

ST. JOHN PROPERTIES

SPRING HEIGHTS

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS, UT

MINOR SITE PLAN AMENDMENT

PROJECT CONTACTS

PROPERTY OWNER/DEVELOPER

ST. JOHN PROPERTIES
1064 N. NORTH COUNTY BLVD., SUITE 190
PLEASANT GROVE, UT 84062
TEL: (801) 699-7991
CONTACT: MARTY BEAUMONT

SURVEYOR

ENGIN ENGINEERING
45 WEST 10000 S. STE 500
SANDY, UT 84070
TEL: (801) 255-0529
CONTACT: PAT HARRIS, PLS

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
1200 N. PLEASANT GROVE WAY, SUITE 140
PLEASANT GROVE, UT 84062
TEL: (385) 248-0460
CONTACT: BOYD PREECE, PE

LANDSCAPE ARCHITECT

ENGIN ENGINEERING
45 WEST 10000 S. STE 500
SANDY, UT 84070
TEL: (801) 255-0529
CONTACT: CAMERON DUNCAN

UTILITY CONTACTS

POWER

ROCKY MOUNTAIN POWER

TEL: (888) 221-7070

TELEPHONE, INTERNET

CENTURY LINK
TEL: (800) 244-1111

GAS

ENBRIDGE
TEL: (800) 323-5517

JURISDICTIONAL CONTACTS

PLANNING DEPARTMENT

SARATOGA SPRINGS PLANNING & ZONING DEPARTMENT
1307 N. COMMERCE DRIVE, SUITE 200
SARATOGA SPRINGS, UT 84045
TEL: (801) 766-9793
CONTACT: AUSTIN ROY

BUILDING DEPARTMENT

SARATOGA SPRINGS BUILDING DEPARTMENT
1307 N. COMMERCE DRIVE, SUITE 200
SARATOGA SPRINGS, UT 84045
TEL: (801) 766-9793
CONTACT: ANGELA SMITH

ENGINEERING DEPARTMENT

SARATOGA SPRINGS ENGINEERING DEPARTMENT
1307 N. COMMERCE DRIVE, SUITE 200
SARATOGA SPRINGS, UT 84045
TEL: (801) 766-9793
CONTACT: KYLE KINGSBURY

