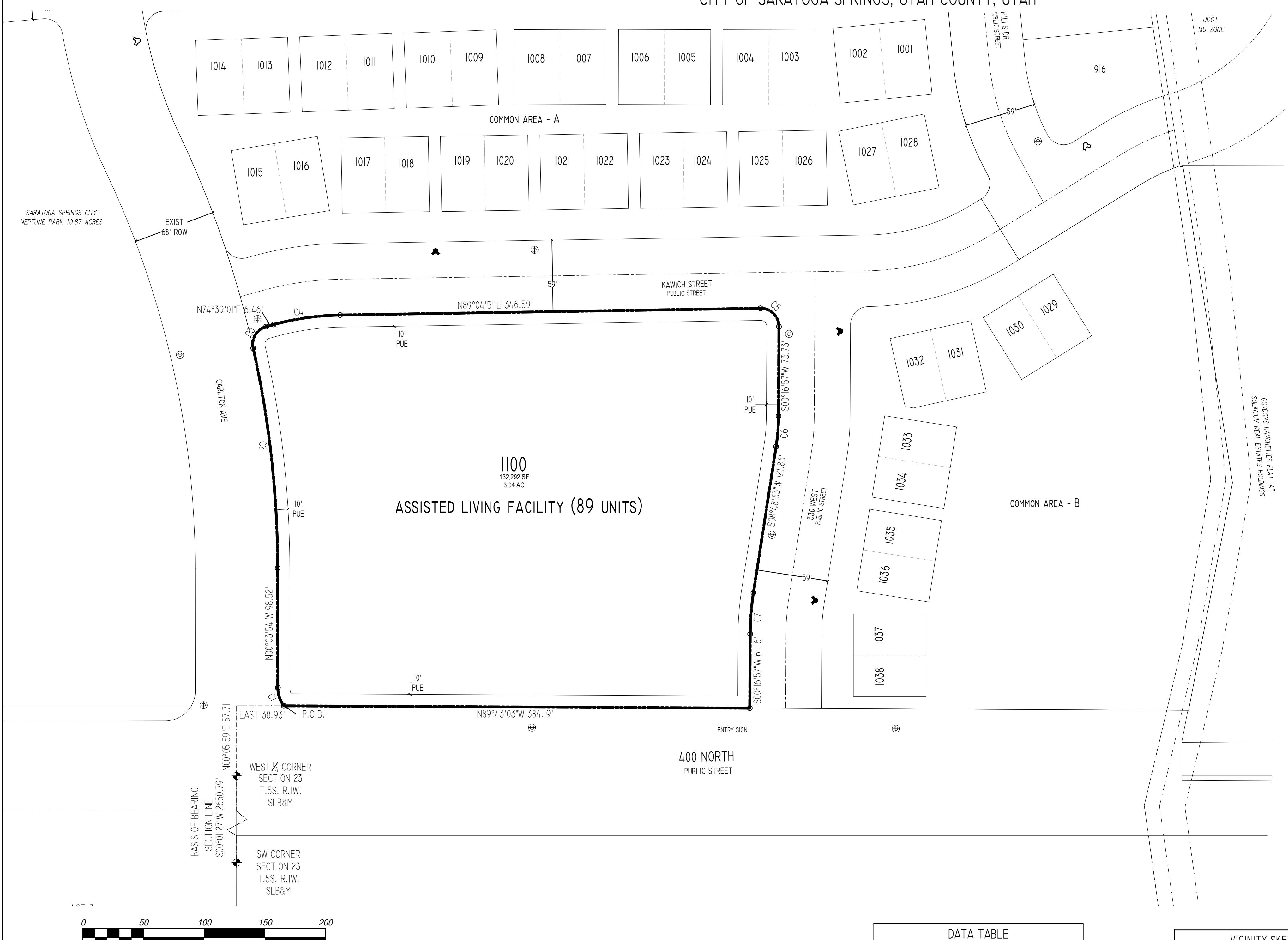


SIERRA ESTATES PLAT "K"

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



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 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)(ii).

