



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.

J. H. Petrich

By _____

By Anto R Date 06/09/25

Acceptance not valid without Planning and Engineering signatures.

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

NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. 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.
3. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. 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.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. 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.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA
8. NO SLOPES GREATER THAN 30% ON-SITE. NO WETLANDS ON-SITE.
9. 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
SARATOGA SPRINGS PLANNING DEPT. (801) 766-9793
SARATOGA SPRINGS ENGINEERING DEPT. (801) 766-6506

UTILITIES

POWER: ROCKY MOUNTAIN POWER

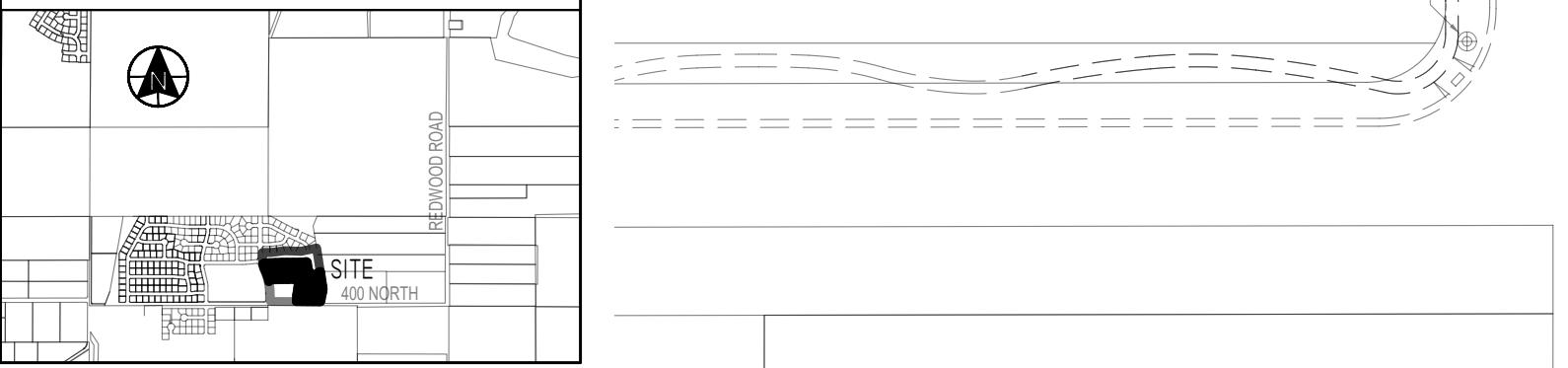
(DENNIS PATTEN)	(801) 756-1341	C4	DEMOLITION PLAN
TELEPHONE: QWEST (DARREN KELLER)	(801) 356-6975	C5	GRADING & DRAINAGE PLAN
CABLE: COMCAST (HEIDI HAWKEY)	(801) 401-3023	C6	UTILITY PLAN
GAS: QUESTAR (GAYLAN SORENSEN)	(801) 370-6577	C7.I-7.2	KAWICH STREET PLAN & PROFILE
		C8	330 WEST DRIVE PLAN & PROFILE

LEGEND

The diagram consists of two horizontal lines. The top line is thicker and features small circular markers along its length, representing property boundaries. The bottom line is thinner and represents a lot boundary.

949

VICINITY SKETCH



SIERRA ESTATES PHASE 3 PLAT "J"

