

STREET MONUMENT  
3100 EAST &  
LITTLE COTTONWOOD ROAD  
FOUND FLAT TOP BRASS 2"

# PRELIMINARY & FINAL PLAT OF ALTA CANYON TWO

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANDY, UTAH

CENTER SECTION 11  
T3S, R1E, SLB&M  
FOUND ROUND TOP BRASS 2"  
BENCHMARK= 5143.63'

S 89°35'17"E 2663.34'

E CORNER SECTION 11  
T3S, R1E, SLB&M  
FOUND LEAD PLUG WITH TACK

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	43.98	28.00	90°00'00"	28.00	39.60	S44°29'11"W
C2	43.98	28.00	90°00'00"	28.00	39.60	S45°30'49"E

Line Table		
LINE #	LENGTH	DIRECTION
L1	20.000	N89°29'11"E
L2	60.000	N0°30'49"W
L3	60.000	N0°30'49"W
L4	20.000	N89°29'11"E

**LEGEND**

- SECTION CORNER (LOCATED)
- SECTION CORNER (NOT-LOCATED)
- STREET MONUMENT
- MONUMENT, AS NOTED
- UDOT OR BOR MONUMENT, AS NOTED
- PROPERTY CORNER (SET, AS NOTED)  
REBAR W/ CAP "GILSON ENG"  
NAIL & WASHER "GILSON ENG"  
LEAD PLUG
- PROPERTY CORNER (FOUND, AS NOTED)
- MONUMENT LINE
- TIE LINE
- ROW LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT/P.U.E.
- CHAIN LINK FENCE
- VINYLWOOD FENCE
- WIRE FENCE
- BLOCK FENCE
- CONCRETE
- GRAVEL ROAD
- ACCESS AND PUE
- SIGHT TRIANGLE

- PLAT NOTES:**
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO:  
CREATE 4 LOTS  
DEDICATE ROAD IN 3100 EAST  
DEDICATE PUBLIC UTILITY EASEMENTS  
CREATE ACCESS EASEMENTS  
CREATE PRIVATE UTILITY EASEMENTS
  - LOT 2 & LOT 3 ARE TO SHARE AN EXCLUSIVE ACCESS EASEMENT ACROSS THE STAFF PORTION OF THE FLAG LOTS AND EXTENDING INTO LOT 2 & LOT 3
  - THE ENTIRETY OF THE ACCESS EASEMENT PORTIONS OF LOT 2 & LOT 3 ARE DEDICATED AS PUBLIC UTILITY EASEMENT
  - LOT 1 & LOT 2 ARE TO HAVE INDIVIDUAL ACCESS POINTS OFF OF 3100 EAST
  - THE HEIGHT OF PLANTINGS AND IMPROVEMENTS IS RESTRICTED IN THE SIGHT TRIANGLE AREAS- REFER TO THE CONDITIONS OF APPROVAL.
  - REFER TO ALTA/NSPS PREPARED FOR CONWAY ET AL FILED WITH THE SALT LAKE COUNTY SURVEYOR'S OFFICE
  - PROPERTY CORNERS TO BE SET WITH REBAR AND CAP OR NAIL AND WASHER AT THE TIME OF CONSTRUCTION

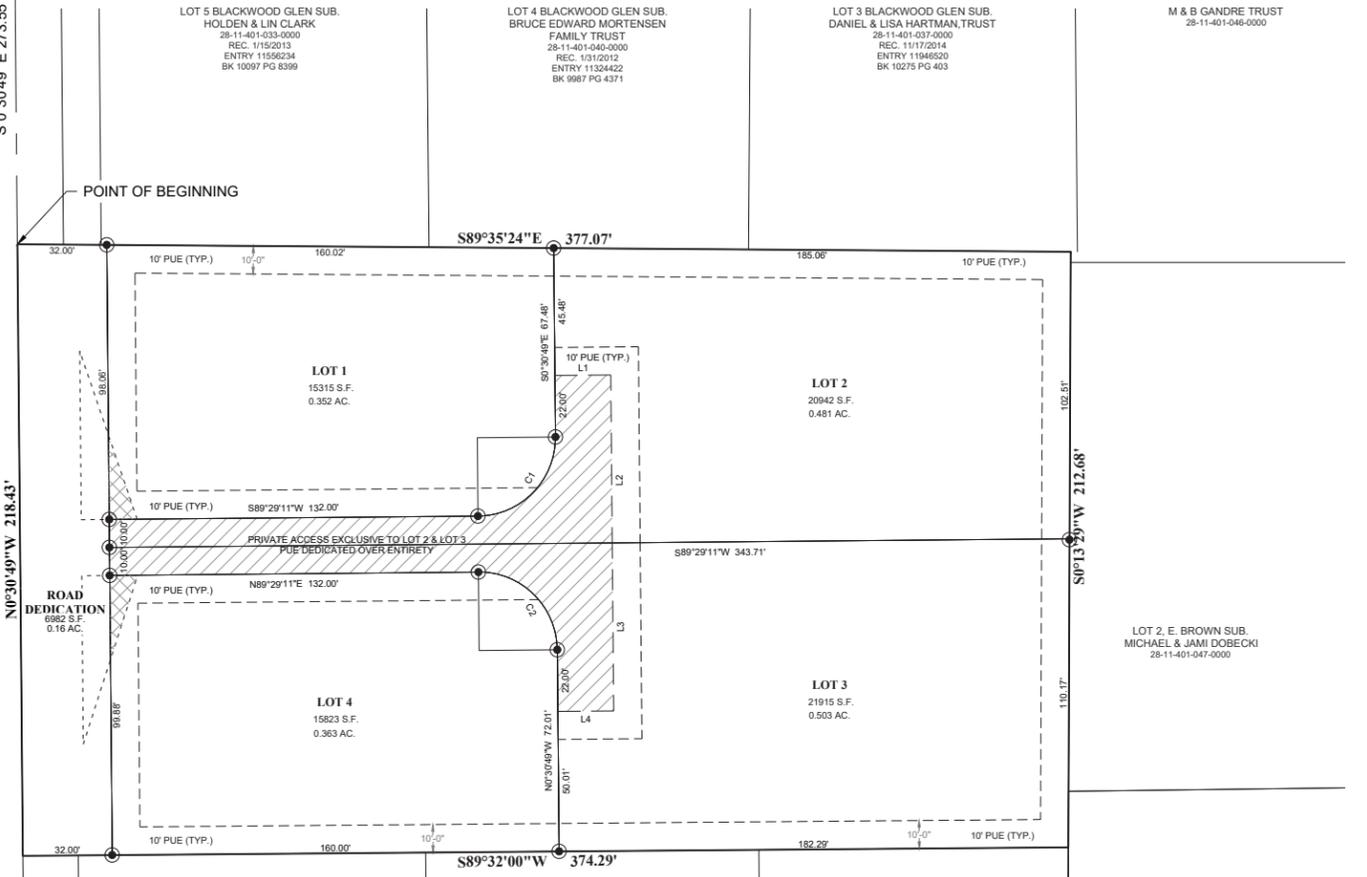
S 0°30'49" E 273.55' (TIE)

3100 EAST STREET  
(PUBLIC STREET)

N0°30'49"W 218.43'

S 0°26'59"E 2637.60' (M)  
S 0°30'49" E 2635.48' (R)

S CORNER SECTION 11  
T3S, R1E, SLB&M  
FOUND ROUND TOP BRASS 2"



LOT 5 BLACKWOOD GLEN SUB.  
HOLDEN & LIN CLARK  
28-11-401-033-0000  
REC. 1/15/2013  
ENTRY 11565234  
BK 10097 PG 8399

LOT 4 BLACKWOOD GLEN SUB.  
BRUCE EDWARD MORTENSEN  
FAMILY TRUST  
28-11-401-040-0000  
REC. 1/17/2014  
ENTRY 11324422  
BK 9087 PG 4371

LOT 3 BLACKWOOD GLEN SUB.  
DANIEL & LISA HARTMAN, TRUST  
28-11-401-037-0000  
REC. 1/17/2014  
ENTRY 11946520  
BK 10275 PG 403

M & B GANDRE TRUST  
28-11-401-046-0000

LOT 1  
15315 S.F.  
0.352 AC.

LOT 2  
20942 S.F.  
0.481 AC.

LOT 4  
15623 S.F.  
0.363 AC.

LOT 3  
21915 S.F.  
0.503 AC.

