



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

TABULATIONS

DEVELOPMENT AREA	3.04 AC
SENSITIVE LANDS	0.00 AC
NET DEVELOPMENT AREA	3.04 AC
MAX. DENSITY = 6 DU/AC =	3.04 x 6 = 18 UNITS
EXISTING ZONING	R3-6
ASSISTED LIVING BUILDING	1 TOTAL
# OF INDIVIDUALS	105 PERSONS
PARKING SPACES - BASED UPON 2023 SIERRA ESTATES TIS	
NUMBER OF PM PEAK HOUR TRIPS (ITE 254 - ASSISTED LIVING)	89 BEDS = 51 SPACES
PROVIDED PARKING	
FRONT AREA	
4 ADA + 25 STANDARD =	29 SPACES (50%)
REAR AREA	
29 STANDARD =	29 SPACES (48%)
TOTAL PARKING =	58 SPACES (100%)

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.

DATA TABLE

1) TOTAL DEVELOPMENT:	132,292 SF	3.04 AC (100%)
2) # LOTS	1	
3) TOTAL LOT AREA	132,292 SF	3.04 AC (100%)
4) TOTAL ROW AREA (PUBLIC)	0 SF	0.00 AC (0%)
5) TOTAL SENSITIVE LANDS	0 SF	0.00 AC (0%)
6) TOTAL OPEN SPACE	0 SF	0.00 AC (0%)
7) TOTAL BUILDABLE LAND	132,292 SF	3.04 AC (100%)
8) TOTAL LANDSCAPE AREA	57,118 SF	1.31 AC (43%)
9) TOTAL PARKING & DRIVEWAYS	38,768 SF	0.89 AC (29%)
10) BUILDING FOOTPRINT	36,406 SF	0.84 AC (28%)
11) TOTAL BUILDING SIZE (TWO STORY)	72,812 SF	
12) NET DENSITY	0.32 DU/AC	

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

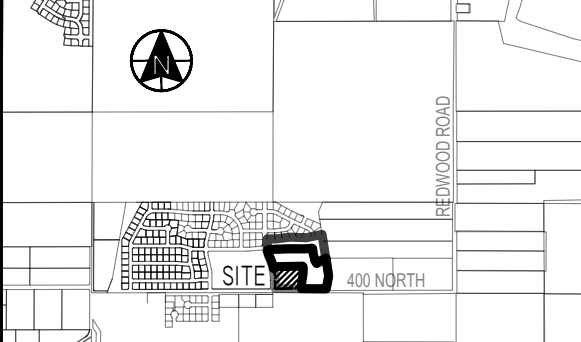
LEGEND

PROPERTY LINE
LOT LINE
LOT NUMBER
EASEMENT LINE

SHEET INDEX

C1	PLAT
C2	COVER SHEET
C3	OVERALL SITE PLAN
C4	DEMOLITION PLAN
C5	GRADING & DRAINAGE PLAN
C6	UTILITY PLAN
C7.1	STORM DRAIN PLAN & PROFILE
C7.2	STORM DRAIN PLAN & PROFILE
C8.1	SEWER GREASE TRAP PLAN & PROFILE
C9	SIGNAGE & STRIPING PLAN
D1-D6	CONSTRUCTION DETAIL SHEETS
E0.2	PHOTOMETRIC PLAN
LPI	LANDSCAPE PLAN
IPI	IRRIGATION PLAN

VICINITY SKETCH



SIERRA ESTATES PHASE 3 PLAT "K"

