

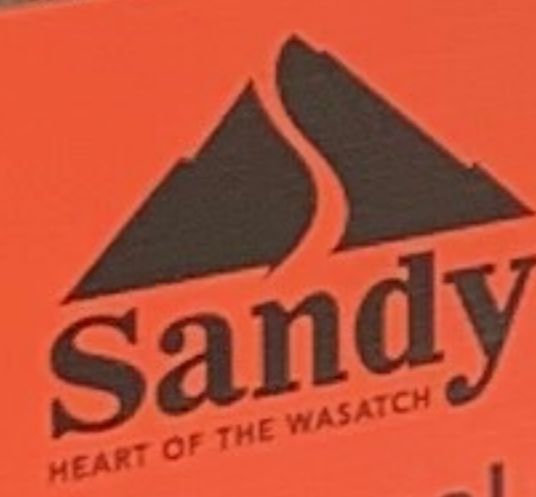


**Subject Property**



**SUB01142022-006249**  
**Subdivision Amendment**  
**2186 E. Powderkeg Drive**

PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT



# PUBLIC NOTICE

**Proposal for this Property:** Subdivision  
Amendment for a lot line adjustment to change the exact location  
of the rear lot line.

**Applicant:** Dan Moore

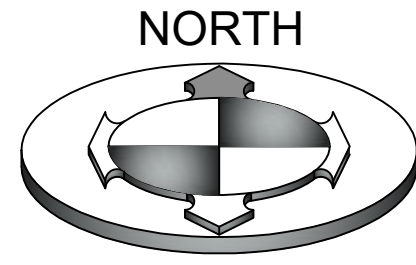
**Project Name:** Corner Bend Subdivision

This item will be discussed at a Public Hearing / Meeting with the Sandy City  
Planning Commission on June 16th at 6:15 PM. This meeting will  
be conducted:  at the City Council Chambers, 10000 S. Centennial Pkwy.  
 via Zoom (see [sandyutah.legistar.com](https://sandyutah.legistar.com) for details).

Any person interested in this matter may obtain complete application information  
by going to [sandyutah.legistar.com](https://sandyutah.legistar.com) or calling 801-568-7256

# CORNER BEND SUBDIVISION

AMENDING LOT 13 OF QUAIL VALLEY NO. 7 AND LOT 25,  
SUMMER CREST SUBDIVISION PHASE 2  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SALT LAKE COUNTY, UTAH



GRAPHIC SCALE

(IN FEET)  
1 inch = 30ft.

