



CONSULTING ENGINEERS AND
SURVEYORS

12401 So 450 East, Unit C2
Draper, Utah 84020
(801) 571-9414
Fax: (801) 571-9449
www.gilsonengineering.com

October 18, 2019

Michael Wilcox, Zoning Administrator
Sandy City
10000 Centennial Parkway
Sandy City, Utah 84070

**RE: REQUESTING PLANNING COMMISSION REVIEW AND APPROVAL OF THE
CUT/FILL PLAN FOR THE PROPOSED BRYCE ZUNDEL PROPERTY – 10471
SOUTH WASATCH BOULEVARD; LOT 27**

Michael:

As you know, we have obtained a variance from the Board of Adjustments to build into the 30% hillside and have a driveway in excess of 12%, with several conditions. This says " If a lot which contains or is adjacent to 30% or greater slopes was platted, approved and recorded prior to the adoption of sensitive area (or similar) regulations either in Salt Lake County or Sandy and such lot does not comply with Sandy City's current Sensitive Area Overlay Zone, a property owner may request a special exception from the Director to allow construction on the property at reduced or no setback from the 30% or greater slope. If it is determined that this exception applies, the lot will not be required to proceed through Sensitive Area Overlay Zone review through special requirements to protect the health, safety and welfare of the lot owner and residents of the City will be imposed before the issuance of a building permit. A property owner may request this exception..."

The Board of Adjustments granted a conditional variance to construct a single family dwelling limited to 3,000 sf. footprint. *One condition states that the Planning Commission review a detailed grading plan of the lot prior to issuance of a building permit which shows the proposed grading, cuts, fills, or terracing on the continuous hillside of 30% or greater slope.* We have attached the following plans for this request:

1. Site Plan for the Proposed Zundel Property
2. Grading Plan
3. Cut/Fill Plan

Pursuant to our meeting with the city staff on October 7th, we have made modifications to the site plan as recommended by the planning and engineering departments. In an effort to minimize impact to the hillside and reduce the footprint of the development, the house has been realigned to run parallel with the topographic contour lines and shifted eastward to reduce the cut on the northwest corner of the property. This will reduce the height of the retaining walls on the backside of the property. The concrete retaining

wall on the west side will be replaced with a gravity boulder wall so that it blends with the natural environment and appears less 'engineered' like a concrete wall. The house will site closer to Wasatch Boulevard and have more southern exposure to facilitate ice melt in the winter.

We have met several times with the Director, Mike Gladbach, prior to preparing the drawings. We have also coordinated with Lennie Chanthaphuang with Public Utilities regarding the required storm runoff storage requirements.

We request that the Planning Commission review the proposed cut/fill plan and grant approval based on the proposed plan. Through coordination with city staff, the builder, the owner Bryce Zundel and our civil and structural engineering staff, we believe that the proposed plan provides the least impact for the proposed 3,000 s.f. footprint. We have incorporated many design features in order to reduce the impact to the hillside. This includes narrowing the footprint of the home, and balancing the impact by including additional retaining walls in the front of the property and increasing the driveway to the maximum slope of 15%. We believe this approval will provide an opportunity for the owner to create a beautiful home and landscaping on what is currently an undeveloped lot with weeds and other vegetation, similar to the neighboring property next door.

Thank you again for your consideration to allow my client to build on his property. If you have any questions or need any additional explanations, please don't hesitate to let me know.

GILSON ENGINEERING, INC
CONSULTING ENGINEERS AND SURVEYORS



Brad Gilson, P.E.

Attachment:

1. Site Plan for the Proposed Zundel Property
2. Grading Plan
3. Cut/Fill Plan

Cc: Brian McCuiston, Planning Director

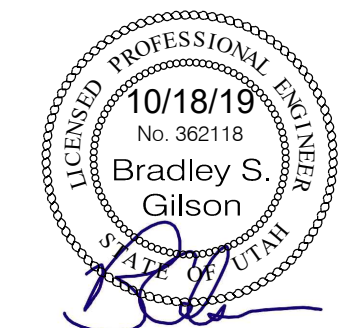
BRYCE ZUNDEL

PROPOSED BRYCE ZUNDEL SITE PLAN ZUN.010.19

**LOCATION: 10471 SOUTH WASATCH BOULEVARD SANDY, SALT LAKE
COUNTY, UTAH**



12401 SOUTH 450 EAST BUILDING C, UNIT 2, DRAPER, UT 84020
PHONE: (801) 571-9414 FAX: (801) 571-9449



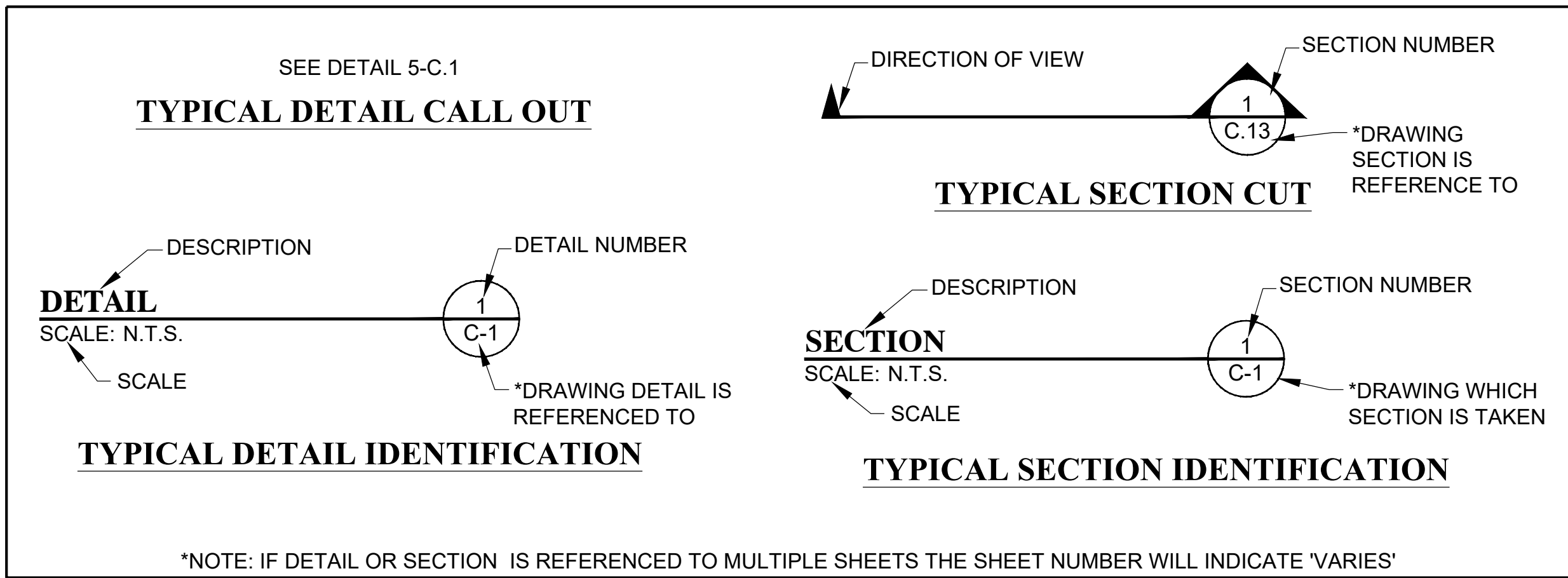
BRYCE ZUNDEL

ZUN.010.19

ABBREVIATIONS

ADJ	ADJUST
ADS	ADVANCE DRAINAGE SYSTEM
ARV	AIR RELEASE VALVE
BC	BAR AND CAP
BOW	BACK OF WALK
BVCE	BEGINNING VERTICAL CURVE ELEV.
BVCS	BEGINNING VERTICAL CURVE STATION
CB	CATCH BASIN
CBL	CABLE
CH	CHORD BEARING
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COR.	SECTION CORNER
D	DELTA ANGLE
DET	DETAIL
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
EG	EXISTING GRADE
ELEV	ELEVATION
EOC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
EVCE	END VERTICAL CURVE ELEV.
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FO	FIBER OPTICS
FT	FOOT
GB	GRADE BREAK
HC	HANDICAP
HDPE	HIGH DENSITY POLY ETHYLENE
HP	HIGH POINT
INV.	INVERT
IRR	IRRIGATION
L.F.	LINEAR FEET
LIP	LIP OF CURB
LP	LOW POINT
LT.	LEFT
MAX.	MAXIMUM
MH	MANHOLE
MIN.	MINIMUM
MON	MONUMENT
NTS	NOT TO SCALE
OC	ON CENTER
OHP	OVER HEAD POWER
PC	POINT OF CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PRV	PRESSURE REDUCING VALVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
ROW	RIGHT OF WAY
RT.	RIGHT
S	SEWER
SD	STORM DRAIN
SER	SOUTH END RADIUS
SSMH	SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SECONDARY WATER
TBC	TOP BACK OF CURB
TOA	TOP OF ASPHALT
TOE	TOE OF SLOPE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TYP	TYPICAL
UG	UNDER GROUND POWER
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	WATER
WM	WATER METER
WV	WATER VALVE

