

Mapleton City Planning Commission Staff Report

Meeting Date: September 26, 2013

Applicant: Alpine Homes

Location: Harvest Park (Slant Rd. & Autumn Dr.)

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 "L" subdivision consisting of 35 lots located at approximately Autumn Drive and Slant Road in the SDP-1 zone.

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 a development agreement were approved on November 19, 2003. The concept plan included a mix of single family detached, twin homes and townhome units.

Phase 3 of the concept plan included 41 lots near the northwest corner of the property (see attachment "1") and included 11 sets of twin homes. The concept plan also showed Autumn Drive splitting into a "Y" intersection with two access points on Slant Road. Silver Leaf Drive was also shown as extending to Slant Road. No driveways were anticipated on Slant Road.

The original developer no longer owns the property included in phase 3. Alpine Homes has purchased the property and is proposing the following:

- 35 residential lots (reduction from 41 as shown on the concept plan).
- All lots will be developed with single-family detached units (twin homes have been eliminated).
- Elimination of the "Y" intersection off of Autumn Drive. Both Autumn Drive and Silver Leaf Drive will connect with Slant Road.
- 3 retention basins/open space areas.
- A meandering sidewalk on the south side of both Autumn Drive and Silver Leaf Drive.

EVALUATION

City Council: The City Council reviewed a concept plan for this project as a discussion item on April 16, 2013. The Council was generally supportive of the proposed changes to the original Harvest Park Concept Plan and directed the applicant to move forward with the project. Staff also supports the changes as proposed in the current application.

SDP-1 Zone: The SDP-1 zoning requirements were written specifically for the Harvest Park development. The zone does not establish a minimum or maximum lot size, but allows for a maximum of 496 residential units. The proposed project includes 6 fewer lots than originally anticipated and will not result in exceeding the maximum total units for the Harvest Park development. The majority of the lots will be approximately 5,600 square feet in size with some lots as large as 16,988 square feet in size. These lot sizes are generally consistent with other lots throughout the Harvest Park development.

Development Agreement: A development agreement was adopted as part of the Harvest Park Development on November 19, 2003. In addition to the zoning standards of the SDP-1 zone, the standards outlined in the development agreement also apply to this project.

Development Code: Mapleton City Code (MCC) Chapter 17.04.050 identifies several issues the City should review as part of its subdivision approval process. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

HOA: The Harvest Park HOA has met with Alpine Homes and is generally supportive of the project.

STAFF RECCOMENDATION

Recommend that the City Council approved the Preliminary and Final Plats for the Harvest Park Plat “L” subdivision.

ATTACHMENTS

1. Standard Findings.
2. Application Materials.
2. DRC Comments dated 8/22/13.
3. SDP-1 Zoning Text.

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.	✓

Plan A3

Harvest Park Concept Plan



ALVEY BUSINESS PARK

ELLIS PROPERTY

Typical 5 ft. wide meandering path on one side of minor streets.

Typical 30 ft. wide landscaped corridor with 8 ft. wide path. This corridor includes benches, exercise stations, etc.

Typical 18 ft. wide landscaped corridor with 8 ft. wide path. This corridor includes benches, exercise stations, etc.

FUTURE SCHOOL
13.4 ACRES

SLANT ROAD

ONE FAMILY HOMES
P.U.D.

R.V. PARKING

RAILROAD TRACKS

CONDOMINIUMS

PARK / PLAYGROUND #6

SINGLE FAMILY HOMES

PARK / PLAYGROUND #5

TRAFFIC CALMING DEVICE

SINGLE FAMILY HOMES

P.U.D.

PARK / PLAYGROUND #1
7.3 ACRES

PAVILION

TOWNHOMES
P.U.D.

Phase 3

PARK / PLAYGROUND #3
5 ACRES

TRAFFIC CALMING
DEVICE

MIXED USE

Rotate Clockwise
Rotate Counterclockwise

BARLOW MILL

TWO FAMILY HOMES
P.U.D.

