

Mapleton City Planning Commission Staff Report

Meeting Date: February 23, 2012

Item #: 2

Applicant: V. Blaine Turner

Prepared by: Cory Branch

Current Zone: GC-1

General Plan Designation:
General Commercial

Council Action Required: No

REQUEST:

V. Blaine Turner, agent for HP Commercial, LLC requests Preliminary and Final Plat approval of Harvest Park Commercial Subdivision, Plat "A" Amended. The subject property is located generally at 800 South (Harvest Parkway) and 1600 West (Hwy 89), in the GC-1 Zone.

FINDINGS OF FACT:

1. Harvest Park Commercial Plat A was approved by the Planning Commission, City Council, and recorded at the Utah County Recorder's office on April 19, 2011. The plat was approved for a planned unit development which included eight buildable pads for the construction of professional office space, retail office space, and mixed use commercial and residential. (see Attachment #1 – Harvest Park Commercial Plat A)
2. At this time the applicant is proposing to amend Harvest Park Commercial Plat A in order to combined Lot's #4 and #5 together and to increase the acreage of Lot #3. (see Attachment #2 – Proposed Amended Harvest Park Commercial Plat A)
3. Each pad site will be privately owned. The owner of each site will have a right and easement to utilize the roadways, parking areas, and landscaped areas within the described common areas.

OVERALL IMPACT TO ADJACENT PROPERTY:

1. The surrounding zoning to the north is I&M-1 (Industrial and Manufacturing), to the south is GC-1 (General Commercial), and to the west is SDP-1 (Specific Development Plan) better known as the Harvest Park Development.
2. It is the opinion of Staff that this request is in line with the future goals and visions of the City and is consistent with the general plan map and written policies.

STAFF RECOMMENDATION:

It is the opinion of Staff that this request promotes the purpose of the GC-1 Zone. Staff recommends the Planning Commission approve this request subject to the applicant meeting the conditions as outlined in the February 14, 2012 DRC minutes. (see Attachment #3 – February 14, 2012 DRC minutes)

ATTACHMENTS:

1. Harvest Park Commercial Plat A
2. Proposed Amended Harvest Park Commercial Plat A
3. February 14, 2012 DRC minutes

NOTES:

- 1) THE OWNER OF EACH PARCEL SHALL HAVE ACCESS TO, AND THE RIGHT TO USE IN COMMON WITH THE OWNERS, OCCUPANTS, CUSTOMERS, OR LICENSEES OF EACH OF THE OTHER LOTS, ANY PARKING SPACE OR AREAS FOR INGRESS OR EGRESS IN ANY OF THE RESPECTIVE PARKING LOTS USED BY EACH BUSINESS, AND GARBAGE COLLECTION FACILITIES THAT ARE NOW OR MAY BE HEREAFTER CONSTRUCTED ON ANY OF THE RESPECTIVE LOTS. THIS INCLUDES,
- 2) THE MAINTENANCE OF THE STORM DRAIN SYSTEM WILL BE THE SOLE RESPONSIBILITY OF EACH AND EVERY ONE OF THE PARCEL OWNERS. ALL STORM DRAIN WATER WILL BE ALLOWED TO FLOW FREELY THROUGH THE STORM DRAIN SYSTEM AS DESIGNED (REFER TO THE CURRENT STORM DRAIN REPORT FILED WITH MAPLETON CITY). THE OWNERS COLLECTIVELY CARRY THE RESPONSIBILITY TO MAINTAIN THE STORM WATER PIPE NETWORK.
- 3) WHEN ANY SUBTERRANEAN UTILITY IS REPAIRED, REPLACED OR INSTALLED, ALL IMPACTED IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR IN A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO THE DAMAGE.

QUESTAR GAS COMPANY

Questar hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of service.

