

## EXHIBIT "A"

# SANDY CITY PUBLIC WORKS



MICHAEL GLADBACH  
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE E. PACE  
CHIEF ADMINISTRATIVE OFFICER

## City Engineer Recommendation Letter

**DATE:** October 20, 2023  
**TO:** Melissa Anderson, Zoning Administrator  
**FROM:** Ryan C. Kump, P.E., City Engineer  
**SUBJECT:** **Case Number: RGP06052023-030868 and SPX08282023-006597**  
**Project Address: 1877 E Quail Crest Ln**

### Background:

In March of 2018, 1877 E Quail Crest Ln was officially recognized as Lot 2 of the Quail Crest Subdivision. Notably, within this lot, there's a delineated non-buildable area with a 30% slope. This protected slope boundary was carefully surveyed, ensuring alignment with the on-ground conditions. Subsequently, a house site plan for Lot 2 was designed and approved, adhering strictly to all the stipulated setbacks from the delineated protected slope.

### Recent Development:

During the summer of 2023, the city was alerted about an unauthorized encroachment into the protected slope area. Investigations revealed that the homeowner engaged a contractor to erect a gravity block retaining wall, extending roughly 50 horizontal feet into the protected slope area without the necessary permits. This intrusion extended beyond the boundary of Lot 2, spilling over into Lot 3. The encroachment led to soil instability and sluffing.

Following the discovery, a stop work order was promptly issued for the property. In response, the city collaborated with the owners of both Lots 2 and 3 to design a plan to restore the disturbed slope. Mr. Jim Allred, the proprietor of Lot 2, has accepted the responsibility for the intrusion into Lot 3, and he has included the restoration of the affected areas in the proposed plan.

### Restoration Plan:

The restoration plan involves the following:

- Removal of all protruding structures, while preserving and interring the footings to curtail any further disruption.
- Safeguarding the residual scrub oak.
- Restoring the terrain to its original contours, aligning it as closely as feasible to its former undisturbed state.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully re-establishes itself.

The overarching objective is to restore the originally platted protected slope without making any alterations to the existing plat.

### Recommendation:

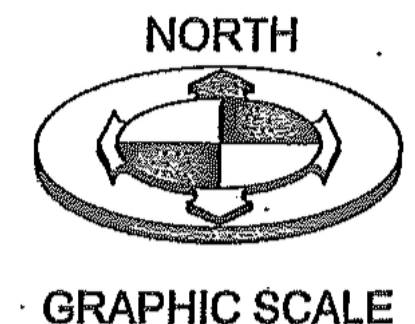
Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approval of this restoration plan for 1877 E Quail Crest Ln.



# QUAIL CREST SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH

LOTS 2 & 3 MAY REQUIRE A RELEASE OF THE SEWER EASEMENT BEFORE BUILDING PERMITS CAN BE ISSUED FOR THESE LOTS, UNLESS A BUILDING PLACEMENT PLAN IS PROVIDED BY THE OWNER THAT DEMONSTRATES THE BUILDING CAN BE CONSTRUCTED WITH OUT NEED OF VARIANCE FROM ANY CODE REQUIREMENT OR ENCROACHMENT ON EXISTING EASEMENTS.



**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 PLAN OF QUAIL CREST SUBDIVISION, IN ACCORDANCE WITH THE PROVISIONS OF STATE CODE UCA 17-27a-603(4)(b)(i)-(v).

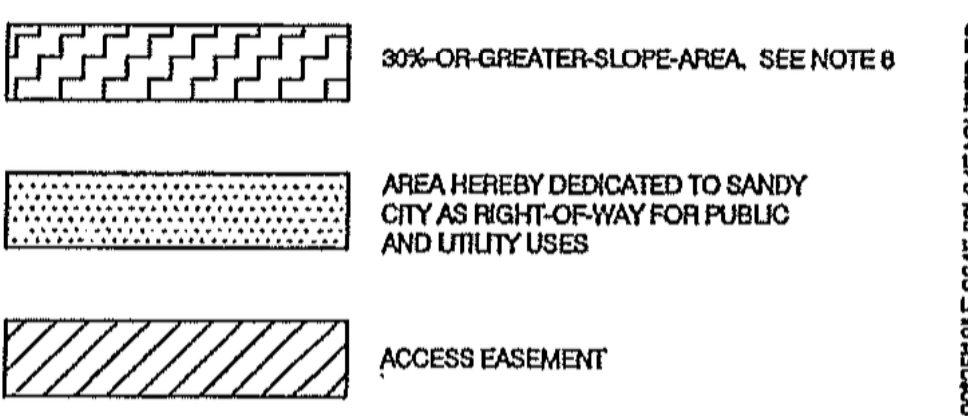
## QUAIL CREST SUBDIVISION

**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°57'40" EAST 1378.69 FEET FROM THE CALCULATED LOCATION OF THE CENTER QUARTER CORNER OF SAID SECTION 16; SAID CENTER QUARTER CORNER BEING SOUTH 89°57'40" EAST 2625.95 FEET ALONG SAID SECTION LINE FROM THE WEST QUARTER CORNER OF SAID SECTION 16, AND RUNNING THENCE SOUTH 89°57'40" EAST ALONG SAID NORTH LINE 473.00 FEET; THENCE SOUTH 766.03 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF DIMPLE DELL ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) NORTH 82°42'00" WEST 174.40 FEET; 2) NORTH 8.06 FEET; 3) NORTH 82°42'00" WEST 179.46 FEET; 4) NORTH 1.90 FEET; 5) NORTH 82°44'07" WEST 123.00 FEET; THENCE NORTH 695.87 FEET TO THE POINT OF BEGINNING.  
CONTAINS 345,429 ACRES OR 7,930 ACRES, MORE OR LESS 10 LOTS



**LEGEND**

- SECTION CORNER
- MONUMENT TO BE INSTALLED
- BOUNDARY CORNER (SET 1/2" x 24" REBAR AND CAP OR NAIL & WASHER STAMPED 'BENCHMARK ENG.')
- SECTION LINE
- BOUNDARY LINE
- ADJACENT PROPERTY
- EXISTING STREET CENTERLINE
- PROPOSED STREET CENTERLINE
- EASEMENT LINE
- LOT LINE
- PUE & SCE PUBLIC UTILITY & SANDY CITY EASEMENT

