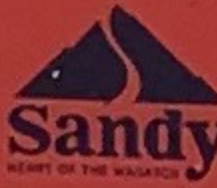


**SUB-11-20-5940**  
**Wild Goose Estates Subdivision**  
**2570 E. 10000 S.**

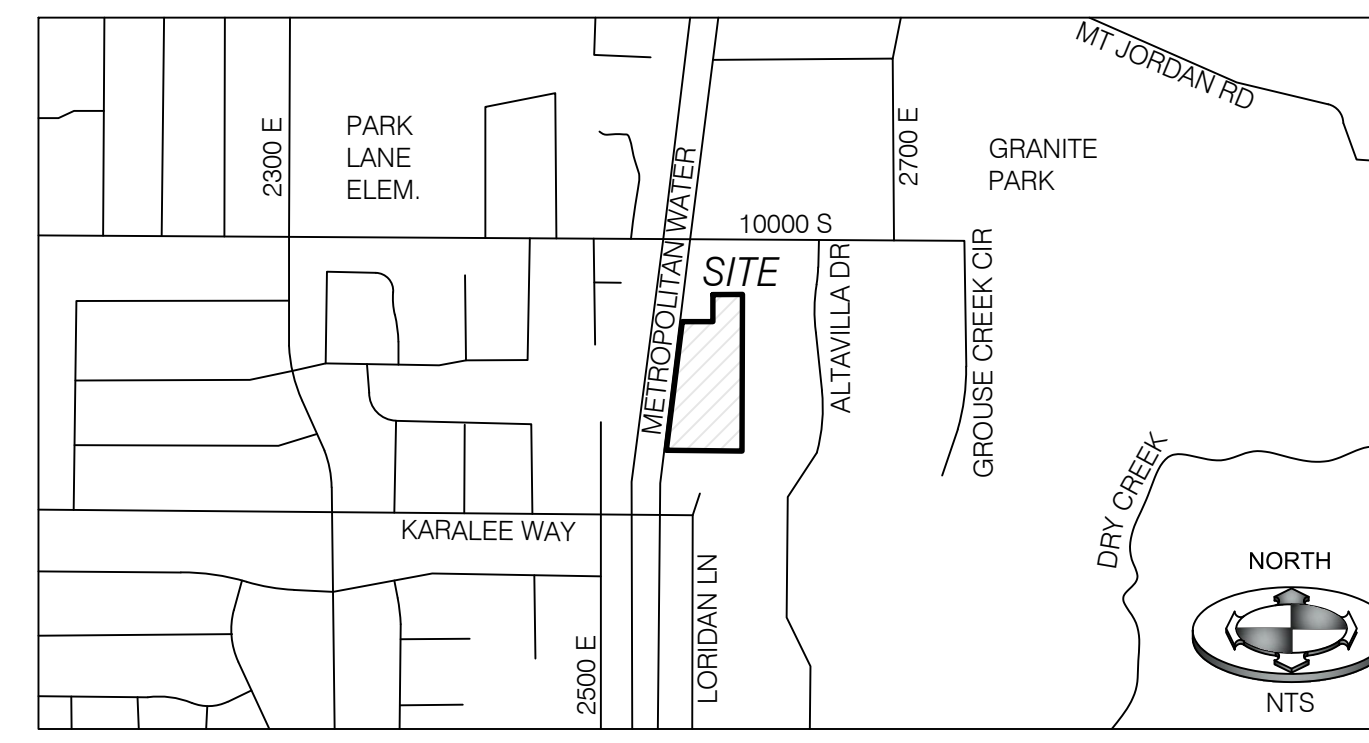
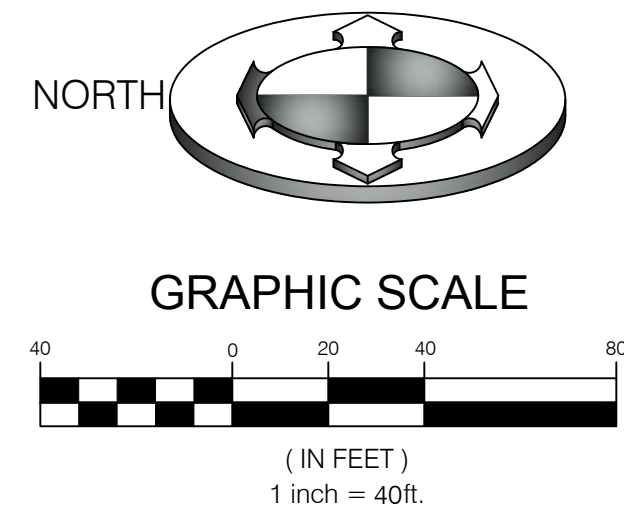
PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT

 **PUBLIC NOTICE**  
Proposal for this Property:  
7-Lot Subdivision  
Applicant: Jack Kasper  
Project Name: Wild Goose Estates  
This item will be discussed at a Public Hearing / Meeting with the Sandy City  
Planning Commission on February 16, 2022 at 6:00 PM. The meeting will  
be conducted:  at the City Council Chambers, 10000 S. Centennial Pkwy.  
 via Zoom (see [sandyutah.legistar.com](https://sandyutah.legistar.com) for details).  
Any person interested in this matter may obtain complete application information  
by going to [sandyutah.legistar.com](https://sandyutah.legistar.com) or calling 801-568-7256.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	88.27	200.00	25°17'18"	N 12°47'43" E	87.56
C2	88.13	200.00	25°14'54"	S 12°48'55" W	87.42
C3	81.41	184.00	25°21'05"	N 12°45'50" E	80.75
C5	88.66	216.00	23°31'07"	N 13°40'49" E	88.04
C6	6.52	216.00	1°43'47"	N 01°03'22" E	6.52
C7	15.85	15.00	60°31'25"	N 30°27'11" E	15.12
C8	67.60	48.00	80°41'49"	N 20°21'59" E	62.15
C9	50.54	48.00	60°19'35"	N 50°08'43" W	48.24
C10	51.79	48.00	61°48'53"	S 68°47'03" W	49.31
C11	82.28	48.00	98°12'34"	S 11°13'40" E	72.57
C12	15.85	15.00	60°31'25"	S 30°04'15" E	15.12
C13	81.08	184.00	25°14'54"	S 12°48'55" W	80.43
C14	13.79	216.00	3°39'24"	S 23°36'40" W	13.78
C15	81.36	216.00	21°34'53"	S 10°59'31" W	80.88

# WILD GOOSE ESTATES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP

LEGEND	
	SECTION CORNER
	STREET MONUMENT FOUND
	BOUNDARY CORNER (SET 3/4" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED 'BENCHMARK ENG.')
	SECTION LINE
	BOUNDARY LINE
	ADJACENT PROPERTY
	PROPOSED STREET CENTERLINE
	EASEMENT LINE
	LOT LINE
	EXISTING FIRE HYDRANT
	NEW FIRE HYDRANT
	STREET MON. (TO BE CONST.)

SANDY CITY GENERAL PLAT NOTES AND NOTE TO PURCHASERS:

1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
4. ALL ROADWAYS THAT ARE NOT PRIVATE ROADS (IF ANY) ARE DEDICATED TO SANDY CITY AS RIGHT-OF-WAY (R.O.W.) FOR PUBLIC AND UTILITY USES.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-4 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB-11-20-5940), AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO THE SUBJECT PROPERTY.

NOTE:  
WILD GOOSE COVE IS A PRIVATE STREET, IS ALSO A SEWER, WATER, STORM DRAIN AND PUBLIC UTILITY EASEMENT.

CITY NOTES:  
1. NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.  
2. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.  
3. FOR STORM DRAIN MAINTENANCE REFERS TO THE RECORD POST CONSTRUCTION AGREEMENT.

SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7240531 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNER, I HAVE CAUSED TO BE MADE, UNDER MY DIRECTION, THIS SUBDIVISION PLAT OF WILD GOOSE ESTATES, IN ACCORDANCE WITH THE PROVISIONS OF STATE CODE UCA 17-27a-603(4)(b)-(h)-(i).

WILD GOOSE ESTATES

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°06'51" EAST 1587.41 FEET AND NORTH 89°59'01" WEST 666.30 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING; THENCE SOUTH 00°09'06" WEST ALONG THE WESTERLY LINE OF ALTAVILLA ESTATES ON FILE WITH THE OFFICE OF THE SALT LAKE COUNTY RECORDER 691.30 FEET; THENCE NORTH 89°20'32" WEST ALONG THE NORTHERLY LINE OF ALTA VISTA NO. 1 SUBDIVISION ON FILE WITH THE SALT LAKE COUNTY RECORDERS OFFICE 334.21 FEET; THENCE NORTH 07°07'12" EAST ALONG THE EASTERLY LINE OF THE METROPOLITAN WATER DISTRICT PROPERTY 571.82 FEET; THENCE NORTH 89°59'24" EAST 134.83 FEET; THENCE NORTH 00°09'04" EAST 120.00 FEET; THENCE NORTH 89°59'24" EAST 129.99 FEET TO BEGINNING.