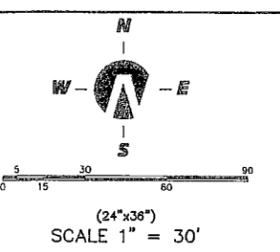
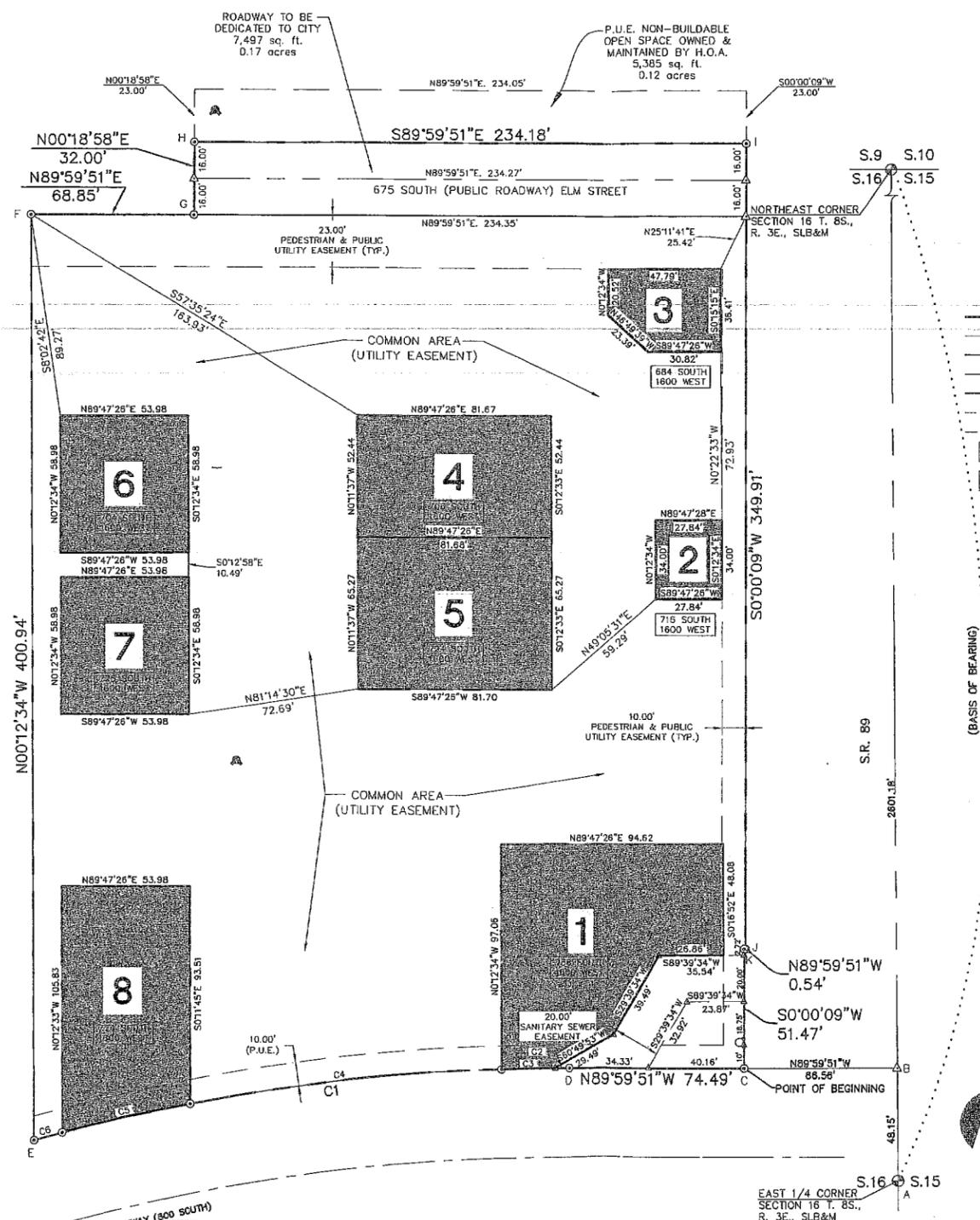
Approved this 29th day of March, 2011

By: Valerie Young
Title: Gas Construction Coordinator

STATE PLANE COORDINATES		
NAD 83		
NODE	NORTHING	EASTING
A	2198678.20	491671.93
B	2198726.33	491671.67
C	2198726.34	491605.13
D	2198726.34	491530.66
E	2198694.81	491304.04
F	2199095.62	491302.58
G	2199095.62	491371.40
H	2199127.61	491371.58
I	2199127.60	491605.69
J	2198777.79	491605.67
K	2198777.79	491605.13

PRIVATE AREA		
LOT	SQ.FT.	ACRES
1	6760.73	0.16
2	945.46	0.02
3	1698.22	0.04
4	4140.78	0.10
5	5188.67	0.12
6	3183.70	0.07
7	3183.70	0.07
8	5356.12	0.12

