

Mapleton City Planning Commission Staff Report

Meeting Date: February 28, 2013

Item: 3

Applicant: Brad Morgan

Location: Approximately 600 E and 1400 N (parcel # 26:065:0108)

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-1

REQUEST

Consideration of Preliminary and Final Plat approval for the Sweet Water Estates Subdivision consisting of nine (9) lots located in the Residential and Agricultural (RA-2) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 3.72 acres in size located in the RA-2 zone. The property has frontage on 600 East, 800 East and 1400 North. There is an existing ditch that runs along the 800 East frontage. The property does not contain any significant trees or vegetation that should be preserved.

The applicant is requesting preliminary and final plat approval for a nine (9) lot subdivision. The proposal includes a new cul-de-sac road shown as 740 E (City is requesting that it be changed to 700 E) to provide access to the middle of the property. The nine lots vary in size from .33 to .44 acres in size. The project requires preliminary and final approval from the Planning Commission and final approval from the City Council. The DRC reviewed this application and issued the attached minutes on January 29, 2013.

EVALUATION

Zoning: The RA-2 zone allows for a minimum lot size of 14,500 square feet (.33 acres) with a minimum width of 100 feet. The proposed lots comply with these standards.

Street Stubs & Cul-de-sacs: The Mapleton City Master Transportation Plan states that when the possibility of future adjacent development exists, that new development should include stub streets at logical locations that will allow adjacent properties to connect in the future. Cul-de-sacs are generally discouraged except when the possibility of future adjacent development does not exist.

MCC Chapter 17.12.020 states:

“In order to facilitate the development of an adequate and convenient circulation system within the city and to provide access for the logical development of adjacent vacant properties, the city may, as a condition of approval, require the subdivision plan to include one or more temporary dead end streets (stub streets) which extend to the boundary of the subdivision.”

The Commission should discuss if the cul-de-sac is appropriate for this project. Staff has not included a condition of approval requiring any stub streets as the Transportation Plan does not envision any additional roads through this parcel. The property to the south does have some development potential. However, stubbing 700 East to the south property line would put the future extension of 700 E running directly through existing buildings.

The applicant is proposing a bulb, as requested by the City Engineer, at the intersection of 800 East and 1300 North. This will allow for access to the northern portion of the southern neighbor's property for future development.

Development Code: Mapleton City Code (MCC) Chapter 17.04.050 outlines several issues the Commission should review. These are outlined in the attached findings. The application, as conditioned, appears to comply with City standards.

STAFF RECCOMENDATION

Approve the Preliminary and Final Plat for the Sweet Water Estates Plat “A” subdivision with the attached findings and special condition.

SPECIAL CONDITION

1. All outstanding issues raised in the DRC minutes dated January 29, 2013 shall be addressed prior to plat recording.

ATTACHMENTS

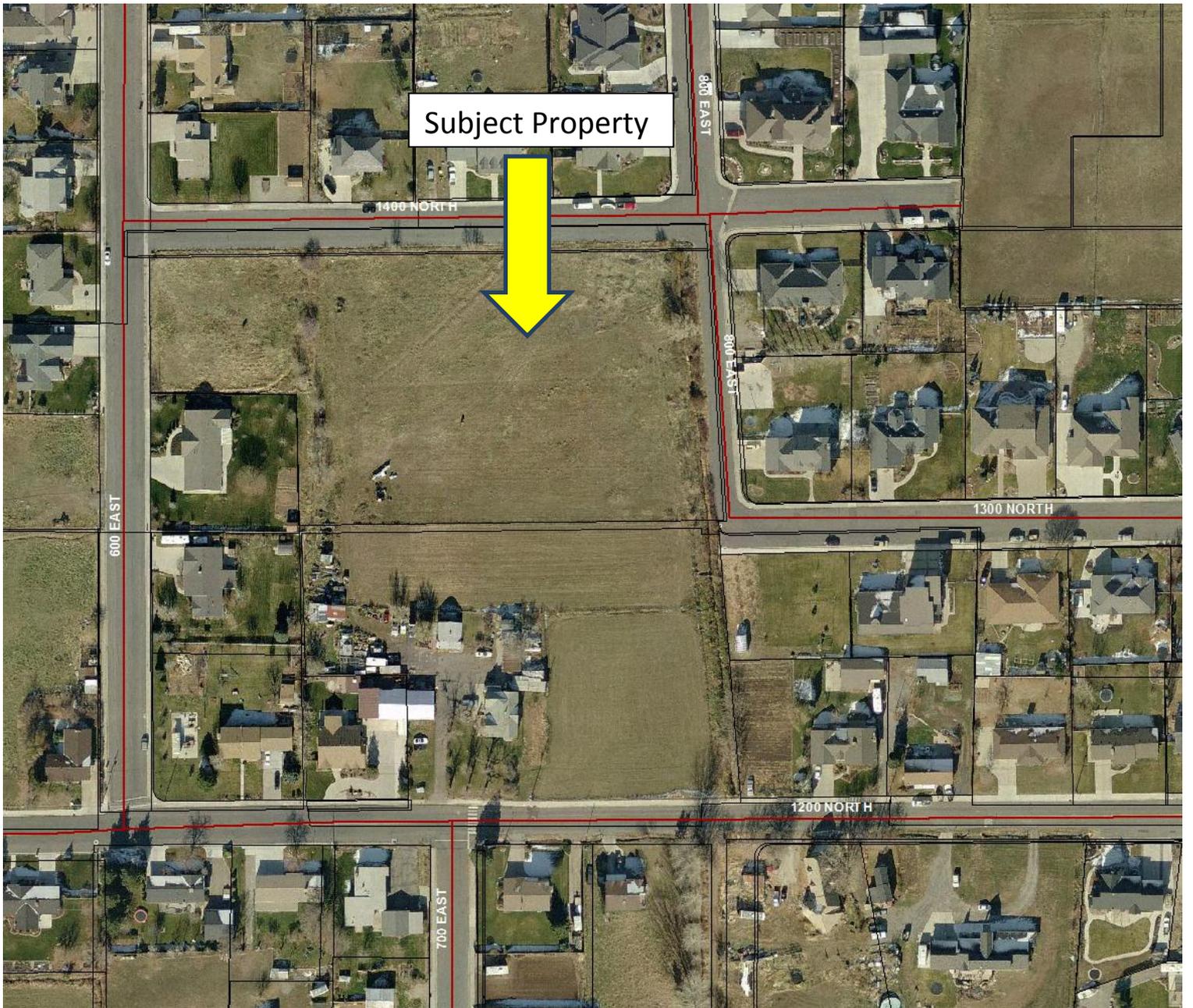
1. Findings for Decision.
2. Application Materials.
3. DRC Minutes 1/22/13.

