

**NEPHI CITY POLICY  
CURB, GUTTER, SIDEWALK, AND DRIVE APPROACH REQUIREMENTS**

9 June 2016

New Single Family Residential Construction Not In Subdivisions

It shall be the policy of Nephi City that all building permit applicants for new residential construction shall be required to curb, gutter, and sidewalk their property at the applicant's expense. The building inspector shall not issue a Certificate of Occupancy to said applicant until such time as the curb, gutter, and sidewalk have been satisfactorily constructed to city specifications, or the applicant has posted sufficient security with the city to guarantee its construction and installation within one year. The security must be an approved method similar to those set forth in Title 11, Chapter 8, Sections 4 & 5 of the Nephi City code.

Engineering and inspection will be done by Nephi City, with each building permit applicant paying an engineering fee at the time the building permit is issued. The amount of this fee will be established by the Nephi City Council. Each permit applicant will be responsible to prepare the construction pads and install curb, gutter, and sidewalk to city specifications and call for and receive approval from the city streets superintendent before and after installing concrete. Each property owner will be responsible for any earth work required to bring to grade the park strip and other areas inside the curb line and to provide driveway access until asphalt is installed.

Nephi City will prepare the area from the lip of gutter to the regularly traveled portion of the street and will install asphalt in that area as scheduling permits. Building permit applicants will pay a street improvement fee at the time the building permit is issued. The amount of this fee will be established by the Nephi City Council.

New residential construction involving large lots, which potentially have sufficient frontage for an additional building lot or lots shall be required to curb, gutter, and sidewalk

at minimum the frontage normally associated with a building lot in that zone and must enter into an agreement with the City that they will sell the remaining lot or lots within twenty-four months, and if not, agree to install the required curb, gutter, and sidewalk across the additional frontage according to the terms of this policy. Additional engineering fees may be required under this provision.

#### Existing Single Family Residential Properties Not in Subdivisions

Owners of existing single-family-residential properties, not in subdivisions, desiring to install curb, gutter, and sidewalk must agree to construct these improvements on at least the minimum building lot frontage for that zone and will not be allowed to leave gaps in the curb, gutter, and sidewalk that are less than the legal building lot frontage for the subject zone.

An engineering fee must be paid at the time the property owner enters into a written agreement with Nephi City governing these improvements. The amount of the fee will be established by the Nephi City Council. Engineering and inspection will be done by Nephi City.

Owners will be responsible to prepare the construction pads and install curb, gutter, and sidewalk and call for and receive an approval from the city Streets Superintendent before and after installing the concrete. Each owner will be responsible for any earth work required to bring to grade the park strip and other areas inside the curb line and to provide driveway access until asphalt is installed.

If the owner complies with the provisions of this policy and applicable City specifications, Nephi City will prepare and install asphalt in the area from the lip of gutter to the regularly traveled portion of the street, as scheduling and funding permit.

#### Commercial and Industrial Properties

New commercial, industrial, and residential properties that require site plan review

and are required to install curb, gutter, and sidewalk will pay an engineering fee at the time the building permit is issued. That fee will be established by the Nephi City Council. Nephi City will establish the alignment and grade for these improvements.

Pad construction, all earth work, and asphaltting as required in the site plan are the responsibility of the project developer and must be completed and inspected according to Nephi City specifications, or be guaranteed by a cash bond or irrevocable letter of credit as described in Title 11, Chapter 8, Sections 4 & 5 of the Nephi City code, before an occupancy permit will be issued.

The same requirements, standards, and fees will apply to existing commercial, industrial, and residential properties for which site plan review should be required if developed today.

#### Sun Ridge Ranches Subdivision

For all homes constructed in this subdivision after October 19, 2004, the building permit applicant will be required to pay an associated lot fee for the previously constructed roll-through gutter across the frontage of the applicant's building lot. The fee amount has been determined by the City and will be due at the time of building permit approval.

Each permit applicant will be responsible for any earth work required to bring to grade the park strip and other areas inside the curb line.

## **Engineering and Street Improvement Fees**

6 June 2017

### **New Single-Family-Residential Construction Not in Subdivisions**

Engineering Fee \$525.00

Street Improvement \$40.00 per lineal foot of street frontage

### **Existing Single-Family-Residential Properties Not in Subdivisions**

Engineering Fee \$450.00\*

### **Commercial and Industrial Properties**

Engineering Fee \$525.00\*

\*base fee plus surcharge for frontages exceeding 200 lineal feet,  
encompassing street corners, or lying outside the existing block system.

The surcharge amount will be determined at site plan review.

