



PUBLIC OPEN SPACE FENCING
PUBLIC OPEN SPACE FENCE AS PER CITY STANDARD

PAYSON VIEW ESTATES PHASE 3

DEVELOPER



11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-9119



SCALE: 1"= 40'



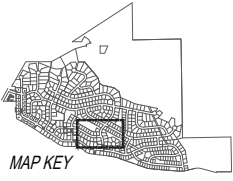
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4		KENNETH R. BERG, P.E.
5		PROJ. NO. 140002
6		DATE: 4/20/2022
ACTION		DATE
PRELIM		4/20/2022

PAYSON VIEW ESTATES PHASE 3

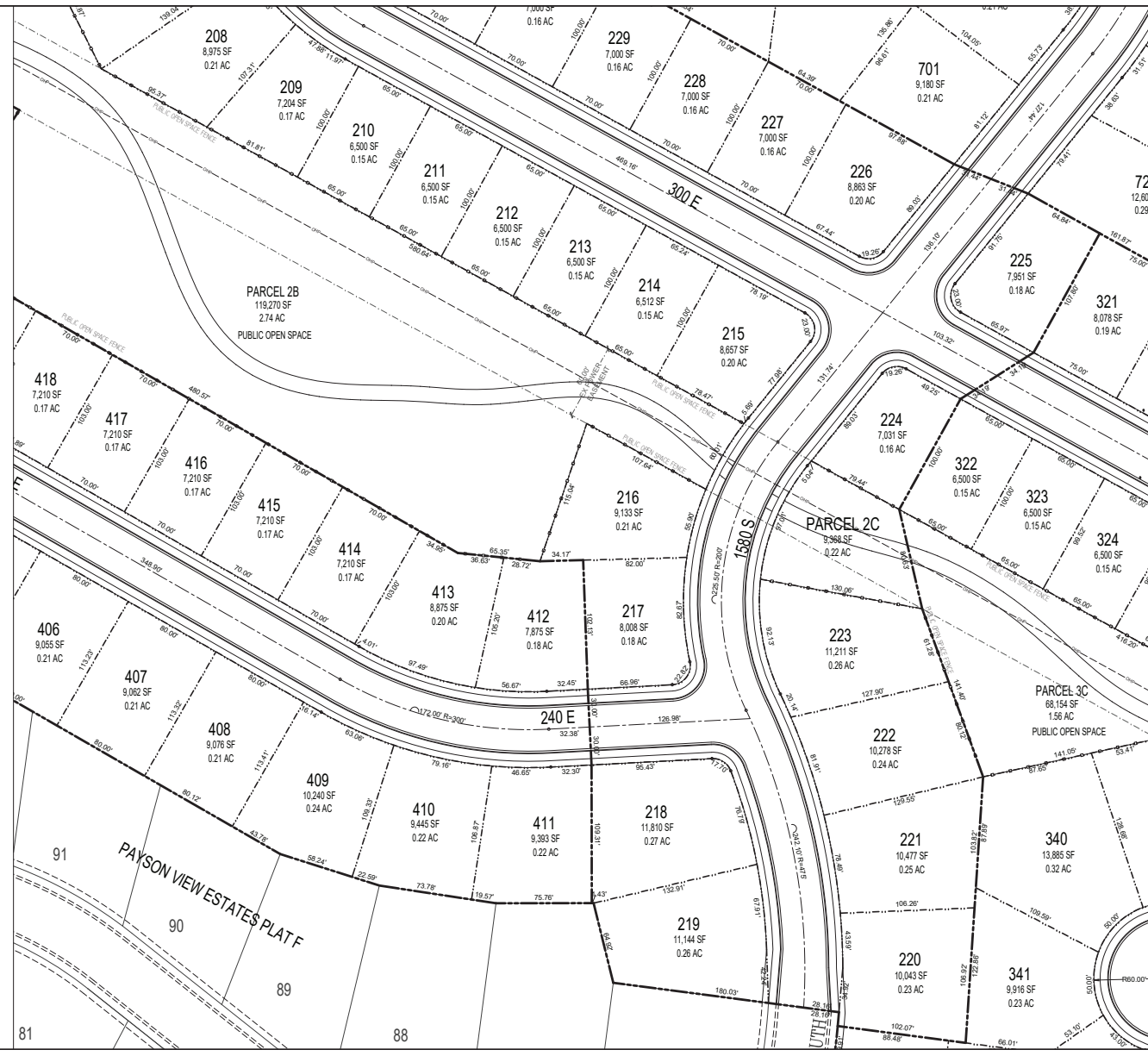
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
200 PLAT	C2A



