

VICINITY MAP

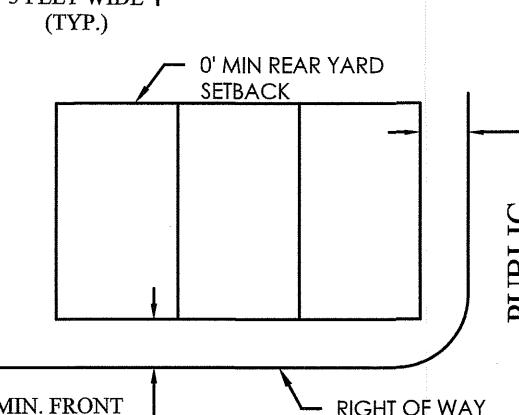
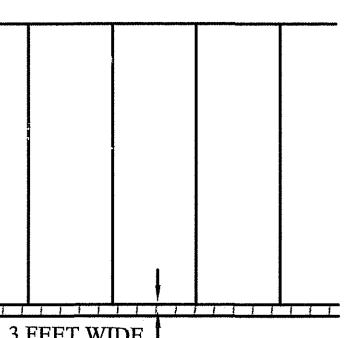
N.T.S.

NOTES

- #5 REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS LEAD PLUG OR NAIL TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES
- LOTS 201-224 LOT LINES ARE PARALLEL, PERPENDICULAR, OR AT A 45° ANGLE TO THE OTHER LOTS BEARING SHOWN
- PARCELS C, D, E, F AND G ARE COMMON AREA TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOA
- ALL LOTS ON PRIVATE ROADS ARE TO RECEIVE PRIVATE TRASH COLLECTION AND SNOW REMOVAL AS PART OF THE HOA
- ALL LOTS ARE TO HAVE STREETS OR DRIVES TO SERVE AS A UTILITY ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF THE SIENNA HILLS II HOMEOWNERS ASSOCIATION
- PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOMEOWNERS ASSOCIATION
- THE PRIVATE ROADWAY SHOWN HEREON SHALL ALSO ACT AS AN EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN FOR POLICE, FIRE, AND MEDICAL, OR OTHER AUXILIARY PURPOSES
- DU TO THE COLLAPSE POTENTIAL OF THE ON-SITE SOILS, SPECIAL GRADING FOUNDATION AND LANDSCAPING DESIGNS SHOULD BE IMPLEMENTED AS A PART OF EACH LOT ON DEVELOPMENT. COLAPSIBLE SOIL LAYERS WERE RECOGNIZED AT THE SITE IF THESE SOILS BECOME WET UNDER LOADED CONDITIONS SETTLEMENT MAY OCCUR
- PRIVATE SEWER, PRIVATE WATER, AND PRIVATE STORM DRAIN LOCATED WITHIN THE PRIVATE STREETS, AND THE PRIVATE STORM DRAIN LOCATED WITHIN PARCELS C, D, E, F AND G ARE TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOMEOWNERS ASSOCIATION
- MAINLINE CORRIDOR FOR PUBLIC UTILITIES WITHIN 10' OFFSET OF PUBLIC STREETS
- PARCEL G TO ALSO SERVE AS PUBLIC ACCESS EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN
- CONCRETE SOUND WALL INSTALLED BY THE DEVELOPER TO BE OWNED BY THE ADJOINING LOT OWNERS AND THE UTTERLY SIDE OF LOTS 231-233 AND PARCEL F AND TO BE MAINTAINED BY THE HOA
- EXISTING STEEL PICKET FENCE TO BE OWNED AND MAINTAINED BY THE CITY OF WEST JORDAN ALONG THE SOUTHERLY SIDE OF LOT 225-231 AND PARCEL G
- THE CITY OF WEST JORDAN HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE STREETS OR ADJOINING LOTS FOR PUBLIC USE. PROPERTY DESCRIBED IN THIS DOCUMENT, ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AT THE EXPENSE OF THE DEVELOPER OR ADJOINING LOT OWNERS. NO PRIVATE STREET WILL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER, FIRE CHIEF, AND IS FORMALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL

DRIVEWAY DETAIL

(NOT TO SCALE)

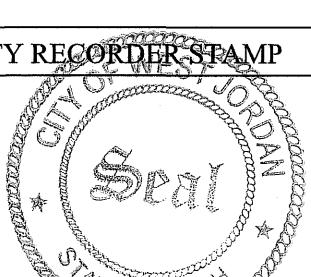


10' MIN. FRONT SETBACK

PUBLIC STREET

MINIMUM BUILDING SETBACKS (TOWNHOME LOTS)

N.T.S.



