

City Council Staff Report

October 7, 2015

Applicant: Elisa Opt’Hoff

Location: Approx. 1776 E
1600 N

Prepared by: Sean Conroy,
Community Development
Director

Public Hearing: No

Zone: A-2

Attachments:

1. Resolution.
2. Project Plans.

REQUEST

Consideration of a Resolution approving a street cross section for the Homestead Plat “A” subdivision consisting of one lot located at approximately 1776 East and 1600 North.

BACKGROUND AND PROJECT DESCRIPTION

On August 27, 2015 the Planning Commission approved the Homestead Plat “A” subdivision consisting of one two-acre lot. During the hearing several members of the public expressed concern regarding the installation of street improvements that may impact the rural character of the area. The Planning Commission recommended that a rural cross section be adopted for this portion of 1600 North.

On September 16, 2015 the applicant appeared before the City Council and requested a waiver from the requirements to install curb, gutter, sidewalk and street widening. The Council was not supportive of waiving those requirements, but was supportive of developing a more appropriate cross section for this portion of 1600 North. The Council continued the application and directed staff to bring back a revised cross section at the next meeting.

The applicant worked with staff to propose the attached cross section (see exhibit “A”) for all properties east of approximately 1250 East along 1600 North. The cross section will include at full road buildout the following from north to south:

- A 12’ asphalt trail;
- An 8’ planter;
- A 2’ low back v-gutter;
- 42’ asphalt road width; and
- A 2’ low back v-gutter.

EVALUATION

The General Plan states the following:

“Retain rural features by way of open area, alternatives to curb, gutter, and sidewalk, planting strips, rail or log fences, trees, shrubs, etc.”

The proposed cross section presents a more rural appearance by avoiding the more formal high back curb, eliminating the sidewalk from the south side of the street and by including a planter strip in between the trail and the street.

STAFF RECCOMENDATION

Adopt the attached resolution.

RESOLUTION NO. 2015-

A RESOLUTION APPROVING A STREET CROSS SECTION FOR THE HOMESTEAD PLAT "A" SUBDIVISION CONSISTING OF ONE LOT LOCATED AT APPROXIMATELY 1776 EAST AND 1600 NORTH.

WHEREAS, an application has been submitted for the Homestead Plat "A" subdivision;

WHEREAS, the Planning Commission has approved the application and recommended that the City Council adopt a street cross section for this subdivision as well as other subdivisions that may occur along the eastern portion of 1600 North street; and

WHEREAS, Mapleton City Code Chapter 17.12.040 allows the Council to adopt street cross sections specific to projects and/or locations.

NOW THEREFORE, BE IT RESOLVED by the City Council of Mapleton, Utah, to adopt the cross section shown in exhibit "A" for the Homestead Plat "A" subdivision and for 1600 North east of 1250 East.

PASSED AND ORDERED PUBLISHED BY THE CITY COUNCIL OF MAPLETON, UTAH,

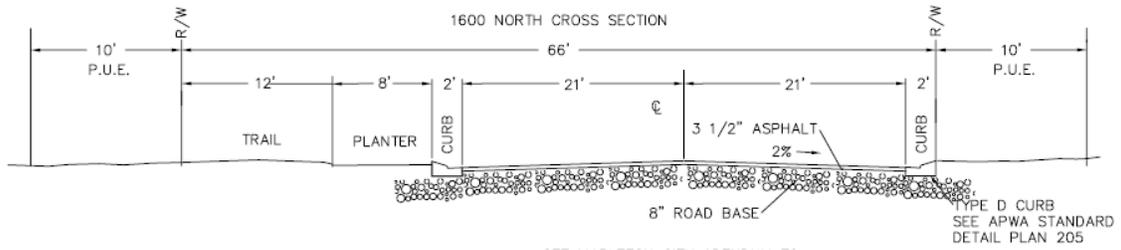
This 7th Day of October, 2015.

