

SUB 2018-08

## Saddleback Boulevard Road Dedication Summary and Recommendation

**Public Body:** Tooele County Planning Commission      **Meeting Date:** March 6, 2019

**Parcel ID:** Portions of 04-070-0-0066, 04-070-0-0058, 04-071-0-0031, & 05-016-0-0041

**Property Location:** Between Mountain View and Sunset Road

**Request:** Road Dedication Plat for a portion of Saddleback Boulevard

Unincorporated: Lake Point

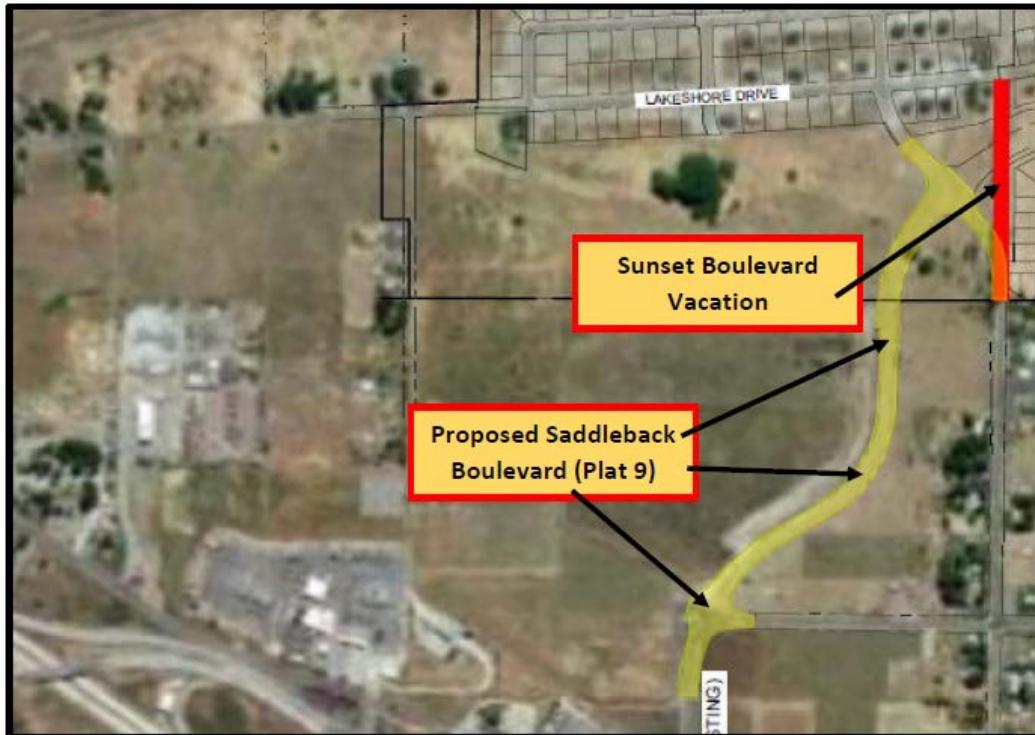
**Planners:** Jeff Miller

**Planning Commission Recommendation:** Not yet received

**Planning Staff Recommendation:** Approval

**Applicant Name:** Chris Robinson

### PROJECT DESCRIPTION



Chris Robinson is requesting preliminary and final plat approval for the proposed Pastures at Saddleback (Plat 9) for a dedicated portion of Saddleback Boulevard between Mountain Road and Sunset Boulevard. The proposed extension of Saddleback Boulevard and re-alignment of Sunset Road will enable adequate access in Lake Point between existing development and the Pastures at Saddleback Subdivision.

## **ISSUES OF CONCERN/PROPOSED MITIGATION**

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Tooele County will be taking over maintenance of the landscaping improvements located in the center of the roundabouts. The applicant has worked with the County to ensure that the installed improvements are attractive and low maintenance in design.

## **NEIGHBORHOOD RESPONSE**

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Planning Staff has not been contacted by any surrounding neighbors or the general public as of the completion of this report. Any comments that are received will be presented

## **REVIEWING AGENCIES RESPONSE**

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AGENCY: County Surveying  
Approval. No further comments.

DATE: February 27, 2019

AGENCY: Ensign Engineering  
Approval. No further comments.

DATE: February 26, 2019

## **PLANNING STAFF ANALYSIS**

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Planning Staff has reviewed the proposed road dedication, and has found that it is cohesive with the surrounding residential and commercial uses.

