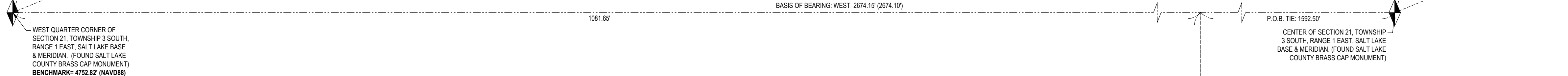
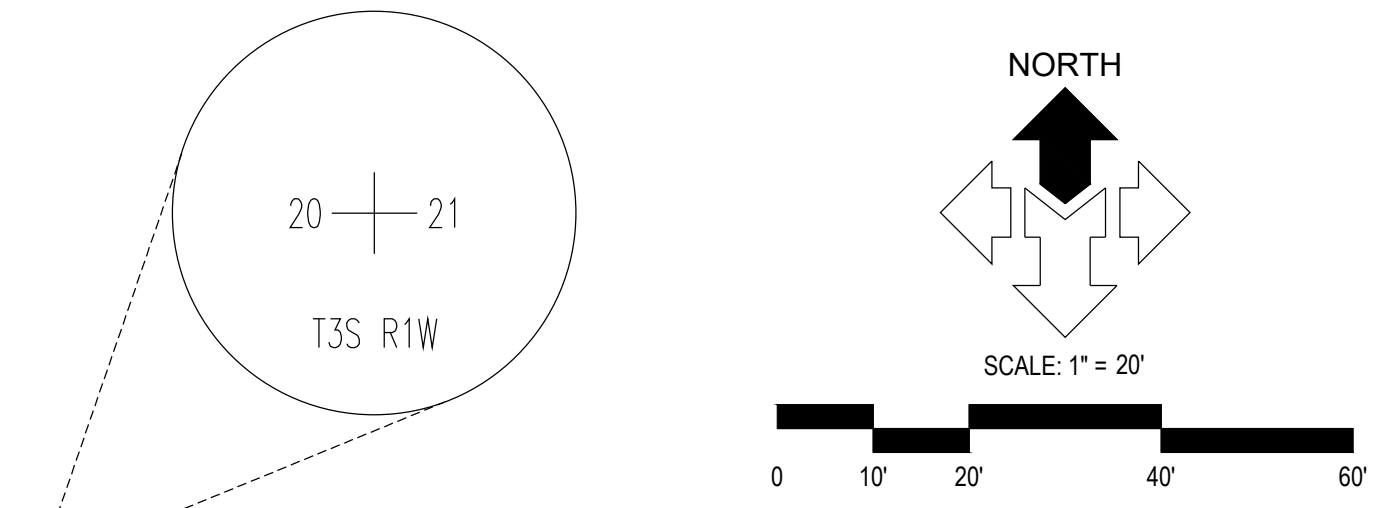


LONGPATH SUBDIVISION

A RESIDENTIAL SUBDIVISION
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 21
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
 115110 SOUTH HAGAN ROAD SANDY CITY, UTAH 84092
 (PRELIMINARY PLAT)

