

PROJECT MEASUREMENTS

TOTAL ACREAGE: 65,573 SQ. FT.
UNIT SIZE: 20,000 SQ. FT. (MIN)
NUMBER OF LOTS: 2

ZONING REQUIREMENTS

FRONT SETBACK: 20 FT. PER SLOPE RELIEF
SIDE SETBACK: 10 FT. MINIMUM
24 FT. TOTAL
REAR SETBACK: 30 FT. (20 FT. AVERAGE FROM 30% SLOPE)

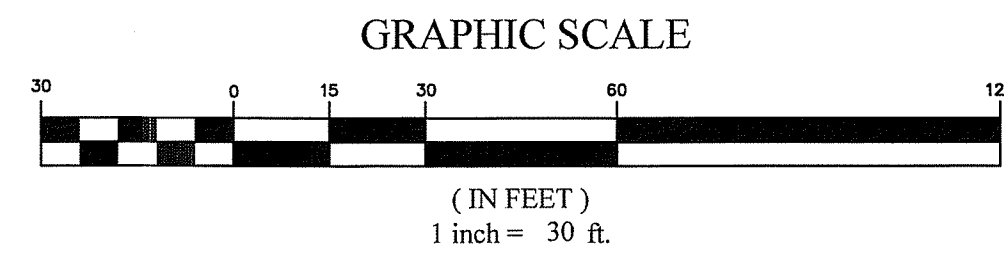
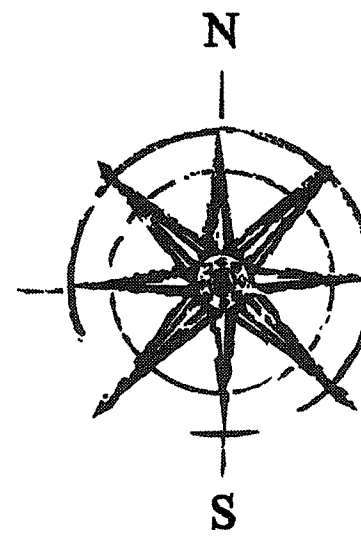
FEMA NOTE

- THIS PROPERTY LIES WITHIN ZONE X ACCORDING TO FEMA MAP #49035C0462G.
ZONE X IS DEFINED AS AREAS TO BE OUTSIDE OF THE 0.2% (500-YEAR) ANNUAL CHANCE FLOODPLAIN.

DIMPLE DELL RIDGE

LOCATED IN THE SW 1/4 OF SECTION 16, T3 (S), R1 (E),
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

CENTER 1/4 CORNER OF SECTION 16, T3S, R1E, SLB&M (CALCULATED FROM PREVIOUS SURVEYS)



LEGEND

- BOUNDARY
ROW
LOT LINE
EASEMENT
CONTOUR MAJOR
CONTOUR MINOR
EXIST. STORM DRAIN
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW-OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
EXIST. COMMUNICATIONS BOX
EXIST. ELECTRICAL BOX & MANHOLE
EXIST. STREET LIGHT
EXIST. POWER POLE

30% OR GREATER SLOPE AREAS. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF
ON THIS DAY OF A.D. 20, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE A CORPORATION, AND THAT THE FOREGOING OWNERS DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID CORPORATION, BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

JESS L. & DEANNA D. KNIGHT 9065/1108

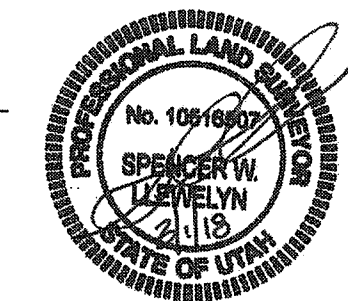
DETAIL B

SURVEYOR'S CERTIFICATE

I, SPENCER LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE 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:

DIMPLE DELL RIDGE

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



Spencer Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of the SW 1/4 & SE 1/4 of Section 16, Township 3 South, Range 1 East, Salt Lake Base & Meridian, located in Sandy City, Utah, more particularly described as follows:
Beginning at a point on the South line of Dimple Dell Road located N0°27'40"E along the 1/4 Section line 2,180.35 feet from the South 1/4 Corner of Section 16, T3S, R1E, SLB&M; thence along said street the following 3 (three) courses and distances: N80°14'26"W 23.77 feet; thence N00°28'23"E 4.05 feet; thence N80°14'26"W 12.85 feet to the Easterly line of that Real Property described in Deed Book 9929 Page 9544 of the Official Records of Salt Lake County; thence along said deed the following 3 (three) courses and distances: N00°26'35"E 183.41 feet; thence N80°24'53"E 63.09 feet; thence N00°26'35"E 260.75 feet to the 1/4 Section line; thence S89°57'00"E along the 1/4 Section line 280.62 feet to the Westerly line of that Real Property described in Deed Book 9065 Page 1108 of the Official ; thence S04°38'55"W along said deed 513.57 feet to the South line of Dimple Dell Road; thence along said street the following 9 (nine) courses and distances: thence N80°14'26"W 154.77 feet; thence N00°01'08"E 1.02 feet; thence N80°14'26"W 40.25 feet; thence S00°37'49"W 4.51 feet; thence N80°03'19"W 1.45 feet; thence N00°29'16"E 3.49 feet; thence N80°14'26"W 21.31 feet; thence N00°00'38"E 1.02 feet; thence N80°14'26"W 54.73 feet to the point of beginning.

Contains: 3.24 acres +/-
PARCEL A
Beginning at a point located South 00°27'40" West along the Section line 503.13 feet from the Center of Section 16, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 80°02'14" West 36.78 feet; thence North 00°27'40" East 10.14 feet; thence South 80°02'14" East 36.78 feet; thence South 00°27'40" West 10.14 feet to the point of beginning.
Contains: 368 s.f. +/-

OWNER'S DEDICATION

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

DIMPLE DELL RIDGE

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF A.D. 20
MARK TRAPP

DOMINION ENERGY ADAM NASH

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF
ON THE DAY OF 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE SIGNED THE FOREGOING OWNER'S DEDICATION AS AN INDIVIDUAL, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME.

MY COMMISSION EXPIRES: A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN COUNTY
MY COMMISSION No. PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF
ON THIS DAY OF A.D. 20 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF IN SAID STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE OF A LIMITED LIABILITY COMPANY AND THAT THE FOREGOING OWNER'S DEDICATION WAS SIGNED FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS ORGANIZATIONAL DOCUMENTS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN COUNTY
MY COMMISSION No. PRINTED FULL NAME OF NOTARY

DIMPLE DELL RIDGE

LOCATED IN THE SW 1/4 OF SECTION 16, T 3 (S), R 1 (E),
SALT LAKE BASE & MERIDIAN
SANDY CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
DATE: TIME: BOOK: PAGE:
FEE \$ SALT LAKE COUNTY RECORDER

VICINITY MAP

N.T.S.

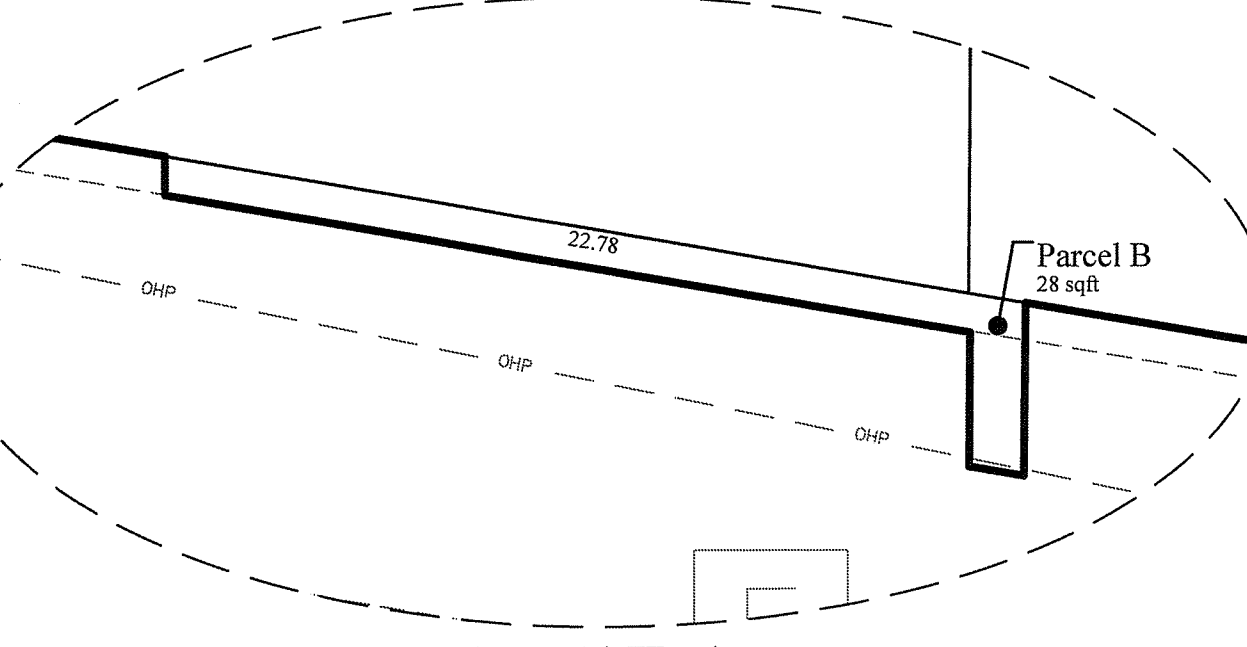
SANDY CITY GENERAL PLAT NOTES AND NOTICE TO PURCHASERS

