



### Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (385) 843-3160 • Fax: (435) 843-3252

[Tooeleco.org/government/county-departments/community-development/](http://Tooeleco.org/government/county-departments/community-development/)

**SUB 2021-083**

## Subdivision Summary and Recommendation

**Public Body:** Tooele County Planning Commission  
**Parcel ID:** 04-071-0-0008 & portions of 04-071-0-0038 & 04-070-0-0091.

**Meeting Date:** August 18, 2021

**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 13)

**Unincorporated:** Lake Point

**Planner:** Jeff Miller

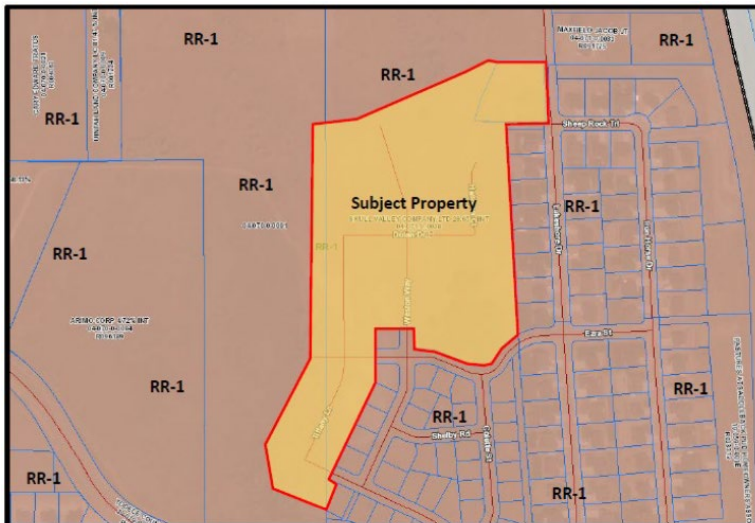
**Planning Staff Recommendation:** Approval

**Applicant Name:** Chris Robinson

### PROJECT DESCRIPTION

Chris Robinson is requesting Final plat approval for the proposed 50-lot Pastures at Saddleback (Plat 13) Subdivision. Preliminary Plat Approval was granted by the planning commission on August 4, 2021. The proposed subdivision includes various parcels with easements for some planned trails, as well as a Parcel E, which is a 3.25 Acre parcel, which is being set aside as an open space park within the proposed subdivision. This particular open space parcel has a grove of historic trees, where the Donner Reed party once camped. Due to the historical significance of this park space, the open space will be mainly preserved with existing conditions, with some minor planned improvements.

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



The subject property is located north of Saddleback Boulevard and west of Lakeshore Drive. The proposed phase is located North of the Pastures at Saddleback (Plat 11), and West of Pastures as Saddleback (Plat 4). 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

When previous phases of the Pastures at Saddleback Subdivision have been approved, residents have voiced concerns about proposed park spaces not being improved in a timely manner. Although, the planned park space is primarily planned to remain in its native state, planning staff is encouraging the planning commission to consider imposing a condition of approval at the final plat stage, which will set a timeline for installation of any planned park space improvements.

Planning Staff has recently met with concerned residents of Lake Point regarding the Saddleback Development Agreement. In an effort to be more transparent with the residents, an updated open space spreadsheet (verified

by staff) has been attached to this staff report, as well as an additional section added to this staff report to further discuss elements of the development agreement.

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## **NEIGHBORHOOD RESPONSE**

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When this phase was heard for preliminary plat approval, there was an e-mail from a member of the Lake Point Cemetery and Park Service Board requesting that the park space be further enlarged, in order to provide additional preservation to the historic site.

Any 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, August 18, 2021.

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## **PLANNING COMMISSION RESPONSE**

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When the preliminary plat was heard by the Tooele County Planning Commission, they discussed the need for parking at the planned park space for this phase. The applicant indicated that they were willing to add some parking and would provide an update when the final plat goes before the planning commission for approval.

On Wednesday, August 4, 2021, the Tooele County Planning Commission granted approval to the preliminary plat, subject to the following condition of approval:

- The applicant must demonstrate where he would put parking on the west side of the park space, and must commit to some sort of timeline for when the park space would be improved.

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## **REVIEWING AGENCIES RESPONSE**

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AGENCY: County Surveying DATE: 7/12/2021  
RECOMMENDATION: Approved, Address mapper comments at the time of recording.

AGENCY: County Engineer DATE: 7/13/2021  
RECOMMENDATION: Approval, no further comments.

AGENCY: North Tooele Fire District DATE: 7/13/2021  
RECOMMENDATION: Approval, all redlines have been addressed.

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

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## **Saddleback Development Agreement Analysis**

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Per the attached "open space spreadsheet", the developer has agreed to set aside approximately 50% of the "property" as open space. Under the "recitals" section of the development agreement, subsection B states that the 4,430 acres (original acres) owned by Saddleback shall be hereto known as the "property". At full build out, approximately 2,215 acres of the "property" will be set aside as open space. The location of any open space areas is not binding on Saddleback and will be determined by mutual agreement of Saddleback and the County as each phase is approved (set aside per the open space spreadsheet).

The developer is authorized per the development agreement to grant the title of open space parcels to, "the County, or another governmental, quasi-governmental or non-profit organization, by grant of an open space easement." Furthermore, the "open space parcels will be protected by a conservation easement or similar deed restriction at the time the...parcel is created (by) plat recordation."

Per the agreement, the developer is "entitled to an overall gross density...of not less than one (1) permanent dwelling unit per gross acre for each of the approximately 2,585 acres to be zoned residential." The developer is allowed to have 517 multi-family residential units (20% of the total allowed density).

"To the extent the total open space dedicated by Saddleback exceeds the required Fifty Percent (50%) at any point in time, Saddleback shall be entitled to a credit for such open space for later phases (per an open space bank, indicated on the open space spreadsheet).

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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 50 year development agreement between Saddleback and the County.

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### **PLANNING STAFF RECOMMENDATION**

