

SCENIC OAKS AMENDED & EXTENDED, LOT 5 AMENDED

A RESIDENTIAL PLAT AMENDMENT LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, T3S, R1E, S.L.B.&M.
SANDY CITY, SALT LAKE COUNTY, UTAH
JANUARY 2023

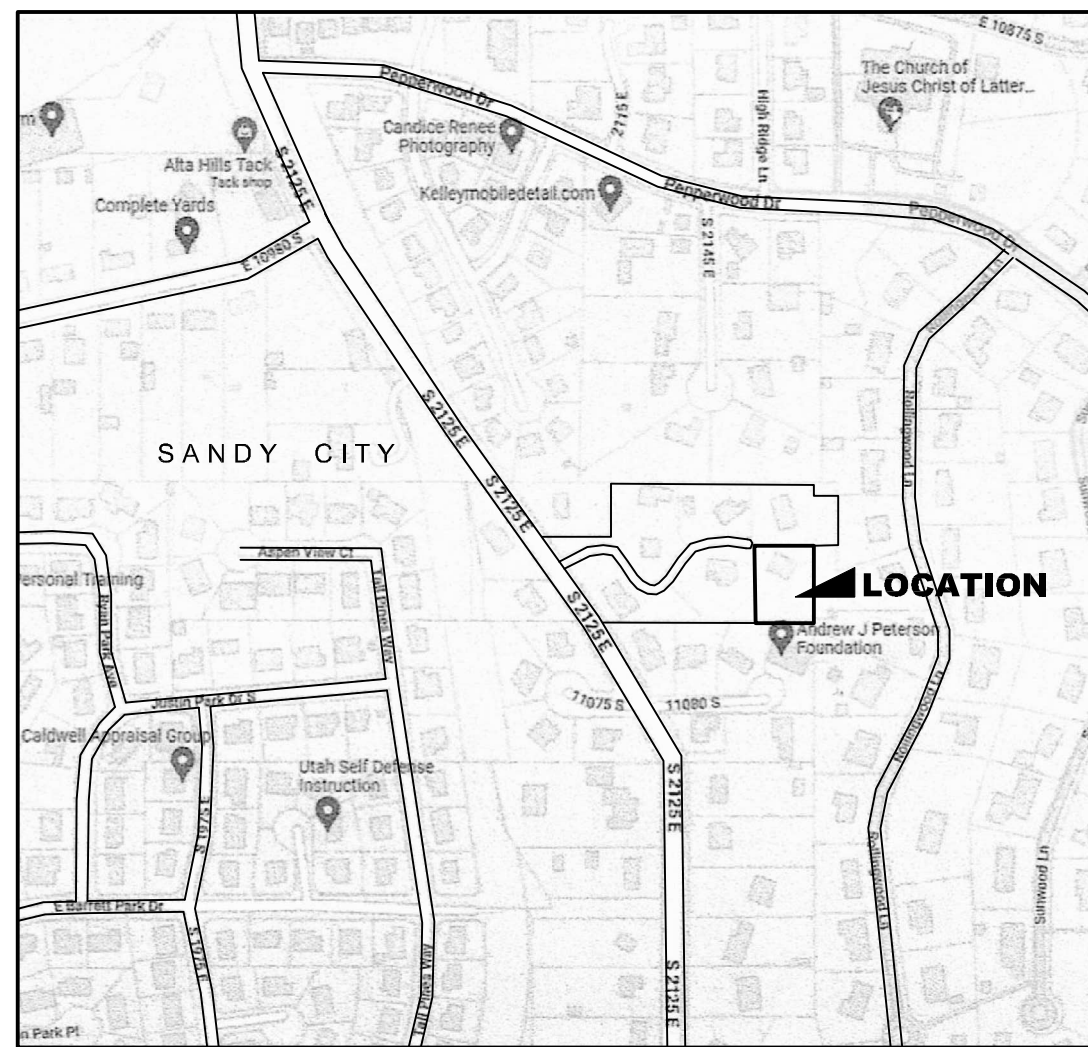
NOTICE TO PURCHASERS & SANDY CITY GENERAL PLAT NOTES:

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. 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 WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT (801-568-2960) FOR MORE INFORMATION. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
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.
8. THIS LOT IS SUBJECT TO THE REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB1152022-006446) 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.

UTILITY NOTES

1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORMWATER RUNOFF TOWARD ANY BUILDING.
2. EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORMWATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORMWATER 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.
3. PROPERTIES ARE TO BE GRADED SUCH THAT STORMWATER 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. STORMWATER 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.
4. THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
5. PUBLIC UTILITIES, INCLUDING ELECTRIC, NATURAL GAS, CABLE T.V., WATER METER(S), AND TELEPHONE SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE EASEMENTS.
6. CONTAINED WITHIN THE EASEMENTS AND LOT AREA ARE PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES. THE INSTALLATION, OPERATION, MAINTENANCE, AND/OR REPLACEMENT OF PRIVATE SANITARY SEWER, STORM SEWER AND WATER FACILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS. SUCH FACILITIES ARE NOT OFFERED TO, NOR ARE THEY ACCEPTED FOR DEDICATION BY, SANDY CITY.



VICINITY MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, RICHARD K. TATE, A PROFESSIONAL LAND SURVEYOR REGISTERED WITH THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 334552 DO HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE PLAT AMENDMENT AS SHOWN HEREON AND THE AMENDMENT WAS COMPLETED IN ACCORDANCE WITH THE ORDINANCES THE CITY OF LEHI, UTAH COUNTY AND LAWS AND STATUTES OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION

LOT 5, SCENIC OAKS AMENDED & EXTENDED SUBDIVISION TO SANDY CITY, SALT LAKE COUNTY, UTAH DESCRIBED AS FOLLOWS:

BEGINNING SOUTH, 133.55 FEET, EAST, 659.36 FEET, S89°57'43"E, 181.29 FEET, N00°22'46"W, 133.12 FEET, S89°57'43"E, 168.00 FEET, S89°57'43"E, 177.23 FEET, S00°02'17"W, 148.12 FEET, N89°57'43"W, 10.00 FEET, AND S00°02'17"W, 6.88 FEET FROM THE NORTHWEST CORNER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN;

RUNNING THENCE S89°57'43"E, 141.13 FEET TO THE NORTHEAST CORNER OF LOT 5; THENCE S00°22'46"E, 187.86 FEET TO THE SOUTHEAST CORNER OF LOT 5; THENCE N89°52'43"W, 142.50 FEET TO THE SOUTHWEST CORNER OF LOT 5; THENCE N00°02'17"E, 187.65 FEET TO THE NORTHWEST CORNER OF LOT 5 AND POINT OF BEGINNING.

