

**811** CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
SOUTH QUARTER CORNER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'

# SILVER SAGE ESTATES PRELIMINARY PLAT

10143 DIMPLE DELL ROAD  
SANDY, UTAH

FOR REVIEW  
NOT FOR CONSTRUCTION

DATE PRINTED  
January 19, 2026

**EN SIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
ALYSSA HOLBROOK  
4585 S. HOLLADAY FARM LN  
HOLLADAY UT

CONTACT:  
ALYSSA HOLBROOK  
PHONE: 385-315-0289

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NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

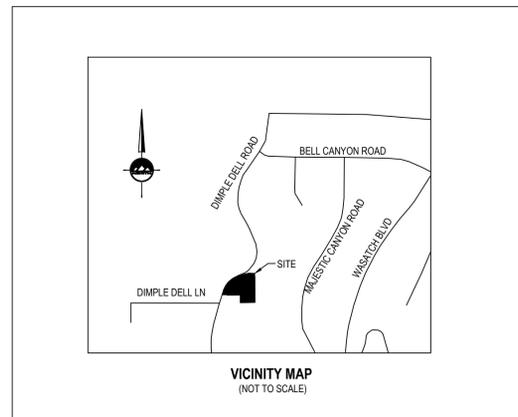
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR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

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

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



**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO SANDY CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

SILVER SAGE ESTATES  
PRELIMINARY PLAT  
10143 DIMPLE DELL ROAD  
SANDY, UTAH



NO. DATE REVISION FOR REVIEW

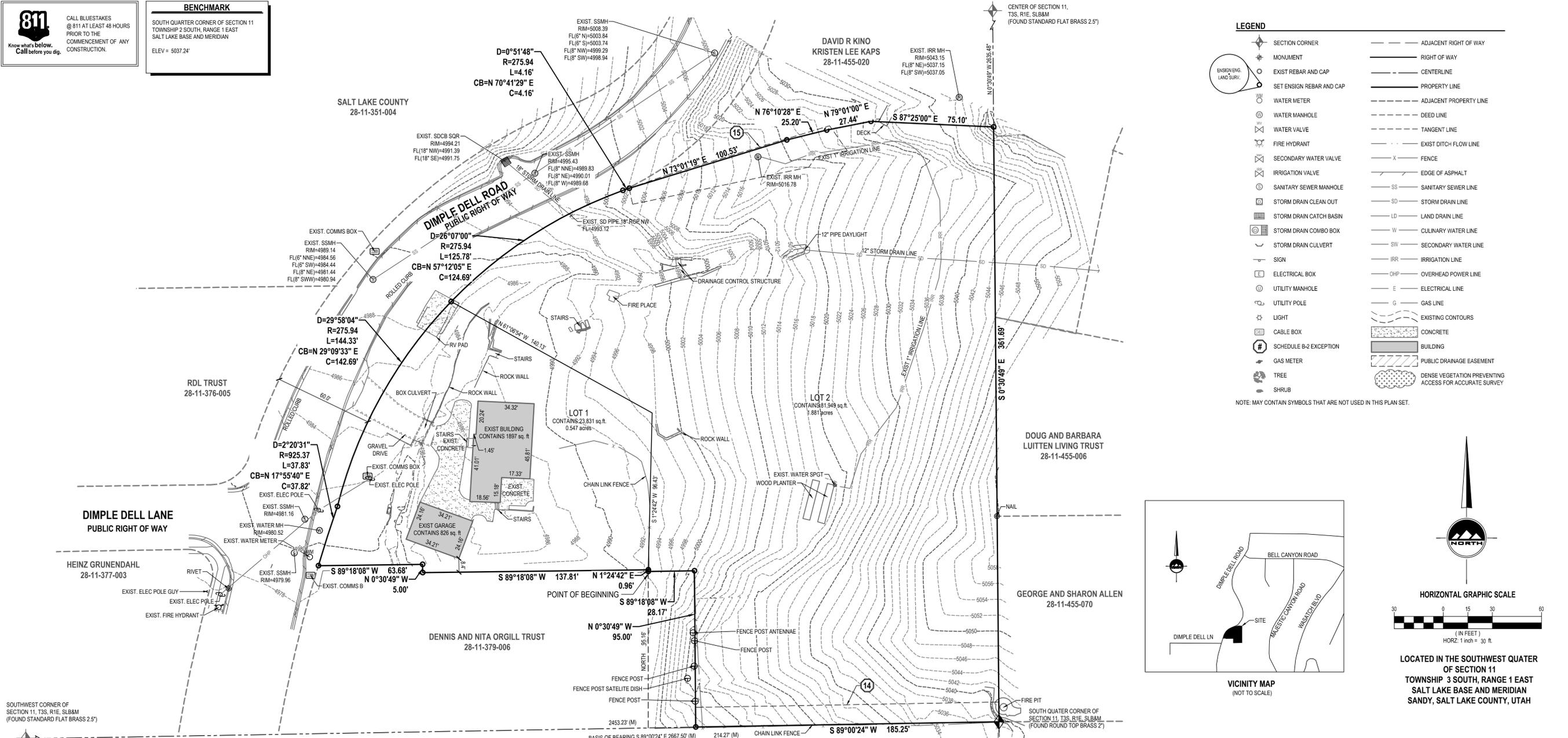
COVER

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K.SIMMONS DESIGNED BY M.ELMER

**811**  
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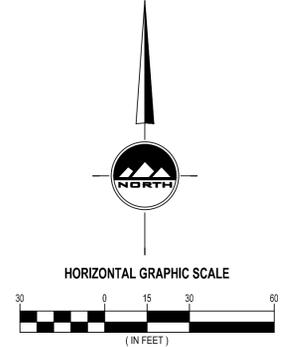
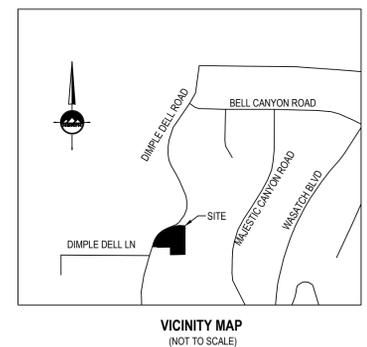
**BENCHMARK**  
SOUTH QUARTER CORNER OF SECTION 11  
TOWNSHIP 3 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'



**LEGEND**

SECTION CORNER	ADJACENT RIGHT OF WAY
MONUMENT	RIGHT OF WAY
EXIST REBAR AND CAP	CENTERLINE
SET ENSIGN REBAR AND CAP	PROPERTY LINE
WATER METER	ADJACENT PROPERTY LINE
WATER MANHOLE	DEED LINE
WATER VALVE	TANGENT LINE
FIRE HYDRANT	EXIST DITCH FLOW LINE
SECONDARY WATER VALVE	FENCE
IRRIGATION VALVE	EDGE OF ASPHALT
SANITARY SEWER MANHOLE	SS SANITARY SEWER LINE
STORM DRAIN CLEAN OUT	SD STORM DRAIN LINE
STORM DRAIN CATCH BASIN	LD LAND DRAIN LINE
STORM DRAIN COMBO BOX	WD CULINARY WATER LINE
STORM DRAIN CULVERT	SW SECONDARY WATER LINE
SIGN	IRR IRRIGATION LINE
ELECTRICAL BOX	OHP OVERHEAD POWER LINE
UTILITY MANHOLE	E ELECTRICAL LINE
UTILITY POLE	G GAS LINE
LIGHT	EXISTING CONTOURS
CABLE BOX	CONCRETE
SCHEDULE B-2 EXCEPTION	BUILDING
GAS METER	PUBLIC DRAINAGE EASEMENT
TREE	DENSE VEGETATION PREVENTING ACCESS FOR ACCURATE SURVEY
SHRUB	

NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.



SOUTHWEST CORNER OF SECTION 11, T3S, R1E, S18&M (FOUND STANDARD FLAT BRASS 2.5")

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate no. 266882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTANSPS Land Title and Topographic Survey for use by the client. The Basis of Bearing is the line between the South Quarter Corner and the Southwest Quarter Corner of section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian, said line measures South 89°00'24" West 2667.50 feet.

**AS SURVEYED DESCRIPTION**

Beginning at a point which is South 89°00'24" East 214.27 feet along the section line, and North 95.12 feet from the South Corner of Section 11, Township 3 South, Range 1 East said point being the POINT OF BEGINNING;

thence North 01°24'42" East 0.96 feet

thence South 89°18'08" West 137.81 feet

thence North 00°30'49" West 5.00 feet;

thence South 89°18'08" West 63.68 feet, to the easterly right of way line of Dimple Dell Road;

thence along the Easterly right of way line of Dimple Dell Road the following 3 calls:

1. Northerly 37.83 feet along the arc of a 925.37 foot radius curve to the right (center bears South 73°14'35" East and the chord bears North 17°55'40" East 37.82 feet with a central angle of 02°20'31");
2. thence Northeasterly 144.33 feet along the arc of a 275.94 foot radius curve to the right (center bears South 75°49'29" East and the chord bears North 29°09'33" East 142.69 feet with a central angle of 29°59'04");
3. thence Northeasterly 125.78 feet along the arc of a 275.94 foot radius curve to the right (center bears South 45°51'25" East and the chord bears North 57°12'05" East 124.69 feet with a central angle of 26°07'00");

thence Easterly 4.16 feet along the arc of a 275.94 foot radius curve to the right (center bears South 19°44'25" East and the chord bears North 70°41'29" East 4.16 feet with a central angle of 00°51'48");

thence North 73°01'19" East 100.53 feet;

thence North 79°01'00" East 27.44 feet;

thence South 87°25'00" East 75.10 feet;

thence South 00°30'49" West 185.25 feet;

thence North 00°30'49" West 28.17 feet to the point of beginning.

**SCHEDULE B-2 EXCEPTIONS**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (Blanket in nature)
2. Taxes or assessments which are not now payable, or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records. (Not Survey Related)
3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof. (Blanket in nature)
4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records. (Blanket in Nature)
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose. (Blanket in nature)
6. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records. (Not Survey Related)
7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights. Claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records. (Blanket in nature)
8. 2024 General Property Taxes have been PAID (Not Survey Related)
9. Said properties are located within the boundaries of Unincorporated, Salt Lake County, and is subject to all assessments and service charges levied thereof. Tax District: 33C (Affects Parcels 1 and 2) (Blanket in Nature)
10. Said property is located within the boundaries of Unincorporated, Salt Lake County, and is subject to all assessments and service charges levied thereof. Tax District: 35D (Affects Parcel 3) (Blanket in Nature)
11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. (Blanket in nature)
12. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof. (Blanket in Nature)
13. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, geothermal resources, uranium, clay, rock, sand and gravel in, on, and/or under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. (Blanket in nature)
14. Easements and/or Right-of-Ways as disclosed by mass instruments of record, including but not limited to that certain Warranty Deed: Recorded: January 11, 1988, Entry No.: 4572913, Book: 5995, Page: 2169, of the Official Records. (Shown on Survey).
15. Easements and reservations as referenced in that certain Grant of Easement for Irrigation Lines: Recorded: March 11, 2008 Entry No.: 10369979, Book: 9580, Page: 7197, of the Official Records. (Approximate location shown on Survey)

**SCHEDULE B-2 EXCEPTIONS**

16. There appear to be gaps and or overlaps with the boundaries of the adjoining land. Subject to discrepancies, conflicts in boundary lines, shortage in area, encroachments, lack of mathematical closures, or any other facts which an A.L.T.A. Survey (made in accordance with "Minimum standard detail requirements for ALTA/ACSM Land Title Surveys"), may disclose, and which may or may not be shown by the public records, or any other facts.
17. The rights, title and interest of James G. Bay and Carol S. Bay, Trustees of The James and Carol Bay Revocable Trust dated the 24th day of February, 2023, pursuant to that certain Warranty Deed, recorded September 27, 2023, as Entry No. 14156912, in Book 11447 at Page 1688, of the Official Records. "NOTE: The legal description for Parcel 2 contains errors.
18. Easements and reservations as referenced in that certain Certificate of Annexation: Recorded: December 20, 2024 Entry No.: 14328052, Book: 11540, Page: 6525, of the Official Records.
19. Deed of Trust: Dated: January 12, 2021, Trustor: James G. Bay and Carol S. Bay, as joint tenants Trustee: Amrock Utah, LLC Beneficiary: MERS, Inc., solely as nominee for Quicken Loans, LLC Amount: \$204,000.00, Recorded: January 19, 2021, Entry No.: 13536352, Book: 11100, Page: 8108, of the Official Records (Blanket in Nature)
20. Deed of Trust: Dated: September 22, 2023, Trustor: James G. Bay and Carol S. Bay, as joint tenants Trustee: University First Federal Credit Union Beneficiary: University First Federal Credit Union Amount: \$249,900.00, Recorded: September 17, 2023, Entry No.: 14156911, Book: 11447, Page: 1673, of the Official Records (Blanket in Nature)

**TABLE A**

- 1) All monuments used and set are shown on survey.
- 2) Subject parcel address is 10175 Dimple Dell road
- 3) Parcel is located in Flood Zone X, per FEMA FIRM map 49035C0456G, effective 9/25/2009
- 4) Subject parcel contains 105,760 square feet or 1.88 acres.
- 5) 2 foot contours are shown on survey.
- 7(a) Exterior dimensions of buildings are shown on survey.
- 8) Substantial features are shown on survey.
- 11(a) Utilities are shown on survey.
- 13) Adjacent owners are shown on survey.
- 16) No evidence of recent earth moving work observed at time of survey.
- 17) No changes in street right of way lines observed at time of survey.
- 18) All plottable easements are shown on survey.
- 19) All insurance liability minimums have been met.

**COMMITMENT DESCRIPTIONS**

The Land referred to herein below is situated in the County of Salt Lake, State of Utah and is described as follows:

Property 1  
PARCEL 1:

BEGINNING AT A POINT WHICH IS 185.25 FEET WEST AND NORTH 95 FEET AND WEST 29.69 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 01°24'42" EAST 96.43 FEET; THENCE NORTH 60°27'01" WEST 174.79 FEET; THENCE SOUTHERLY ALONG THE CENTERLINE OF DIMPLE DELL DRIVE THE FOLLOWING (5) COURSES: SOUTH 40°57'35" WEST 26.84 FEET; THENCE SOUTH 30°03'54" WEST 35.34 FEET; THENCE SOUTH 25°05'31" WEST 36.42 FEET; THENCE SOUTH 20°10'02" WEST 44.40 FEET; THENCE SOUTH 16°05'47" WEST 44.17 FEET; THENCE SOUTH 73°00'13" EAST 33.00 FEET; THENCE EAST 60.00 FEET; THENCE SOUTH 5.00 FEET; THENCE EAST 136.34 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF DIMPLE DELL ROAD.

PARCEL 2:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE MERIDIAN; AND RUNNING THENCE WEST 185.25 FEET; THENCE NORTH 95 FEET; THENCE WEST 60.08 FEET; THENCE NORTH 73°00'13" WEST 33 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 43 FEET; THENCE NORTH 17°09'30" EAST 50.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 103.27 FEET; THENCE NORTH 53°30'07" WEST 30 FEET; THENCE NORTH 89°02'20" EAST 33 FEET, MORE OR LESS; THENCE SOUTH 51°32'45" EAST 33 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT 124.51 FEET; THENCE NORTH 61°56'03" EAST 5.88 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT TO THE SOUTHWEST CORNER OF THE BRAY PROPERTY; THENCE NORTHEASTERLY ALONG SAID LINE TO A POINT NORTH 87°25' WEST 97.87 FEET AND NORTH 361.71 FEET FROM BEGINNING; THENCE SOUTH 87°25' EAST 97.87 FEET; THENCE SOUTH 361.71 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT AS REFERENCED IN THAT CERTAIN GRANT OF EASEMENT FOR IRRIGATION LINES RECORDED MARCH 11, 2008, AS ENTRY NO. 10369979, IN BOOK 9580 AT PAGE 7197 OF THE OFFICIAL RECORDS, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF DIMPLE DELL ROAD.

To: (i) James G. Bay and Carol S. Bay; (ii) OnRecord Title LLC; and (iii) Old Republic National Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 8, 11(a), 13, 16, 17, 18 and 19 of Table A hereof.

The field work was completed on October 25, 2024.

Date of Plat or Map: December 6, 2024.

Date \_\_\_\_\_

Trent R. Williams, PLS  
License No. 8034679

Property 2

BEGINNING NORTH 01°30'49" WEST 322.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 0°30'49" WEST 38.71 FEET; THENCE NORTH 87°25' WEST 75.1 FEET; THENCE SOUTH 79°01' WEST 27.44 FEET; THENCE SOUTH 76°10'28" WEST 25.2 FEET; THENCE SOUTH 36° EAST 20.87 FEET; THENCE SOUTH 88°11'39" EAST 21.45 FEET; THENCE NORTH 74°48'22" EAST 23.06 FEET; THENCE SOUTH 82°16'34" EAST 24.8 FEET; THENCE SOUTH 23°43'14" EAST 17.48 FEET; THENCE EAST 38.21 FEET TO THE POINT OF BEGINNING.

Note: For conditions of record not shown herein as well as specific references to items in the title report, please refer to a title report supplied by OnRecord Title LLC of Midvale, Utah under Commitment No. 1228634, dated effective July 23, 2024.

**ENSIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

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Phone: 435.896.2983

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FOR CLIENT  
ALYSSA HOLBROOK  
4595 S. HOLLADAY FARM LN, HOLLADAY UT  
CONTACT:  
ALYSSA HOLBROOK  
PHONE: 385-315-0289

**BAY PROPERTY**  
**ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY**  
10175 DIMPLE DELL ROAD  
SANDY UTAH

PROFESSIONAL LAND SURVEYOR  
No. 266882  
PATRICK M. HARRIS  
SALT LAKE COUNTY

**ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY**

PROJECT NUMBER: 13520  
PRINT DATE: 12/9/24

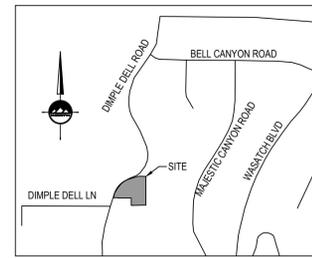
DRAWN BY: PRG  
CHECKED BY: BDH

PROJECT MANAGER: PMH

**1 OF 1**

# SILVER SAGE ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH  
JANUARY 2026



CENTER OF SECTION 11  
TOWNSHIP 3 SOUTH, RANGE 1 EAST  
SALT LAKE BASE & MERIDIAN  
(FOUND STANDARD FLAT BRASS 2.5')

## SANDY CITY GENERAL PLAT 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 DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE. EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION, THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- 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. PERPETUATING 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 DEVELOPMENTS 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.

