

Mapleton City Planning Commission Staff Report

Meeting Date: December 11, 2014

Item: 3

Applicant: Elaine Cochrane

Location: Approximately 1400 North 600 West

Prepared by: Brian Tucker, Planner

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approval of the Murray Acres Subdivision Plat "A", consisting of four lots located generally at 1400 North 600 West.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 2.087 acres and is located in the RA-2 zone at approximately 1400 North 600 West. The project area consists of a relatively larger parcel that is mostly surrounded by developed lots. The parcel is located at the end of a stubbed road, 1400 North, and is located near the stubbed 520 West. The applicant is requesting approval construct and dedicate 1400 North to provide frontage for 4 new building lots and for subdivision approval for those 4 lots.

EVALUATION

General Plan: The General Plan indicates that this property should develop in a medium density manner. The proposed lots, ranging from .385 acres to .472 are consistent with the General Plan.

Master Transportation Plan/Street Design: The Mapleton City Transportation Master Plan does indicate that 1400 North should be continued and should tie in to 520 West and eventually 440 West. The proposal does facilitate the planned expansion of the street system in this area. The proposed street design is a standard design for a local access street and is a continuation of the existing 1400 North cross section.

Zoning: Lots located within the RA-2 zoning district must have a minimum lot size of .33 acre with a minimum width of 100 feet as allowed by Mapleton City Code (MCC) Chapter 18.36.060. The proposed lots comply with these requirements.

Review Criteria: MCC Chapter 17.04.050.B outlines the review standards that shall be used by the Planning Commission in making its determination. These standards are shown in attachment "1". The proposed project complies with these standards.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the "Murray Acres Subdivision Plat B" with the attached findings and condition to the City Council.

