

SIERRA ESTATES - PRELIMINARY PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

CORP OF PRES BISHOP
CHURCH OF JESUS CHRIST
OF LDS

- NOTES:**
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF 20.
 - THE INSTALLATION OF ALL IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS, AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
 - PLAT MAY BE SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT, DEVELOPER AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT, SEE CITY RECORDER FOR MORE INFORMATION.
 - BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
 - ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER, AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
 - THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
 - ALL PUBLIC OPEN SPACE AND PUBLIC TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY DEVELOPER AND MAINTAINED BY A CITY.
 - ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATIONS AND CC&R'S

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. _____ 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 94-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT. 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

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S 89°53'16" W 1049.37 FEET FROM THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN;

THENCE S 89°53'17" W 1165.80 FEET; THENCE NORTH 77.24 FEET; THENCE N 28°29'44" E 625.64 FEET; THENCE N 89°54'49" E 416.66 FEET TO A POINT ALONG THE WESTERN BOUNDARY OF SIERRA ESTATES PLAT "B"; THENCE ALONG SAID BOUNDARY THE FOLLOWING CURVE (9) COURSES: S 06°09'11" E 100.69 FEET, S 34°1'24" W 66.99 FEET, S 04°09'25" E 100.00 FEET, S 85°10'48" E 72.66 FEET, S 85°14'53" E 72.51 FEET, S 84°27'39" E 55.91 FEET, S 06°44'09" W 220.47 FEET, S 69°14'54" E 150.89 FEET, AND N 89°54'49" E 174.95 FEET TO A POINT ALONG THE WESTERN BOUNDARY OF SIERRA ESTATES PLAT "A"; THENCE ALONG SAID BOUNDARY THE FOLLOWING FIVE (5) COURSES: S 06°02'53" E 122.13 FEET, S 11°35'57" W 57.18 FEET, S 06°02'53" E 98.39 FEET, S 14°00'66" E 201.61 FEET, AND S 06°00'33" E 313.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: 28.28 ACRES

OF LOTS: 94

BASIS OF BEARING: SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 22 T5S, R1W, SLB&M BEARING N 00°01'27" E 2650.79 FEET.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS

SIERRA ESTATES - PRELIMINARY PLAT

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/OR CITY USE. THE OWNERS 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 OWNERS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY ESTABLISHMENT OR CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION.

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

CORPORATE ACKNOWLEDGMENT

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

ON THE _____ DAY OF _____, A.D. 20 _____ PERSONALLY APPEARED BEFORE ME, _____ AND WHO BEING BY ME DULY SWORN DID SAY EACH FOR HIMSELF, THAT HE, SAID _____ IS THE PRESIDENT AND HE SAID _____ IS THE SECRETARY OF _____ CORPORATION, AND THAT THE WITHIN AND FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS AND SAID _____ AND _____ EACH DULY ACKNOWLEDGE TO ME THAT SAID CORPORATION EXECUTED THE SAME AND THAT THE SEAL AFFIXED IS THE SEAL OF SAID CORPORATION

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING AT _____ (SEE SEAL BELOW)

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

CITY RECORDER
(SEE SEAL BELOW)

