

City Council Staff Report

November 17, 2015

Applicant: Ivory
Development

Location: 15 West 1600
North

Prepared by: Brian
Tucker

Public Hearing Item: No

Zone: RA-2

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 11/5/2015.

REQUEST

Consideration of a Resolution approving the Final Plat for the Union Meadows Subdivision, Plat “A” consisting of sixteen lots located at approximately 15 West 1600 North in the Residential Minor-Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 7.4 acres and is located in the RA-2 zone at 15 West 1600 North. The developer is proposing a 16 lot subdivision that includes an interior street with connections to both Main Street and 1600 North. The lot sizes vary from 14,566 square feet (.334 acres) to 25,860 square feet (.593 acres). A new road (50 W) is proposed that will connect with 1600 North and run another new road (1400 N), which will then run east and connect with Main Street.

EVALUATION

General Plan: The General Plan land use designation for this property is Medium Density Residential (MDR). The MDR designation is characterized primarily by single family residences with lot sizes of 14,500 square feet or larger. The proposed project is consistent with the General Plan.

Zoning: The property is zoned RA-2, which requires a minimum lot size of 14,500 square feet with a minimum of 100 feet of frontage on a public street. The surrounding properties are zoned either RA-2 or R-2, which allow similar type development. The proposed project is consistent with the zoning requirements and with surrounding development.

Review Criteria: MCC Chapter 17.04.050.B outlines the subdivision review standards that shall be used by the Planning Commission. These standards are shown in attachment “1”. The proposed project complies with these standards.

Street Design: The proposed 50 West and 1400 North will be developed with 36 feet of paving, an eight foot planter and a five foot sidewalk on each side of the road. The project will also include widening of 1600 North, with the addition of curb, gutter and sidewalk on the south side.

Lot Design: Mapleton City Code, Section 17.12.060.B, states that “the width of blocks generally shall be sufficient to allow (2) two tiers of lots”. The block between Main Street and the proposed 50 West is wide enough for two lots along 1400 and 1600 North Streets but lots 112, 113 and 114 are proposed to be what are known as ‘double fronting’ lots, in that they have frontage on two streets that do not intersect.

Typically staff discourages double fronting lots as in most cases they represent poor planning and lot design, as well as having the practical issue with the rear yard being exposed to the public. In this case, the requirements for lot width and area as well as the configuration of the undeveloped parcel, dictate that the only practical way to avoid double fronting lots would be to reconfigure the project such that two dead end streets extend from Main Street with no connectivity between them. Staff regards the two dead end configuration to be the worse of the two configurations and given that the block arguably meets the two lot width standard, staff recommends approval of the proposed subdivision.

In light of the double fronting lots, and given that the city has planted street trees and maintained the park strip, staff have asked the developer to create a uniform wall or high quality view obscuring fence behind the sidewalk to retain the streetscape on Main Street while allowing the future owners to have rear yard privacy. Staff recommends that the City Council make this a condition of approval, along with the requirement that the future homes front onto the interior street.

This project has been reviewed by the Planning Commission, which has recommended final approval by the City Council.

STAFF RECOMENDATION

Adopt the attached Resolution.

SPECIAL CONDITIONS

1. Any outstanding issues raised in the DRC minutes dated November 5, 2015 shall be addressed prior to plat recording.
2. Submit a plan for a uniform wall or high quality view obscuring fence behind the sidewalk. Fencing along Main Street is prohibited except for the approved wall or view obscuring fence.
3. Homes on lots 112, 113, and 114 will front on the interior street and will not access Main Street directly.

