

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

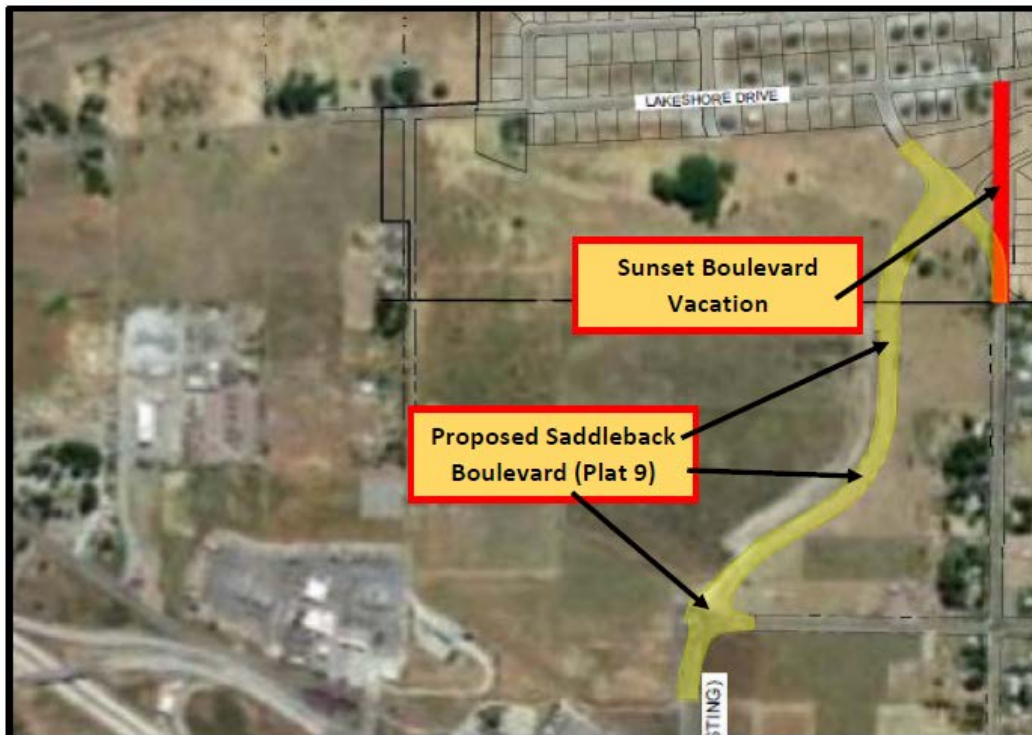
Planners: Jeff Miller

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.

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## 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.

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## 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

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## 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

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## 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.

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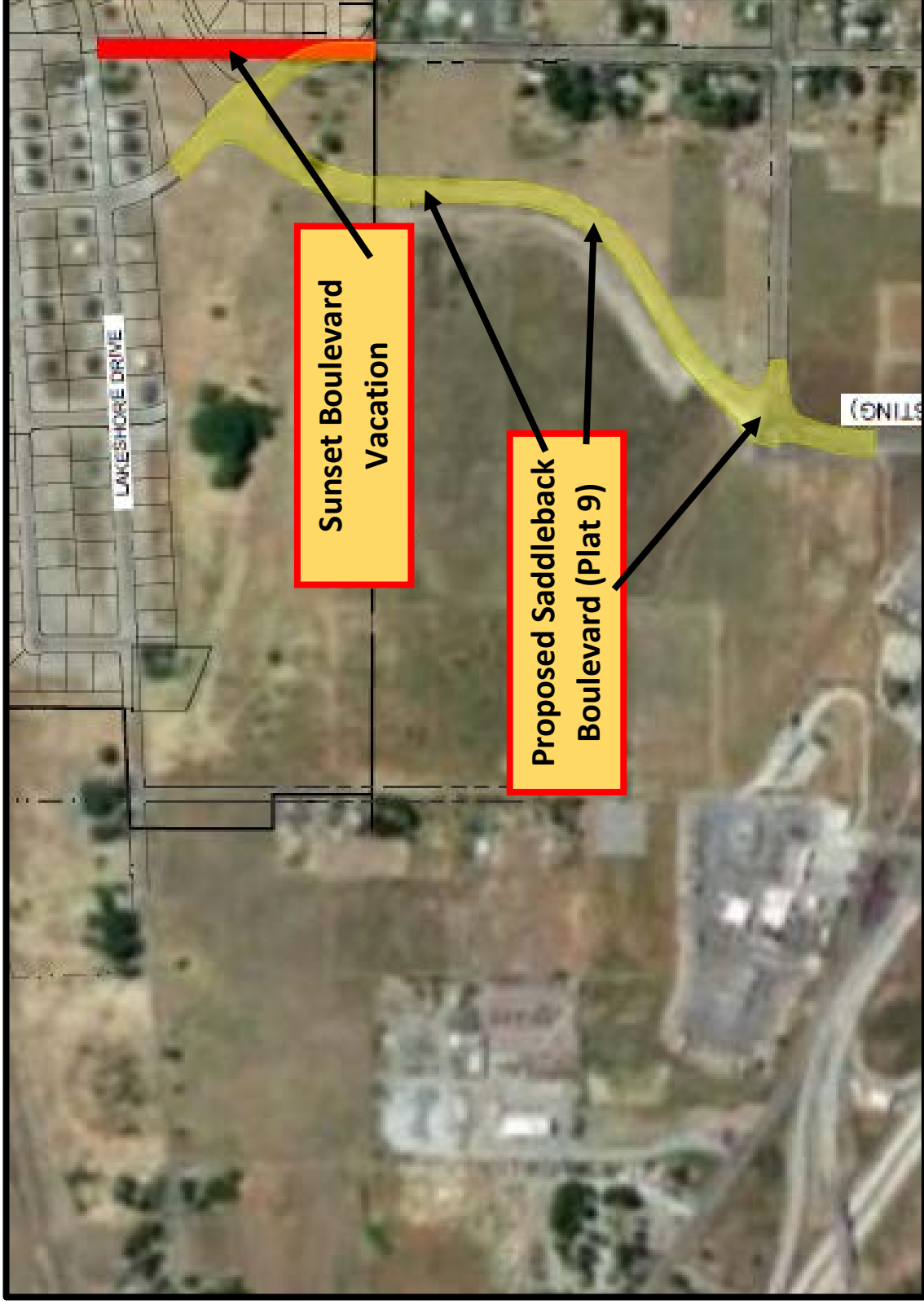
## PLANNING STAFF RECOMMENDATION

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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 Cobblers Rock and Lakeshore Drive (Parcel ID: 05-016-0-0041)*



# THE PASTURES AT SADDLEBACK

The site plan illustrates the layout of 'The Pastures at Saddleback'. It features 11 distinct plat areas, each with a unique color and lot configuration. Plat 1 (orange) is located in the upper right, containing lots 1-12. Plat 2 (orange) is in the upper left, containing lots 13-24. Plat 3 (orange) is in the middle left, containing lots 25-36. Plat 4 (orange) is in the middle right, containing lots 37-48. Plat 5 (orange) is in the lower left, containing lots 49-60. Plat 6 (orange) is in the lower middle, containing lots 61-72. Plat 7 (orange) is in the lower right, containing lots 73-84. Plat 8 (orange) is in the bottom left, containing lots 85-96. Plat 9 (orange) is in the bottom middle, containing lots 97-108. Plat 10 (orange) is in the bottom right, containing lots 109-120. Plat 11 (orange) is in the bottom center, containing lots 121-132. The plan also shows 'Future Lotting' areas in green, 'Future Saddleback Development' in yellow, and 'Park/Detention' areas in blue. Key roads include Saddleback Blvd, Sunset, Iron Horse, Lakeshore Drive, Pheasant Lane, and Mountain View. A 'Proposed Church Site' is marked near the center. A scale bar (0 to 750 feet) and a north arrow are provided. A title block in the bottom right corner contains project information.

PLAT	AREA (AC.)	# OF LOTS
1	41.73	45
2	32.58	47
3	21.26	35
4	13.08	37
5	15.80	53
6	18.55	34
7	19.66	38
8	13.54	-
9	34.77	60
10	20.3±	12
11		

**THE PASTURES AT SADDLEBACK**  
2018 CONCEPT PLAN

SADDLEBACK PASTURES, L.C.

**B BINGHAM**  
ENGINEERING  
SALT LAKE CITY - (801) 933-3230  
ORDEN - (801) 300-1802

Den: -  
Dwn: -  
Chk: Jrl  
Rev: Jrl

Created: 4/7/17  
Print Date: 06/15/2018  
Copyright © 2008 Bingham Engineering, Inc. Drawing not to be used in part or in whole without written permission.  
C:\V4445\master plan - BASE 2018 UPDATE.dwg

PLAT	AREA (AC.)	# OF LOTS
2	41.73	45
3	32.58	47
4	21.26	35
5	13.08	37
6	15.80	53
7	18.55	34
8	19.66	38
9	13.54	-
10	34.77	60
11	20.3±	12



