Mapleton City

City Council Staff Report

July 20, 2016

Applicant: Ingrid Nemelka

Location: 900 S Nemelka Lane

Prepared by: Sean Conroy, Community Development Director

Public Hearing: Yes

Zone: A-2

Attachments:

1. Standard findings.
2. Application materials.
3. DRC Comments dated 5/26/16.

REQUEST

Consideration of a Resolution approving the Nemelka Lane Plat "A" Subdivision consisting of five lots at approximately 900 South Nemelka Lane, and the application of a Transferable Development Right Receive Site Overlay Zone (TDR-R) to the property.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 11 acres in size and is developed with a 17,000 square foot residence that has a permit to operate as a vacation rental. The residence sits back approximately 425 feet from the street and has a large paved driveway.

The applicant is proposing the following:

- Final plat approval for Plat "A" consisting of 5 lots along the north side of the property;
- Application of a TDR Receiving Site to the property to allow lots as small as one acre.
- A future phase will include an additional four lots.

EVALUATION

General Plan and Zoning: The general plan designation for this property is rural residential. This designation corresponds to the Agricultural-Residential (A-2) zone. The A-2 zone requires a minimum of two acres per lot with at least 200 feet of frontage on a city street. However, if Transferable Development Rights are provided, the minimum lot size can be reduced to one acre per lot with 125 feet of frontage on a city street. The proposed lots will comply with the general plan and zoning requirements.

TDR Receiving Site Overlay: MCC Chapter 18.76.070 indicates that the A-2 zone is eligible to be used as a TDR receiving site. Approving the receiving site will allow the applicant to utilize TDRs to five lots that are no smaller than one acre in size. An additional four lots will be included in a future phase. Staff is supportive of allowing the use of TDRs as the request is consistent with City Code.

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.

Vacation Rental: The vacation rental ordinance requires that the rental property be at least five acres in size. As part of Plat "A" the home will remain on a parcel of at least five acres and will continue to operate as a rental. However, once the second phase is approved and constructed, the existing residence will no longer qualify as a vacation rental and the use permit will cease.

Phase 2: The preliminary plans for phase two show a stub street terminating at the southern property boundary. However, the neighboring property owner has indicated that he has no intention of needing the stub street for future development of his property. Since the stub would only potentially benefit the southern neighbor, staff is supportive of allowing a cul-de-sac rather than the stub as currently shown on the preliminary plans. The applicant will need to return for final approval of phase two at a later date.

STAFF RECCOMENDATION

Adopt the attached Resolution with the special condition outlined below.

SPECIAL CONDITION

The applicant shall address all outstanding items of the DRC comments dated 5/26/16 related to Plat "A" prior to plat recording.

RESOLUTION NO. 2016-

A RESOLUTION APPROVING THE NEMELKA LANE PLAT "A" SUBDIVISION CONSISTING OF FIVE LOTS AT APPROXIMATELY 900 SOUTH NEMELKA LANE, AND THE APPLICATION OF A TRANSFERABLE DEVELOPMENT RIGHT RECEIVE SITE OVERLAY ZONE (TDR-R) TO THE PROPERTY.

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

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

WHEREAS, the project complies with the A-2 and TDR-R Overlay zoning district standards and is consistent with the Land Use Plan; and

WHEREAS, the Planning Commission has reviewed this project and has recommended approval to the City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to approve the Final Plat for the Nemelka Lane Plat "A" subdivision with the findings and conditions as outlined in the staff report dated July 20, 2016 and the application of a TDR-R Overlay Zone to the property identified in exhibit "A".

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

This 20th Day of July, 2016.

_____
Brian Wall
Mayor

ATTEST:

_____
Camille Brown
City Recorder
Publication Date:
Effective Date:

Exhibit "A"
TDR-R Overlay Property Description

Tax ID #: 26:073:0088

COM N 2289.61 FT & W 683.26 FT FR SE COR. SEC. 14, T8S, R3E, SLB&M.; S 0 DEG 11' 58" W 338.49 FT; N 89 DEG 57' 18" E 313.25 FT; N 1 DEG 49' 44" W 8 FT; S 89 DEG 55' 36" E 75.29 FT; N 88 DEG 2' 55" E 269.83 FT; N 0 DEG 41' 0" W 646.49 FT; S 89 DEG 42' 38" W 605.46 FT; S 265.98 FT; S 89 DEG 40' 25" W 303.98 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 39' 35" W 17.92 FT, RADIUS = 15 FT); S 4 DEG 4' 40" E 77.18 FT; ALONG A CURVE TO R (CHORD BEARS: N 53 DEG 45' 23" E 17.6 FT, RADIUS = 14.99 FT); N 89 DEG 40' 24" E 255.11 FT TO BEG. AREA 9.917 AC. ALSO COM S 0 DEG 40' 0" E 10.03 FT & W 609.27 FT FR E 1/4 COR. SEC. 14, T8S, R3E, SLB&M.; S 266.22 FT; S 89 DEG 40' 25" W 303.98 FT; ALONG A CURVE TO R (CHORD BEARS: N 46 DEG 57' 49" W 20.6 FT, RADIUS = 15 FT); N 3 DEG 36' 3" W 33.87 FT; N 4 DEG 4' 40" W 218.94 FT; N 89 DEG 42' 38" E 336.73 FT TO BEG. AREA 1.999 AC. TOTAL AREA 11.916 AC.

