

Planning Commission Staff Report

December 10, 2015

Item 3

Applicant: David Simpson

Location: 559 West 800 South

Prepared by: Brian Tucker

Public Hearing Item: Yes

Zone: A-2

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 11/19/2015.

REQUEST

Consideration of a rezone from A-2 to the Residential-Agricultural (RA-1) Zone, Preliminary and Final Plat approvals for the Osborne Subdivision, Plat “A”, consisting of two lots located at 559 West 800 South.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 2.51 acres and is located in the A-2 zone at 559 West 800 South. The applicant is proposing a 2 lot subdivision with lots of 1.17 and 1.25 acres. The A-2 zone requires 2 acre lots but lots as small as 1acre are allowed through the TDR program. The General Plan indicates this area is appropriate for “Low Density Residential” development, a designation that corresponds with the 1 acre lot RA-1 zone rather than the 2 acre lot A-2 zone. The applicant is requesting a rezone to the RA-1 zone and approval of two 1 acre + lots. This project requires review by the Planning Commission and final approval by the City Council.

EVALUATION

General Plan: The General Plan land use designation for this property is Low Density Residential (LDR). The LDR designation is characterized primarily by single family residences with lot sizes of 1 acre or larger except that ½ acre lots are allowed when TDR Certificates are dedicated to the project. The proposed project is consistent with the General Plan.

Zoning: The property is zoned A-2, a two acre zone that allows one acre lots with TDR Certificates. The RA-1 zone, which requires a minimum lot size of 1 acre with a minimum of 125 feet of frontage on a public street, is the requested zone and is consistent with the General Plan designation of “Low Density Residential”. The surrounding properties are mostly zoned A-2, although the majority of the homes on the north side of 800 South in this area are on 1 acre lots. Additionally, every subdivision located north and west of this subdivision within ½ mile consists of lot sizes that on average are 1 acre or smaller. The current A-2 zone is inconsistent with the General Plan and the pattern of existing and approved development in this portion of the city.

Street Design: The existing 800 South in this area is a narrow, unevenly paved rural access road. The Master Street Plan has identified this as a future “Major Local Road”. Accordingly, the applicant will be required to install curb, gutter and sidewalk in front of both lots, as well as widen the street on the south side of the road adjacent to the project area consistent with other approved development on 800 South.

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.

STAFF RECCOMENDATION

Recommend approval of a rezone to the Residential-Agricultural (RA-1) Zone, Preliminary and Final Plat approvals for the Osborne Subdivision, Plat “A”, to the City Council with the attached findings and condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated November 19, 2015 shall be addressed prior to plat recording.

