



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	= 10
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
LOT NUMBER
EASEMENT LINE

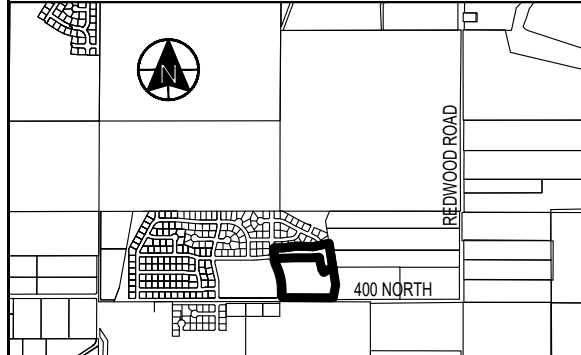
DATA TABLE

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
D1-D6	CONSTRUCTION DETAIL SHEETS
PHASE	PHASING PLAN

VICINITY SKETCH



Standard Drawings Disclaimer

Unofficial copies of the City Standard Drawings (Drawings) have been included in this plan set. Please note that the inclusion of these Drawings is for convenience only and is not a substitute for the official Drawings. In case of any discrepancy, the Drawings on file with the City Recorder shall supersede.

Acceptance of Plans

The City of Saratoga Springs hereby accepts these plans for construction as being in general compliance with the plans preparation requirements of the City. Responsibility for the completeness and accuracy of these plans and related designs resides with the Project Engineer and Engineering Firm of Record. The City assumes no responsibility or liability whatsoever for the plans or designs submitted.

By Scott Petrik

Name Scott Petrik Engineering Dept.

By Austin Roy Date 06/09/25

Name Austin Roy Planning Dept.

Acceptance not valid without Planning and Engineering signatures.

Acceptance expires 12 months after this date if construction has not begun or if Planning approval has expired

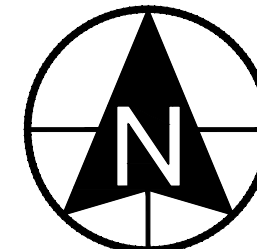
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT I

DEVELOPER



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



0 30 60 120 180
SCALE: 1"= 60'



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	09/17/2024

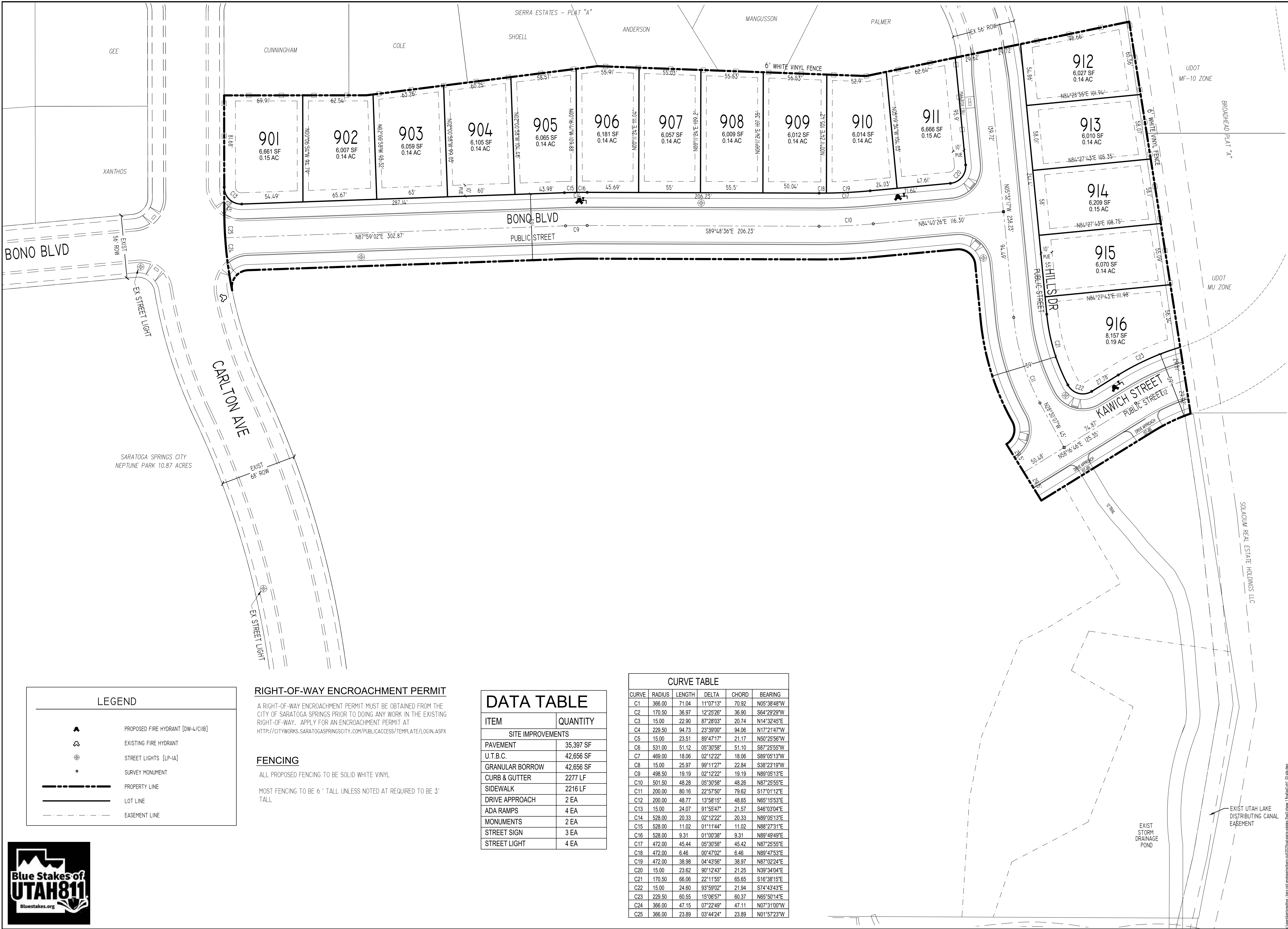
PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

