

# Planning Commission Staff Report

March 10, 2016

## Item 2

**Applicant:** Paul Whiting

**Location:** Approx. 1400 W  
& 1600 S

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** Yes

**Zone:** GC-1, RA-2

**Attachments:**

1. Standard findings.
2. Application materials.
3. DRC Comments dated 2/23/16.

### REQUEST

Consideration of a Preliminary Plat for the Whiting Cove subdivision consisting of 43 lots to be built in three phases, Final Plat approval for phase 1 consisting of 11 of the 43 lots, and a General Plan amendment and rezone of approximately 2.5 acres from General Commercial (GC-1) to Residential-Minor Agricultural (RA-2).

### BACKGROUND AND PROJECT DESCRIPTION

The Whiting family owns approximately 25.5 acres of property located on the northeast corner of 1600 South and Highway 89. Approximately 8 acres of the property is located in the General Commercial (GC-1) zone with the remaining 17.5 acres located in the Residential Agricultural (RA-2) zone. There are two existing residences on the property with the rest being used primarily for agricultural purposes.

The applicant is proposing the following:

- Sell approximately 5.5 acres of the GC-1 zoned property to a retail grocery store;
- Rezone approximately 2.5 acres from GC-1 to RA-2;
- Develop a 43 lot residential subdivision consistent with the RA-2 zone (1/3 acre lots); and
- First phase (Plat “A”) of the project includes 11 lots.

The Planning Commission is responsible for making recommendations to the City Council regarding the General Plan Amendment, Rezone, and subdivision applications.

### EVALUATION

**Rezone & General Plan Amendment:** The applicant has been in negotiations to sell the commercial parcel to a retail grocer. However, all of the interested parties have indicated that they would like to purchase less than the full eight acres. The applicant would like to sell approximately 5.5 acres of the commercial property fronting on Highway 89, and to rezone the easterly 2.5 acres from GC-1 to RA-2 and incorporate it into Plat “A” of the residential subdivision.

MCC Chapter 18.12.010.B outlines the guidelines that shall be used to determine whether or not a rezone request is in the interest of the public and is consistent with the general plan. The guidelines are outlined below followed by a staff response:

1. *Public purpose for the amendment in question.*

Response: There are at least the following public benefits from allowing the rezone:

- Reducing the size of the commercial parcel will make it more marketable and will likely lead to its purchase and development by a retail grocer. The applicant has included a preliminary concept plan for the commercial parcel. This plan is to demonstrate how the property could develop, but is not being formally reviewed or approved at this meeting.
- Rezoning the rear 2.5 acres to be included in the residential subdivision development will allow for two access roads into the development, improving the circulation and safety of the development.

*2. Confirmation that the public purpose is best served by the amendment in question.*

Response: See #1 above.

*3. Compatibility of the proposed amendment with general plan policies, goals, and objectives.*

Response: Policy D of the Land Use Element of the General Plan identifies this property as one of the priority intersections for commercial development. The City's Economic Strategic Plan also encourages the promotion of neighborhood retail opportunities at key nodes along Highway 89. The Economic Strategic Plan also concludes that the City has more property designated as commercial than it likely could support at buildout.

While the applicant is proposing to slightly reduce the size of the commercially zoned property, it will not threaten the City's ability to develop commercially in other locations. Also, the slight reduction in commercial property could lead to quicker commercial development at this corner. The rezone request will not impede or detract from the goals of the General Plan.

*4. Potential adverse effects to the city by creating "leapfrog" development or areas away from the existing "core" or center of the city.*

Response: The proposed subdivision is located near Highway 89 and has City utilities in the vicinity. The 1/3 acre development is consistent with the General Plan and will likely contribute to the success of future commercial development in the area by providing more rooftops. The development does not pose any adverse effects to city services.

*5. Potential of the proposed amendment to hinder or obstruct attainment of the general plan's articulated policies.*

Response: See #3 above.

*6. Adverse impacts on adjacent landowners.*

Response: Without the requested rezone, the applicant could still be approved for approximately 36 lots. The addition of seven lots associated with the rezone should not create any significant impacts on adjacent landowners.

*7. Verification of correctness in the original zoning or general plan for the area in question.*

Response: The accuracy of the zoning boundary is not in question with this application.

*8. In cases where a conflict arises between the general plan map and general plan policies, precedence shall be given to the plan policies.*

Response: No conflicts exist that should be evaluated by the Commission.

**Zoning Standards:** Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (1/3 acre) and a minimum lot frontage requirement of 100 feet on a public road for development in the RA-2 zone. The proposed lots comply with these standards.

**Subdivision Review Criteria:** MCC Chapter 17.04.050.B outlines the review standards that shall be used by the City in making its determination. These standards are shown in attachment “1”. The proposed project complies with these standards.

**Road Design:** The Transportation Master Plan encourages the provision of street stubs at logical locations to facilitate future development. The Plan also requires two points of access for projects that will generate 250 average daily trips or more (approximately 25 lots). The applicant is proposing to provide a stub street (1200 South) to both the properties to the east and west. The applicant is also proposing two points off access off of 1600 South.

**STAFF RECCOMENDATION**

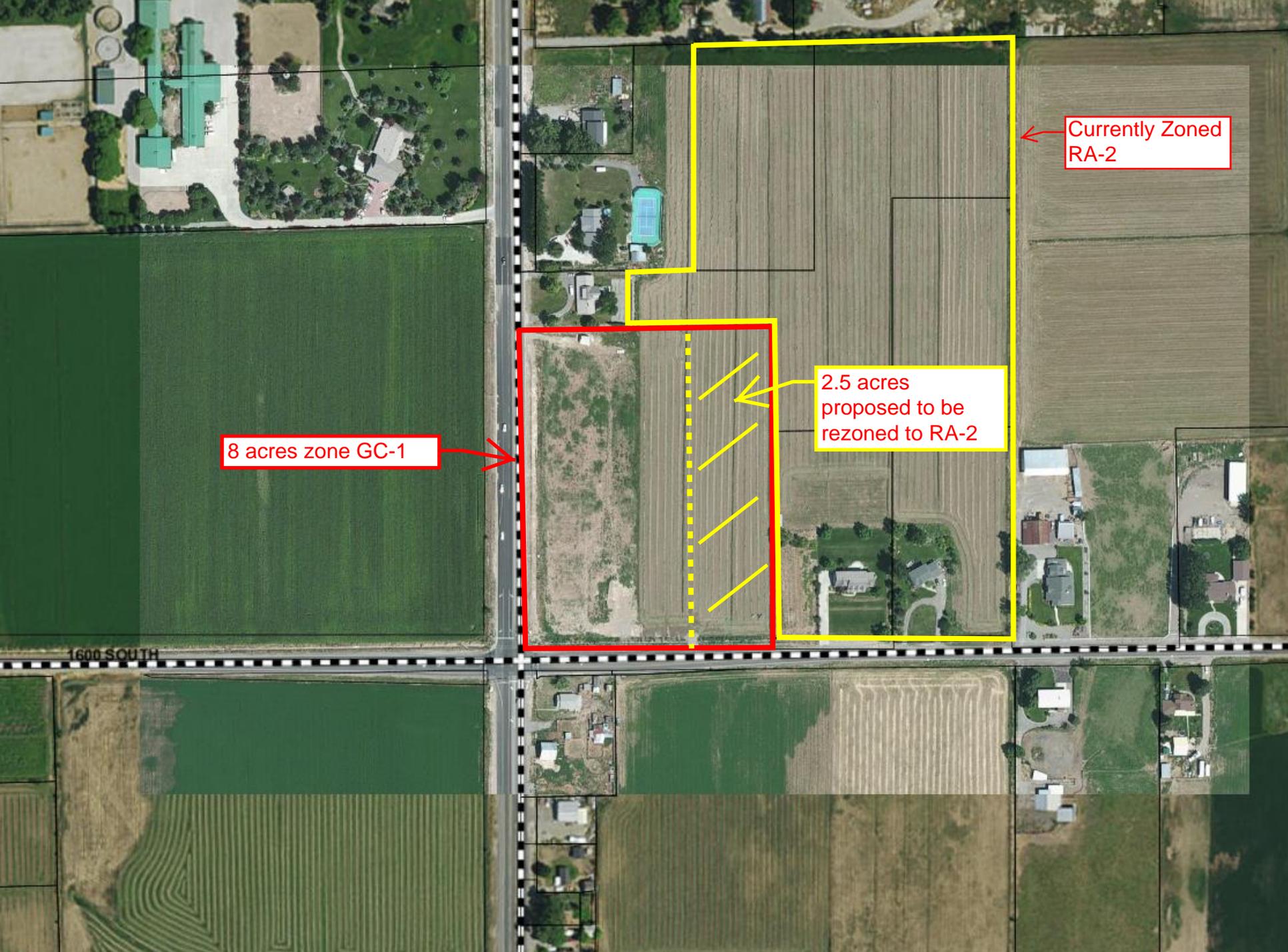
Recommend approval of the following with the attached special condition:

- A General Plan Amendment and Rezone of approximately 2.5 from General Commercial to Residential-Minor Agricultural (RA-2);
- Preliminary Plat approval for 43 lots; and
- Final Plat approval for Plat “A” consisting of 11 lots.

