

# Planning Commission Staff Report

December 8, 2016

## Item 2

**Applicant:** Whiting Cove  
Development LLC

**Location:** 1300 W 1200 S

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

**Public Hearing:** Yes

**Zone:** GC-1, NC-1, A-2

**Attachments:**

1. Standard Findings.
2. Application materials.
3. DRC Minutes.

### REQUEST

Consideration of Preliminary Plat approval for the Whiting Cove Plat “D” subdivision consisting of 15 lots located at approximately 1300 West and 1200 South. The project also includes a request to rezone approximately 8 acres from A-2 and NC-1 to RA-2 and approximately 1 acre from A-2 to GC-1.

### BACKGROUND AND PROJECT DESCRIPTION

The subject property is approximately 10 acres in size and includes approximately 1.14 acres in the General Commercial zone, approximately .85 acres in the Neighborhood Commercial zone and the remaining acreage in the A-2 zone. The property has been used for construction storage for many years.

Earlier this year the City approved the Whiting Cove subdivision that included 43 lots that were to be developed in three phases. Plat “A” is currently under construction. The applicants are now proposing a fourth phase or Plat “D” on the subject property located directly north of the original Whiting Cove Property. The project will include:

- The rezoning of the eastern 8 acres to RA-2;
- The rezoning of the western 2 acres to General Commercial (GC-1);
- A 15 lot subdivision consisting of lots ranging from .33 acres to .81 acres in size;
- A future phase to include the extension of 1200 South to Highway 89 and development of the commercial parcel.

### EVALUATION

**General Plan and Rezone Request:** The General Plan designates the west two acres as “general commercial” and the east eight acres as “medium density residential”. The applicant is requesting that the property zoning be amended to match the general plan designations.

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

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

**Response:** The Land Use Element of the General Plan is designed to promote sound land use decisions and provide a plan for development.

The Land Use Element states that if the plan is followed “...the result will be a well planned, functional, and aesthetically pleasing community.” The proposed rezone is consistent with the public purpose of implementing the Land Use Element of the General Plan.

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

Response: See #1 above.

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

Response: Goals 1 and 2 of the Land Use Element encourage land use decisions to conform to the General Plan and to be consistent with the zoning ordinance. The proposed rezone matches the land use plan designations for the property and would be consistent with the zoning ordinance.

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

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

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

Response: See #3 above.

*6. Adverse impacts on adjacent landowners.*

Response: Surrounding developments include the Pheasant View subdivision to the north and the Whiting Cove subdivision to the south. Lots in Pheasant View range in size from just under half an acre to just over an acre. Lots in Whiting Cove are primarily 1/3 of an acre in size. The proposed lots are consistent with neighboring developments.

The proposed development would create a new connection to 1200 West, so there may be some increase in traffic on 1200 West, but the increase will not likely be significant as the development will also connect to 1600 South and eventually directly to Highway 89.

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

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

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

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

**Zoning Standards:** Mapleton City Code Chapter 18.36.060 requires a minimum lot size of 14,500 square feet (.33 acres) 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. The future commercial phase will need to comply with the standards of the GC-1 zone.

**Road Design:** The Transportation Master Plan encourages the provision of street stubs at logical locations to facilitate future development and for development to connect to existing stub streets that are adjacent to the development. The project will include a connection to the existing dead end stub of 1200 West and the extension of 1200 South to the western edge of the subdivision. When the commercial parcel develops, 1200 South would then extend to Highway 89.

The applicant is proposing two cul-de-sacs. The subdivision ordinance indicates that cul-de-sacs may be appropriate in cases where the possibility of future adjacent development does not exist due to topography or existing development, where an additional through street would be unnecessary, or other special circumstances as determined appropriate by the final decision making body.

The proposed cul-de-sacs appear to be appropriate as through streets are either not possible or would create double fronting lots on adjacent properties.

## **STAFF RECCOMENDATION**

Recommend approval of the Preliminary Plat and requested rezones to the City Council.

| <b>Attachment "1" Findings for Decision</b> |   |   |
|---|---|---|
| <b>No.</b>                                  | <b>Findings</b>   |   |
| 1.  | The plans, documents and other submission materials (including technical reports where required) are sufficiently detailed for proper consideration.  | ✓ |
| 2.  | The submitted plans, documents and submission materials conform to applicable city standards.   | ✓ |
| 3.  | The proposed development conforms to city zoning ordinances and subdivision design standards.   | ✓ |
| 4.  | There are not natural or manmade conditions existing on the site or in the vicinity of the site defined in the preliminary plan that, without remediation, would render part or all of the property unsuitable for development.   | ✓ |
| 5.  | The project provides for safe and convenient traffic circulation and road access to adjacent properties under all weather conditions.   | ✓ |
| 6.  | The project does not impose an undue financial burden on the City.  | ✓ |
| 7.  | The location and arrangement of the lots, roads, easements and other elements of the subdivision contemplated by the project are consistent with the city's general street map and other applicable elements of the general plan. | ✓ |
| 8.  | The project plan recognizes and accommodates the existing natural conditions.   | ✓ |
| 9.  | The public facilities, including public utility systems serving the area are adequate to serve the proposed development.  | ✓ |
| 10.   | The project conforms to the intent of the Subdivision Ordinance as described MCC Chapter 17.01.   | ✓ |

