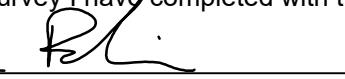


# WANDER PHASE K2

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

## SURVEYOR'S CERTIFICATE

I, Eric D. Robins do hereby certify that I am a Professional Land Surveyor, and that I hold a license, certificate No. 5152671, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by the authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plan in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every known existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat and that this plat is true and correct to the best of my knowledge. I also certify that I have filed or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

  
Eric D. Robins  
Professional Land Surveyor  
Utah Certificate No. 5152671

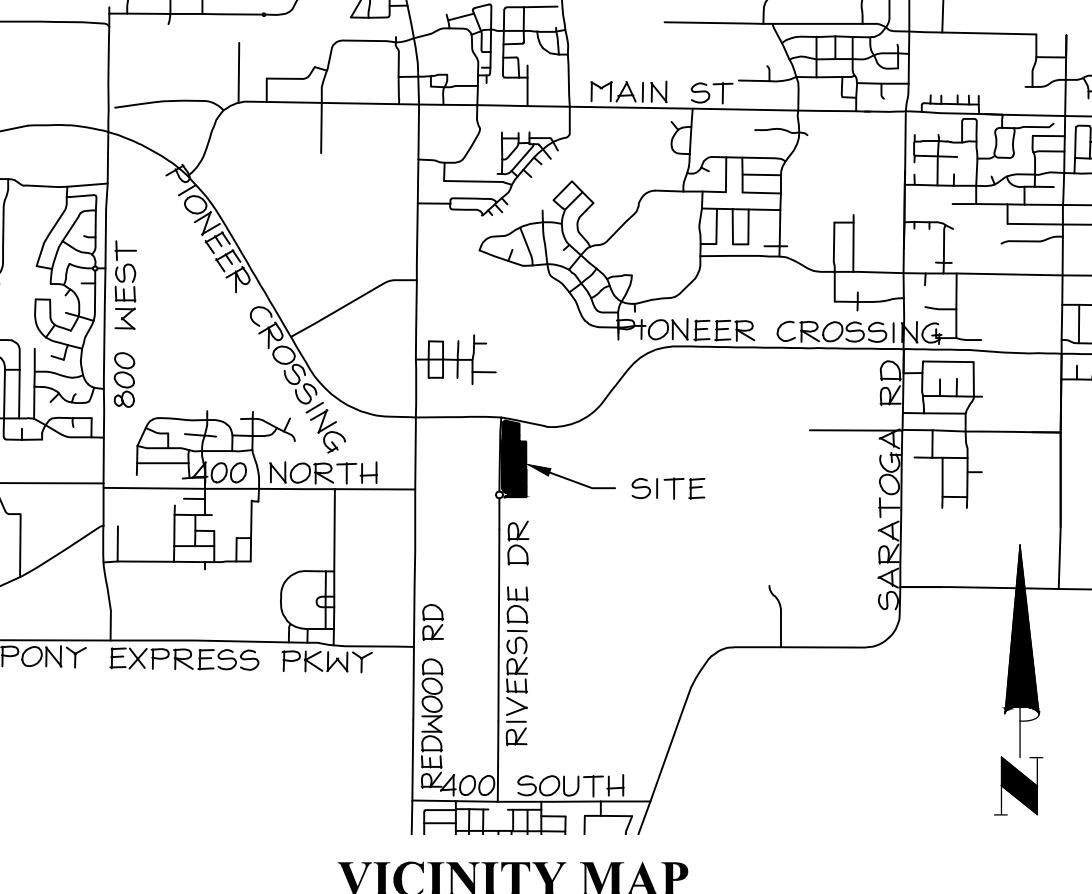
8/4/23  
Date

## BOUNDARY DESCRIPTION

A parcel of land situated in the East Half of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point on the Westerly Line of the Jordan River, said point lies North 89°57'40" West 265.200 feet along the Section Line and North 5902.898 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence South 49°12'45" West 72.351 feet to a point on a 211.565 foot radius non tangent curve to the right, (radius bears South 75°1'25" East 10.817 feet); thence along the arc of said curve 10.818 feet through a central angle of 02°55'47" to a point of reverse curvature with a 130.000 foot radius non tangent curve to the left, (radius bears South 09°58'51" West, Chord: North 87°21'36" West 33.221 feet); thence along the arc of said curve 33.312 feet through a central angle of 14°40'55" to a point of reverse curvature with a 98.000 foot radius tangent curve to the right, (radius bears North 04°42'04" West, Chord: North 80°55'12" West 46.689 feet); thence along the arc of said curve 47.142 feet through a central angle of 27°33'43"; thence South 69°38'36" West 