



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

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

TABULATIONS

DEVELOPMENT AREA	6.92 AC
SENSITIVE LANDS	0.00 AC
NET DEVELOPMENT AREA	6.92 AC
MAX. DENSITY = 6 DU/AC =	6.92 x 6 = 41 UNITS
EXISTING ZONING	R3-6
COTTAGE UNITS (TWIN)	38 UNITS
PARKING SPACES	
NUMBER OF REQUIRED PARKING SPACES = 2.00 SPACES/DU = 76 SPACES	
NUMBER OF REQUIRED VISITOR SPACES = 0.25 SPACES/DU = 10 SPACES	
TOTAL REQUIRED PARKING	86
NUMBER OF PROPOSED SPACES	
COTTAGE UNITS (2 CAR GARAGES)	76
GUEST PARKING	12
AMENITIES PARKING (CAT E)	3
TOTAL PROVIDED PARKING	91

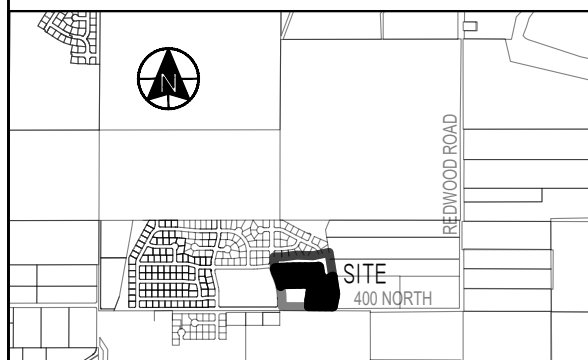
DATA TABLE

1) TOTAL DEVELOPMENT:	301,307 SF	6.92 AC (100%)
2) # OF FOOTPRINT LOTS	38	
3) TOTAL FOOTPRINT AREA	84,632 SF	1.94 AC (28%)
4) TOTAL ROW AREA (PUBLIC)	57,255 SF	1.31 AC (19%)
5) TOTAL SENSITIVE LANDS	0 SF	0.00 AC (0%)
6) NET DENSITY	5.49 DU/AC	
7) TOTAL OPEN SPACE	159,420 SF	3.65 AC (53%)
8) TOTAL IMPERVIOUS AREA	92,052 SF	2.11 AC (31%)
9) TOTAL LANDSCAPE AREA	152,000 SF	3.49 AC (50%)

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	KAWICH STREET PLAN & PROFILE
C8	330 WEST DRIVE PLAN & PROFILE
C9	SIGNAGE & STRIPING PLAN
C10	PARKING LOT LIGHTING PLAN
LP2-LP3	LANDSCAPE PLANS
IP2-IP3	IRRIGATION PLANS
DI-D6	CONSTRUCTION DETAIL SHEETS

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



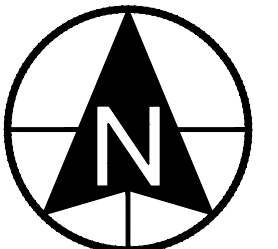
DEVELOPMENT

SIERRA
ESTATES
PHASE 3
PLAT J

DEVELOPER



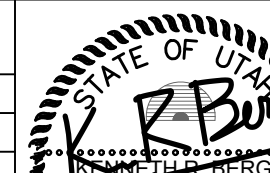
11038 N. Highland Blvd Suite 100
Highland, UT 84003
(801) 642-0119



