

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-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED 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 PLANS ON-SITE.

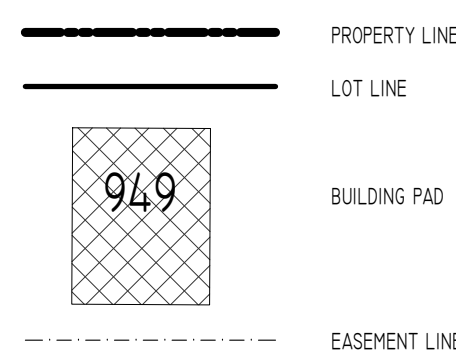
CONTACT LIST

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

LEGEND



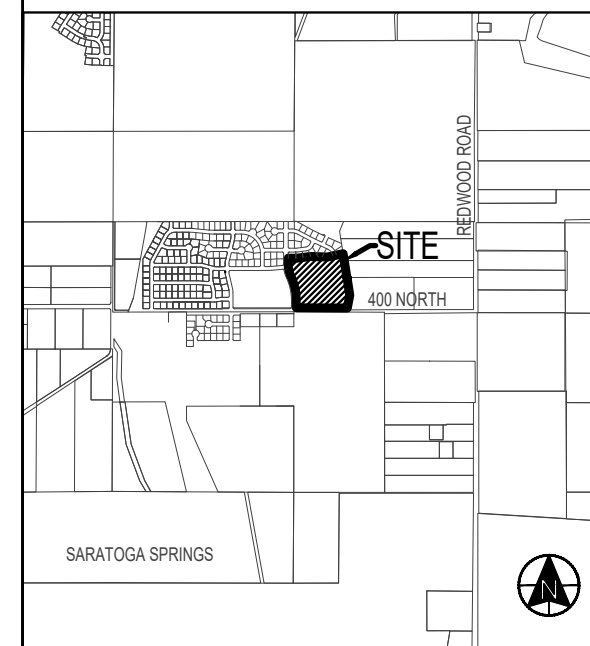
PHASING PLAN

ALL LOTS TO BE CONSTRUCTED IN A SINGLE PHASE

SHEET INDEX

- C1 PLAT
- C2 COVER SHEET
- C3 OVERALL SITE PLAN
- C4 DEMOLITION PLAN
- C5 GRADING & DRAINAGE PLAN
- C6 UTILITY PLAN
- C7 LANDSCAPE PLAN
- C8 RECORD OF SURVEY

VICINITY SKETCH



SIERRA ESTATES PHASE 3

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

DATA TABLE

1) TOTAL DEVELOPMENT:	602,861 SF	13.84 AC (100%)
2) TOTAL # OF PADS	63	4.55 DU/AC
3) TOTAL PAD BUILDING AREA:	166,429 SF	3.82 AC. (28%)
4) TOTAL LANDSCAPE AREA:	250,422 SF	5.75 AC. (4%)
5) TOTAL ROW AREA (PUBLIC)	161,349 SF	3.70 AC. (27%)
6) TOTAL SENSITIVE LANDS	24,661 SF	0.57 AC (4%)
7) # OF GARAGE SPACES	2 PER PAD	126 SPACES
8) MINIMUM PAD SIZE	2,010 SF	
9) AVERAGE PAD SIZE	2,642 SF	



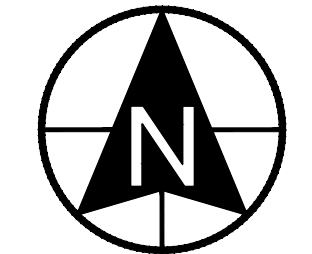
DEVELOPMENT

SIERRA ESTATES PHASE 3

DEVELOPER



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



0 30 60 120 180
SCALE: 1"= 60'



11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1		THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	
2			
3			
4			KENNETH R. BERG P.E.
5			SERIAL NO. 343602
6			DATE: 12/18/2020
7			

