



EAGLE MOUNTAIN CITY
Planning Commission Staff Report
OCTOBER 4TH, 2016

Project: Gotta Dance Studios – Dance Studio
Applicant: Scot Hazard
Request: Preliminary Plat
Type of Action: Action Item

Planning Commission

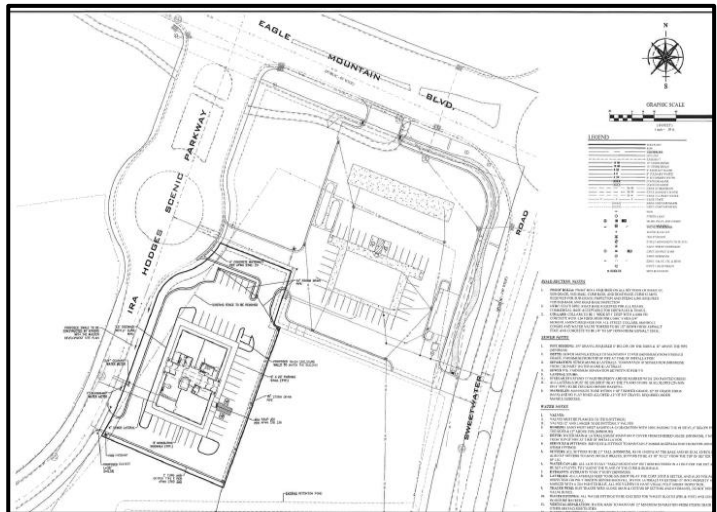
The Planning Commission recommended approval of the preliminary plat by a unanimous vote. There were three conditions of approval. 1) The drainage easement is worked out before presenting to the City Council. 2) A blanket access easement should be placed over the plat for future development. 3) The entire portion of the sidewalk is dedicated to the City.

Preface

This application is for a preliminary plat for the Gotta Dance Studio located south of Eagle Mountain Boulevard and east of Ira Hodges Scenic Parkway, and is approximately 1 ac in size. The site plan for the dance studio was approved by the City Council on June 21, 2016. In order for this project to move forward a preliminary and final plat needs approval. This application is for a 1 lot subdivision plat.

Items for consideration

- **Drainage easement:** There is a drainage easement that should be shown on the plat. The easement is to the detention basin to the south of the project. If the easement isn't shown then there should be a note placed on the plat defining the easement.
- **Blanket access easement:** A blanket access easement should be applied to this plat. Since there was no master site plan for this project the easement is needed for future phases of the project.
- **Sidewalk/Trail:** The sidewalk/trail should be dedicated to the City. There is a portion of the sidewalk on the north end that needs to be adjusted, along with the PUE on the east part of the sidewalk. The easement will need to be adjusted slightly.



Recommendation

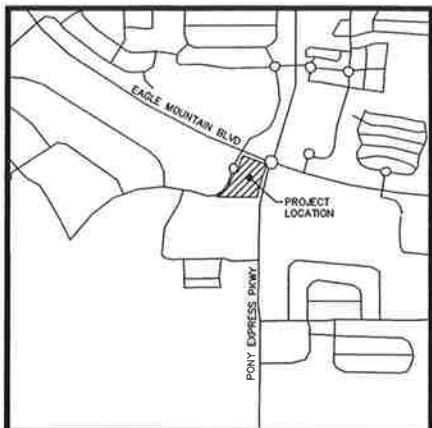
If the City Council were to approve the *Gotta Dance Studios* Dance Studio preliminary plat to the City Council, the following are the recommended conditions for approval:

- 1. The drainage easement to the detention basin is displayed on the plat or a note on the plat defining the easement.*
- 2. A blanket access easement should be placed over the plat for future development.*
- 3. The entire portion of the sidewalk be dedicated to the City*

