

Mapleton City Planning Commission Staff Report

Meeting Date: December 12, 2013

Item: 3

Applicant: Cory Andersen for Bruce Dickerson

Location: Approximately 540 W 600 S

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-2

REQUEST

Consideration of Preliminary and Final Plat approval of the Diamond Back Plat "A" subdivision consisting of 11 lots located generally at 541 W 600 S. This plat will replace a previously approved plat that consisted of three lots.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 8 acres in size and is located in the RA-1 zone just west of the Silver Leaf Cove subdivision. On July 16, 2013 the City Council approved a three lot subdivision and a Transferable Development Rights (TDR) receiving site to allow half-acre lots. The applicant has not recorded the plat and is now proposing to develop the entire 8 acre parcel. The applicant is now proposing a subdivision that includes the following:

- 11 half-acre lots.
- New extensions of 600 South and 800 S that will stub into the adjacent properties to the east.
- A new road running north and south (350 S).
- A cul-de-sac (730 S) that will provide access to four lots.
- Curb, gutter and sidewalk improvements. The sidewalk will be separated from the curb and gutter with a planter strip.

EVALUATION

Zoning Standards: The standard minimum lot size in the RA-1 is one acre. However, with the use of TDR's, the minimum lot size can be reduced to a half-acre. The applicant is proposing to utilize TDR's to allow for 11 half-acre lots. The lots also comply with the minimum frontage 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.

Road Connectivity: The Transportation Master Plan encourages the provision of street stubs at logical locations to allow adjacent properties to develop in the future. The proposed street plan provides appropriate connections to adjacent properties.

The Master Plan also discourages the use of cul-de-sacs except where the possibility of future adjacent development does not exist or due to existing development. Staff can support the proposed cul-de-sac as it will not prohibit future properties from developing, and as sufficient connectivity is provided.

STAFF RECCOMENDATION

Recommend approval of the Preliminary and Final Plats for the Diamond Back Plat "A" subdivision to the City Council with the attached findings and condition.

SPECIAL CONDITION

1. Any outstanding issues raised in the DRC minutes dated November 26, 2013 shall be addressed prior to plat recording.

ATTACHMENTS

1. Findings for Decision.
2. Application Materials.
3. DRC Minutes dated 11/26/13.

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.	✓

UTILITY GENERAL NOTES

- All installation and materials shall, at a minimum, conform to Mapleton standards, specifications, and plans.
- The contractor shall obtain a permit for utility construction at least 48 hours prior to construction.
- Contractor shall coordinate with all utility companies for installation requirements and specifications.
- All necessary inspections and/or certifications required by codes and/or utility service companies shall be performed prior to announced building possession and the final connection of service.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies, and where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility companies at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Underground utilities shall be installed, inspected and approved before backfilling.
- Contractor shall notify Mapleton Engineering Inspectors 72 hours before connecting to any existing utility.
- All fill material is to be in place and compacted before installation of proposed utilities.
- Existing utilities shall be verified in field prior to installation of any new lines.
- All ductile and gray iron fittings shall be manufactured in accordance with the following AWWA standards: C-104 cement mortar lining, C-110 gray-iron and ductile iron joints. All fittings shall be seal coated with bituminous material. All fitting shall be 250 PSI minimum pressure rating.
- Manholes shall be precast conforming to ASTM C-478. Concrete bases shall be poured in place or precast.
- All utility pipes shall be bedded and backfilled in accordance with the detail drawings and site work specifications.
- Tops of existing manholes shall be raised as necessary to be flush with proposed pavement elevations. Any existing manholes in unpaved areas shall be 6 inches above finished ground elevations with water tight lids.
- All concrete for encasements shall have a minimum 28 day compression strength at 4000 PSI.
- Site work contractor shall be responsible for all improvements to with 5 ft. of proposed building unless specified otherwise. Site work contractor shall coordinate with building contractor on all utility building entrance locations.
- In the event of a vertical conflict between waterlines, sanitary lines, storm lines and gas lines (existing and proposed), the sanitary line shall be ductile iron pipe with mechanical joints at least 10 feet on both sides of crossing, the waterline shall have mechanical joints with appropriate thrust blocking as required to provide a minimum of 18-inch clearance meeting requirements of ANSI A21.10 or ANSI 21.11 (AWWA C-151) (CLASS 50).
- Drawings do not purport to show all existing utilities.
- Contractor shall verify utility locations prior to subsurface work for light poles (boring etc.) and similar structures.
- See notice requirement under general project notes.
- The general contractor shall ensure that all sub-contractors have installed utilities in accordance with the specifications and design (line, grade, no sags, etc.) prior to scheduling close-out meetings with the city.

- All utilities shall be pre-tested prior to the city witnessing the test to ensure that said utilities will pass during city witness of testing. If any utilities do not pass during city witness of testing due to not performing the pre-testing, a \$5000 penalty will be applied to the general contractors.

SURVEY CONTROL NOTE:

The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Dudley & Associates ALTA Survey or Dudley & Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal and vertical control from the survey monuments and for verifying any additional control points shown provided by Dudley & Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Dudley & Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

SANITARY SEWER GENERAL NOTES

- See this sheet for general project notes.
- All sanitary sewer construction shall be in conformance with Mapleton standards and specifications.
- All gravity sanitary sewer lines shall be in conformance with Mapleton standards and specifications.
- Distances for sanitary sewer lines shall be SDR-35 PVC. Sewer line construction and materials shall conform to ASTM standards and specifications.
- Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with the standard specifications. All frames shall be adjusted to final grade prior to the final lift of asphalt.
- All sanitary sewer main testing shall be accordance with the Mapleton standards and specifications copies of all test results shall provided to the engineer, the owner, and the governing authority prior to the start of the warranty period.
- Compaction of all trenches within the project site must be attained and compaction results submitted to Mapleton Department of Public Works.
- The contractor is responsible for protecting all existing structures and improvements during installation of sanitary sewer line.
- The contractor is responsible for the following:
 - Obtaining all required permits from the city or regulatory authorities at the contractors cost including permits required for work within the public right-of-way.
 - Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinkler systems.
 - Verification and protection of all existing utilities within the limits of construction.
 - Providing as-built drawings to Mapleton and engineer.
 - All permitting, development, location, connecting and inspection.
 - Verifying all standard details conform to the current Mapleton standards and specifications.
 - For obtaining and understanding all city, county, and state standards and specifications pertaining to the construction of sanitary sewer improvements.
 - Reference architectural plans for all connections to building services and verify locations as shown.
- The contractor shall provide all materials necessary for construction or installation of all proposed improvements shown.
- The contractor shall pothole the existing sewer main and provide an as-built elevation of the main to the engineer prior to any new construction.
- Sanitary sewer pipes shall be bedded in accordance with Mapleton standards.

