

SUB 2020-76

## Subdivision Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: October 7, 2020

Parcel ID: Portions of 04-070-0-0091 & 04-071-0-0031

Current Zone: RR-1 (Rural Residential, 1 Acre Min)

Property Location: Located north of Saddleback Boulevard and west of Lakeshore Drive.

Request: Final Plat Approval for Pastures at Saddleback (Plat 11)

Unincorporated: Lake Point

Planner: Jeff Miller

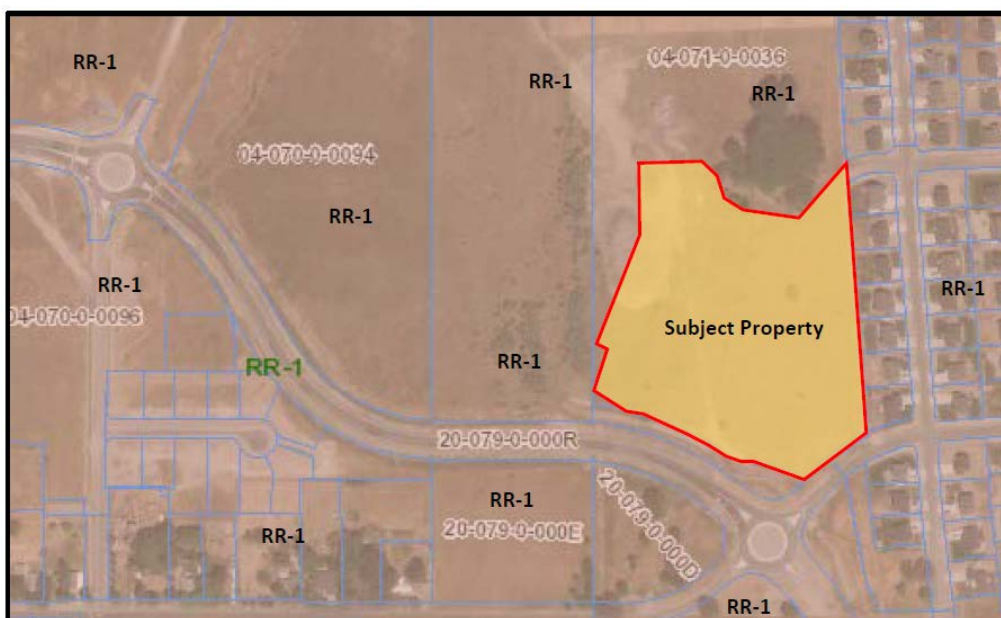
Planning Staff Recommendation: Approval

Applicant Name: Chris Robinson

### PROJECT DESCRIPTION

Chris Robinson is requesting final plat approval for the proposed 41-lot Pastures at Saddleback (Plat 11) Subdivision. Preliminary plat approval was granted on September 2, 2020.

### SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located north of Saddleback Boulevard and west of Lakeshore Drive. The Pastures at Saddleback (Plat 3) Subdivision is located immediately east of the proposed subdivision. The subdivision is surrounded in all directions by parcels in the RR-1 (Rural Residential, 1 Acre Minimum), with most of the developed parcels being located east of the proposed subdivision.

### ZONE CONSIDERATIONS (RR-1 Zone)

Requirement	Standard	Compliance Verified
Height	35 Feet	N/A
Front Yard Setback	30 Feet	Can Comply
Side Yard Setback	<p><b>Main Building:</b> 15 Feet</p> <p><b>Accessory Buildings:</b> 1) from the front setback to distance ten feet behind the main dwelling – 15 Feet.</p> <p>2) from a distance 10 feet behind the dwelling to the rear of the lot – 10 Feet</p>	Can Comply
Rear Yard Setback	<p><b>Main Building:</b> 30 Feet</p> <p><b>Accessory Buildings:</b> 10 Feet</p>	Can Comply
Lot Width	125 Feet	Yes
Lot Coverage	Maximum Building Coverage of 20%	Development Agreement allows flexibility
Lot Area	1 Acre Minimum	Development Agreement allows flexibility
Required Improvements	Street Grading, Street Base, On-Site Surface Drainage Facilities, Culinary Water Facilities, Wastewater Disposal and Street Monuments.	Yes

Compatibility with existing buildings in terms of size, scale and height.	Yes
Compliance with the General Plan.	Yes

### GENERAL PLAN CONSIDERATIONS

According to the future land use map (map 2-6) of the Tooele County General Plan Update 2016, the subject property is located within a large area of Lake Point, which has been identified as “Mixed-Density Residential/Cluster”, which is envisioned to be comprised of residential development between two to four residential units per acre. As development occurs in this area, it will be necessary to thoroughly analyze existing residential development in the immediate vicinity to ensure that any increases in residential development are appropriate and cohesive.

### ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the proposed development.

### NEIGHBORHOOD RESPONSE

When this subdivision was presented to the Tooele County Planning Commission for preliminary plat approval, there was an e-mail that was received by a concerned resident regarding the proposed subdivision and associated open space per the development agreement. Any additional comments that are received from the surrounding

neighbors or the general public will be forwarded to the Tooele County Planning Commission for review and summarized on Wednesday, October 7, 2020.

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**REVIEWING AGENCIES RESPONSE**

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AGENCY: County Surveying

DATE: 08/24/2020

RECOMMENDATION: Approved, no further comments.

AGENCY: North Tooele Fire District

DATE: 07/30/2020

RECOMMENDATION: Approved, "The first district urges the Developer to prioritize the future road development to provide the second access road that links to Pheasant Lane or back to the traffic circle on Saddleback Blvd in the next phase.

AGENCY: Ensign Engineering

DATE: 09/24/2020

RECOMMENDATION: Approval for final plat.

Compliance with current building, construction, engineering, fire, health, landscape and safety standards will be verified prior to final approval.

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**PLANNING STAFF ANALYSIS**

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Planning Staff has analyzed the proposed subdivision and has found that it is cohesive with surrounding zones and uses, the Tooele County General Plan, and the Tooele County Land Use Ordinance, as well as the previously approved development agreement between Chris Robinson and Tooele County.

The proposed subdivision is subject to a development agreement and the concept plan for the Pastures at Saddleback Subdivision was approved previously by the planning commission.

Please see the updated open space calculation spreadsheet, which has been attached.

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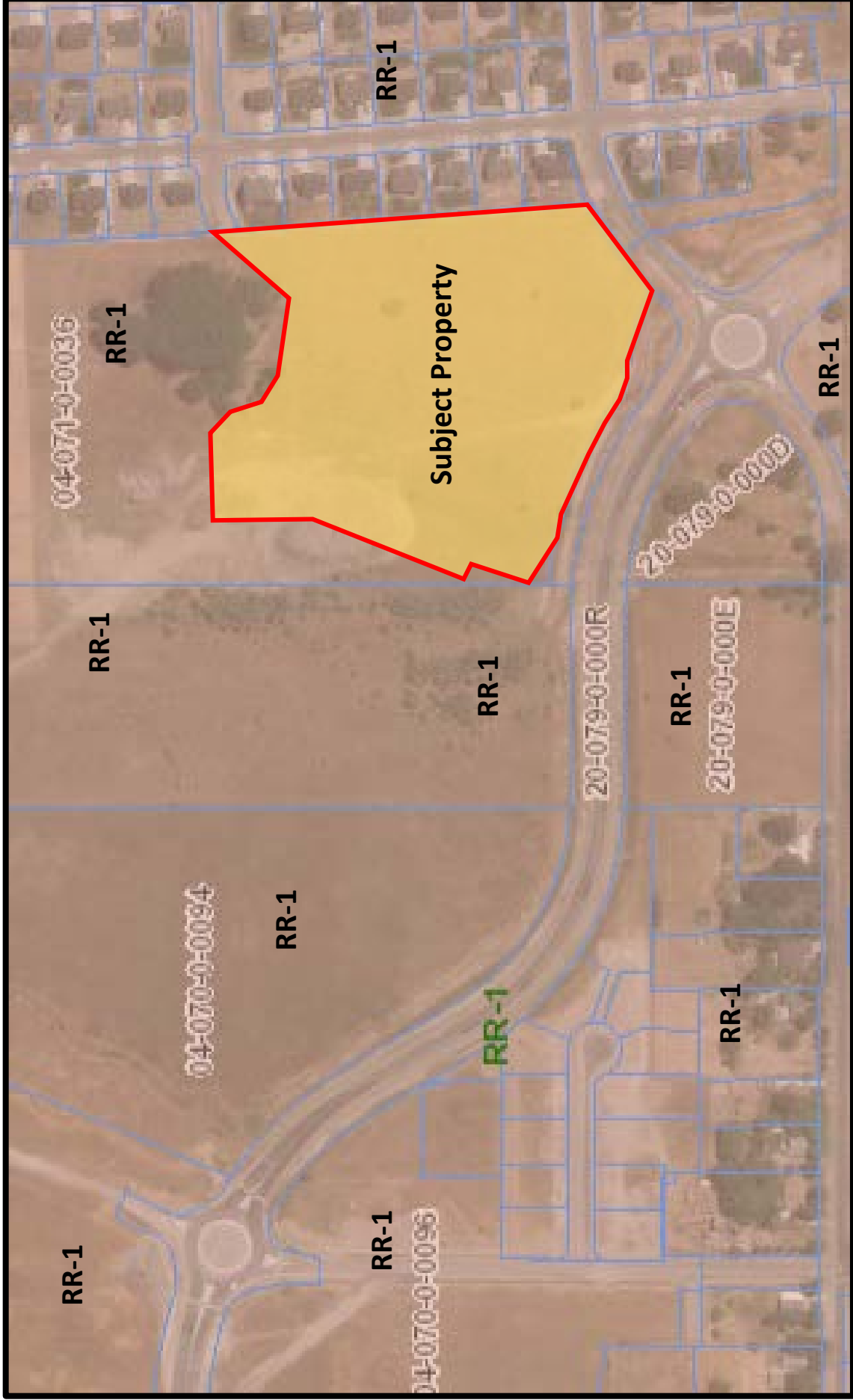
**PLANNING STAFF RECOMMENDATION**