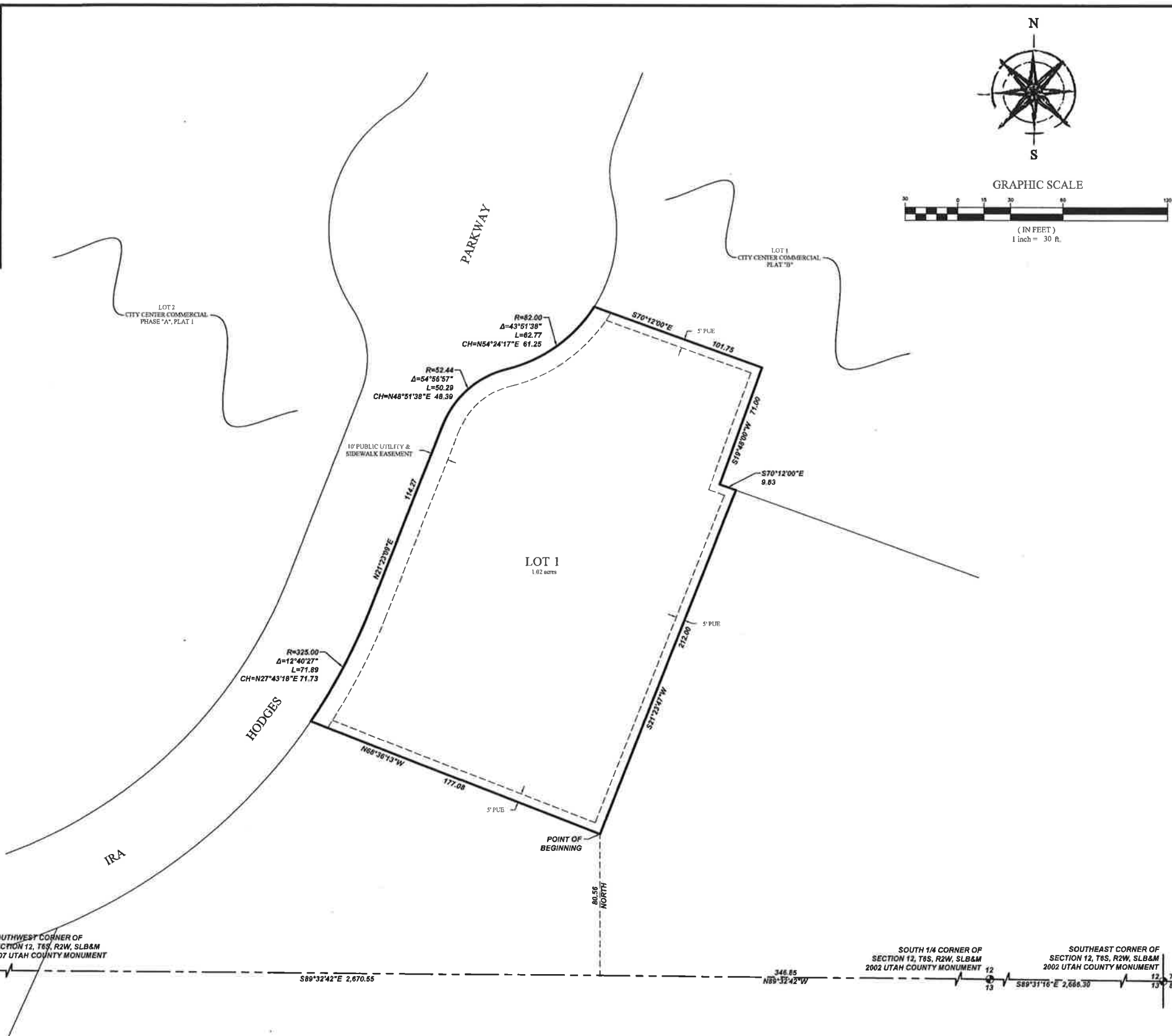
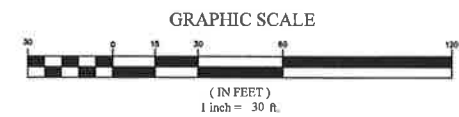
Attachments

Site Plan

Plat



VICINITY MAP
N.T.S.