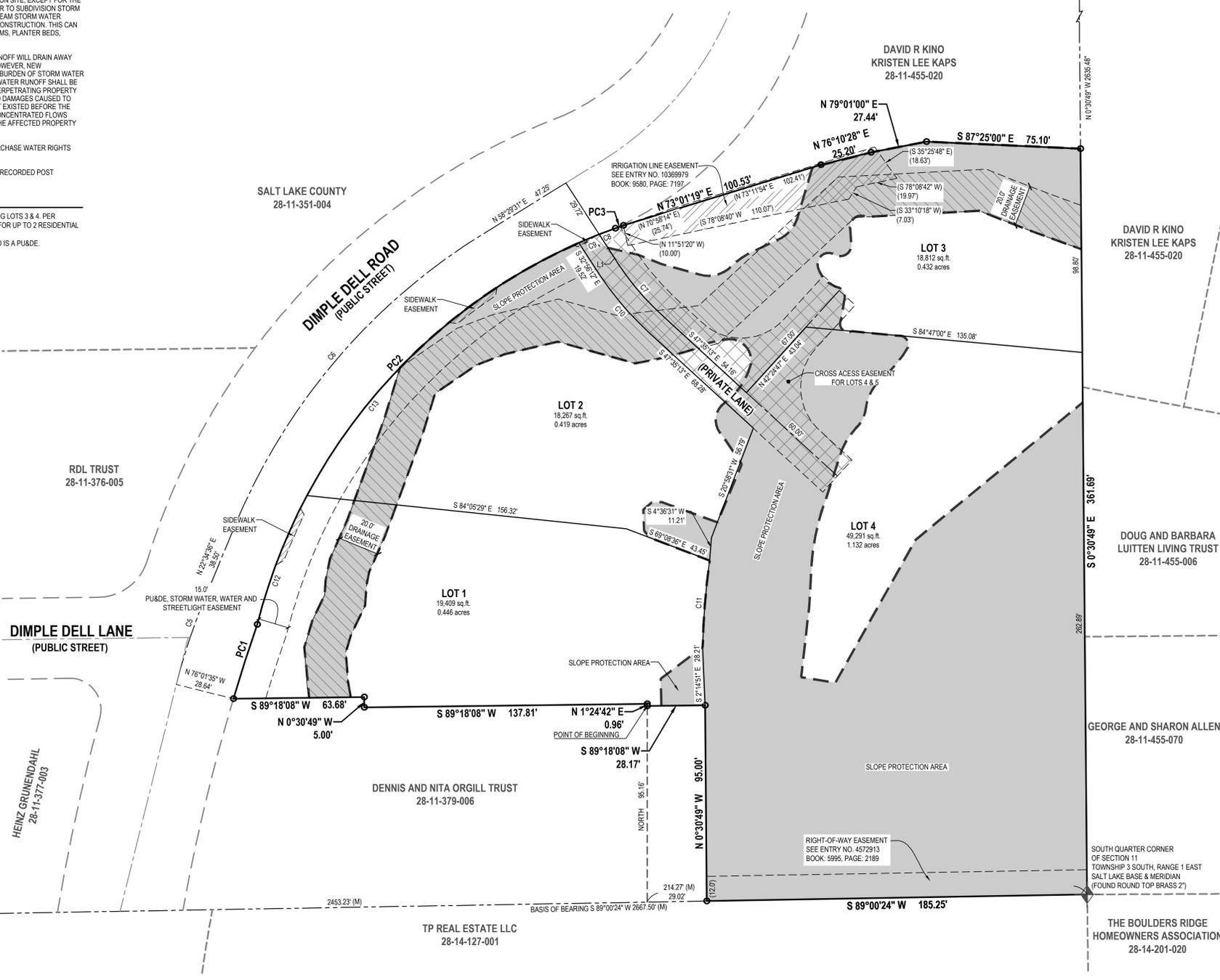
## PLAT NOTES

- LOT 2 DOES NOT HAVE ACCESS TO THE PRIVATE LANE SERVICING LOTS 3 & 4. PER 21-21-1(e), PRIVATE LANES CAN ONLY BE UTILIZED AS ACCESS FOR UP TO 2 RESIDENTIAL LOTS.
- PRIVATE LANE HAS CROSS ACCESS IN FAVOR OF LOTS 3 & 4 AND IS A PU&E.

PROPERTY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	925.37'	37.83'	2°20'31"	N17°55'40"E	37.82'
PC2	275.94'	270.11'	56°05'04"	N42°13'03"E	259.45'
PC3	275.94'	4.16'	0°51'48"	N70°41'29"E	4.16'

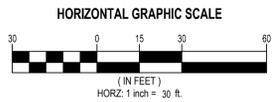
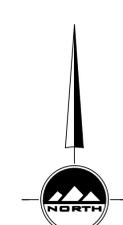
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C5	300.00'	20.15'	3°50'52"	N20°39'10"E	20.14'
C6	301.44'	188.95'	35°54'54"	N40°32'03"E	185.88'
C7	129.61'	33.95'	15°00'37"	S41°01'08"E	33.86'
C8	275.94'	8.40'	1°44'42"	S69°23'14"W	8.40'
C9	275.94'	10.67'	2°12'59"	S67°24'24"W	10.67'
C10	158.50'	36.48'	13°11'14"	S40°59'36"E	36.40'
C11	340.07'	42.10'	7°05'33"	S4°36'32"W	42.07'
C12	275.94'	67.23'	13°57'31"	N21°09'17"E	67.06'
C13	275.94'	183.80'	38°09'52"	N47°12'58"E	180.42'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S32°56'12"E	17.46'



## LEGEND

- SECTION CORNER
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- 30% SLOPE PROTECTION LINE
- IRRIGATION LINE EASEMENT SEE ENTRY NO. 10369979 BOOK: 9880, PAGE: 7197
- 20' DRAINAGE EASEMENT SEE EXHIBIT A SHEET 2
- CROSS ACCESS EASEMENT SEE EXHIBIT B SHEET 2
- SLOPE PROTECTION AREA SEE EXHIBIT C SHEET 3
- SIDEWALK EASEMENT SEE EXHIBIT A SHEET 2



## SURVEYOR'S CERTIFICATE

I, TRENT R. WILLIAMS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 8034679 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-73-504 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

Beginning at a point which is South 89°00'24" West 214.27 feet along the section line, and North 95.16 feet from the South Corner of Section 11, Township 3 South, Range 1 East said point being the POINT OF BEGINNING;

thence North 01°24'42" East 0.96 feet;

thence South 89°18'08" West 137.81 feet;

thence North 00°30'49" West 5.00 feet;

thence South 89°18'08" West 63.68 feet, to the easterly right of way line of Dimple Dell Road;

thence along the Easterly right of way line of Dimple Dell Road the following 2 calls;

- Northerly 37.83 feet along the arc of a 925.37 foot radius curve to the right (center bears South 73°14'35" East and the chord bears North 17°55'40" East 37.82 feet with a central angle of 02°20'31");
- thence Northwesterly 270.11 feet along the arc of a 275.94 foot radius curve to the right (center bears South 75°49'29" East and the chord bears North 42°13'03" East 259.45 feet with a central angle of 56°05'04");

thence Easterly 4.16 feet along the arc of a 275.94 foot radius curve to the right (center bears South 19°44'25" East and the chord bears North 70°41'29" East 4.16 feet with a central angle of 00°51'48");

thence North 70°41'29" East 100.53 feet;

thence North 76°10'28" East 25.20 feet;

thence North 79°01'00" East 27.44 feet;

thence South 87°25'00" East 75.10 feet, to the section line;

thence South 00°30'49" East 361.69 feet, along the section line to the South Quarter Corner of Section 11;

thence South 89°00'24" West 185.25 feet, along the South section line;

thence North 00°30'49" West 5.00 feet;

thence South 89°18'08" West 28.17 feet to the point of beginning.

Contains: 105,779 square feet or approximately 2.428 acres

## OWNER'S DEDICATION

Know all men by these presents that the undersigned (is/are the owner(s) (hereafter, "the undersigned Owner") of the above-described tract of land and the undersigned Owner do hereby cause the same to be divided into lots, parcels, and streets, together with easements, as set forth, to be hereafter known as

## SILVER SAGE ESTATES

and that the undersigned Owners do hereby dedicate to Sandy City, for perpetual use, all streets and other areas shown on this plat as intended for public uses. The undersigned Owners also do hereby dedicate to the lot owners, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive vehicular and pedestrian access easements for the use of the lot owners and their invitees. The undersigned Owners also do hereby dedicate to the owners of the following-named facilities, for perpetual use, all privately-owned streets, lanes, alley, and driveways as non-exclusive water, sanitary sewer, storm sewer, public utility, streetlight, and drainage easements, the same to be used for the installation, maintenance and operation of those facilities. The undersigned Owners also do 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 for those easements, as shown hereon.

In witness whereof I / we have hereunto set our hand (s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

By: \_\_\_\_\_ By: \_\_\_\_\_  
Its: \_\_\_\_\_ Its: \_\_\_\_\_

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_ of the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH J.S.S.  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_ of the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

## SILVER SAGE ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH

## SALT LAKE COUNTY RECORDER

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

### ENBRIDGE GAS UTAH APPROVAL

ENBRIDGE GAS UTAH - NOTE  
QUISTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW, (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT, AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

### ROCKY MOUNTAIN POWER APPROVAL

ROCKY MOUNTAIN POWER NOTES:  
1. PURSUANT TO UTAH CODE ANN. § 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 ANN. § 17-27A-803(4)(C)(III) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN 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:  
2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY  
2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
2.4. ANY OTHER PROVISION OF LAW.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

### EASEMENT APPROVAL

CENTURYLINK DATE \_\_\_\_\_  
ROCKY MOUNTAIN POWER DATE \_\_\_\_\_  
ENBRIDGE GAS UTAH DATE \_\_\_\_\_  
COMCAST DATE \_\_\_\_\_

### SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.

SALT LAKE COUNTY HEALTH DEPARTMENT

### PLANNING COMMISSION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANDY CITY PLANNING COMMISSION.

CHAIR, SANDY CITY PLANNING COMMISSION

### COTTONWOOD IMPROVEMENT DISTRICT

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE COTTONWOOD IMPROVEMENT DISTRICT.

COTTONWOOD IMPROVEMENT DISTRICT

### CITY ENGINEER APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANDY CITY ENGINEER.

SANDY CITY ENGINEER

### PUBLIC UTILITIES DEPARTMENT APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT.

SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER

### SANDY CITY MAYOR APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANDY CITY MAYOR.

MAYOR ATTEST: CLERK

### SHEET 1 OF 3

PROJECT NUMBER: 13520  
MANAGER: K. SIMMONS  
DRAWN BY: A. SHELBY  
CHECKED BY: T. WILLIAMS  
DATE: 2026-01-16

### CITY PARKS & RECREATION APPROVAL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ BY THE SANDY CITY PARKS & RECREATION DIRECTOR.

SANDY CITY PARKS & RECREATION DIRECTOR

DEVELOPER  
ALYSSA HOLBROOK  
4595 S. HOLLADAY FARM LN  
HOLLADAY, UT 84117  
385-315-0289

ENSGN  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100  
Phone: 801.843.3550  
Phone: 801.860.1453  
WWW.ENSGNENG.COM

SANDY  
Phone: 801.255.0929  
TOLELE  
Phone: 435.843.3550  
CEAR CITY  
Phone: 435.860.1453  
RICHFIELD  
Phone: 435.896.2863

TP REAL ESTATE LLC 28-14-127-001

DENNIS AND NITA ORGILL TRUST 28-11-379-006

HEINZ GRUENDAHL 28-11-377-003

DAVID R KINO KRISTEN LEE KAPS 28-11-455-020

DOUG AND BARBARA LUITTEN LIVING TRUST 28-11-455-006

GEORGE AND SHARON ALLEN 28-11-455-070

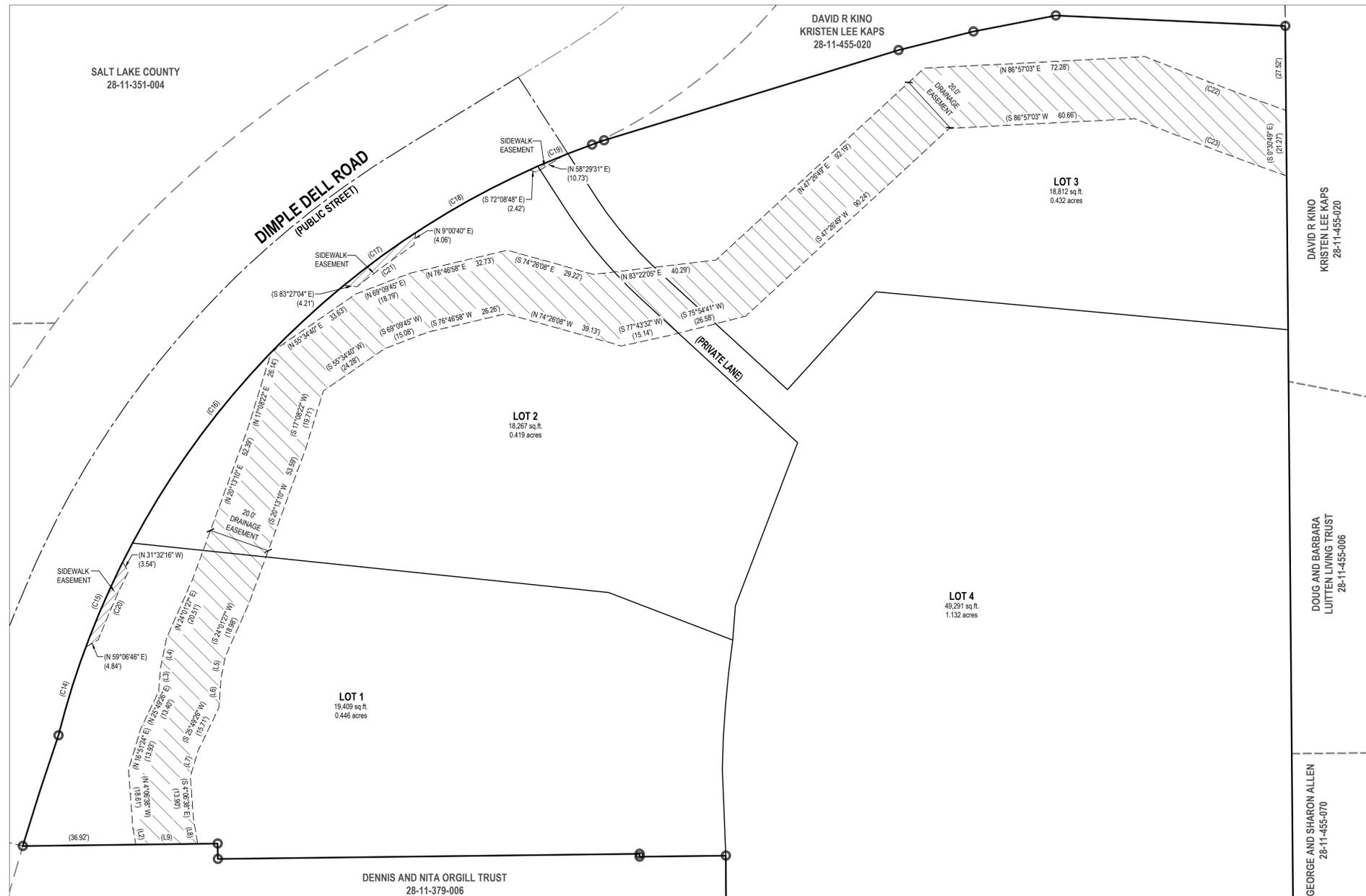
THE BOULDERS RIDGE HOMEOWNERS ASSOCIATION 28-14-201-020

RDL TRUST 28-11-376-005

SALT LAKE COUNTY 28-11-351-004

**SILVER SAGE ESTATES**  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 SANDY CITY, SALT LAKE COUNTY, UTAH  
 JANUARY 2026

EXHIBIT "A"



**LEGEND**

- SECTION CORNER
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- 20' DRAINAGE EASEMENT SEE EXHIBIT A SHEET 2
- CROSS ACCESS EASEMENT SEE EXHIBIT B SHEET 2
- SIDEWALK EASEMENT SEE EXHIBIT A SHEET 2

