

Mapleton City Planning Commission Staff Report

Meeting Date: October 23, 2008

Item #: 2

Applicant: Bruce Rees

Prepared by: Cory Branch

Parcel ID #: 27:001:0033;
0084

Current Zone: RA-1

Minimum Lot Size and Width

RA-1 Zone:

1 acre / 125'

General Plan Designation:

Low Density Residential

Total Acreage: Approximately

11.419 acres

of Proposed Lots: 9

REQUEST:

Bruce Rees requests Final Plat approval of Breckenridge Lane Subdivision, Plat "A" (9 lots proposed), on property located generally at 1000 West 1600 South. The subject property is located in the RA-1 (Residential Agricultural) Zone.

FINDINGS OF FACT:

1. The width ROW (Right of Way) along the proposed 1000 West and 1200 South is approximately 51'. The remaining 5' which is for sidewalk improvements along the east side of the proposed 1000 West and north side of the proposed 1200 South is not owned by the applicant. The applicant is proposing full street improvements within the 51' ROW and the remaining 5' would be left uncompleted until the adjacent property owner to the east and north decides to develop in the future. Section 17.24.020, Streets to be Dedicated; Partial Width Streets; Retainer Strips Not Permitted, Mapleton City Code allows the City Council, subject to the prior recommendation of the Planning Commission to accept the dedication and/or improvement of partial width streets provided certain criteria is met (see Attachment 1 – Section 17.24.020).
2. The applicant is requesting to be reimbursed for all sewer, water, irrigation, and road improvements which benefits adjacent properties if they ever decide to develop. Section 13.20.060, Reimbursement, cites that the city engineer shall make a determination of the per foot cost of those portions of the extension which are eligible for reimbursement. Staff is prepared to discuss this issue at the night of the Planning Commission meeting (see Attachment 1 – Section 13.20.060)

STAFF RECOMMENDATION:

It is the opinion of Staff that this request promotes the purpose of the RA-1 Zone and the general plan policies for the Low Density Residential designation. Staff recommends the Planning Commission approve this request subject to the applicant meeting all DRC concerns as outlined in Attachment 2.

OVERALL IMPACT TO ADJACENT PROPERTY AND CITY GOALS:

The surrounding zoning to the north, east, west, and south of the subject parcel is A-2 (Agricultural-Residential) and the surrounding general plan is Low Density Residential. It is the opinion of Staff that this request is in line with the future goals and visions of the City thus allowing undeveloped surrounding property to increase density from 2 acres to 1 acre.

PLANNING COMMISSION AND CITY COUNCIL PRELIMINARY PLAT RECOMMENDATION:

1. The Preliminary Plat for Breckenridge Lane Subdivision, Plat "A" was Conditionally approved by the Planning Commission on June 28, 2007 (Attachment 3 – June 28, 2007 - Planning Commission Minutes).
2. The Preliminary Plat for Breckenridge Lane Subdivision, Plat "A" was Conditionally approved by the City Council on February 20, 2008 (Attachment 4 – February 20, 2008 – City Council Minutes).

DEVELOPMENT REVIEW COMMITTEE:

The DRC (Development Review Committee) reviewed the Final plat drawings on October 8, 2008. Attachment 2 includes the concerns still outstanding. The applicant is in the process of resolving the attached DRC concerns.

VICINITY MAP:

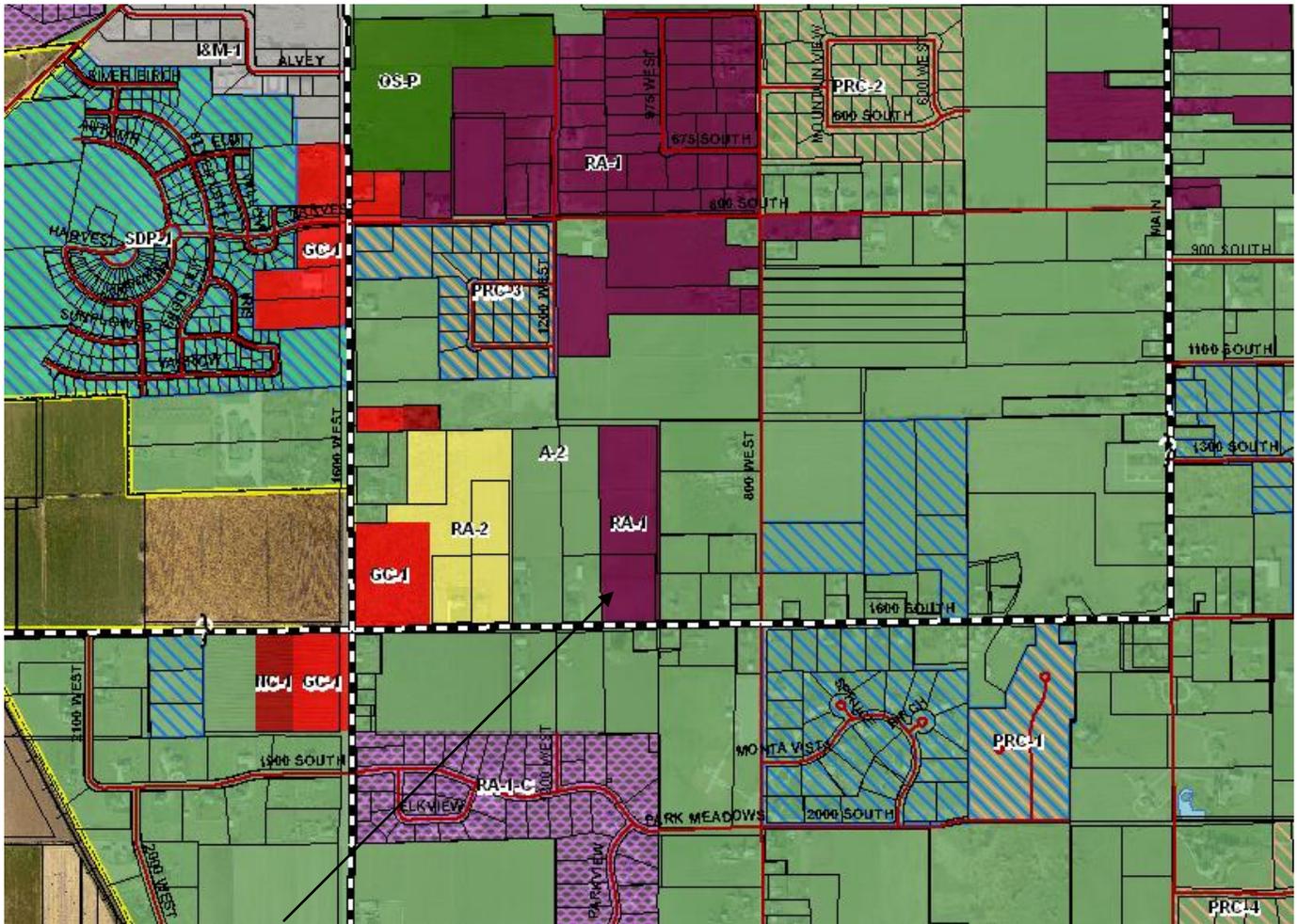


Figure 1 – Zoning Map of subject property

ATTACHMENTS:

1. Section 17.24.020 and Section 13.20.060
2. DRC Minutes – October 8, 2008
3. Planning Commission Minutes – June 28, 2007
4. City Council Minutes – February 20, 2008
5. Proposed final plat drawings

Attachment 1

17.24.020: STREETS TO BE DEDICATED; PARTIAL WIDTH STREETS; RETAINER STRIPS NOT PERMITTED:

All streets within and adjacent to the subdivision shall have been previously conveyed to the city by deed or dedication or shall be shown on the final plat for dedication to the city for street purposes. All streets shown on the final plat for dedication to the city shall conform to the minimum standards for both street right of way width and street improvements for the entire width of street, except that the city council, subject to the prior recommendation of the planning commission, may accept the dedication and/or improvement of partial width street provided:

- A. That the proposed partial width street is located at the border of the subdivision and the land abutting the uncompleted side is not owned by the subdivider.
- B. That the width of right of way of the proposed partial street shall be not less than one-half (1/2) of the total width for the class of road, plus an additional five feet (5') of width.
- C. That the improvements constructed on the partial width street shall include:
 1. The curb, gutter and sidewalk improvements on the side abutting lots in the subdivision, where applicable,
 2. All required utilities, and
 3. A hard surfaced travelway portion having a width not less than one-half (1/2) that required for the specific road classification plus the additional five feet (5') of right of way.All construction shall be in accordance with city standards.
- D. That there are no existing conditions which would have the effect of preventing the subsequent development of the remaining portion of the street.
- E. That, in the opinion of the city, construction of a partial width street at the proposed location will not create an unsafe or hazardous condition.

No final plat shall be approved where access to a proposed or existing street from adjacent property is proposed to be prohibited through the use of an access retainer strip.

13.20.060: REIMBURSEMENT:

- A. Permitted; Limitations For Road Improvements; How Determined: The applicant shall be eligible for reimbursement for that proportion of the cost incurred in making the extension which benefits properties fronting on the extension, other than those owned by the applicant. Provided, however, that in the instance of road extensions

no reimbursement shall be allowed for the cost of the land, road base or hard surfacing of the travelway, or of any curb, gutter or sidewalk adjacent to the properties owned by the applicant.

B. Determination Of Reimbursement Amount; Reimbursement Period: The amount subject to reimbursement and the method of payment shall be as follows:

Upon completion of an extension the city engineer shall make a determination of the per foot cost of those portions of the extension which are eligible for reimbursement. Thereafter the city will enter a deferred credit in its records in an amount equal to cost of the extension less the prorated amount applicable to the benefited area owned by the applicant and any existing public street. Thereafter the applicant or his successor or assigns will be reimbursed by the city upon collection of fees assessed against the subsequently benefited properties, as hereinafter provided.