RECORD OF SURVEY

S 2015-09-0448

R.O.S.

12/17/24

COUNTY SURVEYOR REVIEWER

DATE

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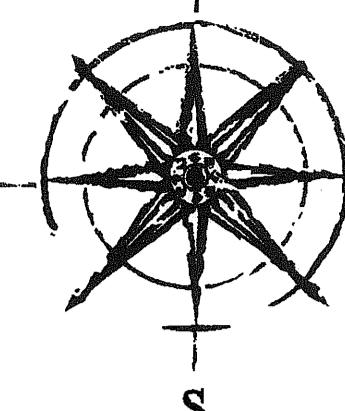
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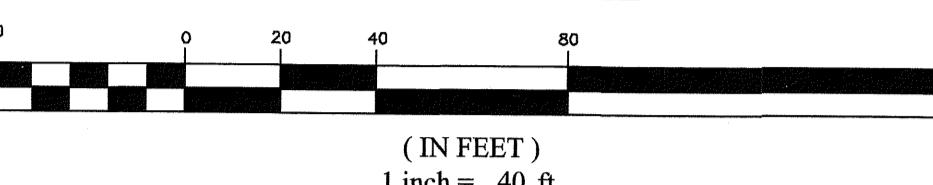
SIENNA HILLS II

FINAL PLAT PHASE 2

LOCATED IN THE SOUTH HALF OF SECTION 26, T2S, R2W,
SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



LEGEND

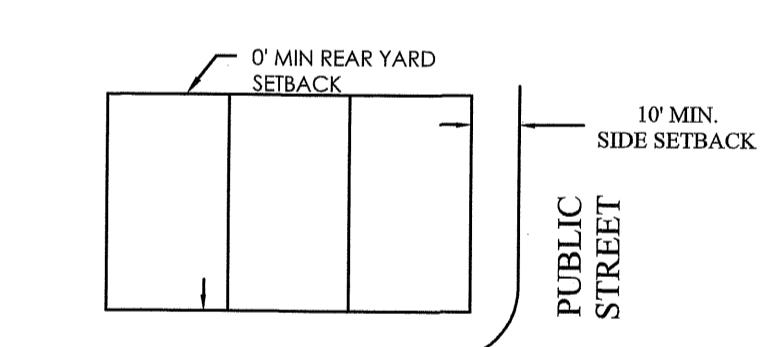
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- CENTERLINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- MANLINE CORRIDOR FOR PUBLIC UTILITIES (SEE NOTE 10)
- PUBLIC UTILITY & PRIVATE DRAINAGE EASEMENT (PU&DE)
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS
- PRIVATE OWNERSHIP (EXCEPT PUBLIC ROADS)
- COMMON AREA, PUBLIC UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENT
- LIMITED COMMON AREA (THE AREA IN FRONT OF THE LOTS BETWEEN THE ROAD AND LOT LINE AND THE FRONT EXTENSIONS OF THE SIDE LOT LINES) (AFFECTS LOTS 201-224, SEE DRIVEWAY DETAIL)
- PRIVATE STREET AND PUBLIC UTILITY EASEMENT

VICINITY MAP

N.T.S.