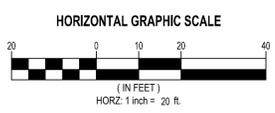
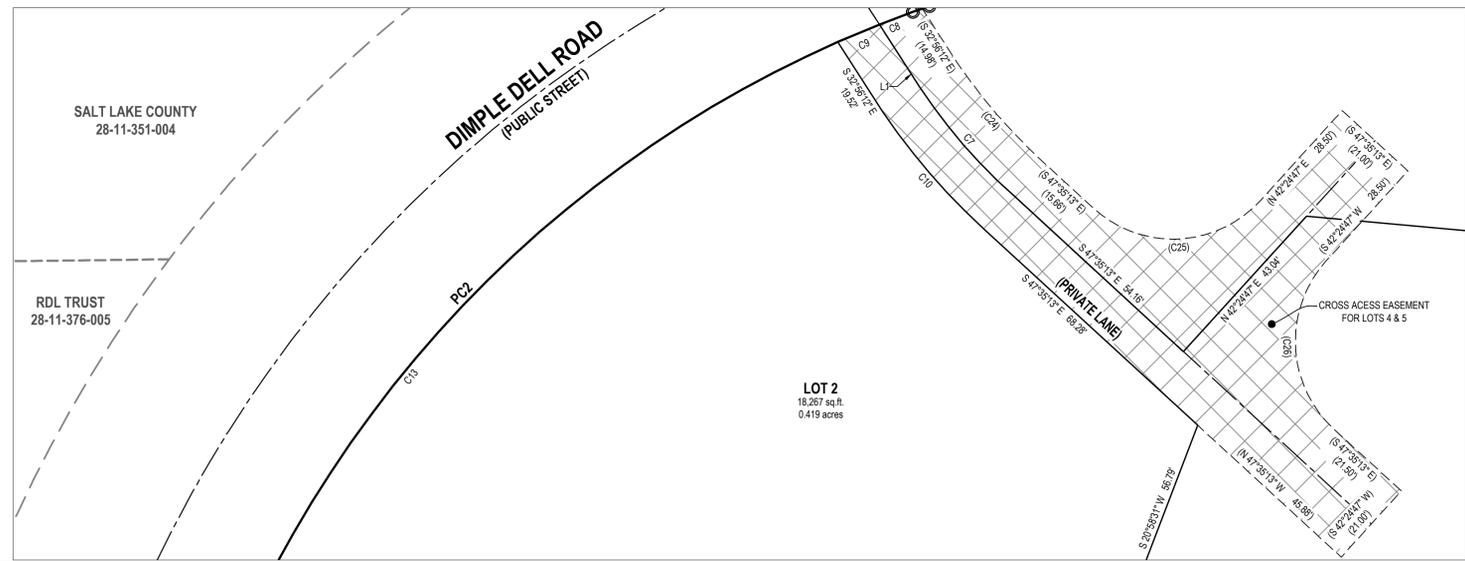
**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C14	275.94'	30.02'	6°14'02"	N17°17'32"E	30.01'
C15	275.94'	30.21'	6°16'23"	N23°32'44"E	30.20'
C16	275.94'	116.35'	24°09'31"	N38°45'41"E	115.49'
C17	275.94'	29.09'	6°02'22"	N53°51'37"E	29.07'
C18	275.94'	42.36'	8°47'43"	N61°16'39"E	42.32'
C19	275.94'	12.45'	2°35'03"	N66°58'02"E	12.44'
C20	272.94'	24.24'	5°05'21"	N23°44'47"E	24.23'
C21	272.94'	23.10'	4°50'58"	N53°52'59"E	23.09'
C22	1145.54'	49.38'	2°28'12"	S69°09'46"E	49.38'
C23	1165.54'	53.09'	2°36'35"	N69°27'09"W	53.08'
C24	137.50'	31.39'	13°04'46"	S41°02'50"E	31.32'
C25	28.00'	43.98'	90°00'00"	N87°24'47"E	39.60'
C26	28.00'	43.98'	90°00'00"	S2°35'13"E	39.60'

**LINE TABLE**

LINE	BEARING	LENGTH
(L2)	N9°53'42"W	5.99'
(L3)	N3°52'52"E	7.09'
(L4)	N11°28'29"E	10.55'
(L5)	S11°28'29"W	7.02'
(L6)	S3°52'52"W	9.64'
(L7)	S16°51'24"W	8.66'
(L8)	S9°53'42"E	8.22'
(L9)	S89°18'08"W	20.26'

EXHIBIT "B"



**SHEET 2 OF 3**

**SILVER SAGE ESTATES**

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 SANDY CITY, SALT LAKE COUNTY, UTAH

**DEVELOPER**  
 ALYSSA HOLBROOK  
 4595 S. HOLLADAY FARM LN  
 HOLLADAY, UT 84117  
 385-315-0289

PROJECT NUMBER : 13520  
 MANAGER : K. SIMMONS  
 DRAWN BY : A. SHELBY  
 CHECKED BY : T. WILLIAMS  
 DATE : 2026-01-16

**RECORDED #**  
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
 REQUEST OF : \_\_\_\_\_  
 DATE : \_\_\_\_\_ TIME : \_\_\_\_\_ BOOK : \_\_\_\_\_ PAGE : \_\_\_\_\_  
 FEES : \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER

**ENSIGN**  
 THE STANDARD IN ENGINEERING

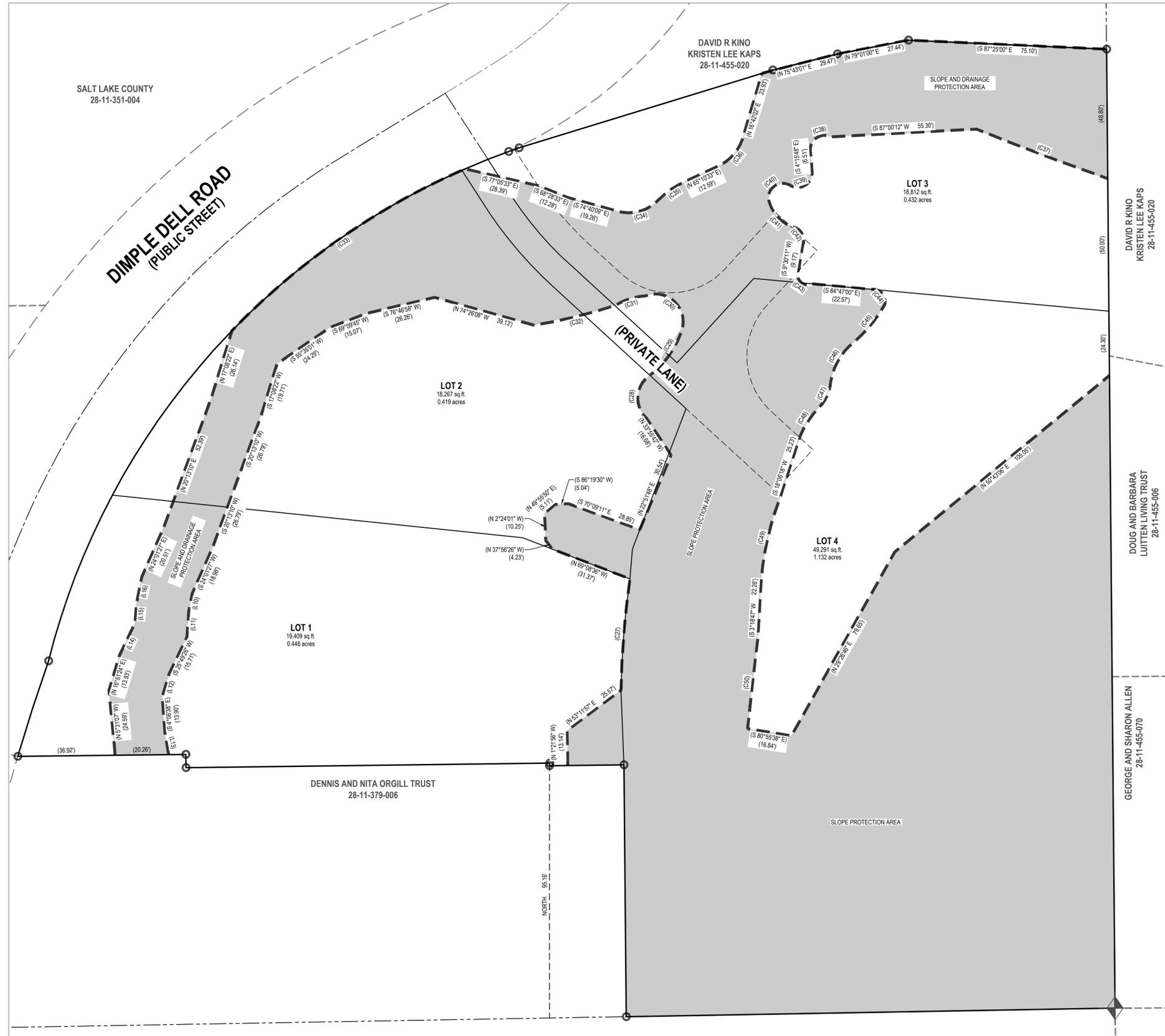
LAYTON  
 519 North 400 West  
 Layton, UT 84041  
 Phone: 801.547.1100  
 WWW.ENSGNENG.COM

SANDY  
 Phone: 801.255.0529  
 TOOELE  
 Phone: 435.843.3590  
 CEDAR CITY  
 Phone: 435.865.1453  
 RICHFIELD  
 Phone: 435.896.2963

# SILVER SAGE ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH  
JANUARY 2026

EXHIBIT "C"

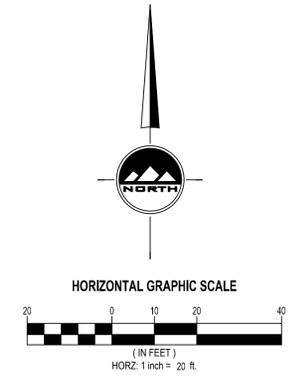


CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C27	340.07'	42.10'	7°05'33"	N4°36'32"E	42.07'
C28	10.32'	18.05'	100°10'26"	N2°39'46"E	15.84'
C29	34.54'	23.36'	38°45'15"	N34°37'19"E	22.92'
C30	10.50'	22.11'	120°42'04"	N50°56'02"W	18.24'
C31	24.11'	12.10'	28°45'46"	S72°30'39"W	11.98'
C32	204.50'	31.71'	8°53'05"	S76°22'44"W	31.68'
C33	276.17'	107.99'	22°24'12"	N55°21'16"E	107.30'
C34	15.50'	17.01'	62°51'59"	N74°54'20"E	16.17'
C35	34.95'	12.86'	21°05'05"	N55°54'02"E	12.79'
C36	17.57'	16.76'	54°40'38"	N39°54'16"E	16.14'
C37	1165.54'	53.09'	2°36'35"	N69°27'09"W	53.08'
C38	5.40'	12.26'	130°03'30"	S50°59'25"W	9.79'
C39	5.48'	12.27'	128°23'04"	S54°03'44"W	9.86'
C40	5.42'	13.69'	144°42'36"	S51°49'26"W	10.33'
C41	14.05'	14.50'	59°08'46"	S46°40'25"E	13.87'
C42	5.18'	7.77'	86°00'26"	S20°56'00"E	7.06'
C43	4.01'	10.02'	143°14'49"	S43°35'24"E	7.61'
C44	4.52'	8.98'	113°47'57"	S39°38'49"E	7.57'
C45	53.24'	18.20'	19°35'00"	S39°31'02"W	18.11'
C46	23.84'	17.66'	42°27'32"	S30°50'11"W	17.26'
C47	15.79'	11.52'	41°48'36"	S25°01'54"W	11.27'
C48	35.87'	12.63'	20°10'34"	S33°23'16"W	12.57'
C49	113.68'	30.72'	15°29'05"	S12°54'43"W	30.63'
C50	1940.93'	34.54'	1°01'11"	S6°28'24"W	34.54'

LINE TABLE		
LINE	BEARING	LENGTH
(L10)	S11°28'29"W	7.02'
(L11)	S3°52'52"W	9.64'
(L12)	S16°51'24"W	8.66'
(L13)	S9°53'42"E	8.22'
(L14)	N25°49'26"E	13.40'
(L15)	N3°52'52"E	7.09'
(L16)	N11°28'29"E	10.55'

**LEGEND**

- SECTION CORNER
- PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
- EXISTING STREET MONUMENT
- SET 5/8" X 24" REBAR WITH YELLOW PLASTIC CAP, OR NAIL STAMPED "ENSIGN ENG. & LAND SURV."
- SECTION LINE
- SECTION TIE LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- ADJACENT ROAD CENTERLINE
- RIGHT OF WAY
- ADJACENT RIGHT OF WAY
- LOT LINE
- ADJACENT LOT LINE
- EASEMENT
- 30% SLOPE PROTECTION LINE
- IRRIGATION LINE EASEMENT SEE EXHIBIT A SHEET 1
- 20' DRAINAGE EASEMENT SEE EXHIBIT A SHEET 2
- CROSS ACCESS EASEMENT SEE EXHIBIT B SHEET 2
- SLOPE PROTECTION AREA SEE EXHIBIT C SHEET 3
- SIDEWALK EASEMENT SEE EXHIBIT A SHEET 2



<p><b>DEVELOPER</b> ALYSSA HOLBROOK 4595 S. HOLLADAY FARM LN HOLLADAY, UT 84117 385-315-0289</p>	<p><b>SHEET 3 OF 3</b></p>	<p><b>SILVER SAGE ESTATES</b></p> <p>LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SANDY CITY, SALT LAKE COUNTY, UTAH</p>
	<p>PROJECT NUMBER : 13520 MANAGER : K.SIMMONS DRAWN BY : A.SHELBY CHECKED BY : T.WILLIAMS DATE : 2026-01-16</p>	
<p><b>ENSIGN</b> THE STANDARD IN ENGINEERING</p> <p>LAYTON 319 North 400 West Layton, UT 84041 Phone: 801.547.1100 WWW.ENSIGNENG.COM</p> <p>SANDY Phone: 351.255.0529 TOOELE Phone: 435.843.3390 CEAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2963</p>	<p>RECORDED # _____</p> <p>STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____</p> <p>FEES _____ DEPUTY SALT LAKE COUNTY RECORDER</p>	



NO. DATE REVISION FOR REVIEW

**GENERAL NOTES**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K.SIMMONS DESIGNED BY M.ELMER

**C-001**

**GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: THE DESIGN ENGINEER, LOCAL AGENCY JURISDICTION, APWA (CURRENT EDITION), AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. THE LATEST EDITION OF ALL STANDARDS AND SPECIFICATIONS MUST BE ADHERED TO. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW THE MOST CURRENT COPY OF THE SOILS REPORT FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH SOILS REPORT.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING, AND BRING UP ANY QUESTIONS BEFORE SUBMITTING BID.
- CONTRACTOR SHALL PROVIDE A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE CITY, STATE, OR COUNTY REGULATIONS FOR WORKING IN THE PUBLIC WAY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ACCORDING TO GOVERNING AGENCY STANDARDS. WET DOWN DRY MATERIALS AND RUBBISH TO PREVENT BLOWING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY SETTLEMENT OF OR DAMAGE TO EXISTING UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL MATERIALS TO COMPLETE THE PROJECT.
- ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED, OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN".
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL DIMENSIONS, GRADES, AND UTILITY DESIGN SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO THE DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- NO CHANGE IN DESIGN LOCATION OR GRADE WILL BE MADE BY THE CONTRACTOR WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- NATURAL VEGETATION AND SOIL COVER SHALL NOT BE DISTURBED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND MONUMENT REFERENCE MARKS WITHIN THE PROJECT SITE. CONTACT THE CITY OR COUNTY SURVEYOR FOR MONUMENT LOCATIONS AND CONSTRUCTION DETAILS.
- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND/OR UTILITY MAPPING PROVIDED TO THE ENGINEER, AND THEREFORE UTILITIES MAY NOT BE LOCATED CORRECTLY, EITHER HORIZONTALLY OR VERTICALLY, AND MAY NOT BE ALL INCLUSIVE. CONTRACTOR IS REQUIRED TO FOLLOW THE PROCEDURE OUTLINED BELOW.
  - CONTRACTOR IS REQUIRED TO LOCATE AND POT HOLE ALL EXISTING UTILITY LINES (BOTH HORIZONTALLY AND VERTICALLY) THAT AFFECT THE PROJECT CONSTRUCTION, EITHER ON-SITE OR OFF-SITE, AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE DESIGN OF THE SITE AS SHOWN ON THE APPROVED PLANS PRIOR TO ANY CONSTRUCTION. IF IT IS DETERMINED THAT CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) THE ENGINEER MUST BE NOTIFIED IMMEDIATELY TO CORRECT THE CONFLICTS BEFORE ANY WORK CAN BEGIN. IF THE CONTRACTOR FAILS TO FOLLOW THIS ABSOLUTE REQUIREMENT AND CONFLICTS ARISE DURING CONSTRUCTION THE CONTRACTOR WILL BEAR THE SOLE RESPONSIBILITY TO FIX THE CONFLICTS.
  - CONTRACTOR IS REQUIRED TO VERIFY THAT PROPER COVER AND PROTECTION OF EXISTING UTILITY LINES IS MAINTAINED OR ATTAINED WITHIN THE DESIGN ONCE VERIFICATION OF THE EXISTING UTILITIES IS COMPLETED AS OUTLINED IN 16.1 ABOVE.
  - IN ADDITION TO 16.1 AND 16.2 ABOVE THE CONTRACTOR WILL VERIFY DEPTHS OF UTILITIES IN THE FIELD BY "POT-HOLING" A MINIMUM OF 300 FEET AHEAD OF PROPOSED PIPELINE CONSTRUCTION TO AVOID POTENTIAL CONFLICTS WITH DESIGNED PIPELINE ALIGNMENT AND GRADE AND EXISTING UTILITIES.
  - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) AS DETERMINED UNDER 16.1, 16.2 OR 16.3 THE CONTRACTOR WILL NOTIFY THE ENGINEER IMMEDIATELY TO RESOLVE THE CONFLICT.
  - IF A CONFLICT ARISES BETWEEN EXISTING UTILITIES AND DESIGN UTILITIES (OR ANOTHER ASPECT OF PROPOSED CONSTRUCTION) RESULTING FROM THE CONTRACTOR'S NEGLIGENCE TO IDENTIFY AND/OR "POT-HOLE" EXISTING UTILITIES AS REQUIRED IN 16.1, 16.2 AND 16.3 ABOVE, THE CONTRACTOR WILL BE REQUIRED TO RESOLVE THE CONFLICT WITHOUT ADDITIONAL COST OR CLAIM TO THE OWNER OR ENGINEER.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT REQUIRED BY THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.
- ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL TREES FROM DAMAGE.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE GOVERNING AGENCY PRIOR TO THE PLACEMENT.
- CONTRACTORS ARE RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE AS WELL AS A STORM WATER POLLUTION PREVENTION PLAN.

**UTILITY NOTES**

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS, CITY AND STATE REQUIREMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE & INTERNET SERVICE, GAS SERVICE, CABLE, AND POWER.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS BASED ON ON-SITE SURVEY. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-862-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT CONTRACTOR'S EXPENSE.
- TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS (CURRENT EDITION), SECTION 215.05 (2) - BACKFILLING TRENCHES, OR AS REQUIRED BY THE GEOTECHNICAL REPORT IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED IN THE PIPE ZONE. THE MAXIMUM LIFT FOR BACKFILLING EXCAVATIONS IS DETERMINED BY THE GEOTECHNICAL RECOMMENDATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES AND FOR THE PROTECTION OF WORKERS.
- THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE, CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
- ALL WATER LINE AND SEWER LINE INSTALLATION AND TESTING TO BE IN ACCORDANCE WITH LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
- ALL MANHOLES, HYDRANTS, VALVES, CLEANOUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER APWA (CURRENT EDITION) STANDARDS AND INSPECTOR REQUIREMENT. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS, AND VALVES PER APWA STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED.
- CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION.
- SILT AND DEBRIS ARE TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, EDGE TO EDGE, FROM THE WATER LINES. IF A 10 FOOT SEPARATION CANNOT BE MAINTAINED, CONSTRUCT PER GOVERNING AGENCY'S MINIMUM SEPARATION STANDARDS.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.

