WANDER PLAT D2

Residential Development

SARATOGA SPRINGS, Utah

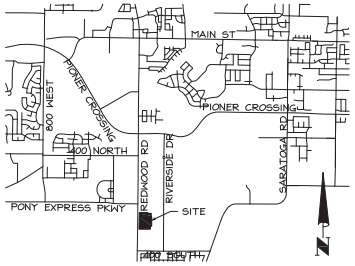
CONSTRUCTION PLANS

FEBRUARY 10, 2020

LEGEND:

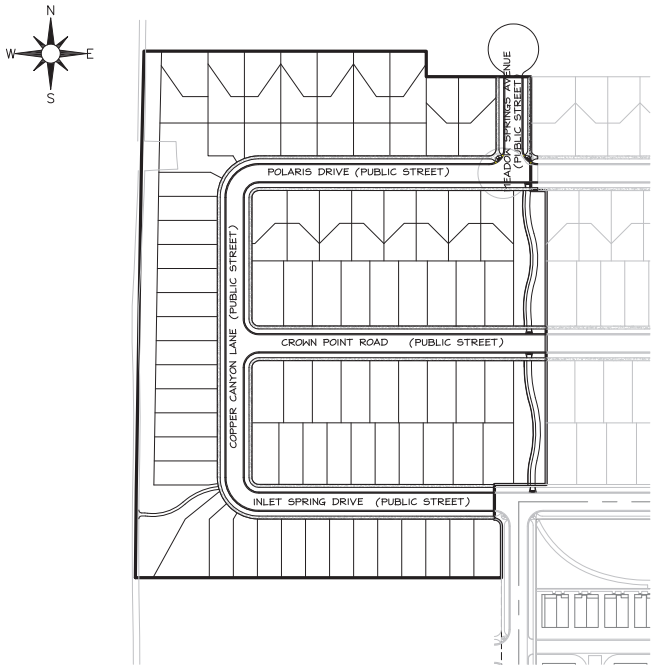
- EXIST. WATER CAP
- EXIST. COMBO AIR VALVE (CAV)
- EXISTING BLOW OFF VALVE
- EXIST. WATER VALVE
- EXIST. FIRE HYDRANT
- EXIST. WATER LINE AND LATERAL
- EXIST. WATER METER
- EXIST. IRRIGATION LINE
- PROPOSED IRRIGATION METER
- EXISTING SEWER M.H. TAG
- EXIST. SEWER CLEANOUT
- EXIST. 4'ø SEWER M.H.
- 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	411,894	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	KEYMAP
03	GN01	GENERAL NOTES
04	GN02	ROAD SECTIONS
05	EX01	DEMOLITION PLAN
06	SP01	SITE PLAN
07	GR01	GRADING & DRAINAGE PLAN
08	GR02	PRECISE GRADING
09	UT01	OVERALL UTILITY PLAN
10	UT02	COTTAGE LOTS SERVICE LATERAL EXHIBIT
11	SI01	SIGNAGE & STRIPING PLAN
12	PP01	PLAN AND PROFILE – INLET SPRINGS DRIVE
13	PP02	PLAN AND PROFILE – COPPER CANYON LANE
14	PP03	PLAN AND PROFILE – POLARIS DRIVE
15	PP04	PLAN AND PROFILE – CROWN POINT DRIVE & MEADOW SPRINGS AVENUE
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20	L1.01	LANDSCAPE PLAN
21	L1.02	LANDSCAPE PLAN
22	L1.03	LANDSCAPE PLAN
23	L1.04	LANDSCAPE PLAN
24	L1.05	LANDSCAPE PLAN
25	L1.06	LANDSCAPE PLAN
26	L2.01	PLANTING NOTES, SCHEDULE & DETAILS
27	L3.01	SITE DETAILS
28	L4.01	IRRIGATION NOTES & DETAILS
29	L4.02	HOA IRRIGATION SYSTEM DETAILS
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33	L5.02	IRRIGATION PLAN
34	L5.03	IRRIGATION PLAN
35	L5.04	IRRIGATION PLAN
36	L5.05	IRRIGATION PLAN
37	L5.06	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) 590-6611 jed@perigeecsl.com
9089 1300 West #60
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5517

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

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

Saratoga Springs City Planning Department
Planning Director – David Stroud
DStroud@saratogaspringscity.com
(801) 766-5782

2/10/2020 5:54:32 PM

PERIGEE CONSULTING
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WEST JORDAN, UT 84088
TELEPHONE: 801.590.6611
WWW.PERIGEECSL.COM

