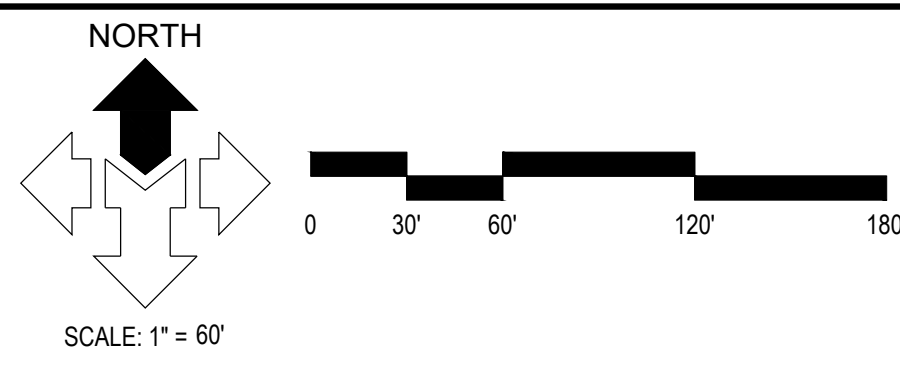


FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN,
 10763 SOUTH 3350 EAST, SANDY, UTAH



- ### NOTICE TO PURCHASERS AND SANDY CITY GENERAL PLAT NOTES
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND THE DEVELOPMENT ON EACH LOT.
 - BUILDING PERMITS/CERTIFICATE OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
 - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
 - THE MAINTENANCE OF THE PRIVATE ROAD ACROSS LOTS 1 AND 2 IS THE SOLE RESPONSIBILITY OF LOT 1.
 - EVIDENCE THAT CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT (801-568-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
 - NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30%-OR-GREATER SLOPE AREAS, EXCEPT AS APPROVED BY CITY ENGINEER.
 - SUBJECT PROPERTY IS SUBJECT TO THE URBAN WILD LAND INTERFACE OVERLAY ZONE.
 - NO DRIVEWAY SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM THE SANDY CITY ENGINEER.
 - A POST CONSTRUCTION STORM WATER AGREEMENT HAS BEEN RECORDED ON THESE PROPERTIES.
 - THERE EXISTS FAULT LINES IN THE AREA OF THE SUBJECT PARCEL. SANDY CITY MAY REQUIRE GEO-TECHNICAL STUDIES BE COMPLETED PRIOR TO APPROVAL OF BUILDING PERMITS.

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6135190, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFER TO BE KNOWN AS:

FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

ALL THAT PORTION OF LAND, IN THE CITY OF SANDY, SALT LAKE COUNTY, UTAH, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING N 90°00'00" E 2035.60 FEET AND S 0°00'00" E 3387.45 FEET AND S 2°19'34" W 217.80 FEET, FROM THE NORTH 1/4 CORNER OF SAID SECTION 14; AND RUNNING THENCE S 2°19'34" W 120.13 FEET; THENCE S 35°03'00" W 158.39 FEET; THENCE S 2°38'30" W 114.39 FEET; THENCE N 89°47'00" W 245.07 FEET, TO THE EAST LINE OF THE FELLERHOFF SUBDIVISION, RECORDED DECEMBER 9, 1999, OFFICIAL RECORDS; THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES: (1) N 9°35'38" W 247.83 FEET, AND (2) N 0°00'00" E 130.26 FEET, TO THE SOUTH LINE OF LOT 3, DEER HOLLOW RANCHES SUBDIVISION, RECORDED APRIL 25, 2007, OFFICIAL RECORDS; THENCE ALONG THE SOUTH AND EAST LINE OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES: (1) N 80°31'30" E 107.03 FEET, AND (2) N 3°20'00" W 60.00 FEET; THENCE S 72°39'43" E 298.99 FEET, TO THE POINT OF BEGINNING.

CONTAINS 132.419 SQUARE FEET OR 3.039 ACRES, IN TWO (2) RESIDENTIAL LOTS

TOGETHER WITH A RIGHT OF WAY 50 FEET WIDE, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY LINE OF WASATCH-BONNEVILLE BOULEVARD AT A POINT DUE SOUTH 3151.12 FEET AND DUE EAST 1339.51 FEET, FROM THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE S 78°01'00" E 185.00 FEET; THENCE S 48°01'00" E 54.00 FEET; THENCE N 87°44'00" E 173.00 FEET; THENCE N 38°44'00" E 180.00 FEET; THENCE S 8°16'00" E 40.00 FEET; THENCE S 08°04'00" W 170.00 FEET; THENCE S 15°04'00" W 140.00 FEET; THENCE S 40°19'00" W 140.00 FEET; THENCE

TOGETHER WITH A RIGHT OF WAY MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT EAST, 2035.599 FEET AND SOUTH, 3387.457 FEET AND S 2°19'34" W, 20.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; SAID POINT BEING ON THE SOUTH SIDE OF A PRIVATE ROADWAY; RUNNING THENCE S 2°19'34" W, 337.931 FEET; THENCE S 35°03'00" W, 60.788 FEET; THENCE S 67°57'19" E, 60.971 FEET; THENCE N 22°02'41" E, 20.00 FEET; THENCE N 67°57'19" W, 12.00 FEET; THENCE N 2°19'34" E, 387.500 FEET; THENCE N 89°47'00" W, 20.00 FEET TO THE POINT OF BEGINNING.