LOT 2, E. BROWN SUB.  
MICHAEL & JAMI DOBECKI  
28-11-401-047-0000

LOT 1 FUR HOLLOW SUB.  
KIMBERY DENADEL  
28-11-401-015-0000  
REC. 6/24/2016  
ENTRY 1297230  
BK 10445 PG 4526

LOT 2 FUR HOLLOW SUB.  
KYLE & REBEKAH JONES  
28-11-401-016-0000  
REC. 6/24/2016  
ENTRY 9081655  
BK 8997 PG 6883

LOT 3 FUR HOLLOW SUB.  
JAMES & LUCINDA  
PASCHAL 28-11-401-017-0000  
REC. 5/23/1991  
ENTRY 6081994  
BK 6313 PG 146

SAMUAL ADAMS,  
& MARA FEATHERSTONE  
28-11-401-021-0000  
REC. 1/20/1998  
ENTRY 7115554  
BK 8121 PG 2205

**OWNER'S ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING ALTA CANYON TWO AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
COMMISSION #: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
NAME \_\_\_\_\_  
A NOTARY PUBLIC IN UTAH

**SURVEYOR'S CERTIFICATE**  
I, JOSH F. MADSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 5152657, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER'S OR OWNER'S AGENT, I HAVE COMPLETED A SURVEY OF THE REAL PROPERTY DESCRIBED ON THIS PLAT AND SHOWN HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17. I HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID REAL PROPERTY INTO LOTS, COMMON AREAS, PRIVATE STREETS AND PUBLIC ROADS TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ALTA CANYON TWO, HAVE OR WILL PLACE MONUMENTS AND/OR PROPERTY CORNERS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOSH F. MADSEN  
LICENSE NO. 5152657

**LEGAL DESCRIPTION**  
BEGINNING AT A POINT ON THE SECTION LINE SAID POINT BEING S 0°30'49" E 273.55 FEET ALONG SAID SECTION LINE FROM THE CENTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE S 89°35'24" E 377.08 FEET TO AND ALONG THE SOUTH LINE OF BLACKWOOD GLEN SUBDIVISION; THENCE S 0°13'29" W 212.68 FEET TO AND ALONG AND BEYOND THE WEST LINE OF E. BROWN SUBDIVISION TO THE NORTHEAST CORNER OF FUR HOLLOW SUBDIVISION; THENCE S 89°32'00" W 374.29 FEET ALONG AND BEYOND THE NORTH LINE OF SAID FUR HOLLOW SUBDIVISION TO A POINT ON SAID SECTION LINE; THENCE N 0°30'49" W 216.43 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

WITH AN AREA OF 1.859 ACRES OR 80,976.4 SQUARE FEET MORE OR LESS  
CONTAINING FOUR LOTS, PUBLIC UTILITY EASEMENTS, PRIVATE EASEMENTS AND ROAD DEDICATION

**OWNER'S DEDICATION AND CONSENT TO RECORD**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, AND A ROAD DEDICATION PARCEL TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:  
**ALTA CANYON TWO**  
THE UNDERSIGNED OWNER 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 OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS 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., 2023.  
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: DANA CONWAY BY: MICHAEL CONWAY  
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: RYAN MCNEAL BY: JENNIFER PARY  
BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: EMILY TAYLOR BY: JOSEPH TAYLOR

**OWNER'S ACKNOWLEDGEMENT**  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023, BEFORE ME \_\_\_\_\_ A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT REGARDING ALTA CANYON TWO AND WAS SIGNED BY HIM/HER/THEY AND ACKNOWLEDGE THAT HE/SHE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.  
COMMISSION #: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
NAME \_\_\_\_\_  
A NOTARY PUBLIC IN UTAH

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MY COMMISSION EXPIRES \_\_\_\_\_  
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A NOTARY PUBLIC IN UTAH

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COMMISSION #: \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
SIGNATURE \_\_\_\_\_  
NAME \_\_\_\_\_  
A NOTARY PUBLIC IN UTAH



APPROVAL AS TO FORM	DOMINION ENERGY	SANDY CITY ENGINEER	SANDY CITY PUBLIC UTILITIES	ROCKY MOUNTAIN POWER	CENTURY LINK	COMCAST CABLE SERVICES
APPROVED THIS ____ DAY OF ____ 2022.						
SANDY CITY ATTORNEY	DOMINION ENERGY	SANDY CITY ENGINEER	DATE _____ SIGNED _____	ROCKY MOUNTAIN POWER	CENTURY LINK	COMCAST CABLE SERVICE

CHECKED FOR ZONING COMPLIANCE	PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPARTMENT	SANDY CITY APPROVAL	SANDY SUBURBAN IMPROVEMENT DISTRICT	SALT LAKE COUNTY RECORDER
ZONE: _____ LOT AREA: _____ LOT WIDTH: _____ FRONT YARD: _____ SIDE YARD: _____ REAR YARD: _____	APPROVED THIS ____ DAY OF ____ 2022, A.D. BY THE SANDY PLANNING COMMISSION.	APPROVED THIS ____ DAY OF ____ 2022.	PRESENTED TO SANDY CITY THIS ____ DAY OF _____, A.D. 20 ____, AND IS HEREBY APPROVED.	APPROVED THIS ____ DAY OF ____ 20 ____, BY IMPROVEMENT DISTRICT.	RECORDED NO. _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEES _____ DEPUTY SALT LAKE COUNTY RECORDER
DATE _____ SIGNATURE _____	CHAIRMAN, SANDY PLANNING COMMISSION	SALT LAKE COUNTY HEALTH DEPARTMENT	MAYOR ATTEST: SANDY CITY CLERK	SANDY SUBURBAN DISTRICT MANAGER	

**GILSON ENGINEERING**  
Consulting Engineers & Surveyors  
12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020  
PHONE: (801) 971-9414 FAX: (801) 971-9448

## ALTA CANYON TWO

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 3 SOUTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

**TABLE A: OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS**

- MONUMENTS PLACED OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER  
*RECOVERED AS NOTED, NO NEW CORNERS SET*
- THE SURVEYED PROPERTY ADDRESS IS:  
PARCEL 28-11-401-045 9855 SOUTH 3100 EAST, SANDY UTAH
- FLOOD ZONE CLASSIFICATION: AS SCALED FROM FIRM PANEL 49035C04580, EFFECTIVE DATE SEPTEMBER 25, 2009 THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE
- GROSS LAND AREA:  
PER TITLE COMMITMENT: 82,731.0 S.F. OR 1.899 ACRES +/-  
AS SURVEYED: 80,976.4 S.F. OR 1.859 ACRES +/-
- VERTICAL RELIEF SHOWN ON THIS SURVEY HAS BEEN COMPILED FROM GROUND, SATELLITE, AND AERIAL SOURCES. THE PROJECT BENCHMARK IS AS SHOWN ON THIS SURVEY.
- THE SUBJECT PROPERTY IS ZONED:  
AS SCALED FROM THE SANDY CITY INTERACTIVE ZONING MAP ON MAY 10, 2022 THE SUBJECT PROPERTY IS SHOWN AS: R-1-15
- BUILDINGS
  - EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL-NOT SHOWN PER CLIENT INSTRUCTIONS
  - SQUARE FOOTAGE OF BUILDINGS- NOT SHOWN PER CLIENT INSTRUCTIONS
    - EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL- AS SHOWN HEREON
    - OTHER AREAS AS SPECIFIED BY THE CLIENT- NONE SPECIFIED
    - MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE- NOT SHOWN PER CLIENT INSTRUCTIONS
  - MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE- NOT SHOWN PER CLIENT INSTRUCTIONS
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK -AS DEPICTED
- NUMBER AND TYPE (E.G. DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS  
*NOTHING TO SHOW HEREON- NO DESIGNATED PARKING*

- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES- NOTHING TO SHOW HEREON
- EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.IV.) AS DETERMINED BY:
  - PLANS AND/OR REPORTS PROVIDED BY CLIENT
  - MARKINGS COORDINATED BY THE SURVEYOR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST NOTE TO THE CLIENT, INSURER, AND LENDER- WITH REGARD TO TABLE A ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
  - SURVEYOR'S NOTE: NO UTILITY "BLUE STAKES" MARKINGS WERE REQUESTED AT THE TIME OF FIELD WORK. UTILITIES SHOWN ARE BASED ON VISUAL OBSERVATION OF STRUCTURES IN CONJUNCTION WITH AGENCY SUPPLIES MAPS AND RECOVERED BLUE STAKES MARKINGS OF UNKNOWN ORIGIN
- AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G. HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS), THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE- *NOT APPLICABLE, NOTHING TO SHOW HEREON*
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS, IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNERS NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."  
*AS DEPICTED HEREON*
- AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET- *AS DEPICTED HEREON*
- RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE SURVEYOR MUST (A) DISCUSS THE RAMIFICATIONS OF SUCH METHODOLOGIES (E.G., THE POTENTIAL PRECISION AND COMPLETENESS OF THE DATA GATHERED THEREBY) WITH THE INSURER, LENDER, AND CLIENT PRIOR TO THE PERFORMANCE OF THE SURVEY, AND (B) PLACE A NOTE ON THE FACE OF THE SURVEY EXPLAINING THE SOURCE, DATE, PRECISION, AND OTHER RELEVANT INFORMATION.
- QUALIFICATIONS OF ANY SUCH DATA. A DJI M300 RTK UAV WITH PHOTOGRAMMETRY AND LIDAR SENSORS HAS BEEN UTILIZED TO MAP THE SUBJECT PROPERTY
- EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
*NONE NOTED AT THE TIME OF FIELD WORK*
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION, EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
*NONE NOTED AT THE TIME OF FIELD WORK*
- PURSUANT TO SECTIONS 8 AND 9 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR- *AS NOTED HEREON*
- PROFESSIONAL LIABILITY INSURANCE IS NOT ADDRESSED ON THE FACE OF THIS SURVEY  
**SCHEDULE B SECTION II EXCEPTIONS**  
*ITEMS 1-8 HAVE NOT BEEN ADDRESSED BY THE SURVEYOR AND ARE EXCLUDED FROM THE SURVEYORS CERTIFICATE*
- SUBJECT PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF SANDY CITY AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. FOR STATUS OF THE ACCOUNT CALL 968-7110.  
  
SUBJECT PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF COTTONWOOD IMPROVEMENT DISTRICT AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. FOR STATUS OF THE ACCOUNT CALL 943-7671.  
  