REGISTERED PROFESSIONAL ENGINEER No. 8035135-2202 DANIEL CALVIN GOODWIN STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DATE: JAN. 2020
SCALE(HORIZ/VERT): N/A
REV:
CONTRACT NO.: C0697
DRAWN BY: AL
DESIGN BY: JTA
SUBMITTED BY: D
FILE NAME: N:\C0697 Jordan Promenade Oakwood Homes\Cadd\P\Plat D2\C0 TC01.dwg
PLOT DATE: 2/10/2020 5:54:32 PM
SHEET: 1
PLOTTED BY:

WANDER PHASE D2 COVER SHEET

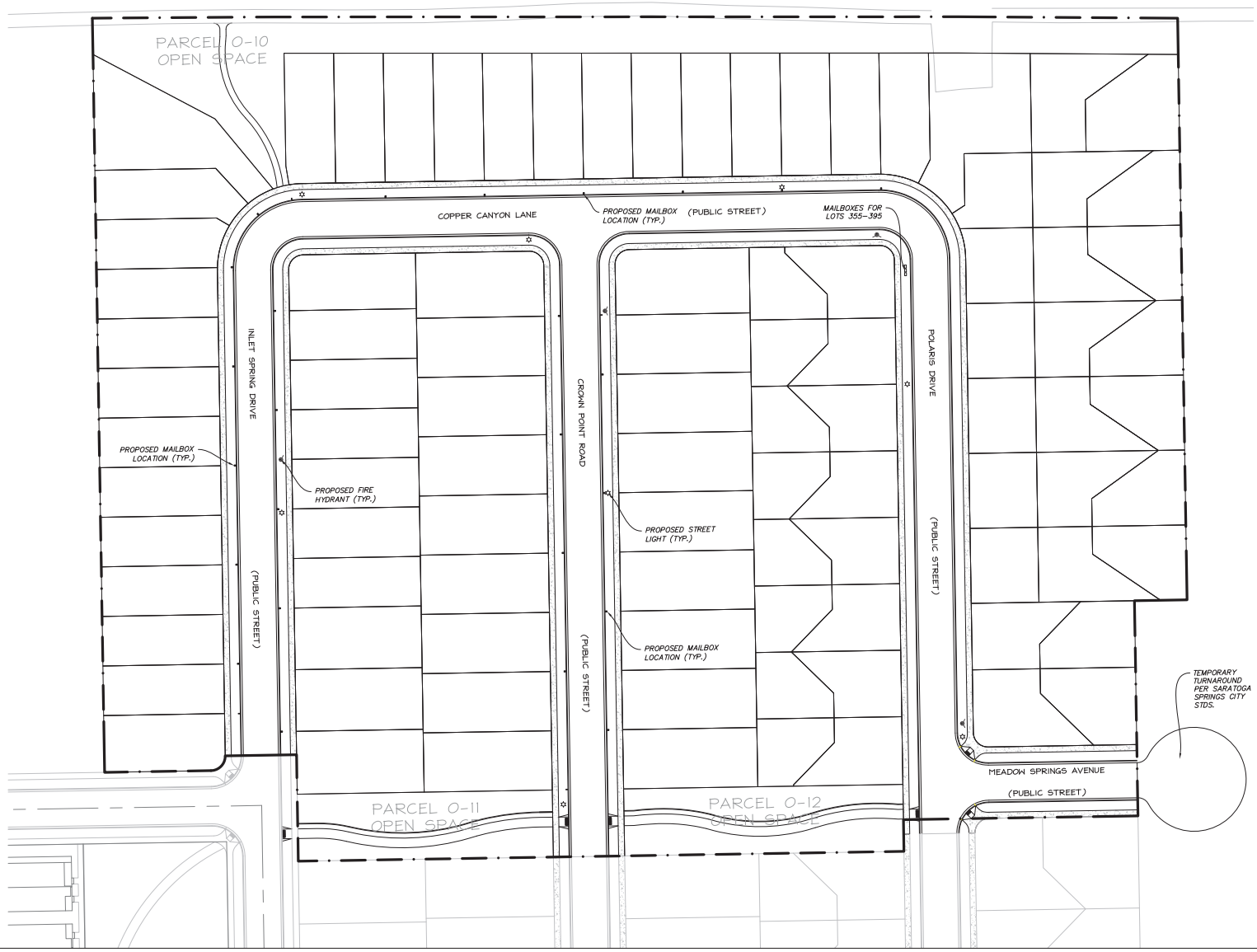
SHEET NUMBER 01 OF 37 SHEETS

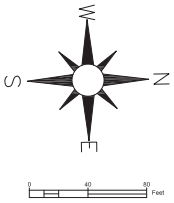
DRAWING NAME TC01

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

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.