Looking West from 800 E



Looking South from 1400 N





SWEET-WATER ESTATES

A PROPOSED 9 LOT RESIDENTIAL SUBDIVISION MAPLETON, UTAH

SEWER

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST MAPLETON CITY DESIGN STANDARDS & CONSTRUCTION SPECIFICATIONS AND STANDARD DRAWINGS.
- FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY MAPLETON CITY.
- MANHOLES SHALL BE CONSTRUCTED AS PER MAPLETON CITY.
- SEWER PIPE WITH COVER OF GREATER THAN 4 FEET, SHALL BE BELL AND SPIGOT, POLYVINYL CHLORIDE (PVC), SDR 35, ASTM D-3034.
- SEWER INSPECTIONS WILL BE BY THE MAPLETON CITY SUCH APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF PERFORMING THE WORK IN AN ACCEPTABLE MANNER. THE CONTRACTOR WILL NOTIFY MAPLETON CITY 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REIMBURSE THE MAPLETON CITY AT RATES ESTABLISHED BY MAPLETON CITY FOR INSPECTION IN EXCESS OF THE NORMAL WORK WEEK, INCLUDING LEGAL HOLIDAYS, AND OVERTIME INSPECTION RATES.
- STUBOUTS FOR SERVICE LINES SHALL BE MARKED IN ACCORDANCE WITH THE CITY SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ENGINEER WHEN THIS IS ACCOMPLISHED SO THAT ANY DESTRUCTION OF SAME IS NOT BACK CHARGED TO THE SEWER CONTRACTOR.
- PRIOR TO FINAL ACCEPTANCE, AFTER ALL UTILITIES ARE IN AND PRIOR TO PAVING, AN AIR TEST SHALL BE CONDUCTED. THE CONTRACTOR SHALL CONTACT MAPLETON CITY A MINIMUM OF 24 HOURS PRIOR TO TESTING.
- ALL MANHOLES SHALL BE CONSTRUCTED SO AS TO BE WATER TIGHT AND WITH THE TOP OF CONE LOCATED WITHIN ONE (1) FOOT OF THE FINISHED GRADE. THE SEWER CONTRACTOR SHALL SUPPLY ALL LID ASSEMBLIES AND THE REQUIRED NUMBER OF RISER AND GRADE RINGS. THE SEWER CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF THE TOP OF THE MANHOLE CONE TO ASSURE THAT ALL RING ELEVATIONS MATCH FINAL STREET GRADES. MANHOLES SHALL HAVE 12 INCH MAXIMUM GRADE RINGS.
- THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND MAPLETON CITY A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION OF THE SANITARY SEWER. MAPLETON CITY SHALL HAVE THE RIGHT TO INSPECT AND REJECT ALL CONSTRUCTION ASSOCIATED WITH SAID SANITARY SEWER CONSTRUCTION.
- SERVICE STUBOUTS SHALL BE 4" IN DIA. AND WILL BE TO THE POINTS SHOWN ON THE DRAWINGS (5' FROM BLDG) OR AS MARKED BY THE ENGINEER IN THE FIELD. SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAPLETON CITY STANDARDS. THOSE SEWER SERVICE STUBOUTS BEGINNING AT A MANHOLE IF ANY WILL HAVE THE TOP OF THE FOUR (4) INCH PIPE MATCH THE TOP OF THE EIGHT INCH PIPE. THE SEWER SERVICE MARKER SHALL BE IN PLACE FOR THE FINAL INSPECTION.
- THE HORIZONTAL SEPARATION OF THE WATER AND SEWER MAINS SHALL BE A MINIMUM OF TEN (10) FEET.
- GROUNDWATER LEVELS SHALL BE MAINTAINED BELOW THE BOTTOM OF THE TRENCH DURING THE PIPE LAYING AND PIPE JOINING OPERATIONS. BEDDING MATERIAL SHALL CONFORM TO MAPLETON CITY REQUIREMENTS.
- THE TRENCH BACKFILL ABOVE THE PIPE ZONE SHALL BE INSPECTED BY MAPLETON CITY. COMPACTION TESTS FOR SAID BACKFILL SHALL BE CONDUCTED AND THE RESULTS SUBMITTED TO THE FOR FINAL ACCEPTANCE. CONTRACTOR IS RESPONSIBLE FOR ALL COMPACTION COSTS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPACTION TESTING IN ACCORDANCE WITH THE UTAH PUBLIC WORKS STANDARDS CONSTRUCTION AND MAPLETON CITY.
- ALL SEWER TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH MAPLETON CITY SPECIFICATIONS. THE SEWER PIPE BEDDING SHALL BE IN ACCORDANCE WITH MAPLETON CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL LEAVE THE EXCAVATION FOR THE UPSTREAM END OF ALL SERVICE LINES OPEN FOR FIELD VERIFICATION OF THE INVERT ELEVATION BY THE INSPECTOR. THE CONTRACTOR SHALL NOT BACKFILL THE ENDS OF SERVICE LINES UNTIL HE HAS OBTAINED APPROVAL FROM THE INSPECTOR.
- THE CONTRACTOR SHALL PROVIDE MAPLETON CITY INSPECTOR WITH 'CUT SHEETS' FOR THE STAKING PROVIDED FOR CONSTRUCTION OF THE SANITARY SEWER. 'CUT SHEETS' SHALL BE PROVIDED TO THE MAPLETON CITY PRIOR TO CONSTRUCTION. ADDITIONALLY, A BENCH MARK MUST BE PROVIDED TO THE MAPLETON CITY, INSPECTION DEPARTMENT, BY THE OWNER, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT THE SANITARY SEWER IN ACCORDANCE WITH THE STAMPED PLANS APPROVED BY THE MAPLETON SEWER DISTRICT. THESE PLANS WILL BE PROVIDED TO THE CONTRACTOR BY THE PROJECT INSPECTOR PRIOR TO CONSTRUCTION. WORK SHALL NOT BE DONE WITHOUT THE CURRENT SET OF APPROVED PLANS.

ROADWAY/PARKING/STORM DRAIN

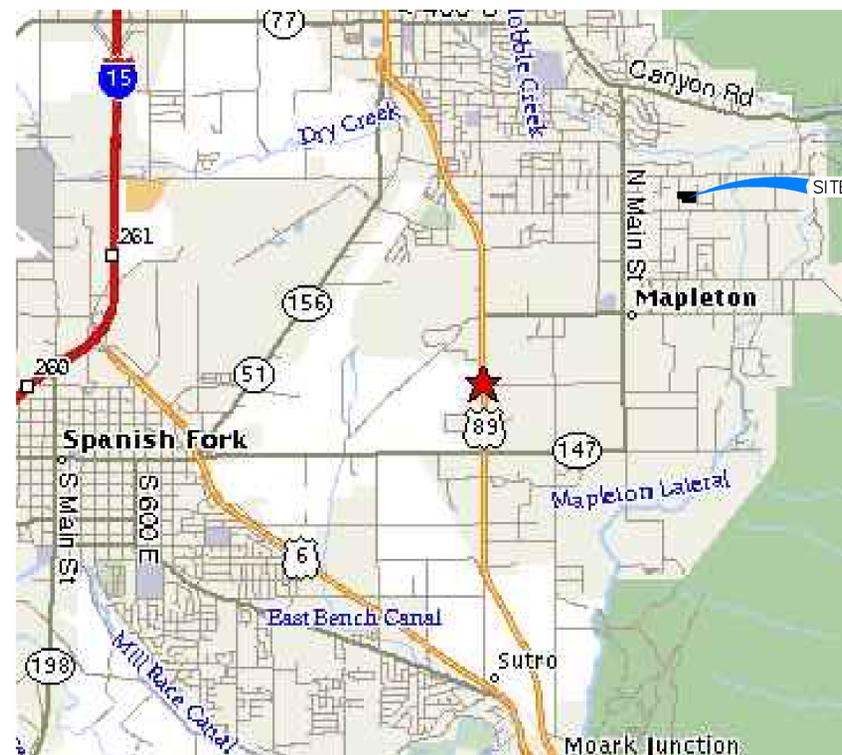
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY NORTHERN ENGINEERING INC. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
- INSPECTION OF WORK WITHIN THE PUBLIC RIGHT-OF WAY SHALL BE BY MAPLETON CITY.
- ALL TOPS OF VALVE BOXES AND SEWER MANHOLES SHALL BE SET FLUSH WITH THE SLOPE OF THE FINISHED STREET GRADES. THE ROADWAY CONTRACTOR SHALL INSTALL AND ADJUST ALL SPACERS, GRADE RINGS, MANHOLE RINGS AND LIDS. CONCRETE COLLARS SHALL BE INSTALLED IN ACCORDANCE WITH MAPLETON CITY STANDARDS & SPECIFICATIONS. CONTRACTOR SHALL NOTIFY MAPLETON AND THE ENGINEER 24 HOURS PRIOR TO POURING CONCRETE COLLARS.
- ALL COSTS OF TESTING & RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- ALL STORM DRAINAGE APPURTENANCES SHALL BE INSPECTED AND CERTIFIED BY MAPLETON CITY.
- ALL WATER VALVES WILL BE PLACED SO AS NOT TO CONFLICT WITH ANY CONCRETE CURB, GUTTER, VALLEY GUTTER, AND SIDEWALK IMPROVEMENTS.
- ALL WATER METERS AND FIRE HYDRANTS ARE TO BE LOCATED OUTSIDE OF THE ROADWAYS AREA AND THERE MUST BE AT LEAST A ONE (1) FOOT SEPARATION BETWEEN ANY BACK OF SIDEWALK (OR CURB IF NO SIDEWALK) AND THE LEADING EDGE OF ANY FIRE HYDRANT.
- ALL WORK SHALL BE INSPECTED BY THE CITY OF MAPLETON.
- ALL MATERIAL PLACED AS FILL OR BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH MAPLETON CITY STANDARD & SPECIFICATION.
- OVER EXCAVATION AND ADDITIONAL GRANULAR BACKFILL MAY BE REQUIRED IN HIGH GROUNDWATER AREAS WHICH ARE TO BE DETERMINED BY MAPLETON CITY.

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS ORDINANCES & REQUIREMENTS OF MAPLETON CITY STANDARDS AND CURRENT APWA STANDARDS & GUIDELINES.
- A PRECONSTRUCTION CONFERENCE WITH CITY ENGINEER, CITY PUBLIC WORKS, AND CONTRACTOR WILL BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF WORK.
- THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL THE DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.
- ALL CONTRACTORS WORKING WITHIN THE PROJECT BOUNDARIES ARE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES AND CONTROL OF TRAFFIC WITHIN AND AROUND THE CONSTRUCTION AREA.
- EXISTING AC PAVEMENT SHALL BE CUT TO A NEAT STRAIGHT LINE PARALLEL OR PERPENDICULAR TO THE STREET OR DRIVEWAY CENTERLINE OR AS SHOWN ON PLANS AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING PER MAPLETON CITY SPECIFICATIONS.
- ALL MATERIALS FURNISHED ON OR FOR THE PROJECT MUST MEET THE MINIMUM REQUIREMENTS OF THE APPROVING AGENCIES OR AS SET FORTH HEREIN, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTORS MUST FURNISH PROOF THAT ALL MATERIALS INSTALLED ON THIS PROJECT MEET THE REQUIREMENTS OF THE SPECIFICATIONS AT THE REQUEST OF THE AGENCY AND/OR THE ENGINEER.
- THE LOCATIONS OF EXISTING UNDERGROUND OR OVERHEAD UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION & ELEVATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTIONS.
- ALL CONTRACTORS WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY ARE REQUIRED TO SECURE A RIGHT-OF-WAY PERMIT FROM MAPLETON CITY AT LEAST 24 HOURS PRIOR TO ANY CONSTRUCTION.
- ALL COSTS OF RETESTING FOR PREVIOUSLY FAILED TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL COSTS TO THE CONTRACTOR INCURRED IN CORRECTING DEFICIENT WORK SHALL BE TO THE CONTRACTORS ACCOUNT. FAILURE TO CORRECT SUCH WORK WILL BE CAUSE FOR A STOP WORK ORDER AND POSSIBLE TERMINATION.
- THE CONTRACTOR'S SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE, AND BELOW GROUND, AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THIS SHALL INCLUDE CLEARING AND GRUBBING WHICH CONSIST OF CLEARING THE GROUND SURFACE OF ALL TREES, STUMPS, BRUSH, UNDERGROWTH, HEDGES, HEAVY GROWTH OF GRASS OR WEEDS, FENCES, STRUCTURES, DEBRIS, RUBBISH, AND SUCH MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS UNSUITABLE FOR THE FOUNDATION OF PAVEMENTS. ALL MATERIAL NOT SUITABLE FOR FUTURE USE ON SITE SHALL BE DISPOSED OF OFF SITE.
- ALL ROADWAYS, CULINARY WATER, STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MAPLETON CITY STANDARDS.
- UTILITY CONDUITS TO BE INSTALLED AT EVERY INTERSECTION PER MAPLETON CITY STANDARDS. "T" INTERSECTIONS TO HAVE CONDUITS ON TWO SIDES (MIN) 4 WAY INTERSECTIONS TO HAVE CONDUITS ON 3 SIDES (MIN).
- WHEN DISCREPANCIES OCCUR BETWEEN PLANS SPECIFICATIONS, RECOMMENDATION, AND REPORTS, THE CONTRACTOR SHALL INSTALL THAT WHICH IS RECOMMENDED BY THE CITY ENGINEER.

