

## DEPARTMENT OF PUBLIC WORKS

Kurt Bradburn Mayor

Matthew Huish
Chief Administrative Officer

Mike Gladbach Director

June 10, 2021

**TO:** Mike Wilcox, Planner

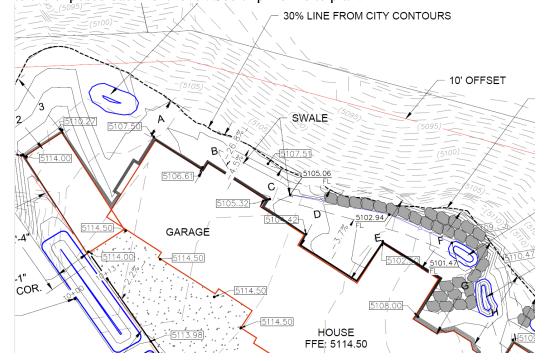
FROM: Ryan Kump, P.E., City Engineer Ryan Kump

**SUBJECT:** Project Name: Clark Special Exception for Alteration of 30% Slope

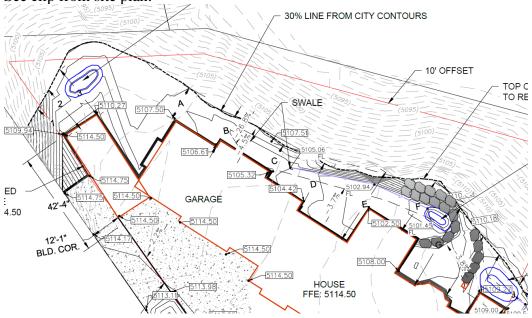
Project Address: 3 Pepperwood Drive Project Number: SPX06032021-006063

In accordance with the Sandy City Land Development Code, Sec. 21-15-4 (b) (6)f cuts, fills and grading on a continuous hillside of 30 percent or greater slope are only allowed by the Planning Commission upon city engineer recommendation. A recommendation to allow this exception is given based on the following findings:

1. The preliminary site plan submitted on 12-31-2019 showed the crest of the slope restored vertically and horizontally with retaining walls and 4:1 (26%) downslope to the exposed basement level. See clip from site plan:



2. The final site plan submitted on 1-7-2020 showed the crest of the slope restored vertically and horizontally with a shortened, taller retaining wall and 1:4 (400%) downslope to the exposed basement level. This modification was inadvertently missed by staff upon issuing final approval; the grade break is not constructable. See clip from site plan:



- 3. The project proceeded with construction; the rock retaining walls were built per final plan. However, the unconstructable 400% downslope was not built. Instead, the area was left open, lowering the final hillside elevation at the 30% slope line by a maximum of 10' at cross-section 'E'.
- 4. The final slope line was restored horizontally, but not vertically. Given the current construction and restoration efforts, it is determined the best course of action is to leave the top of slope line as-is. Attempting to restore the slope vertically would increase the steepness of hillside and require fill dirt. It will be difficult to structurally stabilize and restore vegetation. All existing revegetated slope would have to be removed and filled to obtain proper contours to the property line. It will increase probability of slope instability and storm water runoff problems. It is in the best interest of the city and landowner to maintain the slope as-is and allow the new vegetation to continue reestablishment.

If you have any questions or wish to discuss this further I can be reached at 801-568-2962 or by email at <a href="mailto:rkump@sandy.utah.gov">rkump@sandy.utah.gov</a>.

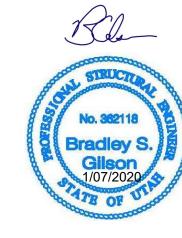
## Attachments:

- A. Clark Site Plan 12-31-2019 C.101
- B. Clark Site Plan 1-7-2020 C.101

## WATER NOTES 1. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. **GRASS LINED SWALE** 1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY 2. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE THACKER, WILLIS BILBREY, OR MICKEY TAYLOR, CONTROLLED BY PLANTING OR OTHER MEANS NECESSARY. OBTAIN PERMIT FROM THE SANDY CITY BUILDING DIVISION PRIOR TO CONSTRUCTION OF ANY RETAINING 801-568-7280, AT LEAST FIVE WORKING DAYS PRIOR TO WALLS THAT ARE DESIGNED TO BE 4.0 FEET HIGH OR HIGHER (FROM BOTTOM OF WALL FOOTING TO TOP OF BEGINNING ANY CONSTRUCTION. WALL). SUBMITTAL OF DESIGN CALCULATIONS AND DETAILS, STAMPED AN DESIGNED BY A PROFESSIONAL 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ENGINEER CURRENTLY LICENSED IN UTAH, FOR REVIEW AND APPROVAL, MAY BE REQUIRED. REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS RETAINING WALLS SHALL BE A MAXIMUM OF 5 FT HIGH FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WATER DEPTH = 0.18' AND DETAILS FOR MUNICIPAL CONSTRUCTION AND/OR WALL WITH A MINIMUM 5 FT. BETWEEN TIERS FROM BACK OF LOWER WALL TO TOP OF WALL TO FACE OF SLOPE: 2% UPPER WALL **SWALE DETAIL** OTHER REQUIREMENTS AS SET FORTH IN THE FINAL 5. A PROFESSIONAL ENGINEER, CURRENTLY LICENSED IN UTAH, SHALL INSPECT DURING CONSTRUCTION, AND APPROVAL LETTER ESTABLISHED FOR THE DEVELOPMENT APPROVE AFTER CONSTRUCTION, ANY RETAINING WALLS THAT ARE 4 FT. HIGH OR HIGHER, FROM TOP OF SCALE IN FEET SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT WALL TO BOTTOM OF FOOTING. SAID ENGINEER SHALL SUBMIT A LETTER, STAMPED, WITH THE STAMP SIGNED HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/ AND DATED, INDICATING THAT THE WALL WAS INSTALLED ACCORDING TO THE APPROVED DESIGN, TO THE **VEGETATION PLAN** SANDY CITY BUILDING DIVISION. STANDARD-SPECIFICATIONS.HTML OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999). 1. INSTALL EROSION CONTROL BLANKET ON ALL DISTURBED AREAS A MINIMUM OF 48" (MAXIMUM OF 60") OF COVER FROM THE - BIONET SC150BN COCONUT FIBER (30%), STRAW (70%) MATTE PROPERTY TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED. OR EQUAL. BOUNDARY 4. WATER LINES SHALL BE POLY-BAGGED IN ACCORDANCE POND 3 2. APPLY 10 LBS. NATIVE SEED - WILDFLOWER BLEND FROM WITH SANDY CITY SPECIFICATIONS AND DETAILS FOR HIGH WATER: 5106.00 EPHRAIM SEED OR GRANITE SEED CO. MUNICIPAL CONSTRUCTION. BOTTOM: 5105.75 3. VEGETATION AND REVEGETATION 5. ALL WATERLINES SHALL BE BEDDED IN VOLUME: 3.2 CY SAND 6" UNDER, 12" AROUND. b. ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE 30% LINE FROM CITY CONTOURS IMPROVEMENTS SHALL BE REPLACED WITH VEGETATION WHICH HAS GOOD EROSION CONTROL CHARACTERISTICS. POND 1 CROSS SECTION c. NEW PLANTINGS SHALL BE PROTECTED WITH A MULCH MATERIAL AND FERTILIZED IN CONJUNCTION WITH THE PLANTING 10' OFFSET AND WATERING SCHEDULE DESCRIBED IN PARAGRAPH E BELOW. TOP OF 30% SLOPE d. THE USE OF PERSONS OR FIRMS HAVING EXPERTISE IN THE TO REMAIN UNDISTURBED SWALE PRACTICE OF REVEGETATION (E.G., LICENSED LANDSCAPE 5118 ARCHITECTS OR CERTIFIED NURSERYMEN) SHALL SUPERVISE THE HIGH WATER:5101.5 PLANTING AND INSTALLATION OF REVEGETATION COVER. BOTTOM: 5101.00 VOLUME: 7.6 CY e. AFTER THE COMPLETION OF OFF-SITE IMPROVEMENTS, 5116 POND 5 VEGETATION SHOULD BE PLANTED IN ALL DISTURBED AREAS HIGH WATER:5107.00 DURING THE FOLLOWING TIME PERIODS ONLY: BOTTOM: 5104.5 (1) MARCH 15 THROUGH MAY 15; AND SEPTEMBER 15 THROUGH VOLUME: 2.3 CY 5114 DETACHED (2) IF IRRIGATED, PLANTING MAY BE DONE DURING SUMMER GARAGE MONTHS. FFE: 5117.50 30% SLOPE AREA 5112 5112 (DO NOT DISTURB) g. TOPSOIL REMOVED DURING SITE CONSTRUCTION SHALL BE RESERVED FOR LATER USE ON AREAS REQUIRING VEGETATION BLD. COR. OR LANDSCAPING SUCH AS CUT AND FILL SLOPES. POND 6 HIGH WATER:5108.00 POND 2 h. ALL DISTURBED SOIL SURFACES SHALL BE STABILIZED OR BOTTOM: 5107.5 (SEE CROSS SECTION) COVERED PRIOR TO NOVEMBER 1ST. IF THE PLANNED VOLUME: 3.4 CY 10+0010+12.84HIGH