



EAGLE MOUNTAIN CITY
City Council Staff Report

NOVEMBER 19, 2013

Project: **Evans Ranch Phase B Plat 1**
Applicant: Nate Shipp / DAI
Request: Final Plat Approval
Type of Action: Consent Agenda Item
Planning Commission: Recommendation of Approval (5-0)

Planning Commission Recommendation

On October 22 the Planning Commission reviewed the proposed Evans Ranch plat and recommended approval of the plat to the City Council with the following conditions:

- 1. A cash bond shall be posted with the recording of the plat that equals 1.24% of the total cost of public open space improvements, and \$1,720 (\$2,000/buildable acre) for community improvements.*
- 2. The fencing for the lots shall comply with the Master Development Agreement Fencing Exhibit, and must be installed prior to obtaining building permits.*
- 3. The plat must include driveway locations for every lot. The driveways for these three lots shall be no more than 12 feet wide at the street, since the garages will be located more than 30 feet from the property line.*
- 4. Prior to obtaining any building permits, the developer must submit engineered drawings depicting the location of the driveway and utilities for each lot within the subdivision, including storm water drainage plans for areas between lots.*

Background

The Evans Ranch Master Development Plan was approved by the City Council on September 17, and the Master Development Agreement for the project was approved on October 15. As long as the developer meets the commitments and obligations detailed in that agreement, development of the project may proceed. This plat is referred to in the agreement as “the initial phase,” and is exempt from a majority of the requirements/commitments, or in other words, is allowed by the agreement to be constructed prior to major infrastructure and park improvements (pending PC and CC approval of the plat).

Utilities

The Master Development Agreement requires that an off-site sewer pipe be installed for the project, connecting to existing pipes in the SilverLake development. This “initial phase,” however, was given the right to develop prior to completion of that sewer pipe. These three homes/lots would be the only lots in the project that will connect to the existing sewer pipe in Porter’s Crossing Parkway; the remainder will be serviced by the off-site pipe to be constructed prior to the next phase of development. There are no concerns with the other utilities.

Roads

With the approval of the area Fire Marshal, these model homes may be allowed prior to completing roads with asphalt as long as the roads are completed before any residents move into the homes. That is due to the proximity of the homes to Porter’s Crossing.

TABULATIONS

ZONE:	R, SFD/SFA
TOTAL AREA:	0.86 ACRES
TOTAL AREA IN LOTS	0.60 ACRES
AVERAGE LOT SIZE	8,272 SQ. FT.
LARGEST LOT SIZE	9,854 SQ. FT
SMALLEST LOT SIZE	8,115 SQ. FT.
# OF LOTS:	3
DENSITY:	3.49 LOTS/ACRE

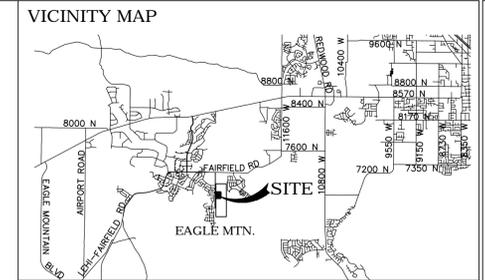
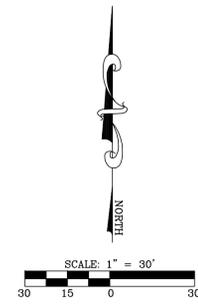
ATTACHMENTS:

Proposed Final Plat

EVANS RANCH

PLAT "B-1"

A PORTION OF THE NW 1/4 & SW 1/4 SECTION 28, T5S, R1W, SLB&M,
EAGLE MOUNTAIN, UTAH



**ENGINEERS
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3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
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NOTES