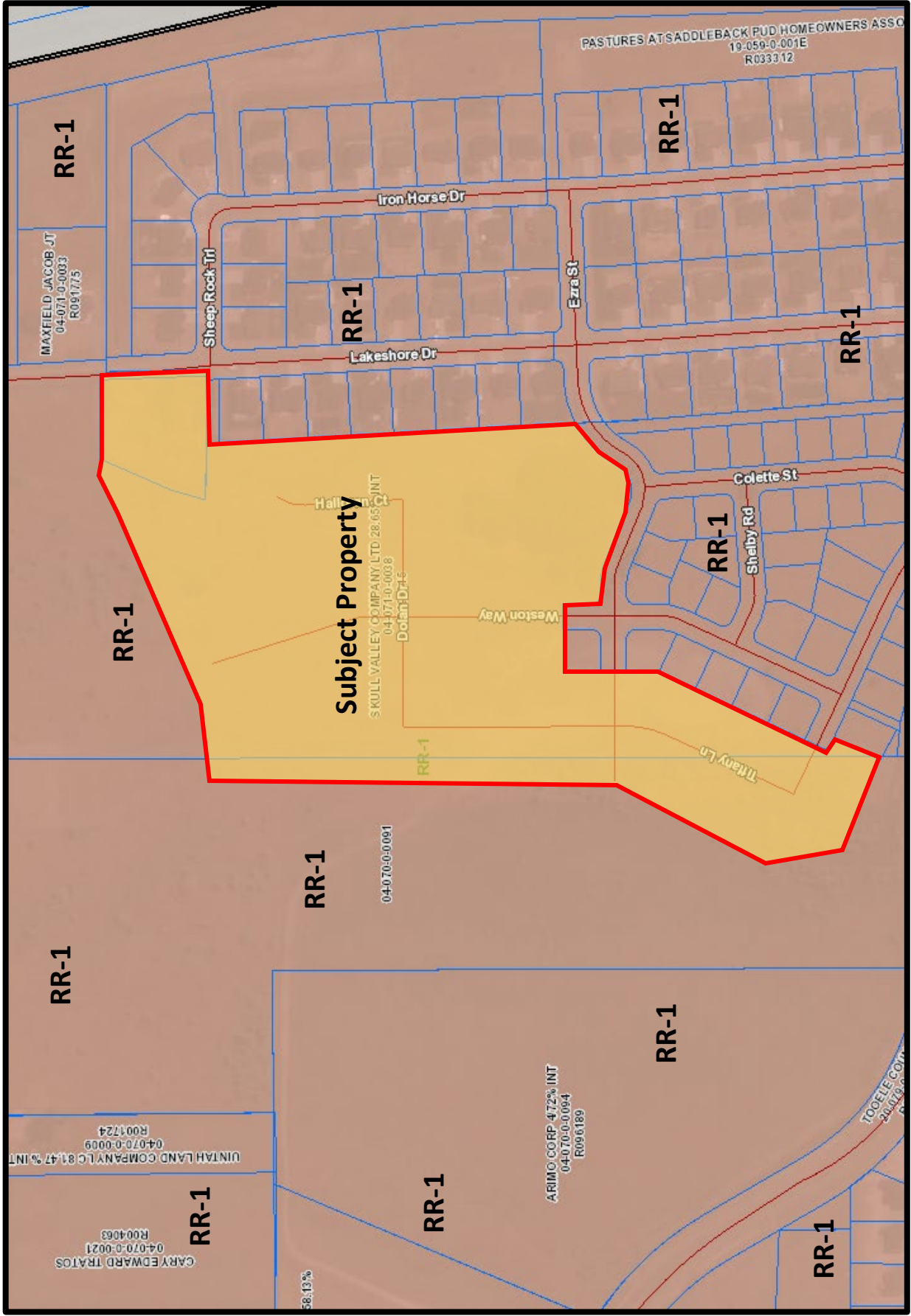
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Planning Staff recommends that the Tooele County Planning Commission makes a motion to grant approval to the Final Plat for the proposed 50-lot Pastures at Saddleback (Phase 13) Subdivision, subject to the following condition of approval:

- All bonding must be in place prior to plat recordation, and no building permits will be granted until the plat has been recorded.
- The applicant must agree to a reasonable timeline for the installation of park space improvements.

# SUB 2021-083: Final Plat Approval for Pastures at Saddleback (Plat 13)

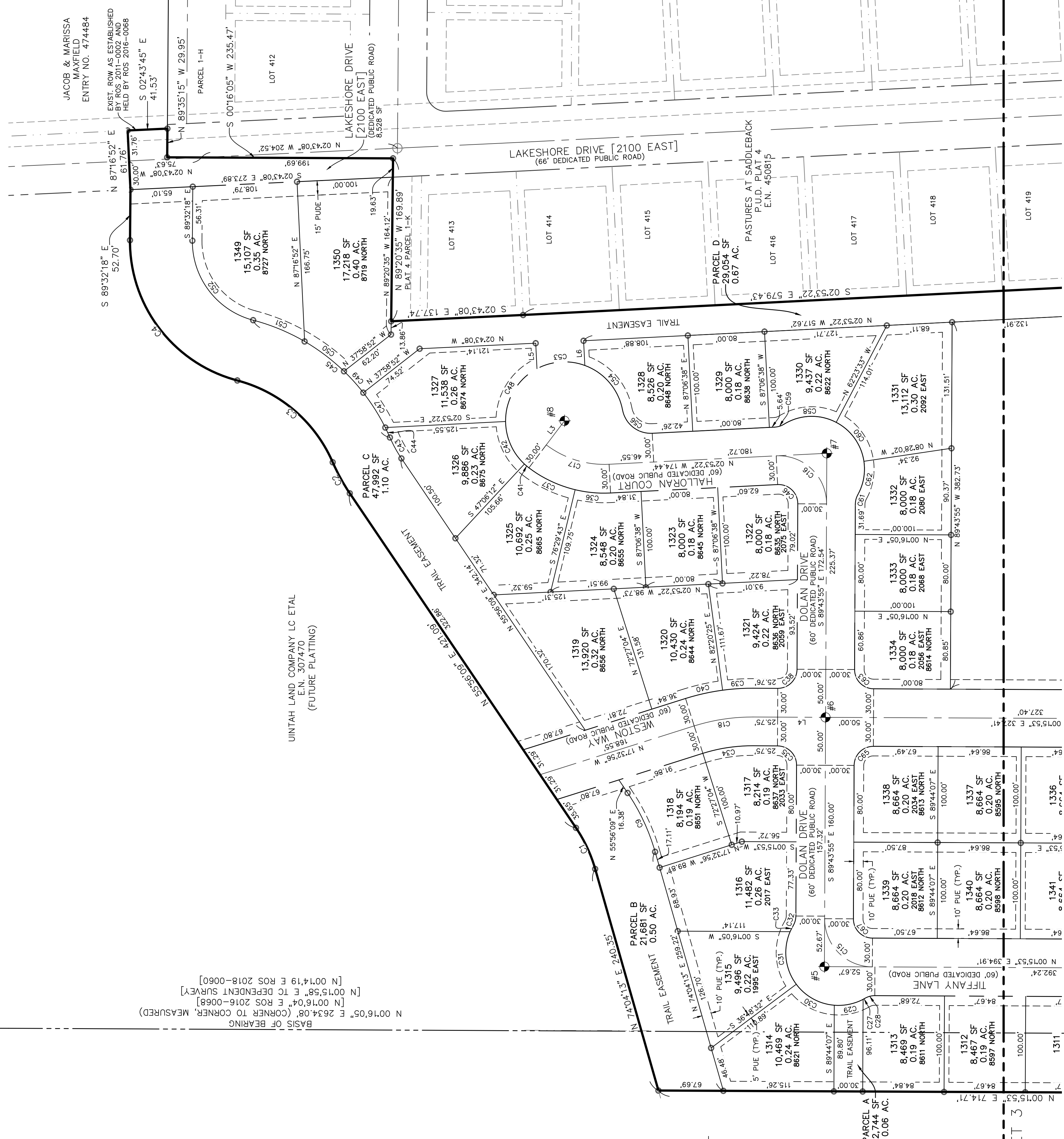
Located north of Saddleback Boulevard and West of Lakeshore Drive (Parcel IDs: 04-071-0-0008, & Portions of 04-071-0-0038 & 04-070-0-0091).