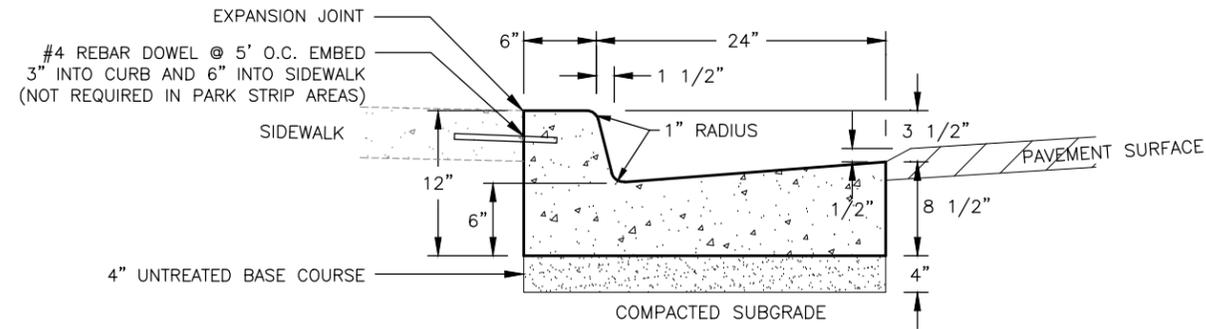
1. Manufactured Home. A detached single-family dwelling unit that is transportable in two or more modules and is manufactured or constructed under authority of 42 United States Code, Sec. 5401, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The unit must bear a U. S. Department of Housing and Urban Development (HUD) Data Plate and must not have been altered in violation of above code. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the International Building Code and which are finished with exterior building material that is typical of permanent residential buildings.
2. Manufactured Home (non-conforming). A detached single-family dwelling unit that is transportable and is manufactured or constructed under authority of 42 United States Code, Sec. 5401 which does not meet the definition of a manufactured home above, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The unit must bear a U. S. Department of Housing and Urban Development (HUD) Data Plate. Excluded from this definition shall be those permanent dwelling structures that are constructed of component parts that are transported to the building site and which meet structural requirements of the International Building Code and which are finished with exterior building material that is typical of permanent residential buildings.
3. Manufactured Home Subdivision. A parcel of land which has been legally subdivided where owners of manufactured homes may purchase lots and attach said mobile home to a permanent foundation. The subdivision is developed with all of the improvements and amenities found in a traditional single-family

subdivision as outlined in the Nephi City Subdivision Ordinance.

4. Mental Health Center. A publicly or privately-operated facility, intended for the diagnosis and treatment of mental or emotional disorders.

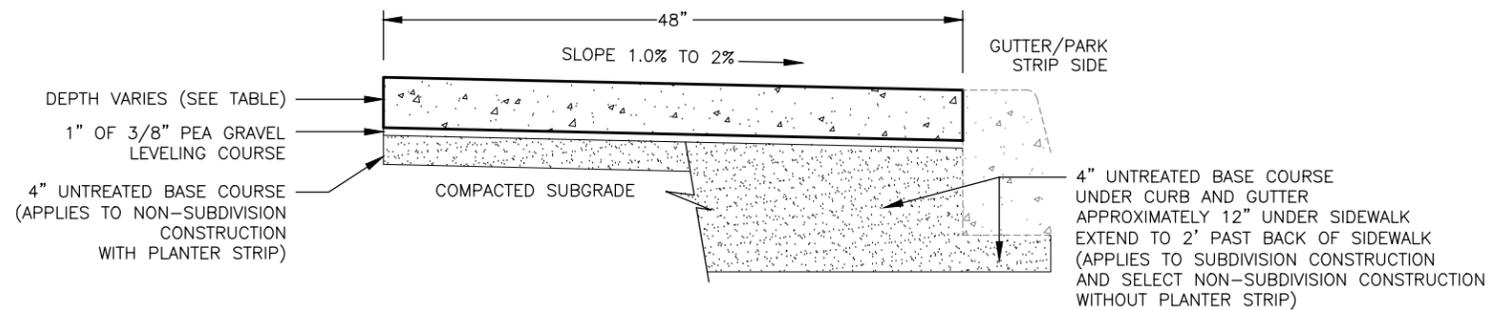
- a. All applications for a building permit, except permits for re-roofing, siding, demolition, and remodeling when there is no change in structure size, must be accompanied by a plot plan drawn on a plat map available at the office of the Juab County Recorder.
- b. Utility connection fees must be paid at the time the building permit is processed and issued.
- c. The width of each dwelling shall not be less than twenty feet (20') at the narrowest point of its first floor exclusive of any garages, bay windows, room additions, or other similar appendages. Manufactured, modular, or mobile homes must be multiple sections, with each section having a minimum width of 10'. A basement shall not be considered as a first floor. The width shall be considered the lesser of the two primary dimensions.
- d. Each dwelling shall have an engineered or code-approved, site-built, concrete or masonry permanent foundation waterproofed below ground level and sealed above ground level according to IBC. Manufactured homes must be permanently attached to the foundation according to manufacturer's installation instructions or an approved engineered foundation design. Each foundation shall have a minimum height of one foot (1') above the top back of the curb plus 2%.
- e. Each dwelling unit must be taxed as real property. If it is a manufactured home, affidavits as required by Utah Code Annotated Section (56-2-602) must be filed under that section and a copy thereof submitted to the city prior to receiving a Certificate of Occupancy and within 15 days of closing.
- f. Each dwelling unit shall have exterior siding material of sufficient quality, durability, and resistance to the elements to satisfy the purpose of this section. Exterior siding material shall consist of brick, stucco, glass, metal lap, vinyl lap, or stone. Wood or hardwood must be pre-approved by the city building inspector. Any other siding materials must be approved by the city building inspector.