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.	✔

Project Site
NEMELKA
NORTH POND
WEST POND
NORTH POND

Project site
zoning = A2
NEMELKA

NEMELKA LANE SUBDIVISION

MAPLETON, UTAH

MAY 4, 2016

GENERAL NOTES

1. EXISTING WATER, SANITARY, AND STORM SEWER LINES ARE SHOWN BASED ON BEST AVAILABLE INFORMATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS SPECIFICALLY AT CONNECTION POINTS AND AT POTENTIAL POINTS OF CONFLICT. ALL INFORMATION SHALL BE SUPPLIED TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR:

   (A) CONTRACTOR SHALL OBTAIN ALL PERMITS FOR STREET CUTS, UTILITIES CONSTRUCTION AND GRADING. THE COST OF ALL PERMITS SHALL BE INCLUDED AS PART OF THE CONTRACTOR'S BID INCLUDING, BUT NOT LIMITED TO THE NOI & NOT PERMITS AND ASSOCIATED SWPPP.

   (B) COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

   (C) ALL PROJECT SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORINGS, TRAFFIC CONTROL, AND SECURITY.

   (D) COORDINATING ALL WORK AND INSPECTIONS AS REQUIRED BY THE CITY OR THE STATE.

   (E) OBTAINING NECESSARY PERMITS FROM UDOT FOR ALL WORK IN AND ADJACENT TO UDOT RIGHT-OF-WAY.

   (F) RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE. AS-BUILTS SHALL INCLUDE UNDERGROUND UTILITIES AS WELL AS ANY FIELD MODIFICATIONS OF THE PLANS.

   (G) KEEPING ADJACENT STREETS FREE AND CLEAN OF ALL DEBRIS AND DIRT FROM THE JOB SITE.

3. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.

4. THE CONTRACTOR SHALL PREPARE ALL TRAFFIC CONTROL PLANS PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMITS FOR WORK WITHIN THE CITY, COUNTY, OR STATE RIGHT-OF-WAYS. THE PLAN SHALL BE PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND AS MODIFIED BY THE UDOT SUPPLEMENT TO THE MUTCD. THE PLAN SHALL ADDRESS THE REQUIREMENTS FOR ALL SIGNS, BARRICADES, FLAGMEN, LIGHTS, HOURS OF CONSTRUCTION, AND OTHER DEVICES AS NECESSARY FOR SAFE TRAFFIC CONTROL.

5. TWO WORKINGS DAYS BEFORE YOU DIG, GRADE, OR EXCAVATE, CALL THE UTILITY NOTIFICATION CENTER OF UTAH FOR THE MARKING OF MEMBER UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE PLOTTED BASED ON AVAILABLE INFORMATION. M.W. BROWN ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, AND REPAIR OF ANY EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. ANY UTILITY DAMAGED BY CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

6. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE MAPLETON CITY STANDARD SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL HAVE COPIES OF CITY AND STATE SPECIFICATIONS ON THE SITE AT ALL TIMES.

7. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH ALL UTILITY COMPANIES INVOLVED AND THE CITY OF MAPLETON CITY WITH REGARD TO RELOCATIONS OR ADJUSTMENTS OR EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE.

8. ADVANCE COORDINATION BY THE CONTRACTOR TO ALL UTILITY COMPANIES INVOLVED SHALL BE REQUIRED FOR ANY SERVICE INTERRUPTIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER, PROJECT MANAGER AND THE UTILITY COMPANY 48 HOURS PRIOR TO START OF CONSTRUCTION. NO UTILITY TAPS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION BY THE UTILITY COMPANY AND THE CITY.

9. MAINTAIN 10-FOOT HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPELINES.

10. UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.

11. CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY BUILDING INSPECTION DEPARTMENT 48 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO OBTAIN TEMPORARY POWER AND TELEPHONE SERVICE DURING CONSTRUCTION. ALL COSTS FOR TEMPORARY SERVICES SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

13. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR COMPLETION OF INTENDED IMPROVEMENTS SHOWN ON THESE DRAWINGS OR DESIGNATED BY NOTE TO BE "PROVIDED", "INSTALLED" OR "CONSTRUCTED" UNLESS SPECIFICALLY NOTED OTHERWISE.

14. CONTRACTOR WILL HAVE A COPY OF APPROVED SOILS REPORTS FOR PAVEMENT DESIGN AND COMPACTION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT AND SHALL SUBMIT A PAVEMENT DESIGN TO THE MAPLETON CITY ENGINEERING DEPARTMENT PRIOR TO ANY PAVING.

15. SUBGRADE DENSITY SHALL BE TESTED BY A PRIVATE SOILS TESTING FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING BASE COURSE OR CONCRETE. BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AND APPROVED BY THE SOILS ENGINEER PRIOR TO INSTALLING PAVEMENT.

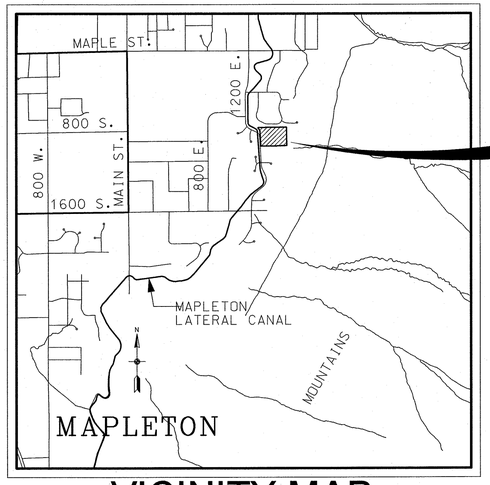
16. THESE GENERAL NOTES SHALL BE APPLICABLE TO ALL SHEETS WITHIN THIS SET OF DRAWINGS.

17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED AT THE JOB SITE AT ALL TIMES. EACH SUBCONTRACTOR (INCLUDING THE SURVEYOR) SHALL HAVE A SIGNED COPY OF THE PLANS AND THE APPROPRIATE STANDARDS AND SPECIFICATIONS IN HIS POSSESSION AT ALL TIMES WHEN IMPROVEMENTS ARE BEING INSTALLED.

