

Mapleton City Planning Commission Staff Report

Meeting Date: February 13, 2013

Item: 4

Applicant: Ivory Homes

Location: 1030 W 1600 S (parcel #'s 27:001:0084, & 27:001:0033)

Prepared by: Sean Conroy, Community Development Director

Public Hearing Item: Yes

Zone: RA-1

REQUEST

Consideration of Final Plat approval for the Breckenridge Estates Subdivision consisting of nine (9) lots located in the Residential and Agricultural (RA-1) zone.

BACKGROUND AND PROJECT DESCRIPTION

The project site is approximately 11.36 acres in size located in the RA-1 zone. The adjacent property is zoned A-2. A previous developer had been approved for a nine (9) lot subdivision at this site in 2008 but never followed through with the approval. The previous development included a road running north-south on the east side of the property.

The applicant is requesting final approval for a new nine (9) lot subdivision. The proposal includes a new road (1300 W) running through the middle of the property and a stub road (1200 S) at the north end of the property. The nine lots vary in size from 1.06 acres to one acre. Due to the high water table at this location, the applicant is proposing to bring in fill to allow for basements that will not be impacted by the water table.

The Planning Commission approved the Preliminary Plan for this subdivision on November 12, 2013. The DRC reviewed the final plat submittal and issued the attached minutes dated January 22, 2013. The project also requires final approval from the City Council.

EVALUATION

Development Code: Mapleton City Code (MCC) 17.04.050(E) states the following regarding final plat approval:

*“Upon approval of a preliminary plan the planning commission **shall be committed to grant approval of the final plat**, subject to full compliance with any conditions attached, unless, in the opinion of the planning commission, the approval was given based on inaccurate or incomplete representations or that changes have occurred in conditions relating to the property which were not known or present at the time approval was given, and which would result in a significant detrimental effect to the public if the project were carried out as initially presented.” (Emphasis added)*

Staff has not identified any new issues associated with the preliminary plan approval that would warrant a change in the Commission's position to approve the project.

Neighborhood Concerns: During the previous hearing, several neighboring property owners appeared before the Commission. The common concern was that the adding of fill to this site and the piping of an existing irrigation ditch could lead to storm water and ground water issues for neighboring properties in the future. The City Engineer has reviewed these concerns along with the hydrologic report submitted by the applicant, and with some modifications as requested in the DRC minutes, is satisfied that the project will not create significant impacts on neighboring properties.

Another concern raised by neighboring property owners involved the location of the road running through the middle of the development, as opposed to locating the road on the eastern side of the development. The Commission was supportive of the proposed road alignment and approved the preliminary plan.

STAFF RECCOMENDATION

Approve the Final Plat for the Breckenridge Estates Plat “A” Subdivision with the attached findings and special conditions.

SPECIAL CONDITIONS

1. All outstanding issues raised in the DRC minutes dated January 22, 2012 shall be addressed prior to plat recording.
2. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition.

ATTACHMENTS

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

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.	✓

MAPLETON CITY DEVELOPMENT REVIEW COMMITTEE MINUTES

January 22, 2013

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

Brad Mackay, agent for Ivory Homes, requests final plat approval of Breckenridge Estates Subdivision, a 9-lot subdivision, located generally at 1050 West 1600 South, in the RA-1 Zone.

Applicant Phone Number: (801) 798-0555

Applicant E-mail: office@lei-eng.com

Application Submitted: August 7, 2012

Drawings Submittal: 3rd Submittal 12/20/2012

Community Development Department

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

Email: sconroy@mapleton.org

Address the following concerns in revised drawings:

1. As mentioned in the DRC minutes of October 19, 2012, no signed utility notifications have been received for Rocky Mountain Power or Mapleton Irrigation Company. Please submit the remaining signatures (can be a condition of approval).
2. As stated in the DRC minutes of August 21, 2012 and October 19, 2012, the plan shows that part of the subdivision boundary does not match existing fence lines and adjacent deed lines in certain locations. Boundary line agreements are needed to resolve this issue. Closure will be reviewed upon the recording of boundary line agreements as mentioned above (can be a condition of approval).
3. As stated in the DRC minutes of August 21, 2012, as per Mapleton City Code 17.08.030(F), please submit “A title report, covering the property within the final plat area, to identify all interests in the property which have an effect on the title, and to establish that the land proposed for subdivision is free of boundary conflicts. The purpose of this requirement shall be to ensure that purchasers of lots will have a clear and marketable title” (by final plat application). This will need to be updated once boundary line agreements are recorded (can be a condition of approval).
4. Submit approval letter from Springville Postmaster for cluster mailbox location / # of units. (Provide at final plat with City Council).
5. Please submit revised drawings to include: 4 - 11x17 drawings, 4 - 24x36 drawings, and 1 CD containing CAD and PDF files for the project.

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:

Sewer System:

1. City code requires mainline sewer to extend sewer main to property boundaries, extend sewer main on 1200 South. If sewer is not extended to property line then place note on plans with explanation.

Water System:

1. Water Model review by RB&G will be required.

Roadway:

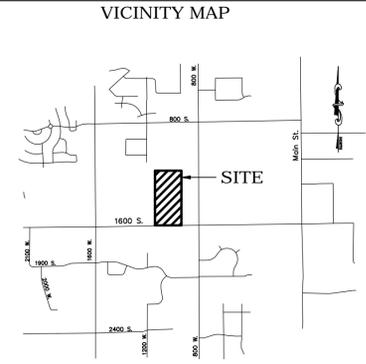
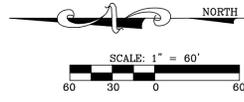
1. Roadway: UDOT approval required for work to be done on 1600 South.

Storm Drain:

1. Show design of detention pond i.e. landscape material, slopes, elevations, orifice outlet, etc.
 - a. Explain why calculations show the allowable discharge from the north pond at .24 cfs and the south pond at .34 cfs and the plans state it should be .05 cfs.
 - b. If the ponds are to have grass sod a 3:1 slope will not work.
 - c. Need detail of orifice.
2. Recently Mapleton City received the Dry Creek Storm Drain Master Plan, which is associated with the drainage of this subdivision. This Master Plan is proposing charging users that contribute to this drainage. Explain how charges will be assessed to the future lot owners such as a HOA
3. Geo-tech report: During the summer and fall of 2011, ground water was on the surface of the parcel and building restrictions and geo-tech should be modified to reflect this.
4. Provide detail of 24 ADS Pipe with drain rock and fabric.
5. Plan shows 2-5'x5' Boxes and Detail only shows 6'x6' Boxes
6. Include SWPPP/Land Disturbance Permit.

Miscellaneous:

1. Bonding will be required upon final approval of site plan.
2. Refer to Mapleton/APWA standards and include details of improvements with construction drawings.



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



NOTES:

1. CLEARING AND GRUBBING WILL BE REQUIRED ON SITE
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH MAPLETON CITY/APWA STANDARDS.
3. 1030 WEST WILL REQUIRE UP TO 7' OF FILL WITHIN THE ROADWAY TO ACCOMMODATE THE SEWER.
4. HOMES BEING CONSTRUCTED ARE TO HAVE FLOOR SLABS NO LOWER THAN 2' BELOW EXISTING GRADE OR 3' ABOVE GROUND WATER ELEVATION, WHICHEVER IS HIGHER.
5. ALL VERTICAL DATA IS BASED ON NGVD 29 DATUM.
6. SEWER LINE WILL NOT EXTEND TO 1200 SOUTH BECAUSE OF LACK OF COVER ON THE NORTH END OF 1030 WEST.

