WANDER PLAT D1

Residential Development

SARATOGA SPRINGS, Utah

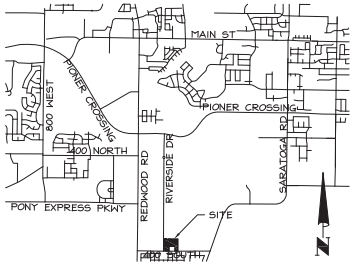
CONSTRUCTION PLANS

FEBRUARY 10, 2020

LEGEND:

- EXIST. WATER CAP
- EXIST. COMBO AIR VALVE (CAV)
- EXISTING BLOW OFF VALVE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WATER LINE AND LATERAL
- EXIST. WATER METER
- EXIST. IRRIGATION LINE
- PROPOSED IRRIGATION METER
- EXISTING SEWER M.H. TAG
- EXIST. SEWER CLEANOUT
- EXIST. 4'ø SEWER M.H.
- EXIST. 5'ø SEWER M.H.
- EXIST. 6'ø SEWER M.H.
- EXIST. SEWER LINE AND LATERAL
- STORM DRAIN BOX TAG
- EXISTING LOT DRAINAGE EASEMENT
- EXIST. CATCH BASIN
- EXIST. CLEANOUT BOX
- EXIST. COMBO. BOX
- EXIST. STORM DRAIN LINE
- EXIST. MAIL BOX PAD
- EXIST. SIGNAGE
- EXIST. STREET LIGHT
- EXIST. SIDEWALK
- EXIST. CURB & GUTTER
- EXIST. LOT LINE
- PROPOSED WATER CAP
- PROPOSED COMBO AIR VALVE (CAV)
- PROPOSED BLOW OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER LINE AND LATERAL
- PROPOSED WATER METER
- PROPOSED IRRIGATION LINE
- PROPOSED IRRIGATION METER
- PROPOSED SEWER M.H. TAG
- PROPOSED SEWER CLEANOUT
- PROPOSED 4'ø SEWER M.H.
- PROPOSED 5'ø SEWER M.H.
- PROPOSED 6'ø SEWER M.H.
- PROPOSED SEWER LINE AND LATERAL
- STORM DRAIN BOX TAG
- TYPICAL 5' LOT DRAINAGE EASEMENT
- PROPOSED CATCH BASIN
- PROPOSED ALLEY CATCH BASIN
- PROPOSED 5'ø CLEANOUT BOX
- PROPOSED 6'ø CLEANOUT BOX
- PROPOSED COMBO. BOX
- PROPOSED STORM DRAIN LINE
- PROPOSED ENERGY DISSIPATER
- PROPOSED RIP-RAP PAD
- PROPOSED SIGNAGE
- PROPOSED STREET LIGHT
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- PROPOSED LOT LINE
- PROPOSED ALLEY DIRECTIONAL ARROW (SYMBOL NOT TO BE PAINTED)
- PROPOSED FLARED END
- INSTALL HANDICAP RAMP PER APWA PLAN 235
- NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS

NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.