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





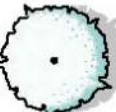















DESCRIPTION

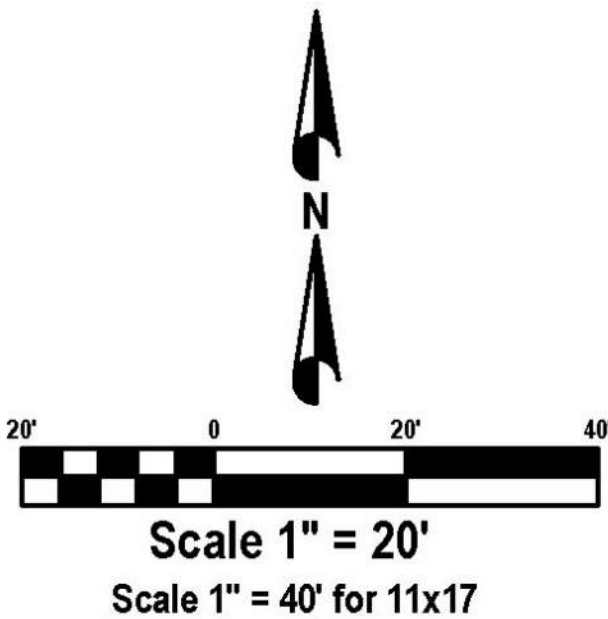
PLAT "J"
FINAL
PLANS

SHEET NAME	SHEET NUMBER
COVER	C2



PLANT SCHEDULE PLAT J EAST

<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>SIZE</u>
<u>DECIDUOUS TREES</u>						
	4	ACER PALMATUM 25H X 15W Z5 RED, ORANGE, YELLOW FALL COLOR	JAPANESE MAPLE	B&B	2"	CAL
	8	GINKGO BILOBA 'AUTUMN GOLD' TM 50H X 30W Z3 GOLD FALL COLOR	MAIDENHAIR TREE	B&B	2"	CAL
	5	TILIA CORDATA 40H X 30W Z4	LITTLELEAF LINDEN	B&B	2"	CAL
<u>EVERGREEN TREES</u>						
	2	PICEA PUNGENS 60H X 30W Z2	COLORADO SPRUCE	B&B		6"
	8	PICEA PUNGENS GLAUCA 'BAKERI' 30H X 18W Z3	BAKERI BLUE SPRUCE	B&B		6"
		PINUS NIGRA 60H X 40W Z4	AUSTRIAN PINE	B & B		6"
<u>SYMBOL</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>		
<u>DECIDUOUS SHRUBS</u>						
	52	CORNUS SANGUINEA 'ARCTIC FIRE' TM 5'H X 5'W Z2 WHITE BLOOM LATE SPRING	ARCTIC FIRE DOGWOOD	5 GAL		
	10	RHAMNUS FRANGULA 'FINE LINE' 7'H X 3'W Z2	FINE LINE BUCHTHORN	5 GAL		
	37	SORBARIA SORBIFOLIA 10'H X 10'W Z2 WHITE BLOOM JUNE TO JULY	ASH LEAF SPIREA	3 GAL		
	39	SYRINGA VULGARIS 'JOSEE' 6'H X 6'W Z3 PINK BLOOM LATE SPRING	JOSEE LILAC	3 GAL		
<u>EVERGREEN SHRUBS</u>						
	9	JUNIPERUS HORIZONTALIS 'HUGHES' 1.5'H X 6'W Z3	HUGHES JUNIPER	3 GAL		
<u>ORNAMENTAL GRASSES</u>						
	61	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' 5'H X 3'W Z3	FEATHER REED GRASS	1 GAL		
	23	ERAGROSTIS SPECTABILIS 2'H X 2'W Z5 RED/PURPLE SPIKES JULY TO AUGUST	PURPLE LOVE GRASS	1 GAL		
<u>PERENNIALS</u>						
	33	ALLIUM X 'GLADIATOR' 4'H X 2'W Z4 PURPLE BLOOM LATE SPRING EARLY SUMMER	GIANT ALLIUM	1 GAL		
<u>PERENNIALS/GROUNDCOVERS</u>						
	30	THYMUS PRAECOX ARCTICUS 'COCCINEUS' 2'H X 18"W Z2 RED BLOOM SUMMER	RED CREEPING THYME	1 GAL		
<u>GROUND COVERS</u>						
	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		
<u>MULCH</u>						
	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		