TRAFFIC CALMING
DEVICE

PARK / PLAYGROUND #4
5 ACRES

FUTURE
SCHOOL

SLANT ROAD

RAILROAD

5

2

1

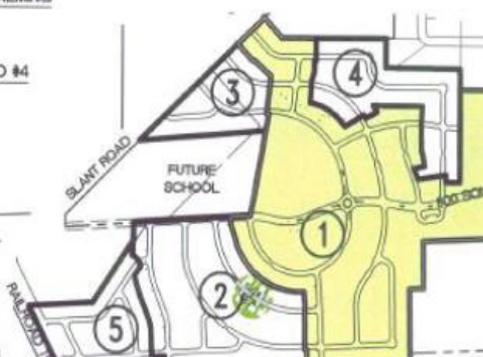
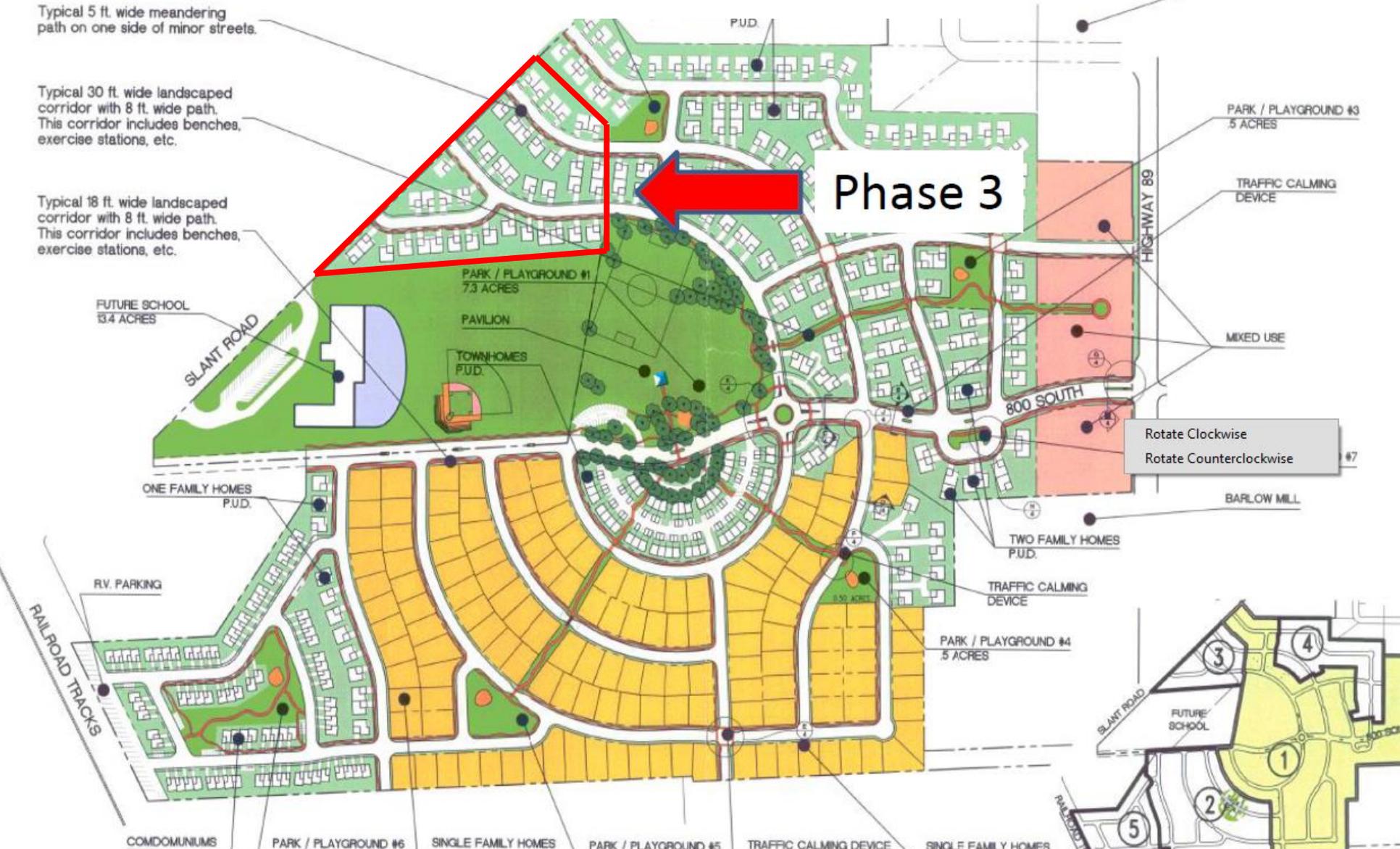
4