CONTAINS 0.61 ACRES (26,626 SQUARE FEET) (1 LOT)

NO BUILD AREA DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 5, RUNNING THENCE N00°02'17"E ALONG THE WEST LINE OF LOT 5, 52.21 FEET; THENCE N89°50'30"E, 29.54 FEET; THENCE N70°56'10"E, 24.40 FEET; THENCE N77°02'30"E, 18.12 FEET; THENCE N69°36'20"E, 15.56 FEET; THENCE N76°54'40"E, 18.97 FEET; THENCE N74°43'50"E, 23.73 FEET; THENCE N51°52'40"E, 7.73 FEET; THENCE N47°36'30"E, 13.18 FEET TO A POINT ON THE EAST LINE OF LOT 5; THENCE S00°22'46"E, 28.47 FEET ALONG THE EAST LINE OF LOT 5; THENCE S51°04'10"W, 19.20 FEET; THENCE S53°37'50"W, 6.04 FEET; THENCE S49°43'10"W, 11.05 FEET; THENCE S31°36'20"W, 18.19 FEET; THENCE S13°37'00"W, 14.64 FEET; THENCE S00°07'20"W, 13.12 FEET TO A POINT ON THE SOUTH LINE OF LOT 5; THENCE N89°52'43"W ALONG THE SOUTH LINE OF LOT 5, 100.83 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.17 ACRES (7,469 SQUARE FEET)

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE UNDERSIGNED OWNEE OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED AMENDING OF THE SCENIC OAKS LOT 5 NO BUILD AREA TO BE HEREAFTER KNOWN AS

LOT 5, SCENIC OAKS AMENDED & EXTENDED

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET

THIS _____ DAY OF _____ A.D. 20 _____

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF _____

ON THE _____ DAY OF _____ PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED

NOTARY PUBLIC FOR SAID COUNTY OF _____ IN SAID STATE OF UTAH

WHO AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATON FREELY AND VOLUNTARILY.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC
RESIDING IN _____

SCENIC OAKS AMENDED & EXTENDED, LOT 5 AMENDED

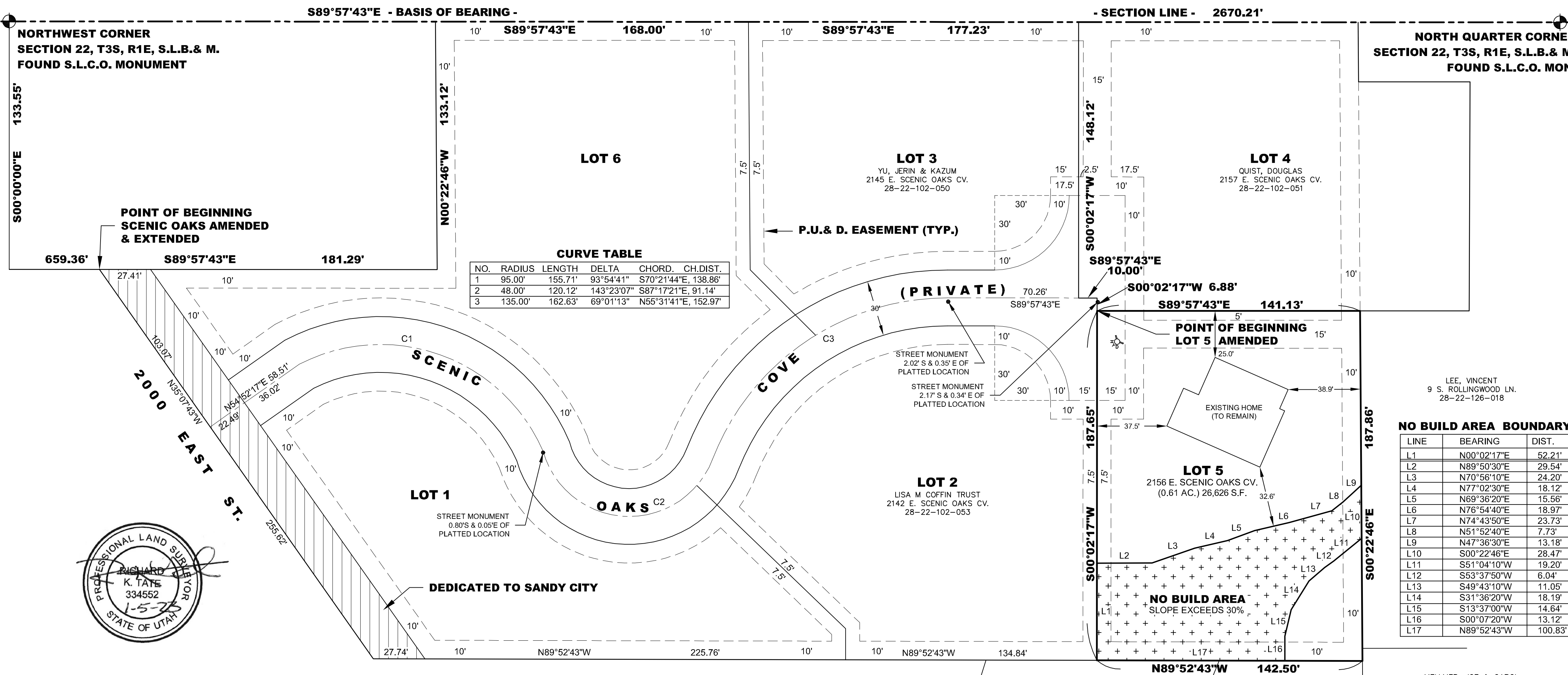
A RESIDENTIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 22, T3S, R1E, S.L.B.&M.
SANDY CITY, SALT LAKE COUNTY, UTAH

SHEET 1 OF 1

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ SALT LAKE COUNTY RECORDER



NARRATIVE

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO MODIFY THE "NO BUILD" BOUNDARY FOR LOT 5, SCENIC OAKS AMENDED & EXTENDED AS SHOWN HEREON.
2. THE BASIS OF BEARINGS IS THE BOUNDARY OF SCENIC OAKS AMENDED & EXTENDED ALIGNED TO THE NORTH LINE OF SECTION 22, T3S, R1E, S.L.B.&M. AS SHOWN HEREON.

LEGEND

- FIRE HYDRANT
- LOT BOUNDARY
- SECTION CORNER
- EASEMENT LINE
- ROAD CENTERLINE
- AREA DEDICATED TO SANDY CITY
- NO BUILD AREA
- STREET MONUMENT (NOT USED FOR CONTROL)

COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D., 20 _____

SALT LAKE COUNTY BOARD OF HEALTH

MAYOR AND ATTESTATION BY THE CITY RECORDER

PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF A.D. 20 _____ AT WHICH TIME THIS PLAT AMMENDMENT WAS APPROVED AND ACCEPTED.

