

Planning Commission Staff Report

June 13, 2019

Item 7

Applicant: Mike Klauck,
Presidio LLC

Location: South Main

Prepared by: Sean Conroy,
Community Development

Director

Public Hearing: N

Zone: A-2 Zone

Attachments:

1. Application
information.

REQUEST

Consideration of a plat to extend the Main Street Right-of-way from approximately 2100 S to approximately 2800 S.

BACKGROUND AND PROJECT DESCRIPTION

Main Street currently terminates at approximately 2100 South. The City's Transportation Master Plan envisions Main Street extending south and connecting with the Twin Hollow and Mapleton Village master planned projects. Phase one of the Twin Hollow project is currently under construction.

The applicants are proposing to extend Main Street from its current location at 2100 South to approximately 2800 South where it would connect with the Twin Hollow subdivision. The extension is approximately 2000 feet in length and crosses the property of two property owners, both of which are supportive of the extension. The extension will also cross the Mapleton/Springville Lateral Pipeline operated by the Central Utah Water Conservation District and the City's Parkway Trail.

EVALUATION

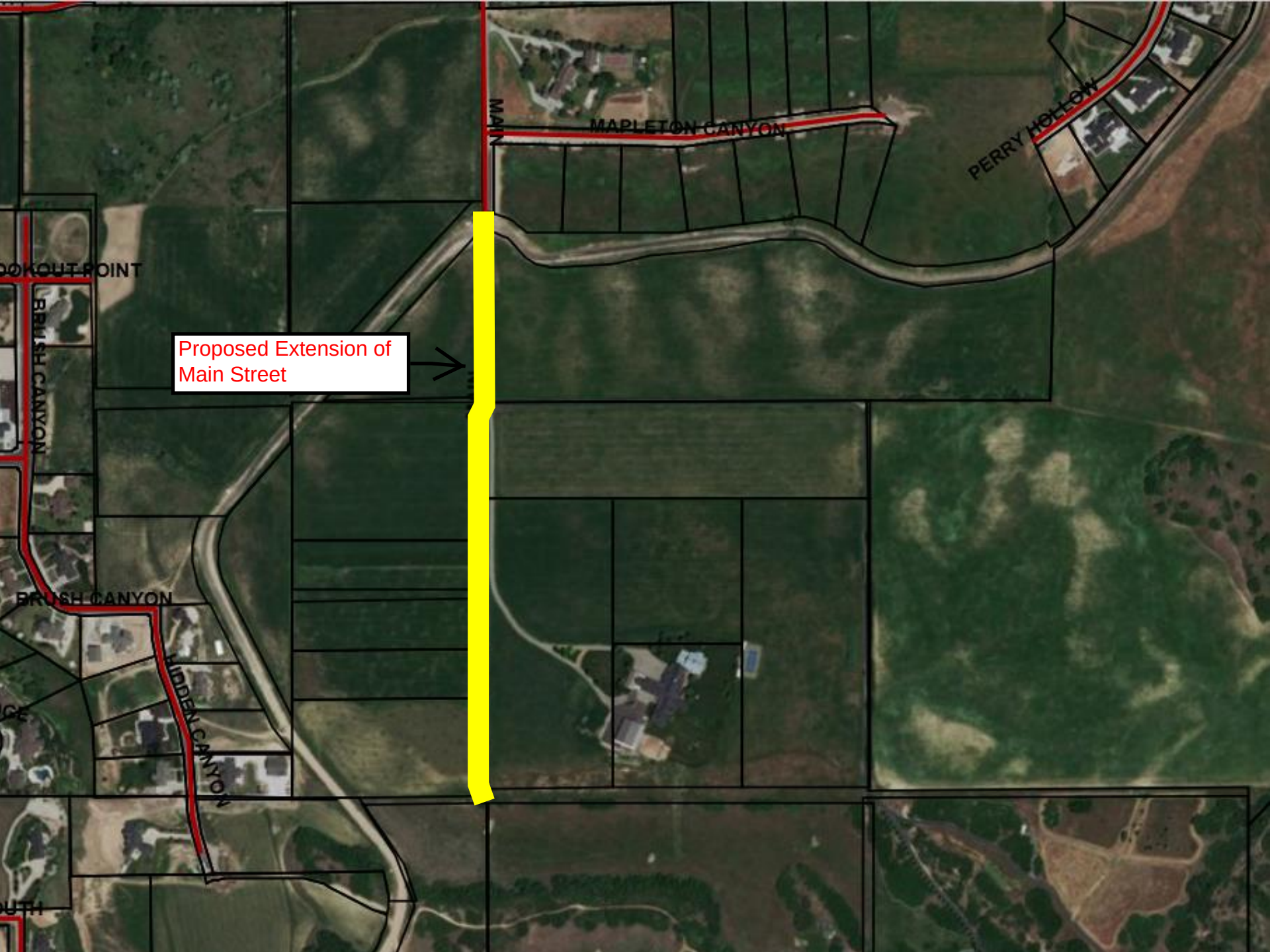
Mapleton City Code (MCC) Chapter 13.20.030 states that the Planning Commission shall review any request to extend a public road and make a recommendation to the City Council. The proposed extension is consistent with the Transportation Master Plan, will provide a secondary access to the Twin Hollow and Mapleton Village projects and will provide access to lots that currently have none.