Curve Table

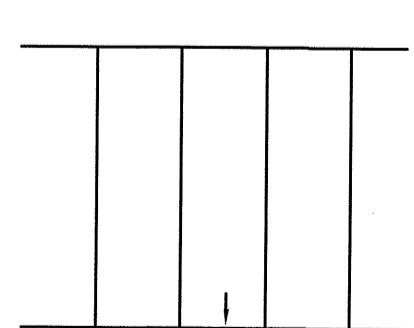
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	300.00	8°40'38"	45.43	N40°15'43"W	45.39
C2	300.00	4°21'59"	22.86	N46°47'01"W	22.86
C3	73.00	18°14'32"	23.24	N58°00'17"W	23.14
C4	73.00	56°00'06"	71.35	S84°47'24"W	68.54
C5	73.00	7°14'32"	9.23	S53°10'05"W	9.22
C6	242.00	16°11'14"	68.37	S40°52'24"E	68.14
C7	15.00	81°29'10"	21.33	S89°42'36"E	19.58
C8	179.00	5°54'36"	18.46	S46°35'31"W	18.46
C9	179.00	4°17'51"	13.43	S41°29'17"W	13.42
C10	121.00	10°12'27"	21.56	N44°26'35"E	21.53
C11	15.00	41°48'37"	10.95	S60°14'40"W	10.70
C12	15.00	48°11'23"	12.62	N74°45'20"W	12.25
C13	15.00	40°38'31"	10.64	S70°58'54"E	10.42
C14	15.00	36°37'17"	9.59	N70°52'13"E	9.43
C15	300.00	16°11'14"	84.76	S40°52'24"E	84.47
C16	271.00	16°11'14"	76.56	S40°52'24"E	76.31
C17	44.00	81°29'10"	62.58	S89°42'36"E	57.43
C18	73.00	81°29'10"	103.82	S89°42'36"E	95.29
C19	179.00	10°12'27"	31.89	N44°26'35"E	31.85
C20	150.00	10°12'27"	26.72	N44°26'35"E	26.69
C21	15.00	90°00'00"	23.56	S84°20'22"W	21.21
C22	15.00	84°52'18"	22.22	N08°13'29"W	20.24
C23	240.00	19°26'37"	81.44	S43°55'58"W	81.05
C24	15.00	77°15'47"	20.23	S89°17'32"E	18.73
C25	269.00	1°34'42"	7.41	S52°51'56"W	7.41
C26	240.00	9°34'36"	40.11	N38°59'58"E	40.07
C27	240.00	9°52'01"	41.33	N48°43'16"E	41.28
C28	758.00	2°58'02"	39.25	N41°30'23"E	39.25



MINIMUM BUILDING SETBACKS (TOWNHOME LOTS)

N.T.S.

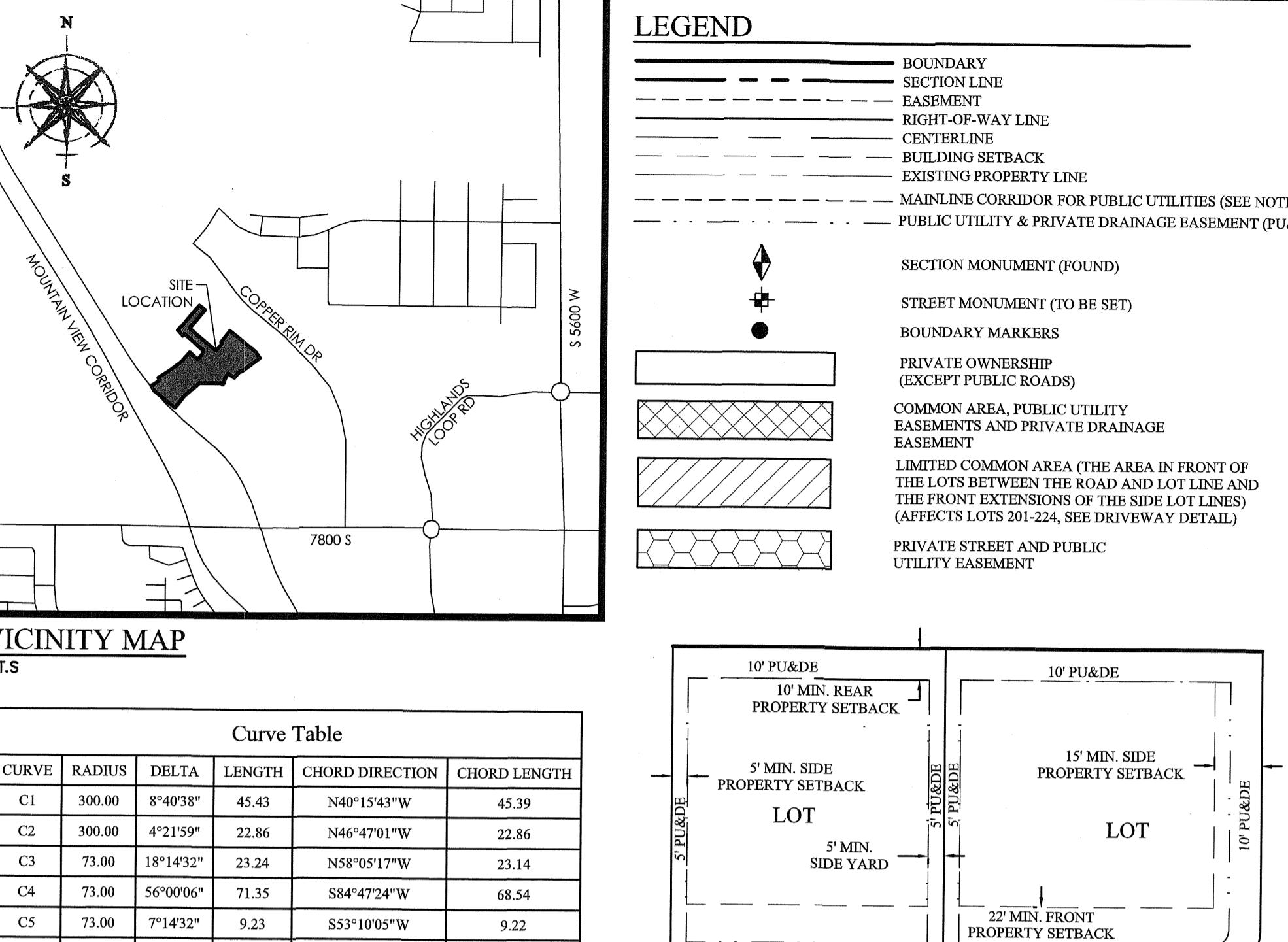
DRIVEWAY DETAIL
(NOT TO SCALE)



ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

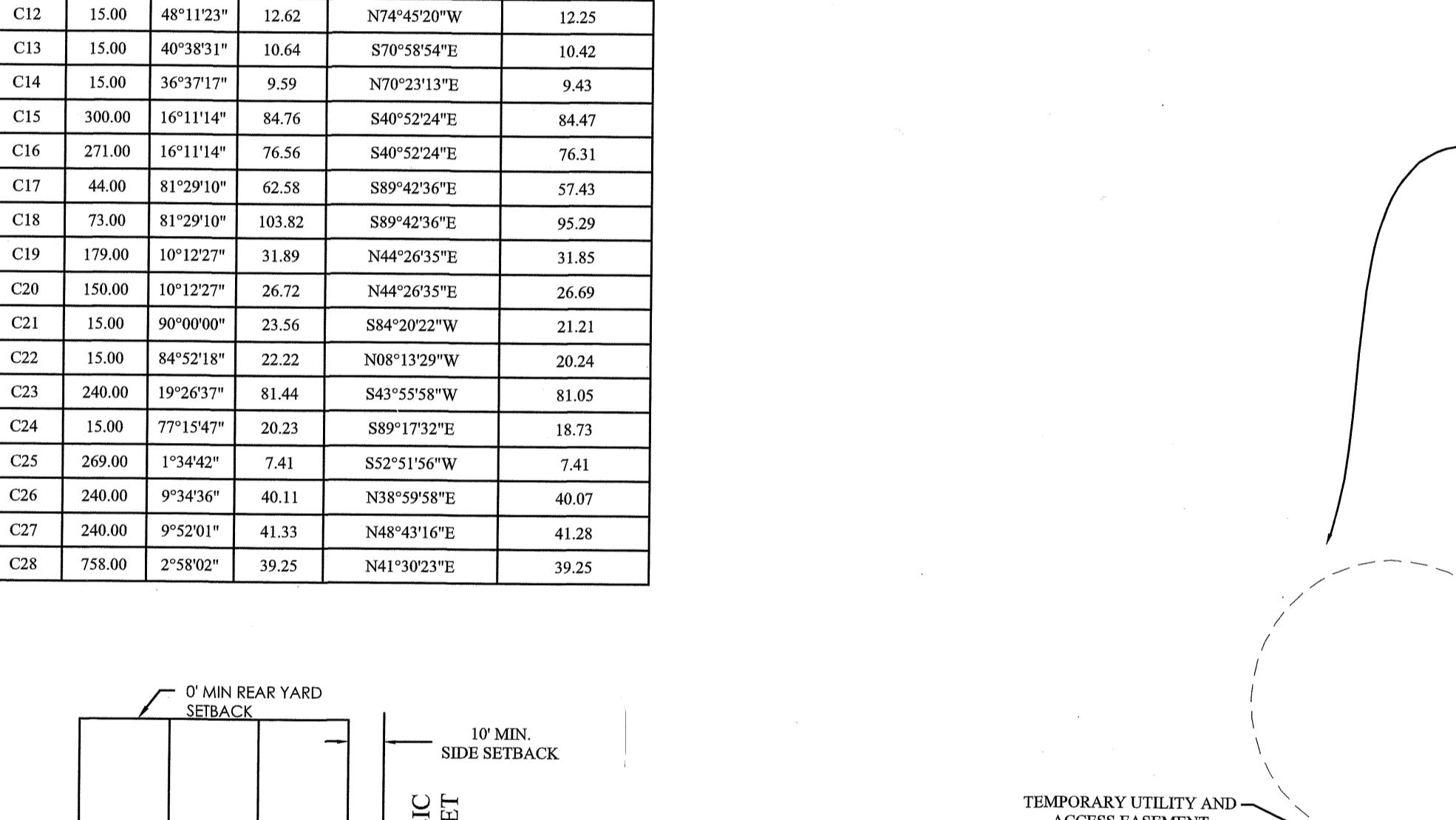
OWNER/DEVELOPER
LENNAR HOMES
111 SEGO LILLY DRIVE SUITE 150
SANDY, UTAH 84070
801-508-5506
BJ RYAN