IDENTIFICATION SYSTEM



LEGEND AND SYMBOLS

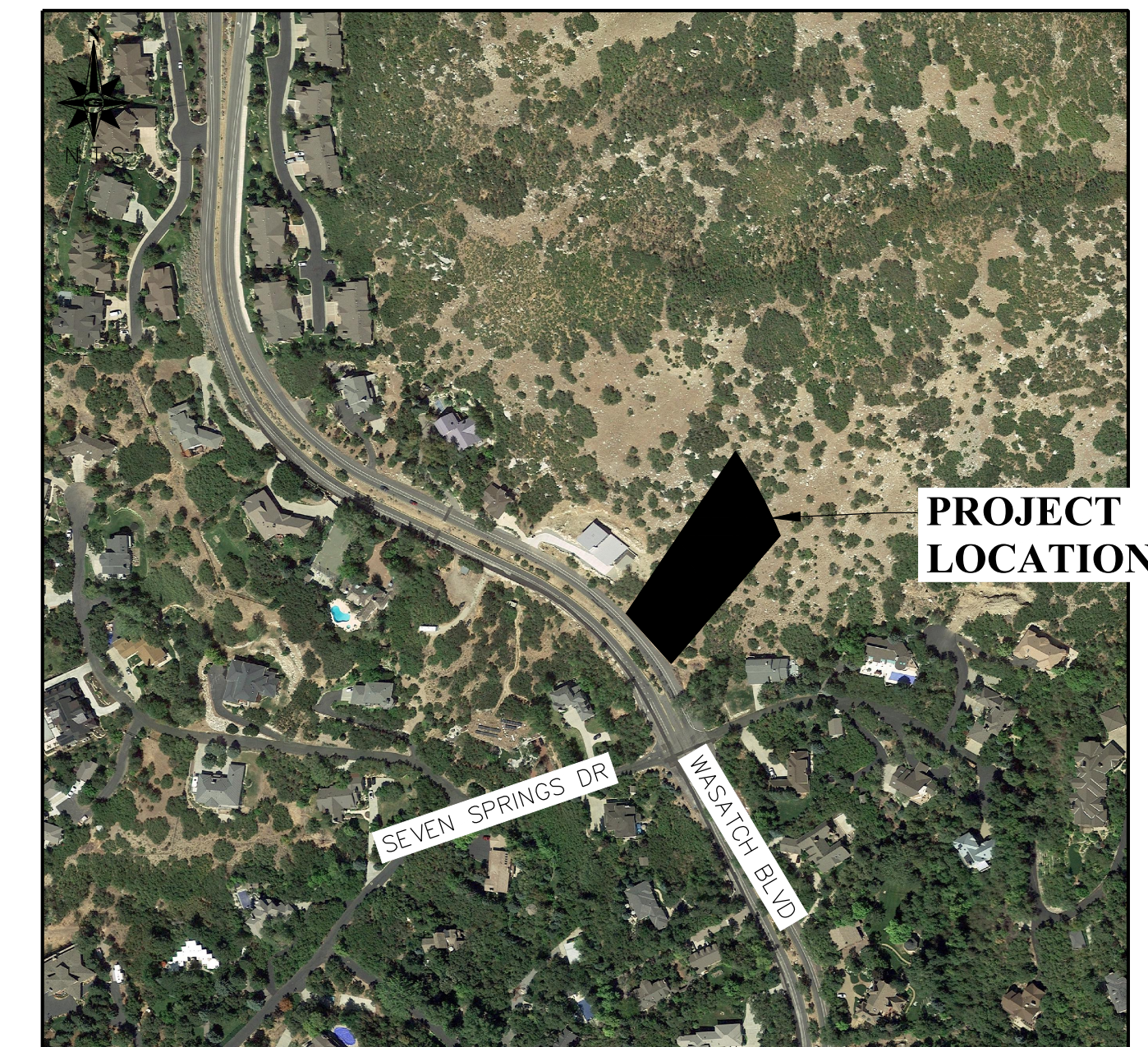
	SECTION CORNER & LINE (FOUND)		CULINARY WATER LINE & MANHOLE		CABLE BOX
	BOUNDARY/PHASE LINE		WATER VALVE		CABLE TELEVISION LINE & MANHOLE
	ADJACENT PL. or LOT LINES		= PROPOSED FIRE HYDRANT		FIBER OPTIC LINE & MARKER
	RIGHT-OF-WAY LINE		WATER METER		STREET LIGHT
	CENTERLINE of ROAD		SECONDARY WATER & STOP AND WASTE		STREET SIGN
	EASEMENT LINE		IRRIGATION BOX		TEST PIT
	CURB & GUTTER		IRRIGATION VALVE		WELL
	= EDGE OF ASPHALT		POWER LINES & MANHOLE		MAIL BOX
	FENCE		ELECTRIC METER		SEWER TAG
	DAYLIGHT- CUT		UTIL-POLE		SD-TAG
	DAYLIGHT- FILL		ELECTRIC BOX		SPOT ELEVATION
	PROPOSED INTERMEDIATE CONTOUR		POWERPOLE		= PROPOSED ASPHALT
	PROPOSED INDEX CONTOUR		GUY WIRE		= PROPOSED CONCRETE
	EXISTING INDEX CONTOUR		TRAFFIC CONTROL BOX		EXISTING ELEVATION
	EXISTING INTERMEDIATE CONTOUR		TRAFFIC SIGNAL		PROPOSED ELEVATION
	DRAINAGE / DITCH CENTERLINE		GAS LINE & MANHOLE		
	SANITARY SEWER MANHOLE & PIPE		GAS-VALVE		
	SEWER		TELEPHONE LINE & MANHOLE		
	STORM DRAIN CLEAN OUT & PIPE		TELEPHONE POLE		
	CATCH BASIN		TELEPHONE RISER		
	4' COMBO BOX		TELEPHONE BOX		
	4' INLET				

*NOTE: ALL EXISTING FEATURES WILL BE IN A SHADED LINE

SHEET INDEX

	COVER SHEET
G.101	INDEX AND LEGEND
G.102	GENERAL NOTES
C.101	OVERALL SITE PLAN
C.102	GRADING AND DRAINAGE
C.103	CUT AND FILL

LOCATION MAP



GILSON ENGINEERING
Civil, Mechanical & Electrical
1340 SOUTH 400 WEST SALT LAKE CITY, UTAH 84115
PHONE: (801) 971-9414 FAX: (801) 971-9449

LICENSED PROFESSIONAL ENGINEER
10/18/19
No. 362118
Bradley S. Gilson
SALT LAKE COUNTY, UTAH

DATE	REVISIONS	BY	COMMENTS
OCTOBER 2019	INDEX & LEGEND	JM/GJ/BP	

DESIGNED/DRAWN BY: JM/GJ/BP
CHECKED: APPROVED: _____

1" SCALE MEASURES FOR FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

INDEX & LEGEND
BRYCE ZUNDEL
10471 SOUTH WASATCH BLVD.
SANDY, UTAH 84092
SALT LAKE COUNTY, UTAH

REVISION: -
PROJ. # **ZUN.010**
G.101

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF GILSON ENGINEERING, INC.
2. THESE SHEETS - LISTED BY DRAWING INDEX, ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. FAILURE TO DO SO VOIDS THE DESIGN.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF GILSON ENGINEERING, INC. VOIDS THE DESIGN.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.
6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO GILSON ENGINEERING, INC. A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
7. DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION SHALL ACCOMMODATE ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT.
8. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF GILSON ENGINEERING, INC. AT NO COST TO THE OWNER.
9. THIS DESIGN PURPORTS TO PERMIT FULL ACCESS TO HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO GILSON ENGINEERING, INC. FOR RESOLUTION.
10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK

UTILITY NOTES

1. COORDINATE ALL UTILITY CONNECTIONS TO BUILDING WITH PLUMBING PLANS AND BUILDING CONTRACTOR.
2. VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTING ANY NEW UTILITY LINES. NOTIFY CIVIL ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO ANY CONNECTIONS BEING MADE.
3. WATER METERS ARE TO BE INSTALLED PER CURRENT WATER DISTRICT STANDARDS AND SPECIFICATIONS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL ITEMS REQUIRED.
4. WATER LINES, VALVES, FIRE HYDRANTS, FITTINGS ETC. ARE TO BE CONSTRUCTED AS SHOWN. CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ANY VERTICAL ADJUSTMENTS NECESSARY TO CLEAR SEWER, STORM DRAIN OR OTHER UTILITIES AS NECESSARY INCLUDING VALVE BOXES AND HYDRANT SPOOLS TO PROPER GRADE.
5. FIELD VERIFY ALL EXISTING AND/OR PROPOSED ROOF DRAIN/ROOF DRAIN DOWN SPOUT CONNECTIONS TO STORM WATER SYSTEM WITH CIVIL, PLUMBING & ARCHITECTURAL PLANS, NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. ALL CATCH BASINS AND INLET BOX GRATES ARE TO BE BICYCLE SAFE.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE EROSION CONTROL FACILITIES SHOWN ON THE PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM TRAFFIC FROM THE SITE.
3. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY, AND REMOVED WHEN THE SITE IS PAVED.
4. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
5. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.
6. FUGITIVE DUST AREAS SHALL BE CONTROLLED BY SPRAYING WATER ON THE DRY AREAS OF THE SITE.
7. NO RUBBISH, TRASH, GARBAGE OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
8. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES OR OTHER UNFORESEEN CONDITIONS DURING DEVELOPMENT OF THE PROJECT.

CONSTRUCTION NOTES

1. ALL WORK WITHIN THE SITE TO CONFORM TO THE CURRENT CITY STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSHA REQUIREMENTS, LATEST EDITIONS).
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF SAID UTILITIES WHICH MAY BE EXPOSED, DAMAGED OR CROSSED AS SHOWN ON THE DRAWINGS OR AS "BLUE STAKED". THE CONTRACTOR WILL MAKE ARRANGEMENTS WITH THE UTILITY COMPANY TO MOVE THE UTILITY IF NECESSARY OR OBTAIN PERMISSION FROM THE PROJECT ENGINEER TO MODIFY GRADES OF PROJECT LINES IN ORDER TO GO AROUND EXISTING UTILITIES.
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES, VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. SPECIFIC INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS SHALL SUPERSEDE ITEMS COVERED IN THESE DRAWINGS.

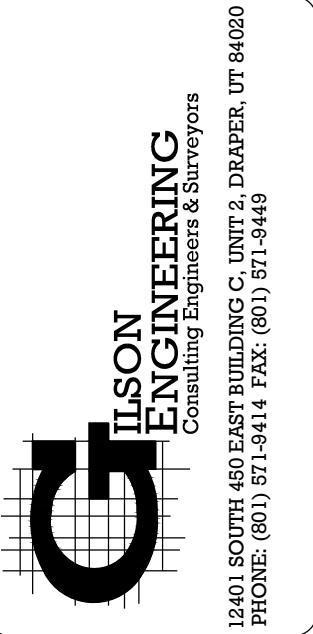


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**1-800-662-4111
208-2100**
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205 WEST 700 SOUTH, SUITE 101
SALT LAKE CITY, UTAH 84101

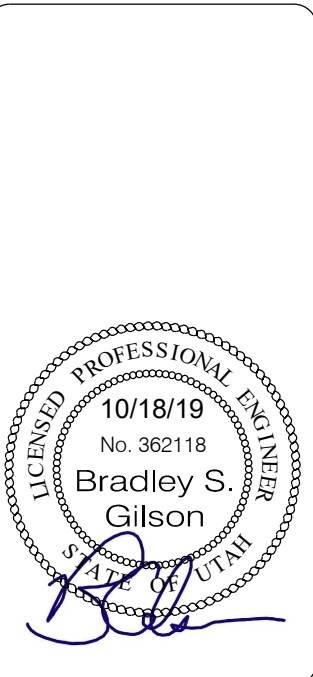
CAUTION NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY: THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.



GILSON ENGINEERING
PLUMBING & ARCHITECTURE
10471 SOUTH WASATCH BLVD., SUITE 8, SANDY, UT 84092
PHONE: (801) 971-9449 FAX: (801) 971-9449



LICENSED PROFESSIONAL ENGINEER
10/18/19
No. 362118
Bradley S. Gilson
STATE OF UTAH

REV	DATE	BY	COMMENTS

DATE: OCTOBER 2019
DRAWING NAME: G.102 GENERAL NOTES
DESIGNED/DRAWN BY: JM/JG/BP
CHECKED: APPROVED: _____
1" SCALE MEASURES FOR FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEETS

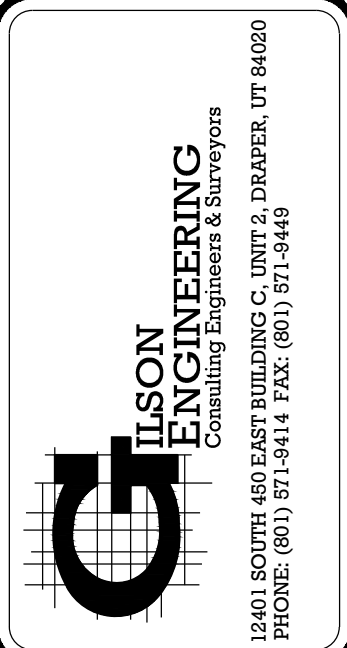
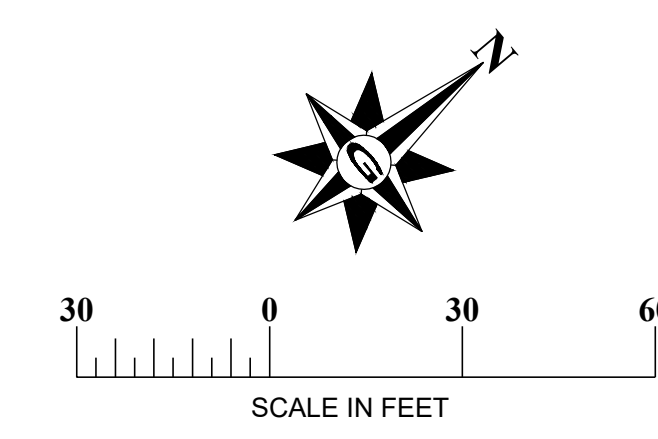
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GENERAL NOTES
BRYCE ZUNDEL
10471 SOUTH WASATCH BLVD.
SANDY, UTAH 84092
SALT LAKE COUNTY, UTAH

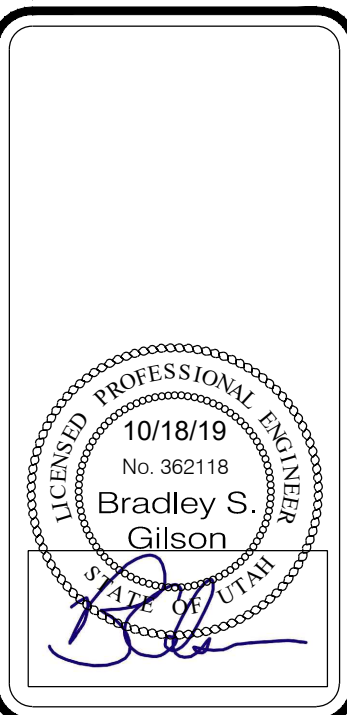
REVISION: -

PROJ. # **ZUN.010**

G.102



GILSON ENGINEERING, INC.
 10471 SOUTH WASATCH BLVD.
 SANDY, UTAH 84092
 PHONE: (801) 871-8414 FAX: (801) 871-8448



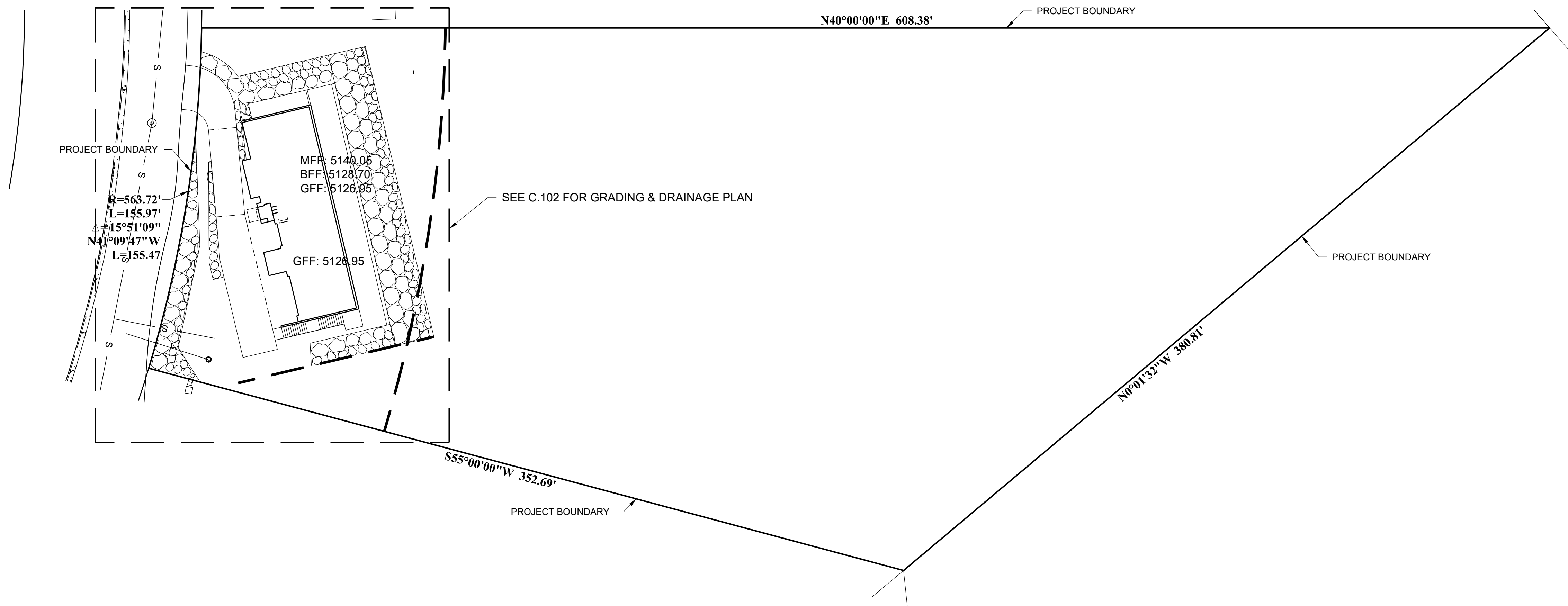
DATE	REVISIONS
OCTOBER 2019	
C-101	
OVERALL SITE PLAN	
DESIGNED/DRAWN BY: JM/JGBP	
CHECKED: []	
APPROVED: []	

