

Planning Commission Staff Report

December 8, 2016

Item 3

Applicant: Mike Klauck

Location: 2800 S Hidden Canyon

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: Yes

Zone: A-2, PD-1

Attachments:

1. Standard Findings.
2. Application Materials.
3. DRC Comments.

REQUEST

Consideration of Preliminary Plat approval for the Twin Hollow Plats “A” and “B” subdivision consisting of 11 lots located at approximately 2800 South Hidden Canyon Drive. The project also includes a request for a Transferable Development Rights Receiving Site for approximately three acres.

BACKGROUND AND PROJECT DESCRIPTION

On September 11, 2006 the City entered into a Memorandum of Understanding with Mesquite Presidio, LLC for several hundred acres or property located on the south side of the City. The City agreed to annex the property owned by Mesquite Presidio and to process a development application for the Mapleton Village project that would include 565 units.

After the property was annexed into the City, the applicant proceeded with preliminary plats for Mapleton Village. During this time, a separate developer was working on a project called Twin Hollow that included approximately 52 lots on 53 acres adjacent to Mapleton Village. The two developers ended up working together and the City approved a Planned Development (PD-1) zone and preliminary plats that allowed for a maximum of 617 units on the two properties.

Several factors have contributed to the fact that the Twin Hollow property has not yet been developed. These factors include that Central Bank had foreclosed on the property, the lack of a connection to a City street and the cost of bringing infrastructure/utilities to the property.

The applicant recently purchased the Twin Hollow property from the bank and also owns approximately 3.7 acres at the dead end of Hidden Canyon Drive directly, west of the Twin Hollow property. The applicant is proposing the following:

- Amend the originally approved Preliminary Plat to create a connection to Hidden Canyon Drive in the Triple Crown Development;
- Three lots are proposed in Plat “A” that would front on the proposed connection from Hidden Canyon Drive to the original Twin Hollow Property;
- A TDR Receiving Site is proposed to allow the three lots to be roughly 1 acre in size;
- Plat “B” would include eight of the originally approved 52 Twin Hollow lots; and
- The remaining lots would be developed when a second point of access is obtained.

EVALUATION

General Plan: The property includes approximately 3.76 acres that has a general plan designation of Rural Residential, which generally equates to one unit per two acres, or one unit per acre with the Use of TDRs. The remaining 53 acres has a general plan designation of medium density residential, which generally equates to three units per acre. The proposed density is consistent with both of these designations.

Zoning: Approximately 3.76 acres is zoned A-2, which requires a minimum of two acres per lot unless TDRs are being used, in which case the minimum can be reduced to one acre per lot. The applicant is proposing to use TDRs to create three one acre lots in the A-2 zone. This is an appropriate use of TDRs.

The remaining 53 acres is located in the Planned Development (PD-1) zone. This zone does not establish a minimum lot size, but limits the overall density of all properties included in the zone to 617 lots. The Twin Hollow project consists of 52 total lots ranging in size from just under a half of an acre to over an acre. The eight lots proposed in Plat “B” range in size from .64 of an acre to 1 acre. The project is consistent with the adopted zoning standards.

Access: Part of the reason the Twin Hollow property has remained undeveloped is that it is landlocked. The approved preliminary plat shows a stub street on the north side of the property that would eventually connection to Main Street if/when several properties in between the south end of Main Street and this property participated in the extension of the road. In order to provide access, the applicant is proposing to connect to the dead end of Hidden Canyon Drive, which was not anticipated as part of the original Twin Hollow approval.

The subdivision ordinance limits the number of lots a development can have on a dead end road to 30. Including the existing lots along Hidden Canyon Drive, the applicant can develop both plats “A” and “B” without the need to create a second point of access. However, a second point of access will be required for future phases of this project.

Utilities: The applicant can connect to existing sewer, water and pressurized irrigation mains located in Hidden Canyon Drive. However, in order to obtain legally required levels of fire flow and peak demand water pressure, a water line connection must be made to the City’s Crowd Canyon Tank, located approximately 2000 feet to the southeast of the property. The applicant has been working with the adjacent property owners in order to obtain the necessary easements to make this connection. Prior to plat recording, these easements and a plan for the water line connection will need to be in place.

STAFF RECCOMENDATION

Recommend approval of Preliminary Plats “A” an “B” to the City Council as well as approval of a TDR-Receiving Site Overlay for approximately 3.76 acres with the attached special conditions.

SPECIAL CONDITIONS

1. The applicant shall obtain final plat approval from the DRC for plats “A” and “B”.
2. All outstanding issues identified in the DRC comments dated 11/23/16 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.	✓