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.	✓

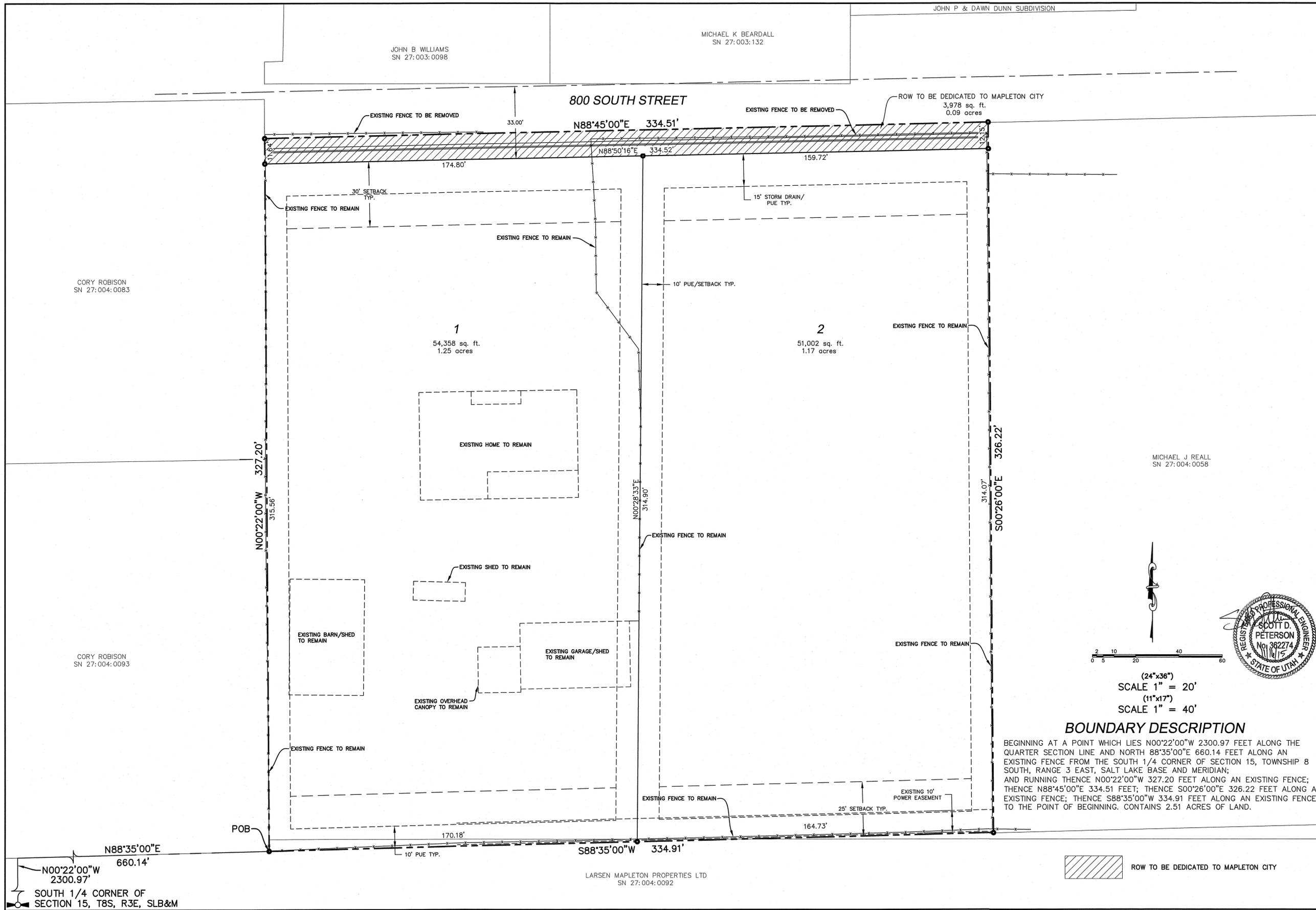


800 SOUTH

MOBILE

800 SOUTH

Subject Property



SHEET NO.
2

PRELIMINARY PLAN SHEET
NOVEMBER 2015
MAPLETON, UTAH
COUNTY, UTAH

OSBORNE SUBDIVISION
ATLAS A SINGLE FAMILY DEVELOPMENT
ENGINEERING
L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'
(24"x36")

BOUNDARY DESCRIPTION

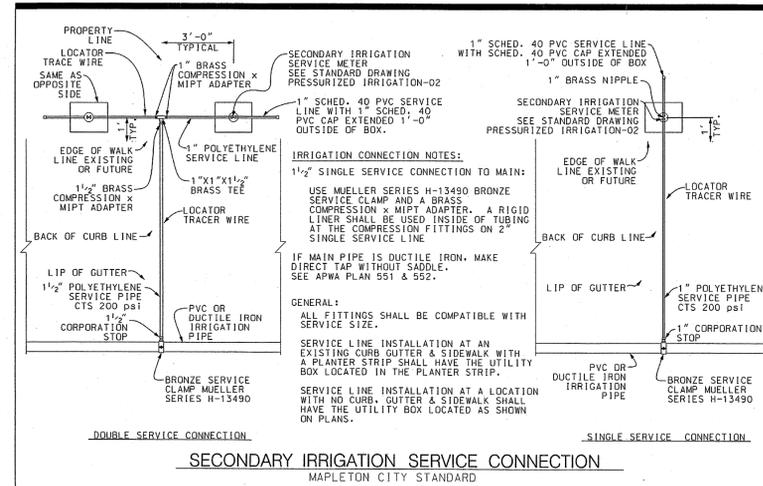
BEGINNING AT A POINT WHICH LIES N00°22'00"W 2300.97 FEET ALONG THE QUARTER SECTION LINE AND NORTH 88°35'00"E 660.14 FEET ALONG AN EXISTING FENCE FROM THE SOUTH 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°22'00"W 327.20 FEET ALONG AN EXISTING FENCE; THENCE N88°45'00"E 334.51 FEET; THENCE S00°26'00"E 326.22 FEET ALONG AN EXISTING FENCE; THENCE S88°35'00"W 334.91 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINS 2.51 ACRES OF LAND.