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Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Final Plat for the proposed 41-lot Pastures at Saddleback (Phase 11) Subdivision.

# SUB 2020-076: Pastures at Saddleback (Plat 11)

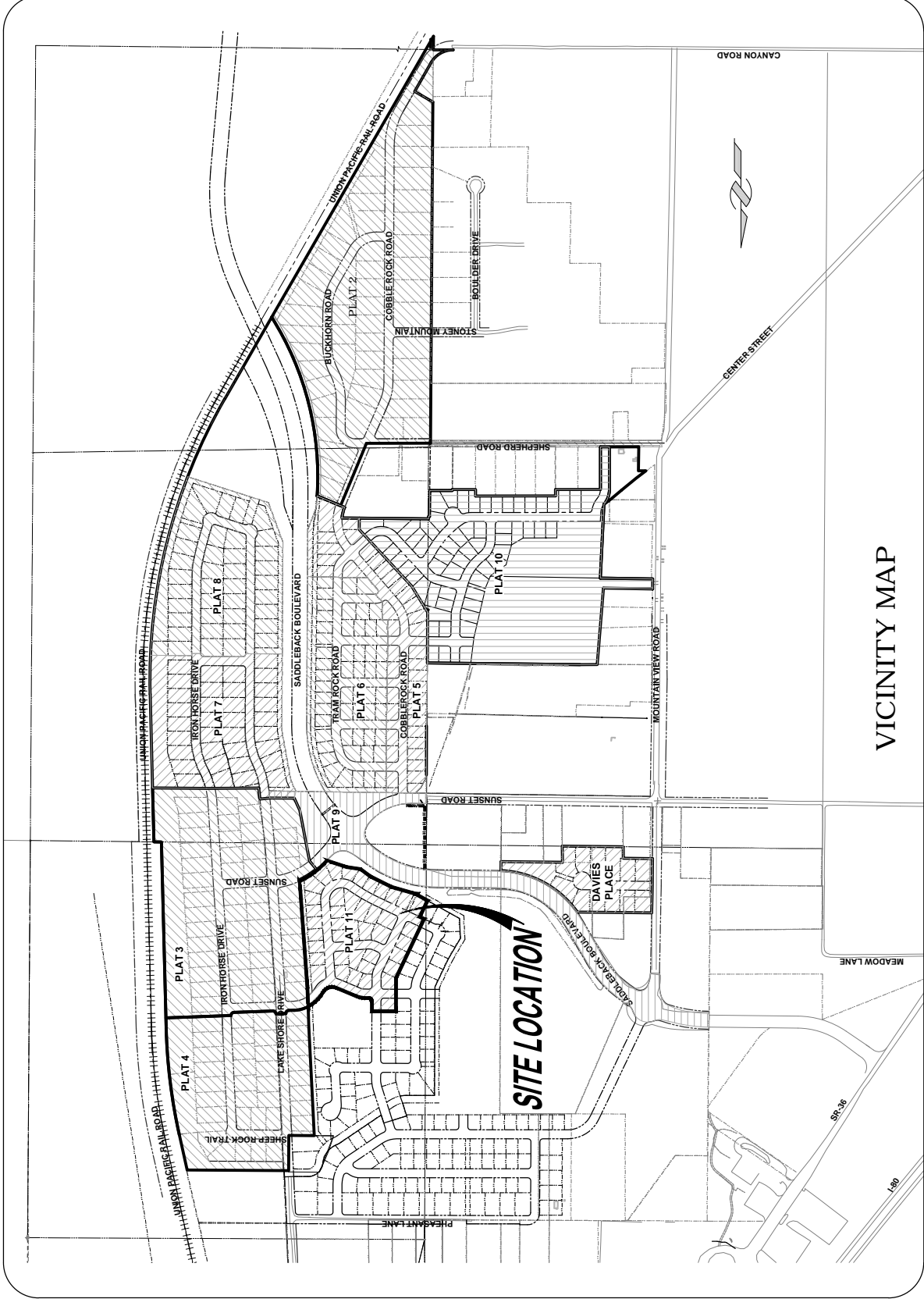
Located north of Saddleback Boulevard and West of Lakeshore Drive (Parcel IDs: Portions of 04-070-0-0091 & 04-071-0-0031).



# SADDLEBACK PASTURES L.C.

## PASTURES AT SADDLEBACK P.U.D. PLAT 11

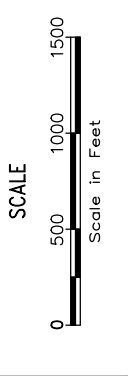
TOOELE COUNTY



**SHEET LAYOUT**

- G-00 TITLE SHEET
- G-01 GENERAL NOTES
- G-02 PLAN & PROFILE SHEET INDEX
- M1 MASTER UTILITY PLAN
- M2 MASTER GRADING PLAN
- M3 SIGNAGE AND STRIPING PLAN
- PP01 - STREET PLAN & PROFILE - EZRA STREET - STA: 31+00 - STA: 36+00
- PP02 - EZRA STREET - STA: 36+00 - STA: 41+00
- PP03 - WESTON WAY - STA: 18+20 - STA: 23+20
- PP04 - WESTON WAY - STA: 23+20 - STA: 25+26
- PP05 - SHELBY ROAD - STA: 10+00 - STA: 14+00
- PP06 - COLETTE STREET - STA: 32+00 - STA: 37+00
- PP07 - COLETTE STREET - STA: 37+00 - STA: 42+00
- PP08 - COLETTE STREET - STA: 42+00 - STA: 46+00
- PP09 - COLETTE STREET - STA: 46+00 - STA: 47+69
- D1 - LOCAL STREET CROSS-SECTION
- D2 - WATER
- D3 - MISC. DETAILS
- D4 - SEWER
- D5 - TYP. MAILBOX PULLOFF
- SW1 - SWPPP - STORM WATER POLLUTION PREVENTION PLAN
- SW2 - SWPPP & EROSION CONTROL MEASURES DETAILS

**NOTICE TO CONTRACTORS**  
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT BLUEPRINTS AND VERIFY THE LOCATION OF ALL UTILITIES 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
0	JJS	08/20/20	ISSUED FOR CONSTRUCTION
B	JJS	08/05/20	COUNTY RESUBMITTAL
A	JJS	07/15/20	COUNTY SUBMITTAL

SCALE  
 0 500 1000 1500  
 Scale in Feet

PASTURES AT SADDLEBACK P.U.D. PLAT 11  
 VICINITY MAP & INDEX SHEET

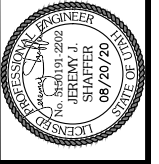
PREPARED BY:  
**B BINGHAM ENGINEERING**  
 262 N. WRIGHT BROTHERS DRIVE, STE 120  
 SALT LAKE CITY, UTAH 84116