**TRAFFIC CONTROL AND SAFETY NOTES**

- TRAFFIC CONTROL AND STRIPING TO CONFORM TO THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.).
- BARRICADING AND DETOURING SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CURRENT M.U.T.C.D.
- NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE APPROPRIATE AGENCY, EXCEPT WHEN DIRECTED BY LAW ENFORCEMENT OR FIRE OFFICIALS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PROVIDE FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PROPERTIES ADJACENT TO THE WORK.
- DETOURING OPERATIONS FOR A PERIOD OF SIX CONSECUTIVE CALENDAR DAYS, OR MORE, REQUIRE THE INSTALLATION OF TEMPORARY STREET STRIPING AND REMOVAL OF INTERFERING STRIPING BY SANDBLASTING. THE DETOURING STRIPING PLAN OR CONSTRUCTION TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE GOVERNING AGENCY FOR REVIEW AND APPROVAL.
- ALL TRAFFIC CONTROL DEVICES SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE GOVERNING AGENCY.
- TRAFFIC CONTROL DEVICES (TCDs) SHALL REMAIN VISIBLE AND OPERATIONAL AT ALL TIMES.
- ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAYING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.
- THE CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLASHERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UTAH TRANSIT AUTHORITY (UTA) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

**DEMOLITION NOTES**

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM ON-SITE SURVEY AND MAY NOT BE LOCATED CORRECTLY AND IS NOT ALL INCLUSIVE. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES WITHIN THE PROJECT LIMITS BEFORE BEGINNING DEMOLITION/CONSTRUCTION.
- THERE MAY BE BURIED UTILITIES WITHIN THE LIMITS OF DISTURBANCE THAT ARE NOT SHOWN ON THE PLANS DUE TO LACK OF MAPPING OR RECORD INFORMATION. CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN UNEXPECTED UTILITIES ARE DISCOVERED.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATING AND PROTECTING FROM DAMAGE ALL EXISTING UTILITIES AND IMPROVEMENTS WHETHER OR NOT SHOWN ON THESE PLANS. THE FACILITIES AND IMPROVEMENTS ARE BELIEVED TO BE CORRECTLY SHOWN BUT THE CONTRACTOR IS REQUIRED TO SATISFY HIMSELF AS TO THE COMPLETENESS AND ACCURACY OF THE LOCATIONS. ANY CONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY, OR INDIRECTLY, FROM HIS OPERATIONS, WHETHER OR NOT SAID FACILITIES ARE SHOWN ON THESE PLANS.

**GRADING AND DRAINAGE NOTES**

- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL RELATED ADDENDUMS.
- THE CONTRACTOR SHALL STRIP AND CLEAR THE TOPSOIL, MAJOR ROOTS AND ORGANIC MATERIAL FROM ALL PROPOSED BUILDING AND PAVEMENT AREAS PRIOR TO SITE GRADING. (THE TOPSOIL MAY BE STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.)
- THE CONTRACTOR SHALL REMOVE ALL ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIALS PRIOR TO PLACING GRADING FILL OR BASE COURSE. THE AREA SHOULD BE PROOF-ROLLED TO IDENTIFY ANY SOFT AREAS. WHERE SOFT AREAS ARE ENCOUNTERED, THE CONTRACTOR SHALL REMOVE THE SOIL AND REPLACE WITH COMPACTED FILL.
- ALL DEBRIS PILES AND BERMS SHOULD BE REMOVED AND HAULED AWAY FROM SITE OR USED AS GENERAL FILL IN LANDSCAPED AREAS.
- THE CONTRACTOR SHALL CONSTRUCT THE BUILDING PAD TO THESE DESIGN PLANS AS PART OF THE SITE GRADING CONTRACT, AND STRICTLY ADHERE TO THE SITE PREPARATION AND GRADING REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND DEBRIS ON ADJACENT STREETS WHEN EQUIPMENT IS TRAVELING THOSE STREETS.
- THE CONTRACTOR SHALL BE FAMILIAR WITH ALL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT AND TAKE ALL NECESSARY PRECAUTIONS AND RECOMMENDED PROCEDURES TO ASSURE SOUND GRADING PRACTICES.
- THE CONTRACTOR SHALL TAKE APPROPRIATE GRADING MEASURES TO DIRECT STORM SURFACE RUNOFF TOWARDS CATCH BASINS.
- THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON ON-SITE SURVEY. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR FACILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES, AND SLOPES SHOWN.
- THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
- THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT. ALL CONTRACTOR ACTIVITIES 1 ACRE OR MORE IN SIZE ARE REQUIRED TO PROVIDE A STORM WATER POLLUTION PREVENTION PLAN.
- ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.
- THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER FROM GOVERNING AGENCY.
- THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS, AND ALL OTHER PUBLIC RIGHT-OF-WAYS IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY-OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE, AND USABLE CONDITION.

**ABBREVIATIONS**

APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AR	ACCESSIBLE ROUTE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
BOS	BOTTOM OF STEP
BVC	BEGIN VERTICAL CURVE
C	CURVE
CB	CATCH BASIN
CF	CURB FACE OR CUBIC FEET
CL	CENTER LINE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END OF VERTICAL CURVE
EW	EACH WAY
EXIST	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE OR FLANGE
GB	GRADE BREAK
GF	GARAGE FLOOR
GV	GATE VALVE
HC	HANDICAP
HP	HIGH POINT
IRR	IRRIGATION
K	RATE OF VERTICAL CURVATURE
LD	LAND DRAIN
LF	LINEAR FEET
LP	LOW POINT
MEX	MATCH EXISTING
MH	MANHOLE
MJ	MECHANICAL JOINT
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO	NUMBER
OC	ON CENTER
OC/OW	ON CENTER EACH WAY
OHP	OVERHEAD POWER
P	POINT OF CURVATURE OR PRESSURE CLASS
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PVI	POST INDICATOR VALVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PRO	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RD	ROAD
ROW	RIGHT OF WAY
S	SLOPE
SAN SWR	SANITARY SEWER
SD	STORM DRAIN
SEC	SECONDARY
SS	SANITARY SEWER
STA	STATION
SW	SECONDARY WATER LINE
TBC	TOP BACK OF CURB
TOG	TOP OF GRATE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOP	TOP OF FOUNDATION
TOW	TOP OF WALL
TOS	TOP OF STEP
TRB	TOP OF ROAD BASE
TP	TYPICAL
VC	VERTICAL CURVE
WV	WALL INDICATOR VALVE
W	WATER LINE

NOTE: MAY CONTAIN ABBREVIATIONS THAT ARE NOT USED IN THIS PLAN SET.

**LEGEND**

	SECTION CORNER		EXISTING EDGE OF ASPHALT
	EXISTING MONUMENT		PROPOSED EDGE OF ASPHALT
	PROPOSED MONUMENT		EXISTING STRIPING
	EXISTING REBAR AND CAP		PROPOSED STRIPING
	SET ENSIGN REBAR AND CAP		EXISTING FENCE
	EXISTING WATER METER		PROPOSED FENCE
	PROPOSED WATER METER		EXISTING FLOW LINE
	EXISTING WATER MANHOLE		PROPOSED FLOW LINE
	PROPOSED WATER MANHOLE		GRADE BREAK
	EXISTING WATER BOX		EXISTING STORM DRAIN LINE
	EXISTING WATER VALVE		PROPOSED STORM DRAIN LINE
	PROPOSED WATER VALVE		ROOF DRAIN LINE
	EXISTING FIRE HYDRANT		CATCHMENTS
	PROPOSED FIRE HYDRANT		HIGHWATER LINE
	PROPOSED FIRE DEPARTMENT CONNECTION		EXISTING SANITARY SEWER
	EXISTING SECONDARY WATER VALVE		PROPOSED SANITARY SEWER LINE
	PROPOSED SECONDARY WATER VALVE		PROPOSED SAN. SWR. SERVICE LINE
	EXISTING IRRIGATION BOX		EXISTING LAND DRAIN LINE
	EXISTING IRRIGATION VALVE		PROPOSED LAND DRAIN LINE
	PROPOSED IRRIGATION VALVE		PROPOSED LAND DRAIN SERVICE LINE
	EXISTING SANITARY SEWER MANHOLE		EXISTING CULINARY WATER LINE
	PROPOSED SANITARY SEWER MANHOLE		PROPOSED CULINARY WATER LINE
	EXISTING SANITARY CLEAN OUT		PROPOSED CULINARY WATER SERVICE LINE
	EXISTING STORM DRAIN CLEAN OUT BOX		EXISTING STORM DRAIN WATER LINE
	PROPOSED STORM DRAIN CLEAN OUT BOX		PROPOSED SECONDARY WATER LINE
	EXISTING STORM DRAIN INLET BOX		PROPOSED SEC. WATER SERVICE LINE
	EXISTING STORM DRAIN CATCH BASIN		EXISTING IRRIGATION LINE
	PROPOSED STORM DRAIN CATCH BASIN		PROPOSED IRRIGATION LINE
	EXISTING STORM DRAIN COMBO BOX		EXISTING OVERHEAD POWER LINE
	PROPOSED STORM DRAIN COMBO BOX		EXISTING ELECTRICAL LINE
	EXISTING STORM DRAIN CLEAN OUT		EXISTING GAS LINE
	PROPOSED STORM DRAIN CLEAN OUT		EXISTING TELEPHONE LINE
	EXISTING STORM DRAIN CULVERT		PROPOSED STORM DRAIN CULVERT
	PROPOSED STORM DRAIN CULVERT		ACCESSIBLE ROUTE
	TEMPORARY SAG INLET PROTECTION		SAW CUT LINE
	TEMPORARY IN-LINE INLET PROTECTION		STRAW WATTLE
	ROOF DRAIN		TEMPORARY BERM
	EXISTING ELECTRICAL MANHOLE		TEMPORARY SILT FENCE
	EXISTING ELECTRICAL BOX		LIMITS OF DISTURBANCE
	EXISTING TRANSFORMER		EXISTING WALL
	EXISTING UTILITY POLE		PROPOSED WALL
	EXISTING LIGHT		EXISTING CONTOURS
	PROPOSED LIGHT		PROPOSED CONTOURS
	EXISTING GAS METER		BUILDABLE AREA WITHIN SETBACKS
	EXISTING GAS MANHOLE		PUBLIC DRAINAGE EASEMENT
	EXISTING GAS VALVE		EXISTING ASPHALT TO BE REMOVED
	EXISTING TELEPHONE MANHOLE		PROPOSED ASPHALT
	EXISTING TELEPHONE BOX		EXISTING CURB AND GUTTER
	EXISTING TRAFFIC SIGNAL BOX		PROPOSED CURB AND GUTTER
	EXISTING CABLE BOX		PROPOSED REVERSE PAN CURB AND GUTTER
	EXISTING BOLLARD		TRANSITION TO REVERSE PAN CURB
	PROPOSED BOLLARD		CONCRETE TO BE REMOVED
	EXISTING SIGN		EXISTING CONCRETE
	PROPOSED SIGN		PROPOSED CONCRETE
	EXISTING SPOT ELEVATION		BUILDING TO BE REMOVED
	PROPOSED SPOT ELEVATION		EXISTING BUILDING
	EXISTING FLOW DIRECTION		PROPOSED BUILDING
	EXISTING TREE		
	DENSE VEGETATION		

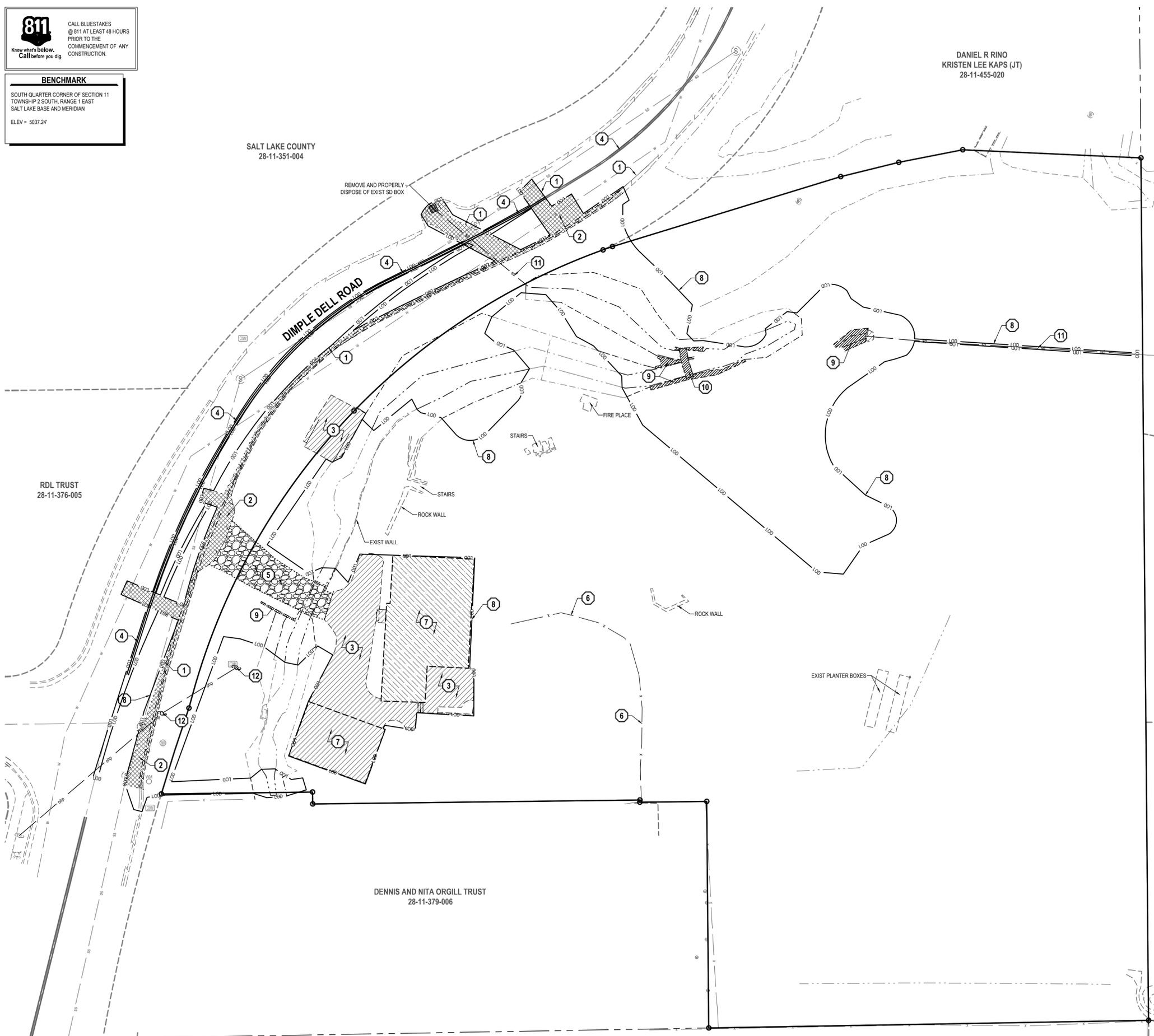
NOTE: MAY CONTAIN SYMBOLS THAT ARE NOT USED IN THIS PLAN SET.

**811**  
CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
SOUTH QUARTER CORNER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'

SALT LAKE COUNTY  
28-11-351-004

DANIEL R RINO  
KRISTEN LEE KAPS (JT)  
28-11-455-020



**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
4. ALL CONSTRUCTION SIGNAGE, BARRICADES, TRAFFIC CONTROL DEVICES, ETC. SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. THE CONTRACTOR WILL MAINTAIN SUCH SO THAT THEY ARE PROPERLY PLACED AND VISIBLE AT ALL TIMES.
5. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT.
- 2 REMOVE AND PROPERLY DISPOSE OF EXISTING ASPHALT PAVEMENT.
- 3 REMOVE AND PROPERLY DISPOSE OF EXISTING CONCRETE
- 4 REMOVE EXISTING PAVEMENT MARKINGS FROM EXISTING ASPHALT PAVEMENT BY GRINDING OR WATER BLASTING, OR APPROVED EQUAL, TO MINIMIZE SURFACE SCARRING.
- 5 REMOVE AND PROPERLY DISPOSE OF EXISTING GRAVEL DRIVE.
- 6 REMOVE AND PROPERLY DISPOSE OF EXISTING FENCE.
- 7 REMOVE AND PROPERLY DISPOSE OF EXISTING STRUCTURES, CONCRETE SLABS, STAIRS, ETC., INCLUDING ALL ELECTRICAL APPURTENANCES, IN THIS AREA WHETHER OR NOT IDENTIFIED ON PLANS. CONTRACTOR TO FILL IN ALL HOLES CREATED DURING DEMOLITION WITH STRUCTURAL FILL TO PROPER SUBGRADE ELEVATION.
- 8 LIMIT OF DISTURBANCE.
- 9 REMOVE AND PROPERLY DISPOSE OF EXISTING WALL
- 10 REMOVE AND PROPERLY DISPOSE OF EXISTING DIVERSION STRUCTURE
- 11 REMOVE AND PROPERLY DISPOSE OF EXIST SD PIPE
- 12 OVERHEAD POWER POLE TO BE RELOCATED

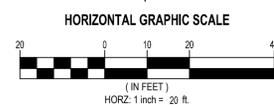
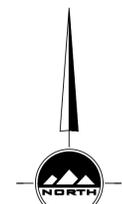
DOUG AND BARBARA  
LUITTEN LIVING TRUST  
28-11-455-006

GEORGE AND SHARON ALLEN  
28-11-455-070

DENNIS AND NITA ORGILL TRUST  
28-11-379-006

TP REAL ESTATE LLC  
28-14-127-001

THE BOULDERS RIDGE  
HOMEOWNERS ASSOCIATION  
28-14-201-020



LAYTON  
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RICHFIELD  
Phone: 435.896.2983

