

GENERAL

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR REQUIREMENTS OF THE SANDY CITY PUBLIC WORKS DEPARTMENT.
- A PRE CONSTRUCTION CONFERENCE WILL BE HELD A MINIMUM OF (3) WORKING DAYS PRIOR TO START OF WORK. ALL CONTRACTORS, SUBCONTRACTORS AND/OR UTILITY CONTRACTORS, SANDY CITY PUBLIC WORKS AND CITY'S ENGINEER SHOULD BE PRESENT.
- ALL LOT DIMENSIONS, EASEMENTS AND CERTAIN OFF SITE EASEMENTS ARE TO BE TAKEN FROM THE SITE PLAN AND UTILITY SHEET.
- ALL CONSTRUCTION STAKES MUST BE REQUESTED A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO PLANNED USE.
- CERTAIN CONTROL POINTS WILL BE SET BY THE ENGINEER, OR HIS REPRESENTATIVE, WHICH ARE CRITICAL TO THE CONSTRUCTION STAKING OF THE PROJECT. THESE POINTS WILL BE DESIGNATED AT THE TIME THEY ARE SET AND THE CONTRACTOR SO NOTIFIED. DESTRUCTION OF THESE POINTS BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE GROUNDS FOR CHARGING THE CONTRACTOR FOR REESTABLISHING SAID POINTS.
- FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT, SAND CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
- INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURB OR SIDEWALK.
- PROVIDE A PROCTOR TEST FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
- INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAT PER SALT LAKE COUNTY SPECIFICATIONS.
- BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
- 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 INSPECTIONS 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 ENGINEER.
- THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
- BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB AND GUTTER ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE DEFECTIVE, AS DIRECTED BY THE SANDY CITY INSPECTOR.
- IT IS UNLAWFUL FOR ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT CODE ANN. SECTION 17-23-17). ALL SURVEY MONUMENTS INSTALLED SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. STANDARD PRECAST MONUMENTS WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE.
- ALL PUBLIC IMPROVEMENTS IN THE STATE RIGHT-OF-WAY SHALL BE CONSTRUCTED SHALL BE CONSTRUCTED AS REQUIRED BY UTAH DEPARTMENT OF TRANSPORTATION REGION TWO.
- DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
- ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER.
- ALL PUBLIC IMPROVEMENTS, WHICH ARE TO OWNED AND MAINTAINED BY SANDY CITY, 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 ONLINE AT www.sandy.utah.gov. (CLICK ON "DEPARTMENTS", THEN "PUBLIC WORKS", THEN "STANDARD SPECIFICATIONS".)

WATER

- NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
- 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.
- 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 WEBSITE.
- SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS ONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
- CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
- WATER LINES SHALL BE INSTALLED 4-FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
- A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
- FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
- FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
- ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
- USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
- WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6-FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
- ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
- ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).

SILVER SAGE BUSINESS PARK II

SANDY CITY, UTAH

NOVEMBER 2025

-INDEX OF PLAN SHEETS-

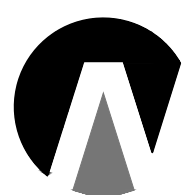
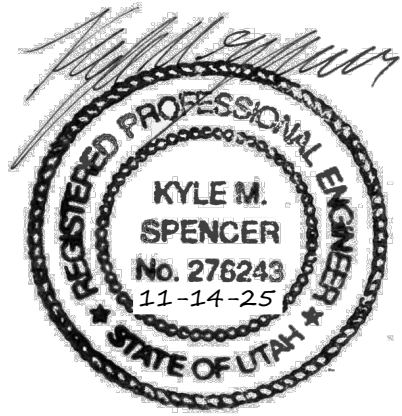
SHEET	DESCRIPTION
1	COVER SHEET & NOTES
2	NOTES
3	FINAL PLAT
4	SITE & DIMENSION PLAN
5	UTILITY PLAN
6	GRADING & DRAINAGE PLAN
DT-01 – DT-04	DETAILS
LTSD-01	LONG TERM STORM WATER MANAGEMENT
SW-01	STORM WATER POLLUTION PREVENTION PLAN
SW-02	STORM WATER POLLUTION PREVENTION PLAN DETAILS



VICINITY MAP

IRRIGATION AND LANDSCAPE NOTES

- MULCH: AFTER COMPLETION OF ALL PLANTING, ALL IRRIGATED NON-TURF AREAS SHALL BE COVERED WITH A MINIMUM LAYER OF FOUR (4) INCHES OF MULCH TO RETAIN WATER, INHIBIT WEED GROWTH AND MODERATE SOIL TEMPERATURE. NON-POROUS MATERIAL SHALL NOT BE PLACED UNDER THE MULCH. 4-INCH MULCH IN ALL
- LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE IRRIGATED NON-TURF AREAS. IF ROCK MULCH, MINIMUM IS 3- INCH. BARK MULCH IS NOT ALLOWED IN PARK STRIP. ROCK MULCH IN PARK STRIP MUST BE A MINIMUM OF 3".
- WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
- PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE-REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUTOFF DEVICE.
- ON SLOPES EXCEEDING 30%, THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
- EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
- DRIP EMITTERS OR A BUBBLER SHALL BE PROVIDED FOR EACH TREE WHERE PRACTICABLE. BUBBLERS SHALL NOT EXCEED 1.5 GALLONS PER MINUTE PER DEVICE. BUBBLERS FOR TREES SHALL BE ON SEPARATE VALVE UNLESS SPECIFICALLY EXEMPTED BY SANDY CITY PUBLIC UTILITIES DUE TO THE LIMITED NUMBER OF TREES ON THE PROJECT SITE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES. FOLLOWING CONSTRUCTION AND PRIOR TO RELEASE OF THE SECONDARY BOND GUARANTEE POSTED FOR THE PROJECT, A WATER USE EFFICIENCY REVIEW WILL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN ENGINEER, AND DEVELOPER/PROJECT OWNER. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED BY SANDY CITY ORDINANCE. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE CITY, DESIGNER, INSTALLER AND DEVELOPER/PROJECT OWNER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. ALSO, FORM "SUBSTANTIAL COMPLETION OF WATER AUDIT" MUST BE COMPLETED AND SENT TO PUBLIC UTILITIES. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE CITY WILL RELEASE THE BOND FOR THIS PROJECT.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- A SEPARATE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED FOR THE IRRIGATION SYSTEM.
- A RAIN SENSING OVERRIDING DEVICE SHALL BE UTILIZED SO THAT THE IRRIGATION SYSTEM WILL AUTOMATICALLY TURN OFF IN THE EVENT OF RAIN.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- N AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLER HEADS SHALL BE REQUIRED FOR ALL NEW LANDSCAPES. LOW FLOW SPRINKLER HEADS SHALL BE USED WHEREVER POSSIBLE.
- NO IRRIGATION OF WALKWAYS OR DRIVE.
- WATER AUDIT IS REQUIRED PRIOR TO BOND BEING RELEASED. SUGGEST THE AUDIT BE DONE WITHIN 60 DAYS OF INSTALLING IRRIGATION AND LANDSCAPE.



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

JOB NO.
3-24-060

SHEET NO.
1

STORM WATER

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 WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE 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 (DELETE IF NOT APPLICABLE).
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.
11. LEAN OFF ALL MANHOLE LIDS AND INLET GRATES OF ASPHALT, CONCRETE, TAR OR OTHER ADHESIVES TO ALLOW ACCESS.
12. 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.
13. SIGNS MUST BE POSTED NEAR EACH INLET BOX LOCATED IN A DRINKING WATER RECHARGE ZONE, WITH THE FOLLOWING WORDS "WARNING THIS IS A DRINKING AQUIFER RECHARGE AREA. DISPOSAL OF ANY WASTE MATERIALS IN THE STORM WATER IS STRICTLY PROHIBITED."
14. BOXES SHALL BE PLACED ON 12-INCH (MIN.) COMPACTED STABILIZATION MATERIAL.
15. MUST BE COMPLETED BEFORE THE 80% OR 90% BOND RELEASE AND AGAIN BEFORE FINAL BOND RELEASE.
16. A REPRESENTATIVE OF THE MANUFACTURER OR SUPPLIER SHALL BE ON SITE DURING INSTALLATION OF OIL/WATER SEPARATOR, MECHANICAL TREATMENT DEVICES, MEDIA FILTERS, 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.
17. A STAMPED "LETTER OF CONFORMANCE" FROM THE DESIGN ENGINEER IS REQUIRED TO BE SUBMITTED TO SANDY CITY PUBLIC UTILITIES DEPARTMENT, PRIOR TO 90% BOND RELEASE, STATING THAT STORM WATER FLOW CONTROL ELEMENTS AND STORM WATER TREATMENT FACILITIES (E.G. DETENTION, RETENTION, LID BEST MANAGEMENT PRACTICES, OIL-WATER SEPARATORS, SUMPS, ETC.) WERE CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

STREET LIGHT

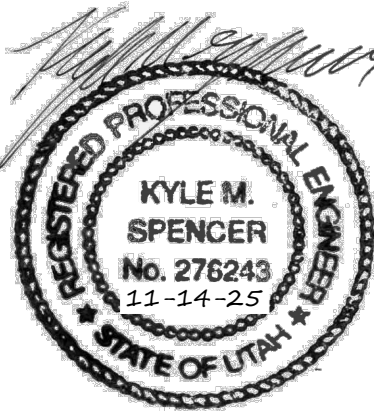
1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR (801-568-7280), AT LEAST ONE BUSINESS DAY (24 HOURS) PRIOR TO BEGINNING CONSTRUCTION.
2. THE DEVELOPER IS REQUIRED TO GRANT TO THE CITY A MINIMUM OF 15-FOOT WIDE STREETLIGHT EASEMENT (7.5- FEET EACH SIDE OF PIPE) FOR CONDUIT AND WIRES TO THE POWER SOURCE ON PRIVATE PROPERTY.
3. 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.
4. 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 WEBSITE.
5. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR STREETLIGHTS, JUNCTION BOXES, AND ELECTRICAL WIRING. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS CONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
6. INSTALLATIONS SHALL BE LOCATED AS INDICATED ON THE APPROVED PLANS FOR THE PROJECT. FIELD MODIFICATIONS MUST BE APPROVED BY THE SANDY CITY PUBLIC UTILITIES INSPECTOR.
7. STREET LIGHT POLES SHALL BE INSTALLED IN A MANNER THAT WILL NOT HINDER THE OPERATION OF FIRE HYDRANTS, UNDERGROUND WATER SYSTEM ISOLATION VALVES, AND OTHER UTILITIES.
8. INSTALLATIONS WITHIN CLOSE PROXIMITY TO TREES SHALL BE AVOIDED UNLESS APPROVED BY SANDY CITY PUBLIC UTILITIES INSPECTOR.
9. OVERHEAD POWER LINES FOR STREETLIGHTS ARE NOT ALLOWED.

SEWER

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST JORDAN VALLEY IMPROVEMENT DISTRICT DESIGN STANDARDS.
2. FINAL APPROVAL AND ACCEPTANCE OF ALL SEWER CONSTRUCTION WILL BE BY JORDAN VALLEY IMPROVEMENT DISTRICT.
3. UPON THE COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT (3) SETS OF AS-BUILT PLANS TO JORDAN VALLEY IMPROVEMENT DISTRICT AND (1) SET TO NORTHERN ENGINEERING, INC.
4. HORIZONTAL AND VERTICAL SEPARATION OF CULINARY WATER AND SEWER SHALL BE IN COMPLIANCE WITH JORDAN VALLEY IMPROVEMENT DISTRICT STANDARDS.

ROADWAY/STORM DRAIN

1. ALL ROADWAY CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF SANDY CITY'S TECHNICAL SPECIFICATIONS OR AS APPROVED IN THE PLANS HEREIN.
2. WHEN DISCREPANCIES OCCUR BETWEEN PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. UNTIMELY NOTIFICATION SHALL NEGATE ANY CONTRACTORS CLAIM FOR ADDITIONAL COMPENSATION.
3. ALL STORM DRAIN PIPES TO BE REINFORCED CONCRETE PIPE (RCP) CLASS III OR APPROVED EQUAL UNLESS OTHERWISE NOTED.
4. ALL STORM DRAIN INLET BOXES TO MEET SANDY CITY STANDARD DRAWINGS.



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5				DESIGNED BY:	DATE:
4				DRAWN BY:	DATE:
3				CHECKED BY:	DATE:
2				APPROVED:	DATE:
1				COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:	DATE:

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Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

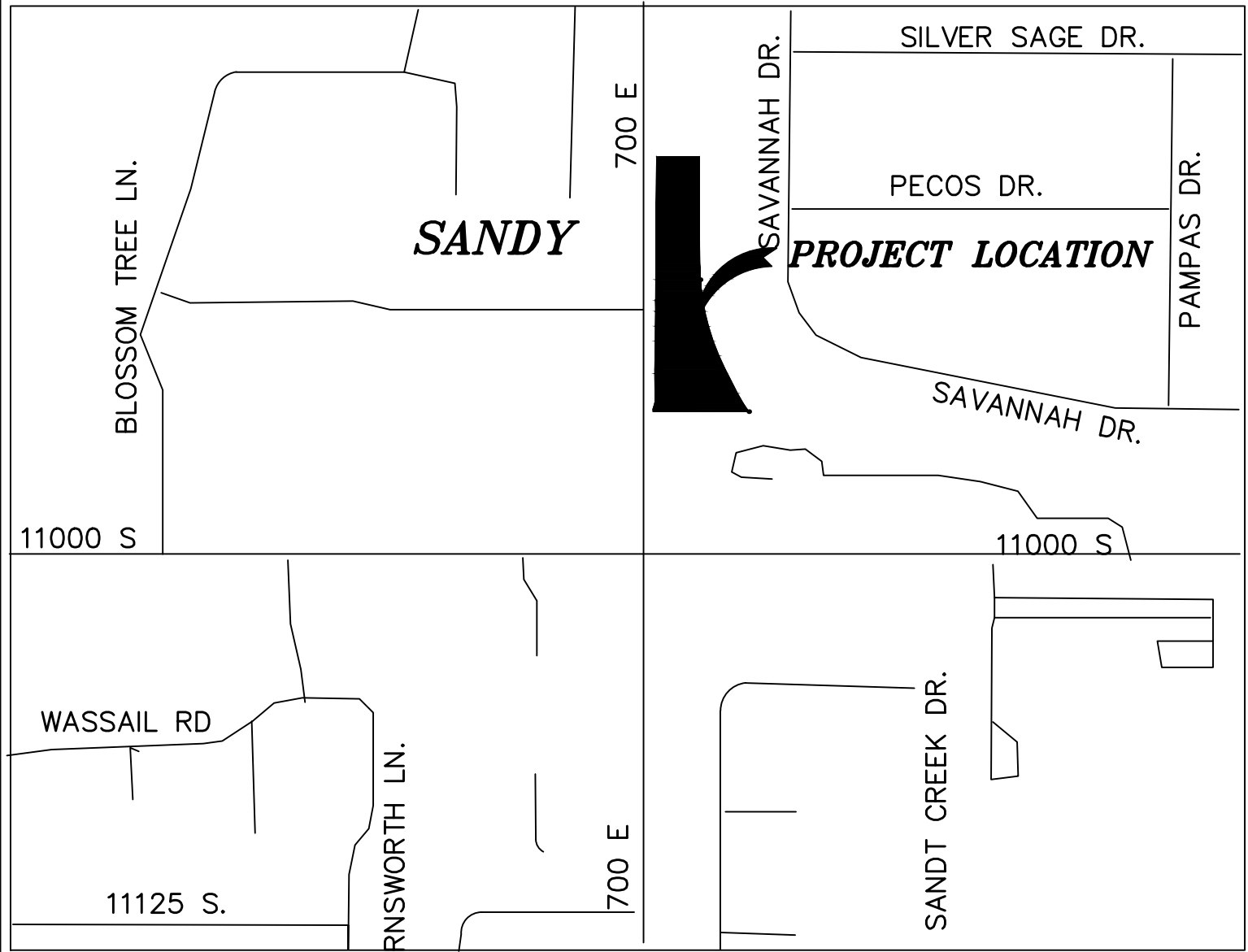
SANDY HENDRICKSON

NOTES

JOB NO.
3-24-060

SANDY CITY, UTAH

SHEET NO.
2



- NOTES:
- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING. PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER 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. STORM WATER 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.
 - THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
 - FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.

ROCKY MOUNTAIN POWER COMPANY

1. PURSUANT TO UTAH CODE ANNOTATED, 54-3-27, THIS PLAT CONVEYS, TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES, A PUBLIC UTILITY EASEMENT, ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANNOTATED, 17-27A-603(4)(C)(ii), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUBLIC UTILITY EASEMENT(S) (SOMETIMES INDICATED BY P.U.E. OR PUE ON THE PLAT), AS DESCRIBED OR SHOWN ON THIS PLAT, AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: A. A RECORDED EASEMENT OR RIGHT-OF-WAY, B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS, C. UTAH CODE ANNOTATED, TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR D. ANY OTHER PROVISIONS OF LAW.

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- EXIST. FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

ENBRIDGE ENERGY

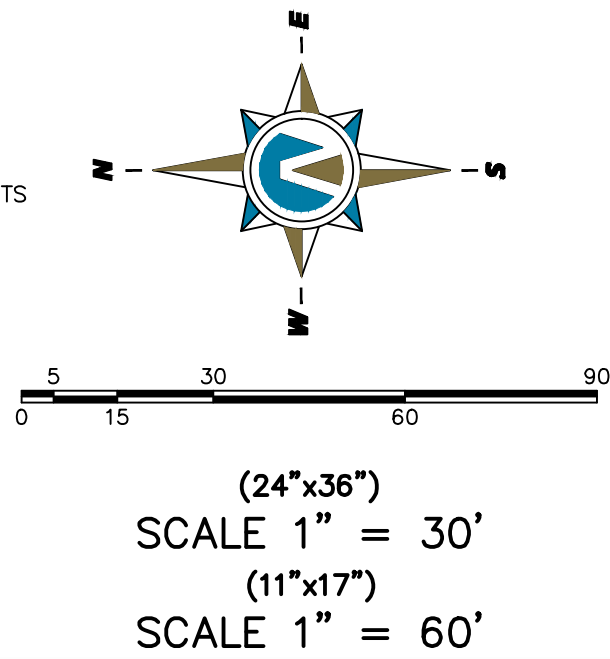
ENBRIDGE ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF APPROXIMATING THE LOCATION, BOUNDARIES, COURSES AND DIMENSIONS OF ITS RIGHT-OF-WAY AND EASEMENTS AND ITS EXISTING FACILITIES. THIS APPROVAL SHALL NOT BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHT-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S) OR BY PRESCRIPTION. ENBRIDGE ENERGY MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHT, OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION INCLUDING INFORMATION RELATED TO ALLOWED ACTIVITIES WITHIN RIGHTS OF WAY, PLEASE CONTACT ENBRIDGE ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS ____ DAY OF _____, 20____

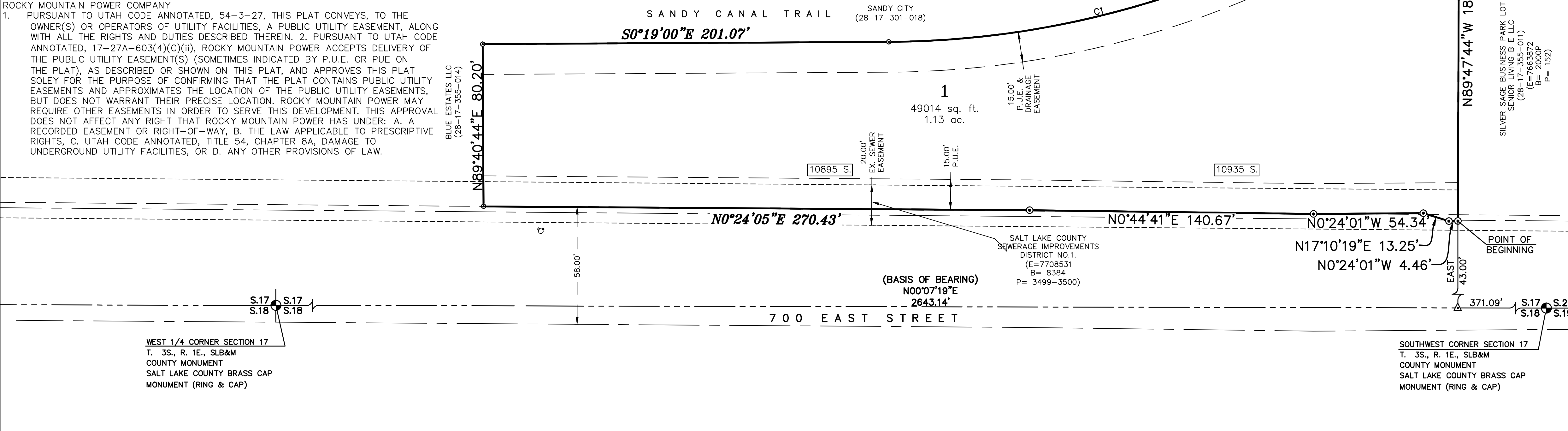
ENBRIDGE ENERGY COMPANY

BY- _____

TITLE- _____

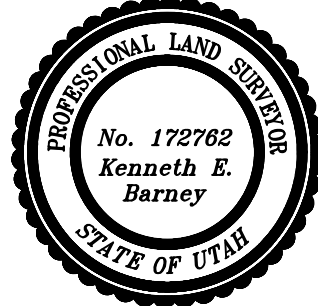


CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.7'	452.81'	208.91'	S17°07'02"E	28°47'00"
C2	41.30'	238.50'	41.24'	S31°56'23"E	9°55'14"



SURVEYOR'S CERTIFICATE

I, KENNETH E. BARNEY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1953 AS AMENDED, CERTIFICATE NO. 172762. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO A LOT TOGETHER WITH EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17, UTAH CODE ANNOTATED, 1953 AS AMENDED, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN SECTION 54-8a-2, UTAH CODE ANNOTATED, 1953 AS AMENDED, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



KENNETH E. BARNEY, P.L.S.

BOUNDARY DESCRIPTION

AN ENTIRE TRACT OF LAND, BEING A PORTION OF LOT 2 & 3 OF SILVER SAGE BUSINESS PARK RECORDED AS ENTRY NO. 7863972 IN BOOK 2000P AT PAGE 152 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SAID TRACT OF LAND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE EAST RIGHT OF WAY LINE OF 700 EAST STREET WHICH IS N.00°07'19"E 371.09 FEET ALONG THE SECTION LINE AND EAST 43.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN: AND RUNNING

THENCE ALONG 700 EAST STREET RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES 1) N.00°24'01"W. A DISTANCE OF 4.46 FEET; 2) THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET; 3) THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; 4) THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; 5) THENCE N.00°24'06"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 28°47'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET; THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 49014 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS NAME OF SUBDIVISION/PLAT AND DO HEREBY DEDICATE, FOR PERPETUAL USE, ALL ACCESS EASEMENTS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR INVITEES. THE UNDERSIGNED OWNERS DO 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 PUBLIC UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS DO ALSO HEREBY CONVEY ANY OTHER EASEMENTS, AS SHOWN ON THIS PLAT, TO THE PARTIES INDICATED BY THOSE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF THE FACILITIES, OR FOR OTHER TYPICAL PURPOSES, INDICATED BY THOSE EASEMENTS, AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET MY/OUR HANDS THIS DAY OF _____, A.D. 20____.

BY: _____
MANAGING MEMBER

BY: _____

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF SALT LAKE }

ON THIS ____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, _____, THE SIGNER OF THIS DOCUMENT, WHO DULY ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ [NAME OF OFFICE] OF _____ A UTAH CORPORATION, AND IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT IN ITS BEHALF AND THAT HE OR SHE EXECUTED IT IN SUCH CAPACITY.

