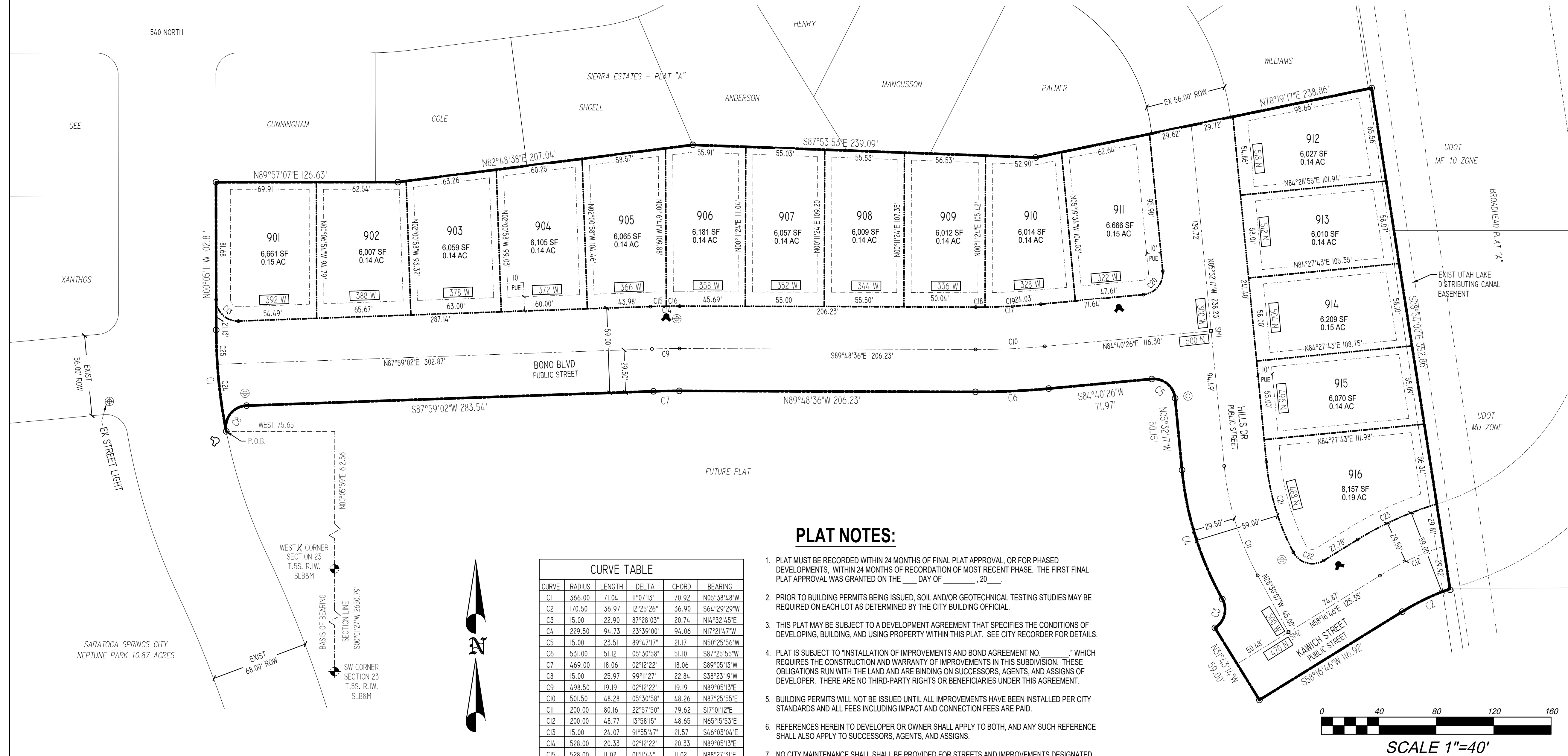
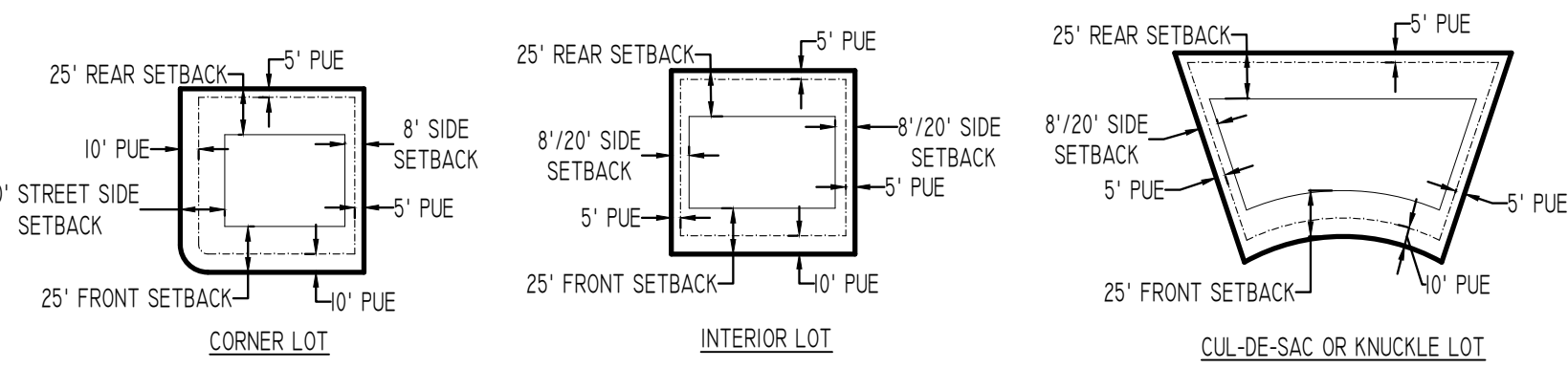