18. THE SITE WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE CITY DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. THE CONTRACTOR SHALL HAVE A COPY OF THE STANDARDS ON SITE AT ALL TIMES.

19. BENCHMARK VERIFICATION: CONTRACTOR SHALL USE BENCHMARKS AND DATUMS SHOWN HEREON TO SET PROJECT BENCHMARK(S), BY RUNNING A LEVEL LOOP BETWEEN AT LEAST TWO BENCHMARKS, AND SHALL PROVIDE SURVEY NOTES OF SUCH TO PROJECT ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

20. COORDINATES ARE GIVEN TO AID THE CONTRACTOR/SURVEYOR IN LOCATING PROPOSED IMPROVEMENTS. THE CONTRACTOR/SURVEYOR IS RESPONSIBLE FOR CHECKING THE LOCATIONS OF IMPROVEMENTS LAID OUT WITH COORDINATES USING DIMENSIONS AND OFFSETS GIVEN. IF A PERTINENT DIMENSION OR OFFSET IS NOT SHOWN ON THE PLAN, CONTACT THE ENGINEER FOR INFORMATION.



PROJECT LOCATION

VICINITY MAP

INDEX OF SHEETS

SHEET	DESCRIPTION
1.00	COVER
	PRELIMINARY PLAT
1.01	UTILITY PLAN
2.00	900 SOUTH
2.01	1500 EAST
3.00	DETAIL SHEET

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
MATT W. BROWN P.E.
578 EAST 770 NORTH
OREM, UTAH 84097

1-800-662-4111
811
Know what's below. Call before you dig.

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER
NO. 174774
MATT W. BROWN
STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn D.B.
Checked M.W.B.
Date

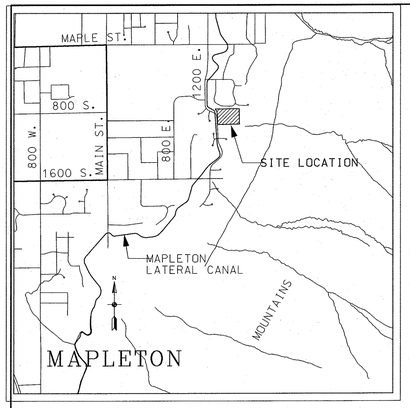
Title: NEMELKA LANE SUBDIVISION
Location: MAPLETON, UTAH
Drawing Name: COVER SHEET

PROJECT NO. 2012.083

SHEET NO. 1.00

NEMELKA LANE SUBDIVISION, PHASE 1

LOCATED WITHIN THE SOUTEAST QUARTER
SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST
SALT LAKE BASE AND MERIDIAN



VICINITY MAP

GENERAL NOTES:

1. ALL CONSTRUCTION IS TO BE DONE AS PER THE LATEST APWA/ MAPLETON CITY ADDENDUM STANDARDS AND PUBLIC IMPROVEMENTS SPECIFICATIONS AND REFER TO THE LATEST VERSION OF THE "MAPLETON CITY DESIGN STANDARDS AND PUBLIC IMPROVEMENT SPECIFICATIONS "MANUAL" FOR INSTALLATION PROCEDURES AND STANDARD DETAILS.

2. REMOVE ALL CONCRETE THAT DOES NOT MEET CURRENT CITY STANDARDS (BROKEN/CRACKED SECTIONS, USED DRIVE APPROACHES ON 1200 EAST).

3. THERE IS NO CE-1 ZONE ENCROACHMENT FOR THIS PROPERTY.

4. ALL SEWER LINES TO BE SDR-35 PVC PIPE

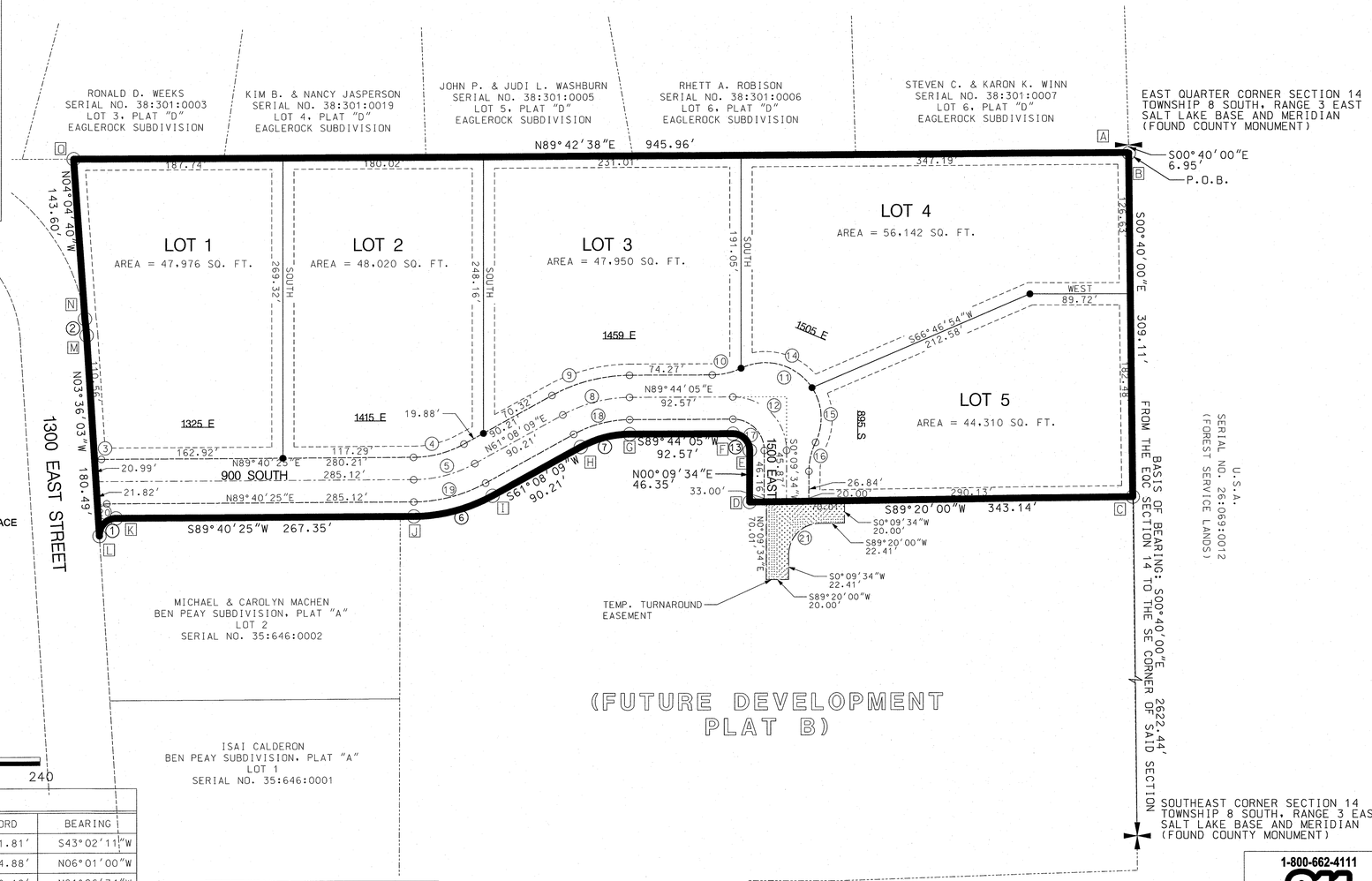
5. ALL CULINARY LINES TO BE DUCTILE IRON CLASS 50 WRAPPED