FINAL PLAT - PASTURES AT SADDLEBACK P.U.D. PLAT 13  
 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

WEST QUARTER CORNER SECTION 36,  
 TOWNSHIP 1 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE & MERIDIAN  
 FOUND TOOELE COUNTY DEPENDANT  
 RESURVEY MONUMENT  
 (BRASS MONUMENT STAMPED 1983)



Line #	Direction	Length
L1	N 89°44'07" W	30.05'
L2	N 00°15'53" E	31.70'
L3	S 52°48'47" E	31.50'
L4	N 00°15'53" E	50.00'
L5	S 87°06'38" W	28.63'
L6	N 87°06'38" E	25.81'

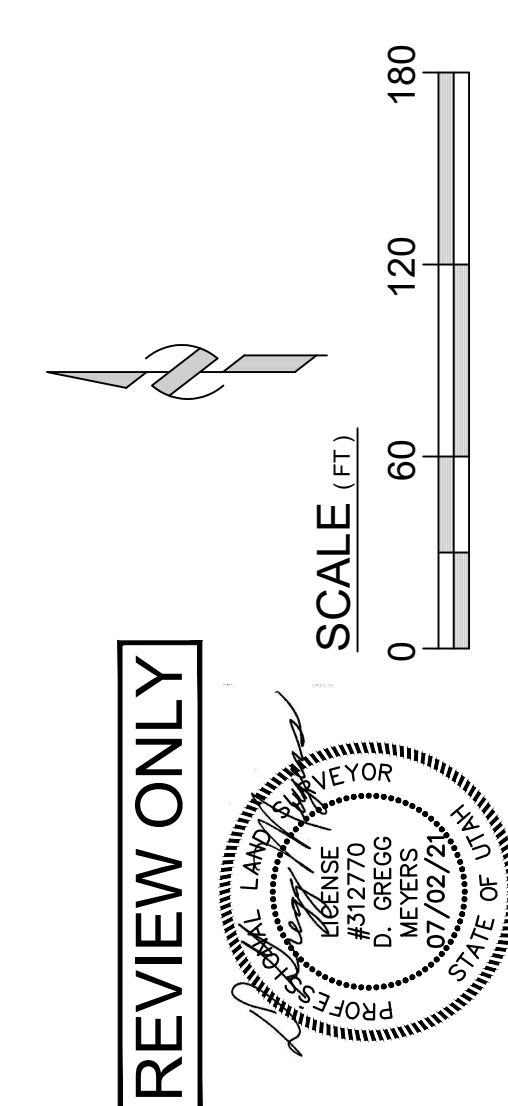
  

STREET MON. #	Direction	Length	STREET MON. #
#1	N 64°31'15" W	260.00'	#2
#2	N 21°18'10" E	447.11'	#3
#3	S 89°44'47" E	260.00'	#4
#4	N 00°15'53" E	494.92'	#5
#5	S 76°12'18" E	312.30'	#6
#6	S 89°43'55" E	260.00'	#7
#7	N 07°03'22" E	275.51'	#8
#8	N 64°35'46" E	369.00'	#9
#9	N 07°03'22" E	275.51'	#10

**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" x 24" W/ CAP STAMPED "BINGHAM ENG."
- RIGHT-OF-WAY DEDICATION BOUNDARY LINE
- SECTION LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- 60' 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

2nd Review, 2021-07-02  
 Approved, 2021-07-02  
 NCH



FINAL PLAT - PASTURES AT SADDLEBACK P.U.D. PLAT 13  
 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

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

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

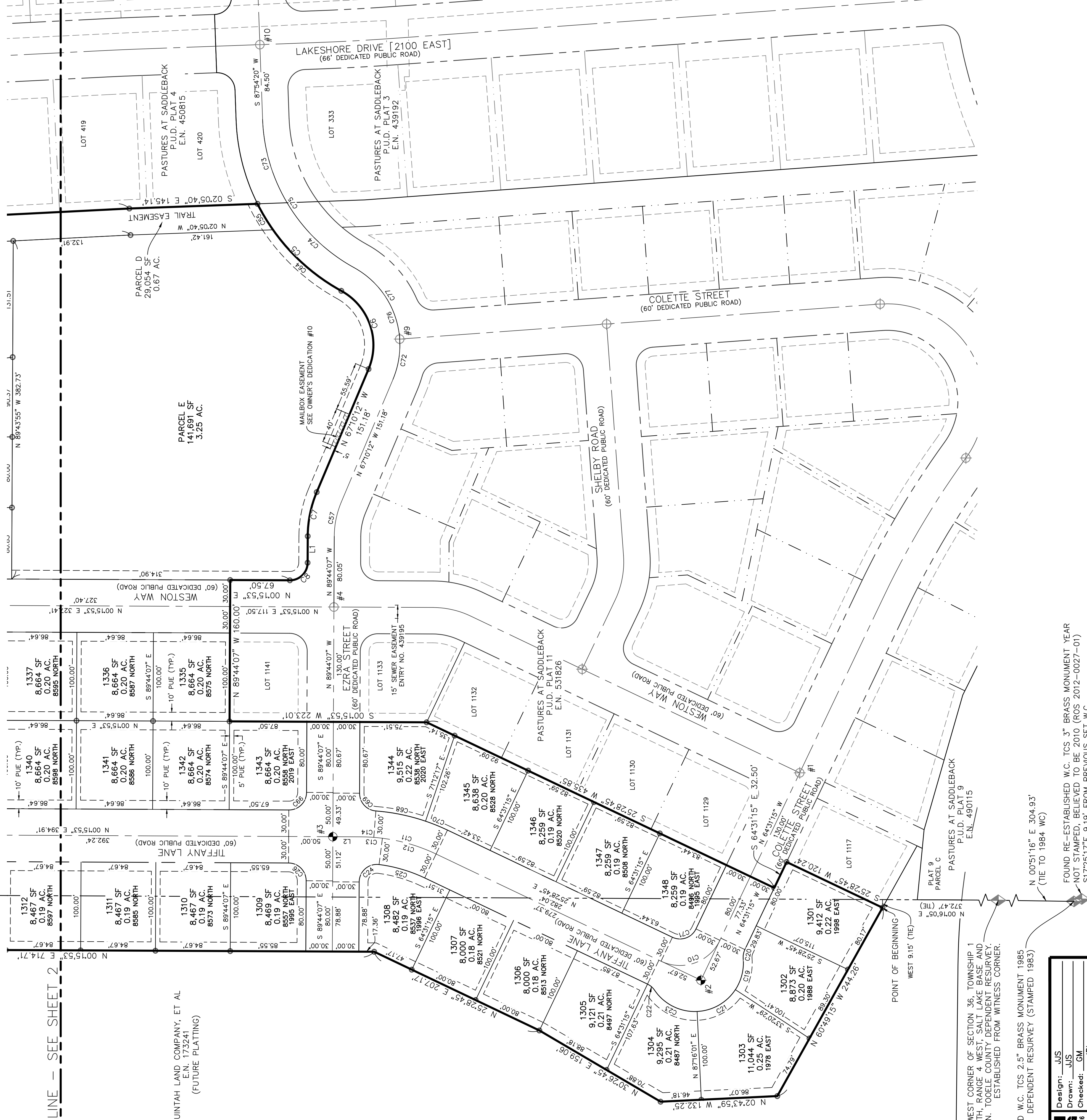
Date 07/02/2021  
 Proj. # 5388  
 Sht 2 of 3  
 Tooele County Recorder

MATCHLINE - SEE SHEET 3

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 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

WEST QUARTER CORNER SECTION 36,  
 TOWNSHIP 1 SOUTH, RANGE 4 WEST,  
 SALT LAKE BASE & MERIDIAN  
 FOUND TOOELE COUNTY DEPENDENT  
 RESURVEY MONUMENT

