLE (SMAH) OR SUMP
	SD CATCH INLET
	SD CATCH BOX
	LANDSCAPE AREA SD CATCH BASIN
	SD PIPE
	SURFACE DIRECTION & SLOPE
	CURB ELEVATION (DATUM 4700)
	TOW = TOP OF RETAINING WALL
	EG = ADJACENT EXISTING GROUND
	TIP IN GUTTER (LOG TO TBC 0.33)
	TIP IN GUTTER (LOG TO TBC 0.54)
	TOP BACK OF CURB
	LP OF GUTTER/EDGE OF OIL
	FACE OF SIDEWALK
	BACK OF SIDEWALK
	TOP OF CONCRETE
	TRANSITION GUTTER
	TOP OF RETAINING WALL
	EXISTING / FINISH GRADE
	EXISTING FEATURE
	FINISH FLOOR ELEVATION



PROPOSED BUILDING ELEVATION PLAN



C1.5	NO. REVISION	DATE

ABBINGTON SENIOR COMMUNITY @ MAPLETON  
 WW MANAGEMENT  
 GRADING & DRAINAGE PLAN



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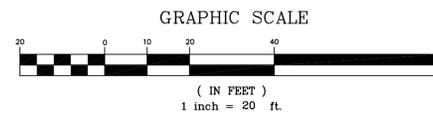
SEAL



# ABBINGTON SENIOR COMMUNITY @ MAPLETON - SITE PLAN

800 SOUTH

1600 WEST



ABBINGTON SENIOR COMMUNITY @ MAPLETON  
 WW MANAGEMENT  
 SITE PLAN

NO.	REVISION	DATE

**C1.2**  
 OF SHEETS  
 PROJ # 695-1219

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SEAL



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

- ASPHALT SHINGLES
- HARDIE BOARD SIDING
- TOP OF CAP  
139' - 6"
- VINYL FRAMED WINDOWS
- METAL STANDING SEAM ROOFING
- HARDIE BOARD TRIM
- PRECAST WINDOW TRIM
- UPPER LEVEL FINISHED FLOOR  
112' - 0"
- BRICK VENEER
- MAIN LEVEL FINISHED FLOOR  
100' - 0"



**NORTHWEST ELEVATION**  
SCALE: 3/32" = 1'-0"

- ASPHALT SHINGLES
- TOP OF CAP  
139' - 6"
- VINYL FRAMED WINDOWS
- HARDIE BOARD SIDING
- HARDIE BOARD TRIM
- PRECAST WINDOW TRIM
- UPPER LEVEL FINISHED FLOOR  
112' - 0"
- BRICK VENEER
- MAIN LEVEL FINISHED FLOOR  
100' - 0"



**SOUTHWEST ELEVATION**  
SCALE: 3/32" = 1'-0"

- ASPHALT SHINGLES
- TOP OF CAP  
139' - 6"
- VINYL FRAMED WINDOWS
- HARDIE BOARD SIDING
- METAL STANDING SEAM ROOFING
- HARDIE BOARD TRIM
- UPPER LEVEL FINISHED FLOOR  
112' - 0"
- BRICK VENEER
- MAIN LEVEL FINISHED FLOOR  
100' - 0"



