

Mapleton City Planning Commission Staff Report

Meeting Date: April 11, 2013

Item: 3

Applicant: V. Blaine Turner

Location: 1750 W Elm Street

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: SDP-1

REQUEST

Consideration of Preliminary and Final Plat approval for the Harvest Park Plat "G" subdivision consisting of forty (40) lots located in the Specific Development Plan (SDP-1) zone (approximately 1750 W Elm).

BACKGROUND AND PROJECT DESCRIPTION

Harvest Park is located west of Highway 89 between roughly 500 South and 1100 South in the SDP-1 Zone. An overall concept plan and development agreement was approved on November 19, 2003. The concept plan outlined several phases and included a mix of single family detached, twin homes and town home units.

The applicant is requesting approval of Plat "G", which was listed as phase 4 of the concept plan. Plat "G" includes the following:

- 40 lots ranging in size from .12 to .21 acres.
- The lots will front on River Birch Road, Golden Leaf Way, Elm Street and Willow Lane.
- A park/storm water retention basin located at the intersection of Elm Street and Golden Leaf Way.
- An extension of the trail system through Harvest Park.

EVALUATION

Development Code: Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

SDP-1 Zone: The SDP-1 zone was created to guide the development of Harvest Park. The code does not set a minimum lot size standard but does limit total density to 496 residential dwelling units. The City also approved a Development Agreement that further outlines how the project is to develop. The proposed project is consistent with the original concept plan, the SDP-1 zone and with the development agreement.

Surrounding Properties: Many of the lots proposed in Plat "G" will share a common property line with properties in the Industrial and Manufacturing (I&M-1) zone. Staff does have some concerns that complaints from residents may become more common place due to the close proximity to an industrial park. The Commission may want to consider a special condition requiring the developer, or each individual property owner as each property is developed, to install some type of sight obscuring fencing consistent with the standards in the Development Agreement.

Previous Plats: There are some outstanding issues related to previous approved plats at Harvest Park. Staff has been in discussion with the developer and the Harvest Park Homeowner's Association (HOA) to determine how some of these outstanding issues can be resolved. The HOA is supportive of the approval of Plat "G" contingent upon some additional bonding to resolve these outstanding issues (see attachment "2"). Staff is supportive of this approach.

On-street Parking: Due to the narrow streets in Harvest Park, when cars are parked on both sides of the street, access can be constrained. The applicant is showing that parking will be limited to only one side of the street. Staff is supportive of this proposal.

STAFF RECCOMENDATION

Approve the Preliminary and Final plats for Harvest Park Plat “G” with the attached findings and conditions.

SPECIAL CONDITIONS

1. The applicant shall submit a separate bond of \$75,000 for the resolution of a drainage issue on Little Willow Cove and for landscaping and other improvements at the city-owned park.
2. All outstanding issues raised in the 2/12/13 DRC minutes shall be resolved prior to plat recording.

ATTACHMENTS

1. Application Materials.
2. HOA Letter.
3. DRC Minutes dated 2/12/13.

Project Location





Harvest Park Homeowners Association, LLC
841 S. Sego Lily Way
Mapleton, Utah 84664

March 11, 2013

Sean Conroy
Mapleton City Planning Director
125 W Community Center Way
Mapleton, UT 84664

Re: Harvest Park Plat G

Dear Sean,

The Homeowners Association Board has met with the developer of the proposed Plat G in Harvest Park to review issues relating to previous plats in the subdivision. The HOA Board has voted and agrees to the following proposal which will resolve the following issues in conjunction with Plat G:

1. Bonding of Plat G will include \$35,000 for the resolution of a drainage issue on Little Willow Cove
2. Additional bonding will include \$40,000 for the bond deficiency involving the city park and tennis court.
3. There will be a \$4,500 bond, escrow, or other arrangement agreed upon between the developer and the HOA for the South entrance to the townhome section
4. There will be a \$10,000 bond, escrow, or other arrangement agreed upon between the developer and the HOA for the landscaping of the trail extending between Y4, Y5, Y9, and Y10, extending and adjacent to U4, U5, U9, and U10, and extending and adjacent to lots V4 and V5.

Other items on the list from Sean Conroy in the DRC's response dated February 12th, 2013, will be addressed on an ongoing basis by the developer and in conjunction with future plats, but are not a condition of Plat G approval.

Thank you for your consideration.

Sincerely,

Leslie Jones

Harvest Park Homeowners Association President

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

February 12, 2013 at 8:30am

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

On January 22, 2013 Jerry Robinson submitted an application for Harvest Park Plat "G", a 40 lot subdivision located generally at 675 S 1750 W.

Applicant: Village Court, LLC

Drawings Submitted on: 1/22/2013

Community Development Division

Sean Conroy, Community Development Director, Phone: (801) 806-9101

Email: sconroy@mapleton.org

1. Please submit a current copy of County Assessor's Parcel Map from the Utah County Recorder.
2. Submit a Utah County tax clearance, showing that taxes are current for the subject property.
3. Include a preliminary title report or policy of title insurance.
4. Include on the plat topographic lines at 2' contours. Existing contours should be light-colored and proposed contours should be dark colored.
5. Street right-of-way dedications should be shown cross-hatched.
6. A portion of the PUE is shown as 5' rather than the required 10'. Please amend.
7. Replace Qwest with Century Link on the signature block.
8. Provide evidence of water shares.
9. TDR's
10. Please amend the addresses of the following lots:
 - S1 – S3 & X2 – X6: Change from even numbers to odd numbers when fronting on 1750 W.
 - W8 – W9 & V8 - V10: Change from odd numbers to even numbers when fronting on 1750 W.
 - V2 – V3: Change from even to odd addresses.
11. One TDR per 6 lots will be required prior to plat recording.

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

Site Grading:

1. Clearing and Grubbing, assure that the existing concrete debris on site is not place in the R/W.

2. Remove all existing concrete sidewalk, curb and gutter that does not meet current city standards.

Sewer System:

1. Sewer main should be re-engineered to a shallow depth to reduce the risk of ground water infiltration.
2. Place concrete collars on all manholes

Water System:

1. Concrete collars on water valves
2. Fire Hydrant 500' spacing min
3. Water model to be reviewed by RB&G at developer's expense.

Secondary Water (Pressure Irrigation):

1. Concrete collars on all pressure irrigation valves.

Roadway:

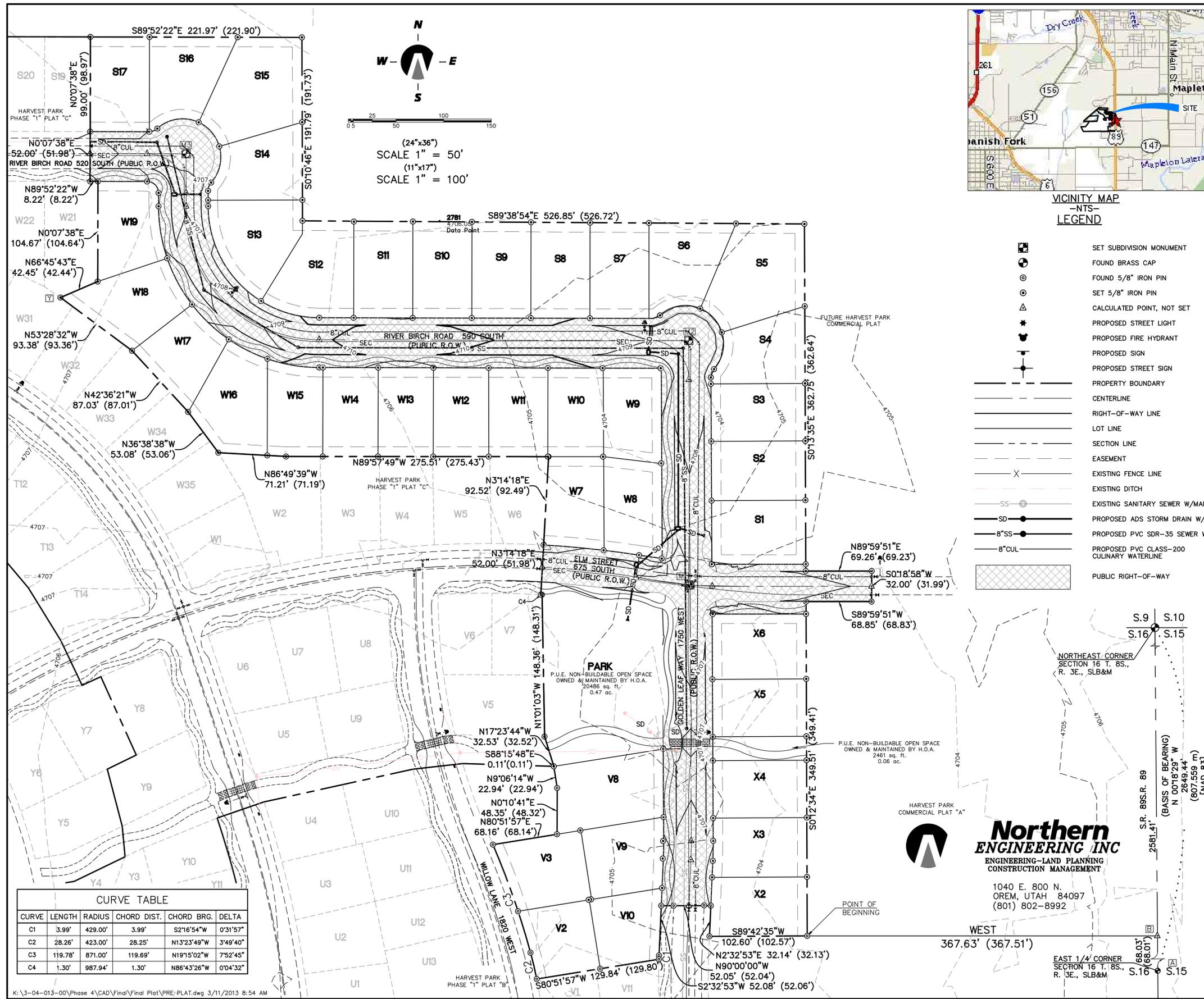
1. Road x-sections on page DT-01 will either need to be modified to parking on one side of street or a wider x-section to accommodate increase of traffic and snow removal.

Storm Drain:

1. Inlet boxes should be spaced 300' minimum.
2. Geo-tech report will need to be revised and resubmitted, this report will address ground water problems, basement elevations and drainage collection around basement footings.
3. Design storm drains for 100 year storm.
4. The storm drain basin at Elm and 1750 West will need a landscape plan submitted.
5. Ground water elevations taken in Harvest Park: 7-13-12 were 4703.4, 8-15-12 were 4703.6, and 9-14-12 were 4703.2, according to these elevations the basin as shown will not work
6. SWPPP and Land disturbance permit required.,

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Light pole locations will need to be removed from the plans.
3. Mapleton/APWA standards will be required.



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	3.99'	429.00'	3.99'	S2°16'54"W	0°31'57"
C2	28.26'	423.00'	28.25'	N13°23'49"W	3°49'40"
C3	119.78'	871.00'	119.69'	N19°15'02"W	7°52'45"
C4	1.30'	987.94'	1.30'	N86°43'26"W	0°04'32"



- LEGEND**
- SET SUBDIVISION MONUMENT
 - FOUND BRASS CAP
 -
 -
 - CALCULATED POINT, NOT SET
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED SIGN
 - PROPOSED STREET SIGN
 - PROPERTY BOUNDARY
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - SECTION LINE
 - EASEMENT
 - EXISTING FENCE LINE
 - EXISTING DITCH
 - EXISTING SANITARY SEWER W/MANHOLE
 - PROPOSED ADS STORM DRAIN W/MH
 - PROPOSED PVC CDR-35 SEWER W/MH
 - PROPOSED PVC CLASS-200 CULINARY WATERLINE
 - PUBLIC RIGHT-OF-WAY

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. 354377. 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, HAVE 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.

DATE _____ KIM WAYNE LUNDEBERG, P.L.S.
BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF 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 N.00°18'29"W, A DISTANCE OF 88.03 FEET AND N.90°00'00"W, A DISTANCE OF 367.63 FEET TO THE POINT OF BEGINNING.

THENCE S.89°42'35"W, A DISTANCE OF 102.60 FEET; THENCE N.02°32'53"E, A DISTANCE OF 32.14 FEET; THENCE N.90°00'00"W, A DISTANCE OF 52.05 FEET; THENCE S.02°32'53"W, A DISTANCE OF 52.08 FEET TO A POINT OF CURVATURE OF A 429.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 3.99 FEET, HAVING A CENTRAL ANGLE OF 0°31'57" AND A CHORD THAT BEARS S.02°16'54"W, A DISTANCE OF 3.99 FEET; THENCE S.80°51'57"W, A DISTANCE OF 129.84 FEET TO A POINT OF CURVATURE OF A 423.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 28.26 FEET, HAVING A CENTRAL ANGLE OF 03°49'40", AND A CHORD THAT BEARS N.13°23'49"W, A DISTANCE OF 28.25 FEET TO A POINT OF A CONTINUES CURVATURE OF A 871.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 119.78 FEET, HAVING A CENTRAL ANGLE OF 07°52'45" AND A CHORD THAT BEARS N.19°15'02"W, A DISTANCE OF 119.69 FEET; THENCE N.80°51'57"E, A DISTANCE OF 68.16 FEET; THENCE N.00°10'41"E, A DISTANCE OF 48.35 FEET; THENCE N.09°06'14"W, A DISTANCE OF 22.94 FEET; THENCE S.88°15'48"E, A DISTANCE OF 0.11 FEET; THENCE N.17°23'44"W, A DISTANCE OF 32.53 FEET; THENCE N.01°01'03"W, A DISTANCE OF 148.36 FEET TO A POINT OF CURVATURE OF A 987.84-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 1.30 FEET, HAVING A CENTRAL ANGLE OF 0°04'32" AND A CHORD THAT BEARS N.86°43'26"W, A DISTANCE OF 1.30 FEET; THENCE N.03°14'18"E, A DISTANCE OF 52.00 FEET; THENCE N.03°14'18"E, A DISTANCE OF 92.52 FEET; THENCE N.89°57'49"W, A DISTANCE OF 275.51 FEET; THENCE N.86°49'39"W, A DISTANCE OF 71.21 FEET; THENCE N.36°38'38"W, A DISTANCE OF 53.08 FEET; THENCE N.42°36'21"W, A DISTANCE OF 87.03 FEET; THENCE N.53°28'32"W, A DISTANCE OF 93.38 FEET; THENCE N.66°45'43"E, A DISTANCE OF 42.45 FEET; THENCE N.00°07'38"E, A DISTANCE OF 104.67 FEET; THENCE N.89°52'22"W, A DISTANCE OF 8.22 FEET; THENCE N.00°07'38"E, A DISTANCE OF 52.00 FEET; THENCE N.00°07'38"E, A DISTANCE OF 99.00 FEET; THENCE S.89°52'22"E, A DISTANCE OF 221.97 FEET; THENCE S.00°10'46"E, A DISTANCE OF 191.79 FEET; THENCE S.89°38'54"E, A DISTANCE OF 526.85 FEET; THENCE S.00°13'35"E, A DISTANCE OF 362.75 FEET; THENCE N.89°59'51"E, A DISTANCE OF 68.85 FEET; THENCE S.00°12'34"E, A DISTANCE OF 349.51 FEET TO THE POINT OF BEGINNING. CONTAINS 8.29 ACRES OF LAND, CONTAINING 40 LOTS