The period of reimbursement shall extend for a period not to exceed twenty (20) years from the date of completion of the extension, or until the initial prorated cost of the extension along the frontage not owned by the applicant shall have been refunded.

C. City To Levy Extension Fees; Amount Of Fee: Each applicant proposing to subsequently connect to a water main, and/or sewer main, or front upon a street which has been constructed under the provisions of this section shall be assessed a water main, and/or sewer main, and/or road reimbursement fee which shall be paid before such service connection is made or building permit issued.

The amount of the extension reimbursement fee to be assessed against a benefited property shall be the proportionate share of the total cost of the improvement as determined by the city. In the case of a water line extension, and/or sewer line extension, this shall be determined by multiplying the total cost of the improvement by the ratio of the area of the benefited parcel divided by the total benefited area.

All extension fees levied for purposes of reimbursement of water and/or sewer utilities shall be determined using the costs for installing culinary water, secondary irrigation or sewer mains of twelve inches (12") in diameter or as determined by the city engineer. Any reimbursement for road improvement shall be determined using the original cost of the improvement.

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

Wednesday, October 8, 2008 at 8:30am

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

Bruce Rees, agent for Breckenridge Lane Subdivision, Plat "A", requests Final Plat approval on property located generally at 1000 West 1600 South. The subject property is located in the RA-1 (Residential Agricultural) Zone.

Applicant Name: Steve Hash
Applicant Phone Number: (801) 830-1514
Applicant E-mail: steven@hashworks.com
Drawings Submitted: September 24, 2008

Community Development Department

Cory Branch, Planning Director, Phone: (801) 806-9101, Fax: (801) 489-5657
Email: cbranch@mapleton.org
Matt Brady, Planner I, Phone: (801) 806-9108, Fax: (801) 489-5657
Email: mbrady@mapleton.org

This Item is scheduled to go before the Planning Commission on October 23, 2008

Address the following concerns in revised drawings. The below concerns were raised in the previous minutes:

1. 1600 South is State Highway 147. An Access Permit from the Utah Department of Transportation (UDOT) is required. UDOT issued a letter to Mapleton City on June 9, 2008. Applicant must resolve issues raised by UDOT.
2. There appears to be a gap between parcel 27:001:0084 and parcels 27:001:0007, 27:001:0028, and 27:001:0027. Boundary Line Agreements with the property owners are needed. Utah County will not record a plat unless all boundary line gaps and overlaps are resolved.
3. Please submit revised drawings for DRC to include 4 copies (24x36), 4 copies (11x17), 1 CD containing .DWG and .PDF files of the drawings, and 3 copies of written responses to DRC comments.

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5657
E-mail: gcalder@mapleton.org
Scott Bird, Public Works Director, Phone: (801) 489-6253, Fax: (801) 489-5179
Email: sbird@mapleton.org

Roadway:

1. Temporary turnaround needs a legal description.
2. Roadway cross sections state "granular borrow if required" – Granular borrow **will be required on all roadway cross sections.**

Storm Drain:

1. Use Mapleton City SD-07 for inlet box on water/oil separator.
2. On page PP #1 – Engineer needs to verify – bells may protrude into base of curb.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.

Motion: Commissioner Christensen moved to continue Dorothy Hildebrand's request for "non-conforming" status for an illegally created 0.29 acre lot in the A2 Zone, containing a previously built single family home, located at 2079 South 800 West, with the following conditions:

1. Receive more feedback from the City Attorney
2. See possibilities of what footprints could be built on the lot.

Second: Commissioner Calder

Vote: 5:2:0 with Commissioners Calder, Christensen, Mink, Brady and B. Pratt voting aye and Commissioners L. Pratt and Thomsen voting naye – Commissioner Thomsen feeling that the homeowners have the right to build on the lot and Commissioner L. Pratt feeling that there is no problem with the setbacks.

Item 6. Bruce Rees, agent for Breckenridge Lane Subdivision, Plat "A", requests Preliminary Plat approval on property located generally at 1000 West 1600 South. The subject property is located in the A2 (TDR-R) Overlay Zone.