SIERRA ESTATES PLAT "I"  
LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



TYPICAL SETBACK & P.U.E. DETAILS



BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD. (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES. (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITH THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603 (4)(C)(i).

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-37 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 10-9A-601 ET SEQ ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

A. A RECORDED EASEMENT OR RIGHT-OF-WAY  
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS  
C. TITLE 54, CHAPTER 6A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
D. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_

TITLE \_\_\_\_\_

DOMINION ENERGY QUESTAR CORPORATION

FEMA FIRM

FLOOD ZONE DESIGNATION: X  
FIRM MAP PANEL #: 49049C0285F  
EFFECTIVE DATE: 06/19/2020

CENTURY LINK

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COMCAST CABLE TELEVISION

PLANNING DIRECTOR

APPROVAL BY THE PLANNING DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

PLANNING DIRECTOR

CITY ENGINEER

APPROVAL BY THE CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY ENGINEER

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

LAND USE AUTHORITY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

APPROVAL BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, AARON D. THOMAS \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6418780 \_\_\_\_\_, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8A-2, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS OF THE RECORDED OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°05'59" EAST 612.56 FEET AND WEST 75.65 FEET FROM THE WEST QUARTER CORNER OF SECTION 23, T5S, R1W, SLB8M TO A POINT ALONG THE EASTERN BOUNDARY LINE OF SIERRA ESTATES PLAT "A"

THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING SIX (6) COURSES: 1) ALONG THE ARC OF A 366.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 71.04 FEET (CURVE HAVING A CENTRAL ANGLE 11°07'13" AND A LONG CHORD BEARS N05°38'48"W 70.92 FEET); 2) NORTH 00°05'11" WEST 102.81 FEET; 3) NORTH 89°57'07" EAST 126.63; 4) NORTH 82°48'38" EAST 207.04 FEET; 5) SOUTH 87°53'53" EAST 239.09; AND 6) NORTH 78°19'17" EAST 238.86 FEET TO A POINT ALONG THE WESTERN PLAT BOUNDARY OF THE BROADHEAD PLAT "A" SUBDIVISION. THENCE ALONG SAID PLAT BOUNDARY THE FOLLOWING COURSE: SOUTH 08°54'00" EAST 352.86 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 36.97 FEET (CURVE HAVING A CENTRAL ANGLE 12°25'26" AND A LONG CHORD BEARS S84°29'23"W 36.90 FEET); THENCE SOUTH 58°16'46" WEST 116.92 FEET; THENCE NORTH 31°43'14" WEST 59.00 FEET; THENCE ALONG THE ARC OF A 469.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 22.90 FEET (CURVE HAVING A CENTRAL ANGLE 87°28'03" AND A LONG CHORD BEARS N44°32'45"E 20.74 FEET); THENCE ALONG THE ARC OF A 220.50 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 94.73 FEET (CURVE HAVING A CENTRAL ANGLE 23°39'00" AND A LONG CHORD BEARS N17°21'47"W 94.06 FEET); THENCE NORTH 05°32'17" WEST 50.15 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 23.51 FEET (CURVE HAVING A CENTRAL ANGLE 89°47'17" AND A LONG CHORD BEARS N50°25'56"W 21.17 FEET); THENCE SOUTH 84°40'28" WEST 71.97 FEET; THENCE ALONG THE ARC OF A 531.00 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 51.12 FEET (CURVE HAVING A CENTRAL ANGLE 05°30'58" AND A LONG CHORD BEARS S87°25'55"W 51.10 FEET); THENCE NORTH 89°48'38" WEST 206.23 FEET; THENCE ALONG THE ARC OF A 469.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 18.06 FEET (CURVE HAVING A CENTRAL ANGLE 02°12'22" AND A LONG CHORD BEARS S89°06'13"W 18.06 FEET); THENCE SOUTH 87°59'02" WEST 283.54 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT A DISTANCE OF 25.97 FEET (CURVE HAVING A CENTRAL ANGLE 99°11'27" AND A LONG CHORD BEARS S38°23'19"W 25.92 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 169,218 sf or 3.88 ac