1" SCALE MEASURES IF ON FULL SIZE SHEET
 ADJUST FOR HALF SIZE SHEETS

OVERALL SITE PLAN
 BRYCE ZUNDEL
 10471 SOUTH WASATCH BLVD.
 SANDY, UTAH 84092
 SALT LAKE COUNTY, UTAH

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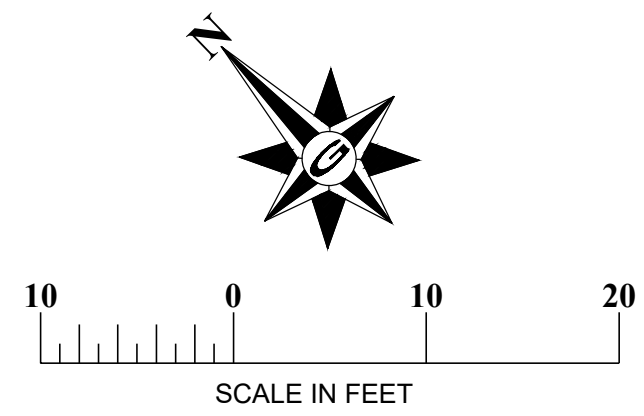
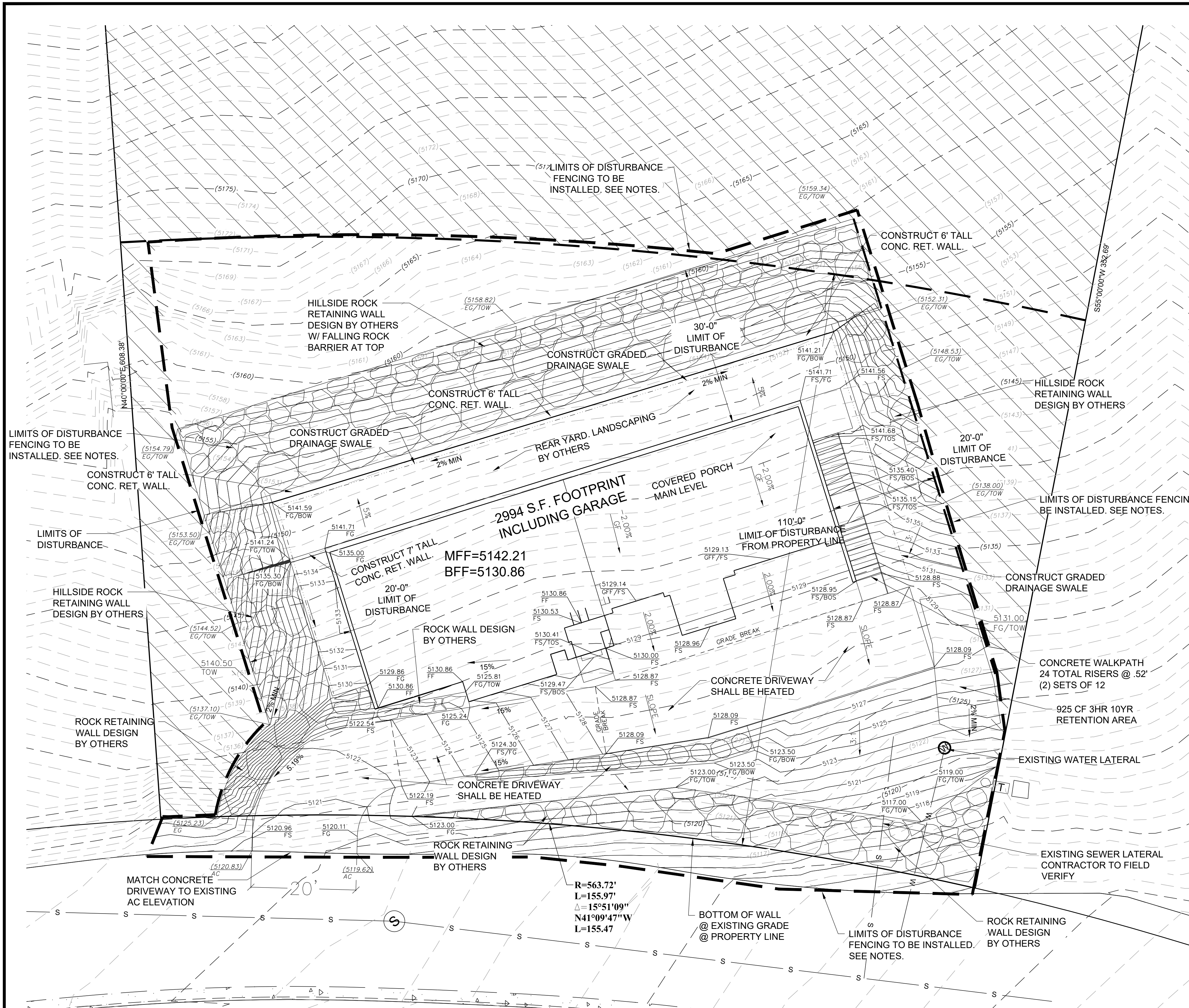
C.101



BENCHMARK
 BRASS DISC MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 PROJECT ELEVATION = 5036.92 FEET NAVD 1988

DISCLAIMER NOTE
 UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.





