



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

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 MEETIESA FULL-CUTOFF CRITERIA
8. NO SLOPES GREATER THAN 30% ON-SITE. NO WETLANDS ON-SITE.
9. NO FLOOD PLAINS ON-SITE.

DATA TABLE

I) 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 (42%)
9) TOTAL PARKING & DRIVEWAYS	38,768 SF	0.89 AC (29%)
10) BUILDING FOOTPRINT	36,406 SF	0.84 AC (28%)
II) TOTAL BUILDING SIZE (TWO STORY)	72,812 SF	
III) 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
(DENNIS PATTEN) TELEPHONE: QWEST (DARREN KELLER) (801) 356-6975
CABLE: COMCAST (HEIDI HAWKEY) (801) 401-3023
GAS: QUESTAR (GAYLAN SORENSEN) (801) 370-6577

LEGEND

PROPERTY LINE

LOT LINE

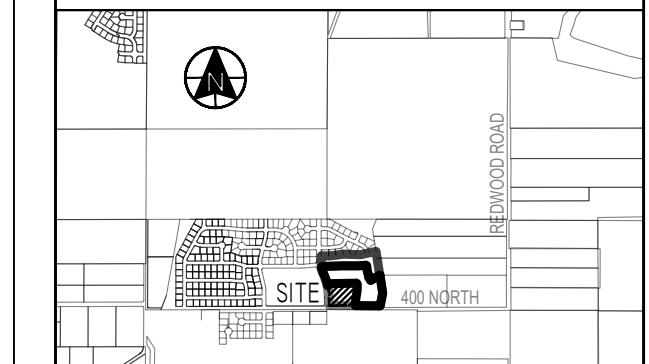
LOT NUMBER

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
L1	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

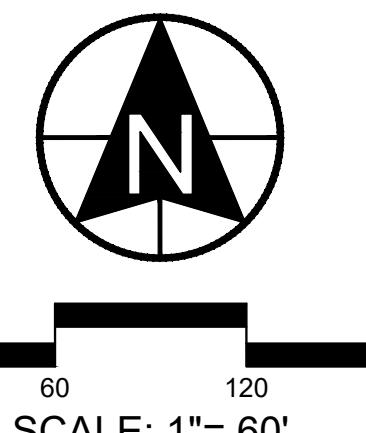
DEVELOPMENT

SIERRA ESTATES PHASE 3 PLAT K

DEVELOPER



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



SCALE: 1" = 60'



