

V:\1 CITY STANDARD DETAILS\Cottonwood Heights\MISC\Standard Plat_revised 2015.dwg, 1/27/2015 2:14:36 PM, airmie

CENTERLINE CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CL1	200.00	202.46	57°59'57"	110.26	193.92	N29°16'01"E
CL2	200.00	111.64	31°58'58"	57.32	110.20	S15°43'26"E
CL3	345.00	191.93	31°52'30"	96.52	189.47	S15°47'45"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C6	225.00	59.81	15°13'53"	30.08	59.64	N50°39'03"E
C7	15.00	13.62	87°01'12"	7.32	13.16	S32°15'24"W
C8	50.00	5.12	05°51'42"	2.56	5.11	N09°10'38"E

SUBDIVISION NAME

LOCATED IN THE NORTHWEST QUARTER OF SECTION __,
TOWNSHIP __ SOUTH, RANGE __ WEST,
SALT LAKE BASE AND MERIDIAN

- ITEMS REQUIRED FOR PRELIMINARY PLAT:**
- SECTION INFORMATION - TWO OR MORE CORNERS IF POSSIBLE
 - BASIS OF BEARING CLEARLY LABELED
 - BOUNDARY CLEARLY SHOWN AND DIMENSIONED WITH LEGAL DESCRIPTION
 - BOUNDARY LINES OF ADJACENT TRACTS OF UNSUBDIVIDED LAND
 - EXISTING FIRE HYDRANTS WITHIN 500 FT
 - EXISTING OPEN WATERWAYS AND PROPOSED REALIGNMENT
 - EXISTING STREETS AND STREET LIGHTS SHOWN AND LABELED
 - EXISTING FENCES ON OR ADJACENT TO PROPERTY
 - EXISTING RIGHT-OF-WAY FOR UNDERGROUND FACILITIES
 - EXISTING STREET LIGHTS
 - EXISTING CONTOURS AT VERTICAL INTERVALS OF NO MORE THAN TWO FEET
 - THE 100-YR FLOOD LEVEL OF ALL WATERCOURSES SHALL BE INDICATED
 - SURROUNDING PROPERTY OWNERSHIP
 - ALL PROPERTY UNDER THE CONTROL OF THE SUBDIVIDER MUST BE SHOWN EVEN THOUGH ONLY A PORTION IS BEING SUBDIVIDED
 - SKETCH OF THE PROSPECTIVE STREET SYSTEM OF THE UNPLATTED PARTS OF THE SUBDIVIDER'S LAND SHALL BE SUBMITTED
 - LOCATION OF AND DIMENSIONS TO THE NEAREST BENCH MARK OR MONUMENT ON TWO OPPOSITE SIDES OF THE PLAT
 - PROPERTIES LOCATED IN THE FOOTHILLS AND CANYONS OVERLAY ZONE
 - TENTATIVE PLAN TO HANDLE STORM WATER DRAINAGE FOR SUBDIVISION
 - LOT SIZE CLEARLY LABELED IN SQ. FT. & ACRES WITH LENGTH & WIDTH
 - NORTH ARROW
 - DRAWING SCALE CLEARLY MARKED AND NOT LESS THAN 1" = 100'
 - AREAS WITH SLOPES LESS THAN 30%, 30-40%, 40-50% AND > 50%
 - IDENTIFIED NATURAL HAZARDS, INCLUDING AREAS SUBJECT TO AVALANCHE, LIQUEFACTION, AND SURFACE FAULT RUPTURE
 - WATER COURSES, NATURAL DRAINAGE CHANNELS, STORM WATER RUNOFF CHANNELS, GULLIES, STREAM BEDS, WETLANDS SHALL BE SHOWN
 - ANY OTHER ITEMS REQUIRED BY COTTONWOOD HEIGHTS CODE SECTION 12.16.010
 - ALTA SURVEY AND TITLE REPORT REQUIRED AT TIME OF SUBMITAL

- ITEMS REQUIRED FOR FINAL PLAT:**
- INCLUDE ALL ITEMS REQUIRED ON PRELIMINARY PLAT (EXCEPT CONTOURS)
 - STREET MONUMENTS
 - BUILDING SETBACKS
 - PUBLIC UTILITY EASEMENTS & ACCESS EASEMENTS
 - PROPOSED STREET NAMES
 - INTERSECTION ADDRESSES
 - EXISTING & PROPOSED FIRE HYDRANTS
 - LOT ADDRESSES
 - EXISTING & PROPOSED STREET LIGHTS
 - TYPICAL LOT DETAILS SHOWING BOTH CORNER AND INTERIOR LOTS
 - VICINITY MAP
 - PLAT NOTES
 - PHYSICAL MARKERS SHALL BE PLACED AT EACH LOT CORNER
 - IF PROPERTY CONTROLLED BY PUBLIC AGENT OR UTILITY COMPANY, APPROVAL FOR LOCATION, IMPROVEMENT, AND MAINTENANCE MUST BE SHOWN
 - IF SUBDIVISION HAS PRIVATE STREETS, PLAT MUST INCLUDE STATEMENT "THAT NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS"
 - ELECTRONIC COPY THAT IS COMPATIBLE WITH CITY'S AUTOCAD MAPPING SYSTEM SHALL BE SUBMITTED
 - ANY OTHER ITEMS REQUIRED BY COTTONWOOD HEIGHTS CODE SECTION 12.16.010