- 1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT OF 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. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIP LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
6. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
7. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC USE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-09-17-5300) 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 REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND 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.

NOTES

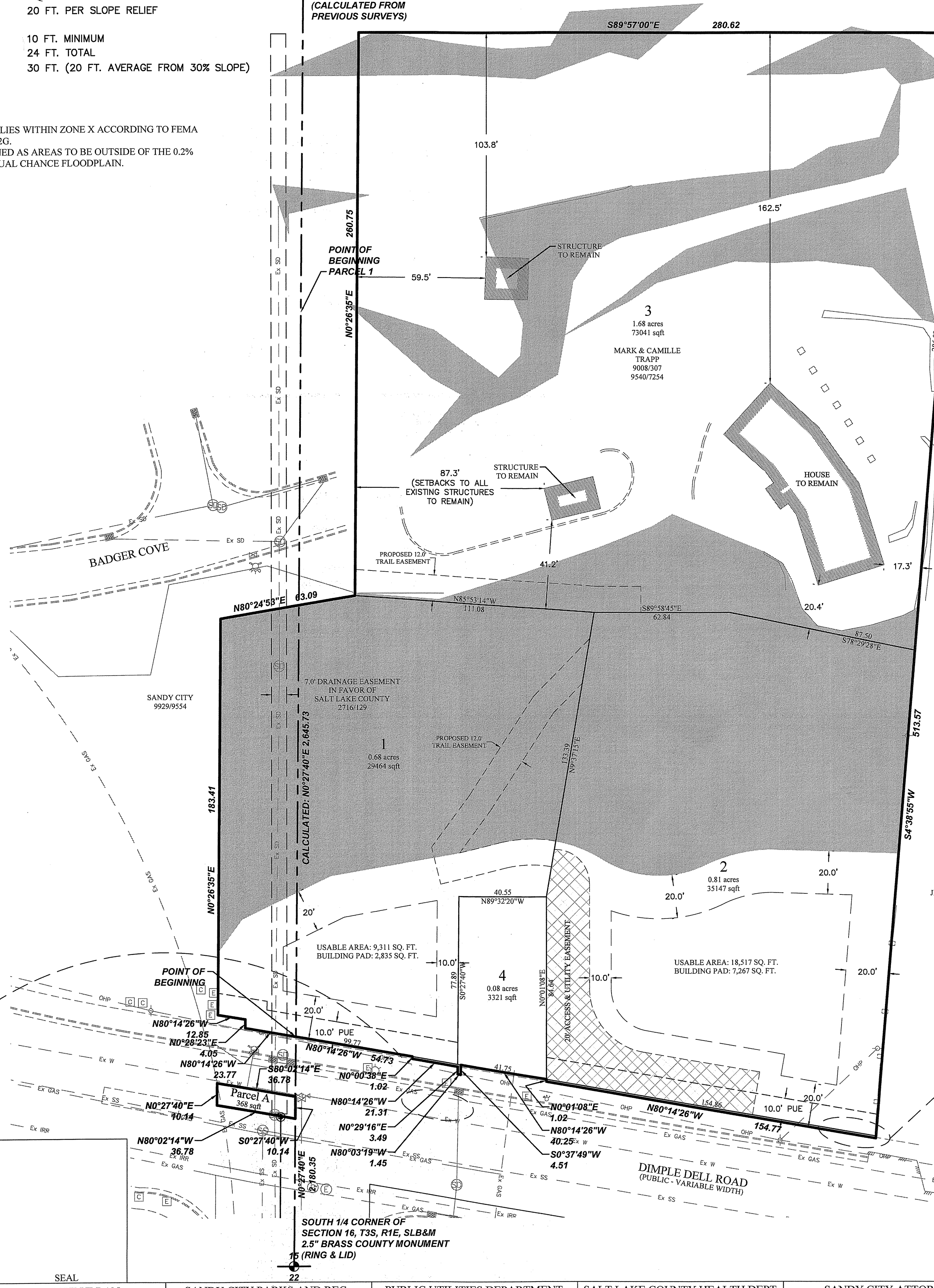
- 1. PARCELS A, B, AND C ARE HEREBY DEDICATED TO SANDY CITY AS RIGHT OF WAY.
2. ALL REQUIREMENTS OF THE SENSITIVE LANDS OVERLAY SHALL APPLY.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE FOR THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS, AS REQUIRED BY THE SANDY CITY ENGINEER.
4. NO SINGLE-FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY 30%-OR-GREATER-SLOPE AREA.
5. NO DRIVEWAYS SHALL BE CONSTRUCTED SO AS TO SLOPE TOWARD ANY STRUCTURES, WITHOUT WRITTEN PERMISSION FROM THE SANDY CITY ENGINEER.
6. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30%-OR-GREATER-SLOPE AREAS, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.
7. NO TREES SHALL BE PLANTED IN THE PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF THE SIDEWALK.
8. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC RIGHT OF WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT MONICA PETERSEN AT THE PUBLIC WORKS DEPARTMENT (801)568-2960 FOR INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
9. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS ARE HEREBY DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC USES.
10. ALL BUILDING OR POOL SITE AND GRADING PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.