TOOELE COUNTY BUILDING DEPARTMENT SERVICES  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2018, BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.  
 DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

Sht  00



SADDLEBACK PASTURES, L.C.  
 PASTURES AT SADDLEBACK P.U.D. PLAT 11



**FINAL PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 11**  
**A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36,**  
**TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH**

**OWNER'S DEDICATION, GRANT, AND DECLARATION**

KNOW ALL MEN by these presents, that SADDLEBACK PASTURES, L.C., a Utah limited liability company, ("Grantor"), the undersigned owner of the tract of land described herein under the heading "Boundary Description" ("the Tract"), does hereby create a subdivision to be hereafter known as "Pastures At Saddleback P.U.D. Plat 11" (the "Subdivision" or when referring to this document, the "Plat"), and, subject to the "Notice to Purchasers" contained herein and any matters of record, does hereby:

1. Cause the Tract to be subdivided into lots (singularly, a "Lot", or if more than one, the "Lots") and parcels (singularly, a "Parcel", or if more than one, the "Parcels");
2. Grant, convey and dedicate to Tooele County, or body corporate and politic (the "County") these areas identified on this Plat as "Dedicated Public Road";
3. Grant, convey and dedicate to Tooele County, or body corporate and politic (the "County") these areas identified on this Plat as "Dedicated Public Road";
4. Grant, convey, and dedicate to the County and to the Association (defined below) and its assigns and to public and private providers of utility services perpetual, non-exclusive easements and rights-of-way, for the purpose of installing, maintaining, operating, and replacing buried utilities and facilities necessary or convenient to provide underground or buried utility services to the Subdivision and other Lands (defined below) covered by the Development Agreement (defined below), over, through, and across all areas identified on this Plat as "Dedicated Public Road" and as "PUDE"; ("Public Utility and Drainage Easements");
5. Grant, convey and dedicate to the Association and the County perpetual, non-exclusive easements and rights-of-way, for purposes of installing, repairing and maintaining storm drainage conveyance, retention, and/or detention improvements or structures over, through, and across Parcels A, and B and all areas identified on this Plat as PUDE's;
6. Grant, convey, and dedicate to the Association, to the County, and to state, federal, or local public safety or emergency management agencies or authorities a perpetual, non-exclusive easement and right-of-way across Parcels A and B for fire suppression and other emergency purposes;
7. Subject to the rights granted, conveyed, and dedicated pursuant to paragraphs 3 through 6 hereinabove, Grant and convey to the Association all of Parcels A and B, for use by the Association and its assigns and Members (as defined herein), as perpetual open space, to be maintained by the Association, for pedestrian, equestrian, and non-motorized bicycle trails, for public and private underground utilities, and for drainage improvements.

**NOTICE TO PURCHASERS:**

1. CC&RS. The Lots created by this Plat are subject to the following: (A) that certain "Certificate of Amendment of Amended And Restated Declaration of Covenants, Conditions, and Restrictions of Pastures At Saddleback P.U.D." dated November 21, 2018, and filed in the Tooele County Recorder's Office (the "Recorder's Office") on November 21, 2018, as Entry No. 477479, as further amended by that certain "Plat 10 Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Pastures At Saddleback P.U.D." dated February 22, 2019, and filed with the Recorder's Office of February 22, 2019, as Entry No. 481532, as further amended by that certain "Plat 9 Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Pastures At Saddleback P.U.D." dated July 18, 2019, and filed with the Recorder's Office on July 18, 2019, as Entry No. 490116, as further amended by that certain "Plat 11 Amendment to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of Pastures At Saddleback P.U.D." dated \_\_\_\_\_, 20\_\_\_\_, and filed with the Recorder's Office on \_\_\_\_\_, 20\_\_\_\_, as may be further amended from time to time (Collectively, the "Pastures Declaration"); and (B) that certain "Declaration of Covenants, Conditions and Restrictions of Pastures At Saddleback Plat 11" dated \_\_\_\_\_, and filed with the Recorder's Office on \_\_\_\_\_, as Entry No. \_\_\_\_\_ (the "Water Declaration"). The Pastures Declaration and the Water Declaration are collectively referred to herein as the "CC&RS". The CC&RS specify, among other things, the manner in which approval for construction of all structures and landscaping within the Plat will occur. No building permits may be applied for and no construction commenced until written approval under the CC&RS of the building, drainage swale crossings, drainage retention, and site plans has been granted, stating that the plans comply with the applicable requirements of the CC&RS.
2. ASSOCIATION. Each "Owner" (as that term is defined in the Pastures Declaration) of a Lot becomes a member (a "Member") of the Pastures at Saddleback P.U.D. Homeowners' Association, a Utah non-profit corporation (the "Association") as defined in the Pastures Declaration). The Association may undertake to provide certain services for the benefit of the Lot and its Owner(s), which may include but is not limited to ownership, maintenance, and operation of common areas such as parks, trails, clubhouses, open spaces, etc. The Association will assess the Owners of the Lots as provided for in the Pastures Declaration.
3. DEVELOPMENT AGREEMENT. The Subdivision, Lots, and Parcels created by this Plat are a portion of the lands covered by that certain Development Agreement by and between Tooele County, a political subdivision of the State of Utah, and Saddleback Pastures, L.C., a Utah limited liability company, (the "Developer") dated July 5, 1998, and recorded August 13, 1998, as Entry No. 135787, in Book 563, beginning at Page 254 in the Recorder's Office (the "1998 Agreement"); as amended by that First Amendment to Development Agreement dated December 8, 1998 and recorded August 13, 1999, as Entry No. 155788 in Book 563, beginning at Page 390 in the Recorder's Office (the "First Amendment"); as further amended by that certain Development Agreement Property Release dated August 30, 2001, and recorded September 11, 2001, as Entry No. 168923 in Book 703, beginning at Page 60 in the Recorder's Office (the "Release"); as further amended by that certain Second Amendment to Development Agreement dated September 25, 2018 and recorded September 26, 2018, as Entry No. 474730 (the "Second Amendment"); as further amended by that certain Third Amendment to Development Agreement dated February 18, 2020 and recorded March 6, 2020, as Entry No. 505169 (the "Third Amendment") and collectively with the 1998 Agreement, the First Amendment, the Second Amendment, and the Release and as may be amended from time to time in the future, the "Development Agreement"); the Development Agreement provides for the development of the Tract and other lands in the vicinity, as described in the Development Agreement or as may be added or expanded from time to time (Collectively, the "Lands"). Pursuant to that certain Assignment and Assumption Agreement dated \_\_\_\_\_, 2020, and recorded \_\_\_\_\_, 2020, the Recorder's Office of \_\_\_\_\_, 2020, the Developer has assigned to Christopher F. Robinson, Manager of Saddleback Pastures, L.C., the rights of the Developer under the Development Agreement to develop the Tract. By signing and accepting this Plat, the Developer acknowledges that the Developer and Grantor and their successors and assigns have the right to develop the Lands pursuant to the rights granted to them in the Development Agreement and such purchasers or Owners hereby agree not to challenge, oppose, file a complaint, complain about, or otherwise try to prohibit the Developer's or Grantor's exercise of its rights to develop the Lands pursuant to the Development Agreement.

