

City Council Staff Report

May 18, 2016

Applicant: Paul Whiting
Location: 1400 W 1600 S
Prepared by: Sean Conroy,
Community Development
Director
Public Hearing: No
Zone: RA-2
Attachments:

1. Standard findings.
2. Application materials.
3. DRC Comments dated 5/11/16.

REQUEST

Consideration of a Resolution approving the final plats of the Whiting Cove subdivision Plats “B” and “C” consisting of 28 lots located in the Residential-Minor Agricultural (RA-2) Zone.

BACKGROUND AND PROJECT DESCRIPTION

On March 16, 2016 the City Council approved the preliminary plat for the Whiting Cove subdivision consisting of 43 lots and the final plat for phase 1 consisting of nine lots. The remaining 34 lots would be completed in three additional phases.

The applicant is now requesting final approval for plat “B” consisting of 18 lots and plat “C” consisting of 10 lots. The lots average 1/3 acre in size.

EVALUATION

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.

The project is consistent with the preliminary plat already approved by the City Council, the zoning ordinance, subdivision ordinance and general plan.

STAFF RECOMMENDATION

Adopt the attached Resolution with the following special conditions.

SPECIAL CONDITION

1. The applicant shall address all outstanding items of the DRC comments dated 5/11/16 prior to plat recording.

RESOLUTION NO. 2016-

A RESOLUTION APPROVING THE FINAL PLATS OF THE WHITING COVE SUBDIVISION PLATS “B” AND “C” CONSISTING OF 28 LOTS LOCATED IN THE RESIDENTIAL-MINOR AGRICULTURAL (RA-2) ZONE.

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

WHEREAS, MCC Chapter 18.36 outlines the lot requirements in the RA-2 zone; 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 as well as MCC chapter 18.36; and

WHEREAS, the Planning Commission recommended approval of the project to the City Council on March 10, 2016.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Whiting Cove Plats “B” and “C” subdivision with the findings and conditions as outlined in the staff report dated May 18, 2016.

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

This 18th Day of May, 2016.

Brian Wall
Mayor

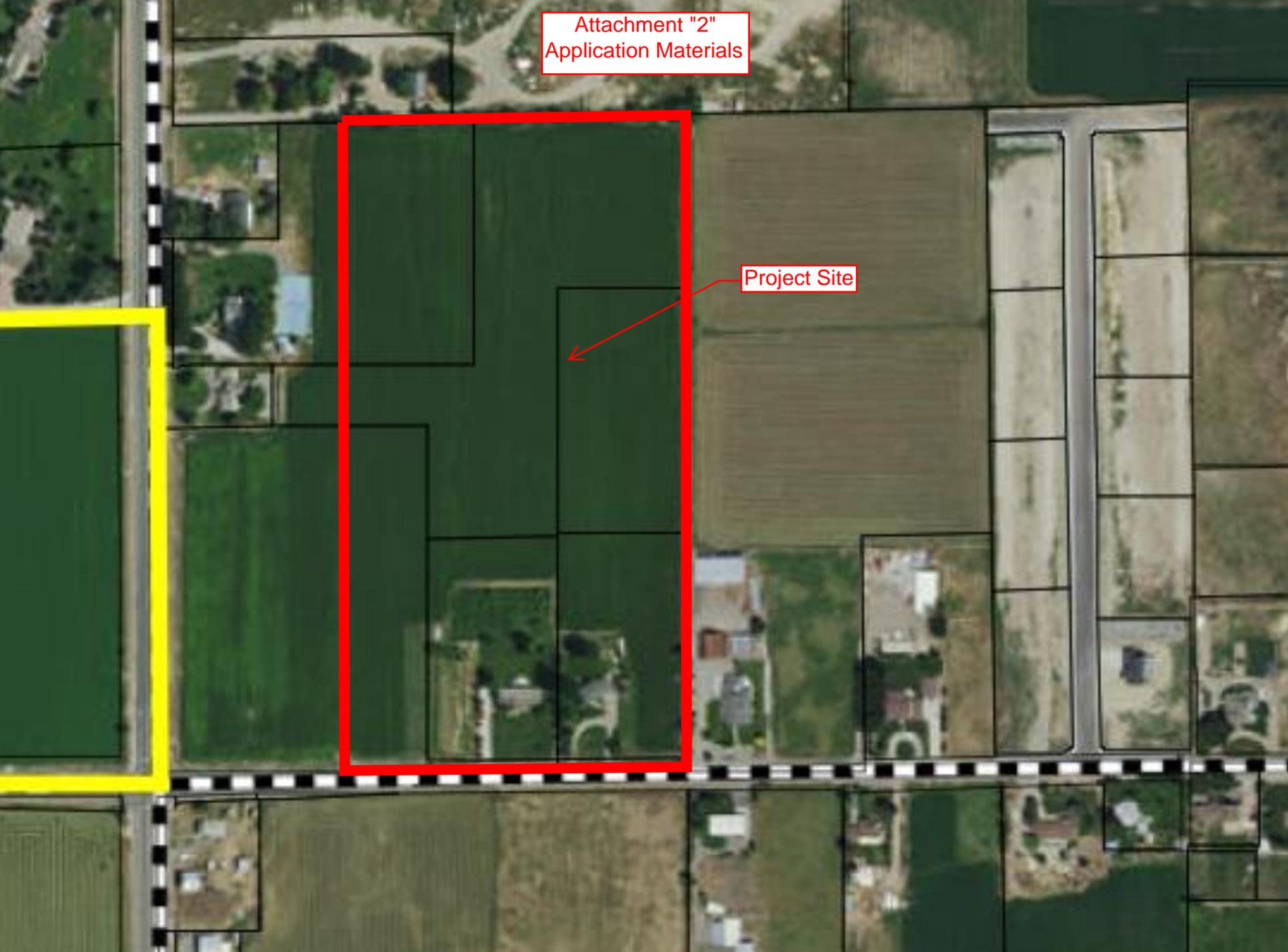
ATTEST:

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.	✓

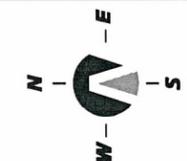
Attachment "2"
Application Materials

Project Site



WHITING COVE PRELIMINARY PLAT

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



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

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 N.00°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 HERETO SET OUR HANDS THIS DAY OF _____ A.D. 20____.

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

ROCOTY INVESTMENTS LLC
(27-001-0103)

ROCOTY INVESTMENTS LLC
(27-001-0060)

- 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

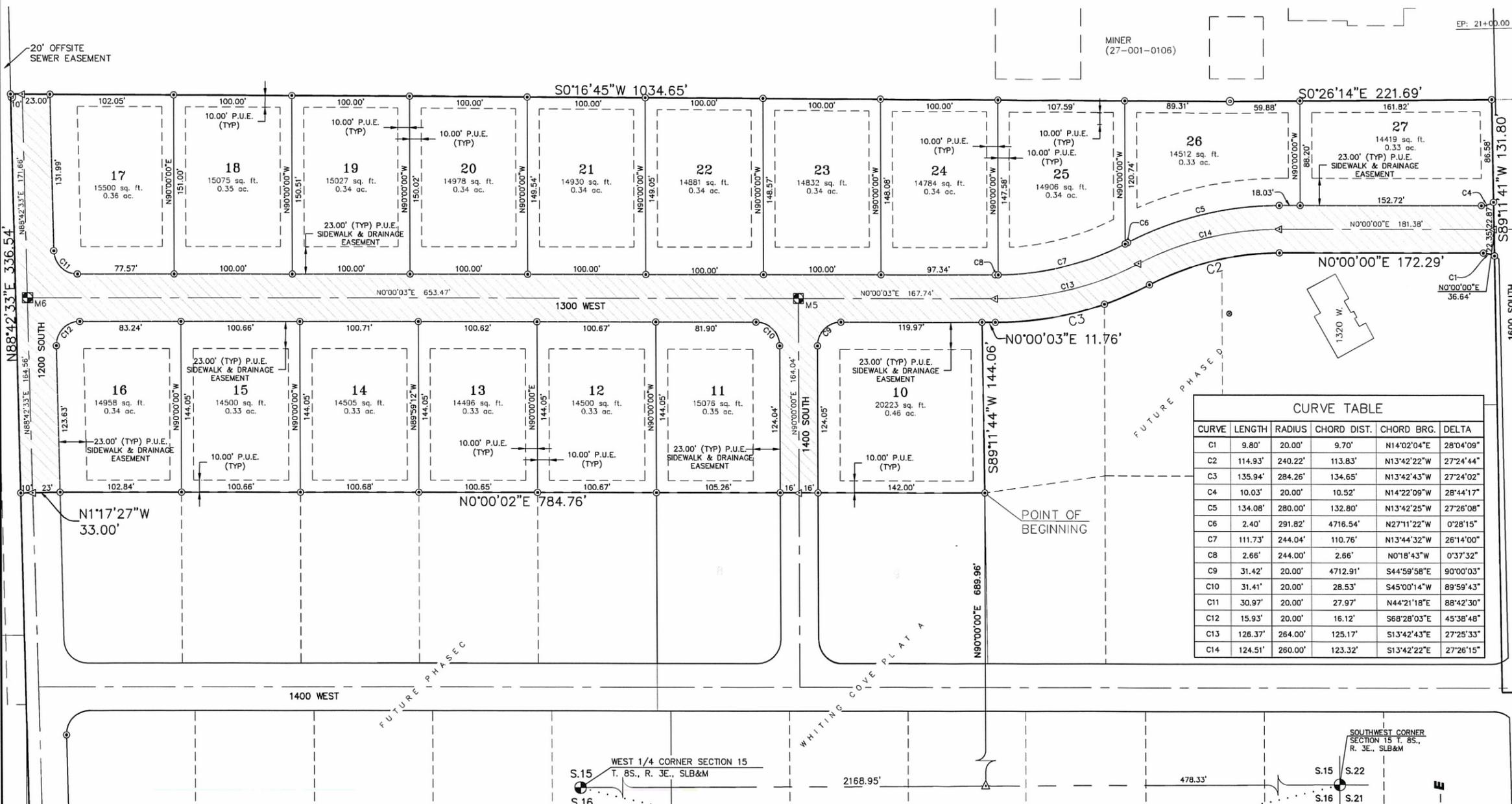
APPROVED THIS _____ DAY OF 20____ A.D. BY QWEST
QWEST