- NOTES:**
- FINAL PLAT SHALL BE PREPARED ON A SHEET OF APPROVED REPRODUCIBLE
 - D-SIZE MYLAR AND MADE WITH TEXT NOT LESS THAN ONE-TENTH INCH IN SIZE, SHALL BE SO DRAWN THAT THE TOP OF THE SHEET FACES EITHER NORTH OR EAST, WHICHEVER ACCOMMODATES THE DRAWING BEST.
 - ACCURATE LINES MUST BE DRAWN FOR ALL LINES, ANGLES AND CURVES USED TO DESCRIBE BOUNDARIES, BLOCKS, LOTS, STREETS, ALLEYS, EASEMENTS, AREAS TO BE RESERVED FOR PUBLIC USE AND OTHER IMPORTANT FEATURES.
 - BOUNDARY LINES SHALL BE DRAWN HEAVIER THAN STREET AND LOT LINES.
 - MONUMENTS SHALL BE INSTALLED BY THE SUBDIVIDER'S ENGINEER OR LAND SURVEYOR AT SUCH POINTS DESIGNATED ON THE FINAL PLAT AS ARE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
 - MONUMENTS MUST BE PLACED PRIOR TO FINAL BOND RELEASE.
 - THE SALT LAKE COUNTY RECORDER'S OFFICE MAY HAVE ADDITIONAL REQUIREMENTS FOR THIS PLAT

SURVEYOR'S CERTIFICATE
I, _____, do hereby certify that I am a Registered Land Surveyor and that I hold certificate No. _____ as prescribed by the laws of the State of Utah. I further certify that, by the authority of the owner, I have made a survey of the tract of land shown on this plat and described below, and that I have subdivided said tract of land into lots and streets, hereafter to be known as:

SUBDIVISION NAME
and that the same has been correctly surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

OWNER'S DEDICATION
Know all men by these presents that _____, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

SUBDIVISION NAME
do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner(s) warrant and defend and save the City harmless against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance and operation of the street.

In witness whereof _____ have hereunto set this _____ day of _____ A.D., 20____.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of SALT LAKE

On the _____ day of _____ A.D., 20____, personally appeared before me _____, who being by me duly sworn did say the he is the _____ of _____, and that the within and foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____ Notary Public

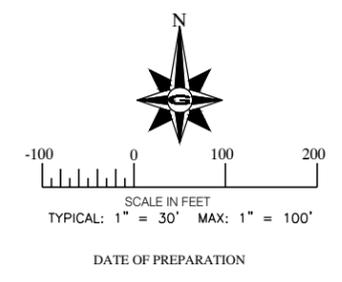
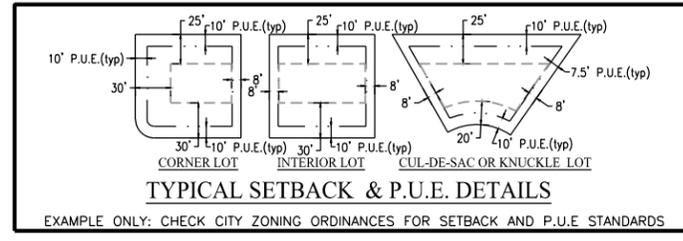
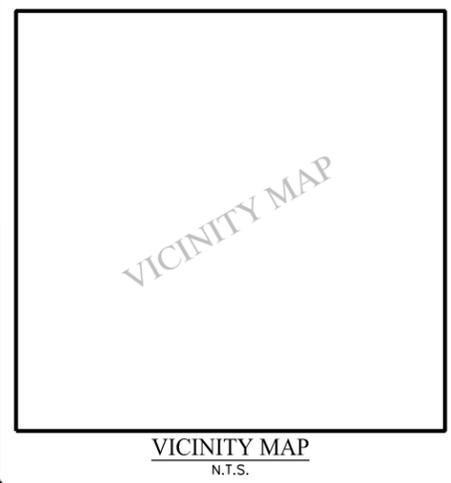
residing in: _____

SUBDIVISION NAME
LOCATED IN THE NORTHWEST QUARTER OF SECTION __,
TOWNSHIP __ SOUTH, RANGE __ WEST,
SALT LAKE BASE AND MERIDIAN

NAME & ADDRESS OF SUBDIVISION

NAME & ADDRESS OF OWNER, SUBDIVIDER (if different) AND DESIGNER OF SUBDIVISION

DATE OF PREPARATION _____



Community Development
Approved this _____ day
of _____ A.D., 20____
Director, Brian Berndt

City Engineer
Approved this _____ day
of _____ A.D., 20____
City Engineer, Brad Gilson, P.E.

Board of Health
Approved this _____ day
of _____ A.D., 20____
Director

Planning Commission
Approved this _____ day
of _____ A.D., 20____ by
the Cottonwood Heights City Planning
Commission
Chairman

City Attorney
Approval as to form this _____ day
of _____ A.D., 20____
Wm. Shane Topham, City Attorney

City Council
Presented to the Cottonwood Heights City
Council this _____ day of _____
A.D. 20____.
Kelvyn H. Cullimore, Jr., Mayor
Attest: Kory Solorio, City Recorder

GILSON ENGINEERING, INC.
CONSULTING ENGINEERS AND SURVEYORS
www.gilsonengineering.com

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12401 South 450 East
(801) 571-9414
Fax: (801) 571-9449

Rivendale Office:
5440 South 1700 West
(801) 773-1191
Fax: (801) 773-0091

Recorded # _____
State of Utah, County of Salt Lake, recorded and filed at the request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Salt Lake County Recorder

REV. 0
EXAMPLE PLAT

PLAT