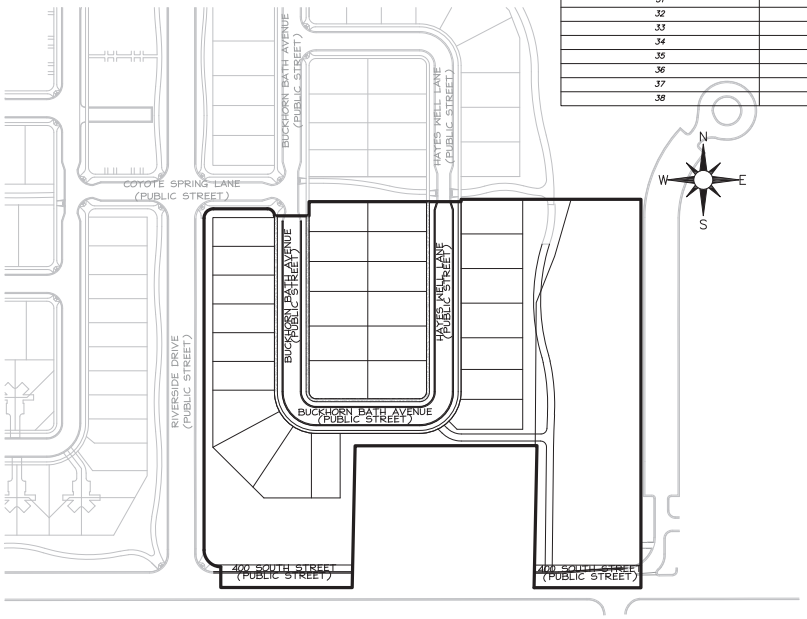


VICINITY MAP

PLAT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	9.456	411,896	100%		
BUILDABLE LAND	3.871	168,627	40.9%		
OPEN SPACE	3.965	172,725	41.9%		OPEN SPACE PARCELS AS SHOWN ON PLAT
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	1.619	70,544	17.2%		
LANDSCAPING AREA	0.339	14,800			ROW PARKSTRIP
IMPERVIOUS AREA	1.113	48,494			ROADWAY HARDSCAPE, MAINTENANCE ROAD AND TRAIL
LOTS				29	
NET DENSITY DWELLINGS PER ACRE				3.07	

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	TC01	COVER SHEET
02	KM01	KEY MAP
03	GN01	GENERAL NOTES
04	GN02	ROAD SECTIONS
05	EX01	EXISTING SITE PLAN
06	SP01	OVERALL SITE PLAN
07	GR01	GRADING & DRAINAGE PLAN
08	GR02	PRECISE GRADING PLAN
09	UT01	OVERALL UTILITY PLAN
10	PP01	PLAN AND PROFILE – HAYES WELL LANE & BUCKHORN BATH AVENUE
11	PP02	PLAN AND PROFILE – BUCKHORN BATH AVENUE & 400 SOUTH
12	PP03	PLAN AND PROFILE – OFFSITE SEWER
13	DT01	DETAILS
14	DT02	DETAILS
15	DT03	DETAILS
16	L1.00	OVERALL REFERENCE PLAN
17	L1.01	LANDSCAPE PLAN
18	L1.02	LANDSCAPE PLAN
19	L1.03	LANDSCAPE PLAN
20	L1.04	LANDSCAPE PLAN
21	L2.01	PLANTING NOTES, SCHEDULE, & DETAILS
22	L3.01	SITE DETAILS
23	L3.02	SITE DETAILS
24	L3.03	SITE DETAILS
25	L4.01	HOA IRRIGATION SYSTEM NOTES & DETAILS
26	L4.02	HOA IRRIGATION SYSTEM NOTES & DETAILS
27	L4.03	HOA IRRIGATION SYSTEM NOTES & DETAILS
28	L4.04	HOA IRRIGATION SYSTEM NOTES & DETAILS
29	L5.01	CITY IRRIGATION SYSTEM NOTES & DETAILS
30	L5.02	CITY IRRIGATION SYSTEM NOTES & DETAILS
31	L5.03	CITY IRRIGATION SYSTEM NOTES & DETAILS
32	L5.04	CITY IRRIGATION SYSTEM NOTES & DETAILS
33	L5.05	CITY IRRIGATION SYSTEM NOTES & DETAILS
34	L5.06	CITY IRRIGATION SYSTEM NOTES & DETAILS
35	L6.01	IRRIGATION PLAN
36	L6.02	IRRIGATION PLAN
37	L6.03	IRRIGATION PLAN
38	L6.04	IRRIGATION PLAN



Saratoga Springs General Notes

i. Contractor shall field verify location and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.

ii contractor shall field verify location and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.

iii. All construction shall comply with the Standard Technical Specifications and Drawings for the City Of Saratoga Springs, Utah.

iv. Existing Utilities have been noted to the best of Engineers knowledge, 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

v. Post-acceptance alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.

vi. 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.

vii. All exterior lighting shall meet IESNA full-cutoff criteria.