SUBJECT PROPERTY IS INCLUDED WITHIN THE BOUNDARIES OF SALT LAKE CITY METRO WATER DISTRICT-SANDY DEPARTMENT AND IS SUBJECT TO THE CHARGES AND ASSESSMENTS THEREOF. FOR STATUS OF THE ACCOUNT CALL 364-5578. *NOTHING TO SHOW HEREON*
- RIPARIAN OR WATER RIGHTS, CLAIMS, OR TITLE TO WATER WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. A SECONDARY WATER VALVE (REPORTEDLY FOR THE SOUTH DESPAIN DITCH COMPANY) EXISTS IN THE SOUTHEAST CORNER OF THE PROPERTY, NO DOCUMENTS HAVE BEEN PROVIDED OR DISCOVERED CONCERNING TITLE OR RIGHTS TO THIS IMPROVEMENT
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL, IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED.  
*SURVEYORS NOTE: THIS ITEM EXPLICITLY EXCLUDED FROM THE SURVEYORS CERTIFICATE*
- POWER/TELEPHONE LINES RUNNING ACROSS THE LAND. *AS SHOWN HEREON*
- TITLE TO, AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS, OR OTHER WAYS. *AS SHOWN HEREON*
- EASEMENT FOR PIPELINES BEING RECORDED MAY 12, 1987 AS ENTRY NO. 4455495, IN BOOK 5916, AT PAGE 2335 OF THE OFFICIAL RECORDS OF SAID COUNTY.  
*NO PLOTTABLE DESCRIPTION*
- CERTIFICATE OF ANNEXATION BEING RECORDED DECEMBER 6, 2016 AS ENTRY NO. 12428292, IN BOOK 10508, AT PAGE 609 OF THE OFFICIAL RECORDS OF SAID COUNTY. *NOTHING TO SHOW HEREON*

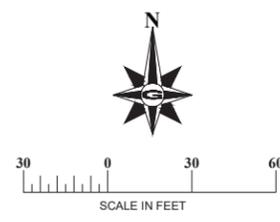
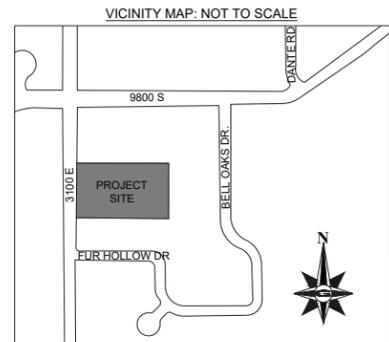
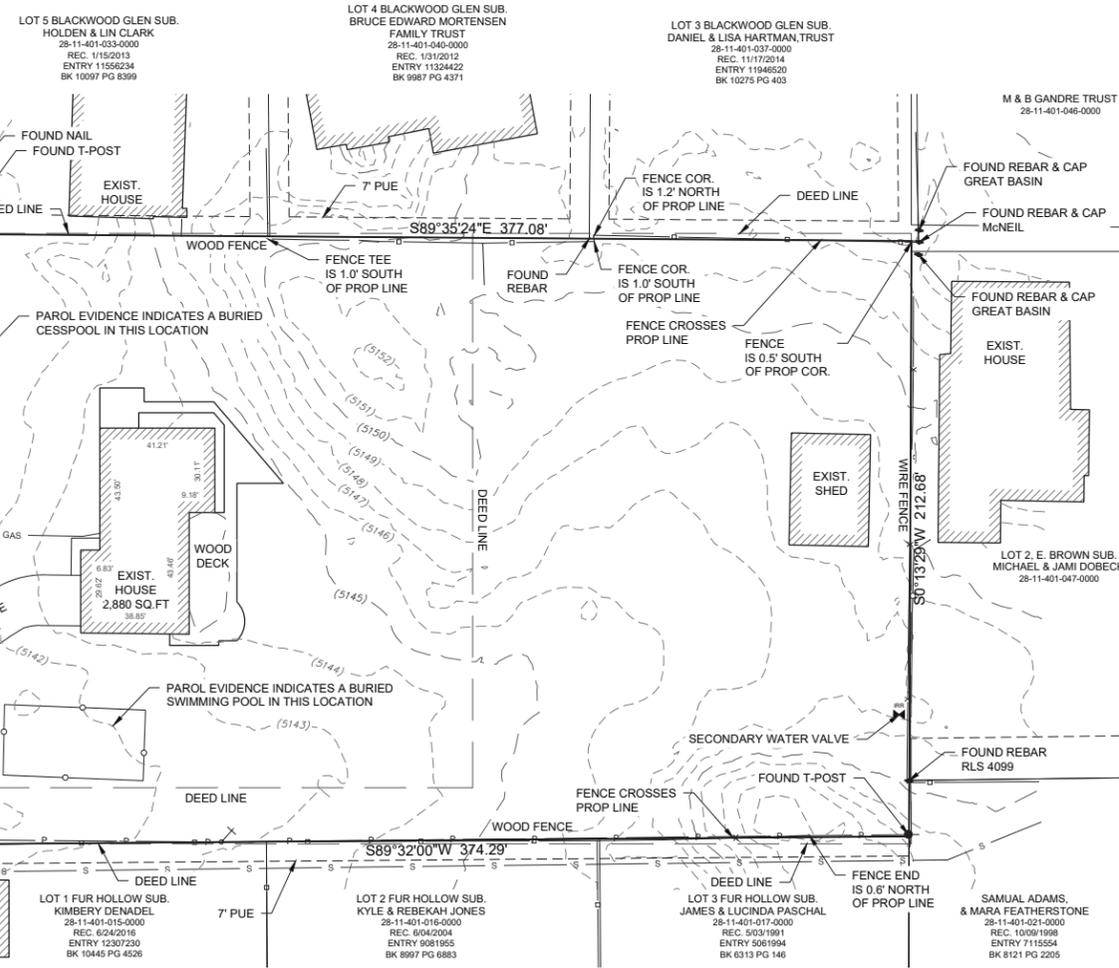
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3100 EAST &  
LITTLE COTTONWOOD ROAD  
FOUND FLAT TOP BRASS 2"

CENTER SECTION 11  
T3S, R1E, SLB&M  
FOUND ROUND TOP BRASS 2"  
BENCHMARK= 5143.63'

BASIS OF BEARING  
N 0°05'50" E 1707.94' (R)

S 89°35'17" E 2663.34'

E 1/4 CORNER SECTION 11  
T3S, R1E, SLB&M  
FOUND LEAD PLUG WITH TACK



**LEGEND**

—	MONUMENT LINE
- - -	TE LINE
- - -	ROW LINE
- - -	BOUNDARY LINE
- - -	CENTERLINE
- - -	CHAIN LINK FENCE
- - -	VINYL/WOOD FENCE
- - -	WIRE FENCE
- - -	BLOCK FENCE
- - -	CONCRETE
- - -	WATER LINE
- - -	GAS LINE
- - -	FIBER OPTIC LINE
- - -	SD STORM DRAIN LINE
- - -	S SEWER LINE
- - -	P OVERHEAD POWER
- - -	CONTOUR, MAJOR
- - -	CONTOUR, MINOR
- - -	GRAVEL ROAD
- - -	CONCRETE SURFACE
- - -	STRUCTURE

**LEGEND**

9 10	SECTION CORNER (LOCATED)
9 10	SECTION CORNER (NOT-LOCATED)
9 10	STREET MONUMENT
9 10	MONUMENT, AS NOTED
9 10	UDOT OR BOR MONUMENT AS NOTED
9 10	PROPERTY CORNER (SET, AS NOTED)
9 10	PROPERTY CORNER (FOUND, AS NOTED)
9 10	POWER POLE
9 10	GUY WIRE
9 10	ELECTRICAL BOX
9 10	POWER METER
9 10	POWER MANHOLE
9 10	LIGHT POLE
9 10	FIBER OPTIC BOX
9 10	SIGN
9 10	CATCH BASIN
9 10	SD STORM DRAIN MANHOLE
9 10	S SEWER MANHOLE
9 10	T TELEPHONE BOX
9 10	FIRE HYDRANT
9 10	WATER/IRRIGATION VALVE
9 10	WATER METER
9 10	GAS METER

**SALT LAKE COUNTY PARCEL 28-11-401-045**  
**CONWAY ET AL PROPERTY**  
**ALTA/NSPS LAND TITLE SURVEY**  
**SALT LAKE CITY, UTAH**  
**LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11,**  
**TOWNSHIP 3 SOUTH, RANGE 1 EAST,**  
**SALT LAKE BASE AND MERIDIAN**

**SURVEYOR'S CERTIFICATE:**

TO:  
DANA CONWAY, MICHAEL CONWAY, JOSEPH TAYLOR AND EMILY TAYLOR, PRIMARY RESIDENTIAL MORTGAGE, Inc. ISA0A/ATIMA, TITLE ONE AND STEWART TITLE GUARANTY COMPANY.

TITLE ONE  
9865 SOUTH 1300 EAST  
SANDY, UT 84094  
ORDER 22-92327  
COMMITMENT DATE JANUARY 18, 2022 AT 8:00 AM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-11, 13, 14-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2022 AND APRIL 26, 2022. THE DRAWING WAS COMPLETED ON MAY 27, 2022



JOSH F. MADSEN  
LICENSE NO. 5152657

**BASIS OF BEARING:**

THE BASIS OF BEARING IS N 0°05'50" E FROM THE CENTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN TO THE STREET MONUMENT FOUND AT THE INTERSECTION OF 3100 E & LITTLE COTTONWOOD ROAD AS SHOWN HEREON.

