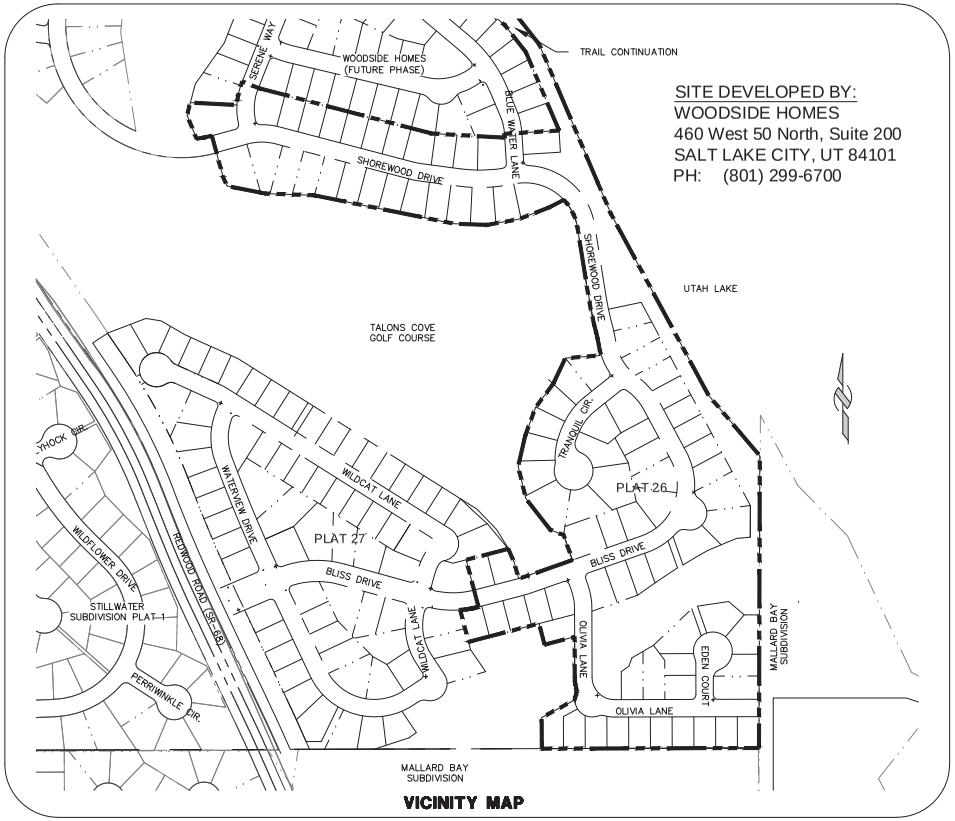
LAKESIDE PLAT 26

AUGUST 2016

A SUBDIVISION LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP

SITE DEVELOPED BY:
WOODSIDE HOMES
460 West 50 North, Suite 200
SALT LAKE CITY, UT 84101
PH: (801) 299-6700

Total Area	s.f.	Ac.	%Total	Notes
	1,416,787	32.52	100.00%	89 Lots, 2 Parcels, 6 Streets
Lot Area (89 lots)				
Impervious	302,600	6.95	21.36%	Roof, driveways, patios, etc, assumed at 3,400 sf/lot
Pervious	504,809	11.59	35.63%	Landscaping, assumed remaining lot area
Total	807,409	18.54	56.99%	
Right-of-Way Area				
Impervious	178,976	4.11	12.63%	Roadway (pavement, curb & gutter)
Pervious	109,077	2.50	7.70%	Landscaping
Total	288,053	6.61	20.33%	
Open Space Parcels				
Impervious	35,684	0.82	2.52%	Landscaping (Parcels A & B)
Pervious	285,641	6.56	20.16%	Trails, Access Roads, Bird Watching Facilities
Total	321,325	7.38	22.68%	
Total Impervious	517,260	11.87	36.51%	
Total Pervious	899,527	20.65	63.49%	

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PP09	OLIVIA DRIVE STA:15+00 TO 20+00
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PP19	LAKESHORE TRAIL STA:25+00 TO 26+54
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KEY CONTACTS & INFORMATION

1. The Owner/Developer of the project is Woodside Homes. Garrett Seely is the project manager. Bill Dixon is the construction superintendent. The office number is 801-299-6700.