NOTARY PUBLIC _____

NOTARY FULL NAME _____ A NOTARY COMMISSIONED IN UTAH

COMMISSION NUMBER _____ MY COMMISSION EXPIRES _____

SANDY CITY MAYOR

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

SANDY CITY MAYOR

ATTEST: SANDY CITY RECORDER

SEAL

SILVER SAGE BUSINESS PARK II

AMENDING A PORTION OF LOTS 2 & 3, SILVER SAGE BUSINESS PARK SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SANDY _____ SALT LAKE COUNTY, UTAH

SCALE: 1" = 20 FEET

SALT LAKE COUNTY RECORDER

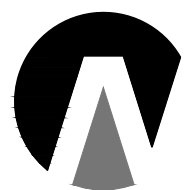
RECORDED NO. _____

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ SALT LAKE COUNTY RECORDER.

RECORDED RECORD OF SURVEY
S2025-08-0605



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

SALT LAKE COUNTY HEALTH DEPT.

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

REPRESENTATIVE

S.L. COUNTY SURVEYOR

DATE

SIGNED

SANDY CITY PARKS AND RECREATION

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

DIRECTOR

COMCAST

DATE

REPRESENTATIVE

CENTURY LINK

DATE

REPRESENTATIVE

COTTONWOOD IMPROVEMENT DISTRICT

DATE

REPRESENTATIVE

CITY ENGINEER

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

CITY ENGINEER

APPROVED AS TO FORM

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

SANDY CITY ATTORNEY

SANDY CITY PUBLIC UTILITIES

APPROVAL: THIS ____ DAY OF _____, A.D. 20____

ENGINEERING MANAGER

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS N.89°59'23"E 226.23 FEET ALONG THE SECTION LINE AND NORTH 370.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

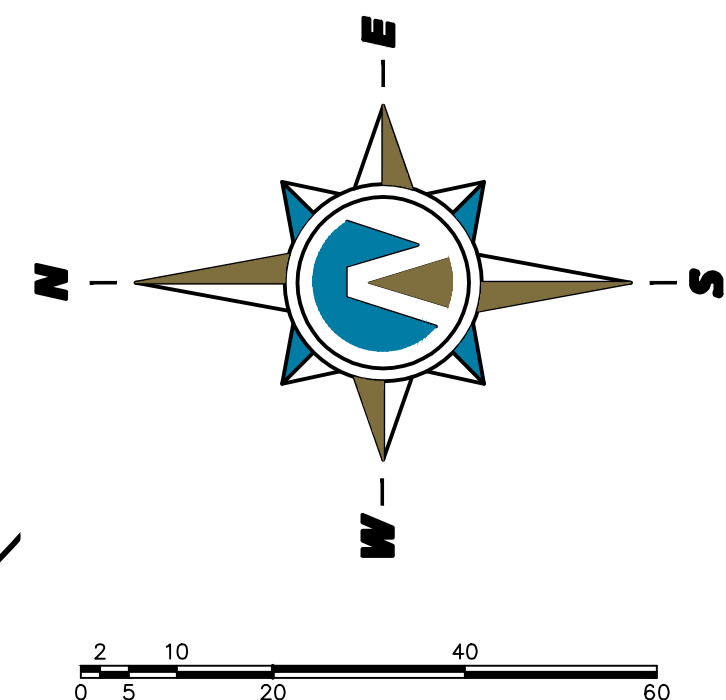
THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET; THENCE N.00°24'01"W. A DISTANCE OF 4.46 FEET; THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET; THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; THENCE N.00°24'06"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 49010 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

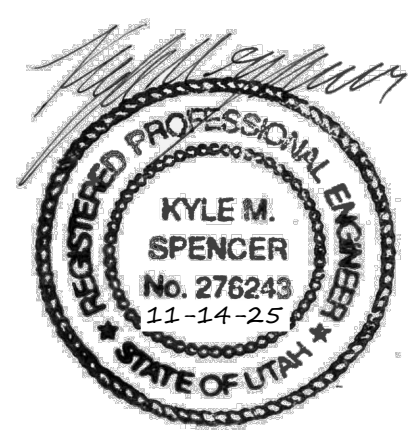
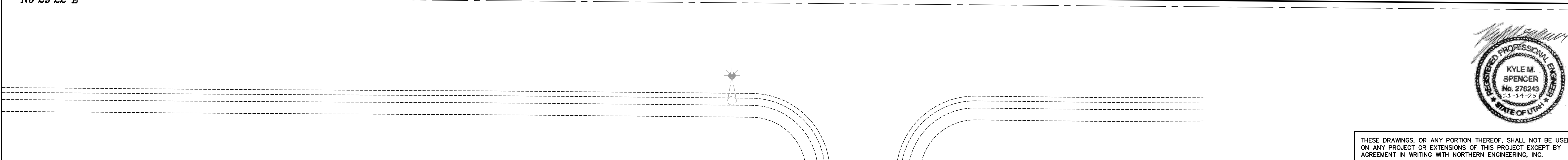
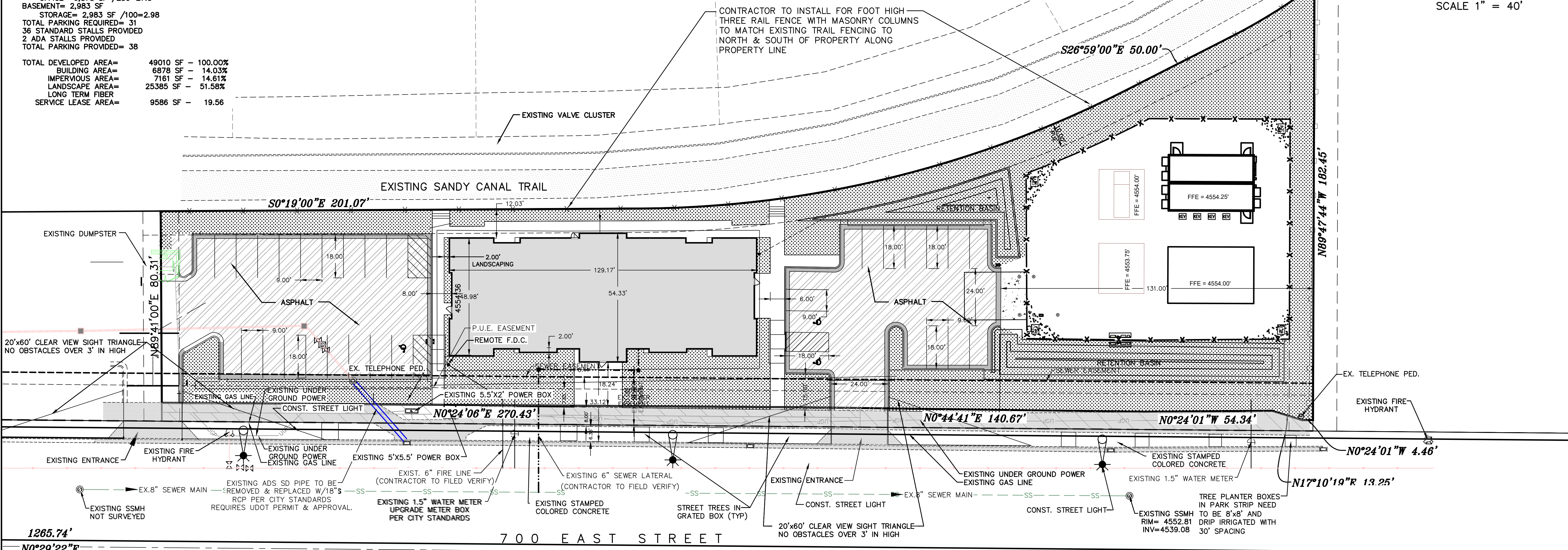
SITE SUMMARY

PARKING CALCULATION
OFFICE 4 STALLS PER 1,000 SF
STORAGE 1 STALL PER 1,000 SF
MAIN FLOOR= 6,878 SF
OFFICE= 6,878 SF /250=27.5
BASEMENT= 2,983 SF
STORAGE= 2,983 SF /100=29.8
TOTAL PARKING REQUIRED= 31
36 STANDARD STALLS PROVIDED
2 ADA STALLS PROVIDED
TOTAL PARKING PROVIDED= 38

TOTAL DEVELOPED AREA= 49010 SF - 100.00%
BUILDING AREA= 6878 SF - 14.03%
IMPERVIOUS AREA= 7161 SF - 14.61%
LANDSCAPE AREA= 25385 SF - 51.58%
LONG TERM FIBER
SERVICE LEASE AREA= 9586 SF - 19.56



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.

5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:



**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

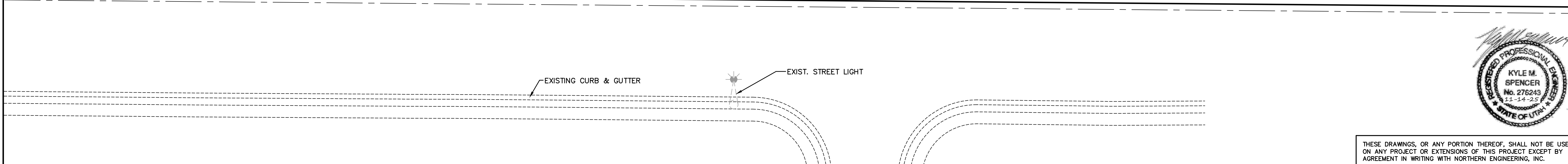
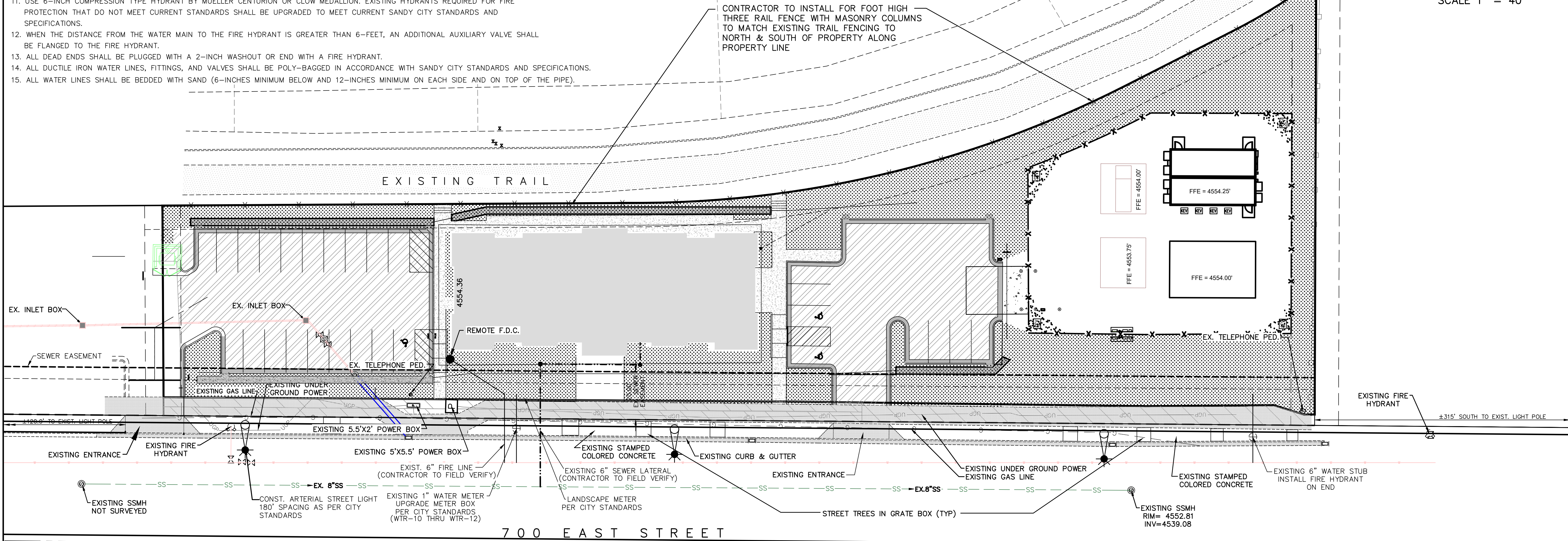
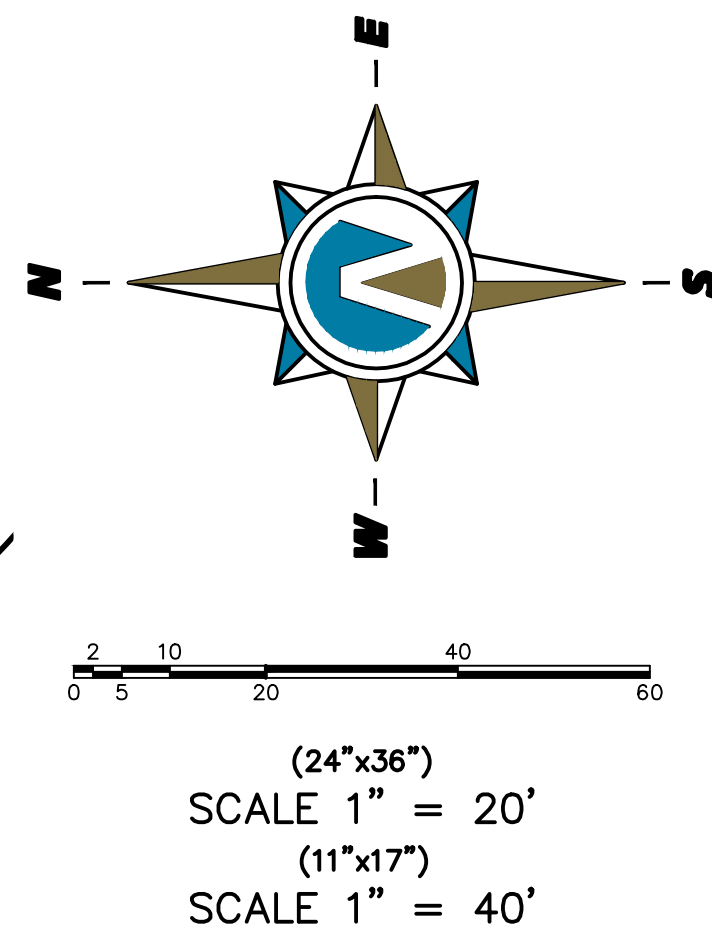
**SILVER SAGE
BUSINESS PARK II**

SITE & DIMENSION PLAN	JOB NO. 3-24-060
SANDY, UTAH	SHEET NO. 4

K:\3-24-060-00 Sandy Hendrickson\CAD\Preliminary\05-14-2025\SITE PLAN.dwg 11/14/2025 10:43 AM

WATER

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 WEBSITE.
4. SUBMITTALS ARE REQUIRED TO BE APPROVED BY THE ENGINEER FOR ALL BEDDING, BACKFILL, PIPE, METERS, BOXES, VAULTS, VALVES, FIRE HYDRANTS, BLOWOFFS, VAULTS, ETC. RELATING TO THE WATER SYSTEM. SUBMITTALS MUST HAVE SUFFICIENT INFORMATION TO SHOW THAT THE PROPOSED ITEMS ONFORM TO SANDY CITY STANDARDS AND SPECIFICATIONS.
5. CONSTRUCTION WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) REGULATIONS.
6. WATER LINES SHALL BE INSTALLED 4- FEET OFF LIP OF GUTTER ON THE NORTH AND/OR EAST SIDE OF ROADWAY. WATER LINES SHALL NOT BE INSTALLED WITHIN OR THROUGH PARKING STALLS OR UNDER CONCRETE PAVEMENT, UNLESS WATER LINE IS TO BE MAINTAINED BY PRIVATE PROPERTY OWNER.
7. A MINIMUM OF 48-INCHES AND A MAXIMUM 60-INCHES OF COVER FROM THE TOP OF THE PIPE TO THE FINISH GRADE IS REQUIRED.
8. FOR CONSTRUCTION EAST OF THE UTAH TRANSIT AUTHORITY'S TRAX LINE, USE DUCTILE IRON PIPE, USE THICKNESS CLASS 52 OR BETTER.
9. FOR CONSTRUCTION WEST OF UTAH TRANSIT AUTHORITY'S TRAX LINE, USE POLYVINYL CHLORIDE (PVC) PIPE, USE CLASS DR-14 OR BETTER. 10 GAUGE WIRE SHALL BE PLACED ON TOP OF THE PIPE (PER SANDY CITY SPECIFICATIONS) FOR FUTURE RELOCATION. NO DEFLECTION IN PIPE JOINTS WILL BE ALLOWED ON PVC PIPES.
10. ALL MECHANICAL JOINTS MUST BE RESTRAINED USING MEGA LUGS FOR DIP AND ROMAC GRIP RINGS FOR PVC OR APPROVED EQUAL. MEGA LUGS SHALL NOT BE ALLOWED ON PVC PIPE.
11. USE 6-INCH COMPRESSION TYPE HYDRANT BY MUELLER CENTURION OR CLOW MEDALLION. EXISTING HYDRANTS REQUIRED FOR FIRE PROTECTION THAT DO NOT MEET CURRENT STANDARDS SHALL BE UPGRADED TO MEET CURRENT SANDY CITY STANDARDS AND SPECIFICATIONS.
12. WHEN THE DISTANCE FROM THE WATER MAIN TO THE FIRE HYDRANT IS GREATER THAN 6- FEET, AN ADDITIONAL AUXILIARY VALVE SHALL BE FLANGED TO THE FIRE HYDRANT.
13. ALL DEAD ENDS SHALL BE PLUGGED WITH A 2-INCH WASHOUT OR END WITH A FIRE HYDRANT.
14. ALL DUCTILE IRON WATER LINES, FITTINGS, AND VALVES SHALL BE POLY-BAGGED IN ACCORDANCE WITH SANDY CITY STANDARDS AND SPECIFICATIONS.
15. ALL WATER LINES SHALL BE BEDDED WITH SAND (6-INCHES MINIMUM BELOW AND 12-INCHES MINIMUM ON EACH SIDE AND ON TOP OF THE PIPE).



5			DESIGNED BY:	DATE:
4			DRAWN BY:	DATE:
3			CHECKED BY:	DATE:
2			APPROVED:	DATE:
1			COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE	REV. COGO FILE:



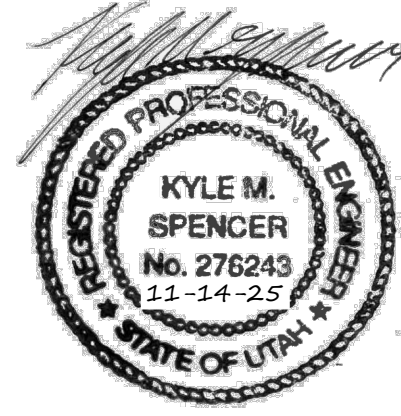
Northern
ENGINEERING INC
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

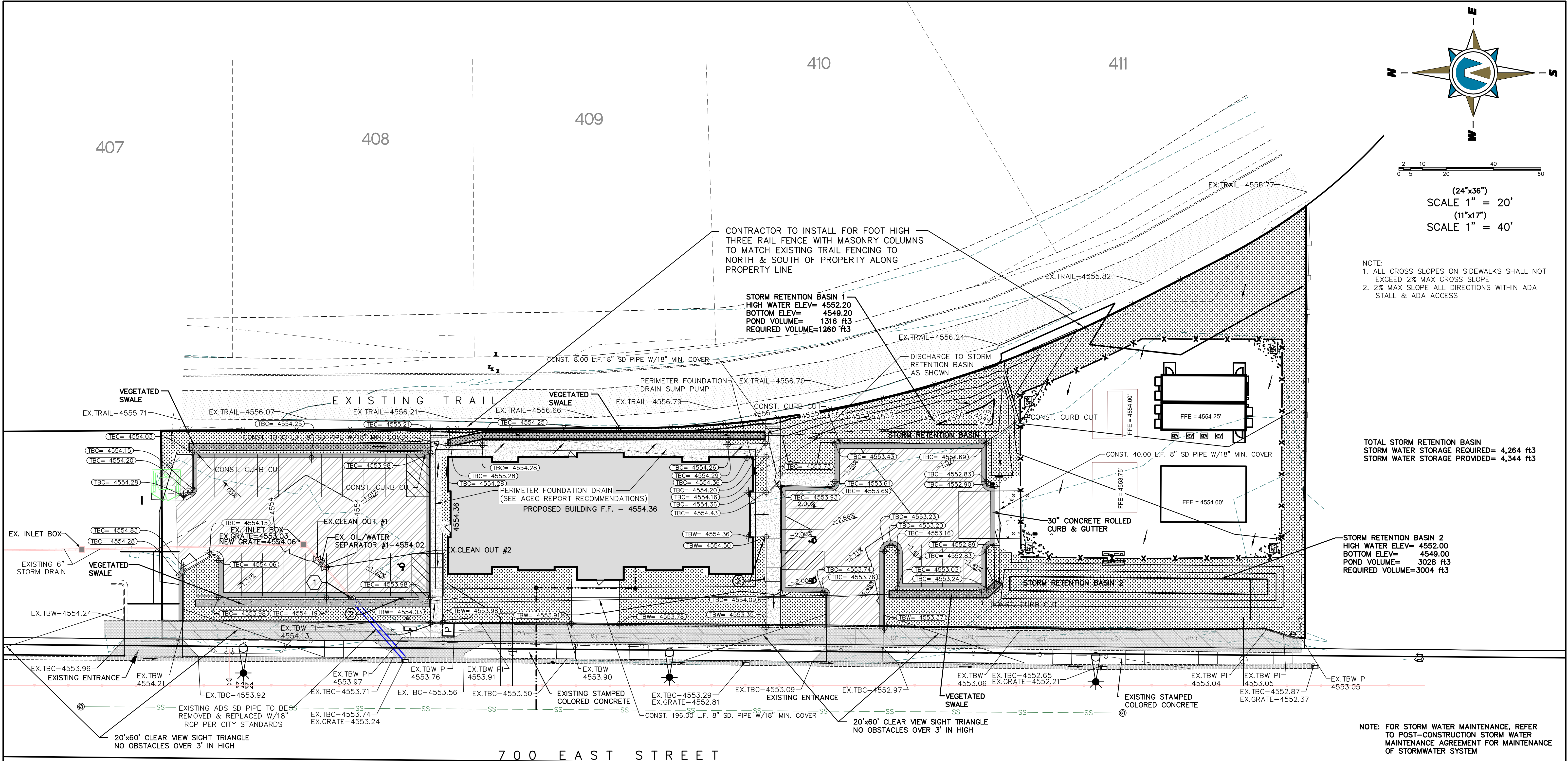
SILVER SAGE
BUSINESS PARK II

UTILITY PLAN
SANDY, UTAH

JOB NO.
3-24-060
SHEET NO.
5



THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH NORTHERN ENGINEERING, INC.