RECOMMENDATION

Recommend approval of the right-of-way plat to the City Council with the attached special conditions.

SPECIAL CONDITIONS

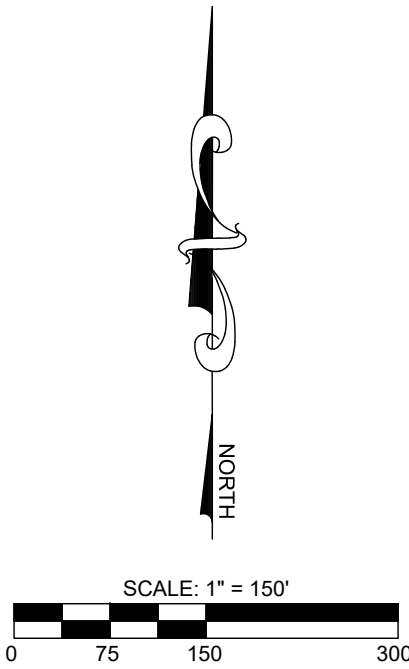
1. Final construction drawings shall be approved by the Development Review Committee prior to construction.
2. The applicant shall obtain any approvals required by the Bureau of Reclamation for the crossing of the Mapleton/Springville Lateral Pipeline.



Proposed Extension of
Main Street

MAIN STREET EXTENSION

MAPLETON VILLAGE/ TWIN HOLLOW



VICINITY MAP

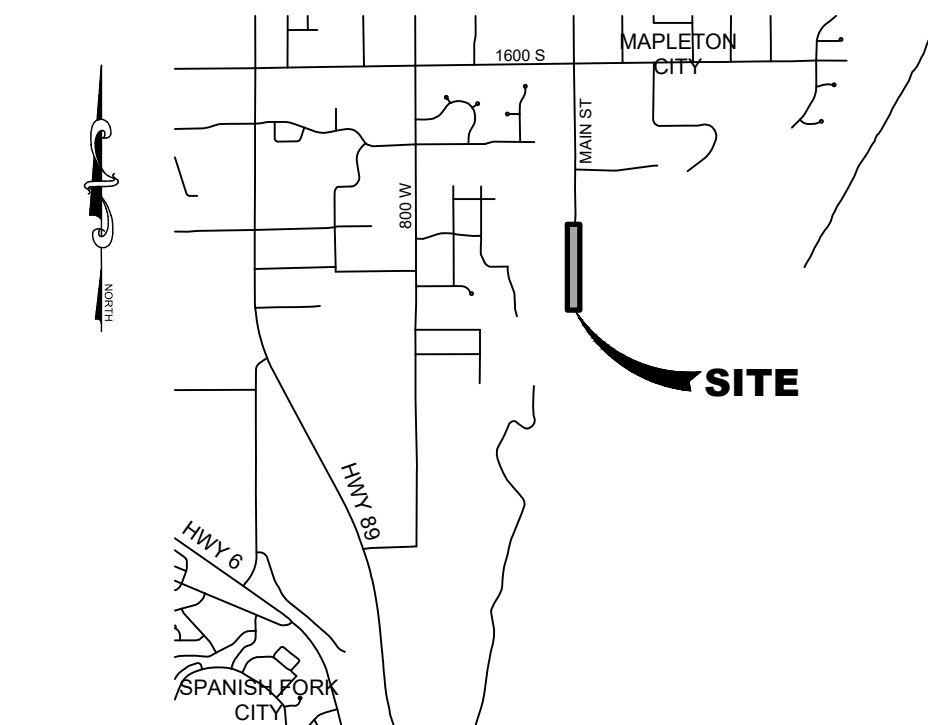


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TABULATIONS

TOTAL AREA:	2.17 ACRES
STREET AREA:	2.17 ACRES
ASPHALT AREA:	84,631 S.F.

GENERAL NOTES

1. AN EXCAVATION PERMIT, AVAILABLE ONLINE AT WWW.MAPLETON.ORG WILL BE REQUIRED FOR ALL WORK PERFORMED IN THE CITY RIGHT-OF-WAY.
2. ALL UTILITY CROSSINGS WILL BE MARKED WITH ETCHINGS IN THE BACK OF CURB.
3. FOLLOW APWA STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE IDENTIFIED IN THE MAPLETON CITY SUPPLEMENT TO APWA STANDARDS AND SPECIFICATIONS AVAILABLE ONLINE AT WWW.MAPLETON.ORG.
4. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PERMIT WILL BE REQUIRED. PLEASE CONTACT JD SHEPHERD AT MAPLETON CITY PUBLIC WORKS WITH QUESTIONS.
5. ELECTRONIC AS-BUILT DRAWINGS OF ALL UTILITY CONNECTIONS AND APPURTENANCES WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL INSPECTION.
6. THE SUBDIVISION IMPROVEMENTS WERE SUBMITTED TO RB&G ENGINEERING AND ADDED INTO THE CITY'S WATER MODEL.
7. ANY WORK ON MAPLETON IRRIGATION COMPANY DITCHES WILL BE APPROVED BY THE IRRIGATION COMPANY.
8. ANY WORK ON DRY UTILITIES INCLUDING BUT NOT LIMITED TO POWER, GAS, AND COMMUNICATIONS WILL BE COORDINATED AND APPROVED BY THE RELEVANT UTILITY COMPANY AND MUST BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT.
9. CONCRETE COLLARS WILL BE REQUIRED ON ALL VALVES AND MANHOLES IN THE ROADWAY.
10. PLEASE ENSURE 10' SEPARATION BETWEEN CULINARY WATER AND SANITARY SEWER LINES.
11. A MAINTENANCE PLAN AND AGREEMENT WILL BE REQUIRED AND RECORDED FOR ALL STORM DRAIN RETENTION BASINS.