Cory Branch, Deputy Planning Director, went over the Staff Report for those in attendance. The applicant is proposing a ½+5' street along 1000 West and 1200 South. A road along the east side of this property had previously been requested. Neither 1000 West nor 1200 West is on the Transportation Master Plan Map. The ditch along the east and south portion of the property is a main drainage ditch. The applicant's engineer stated that they have corrected the 5' walk on 1200 West and 1200 South. They feel that the traffic coming from the 8 homes would not create an unsafe situation, and that a ½+5' street on 1200 West and 1200 South would be sufficient. The applicants would also be willing to dedicate additional land for the right-of-way, so that in the future there would be adequate area to expand both 1200 West and 1200 South. There is a concern regarding high ground water in this area by those who are familiar with this piece of land. The applicant stated that a previous plan did show the road at 1000 West, instead of 1200 West, but after additional discussions with the applicants they decided west facing homes would be more desirable, along with not having to pipe the main drainage ditch along the east. The detention basin would be owned by the Lot 1 property owner, and protected with a storm drainage easement. **Commissioner L. Pratt** felt that the road should be moved to the east at 1000 West, to prevent double frontage lots with future development of the Miner property. The Pheasant View Subdivision to the South has a 1200 West street that would continue to 800 South. **Ron Jensen** stated that his sister Joan Bills is concerned with being land locked. They signed a fence line agreement under the assumption that 1000 West was going to come through. If they would have known that the road was going to be moved to 1100 West, they would not have signed the agreement. The drainage ditch is already there and could be covered. Mr. Jensen feels it should be 1000 West and not 1100 West. No additional comments were given and the public hearing was closed. **Commissioner Christensen** felt that a ½+5' road on 1200 South would be adequate, but felt it needed to be full width on 1100 West with curb and gutter on both sides, and sidewalk on the east. The applicants have a verbal agreement for an easement for the sewer easement heading west from the property owners in that area.

Motion: Commissioner Calder moved to approve the Preliminary Plat for the Breckenridge Lane Subdivision, Plat "A", on property located generally at 1000 West 1600 South, A2 (TDR-R) Overlay Zone Designation, with the below conditions:

1. Provide full street improvements along 1100 West
2. Provide ½+5' improvements with curb and gutter on both sides along 1200 South.
3. Pipe drain ditch per direction from the City Engineer.
4. 56' cross section must include a 5' walk.
5. Current 1200 West should be changed to 1100 West.
6. Additional fire hydrant required – distance between hydrants cannot be more than 500' apart.
7. Sewer easement must be obtained allowing the applicants to run the sewer to the west.
8. Wording recorded on the plat stating that this is a high water table area.

Second: Commissioner Thomsen
Vote: 5:2:0 with Commissioners Calder, Christensen, Brady, Thomsen and B. Pratt voting aye and Commissioners Mink and L. Pratt voting naye due to the feeling that they are land-locking property owners to the east, and feel that the right area for the road is 1000 West.

Item 7. Discussion of proposed changes to Title 18, Development Code, Part III; Zoning pertaining to residential healthcare facilities, transitional treatment homes and similar uses.

This item was continued until the July 12, 2007 Planning Commission Meeting.

Item 8. Adjourn.

Meeting adjourned at 10:20pm.

April Houser
 April Houser, Planning and Zoning Secretary

7/30/07
 Dated:

Barbara Pratt
 Barbara Pratt, Planning Commission Chairwoman

10/30/07
 Dated:

Cory Branch
 Cory Branch, Deputy Planning & Zoning Director

1/9/08
 Dated:

Motion: Cl. Wall moved to approve the rezone of approximately 1.91 acres located generally at Hwy 89 (1600 West) 2800 South from A-2 (Agricultural Residential) to GC- (General Commercial) Zone.

Second: Cl. Cobia seconded the motion

Vote: Passed 5:0

Cl. Cobia Aye

Cl. Wall Aye

Clw. Tolley Aye

Cl. Christensen Aye

Assigned ordinance number 2008-04

The City Council requested the Planning and Zoning Director to research the GC-1 zone to find an area in this zone for excavation or get a conditional use for this property.

ACTION ITEM:

3. Consideration of upgrades to the park at Harvest Park Subdivision.

Consideration was given to the Recreation Director's staff report. She stated that once this park is complete it will be a city owned park.

Cl. Wall stated that he would like to see signs put up directing the public to the park and also how to rent the facility.

Cl. Cobia stated that he is concerned that the barbeque grill being used by the public or if it is going to be used by the public that a substantial deposit be held in the event of damage and it may be considered to provide an area for people to bring their own grill.

Motion: Cl. Wall moved to approve the upgrade to the park at the Harvest Park Subdivision for tables for the pavilion, restrooms, park's department storage, commercial barbeque grill for the kitchen area and signage in the amount of 37,200.00.

Second: Cl. Cobia seconded the motion

Vote: Passed 5:0

Cl. Cobia Aye

Cl. Wall Aye

Clw. Tolley Aye

Cl. Christensen Aye

4. Bruce Rees, agent for Breckenridge Lane Subdivision, Plat "A", requests Preliminary Plat approval on property located generally at 1000 West 1600 South. The subject property is located in the RA-1 (Residential-Agricultural) Zone.

Consideration was given to the Planning and Zoning Director's staff report. Cl. Wall stated that he would suggest that it be placed on the plats that there be no basements.

Motion: Cl. Christensen moved to approve preliminary plat it in line with future goals and lines of the city to increase density to two acres to one acre and DRC concerns be met including planning concern No. 2 of a 1/2 plus 5' improvements with curb and gutter on both sides along 1200 south will be determined based on the road alignment so if the alignment is off then a full width road will be required and basements to be determined by a professional geologist.