TABLE OF CONTENTS

COVER
FLAT
SHEET 1 UTILITY & 1030 PROFILE
SHEET 2 1200 & 1600 PROFILE
SHEET 3 GRADING PLAN
SHEET 4 DITCH PROFILE
SHEET 5 DETAILS
SHEET 6 SWPPP

TABULATIONS

TOTAL AREA: 11.36 ACRES
 LOTS: 9
 STREET AREA: 2.16

DEVELOPER / OWNER

IVORY HOMES

ENGINEER

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

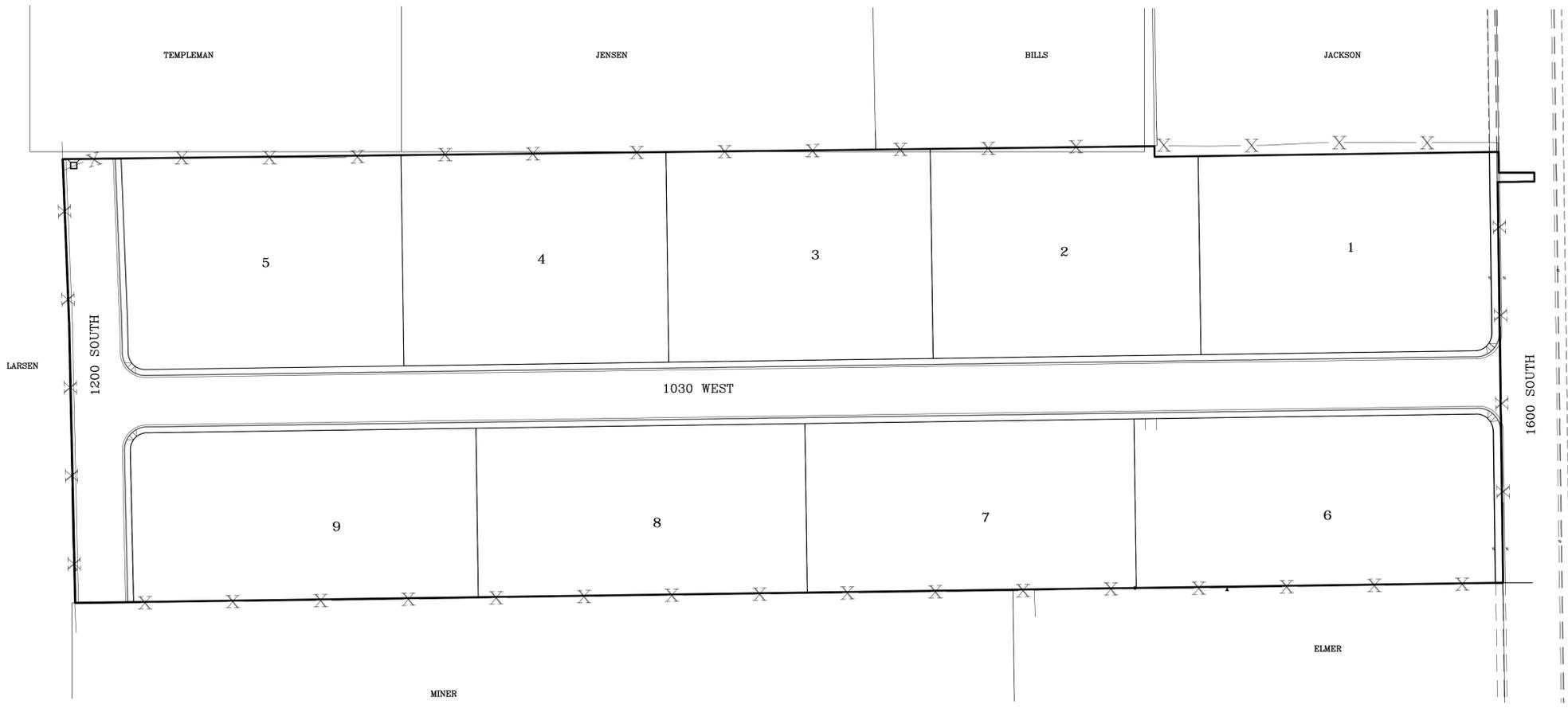
PROJECT NAME

BRECKENRIDGE ESTATES
 MAPLETON, UTAH

LEGEND

CL = CENTERLINE
 TBC = TOP BACK OF CURB
 FG = FINISHED GRADE

EXISTING		PROPOSED
---	CENTERLINE	---
---	EDGE OF ASPHALT	---
SS	SEWER	SS
PI	PRESSURIZED IRRIGATION	PI
SD	STORM DRAIN	SD
V	CULINARY WATER	V
---	CURB & GUTTER	---
---	MAJOR CONTOUR LINE	---
---	MINOR CONTOUR LINE	---
⊙	STORM DRAIN MANHOLE	⊙
⊙	SEWER MANHOLE	⊙
⊙	IRRIGATION MANHOLE	⊙
■	CURB INLET	■
⊥	WATER METER	●
⊥	TELEPHONE JUNC. BOX	●
⊥	POWER POLE	◇
●	MONUMENT	◇
→	FLOW ARROWS	→
⊙	FIREHYDRANT	⊙



BRECKENRIDGE ESTATES SUBDIVISION - PLAT A

MAPLETON, UTAH

COVER - 1030 WEST

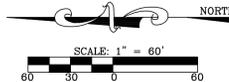
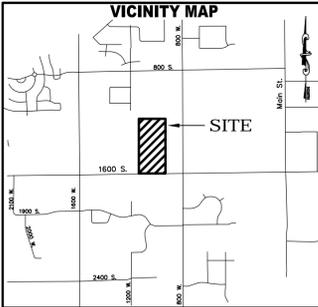
REVISIONS

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LEI PROJECT #: 2012-0888
 DRAWN BY: DSE
 CHECKED BY: BTG
 SCALE: 1" = 60'
 DATE: 12/20/2012

SHEET
COVER

U:\LAND DESKTOP PROJECTS\12-0888 BRECKENRIDGE FARMS.DWG 12-0888 PRELIM.DWG



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 50182 IN ACCORDANCE WITH TITLE 56, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S), THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT IN A FENCE LOCATED N89°11'41"E ALONG THE SECTION LINE 1047.43 FEET AND NORTH 26.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 3 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N0°48'19"W 1268.58 FEET; THENCE ALONG A FENCE LINE THE FOLLOWING THREE (3) COURSES: N88°44'58"E 247.79 FEET; THENCE N87°43'19"E 144.86 FEET; THENCE S0°40'39"E 969.95 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 64012:2010 IN THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: S89°11'41"W 9.38 FEET; THENCE S0°48'19"E 305.58 FEET; THENCE S89°06'41"W 18.30 FEET; THENCE SOUTH 31.38 FEET; THENCE WEST 7.90 FEET; THENCE N0°45'33"W 32.60 FEET; THENCE S89°11'41" 354.45 FEET TO THE POINT OF BEGINNING.

CONTAINS ±11.35 ACRES

DATE _____ SURVEYOR (See Seal Below)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGMENT

STATE OF UTAH _____ S.S.
 COUNTY OF UTAH _____
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME _____ THE SIGNER(S) OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ A NOTARY PUBLIC COMMISSIONED IN UTAH
 NOTARY ADDRESS _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY

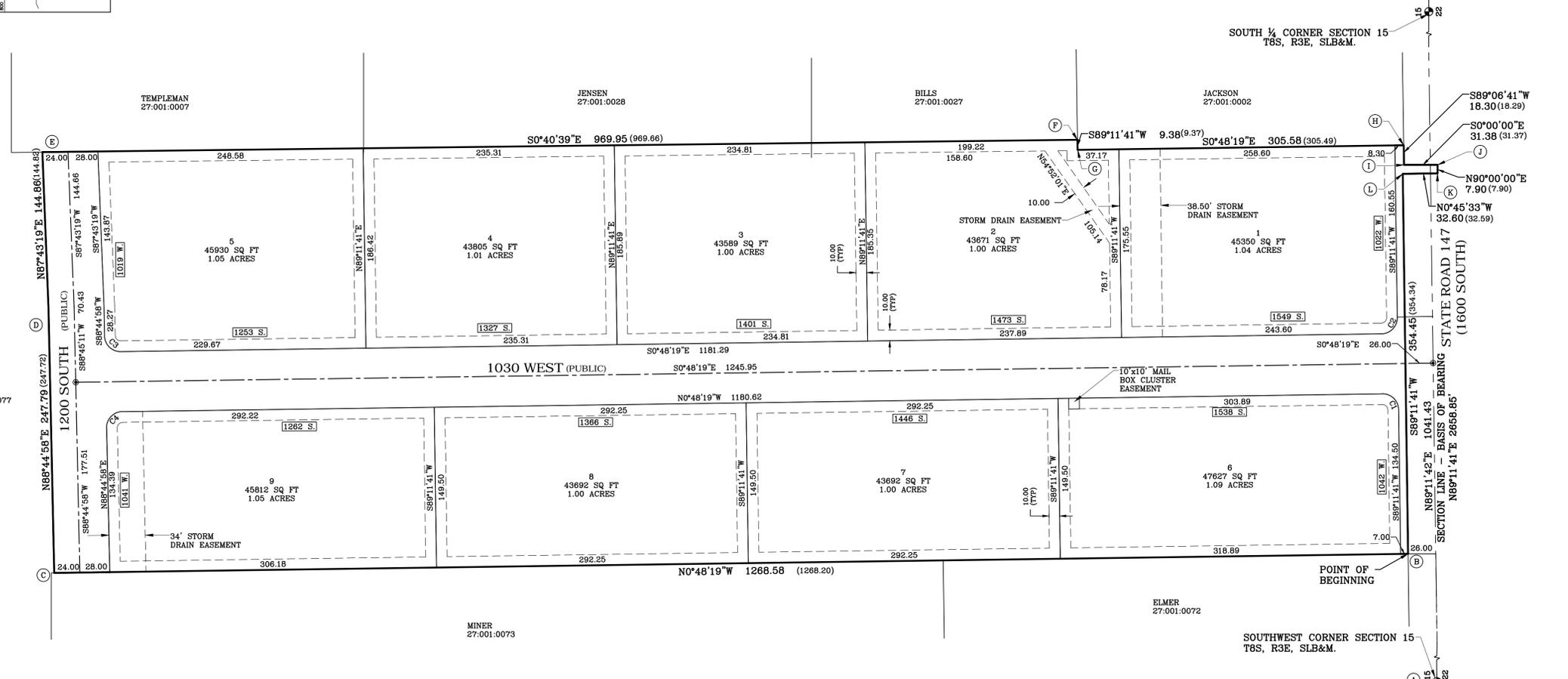
THE _____ OF _____ COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL _____ STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____
 APPROVED _____ ENGINEER (See Seal Below) ATTEST _____ CLERK-RECORDER (See Seal Below)

PLAT "A"
BRECKENRIDGE ESTATES
 SUBDIVISION
 MAPLETON _____ UTAH COUNTY, UTAH
 SCALE: 1" = 60 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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This form approved by Utah County and the municipalities therein.



STATE PLANE COORDINATE SYSTEM

(A)	N: 7210864.68	E: 1613109.90
(B)	N: 7210913.40	E: 1614726.68
(C)	N: 7212181.47	E: 1614708.85
(D)	N: 7212186.87	E: 1614956.51
(E)	N: 7212192.63	E: 1615101.21
(F)	N: 7211223.04	E: 1615112.68
(G)	N: 7211222.91	E: 1615103.30
(H)	N: 7210917.45	E: 1615107.60
(I)	N: 7210917.16	E: 1615089.31
(J)	N: 7210885.79	E: 1615089.31
(K)	N: 7210885.79	E: 1615081.41
(L)	N: 7210918.38	E: 1615080.98

NAD83 STATE PLANE SCALE FACTOR = 0.9997

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	90°00'00"	23.56	S44°11'41"W 4709.52
C2	15.00	90°00'00"	23.56	N45°48'19"W 4709.52
C3	15.00	89°33'17"	23.45	S43°58'19"W 4708.21
C4	15.00	90°26'43"	23.88	S46°01'40"E 4708.24

ALL BEARINGS SHOWN ARE BASED ON THE UTAH COORDINATE SYSTEM, 1927 CENTRAL ZONE

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS.
 - NAIL AND WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 - TYPE II MONUMENT (ALUMINUM CAP & REBAR) TO BE SET

UTAH DEPARTMENT OF TRANSPORTATION
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY UTAH DEPARTMENT OF TRANSPORTATION.

MAPLETON IRRIGATION COMPANY
 APPROVED THIS _____ DAY OF _____, A.D. 20____, BY MAPLETON IRRIGATION COMPANY.

QUESTAR APPROVAL
 QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT OF WAY DEPARTMENT AT 1-800-366-8532.
 APPROVED THIS _____ DAY OF _____, 20____
 QUESTAR GAS COMPANY
 BY- _____
 TITLE- _____

ROCKY MOUNTAIN POWER
 APPROVED THIS _____ DAY OF _____, 2012.

CENTURY LINK
 APPROVED THIS _____ DAY OF _____, 2012.

COMCAST
 APPROVED THIS _____ DAY OF _____, 2012.





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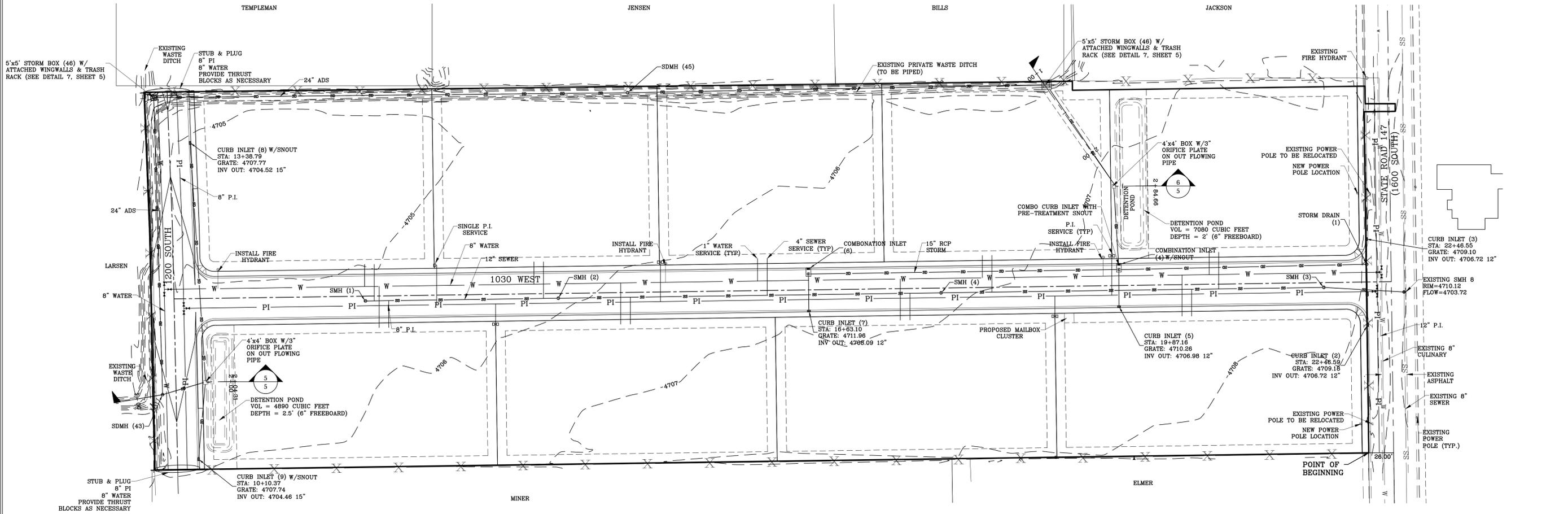
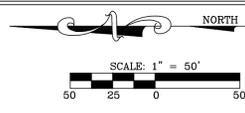
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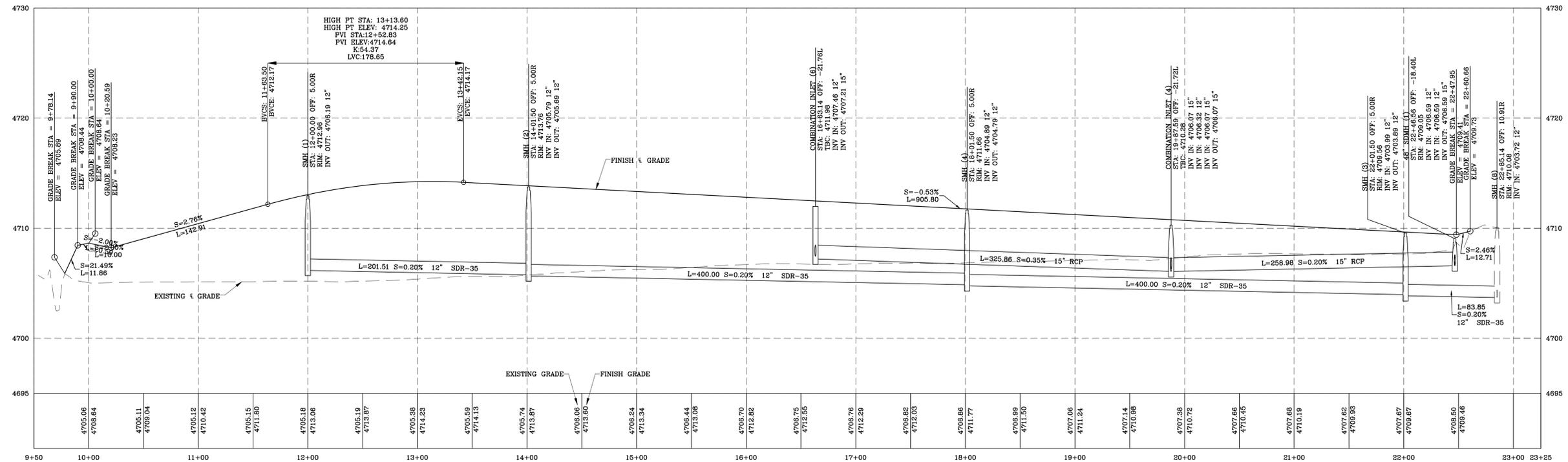
BRECKENRIDGE ESTATES SUBDIVISION - PLAT A