CONTACTS

Developer / Owner
Oakwood Homes
206 E. Winchester Street
Murray, UT 84107

Engineer
Perigee Consulting – Jed Atherley, PE
(801) 590-0011 jed@perigeecsl.com
9089 1300 West #90
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5017

Rocky Mountain Power
Customer Service
1-877-370-7070

Saratoga Springs City Engineering Department
City Engineer – Gordon Miner, PE
gminer@saratogaspringscity.com
(801) 766-6506

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gminer@saratogaspringscity.com
(801) 766-6506

Saratoga Springs City Planning Department
Planning Director – David Street
DStreet@saratogaspringscity.com
(801) 766-6782

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9089 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UT 84088
TELEPHONE: 801.590.0011
WWW.PERIGEECSL.COM

REGISTERED PROFESSIONAL ENGINEER No. 8035135-2202 DANIEL CALVIN GOODMAN 02/10/2020 STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DRAWN BY: D
CHECKED BY: SKS
DESIGN BY: JTA
SUBMITTED BY:
FILE NAME: N:\2000P Jordan Promenade Oakwood Homes\Cadd\P\Plat D1\P-TC01.dwg
SIZE: 24x36
PLOT SCALE: 1:1
DATE: JAN. 2020
SUBTITLE/REMARKS:
CONTRACT NO.: C0697
PLOT DATE: 2/10/2020
PLOT TIME: 3:58:19 PM
REV:

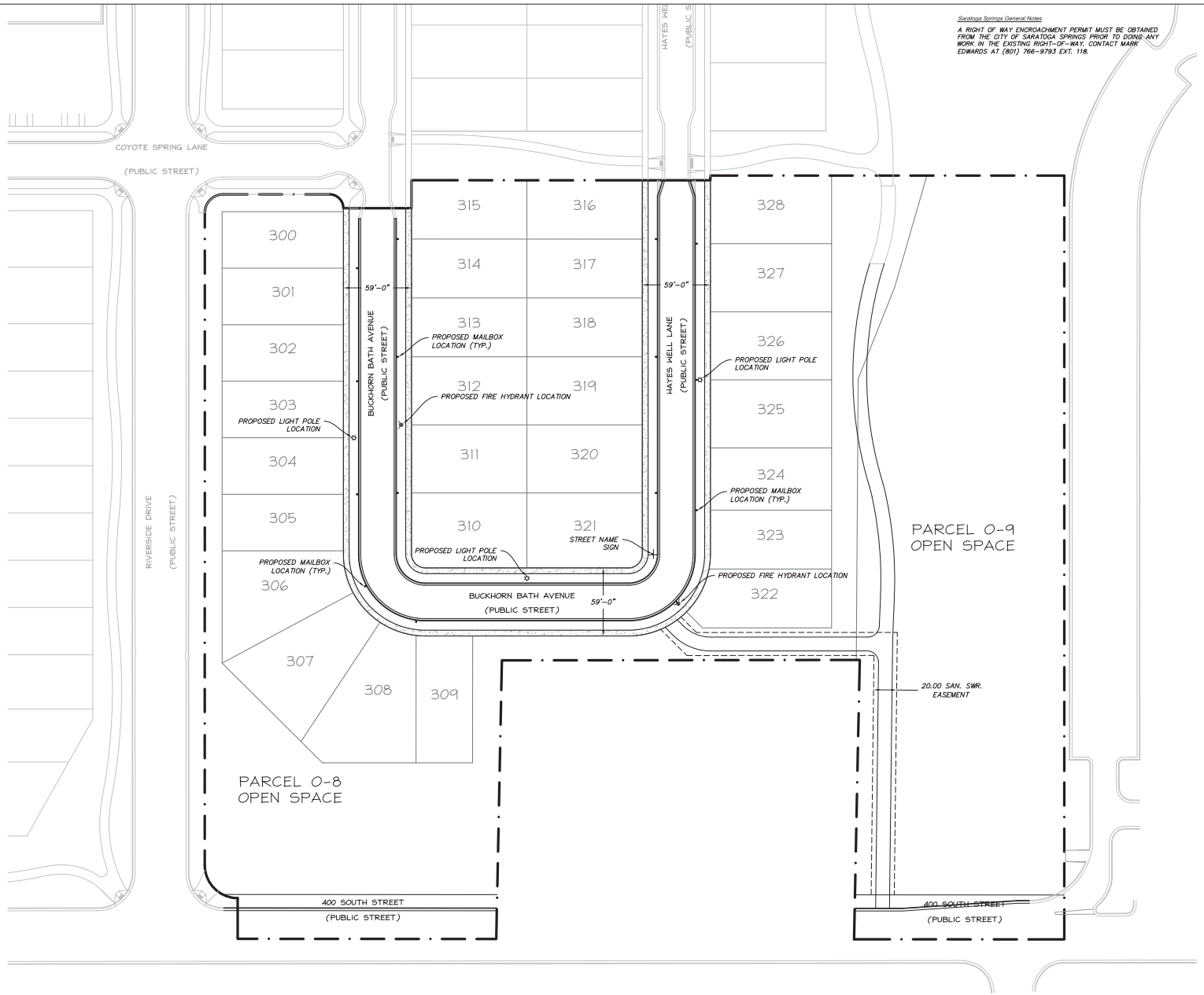
WANDER PHASE D1 COVER SHEET

SHEET NUMBER 01 OF 15 SHEETS

DRAWING NAME TC01

CALL BEFORE YOU DIG! BLUE STAKES 1-800-662-4111

2/10/2020 3:58:19 PM



Saratoga Springs General Notes

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. CONTACT MARK EDWARDS AT (801) 766-9793 EXT. 118.

N
W E
S

0 40 80 Feet

BUCKHORN BATH AVENUE	QTY
ROADWAY PAVEMENT (SQFT)	17,318
UNTREATED BASE COURSE (SQFT)	17,318
GRANULAR BORROW (SQFT)	17,318
CURB (LNFT)	1,843
MONUMENTS (EACH)	1

HAYES WELL LANE	QTY
ROADWAY PAVEMENT (SQFT)	9,333
UNTREATED BASE COURSE (SQFT)	9,333
GRANULAR BORROW (SQFT)	9,333
CURB (LNFT)	650
MONUMENTS (EACH)	1

QUANTITIES PROVIDED AS AN ESTIMATE ONLY. CONTRACTOR TO VERIFY QUANTITIES AT BID.

PERIGEE CONSULTING
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9089 SOUTH 1300 WEST, SUITE 200
SANDY, UT 84070 TEL: 801.566.5599 FAX:
WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

REGISTERED PROFESSIONAL ENGINEER No. 8035135-2202 DANIEL CALVIN GOODWIN 02/10/2020 STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