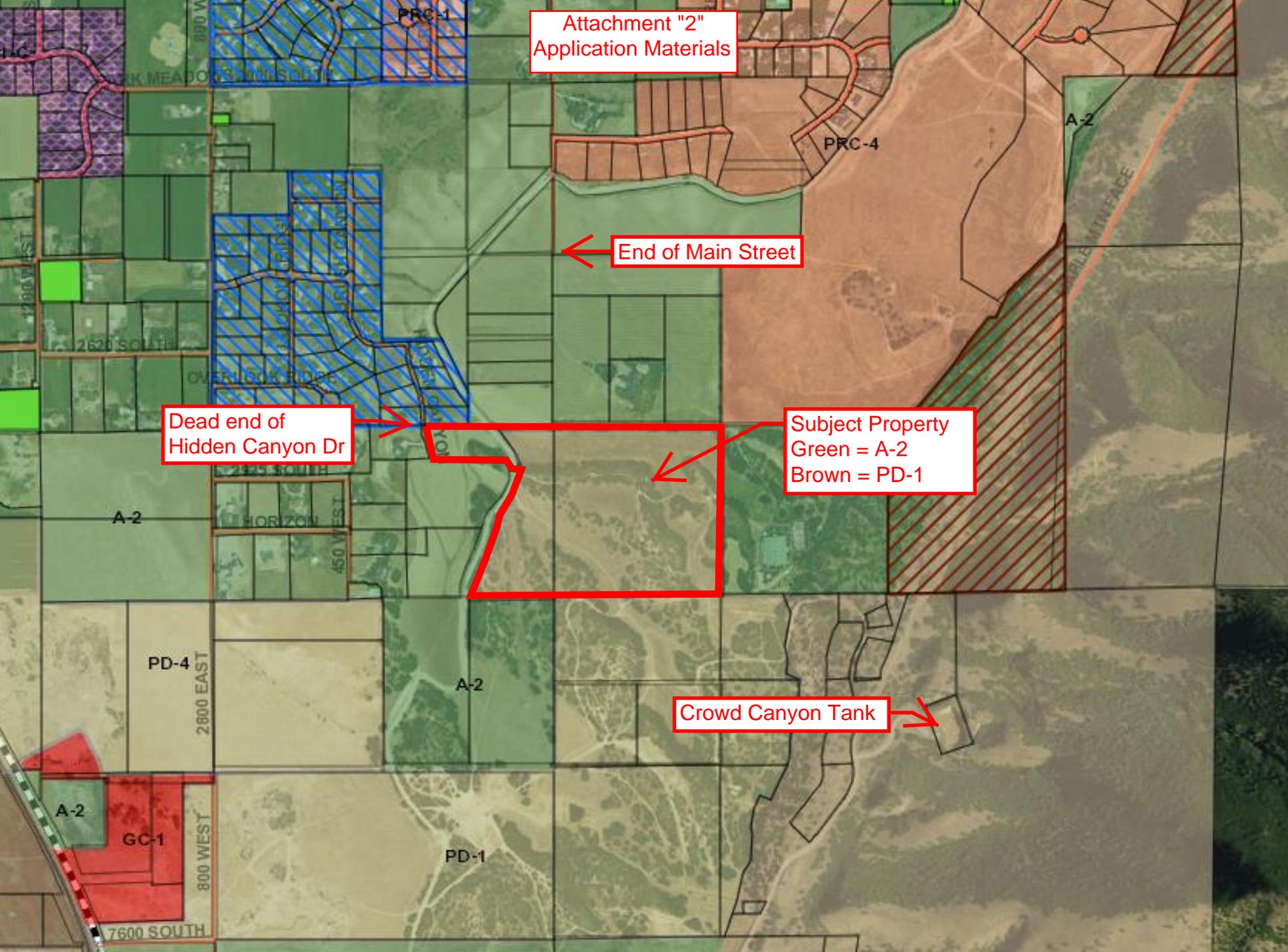
Attachment "2"
Application Materials

← End of Main Street

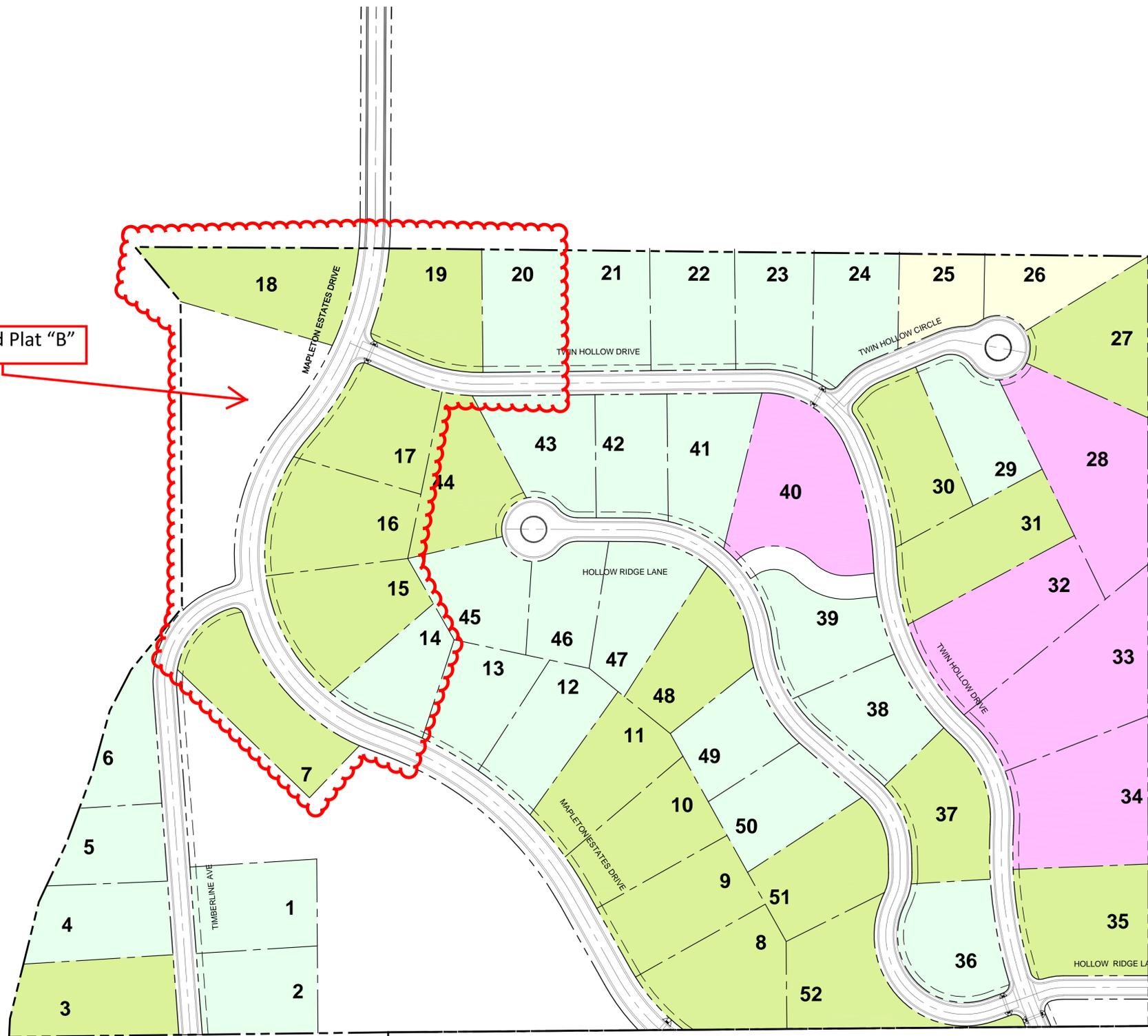
→ Dead end of
Hidden Canyon Dr

← Subject Property
Green = A-2
Brown = PD-1

→ Crowd Canyon Tank



Proposed Plat "B"



LEGEND

DESCRIPTION	# OF LOTS	
LOT - < .5 ACRE	2	
LOT - .5 - .75 ACRE	25	
LOT - .75 - 1.0 ACRE	20	
LOT - > 1.0 ACRE	5	

TOTAL LOTS 52



SCALE: 1"=100'

NOTE: 11X17 PRINTS ARE 2X THE PRINTED SCALE



JACK JOHNSON COMPANY
 Designing World Destinations
 In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
 Telephone - 435.645.9000 - Facsimile - 435.649.1620
 www.jackjohnson.com

DATE:	OCTOBER 2007
DESIGNED BY:	NLL
DRAWN BY:	NLL
REVIEWED BY:	LCL
PROJECT:	1032.0107.00
ISSUE:	R1

REVISIONS

TWIN HOLLOW
 AT MAPLETON VILLAGE
 FINAL CD'S

LOT TYPES MAP | **C202**

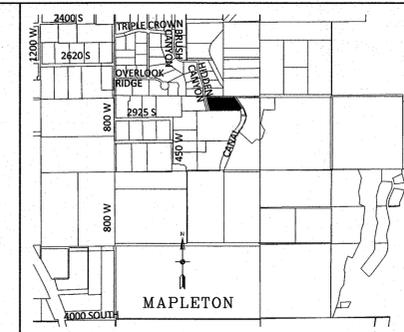
SURVEYOR'S CERTIFICATE

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.

