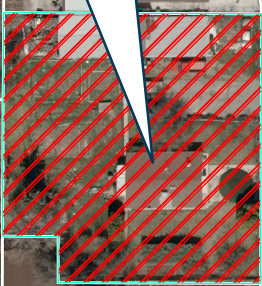




Johnsonway
Cir

Subject Property



8600 S

8620 S

SUB05172021-006052
Subdivision
8566 S. Johnsonway Dr.



PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT



PUBLIC NOTICE

3124 - Property Encroachment

Encroachment on Public Property

Notice is hereby given that the following property

encroaches on public property:

Property Address: 3124 - [Illegible]

Property Owner: [Illegible]

Encroachment Description: [Illegible]

Notice Period: [Illegible]

Contact Information: [Illegible]

For more information, please contact [Illegible]

at [Illegible]

or call [Illegible]

at [Illegible]

or visit [Illegible]

at [Illegible]

or [Illegible]

at [Illegible]

or [Illegible]

at [Illegible]

or [Illegible]

at [Illegible]

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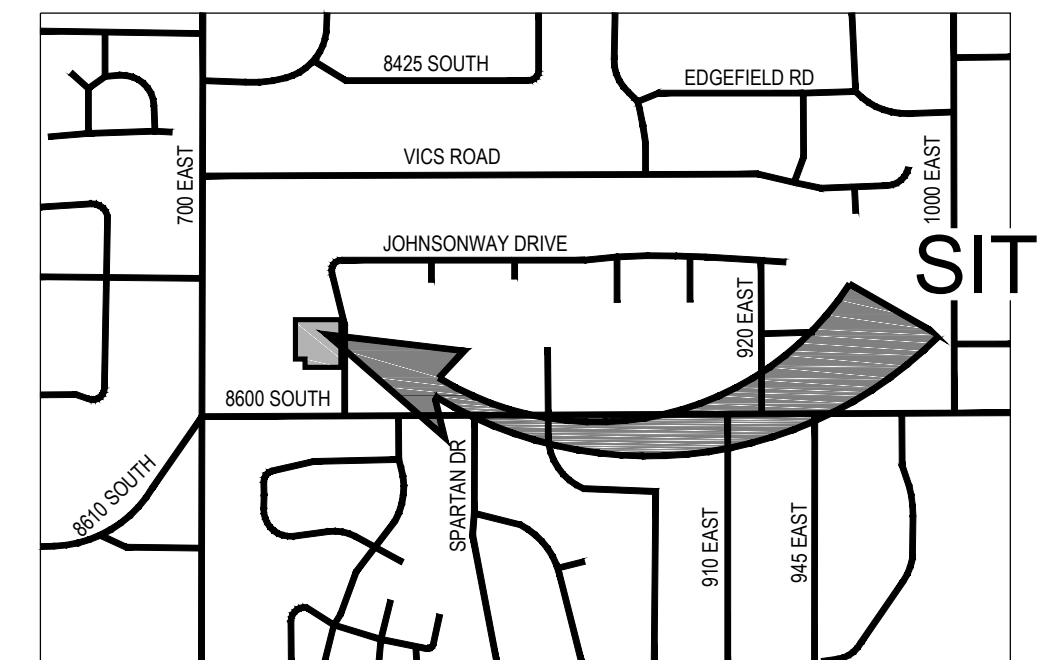
at [Illegible]

DERRICOTT SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH

SANDY CITY GENERAL PLAT NOTES AND NOTE TO PURCHASERS

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC AND UTILITY USES THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-4 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES KNOWN AS SUB-03-21-005(1,2), AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6861599 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I 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, HEREAFTER TO BE KNOWN AS:

DERRICOTT SUBDIVISION

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

BOUNDARY DESCRIPTION

A PARCEL OF LAND CONVEYED BY WARRANTY DEED RECORDED MACR# 26, 2021 AS ENTRY NO. 13611991, IN BOOK 11144, AT PAGE 9306, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT SOUTH 89°59'38" EAST 330.02 FEET (EAST 20 RODS, RECORD) AND NORTH 186.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 32, AND RUNNING THENCE NORTH 0°00'22" EAST 121.32 FEET (NORTH, RECORD) TO THE SOUTHWEST CORNER OF LOT 1, JOHNSONWAY SUBDIVISION, ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, IN BOOK II, AT PAGE 53; THENCE SOUTH 89°59'38" EAST ALONG THE SOUTHERLY LOT LINE OF SAID LOT 1 A DISTANCE OF 139.79 FEET (EAST, RECORD) TO A POINT ON A 126.22 FOOT NON-TANGENT RADIUS CURVE TO THE RIGHT, SAID CURVE ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF JOHNSONWAY DRIVE, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°19'22" A DISTANCE OF 7.32 FEET (CHORD BEARS SOUTH 1°39'04" EAST 7.32 FEET); 2) SOUTH 0°00'22" WEST 139.00 FEET (SOUTH, RECORD); THENCE NORTH 89°59'38" WEST 110.00 FEET (WEST, RECORD); THENCE NORTH 0°00'22" EAST 25.00 FEET (NORTH, RECORD); THENCE NORTH 89°59'38" WEST 30.00 FEET (WEST, RECORD) TO THE POINT OF BEGINNING.

PARCEL CONTAINS 19.734 SQUARE FEET OR 0.453 ACRES (2 LOTS)

DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

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

DERRICOTT SUBDIVISION

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY 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 OWNERS ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I WE HAVE HEREUNTO SET MY(OUR) HAND(S) THIS _____ DAY OF _____, A.D. 20____

DANIEL JOHN DERRICOTT

AN INDIVIDUAL

KEITH J. DERRICOTT

AN INDIVIDUAL

INDIVIDUAL ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, THE SIGNER() OF THE ABOVE OWNER'S DEDICATION, IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT _____ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

DERRICOTT SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32,
TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SANDY CITY, UTAH

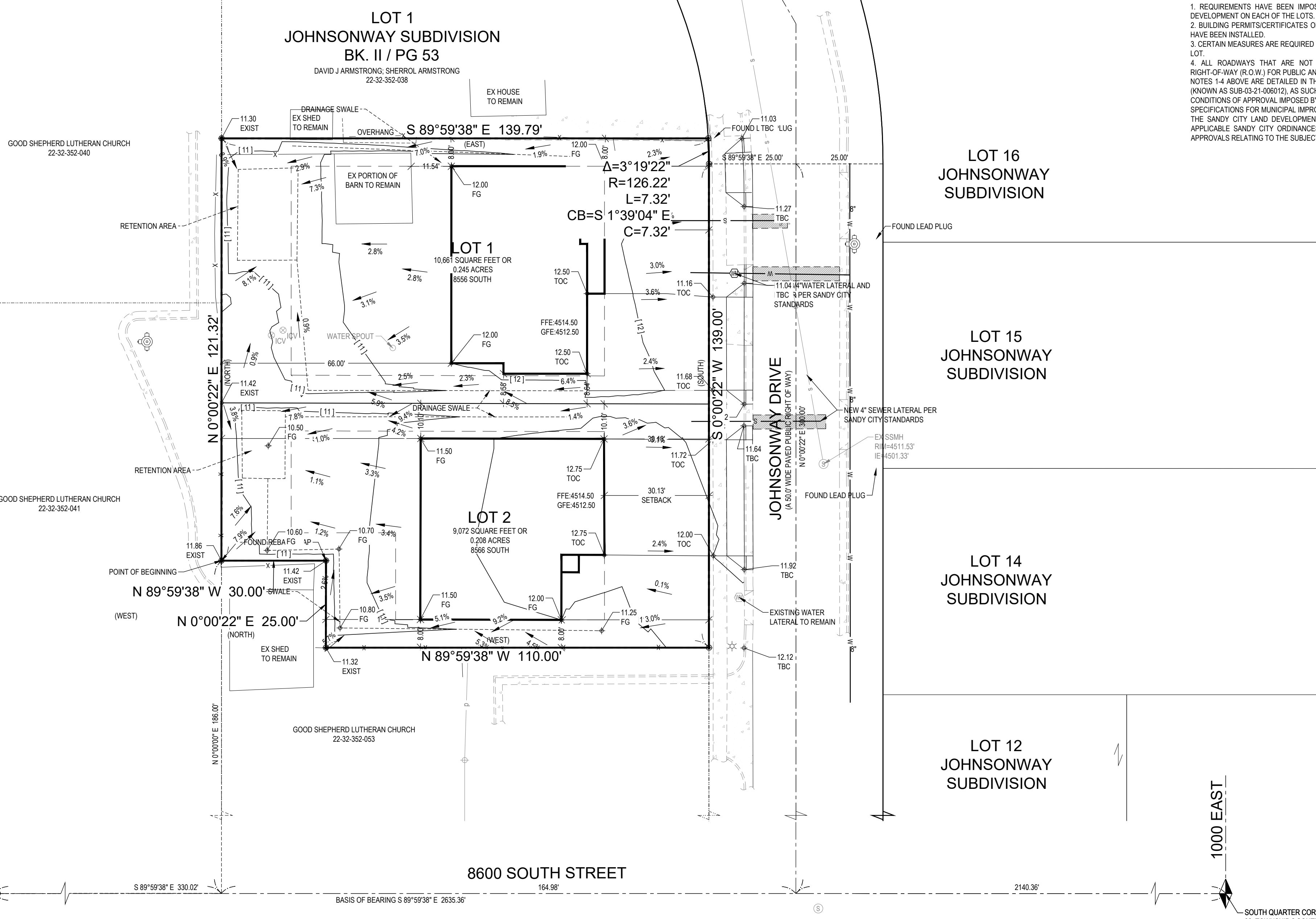
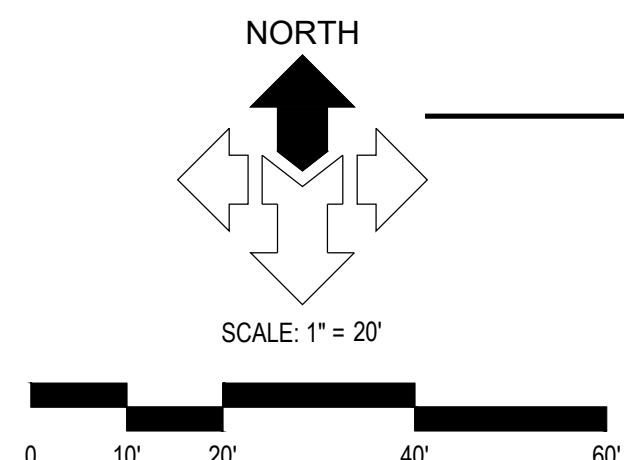
COUNTY RECORDER