- g. The roof of all dwelling units shall have a minimum pitch of 2'6":12' (except built-up gravel see below). All units shall have eave overhangs of at least (6") excluding rain gutters, measured from the vertical side of the dwelling. The roof surface shall consist of wood shakes; asphalt, composition, or wood shingles; tile; fiberglass; concrete; built-up gravel; or metal shingles or metal roofing possessing matching ribbed or interlocking vertical side joints. Built-up gravel roofs shall have a minimum pitch of 2':12'. All units shall have a minimum roof load of 30 lb. per sq. ft.
- h. Each dwelling unit that is a manufactured home must be installed by a housing set-up contractor licensed by the Utah Division of Occupational and Professional Licensing. Each unit must be installed according to the accompanying manufacturer set-up instructions, Hose bibs on manufactured homes must be of an approved, frost-proof, anti-siphon type.



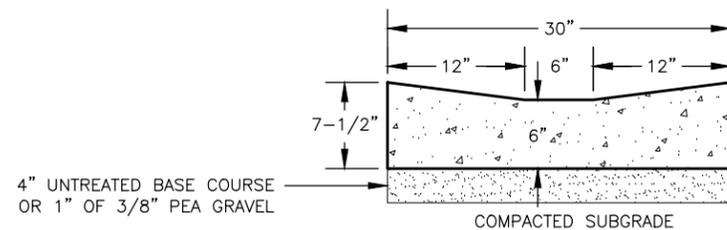
**STANDARD 30" COMBINED CURB & GUTTER**

NOT TO SCALE



**STANDARD 48" SIDEWALK**

NOT TO SCALE



**STANDARD 30" ROLL-THROUGH GUTTER**

NOT TO SCALE

**MINIMUM SIDEWALK THICKNESS TABLE**

| CONDITION  | MINIMUM SIDEWALK THICKNESS |
|--|----------------------------|
| RESIDENTIAL ZONE (TYPICAL)                                   | 4"                         |
| RESIDENTIAL ZONE SIDEWALK AT DRIVEWAY APPROACH               | 4"                         |
| RESIDENTIAL ZONE SIDEWALK WHERE DRIVEWAY LOCATION IS UNKNOWN | 4"                         |
| RESIDENTIAL ZONE DRIVEWAY WITHIN PARK STRIP                  | 4"                         |
| COMMERCIAL & INDUSTRIAL ZONE (TYPICAL)                       | 6"                         |
| COMMERCIAL & INDUSTRIAL ZONE SIDEWALK AT DRIVEWAY APPROACH   | 6"                         |

**NOTES:**

INSPECTION OF ALL SUB-GRADE, BASE, AND CONCRETE FORMS IS REQUIRED 24 HOURS BEFORE POURING CONCRETE. TO SCHEDULE AN INSPECTION, CONTACT NEPHI CITY STREETS SUPERINTENDENT.

**SUBGRADE PREPARATION**

- GRUB ROOTS TO 12" BELOW SUBGRADE
- CUT/FILL TO LINE AND GRADE (ALLOW FOR 4" BASE MATERIAL)
- SCARIFY 6" DEEP AND RECOMPACT TO 95% MAX. DRY DENSITY, USE ASHTO T-180 MODIFIED PROCTOR TEST
- COMPACT FILL TO MINIMUM OF 95% MAX. DRY DENSITY, USE ASHTO T-180 MODIFIED PROCTOR TEST

**BASE PREPARATION**

- 4" MINIMUM DEPTH UNTREATED BASE COURSE WITH 1" OF 3/8" PEA GRAVEL LEVELING COURSE
- COMPACT UNTREATED BASE COURSE TO MINIMUM OF 95% MAX. DRY DENSITY, USE ASHTO T-180 MODIFIED PROCTOR TEST
- RAKE PEA GRAVEL TO GRADE LEVEL
- FINISH BASE SURFACE AT OR BELOW CONCRETE LINE

**CURB GUTTER REQUIREMENTS**

- MINIMUM SLOPE 0.50% UNLESS APPROVED BY NEPHI CITY
- HORIZONTAL ALIGNMENT 1-INCH MAX. FROM TRUE LINE AT ANY LOCATION, 1/2-INCH MAX. VARIANCE IN 10- FEET
- VERTICAL ALIGNMENT 1/2-INCH MAX FROM DESIGN GRADE AT ANY LOCATION, 1/2" MAX. VARIANCE IN 10- FEET, NO PONDING
- CONTRACTION JOINTS AT 10'-0" O.C. MAXIMUM, DEPTH 1/4 OF CONCRETE DEPTH MINIMUM
- 1/2-INCH MAX. RADIUS CORNERS AT LIP AND TOP BACK OF CURB, AND AT OTHER LOCATIONS EXPOSED TO VIEW