CONTAINS 186,190 SQUARE FEET OR 4.274 ACRES, MORE OR LESS  
7 LOTS



OWNER'S DEDICATION

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

WILD GOOSE ESTATES

DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL ROADS AND STREETS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENT, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNER(S) 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 OWNER(S) ALSO DO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED FOR THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF I/WE HAVE HEREUNTO SET MY/OUR HAND(S) THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

KLK WILD GOOSE LLC

BY: JOSH KASTELER  
ITS: MANAGING MEMBER

LLC ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
County of Salt Lake

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME JOSH KASTELER, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE), AND WHO, BY ME DULY SWORN/AFFIRMED, DID SAY THAT HE IS THE MANAGING MEMBER OF KLK WILD GOOSE LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID DOCUMENT WAS SIGNED BY HIM ON BEHALF OF SAID KLK WILD GOOSE LLC, AND SAID JOSH KASTELER ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC (PRINT NAME)

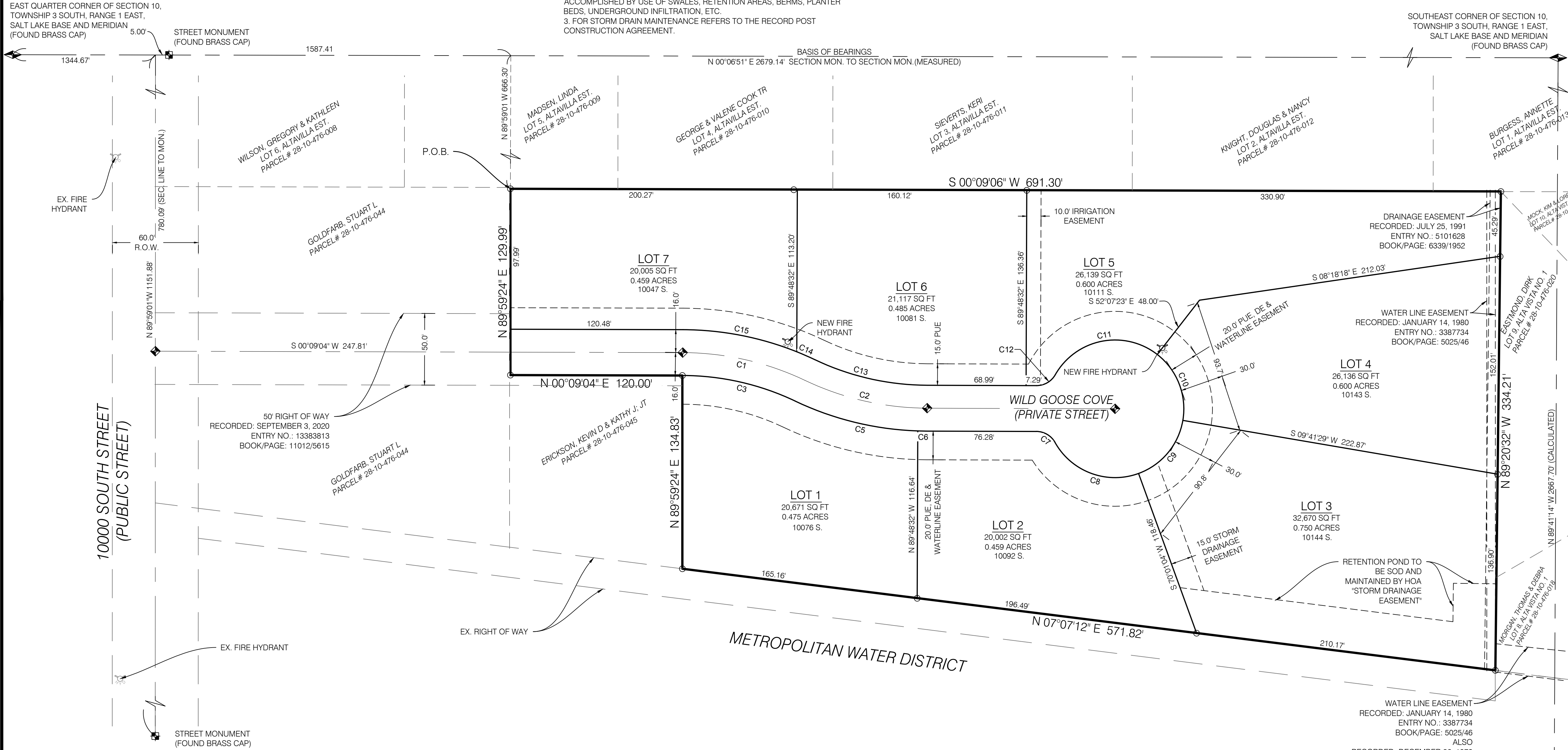
MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC(SIGNATURE)  
RESIDING IN SALT LAKE COUNTY