MATCHLINE - SEE SHEET 2



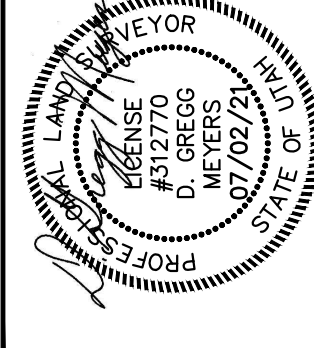
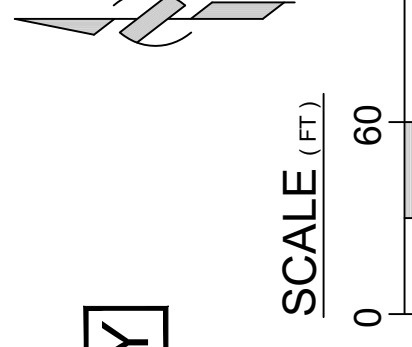
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.48	150.00	180805	47.28	N 850012° E
C2	37.00	200.00	103556	36.94	N 811407° E
C3	135.65	150.00	514847	131.07	N 403742° E
C4	198.29	150.00	754424	184.16	N 523530° E
C5	138.87	230.00	343539	136.77	S 460433° W
C6	102.69	70.00	840305	93.72	S 704816° W
C7	51.20	130.00	223356	50.87	N 782710° W
C8	31.42	20.00	900000	28.28	N 444407° W
C9	68.05	215.00	180804	67.77	N 850011° E
C10	78.54	50.00	900000	70.71	S 193115° E
C11	73.37	200.00	210103	72.95	N 145813° E
C12	63.56	200.00	181230	63.29	N 162230° E
C13	24.46	200.00	70022	24.44	N 034603° E
C14	14.65	200.00	41149	14.65	N 022147° E
C15	78.54	50.00	900013	70.71	S 451559° W
C16	81.30	50.00	830927	72.63	N 434122° E
C17	69.95	100.00	400435	68.53	S 170858° W
C18	62.18	200.00	174849	61.93	N 083832° W
C19	36.79	55.00	381941	36.11	S 754922° E
C20	10.63	20.00	307258	10.51	N 404244° E
C21	51.76	55.00	535530	49.88	S 294145° E
C22	56.33	55.00	584042	53.90	S 283822° W
C23	33.86	20.00	970022	29.96	N 411357° W
C24	54.03	170.00	181230	53.80	N 162230° E
C25	31.42	20.00	900000	28.28	N 451553° E
C26	2.32	55.00	27456	2.32	S 285932° E
C27	10.63	20.00	307252	10.51	N 145804° W
C28	31.07	55.00	322148	30.66	S 113610° E
C29	46.66	55.00	483644	45.28	S 831916° W
C30	57.85	55.00	601535	55.22	S 831916° W
C31	10.63	20.00	307252	10.51	S 742938° E
C32	52.85	170.00	174849	52.84	N 083832° W
C33	31.42	20.00	900013	28.29	N 451559° E
C34	37.20	130.00	162339	37.07	S 051828° W
C35	53.73	130.00	234056	53.35	S 232045° W
C36	31.41	20.00	895947	28.28	S 444401° E
C37	31.81	230.00	75528	31.79	N 034151° E
C38	39.70	230.00	95321	39.65	N 123616° W

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C41	61.3	61.50	54235	61.3	S 400231° W
C42	48.87	61.50	462752	48.52	S 660744° W
C43	24.97	135.00	103556	24.94	S 611407° W
C44	11.39	215.00	302209	11.39	N 650101° E
C45	194.43	215.00	114847	187.87	N 403742° E
C46	32.52	20.00	930927	29.05	N 434122° E
C47	43.08	215.00	112847	43.01	N 574531° E
C48	67.38	61.50	624631	64.06	N 591504° W
C49	30.10	215.00	80115	30.07	N 480300° E
C50	51.63	215.00	134532	51.51	N 370707° E
C51	58.23	215.00	153102	58.05	N 222850° E
C52	112.36	85.00	754424	104.36	S 523530° W
C53	51.50	61.50	475842	50.01	N 035227° W
C54	63.54	61.50	591150	60.75	N 494249° E
C55	34.27	230.00	83210	34.23	S 590617° W
C56	43.04	30.00	821206	39.44	S 381241° W
C57	39.38	100.00	223356	39.13	N 782710° W
C58	57.06	55.00	592828	54.53	N 020646° W
C59	10.10	20.00	285637	10.00	S 172141° E
C60	51.76	55.00	535532	49.88	N 543412° E
C61	10.10	20.00	285637	10.00	N 751536° W
C62	36.17	55.00	374044	35.52	S 793740° E
C63	31.42	20.00	900013	28.29	S 451559° W
C64	104.60	230.00	260329	103.70	S 414828° W
C65	31.41	20.00	895947	28.28	N 444401° W
C66	31.42	20.00	900000	28.28	S 444407° E
C67	31.42	20.00	900013	28.29	S 451559° W
C68	57.54	230.00	142001	57.39	N 113742° E
C69	29.95	20.00	854811	27.23	S 472147° W
C70	26.83	230.00	64102	26.82	N 220814° E
C71	31.42	20.00	900000	28.28	S 451559° E
C72	46.62	100.00	264233	46.20	S 803128° E
C73	99.56	200.00	283119	98.54	S 733841° W
C74	108.83	200.00	303618	105.57	S 440452° W
C75	206.39	200.00	590737	197.35	S 582032° W
C76	146.70	100.00	840305	133.89	N 704816° E
C77	100.08	100.00	572032	95.86	N 572659° E

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." 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



2nd Review, 2021-07-02  
 Approved, 2021-07-02  
 NCH

FINAL PLAT - PASTURES AT SADDLEBACK P.U.D. PLAT 13  
 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

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

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

Date: \_\_\_\_\_ Time: \_\_\_\_\_

Prof. # 5388 Sht 3 of 3

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

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

FOUND RE-ESTABLISHED W.C. TCS 3" BRASS MONUMENT YEAR NOT STAMPED, BELIEVED TO BE 2010 (ROS 2012-0027-01) S172517'E 9.19' FROM PREVIOUS SET W.C.

FOUND W.C. TCS 2.5" BRASS MONUMENT 1985 (TIE TO 1984 WC) N 005116° E 304.93'

SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, TOOELE COUNTY DEPENDENT RESURVEY, ESTABLISHED FROM WITNESS CORNER.

