

# 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

## SANDY CITY GENERAL PLAT NOTES

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND THE DEVELOPMENT ON EACH LOT.
2. BUILDING PERMITS/CERTIFICATE 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.

## NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°02'20" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, BETWEEN THE FOUND SALT LAKE COUNTY BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AS SHOWN HEREON.
2. 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 HEREON.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONES 'X' PER FEMA MAP No. 4903C0466G, WITH AN EFFECTIVE DATE OF 9/25/2009.
4. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS: 132,419 SQUARE FEET, 3.039 ACRES.
5. 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.
6. THE MAINTENANCE OF THE PRIVATE ROAD ACROSS LOTS 1 AND 2 IS THE SOLE RESPONSIBILITY OF LOT 1.

## SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 0861599, 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, HEREAFER TO BE KNOWN AS:

**FIREFLY FOREST SUBDIVISION**  
 A RESIDENTIAL SUBDIVISION

## 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 2035.77 FEET AND S 0°00'00" E 3387.27 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°01'10" E 185.50 FEET; THENCE S 49°01'10" E 54.00 FEET; THENCE N 87°44'10" E 173.00 FEET; THENCE N 38°44'10" E 180.00 FEET; THENCE S 63°16'10" E 40.00 FEET; THENCE S 08°04'10" W 170.00 FEET; THENCE S 15°04'10" 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, 387.50 FEET; THENCE N 89°47'00" W, 20.00 FEET TO THE POINT OF BEGINNING.

DENNIS K. WITHERS,  
 L.S. LICENSE NO. 6135190

## OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER (S) 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: ROBYN PLATT  
 SIGNATURE: \_\_\_\_\_

BY: ZHBUN GUO  
 SIGNATURE: \_\_\_\_\_

BY: JIEWEN HU  
 SIGNATURE: \_\_\_\_\_

## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH )  
 COUNTY OF SALT LAKE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, LANCE PLATT AND ROBYN PLATT, PERSONALLY APPEARED BEFORE ME WHO BEING BY ME, DULY SWORN DID AFFIRMED, THAT THEY ARE THE OWNERS(S) OF THE HERON 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: \_\_\_\_\_

(DATE) \_\_\_\_\_ NOTARY PUBLIC  
 RESIDING IN SALT LAKE CO., UTAH

## INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH )  
 COUNTY OF SALT LAKE )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, ZHBUN GUO AND JIEWEN HU, PERSONALLY APPEARED BEFORE ME WHO BEING BY ME, DULY SWORN DID AFFIRMED, THAT THEY ARE THE OWNERS(S) OF THE HERON 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: \_\_\_\_\_

(DATE) \_\_\_\_\_ 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, DO(S) HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCEL OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY CONSENT TO THE RECORDING OF THIS PLAT.

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

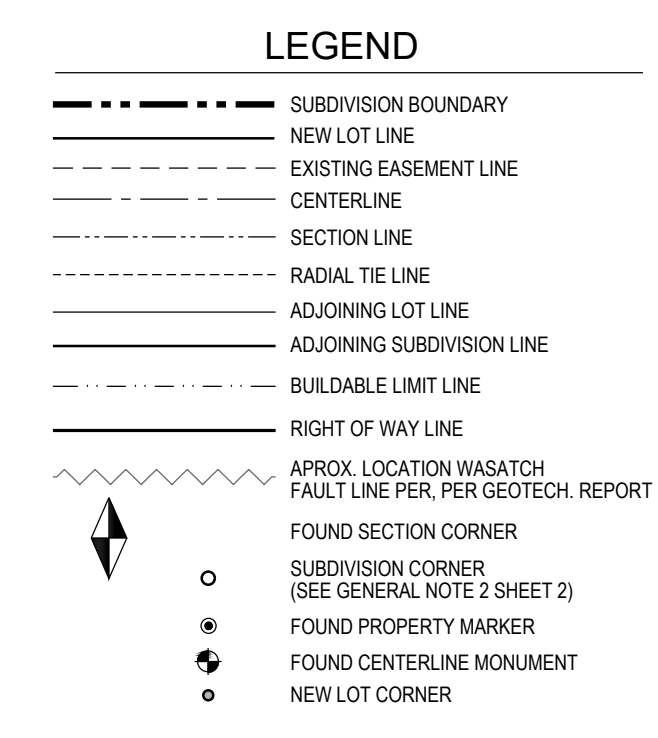
BY: \_\_\_\_\_

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 |

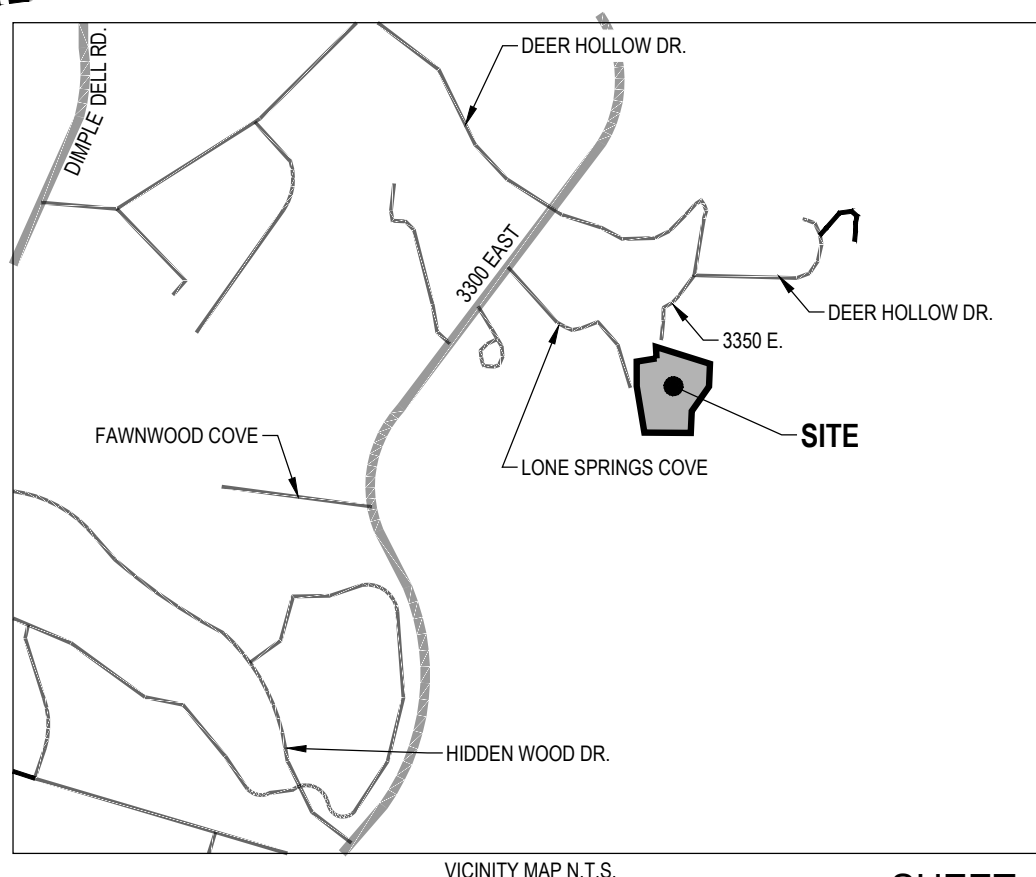
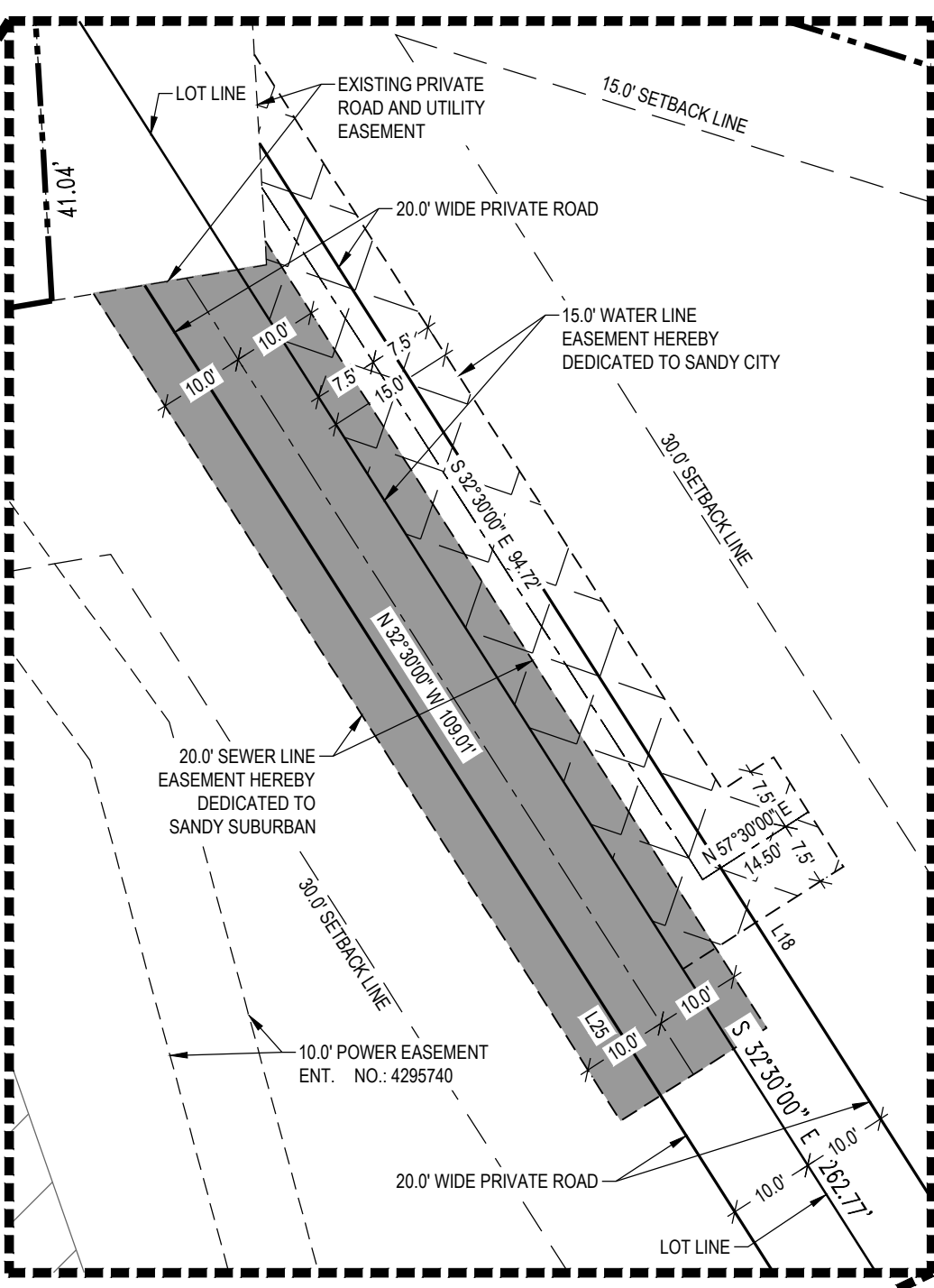
| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE #     | DIRECTION     | LENGTH |
| L1         | S 02°38'30" W | 114.39 |
| L2         | N 80°31'30" E | 107.03 |
| L3         | N 03°20'00" W | 60.00  |
| L4         | S 26°19'50" E | 40.15  |
| L5         | S 14°00'45" 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 |