PUBLIC OPEN SPACE FENCING
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DEVELOPER

PAYSON VIEW ESTATES PHASE 3

DEVELOPER

PATTERSON HOMES
www.phutah.com

11058 N. Highland Blvd Suite 100
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(801) 642-9119

SCALE: 1" = 40'

BERG
CIVIL ENGINEERING

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Cell (801) 616-1077

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ACTION	DATE
PRELIM	4/20/2022

PROJECT

PAYSON VIEW ESTATES PHASE 3

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
200 PLAT	C2B



MAP KEY

PAYSON VIEW ESTATES PHASE 3

DEVELOPER

PATTERSON HOMES
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11058 N. Highland Blvd Suite 100
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PUBLIC OPEN SPACE FENCING
PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS

GAS LINE EASEMENT RESTRICTIONS
EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 37043-2001 HAS THE FOLLOWING RESTRICTIONS:
1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IN ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTOUR WITHOUT WRITTEN CONSENT OF GRANTEE.

SCALE: 1"= 40'

Berg
CIVIL ENGINEERING, INC.
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Alpine, UT 84004
office (801) 492-1277
cell (801) 616-1077

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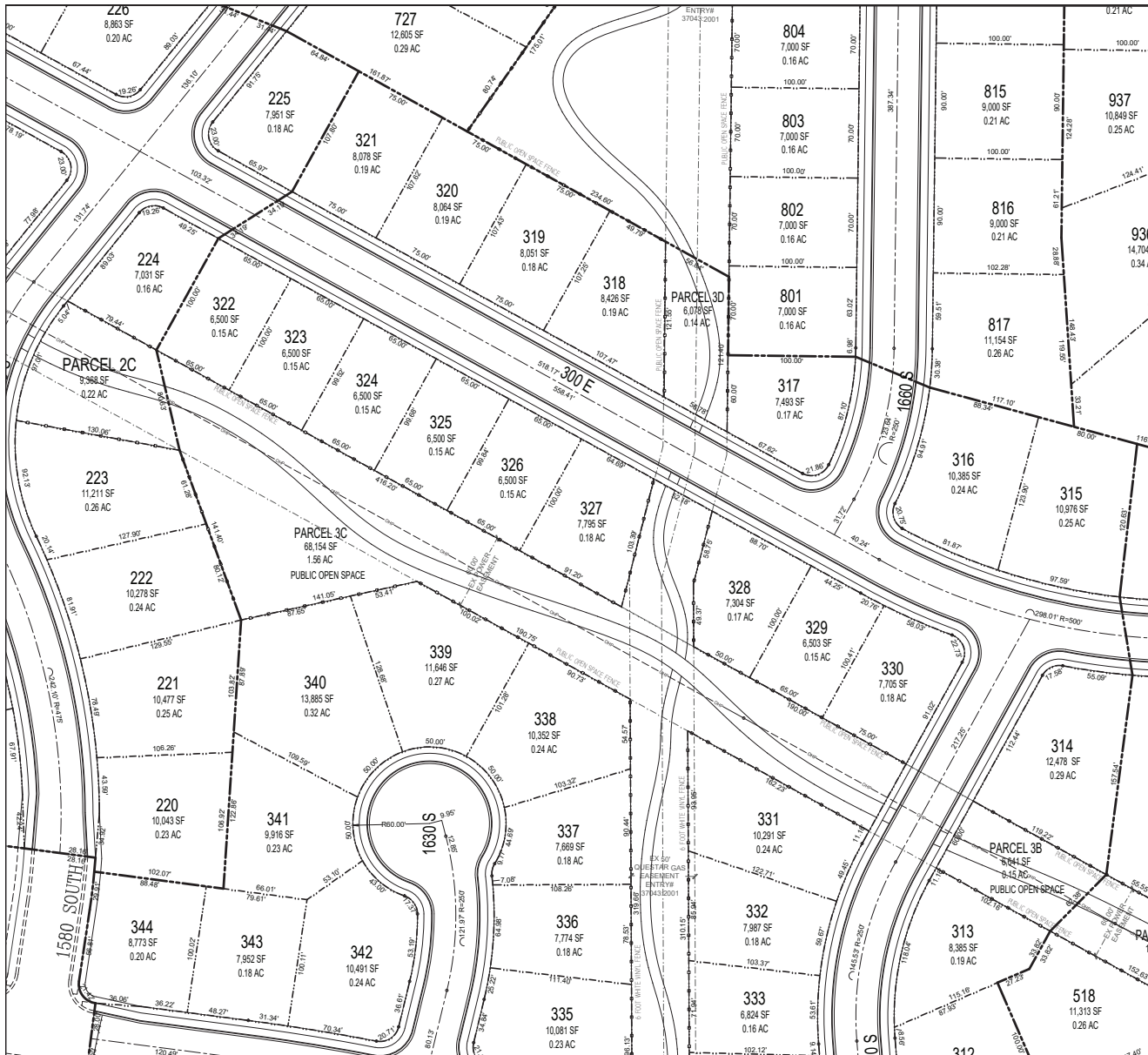
ACTION	DATE
PRELIM	4/20/2022

