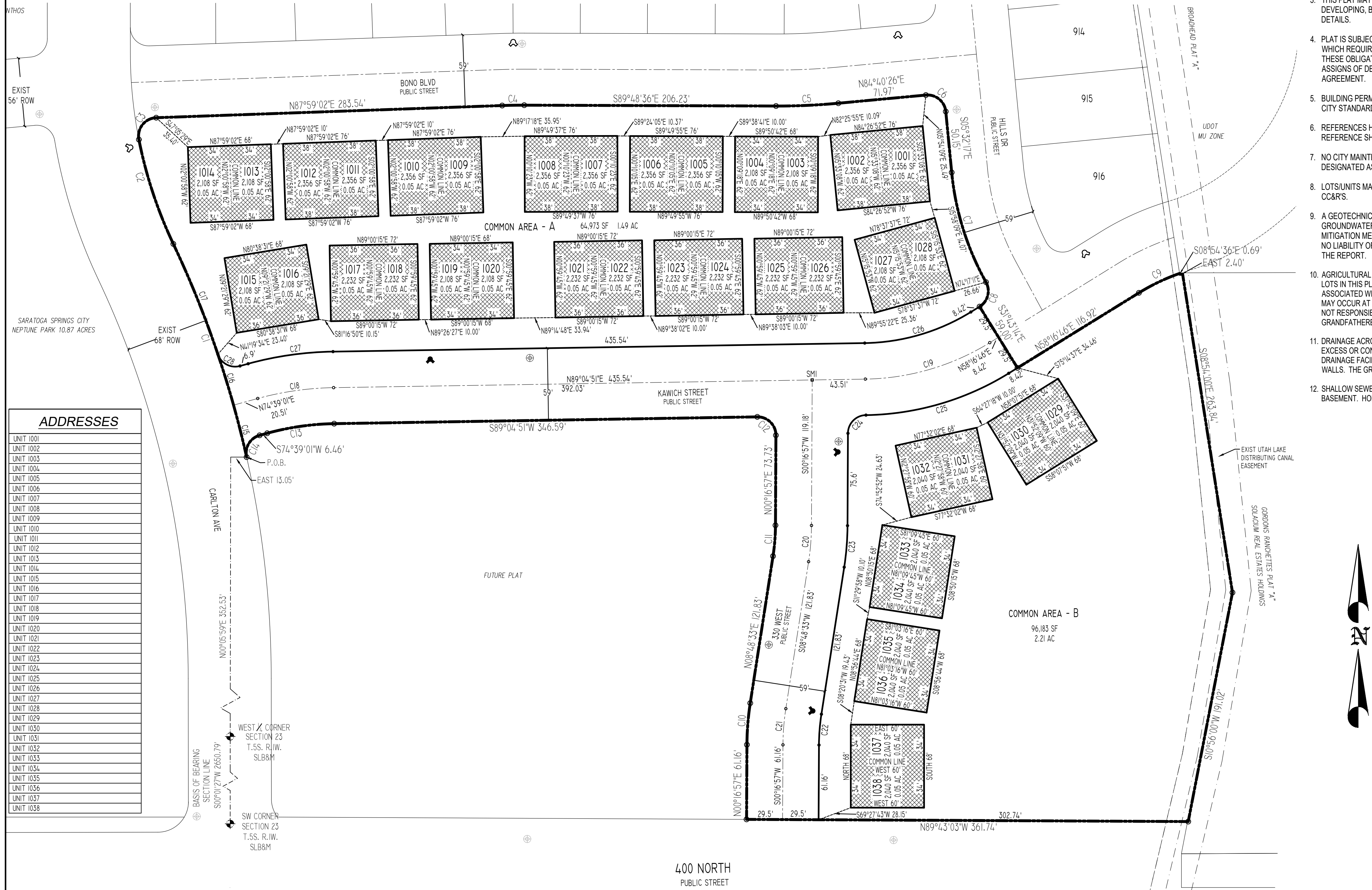


SIERRA ESTATES PLAT "J"

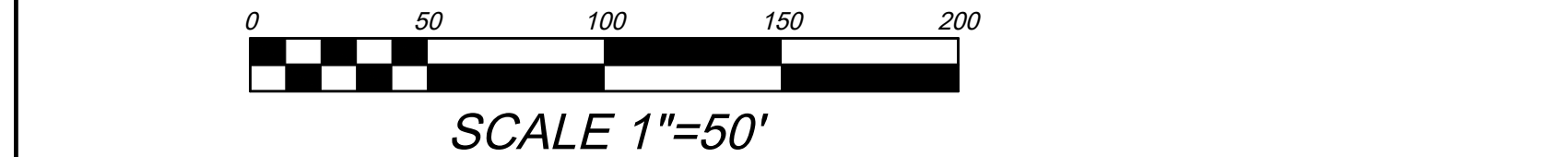
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23