Northern ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

PRELIMINARY HARVEST PARK PLAT "G"

INCLUDING A VACATION OF LOTS V2 & V10 OF HARVEST PARK PHASE "1" PLAT "B", PLUS ADDITIONAL LANDS CONTAINING 8.29 ACRES AND 40 LOTS LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 T8S. R3E. S.L.B.&M., UTAH COUNTY, UTAH

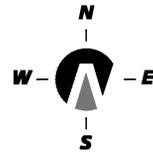
MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

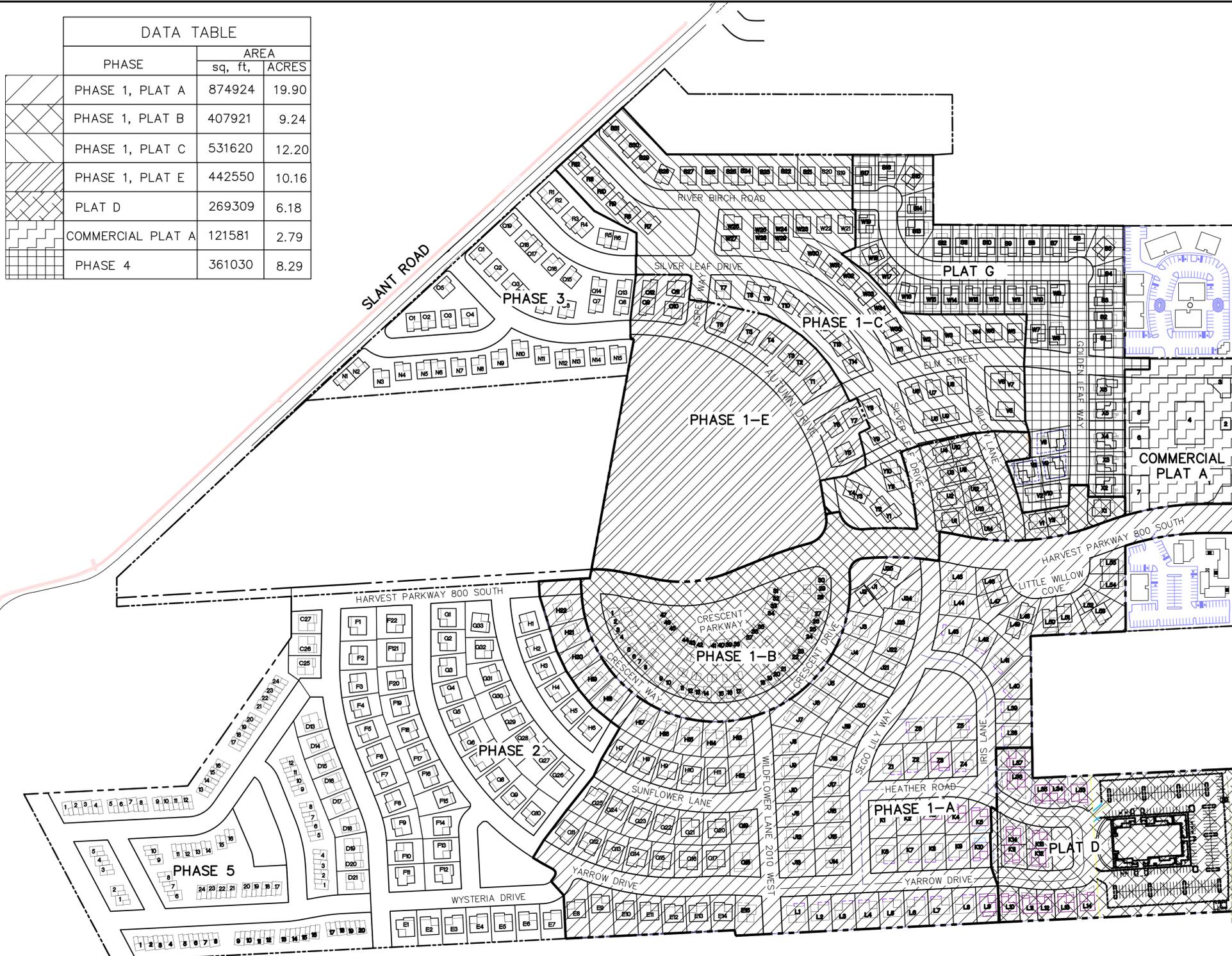
PROFESSIONAL LAND SURVEYOR
 No. 354377
 KIM WAYNE LUNDEBERG
 STATE OF UTAH

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(24"x36")
 SCALE 1" = 150'
 (11"x17")
 SCALE 1" = 300'

PHASE	AREA	
	sq. ft.	ACRES
PHASE 1, PLAT A	874924	19.90
PHASE 1, PLAT B	407921	9.24
PHASE 1, PLAT C	531620	12.20
PHASE 1, PLAT E	442550	10.16
PLAT D	269309	6.18
COMMERCIAL PLAT A	121581	2.79
PHASE 4	361030	8.29



S.R. 89

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

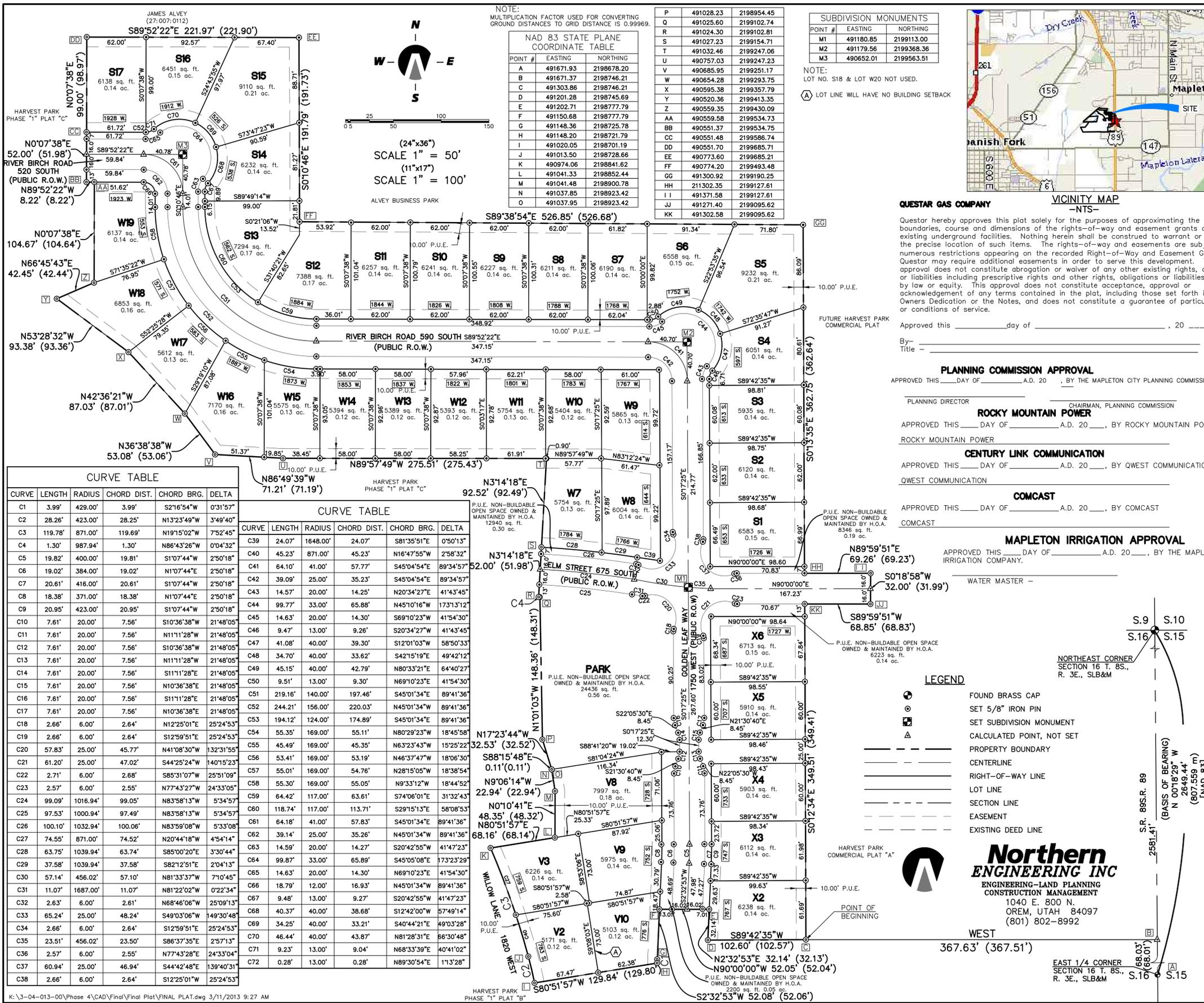
NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
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4					
3					
2					
1					


Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT
 1040 E. 800 N.
 OREM, UTAH 84097
 (801) 802-8992

HARVEST PARK PLAT G

OVERALL LAYOUT	JOB NO. 3-04-013
MAPLETON, UTAH	SHEET NO. 2

K:\3-04-013-00\Phase 4\CAD\Final\OVERALL PHASING.dwg 3/11/2013 9:24 AM



NOTE:
MULTIPLICATION FACTOR USED FOR CONVERTING
GROUND DISTANCES TO GRID DISTANCE IS 0.999969.

NAD 83 STATE PLANE
COORDINATE TABLE

POINT #	EASTING	NORTHING
A	491671.93	2198678.20
B	491671.37	2198746.21
C	491303.86	2198746.21
D	491201.28	2198745.69
E	491202.71	2198777.79
F	491150.68	2198777.79
G	491148.36	2198725.78
H	491148.20	2198721.79
I	491020.05	2198701.19
J	491013.50	2198728.66
K	490974.06	2198841.62
L	491041.33	2198852.44
M	491041.48	2198900.78
N	491037.85	2198923.42
O	491037.95	2198923.42

SUBDIVISION MONUMENTS

POINT #	EASTING	NORTHING
P	491028.23	2198954.45
Q	491025.60	2199102.74
R	491024.30	2199102.81
S	491022.23	2199154.71
T	491032.46	2199247.06
U	490757.03	2199247.23
V	490685.95	2199251.17
W	490654.28	2199293.75
X	490595.38	2199357.79
Y	490520.36	2199413.35
Z	490559.35	2199430.09
AA	490559.58	2199534.73
BB	490551.37	2199534.75
CC	490551.48	2199586.74
DD	490551.70	2199685.71
EE	490773.60	2199685.21
FF	490774.20	2199493.48
GG	491300.92	2199190.25
HH	211302.35	2199127.61
II	491371.58	2199127.61
JJ	491271.40	2199095.62
KK	491302.58	2199095.62

NOTE:
LOT NO. S18 & LOT W20 NOT USED.
LOT LINE WILL HAVE NO BUILDING SETBACK



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 _____ day of _____, 20____
By _____
Title _____

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 ROCKY MOUNTAIN POWER

CENTURY LINK COMMUNICATION
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY QWEST COMMUNICATION

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

MAPLETON IRRIGATION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE MAPLETON IRRIGATION COMPANY.

LEGEND
FOUND BRASS CAP
SET 5/8" IRON PIN
SET SUBDIVISION MONUMENT
CALCULATED POINT, NOT SET
PROPERTY BOUNDARY
CENTERLINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
EASEMENT
EXISTING DEED LINE

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	3.99'	429.00'	3.99'	S21°6'54"W	0°31'57"
C2	28.26'	423.00'	28.25'	N13°23'49"W	3°49'40"
C3	119.78'	871.00'	119.69'	N19°15'02"W	7°52'45"
C4	1.30'	987.94'	1.30'	N86°43'26"W	0°04'32"
C5	19.82'	400.00'	19.81'	S10°7'44"W	2°50'18"
C6	19.02'	384.00'	19.02'	N10°7'44"E	2°50'18"
C7	20.61'	416.00'	20.61'	S10°7'44"W	2°50'18"
C8	18.38'	371.00'	18.38'	N10°7'44"E	2°50'18"
C9	20.95'	423.00'	20.95'	S10°7'44"W	2°50'18"
C10	7.61'	20.00'	7.56'	S10°36'38"W	2°14'05"
C11	7.61'	20.00'	7.56'	N11°11'28"W	2°14'05"
C12	7.61'	20.00'	7.56'	S10°36'38"W	2°14'05"
C13	7.61'	20.00'	7.56'	N11°11'28"W	2°14'05"
C14	7.61'	20.00'	7.56'	S11°11'28"E	2°14'05"
C15	7.61'	20.00'	7.56'	N10°36'38"E	2°14'05"
C16	7.61'	20.00'	7.56'	S11°11'28"E	2°14'05"
C17	7.61'	20.00'	7.56'	N10°36'38"E	2°14'05"
C18	2.66'	6.00'	2.64'	N12°25'01"E	25°24'53"
C19	2.66'	6.00'	2.64'	S12°59'51"E	25°24'53"
C20	57.83'	25.00'	45.77'	N41°08'30"W	132°31'55"
C21	61.20'	25.00'	47.02'	S44°25'24"W	140°15'23"
C22	2.71'	6.00'	2.68'	S85°31'07"W	25°51'09"
C23	2.57'	6.00'	2.55'	N77°43'27"W	24°33'05"
C24	99.09'	1016.94'	99.05'	N83°58'13"W	5°34'57"
C25	97.53'	1000.94'	97.49'	N83°58'13"W	5°34'57"
C26	100.10'	1032.94'	100.06'	N83°59'08"W	5°33'08"
C27	74.55'	871.00'	74.52'	N20°44'18"W	4°54'14"
C28	63.75'	1039.94'	63.74'	S85°00'20"E	3°30'44"
C29	37.58'	1039.94'	37.58'	S82°12'51"E	2°04'13"
C30	57.14'	456.02'	57.10'	N81°33'37"W	7°10'45"
C31	11.07'	1687.00'	11.07'	N81°22'02"W	0°22'34"
C32	2.63'	6.00'	2.61'	N68°46'06"W	25°09'13"
C33	65.24'	25.00'	48.24'	S49°03'06"W	149°30'48"
C34	2.66'	6.00'	2.64'	S12°59'51"E	25°24'53"
C35	23.51'	456.02'	23.50'	S86°37'35"E	2°57'13"
C36	2.57'	6.00'	2.55'	N77°43'28"E	24°33'04"
C37	60.94'	25.00'	46.94'	S44°24'48"E	139°40'31"
C38	2.66'	6.00'	2.64'	S12°25'01"W	25°24'53"