**SADDLEBACK PASTURES, L.C.**

## THE PASTURES AT SADDLEBACK

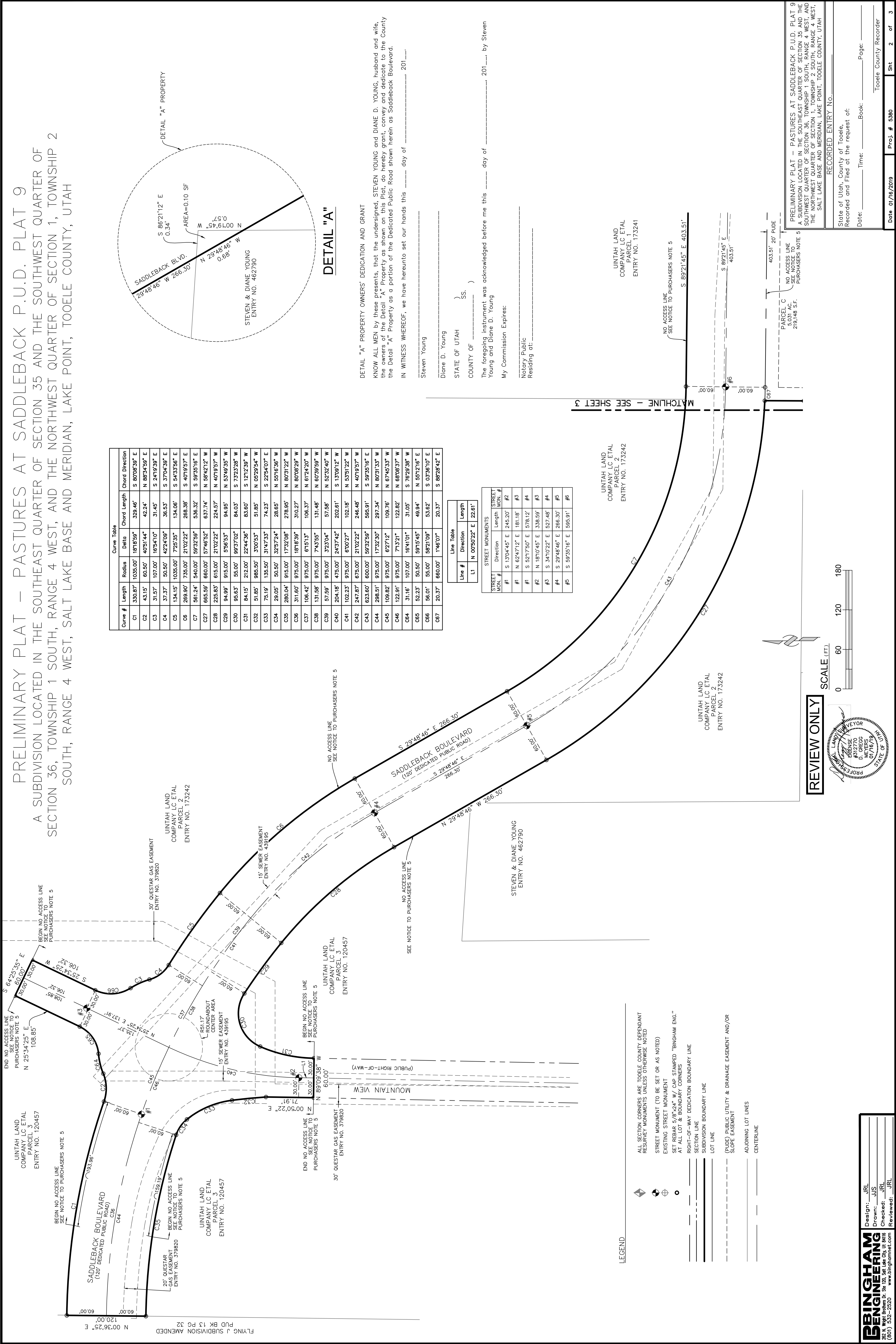
## 2018 CONCEPT PLAN

**B BINGHAM**  
**E ENGINEERING**  
SALT LAKE CITY - (801) 532-2520

QGDEN - (801) 398-1822  
 Rvw: JLI \_\_\_\_\_ of 1  
 Print Date: 06/15/2018  
 Created: 4/7/17  
 Proj: # 4445  
 Copyright © 2006 Bingham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.  
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 jeremy

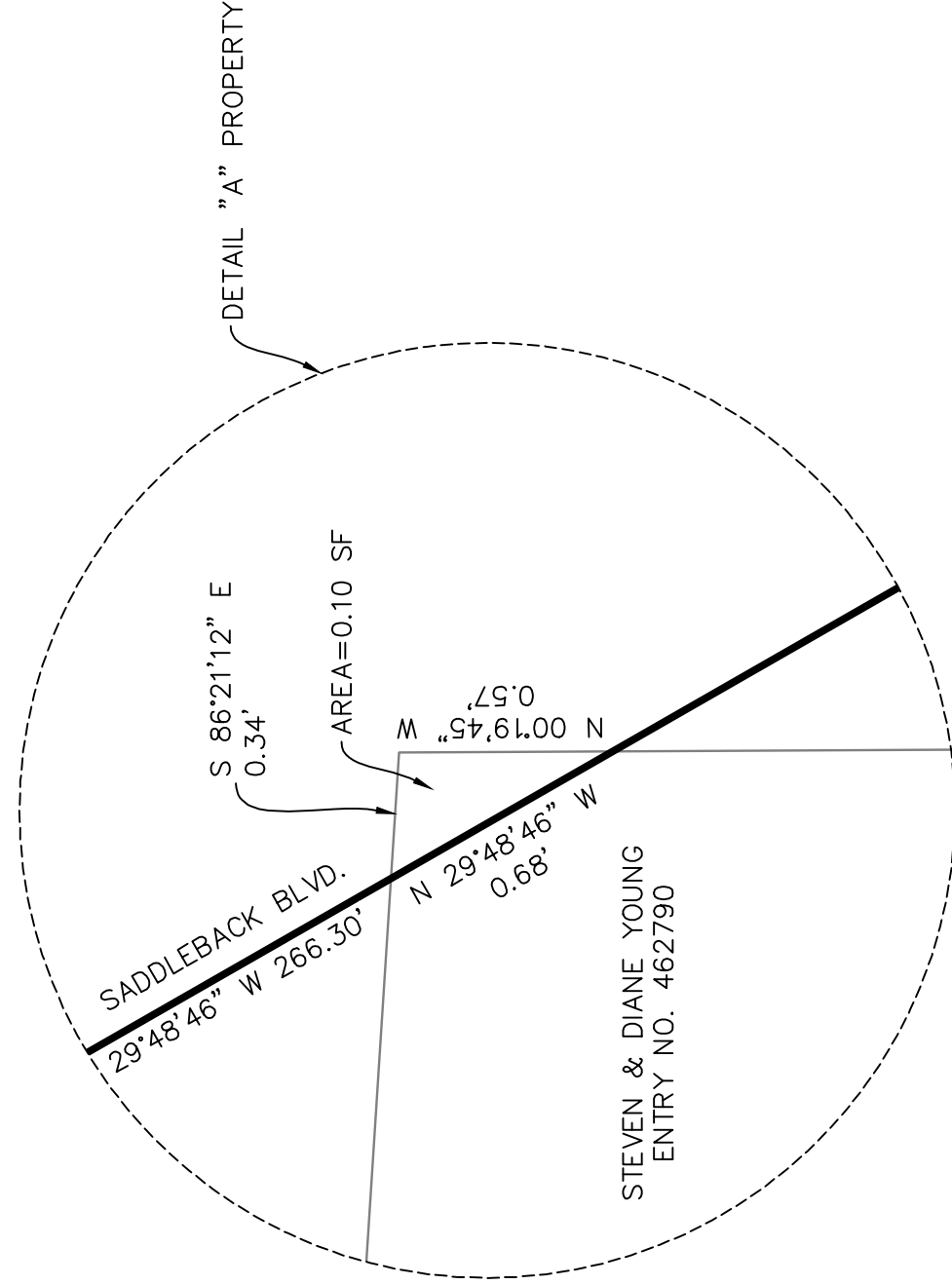


PRELIMINARY PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 9  
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	330.87'	1035.00'	181°8'59"	329.46'
C2	43.15'	60.50'	405°1'44"	42.24'
C3	31.57'	107.00'	16°54'10"	31.45'
C4	37.37'	50.50'	42°24'09"	36.53'
C5	134.15'	1035.00'	72°5'35"	134.06'
C6	269.90'	735.00'	21°02'22"	268.38'
C7	561.24'	540.00'	59°32'59"	536.32'
C27	665.59'	660.00'	57°46'52"	637.74'
C28	225.83'	615.00'	21°02'22"	224.57'
C29	94.99'	915.00'	5°58'53"	94.95'
C30	95.63'	55.00'	99°37'02"	84.03'
C31	84.15'	212.00'	22°44'36"	83.60'
C32	51.85'	985.50'	3°00'53"	51.85'
C33	75.19'	135.50'	31°47'33"	74.23'
C34	29.05'	50.50'	32°57'24"	28.65'
C35	280.04'	915.00'	17°32'08"	278.95'
C36	311.60'	975.00'	18°18'39"	310.27'
C37	106.42'	975.00'	61°51'3"	106.37'
C38	131.58'	975.00'	74°5'55"	131.48'
C39	57.59'	975.00'	3°23'04"	57.58'
C40	204.18'	475.00'	24°37'42"	202.81'
C41	102.23'	975.00'	6°00'27"	102.18'
C42	247.87'	675.00'	21°02'22"	246.48'
C43	623.60'	600.00'	59°32'59"	585.91'
C44	288.51'	975.00'	17°32'30"	287.34'
C45	108.82'	975.00'	6°27'12"	109.76'
C46	122.91'	975.00'	71°32'1"	122.82'
C64	31.16'	107.00'	16°41'01"	31.05'
C65	52.23'	50.50'	59°15'45"	49.94'
C66	56.01'	55.00'	59°21'09"	53.62'
C67	20.37'	660.00'	1°46'07"	20.37'

DETAIL "A"



DETAIL "A" PROPERTY OWNERS' DEDICATION AND GRANT  
KNOW ALL MEN by these presents, that the undersigned, STEVEN YOUNG and DIANE D. YOUNG, husband and wife, the owners of the Detail "A" Property as shown on this Plat, do hereby grant, convey and dedicate to the County the Detail "A" Property as a portion of the Dedicated Public Road shown herein as Saddleback Boulevard.  
IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Steven Young  
Diane D. Young  
STATE OF UTAH )  
COUNTY OF \_\_\_\_\_ )  
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by Steven Young and Diane D. Young  
My Commission Expires: \_\_\_\_\_

Notary Public  
Residing at: \_\_\_\_\_

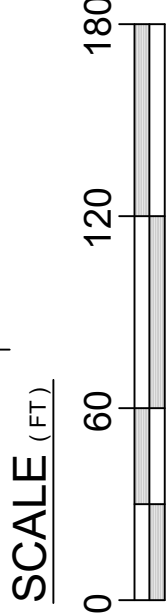
UNITAH LAND  
COMPANY LC ETAL  
PARCEL 1  
ENTRY NO. 173241

UNITAH LAND  
COMPANY LC ETAL  
PARCEL 2  
ENTRY NO. 173242

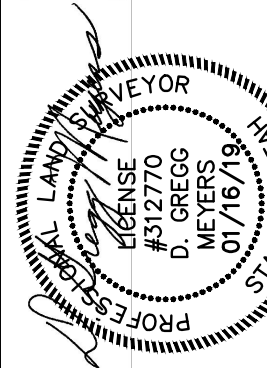
UNITAH LAND  
COMPANY LC ETAL  
PARCEL 2  
ENTRY NO. 173242

STREET MONUMENTS		
STREET MON. #	Direction	Length
#1	S 130°4'45" E	245.20'
#2	N 62°47'12" E	181.18'
#3	S 52°17'50" E	578.12'
#4	N 18°10'45" E	338.59'
#5	S 34°10'22" E	527.48'
#6	S 29°48'46" E	266.30'
#6	S 59°35'16" E	585.91'

Line Table		
Line #	Direction	Length
L1	N 00°50'22" E	22.61'



REVIEW ONLY



- LEGEND
- ALL SECTION CORNERS ARE TOOELE COUNTY DEFENDANT RESURVEY MONUMENTS UNLESS OTHERWISE NOTED
  - STREET MONUMENT (TO BE SET OR AS NOTED)
  - EXISTING STREET MONUMENT
  - SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG." AT ALL LOT & BOUNDARY CORNERS
  - RIGHT-OF-WAY DEDICATION BOUNDARY LINE
  - SECTION LINE
  - SUBDIVISION BOUNDARY LINE
  - LOT LINE
  - (PUDE) PUBLIC UTILITY & DRAINAGE EASEMENT AND/OR SLOPE EASEMENT
  - ADJOINING LOT LINES
  - CENTERLINE

**BINGHAM ENGINEERING**  
282 N. High Brothers Dr. Ste. 100, Salt Lake City, UT 84115  
(801) 532-2520  
www.binghamnet.com

Design: JRL  
Drawn: JUS  
Checked: JRL  
Reviewed: JRL

PRELIMINARY PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 9  
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