- ### NOTES
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02'20" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 - CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED OTHERWISE.
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONES 'X' PER FEMA MAP NO. 4903020466G, WITH AN EFFECTIVE DATE OF 9/25/2009.
 - THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS: 132.419 SQUARE FEET, 3.039 ACRES. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS:

FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION

DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

BY: LANCE PLATT
 SIGNATURE: _____

BY: ZHIBUN GUO
 SIGNATURE: _____

BY: ROBYN PLATT
 SIGNATURE: _____

BY: JIEWEN HU
 SIGNATURE: _____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF SALT LAKE }
 ON THIS _____ DAY OF _____, 20__, ZHIBUN GUO AND JIEWEN HU PERSONALLY APPEARED BEFORE ME, WHO, BEING BY ME DULY SWORN, DID AFFIRM THAT THEY ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND THAT THEY SIGNED THE FORGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
 RESIDING IN SALT LAKE CO., UTAH

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF SALT LAKE }
 ON THIS _____ DAY OF _____, 20__, ZHIBUN GUO AND JIEWEN HU PERSONALLY APPEARED BEFORE ME, WHO, BEING BY ME DULY SWORN, DID AFFIRM THAT THEY ARE THE OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND AND THAT THEY SIGNED THE FORGOING OWNER'S DEDICATION FREELY AND VOLUNTARILY, FOR THE USES AND PURPOSES STATED THEREIN.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
 RESIDING IN SALT LAKE CO., UTAH

CONSENT TO DEDICATE AND RECORD

STATE OF UTAH
 COUNTY OF SALT LAKE }
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE TRUSTEE UNDER A TRUST DEED OF THE REAL PROPERTY DESCRIBED HEREON AND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND/OR PUBLIC STREETS, TO BE HEREAFTER KNOWN AS FIREFLY FOREST SUBDIVISION, DOES HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND ALL EASEMENTS FOR THE PURPOSES SHOWN HEREON, AND DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT.

BY: _____
 ITS: _____
 SIGNATURE: _____

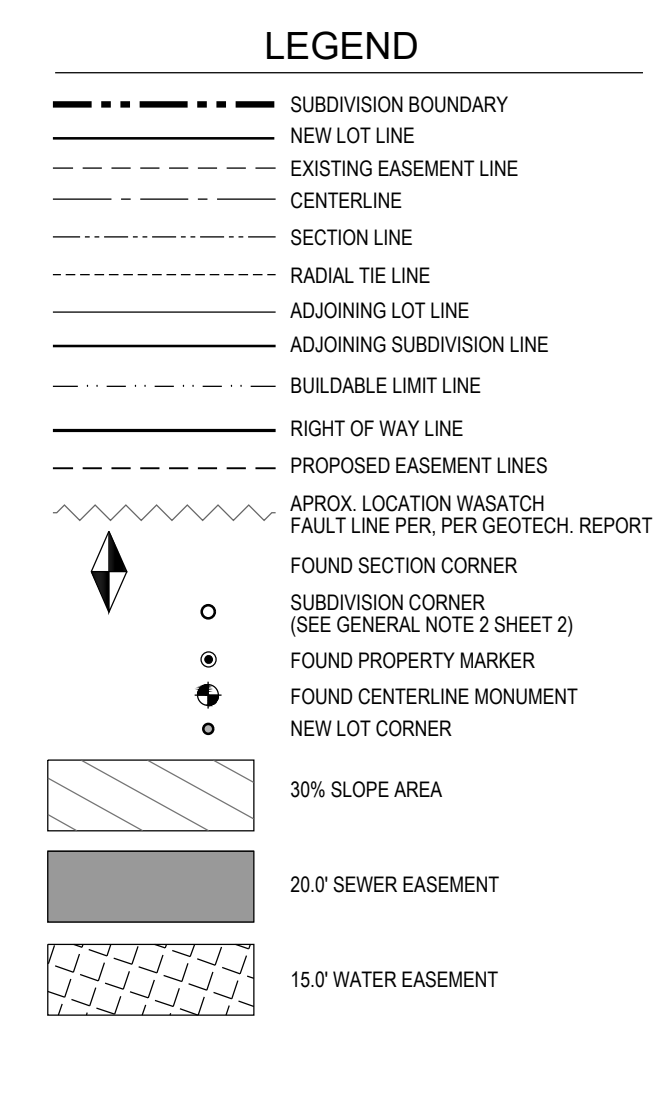
BY: _____
 ITS: _____
 SIGNATURE: _____

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	28.00'	28.61'	58°32'09"	S61°46'04"E	27.38
C2	28.00'	16.01'	32°46'02"	S72°34'50"W	15.80
C3	28.00'	43.35'	88°41'49"	N11°50'55"E	39.15