6. ALL PRESSURE IRRIGATION PIPE TO BE C-900 PVC PIPE WITH TRACE WIRE

ENGINEER/SURVEYOR:
M.W. BROWN ENGINEERING
BARRY ANDREASON, P.L.S.
578 EAST 770 NORTH
OREM, UT. 84097

OWNER/DEVELOPER:
DAVID NEMELKA
903 SOUTH 1250 EAST
MAPLETON, UT. 84664

SCALE (FEET)
0 60 120 180 240



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1	93°16'28"	15.00'	24.42'	21.81'	S43°02'11"W
2	04°49'52"	176.50'	14.88'	14.88'	N06°01'00"W
3	17°46'02"	20.00'	6.20'	6.18'	N81°26'34"W
4	28°32'16"	95.00'	47.32'	46.83'	S75°24'17"W
5	28°32'16"	115.00'	57.28'	56.69'	N75°24'17"E
6	28°32'16"	148.00'	73.72'	72.96'	S75°24'17"W
7	28°35'56"	92.00'	45.92'	45.45'	S75°26'07"W
8	28°35'56"	125.00'	62.39'	61.75'	N75°26'07"E
9	28°35'56"	145.00'	72.38'	71.63'	S75°26'07"W
10	25°31'08"	60.00'	26.72'	26.50'	S76°58'31"W
11	141°38'08"	50.00'	123.60'	94.45'	S44°57'59"E
12	90°25'29"	48.00'	75.75'	68.13'	S45°03'10"E
13	90°25'29"	15.00'	23.67'	21.29'	N45°03'10"W
14	82°33'18"	50.00'	72.04'	65.97'	N74°30'25"W
15	59°04'50"	50.00'	51.56'	49.30'	N03°41'20"W
16	25°41'31"	60.00'	26.90'	26.68'	N13°00'19"E
17	90°25'29"	28.00'	44.19'	39.74'	S45°03'10"E
18	28°35'56"	105.00'	52.41'	51.87'	N75°26'07"E
19	28°32'16"	135.00'	67.24'	66.55'	N75°24'17"E
20	24°23'08"	20.00'	8.51'	8.45'	N77°28'51"E
21	89°10'26"	28.00'	43.58'	39.31'	S44°44'47"W

NAD 27 STATE PLAN COORDINATES

NO.	NORTHING	EASTING
A	651941.86	1983498.76
B	651934.91	1983498.84
C	651625.93	1983502.44
D	651621.94	1983159.44
E	651668.27	1983159.57
F	651683.30	1983144.50
G	651682.88	1983051.96
H	651671.45	1983007.99
I	651627.92	1982929.02
J	651608.02	1982591.19
K	651608.02	1983952.22
L	651592.08	1982576.31
M	651772.16	1982564.98
N	651786.95	1982563.42
O	651930.14	1982553.21

GRID FACTOR= 0.999656931

UTILITIES APPROVAL

Utilities shall have the right to install, maintain and operate their equipment above and below ground and all other related facilities within the Public Utilities Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove such structures at the owner's expense, or the utility may remove such structures at the owner's expense. At no time any permanent structures be placed within the PUE or any other obstructions with interferes with the use of the PUE with out the prior written approval of the utilities with facilities in the PUE.

Rocky Mtn. Power — Date:

Century Link — Date:

Comcast — Date:

Mapleton Irrigation Company — Date:

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A 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- _____

1-800-662-4111
811
Know what's below.
Call before you dig.