CONSTRUCTION NOTES:

LIMIT OF DISTURBANCE FENCING (ORANGE IN COLOR) IS TO BE INSTALLED ALONG THE BOUNDARY OF THE 30% OR GREATER NATURAL SLOPE AREA(S). LOCATION SHALL BE ESTABLISHED UNDER DIRECTION OF A LICENSED LAND SURVEYOR. FENCING SHALL REMAIN IN PLACE UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED BY SANDY CITY AND ALL IMPROVEMENTS, INCLUDING LANDSCAPING, ARE INSTALLED. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30% OR GREATER NATURAL-SLOPE AREA, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

NOTES:

* 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.

* ALL PUBLIC IMPROVEMENTS WITHIN SANDY CITY'S JURISDICTION 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 ON-LINE AT WWW.SANDY.UTAH.GOV (PUBLIC WORKS, STANDARD SPECIFICATIONS)

* BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT (MONICA PETERSEN, 8775 SOUTH 700 WEST, 801-568-2964) PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING & INSURANCE WILL BE REQUIRED.

* THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS AS REQUIRED.

* RETAINING WALLS ALONG PROPERTY LINES SHALL HAVE A MAXIMUM HEIGHT OF 5.0 FEET FROM FINISH GRADE AT BOTTOM OF WALL TO TOP OF WALL, WITH A MINIMUM OF 5.0 FEET BETWEEN WALL TIERS FROM BACK OF LOWER WALL TO FACE OF UPPER WALL.

* 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).

* 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.

* DURING CONSTRUCTION, THE FOUNDATION EXCAVATION SHALL BE INSPECTED BY A PROFESSIONAL GEOLOGIST, CURRENTLY LICENSED IN THE STATE OF UTAH AND EXPERIENCED IN LOOKING FOR GEOLOGIC FAULTS, TO VERIFY THAT NO ACTIVE FAULT RUPTURES ARE PRESENT. THE GEOLOGIST SHALL SUBMIT A STAMPED, SIGNED MEMORANDUM OR LETTER TO SANDY CITY PUBLIC WORKS WITH THE RESULTS OF THE INSPECTION. IF A FAULT RUPTURE IS DISCOVERED, WORK ON THE STRUCTURE SHALL CEASE UNTIL A REVIEW BY SANDY CITY CAN BE COMPLETED, AT WHICH TIME SANDY CITY MAY DISAPPROVE THE BUILDING PERMIT.

LEGEND AND ABBREVIATIONS

TC = TOP OF CURB	AC = ASPHALTIC CONCRETE	FS = FINISH SURFACE (HARDSCAPE)	GB = GRADE BREAK	FF = FINISHED FLOOR	FG = FINISH GRADE (LANDSCAPE)	TOW = TOP OF WALL	OFF = GARAGE FINISH FLOOR	FG/BOW = BOTTOM OF WALL @ FG (NOT TOP OF FOUNDATION)	X.XXX	DIRECTION OF FLOW & SLOPE
									XXXXXX	EXISTING GRADE
									XX.XX	PROPOSED GRADE
									XXXXXX	EXISTING CONTOUR
									XXXXXX	PROPOSED CONTOUR
									XXXXXX	RIGHT-OF-WAY/PROPERTY LINE
									----	DEED LINES
									----	CENTERLINE
									----	EXISTING CURB, GUTTER & SIDEWALK
									----	EXISTING STRUCTURE
									----	FLOW LINE
									----	PROTECTED HILLSIDE AREA - TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

DISCLAIMER NOTE

UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG. IT'S FREE & IT'S THE LAW.

1-800-662-4111

208-2100

UTAH STATE UTILITY BOARD

BENCHMARK

BRASS DISC MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PROJECT ELEVATION = 5036.92 FEET NAVD 1988

NOTES:

CONCRETE DRIVEWAY SHALL BE HEATED TO MELT ALL SNOW AND ICE AND BE ON AN AUTO-TEMP SENSOR.

ALL DISTURBED AREAS SHALL BE STABILIZED WITH A PREMIERE COCONUT FIBER EROSION CONTROL MATTE AND SEEDED WITH GRANITE SEED WESTERN WILDFLOWER MIX.

NO DISTURBANCE SHALL BE BEYOND 20' OF THE SIDE OF THE BUILDING FOOTPRINT AND 30' AT THE REAR, WITH A MAX AVERAGE OF 110 FT. FROM THE FRONT PROPERTY LINE.

R=563.72'
L=155.97'
Δ=15°51'09"
N41°09'47"W
L=155.47'