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



1000 1000 1000

SIERRA ESTATES PHASE 3

DESCRIPTION

PLAT "J" FINAL PLANS

SHEET NAME	SHEET NUMBER
<i>COVER</i>	C2



PLANT SCHEDULE PLAT J EAST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	4	ACER PALMATUM 25'H X 15'W 25 RED, ORANGE, YELLOW FALL COLOR	JAPANESE MAPLE	B&B	2"	CAL
	8	GINKGO BILOBA 'AUTUMN GOLD' TM 50'H X 30'W 23 GOLD FALL COLOR	MAIDENHAIR TREE	B&B	2"	CAL
	5	TILA CORDATA 40'H X 30'W 24	LITTLELEAF LINDEN	B&B	2"	CAL
EVERGREEN TREES						
	2	PICEA PUNGENS 60'H X 30'W 22	COLORADO SPRUCE	B&B	6'	
	8	PICEA PUNGENS GLAUCA 'BAKERI' 30'H X 18'W 23	BAKERI BLUE SPRUCE	B&B	6'	
	1	PINUS NIGRA 60'H X 40'W 24	AUSTRIAN PINE	B&B	6'	
SYMBOL QTY BOTANICAL NAME COMMON NAME CONT						
DECIDUOUS SHRUBS						
	52	CORNUS SANGUinea 'ARCTIC FIRE' TM 5'H X 5'W 22 WHITE BLOOM LATE SPRING	ARCTIC FIRE DOGWOOD		5 GAL	
	10	RHAMMUS FRANGULA 'FINE LINE' 7'H X 3'W 22	FINE LINE BUCHTHORN		5 GAL	
	37	SORBARIA SORBIFOLIA 10'H X 10'W 22 WHITE BLOOM JUNE TO JULY	ASH LEAF SPIREA		3 GAL	
	39	SYRINGA VULGARIS 'JOSEE' 6'H X 6'W 23 PINK BLOOM LATE SPRING	JOSEE LILAC		3 GAL	
EVERGREEN SHRUBS						
	9	JUNIPERUS HORIZONTALIS 'HUGHES' 1.5'H X 6'W 23	HUGHES JUNIPER		3 GAL	
ORNAMENTAL GRASSES						
	61	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' 5'H X 3'W 23	FEATHER REED GRASS		1 GAL	
	23	ERAGROSTIS SPECTABILIS 2'H X 2'W 25 RED/PURPLE SPIKES JULY TO AUGUST	PURPLE LOVE GRASS		1 GAL	
PERENNIALS						
	33	ALLIUM X 'GLADIATOR' 4'H X 2'W 24 PURPLE BLOOM LATE SPRING EARLY SUMMER	GIANT ALLIUM		1 GAL	
PERENNIALS/GROUNDCOVERS						
	30	THYMUS PRAE-COX ARCTICUS 'Coccineus' 2'H X 18'W 22 RED BLOOM SUMMER	RED CREEPING THYME		1 GAL	
GROUND COVERS						
	15,655 SF	2"-4" CALICO COBBLE ROCK WIDEWITT PRO-5 WEED BARRIER	2"-4" CALICO COBBLE ROCK		MULCH	
	213 SF	BARK MULCH	BARK MULCH		MULCH	
	66,051 SF	POA PRATENSIS	KENTUCKY BLUEGRASS		SOD	
MULCH						
	1,763 SF	12" ENGINEERED PLAYGROUND WOOD FIBER			MULCH	
	1,327 SF	WASHED LANDSCAPE ROCK	2"-4" COBBLE ROCK WIDEWITT PRO-5 WEED BARRIER		MULCH	

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INTENDED FOR CONSTRUCTION UNLESS SIGNED AND SEALED.
BRYAN M. NICHOLAS P.L.A.
SERIAL NO. 12902936-5301
DATE: 15 JULY 2024

PATTERSON HOMES
SIERRA ESTATES PHASE 3, SARATOGA SPRINGS

LANDSCAPE PLAN- PLAT J

berg
LANDSCAPE
ARCHITECTS

380 E Main St, Suite 204
Midway, Ut 84049 ph. (801) 723-2000

DESIGN BY:MM DRAWN BY:MM REV:00

LP2

20' 0' 20' 40'

Scale 1" = 20'

Scale 1" = 40' for 11x17



Know what's below.
Call before you dig.