STORM DRAIN GENERAL NOTES

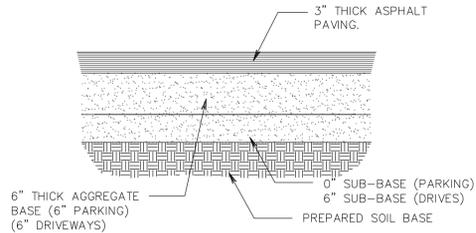
- The contractor shall be responsible for the following:
 - Obtaining all required permits from the city or regulatory authorities at the contractor's cost including permits required for work within the public right-of-way.
 - Restoration of any existing improvements including (but not limited to) fences, sod, landscaping, pavement, sprinklers systems.
 - Verification and protection of all existing utilities within the limits of construction.
 - Providing as-built drawings to the city and engineer.
 - All permitting, development, location, connection and inspection.
 - Scheduling all required inspections.
- All storm drain construction shall be in conformance with Mapleton standards, specifications, and plans.
- Distances for storm drains are the horizontal distances from center of manhole or inlet to center of manhole or inlet. Therefore, distances shown on plans are approximate and could vary due to vertical alignment.
- Rim elevations shown are approximate only and are not to be taken as final elevation. Pipeline contractor shall use precast concrete adjustments rings, grout, and steel shims to adjust the manhole frame to the required final grade in conformance with Mapleton standards, specifications and plans. All frames shall be adjusted to final grade prior to the final lift of asphalt.
- Compaction of all trenches within the project site must be attained and compaction results submitted to the engineer prior to final acceptance.
- Storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
- All storm drain pipes entering structures shall be grouted to assure connection at structure is watertight.
- All storm drain manholes in paved areas shall be flush with pavement and shall have traffic bearing lids. Manholes in unpaved areas shall be 6" above finished grade. All storm drain lids shall be labeled "storm drain".
- Contractors shall verify horizontal and vertical location of all existing storm drain structures, pipes, and all utilities prior to construction.
- Storm drains shall be bedded in accordance with Mapleton standards.

GRADING PLAN GENERAL NOTES

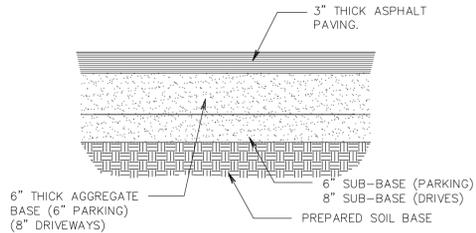
- Contours shown are for finished paving, sidewalk, slab, or ground adjustment to subgrade is the contractor's responsibility.
- All disturbed areas that are unsurfaced or are not designated as landscape areas are to be seeded, fertilized, and watered until a healthy stand of grass is obtained.
- If during the overlot grading process, conditions are encountered which could indicate an unidentified situation is present, the soils engineer shall be contacted for recommendations.
- Unless otherwise shown, not proposed slope shall exceed three (3) horizontal to one (1) vertical. All sloped areas must be protected from erosion.
- If stripped materials consisting of vegetation and organic materials are stockpiled on the site, topsoil may be placed to a height of five feet. Silt fence shall be placed around the base of the stockpile and the stockpile shall be seeded with native seed mix immediately after stripping operations are complete.
- On-site materials suitable for fill beneath drives and parking areas beyond 5' of the building shall be compacted in accordance with guidelines presented in the soils report.
- Spot elevations shall take precedence over contours and slopes shown. The contractor shall notify the engineer of the spot elevations that do not appear to be consistent with the contours and slopes. Spot elevations and specific profile design shall be used for setting elevations of curb, gutter and utilities.
- Benchmark verification: Contractor shall use benchmarks and datums shown hereon to set project benchmark(s), by running level loop between at least two benchmarks, and shall provide survey notes of such to project engineer prior to commencing construction.
- All utilities (manholes, valve covers, cleanouts, vaults, boxes, etc.) shall be adjusted to final grade prior to the final lift of asphalt.
- All earth moving and placement operations shall be in conformance with the recommendations identified in the soils report. The contractor shall have a signed and sealed copy of the soils report on the site at all times.
- The contours shown in the detention/retention pond and berm areas shall be top soil as specified in the project standards.
- Grades within asphalt parking areas shall be constructed to within 0.10 feet of the design grade. However, the contractor shall maintain positive drainage in all pavement areas and along all curbs. All curbs shall be built in accordance to the plan. Curbs or pavement areas which do not provide proper drainage must be removed and replaced at the contractor's expense.
- Spot elevations represent flow line or top of asphalt unless otherwise noted.
- The contractor is responsible for providing his own estimate of earthwork quantities.
- All landscaped islands shall have a crown of topsoil prior to landscaping. Refer to landscape plan for specifications.
- Were new curb and gutter is being constructed adjacent to existing asphalt or concrete pavement, the following shall apply: Prior to placement of any concrete, the contractor shall have a licensed surveyor verify the grade and cross slope of the curb and gutter forms. The contractor shall submit the slopes and grades to the engineer immediately of any section which does not conform to the design or typical cross section. The contractor shall be solely responsible for curb and gutter pours without the approval of the engineer.
- The earthwork for all building foundations and slabs shall be in accordance with architectural building plans and specifications.
- Pre cast structures may be used at contractor's option.
- Existing drainage structures to be inspected and repaired as needed, and existing pipes to be cleaned out to remove
- Existing grade contour intervals shown at 1 foot intervals.
- Proposed grade contour intervals shown at 1 foot intervals.
- If any existing structures to remain are damaged during construction, it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
- The contractor shall adhere to all terms & conditions as outlined in the general permit for storm water discharge associated with construction activities.
- Contractor shall adjust and/or cut existing pavement as necessary to assure a smooth fit and continuous grade.
- Contractor shall assure positive drainage away from buildings for all natural and paved areas.
- Topographical information taken from a topographic survey by (Dudley & Associates). If contractor does not accept existing topography as shown on the plans, without exception, he shall have made, at his expense, a topographic survey by a registered land surveyor and submit it to the owner for review.
- All unsurfaced areas disturbed by grading operation shall receive 4 inches of topsoil. Contractor shall apply stabilization fabric to all slopes 3:1 or steeper. Contractor shall place sod or hydroseed to disturbed areas in accordance with city/county specifications and maintain until a healthy stand of grass is obtained.
- Construction shall comply with all applicable governing codes and be constructed to same.
- Contractor is responsible for verifying all utilities and notifying the appropriate utility company prior to beginning construction.
- Site work shall meet or exceed site specifications.
- All concrete to have a minimum 28 day compression strength of 4000 PSI.