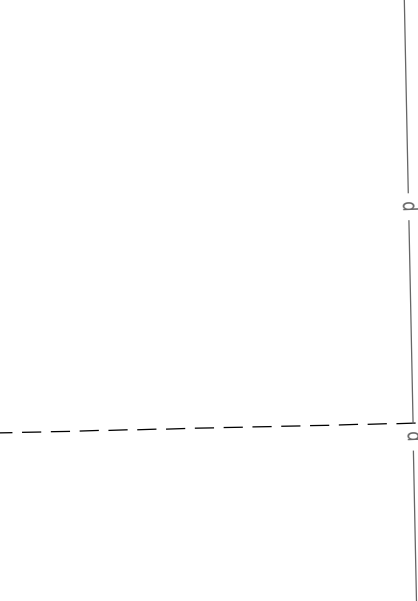


PLAT NOTES AND NOTICE TO PURCHASERS

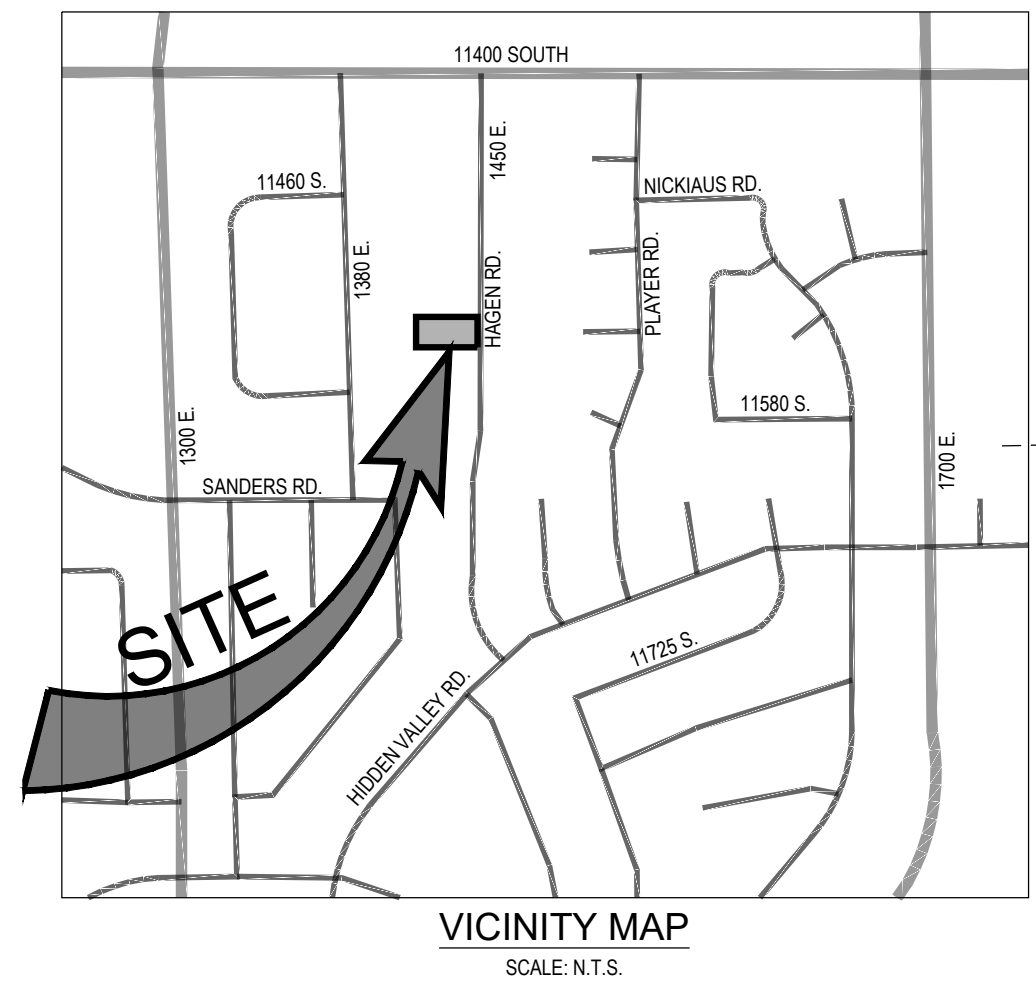
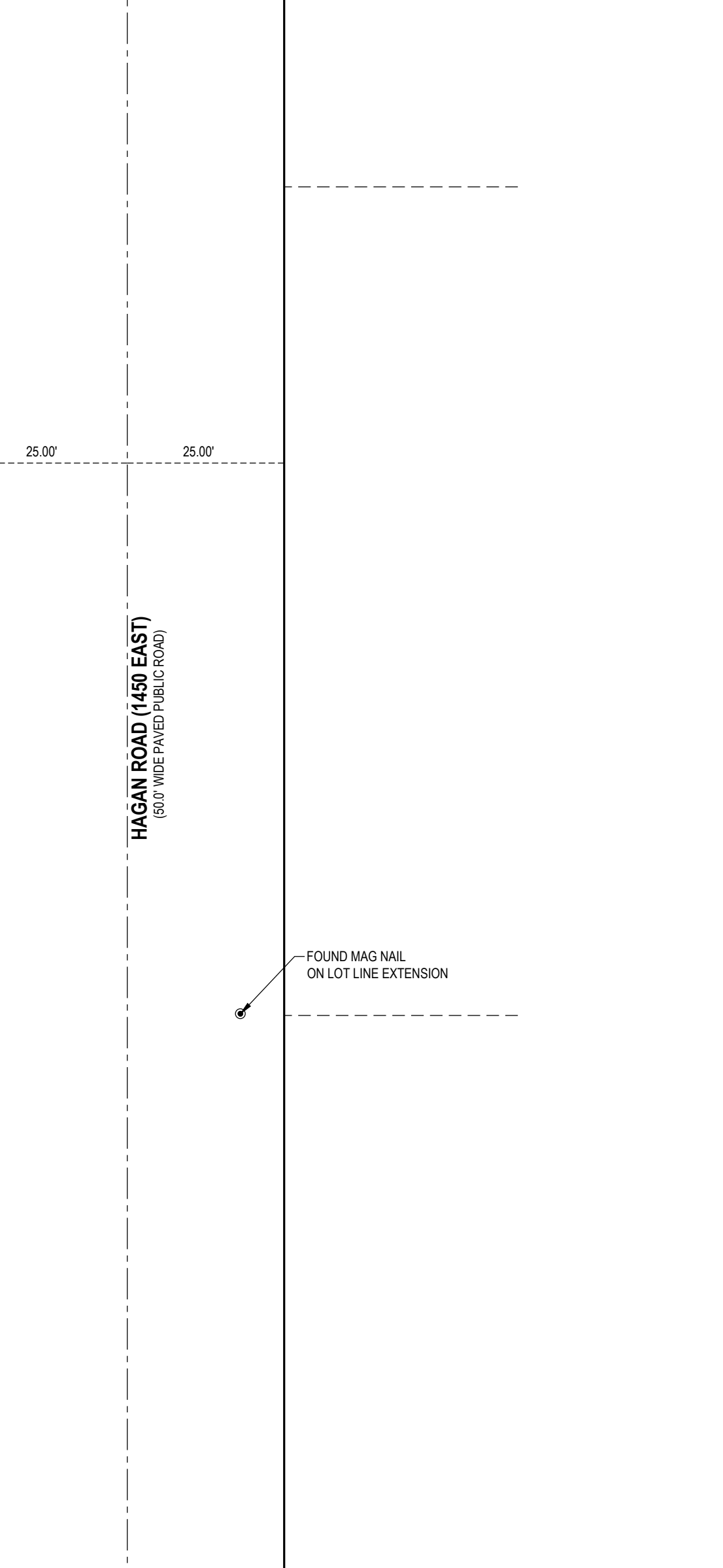
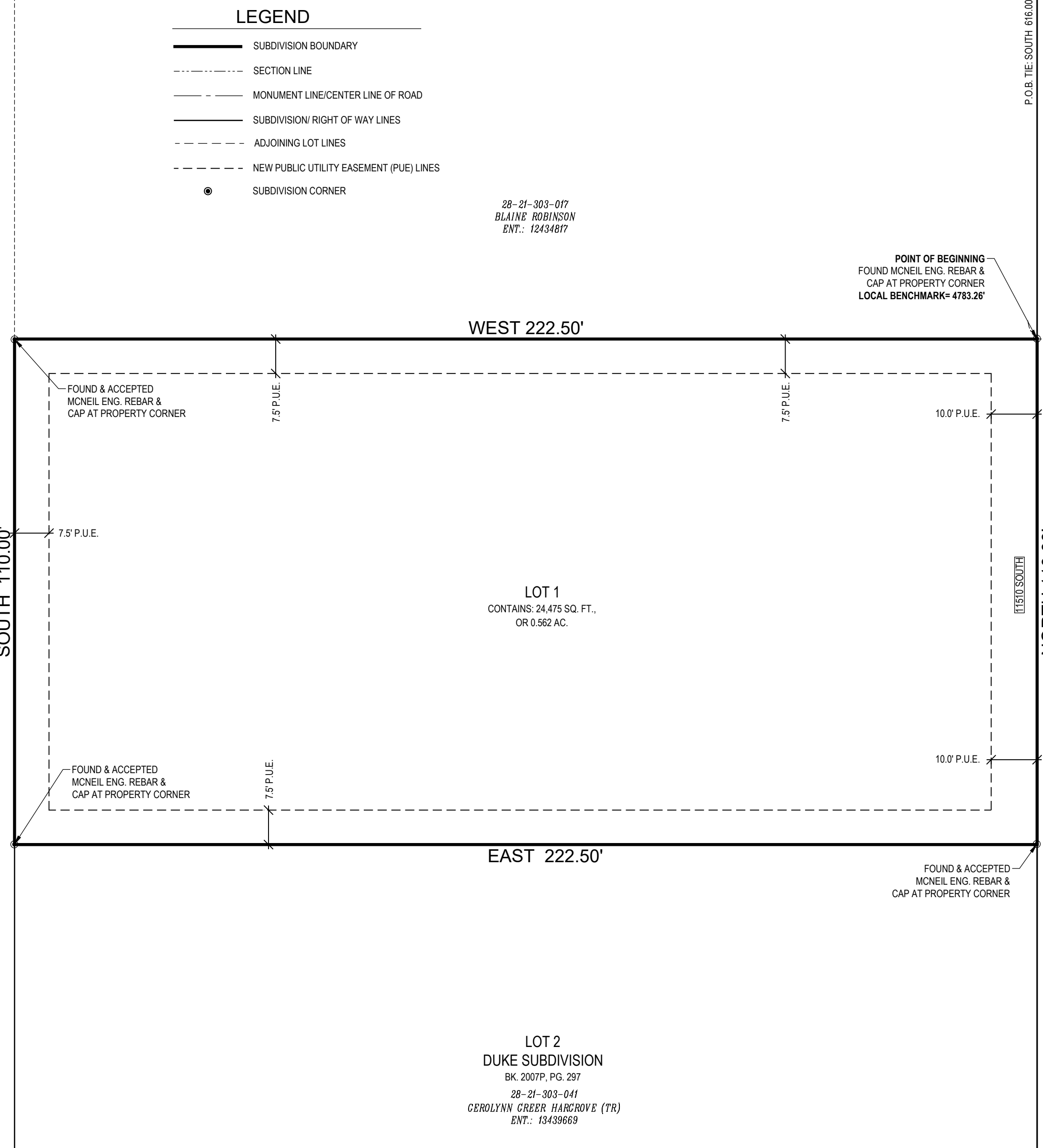
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
 - BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
 - NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER.
 - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
 - NO TREES SHALL BE PLANTED IN 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 EDGE OF SIDEWALK.
 - EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
 - THERE ARE NO PUBLIC ROADS DEDICATIONS AS PART OF THIS SUBDIVISION.
- THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 4-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-8-23-2022-006389) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS 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 SUBJECT PROPERTY.