Attachment "1"  
Application Information

Existing Zoning

A-2 Zone

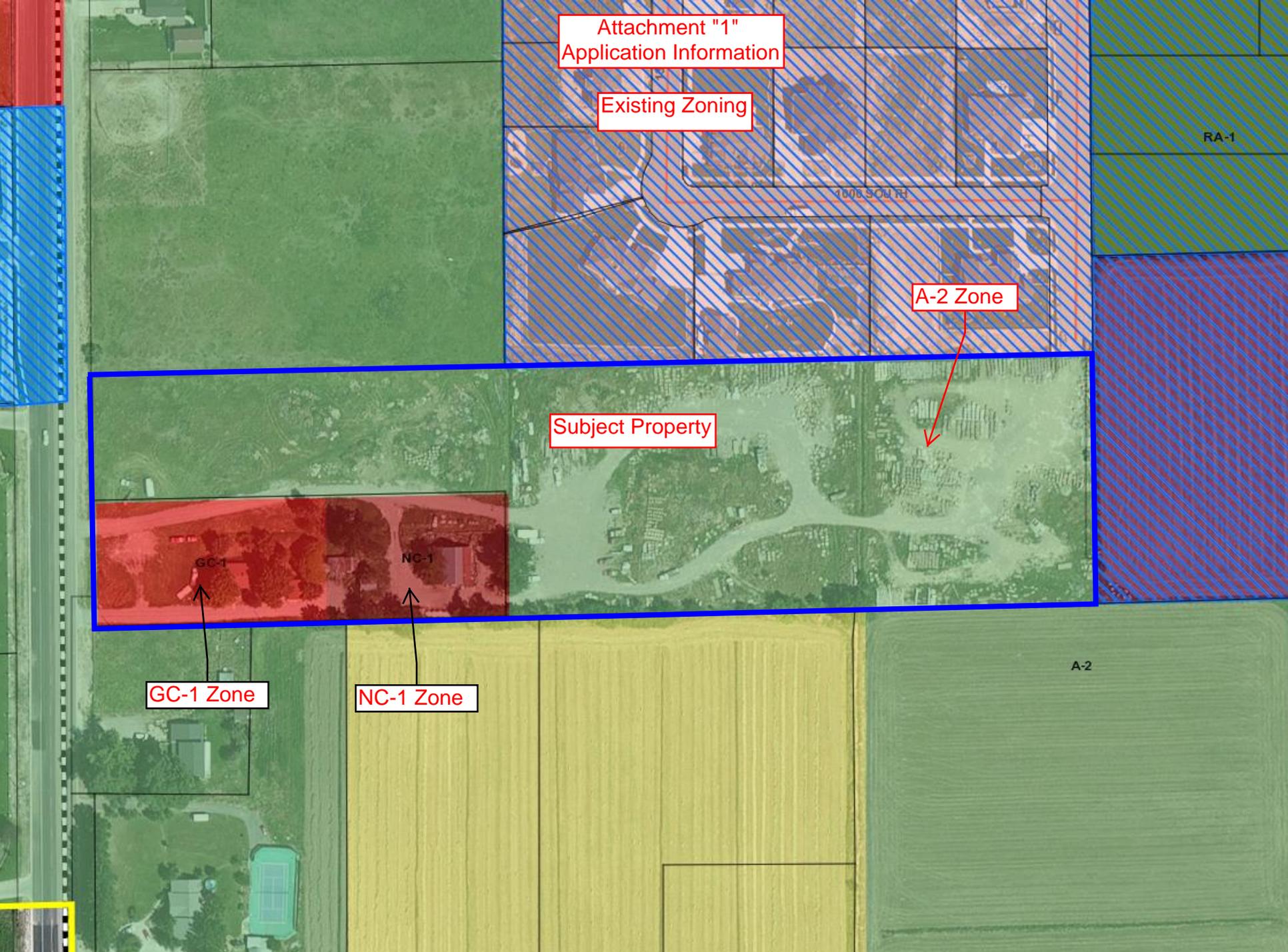
Subject Property

GC-1 Zone

NC-1 Zone

RA-1

A-2



General Plan

1350 WEST

1200 WEST

1000 SOUTH

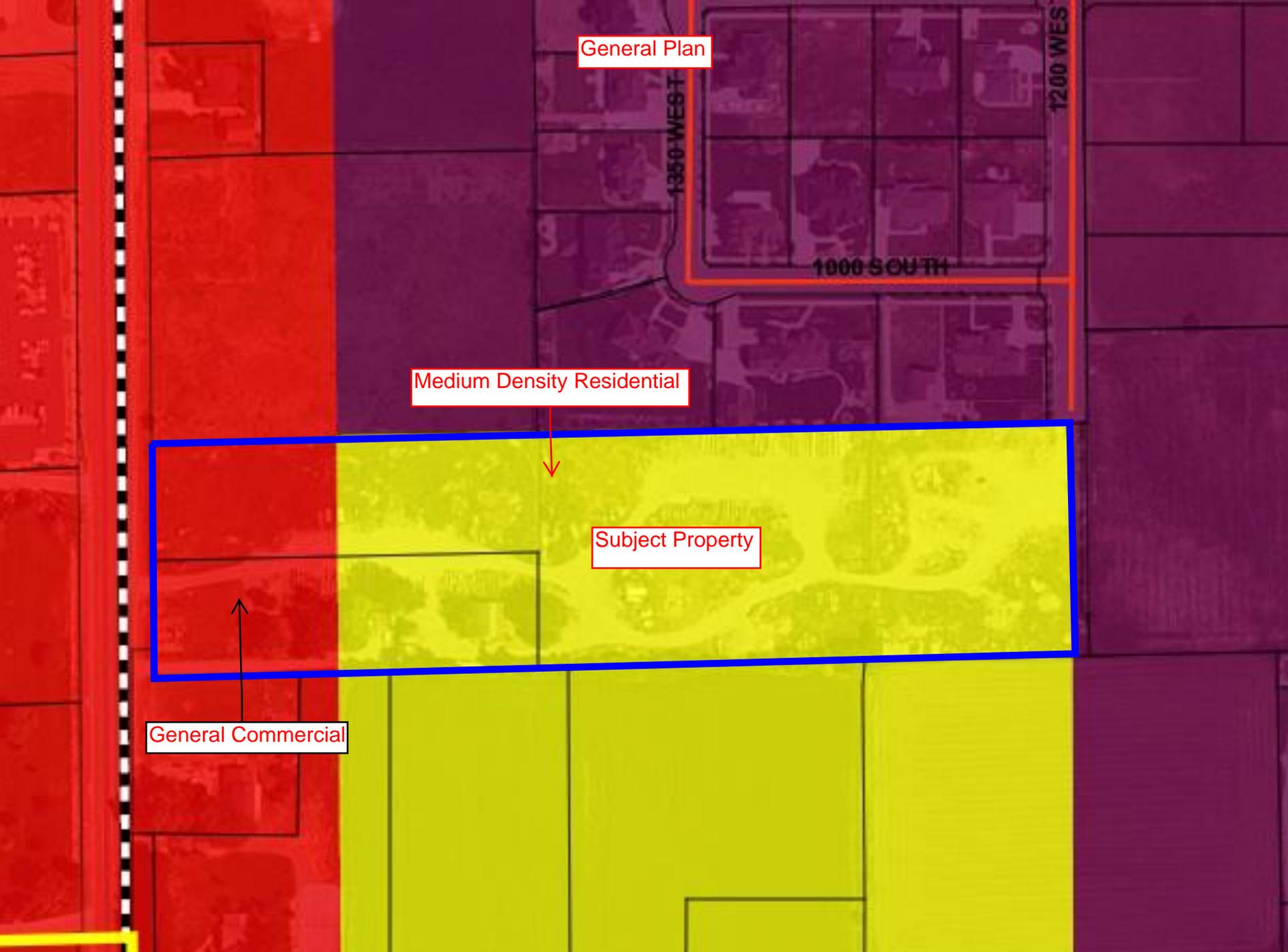
Medium Density Residential



Subject Property



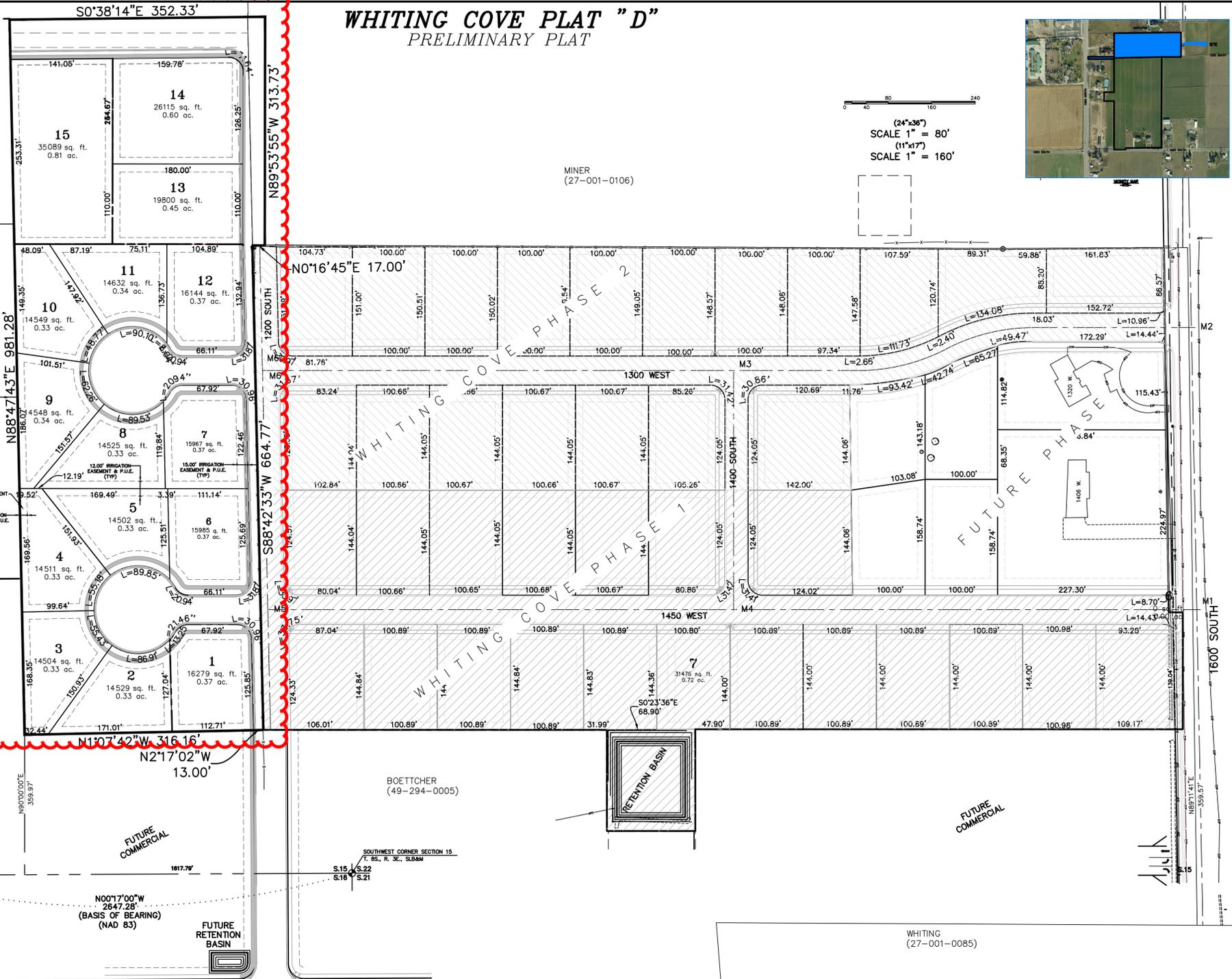
General Commercial



WHITING COVE PLAT D

# WHITING COVE PLAT "D" PRELIMINARY PLAT

| POINT # | EASTING   | NORTHING  |
|---------|-----------|-----------|
| M1      | 492199.42 | 2197873.8 |
| M2      | 492586.41 | 2197880.  |
| M3      | 492527.52 | 2198507.8 |
| M4      | 492199.43 | 5198507.8 |
| M5      | 492199.44 | 2199153.3 |
| M6      | 492527.53 | 2199161.4 |



(24"x36")  
SCALE 1" = 80'  
(11"x17")  
SCALE 1" = 160'



### 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 1617.79 FEET; THENCE N.90°00'00"E. A DISTANCE OF 359.97 FEET TO THE REAL POINT OF BEGINNING.  