Second: Cl. Cobia seconded the motion

Vote: Passed 5:0

Cl. Cobia Aye

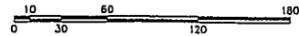
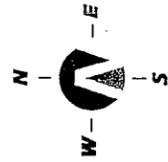
Cl. Wall Aye

Clw. Tolley Aye

Cl. Christensen Aye

Assigned resolution number 2008-05

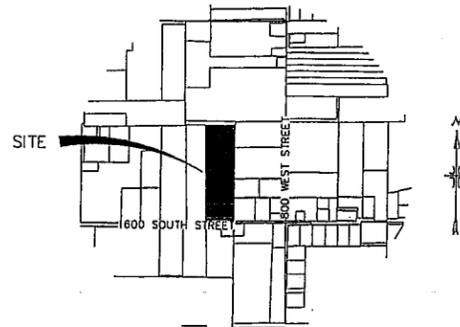
Attachment 5



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

NOTES:

- ① 90° TEMPORARY GRAVEL TURN AROUND; TO BE VACATED WHEN STREET GOES THROUGH
- ② NO BASEMENTS ALLOWED DUE TO HIGH GROUND WATER



VICINITY MAP
-NTS-

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

SURVEYOR'S CERTIFICATE

I, ROBBIN J. MULLEN 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. 368356. 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, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND COMMON AREA, 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 THE PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____ ROBBIN J. MULLEN, P.L.S.

BOUNDARY DESCRIPTION

ORIGINAL COUNTY PARCELS: 270010084 AND 270010033

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15; THENCE N 89°11'41" E ALONG SECTION LINE 1041.43 FEET AND NORTH 26.00 FEET TO THE REAL POINT OF BEGINNING;

THENCE N 00°48'19" W 1268.58 FEET; THENCE N 88°44'58" E 247.79 FEET; THENCE N 87°43'19" E 144.86 FEET; THENCE S 00°40'39" E 1091.43 FEET; THENCE S 03°33'11" E 25.56 FEET; THENCE S 00°05'19" E 158.58 FEET; THENCE S 89°06'41" W 26.65 FEET; THENCE S 89°06'41" W 26.65 FEET; THENCE SOUTH 31.38 FEET; THENCE WEST 7.90 FEET; THENCE N 00°45'33" W 32.60 FEET; THENCE S 89°11'41" W 354.45 FEET TO THE POINT OF BEGINNING. CONTAINS 11,419 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF _____ A.D. 20__.

BY: _____ SIGNATURE _____

OWNER _____ SIGNATURE _____

BRYAN M BILLS SIGNATURE RICHARD G BAKER SIGNATURE

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__.

MAYOR _____

APPROVED _____ ATTEST _____
CITY ENGINEER (SEE SEAL) CITY RECORDER (SEE SEAL)

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____ CHAIRMAN, PLANNING COMMISSION _____

PUBLIC UTILITY APPROVALS _____ DATE _____

QUESTAR _____
QWEST _____
COMCAST _____
ROCKY MOUNTAIN POWER _____
MAPLETON IRRIGATION _____

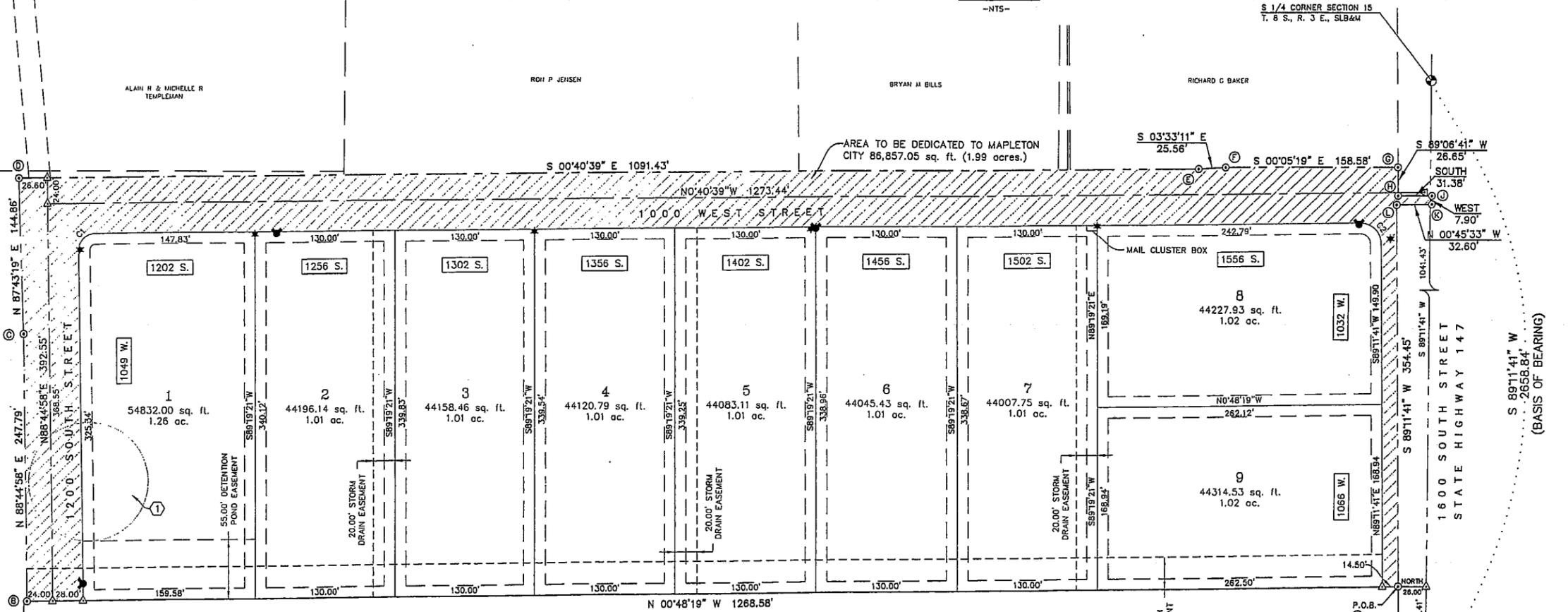
BRECKENRIDGE LANE SUBDIVISION
PLAT "A"