PRELIMINARY PLAT
SIERRA ESTATES

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 100' FEET

SURVEYOR'S SEAL

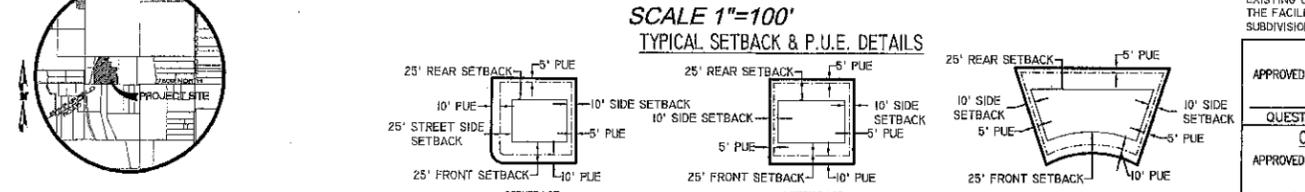
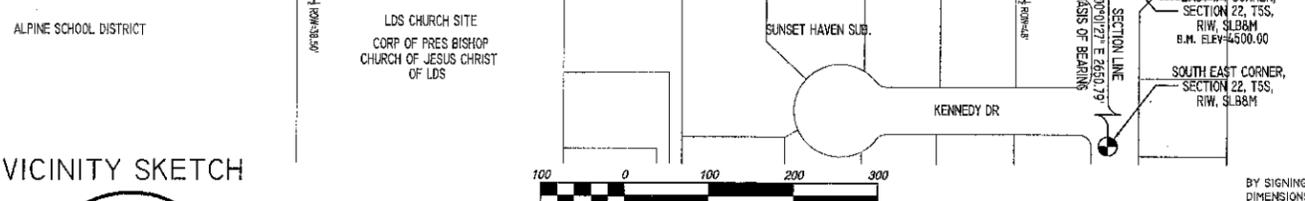
NOTARY PUBLIC SEAL

CITY ENGINEER SEAL

CITY RECORDER SEAL

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	200.00	15.81	06°21'00"	15.81	S89°54'49"E	C16	15.00	27.87	106°50'37"	26.89	S82°25'28"W
C2	200.00	16.41	06°34'30"	16.41	S89°54'49"E	C17	15.00	28.53	107°33'17"	27.81	N44°56'38"E
C3	200.00	17.01	06°48'00"	17.01	S89°54'49"E	C18	228.00	72.81	187°24'42"	22.50	N02°08'53"E
C4	200.00	17.61	07°01'30"	17.61	S89°54'49"E	C19	228.00	73.46	187°58'44"	23.14	N02°08'53"E
C5	200.00	18.21	07°15'00"	18.21	S89°54'49"E	C20	228.00	74.11	188°32'46"	23.78	N02°08'53"E
C6	200.00	18.81	07°28'30"	18.81	S89°54'49"E	C21	228.00	74.76	189°06'48"	24.42	N02°08'53"E
C7	200.00	19.41	07°42'00"	19.41	S89°54'49"E	C22	228.00	75.41	189°40'50"	25.06	N02°08'53"E
C8	200.00	20.01	07°55'30"	20.01	S89°54'49"E	C23	228.00	76.06	190°14'52"	25.70	N02°08'53"E
C9	200.00	20.61	08°09'00"	20.61	S89°54'49"E	C24	228.00	76.71	190°48'54"	26.34	N02°08'53"E
C10	200.00	21.21	08°22'30"	21.21	S89°54'49"E	C25	228.00	77.36	191°22'56"	26.98	N02°08'53"E
C11	200.00	21.81	08°36'00"	21.81	S89°54'49"E	C26	228.00	78.01	191°56'58"	27.62	N02°08'53"E
C12	200.00	22.41	08°49'30"	22.41	S89°54'49"E	C27	228.00	78.66	192°30'60"	28.26	N02°08'53"E
C13	200.00	23.01	09°03'00"	23.01	S89°54'49"E	C28	228.00	79.31	193°04'12"	28.90	N02°08'53"E
C14	200.00	23.61	09°16'30"	23.61	S89°54'49"E	C29	228.00	79.96	193°37'14"	29.54	N02°08'53"E
C15	200.00	24.21	09°30'00"	24.21	S89°54'49"E	C30	228.00	80.61	194°10'16"	30.18	N02°08'53"E



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 WITH THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(A)(X)(i).

QUESTAR GAS COMPANY APPROVED THIS _____ DAY OF _____ A.D. 20 _____	ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____ A.D. 20 _____
COMCAST CABLE TELEVISION APPROVED THIS _____ DAY OF _____ A.D. 20 _____	CENTURY LINK APPROVED THIS _____ DAY OF _____ A.D. 20 _____