RECORDED ENTRY NO. \_\_\_\_\_

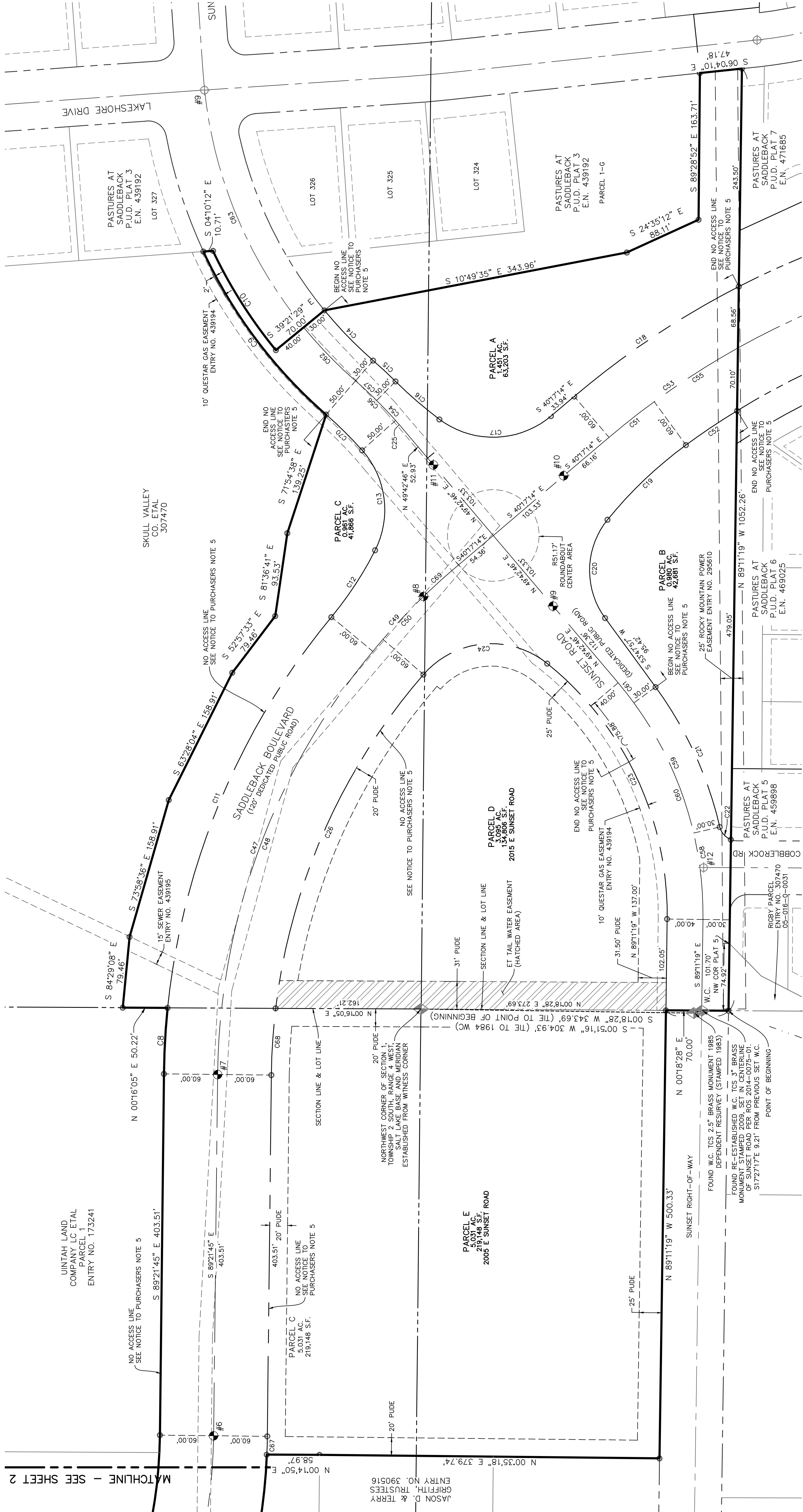
State of Utah, County of Tooele,  
Recorded and Filed at the request of:  
Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Tooele County Recorder  
Date 01/16/2019 Proj. # 5380 Sht 2 of 3

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Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C8	73.88'	814.00'	51°20'1"	73.88'
C9	229.49'	550.00'	23°54'28"	227.83'
C10	131.50'	540.00'	13°57'09"	131.17'
C11	480.18'	814.00'	33°47'55"	473.24'
C12	88.42'	400.00'	12°48'29"	89.23'
C13	119.60'	100.00'	88°31'35"	112.60'
C14	78.34'	470.00'	9°33'02"	78.25'
C15	34.14'	530.00'	3°41'26"	34.13'
C16	64.88'	470.00'	7°54'33"	64.83'
C17	134.67'	100.00'	77°09'35"	124.72'
C18	221.46'	964.00'	13°09'45"	220.97'
C19	121.32'	470.00'	14°47'21"	120.98'
C20	118.13'	90.00'	75°12'14"	108.83'
C21	173.12'	430.00'	23°04'03"	171.95'
C22	19.68'	20.00'	56°22'04"	18.89'
C23	326.19'	360.00'	51°54'53"	315.15'
C24	153.46'	100.00'	87°55'24"	138.84'
C25	12.31'	500.00'	1°24'40"	12.31'
C26	413.87'	694.00'	34°10'06"	407.78'
C47	515.22'	754.00'	38°59'56"	503.37'
C48	530.81'	754.00'	40°20'08"	518.91'
C49	83.61'	754.00'	6°21'13"	83.57'
C50	66.02'	754.00'	5°01'01"	66.00'
C51	84.36'	904.00'	4°04'45"	84.35'
C52	68.78'	844.00'	4°40'08"	68.76'
C53	175.55'	904.00'	11°07'34"	175.27'
C54	43.03'	500.00'	4°55'52"	43.02'
C55	111.19'	804.00'	7°02'49"	111.12'
C56	62.92'	500.00'	7°12'38"	62.88'
C57	32.21'	500.00'	3°41'26"	32.20'
C58	97.35'	400.00'	13°56'41"	97.11'
C59	161.04'	400.00'	23°04'03"	159.96'
C60	286.92'	400.00'	41°05'54"	280.81'
C61	28.53'	400.00'	4°05'11"	28.52'
C62	83.35'	500.00'	9°33'02"	83.25'
C63	291.25'	500.00'	33°22'28"	287.15'
C67	20.37'	660.00'	1°46'07"	20.37'
C68	74.70'	694.00'	6°10'02"	74.66'
C69	48.89'	754.00'	3°43'22"	48.98'
C70	56.63'	450.00'	7°12'38"	56.59'

STREET MONUMENTS			
STREET MON. #	Direction	Length	STREET MON. #
#7	S 89°21'45" E	403.51'	#7
#8	S 66°41'11" E	581.37'	#8
#9	S 04°16'18" W	145.01'	#9
#10	S 40°43'42" E	206.66'	#10
#11	S 85°43'42" E	147.26'	#11
#12	S 85°17'14" E	146.14'	#12
#13	N 49°42'46" E	206.67'	#13
#14	S 60°02'12" W	336.99'	#14
#15	N 04°42'46" E	146.14'	#15
#16	N 89°10'42" W	159.91'	#16



ALL SECTION CORNERS ARE TOOELE COUNTY DEPENDANT RESURVEY MONUMENTS UNLESS OTHERWISE NOTED

STREET MONUMENT (TO BE SET OR AS NOTED)

EXISTING STREET MONUMENT

SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG." AT ALL LOT & BOUNDARY CORNERS

RIGHT-OF-WAY DEDICATION BOUNDARY LINE

SECTION LINE

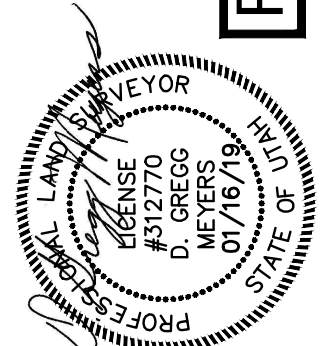
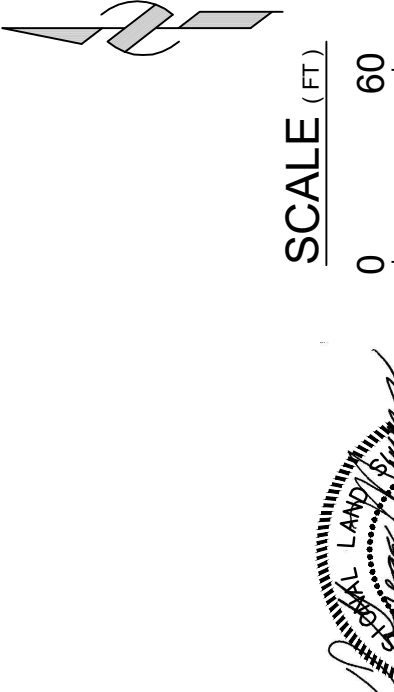
SUBDIVISION BOUNDARY LINE

LOT LINE

(PUE) PUBLIC UTILITY & DRAINAGE EASEMENT AND/OR SLOPE EASEMENT

ADJOINING LOT LINES

CENTERLINE



FOUND WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 2, SOUTH, RANGE 4 WEST, SALT LAKE BASE, AND MERIDIAN 3" BRASS 1983 [ N 26°38'04" E 28.51' ]

FOUND RE-ESTABLISHED WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 2, SOUTH, RANGE 4 WEST, SALT LAKE BASE, AND MERIDIAN 3" BRASS MONUMENT

**BINGHAM ENGINEERING**

282 N. High Brothers Dr. Ste. 100, Salt Lake City, UT 84115  
(801) 532-2520 www.binghamnet.com

Design: JRL  
Drawn: JJS  
Checked: JRL  
Reviewed: JRL

REVIEW ONLY

PRELIMINARY PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 9  
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RECORDED ENTRY NO. \_\_\_\_\_

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Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