THENCE N.88°47'43"E. A DISTANCE OF 981.28 FEET; THENCE S.00°38'14"E. A DISTANCE OF 352.33 FEET; THENCE N.89°53'55"W. A DISTANCE OF 313.73 FEET; THENCE N.00°16'45"E. A DISTANCE OF 17.00 FEET; THENCE S.88°42'33"W. A DISTANCE OF 664.77 FEET; THENCE N.02°17'02"E. A DISTANCE OF 13.00 FEET; THENCE N.01°07'42"W. A DISTANCE OF 316.16 FEET TO THE REAL POINT OF BEGINNING.  
CONTAINING 15 LOTS, 328160 SQ.FT. OR 7.53 ACRES OF LAND MORE OR LESS.

### OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT WE /I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS: WHITING COVE PLAT "D", DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.  
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

### ACKNOWLEDGMENT

STATE OF UTAH } s.s.  
COUNTY OF UTAH }  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC (SEE SEAL)

### ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF MAPLETON, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

APPROVED \_\_\_\_\_ ATTEST \_\_\_\_\_  
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

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

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 PLAT "D" 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<br> | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---------------------|--------------------|---------------------------|---------------------|

### LEGEND

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

**QUESTAR GAS COMPANY**  
DOMAN (27-001-0058)  
Questar hereby approves this plat solely for the purposes of approximating the location, boundaries, course and dimensions of the rights-of-way and easement grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The rights-of-way and easements are subject to numerous restrictions appearing on the recorded Right-of-Way and Easement Grant(s). Questar may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of service.  
Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