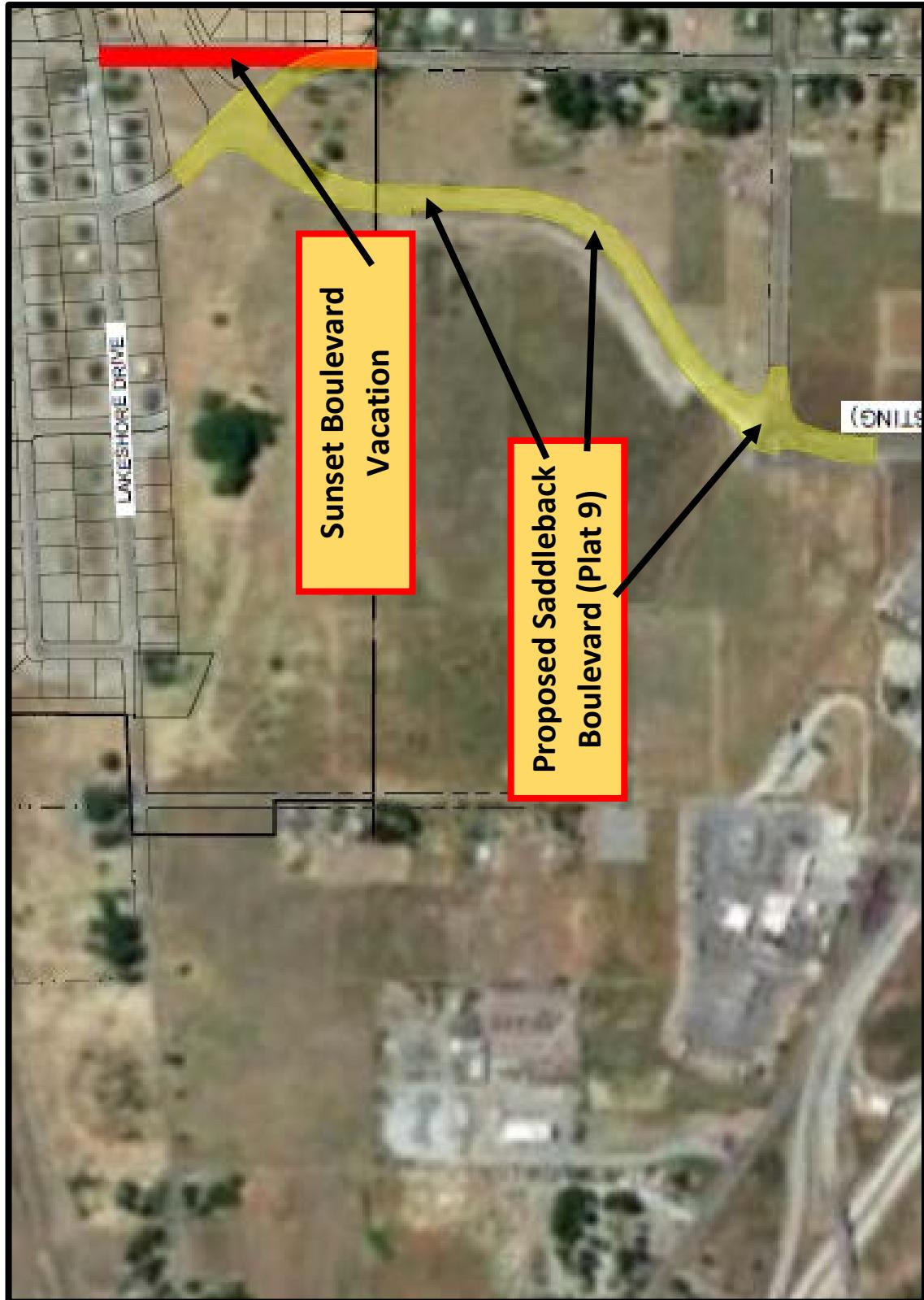
## **PLANNING STAFF RECOMMENDATION**

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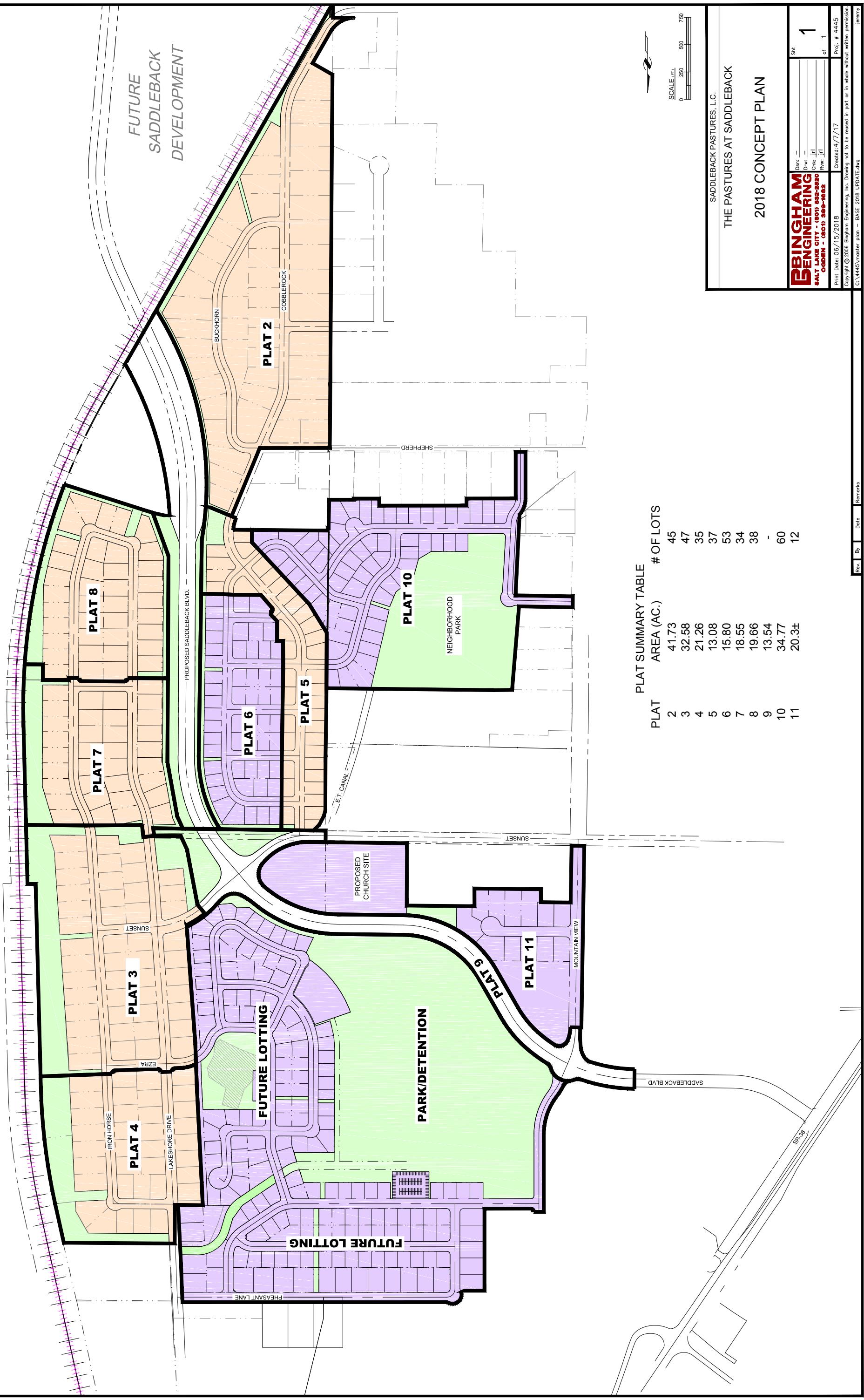
Planning Staff recommends that the Tooele County Planning Commission makes a motion to recommend approval of the proposed "Portion of Sunset Road Vacation Plat" to the Tooele County Commission.