SURVEYOR'S CERTIFICATE
 I, DENNIS P. CARLISLE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 172675 IN ACCORDANCE WITH TITLE 58, 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 THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

DATE _____
 DENNIS P. CARLISLE
 PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NO. 172675

BOUNDARY DESCRIPTION
 A portion of the SW 1/4 of Section 12, Township 6 South, Range 2 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
 Beginning at a point located N89°32'42"W along the Section line 346.85 feet and North 80.56 feet from the South 1/4 Corner of Section 12, T6S, R2W, S1B&M; thence N68°36'13"W 177.08 feet to the easterly line of Ira Hodges Scenic Drive as defined in OVERLAND TRAILS ESSEXES Phase I Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder; thence along said roadway the following 4 (four) courses and distances: Northeasterly along the arc of a 325.00 foot radius non-tangent curve (radius bears: N55°56'32"W) 71.88 feet through a central angle of 12°40'19" (chord: N27°43'18"E 71.73 feet); thence N21°23'09"E 114.27 feet; thence along the arc of a 52.44 foot radius curve to the right 50.29 feet through a central angle of 54°56'57" (chord: N48°51'38"E 48.39 feet) to a point of reverse curvature; thence along the arc of an 82.00 foot radius curve to the left 62.27 feet through a central angle of 43°51'38" (chord: S54°24'17"E 61.25 feet); thence S70°12'00"E 101.75 feet; thence S19°48'00"W 71.00 feet; thence S70°12'00"E 9.83 feet; thence S21°23'47"W 212.00 feet to the point of beginning.

Contains: 1.02 +/- acre

OWNER'S DEDICATION
 WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S): _____ AUTHORIZED SIGNATURE(S) _____
 PRINTED NAME OF OWNER _____

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 S.S.
 COUNTY OF _____
 ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY
 MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

LIMITED LIABILITY ACKNOWLEDGMENT
 STATE OF UTAH
 S.S.
 COUNTY OF _____
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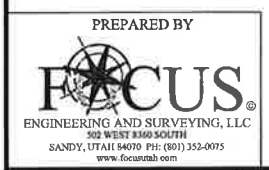
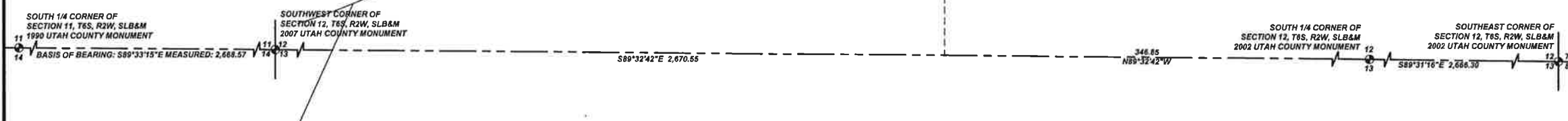
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC RESIDING IN _____ COUNTY
 MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

ACCEPTANCE BY LEGISLATIVE BODY
 THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, 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 _____, 20____.

APPROVED BY MAYOR _____ APPROVED BY CITY ATTORNEY _____
 APPROVED BY CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST BY CITY RECORDER (SEE SEAL BELOW) _____

PHASE "A", PLAT 3
CITY CENTER COMMERCIAL
 SUBDIVISION
 EAGLE MOUNTAIN, UTAH COUNTY, UTAH
 SCALE: 1"=30'

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY & COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL
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SITE TABULATIONS

• TOTAL # OF LOTS:	1 LOTS
• TOTAL ACREAGE:	1.02 ACRES
• TOTAL ACREAGE IN LOTS:	1.02 ACRES
• TOTAL OPEN SPACE:	0.00 ACRES
• TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
• AVERAGE LOT SIZE:	1.02 ACRES OR 44,414 SQFT.
• LARGEST LOT SIZE:	1.02 ACRES
• SMALLEST LOT SIZE:	1.02 ACRES
• OVERALL DENSITY:	0.98 UNITS/ACRE

NOTES:
 #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS
 P.U.E. - PUBLIC UTILITY EASEMENT

DIRECT COMMUNICATIONS
 Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff.