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S 02°38'30" W	114.39
L2	N 80°31'30" E	107.03
L3	N 03°20'00" W	60.00
L4	S 26°19'50" E	40.15
L5	S 14°00'45" W	52.13
L6	S 04°46'26" E	48.23
L7	N 62°37'16" E	8.82
L8	S 37°51'31" E	27.93
L9	S 08°06'04" E	25.70
L10	S 02°49'16" W	32.39
L11	S 72°35'55" E	38.37
L12	N 39°05'30" E	14.56
L13	S 56°42'14" E	11.84
L14	N 83°07'02" E	54.52
L15	S 36°14'50" E	9.68
L16	N 49°50'34" E	65.54
L17	N 39°47'32" E	23.04
L18	S 32°30'00" E	216.26
L19	N 88°57'51" E	38.70
L20	S 01°02'09" E	20.00
L21	S 88°57'51" W	39.42
L22	S 56°11'49" W	56.86
L23	N 33°48'11" W	20.00
L24	N 56°11'49" E	22.85
L25	N 32°30'00" W	198.80
L26	S 58°49'24" W	100.21
L27	S 80°46'38" W	50.71
L28	S 65°44'12" W	25.70
L29	S 30°59'53" W	50.18



DRAPER IRRIGATION BELL CANYON IRRIGATION

APPROVED THIS _____ DAY OF _____, 20__

APPROVED THIS _____ DAY OF _____, 20__

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____, 20__

CENTURYLINK

APPROVED THIS _____ DAY OF _____, 20__

COMCAST

APPROVED THIS _____ DAY OF _____, 20__

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____, 20__

SANDY SUBURBAN IMPROVEMENT DISTRICT

APPROVED THIS _____ DAY OF _____, 20__

SANDY CITY MAYOR

PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20__, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED

MAYOR: _____ ATTEST: CITY RECORDER

FIREFLY FOREST SUBDIVISION

A RESIDENTIAL SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 10763 SOUTH 3350 EAST, SANDY, UTAH

PREPARED BY:

McNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnienlengineering.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____, 20__

CHAIRMAN, SANDY CITY PLANNING COMMISSION

SANDY CITY PARKS & RECREATION

APPROVED THIS _____ DAY OF _____, A.D. 20__

SANDY CITY PUBLIC UTILITIES

APPROVED THIS _____ DAY OF _____, A.D. 20__

ENGINEERING MANAGER

CITY ENGINEER

APPROVED THIS _____ DAY OF _____, A.D. 20__

SANDY CITY ENGINEER

APPROVAL AS TO FORM

APPROVED THIS _____ DAY OF _____, A.D. 20__

SANDY CITY ATTORNEY

OWNER INFO:
 GUO, ZHIBUN & HU, JIEWEN
 10765 S. 3350 E.
 SALT LAKE CITY, UTAH

DEVELOPER INFO:
 LANCE PLATT
 10980 SECRET VIEW RD.
 SALT LAKE CITY, UTAH 84092
 PARCEL NO. 28-14-428-034
 EMAIL: LANCE@GETGROOVEN.COM
 PHONE: 801-455-3337

SALT LAKE COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES \$ _____

SALT LAKE COUNTY RECORDER

S:\2019\Projects\191228\Survey\Prod\Draw\191228_P1.dwg Jun 04, 2019 - 2:10pm

S:\2019\files\19128\Civil\Prod Dwg\19128-PLN.dwg Daniel Jun 04 2019 - 2:08pm

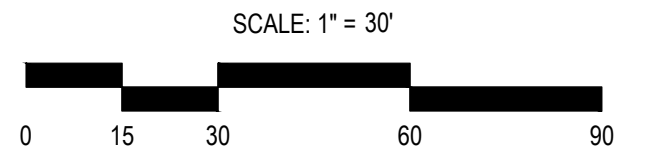
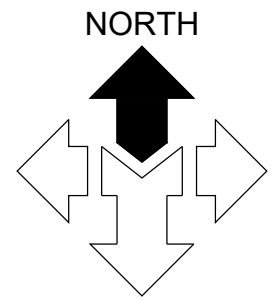
LOT 1
DAVID J & LORALEE BROMLEY
28-14-428-037
3390 E DEER HOLLOW CIR