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SLB&M

MAPLETON CITY _____ UTAH COUNTY, UTAH

SCALE: 1" = 60 FEET

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



STATE PLAN COORDINATE TABLE
GRID FACTOR = 0.999684073

Point #	Northing	Easting
SPC A	649230.4471	1974519.6893
SPC B	650498.4979	1974501.8660
SPC C	650503.9038	1974749.5197
SPC D	650509.6598	1974894.2244
SPC E	649418.6547	1974907.1264
SPC F	649393.1522	1974908.7098
SPC G	649234.6270	1974908.9551
SPC H	649234.2139	1974882.3192
SPC J	649202.8412	1974882.3192
SPC K	649202.8412	1974874.4217
SPC L	649235.4270	1974873.9899

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	23.71'	15.00'	21.32'	S45°57'50"E	90°34'23"
C2	29.80'	19.00'	26.84'	S44°15'31"W	89°52'20"

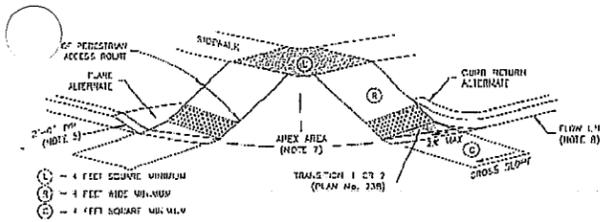
Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

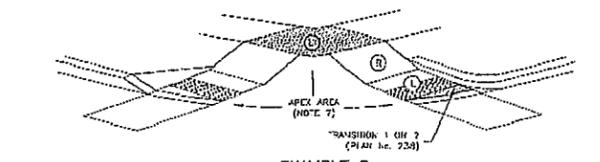
LANDING AT SIDEWALK LEV

NOTE: THE CONDITIONS WILL VARY COMPLETION OF RAMP, LANDING, AND TRANSITION MAY BE CHANGED, BUT THEY MUST BE APPROVED BY THE ENGINEER BEFORE CONSTRUCTION.

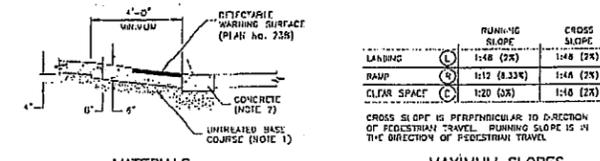
- 1. THE SLOPE OF A PEDESTRIAN ACCESS ROUTE ON THE EXISTING OR A 4'-0" WIDE CURB OF THE SIDEWALK MUST BE A MINIMUM OF 1:12. A 4'-0" WIDE CURB SHALL BE CONSTRUCTED.
- 2. CURB SPACES AT ENDS OF RAMP MUST BE PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.
- 3. USE OF FLARES, CURB RETURN, CURB WALLS, ETC. ARE AT ENGINEER'S DISCRETION.
- 4. LENGTH OF ANY RAMP NOT REQUIRED TO EXCEED 15 FEET.