COPPER CANYON LANE	QTY
ROADWAY PAVEMENT (SQFT)	18,691
UNTREATED BASE COURSE (SQFT)	18,691
GRANULAR BORROW (SQFT)	18,691
CURB (LNFT)	1,209
MONUMENTS (EACH)	1

POLARIS DRIVE	QTY
ROADWAY PAVEMENT (SQFT)	14,896
UNTREATED BASE COURSE (SQFT)	14,896
GRANULAR BORROW (SQFT)	14,896
CURB (LNFT)	947
MONUMENTS (EACH)	1

CROWN POINT ROAD	QTY
ROADWAY PAVEMENT (SQFT)	14,209
UNTREATED BASE COURSE (SQFT)	14,209
GRANULAR BORROW (SQFT)	14,209
CURB (LNFT)	1,194
ADA RAMPS (EACH)	2

INLET SPRING DRIVE	QTY
ROADWAY PAVEMENT (SQFT)	11,649
UNTREATED BASE COURSE (SQFT)	11,649
GRANULAR BORROW (SQFT)	11,649
CURB (LNFT)	1,194

MEADOW SPRINGS AVENUE	QTY
ROADWAY PAVEMENT (SQFT)	3,567
UNTREATED BASE COURSE (SQFT)	3,567
GRANULAR BORROW (SQFT)	3,567
CURB (LNFT)	246

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

PERIGEE CONSULTING
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9089 SOUTH 1300 WEST, SUITE 100
WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM
TEL: 801.566.9317

REGISTERED PROFESSIONAL ENGINEER
No. 8035135-2202
DANIEL CALVIN GOODWIN
2/10/2020
STATE OF UTAH

SARATOGA SPRINGS

CITY ENGINEER DATE

MARK	DESCRIPTION	DATE	APPR.

DRAWN BY: D
DATE: JAN. 2020
REV:
DESIGNED BY: AL
CHECKED BY: JTA
SUBMITTED BY:
SCALE: 1"=40'
CONTRACT NO.: C0697
FILE NAME: N:\0697 Jordan Promenade Oakwood Homes\Cadd\PlotXX\06 SP01
PLOT DATE: 2/10/2020 5:55:34 PM
SHEET: 1 of 1
PLOTTED BY:

WANDER
PHASE D2
SITE PLAN

SHEET NUMBER
06
OF 37 SHEETS
DRAWING NAME
SP01

CALL BEFORE YOU DIG!
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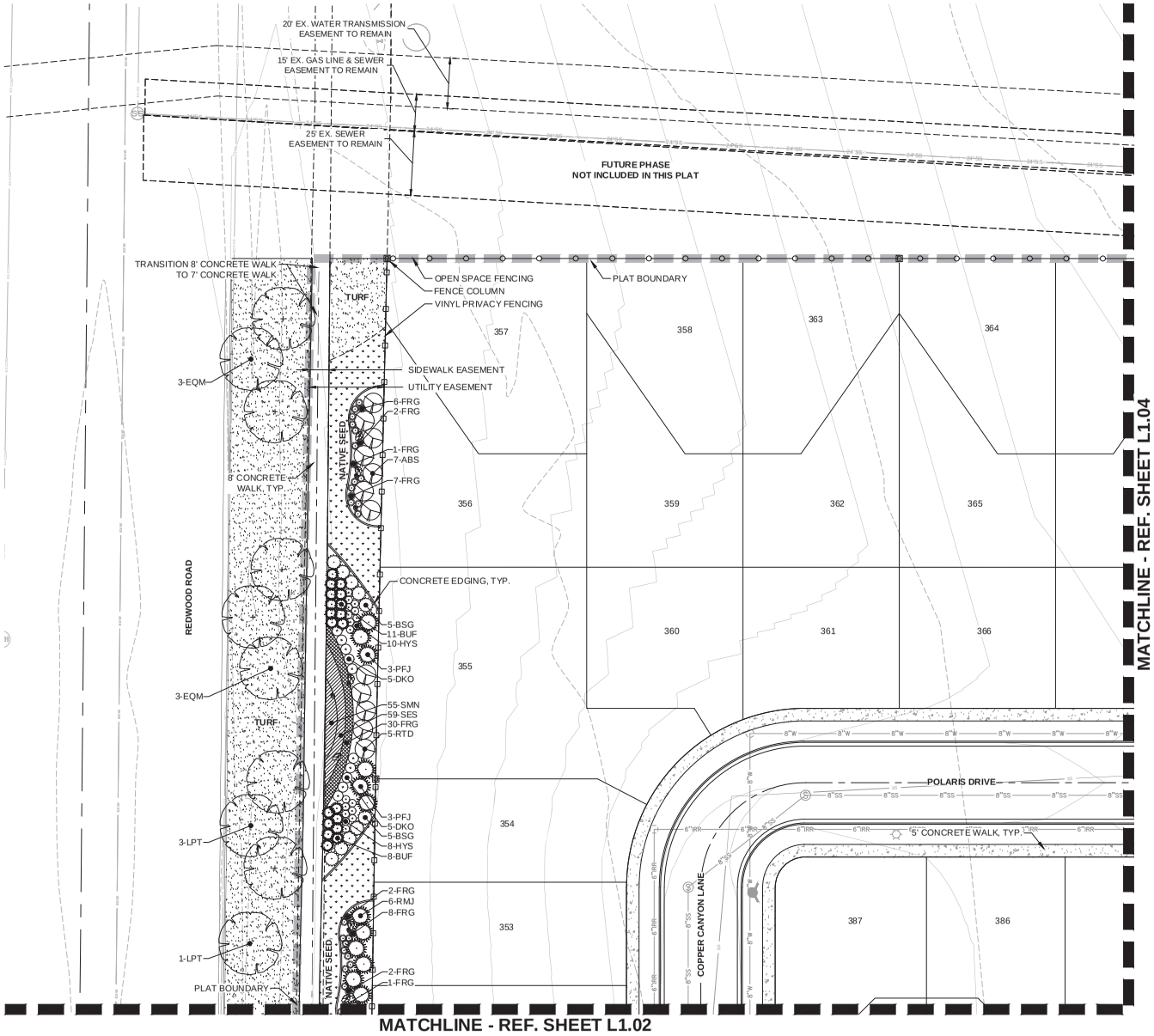
2/10/2020 5:55:34 PM