- 1 EX.SDMH RIM= 4553.95
6" INV= 4549.79
18" INV= 4549.83
- 2 ADA VAN ACCESSABLE SIGN AS PER CITY STANDARDS

5		DESIGNED BY:	DATE:
4		DRAWN BY:	DATE:
3		CHECKED BY:	DATE:
2		APPROVED:	DATE:
1		COGO FILE:	DATE:
NO.	REVISIONS	BY	DATE
1		REV. COGO FILE:	DATE:

**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
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**SILVER SAGE
BUSINESS PARK II**

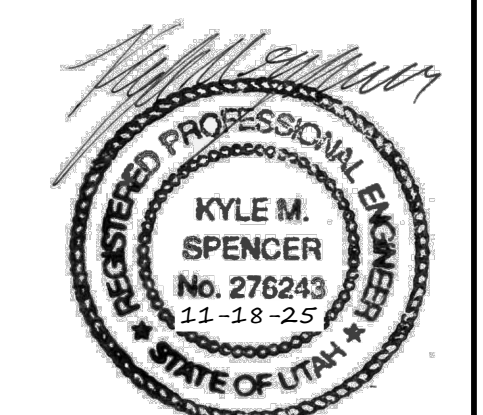
GRADING & DRAINAGE

SANDY, UTAH

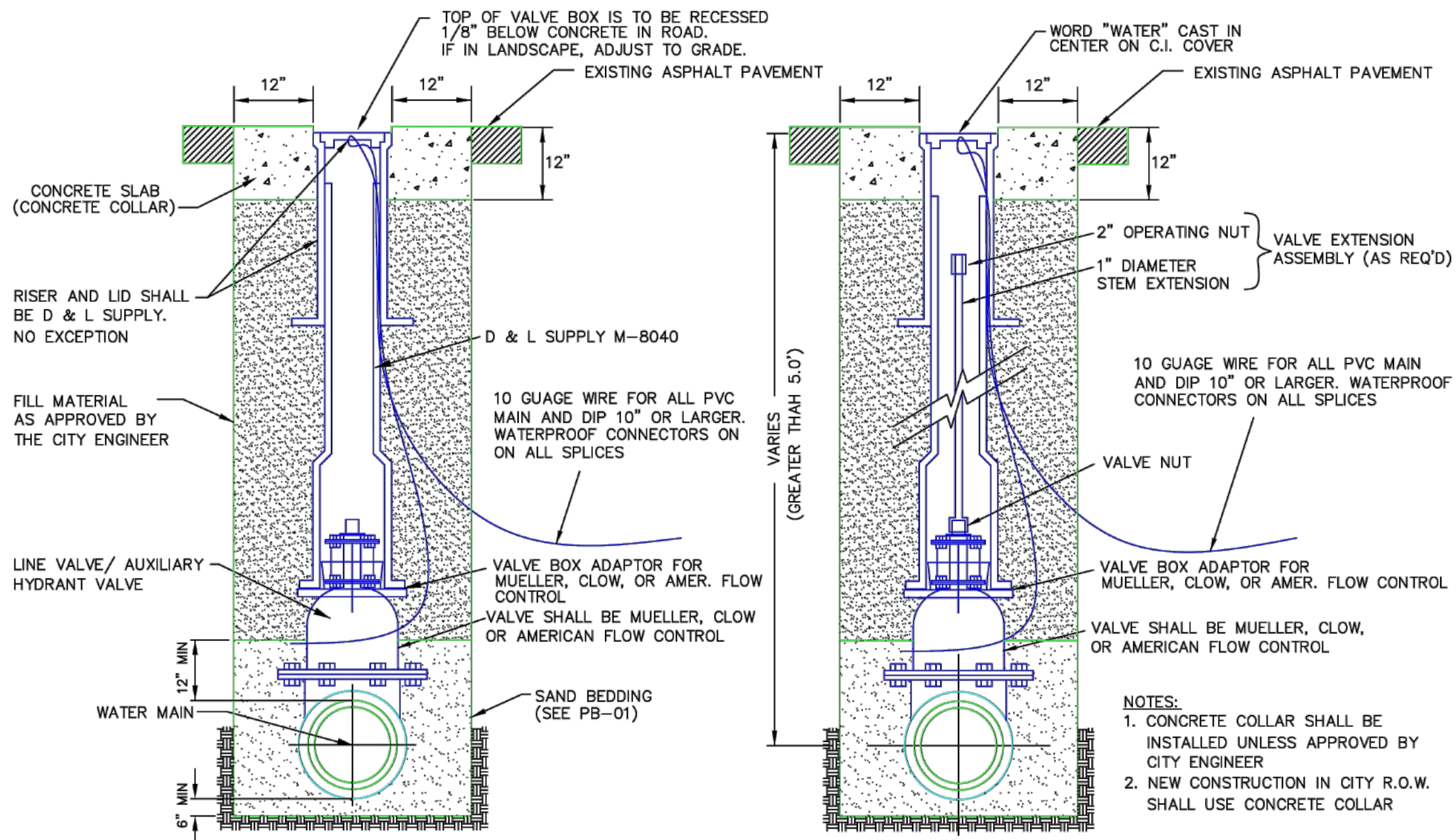
JOB NO.
3-24-060

SHEET NO.
6

NOTE: FOR STORM WATER MAINTENANCE, REFER TO POST-CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT FOR MAINTENANCE OF STORMWATER SYSTEM



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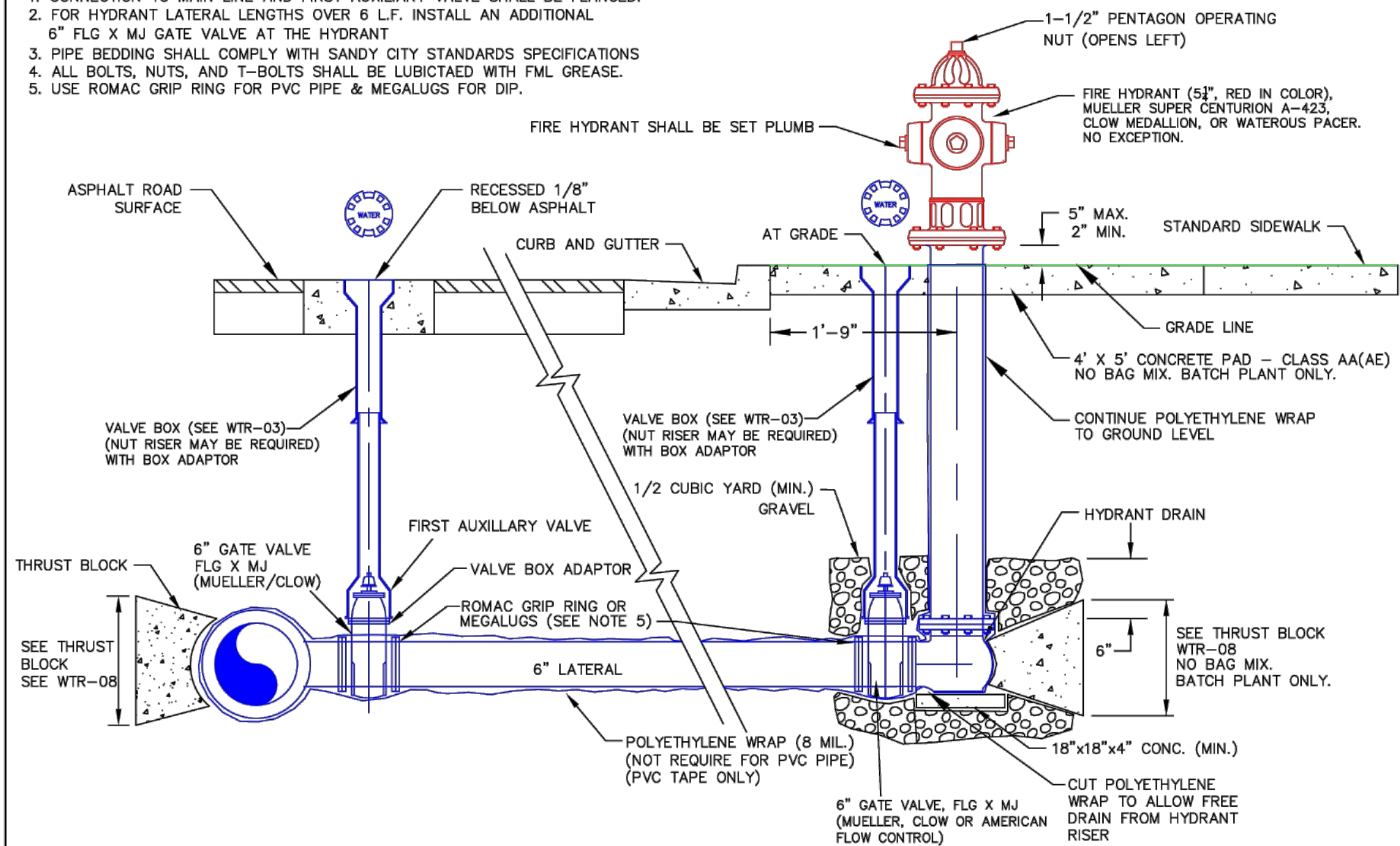
NOT TO SCALE

NO.	AUTHORIZED BY	REVISIONS	DATE	CREATED	REVISED
1	CC	CC	6/2017	6/2017	12/2018
2	CC	CC	6/2017	6/2017	12/2018



STANDARD DETAIL
PUBLIC UTILITIES
WTR-03
VALVE BOX - CONCRETE COLLAR

- NOTE:
1. CONNECTION TO MAIN LINE AND FIRST AUXILIARY VALVE SHALL BE FLANGED.
 2. FOR HYDRANT LATERAL LENGTHS OVER 6 L.F. INSTALL AN ADDITIONAL 6" FLG X MJ GATE VALVE AT THE HYDRANT
 3. PIPE BEDDING SHALL COMPLY WITH SANDY CITY STANDARDS SPECIFICATIONS
 4. ALL BOLTS, NUTS, AND T-BOLTS SHALL BE LUBRICATED WITH FML GREASE.
 5. USE ROMAC GRIP RING FOR PVC PIPE & MEGALUGS FOR DIP.

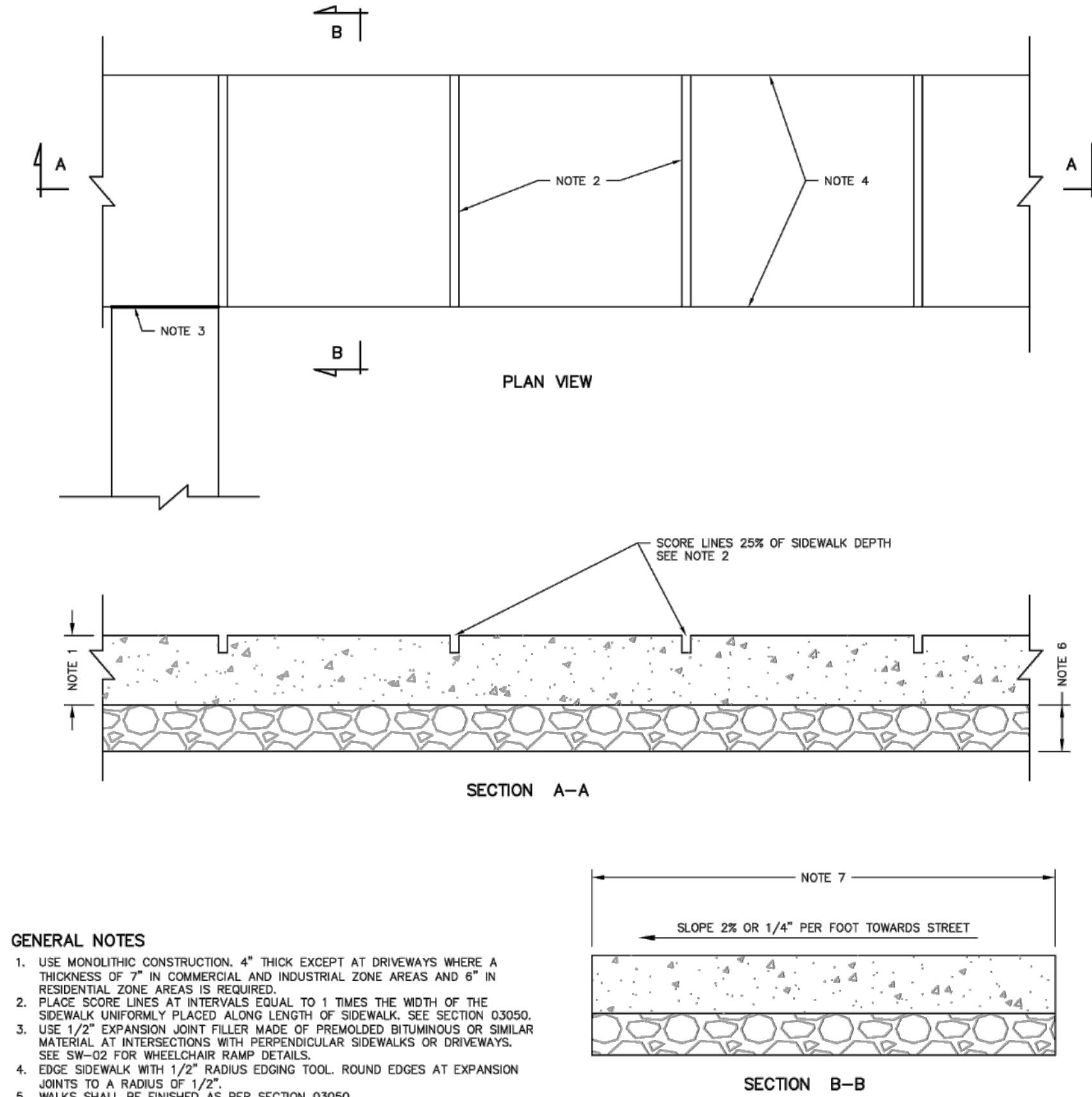


NOT TO SCALE

NO.	AUTHORIZED BY	REVISIONS	DATE	CREATED	REVISED
1	CC	CC	6/2017	6/2017	12/2018
2	CC	CC	6/2017	6/2017	12/2018



STANDARD DETAIL
PUBLIC UTILITIES
WTR-01
FIRE HYDRANT CONNECTION



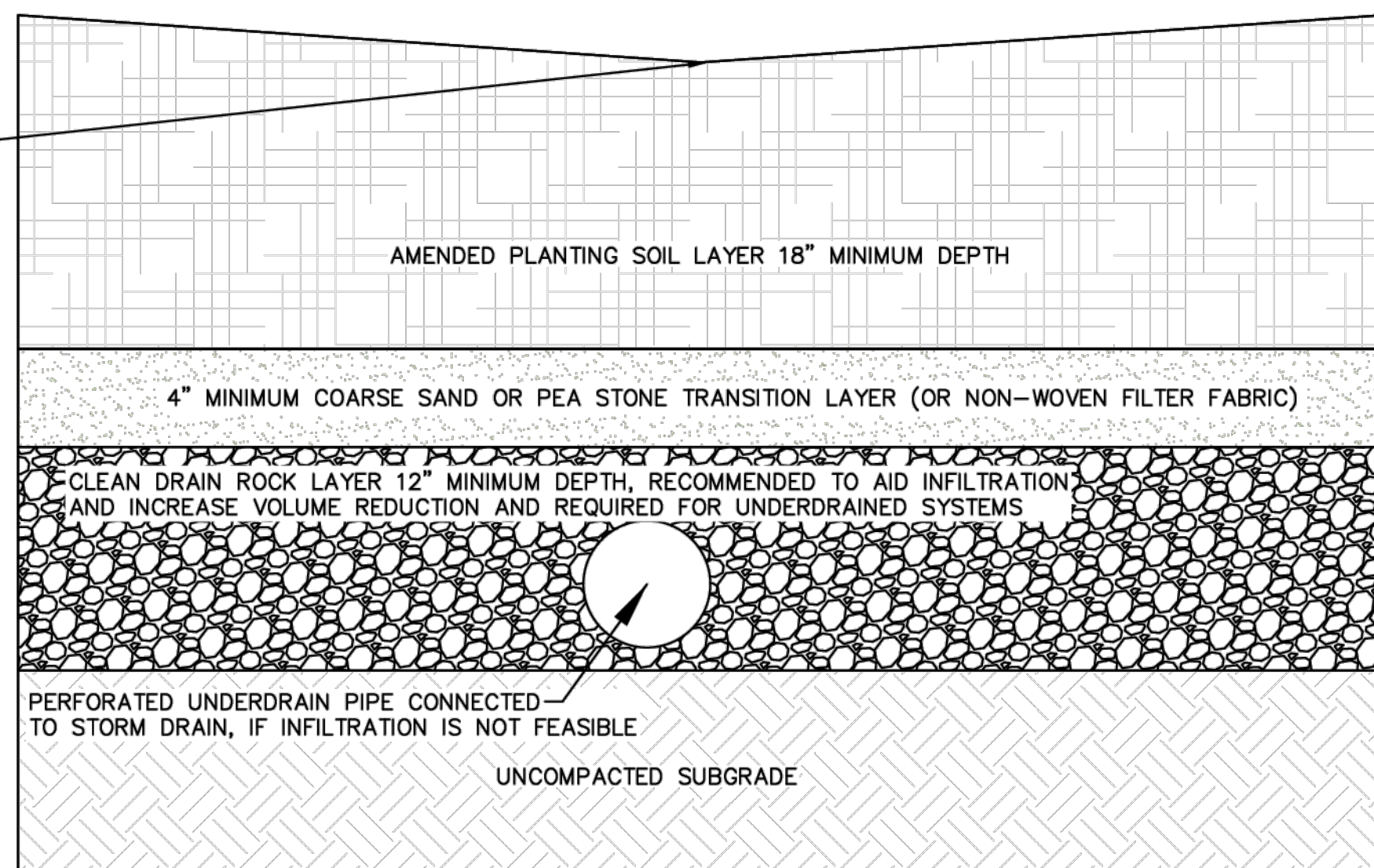
GENERAL NOTES

1. USE MONOLITHIC CONSTRUCTION. 4\"
2. PLACE SCORE LINES AT INTERVALS EQUAL TO 1 TIMES THE WIDTH OF THE SIDEWALK UNIFORM PLACEMENT ALONG LENGTH OF SIDEWALK SEE SECTION 03050.
3. USE 1/2\"
4. SEE SW-02 FOR WHEELCHAIR RAMP DETAILS.
5. EDGE SIDEWALK WITH 1/2\"
6. WALKS SHALL BE FINISHED AS PER SECTION 03050.
7. USE A MINIMUM OF 4\"
8. THE CLASS OF CONCRETE FOR SIDEWALK SHALL BE AA(AE), SEE SECTION 03000.

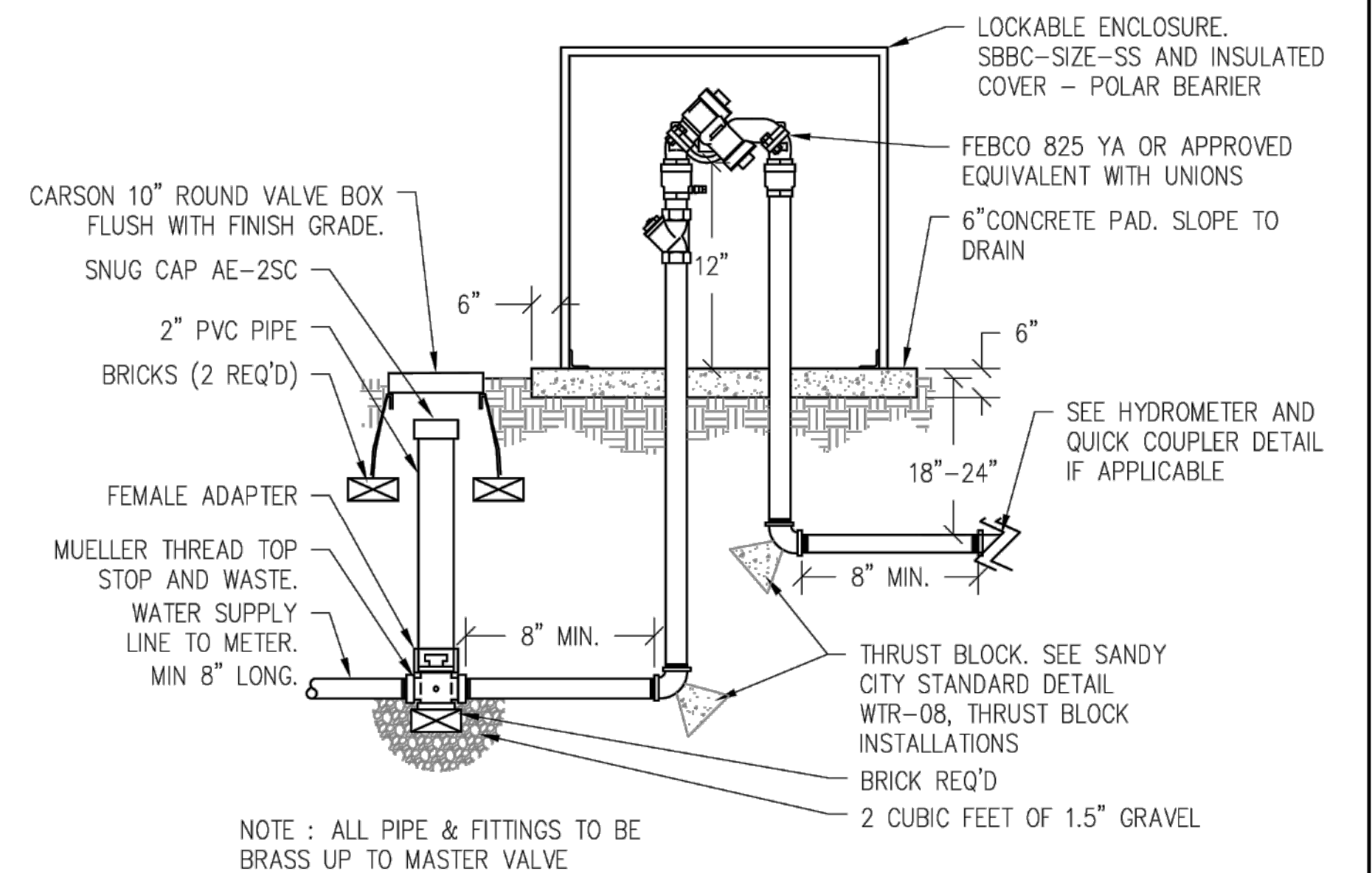
NO.	AUTHORIZED BY	REVISIONS	DATE	CREATED	REVISED
1	R. KUMP	DWG REVISION	5/24/17	5/24/17	1/1/21
2	R. KUMP	NOTE 7A REV	1/1/21	1/1/21	1/1/21



STANDARD DETAIL
PUBLIC WORKS
SW-03
CONCRETE SIDEWALK



BIO-SWALE / VEGETATED SWALE

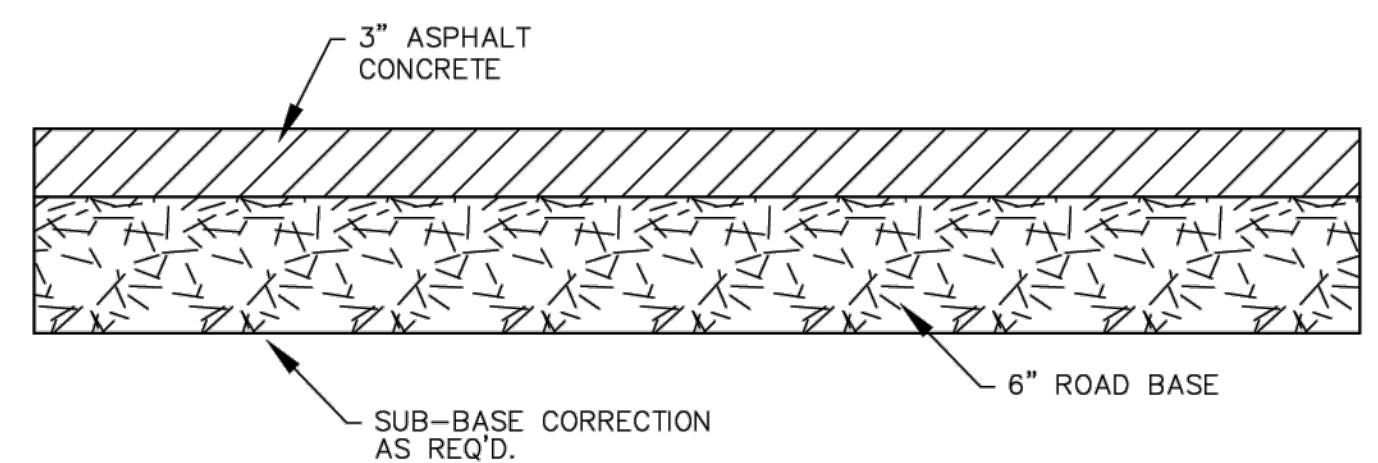


NOTE : ALL PIPE & FITTINGS TO BE BRASS UP TO MASTER VALVE

NO.	AUTHORIZED BY	REVISIONS	DATE	CREATED	REVISED
1	C. Kirk	DWG REVISION	5/1/17	5/1/17	1/1/21
2	C. Kirk	NOTE 7A REV	1/1/21	1/1/21	1/1/21



