

# SIERRA ESTATES PLAT "J"

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. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND C&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 RIGHTS, SOILS, ODORS, EMISSIONS, AND ASPECTS ASSOCIATED WITH AGRICULTURAL USES. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT, INCLUDING SUNDAYS 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) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

## SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS, No. 6418780, 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 17-23-17, 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 54-8A-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 00'0559" EAST 352.53 FEET AND EAST 13.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, TSS, R1W, SLB&M TO A POINT ALONG THE EASTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "A" THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TWO COURSES: ALONG THE ARC OF A 334.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 184.98 FEET (CURVE HAVING A CENTRAL ANGLE 12°42'28" AND A LONG CHORD BEARS N18°42'W 184.60 FEET, AND 2) ALONG THE ARC OF A 334.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 184.98 FEET (CURVE HAVING A CENTRAL ANGLE 12°42'28" AND A LONG CHORD BEARS N18°42'W 184.60 FEET, AND 3) ALONG THE CHORD BEARS N87°59'02"E 283.54 FEET TO A POINT ALONG THE SOUTH BOUNDARY LINE OF SIERRA ESTATES PLAT "A" THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: 1) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 25.97 FEET (CURVE HAVING A CENTRAL ANGLE 9°17'27" AND A LONG CHORD BEARS N82°55'55"E 23.24 FEET), 2) NORTH 87°59'02"E 283.54 FEET, 3) ALONG THE ARC OF A 49.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 18.05 FEET (CURVE HAVING A CENTRAL ANGLE 02°12'22" AND A LONG CHORD BEARS N89°01'55"E 18.05 FEET), 4) SOUTH 89°01'55"E 18.05 FEET, 5) ALONG THE ARC OF A 49.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.05 FEET (CURVE HAVING A CENTRAL ANGLE 02°12'22" AND A LONG CHORD BEARS N89°01'55"E 18.05 FEET), 6) NORTH 84°40'26"E 71.97' 7) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.51 FEET (CURVE HAVING A CENTRAL ANGLE 9°17'17" AND A LONG CHORD BEARS N89°40'26"E 23.51 FEET), 8) SOUTH 05'32'17"E 50.15' 9) ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 94.73 FEET (CURVE HAVING A CENTRAL ANGLE 23°39'00" AND A LONG CHORD BEARS S17°21'47"E 94.73 FEET), 10) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 22.30 FEET (CURVE HAVING A CENTRAL ANGLE 02°12'03" AND A LONG CHORD BEARS S14°47'20"E 22.30 FEET), 11) SOUTH 13°43'14"E 19.48' 12) NORTH 58°16'46"E 116.92 FEET, 13) AND ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 36.97 FEET (CURVE HAVING A CENTRAL ANGLE 12°25'29" AND A LONG CHORD BEARS S14°29'36"E 36.97 FEET), 14) NORTH 08°49'03"E 20.74' 15) NORTH 89°01'55"E 20.74' 16) WEST 80°37'29"E 20.74' 17) THENCE ALONG THE BOUNDARY OF THE SUBDIVISION PLAT "A" THENCE ALONG THE PLAT BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 08°49'03"E 20.74' FEET, 2) SOUTH 89°01'55"E 20.74' FEET, 3) THENCE NORTH 08°49'03"E 20.74' FEET, 4) NORTH 89°01'55"E 20.74' FEET, 5) THENCE ALONG THE BOUNDARY OF THE SUBDIVISION PLAT "A" THENCE ALONG THE PLAT BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 08°49'03"E 20.74' FEET, 2) SOUTH 89°01'55"E 20.74' FEET, 3) THENCE NORTH 08°49'03"E 20.74' FEET, 4) NORTH 89°01'55"E 20.74' FEET, 5) THENCE ALONG THE BOUNDARY OF THE SUBDIVISION PLAT "A" THENCE ALONG THE PLAT BOUNDARY THE FOLLOWING TWO COURSES: 1) SOUTH 08°49'03"E 20.74' FEET, 2) SOUTH 89°01'55"E 20.74' FEET, 3) THENCE NORTH 08°49'03"E 20.74' 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# SIERRA ESTATES PHASE 3 PLAT "J"