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FOR:  
ALYSSA HOLBROOK  
4555 S. HOLLADAY FARM LN  
HOLLADAY UT

CONTACT:  
ALYSSA HOLBROOK  
PHONE: 385-315-0289

SILVER SAGE ESTATES  
PRELIMINARY PLAT  
10143 DIMPLE DELL ROAD  
SANDY, UTAH



NO. DATE REVISION FOR REVIEW

PRELIMINARY  
DEMOLITION PLAN

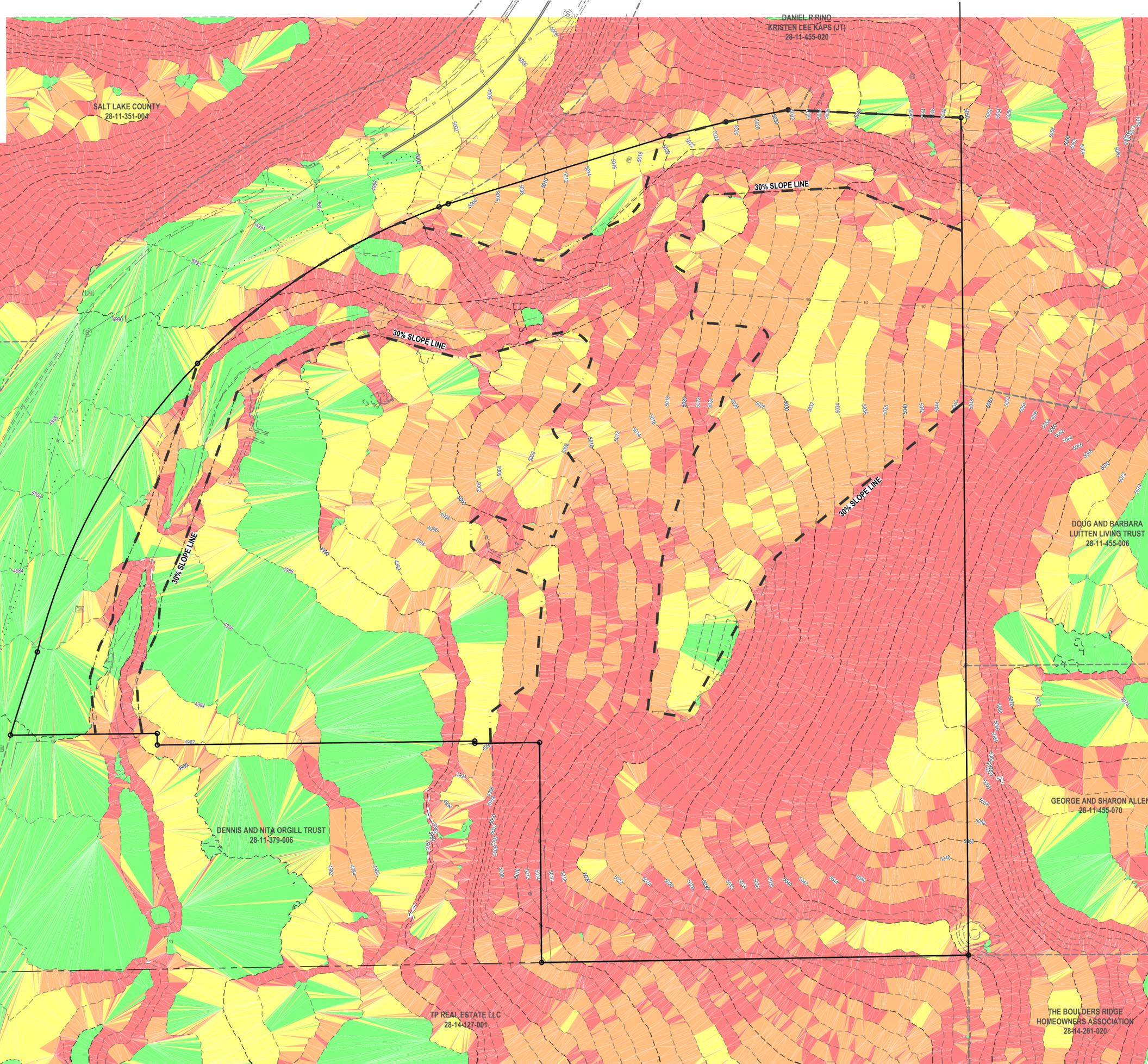
PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K.SIMMONS DESIGNED BY M.ELMER

C-002

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**BENCHMARK**  
SOUTH QUARTER CORNER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'



**SLOPES TABLE**

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
1	0.00%	10.00%	Green
2	10.00%	20.00%	Yellow
3	20.00%	30.00%	Orange
4	30.00%	200.00%	Red

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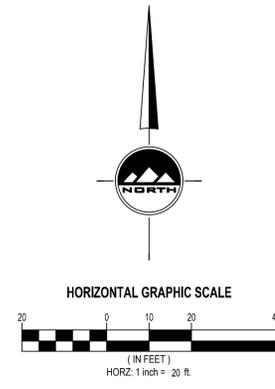
**SILVER SAGE ESTATES  
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10143 DIMPLE DELL ROAD  
SANDY, UTAH



NO.	DATE	REASON FOR REVIEW

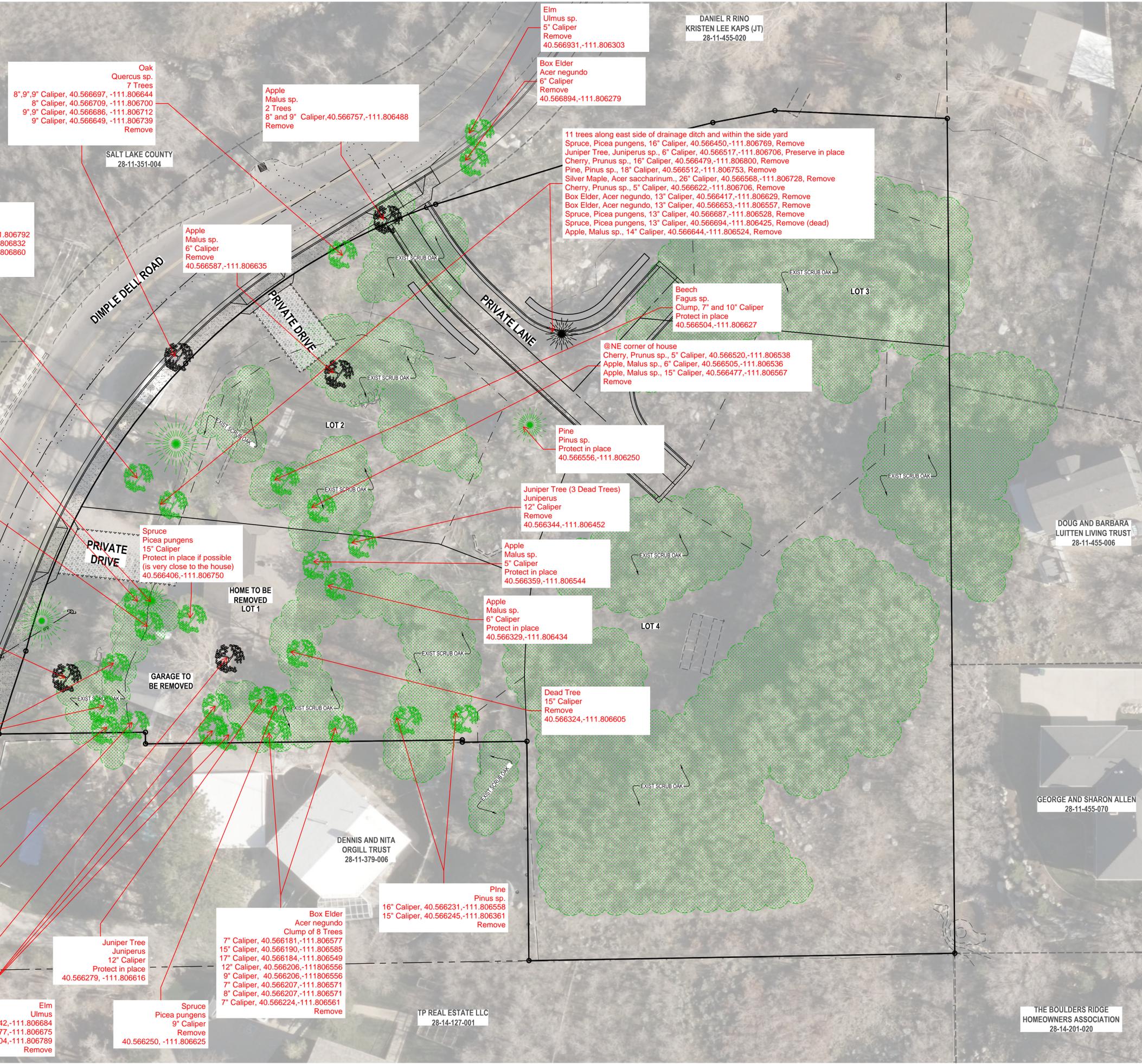
**SLOPE ANALYSIS  
PER SANDY CITY TOPO**

PROJECT NUMBER: 13520  
PRINT DATE: 2026-01-19  
PROJECT MANAGER: K. SIMMONS  
DESIGNED BY: M. ELMER



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- NOTES**
- VEGETATION SHALL BE REMOVED ONLY WHEN ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF BUILDINGS, ROADS AND FILLED AREAS.
  - ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE IMPROVEMENTS SHALL BE REPLANTED WITH VEGETATION WITH GOOD EROSION CONTROL CHARACTERISTICS.
  - NEW PLANTINGS SHALL BE PROTECTED WITH A MULCH MATERIAL AND FERTILIZED IN CONJUNCTION WITH THE PLANTING AND WATERING SCHEDULE.
  - THE USE OF PERSONS OR FIRMS HAVING EXPERIENCE IN THE PRACTICE OF REVEGETATION SHALL SUPERVISE THE PLANTING AND INSTALLATION OF REVEGETATION COVER.
  - AFTER COMPLETION OF OFF-SITE IMPROVEMENTS, VEGETATION SHOULD BE PLANTED IN ALL DISTURBED AREAS DURING THE FOLLOWING TIME PERIODS ONLY: MARCH 15 THROUGH MAY 15 AND SEPTEMBER 15 THROUGH OCTOBER 31. IF IRRIGATED, PLANTING MAY BE DONE DURING SUMMER MONTHS.
  - GENERALLY, NO VEGETATION SHALL BE REMOVED ON A CONTINUOUS HILLSIDE, CREST (UPSLOPE OR DOWNSLOPE), WITH A SLOPE 30 PERCENT OR GREATER.
  - TOPSOIL REMOVED DURING SITE CONSTRUCTION SHALL BE RESERVED FOR LATER USE ON AREAS REQUIRING VEGETATION OR LANDSCAPING SUCH AS CUT AND FILL SLOPES.
  - ALL DISTURBED SOIL SURFACES SHALL BE STABILIZED OR COVERED PRIOR TO NOVEMBER 1. IF THE PLANNED IMPERVIOUS SURFACES CANNOT BE ESTABLISHED PRIOR TO NOVEMBER 1, A TEMPORARY TREATMENT ADEQUATE TO PREVENT EROSION SHALL BE INSTALLED ON THOSE SURFACES.
  - THE PROPERTY OWNER AND/OR DEVELOPER SHALL BE FULLY RESPONSIBLE FOR ANY DESTRUCTION OR DAMAGE OF NATIVE OR APPLIED VEGETATION IDENTIFIED AS NECESSARY FOR SOIL RETENTION AND SHALL BE RESPONSIBLE TO REPLACE SUCH DESTROYED VEGETATION. THEY SHALL CARRY THE RESPONSIBILITY BOTH FOR EMPLOYEES AND SUBCONTRACTORS FROM THE FIRST DAY OF CONSTRUCTION UNTIL THE FINAL ACCEPTANCE OF IMPROVEMENTS. THE PROPERTY OWNER AND/OR DEVELOPER SHALL REPLACE ALL DESTROYED VEGETATION WITH VARIETIES OF VEGETATION APPROVED BY THE DIRECTOR.

**LEGEND**

EXISTING VEGETATION - SCRUB OAK-UNPROTECTED

- SANDY CITY NOTES**
- VEGETATION AND REVEGETATION NOTES**
- VEGETATION SHALL BE REMOVED ONLY WHEN ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF BUILDINGS, ROADS, AND FILLED AREAS.
  - ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE IMPROVEMENTS SHALL BE REPLANTED WITH VEGETATION WHICH HAS GOOD EROSION CONTROL CHARACTERISTICS.
  - NEW PLANTINGS SHALL BE PROTECTED WITH A MULCH MATERIAL AND FERTILIZED IN CONJUNCTION WITH THE PLANTING AND WATERING SCHEDULE DESCRIBED IN SUBSECTION (b)(3)(E) OF THIS SECTION.
  - THE USE OF PERSONS OR FIRMS HAVING EXPERTISE IN THE PRACTICE OF REVEGETATION (E.G., LICENSED LANDSCAPE ARCHITECTS OR CERTIFIED NURSERYMEN) SHALL SUPERVISE THE PLANTING AND INSTALLATION OF REVEGETATION COVER.
  - AFTER THE COMPLETION OF OFF-SITE IMPROVEMENTS, VEGETATION SHOULD BE PLANTED IN ALL DISTURBED AREAS DURING THE FOLLOWING TIME PERIODS ONLY:  
1. MARCH 15 THROUGH MAY 15 AND SEPTEMBER 15 THROUGH OCTOBER 31
  - IF IRRIGATED, PLANTING MAY BE DONE DURING SUMMER MONTHS
  - GENERALLY, NO VEGETATION SHALL BE REMOVED ON A CONTINUOUS HILLSIDE, CREST (UPSLOPE OR DOWNSLOPE), WITH A SLOPE 30 PERCENT OR GREATER. HOWEVER, FOR USES SUCH AS TRAILS AND OPEN SPACE IMPROVEMENTS, THE CITY ENGINEER MAY APPROVE DESIGNATED AREAS OF VEGETATION THAT CAN BE REMOVED OR DISTURBED IN CONJUNCTION WITH A REVEGETATION OR SLOPE STABILIZATION PLAN.
  - TOPSOIL REMOVED DURING SITE CONSTRUCTION SHALL BE RESERVED FOR LATER USE ON AREAS REQUIRING VEGETATION OR LANDSCAPING SUCH AS CUT AND FILL SLOPES.
  - ALL DISTURBED SOIL SURFACES SHALL BE STABILIZED OR COVERED PRIOR TO NOVEMBER 1. IF THE PLANNED IMPERVIOUS SURFACES (E.G., ROADS, DRIVEWAYS, ETC.) CANNOT BE ESTABLISHED PRIOR TO NOVEMBER 1, A TEMPORARY TREATMENT ADEQUATE TO PREVENT EROSION SHALL BE INSTALLED ON THOSE SURFACES.
  - THE PROPERTY OWNER AND/OR DEVELOPER SHALL BE FULLY RESPONSIBLE FOR ANY DESTRUCTION OR DAMAGE OF NATIVE OR APPLIED VEGETATION IDENTIFIED AS NECESSARY FOR SOIL RETENTION AND SHALL BE RESPONSIBLE TO REPLACE SUCH DESTROYED VEGETATION. THEY SHALL CARRY THE RESPONSIBILITY BOTH FOR EMPLOYEES AND SUBCONTRACTORS FROM THE FIRST DAY OF CONSTRUCTION UNTIL THE FINAL ACCEPTANCE OF IMPROVEMENTS. THE PROPERTY OWNER AND DEVELOPER SHALL REPLACE ALL DESTROYED VEGETATION WITH VARIETIES OF VEGETATION APPROVED BY THE DIRECTOR.

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**SILVER SAGE ESTATES  
PRELIMINARY PLAT**

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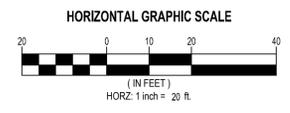
NO.	DATE	REVISION
		FOR REVIEW

**TREE SURVEY**

PROJECT NUMBER: 13520  
PRINT DATE: 2026-01-19

PROJECT MANAGER: K. SIMMONS  
DESIGNED BY: M. ELMER

**1 OF 1**



TP REAL ESTATE LLC  
28-14-127-001

THE BOULDERS RIDGE  
HOMEOWNERS ASSOCIATION  
28-14-201-020

DENNIS AND NITA  
ORGILL TRUST  
28-11-379-006

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28-11-455-070

DOUG AND BARBARA  
LUITTEN LIVING TRUST  
28-11-455-006

DANIEL R RINO  
KRISTEN LEE KAPS (JT)  
28-11-455-020

Elm  
Ulmus sp.  
5" Caliper  
Remove  
40.566931,-111.806303

Box Elder  
Acer negundo  
6" Caliper  
Remove  
40.566894,-111.806279

Apple  
Malus sp.  
2 Trees  
8" and 9" Caliper, 40.566757,-111.806488  
Remove

11 trees along east side of drainage ditch and within the side yard  
Spruce, Picea pungens, 16" Caliper, 40.566450,-111.806769, Remove  
Juniper Tree, Juniperus sp., 6" Caliper, 40.566517,-111.806706, Preserve in place  
Cherry, Prunus sp., 16" Caliper, 40.566479,-111.806800, Remove  
Pine, Pinus sp., 18" Caliper, 40.566512,-111.806753, Remove  
Silver Maple, Acer saccharinum., 26" Caliper, 40.566568,-111.806728, Remove  
Cherry, Prunus sp., 5" Caliper, 40.566622,-111.806706, Remove  
Box Elder, Acer negundo, 13" Caliper, 40.566417,-111.806629, Remove  
Box Elder, Acer negundo, 13" Caliper, 40.566653,-111.806557, Remove  
Spruce, Picea pungens, 13" Caliper, 40.566687,-111.806528, Remove  
Spruce, Picea pungens, 13" Caliper, 40.566694,-111.806425, Remove (dead)  
Apple, Malus sp., 14" Caliper, 40.566644,-111.806524, Remove

Beech  
Fagus sp.  
Clump, 7" and 10" Caliper  
Protect in place  
40.566504,-111.806627

@NE corner of house  
Cherry, Prunus sp., 5" Caliper, 40.566520,-111.806538  
Apple, Malus sp., 6" Caliper, 40.566505,-111.806536  
Apple, Malus sp., 15" Caliper, 40.566477,-111.806567  
Remove

Pine  
Pinus sp.  
Protect in place  
40.566556,-111.806250

Juniper Tree (3 Dead Trees)  
Juniperus  
12" Caliper  
Remove  
40.566344,-111.806452