Sandy City Notes

- No driveway shall be constructed to convey storm water runoff toward any building.
- Each residential lot is required to retain storm water on site, except for the portion of the lot that drains toward the street and/or to subdivision storm water flow control feature(s) as long as the downstream storm water system can accommodate the flows, during and after construction. This can be accomplished by use of swales, retention areas, berms, planter beds, underground infiltration, etc.
- Properties are to be graded such that storm water runoff will drain away from structures and towards property boundaries. However, new development or redevelopment shall not increase the burden of storm water on neighboring and/or downstream properties. Storm water runoff shall be entirely controlled within the limits of project site. Perpetrating property owners may be liable for damages in civil courts due to damages caused to adjacent properties from runoff (including flows that existed before the new development or redevelopment occurred). Any concentrated flows leaving a site shall have an agreement/easement with the affected property owners.
- The City shall be given the first right of refusal to purchase water rights accompanying the property in this development.



LOT 22
 MOUNT MAJESTIC ACRES
 SUBDIVISION
 28-21-303-004
 SUSAN A. DUKE (TR)
 ENT.: 12447948



LOT 1
 CONTAINS: 24,475 SQ. FT.
 OR 0.562 AC.

LOT 2
 DUKE SUBDIVISION
 BK 2007P, PG. 297
 28-21-303-041
 CEROLYN GREER, JARROLD B (TR)
 ENT.: 13439669

DEVELOPER/OWNER
 STONYBROOK HOME
 KYLE SIMONS
 1182 E. BEAR HOLLOW CIR.
 DRAPER, UTAH 84020
 PH: 801-381-4687
 EMAIL: KYLE@STONYBROOKHOMES.COM

SHEET
 1
 OF
 1

PREPARED BY:

 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

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR WITH MONEIL ENGINEERING LOCATED AT 8610 S SANDY PARKWAY, SANDY, UTAH 84070, 801-255-7700, AND THAT I HOLD CERTIFICATE NO. 6135190. IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT THE DESCRIPTION CORRECTLY DESCRIBES THE LAND SURFACE UPON WHICH THERE HAS BEEN CONSTRUCTED LONGPATH SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DENNIS K. WITHERS, PLS
 UTAH LICENSE NO.: 6135190

