

Planning Commission Staff Report

June 9, 2016

Item 5

Applicant: DR Horton

Location: 800 S Slant Rd

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Yes

Zone: R-2

Attachments:

1. Application
Materials/Concept
Plan.
2. DRC Comments.

REQUEST

Consideration of Preliminary Plat Approval for the Mapleton Grove subdivision consisting of 210 lots located at approximately 800 South Slant Road, and Final Plat approval for Plat “A” consisting of 72 of the 210 lots.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 100 acres in size located at 800 South Slant Road, just west of Maple Ridge elementary school. On June 2, 2016 the City Council approved the annexation of the property into Mapleton City and approved a concept plan for 210 lots. The applicant is now requesting approval of the following:

- Preliminary plat approval for 210 lots;
- Final plat approval for Plat “A” consisting of 72 lots;
- Plat “A” will include phase 1 of a park that will include a soccer field and other landscaping and temporary parking.
- The second phase of the park will include an additional soccer field, two pickle ball courts, a restroom, a tot lot, a perimeter trail and parking.

EVALUATION

General Plan and Zoning: The General Plan designation for this property is High Density Residential. This designation typically allows densities of 3-4 units per acre, with the potential for higher densities with the use of TDRs. The density of the proposed concept plan is approximately 2.25 units per acre with lot sizes ranging from 10,000 square feet to 32,000 square feet. The proposed development plan is less intense than envisioned by the General Plan.

The zoning for this property is Residential (R-2). This zone requires a minimum lot size of 10,000 square feet with a minimum frontage of 80 feet. The project complies with these requirements.

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 development to have proper access and circulation and to provide stub streets in logical locations. Road improvements are proposed along Slant Road and two stub streets are proposed to the property to the north west. The project is consistent with the Transportation Plan.

STAFF RECCOMENDATION

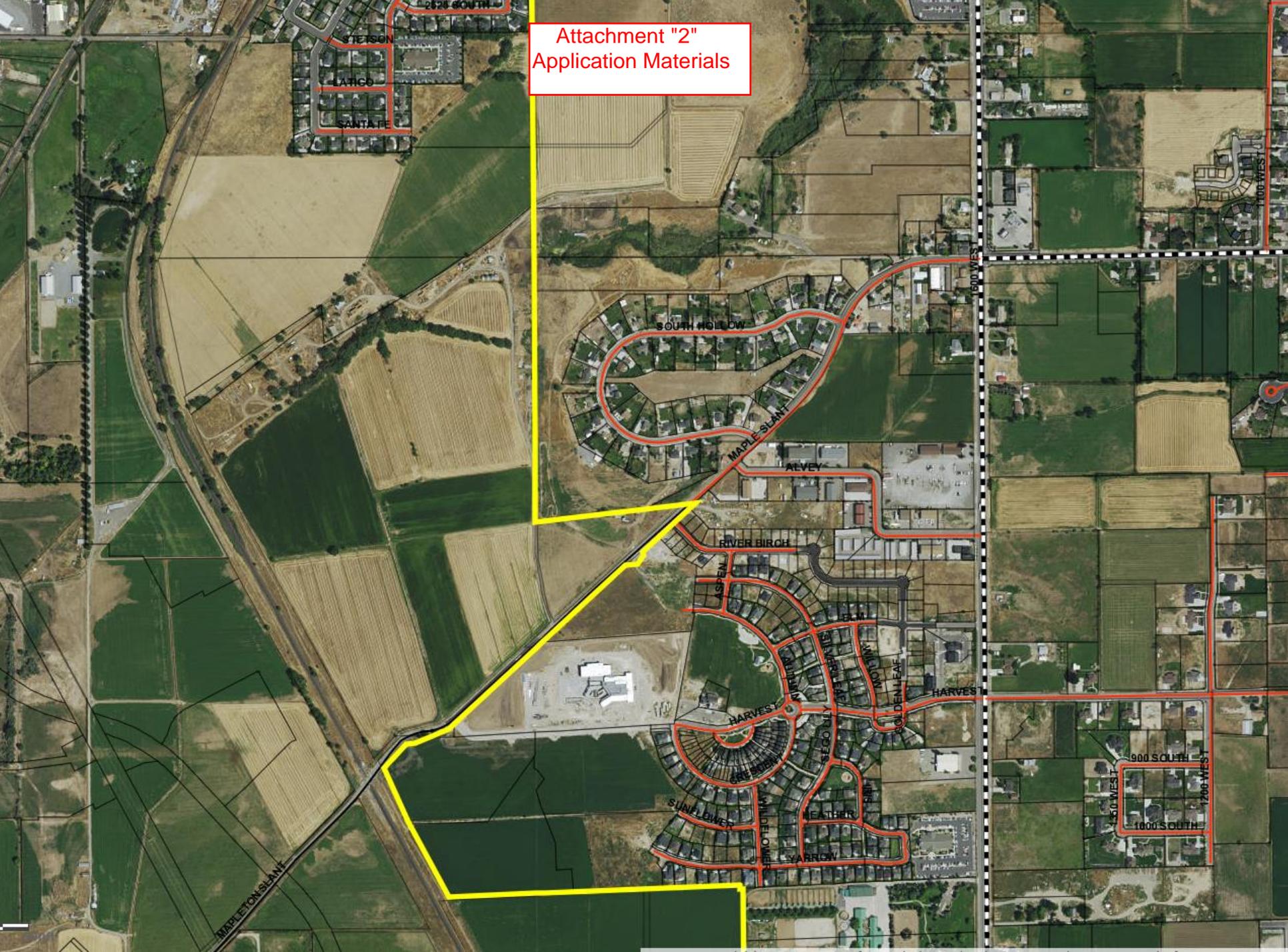
Recommend approval of the project to the City Council with the attached special conditions.

SPECIAL CONDITIONS

1. The final annexation plat shall be recorded with the Utah County Recorder prior to the recording Plat "A" of the subdivision.
2. All outstanding issues identified in the DRC comments dated 5/18/16 shall be address 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.	✓

Attachment "2"
Application Materials



MAPLETON GROVE

PRELIMINARY PLAN

MAY 2016

VICINITY MAP

LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.9393
office@lei-eng.com
www.lei-eng.com