RECORD NO. _____

STATE OF ####, COUNTY OF #####, RECORDED AND FILED AT THE REQUEST OF _____

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

FEE \$ _____ ##### COUNTY RECORDER



SOUTHWEST CORNER OF SECTION
32, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN,
FOUND BRASS CAP MONUMENT (RING & LID)

SOUTH QUARTER CORNER OF SECTION
32, TOWNSHIP 2 SOUTH, RANGE 1 EAST,
SALT LAKE BASE & MERIDIAN,
FOUND BRASS CAP MONUMENT (RING & LID)

COMCAST

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

REPRESENTATIVE _____

SANDY CITY PUBLIC UTILITIES

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

ENGINEERING MANAGER _____

SANDY CITY PARKS & RECREATIONS

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

DIRECTOR _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D. 20____

SANDY CITY ATTORNEY _____

SALT LAKE COUNTY HEALTH DEPARTMENT

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

REPRESENTATIVE _____

DOMINION ENERGY

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

BY MOUNTAIN FUEL SUPPLY CO.

REPRESENTATIVE _____

ROCKY MOUNTAIN POWER

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

REPRESENTATIVE _____

PLANNING COMMISSION

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

CHAIRMAN, SANDY CITY PLANNING COMMISSION _____

SANDY CITY ENGINEER

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

SANDY CITY ENGINEER _____

CENTURYLINK

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

REPRESENTATIVE _____

SOUTH VALLEY SEWER DISTRICT

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

REPRESENTATIVE _____

DEVELOPER/OWNER
MR. DANIEL DERRICOTT
8566 S. JOHNSONWAY DR.
SANDY, UT, 84095
(801) 974-2114

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 mcnellengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