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

POINT #	EASTING	NORTHING
M4	650094.97	1972912.11
M5	650036.10	1973539.08
M6	650036.11	1974192.35

WHITING COVE FINAL PLAT "B"

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 "A" AND ADDITIONAL LANDS



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
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BEGINNING AT A FOUND BRASS CAP MARKING THE SOUTH-WEST CORNER OF SAID SECTION 15, THENCE N.00°17'00"W. ALONG THE SECTION LINE A DISTANCE OF 478.33 FEET; THENCE N.90°00'00"E A DISTANCE OF 689.96 FEET TO THE SOUTH-EAST CORNER OF LOT 109 OF WHITING COVE PLAT "A" AND THE REAL POINT OF BEGINNING.
THENCE N.00°00'02"E. A DISTANCE OF 784.76 FEET; THENCE N.01°17'27"W. A DISTANCE OF 33.00 FEET; THENCE N.88°42'33"E. A DISTANCE OF 336.54 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 131.80 FEET; TO A POINT OF CURVATURE OF A 20.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 9.80 FEET, HAVING A CENTRAL ANGLE OF 28°04'09" AND A CHORD THAT BEARS N.14°02'04"E. A DISTANCE OF 9.70 FEET; THENCE N.00°00'00"E. A DISTANCE OF 172.29 FEET TO A POINT OF CURVATURE OF A 240.22-FOOT RADIUS TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 114.93 FEET, HAVING A CENTRAL ANGLE OF 27°24'44" AND A CHORD THAT BEARS N.13°42'22"W. A DISTANCE OF 113.83 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 135.94 FEET, HAVING A CENTRAL ANGLE OF 27°24'02" AND A CHORD THAT BEARS N.13°42'43"W. A DISTANCE OF 134.65 FEET; THENCE N.00°00'03"E. A DISTANCE OF 11.76 FEET; THENCE S.89°11'44"W. A DISTANCE OF 144.06 FEET TO THE REAL POINT OF BEGINNING.
CONTAINING 18 LOTS, 337361 SQ. FT. OR 7.74 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 _____ 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 "B"**
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 "A" AND ADDITIONAL LANDS
MAPLETON UTAH COUNTY, UTAH
SCALE: 1" = 50 FEET