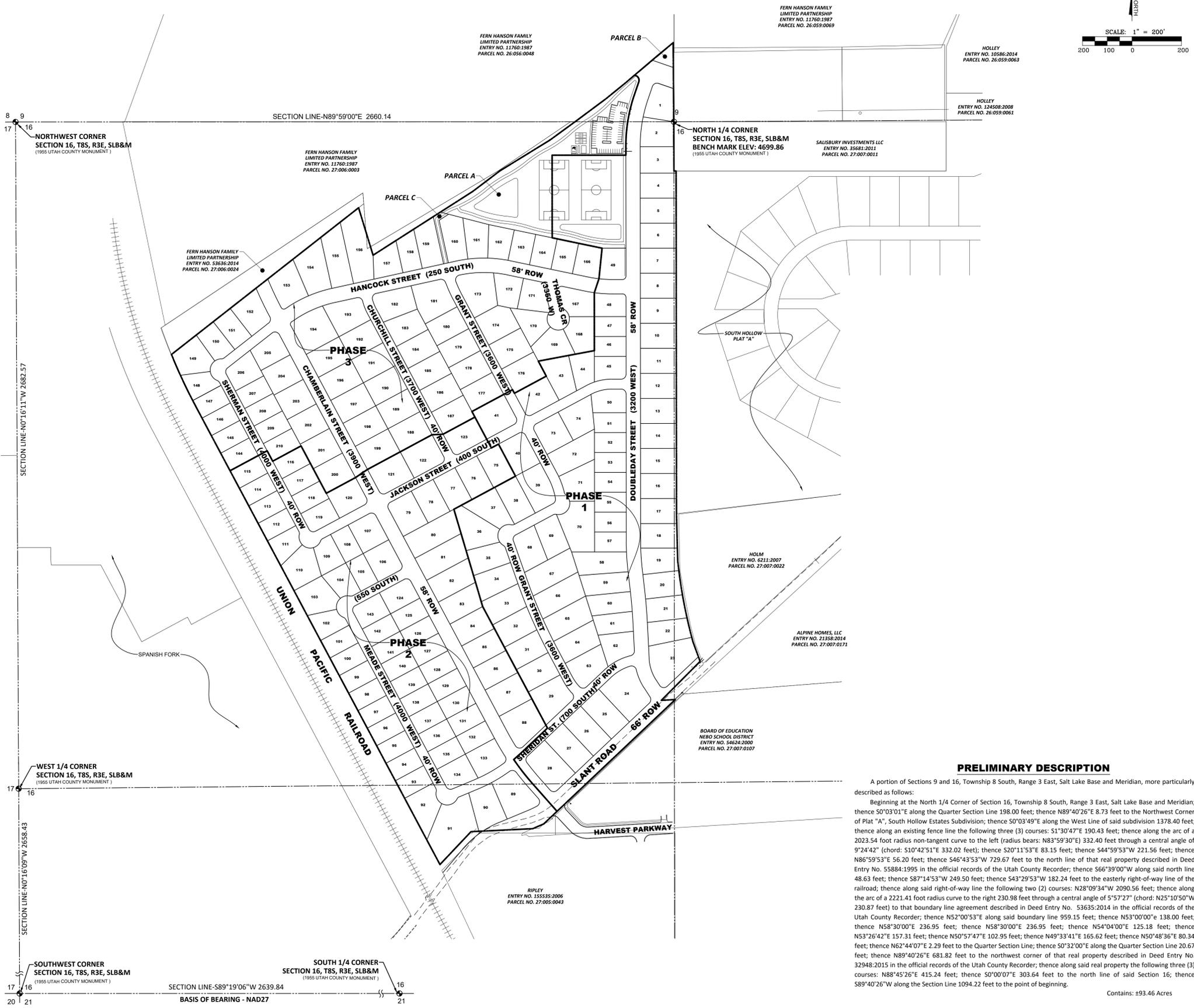


TABLE OF CONTENTS

SHEET 1	COVER	SHEET 17	MEADE 2 P&P
SHEET 2	UTILITY PLAN - NORTH	SHEET 18	SHERIDAN P&P
SHEET 3	UTILITY PLAN - SOUTH	SHEET 19	GRANT P&P
SHEET 4	LOT LAYOUT - NORTH	SHEET 20	DETAILS 1
SHEET 5	LOT LAYOUT - SOUTH	SHEET 21	DETAILS 2
SHEET 6	SLANT ROAD P&P	SHEET 22	DETAILS 3
SHEET 7	CHAMBERLAIN 1 P&P		
SHEET 8	CHAMBERLAIN 2 P&P		
SHEET 9	DOUBLE DAY 1 P&P		
SHEET 10	DOUBLE DAY 2 P&P		
SHEET 11	HANCOCK 1 P&P		
SHEET 12	HANCOCK 2 P&P		
SHEET 13	JACKSON P&P		
SHEET 14	SHERMAN P&P		
SHEET 15	CHURCHILL P&P		
SHEET 16	GRANT P&P		
	THOMAS/MEADE P&P		

TABULATIONS

TOTAL AREA: 93.46 ACRES
OF UNITS: 210 BUILDING LOTS, 2 OPEN SPACE LOTS
STREET AREA: 17.07 ACRES

- NOTES**
- CLEARING AND GRUBBING WILL BE REQUIRED ON SITE.
 - ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
 - ALL VERTICAL DATA IS BASED ON NAVD 29 DATUM.
 - CONCRETE COLLARS TO BE PLACED ON ALL MANHOLES & WATER VALVES.
 - ALL CULINARY WATER LINES TO BE D.I. CLASS 350 W/POLY WRAP WITH TRACE WIRE.
 - ALL PL LINES TO BE C900/C905 SDR-18 PVC WITH TRACE WIRE.
 - ALL SEWER LINES TO BE SDR35 PVC OR D.I. CLASS 250.
 - CONTRACTOR TO FOLLOW RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
 - ALL DITCH CONSTRUCTION DETAILS TO BE PROVIDED AT FINAL.
 - STORM DRAIN RUNOFF TO BE COLLECTED USING A FILL & SPILL SUMP SYSTEM.
 - CONTRACTOR TO VERIFY ALL EXISTING UTILITY SIZES & ELEVATIONS PRIOR TO CONSTRUCTION.
 - CENTERLINE IN PLAN & PROFILE SHEETS HAS BEEN OMITTED FOR CLARITY.
 - ALL INTERIOR FENCE LINES TO BE REMOVED.
 - STORM DRAIN INLETS AND DRIVEWAY TO BE COORDINATED WITH DEVELOPER AT FINAL PLAT TO ENSURE ALL CONFLICTS ARE ADDRESSED.
 - IMPROVEMENTS SHALL INCLUDE CLEARING AND GRUBBING OF THE ENTIRE SITE.
 - EROSION AND MAINTENANCE PLANS TO BE PROVIDED WITH EACH INDIVIDUAL PHASE.
 - PARK IMPROVEMENTS INCLUDE GRADING, INSTALLATION OF SOD, DRAINAGE, PERIMETER TRAIL, AND TEMPORARY GRAVEL PARKING AREA. SEE SHEET 14 FOR MORE DETAIL.
 - CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR PLACEMENT OF LIGHTS & RELOCATION OF NECESSARY POWER POLES.
 - GRANULAR BORROW IS REQUIRED FOR ALL FILL TRENCHES AND ROADWAYS (A-1-a, A-1-b, A-2-b, & A-3).

LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	W-V
FIRE HYDRANT	F-H
SEWER	EX-SS
SEWER MANHOLE	S-M
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	S-D
STORM DRAIN CURB INLET	SD-CI
PI	EX-PI
PI VALVE	P-V
FENCE	X
PROPOSED	
WATER	W
WATER VALVE	W-V
FIRE HYDRANT	F-H
SEWER	SS
SEWER MANHOLE	S-M
STORM DRAIN	SD
STORM DRAIN MANHOLE	S-D
STORM DRAIN CURB INLET	SD-CI
PI	PI
PI VALVE	P-V

PRELIMINARY DESCRIPTION

A portion of Sections 9 and 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the North 1/4 Corner of Section 16, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence S0°03'01"E along the Quarter Section Line 198.00 feet; thence N89°40'26"E 8.73 feet to the Northwest Corner of Plat "A", South Hollow Estates Subdivision; thence S0°03'49"E along the West Line of said subdivision 1378.40 feet; thence along an existing fence line the following three (3) courses: S1°30'47"E 190.43 feet; thence along the arc of a 2023.54 foot radius non-tangent curve to the left (radius bears: N83°59'30"E) 332.40 feet through a central angle of 9°24'42" (chord: S10°42'51"E 332.02 feet); thence S20°11'53"E 83.15 feet; thence S44°59'53"W 221.56 feet; thence N86°59'53"E 56.20 feet; thence S46°43'53"W 729.67 feet to the north line of that real property described in Deed Entry No. 55884:1995 in the official records of the Utah County Recorder; thence S66°39'00"W along said north line 48.63 feet; thence S87°14'53"W 249.50 feet; thence S43°29'53"W 182.24 feet to the easterly right-of-way line of the railroad; thence along said right-of-way line the following two (2) courses: N28°09'34"W 2090.56 feet; thence along the arc of a 2221.41 foot radius curve to the right 230.98 feet through a central angle of 5°57'27" (chord: N25°10'50"W 230.87 feet) to that boundary line agreement described in Deed Entry No. 53635:2014 in the official records of the Utah County Recorder; thence N52°00'53"E along said boundary line 959.15 feet; thence N53°00'00"E 138.00 feet; thence N58°30'00"E 236.95 feet; thence N58°30'00"E 236.95 feet; thence N54°04'00"E 125.18 feet; thence N53°26'42"E 157.31 feet; thence N50°57'47"E 102.95 feet; thence N49°33'41"E 165.62 feet; thence N50°48'36"E 80.34 feet; thence N62°44'07"E 2.29 feet to the Quarter Section Line; thence S0°32'00"E along the Quarter Section Line 20.67 feet; thence N89°40'26"E 681.82 feet to the northwest corner of that real property described in Deed Entry No. 32948:2015 in the official records of the Utah County Recorder; thence along said real property the following three (3) courses: N88°45'26"E 415.24 feet; thence S0°00'07"E 303.64 feet to the north line of said Section 16; thence S89°40'26"W along the Section Line 1094.22 feet to the point of beginning.

Contains: ±93.46 Acres

NOT FOR CONSTRUCTION

MAPLETON GROVE
MAPLETON, UTAH
COVER

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #: 2016-0003
DRAWN BY: RWH
CHECKED BY: NKW
SCALE: 1" = 200'
DATE: 06/02/2016
SHEET