PAYSON VIEW ESTATES PHASE 3

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
300 PLAT	C3A

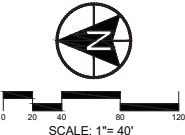


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GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 37043-2001 HAS THE FOLLOWING RESTRICTIONS:

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DEVELOPMENT	
PAYSON VIEW ESTATES PHASE 3	
DEVELOPER	
 www.phutah.com	
11038 N. Highland Blvd Suite 100 Highland, UT 84003 (801) 642-9119	
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4	JENNETH R. BERG P.E.
5	SHEET NO. 33002
6	DATE: 4/20/2022
ACTION	DATE
PRELIM	4/20/2022
PROJECT	
PAYSON VIEW ESTATES PHASE 3	
DESCRIPTION	
PRELIMINARY PLANS	
SHEET NAME	SHEET NUMBER
300 PLAT	C3B



PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS



RILEY DRIVE

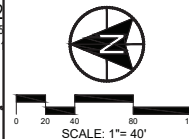
PAYSON VIEW ESTATES PLAT

*PAYSON
VIEW
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PHASE 3*

DEVELOPE



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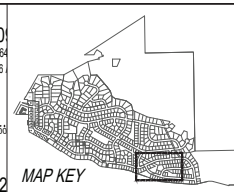
KENNETH R. BERG _____ P.
SERIAL NO. 349602
DATE: 4/20/2022

*PAYSON VIEW
ESTATES
PHASE 3*

DESCRIPTION

*PRELIMINARY
PLANS*

SHEET NAME	SHEET NUMBER
400 PLAT	C4



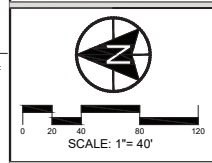
PUBLIC OPEN SPACE FENCING
PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS

FAULT SETBACK

MINIMUM BUILDING SETBACK HAS BEEN CALCULATED AS:
1) DOWN-THROWN SETBACK = 22 FEET
2) UP-THROWN SETBACK = 20 FEET
TOTAL SETBACK = 42 FEET
THESE SETBACKS MEET THE 40' SETBACK FOR RESIDENTIAL SETBACKS.
NO RESIDENTIAL STRUCTURE ALLOWED WITHIN FAULT SETBACK.

PAYSON VIEW ESTATES PHASE 3

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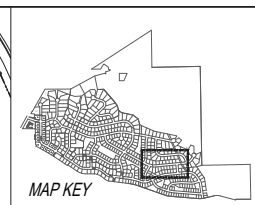
Berg CIVIL ENGINEERING
1018 N. Deer Creek Lane
Alpine, UT 84004
Office (801) 492-1277
Cell (801) 636-1077

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PRELIM			4/20/2022

PAYSON VIEW ESTATES PHASE 3

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
500 PLAT	C5A



PUBLIC OPEN SPACE FENCING
PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS

FAULT SETBACK

MINIMUM BUILDING SETBACK HAS BEEN CALCULATED AS:
1) DOWN-THROWN SETBACK = 22 FEET
2) UP-THROWN SETBACK = 20 FEET
TOTAL SETBACK = 42 FEET
THESE SETBACKS MEET THE IBC SETBACK FOR RESIDENTIAL SETBACKS.
NO RESIDENTIAL STRUCTURE ALLOWED WITHIN FAULT SETBACK.

GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 20062000 HAS THE FOLLOWING RESTRICTIONS:

1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IS ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTROLS WITHOUT WRITTEN CONSENT OF GRANTEE.