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

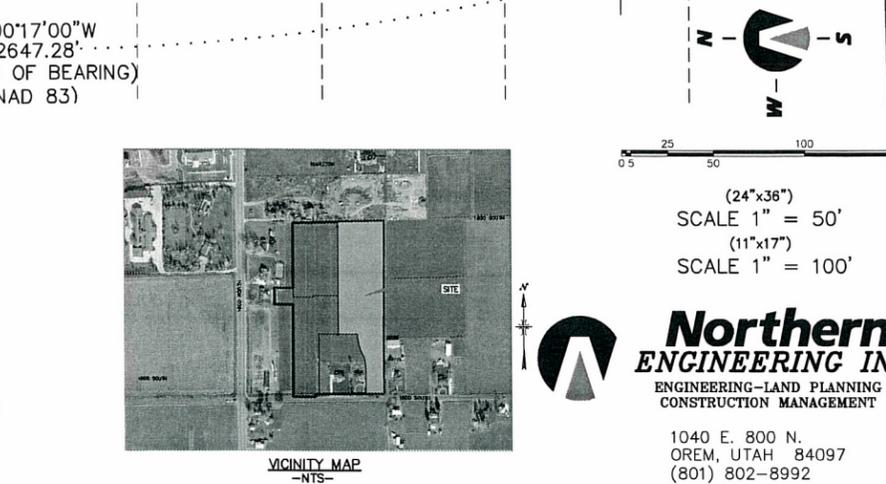
QUESTAR GAS COMPANY
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Approved this _____ day of _____, 20____
By: _____
Title: _____

APPROVED _____ APPROVED _____
ROCKY MOUNTAIN POWER CENTURYLINK
APPROVED _____ APPROVED _____
COMCAST MAPLETON IRRIGATION

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
10	PROPOSED LOT NUMBERS	---	EXISTING DEED LINE
—	PROPOSED ADDRESS	---	AREA DEDICATED TO MAPLETON CITY FOR ROADWAY PURPOSES
—	PROPERTY BOUNDARY	---	CENTERLINE
—	CENTERLINE	---	



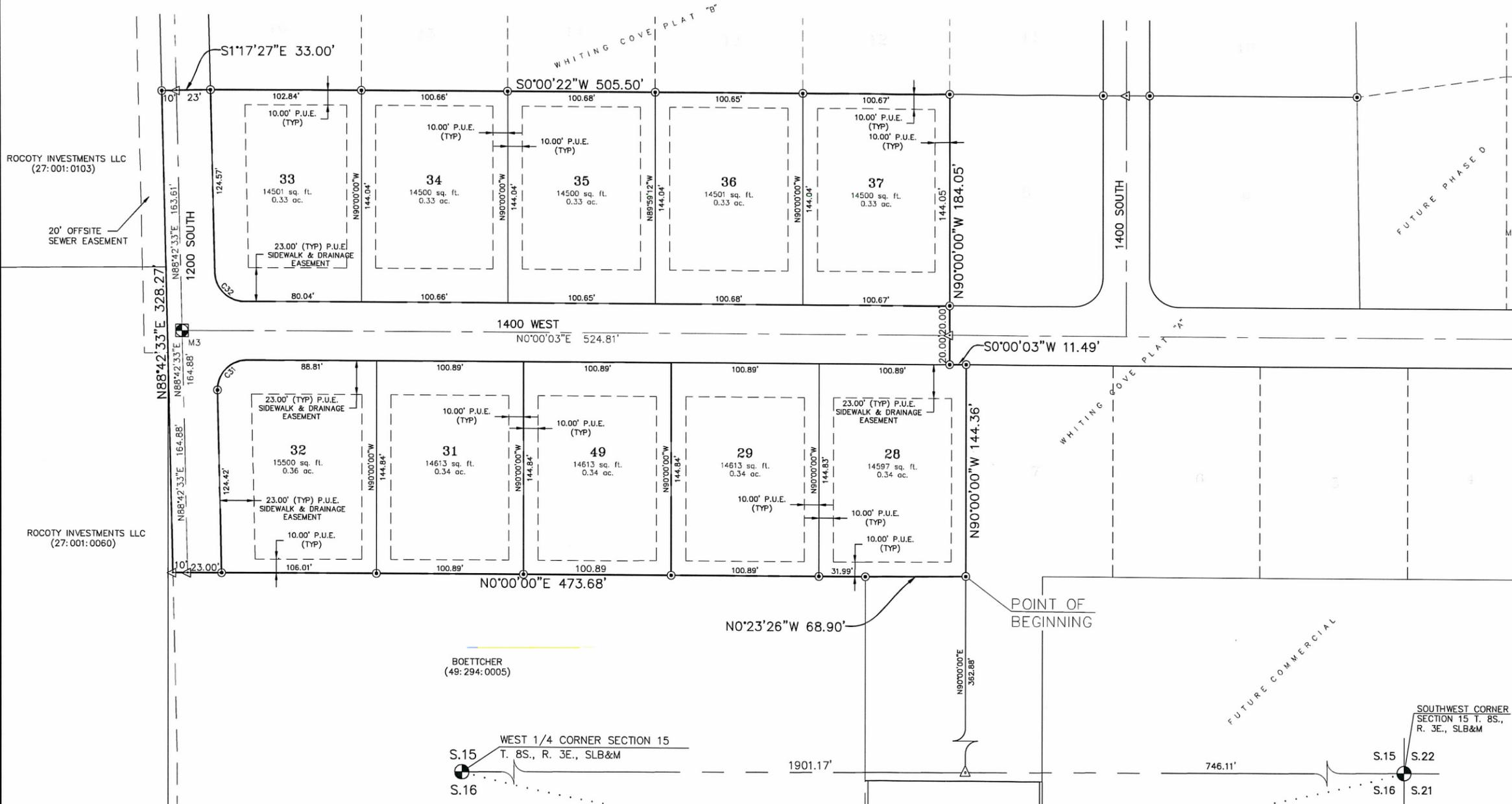
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