# OF LOTS = 16

DATE \_\_\_\_\_ SURVEYOR'S NAME \_\_\_\_\_ LICENSE NO. 6418780

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

SIERRA ESTATES PLAT "I"

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS OF LAND, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY FROM ANY CLAIM ARISING FROM THE OWNER'S CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS. THE OWNER HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE SIERRA ESTATES HOA, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF \_\_\_\_\_

IN WITNESS WHEREOF, \_\_\_\_\_ HAVE HEREUNTO SET \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE AND ENTITY \_\_\_\_\_

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ TITLE AND ENTITY \_\_\_\_\_

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
COUNTY OF UTAH }

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGE TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HESHER/HER AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HER SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICAL SEAL.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC FULL NAME: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

A NOTARY PUBLIC COMMISSIONED IN UTAH

APPROVAL BY LEGISLATIVE BODY

THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

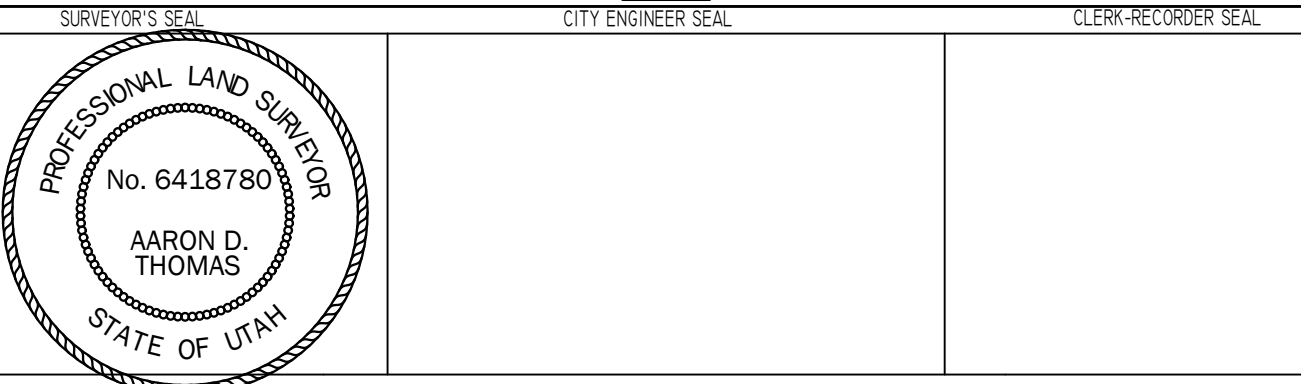
ATTEST  
CITY MAYOR \_\_\_\_\_ CITY RECORDER \_\_\_\_\_ (SEE SEAL BELOW)

SIERRA ESTATES PLAT "I"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SEC 22 & THE NORTHWEST QUARTER OF SEC 23  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, STATE OF UTAH