MAPLETON, UTAH

1030 WEST UTILITY - PLAN & PROFILE



NOTE:
STORM WATER SHALL BE DETAINED ON SITE
AND RELEASED TO PRIVATE WASTE DITCH AT
A RATE OF 0.05 CFS/AC



NO.	REVISIONS
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LEI PROJECT #: **2012-0888**
 DRAWN BY: **DSE**
 CHECKED BY: **BTG**
 SCALE: **1" = 50'**
 DATE: **12/20/2012**

U:\LAND DESKTOP PROJECTS\12-0888 BRECKENRIDGE FARMS.DWG 12-0888 PRELIM.DWG



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BRECKENRIDGE ESTATES SUBDIVISION - PLAT A

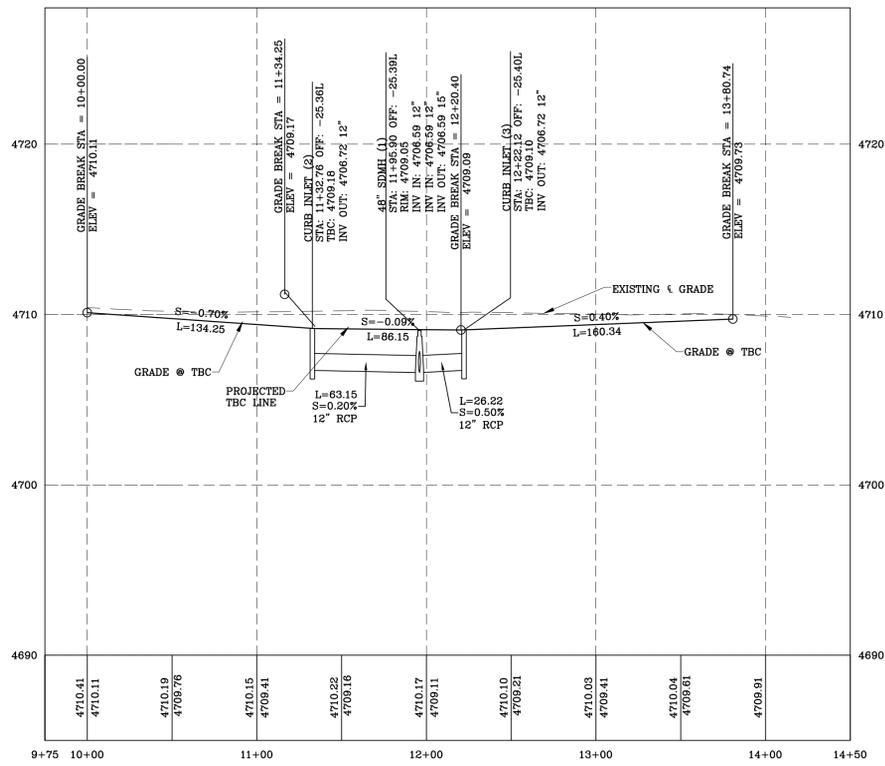
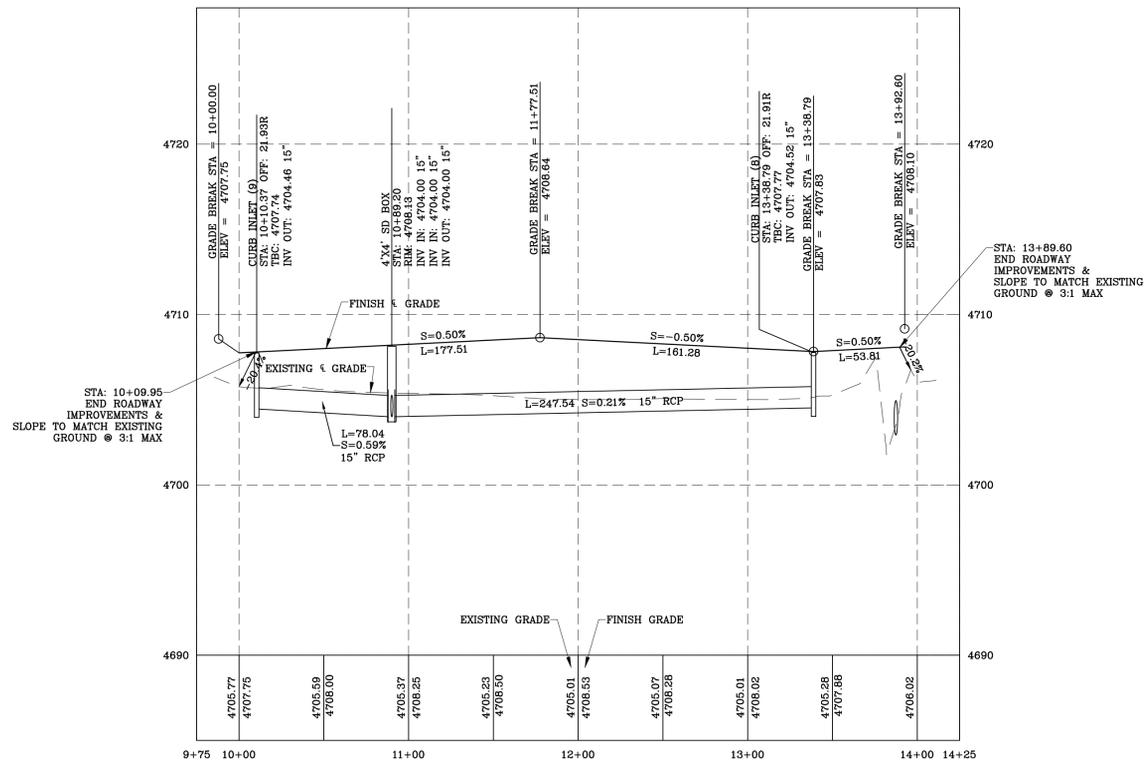
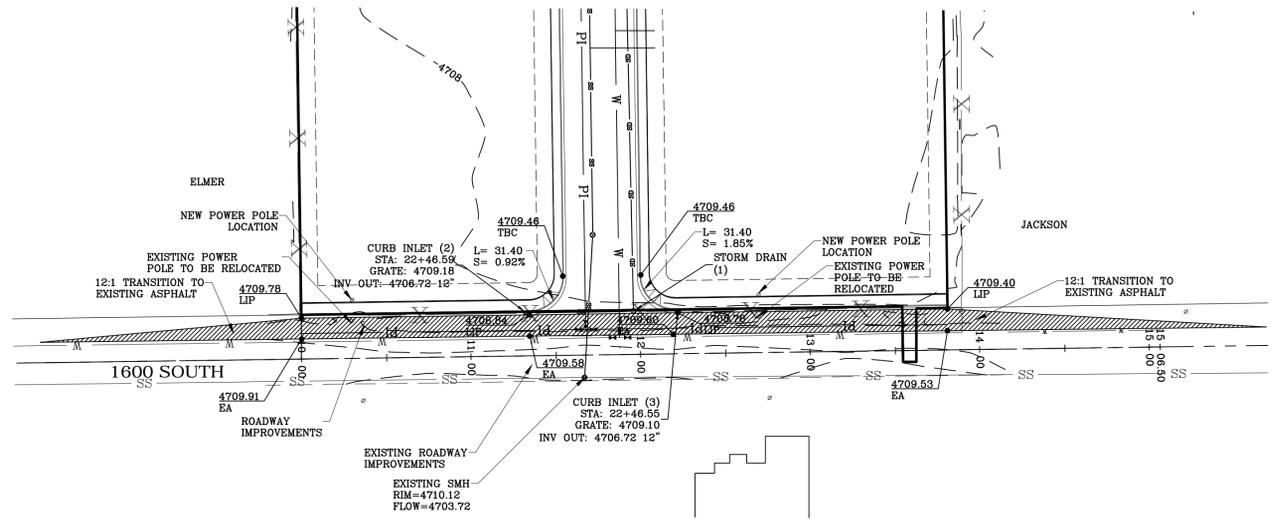
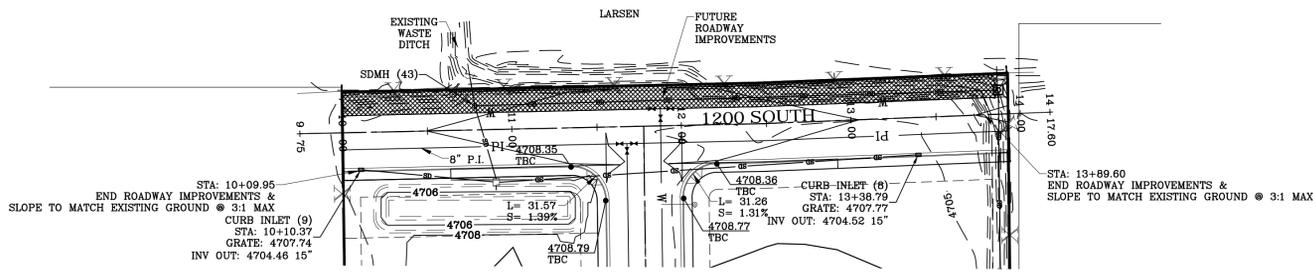
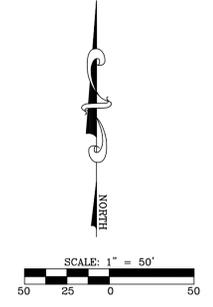
MAPLETON, UTAH