WHITING COVE "B"

SUBDIVISION MONUMENTS		
POINT #	EASTING	NORTHING
M.3	649708.12	1974184.95

WHITING COVE FINAL PLAT "C"

A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.



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Approved this _____ day of _____, 20____

By- _____

Title - _____

APPROVED _____ ROCKY MOUNTAIN POWER

APPROVED _____ CENTURYLINK

APPROVED _____ COMCAST

APPROVED _____ MAPLETON IRRIGATION

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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



(24"x36")
SCALE 1" = 40'
(11"x17")
SCALE 1" = 80'

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

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 746.11 FEET; THENCE N.90°00'00"E A DISTANCE OF 362.88 FEET TO THE REAL POINT OF BEGINNING.

THENCE N.00°23'26"W, A DISTANCE OF 68.90 FEET; THENCE N.00°00'00"E, A DISTANCE OF 473.68 FEET; THENCE N.88°42'33"E, A DISTANCE OF 328.27 FEET; THENCE S.01°17'27"E, A DISTANCE OF 33.00 FEET; THENCE S.00°00'22"W, A DISTANCE OF 505.50 FEET; THENCE N.90°00'00"W, A DISTANCE OF 184.05 FEET; THENCE S.00°00'03"E, A DISTANCE OF 11.49 FEET; THENCE N.90°00'00"W, A DISTANCE OF 144.36 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 10 LOTS, 177537 SQ. FT. OR 4.08 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____.

