



Planning Commission Meeting

July 9, 2026
6:00pm

125 West 400 North
Mapleton, UT 84664



PLANNING COMMISSION AGENDA

Thursday, July 9, 2026 at 6:00pm
125 West Community Center Way (400 North), Mapleton, Utah 84664

The order of agenda items is subject to change at the discretion of the Planning Commission Chair.

6:00 p.m. Call to order: Pledge, Invocation, and Introductions/Announcements.

Consent Item

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission may ask that any items be considered individually for purposes of Commission discussion and/or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1. Planning Commission Meeting Minutes – June 11, 2026.

Public Hearing

2. Consideration of a proposal to amend the General Plan Land Use Designation from “General Commercial” to “Park” and to rezone from “GC-1” to “OS-P” for 9 acres located at approximately 3700 South Mapleton Heights Drive to accommodate a new City park.

Action Item

3. Consideration of a Preliminary Plat for the Hollows subdivision consisting of 62 lots located at approximately 250 West 3000 South in the PRC-10 zone.

PUBLIC COMMENT MAY BE ACCEPTED AT THE DISCRETION OF THE CHAIR

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting/hearing should notify April Houser at the Community Development Office, at Mapleton City, 125 West 400 North, Mapleton UT 84664, or by phone, 801-489-6138, giving at least 24 hours notice. Signature on this document certifies that it was posted in the City Office on 7/1/26.

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE
(Last Modified July 1, 2026)

April Houser, Executive Secretary



Planning Commission Staff Report

Item:

2

Date:

7/9/26

Applicant:

Mapleton City

Location:

3700 S Mapleton Heights Dr.

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

GC-1 to OS-P

Attachments

1. Application information.

REQUEST

Consideration of an amendment to the General Plan Future Land Use Map from "General Commercial" to "Park" and a rezone the from General Commercial "GC-1" to "Open Space and Parks (OS-P)" for a nine-acre parcel located at approximately 3700 South Mapleton Heights Drive.

BACKGROUND & DESCRIPTION

The subject property is approximately nine acres in size and is currently undeveloped. The property abuts the Mapleton Heights subdivision to the north, the Mapleton Village subdivision to the east, a vacant 10-acre parcel to the south and BYU's old compost yard to the west.

In 2024, the Meyers family donated the property to Mapleton City with the condition that the City would develop a park on the property within six years and that it be named after Joseph James Evans. The City is currently in the process of finalizing construction plans for the park. The park will likely include two full-size soccer fields, a playground and other common park amenities.

The proposed rezone would place the property in the Open Space and Parks (OS-P) zone, which is meant for City open space and parks facilities. The rezone would allow for the construction of the park consistent with the agreement with the Meyers family.

RECOMMENDATION

Recommend approval of the General Plan amendment and rezone to the City Council.

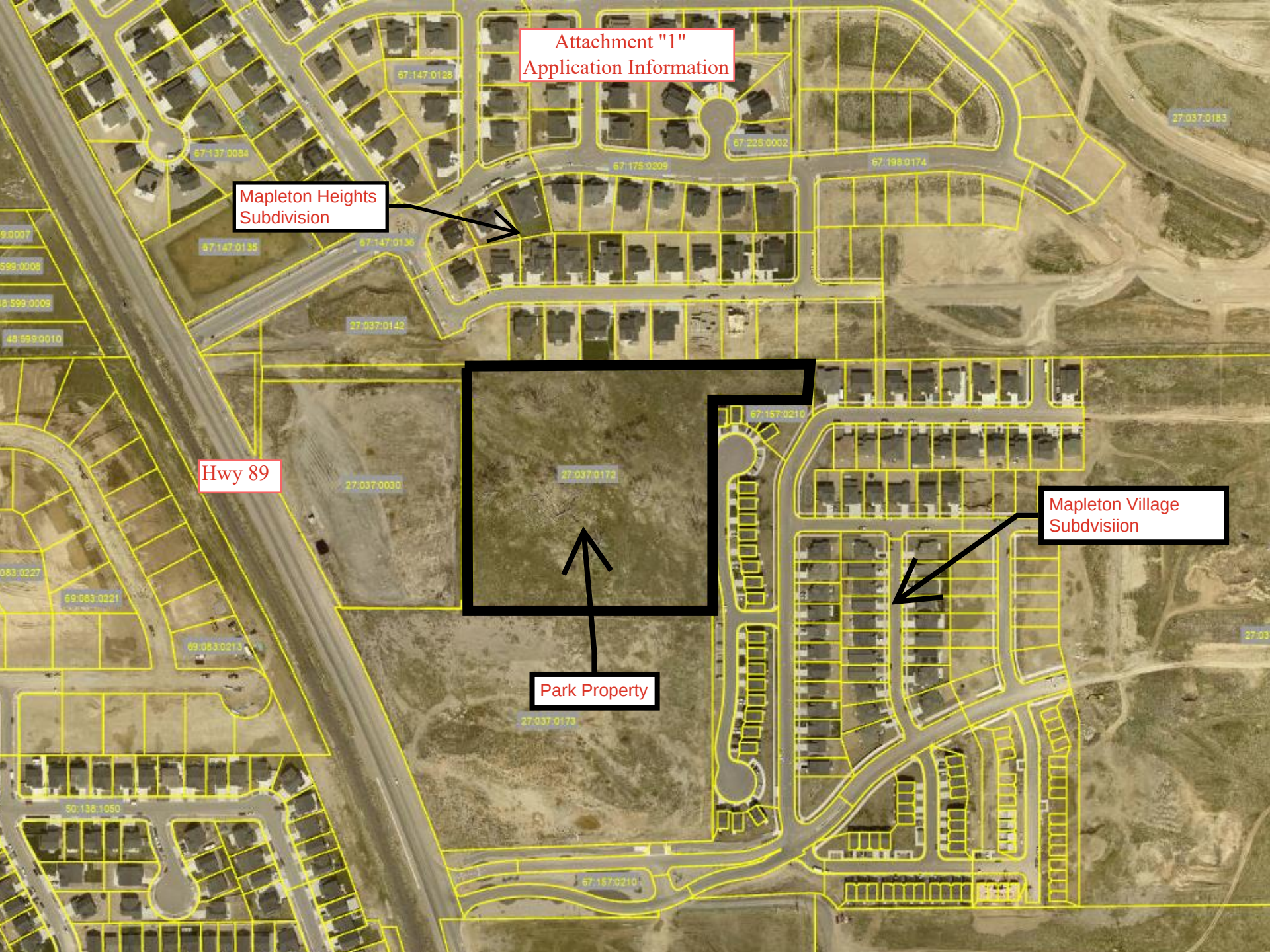
Attachment "1"
Application Information

Mapleton Heights
Subdivision

Hwy 89

Mapleton Village
Subdivision

Park Property



Item:

3

Date:

7/9/26

Applicant:

Twin Hollow LLC &
John & Anne Allan

Location:

250 W 3000 S

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

Yes

Zone:

PRC-10

Attachments

1. Application information.

REQUEST

Consideration of a preliminary plat for The Hollows subdivision consisting of 62 lots located at approximately 250 W 3000 S in the PRC-10 zone.

BACKGROUND & DESCRIPTION

John and Anne Allan own approximately 15 acres of undeveloped land located at approximately 250 West 3000 South. Directly south of the Allan property is approximately 41 acres owned by Twin Hollow, LLC. The properties are surrounded by the Triple Crown subdivision to the north, the Horizon Heights and Mapleton Heights subdivisions to the west, the Twin Hollow and Hidden Hollow Cove subdivisions to the east and the Mapleton Village subdivision to the south. The City's Parkway Trail also runs through the property.

On May 6, 2026, the City Council approved a rezone of the property to Planned Residential Community (PRC-10) and a concept plan for a maximum of 63 residential lots. The Planning Commission had recommended approval of the project to the City Council on April 23, 2026. The applicants are now requesting approval of a preliminary plat that includes the following:

- 62 residential lots ranging in size from approximately one-third acre to just over an acre;
- Dedication of approximately 7.5 acres of open space;
- Five street connections to adjacent subdivisions; and
- The first phase is anticipated to have 23 lots.

EVALUATION

Subdivision applications are considered administrative in nature. If the application complies with City standards, the applicant is entitled to an approval. Special conditions may be added in order to mitigate reasonably anticipated detrimental effects. The Planning Commission is the final land use authority for preliminary plat applications.