- NO UTILITY LATERALS OR METERS TO BE LOCATED UNDER DRIVEWAYS.
- PROTECTION TO BE PROVIDED AS NEEDED FOR PUBLIC UTILITIES ADJACENT TO DRIVEWAYS OR WITHIN TRAFFIC AREAS. UTILITIES ARE TO BE PLACED SUCH THAT THE DRIVEWAY TRAFFIC AND UTILITIES TO NOT CREATE A POSSIBLE HAZARDS.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- REAR FENCE TO BE PROVIDED TO LOTS THAT BACK UP TO PORTER'S CROSSING.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- MINIMUM BUILDING SETBACKS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
 FRONT LIVING - 20'
 FRONT GARAGE - 22'
 CORNER LIVING - 15'
 CORNER GARAGE - 22'
 REAR - 20'
 SIDE - 5'
- MINIMUM OF 22' TO BE MAINTAINED FROM BACK OF MEANDERING SIDEWALKS TO GARAGE.
- COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN THE DESIGNATED BUILD-TO LINE.
- TO MAINTAIN THE PRESENTATION OF COVERED SPACE, FENCING OR OTHER TYPES OF DELINEATION NOT BE CONSTRUCTED IN FRONT OF THE BUILDABLE AREA.
- ALL CONSTRUCTION TO BE COMPLETED ACCORDING TO EAGLE MOUNTAIN CITY CONSTRUCTION STANDARDS & SPECIFICATIONS.

LEGEND

EXISTING	
WATER METER	W-M
WATER	EX-W
WATER VALVE	W-V
FIRE HYDRANT	F-H
SEWER	EX-SS
SEWER MANHOLE	S-M
STORM DRAIN	EX-SD
STORM DRAIN MANHOLE	SD-M
STORM DRAIN CURB INLET	SD-CI
PI	EX-PI
PI VALVE	PI-V
FENCE	F
PROPOSED	
WATER	W
WATER VALVE	W-V
FIRE HYDRANT	F-H
SEWER	SS
SEWER MANHOLE	S
STORM DRAIN	SD
STORM DRAIN MANHOLE	SD-M
STORM DRAIN CURB INLET	SD-CI
PI	PI
PI VALVE	PI-V