4. OPEN SPACE. As provided for in the Assignment, this Plat uses the residential density units attached to twenty-seven point four six seven (27.647) acres of open space ("banked") pursuant to Sections 2 and 3(b) of the Release, which banked open space was created by the Green Ravine Conservation Easement dated August 4, 2001, as Entry No. 170013 in Book 707 beginning at Page 798 in the Recorder's Office, which also satisfies the requirement of Section 4(g) of the 1998 Agreement to set aside at least fifty percent (50%) of the Tract as open space [50% of thirteen point five three three (13.533) acres, which equates to six point seven six five (6.7665) acres] by: (A) setting aside zero point five eight six (0.586) acres within the Plat contained within Parcels A and B, and (B) as allowed pursuant to Section 7(e) of the 1998 Agreement, using six point one eight zero five (6.1805) acres of said banked open space.
5. WATER SERVICE. Indoor and outdoor water service to the Lots and certain Parcels is provided by Quirrh Mountain Water Company, a private mutual water company ("OMWC"), based upon the quantity of Class B Shares of OMWC owned by the Owner(s) of each Lot or Parcel. The Water Declaration further governs how such water may be used, including the implementation of certain water conservation measures to prevent wasting water and the promotion of water conservation.
6. RURAL AREA. The Subdivision is located in the Lake Point area of the County which enjoys a semi-rural lifestyle, including the boarding, caring for, grazing, feeding, riding, and training of horses and other livestock, farm animals, and pets (often found in rural areas (collectively, "livestock"), and their attendant noises, odors, and sights). The CC&RS govern the degree to which livestock may be permitted by the Owners within the Subdivision. The CC&RS also govern the degree to which livestock may be permitted by the Owners within the Subdivision in a rural area which allows and welcomes livestock and that such Owners hereby agree not to challenge, oppose, complain about, or otherwise try to prohibit, outlaw, or restrict Livestock in the Lake Point area.
7. MINIMUM SETBACKS. The minimum setbacks from property lines for any dwelling located upon the Lots are: (A) Front Yards: a minimum of twenty feet (20'), (B) Side Yards: a minimum of eight feet (8'), (corner lots – twenty feet (20') minimum street side), and (C) Rear Yards: a minimum of twenty feet (20'). The Owner of a corner Lot may determine which street fronting side is the Front Yard, with the other being a Side Yard. Any accessory structures located upon any Lot shall be set back a minimum of ten feet (10') behind (to the rear of) the dwelling and shall be set back from the side and rear property lines a minimum of ten feet (10'), except for the street side of corner lots, in which case the PUDE shall be the minimum side yard setback for such accessory structures.
8. ON-SITE DRAINAGE RETENTION. All Lots shall be required to retain all storm drainage (runoff) within such Lot, without discharging upon any adjacent Lots.
9. FUTURE COLLECTOR ROAD INFLUENCED AREA. The Developer intends, but is not obligated, to construct a future collector road ("Collector Road") to the south of this Plat. Lot Owners: (A) are by this reference notified of the proposed Collector Road, including its potential risks and potential impacts on views, noise and other impacts as may be associated therewith (both during construction and when completed), and (B) hereby agree not to challenge, oppose, file a complaint, complain about, or otherwise try to prohibit the Developer's or its assigns exercise of its rights to construct the Collector Road and Substation.

IN WITNESS WHEREOF, we have hereunto set our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Saddleback Pastures, L.C., a Utah limited liability company  
 By: \_\_\_\_\_  
 Christopher F. Robinson, Manager

STATE OF UTAH )  
 ) SS. \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by Christopher F. Robinson, as the Manager of Saddleback Pastures, L.C., a Utah limited liability company.

My Commission Expires: \_\_\_\_\_

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

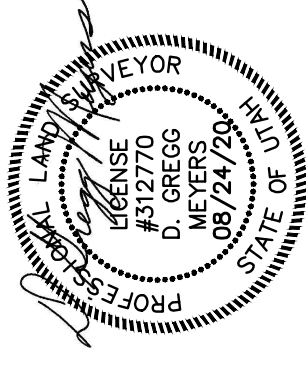
Design: JUS  
 Drawn: JUS  
 Checked: JRM  
 Reviewed: JRM  
 282 N. High Bluffs Dr. Ste. 100, Salt Lake City, UT 84115  
 www.binghamnet.com  
 (801) 532-2520

**SURVEYOR'S CERTIFICATE**

I, Dreg Meyers, a Professional Land Surveyor licensed under Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act, holding License No. 312770, do hereby certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described herein, and have subdivided said tract of land into Public Utility and Drainage Easements, Lots and streets (public rights-of-way), and that the same has been surveyed and staked on the ground as shown on this plat.