General Plan: The Land Use Element of the General Plan establishes the City's long-term land use vision and serves as a policy guide for land use and rezoning decisions. The General Plan designates this property as "*Low Density Residential*". This designation anticipates densities of between one and two units per acre. The proposed density of approximately one unit per acre is consistent with the General Plan.

PRC Zone: The recently adopted PRC-10 zone includes the following requirements for the project:

- A base density of 43 lots without Transferable Development Rights (TDRs);
- A maximum density of 63 lots with the use of 20 TDRs;

- At least 20% of the lots must be at least one-acre in size and no lots can be smaller than 12,000 square feet; The project shall include at least seven acres of protected open space.

The proposed preliminary plat is for 62 lots, which would require 19 TDRs. 15 lots, or 24%, are one acre or larger and no lot is smaller than 12,000 square feet. The project includes 7.5 acres of open space, of which approximately five acres will be dedicated to Mapleton City as part of the existing Mapleton Parkway Trail corridor. The application is consistent with the PRC-10 zoning requirements.

Subdivision Ordinance: Mapleton City Code (MCC) chapter 17 contains the City's subdivision ordinance. The ordinance outlines a wide range of requirements, some of which include:

- Planning Commission review of all preliminary plats of three lots or more;
- All lots must abut on a City street and the streets shall comply with the adopted street cross sections;
- Subdivisions shall connect to existing stub roads that abut the property;
- No more than 30 lots may be proposed on any dead-end street;
- Utilities (water, sewer, pressurized irrigation, fiber, gas, electric, etc.) must be provided to and across each lot; and
- Installation of street lights.

Upon preliminary plat approval, the City's Development Review Committee will ensure that the project is in compliance with the subdivision ordinance.

RECOMMENDATION

Approve the preliminary plat with the condition that the application comply with all outstanding DRC comments prior to plat recording.

Attachment "1"
Application Information

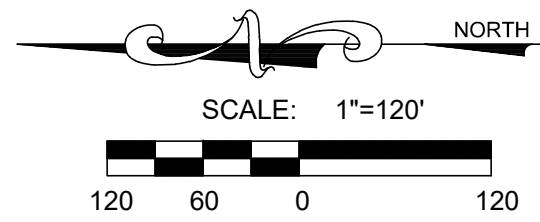
Allan Property

Twin Hollow
LLC Property

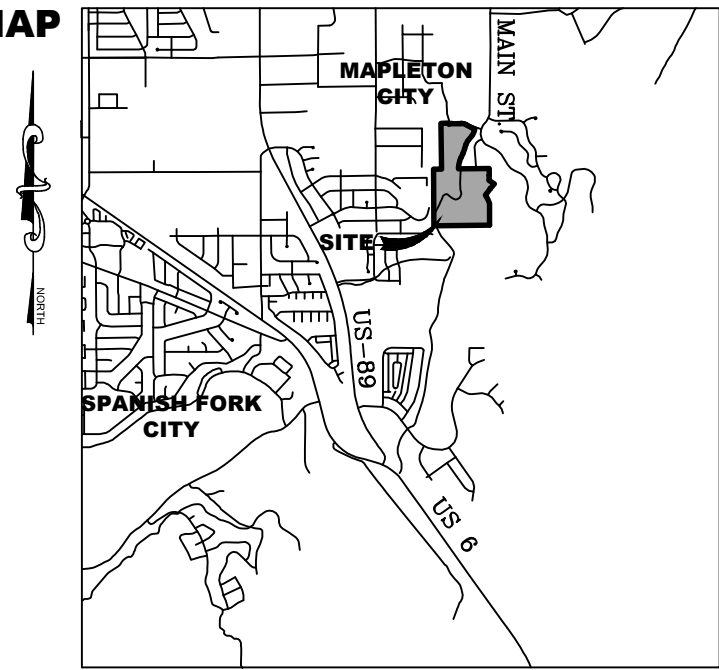
Parkway Trail



THE HOLLOWS - PRELIMINARY
MAPLETON, UTAH



VICINITY MAP



LEI

CIVIL
STRUCTURAL
SURVEY

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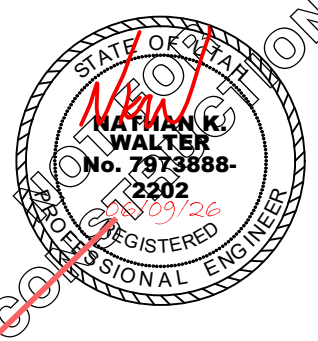


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SHEET 402	HIDDEN CANYON DR. PLAN & PROFILE #2
SHEET 403	HIDDEN CANYON DR. PLAN & PROFILE #3
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SHEET 405	DOVE DR. PLAN & PROFILE #1
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SHEET 407	EAGLE CREST PLAN & PROFILE #1
SHEET 408	EAGLE CREST PLAN & PROFILE #2
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SHEET 414	SOUTH STORM BASIN PLAN & PROFILES
SHEET 601	DETAILS

TABULATIONS

OVERALL AREA:	55.72 ACRES
RIGHT-OF-WAY AREA:	4.91 ACRES (8%)
LOT AREA (63 LOTS):	43.32 ACRES* (78%)
OPEN SPACE:	7.48 ACRES (14%)
OPEN SPACE:	2.69 ACRES
CANAL RIGHT-OF-WAY AREA:	4.79 ACRES
OPEN SPACE PRESERVATION:	0.71 ACRES
* DOES NOT INCLUDE OPEN SPACE PRESERVATION AREA	

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
		CULINARY WATER PIPE
		45" PIPE ELBOW (W)
		22.5" PIPE ELBOW (W)
		11.25" PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
		PRESSURIZED IRRIGATION
		45" PIPE ELBOW (PI)
		22.5" PIPE ELBOW (PI)
		11.25" PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
		STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

MIKE KLAUCK CONSTRUCTION
MIKE KLAUCK (801) 489-8162
ANDY BALL (801) 995-2314

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

THE HOLLOWS PRELIMINARY

THE HOLLOWS - PRELIMINARY

MAPLETON, UTAH

COVER

REVISIONS

1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LEI PROJECT #:

2022-0011

DRAWN BY:

CJ/BAP

DESIGNED BY:

NKW

SCALE:

1"=120'

DATE:

06/09/2026

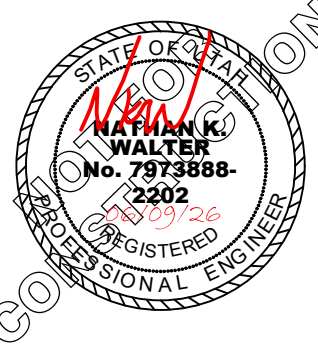
SHEET

COVER



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SURVEY

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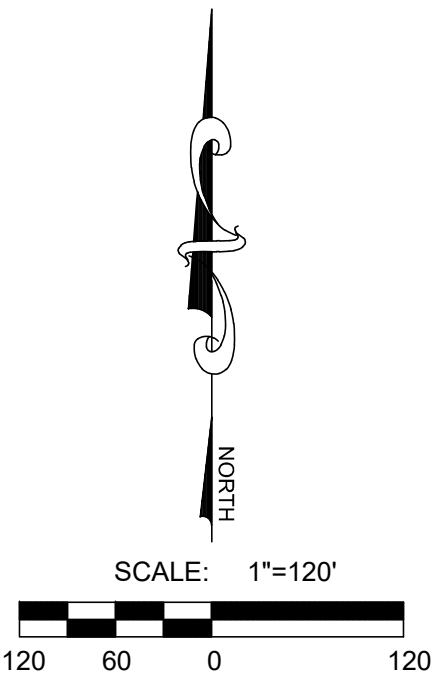