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG. DELTA
C1	229.60'	830.00'	228.87'	S82°04'40"W 15°50'59"
C2	6.34'	830.00'	6.34'	S89°47'02"W 0°26'14"
C3	22.35'	830.00'	22.35'	S88°47'37"W 1°32'35"
C4	132.94'	830.00'	132.80'	S83°28'01"W 9°10'38"
C5	55.36'	830.00'	55.35'	S76°56'03"W 3°49'17"
C6	12.61'	830.00'	12.61'	S74°35'18"W 0°52'14"



- LEGEND**
- FOUND BRASS CAP
 - FOUND 5/8" IRON PIN
 - SET 5/8" IRON PIN
 - CALCULATED POINT, NOT SET
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING DEED LINE
 - COMMON AREA (UTILITY EASEMENT)
 - PRIVATE AREA

SURVEYOR'S CERTIFICATE

I, KIM WAYNE LUNDEBERG, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE, ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 54377. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE, ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-86-2, UTAH CODE, ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

C. J. 26-11
DATE
KIM WAYNE LUNDEBERG, P.L.S.
DATE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT A BRASS CAP MONUMENT MARKING THE EAST 1/4 CORNER OF SAID SECTION 16, THENCE N00°18'58"W, A DISTANCE OF 48.15 FEET AND N89°59'51"W, A DISTANCE OF 66.56 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE NORTHERN R.O.W. LINE OF HARVEST PARKWAY (800 SOUTH);

THENCE WESTERLY ALONG SAID NORTHERN R.O.W. THE FOLLOWING TWO COURSES: 1) N89°59'51"W, A DISTANCE OF 74.49 FEET TO A POINT OF CURVATURE OF A 830.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; 2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 229.60 FEET, HAVING A CENTRAL ANGLE OF 15°50'59" AND A CHORD THAT BEARS S82°04'40"W, A DISTANCE OF 228.87 FEET TO THE SOUTHEAST CORNER OF LOT #1 AS RECORDED IN HARVEST PARK PHASE "1" PLAT #1; THENCE N00°12'34"W, ALONG THE EASTERLY LINE OF SAID LOT #1 AND EXTENSION THERE OF A DISTANCE OF 400.94 FEET; THENCE N89°59'51"W, A DISTANCE OF 68.85 FEET; THENCE N00°18'58"E, A DISTANCE OF 32.00 FEET; THENCE N89°59'51"E, A DISTANCE OF 234.18 FEET TO A POINT ON THE WEST SIDE OF S.R. 89; THENCE ALONG SAID R.O.W. LINE THE FOLLOWING THREE COURSES: 1) S0°00'09"W, A DISTANCE OF 51.47 FEET; 2) THENCE N89°59'51"W, A DISTANCE OF 0.54 FEET; 3) THENCE S0°00'09"W, A DISTANCE OF 51.47 FEET TO THE POINT OF BEGINNING. CONTAINS 2.79 ACRES OF LAND.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS. ALL COMMON AREA SHOWN HEREON WILL BE A PUBLIC UTILITY EASEMENT, AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED AS COMMON AREA (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS HERETO.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 31st DAY OF March, A.D. 2011.

By: Jeffery Smith MANAGER
By: AGENT FOR H.P. COMMERCIAL, LLC
By: _____
By: _____

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE 31 DAY OF March, A.D. 2011 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES 9/13/2012 NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME DULY SWORN OR AFFIRMED DID SAY THAT _____ IS/ARE THE _____ OF _____ EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 15th DAY OF February, A.D. 2011.

(MAYOR) Phil Will

APPROVED Jeffery Smith ATTEST Kim Wayne Lundberg
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

APPROVED THIS 27th DAY OF February, A.D. 2011, BY THE MAPLETON CITY PLANNING COMMISSION.