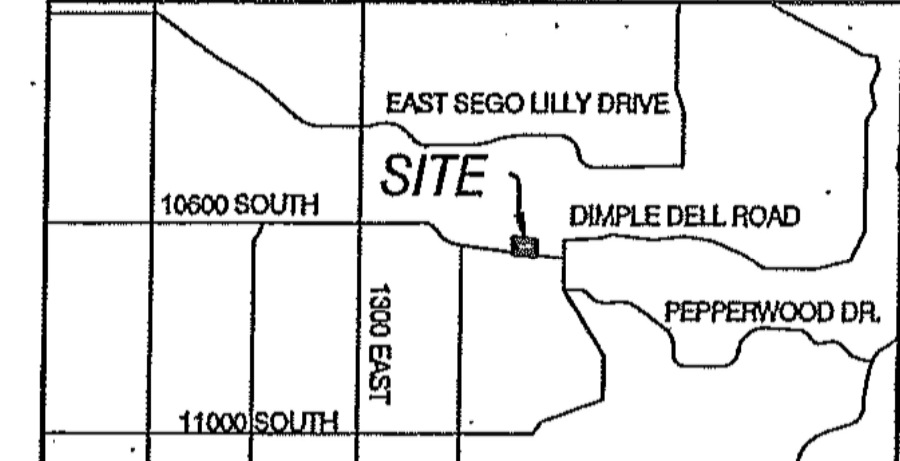
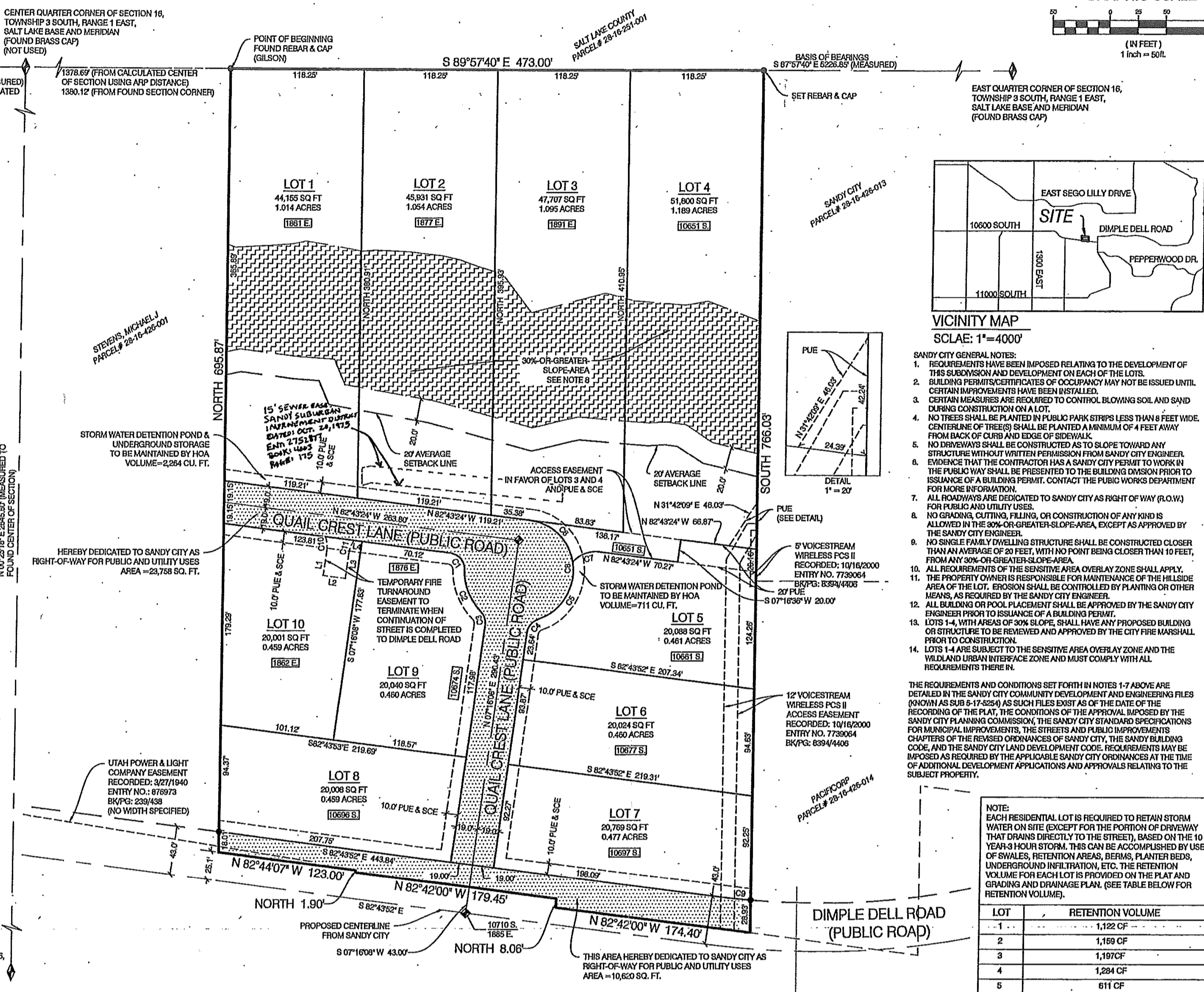


**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S 07°16'27" W	21.99'
L2	S 82°43'52" E	20.00'
L3	N 07°16'16" E	21.99'
L4	S 82°43'24" E	7.09'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	21.87'	15.00'	83°31'21"	S 21°55'01" E	19.98'
C2	40.84'	51.50'	45°25'55"	S 21°55'01" E	39.77'
C3	13.59'	15.00'	51°54'06"	S 16°40'55" E	13.13'
C4	16.63'	15.00'	63°31'40"	S 39°01'58" W	15.79'
C5	64.13'	45.50'	80°45'34"	S 30°25'01" W	58.95'
C6	57.24'	45.50'	72°04'44"	S 45°00'00" E	53.54'
C7	26.97'	28.00'	55°10'45"	S 69°40'58" W	25.94'
C8	121.37'	45.50'	162°50'17"	N 05°37'21" W	88.46'
C9	32.91'	712.12'	2°38'52"	N 84°03'18" W	32.91'
C10	12.97'	28.00'	28°32'16"	S 05°59'49" E	12.85'
C11	12.96'	28.00'	28°31'46"	N 20°31'49" E	12.85'



**VICINITY MAP**  
SCALE: 1" = 4000'

- SANDY CITY GENERAL NOTES:**
- REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
  - BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
  - CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
  - NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREE(S) SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EDGE OF SIDEWALK.
  - NO DRIVEWAYS SHALL BE CONSTRUCTED AS TO SLOPE TOWARD ANY STRUCTURE WITHOUT WRITTEN PERMISSION FROM SANDY CITY ENGINEER. EVIDENCE THAT THE CONTRACTOR HAS A SANDY CITY PERMIT TO WORK IN THE PUBLIC WAY SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.
  - ALL ROADWAYS ARE DEDICATED TO SANDY CITY AS RIGHT OF WAY (R.O.W.) FOR PUBLIC AND UTILITY USES.
  - NO GRADING, CUTTING, FILLING, OR CONSTRUCTION OF ANY KIND IS ALLOWED IN THE 30% OR GREATER SLOPE AREA, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.
  - NO SINGLE FAMILY DWELLING STRUCTURE SHALL BE CONSTRUCTED CLOSER THAN AN AVERAGE OF 20 FEET, WITH NO POINT BEING CLOSER THAN 10 FEET, FROM ANY 30% OR GREATER SLOPE AREA.
  - ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE HILLSIDE AREA OF THE LOT. EROSION SHALL BE CONTROLLED BY PLANTING OR OTHER MEANS, AS REQUIRED BY THE SANDY CITY ENGINEER.
  - ALL BUILDING OR POOL PLACEMENT SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.
  - LOTS 1-4, WITH AREAS OF 30% SLOPE, SHALL HAVE ANY PROPOSED BUILDING OR STRUCTURE TO BE REVIEWED AND APPROVED BY THE CITY FIRE MARSHAL PRIOR TO CONSTRUCTION.
  - LOTS 1-4 ARE SUBJECT TO THE SENSITIVE AREA OVERLAY ZONE AND THE WILDLAND URBAN INTERFACE ZONE AND MUST COMPLY WITH ALL REQUIREMENTS THEREIN.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUB 5-17-2024) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THIS PLAN. THE CONDITIONS OF THE 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 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.

**NOTE:** EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE (EXCEPT FOR THE PORTION OF DRIVEWAY THAT DRAINS DIRECTLY TO THE STREET), BASED ON THE 10 YEAR 3 HOUR STORM. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC. THE RETENTION VOLUME FOR EACH LOT IS PROVIDED ON THE PLAN AND GRADING AND DRAINAGE PLAN. (SEE TABLE BELOW FOR RETENTION VOLUME).