DEVELOPMENT

PAYSON VIEW ESTATES PHASE 3

DEVELOPER

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11058 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-9119

SCALE: 1"= 40'

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Cell (801) 616-1077

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ACTION	DATE
PRELIM	4/20/2022

PROJECT

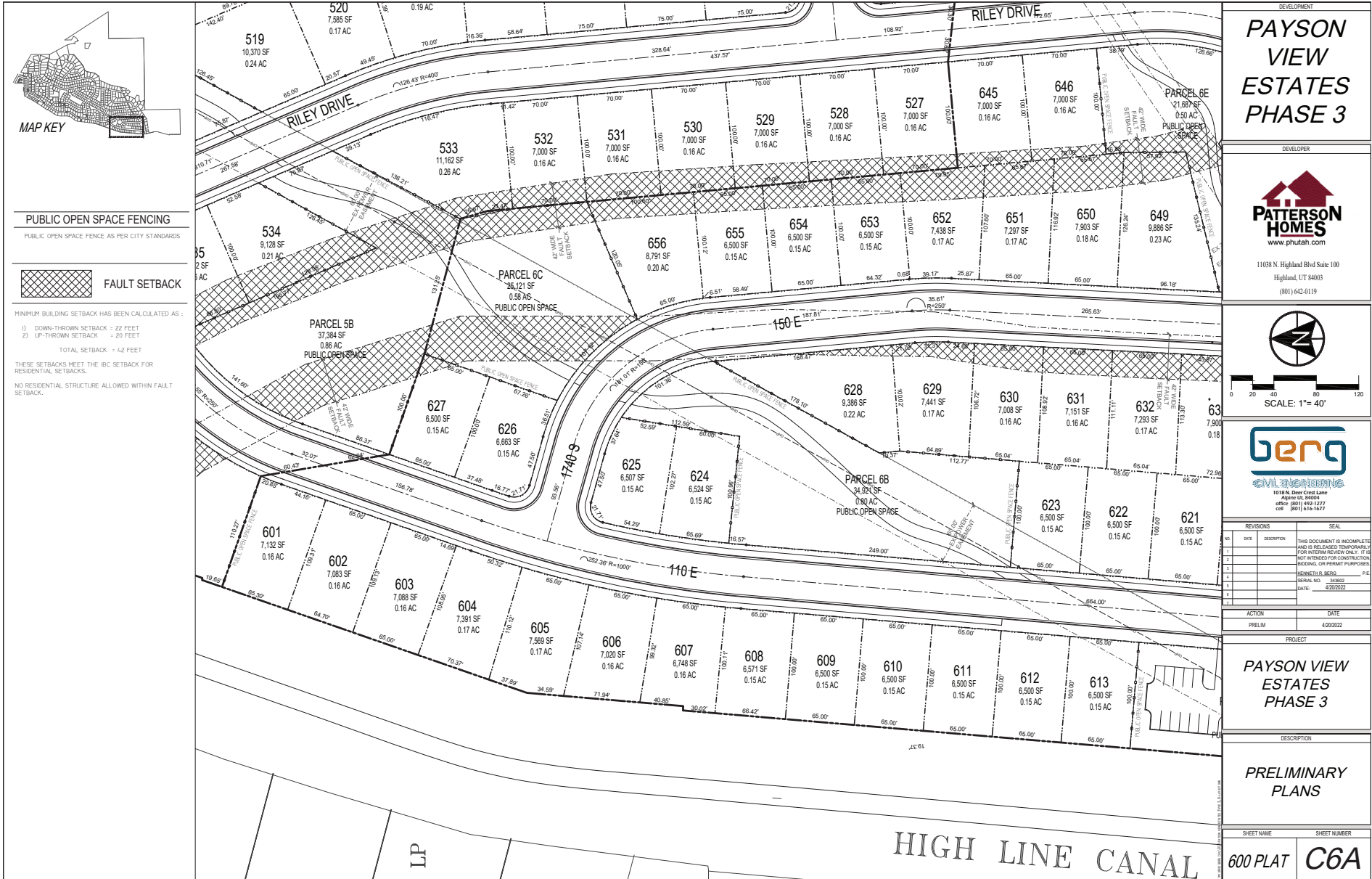
PAYSON VIEW ESTATES PHASE 3

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
500 PLAT	C5B

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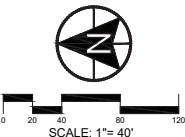
DEVELOPER