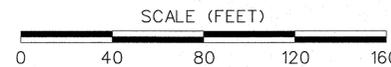
BOUNDARY DESCRIPTION

Beginning at a point which is S 89°18'11" W along the section line 941.30 feet and North 1092.53 feet from the Southeast Corner of Section 22, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence N 16°20'23" W 30.76 feet; thence N 89°22'41" E 33.26 feet; thence N 16°20'21" W 149.23 feet to a point on the East right of way of Hidden Canyon Road; thence along said right of way and along an arc 103.05 feet to the right, having a radius of 485.40 feet, the chord bears N 10°14'21" W 102.86 feet; thence S 89°40'23" E 484.84 feet to the westerly right of way of Mapleton lateral canal; thence along said right of way the following two (2) calls: 1) S 40°03'01" E 183.32 feet; 2) to a point of curvature; thence along an arc 260.78 feet to the right, having a radius of 308.17 feet, the chord bears S 16°11'16" E 253.07 feet; to a point of curvature; thence along an arc 53.39 feet to the right, having a radius of 316.00 feet, the chord bears N 67°18'35" W 53.32 feet; thence N 62°28'11" W 164.59 feet; to a point of curvature; thence along an arc 139.92 feet to the left, having a radius of 284.00 feet, the chord bears N 76°35'01" W 138.51 feet; thence S 89°18'09" W 213.23 feet; to a point of curvature; thence along an arc 50.27 feet to the left, having a radius of 184.00 feet, the chord bears S 81°29'13" W 50.11 feet; thence S 73°39'38" W 25.11 feet to the point of beginning.

Area = 3.586 acres (156,226 sq. ft.)



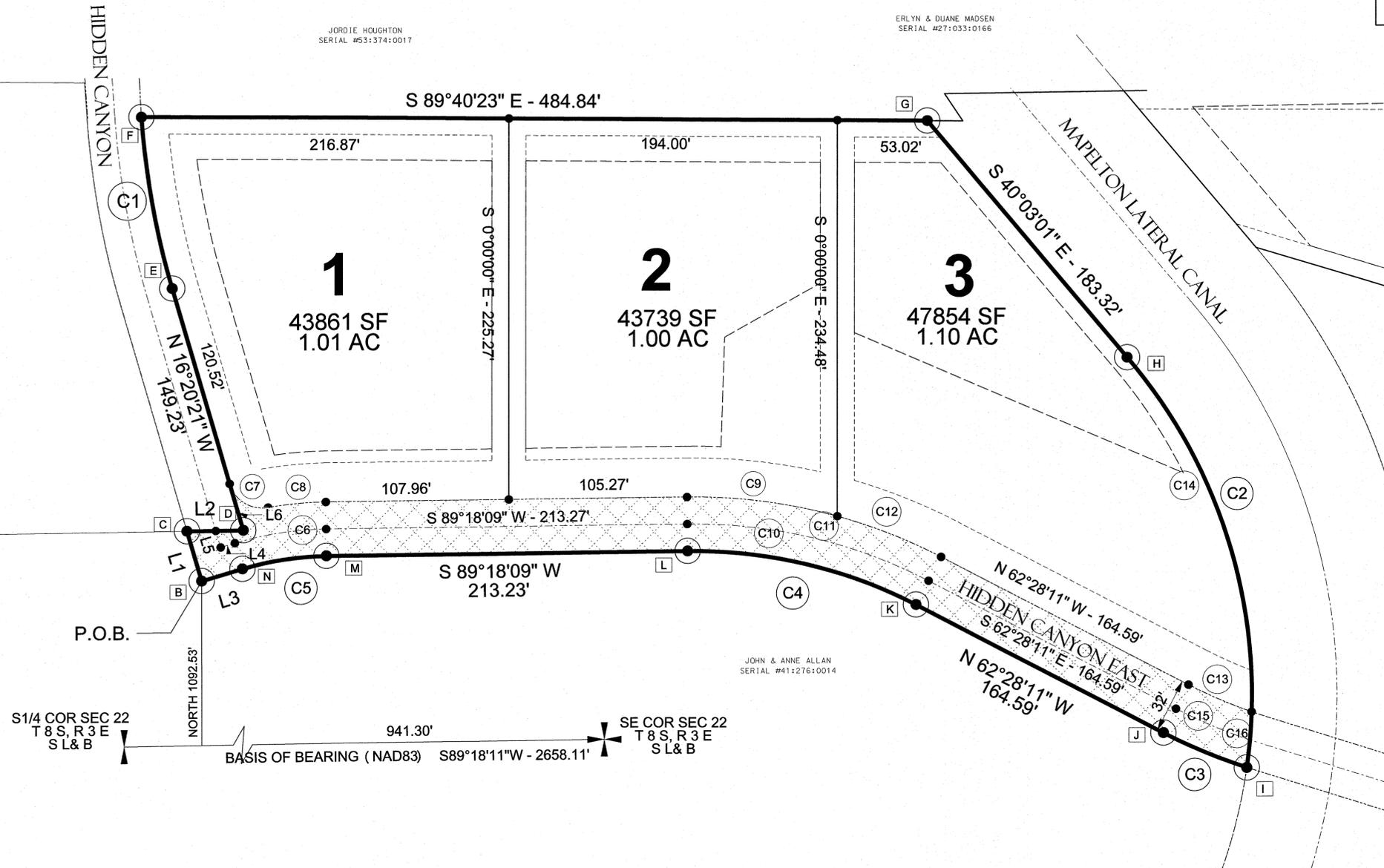
VICINITY MAP



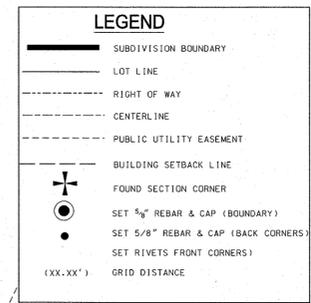
RONNEY SERIAL #27-034-0050

ERLYN & DUANE MADSEN SERIAL #27-033-0166

JORDIE HOUGHTON SERIAL #53-374-0017



RIGHT OF WAY DEDICATED TO MAPLETON CITY



QUESTAR GAS COMPANY
QUESTAR HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS(S). QUESTAR MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS 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__.

MAPLETON IRRIGATION APPROVAL
APPROVED THIS ___ DAY OF ___, A.D. 20__.

COMCAST CABLE TELEVISION
APPROVED THIS ___ DAY OF ___, A.D. 20__.

ROCKY MOUNTAIN POWER
APPROVED THIS ___ DAY OF ___, A.D. 20__.

CENTURY LINK COMMUNICATION
APPROVED THIS ___ DAY OF ___, A.D. 20__.

CENTURY LINK

Curve Table					
Name	Delta	Radius	Length	Chord	Chord BRG
C1	12°09'50"	485.40	103.05	102.86	N 10°14'21" W
C2	48°29'04"	308.17	260.78	253.07	S 16°11'16" E
C3	09°40'48"	316.00	53.39	53.32	N 67°18'35" W
C4	28°13'40"	284.00	139.92	138.51	N 76°35'01" W
C5	15°39'11"	184.00	50.27	50.11	S 81°29'13" W
C6	15°38'31"	200.00	54.60	54.43	N 81°28'53" E
C7	83°27'07"	20.00	29.13	26.62	N 58°03'55" W
C8	09°06'12"	216.00	34.32	34.28	S 84°45'37" W
C9	16°16'49"	316.00	89.79	89.49	N 82°33'27" W
C10	28°13'40"	300.00	147.80	146.31	S 76°35'01" E
C11	28°13'40"	316.00	155.68	154.11	S 76°35'01" E
C12	11°56'51"	316.00	65.89	65.77	N 68°26'37" W
C13	08°12'07"	284.00	40.65	40.62	N 66°34'15" W
C14	42°21'39"	308.17	227.84	222.69	S 19°14'58" E
C15	09°04'05"	300.00	47.48	47.43	S 67°00'13" E
C16	06°07'25"	308.17	32.94	32.92	S 04°59'34" W

Line Table		
Name	Length	Direction
L1	30.76	N 16°20'23" W
L2	33.26	N 89°22'41" E
L3	25.11	S 73°39'38" W
L4	8.76	N 73°39'38" E
L5	10.16	N 16°20'21" W
L6	28.71	N 16°20'21" W

STATE PLANE COORDINATE TABLE			
A	7203186.67	1615264.76	
B	7204269.85	1616956.29	
C	7204299.36	1616947.64	
D	7204299.72	1616980.89	
E	7204442.88	1616938.92	
F	7204544.07	1616920.64	
G	7204541.42	1617384.38	
H	7204401.14	1617502.31	
I	7204158.18	1617572.83	
J	7204178.74	1617523.65	
K	7204254.80	1617377.75	
L	7204286.92	1617243.06	
M	7204284.33	1617029.92	
N	7204276.91	1616980.37	
GRID FACTOR = 0.999676672			

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

DATE: _____ SURVEYOR: 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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ___, 20__.