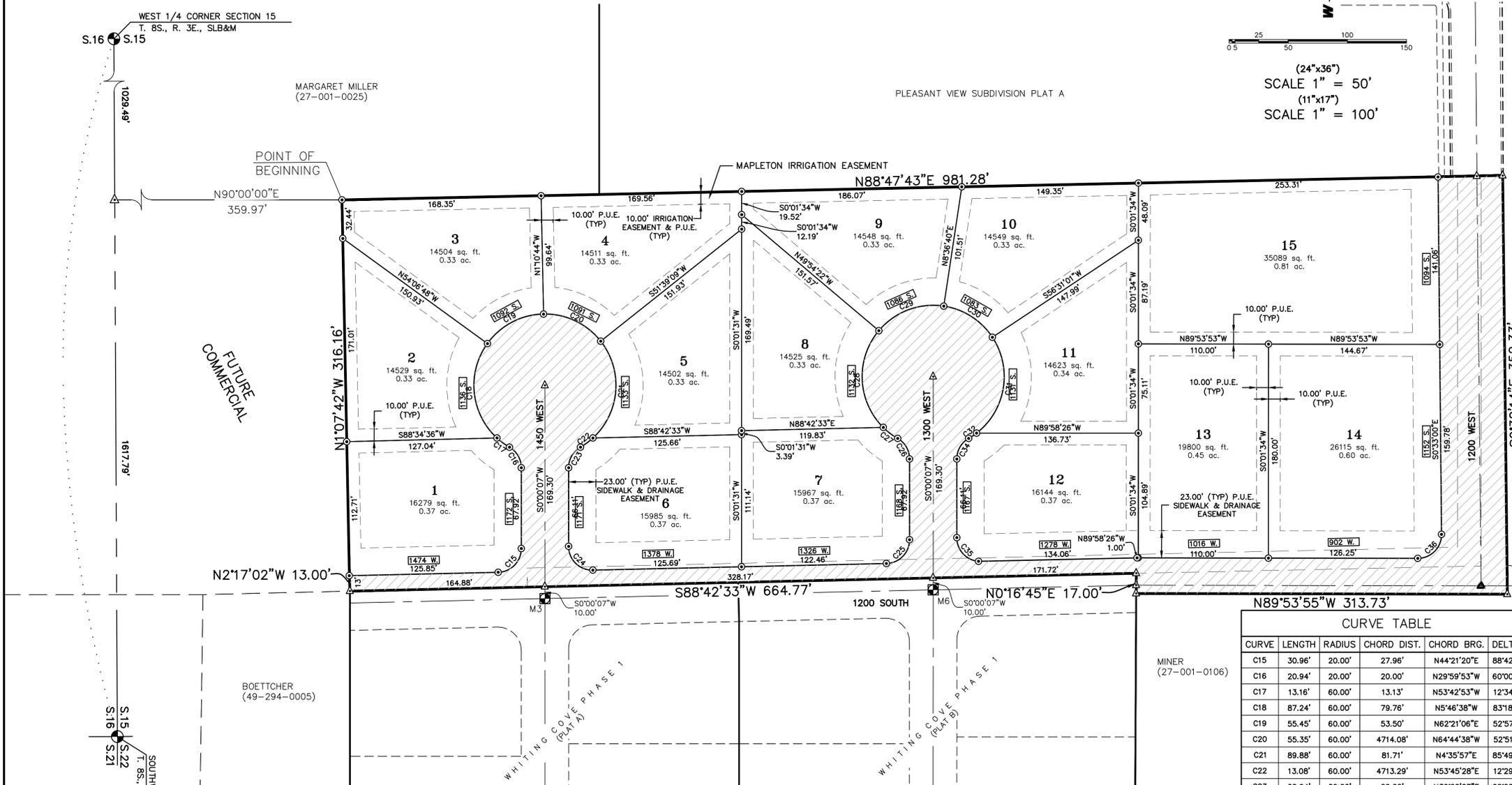
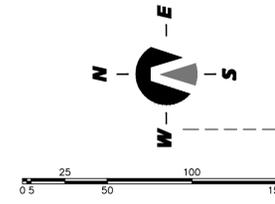
**MAPLETON IRRIGATION**  
APPROVED THIS \_\_\_\_\_ DAY OF 20\_\_\_\_ A.D. BY QWEST  
MAPLETON IRRIGATION

**CENTURYLINK**  
APPROVED THIS \_\_\_\_\_ DAY OF 20\_\_\_\_ A.D. BY QWEST  
CENTURYLINK

**COMCAST**  
APPROVED THIS \_\_\_\_\_ DAY OF 20\_\_\_\_ A.D. BY COMCAST  
COMCAST

| SUBDIVISION MONUMENTS |           |            |
|-----------------------|-----------|------------|
| POINT #               | EASTING   | NORTHING   |
| M3                    | 649708.12 | 1974184.95 |
| M6                    | 650036.11 | 1974192.35 |