211.998 feet; thence South 00°00'13" East 7.464 feet; thence North 89°59'47" West 174.000 feet; thence North 00°00'13" East 331.000 feet; thence North 89°59'47" West 110.727 feet; thence North 00°01'57" East 295.702 feet to the South Right-of-Way Line of Pioneer Crossing (SR-145); thence along said Pioneer Crossing (SR-145) the following (2) courses: 1) South 77°12'47" East 370.439 feet to a point on a 1161.000 foot radius non tangent curve to the left, (radius bears North 11°37'51" East, Chord: South 82°05'56" East 151.046 feet); 2) along the arc of said curve 151.153 feet through a central angle of 07°27'34" to said Westerly Line of the Jordan River; thence along said Jordan River the following (3) courses: 1) South 16°37'01" West 113.175 feet; 2) South 06°16'31" East 143.753 feet; 3) South 40°15'03" East 186.744 feet to the point of beginning.

Acres: 5.713  
Square Footage: 248,838  
# of Lots: 32  
# of Parcels: 5



VICINITY MAP

## REQUIRED PLAT NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE        DAY OF       , 20      .
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO.       " WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY WESTERN TECHNOLOGIES INC., WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- FOR ANY OPEN SPACE ("O") LOTS WITH PAVED SIDEWALKS AND/OR WALKWAYS CONSTRUCTED THEREON, THE OWNER HEREBY GRANTS A PUBLIC ACCESS EASEMENT THEREON FOR PUBLIC USE BY PEDESTRIANS AND NON-MOTORIZED VEHICLES FOR THE PURPOSE OF REASONABLE ACCESS, INGRESS AND EGRESS OVER AND ACROSS SUCH PAVED SIDEWALKS AND/OR WALKWAYS. SUCH PUBLIC ACCESS EASEMENT AREAS AND IMPROVEMENTS SHALL BE MAINTAINED BY THE WANDER COMMUNITY ASSOCIATION OR APPLICABLE SUB-ASSOCIATION.
- COMMON AREAS & PRIVATE STREETS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(g)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS        DAY OF       , 20      

## DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS        DAY OF       , 20      

BY         
TITLE       

ROCKY MOUNTAIN POWER



9089 SOUTH 1300 WEST, SUITE 160  
801.628.6004 TEL 801.590.6511 FAX  
WEST JORDAN, UT 84088  
WWW.PERIGEECIVIL.COM

## OWNER/DEVELOPER

Clayton Properties Group II, Inc.  
206 E. Winchester St.  
Murray, UT 84107

SHEET 1 OF 3

## CENTURY LINK

Approved this        day of       ,  
A.D. 20      

CENTURY LINK

## PLANNING DIRECTOR

Reviewed by the Planning Director on this  
\_\_\_\_ day of       , A.D. 20      

PLANNING DIRECTOR

## LAND USE AUTHORITY

Approved by Land Use Authority on this  
\_\_\_\_ day of       , A.D. 20      

LAND USE AUTHORITY

## SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this  
\_\_\_\_ day of       , A.D. 20      

SARATOGA SPRINGS ATTORNEY

## COMCAST CABLE TELEVISION

Approved this        day of       ,  
A.D. 20      

COMCAST CABLE TELEVISION

## CITY ENGINEER

Approved by the City Engineer on this  
\_\_\_\_ day of       , A.D. 20      

CITY ENGINEER

## FIRE CHIEF APPROVAL

Approved by the Fire Chief on this  
\_\_\_\_ day of       , A.D. 20      

CITY FIRE CHIEF

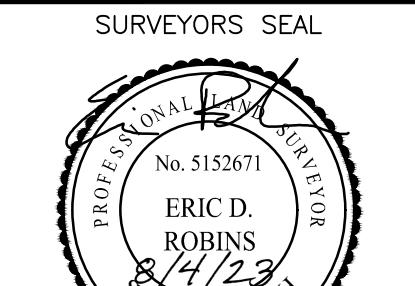
## LEHI CITY POST OFFICE

Approved by Post Office Representative on this  
\_\_\_\_ day of       , A.D. 20      

LEHI CITY POST OFFICE REPRESENTATIVE

## PHASE K2 WANDER SUBDIVISION

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

## OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

## WANDER PHASE K2

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use and pursuant to Utah Code 10-9A-604(D), the owner hereby conveys the common area, as shown indicated hereon, to the Wander Homeowners Association, a Utah nonprofit corporation, with a registered address of 13894 South Bangerter Parkway, Suite #200, Draper, Utah 84020. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof        have hereunto set this        day of       , A.D. 20      .

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Title & Entity \_\_\_\_\_

## OWNER'S ACKNOWLEDGMENT

STATE OF UTAH ) S.S.  
County of Utah )

On this        day of       , 20      , personally appeared before me       , who being by me        duly sworn, did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: \_\_\_\_\_

Commission Number: \_\_\_\_\_

My commission expires: \_\_\_\_\_

A Notary Public Commissioned In Utah

## APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This       , day of       , A.D. 20      .

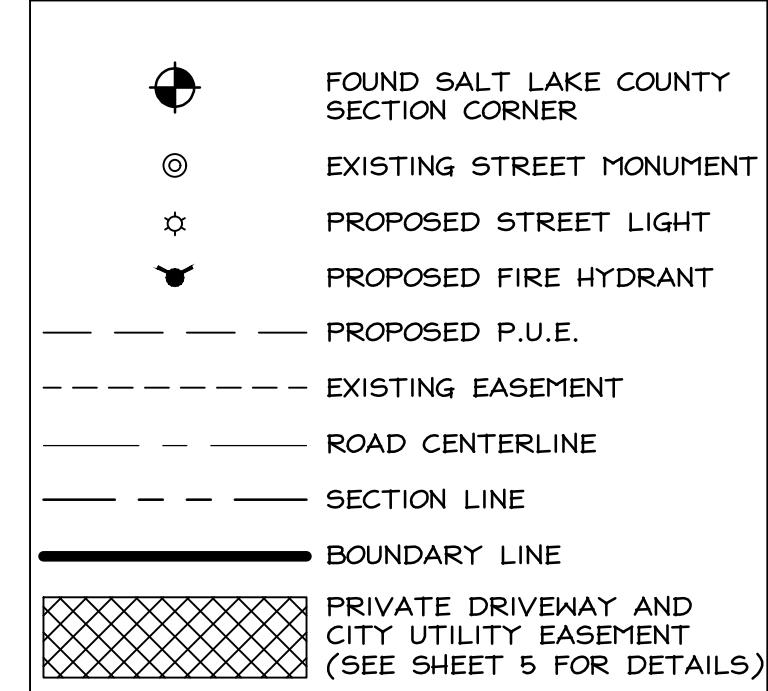
City Mayor \_\_\_\_\_ Attest \_\_\_\_\_  
City Recorder  
(See Seal Below)

# WANDER PHASE K2

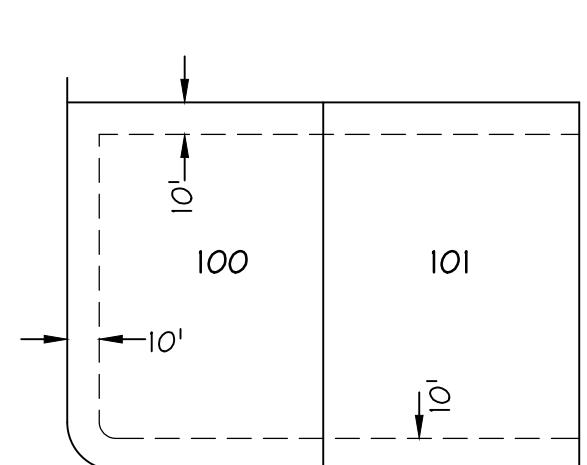
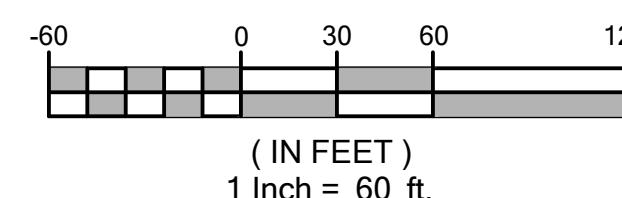
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CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH**