Apple  
Malus sp.  
5" Caliper  
Protect in place  
40.566359,-111.806544

Apple  
Malus sp.  
6" Caliper  
Protect in place  
40.566329,-111.806434

Dead Tree  
15" Caliper  
Remove  
40.566324,-111.806605

Pine  
Pinus sp.  
16" Caliper, 40.566231,-111.806558  
15" Caliper, 40.566245,-111.806361  
Remove

Box Elder  
Acer negundo  
Clump of 8 Trees  
7" Caliper, 40.566181,-111.806577  
15" Caliper, 40.566190,-111.806585  
17" Caliper, 40.566184,-111.806549  
12" Caliper, 40.566206,-111.806556  
9" Caliper, 40.566206,-111.806556  
7" Caliper, 40.566207,-111.806571  
8" Caliper, 40.566207,-111.806571  
7" Caliper, 40.566224,-111.806561  
Remove

Spruce  
Picea pungens  
9" Caliper  
Remove  
40.566250,-111.806625

Oak  
Quercus sp.  
7 Trees  
8", 9", 9" Caliper, 40.566697,-111.806644  
8" Caliper, 40.566709,-111.806700  
9", 9" Caliper, 40.566686,-111.806712  
9" Caliper, 40.566649,-111.806739  
Remove

Box Elder  
Acer negundo  
Clump of 3 trees  
10" Caliper, 40.566518,-111.806792  
6" Caliper, 40.566494,-111.806832  
7" Caliper, 40.566475,-111.806860  
Remove

Spruce  
Picea pungens  
12" Caliper  
Could keep but recommend removal  
40.566310,-111.806810

Oak  
Quercus  
5" Caliper  
Remove  
40.566331,-111.806825

Elm  
Ulmus  
15" Caliper  
Remove  
40.566313,-111.806817

Spruce  
Picea pungens  
15" Caliper  
Protect in place if possible  
(is very close to the house)  
40.566406,-111.806750

Cherry  
Prunus  
16" Caliper  
Remove  
40.566273,-111.806923

Box Elder  
Acer negundo  
Clump of 8 Trees  
9", 9", 6", 11", 15", 11", 5" Caliper  
Could keep but recommend removal  
40.566230,-111.806910

Elm  
Ulmus  
9" Caliper  
Could keep but recommend removal  
40.566195,-111.806868

Elm  
Ulmus  
Clump of 3 Trees  
6", 4", 5" Caliper  
Remove  
40.566216,-111.806853

London Planetree  
Acer platanoides  
28" Caliper  
Remove  
40.566300,-111.806633

Juniper Tree  
Juniperus  
12" Caliper  
Protect in place  
40.566279,-111.806616

Elm  
Ulmus  
2" Caliper, 40.566242,-111.806684  
2" Caliper, 40.566177,-111.806675  
3" Caliper, 40.566204,-111.806789  
Remove

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ELEV = 5037.24'

DANIEL R RINO  
KRISTEN LEE KAPS (JT)  
28-11-455-020

SALT LAKE COUNTY  
28-11-351-004

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
4. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
5. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
6. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 MATCH EXISTING IMPROVEMENTS
- 2 INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 11C-400
- 3 INSTALL 30" STANDARD HIGH BACK CURB AND GUTTER PER SANDY CITY STANDARD DETAIL CG-01 AND SPECIFICATIONS
- 4 INSTALL 4" THICK CONCRETE SIDEWALK PER SANDY CITY STANDARD DETAIL SW-03 AND SPECIFICATIONS
- 5 EXIST FIRE HYDRANT
- 6 NOT USED
- 7 SAWCUT EXISTING ASPHALT PAVEMENT TO PROVIDE A CLEAN EDGE FOR THE TRANSITION BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENT
- 8 INSTALL FIRE HYDRANT WITH GATE VALVE PER SANDY CITY STANDARD DETAIL WTR-01
- 9 INSTALL 24" STANDARD HIGH BACK CURB AND GUTTER PER DETAIL 10C-500
- 10 NOT USED
- 11 INSTALL 2" RIBBON CURB
- 12 INSTALL 24" REVERSE PAN CURB AND GUTTER PER DETAIL 11C-500
- 13 TRANSITION FROM 24" STANDARD HIGH BACK CURB AND GUTTER TO 24" REVERSE PAN CURB AND GUTTER
- 14 INSTALL DRIVE APPROACH PER SANDY CITY DETAIL DA-04
- 15 RELOCATE EXIST UTILITY POLE. COORDINATE WORK WITH ROCKY MOUNTAIN POWER
- 16 INSTALL MODULAR BLOCK RETAINING WALL - DESIGN BY OTHERS

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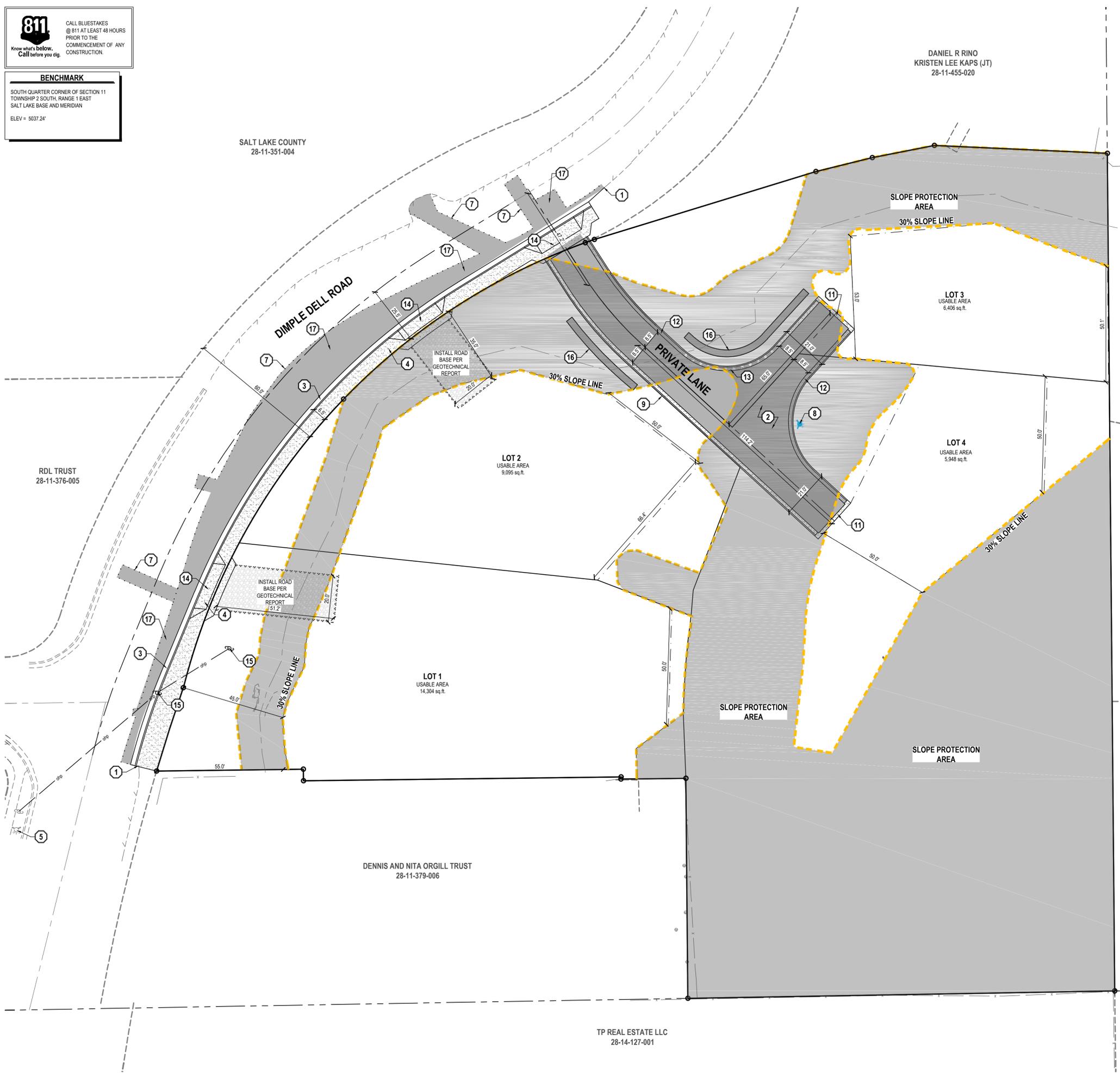
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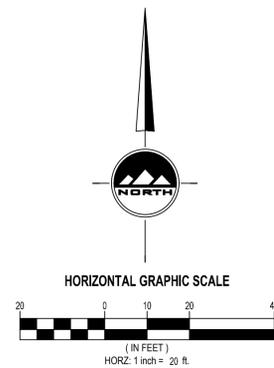


NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
SITE PLAN**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K. SIMMONS DESIGNED BY M. ELMER

**C-100**





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TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'

**Study Summary Statistics**  
North Catchment Area

Building Area	Area	C Value
5,000	5,000	0.9
2,402	4,804	0.15
26,835	26,835	0.15
31,489	31,489	0.409
<b>Total Area</b>	<b>31,489 SF</b>	
<b>Total Area</b>	<b>0.72 Acres</b>	
<b>Composite C</b>	<b>0.429</b>	

**South Catchment Area Retention Calculations (100-year storm)**

Basin Tributary Area	Runoff coefficient C	dfactor
74,366 SF	0.235	

**Catchment Calculations (10-year storm)**

Time of Concentration	15 min			
Rainfall Intensity I	2.28 in/hr			
Manning's N	0.013			
Area (SF)	C	Flow (CFS)	Destination	
North Catchment Area	31,414	0.409	0.677	SD-201

**Runoff Calculations (100-year storm)**

Time of Concentration	15 min		
Rainfall Intensity I	4.46 in/hr		
Manning's N	0.013		
Area (SF)	C	Flow (CFS)	
North Catchment Area	31,489	0.409	0.879
South Catchment Area	74,366	0.235	0.921

**80th Percentile Retention Volume**

Volume	14
d =	0.90 in
d =	0.04 ft
R =	0.15
A =	105,865 sq ft
V <sub>80</sub> =	964 cf

**Pipe Details (10-year storm)**

Manning's N (RCP)	0.011		
Manning's N (CFS)	0.013		
Surface	Upstream	Downstream	Total
Flow (CFS)	Flow (CFS)	Flow (CFS)	Flow (CFS)
Pipe Slope (ft)	Pipe Slope (ft)	Pipe Slope (ft)	Pipe Slope (ft)
Diameter (in)	Pipe Type	Full Flow Capacity (CFS)	% of Full Capacity
24 RCP		43,987	1.5%

**Study Summary Statistics**  
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5,000	5,000	0.9
2,402	4,804	0.15
26,835	26,835	0.15
31,489	31,489	0.409
<b>Total Area</b>	<b>74,366 SF</b>	
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CONSTRUCTION.  
Know what's below.  
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SOUTH QUARTER CORNER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'

SALT LAKE COUNTY  
28-11-351-004

DANIEL R RINO  
KRISTEN LEE KAPS (JT)  
28-11-455-020

RDL TRUST  
28-11-376-005

DENNIS AND NITA ORGILL TRUST  
28-11-379-006

TP REAL ESTATE LLC  
28-14-127-001

**GENERAL NOTES**

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL SANITARY SEWER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY STANDARD PLANS AND SPECIFICATIONS.
4. ALL WATER INFRASTRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARD PLANS AND SPECIFICATIONS.
5. DEFLECT OR LOOP ALL WATERLINES TO AVOID CONFLICTS WITH OTHER UTILITIES PER GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
6. PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION.
7. THE CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL/PLUMBING PLANS.
8. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING UTILITY STRUCTURES OR PIPES.
9. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
10. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

**SANDY CITY NOTES**

**WATER NOTES**

1. NOTIFY SANDY CITY PUBLIC UTILITIES INSPECTOR ROY THACKER OR WILLIS BILBREY, 801-568-7280, AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING ANY 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 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. 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 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.
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).

**SANDY SUBURBAN IMPROVEMENT DISTRICT NOTES:**

1. ALL SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH SANDY SUBURBAN IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

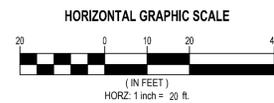
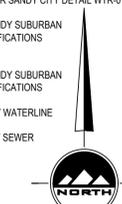
**SEWER CONSTRUCTION NOTES**

1. SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SANDY SUBURBAN IMPROVEMENT DISTRICT (SSID) DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS. COPIES OF THE DISTRICT STANDARDS ARE AVAILABLE AT THE DISTRICT OFFICE, 8655 SOUTH 700 WEST, SANDY, UTAH 84070. VIDEO INSPECTION, AIR TESTS, VACUUM TESTS OF MANHOLES AND DEFLECTION TESTS SHALL BE PERFORMED ON ALL INSTALLED SEWER IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE. ADDITIONAL TESTS MAY BE REQUIRED BY THE DISTRICT ENGINEER OR INSPECTOR. DEFECTS DESIGNATED BY THE DISTRICT ENGINEER OR INSPECTOR SHALL BE REPAIRED AT NO COST TO THE DISTRICT PRIOR TO ACCEPTANCE OF THE SEWER IMPROVEMENTS.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

- 1 RELOCATE EXIST UTILITY POLE, COORDINATE WORK WITH ROCKY MOUNTAIN POWER
- 2 EXIST FIRE HYDRANT
- 3 EXIST UTILITY POLE
- 4 EXIST WATER METER TO BE REMOVED. DISCONNECT AT MAIN PER SANDY CITY STANDARDS AND SPECIFICATIONS.
- 5 EXIST WATER MH TO BE REMOVED. DISCONNECT AT MAIN PER SANDY CITY STANDARDS AND SPECIFICATIONS.
- 6 EXIST COMMS BOX
- 7 EXIST SSMH - PROTECT IN PLACE
- 8 EXIST IRR MH
- 9 INSTALL 6" POLYWRAPPED DUCTILE IRON (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS
- 10 INSTALL 1" METER WITH 1" TYPE K RIGID COPPER PIPE FROM MAIN TO METER PER SANDY CITY DETAIL WTR-09, CONTINUE 1" TYPE K RIGID COPPER PIPE FOR 12' PAST METER.
- 11 INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS @ 2.0% MIN SLOPE
- 12 INSTALL FIRE HYDRANT ASSEMBLY COMPLETE PER SANDY CITY DETAIL WTR-01
- 13 INSTALL 4" SANITARY SEWER CLEANOUT PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS WITH TRAFFIC RATED COVER
- 14 INSTALL 4" SANITARY SEWER CLEANOUT PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS
- 15 FIELD LOCATE AND CONNECT TO EXIST CULINARY WATERLINE
- 16 FIELD LOCATE AND CONNECT TO EXIST SANITARY SEWER



THE BOULDERS RIDGE  
HOMEOWNERS ASSOCIATION  
28-14-201-020

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
ALYSSA HOLBROOK  
4595 S. HOLLADAY FARM LN  
HOLLADAY UT

CONTACT:  
ALYSSA HOLBROOK  
PHONE: 385-315-0289

**SILVER SAGE ESTATES  
PRELIMINARY PLAT**

10143 DIMPLE DELL ROAD  
SANDY, UTAH



NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
UTILITY PLAN**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K. SIMMONS DESIGNED BY M. ELMER

**C-300**

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28-11-379-006

TP REAL ESTATE LLC  
28-14-127-001

THE BOULDERS RIDGE  
HOMEOWNERS ASSOCIATION  
28-14-201-020

DANIEL R RINO  
KRISTEN LEE KAPS (JT)  
28-11-455-020

**GENERAL NOTES**

- THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMP'S) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ON SITE.
- DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
- RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
- DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
- VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMP'S TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
- NOT ALL POSSIBLE BMP'S HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
- A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.
- CONTRACTOR TO REVEGETATE ALL DISTURB SLOPES WITH EROSION CONTROL, BLANKET AND NATIVE SEED MIX.

**SCOPE OF WORK:**

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- 1 INLET PROTECTION PER DETAIL 3/C-600.
- 2 SILT FENCE PER DETAIL 5/C-600.
- 3 PORTABLE TOILET PER DETAIL 4/C-600.
- 4 VEHICLE WASHDOWN AND STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 2/C-600.
- 5 SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- 6 SUGGESTED STOCKPILE AREA.
- 7 LIMITS OF DISTURBANCE.
- 8 INSTALL OUTLET PROTECTION PER DETAIL 3/C-600.