ROW TO BE DEDICATED TO MAPLETON CITY

N00°22'00"W 2300.97'
N88°35'00"E 660.14'
SOUTH 1/4 CORNER OF SECTION 15, T8S, R3E, SLB&M

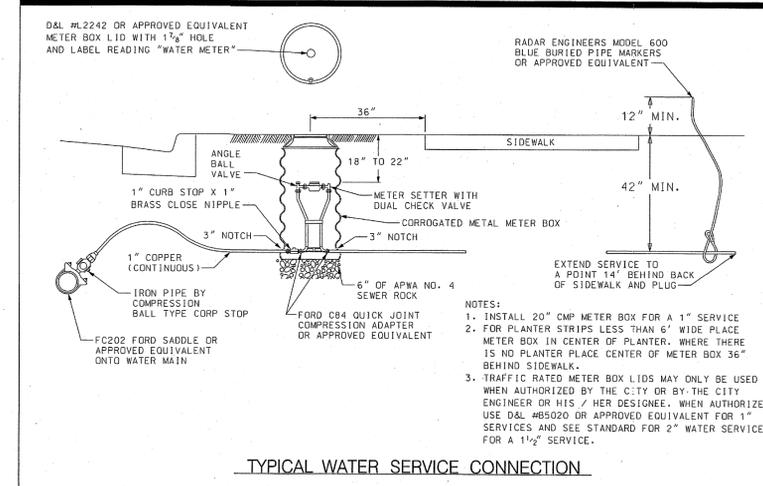
LARSEN MAPLETON PROPERTIES LTD
SN 27:004:0092

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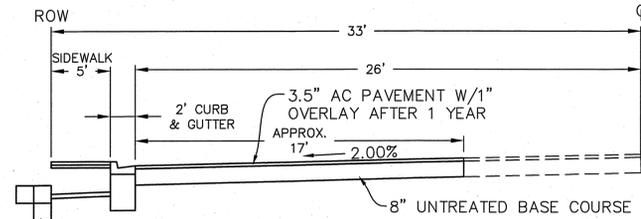
MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
ADOPTED JULY 2010



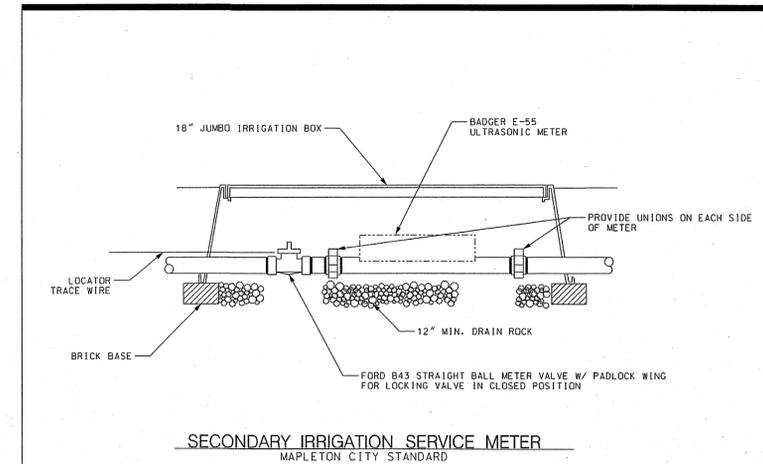
MAPLETON CITY CORPORATION

Standard Drawing Addendum
WATER-01
ADOPTED JULY 2010



NOTES:

- ANY FILL UNDER ROAD SHALL BE GRANULAR BORROW.
- CLEARING AND GRUBBING WILL BE REQUIRED ON 800 SOUTH.



MAPLETON CITY CORPORATION

Standard Drawing Addendum
PRESSURIZED IRRIGATION-02
ADOPTED MAY 2013

SHEET NO.