**WHITING COVE**  
FINAL PLAT "D"  
A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN,



| CURVE TABLE |        |        |             |             |           |
|-------------|--------|--------|-------------|-------------|-----------|
| CURVE       | LENGTH | RADIUS | CHORD DIST. | CHORD BRG.  | DELTA     |
| C15         | 30.96' | 20.00' | 27.96'      | N44°21'20"E | 88°42'26" |
| C16         | 20.94' | 20.00' | 20.00'      | N29°59'53"W | 60°00'00" |
| C17         | 13.16' | 60.00' | 13.13'      | N53°42'53"W | 12°34'01" |
| C18         | 87.24' | 60.00' | 79.76'      | N5°46'38"W  | 83°18'28" |
| C19         | 55.45' | 60.00' | 53.50'      | N62°21'06"E | 52°57'01" |
| C20         | 55.35' | 60.00' | 4714.08'    | N64°44'38"W | 52°51'31" |
| C21         | 89.88' | 60.00' | 81.71'      | N4°35'57"E  | 85°49'43" |
| C22         | 13.08' | 60.00' | 4713.29'    | N53°45'28"E | 12°29'18" |
| C23         | 20.94' | 20.00' | 20.00'      | N30°00'07"E | 60°00'00" |
| C24         | 31.87' | 20.00' | 28.60'      | N45°38'40"W | 91°17'33" |
| C25         | 30.96' | 20.00' | 27.96'      | S44°21'20"W | 88°42'26" |
| C26         | 20.94' | 20.00' | 20.00'      | S29°59'55"E | 59°59'57" |
| C27         | 15.29' | 60.00' | 15.25'      | S52°41'57"E | 14°35'52" |
| C28         | 89.53' | 60.00' | 81.45'      | N2°39'14"W  | 85°29'35" |
| C29         | 61.28' | 60.00' | 58.65'      | N69°21'07"E | 58°31'06" |
| C30         | 50.17' | 60.00' | 48.72'      | N57°26'10"W | 47°54'21" |
| C31         | 89.86' | 60.00' | 81.69'      | N9°25'11"E  | 85°48'20" |
| C32         | 8.04'  | 59.94' | 8.04'       | N56°09'44"E | 7°41'13"  |
| C34         | 20.94' | 20.00' | 20.00'      | N30°00'10"E | 60°00'20" |
| C35         | 29.74' | 20.00' | 27.07'      | N42°35'56"W | 85°11'50" |
| C36         | 31.64' | 20.00' | 28.44'      | S44°46'33"W | 90°39'06" |

**QUESTAR GAS COMPANY**

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Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

By- \_\_\_\_\_

Title - \_\_\_\_\_

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



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

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

**SURVEYOR'S CERTIFICATE**

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DATE \_\_\_\_\_ KIM WAYNE LUNDEBERG, P.L.S.

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THENCE N.88°47'43"E. A DISTANCE OF 981.28 FEET; THENCE S.00°38'14"E. A DISTANCE OF 352.33 FEET; THENCE N.89°53'55"W. A DISTANCE OF 313.73 FEET; THENCE N.00°16'45"E. A DISTANCE OF 17.00 FEET; THENCE S.88°42'33"W. A DISTANCE OF 664.77 FEET; THENCE N.02°17'02"E. A DISTANCE OF 13.00 FEET; THENCE N.01°07'42"W. A DISTANCE OF 316.16 FEET TO THE REAL POINT OF BEGINNING.

CONTAINING 15 LOTS, 328160 SQ.FT. OR 7.53 ACRES OF LAND MORE OR LESS.

**OWNER'S DEDICATION**

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IN WITNESS WHEREOF WE HAVE HEREUNTO 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 \_\_\_\_\_ 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 \_\_\_\_\_