THE HOLLOWES - PRELIMINARY PLAN
MAPLETON, UTAH
PHASING PLAN

REVISIONS	
1	
2	
3	
4	
5	
6	

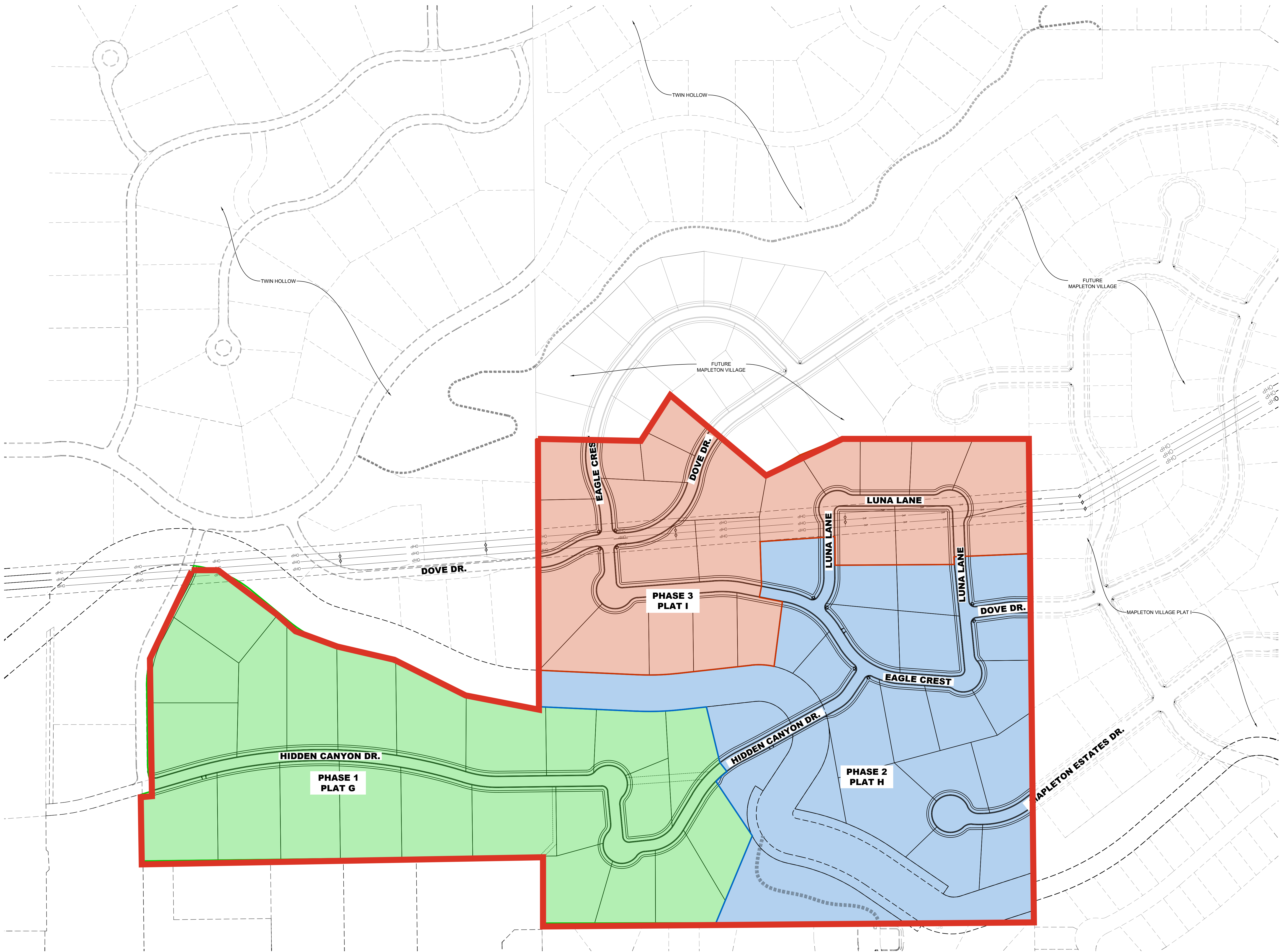
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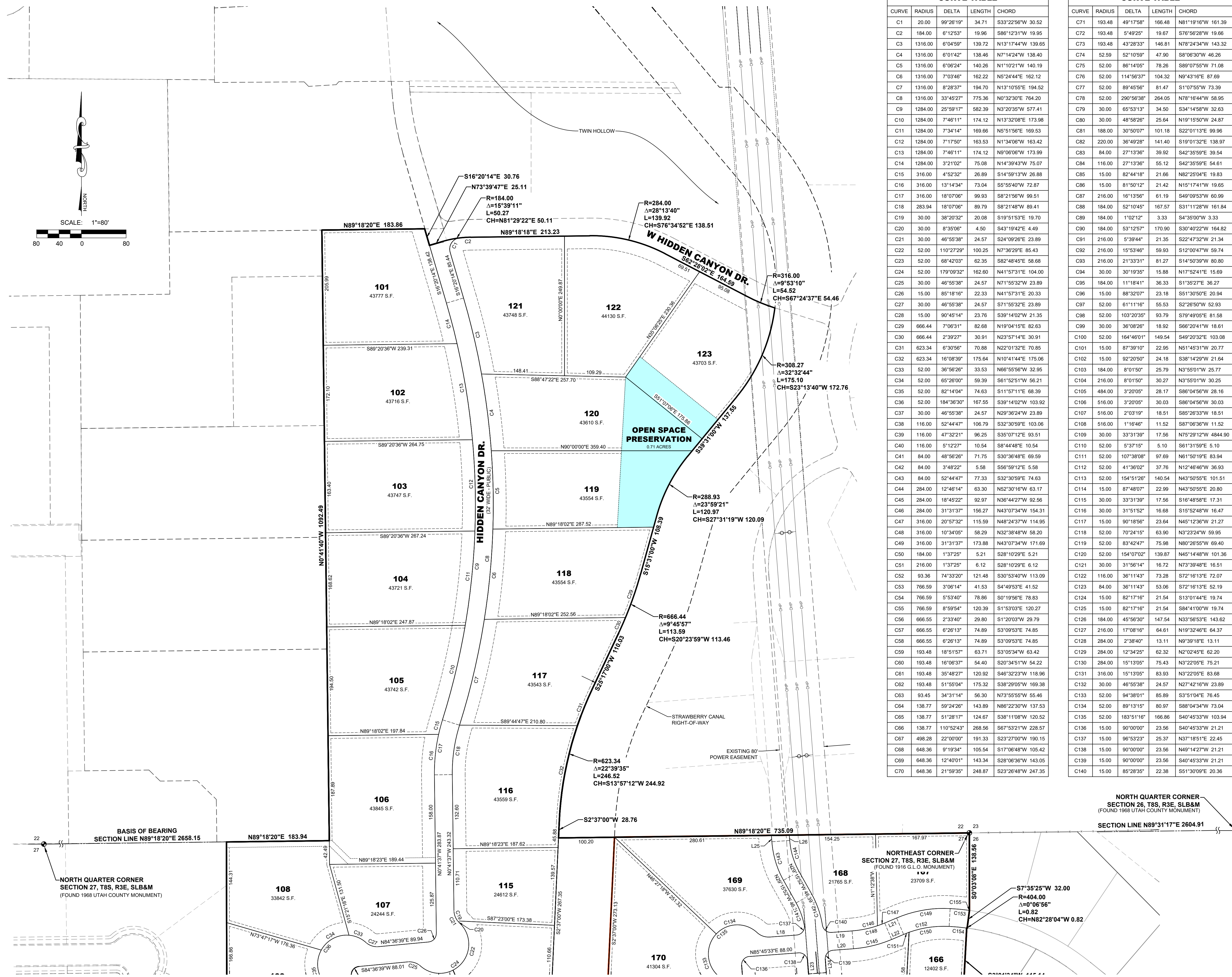
SHEET
100



LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4





CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200	99°26'19"	34.71	S33°22'56"W 30.52
C2	184.00	6°1'25"3	19.96	S86°12'31"W 19.95
C3	1316.00	6°04'59"	139.72	N13°17'44"W 139.65
C4	1316.00	6°01'24"	138.46	N8°14'24"W 138.40
S5	1316.00	6°05'24"	140.26	N11°02'17"W 140.19
S6	1316.00	7°03'46"	162.22	N5°24'44"E 162.12
C7	1316.00	8°28'37"	194.70	N13°10'55"E 194.52
C8	1316.00	33°45'27"	775.36	N0°32'30"E 764.20
S9	1284.00	25°59'17"	582.39	S21°20'35"W 577.41
C10	1284.00	7°46'11"	174.12	N10°06'06"W 173.98
C11	1284.00	7°34'14"	169.66	N5°51'56"E 169.53
C12	1284.00	7°17'50"	163.53	N11°34'06"W 163.42
C13	1284.00	7°46'11"	174.12	N0°06'06"W 173.99
C14	1284.00	3°21'02"	75.08	N14°39'43"W 75.07
C15	316.00	4°52'32"	26.89	S14°59'13"W 26.88
C16	316.00	1°31'43"	73.04	S5°55'40"W 72.87
C17	316.00	18°07'06"	99.93	S8°21'56"W 99.51
C18	283.94	18°07'06"	89.79	S8°21'48"W 89.41
C19	30.00	38°20'34"	20.08	S19°51'53"E 19.70
C20	30.00	8°35'06"	4.50	S41°19'42"E 4.49
C21	30.00	46°55'38"	24.57	S24°09'26"E 23.89
C22	52.00	11°07'27"	100.25	N7°36'29"E 85.43
C23	52.00	68°42'03"	62.35	S82°48'45"E 58.68
C24	52.00	179°09'32"	162.60	N11°57'31"E 104.00
C25	30.00	46°55'38"	24.57	N71°55'32"W 23.89
C26	15.00	85°18'16"	22.33	N11°57'31"E 20.33
C27	30.00	46°55'38"	24.57	S11°55'32"E 23.89
C28	15.00	90°45'14"	23.76	S39°14'02"W 21.35
C29	666.44	7°06'31"	82.68	N19°04'15"E 82.63
C30	666.44	2°39'27"	30.91	N21°36'12"E 30.91
C31	623.34	6°30'56"	70.88	N22°01'32"E 70.85
C32	623.34	16°08'39"	175.64	N10°41'44"E 175.06
C33	52.00	36°56'26"	33.53	N68°55'56"E 32.95
C34	52.00	65°26'00"	59.39	S61°52'51"W 66.31
C35	52.00	84°14'04"	74.63	N11°57'11"E 69.29
C36	52.00	184°36'30"	167.55	S39°14'02"W 103.92
C37	30.00	46°55'38"	24.57	S29°36'24"W 23.89
C38	116.00	52°44'47"	106.79	S32°30'59"E 103.69
C39	116.00	47°32'21"	96.25	S35°07'12"E 93.51
C40	116.00	51°22'27"	105.44	S8°44'48"E 105.54
C41	84.00	48°56'26"	71.75	S30°38'48"W 69.59
C42	84.00	3°48'22"	5.58	S56°59'12"E 5.58
C43	84.00	52°44'47"	77.33	S32°30'59"E 74.63
C44	284.00	12°46'14"	63.30	N52°30'16"W 63.17
C45	284.00	18°45'22"	92.97	N36°44'27"W 92.56
C46	284.00	31°31'37"	156.27	N43°07'34"W 154.91
C47	316.00	20°57'32"	115.59	N48°24'37"W 114.35
C48	316.00	10°34'05"	58.29	N32°38'48"W 58.20
C49	316.00	31°31'37"	173.88	N43°07'34"W 171.69
C50	184.00	1°37'25"	5.21	S28°10'29"E 5.21
C51	216.00	1°37'25"	6.12	S28°10'29"E 6.12
C52	93.36	74°33'20"	121.48	S30°50'49"W 119.59
C53	766.59	3°06'14"	41.53	S41°49'53"E 41.52
C54	766.59	5°53'40"	78.86	S01°59'56"E 78.83
C55	766.59	8°59'54"	120.39	S13°03'03"E 120.27
C56	666.55	2°39'40"	29.80	S11°20'35"W 29.79
C57	666.55	6°26'13"	74.89	S30°09'53"E 74.85
C58	666.55	6°26'13"	74.89	S30°09'53"E 74.85
C59	193.48	18°51'57"	63.71	S31°05'34"W 63.42
C60	193.48	16°06'37"	54.40	S20°34'51"W 54.22
C61	193.48	35°48'27"	84.36	S46°32'23"W 81.96
C62	193.48	51°55'04"	175.32	S38°29'05"W 169.38
C63	93.45	34°31'14"	56.30	S73°55'55"W 55.63
C64	138.77	59°24'26"	143.89	N86°22'30"W 137.54
C65	138.77	51°28'17"	124.67	S38°11'08"W 120.52
C66	138.77	11°02'54"	268.56	S67°53'21"W 228.17
C67	498.28	22°00'49"	191.33	S23°27'00"W 190.55
C68	648.36	9°19'34"	105.54	S17°06'48"W 105.42
C69	648.36	12°40'11"	143.34	S28°06'36"W 143.05
C70	648.36	21°59'35"	248.87	S23°26'48"W 247.05

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C71	193.48	49°17'58"	166.48	N81°19'16"W 161.39
C72	193.48	5°49'25"	19.67	S76°56'28"W 19.66
C73	193.48	43°28'33"	146.81	N78°24'34"W 143.32
C74	52.59	52°10'59"	47.86	S8°06'30"W 46.26
C75	52.00	86°14'05"	79.20	S89°07'55"W 71.08
C76	52.00	114°56'37"	104.32	N42°16'16"E 87.69
C77	52.00	89°45'58"	81.37	S10°7'55"W 73.39
C78	52.00	290°56'38"	264.05	N78°16'44"W 58.95
C79	30.00	65°53'13"	35.50	S34°14'58"W 32.63
C80	30.00	48°58'26"	25.64	N19°15'50"W 24.87
C81	188.00	30°50'07"	101.18	S22°01'13"E 99.96
C82	220.00	36°49'28"	141.40	S19°01'32"E 138.97
C83	84.00	27°13'36"	39.92	S42°35'59"E 39.54
C84	116.00	27°13'36"	55.12	S42°35'59"E 54.61
C85	15.00	82°44'18"	21.66	N82°25'04"E 21.66
C86	15.00	81°50'12"	21.62	N15°17'41"W 19.65
C87	216.00	16°13'56"	61.19	S49°09'33"W 60.99
C88	184.00	52°10'45"	167.57	S31°11'28"W 161.84
C89	184.00	1°02'12"	3.33	S43°00'00"W 3.33
C90	184.00	53°12'57"	170.90	S30°42'32"W 164.82
C91	216.00	5°39'44"	20.35	S22°47'22"W 18.31
C92	216.00	15°52'46"	59.93	S12°00'47"W 59.74
C93	216.00	21°33'31"	81.27	S14°50'39"W 80.80
C94	30.00	30°19'35"	15.88	N17°52'11"E 15.69
C95	184.00	11°18'41"	36.33	S1°35'27"E 36.27
C96	15.00	88°32'07"	23.18	S51°30'50"E 20.94
C97	52.00	61°11'16"	55.53	S2°26'50"W 52.93
C98	52.00	103°20'35"	93.79	S79°49'05"E 81.58
C99	30.00	36°08'26"	18.62	S66°20'13"W 18.61
C100	52.00	164°46'01"	149.54	S49°20'32"E 103.08
C101	15.00	87°39'10"	22.95	N51°45'31"W 20.77
C102	15.00	92°05'50"	24.18	N38°14'29"W 21.64
C103	184.00	8°01'50"	25.79	S35°50'11"W 25.77
C104	216.00	8°01'50"	30.27	N35°50'11"W 30.25
C105	484.00	3°20'05"	28.17	S86°04'56"W 28.16
C106	516.00	3°20'05"	30.03	S86°04'56"W 30.03
C107	516.00	2°03'19"	16.51	S85°26'33"W 16.51
C108	516.00	1°16'46"	11.52	S87°06'36"W 11.52
C109	30.00	33°31'39"	17.56	N75°29'12"W 484.90
C110	52.00	5°37'15"	9.10	S61°15'59"E 5.10
C111	52.00	107°38'08"	97.69	N61°50'19"E 83.94
C112	52.00	41°36'02"	37.76	N12°46'46"W 36.93
C113	52.00	154°51'26"	140.54	N34°50'55"E 101.51
C114	15.00	87°48'07"	22.99	N45°50'55"E 20.80
C115	30.00	33°31'39"	17.56	S16°48'58"E 17.31
C116	30.00	31°15'12"	16.68	N15°52'48"W 16.47
C117	15.00	90°18'56"	23.64	N45°12'36"W 21.27
C118	52.00	70°24'15"	63.90	N3°23'24"W 59.95
C119	52.00	83°42'47"	75.98	N80°26'55"W 69.40
C120	52.00	154°07'02"	139.87	N44°50'16"W 101.36
C121	30.00	31°56'14"	16.72	N37°39'48"E 16.51
C122	116.00	36°11'43"	73.28	S72°16'13"E 72.07
C123	84.00	36°11'43"	53.06	S76°16'13"E 51.19
C124	15.00	82°17'16"	21.54	S13°01'14"E 19.74
C125	15.00	82°17'16"	21.54	S84°41'00"W 19.74
C126	184.00	45°56'30"	147.54	S33°56'35"E 143.62
C127	216.00	17°08'16"	64.61	S19°32'46"E 64.37
C128	284.00	2°38'40"	13.11	N9°39'16"E 13.11
C129	284.00	12°34'25"	62.32	N2°02'45"E 62.20
C130	284.00	15°13'05"	75.43	S23°20'05"E 75.21
C131	216.00	15°13'05"	83.93	N23°20'05"E 83.68
C132	30.00	46°55'38"	24.57	N27°42'16"W 23.89
C133	52.00	94°38'01"	86.89	S3°10'4"E 76.45
C134	52.00	89°13'31"	80.97	S88°04'34"W 73.04
C135	52.00	183°51'16"	166.86	S40°45'33"W 103.94
C136	15.00	90°00'00"	23.56	S40°45'33"W 21.21
C137	15.00	96°52'23"	25.37	S37°18'51"E 22.45
C138	15.00	90°00'00"	23.56	N49°147'23"W 21.21
C139	15.00	90°00'00"	23.56	S40°45'33"W 21.21
C140	15.00	85°28'35"	22.38	S51°30'09"E 20.36