8

DETAIL SHEET
NOVEMBER 2015

MAPLETON, UTAH
COUNTY, UTAH

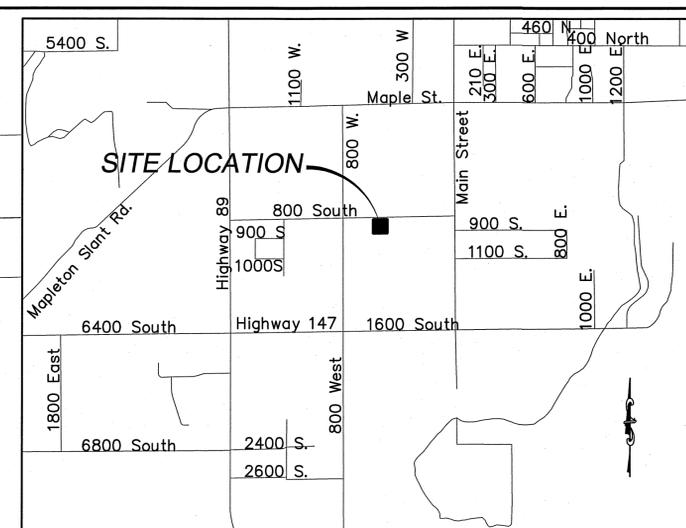
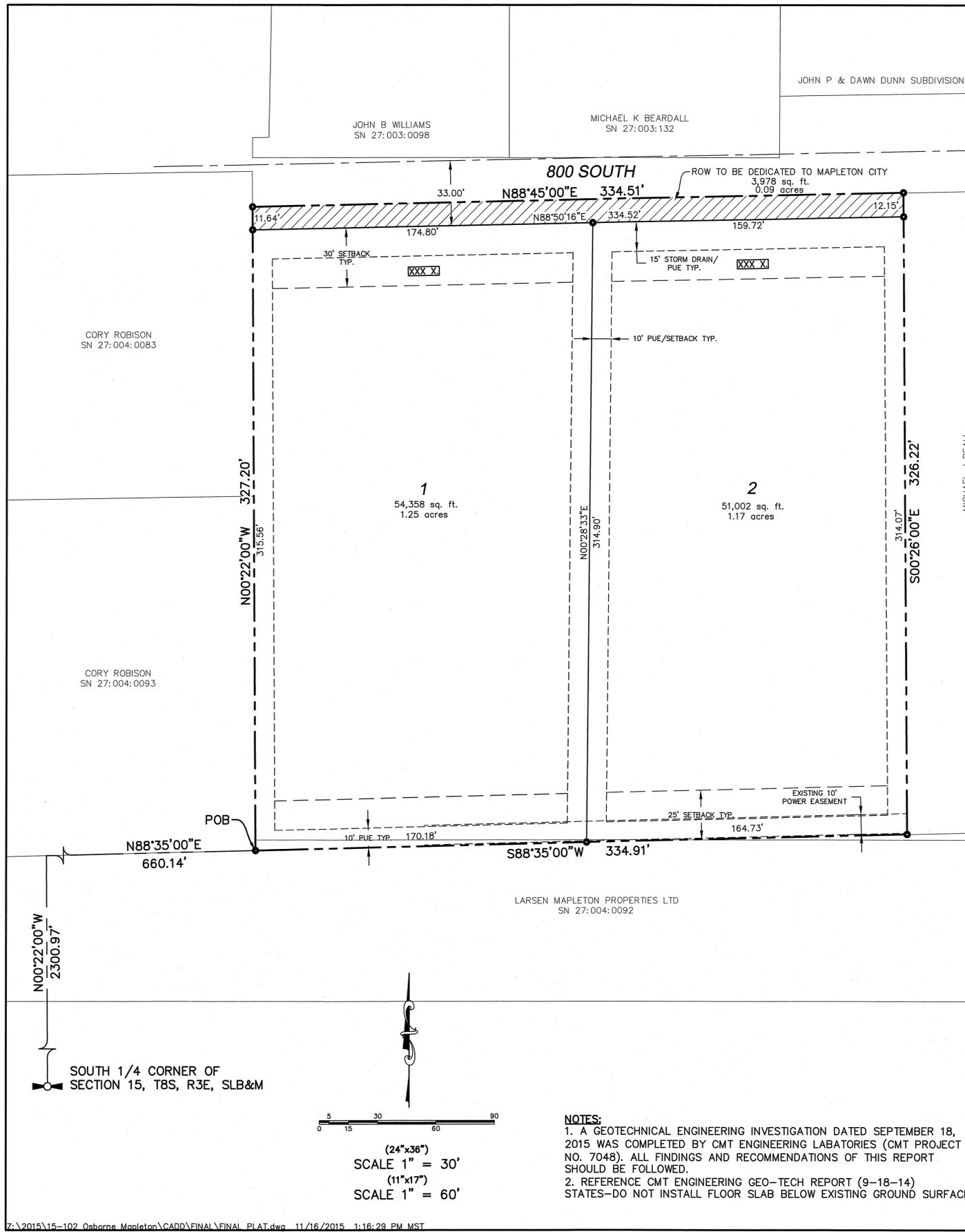
OSBORNE SUBDIVISION
ATLAS A SINGLE FAMILY DEVELOPMENT

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



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VICINITY MAP
-NTS-

LEGEND

	CALCULATED POINT
	SET 5/8 REBAR AND CAP
	SET 1/2" PIN
	PROPERTY BOUNDARY
	RIGHT-OF-WAY LINE
	LOT LINE
	SECTION LINE
	EXISTING DEED LINE
	EXISTING STREET CENTERLINE
1	PROPOSED LOT NUMBERS
	ADDRESS
	SET STREET MONUMENT
	AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES

MICHAEL J. REALL
SN 27:004:0658

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH LIES N00°22'00"W 2300.97 FEET ALONG THE QUARTER SECTION LINE AND NORTH 88°35'00"E 660.14 FEET ALONG AN EXISTING FENCE FROM THE SOUTH 1/4 CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE N00°22'00"W 327.20 FEET ALONG AN EXISTING FENCE; THENCE N88°45'00"E 334.51 FEET; THENCE S00°26'00"E 326.22 FEET ALONG AN EXISTING FENCE; THENCE S88°35'00"W 334.91 FEET ALONG AN EXISTING FENCE TO THE POINT OF BEGINNING. CONTAINS 2.51 ACRES OF LAND.