**SIDEWALK REQUIREMENTS**

- MINIMUM CROSS-SLOPE 1.0% MAXIMUM CROSS-SLOPE 2.0% TOWARD GUTTER
- CONTRACTION JOINTS AT 10'-0" O.C. MAXIMUM, DEPTH 1/4 OF CONCRETE DEPTH MINIMUM
- EXPANSION JOINTS AT 80'-0" O.C. MAXIMUM AND AT POINTS OF CURVATURE FOR STREET CORNERS
- MATCH EXPANSION JOINTS IN SIDEWALK WITH EXPANSION JOINTS IN CURB GUTTER
- 1/2-INCH WIDE EXPANSION JOINT FILLER, FULL DEPTH OF CONCRETE, FLUSH WITH SURFACE
- LONGITUDINAL JOINT REQUIRED AT CENTER (OR 10'-0" O.C. MAXIMUM) WHERE TOTAL SLAB WIDTH EXCEEDS 15- FEET
- 1/2-INCH MAX. RADIUS CORNERS AT EDGES OF SIDEWALK AND OTHER LOCATIONS EXPOSED TO VIEW
- FOR FLATWORK 1 POUND OF FIBER PER CUBIC YARD OF CONCRETE IS REQUIRED

**ROLL-THROUGH GUTTER REQUIREMENTS**

- SLOPE 1-1/2" DOWN TO CENTER OF WATERWAY (6" DEPTH AT CENTER AND 7-1/2" DEPTH AT OUTSIDE EDGE)
- ROLL THROUGH GUTTER SHALL ONLY BE INSTALLED WITH PERMISSION FROM NEPHI CITY
- FOR FLATWORK 1 POUND OF FIBER PER CUBIC YARD OF CONCRETE IS REQUIRED

**CONCRETE**

- MINIMUM CEMENT CONTENT 7 BAGS PER CUBIC YARD
- DESIGN 28-DAY COMPRESSIVE STRENGTH 4500 PSI
- AIR CONTENT 6% ± 1.0%
- SLUMP 4 1/2-INCH MAXIMUM
- TESTING
  - TOTAL POUR LESS THAN 5 CUBIC YARDS OR LESS - NO TEST REQUIRED
  - TOTAL POUR 5 CUBIC YARDS OR MORE - 1 TEST PER 50 CUBIC YARDS (OR FRACTION THEREOF)
  - COMPRESSIVE STRENGTH (3 CYLINDERS PER TEST)
  - AIR
  - SLUMP
- BROOM FINISH
- CURE AND SEAL WITH PRODUCT MEETING ASTM C-1315, TYPE 1, CLASS A.

**SLIP FORMING**

- SLIP FORMS MUST PRODUCE REQUIRED CROSS-SECTION, GRADE, JOINTS AND FINISH AS SPECIFIED FOR FORMED CONCRETE

SHEET  
**401**

ORIGINAL  
BY \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS

△ BY \_\_\_\_\_ DATE \_\_\_\_\_

△ BY \_\_\_\_\_ DATE \_\_\_\_\_

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**30" CURB & GUTTER  
48" SIDEWALK  
& ROLL-THROUGH GUTTER**

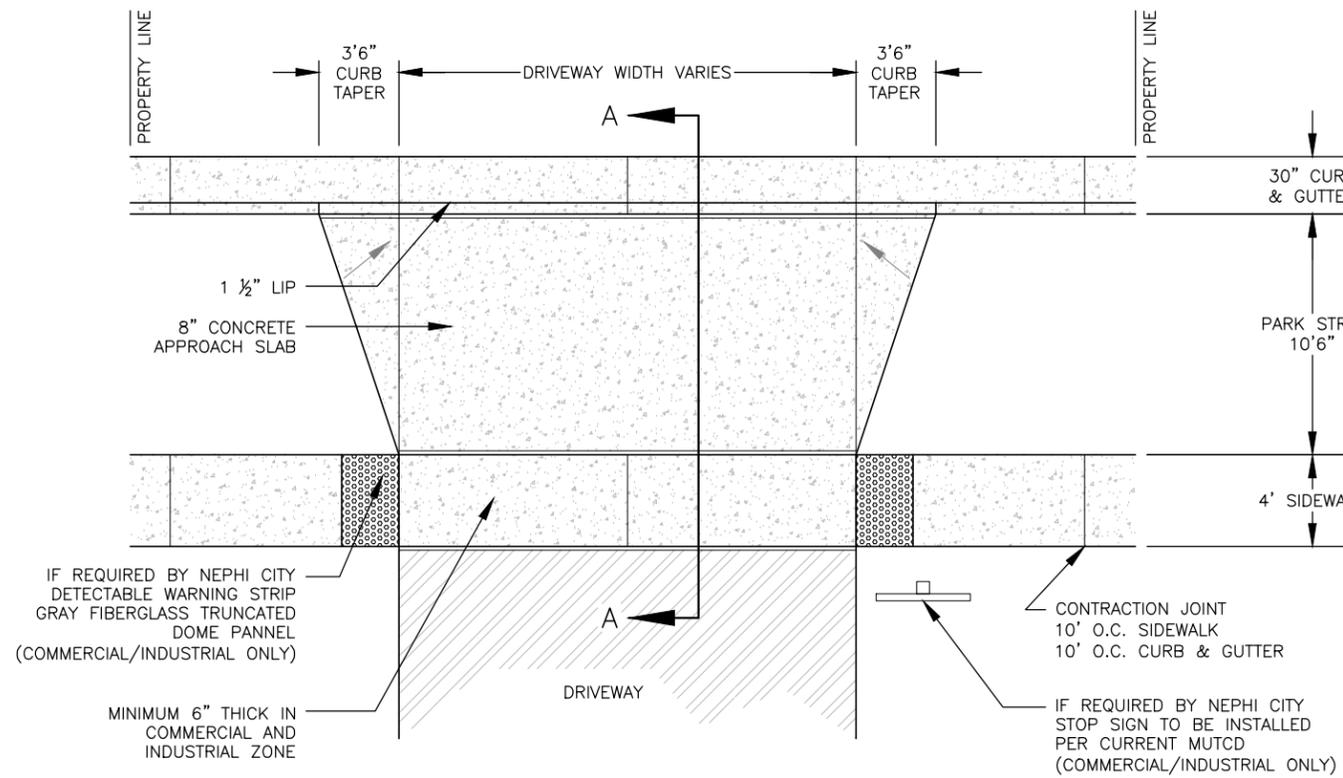
**STANDARD DRAWING  
NEPHI CITY CORPORATION**