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C39	24.07'	1648.00'	24.07'	S81°35'51"E	0°50'13"
C40	45.23'	871.00'	45.23'	N16°47'55"W	2°58'32"
C41	64.10'	41.00'	57.77'	S45°04'54"E	89°34'57"
C42	39.09'	25.00'	35.23'	S45°04'54"E	89°34'57"
C43	14.57'	20.00'	14.25'	N20°34'27"E	41°43'45"
C44	99.77'	33.00'	65.88'	N45°10'16"W	173°13'12"
C45	14.63'	20.00'	14.30'	S69°10'23"W	41°54'30"
C46	9.47'	13.00'	9.26'	S20°34'27"W	41°43'45"
C47	41.08'	40.00'	39.30'	S12°01'03"W	58°50'33"
C48	34.70'	40.00'	33.62'	S42°19'19"E	49°42'12"
C49	45.15'	40.00'	42.79'	N80°33'21"E	64°40'27"
C50	9.51'	13.00'	9.30'	N69°10'23"E	41°54'30"
C51	219.16'	140.00'	197.46'	S45°01'34"E	89°41'36"
C52	244.21'	156.00'	220.03'	N45°01'34"W	89°41'36"
C53	194.12'	124.00'	174.89'	S45°01'34"E	89°41'36"
C54	55.35'	169.00'	55.11'	N80°29'23"W	18°45'58"
C55	45.49'	169.00'	45.35'	N63°23'43"W	15°25'22"
C56	53.41'	169.00'	53.19'	N46°37'47"W	18°06'30"
C57	55.01'	169.00'	54.76'	N28°15'05"W	18°38'54"
C58	55.30'	169.00'	55.05'	N9°33'12"W	18°44'52"
C59	64.42'	117.00'	63.61'	S74°06'01"E	31°32'43"
C60	118.74'	117.00'	113.71'	S29°15'13"E	58°08'53"
C61	64.18'	41.00'	57.83'	S45°01'34"E	89°41'36"
C62	39.14'	25.00'	35.26'	N45°01'34"W	89°41'36"
C63	14.59'	20.00'	14.27'	S20°42'55"W	41°47'23"
C64	99.87'	33.00'	65.89'	S45°08'08"E	173°23'29"
C65	14.63'	20.00'	14.30'	N69°10'23"E	41°54'30"
C66	18.79'	12.00'	16.93'	N45°01'34"W	89°41'36"
C67	9.48'	13.00'	9.27'	S20°42'55"W	41°47'23"
C68	40.37'	40.00'	38.68'	S12°42'00"W	57°49'14"
C69	34.25'	40.00'	33.21'	S40°44'21"E	49°03'28"
C70	46.44'	40.00'	43.87'	N81°28'31"E	86°30'48"
C71	9.23'	13.00'	9.04'	N68°33'39"E	40°41'02"
C72	0.28'	13.00'	0.28'	N89°30'54"E	11°3'28"

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. 354377. 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS; HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTIONS 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 54-8a-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.

DATE _____ KIM WAYNE LUNDEBERG, P.L.S.
BOUNDARY DESCRIPTION
A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF 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 N.00°18'29"W, A DISTANCE OF 68.03 FEET AND N.90°00'00"W, A DISTANCE OF 367.63 FEET TO THE POINT OF BEGINNING.

THENCE S.89°42'35"W, A DISTANCE OF 102.60 FEET; THENCE N.02°32'53"E, A DISTANCE OF 32.14 FEET; THENCE N.90°00'00"W, A DISTANCE OF 52.05 FEET; THENCE S.02°32'53"W, A DISTANCE OF 52.08 FEET; THENCE N.00°00'00"W, A DISTANCE OF 429.00 FEET TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, 3.99 FEET, HAVING A CENTRAL ANGLE OF 0°31'57" AND A CHORD THAT BEARS S.02°16'54"W, A DISTANCE OF 3.99 FEET; THENCE S.80°51'57"W, A DISTANCE OF 129.84 FEET TO A POINT OF CURVATURE OF A 423.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 28.26 FEET, HAVING A CENTRAL ANGLE OF 0°34'40", AND A CHORD THAT BEARS N.13°23'49"W, A DISTANCE OF 28.25 FEET TO A POINT OF A CONTINUOUS CURVATURE OF A 871.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, 119.78 FEET, HAVING A CENTRAL ANGLE OF 0°52'45" AND A CHORD THAT BEARS N.19°15'02"W, A DISTANCE OF 119.69 FEET; THENCE N.80°51'57"E, A DISTANCE OF 68.16 FEET; THENCE N.00°10'41"E, A DISTANCE OF 48.35 FEET; THENCE N.09°06'14"W, A DISTANCE OF 22.94 FEET; THENCE S.88°15'48"E, A DISTANCE OF 0.11 FEET; THENCE N.17°23'44"W, A DISTANCE OF 32.53 FEET; THENCE N.01°01'03"W, A DISTANCE OF 148.36 FEET TO A POINT OF CURVATURE OF A 987.94-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 1.30 FEET, HAVING A CENTRAL ANGLE OF 0°04'32" AND A CHORD THAT BEARS N.86°43'26"W, A DISTANCE OF 1.30 FEET; THENCE N.03°14'18"E, A DISTANCE OF 52.00 FEET; THENCE N.03°14'18"E, A DISTANCE OF 92.52 FEET; THENCE N.89°57'49"W, A DISTANCE OF 275.51 FEET; THENCE N.86°43'39"W, A DISTANCE OF 71.21 FEET; THENCE N.36°38'38"W, A DISTANCE OF 53.08 FEET; THENCE N.42°36'21"W, A DISTANCE OF 87.03 FEET; THENCE N.53°28'32"W, A DISTANCE OF 93.38 FEET; THENCE N.66°45'43"E, A DISTANCE OF 42.45 FEET; THENCE N.00°07'38"E, A DISTANCE OF 104.67 FEET; THENCE N.89°52'22"W, A DISTANCE OF 8.22 FEET; THENCE N.00°07'38"E, A DISTANCE OF 52.00 FEET; THENCE N.00°07'38"E, A DISTANCE OF 99.00 FEET; THENCE S.89°52'22"E, A DISTANCE OF 221.97 FEET; THENCE S.00°10'46"E, A DISTANCE OF 191.79 FEET; THENCE S.89°38'54"E, A DISTANCE OF 526.85 FEET; THENCE N.00°13'35"E, A DISTANCE OF 362.75 FEET; THENCE N.89°59'51"E, A DISTANCE OF 69.26 FEET; THENCE S.00°18'58"W, A DISTANCE OF 32.00 FEET; THENCE S.89°59'51"W, A DISTANCE OF 68.85 FEET; THENCE S.00°12'34"E, A DISTANCE OF 349.51 FEET TO THE POINT OF BEGINNING. CONTAINS 8.29 ACRES OF LAND, CONTAINING 40 LOTS

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 HEREOF AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

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

BY: _____ MEMBER
BY: _____ MEMBER
BY: _____ MEMBER
BY: _____ MEMBER

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.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

ACKNOWLEDGMENT
STATE OF UTAH } S.S.
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.