WILD GOOSE ESTATES

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
SANDY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

SALT LAKE COUNTY RECORDED # _____	NUMBER _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____	ACCOUNT _____
FEE \$ _____	SHEET _____
_____ SALT LAKE COUNTY RECORDER	OF _____ SHEETS



<b>SANDY PARKS &amp; RECREATION</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ REPRESENTATIVE	<b>COMCAST CABLE SERVICES</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ REPRESENTATIVE	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ REPRESENTATIVE	<b>CENTURYLINK</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ REPRESENTATIVE	<b>SANDY CITY ATTORNEY</b> APPROVED AS TO FORM THIS ____ DAY OF _____, A.D. 20__ _____ SANDY CITY ATTORNEY	<b>OWNER/DEVELOPER:</b> KLK WILD GOOSE LLC 4821 S. COTTONWOOD LANE HOLLADAY, UT. 84117 801-694-2322 email: Josh.Kasteler@gmail.com	
<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	<b>COTTONWOOD IMPROVEMENT DISTRICT</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ REPRESENTATIVE	<b>PLANNING COMMISSION</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ CHAIRMAN, SANDY CITY PLANNING COMM.	<b>SANDY CITY PUBLIC UTILITIES</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ ENGINEERING MANAGER	<b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ DIRECTOR	<b>SANDY CITY ENGINEER</b> APPROVED THIS ____ DAY OF _____, A.D. 20__ _____ SANDY CITY ENGINEER	<b>SANDY CITY MAYOR</b> PRESENTED TO THE MAYOR OF SANDY CITY THIS ____ DAY OF _____, A.D. 20__ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. _____ CITY MAYOR ATTEST: SANDY CITY RECORDER



**STORM 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 WEB SITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE CONSULTING ENGINEER FOR ALL BEDDING, BACKFILL, PIPE AND STRUCTURES (INLET BOXES, COMBO BOXES, AND JUNCTION BOXES). 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. ALL MATERIALS AND WORK DONE IN UDOT RIGHT-OF-WAY SHALL CONFORM TO UDOT STANDARDS AND SPECIFICATIONS.
7. NON-SHRINK GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM DRAIN FACILITIES.
8. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE AND GROUT AT CONNECTION OF PIPE TO BOX TO A SMOOTH FINISH. ADDITIONALLY, ALL JAGGED OR SHARP EDGES AT PIPE CONNECTIONS ARE TO BE REMOVED AND GROUTED SMOOTH.
9. GROUT BETWEEN GRADE RINGS: FOR EACH INLET BOX THAT IS LOCATED NEXT TO A CURB, THE CURB AND GUTTER CONTRACTOR IS RESPONSIBLE TO REMOVE ALL PROTRUDING, JAGGED OR SHARP CONCRETE EDGES AND TO GROUT BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX. GROUT TO CREATE A SMOOTH, BEVELED TRANSITION AT ALL EDGES IN CLEAN OUT AND INLET BOXES. GROUT AROUND ALL EDGES OF THE RESTRICTIVE ORIFICE PLATE.
10. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD.
11. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET BOXES, COMBO BOXES, JUNCTION BOXES AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEAN CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
12. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
13. WHERE A SUMP IS REQUIRED, THE SANDY CITY PUBLIC UTILITIES INSPECTOR SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL AND GRAVEL GRADATION.
14. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
15. ALL INLET, COMBO, AND JUNCTION BOXES SHALL BE PLACED ON 12-INCH (MIN) COMPACTED STABILIZATION MATERIAL.
16. A VIDEO OF ALL PIPES MUST BE COMPLETED BEFORE THE 90% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
17. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON-SITE DURING INSTALLATION OF OIL/WATER SEPARATORS AND UNDERGROUND DETENTION/RETENTION SYSTEMS. THE MANUFACTURER OR SUPPLIER SHALL PROVIDE A LETTER STATING THAT THE SYSTEM WAS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. IF IT IS UNKNOWN WHETHER A REPRESENTATIVE IS REQUIRED TO BE PRESENT DURING INSTALLATION, CONTACT THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
18. A LETTER FROM THE CONSULTANT ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, VERIFYING THAT THE VOLUME FOR RETENTION/DETENTION PONDS WAS INSTALLED PER THE APPROVED PLANS.