- 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

Berg
CIVIL ENGINEERING
1100 N. 1000 W. SUITE 400
SARATOGA SPRINGS, UT 84055
PHONE: (801) 888-1877
FAX: (801) 888-1877

AZTEC ENGINEERING
491 N 450 W
OREM, UT 84057

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

CITY FIRE CHIEF

PLANNING COMMISSION REVIEW
REVIEWED BY THE PLANNING COMMISSION ON THIS _____ DAY OF _____ A.D. 20 _____

CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____ A.D. 20 _____

CITY ENGINEER

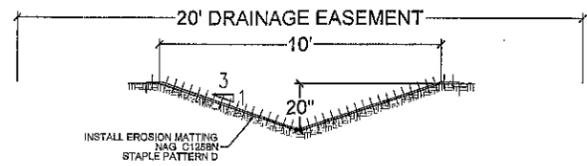
SARATOGA SPRINGS ATTORNEY
APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____ A.D. 20 _____

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _____ DAY OF _____ A.D. 20 _____

LEHI CITY POST OFFICE REPRESENTATIVE

TAILWATER DRAINAGE SWALE DETAIL
NOT TO SCALE



SIERRA ESTATES

STORM DRAINAGE NOTES:

1. A SWPPP IS REQUIRED FOR EACH PHASE AT FINAL CONSTRUCTION.
2. STORMWATER MUST BE CLEAN OF ALL OILS AND FLOATABLES AND 80% OF TOTAL SUSPENDED SOLIDS 110 MICRONS OR LARGER.
3. EACH PHASE TO END AT A MANHOLE OR CATCH BASIN.