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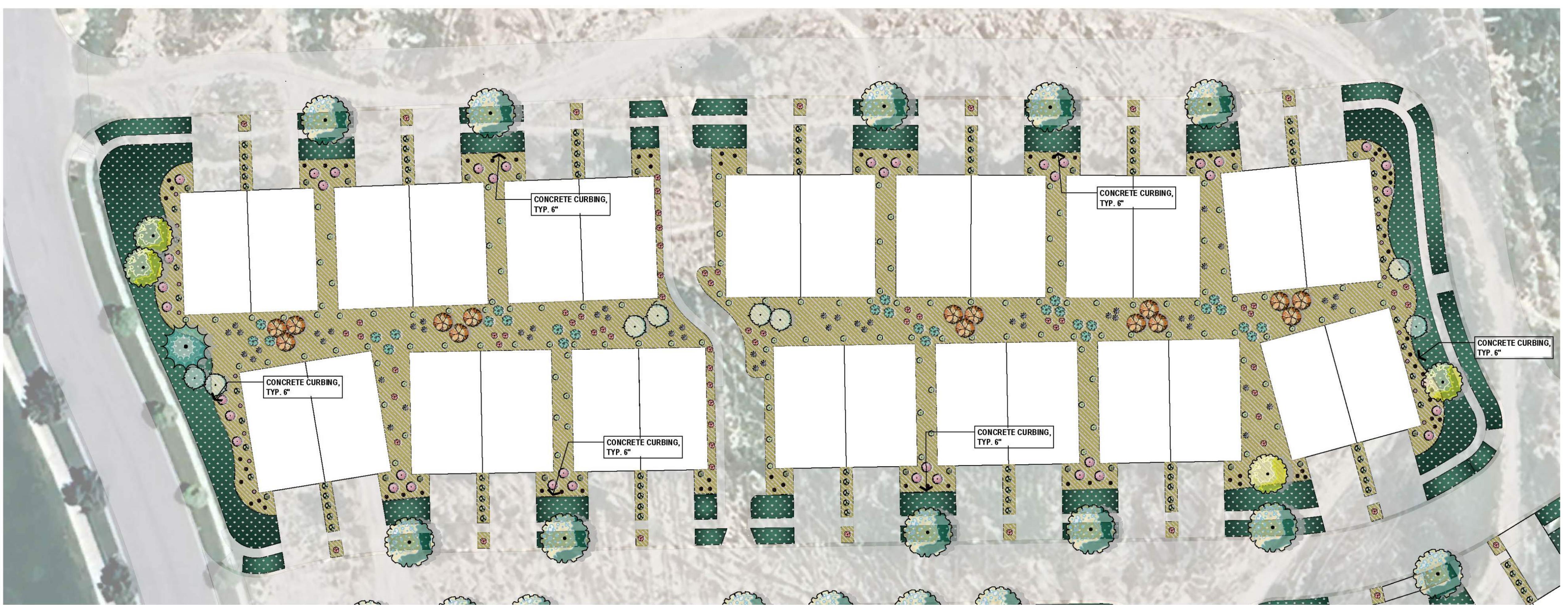
LANDSCAPE DATA TABLE:

LANDSCAPE REQUIREMENTS PER SECTION 19.06 OF SARATOGA SPRINGS CODE:

ALL DECIDUOUS TREES TO BE TWO (2) INCH CALIPER MINIMUM.
ALL EVERGREEN TREES TO BE SIX (6) FEET IN HEIGHT MINIMUM.

REQUIRED DECIDUOUS TREES	22
PROPOSED DECIDUOUS TREES	22
REQUIRED EVERGREEN TREES	20
PROPOSED EVERGREEN TREES	20
REQUIRED SHRUBS	40
PROPOSED SHRUBS	769
REQUIRED SHRUBS TO BE IN 5 GALLON CONTAINERS	25% MIN. (192)
PROPOSED SHRUBS TO BE IN 5 GALLON CONTAINERS	248
TURF NOT TO EXCEED 70% OF LANDSCAPED AREAS	46,869 SF (70%)
TURF AREA PROPOSED	19,478 SF (41%)
50% OF TREES AND SHRUBS TO BE DROUGHT TOLERANT SPECIES	7 (50%)
PROPOSED DROUGHT TOLERANT SPECIES	14 (33%)

- 3' DIAMETER BUFFER AROUND EVERY TREE MUST BE KEPT CLEAR OF TURF AND ROCK MULCH.
- AT LEAST 50% OF THE LANDSCAPED AREA SHALL BE COVERED WITH LIVE VEGETATION AT Maturity, including shrubs, grasses, flowers, tree and shrub canopies and other live vegetation. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.