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

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



ADDRESSES	
UNIT 1001	
UNIT 1002	
UNIT 1003	
UNIT 1004	
UNIT 1005	
UNIT 1006	
UNIT 1007	
UNIT 1008	
UNIT 1009	
UNIT 1010	
UNIT 1011	
UNIT 1012	
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UNIT 1031	
UNIT 1032	
UNIT 1033	
UNIT 1034	
UNIT 1035	
UNIT 1036	
UNIT 1037	
UNIT 1038	



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 WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603 (4)(C)(i).

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-37 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. 10-9A-601 ET SEQ 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:

A. A RECORDED EASEMENT OR RIGHT-OF-WAY

B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS

C. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR

D. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION 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 OWNERS 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 _____ DAY OF _____, 20____

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORPORATION

FEMA FIRM

FLOOD ZONE DESIGNATION: X

FIRM MAP PANEL #: 49049C00285F

EFFECTIVE DATE: 06/19/2020

CENTURY LINK

APPROVED THIS _____ DAY OF _____, A.D. 20____

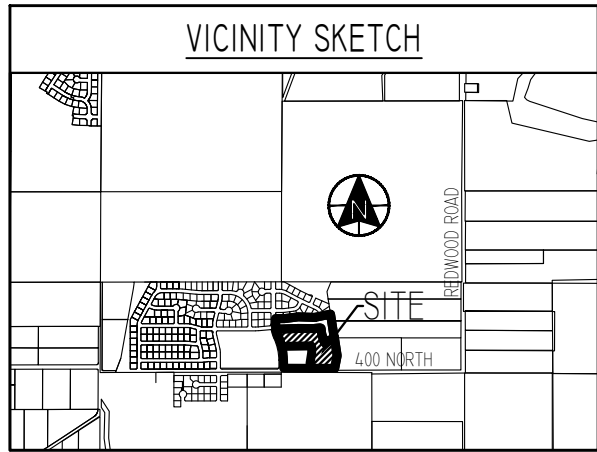
CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _____, A.D. 20____

COMCAST CABLE TELEVISION

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 (1%)	
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	92,052 SF	2.11 AC (31%)	
9) TOTAL LANDSCAPE AREA	152,000 SF	3.49 AC (50%)	



PLAT NOTES:

- 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____.
- 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.
- 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.
- 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.
- 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.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- 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.
- 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.
- 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.
- SHALLOW SEWER DEPTHS: CONTRACTORS SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENTS MAY NO HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	834.00	184.98	12°42'28"	184.60	N18°58'42"W
C2	366.00	90.23	14°07'31"	90.00	N18°16'10"W
C3	15.00	25.97	99°11'22"	22.84	N38°23'19"E
C4	449.00	18.06	32°12'22"	18.06	N89°05'13"E
C5	531.00	51.12	35°30'58"	51.10	N87°25'55"E
C6	15.00	23.51	89°47'17"	21.17	S50°23'56"E
C7	229.50	94.73	23°39'00"	94.06	S17°21'47"E
C8	15.00	22.90	87°28'03"	20.74	S14°32'45"W
C9	170.50	36.97	12°25'26"	36.90	N64°29'29"W
C10	229.50	34.15	08°31'36"	34.12	N04°32'45"E
C11	170.50	25.37	08°31'36"	25.35	N04°32'45"E
C12	15.00	23.88	9°12'06"	21.43	N45°19'06"W
C13	220.50	55.54	14°25'50"	55.39	S81°53'56"W
C14	15.00	22.94	87°36'27"	20.77	S30°50'47"W
C15	834.00	43.89	03°00'55"	43.88	N14°07'43"W
C16	834.00	43.58	03°00'59"	43.77	N16°53'20"W
C17	834.00	97.51	06°41'55"	97.27	N22°06'13"W
C18	250.00	62.97	14°25'50"	62.80	N81°51'56"E
C19	200.00	107.52	30°48'05"	106.23	N73°40'49"E
C20	200.00	29.76	08°31'36"	29.74	S04°32'45"W
C21	200.00	29.76	08°31'36"	29.74	S04°32'45"W
C22	170.50	25.37	08°31'36"	25.35	N04°32'45"E
C23	229.50	34.15	08°31'36"	34.12	N04°32'45"E
C24	15.00	23.24	88°46'57"	20.99	N44°40'26"E
C25	229.50	123.31	30°47'08"	121.83	N73°40'20"E
C26	170.50	91.66	30°48'05"	90.56	S73°40'49"W
C27	279.50	70.40	14°25'50"	70.21	S81°51'56"W
C28	15.00	22.62	86°22'59"	20.53	N62°09'30"W