Corey Beach Paul C. Hough
PLANNING DIRECTOR CHAIRMAN, PLANNING COMMISSION

ROCKY MOUNTAIN POWER

APPROVED THIS 29th DAY OF March, A.D. 2011, BY PACIFICORP

PACIFICORP Gregory Peterson

HARVEST PARK COMMERCIAL PLAT A

CONTAINING 2.79 ACRES LOCATED IN THE EAST 1/4 CORNER OF SAID SECTION 16, TOWNSHIP 8 S., RANGE 3 E., SLB&M UTAH COUNTY, UTAH

MAPLETON CITY UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

QUEST
APPROVED THIS 3/28 DAY OF 2011 A.D. BY QUEST
Wood Angyle
QUEST

COMCAST
APPROVED THIS 28 DAY OF 2011 A.D. BY COMCAST
Adrian Hawley
COMCAST

UTAH DEPARTMENT OF TRANSPORTATION
APPROVED THIS 2-28-11 DAY OF 20____ A.D. BY UTAH DEPARTMENT OF TRANSPORTATION
J. Smith
U.D.O.T. - REGION III

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

HARVEST PARK COMMERCIAL PLAT A

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Approved this _____ day of _____, 20____

By _____
Title _____

STATE PLANE COORDINATES

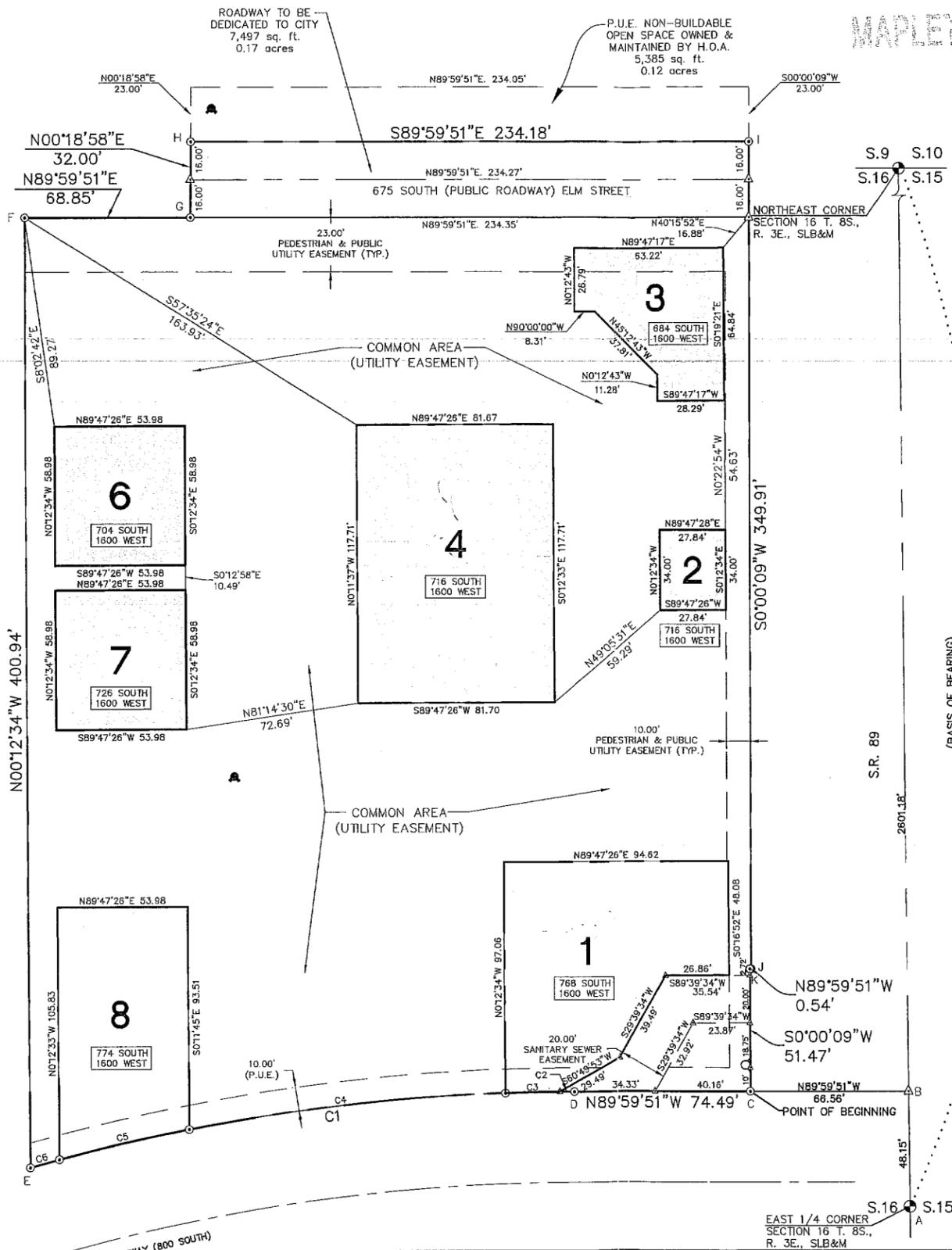
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RECEIVED
JAN 3 2012
MAPLETON CITY