12. IF CONSTRUCTION REQUIRES THE REMOVAL OF OR RESULTS IN DAMAGE TO ANY EXISTING FENCES TO REMAIN DURING CONSTRUCTION, THE FENCES MUST BE REPLACED BEFORE THE FINAL DEVELOPMENT INSPECTION CAN BE COMPLETED.
13. CLEARING AND GRUBBING WILL BE REQUIRED ON SITE.
14. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
15. ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
16. CONCRETE COLLARS TO BE PLACED ON ALL MANHOLES & WATER VALVES.
17. ALL CULINARY WATER LINES TO BE D.I. CLASS 350 W/POLY WRAP WITH TRACE WIRE.
18. ALL PI LINES TO BE C900/C905 SDR-18 PVC WITH TRACE WIRE.
19. ALL SEWER LINES TO BE SDR35 PVC OR D.I. CLASS 250.
20. CONTRACTOR TO FOLLOW RECOMMENDATIONS AS PER GEOTECHNICAL REPORT.
21. DRIVEWAY APPROACHES TO BE COORDINATED WITH DEVELOPER FOR LOTS WITH STORM DRAIN INLETS TO ENSURE PROPER HOME ORIENTATION & ELIMINATE DRIVEWAY CONFLICTS.
22. ALL EXISTING INTERIOR FENCES TO BE REMOVED.
23. STORM DRAIN RUNOFF TO BE COLLECTED USING A FILL & SPILL SUMP SYSTEM.
24. CONTRACTOR TO VERIFY ALL EXISTING UTILITY SIZES & ELEVATIONS PRIOR TO CONSTRUCTION.
25. CENTERLINE IN PLAN & PROFILE SHEETS HAS BEEN OMITTED FOR CLARITY.
26. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER FOR PLACEMENT OF LIGHTS & RELOCATION OF NECESSARY POWER POLES.
27. GRANULAR BORROW IS REQUIRED FOR ALL FILL TRENCHES AND ROADWAYS (A-1-a, A-1-b, A-2-b, & A-3).
28. ALL CURB INLETS TO SUMPS SHALL BE 4x4 BOXES W/SNOUT PRETREATMENT OR EQUIVALENT. SEE DETAIL 3, SHEET 13.
29. AS-BUILTS MUST BE COLLECTED ELECTRONICALLY USING GPS OR OTHER SURVEY GRADE EQUIPMENT DURING CONSTRUCTION AND PRIOR TO BACKFILL. ALL APPURTENANCES INCLUDING TEES, BENDS, CROSSES, HOT TAPS ETC. MUST BE COLLECTED. SURFACE FEATURES SUCH AS MANHOLES, VALVE LIDS, WATER METERS, SEWER LATERALS ETC MUST ALSO BE COLLECTED. AS-BUILT DATA WILL BE DELIVERED TO THE CITY IN EITHER GIS OR AUTOCAD FORMAT PRIOR TO PASSING FINAL INSPECTION.
30. CONTRACTOR TO COORDINATE WITH CUWCD IF EXISTING CONDUITS WERE NOT INSTALLED. CONTRACTOR TO NOTIFY CUWCD OF CONSTRUCTION TIMELINE AND PREPARE NECESSARY PERMITS FOR ENCROACHMENT.