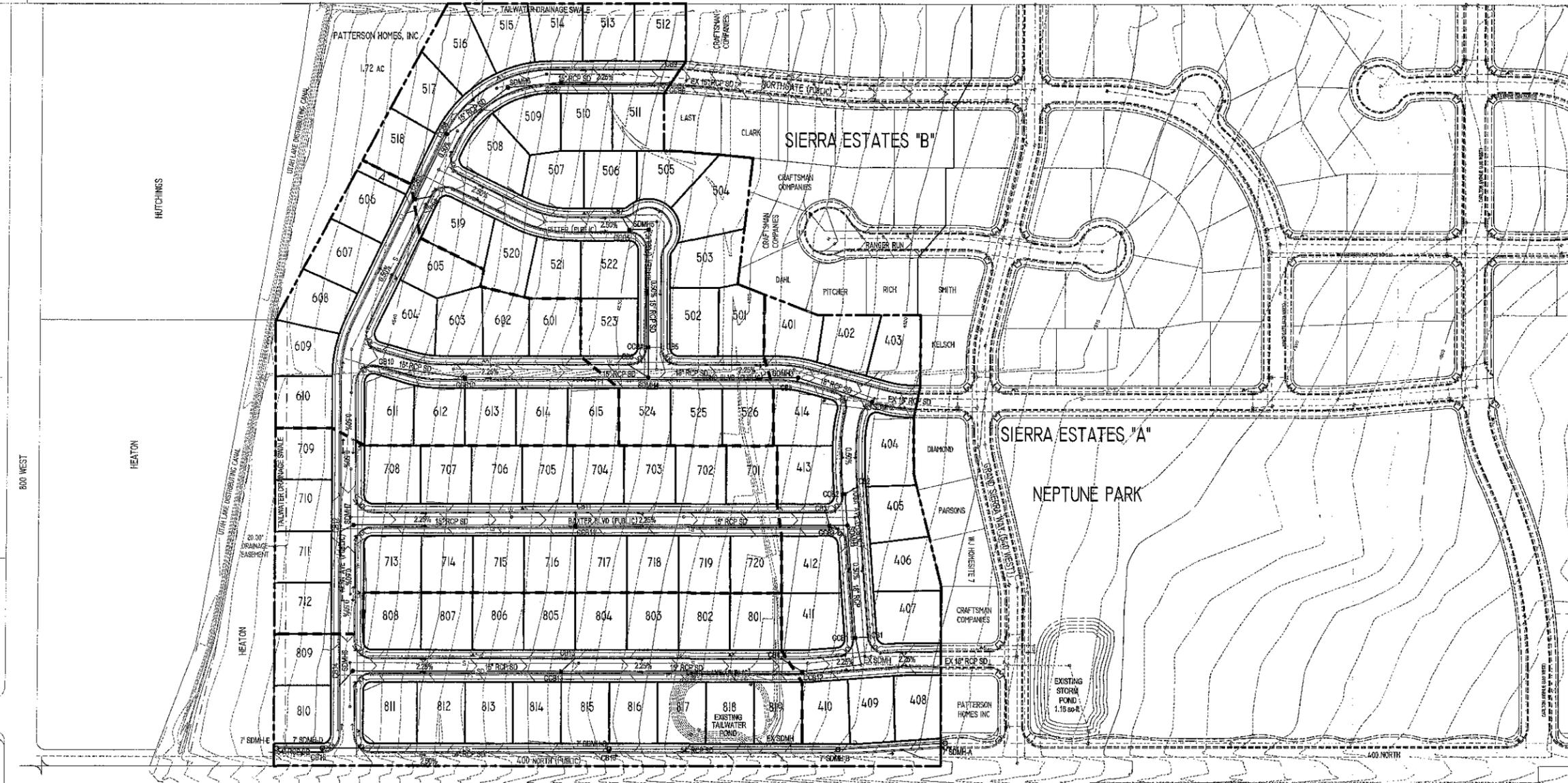
GRADING NOTES

1. NO AREAS OF SUBSTANTIAL EARTH MOVING ARE PROPOSED.
2. ALL ROADWAY IMPROVEMENTS WILL BE WITHIN 0.5 TO 1.5 FEET OF EXISTING GROUND.
3. AN EXISTING TAILWATER DITCH HAS BEEN CONSTRUCTED WITH PREVIOUS PHASES TO PROTECT EXISTING HOMES FROM TAIL WATER. THIS DITCH AND SEDIMENTATION POND PROVIDES EROSION CONTROL MEASURES FOR THE SITE.

NOTES

1. NO SLOPES GREATER THAN 10% ONSITE
2. NO WETLANDS ON-SITE
3. NO FLOOD PLAINS ON-SITE INCLUDING 100-YEAR HIGH WATER MARKS FOR LAKES, RIVERS OR STREAMS.
4. ALL SENSITIVE LANDS INCLUDING EXISTING STORM DRAINAGE BASIN WITHIN NEPTUNE PARK HAVE BEEN INCLUDED IN OPEN SPACE PARCELS.
5. NO PROMINENT NATURAL FEATURES SUCH AS ROCK OUTCROPPINGS, WOODLANDS, STEEP SLOPES EXIST ON THIS PARCEL. THIS PARCEL HAS BEEN IN THE PRODUCTION OF ALFALFA FOR MANY YEARS.
6. NO SENSITIVE LANDS EXISTING ON SITE AND THEREFORE NO PRESERVATION OR PROTECTION IS PROPOSED.
7. NO EXISTING WATER COURSES, CANALS, DITCHES, SPRINGS, WELLS, CULVERTS NEED TO BE MAINTAINED AS PART OF THIS SUBDIVISION.
8. ALL EXISTING IRRIGATION FACILITIES ARE PRIVATE AND WILL BE ABANDONED WITH SUBDIVISION IMPROVEMENTS.

CORP OF PRES BISHOP
CHURCH OF JESUS CHRIST
OF LDS



ALPINE SCHOOL DISTRICT

LDS CHURCH SITE
CORP OF PRES BISHOP
CHURCH OF JESUS CHRIST
OF LDS

SUNSET HAVEN SUB.

DEVELOPMENT

SIERRA ESTATES

DEVELOPER

www.phutah.com

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

SCALE: 1"= 100'