DEVELOPER / OWNER
DAI
1099 W. SOUTH JORDAN PARKWAY
SOUTH JORDAN, UT 84095
(801) 495-3414

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

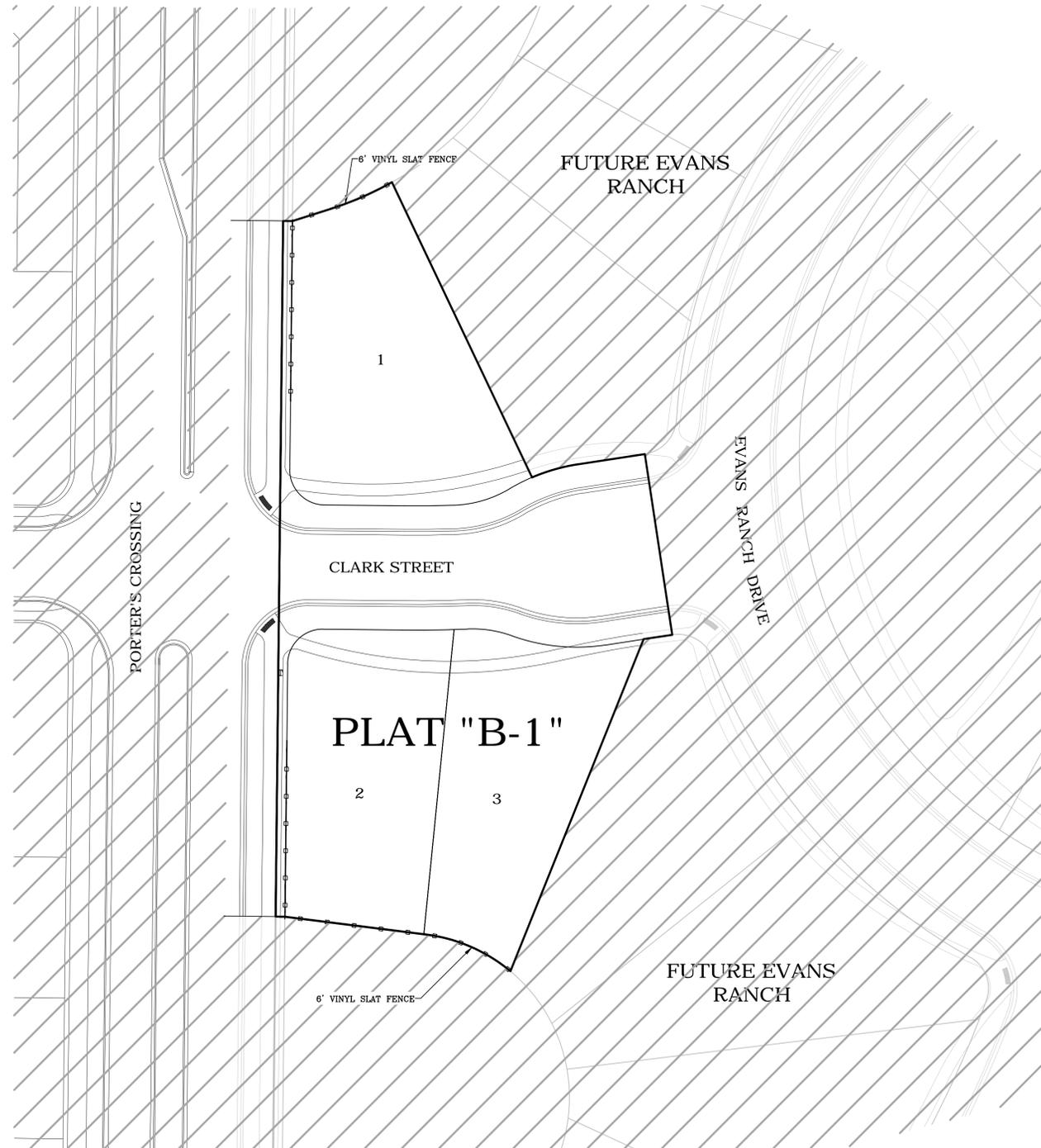
PROJECT NAME
EVANS RANCH PLAT B-1

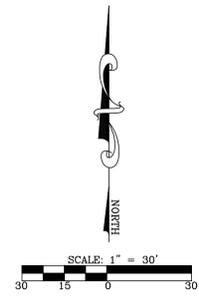
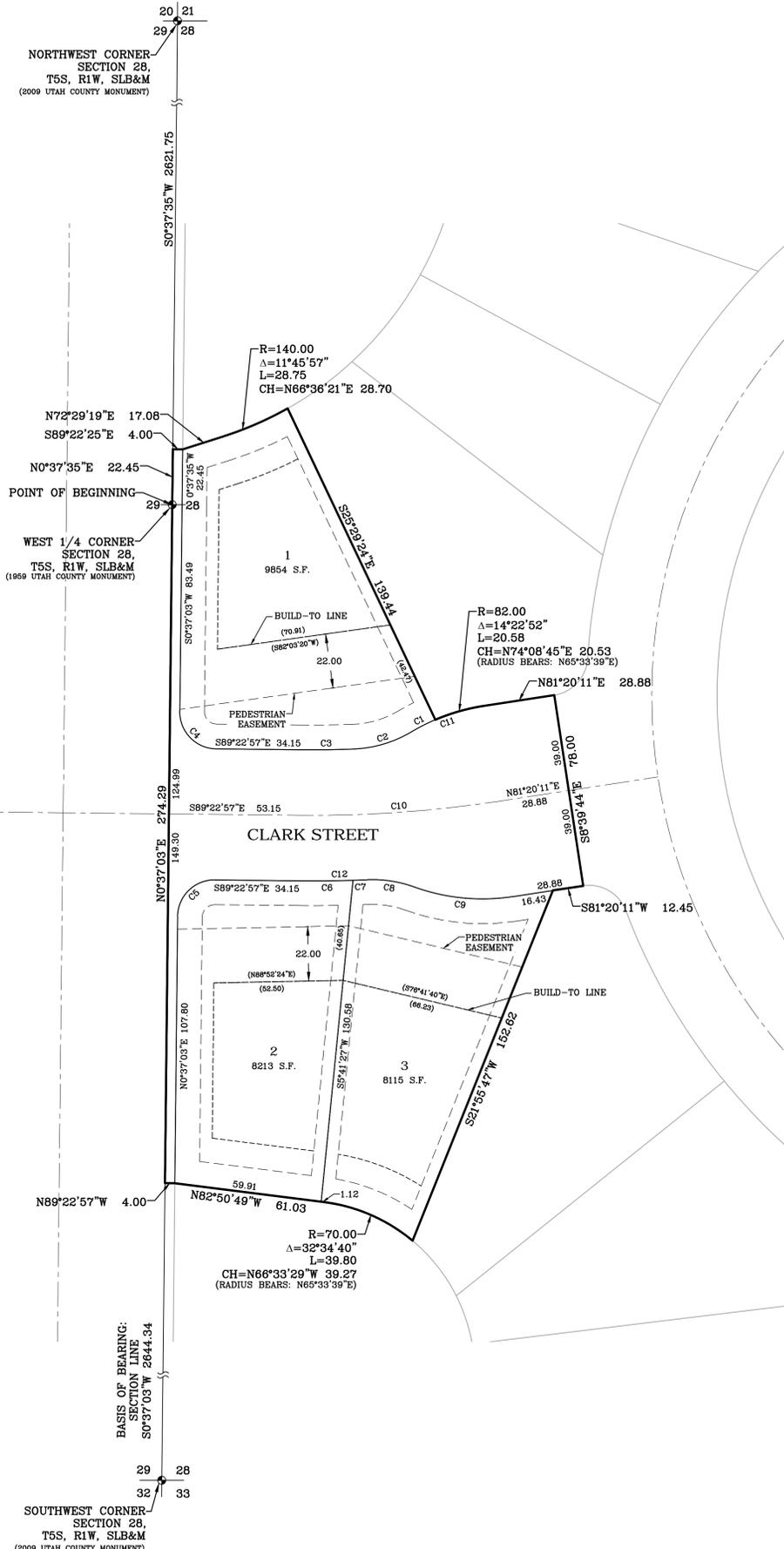
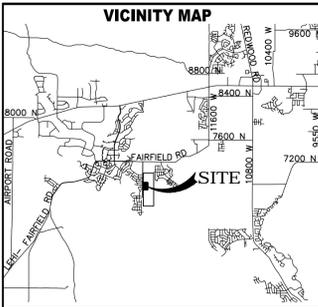
EVANS RANCH - PLAT "B-1"
EAGLE MOUNTAIN, UTAH
COVER SHEET

REVISIONS	
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2012-1845
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SCALE:
1" = 30'
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9/27/2013