S:\2019\Firefly\Firefly (Prod) Dwg\191228\_Survey\Prod Dwg\191228\_P1.dwg, Mar 26, 2019 - 4:30pm

|   |  |  |   |  |   |   |
|---|--|--|---|--|---|---|
| SALT LAKE COUNTY HEALTH DEPARTMENT<br>APPROVED THIS _____ DAY OF _____, A.D., 20____<br>DIRECTOR, S.L.CO. HEALTH DEPARTMENT | DOMINION<br>APPROVED THIS _____ DAY OF _____, 20____ | CENTURY LINK<br>APPROVED THIS _____ DAY OF _____, 20____ | COMCAST<br>APPROVED THIS _____ DAY OF _____, 20____ | ROCKY MOUNTAIN POWER<br>APPROVED THIS _____ DAY OF _____, 20____ | SANDY SUBURBAN IMPROVEMENT DISTRICT<br>APPROVED THIS _____ DAY OF _____, 20____ | SANDY CITY MAYOR<br>PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, A.D., 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED<br>MAYOR _____ ATTEST: CITY RECORDER _____ |
|---|--|--|---|--|---|---|

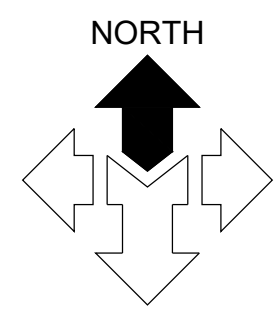
|  |  |  |   |   |   |   |   |
|--|--|--|---|---|---|---|---|
| <b>PREPARED BY:</b><br><br><b>McNEIL ENGINEERING</b><br>Economic and Sustainable Designs, Professionals You Know and Trust<br>8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com<br><b>Civil Engineering • Consulting &amp; Landscape Architecture</b><br><b>Structural Engineering • Land Surveying &amp; HDS</b> | <b>PLANNING COMMISSION</b><br>APPROVED THIS _____ DAY OF _____, 20____<br>CHAIRMAN, SANDY CITY PLANNING COMMISSION | <b>SANDY CITY PARKS &amp; RECREATION</b><br>APPROVED THIS _____ DAY OF _____, 20____ | <b>SANDY CITY PUBLIC UTILITIES</b><br>APPROVED THIS _____ DAY OF _____, A.D., 20____<br>ENGINEERING MANAGER | <b>CITY ENGINEER</b><br>APPROVED THIS _____ DAY OF _____, A.D., 20____<br>SANDY CITY ENGINEER | <b>APPROVAL AS TO FORM</b><br>APPROVED THIS _____ DAY OF _____, A.D., 20____<br>SANDY CITY ATTORNEY | <b>OWNER INFO:</b><br>GUO, ZHBUN & HU, JIEWEN<br>10765 S. 3350 E.<br>SALT LAKE CITY, UTAH<br><b>DEVELOPER INFO:</b><br>LANCE PLATT<br>10980 SECRET VIEW RD.<br>SALT LAKE CITY, UTAH 84092<br>PARCEL NO. 28-14-428-034<br>EMAIL: LANCE@GETGROOVEN.COM<br>PHONE: 801-455-3337 | <b>SALT LAKE COUNTY RECORDER</b><br>RECORD NO. _____<br>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF<br>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____<br>FEE \$ _____ SALT LAKE COUNTY RECORDER |
|--|--|--|---|---|---|---|---|