**NARRATIVE:**

ALTA/NSPS LAND TITLE SURVEY REQUESTED BY CONWAY ET AL. AND INCLUDES TABLE A ITEMS 1-11, 13, 14-19 AS QUALIFIED ON THIS SHEET

THE FIELD SURVEY WAS COMPLETED ON APRIL 18, 2022 AND AN ALTA/NSPS LAND TITLE SURVEY COMPLETED ON MAY 27, 2022 PER STEWART TITLE GUARANTY COMPANY COMMITMENT NO.: 22-92327.

PROJECT CONTROL WAS ESTABLISHED USING THE UTAH AGRC "U.R.N." NETWORK. HORIZONTAL CONTROL HAS BEEN SCALED TO GROUND AT CENTER 1/4 CORNER OF SECTION 11, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASE & MERIDIAN. THE PROJECT BENCHMARK ELEVATION IS BASED ON NAVD83 (COMPUTED UTILIZING GEOID18) PER VRS RTK OBSERVATION.

BENCHMARK ELEVATION=5143.63' ON THE CENTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN.

NO NEW PROPERTY CORNERS WERE SET DURING THE COURSE OF THIS SURVEY, FOUND CORNERS ARE AS NOTED ON THIS SHEET

NUMEROUS GAPS AND OVERLAPS ARE NOTED BETWEEN THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY, ABUTTING SUBDIVISION PLATS OF RECORD AND FENCES. THE AS-SURVEYED BOUNDARY AND DESCRIPTION IS BASED ON CONFORMANCE TO ABUTTING SUBDIVISION BOUNDARIES

**REFERENCE DOCUMENTS:**

- BLACKWOOD GLEN SUBDIVISION, RECORD No. 5825323, 5/17/1994, BOOK 94-5, PAGE 137.
- E. BROWN SUBDIVISION, RECORD No. 7687001, 7/28/2000, BOOK 2000P, PAGE 192.
- FUR HOLLOW SUBDIVISION, RECORD No. 4275975, 7/10/1986, BOOK 86-7, PAGE 112
- KIP AND MARTHA SIGGARD, RECORD No. S2008-09-0853

**LEGAL DESCRIPTION:**

BEGINNING AT A POINT WHICH IS SOUTH ALONG SECTION LINE 273.55 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 220.00 FEET; THENCE SOUTH 198.00 FEET; THENCE WEST 220.00 FEET; THENCE NORTH 198.08 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 273.55 FEET AND EAST 220.00 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE EAST 159.50 FEET; THENCE SOUTH 218.00 FEET; THENCE WEST 379.50 FEET THENCE NORTH 20.00 FEET; THENCE EAST 220.00 FEET; THENCE NORTH 198.00 FEET TO THE POINT OF BEGINNING.

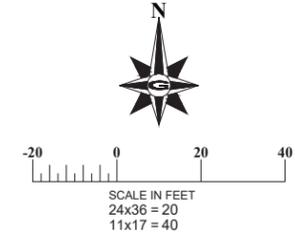
**AS SURVEYED DESCRIPTION**

BEGINNING AT A POINT ON THE SECTION LINE SAID POINT BEING S 0°30'49" E 273.55 FEET ALONG SAID SECTION LINE FROM THE CENTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING:

THENCE S 89°35'24" E 377.08 FEET TO AND ALONG THE SOUTH LINE OF BLACKWOOD GLEN SUBDIVISION; THENCE S 0°13'29" W 212.68 FEET TO AND ALONG AND BEYOND THE WEST LINE OF E. BROWN SUBDIVISION TO THE NORTHEAST CORNER OF FUR HOLLOW SUBDIVISION; THENCE S 89°32'00" W 374.29 FEET ALONG AND BEYOND THE NORTH LINE OF SAID FUR HOLLOW SUBDIVISION TO A POINT ON SAID SECTION LINE; THENCE N 0°30'49" W 218.43 FEET ALONG SAID SECTION LINE TO THE POINT OF BEGINNING.

DATE:	MAY 27, 2022
PROJECT FILE:	CWY.011.22
FIELD:	JB/JMBC
DRAFTED:	BG
CHECKED:	JFM
APPROVED:	JFM





**CONSTRUCTION KEYNOTES**

- ① LIMITS OF DISTURBANCE
- ② SAWCUT AND PROVIDE SMOOTH CLEAN EDGE PROTECT IN PLACE EXISTING FOG LINE
- ③ PROTECT IN PLACE EXISTING ASPHALT
- ④ REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT
- ⑤ REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURE
- ⑥ REMOVE AND PROPERLY DISPOSE EXISTING SIDEWALK
- ⑦ REMOVE EXISTING FENCING
- ⑧ RELOCATE EXISTING UTILITY
- ⑨ REMOVE & PROPERLY DISPOSE EXISTING CONCRETE DRIVE
- ⑩ CLEAR AND GRUB LANDSCAPING REMOVE EXISTING TREES AS NEEDED
- ⑪ DISCONNECT EXISTING WATERLINE APPROX LOCATION. (MAINTAIN SERVICE UNTIL RECONNECTION)
- ⑫ DISCONNECT EXISTING GAS LINE AT MAIN (MAINTAIN SERVICE UNTIL RECONNECTION)
- ⑬ PROTECT IN PLACE EXISTING UTILITIES
- ⑭ RELOCATE EXISTING FIRE HYDRANT
- ⑮ REMOVE AND PROPERLY DISPOSE OF EXISTING CESSPOOL-APPROX. LOCATION
- ⑯ REMOVE AND PROPERLY DISPOSE OF EXISTING BURIED POOL
- ⑰ ABANDON 3/4" WATER METER AT MAINLINE

**LEGEND**

- EXISTING BUILDING TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- LIMITS OF DISTURBANCE

**DISCLAIMER NOTE**  
 UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.



**EXISTING SITE & DEMOLITION PLAN**  
 CONWAY - SANDY 4 LOT SUBDIVISION  
 9855 SOUTH 3100 EAST  
 SANDY, UTAH, 84092

REVISION: \_\_\_\_\_  
 PROJ. # CWY.011.22  
**C.101**

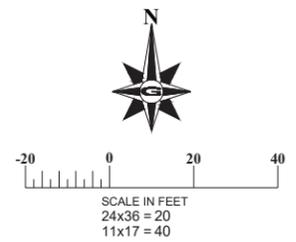
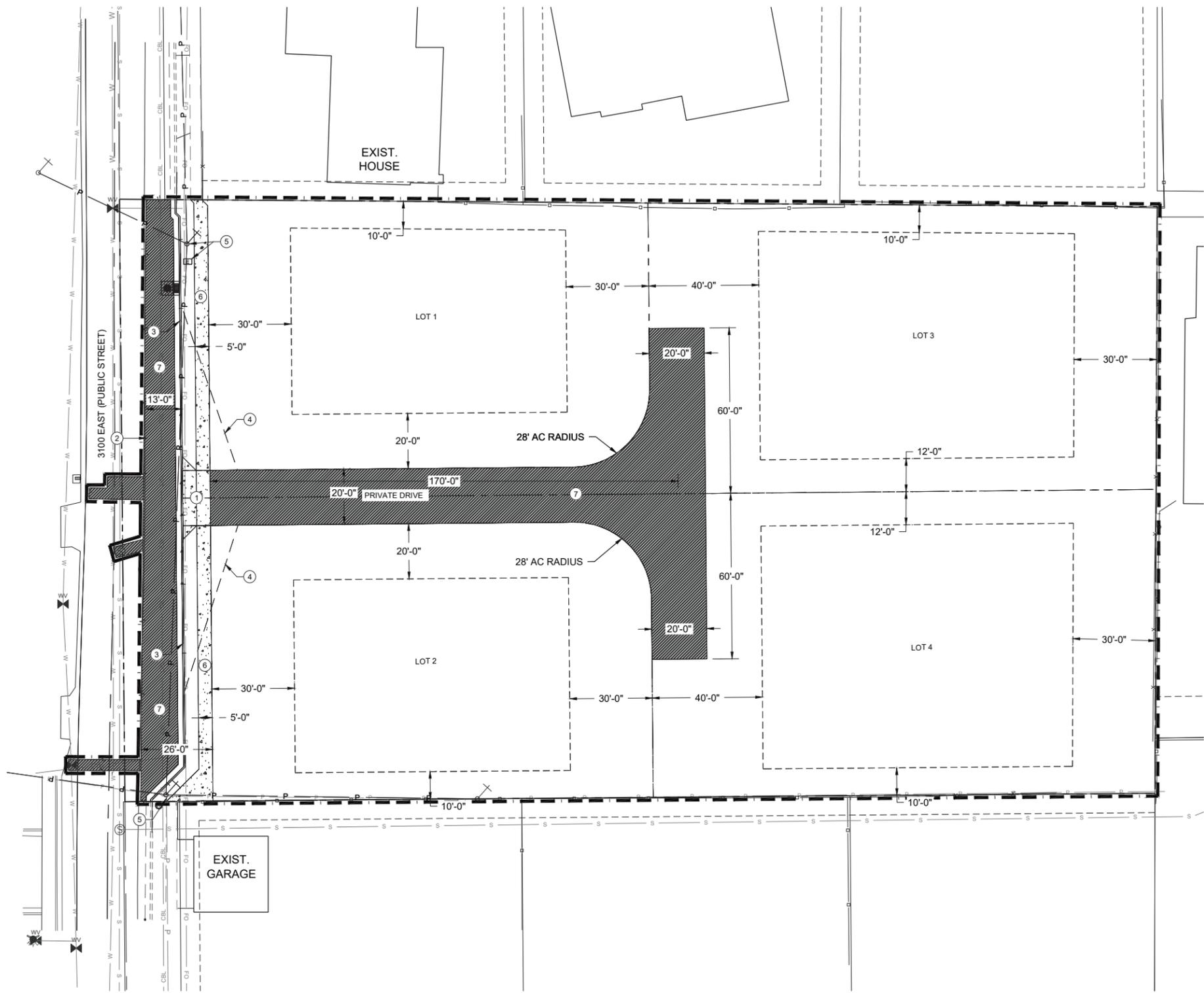
**GILSON ENGINEERING**  
 Consulting Engineers & Surveyors  
 1340 SOUTH 600 EAST BUILDING C, UNIT 2, DRAPER, UT 84090  
 PHONE: (801) 571-4114 FAX: (801) 571-9449