ATTEST: DRAPER CITY CLERK _____ MAYOR, DRAPER CITY

PREPARED BY

ANDERSON
ENGINEERING COMPANY, INC.
2053 N. HILLCREST RD., SARATOGA SPRINGS, UT 801-972-8222

PUBLIC UTILITIES DEPARTMENT

APPROVED THIS _____ DAY OF _____ A.D.,

BY,

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY THE DRAPER CITY PLANNING COMMISSION

CHAIRMAN, SANDY CITY PLANNING COMMISSION

ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE _____ DRAPER CITY ENGINEER

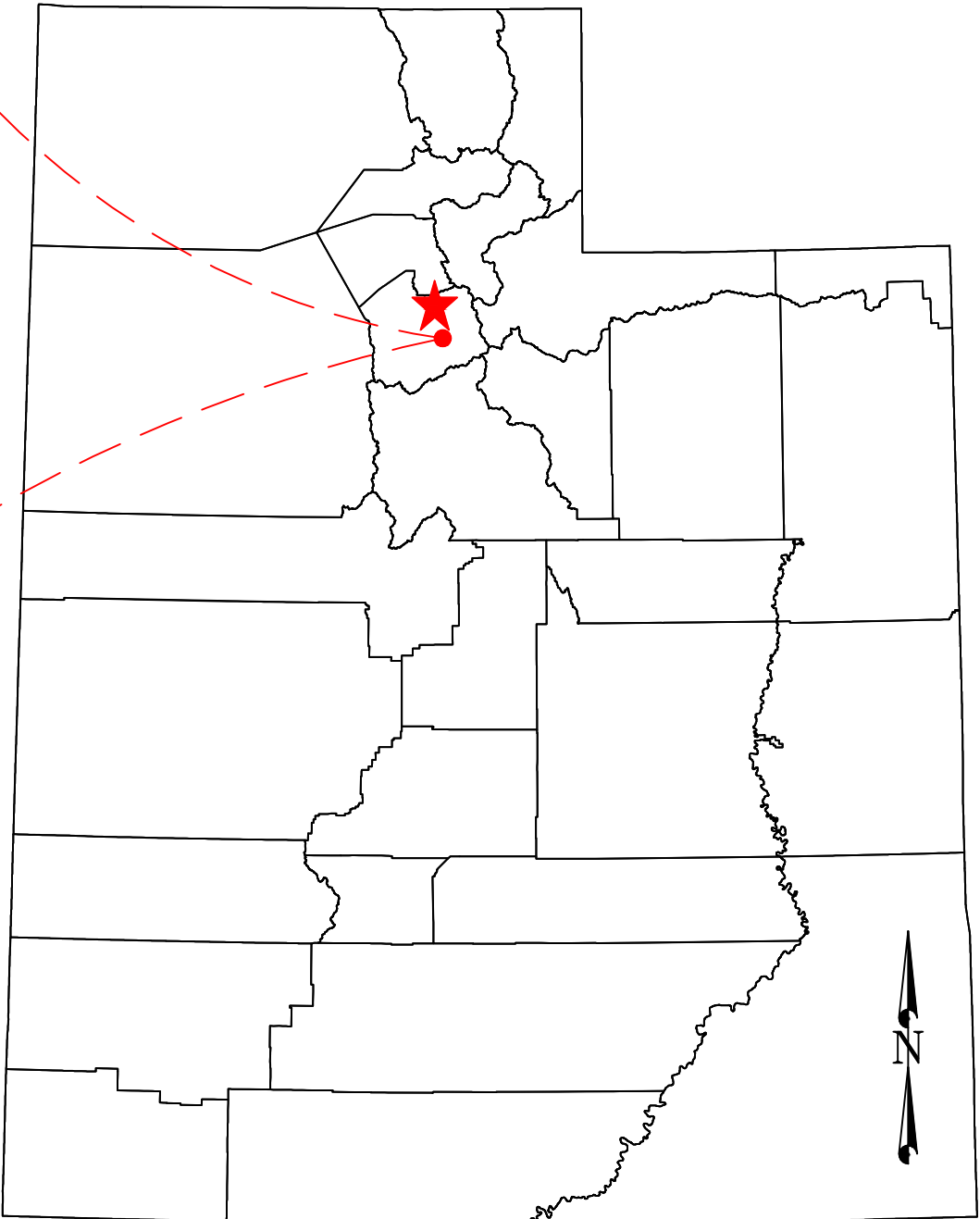
CITY ATTORNEY

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20 _____

DRAPER CITY ATTORNEY

COFFIN RESIDENCE BACKYARD GRADING DESIGN

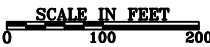
PARCEL 28-22-102-054
2156 EAST SCENIC OAKS COVE
SANDY CITY, UTAH



01

COFFIN RESIDENCE - PROJECT SITE

SCALE 1" = 200'



SHEET LIST TABLE	
Sheet Number	Sheet Title
--	SCENIC OAKS AMENDED & EXTENDED, LOT 5 AMENDED
G-01	COVER SHEET
G-02	NO-BUILD AREA PLAT COMPARISON
G-03	2018 AERIAL VIEW COMPARISON
G-04	2022 AERIAL VIEW OF LOT 5
C-01	NO-BUILD AREA BOUNDARY AMENDMENT OVERVIEW
C-02	BACKYARD GRADING PLAN
C-03	BACKYARD GRADING & NO BUILD AREA STAKING TABLES

CONTACT LIST

LAND OWNER: BRIAN D & AUDRY A COFFIN

DEVELOPER:
BRYANT BITNER
PRO-WORX CONSTRUCTION
5957 W 150 N #C
LINDON, UTAH 84042
bryant@proworxconstruction.com

CIVIL ENGINEERING:
ROBERT HOLFELTZ
ANDERSON ENGINEERING COMPANY
385-831-1383

SANDY CITY ENGINEERING DEPARTMENT
RYAN KUMP
801-568-2962

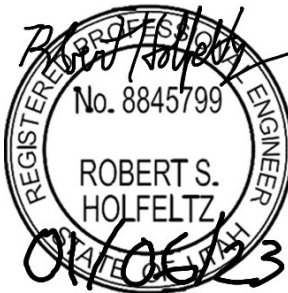
02

STATE OF UTAH

NOT TO SCALE

General Notes

- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SANDY, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE. IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.



01	CITY COMMENTS	01/05/23
No.	Revision/Issue	Date

PRO-WORX
CONSTRUCTION

ANDERSON
ENGINEERING COMPANY INC.