GENERAL NOTES

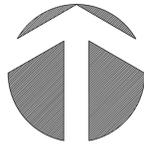
- All materials, workmanship, and construction of site improvements shall meet or exceed specifications set forth in the Mapleton City Public Works, Regulations and applicable state and federal regulations (including ADA guidelines). Where there is a conflict between these plans and the specifications, or any applicable standards, the higher quality standard shall apply. All work with public R.O.W. or easements shall be inspected and approved by the Mapleton City Public Works Inspector and/or UDOT. Inspection services and construction certification to be provided by engineer of record.
- The contractor is specifically cautioned that the location and/or elevation of existing utilities, as shown on these plans, is based on records of the various utility companies and where possible, measurements taken in the field, the information is not to be relied upon as being exact or complete. The contractor must call the local utility location center at least 48 hours before any excavation to requested exact field locations of the utilities. Prior to construction, the contractor shall verify pertinent locations and elevations, especially at the connection points and at potential utility conflicts. It shall be the responsibility of the contractor to relocate all existing utilities that conflict with the proposed improvements shown on these plans.
- The contractor shall be responsible for obtaining all necessary permits from all applicable agencies. The contractor shall notify the Mapleton City Public Works Inspector at least 48 hours prior to the start of any earth disturbing activity, or construction on any and all public improvements.
- The contractor shall coordinate with Mapleton City and all utility companies involved with regard to relocations or adjustments of existing utilities during construction and to assure that the work is accomplished in a timely fashion and with a minimum disruption of service. The contractor shall be responsible for contacting all parties affected by any disruption of any utility service.
- The contractor shall have one (1) signed copy of the approved plans, one (1) copy of the appropriated standards and specifications, and a copy of any permits and extension agreements needed for the job, on-site at all times.
- The contractor shall be responsible for all aspects of safety including, but not limited to, excavation, trenching, shoring, traffic control and security.
- If during the construction process, conditions are encountered by the contractor, his subcontractors, or other affected parties which could indicate a situation that is not identified in the plans or specifications, the contractor shall contact the engineer immediately.
- All references to any published standards shall refer to the latest revision of said standard, unless specifically stated otherwise.
- The contractor shall submit a traffic control plan in accordance with the manual on uniform traffic control devices to the appropriate right-of-way authority (city, county or state) for approval, prior to any construction activities within, or affecting the right-of-way. The contractor shall be responsible for providing any and all traffic control devices as may be required by the construction activities.
- The contractor is responsible for providing all labor and materials necessary for the completion of the intended improvements shown on these drawings or designated to be provided, installed, constructed, removed and relocated unless specifically noted otherwise.
- The contractor shall be responsible for keeping roadways free and clear of all construction debris and dirt tracked from the site.
- The contractor shall be responsible for recording as-built information on a set of record drawings kept at the construction site, and available to the Mapleton City Public Works Inspector at all times.
- Dimensions for layout and construction are not to be scaled from any drawing. If pertinent dimensions are not shown, contact the consultant engineer for clarification and annotate the dimension on the as-built record drawings.
- All structural erosion control measures shall be installed, at the limits of construction, prior to any other ground-disturbing activity. All erosion control measures shall be maintained in good repair by the contractor, until such time as the entire disturbed areas are stabilized with hard surface or landscaping.
- The contractor shall sequence installation of utilities in such a manner as to minimize potential utility conflicts, in general, storm sewer and sanitary sewer should be constructed prior to installation of water lines and dry utilities.
- All work within the public right-of-way is subject to the jurisdiction of the Mapleton City Engineering Department Standard Details Specifications and Utah Department of Transportation Standard Details and Specifications.
- The contractor shall submit a phasing plan for all work in all public roads and R.O.W.'s to Mapleton City before beginning any work on these streets. Contractor shall begin work only after Mapleton City approves the phasing plan, and a preconstruction meeting is held between the city, the engineer and the contractor.
- All operations conducted on the premises, including the warning up, repair, arrival, departure, or running of trucks, earthmoving equipment, construction equipment and any other associated equipment shall be limited to the period between 7:00 a.m. and 10:00 p.m. everyday, unless otherwise approved by the city.
- It is the responsibility of the contractor to coordinate all utility relocations consistent with the contractor's schedule for this project. Whether shown or not shown as it relates to the construction activities contemplated in these plans.
- Contractor shall be responsible for obtaining all temporary power and water to the site, paying all fees excluding tap fees and system development fees, referring to the geotechnical report prepared by (EarthTec Testing and Engineering P.C.)
- In general, limits of site work are up to (and excluding) constructing sidewalks.



(K) ASPHALT PAVING
not to scale
Sand Soils



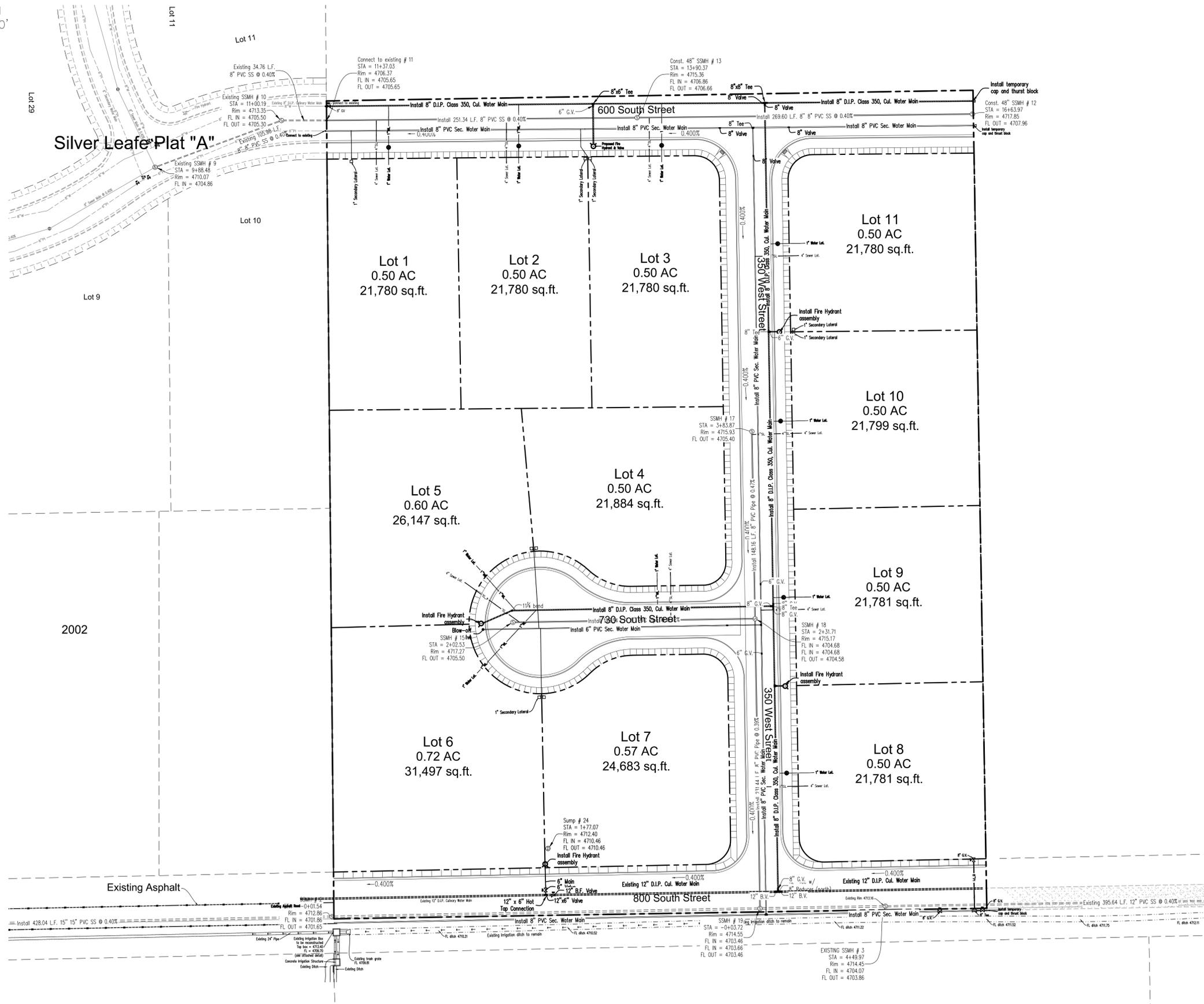
(L) ASPHALT PAVING
not to scale
Clay Soils



