Power lines need to be buried.

Mountain View Corridor will be intersecting this project.

Label existing structures, wells, septic systems, etc.

Is this canal going to be covered (piped)?

CORP OF PRES BISHOP CHURCH OF JESUS CHRIST OF LDS

OPEN SPACE C 3,931 SF 0.09 AC

N 89°54'56" E 467.25'

N 89°54'49" E 240.64'

20.00' EASEMENT

S 28°29'44" W 625.64'

TALUS RIDGE DR

N 00°12'31" E 1283.39'

800 WEST

7800 NORTH

SOUTH 777.24'

400 NORTH (PUBLIC)

S 89°53'23" W 192.16'

N 20°50'52" E 29.94'

S 89°53'17" W 218.30'

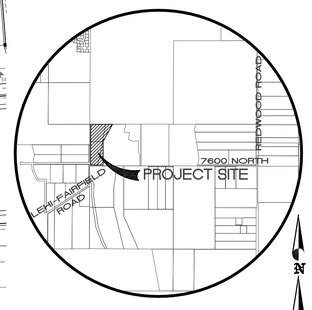
1	13,940 SF	0.32 AC
2	14,054 SF	0.32 AC
3	10,059 SF	0.23 AC
4	10,067 SF	0.23 AC
5	10,075 SF	0.23 AC
6	10,082 SF	0.23 AC
7	10,090 SF	0.23 AC
8	10,098 SF	0.23 AC
9	10,106 SF	0.23 AC
10	12,286 SF	0.28 AC
11	10,201 SF	0.23 AC
12	14,537 SF	0.33 AC
13	16,476 SF	0.38 AC
14	10,142 SF	0.23 AC
15	11,938 SF	0.27 AC
16	10,594 SF	0.24 AC
17	35,990 SF	0.83 AC
18	19,660 SF	0.45 AC
19	12,052 SF	0.28 AC
20	12,946 SF	0.30 AC
21	12,711 SF	0.29 AC
22	11,000 SF	0.25 AC
23	11,000 SF	0.25 AC
24	10,403 SF	0.24 AC
25	13,164 SF	0.30 AC
26	11,940 SF	0.27 AC
27	13,402 SF	0.31 AC
28	10,023 SF	0.23 AC
29	12,370 SF	0.28 AC
30	32,967 SF	0.76 AC
31	12,546 SF	0.29 AC

OPEN SPACE A 7,116 SF 0.16 AC

OPEN SPACE B 60,344 SF 1.39 AC

SIERRA ESTATES PHASE 3

PROJECT AREA	= 14.29 ACRES
# OF LOTS	= 31
DENSITY THIS PHASE	= 2.17 DU/AC
BUILDABLE LAND	= 14.29 AC (100%)
REQUIRED OPEN SPACE 10%	= 1.43 AC
OPEN SPACE PROVIDED	= 1.64 AC (11%)
MINIMUM LOT SIZE	= 10,059 SF / 0.23 AC
AVERAGE LOT SIZE	= 13,445 SF / 0.31 AC



VICINITY SKETCH

DEVELOPMENT

SIERRA ESTATES PHASE 3

DEVELOPER

11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119

0 40 80 160 240

SCALE: 1"= 80'

berg
CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland Ut, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT PLAN	8/28/18

PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

CONCEPT PLAN

SHEET NAME	SHEET NUMBER
	C1

I:\MY DRIVE\BERG CIVIL\2016\SIERRA ESTATES\PHASE 3 CONCEPT-1\SE_PHS-PRE_CONCEPT-2.DWG