COFFIN RESIDENCE

COVER SHEET

SANDY CITY, UTAH

DRAWN BY: RSH

ENGINEER: RSH

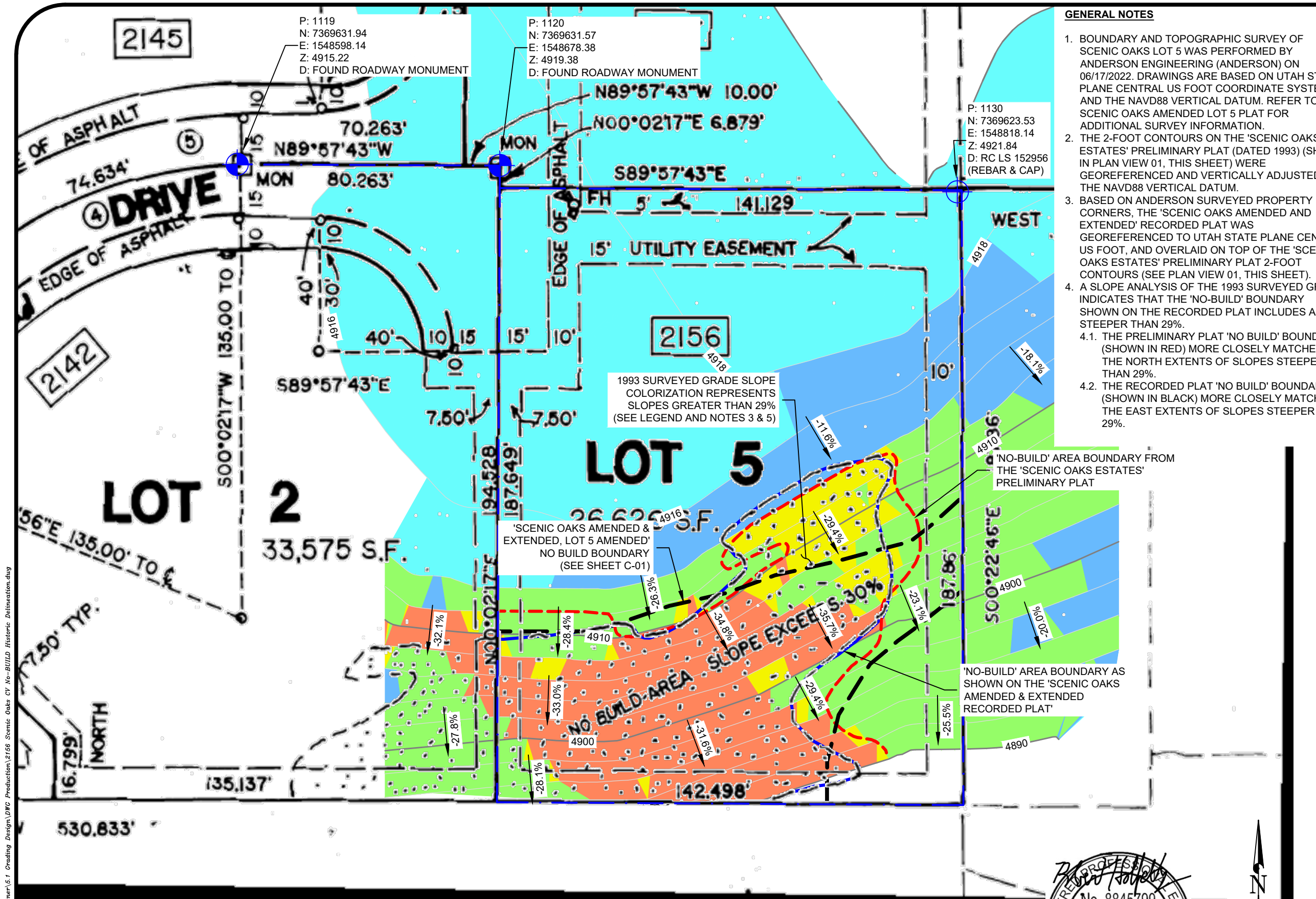
APPROVED: JMD

Project 170
Date 06-Jan-2023
Scale AS SHOWN

G-01

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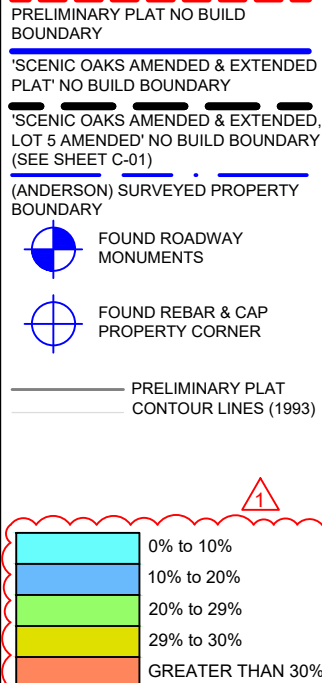
T:\170 - Bryant Bittern\6.1 Grading Design\DWG Production\2156 Scenic Oaks CT No-BUILD Historic Delineation.dwg



GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC SURVEY OF SCENIC OAKS LOT 5 WAS PERFORMED BY ANDERSON ENGINEERING (ANDERSON) ON 06/17/2022. DRAWINGS ARE BASED ON UTAH STATE PLANE CENTRAL US FOOT COORDINATE SYSTEM AND THE NAVD88 VERTICAL DATUM. REFER TO THE SCENIC OAKS AMENDED LOT 5 PLAT FOR ADDITIONAL SURVEY INFORMATION.
- THE 2-FOOT CONTOURS ON THE 'SCENIC OAKS ESTATES' PRELIMINARY PLAT (DATED 1993) (SHOWN IN PLAN VIEW 01, THIS SHEET) WERE GEOREFERENCED AND VERTICALLY ADJUSTED TO THE NAVD88 VERTICAL DATUM.
- BASED ON ANDERSON SURVEYED PROPERTY CORNERS, THE 'SCENIC OAKS AMENDED AND EXTENDED' RECORDED PLAT WAS GEOREFERENCED TO UTAH STATE PLANE CENTRAL US FOOT, AND OVERLAID ON TOP OF THE 'SCENIC OAKS ESTATES' PRELIMINARY PLAT 2-FOOT CONTOURS (SEE PLAN VIEW 01, THIS SHEET).
- A SLOPE ANALYSIS OF THE 1993 SURVEYED GRADE INDICATES THAT THE 'NO-BUILD' BOUNDARY SHOWN ON THE RECORDED PLAT INCLUDES AREAS STEEPER THAN 29%.
 - THE PRELIMINARY PLAT 'NO BUILD' BOUNDARY (SHOWN IN RED) MORE CLOSELY MATCHES THE NORTH EXTENTS OF SLOPES STEEPER THAN 29%.
 - THE RECORDED PLAT 'NO BUILD' BOUNDARY (SHOWN IN BLACK) MORE CLOSELY MATCHES THE EAST EXTENTS OF SLOPES STEEPER THAN 29%.

Legend



No.	Revision/Issue	Date
01	CITY COMMENTS	01/05/23

BRYAN COFFIN

ANDERSON
ENGINEERING COMPANY INC.