SCALE 1" = 30'

(24"x36")

LEGEND

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- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
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- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
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- PRIVATE AREA

ACKNOWLEDGMENT

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COUNTY OF UTAH }

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ WHO BEING BY ME _____ DULY SWORN OR AFFIRMED DID SAY THAT _____ IS/ARE THE _____ OF _____ ACKNOWLEDGED TO ME THAT SAID _____ EXECUTED THE SAME.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SURVEYOR'S CERTIFICATE

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THENCE WESTERLY ALONG SAID NORTHERN R.O.W. THE FOLLOWING TWO COURSES: 1) N.89°59'51"W. A DISTANCE OF 74.49 FEET TO A POINT OF CURVATURE OF A 830.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; 2) THENCE SOUTH-WESTERLY ALONG THE ARC OF SAID CURVE, 229.60 FEET, HAVING A CENTRAL ANGLE OF 15°50'59" AND A CHORD THAT BEARS S.82°04'40"W. A DISTANCE OF 228.87 FEET TO THE SOUTHEAST CORNER OF LOT X1 AS RECORDED IN HARVEST PARK PHASE "1" PLAT "9", THENCE N.00°12'34"W. ALONG THE EASTERLY LINE OF SAID LOT X1 AND EXTENSION THERE OF A DISTANCE OF 400.94 FEET; THENCE N.89°59'51"E. A DISTANCE OF 68.85 FEET; THENCE N.00°18'58"E. A DISTANCE OF 32.00 FEET; THENCE N.89°59'51"E. A DISTANCE OF 234.18 FEET TO A POINT ON THE WEST SIDE OF S.R. 89; THENCE ALONG SAID R.O.W. LINE THE FOLLOWING THREE COURSES: 1) S.00°00'09"W. A DISTANCE OF 349.91 FEET; 2) THENCE N.89°59'51"W. A DISTANCE OF 0.54 FEET; 3) THENCE S.00°00'09"W. A DISTANCE OF 51.47 FEET TO THE POINT OF BEGINNING. CONTAINS 2.79 ACRES OF LAND.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS. ALL COMMON AREA SHOWN HEREON WILL BE A PUBLIC UTILITY EASEMENT, AND DOES HEREBY OFFER AND CONVEY TO ALL PUBLIC UTILITY AGENCIES AND THEIR SUCCESSORS AND ASSIGNS A PERMANENT EASEMENT AS SHOWN BY THE AREAS MARKED AS COMMON AREA (UTILITY EASEMENT) ON AND WITHIN THIS PLAT FOR CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, SEWER, STORM DRAINAGE, LAND DRAIN, AND WATER LINES APPURTENANCES TOGETHER WITH THE RIGHT-OF-WAY ACCESS THERETO.

IN WITNESS WHEREOF WE HAVE HERE UNTO SET OUR HANDS THIS DAY OF _____ A.D. 20____

BY: _____ BY: _____
BY: _____ BY: _____
BY: _____ BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

ACKNOWLEDGMENT

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COUNTY OF UTAH }

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ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY THE MAPLETON CITY PLANNING COMMISSION.

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D. 20____ BY PACIFICORP

HARVEST PARK COMMERCIAL PLAT #3

CONTAINING 2.79 ACRES LOCATED IN THE EAST 1/4 CORNER OF SAID SECTION 16, TOWNSHIP 8.S., RANGE 3.E., SLB&M UTAH COUNTY, UTAH