2. The Engineer for the project is Bingham Engineering. Judd Lawrence is the prime contact regarding design, surveying, and revisions. He can be reached at 801-532-2520.

3. All road, water, storm drain and secondary water construction shall conform to the current Technical Specifications and Drawings for the City of Saratoga Springs. Gordon Miner is the City Engineer, Mark Edwards is the Public Works Director. The Saratoga Springs Engineering Department number is 801-766-6506. Coordinate all inspections and testing with Saratoga Springs.

4. Contractor to contact Blue Stakes (532-5000) prior to any excavation.

5. Beverly Eldredge is the planner for Questar. Her number is 801-324-3967.

6. Bill Westfall is the planner for CenturyLink. His number is 801-374-4367.

7. Mark Steele is the planner for Rocky Mountain Power. His number is 801-756-1220.

8. The benchmark for this development shall be the Utah County Monument marking the E 1/4 corner of Section 12, T6S, R1W, SLB&M. The elevation is 4529.09'.

CITY STANDARD 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 Engineer's knowledge, it is the contractor's responsibility to locate utilities in field and notify Engineer and City if discrepancies exist prior to continuing any construction.
5. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
6. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and approved 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 meet IESNA full-cutoff criteria unless otherwise approved by the City.

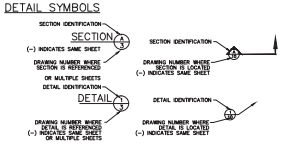
NOTICE TO CONTRACTORS

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT 'BLUE STAKES' UTILITY LOCATION CENTER AT 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

LEGEND

- PROPOSED WATERLINE
- FUTURE WATERLINE
- EXISTING WATERLINE
- ABANDONED WATERLINE
- PROPOSED SANITARY SEWER
- FUTURE SANITARY SEWER
- EXISTING SANITARY SEWER
- ABANDONED SANITARY SEWER
- PROPOSED STORM DRAIN
- FUTURE STORM DRAIN
- EXISTING STORM DRAIN
- ABANDONED STORM DRAIN
- PROPOSED SECONDARY WATER
- FUTURE SECONDARY WATER
- EXISTING SECONDARY WATER
- EXISTING NATURAL GAS
- EXISTING UNDERGROUND POWER
- EXISTING OVERHEAD POWER
- EXISTING CABLE TV
- EXISTING WETLANDS
- EXISTING TOP OF SLOPE
- PROPOSED TOP OF SLOPE
- EXISTING TOE OF SLOPE
- EXISTING TOP OF SLOPE
- PROPOSED STREAM
- EXISTING STREAM
- PROPOSED POND WS PERIMETER
- EXISTING POND WS PERIMETER
- PROPOSED DITCH
- EXISTING DITCH
- PROPOSED DETENTION BASIN
- FUTURE DETENTION BASIN
- EXISTING DETENTION BASIN
- PROPOSED TBC
- FUTURE CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- FUTURE SIDEWALK
- EXISTING SIDEWALK
- FUTURE FENCE
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED BUILDING
- FUTURE BUILDING
- EXISTING BUILDING
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CENTERLINE
- FUTURE CENTERLINE
- EXISTING CENTERLINE
- MATCHLINE
- SECTION BOUNDARY
- PROPOSED ROW
- FUTURE ROW
- EXISTING RIGHT OF WAY
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING ZONING BOUNDARY
- REMOVE CURB AND GUTTER
- REMOVE PAVEMENT
- CLEAR AND GRUB
- EXISTING MONITORING WELL
- PROPOSED SEWER CLEANOUT
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CURB INLET BOX
- PROPOSED AREA INLET BOX
- PROPOSED COMBINATION BOX
- EXISTING POST-INDICATOR VALAVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER METER
- EXISTING CROSS FITTING
- EXISTING HYDRANT
- EXISTING ELBOW FITTING
- EXTSTING WATER VALVE
- EXISTING TEE FITTING
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING LIGHT POLE
- EXISTING POWER POLE
- EXISTING ROOF DRAIN
- PROPOSED MONUMENT