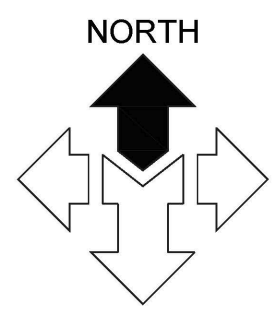
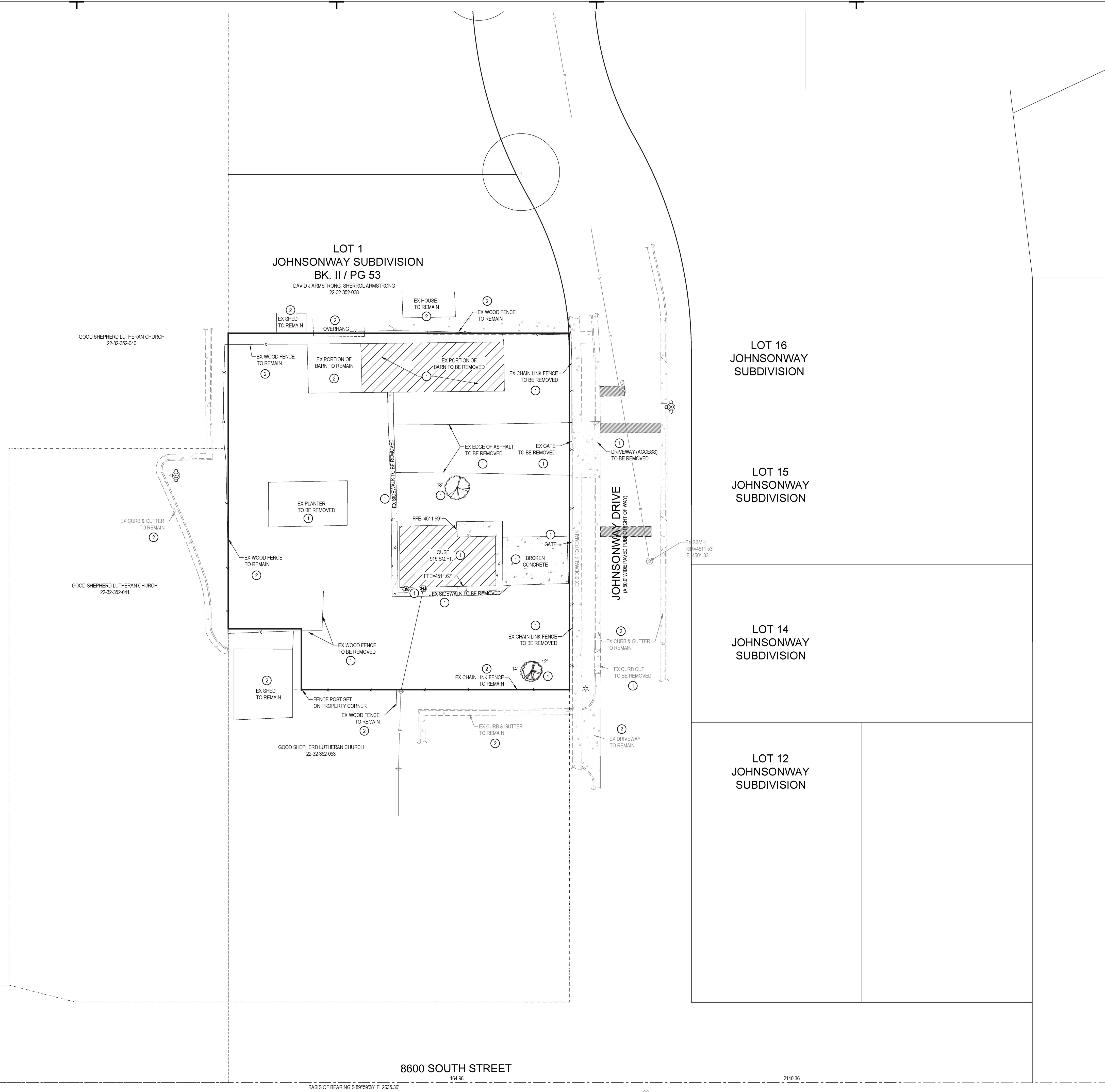
CITY APPROVAL