3

7

HIGHWAY 89

800 SOUTH



HARVEST PARK PHASE 3 PLAT L

A RESIDENTIAL PLANNED UNIT DEVELOPMENT MAPLETON, UTAH

-INDEX OF PLAN SHEETS-

SEWER

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST MAPLETON CITY DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY MAPLETON CITY.
- MANHOLES SHALL BE CONSTRUCTED AS PER MAPLETON CITY.
- SEWER PIPE WITH COVER OF GREATER THAN 4 FEET, SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC), SDR 35, ASTM D-3034.
- SEWER INSPECTIONS WILL BE BY THE MAPLETON CITY SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. THE CONTRACTOR WILL NOTIFY MAPLETON CITY 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE MAPLETON CITY AT RATES ESTABLISHED BY MAPLETON CITY FOR INSPECTION IN EXCESS OF THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS, AND OVERTIME INSPECTION RATES.
- STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE CITY SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACK CHARGED TO THE SEWER CONTRACTOR.
- PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. THE CONTRACTOR SHALL CONTACT MAPLETON CITY A MINIMUM OF 24 HOURS PRIOR TO TESTING.
- ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM GRADE RINGS.
- THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND MAPLETON CITY A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF THE SANITARY SEWER. MAPLETON CITY SHALL HAVE THE RIGHT TO INSPECT AND REJECT ALL CONSTRUCTION ASSOCIATED WITH SAID SANITARY SEWER CONSTRUCTION.
- SERVICE STUBOUTS SHALL BE 4" IN DIA. AND WILL BE TO THE POINTS SHOWN ON THE DRAWINGS (5' FROM BLDG) OR AS MARKED BY THE ENGINEER IN THE FIELD. SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAPLETON CITY STANDARDS. THOSE SEWER SERVICE STUBOUTS BEGINNING AT A MANHOLE IF ANY WILL HAVE THE TOP OF THE FOUR (4) INCH PIPE MATCH THE TOP OF THE EIGHT INCH PIPE. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION.
- THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
- GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. BEDDING MATERIAL SHALL CONFORM TO MAPLETON CITY REQUIREMENTS.
- THE TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY MAPLETON CITY. COMPACTION TESTS FOR SAID BACKFILL SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE FOR FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION COSTS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPACTION TESTING IN ACCORDANCE WITH THE UTAH PUBLIC WORKS STANDARDS CONSTRUCTION AND MAPLETON CITY.
- ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH MAPLETON CITY SPECIFICATIONS. THE SEWER PIPE BEDDING SHALL BE IN ACCORDANCE WITH MAPLETON CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN FOR FIELD VERIFICATION OF THE INVERT ELEVATION BY THE INSPECTOR. THE CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL HE HAS OBTAINED APPROVAL FROM THE INSPECTOR.
- THE CONTRACTOR SHALL PROVIDE MAPLETON CITY INSPECTOR WITH "CUT SHEETS" FOR THE STAKING PROVIDED FOR CONSTRUCTION OF THE SANITARY SEWER. "CUT SHEETS" SHALL BE PROVIDED TO THE MAPLETON CITY PRIOR TO CONSTRUCTION. ADDITIONALLY, A BENCH MARK MUST BE PROVIDED TO THE MAPLETON CITY, INSPECTION DEPARTMENT, BY THE OWNER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER IN ACCORDANCE WITH THE STAMPED PLANS APPROVED BY THE MAPLETON SEWER DISTRICT. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.

ROADWAY/PARKING/STORM DRAIN

- ALL PARKING LOT CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE MAPLETON CITY SPECIFICATIONS.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY NORTHERN ENGINEERING INC.. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
- INSPECTION OF WORK WITHIN THE PUBLIC RIGHT-OF WAY SHALL BE BY MAPLETON CITY.
- ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS. CONCRETE COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH MAPLETON CITY STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL NOTIFY MAPLETON AND THE ENGINEER 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
- ALL COSTS OF TESTING & RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY MAPLETON CITY.
- ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.
- ALL WATER METERS AND FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE OF THE ROADWAYS AREA AND THERE MUST BE AT LEAST A ONE (1) FOOT SEPARATION BETWEEN ANY BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
- ALL WORK SHALL BE INSPECTED BY THE CITY OF MAPLETON.
- ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH MAPLETON CITY STANDARD & SPECIFICATION.
- OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY MAPLETON CITY.
- COLLAPSIBLE SOILS IN THE AREA MAY REQUIRE A GEOTECHNICAL ENGINEER TO VERIFY SUB-BASE CONDITIONS PRIOR TO PLACEMENT OF GRANULAR FILL TO ELIMINATE THE COLLAPSIBLE SOILS WITHIN DEDICATED ROADWAYS

SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	OVERALL PHASING LAYOUT
3	PRELIMINARY PLAT
4	FINAL PLAT
5	RETENTION BASINS 1, 2 & DETAILS
6	RETENTION BASIN 3 & DETAILS
DT-01	DETAILS
DT-02	DETAILS
DT-03	DETAILS
PP-01	STREET PLAN & PROFILE - SLANT ROAD STA: 10+78.75 - 16+00
PP-02	STREET PLAN & PROFILE - SLANT ROAD STA: 16+00 - 20+18.38
PP-03	STREET PLAN & PROFILE - AUTUMN DRIVE STA: 10+00 - 15+00
PP-04	STREET PLAN & PROFILE - AUTUMN DRIVE STA: 15+00 - 17+67.35
PP-05	STREET PLAN & PROFILE - SILVER LEAF DRIVE STA: 10+00 - 14+75.41
SP-01	STORM WATER POLLUTION PREVENTION PLAN
SP-02	STORM WATER POLLUTION PREVENTION PLAN DETAILS



VICINITY MAP
-NTS-

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF MAPLETON CITY STANDARDS AND CURRENT APWA STANDARDS & GUIDELINES.
- A PRECONSTRUCTION CONFERENCE WITH CITY ENGINEER, CITY PUBLIC WORKS, AND CONTRACTOR WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- EXISTING A.C. PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET OR DRIVEWAY CENTERLINE OR AS SHOWN ON PLANS AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING AS PER MAPLETON CITY.
- ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
- THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION & ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTIONS.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM MAPLETON CITY AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
- ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- THE CONTRACTOR(S) SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE, AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSIST OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OFF SITE.
- ALL ROADWAYS, CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAPLETON CITY STANDARDS.
- UTILITY CONDUITS TO BE INSTALLED AT EVERY INTERSECTION PER MAPLETON CITY STANDARDS. "T" INTERSECTIONS TO HAVE CONDUITS ON TWO SIDES (MIN) 4 WAY INTERSECTIONS TO HAVE CONDUITS ON 3 SIDES (MIN).
- THE FOUNDATION INVESTIGATION AND ALL ADDENDUM FOR MAPLETON WEST DEVELOPMENTS, MAPLETON UTAH, PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. AND OTHER RECOMMENDATIONS TERRAIN INCLUDING A WATER LEVEL REPORT PREPARED BY AMEC ARE TO BE CONSIDERED A PART OF THESE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING THE RECOMMENDATION IN SAID REPORT INTO HIS/HER BID AND CONSTRUCTION PRACTICES.
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS SPECIFICATIONS, RECOMMENDATION, AND REPORTS, THE CONTRACTOR SHALL INSTALL THAT WHICH IS RECOMMENDED BY THE CITY ENGINEER.

WATER

- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS".
- WATER DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH DIP CLASS 52. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR MAPLETON CITY.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4 FEET. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO 95% MODIFIED PROCTOR OF MAXIMUM DENSITY TO PREVENT FUTURE SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED, FLUSHED AND SANITIZED BEFORE CONNECTION TO THE MUNICIPAL SYSTEM.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH MAPLETON CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
- ALL GATE VALVES SHALL BE FLANGED AND/OR M.J. AND SHALL CONFORM TO APWA 2002 SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE WITH MAPLETON CITY SPECIFICATIONS.
- ALL TEES, PLUGS, CAPS AND BENDS, AND AT OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE MAPLETON CITY SPECIFICATIONS.
- THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER, THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST MAPLETON CITY DEPARTMENT OF PUBLIC WORKS INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF AS-BUILT PLANS TO THE CITY ENGINEER.
- RESIDENTIAL WATER SERVICE CONNECTIONS SHALL BE CONSISTANT WITH MAPLETON CITY STANDARDS DRAWING W-01.
- THE SECONDARY WATERLINE SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN MAPLETON SPECIFICATION SECTION 02680. ALL SECONDARY PIPE SHALL BE PURPLE PIPE. CONTRACTOR TO INSTALL 2" SECONDARY DRAIN CONNECT TO PROPOSED STORM DRAIN.
- ALL WATER VALVES SHOULD BE INDICATED AS "IRRIGATION" OR "CULINARY"