RESOLUTION NO. 2015-

A RESOLUTION APPROVING THE FINAL PLAT FOR THE UNION MEADOWS SUBDIVISION, PLAT "A" CONSISTING OF 16 LOTS LOCATED GENERALLY AT 15 WEST 1600 NORTH

WHEREAS, title 17 of the Mapleton City Code (MCC) outlines the process and requirements for subdivision approval; and

WHEREAS, the Planning Commission has reviewed and approved the Preliminary and Final Plats for this subdivision; and

WHEREAS, the proposed project complies with title 17 of the MCC as outlined in the findings for decision attached to the City Council Staff Report; and

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Union Meadows Subdivision Plat "A" with the findings and conditions as outlined in the staff report dated November 17, 2015.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

This 17th Day of November, 2015.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

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.	✓

1600 NORTH

200 WEST

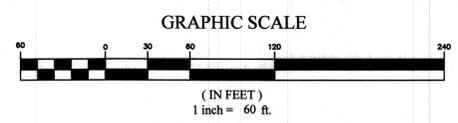
Subject Parcel

1400 NORTH

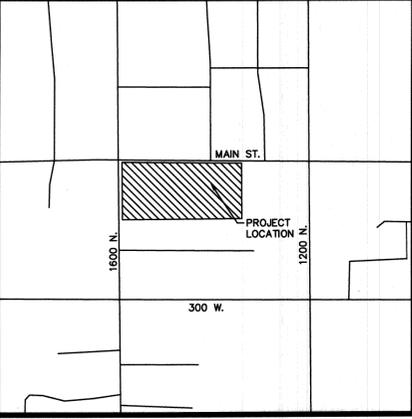


UNION MEADOWS