ACKNOWLEDGEMENT
STATE OF UTAH } s.s.
COUNTY OF UTAH }
ON THE ___ DAY OF ___, A.D. ___, I, BARRY ANDREASON, SURVEYOR, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
MY COMMISSION NUMBER: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

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__.

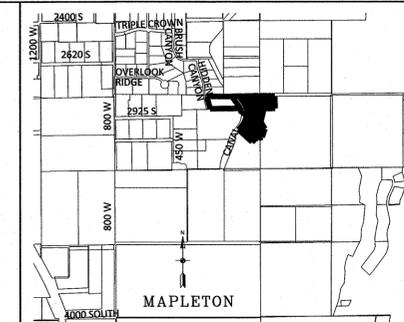
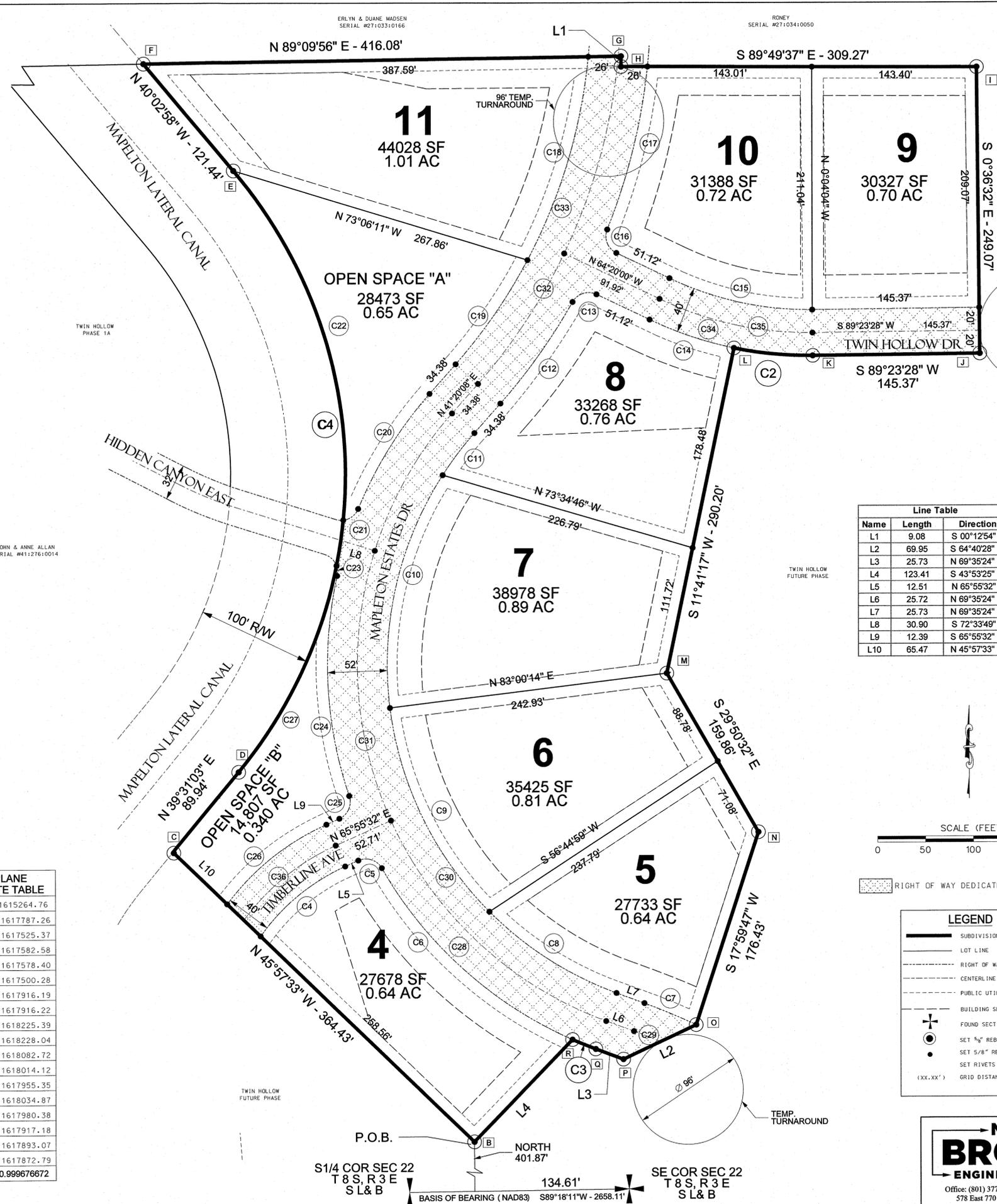
PLANNING COMMISSION APPROVAL
APPROVED THIS ___ DAY OF ___, A.D. 20__, BY THE _____ PLANNING COMMISSION
PLANNING DIRECTOR: _____ CHAIRMAN, PLANNING COMMISSION: _____

PLAT A TWIN HOLLOW
A RESIDENTIAL SUBDIVISION
LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22 AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN
MAPLETON CITY, UTAH COUNTY, UTAH
SCALE: 1" = 40 FEET

SEALS for SURVEYOR'S SEAL, NOTARY PUBLIC SEAL, CITY-COUNTY ENGINEER SEAL, and CLERK-RECORDER SEAL. Includes the seal of Barry Andreason, No. 166572, State of Utah.