Brian Wall
Mayor

ATTEST:

Camille Brown
City Recorder
Publication Date:
Effective Date:

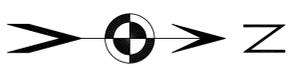
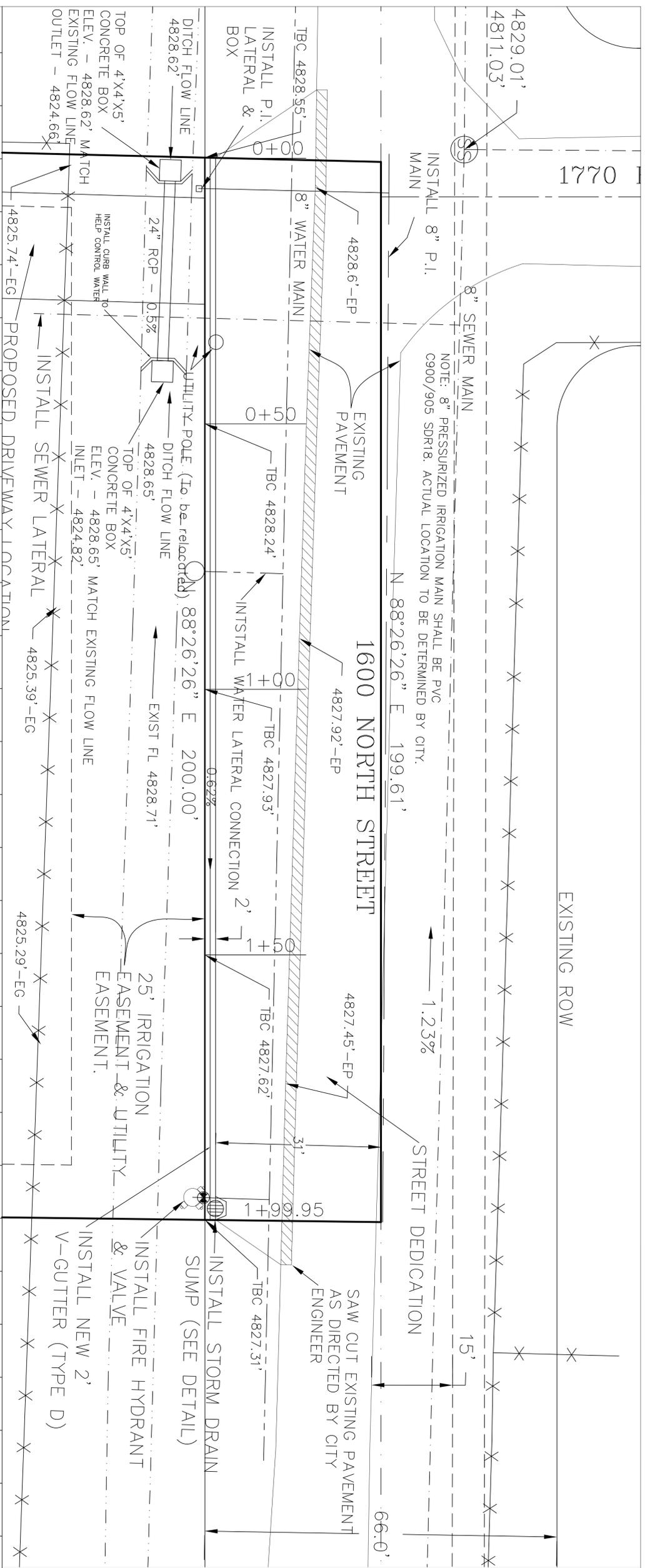
Exhibit "A"
Street Cross Section for 1600 North east of 1250 East



(Cross section to include 3.5" asphalt, 8" road base, saw-cut edges, and a 2% cross slope)

The proposed cross section will have the same curb/gutter design and asphalt width as Dogwood Drive (pictured below)





0' 10' 20' 30'
 SCALE: HORIZONTAL 1"=10'
 VERTICAL 1"=5'