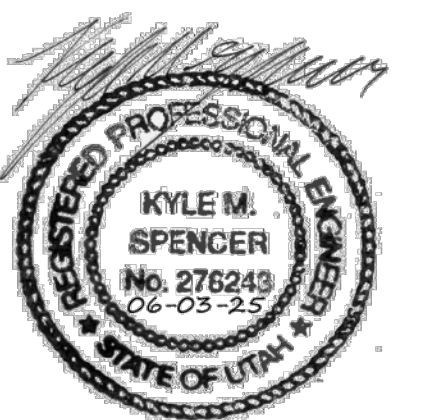
STANDARD DETAIL
PARKS & RECREATION
MC-01
MAINLINE CONNECTION 2 INCHES OR LESS



ASPHALT CROSS SECTION DETAIL

-NTS-

*AS PER AGEC GEOTECHNICAL REPORT
PROJECT NO. 1240945
FEBRUARY 25, 2025



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3				APPROVED	DATE
2				COGO FILE	DATE
1				REV. COGO FILE	DATE



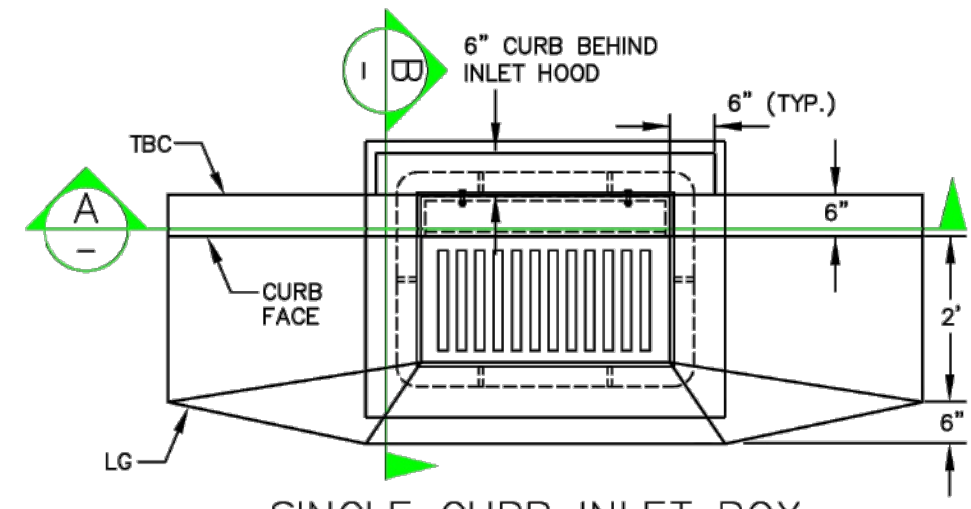
**Northern
ENGINEERING INC**
ENGINEERING-LAND PLANNING
CONSTRUCTION MANAGEMENT

1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**SILVER SAGE
BUSINESS PARK II**

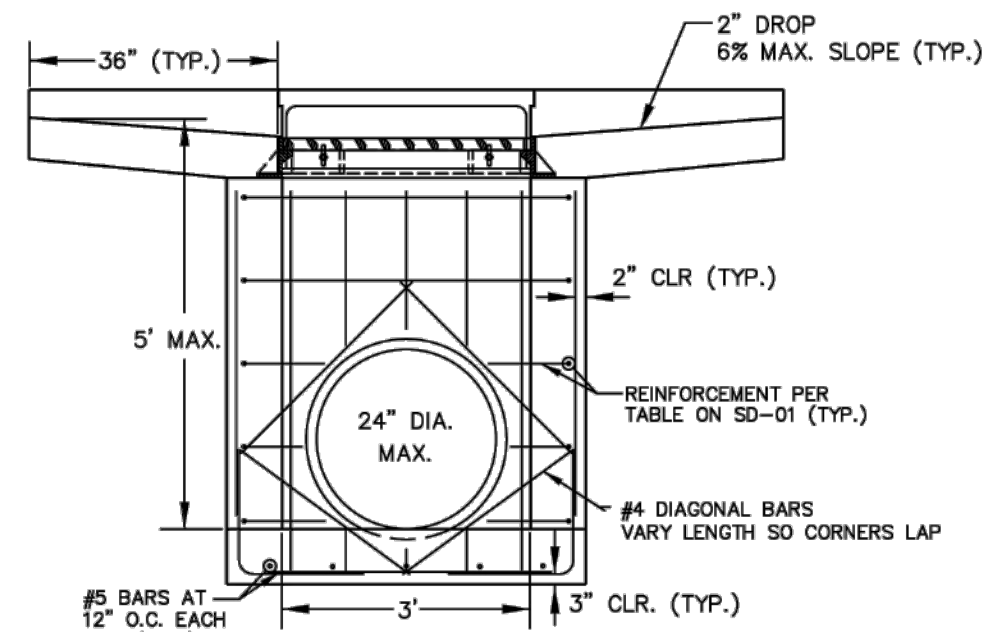
DETAILS
SANDY, UTAH

JOB NO.
3-24-060
SHEET NO.
DT-01

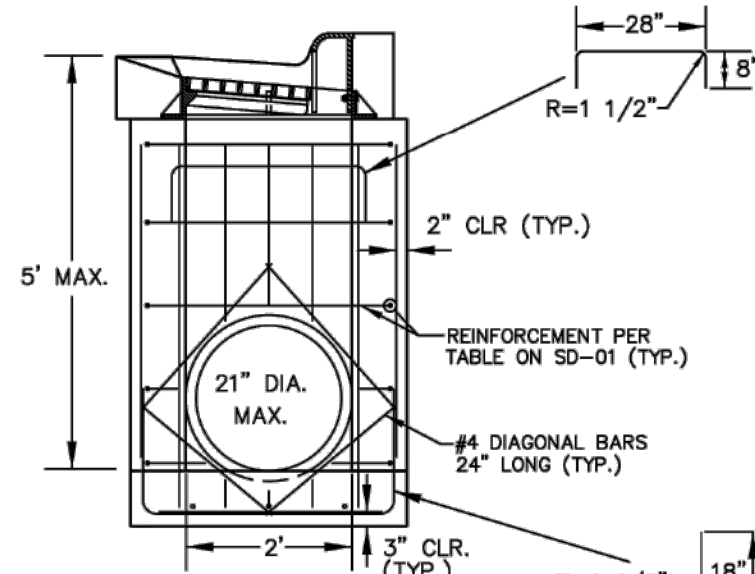


SINGLE CURB INLET BOX

* SEE SHEET SD-01 FOR SPECIFICATIONS AND ADDITIONAL NOTES/DETAILS INCLUDING WALL REINFORCEMENT.



SECTION A



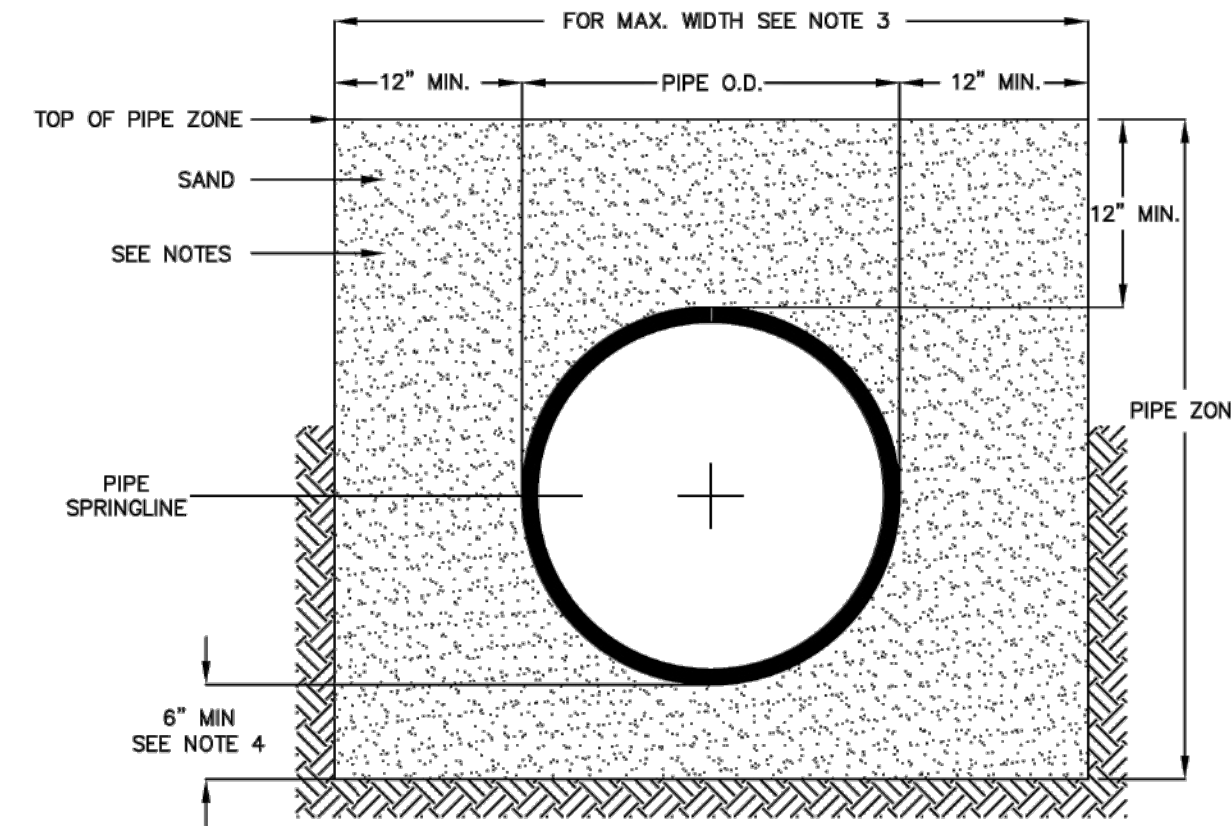
SECTION B

NOT TO SCALE

1	TS	CREATED	6/2017
2	TS	REVISED	12/2018
NO.	AUTHORIZED BY	REVISIONS	DATE



STANDARD DETAIL
PUBLIC UTILITIES
SD-02
SINGLE CURB INLET BOX



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1	TS	CREATED	6/2017
1	TS	REVISED	1/2018
NO.	AUTHORIZED BY	REVISIONS	DATE

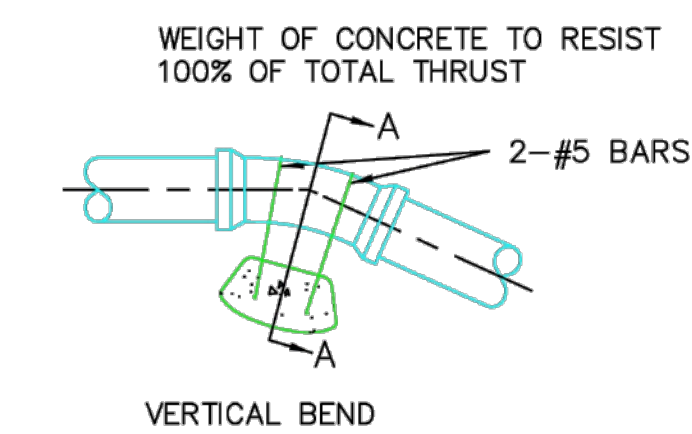


STANDARD DETAIL
PUBLIC UTILITIES
PB-01
PIPE BEDDING

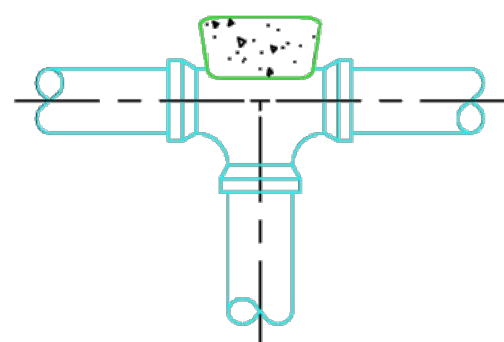
GENERAL NOTES

- PIPE ZONE BACKFILL SHALL BE IN LIFTS EQUAL TO 1/3 THE DIAMETER OR NO MORE THAN 8" LIFT OF THE PIPE AND COMPACTED TO 98% PER SECTION 02240.
- "O.D." MEANS OUTSIDE DIAMETER OF PIPE BARREL. "I.D." MEANS INSIDE DIAMETER OF PIPE BARREL.
- MAXIMUM WIDTH OF TRENCH MEASURED AT THE TOP OF THE PIPE, INCLUDING ANY NECESSARY SHEATHING IS AS FOLLOWS:

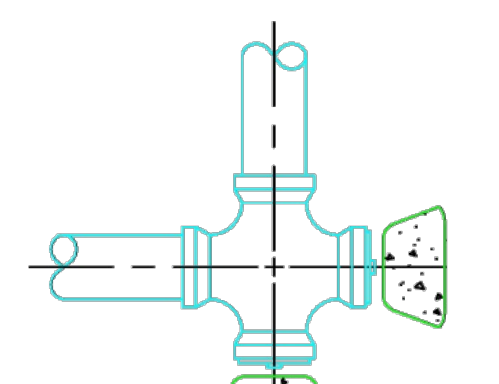
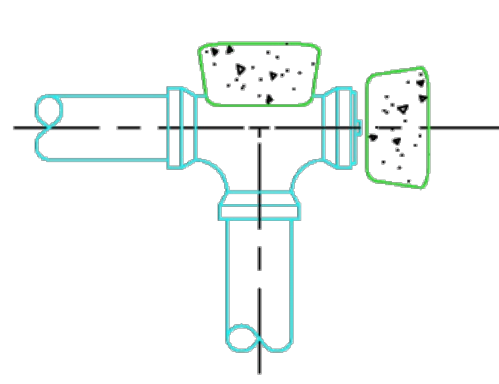
PIPE I.D.	MAX. TRENCH WIDTH
LESS THAN 33"	O.D. + 24"
GREATER THAN 33"	O.D. + 30"
- FOR FOUNDATION STABILIZATION USE 6" MINIMUM OF SAND BEDDING. WHEN DIRECTED BY THE ENGINEER, SEWER AGGREGATE CONFORMING TO SANDY CITY SPECIFICATIONS, SECTION 02230, 2.07 SHALL BE ALLOWED.
- FOR CULINARY WATER PIPE INSTALLATION, COMPLY WITH SECTION 02669.
- FOR CULINARY WATER AND STORM WATER PIPE INSTALLATION AND AROUND WATER VALVES USE SAND BEDDING MATERIAL CONFORMING TO SECTION 02230, 2.02.
- ALL CULINARY WATER AND STORM WATER PIPE INSTALLATION SHALL MAINTAIN 12" MIN. BEDDING COVER OVER TOP OF PIPE AND SHALL BE BEDDED WITH 6" MIN. SAND AND 12" OF SAND OVER THE PIPE (SEE SECTION 02230, 2.02).
- NATIVE (TRENCH RUN) MATERIAL SHALL BE ALLOWED FOR PIPE ZONE BACKFILL IF APPROVED BY THE PUBLIC UTILITIES AND IF IT MEETS SECTION 02230, 2.01.
- ALL CONCRETE ELLIPTICAL PIPE INSTALLATION SHALL BE BACKFILLED WITH FLOWABLE FILL TO THE SPRINGLINE (AT A MINIMUM).



SECTION A-A



VERTICAL BEND



HORIZONTAL BEND

Horizontal Bend		Soft Clay		Silt	Sandy Silt		Sandy	Sandy Clay		Vertical Bend		
ID (in)	OD (in)	Ab (SF)	Ab (SF)	Ab (SF)	Ab (SF)	Ab (SF)	Ab (SF)	ID (in)	OD (in)	Vol (CY)	Vol (CY)	
3	3.96	5.23	3.48	1.74	1.31	0.87	3	3.96	0.83			
4	4.80	7.68	5.12	2.56	1.92	1.28	4	4.80	1.22			
6	6.90	15.86	10.58	5.29	3.97	2.64	6	6.90	2.52			
8	9.05	27.29	18.19	9.10	6.82	4.55	8	9.05	4.33			
10	11.10	41.06	27.37	13.69	10.26	6.84	10	11.10	6.52			
12	13.20	58.06	38.71	19.35	14.51	9.68	12	13.20	9.22			
14	15.30	78.00	52.00	26.00	19.50	13.00	14	15.30	12.38			
16	17.40	100.88	67.26	33.63	25.22	16.81	16	17.40	16.01			

NOTES:

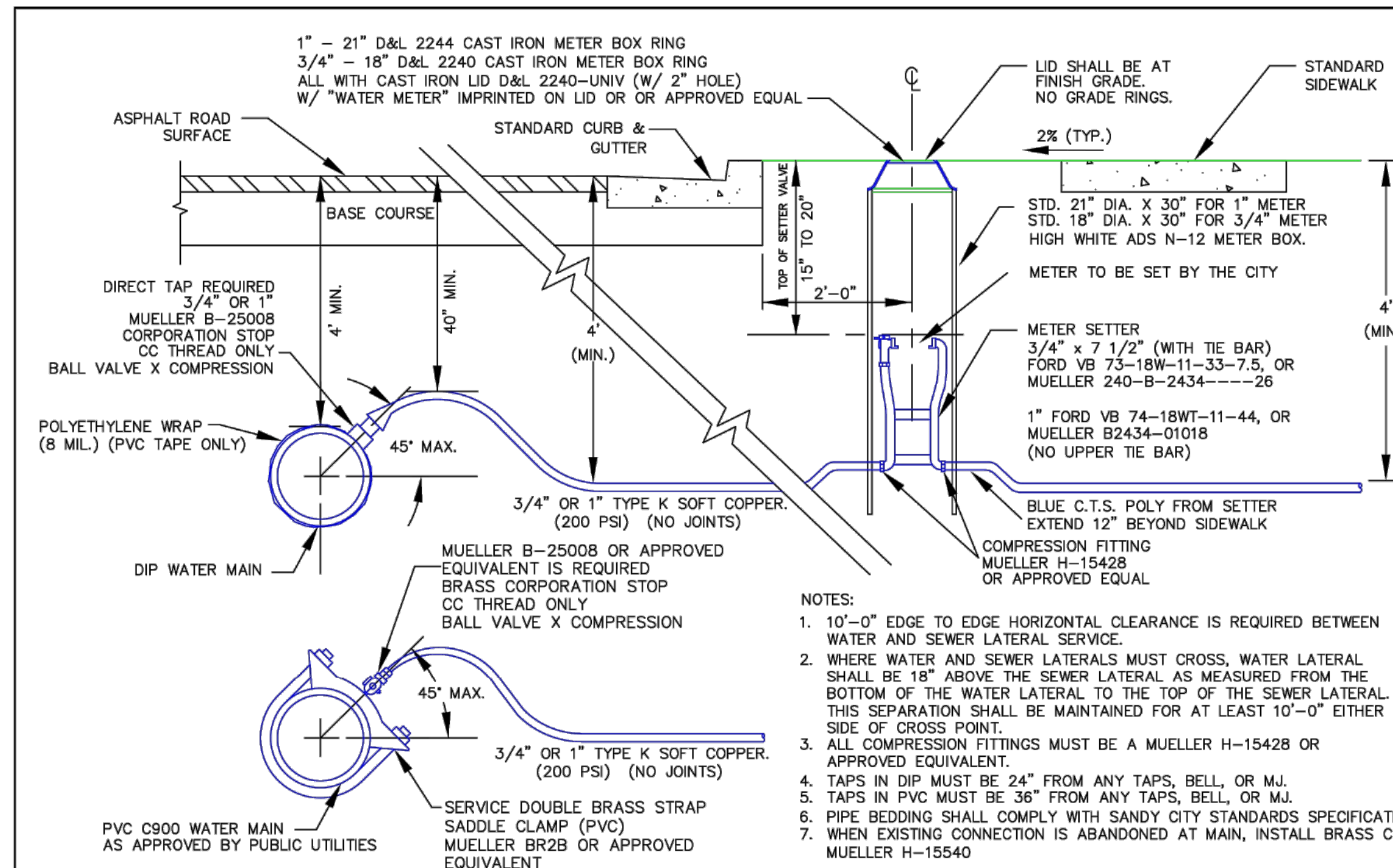
- BEARING SURFACE (Ab) SHOULD, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE NOT POSSIBLE, FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL SHOULD BE COMPACTED TO 90% STD. PROCTOR DENSITY, MIN.
- BLOCK WIDTH SHOULD BE BETWEEN ONE AND TWO TIMES THE BLOCK HEIGHT.
- CONCRETE TO HAVE UNIT WT. OF 165 PCF AND TO COMPLY WITH SANDY STANDARDS AND SPECIFICATIONS

NOT TO SCALE

1	CC	CREATED	6/2017
2	CC	REVISED	12/2018
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STANDARD DETAIL
PUBLIC UTILITIES
WTR-08
THRUST BLOCK INSTALLATIONS



NOT TO SCALE

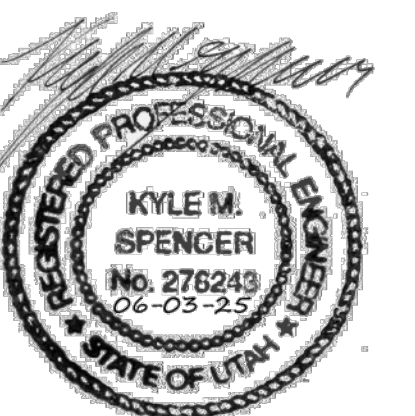
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STANDARD DETAIL
PUBLIC UTILITIES
WTR-09
3/4" AND 1" WATER SERVICE

NOTES:

- 10'-0" EDGE TO EDGE HORIZONTAL CLEARANCE IS REQUIRED BETWEEN WATER AND SEWER LATERAL SERVICE.
- WHERE WATER AND SEWER LATERALS MUST CROSS, WATER LATERAL SHALL BE 18" ABOVE THE SEWER LATERAL AS MEASURED FROM THE BOTTOM OF THE WATER LATERAL TO THE TOP OF THE SEWER LATERAL. THIS SEPARATION SHALL BE MAINTAINED FOR AT LEAST 10'-0" EITHER SIDE OF CROSS POINT.
- ALL COMPRESSION FITTINGS MUST BE A MUELLER H-15428 OR APPROVED EQUIVALENT.
- TAPS IN DIP MUST BE 24" FROM ANY TAPS, BELL, OR MJ.
- TAPS IN PVC MUST BE 36" FROM ANY TAPS, BELL, OR MJ.
- PIPE BEDDING SHALL COMPLY WITH SANDY CITY STANDARDS SPECIFICATIONS
- WHEN EXISTING CONNECTION IS ABANDONED AT MAIN, INSTALL BRASS CAP MUELLER H-15540



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DETAILS

SANDY, UTAH

JOB NO.
3-24-060

SHEET NO.
DT-02



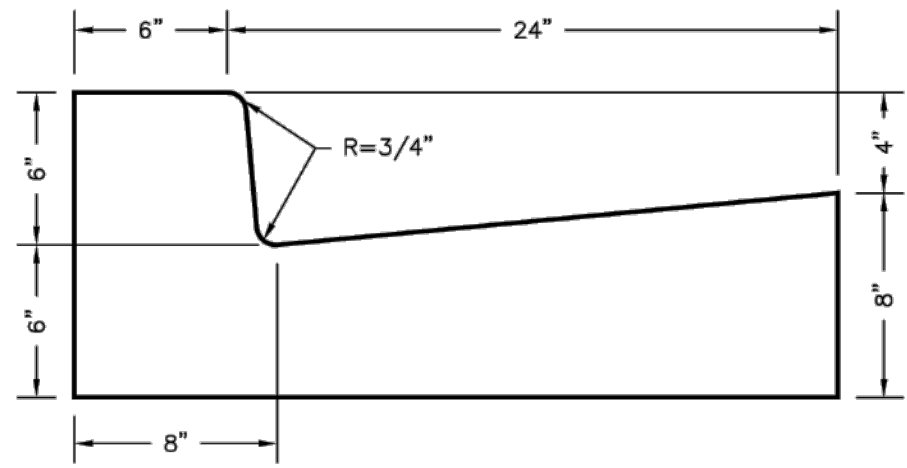
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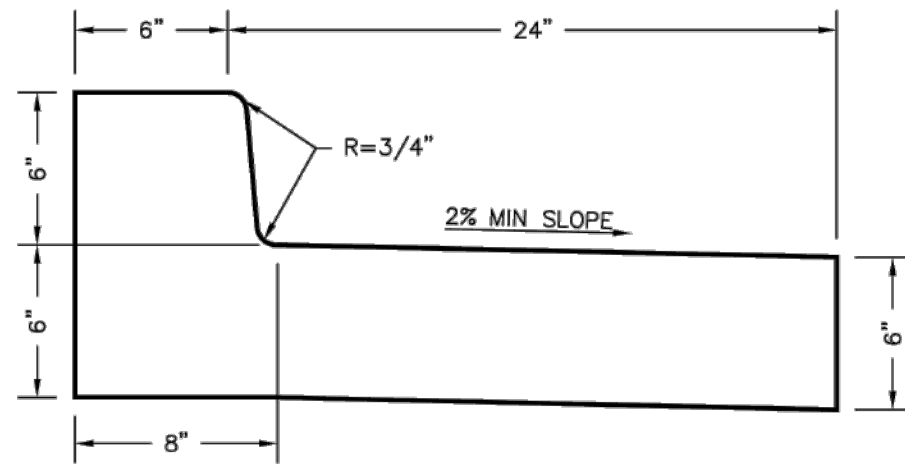
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BUSINESS PARK II**