THIS DOCUMENT IS RELEASED FOR REVIEW ONLY. IT IS NOT 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

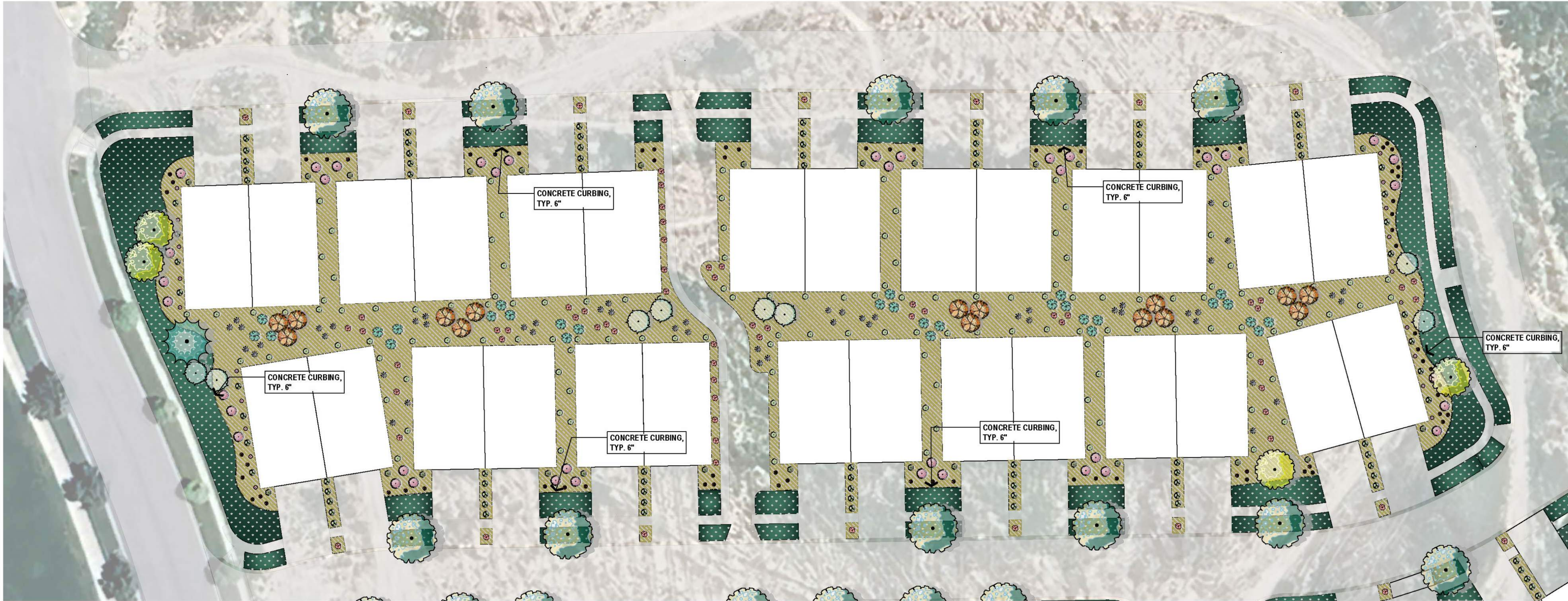
LANDSCAPE PLAN- PLAT J

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

DESIGN BY:MM
DRAWN BY:MM

DATE:15 JULY 2024
REV: 00

SHEET
LP2



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 (93%)

- 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 Z5 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'

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT
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DECIDUOUS SHRUBS

	131	CORNUS SANGUINEA 'ARCTIC FIRE' TM 5'H X 5'W Z2 WHITE BLOOM LATE SPRING	ARCTIC FIRE DOGWOOD	5 GAL
	28	RHAMNUS FRANGULA '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	ERAGROSTIS SPECTABILIS 2'H X 2'W Z5 RED/PURPLE SPIKES JULY TO AUGUST	PURPLE LOVE GRASS	1 GAL



PERENNIALS

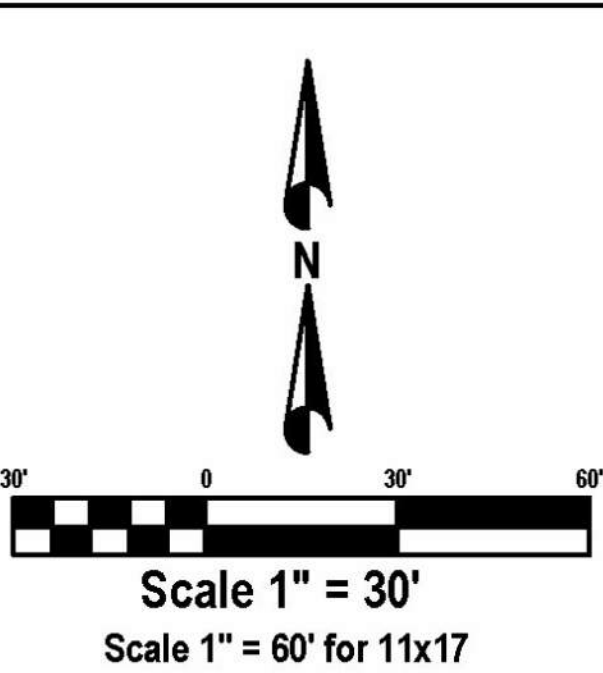
	74	ALLIUM X 'GLADIATOR' 4'H X 2'W Z4 PURPLE BLOOM LATE SPRING EARLY SUMMER	GIANT ALLIUM	1 GAL
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PERENNIALS/GROUNDCOVERS

	65	THYMUS PRAECOX ARCTICUS 'COCCINEUS' 2'H X 18'W Z2 RED BLOOM SUMMER	RED CREEPING THYME	1 GAL
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GROUNDCOVERS

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



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LANDSCAPE PLAN - J



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