PROFESSIONAL ENGINEER  
 11/20/23  
 No. 382118  
 Bradley S. Gilson  
 5478 Jc UTAH

REV.	DATE	BY	COMMENTS

DATE	NOVEMBER 2023
DRAWING NAME	EXISTING SITE
DESIGNED/DRAWN BY	BPTS
CHECKED	APPROVED
BG	BG

1" SCALE MEASURES 1" ON FULL SIZE SHEET  
 1/2" SCALE MEASURES 1" ON HALF SIZE SHEET



**CONSTRUCTION KEY NOTES**

- ① INSTALL FLARED DRIVE APPROACH PER SANDY CITY DETAIL DA.01 ON SHEET C.502
- ② SAWCUT AND PROVIDE A SMOOTH CLEAN EDGE
- ③ INSTALL CURB AND GUTTER CONCRETE STANDARD PER SANDY STD. DETAIL CG-0. (SHEET C.502)
- ④ CLEAR-VIEW TRIANGLE (20'x60') PER SANDY CITY STANDARD, NO OBSTACLES INCLUDING VEGETATION OVER 3' HIGH
- ⑤ RELOCATE EXISTING UTILITY IN PARK STRIP
- ⑥ INSTALL CONCRETE SIDEWALK AND PARKSTRIP PER SANDY STD. DETAIL SW-03 AND SW-06. (SHEET C.503)
- ⑦ INSTALL 4" AC PAVEMENT. SEE DETAIL 3 SHEET C.503

**GENERAL NOTES**

1. LOT 1 AND LOT 2 MUST FRONT ONTO 3100 E. LOT 1 AND LOT 2 WILL NOT HAVE ACCESS RIGHTS TO STAFF PORTIONS OF FLAG LOTS

**SITE INFORMATION**

LOT 1: 15,314.87 SF  
 LOT 2: 15,823.34 SF  
 LOT 3: 17,974.48 SF  
 LOT 4: 18,946.34 SF  
 PRIVATE DRIVE: 5,936.52 SF

**LEGEND**

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- LIMITS OF DISTURBANCE

**GILSON ENGINEERING**  
 Consulting Engineers & Surveyors  
 1840 SOUTH 600 EAST BUILDING C, UNIT 2, DRAPER, UT 84020  
 PHONE: (801) 571-9414 FAX: (801) 571-9449

11/20/23  
 No. 382118  
 Bradley S. Gilson  
 5478 Jc UTM

REV.	DATE	BY	COMMENTS

DATE	REVISIONS
NOVEMBER 2023	

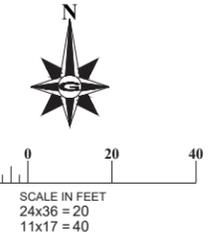
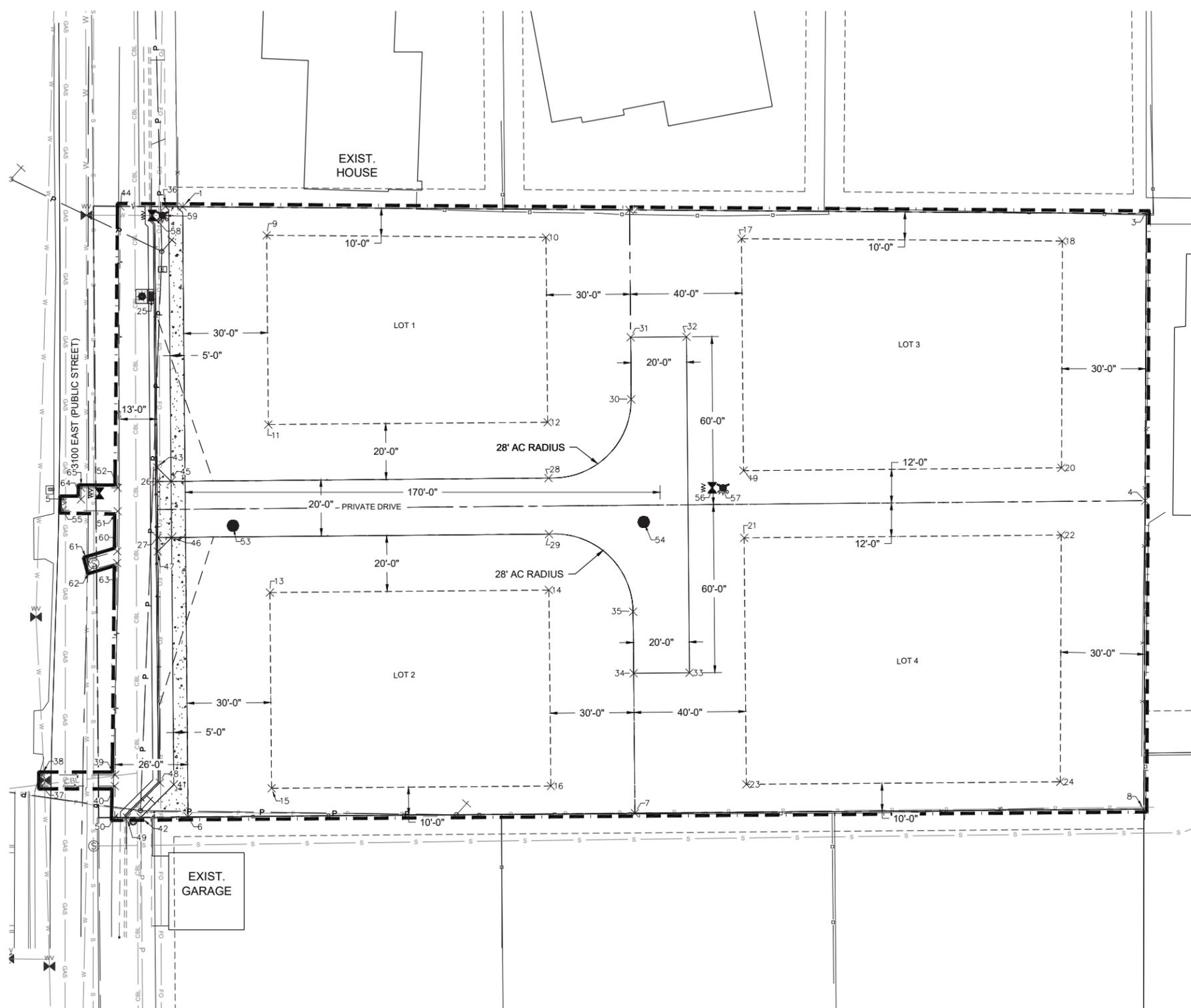
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DRAWING NAME: PROPOSED SITE PLAN	DESIGNED/DRAWN BY: BPTS

**PROPOSED SITE PLAN**  
 CONWAY - SANDY 4 LOT SUBDIVISION  
 9855 SOUTH 3100 EAST  
 SANDY, UTAH, 84092

REVISION: -  
 PROJ. # CWY.011.22  
**C.102**

**DISCLAIMER NOTE**  
 UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

**CALL BEFORE YOU DIG**  
 IT'S FREE & IT'S THE LAW.  
 1-800-662-4111  
 208-2100  
SEE WEB FOR MAPS, NOTES AND SANDY CITY UTILITY LIST



**BENCHMARK**  
 CENTER SECTION 11, T3S, R1E, SLB&M. (ROUND TOP BRASS 2")  
 BENCHMARK ELEVATION = 5143.63 FEET NAVD 1988

**LEGEND**  
 - PROPOSED CONCRETE  
 - LIMITS OF DISTURBANCE

Point #	Northing	Easting
1	19726.23	10034.46
2	19725.09	10194.47
3	19723.76	10379.52
4	19621.26	10379.12
5	19621.83	9991.55
6	19508.30	10036.41
7	19509.60	10196.40
8	19511.08	10378.69
9	19716.02	10064.55
10	19715.30	10164.56
11	19648.45	10065.15
12	19649.26	10165.15
13	19588.45	10065.69
14	19589.34	10165.60
15	19518.54	10066.32
16	19519.36	10166.32
17	19714.80	10234.57
18	19713.98	10349.49
19	19631.97	10235.31
20	19632.99	10349.17
21	19607.97	10235.53
22	19608.99	10349.06
23	19519.93	10236.31
24	19520.84	10348.73
25	19694.24	10023.38
26	19628.09	10025.33
27	19608.09	10025.52
28	19629.32	10165.46
29	19609.32	10165.64
30	19657.45	10195.08