SURVEYOR'S CERTIFICATE

I, BARRY ANDREASON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 166572 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 00°40'00" EAST ALONG THE SECTION LINE 6.95 FEET FROM THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERDIAN; THENCE SOUTH 00°40'00" EAST ALONG SAID SECTION LINE 309.11 FEET; THENCE SOUTH 89°20'00" WEST 343.14 FEET; THENCE NORTH 00°09'34" EAST 46.35 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.67 FEET THROUGH A CENTRAL ANGLE OF 90°25'29", THE CHORD OF WHICH BEARS NORTH 45°03'10" WEST 21.29 FEET; THENCE SOUTH 89°44'05" WEST 92.57 FEET; THENCE ALONG THE ARC OF A 92.00 FOOT RADIUS CURVE TO THE LEFT 45.92 FEET THROUGH A CENTRAL ANGLE OF 28°35'56", THE CHORD OF WHICH BEARS SOUTH 75°26'07" WEST 45.45 FEET; THENCE SOUTH 61°08'09" WEST 90.21 FEET; THENCE ALONG THE ARC OF A 148.00 FOOT RADIUS CURVE TO THE RIGHT 73.72 FEET THROUGH A CENTRAL ANGLE OF 28°32'16", THE CHORD OF WHICH BEARS SOUTH 75°24'17" WEST 72.96 FEET; THENCE SOUTH 89°40'25" WEST ALONG THE NORTH LINE OF PEAY SUBDIVISION, PLAT "A" ON FILE WITH THE UTAH COUNTY RECORDER'S OFFICE AND ITS LINE EXTENDED 267.35 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 24.42 FEET THROUGH A CENTRAL ANGLE OF 93°16'28", THE CHORD OF WHICH BEARS SOUTH 43°02'11" WEST 21.81 FEET TO THE EAST RIGHT OF WAY LINE OF 1200 EAST STREET IN MAPLETON, UTAH; THENCE NORTH 03°36'03" WEST ALONG SAID RIGHT OF WAY 180.49 FEET; THENCE ALONG SAID RIGHT OF WAY AND ALONG THE ARC OF A 176.50 FOOT RADIUS CURVE TO THE LEFT 14.88 FEET THROUGH A CENTRAL ANGLE OF 04°49'52", THE CHORD OF WHICH BEARS NORTH 06°01'00" WEST 14.88 FEET; THENCE NORTH 04°04'40" WEST 143.60 FEET THENCE NORTH 89°42'38" EAST 945.96 FEET TO THE POINT OF BEGINNING.

AREA 6.506 ACRES

DATE — BARRY ANDREASON (SEE SEAL BELOW)

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS 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 AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS HEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20 ___

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. _____ 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 BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, 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 — CHAIRMAN PLANNING COMMISSION

APPROVED BY ENGINEER (SEE SEAL BELOW) — ATTEST CLERK-RECORDER (SEE SEAL BELOW)