EXAMPLE A

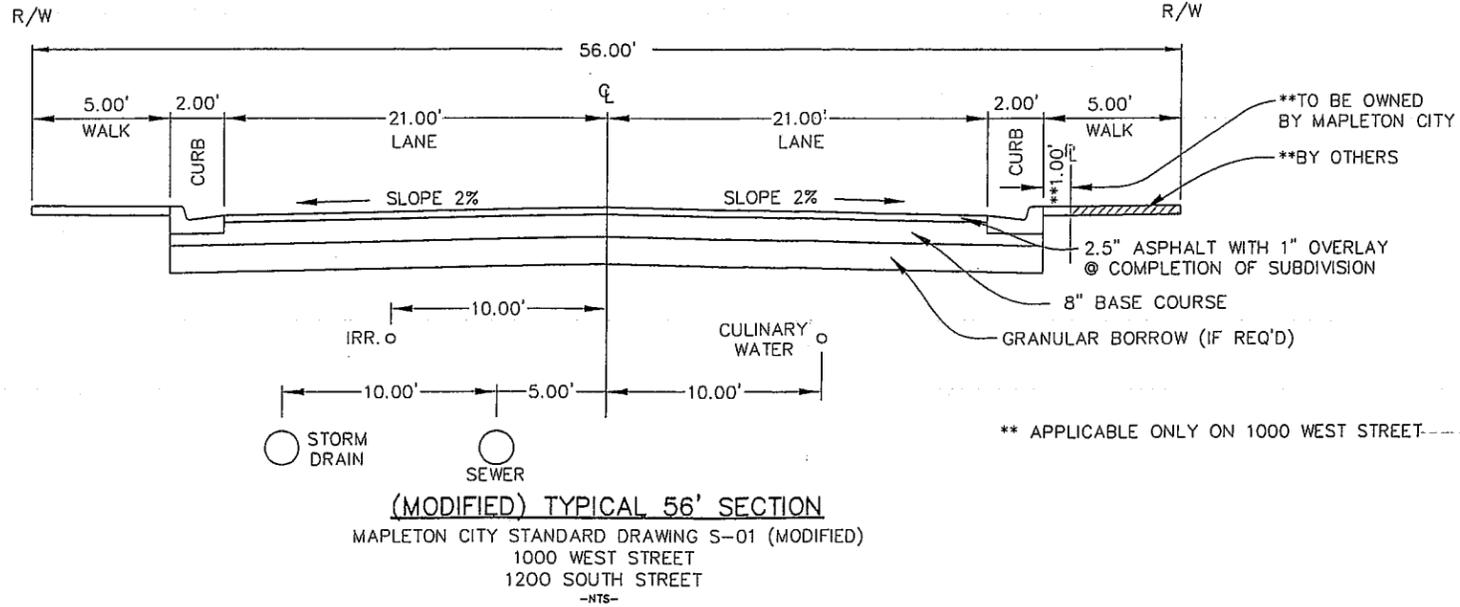


EXAMPLE B



Corner curb cut assembly

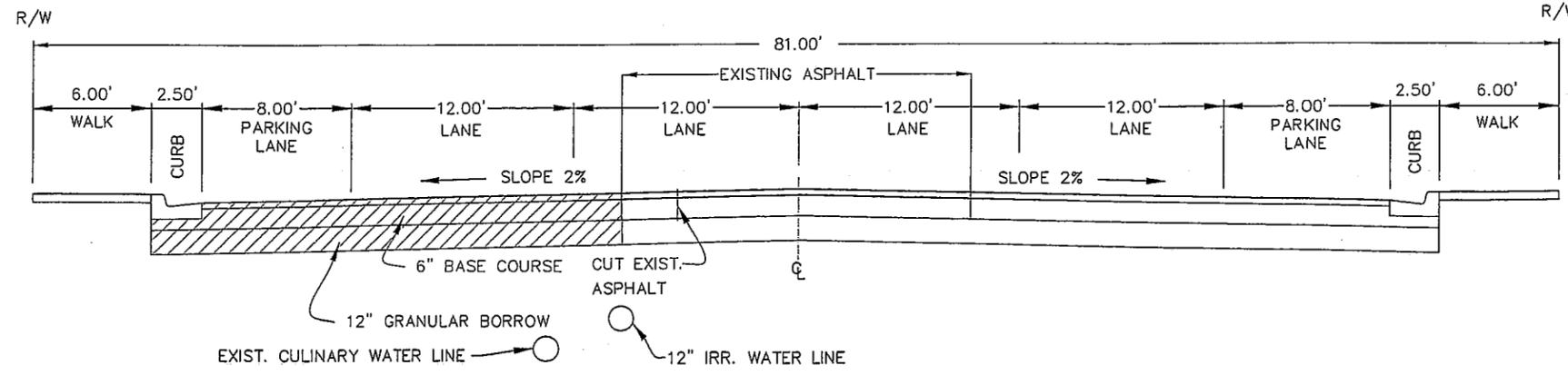
Plan No. **235**
Drawing 1 of 3



(MODIFIED) TYPICAL 56' SECTION
MAPLETON CITY STANDARD DRAWING S-01 (MODIFIED)
1000 WEST STREET
1200 SOUTH STREET
-NTS-

NOTES:
1. BITUMINOUS SURFACE COURSE - 2.5" ASPHALT WITH 1" OVERLAY @ COMPLETION OF SUBDIVISION
2. IMPROVEMENTS WEST OF PROPERTY LINE ARE TO BE CONSTRUCTED BY OTHERS