-INDEX OF PLAN SHEETS-

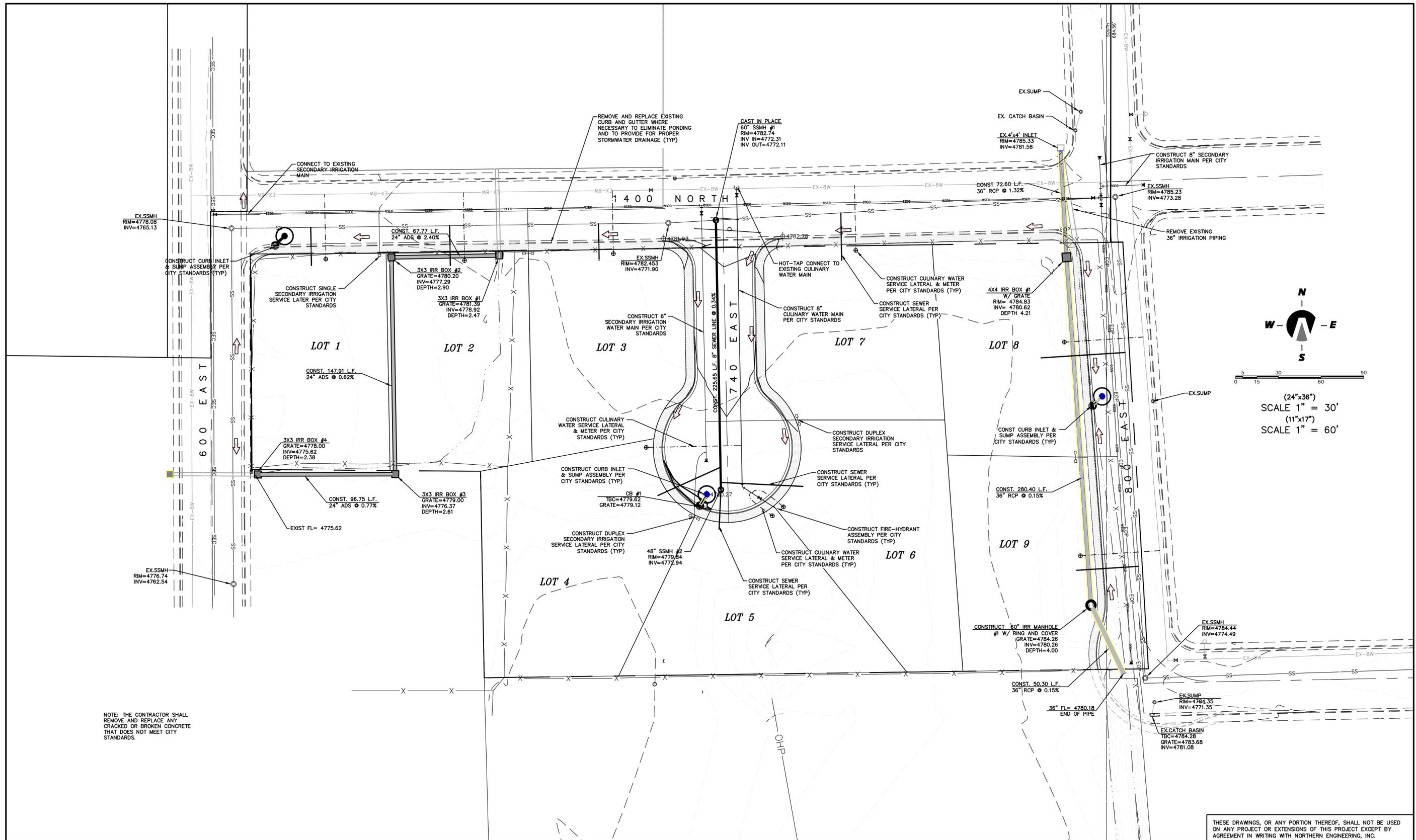
SHEET	DESCRIPTION
CS-01	COVER SHEET & NOTES
PL-01	PRELIMINARY PLAT
UP-01	UTILITY PLAN
DT-01	DETAILS
DT-02	DETAILS
PP-01	STREET PLAN & PROFILE - 800 EAST STREET
PP-02	STREET PLAN & PROFILE - 740 EAST STREET
SP-01	EROSION CONTROL PLAN
SP-02	EROSION CONTROL PLAT DETAILS



VICINITY MAP
-NTS-

WATER

- THE WATER SYSTEM SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN THE "STATE OF UTAH RULES FOR PUBLIC DRINKING WATER SYSTEMS".
- WATER DISTRIBUTION MAINS SHALL BE CONSTRUCTED WITH DIP CLASS 52. THE PIPE SHALL BE INSTALLED IN WORKMANLIKE MANNER BY PERSONS PROPERLY QUALIFIED TO PERFORM SAID WORK AND SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AS APPROVED BY THE CITY ENGINEER. ALL WORK AND MATERIALS MUST CONFORM TO CURRENT REQUIREMENTS OF THE UTAH PUBLIC WORKS GENERAL CONDITIONS AND STANDARDS SPECIFICATIONS FOR CONSTRUCTION AND/OR MAPLETON CITY.
- ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 4 FEET. AFTER INSTALLATION OF THE WATER MAINS, THE TRENCHES SHALL BE COMPACTED TO 95% MODIFIED PROCTOR OF MAXIMUM DENSITY TO PREVENT FUTHER SETTLEMENT. ALL MAINS SHALL BE LEAK-TESTED, FLUSHED AND SANITIZED BEFORE CONNECTION TO THE MUNICIPAL SYSTEM.
- HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH MAPLETON CITY STANDARDS AND THOSE SET FORTH IN THE STATE CODES.
- ALL GATE VALVES SHALL BE FLANGED AND/OR M.J. AND SHALL CONFORM TO APWA 2002 SPECIFICATIONS AND SHALL HAVE A 200 P.S.I. WORKING PRESSURE RATING. ALL VALVES SHALL BE ANCHORED IN CONFORMANCE WITH MAPLETON CITY SPECIFICATIONS.
- ALL TEES, PLUGS, CAPS AND BENDS, AND AT OTHER LOCATIONS WHERE UNBALANCED FORCES EXIST, SHALL BE SECURED AND ANCHORED BY SUITABLE THRUST BLOCKING AS SHOWN IN THE MAPLETON CITY SPECIFICATIONS.
- THE DISTRIBUTION SYSTEM SHALL BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. STANDARDS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER, THREE (3) WORKING DAYS BEFORE INITIAL CONSTRUCTION BEGINS AND SHALL ALSO REQUEST MAPLETON CITY DEPARTMENT OF PUBLIC WORKS INSPECTION OF WATER LINES AND APPURTENANCES TWENTY-FOUR (24) HOURS IN ADVANCE OF BACKFILLING.
- CONTRACTOR TO FIELD VERIFY ALL VALVE BOX LID ELEVATIONS TO ASSURE THAT SAID LID ELEVATIONS MATCH FINAL STREET GRADE, AND ALL METER LID ELEVATIONS TO MATCH AN EXTENSION OF THE SIDEWALK GRADE.
- UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT A SET OF AS-BUILT PLANS TO THE CITY ENGINEER. ALL RESIDENTIAL WATER SERVICE CONNECTIONS SHALL BE CONSISTANT WITH MAPLETON CITY STANDARDS DRAWING W-01.
- THE SECONDARY WATERLINE SHALL BE CONSTRUCTED TO CONFORM WITH THE STANDARDS SET FORTH IN MAPLETON CITY SPECIFICATION SECTION 02600. A SECONDARY PIPE SHALL BE PURPLE PIPE. CONTRACTOR TO INSTALL 2" SECONDARY DRAIN CONNECT TO PROPOSED STORM DRAIN.
- ALL WATER VALVES SHOULD BE INDICATED AS 'IRRIGATION' OR 'CULINARY'



NOTE: THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CRACKED OR BROKEN CONCRETE THAT DOES NOT MEET CITY STANDARDS.