## VAC 2019-01: Proposed Petition to Vacate a Portion of Sunset Boulevard

*Located between Cobblerock Rock and Lakeshore Drive (Parcel ID: 05-016-0-0041)*



# THE PASTURES AT SADDLEBACK











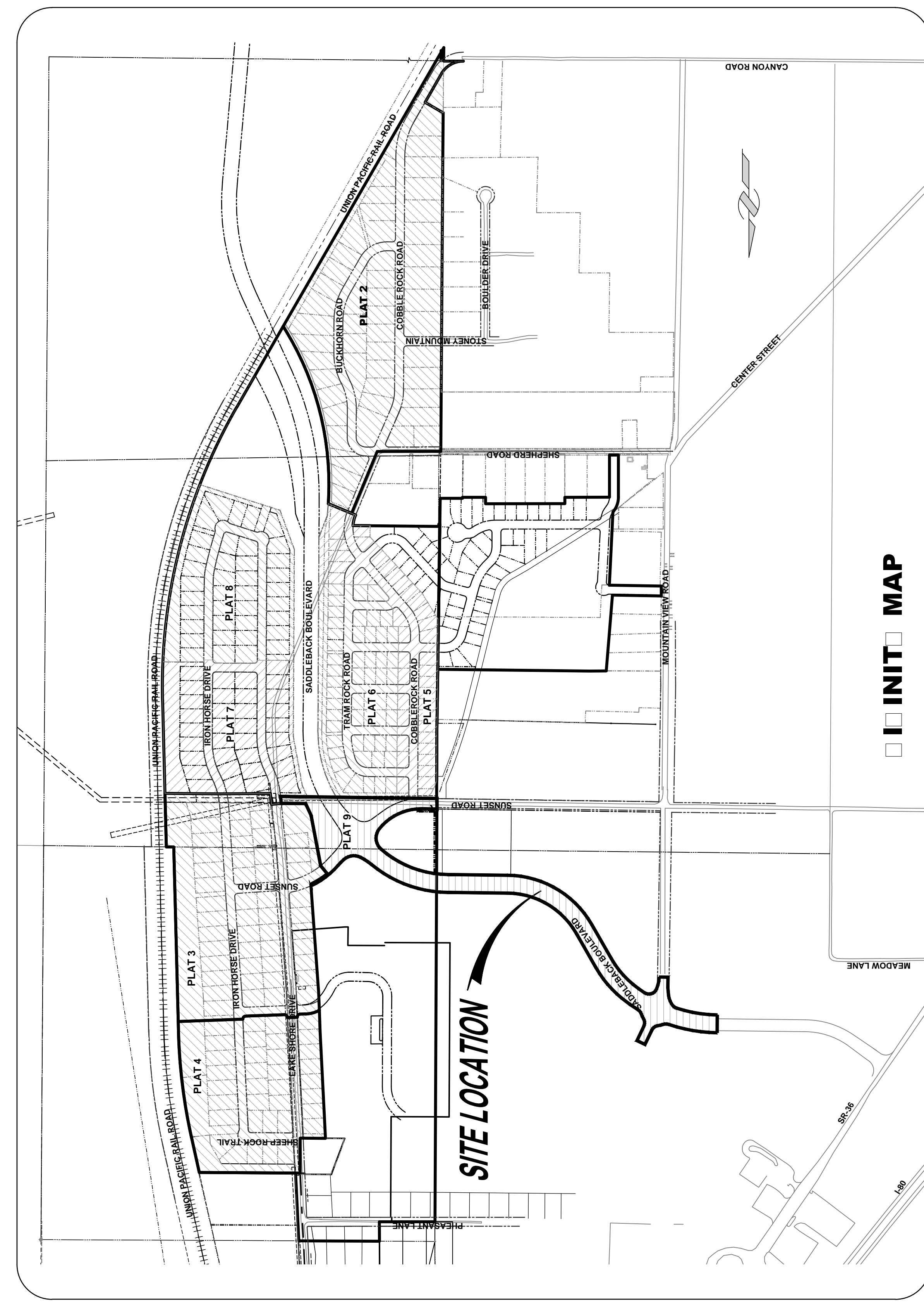




# SADDLEBACK PASTURES, L.C.

## PASTURES AT SADDLEBACK P.U.D. PLAT 9

### TOOELE COUNTY, UT



### SHEET LAYOUT

#### -STREET PLAN & PROFILE-

C-00 TITLE SHEET  
 G-01 SADDLEBACK BOULEVARD - STA: 0+00 - STA: 2+00  
 PP01 SADDLEBACK BOULEVARD - STA: 2+00 - STA: 7+00  
 PP02 SADDLEBACK BOULEVARD - STA: 7+00 - STA: 12+00  
 PP03 SADDLEBACK BOULEVARD - STA: 12+00 - STA: 17+00  
 PP04 SADDLEBACK BOULEVARD - STA: 17+00 - STA: 22+00  
 PP05 SADDLEBACK BOULEVARD - STA: 22+00 - STA: 27+00  
 PP06 SADDLEBACK BOULEVARD - STA: 27+00 - STA: 32+00  
 PP07 MOUNTAIN VIEW ROAD - STA: 10+60 - STA: 15+60  
 PP08 SUNSET ROAD - STA: 55+00 - STA: 60+00  
 PP09 SUNSET ROAD - STA: 60+00 - STA: 65+00  
 PP10 SUNSET ROAD - STA: 60+00 - STA: 65+00  
 PP11 DRAINAGE CHANNEL - STA: 50+00 - STA: 55+00  
 PP12 DRAINAGE CHANNEL - STA: 55+00 - STA: 60+00  
 PP13 DRAINAGE CHANNEL - STA: 60+00 - STA: 65+00  
 PP14 DRAINAGE CHANNEL - STA: 65+00 - STA: 70+00  
 PP15 DRAINAGE CHANNEL - STA: 70+00 - STA: 75+00  
 PP16 DRAINAGE CHANNEL - STA: 75+00 - STA: 80+00  
 PP17 DRAINAGE CHANNEL - STA: 80+00 - STA: 85+00  
 PP18 DRAINAGE CHANNEL - STA: 85+00 - STA: 88+73  
 PP19 DRAINAGE DITCH - STA: 10+60 - STA: 15+60  
 PP20 DRAINAGE DITCH - STA: 15+60 - STA: 20+60

RA-1 WEST ROUNDABOUT GRADING & DIMENSIONING  
 RA-2 EAST ROUNDABOUT GRADING & DIMENSIONING  
 GR-1 GRADING AND STORM DRAIN MASTER PLAN  
 GR-2 GRADING AND STORM DRAIN MASTER PLAN  
 CR-3 CUTS AND FILLS  
 CR-4 CUTS AND FILLS  
 CR-5 CUTS AND FILLS  
 CR-6 CUTS AND FILLS  
 CR-7 CUTS AND FILLS  
 CR-8 CUTS AND FILLS  
 CR-9 CUTS AND FILLS  
 CR-10 CUTS AND FILLS  
 CR-11 CUTS AND FILLS  
 CR-12 CUTS AND FILLS  
 CR-13 CUTS AND FILLS  
 CR-14 CUTS AND FILLS  
 CR-15 CUTS AND FILLS  
 CR-16 CUTS AND FILLS  
 CR-17 CUTS AND FILLS  
 CR-18 CUTS AND FILLS  
 CR-19 CUTS AND FILLS  
 CR-20 CUTS AND FILLS  
 S-1 SIGNAGE & STRIPING  
 S-2 SIGNAGE & STRIPING  
 DEM1 DEMOLITION PLAN

#### -DETAILS-

SADDLEBACK BOULEVARD CROSS-SECTIONS  
 D1 STANDARD DETAILS  
 D2 CONTECH DETAILS  
 D3 CONTECH DETAILS  
 D4 ARCH CULVERT FOUNDATION DETAILS  
 D5

SW1 -SWPPP-  
 SW2 STORM WATER POLLUTION PREVENTION PLAN  
 SWPPP & EROSION CONTROL MEASURES DETAILS

#### TOOELE COUNTY APPROVAL

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

OURRR MOUNTAIN WATER COMPANY APPROVAL

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

LAKE POINTE IMPROVEMENT DISTRICT APPROVAL

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_  
 THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.

DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES  
 G-00

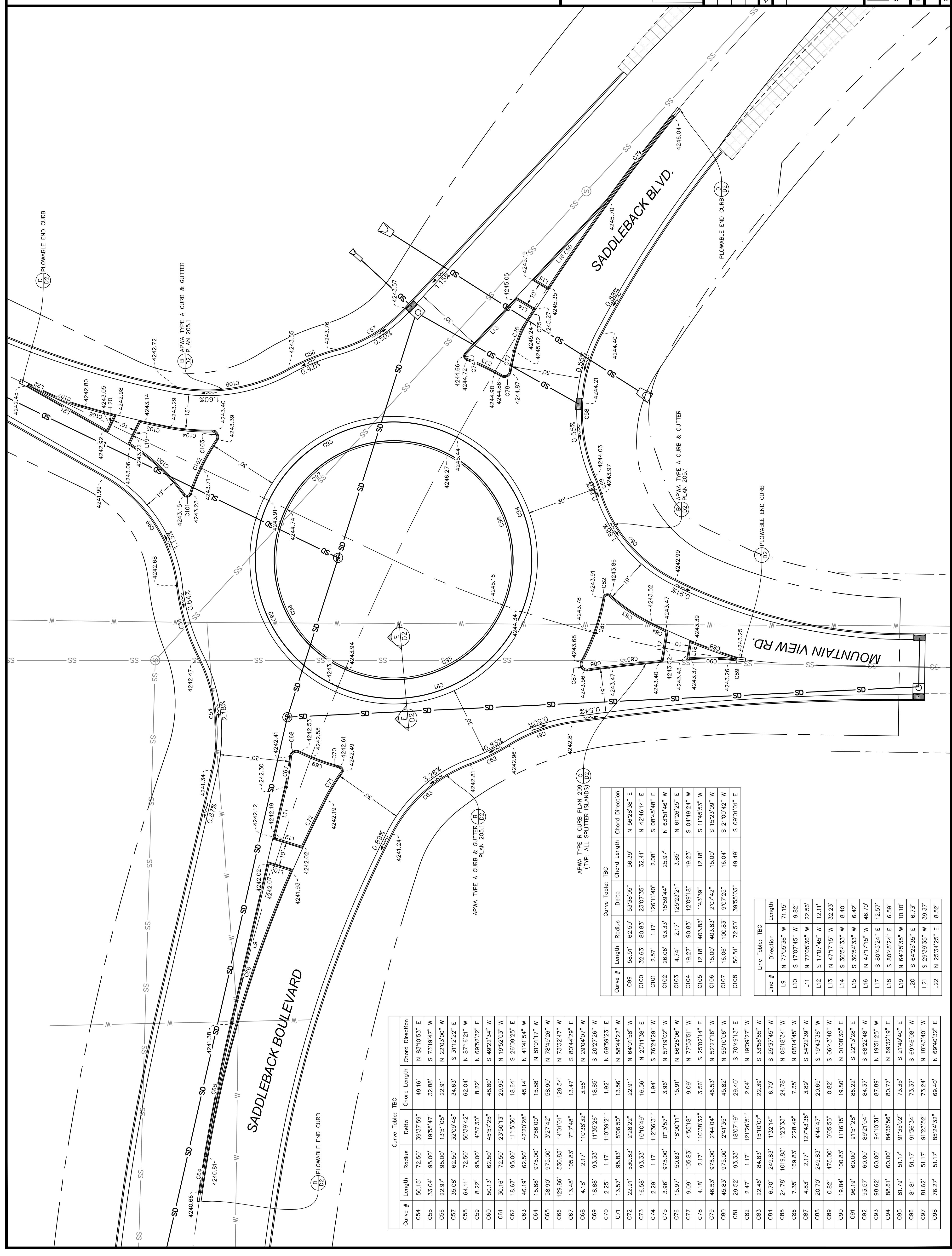
07/19/2018 Jeremic: 5380\cad\phe5380fh9 Cover.dwg

PROFESSIONAL ENGINEER No. 5150191-2202 JEREMY J. SHAFFER 7/19/18 STATE OF UTAH	TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES APPROVED THIS _____ DAY OF _____, 20_____ THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.	