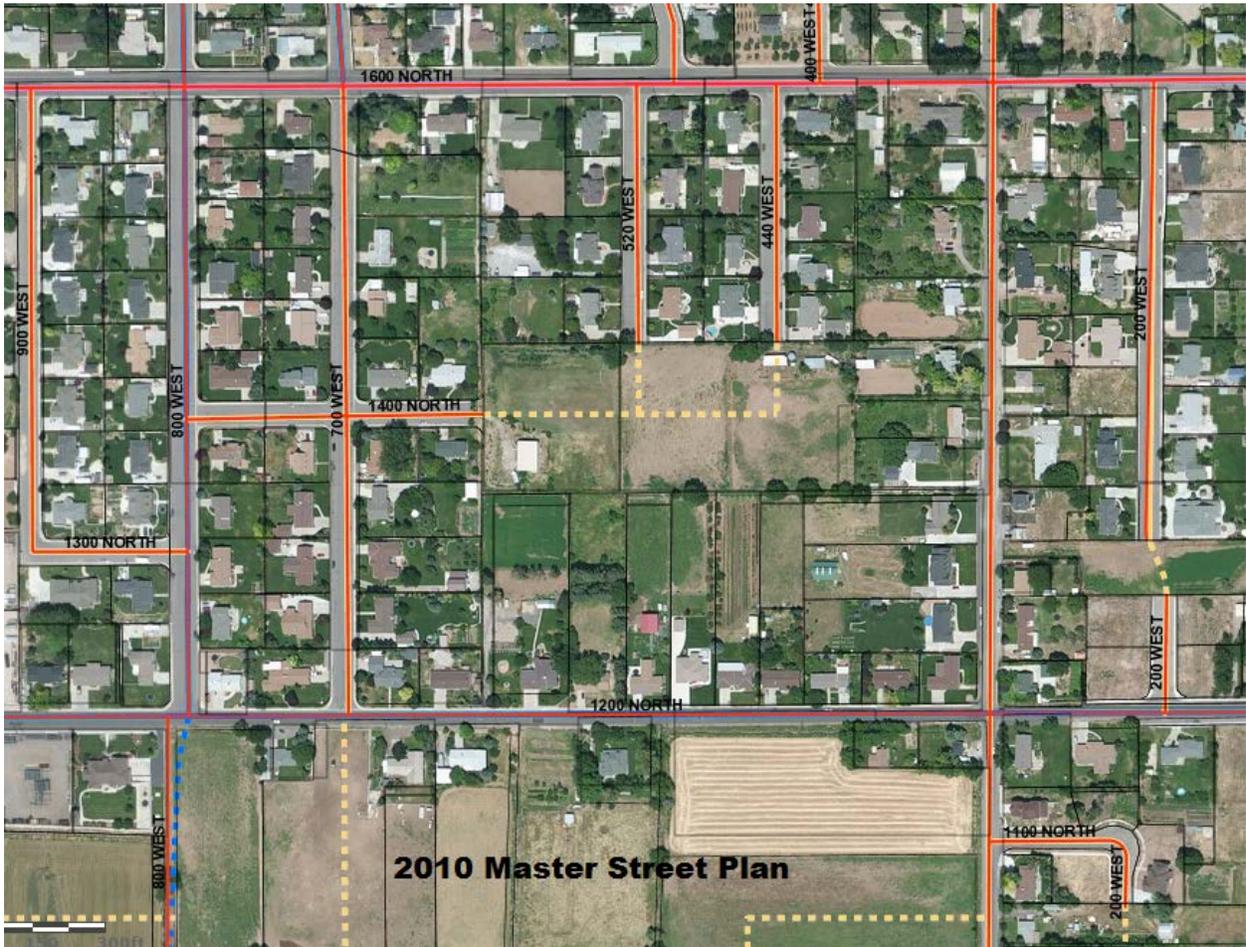
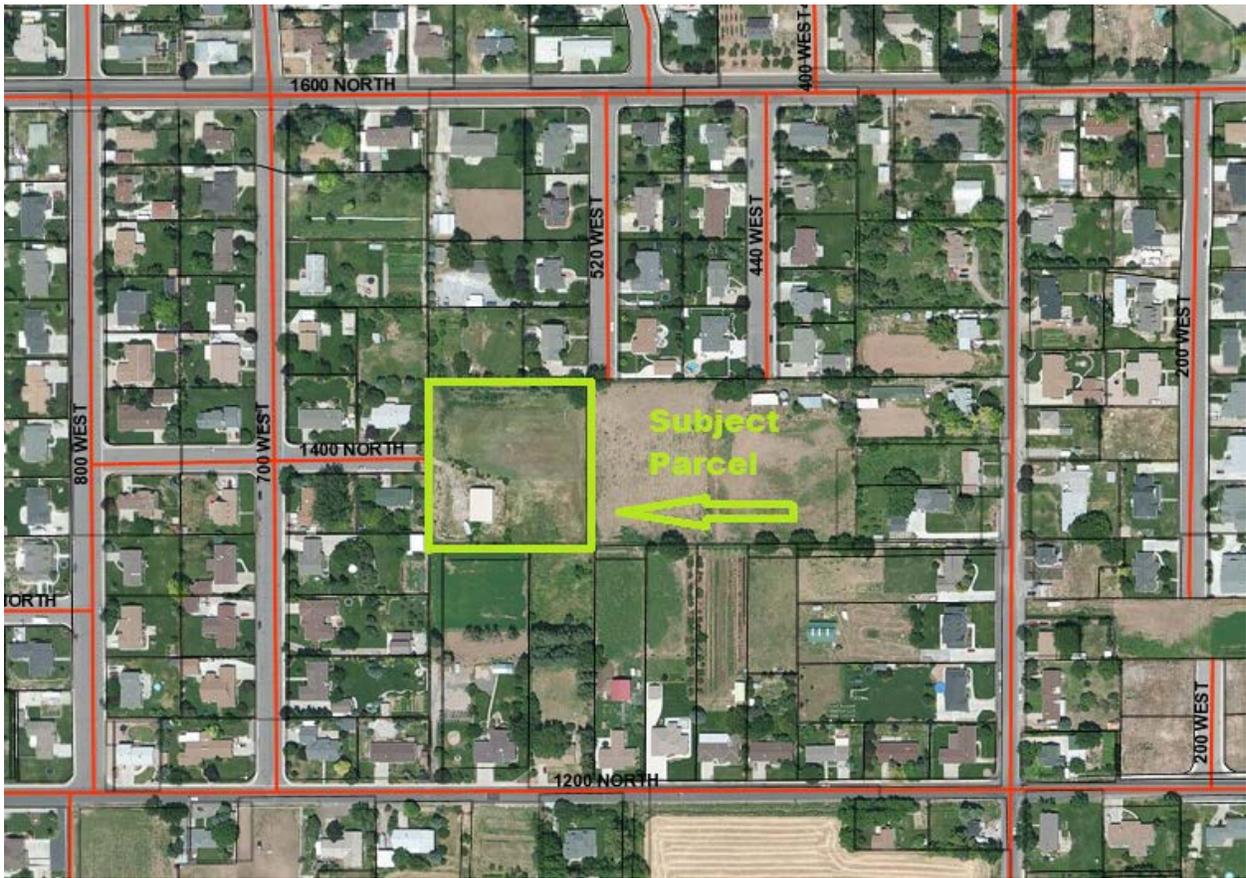
SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated November 4, 2014 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Proposed Plat with preliminary construction drawings and proposed street cross sections.
3. DRC Minutes dated 11/4/2014.

| 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. | ✓ |



MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 4, 2014 at 8:30am

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

On or about October 23, 2014 Elaine Cochran submitted an application and engineering plans for a four lot subdivision located at approximately 600 West 1400 North. The items below include 1) requested changes to the submitted plans, 2) other items required as part of the application and/or 3) informational items regarding city standards. **All items that include an * and are bolded are required prior to any public hearings.**

Community Development Division

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

Email: sconroy@mapleton.org

Brian Tucker, Planner, Phone: (801) 806-9108

Email: btucker@mapleton.org

Please submit revised drawings and the following corrections:

Application Deficiencies:

- 1. The applicant must submit the signed “Acknowledgement of Requirements” form that was included in the subdivision application packet.***
- 2. The applicant must submit the signed and notarized “Property Owner Affidavit” form that was included in the subdivision application packet.***
- 3. The applicant must submit the signed “Utility Notification” form that was included in the subdivision application packet.***
- 4. The applicant must submit evidence of ability to satisfy water rights conveyance requirements with subdivision application. All irrigation shares must be dedicated from the Mapleton or Hobble Creek Irrigation Company (1 share per building lot = 1 share).***
5. The applicant must submit a statement indicating the type of performance guarantee proposed to be offered as security for the construction of the required public improvements. The statement should include an indication of your intent to either install the required improvements prior to recording the subdivision plat (thereby necessitating only a 10% durability bond) or submit a performance guarantee and durability bond prior to recording the plat (thereby allowing for the plat to be recorded prior to the installation of improvements).
- 6. As is appropriate for a preliminary plat request a preliminary plat has been submitted. As discussed, we plan to move forward with a combined preliminary and final plat approval the applicant needs to provide a final plat and final plans that reflect the changes requested herein.***
7. *If* the applicant is seeking future reimbursement for specific on-site and off-site improvements, written notification from applicant to city must be received prior to the recording of the final plat.