LEGEND:

- FOUND SECTION CORNER MONUMENT
- EXISTING SUBDIVISION SURVEY MONUMENT
- PROPOSED SUBDIVISION SURVEY MONUMENT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- FOR SALE LOT
- COMMON AREA

AZTEC ENGINEERING
734 North 780 West,
American Fork, UT 84003
(801) 224-7308

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

SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

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 17-25-17, 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°05'59" EAST 352.53 FEET AND EAST 13.05 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T5S, R1W, SLB&M TO A POINT ALONG THE EASTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "A"

THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TWO (2) COURSES: ALONG THE ARC OF A 834.00 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°58'42"W 184.60 FEET), AND 2) ALONG THE ARC OF A 366.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 90.23 FEET (CURVE HAVING A CENTRAL ANGLE 14°07'31" AND A LONG CHORD BEARS N18°16'10"W 90.00 FEET) TO A POINT ALONG THE SOUTH BOUNDARY LINE OF SIERRA ESTATES PLAT "I", THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THIRTEEN (13) COURSES: 1) ALONG THE ARC OF A 1500.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 25.97 FEET (CURVE HAVING A CENTRAL ANGLE 99°11'22" AND A LONG CHORD BEARS N38°23'19"E 22.84 FEET), 2) NORTH 87°28'03" EAST 20.74 FEET, 3) SOUTH 17°21'47"E 94.06 FEET, 4) SOUTH 89°48'30" EAST 206.23 FEET, 5) ALONG THE ARC OF A 531.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 51.12 FEET (CURVE HAVING A CENTRAL ANGLE 35°30'58" AND A LONG CHORD BEARS N87°25'55"E 51.10 FEET), 6) NORTH 84°40'28" EAST 71.97 FEET, 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 12°25'26" AND A LONG CHORD BEARS N89°05'13"E 21.17 FEET), 8) SOUTH 05°32'17" EAST 50.15 FEET, 9) ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 34.12 FEET (CURVE HAVING A CENTRAL ANGLE 08°31'36" AND A LONG CHORD BEARS N04°32'45"E 34.12 FEET), 10) SOUTH 10°50'00" WEST 181.02 FEET, 11) SOUTH 10°50'00" WEST 181.02 FEET, 12) NORTH 58°16'46" EAST 116.82 FEET, AND 13) 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°25'26" AND A LONG CHORD BEARS N64°29'29"E 36.90 FEET), THENCE EAST 2.40 FEET TO A POINT ALONG THE WESTERN BOUNDARY OF GORDONS RANCHETTES PLAT A, THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TWO (2) COURSES: 1) SOUTH 08°54'00" EAST 283.84 FEET AND 2) SOUTH 10°50'00" WEST 181.02 FEET, THENCE NORTH 89°43'03" WEST 861.374 FEET, THENCE NORTH 00°16'57" EAST 61.16 FEET, THENCE ALONG THE ARC OF A 228.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 34.15 FEET (CURVE HAVING A CENTRAL ANGLE 08°31'36" AND A LONG CHORD BEARS N04°32'45"E 34.12 FEET), THENCE NORTH 08°48'33" EAST 121.83 FEET, THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.37 FEET (CURVE HAVING A CENTRAL ANGLE 08°31'36" AND A LONG CHORD BEARS N04°32'45"E 25.35 FEET), THENCE NORTH 00°16'57" EAST 73.73 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.88 FEET (CURVE HAVING A CENTRAL ANGLE 9°12'06" AND A LONG CHORD BEARS N45°19'06"W 21.43 FEET), THENCE SOUTH 89°04'51" WEST 346.59 FEET, THENCE ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 55.54 FEET (CURVE HAVING A CENTRAL ANGLE 14°25'50" AND A LONG CHORD BEARS S81°53'56"W 55.39 FEET), THENCE SOUTH 74°30'01" WEST 6.46 FEET, THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.94 FEET (CURVE HAVING A CENTRAL ANGLE 87°36'27" AND A LONG CHORD BEARS S30°50'47"W 20.77 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 301,307 SF or 6.92 ac # OF LOTS = 38 # OF PARCELS = 2

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

SIERRA ESTATES PLAT "J"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION, ALTERATION, OR THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE SIERRA ESTATES HOA, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF _____

IN WITNESS WHEREOF, _____ HAVE HEREUNTO SET _____ THIS _____ DAY OF _____, A.D. 20____.