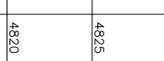
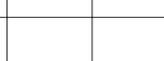
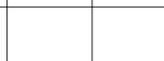
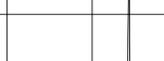
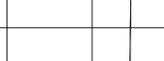
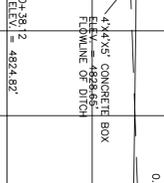
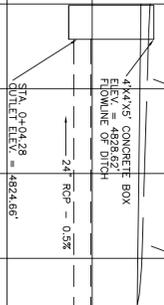
GENERAL NOTES

- 1) ALL CONSTRUCTION TO MEET MAPLETON CITY/APWA STANDARD SPECIFICATIONS AND DRAWINGS ADOPTED JULY, 2010 (as amended)
- 2) 1600 WEST STREET RIGHT OF WAY IS 50'.
- 3) ALL SEWER MAINS ARE 8" PVC.
- 4) ALL UTILITY WATER SERVICE CONNECTIONS ARE TO MEET MAPLETON CITY STANDARD SPECIFICATIONS AND DRAWINGS ADOPTED JULY, 2010 (as amended)
- 5) ALL SEWER LATERALS ARE 4" PVC PLACED A MINIMUM OF 10 FEET FROM WATER METERS AT A 2% MINIMUM GRADE.
- 6) SECONDARY WATER SERVICE CONNECTIONS ARE TO MEET MAPLETON CITY STANDARD SPECIFICATIONS AND DRAWINGS ADOPTED JULY, 2010 (as amended)
- 7) CONCRETE COLLARS REQUIRED ON ALL WATER VALVES AND MANHOLES.
- 8) GRANULAR BARRIO IS REQUIRED FOR ALL FILL OF TRENCHES AND ROADWAYS. (A-1-a, A-1-b, A-2-b, AND A-3).

| NO. | REVISIONS | BY | DATE | DES | DATE | SCALE | Hublow Engineering & Land Surveying 645 North Main Nephil, Utah 84648 (435) 623-0897 | HOMESTEAD SUBDIVISION | CURB & GUTTER PROFILE CANAL CROSSING AND UTILITIES | SHEET |
|-----|-----------|----|------|-----|------|----------|---|-----------------------|---|-------|
| | | | | | | 1" = 10' | | | | |

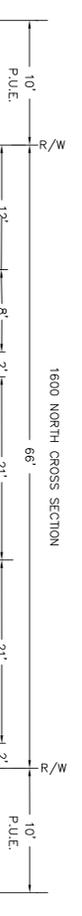
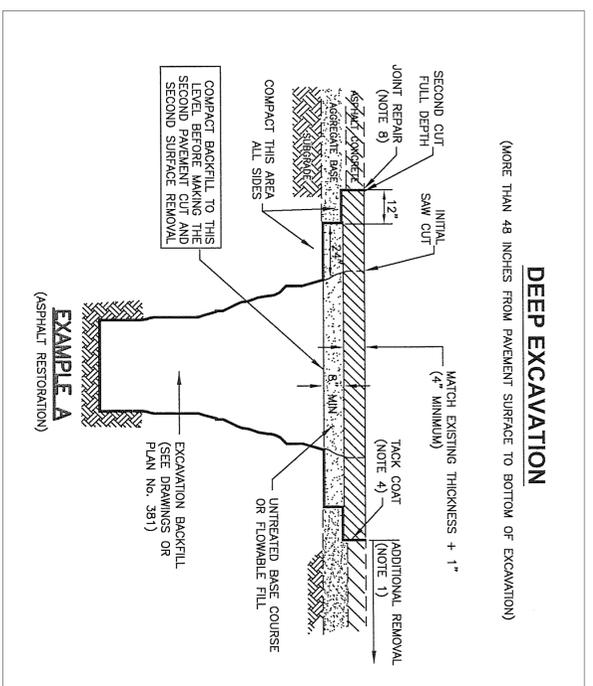
BOP STA. 0+00.00
 ELEVATION 5132.28