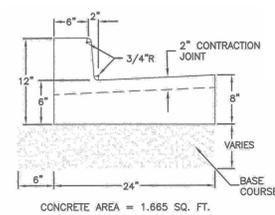
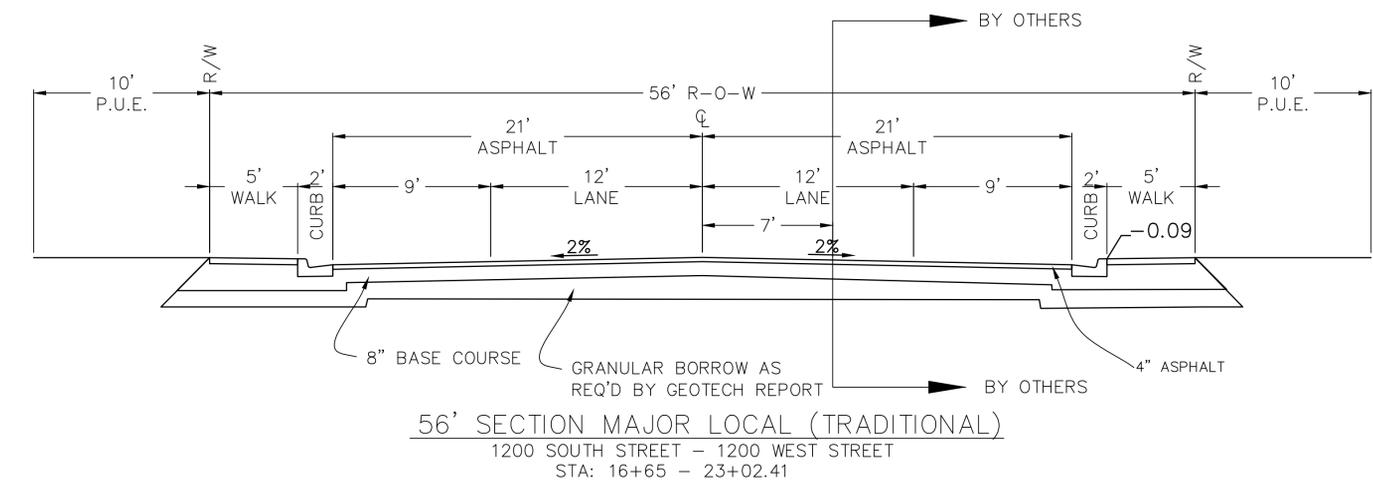
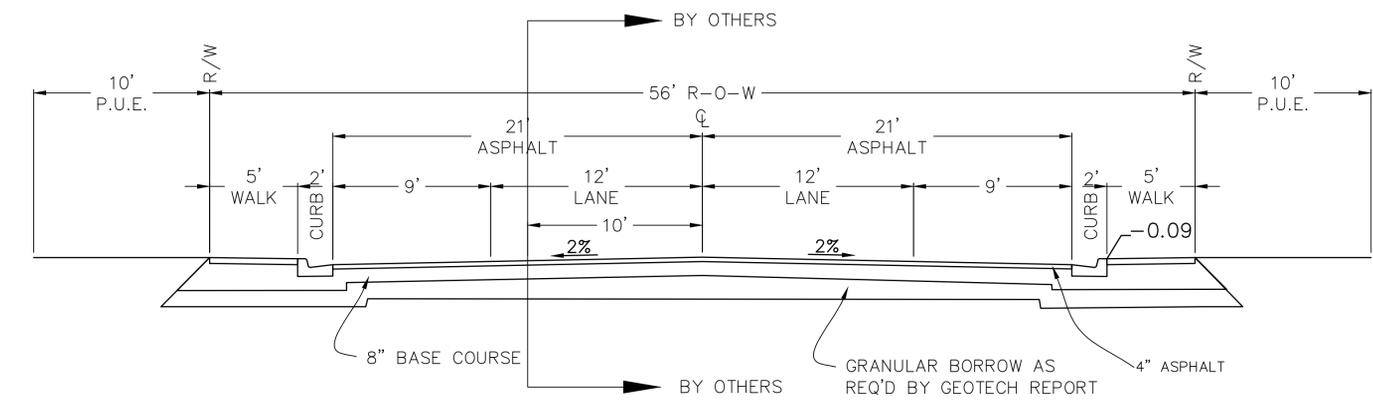
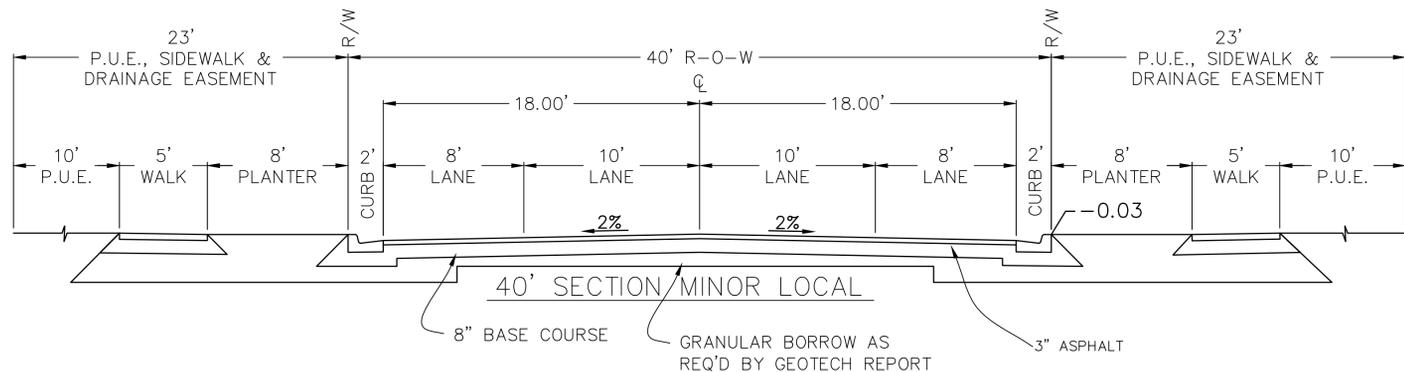
**WHITING COVE**  
FINAL PLAT "D"  
A PARCEL OF LAND LOCATED IN THE SOUTH WEST QUARTER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN.