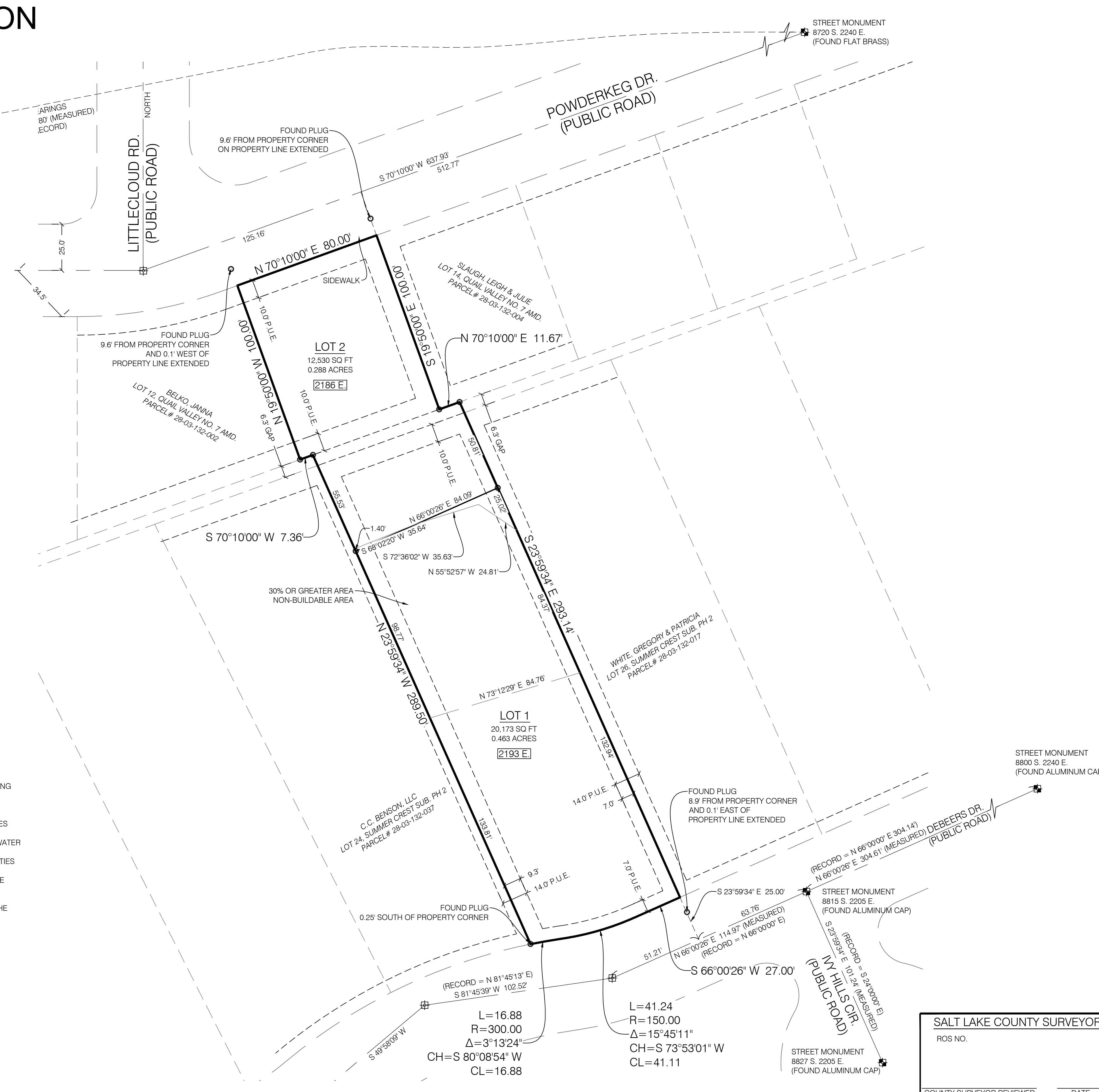
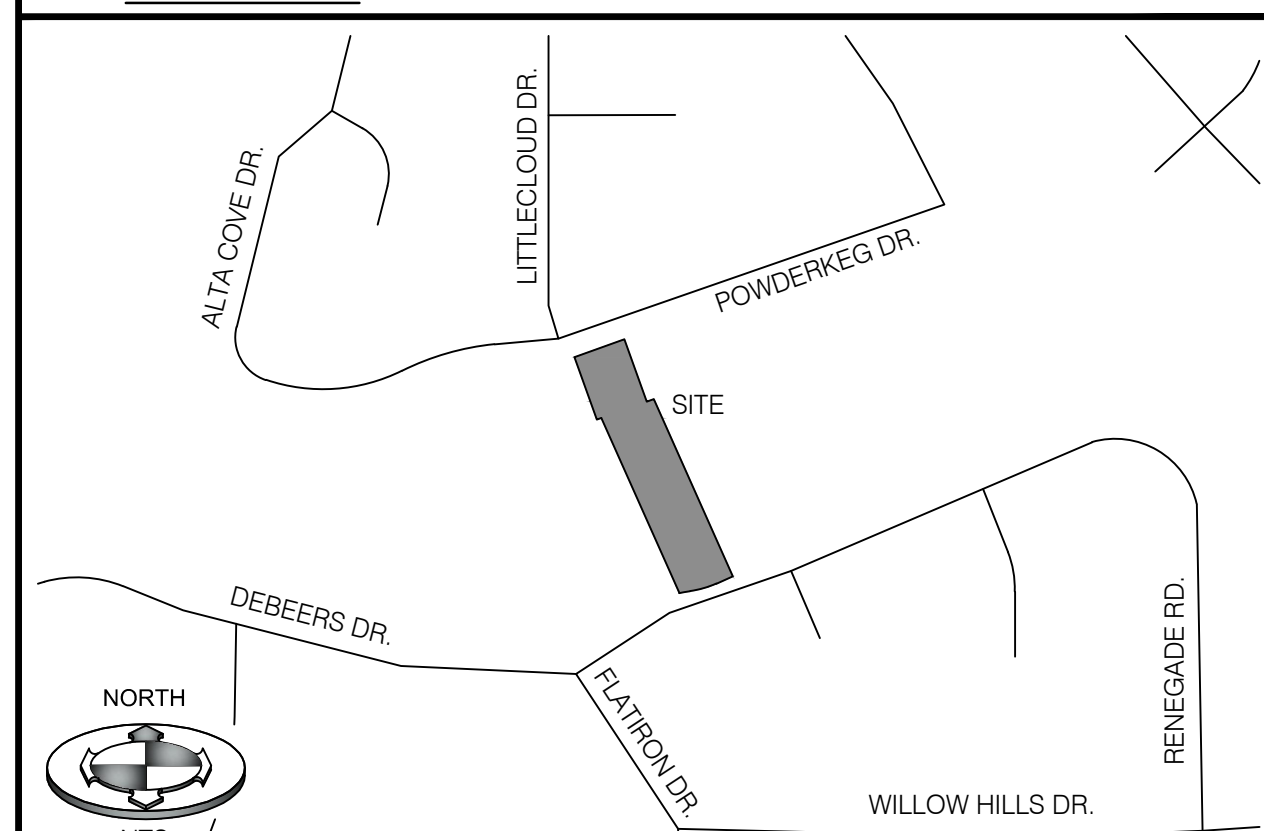
## LEGEND