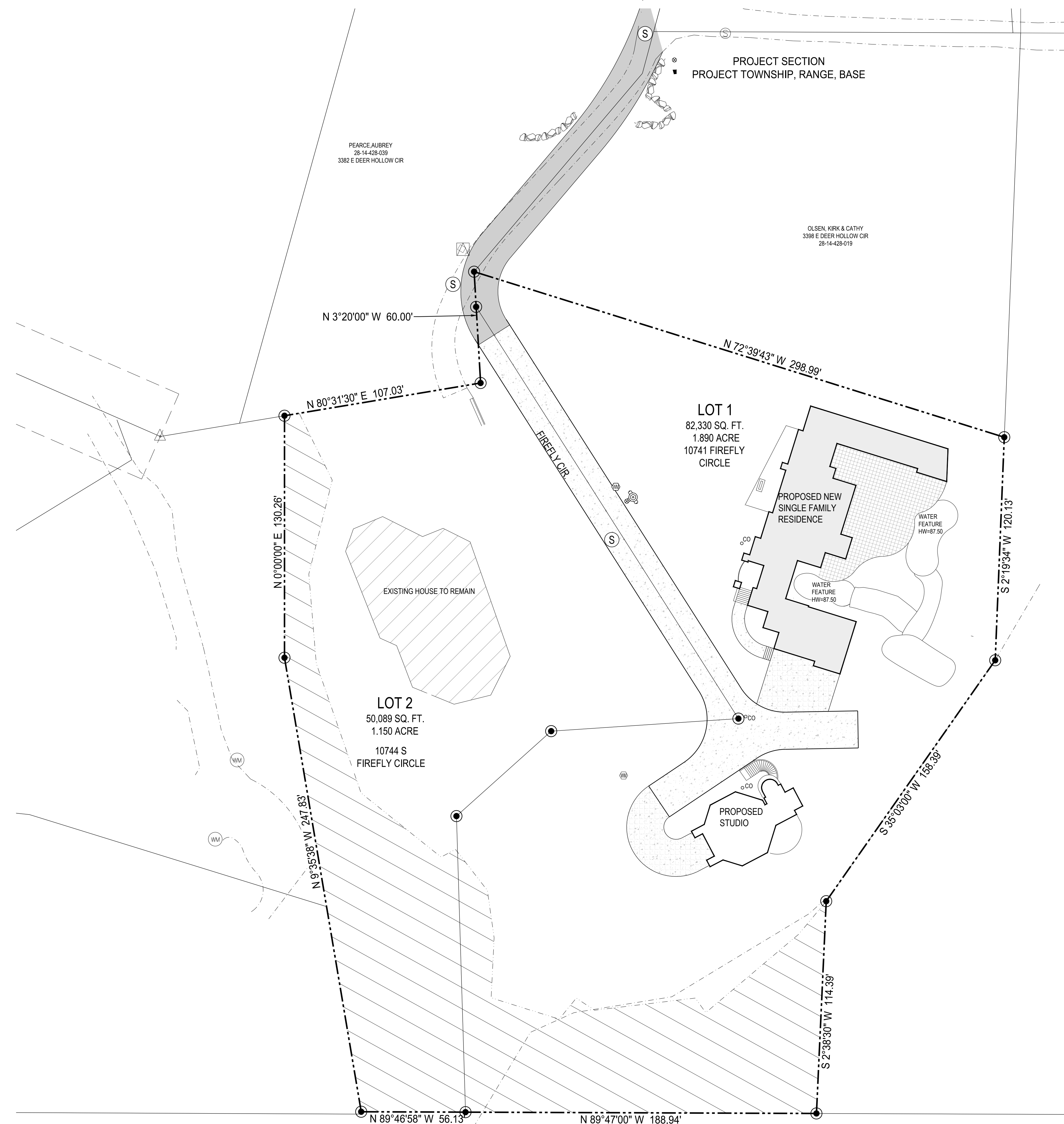
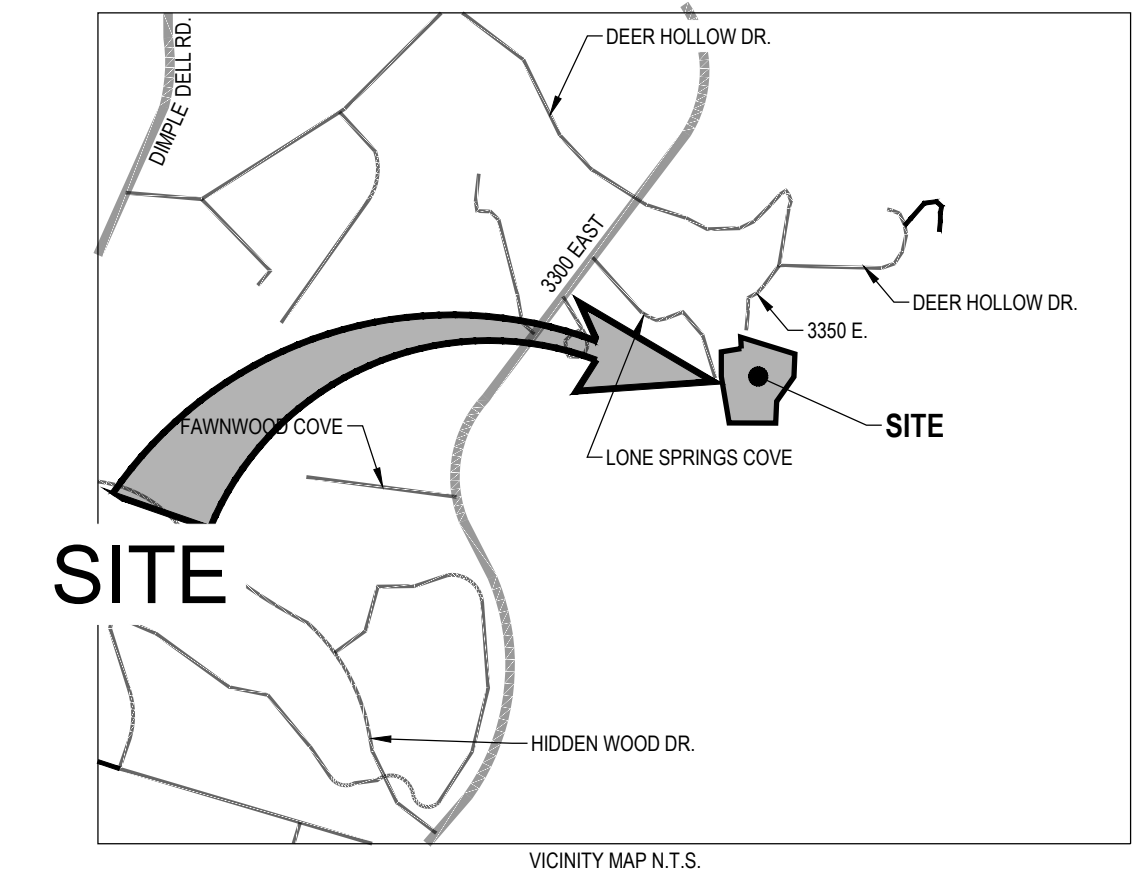
SHEET  
 1  
 OF  
 1

# FIREFLY FOREST SUBDIVISION CONSTRUCTION PLANS

3392 FIREFLY CIRCLE  
SANDY, UTAH



SCALE: 1" = 20'



### DRAWING INDEX

| SHEET | DESCRIPTION                             |
|-------|---|
| C0.00 | CIVIL COVER SHEET                       |
| C0.01 | GENERAL NOTES, LEGEND AND ABBREVIATIONS |
| C1.01 | HORIZONTAL CONTROL PLAN                 |
| C2.01 | GRADING AND DRAINAGE PLAN               |
| C2.02 | EROSION CONTROL PLAN                    |
| C4.01 | SITE UTILITY PLAN                       |
| C5.01 | CIVIL DETAILS                           |
| C5.02 | CIVIL DETAILS 2                         |
| C5.03 | CIVIL DETAILS 3                         |
| C5.04 | CIVIL DETAILS 4                         |