SHEET 2 OF 2



MINIMUM SINGLE FAMILY SETBACKS

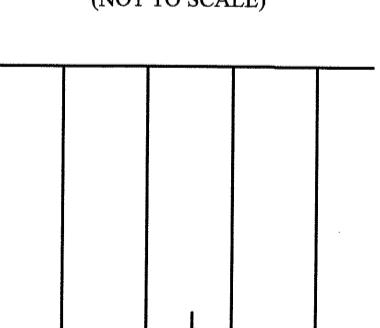
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MINIMUM BUILDING SETBACKS (TOWNHOME LOTS)

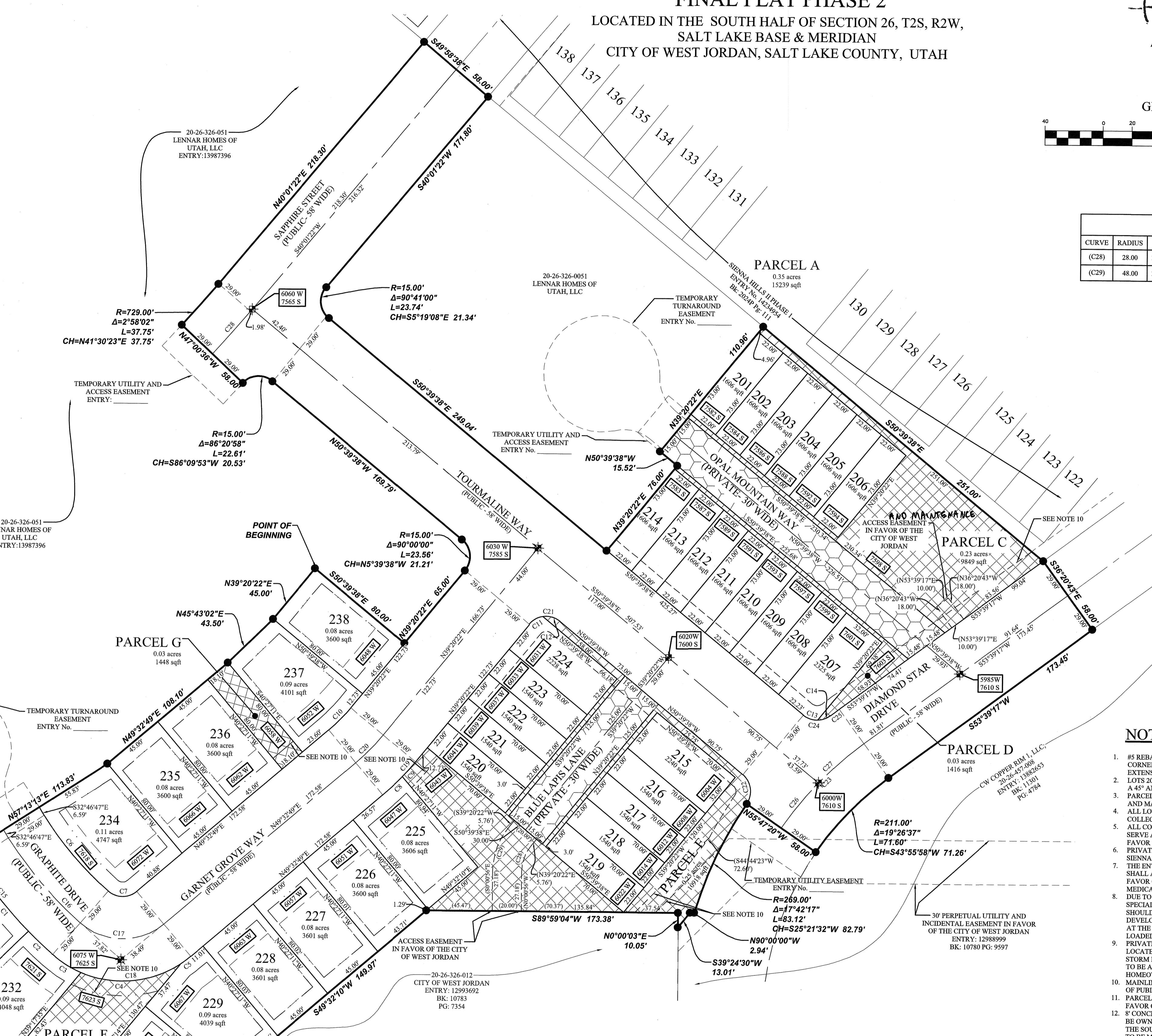
N.T.S.

