

11.08.040 Street Improvements

ORIGINAL

- A. Prior to start of any work on a subdivision the sub divider shall furnish to the Town Engineer, a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision. Plans are to be prepared by a licensed Engineer and shall be accompanied by the final plat. If the plans are not approved, they shall be returned to the sub divider with the reasons for non-approval, and upon correction, shall be re-submitted in the same manner as required herein. Such plans and profiles shall include but are not limited to the following; (see Town Subdivision Design Standards):
1. The designation of limits of work to be done.
 2. The location of the benchmark and its true elevation according to County datum, all profiles to be referred to that datum.
 3. Construction plans which include the details of curb and gutter (if applicable) and street cross sections, locations and elevations of manholes, catch basins and storm sewers, elevations and locations of fire hydrants and any other details necessary to simplify construction.
 4. Adequate horizontal and vertical survey control shall be established as required by the engineer; sufficient survey monuments shall be permanently set so that lot boundaries can be established from points within the subdivision.
 5. Complete data for field layouts and office checking.
 6. On curb returns, at least two additional controls points of curvature. Control points shall be staked in the fields to insure drainage of intersections.
- B. Grades of all streets shall not be in excess of eight percent on major collector's streets or in excess of ten (10) percent on all other streets.
- C. All streets within the town shall be improved in accordance with the Design Standards, rules and regulations adopted by the Town Council. Such plans and profiles shall include but are not limited to (see Town Subdivision Design Standards):

EXHIBIT A. TABLE 1 MINOR, MAJOR & ARTERIAL STREET DESIGN STANDARDS

Street Type	Maximum	Right of way	Pavement Widths	Number of lanes	Lane Widths	Shoulder Widths	Borrow Ditch
Minor Collector (100-200 Units)	10%	60'	34'	2	11'	2'	5'
Major Collector (201-600 Units)	10%	70'	44'	2	12'	2'	5'
Minor Arterial (6,000-20,000)	8%	90'	64'	5	11'	5'	5'
Major Arterial (20,000 Plus)	8%	106'	80'	5	12'	5'	5'

All Minor, Major and Arterial Streets shall be paved as per Apple Valley Town Design Standards, and shall be built as outlined in it and as per Exhibit A, Table 1 above.

Sidewalks may be required instead of Borrow Ditches as required by the Town Council.

EXHIBIT B. Table 1A RESIDENTIAL STREET STANDARDS

Street Type	Maximum Grade	Right of way	Pavement Widths	Number of lanes	Land Widths	Shoulder Widths	Borrow Ditch
Residential Minimum (10 or less Units)	10%	41'	26'	2	11'	2'	5'
Residential Minimum Alternate	10%	49'	26'	2	11'	2'	5'
Residential	10%	45'	30'	2	10'	5'	5'

Local (11-50 Units)							
Residential Local Alternate	10%	53'	30'	2	10'	5'	5'
Residential Standard (51+ Units)	10%	52'	37'	2	11'	7.5	5'
Residential Standard Alternate	10%	60'	37'	2	11'	7.5	5'

In subdivision with 1 acre or larger lots, curb and gutter may be replaced by borrow ditches, as required by the Town Council.

In subdivision with less than 1 acre lots and in all commercially zoned areas of town and roads bordering such areas, curb & gutter shall be installed instead of borrow ditches and pavement shall be required.

- D.
 - 1. No intersections shall be closer than 150 feet, unless otherwise noted in the standards of the American Association of state highway and transportation official's manual for street and intersection design.
 - 2. If curbs and gutters are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 - 3. If sidewalks are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 - 4. Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the engineer.
 - 5. All curb corners shall have a radius of not less than 15 feet and at intersections involving collector or major streets, of not less than 25 feet.
 - 6. Local streets shall approach collector or arterial streets at as near ninety degrees as possible, not to exceed a fifteen degree variance.
- E. Street name signs, conforming to the design and specifications, and in the number necessary for proper identification of all streets, shall be provided for and installed by the developer.
- F. Traffic control signs including stop or yield right of way sign, shall be installed to ensure a smooth flow of traffic through the town.
- G. No subdivision shall be approved unless the area to be subdivided shall have frontage, with a width as required by the land use code, on a dedicated street, improved to town standards, unless otherwise approved by the Town Council. On cul-de-sac street, the required width of any lot in the cul-de-sac shall be measured at the setback line instead of the street lot line.
- H. Access to a major arterial street may be limited by one of the following means:
 - 1. No lot access shall be provided from the arterial directly to any lot in the subdivision, and screening or fencing may be required in a landscaped strip along or side property line of said lots.
 - 2. A series of cul-de-sacs of U shaped streets sharing access to such street.
 - 3. A service road separated from the primary arterial by a planting strip and having access thereto a suitable point.
- I. The arrangement of streets shall provide for continuation of principal streets between adjacent properties when such continuation is in accordance with the master plan of streets. If the adjacent property is undeveloped and the street must be a temporarily a dead end street, the right of way shall be extended to the property line, and a temporary turnaround shall be provided. Dead end streets shall be avoided, and dead-end streets of more than eight hundred (800) feet shall require town approval.
- J. The inspection and written recommendations for approval of streets shall be done by the town engineer. Final acceptance for dedication after (2) years of maintenance shall be accepted by the Town Council following a favorable recommendation from the engineer.
- K. Following the final approval of the subdivision plat by the Town Council; the developer may construct streets and utility systems prior to recording the plat without the necessity of bonding. However, no construction shall begin until the town engineer has approved all construction drawings, the necessary inspection fees have been paid, a Joint Utility meeting has been held and an inspector has been assigned to the project. The inspector shall be notified at least twenty-four (24) hours in advance, wherever any work is proposed to be done.