ALL WORK AND MATERIALS FOR WATER  
MUST CONFORM TO SANDY CITY STANDARDS  
AND SPECIFICATIONS

ALL WORK AND MATERIALS FOR SEWER  
MUST CONFORM TO SANDY SUBURBAN  
IMPROVEMENT DISTRICT STANDARDS AND  
SPECIFICATIONS

ALL WORK AND MATERIALS IN THE PUBLIC  
RIGHT-OF-WAY MUST CONFORM TO SANDY  
CITY STANDARDS AND SPECIFICATIONS

### OWNER & CONTACT

OWNER: LANCE & ROBYN PLATT  
10980 S SECRET VIEW DRIVE  
SANDY, UTAH 84092  
LANCE@GETGROOVEN.COM

CONTACT: ROBERT POIRIER  
8610 S SANDY PARKWAY  
SANDY, UTAH 84070  
ROB@MCNEILENG.COM  
801-984-2846

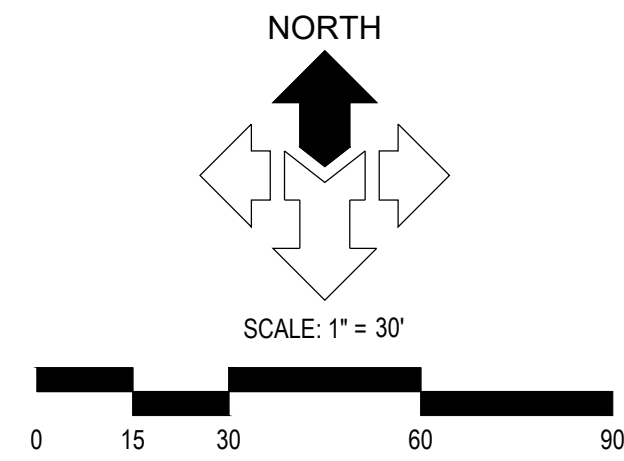
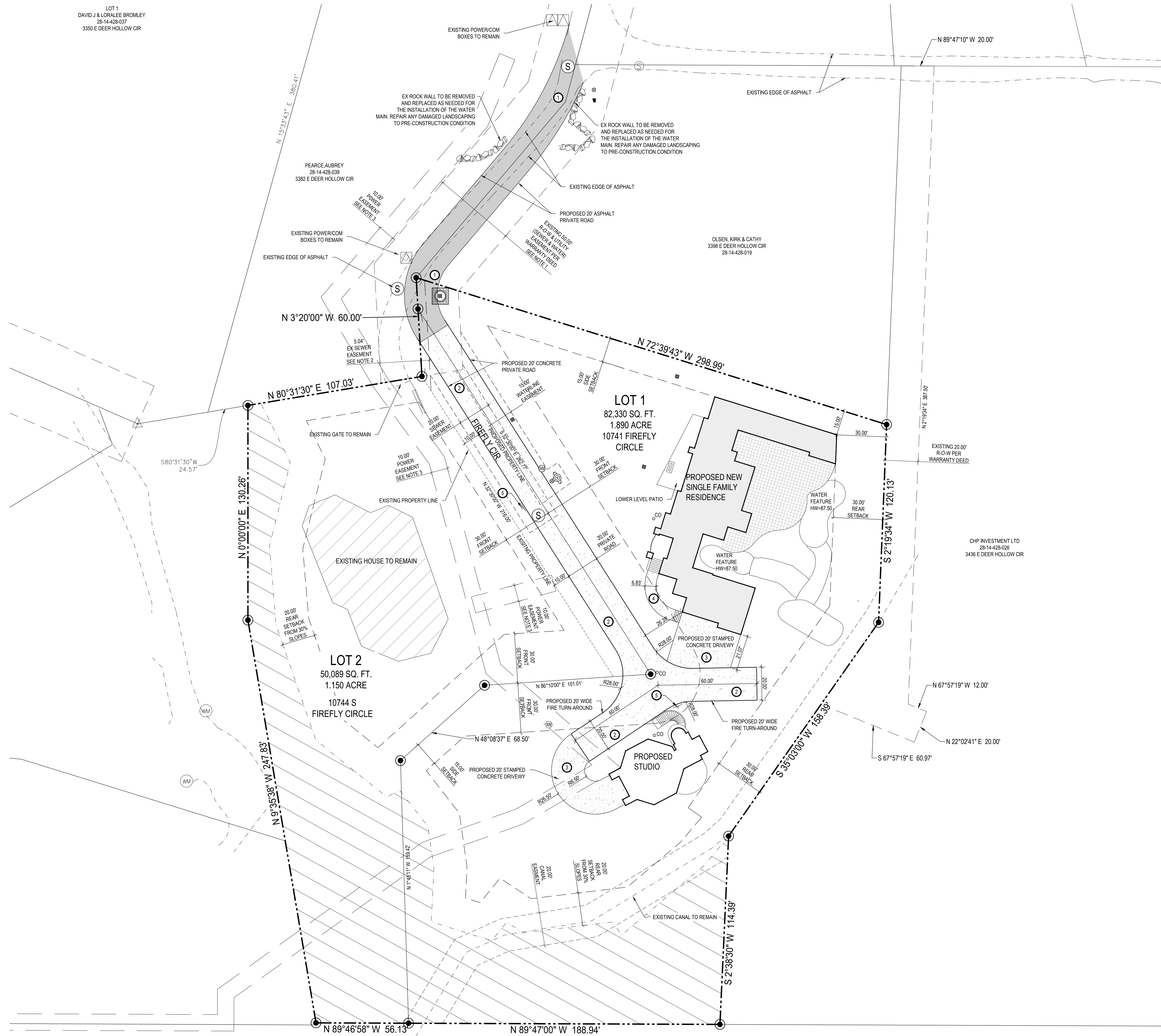


8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

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

C:\Users\Daniel.McNeil - GROUP\AppData\Local\Temp\AcPublish\_2680\19128-PLN.dwg, Daniel, Mar 28, 2019 - 3:03pm

LOT 1  
DAVID J & LORALEE BROMLEY  
28-14-428-027  
3390 E DEER HOLLOW CIR



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

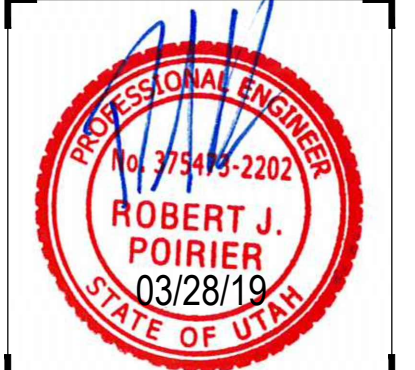
**GENERAL NOTES:**  
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.  
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION.  
SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.  
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.  
ALL IMPROVEMENTS MUST COMPLY WITH 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 OVERLAD 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 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](http://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. 1007735, 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, 1999 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.

**McNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS  
8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 [mcneilengineering.com](http://mcneilengineering.com)



**FIREFLY FOREST SUBDIVISION**  
**3392 FIREFLY CIRCLE**  
**SANDY, UTAH**

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT NO: 19128  
DRAWN BY: RJP  
CHECKED BY: RJP  
DATE: 3-14-19

**SITE PLAN**

**C1.01**



HILLCREST INVESTMENT COMPANY LLC  
28-14-476-002  
10675 S WASATCH BLVD

### DRAINAGE AREA A CALCULATIONS

|                             |                |
|-----------------------------|----------------|
| Design                      |                |
| Percolation rate (min/inch) | 10.00 min/inch |
| Discharge Rate Beneath Sump | 0.049 cfs      |
| Design Storm                | 100 year       |
| Rainfall Data from NOAA     |                |

Storm water within the tributary area will sheet flow to new catch basin and sump. 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                 |              |
| C <sub>roof</sub> =           | 0.85         |
| C <sub>paved</sub> =          | 0.90         |
| C <sub>landscaped</sub> =     | 0.15         |
| I = Rainfall Intensity        |              |
| A = Tributary Area            |              |
| Roof Area =                   | 0            |
| Paved Area =                  | 1,740        |
| Landscape Area =              | 6,173        |
| <b>Total Tributary Area =</b> | <b>7,913</b> |
| Weighted Coefficient (C) =    | 0.31         |
| C*A =                         | 2,492        |

| 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              | 151                 | 15                | 137                   |  |
| 15                  | 5.43         | 1.36              | 282                 | 44                | 238                   |  |
| 30                  | 3.42         | 1.71              | 355                 | 88                | 268                   |  |
| 60                  | 2.24         | 2.24              | 465                 | 175               | 290                   |  |
| 120                 | 1.29         | 2.58              | 536                 | 350               | 186                   |  |
| 180                 | 0.97         | 2.91              | 604                 | 525               | 79                    |  |
| 360                 | 0.52         | 3.12              | 648                 | 1,050             | 0                     |  |
| 720                 | 0.31         | 3.72              | 773                 | 2,100             | 0                     |  |
| 1,440               | 0.18         | 4.32              | 897                 | 4,200             | 0                     |  |

| New Sump Capacity per Design                 |                |                                  |                  |                 |                     |
|--|----------------|----------------------------------|------------------|-----------------|---------------------|
| Diameter of Sump (ft)                        | 6 ft           |                                  |                  |                 |                     |
| Depth of sump (ft)                           | 6              |                                  |                  |                 |                     |
| Depth of Gravel (ft)                         | 7 ft           | Fraction of side wall considered |                  |                 |                     |
| Storage in concrete sump=                    | 170 cf         |                                  |                  |                 |                     |
| depth of side considered for infiltration    | 3              |                                  |                  |                 |                     |
| Sump dimensions/vol                          | length (ft) 10 | Width (ft) 10.0                  | Area (sq.ft) 100 | Vol (cu.ft) 530 | infil area s.f. 350 |
| Water storage in gravel (assuming 40% voids) |                |                                  |                  | 212             | cuft                |
| Total Storage in sump and gravel=            |                |                                  |                  | 382             | cuft                |
| Total Storage                                |                |                                  |                  | 382             | cuft                |
| Infiltration rate (cfs)                      |                |                                  | 0.049            |                 | cfs                 |
| Storage Required:                            | 290            |                                  |                  |                 | Vol Cuydys          |
| Storage Available:                           | 382            | okay                             |                  |                 |                     |