BOUNDARY DESCRIPTION

A PARCEL OF LAND SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN SANDY CITY, COUNTY OF SALT LAKE, STATE OF UTAH, SAID PARCEL BEING THAT CERTAIN TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 2020 AS ENTRY NO.: 12345678, IN BOOK 10929, AT PAGE 303/304 OF OFFICIAL RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, BEING A POINT IN THE WEST LINE OF HAGAN ROAD, SAID POINT BEING WEST, ALONG THE EAST-WEST CENTER QUARTER LINE, A DISTANCE OF 192.50 FEET AND SOUTH, PERPENDICULAR TO SAID CENTER QUARTER LINE, A DISTANCE OF 616.00 FEET FROM THE SALT LAKE COUNTY MONUMENT MARKING THE CENTER QUARTER CORNER OF SAID SECTION 21, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING MARKED BY A 5" REBAR AND A RED NYLON CAP STAMPED "MCNEIL ENG."; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 222.50 FEET, TO A REBAR AND CAP STAMPED "MCNEIL ENG."; THENCE SOUTH, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 110.00 FEET, TO THE NORTH LINE OF DUKE SUBDIVISION, RECORDED IN BOOK 2007P, AT PAGE 297 OF OFFICIAL RECORDS; THENCE EAST ALONG SAID NORTH LINE, A DISTANCE OF 222.50 FEET, TO THE AFORESAID WEST LINE OF HAGAN ROAD; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 110.00 FEET, TO THE POINT OF BEGINNING.
 CONTAINS: 24,475 SQ. FT., OR 0.562 AC.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH THE BE HEREAFTER KNOWN AS:

LONGPATH SUBDIVISION

A RESIDENTIAL SUBDIVISION
 AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT. THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

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

LECK FAMILY TRUST DATED MARCH 07, 2006

BY: HARRIS H. LECK ITS: TRUSTEE
 BY: FRANCES S. LECK ITS: TRUSTEE

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S.
 ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, _____ PERSONALLY APPEARED HARRIS H. LECK, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A TRUSTEE OF LECK FAMILY TRUST, AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

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

ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF SALT LAKE } S.S.
 ON THIS _____ DAY OF _____ IN THE YEAR 20____, BEFORE ME, _____ PERSONALLY APPEARED FRANCES S. LECK, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS A TRUSTEE OF LECK FAMILY TRUST, AND IS AUTHORIZED TO EXECUTE THE FOREGOING OWNER'S DEDICATION IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

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

SANDY CITY PARKS & RECREATION APPROVED THIS _____ DAY OF _____, 20____	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, 20____	SOUTH VALLEY SEWER DISTRICT APPROVED THIS _____ DAY OF _____, 20____	DOMINION ENERGY APPROVED THIS _____ DAY OF _____, 20____	CITY ENGINEER APPROVED THIS _____ DAY OF _____, A.D. 20____ SANDY CITY ENGINEER	APPROVAL AS TO FORM APPROVED THIS _____ DAY OF _____, A.D. 20____ SANDY CITY ATTORNEY
CENTURYLINK APPROVED THIS _____ DAY OF _____, 20____	SANDY CITY PUBLIC UTILITIES APPROVED THIS _____ DAY OF _____, A.D. 20____ ENGINEERING MANAGER	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS _____ DAY OF _____, A.D. 20____ DIRECTOR, S.L.CO. HEALTH DEPARTMENT	COMCAST APPROVED THIS _____ DAY OF _____, 20____	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20____ CHAIRMAN, SANDY CITY PLANNING COMMISSION	SANDY CITY MAYOR PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED MAYOR ATTEST: CITY RECORDER

LONGPATH SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST,
 SALT LAKE BASE AND MERIDIAN
 SANDY CITY, UTAH

RECORD NO. _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER

S:\2020files\20225-A\Server\prod\20225-A\TA.dwg Oct 17, 2022 11:52am

- SANDY CITY NOTE:**
- NO DRIVE WAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
 - EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSIDE STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
 - PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSIDE PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
 - THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	4,427	18.1
HARDSCAPE	5,220	21.3
LANDSCAPE	14,828	60.6
TOTAL	24,475	100

CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
(1)	CONCRETE CURB AND GUTTER PER SANDY CITY STDS (CG-01)	
(2)	SIDEWALK PER SANDY CITY STDS (SW-03)	
(3)	SAWCUT AND REPAIR PER SANDY CITY STDS (RC-02)	
(4)	1" TYPE K COPPER WATER SERVICE LINE	
(5)	4" PVC SDR-35 SEWER LATERAL @ 2% MIN SLOPE PER SVSD STDS	2/CSP.01
(6)	1" WATER METER PER SPCU STDS.	
(7)	1" POLY WATER SERVICE LINE	
(8)	SEWER CLEANOUT	2/CSP.01
(9)	DRIVE APPROACH PER SANDY CITY STDS (DA-01)	
(10)	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CSP.01
(11)	CONCRETE RETAINING WALLS (BY OTHERS) PER STRUCTURAL/ARCHIT. PLANS	
(12)	12" Ø PVC DRAIN BASIN (NYOPLAST OR EQUAL)	
(13)	6" Ø HDPE N-12 LAND DRAIN PIPE	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE AT 2.0% - 4.0%.

NOTE:
ALL WORK WITHIN PUBLIC ROADS TO BE DONE IN STRICT ACCORDANCE WITH CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.