Comments for plans submitted October 23, 2014:

- 1. A street cross section must be submitted as directed by the Public Works. This will reflect the road with curb, gutter and sidewalk as well as underground utility lines.***
2. The existing irrigation ditch must be piped. The plans must be submitted to and approved by Mapleton Irrigation.

3. Based on parcel maps maintained by Utah County, there appear to be gaps between the subject property and properties located both to the west and to the south. These gaps must be closed and property line agreements recorded.
4. The Final Plat must include signature blocks for an Owners Dedication, an Acceptance of the Legislative Body with a line for the City Recorder, Planning Commission Approval, Mapleton Irrigation Approval, City Engineering Approval, and an appropriate number of notary blocks. Signature lines must be provided for Rocky Mountain Power, Questar Gas, Century Link and Comcast. Please include a line for each notary to print their full name, their commission number and the words "A notary public commissioned in Utah" in the notary public signature block. This is a precaution to prevent issues with illegible notary stamps.
5. The City Engineer indicated during the DRC review meeting that a radius would be required on the curb, gutter and sidewalk to meet the future extension of 520 West Street. The applicant must coordinate this with the City Engineer to determine the location of this work.

Engineering and Public Works Division

Gary Calder, City Engineer, Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Email: sbird@mapleton.org

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

Address the following concerns in revised drawings:

Project: Murray Acres Date: November 4, 2014

Site Grading:

1. Clearing and Grubbing will be required.

Sewer System:

1. Label sewer as 8" PV SDR-35.
2. Sewer lateral stubbed to each lot
3. Connect to existing Sewer on 1400 N.

Water System:

1. Label water as 8" D.I. class 350.
2. Connect to existing culinary water on 1400 N.
3. Culinary water service to each lot
4. Install Fire Hydrant on SW corner of lot 1
5. Water Model to be reviewed by RB&G (801) 374- 5771, the cost of this review is the responsibility of the developer.

Secondary Water (Pressure Irrigation):

1. Label pressure irrigation as 8" PVC C900/905.
2. Pressurized irrigation service to each lot. May use double services between lots.
3. Connect to existing Pressurized Irrigation on 1400 N.

Roadway:

1. Road x-sections need to include city standards and PUE's.
 - a. 1400 N. is to be a 56' ROW. Use City Standard Street – 01, 56' ROW Minor Local.

- b. Connect to asphalt and concrete improvements to existing improvements on 1400 N.
- c. Show turn around at end of 1400 N. with easement on plat per International Fire Code

Storm Drain:

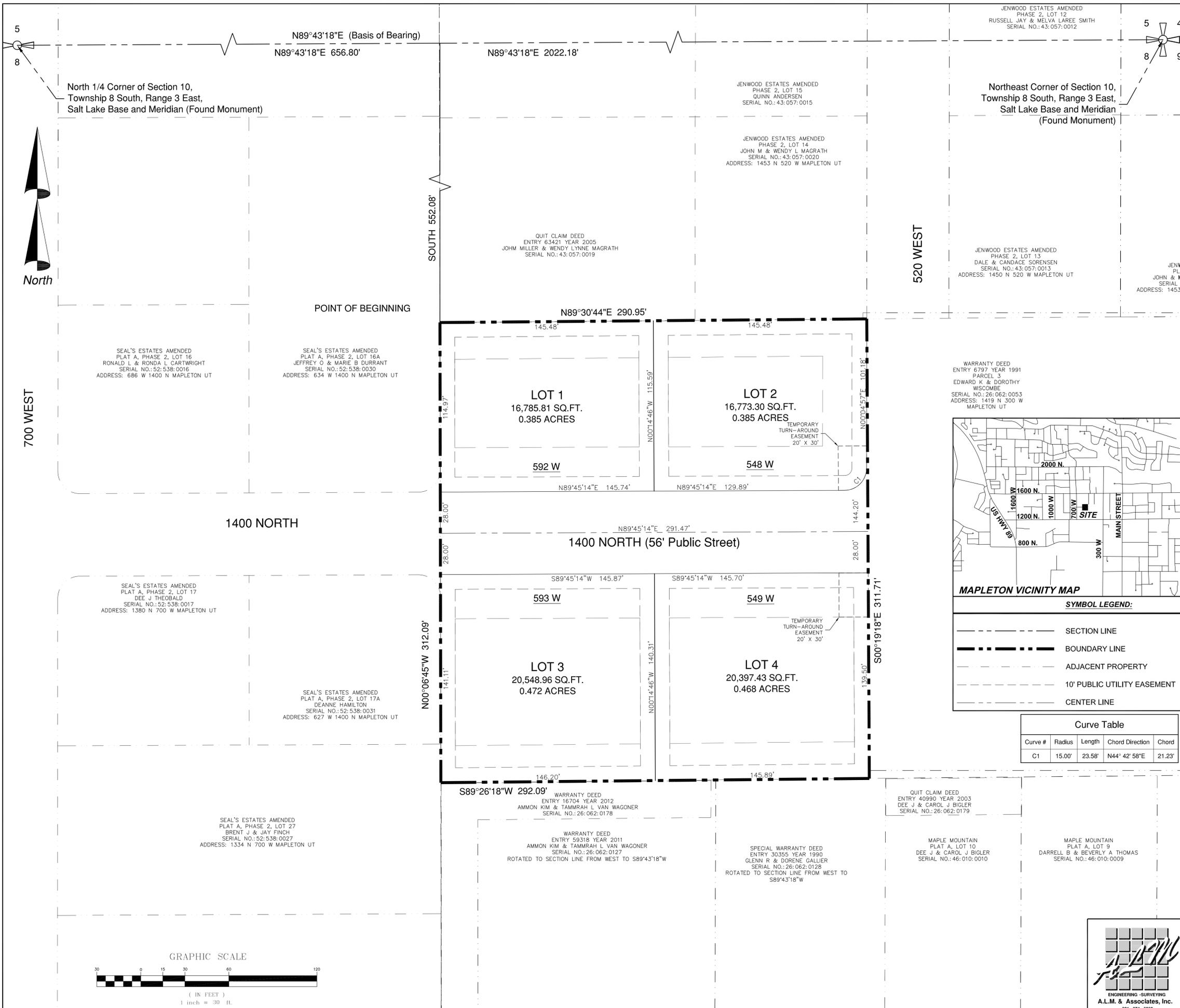
1. Boxes/Basins/Sumps (Sumps/inlets 300' spacing) will be required.
 - a. No Storm water will be allowed to enter any Mapleton City Irrigation company ditches without prior written approval.
2. Storm Water Calculations are required for design of 100 year storm.
3. Geo-tech report will be required
4. SWPPP and Land Disturbance permits will be required.