FIRE DEPARTMENT

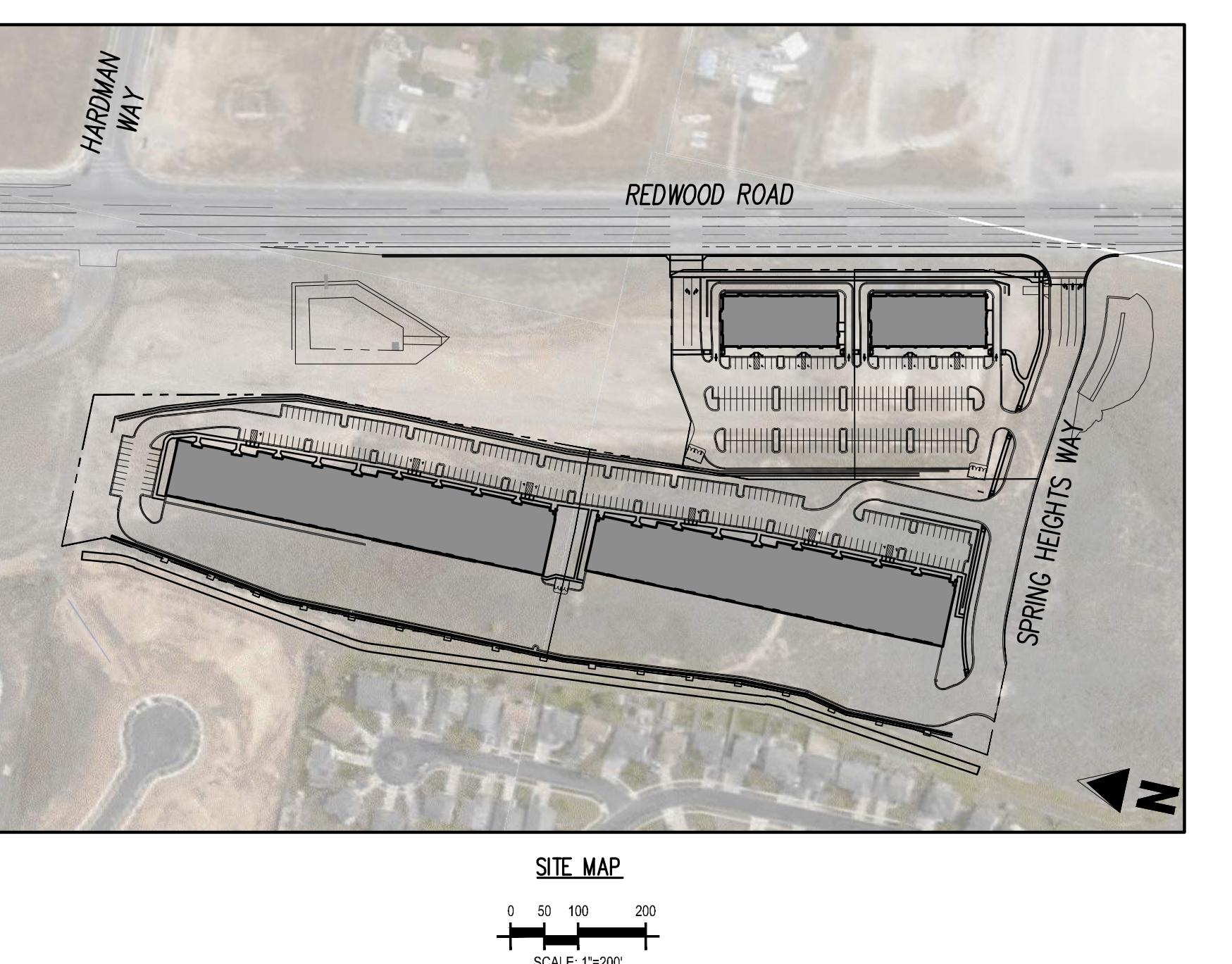
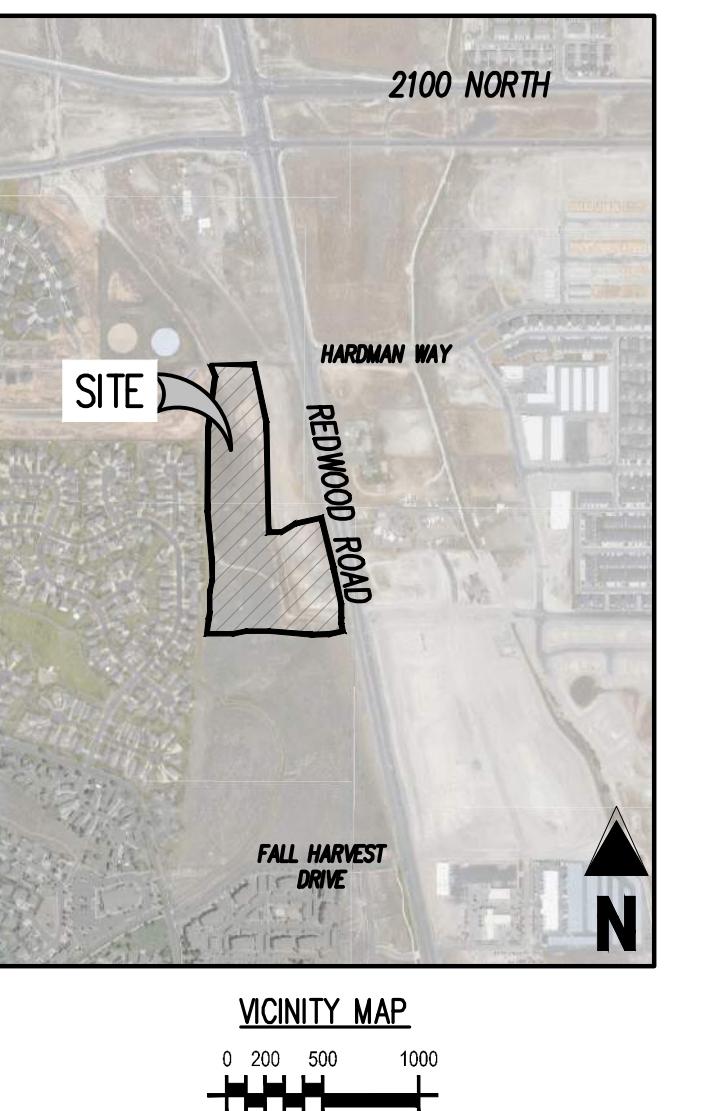
SARATOGA SPRINGS FIRE & RESCUE DEPARTMENT
995 WEST 1200 NORTH
SARATOGA SPRINGS, UT 84045
TEL: (801) 766-6505
CONTACT: CHIEF CAMPBELL