NORTH
1" = 40'

Diamond Back "A"

Mapleton City Utah



General Utility Notes:

- Coordinate all utility connections to building with plumbing plans and building contractor.
- Verify depth and location of all existing utilities prior to constructing any new utility lines. Notify Civil Engineer of any discrepancies or conflicts prior to any connections being made.
- All catch basin and inlet box grates are to be bicycle proof.
- Refer to the site electrical plan for details and locations of electrical lines, transformers and light poles.
- Gas lines, telephone lines and cable TV lines are not a part of these plans.
- Water meters are to be installed per city standards and specifications. It will be the contractor's responsibility to install all items required.
- Water lines, valves, fire hydrants, fittings etc. are to be constructed as shown and poly wrapped. Contractor is responsible, at no cost to the owner, to construct any vertical adjustments necessary to clear sewer, storm drain, or other utilities as necessary including valve boxes and hydrant spools to proper grade.
- Contractor shall install a 12 inch concrete collar around all manholes, valves, catch basins, cleanouts and any other structures located within the asphalt.

Utility Piping Materials:

All piping to be installed per manufacturers recommendations. Refer to project specifications for more detailed information regarding materials, installation, etc.

Culinary Service Laterals

- 1" to 2" diameter pipe -copper tube ASTM B, Type K, Soft Temper

Water Main Lines and Fire Lines (poly wrapped)

- Pipe material as shown on utility plan view or to meet city standards.

Sanitary Sewer Lines

- All sewer piping to be Polyvinyl Chloride (PVC) sewer pipe, ASTM D 3034, Type PSM, SDR 35.

Storm Drain Lines

- 10" pipes or smaller -Polyvinyl Chloride (PVC) sewer pipe, ASTM D3034, Type PSM, SDR 35
- 12" pipes or larger -Reinforced Concrete Pipe, ASTM C76, Class III

Secondary Water Piping

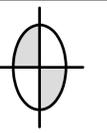
- All pressurized irrigation piping and service laterals shall include trace wire.
- All pressurized irrigation pipe material is to be 8" PVC C900 Purple pipe.
- All laterals and connections are to be constructed in accordance with the Mapleton City specifications.

Notes to the Contractor

- 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.
- 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.

Notes:

- All work on Irrigation ditches is to be done between October 1st and April 1st.
- All inlet, outlet, and clean-out structures are to be approved by the Mapleton Irrigation Company, prior to construction.
- All ADA ramps are to have ADA approved yellow truncated domes, per standards.
- Refer to the Geotechnical Report for CBR Test Results
- Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, Water lines, etc. Not all city details are included in this document set.
- Concrete collars are to be installed on all sewer manholes, culinary water valves and secondary water valves.



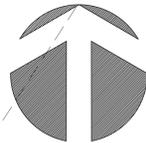
Dudley and Associates, Inc.
Engineers Planners Land Surveyors
353 East 1200 South
Orem, Utah 84058
801-224-1252

Diamond Back "A"
Overall Utility Plan
Utah
Mapleton City

NO.	DATE	BY	TD	TRACING NO.

DATE
11-12-2013
SCALE
1" = 40'
BY
TD
TRACING NO.
L - 12844

SHEET No.
C - 3.0

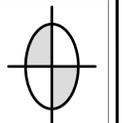


1" = 20'

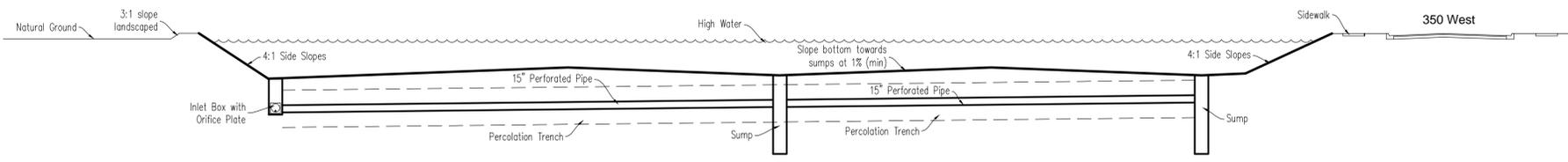
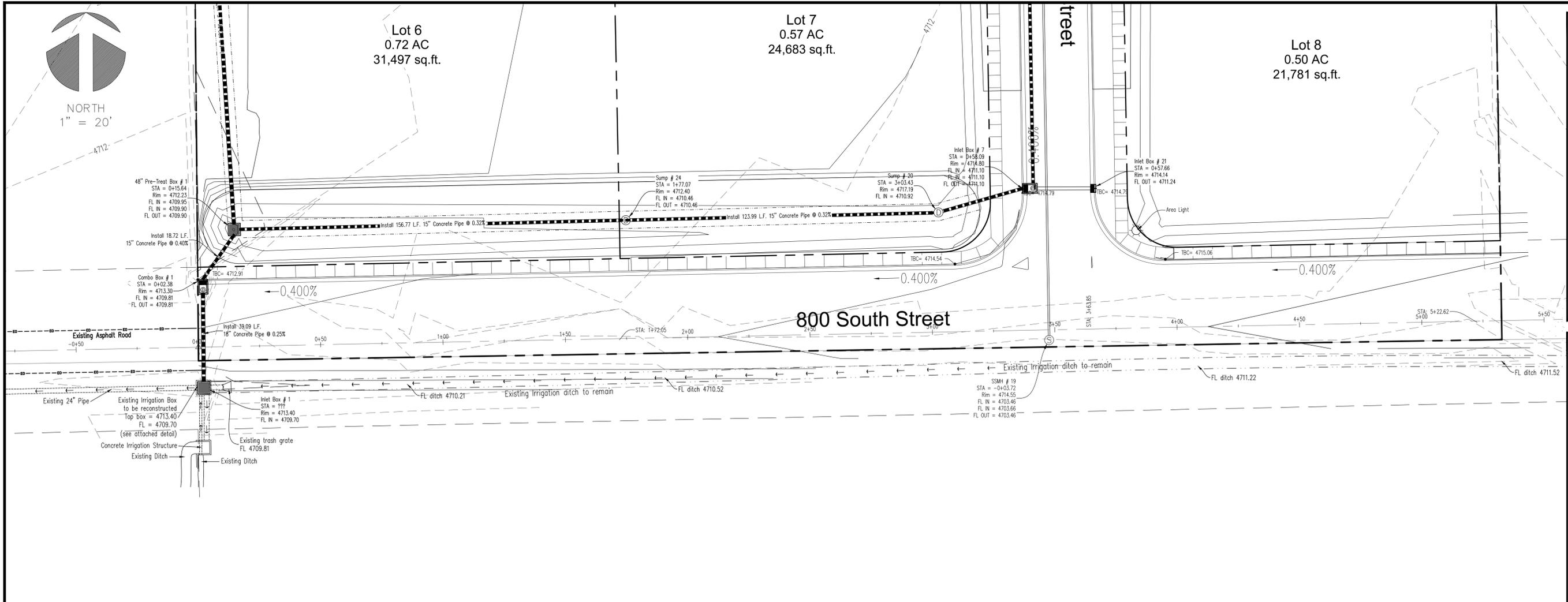
Lot 6
0.72 AC
31,497 sq.ft.