Point #	Northing	Easting
31	19679.61	10194.88
32	19679.79	10214.88
33	19559.79	10215.95
34	19559.61	10195.96
35	19581.61	10195.76
36	19726.30	10028.30
37	19519.33	9983.94
38	19523.33	9983.94
39	19523.33	10010.24
40	19519.33	10010.18
41	19519.84	10031.31
42	19508.17	10019.48
43	19633.14	10025.29
44	19726.39	10012.13
45	19628.13	10030.33
46	19608.13	10030.51
47	19603.13	10025.56
48	19520.52	10026.30
49	19508.12	10014.51
50	19508.08	10009.96
51	19617.49	10011.14
52	19625.83	10011.22
53	19612.31	10052.48
54	19613.65	10199.55
55	19617.83	9991.48
56	19625.85	10224.05
57	19625.81	10227.96
58	19723.11	10023.56
59	19723.11	10027.25
60	19603.18	10011.01

Point #	Northing	Easting
61	19600.25	10000.18
62	19596.39	10001.22
63	19599.02	10010.98
64	19621.72	9998.03
65	19625.86	9998.10



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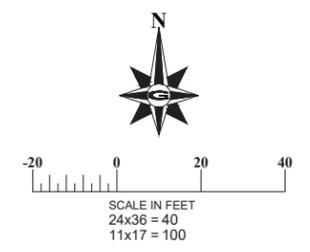
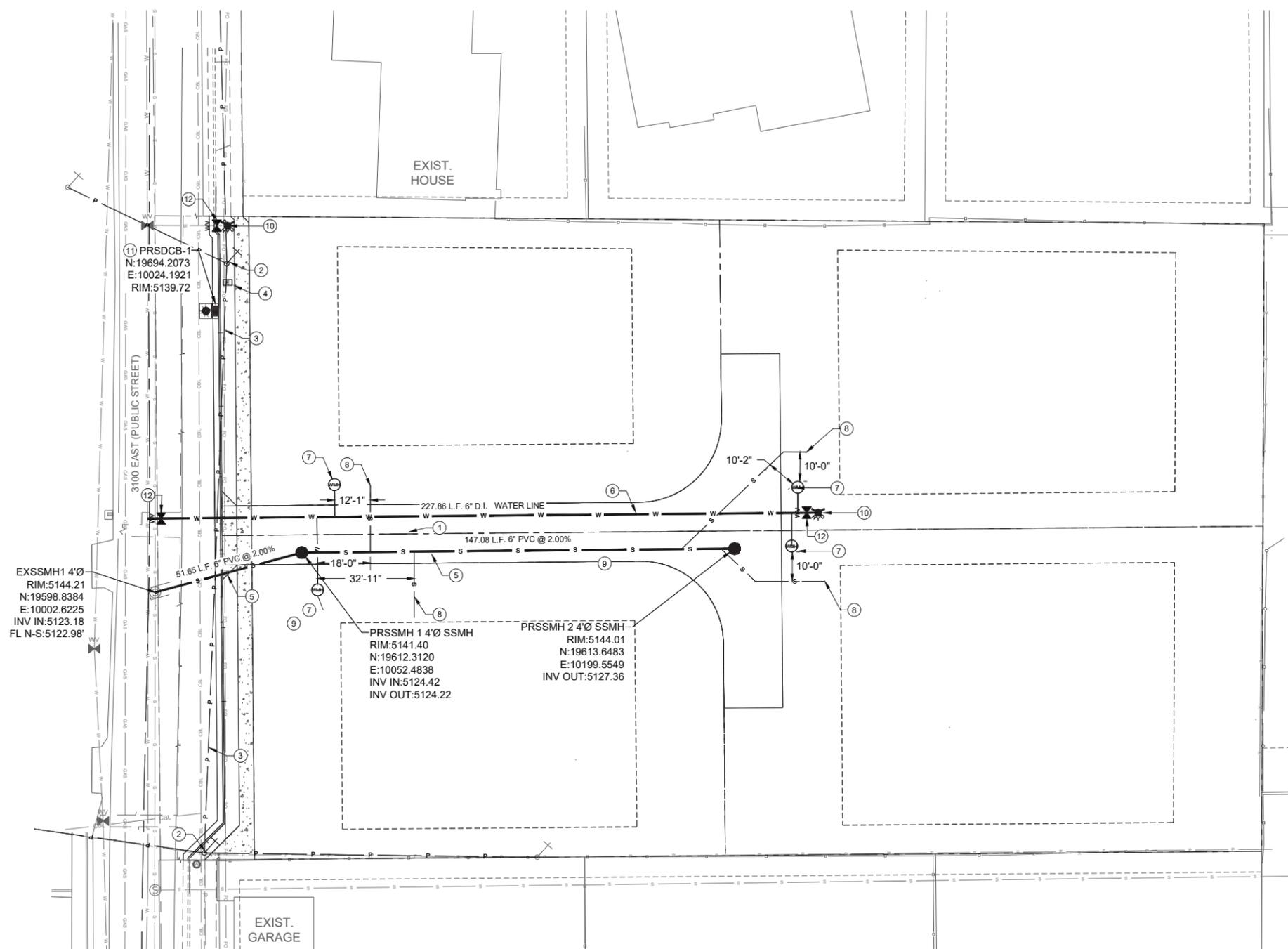
DATE: NOVEMBER 2023	DRAWING NAME: HORIZONTAL CONTROL	DESIGNED/DRAWN BY: BPTS	CHECKED: APPROVED: BG
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**HORIZONTAL CONTROL**  
 CONWAY - SANDY 4 LOT SUBDIVISION  
 9855 SOUTH 3100 EAST  
 SANDY, UTAH, 84092

REVISION: \_\_\_\_\_  
 PROJ. # CWY.011.22  
**C.103**

**DISCLAIMER NOTE**  
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**CONSTRUCTION KEY NOTES**

- 1) RELOCATE EXISTING UNDERGROUND GAS LATERAL
- 2) RELOCATE POWER POLE
- 3) RELOCATE OVERHEAD POWER LINE
- 4) RELOCATE CABLE CABINET
- 5) INSTALL 6" PVC SANITARY SEWER PIPE
- 6) INSTALL 6" DUCTILE IRON WATER LINE
- 7) INSTALL 1" WATER LATERAL & METER PER SANDY CITY STD. DETAIL WTR-09 (SHEET C.501)
- 8) INSTALL 4" SEWER LATERAL PER CID STD DETAIL (SHEET C.504)
- 9) INSTALL SANITARY SEWER MANHOLE PER CID STD DETAIL (SHEET C.504)
- 10) INSTALL NEW FIRE HYDRANT PER SANDY CITY STD DETAIL WTR-01 (SHEET C.501)
- 11) INSTALL MODIFIED SINGLE HOODED CURB INLET COMBO BOX W/ BAFFLE WALL PER SANDY CITY STD DETAIL SD-04 ON SHEET C.505
- 12) INSTALL 6" GATE VALVE

**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL COMPLY WITH COTTONWOOD IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
2. MAINTAIN 10 LF HORIZONTAL CLEARANCE BETWEEN SEWER AND WATER

**SANDY CITY STREELIGHT NOTES**

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5-FOOT EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
3. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
4. 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.
5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED

**SANDY CITY WATER NOTES**

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH SANDY CITY PUBLIC WORKS DEPARTMENT.
3. 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.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4- FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT SANDY CITY STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6- FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