Miscellaneous:

1. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
2. Plat will be required.
3. Show concrete collars on all Sewer Manhole, Water Valves and Pressure Irrigation Valves.
4. Mapleton/APWA standards will apply

Upon final plat approval from the final decision making body (Planning Commission or City Council), the following items will be required:

- 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 impact fee of \$6,968 per lot will be required at the time of building permit issuance.
- Submit one water share per lot (Mapleton Irrigation or Hobbie Creek shares).
- Payment of engineering inspection fees (\$170 per lot).
- Payment of street light fee (\$450 per lot).
- Submit a SWPPP and Land Disturbance application and fee (\$500). Contact Scott Bird at Public Works (489-6253) to review this requirement.
- Submit final mylar with all required signatures.
- Submit a check made out to Utah County Recorder (\$30 per page an \$1 per lot).



SURVEYOR'S CERTIFICATE

I, **SEAN A. FERNANDEZ**, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 312775 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

COMMENCING AT A POINT BEING NORTH 89°43'18" EAST ALONG THE SECTION LINE 656.80 FEET AND SOUTH 552.08 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°30'44" EAST ALONG THE SOUTHERLY BOUNDARY OF JENWOOD ESTATES AMENDED, PHASE 2 AMENDED AND AN EXISTING FENCE LINE 290.95 FEET TO THE WESTERLY RIGHT-OF-WAY OF 520 WEST STREET; THENCE SOUTH 00°19'18" EAST ALONG AN EXISTING FENCE LINE 311.71 FEET TO THE NORTHERLY BOUNDARY OF MAPLE MOUNTAIN SUBDIVISION AND AN EXISTING FENCE CORNER; THENCE SOUTH 89°28'18" WEST ALONG THE NORTHERLY BOUNDARY OF MAPLE MOUNTAIN SUBDIVISION AND AN EXISTING FENCE LINE 292.09 FEET TO THE EASTERLY BOUNDARY OF SEAL'S ESTATES SUBDIVISION PLAT A AND AN EXISTING FENCE CORNER; THENCE NORTH 00°06'45" WEST ALONG SAID THE EASTERLY BOUNDARY OF SEAL'S ESTATES SUBDIVISION PLAT A AND AN EXISTING FENCE LINE 312.09 FEET TO THE POINT OF BEGINNING.

AREA = 90,923.22 SQUARE FEET / 2.087 ACRES

THE SURVEY WAS BEGUN AT THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN, THE BASIS OF BEARING BEING NORTH 89°43'18" EAST ALONG THE SECTION FROM THE NORTH QUARTER CORNER TO THE NORTHEAST CORNER OF SAID SECTION.

SURVEYOR - SEAN A. FERNANDEZ DATE

OWNER'S CERTIFICATE OF CONSENT TO RECORD

KNOW BY ALL MEN BY THESE PRESENT THAT WE, ALL THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, AND SUBJECT TO ANY CONDITIONS AND RESTRICTIONS STATED HEREON, 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 AND FOR THE INSTALLATION, MAINTENANCE, LOCATION & CONSTRUCTION OF ANY AND ALL UTILITIES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF , A.D. 2014

ACKNOWLEDGMENT

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

ON THIS DAY OF , A.D. 2014, PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC COMMISSION IN UTAH

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY OF MAPLETON, COUNTY OF UTAH, UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC THIS DAY OF , A.D. 2014.

MAYOR: ATTEST CITY RECORDER:

MAPLETON ENGINEER APPROVAL

I OF THE CITY OF MAPLETON HAS REVIEWED TO FORGOING PLAT AND LEGAL DESCRIPTION AND FOUND THEM TO BE CORRECT AND DO HEREBY GIVE APPROVAL OF SAID PLAT ON THIS DAY OF , A.D. 2014.