DETAIL A

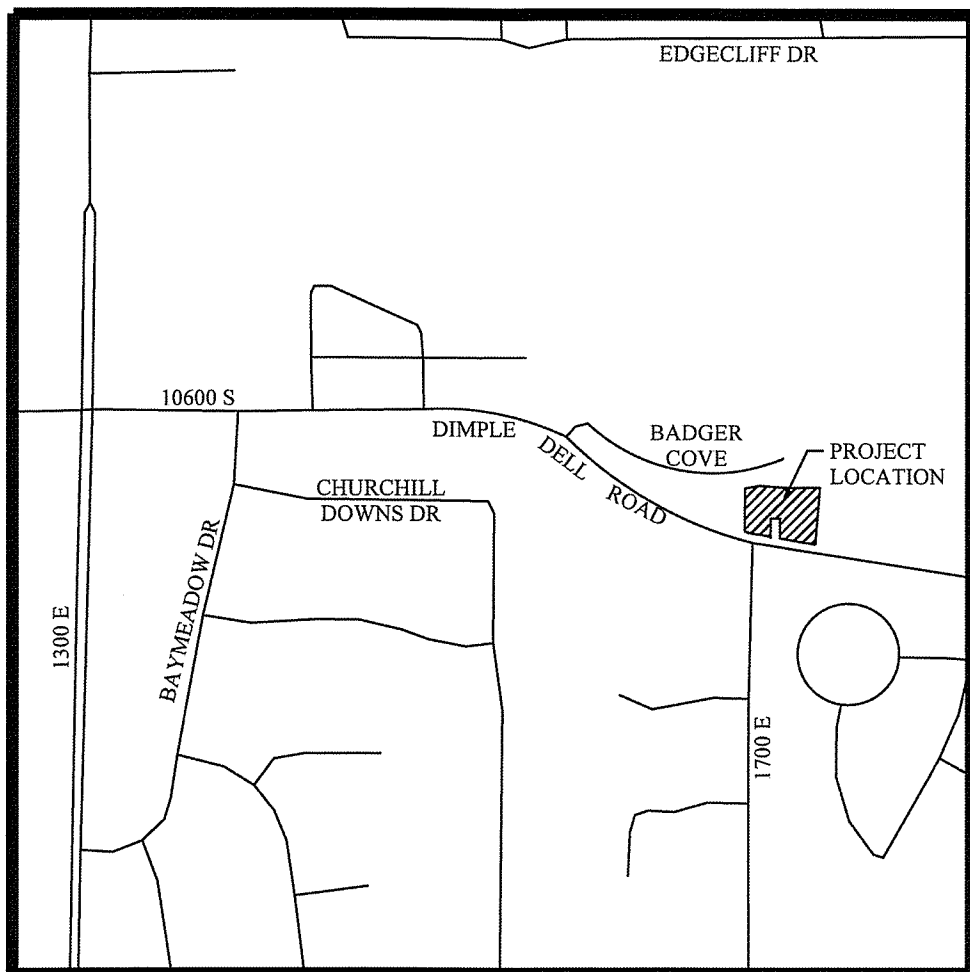
EASEMENT APPROVAL
SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS DAY OF A.D. 20, AT WHICH TIME THE SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR
ATTEST: SANDY CITY RECORDER

