



PEPPERWOOD PHASE 11G

A PLANNED UNIT DEVELOPMENT PROJECT
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 23,
 TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN
 SANDY CITY, SALT LAKE COUNTY, UTAH

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	54°54'27"	158.12'	151.53'	S10°38'15"W	145.80
C2	98°47'51"	16.00'	27.59'	N87°29'24"E	24.30
C3	24°30'55"	220.00'	94.13'	N55°22'08"W	93.42
C5	10°45'21"	220.00'	41.30'	S73°00'16"E	41.24
C6	0°21'56"	280.00'	1.79'	S78°11'59"E	1.79
C7	23°00'36"	280.00'	112.45'	N66°30'43"W	111.69
C8	299°03'57"	55.00'	287.08'	S34°59'35"W	55.77
C9	59°31'59"	16.00'	16.62'	N25°41'25"W	15.89
C10	99°25'19"	55.00'	95.44'	N45°11'05"W	83.91
C11	55°08'56"	55.00'	52.94'	S57°31'47"W	50.92
C12	64°59'26"	55.00'	62.39'	S02°32'24"E	59.10
C13	79°30'17"	55.00'	76.32'	N74°47'15"W	70.34
C14	59°31'59"	16.00'	16.62'	N84°46'24"W	15.89
C15	23°22'32"	320.00'	130.55'	S66°41'41"E	129.65
C16	35°16'16"	180.00'	110.81'	N60°44'49"W	109.07
C17	110°42'45"	16.00'	30.92'	N12°14'42"E	26.33
C18	1°20'55"	158.12'	3.72'	N68°16'32"E	3.72
C19	23°22'32"	300.00'	122.39'	N66°41'41"W	121.55
C20	35°16'16"	200.00'	123.12'	N60°44'49"W	121.18
C21	23°22'32"	280.00'	114.23'	S66°41'41"E	113.44
C23	10°45'21"	220.00'	41.30'	N73°00'16"W	41.24

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N43°06'41"W	17.10'
L2	S57°31'38"W	40.70'
L3	N43°06'41"W	9.59'
L4	N43°06'41"W	13.34'
L5	N43°09'08"W	35.60'
L6	N62°16'51"E	38.14'
L7	N00°42'34"W	18.83'
L8	N13°12'40"E	17.63'
L9	N54°54'04"W	74.94'
L10	N54°54'04"W	34.57'
L11	N57°38'59"W	59.00'
L12	N57°38'59"W	13.63'
L13	N00°42'34"W	31.30'
L14	N00°42'34"W	14.32'
L15	N00°42'34"W	17.25'
L16	S43°06'41"E	17.10'
L17	S78°22'46"E	1.78'

- NOTICE TO PURCHASERS:**
- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
 - Building Permits / Certificates of Occupancy may not be issued until certain improvements have been installed.
 - Certain measures are required to control blowing soil and sand during construction on a lot.
 - All requirements of the Sandy City Sensitive Area Overlay Zone shall apply.
 - This development encroaches on land that is defined as wildland. This development must meet the intent of the requirements of the Intentional Urban-Wildland-Urban Interface Code.
 - Upon recording of this plat, the lots within this subdivision shall become part of the Pepperwood Homeowners Association and are subject to the Covenants, Conditions & Restrictions as recorded at the Salt Lake County recorder's office as Entry No. 1172003 in Book 10176, pages 5025-5068, as well as an additional supplemental CC&R that will be recorded with this phase.

The requirements and conditions set forth in notes 1-6 above are detailed in the Sandy City Community Development and Engineering files known as 2018-05-19-5623 as such files exist as of the date of the recording of this plat. The Conditions of Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements created by the Revised Ordinances of Sandy City, the Sandy City Building Codes, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property. Road side swales to be maintained and not disturbed by the home owners. Swale storm drain volume 3.91 cf.

- PLAT NOTES:**
- The Basis of Bearing used on this survey was between two Section Corner Monuments. The bearing between the West Quarter Corner and the Center of Section 23, Township 3 South, Range 1 East, Salt Lake Base and Meridian is N89°49'12"W as measured in the field.
 - Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public-Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the P.U.E. The utility may require the lot owner to remove all structures within the P.U.E. at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structure be placed within the P.U.E. or any other obstruction which interferes with the use of the P.U.E. without the prior written approval of the utilities with interest/rights in the P.U.E.
 - No dwelling or accessory structures shall be constructed closer than an average of 20 feet, with no point being closer than 10 feet, from any 30% or greater slope area boundary.
 - Each residential lot is required to retain storm water on site (except for the portion of the driveway that drains directly to the street), based on the 10 year storm. This can be accomplished by use of swales, retention areas, berms, planter beds, underground infiltration, etc. The retention volume for each lot is provided in the plat and grading and drainage plan (see individual lots for retention volume).
 - Lot 6 & the street within this subdivision; these streets shall serve as non-exclusive water, sanitary sewer, storm sewer, public utility, street light, and drainage easements as well as access easements for the use of the lot owners and their guests.
 - No permanent structures may be constructed in this area due to fault proximity.
 - No landscaping or structures can be over 37' in height, as it will impede the intersection clear-view sight distances.
 - Protection of existing trees is required except for what is required to build the home.

PHASE 11G ADDRESS TABLE

LOT#1132 - 1 EASTERN PEAK COVE ON 79' LONE HOLLOW
LOT#1133 - 2 EASTERN PEAK COVE
LOT#1134 - 3 EASTERN PEAK COVE
LOT#1135 - 4 EASTERN PEAK COVE
LOT#1136 - 5 EASTERN PEAK COVE
LOT#1137 - 6 EASTERN PEAK COVE
LOT#1138 - 7 EASTERN PEAK COVE
LOT#1139 - 8 EASTERN PEAK COVE
LOT#1140 - 9 EASTERN PEAK COVE