**1200 SOUTH & 1600 SOUTH -
PLAN & PROFILE**

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LEI PROJECT #: **2012-0888**
DRAWN BY: **DSE**
CHECKED BY: **BTG**
SCALE: **1" = 50'**
DATE: **12/20/2012**

SHEET





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PLANNERS**

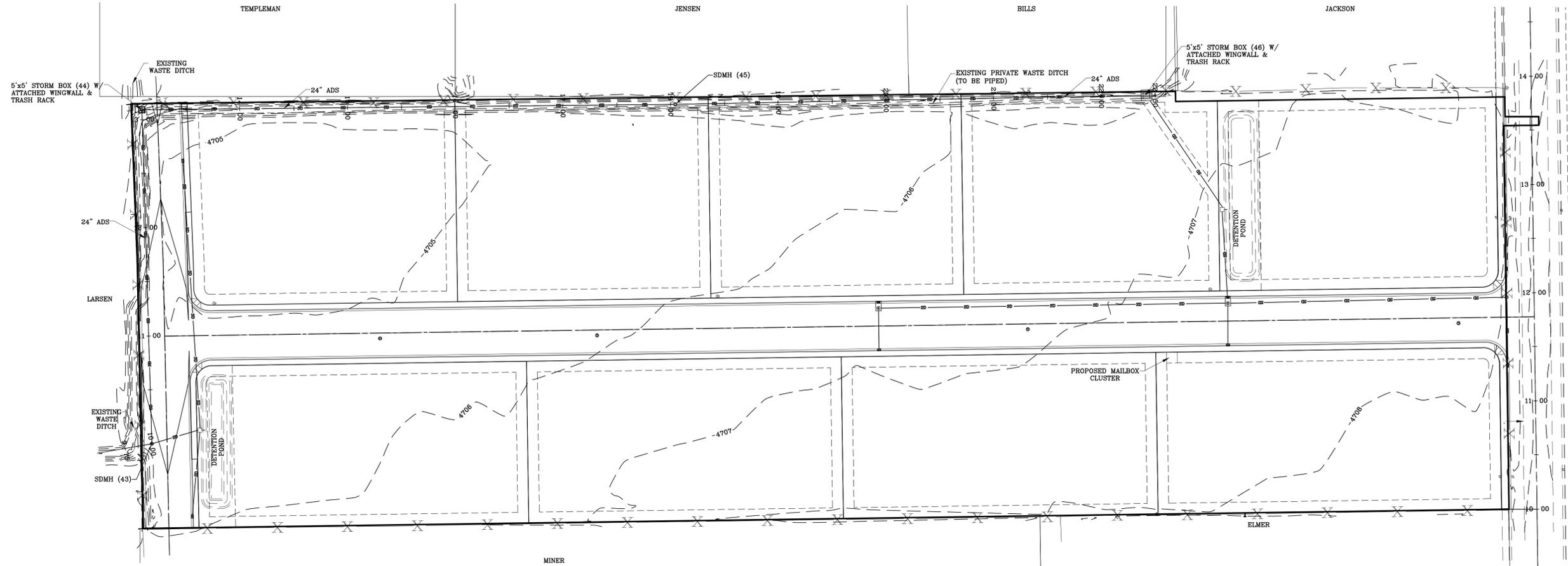
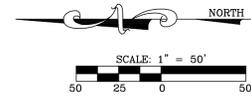
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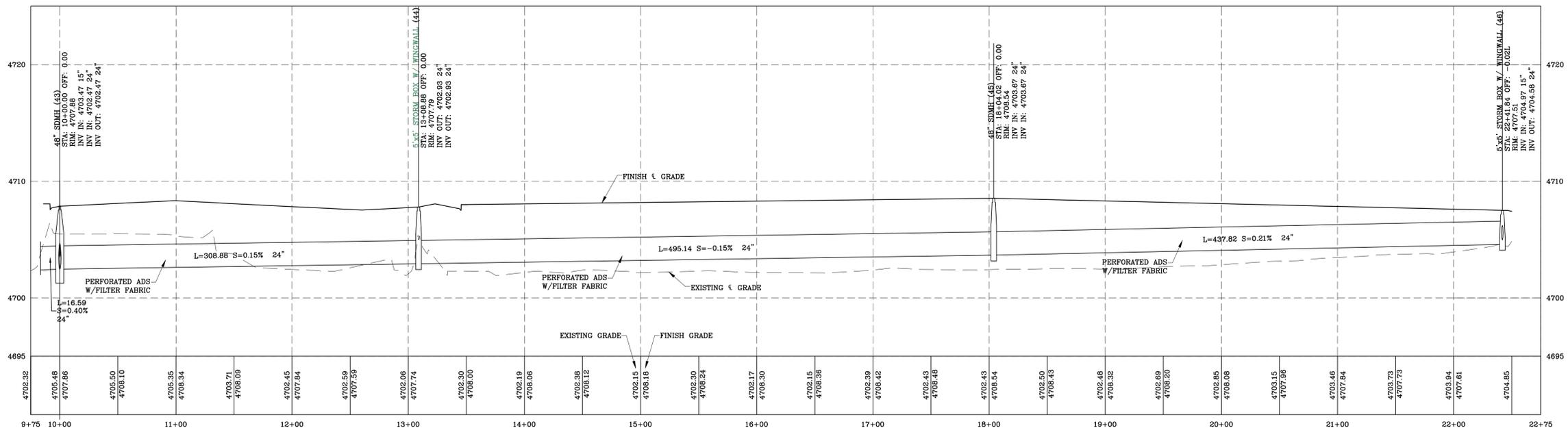
BRECKENRIDGE ESTATES SUBDIVISION - PLAT A