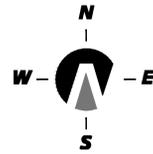


**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

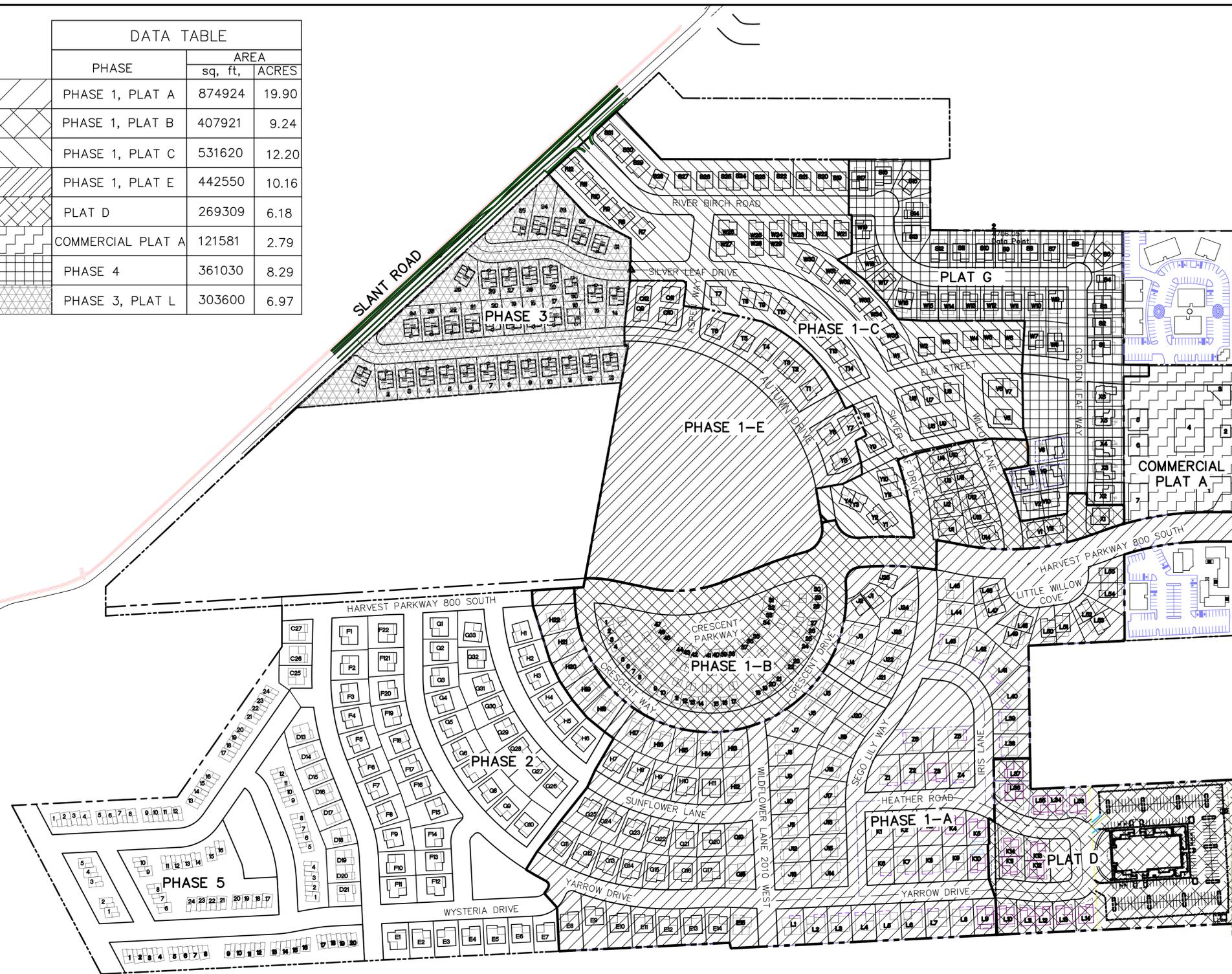
JOB NO.
3-13-014

SHEET NO.
1



(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
	PHASE 3, PLAT L	303600	6.97



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
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 L