Lot 7
0.57 AC
24,683 sq.ft.

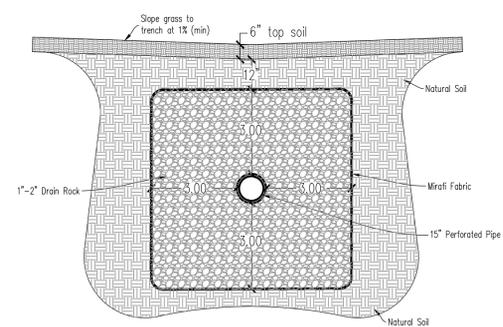
Lot 8
0.50 AC
21,781 sq.ft.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252



Cross Section



Percolation Trench Detail

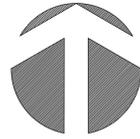
Utah
Mapleton
Diamond Back "A"
Detention Basin

Revisions

No.	Description

Date
11-12-2013
Scale
1" = 20'
By
TD
Tracing No.
L - 12844

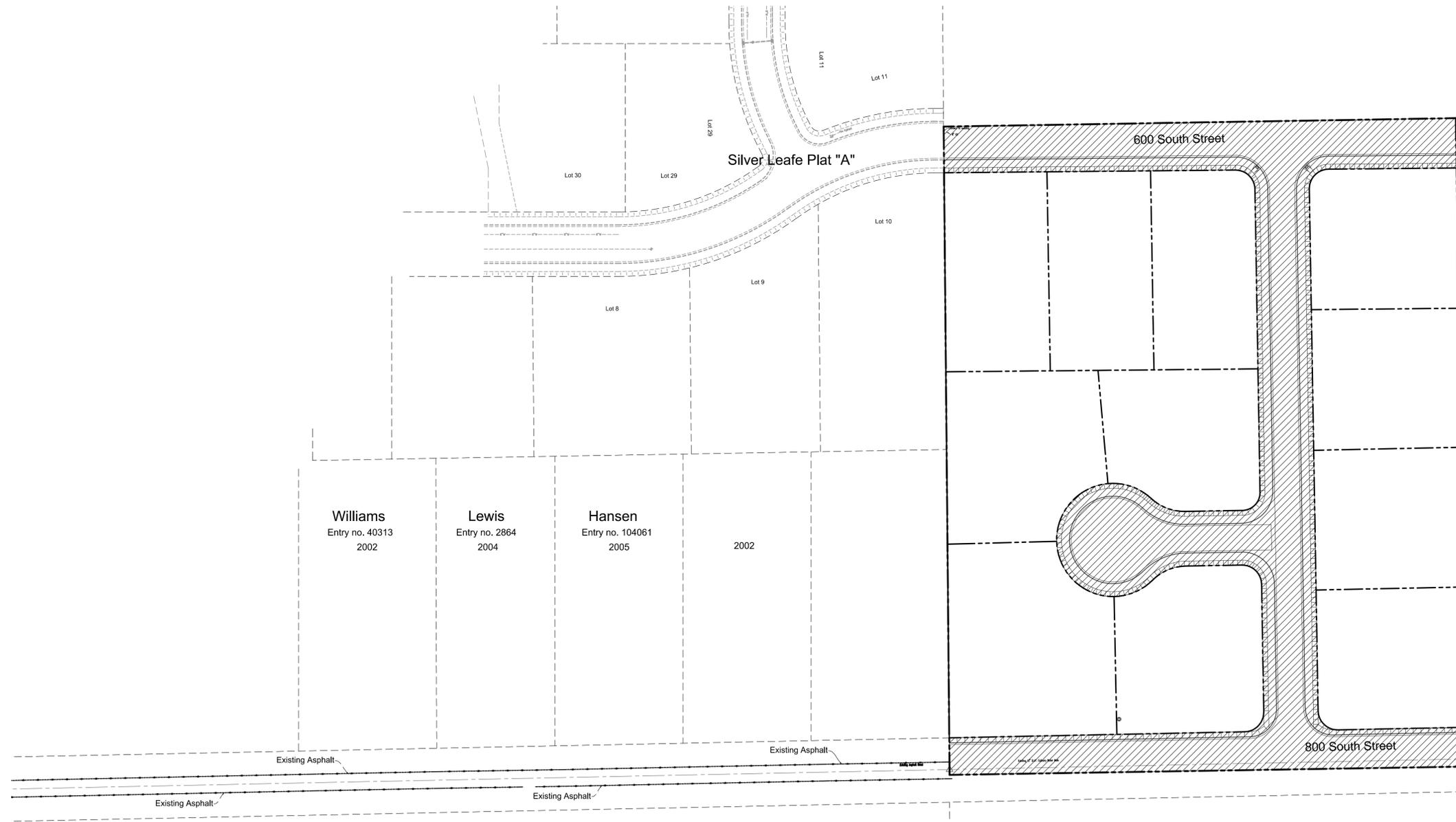
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C - 4.1



NORTH
1" = 60'

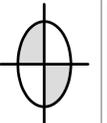
Diamond Back "A"

Mapleton City, Utah



800 South Alignment Notes:

In order to determine the alignment of the proposed improvements along 800 South Street, we have surveyed the existing asphalt along 800 South Street from 800 West Street to the Westerly property line of the proposed development. We have determined the existing centerline and extended that line through our project. The proposed improvements will not be parallel to the 1/4 Section line.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

800 South Alignment Exhibit

Utah
Mapleton City

Revisions

Date
11-12-2013
Scale
1" = 60'
By
TD
Tracing No.
L - 12844

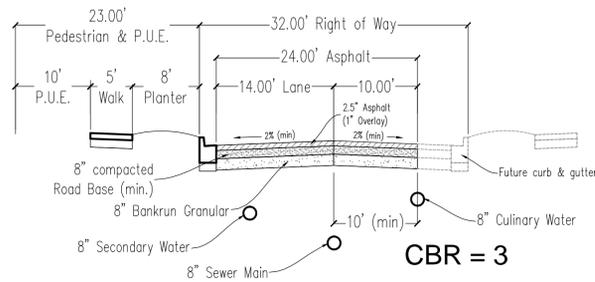
Sheet No.