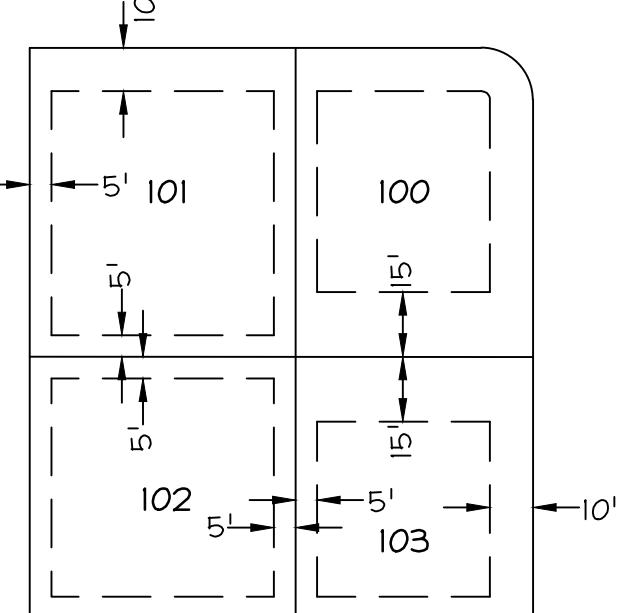
## LEGEND



## GRAPHIC SCALE



PUBLIC UTILITY EASEMENTS  
TYPICAL - LOTS 173-188 &  
LOTS 193-204



PUBLIC UTILITY EASEMENTS  
TYPICAL — LOTS 189–196

3,568#  
0.082 acres  
SUBURBAN LAND RESERVE INC  
58:035:0139

00 00 15 R 7.464  
SPACE  
3,568#  
0.082 acres  
SUBURBAN LAND RESERVE IN  
58:035:0139

116.0  
PARCEL 0-8  
COMMON OPEN

PARCEL 0-7  
COMMON OPE  
SPACE  
2,357#  
0.054 acres

PARCEL 0-6  
COMMON OPEN  
SPACE  
92,891 $\frac{1}{4}$   
2 132 acres

BEAVER PLACE -  
26' ROW PRIVATE STREET

SR-145 (R.O.W. WIDTH VARIES)