DEVELOPER
DR HORTON
12351 S GATEWAY PARK PLACE
DRAPER, UT 84020
801-571-7101

OWNER
ELIZABETH HANSON
105 W SPEARFISH LN
JUPITER, FL 33477

ENGINEER
LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME
MAPLETON GROVE

COVER



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

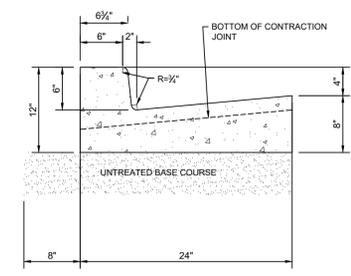
NOT FOR
 CONSTRUCTION

MAPLETON GROVE
 MAPLETON, UTAH
DETAILS 1

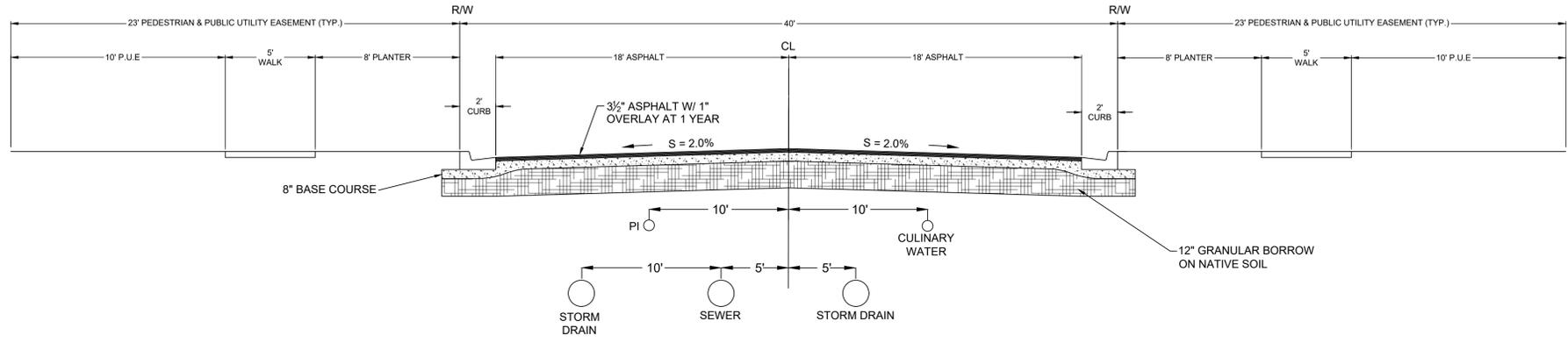
REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2016-0003
 DRAWN BY:
RWH
 CHECKED BY:
NKW
 SCALE:
N.T.S.
 DATE:
06/02/2016

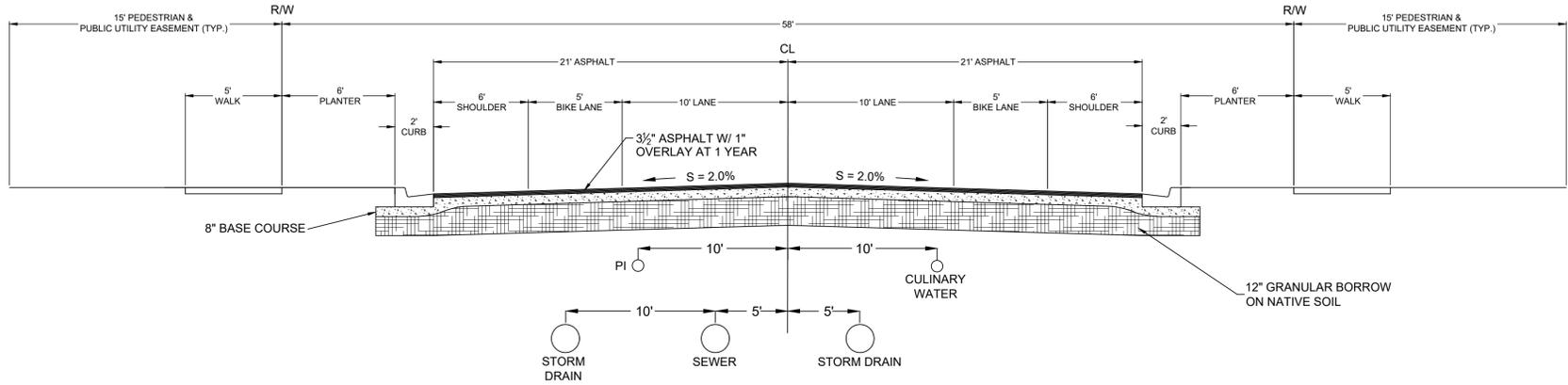
SHEET
20



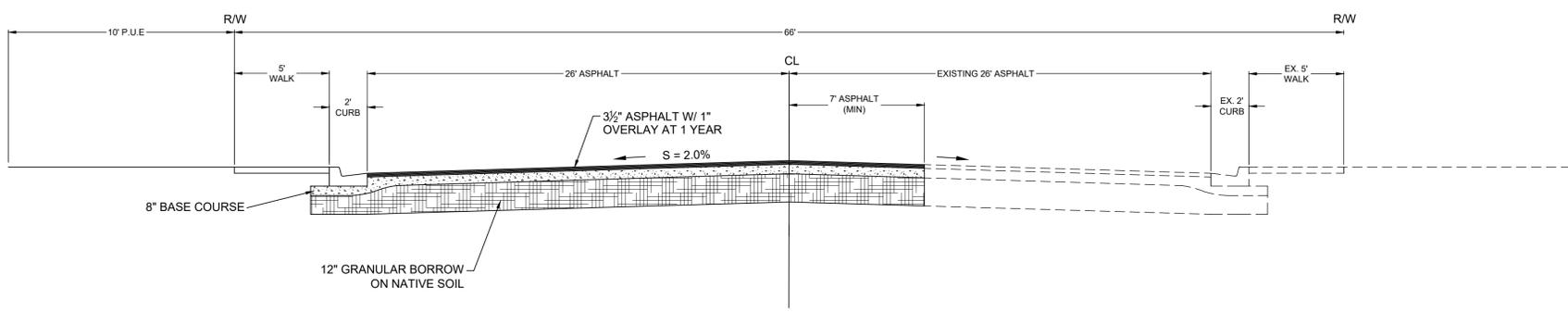
24" CURB & GUTTER



40' SECTION - ALL STREETS UNLESS NOTED OTHERWISE



58' SECTION - CHAMBERLAIN STREET, HANCOCK STREET, DOUBLEDAY STREET



66' SECTION - SLANT ROAD

MAPLETON GROVE PLAT A



LEI
A Utah Corporation
**ENGINEERS
SURVEYORS
PLANNERS**
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

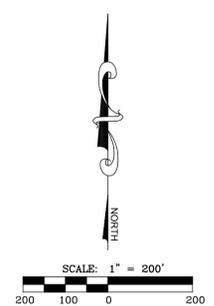
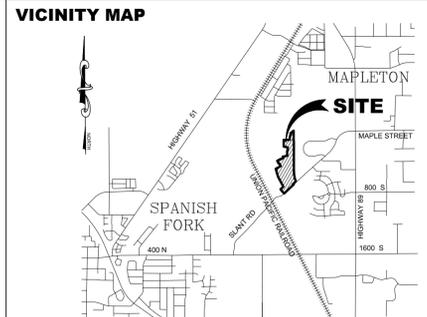


TABLE OF CONTENTS

COVER
FINAL PLAT
SHEET 1 UTILITY PLAN - NORTH
SHEET 2 UTILITY PLAN - SOUTH
SHEET 3 GRADING PLAN - NORTH
SHEET 4 GRADING PLAN - SOUTH
SHEET 5 SLANT ROAD P&P
SHEET 6 DOUBLEDAY 1 P&P
SHEET 7 DOUBLEDAY 2 P&P
SHEET 8 HANCOCK/JACKSON P&P
SHEET 9 GRANT 1 P&P
SHEET 10 GRANT 2 P&P
SHEET 11 SHERIDAN P&P
SHEET 12 IRRIGATION PIPE P&P
SHEET 13 IRRIGATION DETAILS
SHEET 14 STORM POND
SHEET 15 DETAILS 1
SHEET 16 DETAILS 2
SHEET 17 EROSION CONTROL PLAN
SHEET 18 EROSION CONTROL DETAILS

TABULATIONS

TOTAL AREA:	36.23 ACRES
# OF UNITS:	74 BUILDING LOTS, 2 OPEN SPACE LOTS
STREET AREA:	7.52 ACRES

NOTES

- CLEARING AND GRUBBING WILL BE REQUIRED ON SITE.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
- ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
- CONCRETE COLLARS TO BE PLACED ON ALL MANHOLES & WATER VALVES.
- ALL CULINARY WATER LINES TO BE D.I. CLASS 350 W/POLY WRAP WITH TRACE WIRE.
- ALL PI LINES TO BE C900/C905 SDR-18 PVC WITH TRACE WIRE.
- ALL SEWER LINES TO BE SDR35 PVC OR D.I. CLASS 250.
- CONTRACTOR TO FOLLOW RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
- DRIVEWAY APPROACHES TO BE COORDINATED WITH DEVELOPER FOR LOTS WITH STORM DRAIN INLETS TO ENSURE PROPER HOME ORIENTATION & ELIMINATE DRIVEWAY CONFLICTS.
- ALL EXISTING INTERIOR FENCES TO BE REMOVED.
- STORM DRAIN RUNOFF TO BE COLLECTED USING A FILL & SPILL SUMP SYSTEM.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY SIZES & ELEVATIONS PRIOR TO CONSTRUCTION.
- CENTERLINE IN PLAN & PROFILE SHEETS HAS BEEN OMITTED FOR CLARITY.
- PARK IMPROVEMENTS INCLUDE GRADING, INSTALLATION OF SOD, DRAINAGE, PERIMETER TRAIL, AND TEMPORARY GRAVEL PARKING AREA. SEE SHEET 14 FOR MORE DETAIL.
- IMPROVEMENTS SHALL INCLUDE CLEARING AND GRUBBING OF THE ENTIRE SITE.
- STORM DRAIN RETENTION BASIN AND UNDER GROUND ROCK GALLERY TO BE COMPLETED PRIOR TO ANY STORM DRAIN COLLECTION.
- CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR PLACEMENT OF LIGHTS & RELOCATION OF NECESSARY POWER POLES.
- GRANULAR BORROW IS REQUIRED FOR ALL FILL TRENCHES AND ROADWAYS (A-1-a, A-1-b, A-2-b, & A-3).