ROCKY MOUNTAIN POWER

I, PURSUANT TO UTAH CODE ANN. 54-5-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITIES 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 RUE AS DESCRIBED IN THIS PLAT AND 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 CONDUCT ITS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AGRGATION 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.

A. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
C. TITLE 54, CHAPTER 8A, 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 CONDUCT ITS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE AGRGATION 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____

APPROVED THIS ____ DAY OF ____ 20____

DOMINION ENERGY QUESTAR CORPORATION

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

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

COMCAST CABLE TELEVISION

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) NET DENSITY	0.32 DU/AC	

PLANNING DIRECTOR

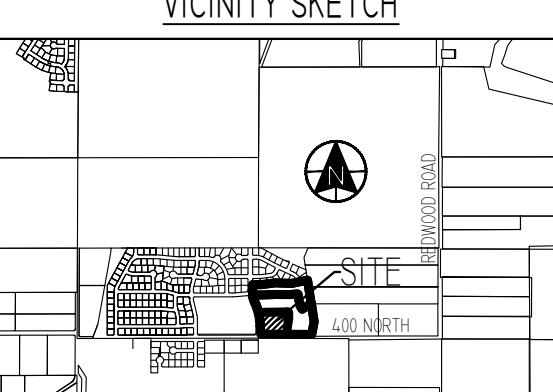
APPROVAL BY THE PLANNING DIRECTOR ON THIS
____ DAY OF ____ A.D. 20____

PLANNING DIRECTOR

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

CITY ENGINEER

VICINITY SKETCH



LAND USE AUTHORITY

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

LAND USE AUTHORITY

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

CITY FIRE CHIEF

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

SUNSET MOUNTAIN PROPERTIES, LP

732 North 780 West,
American Fork, UT 84003
(801) 224-7308
Highland, UT 84003
(801) 642-0119

ATZEC ENGINEERING

1103 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

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

CITY FIRE CHIEF

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, 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 THIS 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 00'59" EAST 38.93 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T.S., R.IW., SL&M 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 34°45'1" AND A LONG CHORD BEARS N18°27'19" W15.77 FEET), 2) NORTH 00'33" WEST 98.93 FEET, AND 3) ALONG THE ARC OF A 834.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 182.89 FEET (CURVE HAVING A CENTRAL ANGLE 12°35'2" AND A LONG CHORD BEARS N06°20'53" W182.52 FEET) TO A POINT ALONG THE SOUTH BOUNDARY LINE OF SIERRA ESTATES PLAT "A". 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 55.54 FEET (CURVE HAVING A CENTRAL ANGLE 87°16'4" AND A LONG CHORD BEARS N31°00'36" E20.70 FEET), 2) NORTH 4°39'0" EAST 6.46 FEET, 3) ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.86 FEET (CURVE HAVING A CENTRAL ANGLE 14°25'50" AND A LONG CHORD BEARS N81°51'56" E55.39 FEET), 4) NORTH 89°04'51" EAST 34.59 FEET, 5) ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 23.86 FEET (CURVE HAVING A CENTRAL ANGLE 89°04'51" EAST 34.59 FEET), 6) SOUTH 00'16'57" WEST 121.83 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" W25.35 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" W34.15 FEET), AND 10) SOUTH 00'16'57" WEST 61.16 FEET, THENCE NORTH 89°43'0" WEST 361.74 FEET TO THE POINT OF BEGINNING.