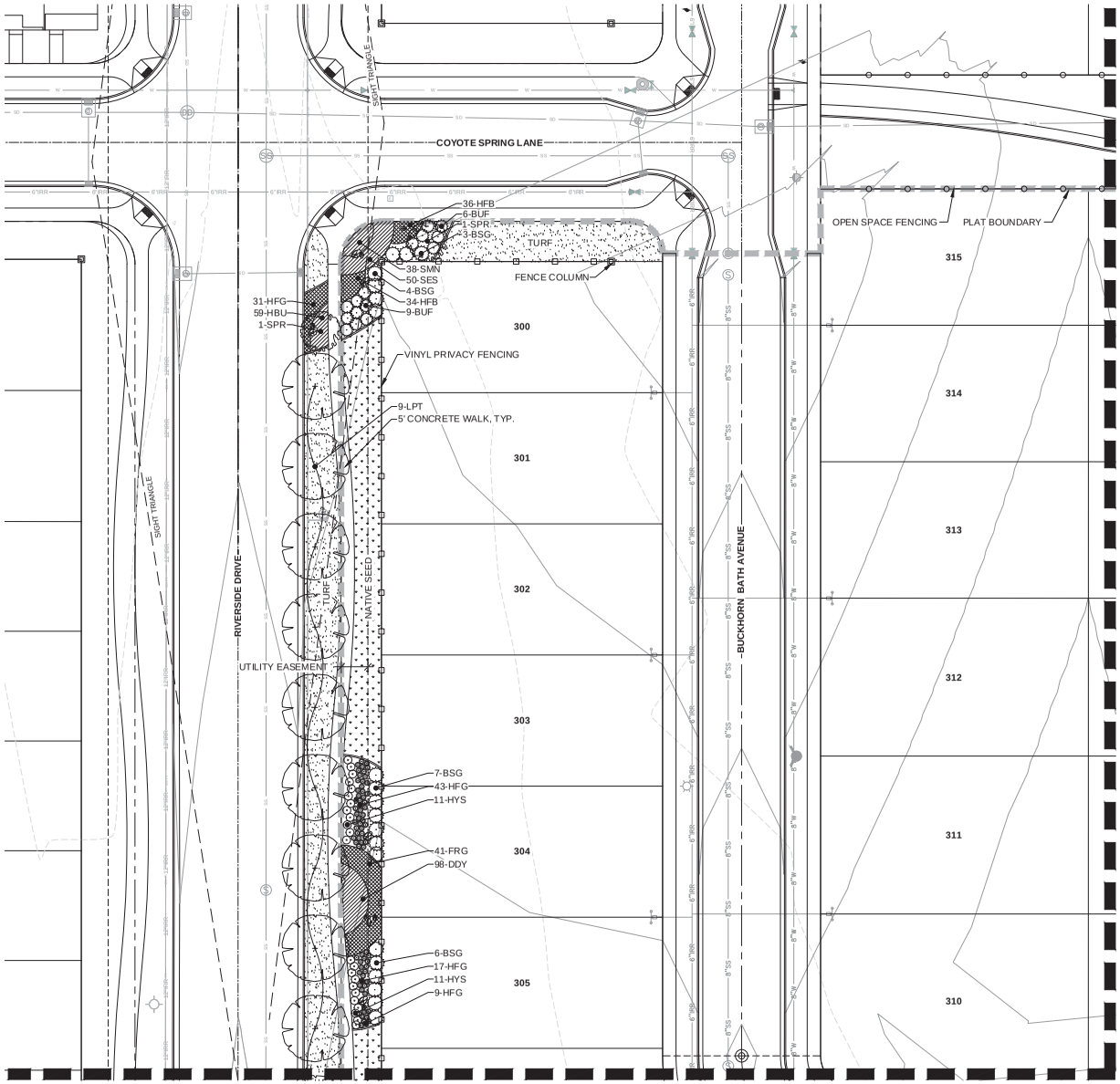
DATE: JAN. 2020 REV:
SOLEPTIONS#:
CONTRACT #: 00697
DRAWN BY: SKS DSG BY: JTA
SUBMITTED BY: D
FILE NAME: N:\2000P Jordan Promenade Odessad Homes\Cadd\P\Plat 01\01.DWG
PLOT DATE: 2/10/2020 3:59:50 PM
SIZE: ANSI D
PLOTTED BY:

WANDER
PHASE D1
OVERALL SITE PLAN

SHEET NUMBER
06
OF 15 SHEETS
DRAWING NAME
SP01

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

2/10/2020 3:59:50 PM



LEGEND

- PLAT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE (C.L.)
- EASEMENT
- PROPOSED CONTOURS
- VINYL PRIVACY FENCING
- OPEN SPACE FENCING
- CONCRETE EDGER
- SIGHT TRIANGLE
- MAINTENANCE BOUNDARY
- TURF
- NATIVE SEED
- CRUSHER FINES
- POURED IN PLACE RUBBER FALL MATERIAL
- BOULDER
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- MULTI-STEM ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

NOTES:

1. ALL STREET TREES LOCATED WITHIN SIGHT TRIANGLES SHALL BE CLEAR TO 8' FROM THE GROUND TO THE BASE OF THE CANOPY AT MATURITY, AS PER SECTION 19.06.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
2. PERENNIALS AND ORNAMENTAL GRASSES SHALL BE PLANTED IN A RECTANGULAR GRID PLANTING TO MATCH SHRUB PLANTING LAYOUT AT ALL MONUMENT SIGN AND SEAT WALL LOCATIONS. PLANTINGS WITHIN THE STREET LAWN SHALL BE A TRIANGULAR GRID, SEE DETAIL A/L2.01.
3. TREE & TREE LAWN MAINTENANCE IN PARK STRIP ADJACENT TO LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

Know what's below. Call before you dig.