STATE PLANE COORDINATE TABLE		
A	7203186.67	1615264.76
B	7203619.09	1617787.26
C	7203872.36	1617525.37
D	7203941.71	1617582.58
E	7204465.97	1617578.40
F	7204558.90	1617500.28
G	7204564.96	1617916.19
H	7204555.88	1617916.22
I	7204554.95	1618225.39
J	7204305.98	1618228.04
K	7204304.43	1618082.72
L	7204311.13	1618014.12
M	7204027.04	1617955.35
N	7203888.42	1618034.87
O	7203720.69	1617980.38
P	7203690.77	1617917.18
Q	7203699.74	1617893.07
R	7203708.00	1617872.79

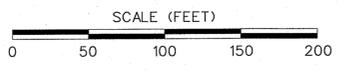
GRID FACTOR = 0.999676872



VICINITY MAP

Curve Table				
Name	Delta	Radius	Length	Chord
C1	79°56'48"	408.17	569.53	524.44
C2	12°22'06"	320.00	69.08	68.94
C3	03°30'25"	358.00	21.91	21.91
C4	30°45'59"	180.00	96.66	95.50
C5	84°23'27"	16.00	23.57	21.49
C6	36°23'15"	358.00	227.36	223.56
C7	4°28'20"	626.00	48.86	48.85
C8	24°49'07"	306.00	132.55	131.51
C9	37°41'33"	306.00	201.31	197.69
C10	39°47'43"	306.00	212.53	208.29
C11	8°37'09"	306.00	46.03	45.99
C12	11°51'38"	526.00	108.89	108.69
C13	86°11'30"	16.00	24.07	21.86
C14	13°54'26"	320.00	77.67	77.48
C15	26°16'32"	280.00	128.41	127.28
C16	86°11'30"	16.00	24.07	21.86
C17	15°54'40"	526.00	146.07	145.60
C18	22°25'05"	474.00	185.46	184.28
C19	13°22'35"	474.00	110.66	110.41
C20	18°59'27"	358.00	118.66	118.12
C21	61°10'54"	16.00	17.09	16.28
C22	46°02'14"	408.17	328.04	319.28
C23	32°03'55"	16.00	8.95	8.84
C24	31°10'47"	358.00	194.82	192.43
C25	84°31'07"	16.00	23.60	21.52
C26	29°08'31"	220.00	111.90	110.69
C27	28°15'01"	408.17	201.25	199.22
C28	39°53'43"	358.00	249.28	244.27
C29	02°22'22"	600.00	24.85	24.84
C30	110°55'32"	306.00	592.42	504.14
C31	110°55'32"	332.00	642.76	546.98
C32	36°07'38"	500.00	315.27	310.07
C33	35°47'15"	474.00	296.07	291.28
C34	26°16'32"	320.00	146.75	145.47
C35	26°16'32"	300.00	137.58	136.38
C36	29°52'19"	200.00	104.27	103.10

Line Table		
Name	Length	Direction
L1	9.08	S 00°12'54" E
L2	69.95	S 64°40'28" W
L3	25.73	N 69°35'24" W
L4	123.41	S 43°53'25" W
L5	12.51	N 65°55'32" E
L6	25.72	N 69°35'24" W
L7	25.73	N 69°35'24" W
L8	30.90	S 72°33'49" E
L9	12.39	S 65°55'32" W
L10	65.47	N 45°57'33" W



RIGHT OF WAY DEDICATED TO MAPLETON CITY

LEGEND	
—	SUBDIVISION BOUNDARY
---	LOT LINE
- - -	RIGHT OF WAY
- · - · -	CENTERLINE
- · - · -	PUBLIC UTILITY EASEMENT
+	BUILDING SETBACK LINE
○	FOUND SECTION CORNER
●	SET 5/8" REBAR & CAP (BOUNDARY)
●	SET 5/8" REBAR & CAP (BACK CORNERS)
●	SET RIVETS FRONT CORNERS
(XX.XX')	GRID DISTANCE

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

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 S 89°18'11" W along the section line 134.61 feet and North 401.87 feet from the Southeast Corner of Section 22, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence N 45°57'33" W 364.43 feet; to the easterly right of way of Mapleton lateral canal; thence along said right of way the following three (3) calls: 1) N 39°31'03" E 89.94 feet; 2) along an arc 569.53 feet to the left, having a radius of 408.17 feet, the chord bears N 00°27'24" W 524.44 feet; thence N 40°02'58" W 121.44 feet; thence N 89°09'56" E 416.08 feet; thence along a Boundary line agreement Entry No. 11604:2001 the following two (2) calls: 1) S 0°12'54" E 9.08 feet; 2) thence S 89°49'37" E 309.27 feet; thence S 0°36'32" E 249.07 feet; thence S 89°23'28" W 145.37 feet to a point of curvature; thence along an arc 69.08 feet to the right, having a radius of 320.00 feet, the chord bears N 84°25'29" W 68.94 feet; thence S 11°41'17" W 290.20 feet; thence S 29°50'32" E 159.86 feet; thence S 17°59'47" W 176.43 feet; thence S 64°40'28" W 69.95 feet; thence N 89°35'24" W 25.73 feet to a point of curvature; thence along an arc 21.91 feet to the right, having a radius of 358.00 feet, the chord bears N 67°50'10" W 21.91 feet; thence S 43°53'25" W 123.41 feet to the point of beginning.

Area = 8.855 acres (385,742 sq. ft.)

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 WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____

ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
 COUNTY OF UTAH }
 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 NUMBER _____ A NOTARY PUBLIC COMMISSIONED IN UTAH

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____

MAYOR _____ ATTEST CITY RECORDER
 (SEE SEAL BELOW) (SEE SEAL BELOW)

PLANNING COMMISSION APPROVAL

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

PLAT B TWIN HOLLOW

A RESIDENTIAL SUBDIVISION
 LOCATED WITHIN THE SOUTHWEST QUARTER OF SECTION 22 AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 3 EAST SALT LAKE BASE AND MERIDIAN
 MAPLETON CITY UTAH COUNTY, UTAH
 SCALE: 1" = 50 FEET

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

QUESTAR GAS COMPANY
 QUESTAR HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENT GRANTS AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANTS. 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 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.

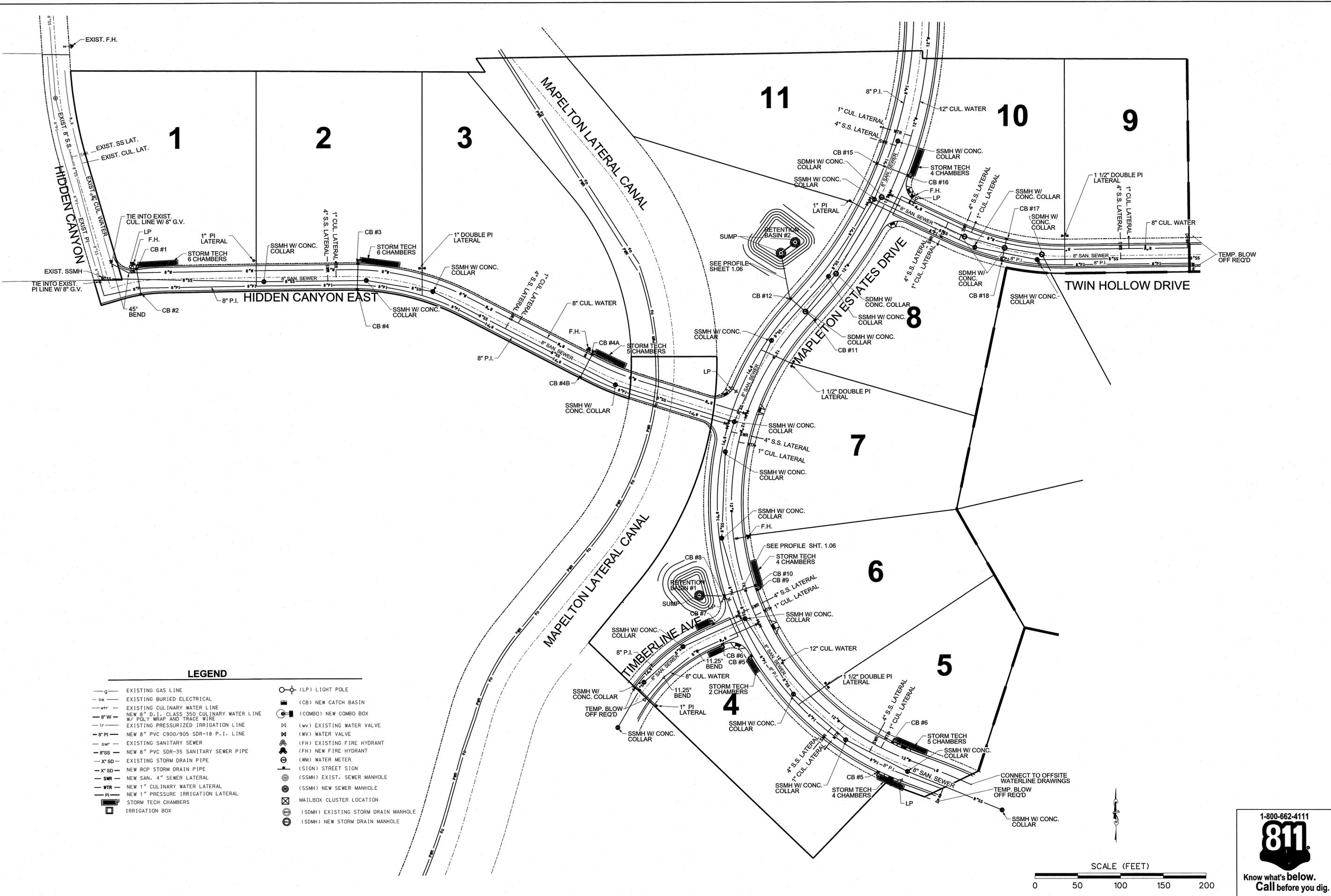
APPROVED THIS _____ DAY OF _____, 20____
 BY: _____
 TITLE: _____