### DRAINAGE AREA B CALCULATIONS

**Design Philosophy:**  
The storm water runoff from Drainage area "B" will sheet flow to inlets and will be conveyed by pipes to the stormtech storage chamber system. Per the Geotech report an infiltration rate of 10 min/inch was provided.

| Area Identification (A)          | Runoff Coefficient (C) | (C*A)            |
|----------------------------------|------------------------|------------------|
| Paved 8,893 sf (0.20 ac)         | 0.90                   | 7,815 sf         |
| Roof Area 6,893 sf (0.16 ac)     | 0.85                   | 5,859 sf         |
| Landscaped 59,788 sf (1.37 ac)   | 0.15                   | 8,968 sf         |
| <b>Total 75,364 sf (1.73 ac)</b> | <b>0.30 (ave)</b>      | <b>22,642 sf</b> |

**INFILTRATION RATE** Perc rate min/in 10  
Infiltration Area 1210  
Infiltration area \* 1/perc rate \* 1ft/12" \* 1min/60 sec = (0.17 cfs)

| DRAINAGE AREA B  |              |                   |            |                  |                  |             |              |
|--|--------------|-------------------|------------|------------------|------------------|-------------|--------------|
| 100-Year, 24-Hour Storm: Allowable Peak Discharge = 0.17 cfs |              |                   |            |                  |                  |             |              |
| Time (min)   | Rate (in/hr) | Rainfall (Inches) | Q in (cfs) | Add'l Q in (cfs) | Total Q in (cfs) | Q out (cfs) | Storage (cf) |
| 5  | 8.75         | 0.73              | 4.59       | 0.00             | 4.59             | 0.17        | 1,325        |
| 15   | 5.43         | 1.36              | 2.85       | 0.00             | 2.85             | 0.17        | 2,410        |
| 30   | 3.42         | 1.71              | 1.79       | 0.00             | 1.79             | 0.17        | 2,924        |
| 60   | 2.24         | 2.24              | 1.17       | 0.00             | 1.17             | 0.17        | 3,621        |
| 120  | 1.29         | 2.58              | 0.69       | 0.00             | 0.69             | 0.17        | 3,658        |
| 180  | 0.97         | 2.91              | 0.51       | 0.00             | 0.51             | 0.17        | 3,676        |
| 360  | 0.52         | 3.12              | 0.27       | 0.00             | 0.27             | 0.17        | 2,257        |
| 720  | 0.31         | 3.72              | 0.16       | 0.00             | 0.16             | 0.16        | 0            |
| 1440   | 0.18         | 4.32              | 0.09       | 0.00             | 0.09             | 0.09        | 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        |  |
| <b>Total Pipe Storage</b>      |             |                      | <b>0 cf</b> |  |

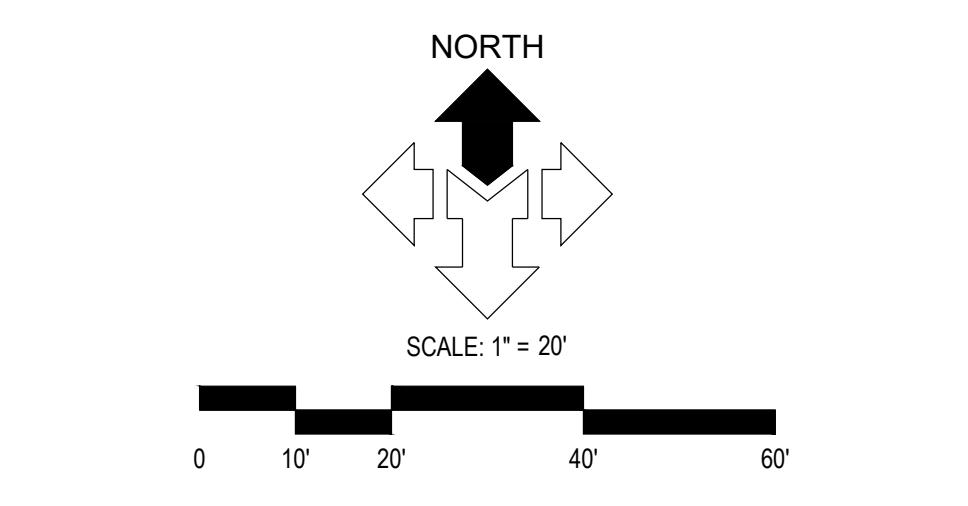
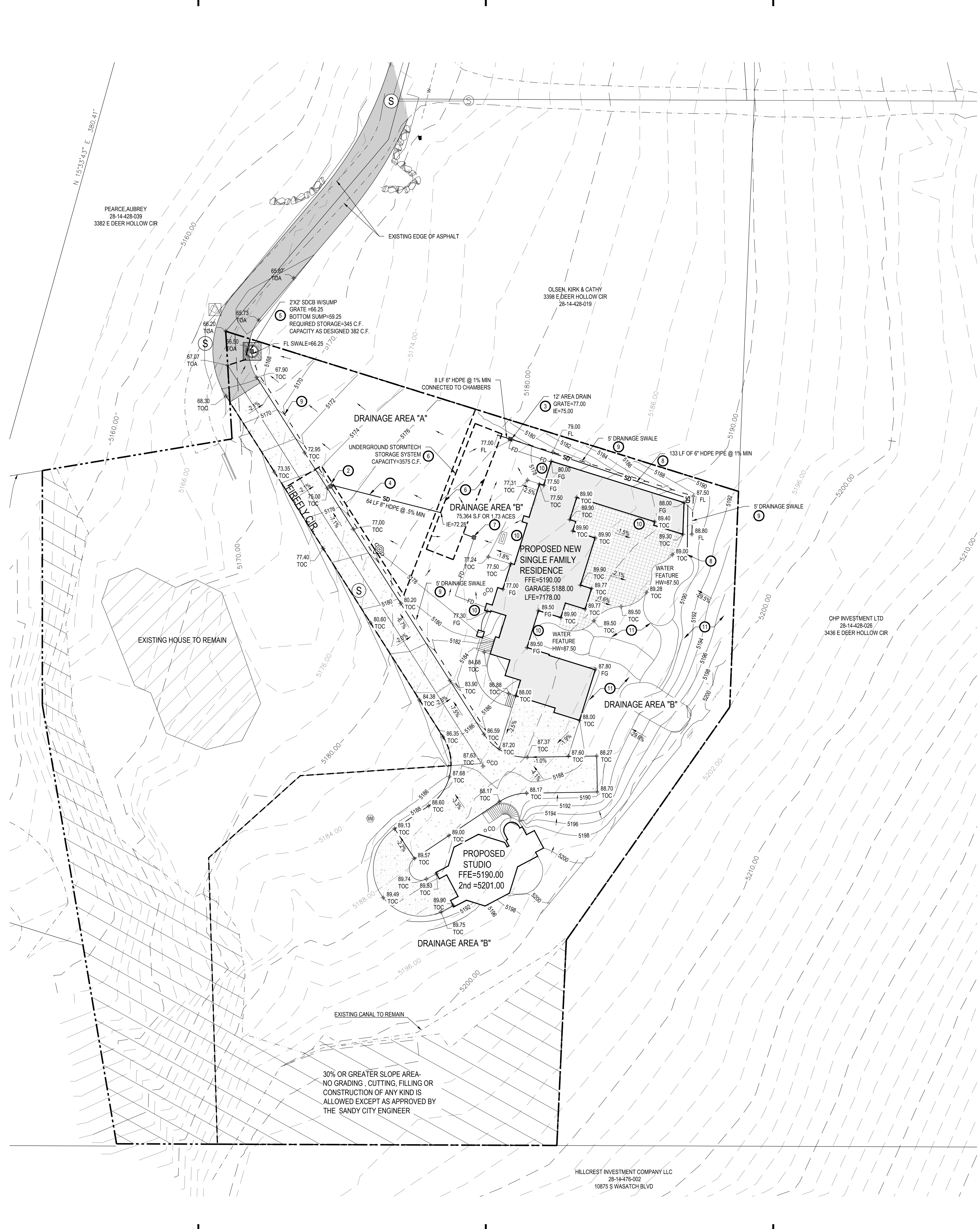
| Storm Structure Detention Provided: |            |           |            |             |
|-------------------------------------|------------|-----------|------------|-------------|
| Amount                              | Box Length | Box Width | Avg. Depth | Storage     |
| 0                                   | 0          | 0         | 0.00 ft    | 0 cf        |
| <b>Total Structure Storage</b>      |            |           |            | <b>0 cf</b> |