ARCHITECT / PLANNER

LAI DESIGN GROUP
88 Inverness Circle East,
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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT D1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	19.107.2
DRAWN BY:	LR, TH
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	02/03/20

SHEET NUMBER

L1.01

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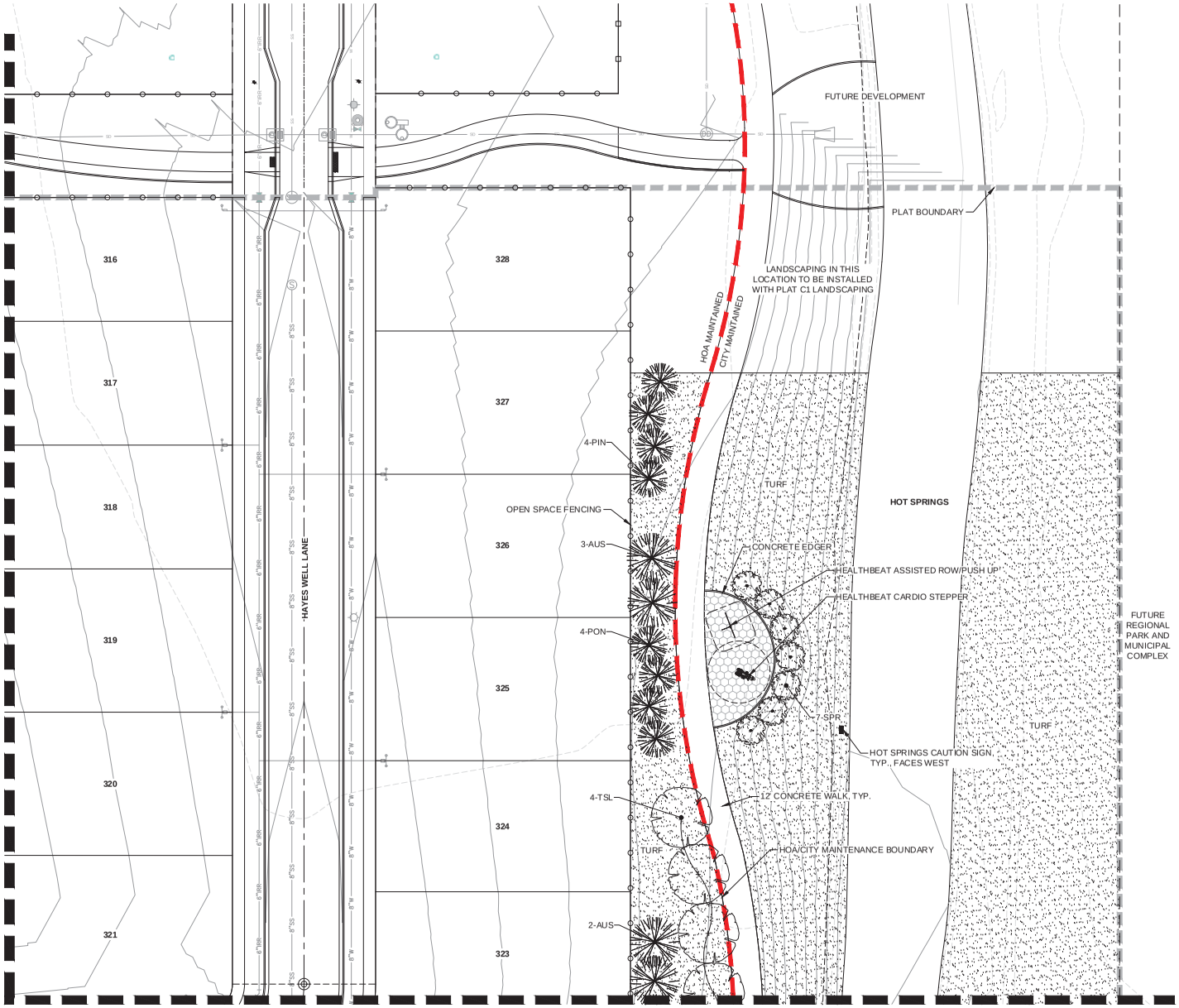

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JORDAN PROMENADE - PLAT D1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	19.107.2
DRAWN BY:	LR, TH
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	02/03/20