FOUND W.C. TCS 2.5" BRASS MONUMENT 1985 (TIE TO 1984 WC) N 005116° E 304.93'

# SADDLEBACK PASTURES L.C.

## PASTURES AT SADDLEBACK P.U.D. PLAT 1

TOOELE COUNTY



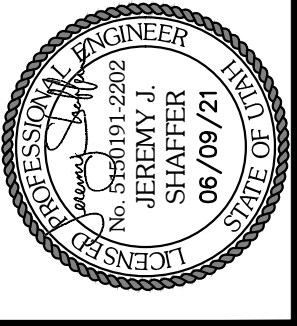
VICINITY MAP

**NOTICE TO CONTRACTORS**

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE ENGINEER TO VERIFY THE EXISTENCE OF UTILITIES AT 811 OR 1-800-662-4111 AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

**REVIEW ONLY**

06/09/2021 jeremyf:\5388\CAD\CD's\Ph13\5388Ph13 Cover.dwg



REV.	BY	DATE	DESCRIPTION
B	JJS	06/09/21	COUNTY SUBMITTAL
A	JJS	05/21/21	COUNTY SUBMITTAL

**SCALE**

0 500 1000 1500

Scale in Feet

PASTURES AT SADDLEBACK P.U.D. PLAT 13

VICINITY MAP & INDEX SHEET

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

TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021, BY THE TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES.  
 DIRECTOR, TOOELE COUNTY BUILDING & DEVELOPMENT SERVICES

Sht  00

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 - WESTON WAY - STA: 10+00 - STA: 14+40
- PP02 - WESTON WAY - STA: 14+40 - STA: 19+40
- PP03 - COLETTE STREET - STA: 33+00 - STA: 37+20
- PP04 - TIFFANY LANE - STA: 9+40 - STA: 14+40
- PP05 - TIFFANY LANE - STA: 14+40 - STA: 19+40
- PP06 - DOLAN DRIVE - STA: 19+40 - STA: 24+40
- PP07 - DOLAN DRIVE - STA: 24+40 - STA: 27+20
- PP08 - EZRA STREET - STA: 29+00 - STA: 34+00
- PP09 - OFFROAD STORM DRAIN - STA: 30+00 - STA: 35+00
- PP10 - TRAIL - STA: 10+00 - STA: 15+00
- PP11 - CHANNEL - STA: 20+00 - STA: 25+00
- PP12 - CHANNEL - STA: 25+00 - STA: 30+00
- PP13 - CHANNEL - STA: 30+00 - STA: 35+00
- PP14 - LAKESHORE DRIVE - STA: 13+00 - STA: 18+00
- D1 - LOCAL STREET CROSS-SECTION
- D2 - WATER
- D3 - MISC. DETAILS
- D4 - SEWER
- SW1 - SWPPP - STORM WATER POLLUTION PREVENTION PLAN
- SW2 - SWPPP & EROSION CONTROL MEASURES DETAILS

TOOELE COUNTY APPROVAL

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 COQUIRH MOUNTAIN WATER COMPANY APPROVAL

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 LAKE POINT IMPROVEMENT DISTRICT APPROVAL

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

SADDLEBACK PASTURES, L.C.  
 PASTURES AT SADDLEBACK P.U.D. PLAT 13

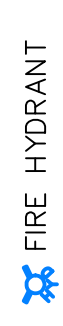


**NOTES:**

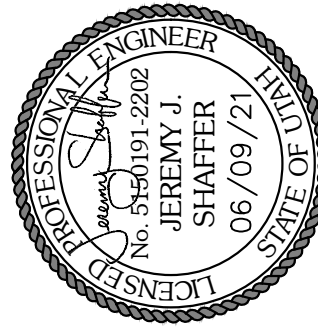
1. ALL WATERLINES SHALL BE 8" AWWA C-900 DR18, EXCEPT BETWEEN ANTONIO DRIVE AND DOLAN DRIVE SHALL BE 10" AWWA C-900 DR18.
2. SEWER MAINS TO BE GREEN DR-35 PVC. ALL MAINS SHALL BE 8" UNLESS OTHERWISE SPECIFIED IN THE PLAN AND PROFILE SHEETS.
3. POWER, GAS, CABLE AND PHONE WILL BE LOCATED IN 10' PUE IN 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**

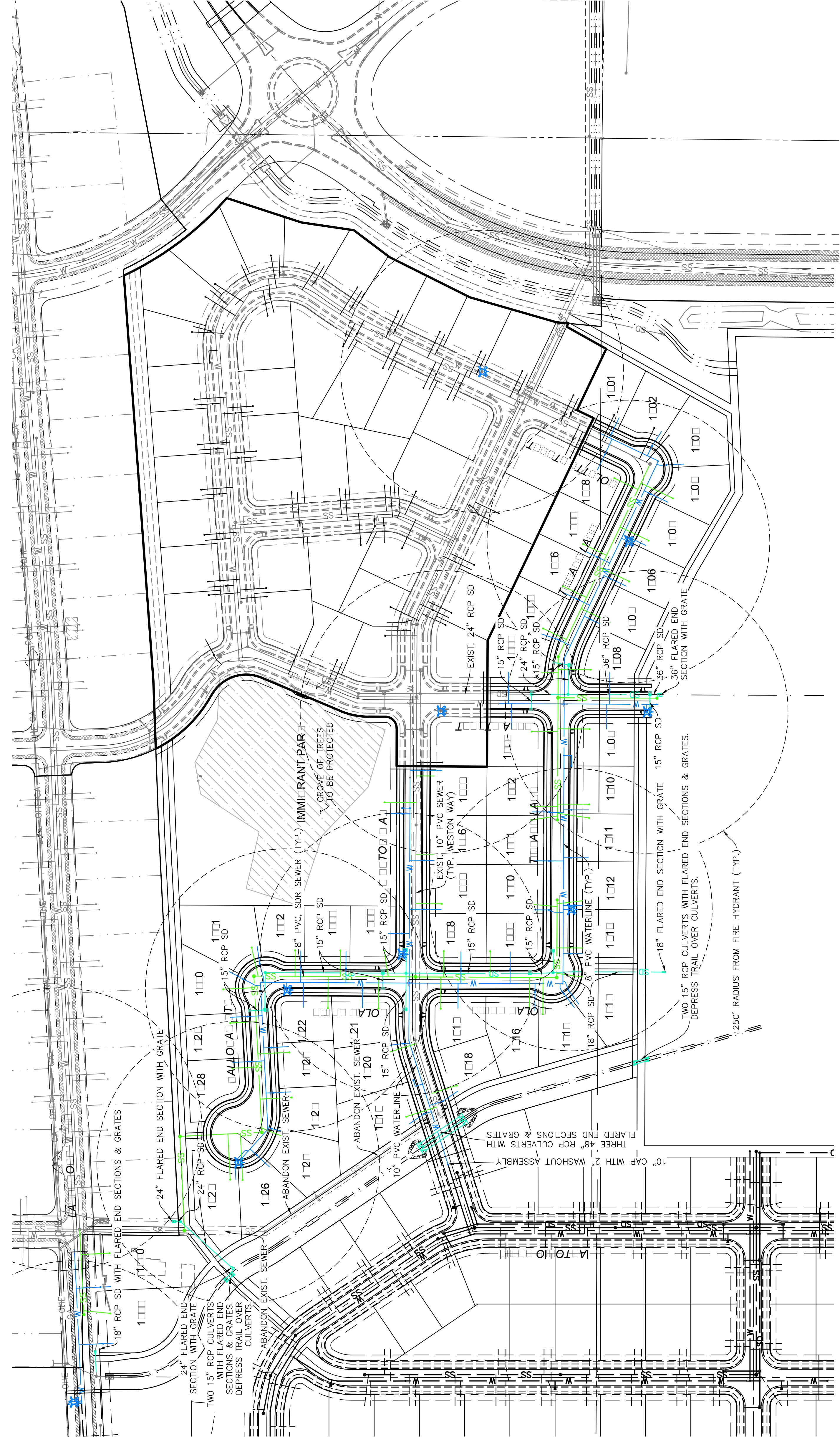
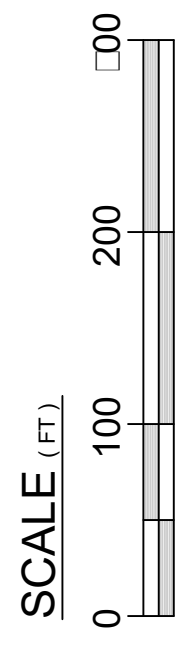
— W —	PROPOSED WATERLINE
— W —	FUTURE WATERLINE
— SS —	EXISTING SANITARY SEWER
— SS —	PROPOSED SANITARY SEWER
— SS —	EXISTING SANITARY SEWER
— SS —	PROPOSED SANITARY SEWER
— SD —	FUTURE STORM DRAIN
— SD —	EXISTING STORM DRAIN
— G —	EXISTING NATURAL GAS
— G —	PROPOSED NATURAL GAS
—	EXISTING DITCH
—	PROPOSED 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



**REVIEW ONLY**



SADDLEBACK PASTURES, L.C.