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL

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

COMMUNITY DEVELOPMENT DIRECTOR

PHASE 1

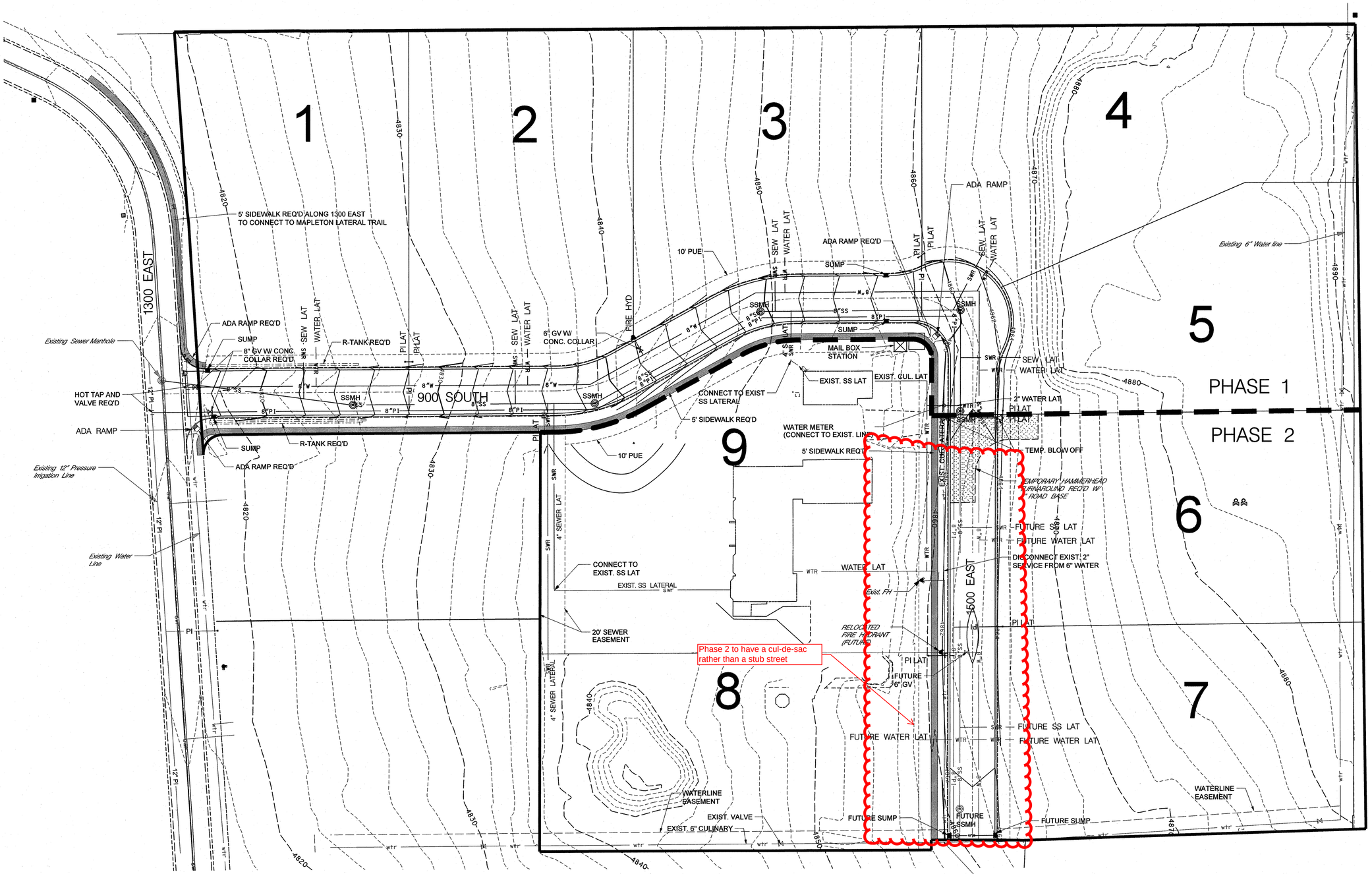
NEMELKA LANE

SUBDIVISION

MAPLETON CITY — UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	CLERK-RECORDER SEAL
PROFESSIONAL LAND SURVEYOR NO.166572 BARRY ANDREASON State of Utah			



LEGEND

—g—	EXISTING GAS LINE
—be—	EXISTING BURIED ELECTRICAL
—pwr—	EXISTING OVERHEAD POWER
—wtr—	EXISTING WATER LINE
—X"W—	NEW D.I. CLASS 350 CULINARY WATER LINE
—X"ir—	EXISTING PRESSURIZED IRRIGATION LINE
—X"PI—	NEW PVC C900/905 SDR-18 PRESSURE IRRIGATION
—swr—	EXISTING SANITARY SEWER
—X"SS—	NEW SDR-35 PVC SANITARY SEWER PIPE
—sd—	EXISTING STORM DRAIN PIPE
—X"SD—	NEW RCP STORM DRAIN PIPE
—SWR—	NEW SAN. SEWER LATERAL
—WTR—	NEW CULINARY WATER LATERAL
—IR—	NEW PRESSURE IRRIGATION LATERAL
(LP)	LIGHT POLE
(LP)	EXISTING LIGHT POLE
(CB)	NEW CATCH BASIN
(wv)	EXISTING WATER VALVE
(WV)	WATER VALVE
(FH)	EXISTING FIRE HYDRANT
(FH)	NEW FIRE HYDRANT
(WM)	WATER METER
(SIGN)	STREET SIGN
(SSMH)	EXIST. SEWER MANHOLE
(SSMH)	NEW SEWER MANHOLE
(BO)	NEW BLOW OFF

NOTE:
1) REMOVE AND REPLACE ANY DAMAGED OR MISALIGNED CURB ON 1300 EAST.

2) CLEARING AND GRUBBING WILL BE REQ'D

SCALE (FEET)
0 40 80 120 160

MW BROWN ENGINEERING, INC
Office: (801) 377-1790 Fax: (801) 377-1789
578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER NO. 174774 MATT W. BROWN STATE OF UTAH

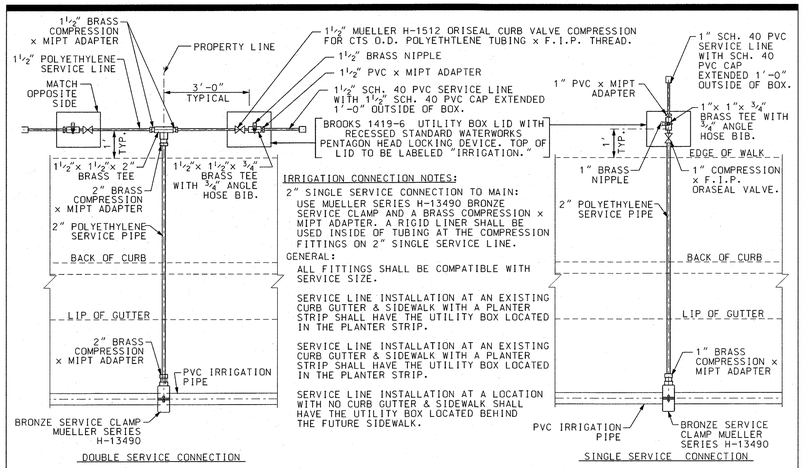
No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date

Title: NEMELKA LANE SUBDIVISION
Client: DAVID NEMELKA
Drawing Name: UILITY PLAN AND SITE MAP

PROJECT NO. 2012.083

SHEET NO. 1.01



IRRIGATION CONNECTION NOTES:

2" SINGLE SERVICE CONNECTION TO MAIN: USE MUELLER SERIES H-13490 BRONZE SERVICE CLAMP AND A BRASS COMPRESSION × MIPT ADAPTER. A RIGID LINER SHALL BE USED INSIDE OF TUBING AT THE COMPRESSION FITTINGS ON 2" SINGLE SERVICE LINE.

GENERAL:

ALL FITTINGS SHALL BE COMPATIBLE WITH SERVICE SIZE.

SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED IN THE PLANTER STRIP.

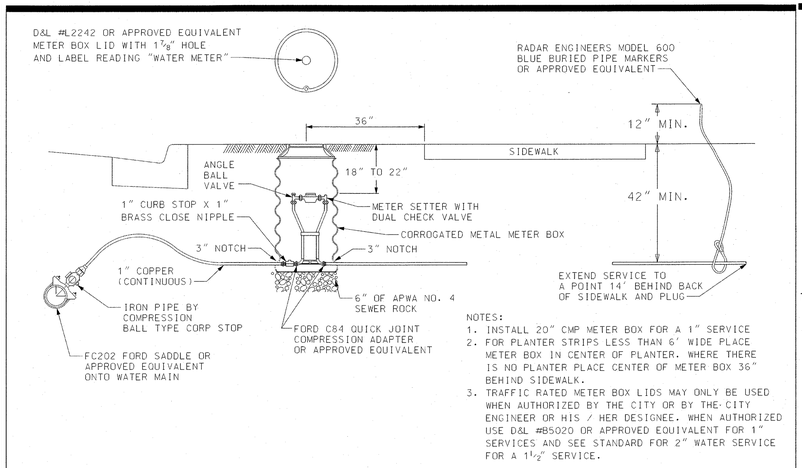
SERVICE LINE INSTALLATION AT AN EXISTING CURB GUTTER & SIDEWALK WITH A PLANTER STRIP SHALL HAVE THE UTILITY BOX LOCATED IN THE PLANTER STRIP.