**PAYSON
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ESTATES
PHASE 3**

DEVELOPER

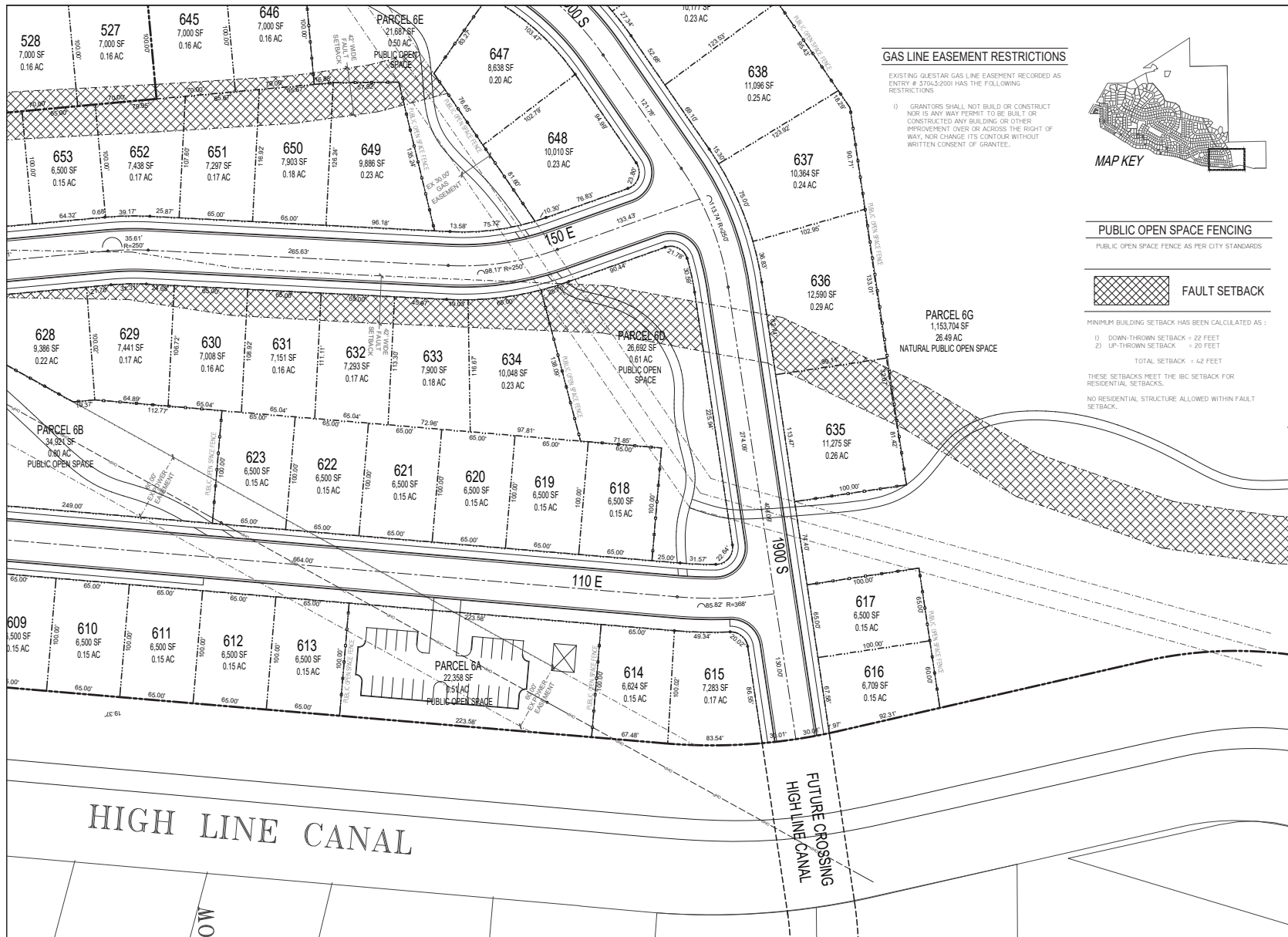


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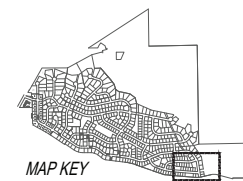
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			KENNETH R. BERD _____ P.E.
			SERIAL NO. 343802
			DATE: 4/20/2022
ACTION			DATE
PRELIM			4/20/2022



GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 37043-2001 HAS THE FOLLOWING RESTRICTIONS:

1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IS ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTOUR WITHOUT WRITTEN CONSENT OF GRANTEE.