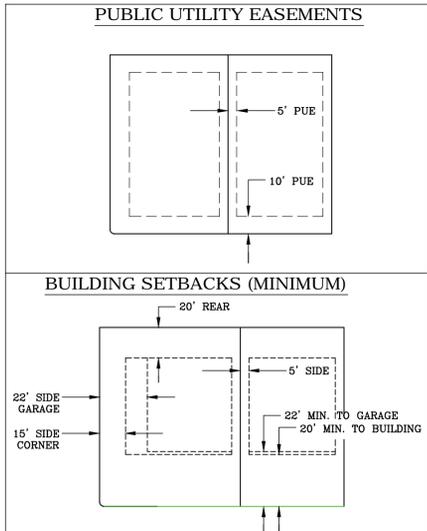
SHEET
COVER





CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	82.00	7°36'42"	10.89	N63°08'58"E 10.89
C2	50.00	28°41'45"	25.04	N73°41'30"E 24.78
C3	473.50	2°34'41"	21.31	N89°19'42"E 21.30
C4	15.00	90°00'00"	23.56	S44°22'57"E 21.21
C5	15.00	90°00'00"	23.56	N45°37'03"E 21.21
C6	526.50	2°23'11"	21.93	N89°25'28"E 21.93
C7	526.50	0°37'58"	5.81	N87°54'53"E 5.81
C8	50.00	22°11'11"	19.36	S81°18'30"E 19.24
C9	82.00	28°27'00"	40.72	S84°26'25"E 40.30
C10	500.00	9°16'52"	80.99	N85°58'37"E 80.90
C11	82.00	21°59'34"	31.48	S70°20'24"W 31.28
C12	526.50	3°01'09"	27.74	N89°06'29"E 27.74