PEARCE AUBREY
28-14-428-039
3382 E DEER HOLLOW CIR

OLSEN, KIRK & CATHY
3398 E DEER HOLLOW CIR
28-14-428-019

CHP INVESTMENT LTD
28-14-428-026
3438 E DEER HOLLOW CIR

HILLCREST INVESTMENT COMPANY LLC
28-14-476-002
10875 S WASATCH BLVD



LOT 1

DESCRIPTION	AREA	%
HARDSCAPE	10,100 SQFT	12%
LANDSCAPE	65,325 SQFT	79%
BUILDINGS	6,905 SQFT	8%
TOTAL	82,330 SQFT	100%

TOTAL IMPERVIOUS AREA= 20% OF THE NEW LOT

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 NEW 20' WIDE STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01. PAVEMENT TO BE OVERLAID ON EXISTING ASPHALT. 8" ROAD BASE TO BE PLACED BENEATH PAVEMENT ALONG EDGES WHERE NO ASPHALT CURRENTLY EXISTS.
- 2 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
- 3 STAMPED CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
- 4 4" THICK CONCRETE SIDEWALK OVER 4" ROAD BASE
- 5 "NO PARKING FIRE LANE" SIGN PER SANDY CITY STANDARDS

GENERAL SITE PLAN NOTES:

- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, SHALL BE CONSTRUCTED ACCORDING TO THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION (LATEST EDITION). THE SPECIFICATIONS CAN BE FOUND IN PDF FORMAT ONLINE AT www.sandy.utah.gov (CLICK ON 'DEPARTMENTS', THEN 'PUBLIC WORKS', THEN 'STANDARD SPECIFICATIONS').
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- DUST, MUD AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
- BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT OF WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
- THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION IS ABSOLUTELY PROHIBITED.
- NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
- A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT, DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE FOUR FEET HIGH OR HIGHER, AS MEASURED FROM BOTTOM OF FOOTING TO TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL PROVIDE A LETTER (INDICATING THAT THE RETAINING WALL WAS PROPERLY INSTALLED, ACCORDING TO THE APPROVED DESIGN) STAMPED, SIGNED AND DATED BY SAID ENGINEER, TO THE CITY ENGINEER PRIOR TO RELEASE OF THE GUARANTEE.
- FOR ANY RETAINING WALLS FOUR FEET HIGH OR HIGHER, AS MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING - A RETAINING WALL DESIGN, STAMPED WITH THE STAMP SIGNED AND DATED BY A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN THE STATE OF UTAH, AND INCLUDING PLANS, DETAILS, AND CALCULATIONS, SHALL BE SUBMITTED TO THE SANDY CITY ENGINEER FOR REVIEW AND APPROVAL. PRIOR TO OBTAINING A RETAINING WALL PERMIT, WHICH PERMIT SHALL BE OBTAINED FROM THE SANDY CITY BUILDING DIVISION PRIOR TO COMMENCING CONSTRUCTION OF THE WALL.

EASEMENT NOTES

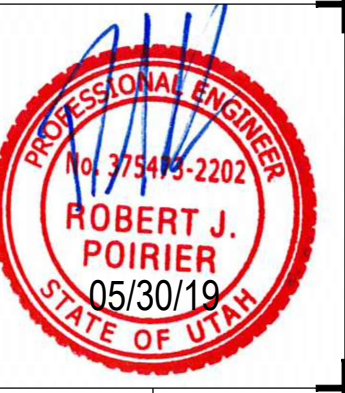
- A 50 FOOT RIGHT-OF-WAY AND UTILITY EASEMENT FOR SEWER, WATER AND PUBLIC UTILITIES AS SHOWN ON DEER HOLLOW RANCHES RECORDED APRIL 25, 2007 AS ENTRY NO. 1007135, IN BOOK 2007, AT PAGE 176, OFFICIAL RECORDS AND SUBJECT PROPERTY WARRANTY DEEDS.
- A PERPETUAL RIGHT-OF-WAY AND EASEMENT, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, INSTALL, REMOVE AND REPLACE SEWER, PIPELINES, VALVE BOXES AND OTHER SEWER TRANSMISSION AND DISTRIBUTION STRUCTURES AND FACILITIES, IN FAVOR OF SANDY SUBURBAN IMPROVEMENT DISTRICT, RECORDED 26 JULY, 1989 AS ENTRY NO. 4802869, IN BOOK 6145, AT PAGE 2314, OFFICIAL RECORDS.
- A 10 FOOT WIDE UTILITY EASEMENT IN FAVOR OF UTAH POWER & LIGHT COMPANY AS SHOWN IN EASEMENT DOCUMENT RECORDED AUGUST 14, 1986 AS ENTRY NO. 4295740, IN BOOK 5803, AT PAGE 1004, AND ALSO RECORDED AUGUST 14, 1986 AS ENTRY NO. 4295743, IN BOOK 5803, AT PAGE 1007, OFFICIAL RECORDS.