SCALE: 1" = 50' FEET

SHEET 1 OF 2







# SIERRA ESTATES PHASE 3 PLAT "I"

LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

## PRELIMINARY PLAN TABULATIONS

DEVELOPMENT AREA	13.84 AC	
SENSITIVE LANDS	0.76 AC	
NET DEVELOPMENT AREA	13.08 AC	
MAX. DENSITY = 6 DU/AC =	13.08 x 6 = 78 UNITS	
EXISTING ZONING	R3-6	
COTTAGE UNITS (TWINS)	40 UNITS	
SINGLE FAMILY PADS	16 LOTS	
ASSISTED LIVING FACILITY	22 ERU	
TOTAL UNITS	89 ERU	DENSITY = 6 DU/AC
PARKING SPACES		
NUMBER OF PROPOSED GARAGE SPACES		
SINGLE FAMILY HOMES	32	
COTTAGE UNITS	80	
ASSISTED LIVING		
PARKING REQUIRED = VISITOR	89 UNITS / 4	= 22
ASSISTED LIVING	89 UNITS / 1 PER 3 ROOMS	= 30
EMPLOYEES		
		4 SPACES
		TOTAL SPACES REQ'D = 62
NUMBER OF PROPOSED SURFACE SPACES	70 SPACES	
NUMBER OF REQ'D & PROPOSED ADA SPACES	4 SPACES	
		TOTAL SPACES PROVIDED = 74

## NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA
- NO SLOPES GREATER THAN 30% ON-SITE. NO WETLANDS ON-SITE.
- NO FLOOD PLAINS ON-SITE.

## PHASING PLAN

PLAT "I" - SINGLE FAMILY LOTS  
PLAT "J" - TWINHOME MULTIFAMILY  
PLAT "K" - SENIOR HOUSING FACILITY

## CONTACT LIST

CIVIL ENGINEER  
BERG CIVIL ENGINEERING (801) 492-1277  
SARATOGA SPRINGS PLANNING DEPT. (801) 766-9793  
SARATOGA SPRINGS ENGINEERING DEPT. (801) 766-6506  
UTILITIES  
POWER: ROCKY MOUNTAIN POWER (801) 756-1341  
TELEPHONE: QWEST (DARREN KELLER) (801) 356-6975  
CABLE: COMCAST (HEIDI HANKEY) (801) 401-3023  
GAS: QUESTAR (GAYLAN SORENSON) (801) 370-6577

## LEGEND

PROPERTY LINE  
LOT LINE  
949  
LOT NUMBER  
EASEMENT LINE

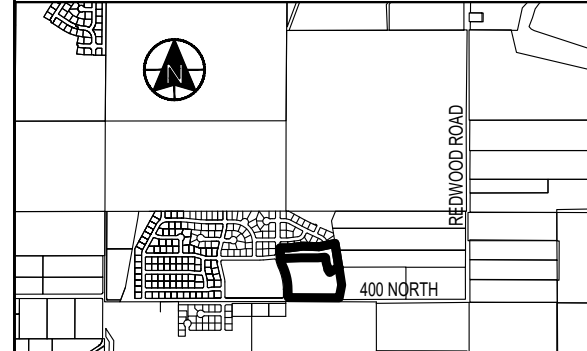
## DATA TABLE

1) TOTAL DEVELOPMENT:	169,218 SF	3.88 AC (100%)
2) # OF LOTS	16	
3) TOTAL LOT AREA	100,317 SF	2.30 AC ( 59%)
4) TOTAL ROW AREA (PUBLIC)	68,901 SF	1.58 AC ( 41%)
5) TOTAL SENSITIVE LANDS	0 SF	0.00 AC ( 0%)
6) TOTAL IMPERVIOUS AREA	100,901 SF	2.32 AC ( 60%)
7) TOTAL LANDSCAPE AREA	0 SF	0 AC ( 0%)
8) NET DENSITY	4.12 DU/AC	

## SHEET INDEX

C1	PLAT
C2	COVER SHEET
C3	OVERALL SITE PLAN
C4	DEMOLITION PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7.1-7.2	BONO BLVD PLAN & PROFILE
C8	HILLS DRIVE PLAN & PROFILE
C9	KAWICH STREET PLAN & PROFILE
C10	SEWER PLAN & PROFILE
C11	STORM DRAIN PLAN & PROFILE
C12	SIGNAGE & STRIPING PLAN
DI-D6	CONSTRUCTION DETAIL SHEETS