DETAIL SYMBOLS



B

LAKESIDE PLAT 26
PRELIMINARY CONSTRUCTION DRAWINGS

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PROFESSIONAL ENGINEER No. 7338374-2202 ANNIE E. PROBST 10/7/16 STATE OF UTAH

REV.	DATE	DESCRIPTION
C	10/7/16	CITY REVIEW
B	8/10/16	CITY REVIEW
A	5/26/16	CITY REVIEW

SCALE
0 200 400 600
Scale in Feet

LAKESIDE
VICINITY MAP & INDEX SHEET

PREPARED BY:
BINGHAM ENGINEERING
5160 WILEY POST WAY
SALT LAKE CITY, UTAH 84116
(801) 532-2520

APPROVED CITY ENGINEER DATE

Sht G1 of 1

NOTES:

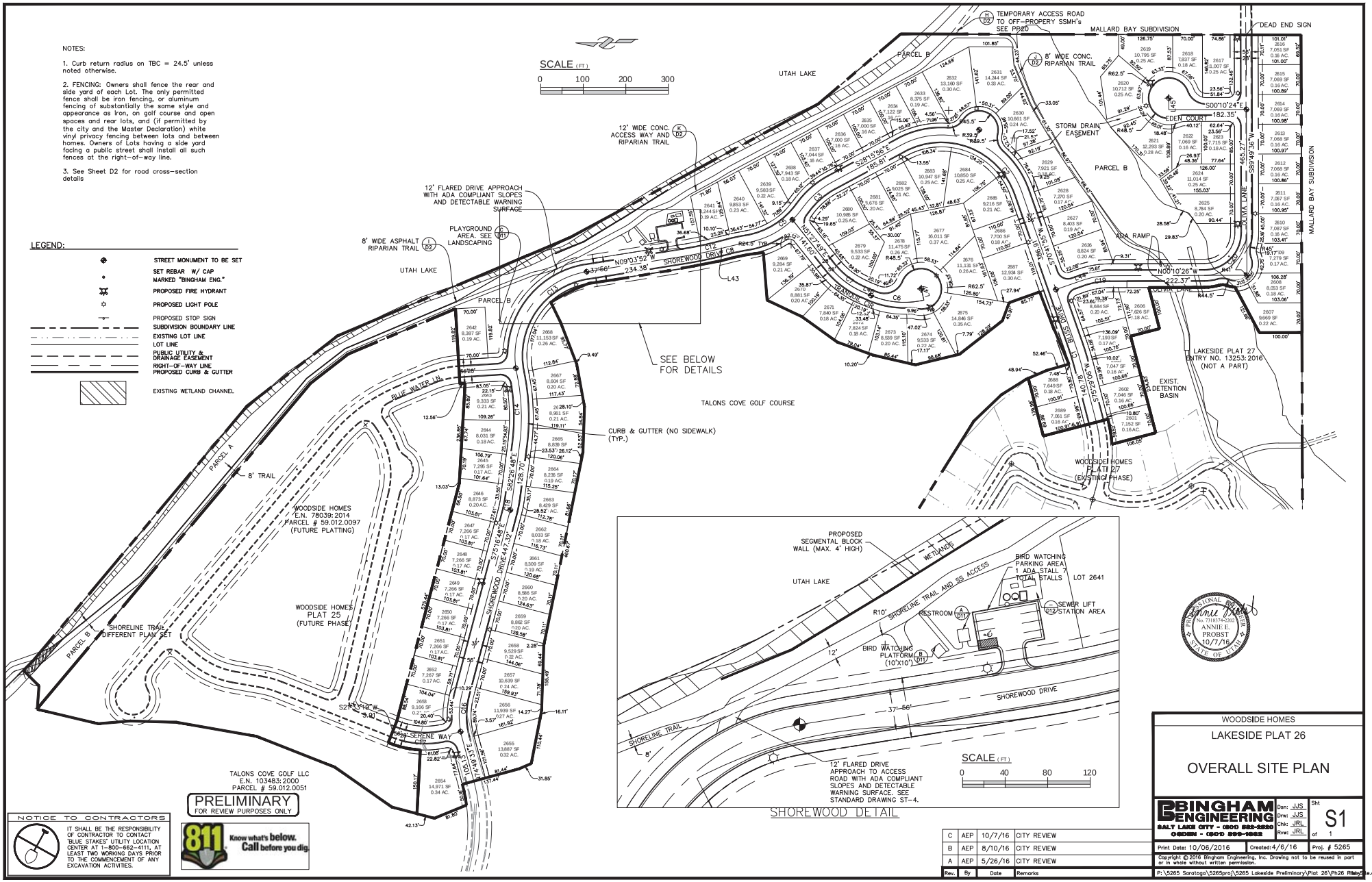
1. Curb return radius on TBC = 24.5' unless noted otherwise.

