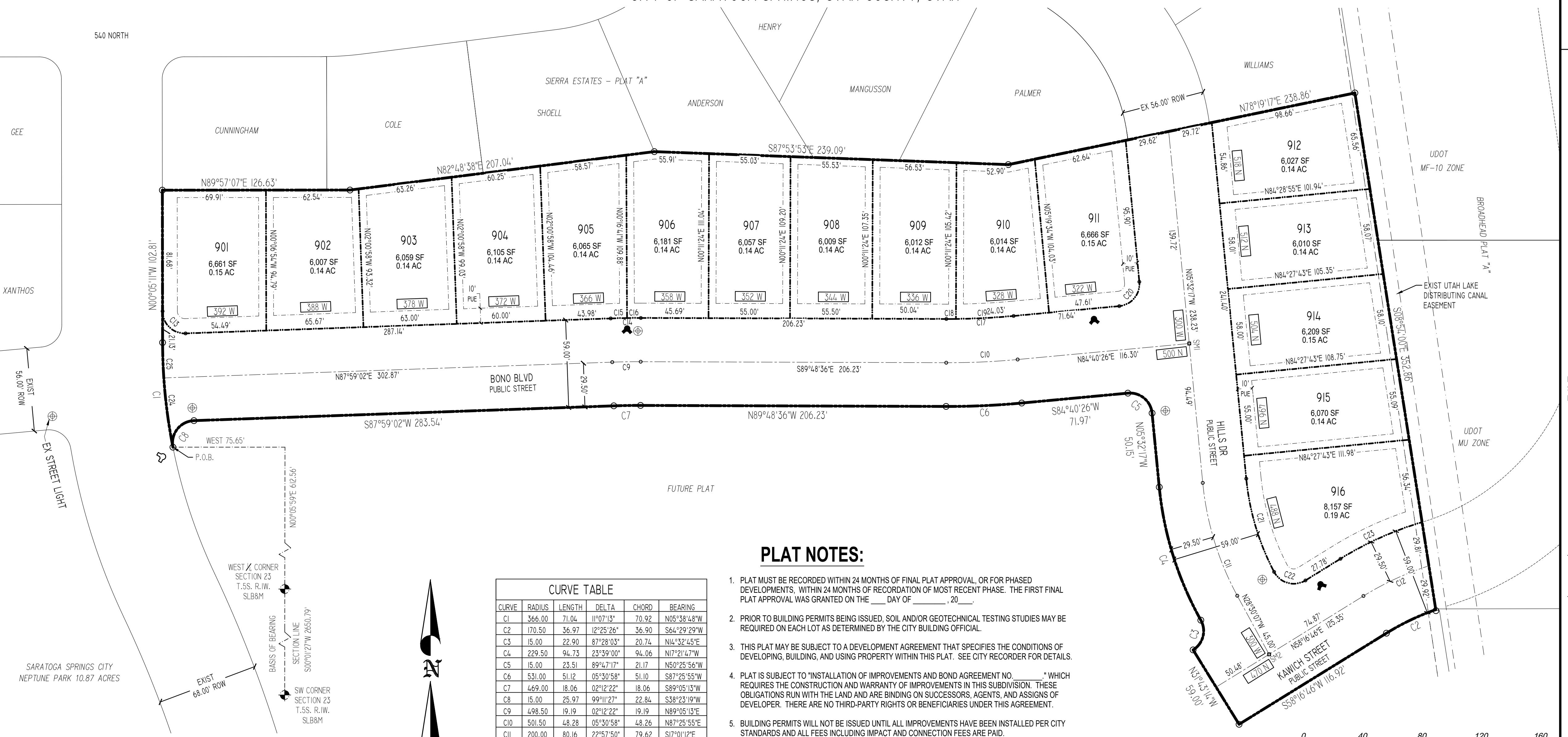


SIERRA ESTATES PLAT "I"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23

TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



PLAT NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF 20.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. " WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. LOT/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&Rs.
9. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY EARTHTEC, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
10. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
11. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
12. SHALLOW SEWER DEPTHS: CONTRACTORS SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	366.00	71.04	11°07'13"	70.92	N05°38'48"E
C2	170.50	36.97	12°25'26"	36.90	S05°15'53"E
C3	15.00	22.90	87°28'03"	20.74	N14°32'45"E
C4	229.50	94.73	23°39'00"	94.06	N17°21'47"W
C5	15.00	23.51	89°47'17"	21.17	N50°25'56"W
C6	53.00	51.12	05°30'58"	51.10	S87°25'55"W
C7	469.00	18.06	02°12'22"	18.04	S89°05'13"W
C8	15.00	25.97	99°11'27"	22.83	S38°23'19"W
C9	498.50	19.19	02°12'22"	19.19	N89°05'13"E
C10	501.50	48.28	05°30'58"	48.26	N87°25'55"E
C11	200.00	80.16	22°57'50"	79.62	S17°01'12"E
C12	200.00	48.77	13°58'15"	48.65	N65°15'53"E
C13	15.00	24.07	91°55'47"	21.57	S46°03'04"E
C14	528.00	20.33	02°12'22"	20.33	N89°05'13"E
C15	528.00	11.02	01°11'44"	11.02	N88°27'31"E
C16	528.00	9.31	01°00'38"	9.31	N89°49'49"E
C17	472.00	45.44	05°30'58"	45.42	N87°25'55"E
C18	472.00	6.66	00°47'02"	6.64	S89°47'53"E