PUBLIC WORKS DEPARTMENT

CITY OF SARATOGA SPRINGS PUBLIC WORKS
213 N. 900 E.
SARATOGA SPRINGS, UT 84045
TEL: (801) 766-9793
CONTACT: JASON MEARS

LEGEND

ADJACENT PROPERTY BOUNDARY LINE	PROPERTY BOUNDARY LINE
X	EXISTING FENCE
—	EXISTING TO BE REMOVED
—	EXISTING CURB AND GUTTER
—	EXISTING EDGE OF ASPHALT
—	EXISTING SIDEWALK
—W	EXISTING WATER LINE
—SD	EXISTING STORM DRAIN
—SS	EXISTING SANITARY SEWER
—G	EXISTING GAS
—IRR	EXISTING SECONDARY WATER LINE
—OHE	EXISTING OVERHEAD POWER
—	EXISTING ELECTRICAL BOX
—	EXISTING COMMUNICATION BOX
—	EXISTING UTILITY POLE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER METER
—	EXISTING STORM DRAIN MANHOLE
—	EXISTING SANITARY SEWER MANHOLE
—	EXISTING GAS METER
—4310	EXISTING MAJOR CONTOUR
—4311	EXISTING MINOR CONTOUR
—	FUTURE CURB AND GUTTER
—	FUTURE IMPROVEMENTS
—	FUTURE SIDEWALK



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OVERALL PROJECT			
TOTAL LOTS	4		
TOTAL BUILDINGS	4		
TOTAL OFF-STREET PARKING SPACES	402		
GARAGE PARKING SPACES	0		
SURFACE PARKING SPACES	402		
NET DENSITY OF DWELLINGS (UNITS/ACRE)	0.3793		
DESCRIPTION	AREA (SF)	AREA (ACRES)	PERCENTAGE
PHASE 1	609,071	13.982	100%
IMPERVIOUS	359,635	8.256	59%
BUILDING	130,260	2.990	21%
LANDSCAPING	119,176	2.736	20%
SENSITIVE LANDS	149,694	3.437	25%
ROW DEDICATION	0	0.000	0%
BUILDABLE LAND	480,173	11.023	79%
TOTAL SITE	609,071	13.982	100%

SARATOGA SPRINGS STANDARD NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW LINES.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURE AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- CONTRACTOR SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- POST-ACKNOWLEDGMENT ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHT PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
- ALL EXTERIOR LIGHTING SHALL MEET IE甫NA FULL-CUTOFF CRITERIA.
- ALL CONSTRUCTION PER CITY STANDARDS AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

BENCHMARK

THE PROJECT BENCHMARK IS A BRASS CAP LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SLB&M

PROJECT BENCHMARK ELEVATION = 4748.84'

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY GROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