**REVIEW ONLY**

Date: August 24, 2020

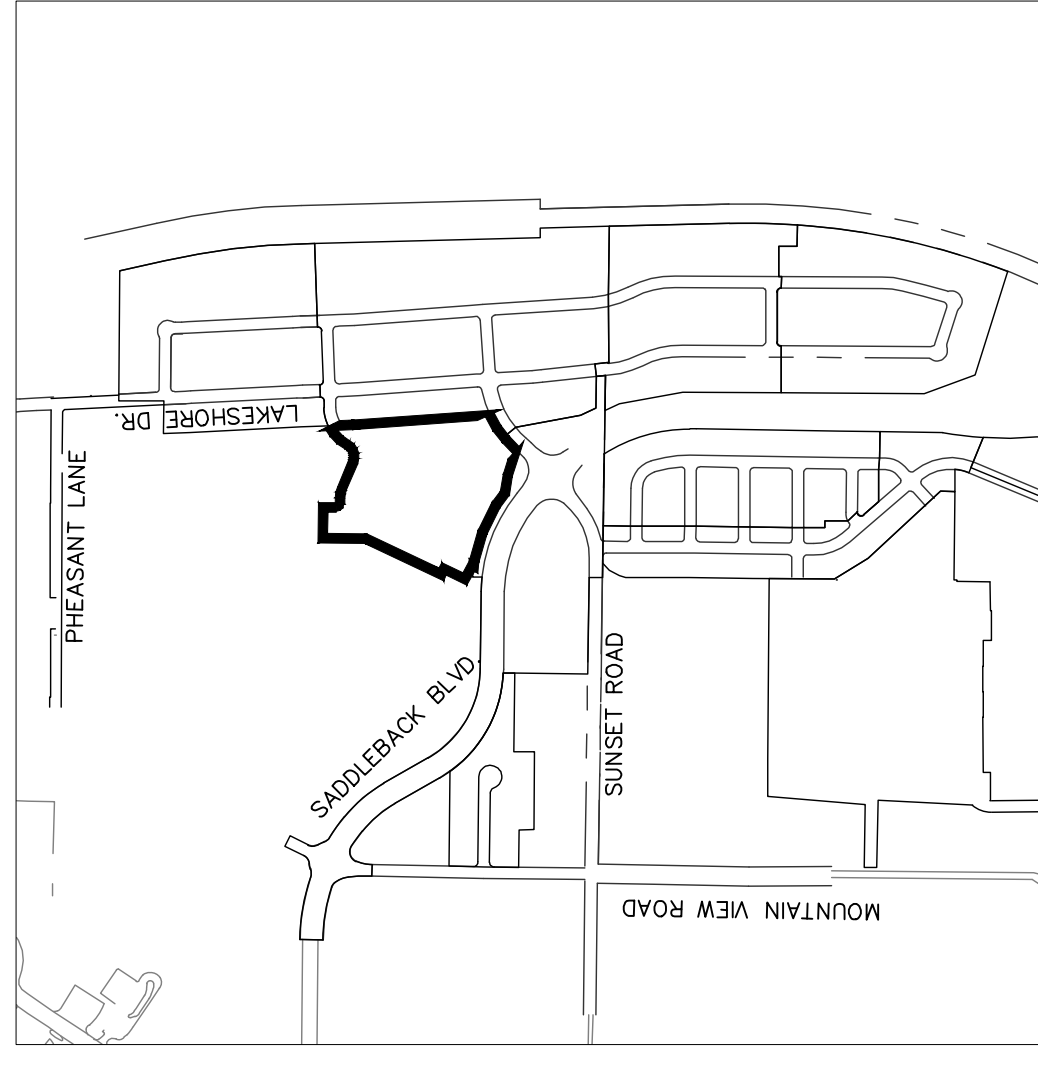


Dreg Meyers  
 P.L.S. 312770

**BOUNDARY DESCRIPTION**

Beginning at a point that lies North 00°16'05" East along the section line 372.47 feet and West 9.15 feet from the Southwest Corner of Section 36, Township 1 South, Range 4 West, Salt Lake Base and Meridian, said Southwest Corner established North 00°51'16" East 304.93 feet from the 1985 Tooele County Dependent Resurvey Witness Corner, (Stamped 1983), (basis of bearing being North 00°16'05" East between the Southwest Corner and the West Quarter Corner of Section 36, Township 1 South, Range 4 West, SLB&M), and running thence North 25°28'45" East 120.24 feet; thence North 64°31'15" West 32.50 feet; thence North 25°28'45" East 435.85 feet; thence North 00°15'53" East 223.01 feet; thence South 89°44'07" East 160.00 feet; thence South 00°15'53" West 67.50 feet; thence southeasterly along the arc of a 20.00 foot radius tangent curve to the left, through a central angle of 90°00'00" a distance of 31.42 feet (chord bearing S 44°44'07" E, chord length 28.28'); thence South 89°44'07" East 30.05 feet; thence easterly along the arc of a 130.00 foot radius tangent curve to the right, through a central angle of 22°33'56" a distance of 51.20 feet (chord bearing S 78°27'10" E, chord length 50.87'); thence South 67°10'12" East 151.18 feet; thence easterly along the arc of a 70.00 foot radius tangent curve to the left, through a central angle of 84°03'05" a distance of 102.69 feet (chord bearing N 70°48'16" E, chord length 93.72'); thence northeasterly along the arc of a 230.00 foot radius reverse curve to the right, through a central angle of 34°35'39" a distance of 138.87 feet (chord bearing N 46°04'33" E, chord length 136.77') to the northwest corner of Pastures at Saddleback P.U.D. Plat 3 as recorded in the office of the Tooele County recorder as Entry No. 439192; thence along the west line of said Plat 3 the following two (2) courses and distances: 1) South 02°05'40" East 121.40 feet and 2) South 04°10'12" East 717.60 feet to the north line of Pastures at Saddleback P.U.D. Plat 9 as recorded in said office as Entry No. 490115; thence along said north line the following seven (7) courses and distances: 1) southwesterly along the arc of a 590.00 foot radius non-tangent curve to the left, through a central angle of 23°54'26" a distance of 229.49 feet (chord bearing S 53°02'42" W, chord length 227.83'); 2) North 71°54'38" West 139.25 feet, 3) North 81°36'41" West 93.53 feet, 4) North 52°57'53" West 79.46 feet, 5) North 63°28'04" West 158.91 feet, 6) North 73°58'36" West 158.91 feet and 7) North 84°29'08" West 20.99 feet; thence North 25°28'45" East 6.55 feet; thence North 60°49'15" West 80.17 feet to the point of beginning.

Containing 589,509 square feet or 13.533 acres, 41 lots, 2 open space parcels, and 4 streets.

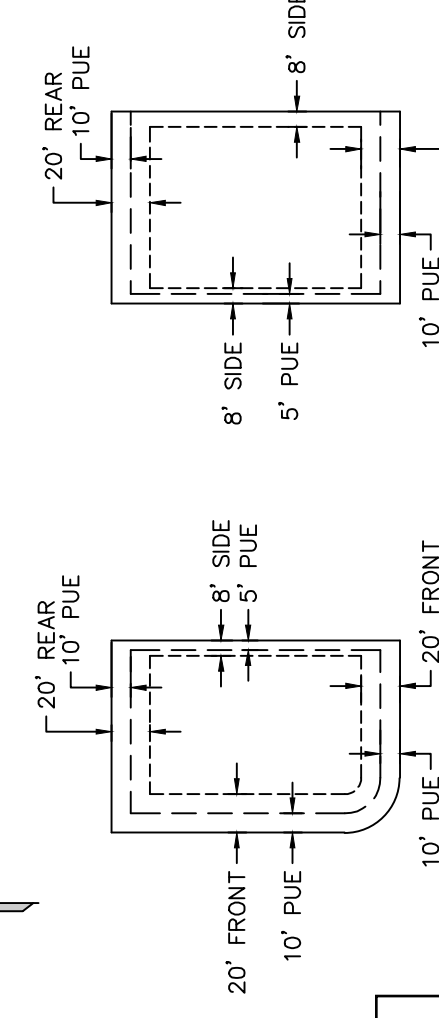


**VICINITY MAP**  
N.T.S.

NOTES:  
 1.) The street monuments shown herein are to be set as a part of any road construction done subsequent to the recording of this plat.

2.) All Rear Lot corners will be located and marked on the ground with a 5/8"x24" rebar with a plastic cap labeled "BINGHAM ENG." Front Lot corners will be located and marked on the ground with a 1/2"x24" rebar with a plastic cap labeled "BINGHAM ENG." All rebar to be placed in the top back of curb at the extension of the side lot lines.

3.) Record dimensions are shown in brackets [ ].



**TYPICAL SETBACK & PUE DETAILS**

APPROVED MBN 8/24/2020

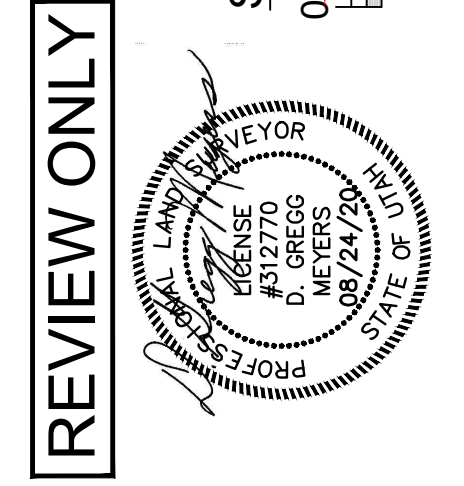
TOOELE COUNTY SURVEY DEPARTMENT APPROVED THIS _____ DAY OF _____ A.D., 2020. R.O.S.#: 2016-0068 & 2018-0060	TOOELE COUNTY PLANNING COMMISSION APPROVED THIS _____ DAY OF _____ A.D., 2020.	CHAIRMAN, TOOELE COUNTY PLANNING COMMISSION _____ TOOELE COUNTY SURVEY DIRECTOR	TOOELE COUNTY TREASURER APPROVED THIS _____ DAY OF _____ A.D., 2020.	CHAIRMAN, LAKE POINT IMPROVEMENT DISTRICT APPROVED THIS _____ DAY OF _____ A.D., 2020.	TOOELE COUNTY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2020.	TOOELE COUNTY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2020.	DIRECTOR, TOOELE COUNTY BOARD OF HEALTH APPROVED THIS _____ DAY OF _____ A.D., 2020.	DEPARTMENT OF COMMUNITY DEVELOPMENT APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2020.	DIRECTOR OF COMMUNITY DEVELOPMENT APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 2020.	DIRECTOR OR PLANNER _____ TOOELE COUNTY ATTORNEY
RECORDED ENTRY No. _____ State of Utah, County of Tooele, Recorded and Filed at the request of: Date: _____ Time: _____ Fee \$ _____ Date 08/24/2020 Proj. # 5398 Sht 1 of 2 Tooele County Recorder										

FINAL PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 11  
 A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

FINAL PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 11  
 A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36,  
 TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH



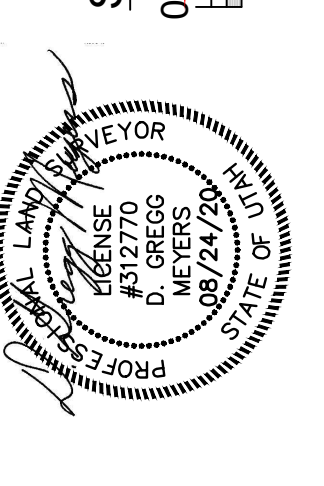
ALL SECTION CORNERS ARE TOOELE COUNTY DEPENDANT RESURVEY MONUMENTS UNLESS OTHERWISE NOTED  
 EXISTING STREET MONUMENT (TO BE SET OR AS NOTED)  
 SET REBAR 5/8"x24" W/ CAP STAMPED "BINGHAM ENG."  
 RIGHT-OF-WAY DEDICATION BOUNDARY LINE  
 SECTION LINE  
 SUBDIVISION BOUNDARY LINE  
 LOT LINE  
 (PUE) PUBLIC UTILITY EASEMENT  
 10' PUE ALONG ALL FRONT AND CORNER LOT EXTERIOR SIDE YARDS, 5' ALL INTERIOR SIDE YARDS, 10' ALL REAR YARDS UNLESS OTHERWISE SPECIFIED.  
 ADJOINING LOT LINES  
 CENTERLINE