2. FENCING: Owners shall fence the rear and side yard of each Lot. The only permitted fence shall be iron fencing, or aluminum fencing of substantially the same style and appearance as iron, on golf course and open spaces and rear lots, and (if permitted by the city and the Master Declaration) white vinyl privacy fencing between lots and between homes. Owners of Lots having a side yard facing a public street shall install all such fences at the right-of-way line.

3. See Sheet D2 for road cross-section details

LEGEND:

- STREET MONUMENT TO BE SET
- SET REBAR W/ CAP MARKED "BINGHAM ENG."
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED STOP SIGN
- SUBDIVISION BOUNDARY LINE
- EXISTING LOT LINE
- LOT LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- RIGHT-OF-WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING WETLAND CHANNEL



PRELIMINARY
FOR REVIEW PURPOSES ONLY

NOTICE TO CONTRACTORS

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT "BLUE STAKES" UTILITY LOCATION CENTER AT 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

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

Rev.	By	Date	Remarks
C	AEP	10/7/16	CITY REVIEW
B	AEP	8/10/16	CITY REVIEW
A	AEP	5/26/16	CITY REVIEW

WOODSIDE HOMES

LAKESIDE PLAT 26

OVERALL SITE PLAN

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 522-2520
OGDEN - (801) 399-1822

Dsn: JJS
Drw: JJS
Chk: JRL
Rvw: JRL

Sht S1 of 1

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-Total Open Space Areas

Areas	Square Footages	Percentage %
Grass Areas (Sod)	49,949	0.297
Native Seed Areas	31,504	0.187
Landscape Rock Areas	7,867	0.047
Wetland Areas	79,983	0.469
Totals:	168,303	1.000

-Total Landscape Areas

Areas	Square Footages	Percentage %
Grass Areas (Sod)	49,949	0.559
Native Seed Areas	31,504	0.353
Landscape Rock Areas	7,867	0.088
Totals:	89,320	1.000

2"- Choke Cherry

2"- Pear, Callery, Chanticleer

-Non- Irrigated Wetland Areas

Re-vegetate disturbed areas only

-Grass Areas

Sod to be provided by Chanshare Sod Farms- 435-854-3627

-Landscape Rock Areas

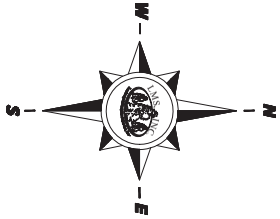
2"- 4" Oquirrh Gravel (Multiple Earth Tone Colors)
Sorensen Sand & Gravel 801-569-2327