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARENTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED _____
QUESTAR

ACCEPTANCE BY UTILITIES

APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED _____ APPROVED _____
COMCAST MAPLETON IRRIGATION

SURVEYORS CERTIFICATE
I, BARRY L. PRETTYMAN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166406 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE _____

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 HEREON 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 HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 2015.

ACKNOWLEDGEMENT
STATE OF UTAH COUNTY OF UTAH S.S.
ON THE _____ DAY OF _____, A.D. 2015, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH (SEAL)
COMMISSION NUMBER _____ FULL NAME-PRINTED _____

ACCEPTANCE BY LEGISLATIVE BODY
THE _____ OF _____ 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. 2015.

APPROVED _____ ATTEST _____
MAYOR CLERK-RECORDER

CITY ENGINEER APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2015, BY THE MAPLETON CITY ENGINEER.

CITY ENGINEER

PLANNING COMMISSION APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2015, BY THE _____ PLANNING COMMISSION.

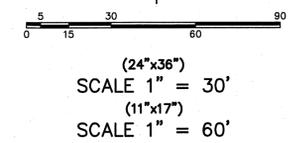
CHAIRMAN, PLANNING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL
APPROVED THIS _____ DAY OF _____, A.D. 2015, BY THE MAPLETON CITY COMMUNITY DEVELOPMENT DIRECTOR.

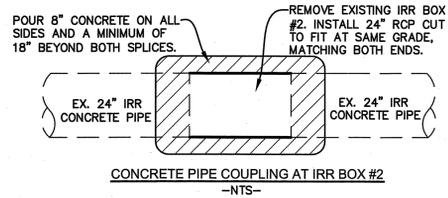
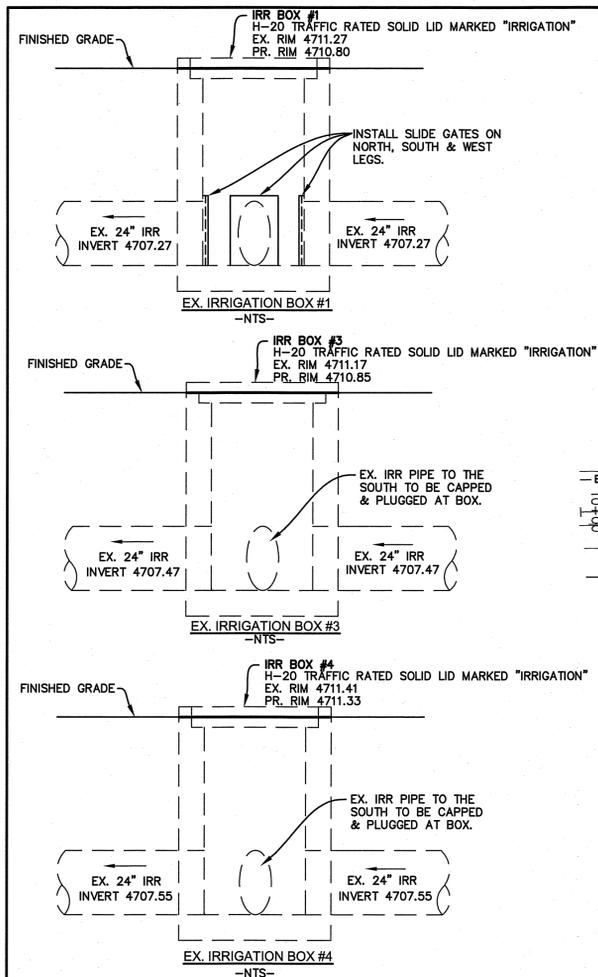
COMMUNITY DEVELOPMENT DIRECTOR

OSBORNE SUBDIVISION PLAT "A"
A SINGLE FAMILY DEVELOPMENT
MAPLETON, UTAH COUNTY, UTAH
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE & MERIDIAN
CONTAINING 2 LOTS, AND 2.51 ACRES

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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NOTES:
1. A GEOTECHNICAL ENGINEERING INVESTIGATION DATED SEPTEMBER 18, 2015 WAS COMPLETED BY CMT ENGINEERING LABORATORIES (CMT PROJECT NO. 7048). ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHOULD BE FOLLOWED.
2. REFERENCE CMT ENGINEERING GEO-TECH REPORT (9-18-14) STATES-DO NOT INSTALL FLOOR SLAB BELOW EXISTING GROUND SURFACE.