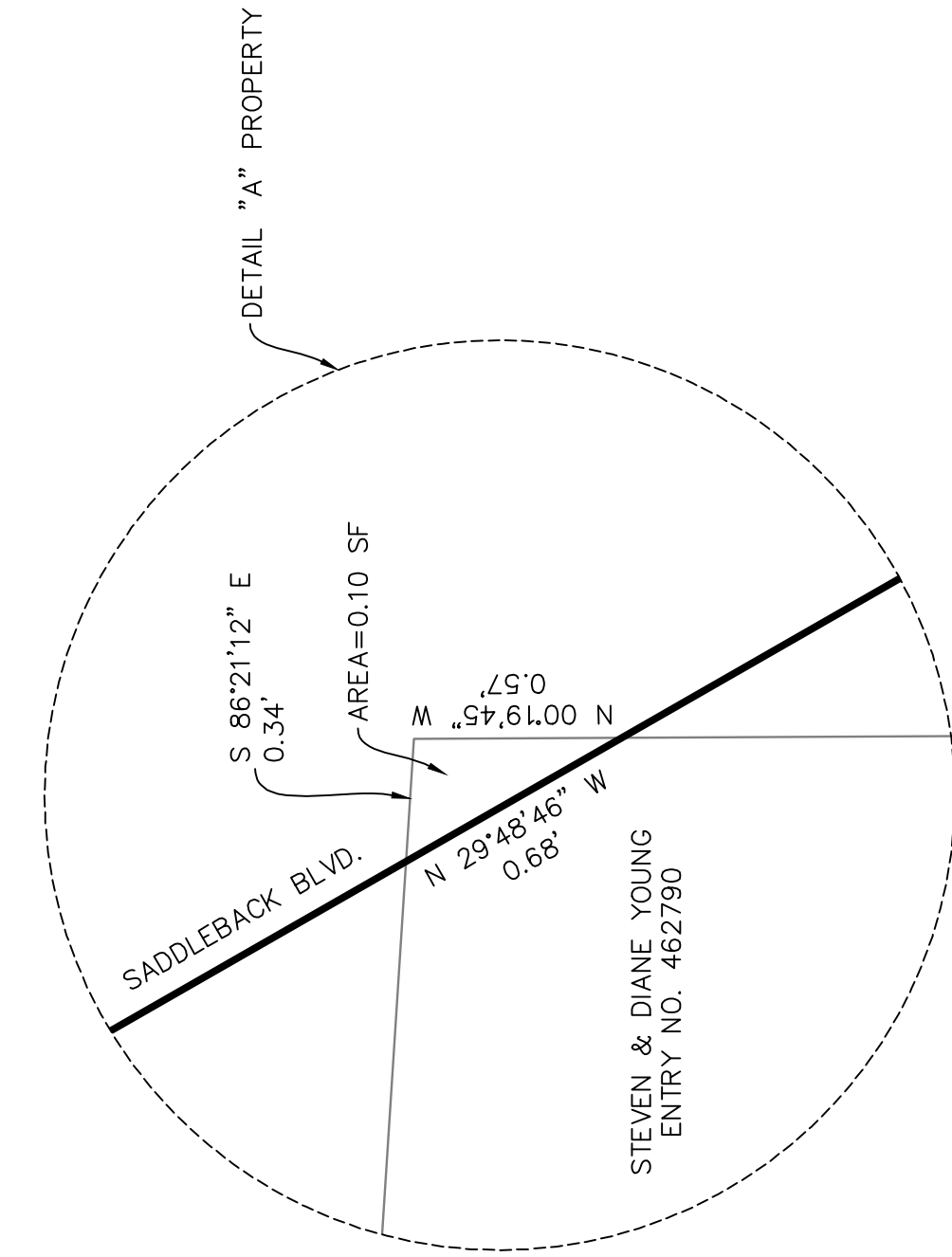
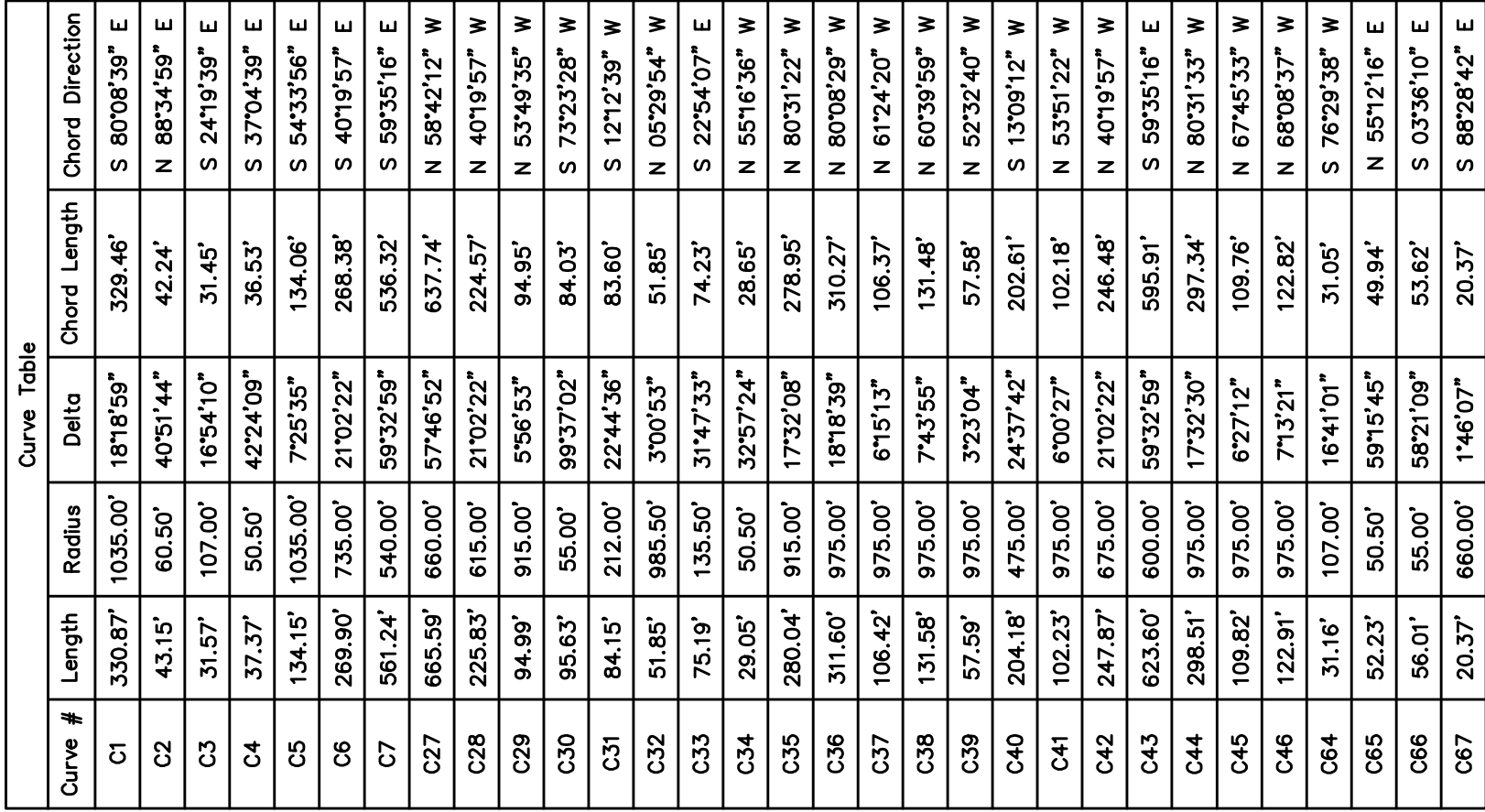
Tooele County Recorder  
Date 01/16/2019 Proj. # 5380 Sht 3 of 3



FINAL PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 9

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## DETAIL "A"

DETAIL "A" PROPERTY OWNERS' DEDICATION AND GRANT

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Steven Young

-----  
Diane D. Young

STATE OF UTAH

COUNTY OF \_\_\_\_\_ ss:

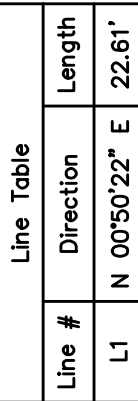
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by Steven Young and Diane D. Young

My Commission Expires:

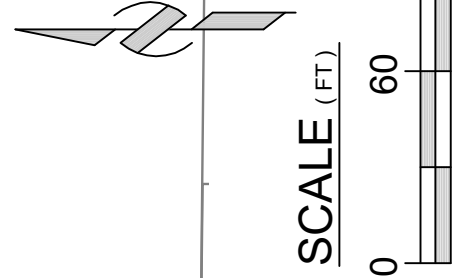
Notary Public  
Residing at: \_\_\_\_\_

UINTAH LAND  
COMPANY LC ETAL  
PARCEL 2  
ENTRY NO. 173242

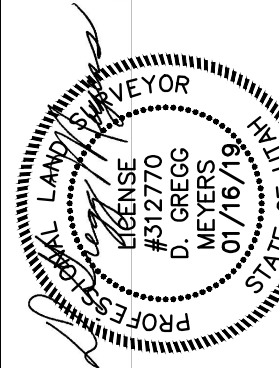
UINTAH LAND  
COMPANY LC ETAL  
PARCEL 1  
ENTRY NO. 173241



STREET MON. #	STREET MONUMENTS		STREET MON. #
	Direction	Length	
#1	S 13°04'45" E	245.20'	#2
#1	N 62°47'12" E	181.18'	#3
#1	S 52°17'50" E	578.12'	#4
#2	N 18°14'45" E	338.59'	#3
#3	S 34°10'22" E	527.48'	#4
#4	S 29°48'46" E	266.30'	#5
#5	S 59°35'16" E	595.91'	#6



REVIEW ONLY



Date	01/16/2019	Proj. #	5380	Sht	2 of 3
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County of Tooele,

State of Utah, County of Tooele,  
Recorded and Filed at the request of:

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

Tonele County Recorder

Date	01/16/2019	Proj. #	5380	Sht	2 of 3
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FINAL PLAT - PASTURES AT SADDLEBACK P.U.D. PLAT 9  
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THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST,  
SALT LAKE BASE AND MERIDIAN. LAKE POINT, TOOELE COUNTY, UTAH