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 _____

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 "C"**

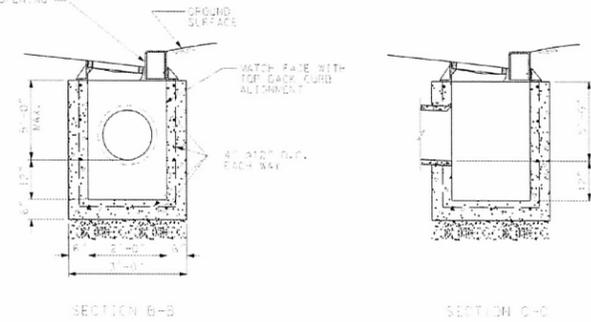
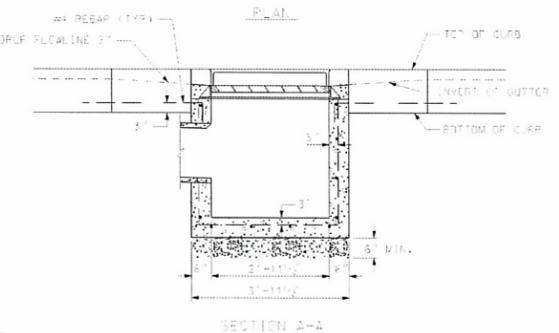
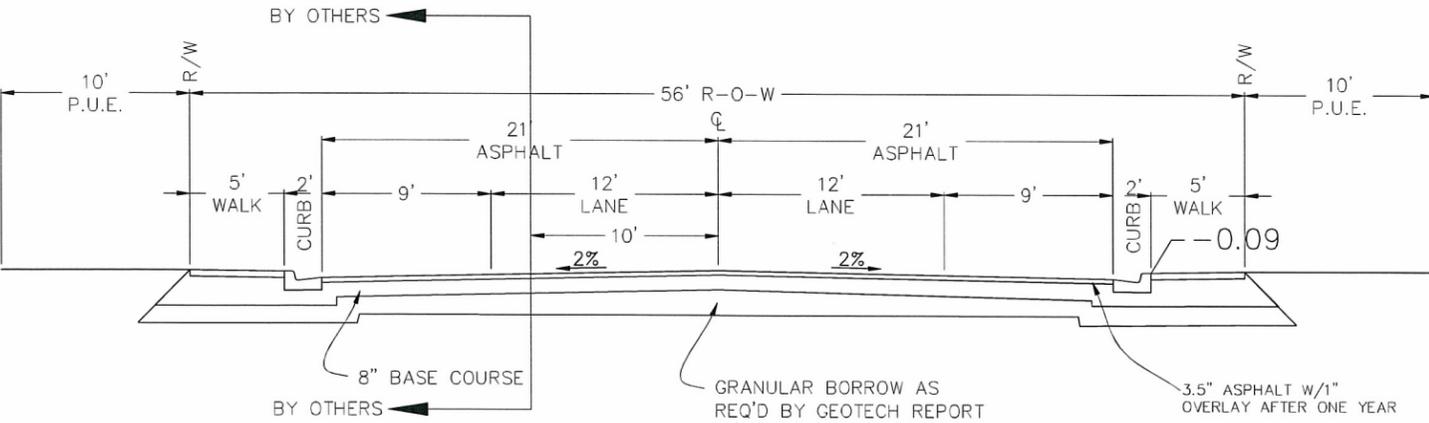