**GRADING AND DRAINAGE KEY NOTES REFERENCE**

NO	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	3'X3' CATCH BASIN	2/CDT.01
④	SNOUT 18"	1/CDT.01
⑤	DRAINAGE SWALE	
⑥	3 CHAMBER OIL WATER SEPARATOR	4/CDT.01
⑦	6.2" ORIFICE RESTRICTOR PLATE	3/CDT.01

**BENCHMARK:**  
THE FOUND BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN. ELEVATION = 5065.45 (SLCO TIE SHEET)

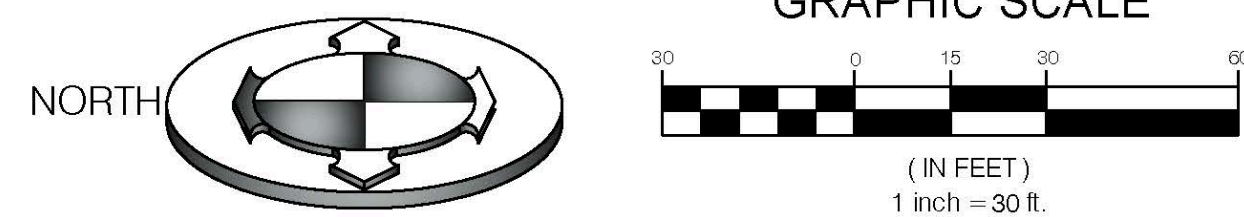
**SURVEY CONTROL NOTE:**

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

**NOTE:**  
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

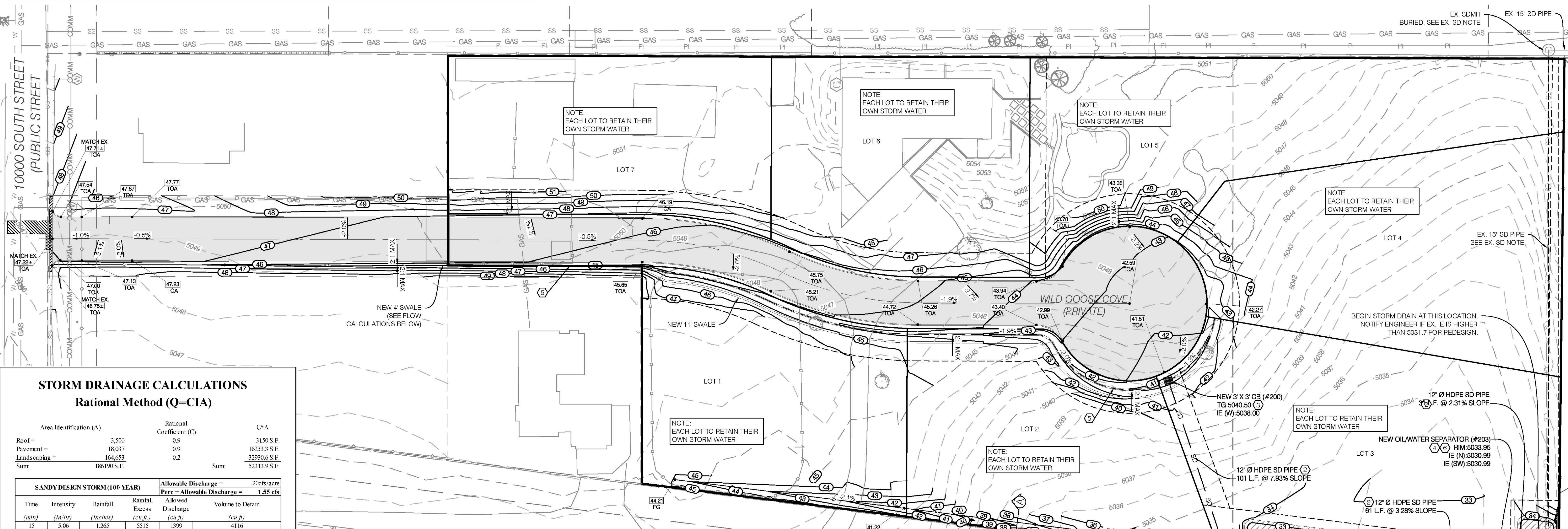
**NOTE:**  
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

**NOTE:**  
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.



- ADDITIONAL SANDY CITY NOTES:**
1. NO DRIVEWAY SHALL BE CONSTRUCTED SO AS TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
  2. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN ALL STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET) DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
  3. FOR STORM DRAIN MAINTENANCE, REFER TO THE RECORDED POST CONSTRUCTION AGREEMENT

**EX. SD NOTE:**  
THE EXISTING SD INFRASTRUCTURE PORTRAYED IN THESE PLANS IS BASED ON UTILITY MAPS OBTAINED FROM SANDY CITY. SURVEYORS WERE UNABLE TO LOCATE SD MANHOLES.  
CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF EX. SD PIPE PRIOR TO FABRICATION AND CONSTRUCTION OF PROPOSED SD SYSTEM. CONTACT ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICT OCCURS.