**DISCLAIMER NOTE**

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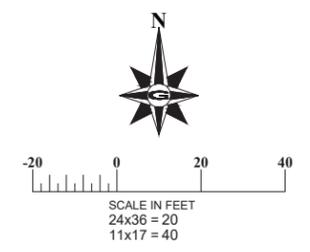
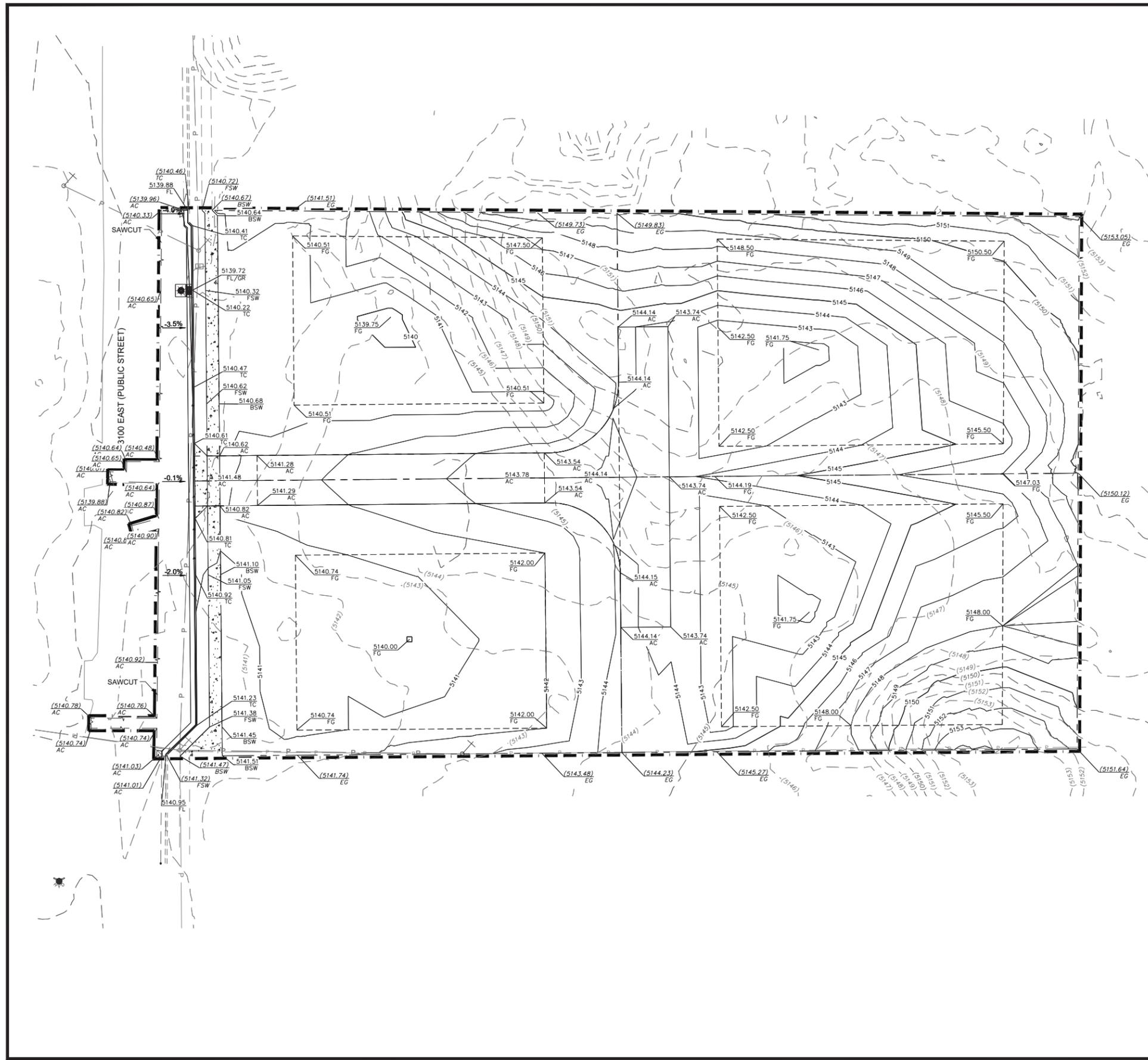
DATE	REVISIONS
NOVEMBER 2023	

DRAWING NAME UTILITY SITE	DESIGNED/DRAWN BY BPTS	CHECKED BG	APPROVED BG
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DATE NOVEMBER 2023	DRAWING NAME UTILITY SITE	DESIGNED/DRAWN BY BPTS	CHECKED BG	APPROVED BG
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**UTILITY SITE PLAN**  
CONWAY - SANDY 4 LOT SUBDIVISION  
9855 SOUTH 3100 EAST  
SANDY, UTAH, 84092

REVISION -  
PROJ.# CWY.011.22  
**C.201**



**GRADING GENERAL NOTES**

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING, OR UNSUITABLE MATERIAL AND REPLACING THEM WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 95% MINIMUM OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT COMPACTION REPORT AS PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREA WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS.

CONTRACTOR TO BECOME FAMILIAR WITH SOIL CONDITIONS THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FROM CONSTRUCTION OF THIS PROJECT.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

ALL CURB IS ASSUMED TO BE CATCH CURB UNLESS SPECIFIED.

**LEGEND AND ABBREVIATIONS**

- TC = TOP OF CURB
  - AC = ASPHALT AND CONCRETE
  - BSW = BACK OF SIDEWALK
  - FF = FINISH FLOOR
  - FL = FLOW LINE
  - FS = FINISH SURFACE
  - GB = GRADE BREAK
  - HP = HIGH POINT
  - EG = EXISTING GRADE
  - LP = LOW POINT
  - GR = STORM INLET GRATE
  - BS = BOTTOM OF STAIRS
  - TS = TOP OF STAIRS
  - MATCH = MATCH EXISTING
  - FG = FINISH GRADE
- X.XXX' DIRECTION OF FLOW & SLOPE
  - XX.XX' EXISTING GRADE
  - XX.XX' PROPOSED GRADE
  - XXX- EXISTING CONTOUR
  - XXX- RIGHT-OF-WAY/PROPERTY LINE
  - CENTERLINE

**DRAINAGE STATISTICS:**

**RETENTION REQUIREMENTS**  
 NEW DEVELOPMENTS ARE REQUIRED TO RETAIN THE 10-YR 24-HR STORM EVENT PER SANDY CITY STORM WATER MANAGEMENT PLAN. THEREFOR, EACH LOT WILL, AT A MINIMUM, BE REQUIRED TO RETAIN THE VOLUMES LISTED BELOW ON SITE. THESE WERE DETERMINED ASSUMING THAT EACH LOT WILL BE 30% IMPERVIOUS FOLLOWING DEVELOPMENT. THE SANDY CITY DESIGN STORM USED WAS 1.77".

- LOT 1 - 830 CF
- LOT 2 - 857 CF
- LOT 3 - 1033 CF
- LOT 4 - 1083 CF

**LEGEND**

- PROPOSED CONCRETE
- LIMITS OF DISTURBANCE

**DISCLAIMER NOTE**

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**CALL BEFORE YOU DIG**  
 IT'S FREE & IT'S THE LAW.  
 1-800-662-4111  
 208-2100  
(SALT LAKE METRO)  
FOR MORE INFO VISIT: WWW.BEFOREYOU.DIG.UTAH.GOV

**GILSON ENGINEERING**  
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11/20/23  
 No. 382118  
**Bradley S. Gilson**  
 REGISTERED PROFESSIONAL ENGINEER  
 5478 Jc UTW