**PASTURES AT SADDLEBACK PLAT 13**

**MASTER UTILITY PLAN**

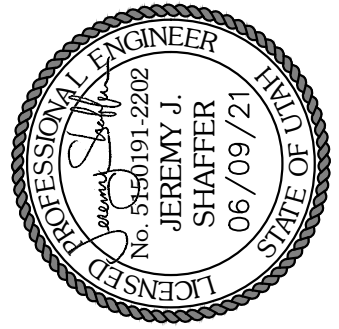
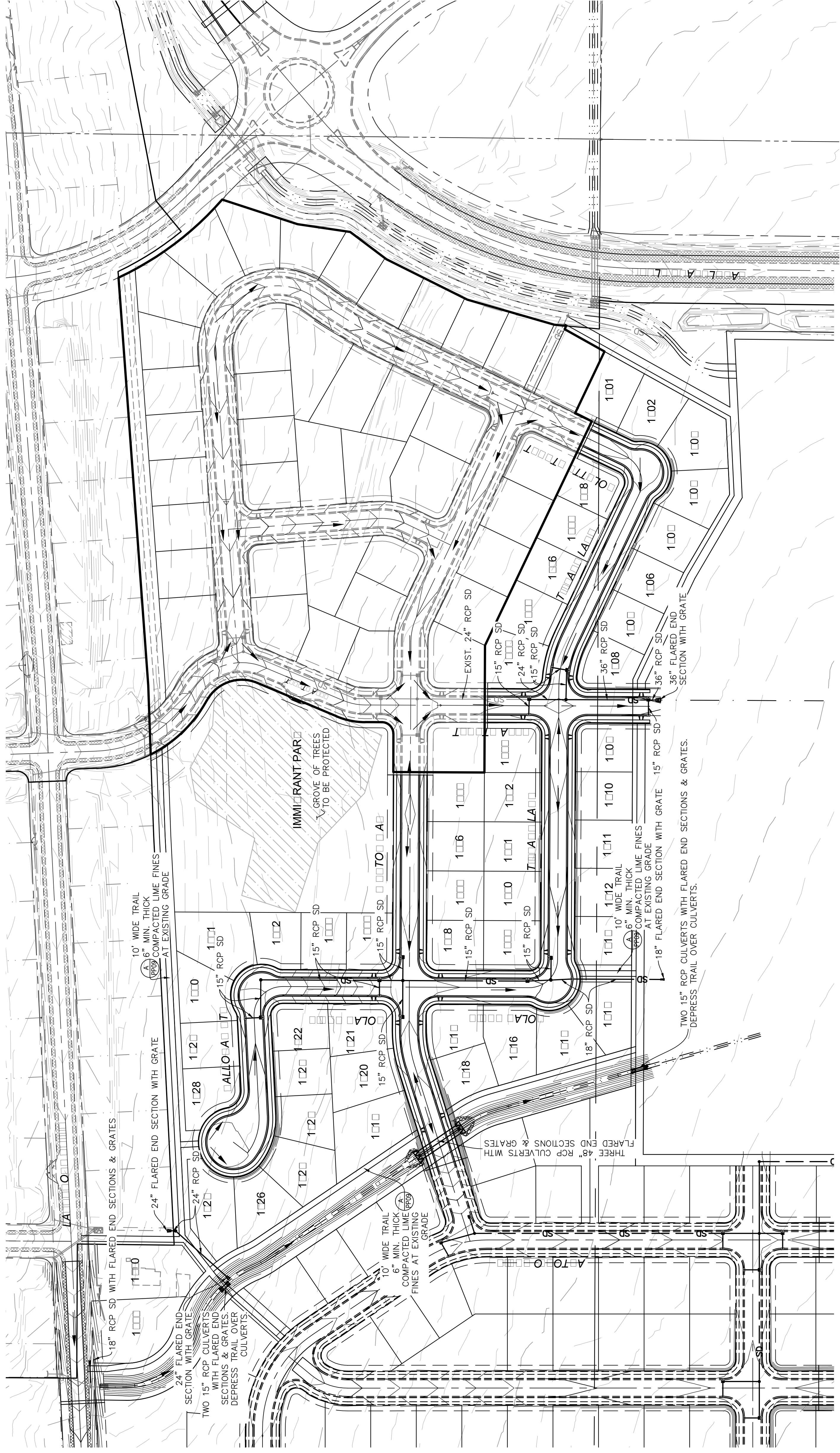
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 Den: JUS SRK  
 Draw: JUS M1  
 SALT LAKE CITY - (801) 522-2520 Chk: JRL  
 OGDEN - (801) 399-1662 Rvw: JRL

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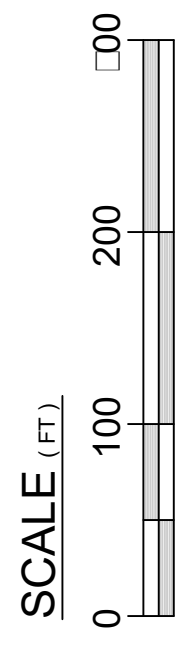
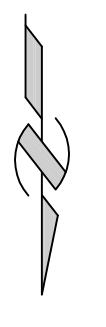
Rev.	By	Date	Remarks
B	JUS	06/09/21	COUNTY SUBMITTAL
A	JUS	05/21/21	COUNTY SUBMITTAL

**NOTES**

1. ALL DRAINAGE PIPING WILL ULTIMATELY DISCHARGE INTO THE RETENTION POND LOCATED WEST OF PLAT 13 AND NORTH OF SADDLEBACK BOULEVARD.
2. FINAL LOT GRADING IS TO BE DEVELOPED BY THE HOME BUILDER AND APPROVED BY THE COUNTY DURING THE BUILDING PERMIT APPROVAL PROCESS.