**STORM DRAINAGE CALCULATIONS**

**Rational Method (Q=CIA)**

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 3,500	0.9	3150 S.F.
Pavement = 18,037	0.9	16233.3 S.F.
Landscaping = 164,653	0.2	32930.6 S.F.
Sum:		52314 S.F.

SANDY DESIGN STORM (100 YEAR)					
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft.)	Volume to Detain (cu.ft.)
15	5.06	1.265	5515	1399	4116
30	3.19	1.593	6943	2799	4144
60	2.08	2.084	9087	5597	3490
120	1.21	2.412	10516	11194	0
180	0.90	2.705	11792	16791	0
360	0.51	3.074	13400	33582	0
720	0.31	3.662	15966	67164	0
1440	0.17	4.186	18247	134378	0

**Detention Calculations**  
Pond Volume  
Pond 1 Civil 3D = 4,566 cf

**Discharge**  
Percolation rate (P)\* 10.00 min/in  
Percolation surface area (S) 5,039.00 sf  
Allowed Discharge (Q) 0.70 cfs  
\*Percolation rate per Geotechnical Report submitted by GSH Geotechnical, Inc. dated 11/16/2020.

Is there adequate storage? Storage Provided = 4,566 cf  
Req. Storage = 4,144 cf **YES**

**Orifice Design:**  
The storm runoff will be detained at 0.2 cfs/acre  
 $Q = C_d A_o \sqrt{2gh}$   
Total acreage of development: 4.27 acres  
Allowable discharge: 0.2 cfs/acre  
Maxhead: 3.55 ft  
Design diameter for new orifices: 4.1 inch

**3' X 3' INLET FLOW CALCULATIONS**

**Rational Method**

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 3,500	0.9	3150 S.F.
Pavement = 18,037	0.9	16233.3 S.F.
Landscaping = 164,653	0.20	32931 S.F.
Sum:		52314 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				
Time (min)	Intensity (in/hr)	Rainfall (inches)	Peak Storm Flow (cfs)	
15	5.06	1.265	6.13	

**Capacity Calculations for 2' x 2' Steel Bar Grate**  
Max Head = 1 ft  
Q (@max head) = 17.8 cfs  
Q (Peak Storm) = 6.13 cfs  
Head (@Peak Storm) = 0.35 ft  
Excess Flow Capacity = 11.67  
Excess Depth = 0.65 ft  
\*Capacity calculations based on capacity chart for 2' x 2' inlet from Nyoplast. See B/CDT.02

**4' SWALE FLOW CALCULATIONS**

**Rational Method and Manning's Equation**

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 0	0.9	0 S.F.
Pavement = 9,243	0.9	8318.7 S.F.
Landscaping = 34,922	0.20	6984.4 S.F.
Sum:		15217 S.F.

NOAA ATLAS 14 (100 YEAR STORM)				
Time (min)	Intensity (in/hr)	Rainfall (inches)	Peak Storm Flow (cfs)	
15	5.06	1.265	1.604	1.78

**Manning's Equation for Open Channel Flow**  
 $Q = 1.49/n * A * R^{2/3} * S^{1/2}$   
4 inch Depth Full (12 inch) Depth  
Depth of Water in Channel 0.33 ft 1.00 ft  
Cross Sectional Area (A) 0.22 sq.ft. 2.00 sq.ft.  
Hydraulic Radius (R) 0.15 ft 0.45 ft  
Slope (S) 0.5 0.5  
Manning's Coefficient (n) 0.03 0.03  
Q (capacity) = 2.19 cfs 41.08 cfs

PROJECT NO. 2009221  
DATE 11/03/2020  
DWG. FILE 2009221.sdw  
CHECKED BY DWB  
DESIGNED BY BWB  
DATE 11/03/2020  
DWG. FILE 2009221.sdw

DESCRIPTION: REVISIONS PER CITY COMMENTS

NO. DATE

1 11/03/2020

DATE 11/03/2020  
DWG. FILE 2009221.sdw

STATE OF UTAH  
No. 193381  
DALE K. BENNETT  
1-7-21  
PROFESSIONAL ENGINEER

**BENCHMARK ENGINEERING & LAND SURVEYING & CIVIL**  
9130 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
www.benchmarkcivil.com