PREPARED FOR:
IVORY HOMES
 LOCATED IN:
MAPLETON CITY, UTAH

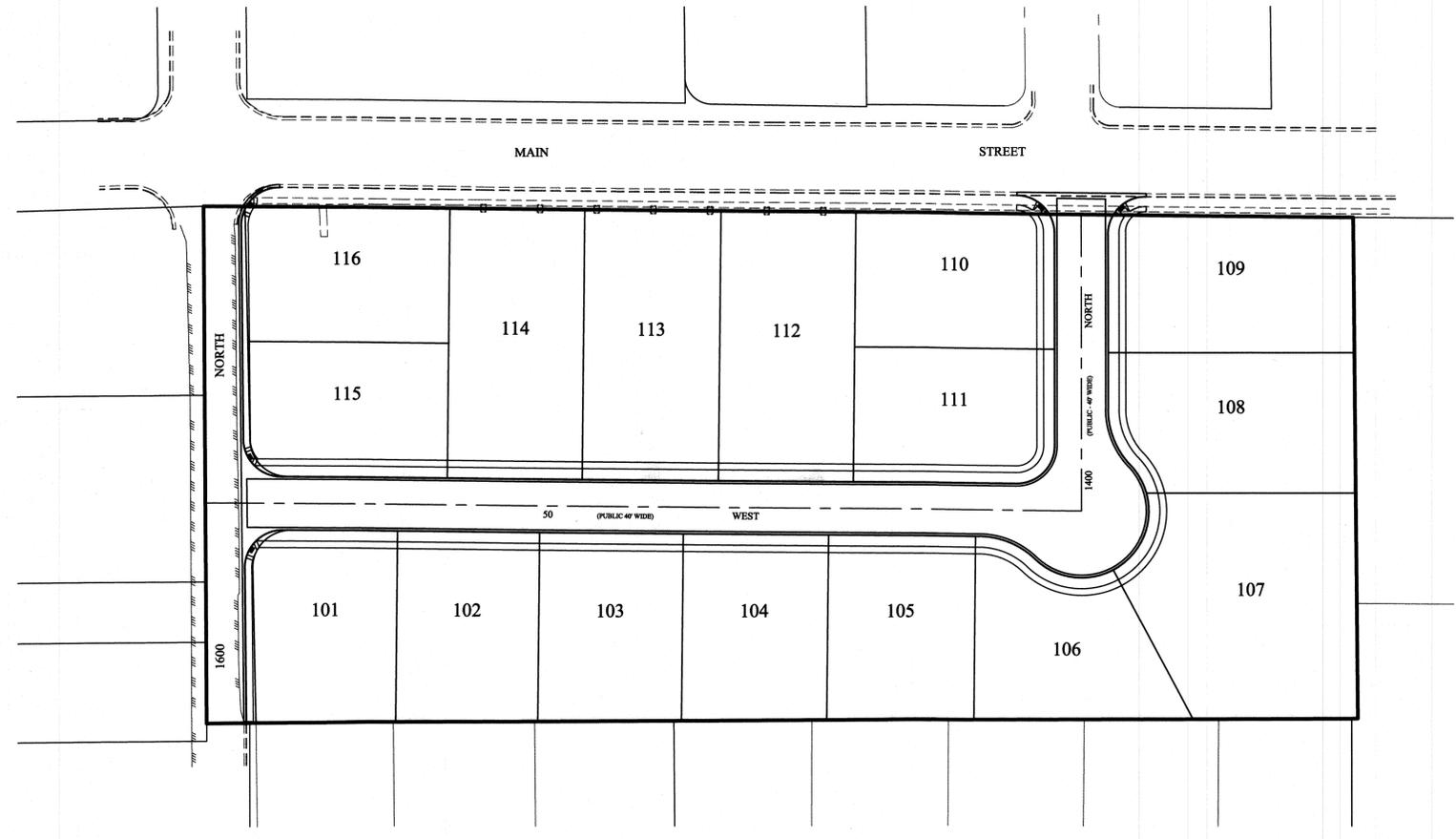


FOCUS
 ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusuut.com



VICINITY MAP
 NTS

Sheet List Table	
Sheet Number	Sheet Title
C01	COVER SHEET
C02	FINAL PLAT
C03	UTILITY PLAN
C04	GRADING AND DRAINAGE PLAN
C05	EROSION CONTROL PLAN
PP01	50 WEST PLAN AND PROFILE
PP02	50 WEST PLAN AND PROFILE
PP03	1400 NORTH PLAN AND PROFILE
PP04	1600 NORTH PLAN AND PROFILE
PP05	SD SUMPS AND EAST IRRIGATION PLAN AND PROFILE



SITE MAP

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
- ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL ADHERE TO APWA STANDARD PLANS STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANT THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
 FOCUS ENGINEERING & SURVEYING
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070
 (801) 352-0075
 CONTACT: JASON BARKER

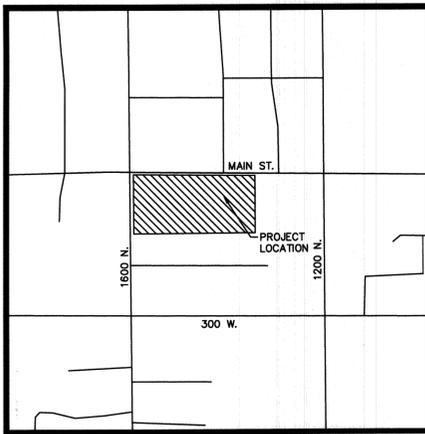
OWNER/DEVELOPER
 IVORY HOMES
 978 WOODOAK LANE
 SALT LAKE CITY, UTAH 84117
 (801) 747-7000
 CONTACT: BRYON PRINCE