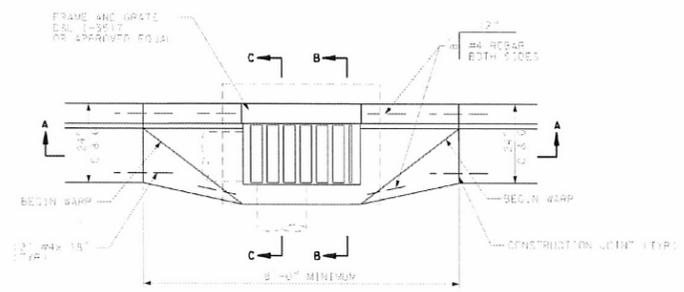
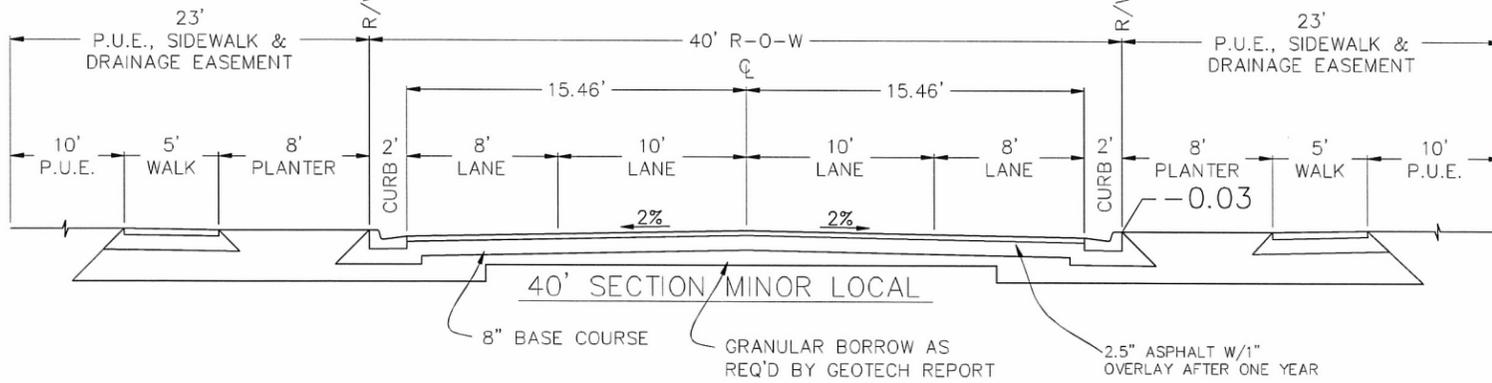
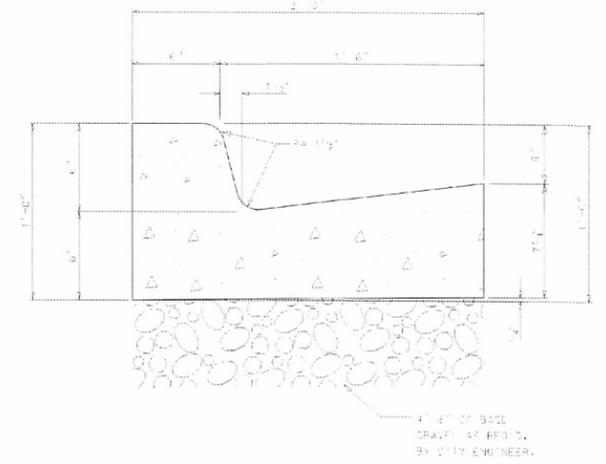
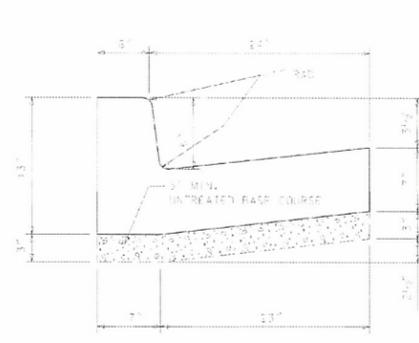
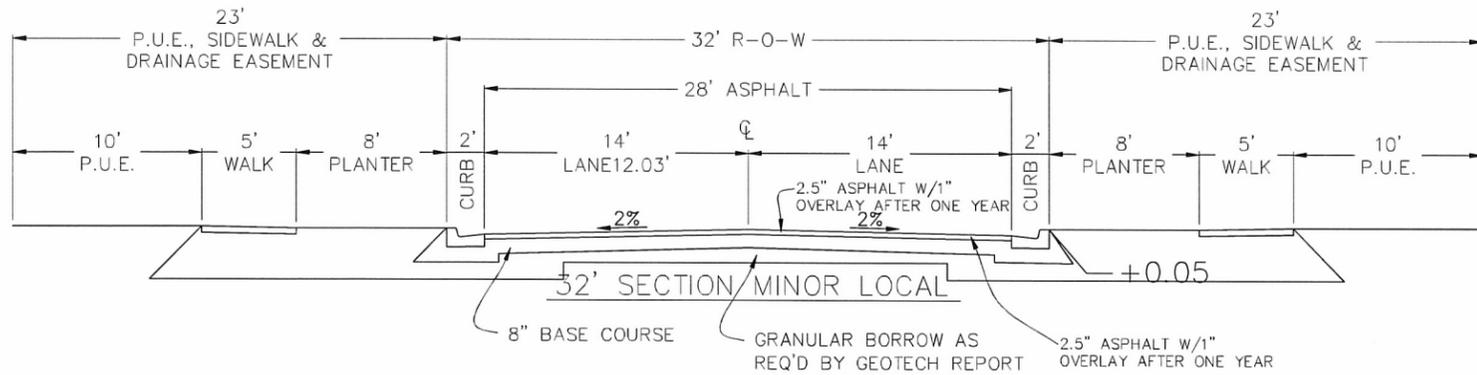
A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