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.

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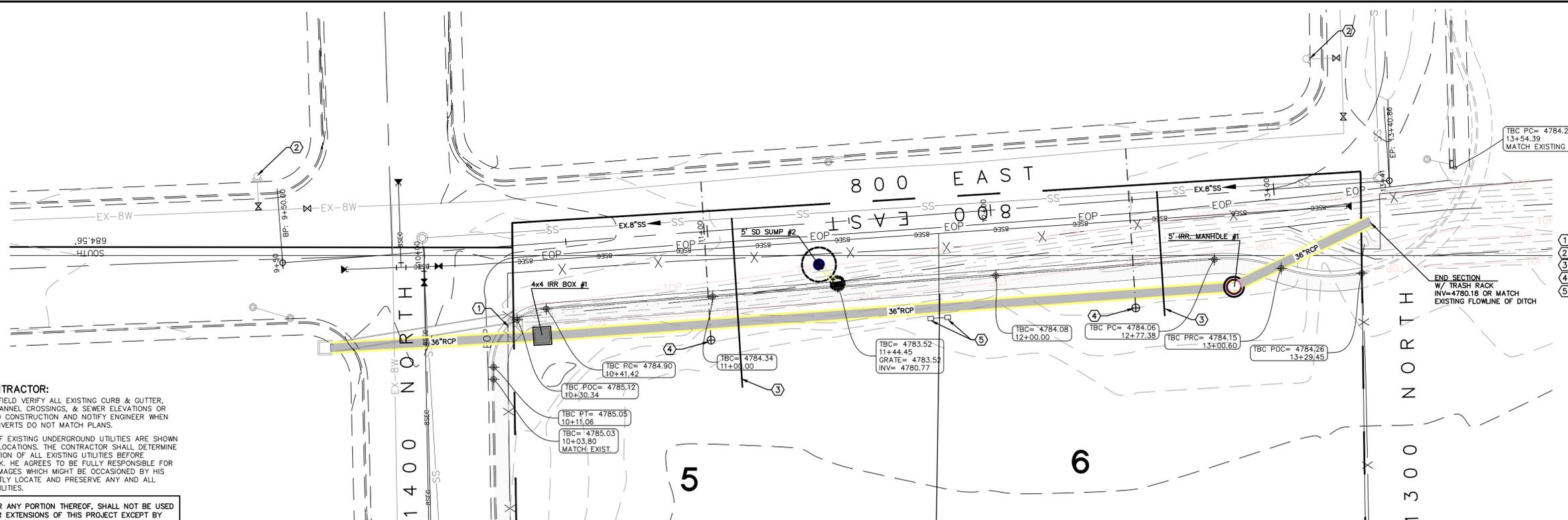
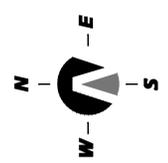

Northern ENGINEERING INC
 ENGINEERING—LAND PLANNING
 CONSTRUCTION MANAGEMENT

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

SWEET-WATER ESTATES

PRELIMINARY UTILITY PLAN	JOB NO. 3-12-063
MAPLETON, UTAH	SHEET NO. UP-01

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- ① CONST. HANDICAP RAMP AS PER CITY STANDARDS
- ② EXIST. FIRE HYDRANT AS PER CITY STANDARDS
- ③ CONST. 4" SEWER LAT. @ 2% MIN. SLOPE TO SEWER MAIN
- ④ CONST. CULINARY WATER LATERAL TO LOT
- ⑤ CONST. IRRIGATION WATER LATERAL TO LOT

NOTES TO CONTRACTOR:

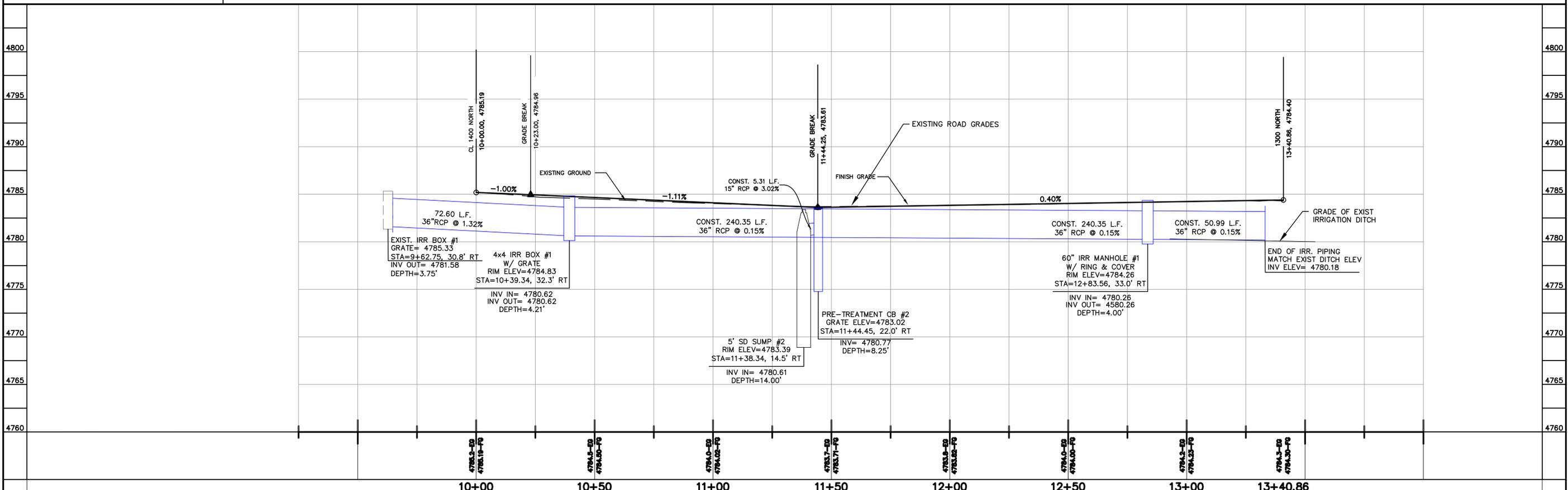
1) CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'



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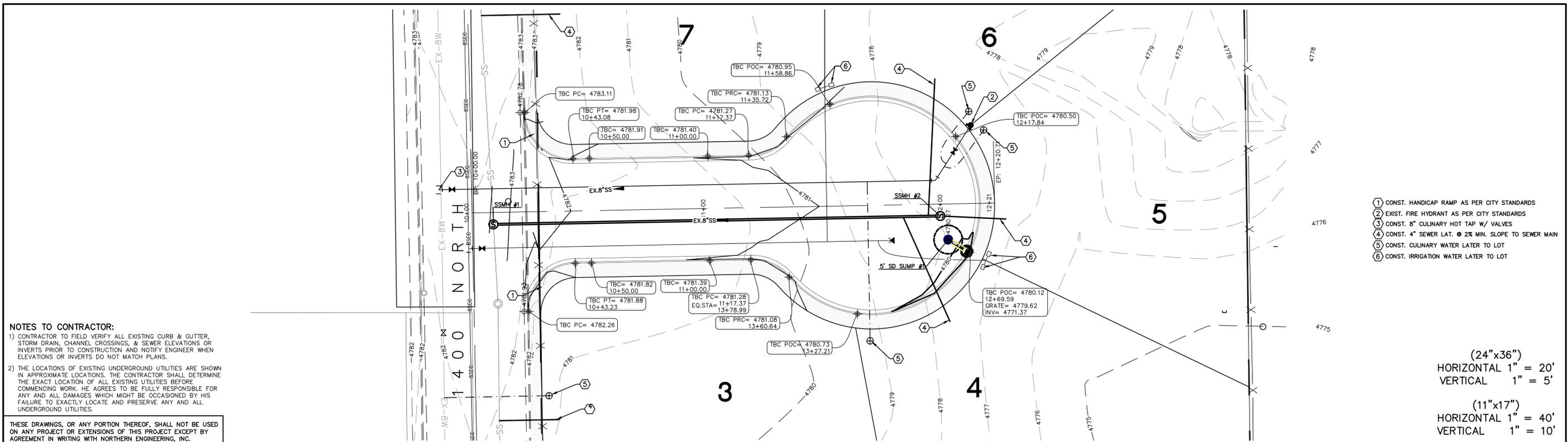
SWEET WATER ESTATES