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

CITY MAYOR _____ ATTEST: CITY RECORDER _____

S:\2021\Files\21200\Civil\Prod_Dwg\21200_P\1200_P\1200_P.dwg May 20, 2021 - 4:27pm

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SCALE: 1" = 20'



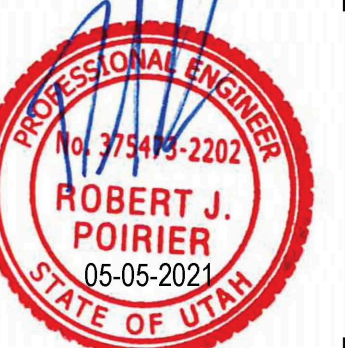
GENERAL NOTES:
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	WATER
STORM	STORM
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SANITARY SEWER
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:
 DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① EXISTING SITE FEATURES TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
- ② EXISTING SITE FEATURE TO REMAIN

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Structural Engineering • Land Surveying & HDS



DERRICOTT LOT SPLIT
2-LOT SUBDIVISION
8566 SOUTH JOHNSONWAY DR
SANDY, UTAH
 LOCATED IN THE SOUTHWEST 1/4 SECTION 32

REV	DATE	DESCRIPTION

PROJECT NO: 21200
 DRAWN BY: BRM
 CHECKED BY: RP
 DATE: 05/04/2021

DEMOLITION PLAN

C0.10



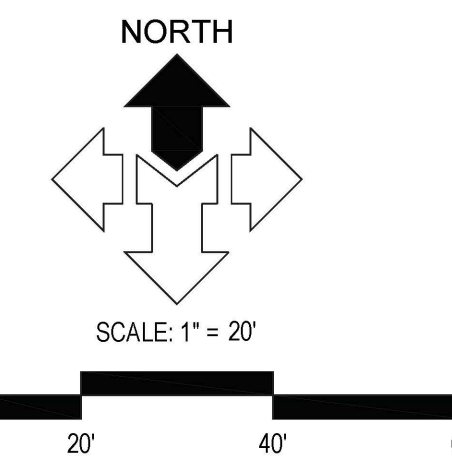
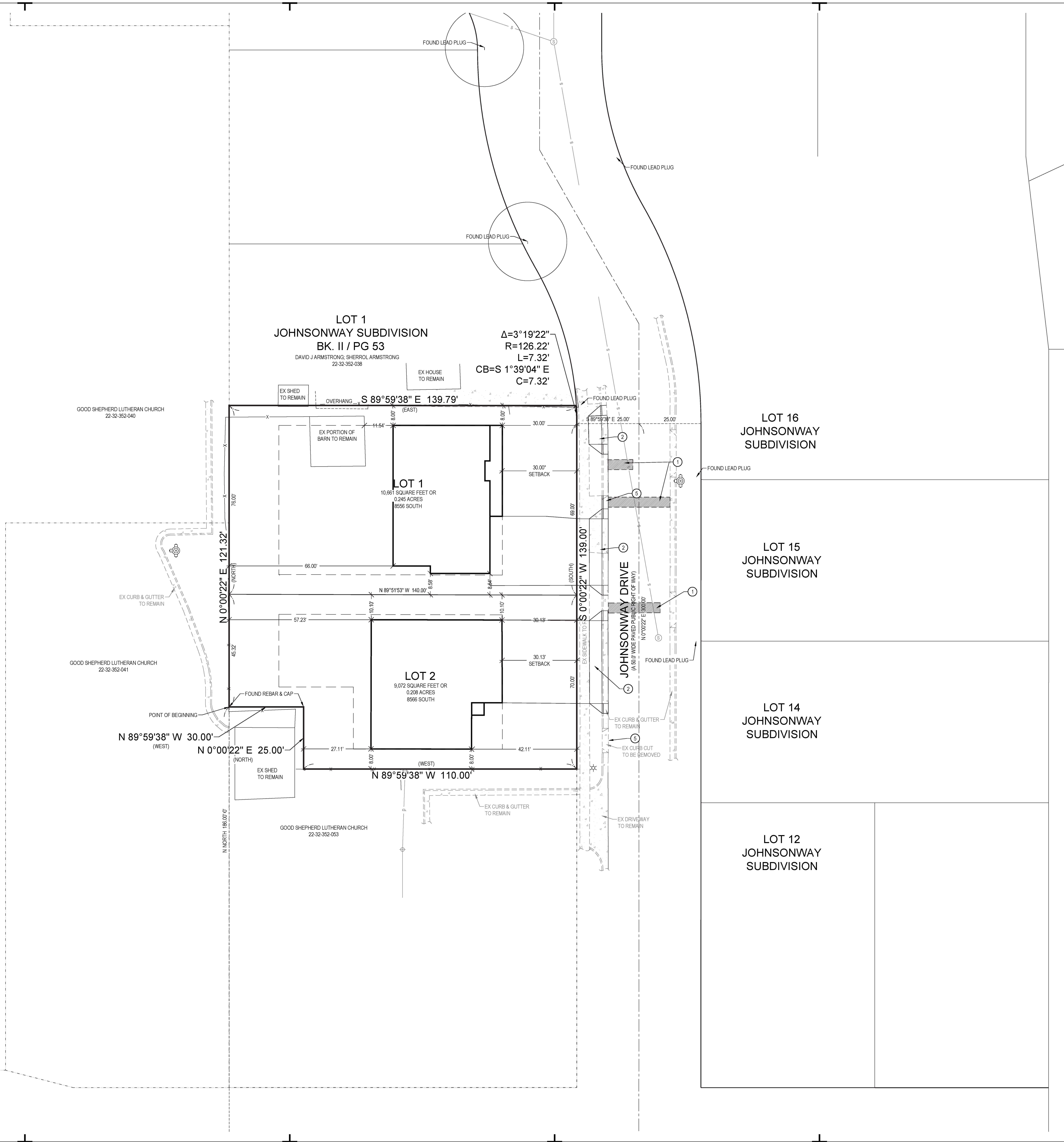
NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