PLANT SCHEDULE PLAT J NORTH

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
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DECIDUOUS TREES

	15	ACER PALMATUM 25'H X 15'W 25 RED, ORANGE, YELLOW FALL COLOR	JAPANESE MAPLE	B&B	2" CAL	
	4	GINKGO BILOBA 'AUTUMN GOLD' TM 50'H X 30'W Z3 GOLD FALL COLOR	MAIDENHAIR TREE	B&B	2" CAL	
	10	TILIA CORDATA 40'H X 30'W Z4	LITTLELEAF LINDEN	B&B	2" CAL	

EVERGREEN TREES

	1	PICEA PUNGENS 60'H X 30'W Z2	COLORADO SPRUCE	B&B	6'	
	8	PICEA PUNGENS GLAUCA 'BAKERI' 30'H X 18'W Z3	BAKERI BLUE SPRUCE	B&B	6'	

DECIDUOUS SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT
	131	CORNUS SANGUINEA 'ARCTIC FIRE' TM 5'H X 5'W Z2 WHITE BLOOM LATE SPRING	ARCTIC FIRE DOGWOOD	5 GAL
	28	RHAMNUS FRANGULIA 'FINE LINE' 7'H X 3'W Z2	FINE LINE BUCHTHORN	5 GAL
	51	SORBARIA SORBIFOLIA 10'H X 10'W Z2 WHITE BLOOM JUNE TO JULY	ASH LEAF SPIREA	3 GAL
	40	SYRINGA VULGARIS 'JOSEE' 6'H X 6'W Z3 PINK BLOOM LATE SPRING	JOSEE LILAC	3 GAL

EVERGREEN SHRUBS

	30	JUNIPERUS HORIZONTALIS 'HUGHES' 1.5'H X 6'W Z3	HUGHES JUNIPER	3 GAL
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ORNAMENTAL GRASSES

	86	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' 5'H X 3'W Z3	FEATHER REED GRASS	1 GAL
	20	ERAGROSIS SPECTABILIS 2'H X 2'W Z3 RED/PURPLE SPIKES JULY TO AUGUST	PURPLE LOVE GRASS	1 GAL

PERENNIALS

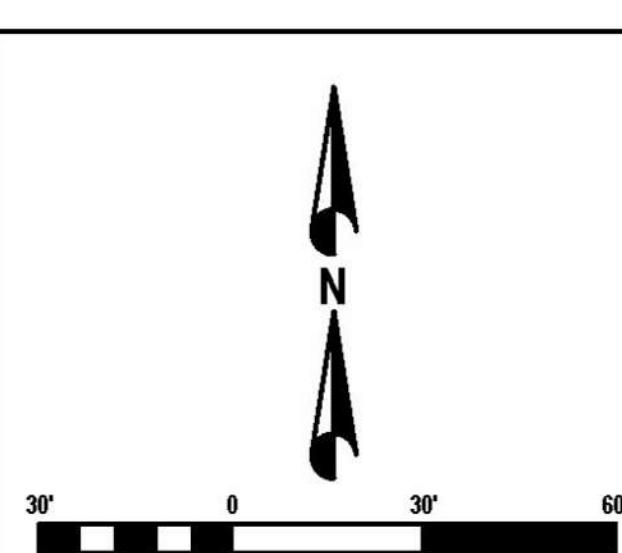
	74	ALLIUM X 'GLADIATOR' 4'H X 2'W Z4 PURPLE BLOOM LATE SPRING EARLY SUMMER	GIANT ALLIUM	1 GAL
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PERENNIALS/GROUNDCOVERS

	65	THYMUS PRAECOX ARCTICUS 'COCINEUS' 2'H X 18'W Z2 RED BLOOM SUMMER	RED CREEPING THYME	1 GAL
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GROUND COVERS

	65,388 SF	2"-4" CALICO COBBLE ROCK WINEWITT PRO-5 WEED BARRIER	2"-4" CALICO COBBLE ROCK MULCH	
	33,024 SF	POA PRATENSIS	KENTUCKY BLUEGRASS SOD	



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LANDSCAPE PLAN - J

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DESIGN BY:MM DATE:15 JULY 2024
DRAWN BY:MM REV:00
SHEET LP3