C - 5

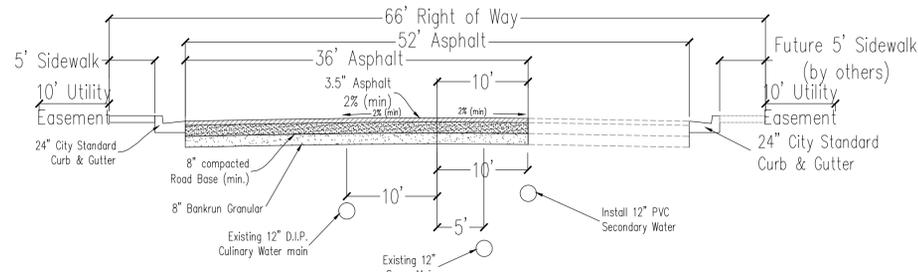
Know what's below. **811**
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

CAUTION!!! Notice to contractors

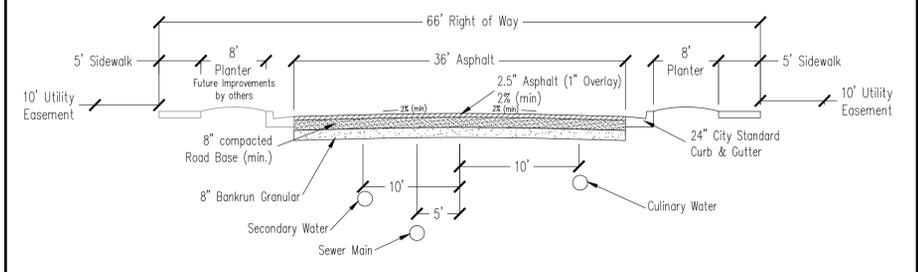
The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



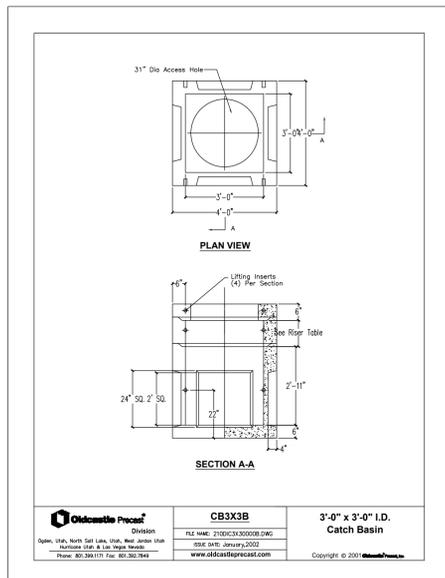
350 West Street Cross Section
32' Section Minor Local
The Minimum street grade is to be 0.400%
(refer to City Standard Street - 01 drawing)



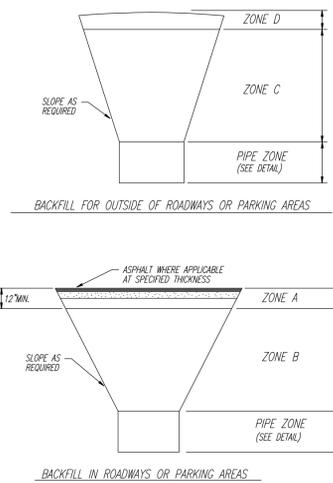
800 South Street Cross Section
66' Section Collector (traditional)
The Minimum street grade is to be 0.400%
(refer to City Standard Street - 03 drawing)



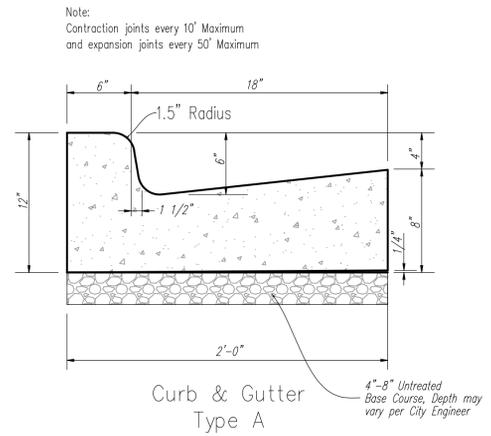
600 South Street Cross Section
66' Section Major local (optional)
The Minimum street grade is to be 0.400%
(as per the approved section on Silver Leaf Plat "A")



3'-0" x 3'-0" I.D.
Catch Basin
CB3X3B
Division: 210DC33.000008.DWG
Date: 01/14/2002
www.dudleyandassociates.com

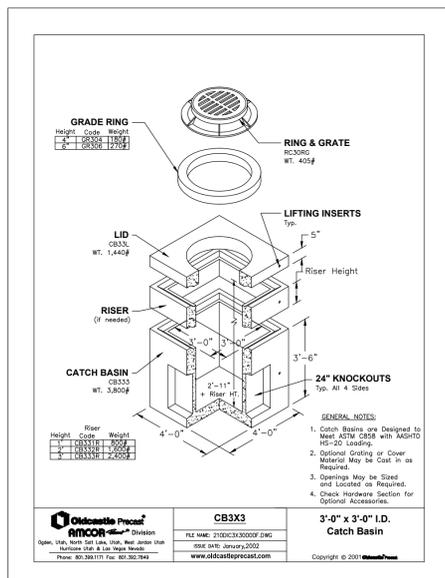


Trench Details



Curb & Gutter
Type A
4"-8" Untreated
Base Course, Depth may
vary per City Engineer

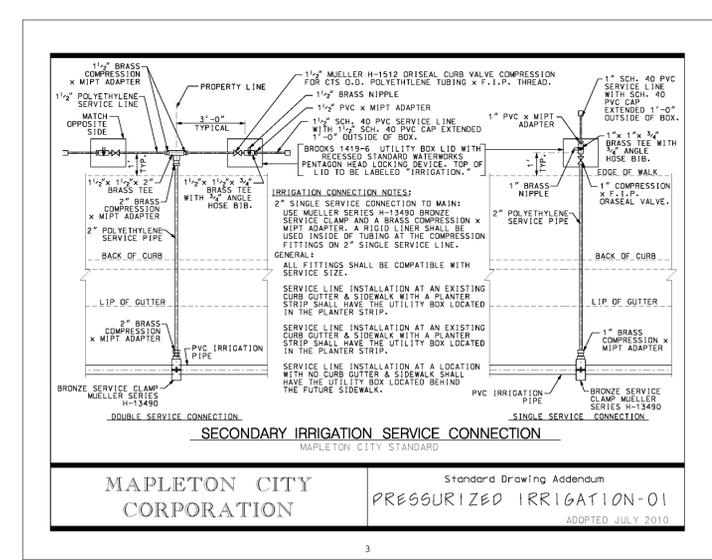
Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, Water lines, etc. Not all city details are included in this document set.



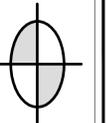
3'-0" x 3'-0" I.D.
Catch Basin
CB3X3
Division: 210DC33.000009.DWG
Date: 01/14/2002
www.dudleyandassociates.com

- 3/4" and 1" meter
- METER PLACEMENT:
 - In new construction, install meter at center of lot or per agency requirements.
 - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
 - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
 - METER BOX:
 - In landscaped areas and driveway approaches, set box so grade of the frame and cover matches the grade of the surrounding surface.
 - In street surfaces or other vehicular traffic areas, provide the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
 - PIPE: Coordinate with utility agency or property owner for type of pipe to be used outside of right-of-way.
 - INSPECTION: Prior to backfilling around meter box, secure inspection of installation by ENGINEER.
 - BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
 - CASTING: Grey iron class 35 minimum per ASTM A 48.

- 3/4" and 1" service taps
- TAPPING: Place taps a minimum of 24 inches apart. Use a tapping tool that is sized corresponding to the size of the service line to be installed. No taps within 24 inches of end of pipe.
 - PVC OR AC PIPE: A service saddle clamp is required on all PVC and AC pipe taps unless specified otherwise.
 - TAPE: Teflon tape is required on all taps.
 - INSPECTION: Prior to backfilling around taps, secure inspection of installation by ENGINEER.
 - BACKFILL: Provide and place per APWA Section 33 05 20. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.