LEGEND

EXISTING	
WATER METER	
WATER	
WATER VALVE	
FIRE HYDRANT	
SEWER	
SEWER MANHOLE	
STORM DRAIN	
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	
PI VALVE	
FENCE	
PROPOSED	
WATER	
WATER VALVE	
FIRE HYDRANT	
SEWER	
SEWER MANHOLE	
STORM DRAIN	
STORM DRAIN MANHOLE	
STORM DRAIN CURB INLET	
PI	
PI VALVE	

DEVELOPER

DR HORTON
12351 S GATEWAY PARK PLACE
DRAPER, UT 84020
801-571-7101

OWNER

ELIZABETH HANSON
105 W SPEARFISH LN
JUPITER, FL 33477

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555

PROJECT NAME

MAPLETON MEADOWS

NOT FOR
CONSTRUCTION

MAPLETON GROVE
MAPLETON, UTAH
COVER

REVISIONS	
1	
2	
3	
4	
5	
6	
7	

LEI PROJECT #:
2016-0003
DRAWN BY:
RWH
CHECKED BY:
NKW
SCALE:
1" = 200'
DATE:
06/02/2016

SHEET
COVER



SECTION LINE-N89°59'00"E 2660.14

NORTHWEST CORNER
SECTION 16, T8S, R3E, SLB&M
(1955 UTAH COUNTY MONUMENT)

NORTH 1/4 CORNER
SECTION 16, T8S, R3E, SLB&M
BENCH MARK ELEV: 4699.86
(1955 UTAH COUNTY MONUMENT)

SECTION LINE-N0°16'11"W 2682.57

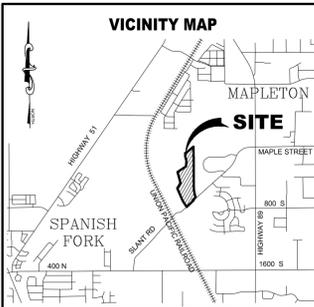
WEST 1/4 CORNER
SECTION 16, T8S, R3E, SLB&M
(1955 UTAH COUNTY MONUMENT)

SECTION LINE-N0°16'09"W 2658.43

SOUTHWEST CORNER
SECTION 16, T8S, R3E, SLB&M
(1955 UTAH COUNTY MONUMENT)

SECTION LINE-S89°19'06"W 2639.84
BASIS OF BEARING - NAD27

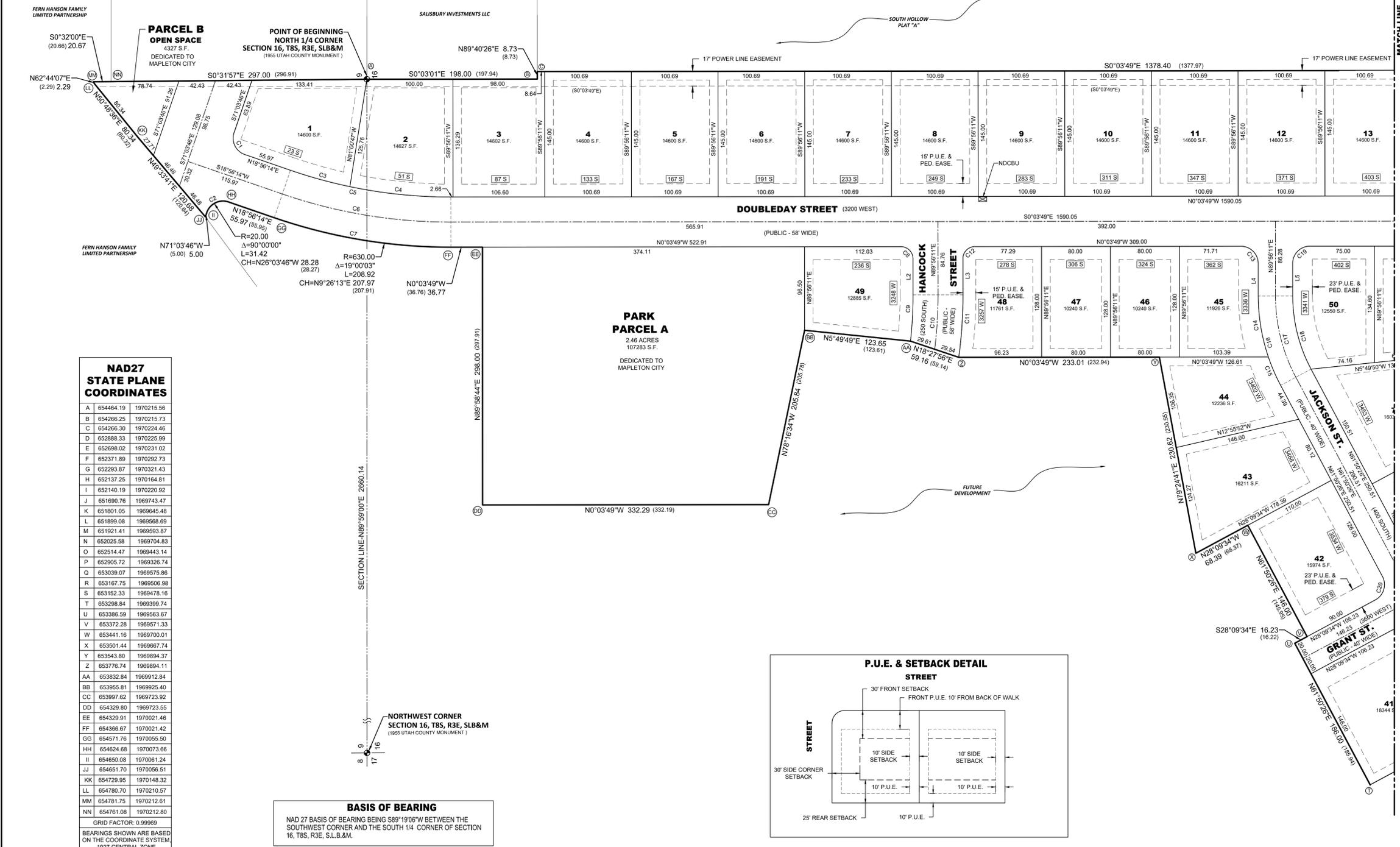
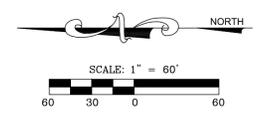
SOUTH 1/4 CORNER
SECTION 16, T8S, R3E, SLB&M
(1955 UTAH COUNTY MONUMENT)



MAPLETON GROVE SUBDIVISION

PLAT "A"

A PORTION OF SECTIONS 9 & 16, T8S, R3E SLB&M



NOTES

- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
- NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
- TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET
- HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 3" ABOVE GROUND WATER ELEVATION.
- VERTICAL DATUM BASED ON NGVD 29 PER COUNTY MONUMENT TIE SHEET.
- NDCBU MAIL DELIVERY UNIT.
- NO TREES OR SHRUBS IN IRRIGATION COMPANY EASEMENTS.
- NO TELEPHONE BOXES OR POWER BOXES IN IRRIGATION COMPANY EASEMENTS.
- FENCES DISTURBED DURING CONSTRUCTION ACTIVITIES MUST BE REPLACED AND RETURNED TO PRE-CONSTRUCTION CONDITION OR BETTER.

QUESTAR ACCEPTANCE

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 ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS _____ DAY OF _____, 20____

QUESTAR GAS COMPANY

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 2016.

EAST BENCH CANAL COMPANY

APPROVED THIS _____ DAY OF _____, 2016.

BY: _____

TITLE: _____

CENTURY LINK

APPROVED THIS _____ DAY OF _____, 2016.