RECORDED ENTRY No. 1

County of Tooele,

Time: \_\_\_\_\_ Bool

Tonele County Recorder

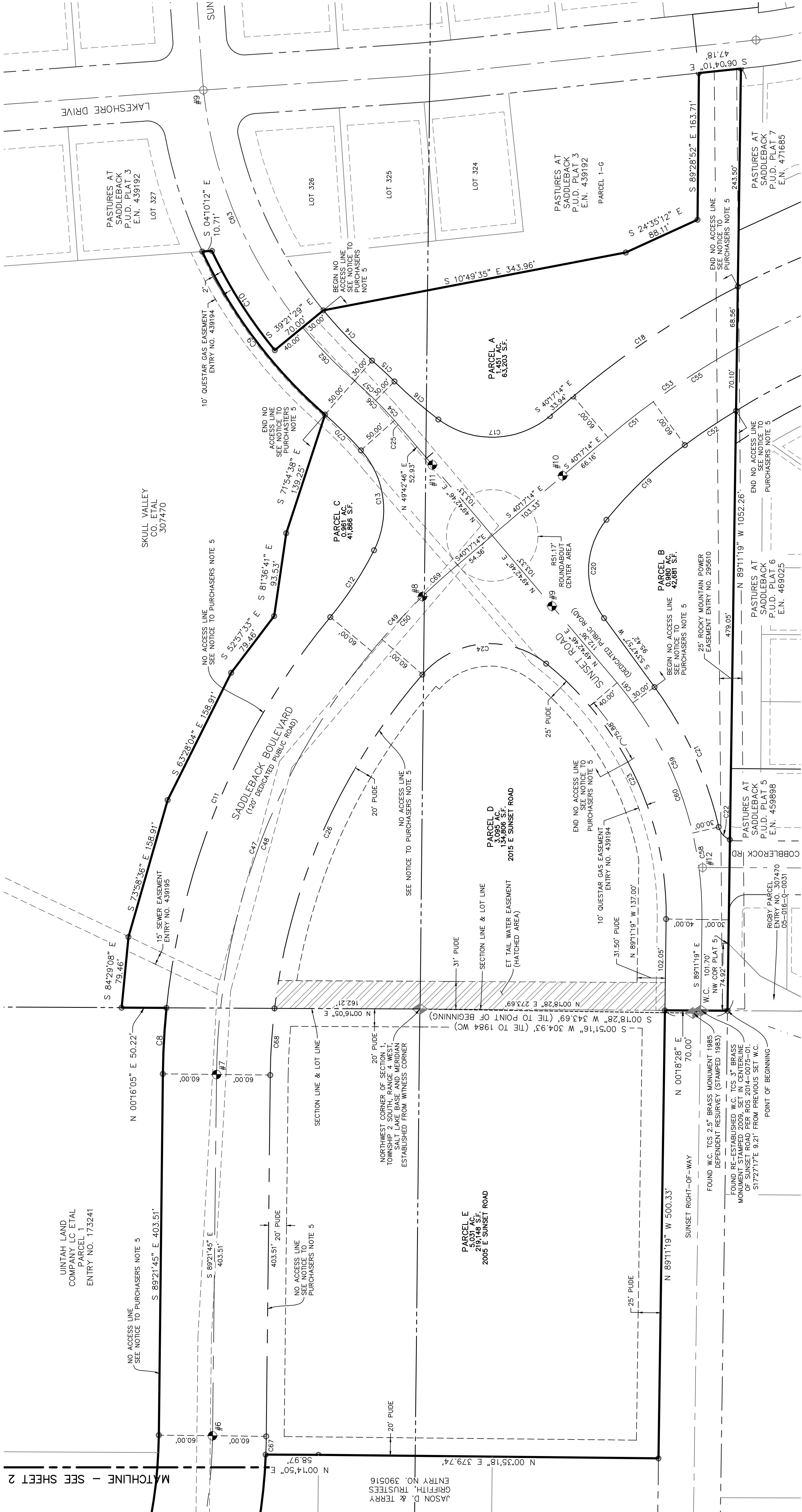
Date	01/16/2019	Proj. #	5380	Sht	2 of 3
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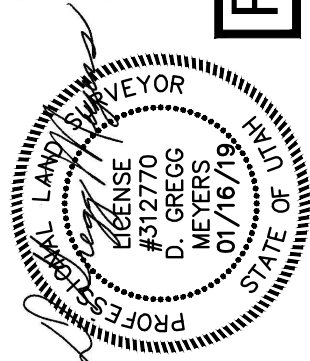
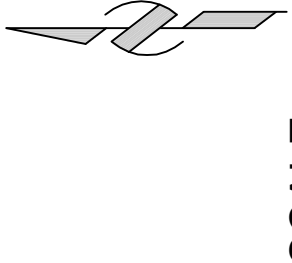
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C8	73.88'	814.00'	51°20'1"	73.88'
C9	229.49'	550.00'	23°54'28"	227.83'
C10	131.50'	540.00'	13°57'09"	131.17'
C11	480.18'	814.00'	33°47'55"	473.24'
C12	88.42'	400.00'	12°48'29"	89.23'
C13	119.60'	100.00'	88°31'35"	112.60'
C14	78.34'	470.00'	9°33'02"	78.25'
C15	34.14'	530.00'	3°41'26"	34.13'
C16	64.88'	470.00'	7°54'33"	64.83'
C17	134.67'	100.00'	77°09'35"	124.72'
C18	221.46'	964.00'	13°09'45"	220.97'
C19	121.32'	470.00'	14°47'21"	120.98'
C20	118.13'	90.00'	75°12'14"	109.83'
C21	173.12'	430.00'	23°04'03"	171.95'
C22	19.68'	20.00'	56°22'04"	18.89'
C23	326.19'	360.00'	51°54'53"	315.15'
C24	153.46'	100.00'	87°55'24"	138.84'
C25	12.31'	500.00'	1°24'40"	12.31'
C26	413.87'	694.00'	34°10'06"	407.78'
C47	513.22'	754.00'	38°59'56"	503.37'
C48	530.81'	754.00'	40°20'08"	518.91'
C49	83.61'	754.00'	6°21'13"	83.57'
C50	66.02'	754.00'	5°01'01"	66.00'
C51	84.36'	904.00'	4°04'45"	84.35'
C52	68.78'	844.00'	4°40'08"	68.76'
C53	175.55'	904.00'	11°07'34"	175.27'
C54	43.03'	500.00'	4°55'52"	43.02'
C55	111.19'	804.00'	7°02'49"	111.12'
C56	62.92'	500.00'	7°12'38"	62.88'
C57	32.21'	500.00'	3°41'26"	32.20'
C58	97.35'	400.00'	13°56'41"	97.11'
C59	161.04'	400.00'	23°04'03"	159.96'
C60	286.92'	400.00'	41°05'54"	280.81'
C61	28.53'	400.00'	4°05'11"	28.52'
C62	83.35'	500.00'	9°33'02"	83.25'
C63	291.25'	500.00'	33°22'28"	287.15'
C67	20.37'	660.00'	1°46'07"	20.37'
C68	74.70'	694.00'	6°10'02"	74.66'
C69	48.89'	754.00'	3°43'22"	48.98'
C70	56.63'	450.00'	7°12'38"	56.59'

STREET MONUMENTS		
STREET MON. #	Direction	Length
#7	S 89°21'45" E	403.51'
#7	S 66°41'11" E	581.37'
#8	S 04°16'18" W	145.01'
#9	S 40°43'42" E	206.66'
#9	S 85°43'42" E	147.26'
#10	S 85°17'14" E	146.14'
#10	N 49°42'46" E	206.67'
#11	S 60°02'12" W	336.99'
#12	N 04°42'46" E	146.14'
#12	N 89°10'42" W	159.91'
W.C.		



LEGEND

- ALL SECTION CORNERS ARE TOOELE COUNTY DEPENDANT RESURVEY MONUMENTS UNLESS OTHERWISE NOTED
- STREET MONUMENT (TO BE SET OR AS NOTED)
- EXISTING STREET MONUMENT
- SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG." AT ALL LOT & BOUNDARY CORNERS
- RIGHT-OF-WAY DEDICATION BOUNDARY LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- (P.U.D.) PUBLIC UTILITY & DRAINAGE EASEMENT AND/OR SLOPE EASEMENT
- ADJOINING LOT LINES
- CENTERLINE



FOUND WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 2, SOUTH, RANGE 4, WEST, SALT LAKE BASE, AND MERIDIAN 3" BRASS 1983 [ N 26°58'04" E 28.51' ]

FOUND RE-ESTABLISHED WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 2, SOUTH, RANGE 4, WEST, SALT LAKE BASE, AND MERIDIAN 3" BRASS MONUMENT

FINAL PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 9  
A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, AND THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

RECORDED ENTRY NO. \_\_\_\_\_

State of Utah, County of Tooele,

Recorded and Filed at the request of:

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

**BINGHAM ENGINEERING**  
282 N. High Brothers Dr. Ste. 100, Salt Lake City, UT 84115  
(801) 532-2520

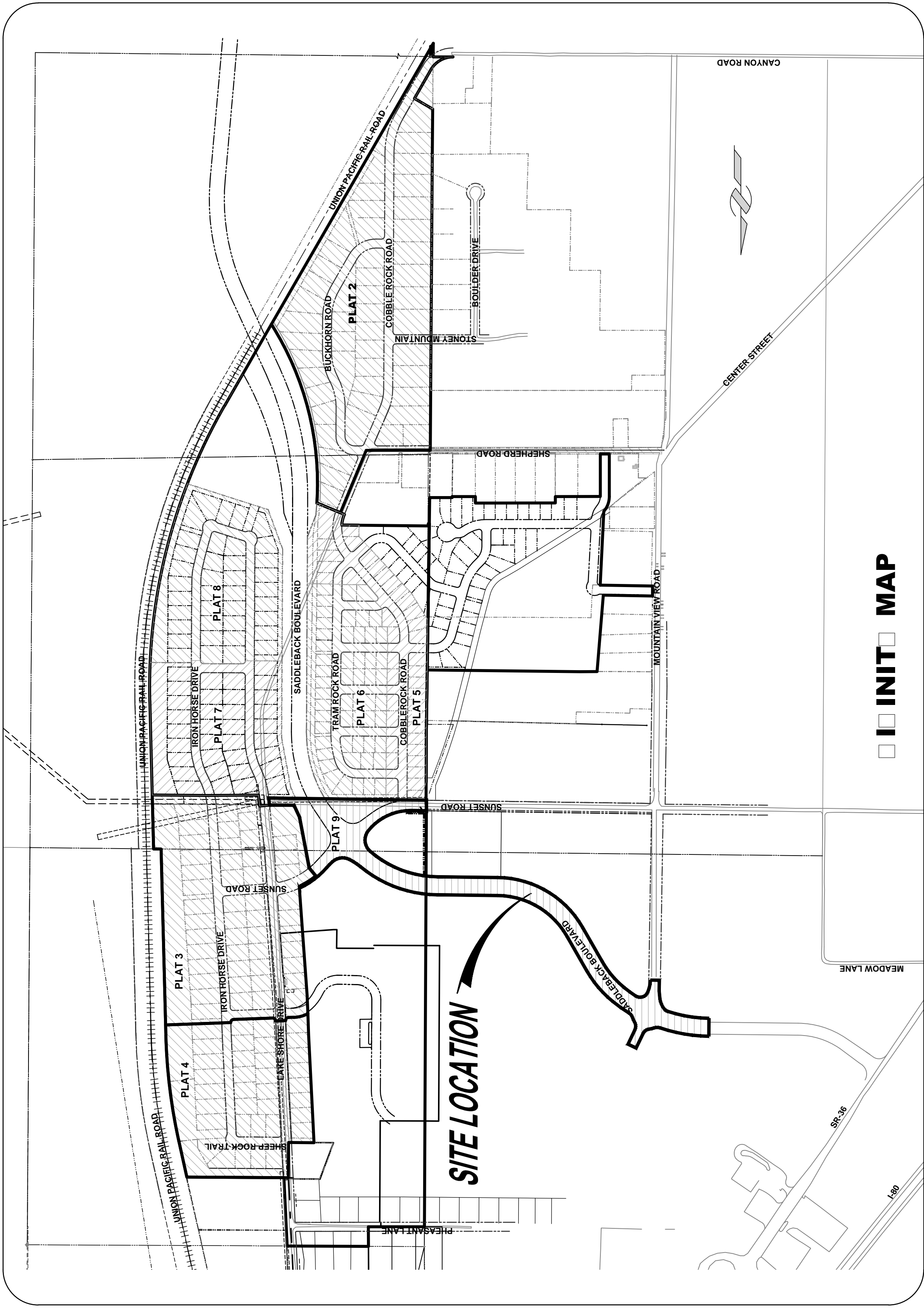
Design: JRL  
Drawn: JUS  
Checked: JRL  
Reviewed: JRL

REVIEW ONLY

Date 01/16/2019 Proj. # 5380 Sht 3 of 3




SADDLEBACK PASTURES, L.C.  
PASTURES AT SADDLEBACK P.U.D. PLAT 9



**NOTICE TO CONTRACTORS**

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT 'BLUE STAKES' UTILITY LOCATION CENTER AT 811 OR 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

The benchmark for this development shall be the re-established (2010) brass cap monument marking the West Quarter Corner of Section 1, T2S, R4W, elevation 4229.78.

