

SIERRA ESTATES PLAT "K"

LOCATED IN A PORTION OF 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:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDEDATION 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 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 RIGHTS, 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.

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 17-23-17, 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 RECORDEDATION 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 57.71 FEET AND EAST 38.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T3S, R1W, SLB8M TO A POINT ALONG THE EASTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "A"

THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING THREE (3) COURSES: 1) ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 16.05 FEET (CURVE HAVING A CENTRAL ANGLE 36°46'51" AND A LONG CHORD BEARS N18°27'19"W 15.77 FEET), 2) NORTH 00°05'59" EAST 57.71 FEET, AND 3) ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 182.89 FEET (CURVE HAVING A CENTRAL ANGLE 12°33'52" AND A LONG CHORD BEARS N06°20'53"W 182.52 FEET) TO A POINT ALONG THE SOUTH BOUNDARY LINE OF SIERRA ESTATES PLAT "J", THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING TEN (10) COURSES: 3) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 22.85 FEET (CURVE HAVING A CENTRAL ANGLE 87°16'49" AND A LONG CHORD BEARS N31°00'36"E 20.70 FEET), 2) NORTH 74°39'01" EAST 6.46 FEET, 3) ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 55.54 FEET (CURVE HAVING A CENTRAL ANGLE 14°25'50" AND A LONG CHORD BEARS N81°51'56"E 55.39 FEET), 4) NORTH 89°04'51" EAST 346.59 FEET, 5) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.88 FEET (CURVE HAVING A CENTRAL ANGLE 91°12'08" AND A LONG CHORD BEARS S45°19'08"E 21.43 FEET), 6) SOUTH 00°16'57" WEST 73.73 FEET, 7) ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 25.37 FEET (CURVE HAVING A CENTRAL ANGLE 08°31'36" AND A LONG CHORD BEARS S04°32'45"W 25.35 FEET), 8) SOUTH 08°48'33" WEST 121.83 FEET, 9) ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 34.15 FEET (CURVE HAVING A CENTRAL ANGLE 08°31'36" AND A LONG CHORD BEARS S04°32'45"W 34.12 FEET), AND 10) SOUTH 00°16'57" WEST 61.16 FEET; THENCE NORTH 89°43'03" WEST 361.74 FEET TO THE POINT OF BEGINNING.

CONTAINS: 132,292 sf or 3.04 ac

OF LOTS = 1

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 "K"

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 OF THIS SUBDIVISION, 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 HIS/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 "K"

LOCATED IN A PORTION OF 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

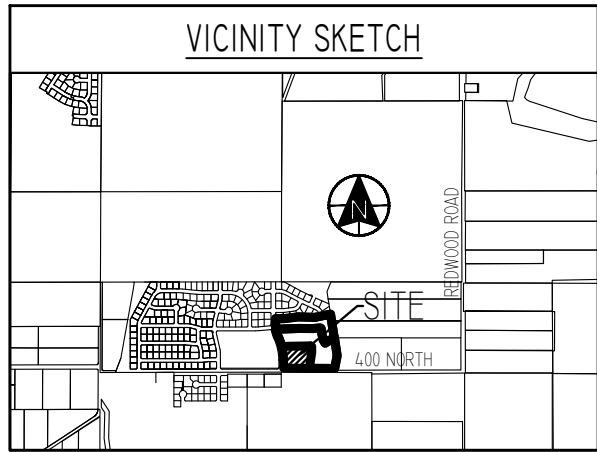
SCALE: 1" = 50' FEET

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLIENT-RECORDER SEAL

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	16.05	36°46'51"	15.77	N18°27'19"W
C2	84.00	182.89	12°33'52"	182.52	N06°20'53"W
C3	15.00	22.85	87°16'49"	20.70	N31°00'36"E
C4	220.50	55.54	14°25'50"	55.39	N81°51'56"E
C5	15.00	23.88	91°12'06"	21.43	S45°19'08"E
C6	170.50	25.37	08°31'36"	25.35	S04°32'45"W
C7	229.50	34.15	08°31'36"	34.12	S04°32'45"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