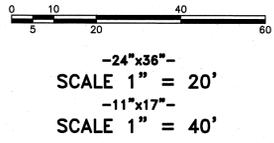
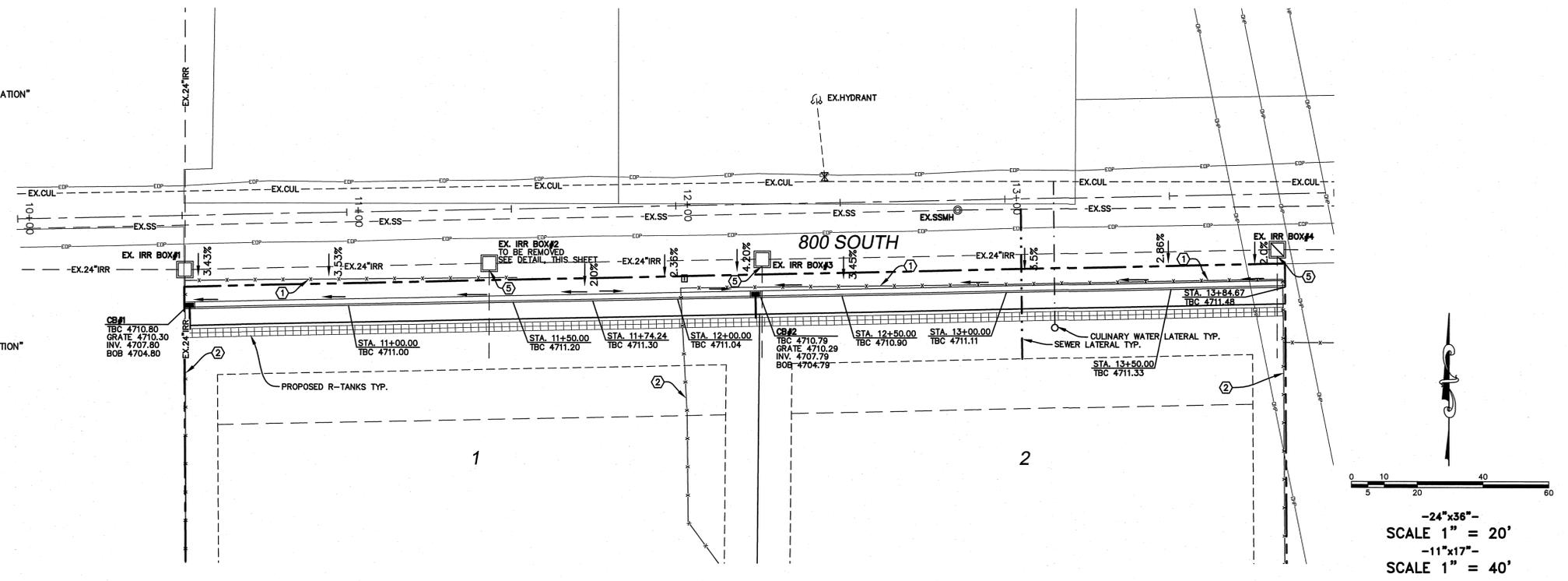


MAPLETON IRRIGATION DISTRICT & COMPANY NOTES

1. APPLICANT MUST NOTIFY FRANSON CIVIL ENGINEERS (FCE) AT LEAST 24 HOURS BEFORE CONSTRUCTION ON MIDC FACILITIES. CALL TODD ADAMS WITH FCE AT 801-756-0309. FAILURE TO DO SO MAY RESULT IN A \$5,000 FINE.
2. ALL CONSTRUCTION MUST BE DONE TO MIDC STANDARDS.
3. MIDC CONTACT DURING CONSTRUCTION: CLAYNE WEIGHT, WATER MASTER, 801-420-0218.