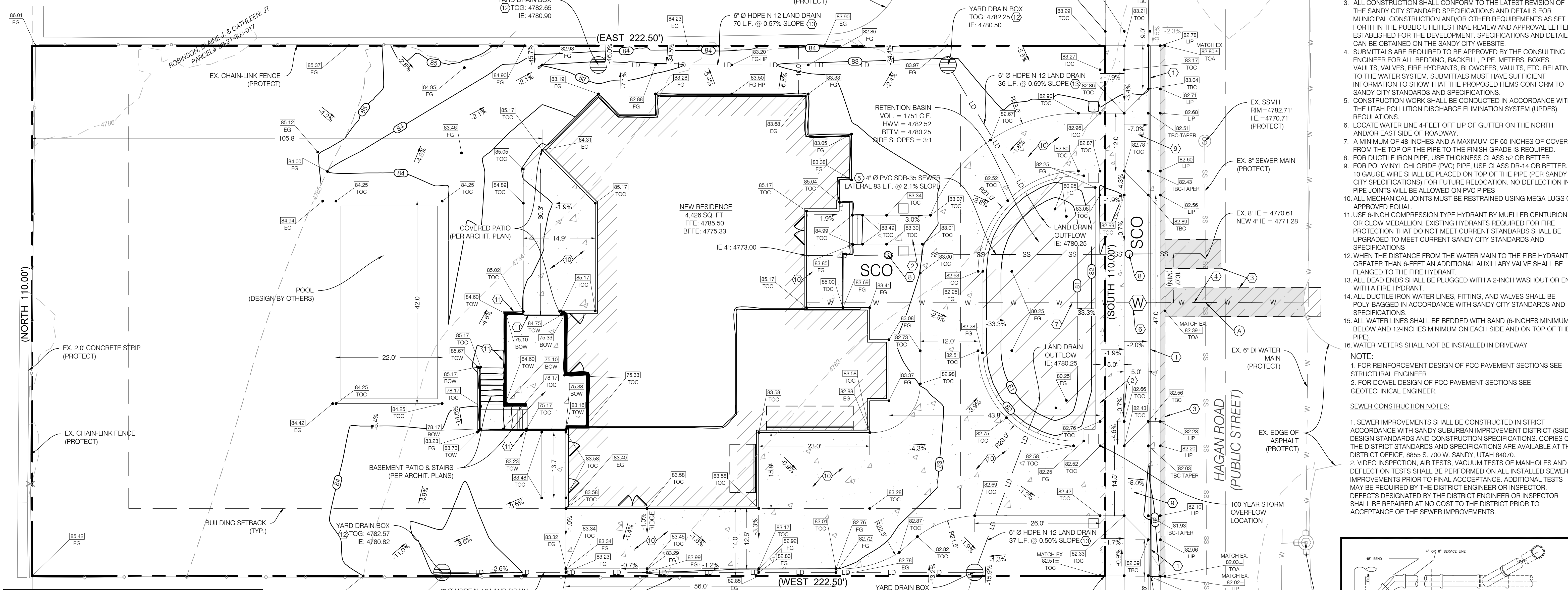
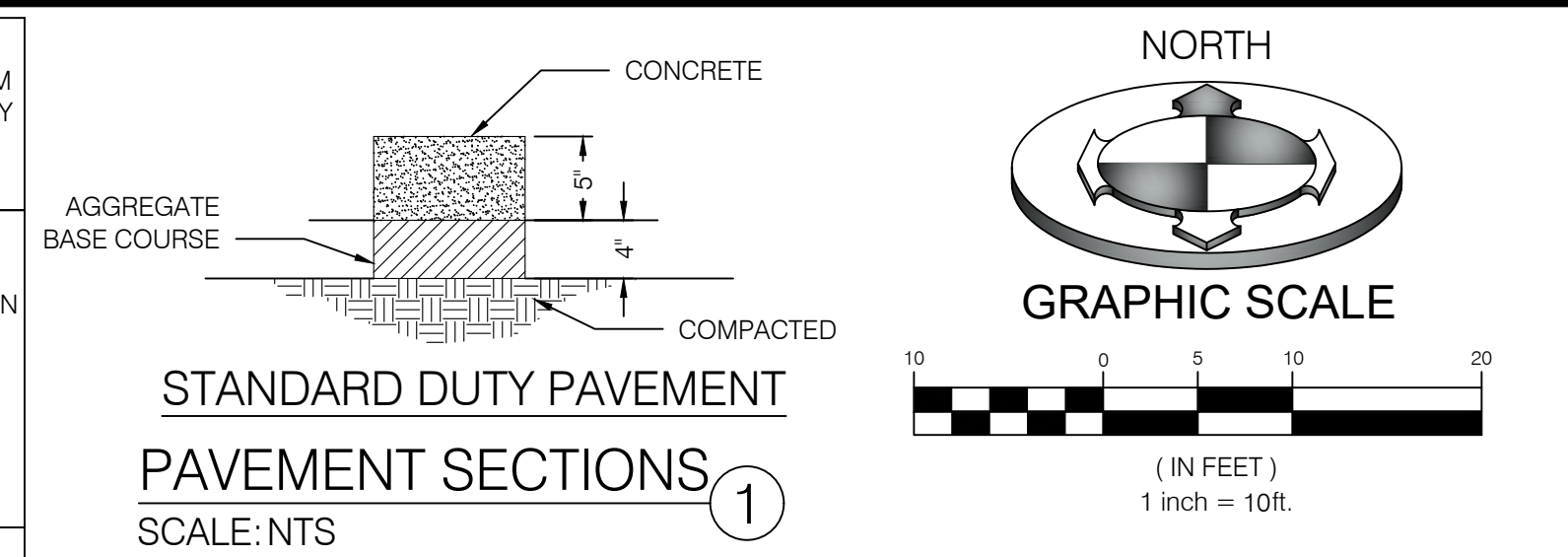
NOTE:
ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER.

NOTE A: (A)
18" OF VERTICAL SEPARATION REQUIRED BETWEEN SEWER AND WATER LINES. SEWER MUST BE BELOW WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY.

NOTE:
BUILDER/OWNER SHALL SECURE 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.

NOTE:
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 INSPECTION 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.

DRAINAGE CALCULATIONS NOTE:
STORM HYDROGRAPH CREATED USING NOAA 10-YEAR, 24-HOUR STORM DATA AND HEC HMS MODEL. HEC HMS REPORT AVAILABLE UPON REQUEST.



- WATER NOTES:**
- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
 - 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.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR OTHER REQUIREMENTS AS SET FORTH IN THE PUBLIC UTILITIES FINAL REVIEW AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT. SPECIFICATIONS AND DETAILS CAN BE OBTAINED ON THE SANDY CITY WEBSITE.
 - SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VALVES, VALVES, FIRE HYDRANTS, BLOWOFFS, VALVES, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
 - CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
 - LOCATE WATER LINE 4- FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY.
 - A MINIMUM OF 48-INCHES AND A MAXIMUM OF 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
 - FOR DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
 - FOR 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.
 - ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS OR APPROVED EQUAL.
 - USE 1/2-INCH 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 AND SPECIFICATIONS.
 - 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.
 - ALL DUCTILE IRON WATER LINES, FITTING, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
 - 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).
 - WATER METERS SHALL NOT BE INSTALLED IN DRIVEWAY.
- NOTE:**
- FOR REINFORCEMENT DESIGN OF PCC PAVEMENT SECTIONS SEE STRUCTURAL ENGINEER
 - FOR DOWEL DESIGN OF PCC PAVEMENT SECTIONS SEE GEOTECHNICAL ENGINEER.
- SEWER CONSTRUCTION NOTES:**
- 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, 855 S. 700 W. 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.