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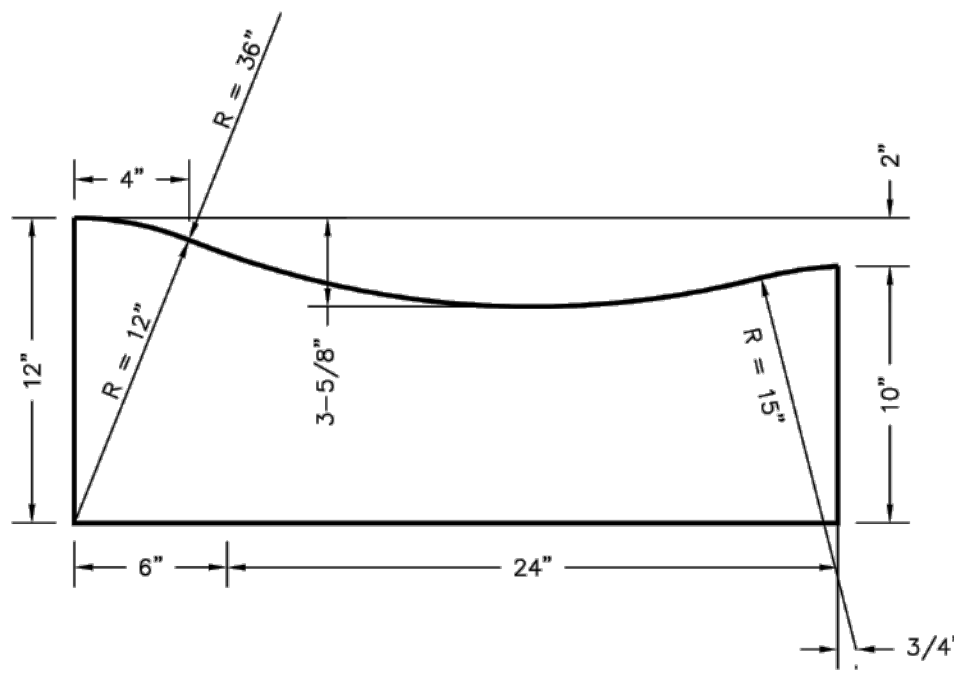
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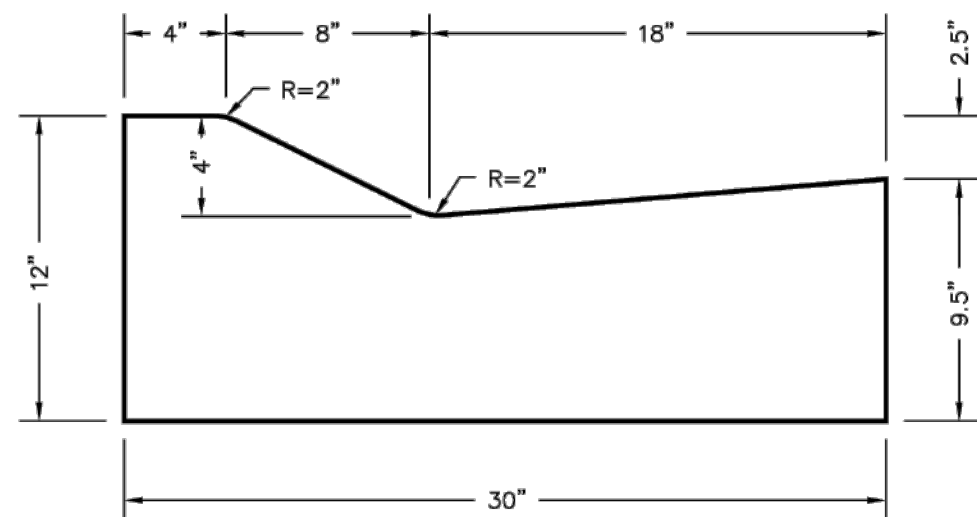
30" CONCRETE STANDARD
CURB & GUTTER



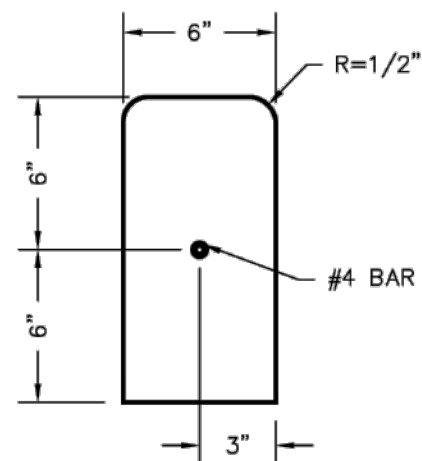
30" CONCRETE STANDARD
OUTFALL CURB & GUTTER



30" CONCRETE ROLLED
CURB & GUTTER



30" CONCRETE MODIFIED
CURB & GUTTER

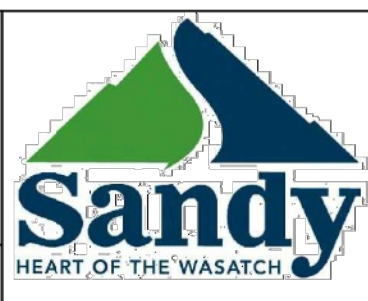


6" x 12" CONCRETE
CURB WALL

GENERAL NOTES

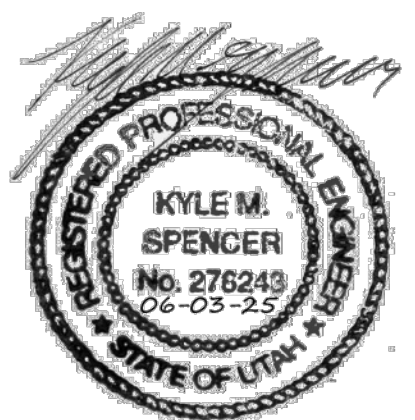
1. CONCRETE SHALL COMPLY WITH SANDY CITY STANDARD SPECIFICATION SECTION 03000.
2. PLACE EXPANSION-CONTRACTION JOINTS, (JOINT FILLER MATERIAL FULL DEPTH OF CONCRETE PLUS 1 INCH, FLUSH WITH TOP OF CONCRETE) EVERY 50 FEET FOR HAND SET FORMING.
3. PLACE CONTROL JOINTS AT 10 FOOT INTERVALS.
4. ALL REINFORCING STEEL TO BE A MINIMUM OF THREE INCHES CLEAR CONCRETE COVERAGE UNLESS OTHERWISE SHOWN.
5. MODIFIED, ROLLED AND OUTFALL GUTTER SHALL NOT BE USED FOR NEW CONSTRUCTION UNLESS AUTHORIZED BY THE ENGINEER.
6. EDGE CONCRETE WITH A 1/2" EDGING TOOL.
7. USE 6" MIN. UNTREATED BASE COARSE MATERIAL. COMPACT TO 96% OF MAXIMUM DRY DENSITY.
8. STAGGER LAP SPLICES WITH A MINIMUM OF 15 INCHES.
9. FORM OIL CONTAMINATED REINFORCING STEEL WILL BE REJECTED.
10. COMPLY WITH SANDY CITY STANDARD SPECIFICATION, DIVISION #3, SECTION 03050.

1	R. KUMP	DWG REVISION	5/24/17
NO.	AUTHORIZED BY	REVISIONS	DATE



STANDARD DETAIL
PUBLIC WORKS
CG-01

CURB AND GUTTER DETAILS



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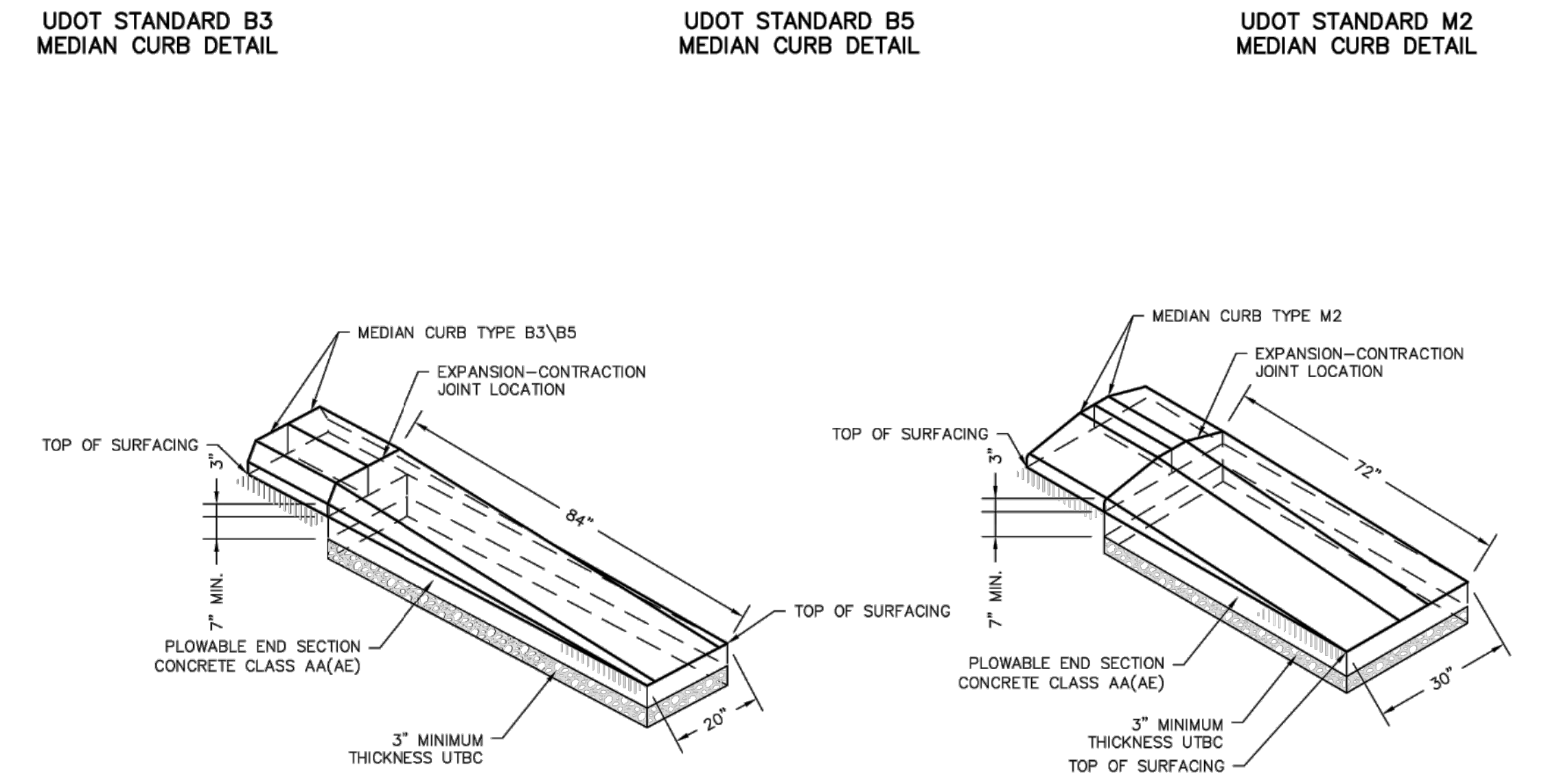
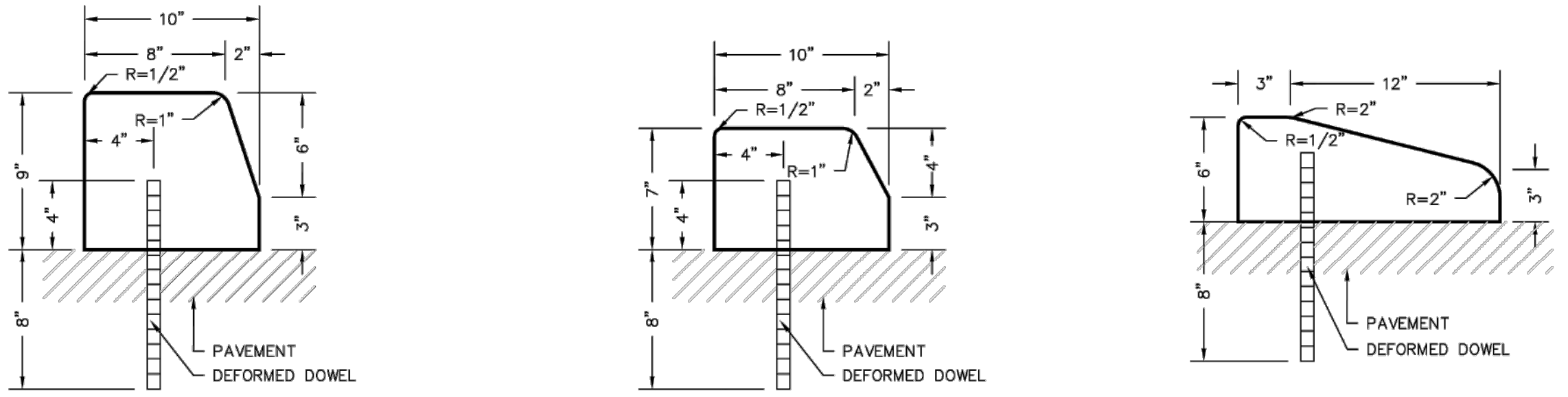
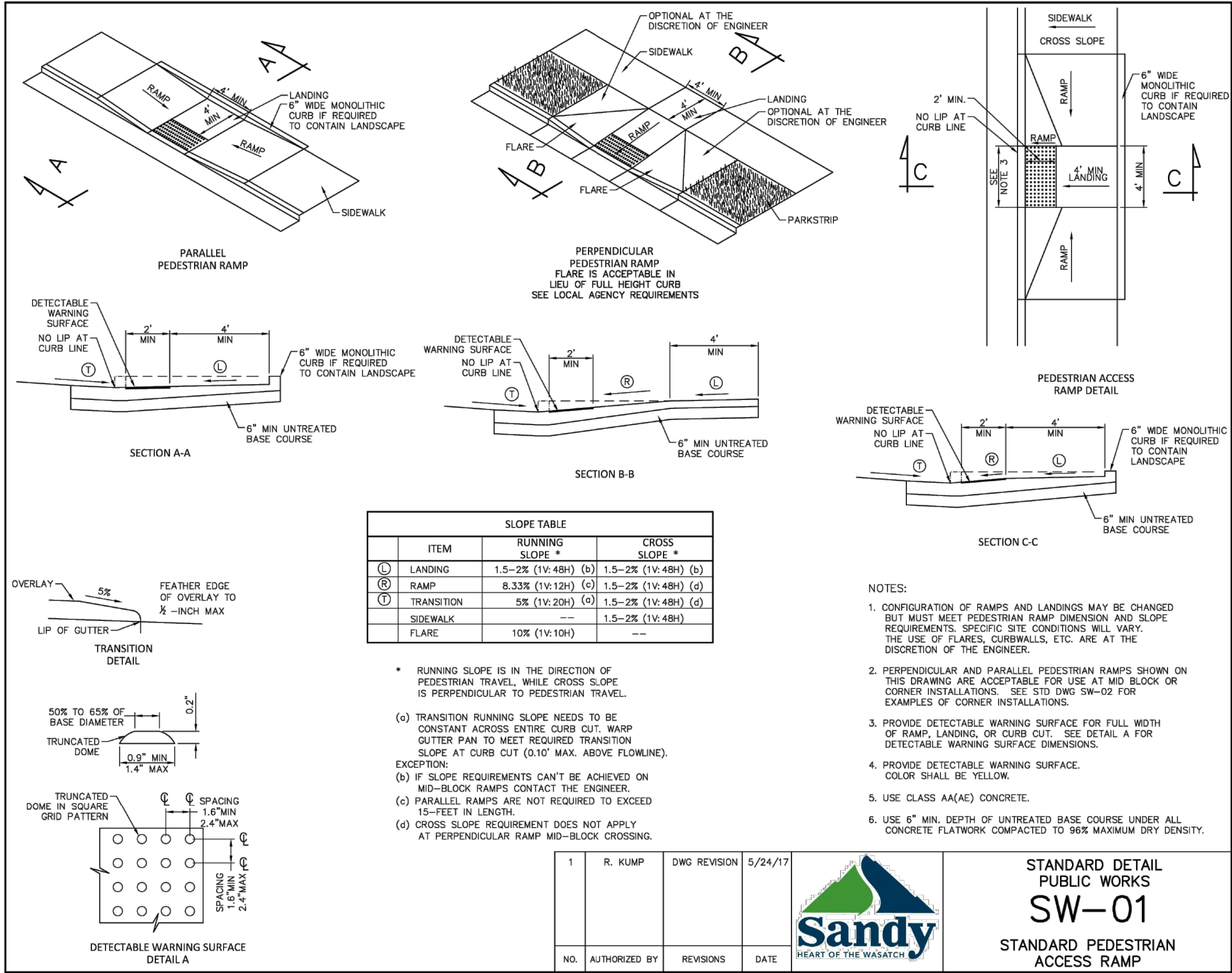
**SILVER SAGE
BUSINESS PARK II**

DETAILS

SANDY, UTAH

JOB NO.
3-24-060

SHEET NO.
DT-03




MEDIAN CURB NOTES:

- USE 3/4 INCH DEFORMED DOWELS ON 5 FT MAXIMUM CENTERS.
- MEASURE CURB HEIGHT VERTICALLY FROM THE FLOW LINE OF THE GUTTER TO TOP BACK OF CURB.
- PRECAST CURBS:
 - MINIMUM OF 10 FT IN LENGTH.
 - DOWELS AT A MINIMUM OF 3 PER 10 FT LENGTH.
 - INCLUDE ADEQUATE REINFORCING STEEL TO WITHSTAND HANDLING STRESSES.

PLOWABLE END SECTION NOTES:

- PAINT PLOWABLE END SECTION TO MATCH ADJACENT EDGE LINE.
- RAISED ISLAND IS TWO RAISED MEDIAN CURBS BACK-TO-BACK TYPICALLY.
- REFER TO UDOT STANDARD DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

1	R. KUMP	DWG REVISION	5/24/17		STANDARD DETAIL PUBLIC WORKS CG-02
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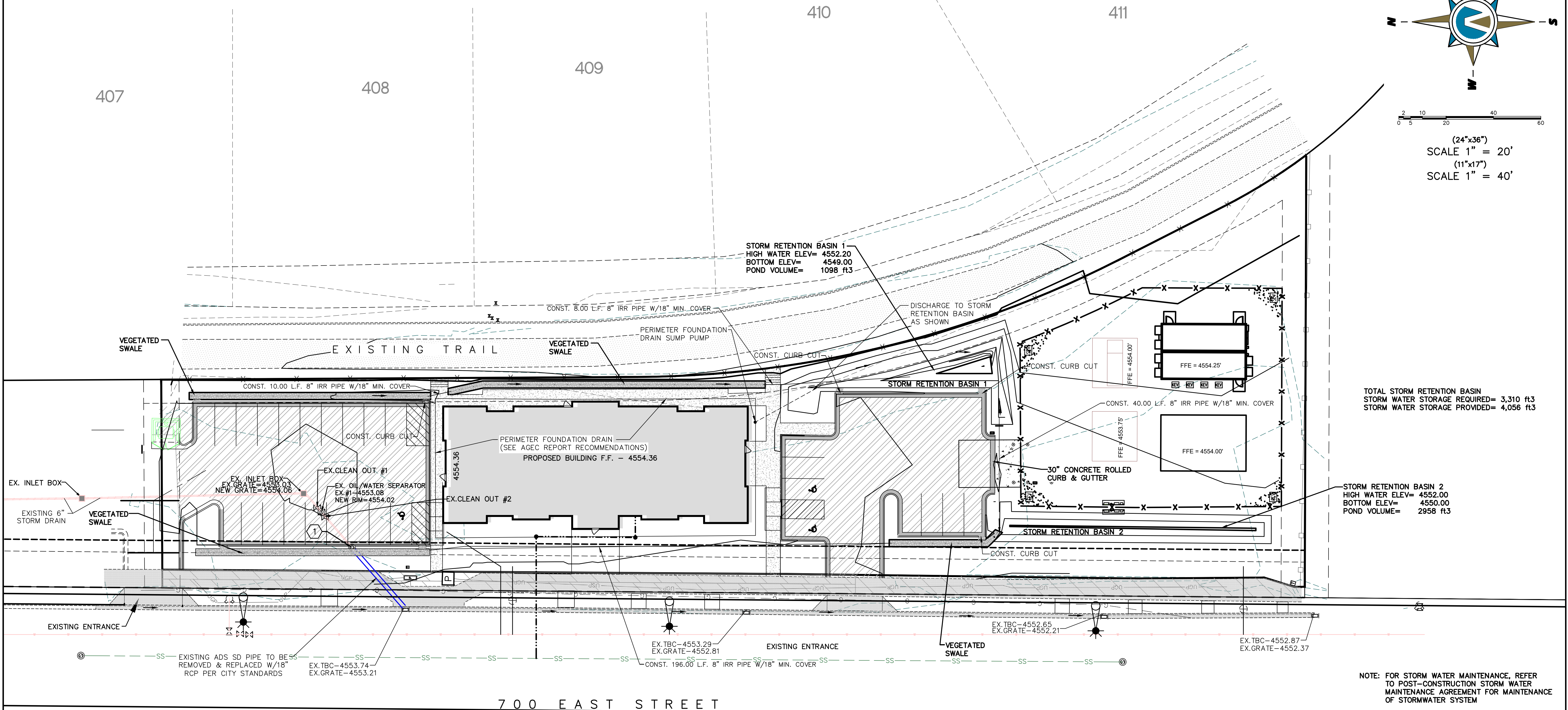
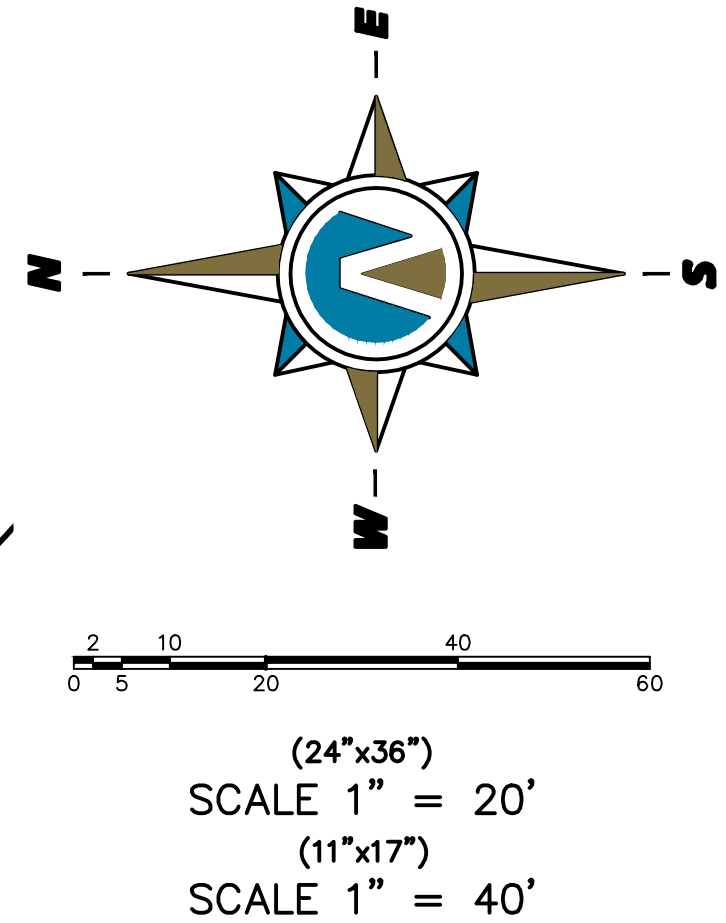
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**SILVER SAGE
BUSINESS PARK II**