**REVIEW ONLY**



SADDLEBACK PASTURES, L.C.  
 PASTURES AT SADDLEBACK PLAT 13

**MASTER GRADING & DRAINAGE PLAN**

**BENINGHAM ENGINEERING**  
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**M2**  
 of 3

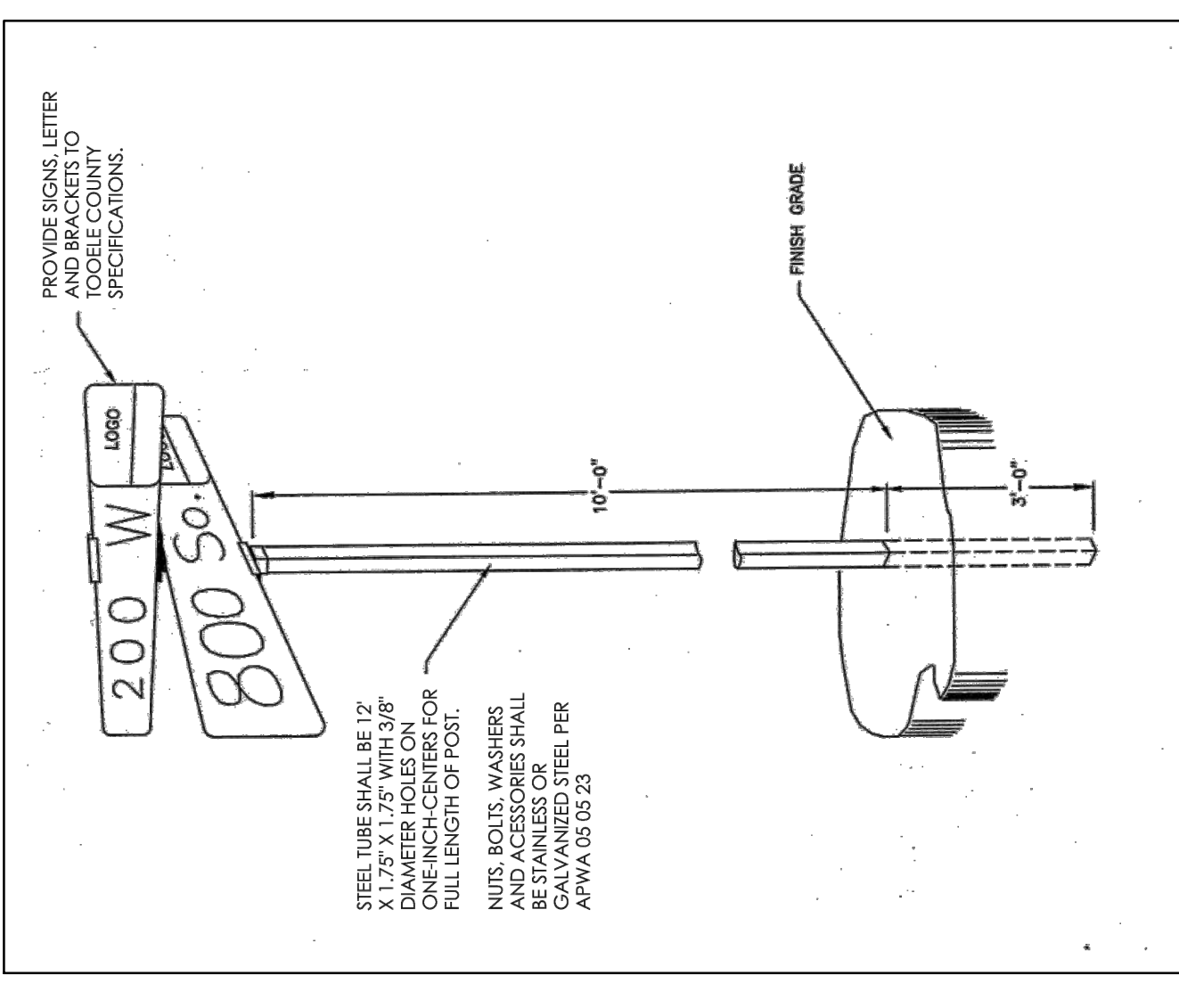
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 Project #: 5388

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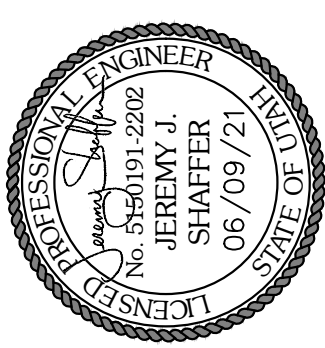
Rev.	By	Date	Remarks
B	JUS	06/09/21	COUNTY SUBMITTAL
A	JUS	05/21/21	COUNTY SUBMITTAL

NOTE: ALL SIGNS SHALL BE INSTALLED BY THE DEVELOPER AND INSPECTED BY TOOELE COUNTY INSPECTOR FOR COMPLIANCE WITH THE APWA AND MUTCD.

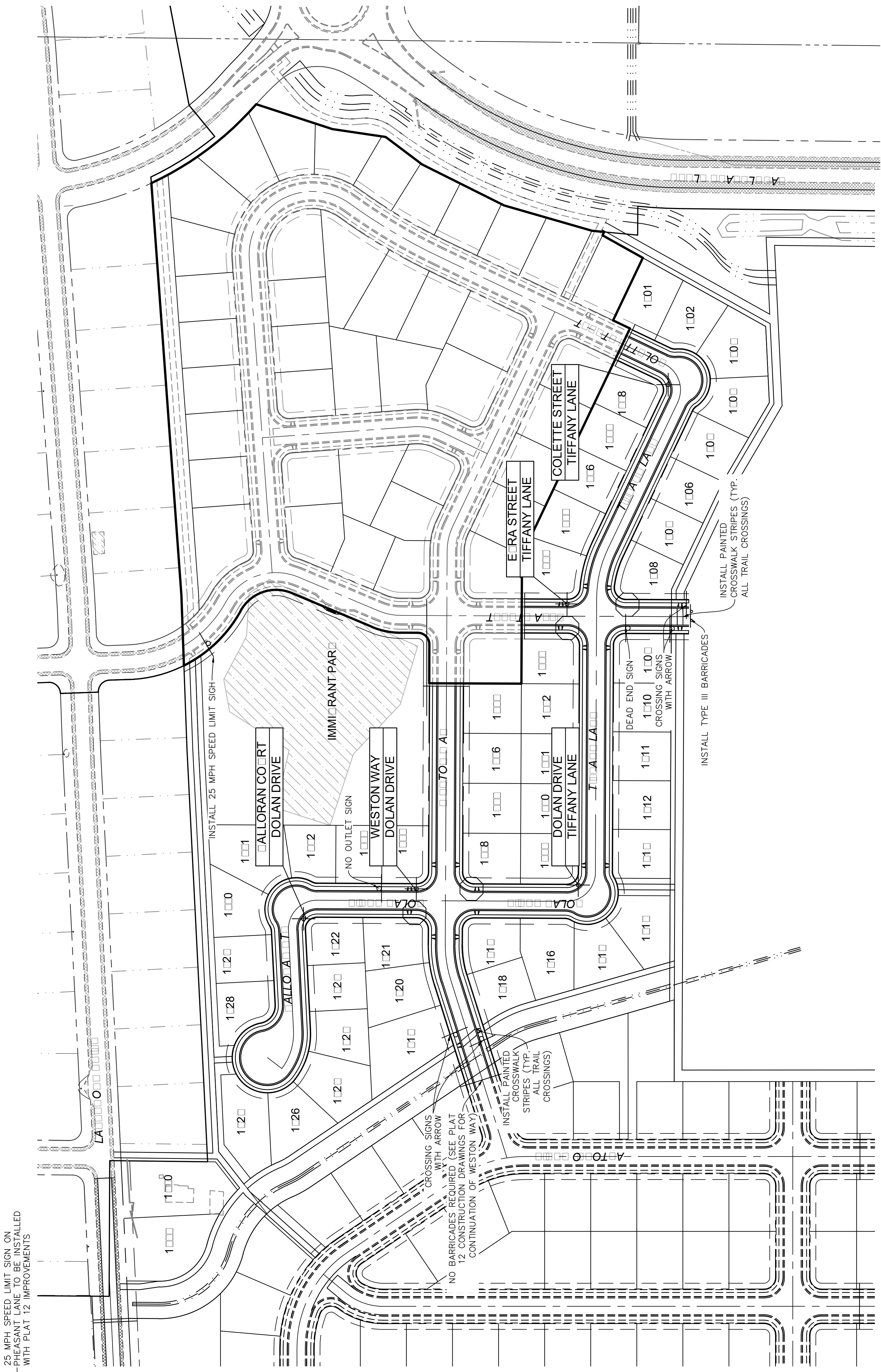
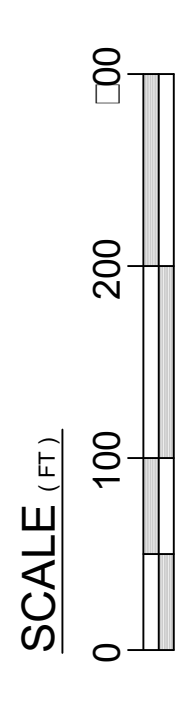
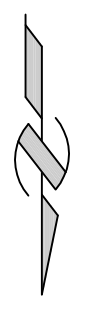