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 4,426	0.9	3983.8 S.F.
Pavement = 6,216	0.9	5594.6 S.F.
Landscaping = 13,832	0.2	2766.5 S.F.
Sum = 24,475 S.F.		Sum = 12345 S.F.

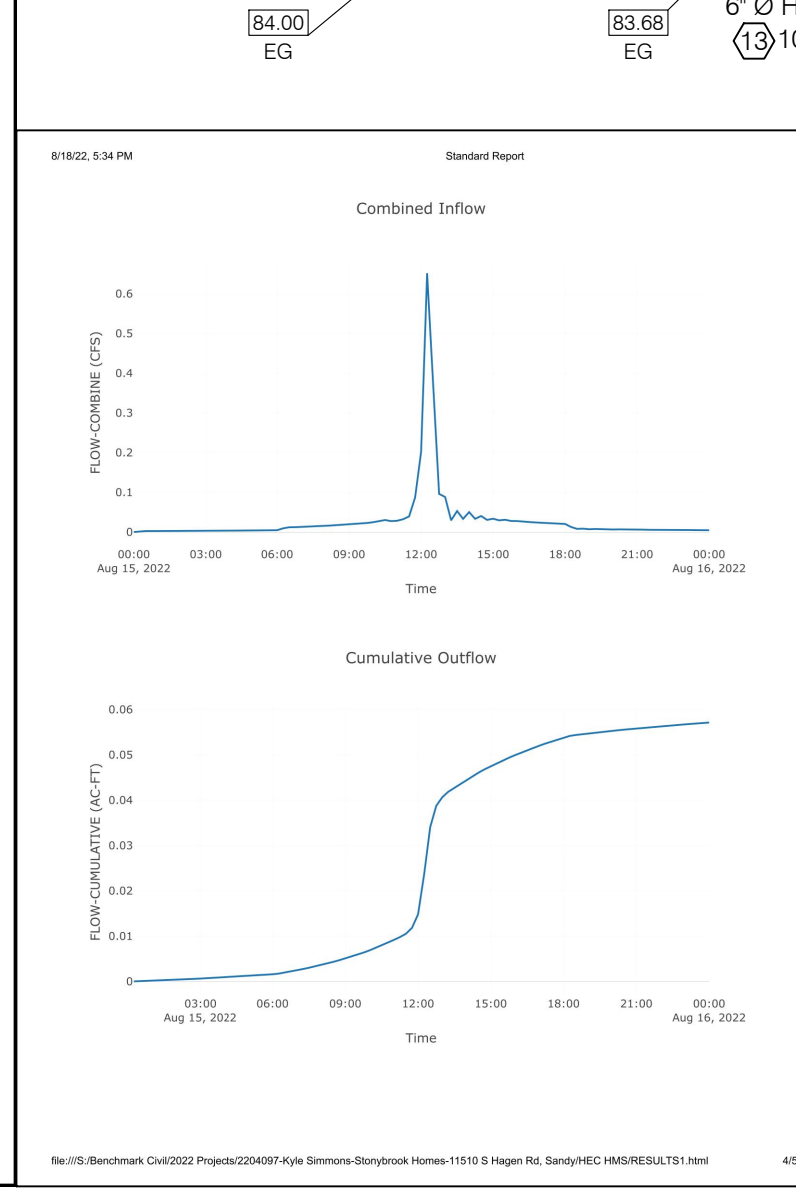
NOAA ATLAS 14 (10 YEAR STORM) Percolation Discharge = 0.01 cfs

Time (min)	Intensity (in/hr)	Rainfall (inches)	Percolation (cu. ft.)	Discharge (cu. ft.)	Volume to Detain (cu. ft.)
15	2.15	0.538	553	7	546
30	1.45	0.725	746	13	732
60	0.90	0.896	922	27	895
120	0.51	1.026	1055	53	1002
180	0.37	1.107	1139	80	1059
360	0.23	1.368	1407	160	1247
720	0.14	1.692	1741	321	1420
1440	0.08	1.872	1926	641	1284