**NEPHI CITY**

21 EAST 100 NORTH  
NEPHI, UTAH 84648

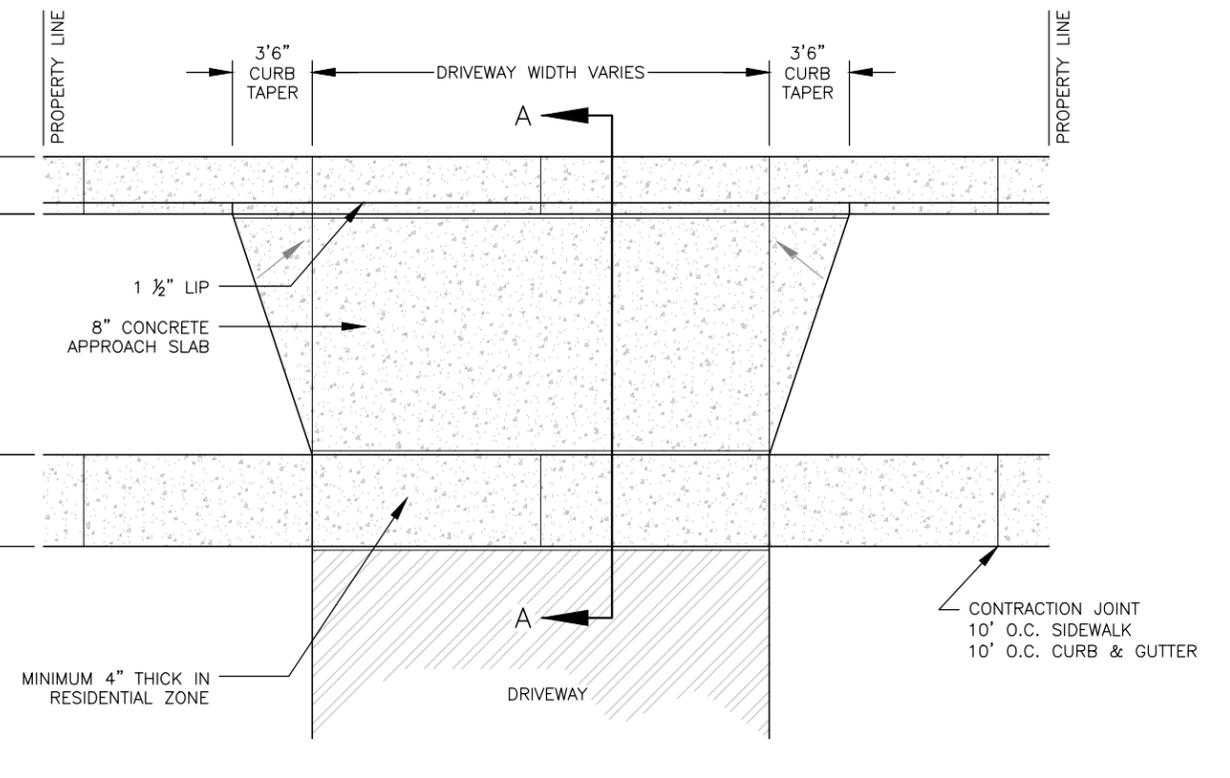
CITY STREET FRONTAGE

CITY STREET FRONTAGE



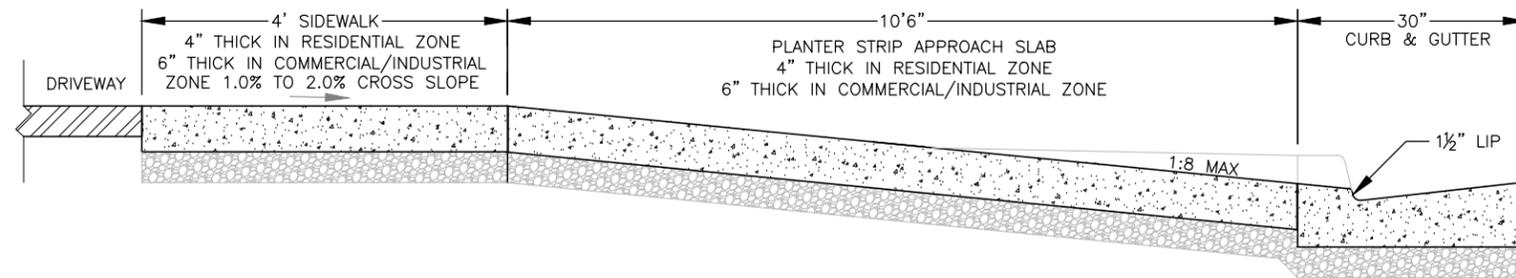
**DRIVE APPROACH (COMMERCIAL/INDUSTRIAL)**

NOT TO SCALE



**DRIVE APPROACH (RESIDENTIAL)**

NOT TO SCALE



**SECTION VIEW A-A (WITH PARK STRIP)**

NOT TO SCALE

**NOTES:**

1. SEE SHEET 401 STANDARD CURB & GUTTER DETAIL
2. SEE SHEET 401 STANDARD SIDEWALK DETAIL
3. SEE SHEET 401 NOTES FOR SUB-GRADE, BASE, AND CONCRETE REQUIREMENTS
4. STOP SIGN MUST BE INSTALLED PER MUTCD, LATEST EDITION
5. DETECTABLE WARNING (TRUNCATED DOME) PANELS REQUIRED IF STOP SIGN REQUIRED
6. TRUNCATED DOME PANELS TO BE GRAY FIBERGLASS
7. CURB, GUTTER AND SIDEWALK TO EXTEND ALONG ALL PROPERTY LINES ADJACENT TO CITY STREET FRONTAGE
8. SIDEWALK MUST BE WITHIN DEDICATED RIGHT-OF-WAY