CONTAINS: 132,292 sf or 3.04 ac

OF LOTS: 1

6418780

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 HOLD 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 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 SIGNATURE(S), 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

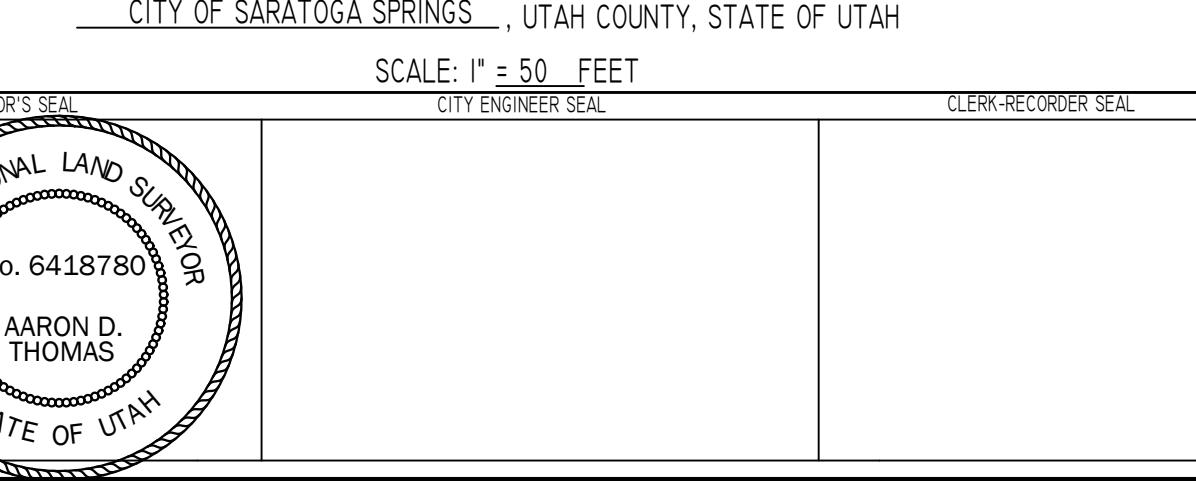
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

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





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 105 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

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 MEETIESA FULL-CUTOFF CRITERIA
8. NO SLOPES GREATER THAN 30% ON-SITE. NO WETLANDS ON-SITE.
9. 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 (42%)
9) TOTAL PARKING & DRIVEWAYS	38,768 SF	0.89 AC (29%)
10) BUILDING FOOTPRINT	36,406 SF	0.84 AC (28%)
II) TOTAL BUILDING SIZE (TWO STORY)	72,812 SF	
II) 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 HAWKEY) (801) 401-3023
GAS: QWESTAR (GAYLAN SORENSEN) (801) 370-6577