ACTION	DATE
PRELIMINARY PLAN	12/18/2020

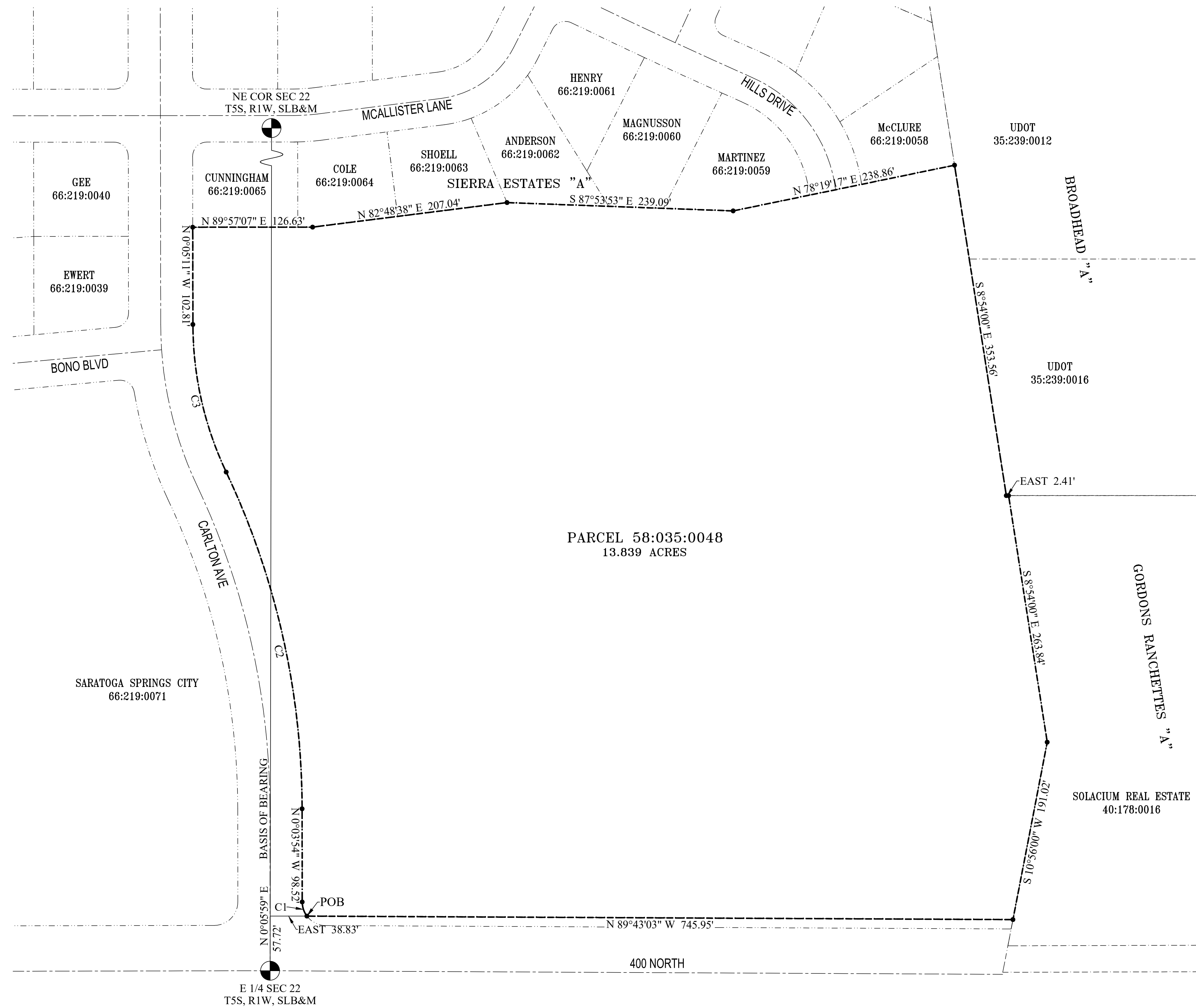
PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
COVER	C2