SHEET  
**402**

ORIGINAL  
BY \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS

△ BY \_\_\_\_\_ DATE \_\_\_\_\_

△ BY \_\_\_\_\_ DATE \_\_\_\_\_

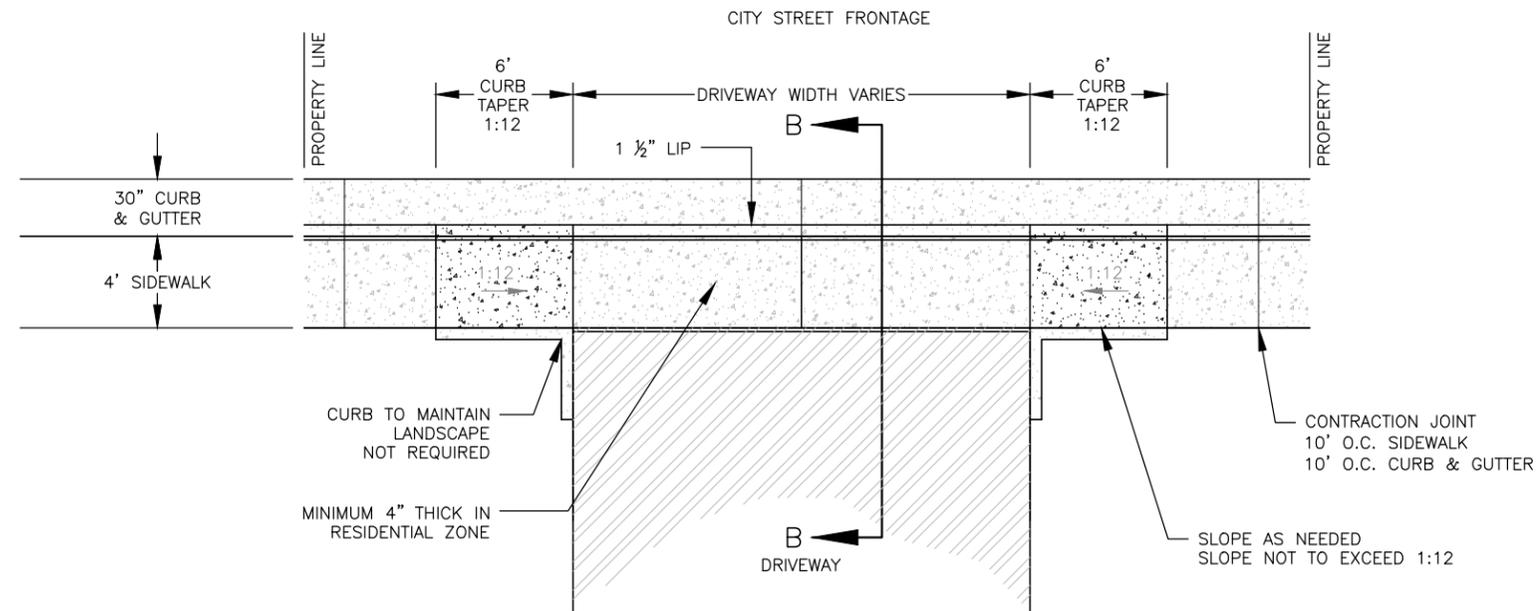
△ BY \_\_\_\_\_ DATE \_\_\_\_\_

**DRIVE APPROACH  
WITH PARK STRIP**

**STANDARD DRAWING  
NEPHI CITY CORPORATION**

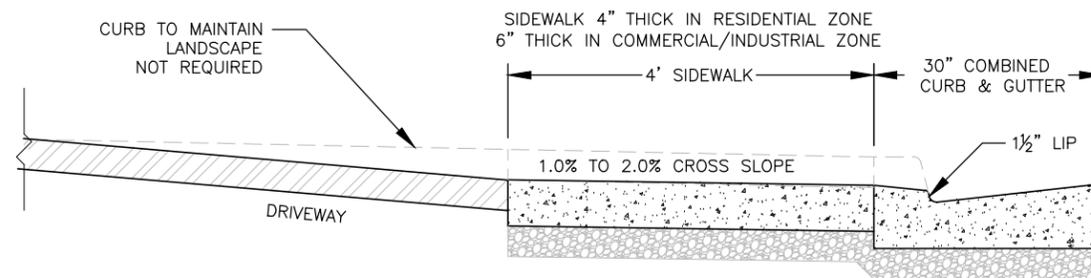
**NEPHI CITY**

21 EAST 100 NORTH  
NEPHI, UTAH 84648



**DRIVE APPROACH (RESIDENTIAL ONLY)**

NOT TO SCALE



**SECTION VIEW B-B (NO PARK STRIP)**

NOT TO SCALE

**NOTES:**

1. SEE SHEET 401 STANDARD CURB & GUTTER DETAIL
2. SEE SHEET 401 STANDARD SIDEWALK DETAIL
3. SEE SHEET 401 NOTES FOR SUB-GRADE, BASE, AND CONCRETE REQUIREMENTS
4. STOP SIGN MUST BE INSTALLED PER MUTCD, LATEST EDITION
5. DETECTABLE WARNING (TRUNCATED DOME) PANELS REQUIRED IF STOP SIGN REQUIRED
6. TRUNCATED DOME PANELS TO BE GRAY FIBERGLASS
7. CURB, GUTTER AND SIDEWALK TO EXTEND ALONG ALL PROPERTY LINES ADJACENT TO CITY STREET FRONTAGE
8. SIDEWALK MUST BE WITHIN DEDICATED RIGHT-OF-WAY