WATER: 5113.75 IMPERVIOUS SURFACES (E.G., ROADS, DRIVEWAYS, ETC.) CANNOT FFE: 5114.50 BOTTOM: 5112.15 BE ESTABLISHED PRIOR TO NOVEMBER 1ST, A TEMPORARY VOLUME: 27.04 TREATMENT ADEQUATE TO PREVENT EROSION SHALL BE SANDY CITY SURVEY-12' SETBACK INSTALLED ON THOSE SURFACES. POND 2 CROSS SECTION TOP OF SLOPE, DRAWING LANDSCAPE PEPPERWOOD 5 509 i. THE PROPERTY OWNER AND/OR DEVELOPER SHALL BE FULLY 5118 AREA. SIZE & RESPONSIBLE FOR ANY DISTRUCTION OR DAMAGE OF NATIVE OR SHAPE BY 10' SETBACK DATE: SEPTEI DRAWING C.101 GRADING/I DESIGNED AG CHECKED APPLIED VEGETATION IDENTIFIED AS NECESSARY FOR SOIL OWNER FROM TOP RETENTION AND SHALL BE RESPONSIBLE TO REPLACE SUCH OF SLOPE 5116 5116 **PROPOSED** DESTROYED VEGETATION. THEY SHALL CARRY THE CONCRETE RESPONSIBILITY BOTH FOR EMPLOYEES AND SUBCONTRACTORS SWALE DRIVEWAY (4" MIN.) FROM THE FIRST DAY OF CONSTRUCTION UNTIL THE FINAL 12' SETBACK 30' SETBACK ACCEPTANCE OF IMPROVEMENTS. THE PROPERTY OWNER AND 5114 5114 DEVELOPER SHALL REPLACE ALL DESTROYED VEGETATION WITH POND 1 EXISTING VARIETIES OF VEGETATION APPROVED BY THE DIRECTOR. 5113.75 (SEE CROSS SECTION) CONTOURS STORM WATER NOTES Ω HIGH WATER: 5115 POND 7 5112 5112 BOTTOM: 5113.75 HIGH WATER:5110.50 GE 5112.15 1. ALL MATERIALS AND WORK DONE ON FLOOD CONTROL FACILITIES VOLUME: 30.44 BOTTOM: 5110.40 SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY VOLUME: 6.6 CY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL → 3" (VARIES) DRAINA ABANDON EXISTING 5110 CONSTRUCTION. SPECIFICATIONS AND DETAILS CAN BE OBTAINED CONNECTION @ 2" MAIN HOUSE HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLIC-WORKS/STANDARD-SPECIFICATIONS.HT OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999) INSTALL 3" WATER LENGTH AVERAGE 2. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON METER & CONNECTION **EDGE OF PAVEMENT** SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS AND TAP TO 12 INCH 13.94 10 + 0010+12.82 DIRECTLY TO THE STREET), BASED ON THE 10 YEAR-3 HOUR STORM. MAIN ON PEPPERWOOD Š 15.02 THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION DRIVE PER SANDY AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC. 21.64 CITY STANDARDS ROUTE THE 100 YEAR-24 HOUR STORM TO THE ROAD. WHERE THE N 31.24 ROUTING OF THE 100 YEAR-24 HOUR STORM IS NOT POSSIBLE, 23.17 Ø S RETENTION FOR THE 100 YEAR 24 HOUR STORM IS REQUIRED. PEPPERWOOD DRIVE 36.02 3. A WRITTEN LETTER FROM ENGINEER/SURVEYOR VERIFYING THAT 27.42 THE VOLUME FOR RETENTION AND DETENTION PONDS/SYSTEMS WAS INSTALLED PER PLAN SHALL BE SUBMITTED TO PUBLIC UTILITIES 28.53 ENGINEER PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING 12.05 ISSUED. 22.303 SITE NOTES: 1. PROJECT TO HAVE EXTERIOR, DRIVEWAY, LANDSCAPING AND SANDY CITY CERTIFICATE OF OCCUPANCY WITHIN 12 MONTHS OF COMMENCEMENT OF CONSTRUCTION GARAGE PARKING FOR THE CONSTRUCTION TRADES TO BE ON THE PROJECT LENGTH AVERAGE SIDE OF THE ROAD. CONTRACTOR IS RESPONSIBLE FOR REVISION: A 30% CITY CONTOUR 16.4 SUBCONTRACTOR/DELIVERIES NOT BLOCKING ACCESS TO ADJACENT TOP OF EXISTING 20.1 PROJ. # CLK.010 PROPERTIES. 24.42 CONTRACTOR AND OWNER ARE RESPONSIBLE FOR KEEPING **SETBACKS** 20.30667 DELIVERED MATERIALS, SUB-CONTRACTORS AND BLOWING GARBAGE C.101 FROM ADJACENT LOTS.

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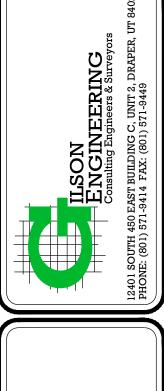
SETBACKS



- 1. INSTALL EROSION CONTROL BLANKET ON ALL DISTURBED AREAS - BIONET SC150BN COCONUT FIBER (30%), STRAW (70%) MATTE
- b. ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE IMPROVEMENTS SHALL BE REPLACED WITH VEGETATION WHICH
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- d. THE USE OF PERSONS OR FIRMS HAVING EXPERTISE IN THE PRACTICE OF REVEGETATION (E.G., LICENSED LANDSCAPE ARCHITECTS OR CERTIFIED NURSERYMEN) SHALL SUPERVISE THE PLANTING AND INSTALLATION OF REVEGETATION COVER.
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20.30667

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REVISION: A PROJ. # CLK.010 C.101