**SPECIAL CONDITION**

The applicant shall address all outstanding items of the DRC comments dated 2/23/16 prior to plat recording.

<b>Attachment "1" Findings for Decision</b>		
<b>No.</b>	<b>Findings</b>	
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.	✓



8 acres zone GC-1

2.5 acres  
proposed to be  
rezoned to RA-2

Currently Zoned  
RA-2

1600 SOUTH

# WHITING COVE

## A RESIDENTIAL 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 ENGINEER 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 CITY 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 CONTRACTOR'S 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	PRELIMINARY PLAT
3	FINAL PLAT
4	UTILITY & INDEX SHEET
5	GRADING & DRAINAGE PLAN
PP-01	STREET PLAN & PROFILE - 1600 SOUTH STREET STA: 10+00 - 15+50
PP-02	STREET PLAN & PROFILE - 1600 SOUTH STREET STA: 15+50 - 20+40
PP-03	STREET PLAN & PROFILE - 1300 WEST STREET STA: 10+00 - 14+50
PP-04	STREET PLAN & PROFILE - 1300 WEST STREET STA: 14+50 - 19+00
PP-05	STREET PLAN & PROFILE - 1300 WEST STREET STA: 19+00 - 22+90.10
PP-06	STREET PLAN & PROFILE - 1425 WEST STREET STA: 10+00 - 14+50
PP-07	STREET PLAN & PROFILE - 1425 WEST STREET STA: 14+50 - 19+00
PP-08	STREET PLAN & PROFILE - 1425 WEST STREET STA: 19+00 - 22+80.68
PP-09	STREET PLAN & PROFILE - 1400 SOUTH STREET STA: 10+00 - 13+28.09
PP-10	STREET PLAN & PROFILE - 1200 SOUTH STREET STA: 10+00 - 13+50
PP-11	STREET PLAN & PROFILE - 1200 SOUTH STREET STA: 13+50 - 16+61
OS-01	OFFSITE SEWER PLAN & PROFILE
OS-02	OFFSITE SEWER PLAN & PROFILE
PND-01	POND PLAN & PROFILE
DT-01	DETAILS
DT-02	DETAILS
DT-03	DETAILS
SW-01	STORM WATER POLLUTION PREVENTION PLAN
SW-02	STORM WATER POLLUTION PREVENTION PLAN DETAILS
LS-01	LANDSCAPING OF RETENTION BASIN



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 AND ADDENDUMS.
- 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 CONTRACTOR'S 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 OF 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 FUTHER 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 02660. (PVC C900 SDR18 (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

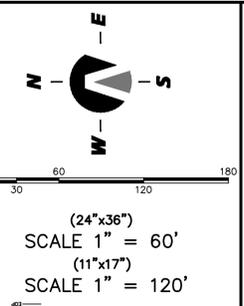
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992

JOB NO.  
3-15-038

SHEET NO.  
1

SUBDIVISION MONUMENTS		
POINT #	EASTING	NORTHING
M1	492199.42	2197873.28
M2	492586.41	2197880.71
M3	492527.52	2198507.88
M4	492199.43	5198507.88
M5	492199.44	2199153.95
M6	492527.53	2199161.34

# WHITING COVE PRELIMINARY PLAT



**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 54-8a-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 SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N.89°11'41"E. ALONG THE SECTION LINE A DISTANCE OF 359.57 FEET; THENCE N.00°00'00"E A DISTANCE OF 16.07 FEET TO THE REAL POINT OF BEGINNING.  
THENCE N00°00'03"E. A DISTANCE OF 672.08 FEET; THENCE S.89°58'07"W. A DISTANCE OF 139.54 FEET; THENCE N.00°00'07"E. A DISTANCE OF 121.88 FEET; THENCE N.89°59'52"E. A DISTANCE OF 138.71 FEET; THENCE N.00°00'00"W. A DISTANCE OF 473.68 FEET; THENCE N.88°42'33"E. A DISTANCE OF 664.77 FEET; THENCE S.00°16'45"W. A DISTANCE OF 1034.65 FEET; THENCE S.00°26'14"E. A DISTANCE OF 221.69 FEET; THENCE S.89°11'41"W. A DISTANCE OF 500.03 FEET; THENCE S.00°09'30"W. A DISTANCE OF 19.18 FEET; THENCE S.89°59'44"W. A DISTANCE OF 160.39 FEET TO THE REAL POINT OF BEGINNING.  
CONTAINING 43 LOTS, 848762 SQ.FT. OR 19.48 ACRES OF LAND MORE OR LESS.

**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. 20\_\_\_\_.

BY: \_\_\_\_\_ L.C.  
BY: \_\_\_\_\_

**ACKNOWLEDGMENT**  
STATE OF UTAH } s.s.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.  
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 \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

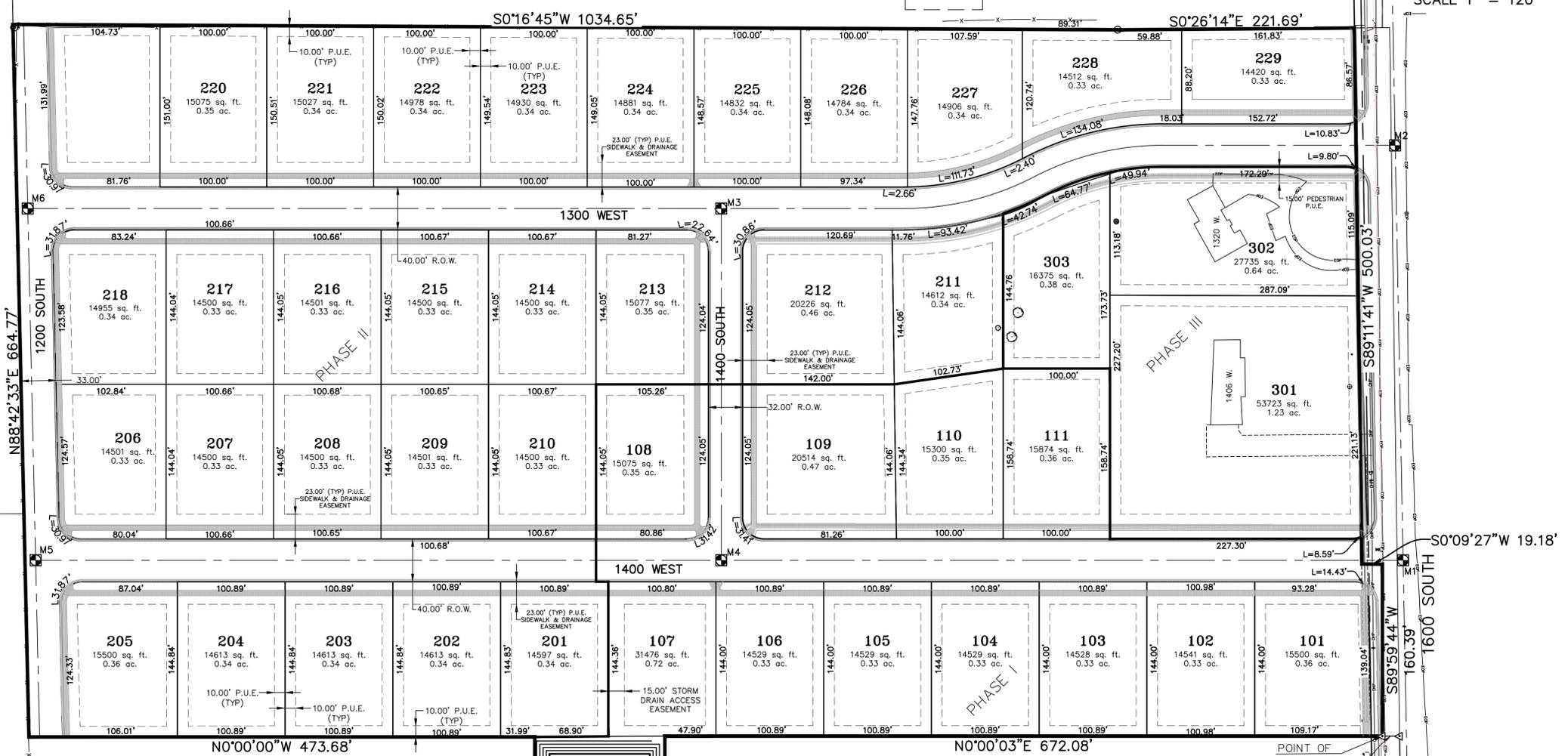
**PLANNING COMMISSION APPROVAL**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE MAPLETON CITY PLANNING COMMISSION.  
PLANNING DIRECTOR \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