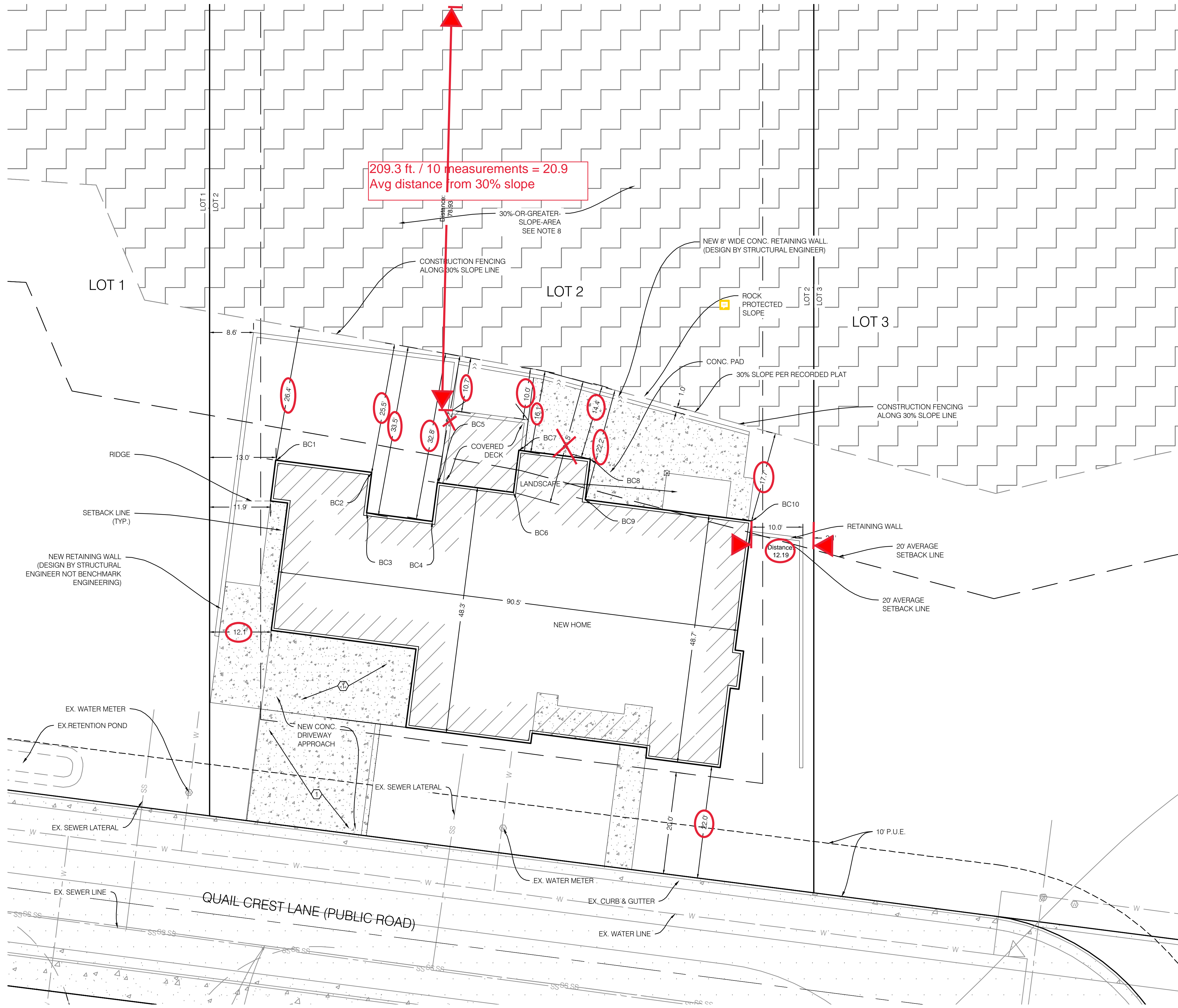
LOT	RETENTION VOLUME
1	1,122 CF
2	1,169 CF
3	1,197 CF
4	1,284 CF
5	611 CF
6	610 CF
7	626 CF
8	610 CF
9	610 CF
10	610 CF

<b>SANDY PARKS &amp; RECREATION</b> APPROVED THIS 14 <sup>th</sup> DAY OF FEB. A.D. 2018. <i>Daf Medina</i>	<b>COMCAST CABLE SERVICES</b> APPROVED THIS 5 <sup>th</sup> DAY OF February A.D. 2018, BY COMCAST CABLE. <i>F. Valden</i>	<b>ROCKY MOUNTAIN POWER</b> APPROVED THIS 5 <sup>th</sup> DAY OF February A.D. 2018. <i>R. Big Wolf</i>	<b>DOMINION ENERGY</b> APPROVED THIS 14 <sup>th</sup> DAY OF FEB. A.D. 2018. <i>Deanna Chapman</i>	<b>CENTURYLINK</b> APPROVED THIS 13 <sup>th</sup> DAY OF Feb. A.D. 2018, BY CENTURYLINK COMMUNICATION. <i>Park Mills</i>	<b>SANDY CITY ATTORNEY</b> APPROVED AS TO FORM THIS 8 <sup>th</sup> DAY OF March, A.D. 2018. <i>Dennis Miller</i>
<b>BENCHMARK ENGINEERING &amp; LAND SURVEYING</b> 1938 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-1192 www.benchmarkcivil.com	<b>SANDY SUBURBAN IMPROVEMENT DISTRICT</b> APPROVED THIS 5 <sup>th</sup> DAY OF FEB. A.D. 2018. <i>Julie K. ...</i>	<b>PLANNING COMMISSION</b> APPROVED THIS 16 <sup>th</sup> DAY OF Feb. A.D. 2018, BY THE SANDY CITY PLANNING COMMISSION. <i>Morris ...</i>	<b>SANDY CITY PUBLIC UTILITIES</b> APPROVED THIS 14 <sup>th</sup> DAY OF FEB. A.D. 2018. <i>...</i>	<b>SALT LAKE COUNTY HEALTH DEPARTMENT</b> APPROVED THIS 12 <sup>th</sup> DAY OF Feb. A.D. 2018. <i>Rich Sedberry</i>	<b>SANDY CITY ENGINEER</b> APPROVED THIS 7 <sup>th</sup> DAY OF March, A.D. 2018. <i>Peter Kump</i>
		<b>SANDY CITY MAYOR</b> PRESENTED TO THE MAYOR OF SANDY CITY THIS 9 <sup>th</sup> DAY OF March, A.D. 2018 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED. <i>...</i>	<b>SANDY CITY ENGINEER</b> APPROVED THIS 7 <sup>th</sup> DAY OF March, A.D. 2018. <i>...</i>		

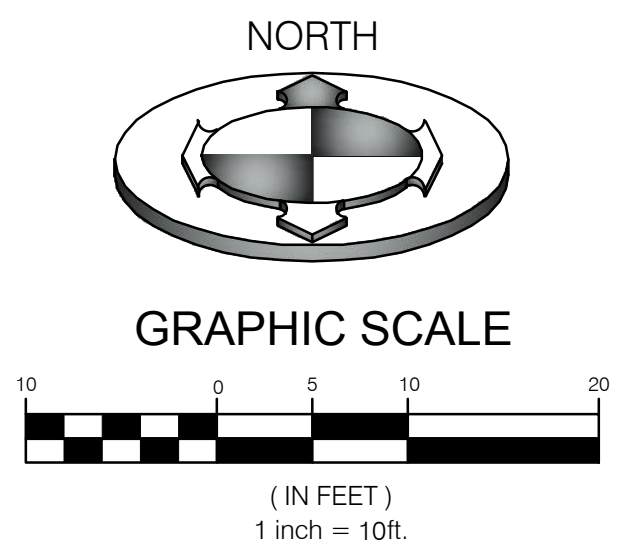
**QUAIL CREST SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH SHEET 1 OF 1

SALT LAKE COUNTY RECORDED # 12736656 NUMBER \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF Quail Crest Land, LLC DATE 3/19/18 TIME 2:02 PM PAGE 162 ACCOUNT \_\_\_\_\_  
FEE \$40.00 SHEET \_\_\_\_\_  
SALT LAKE COUNTY RECORDED \_\_\_\_\_ OF \_\_\_\_\_ SHEETS





209.3 ft. / 10 measurements = 20.9  
Avg distance from 30% slope



PARTICULARS	DIST FROM 30%
BC1	26.4'
BC2	25.5'
BC3	33.5'
BC4	32.8'
BC5	25.2'
BC6	24.5'
BC7	16.1'
BC8	14.4'
BC9	22.2'
BC10	17.7'
AVERAGE DISTANCE	23.8'

**Sandy** Plot Plan Approval  
Zone R-1-20A Bldg. Size \_\_\_\_\_

Min. Setbacks - F 20' S 10' S Comb. 24' R 30'

**Approved Setbacks:**  
Front - 22' RCO - Porch \_\_\_\_\_ Living \_\_\_\_\_ Garage \_\_\_\_\_  
Side - Left 12' Right 12' Corner \_\_\_\_\_  
Rear - 29' Irregular Lot - Avg. Rear - \_\_\_\_\_

*Craig E. Morris* 9-28-20  
Planner Date

**Conditions of Approval:**  
Cantilevers, bay windows, pop-outs, etc. must be shown on the plot plan. These items must meet minimum setback requirements. If they are not shown on the site plan, they are NOT approved.