COMCAST

APPROVED THIS _____ DAY OF _____, 2016.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE _____ PLANNING COMMISSION

COMMUNITY DEVELOPMENT DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6310734 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S0°03'01"E ALONG THE QUARTER SECTION LINE 198.00 FEET; THENCE N89°40'26"E 8.73 FEET TO THE NORTHWEST CORNER OF PLAT "A", SOUTH HOLLOW ESTATES SUBDIVISION; THENCE S0°03'49"E ALONG THE WEST LINE OF SAID SUBDIVISION 1378.40 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: S1°30'47"E 190.43 FEET; THENCE ALONG THE ARC OF A 2023.54 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N83°59'30"E) 332.40 FEET THROUGH A CENTRAL ANGLE OF 9°24'42" (CHORD: S10°42'51"E 332.02 FEET); THENCE S20°11'53"E 83.15 FEET; THENCE S44°59'53"W 221.56 FEET; THENCE N86°59'53"E 56.20 FEET; THENCE S46°43'53"W 655.91 FEET; THENCE N41°37'12"W 147.58 FEET; THENCE ALONG THE ARC OF A 1007.00 FOOT RADIUS CURVE TO THE RIGHT 124.64 FEET THROUGH A CENTRAL ANGLE OF 7°05'29" (CHORD: N38°04'27"W 124.56 FEET); THENCE ALONG THE ARC OF A 593.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N39°56'25"W) TO THE LEFT 33.67 FEET THROUGH A CENTRAL ANGLE OF 3°15'13" (CHORD: N48°25'59"E 33.67 FEET); THENCE N46°48'23"E 152.24 FEET; THENCE N28°09'34"W 554.69 FEET; THENCE N16°34'05"W 408.33 FEET; THENCE N61°50'26"E 282.65 FEET; THENCE N28°09'34"W 146.00 FEET; THENCE S61°50'26"W 32.69 FEET; THENCE N28°09'34"W 166.23 FEET; THENCE N61°50'26"E 186.00 FEET; THENCE S28°09'34"E 16.23 FEET; THENCE N61°50'26"E 146.00 FEET; THENCE N28°09'34"W 68.39 FEET; THENCE N79°24'41"E 230.62 FEET; THENCE N0°03'49"W 233.01 FEET; THENCE N18°27'56"E 59.16 FEET; THENCE N5°49'49"E 123.65 FEET; THENCE N78°16'34"W 205.84 FEET; THENCE N0°03'49"W 332.29 FEET; THENCE N89°58'44"E 298.00 FEET; THENCE N0°03'49"W 36.77 FEET; THENCE ALONG THE ARC OF A 630.00 FOOT RADIUS CURVE TO THE RIGHT 208.92 FEET THROUGH A CENTRAL ANGLE OF 19°00'03" (CHORD: N9°26'13"E 207.97 FEET); THENCE N18°56'14"E 55.97 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE LEFT 31.42 FEET THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD: N26°03'46"W 28.28 FEET); THENCE N71°03'46"W 5.00 FEET; THENCE N49°33'41"E 120.68 FEET; THENCE N50°48'36"E 80.34 FEET; THENCE N62°44'07"E 2.29 FEET; THENCE S0°32'00"E 20.67 FEET; THENCE S0°31'57"E 297.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±36.23 ACRES

DATE _____ SURVEYOR _____ (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS, EASEMENTS 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____

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF UTAH _____ S.S.
COUNTY OF UTAH _____

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME _____ THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (SHE IS THE _____ OF _____ LIMITED LIABILITY COMPANY, AND IS AUTHORIZED TO EXECUTE THE FOREGOING AGREEMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC FULL NAME: _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 BY MAYOR _____
APPROVED _____ ENGINEER _____ (See Seal Below) ATTEST _____ CITY RECORDER _____ (See Seal Below)

PLAT "A"

MAPLETON GROVE

SUBDIVISION
(SHEET 1 OF 2)

MAPLETON _____ UTAH COUNTY, UTAH

SCALE: 1" = 60'

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

This form approved by Utah County and the municipalities therein.



CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	20.00	90°00'00"	31.42	S63°56'14"W 28.28
C2	20.00	90°00'00"	31.42	N26°03'46"W 28.28
C3	572.00	7°11'08"	71.74	S15°20'40"W 71.69
C4	572.00	11°48'55"	117.95	S5°50'39"W 117.75
C5	572.00	19°00'03"	189.69	S9°26'13"W 188.82
C6	601.00	19°00'03"	199.31	S9°26'13"W 198.40
C7	630.00	19°00'03"	208.92	S9°26'13"W 207.97
C8	14.00	90°00'00"	21.99	N44°56'11"E 19.80
C9	472.00	6°30'03"	53.55	S86°48'47"E 53.52
C10	501.00	7°12'23"	63.01	S86°27'37"E 62.97
C11	530.00	7°50'01"	72.46	S86°08'48"E 72.41
C12	14.00	90°00'00"	21.99	N45°03'49"W 19.80
C13	20.00	90°00'00"	31.42	N44°56'11"E 28.28
C14	220.00	18°45'01"	72.00	S80°33'41"W 71.67
C15	220.00	9°20'44"	35.88	S66°30'48"W 35.84
C16	220.00	28°05'45"	107.88	S75°53'19"W 106.80
C17	200.00	28°05'45"	98.07	N75°53'19"E 97.09
C18	180.00	28°05'45"	88.27	S75°53'19"W 87.38
C19	20.00	90°00'00"	31.42	N45°03'49"W 28.28
C20	20.00	90°00'00"	31.42	S73°09'34"E 28.28
C21	20.00	90°00'00"	31.42	N16°50'26"E 28.28
C22	20.00	90°00'00"	31.42	N73°09'34"W 28.28
C23	20.00	90°00'00"	31.42	S16°50'26"W 28.28
C24	320.00	12°06'52"	67.66	N19°30'19"W 67.53
C25	20.00	36°04'26"	12.59	N31°29'06"W 12.39
C26	45.00	38°19'31"	30.10	N30°21'33"W 29.54
C27	45.00	112°45'08"	88.56	N45°10'47"E 74.94
C28	20.00	39°42'54"	13.86	N81°41'54"E 13.59
C29	45.00	151°04'40"	118.66	N26°01'01"E 87.15
C30	20.00	72°04'30"	25.16	N25°48'11"E 23.53
C31	280.00	17°55'30"	87.60	N19°11'49"W 87.24
C32	300.00	23°34'57"	123.48	S16°22'05"E 122.61
C33	20.00	81°17'49"	28.38	N0°11'32"E 26.06
C34	20.00	39°42'54"	13.86	N81°41'54"E 13.59
C35	45.00	66°05'35"	51.91	N68°30'33"E 49.08
C36	45.00	70°00'05"	54.98	N0°27'43"E 51.82
C37	45.00	24°37'58"	19.35	N65°51'18"W 19.20
C38	20.00	39°42'54"	13.86	N39°18'50"W 13.59
C39	45.00	160°43'38"	126.23	N21°11'32"E 88.73
C40	2020.00	2°48'23"	98.94	N20°51'34"W 98.93
C41	2020.00	2°54'08"	102.32	N23°42'50"W 102.31
C42	2020.00	2°53'40"	102.05	N26°36'44"W 102.04
C43	2020.00	0°06'00"	3.52	N28°06'34"W 3.52
C44	1980.00	0°56'28"	32.53	N27°41'20"W 32.53
C45	1980.00	2°53'48"	100.10	N25°46'12"W 100.09
C46	1980.00	2°54'23"	100.44	N22°52'06"W 100.43
C47	1980.00	1°57'32"	67.69	N20°26'09"W 67.69
C48	1980.00	8°42'11"	300.76	N23°48'28"W 300.47
C49	2020.00	8°42'11"	306.83	N23°48'28"W 306.54
C50	2000.00	8°42'11"	303.79	S23°48'28"E 303.50
C51	200.00	15°02'04"	52.48	S35°40'36"E 52.33
C52	220.00	15°02'04"	57.73	S35°40'36"E 57.56
C53	180.00	15°02'04"	47.23	S35°40'36"E 47.10
C54	20.00	90°00'00"	31.42	S88°11'37"E 28.28
C55	20.00	90°00'00"	31.42	N1°48'23"E 28.28
C56	240.00	4°54'58"	20.59	S49°15'52"W 20.59
C57	240.00	24°22'52"	102.13	S63°54'46"W 101.36
C58	20.00	79°00'26"	27.58	N36°58'59"E 25.45
C59	240.00	29°17'50"	122.72	S61°27'17"W 121.39
C60	195.24	26°20'34"	89.76	S69°39'31"W 88.98
C61	20.00	94°00'13"	32.81	N60°29'13"W 29.28
C62	220.00	38°20'44"	147.24	N65°58'44"E 144.50
C63	230.00	19°42'31"	79.12	S23°20'22"E 78.73
C64	201.00	30°17'23"	106.26	S18°02'56"E 105.03
C65	172.00	30°17'23"	90.93	S18°02'56"E 89.87
C66	20.00	100°04'33"	34.93	S83°13'54"E 30.66
C67	20.00	79°55'27"	27.90	N6°46'06"E 25.69
C68	1970.00	1°24'32"	48.45	S3°36'30"E 48.44
C69	1970.00	2°10'04"	74.53	S5°23'48"E 74.53
C70	1970.00	3°34'36"	122.98	S4°41'32"E 122.96
C71	1999.00	3°34'36"	124.79	S4°41'32"E 124.77
C72	2028.00	3°34'36"	126.60	S4°41'32"E 126.58
C73	2028.00	2°40'20"	94.58	S4°15'24"E 94.57
C74	2028.00	0°53'16"	31.42	S6°02'12"E 31.42
C75	972.00	4°47'33"	81.30	S4°05'04"E 81.28
C76	972.00	1°37'29"	27.56	S0°52'33"E 27.56
C77	972.00	6°25'01"	108.86	S3°16'19"E 108.81
C78	1001.00	6°25'01"	112.11	S3°16'19"E 112.05
C79	1030.00	6°25'01"	115.36	S3°16'19"E 115.30
C80	1030.00	4°01'57"	72.49	S4°27'52"E 72.47
C81	1030.00	2°23'05"	42.87	S1°15'21"E 42.87
C82	2023.54	1°06'09"	38.94	S6°33'34"E 38.94
C83	2023.54	2°48'08"	98.97	S8°30'43"E 98.96
C84	2023.54	2°41'07"	94.84	S11°15'21"E 94.83
C85	2023.54	2°16'47"	80.51	S13°44'17"E 80.50
C86	2023.54	0°32'31"	19.14	S15°08'56"E 19.14
C88	20.00	91°38'58"	31.99	N87°26'41"W 28.69
C89	971.00	4°41'24"	79.48	N39°16'30"W 79.46
C90	20.00	83°44'11"	29.23	N4°56'17"E 26.70
C91	600.00	2°38'36"	27.68	S48°07'40"W 27.68
C92	1000.00	6°43'43"	117.44	N38°15'20"W 117.37
C93	350.00	4°03'40"	24.81	N48°45'40"E 24.80