MAPLETON, UTAH

DITCH - PLAN & PROFILE



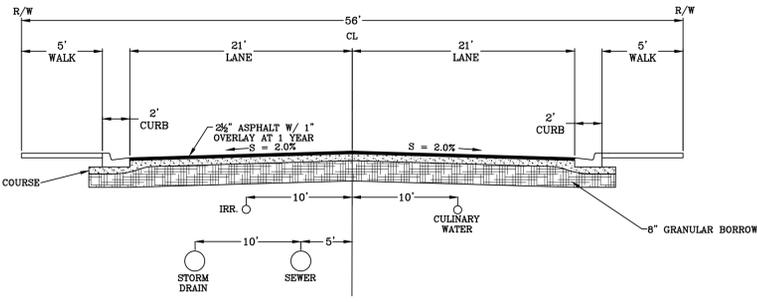
DITCH PROFILE



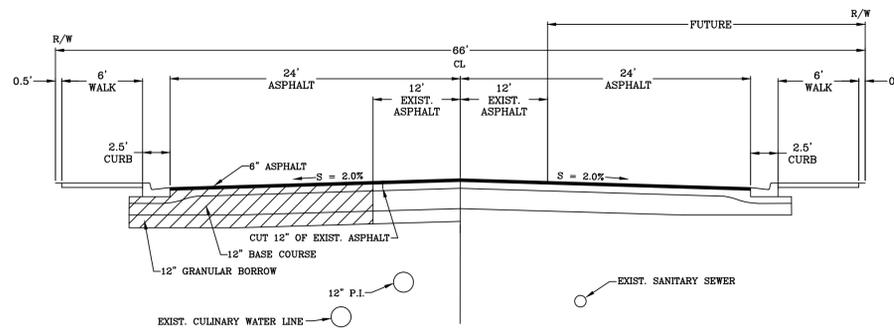
REVISIONS	
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LEI PROJECT #: 2012-0888
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 SCALE: 1" = 50'
 DATE: 12/20/2012

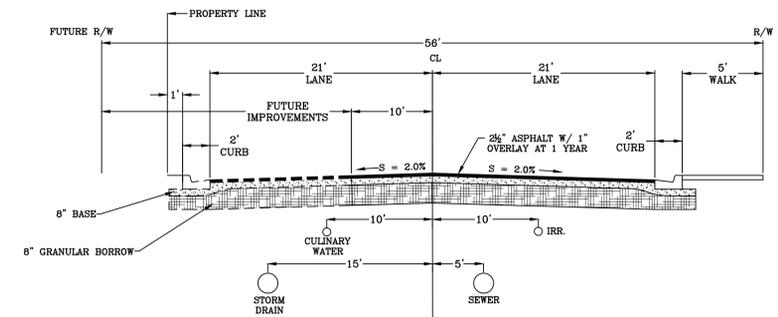
SHEET



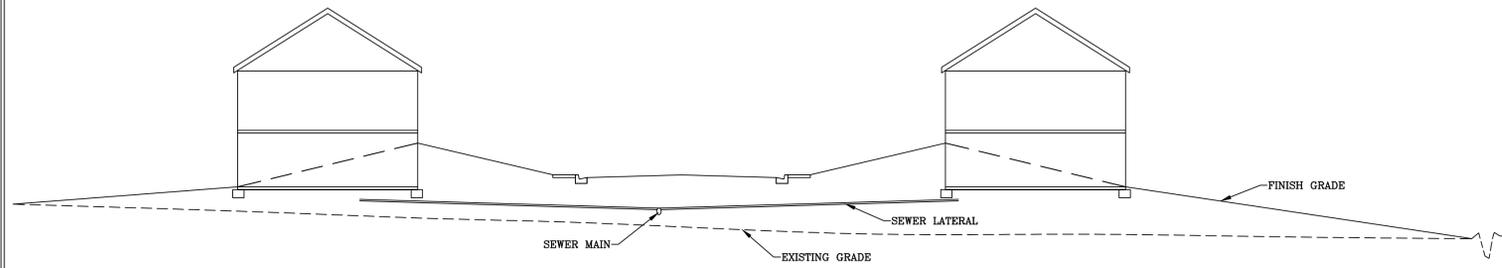
1 TYPICAL 56' SECTION (1030 WEST)



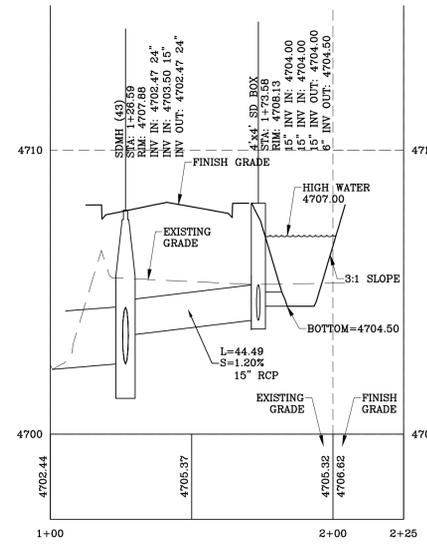
2 TYPICAL 66' SECTION (1600 SOUTH)



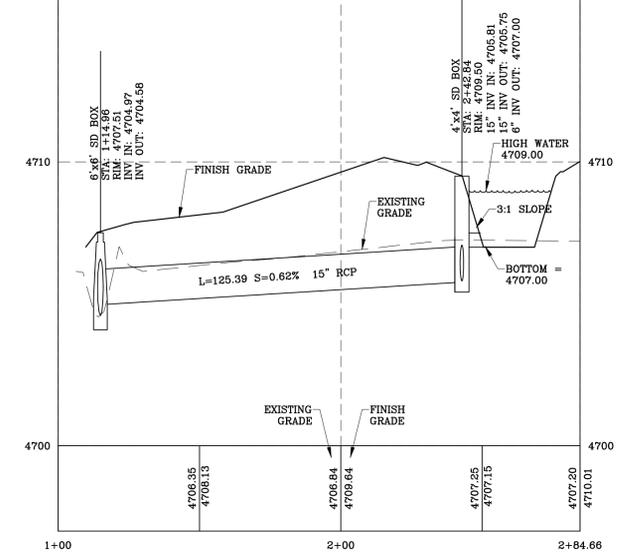
3 TYPICAL 56' SECTION (1200 SOUTH)