OVERALL LAYOUT
 MAPLETON, UTAH

JOB NO.
 3-13-014
 SHEET NO.
2

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CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	12.86'	600.00'	12.86'	N89°54'30"E	113°42'
C2	43.22'	587.00'	43.21'	N88°11'09"E	413°07'
C3	16.83'	13.41'	15.75'	S88°20'41"W	71°53'59"
C4	48.64'	95.00'	48.11'	N65°19'02"W	29°20'05"
C5	23.91'	95.00'	23.85'	N87°11'45"W	14°25'20"
C6	32.22'	299.00'	32.21'	S86°47'07"E	6°10'29"
C7	34.59'	616.00'	34.59'	S87°41'07"W	31°3'03"
C8	35.89'	639.00'	35.88'	S87°41'08"W	31°3'04"
C9	49.48'	20.00'	37.79'	S23°32'02"E	141°44'46"
C10	37.80'	95.00'	37.55'	N54°03'00"W	22°47'51"
C11	48.01'	95.00'	47.50'	N79°55'40"W	28°57'29"
C12	65.21'	299.00'	65.08'	N77°27'00"W	12°29'46"
C13	46.21'	71.00'	45.40'	N75°45'35"W	37°17'40"
C14	2.34'	299.00'	2.34'	N57°20'11"W	0°26'52"
C15	71.19'	299.00'	71.02'	N64°22'51"W	13°38'30"
C16	46.02'	66.00'	45.09'	N74°25'52"W	39°57'05"
C17	44.25'	18.78'	34.70'	S48°04'50"E	84°40'36"
C18	154.38'	270.00'	152.29'	S73°29'33"E	32°45'37"
C19	16.30'	123.00'	16.29'	S89°23'22"W	7°35'35"
C20	65.09'	100.00'	63.95'	S75°45'35"E	37°17'40"

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C21	56.84'	123.00'	56.33'	N73°34'33"W	26°28'33"
C22	47.84'	66.00'	46.79'	S73°38'37"E	41°31'36"
C23	6.92'	123.00'	6.92'	N58°43'31"W	31°3'32"
C24	20.76'	25.00'	20.17'	S76°40'08"E	47°34'38"
C25	49.25'	247.00'	49.17'	N62°49'30"W	11°25'30"
C26	59.43'	82.00'	58.14'	S73°38'37"E	41°31'36"
C27	91.98'	247.00'	91.45'	N79°12'18"W	21°20'08"
C28	33.80'	600.00'	33.80'	S87°40'49"W	31°3'40"
C29	35.49'	632.00'	35.48'	N87°41'08"E	31°3'03"
C30	57.18'	82.00'	56.03'	N74°25'52"W	39°57'05"
C31	21.92'	25.00'	21.23'	N79°34'30"W	50°14'21"
C32	49.32'	25.00'	41.70'	S37°53'18"E	113°02'14"
C33	163.53'	286.00'	161.31'	S73°29'33"E	32°45'37"
C34	145.23'	254.00'	143.26'	N73°29'33"W	32°45'37"
C35	54.68'	84.00'	53.72'	S75°45'35"E	37°17'40"
C36	75.51'	116.00'	74.18'	N75°45'35"W	37°17'40"
C37	38.86'	25.00'	4711.60'	N49°52'25"W	89°04'00"



MULTIPLICATION FACTOR USED FOR CONVERTING GROUND DISTANCES TO GRID DISTANCE IS 0.99969.

POINT #	EASTING	NORTHING
A	491671.93	2198678.20
B	489929.68	2199078.83
C	2199010.27	489038.20
D	489730.64	2199645.33
E	489838.07	2199531.42
F	489954.95	2199470.46
G	489954.81	2199408.36
H	489953.24	2199408.21
I	489953.12	489953.12
J	489937.62	2199230.65
K	489938.10	2199191.67
L	489950.96	2199191.54

POINT #	EASTING	NORTHING
M1	489275.95	2199368.94
M2	489714.69	2199444.27

LEGEND

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

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

WATER MASTER

NEBO SCHOOL DISTRICT

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

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: _____



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 BASIN 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 400.91 FEET AND N.90°00'00"W. A DISTANCE OF 1740.63 FEET TO THE POINT OF BEGINNING.
THENCE S.85°35'35"W. A DISTANCE OF 894.41 FEET; THENCE N. 47°28'05"E. A DISTANCE OF 939.95 FEET; THENCE S.43°17'10"E. A DISTANCE OF 156.74 FEET; THENCE S.62°27'16"E. A DISTANCE OF 131.86 FEET; THENCE S.00°07'38"W. A DISTANCE OF 62.12 FEET; THENCE N.89°52'22"W. A DISTANCE OF 1.57 FEET; THENCE S.00°07'38"W. A DISTANCE OF 52.00 FEET; THENCE S.07°01'44"W. A DISTANCE OF 126.71 FEET; THENCE S.00°42'21"E. A DISTANCE OF 39.00 FEET TO A POINT OF CURVATURE OF A 600.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, 12.86 FEET, HAVING A CENTRAL ANGLE OF 01°13'42" AND A CHORD THAT BEARS N.89°54'30"E. A DISTANCE OF 12.78 FEET; THENCE S.10°41'08"W. A DISTANCE OF 114.74 FEET TO THE POINT OF BEGINNING. CONTAINS 6.97 ACRES OF LAND, CONTAINING 35 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 _____ 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___.