SCENIC OAKS LOT 5
NO-BUILD AREA
AMENDMENT

NO-BUILD AREA PLAT
COMPARISON

SANDY, UTAH

DRAWN BY: RSH
ENGINEER: RSH
APPROVED: JMD

Project 170
Date 06-Jan-2023
Scale 1" = 30'

G-02



SCALE IN FEET
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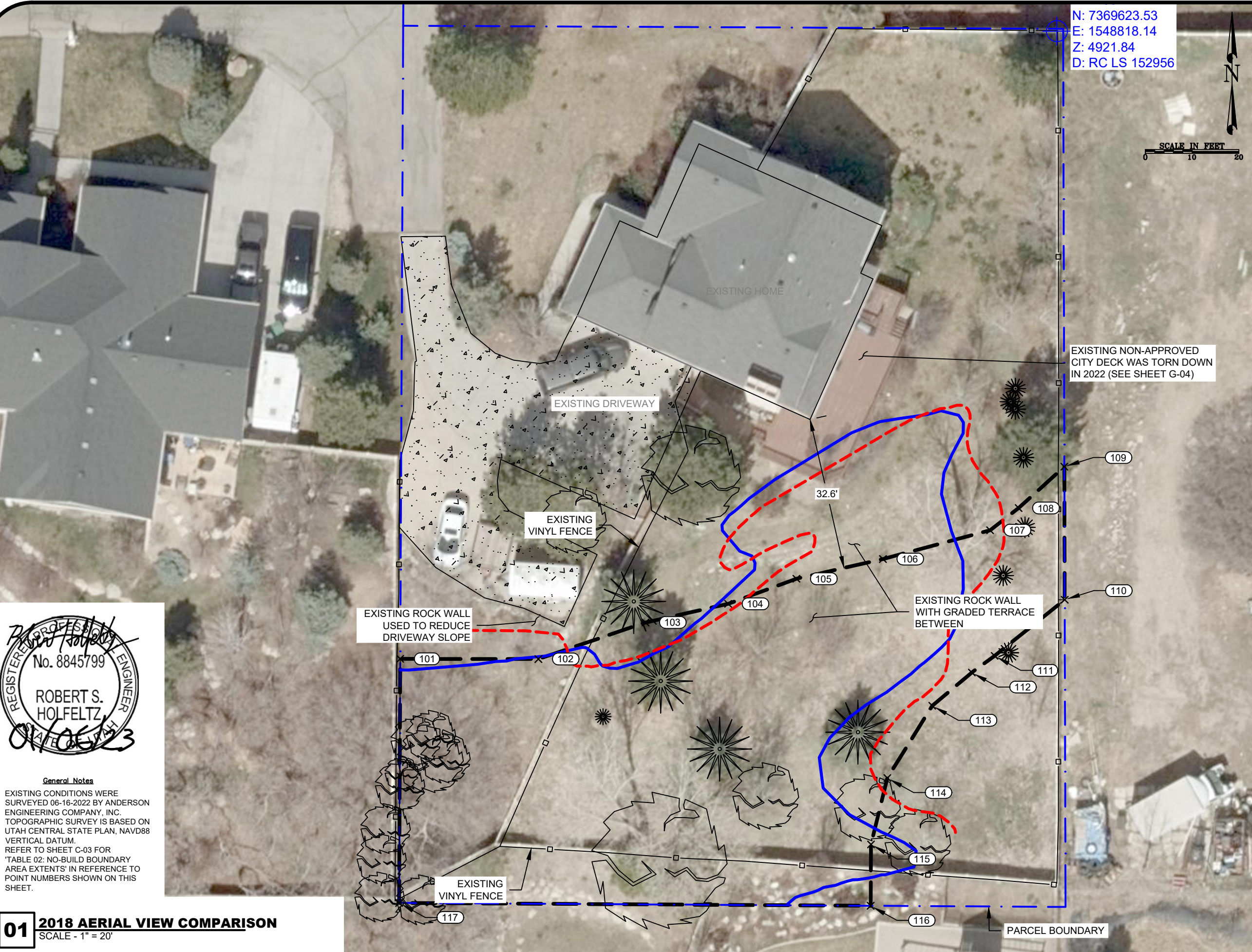
T:\170 - Bryant Bittern\5.1 Grading Design\DWG Production\BRYAN COFFIN NO-BUILD AREA 2018 AERIAL OVERVIEW.dwg



General Notes

1. EXISTING CONDITIONS WERE SURVEYED 06-16-2022 BY ANDERSON ENGINEERING COMPANY, INC. TOPOGRAPHIC SURVEY IS BASED ON UTAH CENTRAL STATE PLAN, NAVD88 VERTICAL DATUM.
2. REFER TO SHEET C-03 FOR 'TABLE 02: NO-BUILD BOUNDARY AREA EXTENTS' IN REFERENCE TO POINT NUMBERS SHOWN ON THIS SHEET.

01 2018 AERIAL VIEW COMPARISON
SCALE - 1" = 20'



Legend

- PRELIMINARY PLAT NO BUILD BOUNDARY
- 'SCENIC OAKS AMENDED & EXTENDED PLAT' NO BUILD BOUNDARY
- 'SCENIC OAKS AMENDED & EXTENDED, LOT 5 AMENDED' NO BUILD BOUNDARY (SEE SHEET C-01)
- (ANDERSON) SURVEYED PROPERTY BOUNDARY
- FOUND REBAR & CAP PROPERTY CORNER
- EXISTING VINYL FENCING
- PROPERTY BOUNDARY
- NO BUILD AREA EXTENTS

EXISTING TREES AS OF 06-16-2022 (SEE NOTE 1)

- EVERGREEN TREES
- DECIDUOUS TREES

01	SHEET ADDITION	01/05/23
No.	Revision/Issue	Date

BRYAN COFFIN

ANDERSON
ENGINEERING COMPANY INC.

SCENIC OAKS LOT 5
NO-BUILD AREA
AMENDMENT

2018 AERIAL VIEW COMPARISON
SANDY, UTAH

DRAWN BY:	RSH
ENGINEER:	RSH
APPROVED:	JMD

Project	170	Sheet	G-03
Date	06-Jan-2023		
Scale	1" = 20'		