MAPLETON ENGINEER:

PLANNING COMMISSION APPROVAL

APPROVED THIS DAY OF , A.D. 2014, BY PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION:

PLANNING DIRECTOR APPROVAL

APPROVED THIS DAY OF , A.D. 2014, BY PLANNING DIRECTOR.

PLANNING DIRECTOR:

MAPLETON IRRIGATION COMPANY

APPROVED THIS DAY OF , A.D. 2014, BY MAPLETON IRRIGATION COMPANY.

MAPLETON IRRIGATION COMPANY REPRESENTATIVE:

ROCKY MOUNTAIN POWER

APPROVED THIS DAY OF , A.D. 2014, BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER REPRESENTATIVE:

COMCAST

APPROVED THIS DAY OF , A.D. 2014, BY COMCAST.

COMCAST REPRESENTATIVE:

CenturyLink

APPROVED THIS DAY OF , A.D. 2014, BY CENTURY LINK.

CENTURYLINK REPRESENTATIVE:

QUESTAR

APPROVED THIS DAY OF , A.D. 2014, BY QUESTAR.

QUESTAR REPRESENTATIVE:

PLAT "A"

MURRAY ACRES

SUBDIVISION

MAPLETON, UTAH COUNTY, UTAH SCALE: 1" = 30 FEET

JENWOOD ESTATES AMENDED
PHASE 2, LOT 12
RUSSELL JAY & MELVA LAREE SMITH
SERIAL NO.: 43:057:0012

Northwest Corner of Section 10,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian
(Found Monument)

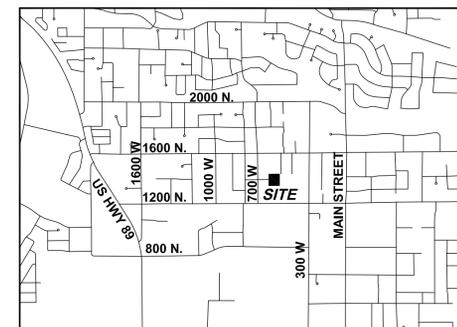
JENWOOD ESTATES AMENDED
PHASE 2, LOT 15
QUINN ANDERSEN
SERIAL NO.: 43:057:0015

JENWOOD ESTATES AMENDED
PHASE 2, LOT 14
JOHN M & WENDY L MAGRATH
SERIAL NO.: 43:057:0020
ADDRESS: 1453 N 520 W MAPLETON UT

JENWOOD ESTATES AMENDED
PHASE 2, LOT 13
DALE & CANDACE SORENSEN
SERIAL NO.: 43:057:0013
ADDRESS: 1450 N 520 W MAPLETON UT

JENWOOD ESTATES AMENDED
PHASE 2, LOT 11
JOHN & M
SERIAL NO.: 43:057:0011
ADDRESS: 1453

WARRANTY DEED
ENTRY 6797 YEAR 1991
PARCEL 3
EDWARD K & DOROTHY
WISCOMBE
SERIAL NO.: 26:062:0053
ADDRESS: 1419 N 300 W
MAPLETON UT



SYMBOL LEGEND:

--- SECTION LINE
- - - BOUNDARY LINE
--- ADJACENT PROPERTY
--- 10' PUBLIC UTILITY EASEMENT
--- CENTER LINE

Curve Table

| Curve # | Radius | Length | Chord Direction | Chord |
|---------|--------|--------|-----------------|--------|
| C1 | 15.00' | 23.58' | N44° 42' 58"E | 21.23' |

QUIT CLAIM DEED
ENTRY 40990 YEAR 2003
DEE J & CAROL J BIGLER
SERIAL NO.: 26:062:0179

MAPLE MOUNTAIN
PLAT A, LOT 10
DEE J & CAROL J BIGLER
SERIAL NO.: 46:010:0010

MAPLE MOUNTAIN
PLAT A, LOT 9
DARRELL B & BEVERLY A THOMAS
SERIAL NO.: 46:010:0009

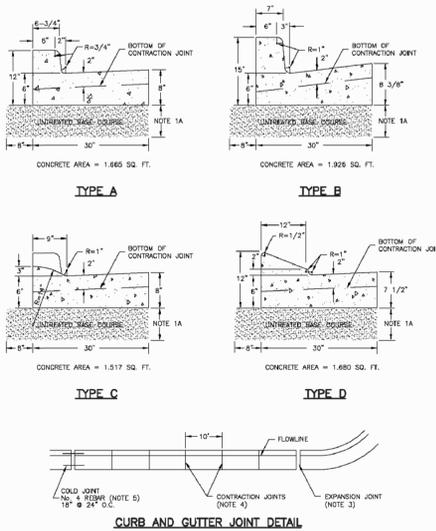
SURVEYOR'S SEAL: **SEAN A. FERNANDEZ**, No. 312775, STATE OF UTAH

NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

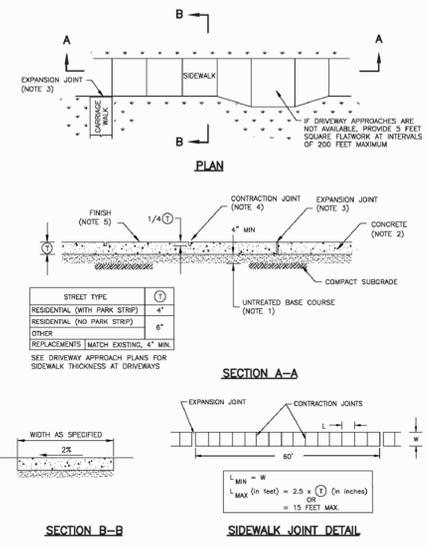
CLERK-RECORDER SEAL

S:\SDS\PROJ\199-1361\Draw\1181-Final Plat A.rvt.dwg 10/05/2014



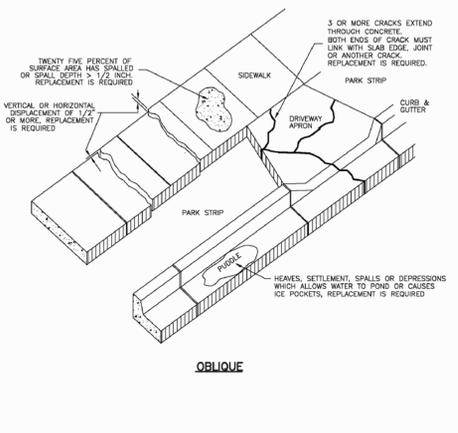
- Curb and gutter**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - If flow line grade is greater than 0.5 percent (s=0.005), provide 6 inches uncompacted thickness. If less, provide 8 inches uncompacted thickness.
 - Place material per APWA Section 32 05 10.
 - 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.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - 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.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - 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.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - Set top of filler flush with surface of concrete.
 - Expansion joints are required at the start or end of a street intersection curb return. Expansion joints are not required in slip form work.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 2 inch deep or 1/4 slab thickness if slab is greater than 8 inches thick.
 - If necessary, match location of contraction joints in portland cement concrete roadway pavements.
 - REINFORCEMENT: ASTM A 615, grade 60, galvanized or epoxy coated deformed steel. See APWA Section 03 20 00 requirements.
 - FINISH: Broomed.
 - PROTECTION AND REPAIR:
 - Fill flow-line with water. Repair construction that does not drain.
 - Protect concrete from deicing chemicals during cure.

June 2005
Curb and gutter
Plan No. 205
Drawing 1 of 2

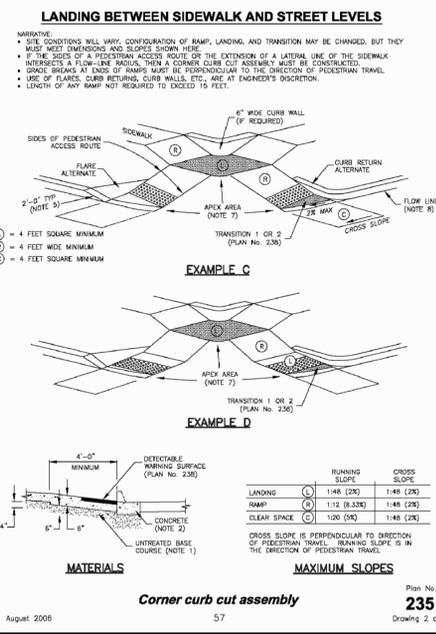


- Patterned concrete park strip**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified 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.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - 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.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - 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.
 - EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - Set top of filler flush with surface of concrete.
 - Place joints to match expansion joint locations in sidewalk.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - For non-square panels, maximum length to width ratio is 1.5 to 1.
 - PATTERN: Place pattern uniformly over surface to a depth of 1/2 inch.
 - COLOR: As specified or as selected by ENGINEER.