**ROCKY MOUNTAIN POWER**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY ROCKY MOUNTAIN POWER  
ROCKY MOUNTAIN POWER \_\_\_\_\_

**UTAH DEPARTMENT OF TRANSPORTATION**  
APPROVED THIS \_\_\_\_\_ DAY OF 20\_\_\_\_ A.D. BY UTAH DEPARTMENT OF TRANSPORTATION  
U.D.O.T. - REGION III \_\_\_\_\_

**WHITING COVE  
PRELIMINARY PLAT**  
A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,  
MAPLETON \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 60 FEET

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



- LEGEND**
- FOUND BRASS CAP
  - ⊙ SET 5/8" IRON PIN
  - SET 1/2" IRON PIN
  - △ CALCULATED POINT, NOT SET
  - SET SUBDIVISION MONUMENT
  - PROPERTY BOUNDARY
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - SECTION LINE
  - EASEMENT
  - EXISTING DEED LINE

**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 acknowledgment 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: \_\_\_\_\_

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

<b>QWEST</b> APPROVED THIS _____ DAY OF 20____ A.D. BY QWEST QWEST	<b>COMCAST</b> APPROVED THIS _____ DAY OF 20____ A.D. BY COMCAST COMCAST
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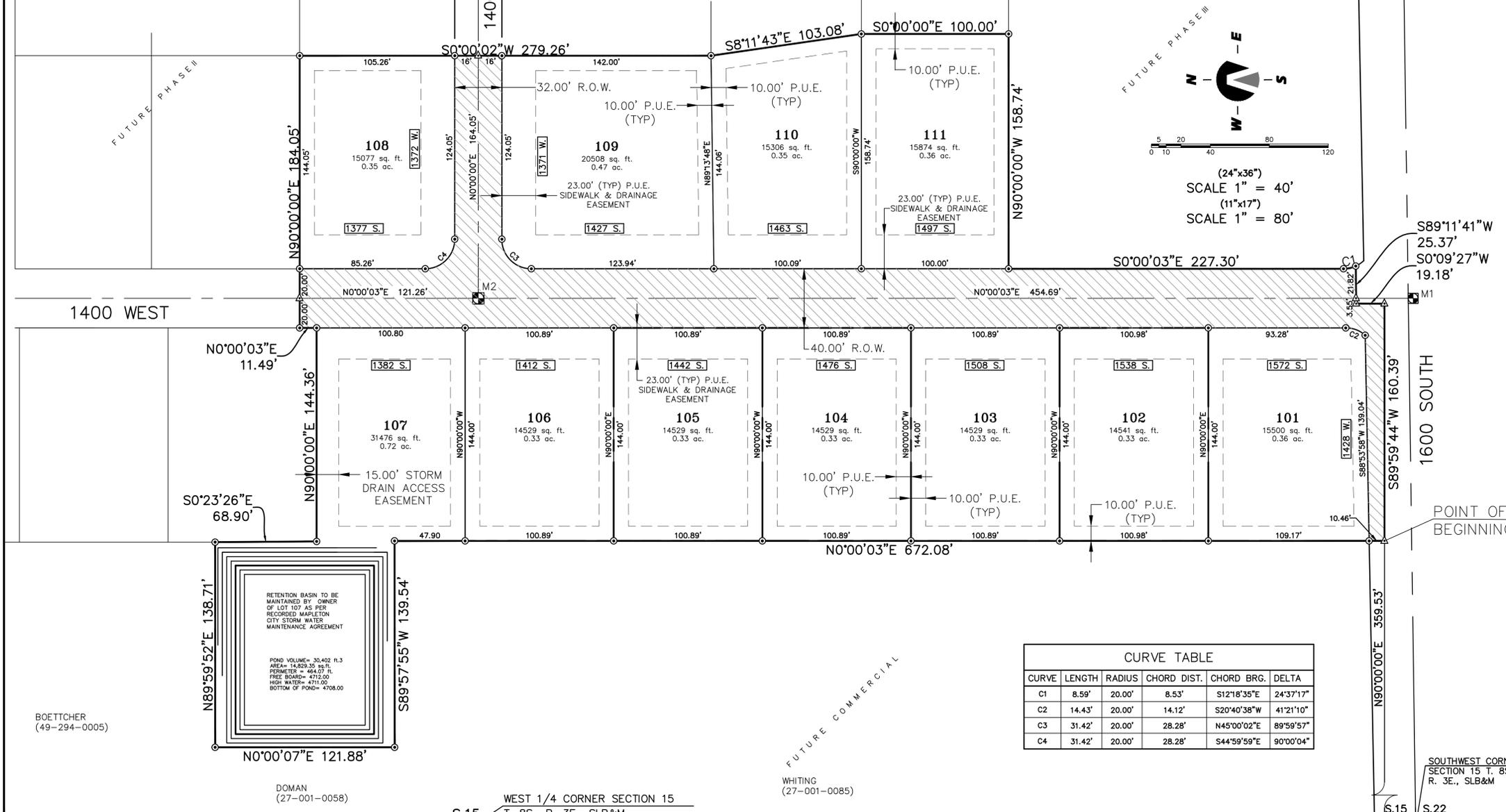
ROCOTOY INVESTMENTS LLC  
(27-001-0103)

ROCOTOY INVESTMENTS LLC  
(27-001-0060)

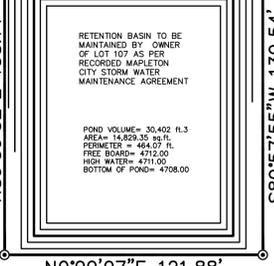
SUBDIVISION MONUMENTS		
POINT #	EASTING	NORTHING
M1	492199.42	2197873.28
M2	492199.43	5198507.88

## WHITING COVE FINAL PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEING A VACATION OF A PORTION OF WHITING SUBDIVISION PLAT "B" AND ADDITIONAL LANDS



CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	8.59'	20.00'	8.53'	S12°18'35"E	24°37'17"
C2	14.43'	20.00'	14.12'	S20°40'38"W	41°21'10"
C3	31.42'	20.00'	28.28'	N45°00'02"E	89°59'57"
C4	31.42'	20.00'	28.28'	S44°59'59"E	90°00'04"



### 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 54-8a-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 SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE N.00°17'00"W ALONG THE SECTION LINE A DISTANCE OF 21.12 FEET; THENCE N.90°00'00"E A DISTANCE OF 359.53 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.00°00'03"E A DISTANCE OF 672.08 FEET; THENCE S.89°57'55"W A DISTANCE OF 139.54 FEET; THENCE N.00°00'07"E A DISTANCE OF 121.88 FEET; THENCE N.89°59'52"E A DISTANCE OF 138.71 FEET; THENCE S.00°23'26"E A DISTANCE OF 68.90 FEET; THENCE N.90°00'00"E A DISTANCE OF 144.36 FEET; THENCE N.00°00'03"E A DISTANCE OF 11.49 FEET; THENCE N.90°00'00"E A DISTANCE OF 184.05 FEET; THENCE S.00°00'02"W A DISTANCE OF 279.26 FEET; THENCE S.08°11'43"E A DISTANCE OF 103.08 FEET; THENCE S.00°00'00"E A DISTANCE OF 100.00 FEET; THENCE N.90°00'00"W A DISTANCE OF 158.74 FEET; THENCE S.00°00'03"E A DISTANCE OF 227.30 FEET TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 8.59 FEET, HAVING A CENTRAL ANGLE OF 24°37'17" AND A CHORD THAT BEARS S.12°18'35"E. A DISTANCE OF 8.53 FEET; THENCE S.89°11'41"W A DISTANCE OF 25.37 FEET; THENCE S.00°09'27"W A DISTANCE OF 19.18 FEET; THENCE S.89°59'44"W A DISTANCE OF 160.39 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 11 LOTS, 221911 SQ. FT. OR 5.09 ACRES OF LAND MORE OR LESS.