PLAT PREPARED BY: FOCUS ENGINEERING AND SURVEYING, LLC
PREPARED FOR: ADAM NASH
4376 SOUTH 700 EAST, #205
SALT LAKE CITY, UT 84107
Cell: 801-580-1428

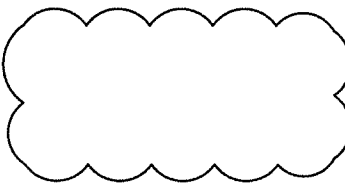
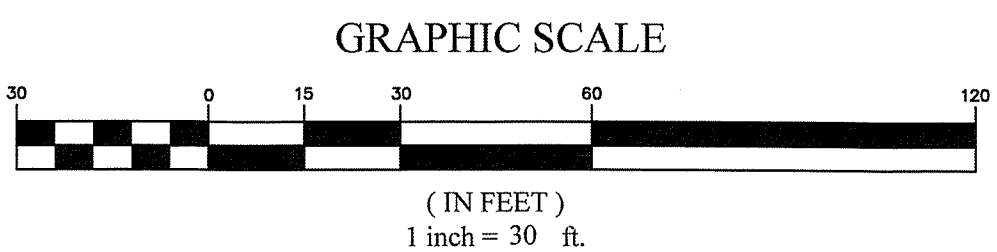
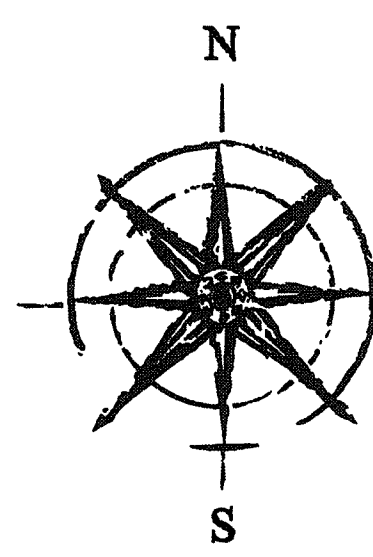


SANDY SUBURBAN IMPROVEMENT DISTRICT
SANDY CITY PARKS AND REC.
PUBLIC UTILITIES DEPARTMENT
SALT LAKE COUNTY HEALTH DEPT.
SANDY CITY ATTORNEY
PLANNING COMMISSION
SANDY CITY ENGINEER

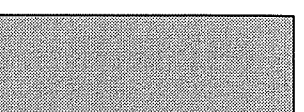
2017-03-THOMAS FLYNN-DIMPLE DELL RIDGE DESIGN 17-03.DWG(S) SHEETS C2 - PRELIMINARY PLATING



VICINITY MAP
N.T.S.

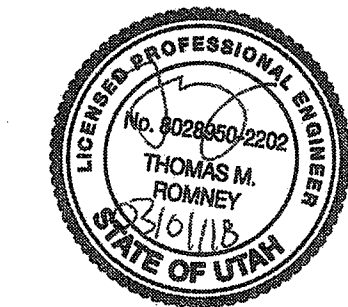


SCRUB OAK



30% OR GREATER SLOPE AREAS. NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

FOCUS[®]
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



DIMPLE DELL RIDGE
SANDY CITY, UTAH
VEGETATION ANALYSIS PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

VEGETATION ANALYSIS PLAN

Scale: 1"=30' Drawn: AWS
Date: 3/1/2018 Job #: 17-103
Sheet:

C5