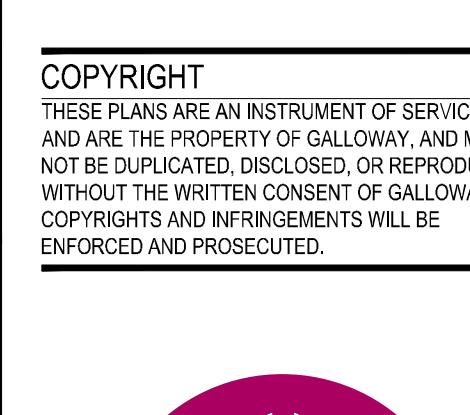
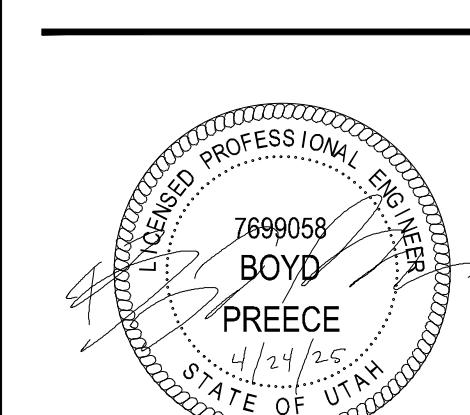
Know what's below.
Call before you dig.

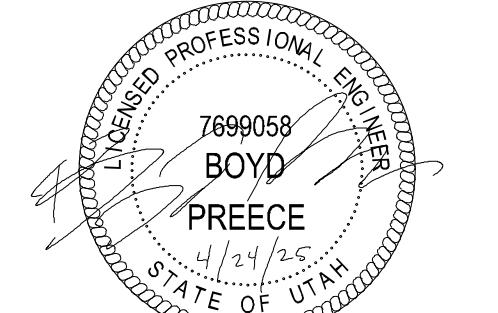
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SPRING HEIGHTS
MINOR SITE PLAN AMENDMENT
REDWOOD ROAD
SARATOGA SPRINGS, UT

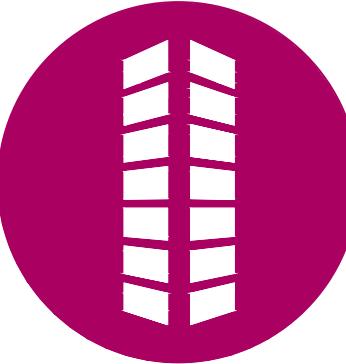
Project No: STJ 18.20
Drawn By: RCL
Checked By: BAP
Date: 2025-04-24
COVER SHEET

Galloway
2015 W. Grove Pkwy, Suite H
Pleasant Grove, UT 84062
385.248.0460
Galloway.com