UNION MEADOWS
 MAPLETON CITY
COVER SHEET

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

COVER SHEET

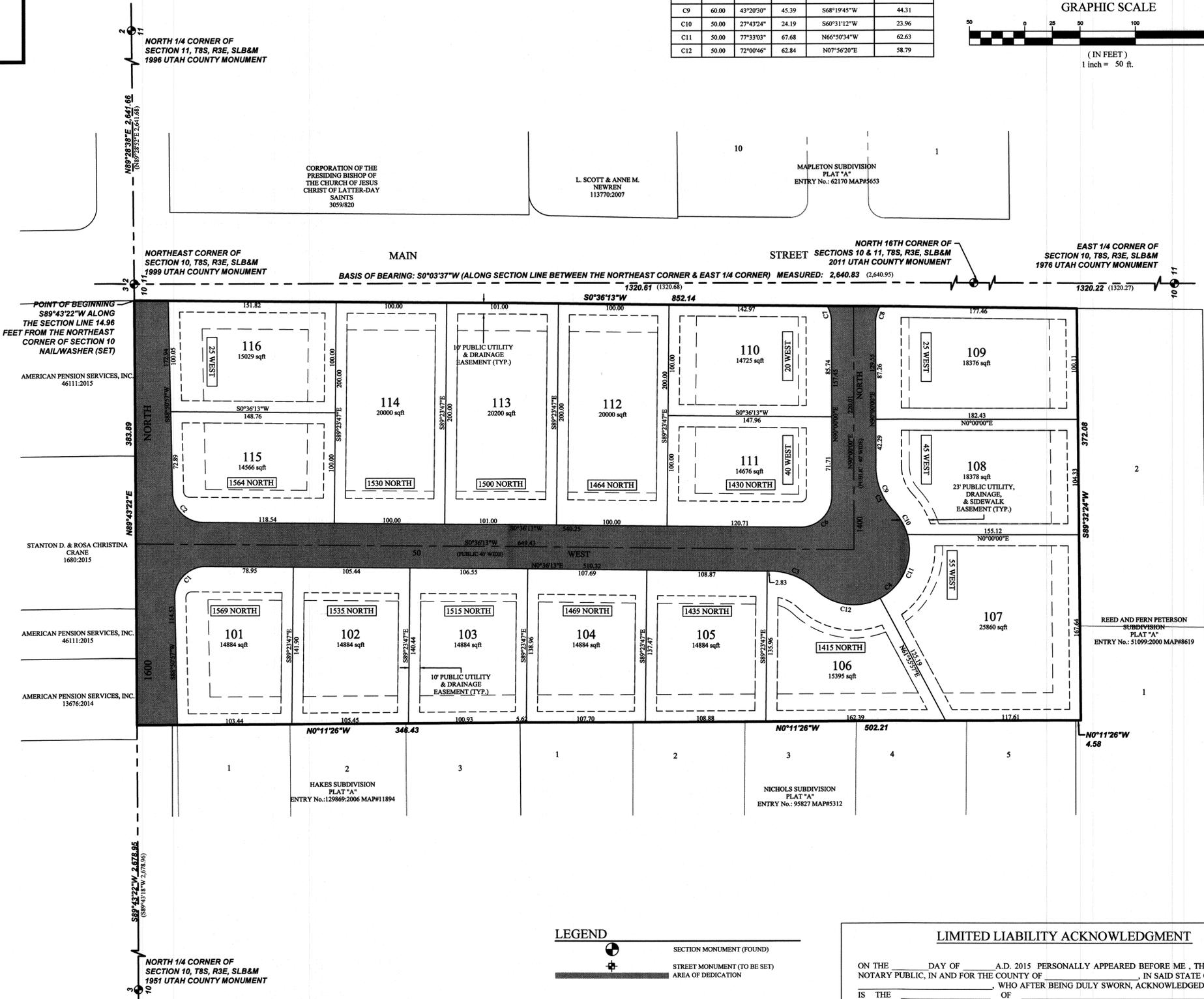
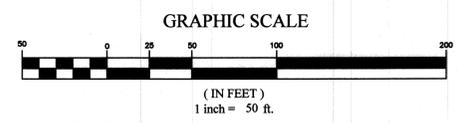
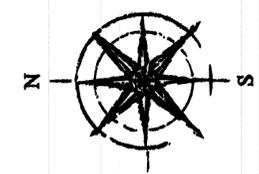
Scale: 1"=60' Drawn: DRP
 Date: 9/22/2015 Job #: 15-110
 Sheet: **C01**