PASTURES AT SADDLEBACK P.U.D. PLAT 9 VICINITY MAP & INDEX SHEET	PREPARED BY: <b>BINGHAM ENGINEERING</b> 262 N. WRIGHT BROTHERS DRIVE, SITE 120 SALT LAKE CITY, UTAH 84116
C B A REV. BY	SCALE 0 500 1000 1500 Scale in Feet	DATE 07/19/18 03/30/18 03/30/18	DESCRIPTION

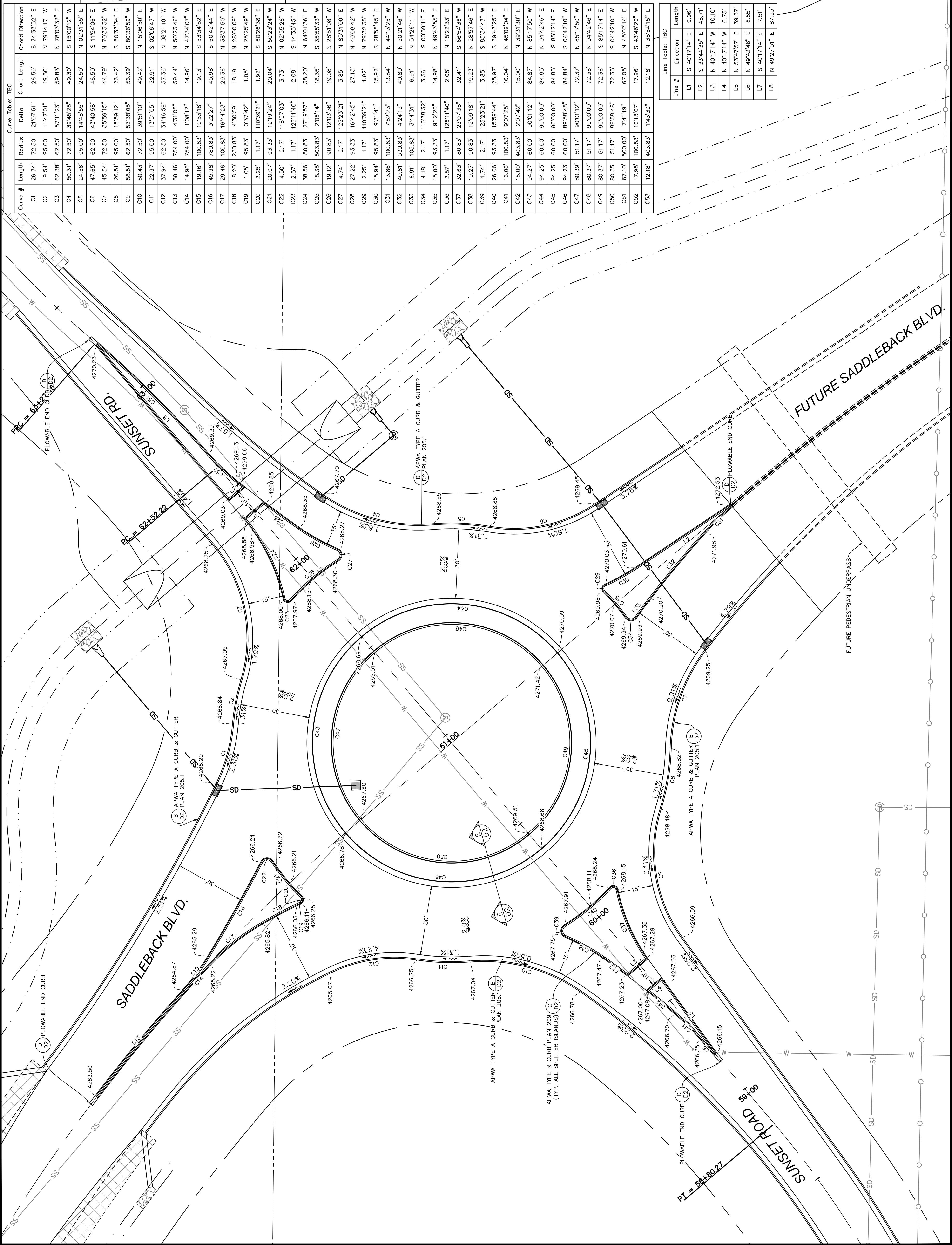
## NOTES:

A circular professional engineer seal. The outer ring contains the text "PROFESSIONAL ENGINEER" at the top and "LICENSED TO PRACTICE" at the bottom. The inner circle contains "No. 5150191-2202" at the top, "JEREMY J. SHAFFER" in the center, and "STATE OF UTAH" at the bottom.

KEYMAP



**NOTES:**



LAKESHORE DRIVE

SUNSET RD

SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 9

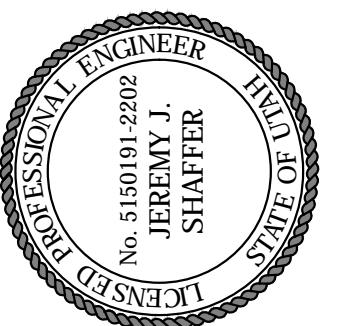
GRADING AND STORM DRAIN  
MASTER PLAN

**BINGHAM**  
ENGINEERING  
SALT LAKE CITY - (801) 532-2520  
OGDEN - (801) 399-1862

Proj. # 5380  
Print Date: 07/19/2018  
Created: 03/29/18

Sheet: JUS Snt  
Drw: JUS Ck:  
JRL of 4

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jeremy



NOTES:

1. GRADING PLAN IS BASED ON 1997 AERIAL SURVEY, AND ADDITION SURVEY SHOTS TAKEN 2/8/2018.
2. EXISTING CONTOURS SHOWN REPRESENT 6" INTERVAL.
3. ALL CONTOURS SHOWN AT A 2' INTERVAL.

EXISTING BERMS OF SEWER  
SPOILS TO BE USED TO  
CREATE A BERM AROUND  
THE LARGE DETENTION AREA.

SADDLEBACK BOULEVARD

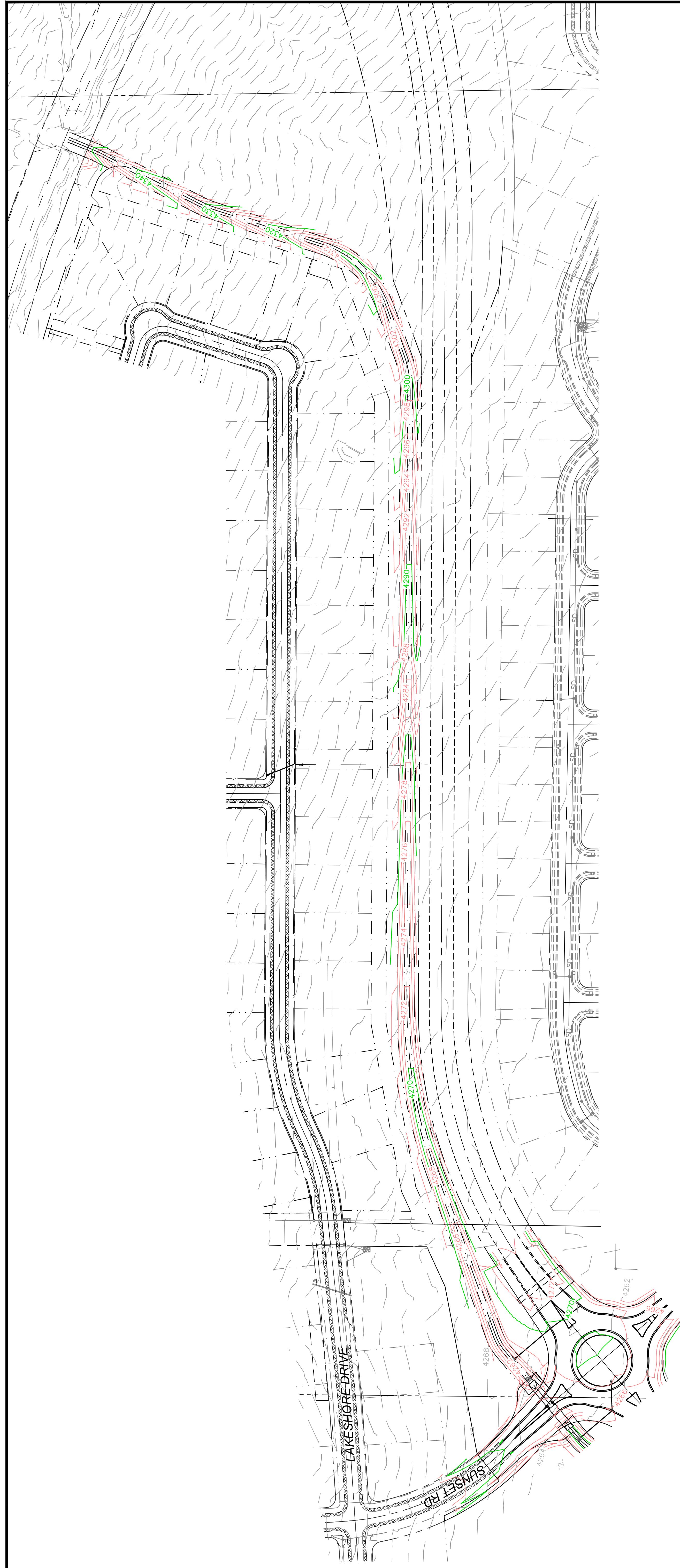
MOUNTAIN VIEW RD

SD

SD

SD

SD



## SADDLEBACK PASTURES, L.C.

# GRADING AND STORM DRAIN MASTER PLAN

A diagram of a twisted pair cable. It shows two vertical lines representing wires, with a circular arc between them indicating a twist. The wires are shaded with diagonal lines.