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

## TABULATIONS

|  |                     |
|--|---------------------|
| DEVELOPMENT AREA   | 6.92 AC             |
| SENSITIVE LANDS  | 0.00 AC             |
| NET DEVELOPMENT AREA   | 6.92 AC             |
| MAX. DENSITY = 6 DU/AC =                                       | 6.92 x 6 = 41 UNITS |
| EXISTING ZONING  | R3-6                |
| COTTAGE UNITS (TWINS)  | 38 UNITS            |
| PARKING SPACES   |                     |
| NUMBER OF REQUIRED PARKING SPACES = 2.00 SPACES/DU = 76 SPACES |                     |
| NUMBER OF REQUIRED VISITOR SPACES = 0.25 SPACES/DU = 10 SPACES |                     |
| TOTAL REQUIRED PARKING   | 86                  |
| NUMBER OF PROPOSED SPACES                                      |                     |
| COTTAGE UNITS (2 CAR GARAGES)                                  | 76                  |
| GUEST PARKING  | 12                  |
| AMENITIES PARKING (CAT E)                                      | 3                   |
| TOTAL PROVIDED PARKING   | 91                  |

## 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       |
| 949 LOT NUMBER |

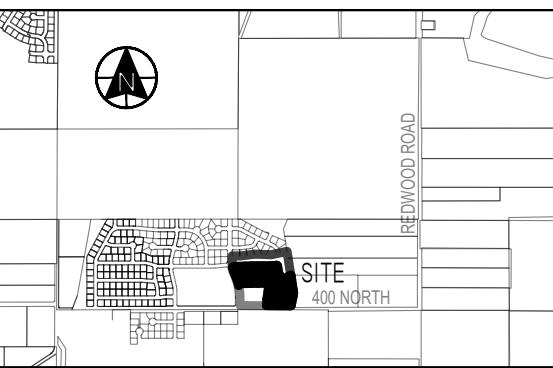
## DATA TABLE

|                            |            |                |
|----------------------------|------------|----------------|
| 1) TOTAL DEVELOPMENT:      | 301,307 SF | 6.92 AC (100%) |
| 2) # OF FOOTPRINT LOTS     | 38         |                |
| 3) TOTAL FOOTPRINT AREA    | 84,632 SF  | 1.94 AC. (28%) |
| 4) TOTAL ROW AREA (PUBLIC) | 57,255 SF  | 1.31 AC. (19%) |
| 5) TOTAL SENSITIVE LANDS   | 0 SF       | 0.00 AC. (0%)  |
| 6) NET DENSITY             | 5.49 DU/AC |                |
| 7) TOTAL OPEN SPACE        | 159,420 SF | 3.65 AC (53%)  |
| 8) TOTAL IMPERVIOUS AREA   | 92,022 SF  | 2.11 AC (3%)   |
| 9) TOTAL LANDSCAPE AREA    | 152,000 SF | 3.49 AC (50%)  |

## SHEET INDEX

|           |                               |
|-----------|-------------------------------|
| C1        | PLAT                          |
| C2        | COVER SHEET                   |
| C3        | OVERALL SITE PLAN             |
| C4        | DEMOLITION PLAN               |
| C5        | GRADING & DRAINAGE PLAN       |
| C6        | UTILITY PLAN                  |
| C7, I-7.2 | KAWICH STREET PLAN & PROFILE  |
| C8        | 330 WEST DRIVE PLAN & PROFILE |
| C9        | SIGNAGE & STRIPING PLAN       |
| C10       | PARKING LOT LIGHTING PLAN     |
| DI-6      | CONSTRUCTION DETAIL SHEETS    |

## VICINITY SKETCH



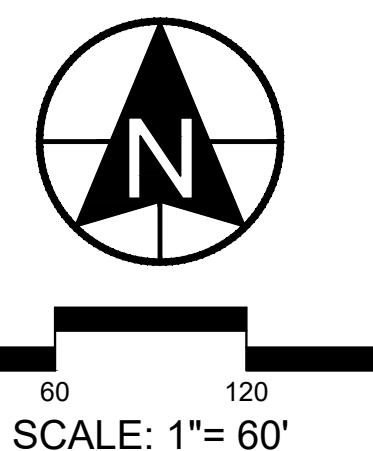
DEVELOPMENT

# SIERRA ESTATES PHASE 3 PLAT J

## 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 | 03/28/2024 |

| PROJECT |
|---------|
|---------|

# SIERRA ESTATES PHASE 3

## DESCRIPTION

### PLAT "J" FINAL PLANS

| SHEET NAME | SHEET NUMBER |
|------------|--------------|
| COVER      | C2           |