SERVICE LINE INSTALLATION AT A LOCATION WITH NO CURB GUTTER & SIDEWALK SHALL HAVE THE UTILITY BOX LOCATED BEHIND THE FUTURE SIDEWALK.

SECONDARY IRRIGATION SERVICE CONNECTION

MAPLETON CITY STANDARD

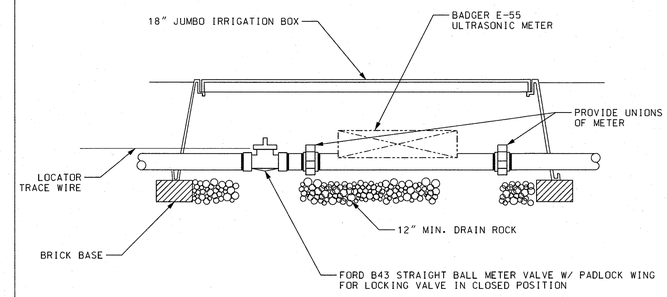
MAPLETON CITY CORPORATION	Standard Drawing Addendum PRESSURIZED IRRIGATION-01 ADOPTED JULY 2010



NOTES:
1. INSTALL 20" CMP METER BOX FOR A 1" SERVICE
2. FOR PLANTER STRIPS LESS THAN 6' WIDE PLACE METER BOX IN CENTER OF PLANTER. WHERE THERE IS NO PLANTER PLACE CENTER OF METER BOX 36" BEHIND SIDEWALK.
3. TRAFFIC RATED METER BOX LIDS MAY ONLY BE USED WHEN AUTHORIZED BY THE CITY OR BY THE CITY ENGINEER OR HIS / HER DESIGNEE. WHEN AUTHORIZED USE D&L #B5020 OR APPROVED EQUIVALENT FOR 1" SERVICES AND SEE STANDARD FOR 2" WATER SERVICE FOR A 1½" SERVICE.

TYPICAL WATER SERVICE CONNECTION

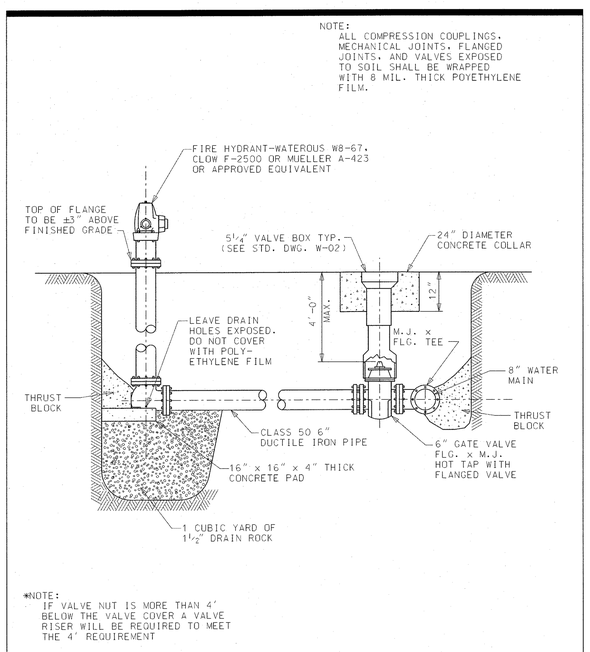
MAPLETON CITY CORPORATION	Standard Drawing Addendum WATER-01 ADOPTED JULY 2010



SECONDARY IRRIGATION SERVICE METER

MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION	Standard Drawing Addendum PRESSURIZED IRRIGATION-02 ADOPTED MAY 2013

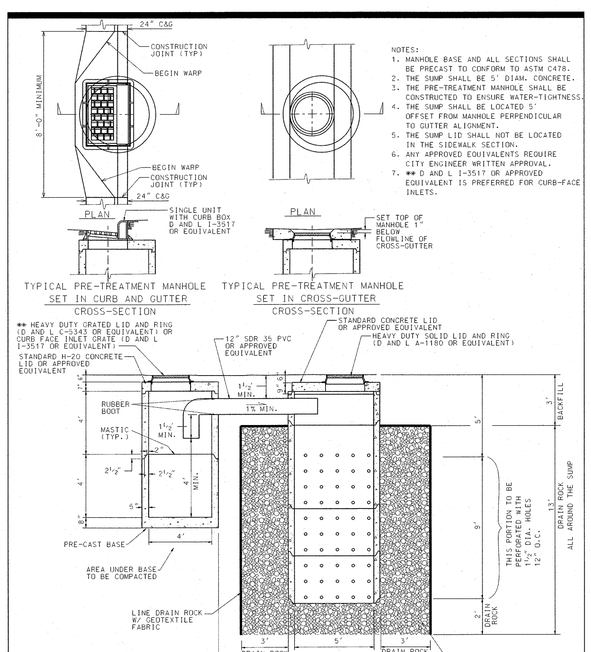


*NOTE:
IF VALVE NUT IS MORE THAN 4' BELOW THE VALVE COVER A VALVE RISER WILL BE REQUIRED TO MEET THE 4' REQUIREMENT

FIRE HYDRANT W/VALVE CONNECTION IN STREET

MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION	Standard Drawing Addendum WATER-02 ADOPTED JULY 2010