LEGEND

		PROPOSED	
EXISTING	WATER METER	6" WATER MAIN	—W—
	WATER	8" WATER MAIN	—W—
	WATER VALVE	10" WATER MAIN	—W—
	FIRE HYDRANT	WATER VALVE	—W—
	SEWER	AIR/VAC VALVE	—W—
	SEWER MANHOLE	DRAIN VALVE	—W—
	STORM DRAIN	FIRE HYDRANT	—W—
	STORM DRAIN MANHOLE	SEWER	—W—
	STORM DRAIN CURB INLET	SEWER MANHOLE	—W—
	FENCE	STORM DRAIN	—W—
		STORM DRAIN MANHOLE	—W—
		STORM DRAIN CURB INLET	—W—
		EXISTING GATE VALVE	—W—

DEVELOPER / OWNER

MAPLETON VILLAGE
TWIN HOLLOW

ENGINEER

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

PROJECT NAME

MAIN STREET EXTENSION

LEI

A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



MAIN STREET EXTENSION

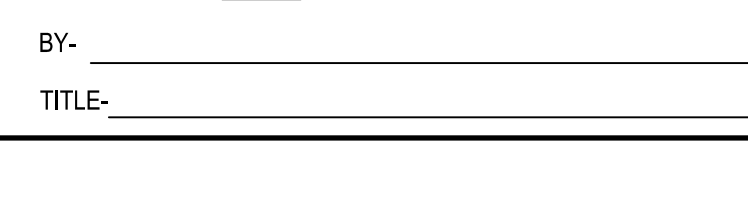
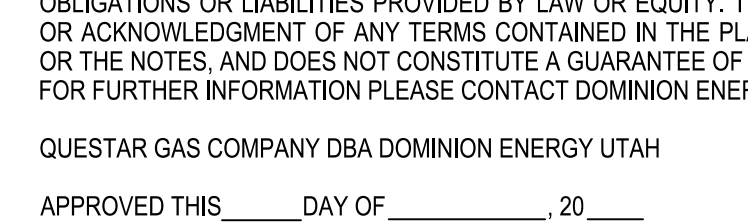