Any deck over 24 inches above grade or covered patio is NOT approved on this site plan unless is shown on the plot plan.

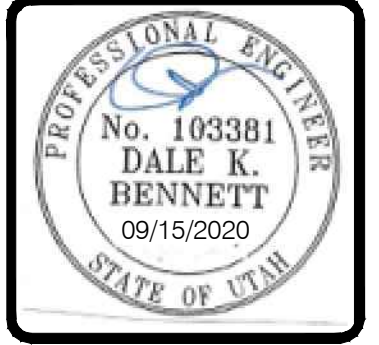
Eaves may encroach into the required setback up to 2 feet for primary structures, 4 inches for detached structures.

NO.	DESCRIPTION	DETAIL
①	CONCRETE PAVEMENT WITH GRANULAR BASE	1/CDT.01

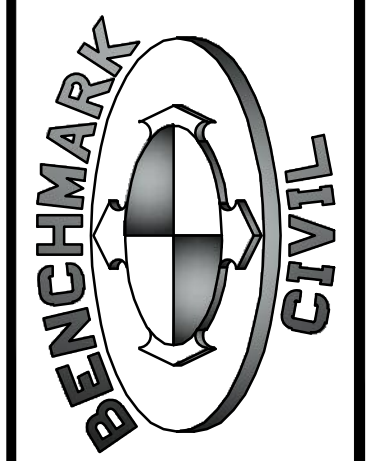
PARTICULARS	S.F.	%
BUILDING	3,968	8.6
HARDSCAPE	1,631	3.5
LANDSCAPE	40,332	87.9
TOTAL	45,931	100

NO.	DATE	DESCRIPTION
1	09/15/2020	REVISED PER CITY COMMENTS

OWNER: FBARRPD  
DESIGNED BY: DKB  
FIELD CREW: BW/BB  
DATE: 09/03/2020  
DRAWN FILE: 2006218.dwg



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



**ALLRED RESIDENCE**  
1877 E. QUAIL CREST LANE  
SANDY CITY, UTAH

PROJECT NO. 2006218  
**SITE PLAN**  
CSP.01  
1 OF 3





CONSTRUCTION KEY NOTES		
NO	DESCRIPTION	DETAIL
①	GRADE SITE AS SHOWN (2:1 MAX).	
②	KEEP LIMITS OF DISTURBANCE (LOD) IN AREA SHOWN.	
③	NEW 8" CONCRETE RETAINING WALL NO MORE THAN 4' FROM TOP TO BOTTOM FOOTING.	
④	REMOVE EXISTING CONCRETE WALLS AS SHOWN.	
⑤	EROSION CONTROL BLANKET.	

NOTE: CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

BENCHMARK: EAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN ELEVATION: 4996.45 DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

NOTE: NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTION MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.

NOTE: FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.

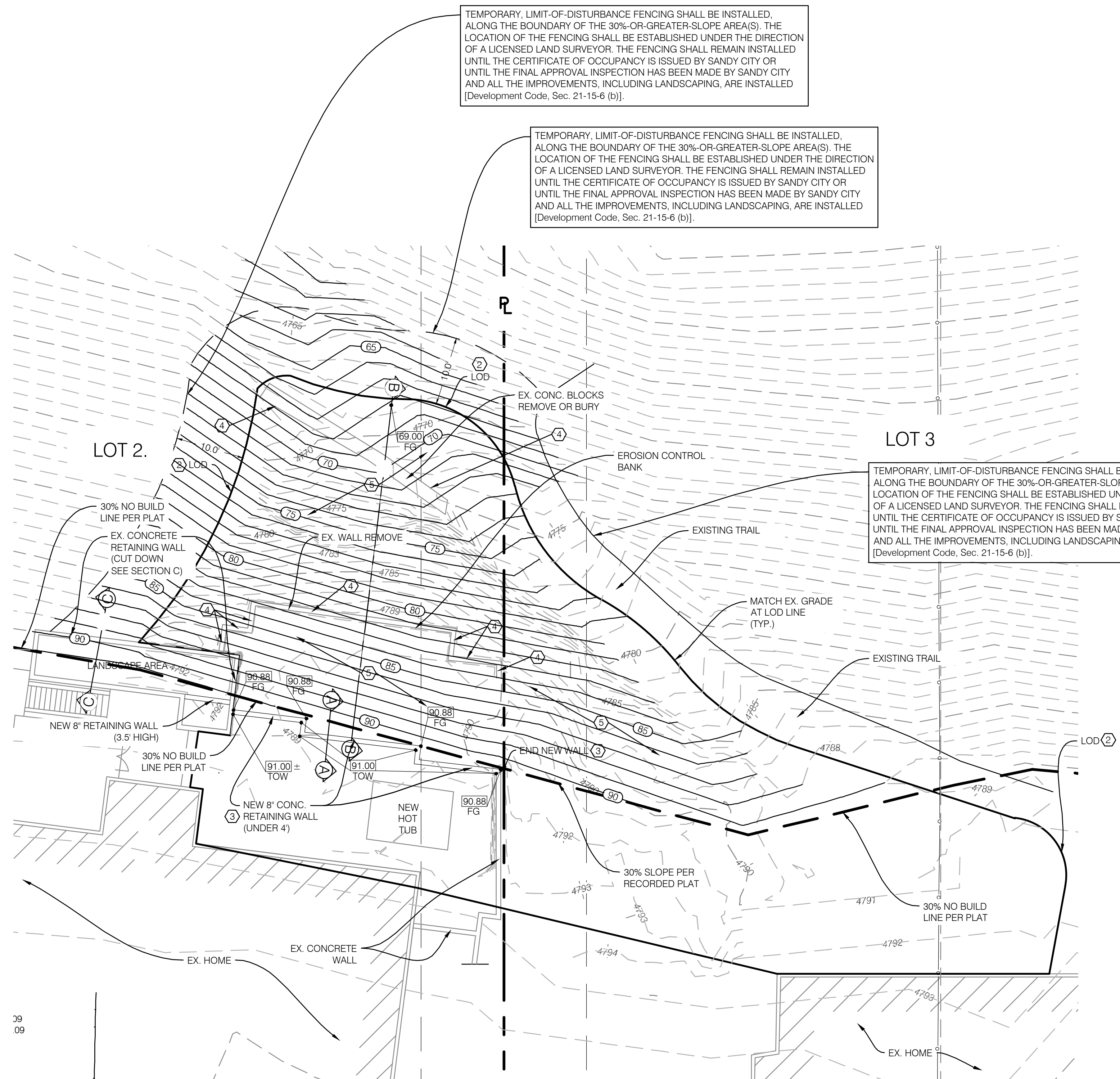
NOTE: ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER.

TEMPORARY, LIMIT-OF-DISTURBANCE FENCING SHALL BE INSTALLED, ALONG THE BOUNDARY OF THE 30%-OR-GREATER-SLOPE AREA(S). THE LOCATION OF THE FENCING SHALL BE ESTABLISHED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. THE FENCING SHALL REMAIN INSTALLED UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED BY SANDY CITY OR UNTIL THE FINAL APPROVAL INSPECTION HAS BEEN MADE BY SANDY CITY AND ALL THE IMPROVEMENTS, INCLUDING LANDSCAPING, ARE INSTALLED [Development Code, Sec. 21-15-6 (b)].