| Sub-Surface Storage Provided: |           |            |                 |
|-------------------------------|-----------|------------|-----------------|
| Amount                        | Area (sf) | Depth (ft) | Volume (cu. ft) |
| Stormtech Chambers            | 1210      | 3.75       | 3952 cf         |
|                               | 0         | 0          | 0 cf            |
| <b>Total Surface Storage</b>  |           |            | <b>3952 cf</b>  |

|                                   |                 |
|-----------------------------------|-----------------|
| <b>Total Detention Provided :</b> | <b>3,952 cf</b> |
| <b>Total Detention Required :</b> | <b>3,676 cf</b> |



- #### 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% MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 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.
  - STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE. GRATE=74.50, IN=72.57. SEE DETAIL 'A1' SHEET C5.01. GROOM END OF SWALE AND AREA AROUND CATCH BASIN TO ENSURE RUNOFF IS DIRECTED INTO THE INLET.
  - 12" HDPE MLINE DRAIN BASIN WITH PEDESTRIAN SAFE GRATE. SEE DETAIL 'A3' SHEET C5.01. GROOM END OF SWALE AND AREA AROUND CATCH BASIN TO ENSURE RUNOFF IS DIRECTED INTO THE INLET. GRATE=5177.00, IN=5175.00.
  - 64 LF 6" DIAMETER HDPE STORM DRAIN LINE @ 0.5% TRENCHING PER SANDY DETAIL PB-01. SEE DETAIL SHEET C5.01.
  - NEW SUMP WITH 2X2' GRATE FOR RETENTION OF DRAINAGE AREA A. SEE DETAIL SHEET C5.01. GRATE=66.25. BOTTOM OF CONCRETE RINGS=58.25. GROOM END OF SWALE AND AREA AROUND CATCH BASIN TO ENSURE RUNOFF IS DIRECTED INTO THE INLET.
  - NEW STORMTECH STORAGE RETENTION SYSTEM FOR DRAINAGE AREA B WITHOUT A LINER TO ALLOW STORM WATER TO INFILTRATE. REQUIRED STORAGE CAPACITY=3,956 C.F. AS DESIGNED CAPACITY 3,975 C.F. TOP OF CHAMBER=76.00, TOP OF STONE=77.00, BOTTOM OF CHAMBER 72.25, BOTTOM OF STONE=71.50.
  - 12" HDPE MLINE DRAIN BASIN WITH PEDESTRIAN SAFE GRATE. GRATE=77.00, IN=75.00. SEE DETAIL 'A2' SHEET C5.01. GROOM AREA AROUND INLET TO ENSURE RUNOFF IS DIRECTED INTO THE BASIN. CONNECT TO STORMTECH STORAGE SYSTEM WITH 6 LF OF 6" HDPE PIPE @ 1% MIN.
  - 6" DIAMETER HDPE PIPE @ 1% MIN. CONNECT TO STORM SYSTEM AS SHOWN. FLOWLINE TO MATCH HIGH WATER OF WATER FEATURE 5187.50. TRENCHING PER SANDY DETAIL PB-01. SEE DETAIL SHEET C5.01.
  - 5" WIDE DRAINAGE SWALE 6" DEEP. SEE DETAIL SHEET C5.01.
  - INSTALL 4" PERFORATED FOUNDATION DRAIN AROUND PERIMETER OF STRUCTURE BELOW THE BASEMENT SLAB AT AN ELEVATION OF 77.50. CONNECT TO STORM SYSTEM 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 8.
- 30% OR GREATER SLOPE AREA:  
NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.