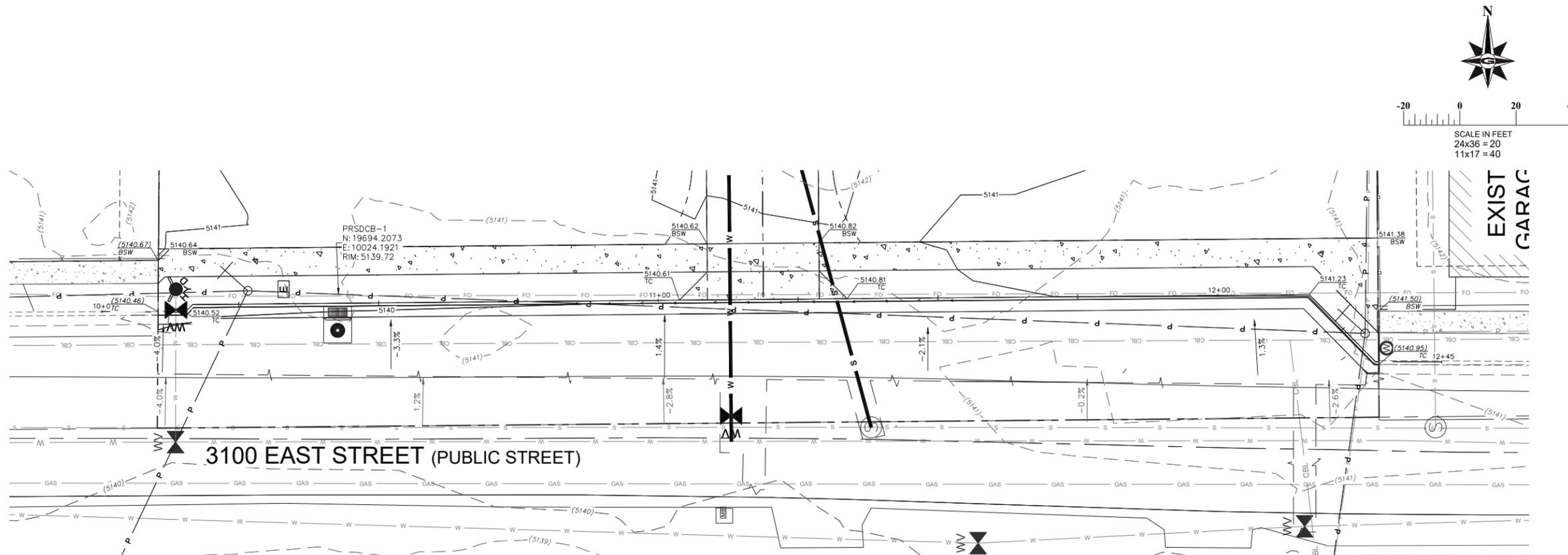
REV.	DATE	BY	COMMENTS

DATE	NOVEMBER 2023
DRAWING NAME	GRADING PLAN
DESIGNED/DRAWN BY	BPTS
CHECKED	APPROVED
	BG

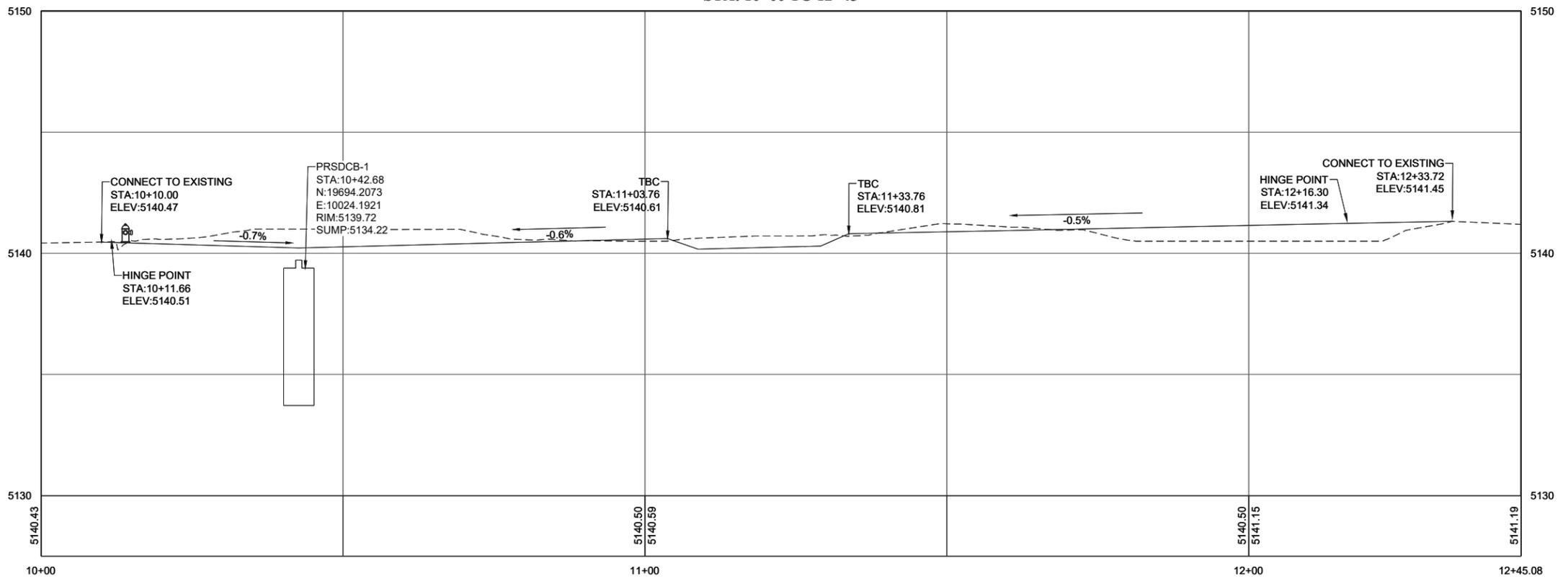
1" SCALE MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

**GRADING DRAINAGE PLAN**  
 CONWAY - SANDY 4 LOT SUBDIVISION  
 9855 SOUTH 3100 EAST  
 SANDY, UTAH, 84092

REVISION: -  
 PROJ. # CWY.011.22  
**C.301**



**TBC PROFILE**  
STA: 10+00 TO 12+45



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PROFESSIONAL ENGINEER  
11/20/23  
No. 382118  
Bradley S. Gilson  
5/18/06  
UTAH

REV.	DATE	BY	COMMENTS

DATE	REVISIONS
NOVEMBER 2023	

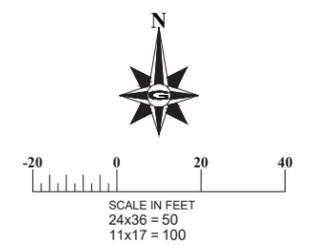
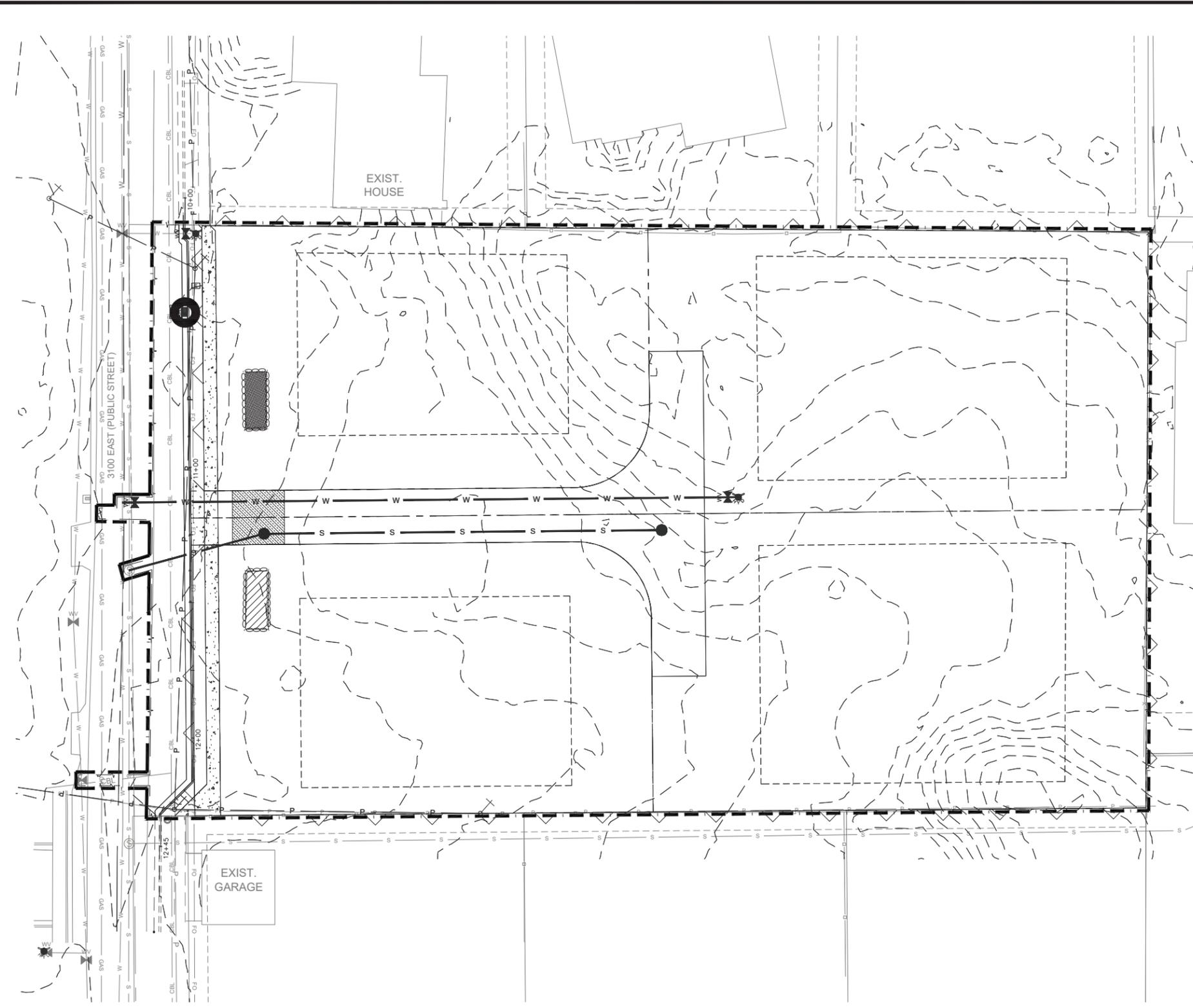
DATE: NOVEMBER 2023	DRAWING NAME: PLAN & PROFILE
DESIGNED/DRAWN BY: BPTS	CHECKED: APPROVED: BG

**PLAN & PROFILE**  
CONWAY - SANDY 4 LOT SUBDIVISION  
9855 SOUTH 3100 EAST  
SANDY, UTAH, 84092

REVISION:  

PROJ. # CWY.011.22

**C.401**



**EROSION CONTROL NOTES**

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER MANAGEMENT PLAN AND THE STATE OF UTAH DISCHARGE PERMIT SYSTEM. GENERAL PERMIT FOR "STORM DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY" AND BECOME FAMILIAR WITH THEIR CONTENT.
6. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
7. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE. CONTRACTOR WILL SUPPLY THE CITY WITH A DUST CONTROL PLAN AT THE TIME OF THE PRE-CONSTRUCTION MEETING.
8. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.
11. ALL INLETS WILL HAVE TEMPORARY INLET CONTROL.
12. TEMPORARY SANITATION FACILITIES REQUIRED.

**LEGEND**

- BMP SILT FENCE/STRAW BALE BARRIER
- BMP INSPECTION AND MAINTENANCE, BMP STABILIZED CONSTRUCTION ENTRANCE AND WASH AREA
- TOPSOIL STOCKPILE AREA (OR AS DIRECTED BY OWNER) BMP EARTH BERM BARRIER
- BMP MATERIALS STORAGE, BMP VEHICLE AND EQUIPMENT FUELING, BMP CONCRETE WASTE MANAGEMENT, BMP PORTABLE TOILETS, BMP EARTH BERM BARRIER
- BMP INLET PROTECTION

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11/20/23  
No. 382118  
Bradley S. Gilson  
Professional Engineer  
State of Utah

REV.	DATE	BY	COMMENTS

DATE	REVISIONS
NOVEMBER 2023	

DATE: NOVEMBER 2023	DESIGNED BY: BPTS	CHECKED: BG	APPROVED: BG
DRAWING NAME: EROSION CONTROL	DESIGNED/DRAWN BY: BPTS	CHECKED: BG	APPROVED: BG

**EROSION CONTROL PLAN**  
CONWAY - SANDY 4 LOT SUBDIVISION  
9855 SOUTH 3100 EAST  
SANDY, UTAH, 84092

REVISION: -

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**ER.101**