AZTEC ENGINEERING
732 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

DATA TABLE

1) TOTAL DEVELOPMENT:	132,292 SF	3.04 AC (100%)
2) # LOTS		
3) TOTAL LOT AREA	132,292 SF	3.04 AC (100%)
4) TOTAL ROW AREA (PUBLIC)	0 SF	0.00 AC (0%)
5) TOTAL SENSITIVE LANDS	0 SF	0.00 AC (0%)
6) TOTAL OPEN SPACE	0 SF	0.00 AC (0%)
7) TOTAL BUILDABLE LAND	132,292 SF	3.04 AC (100%)
8) TOTAL LANDSCAPE AREA	57,118 SF	1.31 AC (43%)
9) TOTAL PARKING & DRIVEWAYS	38,768 SF	0.89 AC (29%)
10) NET DENSITY	0.32 DU/AC	

FEMA FIRM

FLOOD ZONE DESIGNATION: X
FIRM MAP PANEL #: 49049C0285F
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

PLANNING DIRECTOR

APPROVAL BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____,

PLANNING DIRECTOR

CITY ENGINEER

APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____,

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____,

LAND USE AUTHORITY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____,

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

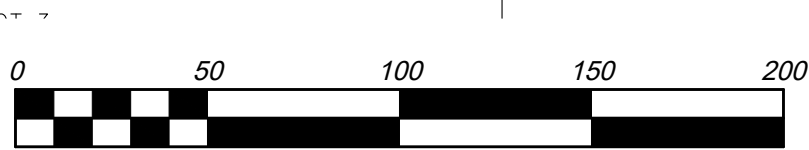
APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____,

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE



SCALE 1"=50'

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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- 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 PROVIDE 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



SIERRA ESTATES PHASE 3 PLAT "K"

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	3.04 AC
SENSITIVE LANDS	0.00 AC
NET DEVELOPMENT AREA	3.04 AC
MAX. DENSITY = 6 DU/AC =	3.04 x 6 = 18 UNITS
EXISTING ZONING	R3-6
ASSISTED LIVING BUILDING	1 TOTAL
# OF INDIVIDUALS	106 PERSONS
PARKING SPACES - BASED UPON 2023 SIERRA ESTATES TIS	
NUMBER OF PM PEAK HOUR TRIPS (ITE 254 - ASSISTED LIVING)	89 BEDS = 51 SPACES
PROVIDED PARKING	
FRONT AREA	
4 ADA + 26 STANDARD	= 30 SPACES (50%)
REAR AREA	
30 STANDARD	= 30 SPACES (50%)
TOTAL PARKING	= 60 SPACES (100%)

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.

DATA TABLE

1) TOTAL DEVELOPMENT:	132,292 SF	3.04 AC (100%)
2) # LOTS	1	
3) TOTAL LOT AREA	132,292 SF	3.04 AC (100%)
4) TOTAL ROW AREA (PUBLIC)	0 SF	0.00 AC (0%)
5) TOTAL SENSITIVE LANDS	0 SF	0.00 AC (0%)
6) TOTAL OPEN SPACE	0 SF	0.00 AC (0%)
7) TOTAL BUILDABLE LAND	132,292 SF	3.04 AC (100%)
8) TOTAL LANDSCAPE AREA	57,118 SF	1.31 AC (43%)
9) TOTAL PARKING & DRIVEWAYS	38,768 SF	0.89 AC (29%)
10) BUILDING FOOTPRINT	36,406 SF	0.84 AC (28%)
11) TOTAL BUILDING SIZE (TWO STORY)	72,812 SF	
12) NET DENSITY	0.32 DU/AC	

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 HANKEY) (801) 401-3023
GAS: QUESTAR (GAYLAN SORENSON) (801) 370-6577

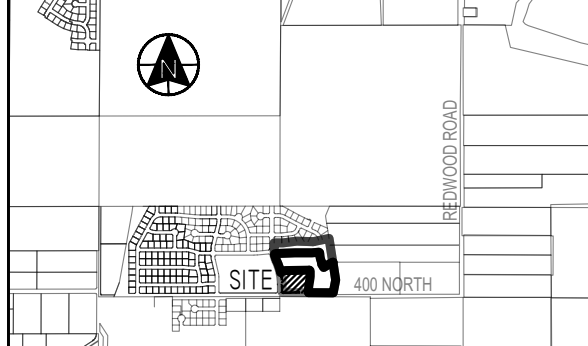
LEGEND

PROPERTY LINE
LOT LINE
LOT NUMBER
EASEMENT LINE

SHEET INDEX

C1	PLAT
C2	COVER SHEET
C3	OVERALL SITE PLAN
C4	DEMOLITION PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C9	SIGNAGE & STRIPING PLAN
D1-D6	CONSTRUCTION DETAIL SHEETS
E0.2	PHOTOMETRIC PLAN