REVIEW ONLY

APPROVED MBN 8/24/2020

SCALE (FT.)  
 0 60 120 180



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.42'	20.00'	90°00'00"	28.28'	S 44°44'07" E
C2	51.20'	130.00'	22°33'56"	50.87'	S 78°27'10" E
C3	102.69'	70.00'	84°03'05"	93.72'	N 70°48'16" E
C4	138.87'	230.00'	34°35'39"	136.77'	N 46°04'33" E
C5	229.49'	550.00'	23°54'26"	227.83'	S 53°02'42" W
C6	181.10'	984.00'	10°26'20"	180.85'	N 59°18'05" W
C7	249.75'	110.00'	130°05'17"	198.46'	N 60°52'26" E
C8	34.13'	100.00'	19°33'24"	33.97'	N 76°20'33" E
C9	65.95'	100.00'	37°47'08"	64.76'	N 47°40'17" E
C10	106.83'	200.00'	30°56'18"	105.57'	S 44°04'52" W
C11	99.56'	200.00'	28°31'19"	98.54'	S 73°38'41" W
C12	100.08'	100.00'	57°20'32"	95.96'	N 57°26'59" E
C13	46.62'	100.00'	26°42'33"	46.20'	S 80°31'28" E
C14	33.84'	100.00'	19°23'10"	33.67'	S 84°11'10" E
C15	12.78'	100.00'	7°19'23"	12.77'	S 70°49'53" E
C16	39.38'	100.00'	22°33'56"	39.13'	N 78°27'10" W
C17	44.01'	100.00'	25°12'52"	43.65'	N 12°52'19" E
C18	51.75'	100.00'	29°38'57"	51.17'	S 79°20'44" E
C19	32.48'	550.00'	3°23'02"	32.48'	S 63°18'24" W
C20	39.77'	170.00'	13°24'12"	39.68'	S 47°01'35" W
C21	34.26'	170.00'	11°32'46"	34.20'	S 34°33'08" W
C22	85.73'	130.00'	37°47'08"	84.19'	N 47°40'17" E
C23	24.69'	20.00'	70°44'04"	23.15'	S 31°11'50" W
C24	46.47'	140.00'	19°01'09"	46.28'	N 27°34'54" E
C25	62.22'	140.00'	25°27'53"	61.71'	N 57°26'59" E
C26	59.30'	550.00'	6°10'39"	59.27'	S 58°31'34" W
C27	62.22'	140.00'	25°27'53"	61.71'	N 53°02'47" E
C28	19.75'	550.00'	2°03'27"	19.75'	S 42°07'12" W
C29	62.22'	140.00'	25°27'53"	61.71'	N 78°30'40" E
C30	62.22'	140.00'	25°27'53"	61.71'	S 74°10'54" E
C31	71.23'	140.00'	29°08'58"	70.46'	S 47°01'35" W
C32	13.50'	140.00'	5°31'30"	13.49'	S 58°50'40" E
C33	65.94'	984.00'	3°55'09"	65.93'	N 56°02'30" W
C34	85.51'	984.00'	5°04'56"	85.48'	N 60°32'33" W
C35	24.16'	984.00'	1°26'14"	24.16'	N 63°48'08" W
C36	31.42'	20.00'	90°00'00"	28.28'	S 19°31'15" E
C37	4.89'	1024.00'	0°16'25"	4.89'	N 84°23'03" W
C38	78.47'	1024.00'	4°23'28"	78.45'	N 62°03'08" W
C39	103.21'	1024.00'	5°46'29"	103.17'	N 55°58'10" W
C40	35.76'	80.00'	25°36'38"	35.46'	S 66°53'14" E
C41	145.88'	80.00'	104°28'39"	126.49'	N 48°04'07" E
C42	31.42'	20.00'	90°00'00"	28.28'	N 49°10'12" W
C43	27.32'	130.00'	12°02'20"	27.27'	S 88°09'02" E
C44	39.96'	130.00'	17°36'37"	39.80'	S 73°19'54" E
C45	31.42'	20.00'	90°00'00"	28.28'	S 70°28'45" W
C46	31.42'	20.00'	90°00'00"	28.28'	N 70°28'45" E
C47	30.81'	70.00'	25°12'52"	30.56'	N 12°52'19" E
C48	31.42'	20.00'	90°00'00"	28.28'	N 44°44'07" W
C49	39.38'	130.00'	17°21'15"	39.23'	N 16°48'07" E
C50	31.42'	20.00'	90°00'00"	28.28'	S 19°31'15" E
C51	36.22'	70.00'	28°38'57"	35.82'	S 79°20'44" E
C52	31.42'	20.00'	90°00'00"	28.28'	N 40°49'48" E
C53	24.55'	20.00'	70°19'23"	23.04'	N 39°19'54" W
C54	16.62'	130.00'	7°19'23"	16.60'	S 70°49'53" E
C55	27.57'	70.00'	23°33'56"	27.39'	N 78°27'10" W
C56	31.42'	20.00'	90°00'00"	28.28'	S 45°15'53" W
C57	17.83'	130.00'	7°51'37"	17.62'	N 04°11'41" E
C58	31.42'	20.00'	90°00'00"	28.28'	N 45°15'53" E
C59	206.39'	200.00'	59°07'37"	197.35'	S 58°20'32" W
C60	146.70'	100.00'	64°03'05"	133.89'	N 70°48'16" E
C61	75.24'	500.00'	8°37'18"	75.17'	N 45°24'07" E
C62	201.25'	500.00'	33°22'29"	207.15'	S 67°19'45" W
C63	83.35'	500.00'	9°33'02"	83.25'	S 45°52'00" W

Line #	Direction	Length
L1	N 89°44'07" W	30.05'
L2	N 89°44'07" W	50.00'
L3	N 89°44'07" W	50.00'
L4	S 64°31'15" E	50.00'
L5	N 04°10'12" W	43.55'
L6	N 89°44'07" W	45.28'
L7	S 64°31'15" E	36.73'
L8	S 49°42'46" W	52.93'

DESIGN: JUS  
 DRAWN: JUS  
 CHECKED: JRL  
 REVIEWED: JRL

DATE: 08/24/2020  
 PROJ. # 5388  
 SHEET 2 OF 2

TOOELE COUNTY RECORDER

RECORDED ENTRY NO. \_\_\_\_\_  
 State of Utah, County of Tooele,  
 Recorded and Filed at the request of:  
 Date: \_\_\_\_\_ Time: \_\_\_\_\_

FINAL PLAT – PASTURES AT SADDLEBACK P.U.D. PLAT 11  
 A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE AND MERIDIAN, LAKE POINT, TOOELE COUNTY, UTAH

**NOTES:**

1. ALL WATERLINES SHALL BE 8" AWWA C-900 DR18.
2. SEWER MAINS TO BE GREEN DR-35 PVC. ALL MAINS SHALL BE 8", UNLESS OTHERWISE SPECIFIED IN THE PLAN AND PROFILE SHEETS.
3. POWER, GAS, CABLE AND PHONE WILL BE LOCATED IN 10' PUE IN FRONT OF EACH LOT.
4. THE "MANUAL OF STANDARD PLANS" AND "THE MANUAL OF STANDARD SPECIFICATIONS" BY THE UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATED GENERAL CONTRACTORS, 2017 EDITION ARE ADOPTED IN ITS ENTIRETY.
5. ALL SEWER LATERALS TO BE 4".
6. ALL CULINARY WATER LATERALS TO BE 1" TUBING, WITH A METER SETTER FOR 3/4" X 5/8" METER, METER SETTER TO HAVE CONNECTIONS FOR 1" CTS TUBING.

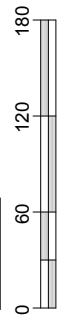
**LEGEND**

	PROPOSED WATERLINE
	FUTURE WATERLINE
	PROPOSED SANITARY SEWER
	FUTURE SANITARY SEWER
	PROPOSED STORM DRAIN
	FUTURE STORM DRAIN
	EXISTING NATURAL GAS
	PROPOSED DITCH
	EXISTING DITCH
	PROPOSED TBC
	FUTURE CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SIDEWALK
	FUTURE SIDEWALK
	EXISTING SIDEWALK
	PROPOSED CENTERLINE
	FUTURE CENTERLINE
	EXISTING CENTERLINE
	MATCHLINE
	PROPOSED ROW
	FUTURE ROW
	EXISTING RIGHT OF WAY
	PROPOSED LOT LINE

FIRE HYDRANT



SCALE (FT.)