COMBINED DESCRIPTION

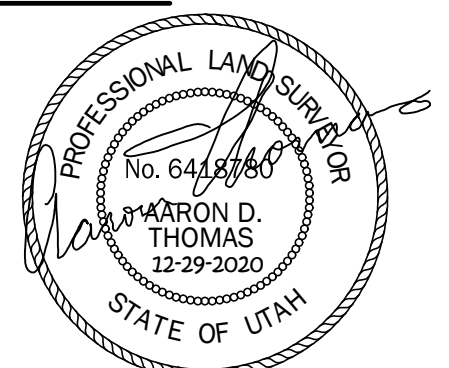
Beginning at a point located North 0°05'59" East 57.72 feet and East 38.83 feet from the East Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian, thence along the arc of a 25.00 foot radius curve to the right 16.04 feet through a central angle of 36°46'14" (chord bears North 18°27'01" West 15.77 feet); thence North 00°03'54" West 98.52 feet; thence along the arc of a 834.00 foot radius curve to the left 367.79 feet through a central angle of 25°16'02" (chord bears North 12°41'55" West 364.82 feet); thence along the arc of a 366.00 foot radius curve to the right 161.27 feet through a central angle of 25°14'45" (chord bears North 12°42'33" West 159.97 feet); thence North 00°05'11" West 102.81 feet; thence North 89°57'07" East 126.63 feet; thence North 82°48'38" East 207.04 feet; thence South 87°53'53" East 239.09 feet; thence North 78°19'17" East 238.86 feet; thence South 8°54'00" East 353.56 feet; thence East 2.41 feet; thence South 8°54'00" East 263.84 feet; thence South 10°56'00" West 191.02 feet; thence North 89°43'03" West 745.95 feet to the point of beginning.
Area = 13.839 Acres

NARRATIVE

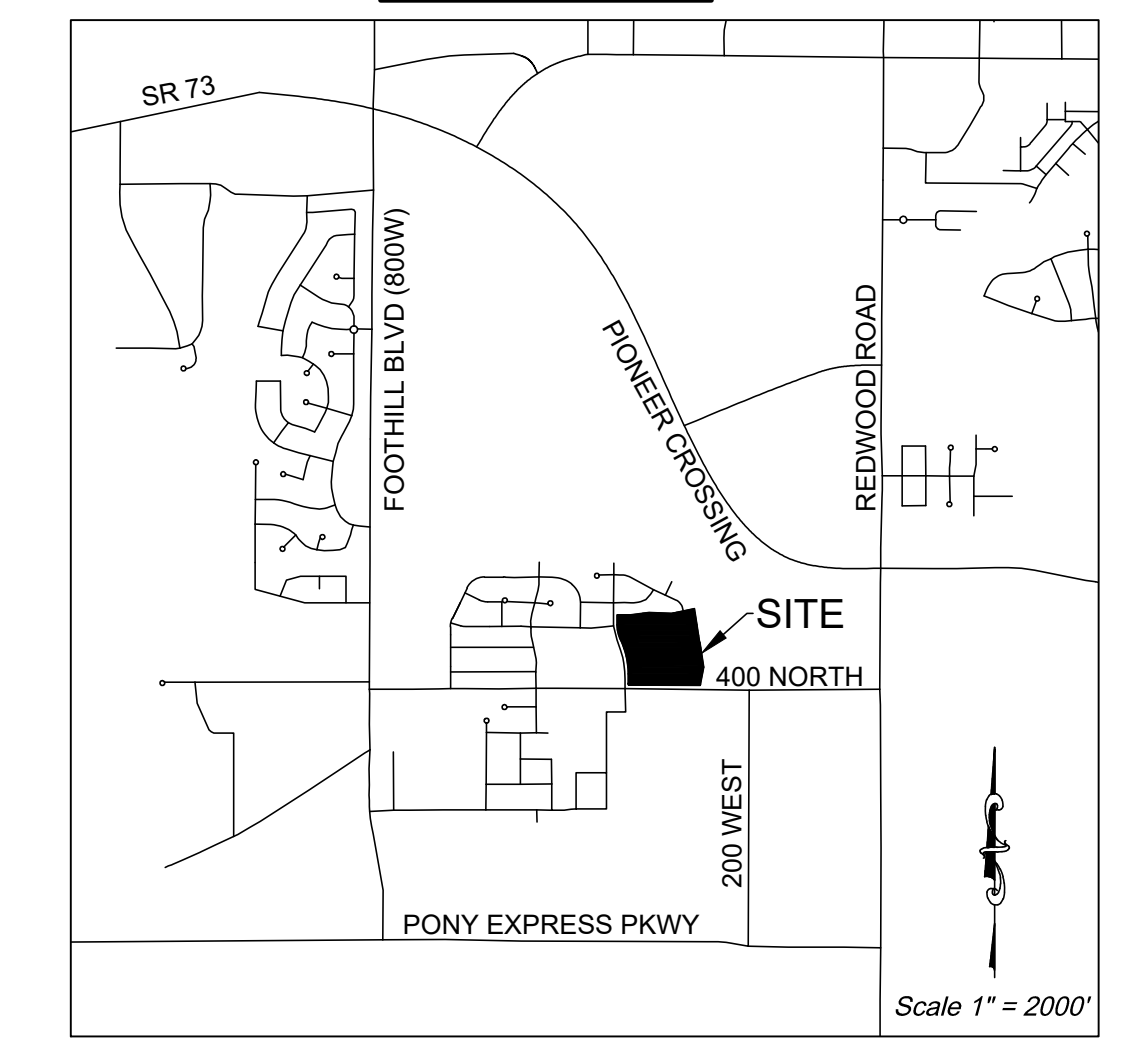
The Basis of Bearing for this survey is North 0°05'59" East along Section Line from the East Quarter Corner of Section 22, Township 5 South, Range 1 West, Salt Lake Base and Meridian to the Northeast Corner of said Section 22. Both monuments were located as shown on county tie sheets. The purpose of this survey was to determine an remainder boundary to be subdivided with the future subdivision. There are no fence lines along property line and neighboring title lines match. Final boundary markers are to be set with construction of the future development.