SHEET NUMBER

L1.02

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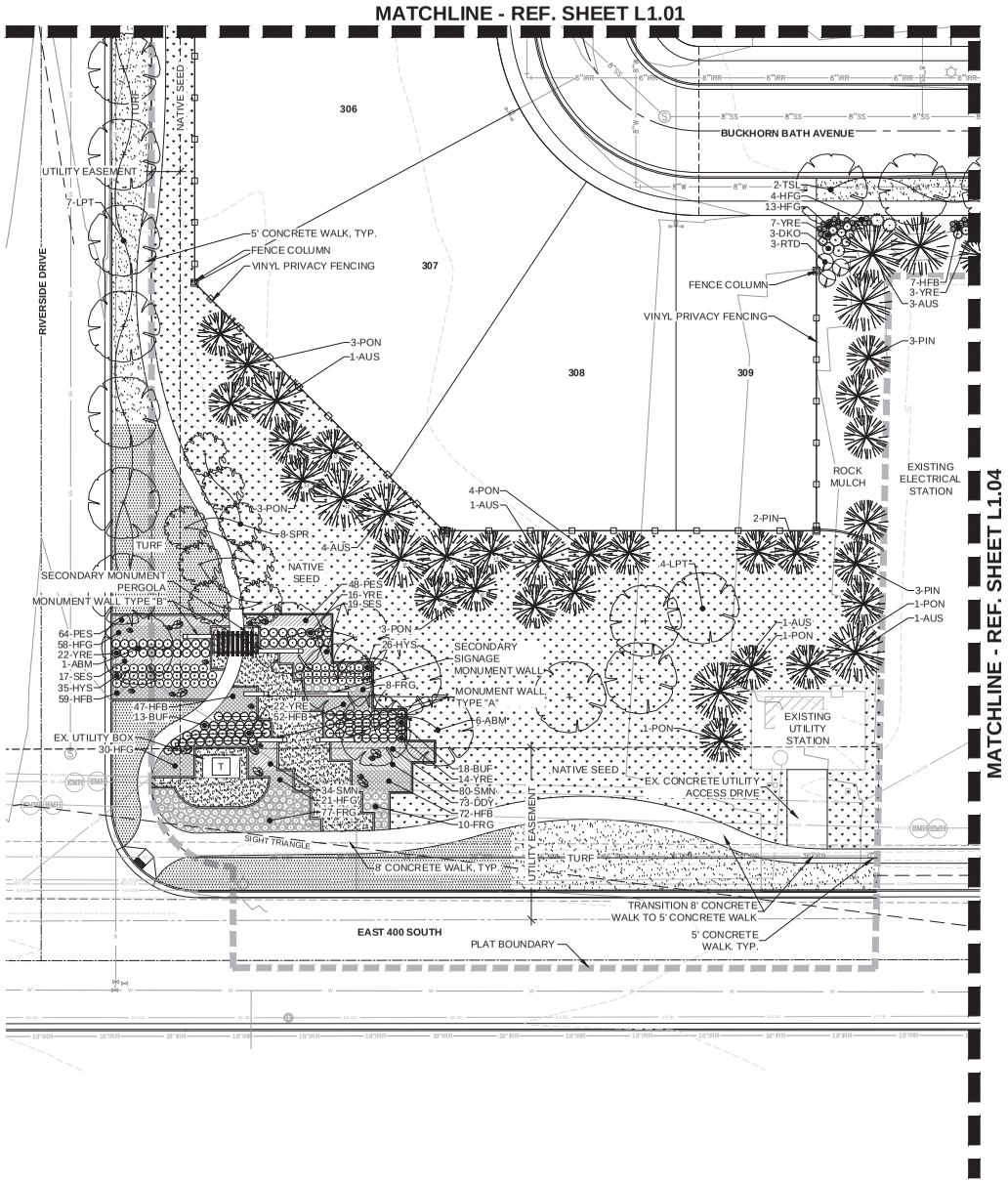

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JORDAN PROMENADE - PLAT D1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	19.107.2
DRAWN BY:	LR, TH
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	02/03/20