**WILD GOOSE ESTATES**  
2570 E 10000 S  
SANDY CITY, UTAH

**GRADING & DRAINAGE PLAN**  
CGD.01  
5 OF 10

**CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.**  
BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER  
1-800-662-4111  
www.bluestakes.org

KLK Wild Goose, LLC  
4921 S Cottonwood Ln.  
Holladay, Utah 84117  
(801) 694-2322

## Re: Wild Goose Estates Special Exceptions Requests

January 8th, 2021

To Sandy City Planning Commission:

KLK Wild Goose is requesting a Special Exception from using a public street system for its proposed subdivision Wild Goose Estates. The requests below are not intended to avoid standard subdivision requirements or gain commercially. Our intent is to provide additional context due to some of the unique limitations found within the proposed subdivision as you evaluate and consider this project.

Below you will find the itemized request for each exception for your consideration:

- 1. A subdivision without 2 points of ingress/egress. [Land Development Code section 21-21-10(d)(1)]:**
  - a. Request and context:**
    - The properties became landlocked as a result of a lawsuit filed by Metropolitan Water District of Salt Lake & Sandy against the previous owners and their respective properties. This took place after I was already under contract to buy the properties without any knowledge of such lawsuits. In order to settle the claim and remove the Lis Pendens filed against the properties, it would require that the then primary access over Metropolitan's corridor would be revoked. The use of an existing easement through the adjacent property owner to the north would need to become the primary access for the properties. This action landlocked the properties and would require a special exception due to a single point of ingress/egress available.
- 2. Lots without public frontage. [Land Development Code section 21-21-11(a)]:**
  - a. Request and context:**
    - As a result of the proposed subdivision being landlocked with the access not going through any public frontage property, we are requesting a special exception.
- 3. Road length over 500 feet [Land Development Code section 21-21-10(h)(1)]  
Exception allows length up to 750 feet:**
  - a. Request and context:**

- Prior to submitting the application for the subdivision, one of the two properties is not only landlocked but its closest boundary line to access the property is over 500 feet. It is just under 750 but as part of the proposed subdivision we actually bring the access closer for the furthestmost property. Nonetheless, the proposed subdivision still goes beyond 500 feet and would require a special exception.
- 4. Special Exception required for right-of-way width less than 52 feet. [Land Development Code section 21-21-10(f)]:**
- a. Request:**
- The existing easement that will provide access to the proposed subdivision is less than 52 feet. In addition to the narrower easement, the neighbor's property outside of the proposed subdivision's easement has been granted to the conservation preservation. In addition to width of the easement, the location of the easement is positioned in the middle of the property and a right-of-way of 52 feet would not provide the required footprint due to the depth of the lot on the east side of the road.
- 5. Park strip, sidewalk, and curb & gutter waiver. [Land Development Code section 21-21-10(n)]:**
- a. Request:**
- In our attempts to address some of the above exceptions, I became familiar with the option of using LID (Low Impact Development) . This option facilliates some of our above exceptions and more importantly, provides more natural methods to handle stormwater using a continuously sloping road rather than a crowned road, which will drain into a swale on one side of the road for the site to protect water quality.

Thank you for taking the time to consider and review our proposed requests.

Sincerely,



Josh Kasteler

Owner, KLK Wild Goose, LLC




# DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn  
Mayor

Matthew Huish  
Chief Administrative Officer

Michael Gladbach, P.E.  
Director

## RECOMMENDATION FOR PRIVATE LANE

**DATE:** February 10, 2021  
**TO:** Craig Evans, Planner  
**FROM:** Ryan C. Kump, P.E., City Engineer   
**SUBJECT:** **Project Name:** Wild Goose Estates  
**Plan Case Number:** SUB-11-20-5940  
**Project Address:** 2570 E. 10000 S.

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Josh Kasteler, the developer of the Wild Goose Estates Subdivision, requests a waiver for typical public roadway requirements. Specifically, he is requesting a waiver for:

- Lack of two points ingress and egress into the subdivision
- Lots without public frontage
- Dead-end over 500' but less than 750'
- Right-of-way less than 52'
- No park strip, sidewalk, and curb and gutter

Recommendation for approval of these requests is based primarily on the land locked nature of the parcel. In addition, the proposal includes the incorporation of a drainage swale and minimizes the impacts of roadway development with a smaller footprint.