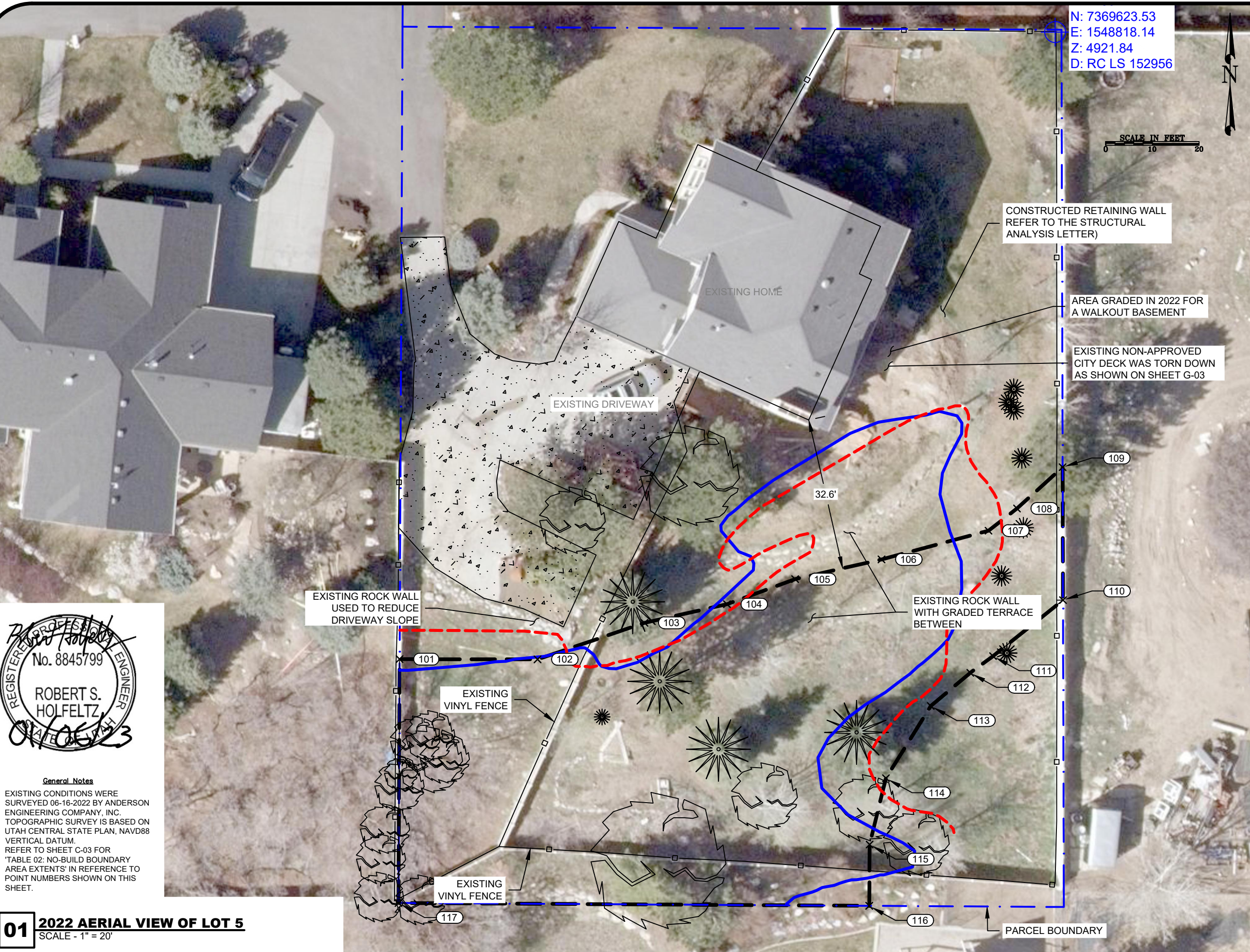
T:\170 - Bryant Bittern\5.1 Grading Design\DWG Production\BRYAN COFFIN NO-BUILD AREA 2022 AERIAL OVERVIEW.dwg



General Notes

1. EXISTING CONDITIONS WERE SURVEYED 06-16-2022 BY ANDERSON ENGINEERING COMPANY, INC. TOPOGRAPHIC SURVEY IS BASED ON UTAH CENTRAL STATE PLAN, NAVD88 VERTICAL DATUM.
2. REFER TO SHEET C-03 FOR 'TABLE 02: NO-BUILD BOUNDARY AREA EXTENTS' IN REFERENCE TO POINT NUMBERS SHOWN ON THIS SHEET.

01 2022 AERIAL VIEW OF LOT 5
SCALE - 1" = 20'



Legend

- PRELIMINARY PLAT NO BUILD BOUNDARY
- 'SCENIC OAKS AMENDED & EXTENDED PLAT' NO BUILD BOUNDARY
- 'SCENIC OAKS AMENDED & EXTENDED, LOT 5 AMENDED' NO BUILD BOUNDARY (SEE SHEET C-01)
- (ANDERSON) SURVEYED PROPERTY BOUNDARY
- FOUND REBAR & CAP PROPERTY CORNER
- EXISTING VINYL FENCING
- PROPERTY BOUNDARY
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EXISTING TREES AS OF 06-16-2022 (SEE NOTE 1)

- EVERGREEN TREES
- DECIDUOUS TREES

01	SHEET ADDITION	01/05/23
No.	Revision/Issue	Date

BRYAN COFFIN

ANDERSON
ENGINEERING COMPANY INC.

SCENIC OAKS LOT 5
NO-BUILD AREA
AMENDMENT

2022 AERIAL VIEW OF LOT 5
SANDY, UTAH

DRAWN BY:	RSH
ENGINEER:	RSH
APPROVED:	JMD

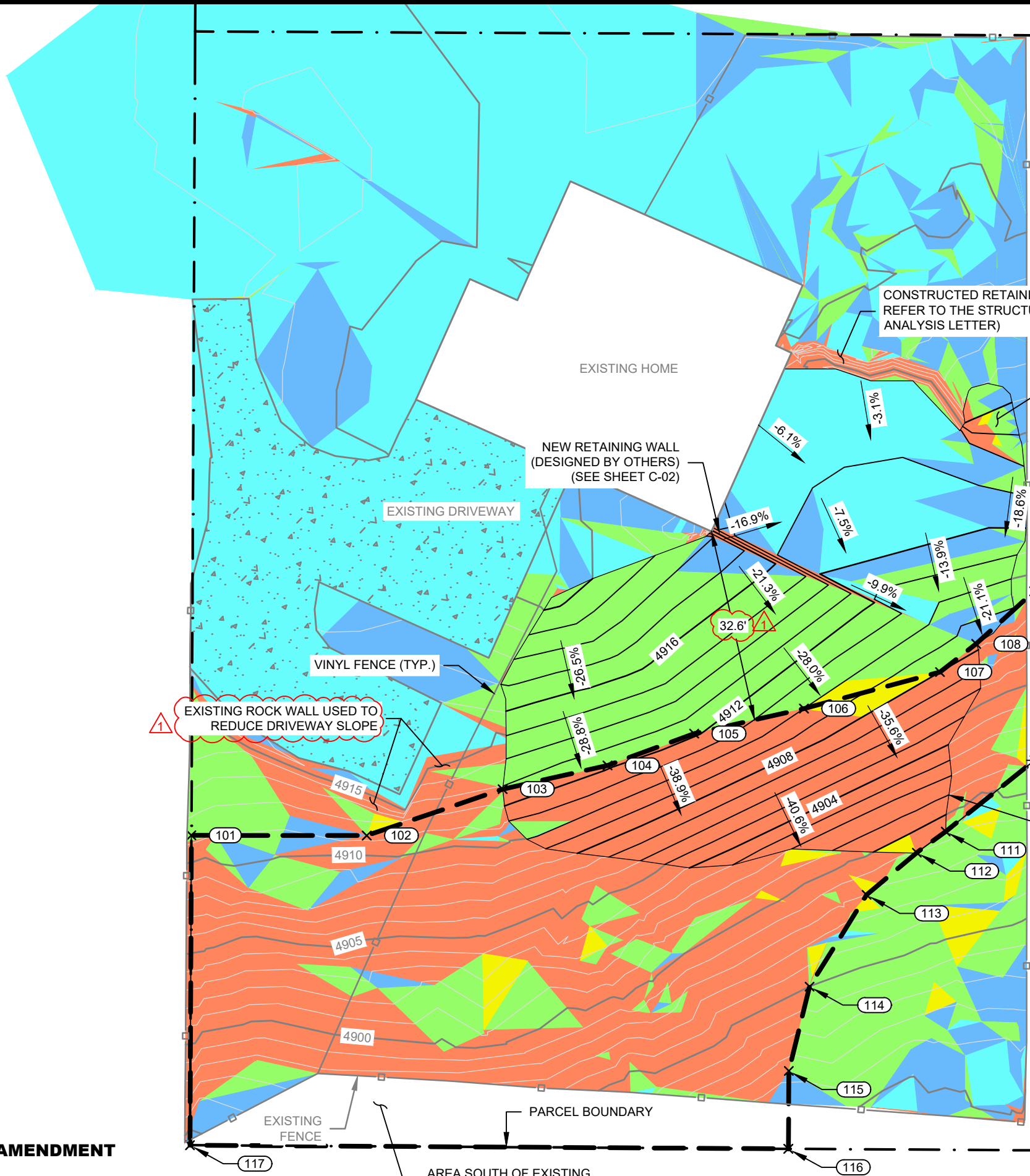
Project	170	Sheet	G-04
Date	06-Jan-2023		
Scale	1" = 20'		