	REV.	BY	DATE	DESCRIPTION
	A	JJS	03/30/18	COUNTY SUBMITTAL
	B	JJS	05/10/18	COUNTY SUBMITTAL
	C	JJS	07/19/18	COUNTY SUBMITTAL
<p><b>SCALE</b></p> <p>0      500      1000      1500</p> <p>Scale in Feet</p>				
<p>PASTURES AT SADDLEBACK P.U.D. PLAT 9</p> <p>VICINITY MAP &amp; INDEX SHEET</p>				
<p>PREPARED BY:</p> <p><b>DBINGHAM ENGINEERING</b></p> <p>262 N. WRIGHT BROTHERS DRIVE, STE 120 SALT LAKE CITY, UTAH 84116</p>				
<p>TOOELE COUNTY BUILDING &amp; DEVELOPMENT SERVICES</p> <p>APPROVED THIS _____ DAY OF _____ A.D., 2018, BY THE TOOELE COUNTY BUILDING &amp; DEVELOPMENT SERVICES.</p> <p>DIRECTOR, TOOELE COUNTY BUILDING &amp; DEVELOPMENT SERVICES</p>				
<p>Sht</p> <p><b>G-00</b></p>				

**Curve Table: TBC**


Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C54	50.15'	72.50'	39°37'59"	49.16'	N 83°10'53" E
C55	33.04'	95.00'	19°55'47"	32.88'	S 73°19'47" W
C56	22.97'	95.00'	13°51'05"	22.91'	N 22°03'00" W
C57	35.08'	62.50'	32°09'48"	34.63'	S 31°12'22" E
C58	64.11'	72.50'	50°39'42"	62.04'	N 87°16'21" W
C59	8.22'	95.00'	4°57'30"	8.22'	N 69°52'32" E
C60	50.13'	62.50'	45°57'25"	48.80'	S 49°22'34" W
C61	30.16'	72.50'	23°50'13"	29.95'	N 19°52'03" W
C62	18.67'	95.00'	11°15'30"	18.64'	S 26°09'25" E
C63	46.19'	62.50'	42°20'28"	45.14'	N 41°41'54" W
C64	15.88'	975.00'	0°56'00"	15.88'	N 81°01'17" W
C65	58.90'	975.00'	3°27'42"	58.90'	N 78°49'26" W
C66	129.86'	530.83'	14°01'01"	129.54'	N 73°32'47" W
C67	13.48'	105.83'	7°17'48"	13.47'	S 80°44'29" E
C68	4.18'	2.17'	11°38'32"	3.56'	N 29°04'07" W
C69	18.88'	93.33'	11°35'26"	18.85'	S 20°27'26" W
C70	2.25'	1.17'	11°39'21"	1.92'	N 69°59'23" E
C71	13.57'	95.83'	8°06'50"	13.56'	N 59°44'22" W
C72	22.91'	530.83'	2°28'22"	22.91'	N 64°01'58" W
C73	16.58'	93.33'	10°10'49"	16.56'	N 25°11'38" E
C74	2.25'	1.17'	11°23'36"	1.94'	S 76°24'29" W
C75	3.96'	975.00'	0°13'57"	3.96'	N 57°19'02" W
C76	15.97'	50.83'	18°00'11"	15.91'	N 66°26'06" W
C77	9.09'	105.83'	4°55'18"	9.09'	N 77°53'51" W
C78	4.18'	2.17'	11°38'32"	3.56'	S 25°22'14" E
C79	48.53'	975.00'	2°44'04"	48.53'	N 52°27'16" W
C80	45.83'	975.00'	2°41'35"	45.82'	N 55°10'06" W
C81	29.52'	93.33'	18°07'19"	29.40'	S 70°49'13" E
C82	2.47'	1.17'	12°12'51"	2.04'	N 19°09'27" W
C83	22.46'	84.83'	15°10'07"	22.39'	S 33°58'55" W
C84	6.70'	249.83'	1°32'14"	6.70'	S 25°37'45" W
C85	24.78'	1019.83'	1°23'33"	24.78'	N 06°18'34" W
C86	7.35'	169.83'	2°28'49"	7.35'	N 08°14'45" W
C87	4.83'	2.17'	12°74'33"	3.89'	S 54°22'39" W
C88	20.70'	249.83'	4°44'47"	20.69'	S 19°43'36" W
C89	0.82'	475.00'	0°05'55"	0.82'	S 06°43'40" W
C90	19.84'	100.83'	11°16'15"	19.80'	N 01°08'30" E
C91	98.19'	60.00'	91°51'28"	86.22'	S 22°13'28" E
C92	93.57'	60.00'	89°21'04"	84.37'	S 68°22'48" W
C93	98.62'	60.00'	94°10'31"	87.89'	N 19°51'25" W
C94	88.61'	60.00'	84°36'56"	80.77'	N 69°32'19" E
C95	81.79'	51.17'	91°35'02"	73.35'	S 21°49'40" E
C96	81.81'	51.17'	91°36'34"	73.37'	S 69°46'08" W
C97	81.62'	51.17'	91°23'52"	73.24'	N 18°43'40" W
C98	76.27'	51.17'	85°24'32"	69.40'	N 69°40'30" E

**Line Table: TBC**

Line #	Direction	Length
L9	N 77°05'36" W	71.15'
L10	S 17°07'45" W	9.82'
L11	N 77°05'36" W	22.56'
L12	S 17°07'45" W	12.11'
L13	N 47°17'15" W	32.23'
L14	S 30°54'33" W	8.40'
L15	S 30°54'33" W	6.42'
L16	N 47°17'15" W	46.70'
L17	S 80°45'24" E	12.57'
L18	S 80°45'24" E	6.59'
L19	N 64°25'35" W	10.10'
L20	S 64°25'35" E	6.73'
L21	S 28°39'35" W	39.37'
L22	N 25°34'25" E	8.52'

				C	JUS	07/19/18	COUNTY SUBMITTAL
				B	JUS	05/10/18	COUNTY SUBMITTAL
Rev:					By	Date	Remarks
<b>SADDLEBACK PATURES, L.C.</b>							

# GRADING & DIMENSIONING WEST ROUNDABOUT

 <b>BINGHAM ENGINEERING</b> SALT LAKE CITY • (801) 532-2520 OGDEN • (801) 399-1662	Dsn: JUS	JUS	Sht
	Dwn: JUS	JUS	<b>RA-1</b> of 2
	Cnk: JRL	JRL	
	Rvw: JRL	JRL	
	Print Date: 07/19/2018	Created: 06/11/18	Proj. # 5380
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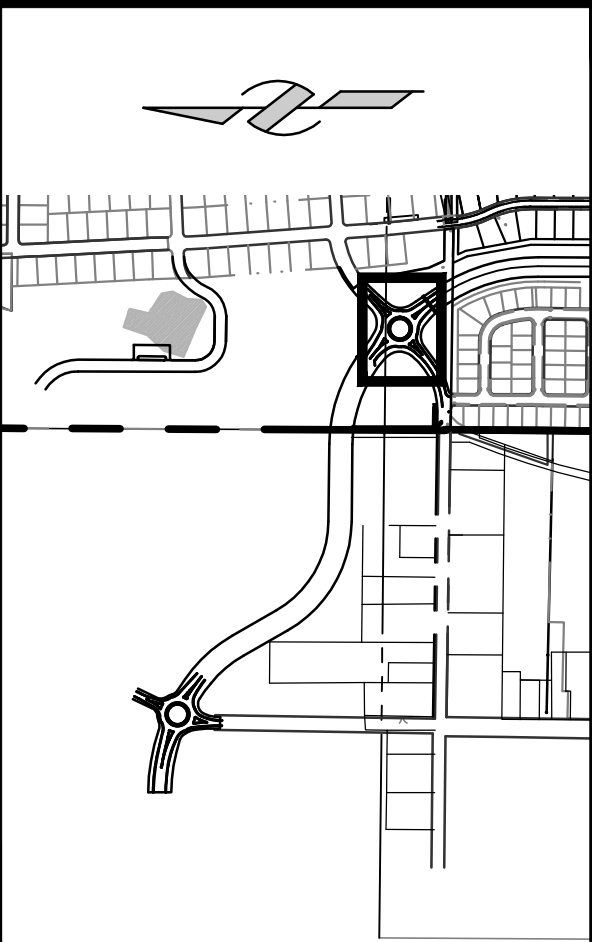
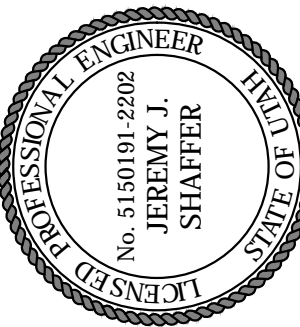
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NOTES:

Curve Table: TBC				Chord Length		Chord Direction
Curve #	Length	Radius	Delta			
C1	26.74'	72.50'	2107°51"	26.59'	S 74°33'52" E	S 74°33'52" E
C2	19.54'	95.00'	1147°01"	19.50'	N 79°14'17" W	
C3	62.38'	62.50'	57°11'23"	59.83'	N 78°03'32" E	S 78°03'32" E
C4	50.31'	72.50'	39°45'28"	49.30'	S 15°00'12" W	S 15°00'12" W
C5	24.56'	95.00'	14°48'55"	24.50'	N 02°31'55" E	N 02°31'55" E
C6	47.65'	62.50'	43°40'58"	46.50'	S 11°54'06" E	S 11°54'06" E
C7	45.54'	72.50'	35°59'15"	44.79'	N 70°33'32" W	N 70°33'32" W
C8	26.51'	95.00'	15°59'12"	26.42'	S 80°33'34" E	S 80°33'34" E
C9	58.51'	62.50'	53°38'05"	56.39'	S 80°36'59" W	S 80°36'59" W
C10	50.43'	72.50'	39°51'10"	49.42'	N 15°06'50" E	N 15°06'50" E
C11	22.97'	95.00'	13°51'05"	22.91'	S 02°06'47" W	S 02°06'47" W
C12	37.94'	62.50'	34°46'59"	37.36'	N 08°21'10" W	N 08°21'10" W
C13	59.46'	754.00'	4°31'05"	59.44'	N 50°23'46" W	N 50°23'46" W
C14	14.96'	754.00'	1°08'12"	14.96'	N 47°34'07" W	N 47°34'07" W
C15	19.16'	100.83'	10°53'18"	19.13'	S 53°34'52" E	S 53°34'52" E
C16	45.98'	780.83'	3°22'27"	45.98'	S 60°42'44" E	S 60°42'44" E
C17	29.46'	100.83'	16°44'23"	29.36'	N 38°37'50" W	N 38°37'50" W
C18	18.20'	230.83'	4°30'59"	18.19'	N 28°00'09" W	N 28°00'09" W
C19	1.05'	95.83'	0°37'42"	1.05'	N 25°25'49" W	N 25°25'49" W
C20	2.25'	1.17'	110°39'21"	1.92'	S 80°26'38" E	S 80°26'38" E
C21	20.07'	93.33'	12°19'24"	20.04'	S 50°23'24" W	S 50°23'24" W
C22	4.50'	2.17'	118°57'03"	3.73'	N 02°55'26" W	N 02°55'26" W
C23	2.57'	1.17'	126°11'40"	2.08'	S 14°35'45" W	S 14°35'45" W
C24	38.56'	80.83'	27°19'57"	38.20'	N 64°01'36" E	N 64°01'36" E
C25	18.35'	503.83'	2°05'14"	18.35'	S 35°55'33" W	S 35°55'33" W
C26	19.12'	90.83'	12°03'36"	19.08'	S 28°51'08" W	S 28°51'08" W
C27	4.74'	2.17'	125°23'21"	3.85'	N 85°31'00" E	N 85°31'00" E
C28	27.32'	93.33'	16°42'45"	27.13'	N 40°08'42" W	N 40°08'42" W
C29	2.25'	1.17'	110°39'21"	1.92'	N 79°52'35" W	N 79°52'35" W
C30	15.94'	95.83'	9°31'41"	15.92'	S 28°58'45" E	S 28°58'45" E
C31	13.86'	100.83'	7°52'23"	13.84'	N 44°13'25" W	N 44°13'25" W
C32	40.81'	530.83'	4°24'19"	40.80'	N 50°21'46" W	N 50°21'46" W
C33	6.91'	105.83'	3°44'31"	6.91'	N 54°26'11" W	N 54°26'11" W
C34	4.18'	2.17'	110°38'32"	3.56'	S 00°59'11" E	S 00°59'11" E
C35	15.00'	93.33'	9°12'20"	14.98'	N 49°43'55" E	N 49°43'55" E
C36	2.57'	1.17'	126°11'40"	2.08'	N 15°22'33" E	N 15°22'33" E
C37	32.63'	80.83'	23°07'35"	32.41'	S 66°54'36" W	S 66°54'36" W
C38	19.27'	90.83'	12°09'16"	19.23'	N 28°57'46" E	N 28°57'46" E
C39	4.74'	2.17'	125°23'21"	3.85'	S 85°34'47" W	S 85°34'47" W
C40	26.06'	93.33'	15°59'44"	25.97'	S 39°43'25" E	S 39°43'25" E
C41	16.06'	100.83'	9°07'25"	16.04'	N 45°09'04" E	N 45°09'04" E
C42	15.00'	403.83'	2°07'42"	15.00'	N 39°31'30" E	N 39°31'30" E
C43	94.37'	60.00'	9°00'12"	84.87'	N 85°17'50" W	N 85°17'50" W
C44	94.25'	60.00'	90°00'00"	84.85'	N 04°42'46" E	N 04°42'46" E
C45	94.25'	60.00'	90°00'00"	84.85'	S 85°17'14" E	S 85°17'14" E
C46	94.23'	60.00'	89°58'48"	84.84'	S 04°42'10" W	S 04°42'10" W
C47	80.39'	51.17'	9°00'12"	72.37'	N 85°17'50" W	N 85°17'50" W
C48	80.37'	51.17'	90°00'00"	72.36'	N 04°42'46" E	N 04°42'46" E
C49	80.37'	51.17'	89°58'48"	72.35'	S 85°17'14" E	S 85°17'14" E
C50	80.35'	51.17'	89°58'48"	72.35'	S 04°42'10" W	S 04°42'10" W
C51	67.10'	500.00'	7°41'19"	67.05'	N 45°02'14" E	N 45°02'14" E
C52	17.98'	100.83'	10°13'07"	17.96'	S 43°46'20" W	S 43°46'20" W
C53	12.18'	403.83'	1°43'39"	12.18'	N 35°54'15" E	N 35°54'15" E