SHEET  
**403**

ORIGINAL  
BY \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS

△ BY \_\_\_\_\_ DATE \_\_\_\_\_

△ BY \_\_\_\_\_ DATE \_\_\_\_\_

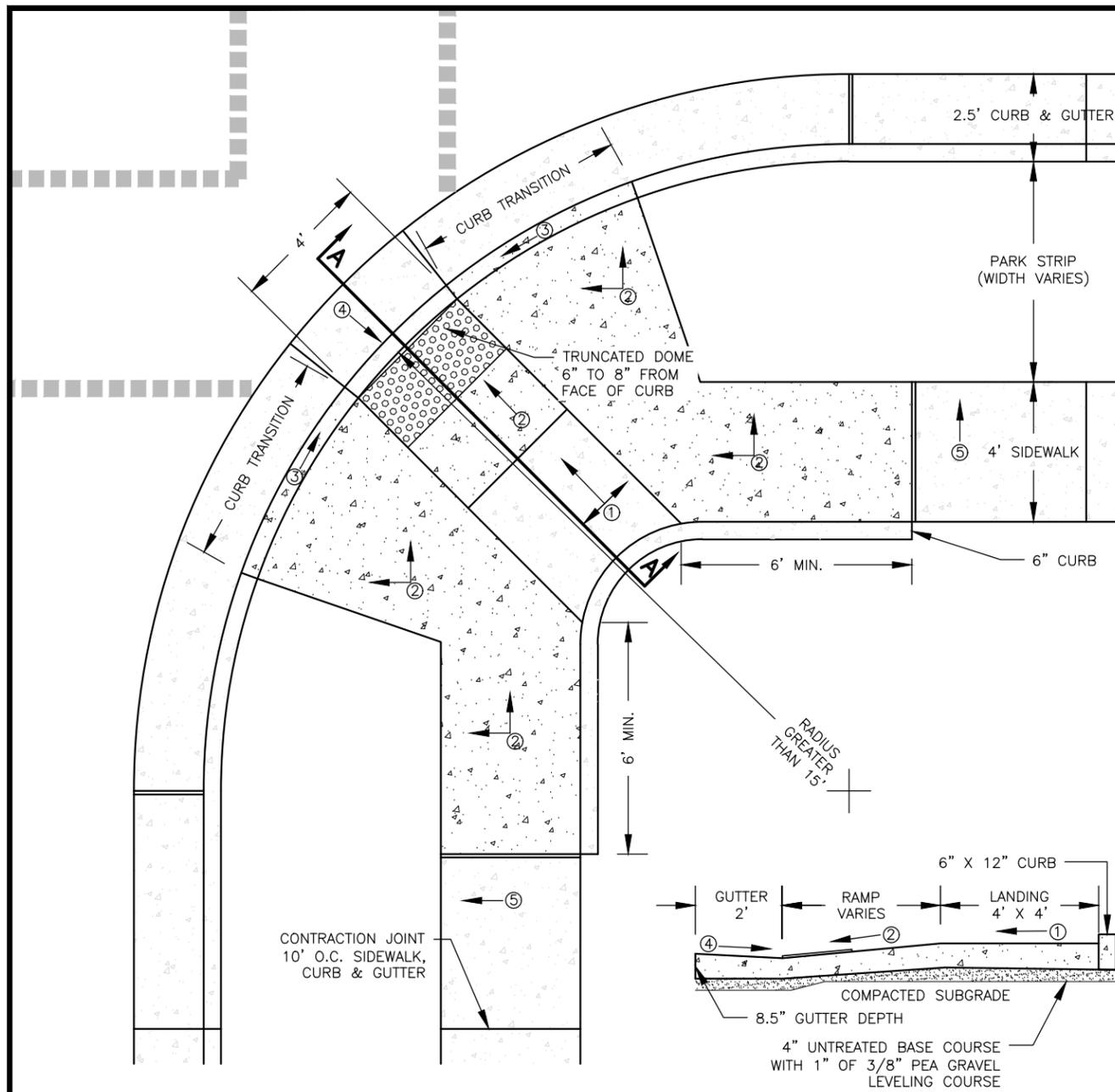
△ BY \_\_\_\_\_ DATE \_\_\_\_\_

**DRIVE APPROACH  
NO PARK STRIP**

**STANDARD DRAWING  
NEPHI CITY CORPORATION**

**NEPHI CITY**

21 EAST 100 NORTH  
NEPHI, UTAH 84648



**ADA CORNER RAMP (WITH PARK STRIP)**

NOT TO SCALE

**SECTION A-A**

**ALL RAMP ARRANGEMENTS MUST BE APPROVED BY NEPHI CITY BEFORE CONSTRUCTION**

| SLOPE TABLE |                       |                     |                    |
|-------------|-----------------------|---------------------|--------------------|
|             | ITEM                  | MAX. RUNNING SLOPE* | MAX. CROSS SLOPE** |
| ①           | LANDING               | 2% (1V:50H)         | 2% (1V:50H)        |
| ②           | RAMP                  | 8.33% (1V:12H)      | 2% (1V:50H)        |
| ③           | CURB TRANSITION       | 8.33% (1V:12H)      | 2% (1V:50H)        |
| ④           | GUTTER TRANSITION *** | 5% (1V:20H)         | 2% (1V:50H)        |
| ⑤           | SIDEWALK              | —                   | 2% (1V:50H)        |
| ⑥           | FLARE                 | 10% (1V:10H)        | —                  |

\* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL  