WEST QUARTER CORNER, SEC. 26  
T5S, RIW, SLB\$M  
FOUND - BRASS CAP

**BASIS OF BEARING**  
N89°57'40" W 5326.174' (MON TO MON)

EAST QUARTER CORNER, SEC. 26  
T5S, R1W, SLB\$M  
FOUND - BRASS CAP

# PHASE K2

# WANDER

# SUBDIVISION

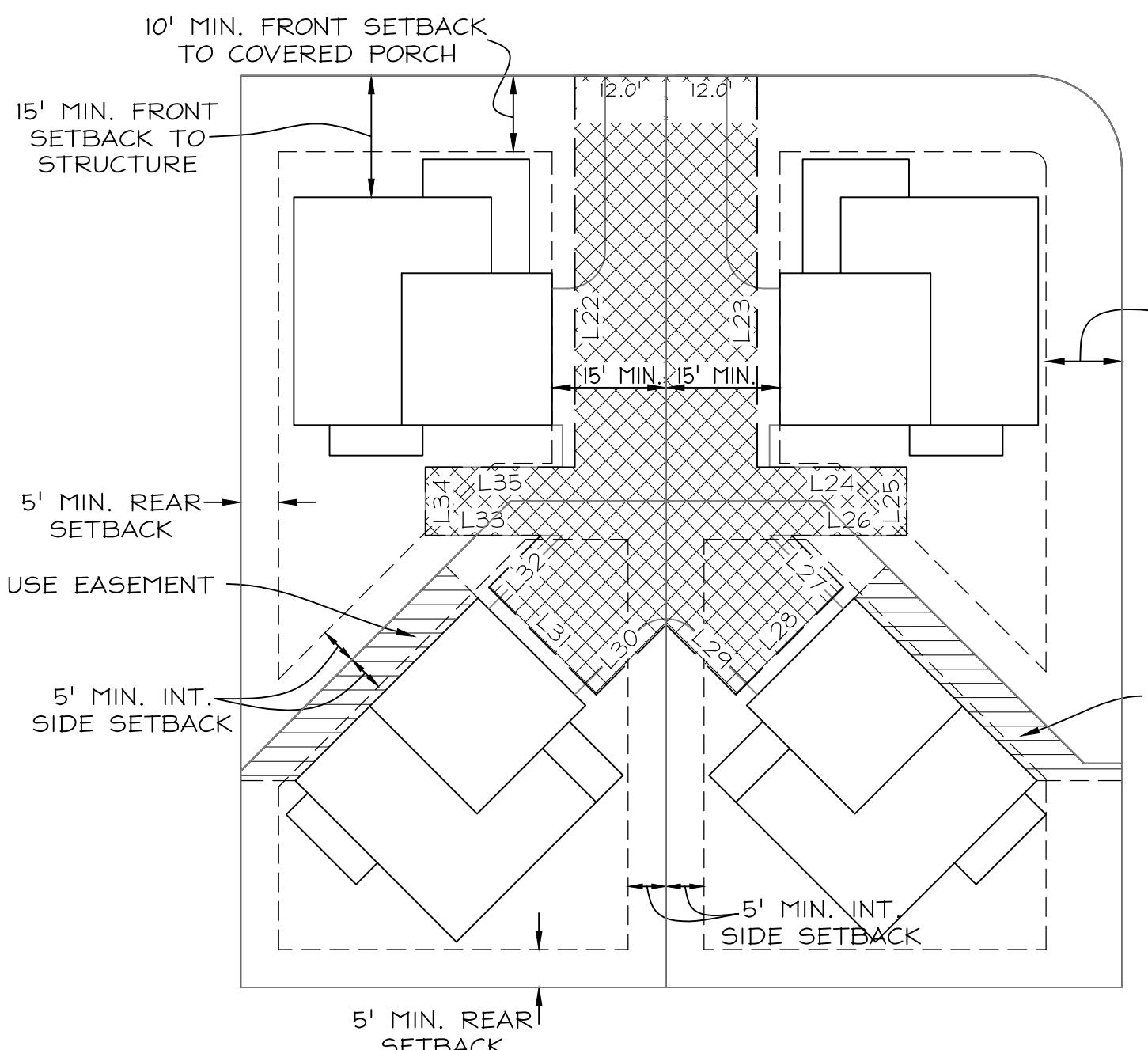
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# WANDER PHASE K2