SHEET NUMBER

L1.03

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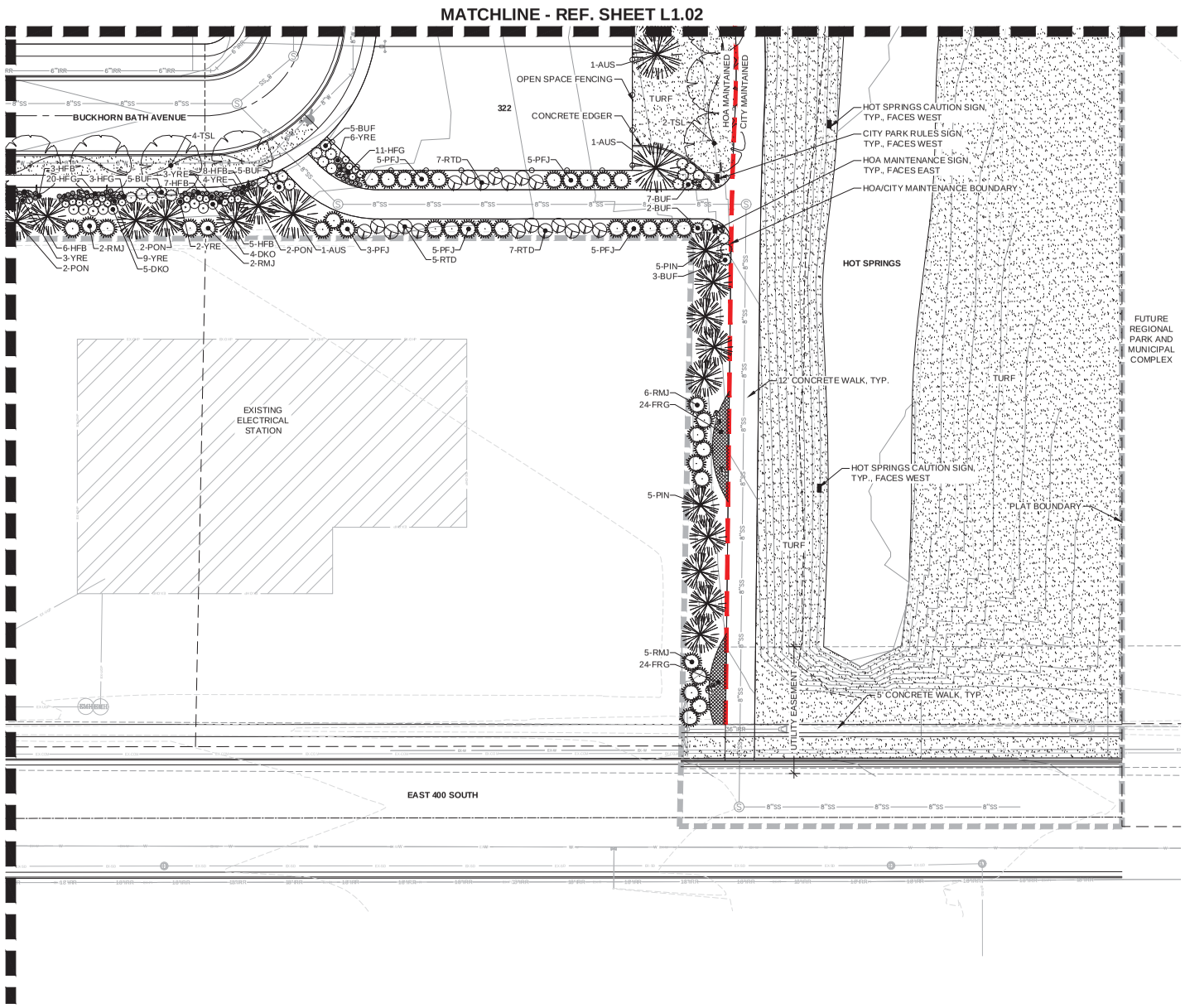

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JORDAN PROMENADE - PLAT D1

SARATOGA SPRINGS, UT

LANDSCAPE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #:	19.107.2
DRAWN BY:	LR, TH
CHECKED BY:	RH

ISSUE RECORD

TEXT	DATE
1st Submittal	02/03/20

SHEET NUMBER

L1.04

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