SURVEYOR'S CERTIFICATION

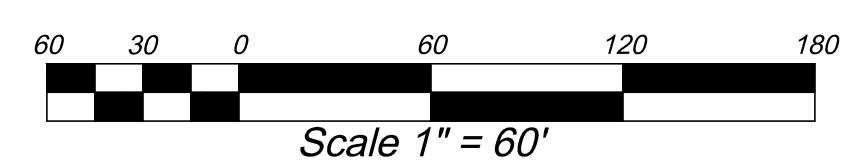
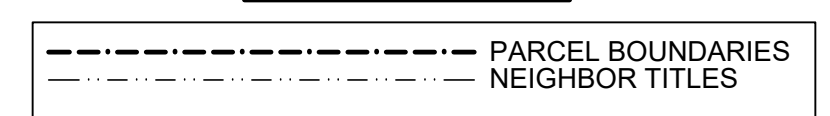
I Aaron D. Thomas, do hereby certify that I am a Professional Land Surveyor, licensed to practice in the State of Utah, holding license number 6418780, and that between February 2014 and December 2020, I made a survey of the property described on this plat.
This survey was made in conformity with generally accepted local surveying practices. It does not guarantee title to the lines set, nor purport to show all easements of record nor is it proof of ownership.



VICINITY MAP



PLAT LEGEND



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	16.04	36°46'14"	15.77	N 18°27'11" W
C2	834.00	367.79	25°16'2"	364.82	N 12°41'55" W
C3	366.00	161.27	25°14'45"	159.97	N 12°42'33" W

RECORD OF SURVEY			
SURVEY TYPE:	400 WEST 400 NORTH		
ADDRESS +/-	CITY:	COUNTY:	STATE:
	SARATOGA SPRINGS	UTAH	UTAH

LAND SURVEYOR: **AZTEC ENGINEERING INC.**
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

CIVIL ENGINEER: **berg**
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

SUNSET MOUNTAIN PROPERTIES PARCEL
LOCATED IN THE NORTHEAST QUARTER OF SECTION 22, & THE NORTHWEST QUARTER OF SECTION 23
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M

SHEET 1 OF 1	
DATE:	DEC. 29, 2020
SCALE:	1"=60'
DRAFTED BY:	A.D.T.