DETAILS	JOB NO. 3-24-060
SANDY, UTAH	SHEET NO. DT-04

LONG TERM STORM WATER MANAGEMENT



NOTE: FOR STORM WATER MAINTENANCE, REFER TO POST-CONSTRUCTION STORM WATER MAINTENANCE AGREEMENT FOR MAINTENANCE OF STORMWATER SYSTEM

1 SDMH RIM= 4554.06
6" INV= 4549.79
18" INV= 4549.83



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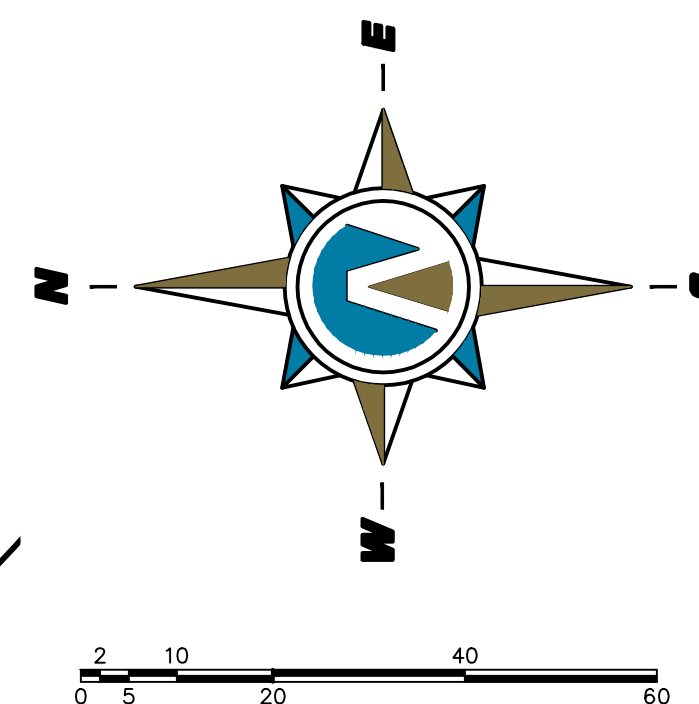
**SILVER SAGE
BUSINESS PARK II**

LONG TERM STORM WATER MANAGEMENT	JOB NO. 3-24-060
SANDY, UTAH	SHEET NO. LTSD-01

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LEGEND

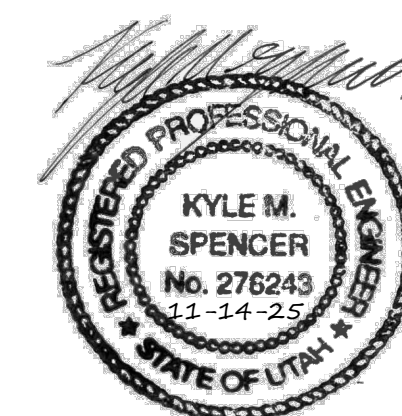
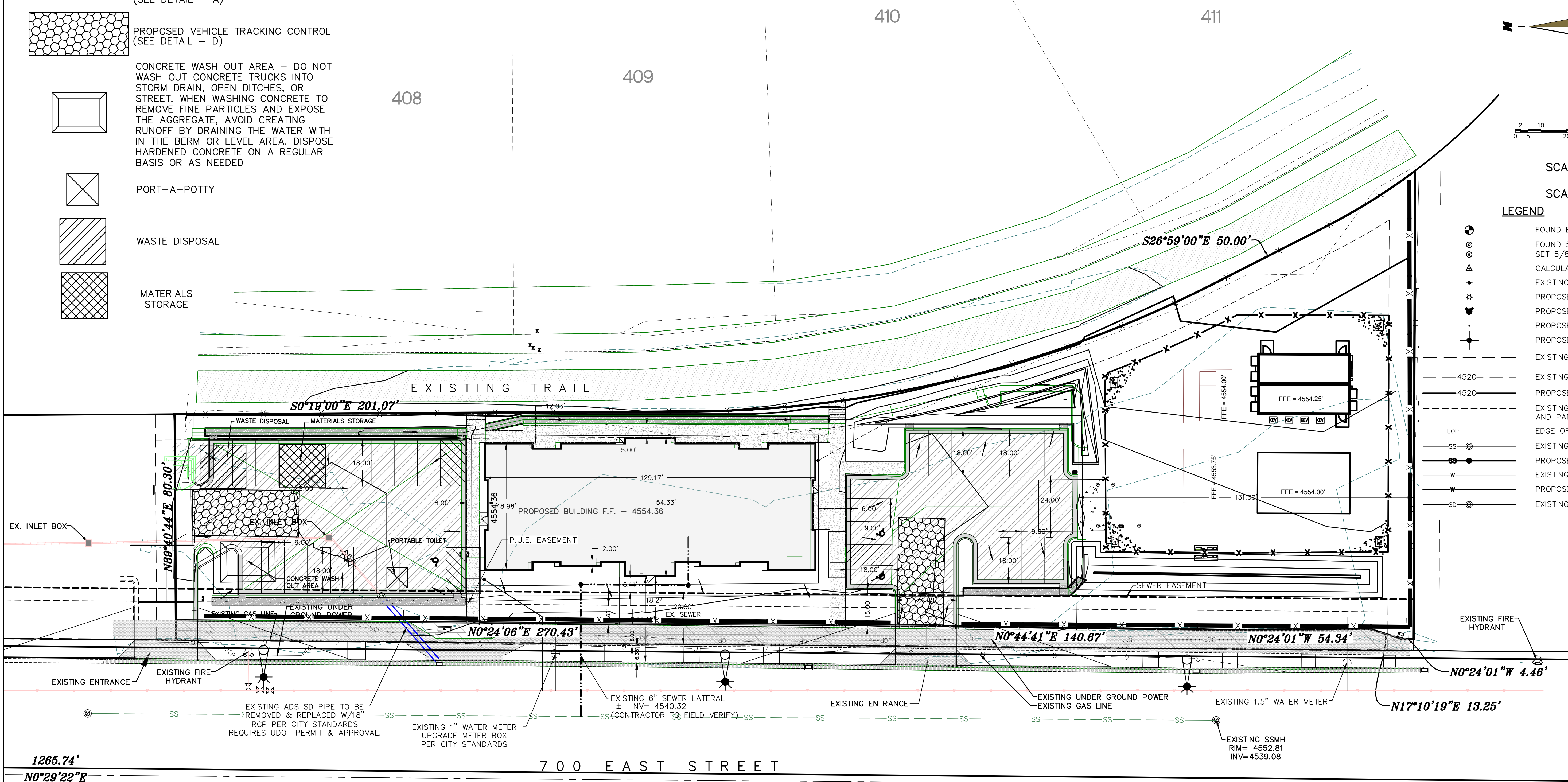
- PROPOSED SILT FENCE
(SEE DETAIL - A)
- PROPOSED VEHICLE TRACKING CONTROL
(SEE DETAIL - D)
- CONCRETE WASH OUT AREA - DO NOT
WASH OUT CONCRETE TRUCKS INTO
STORM DRAIN, OPEN DITCHES, OR
STREET. WHEN WASHING CONCRETE TO
REMOVE FINE PARTICLES AND EXPOSE
THE AGGREGATE, AVOID CREATING
RUNOFF BY DRAINING THE WATER WITH
IN THE BERM OR LEVEL AREA. DISPOSE
HARDENED CONCRETE ON A REGULAR
BASIS OR AS NEEDED
- PORT-A-POTTY
- WASTE DISPOSAL
- MATERIALS
STORAGE



(24"x36")
SCALE 1" = 20'
(11"x17")
SCALE 1" = 40'

LEGEND

- FOUND BRASS CAP
- FOUND 5/8" IRON PIN
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- EXISTING BUILDING
- 4520- EXISTING CONTOUR
- 4520- PROPOSED CONTOUR
- EXISTING CURB, GUTTER, SIDEWALK
AND PARKING
- EOP- EDGE OF PAVEMENT
- SS- EXISTING SANITARY SEWER W/MANHOLE
- SS- PROPOSED SEWER W/MANHOLE
- W- EXISTING CULINARY WATER LINE
- W- PROPOSED CULINARY WATER LINE
- SD- EXISTING STORM DRAIN W/MANHOLE



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NO.	REVISIONS	BY DATE REV. COGO FILE:
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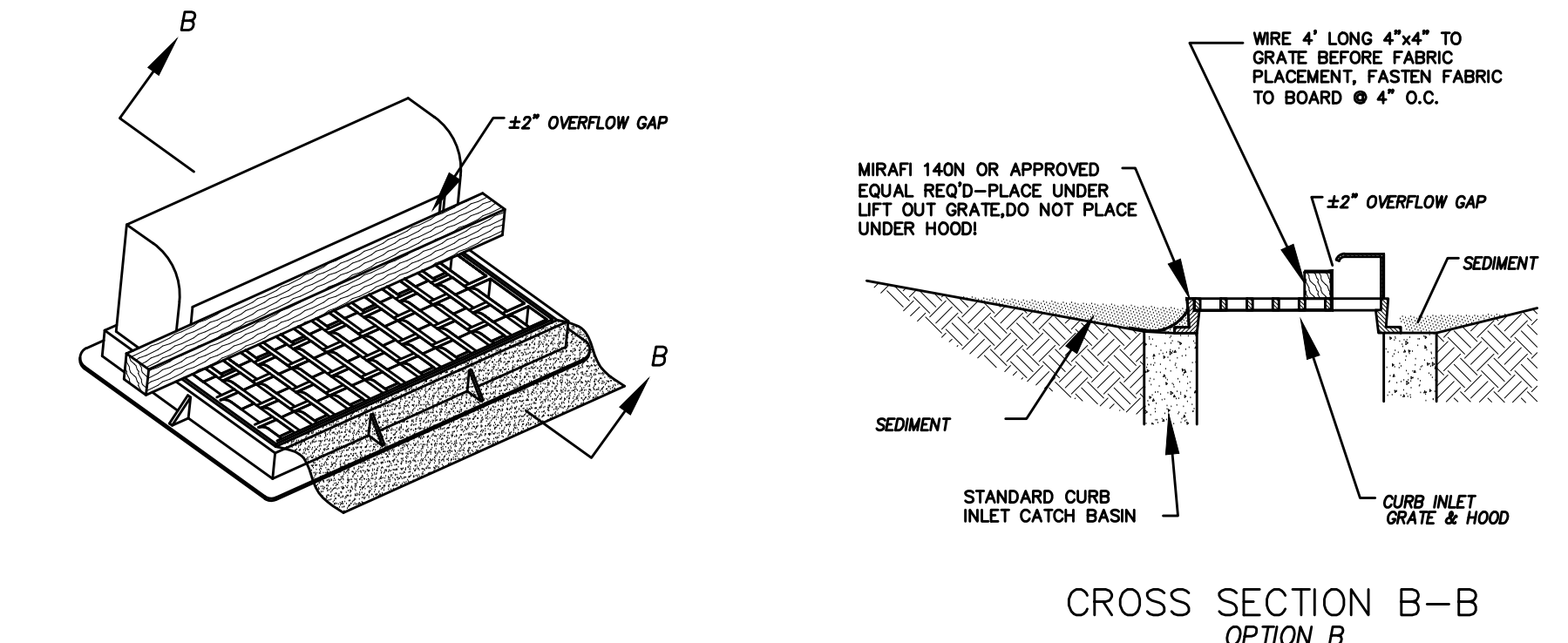
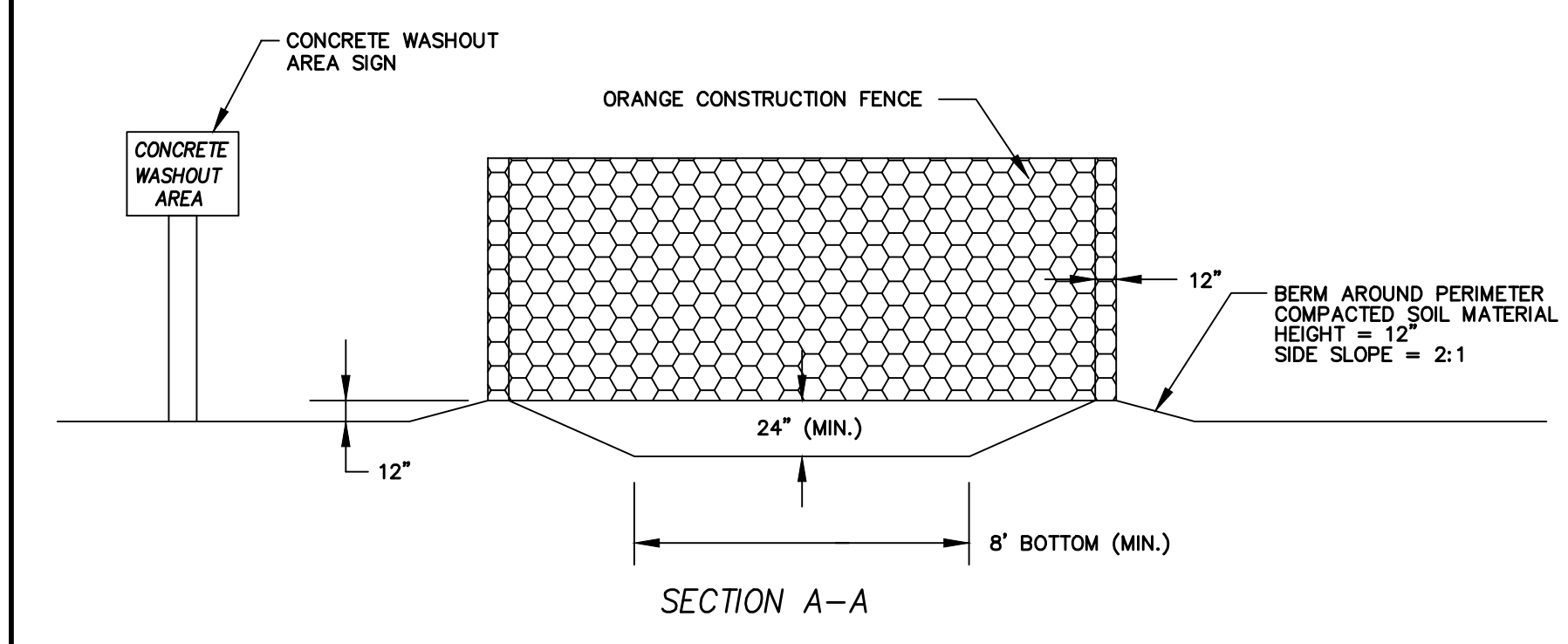
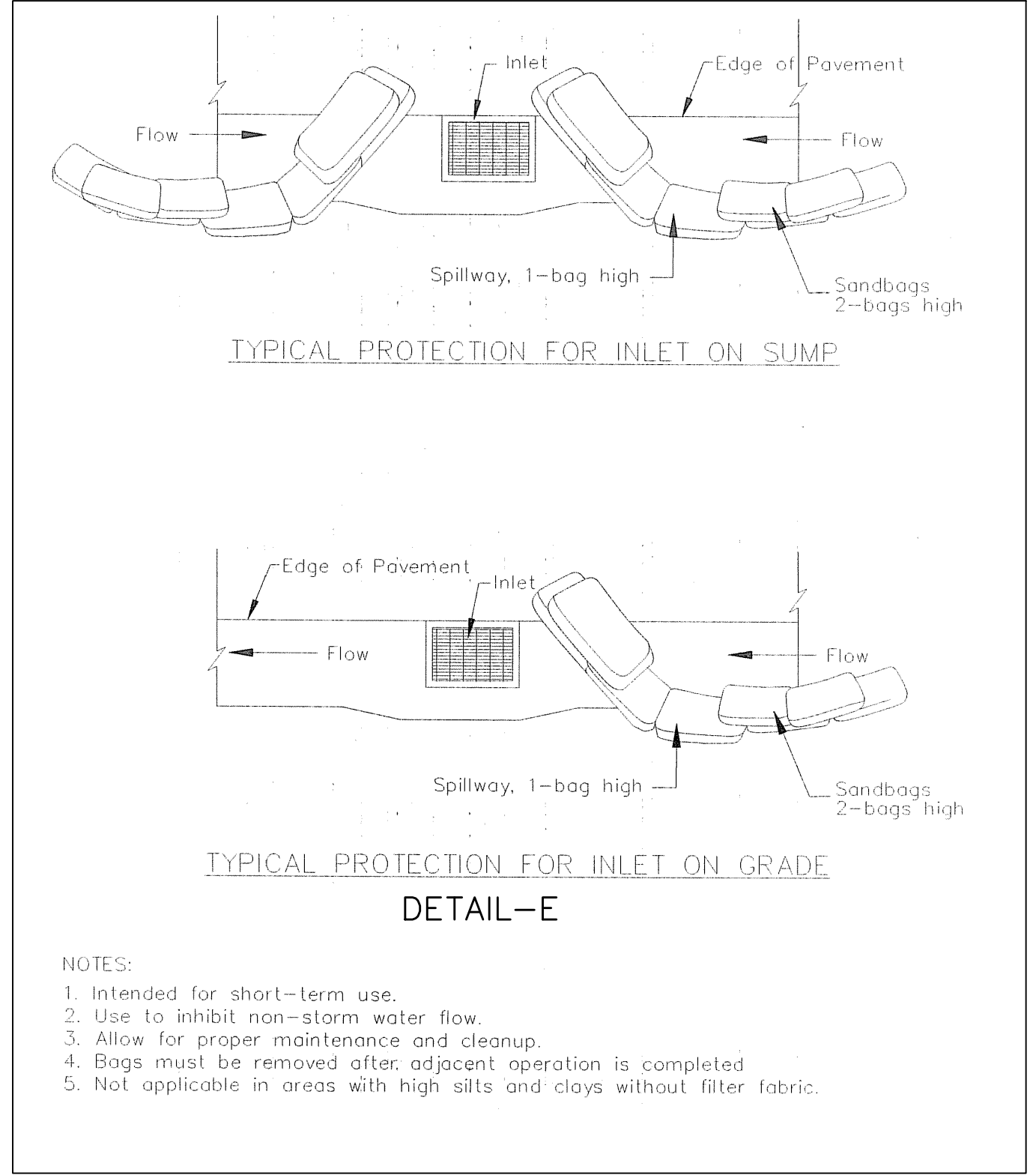
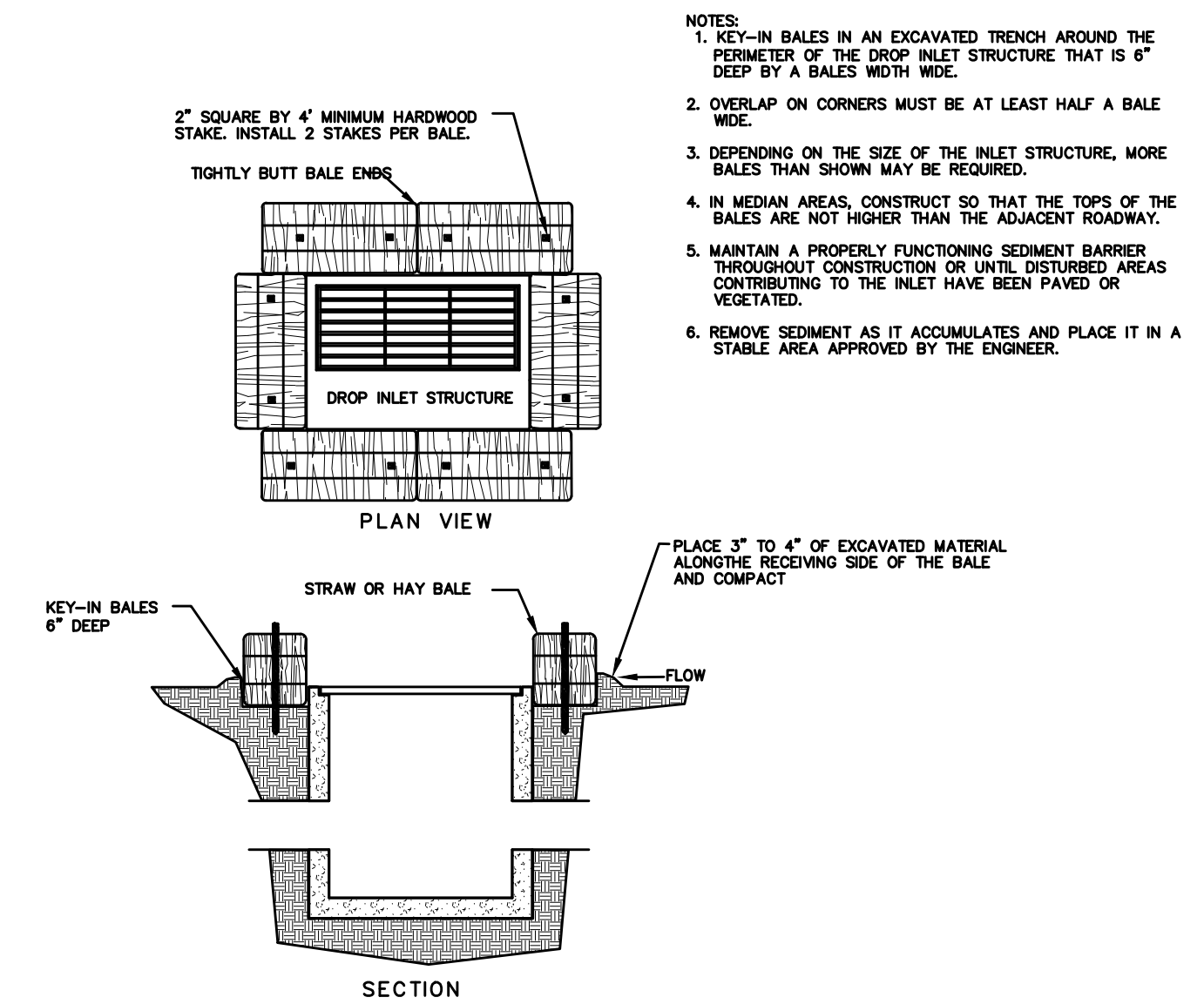
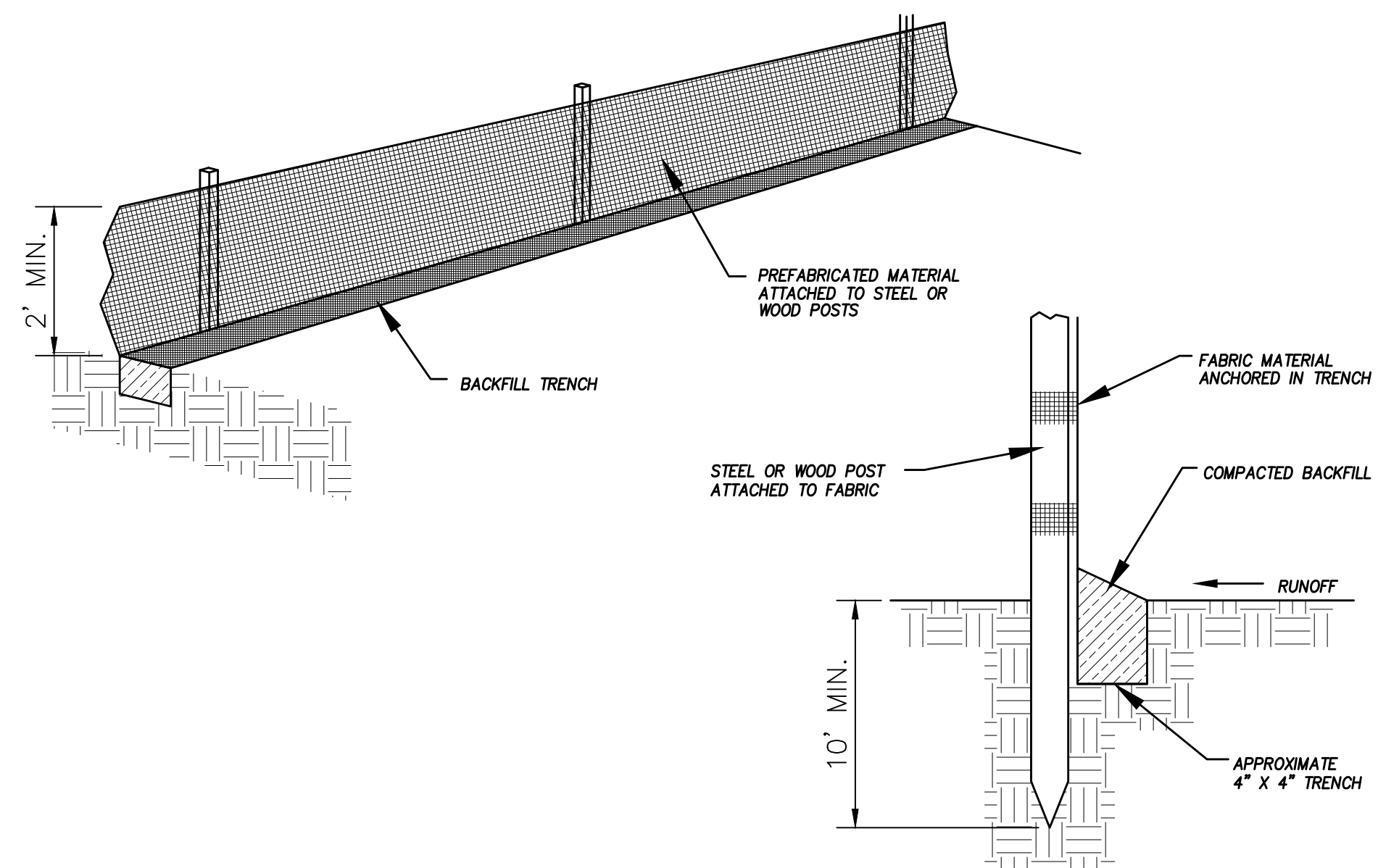
SILVER SAGE
BUSINESS PARK II