DRIVEWAY DETAIL
(NOT TO SCALE)



OWNER/DEVELOPER
LENNAR HOMES
111 SEGO LILLY DRIVE SUITE 150
SANDY, UTAH 84070
801-508-5506
BJ RYAN

SHEET 2 OF 2



Easement Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION
(C28)	28.00	39°21'18"	19.23	N19°39'43"E
(C29)	48.00	39°21'18"	32.97	S19°39'43"W

NOTES

- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET AT ALL REAR LOT CORNERS LEAD PLUG OR NAIL TO BE SET IN CURB AT EXTENSION OF SIDE LOT LINES.
- LOT 242 IS A PARALLEL, PERPENDICULAR, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN.
- PARCELS C, D, E, F AND G ARE COMMON AREA TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOA.
- ALL LOTS ON PRIVATE ROADS ARE TO RECEIVE PRIVATE TRASH COLLECTION AND REMOVAL AS PART OF THE HOA.
- ALL COMMON AREA AND PRIVATE ROADS ARE DEDICATED TO SERVE AS A UTILITY ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF THE SIENNA HILLS II HOMEOWNERS ASSOCIATION.
- PRIVATE ROADS TO BE OWNED AND MAINTAINED BY THE SIENNA HILLS II HOMEOWNERS ASSOCIATION.
- THE EXTENT OF THE PRIVATE ROADS SHOWN HEREON SHALL ALSO ACT AS AN EMERGENCY ACCESS EASEMENT IN FAVOR OF THE CITY OF WEST JORDAN FOR POLICE, FIRE, AND MEDICAL, OR OTHER ANCILLARY PURPOSES.
- UNLESS OTHERWISE SPECIFIED, THE ON-SITE SOILS, SPECIAL GRADING, FOUNDATIONS AND FOUNDATION DESIGNS SHOULD BE IMPLEMENTED AS A PART OF EACH LOT ON DEVELOPMENT. COLLAPSIBLE SOIL LAYERS WERE IDENTIFIED AT THE SITE. IF THE COLLAPSIBLE SOILS BECOME WET UNDER LOADED CONDITIONS SETTLEMENT MAY OCCUR.
- BE OWNED BY THE ADJOINING LOT OWNERS LOCATED ALONG THE SOUTHERN SIDE OF LOTS 201-224 AND PARCEL F AND TO BE MAINTAINED BY THE HOA.
- EXISTING 6' STEEL PICKET FENCE TO BE OWNED AND MAINTAINED BY THE CITY OF WEST JORDAN ALONG THE SOUTHERN SIDE OF LOT 201-224 AND PARCEL F.
- RELOCATE EXISTING 6' STEEL PICKET FENCE TO IMPROVE OR MAINTAIN PRIVATE STREETS CONTAINED WITHIN THE PROPERTY TO PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DOCUMENT. ANY PRIVATE STREET SHALL REMAIN A PRIVATE STREET UNLESS IT IS UPGRADED TO PUBLIC STREET STANDARDS AND OWNED BY THE CITY OF WEST JORDAN. THE ADJOINING LOT OWNERS, NO PRIVATE STREET SHALL BE ACCEPTED AS A CITY STREET UNTIL SUCH TIME THAT IT MEETS CURRENT CITY STANDARDS TO THE SATISFACTION OF THE CITY ENGINEER/FIRE CHIEF, AND IS FORMALLY APPROVED AS A PUBLIC STREET BY THE CITY COUNCIL.



SIENNA HILLS II
FINAL PLAT PHASE 2
LOCATED IN THE SOUTH HALF OF SECTION 26, T2S, R2W,
SALT LAKE BASE & MERIDIAN
CITY OF WEST JORDAN, SALT LAKE COUNTY, UTAH