800 EAST PLAN & PROFILE
MAPLETON, UTAH

JOB NO.
3-12-063

SHEET NO.
PP-01

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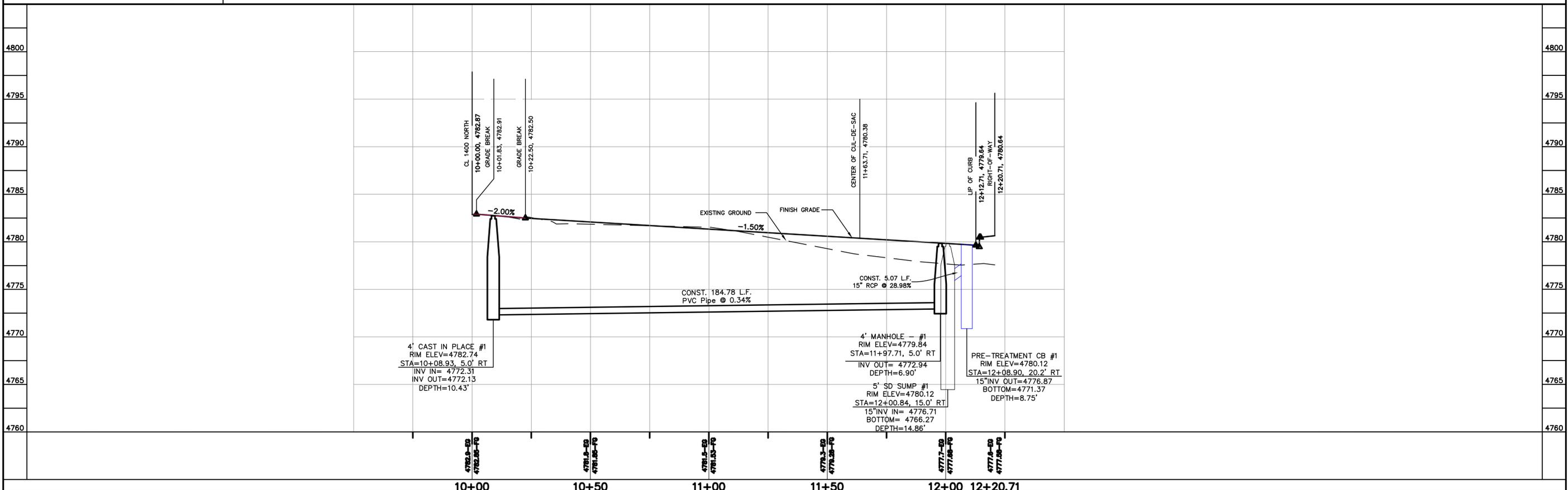
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- 2) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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- 1) CONST. HANDICAP RAMP AS PER CITY STANDARDS
- 2) EXIST. FIRE HYDRANT AS PER CITY STANDARDS
- 3) CONST. 8" CULINARY HOT TAP W/ VALVES
- 4) CONST. 4" SEWER LAT. @ 2% MIN. SLOPE TO SEWER MAIN
- 5) CONST. CULINARY WATER LATER TO LOT
- 6) CONST. IRRIGATION WATER LATER TO LOT

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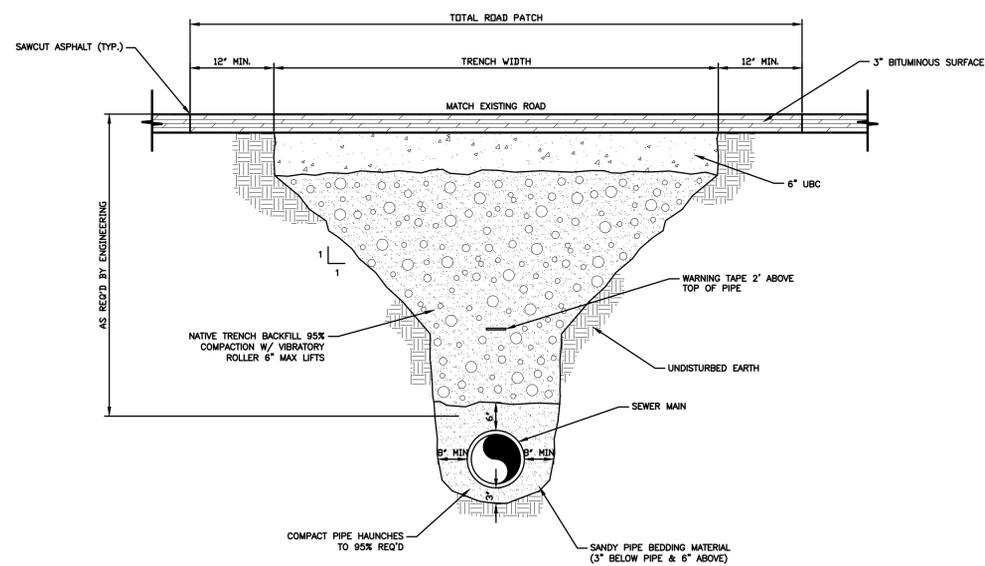

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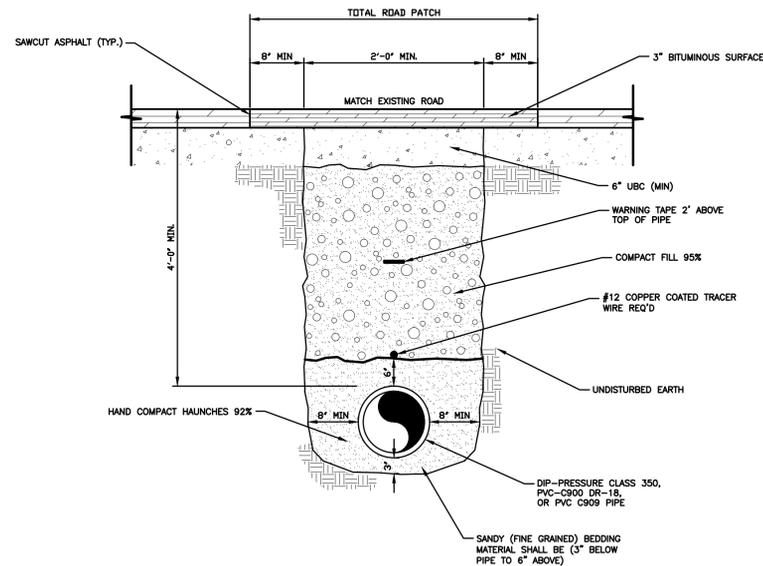
SWEET WATER ESTATES

740 EAST PLAN & PROFILE	JOB NO. 3-12-063
MAPLETON, UTAH	SHEET NO. PP-02

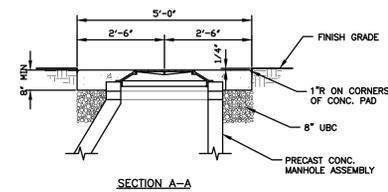
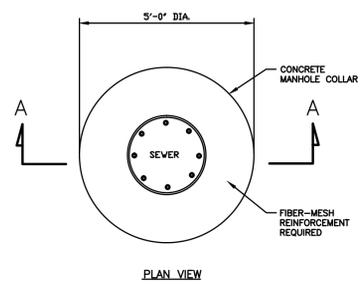
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TYPICAL SEWER TRENCH
NOT TO SCALE

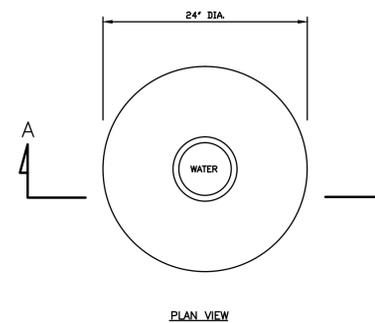
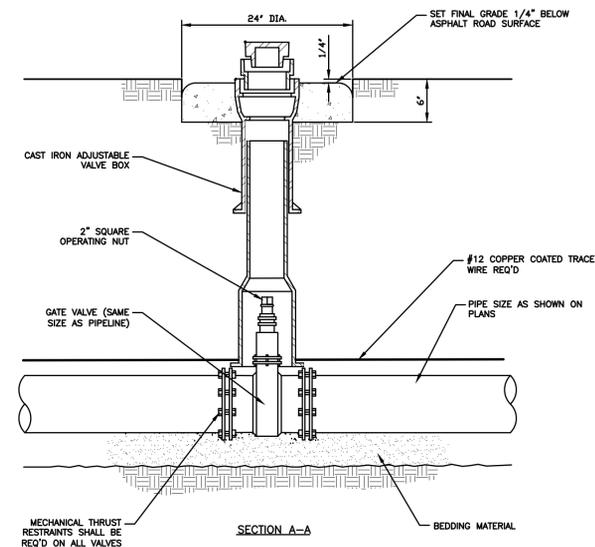


TYPICAL WATER TRENCH
NOT TO SCALE



- NOTES:
- EXCAVATIONS FOR CONCRETE COLLARS SHALL HAVE VERTICAL SIDE WALLS & FLAT BOTTOMS.
 - INSTALL CONCRETE COLLAR RECESSED 1" BELOW THE FINISH GRADE OF THE ROADWAY.