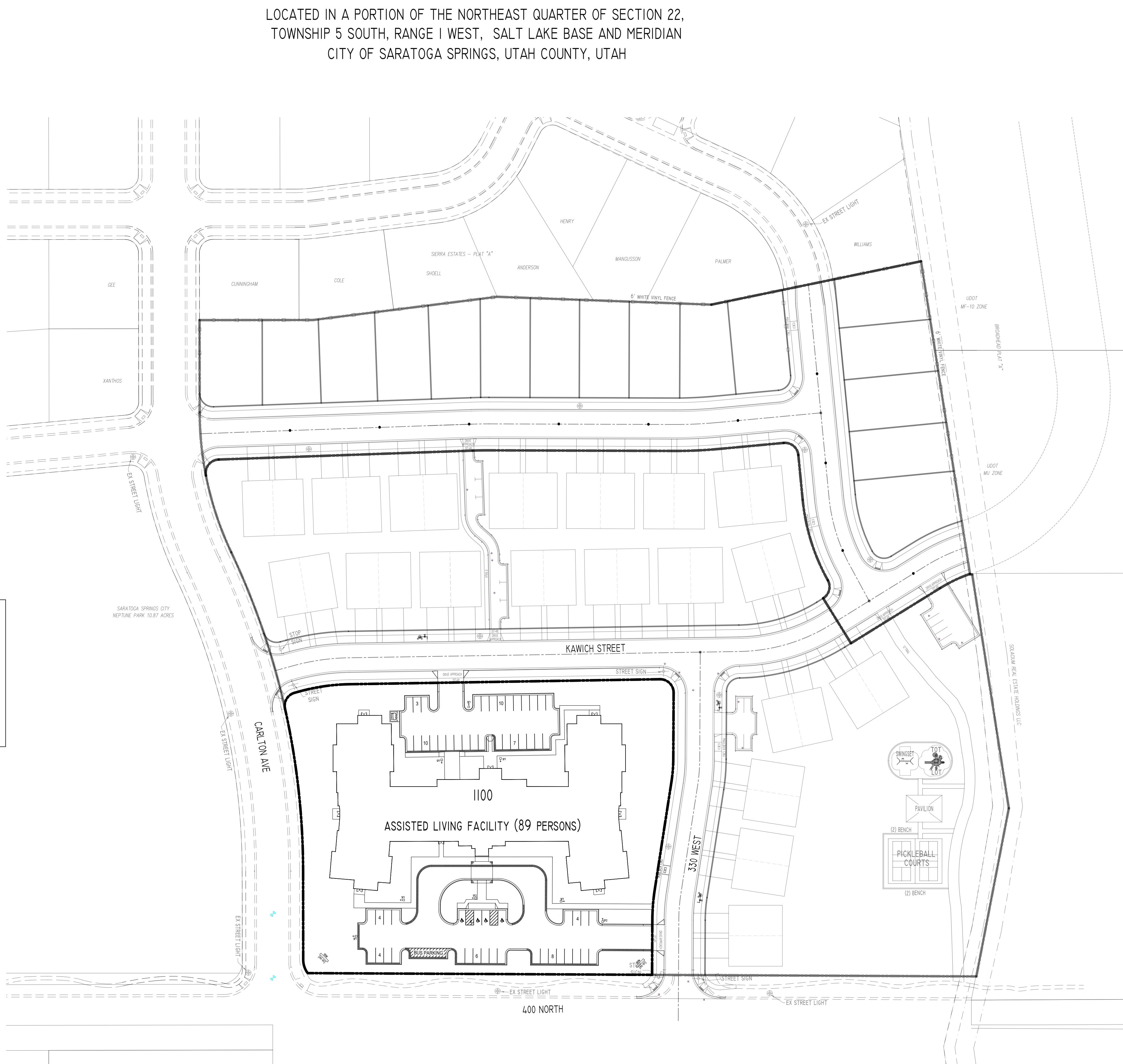
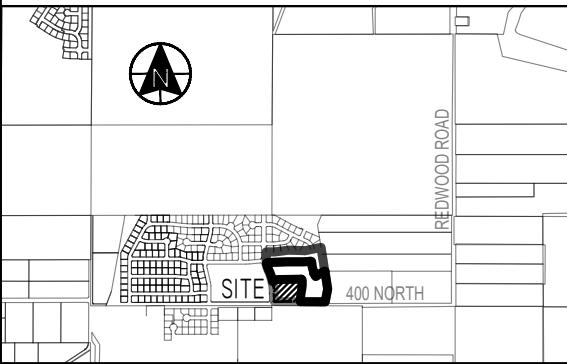
LEGEND

PROPERTY LINE	
LOT LINE	
949 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
DI-06	CONSTRUCTION DETAIL SHEETS
F0.2	PHOTOMETRIC PLAN

VICINITY SKETCH



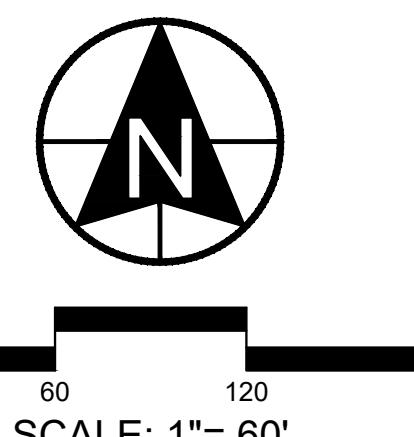
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT K

DEVELOPER



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



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 "K" FINAL PLANS

SHEET NAME	SHEET NUMBER
COVER	C2