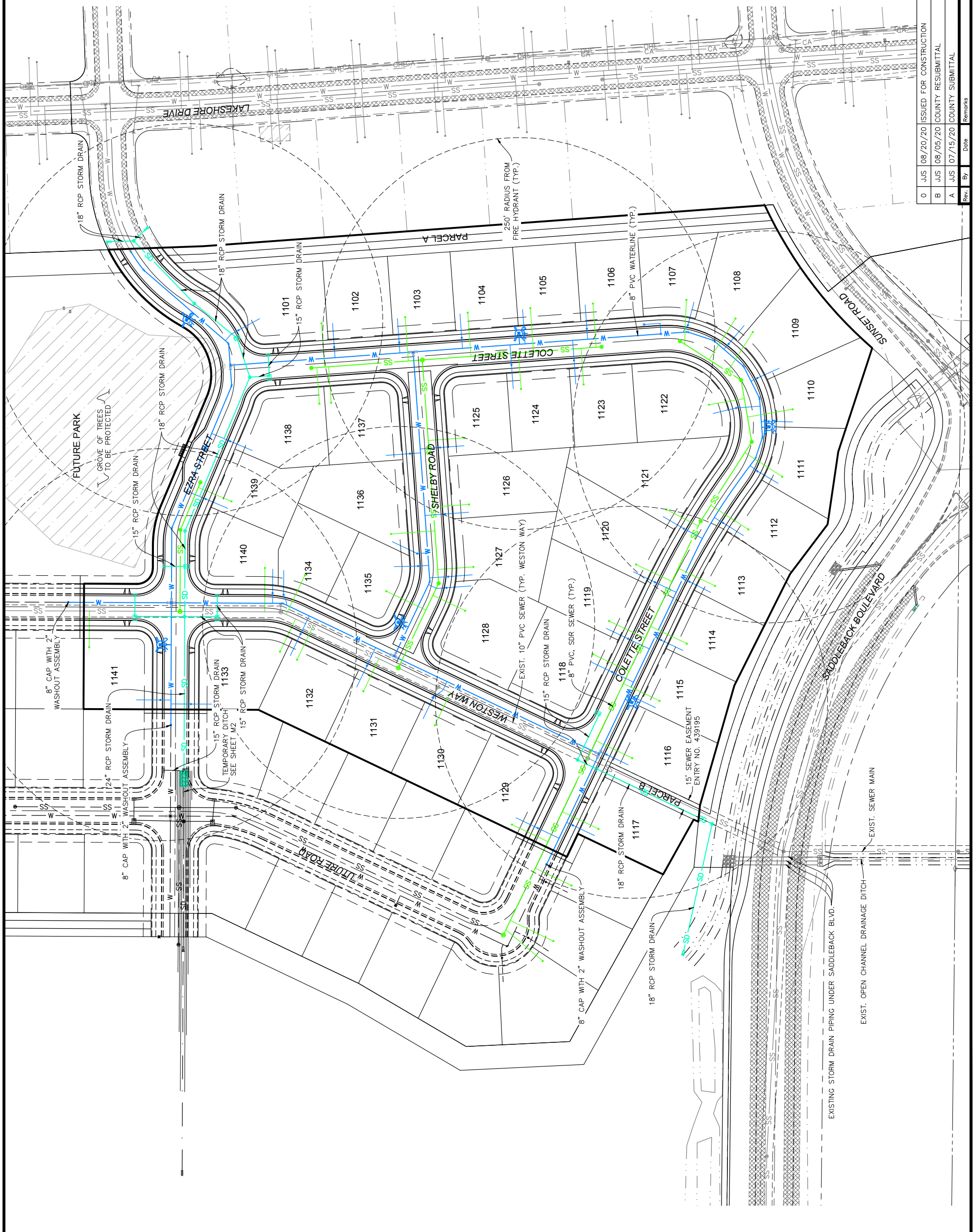
SADDLEBACK PASTURES, L.C.

**MASTER UTILITY PLAN**

**BINGHAM ENGINEERING**  
 SALT LAKE CITY • (801) 532-2620  
 OGDEN • (801) 399-1602

Drawn: JUS  
 Checked: JRL  
 Project: M1  
 Sheet: 3 of 3

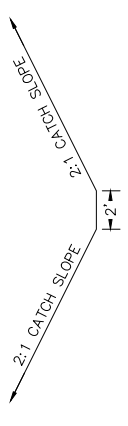
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 Project: # 5388  
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 Jeremy



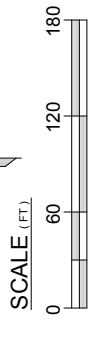
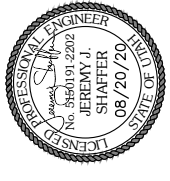
Rev.	By	Date	Remarks
0	JUS	08/20/20	ISSUED FOR CONSTRUCTION
B	JUS	08/05/20	COUNTY RESUBMITTAL
A	JUS	07/15/20	COUNTY SUBMITTAL

**NOTES**

- ALL DRAINAGE PIPING WILL ULTIMATELY DISCHARGE INTO THE RETENTION POND LOCATED WEST OF PLAT 11 AND NORTH OF SADDLEBACK BOULEVARD.
- FINAL LOT GRADING IS TO BE DEVELOPED BY THE HOME BUILDER AND APPROVED BY THE COUNTY DURING THE BUILDING PERMIT APPROVAL PROCESS.



**DITC CROSS SECTION**



SADDLEBACK PASTURES, L.C.

**MASTER GRADING & DRAINAGE PLAN**

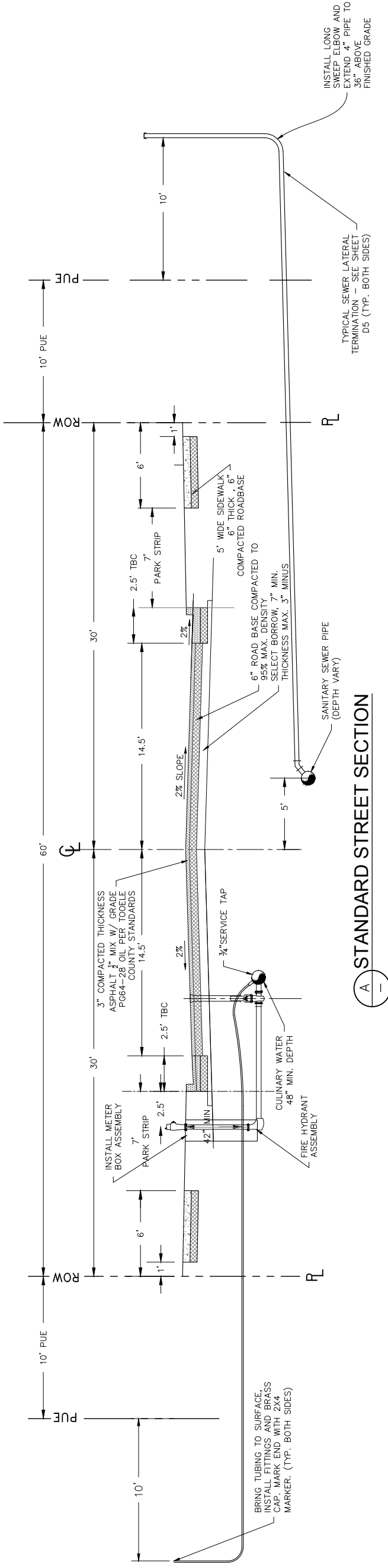
**PASTURES AT SADDLEBACK PLAT 11**

**B BINGHAM ENGINEERING**  
 SALT LAKE CITY - (801) 532-2620  
 OGDEN - (801) 399-1662

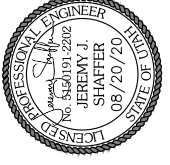
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 Checked: JRL  
 Project: M2 of 3

Print Date: 08/20/2020  
 Project: # 5388  
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Rev.	By	Date	Remarks
0	JUS	08/20/20	ISSUED FOR CONSTRUCTION
B	JUS	08/05/20	COUNTY RESUBMITTAL
A	JUS	07/15/20	COUNTY SUBMITTAL



**A STANDARD STREET SECTION**



**B ROADWAY DETAILS**

THE "MANUAL OF STANDARD PLANS" AND THE "MANUAL OF STANDARD SPECIFICATIONS" BY THE UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION AND THE UTAH CHAPTER, THE ASSOCIATED GENERAL CONTRACTORS, 2017 EDITION ARE ADOPTED IN ITS ENTIRETY BY TOOELE COUNTY ENGINEERING DEPARTMENT.