CONCRETE MANHOLE COLLAR
NOT TO SCALE



GATE VALVE
NOT TO SCALE

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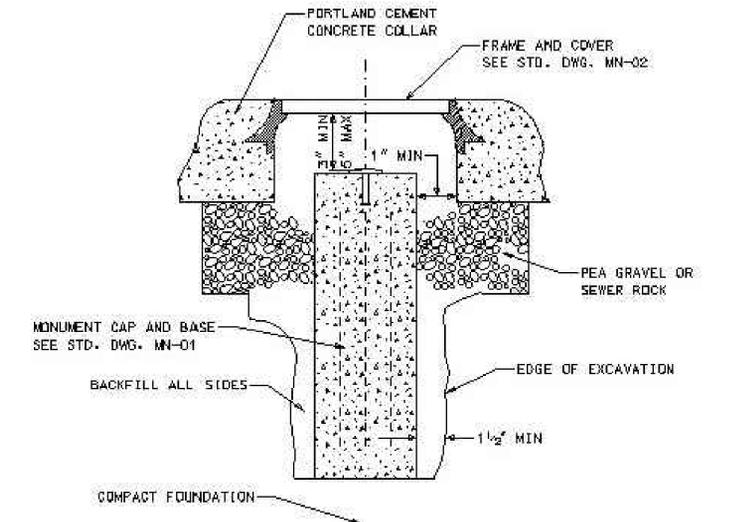
SWEET-WATER ESTATED

DETAIL
MAPLETON, UTAH

JOB NO.
3-12-063

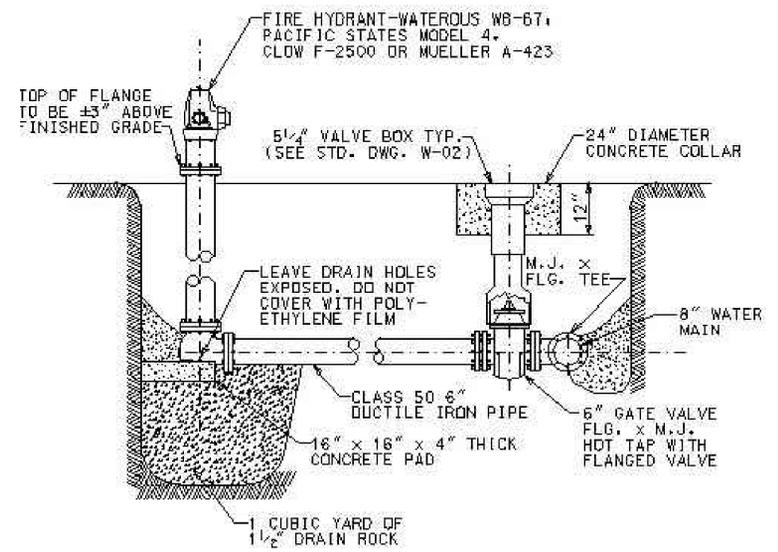
SHEET NO.
DT-02

NOTE:
ALL COMPRESSION COUPLINGS,
MECHANICAL JOINTS, FLANGED
JOINTS, AND VALVES EXPOSED
TO SOIL SHALL BE WRAPPED
WITH 8 MIL. THICK POLYETHYLENE
FILM.