MAPLETON IRRIGATION APPROVAL
 APPROVED THIS _____ DAY OF _____, A.D. 20____
 WATER MASTER _____

COMCAST CABLE TELEVISION
 APPROVED THIS _____ DAY OF _____, A.D. 20____
 COMCAST CABLE TELEVISION _____

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, A.D. 20____
 ROCKY MOUNTAIN POWER _____

CENTURY LINK COMMUNICATION
 APPROVED THIS _____ DAY OF _____, A.D. 20____
 CENTURY LINK _____



LEGEND

- | | | | |
|--------|---|-----------|------------------------------|
| -g- | EXISTING GAS LINE | ○ (LP) | (LP) LIGHT POLE |
| -be- | EXISTING BURIED ELECTRICAL | □ (CB) | NEW CATCH BASIN |
| -wtr- | EXISTING CULINARY WATER LINE | ○ (COMBO) | NEW COMBO BOX |
| -8"W- | NEW 8" D.I. CLASS 350 CULINARY WATER LINE W/ POLY WRAP AND TRACE WIRE | ⊗ (wv) | EXISTING WATER VALVE |
| -ir- | EXISTING PRESSURIZED IRRIGATION LINE | ⊗ (w) | WATER VALVE |
| -8"PI- | NEW 8" PVC C900/905 SDR-18 P.I. LINE | ⊗ (FH) | EXISTING FIRE HYDRANT |
| -swr- | EXISTING SANITARY SEWER | ⊗ (FH) | NEW FIRE HYDRANT |
| -8"SS- | NEW 8" PVC SDR-35 SANITARY SEWER PIPE | ⊗ (WM) | WATER METER |
| -x"SD- | EXISTING STORM DRAIN PIPE | (SIGN) | STREET SIGN |
| -x"SD- | NEW RCP STORM DRAIN PIPE | (SSMH) | EXIST. SEWER MANHOLE |
| -SWR- | NEW SAN. 4" SEWER LATERAL | (SSMH) | NEW SEWER MANHOLE |
| -WTR- | NEW 1" CULINARY WATER LATERAL | ⊗ | MAILBOX CLUSTER LOCATION |
| -PI- | NEW 1" PRESSURE IRRIGATION LATERAL | ⊗ (SDMH) | EXISTING STORM DRAIN MANHOLE |
| □ | STORM TECH CHAMBERS | ⊗ (SDMH) | NEW STORM DRAIN MANHOLE |
| □ | IRRIGATION BOX | | |