December 2005
Concrete sidewalk
Plan No. 231
Drawing 1 of 2

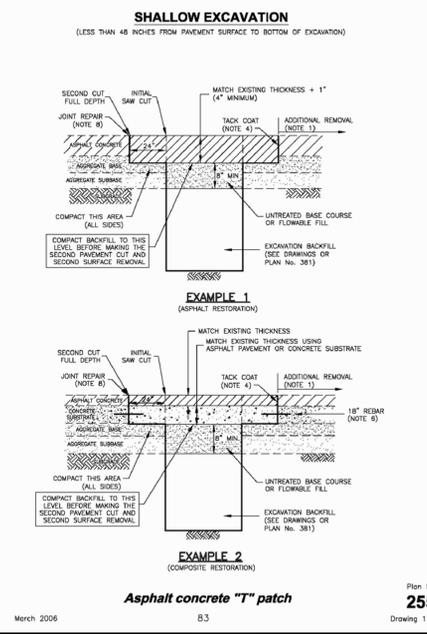


April 1997
Defective concrete
Plan No. 291
Drawing 1 of 2



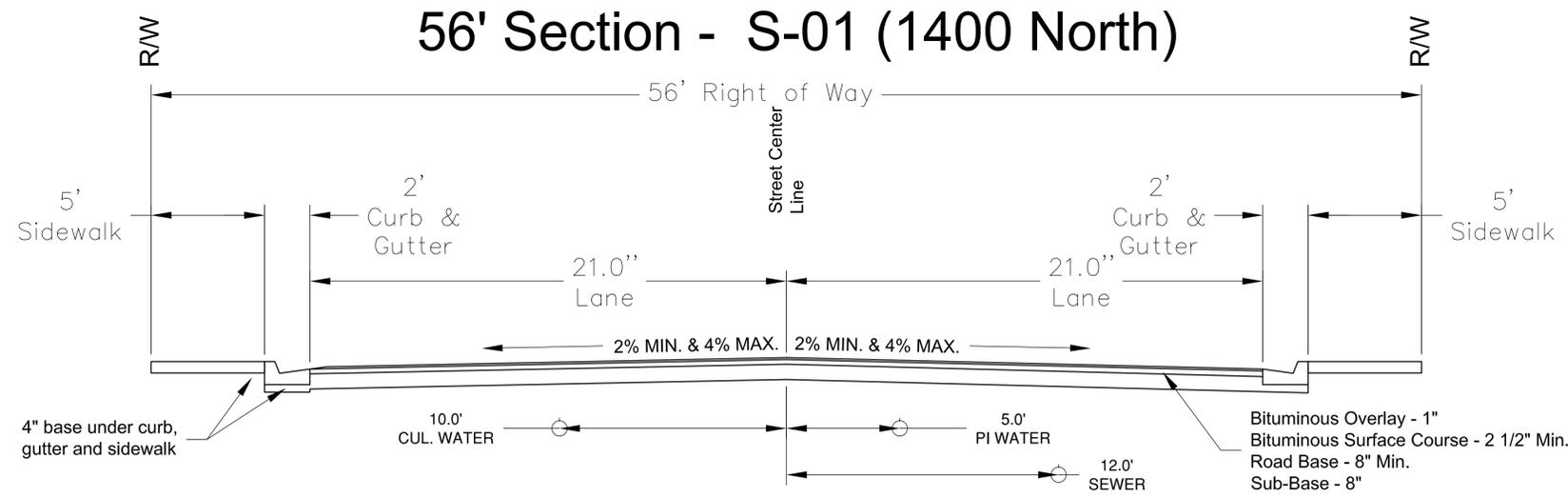
- Corner curb cut assembly**
- UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - Compact per APWA Section 31 23 26 to a modified proctor 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.
 - CONCRETE: Class 4000 per APWA Section 03 30 04.
 - 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.
 - Place concrete per APWA Section 03 30 10.
 - Provide 1/2 inch radius on concrete edges exposed to public view.
 - 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.
 - EXPANSION JOINT: Make expansion joints vertical.
 - 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.
 - CONTRACTION JOINT: Make contraction joints vertical.
 - 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - Maximum length to width ratio for non-square panels is 1.5 to 1.
 - Maximum panel length (in feet) is 2.5 times the slab thickness (in inches) to a maximum of 15 feet.
 - 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.
 - 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.
 - 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.
 - PROTECTION AND REPAIR:
 - Protect concrete from deicing chemicals during cure.
 - Fill flow line with water. Repair construction that doesn't drain.

August 2008
Corner curb cut assembly
Plan No. 235
Drawing 2 of 3



- Asphalt concrete "T" patch**
- ADDITIONAL PAVEMENT REMOVAL: Remove additional pavement to a painted lane stripe, a lip of gutter, a curb, an existing pavement patch, or an edge of the pavement if such street feature is within 2 feet of the second saw cut.
 - UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - Do not use gravel as a substitute for untreated base course without ENGINEER'S permission.
 - Place material per APWA Section 32 05 10.
 - 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.
 - FLOWABLE FILL: Provide 28 day 60 psi controlled low strength material as specified in APWA Section 31 05 15. Use fill material which flows easily and vibration is not required. Cure to initial set before placing aggregate base or asphalt pavement. Use flowable fill in excavations that are too narrow to receive compaction equipment.
 - TACK COAT: APWA Section 32 12 14. Full tack coat coverage on all vertical surfaces.
 - Asphalt pavement: Use asphalt concrete specified in APWA Section 33 05 25. A. Install in lifts no greater than 3 inches after compaction. B. Compact to 94 percent of ASTM D 2941 (Rice Method) plus or minus 2 percent.
 - REINFORCEMENT: ASTM A 615, Grade 60, No. 5 galvanized or epoxy coated deformed steel 24 inches on center.
 - Required if existing concrete thickness is 6 inches or greater.
 - Not required if (1) existing concrete is less than 6 inches thick, (2) existing concrete is deteriorating, (3) excavation is less than 3 feet square, (4) asphalt pavement is substituted for concrete substrate.
 - CONCRETE SUBSTRATE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure to initial set before placing new asphalt concrete patch.
 - JOINT REPAIR: If a crack occurs at the "T" patch connection to existing pavement or at any street feature, seal the crack per APWA Section 32 01 17.
 - PATCH REPAIR: Repair the asphalt pavement patch if any of the following conditions occur within the patch.
 - Pavement surface distortion exceeds 1/4 inch deviation in 10 feet. Repair option: Plane off surface distortions. Coat planed surfaces with a calcium or anionic emulsion that complies with APWA Section 32 12 03 and provide sand binder.
 - Cracks at least 1-foot long and 1/4 inch wide occur more often than 1 in 10 square feet. Repair option: Crack seal.
 - Asphalt ravelling is greater than 1 square foot per 100 square feet. Repair option: Mill and inlay.