IMPROVEMENT TAKE-OFFS

ON-SITE:	CONCRETE FLATWORK	9808 S.F.
	ASPHALT PAVEMENT	455 S.F.
	CURB AND GUTTER	NONE
OFF-SITE:	CONCRETE FLATWORK	NONE
	ASPHALT PAVING <td>3552 S.F.</td>	3552 S.F.
	CURB AND GUTTER <td>NONE</td>	NONE



MCNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



FIREFLY FOREST SUBDIVISION
3392 FIREFLY CIRCLE
SANDY, UTAH

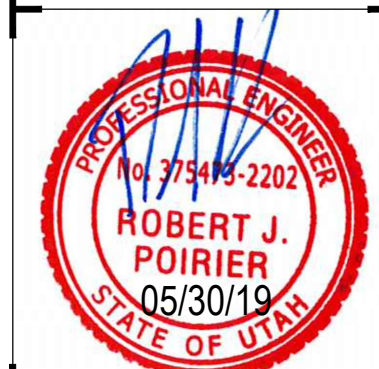
REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 19128
DRAWN BY: RJP
CHECKED BY: RJP
DATE: 5-30-19

SITE PLAN

C1.01

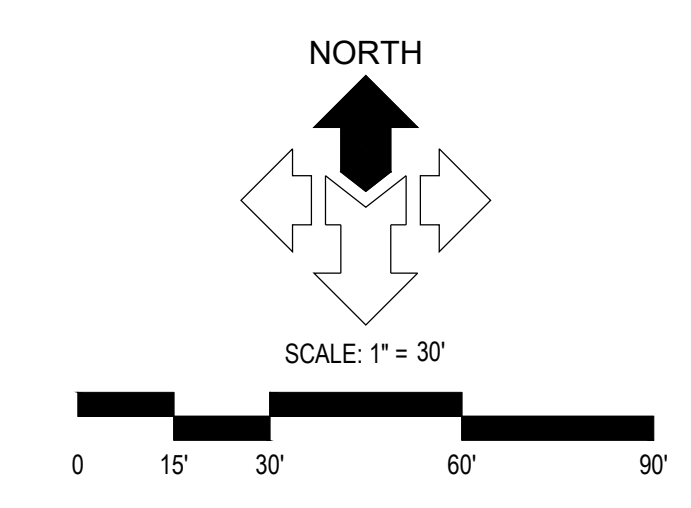


REV	DATE	DESCRIPTION

PROJECT NO: 19128
DRAWN BY: RJP
CHECKED BY: RJP
DATE: 5-30-19

GRADING AND DRAINAGE PLAN

C2.01



DRAINAGE AREA A CALCULATIONS

Design: Percolation rate (min/inch) 10.00 min/inch
Discharge Rate Beneath Sumps 0.347 cfs
Design Storm 100 year
Rainfall Data from NOAA

Storm water within the tributary area will sheet flow to new swale with gravel storage below. An infiltration rate for design of 10 min per inch was used based on the Soils report

Solution using Rational Formula:

DRAINAGE AREA A

Q = CIA where	0.85
C _{roof} =	0.85
C _{paved} =	0.90
C _{landscaped} =	0.15

I = Rainfall Intensity
A = Tributary Area

Roof Area = 1,500
Paved Area = 8,197
Landscape Area = 13,612
Total Tributary Area = 23,309

Weighted Coefficient (C) = 0.46
C * A = 10,694

100 yr Design Storm

Time (min)	Rate (in/hr)	Rainfall (inches)	Accum. Flow (cu.ft)	Discharge (cu.ft)	Req'd Storage (cu.ft)
5	8.75	0.73	650	104	546
15	5.43	1.36	1,210	313	897
30	3.42	1.71	1,524	625	899
60	2.24	2.24	1,996	1,250	746
120	1.29	2.58	2,299	2,500	0
180	0.97	2.91	2,593	3,750	0
360	0.52	3.12	2,780	7,500	0
720	0.31	3.72	3,315	15,000	0
1,440	0.18	4.32	3,850	30,000	0

Swale Storage Capacity per Design

Diameter of Sump (ft)	ft	Fraction of side wall considered
Depth of sump (ft)	0	
Depth of Gravel (ft)	2.5	
Storage in concrete sump= depth of side considered for infiltration	2	0.80

Storage dimensions/vol	length (ft)	Width (ft)	Area (sq.ft)	Vol (cu.ft)	infil area s.f.
	250	5.0	1250	3125 cuft	2,500

Water storage in gravel (assuming 40% voids)	1250 cuft
Total Storage in gravel=	1250 cuft
Total Storage	1250 cuft

Infiltration rate (cfs) 0.347 cfs
Infiltration rate is based on infiltration through the bottom and the lower 3' of the sides. To be conservative head was neglected.

Storage Required:	899	Vol Cu.yds	115.7
Storage Available:	1,250	okay	

STORM RUNOFF CALCULATION SHEET

19128
Title: Lance Platt
Scope: Site Drainage Design
Retention Facility
Project No: 19128
Engineer: RJP
Check: RJP
Authority: Sandy
Rev. No: 1

DRAINAGE AREA B CALCULATIONS

Design Philosophy:
The storm water runoff from Drainage area "B" will sheet flow to an on-site surface retention pond. Per the Geotech report an infiltration rate of 10 min/inch was provided.