LEGEND

- PLAT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE (C.L.)
- EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- VINYL PRIVACY FENCING
- OPEN SPACE FENCING
- CONCRETE EDGER
- NATIVE SEED EDGE
- SIGHT TRIANGLE
- TURF
- NATIVE SEED
- CRUSHER FINES
- PERENNIALS
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- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
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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

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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT D2

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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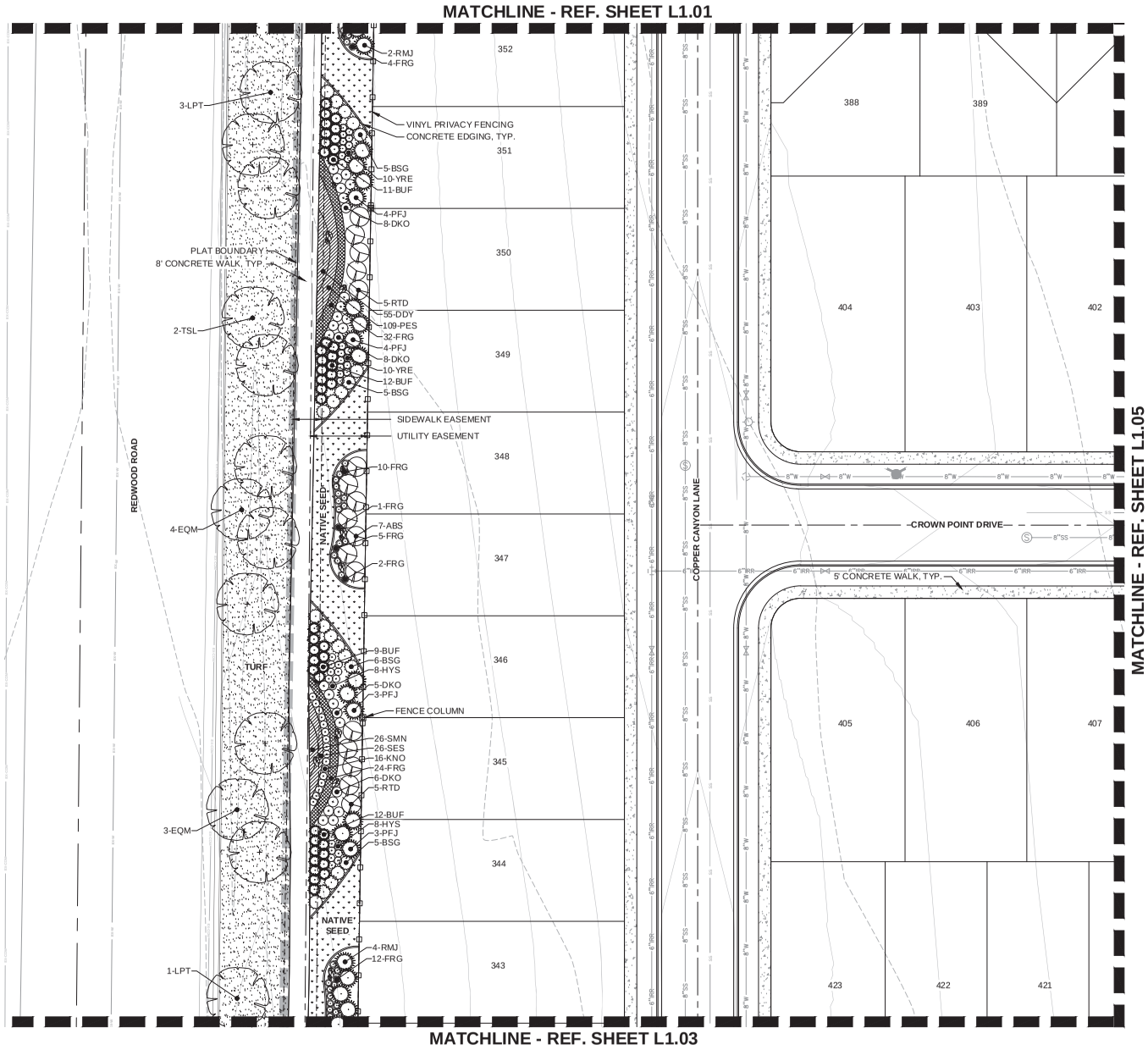