STORM WATER POLLUTION PREVENTION PLAN

SANDY, UTAH

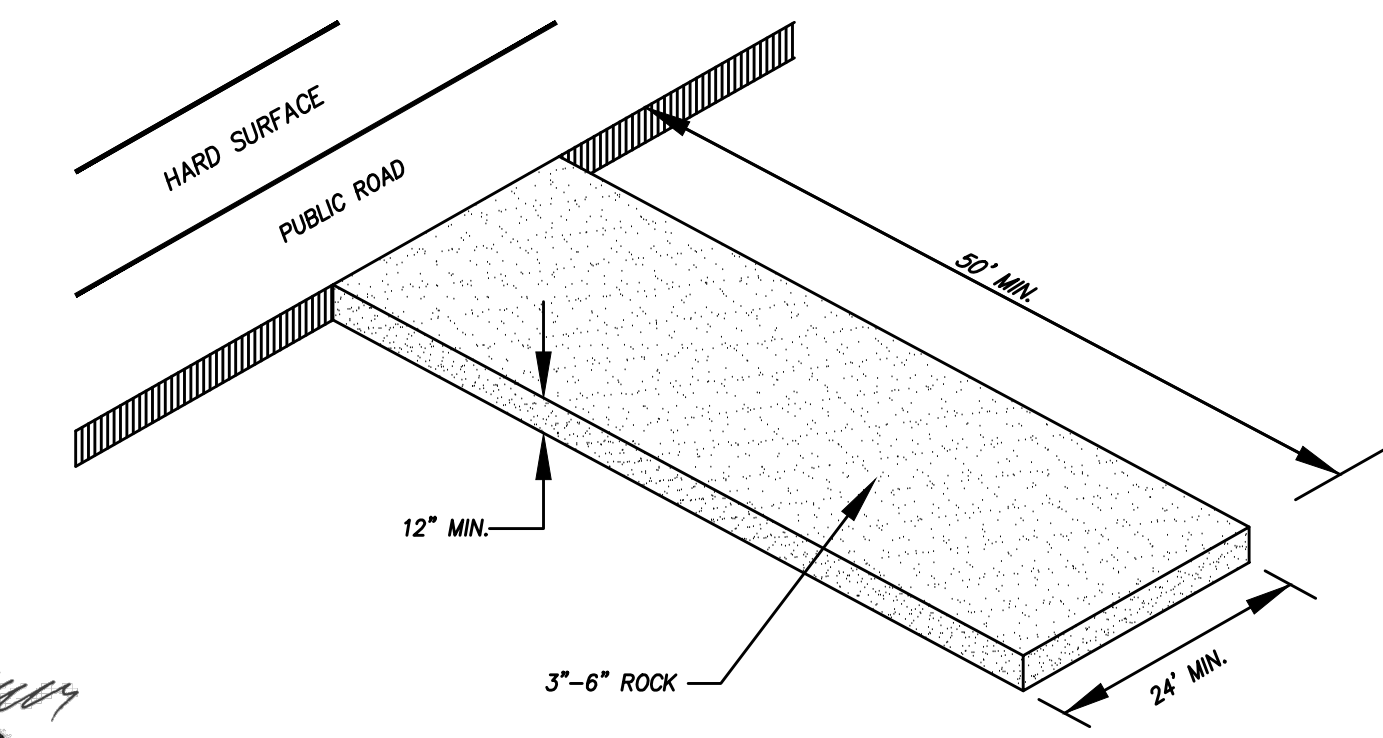
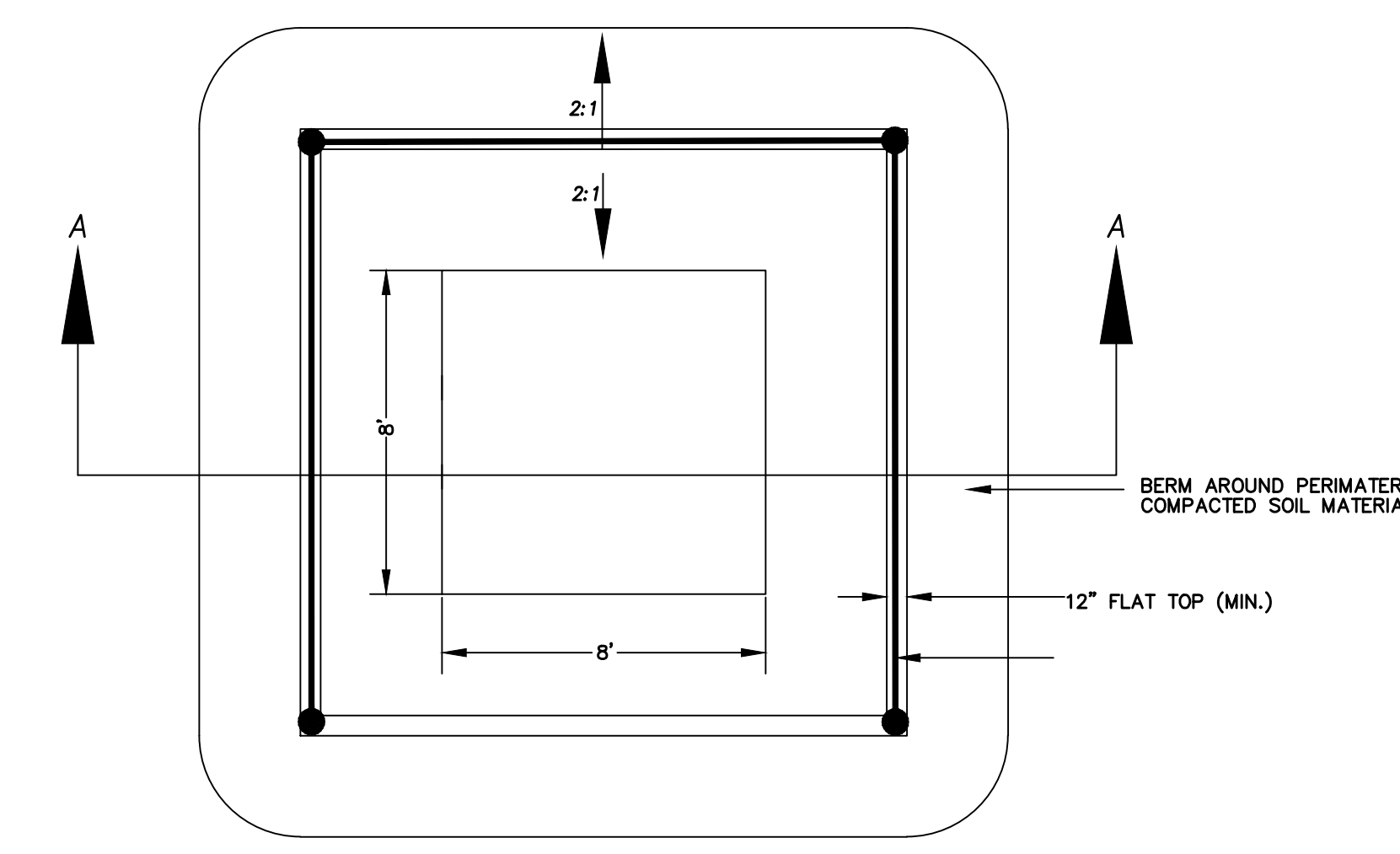
JOB NO.
3-24-060

SHEET NO.
SW-01



DETAIL-F
CURB INLET PROTECTION
DETAIL FOR EXISTING CATCH BASINS
-NTS-

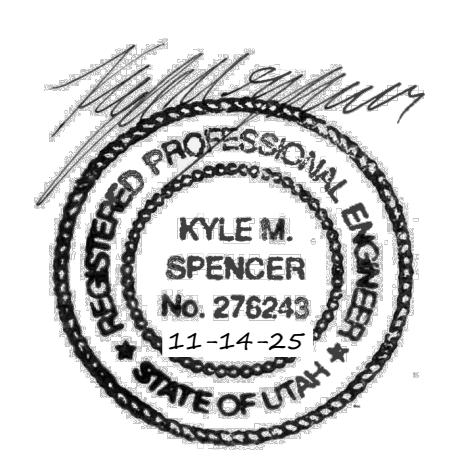
ANY OF THE ABOVE OPTIONS (C, E, OR F) MAY BE USED



GENERAL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ONSITE EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS FROM SITE TRAFFIC.
3. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR COUNTY PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF PROPOSED FACILITIES.
4. 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.
5. ALL EROSION CONTROL SYSTEMS USING A GEOTECHNICAL FABRIC FOR INLET GRATE PROTECTION MUST BE REGULARLY CLEANED (14 DAY INTERVAL MAX, MORE FREQUENTLY IF NEEDED) TO INSURE THAT SILT DOES NOT FORM IMPERMEABLE BARRIER OVER INLET.
6. ANY SOIL OR GRANULAR STOCKPILED MATERIAL SHALL BE CONTAINED WITHIN A SILT FENCED AREA.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY ONSITE SANITARY FACILITIES FOR CONSTRUCTION PERSONNEL.

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CONSTRUCTION MANAGEMENT

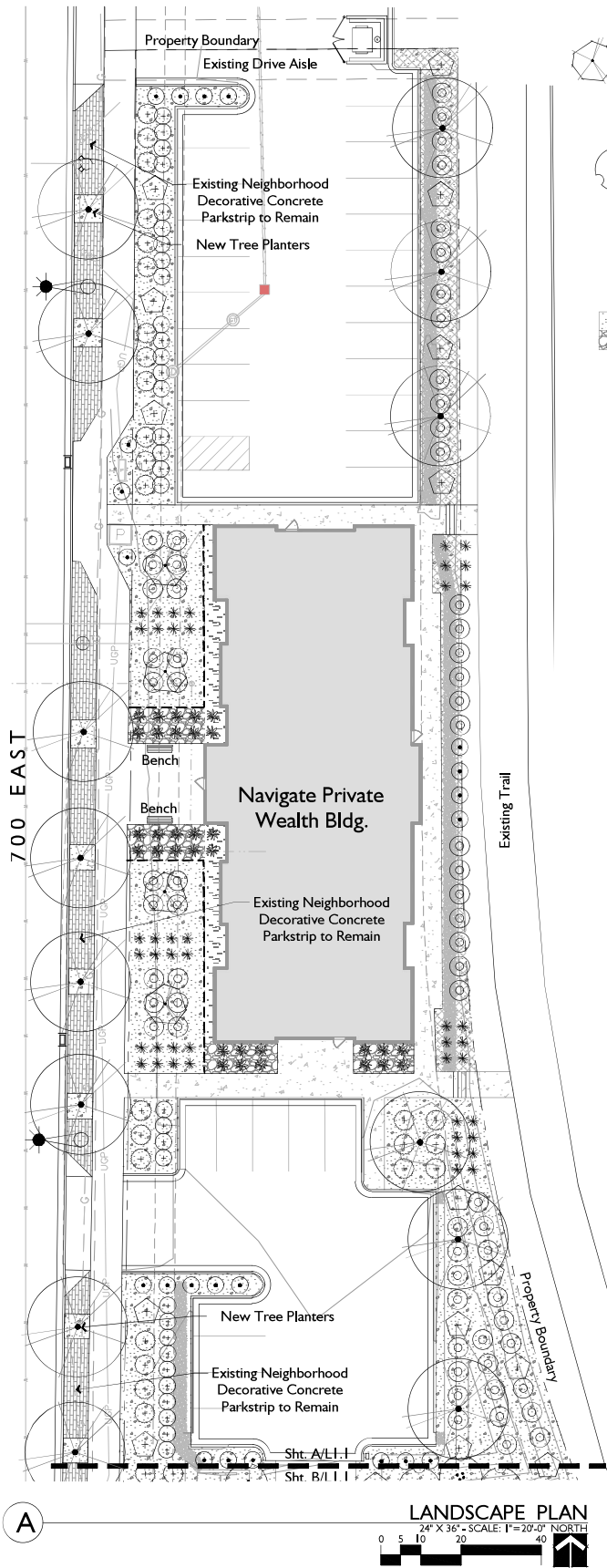
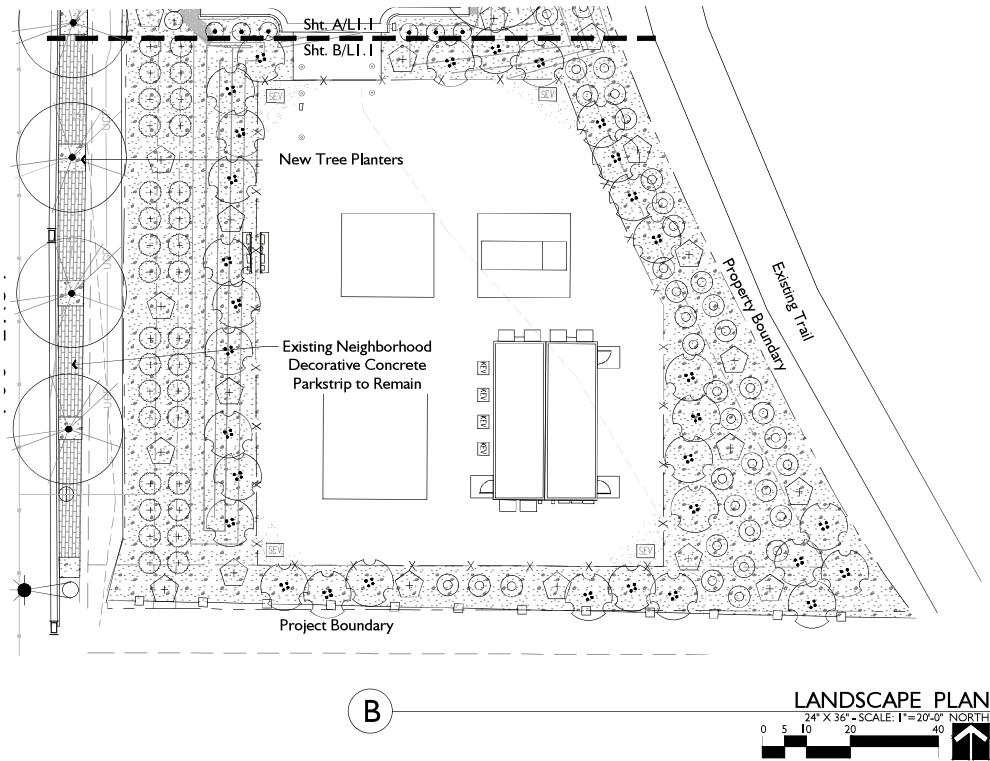
1040 E. 800 N.
OREM, UTAH 84097
(801) 802-8992

**SILVER SAGE
BUSINESS PARK II**

STORM WATER POLLUTION PREVENTION DETAILS	JOB NO. 3-24-060
SANDY, UTAH	SHEET NO. SW-02

5	DESIGNED BY:	DATE:
4	DRAWN BY:	DATE:
3	CHECKED BY:	DATE:
2	APPROVED:	DATE:
1	COGO FILE:	DATE:
NO.	REVISIONS	BY DATE REV. COGO FILE:

K:\3-24-060-00 Sandy Hendrickson\CAD\Preliminary\05-14-2025\SWPPD-02.dwg 11/14/2025 9:19 AM

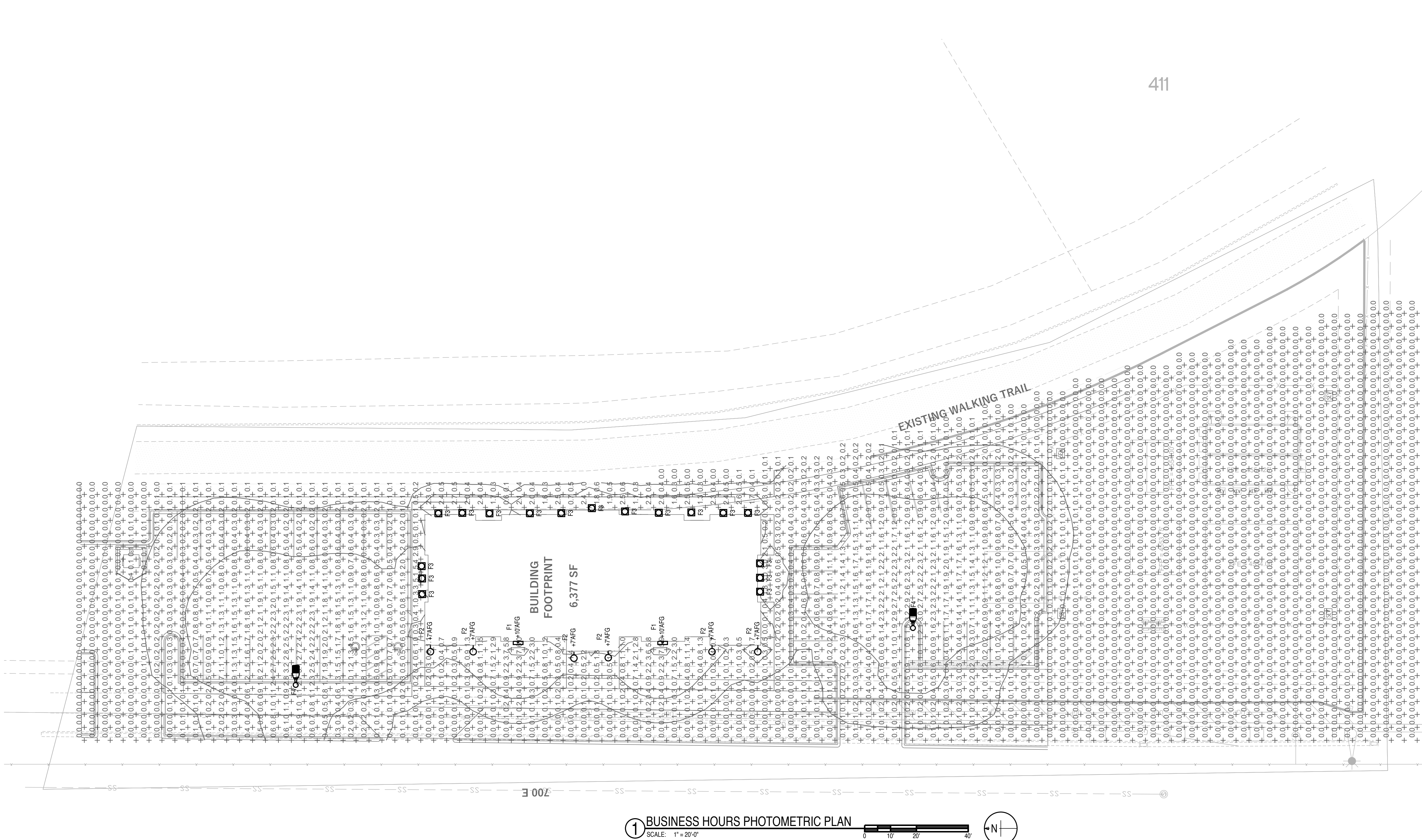


LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
4		MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
17		ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2" CAL.
DECIDUOUS SHRUBS				
22		CARYOP. x CLANDONENSIS 'LONGWOOD BLUE'	BLUE MIST SPIREA	2 GAL.
32		LIGUSTRUM VULGARE 'LODENSE'	LODENSE PRIVET	2 GAL.
107		RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.
31		RHUS GLABRA	SMOOTH SUMAC	2 GAL.
EVERGREEN SHRUBS				
57		JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	2 GAL.
32		YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	2 GAL.
ORNAMENTAL GRASSES				
44		CALAMAGROSTIS x ACUT. 'KARL FOERSTER'	K. F. FEATHER GRASS	1 GAL.
32		MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	1 GAL.
MULCH				
	17,083 S.F.	DECORATIVE STONE MULCH, 1 1/2", GREY		3" MN.
	1,016 S.F.	BLACK MEXICAN COBBLE, 2", BLACK		3" MN.

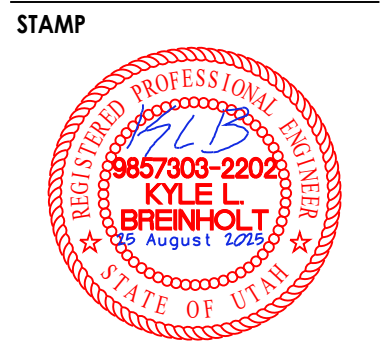
LANDSCAPE GENERAL NOTES

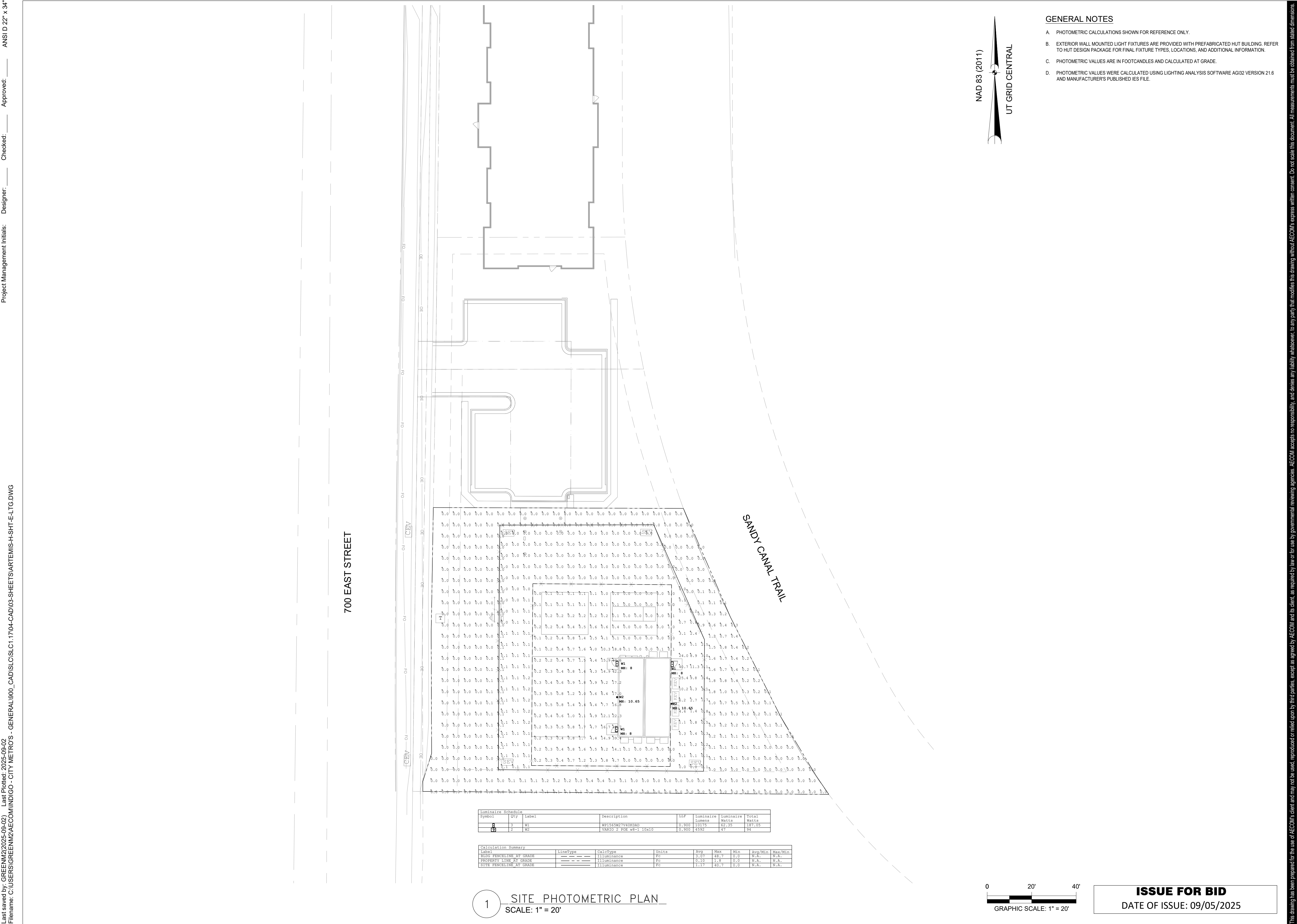
- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Contractor to submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
- Soil preparation shall include scarifying soil to a depth of six inches or greater and amending the soil with fertilizer or organic material.
- All planter beds to receive mulch as specified in the Landscape Schedule.