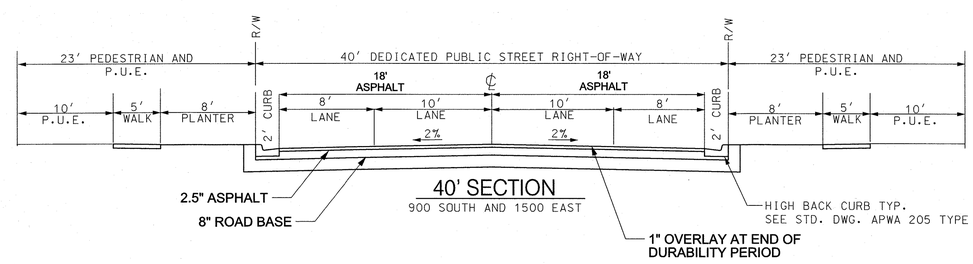


NOTES:
1. MANHOLE BASE AND ALL SECTIONS SHALL BE PRECAST TO CONFORM TO ASTM C478.
2. THE SUMP SHALL BE 5' DIAM. CONCRETE.
3. THE PRE-TREATMENT MANHOLE SHALL BE CONSTRUCTED TO ENSURE WATER-TIGHTNESS.
4. THE SUMP SHALL BE LOCATED 5' OFFSET FROM MANHOLE PERPENDICULAR TO GUTTER ALIGNMENT.
5. THE SUMP LID SHALL NOT BE LOCATED IN THE SIDEWALK SECTION.
6. ANY APPROVED EQUIVALENTS REQUIRE CITY ENGINEER WRITTEN APPROVAL.
7. ** D AND L I-3517 OR APPROVED EQUIVALENT IS PREFERRED FOR CURB-FACE INLETS.

PRE-TREATMENT SUMP

MAPLETON CITY STANDARD

MAPLETON CITY CORPORATION	Standard Drawing Addendum STORM DRAIN-01 ADOPTED JULY 2010



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578 East 770 North, Orem UT 84097

REGISTERED PROFESSIONAL ENGINEER NO. 174774 MATT W. BROWN STATE OF UTAH

No.	Date	By	REVISIONS Notes

Designed
Drawn
Checked
Date 3-14-16

Title: NEMELKA LANE SUBDIVISION
Client: DAVID NEMELKA
Drawing Name: DETAILS

PROJECT NO. 2012.083

SHEET NO. 3.00

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

May 26, 2016

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

On May 9, 2016 revised plans were submitted for the Nemelka Lane subdivision consisting of a preliminary plat for 9 lots and a final plat for 5 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 with an * and **bolded** must be submitted prior to scheduling a hearing with the Planning Commission.

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.
- The project will require a TDR-Receiving Site Overlay and the use of 3 TDR certificates for Plat "A". An additional 2 certificates would be required for phase 2.
- Please submit a Utah County Tax Clearance for the property. Any rollback taxes must be paid prior to plat recording.
- Please submit a preliminary title report or policy of title insurance.
- The project will require a water dedication of 11.75 acre-feet for plat "A". An additional 7.3 acre-feet will be required for phase 2.
- All boundary gaps and overlaps shall be corrected prior to plat recording.
- ***Amend lots 4 & 5 so that each lot has 125' as measured from the front setback line of 30'.**

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: Nemelka Lane Subdivision **Date: May 25, 2016**

Site Grading:

1. Clearing and grubbing will be required.

Sewer System:

1. Show sewer lateral from Lot 8 connecting to sewer in new street.

Water System:

1. Please submit your plans to RB&G Engineering (801) 374- 5771 to have the project evaluated per the City's water model. The cost of this review is the responsibility of the developer
2. Show on plans connecting new 8" water main to existing water main at south end of 1500 East. Existing water main runs from 1300 East to existing to 2" service and fire hydrant. Show existing water main on plans and plat with easement.
3. Show on plans abandoning and removing existing fire hydrant on lot 9.
4. Show on plans removing existing 2" service and installing new 2" service to lot 9 from new 8" water main on 1500 East.

Secondary Water (Pressure Irrigation):

1. Show on plans connecting 8" PVC from 900 S to existing 12" PVC on 1300 East.
2. Show on plans extending new 12" PVC C900/905 SDR 18 parallel to existing curb and walk on west side of lot 1.
3. Show on plans exiting 12" PVC main just west of curb of lots 1 and 2 of Peay Subdivision on 1300 East.
4. Show on plans PI single service to lot 9.

Roadway:

1. **Road x-sections:**
    a. ***Show 8" road base and sub base, if required per Geotech report on 900 South and 1500 East Streets.**
    b. ***See Curve Tables in Mapleton City APWA Amendment Standard Street-30 for design of right angle corner bulb.**
    c. Show on plans sidewalk to be install on east side of existing curb on west side of lot 1 from 900 South to Mapleton Lateral Trail.
    d. Show Pedestrian ramps at corners of 1300 East and 900 South and interior corners of subdivision.
4. Remove and Replace any damaged/misaligned curb on 1300 East.
5. Show Detail for Temporary Turnaround with 8" of road base.

Storm Drain:

1. Show on plans Storm Drain Pre-Inlets with no more than 300 feet of flow to each inlet on 900 South. The proposed R-Chambers will need to be in tiers due to the slope.
2. SWPPP and Land disturbance permit will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches
2. Show on plat a separate 10 foot easement for existing culinary water on south side of Lot 8.
3. ***Submit Geotechnical Report with infiltration rates, water table, soil types, faults and other potential geotechnical hazards for subdivision.**
4. Current 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). An additional fee of $6,968 per lot will be required at the time of building permit issuance.
- Payment of any applicable utility reimbursements.
- 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).
- 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).