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

PLANNING COMMISSION APPROVAL
APPROVED THIS ___ DAY OF ___, A.D. 20___ BY THE MAPLETON CITY PLANNING COMMISSION.
PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

HARVEST PARK PLAT "L"
CONTAINING 35 LOTS, 6.98 ACRES LOCATED IN THE NORTHEAST 1/4 OS SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M, UTAH COUNTY, UTAH

MAPLETON UTAH COUNTY, UTAH

SCALE: 1" = 40 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

August 22, 2013 at 8:30am

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

On August 8, 2013, Alpine Homes submitted an application for the Harvest Park Plat "L" subdivision consisting of 35 lots located generally at Slant Road and Silver Leaf Drive.

Community Development Division

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

Email: sconroy@mapleton.org

1. Staff is supportive of scheduling the Preliminary and Final plat approvals simultaneously with the Planning Commission. The project will also require final approval from the City Council.
2. Please show the right-of-way dedications as cross-hatched on the final plat.
3. Please change the address of lot 9 from an even address to an odd address (2201 or 2203)
4. The "PUE Non-Buildable Open Space" note appears to have been left off for the south side of Silver Leaf Drive. Please include.
5. Please include a preliminary landscape plan for the retention basin areas.
6. This project will be subject to the Mapleton West Planned Development Use and Design Criteria as established in the Mapleton West Development Agreement dated November, 19, 2003.
7. Please provide a letter from the Harvest Park HOA indicating that they attend to include your project in the HOA. If you attend to establish your own HOA for this project, please indicate.
8. The project requires the submittal of 6 Transferable Development Rights prior to plat recording.

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: Harvest Park Plat "L"

Date: August 22, 2013

Site Grading:

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, used drive approaches etc. (this does not require any actual plan revisions)

Water System:

1. 12" D.I. class 350-mainline waterline will be required on Slant Road.
2. Fire hydrant shall be spaced 500' maximum.
3. Water model to be submitted to RB&G for review, to assure proper sizing of pipe and fire flows. The cost of this is the responsibility of the developer. This may occur after project approval.

4. Verify water main location on Slant Road.

Roadway:

1. Roadway: All standard drawings shall comply with APWA standard drawings and Mapleton City Addendum to APWA, this Addendum can be located on the Mapleton City web page - Mapleton.org.
2. Road x-sections:
 - a. 66' R/W
 - i. Shall show 3.5" of asphalt and 1" overlay.
 - ii. Slant Road will need 1" overlay over entire width upon completion of utility trenches.
 - b. 52' R/W
 - i. Sidewalk shall be placed as per concept plan approval of Harvest Park Subdivision pedestrian travel paths.
3. Remove light pole locations, these poles will be determined by Rock Mountain Power.
4. Concrete collars required on all manholes and valve covers, use APWA standards.

Storm Drain:

1. In-let boxes/sumps shall be spaced at maximum of 300'.
2. Storm water calculations: shall be designed for 100 year storm.
3. This area has a high water table and a geo-tech report is required, the original geo-tech report submitted will need to be revised to account for high ground water concerns of 2011.
4. The basins will need a maintenance plan submitted as per Storm Drain Ordinance, show landscaping of basins.
5. SWPPP and Land Disturbance permit will be required.

Miscellaneous:

1. Receive irrigation company approval for work on irrigation company ditches.

Upon plat approval, 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 (\$4528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of each building permit issuance.
- Submit one water share (1 acre foot) per lot.
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit 6 Transferable Development Rights.
- 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 (\$30 + \$1 per lot).

Chapter 18.56A

SDP-1 MAPLETON-WEST SPECIFIC DEVELOPMENT PLAN ZONE

18.56A.010: PURPOSE AND OBJECTIVES:

The SDP-1 Mapleton-west specific plan zone describes a proposed residential mixed use development set in the central-western area of Mapleton City, west of Highway 89. This zone consists of a maximum of four hundred ninety six (496) residential dwelling units on 100.3 acres identified as exhibit A of the development agreement. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.020: COMPLIANCE WITH CHAPTER 18.56 AND ADEQUATE PUBLIC FACILITIES:

In addition to the specific development standards contained in this chapter, areas zoned to the SDP-1 zone shall comply with the general criteria and enabling provisions contained in [chapter 18.56](#) of this title and section [17.04.130](#), "Availability Of Adequate Public Facilities", of this code. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.030: PERMITTED USES:

Accessory buildings, in conjunction with and incidental to the main use of the property, such as a shed or detached garage no larger than forty percent (40%) of the main building size, and no taller than the main structure.