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0' 20' 40'
GRAPHIC SCALE: 1" = 20'

NORTH

Know what's below. Call before you dig.

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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT D2

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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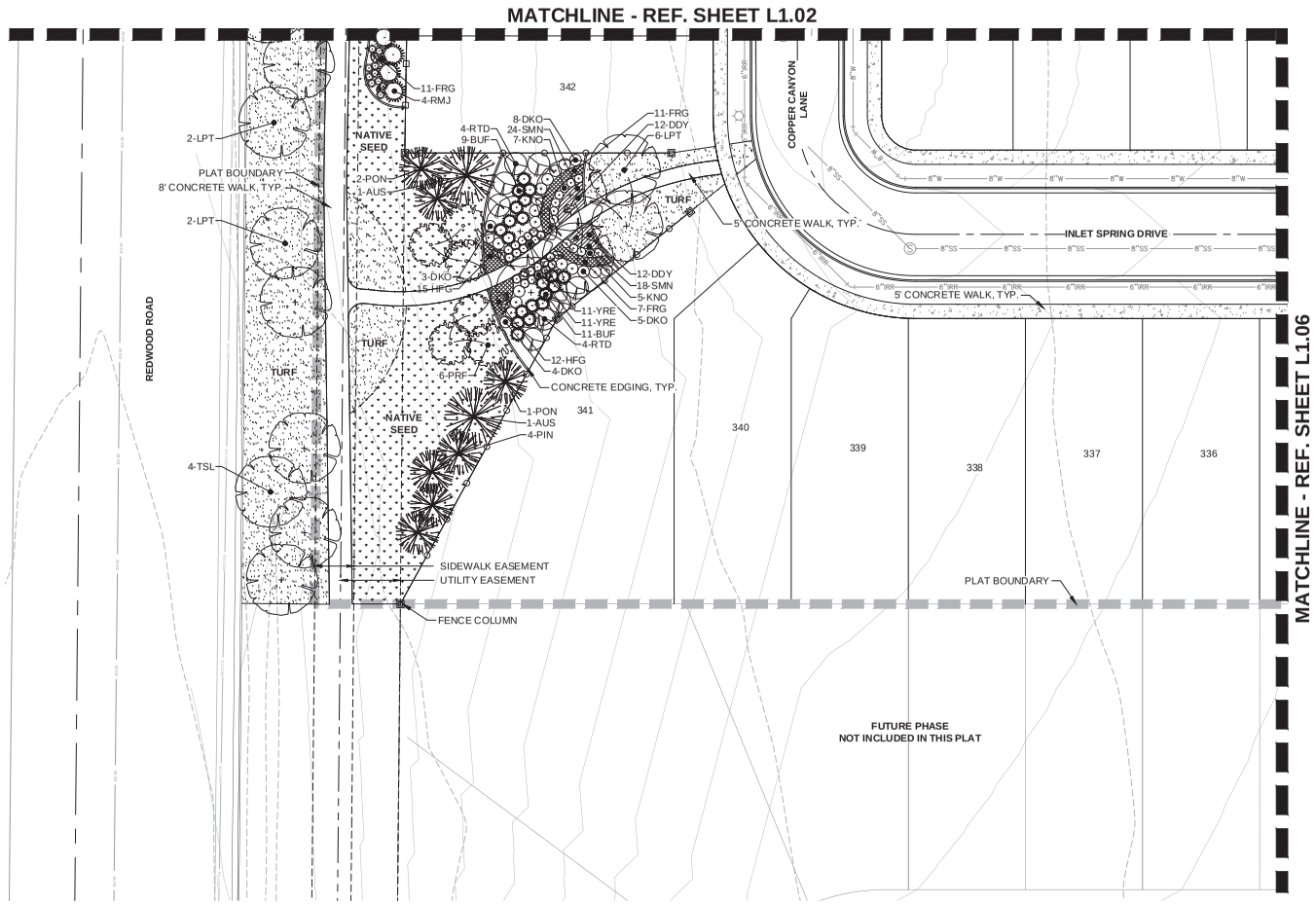