NOTES:
 1. TYPE II MONUMENT (ALUMINUM CAP AND REBAR) TO BE SET, #5 REBAR & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
 2. COVERED HOMES TO BE SET AT FRONT OF BUILDABLE AREA AND ALIGN WITH THE DESIGNATED BUILD-TO LINE.



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 501182 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 MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 28; THENCE N0°37'35"E ALONG THE WEST SECTION LINE OF SAID SECTION 22.45 FEET; THENCE S89°22'25"E 4.00 FEET; THENCE N72°29'19"W 17.08 FEET; THENCE ALONG THE ARC OF A 140.00 FOOT RADIUS CURVE TO THE LEFT 28.75 FEET THROUGH A CENTRAL ANGLE OF 11°45'57" (CORD: N66°36'21"E 28.70 FEET); THENCE S25°29'24"E 139.44 FEET; THENCE ALONG THE ARC OF A 82.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S29°02'41"E) TO THE RIGHT 82.00 FEET THROUGH A CENTRAL ANGLE OF 14°22'52" (CHORD: N74°08'45"E 20.53 FEET); THENCE N81°20'11"E 28.88 FEET; THENCE S8°39'44"E 78.00 FEET; THENCE S81°20'11"W 12.45 FEET; THENCE S21°55'47"W 152.62 FEET; THENCE ALONG THE ARC OF A 70.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: S39°43'51"W) TO THE LEFT 39.80 FEET THROUGH A CENTRAL ANGLE OF 32°34'40" (CHORD: N66°33'29"W 39.27 FEET); THENCE N82°50'49"W 61.03 FEET; THENCE N89°22'57"W 4.00 FEET; THENCE N0°37'03"E 274.29 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±0.86 ACRES

DATE _____ SURVEYOR (See Seal Below)

OWNERS 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 DEDICATED UNDER THE PROVISIONS OF 10-GA-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 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.

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 PERSON(S) SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

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 BY CITY COUNSEL _____

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

PLAT "B-1"