 \*\* CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL  
 \*\*\* NO LIP AT CURB LINE BETWEEN CURB AND GUTTER TRANSITION

**NOTES:**

INSPECTION OF ALL SUB-GRADE, BASE, AND CONCRETE FORMS IS REQUIRED 24 HOURS BEFORE POURING CONCRETE. TO SCHEDULE AN INSPECTION, CONTACT NEPHI CITY STREETS SUPERINTENDENT.

1. CONTRACTOR SHALL CONFORM WITH CURRENT LOCAL & FEDERAL ADA GUIDELINES
2. TRUNCATED DOME PANELS SHALL BE SET IN CONCRETE DURING CASTING
3. TRUNCATED DOME PANELS SHALL BE GRAY FIBERGLASS 2' x 4'
4. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING, OR CURB CUT
5. STORM DRAIN INLET BOXES SHALL NOT BE LOCATED WITHIN ADA RAMP AREA
6. SIDEWALK AND CURB GUTTER SHALL NOT BE MONOLITHIC
7. EXPANSION JOINT REQUIRED ALONG BACK OF CURB WHEN ADJACENT TO CONCRETE
8. NO LIP AT FLOWLINE WHERE GUTTER CROSSES RAMP
9. SEE CURB GUTTER AND SIDEWALK DETAILS FOR ADDITIONAL REQUIREMENTS
10. CONCRETE THICKNESS MUST BE 6" FOR ALL RAMPS AND LANDINGS

SHEET  
**409**

ORIGINAL  
BY \_\_\_\_\_ DATE \_\_\_\_\_  
 REVISIONS  
 △ BY \_\_\_\_\_ DATE \_\_\_\_\_  
 △ BY \_\_\_\_\_ DATE \_\_\_\_\_  
 △ BY \_\_\_\_\_ DATE \_\_\_\_\_

**ADA CORNER RAMP  
 RADIUS GREATER THAN 15'  
 WITH AND WITHOUT PARKSTRIP**

**STANDARD DRAWING  
 NEPHI CITY CORPORATION**

**NEPHI CITY**

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