EOP STA. 2+49.43
 ELEVATION 5160.41



DEEP EXCAVATION

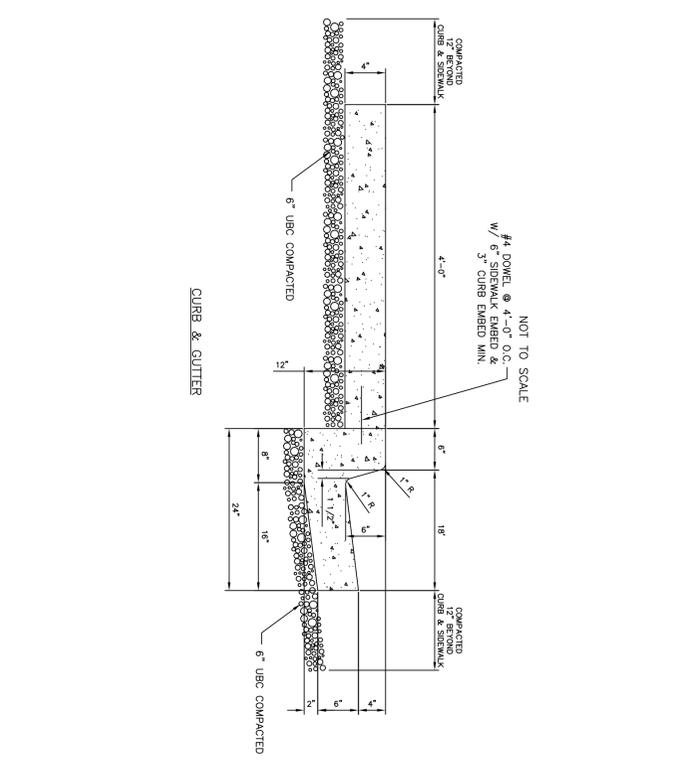
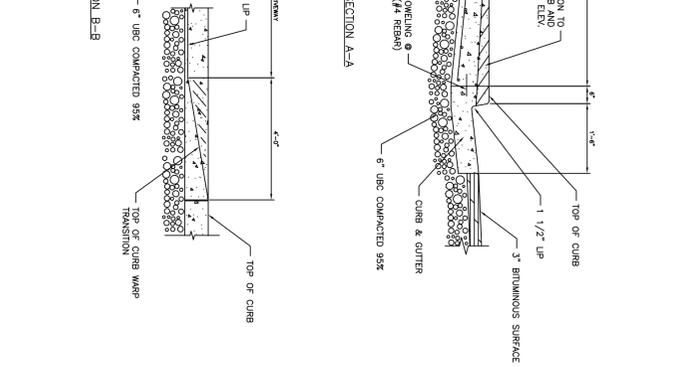
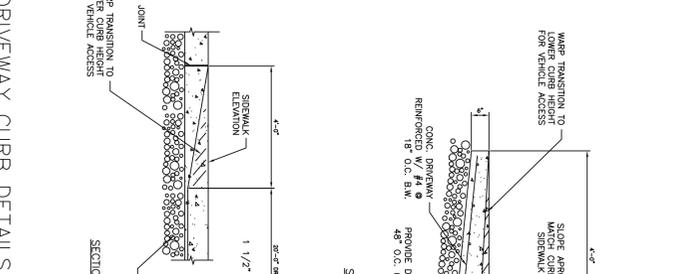