## VICINITY SKETCH



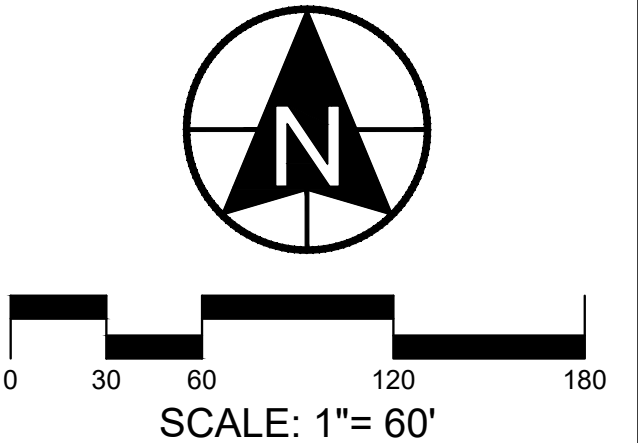
DEVELOPMENT

# SIERRA ESTATES PHASE 3 PLAT I

DEVELOPER



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



1018 N DEER CREST LANE  
Alpine, UT, 84004  
office (801) 492-1277  
cell (801) 616-1677

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

ACTION	DATE
FINAL PLAN	03/29/2024

PROJECT

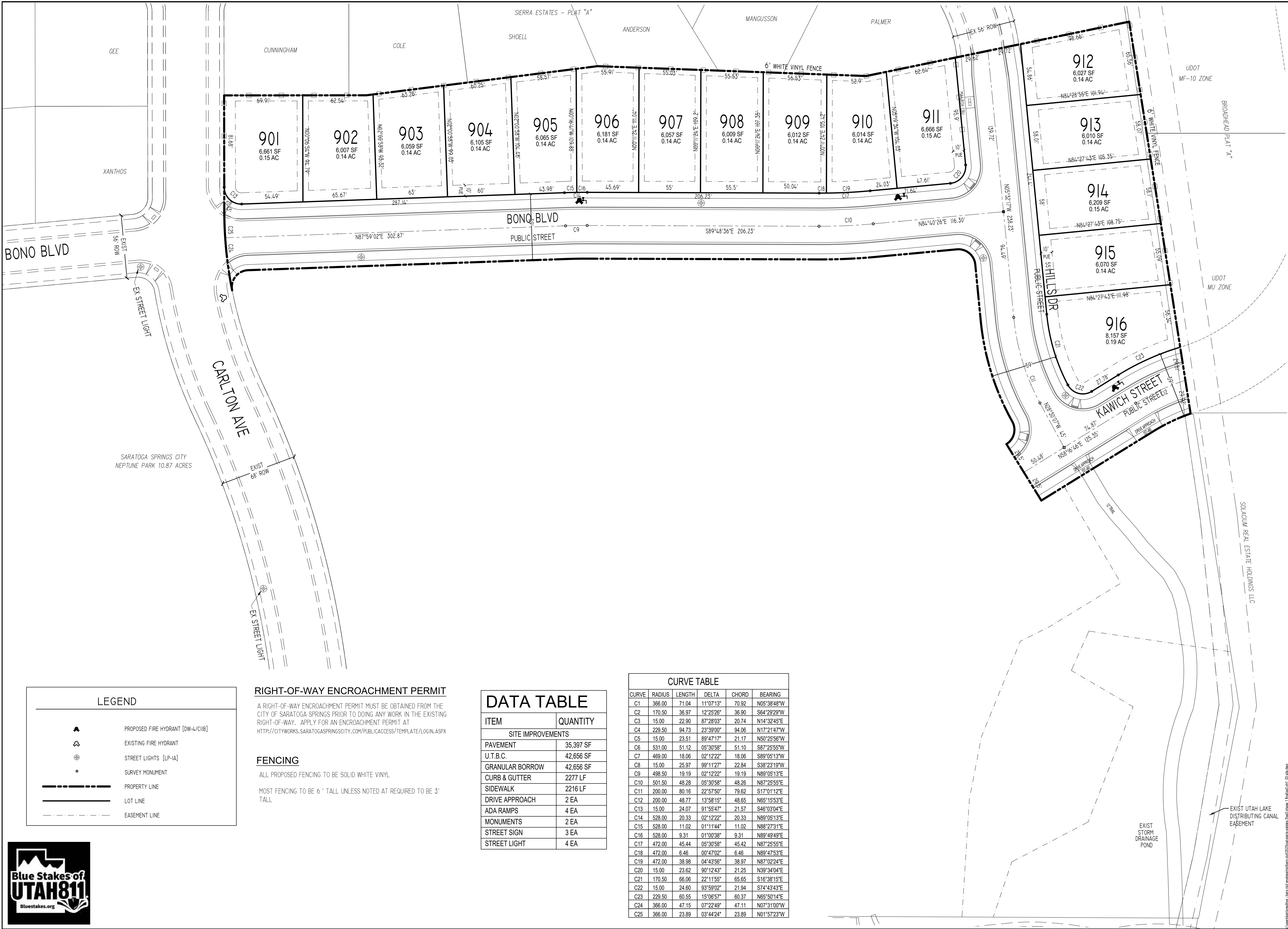
# SIERRA ESTATES PHASE 3

DESCRIPTION

PLAT "I"  
FINAL  
PLANS

SHEET NAME	SHEET NUMBER
COVER	C2






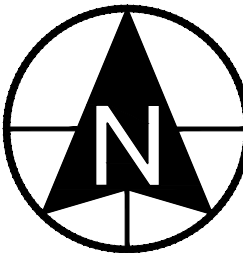
DEVELOPMENT

# SIERRA ESTATES PHASE 3 PLAT I

DEVELOPER



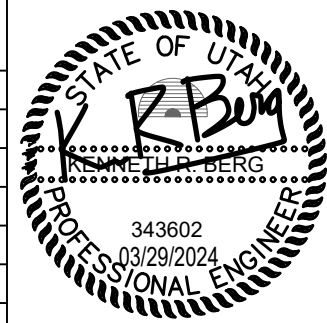
11038 N. Highland Blvd Suite 100  
Highland, UT 84003  
(801) 642-0119



SCALE: 1"= 40'



CIVIL ENGINEERING  
1018 N DEER CREST LANE  
Alpine, UT, 84004  
office: (801) 492-1277  
cell: (801) 616-1677

REVISIONS			SEAL
NO	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION		DATE	
FINAL PLAN		03/29/2024	








PROJECT

## SIERRA ESTATES PHASE 3

DESCRIPTION

### PLAT "I" FINAL PLANS

SHEET NAME	SHEET NUMBER
SITE	C3

LEGEND	
	PROPOSED FIRE HYDRANT [DW-4/CUB]
	EXISTING FIRE HYDRANT
	STREET LIGHTS [LP-1A]
	SURVEY MONUMENT
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE

#### RIGHT-OF-WAY ENCROACHMENT PERMIT

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR AN ENCROACHMENT PERMIT AT [HTTP://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](http://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