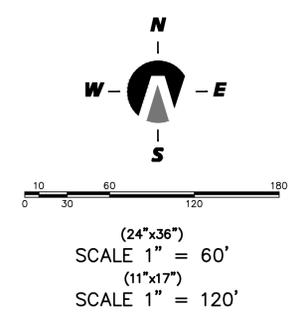
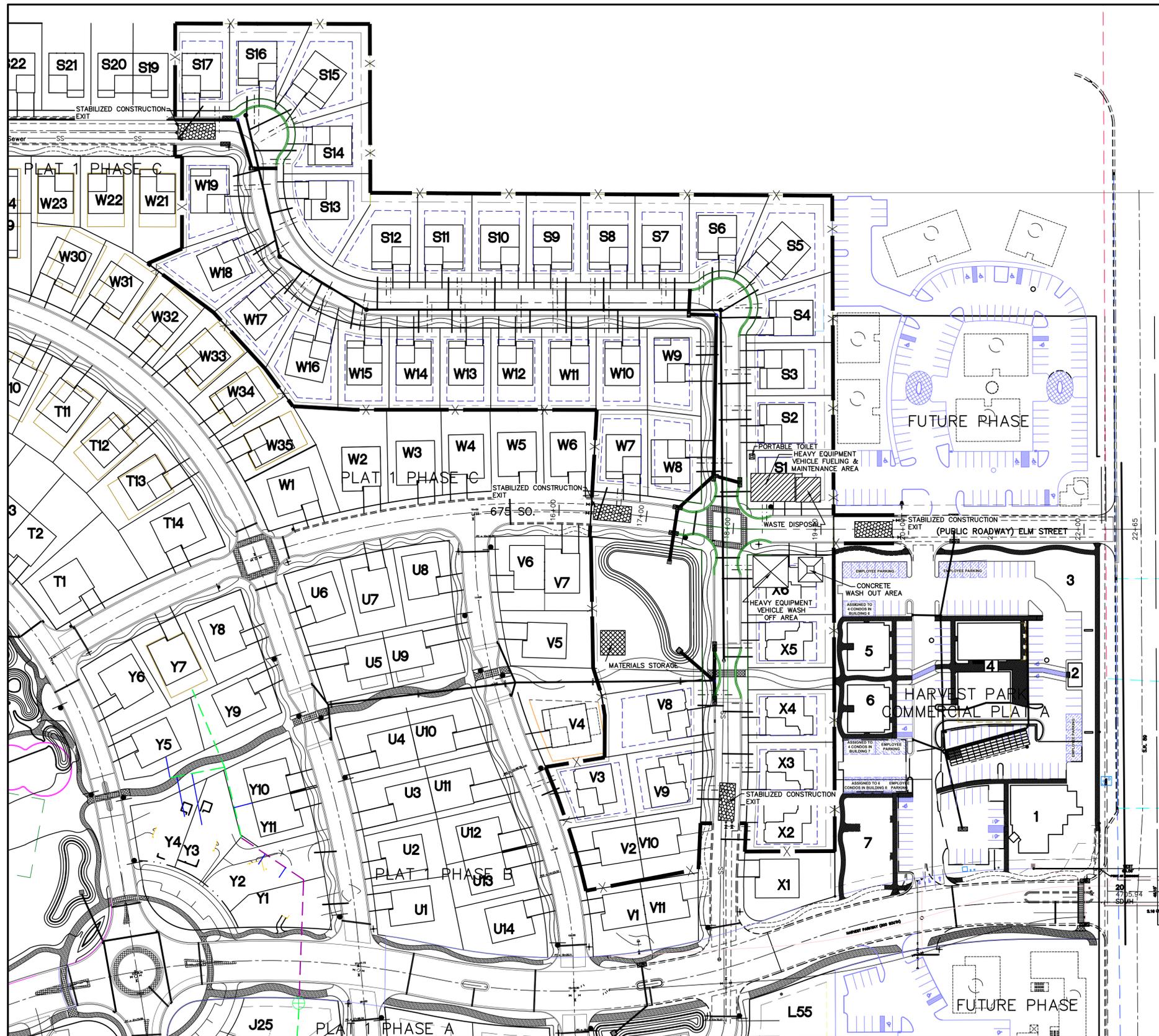
MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL)

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____.

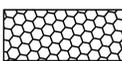
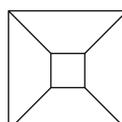
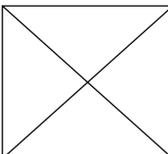
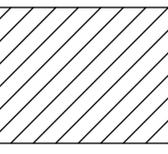
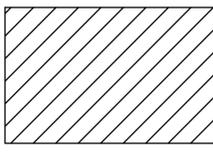
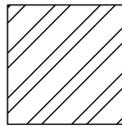
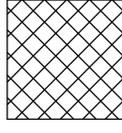
APPROVED _____ CITY ENGINEER (SEE SEAL) ATTEST _____ CITY RECORDER (SEE SEAL)

HARVEST PARK PHASE 1 PLAT "G"
INCLUDING A VACATION OF LOTS V2 & V10 OF HARVEST PARK PHASE "1" PLAT "B", PLUS ADDITIONAL LANDS CONTAINING 8.29 ACRES AND 40 LOTS LOCATED IN THE NORTHEAST 1/4 OF SECTION 16 T8S. R3E. S.L.B.&M., UTAH COUNTY, UTAH
MAPLETON _____ UTAH COUNTY, UTAH
SCALE: 1" = 60 FEET

	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
--	--------------------	---------------------------	---------------------



LEGEND:

-  PROPOSED SILT FENCE
(SEE SHEET 9 DETAIL - A)
-  PROPOSED VEHICLE TRACKING CONTROL
(STABILIZED CONSTRUCTION EXIT)
(SEE SHEET 9 DETAIL - B)
-  PROPOSED CURB INLET PROTECTION
(SEE SHEET 9 DETAIL - C)
-  CONCRETE WASH OUT AREA - DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAIN, OPEN DITCHES, OR STREET. WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER WITH IN THE BERM OR LEVEL AREA. DISPOSE HARDENED CONCRETE ON A REGULAR BASIS OR AS NEEDED
-  HEAVY EQUIPMENT VEHICLE WASH OFF AREA
-  ON-SITE GRADING AND EXCAVATING EQUIPMENT FUELING AND MAINTENANCE AREA. (SPILL KIT REQ'D) *SIGNIFICANT MAINTENANCE ON VEHICLES AND EQUIPMENT SHOULD BE CONDUCTED OFF-SITE
-  WASTE DISPOSAL
-  MATERIALS STORAGE
-  PORTABLE TOILET

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

NO.	REVISIONS	BY	DATE	REV. COGO FILE	DATE
5					
4					
3					
2					
1					

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

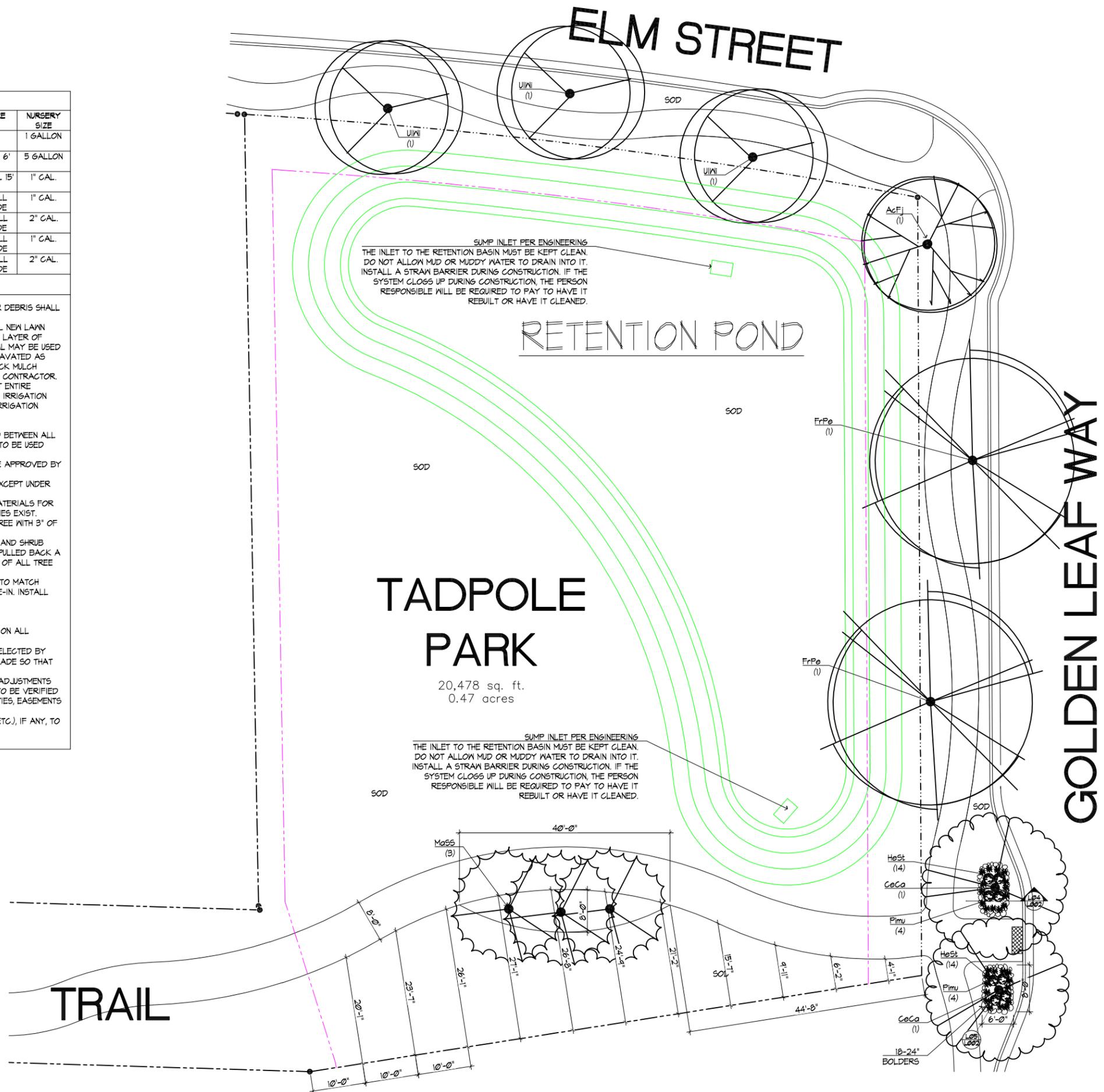
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