- EX. MONUMENT (RING & LID)
- MONUMENT (NOT FOUND)
- BOUNDARY CORNER  
(SET 3/8" REBAR AND CAP OR AS NOTED ON PLAT) \*STAMPED BENCHMARK ENG.\*
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- STREET MONUMENT LINE EXISTING
- EASEMENT
- LOT LINE
- PROTECTED HILLSIDE AREA—TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER (LAND DEVELOPMENT CODE, CHAPTER 21-15 - SENSITIVE AREA OVERLAY ZONE)

### CITY NOTES:

- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.

### VICINITY MAP



### SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 68, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS CORNER BEND SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

### BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, QUAIL VALLEY NO. 7 AMENDED SAID POINT BEING SOUTH 70°10'00" WEST 512.77 FEET AND SOUTH 19°50'00" EAST 25.00 FEET FROM AN EXISTING STREET MONUMENT LOCATED AT THE INTERSECTION OF POWDERKEG DRIVE AND SITKA DRIVE, (BASIS OF BEARINGS BEING SOUTH 79°01'53" WEST BETWEEN THE STREET MONUMENT LOCATED AT THE INTERSECTION OF 8748 SOUTH & 2110 EAST), AND RUNNING THENCE SOUTH 19°50'00" EAST 100 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 70°10'00" EAST 11.67 FEET ALONG THE SOUTH LINE OF SAID LOT; THENCE SOUTH 23°59'34" EAST 293.14 FEET TO AND ALONG THE WESTERLY LINE OF LOT 26, SUMMER CREST SUBDIVISION PHASE 2 TO THE NORTHERLY RIGHT OF WAY LINE OF DEBEERS DRIVE; THENCE THE FOLLOWING THREE (3) COURSES ALONG DEBEERS DRIVE: (1) SOUTH 66°00'26" WEST 27.00 FEET; (2) SOUTHWESTERLY 41.24 FEET ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT, CHORD BEARS SOUTH 73°53'01" WEST 41.11 FEET; (3) SOUTHWESTERLY 16.88 FEET ALONG THE ARC OF A 300.00 FOOT RADIUS CURVE TO THE LEFT, CHORD BEARS SOUTH 80°08'54" WEST 16.88 FEET; THENCE NORTH 23°59'34" WEST 289.50 FEET TO A POINT ON THE QUAIL VALLEY NO. 7 AMENDED SUBDIVISION; THENCE SOUTH 70°10'00" WEST 7.36 FEET TO THE SOUTHEAST CORNER OF LOT 12 OF SAID SUBDIVISION; THENCE NORTH 19°50'00" WEST 100 FEET ALONG SAID EASTERLY LINE OF SAID LOT 12 TO THE SOUTHERLY RIGHT OF WAY LINE OF POWDERKEG DRIVE; THENCE NORTH 70°10'00" EAST 80.00 FEET ALONG SAID DRIVE TO THE POINT OF BEGINNING.