EVANS RANCH

SUBDIVISION

EAGLE MOUNTAIN _____ UTAH COUNTY, UTAH

SCALE: 1" = 30 FEET

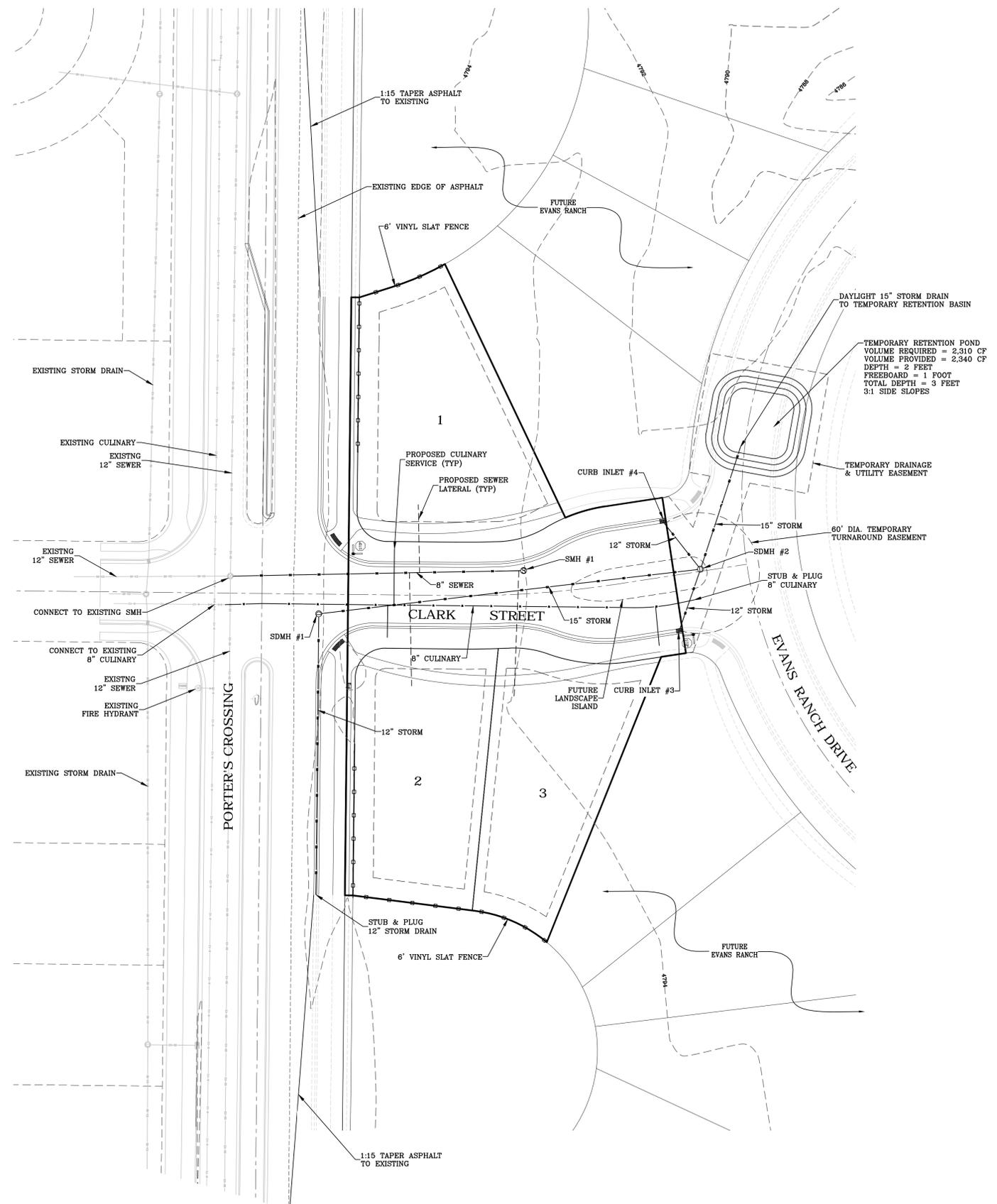
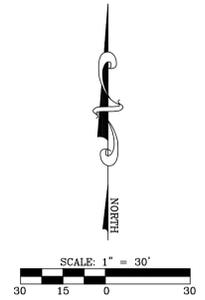
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL
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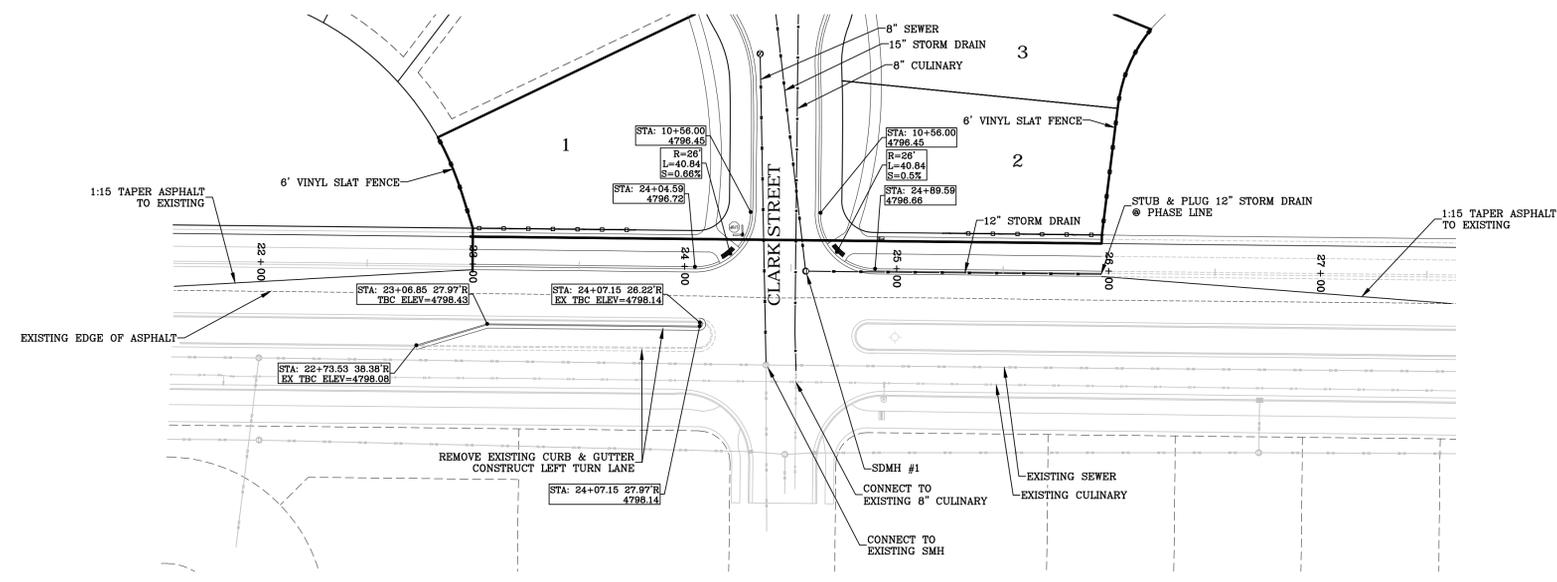
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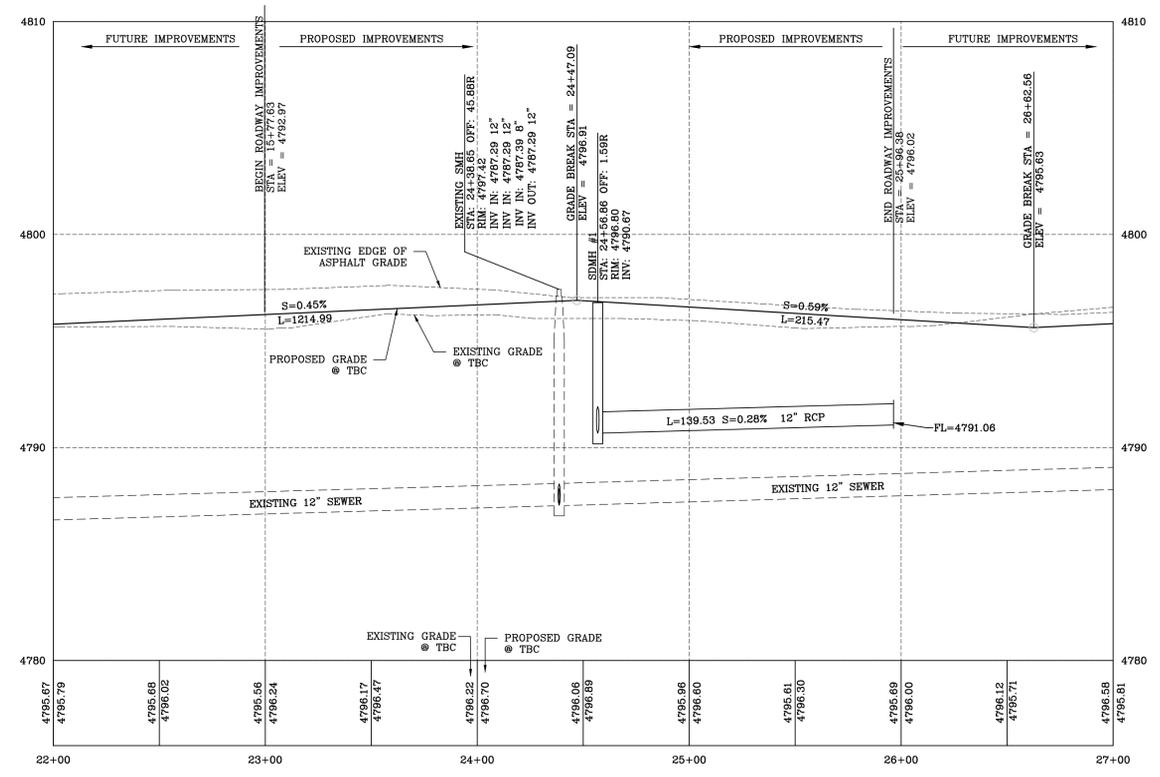
EVANS RANCH - PLAT "B-1"
EAGLE MOUNTAIN, UTAH
UTILITY PLAN