HARVEST PARK PLAT G

EROSION CONTROL PLAN	JOB NO. 3-04-013-05
MAPLETON CITY, UTAH	SHEET NO. SP-01

PLANTING LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	NURSERY SIZE
HeSt	HEMEROCALYX 'STELLA D'ORO'	STELLA D'ORO DAYLILY		1 GALLON
Pimu	PINUS MUGO 'PUMILIO'	DWARF MUGO PINE	4' TALL 6' WIDE	5 GALLON
MaSS	MALUS 'SPRING SNOW'	SPRINGSNOW CRABAPPLE	20' TALL 15' WIDE	1" CAL.
AcFJ	ACER X FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	35' TALL 25' WIDE	1" CAL.
CeCa	CERCIS CANADENSIS	EASTERN REDBUD	30' TALL 25' WIDE	2" CAL.
FrPe	FRAXINUS PENNSYLVANICA 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS ASH	50' TALL 40' WIDE	1" CAL.
UIWl	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	40' TALL 20' WIDE	2" CAL.

- LANDSCAPING NOTES**
- IN ORDER TO ACCOMMODATE NEW LANDSCAPE DESIGN, ROCKS, WEEDS AND OTHER DEBRIS SHALL BE REMOVED AND HAULED OFF AS NECESSARY.
 - SANDY LOAM TOP SOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 4" IN ALL NEW LAWN AREAS AND 12" DEPTH IN ALL PLANTERS. TOPSOIL SHALL BE DEFINED AS THE TOP LAYER OF EXISTING SOIL ON-SITE IN THE EXISTING ALFALFA FIELDS. IMPORTED FILL MATERIAL MAY BE USED TO BUILD UP PATH AREAS AS NECESSARY. LAWN AND PLANTER AREAS TO BE EXCAVATED AS NECESSARY IN ORDER TO ACCOMMODATE NEW TOPSOIL, BARK MULCH AND/OR ROCK MULCH DEPTHS. TOPSOIL IS AVAILABLE ON SITE BY DEVELOPER FOR USE BY LANDSCAPE CONTRACTOR.
 - NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED THROUGHOUT ENTIRE PROJECT. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. IRRIGATION SYSTEM TO BE DESIGNED FOR EASY FUTURE CONVERSION TO CITY PRESSURIZED IRRIGATION SYSTEM. TIMER TO BE INSTALLED ON PEDESTAL IN APPROVED LOCATION.
 - FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
 - 4"x6" FLAT EXTRUDED CONCRETE MONCURB OR BEND-A-BOARD TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS PER PLAN. DEVELOPER TO CHOOSE TYPE OF EDGING TO BE USED THROUGHOUT PROJECT.
 - PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY DEVELOPER AND/OR LANDSCAPE ARCHITECT, OR ARCHITECT.
 - DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUALS, PERENNIALS AND GROUNDCOVERS.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. THE PLAN SHALL DICTATE, IF DISCREPANCIES EXIST.
 - TREES LOCATED IN LAWN AREAS SHALL HAVE 40" TREE WELL AROUND BASE OF TREE WITH 3" OF MULCH. TREE WELLS TO BE SHOVEL CUT.
 - ORGANIC MULCH TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE AND SHRUB PLANTER AREAS, 1" IN ALL PERENNIAL/ANNUAL PLANTER AREAS. MULCH SHALL BE PULLED BACK A MIN. OF 3" FROM ALL PERENNIALS AND SHRUBS AND A MIN. OF 6" FROM THE BASE OF ALL TREE TRUNKS.
 - BOULDER RETAINING WALLS TO BE CONSTRUCTED OF BOULDERS. BOULDER WALLS TO MATCH EXISTING. WALL HEIGHTS TO BE AS SPECIFIED WITH AN ADDITIONAL 6" MINIMUM TOE-IN. INSTALL PER PLANS.
 - STAKE TREES ONLY UPON OWNERS REQUEST.
 - CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS AND PAY FOR THE SAME.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE 1 YEAR WARRANTY AND MAINTENANCE ON ALL LANDSCAPED AREAS.
 - DECORATIVE, LOCALLY AVAILABLE LANDSCAPE BOULDERS (WITH COLOR TO BE SELECTED BY ARCHITECT) SHALL BE 2-4' AVERAGE DIAMETER. BURY 1/3 OF BOULDER BELOW GRADE SO THAT BOULDER APPEARS NATURAL.
 - CONTRACTOR IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS TO PLAN AS NECESSARY. ADDITIONALLY, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING AND PROPOSED UTILITIES, EASEMENTS AND PROPOSED LANDSCAPE PLAN.
 - ALL SITE FURNISHINGS (BENCHES, TRASH RECEPTACLES, DOG WASTE DISPENSERS, ETC.), IF ANY, TO BE PROVIDED BY OWNER.



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 Fax (801) 466-1007
 www.jwra.com

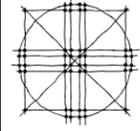
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TADPOLE PARK
ELM ST & GOLDEN LEAF WAY, MAPLETON, UTAH
LANDSCAPING PLAN
 TADPOLE PARK LANDSCAPING

Job #	
Dr. By	KRS
Ch. By	
Rev. By	
Revisions	
Date:	MAR 11, 2013
Sheet:	L001
	1 of 1

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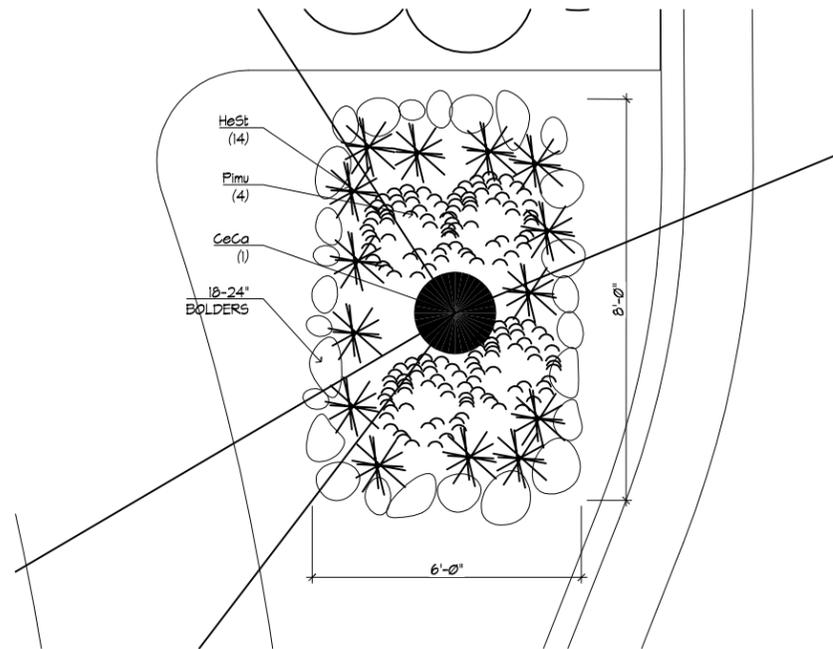