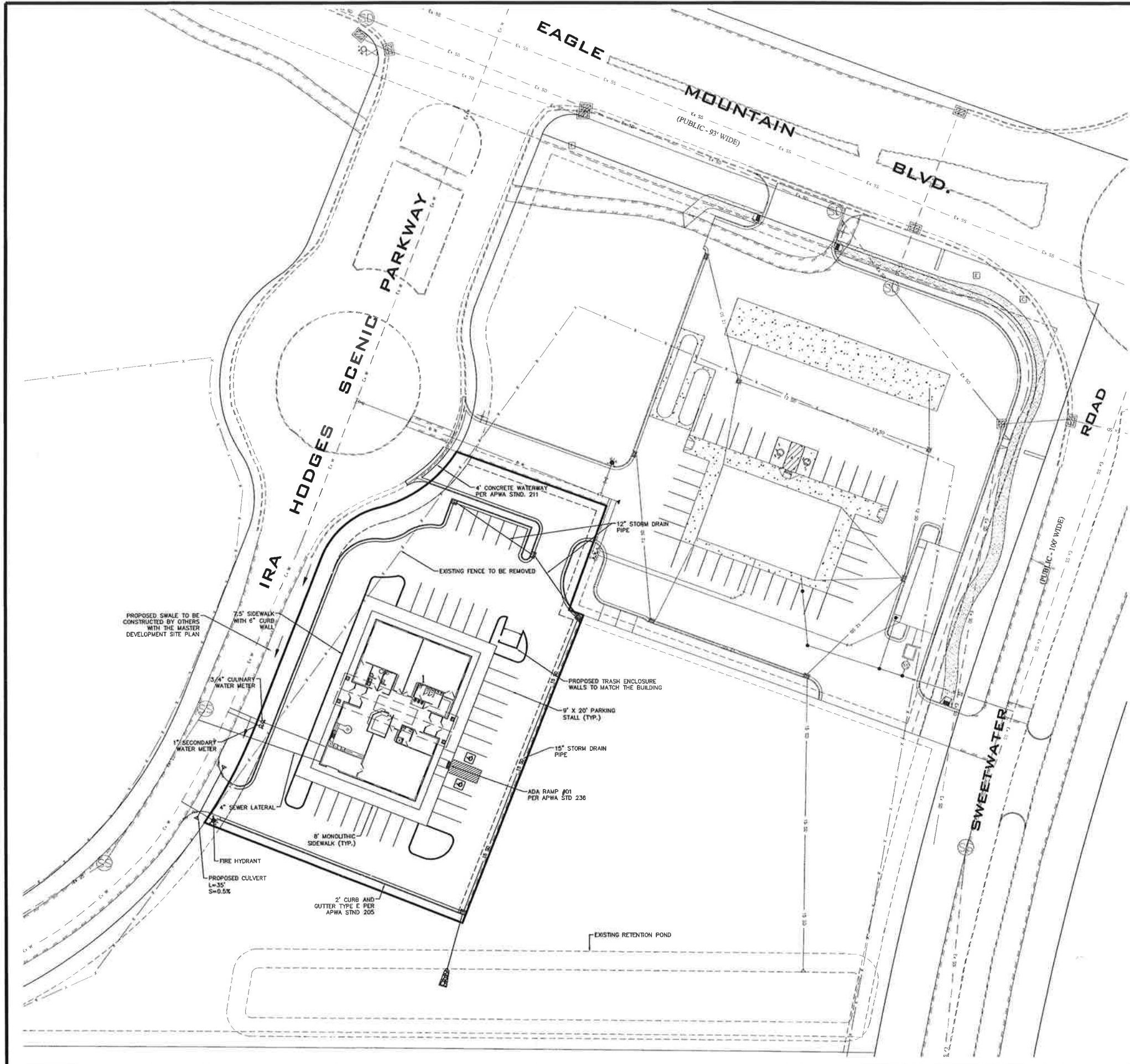
DATE _____

ROCKY MOUNTAIN POWER
 1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
 2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
 (1) A recorded easement or right-of-way
 (2) The law applicable to prescriptive rights
 (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
 (4) Any other provision of law