GILSON ENGINEERING & SURVEYING

10471 SOUTH WASATCH BLVD. SANDY, UTAH 84092

PHONE: (801) 871-9414 FAX: (801) 871-9449

LICENSED PROFESSIONAL ENGINEER

10/18/19

No. 362118

Bradley S. Gilson

DATE	REVISIONS	BY	COMMENTS
OCTOBER 2019	C.102	JM/JIBP	GRADING & DRAINAGE

GRADING & DRAINAGE

BRUCE ZUNDEL

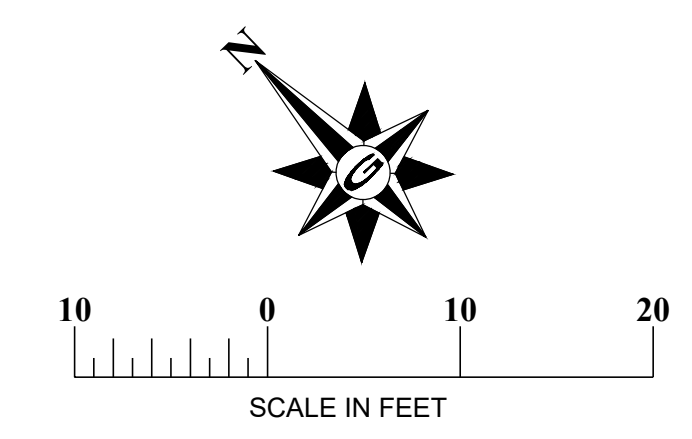
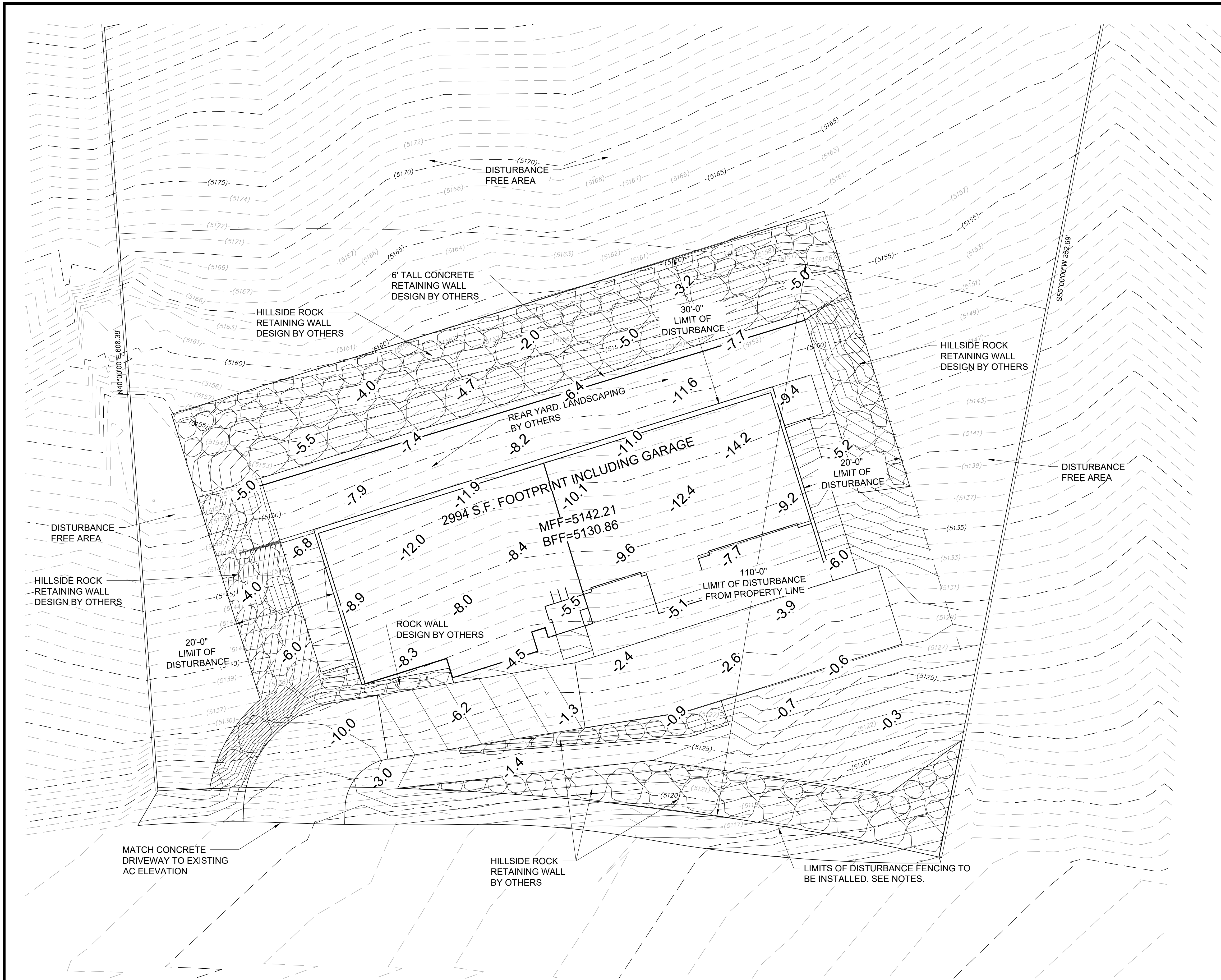
10471 SOUTH WASATCH BLVD. SANDY, UTAH 84092

SALT LAKE COUNTY, UTAH

REVISION: -

PROJ. # **ZUN.010**

C.102



GILSON ENGINEERING & SURVEYING
 CONSULTANTS
 10471 SOUTH WASATCH BLVD., SUITE 200, SANDY, UTAH 84092
 PHONE: (801) 571-9414 FAX: (801) 571-9449

LICENSED PROFESSIONAL ENGINEER
 No. 362118
 Bradley S. Gilson
 UTAH

REVISIONS	DATE	BY	COMMENTS

DATE: OCTOBER 2019
 DRAWING NAME: C-301 CUT FILL PLAN
 DESIGNED/DRAWN BY: JM/JG/BP
 CHECKED: [] APPROVED: []

1" SCALE MEASURES TO ON FULL SIZE SHEET
 ADJUST FOR HALF SIZE SHEETS

LEGEND AND ABBREVIATIONS

-X.XXZ	DIRECTION OF FLOW & SLOPE
-----	EXISTING CONTOUR
-----	PROPOSED CONTOUR
-1.0	PROPOSED CUT
1.0	PROPOSED FILL

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 1-800-662-4111
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 (SALT LAKE METRO)
 100 WEST 200 SOUTH, SUITE 101
 SALT LAKE CITY, UTAH 84119

BENCHMARK
 BRASS DISC MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 PROJECT ELEVATION = 5036.92 FEET NAVD 1988

CUT FILL PLAN
 BRYCE ZUNDEL
 10471 SOUTH WASATCH BLVD.
 SANDY, UTAH 84092
 SALT LAKE COUNTY, UTAH

REVISION: -
 PROJ. # **ZUN.010**
C.103