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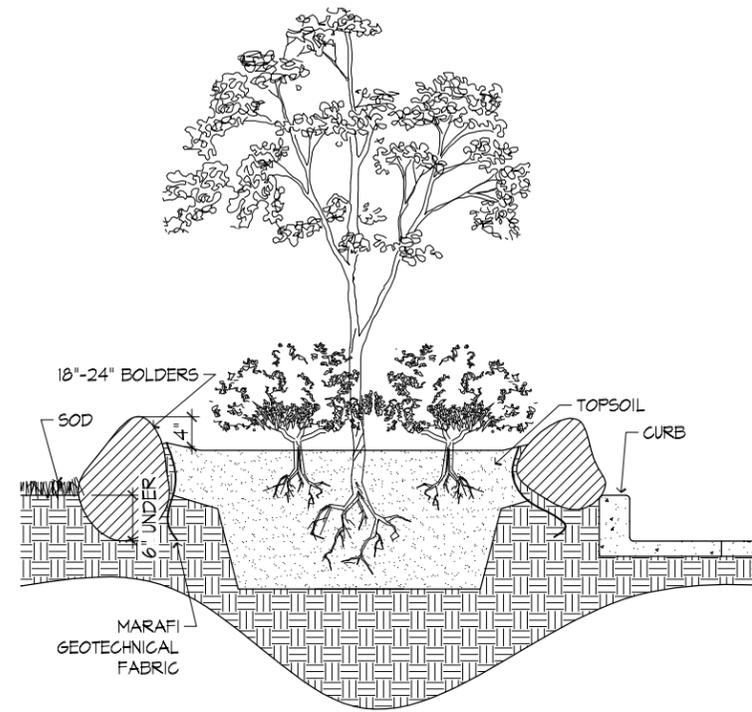
TADPOLE PARK
ELM ST & GOLDEN LEAF WAY, MAPLETON, UTAH
LANDSCAPING DETAILS
 TADPOLE PARK LANDSCAPING

Job #	
Dr. By	JAP
Ch. By	
Rev. By	
Revisions	
Date:	MAR 11, 2013

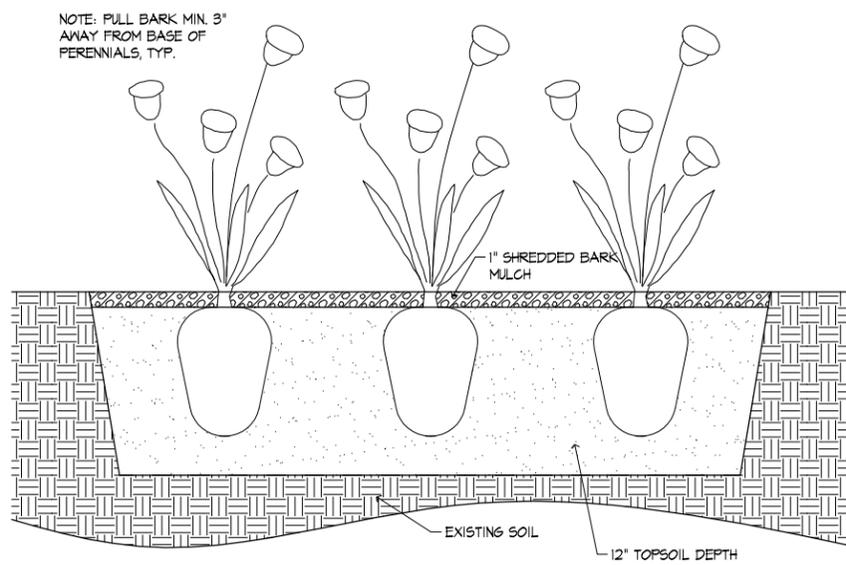
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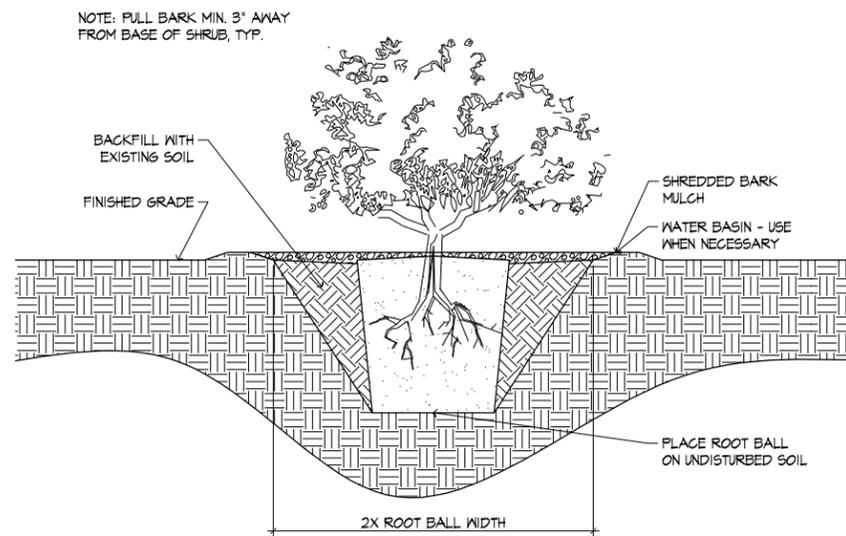
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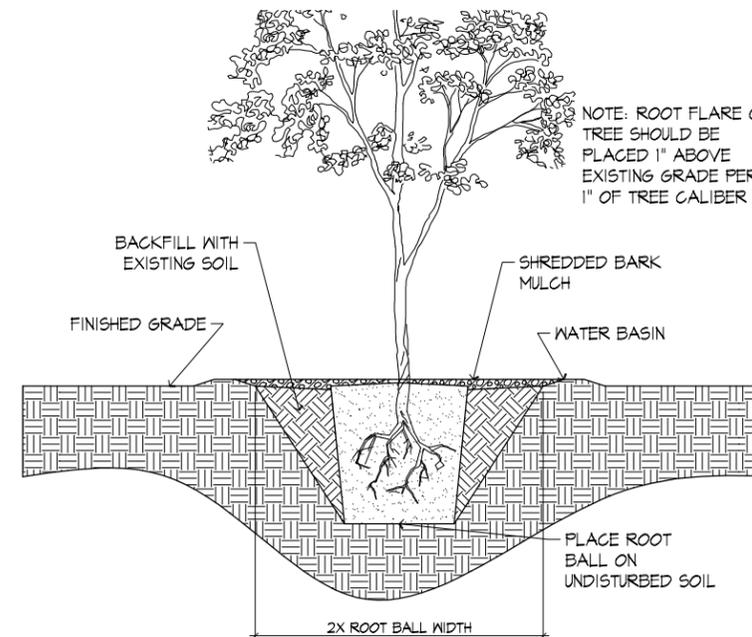
L04 **PLANTER SECTION**
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L03 **PERENNIAL PLANTING DETAIL**
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L02 **SHRUB PLANTING DETAIL**
 NO SCALE



L01 **DECIDUOUS TREE PLANTING DETAIL**
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