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C141	134.00	18°08'02"	42.41	N20°11'51"W 42.23
C142	166.00	20°30'00"	59.39	N19°05'52"W 59.08
C143	166.00	25°01'31"	72.50	S16°45'07"E 71.93
C144	134.00	25°01'31"	58.53	S16°45'07"E 58.06
C145	216.00	18°43'50"	70.61	N7°23'38"E 70.30
C146	184.00	14°25'40"	46.33	N87°32'43"E 46.21
C147	184.00	4°18'10"	13.62	N69°10'48"E 13.81
C148	184.00	18°43'50"	60.15	N7°23'38"E 59.88
C149	216.00	25°59'14"	97.97	S80°01'20"W 97.53
C150	184.00	22°44'00"	73.01	S81°38'57"W 72.13
C151	184.00	3°15'14"	10.45	S88°39'20"W 10.45
C152	184.00	25°59'14"	83.46	S80°01'20"W 82.74
C153	436.00	4°30'15"	32.47	N48°43'56"W 32.47
C154	404.00	4°27'32"	31.44	N84°45'18"W 31.43
C155	436.00	0°04'14"	0.54	N82°26'42"W 0.54
C156	290.00	29°07'36"	146.24	N69°59'16"W 145.84
C157	290.00	16°10'47"	81.89	N59°11'25"W 81.62
C158	290.00	12°16'16"	62.11	N73°24'56"W 61.30
C159	258.00	29°15'13"	131.73	N64°55'27"W 130.39
C160	184.00	4°30'03"	14.45	S77°18'02"E 14.45
C161	216.00	34°35'12"	130.39	S62°15'28"E 128.42
C162	216.00	75°18'37"	283.91	S41°53'45"E 263.91
C163	216.00	40°43'25"	153.52	S24°36'09"E 150.31
C164	184.00	70°18'33"	241.85	S41°53'45"E 224.81
C165	184.00	70°48'37"	227.40	S39°38'44"E 213.20
C166	216.00	5°50'11"	22.00	S218°17'21"W 21.99
C167	184.00	1°55'10"	6.16	S0°20'46"W 6.16
C168	188.00	5°59'20"	19.65	S33°36'29"E 19.64

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S6°08'35"E	57.85
L2	S6°08'35"E	19.23
L3	S27°21'46"E	60.63
L4	S27°21'46"E	60.82
L5	N33°19'43"E	25.01
L6	S12°27'00"W	41.10
L7	N55°33'00"W	25.01
L8	N0°36'48"W	7.05
L9	N0°36'48"W	7.05
L10	N37°26'16"W	9.01
L11	N37°26'16"W	32.95
L12	S56°12'47"E	56.50
L13	S56°12'47"E	56.01
L14	S57°16'51"E	52.93
L15	N57°16'51"E	52.93
L16	S0°05'54"W	42.14
L17	S0°05'54"W	41.73
L18	N85°45'33"E	37.21
L19	N85°45'33"E	37.21
L20	N85°45'33"E	36.65
L21	S67°01'43"W	23.23
L22	N67°01'43"W	23.23
L23	S4°14'27"E	23.99
L24	S4°14'27"E	23.99
L25	N4°14'21"W	11.58
L26	N4°14'21"W	9.60

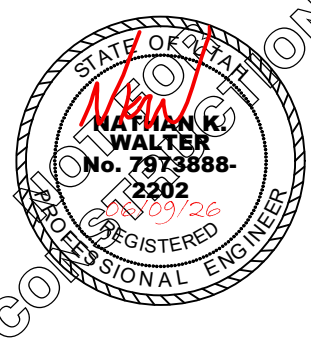
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DRAWN BY:	CJ/BAP
DESIGNED BY:	NKW
SCALE:	1"=80'
DATE:	06/09/2026
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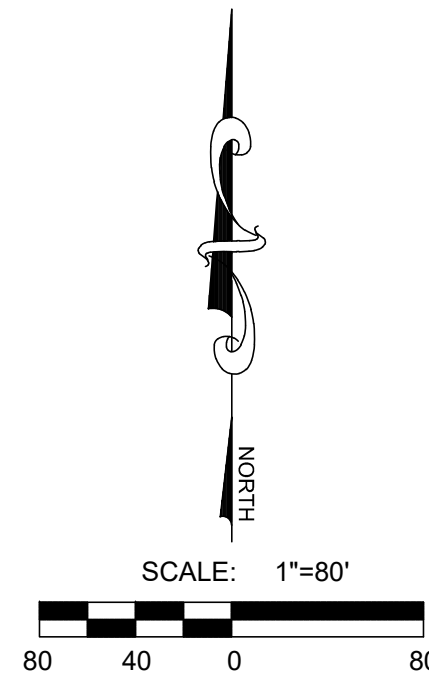
THE HOLLOWES - PRELIMINARY
MAPLETON, UTAH
LOT LAYOUT #2

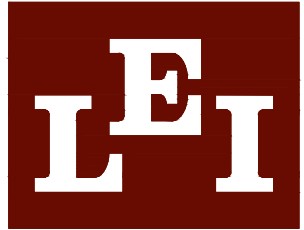
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THE HOLLOWES- PRELIMINARY PLAN
MAPLETON, UTAH
DETAILS

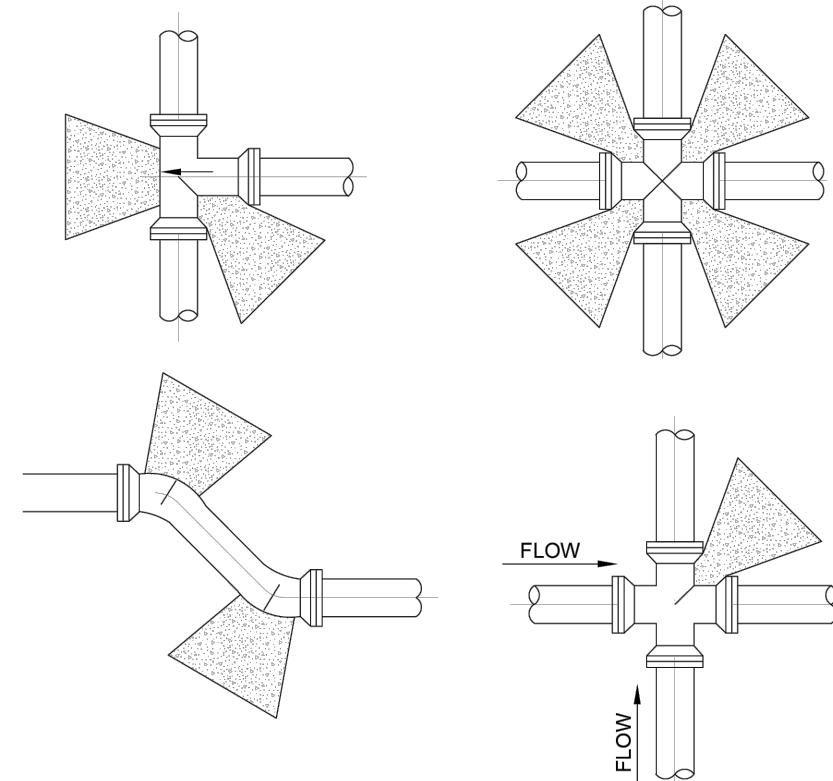
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2022-0011
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NKW
SCALE:
N.T.S.
DATE:
06/09/2026

SHEET

601

THRUST BLOCK MINIMUM BEARING AREA IN SQUARE FEET					
SIZE OF PIPE	TEES VALVES FLUGS	90° BEND	45° BEND	22.5° BEND	11.25° BEND
4"	2	3	2	2	2
6"	4	5.5	3	1.5	1
8"	6.5	9.5	5	2.75	1.5
12"	14	20	11	5.5	3
14"	19	26.5	14.5	7.5	4
18"	26	43	23.5	12	11