MAPLETON CITY CORPORATION
Standard Drawing Addendum
PRESSURIZED IRRIGATION-01
ADOPTED JULY 2010



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Detail Sheet

Revisions

No.	Description

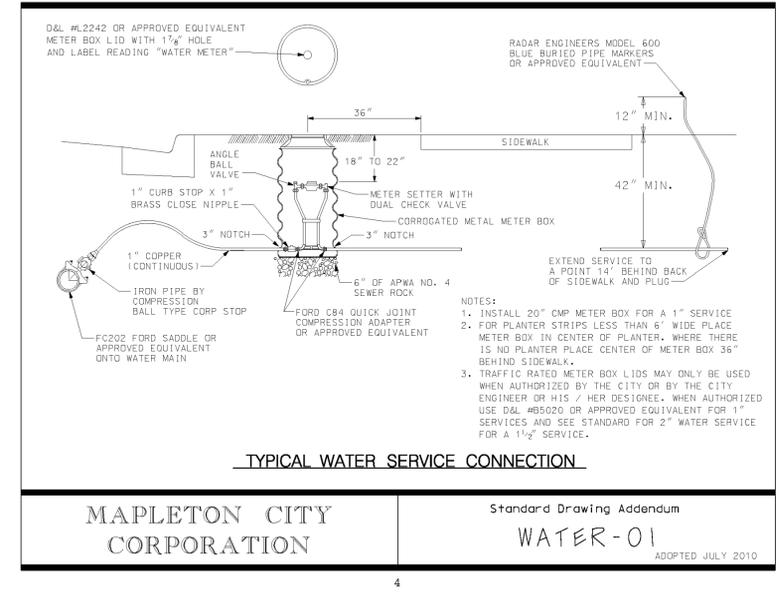
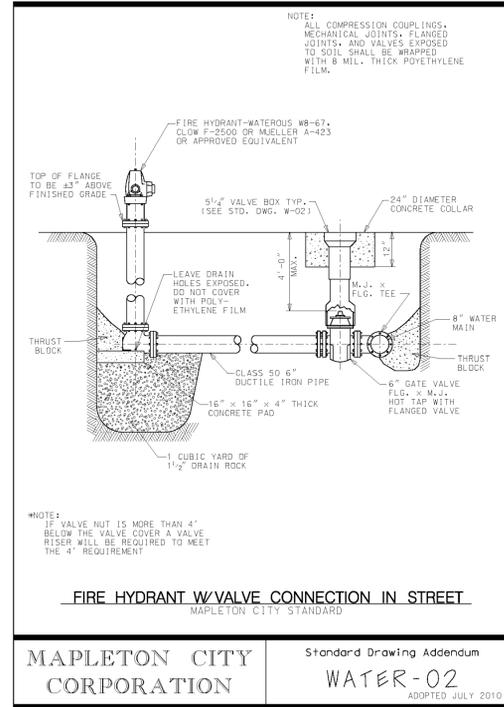
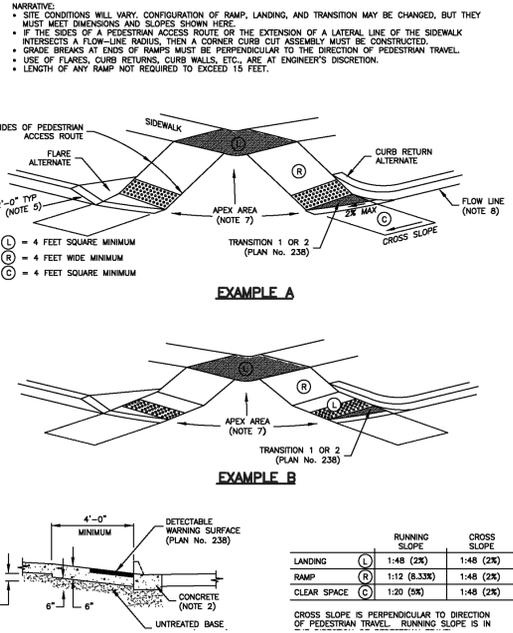
Date
11-12-2013
Scale
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By
TD
Tracing No.
L - 12844