MAPLETON CITY UTAH COUNTY, UTAH

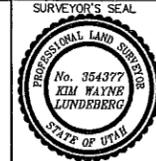
SCALE: 1" = 30 FEET

APPROVED THIS _____ DAY OF 20____ A.D. BY QWEST

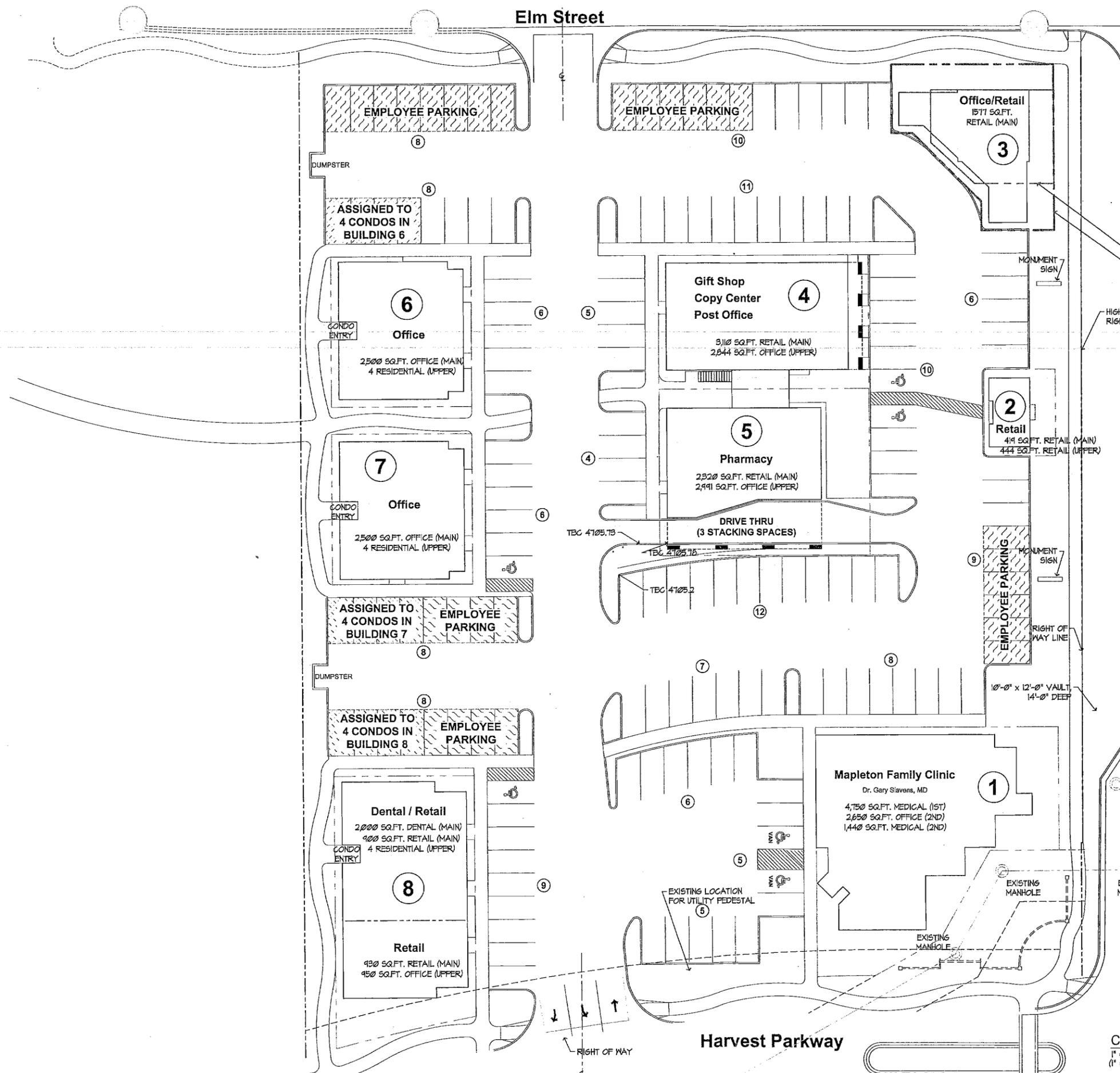
APPROVED THIS _____ DAY OF 20____ A.D. BY COMCAST