C19	472.00	38.98	04°45'56"	38.97	N87°02'24"E
C20	15.00	23.62	90°12'43"	21.25	N39°34'04"E
C21	170.50	66.06	22°11'55"	65.65	S16°38'15"E
C22	15.00	24.60	03°59'02"	21.94	S74°43'43"E
C23	229.50	60.55	15°06'57"	60.37	N65°50'14"E
C24	366.00	47.15	07°22'49"	47.11	N07°31'00"W
C25	366.00	23.89	03°44'24"	23.89	N01°57'23"W

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD, (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES, (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE PLAT, (D) EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603 (4)(C)(ii).

ROCKY MOUNTAIN POWER

I. PURSUANT TO UTAH CODE ANN. 10-5-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF ROCKY MOUNTAIN POWER A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 10-9A-601 ET SEQ ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE RUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLEY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS IN ORDER TO ENSURE DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS 20 DAY OF 20 BY DOMINION ENERGY QUESTAR CORPORATION TITLE DOMINION ENERGY QUESTAR CORPORATION

ROCKY MOUNTAIN POWER

FEMA FIRM

FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 49049C0285F
EFFECTIVE DATE: 06/19/2020

CENTURY LINK

APPROVED THIS 20 DAY OF 20 BY CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS 20 DAY OF 20 BY COMCAST CABLE TELEVISION

ROCKY MOUNTAIN POWER

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS 20 DAY OF 20 BY PLANNING DIRECTOR

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS 20 DAY OF 20 BY CITY ENGINEER