VICINITY MAP
N.T.S

- NOTES:
- #5 rebar & cap (FOCUS ENG) to be set at all lot corners.
 - Nail/plug to be set in top back of curb at extension of side lot lines.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	28.00	91°45'16"	44.84	N45°16'25"W	40.20
C2	28.00	88°14'44"	43.12	S44°43'35"W	38.99
C3	60.00	43°20'31"	45.39	N22°16'28"E	44.31
C4	50.00	177°17'14"	154.71	S44°41'53"E	99.97
C5	60.00	43°20'30"	45.39	S68°19'45"W	44.31
C6	28.00	90°30'13"	44.28	S44°41'53"E	39.81
C7	28.00	30°44'23"	15.02	N74°37'49"E	14.84
C8	28.00	31°41'52"	15.49	N74°09'04"W	15.29
C9	60.00	43°20'30"	45.39	S68°19'45"W	44.31
C10	50.00	27°43'24"	24.19	S60°31'12"W	23.96
C11	50.00	77°33'03"	67.68	N66°50'34"W	62.63
C12	50.00	72°00'46"	62.84	N07°56'20"E	58.79



LEGEND

	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	AREA OF DEDICATION

LIMITED LIABILITY ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 2015 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF _____, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A _____ L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ RESIDING IN _____ COUNTY

SURVEYOR'S CERTIFICATE

I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be, correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675

Date _____

BOUNDARY DESCRIPTION

All of that Real Property described in Deed Entry No. 36510:2007 of the Official Records of Utah County, located in a portion of the NE1/4 of Section 10, Township 8 South, Range 3 East, Salt Lake Base & Meridian, Mapleton, Utah, more particularly described by Survey as follows:

Beginning at a point on the westerly side of Mapleton Main Street as defined and described in that certain Street Dedication Plat entitled "MAPLETON ROAD R.O.W. 3200 EAST ST. FROM 4800 SOUTH ST. TO 5200 SOUTH ST." recorded as Entry No. 21891-Map #2690 of the Official Records of Utah County, located S89°43'22"W along the Section line 14.96 feet from the Northeast Corner of Section 10, T8S, R3E, S.L.B.& M. (Basis of Bearing: S0°03'37"W along the Section line between the Northeast Corner and the East 1/4 Corner of said Section 10); thence S0°36'13"W along the west line of Main Street Dedication Plat #52.14 feet to the northeast corner of Lot 2, Plat "A", REED AND FERN PETERSON Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence S89°32'24"W along said Plat 372.08 feet; thence N0°11'26"W along said Plat 4.58 feet (plat: 4.56') to the southeast corner of Lot 5, Plat "A", NICHOLS Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°11'26"W along said Plat 502.22 feet to the southeast corner of Lot 3, Plat "A", HAKES Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence N0°11'26"W along said Plat and extension thereof 346.43 feet to the north line of Section 10; thence N89°43'22"E along the Section line 383.89 feet to the point of beginning.

Contains: 7.40+/- acres

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2015.

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

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, 2015.

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

ACCEPTANCE OF LEGISLATIVE BODY

APPROVED THIS _____ DAY OF _____ A.D. 2015 BY THE MAPLETON CITY PLANNING COMMISSION.