Cultural or civic activities.

Home occupations (subject to section [18.84.380](#) of this title) with the following additional restrictions:

- A. Notwithstanding the provisions of subsection [18.84.380D7](#) of this title, parking shall be further limited to the number of available off street parking spaces at the home. Off street parking spaces shall be in the driveway, garage, or other designated parking spaces for the home. Clients and employees must park in the off street parking spaces designated for the home. However, one client at a time may also use a guest parking space for a period not to exceed sixty (60) minutes.
- B. Clients of the home occupation shall not park or store vehicles at the premises overnight.

Park and recreation areas.

Single-family residential dwelling unit:

Attached side by side dwelling unit or townhome (no over/under units except duplexes will be allowed).

Duplex.

Swimming pools and related equipment.

Utility facilities. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003; amd. Ord. 2009-09, 8-5-2009, eff. 9-18-2009)

18.56A.040: CONDITIONAL USES:

Clubhouse and other recreational amenities for the development.

Cultural and civic activities.

Educational institutions (public schools).

Places of worship. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.050: LOT AREA:

There shall be no minimum lot size requirement, however, the total number of residential dwelling units shall not exceed four hundred ninety six (496). (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.060: LOT REQUIREMENTS:

There are no lot requirements other than the general layout of the lots as presented in the Mapleton-west final plan for the entire project. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.070: RESIDENTIAL DENSITY:

The overall residential density in the SDP-1 Mapleton-west zone shall not exceed the number of dwelling units as agreed upon for the Mapleton-west development and rezone, or the number which is allowed in [chapter 18.56](#) of this title with the application of TDRs. In no case shall the density of the project be increased once the finalized plans have been recorded with the Utah County recorder's office. The number of dwelling units shall not exceed that which is permitted with the original approval of the SDP-1 Mapleton-west zone. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.080: YARD REQUIREMENTS:

All yard requirements shall comply with the project design criteria attached as exhibit D of the Mapleton-west development agreement. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.090: BUILDING HEIGHT:

All building height requirements shall comply with the project design criteria attached as exhibit D of the Mapleton-west development agreement. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.100: ARCHITECTURAL REVIEW:

(Rep. by Ord. 2007-11, 5-15-2007)

18.56A.110: PARKING REQUIREMENTS:

All detached single-family residential dwelling units, whether or not on a lot or pad site, shall have an attached or detached two (2) car garage. Each detached dwelling unit shall be required to have a total of four (4) parking spaces. The two (2) car garage shall be considered two (2) parking spaces,

and the area directly in front of the garage, which shall be a paved area twenty feet (20') wide by twenty feet (20') long, shall be considered the remaining two (2) parking stalls. All other parking requirements shall be governed by section [18.84.270](#) of this title, including the design criteria relating to recreation vehicles contained in exhibit D in the Mapleton-west development agreement. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.120: OPEN SPACE, STREET TREE AND LANDSCAPING REQUIREMENTS:

All landscaping shall conform to the requirements found in [chapter 17.15](#) of this code. No less than thirty five percent (35%) of any project in the SDP-1 zone shall be kept and maintained as permanent open space. All street tree and landscaping requirements shall comply with the project design criteria attached as exhibit D of the Mapleton-west development agreement. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.130: ENFORCEMENT:

If the city deems that open space and parks are not being kept to Mapleton City standards, the city shall have said improvements and maintenance done and any such expenses by the city shall be assessed to any of the homeowners' associations of the SDP-1 zone. (Ord. 2003-32, 11-19-2003, eff. 12-11-2003)

18.56A.140: EXCEPTIONS TO DEVELOPMENT AND DESIGN STANDARDS:

The Mapleton-west development agreement and development standards associated with this zone shall be strictly construed. No variations shall be made from the development plan and standards adopted in the zone unless expressly approved by the city council with recommendation from the planning commission for the purpose of achieving better design. In taking such action, the planning commission and city council shall:

- A. Make a finding that the amendment will result in better design; and
- B. Be bound by the standards set forth in the Mapleton-west development agreement.