APPROVED THIS _____ DAY OF 20____ A.D. BY UTAH DEPARTMENT OF TRANSPORTATION

QWEST COMCAST U.D.O.T. - REGION III



1/25/2012 3:44 PM P:\04- SUBDIVISION-COMMERCIAL-VE- CENTRAL SECTION-SITE-CENTRAL MASTER PLANNING PLOT/26/2012 5:23 PM



Highway 89

Highway 89

CENTRAL SECTION BUILDINGS & PARKING							
BLDG #	LEVEL	COMMERCIAL			RESIDENTIAL		
		TOTAL AREA	OFFICE	MEDICAL DENTAL	RETAIL	QTY.	AREA/ CONDO
C-1	1	4750	0	4750	0	0	0
	2	4090	2650	1440	0	0	0
TOTAL		8840	2650	6190	0	0	0
C-2	1	419	0	0	419	0	0
	2	444	0	0	444	0	0
TOTAL		863	0	0	863	0	0
C-3	1	1577	1577	0	0	0	0
	TOTAL	1577	1577	0	0	0	0
C-4	1	3110	0	0	3110	0	0
	2	2844	2844	0	0	0	0
TOTAL		5954	2844	0	3110	0	0
C-5	1	2320	0	0	2320	0	0
	2	2991	2991	0	0	0	0
TOTAL		5311	2991	0	2320	0	0
C-6	1	2500	2500	0	0	4	0
	TOTAL	2500	2500	0	0	4	0
C-7	1	2500	2500	0	0	4	0
	TOTAL	2500	2500	0	0	4	0
C-8	1	3830	0	2000	1830	4	0
	2	950	950	0	0	0	0
TOTAL		4780	950	2000	1830	4	0
TOTAL		32325	16012	8190	8123	12	0
PARKING CODE REQUIREMENTS		1 SPACE/ 250 S.F.	1 SPACE/ 150 S.F.	3 SPACES/ 1000 S.F.	1 SPACE/ UNIT		TOTAL
PARKING REQUIRED		64.05	54.60	24.37	12		155.02
PARKING PROVIDED		(153 STALLS + 3 STACKING SPACES)					156

CENTRAL SECTION SITE
 1" = 20'-0"
 (1" = 40'-0" ON 11x17 PAPER)

J.W. Robinson Architect
 2244 South Highland Drive Suite 200
 Salt Lake City, Utah 84106
 Phone (801) 468-1111
 FAX (801) 468-1001
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COMMERCIAL- CENTRAL- SITE
 Master Plan
 PARKING PLAN
COMMERCIAL AREA- CENTRAL SECTION SITE

Job #	
Dr. By	JAP
Ch. By	JWR
Rev. By	
Revisions	

Date:

Sheet:
A##
 1 of XX

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

February 14, 2012

V. Blaine Turner, agent for HP Commercial, LLC requests Preliminary and Final Plat approval of Harvest Park Commercial Subdivision, Plat "A" Amended. The subject property is located generally at 800 South (Harvest Parkway) and 1600 West (Hwy 89), in the GC-1 Zone.

Drawings Submitted on: January 31, 2012

Community Development Division

Cory Branch, Planning Director, Phone: (801) 806-9101, Fax: (801) 489-5657,

Email: cbranch@mapleton.org

Matt Brady, Planner I, Phone: (801) 806-9108, Fax: (801) 489-5657, Email: mbrady@mapleton.org

1. Under the signature blocks change the words Pacificorp to Rocky Mountain Power.
2. Change the name of the subdivision to "Amended" Harvest Park Commercial Plat A.
3. Change the address of Lot 4 from 716 South 1600 West to 724 South 1600 West.
4. The # system must be reconfigured.
5. The last sentence on note #1 must be removed.
6. Buildings #1, #3, and #8 shows private property encroaching within the PUE's. All areas within the PUE's must be shown as common area.
7. Submit an updated Title Report and CC&R's.
8. Project Plan approval was granted by the City Council on February 15, 2011. According to the most recent drawings submitted changes are being made to Buildings #1, #2, #3, #4, #5, and #8. The applicant must discuss these changes with Staff.
9. Prior to any sign being constructed a sign permit must be submitted by the developer and approved by the City meeting all requirements of Chapter 18.86, Mapleton City Code.
10. This item is scheduled to go before the Planning Commission on February 23, 2012.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone: (801) 489-6253, Fax: (801)489-5657, Email: gcalder@mapleton.org

Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5657, Email:

sbird@mapleton.org

1. The submitted geotechnical report of December 22, 2003 will need to be revised.
Items that need to be addressed:
 - Revised ground water information
 - Report states 3 feet of fill to be imported, this is not happening.
 - Report states groundwater is lowest in fall, this is not correct.
 - The proposed storm-water detention basin will need to be recalculated as shown in earlier reports/drawings.
 - 2011, many homes were pumping water into the streets and storm-drain system this is not acceptable, unless the storm-drain system is increased.
 - Report states 6 measures to be taken if basement is within 8 feet of ground water, these measures will need to be required and utilized in all plans submitted.