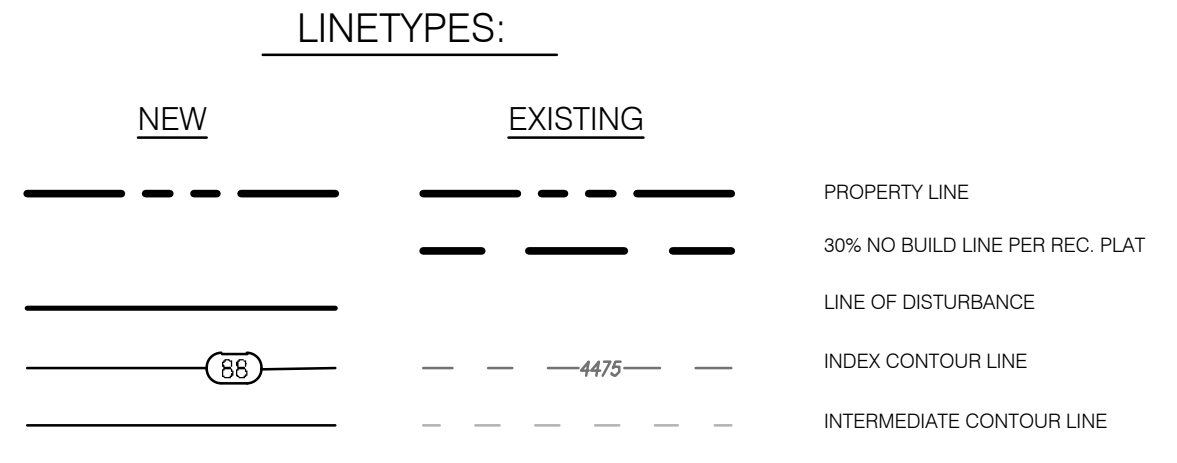
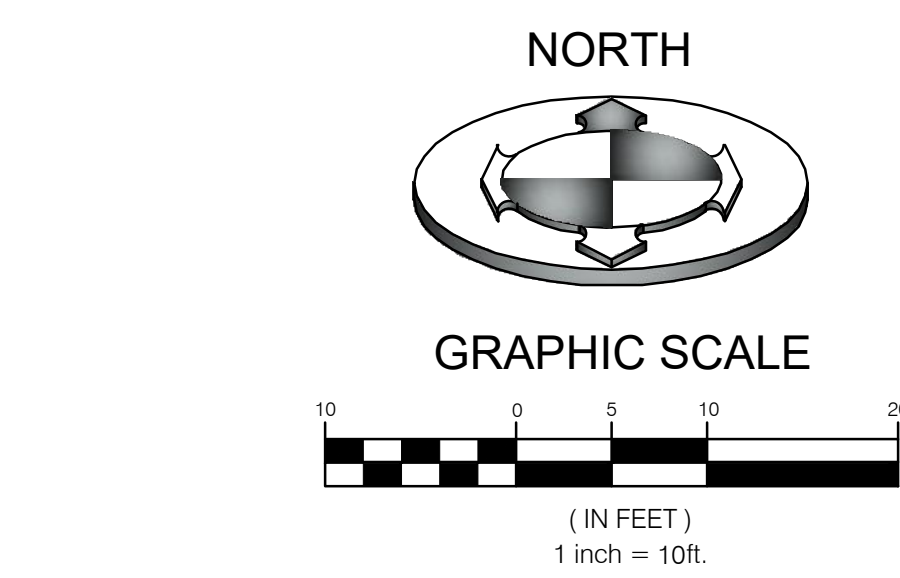
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NOTE: DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.

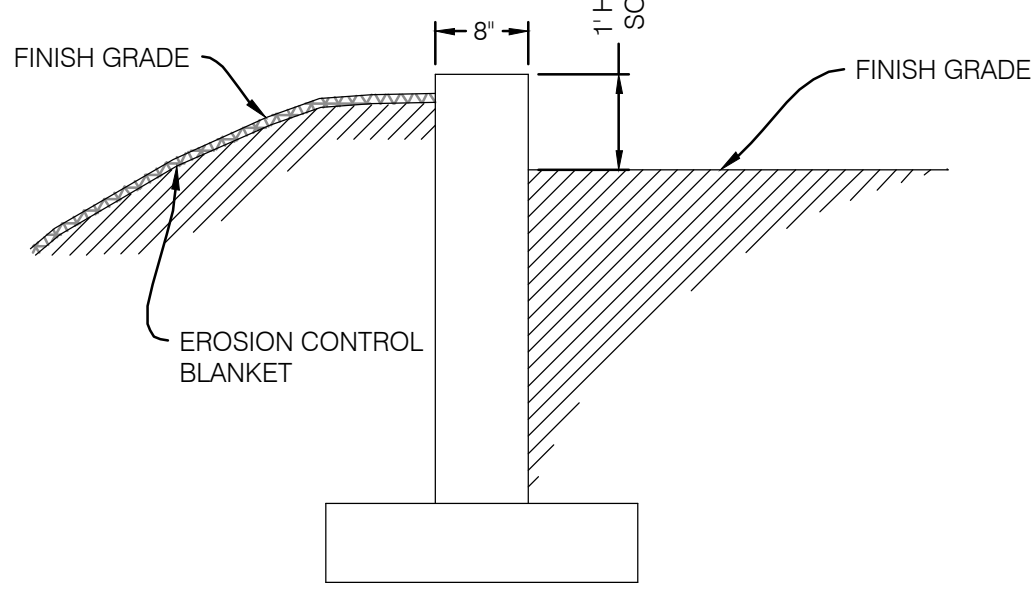


- STORM WATER NOTES:
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY AND UPDES INSPECTOR RAY HERRERA 801-568-7280, AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
  2. ALL MATERIALS AND WORK DONE IN A (UDOT) STREET SHALL CONFORM TO UDOT STANDARDS AND REQUIREMENTS.
  3. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH SWPPP AND/OR NOI REQUIREMENTS. INSPECTIONS SHALL BE COMPLETED PER THE REQUIREMENTS OF THE SWPPP AND/OR NOI. ALL INSPECTIONS SHALL BE DOCUMENTED AND MADE AVAILABLE VIA THE ONLINE SWPPP MANAGEMENT SYSTEM. REGULAR REVIEW OF THE ONLINE SWPPP MANAGEMENT SYSTEM AND INSPECTIONS WILL BE COMPLETED BY THE PUBLIC UTILITIES DEPARTMENT TO CONFIRM THAT CONSTRUCTION WORK IS BEING PERFORMED IN ACCORDANCE WITH SWPPP, NOI, AND UGCP REQUIREMENTS. REVIEW AND INSPECTION REPORTS COMPLETED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT WILL BE PROVIDED TO THE CONTRACTOR WHICH ARE TO BE POSTED TO THE ONLINE SWPPP MANAGEMENT SYSTEM. ALL IDENTIFIED VIOLATIONS ARE TO BE ADDRESSED AND DOCUMENTED ON THE ONLINE SWPPP MANAGEMENT SYSTEM.
  4. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THIS IS WHERE THE DEVELOPER/OWNER AND THE CONTRACTOR MEET WITH THE CITY'S INSPECTORS TO REVIEW THE APPROVED PLANS. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE PLANNING DEPARTMENT.
  5. ALL MATERIALS AND WORK DONE ON FLOOD CONTROL FACILITIES SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLICWORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/publicworks/standard-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999)
  6. NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM WATER FACILITIES.
  7. 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.
  8. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE 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.
  9. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD. PAGE 3 OF 5
  10. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
  11. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
  12. WHERE A SUMP IS REQUIRED, THE DRAINAGE INSPECTOR ROY THACKER, 801-568-7284 OR WILLIS BILBREY, 568-7292, SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL, AS WELL AS THE GRAVEL GRADATION.
  13. SIGNS ARE TO BE POSTED NEAR EACH INLET BOX WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
  14. ALL PRECAST INLET, COMBO AND JUNCTION BOXES SHALL BE SET ON 12" (MIN) COMPACTED 1" MINUS GRAVEL.
  15. SUBMITTALS ARE REQUIRED FOR ALL SAND BEDDING, SAND BACKFILL, PIPE, PRECAST CLEAN OUT BOXES AND PRECAST CATCH BASINS FOR ALL FACILITIES. THEY SHOULD BE SUBMITTED AT LEAST FIVE WORKING DAYS BEFORE CONSTRUCTION. SUBMITTALS SHOULD HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY SPECIFICATIONS.
  16. PIPES SHALL BE VIDEO CAMERA TO SEE IF THEY NEED TO BE FIXED OR REPLACED BEFORE THE 80% OR 9% BOND RELEASE AND BEFORE FINAL BOND RELEASE.