A line graph showing the relationship between Scale (FT) and Price. The Y-axis is labeled "SCALE (FT)" and ranges from 0 to 300. The X-axis is labeled "PRICE" and ranges from 0 to 100. A single data point is plotted at (50, 300).

PRICE	SCALE (FT)
50	300

**NOTES:**

1. GRADING PLAN IS BASED ON 1997 AERIAL SURVEY, AND ADDITION SURVEY SHOTS TAKEN 2/8/2018.
2. EXISTING CONTOURS SHOWN REPRESENT 6" BELOW EXISTING CONTOURS PROVIDED BY AERIAL SURVEY (ASSUMES 6" STRIPPING DEPTH).
3. ALL CONTOURS SHOWN AT A 2' INTERVAL

## NOTES:

1. GRADING PLAN IS BASED ON 1997 AERIAL SURVEY, AND ADDITION SURVEY SHOTS TAKEN 2/8/2018.
2. EXISTING CONTOURS SHOWN REPRESENT 6" BELOW EXISTING CONTOURS PROVIDED BY AERIAL SURVEY
3. ALL CONTOURS SHOWN AT A 2' INTERVAL

<b>DENGINEERING</b>		Drw: <u>JJS</u>	Chk: <u>JRL</u>	Rvw: <u>JRL</u>	of 4
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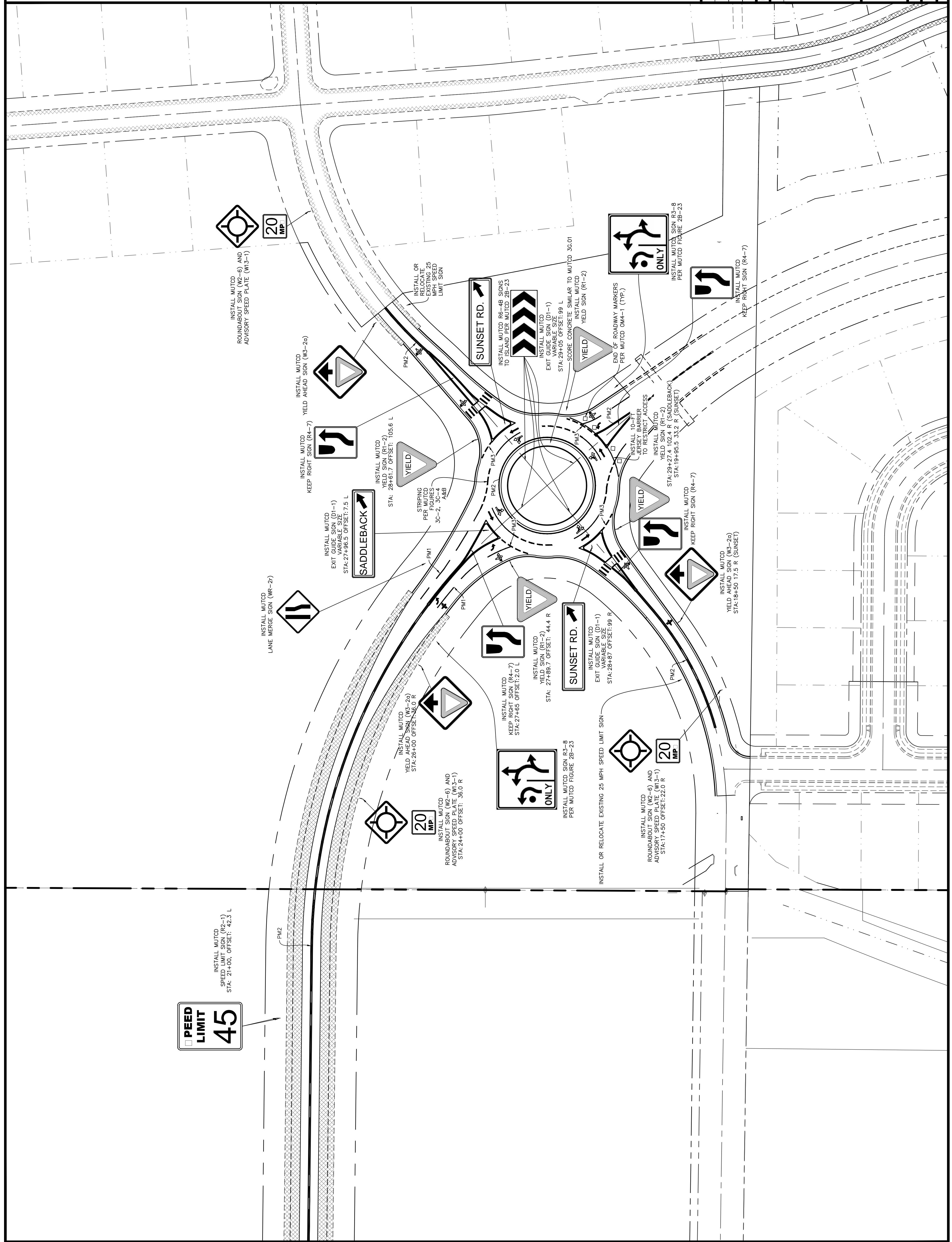