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

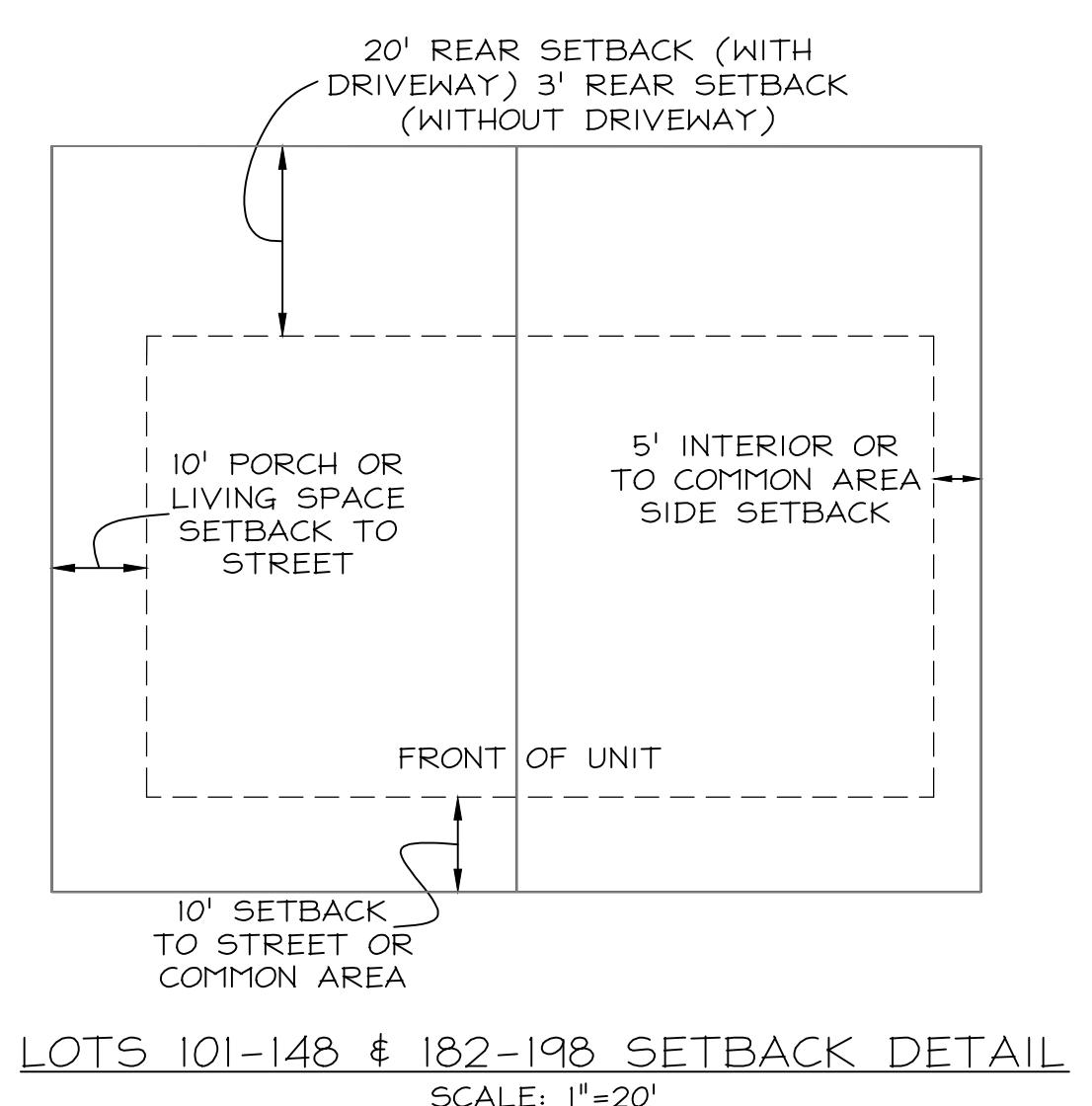
## SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