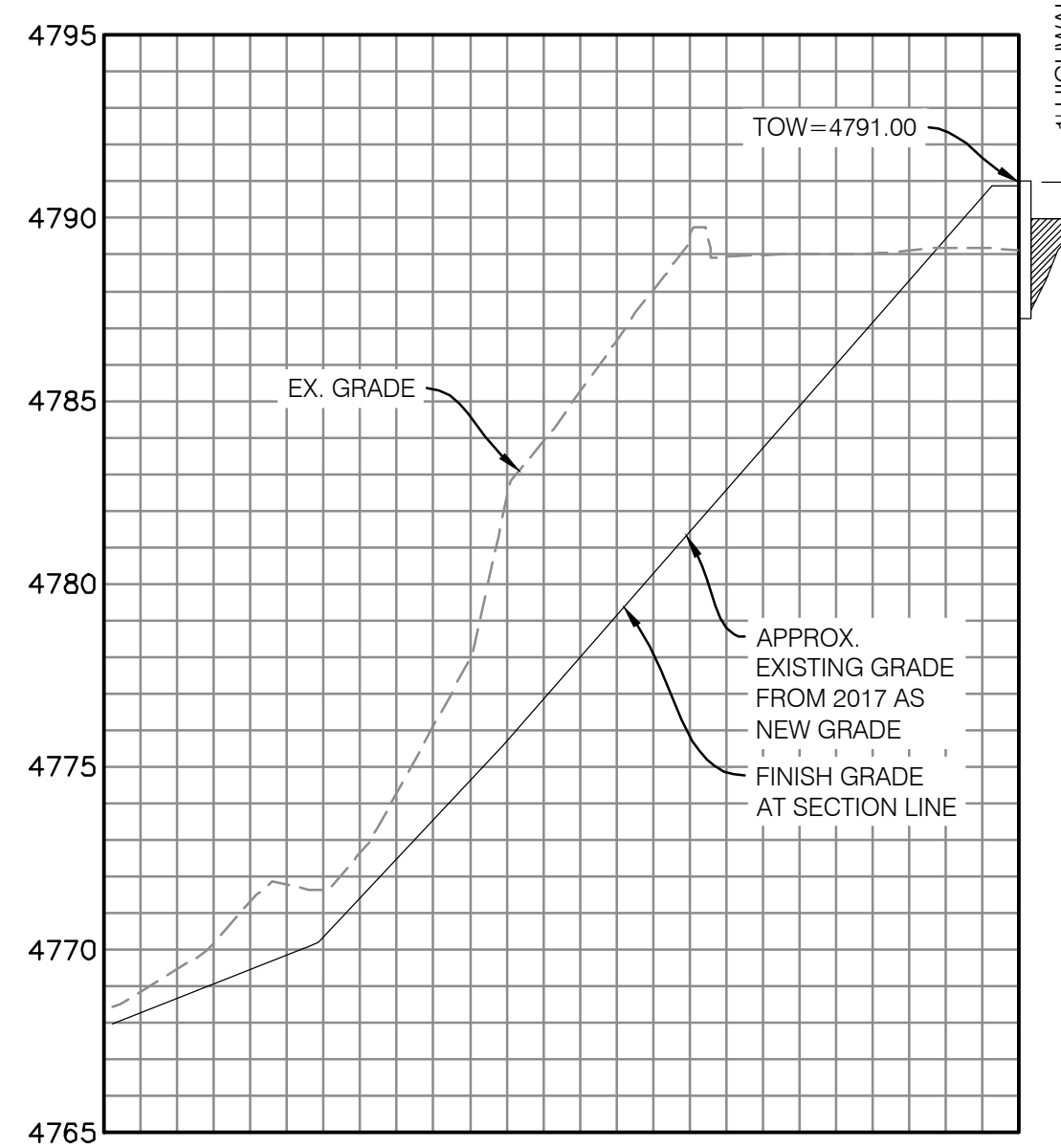


ABBREVIATIONS

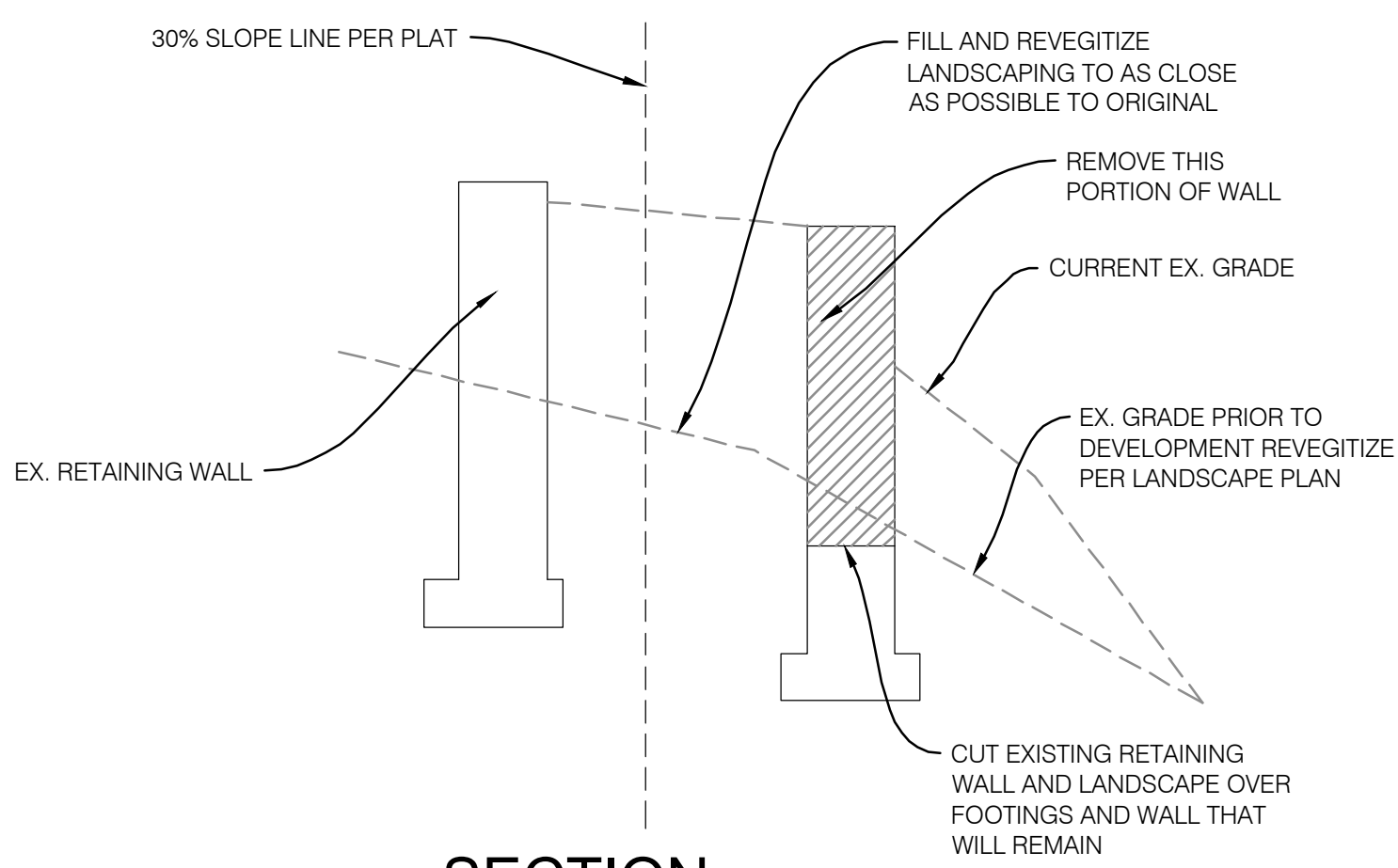
TOW	TOP OF WALL	MIN	MINIMUM
FG	FINISH GRADE	REC	RECORDED
EX.	EXISTING	HOR.	HORIZONTAL
CONC.	CONCRETE	VER.	VERTICAL
LOD	LINE OF DISTURBANCE		
MAX	MAXIMUM		



SECTION A  
SCALE: N.T.S.