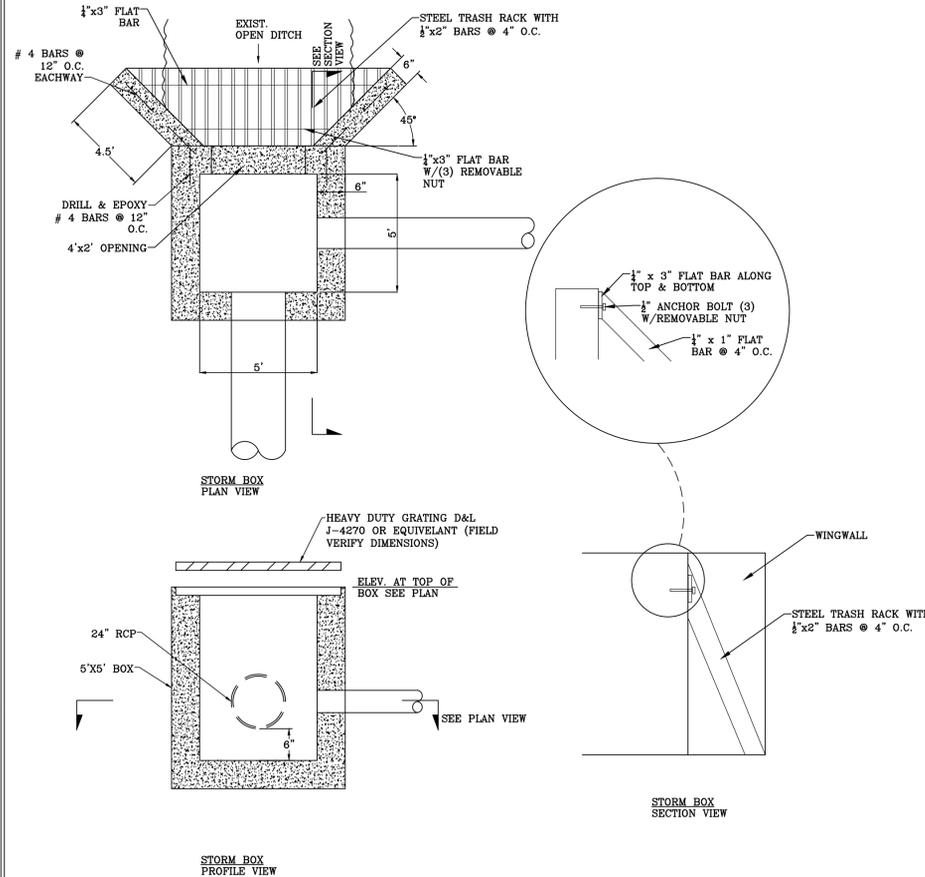
4 CONCEPTUAL TYPICAL LOT GRADING



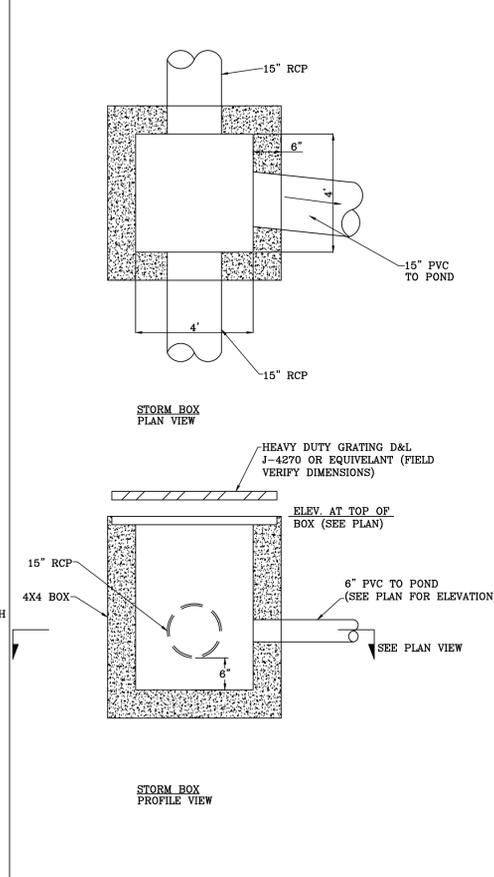
5 NORTH POND CROSS SECTION



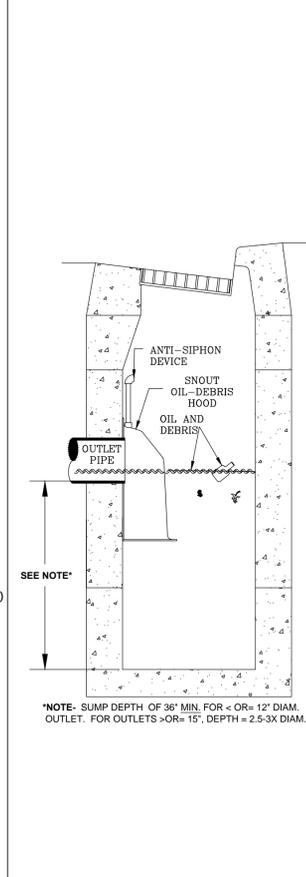
SOUTH POND CROSS SECTION



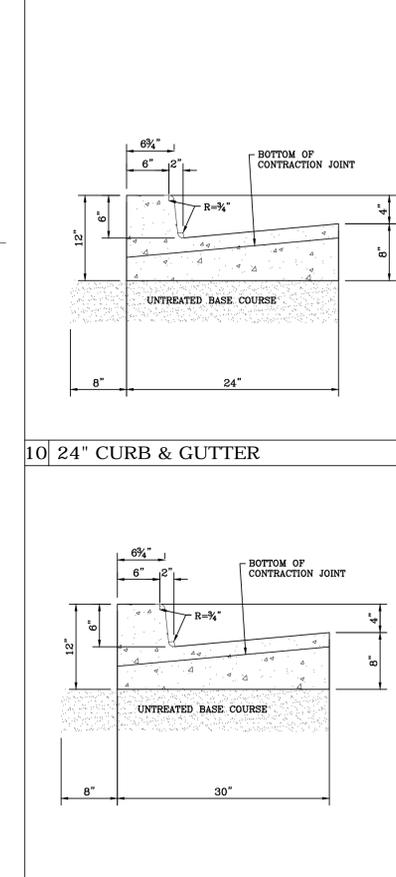
7 5'x5' STORM BOX W/ WINGWALL



8 4'x4' STORM BOX



9 CURB SNOT DETAIL



10 24" CURB & GUTTER

11 30" CURB & GUTTER



ENGINEERS
SURVEYORS
PLANNERS

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Spanish Fork, UT 84660
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Fax: 801.798.9393
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BRECKENRIDGE ESTATES SUBDIVISION - PLAT A

MAPLETON, UTAH

1030 WEST - DETAILS

NO.	REVISIONS
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LEI PROJECT #:
2012-0888
DRAWN BY:
DSE
CHECKED BY:
BTG
SCALE:
N.T.S.
DATE:
12/20/2012

SHEET
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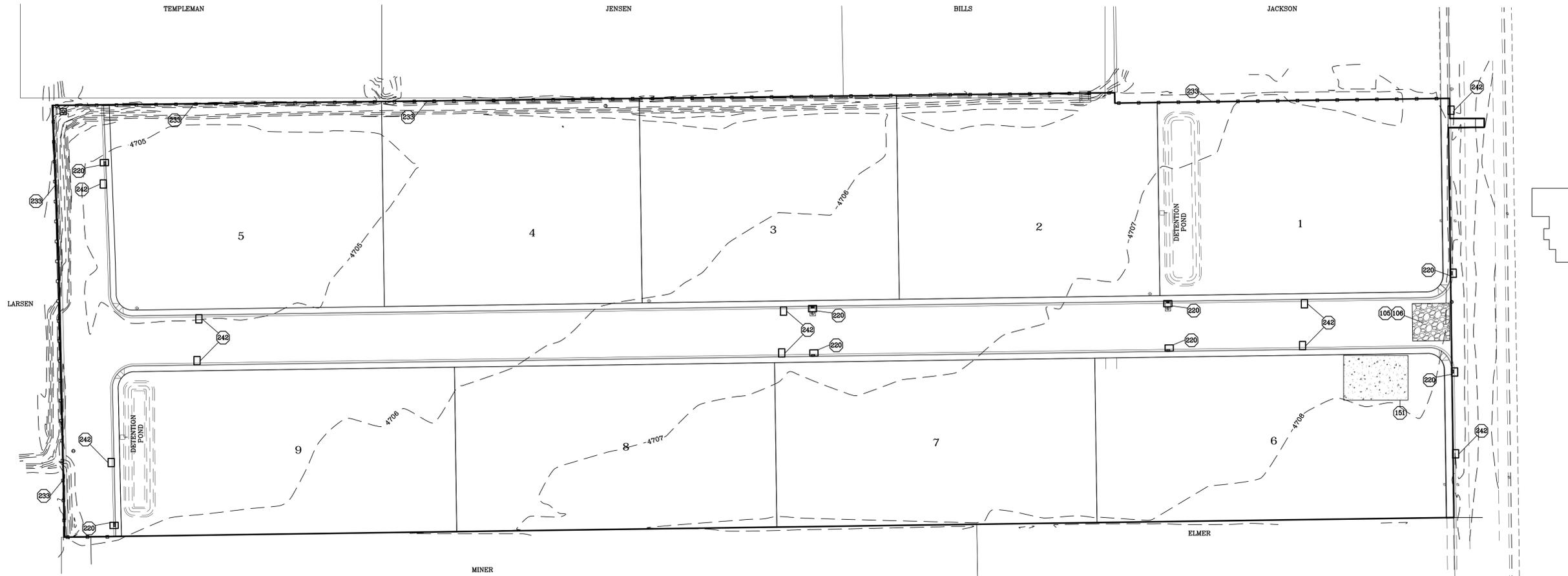
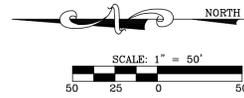