PLAT "I"
FINAL
PLANS

SHEET NAME	SHEET NUMBER
COVER	C2



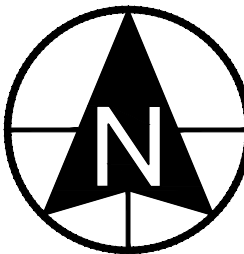
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT I

DEVELOPER



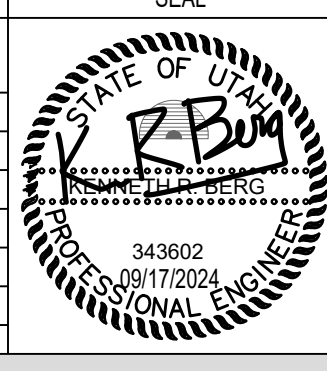
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



SCALE: 1"= 40'



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		09/17/2024	

PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

PLAT "I" FINAL PLANS

SHEET NAME	SHEET NUMBER
SITE	C3

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

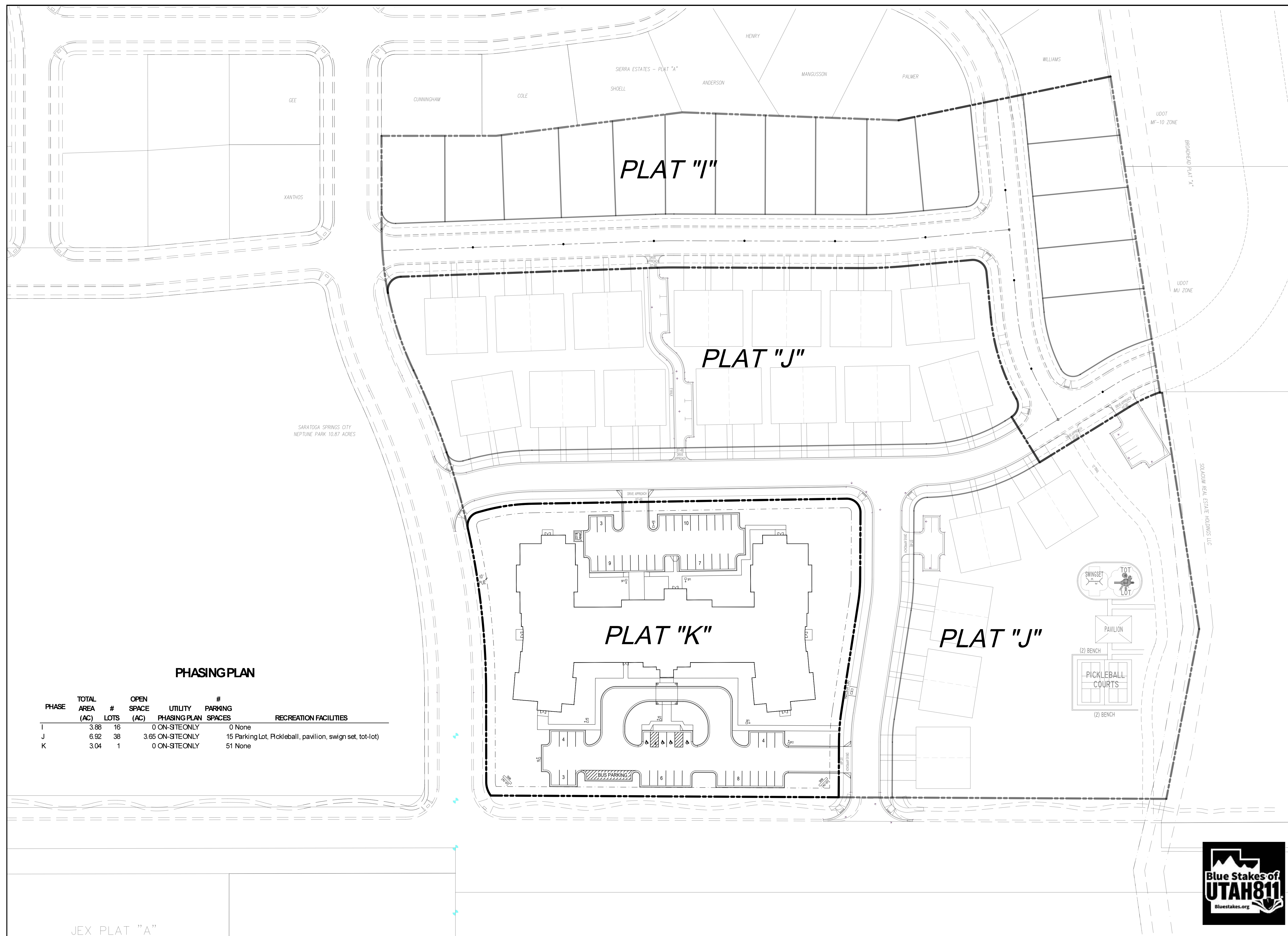
ALL PROPOSED FENCING TO BE SOLID WHITE VINYL.
MOST FENCING TO BE 6' TALL UNLESS NOTED AT REQUIRED TO BE 3' TALL.

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	229.50	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	229.50	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

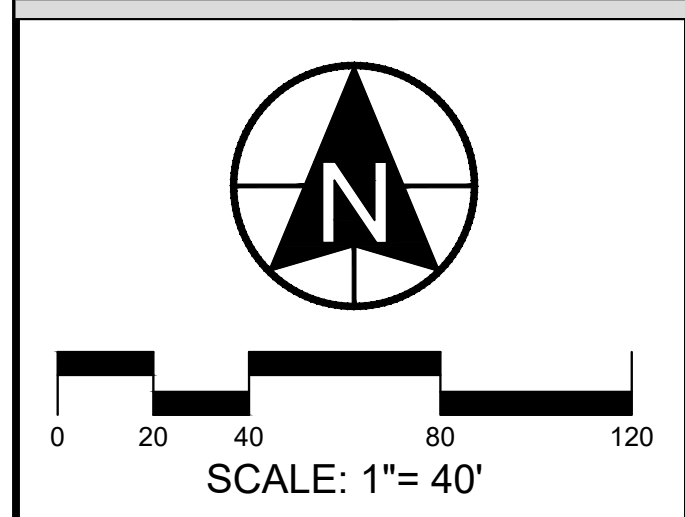




DEVELOPMENT

SIERRA
ESTATES
PHASE 3
PLAT K

The image shows the Patterson Homes logo, which consists of a stylized house icon with a dark roof and light-colored walls. Below the icon, the words "PATTERSON" and "HOMES" are written in a bold, sans-serif font. Underneath the company name is the website address "www.phutah.com". Below the logo, the address "11038 N. Highland Blvd Suite 100" is listed, followed by the city "Highland, UT 84003" and the phone number "(801) 642-0119".



Berg
CIVIL ENGINEERING

1018 N DEER CREST LAKE
Alpine Ut. 84004
office: (801) 492-1277
cell: (801) 616-1677

REVISONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			
ACTION			DATE
FINAL PLAN			09/17/2024

PROJECT

SIERRA
ESTATES
PHASE 3

NO.	DESCRIPTION	AMOUNT
	<i>PLAT "K"</i> <i>FINAL</i> <i>PLANS</i>	

SHEET NAME		SHEET NUMBER	
PHASING PLAN		PHASE	

JEX PLAT "A"