MATCH LINE - SHEET 1



LINE	DIRECTION	LENGTH
L2	N89°56'11"E	41.76
L3	N89°56'11"E	41.76
L4	N89°56'11"E	37.28
L5	N89°56'11"E	37.28
L6	S33°11'37"E	26.51
L7	S33°11'37"E	43.92
L8	N85°09'06"E	6.89

PLAT "A"

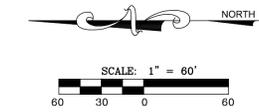
MAPLETON GROVE

SUBDIVISION
(SHEET 2 OF 2)

MAPLETON UTAH COUNTY, UTAH

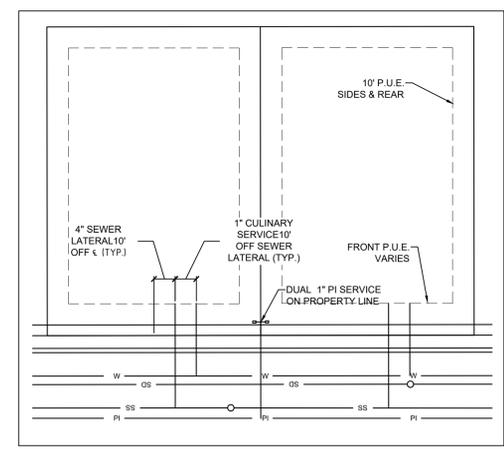
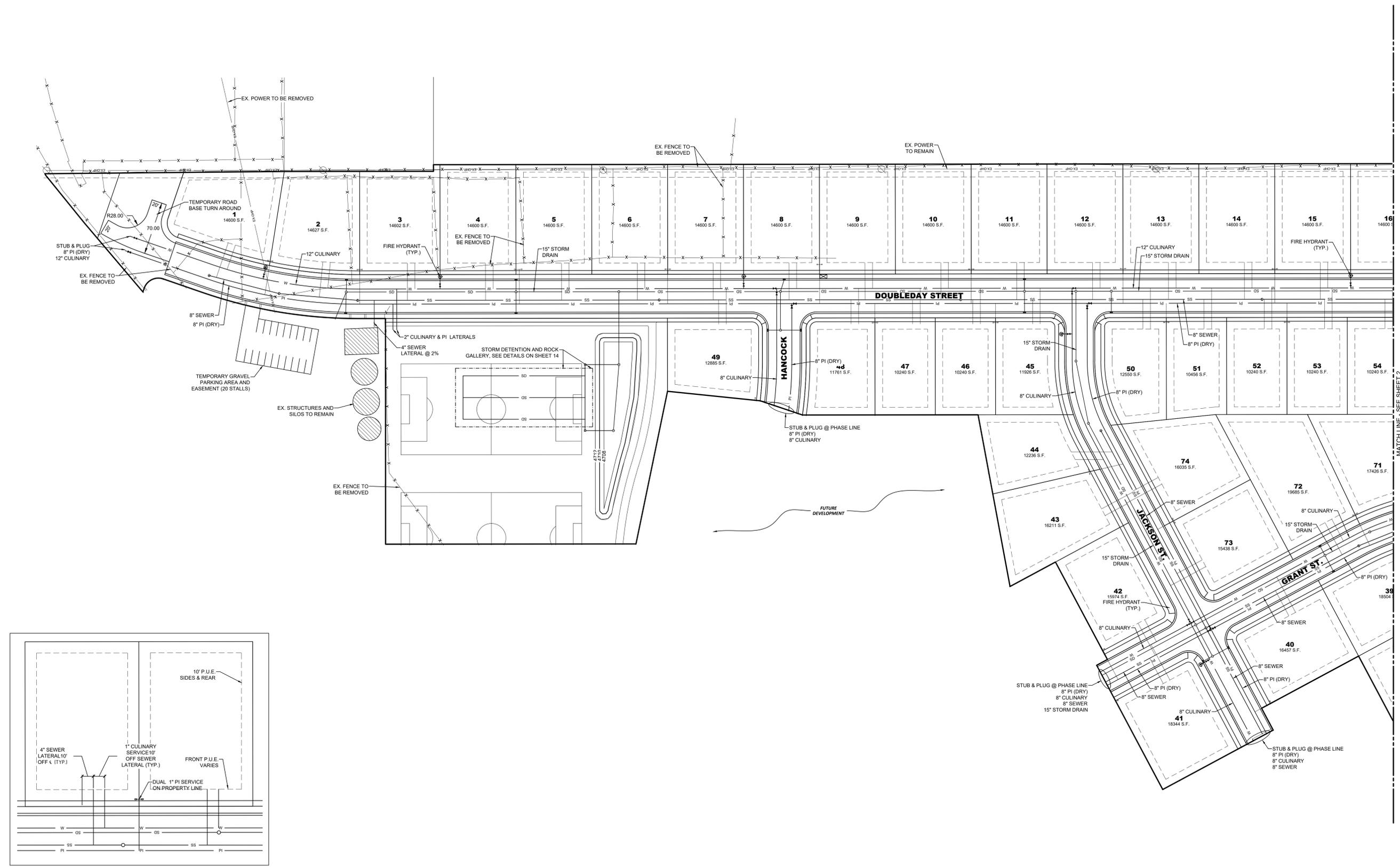
SCALE: 1" = 60'





NOT FOR
 CONSTRUCTION

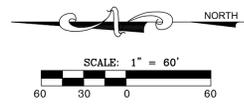
MAPLETON GROVE
 MAPLETON, UTAH
UTILITY LAYOUT - NORTH



**TYPICAL UTILITY LATERAL
 LOCATION DETAIL**

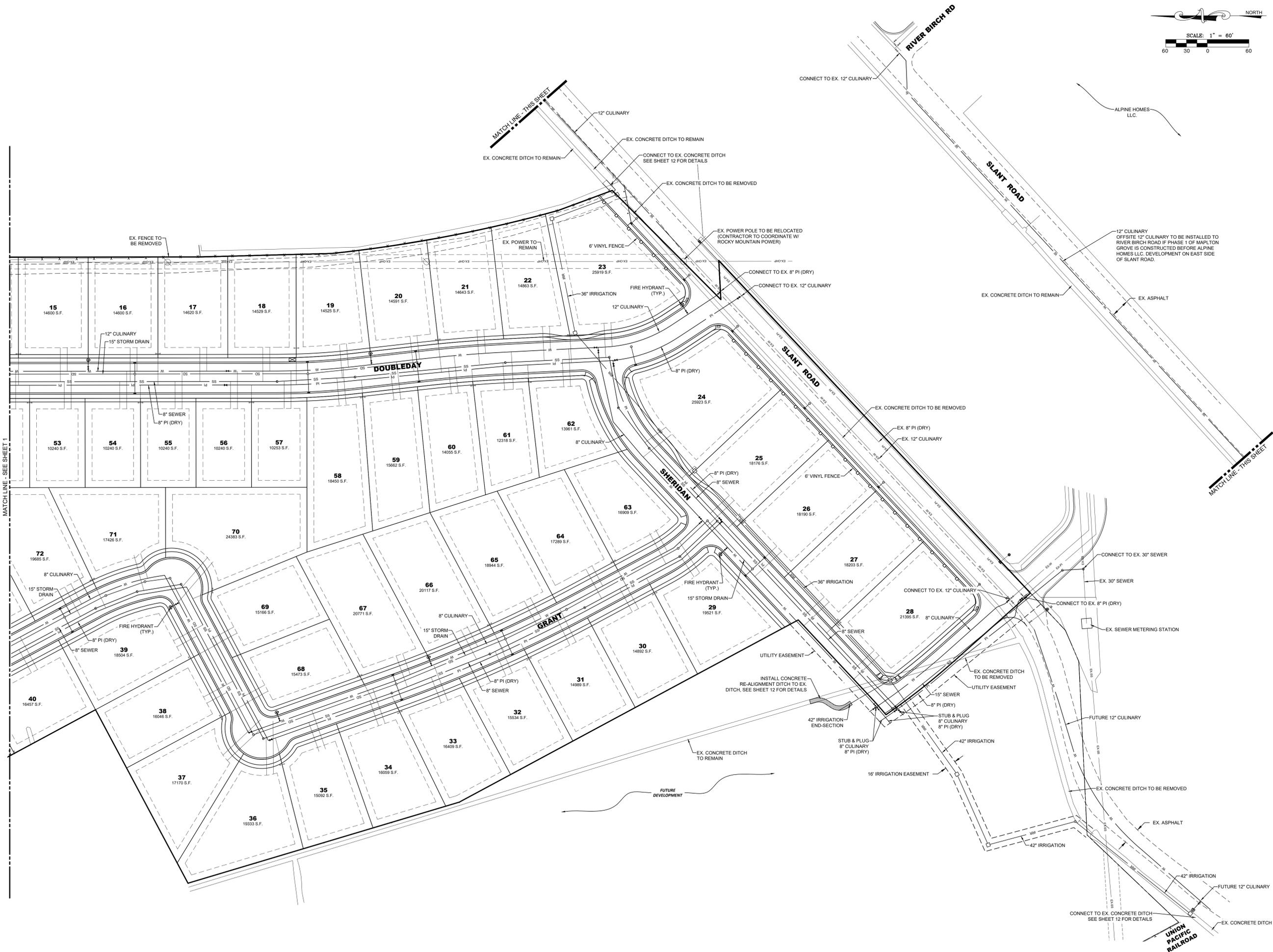
REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2016-0003
 DRAWN BY:
RWH
 CHECKED BY:
NKW
 SCALE:
1" = 60'
 DATE:
06/02/2016