#### FENCING

ALL PROPOSED FENCING TO BE SOLID WHITE VINYL.  
MOST FENCING TO BE 6' TALL UNLESS NOTED AT REQUIRED TO BE 3' TALL.

DATA TABLE	
ITEM	QUANTITY
SITE IMPROVEMENTS	
PAVEMENT	35,397 SF
U.T.B.C.	42,656 SF
GRANULAR BORROW	42,656 SF
CURB & GUTTER	2277 LF
SIDEWALK	2216 LF
DRIVE APPROACH	2 EA
ADA RAMPS	4 EA
MONUMENTS	2 EA
STREET SIGN	3 EA
STREET LIGHT	4 EA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	366.00	71.04	11°07'13"	70.92	N05°38'48"W
C2	170.50	36.97	12°25'26"	36.90	S64°29'29"W
C3	15.00	22.90	87°28'03"	20.74	N14°32'45"E
C4	228.50	94.73	23°39'00"	94.06	N17°21'47"W
C5	15.00	23.51	89°47'17"	21.17	N50°25'56"W
C6	531.00	51.12	05°30'58"	51.10	S87°25'55"W
C7	469.00	18.06	02°12'22"	18.06	S89°05'13"W
C8	15.00	25.97	99°11'27"	22.84	S38°23'19"W
C9	498.50	19.19	02°12'22"	19.19	N89°05'13"E
C10	501.50	48.28	05°30'58"	48.26	N87°25'55"E
C11	200.00	80.16	22°57'50"	79.62	S17°01'12"E
C12	200.00	48.77	13°58'15"	48.65	N65°15'53"E
C13	15.00	24.07	91°55'47"	21.57	S46°03'04"E
C14	528.00	20.33	02°12'22"	20.33	N89°05'13"E
C15	528.00	11.02	01°11'44"	11.02	N88°27'31"E
C16	528.00	9.31	01°00'38"	9.31	N89°49'49"E
C17	472.00	45.44	05°30'58"	45.42	N87°25'55"E
C18	472.00	6.46	00°47'02"	6.46	N89°47'53"E
C19	472.00	38.98	04°43'56"	38.97	N87°02'24"E
C20	15.00	23.62	90°12'43"	21.25	N39°34'04"E
C21	170.50	66.06	22°11'55"	65.65	S16°38'15"E
C22	15.00	24.60	93°59'02"	21.94	S74°43'43"E
C23	228.50	60.55	15°06'57"	60.37	N65°50'14"E
C24	366.00	47.15	07°22'49"	47.11	N07°31'00"W
C25	366.00	23.89	03°44'24"	23.89	N01°57'23"W