**NORTHEAST ELEVATION**  
SCALE: 3/32" = 1'-0"

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139' - 6"
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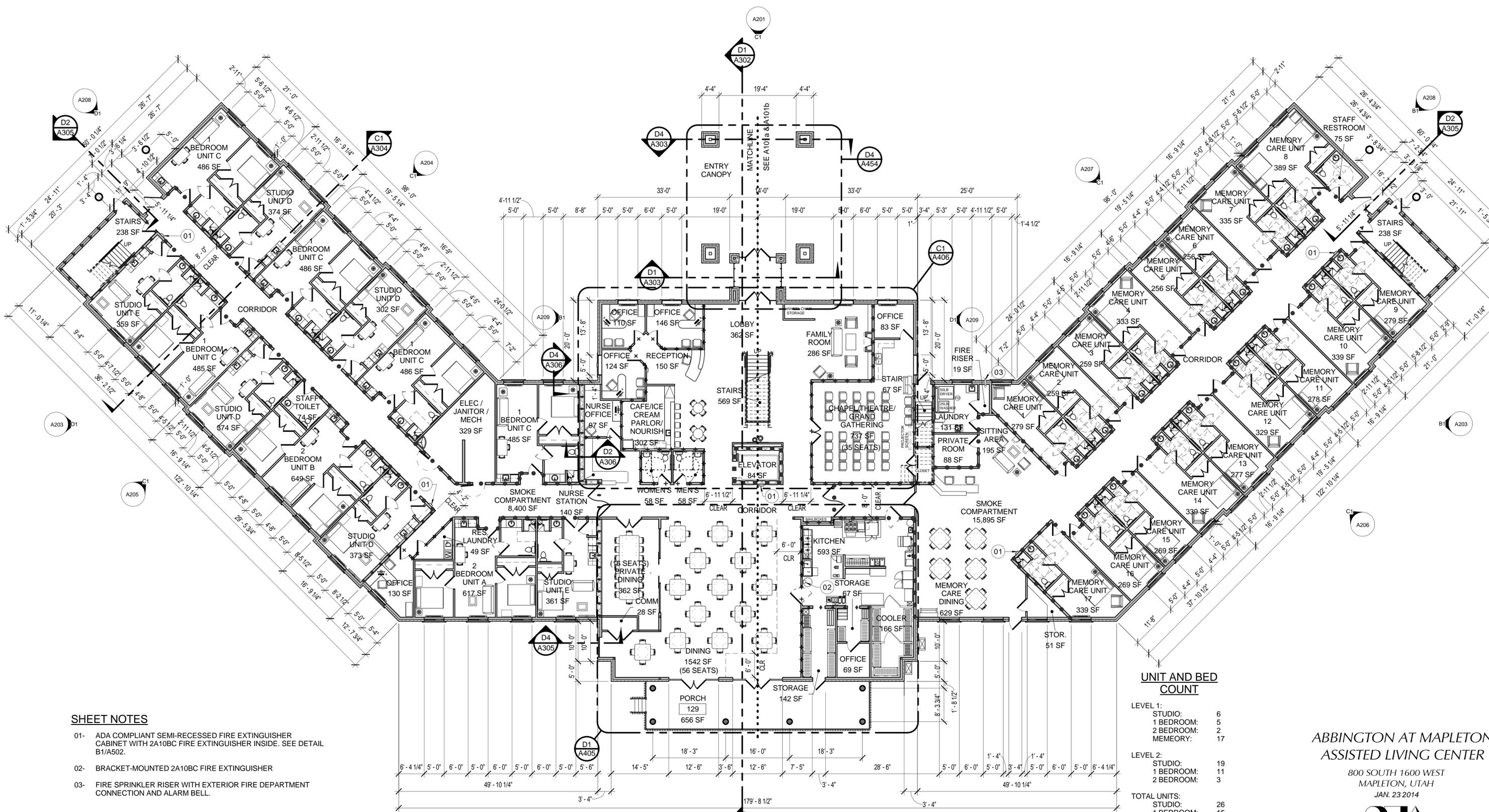
**SOUTHEAST ELEVATION**  
SCALE: 3/32" = 1'-0"

**ABBINGHTON 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  
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cma@cmautah.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.