MAPLETON UTAH COUNTY, UTAH

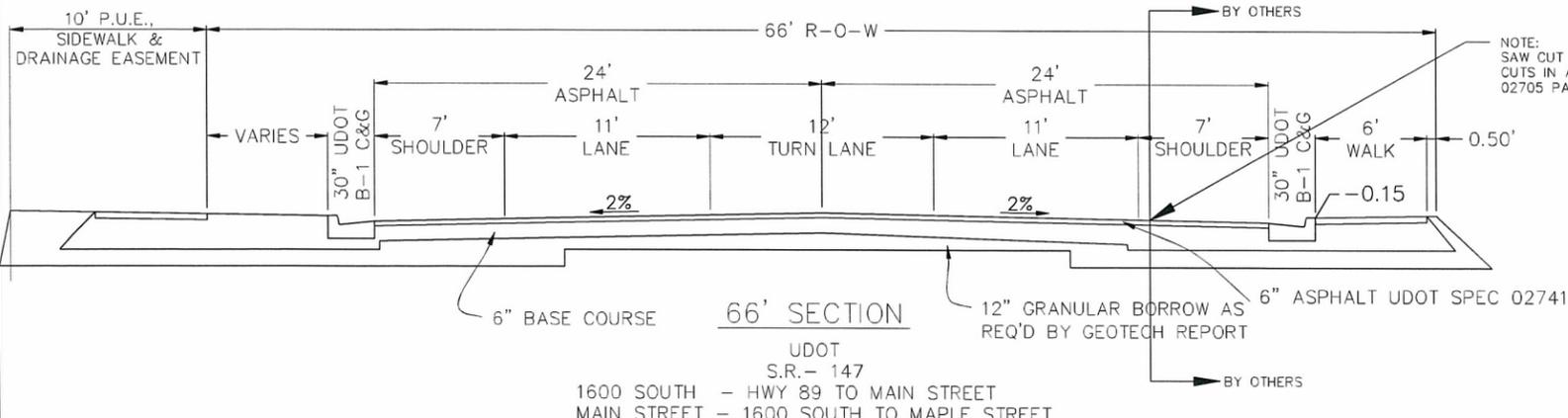
SCALE: 1" = 40 FEET

SURVEYOR'S SEAL 	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
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WHITING COVE "C"



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



NOTE:
 SAW CUT & TACK COAT VERTICAL CUTS IN ASPHALT PER UDOT SPEC. 02705 PAVEMENT CUTTING



5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
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

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

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.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 11, 2016 at 8:30am

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

On April 28, 2016 revised drawings were submitted for the Whiting Cove subdivision consisting plats "B" and "C". 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.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

1. Label the lots in plat "B" as 1-18 and lots in Plat "C" as 1-10.
2. Include addresses on the final plats as shown on the attached drawing.
3. 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.
4. Provide a preliminary title report or policy of title insurance.

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: Whiting Cove Subdivision Date: May 10, 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. 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 plans and profile all Pressurized Irrigation mains.
2. Show 12" PVC C900 SDR 18 (Purple) for pipe type for pressurized irrigation main on 1600 S.

Roadway:

1. Road x-sections:
 - a. Show 1200 S. as a 56' Major Local (Traditional) (Street-02) x-section per Transportation Master Plan, matching Breckenridge Subdivision and full width improvements of 1200 S. Plans and Plans needs to show x-section.
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. Preliminary Drainage Report under "Collection System" shows only "nine (10)" collection boxes are mentioned. Plans show 18 inlets. Show 1600 South inlets draining to separate Storm Drain retention system than subdivision.
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. Proposed Pre-treatment box detail appears to small convey flows (See Pre-treatment Detail on Sheet DT-03).
3. Show all Storm Drain Pipe to be RCP in Right of Way.
4. Preliminary Geotechnical Report and Drainage Report does not show percolation rates for sump in retention basin, design with reinforced concrete pipe (RCP) and Pavement design layers for sub-base. This is to be determined by CBR Test in report.
5. Resubmit Final Geotechnical and Drainage Report with percolation test results used in drainage design calculations with RCP pipe type.
6. Show on plat a separate 15' Storm Drain and Access Easement in addition to 10' PUE on lot 7. Show 10' PUE south of Storm Drain Easement Show Storm Drain and Access Easement on retention basin portion of lot 7.
7. Show 10' wide asphalt lane with 3" asphalt, 6" road base from back of walk to retention basin on 15" Storm Drain and Access Easement.
8. Show landscaping plan for retention basin. Show design of retention basin with geofabric under cobble rock on sides and bottom with an addition sump in bottom. Recommend a low or no water use type design. Retention basin still shows basin volume of 24942 cubic feet and perimeter of 443.07 feet instead of 30402 cubic feet and perimeter of 464.07 feet on sheet SW-01.
9. Storm Drain Maintenance Agreement Required.
10. 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. Plans still show utility conflict for utilities at intersection and catch basin crossings.
4. Show on plat mail box location.
5. Power Pole relocations to be completed by developer. Pole in Note 13 on Sheet PP-2 will need to be relocated. It is in the curb alignment.

6. Current APWA / Mapleton City Addendum Standards and Specifications will apply. Check that all Standard Details used are current. Note for year of 2001 was removed but no changes were made to reflect current APWA/Mapleton City Addendum.
7. Obtain UDOT Permit for work on 1600 S. (SR-147).
8. 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 (18.25 acre feet for Plat "B" & 10 acre feet for Plat "C").
- 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).