BRECKENRIDGE ESTATES SUBDIVISION - PLAT A
MAPLETON, UTAH
STORM WATER POLLUTION PREVENTION PLAN

NO.	REVISIONS
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1" = 50'
DATE:
12/20/2012

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6



EMERGENCY NUMBERS:
UTAH DIVISION OF WATER QUALITY: 801-538-6146
UTAH HAZMAT RESPONSE OFFICER 24 HRS: 801-538-3745
MAPLETON CITY FIRE DEPARTMENT: 801-489-9421
MAPLETON CITY POLICE DEPARTMENT: 801-489-9421
MAPLETON CITY PUBLIC WORKS: 801-489-6253

LEGEND	
	SITE BOUNDARY
	SILT FENCE
	PORTABLE TOILETS
	INLET PROTECTION
	CONCRETE WASTE MGMT.
	STABILIZED CONSTRUCTION ENTRANCE
	PRESERVE EXISTING VEGETATION
	PARKING AREA STABILIZATION

CONSTRUCTION PHASE STORM WATER POLLUTION PROTECTION PLAN BEST MANAGEMENT PRACTICES (BMP)				
BMP#	BMP SYMBOL	TITLE	LOCATION	DURATION
C101	101	PRESERVING NATURAL VEGETATION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C103	103	HIGH VISIBILITY PLASTIC OR METAL FENCE	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF 100 NORTH CURB
C105	105	STABILIZED CONSTRUCTION ENTRANCE	AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF PARKING LOT
C106	106	WHEEL WASH	AS NECESSARY	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C125	125	TOPSOILING	AS NECESSARY / AS SHOWN	AS NEEDED DURING CONSTRUCTION AND THROUGH COMPLETION OF SITE IMPROVEMENTS
C140	140	DUST CONTROL	PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C151	151	CONCRETE WASTE MANAGEMENT	PER CONTRACTOR / AS SHOWN	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C190	190	PORTABLE TOILETS	AS SHOWN / PER CONTRACTOR	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS
C220	220	STORM DRAIN INLET PROTECTION	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C233	233	SILT FENCE	PER CONTRACTOR/ AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C242	242	CURB SEDIMENT TRAP	AS SHOWN	COMMENCEMENT OF GRADING THROUGH COMPLETION OF SITE IMPROVEMENTS
C252	252	BMP MAINTENANCE	AS DETAILED IN SWPPP	BEGINNING OF CONSTRUCTION THROUGH COMPLETION OF SITE IMPROVEMENTS

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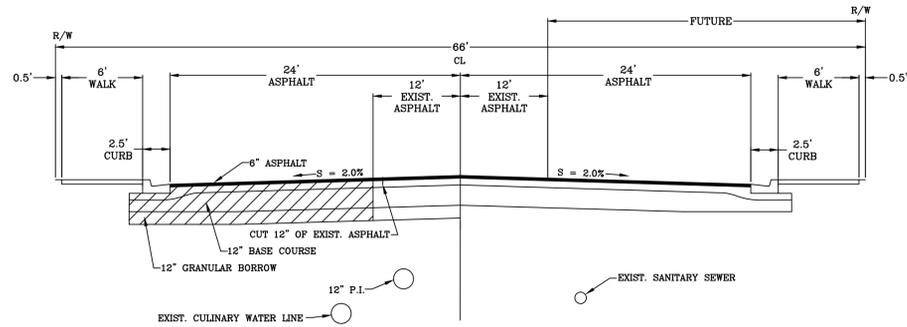
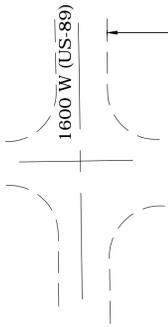
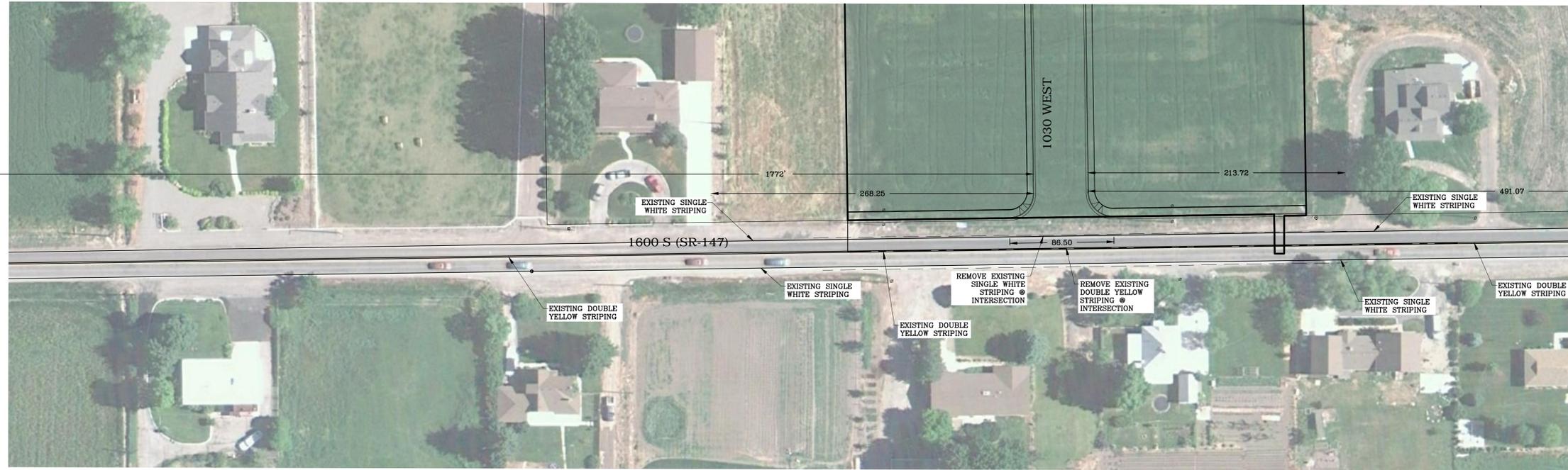
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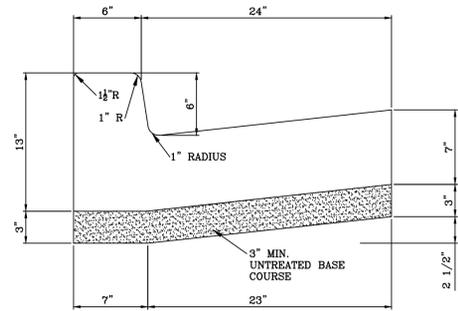
BRECKENRIDGE ESTATES SUBDIVISION - PLAT A

MAPLETON, UTAH

**1600 SOUTH (SR-147)-
ACCESS PLAN**



1 TYPICAL 66' SECTION (1600 SOUTH)



2 UDOT B1 CURB DETAIL

NOTES:

- CURB TYPE B1, USED WITH DESIGN SPEED UP TO 40 MPH EXCEPT IN PREDOMINATELY URBAN OR RAPIDLY DEVELOPING RURAL AREAS WHERE CURB MAY BE USED WITH DESIGN SPEEDS UP TO 50 MPH.
- DOWELS: 3/4" DEFORMED BARS ON 5' MAX. CENTERS.
- PRECAST CURBS:
 - MINIMUM OF 10 IN LENGTH.
 - DOWELS AT A MINIMUM OF 3 PER 10' LENGTH.
 - INCLUDE ADEQUATE REINFORCING STEEL TO WITH STAND HANDLING STRESSES.
- CONCRETE CLASS AA "AE"
- CURB HEIGHT IS MEASURED VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
- REFER TO ROADWAY PLANS FOR UNTREATED BASE COURSE SIZE.
- ADJUST CURB FACE TO 4" MAXIMUM HEIGHT WHEN USED IN CONJUNCTION WITH GUARDRAIL BARRIER.

REVISIONS	
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