CONTAINS 32,703 SQ. FT. OR 0.751 ACRES  
2 LOTS



### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

### CORNER BEND SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENT AS SHOWN AND/OR NOTED ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN AND/OR NOTED HEREON.

THIS \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

SIGNATURE: ROBBIE YATES  
SIGNATURE: DANIEL JAMES MOORE MOORE FAMILY TRUST

SIGNATURE: SHANTELL YATES  
SIGNATURE: AMANDA MOORE MOORE FAMILY TRUST

### ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE }

ON THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, ROBBIE YATES AND SHANTELL YATES PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, WHO, BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

### TRUSTEE ACKNOWLEDGMENT

State of Utah } S.S.  
County of Salt Lake }

ON THE \_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, DANIEL JAMES MOORE AND AMANDA MOORE, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, WHO BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY ARE THE TRUSTEES OF "MOORE FAMILY TRUST", DATED JUNE 12, 2018, AND THAT THEY SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ (DATE) COMMISSION NUMBER: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN UTAH

SALT LAKE COUNTY SURVEYOR  
ROS NO. \_\_\_\_\_  
COUNTY SURVEYOR REVIEWER \_\_\_\_\_ DATE \_\_\_\_\_

<b>COTTONWOOD SEWER IMPROVEMENT DISTRICT</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ REPRESENTATIVE: _____	<b>COMCAST CABLE SERVICES</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ REPRESENTATIVE: _____	<b>CENTURYLINK</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ REPRESENTATIVE: _____	<b>SANDY CITY PARKS AND RECREATION</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ DIRECTOR: _____	<b>APPROVAL AS TO FORM</b> APPROVED AS TO FORM THIS ___ DAY OF _____, A.D. 20__ SANDY CITY ATTORNEY: _____	<b>PLANNING COMMISSION</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ CHAIRMAN, SANDY CITY PLANNING COMM.: _____
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<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	<b>DOMINION ENERGY</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ REPRESENTATIVE: _____	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ REPRESENTATIVE: _____	<b>SANDY CITY PUBLIC UTILITIES</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ ENGINEERING MANAGER: _____	<b>SALT LAKE COUNTY HEALTH DEPT.</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ REPRESENTATIVE: _____	<b>CITY ENGINEER</b> APPROVED THIS ___ DAY OF _____, A.D. 20__ SANDY CITY ENGINEER: _____	<b>SANDY CITY MAYOR</b> PRESENTED TO THE MAYOR OF SANDY CITY THIS ___ DAY OF _____, A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. CITY MAYOR: _____ ATTEST: SANDY CITY RECORDER: _____	CITY RECORDERS STAMP
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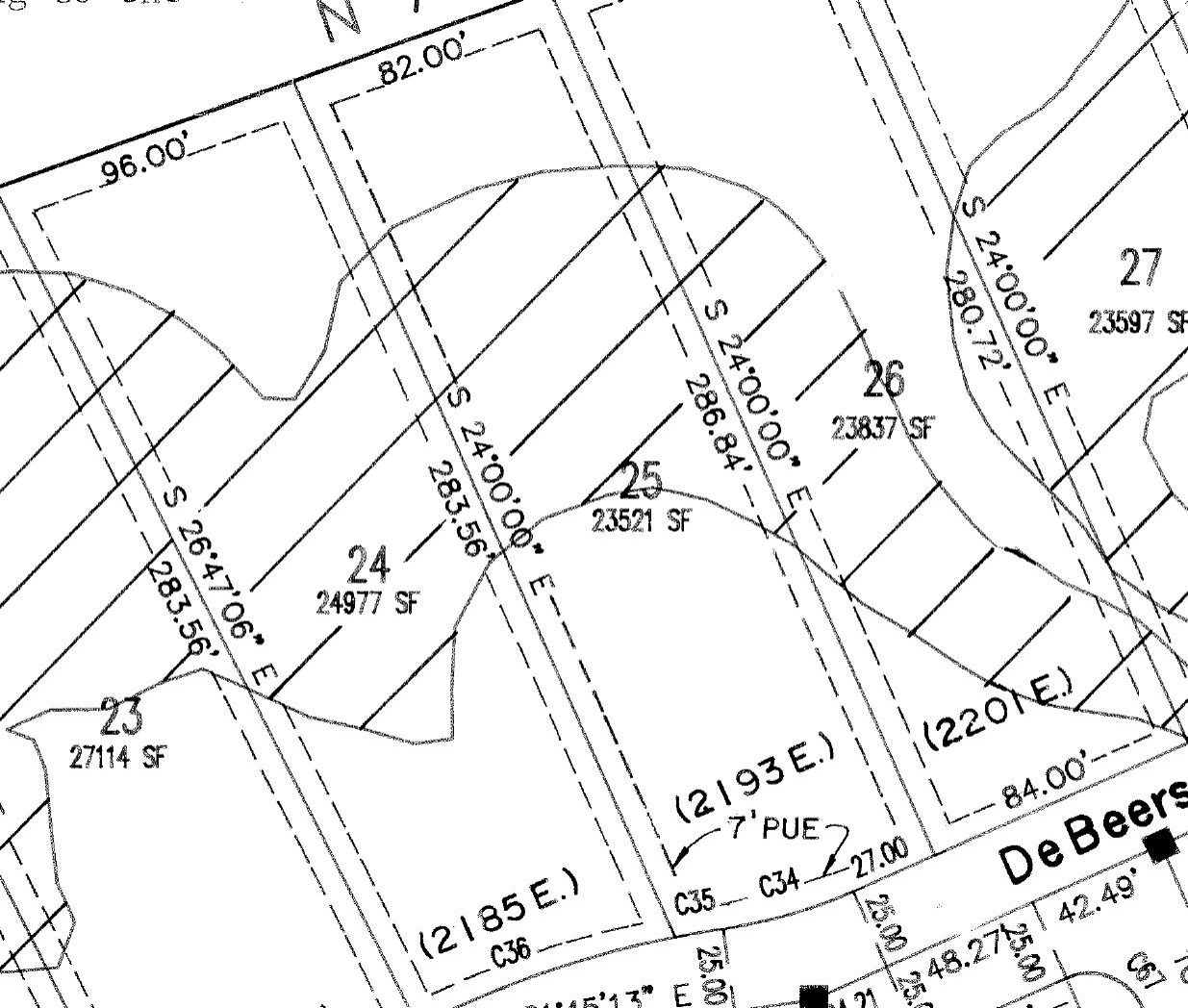
### CORNER BEND SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 3,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF \_\_\_\_\_ DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FEE \$ \_\_\_\_\_ SALT LAKE COUNTY DEPUTY RECORDER \_\_\_\_\_