DATE _____

QUESTAR GAS COMPANY
 Questar approves this plat solely for the purposes 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 abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement 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 _____



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

LEGEND

(---)	BOUNDARY
(---)	ROW
(---)	CENTERLINE
(---)	LOT LINE
(---)	FASSETMENT
(---)	12" STORM DRAIN
(---)	15" STORM DRAIN
(---)	8" SANITARY SEWER
(---)	8" CULINARY WATER
(---)	8" SECONDARY WATER
(---)	CONTOUR MAJOR
(---)	CONTOUR MINOR
(---)	EXIST. STORM DRAIN
(---)	EXIST. SANITARY SEWER
(---)	EXIST. CULINARY WATER
(---)	EXIST. FENCE
(---)	EXIST. CONTOUR MAJOR
(---)	EXIST. CONTOUR MINOR
(---)	SIGN
(---)	STREET LIGHT
(---)	SD MH, INLET, AND COMBO
(---)	SEWER MANHOLE
(---)	WATER BLOW-OFF
(---)	FIRE HYDRANT
(---)	STREET MONUMENT (TO BE SET)
(---)	EXIST. STREET MONUMENT
(---)	EXIST. SD INLET & MH
(---)	EXIST. SEWER MH
(---)	EXIST. VALVE, TEE, & BEND
(---)	EXIST. FIRE HYDRANT
(---)	SPOT ELEVATION

- ROAD SECTION NOTES**
- PROOF ROLLS:** PROOF ROLL REQUIRED ON ALL SECTIONS OF ROAD: I.E. SUB-GRADE, SUB-BASE, CURB BASE, AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
 - UTBC:** STATE SPEC. ROAD BASE REQUIRED FOR ALL ROADS. COMMERCIAL BASE ACCEPTABLE FOR SIDEWALKS & TRAILS.
 - COLLARS:** COLLARS TO BE 1" WIDE BY 1" DEEP WITH A 6000 PSI CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (3/4" MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2" DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 1/4" TO 3/8" DOWN FROM ASPHALT EDGE.

- SEWER NOTES**
- PIPE BEDDING:** 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM)
 - DEPTH:** SEWER MAIN/LATERALS TO MAINTAIN 4' COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION
 - SEPARATION:** SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS
 - SEWER YS:** 3' MINIMUM SEPARATION BETWEEN SEWER Y'S
 - LATERAL STUBS:** STUBS MUST EXTEND 15' PAST PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN.
 - ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO, SLOPES (2% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL**
 - MANHOLES:** MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

- WATER NOTES**
- VALVES:** VALVES MUST BE FLANGED TO TEES (FITTINGS)
 - VALVES 12" AND LARGER TO BE BUTTERFLY VALVES**
 - BEDDING:** SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE: ON THE SIDES & 12" ABOVE PIPE (MINIMUM)
 - DEPTH:** WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
 - SERVICES & FITTINGS:** SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS
 - SETTERS:** ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE AT 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
 - WATER CAN LID:** ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED IN A HOLE FOR THE ART AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK
 - HYDRANTS:** HYDRANTS TO BE 5" BURY (MINIMUM)
 - LATERALS:** ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
 - TRACER WIRE:** RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN IN VALVE BOXES.
 - WATER FITTINGS:** ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL
 - VERTICAL SEPARATION:** WATER MAIN TO MAINTAIN 12" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/FITTINGS
 - WATER LINE FITTINGS:** ALL FITTINGS TO HAVE MEGA LUG FOLLOWERS

FOCUS
ENGINEERING AND SURVEYING, LLC
502 WEST 8360 SOUTH
SANDY, UTAH 84070 PH: (801) 352-0075
www.focusutah.com



EAGLE MOUNTAIN DANCE STUDIO
EAGLE MOUNTAIN
SITE AND UTILITY PLAN

REVISION BLOCK

NO.	DATE	DESCRIPTION

SITE AND UTILITY PLAN

Scale: 1"=30' Drawn: DRP
Date: 06/09/16 Job #: 16-074
Sheet