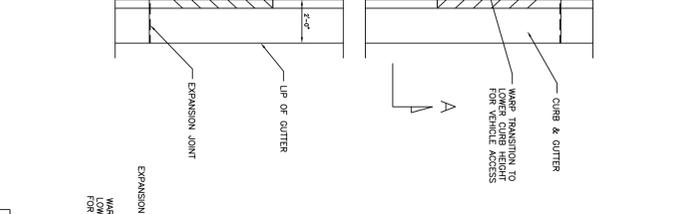
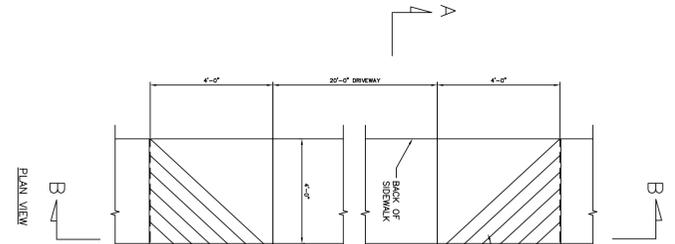
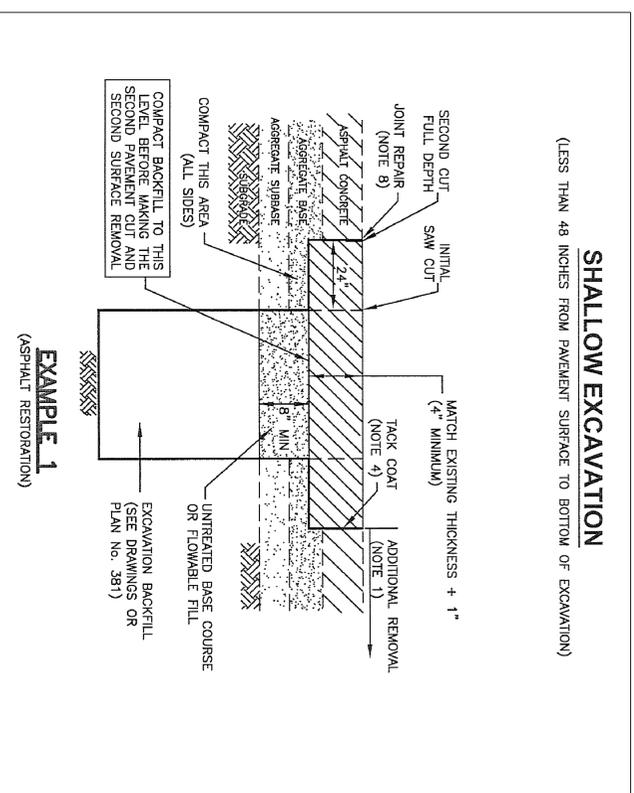
(MORE THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