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



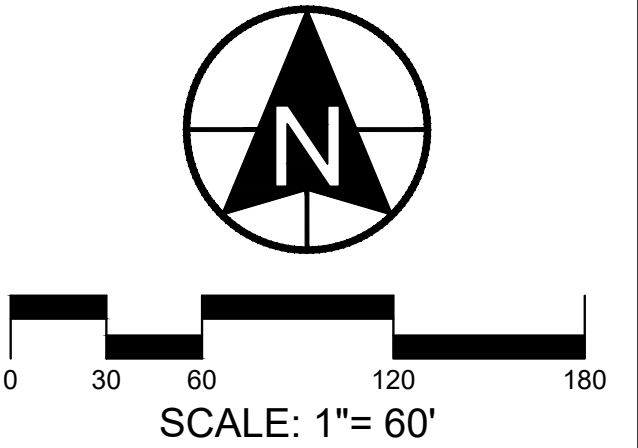
DEVELOPMENT

SIERRA
ESTATES
PHASE 3
PLAT K

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		09/17/2024	

PROJECT

SIERRA
ESTATES
PHASE 3

DESCRIPTION

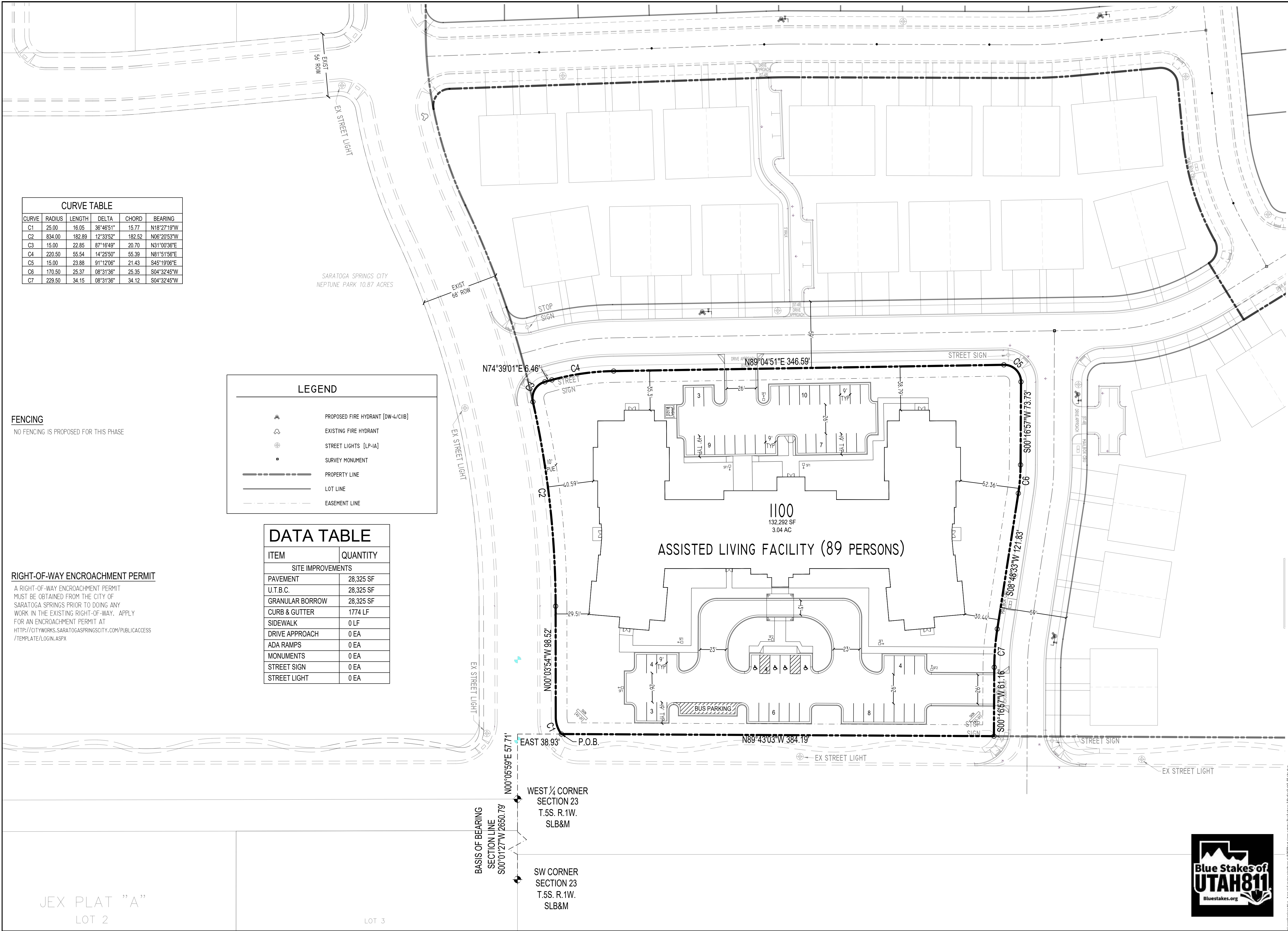
PLAT "K"
FINAL
PLANS

SHEET NAME

COVER

SHEET NUMBER

C2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	25.00	16.05	36°46'51"	15.77	N18°27'19"W
C2	834.00	182.89	12°33'52"	182.52	N06°20'53"W
C3	15.00	22.85	87°16'49"	20.70	N31°00'36"E
C4	220.50	55.54	14°25'50"	53.39	N81°51'56"E
C5	15.00	23.88	91°12'06"	21.43	S45°19'08"E
C6	170.50	25.37	08°31'36"	25.35	S04°32'45"W
C7	229.50	34.15	08°31'36"	34.12	S04°32'45"W

SARATOGA SPRINGS CITY
NEPTUNE PARK 10.87 ACRES

LEGEND

- PROPOSED FIRE HYDRANT [DW-4/C11B]
- EXISTING FIRE HYDRANT
- STREET LIGHTS [LP-1A]
- SURVEY MONUMENT
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE

DATA TABLE

ITEM	QUANTITY
SITE IMPROVEMENTS	
PAVEMENT	28,325 SF
U.T.B.C.	28,325 SF
GRANULAR BORROW	28,325 SF
CURB & GUTTER	1774 LF
SIDEWALK	0 LF
DRIVE APPROACH	0 EA
ADA RAMP	0 EA
MONUMENTS	0 EA
STREET SIGN	0 EA
STREET LIGHT	0 EA

FENCING
NO FENCING IS PROPOSED FOR THIS PHASE

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)

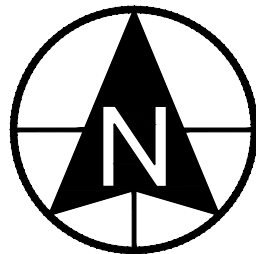
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT K