**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



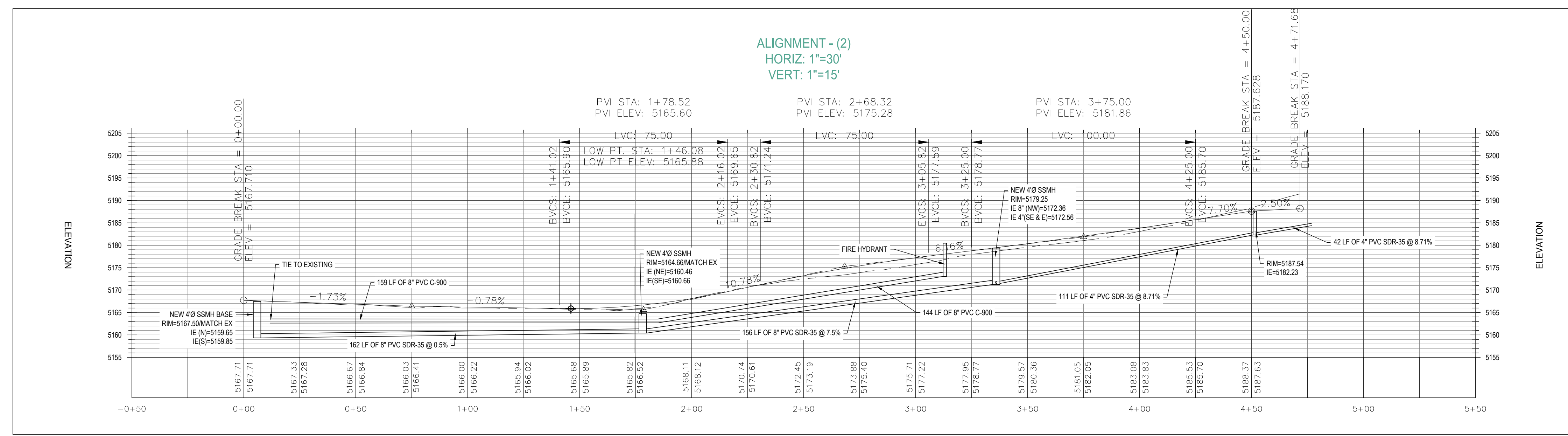
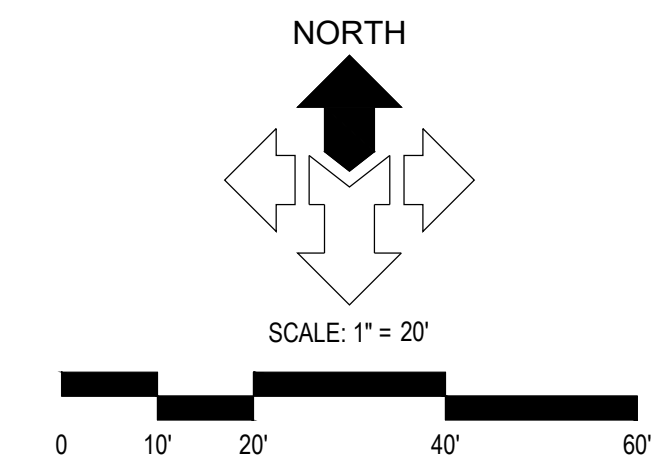
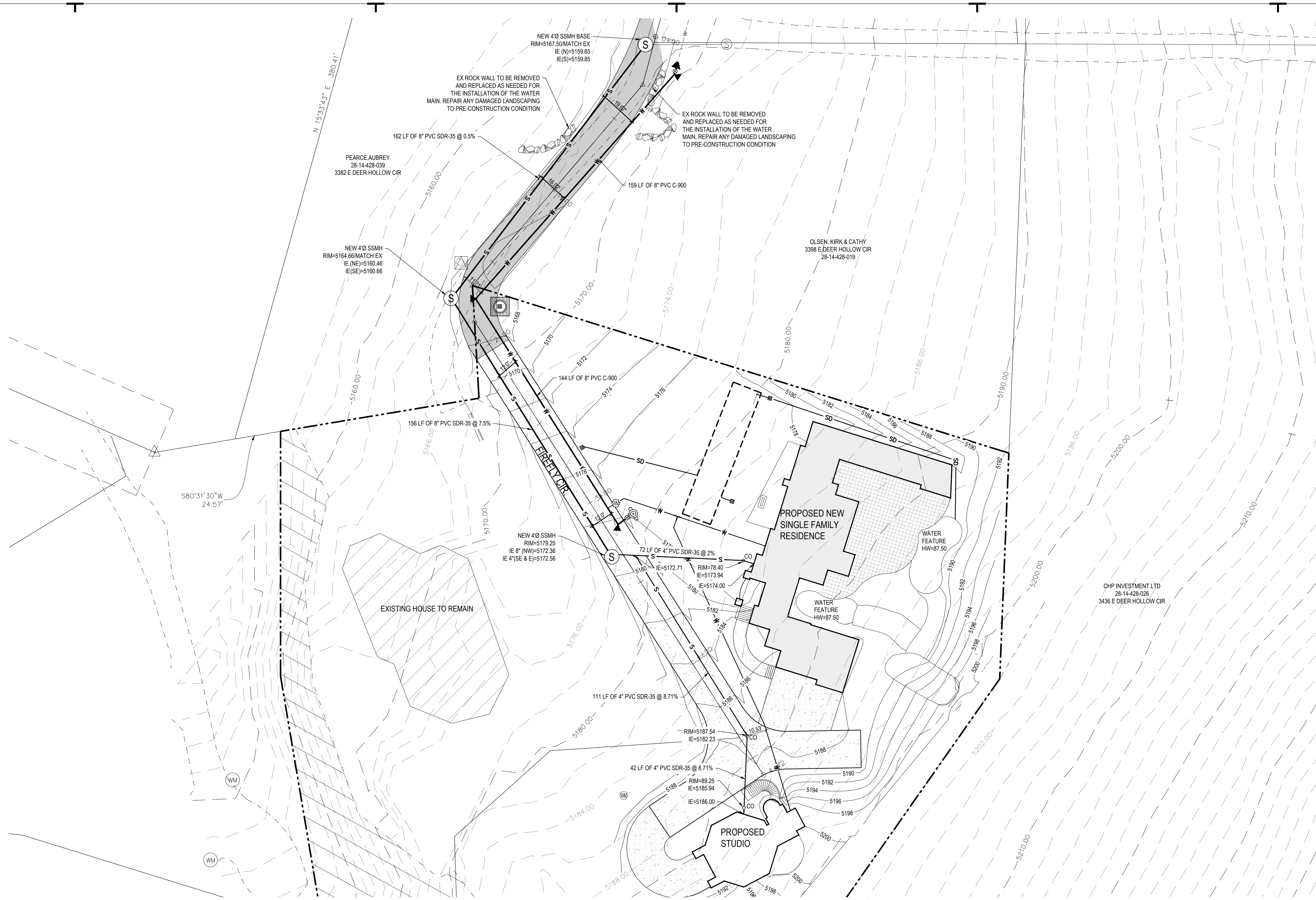
**FIREFLY FOREST SUBDIVISION**  
**3392 FIREFLY CIRCLE**  
**SANDY, UTAH**

| REVISIONS |             |
|-----------|-------------|
| REV       | DESCRIPTION |
|           |             |
|           |             |
|           |             |

PROJECT NO: 19128  
DRAWN BY: RJP  
CHECKED BY: RJP  
DATE: 3-14-19

**GRADING AND DRAINAGE PLAN**

**C2.01**



**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



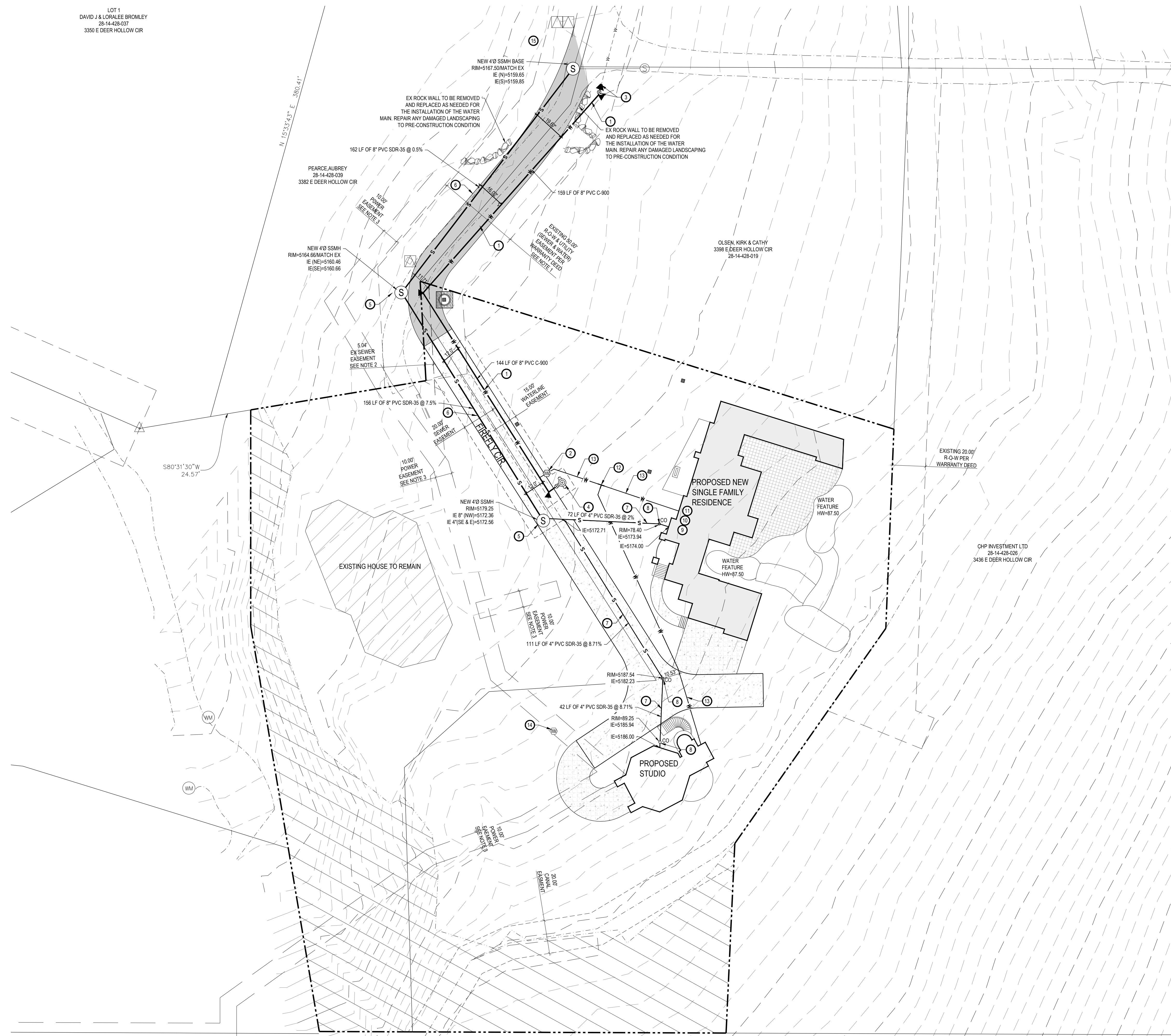
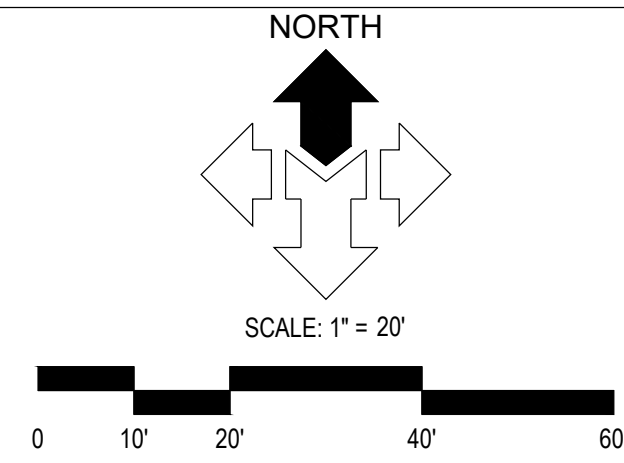
**FIREFLY FOREST SUBDIVISION**  
**3392 FIREFLY CIRCLE**  
**SANDY, UTAH**