SHEET 1 OF 1



24  
24977 SF

25  
23521 SF

26  
23837 SF

27  
23597 SF

23  
27114 SF

(2185 E.)  
C36

(2193 E.)  
7' PUE  
C35 C34

(2201 E.)  
84.00'

De Beers

96.00'

82.00'

S 26°47'06" E  
283.56'

S 24°00'00" E  
283.56'

S 24°00'00" E  
289.84'

S 24°00'00" E  
280.72'

115°13' E  
25.00'

12°30'

48.27'  
35.00'

42.49'

65'



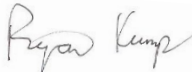
# SANDY CITY PUBLIC WORKS

MICHAEL GLADBACH  
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI  
MAYOR

CLIFFORD STRACHAN  
CHIEF ADMINISTRATIVE OFFICER

## City Engineer Recommendation Letter

**DATE:** June 9, 2022  
**TO:** Craig P. Evans, Planner  
**FROM:** Ryan C. Kump, P.E., City Engineer   
**SUBJECT:** **Project Name: Corner Bend Subdivision**  
**Case Number: SUB01142022 - 006249**  
**Project Address: 2186 E. Powderkeg Dr.**

The applicant has conducted a survey of the property and staked the actual 30% slope boundary in the field at my request. This was to more accurately define the 30% slope area and have it be shown and dimensioned on the proposed subdivision. I have reviewed the staking in the field and concur that the proposed amended slope line more accurately defines the 30% slope boundary. See photos of staking in the field below:



The proposed subdivision creates a new protected slope line at the north end of the slope that more accurately defines the actual 30% slope area. Based on the new survey, I recommend approval of the subdivision as submitted.