MAP KEY

PUBLIC OPEN SPACE FENCING

PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS



FAULT SETBACK

MINIMUM BUILDING SETBACK HAS BEEN CALCULATED AS:

- 1) DOWN-THROWN SETBACK = 22 FEET
- 2) UP-THROWN SETBACK = 20 FEET

TOTAL SETBACK = 42 FEET

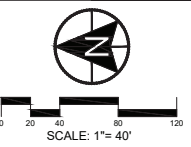
THESE SETBACKS MEET THE 40C SETBACK FOR RESIDENTIAL SETBACKS.

NO RESIDENTIAL STRUCTURE ALLOWED WITHIN FAULT SETBACK.

PAYSON VIEW ESTATES PHASE 3



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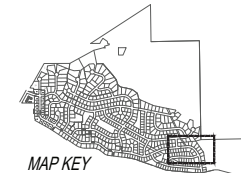
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ACTION		DATE
PRELIM		4/20/2022

PAYSON VIEW ESTATES PHASE 3

DESCRIPTION	
PRELIMINARY PLANS	

SHEET NAME	SHEET NUMBER
600 PLAT	C6B



PUBLIC OPEN SPACE FENCING
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FAULT SETBACK

MINIMUM BUILDING SETBACK HAS BEEN CALCULATED AS :
1) DOWN-THROWN SETBACK = 22 FEET
2) UP-THROWN SETBACK = 20 FEET
TOTAL SETBACK = 42 FEET
THESE SETBACKS MEET THE IBC SETBACK FOR RESIDENTIAL SETBACKS.
NO RESIDENTIAL STRUCTURE ALLOWED WITHIN FAULT SETBACK.

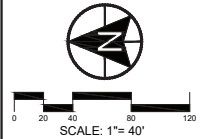
GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 370432001 HAS THE FOLLOWING RESTRICTIONS:
1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IN ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTOUR WITHOUT WRITTEN CONSENT OF GRANTEE.

PAYSON VIEW ESTATES PHASE 3



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ACTION	DATE
PRELIM	4/20/2022

PAYSON VIEW ESTATES PHASE 3

PRELIMINARY PLANS

SHEET NAME: 600 PLAT
SHEET NUMBER: C6C



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GAS LINE EASEMENT RESTRICTIONS
EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 37043-2001 HAS THE FOLLOWING RESTRICTIONS:
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DEVELOPER

PAYSON VIEW ESTATES PHASE 3

DEVELOPER

PATTERSON HOMES
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MAP KEY

SCALE: 1"= 40'

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4		KENNETH R. BERG, P.E.
5		PROJ. NO. 34803
6		DATE: 4/20/2022

ACTION	DATE
PRELIM	4/20/2022

PROJECT

PAYSON VIEW ESTATES PHASE 3

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
700 PLAT	C7



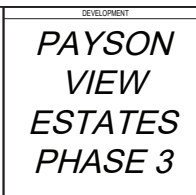
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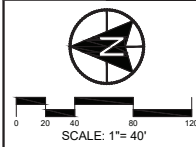
GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS
ENTRY # 37043:2001 HAS THE FOLLOWING
RESTRICTIONS