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



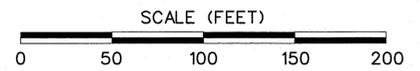
No.	Date	By	Notes

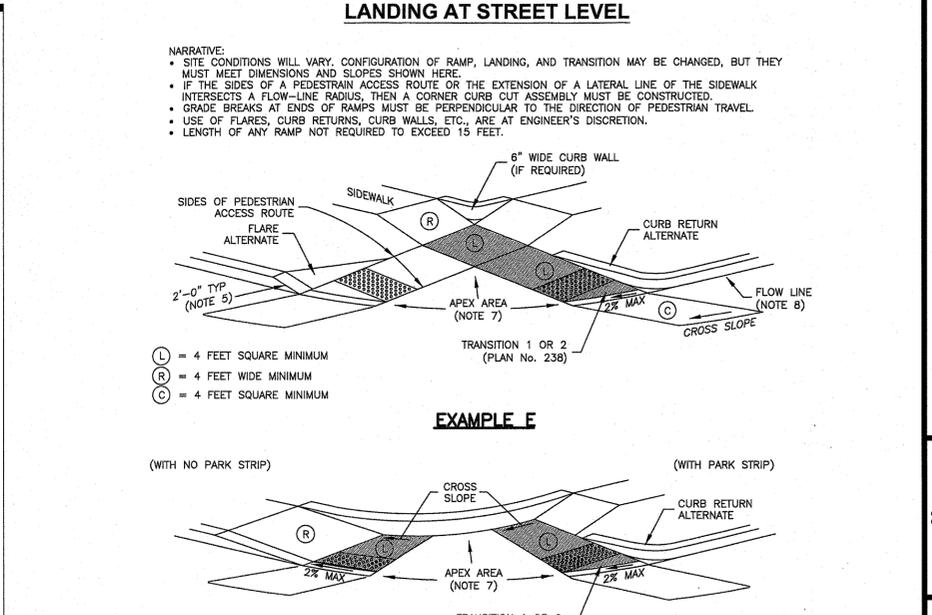
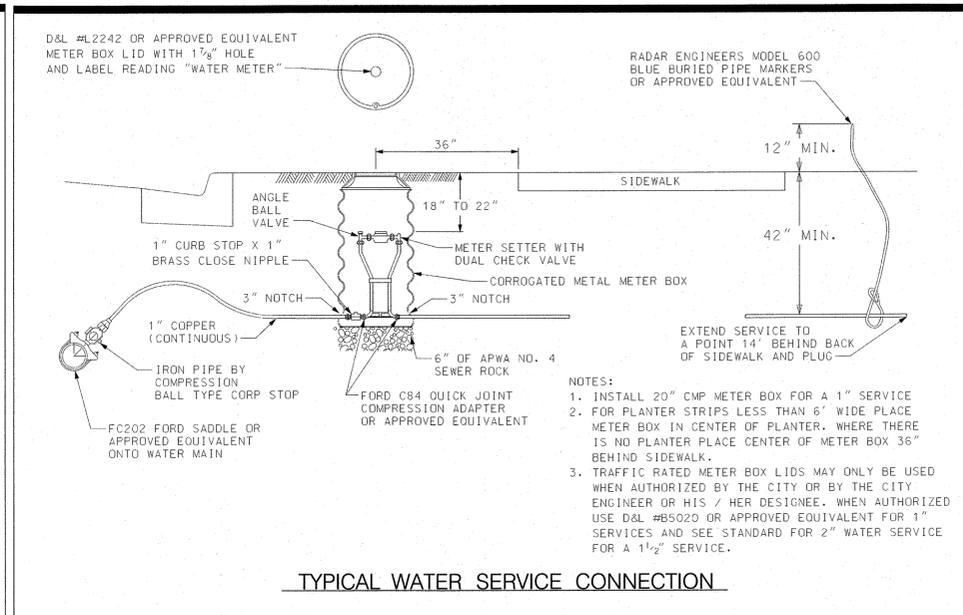
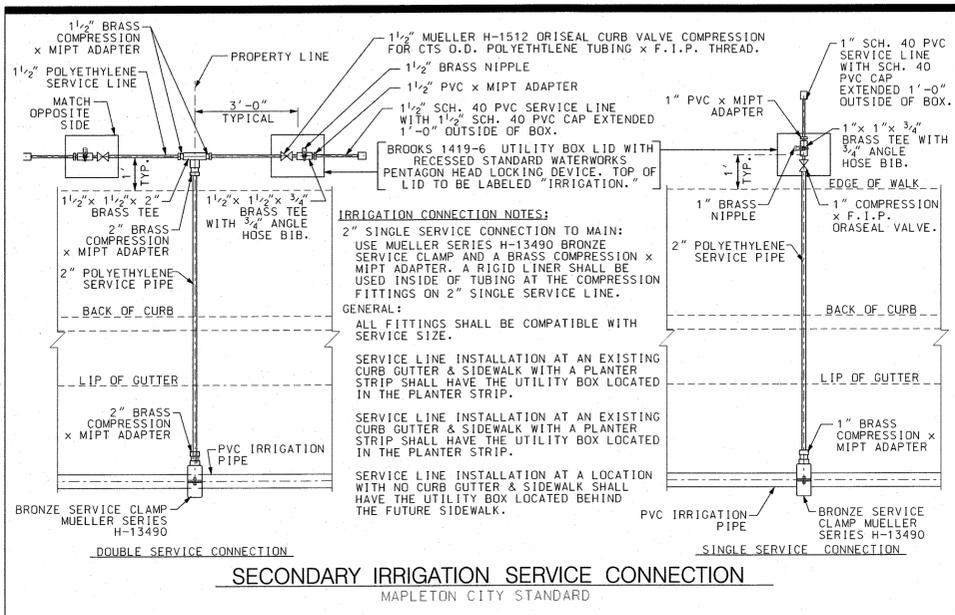
Designed: _____
 Drawn: D.B.
 Checked: _____
 Date: 10-28-15

TWIN HOLLOW SUBDIVISION
 MAPLETON, UTAH
 PHASE 1 UTILITY PLAN

Title: _____
 Location: _____
 Drawing Name: _____
 PROJECT NO. 2015.059
 SHEET NO. 1.05

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





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

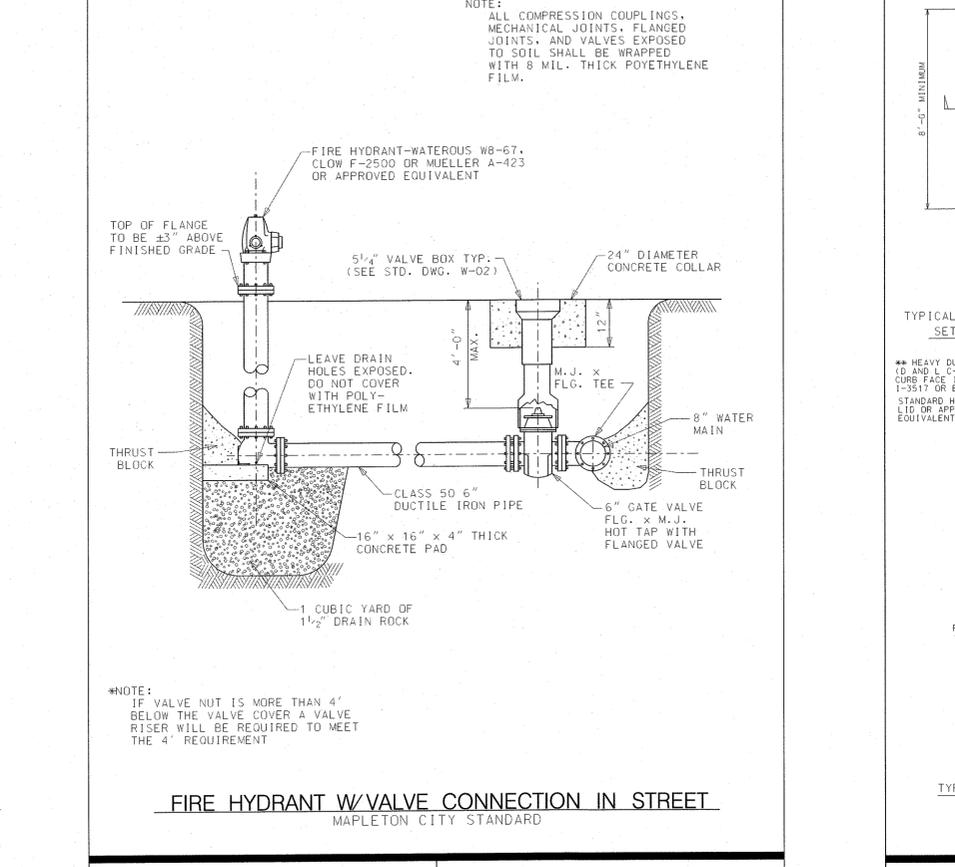
MAPLETON CITY CORPORATION
Standard Drawing Addendum
WATER-01
ADOPTED JULY 2010

MATERIALS

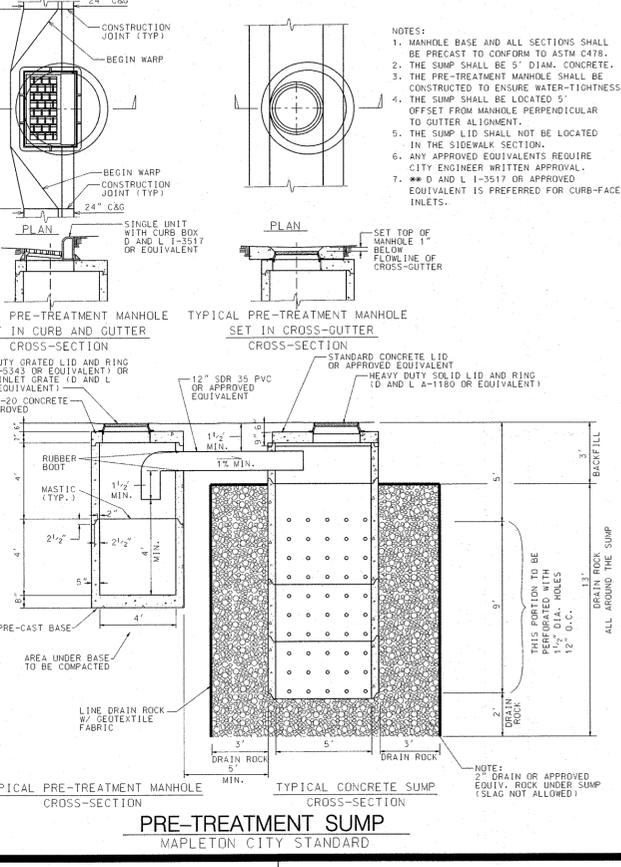
DETECTABLE WARNING SURFACE (PLAN No. 236)
CONCRETE (NOTE 2)
UNTREATED BASE COURSE (NOTE 1)