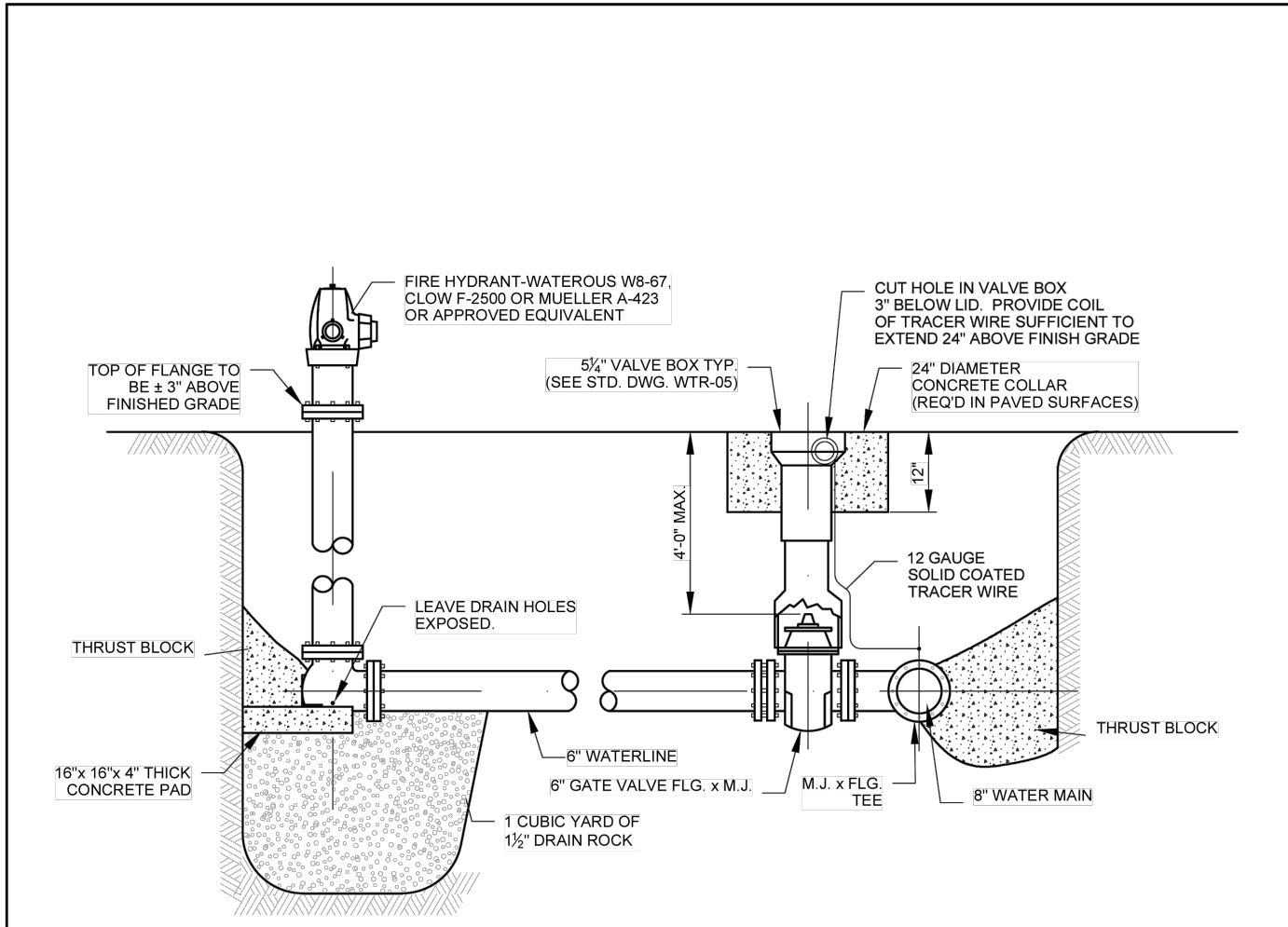


- THRUST BLOCK NOTES:**
- INSPECTION: PRIOR TO BACKFILLING AROUND THRUST BLOCK, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
 - BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 33 05 20.
 - CONCRETE: CLASS 3,000 MINIMUM PER APWA 03 30 04. POUR CONCRETE AGAINST UNDISTURBED SOIL.
 - PIPE JOINTS: DO NOT COVER WITH CONCRETE. LEAVE COMPLETELY ACCESSIBLE.
 - GREASE: APPLY POLY-FM GREASE TO ALL BURIED METAL SURFACES. WRAP WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE WRAP.
 - SPECIAL CONSTRUCTION REQUIREMENTS:
A. THRUST DESIGN FOR PIPE SIZES OR CONFIGURATIONS NOT SHOWN REQUIRE SPECIAL DESIGN.
B. BEARING AREAS, VOLUMES, AND SPECIAL THRUST BLOCKING DETAILS SHOWN ON DRAWINGS TAKE PRECEDENCE OVER THIS PLAN.
C. REINFORCING STEEL BARS TO BE EPOXY COATED AT LEAST 15 MILS THICK. MINIMUM STRESS YIELD STRENGTH OF THE DOWN BARS IS 70,000 PSI.
D. LOCKING RESTRAINTS DEVICES WILL BE USED ON ALL MJ FITTINGS IN CONJUNCTION WITH CONCRETE THRUST BLOCKING.