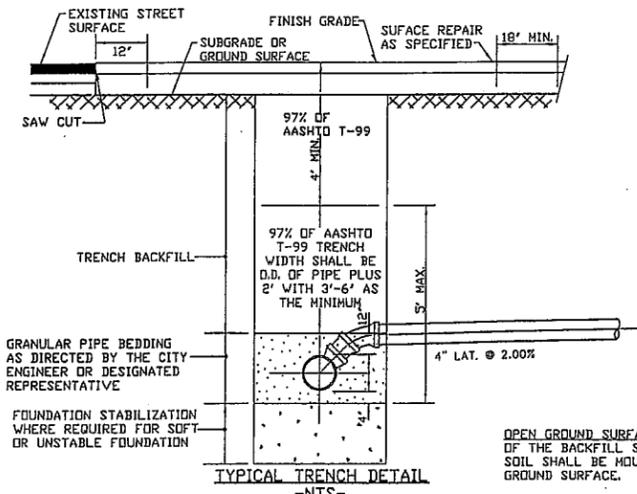
** APPLICABLE ONLY ON 1000 WEST STREET



TYPICAL 81' SECTION
1600 SOUTH
-NTS-

NOTES:
BITUMINOUS SURFACE COURSE - 6" ASPHALT

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - B. Place material per APWA Section 32 05 10.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
 - A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution, concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - B. Place concrete per APWA Section 03 30 10.
 - C. Provide 1/2 inch radius on concrete edges exposed to public view.
 - D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.
3. EXPANSION JOINT: Make expansion joints vertical.
 - A. Full depth 1/2 inch thick type F1 joint filler material per APWA Section 32 13 73. Set top of filler flush with surface of concrete.
4. CONTRACTION JOINT: Make contraction joints vertical.
 - A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - B. Maximum length to width ratio for non-square panels is 1.5 to 1.
 - C. Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
5. FLARE: If a flare is in a pedestrian circulation area, the slope of the flare shall be 1:10 (10%) maximum measured perpendicular to the pedestrian access route.
6. DETECTABLE WARNING SURFACE: A detectable warning surface is required in a ramp, transition, or landing that provides a flush connection to the street. Perpendicular and non-perpendicular connections are shown in APWA Plan No. 238.
7. APEX AREA: The apex area may have curb and gutter, curb walls, flares, ramps, landings, detectable warning surface and landscaping. Flow-line grade may exceed 2 percent to match street grade.
8. PROTECTION AND REPAIR:
 - A. Protect concrete from deicing chemicals during cure.
 - B. Fill flow line with water. Repair construction that doesn't drain.



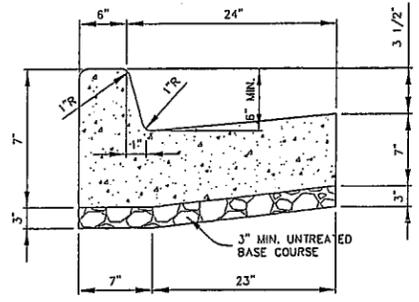
TYPICAL TRENCH DETAIL
-NTS-

NOTE:
1) WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT ALONG A NEAT VERTICAL LINE A MINIMUM OF 12" FROM THE EDGE OF THE OPENING.

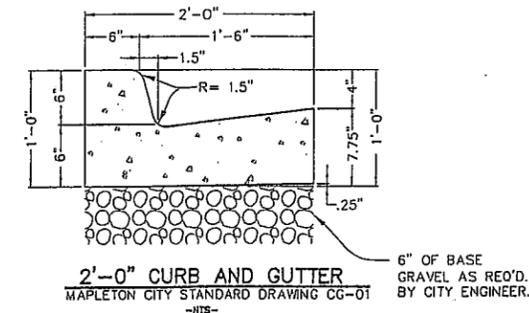
OPEN GROUND SURFACE RESTORATION: THE UPPER 8" OF THE BACKFILL SHALL BE CLEAN TOP SOIL. THE SOIL SHALL BE MOUNDING 4" ABOVE THE NATURAL GROUND SURFACE.

GRAVEL SURFACE RESTORATION: BACKFILL UPPER 6" OF TRENCH WITH 3/4" (-) CRUSHED GRAVEL. REMAINDER OF TRENCH AS SHOWN BELOW.

BACKFILL MATERIAL LOCATED FROM 4" BELOW FINISH GRADE TO FINISH GRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF AASHTO T-99



TYPE B1 CURB & GUTTER
-NTS-



2'-0" CURB AND GUTTER
MAPLETON CITY STANDARD DRAWING CG-01
-NTS-

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

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

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING CONSTRUCTION MANAGEMENT

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

BRECKENRIDGE LANE

DETAILS
MAPLETON, UTAH

JOB NO.
3-07-009-00

SHEET NO.
6