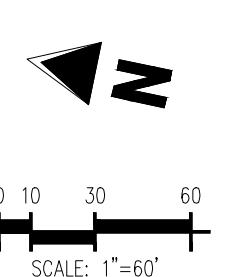
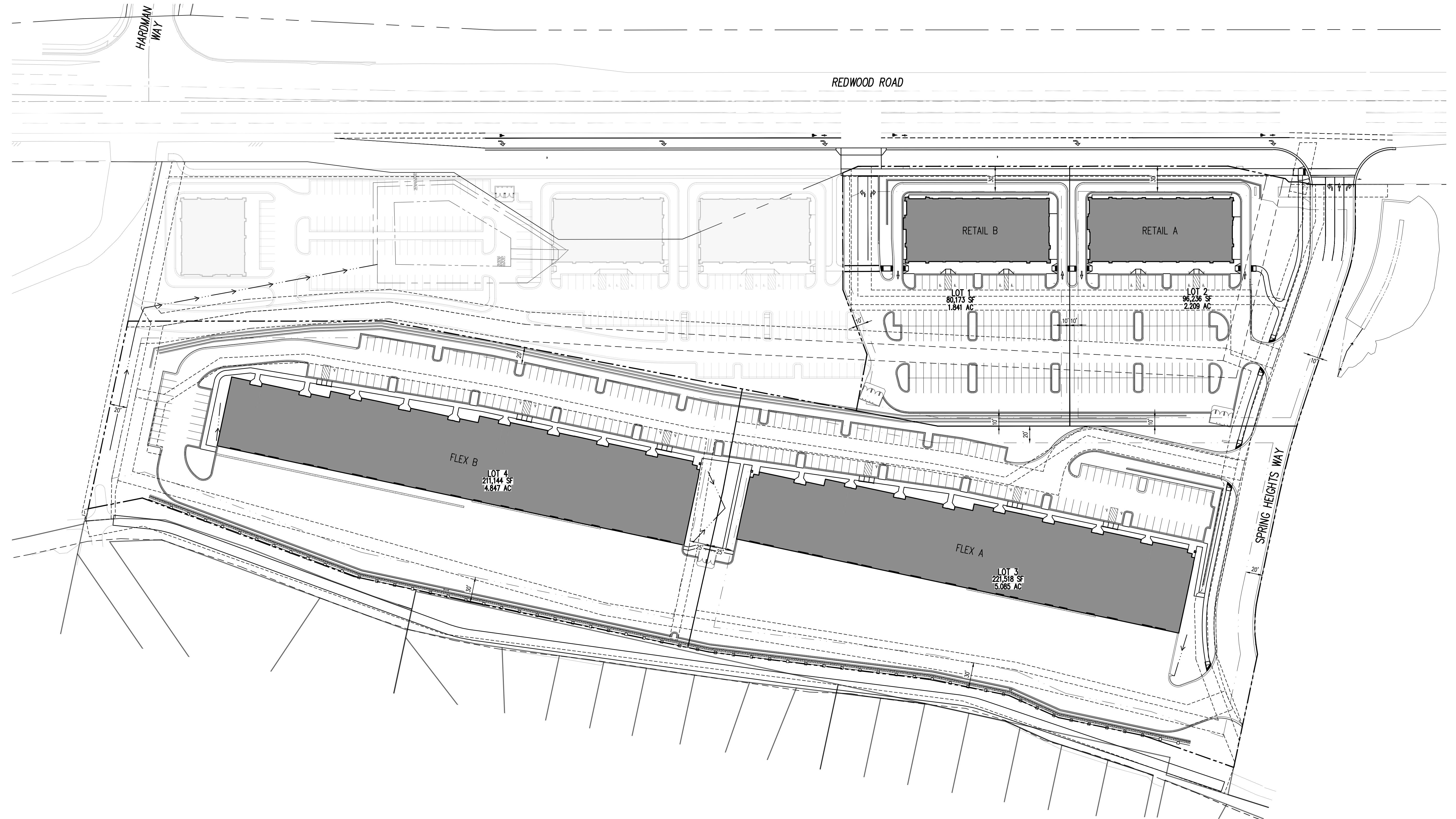




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**SPRING HEIGHTS
MINOR SITE PLAN AMENDMENT
REDWOOD ROAD
SARATOGA SPRINGS, UT**



SCALE: 1"=60'

Project No: STJ 18.20
Drawn By: RCL
Checked By: BAP
Date: 2025-04-24

LOTTING PLAN

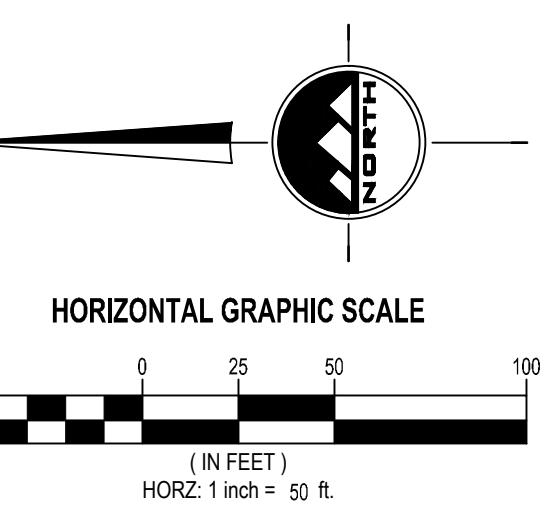
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Annual color planting bed area
Install sod
Native seed mix, per UDOT seed schedule below

In all other planter areas, install 4" deep 2'-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.

45 W. 10000 S. Suite 500

SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
SOD	21,629	21%
ROCK MULCH	80,308	79%
TOTAL LANDSCAPE AREA	101,937	100%



LAYTON
(IN FEET)
HORZ: 1 inch = 50 ft.