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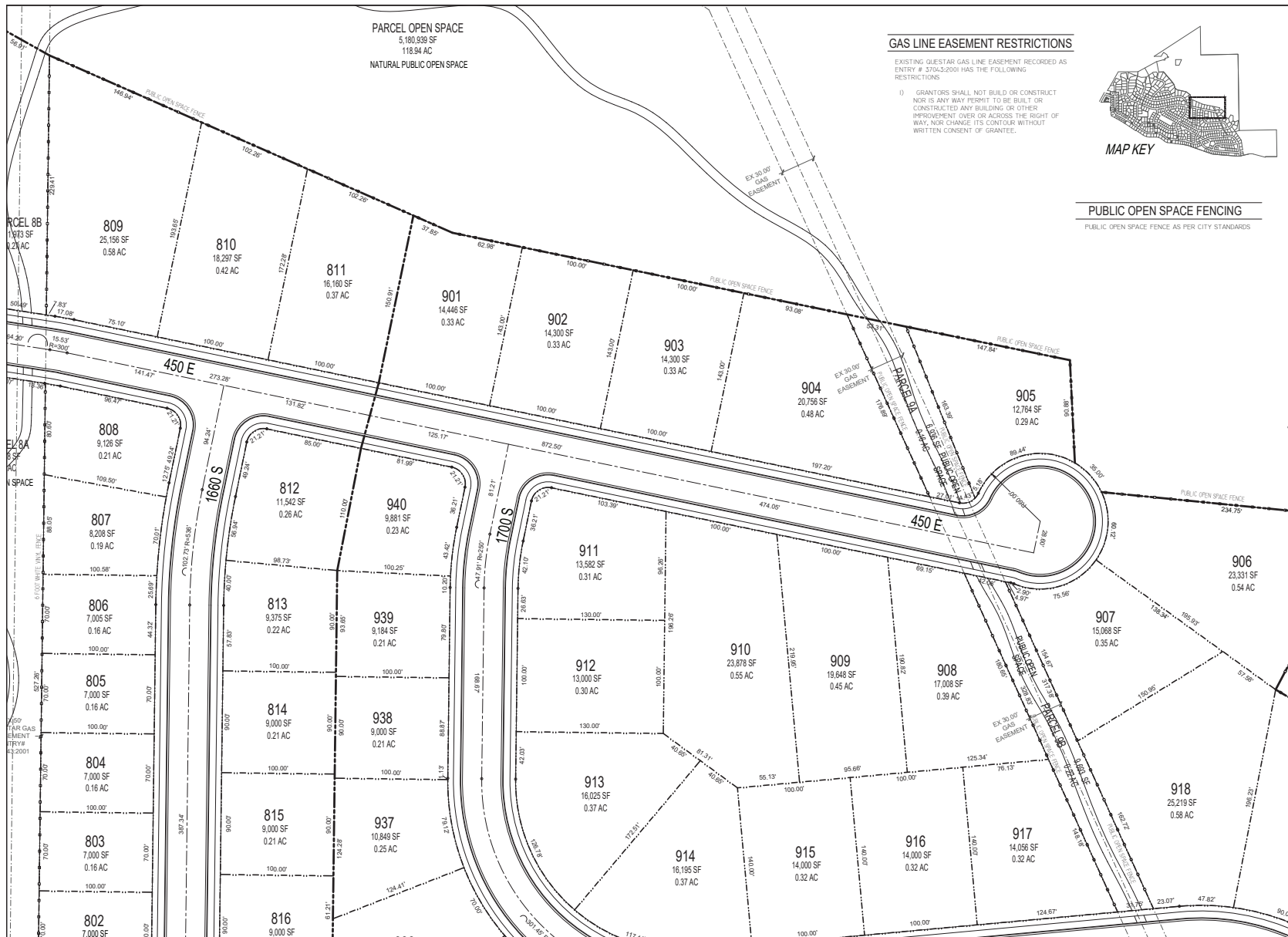
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PROJECT

*PAYSON VIEW
ESTATES
PHASE 3*

DESCRIPTION
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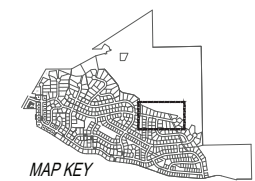
SHEET NAME	SHEET NUMBER
800 PLAT	C8A



GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 3704-2001 HAS THE FOLLOWING RESTRICTIONS:

1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IN ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTOUR WITHOUT WRITTEN CONSENT OF GRANTEE.



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PAYSON VIEW ESTATES PHASE 3

DEVELOPER

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0 20 40 60 80 100 120

SCALE: 1"= 40'

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PRELIM	4/20/2022

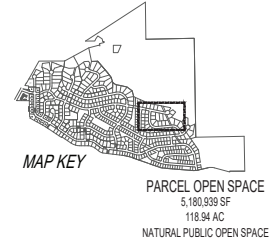
PAYSON VIEW ESTATES PHASE 3

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
900 PLAT	C9A



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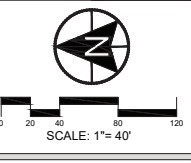


GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 27062-0000 HAS THE FOLLOWING RESTRICTIONS:
1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IS ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTOUR WITHOUT WRITTEN CONSENT OF GRANTEE.