MAPLETON STANDARD PLANS
THRUST BLOCKS

STD. PLAN NO.
M-561
Sheet 1 of 1

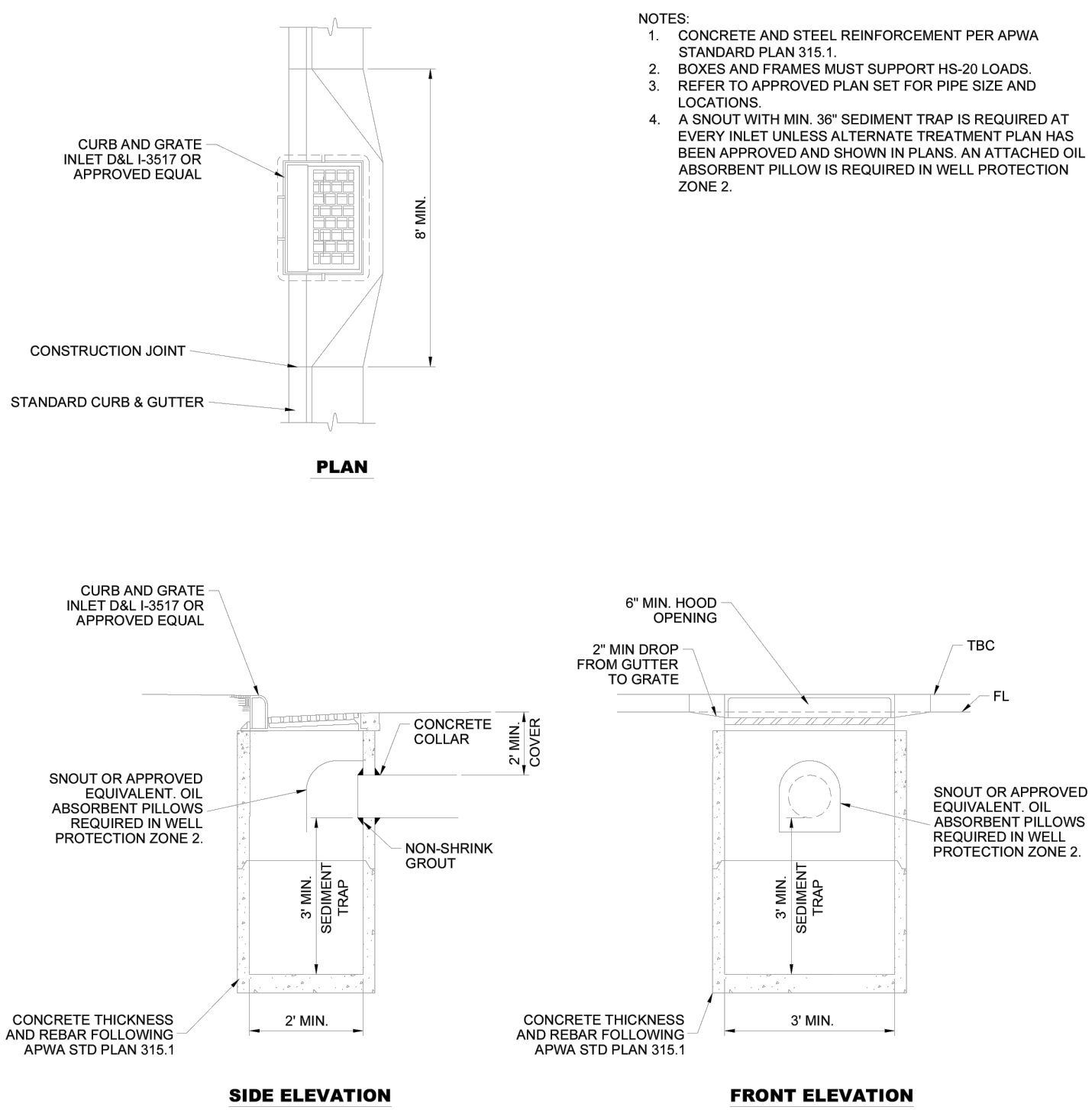


- FIRE HYDRANT NOTES:**
- IF VALVE NUT IS MORE THAN 4" BELOW THE VALVE COVER A VALVE RISER WILL BE REQUIRED TO MEET THE 4" REQUIREMENT.
 - ALL COMPONENTS AND CONSTRUCTION SHALL COMPLY WITH THE MOST CURRENT VERSION OF UTAH ADMINISTRATIVE RULE R-309-550.
 - WATER MAIN AND WATER LINE SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF AWWA C900 (BLUE) OR DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF AWWA C151.
 - ALL COMPRESSION COUPLINGS, MECHANICAL JOINTS, FLANGED JOINTS, AND VALVES EXPOSED TO SOIL SHALL BE WRAPPED WITH 8 MIL THICK POLYETHYLENE FILM.
 - ALL FITTINGS SHALL BE DUCTILE IRON FOR EITHER PVC OR DUCTILE IRON PIPE. NO PLASTIC FITTINGS ALLOWED.



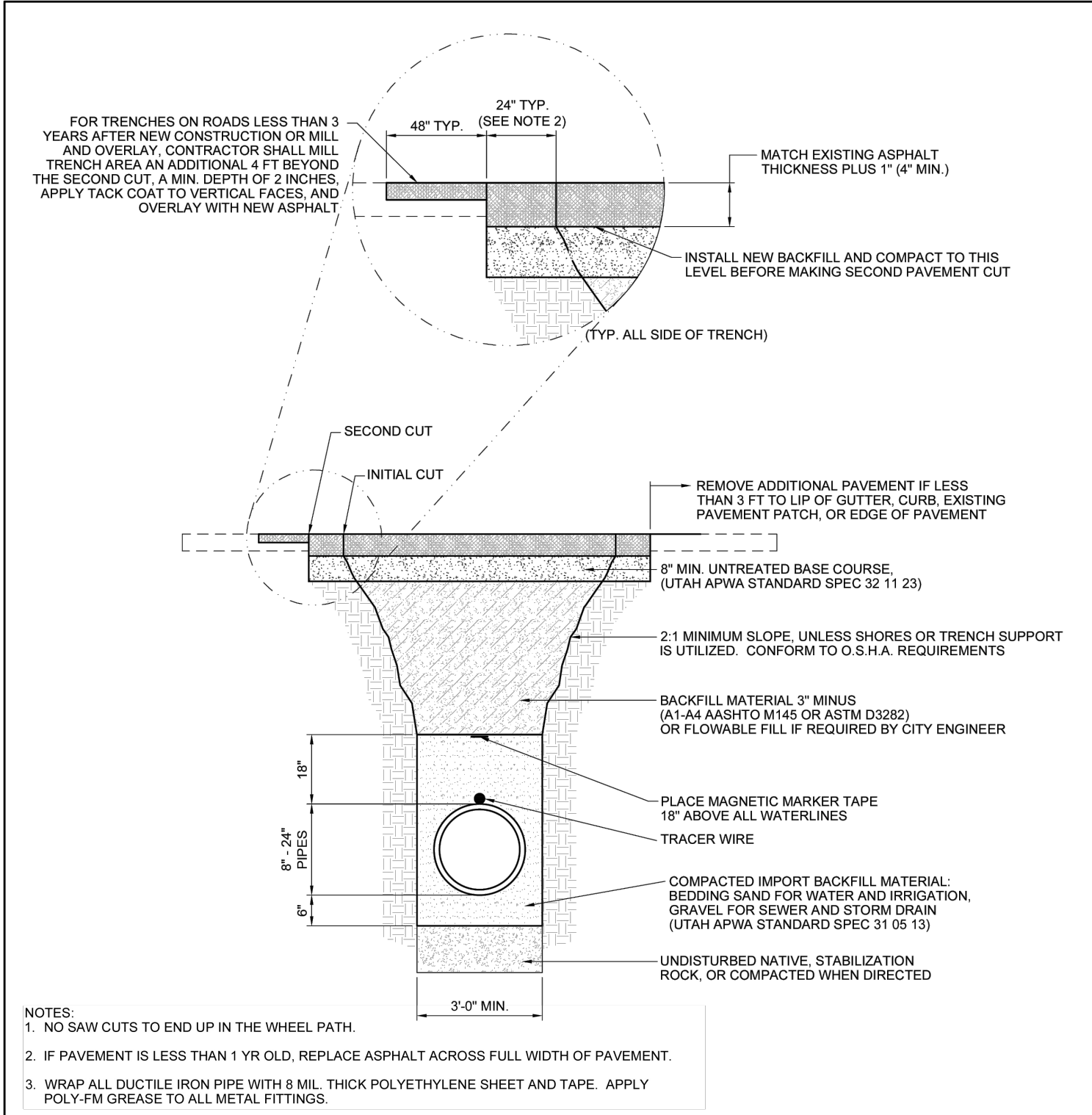
MAPLETON STANDARD PLANS
FIRE HYDRANT CONNECTION WITH
VALVE IN STREET

STD. PLAN NO.
M-511
Sheet 1 of 1



MAPLETON STANDARD PLANS
CATCH BASIN
SINGLE GRATE

STD. PLAN NO.
M-315.1
Sheet 1 of 1

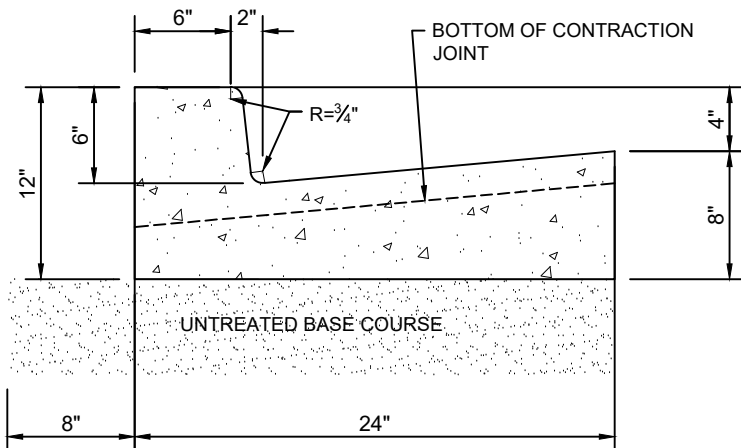


- NOTES:**
- NO SAW CUTS TO END UP IN THE WHEEL PATH.
 - IF PAVEMENT IS LESS THAN 1 YR OLD, REPLACE ASPHALT ACROSS FULL WIDTH OF PAVEMENT.
 - WRAP ALL DUCTILE IRON PIPE WITH 8 MIL THICK POLYETHYLENE SHEET AND TAPE. APPLY POLY-FM GREASE TO ALL METAL FITTINGS.