BERG
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1877

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

ACTION	DATE
PRELIMINARY PLAN	6/10/14

PROJECT

SIERRA ESTATES

DESCRIPTION

PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
GRADING DRAINAGE	C2

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SIERRA ESTATES

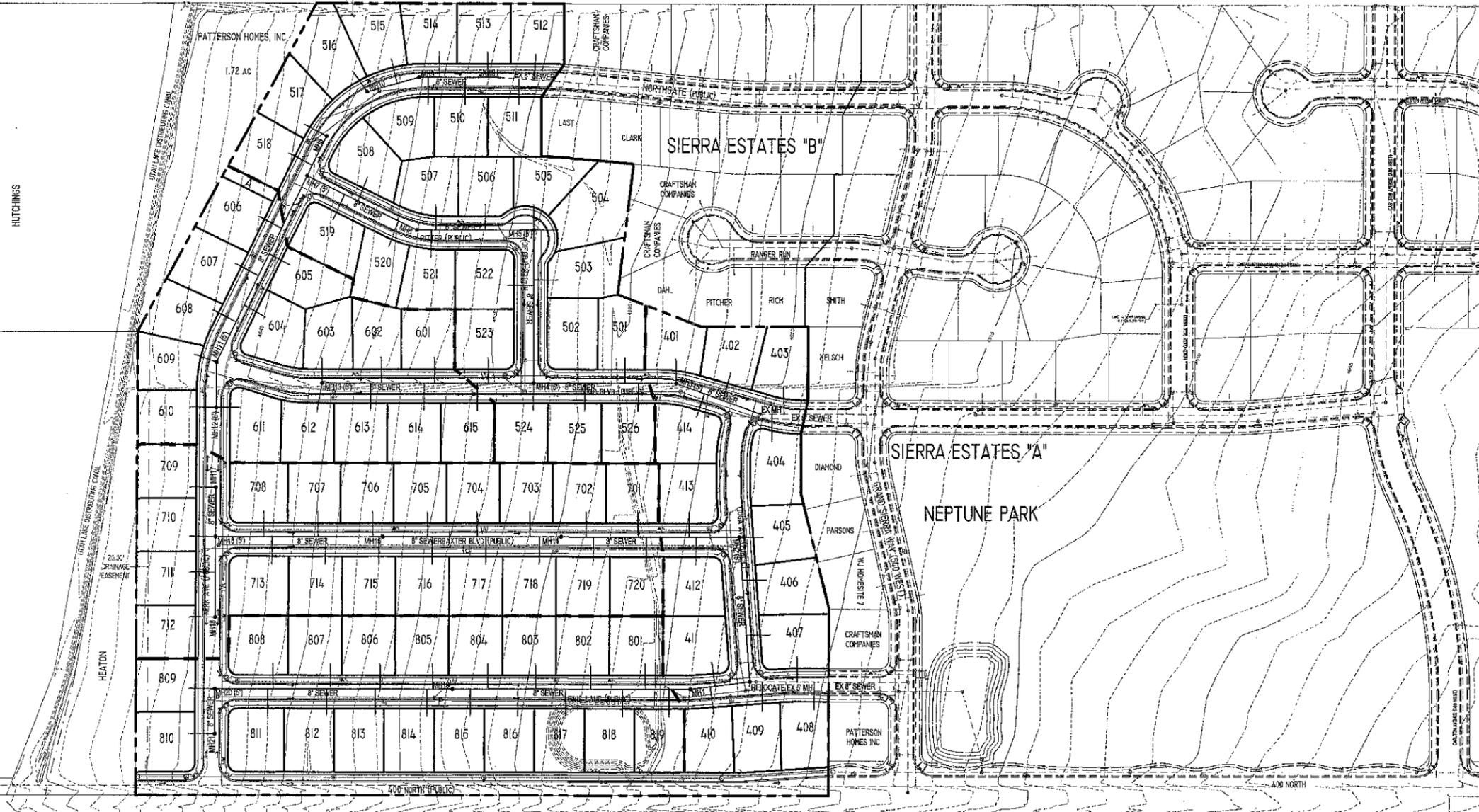
SEWER NOTES

1. ALL SEWER MANHOLES ARE 4" IN DIAMETER EXCEPT AS NOTED.
2. ALL SEWER MAINS TO END AT A MANHOLE FOR PHASES.

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CORP OF PRES BISHOP
CHURCH OF JESUS CHRIST
OF LDS



ALPINE SCHOOL DISTRICT

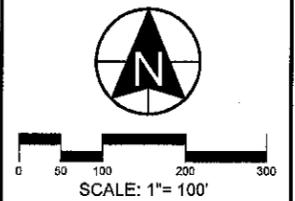
LDS CHURCH SITE
CORP OF PRES BISHOP
CHURCH OF JESUS CHRIST
OF LDS

SUNSET HAVEN SUB.

SIERRA ESTATES



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

ACTION	DATE
PRELIMINARY PLAN	6/10/14

SIERRA ESTATES

DESCRIPTION
PRELIMINARY PLAN

SHEET NAME	SHEET NUMBER
SEWER	C3