The parcel being developed is an island parcel without public frontage. There is a 50' easement through private property (located in Salt Lake County) that allows northern access to 10000 South, which is Salt Lake County jurisdiction at this location. The other three sides are all land locked with no stub roads available into the property. Previous land use decisions when surrounding subdivisions were approved has created a situation where this development will not tie into any existing Sandy City residential road network. As such, a single access dead-end private road of over 500' but less than 750' is the most logical design to access the parcel.

The proposed 32' private lane with adjacent Low Impact Development (LID) swale is more context sensitive to the land and allows more flexibility in design. A proposed 32' dead end private lane, over 500', is recommended without curb, gutter, or sidewalk. This is appropriate given the accessibility restrictions, private nature, low traffic volumes, and focus on LID storm water solutions.



JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

KURT BRADBURN  
MAYOR

MATTHEW HUISH  
CHIEF ADMINISTRATIVE OFFICER

## Neighborhood Meeting Summary

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**Date:** 01/06/21

**Location:** Zoom Meeting

**Community #/Name:** Falcon Hill

**Community Coordinator:**

**Project Name:** Wild Goose Estates

**Number of Attendees:** 28

**Applicants:** Josh Kasteler

**Number of Invitees:** 77

**Length of Meeting:** 90 minutes

**Notice Radius:** 500 ft.

**Project Description:** Seven-lot single family subdivision

**Community Comments:**

1. Wants to minimize effect of entrance road across County property. Wants conservation easement to remain as-is.
2. Residents would like wall around subdivision.
3. Would like power poles removed – underground power. Rocky Mtn Power actually designs the power system.
4. Private street – all funded by developer? Yes – they will create an HOA to maintain road, provide trash removal and snow removal.
5. Does roadway and cul-de-sac meet requirements for Fire? Yes
6. How many animals on these lots, given the proposed home sizes?
7. Does footprint of home affect how many animals can be present on lot?
8. Are road improvement req'd by County along 10000 S? Significant pedestrian traffic present while 2 cars are passing each other.
9. Are there enough water shares to handle 7 new homes?
10. Last year County purchased property on north side of 10000 S.
11. Thanks to Josh for acquiring necessary access easement, and with acquiring water rights to ensure the area can be watered and will not be a dust bowl. (10.25 water shares have been acquired)
12. Existing fencing is fine.
13. Very concerned about curb/gutter/sidewalk for pedestrian/vehicle safety.
14. How will lack of fencing affect home maintenance?
15. Andrea Pullos at County is the contact at the County regarding road improvements
16. Water District does not allow fencing – it is anticipated that it will remain open.
17. Thanks to Stuart for conservation easement





# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN  
COMMUNITY DEVELOPMENT  
DIRECTOR

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18. Water district land – will it be open to pedestrians? 125 ft wide from Dimple Dell to 9800 S. is owned by water district. They took ownership in 2006. For that reason, backyards that were fenced in at the time were honored. New fencing uses will not be allowed and it is not open to the public
19. Yards are able to fence in their own yards, but not cross onto water district land.
20. HOA can work in partnership with water district to prevent unauthorized access but facilitate necessary tasks.
21. Dirt road that leads to aqueduct – agreements were in place with Muirs for temp. agreement for them to access that property. Then, some agreements were renewed to maintain. The agreements for the southern 2 lots sunsetted.
22. How high are houses planned to be? Will have to be limited to 35'. They will also adhere to Sandy City ordinance to fall between minimum and maximum home size. CC&R's will adhere to City requirements.
23. Stuart – great relationship w/ Dept. of Interior.
24. Ammon has been gracious enough to give 1 yr extension of access to aqueduct.
25. Worked very hard w/ Josh to minimize impact of development and is pleased with best possible outcome of development
26. There is a sidewalk along entire length of Stuart's property.
27. 10000 S. needs to be widened. Surprised there has been no pedestrian vs car accident there yet. Can community work with water district to allow pedestrian access? Better than seeing lots of new No Trespassing signs. Water district is open to some type of possible agreement to facilitate this.
28. What about storm drainage at SW corner? Will be detained to flow out at allowable rate.
29. What about adding ramblers or something along west to mitigate losing a view? The developer CAN choose through CC&Rs to restrict to ramblers, but City cannot force them to. It is entirely up to them as to whether they are interested in doing this.
30. If 2 lots are combined there is still the same maximum house size, and height. A larger home is not allowable just because there is more lot square footage. The zone determines the max. home size, Lot size does not have any effect on allowed home size.
31. Worried about townhomes or apartments after this development begins to be developed.
32. Is there a stipulation regarding once lot is sold to when building must take place, so neighbors are not impacted for an unduly long time.
  - a. Applicant is open to putting a constraint in the CC&Rs to help with this.