11.08.40 Street Improvements

- A. Prior to start of any work on a subdivision the sub divider shall furnish to the Town Engineer, a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision. Plans are to be prepared by a licensed Engineer and shall be accompanied by the final plat. If the plans are not approved, they shall be returned to the sub divider with the reasons for non-approval, and upon correction, shall be re-submitted in the same manner as required herein. Such plans and profiles shall include but are not limited to the following; (see Town Subdivision Design Standards):
1. The designation of limits of work to be done.
 2. The location of the benchmark and its true elevation according to County datum, all profiles to be referred to that datum.
 3. Construction plans which include the details of curb and gutter (if applicable) and street cross sections, locations and elevations of manholes, catch basins and storm sewers, elevations and locations of fire hydrants and any other details necessary to simplify construction.
 4. Adequate horizontal and vertical survey control shall be established as required by the engineer; sufficient survey monuments shall be permanently set so that lot boundaries can be established from points within the subdivision.
 5. Complete data for field layouts and office checking.
 6. On curb returns, at least two additional controls points of curvature. Control points shall be staked in the fields to insure drainage of intersections.
- B. Grades of all streets shall not be in excess of eight percent on major collector's streets or in excess of ten (10) percent on all other streets.
- C. All streets within the town shall be improved in accordance with the Design Standards, rules and regulations adopted by the Town Council. **Examples of** Such plans and profiles shall include but are not limited to **Exhibit A, B & C.**(see Town Subdivision Design Standards **for all standards**), **The Design Standards shall prevail, if any of the example in Exhibit A, B & C conflicts with the Design Standards.:**
- D. 1. No intersections shall be closer than 150 feet, unless otherwise noted in the standards of the American Association of state highway and transportation official's manual for street and intersection design.
2. If curbs and gutters are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 3. If sidewalks are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
 4. Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the engineer.
 5. All curb corners shall have a radius of not less than 15 feet and at intersections involving collector or major streets, of not less than 25 feet.

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- I. The arrangement of streets shall provide for continuation of principal streets between adjacent properties when such continuation is in accordance with the master plan of streets. If the adjacent property is undeveloped and the street must be a temporarily a dead-end street, the right of way shall be extended to the property line, and a temporary turnaround shall be provided. Dead end streets shall be avoided, and dead-end streets of more than eight hundred (800) feet shall require town approval.
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Comments in between and after Exhibit A & B

All roads shall be constructed as per the town Design Standards and the actual road profiles to be used in a subdivision shall be determined by the town Engineer. ~~Minor, Major and Arterial Streets shall be paved as per Apple Valley Town Design Standards, and shall be built as outlined in it and as per Exhibit A,~~

Table 1 above.

Curb, Gutter and Sidewalks shall be required in all zones, except in Agricultural zones, where the Rural Road Standards may be applied if recommended by the Town Engineer and approved by the Town Council. with special permission from the council, they may be exempt as may be required instead of Borrow Ditches as required by the Town Council.

- L. ~~In subdivision with less than 1 acre lots and in all commercially zoned areas of town and roads bordering such areas, curb & gutter shall be installed instead of borrow ditches and pavement shall be required.~~
- M. ~~In subdivision with 1 acre or larger lots, curb and gutter may be replaced by borrow ditches, as required by the Town Council.~~

SIDEWALK COST In relationship to sales price

Lot size	Frontage in '	Sidewalk Size	Cost Sq Ft	Total Cost	Average Sales Price	% of Sales Price
1/2 Acre	80	5	\$5.00	\$2,000	\$90,725	2.20%
1 Acre	100	5	\$5.00	\$2,500	\$134,581	1.86%
2.5 Acre	150	5	\$5.00	\$3,750	\$162,400	2.31%
5 Acre	200	5	\$5.00	\$5,000	\$256,690	1.95%
10 Acre	300	5	\$5.00	\$7,500	\$273,000	2.75%