MAPLETON \_\_\_\_\_ UTAH COUNTY, UTAH  
SCALE: 1" = 50 FEET

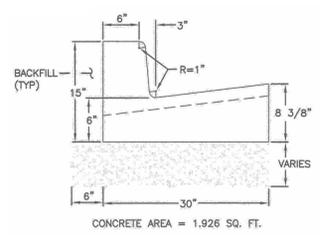
|                     |                    |                           |                     |
|---------------------|--------------------|---------------------------|---------------------|
| SURVEYOR'S SEAL<br> | NOTARY PUBLIC SEAL | CITY-COUNTY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---------------------|--------------------|---------------------------|---------------------|

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

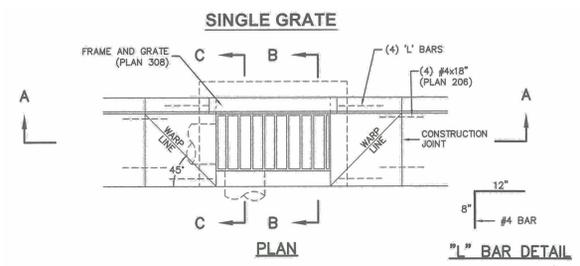
1040 E. 800 N.  
OREM, UTAH 84097  
(801) 802-8992



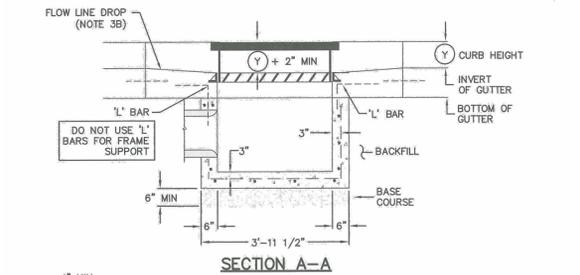
Type E



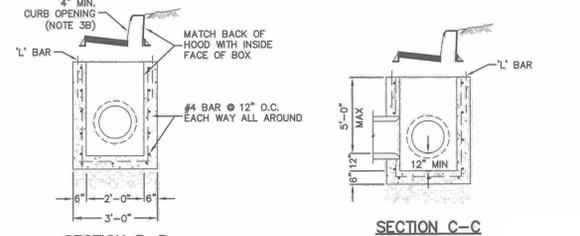
Type B



"L" BAR DETAIL



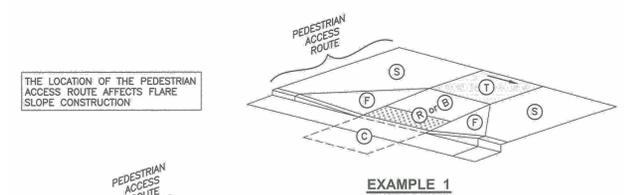
SECTION A-A



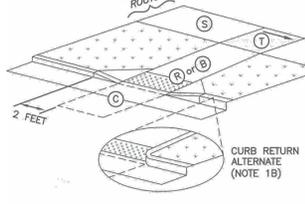
SECTION B-B

SECTION C-C

CATCH BASIN TURNING SPACE AT SIDEWALK LEVEL



EXAMPLE 1

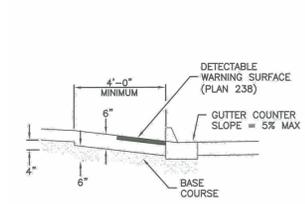


EXAMPLE 2

| ELEMENT | DIMENSION             |
|---------|-----------------------|
| (B) (R) | 4 FEET WIDE MINIMUM   |
| (C) (T) | 4 FEET SQUARE MINIMUM |

WHERE TURNING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK.

TABLE OF DIMENSIONS



MATERIALS MIDBLOCK CURB CUT ASSEMBLY

|                        | RUNNING SLOPE (%) | CROSS SLOPE (%) |
|------------------------|-------------------|-----------------|
|                        | MAXIMUM           | MAXIMUM         |
| TURNING SPACE (T)      | STREET GRADE      | 2               |
| CURB RAMP (R)          | 8.33              | STREET GRADE    |
| BLENDED TRANSITION (B) | 5                 | STREET GRADE    |
| CLEAR SPACE (C)        | 5                 | STREET GRADE    |
| SIDEWALK (S)           | STREET GRADE      | 2               |
| FLARE (F)              | 10                | ---             |

(a) RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE OF FLARE IS PARALLEL TO BACK OF CURB.  
(b) CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL.

SLOPE TABLE



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

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

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

**WHITING COVE PLATE D**

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

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## MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 16, 2016 at 8:30am

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

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On November 14, 2016 revised plans were submitted for the Whiting Cove Plat "D" subdivisions consisting of 15 lots. The project requires a zone change from A-2 to RA-2.

### Community Development Division

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

Email: [sconroy@mapleton.org](mailto:sconroy@mapleton.org)

Please submit revised drawings and the following corrections:

1. The project will be scheduled for the December 8, 2016.

### Engineering and Public Works Division

Brent Seamons [bseamons@mapleton.org](mailto:bseamons@mapleton.org)

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

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

**Project: Whiting Cove Phase 3**

**Date: Nov 16, 2016 Amended**

Site Grading Clear and Grubbing will be required:

Sewer System: N/A

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): N/A

Roadway:

1. Slurry fee will be required (\$.18 a square foot).

Storm Drain:

1. SWPPP and Land disturbance permit will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Irrigation Company ditches
2. Current Mapleton Addendum to APWA and APWA standards will apply

### **Prior to plat recording:**

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.

- Submit Preliminary Title Report or evidence of Title Insurance.
- Receive DRC approval of Final Plat.
- 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. Amount to be determined once final lot sizes have been established.
- 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 JD Shepherd 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).