**UNIT AND BED COUNT**

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

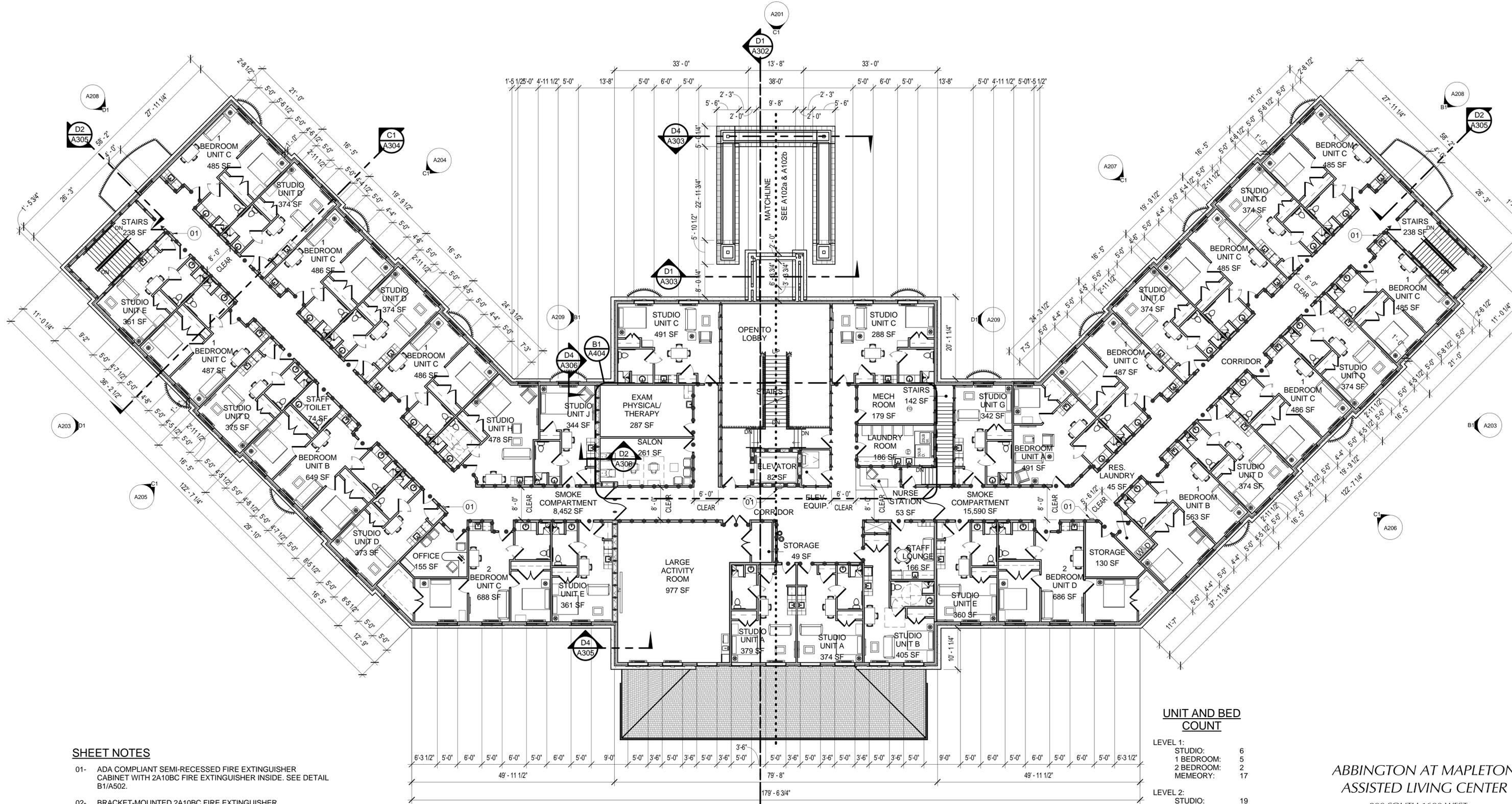
**ABBINGTON AT MAPLETON  
 ASSISTED LIVING CENTER**