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HERON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS 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. 20\_\_\_\_.

\_\_\_\_\_, L.C.

BY: \_\_\_\_\_ BY: \_\_\_\_\_

BY: \_\_\_\_\_ BY: \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF UTAH }  
COUNTY OF UTAH } s.s.

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)

### 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. 20\_\_\_\_.

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
MAYOR CLERK-RECORDER

### CITY ENGINEER APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, A.D. 20\_\_\_\_, BY THE MAPLETON CITY ENGINEER \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, BY THE MAPLETON CITY PLANNING COMMISSION. \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION \_\_\_\_\_

## WHITING COVE FINAL PLAT "A"

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, BEING A VACATION OF A PORTION OF WHITING SUBDIVISION PLAT "B" AND ADDITIONAL LANDS

MAPLETON \_\_\_\_\_ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
ROCKY MOUNTAIN POWER CENTURYLINK

APPROVED \_\_\_\_\_ APPROVED \_\_\_\_\_  
COMCAST MAPLETON IRRIGATION

WEST 1/4 CORNER SECTION 15  
T. 8S., R. 3E., SLB&M 2626.16'

WHITING (27-001-0085)

BOETTCHER (49-294-0005)

DOMAN (27-001-0058)

NOTES:  
1. A GEOTECHNICAL ENGINEERING INVESTIGATION DATED NOVEMBER 21, 2015 WAS COMPLETED BY ROCKY MOUNTAIN QC, LLC. ALL FINDINGS AND RECOMMENDATIONS OF THIS REPORT SHALL BE FOLLOWED.

### LEGEND

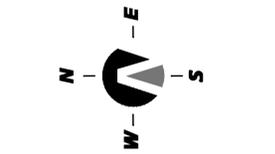
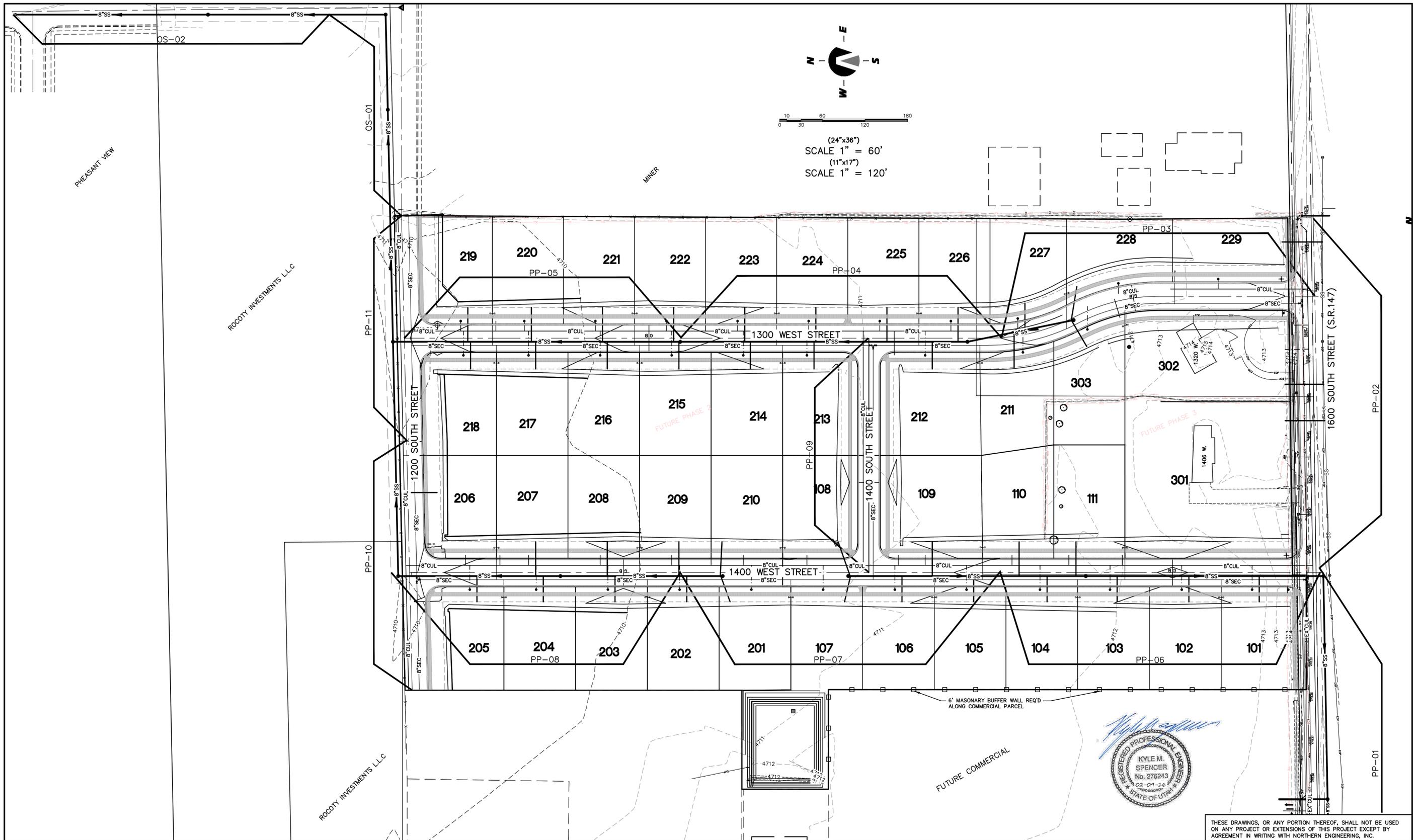
	FOUND BRASS CAP		RIGHT-OF-WAY LINE
	SET 5/8" IRON PIN		LOT LINE
	CALCULATED POINT, NOT SET		SECTION LINE
	SET STREET MONUMENT		EASEMENT
	PROPOSED LOT NUMBERS		EXISTING DEED LINE
	PROPOSED ADDRESS		AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES
	PROPERTY BOUNDARY		
	CENTERLINE		

N00°17'00"W  
2647.28'  
(BASIS OF BEARING)  
(NAD 83)

VICINITY MAP  
-NTS-

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

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



0 30 60 120 180  
 (24"x36")  
 SCALE 1" = 60'  
 (11"x17")  
 SCALE 1" = 120'

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
K:\3-15-038-00_Whiting\CAD\Prelim\Utility\UTILITY INDEX.dwg 2/9/2016 11:44 AM		REV. COGO FILE:	DATE:

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

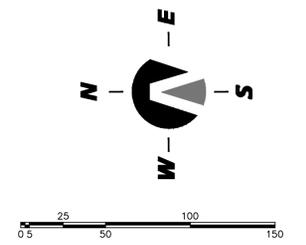
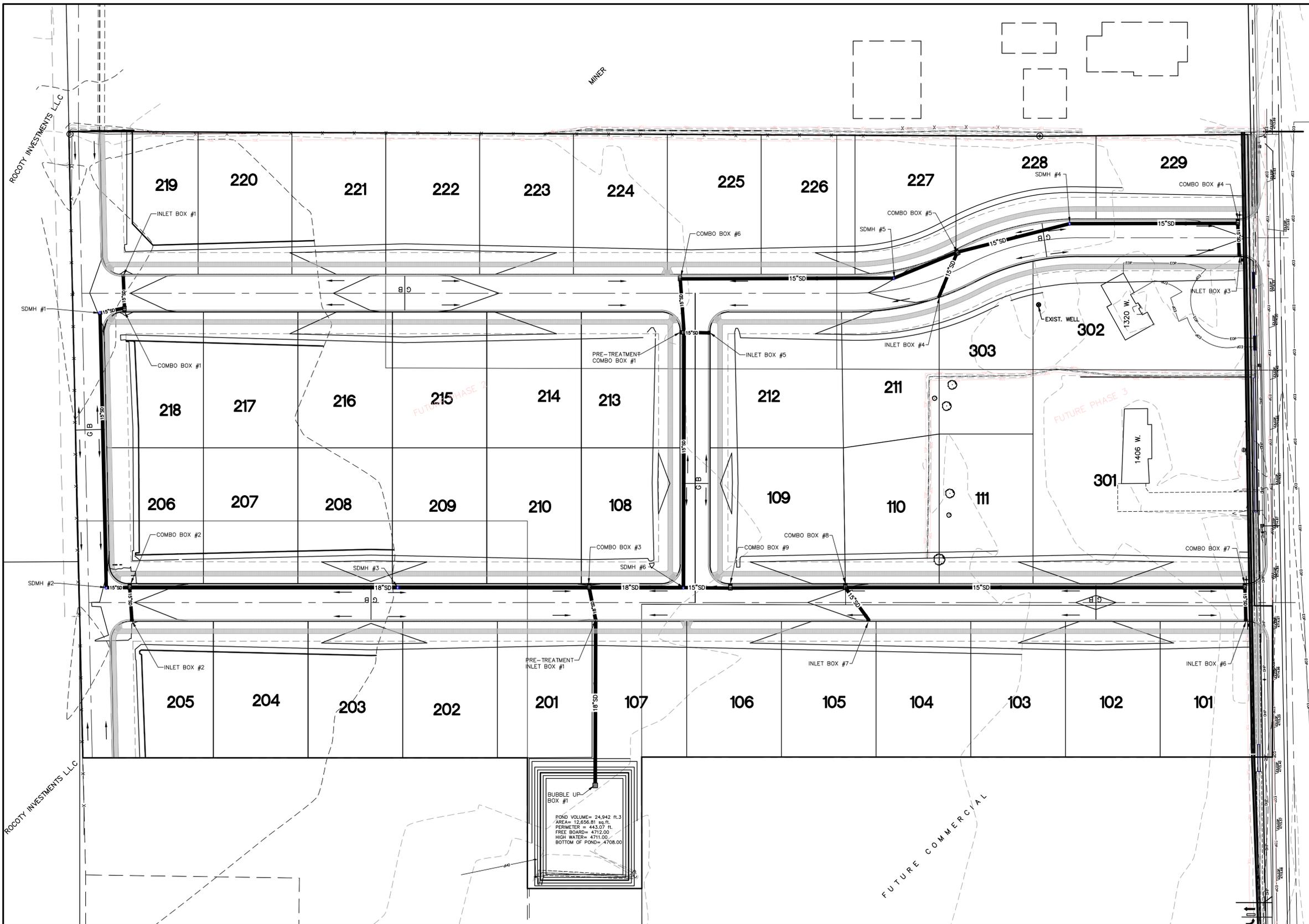
1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**WHITING COVE**



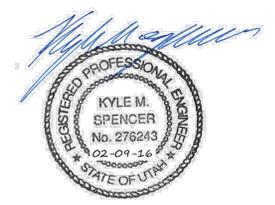
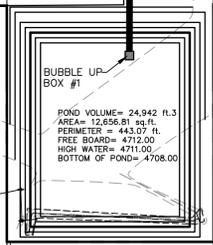
THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

UTILITY INDEX SHEET	JOB NO. 3-15-038
MAPLETON, UTAH	SHEET NO. 4



(24"x36")  
 SCALE 1" = 50'  
 (11"x17")  
 SCALE 1" = 100'

NOTE:  
 1. CLEARING & GRUBBING OF ALL ROADWAYS CORRIDORS & EXTENTS OF FILL GRADING SLOPES SHALL BE REQUIRED.



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.

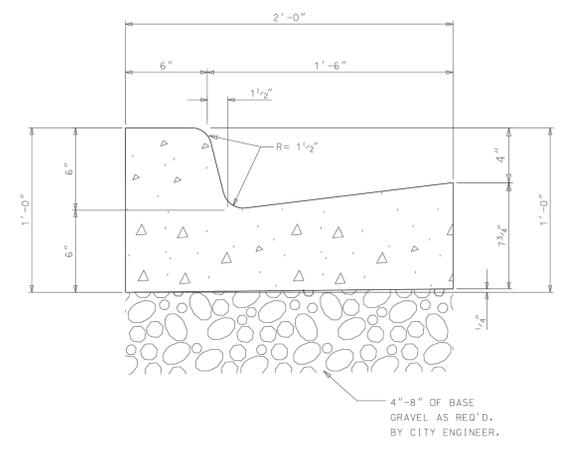
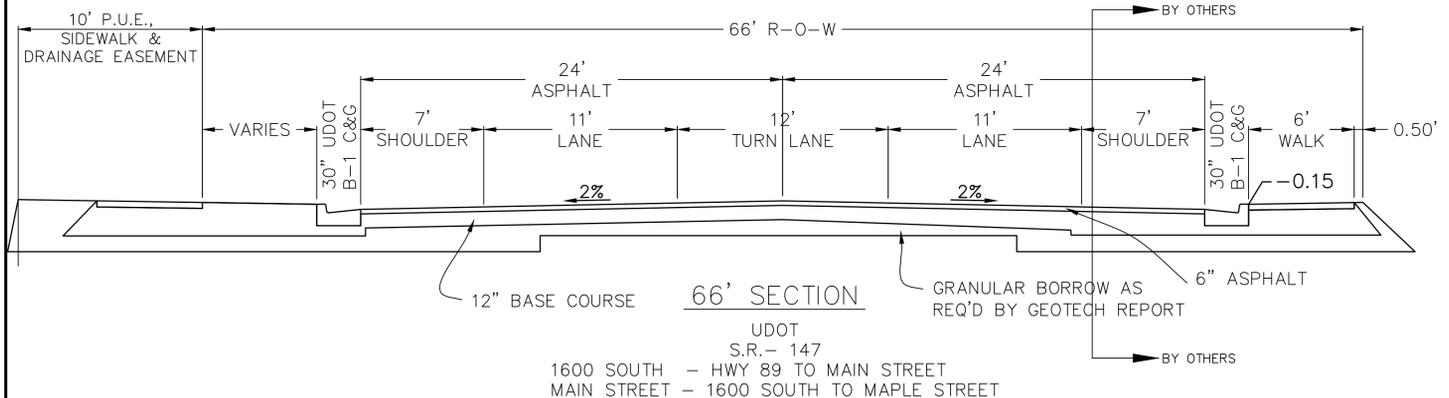
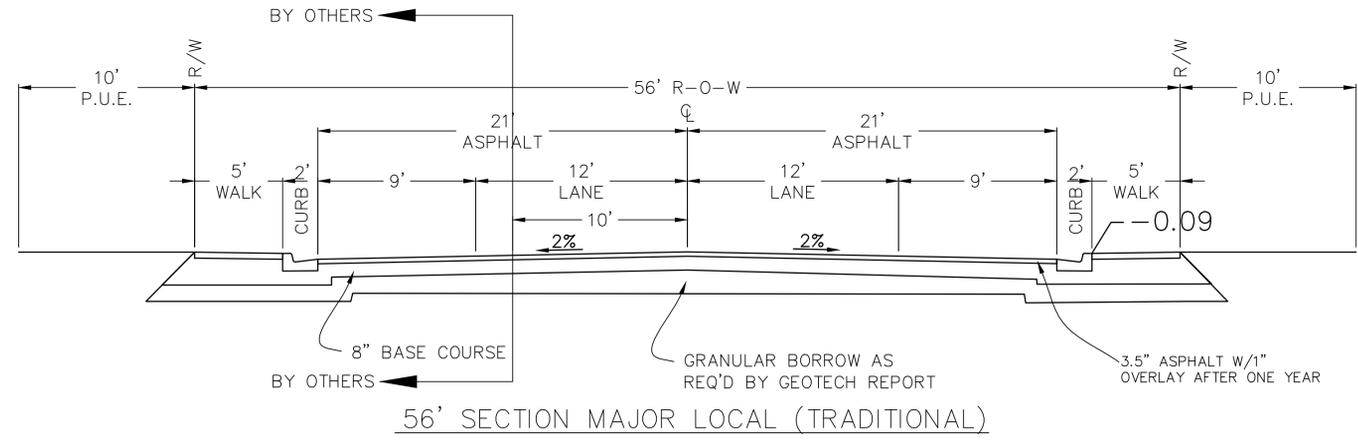
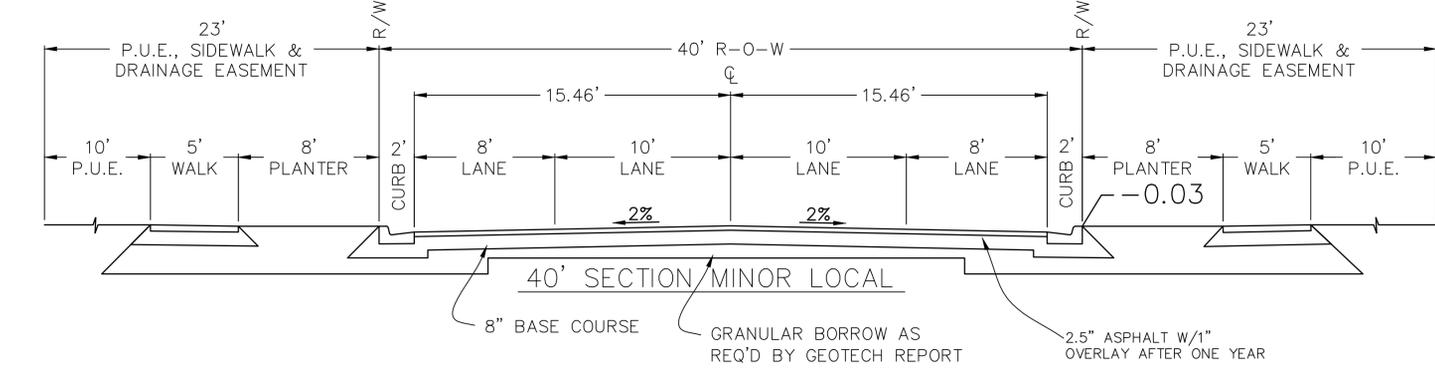
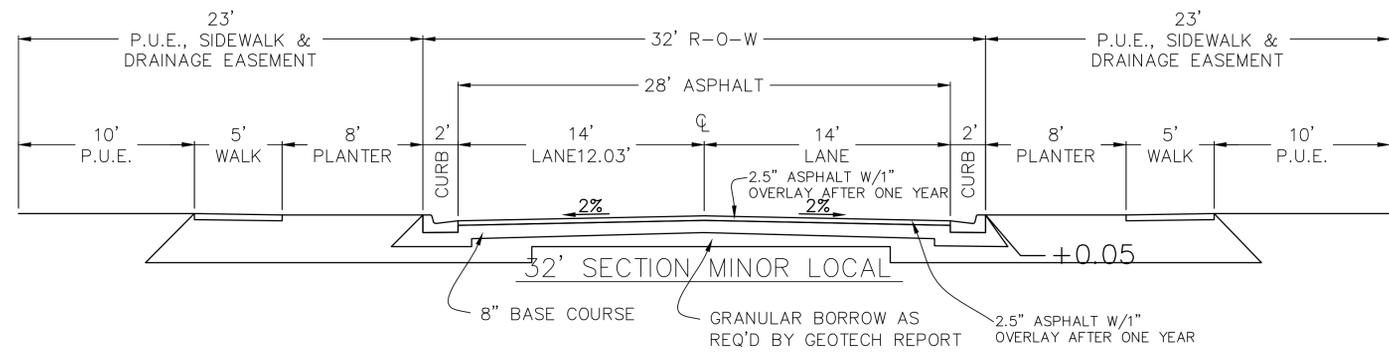
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2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
		REV. COGO FILE:	DATE:

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

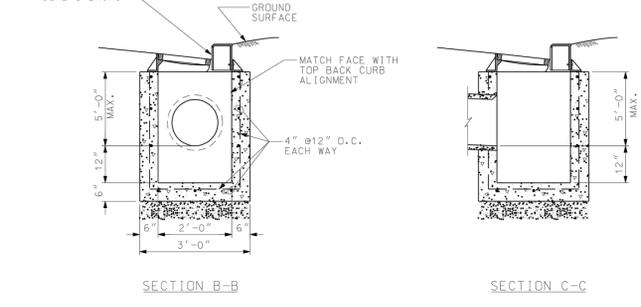
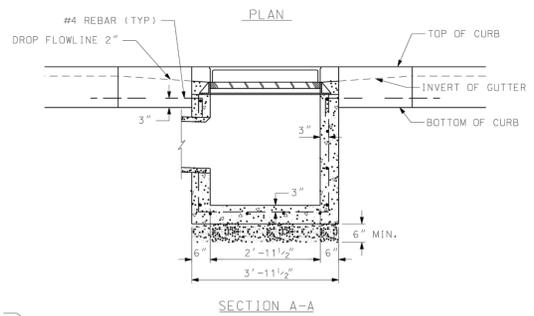
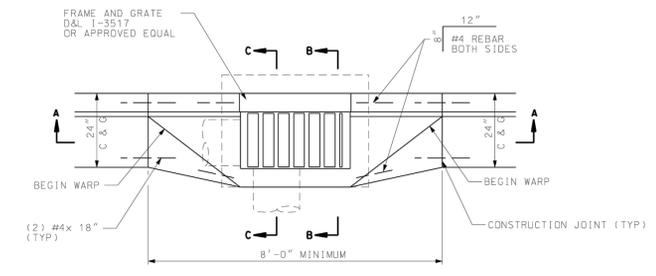
1040 E. 800 N.  
 OREM, UTAH 84097  
 (801) 802-8992

**WHITING COVE**  
 MAPLETON, UTAH

GRADING & DRAINAGE	JOB NO. 3-15-038
MAPLETON, UTAH	SHEET NO. <b>5</b>



**2'-0" CURB AND GUTTER**  
 MAPLETON CITY STANDARD  
 STANDARD DRAWING CG-01  
 -NTS-



**CATCH BASIN CURB OPENING WITH SINGLE GRATE**  
 MAPLETON CITY STANDARD  
 STANDARD DRAWING SD-08  
 -NTS-



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

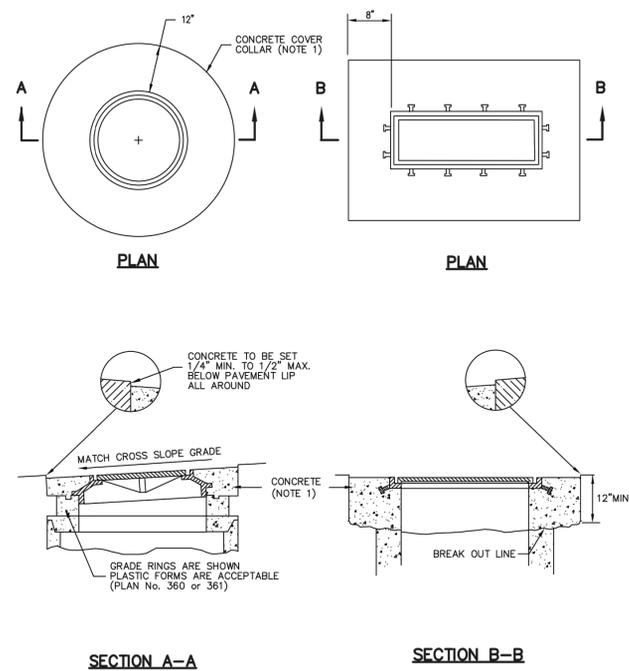
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NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