LIGHT FIXTURE SCHEDULE							
FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS	FIXTURE		DESCRIPTION	REMARKS
			TYPE	WATTS	MOUNTING		
F1	MCGRAW EDISON LITHONIA BARRON LUMINO'S GLOBAL HUBBELL ORACLE	IST-F014-LED-E1-8L3-SCBA WDGE2-LED-P3-30K-80CRI-VF-MVOLT-SRM-SCBA HEX-02-A-WW-MT-WPC F0W-25-SV-30-D-13-SCBA TRP1-12L-30-3K7-3-U-CBA OWP-FC-201-LED-2000L-MVOLT-30K-CBA	LED 3000 KELVIN 2000 LUMENS 80 CRI	120	27	SURFACE WALL	TRAPEZOID WALL SCONCE COLOR TO BE SELECTED BY ARCHITECT
F2/FZE	LIGMAN LIGHTING SISTEMALUX ALUMILITE WAC LIGHTING ARCHITECTURAL TRACE LITE	LJE-30361-2X14W-AH30-SCBA-12027TV S-3852N-UNV-SCBA YSW-2-420-LED-UNV-30K-ND-FG-CBA DC-WD0644-N830S-XX 80Y-30-3K-V1	LED 3000X CCT 2714 LUMENS 80 CRI	120	44	SURFACE WALL	8" SQUARE LED CYLINDER NARROW DISTRIBUTION UP/DOWN LIGHT
F3	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESCOLUTE MAXILIME PEACHTREE	PD610ED010PDM6A830R1VC LDN6-30/10 L06AR LSS MVOLT E21 PR6D10N210U10VB W/PR6D030VB W/PR6DCC LE66-DLM11-30K-U-LED10-SS LFSS1-6LFS11130K HH6-LED-1200L-DIM10-MVOLT-MD-30K-90HH6-6501-CL-WH 6BLRD-12-DMLV1-30K-90-SH-TRW-12027	LED 3000 KELVIN 1000 LUMENS 80 CRI	120	16	RECESSED	LED DOWNLIGHT WITH ALZAK TRIM
F4	LITHONIA	DSX1 LED P2 30K TFTM MVOLT/ISS-18-4C	LED 3000X CCT 800 LM	120	70	16 FT POLE	FORWARD-THROW (TYPE IV) POLE LIGHT

- NOTES:
- ILLUMINATION LEVELS INDICATED IN FOOT-CANDLES.
 - PHOTOMETRIC ANALYSIS:
BUSINESS HOURS
AVERAGE 0.6 FC
MAXIMUM 6.0 FC
MINIMUM 0.0 FC
MAX/MIN N/A
AVERAGE/MIN/N/A
AFTER HOURS
AVERAGE 0.1 FC
MAXIMUM 6.0 FC
MINIMUM 0.0 FC
MAX/MIN N/A
AVERAGE/MIN N/A
 - LOT AREA: 47,144 SQUARE FEET
PRIMARY LIGHTING LIGHTING POLES: (2) TYPE S1
POLE TO AREA RATIO: 23.572 SF/POLE
 - EXTINGUISH LIGHTS THAT ARE SHOWN ON BUSINESS HOURS PHOTOMETRIC PLAN BUT NOT SHOWN ON AFTER HOURS PHOTOMETRIC PLAN AT THE END OF BUSINESS HOURS OR 11:00 PM. COORDINATE BUSINESS HOURS WITH OWNER PRIOR TO BEGINNING WORK.
 - SEE SHEET E601 FOR FIXTURE SCHEDULE.
 - SEE SHEET E601 FOR LIGHTING CONTROL SEQUENCE OF OPERATION.





GENERAL NOTES

- A. PHOTOMETRIC CALCULATIONS SHOWN FOR REFERENCE ONLY.
- B. EXTERIOR WALL MOUNTED LIGHT FIXTURES ARE PROVIDED WITH PREFABRICATED HUT BUILDING. REFER TO HUT DESIGN PACKAGE FOR FINAL FIXTURE TYPES, LOCATIONS, AND ADDITIONAL INFORMATION.
- C. PHOTOMETRIC VALUES ARE IN FOOTCANDLES AND CALCULATED AT GRADE.
- D. PHOTOMETRIC VALUES WERE CALCULATED USING LIGHTING ANALYSIS SOFTWARE AGI32 VERSION 21.6 AND MANUFACTURER'S PUBLISHED IES FILE.



PROJECT

MMI - ILA SHELTER
SLC1.17
SANDY, UT

PARCEL ID: 28-17-355-012-0000
10935 S 700 E
SANDY, UT 84070

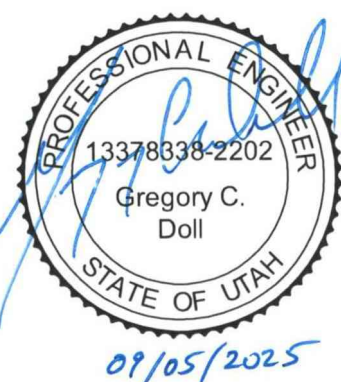
CLIENT

Middle Mile Infrastructure

CONSULTANT

AECOM Technical Services of South Carolina, Inc.
10 Patewood Drive, Suite 500
Greenville, SC 29615
License Number: F-0432
1-864-234-3069 tel
www.aecom.com

REGISTRATION



ISSUE/REVISION

I/R	DATE	DESCRIPTION

PROJECT NUMBER

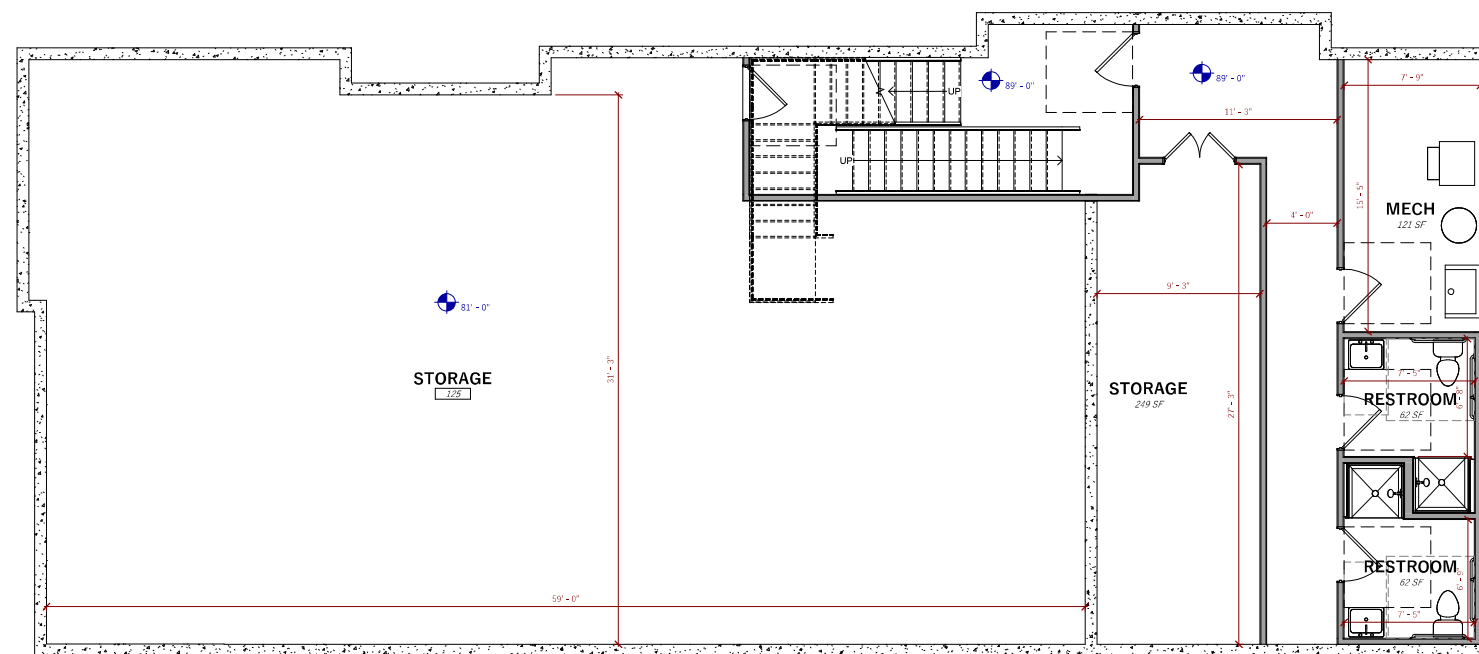
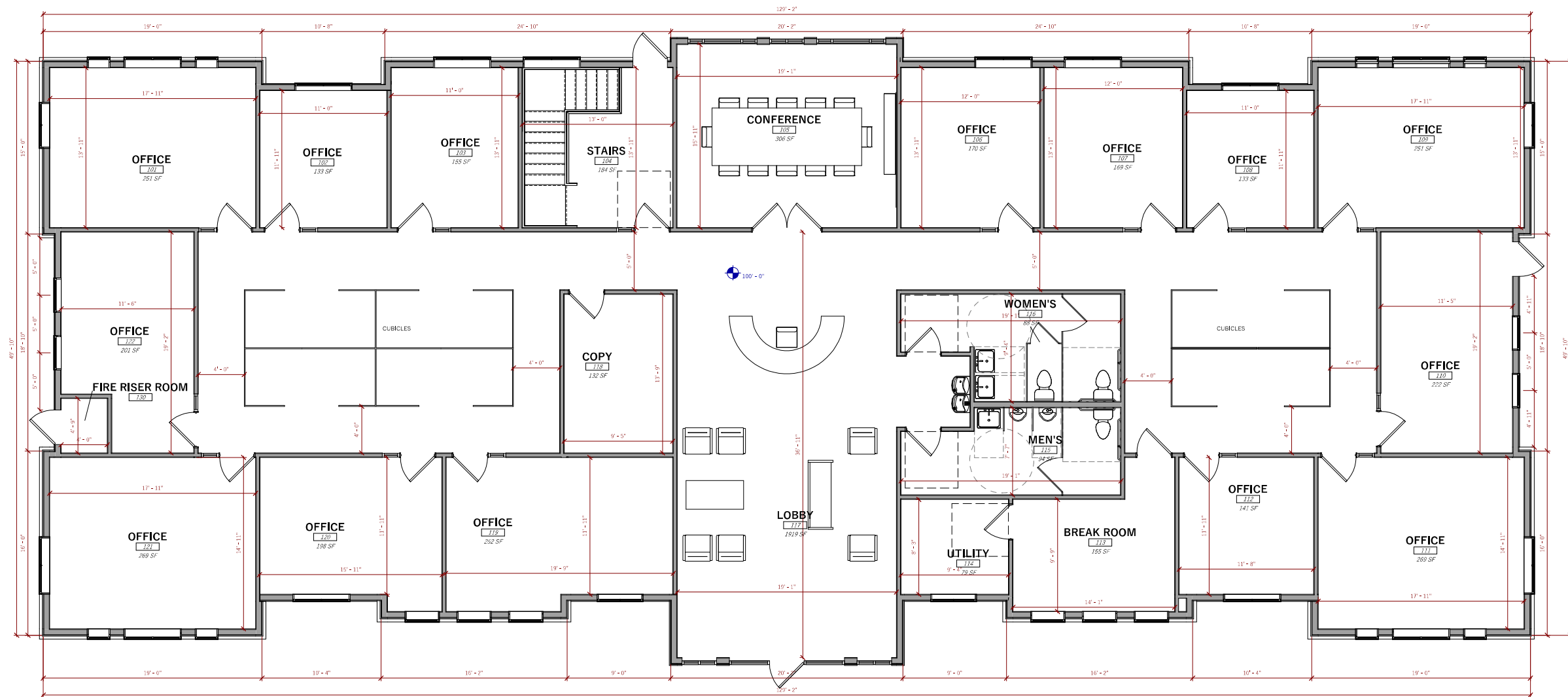
60645418

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

22



NAVIGATE PRIVATE WEALTH

ISSUED:	
MAY 2, 2025	
REVISIONS:	
NO.	DATE

PROJECT NUMBER:
24115

A1.0



EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
		STONE COLOR: CREAM
		METAL SIDING PANELS COLOR: BLACK
		METAL ROOF PANEL COLOR: SLATE
		WOOD FASCIA COLOR: DARK SLATE
		ARCHITECTURAL METAL PANELS COLOR: TAN

GENERAL NOTES - ELEVATIONS

- A SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS,
B COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE,
C SEE ROOF PLAN FOR ALL ROOF SLOPES

KEYED NOTES



1
A2.1

WEST ELEVATION

1/4" = 1'-0"

ISSUED:

MAY 2, 2025

REVISIONS:

NO. DATE

STAMP

NOT FOR PERMIT

PROJECT NUMBER:

24115

ELEVATIONS

A2.1



1
A2.2
EAST ELEVATION
1/4" = 1'-0"

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
		STONE COLOR: CREAM
		METAL SIDING PANELS COLOR: BLACK
		METAL ROOF PANEL COLOR: SLATE
		WOOD FASCIA COLOR: DARK SLATE
		ARCHITECTURAL METAL PANELS COLOR: TAN

NAVIGATE PRIVATE WEALTH

10935 S 700 E
SANDY, UTAH 84070

ISSUED:
MAY 2, 2025
REVISIONS:
NO. DATE

STAMP

PROJECT NUMBER:
24115

ELEVATIONS

A2.2



ISSUED:
MAY 2, 2025

REVISIONS:
NO. DATE

STAMP

NOT FOR PERMIT

PROJECT NUMBER:
24115

ELEVATIONS

A2.3

EXTERIOR MATERIAL LEGEND

IMAGE	TAG	DESCRIPTION
		STONE COLOR: CREAM
		METAL SIDING PANELS COLOR: BLACK
		METAL ROOF PANEL COLOR: SLATE
		WOOD FASCIA COLOR: DARK SLATE
		ARCHITECTURAL METAL PANELS COLOR: TAN



1 SOUTH ELEVATION
A2.3 1/4" = 1'-0"



2 NORTH ELEVATION
A2.3 1/4" = 1'-0"



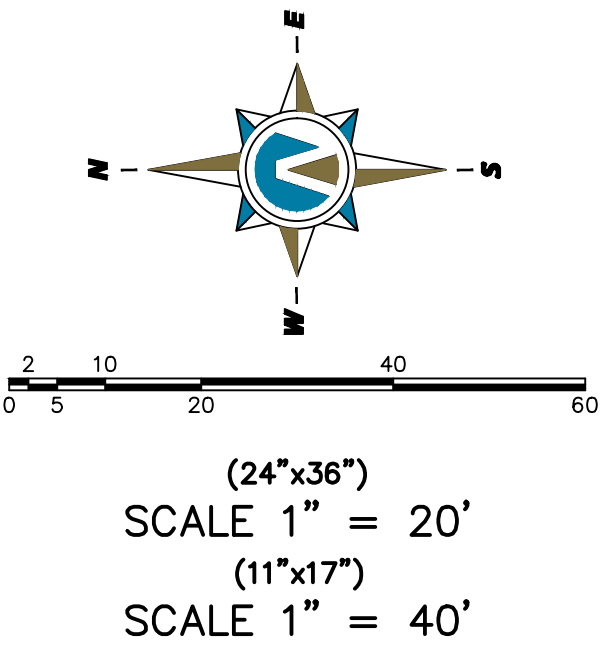
VICINITY MAP

SILVER SAGE BUSINESS PARK II
RECORD OF SURVEY

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- SET 1/2" IRON PIN
- CALCULATED POINT, NOT SET
- EXIST. FIRE HYDRANT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	210.79'	452.91'	208.91'	S13°39'00"E	26°40'00"
C2	41.30'	238.50'	41.24'	S31°56'23"E	9°55'14"



GENERAL NOTES

- LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, T.3S, R.1E, SLB&M.
- The purpose of the survey is to create a topographic and location survey.
- Northern Engineering retained Cliff Peterson to survey the property based on descriptions provided.
- Existing utilities, observed and shown on this plat, may have easements that have accrued by way of prescriptive rights.
- The field work for this plat was completed in FEBRUARY of 2025.
- The basis of bearing is **North 0°07'19" East** along section line from the Southwest Corner of Section 17 to the West Quarter Corner of Section 17, Township 3 South, Range 1 East, Salt Lake Base and Meridian.

BOUNDARY DESCRIPTION

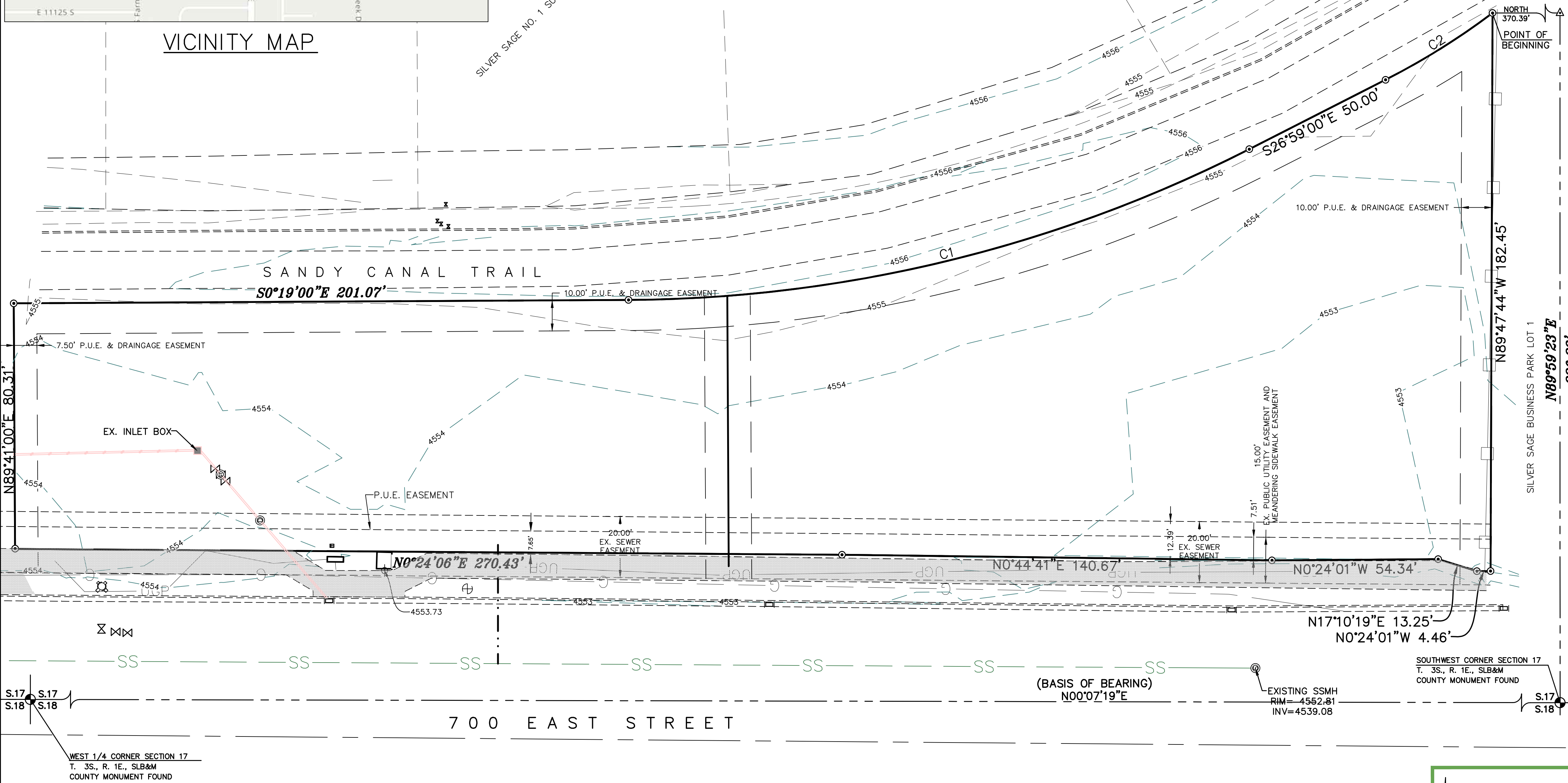
BEGINNING AT A POINT WHICH IS N.89°59'23"E 226.23 FEET ALONG THE SECTION LINE AND NORTH 370.39 FEET FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE N.89°47'44"W. A DISTANCE OF 182.45 FEET TO 700 EAST STREET RIGHT-OF-WAY; THENCE ALONG 700 EAST STREET RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES 1) N.00°24'01"W. A DISTANCE OF 4.46 FEET; 2) THENCE N.17°10'19"E. A DISTANCE OF 13.25 FEET; 3) THENCE N.00°24'01"W. A DISTANCE OF 54.34 FEET; 4) THENCE N.00°44'41"E. A DISTANCE OF 140.67 FEET; 5) THENCE N.00°24'06"E. A DISTANCE OF 270.43 FEET; THENCE N.89°41'00"E. A DISTANCE OF 80.31 FEET; THENCE S.00°19'00"E. A DISTANCE OF 201.07 FEET TO A POINT OF CURVATURE OF A 452.91-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 210.79 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 26°40'00" AND A CHORD THAT BEARS S.13°39'00"E. A DISTANCE OF 208.91 FEET; THENCE S.26°59'00"E. A DISTANCE OF 50.01 FEET TO A POINT OF CURVATURE OF A 238.50-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 41.29 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°55'09" AND A CHORD THAT BEARS S.31°56'23"E. A DISTANCE OF 41.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 49010 sq.ft. OR 1.13 ACRES OF LAND MORE OR LESS.

ABBREVIATIONS

- CP = CONTROL POINT
- EOP = EDGE OF PAVEMENT
- DA = DRIVE APPROACH
- DG = POWER DOWNGUY
- FH = FIRE HYDRANT
- PI = PRESSURIZED IRRIGATION AND VALVE
- LP = LIGHT POLE
- OHP = OVERHEAD POWER
- PB = POWER BOX
- SET REBAR/CAP #167172 UNLESS NOTED DIFFERENTLY
- PM = POWER METER
- PP = POWER POLE
- SD = STORM DRAIN MANHOLE
- SS = SEWER MANHOLE
- TR = TELEPHONE RISER
- TS = TRAFFIC SIGNAL BOX
- TSP = TRAFFIC SIGNAL POLE
- WM = WATER METER
- WV = WATER VALVE
- DEED LINE
- FENCE LINE



CLIFF PETERSON
- SURVEYING, PLANNING

889 South 1600 East
Springville, Utah 84663
(801) 489-3156 - (801) 372-3810

Cliff Peterson P.L.S.
#167172

SILVER SAGE BUSINESS PARK II - RECORD
OF SURVEY FOR NORTHERN ENGINEERING

DATE:	25 FEBRUARY 2025	SHEET #:
DRAWN BY:	CUP	1
CHECKED BY:	CUP	
FILE:		