1. SIDE YARD USE EASEMENTS ("SYUES") AND MAINTENANCE EASEMENTS ("MAINTENANCE EASEMENTS") ARE HEREBY GRANTED AS DEPICTED HEREIN.
2. SYUES EXTEND FROM THE BURDENED LOT'S BUILDING FOUNDATION TO THE LOT LINE BETWEEN THE BURDENED LOT AND THE BENEFITED LOT AND RUN FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE. SYUES ARE GRANTED TO THE BENEFITED LOT FOR THE PURPOSE AND IN ACCORDANCE WITH THE RESTRICTIONS OUTLINED BELOW.
3. EACH LOT CONTAINING A SYUE IS BURDENED THEREBY (THE "BURDENED LOT") SUCH THAT THE LOT ADJACENT TO SUCH SYUE IS BENEFITED (THE "BENEFITED LOT") SO AS TO MAXIMIZE THE BENEFITED LOTS USE, ENJOYMENT AND RECREATION. THE SYUE GRANT THE BENEFITED LOT THE EXCLUSIVE RIGHT AND OBLIGATION TO OCCUPY, MAINTAIN IMPROVEMENTS MAY BE IMPLEMENTED WITHIN THE SYUES THAT WOULD BE TO THE DETRIMENT OF THE BURDENED LOT OWNER'S ABILITY TO MAINTAIN THEIR HOME.
4. OWNER OF THE BURDENED LOT RETAINS THE RIGHT TO ACCESS SUCH SYUE FOR MAINTENANCE AND REPAIR OF THE HOME LOCATED ON THE BURDENED LOT.
5. THE BENEFITED LOT OWNER SHALL (I) NOT ALTER THE DRAINAGE OR GRADE BETWEEN SUCH LOTS, (II) KEEP SUCH SYUE AREA CLEAR OF TRASH AND DEBRIS, (III) NOT BOUNCE BALLS AGAINST THE HOME ON THE BURDENED LOT OR GENERATE NOISE OR ANY NUISANCE WITHIN THE SYUE AREA, (IV) NOT NEGATIVELY IMPACT THE RESIDENCE LOCATED ON THE BURDENED LOT, OR THE STRUCTURAL INTEGRITY THEREOF, (V) NOT MAKE ANY USE OF THE SYUE AREA THAT IS NOT OTHERWISE IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ENTITLEMENTS AND/OR COVENANTS GOVERNING SUCH LOTS, AND (VI) NOT CHANGE THE SURFACE OF SUCH SYUE AREA. MAINTENANCE EASEMENTS ARE GRANTED TO ENSURE THE OWNER OF A BURDENED LOT ("MAINTENANCE OWNER") IS ABLE TO MAKE REPAIRS TO ITS RESIDENCE WHICH CANNOT PRACTICALLY OR ECONOMICALLY BE MADE FROM OTHER POSITIONS OF THE BURDENED LOT.
6. MAINTENANCE EASEMENTS ARE APPROXIMATELY FIVE FEET (5') IN WIDTH RUNNING FROM THE FRONT PROPERTY LINE TO REAR PROPERTY LINE AND BURDEN THE ABOVE DEFINED BENEFITED LOT. THE MAINTENANCE OWNER SHALL HAVE THE RIGHT, UPON NOTICE AND DURING REASONABLE HOURS (EXCEPT FOR THE CASE OF AN EMERGENCY), TO ENTER UPON SUCH MAINTENANCE EASEMENTS AS MAY BE REASONABLY NECESSARY TO MAKE REPAIRS TO ITS RESIDENCE.
7. THE OWNERS OF THE BENEFITED LOT SHALL ENSURE THAT ANY LANDSCAPING, DRAINAGE AND SPRINKLER SYSTEMS WITHIN THE SYUE ARE INSTALLED AND MAINTAINED SUCH THAT THE SOIL SHALL NOT BECOME SO IMPREGNATED WITH WATER THAT THEY CAUSE EXPANSION OR SHIFTING OF THE SOILS SUPPORTING IMPROVEMENTS OR OTHERWISE CAUSE DAMAGE TO IMPROVEMENTS AND/OR THE FOUNDATIONS OF THE BURDENED LOT.