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

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

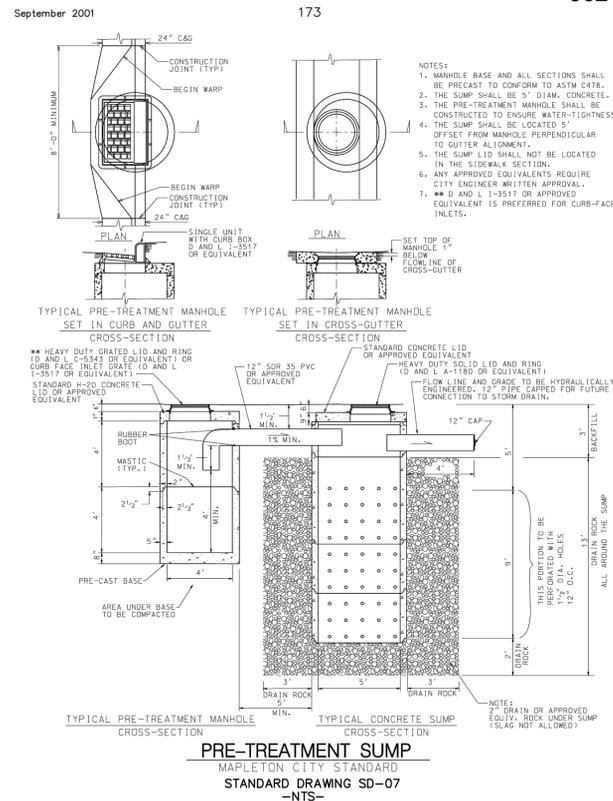
**WHITING COVE**

DETAIL	JOB NO. 3-04-013-00
MAPLETON, UTAH	SHEET NO. DT-01

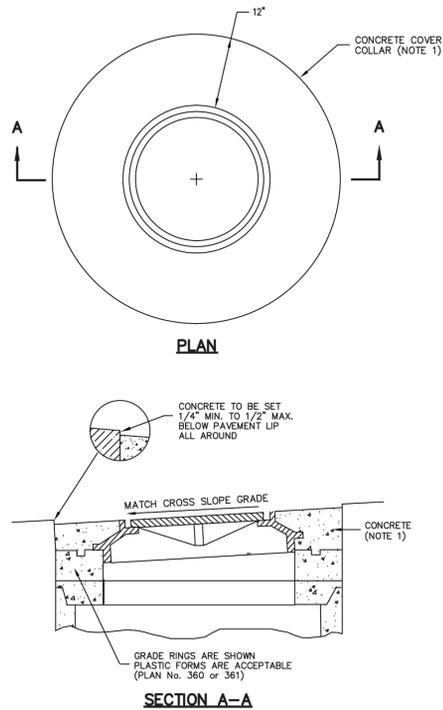


Cover collar for storm drains

Plan No. 362

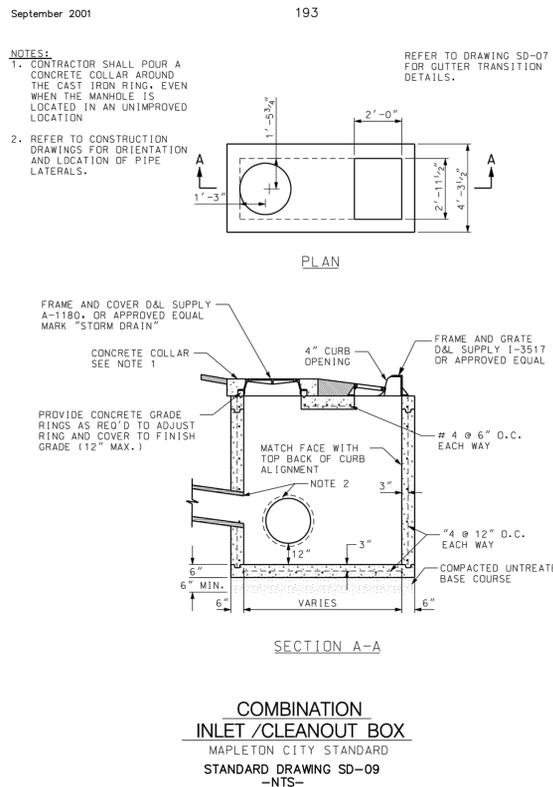


PRE-TREATMENT SUMP  
MAPLETON CITY STANDARD  
STANDARD DRAWING SD-07  
-NTS-

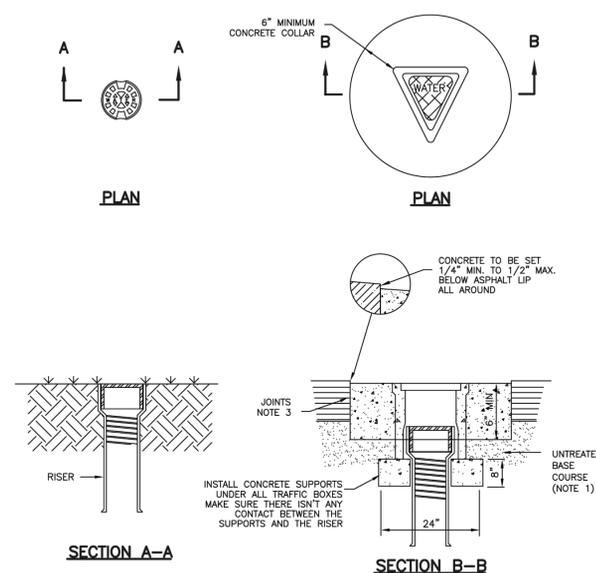


Cover collar for sanitary sewer manhole

Plan No. 413

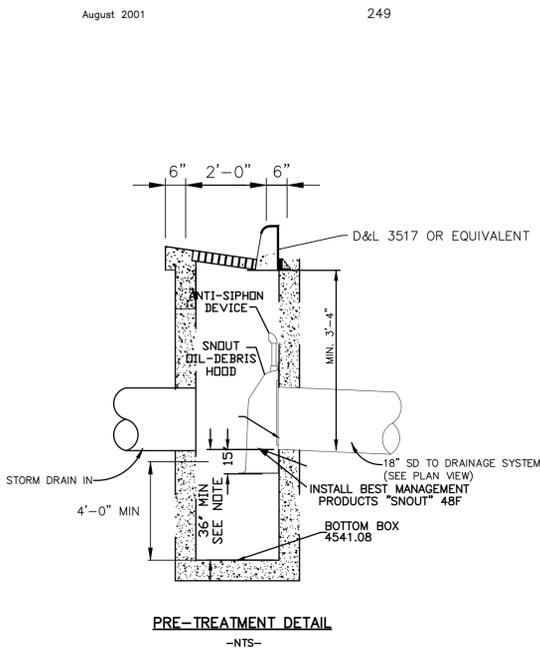


COMBINATION  
INLET /CLEANOUT BOX  
MAPLETON CITY STANDARD  
STANDARD DRAWING SD-09  
-NTS-

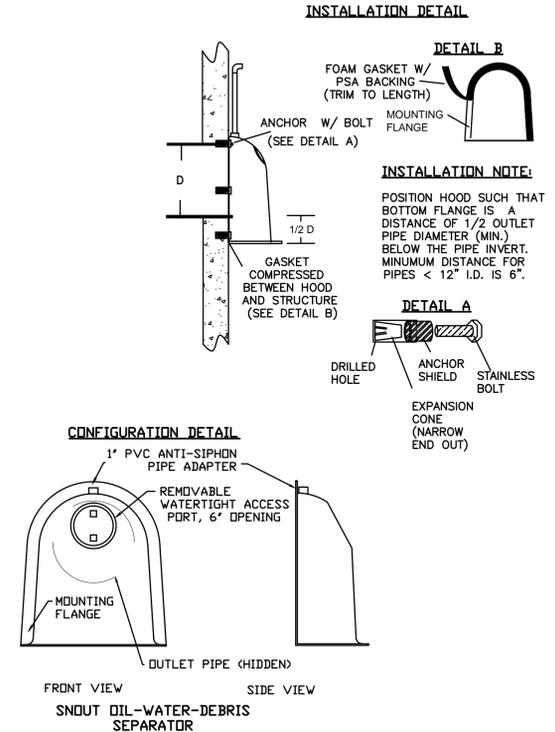


Cover collar for water valve boxes

Plan No. 574



PRE-TREATMENT DETAIL  
-NTS-



NOTES:

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY: BEST MANAGEMENT PRODUCTS, INC. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 DR (888) 354-7585 WEB SITE: www.bestmp.com OR PRE-APPROVED EQUAL
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISD GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A AND AN MOUNTING FLANGE, ANTI-SIPHON VENT AS DRAWN. (SEE CONFIGURATION DETAIL)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION.
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A DISTANCE EQUAL TO OUTLET PIPE 1/2 THE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3' AND A MAXIMUM OF 24' ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING D. 3/8" STAINLESS STEEL BOLTS E. ANCHOR SHIELDS



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

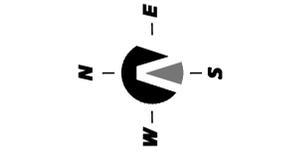
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:
5					
4					
3					
2					
1					