8600 SOUTH STREET

BASIS OF BEARING S 89°59'38" E 2635.36'

2140.36'

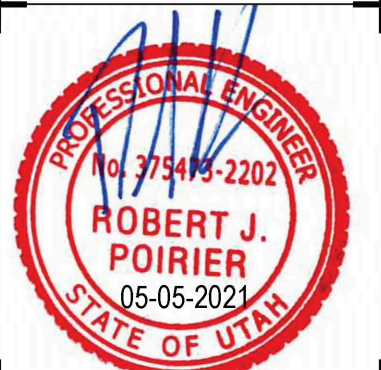
S:\2021\Files\21200\Civil\Drawings\21200_Plan.dwg Daniel May 05, 2021 - 8:58am



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.
 A MINIMUM OF TWO STREET TREES SHALL BE PLANTED ON LOT 8A ALONG LINCOLN STREET AND A MINIMUM OF TWO STREET TREES SHALL BE PLANTED ON LOT 8B ALONG LINCOLN STREET. EXISTING, QUALIFYING TREES ALONG LINCOLN STREET ON EITHER LOT MAY BE COUNTED TOWARDS THIS REQUIREMENT.

- 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 ASPHALT T-PATCH, PER APWA PLAN NO. 255.
 - ② NEW DRIVE APPROACH, NEW APPROACH AND SIDEWALK PER SANDY CITY STANDARD DETAIL DA-01, SHEET CS-01.
 - ③ EXISTING ITEM TO REMAIN.
 - ④ EXISTING ITEM TO BE REMOVED AND PROPERLY DISPOSED OF.
 - ⑤ NEW 30" CONCRETE STANDARD CURB AND GUTTER TO BE INSTALLED PER SANDY CITY STANDARDS AND SPECIFICATIONS SEE SANDY CITY DETAIL CS-01, SHEET CS-01.

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 Structural Engineering • Land Surveying & HDS



**DERRICOTT LOT SPLIT
 2-LOT SUBDIVISION**
 8566 SOUTH JOHNSONWAY DR
 SANDY, UTAH
 LOCATED IN THE SOUTHWEST 1/4 SECTION 32

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 21200
 DRAWN BY: BRM
 CHECKED BY: RP
 DATE: 05/04/2021

HORIZONTAL CONTROL PLAN

C1.01

Blue Stakes of UTAH 811
 Bluestakes.org

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.