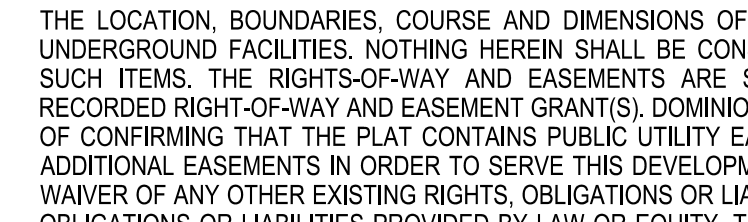
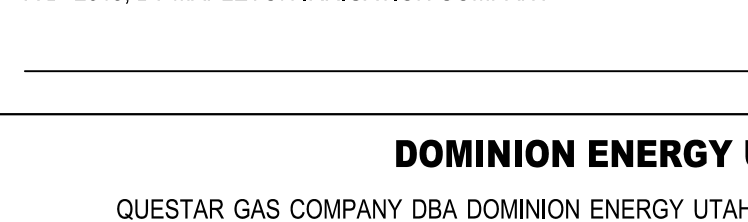
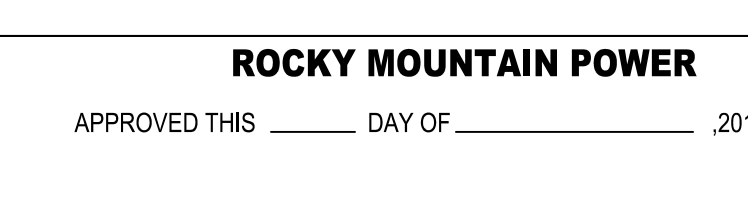
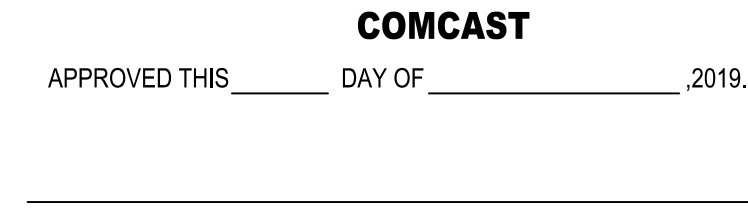
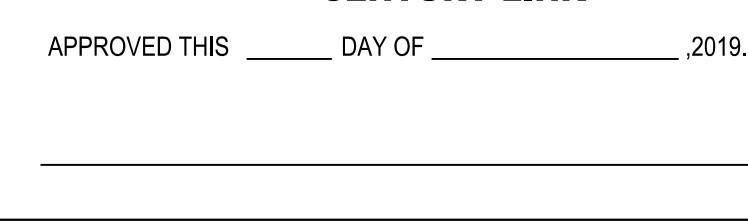
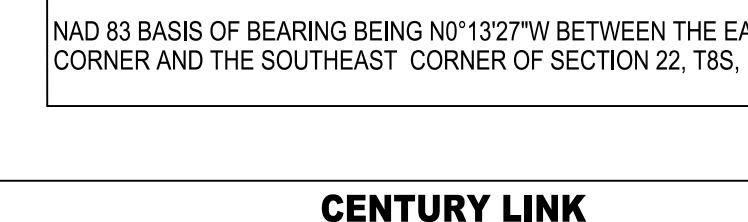
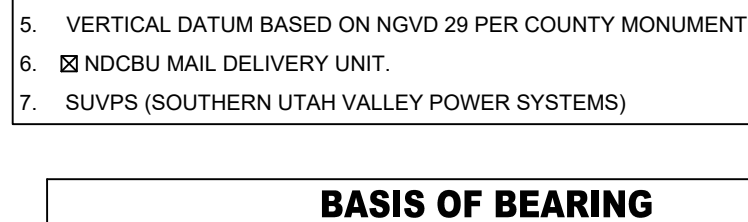
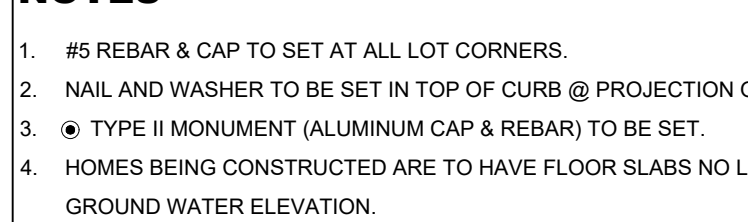
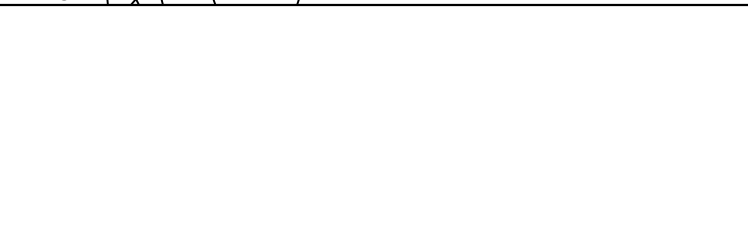
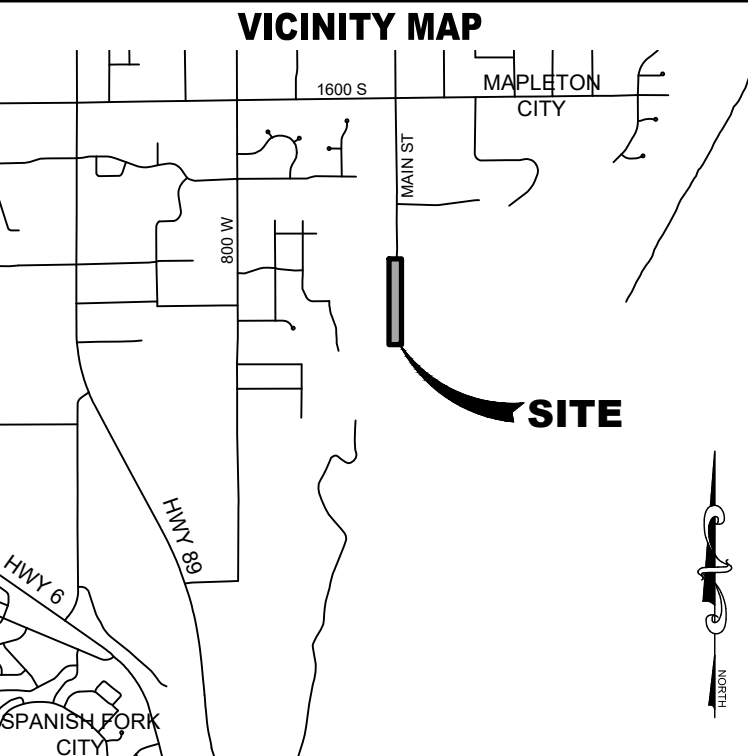
MAPLETON, UTAH

COVER

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:	2011-1102
DRAWN BY:	BAP
CHECKED BY:	NKW
SCALE:	1" = 150'
DATE:	5/16/2019

SHEET	1
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Transportation Master Plan

Proposed Extension

Extension through
Twin Hollow under
construction