	LANDING	RAMP	CLEAR SPACE	RUNNING SLOPE	CROSS SLOPE
	(L)	(R)	(C)	1:48 (2%)	1:48 (2%)
				1:12 (8.33%)	1:48 (2%)
				1:20 (5%)	1:48 (2%)

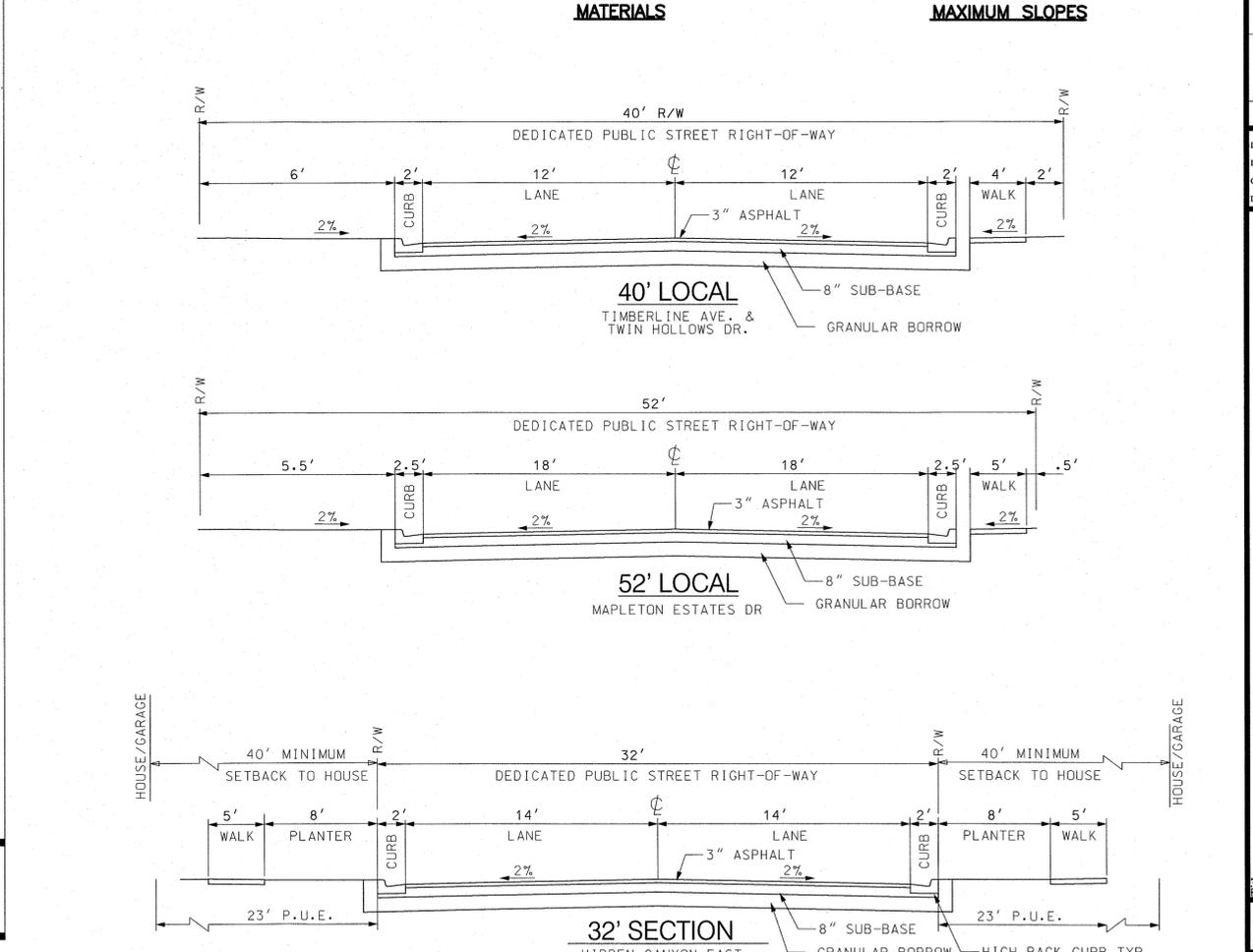
CROSS SLOPE IS PERPENDICULAR TO DIRECTION OF PEDESTRIAN TRAVEL. RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL.



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



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



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

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

Revisions table with columns for No., Date, and By.

TWIN HOLLOW SUBDIVISION
MAPLETON CITY, UTAH
DETAILS

Designed: _____
Drawn: _____
Checked: _____
Date: 3-14-16

Title: _____
Client: _____
Drawing Name: _____

PROJECT NO. 2015.059
SHEET NO. 3.00

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 23, 2016 at 8:30am

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

On November 10, 2016 the applicant submitted revised plans for the Twin Hollow Plat "A" and Plat "B" subdivision consisting of 11 lots.

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 preliminary plat is scheduled for a hearing with the Planning Commission on December 8, 2016.
- The project will require a TDR-Receiving Site Overlay for lots 1-2.
- 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 20 acre feet for Plat "A" & "B".
- There appears to be boundary gaps along the north property lines and boundary overlaps along the south and east property lines. All boundary gaps and overlaps shall be corrected prior to plat recording.
- Lots 1-3 are subject to the zoning standards of the A-2 zone. The remaining lots are subject to the standards of the PD-1 zone.
- Please indicate how the open space parcels will be owned and maintained (HOA? Owner of adjacent lot?).
- It appears that you've added the buildable area on each lot, however, there is no label indicating that that is what the dashed lines represent. Please include a note on the plat identifying the buildable areas.
- Lot 3 has been revised to eliminate the canal corridor from the lot area. What is proposed for the ownership of this area? Staff recommends that it be quit claimed to the USA, otherwise it would need to be shown as an open space parcel.
- Provide a Geotechnical Report for the project site.
- Add the addresses to the lots as shown in the attached drawings.

Engineering and Public Works Division

Brent Seamons bseamons@mapleton.org

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

Address the following concerns in revised drawings:

Project: Twin Hollow

Site Grading:

Sewer System:

Water System:

1. Provide offsite improvement drawing for water connection to crowd canyon tank.

Secondary Water (Pressure Irrigation):

Roadway:

1. Street Grades: The maximum grade of any street in the subdivision shall be eight percent (8%) unless the street design has been approved by the city engineer. Please revise the plans to comply with the 8% limitation or demonstrate why 8% is not feasible.

Storm Drain:

1. SWPPP and Land disturbance permit will be required.

Miscellaneous:

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

FYI, Prior to plat recording:

- Submit and receive approval of final plat for each applicable phase by the DRC.
- 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 J.D. 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).