ROCKY MOUNTAIN POWER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS 20 DAY OF 20 BY LAND USE AUTHORITY

FIRE CHIEF

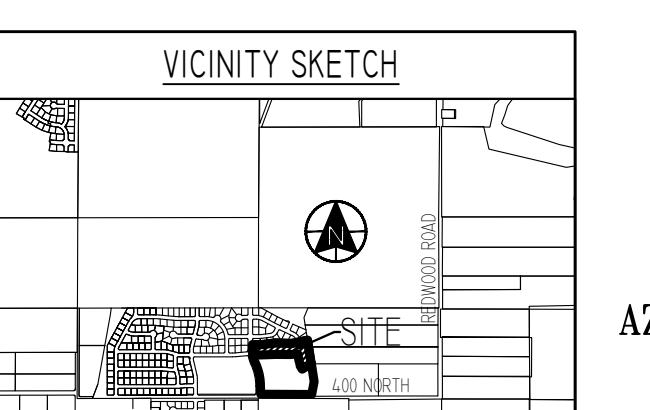
APPROVED BY THE FIRE CHIEF ON THIS 20 DAY OF 20 BY CITY FIRE CHIEF

ROCKY MOUNTAIN POWER

DATA TABLE

1) TOTAL DEVELOPMENT:	169,218 SF	3.86 AC (100%)
2) # OF LOTS:	16	
3) TOTAL LOT AREA:	100,317 SF	2.30 AC (59%)
4) TOTAL ROW AREA (PUBLIC):	68,901 SF	3.70 AC (4%)
5) TOTAL SENSITIVE LANDS:	0 SF	0.00 AC (0%)
6) TOTAL OPEN SPACE:	0 SF	0.00 AC (0%)
7) NET DENSITY:	4.12 DU/AC	

VICINITY SKETCH



AZTEC ENGINEERING

American Fork, UT 84003
(801) 224-7308
Highland, UT 84003
(801) 642-0119

SUNSET MOUNTAIN PROPERTIES, LP

1103 N. Highland Blvd Suite 100
Highland, UT 84003

CLERK-RECORDER SEAL

SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS 20 DAY OF 20 BY SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS 20 DAY OF 20 BY LEHI CITY POST OFFICE

LEHI CITY POST OFFICE REPRESENTATIVE

CITY FIRE CHIEF

APPROVED BY CITY FIRE CHIEF ON THIS 20 DAY OF 20 BY CITY FIRE CHIEF

CITY FIRE CHIEF

CITY ENGINEER

APPROVED BY CITY ENGINEER ON THIS 20 DAY OF 20 BY CITY ENGINEER

CITY ENGINEER

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6418780, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-7, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°05'59" EAST 612.56 FEET AND WEST 75.65 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T.S. R.W. SLBM & TO A POINT ALONG THE EASTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "A"

THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) ALONG THE ARC OF A 366.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 104 FEET (CURVE HAVING A CENTRAL ANGLE 11°07'13" AND A LONG CHORD BEARS N05°38'48"W 70.90' E); 2) NORTH 00°05'11" WEST 102.81 FEET, 3) NORTH 00°57'07" EAST 126.63, 4) NORTH 82°48'38" EAST 207.04 FEET, 5) SOUTH 00°57'33" EAST 239.09, AND 6) NORTH 78°19'17" EAST 238.86 FEET TO A POINT ALONG THE WESTERN PLAT BOUNDARY OF THE BROADHEAD SUBDIVISION. THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING COURSE: SOUTH 04°00' EAST 314.14 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 85.9 FEET (CURVE HAVING A CENTRAL ANGLE 12°52'20" AND A LONG CHORD BEARS N05°38'48"W 70.90' E); 7) NORTH 00°05'11" WEST 116.30 FEET, 8) NORTH 00°57'07" EAST 126.63, 9) NORTH 82°48'38" EAST 207.04 FEET, 10) NORTH 00°57'33" EAST 239.09, AND 11) NORTH 78°19'17" EAST 238.8



SIERRA ESTATES PHASE 3 PLAT "I"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PRELIMINARY PLAN TABULATIONS

DEVELOPMENT AREA	13.84 AC
SENSITIVE LANDS	0.76 AC
NET DEVELOPMENT AREA	13.08 AC
MAX. DENSITY = 6 DU/AC =	13.08 x 6 = 78 UNITS
EXISTING ZONING	R3-6
COTTAGE UNITS (TWINS)	40 UNITS
SINGLE FAMILY PADS	16 LOTS
ASSISTED LIVING FACILITY	22 ERU
TOTAL UNITS	68 ERU
DENSITY =	6 DU/AC
PARKING SPACES	
NUMBER OF PROPOSED GARAGE SPACES	
SINGLE FAMILY HOMES	32
COTTAGE UNITS	80
ASSISTED LIVING	
PARKING REQUIRED = VISITOR	88 UNITS / 4 = 22
ASSISTED LIVING	89 UNITS / 1 PER 3 ROOMS = 30
EMPLOYEES	10
TOTAL SPACES REQ'D =	62
NUMBER OF PROPOSED SURFACE SPACES	70 SPACES
NUMBER OF REQ'D & PROPOSED ADA SPACES	4 SPACES
TOTAL SPACES PROV'D =	74

NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA
8. NO SLOPES GREATER THAN 30% ON-SITE. NO WETLANDS ON-SITE.
9. NO FLOOD PLAINS ON-SITE.