Line Table: TBC			Length	
Line #	Direction			
L1	S 40°17'14" E	9.96"		
L2	S 33°44'35" E	48.71'		
L3	N 40°17'14" W	10.10'		
L4	N 40°17'14" W	6.73'		
L5	N 53°47'57" E	39.37'		
L6	N 49°42'46" E	8.55'		
L7	S 40°17'14" E	7.51'		
L8	N 49°27'51" E	87.53'		

KEYMAP



C	JJS	07/19/18	COUNTY SUBMITTAL
B	JJS	05/10/18	COUNTY SUBMITTAL
Rev.	By	Date	Remarks
SADDLEBACK PATURES, L.C.			

PASTURES AT SADDLEBACK PLAT 9

GRADING & DIMENSIONING  
EAST ROUNDABOUT

**B BINGHAM**  
ENGINEERING

RA-2

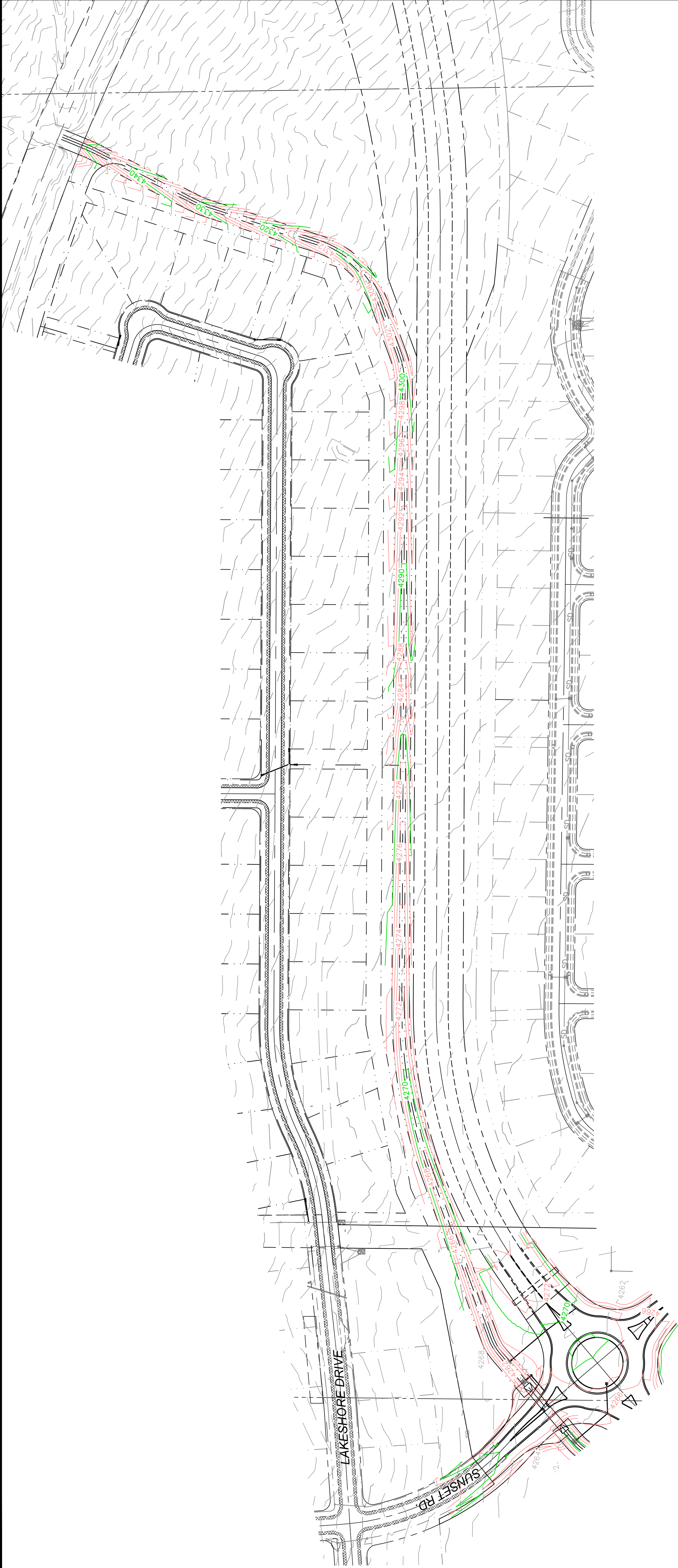
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Chk: JRL  
Rw: JRL

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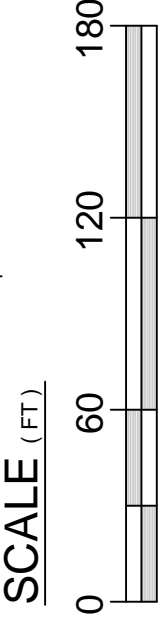
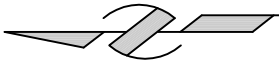
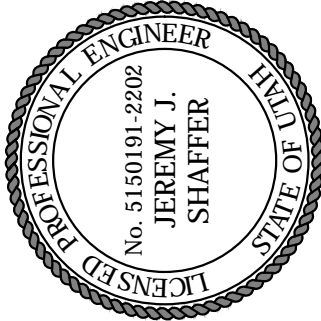


NOTES:

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

PAVEMENT MARKINGS

- PM1 - 10"x4" WHITE STRIPE WITH 30' GAP
- PM2 - 4" SOLID YELLOW STRIPE
- PM3 - 12" BROKEN WHITE 3-FT STRIPE



C	JJS	07/19/18	COUNTY SUBMITTAL
B	JJS	05/10/18	COUNTY SUBMITTAL
Rev.	By	Date	Remarks

SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 9

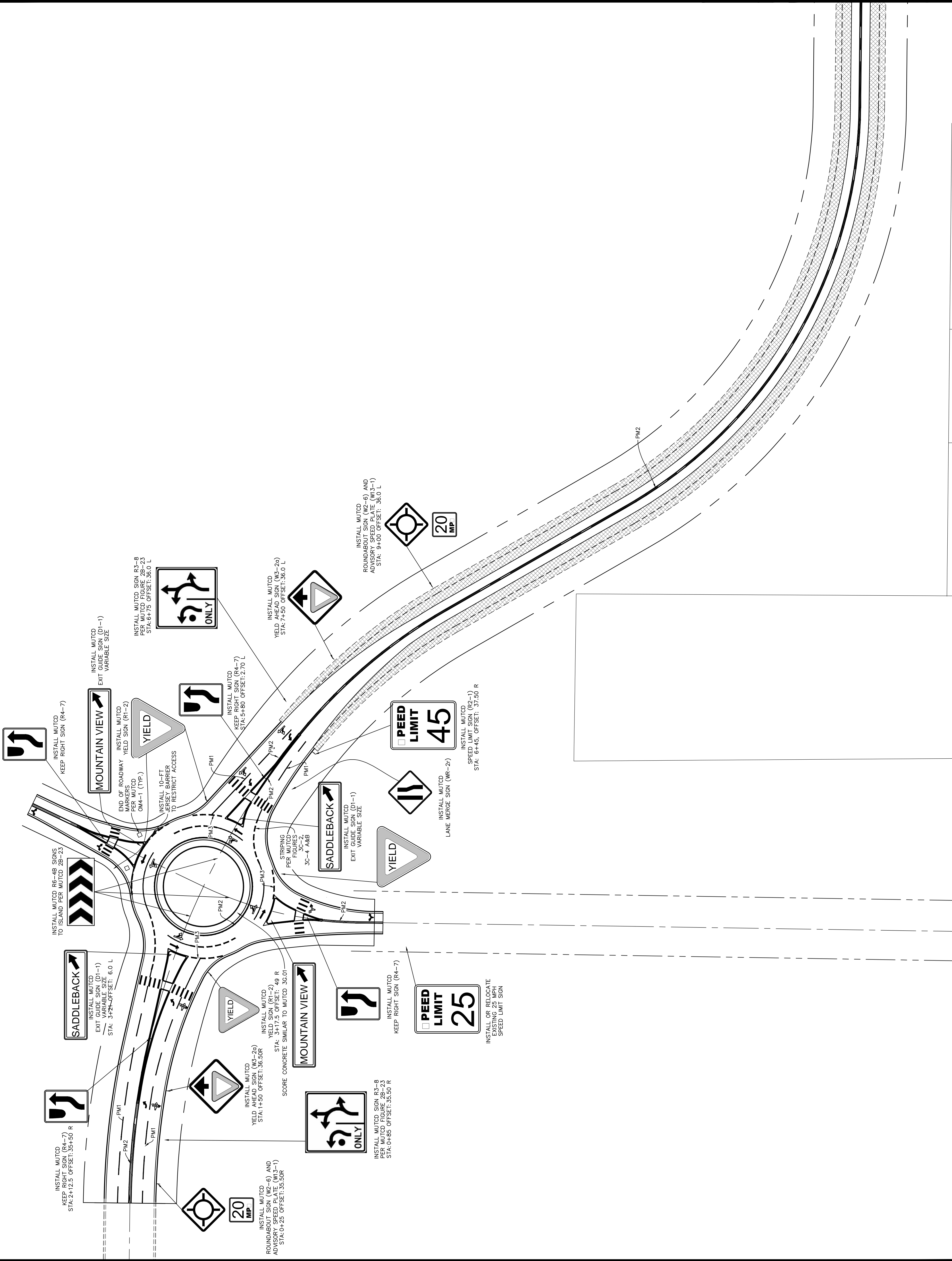
SIGNAGE & STRIPING PLAN

<b>BBINGHAM</b> <b>ENGINEERING</b>	Dwn: JJS	Sh:	<b>S-1</b>
	Drw: JJS	Chk: JRL	
SALT LAKE CITY - (801) 532-2520		Rvw: JRL	of 2
OGDEN - (801) 399-1662			