SECTION B  
SCALE: 1"=10' (HOR.)  
1"=5' (VER.)



SECTION C  
SCALE: N.T.S.



NO.	DATE	DESCRIPTION
1	08/23/23	REVISED PER CITY COMMENTS
2	10/02/23	REVISED PER CITY COMMENTS

DESIGNED BY: FBA  
CHECKED BY: DKB  
FIELD CREW: SURVEY  
DATE: 08/16/2023  
DRAWN BY: 2006128@jll  
SCALE: MEASUREMENTS WHICH ON FULL SIZE SHEET IS TO BE ADJUST ACCORDING TO RESEARCH SIZE SHEETS



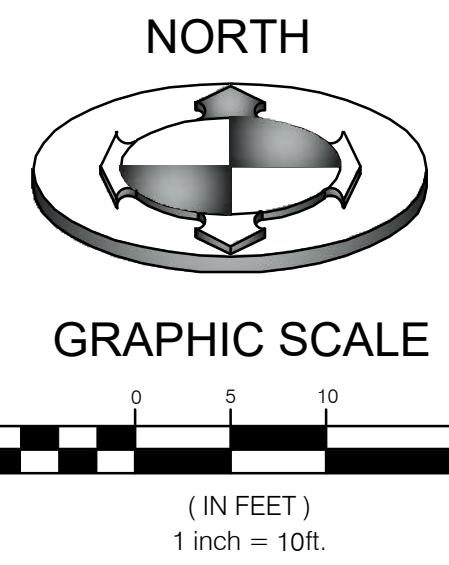
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9138 SOUTH STATE STREET SUITE #100  
SANDY, UTAH 84070 (801) 542-7192  
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**BENCHMARK CIVIL**

**JIM ALLRED**  
1877 QUAIL CREST LANE  
SANDY, UTAH

PROJECT NO. 2006128  
**GRADING & DRAINAGE PLAN**  
CGD.01  
1 OF 2





NOTE:  
CONTRACTOR IS RESPONSIBLE FOR POTHOLING TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:  
FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.

BENCHMARK:  
EAST QUARTER OF SECTION 16,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
ELEVATION: 4996.45  
DATUM: NAVD88 (PER SALT LAKE COUNTY TIE SHEET)

NOTE:  
NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTION MUST BE DONE PRIOR TO, OR CONCURRENT WITH, CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL CONSTRUCTION DONE WITHOUT NOTIFICATION, AT THE DISCRETION OF THE CITY ENGINEER.

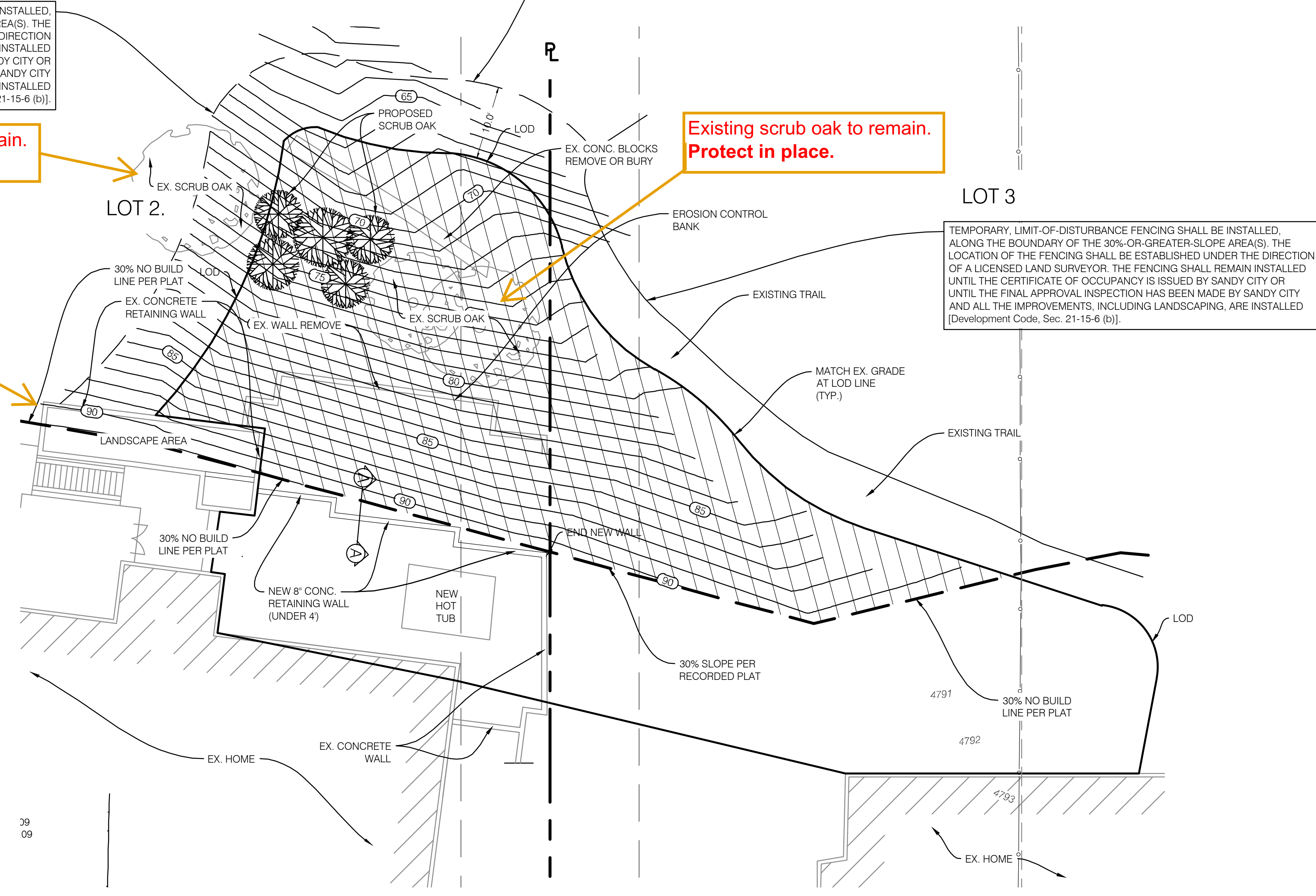
NOTE:  
ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OF RECORD AND THE CITY ENGINEER.

TEMPORARY, LIMIT-OF-DISTURBANCE FENCING SHALL BE INSTALLED, ALONG THE BOUNDARY OF THE 30%-OR-GREATER-SLOPE AREA(S). THE LOCATION OF THE FENCING SHALL BE ESTABLISHED UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. THE FENCING SHALL REMAIN INSTALLED UNTIL THE CERTIFICATE OF OCCUPANCY IS ISSUED BY SANDY CITY OR UNTIL THE FINAL APPROVAL INSPECTION HAS BEEN MADE BY SANDY CITY AND ALL THE IMPROVEMENTS, INCLUDING LANDSCAPING, ARE INSTALLED [Development Code, Sec. 21-15-6 (b)].