REVISIONS	
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1" = 30'
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9/27/2013



PORTER'S CROSSING ROAD
CENTER LINE OMITTED FOR CLARITY



PORTER'S CROSSING ROAD PROFILE

NOTE
FUTURE PROPOSED GRADE SHOWN FOR REFERENCE PURPOSES ONLY.
FINAL GRADE DESIGN TO BE COMPLETED WITH EACH RESPECTIVE PHASE.

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SURVEYORS
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EVANS RANCH - PLAT "B-1"
EAGLE MOUNTAIN, UTAH
PORTER'S CROSSING ROAD PLAN & PROFILE

REVISIONS

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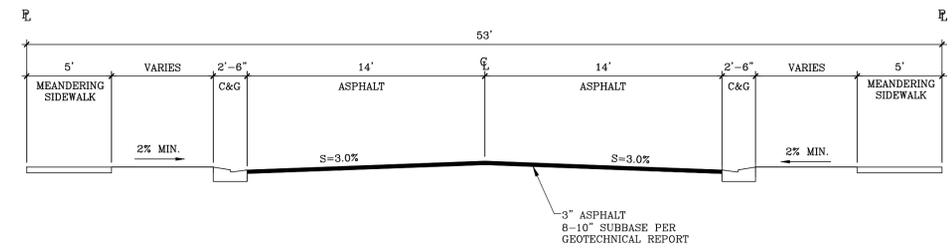
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1" = 40'
DATE:
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SEE EAGLE MOUNTAIN CONSTRUCTION SPECIFICATION AND STANDARDS FOR FURTHER UTILITY DETAILS

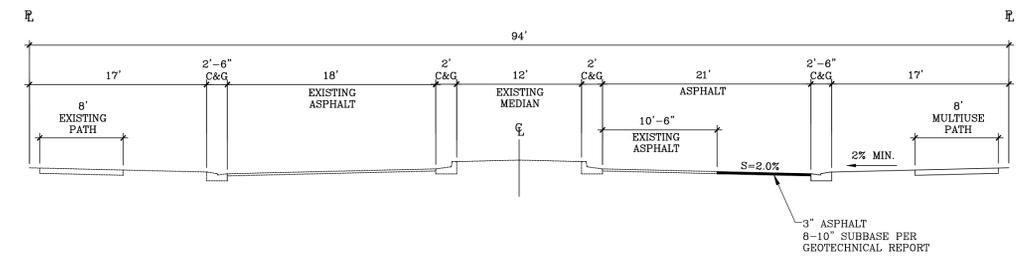


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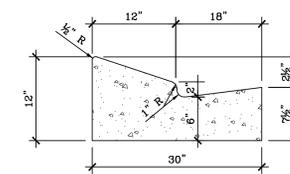
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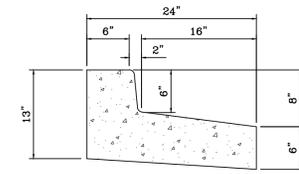
1 | 53' RIGHT-OF-WAY (LOCAL STREET)



2 | 94' RIGHT-OF-WAY (MAJOR COLLECTOR)



MODIFIED HIGH BACK



SHED CURB

3 | CURB & GUTTER DETAILS

EVANS RANCH - PLAT "B-1"

EAGLE MOUNTAIN, UTAH

DETAILS

REVISIONS

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LEI PROJECT #:

2012-1845

DRAWN BY:

BLS

CHECKED BY:

GDM

SCALE:

N.T.S.

DATE:

9/27/2013

SHEET

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