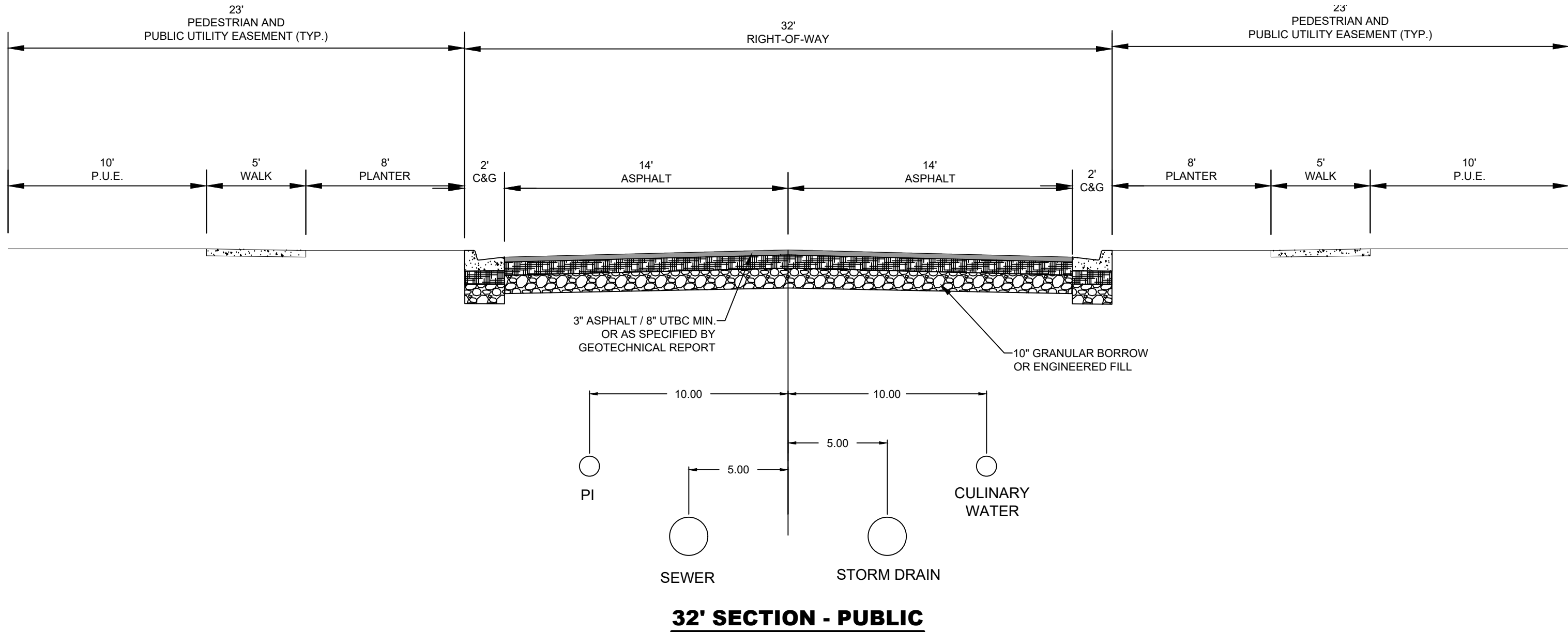
MAPLETON STANDARD PLANS
TRENCH CROSS SECTION

STD. PLAN NO.
M-255
Sheet 1 of 1



24" HIGH BACK FLOW CURB & GUTTER

1 CURB & GUTTER DETAILS



32' SECTION - PUBLIC

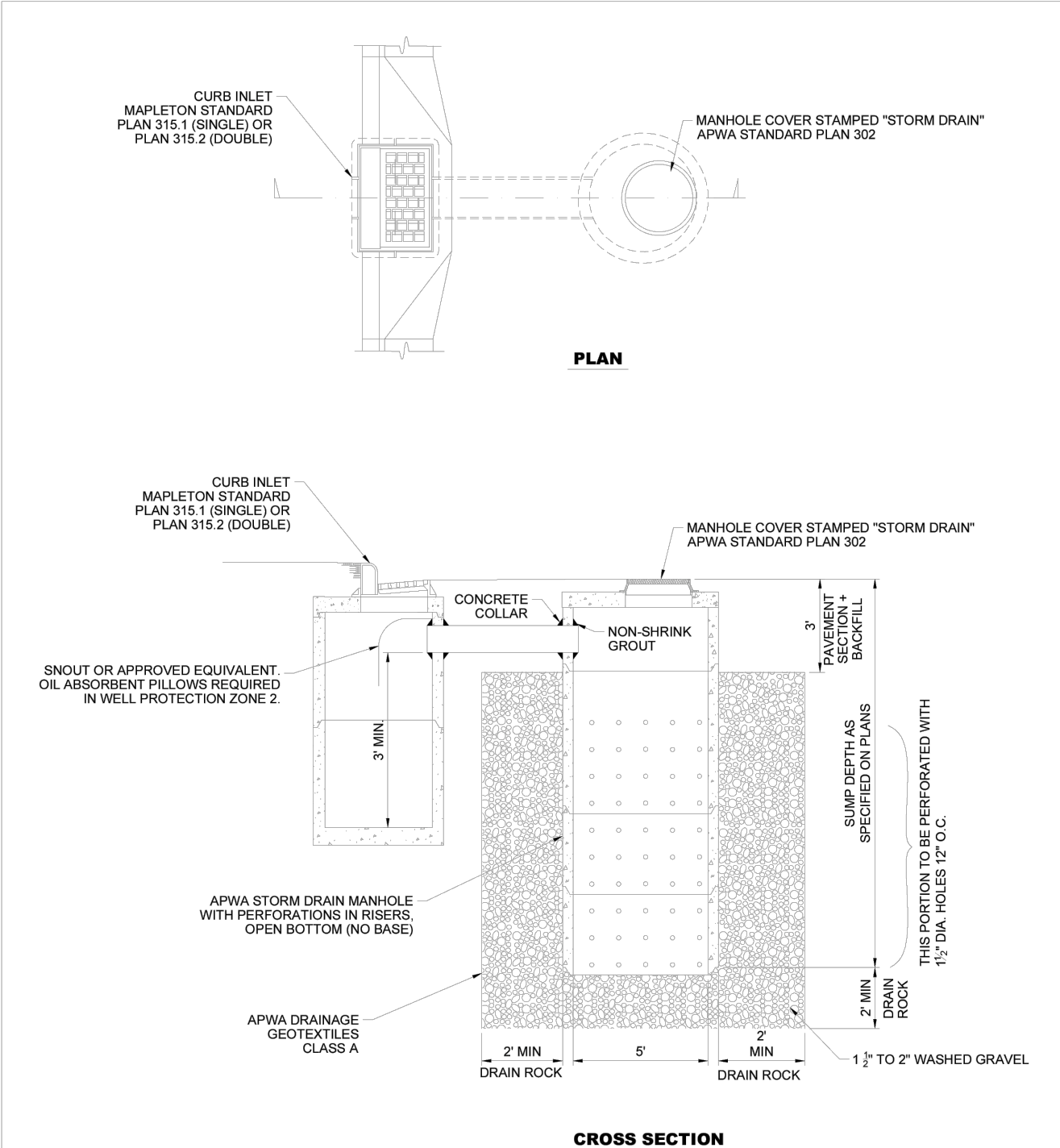
1 CROSS SECTION DETAILS

- VALVE NOTES:**
- ALL WORK MUST BE INSPECTED AND APPROVED BY MAPLETON CITY PRIOR TO BACKFILL.
 - ALL VALVES INSTALLED IN TRAFFIC AREAS REQUIRE THE INSTALLATION OF TRAFFIC LIDS.
 - SUBSTITUTIONS TO BE APPROVED AND ACCEPTED BY MAPLETON CITY PRIOR TO INSTALLATION.
 - VALVE BOXES TO BE CENTERED OVER VALVE OPERATING NUT.
 - GATE VALVES MAXIMUM SIZE OF 8 INCHES. GATE VALVES TO BE IN ACCORDANCE WITH AWWA C206. RESILIENT SEAT WEDGE GATE VALVES, PARALLEL SEAT TAPPING VALVES OR GATE VALVES ARE REQUIRED. RESILIENT SEAT TAPPING VALVES MAY BE INSTALLED WITH PRIOR MAPLETON CITY APPROVAL.
 - BUTTERFLY VALVES TO BE IN ACCORDANCE WITH AWWA C204.
 - INSURE THAT THERE IS NO DIRECT CONTACT BETWEEN CONCRETE SUPPORT AND THE ADJUSTABLE 2" PRICE CAST IRON VALVE BOX. PROVIDE 2" CLEARANCE PER DETAIL.
 - ALL WORK AND MATERIALS INSTALLED TO BE IN ACCORDANCE WITH MAPLETON CITY AND THE MOST CURRENT VERSION OF UTAH ADMINISTRATIVE RULE R-309-550.
 - STEM EXTENSION FINISH SHALL BE HOT DIP GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A-123.



MAPLETON STANDARD PLANS
WATER VALVE

STD. PLAN NO.
M-574
Sheet 1 of 1



MAPLETON STANDARD PLANS
INFILTRATION SUMP

STD. PLAN NO.
M-363
Sheet 1 of 1