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

EASEMENT APPROVAL

CENTURY LINK	DATE	ROCKY MOUNTAIN POWER	DATE
QUESTAR GAS	DATE	COMCAST	DATE
MAPLETON IRRIGATION CO.	DATE		

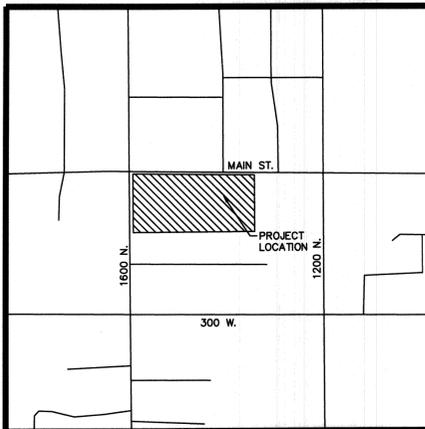
PLAT "A"
 UNION MEADOWS
 SUBDIVISION
 MAPLETON CITY, UTAH COUNTY, UTAH

SCALE: 1" = 50 FEET

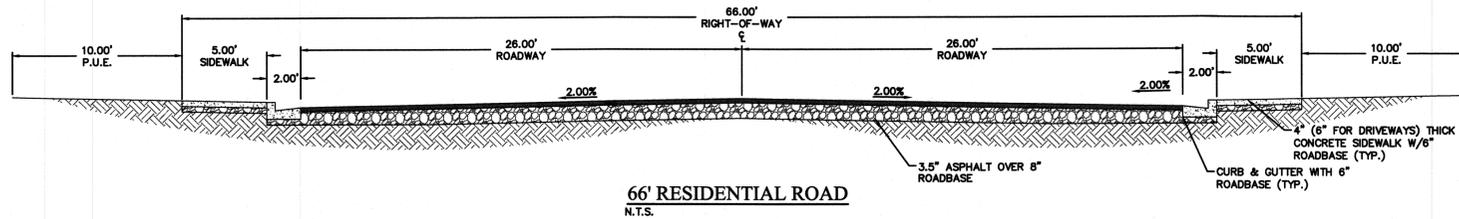
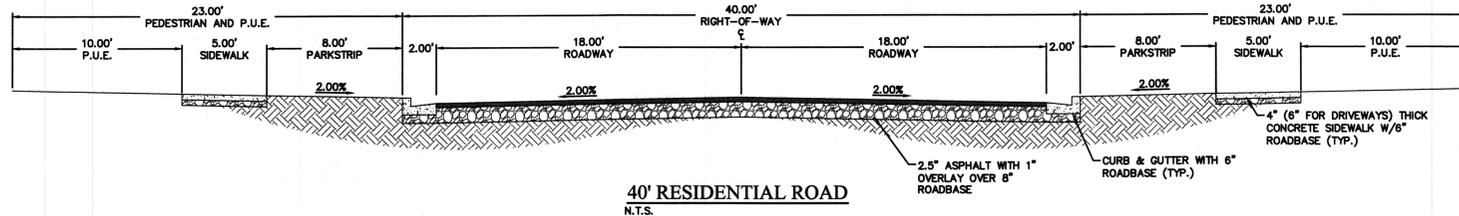
SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL CLERK-RECORDER SEAL

PREPARED BY

ENGINEERING AND SURVEYING, LLC
 502 WEST 8360 SOUTH
 SANDY, UTAH 84070 PH: (801) 352-0075
 www.focusutah.com



VICINITY MAP
N.T.S.