DEVELOPER



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



0 20 40 80 120
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			

ACTION	DATE
FINAL PLAN	09/17/2024

PROJECT

SIERRA ESTATES PHASE 3

DESCRIPTION

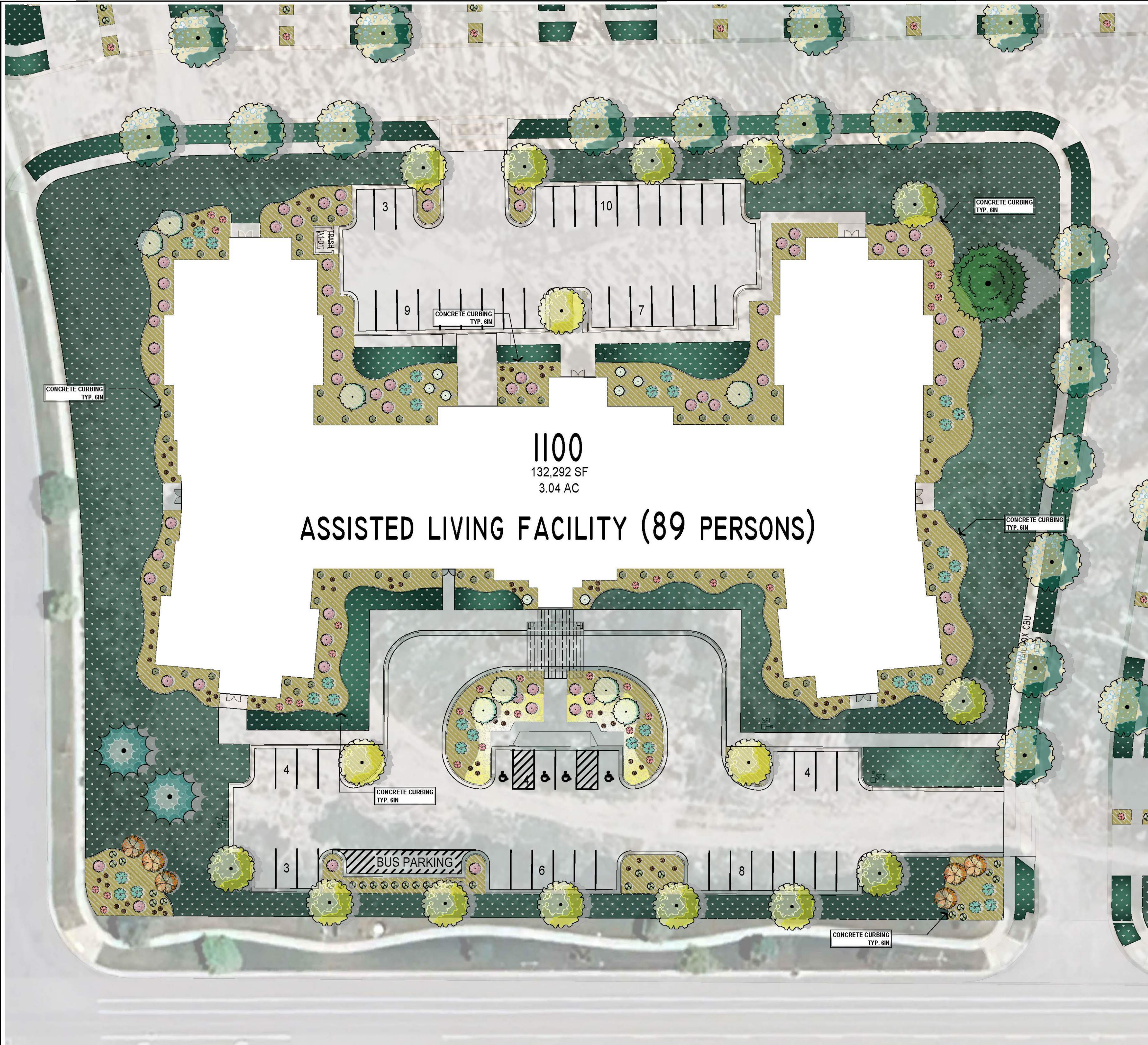
PLAT "K"
FINAL
PLANS

SHEET NAME SHEET NUMBER

SITE

C3







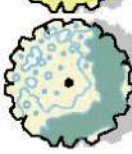













LANDSCAPE DATA TABLE:

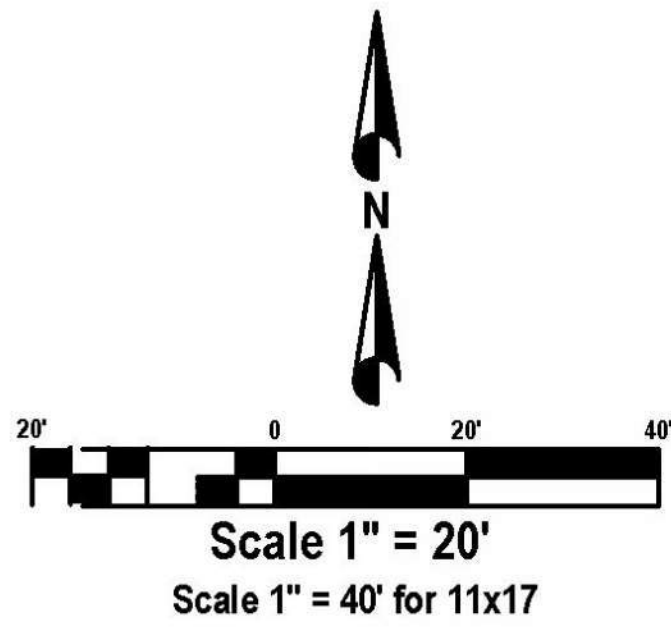
LANDSCAPE REQUIREMENTS PER SECTION 19.06 OF SARATOGA SPRINGS CODE:
ALL DECIDUOUS TREES TO BE TWO (2) INCH CALIPER MINIMUM
ALL EVERGREEN TREES TO BE SIX (6) FEET IN HEIGHT MINIMUM
AT LEAST 50% OF THE LANDSCAPED AREA SHALL BE COVERED WITH LIVE VEGETATION AT MATURITY, INCLUDING SHRUBS, GRASSES, FLOWERS, TREE AND SHRUB CANOPIES AND OTHER LIVE VEGETATION.