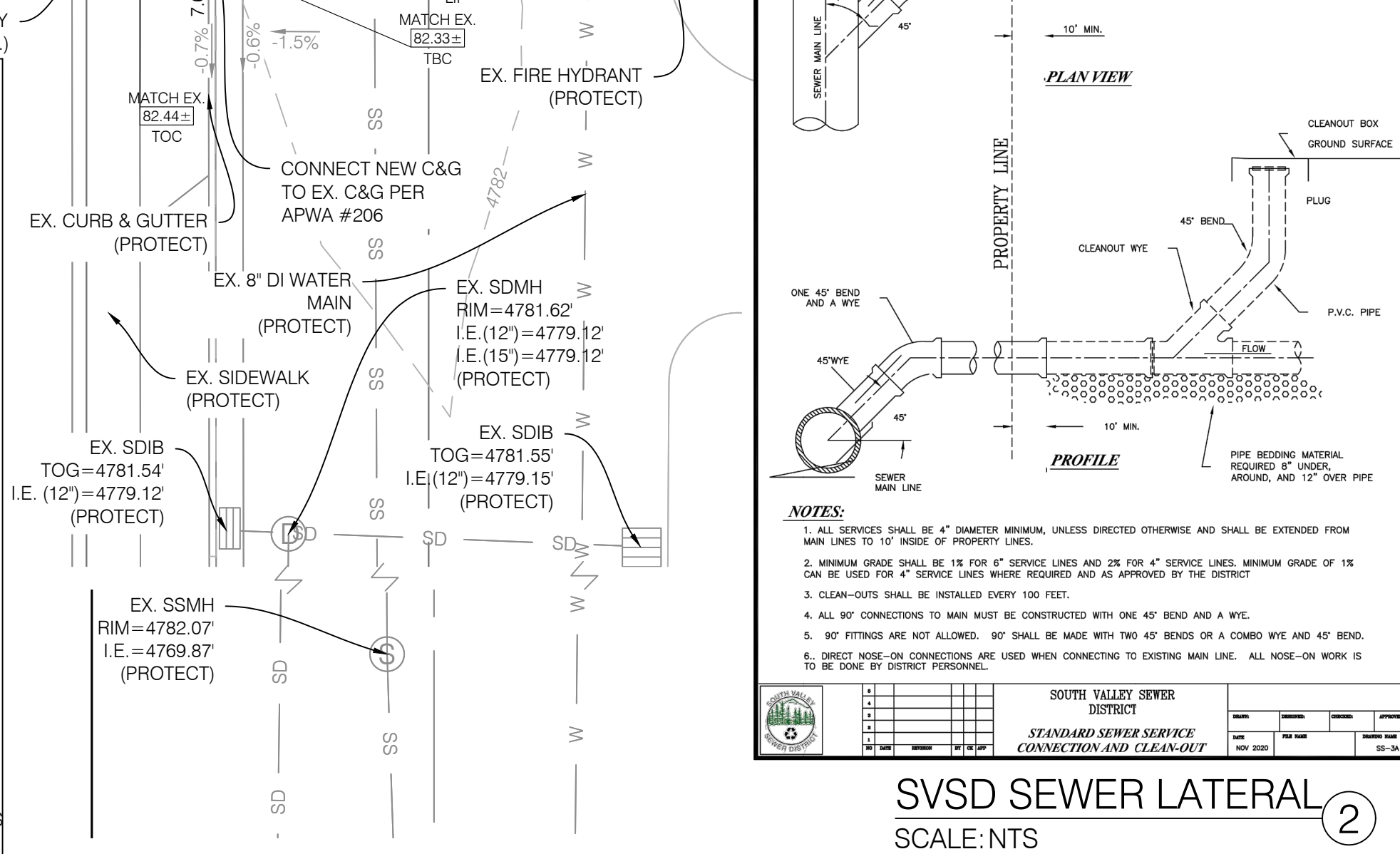
Detention Calculations
Pond Volume
Pond 1 Civil 3D = 1,440 cf

Discharge
Percolation rate (P*) = 75.00 min/in
Percolation surface area (S) = 400.86 sf
Allowed Discharge (Q) = 0.01 cfs
*Percolation rate based on soil hydrological group A. Safety factor of 2.5 was used.

Is there adequate storage? Storage Provided = 1,440 cf, Req. Storage = 1,420 cf, YES



- SANDY CITY NOTES:**
- INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
 - FOR RETAINING WALLS THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL), SUBMIT DESIGN CALCULATIONS AND DETAILS, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, TO RYAN KUMP, SANDY CITY ENGINEER (801-568-2962).
 - OBTAIN A PERMIT FROM THE SANDY CITY BUILDING DIVISION (801-568-7251) PRIOR TO CONSTRUCTING ANY RETAINING WALL THAT WILL BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF WALL).
 - A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4.0 FEET HIGH OR HIGHER, FROM TOP OF WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED AND DATED, AND INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE SANDY CITY ENGINEER, PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS.
 - 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.
 - 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 ITEMS INSTALLED WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.
 - ALL PUBLIC IMPROVEMENTS, WHICH ARE TO BE OWNED AND MAINTAINED BY SANDY CITY, AND ALL PUBLICLY- AND PRIVATELY-OWNED AND MAINTAINED ROADS 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 (SEARCH FOR "STANDARD SPECIFICATIONS").
 - PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
 - FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
 - BUILDER/OWNER SHALL REPLACE ANY SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
 - 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. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
 - PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM/12% MAXIMUM ON HARD SURFACES; 5% MINIMUM/12% MAXIMUM IN LANDSCAPE AREAS; FOR A MINIMUM OF 10 FEET IN ANY CASE).
 - 2H:1V MAXIMUM SLOPE IN LANDSCAPED AREAS.
 - ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
 - PRIOR TO RELEASE OF THE GUARANTEE FOR IMPROVEMENTS (BOND), AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A .PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT EQUIPPED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT POULSEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POULSEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER. PROVIDE AN ESTIMATE OF THE QUANTITIES OF EXCAVATION AND FILL, AS WELL AS LOCATIONS OF BORROW SITES, SURPLUS DISPOSAL SITES, AND HAUL ROUTES, TO THE SANDY CITY PUBLIC WORKS INSPECTOR.



BENCHMARK ENGINEERING & SURVEYING
LAND SURVEYING & CIVIL
11510 S HAGAN RD SANDY, UTAH
PROJECT NO. 2204097
UTILITY & GRADING PLAN
CSP.01 1 OF 2