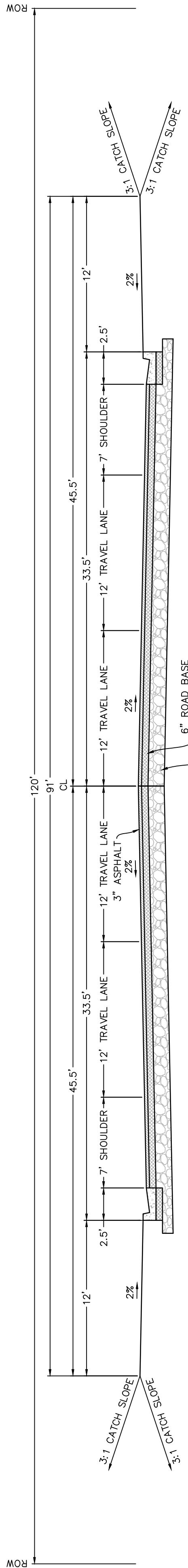
## NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MUTCD SECTION 3B-20.

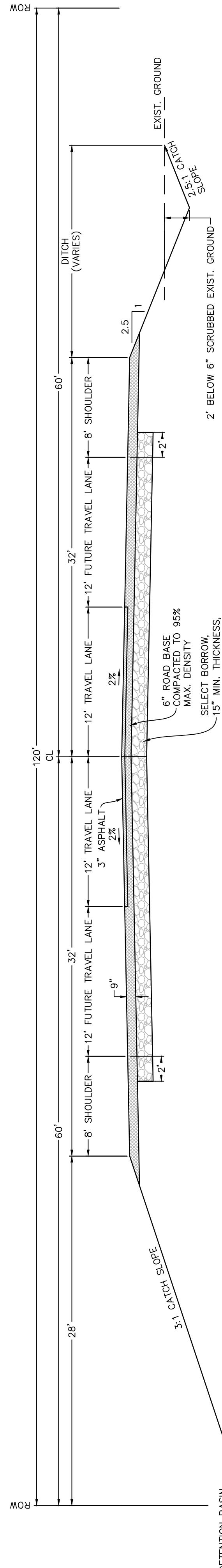
## PAVEMENT MARKINGS

<u>PAVEMENT MARKINGS</u>	
PM1	10'X4" WHITE STRIPE WITH 30' GAP
PM2	4" SOLID YELLOW STRIPE
PM3	12" BROKEN WHITE 3-FT STRIPE

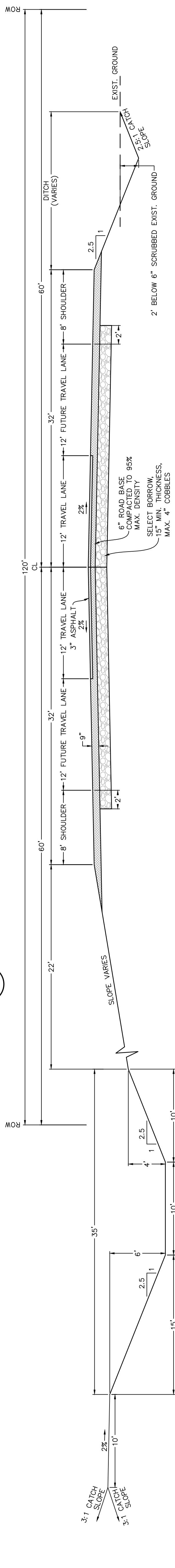




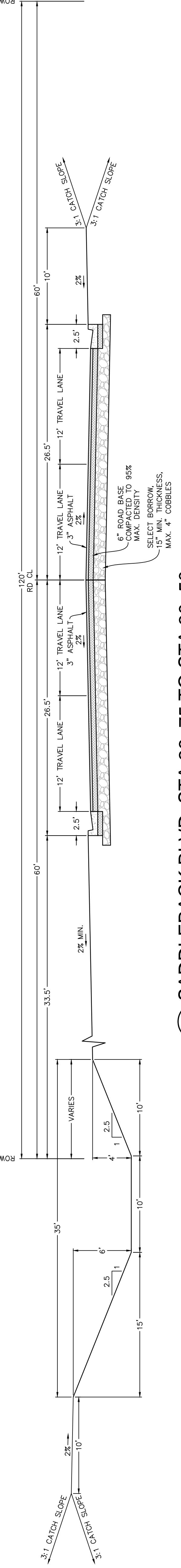
**SADDLEBACK BLVD. STA:0+00 TO STA:6+50**



**SADDLEBACK BLVD. STA:6+50 TO STA:21+50**

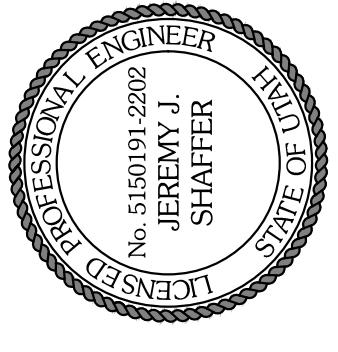


**SADDLEBACK BLVD. STA:21+50 TO STA:26+75**



**SADDLEBACK BLVD. STA:26+75 TO STA:30+50**

PASTURES AT SADDLEBACK PLAT 9  
DETAILS  
SADDLEBACK BOULEVARD  
CROSS-SECTIONS



<b>BINGHAM</b>	Engineering	Dr. J.S.	Sgt.
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