**STREET NAME SIGNPOST**

- PROPOSED YIELD SIGN
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- PROPOSED SIGN - AS IDENTIFIED



**REVIEW ONLY**



SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 13

**SIGNAGE & STRIPING PLAN**

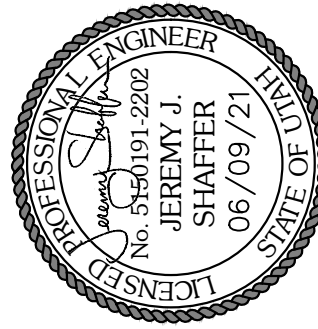
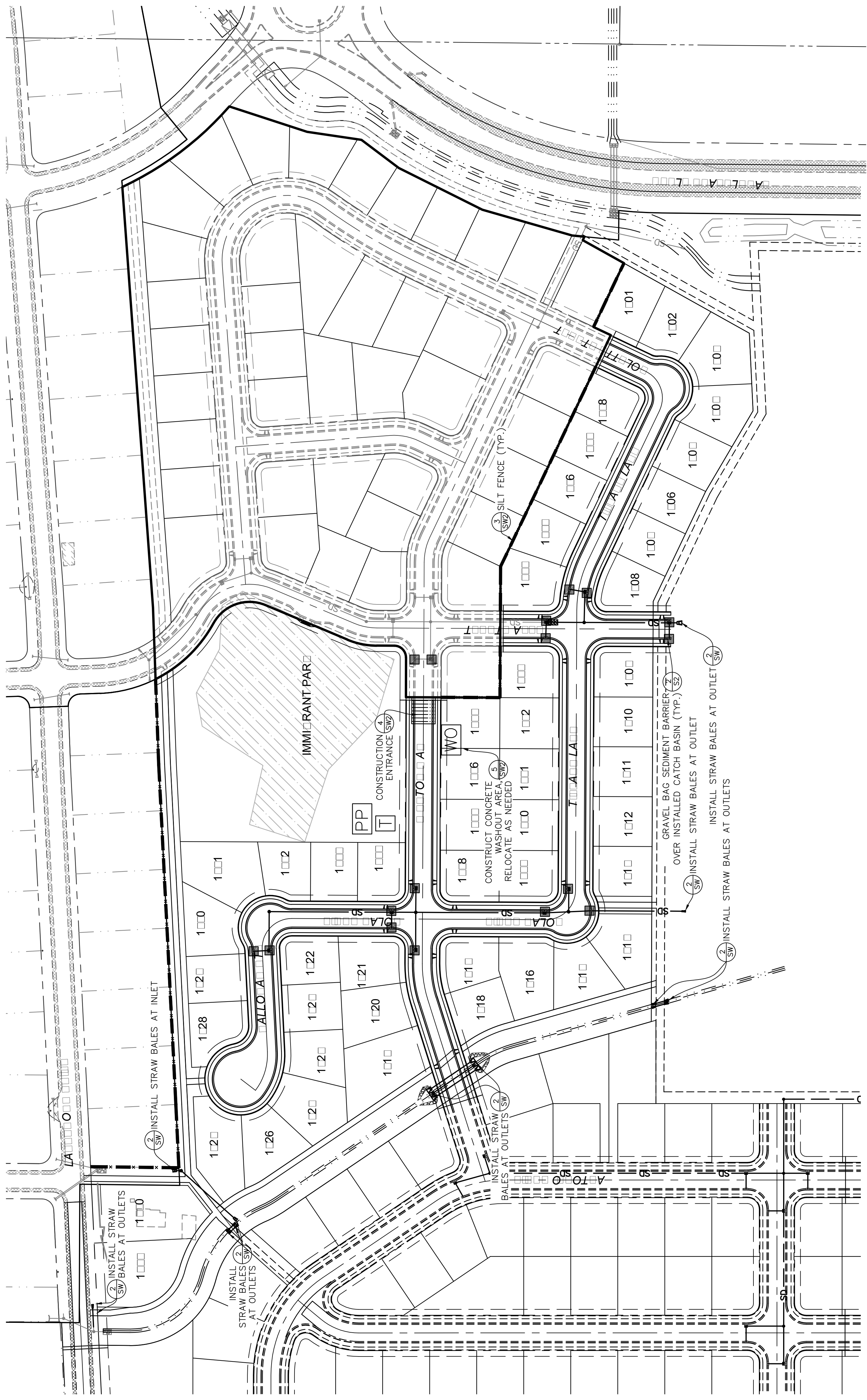
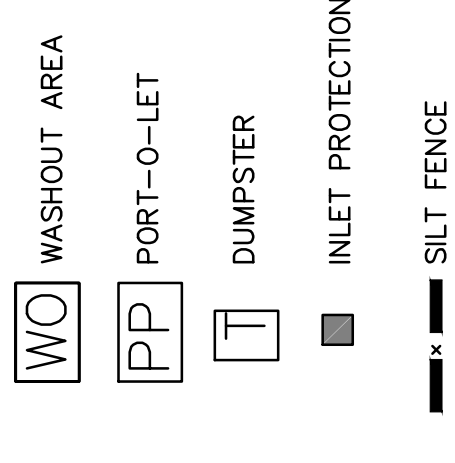
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 Den: JUS Drw: JUS M3  
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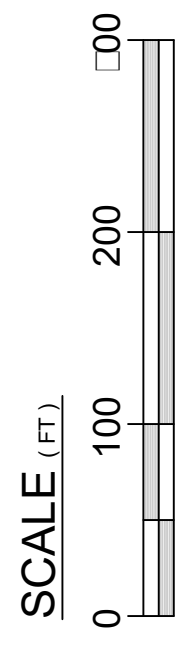
Rev.	By	Date	Remarks
B	JUS	06/09/21	COUNTY SUBMITTAL
A	JUS	05/21/21	COUNTY SUBMITTAL



- 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.



REVIEW ONLY



SADDLEBACK PASTURES, L.C.

PASTURES AT SADDLEBACK PLAT 13

STORM WATER POLLUTION PREVENTION PLAN

**BINGHAM ENGINEERING** SW1

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# Immigrant Trail Park Lakepoint, Utah Plat map suggestions