NOT FOR
 CONSTRUCTION

MAPLETON GROVE
 MAPLETON, UTAH
UTILITY LAYOUT - SOUTH



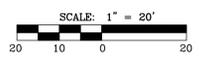
REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2016-0003
 DRAWN BY:
RWH
 CHECKED BY:
NKW
 SCALE:
1" = 60'
 DATE:
06/02/2016



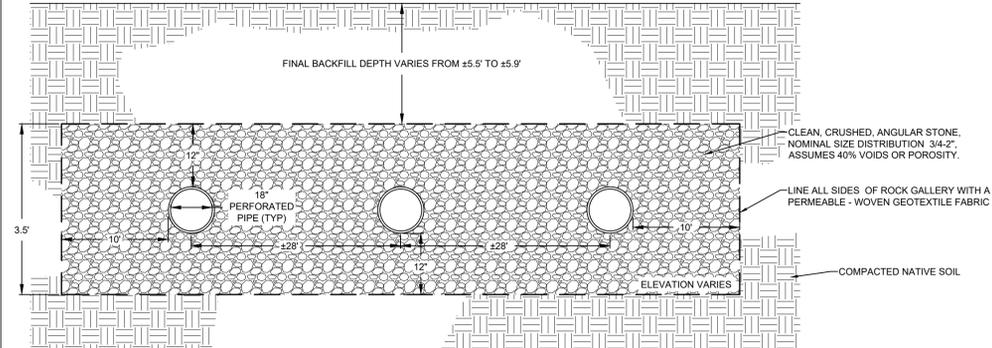
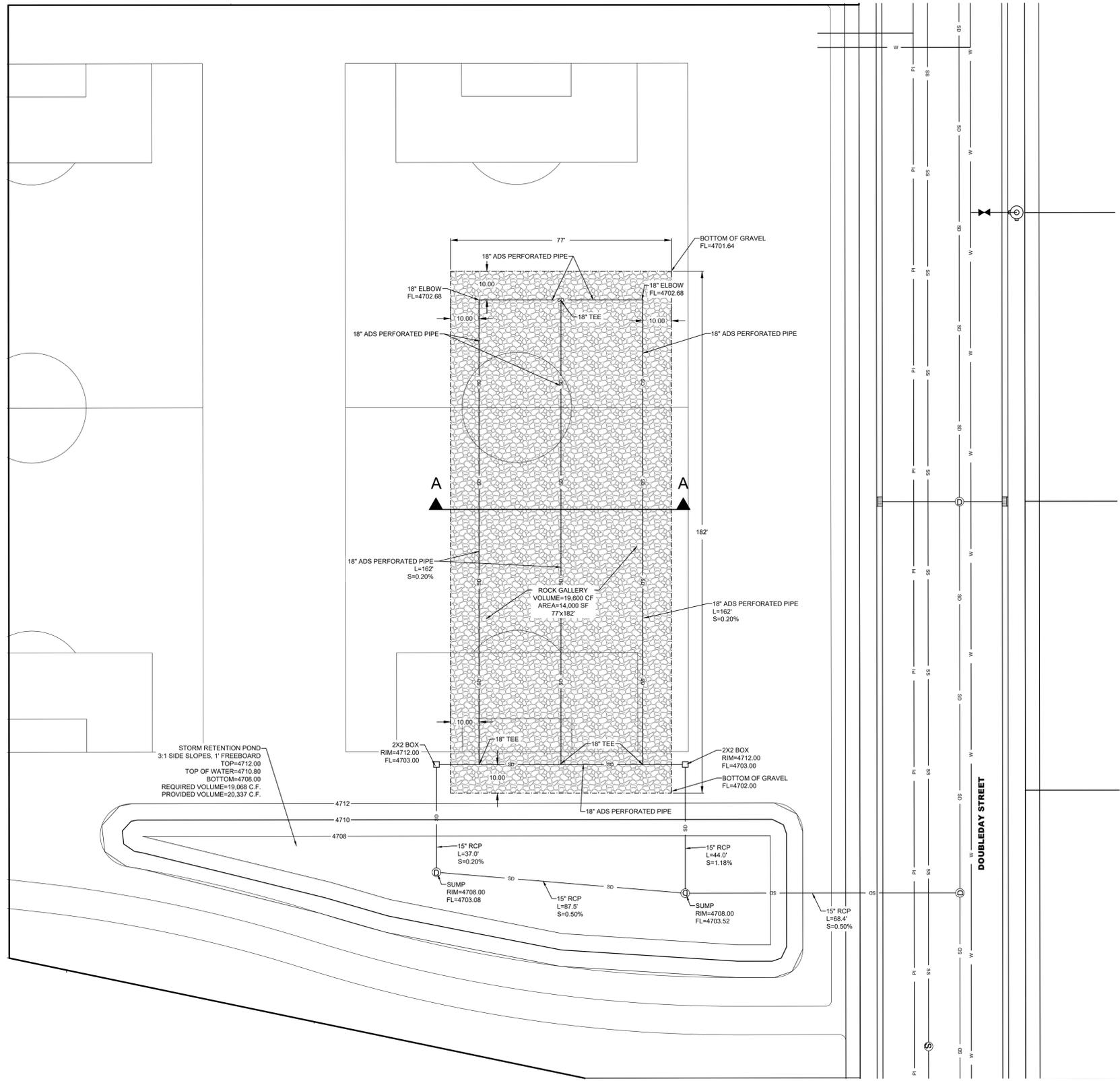
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



NOT FOR
 CONSTRUCTION

MAPLETON GROVE
 MAPLETON, UTAH
STORM POND DETAILS



NOTES

- CONTRACTOR TO USE A CONTECH UNDERGROUND MANIFOLD SYSTEM OR APPROVED EQUIVALENT.
- PARK IMPROVEMENTS INCLUDE GRADING, INSTALLATION OF SOD, DRAINAGE, PERIMETER TRAIL, AND TEMPORARY GRAVEL PARKING AREA.

REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	

LEI PROJECT #:
2016-0003
 DRAWN BY:
RWH
 CHECKED BY:
NKW
 SCALE:
1" = 20'
 DATE:
06/02/2016



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

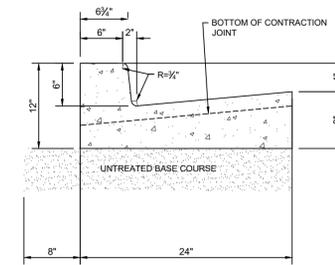
NOT FOR
 CONSTRUCTION

MAPLETON GROVE
 MAPLETON, UTAH
DETAILS 1

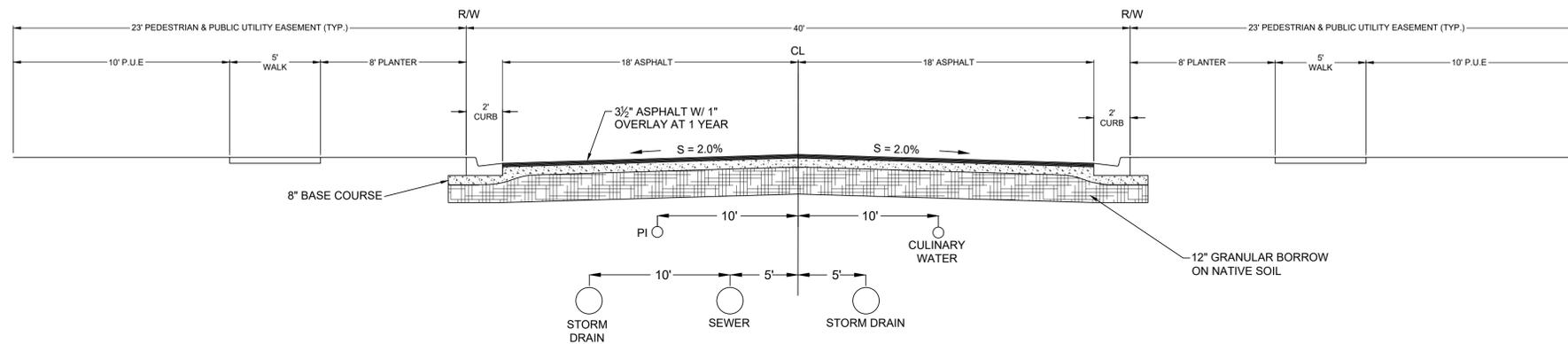
REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	
6 -	