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT NO: 19128  
DRAWN BY: RJP  
CHECKED BY: RJP  
DATE: 3-14-19

SECTIONS  
**C3.01**

LOT 1  
DAVID J & LORALEE BROMLEY  
28-14-428-037  
3350 E DEER HOLLOW CIR



**GENERAL NOTES:**

- SEE SANDY CITY NOTES SHEET C0.01 FOR WATER, STORM DRAIN, STREET LIGHT AND IRRIGATION NOTES.
- CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
- ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SANDY CITY STANDARDS & SPECIFICATIONS.
- ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS & SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.
- FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
- MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES. 18" MIN. VERTICAL SEPARATION IS TO BE MAINTAINED ABOVE SEWER MAINS AND 10 FEET OF HORIZONTAL SEPARATION TO SEWER MAINS.
- LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
- NO CHANGE IN THE DESIGN OF UTILITIES AS SHOWN WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF SANDY CITY, SANDY SUBURBAN IMPROVEMENT DISTRICT, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY. UTILITY SERVICE CONTACTS ARE:

SANDY CITY:  
LENNIE CHANTHAPHUANG  
E-MAIL: lennie@sandy.utah.gov  
SANDY SUBURBAN IMP DIST:  
SHELEBY BOLLINGER  
TELEPHONE: 801-561-7662  
DOMINION ENERGY (GAS):  
BEVERLY FLOREDO  
TELEPHONE: 801-324-3964  
ROCKY MTN POWER:  
BUILDER'S HOTLINE  
TELEPHONE: 801-469-3981  
CENTURY LINK:  
MERRIE CHASE  
TELEPHONE: 801-974-8171  
COMCAST CABLE:  
ELYSIA VALDEZ  
TELEPHONE: 801-401-3017

**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:

- NEW 8" PVC C-900 WATER LINE, INCLUDING ALL TRACER WIRE, FITTINGS, 6X6 REDUCER AND THRUST BLOCKING. SEE SANDY DETAIL PB-01. FOR TRENCHING AND WTR-08 FOR THRUST BLOCKING. SHEET C5.02. CONTRACTOR TO POTHOLE AND FIELD VERIFY LOCATION OF EXISTING WATER MAIN PRIOR TO STARTING CONSTRUCTION ON THE SEWER MAIN. SHOULD THE LOCATION DIFFER SUBSTANTIALLY, THE ENGINEER OF RECORD SHALL BE NOTIFIED TO ENSURE THE DESIGN MEETS REQUIRED STANDARDS.
- NEW 1" WATER METER AND 1" TYPE K COPPER SERVICE CONNECTION PER SANDY DETAIL WTR-09. SHEET C5.02. CONNECT METER TO 8" MAIN WITH NEW 1" TYPE K COPPER PER SANDY CITY STANDARDS. 3" PAST METER UPSIZE LINE TO 1.5" POLY PIPE FOR CONNECTION TO RESIDENCE AND STUDIO.
- CONNECT NEW 8" PVC C-900 WATER LINE TO EXISTING 6" WATER MAIN WITH 6X6 REDUCER PER SANDY CITY STANDARDS. INSTALL NEW 8" GATE VALVE AT POINT OF CONNECTION AS SHOWN. SEE SANDY DETAIL WTR-03. SHEET C5.02 FOR VALVE BOX.
- NEW FIRE HYDRANT ASSEMBLY COMPLETE. SEE SANDY DETAIL WTR-01. SHEET C5.02.
- NEW SHALLOW 4" DIAMETER SANITARY SEWER MANHOLE. SEE SANDY SUBURBAN DISTRICT STANDARD DETAIL SHEET C5.03.
- 8" PVC SDR-35 SANITARY SEWER LINE, INCLUDING ALL FITTINGS. SEE SANDY SUBURBAN TRENCH DETAIL SHEET C5.03.
- 4" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. INSTALL CLEANOUTS AS SHOWN. SEE SANDY SUBURBAN TRENCHING DETAIL AND LATERAL CONNECTION DETAIL SHEET C5.03.
- SANITARY SEWER CLEANOUT. SEE SANDY SUBURBAN LATERAL CONNECTION DETAIL SHEET C5.03.
- UNDERGROUND CABLE AND POWER LINES. CONTRACTOR TO COORDINATE WITH COMCAST AND ROCKY MOUNTAIN POWER.
- NEW NATURAL GAS LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY DOMINION ENERGY WITH OTHER CONSTRUCTION.
- TELEPHONE LINE. CONTRACTOR TO PROVIDE TRENCHING 30" DEEP X 24" WIDE FOR CENTURY LINK AND THEN BACKFILL AS REQUIRED.
- NEW 1.5" POLY PIPE TEE
- NEW 1.5" POLY PIPE CULINARY WATER SERVICE LATERAL TO RESIDENCE AND STUDIO. TRENCHING PER SANDY DETAIL PB-01. SEE SHEET C5.02.
- EXISTING WATER METER TO BE KILLED AT THE MAIN PER SANDY CITY STANDARDS AND SPECIFICATIONS.
- EXISTING 4" SEWER MANHOLE BASE TO BE REMOVED AND REPLACED WITH A BASE INCLUDING FLOW THROUGH DIRECTING TROUGH TO PREVENT FLOWS FROM EXISTING LINE BACKING INTO THE NEW LINE PER SANDY SUBURBAN STANDARDS AND SPECIFICATIONS. SEE DETAIL SHEET C5.03.

**SANDY CITY WATER NOTES**

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 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 FINAL APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/STANDARDS/SPECIFICATIONS.HTML](http://sandy.utah.gov/government/public-works/standards/specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999)
- LOCATE WATER LINE 4" OFF LIP OF GUTTER ON THE NORTH AND EAST SIDE OF THE ROADWAY.
- A MINIMUM OF 48" OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
- THICKNESS CLASS 52 OR BETTER DUCTILE IRON PIPE.
- USE 6" COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS.
- ALL DEAD ENDS TO BE PLUGGED WITH A 2" WASHOUT OR END WITH A FIRE HYDRANT.
- ALL WATER LINES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION.
- ALL WATER LINES SHALL BE BEDDED IN SAND 6" UNDER, 12" AROUND.

**SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:**

- ALL SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE DISTRICT STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT THE DISTRICT OFFICE, 8855 SOUTH 700 WEST, SANDY, UTAH 84070.
- VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SANITARY SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

**MCNEIL ENGINEERING**  
Economic and Sustainable Designs, Professionals You Know and Trust  
8010 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 [mcneilengineering.com](http://mcneilengineering.com)  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDS



**FIREFLY FOREST SUBDIVISION**  
**3392 FIREFLY CIRCLE**  
**SANDY, UTAH**

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

PROJECT NO: 19128  
DRAWN BY: RJP  
CHECKED BY: RJP  
DATE: 3-14-19

**SITE UTILITY PLAN**  
**C4.01**



C:\Users\Daniel.McNeil - GROUP\AppData\Local\Temp\appdata\temp\acPublish\_2680\19128-PLN.dwg, Daniel, Mar. 28, 2019 - 3:04pm

HILLCREST INVESTMENT COMPANY LLC  
28-14-428-002  
10875 S WASATCH BLVD