-Non- Irrigated Native Seed Areas

Seed bend to be provided by Granite Seed Company- 801-768-4422

Granite Seed Company's Native Cabin Grass Blend

SPECIES	PLS/acre
Mountain brome (Bromus marginatus)	7.50
Slender wheatgrass (Elymus trachycaulus ssp. trachycaulus)	6.25
Sandberg bluegrass (Poa secunda ssp. sandbergii)	1.25
Big bluegrass (Poa secunda ssp. ampla)	1.25
Sheep fescue (Festuca ovina)	1.25
Western wheatgrass (Pascopyrum smithii)	5.00
Bluebunch wheatgrass (Pseudoroegneria spicata ssp. spicata)	2.50
TOTAL:	25.00



1"= 60' (On 36" x 48" Sheet)

Design Build
Landscape Design
Irrigation Design
Lighting Design
Digital Image Design

P.O. Box 1798
West Jordan, Utah, 84084
Office: 801-282-6303
Fax: 801-282-3076
Web:www.lmsinc.blogspot.com

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WOODSIDE HOMES
Highlands at Talons Cove
Saratoga Springs, Utah

JOB NAME:

DATE:

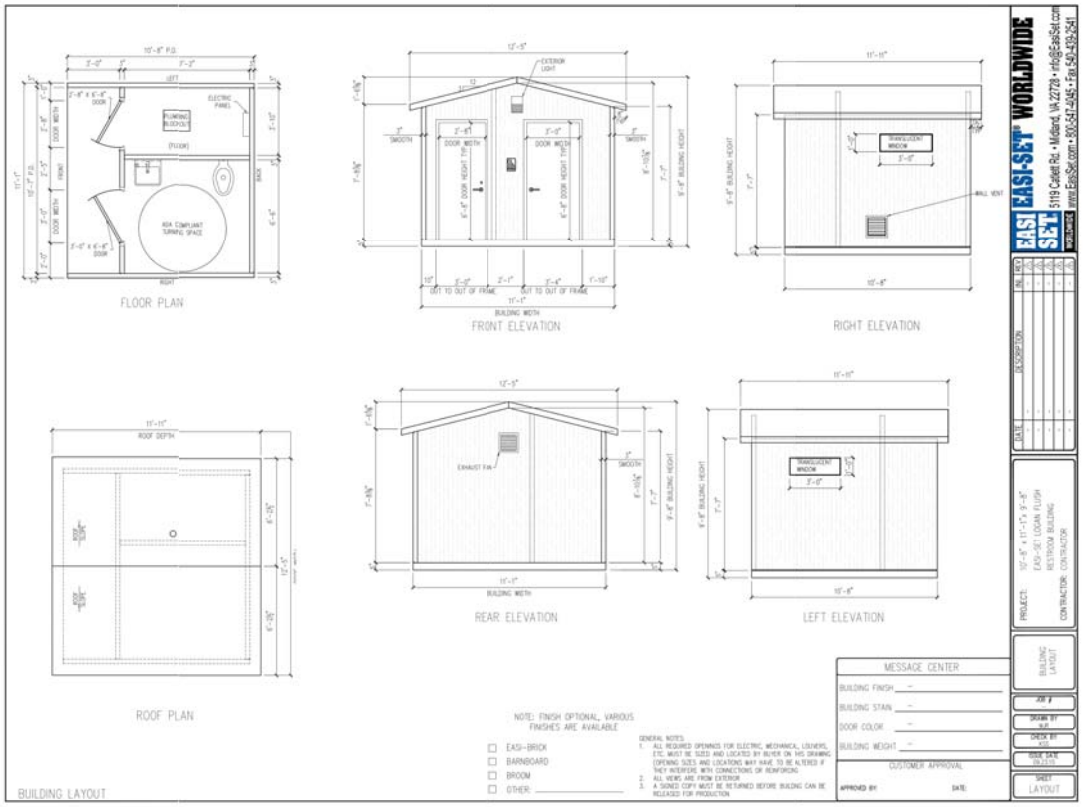
08/04/2016

SHEET TITLE:

LANDSCAPE PLAN

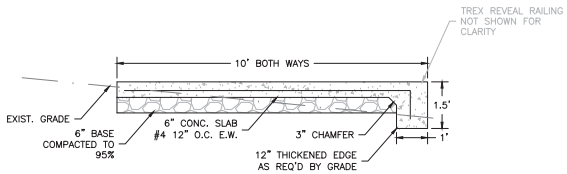
SHEET NUMBER:

L-100



A PREFAB RESTROOM

C PLAYGROUND SPECIFICATIONS



NOTES:
INSTALL ALUMINUM TREX REVEAL RAILING (OR APPROVED EQUAL) AROUND ALL 3 EDGES OF PAD NOT ADJACENT TO SIDEWALK. 42" HIGH. COLOR BY OWNER

B BIRD WATCHING PLATFORM

Rev.	By	Date	Remarks
C	JJS	5/18/15	CITY REVIEW

WOODSIDE HOMES

LAKESIDE PLAT 27

ADDITIONAL DETAILS

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 522-2520
OGDEN - (801) 399-1882

Dsn: JRL
Drw: STAF
Chk: JRL
Rvw: JRL

Sht D11 of x

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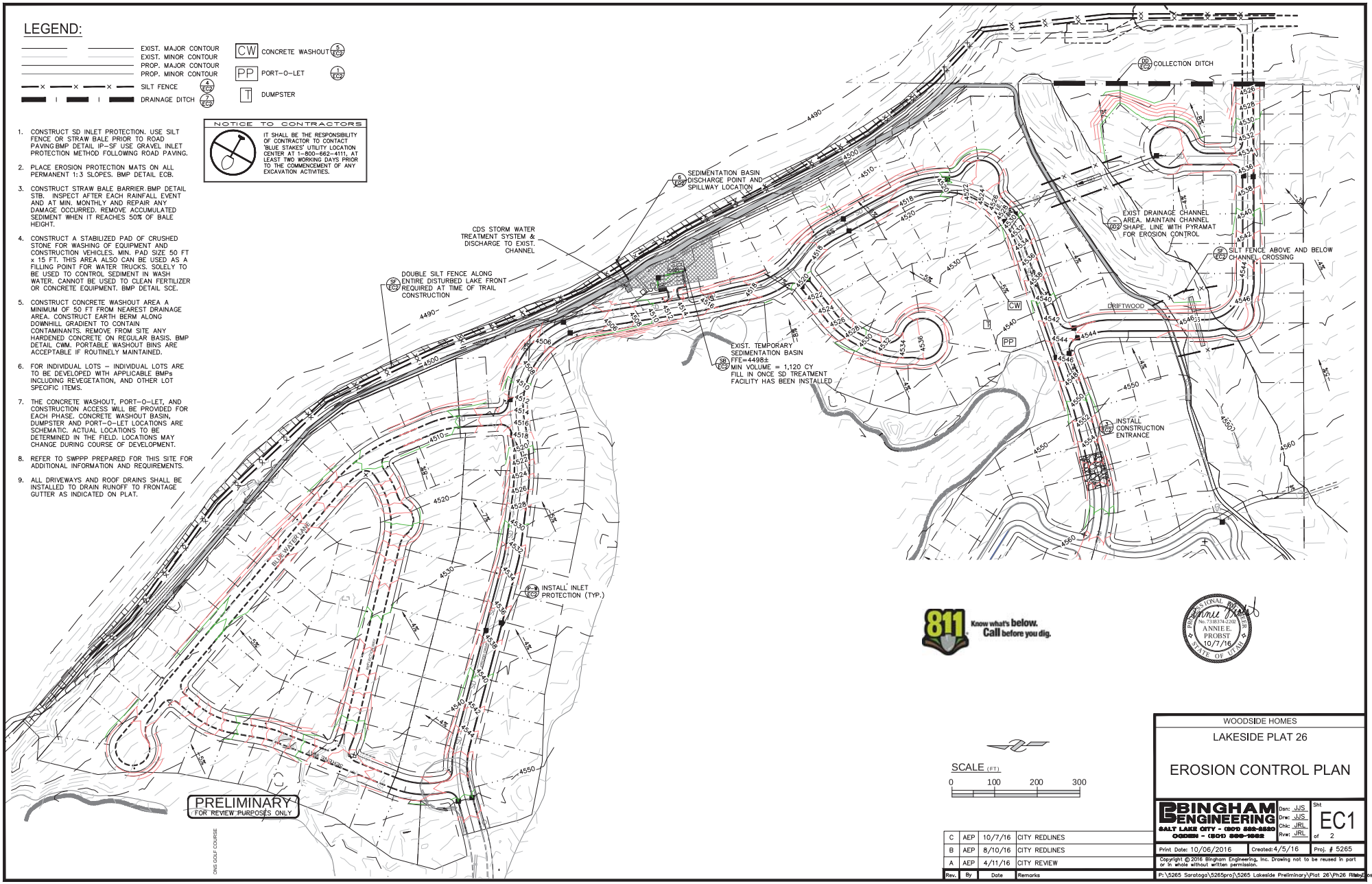
LEGEND:

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- SILT FENCE (4/EC2)
- DRAINAGE DITCH (7/EC2)
- CW CONCRETE WASHOUT (5/EC2)
- PP PORT-O-LET (1/EC2)
- T DUMPSTER

NOTICE TO CONTRACTORS

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO CONTACT 'BLUE STAKES' UTILITY LOCATION CENTER AT 1-800-662-4111, AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES.

1. CONSTRUCT SD INLET PROTECTION. USE SILT FENCE OR STRAW BALE PRIOR TO ROAD PAVING.BMP DETAIL IP-SF USE GRAVEL INLET PROTECTION METHOD FOLLOWING ROAD PAVING.
2. PLACE EROSION PROTECTION MATS ON ALL PERMANENT 1:3 SLOPES. BMP DETAIL ECB.
3. CONSTRUCT STRAW BALE BARRIER.BMP DETAIL STB. INSPECT AFTER EACH RAINFALL EVENT AND AT MIN. MONTHLY AND REPAIR ANY DAMAGE OCCURRED. REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES 50% OF BALE HEIGHT.
4. CONSTRUCT A STABILIZED PAD OF CRUSHED STONE FOR WASHING OF EQUIPMENT AND CONSTRUCTION VEHICLES. MIN. PAD SIZE 50 FT x 15 FT. THIS AREA ALSO CAN BE USED AS A FILLING POINT FOR WATER TRUCKS. SOLELY TO BE USED TO CONTROL SEDIMENT IN WASH WATER. CANNOT BE USED TO CLEAN FERTILIZER OR CONCRETE EQUIPMENT. BMP DETAIL SCE.
5. CONSTRUCT CONCRETE WASHOUT AREA A MINIMUM OF 50 FT FROM NEAREST DRAINAGE AREA. CONSTRUCT EARTH BERM ALONG DOWNHILL GRADIENT TO CONTAIN CONTAMINANTS. REMOVE FROM SITE ANY HARDENED CONCRETE ON REGULAR BASIS. BMP DETAIL CWM. PORTABLE WASHOUT BINS ARE ACCEPTABLE IF ROUTINELY MAINTAINED.
6. FOR INDIVIDUAL LOTS – INDIVIDUAL LOTS ARE TO BE DEVELOPED WITH APPLICABLE BMPs INCLUDING REVEGETATION, AND OTHER LOT SPECIFIC ITEMS.
7. THE CONCRETE WASHOUT, PORT-O-LET, AND CONSTRUCTION ACCESS WILL BE PROVIDED FOR EACH PHASE. CONCRETE WASHOUT BASIN, DUMPSTER AND PORT-O-LET LOCATIONS ARE SCHEMATIC. ACTUAL LOCATIONS TO BE DETERMINED IN THE FIELD. LOCATIONS MAY CHANGE DURING COURSE OF DEVELOPMENT.
8. REFER TO SWPPP PREPARED FOR THIS SITE FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
9. ALL DRIVEWAYS AND ROOF DRAINS SHALL BE INSTALLED TO DRAIN RUNOFF TO FRONTAGE GUTTER AS INDICATED ON PLAT.