March 2006
Asphalt concrete "T" patch
Plan No. 255
Drawing 1 of 2



- TYPICAL STREET CROSS SECTION NOTES**
- BITUMIOUS ASPHALT OVERLAY - 1"
 - BITUMIOUS ASPHALT SURFACE COURSE = 2 1/2" LOCAL
3 1/2" COLLECTOR
 - UNTREATED BASE COURSE = 8" MIN.
 - SUB BASE = 8" MIN. AS PER CBR OF 3% OF THE GEOTECH REPORT
 - WATER = 10' NORTH OF CENTER LINE
 - PRESS. IRR. = 5' SOUTH OF CENTER LINE
 - SEWER = 12' SOUTH OF CENTER LINE
 - STORM DRAIN SUMP = ON CENTER LINE
 - P.U.E. TO BE USED BY GAS, ELECTRICAL & COMMUNICATIONS.

MURRAY ACRES
ELAINE COCHRAN
CITY DETAILS

| No. | Revision | Date |
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8
OF 9 SHEETS
Proj# 942-1752

A.L.M. & Associates, Inc.
Engineering · Surveying · Development · Planning
2230 North University Parkway, Building 6D, Provo, Utah 84604 ph: (801) 374-6262

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**Located in the Northeast Quarter
of Section 10,
Township 8 South,
Range 3 East,
Salt Lake Base and Meridian
550 West 1400 North,
Mapleton, Utah**

QUIT CLAIM DEED
ENTRY 63421 YEAR 2005
JOHN MILLER & WENDY LYNNE MAGRATH
SERIAL NO.: 43:057:0019

Northeast Corner of Section 10,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian
(Found Monument)

North 1/4 Corner of Section 10,
Township 8 South, Range 3 East,
Salt Lake Base and Meridian (Found Monument)



700 WEST

1400 NORTH

520 WEST

SOUTH 552.08'

N00°06'45"W 312.09'

S00°19'18"E 3111.71'

S89°26'18"W 292.09'

N89°30'44"E 290.95'

N89°43'18"E (Basis of Bearing)
N89°43'18"E 656.80'

N89°43'18"E 2022.18'

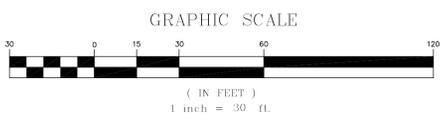
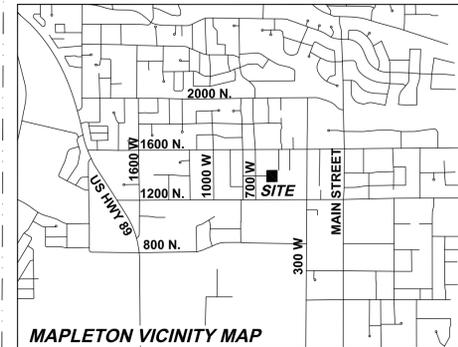
NARRATIVE:
I was asked by the owner of the property to perform a land survey of the property located in Mapleton City, Utah County, Utah, to meet a requirement for boundary and to subdivide the property into streets and lots.
The survey data was calculated and plotted together with the deeds and plats on record at the Utah County Reorder, of the surrounding priorities to show any gaps or overlaps between the deeds and the field survey of the subject property.
The survey was begun at the North Quarter Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian. The Basis of Bearing being North 89°43'18" East along the Section from the North Quarter Corner to the Northeast Corner of said Section.

BOUNDARY DESCRIPTION:
Commencing at a point being North 89°43'18" East along the section line 656.80 feet and South 552.08 feet from the North Quarter Corner of Section 10, Township 8 South, Range 3 East, Salt Lake Base and Meridian; thence North 89°30'44" East along the southerly boundary of Jenwood Estates Subdivision, Phase 2 Amended and an existing fence line 290.95 feet to the westerly right-of-way of 520 West Street; thence South 00°19'18" East along an existing fence line 311.71 feet to the northerly boundary of Maple Mountain Subdivision and an existing fence corner; thence South 89°26'18" West along the northerly boundary of Maple Mountain Subdivision and an existing fence line 292.09 feet to the easterly boundary of Seal's Estates Subdivision Plat A and an existing fence corner; thence North 00°06'45" West along said the easterly boundary of Seal's Estates Subdivision Plat A and an existing fence line 312.09 feet to the point of beginning.

Area = 90,923.22 Square Feet / 2.087 acres

Sean A. Fernandez
Registration / License Number 312775

- NOTES:**
- The title commitment used for this survey was issued by ? Title Insurance Agency, Inc., dated ? Commitment Number ?.
 - There is no observable evidence of site use as a solid waste dump, sump, sanitary landfill and there is no observable evidence of current earth moving, building construction or building additions.
 - Datum / Benchmark is the North Quarter corner of Section 10, T8S, R3E, S.L.B. & M. with a NGVD29 elevation of 4719.64' as recorded on the Utah County Surveyor's Section Tie sheet (Tie No. 67-50)
 - FIRM, Flood Insurance Rate Map, City of Mapleton, Utah County, Utah, Community Panel 490156 0005 B, dated December 16, 1980, Zone C - Areas of minimal flooding.
 - The property is near the intersection of 700 West and 1400 North.
 - All underground utilities are depicted as believed to exist, however verification of exact location to be verified before digging.
 - The current Zone is RA-2 (Residential - Minor Agricultural Zone) as set forth in Mapleton City Code Chapter 18.36. Minimum lot area is 14,500 square feet. Not more than one single-family dwelling. Minimum lot width is 100 feet. Yard requirements: front being a minimum of 30 feet, rear a minimum of 25 feet, side a minimum of 10 feet and side yard contiguous to a street is a minimum of 30 feet.



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MURRAY ACRES
ELAINE COCHRAN
SURVEY

| No. | Revision | Date |
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