1018 N DENT CREST LANE
Highland, UT 84003
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

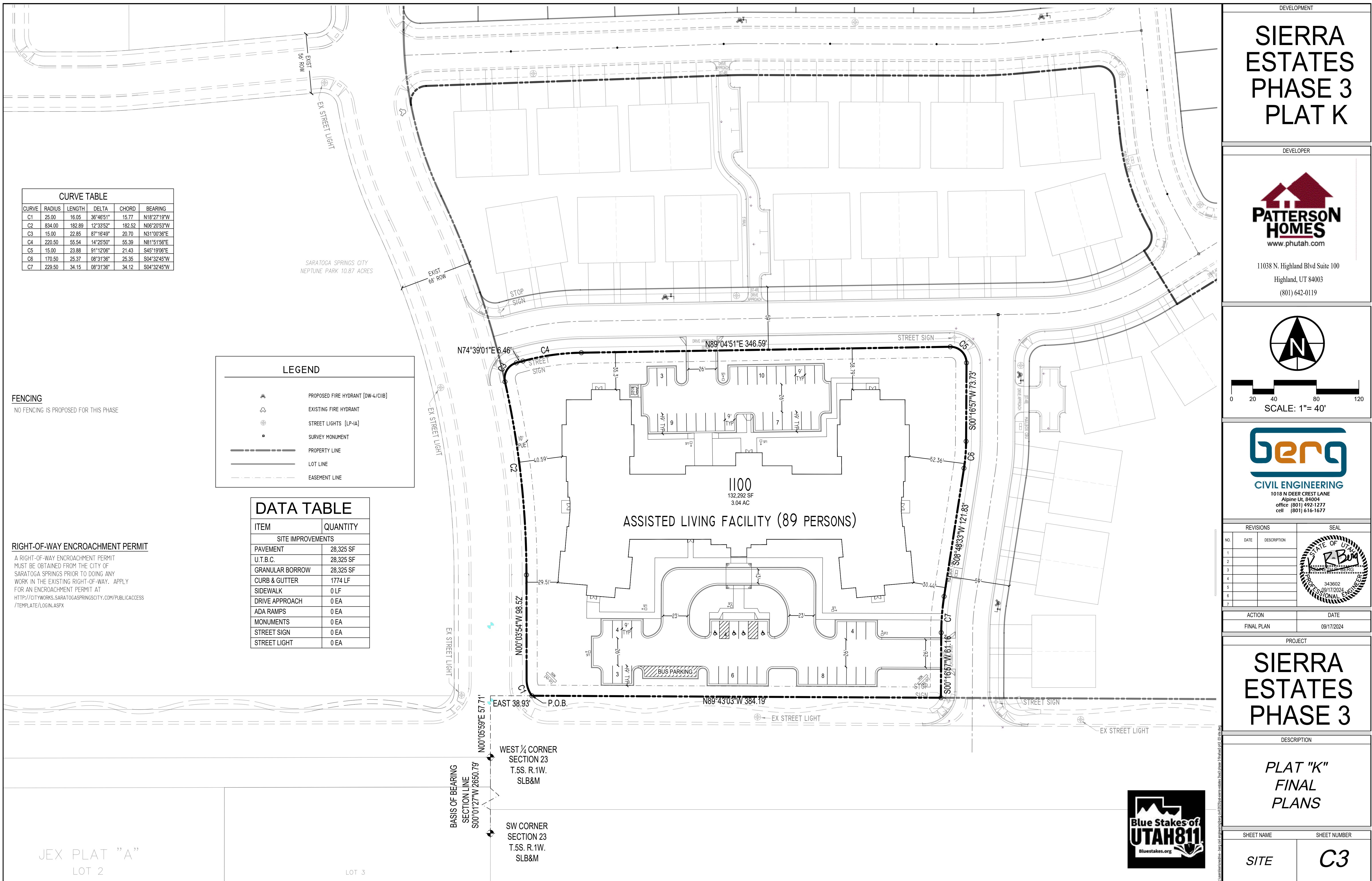
SIERRA ESTATES PHASE 3

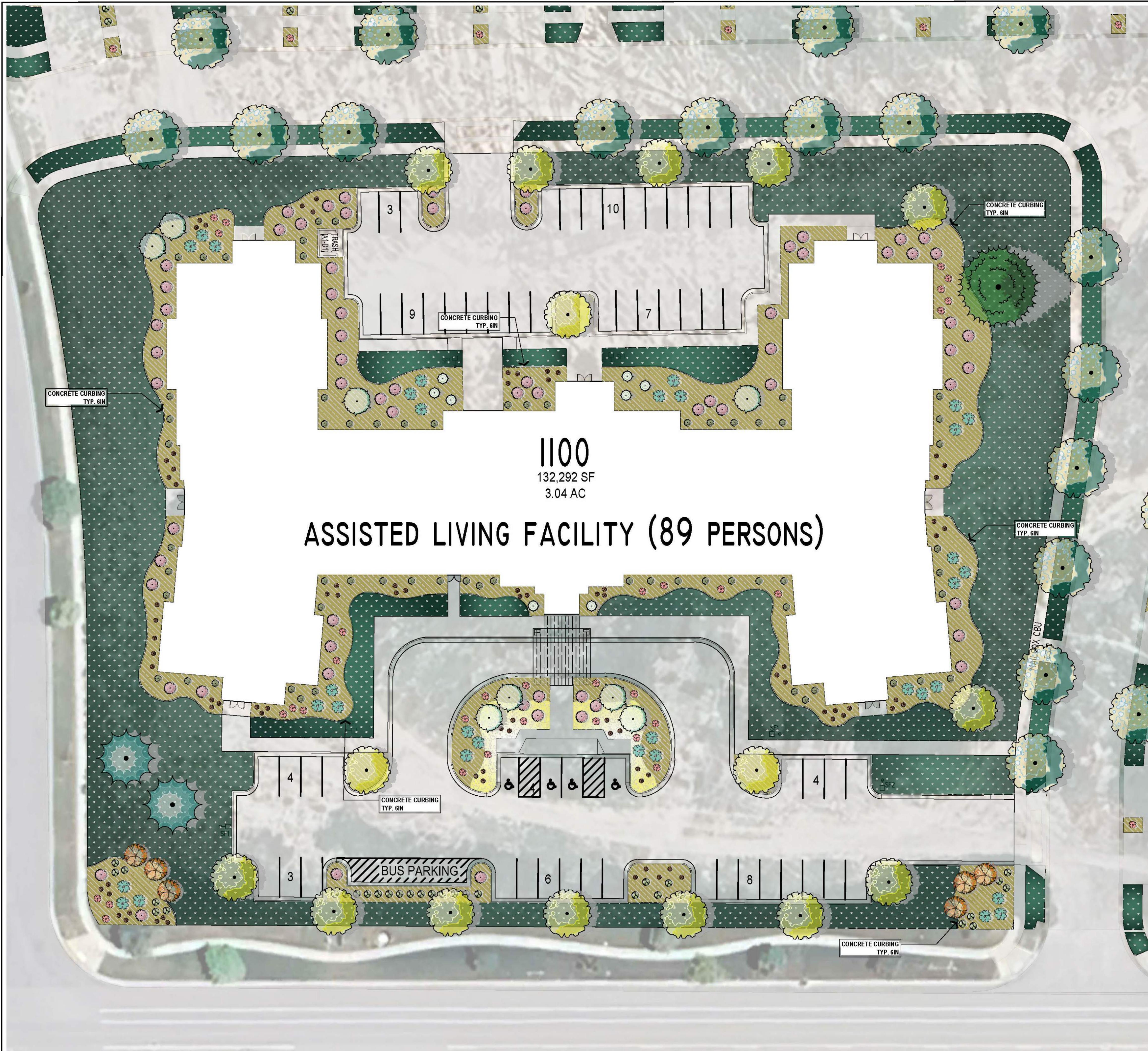
DESCRIPTION

PLAT "K" FINAL PLANS

SHEET NAME SHEET NUMBER

COVER C2





LANDSCAPE DATA TABLE:

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 10% 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	12 (92%)
VEGETATION.	VEGETATION.



PLANT SCHEDULE PLAT K

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
DECIDUOUS TREES						
	6	ACER PALMatum	JAPANESE MAPLE	B&B	2" CAL	
	16	GINKGO BILoba 'AUTUMN GOLD' TM	MAIDENHAIR TREE	B&B	2" CAL	
	8	TILIA CORDATA	LITTLELEAF LINDEN	B&B	2" CAL	
EVERGREEN TREES						
	8	PICEA GLAUCA PENDULA	WEEPING WHITE SPRUCE	B & B	6"	
	2	PICEA PUNGENS	COLORADO SPRUCE	B&B	6"	
	8	PICEA PUNGENS GLAUCA 'BAKERI'	BAKERI BLUE SPRUCE	B&B	6"	
	1	PINUS NIGRA	AUSTRIAN PINE	B & B	6"	
SYMBOL QTY BOTANICAL NAME COMMON NAME CONT						
DECIDUOUS SHRUBS						
	63	RHAMNUS FRANGULA 'FINE LINE'	FINE LINE BUCHTHORN	5 GAL		
	68	SYRINGA VULGARIS 'JOSEE'	JOSEE LILAC	3 GAL		