CONSTRUCTION NOTES

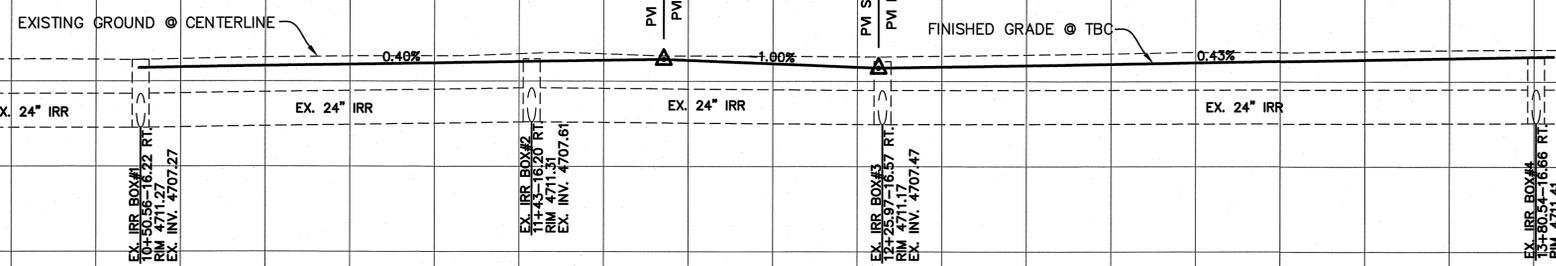
- ① EXISTING FENCE TO BE REMOVED.
- ② EXISTING FENCE TO REMAIN.
- ③ CLEARING AND GRUBBING REQUIRED IN ALL AREAS WHERE ASPHALT OR CONCRETE WILL BE INSTALLED.
- ④ ANY ROADWAY CUTS SHALL BE TYPICAL T-TRENCH REPAIRS PER APWA#381.
- ⑤ CAP & PLUG EXISTING IRR PIPE TO THE SOUTH AT BOX.



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GENERAL NOTES:

1. ALL CONCRETE USED IN CONSTRUCTION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. THE CONCRETE MIX SHALL INCLUDE BETWEEN 5% AND 7% AIR ENTRAINMENT.
2. YARDS, FIELDS, ETC.—TRENCH DETAIL IS REQUIRED SHOWING BEDDING DETAIL. MIDC STANDARDS REQUIRE BEDDING 6 INCHES BELOW PIPE UP TO THE SPRINGLINE, USING A MINIMUM OF 3/4-INCH CLEAN CRUSHED ROCK UNLESS SPECIFIED OTHERWISE BY MANUFACTURER.
3. "IRRIGATION" MARKING TAPE SHALL BE INSTALLED 12 INCHES ABOVE THE PIPE TO HELP PROTECT PIPE FROM FUTURE EXCAVATIONS.
4. ALL BACKFILL MATERIALS SHALL BE COMPACTED TO MINIMUM OF 95% STANDARD PROCTOR DENSITY.
5. PIPES OR OTHER UTILITIES RUNNING PARALLEL TO THE IRRIGATION PIPE IN A SHARED EASEMENT SHALL BE PLACED A MINIMUM OF 5 FEET HORIZONTALLY FROM THE IRRIGATION PIPE.
6. PIPES CROSSING PERPENDICULARLY OVER OR UNDER THE IRRIGATION PIPE SHALL HAVE A MINIMUM 1 FOOT VERTICAL CLEARANCE.
7. A MINIMUM OF 1 FOOT OF COVER SHALL BE OVER THE TOP OF THE IRRIGATION PIPE.
8. BOXES SHALL HAVE A MINIMUM INSIDE DIMENSION OF 4- FEET BY 4- FEET. THERE SHALL BE A MINIMUM OF 6 INCHES ON EACH SIDE OF THE PIPE TO THE EDGE OF THE BOX.
8. KNOCK-OUT BOXES ARE NOT ALLOWED. ALL BOXES SHALL BE PRE-CAST WITH CORED OPENINGS FOR THE PIPES OR SHALL BE CAST-IN-PLACE.
9. PIPES ENTERING BOXES SHALL BE CONCRETED ON THE OUTSIDE AND GROUTED ON THE INSIDE.
10. IRRIGATION BOXES SHALL NOT BE COMPLETELY BURIED. THEY SHALL EXTEND 6 INCHES ABOVE THE SURFACE OF THE FINAL GRADE. ANY EXISTING BOXES THAT DO NOT EXTEND TO THE FINAL GRADE SURFACE SHALL BE RAISED 6 INCHES ABOVE FINAL GRADE.
11. IRRIGATION BOXES SHALL HAVE A METAL SIGN ATTACHED TO GRATE THAT READS:
PROPERTY OF MAPLETON IRRIGATION DISTRICT & COMPANY
IRRIGATION BOX MAY NOT BE FENCED WITHIN PROPERTY
COMPANY MUST HAVE ACCESS FROM CITY STREET
12. NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
13. NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
14. FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
15. IRRIGATION BOXES MAY NOT BE IN FENCED YARDS. DIRECT ACCESS (NOT THROUGH FENCES) MUST BE PROVIDED TO MAPLETON IRRIGATION DISTRICT & COMPANY FROM CITY STREETS.