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JORDAN PROMENADE - PLAT D2

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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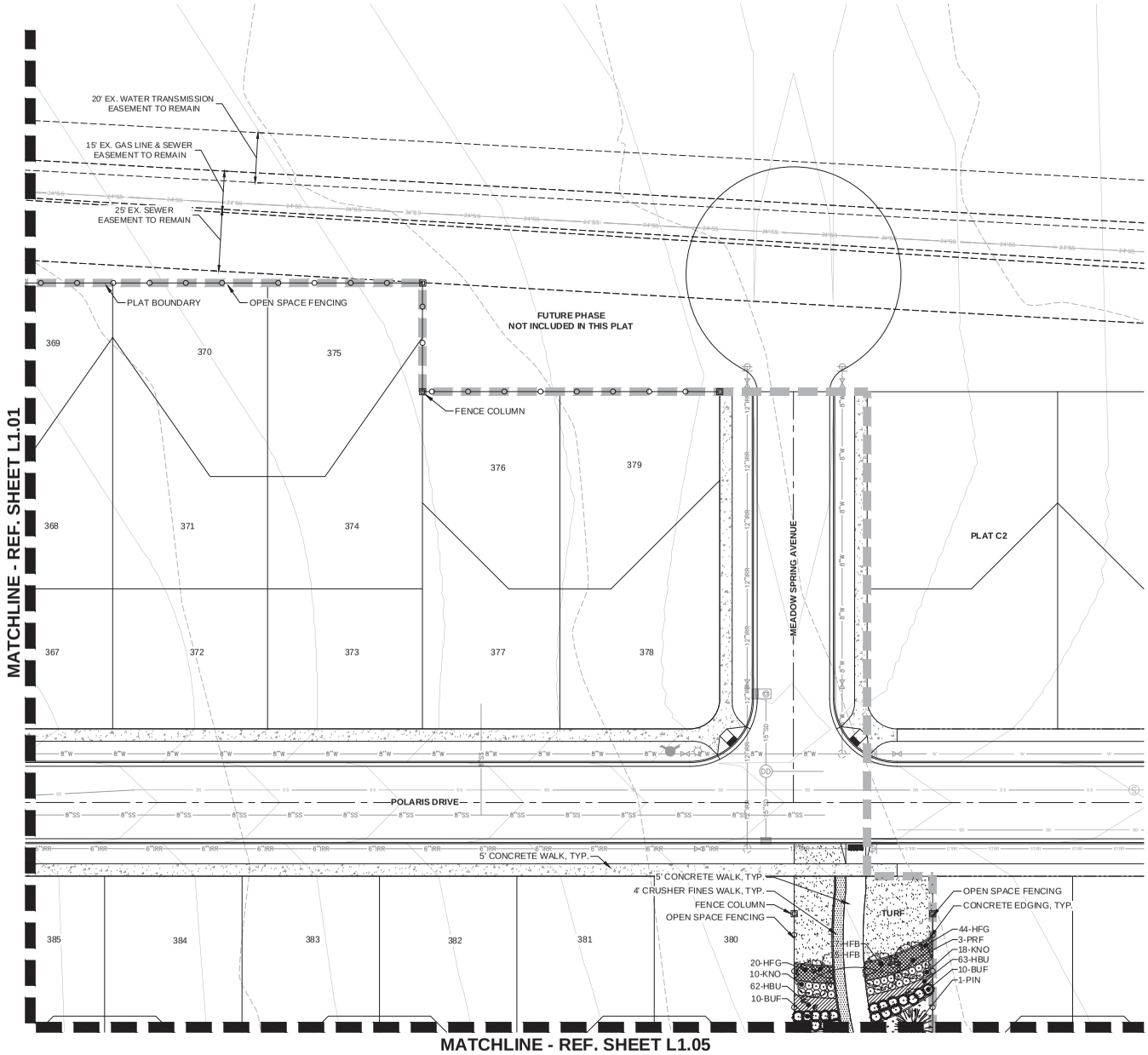