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01

**NO-BUILD AREA BOUNDARY AMENDMENT
OVERVIEW**
SCALE - 1" = 20'

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF ANDERSON ENGINEERING COMPANY, INC., 2053 NORTH HILLCREST ROAD, SARATOGA SPRINGS, UT 84045 AND SHALL NOT BE COPIED, REDUCED, OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.



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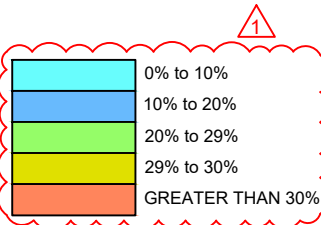


General Notes

1. EXISTING CONDITIONS WERE SURVEYED 06-16-2022 BY ANDERSON ENGINEERING COMPANY, INC. TOPOGRAPHIC SURVEY SHOWN IS BASED ON UTAH CENTRAL STATE PLAN, NAVD88 VERTICAL DATUM.
2. REFER TO SHEET C-03 FOR 'TABLE 02: NO-BUILD BOUNDARY AREA EXTENTS' IN REFERENCE TO POINT NUMBERS SHOWN ON THIS SHEET.

Legend

- EXISTING VINYL FENCING
- PROPERTY BOUNDARY
- NO BUILD AREA EXTENTS



01	CITY COMMENTS	01/05/23
No.	Revision/Issue	Date

BRYAN COFFIN



SCENIC OAKS LOT 5
NO-BUILD AREA
AMENDMENT

NO-BUILD AREA BOUNDARY
AMENDMENT OVERVIEW

SANDY, UTAH

DRAWN BY:	RSH
ENGINEER:	RSH
APPROVED:	JMD

Project	170	Sheet	C-01
Date	06-Jan-2023		
Scale	1" = 20'		





POINT NUMBER REFERENCE TABLE (SEE POINT TABLES ON SHEET C-03)	
POINTS 1-7	RETAINING WALL TOP & TOE POINTS
POINTS 8-17	WALKOUT BASEMENT INTERIOR GRADE POINTS
POINTS 21-47	PERIMETER GRADING POINTS (EXCLUDES 27, 32-33, 37)
POINTS 51-56	NO-BUILD AREA INTERIOR DESIGN GRADE POINTS
POINTS 101-117	NO-BUILD AREA EXTENTS (SEE SHEET C-01)

EXISTING HOME

GRADE POINTS 8 & 9 ARE
PLACED 6-INCHES BELOW THE
BASEMENT DOOR THRESHOLD

GRADE POINTS 1-7 REPRESENT TOP &
BOTTOM OF 3.6-FT TALL RETAINING WALL
(RETAINING WALL DESIGNED BY OTHERS)

GRADE POINTS 43-66 REPRESENT
EXISTING GRADE TIE-IN POINTS

EXISTING DRIVEWAY

VINYL FENCE (TYP.)

EXISTING ROCK WALL USED
TO REDUCE DRIVEWAY
SLOPE

EXISTING
RETAINING WALL

BLEND TOP OF GRADE
INTO THE END OF THE
EXISTING ROCK WALL

NO BUILD AREA BOUNDARY FROM
'SCENIC OAKS AMENDED &
EXTENDED, LOT 5 AMENDED' PLAT

BLEND END OF RETAINING
WALL INTO THE GRADE

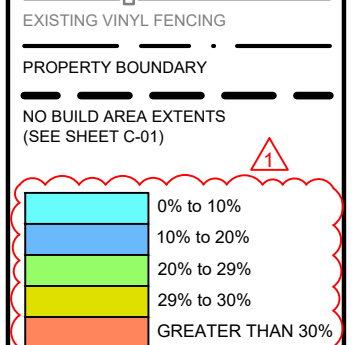
RESTORE THE GRADE WITHIN
THE NO BUILD AREA
(SEE NOTE 4)

NO BUILD AREA BOUNDARY FROM
'SCENIC OAKS AMENDED &
EXTENDED, LOT 5 AMENDED' PLAT

General Notes

- EXISTING CONDITIONS WERE SURVEYED 06-16-2022 BY ANDERSON ENGINEERING COMPANY, INC. SURVEY SHOWN IS BASED ON UTAH CENTRAL STATE PLAN, NAVD88 VERTICAL DATUM.
- REFER TO SHEET C-03 FOR GRADING STAKING TABLES IN REFERENCE TO POINT NUMBERS SHOWN ON THIS SHEET.
- APPROXIMATELY 220 CUBIC YARDS OF CUT (IN SITU) TO BE REMOVED FROM SITE.
- RESTORE THE GRADE WITHIN THE NO BUILD AREA TO MATCH THE EXISTING GRADES ALONG THE EAST, SOUTH, AND WEST PROPERTY BOUNDARY

Legend



01	CITY COMMENTS	01/05/23
No.	Revision/Issue	Date

BRYAN COFFIN

ANDERSON
ENGINEERING COMPANY INC.