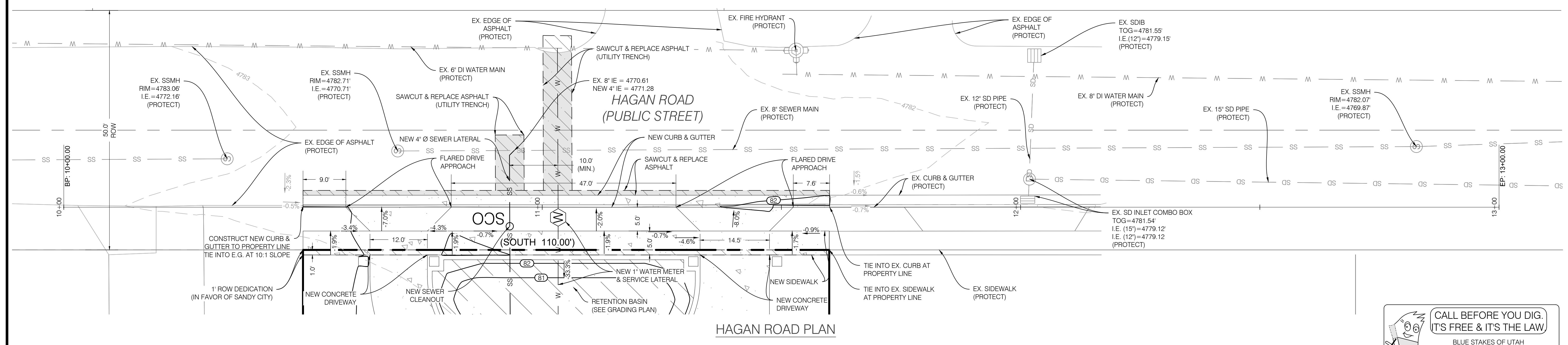
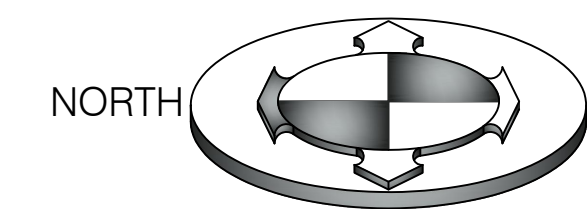
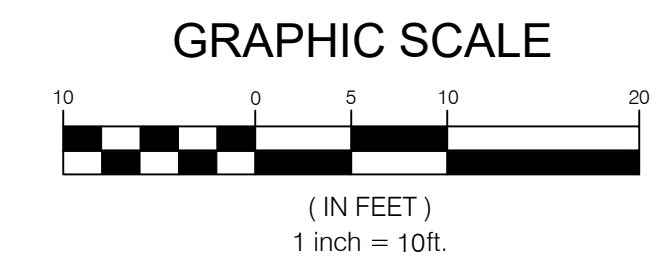
DATE: 08/19/2022
DRAWN BY: JDS/SSB
CHECKED BY: AGA
SCALE: 1" = 10'-0"

NO. 1
DATE: 08/19/2022
DRAWN BY: JDS/SSB
CHECKED BY: AGA

PROFESSIONAL ENGINEER
No. 11366633
ALLISON G. ALBERT
STATE OF UTAH

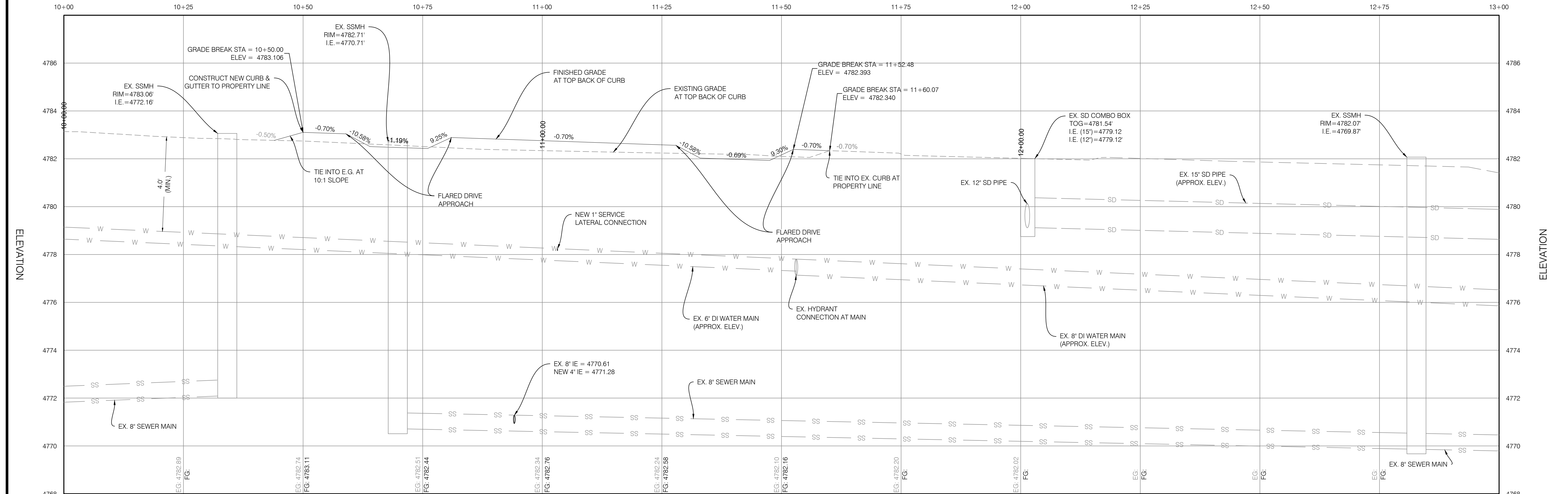
NOT FOR CONSTRUCTION

SCALE MEASURES: 1" ON FULL SIZE SHEET = 10' ON PLOT
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



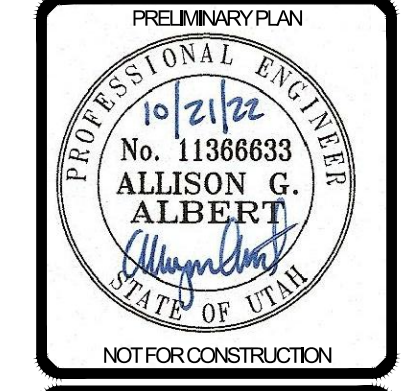
HAGAN ROAD PLAN

STATION



HAGAN ROAD PROFILE
PROFILE SCALE: 1" = 10' (HORIZONTAL)
1" = 2' (VERTICAL)

NO.	DATE	DESCRIPTION
1	08/19/2022	ADDED PLAN AND PROFILE SHEET PER CITY COMMENTS
1	10/21/22	CORRECTED PER CITY COMMENTS



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SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

LONGPATH SUBDIVISION
11510 S HAGAN RD
SANDY, UTAH

PROJECT NO. 2204097
HAGAN RD. PLAN & PROFILE
CPP.01
2 OF 2