MLS #	Status	Address	Price Listing Member	City	List Listing Price Class	Lot Sold Acres Date	Days On Market
1	21-219797	Closed 1174 E Big Pinion Lane 14	\$98,500	Apple Valley	98,500 SL	0.46	
2	21-222046	Closed 1154 E Big Pinion #15	\$103,500	Apple Valley	103,500 SL	0.46	
3	21-224868	Closed 1134 E Big Pinion Lane	\$85,000	Apple Valley	85,000 SL	0.46	
4	21-220754	Closed Cedar Point Lot #6	\$79,900	Apple Valley	79,900 SL	0.5	
5	21-223112	Closed Null 3	\$79,999	Apple Valley	79,999 SL	0.51	
6	21-223984	Closed 1279 S Manzanita Drive	\$99,000	Apple Valley	99,000 SL	0.59	
7	21-222016	Closed Lot #17 Cedar Point	\$99,900	Apple Valley	99,900 SL	0.63	
8	21-223114	Closed Null 4	\$79,999	Apple Valley	79,999 SL	0.64	
9	21-219766	Closed 1282 E Red Sage Lane	\$79,900	Apple Valley	79,900 SL 725,198	0.92	\$90,725
10	21-220024	Closed 1092 E Smithsonian Way	\$79,000	Apple Valley	79,000 SL	1	
11	21-221242	Closed 873 W Foothill	\$97,500	Apple Valley	97,500 LA	1	
12	21-225140	Active 873 W Foothill	\$210,000	Apple Valley	210,000 LA	1	
13	21-225413	Closed 1747 N Apple Valley Drive	\$135,000	Apple Valley	135,000 SL	1	
14	21-221017	Closed 1023 Little Pinion Way 78	\$79,900	Apple Valley	79,900 SL	1.01	
15	21-221959	Closed 963 Foothill Drive	\$90,000	Apple Valley	90,000 LA	1.02	
16	22-228952	Active 784 Foothill Drive	\$210,000	Apple Valley	210,000 LA	1.05	
17	21-226429	Closed 2848 Foothill Drive 64	\$110,000	Apple Valley	110,000 SL	1.06	
18	21-222062	Closed 1522 N Zion Circle	\$110,000	Apple Valley	110,000 SL	1.08	
19	21-220812	Closed 1295 E Cedar Drive	\$110,000	Apple Valley	110,000 SL	1.29	
20	22-228601	Active 1295 E Cedar Drive	\$249,000	Apple Valley	249,000 SL 11	1.29	
21	21-225409	Closed 1832 N Golden Delicious	\$179,900	Apple Valley	179,900 SL \$1,418,400	2.1	\$134,581
22	21-221642	Closed Null	\$144,900	Apple Valley	144,900 LA	3	
23	21-224525	Closed 2050 E 1600 S 6	\$279,000	Apple Valley	279,000 LA 324,800	4.64	\$162,400
24	21-224532	Closed 2050 E 1600 S 4	\$249,000	Apple Valley	249,000 LA	4.64	
25	21-227548	Closed 4.64 acres Ranch Rd	\$244,900	Apple Valley	244,900 LA	4.64	
26	21-221465	Active Null 3	\$269,000	Apple Valley	269,000 LA	5	

MLS #	Status	Address	Price Listing Member	City	List Listing Price Class	Lot Sold Acres Date	Days On Market
27 22-228998	Active	Approx 421 S Coyote Road	\$250,000	Apple Valley	250,000 LA	5.01	
28 22-228999	Active	Approx 481 S Coyote Road	\$250,000	Apple Valley	250,000 LA	5.01	
29 22-229000	Active	Approx 541 S Coyote Road	\$250,000	Apple Valley	250,000 LA	5.01	
30 22-229001	Active	Approx 601 S Coyote Road	\$250,000	Apple Valley	250,000 LA	5.01	
31 22-229002	Active	Approx 681 S Coyote Road	\$250,000	Apple Valley	250,000 SL	5.01	
32 22-228996	Active	Approx 721 S Coyote Road	\$275,000	Apple Valley	275,000 LA	5.01	
33 20-217812	Closed	1600 S	\$150,000	Apple Valley	150,000 LA	10	
34 20-218874	Closed	Null	\$250,000	Apple Valley	250,000 LA	20	
35 21-222896	Closed	20 Acres Canaan Gap	\$100,000	Apple Valley	100,000 LA	20	
36 21-221559	Closed	199 N Coyote Road	\$469,000	Apple Valley	469,000 LA	24	
37 20-217815	Closed	1600 S	\$450,000	Apple Valley	450,000 LA	30	
38 21-220456	Closed	Apple Valley Land	\$395,000	Apple Valley	395,000 LA	32.17	
39 21-219726	Closed	42.58 Acre Little Creek Mesa Road	\$399,900	Apple Valley	399,900 LA	42.58	

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