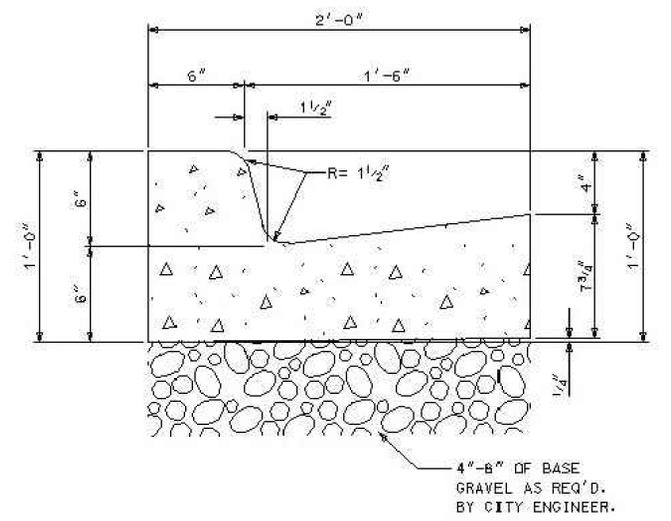


SECTION

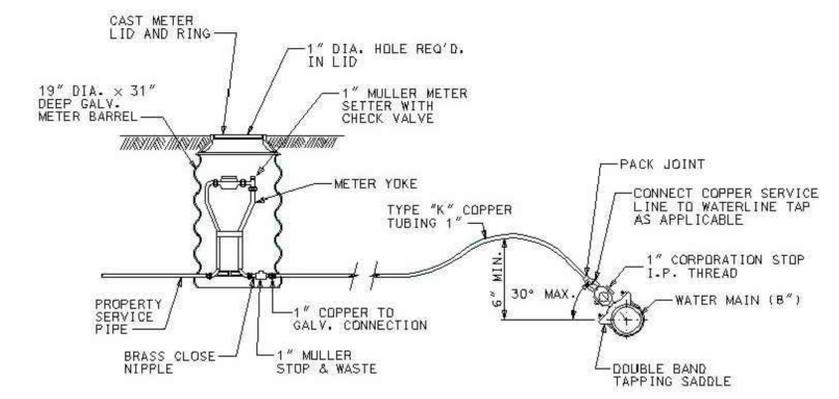
SURVEY MONUMENT PLACEMENT UNDER PAVEMENT
STANDARD DRAWING MN-03
-NTS-



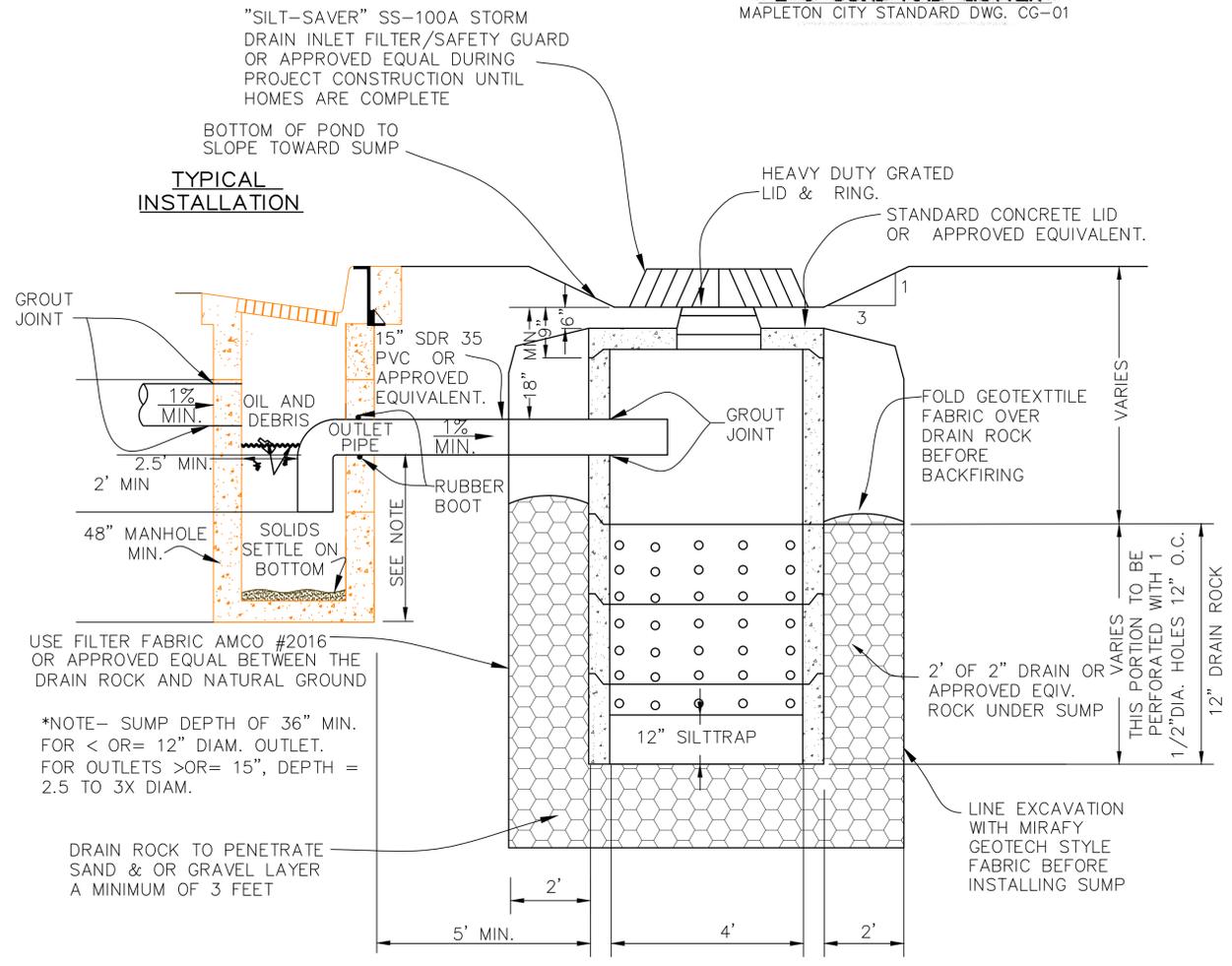
FIRE HYDRANT & VALVE CONNECTION
STANDARD DRAWING W-03
-NTS-



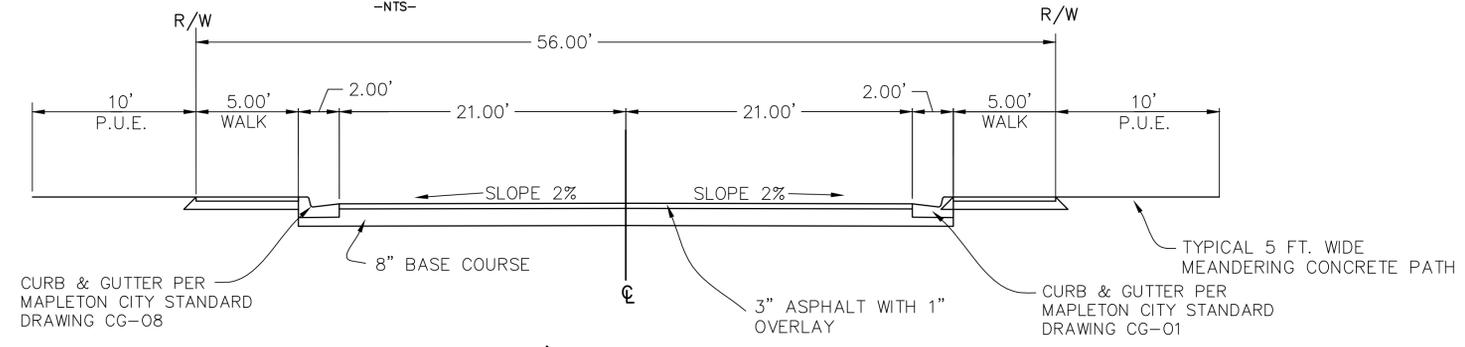
2'-0\"/>



TYPICAL 1\"/>



PRETREATMENT MANHOLE AND SUMP DETAIL
-NTS-



TYPICAL 52' RIGHT OF WAY
AUTUMN DRIVE
-NTS-

5		DESIGNED BY:		DATE:	
4		DRAWN BY:		DATE:	
3		CHECKED BY:		DATE:	
2		APPROVED:		DATE:	
1		COGO FILE:		DATE:	
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

Northern ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

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

SWEET-WATER ESTATES

DETAIL
MAPLETON, UTAH

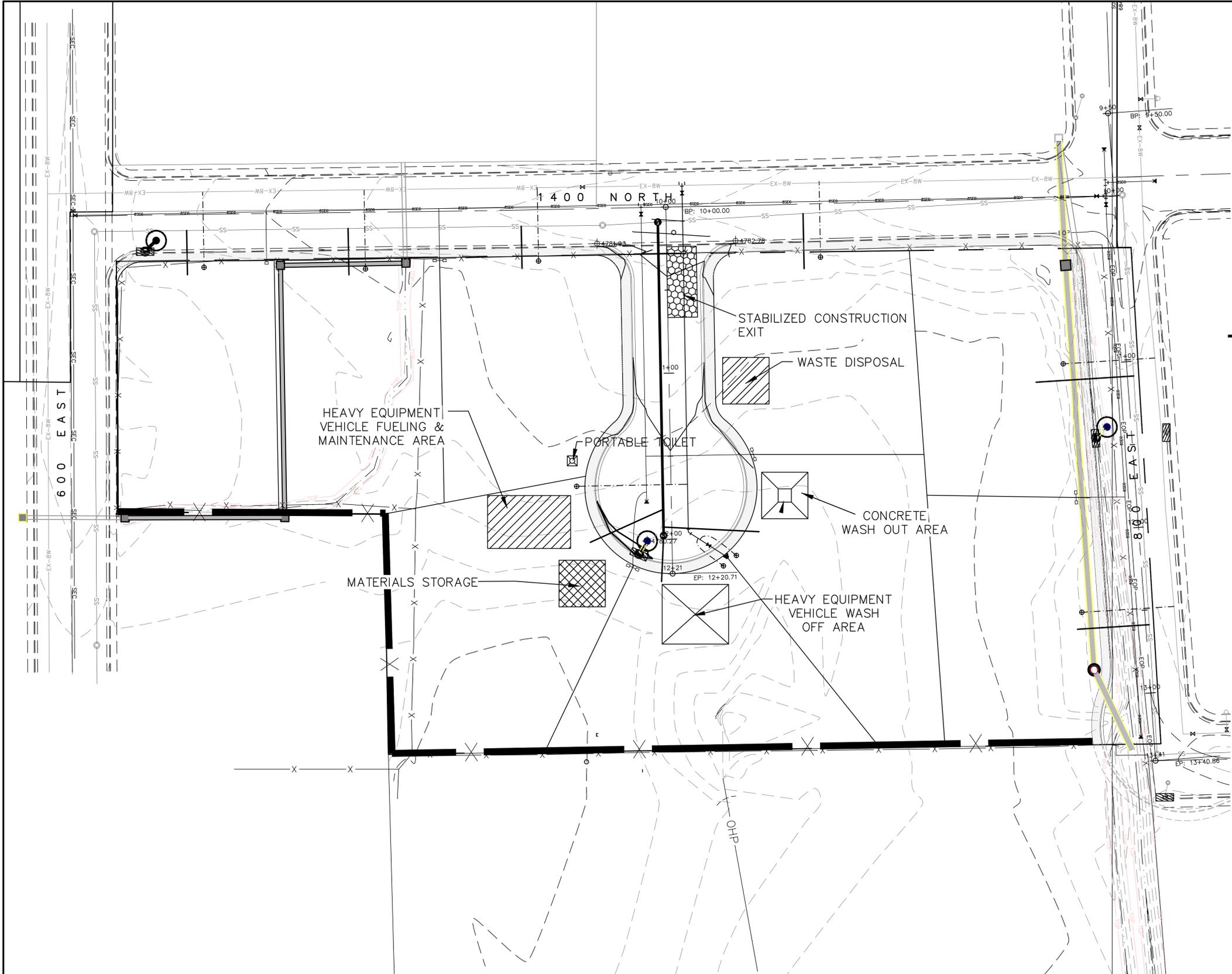
JOB NO.
3-12-063

SHEET NO.
DT-01

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(24"x36")
 SCALE 1" = 30'
 (11"x17")
 SCALE 1" = 60'



LEGEND:

- PROPOSED SILT FENCE
(SEE SHEET 9 DETAIL - A)
- PROPOSED VEHICLE TRACKING CONTROL
(STABILIZED CONSTRUCTION EXIT)
(SEE SHEET 9 DETAIL - B)
- PROPOSED CURB INLET PROTECTION
(SEE SHEET 9 DETAIL - C)
- CONCRETE WASH OUT AREA - DO NOT
WASH OUT CONCRETE TRUCKS INTO STORM
DRAIN, OPEN DITCHES, OR STREET. WHEN
WASHING CONCRETE TO REMOVE FINE
PARTICLES AND EXPOSE THE AGGREGATE,
AVOID CREATING RUNOFF BY DRAINING THE
WATER WITH IN THE BERM OR LEVEL AREA.
DISPOSE HARDENED CONCRETE ON A
REGULAR BASIS OR AS NEEDED
- HEAVY EQUIPMENT VEHICLE WASH OFF AREA
- ON-SITE GRADING AND EXCAVATING
EQUIPMENT FUELING AND MAINTENANCE
AREA, (SPILL KIT REQ'D) *SIGNIFICANT
MAINTENANCE ON VEHICLES AND EQUIPMENT
SHOULD BE CONDUCTED OFF-SITE
- WASTE DISPOSAL
- MATERIALS STORAGE
- PORTABLE TOILET

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED
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 AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

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4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED BY:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:

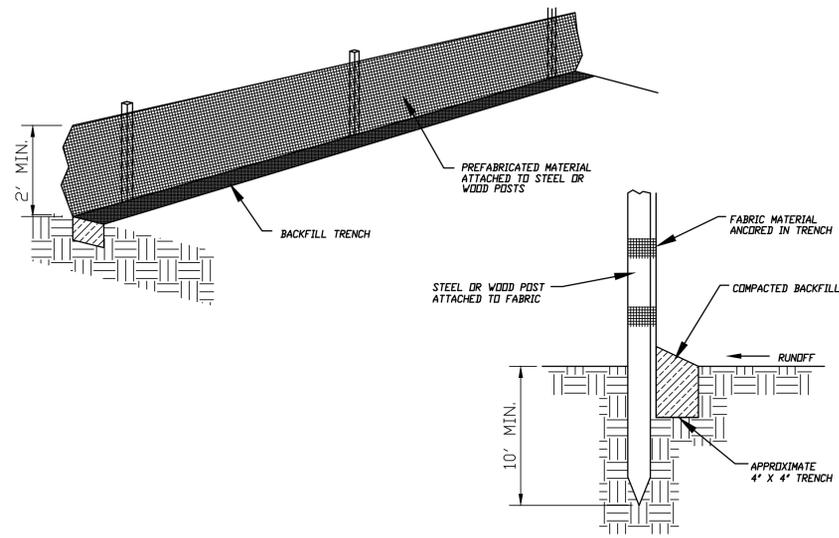
Northern
ENGINEERING INC
 ENGINEERING-LAND PLANNING
 CONSTRUCTION MANAGEMENT

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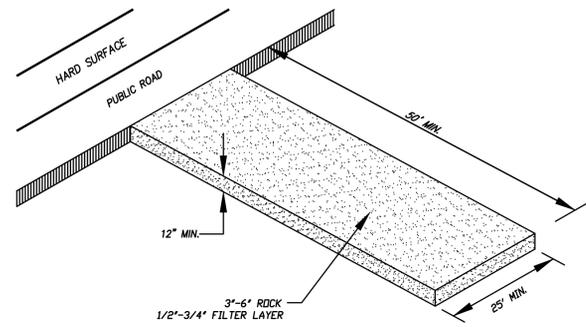
SWEET WATER ESTATES