SEE MAPLETON CITY ADENDUM TO APWA STANDARD DRAWINGS AND SPECIFICATIONS, STREETS TO DETAIL FOR PAVEMENT AND ASPHALT REQUIREMENTS. SAW CUT ANY EXISTING PAVEMENT BACK THREE FEET FROM LIP OF NEW CURB OR AS DIRECTED BY CITY ENGINEER.

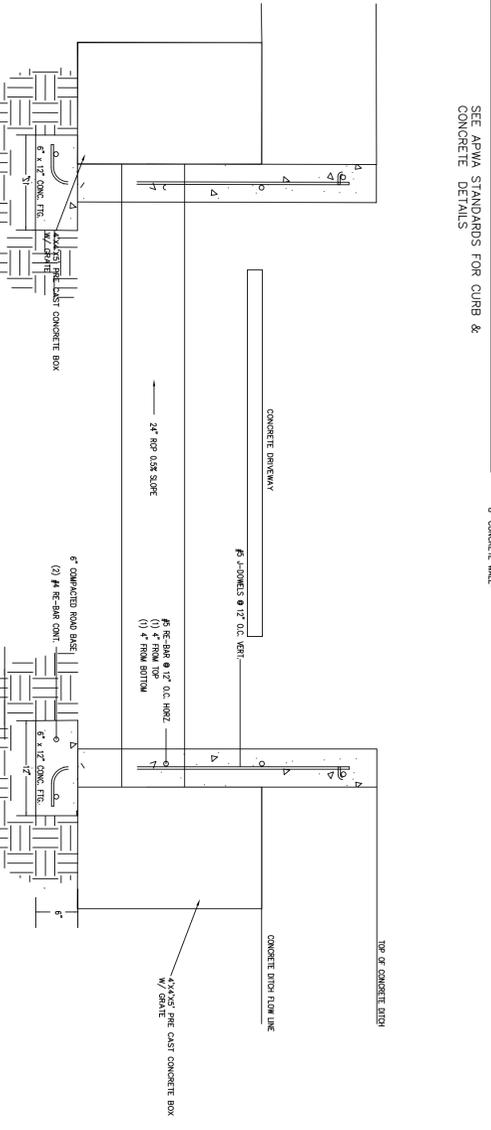
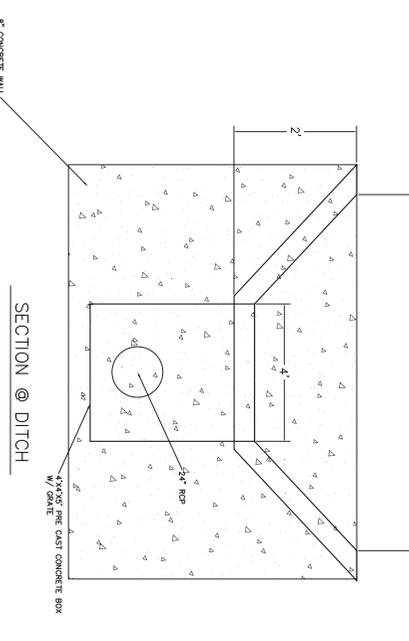
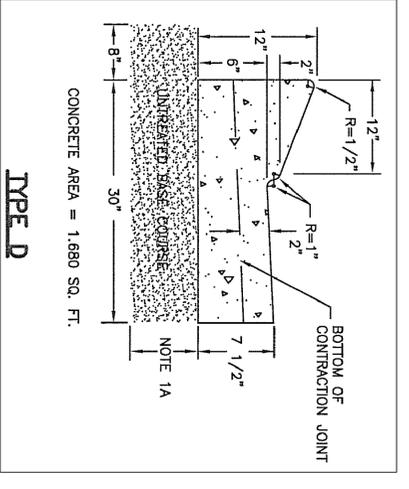
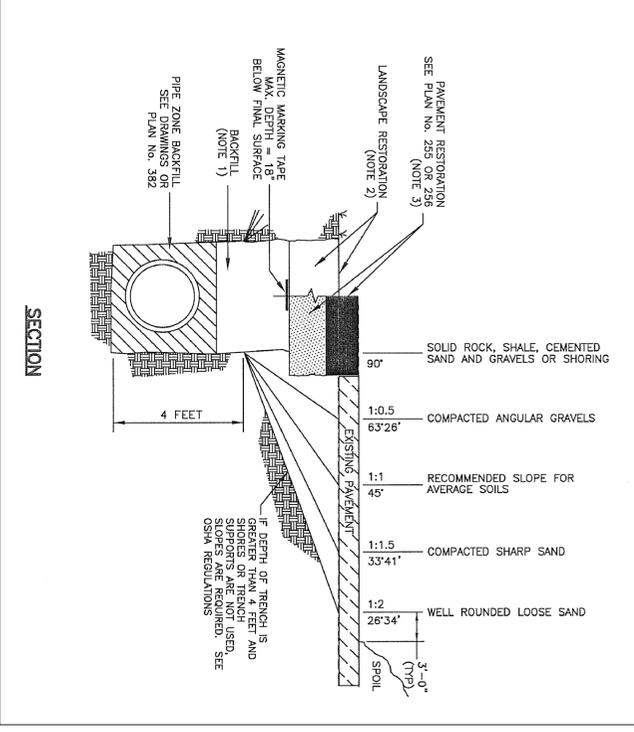
SHALLOW EXCAVATION

(LESS THAN 48 INCHES FROM PAVEMENT SURFACE TO BOTTOM OF EXCAVATION)



DRIVEWAY CURB DETAILS

NOT TO SCALE

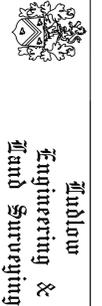


| NO. | REVISIONS | BY | DATE | DES |
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| | | | | |

| DATE | SCALE |
|-----------|----------|
| JULY 2015 | 1" = 10' |

645 North Main
Nephi, Utah 84648
(435) 623-0897

| DATE | SCALE | SHEET |
|------|-------|--------|
| | | 2 OF 3 |



Hublow
Engineering &
Land Surveying

HOMESTEAD SUBDIVISION

DETAILS