VICINITY SKETCH



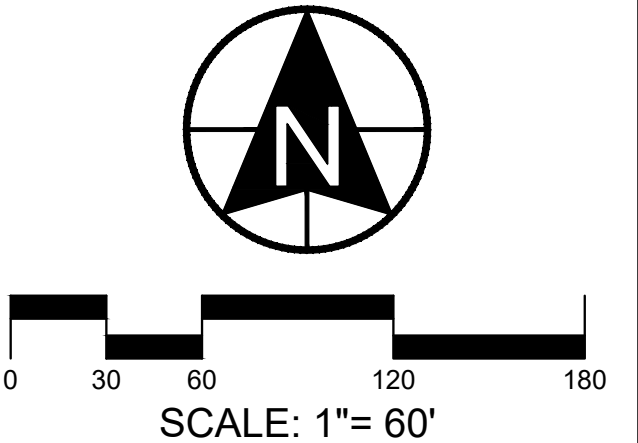
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT K

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

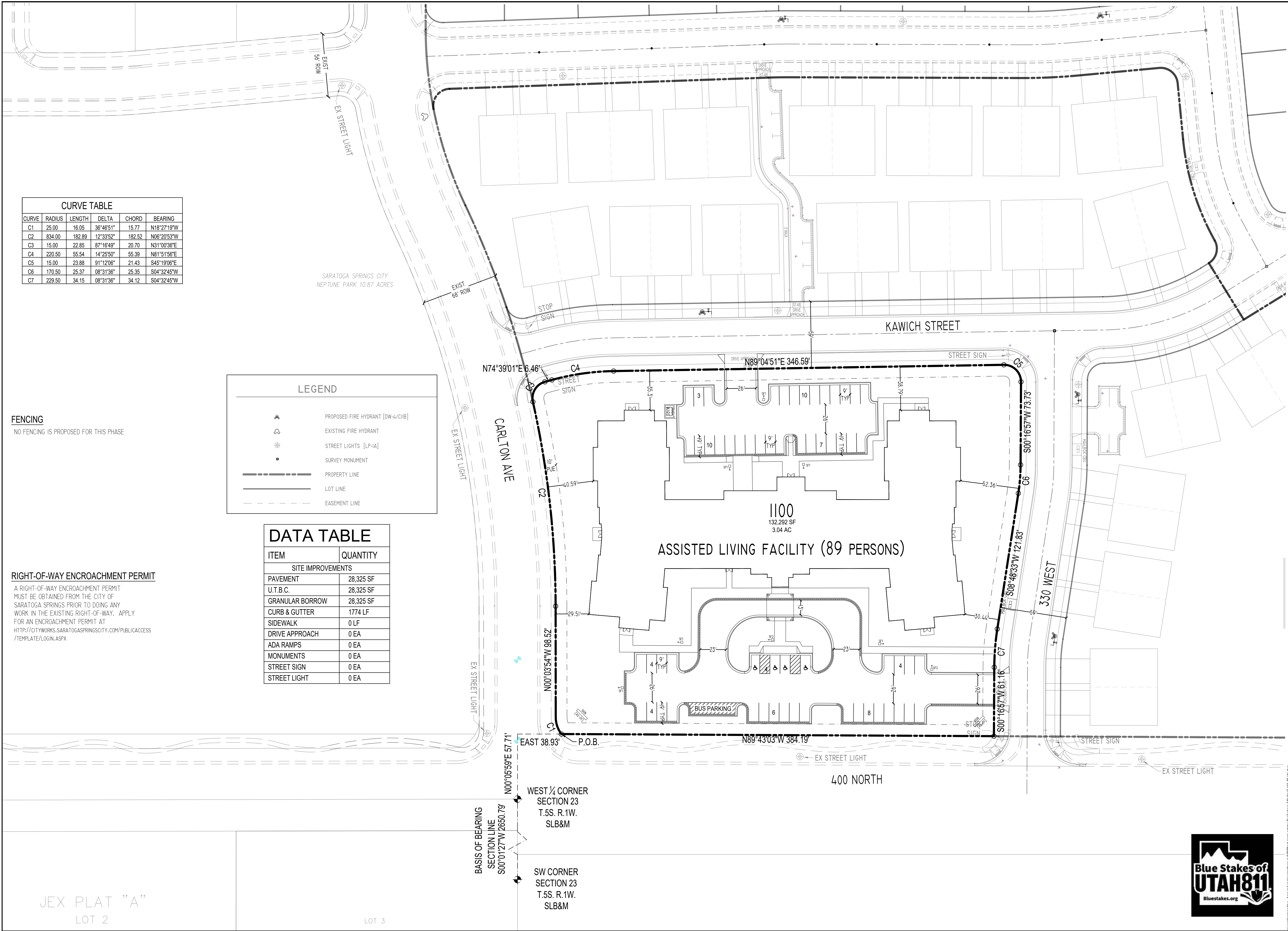
PLAT "K"
FINAL
PLANS

SHEET NAME

COVER

SHEET NUMBER

C2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	16.05	36°46'51"	15.77	N18°27'19"W
C2	834.00	182.89	12°33'52"	182.52	N06°20'53"W
C3	15.00	22.85	87°16'49"	20.70	N31°00'36"E
C4	220.50	55.54	14°25'50"	53.39	N81°51'56"E
C5	15.00	23.88	91°12'06"	21.43	S45°19'06"E
C6	170.50	25.37	08°31'36"	25.35	S04°32'45"W
C7	229.50	34.15	08°31'36"	34.12	S04°32'45"W

SARATOGA SPRINGS CITY
NEPTUNE PARK 10.87 ACRES

LEGEND

- PROPOSED FIRE HYDRANT [DW-4/C1B]
- EXISTING FIRE HYDRANT
- STREET LIGHTS [LP-1A]
- SURVEY MONUMENT
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE

DATA TABLE

ITEM	QUANTITY
SITE IMPROVEMENTS	
PAVEMENT	28,325 SF
U.T.B.C.	28,325 SF
GRANULAR BORROW	28,325 SF