**REVISION SCHEDULE**

NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

GEORGE AND SHARON ALLEN  
28-11-455-070

**ENSIGN**  
THE STANDARD IN ENGINEERING

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919 North 400 West  
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Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
ALYSSA HOLBROOK  
4585 S. HOLLADAY FARM LN  
HOLLADAY UT

CONTACT:  
ALYSSA HOLBROOK  
PHONE: 385-315-0289

**SILVER SAGE ESTATES  
PRELIMINARY PLAT**  
10143 DIMPLE DELL ROAD  
SANDY, UTAH

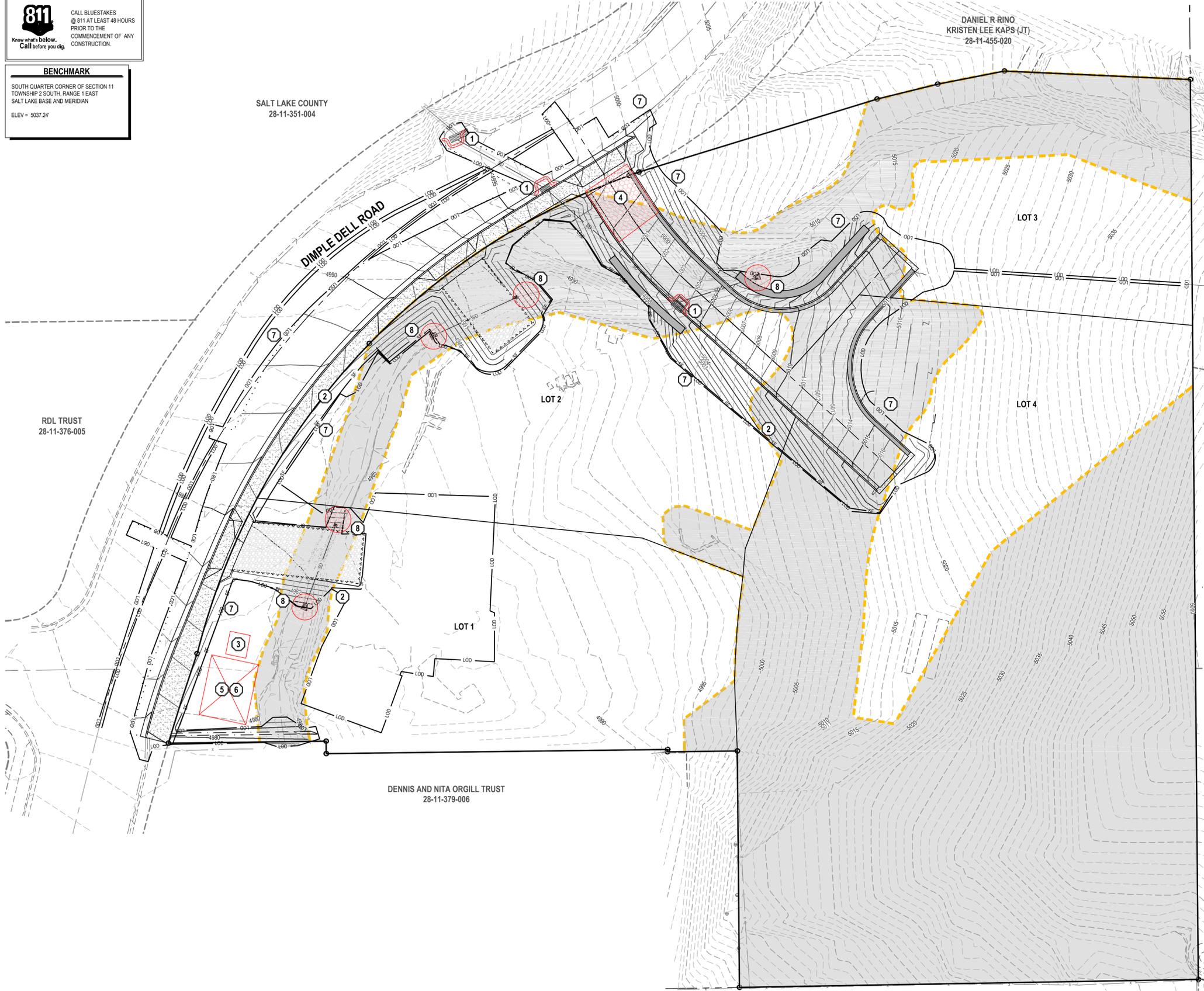
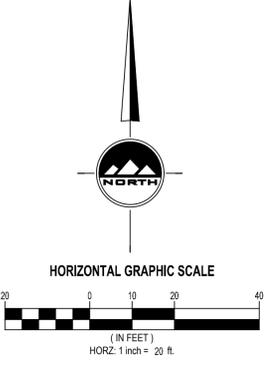


NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
EROSION CONTROL  
PLAN**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K.SIMMONS DESIGNED BY M.ELMER

**C-400**



**811**  
 CALL BLUESTAKES  
 @ 811 AT LEAST 48 HOURS  
 PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION.  
 Know what's below.  
 Call before you dig.

**BENCHMARK**  
 SOUTH QUARTER CORNER OF SECTION 11  
 TOWNSHIP 2 SOUTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 ELEV = 5037.24'

DANIEL R RINO  
 KRISTEN LEE KAPS (JT)  
 28-11-455-020

**SCOPE OF WORK:**  
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE  
 DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS.

① RE-VEGETATE DISTURBED GROUND PER SANDY CITY STANDARDS AND SPECIFICATIONS AND NOTES ON THIS  
 SHEET (TYP)

- SANDY CITY NOTES**
- VEGETATION AND REVEGETATION NOTES**
- VEGETATION SHALL BE REMOVED ONLY WHEN ABSOLUTELY NECESSARY FOR THE CONSTRUCTION OF BUILDINGS, ROADS, AND FILLED AREAS
  - ALL AREAS ON DEVELOPMENT SITES CLEARED OF NATURAL VEGETATION IN THE COURSE OF CONSTRUCTION OF OFF-SITE IMPROVEMENTS SHALL BE REPLANTED WITH VEGETATION WHICH HAS GOOD EROSION CONTROL CHARACTERISTICS.
  - NEW PLANTINGS SHALL BE PROTECTED WITH A MULCH MATERIAL AND FERTILIZED IN CONJUNCTION WITH THE PLANTING AND WATERING SCHEDULE DESCRIBED IN SUBSECTION 80(3)(E) OF THIS SECTION.
  - THE USE OF PERSONS OR FIRMS HAVING EXPERTISE IN THE PRACTICE OF REVEGETATION (E.G., LICENSED LANDSCAPE ARCHITECTS OR CERTIFIED NURSERYMEN) SHALL SUPERVISE THE PLANTING AND INSTALLATION OF REVEGETATION COVER.
  - AFTER THE COMPLETION OF OFF-SITE IMPROVEMENTS, VEGETATION SHOULD BE PLANTED IN ALL DISTURBED AREAS DURING THE FOLLOWING TIME PERIODS ONLY:
    - MARCH 15 THROUGH MAY 15 AND SEPTEMBER 15 THROUGH OCTOBER 31
  - IF IRRIGATED, PLANTING MAY BE DONE DURING SUMMER MONTHS
  - GENERALLY, NO VEGETATION SHALL BE REMOVED ON A CONTINUOUS HILLSIDE, CREST (UPSLOPE OR DOWNSLOPE), WITH A SLOPE 30 PERCENT OR GREATER. HOWEVER, FOR USES SUCH AS TRAILS AND OPEN SPACE IMPROVEMENTS, THE CITY ENGINEER MAY APPROVE DESIGNATED AREAS OF VEGETATION THAT CAN BE REMOVED OR DISTURBED IN CONJUNCTION WITH A REVEGETATION OR SLOPE STABILIZATION PLAN.
  - TOPSOIL REMOVED DURING SITE CONSTRUCTION SHALL BE RESERVED FOR LATER USE ON AREAS REQUIRING VEGETATION OR LANDSCAPING SUCH AS CUT AND FILL SLOPES.
  - ALL DISTURBED SOIL SURFACES SHALL BE STABILIZED OR COVERED PRIOR TO NOVEMBER 1. IF THE PLANNED IMPERVIOUS SURFACES (E.G., ROADS, DRIVEWAYS, ETC.) CANNOT BE ESTABLISHED PRIOR TO NOVEMBER 1, A TEMPORARY TREATMENT ADEQUATE TO PREVENT EROSION SHALL BE INSTALLED ON THOSE SURFACES.
  - THE PROPERTY OWNER AND/OR DEVELOPER SHALL BE FULLY RESPONSIBLE FOR ANY DESTRUCTION OR DAMAGE OF NATIVE OR APPLIED VEGETATION IDENTIFIED AS NECESSARY FOR SOIL RETENTION AND SHALL BE RESPONSIBLE TO REPLACE SUCH DESTROYED VEGETATION. THEY SHALL CARRY THE RESPONSIBILITY BOTH FOR EMPLOYEES AND SUBCONTRACTORS FROM THE FIRST DAY OF CONSTRUCTION UNTIL THE FINAL ACCEPTANCE OF IMPROVEMENTS. THE PROPERTY OWNER AND DEVELOPER SHALL REPLACE ALL DESTROYED VEGETATION WITH VARIETIES OF VEGETATION APPROVED BY THE DIRECTOR.



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**CEDAR CITY**  
 Phone: 435.865.1453

**RICHFIELD**  
 Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
 ALYSSA HOLBROOK  
 4555 S. HOLLADAY FARM LN  
 HOLLADAY UT

CONTACT:  
 ALYSSA HOLBROOK  
 PHONE: 385-315-0289

**SILVER SAGE ESTATES  
 PRELIMINARY PLAT  
 10143 DIMPLE DELL ROAD  
 SANDY, UTAH**

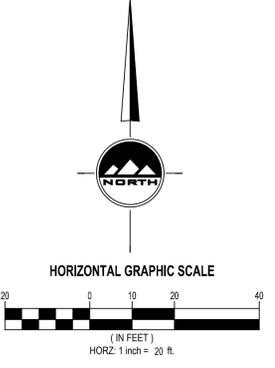
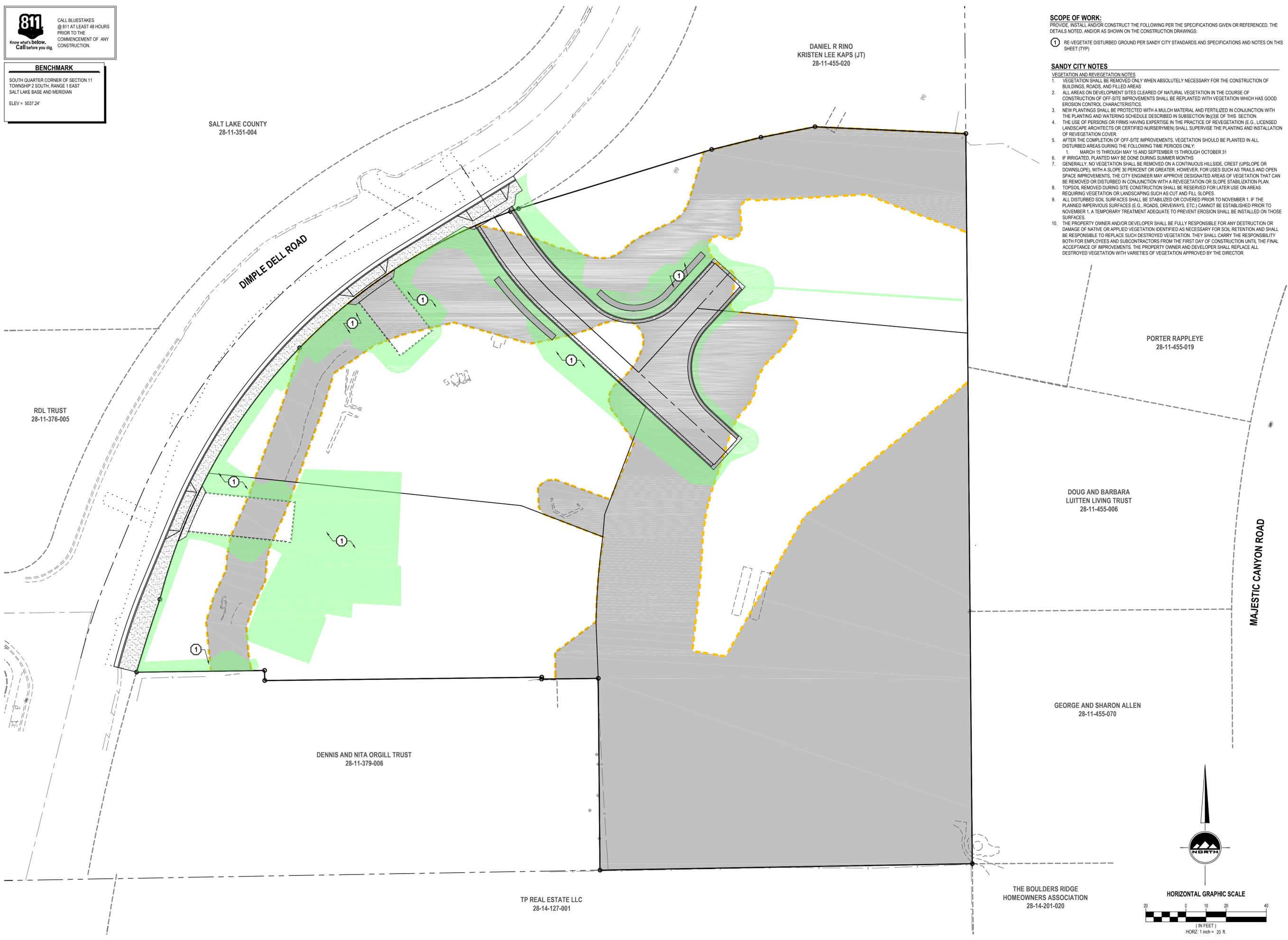


NO. DATE REVISION FOR REVIEW

**PRELIMINARY  
 RE-VEGETATION PLAN**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
 PROJECT MANAGER K. SIMMONS DESIGNED BY M. ELMER

**C-401**



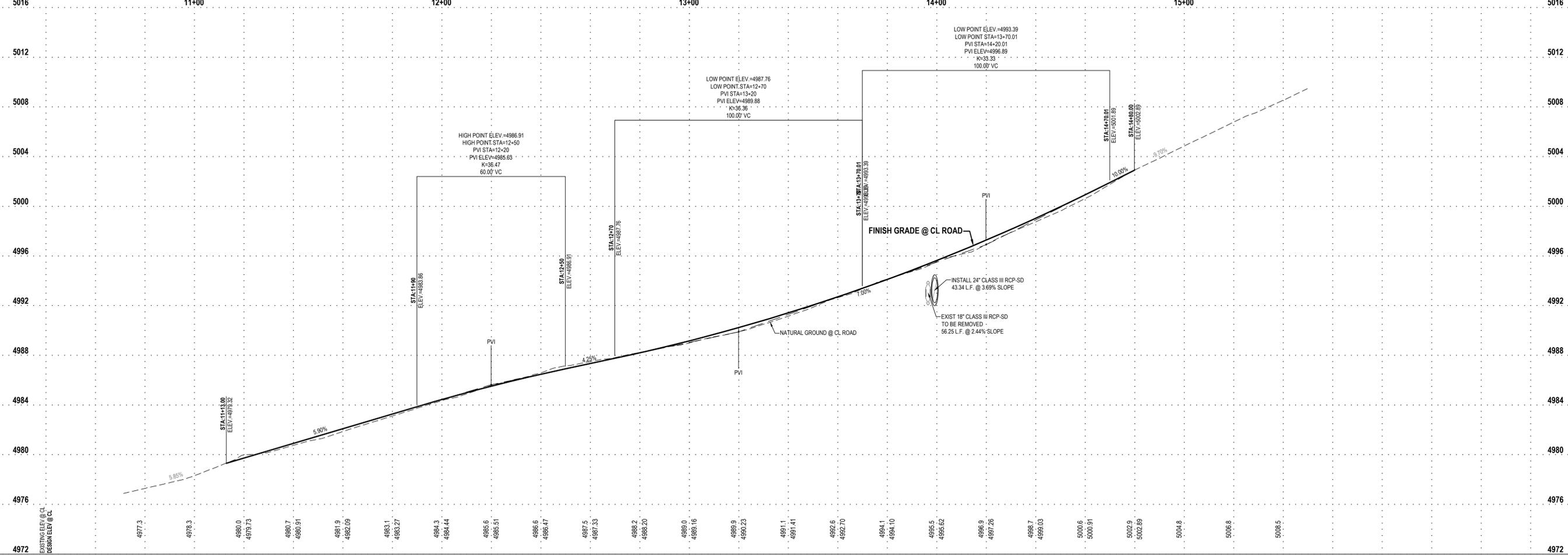
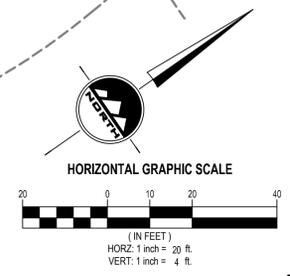
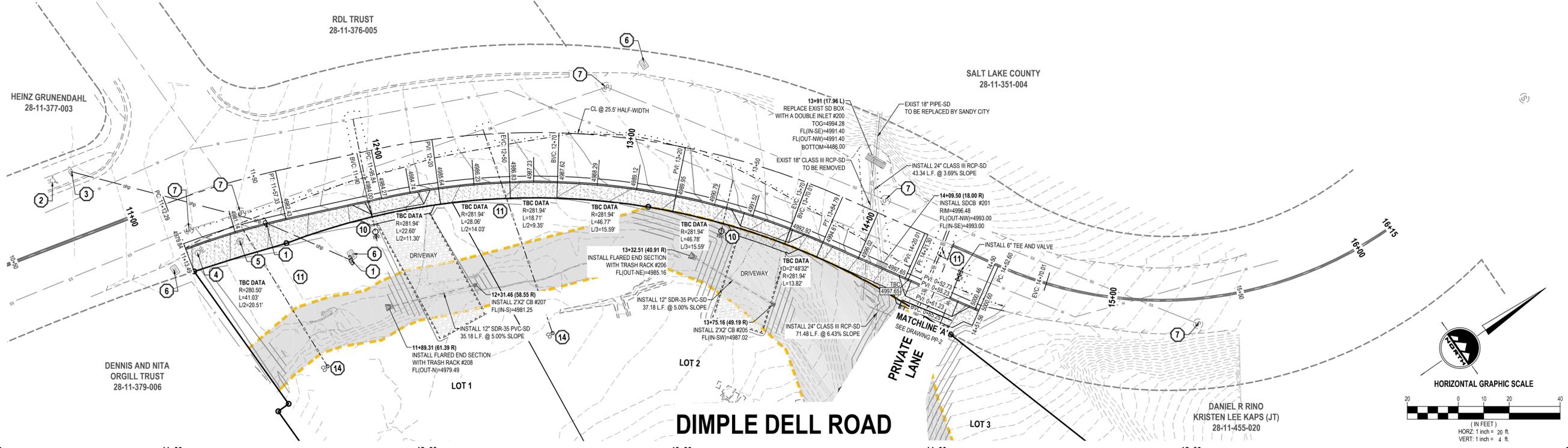
**811**  
Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
SOUTH QUARTER CORNER OF SECTION 11  
TOWNSHIP 2 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
ELEV = 5037.24'