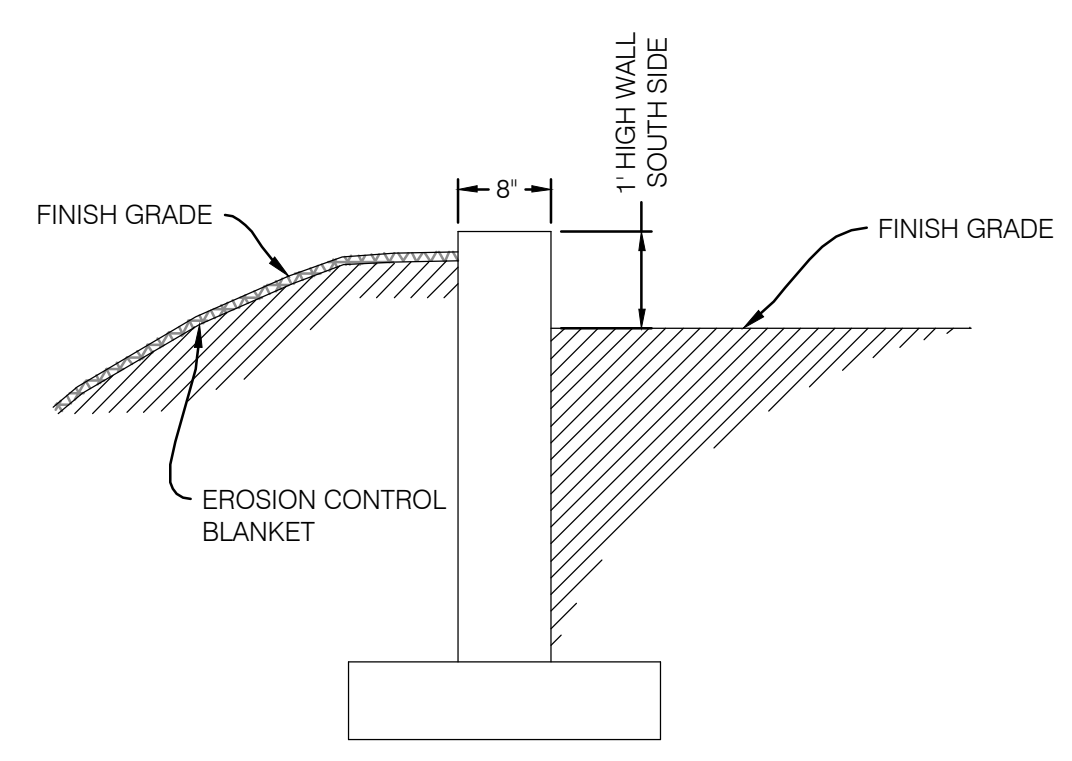
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Existing scrub oak to remain. Protect in place.

See Plan Sheet CGD.01, Section C



- STORM WATER NOTES:
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY AND UPDES INSPECTOR RAY HERRERA, 801-568-7290, AT LEAST FIVE WORKING DAYS PRIOR TO BEGINNING ANY CONSTRUCTION.
  2. ALL MATERIALS AND WORK DONE IN A (UDO); STREET SHALL CONFORM TO UDOT STANDARDS AND REQUIREMENTS.
  3. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH SWPPP AND/OR NOI REQUIREMENTS. INSPECTIONS SHALL BE COMPLETED PER THE REQUIREMENTS OF THE SWPPP AND/OR NOI. ALL INSPECTIONS SHALL BE DOCUMENTED AND MADE AVAILABLE VIA THE ONLINE SWPPP MANAGEMENT SYSTEM. REGULAR REVIEW OF THE ONLINE SWPPP MANAGEMENT SYSTEM AND INSPECTIONS WILL BE COMPLETED BY THE PUBLIC UTILITIES DEPARTMENT TO CONFIRM THAT CONSTRUCTION WORK IS BEING PERFORMED IN ACCORDANCE WITH SWPPP, NOI, AND UGCP REQUIREMENTS. REVIEW AND INSPECTION REPORTS COMPLETED BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT WILL BE PROVIDED TO THE CONTRACTOR WHICH ARE TO BE POSTED TO THE ONLINE SWPPP MANAGEMENT SYSTEM. ALL IDENTIFIED VIOLATIONS ARE TO BE ADDRESSED AND DOCUMENTED ON THE ONLINE SWPPP MANAGEMENT SYSTEM.
  4. A PRE-CONSTRUCTION MEETING IS REQUIRED ONCE FINAL APPROVAL HAS BEEN GRANTED. THIS IS WHERE THE DEVELOPER/OWNER AND THE CONTRACTOR MEET WITH THE CITY'S INSPECTORS TO REVIEW THE APPROVED PLANS. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE PLANNING DEPARTMENT.
  5. ALL MATERIALS AND WORK DONE ON FLOOD CONTROL FACILITIES SHALL CONFORM TO THE LATEST REVISION OF THE SANDY CITY STANDARD SPECIFICATIONS AND DETAILS FOR MUNICIPAL CONSTRUCTION. SPECIFICATIONS AND DETAILS CAN BE OBTAINED AT [HTTP://SANDY.UTAH.GOV/GOVERNMENT/PUBLICWORKS/STANDARD-SPECIFICATIONS.HTML](http://sandy.utah.gov/government/publicworks/standard-specifications.html) OR FROM SANDY CITY PUBLIC WORKS DEPARTMENT (568-2999).
  6. NON-SHRINKING GROUT SHALL BE USED WHEREVER GROUT IS REQUIRED FOR THE STORM WATER FACILITIES.
  7. CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MAN-HOLE 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.
  8. GROUT BETWEEN GRADE RINGS. FOR EACH INLET BOX THAT IS PROPOSED TO BE 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.
  9. REMOVE SNAP TIES, NAILS, REBAR AND OTHER PROTRUSIONS FROM THE BOX OR PIPE INSIDE SURFACE, AS WELL AS ALL FORM WORK, PLASTIC AND CARDBOARD. PAGE 3 OF 5
  10. SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL INLET, CLEAN OUT BOXES, AND PIPE. THE BOXES AND PIPES ARE TO BE MAINTAINED IN A CLEANED CONDITION UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
  11. CLEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
  12. WHERE A SUMP IS REQUIRED, THE DRAINAGE INSPECTOR ROY THACKER, 801-568-7284 OR WILLIS BILBREY, 568-7292, SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE AN OPPORTUNITY TO CHECK THE VOLUME OF GRAVEL, AS WELL AS THE GRAVEL GRADATION.
  13. SIGNS ARE TO BE POSTED NEAR EACH INLET BOX WITH THE FOLLOWING WORDS: "WARNING THIS IS A DRINKING WATER AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
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SECTION A  
SCALE: N.T.S.

REVEGETATION  
EROSION CONTROL  
BLANKET WITH USING  
NATIVE CABIN BLEND  
GRASS SEED MIX



NOTE:  
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.

**PKJ**  
**DESIGN GROUP**  
Landscape Architecture • Planning & Visualization  
3450 N. TRIUMPH BLVD. SUITE 102  
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[www.pkjdesigngroup.com](http://www.pkjdesigngroup.com)



No.	DATE	DESCRIPTION
1	08/23/23	REVISED PER CITY COMMENTS
2	10/9/23	REVISED PER CITY COMMENTS

OWNER: FBA  
DESIGNER: DKB  
FIELD CREW: SURVEY  
DATE: 08/16/2023  
DRAWN BY: 2006128jlg

SCALE: MEASURES WHICH ON FULL SIZE SHEET IS ADJUST ACCORDING TO RESEARCH SIZE SHEETS



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**JIM ALLRED**  
1877 QUAIL CREST LANE  
SANDY, UTAH

PROJECT NO. 2006128  
**LANDSCAPE PLAN**  
CLP.01  
2 OF 2