SCENIC OAKS LOT 5
NO-BUILD AREA
AMENDMENT

BACKYARD GRADING PLAN

SANDY, UTAH

DRAWN BY:	RSH
ENGINEER:	RSH
APPROVED:	JMD

Project	170	Sheet	C-02
Date	06-Jan-2023		
Scale	1" = 10'		

WALKOUT BASEMENT GRADING DESIGN AND NO-BUILD AREA GRADE RESTORATION

SCALE - 1" = 10'

01

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SCALE IN FEET
0 5 10

T:\170 - Bryant Bitter\5.1 Grading Design\DWG Production\BRYAN COFFIN DESIGN GRADING SHEET.dwg

TABLE 01: CONSTRUCTION STAKING & NO BUILD AREA EXTENTS

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	7369539.6	1548765.2	4918.1	TOP BACK RETAINING WALL
2	7369533.0	1548780.9	4915.1	TOP BACK RETAINING WALL
3	7369528.8	1548791.9	4912.2	TOP BACK RETAINING WALL
4	7369524.8	1548802.0	4910.0	RETAINING WALL END
5	7369541.3	1548765.8	4914.5	RETAINING WALL TOE
6	7369536.5	1548776.5	4913.0	RETAINING WALL TOE
7	7369533.3	1548783.6	4912.0	RETAINING WALL TOE
8	7369547.5	1548768.5	4913.8	GRADE BELOW DOOR THRESHOLD
9	7369553.5	1548771.2	4913.8	GRADE BELOW DOOR THRESHOLD
10	7369547.8	1548782.4	4913.0	DESIGN GRADE POINTS
11	7369551.3	1548787.7	4913.0	DESIGN GRADE POINTS
12	7369552.9	1548797.6	4913.0	DESIGN GRADE POINTS
13	7369548.2	1548810.5	4913.0	DESIGN GRADE POINTS
14	7369543.4	1548789.9	4912.5	DESIGN GRADE POINTS
15	7369545.6	1548799.6	4912.5	DESIGN GRADE POINTS
16	7369541.1	1548812.1	4912.0	DESIGN GRADE POINTS
17	7369528.5	1548803.7	4910.0	DESIGN GRADE POINTS
21	7369532.5	1548745.4	4920.0	TIE-IN GRADE POINT
22	7369529.2	1548738.4	4920.5	TIE-IN GRADE POINT
23	7369518.9	1548732.1	4918.0	TIE-IN GRADE POINT
24	7369514.7	1548729.9	4917.0	TIE-IN GRADE POINT
25	7369506.5	1548732.5	4915.0	TIE-IN GRADE POINT
26	7369502.1	1548730.8	4914.0	TIE-IN GRADE POINT
28	7369491.6	1548731.2	4911.0	TIE-IN GRADE POINT
29	7369487.0	1548737.4	4909.0	TIE-IN GRADE POINT
30	7369483.8	1548761.7	4904.0	TIE-IN GRADE POINT
31	7369487.0	1548778.9	4902.0	TIE-IN GRADE POINT
34	7369499.3	1548805.9	4902.0	TIE-IN GRADE POINT
35	7369504.5	1548805.3	4904.0	TIE-IN GRADE POINT
36	7369514.0	1548810.7	4906.0	TIE-IN GRADE POINT
38	7369527.6	1548816.3	4909.0	TIE-IN GRADE POINT
39	7369532.5	1548815.9	4910.0	TIE-IN GRADE POINT
40	7369538.7	1548818.2	4911.5	TIE-IN GRADE POINT
41	7369546.4	1548818.5	4913.0	TIE-IN GRADE POINT
42	7369551.4	1548818.1	4914.0	TIE-IN GRADE POINT
43	7369556.7	1548817.2	4915.0	TIE-IN GRADE POINT
44	7369562.2	1548816.0	4916.0	TIE-IN GRADE POINT
45	7369565.4	1548811.9	4917.0	TIE-IN GRADE POINT
46	7369557.4	1548807.2	4913.8	TIE INTO EXISTING RETAINING WALL
47	7369567.9	1548777.8	4916.0	TIE INTO EXISTING RETAINING WALL
51	7369522.0	1548745.4	4918.0	DESIGN GRADE POINTS
52	7369525.4	1548750.3	4918.0	DESIGN GRADE POINTS
53	7369510.5	1548744.5	4915.1	DESIGN GRADE POINTS
54	7369515.1	1548757.5	4915.1	DESIGN GRADE POINTS
55	7369490.8	1548753.5	4908.0	DESIGN GRADE POINTS
56	7369505.4	1548784.4	4908.0	DESIGN GRADE POINTS

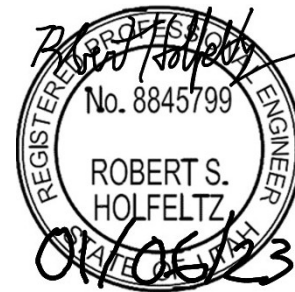
TABLE 02: NO BUILD AREA EXTENTS

POINT #	NORTHING	EASTING	ELEVATION *	DESCRIPTION
101	7369489.2	1548677.7	4911.3	NO BUILD AREA
102	7369489.2	1548707.3	4911.3	NO BUILD AREA
103	7369497.0	1548730.2	4912.9	TIE-IN GRADE POINT / NO BUILD AREA
104	7369501.0	1548747.9	4912.2	DESIGN GRADE POINTS / NO BUILD AREA
105	7369506.4	1548762.5	4912.2	DESIGN GRADE POINTS / NO BUILD AREA
106	7369510.6	1548781.0	4910.0	DESIGN GRADE POINTS / NO BUILD AREA
107	7369516.8	1548803.9	4908.0	DESIGN GRADE POINTS / NO BUILD AREA
108	7369521.5	1548810.0	4908.3	DESIGN GRADE POINTS / NO BUILD AREA
109	7369530.4	1548819.8	0.0 *	NO BUILD AREA
110	7369501.9	1548819.8	0.0 *	NO BUILD AREA
111	7369489.9	1548804.8	4899.0	TIE-IN GRADE POINT / NO BUILD AREA
112	7369486.3	1548800.0	4899.0	TIE-IN GRADE POINT / NO BUILD AREA
113	7369479.2	1548791.5	4898.0	NO BUILD AREA
114	7369463.8	1548781.9	4895.0	NO BUILD AREA
115	7369449.5	1548778.4	4891.3	NO BUILD AREA
116	7369436.4	1548778.3	0.0 *	NO BUILD AREA
117	7369437.0	1548677.5	0.0 *	NO BUILD AREA

* NO BUILD AREA EXTENT POINTS 109, 110, 116, AND 117 ARE PLACED AT THE PROPERTY LINE AND ARE OUTSIDE THE AREA SURVEYED.

General Notes

1. REFER TO SHEETS C-01 AND C-02 IN REFERENCE TO STAKEOUT TABLES 01 & 02, THIS SHEET.



No.	Revision/Issue	Date

BRYAN COFFIN



SCENIC OAKS LOT 5
NO-BUILD AREA
AMENDMENT

BACKYARD GRADING & NO
BUILD AREA STAKING TABLES

SANDY, UTAH

DRAWN BY:	RSH
ENGINEER:	RSH
APPROVED:	JMD

Project	170	Sheet	C-03
Date	06-Jan-2023		
Scale	NA		

01 WALKOUT BASEMENT GRADING AND
NO-BUILD AREA SURVEY STAKING TABLES