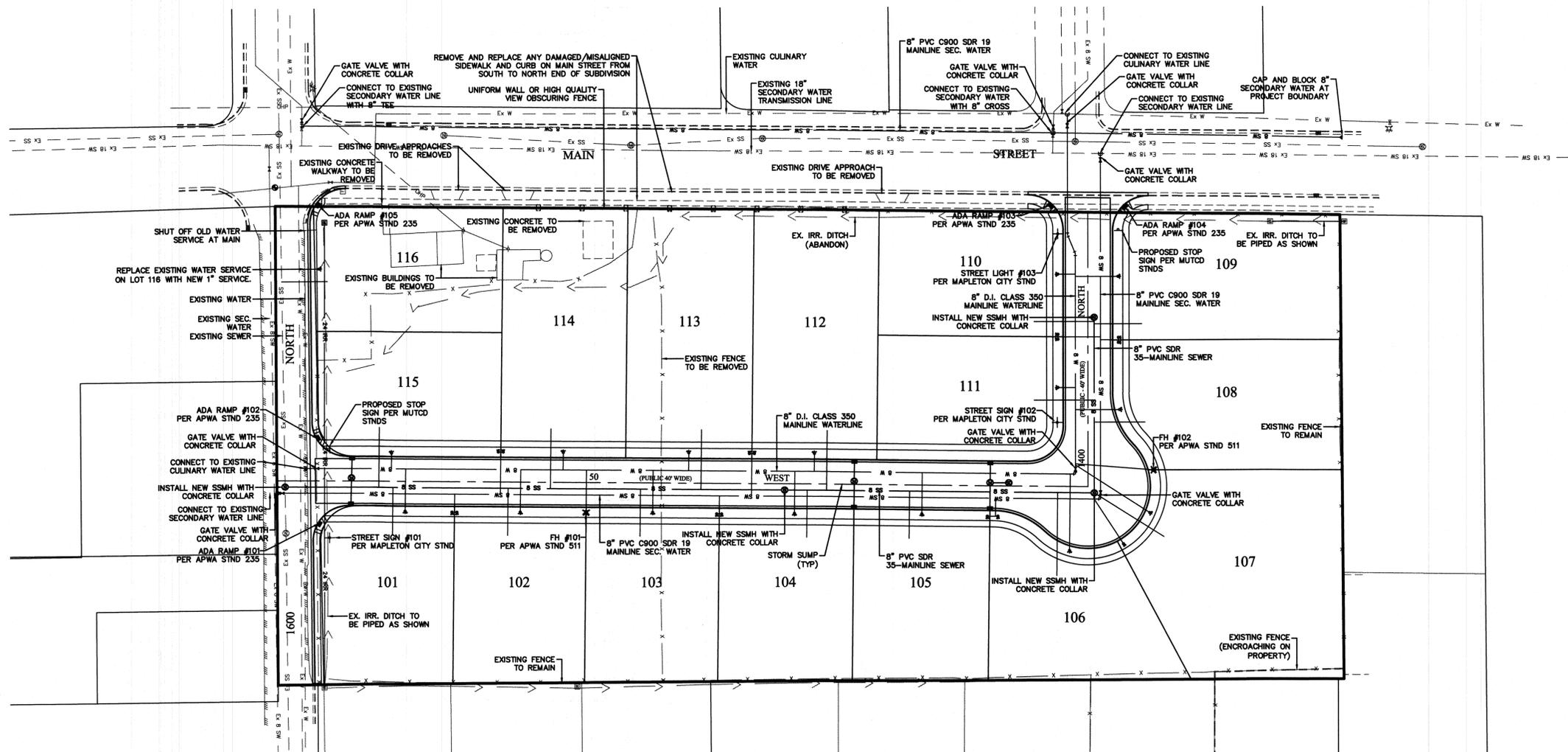
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- BASEMENT
- 15" SD 15" STORM DRAIN
- 8" SS 8" SANITARY SEWER
- 8" W 8" CULINARY WATER
- 8" SW 8" SECONDARY WATER
- XXXX CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- Ex SD EXIST. STORM DRAIN
- Ex SS EXIST. SANITARY SEWER
- Ex W EXIST. CULINARY WATER
- Ex SW EXIST. SECONDARY WATER
- X EXIST. FENCE
- (XXXX) EXIST. CONTOUR MAJOR
- (XXXX) EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



UNION MEADOWS
MAPLETON CITY
UTILITY PLAN

REVISION BLOCK	
#	DESCRIPTION

UTILITY PLAN	
Scale: 1"=50'	Drawn: DRP
Date: 9/22/2015	Job #: 15-110
Sheet:	C03



Z:\2015\15-110 Mapleton City\Design\15-110\Utility\Site Plan.dwg

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 5, 2015 at 8:30am

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

On or about October 27, 2015 Ivory Homes re-submitted plans for a Preliminary Plat for the 16 lot "Union Meadows" subdivision in the RA-2 zone and located at approximately 1600 North Main Street. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Comments for plans submitted October 27, 2015:

1. It appears that a gap exists between the subject parcel and the Graves and LaMont properties located to the south. It also appears as though boundary line inconsistencies exist between the subject parcel and a number of properties located to the west. Gaps, overlaps and/or inconsistencies must be resolved prior to plat recording.
2. Please rename the proposed 50 West Street to 100 West Street. The Mapleton addressing system uses 1600 numbers per mile rather than the more common 800 numbers per mile.
3. Please re-address according to the assigned address list attached to these comments.
4. Please sequentially label the lots within the subdivision. Lot 65 generally does not follow lot 115 sequentially.
5. Please relabel the second "Acceptance of Legislative Body" signature block to "Planning Commission Approval".
6. Utility Companies may require specific language be included on or near their signature lines. Contact each utility for specific requirements. Questar Gas includes a significant amount of language in their block. If the plat does not include their language the will stamp the language onto the plat. The stamp they use is probably not well suited to plats and has a tendency to smear very easily and if it becomes illegible the Utah County Recorder will not accept the plat. I encourage you to add this language before printing the plat.
7. The Limited Liability Acknowledgement notary block must include a line for the notary to sign and print their name. Currently the block has only one line.
8. Generally the city strongly discourages the creation of double fronting lots. In this case it appears as though it may be unavoidable for lots 112, 113, and 114. Assuming this configuration is unavoidable, given that the homes will have Main Street as a rear yard, and given that the city has planted street trees and maintained the park strip, the city will require the developer to create a uniform wall or high quality view obscuring fence behind the sidewalk to retain the streetscape on Main Street while allowing the future owners of these lots to have rear yard privacy. A plan to this end must be submitted as part of the construction plans.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

Phone (801) 489-6253, Fax (801) 489-5179

Address the following concerns in revised drawings:

Project: Union Meadows

Date: November 5th, 2015

Site Grading:

1. Clearing and grubbing will be required.

Water System:

1. Water model reviewed by RB&G (801) 374-5771, the cost of this review is the responsibility of the developer

Roadway:

1. Fill for roadway and utility trenches shall meet APWA Granular Barrow and Granular Backfill Barrow specifications respectively.

Storm Drain:

1. No Pre-Treatment inlet boxes are shown to be used on plans and sumps are not being used as per detail. Sumps to be installed unmodified per standard detail with pretreatment inlet boxes.
2. SWPPP and Land disturbance permits will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. APWA / Mapleton City Addendum Standards will apply

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Applicant may choose to either 1) establish a performance bond and durability bond agreement prior to plat recording (amount to be determined by City Engineer) or 2) to install any required improvements (i.e. utilities, roads, curb, gutter, sidewalk, etc.) without a performance bond (durability bond still required). If option 2 is selected, the plat will not be recorded until the City has accepted the improvements.
- Payment of impact fees (\$4,528 per lot). An additional impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submit 26 water shares or converted water rights in the name of Mapleton City in the amount of .45 acre feet per building lot and 2.5 acre feet per irrigable acre for outdoor use. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company.
- Payment of engineering inspection fees (\$170 per lot).

- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). 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 per page and \$1 per lot).

Union Meadows Assigned Addresses (Based on 10/16/2015 Drawings)

<u>Lot #</u>	<u>Primary Address</u>	<u>Secondary Address (Corner Lots)</u>
Lot 101	1569 N 100 West	115 W 1600 North
Lot 102	1535 N 100 West	NA
Lot 103	1515 N 100 West	NA
Lot 104	1469 N 100 West	NA
Lot 105	1435 N 100 West	NA
Lot 106	1415 N 100 West	NA
Lot 107	97 W 1400 North	NA
Lot 108	75 W 1400 North	NA
Lot 109	33 W 1400 North	NA*
Lot 110	36 W 1400 North	NA*
Lot 111	74 W 1400 North	1430 N 100 West
Lot 112	1464 N 100 West	NA*
Lot 113	1502 N 100 West	NA*
Lot 114	1530 N 100 West	NA*
Lot 115	1564 N 100 West	71 W 1600 North
Lot 116	25 W 1600 North	NA*

*No Home may front on Main Street