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





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**ABBINGTON AT MAPLETON  
 ASSISTED LIVING CENTER**

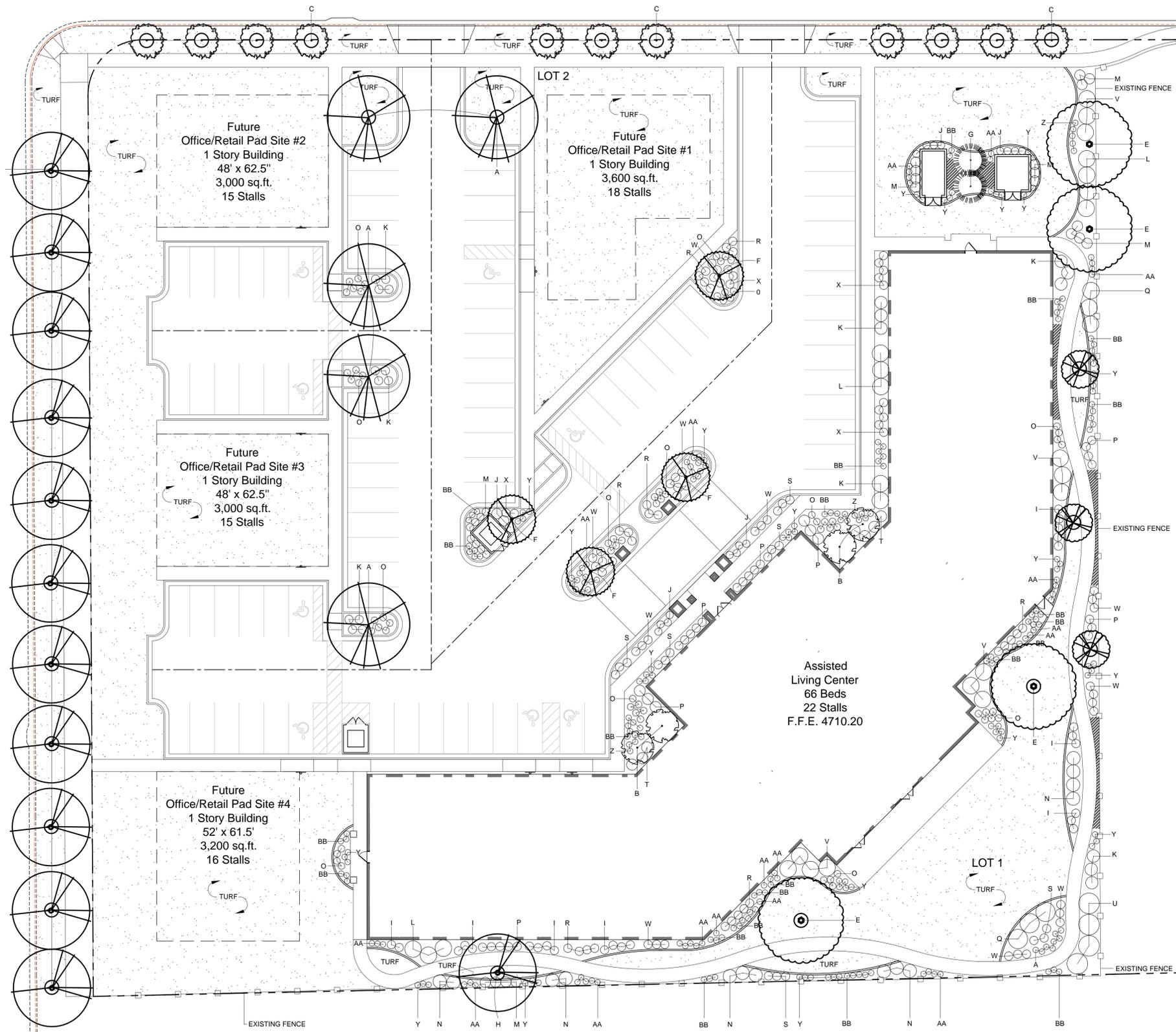
800 SOUTH 1600 WEST  
 MAPLETON, UTAH  
 JAN. 23 2014



**D1 LEVEL 2 FLOOR PLAN**  
 A102 SCALE: 3/32" = 1'-0"



# 800 SOUTH



### 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	EUONYMUS ALATUS 'COMPACTA' DWARF BURNING BUSH	12	2 GAL
	M	FORSYTHIA SPP. 'NORTHERN GOLD' NORTHERN GOLD FORSYTHIA	21	5 GAL
	N	HIBISCUS SYRIFICUS '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

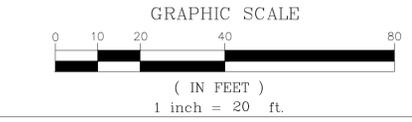
SYMBOL	ID	BOTANICAL NAME/COMMON NAME	QUANTITY	SIZE
	Y	HEMEROCALLIS SPP. 'STELLA D' ORO' STELLA D' ORO DAYLILY	76	1 GAL
	Z	HOSTA SPP. HOSTA	17	1 GAL
	AA	PESTEMON WASATCH WASATCH PENSTEMON	59	1 GAL
	BB	LINUM LEWISII BLUE FLAX	90	1 GAL

### 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

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY HOMEOWNER AND/OR LANDSCAPE ARCHITECT.
- NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED IN ENTIRE YARD PER PLANS. SEE IRRIGATION PLANS FOR EXACT LAYOUT.
- NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
- 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 TOPSOIL AND/OR BARK MULCH TO REACH FINISHED GRADE.
- 4"x6" SQUARE EXTRUDED COLORED CONCRETE MOW CURB TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. FINISH & COLOR T.B.D.
- DOWN 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER PERENNIALS, ANNUALS AND/OR GROUND COVER AREAS.
- SHREDDED BARK MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" UNDER ALL PERENNIALS GROUND COVERS AND ANNUALS. PULL BARK MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- TREES LOCATED IN LAWN AREAS SHALL HAVE A SHOVEL-DUG 5' DIAMETER TREE WELL AROUND BASE OF TREE WITH 3" DEPTH OF BARK MULCH.
- ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.



Project Number	File Name	Plot Date	Drawn By	Date	Scale	Date Issued	No.	By	Date



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

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

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 29, 2014 at 8:30am

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

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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](mailto: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](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: [sbird@mapleton.org](mailto: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).