Rev.	By	Date	Remarks
C	AEP	10/7/16	CITY REDLINES
B	AEP	8/10/16	CITY REDLINES
A	AEP	4/11/16	CITY REVIEW

WOODSIDE HOMES

LAKESIDE PLAT 26

EROSION CONTROL PLAN

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 582-2520
OGDEN - (801) 393-1662

Dsn: JJS
Drw: JJS
Chk: JRL
Rvw: JRL

Sht EC1 of 2

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PLAT OR PHASE	PLAT AREA (ACRES)	LOTS	MINIMUM LOT SIZE (SF)	AVERAGE LOT SIZE (SF)	PERCENTAGE OF BUILDABLE LAND	SENSITIVE LANDS WITHIN OPEN SPACE (AC.)	OPEN SPACE (AC.)	SENSITIVE LANDS WITHIN OPEN SPACE (%)	TOTAL OPEN SPACE (%)	DENSITY OF DWELLINGS BY ACRE
25	13.39	53	7,000	8,344	100%	0.00	0.00	0.0%	0.0%	3.96
26	32.52	89	7,000	8,966	100%	3.86	7.38	52.4% *	22.7%	2.74
27	24.60	69	7,000	8,854	100%	1.97	4.48	44.0%	18.2%	2.80
Offsite Trail w/ Parcel	0.58	0				0.23	0.58	39.3%	100.0%	
TOTAL	71.09	211				6.06	12.44	48.7%	17.5%	2.97
AVERAGE				8,652				48.7%	17.5%	

Note: Redwood Road berms are excluded from sensitive lands

*OPEN SPACE FOR LAKESIDE PLATS 25–27 IS BEING CALCULATED FOR THE COMBINED AREAS, THEREFORE THE SENSITIVE LANDS WITHIN OPEN SPACE (FOR THE ENTIRE PROJECT) IS 48.7%, LESS THAN THE ALLOWABLE 50%.

ADDITIONALLY, OVERALL OPEN SPACE AREA EXCEEDS THE 15% REQUIREMENT BY 2.5%. THIS IS EQUIVALENT TO 1.78 ACRES (2.5% OF 71.09 ACRES). IF THIS EXCESS OPEN SPACE IS CONSIDERED TO BE REMOVED FROM THE SENSITIVE LANDS IN PLAT 26, THE OVERALL OPEN SPACE IN THIS PLAT BECOMES 5.6 ACRES AND THE SENSITIVE LANDS BECOMES 2.08. THE SENSITIVE LANDS PERCENTAGE IS THEN 37.1%, WHICH IS WELL BELOW THE ALLOWABLE 50%.

OPEN SPACE

30%+ SLOPES

ISOLATED WETLANDS SUBMITTED TO ARMY CORPS OF ENGINEERS

DETENTION POND BOTTOM AREA

SCALE (FT)

0 200 400 600

Rev.	By	Date	Remarks
G	AEP	8/10/16	CITY REVIEW
F	JJS	4/11/16	CITY REVIEW
E	JJS	7/30/15	CITY REVIEW
D	JJS	6/25/15	CITY REVIEW
C	JJS	5/18/15	CITY REVIEW

WOODSIDE HOMES

LAKESIDE PLATS 25-27

OPEN SPACE EXHIBIT

BINGHAM ENGINEERING
SALT LAKE CITY - (801) 532-2520
OGDEN - (801) 399-1852

Dsn: JJS
Drw: JJS
Chk: JRL
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Sht OS1 of 1

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