EROSION CONTROL PLAN	JOB NO. 3-04-013-05
MAPLETON CITY, UTAH	SHEET NO. SP-01

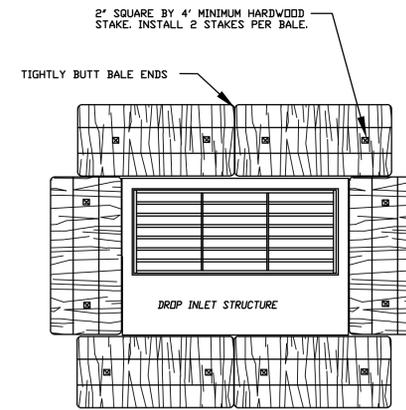
K:\3-12-063-00 BRAD_MORGAN\CAD\Preliminary\SP-01.dwg 1/17/2013 8:30 AM



SILT FENCE DETAIL
-NTS-

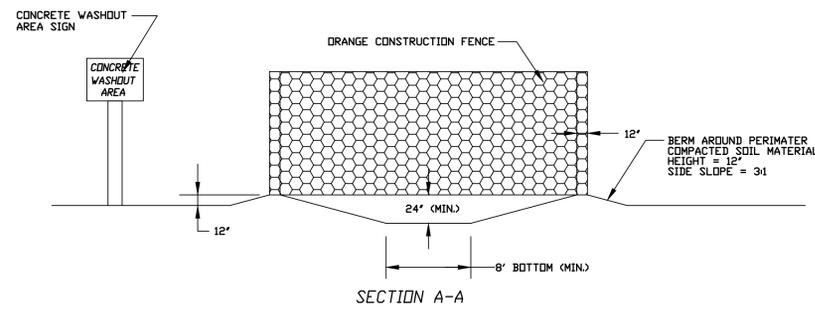


VEHICLE TRACKING DETAIL
NOT TO SCALE

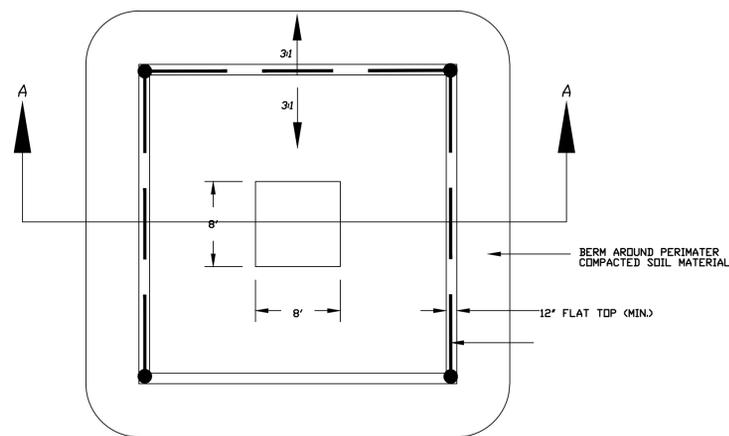


PLAN VIEW

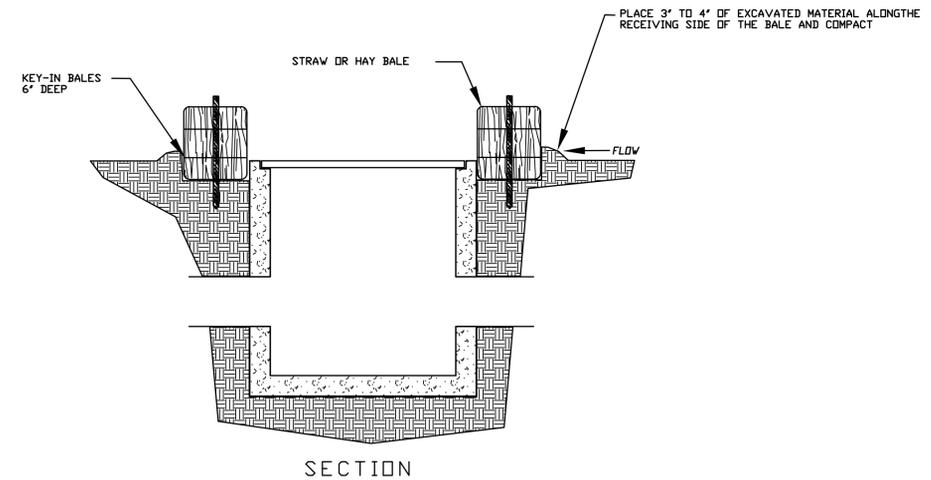
- NOTES:
1. KEY-IN BALES IN AN EXCAVATED TRENCH AROUND THE PERIMETER OF THE DROP INLET STRUCTURE THAT IS 6\"/>
 - 2. OVERLAP ON CORNERS MUST BE AT LEAST HALF A BALE WIDE.
 - 3. DEPENDING ON THE SIZE OF THE INLET STRUCTURE, MORE BALES THAN SHOWN MAY BE REQUIRED.
 - 4. IN MEDIAN AREAS, CONSTRUCT SO THAT THE TOPS OF THE BALES ARE NOT HIGHER THAN THE ADJACENT ROADWAY.
 - 5. MAINTAIN A PROPERLY FUNCTIONING SEDIMENT BARRIER THROUGHOUT CONSTRUCTION OR UNTIL DISTURBED AREAS CONTRIBUTING TO THE INLET HAVE BEEN PAVED OR VEGETATED.
 - 6. REMOVE SEDIMENT AS IT ACCUMULATES AND PLACE IT IN A STABLE AREA APPROVED BY THE ENGINEER.



SECTION A-A



CONCRETE WASHOUT PIT
-NTS-



SECTION

STRAW BALE DROP INLET PROTECTION DETAIL
-NTS-

GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
5. ALL SWPPP DRAINAGE SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST HAVE FABRIC REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.

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	REV. COGO FILE:		DATE:



Northern ENGINEERING INC
ENGINEERING—LAND PLANNING
CONSTRUCTION MANAGEMENT

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

SWEET WATER ESTATES

EROSION CONTROL DETAILS

JOB NO.
3-04-063

MAPLETON, UTAH

SHEET NO.
SP-02

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 29, 2013

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

Brad Morgan submitted a revised request on January 28, 2013 to create the Sweet Water Estates Subdivision located generally at 600 E 1400 N. The subject property is located in the RA-2 Zone. The project consists of 9 lots covering approximately 3.72 acres. These comments replace the previous comments dated January 2, 2013.

Please address the following concerns in revised drawings:

Community Development Department & Public Works and Engineering

Sean Conroy, Community Development Director, Phone: (801) 806-9101, Fax: (801) 489-5657

Email: sconroy@mapleton.org

1. This subdivision application requires preliminary and final approval from the Planning Commission and final approval from the City Council.
2. The width of lot 2 is called out as 74.06 feet, but it scales closer to the 100' that is required. Please correct.
4. Lots 4, 5 and 6 do not appear to comply with the 100' frontage requirement. For cul-de-sacs, the width is measured at the front setback line (30' from the front property line).
5. The street and right-of-way dedications should be shown cross hatched.
6. Show ownership of all adjacent parcels.
7. Please replace the Qwest signature block with Century Link.
8. The parenthesis on the title block needs to be changed from Plat "A" to Plat "A" (changed shown highlighted).

Engineering and Public Works Division

Gary Calder, City Engineer, Phone (801) 489-6253, Fax (801) 489-5179

Email: gcalder@mapleton.org

Scott Bird, Public Works Operation Director, Phone (801) 489-6253, Fax (801) 489-5179

Email: sbird@mapleton.org

Address the following concerns in revised drawings:

Project: Sweetwater Estates Date: January 30, 2013

Site Grading:

1. Remove all concrete that does not meet current city standards i.e. broken/cracked sections, used drive approaches

Sewer System:

1. Include concrete collars on all sewer manholes. (Include detail typical)

Water System:

1. Include concrete collars on all water valves.
2. Water Model to be reviewed by RB&G. The developer is responsible for any cost associated with this review.

Secondary Water (Pressure Irrigation):

1. Concrete Collars on Water Valves.

Roadway:

1. Road x-sections, Include x-sections Standard Drawing Street 01: 800 East (56' R/W - 42' Asphalt), New road (40' R/W - 36' Asphalt), Cul-de-sac Standard Drawing Street 20: (94' R/W - 90' Asphalt)
 - a. Provide partial knuckle design and improvements at intersection of 800 East and 1300 North, Standard Drawing - Street 30
2. 800 East improvements to match East side of Roadway, such as slope and alignment and concrete improvements.
3. Show mailbox locations, this is to be shown on the plan, with an easement.
4. Because of the many roadway utility trenches on 1400 North include a 1" overlay on 1400 north (600 East to 800 East) entire width. Include 1" overlay with the shoulder widening on 800 East (3.5" of asphalt).
 - a. Include typical trench detail with construction drawings.
 - b. Traffic control plan will be required when excavation in right of way begins.

Storm Drain:

1. SWPPP and Land Disturbance permits are required.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Receive irrigation company approval for work on Mapleton Irrigation Company ditches.
3. Mapleton/APWA standards will be used on entire project.
4. On lots where irrigation pipe encroaches, extend the PUE 10' from the edge of pipe.