CURB & GUTTER	1774 LF
SIDEWALK	0 LF
DRIVE APPROACH	0 EA
ADA RAMPS	0 EA
MONUMENTS	0 EA
STREET SIGN	0 EA
STREET LIGHT	0 EA


FENCING
NO FENCING IS PROPOSED FOR THIS PHASE

RIGHT-OF-WAY ENCROACHMENT PERMIT
A RIGHT-OF-WAY ENCROACHMENT PERMIT
MUST BE OBTAINED FROM THE CITY OF
SARATOGA SPRINGS PRIOR TO DOING ANY
WORK IN THE EXISTING RIGHT-OF-WAY. APPLY
FOR AN ENCROACHMENT PERMIT AT
HTTP://CITYWORKS.SARATOGASPRINGS.CITY.COM/PUBLICACCESS
/TEMPLATE/LOGIN.ASPX

DEVELOPMENT

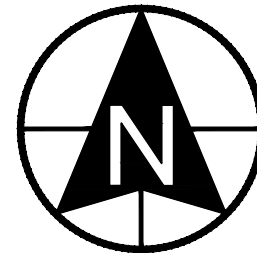
SIERRA ESTATES
PHASE 3
PLAT K

DEVELOPER




**PATTERSON
HOMES**
www.phutah.com

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



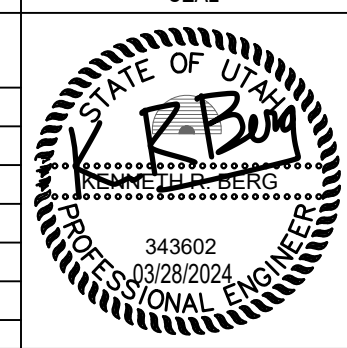
0 20 40 80 120
SCALE: 1"= 40'



berg
CIVIL ENGINEERING

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			
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7			



PROJECT

SIERRA ESTATES
PHASE 3

DESCRIPTION

PLAT "K"
FINAL
PLANS

SHEET NAME	SHEET NUMBER
SITE	C3