**D SANITARY SEWER DETAILS**

THE "MANUAL OF STANDARD PLANS" AND THE "MANUAL OF STANDARD SPECIFICATIONS" BY THE UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION AND THE UTAH CHAPTER, THE ASSOCIATED GENERAL CONTRACTORS, 2017 EDITION ARE ADOPTED IN ITS ENTIRETY BY LAKE POINT IMPROVEMENT DISTRICT UNLESS SUPERCEDED BY STANDARD SPECIFICATIONS, NOTES, AND STANDARD DRAWINGS CONTAINED IN THESE PLANS

**E WATER SYSTEMS DETAILS**

THE "MANUAL OF STANDARD PLANS" AND THE "MANUAL OF STANDARD SPECIFICATIONS" BY THE UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION AND THE UTAH CHAPTER, THE ASSOCIATED GENERAL CONTRACTORS, 2017 EDITION ARE ADOPTED IN ITS ENTIRETY BY TOOELE COUNTY ENGINEERING DEPARTMENT.

**C STORM DRAIN DETAILS**

THE "MANUAL OF STANDARD PLANS" AND THE "MANUAL OF STANDARD SPECIFICATIONS" BY THE UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION AND THE UTAH CHAPTER, THE ASSOCIATED GENERAL CONTRACTORS, 2017 EDITION ARE ADOPTED IN ITS ENTIRETY BY TOOELE COUNTY ENGINEERING DEPARTMENT.

**F COMMUNICATIONS, LIGHTING, TRAFFIC CONTROL DETAILS**

THE "MANUAL OF STANDARD PLANS" AND THE "MANUAL OF STANDARD SPECIFICATIONS" BY THE UTAH CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION AND THE UTAH CHAPTER, THE ASSOCIATED GENERAL CONTRACTORS, 2017 EDITION ARE ADOPTED IN ITS ENTIRETY BY TOOELE COUNTY ENGINEERING DEPARTMENT.

SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 11  
DETAILS  
LOCAL STREET  
CROSS-SECTION

**BINGHAM ENGINEERING**  
SALT LAKE CITY - (801) 532-2620  
ORDEN - (801) 399-1602

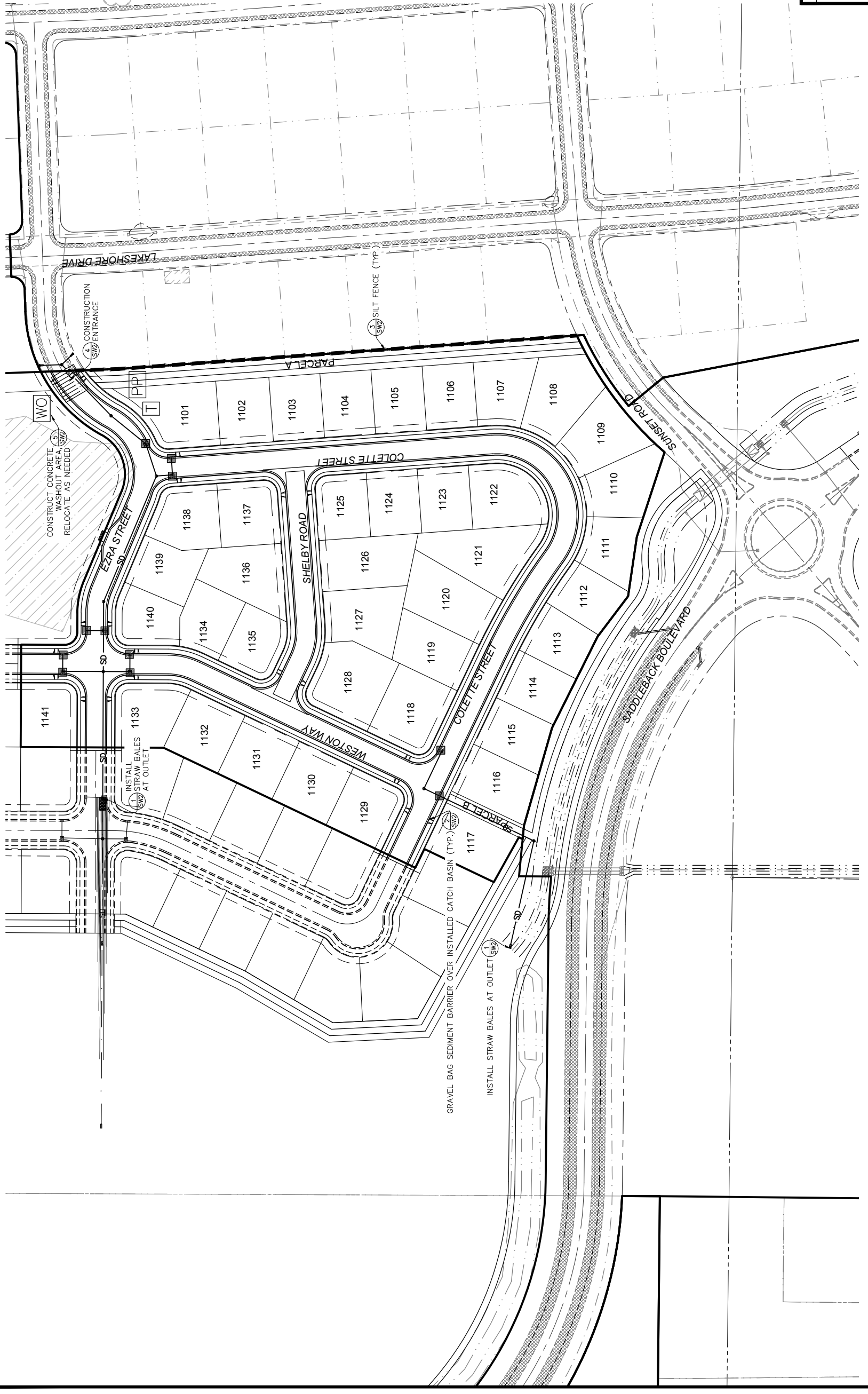
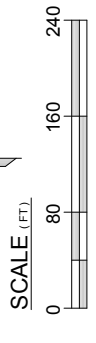
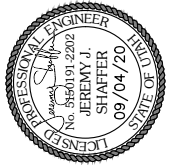
Drawn: STAF  
Checked: JRL  
Reviewed: JRL

Proj. # 5388  
Sheet: D1 of 5

Rev.	By	Date	Remarks
0	JJS	08/20/20	ISSUED FOR CONSTRUCTION
B	JJS	08/05/20	COUNTY RESUBMITTAL
A	JJS	07/15/20	COUNTY SUBMITTAL

Print Date: 08/20/2020  
Created: 07/10/20  
Project: # 5388  
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jeremy

- NOTES**
1. REVEGETATION TO BE EVALUATED AND IDENTIFIED AT LATER DATE. COSTS TO BE NEGOTIATED AFTER PLAN IS SUBMITTED.
  2. WASHOUT AREA, DUMPSTER AND PORT-O-LET LOCATIONS ARE SCHEMATIC. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD. LOCATIONS MAY CHANGE DURING COURSE OF DEVELOPMENT.
  3. DUST CONTROL SHALL BE MAINTAINED THROUGHOUT THE ENTIRETY OF CONSTRUCTION ACTIVITIES AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
  4. CONSTRUCT A STABILIZED PAD OF CRUSHED STONE FOR WASHING OF EQUIPMENT AND CONSTRUCTION VEHICLES. MIN. PAD SIZE 50 FT X 15 FT. THIS AREA ALSO CAN BE USED AS A FILLING POINT FOR WATER TRUCKS.
  5. CONTRACTOR RESPONSIBLE TO KEEP MUD AND DIRT OF ALL PAVED ROADS.
  6. THE PROJECT SIGN FOR SWPPP COMPLIANCE SHALL BE POSTED ON SITE AT/NEAR THE ENTRANCE TO THE SITE.



SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 11

STORM WATER POLLUTION PREVENTION PLAN

**BINGHAM ENGINEERING** SW1  
 SALT LAKE CITY • (801) 532-2620  
 OGDEN • (801) 399-1602

Des: JUS  
 Draw: JUS  
 Chk: JRL  
 Rev: JRL  
 Date: 09/04/2020  
 Project: 5388  
 Project Name: Saddleback Pastures, L.C.  
 Drawing Title: Storm Water Pollution Prevention Plan  
 Drawing No.: SW1  
 Sheet No.: 1 of 2

Rev.	By	Date	Remarks
1	JUS	09/04/20	ADDED NOTE FOR SIGN
0	JUS	08/20/20	ISSUED FOR CONSTRUCTION
B	JUS	08/05/20	COUNTY RESUBMITTAL
A	JUS	07/15/20	COUNTY SUBMITTAL