PHASING PLAN

PLAT "I" - SINGLE FAMILY LOTS
PLAT "J" - TWINHOME MULTIFAMILY
PLAT "K" - SENIOR HOUSING FACILITY

CONTACT LIST

CIVIL ENGINEER BERG CIVIL ENGINEERING (801) 492-1277

SARATOGA SPRINGS PLANNING DEPT. (801) 766-9793
SARATOGA SPRINGS ENGINEERING DEPT. (801) 766-6506

UTILITIES
POWER: ROCKY MOUNTAIN POWER (801) 756-1341
(DENNIS PATTEN)
TELEPHONE: QWEST (DARREN KELLER) (801) 356-6975
CABLE: COMCAST (HEIDI HAWKEY) (801) 401-3023
GAS: QUESTAR (GAYLAN SORENSEN) (801) 370-6577

LEGEND

—	PROPERTY LINE
—	LOT LINE
—	LOT NUMBER

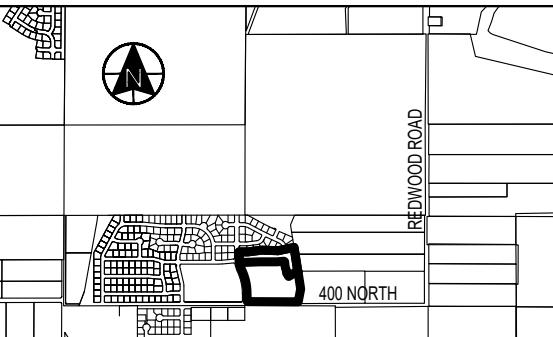
DATA TABLE

1) TOTAL DEVELOPMENT:	169,218 SF	3.88 AC (100%)
2) # OF LOTS	16	
3) TOTAL LOT AREA	100,317 SF	2.30 AC. (59%)
4) TOTAL ROW AREA (PUBLIC)	66,901 SF	1.58 AC. (4%)
5) TOTAL SENSITIVE LANDS	0 SF	0.00 AC (0%)
6) TOTAL IMPERVIOUS AREA	100,901 SF	2.32 AC (60%)
7) TOTAL LANDSCAPE AREA	0 SF	0 AC (0%)
8) NET DENSITY	4.12 DU/AC	

SHEET INDEX

C1	PLAT
C2	COVER SHEET
C3	OVERALL SITE PLAN
C4	DEMOLITION PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7.1-7.2	BONO BLVD PLAN & PROFILE
C8	HILLS DRIVE PLAN & PROFILE
C9	KAWICH STREET PLAN & PROFILE
C10	SEWER PLAN & PROFILE
C11	STORM DRAIN PLAN & PROFILE
C12	SIGNAGE & STRIPING PLAN
DI-D6	CONSTRUCTION DETAIL SHEETS

VICINITY SKETCH



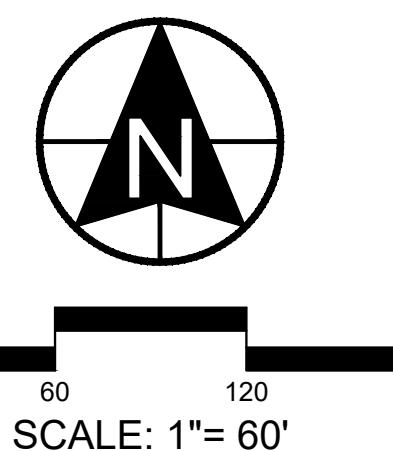
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT I

DEVELOPER



11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



SCALE: 1" = 60'



1018 N DENT CREST LANE
Highland, UT 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS	SEAL
NO.	DATE
1	
2	
3	
4	
5	
6	
7	

ACTION DATE
FINAL PLAN 03/29/2024

PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

PLAT "I" FINAL PLANS

SHEET NAME	SHEET NUMBER
COVER	C2