SHEET NO. **PP-01**

NO.	REVISIONS	BY	DATE

800 SOUTH
STA. 10+00 TO STA. 14+00

MAPLETON, UTAH

OSBORNE SUBDIVISION

ATLAS ENGINEERING L.L.C.

PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
11/16/15
STATE OF UTAH

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MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 19, 2015 at 8:30am

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

On November 16, 2015 an application was submitted for the Osborne Subdivision, Plat "A", consisting of two lots on approximately 2.51 acres, located at 559 West and 800 South. 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**, must be submitted prior to this item being scheduled for a hearing with the Planning Commission.

Community Development Division

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

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108, Fax: (801) 489-5657

Email: btucker@mapleton.org

Application Deficiencies:

1. The applicant must submit proof that the taxes are current for the subject property.
2. The applicant must contact the Utah County Recorder to ensure that the "Osborne Subdivision" is a unique subdivision name in accordance with their standards.
3. The applicant must submit proof of the ability to dedicate to Mapleton City 4.0 irrigation shares or water rights prior to plat recording. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (a dedication of .45 acre feet per unit and 2.5 acre feet per irrigable acreage). See Water Dedication Worksheet attached to these comments.
4. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).

Comments for plans submitted in November 2015:

1. A portion of 800 South is to be dedicated to the city as part of this plat. Please change the language on the plat from "ROW TO BE DEDICATED TO MAPLETON CITY" to "STREET DEDICATION" or "ROW DEDICATED TO MAPLETON CITY". **The Utah County Recorder's Office has indicated that the words "to be" are problematic as they indicate that the dedication is in the future in the form of some other recorded instrument.** Unless a future instrument is recorded the dedication may not end up as dedicated ROW.
2. Please include the following addresses on the Final Plat: Lot 1 – 559 W (existing); and Lot 2 – 535 W.

3. There appear to be boundary line discrepancies between the subject parcel and the Larsen Mapleton Properties LTD parcel to the South. Gaps, overlaps and/or inconsistencies must be resolved prior to plat recording.

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: Osborne Subdivision

Date: November 19th, 2015

Site Grading:

1. Clearing and grubbing will be required.

Sewer:

1. Show on plans location of existing sewer lateral to lot 1
2. Sewer main on 800 S. is 12" PVC pipe.

Water System:

1. **Show on plans existing water service on Lot 1 to be relocated behind new sidewalk.**
2. Existing culinary water main is 12" Ductile Iron pipe.
3. Water model reviewed by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer

Secondary Water (Pressure Irrigation):

1. **Show on plan connecting to existing 8" PVC main at west property boundary of Dunn Lot and installing a 8" PVC C900 SDR 18 Secondary Main north of existing 12" D.I. water main to west boundary of lot 1 of subdivision on 800 S.**
2. **Show on plans Pressurized Irrigation Services to Lots 1 and 2 near water services.**

Roadway:

1. **Road x-sections:**
 - a. **Show 66' x-section using Dunn Property line on North side of 800 North as the datum to project west and measure street x-section to Osborn Subdivision frontage at back of walk.**

Storm Drain:

1. **Show on plat 15' Storm Drain-PUE across north side of lots with a 10 PUE around perimeter of each lot. Show Storm Drain to be maintained by lot owner with recorded Mapleton City Storm Water Maintenance Agreement.**
2. Land disturbance permit will be required

Miscellaneous:

1. **Receive irrigation company approval for work on Mapleton Irrigation Company Ditches and culverts**
2. **Show depth and type of pipe for existing irrigation culvert**

3. Geotechnical Report required.

4. Plat will be required.

5. APWA / Mapleton City Addendum Standards will apply

Upon final plat approval from the Planning Commission, 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.
- Submittal of 4.0 acre feet of water (Mapleton Irrigation, Hobble Creek, or other thru a change application).
- Payment of engineering inspection fees (\$200 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$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).

Osborne Subdivision Plat A

Lot #	Sq. Ft.		
1	54,358.00	Irrigable Acres	
2	51,002.00	(=Acres x.65)	1.57
3	0.00		
4	0.00	Outdoor Secondary Irrigation Dedication Requirement	
5	0.00	(=Irrigable Ac x 2.5 ac ft.)	3.93
6	0.00		
7	0.00	# New Units/Lots	1
8	0.00		
9	0.00	Municipal Use Dedication Requirement	
10	0.00	(=.45 per lot)	0.45
Total SF	105,360.00	<u>Total Dedication =</u>	4.38
Acres	2.42	<u>4 Acre Feet</u>	