EVERGREEN SHRUBS						
	33	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES JUNIPER	3 GAL		
ORNAMENTAL GRASSES						
	31	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL		
PERENNIALS						
	83	ALLIUM X GLADIATOR'	GIANT ALLIUM	1 GAL		
PERENNIALS/GROUNDCOVERS						
	32	THYMUS PRAECOX ARCTICUS 'COCCINEUS'	RED CREEPING THYME	1 GAL		
GROUND COVERS						
2"-4" CALICO COBBLE ROCK	37,138 SF	2"-4" CALICO COBBLE ROCK	MULCH			
W/DEWITT PRO-5 WEED BARRIER						
POA PRATENSIS	50,729 SF	KENTUCKY BLUEGRASS	SOD			
MULCH						
2"-4" COBBLE ROCK W/DEWITT PRO-5 WEED BARRIER	2,220 SF	WASHED LANDSCAPE ROCK	MULCH			
PATTERSON HOMES						
SIERRA ESTATES PHASE 3, SARATOGA SPRINGS						
LANDSCAPE PLAN - PLAT K						
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						
380 E Main St, Suite 204						
Midway, Ut 84049 ph. (801) 723-2000						
DESIGN BY:MM DATE:15 JULY 2024 SHEET						
DRAWN BY:MM REV:00 LP1						

Scale 1" = 20'
Scale 1" = 40' for 11x17

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BRYAN M. NICHOLAS P.L.A.

SERIAL NO. 12902936-5301

DATE: 15 JULY 2024