PAYSON VIEW ESTATES PHASE 3

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cell (801) 616-1077

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PRELIM			4/20/2022

PAYSON VIEW ESTATES PHASE 3

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
900 PLAT	C9B



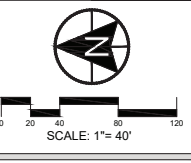
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PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS

GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 570452000 HAS THE FOLLOWING RESTRICTIONS:
1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IN ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTIGUOUS WITHOUT WRITTEN CONSENT OF GRANTEE.

DEVELOPMENT
PAYSON VIEW ESTATES PHASE 3

DEVELOPER
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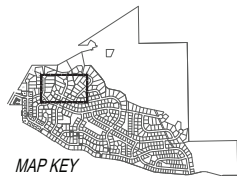
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CIVIL ENGINEERING
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Alpine, UT 84004
office (801) 492-1277
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PRELIM			4/20/2022

PROJECT
PAYSON VIEW ESTATES PHASE 3

DESCRIPTION
PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
900 PLAT	C9C



PUBLIC OPEN SPACE FENCING
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PAYSON VIEW ESTATES PHASE 3

DEVELOPER



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SCALE: 1"= 40'



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PROJECT

PAYSON VIEW ESTATES PHASE 3

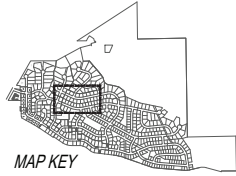
DESCRIPTION

PRELIMINARY PLANS

SHEET NAME

SHEET NUMBER

1000 PLAT C10



PAYSON VIEW ESTATES PHASE 3

DEVELOPER



11058 N. Highland Blvd Suite 100
Highland, UT 84003
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SCALE: 1"= 40'



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PRELIM			4/20/2022

PAYSON VIEW ESTATES PHASE 3

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
1100 PLAT	C11A

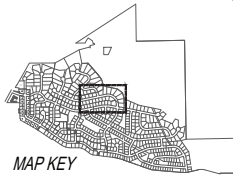




GAS LINE EASEMENT RESTRICTIONS

EXISTING QUESTAR GAS LINE EASEMENT RECORDED AS ENTRY # 3706-2-2001 HAS THE FOLLOWING RESTRICTIONS

1) GRANTORS SHALL NOT BUILD OR CONSTRUCT NOR IN ANY WAY PERMIT TO BE BUILT OR CONSTRUCTED ANY BUILDING OR OTHER IMPROVEMENT OVER OR ACROSS THE RIGHT OF WAY, NOR CHANGE ITS CONTOUR WITHOUT WRITTEN CONSENT OF GRANTEE.



PUBLIC OPEN SPACE FENCING

PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS

**PAYSON
VIEW
ESTATES
PHASE 3**

**PATTERSON
HOMES**
www.phutah.com

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-9119

SCALE: 1"= 40'

BERG
CIVIL ENGINEERING

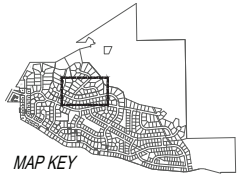
1018 N. Deer Creek Lane
Alpine, UT 84004
office (801) 492-1277
cell (801) 616-1077

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
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6			
ACTION			DATE
PRELIM			4/20/2022

**PAYSON VIEW
ESTATES
PHASE 3**

**PRELIMINARY
PLANS**

SHEET NAME	SHEET NUMBER
1100 PLAT	C11B

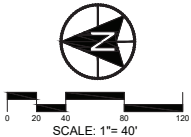


PUBLIC OPEN SPACE FENCING
PUBLIC OPEN SPACE FENCE AS PER CITY STANDARDS

PAYSON VIEW ESTATES PHASE 3



11058 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-9119



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Alpine, UT 84004
Office (801) 492-1277
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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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10			
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ACTION			DATE
PRELIM			4/20/2022

PAYSON VIEW ESTATES PHASE 3

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
1200 PLAT	C12A



PUBLIC OPEN SPACE FENCING
PUBLIC OPEN SPACE FENCE: AS PER CITY STANDARDS

DEVELOPMENT

PAYSON VIEW ESTATES PHASE 3

DEVELOPER

www.phutah.com

11058 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-9119

SCALE: 1"= 40'

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REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
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5			
6			

ACTION	DATE
PRELIM	4/20/2022

PROJECT

PAYSON VIEW ESTATES PHASE 3

DESCRIPTION

PRELIMINARY PLANS

SHEET NAME	SHEET NUMBER
1200 PLAT	C12B