REQUIRED DECIDUOUS TREES	21
PROPOSED DECIDUOUS TREES	22
REQUIRED EVERGREEN TREES	19
PROPOSED EVERGREEN TREES	19
REQUIRED SHRUBS	39
PROPOSED SHRUBS	308
REQUIRED SHRUBS TO BE IN 5 GALLON CONTAINERS	25% MIN. (77)
PROPOSED SHRUBS TO BE IN 5 GALLON CONTAINERS	96
TURF NOT TO EXCEED 70% OF LANDSCAPED AREAS	43,401 SF (70%)
TURF AREA PROPOSED	42,496 SF (69%)
50% OF TREES AND SHRUBS TO BE DROUGHT TOLERANT SPECIES	7 (50%)
PROPOSED DROUGHT TOLERANT SPECIES VEGETATION	12 (92%)



PLANT SCHEDULE PLAT K

<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>						
	6	ACER PALMATUM 25'H X 15'W Z3 RED, ORANGE, YELLOW FALL COLOR	JAPANESE MAPLE	B&B	2"	CAL
	16	GINKGO BILOBA 'AUTUMN GOLD' TM 50'H X 30'W Z3 GOLD FALL COLOR	MAIDENHAIR TREE	B&B	2"	CAL
	8	TILIA CORDATA 40'H X 30'W Z4	LITTLELEAF LINDEN	B&B	2"	CAL
<u>EVERGREEN TREES</u>						
	8	PICEA GLAUCA PENDULA 20-30'H X 6-10' W Z2	WEEPING WHITE SPRUCE	B & B		6'
	2	PICEA PUNGENS 60'H X 30'W Z2	COLORADO SPRUCE	B&B		6'
	8	PICEA PUNGENS GLAUCA 'BAKERI' 30'H X 15'W Z3	BAKERI BLUE SPRUCE	B&B		6'
		PINUS NIGRA 60'H X 40'W 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>						
	63	RHAMNUS FRANGULA 'FINE LINE' 7'H X 3'W Z2	FINE LINE BUCHTHORN	5 GAL		
	68	SYRINGA VULGARIS 'JOSEE' 6'H X 6'W Z3 PINK BLOOM LATE SPRING	JOSEE LILAC	3 GAL		
<u>EVERGREEN SHRUBS</u>						
	33	JUNIPERUS HORIZONTALIS 'HUGHES' 1.5'H X 6'W Z3	HUGHES JUNIPER	3 GAL		
<u>ORNAMENTAL GRASSES</u>						
	31	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' 5'H X 3'W Z3	FEATHER REED GRASS	1 GAL		
<u>PERENNIALS</u>						
	83	ALLIUM X 'GLADIATOR' 4'H X 2'W Z4 PURPLE BLOOM LATE SPRING EARLY SUMMER	GIANT ALLIUM	1 GAL		
<u>PERENNIALS/GROUNDCOVERS</u>						
	32	THYMUS PRAECOX ARCTICUS 'COCINEUS' 2'H X 18'W Z2 RED BLOOM SUMMER	RED CREEPING THYME	1 GAL		
<u>GROUND COVERS</u>						
	37,138 SF	2"-4" CALICO COBBLE ROCK WIDEWITT PRO-5 WEED BARRIER	2"-4" CALICO COBBLE ROCK	MULCH		
	50,729 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD		
<u>MULCH</u>						
	2,220 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 K

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
LP1