- SCOPE OF WORK:**  
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 RELOCATE EXIST UTILITY POLE, COORDINATE WORK WITH ROCKY MOUNTAIN POWER
  - 2 EXIST FIRE HYDRANT
  - 3 EXIST UTILITY POLE
  - 4 EXIST WATER METER TO BE REMOVED. DISCONNECT AT MAIN PER SANDY CITY STANDARDS AND SPECIFICATIONS.
  - 5 EXIST WATER MH TO BE REMOVED. DISCONNECT AT MAIN PER SANDY CITY STANDARDS AND SPECIFICATIONS.
  - 6 EXIST COMMS BOX
  - 7 EXIST SSMH
  - 8 EXIST IRR MH
  - 9 INSTALL 6" POLYWRAPPED DUCTILE IRON (OR BETTER) WATER LINE, INCLUDING ALL THRUST BLOCKING AND FITTINGS, PER SANDY CITY STANDARDS AND SPECIFICATIONS
  - 10 INSTALL 1" METER WITH 1" TYPE K RIGID COPPER PIPE FROM MAIN TO METER PER SANDY CITY DETAIL WTR-09, CONTINUE 1" TYPE K RIGID COPPER PIPE FOR 12" PAST METER.
  - 11 INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL, INCLUDING CLEANOUTS AT MAXIMUM 100-FOOT SPACING. INSTALLATION AND TRENCHING PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS @ 2.0% MIN SLOPE
  - 12 INSTALL FIRE HYDRANT ASSEMBLY COMPLETE PER SANDY CITY DETAIL WTR-01
  - 13 INSTALL 4" SANITARY SEWER CLEANOUT PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS WITH TRAFFIC RATED COVER
  - 14 INSTALL 4" SANITARY SEWER CLEANOUT PER SANDY SUBURBAN IMPROVEMENT DISTRICT STANDARDS AND SPECIFICATIONS

- 15 REPLACE EXIST SD BOX WITH A DOUBLE INLET #200 TOG=4994.28 FL(IN-S)=4991.40 FL(OUT-NW)=4991.40 BOTTOM=4486.00
- 16 EXIST 18" CLASS III RCP-SD TO BE REMOVED
- 17 INSTALL 24" CLASS III RCP-SD 43.34 L.F. @ 3.69% SLOPE
- 18 INSTALL SDCB #201 RIM=4996.48 FL(OUT-NW)=4993.00 FL(IN-S)=4993.00
- 19 INSTALL 6" TEE AND VALVE
- 20 TBC DATA R=281.94' L=28.06' L/2=14.03'
- 21 TBC DATA R=281.94' L=22.60' L/2=11.30'
- 22 TBC DATA R=281.94' L=18.71' L/2=9.35'
- 23 TBC DATA R=281.94' L=46.77' L/3=15.59'
- 24 TBC DATA R=281.94' L=46.78' L/3=15.59'
- 25 TBC DATA R=281.94' L=13.82'
- 26 LOW POINT ELEV=4993.39 LOW POINT STA=13+70.01 PVI STA=14+20.01 PVI ELEV=4996.89 K=33.33 100.00' VC
- 27 HIGH POINT ELEV=4986.91 HIGH POINT STA=12+50 PVI STA=12+20 PVI ELEV=4985.63 K=36.47 60.00' VC
- 28 LOW POINT ELEV=4987.76 LOW POINT STA=12+70 PVI STA=13+20 PVI ELEV=4989.88 K=36.36 100.00' VC
- 29 STA:11+90.00 ELEV=4993.52
- 30 STA:11+90.01 ELEV=4993.52
- 31 STA:12+90.01 ELEV=4986.91
- 32 STA:12+70.01 ELEV=4987.76
- 33 STA:13+70.01 ELEV=4986.89
- 34 STA:14+20.01 ELEV=4996.89
- 35 STA:14+20.01 ELEV=4996.89



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RICHFIELD  
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4555 S. HOLLADAY FARM LN  
HOLLADAY UT

CONTACT:  
ALYSSA HOLBROOK  
PHONE: 385-315-0289

**SILVER SAGE ESTATES  
PRELIMINARY PLAT**  
10143 DIMPLE DELL ROAD  
SANDY, UTAH



NO. DATE REVISION FOR REVIEW

**DIMPLE DELL ROAD  
PLAN AND PROFILE**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K. SIMMONS DESIGNED BY M. ELMER

**PP-1**



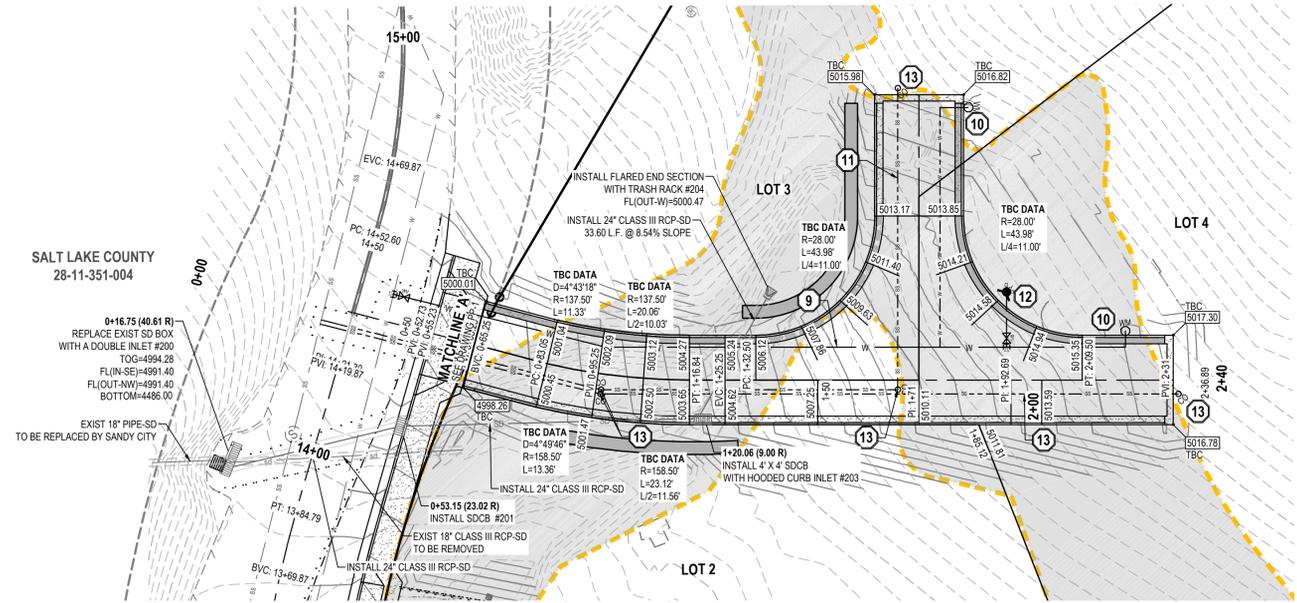
CALL BLUESTAKES  
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**BENCHMARK**

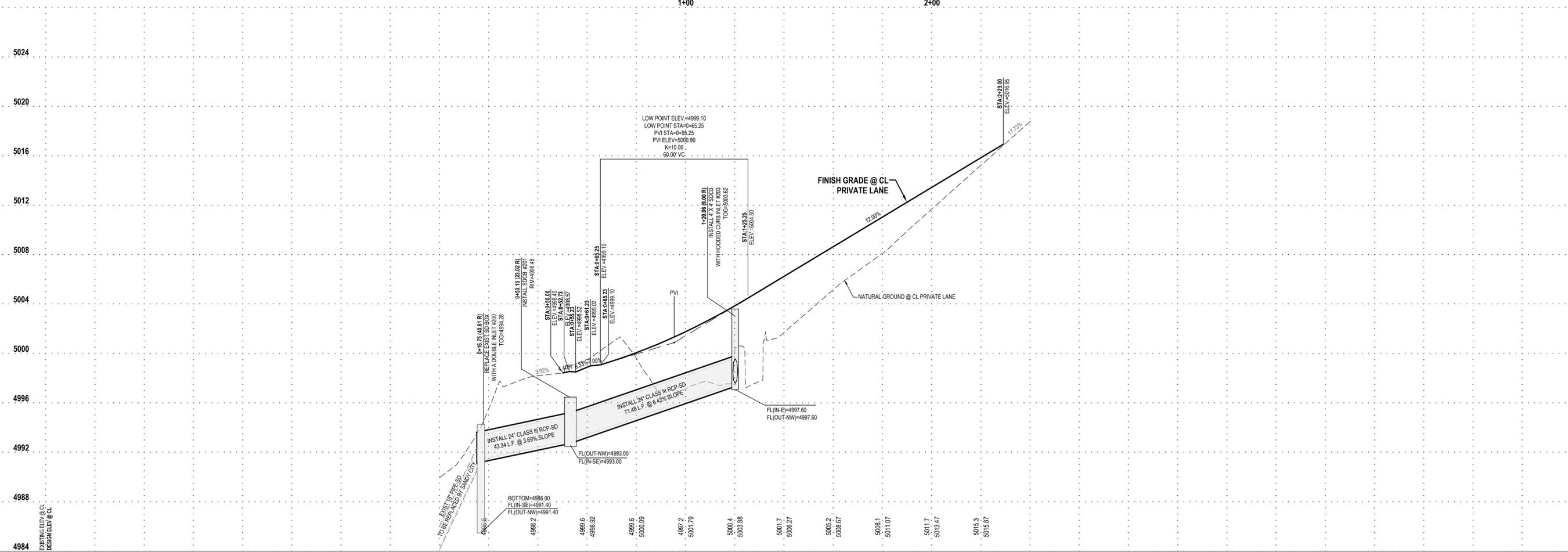
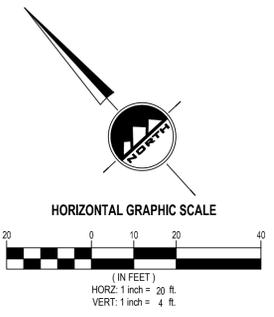
SOUTH QUARTER CORNER OF SECTION 11  
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**SCOPE OF WORK:**  
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**PRIVATE LANE**



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**SILVER SAGE ESTATES  
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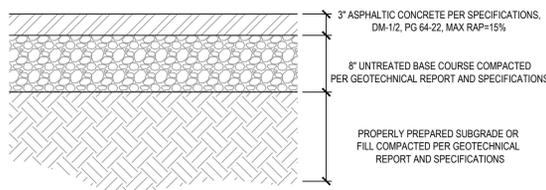
NO.	DATE	REVISION
		FOR REVIEW

**PRIVATE DRIVE  
PLAN AND PROFILE**

PROJECT NUMBER: 13520  
PRINT DATE: 2026-01-19  
PROJECT MANAGER: K. SIMMONS  
DESIGNED BY: M. ELMER

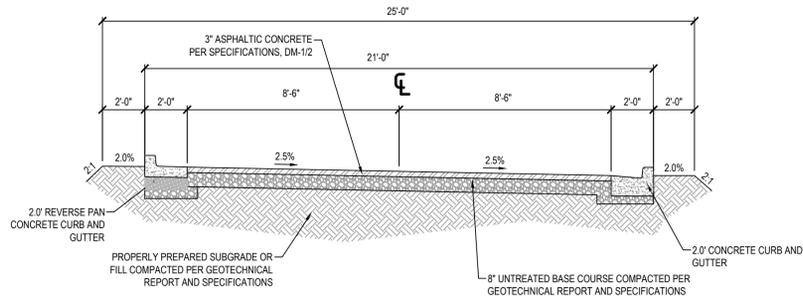
**ASPHALT NOTES**

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



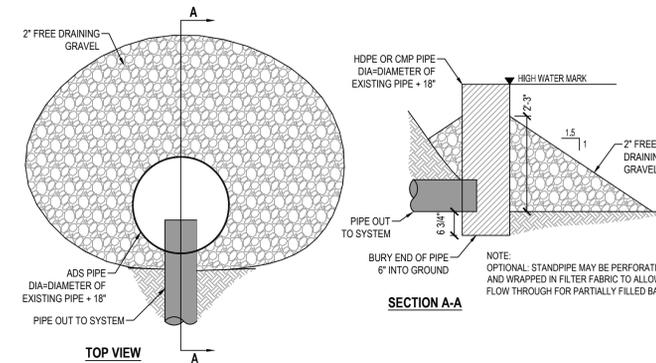
1 PRIVATE LANE ASPHALT SECTION

SCALE: NONE



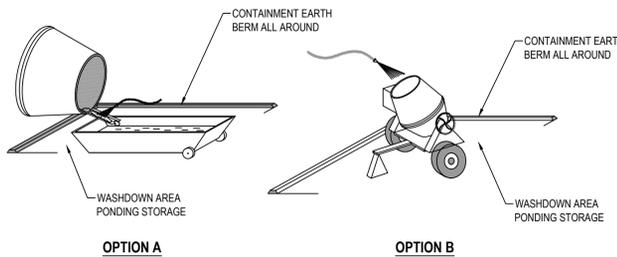
2 21' PRIVATE LANE CROSS SECTION

SCALE: NONE



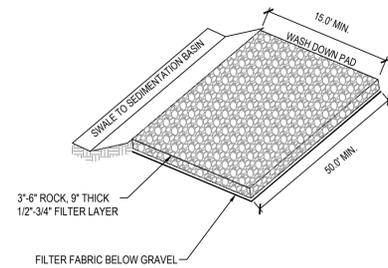
3 TEMPORARY BASIN OUTLET PROTECTION

SCALE: NONE



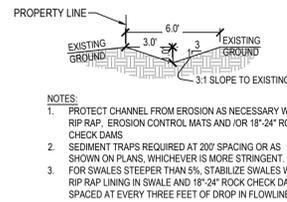
4 CONCRETE WASTE MANAGEMENT

SCALE: NONE



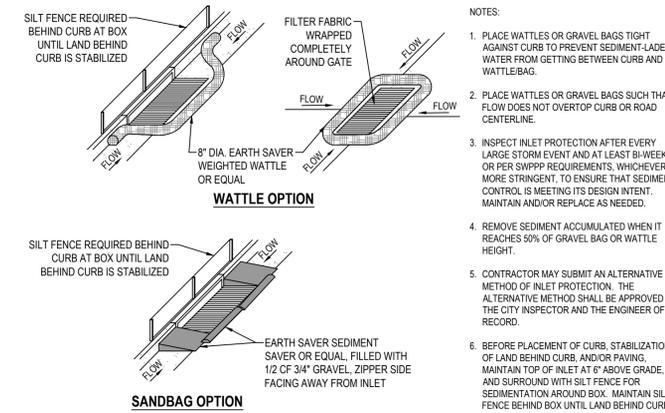
5 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NONE



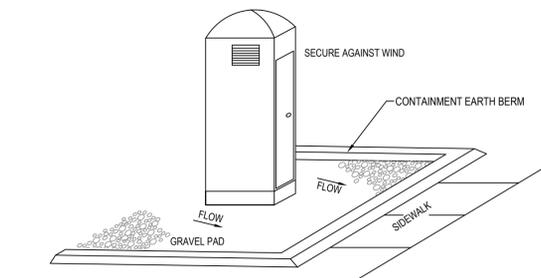
6 DRAINAGE SWALE

SCALE: NONE



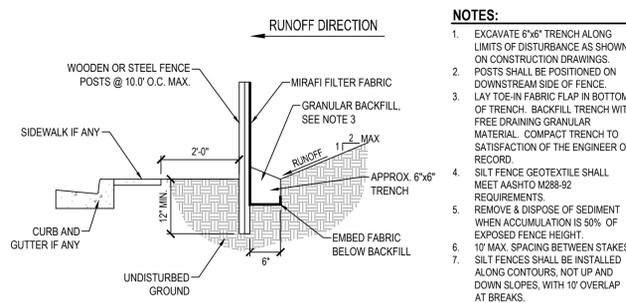
7 SAG INLET PROTECTION

SCALE: NONE



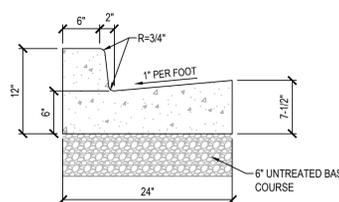
8 PORTABLE TOILET

SCALE: NONE



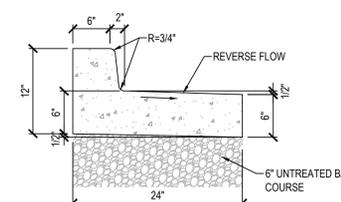
9 TEMPORARY SILT FENCE

SCALE: NONE



10 24" COLLECTION CURB AND GUTTER

SCALE: NONE

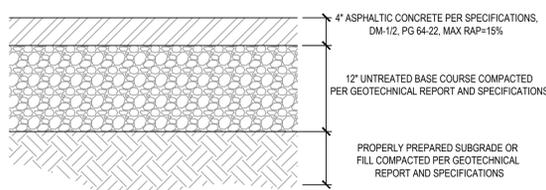


11 24" REVERSE PAN CURB AND GUTTER

SCALE: NONE

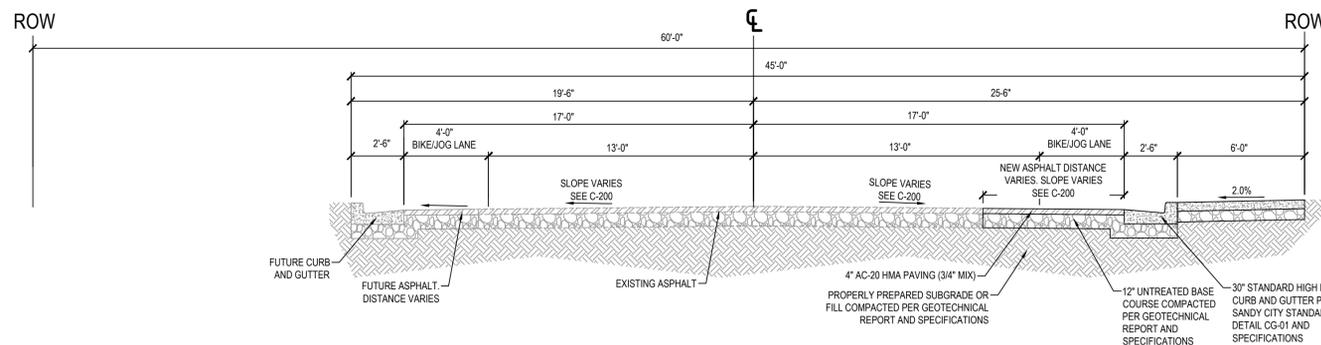
**ASPHALT NOTES**

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



12 DIMPLE DELL ROAD PAVEMENT SECTION

SCALE: NONE



13 DIMPLE DELL ROAD CROSS SECTION

SCALE: NONE

**ENSIGN**  
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SILVER SAGE ESTATES  
PRELIMINARY PLAT  
10143 DIMPLE DELL ROAD  
SANDY, UTAH



NO. DATE REVISION FOR REVIEW

**DETAILS**

PROJECT NUMBER 13520 PRINT DATE 2026-01-19  
PROJECT MANAGER K. SIMMONS DESIGNED BY M. ELMER

**C-500**