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

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

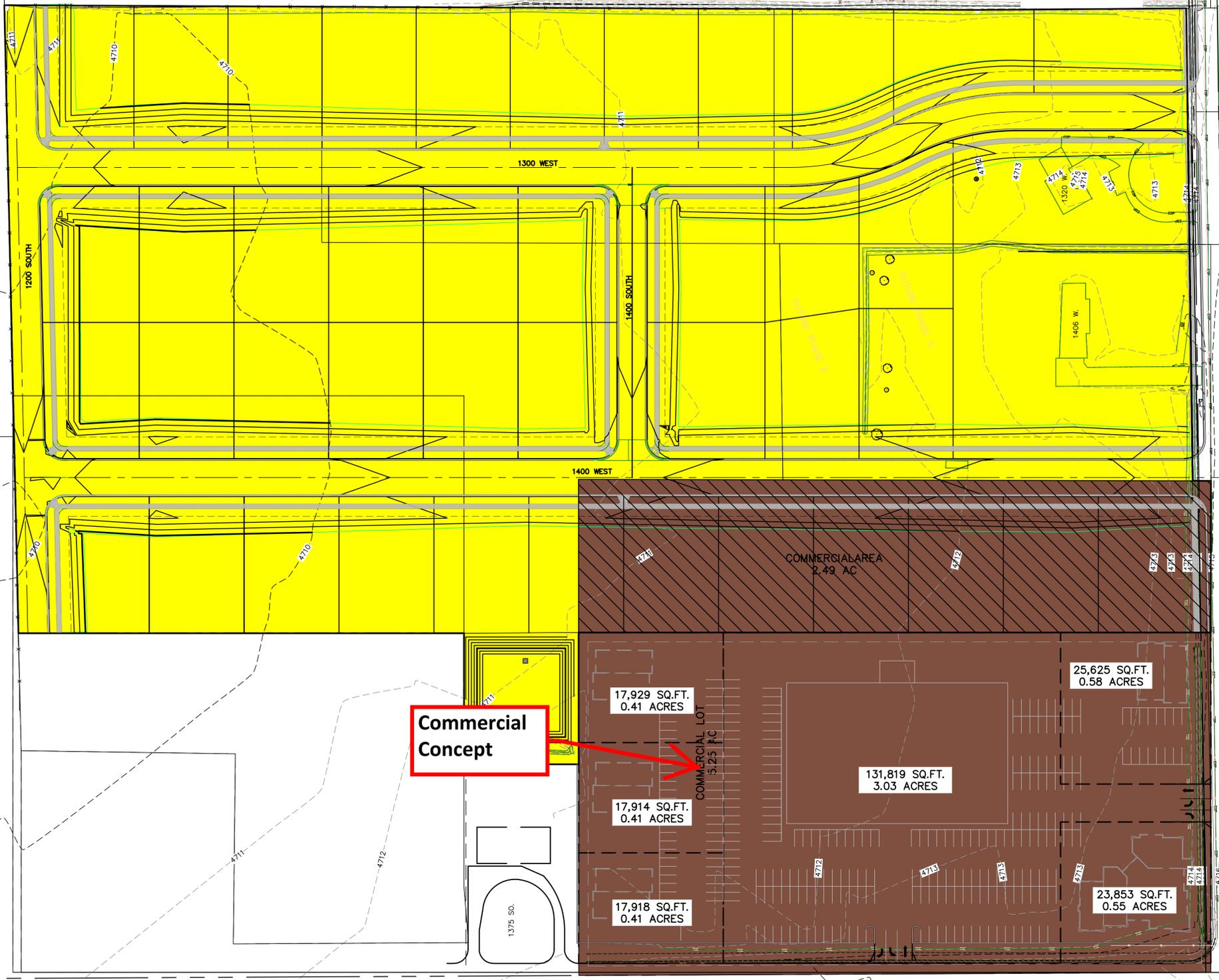
**WHITING COVE**

DETAIL	JOB NO. 3-04-013
MAPLETON, UTAH	SHEET NO. DT-03



(24"x36")  
 SCALE 1" = 60'  
 (11"x17")  
 SCALE 1" = 120'

- RESIDENTIAL-MINOR AGRICULTURAL
- GENERAL COMMERCIAL REZONE TO RESIDENTIAL-MINOR AGRICULTURAL
- GENERAL COMMERCIAL



**Commercial Concept**

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.

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
	REV. COGO FILE:	DATE:
	REVISIONS	BY DATE

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

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

**WHITING COVE**

RE-ZONE MAP	JOB NO. 3-15-038
MAPLETON CITY, UTAH	SHEET NO. <b>2</b>

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

February 23, 2016 at 8:30am

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

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On February 10, 2016 revised drawings were submitted for the Whiting Cove subdivision consisting of 43 lots. 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. Items shown in \* and **bolded** must be submitted prior to 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](mailto:sconroy@mapleton.org)

Please submit revised drawings and the following corrections:

1. Label the lots in phase 1 as lots 1-11 rather than 101-111.
2. Provide a tax clearance form from Utah County indicating that all taxes are up to date. Any greenbelt back taxes shall be paid prior to plat recording.
3. Provide a preliminary title report or policy of title insurance.
4. The commercial concept plan is not being reviewed as part of this submittal.

### Engineering and Public Works Division

Gary Calder, City Engineer, Email: [gcalder@mapleton.org](mailto:gcalder@mapleton.org)

Scott Bird, Public Works Operation Director, Email: [sbird@mapleton.org](mailto:sbird@mapleton.org)

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

### **Address the following concerns in revised drawings:**

**Project: Whiting Cove Subdivision      Date: February 23, 2016**

#### Site Grading:

1. Clearing and grubbing will be required.

#### Sewer:

1. Show a 20' wide temporary access easement on Plat for offsite sewer not under street.
2. Show construction temporary access road over offsite sewer with road base surface 20' wide and 8" deep for locations not under 1200 N. Street.

#### Water System:

1. Show Ductile Iron Class 350 Pipe type for culinary water mains.
2. Show locations plan and profile.
3. Please submit plans to RB&G Engineering (801)374-5771 for the water model review, the cost of this review is the responsibility of the developer.

#### Secondary Water (Pressure Irrigation):

1. Show on plans and profile all Pressurized Irrigation mains.
2. Show PVC C900 SDR 18 (Purple) for pipe type for pressurized irrigation mains.

Roadway:

1. Road x-sections:
  - a. Show 66' UDOT Approved x-section (Street-05) per standard drawing and matching Breckenridge Subdivision. Plans show a proposed planter strip.
  - b. Show 1200 N. as a 56' Major Local (Traditional) (Street-02) x-section per Transportation Master Plan, matching Breckenridge Subdivision and full width improvements of 1200 S.
2. Granular Barrow required for streets and Granular Backfill Barrow required for utility trench backfill.

Storm Drain:

1. Show inlet boxes with no more than 300 feet of flow entering them.
2. Show Storm Drain Pretreatment box detail with size of pretreatment box and snout. Provide flow rate and verify it does not function as an orifice.
3. Geotechnical Report and Drainage Report do not show percolation rates for storm water retention design and sump in retention basin. Drainage design shows 1.5' of freeboard and plans only shows 1'. This needs to be addressed on plans. Resubmit Geotechnical and/or Drainage Report with percolation test results used in drainage design calculations.
5. Show on plat separate 15' Storm Drain and Access Easement on lot 107 and Storm Drain Easement on retention basin portion of lot 107.
6. Show landscaping plan for retention basin. Recommend a low or no water use type design. Storm Drain Maintenance Agreement Required.
7. SWPPP and Land disturbance permit will be required

Miscellaneous:

1. Receive Irrigation Company approval for work on Company ditch and structures.
2. Design of 24" RCP Irrigation Pipe still has pipe bells projecting into the pavement layers on 1300 W. and 1400 W. streets and needs to be addressed.
3. Show on plat cluster mail box easement location.
4. Power Pole relocations to be completed by developer.
5. Current APWA / Mapleton City Addendum Standards and Specifications will apply. Check that all Standard Details used are current as the year 2001 is noted on many.
6. Obtain UDOT Permit for work on 1600 S. (SR-147).
7. Show on plans any additional UDOT requirements on 1600 S. (SR-147). UDOT plans on milling 4" and repaving in late spring, early summer of 2016 on 1600 S (SR-147). If improvements on 1600 S. are not in place before then, additional requirements of development may be required.

**Prior to plat recording (after receiving final approval from City Council):**

- 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 water shares/rights (approx. 1 share per 1/3 acre lot).
- 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).