Sheet No.
C - 6.0

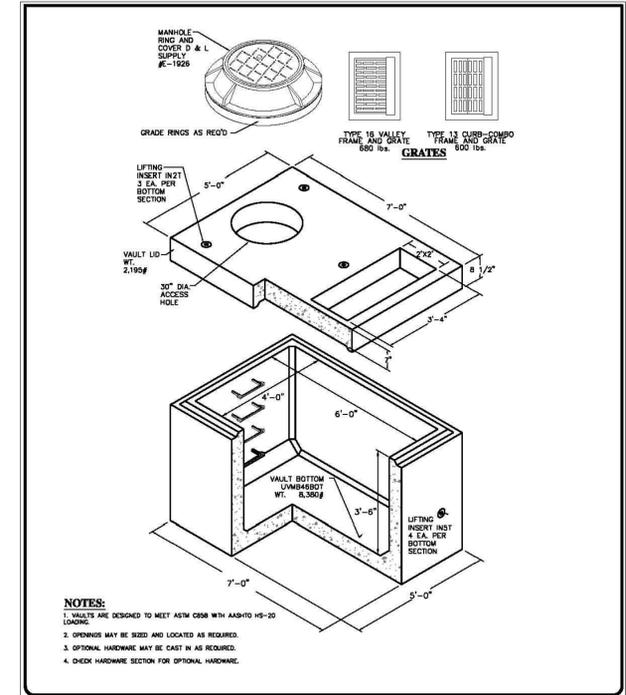
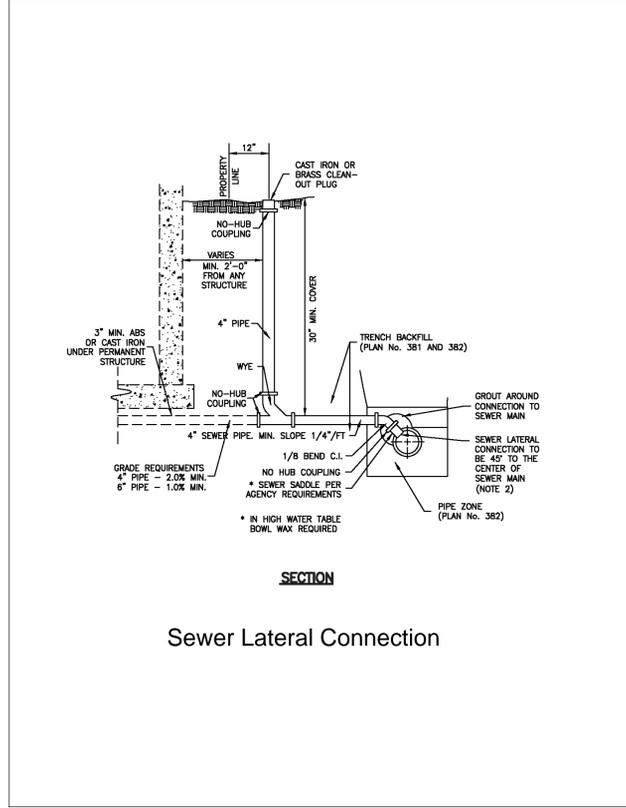
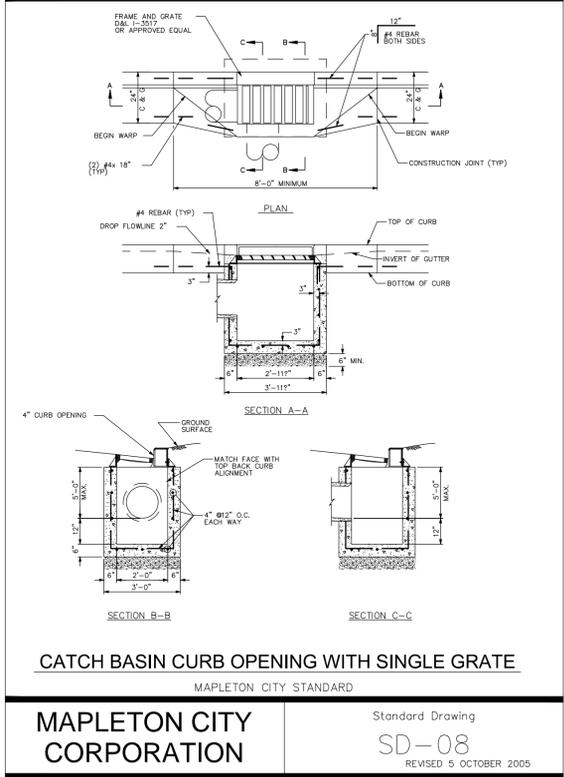
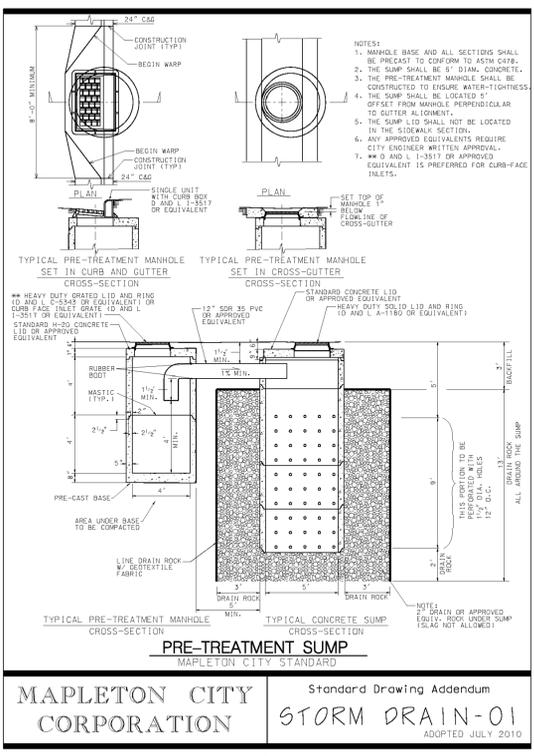
Corner curb cut assembly

- 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.

LANDING AT SIDEWALK LEVEL



Refer to the APWA Standards and the Mapleton City Addendum for details such as fire hydrants, sewer laterals, PI connections, Water lines, etc. Not all city details are included in this document set.



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Utah
Detail Sheet
City

Revisions

Date
11-12-2013
Scale
not to scale
By
TD
Tracing No.
L - 12844

Sheet No.
C - 6.1

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

November 26, 2013 at 8:30am

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

On November 18, Cory Anderson, agent for Bruce Dickerson, submitted revised plans for Diamond Back Subdivision Plat "A", consisting of 11 lots located at approximately 541 W 600 S.

Community Development Division

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

Email: sconroy@mapleton.org

Please submit revised drawings and the following corrections:

1. Please submit a Utah County tax clearance, showing that taxes are current for subject property.
2. Please submit a preliminary title report or policy of title insurance.
3. Please submit an application fee of \$200 (amending previously approved plat).
4. The Preliminary and Final plat for this project can be processed simultaneously. Please include all the items highlighted in yellow in the attached checklist on the plat.
5. This project requires review by the Planning Commission and City Council.
6. This project will require the submittal of 6 TDRs.
7. Prior to plat recording staff will provide any address changes that may be required.

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: Diamond Back "A"

Date: November 26, 2013

Site Grading:

1. Clearing and Grubbing of all road ways will be required.

Sewer System:

1. 8" PVC SDR 35-Mainline Sewer/Concrete Collars on Manholes

Water System:

1. 8" D.I. class 350-Mainline Waterline/Concrete Collars on Water Valves
2. Fire Hydrant 500' spacing min
3. This subdivision is part of a water reimbursement agreement.
4. Water Model to be reviewed by RB&G, developer is responsible for the submittal and cost for review.

Secondary Water (Pressure Irrigation):

1. 8" PVC C900/905 SDR 18-Mainline Secondary Main/Concrete Collars on Water Valves.

Roadway:

1. Sheet C -1.1 these x-sections are not applicable to city standards.
2. Road x-sections; 350 West and 600 South should match the existing 600 South x-section or match the 56' major local (optional).
3. Road x-sections; Include 730 West and Cul-de-sac x-section, 730 West x-section can be the 32' minor local (No parking on one side of street).
4. Remove all light locations, these will be installed and determined by Rocky Mtn Power.
5. Mapleton City Code and Transportation Master Plan recommend no partial width streets, unless city council gives approval. The City Engineer recommends that both 600 South and 800 South be built to full width paved standards.
6. Existing fill placed on 600 South roadway areas will need to be removed to assure that proper clearing and grubbing is completed prior to roadway being built. This will need to be verified by a geotechnical engineer.

Storm Drain:

1. Boxes/Basins/Sumps (Sumps/inlets 300' spacing)
2. 15' PUE/Storm Drain easement on center line of pipe Lots #1,5,6
3. Storm Water Calculations: Design for 100 year storm. All storm water to be retained on site.
4. Include storm drain basin detail/landscape plan and maintenance plan.
5. Sheet C-2.0 show PUE/Storm Drain easement for basin located on Lots #6 & #7.
6. Geo-tech report will be required which will address storm water/ground water issues and restriction on basements/habitable floor space.
7. Submit SWPPP and Land Disturbance permits

Miscellaneous:

1. Show phasing plan if any phasing is to be requested.
2. Receive irrigation company approval for work on Mapleton Irrigation Company ditches. (800 South)
3. Plat will be required
4. Include copy of Boundary Line agreement on 600 South as requested in prior meetings.

Upon plat approval from the Planning Commission, the following items will be required prior to plat recording:

- Revise drawings to address any outstanding issues raised in the DRC comments and/or project conditions.
- Once revised drawings are submitted, the construction bond amount will be determined by the City Engineer.
- Submittal of a bond agreement application with the required bond.
- Payment of impact fees (\$4528 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.
- 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. Contact Scott Bird at

Public Works (489-6253) to review this requirement.

- Submit final mylar with all required signatures.
- Submit 6 TDRs.
- Submit a check made out to Utah County Recorder for \$41.00.