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0' 20' 40'
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ATTN: JED ATHERLY

JORDAN PROMENADE - PLAT D2

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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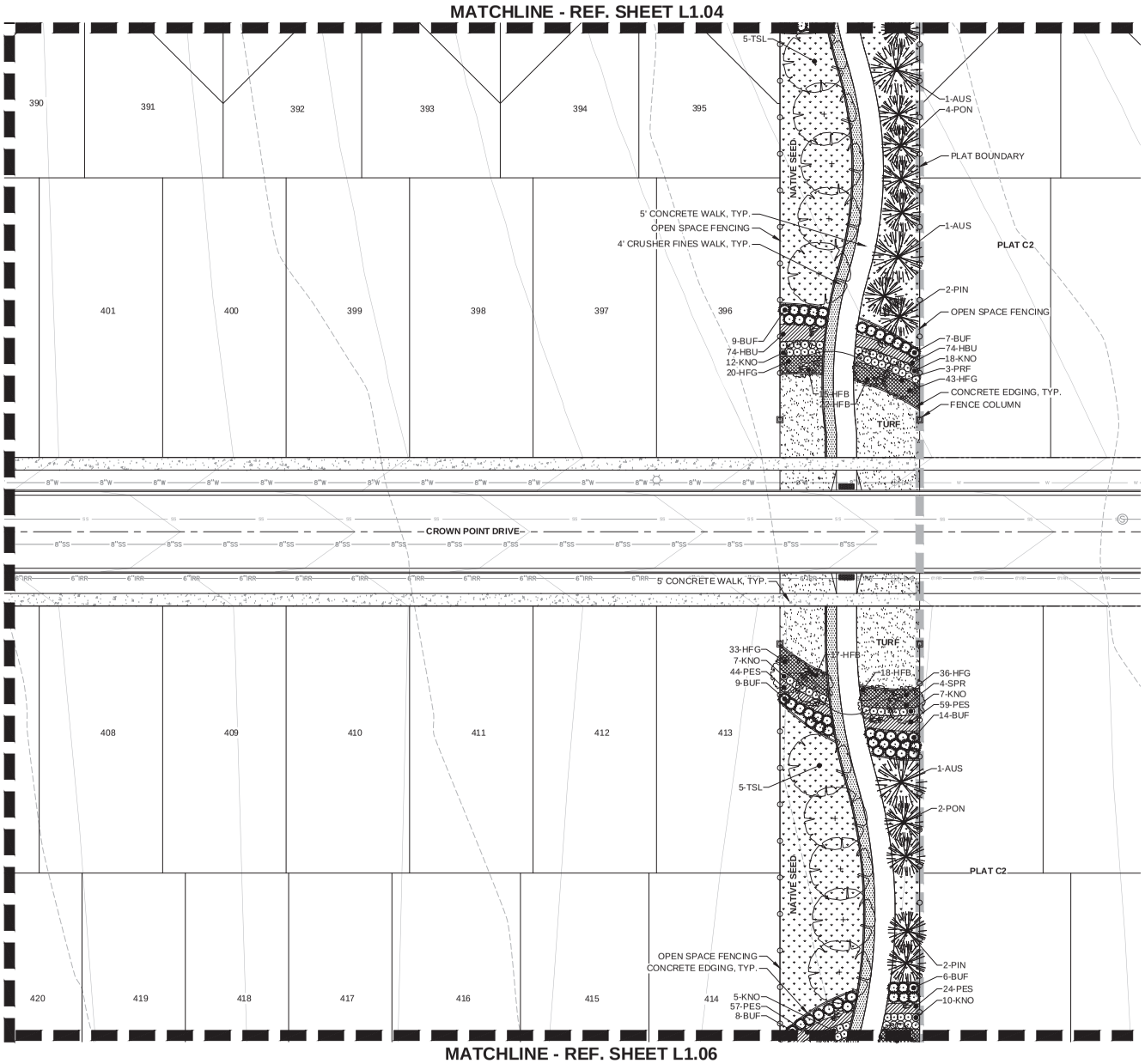

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2. PERENNIALS AND ORNAMENTAL GRASSES SHALL BE PLANTED IN A RECTANGULAR GRID PLANTING TO MATCH SHRUB PLANTING LAYOUT AT ALL MONUMENT SIGN AND SEAT WALL LOCATIONS. PLANTINGS WITHIN THE STREET LAWN SHALL BE A TRIANGULAR GRID, SEE DETAIL A/L2.01.
3. TREE & TREE LAWN MAINTENANCE IN PARK STRIP ADJACENT TO LOTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.