SIGNATURE _____ PRINTED NAME _____ TITLE AND ENTITY _____

SIGNATURE _____ PRINTED NAME _____ TITLE AND ENTITY _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THIS _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HES/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC FULL NAME: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS _____ DAY OF _____, A.D. _____

CITY MAYOR _____ ATTEST _____

CITY RECORDER _____ (SEE SEAL BELOW)

SIERRA ESTATES PLAT "J"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SEC 22 & THE NORTHWEST QUARTER OF SEC 23

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

CITY OF SARATOGA SPRINGS, _____, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50' FEET

SURVEYOR'S SEAL

PROFESSIONAL LAND SURVEYOR

No. 6418780

AARON D. THOMAS

STATE OF UTAH

CITY ENGINEER SEAL

CLIENT-RECORDER SEAL



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

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- 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.
- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- 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.
- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- 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.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA
- NO SLOPES GREATER THAN 30% ON-SITE. NO WETLANDS ON-SITE.
- 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
TELEPHONE: QWEST (DARREN KELLER) (801) 356-6975
CABLE: COMCAST (HEIDI HANKEY) (801) 401-3023
GAS: QUESTAR (GAYLAN SORENSON) (801) 370-6577

LEGEND

————— PROPERTY LINE
————— LOT LINE
949 LOT NUMBER
----- EASEMENT LINE

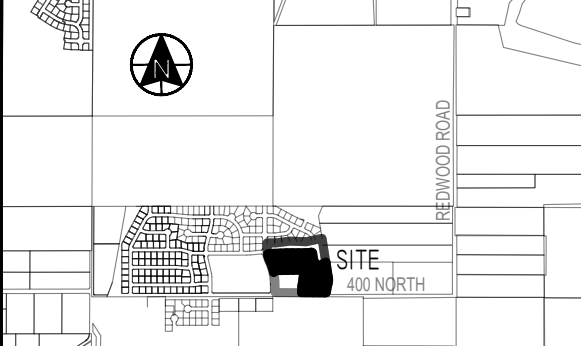
DATA TABLE

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2) # OF FOOTPRINT LOTS	38	
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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	92,052 SF	2.11 AC (31%)
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
C7.1-7.2	KAWICH STREET PLAN & PROFILE
C8	330 WEST DRIVE PLAN & PROFILE
C9	SIGNAGE & STRIPING PLAN
C10	PARKING LOT LIGHTING PLAN
D1-D6	CONSTRUCTION DETAIL SHEETS

VICINITY SKETCH



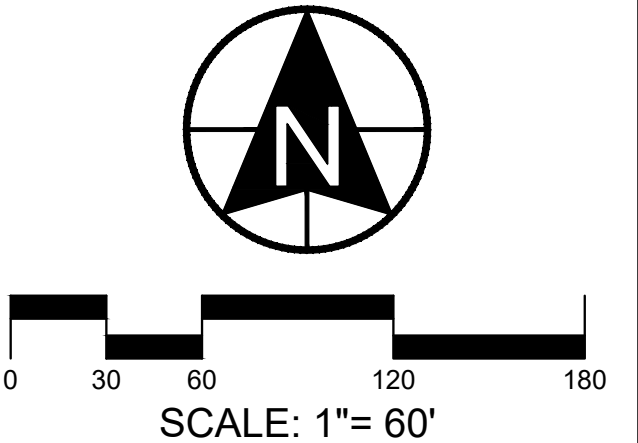
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT J

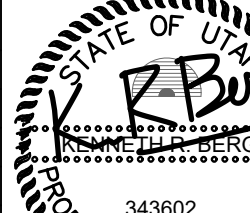
DEVELOPER



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



1018 N DEER CREST LANE
Alpine, UT, 84004
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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



DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT J

DEVELOPER

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

PARKING

PARKING SPACES
COTTAGE UNITS (TWIN) 38 UNITS
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

SCALE: 1"= 40'

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

ACTION	DATE
SITE PLAN	02/28/2024

PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

PLAT "J" SITE PLAN

SHEET NAME	SHEET NUMBER
SITE	C3