Area Identification (A)	Runoff Coefficient (C)	(C*A)
Paved 4,500 sf (0.10 ac)	0.90	4,050 sf
Roof Area 5,400 sf (0.12 ac)	0.85	4,590 sf
Landscape 21,242 sf (0.49 ac)	0.15	3,186 sf
Total 31,142 sf (0.71 ac)	0.38 (ave)	11,826 sf

INFILTRATION RATE
Perc rate min/in 10
Infiltration Area 1300
Infiltration area * 1/perc rate * 1ft/12" * 1min/60 sec = (0.18 cfs)

DRAINAGE AREA B

100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.18 cfs

Time (min)	Rate (in/hr)	Rainfall (inches)	Q in (cfs)	Addt Q in (cfs)	Total Q in (cfs)	Q out (cfs)	Storage (cf)
5	8.75	0.73	2.40	0.00	2.40	0.18	664
15	5.43	1.36	1.49	0.00	1.49	0.18	1,175
30	3.42	1.71	0.94	0.00	0.94	0.18	1,360
60	2.24	2.24	0.61	0.00	0.61	0.18	1,558
120	1.29	2.58	0.35	0.00	0.35	0.18	1,243
180	0.97	2.91	0.27	0.00	0.27	0.18	918
360	0.52	3.12	0.14	0.00	0.14	0.14	0
720	0.31	3.72	0.08	0.00	0.08	0.08	0
1440	0.18	4.32	0.05	0.00	0.05	0.05	0

Storm Pipe Detention Provided:

Pipe Size	Length (LF)	Unit Storage (CF/LF)	Storage
6 in. Pipe	0	0.196	0 cf
12 in. Pipe	0	0.785	0 cf
18 in. Pipe	0	1.767	0 cf
30 in. Pipe	0	4.909	0 cf
Total Pipe Storage			0 cf

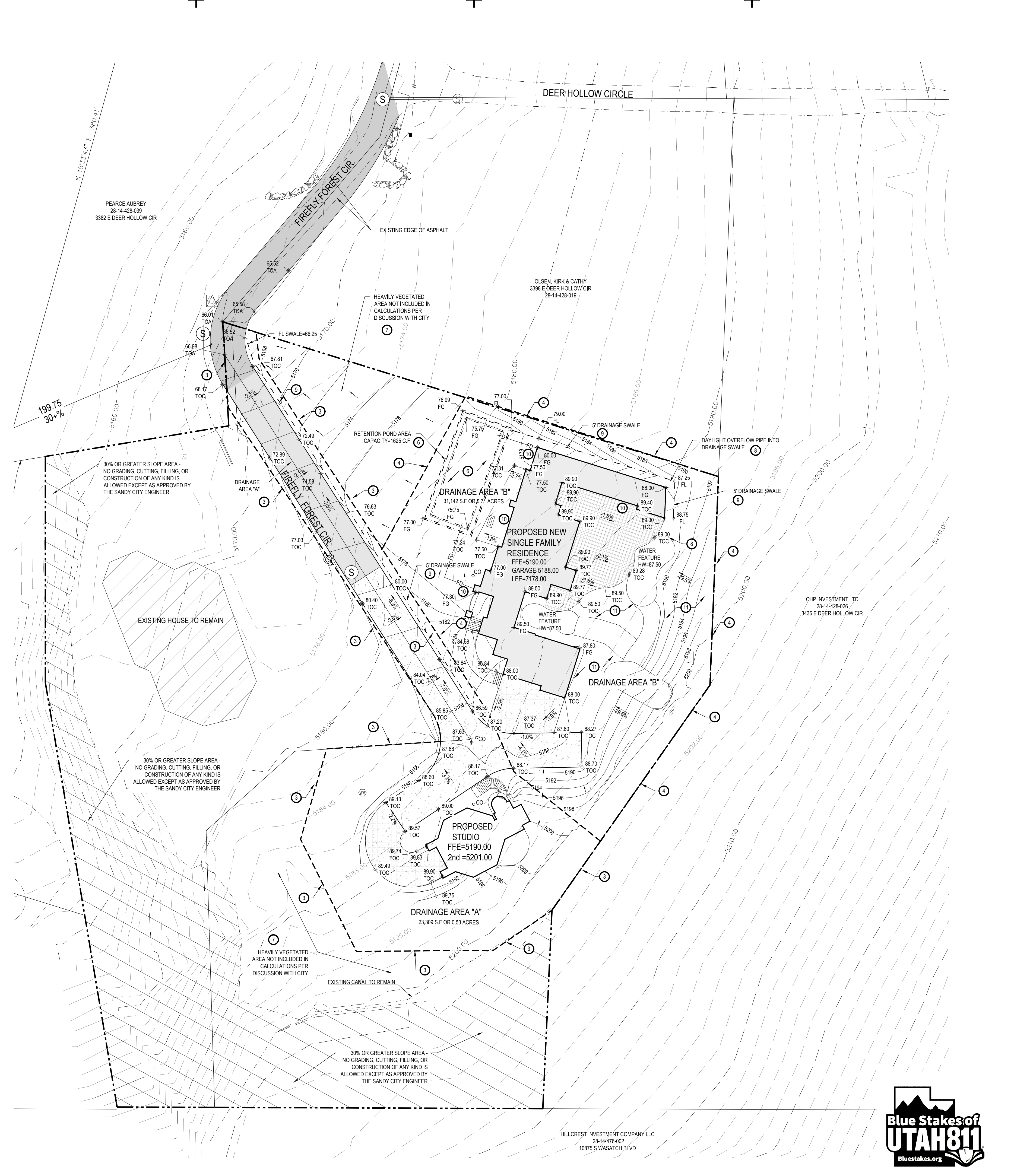
Storm Structure Detention Provided:

Amount	Box Length	Box Width	Avg. Depth	Storage
0	0	0	0.00 ft	0 cf
Total Structure Storage				0 cf

Surface Storage Provided:

Retention Pond	Area(sq.ft)	Depth (ft)	Volume (cu. ft.)
	1300	1.25	1625 cf
Total Surface Storage			1625 cf

Total Retention Provided:	1,625 cf
Total Retention Required:	1,558 cf



GENERAL NOTES:

- SEE SANDY CITY NOTES SHEET C0.01 FOR WATER, STORM DRAIN, STREET LIGHT AND IRRIGATION NOTES.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1587 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.02 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
- EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- NOT USED
- BOUNDARY LINE FOR DRAINAGE AREA A
- BOUNDARY LINE FOR DRAINAGE AREA B
- 30% OR GREATER SLOPE AREA- NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER
- NEW RETENTION POND AREA FOR DRAINAGE AREA B. SEE CALCULATIONS ON THIS SHEET. REQUIRED STORAGE CAPACITY = 1,558 C.F., AS DESIGNED CAPACITY 1,625 C.F. POND HIGH WATER = 8.00, BOTTOM OF POND = 7.25
- HEAVILY VEGETATED AREA NOT INCLUDED IN STORM DRAIN CALCULATIONS PER DISCUSSION WITH SANDY CITY.
- 6" DIAMETER HDPE PIPE @ 1% MIN. DAYLIGHT PIPE INTO NEW DRAINAGE SWALE. FLOWLINE TO MATCH HIGH WATER OF WATER FEATURE 5187.50. TRENCING PER SANDY DETAIL PB-01. SEE DETAIL SHEET C5.01.
- 5' WIDE DRAINAGE SWALE 6" DEEP WITH GRAVEL STORM WATER STORAGE BENEATH. SEE DETAIL B1' SHEET C5.01.
- INSTALL 4" PERFORATED FOUNDATION DRAIN AROUND PERIMETER OF STRUCTURE BELOW THE BASEMENT SLAB AT AN ELEVATION OF 77.50. DAYLIGHT PIPE INTO RETENTION POND 0.5' MINIMUM LOWER THAN THE PERFORATED DRAIN PIPE.
- ALL GRADING IN THE V-BACK SHALL BE DONE TO PROMOTE DRAINAGE TOWARDS THE WATER FEATURE PONDS. WATER WILL BE CONVEYED FROM THE POND TO THE STORAGE CHAMBERS BY PIPE. SEE SCOPE NOTE 6.

SANDY CITY STORM WATER NOTES

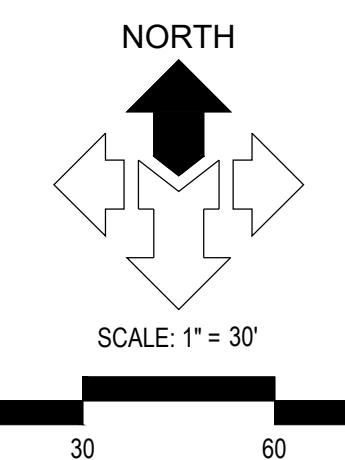
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING ANY CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC UTILITIES DEPARTMENT.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
- NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES
- OUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
- GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELLED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE GRIFICE PLATE.
- REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
- WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
- SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
- ALL INLET, COMBO AND JUNCTION BOXES SHALL BE PLACED ON 12" (MIN) COMPACTED STABILIZATION MATERIAL.
- A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
- A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATORS AND UNDERGROUND DETENTION / RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
- A LETTER FROM THE CONSULTING ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION / DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

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HILLCREST INVESTMENT COMPANY LLC
28-14-428-025
10875 S WASATCH BLVD

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LOT 1

DESCRIPTION	AREA	%
HARDSCAPE	10,100 SQFT	12%
LANDSCAPE	65,325 SQFT	79%
BUILDINGS	6,905 SQFT	8%
TOTAL	82,330 SQFT	100%

TOTAL IMPERVIOUS AREA= 20% OF THE NEW LOT

KEYED NOTES:

- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- ① 30% OR GREATER SLOPE AREA - NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER
 - ② REMOVE EXISTING TREES AND VEGETATION ONLY WITHIN AREA NEEDED FOR CONSTRUCTION. REPLACEMENT OF TREES MAY NOT BE FEASIBLE DUE TO THE ALREADY EXISTING HEAVILY DENSE CANOPY OF TREES ON THE LOT.
 - ③ NEW VEGETATION TO BE PLANTED TO CONSIST OF RE-SEEDING DISTURBED AREAS ALONG THE NEW ROAD WITH EROSION RESISTANT NATIVE WILD FLOWER SEED MIX, AND AROUND THE STRUCTURE WITH BARK MULCH AND SOD. AREA SHOWN BY DOT HATCHING ON PLAN.
 - ④ TOPSOIL STOCK PILE AREA.

VEGETATION PLAN NOTES:

1. VEGETATION SHALL BE REMOVED ONLY WHEN ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF BUILDINGS, ROADS, AND FILLED AREAS.
2. ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE IMPROVEMENTS SHALL BE REPLANTED WITH VEGETATION WHICH HAS GOOD EROSION CONTROL CHARACTERISTICS.
3. NEW PLANTINGS SHALL BE PROTECTED WITH A MULCH MATERIAL AND FERTILIZED IN CONJUNCTION WITH THE PLANTING AND WATERING SCHEDULE DESCRIBED BELOW.
4. THE USE OF PERSONS OR FIRMS HAVING EXPERTISE IN THE PRACTICE OF RE-VEGETATION (E.G., LICENSED LANDSCAPE ARCHITECTS OR CERTIFIED NURSESMEN) SHALL SUPERVISE THE PLANTING AND INSTALLATION OF RE-VEGETATION COVER.
5. AFTER THE COMPLETION OF OFF-SITE IMPROVEMENTS, VEGETATION SHOULD BE PLANTED IN ALL DISTURBED AREA DURING THE FOLLOWING TIME PERIODS ONLY:
(1) MARCH 15 THROUGH MAY 15; AND SEPTEMBER 15 THROUGH OCTOBER 31.
(2) IF IRRIGATED, PLANTING MAY BE DONE DURING SUMMER MONTHS.
6. GENERALLY, NO VEGETATION SHALL BE REMOVED ON A CONTINUOUS HILLSIDE, CREST (UP-SLOPE OR DOWN-SLOPE), WITH A SLOPE 30 PERCENT OR GREATER. HOWEVER, FOR USES SUCH AS TRAILS AND OPEN SPACE IMPROVEMENTS, THE CITY ENGINEER MAY APPROVE DESIGNATED AREAS OF VEGETATION THAT CAN BE REMOVED OR DISTURBED IN CONJUNCTION WITH A RE-VEGETATION OR SLOPE STABILIZATION PLAN.
7. TOP SOIL REMOVED DURING SITE CONSTRUCTION SHALL BE RESERVED FOR LATER USE ON AREAS REQUIRING VEGETATION OR LANDSCAPING SUCH AS CUT AND FILL SLOPES.
8. ALL DISTURBED SOIL SHALL BE STABILIZED OR COVERED PRIOR TO NOVEMBER 1ST. IF THE PLANNED IMPERVIOUS SURFACES (E.G., ROADS, DRIVEWAYS, ETC.) CANNOT BE ESTABLISHED PRIOR TO NOVEMBER 1ST, A TEMPORARY TREATMENT ADEQUATE TO PREVENT EROSION SHALL BE INSTALLED ON THOSE SURFACES.
9. THE PROPERTY OWNER AND/OR DEVELOPER SHALL BE FULLY RESPONSIBLE FOR ANY DESTRUCTION OR DAMAGE OF NATIVE OR APPLIED VEGETATION IDENTIFIED AS NECESSARY FOR SOIL RETENTION AND SHALL BE RESPONSIBLE TO REPLACE SUCH DESTROYED VEGETATION. THEY SHALL CARRY THE RESPONSIBILITY BOTH FOR EMPLOYEES AND SUBCONTRACTORS FROM THE FIRST DAY OF CONSTRUCTION UNTIL THE FINAL ACCEPTANCE OF IMPROVEMENTS. THE PROPERTY OWNER AND DEVELOPER SHALL REPLACE ALL DESTROYED VEGETATION WITH VARIETIES OF VEGETATION APPROVED BY THE DIRECTOR.

McNEIL ENGINEERING
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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

FIREFLY FOREST SUBDIVISION
3392 FIREFLY CIRCLE
SANDY, UTAH

REVISIONS

REV	DATE	DESCRIPTION

PROJECT NO: 19128
DRAWN BY: RJP
CHECKED BY: RJP
DATE: 5-30-19

VEGETATION PLAN



HILLCREST INVESTMENT COMPANY LLC
28-14-476-002
10875 S WASATCH BLVD