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

NORTH

811 Know what's below. Call before you dig.

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JORDAN PROMENADE - PLAT D2

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

L1.05

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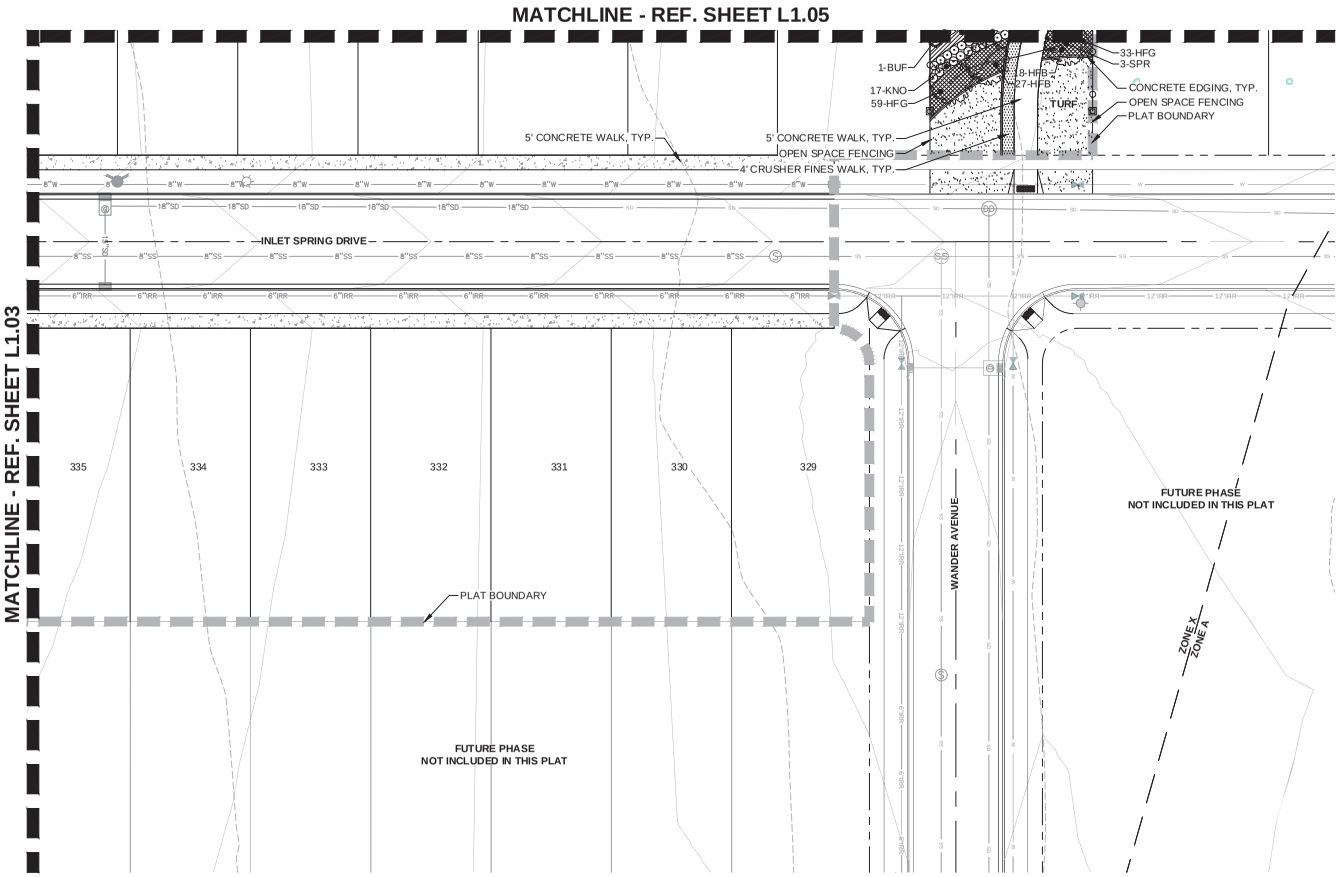

LEGEND

- PLAT BOUNDARY
- RIGHT-OF-WAY
- CENTERLINE (C.L.)
- EASEMENT
- PROPOSED CONTOURS
- EXISTING CONTOURS
- VINYL PRIVACY FENCING
- OPEN SPACE FENCING
- CONCRETE EDGER
- NATIVE SEED EDGE
- SIGHT TRIANGLE
- TURF
- NATIVE SEED
- CRUSHER FINES
- PERENNIALS
- ORNAMENTAL GRASS
- FENCE COLUMN
- BOULDER
- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES

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