Print Date: 07/19/2018	Create: 05/10/18	Proj. # 5380
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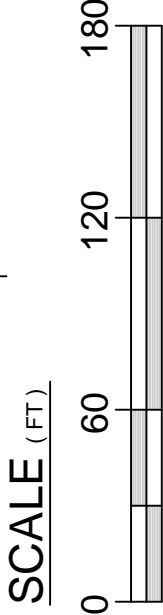
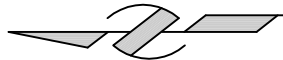
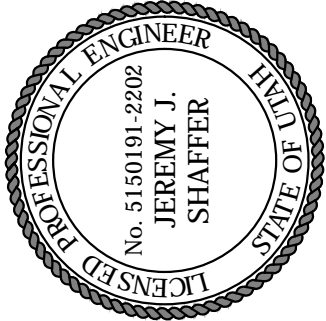
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jeremy



NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MUTCD SECTION 3B-20.
- PAVEMENT MARKINGS
- PM1 - 10'x4" WHITE STRIPE WITH 30' GAP
- PM2 - 4" SOLID YELLOW STRIPE
- PM3 - 12" BROKEN WHITE 3-FT STRIPE



C	JJS	07/19/18	COUNTY SUBMITTAL
B	JJS	05/10/18	COUNTY SUBMITTAL
Rev.	By	Date	Remarks

SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 9

SIGNAGE & STRIPING PLAN

**BP**BINGHAMENGINEERING

Dan: JJS

Drw: JJS

Chk: JRL

Rvw: JRL

SALT LAKE CITY - (801) 532-2520

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SR

**S-2**

of 2

Print Date: 07/19/2018

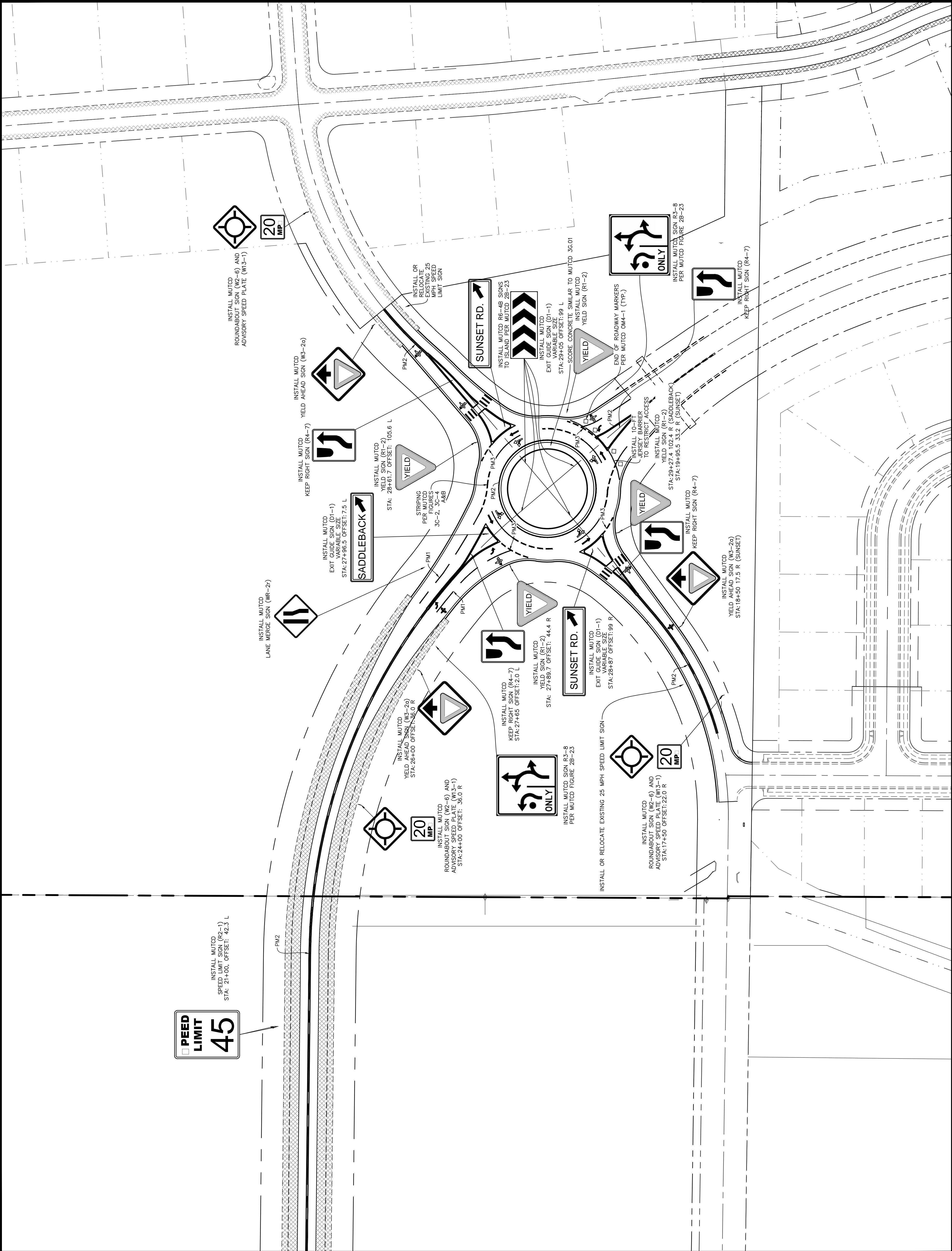
Created: 05/10/18

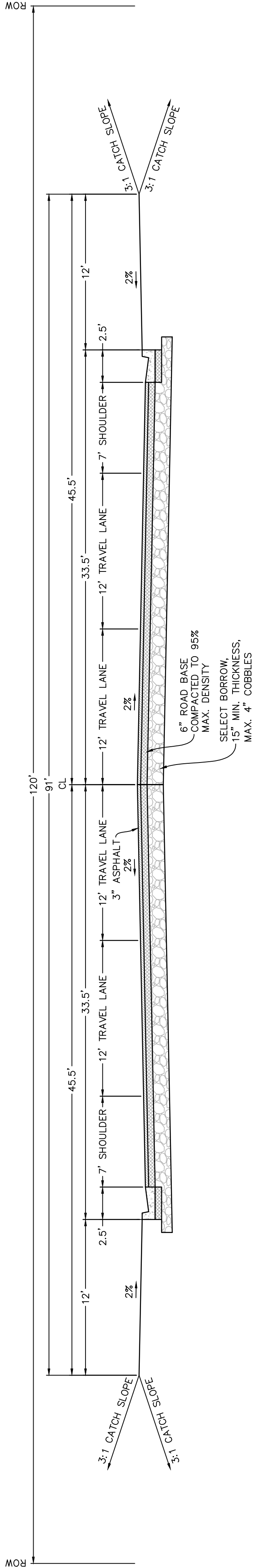
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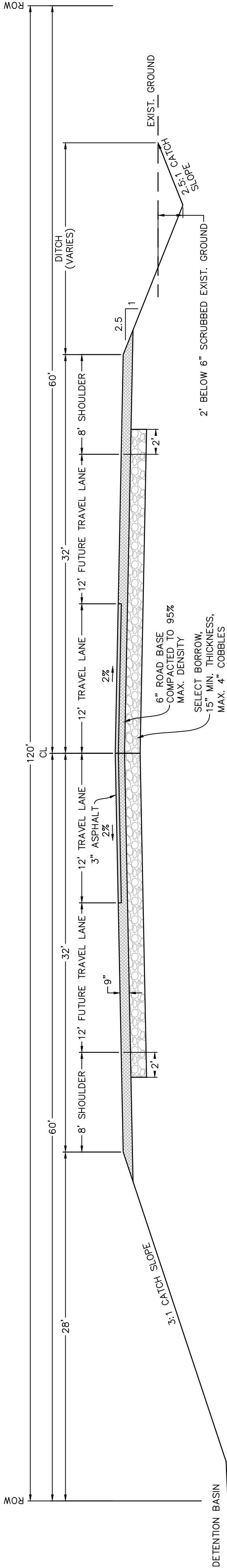
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jeremy

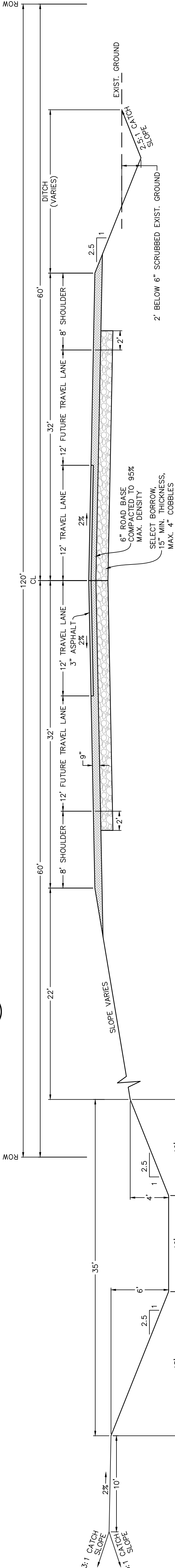




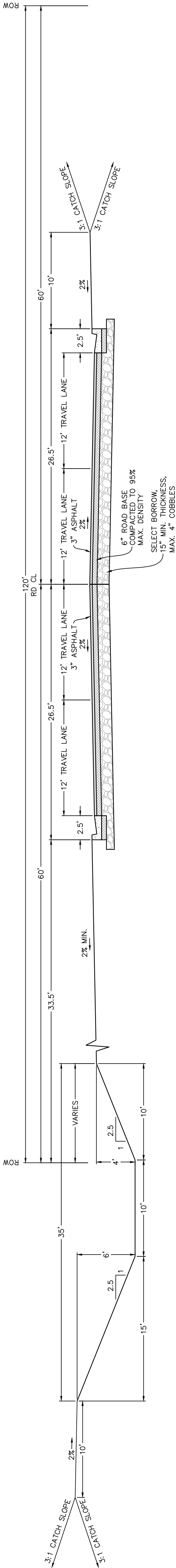
A SADDLEBACK BLVD. STA:0+00 TO STA:6+50



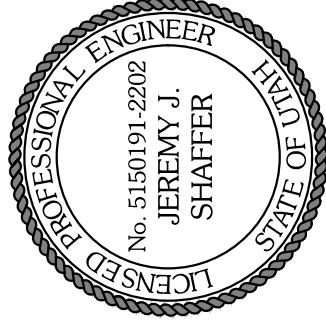
B SADDLEBACK BLVD. STA:6+50 TO STA:21+50



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



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



SADDLEBACK PASTURES, L.C.  
PASTURES AT SADDLEBACK PLAT 9  
DETAILS  
SADDLEBACK BOULEVARD  
CROSS-SECTIONS

**BINGHAM**  
ENGINEERING  
SALT LAKE CITY • (801) 522-2520  
OGDEN • (801) 399-1662

Den: JJZ  
Drw: JUS  
Chk: JRL  
Rvw: JRL  
SH  
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B	JUS	05/10/18	COUNTY SUBMITTAL
Rev.	By	Date	Remarks

Jeremy