LEI PROJECT #:
2016-0003
 DRAWN BY:
RWH
 CHECKED BY:
NKW
 SCALE:
N.T.S.
 DATE:
06/02/2016

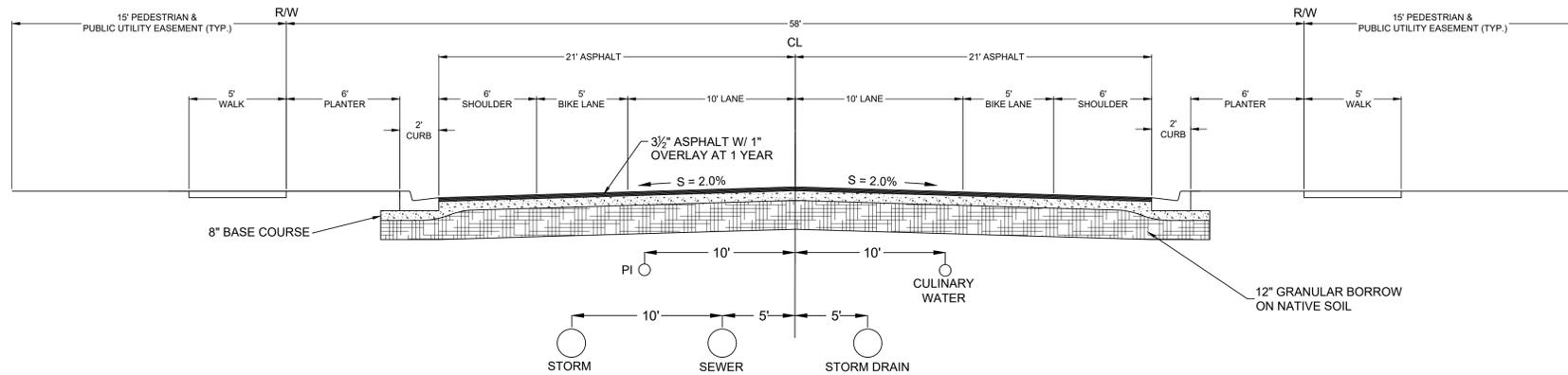
SHEET
15



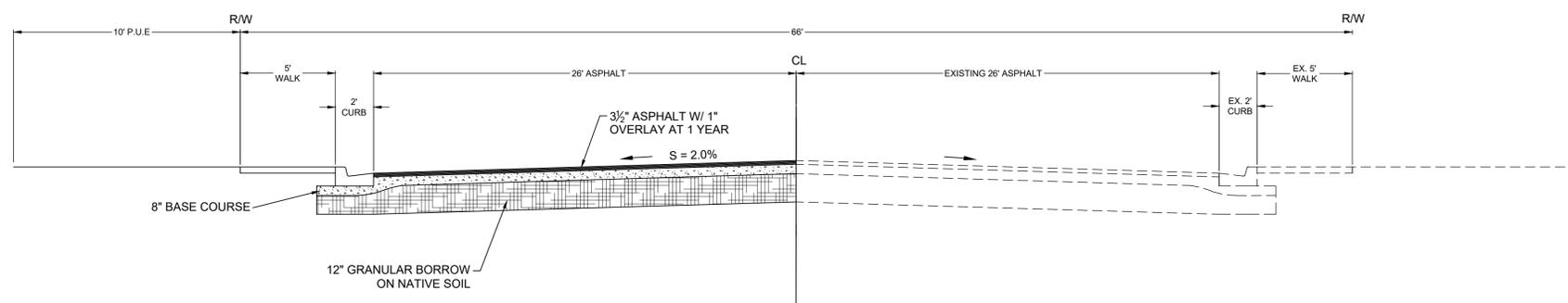
24" CURB & GUTTER



40' SECTION - ALL STREETS UNLESS NOTED OTHERWISE



58' SECTION - CHAMBERLAIN STREET, HANCOCK STREET, DOUBLEDAY STREET



66' SECTION - SLANT ROAD

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 18, 2016

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

On April 15, 2016 an application was submitted for the Mapleton Grove Subdivision. The application includes a preliminary plat for 210 lots and a final plat for phase 1, consisting of 72 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.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

- The project will require review by the Planning Commission and final approval by the City Council.
- Lots 58 and 59 do not appear to meet the minimum width requirement of 80' as measured from the front setback line (see MCC Chapter 18.326.030).
- Please show on the 58' street cross section the 5' bike lines on either side.
- Show parcel "C" as a pedestrian access easement to the park.
- Mailboxes shall be clustered in clusters of 8 or more. Please show location of mailbox cluster easements throughout.
- Please change the signature block on the final plat from "Mapleton Irrigation Company" to "East Bench Canal Company".
- Lots abutting slant road should have a consistent plan for fencing.
- Park improvements for phase 1 shall include grading and the installation of sod, drainage and the perimeter trail for the portion of the park included in phase 1. A temporary gravel parking area shall also be included.
- Phase 1 of the project will require a water dedication of 87 acre feet.
- All boundary gaps and overlaps shall be corrected prior to plat recording.
- All greenbelt roll back taxes shall be paid prior to plat recording.

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

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: Mapleton Grove Date: May 12, 2016

Site Grading:

1. Clearing and grubbing will be required.

Sewer System:

1. Manhole min. 400' spacing max, Verify
2. Sewer connection to main by meter station. (Harvest Parkway and Slant Rd)
 - a. Move 50' to east or next to curb.
 - b. Increase this manhole size to 60".

Water System:

1. Water line shall be D.I. class 350.
2. Fire Hydrant 500' spacing maximum. Several FH are not spaced correctly.
3. Slant Road water main extension.
 - a. Extend to R/R tracks and place FH at west boundary.
 - b. Extend to River Birch Road.
 - i. Attach trench detail.

Secondary Water (Pressure Irrigation):

1. Pressure irrigation shall be 8" PVC C900/905 SDR 18.
2. Change existing pressure irrigation line on Slant Road from 12" to 8".

Roadway:

1. Road x-sections for Slant Road should show 3.5" with 1" overlay. (Sheet 20)
2. Include handicap ramps at roadway intersections with Slant Road.
3. Slant Road shall be improved ½ plus 7' entire width, extend to R/R tracks
4. Provide second access with full improvements around lot 88.
 - a. Sheridan and Chamberlain Streets

Storm Drain:

1. Boxes/inlets 300' spacing max, add inlets where required.
2. 15" ADS storm drain pipe shall be relabeled 15" RCP.
3. Storm drain retention basin #1 will be completed prior to any storm drain collection.
 - a. Provide more detail of retention basin in Park.
4. SWPPP and Land Disturbance permit will be required.
 - a. Maintenance plan will be required and recorded for all storm drain basins.

Miscellaneous:

1. Receive East Bench Irrigation Company approval for work on any company ditches prior to construction.
 - a. Sanitite pipe can be used if East Bench irrigation company gives approval.
 - b. Reduce number of ditch crossings on Sheridan and Hancock by moving ditch to opposite side of road.
2. Rocky Mtn Power is responsible for the placement of all lights, remove street lights from plans.

3. The Geo-Strata Report of March 28, 2016, mentions elevated ground water in Northeast corner of the property (pg. 6) and soft or pumping soils (pg. 12). Please address how the retention basins will work with high ground water and roadway stabilization with soft soils.
4. Power Pole relocations will be required.
5. Concrete collars on all water valves and manholes.
6. Granular borrow is required for all fill of trenches and roadways. (A-1-a, A-1-b, A-2-b and A-3)
7. Mapleton/APWA standards will apply.

FYI, Prior to plat recording:

- Submit and receive approval of final plat for each applicable phase.
- 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 or \$330,544 for plat "A"). An additional fee of \$6,968 per lot will be required at the time of building permit issuance less the park impact fee credit as addressed in the approved development agreement.
- Submittal of water shares/rights (.45 acre feet per lot and 2.5 acre feet per irrigable acre).
- Payment of engineering inspection fees (\$170 per lot or \$12,410 for plat "A").
- Payment of street light fee (\$450 per lot or \$32,850 for plat "A").
- 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).