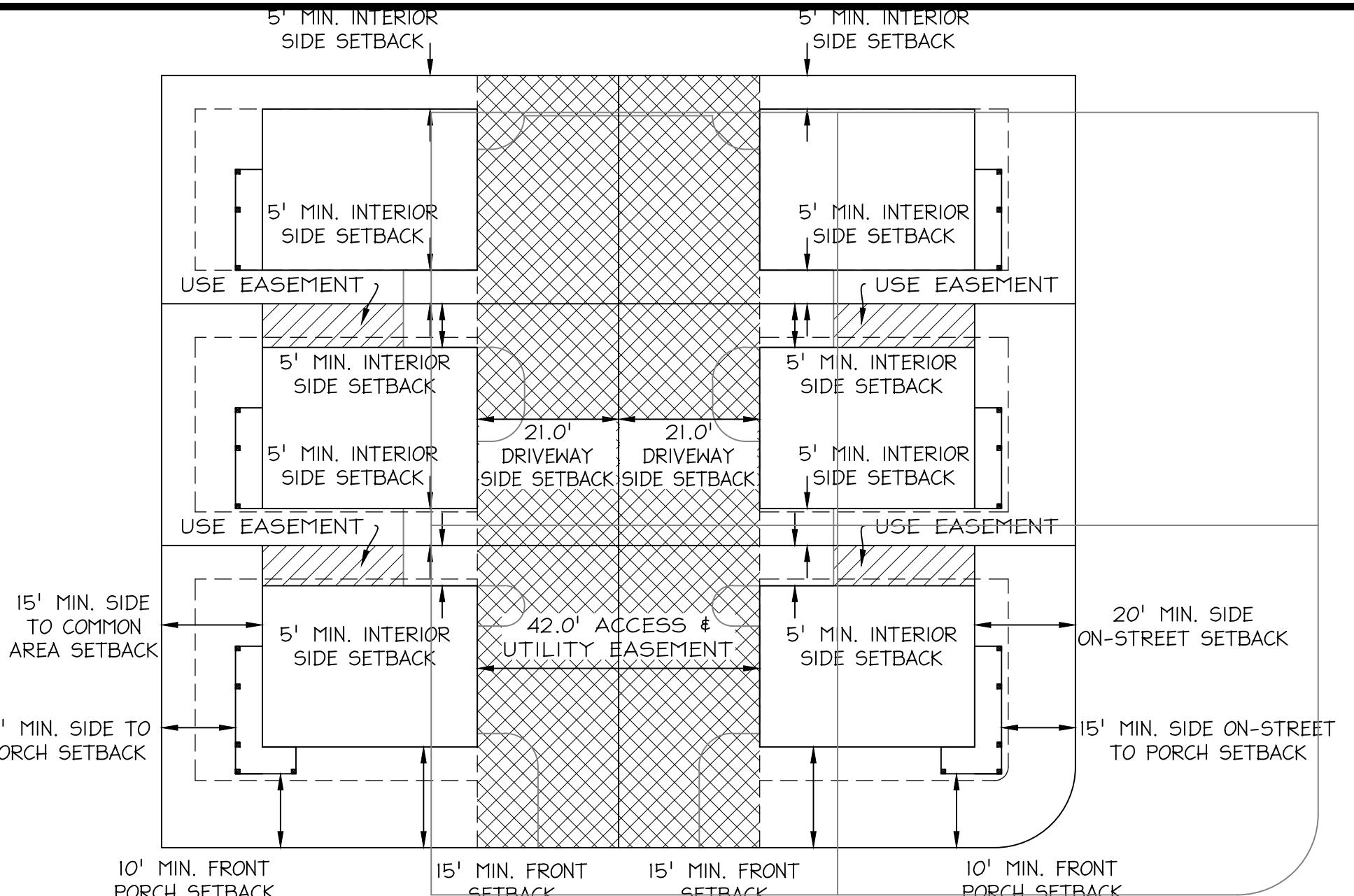
COTTAGE AND CORNER LOTS 998-1013 SETBACK  
AND EASEMENT DETAIL

SCALE: 1"=20'



LOTS 101-148 & 182-198 SETBACK DETAIL

SCALE: 1"=20'



CLUSTER AND CORNER LOTS 149-172 AND  
176-181 SETBACK AND EASEMENT DETAIL

SCALE: 1"=20'

Line Table		
Line #	Length	Direction
L1	157.833	N89°59'47"W
L2	151.833	N89°59'47"W
L3	90.500	N00°00'13"E
L4	0.333	S00°00'13"W
L5	5.833	S00°00'13"W
L6	23.004	S89°59'47"E
L7	5.833	S00°00'13"W
L8	11.500	N89°59'47"W
L9	44.333	S00°00'13"W
L10	14.000	S89°59'47"E
L11	0.333	S00°00'13"W
L12	6.000	N89°59'47"W
L13	30.257	N41°22'49"E
L14	5.793	N00°00'13"E
L15	35.000	N89°59'47"W
L16	13.754	N20°21'24"W
L17	55.000	N89°59'47"W
L18	55.000	N89°59'47"W
L19	16.221	N41°22'49"E
L20	54.833	S00°00'13"W

Line Table		
Line #	Length	Direction
L21	14.036	N41°22'49"E
L22	51.500	N00°00'00"E
L23	51.500	S00°00'00"E
L24	19.686	S90°00'00"E
L25	9.000	S00°00'00"E
L26	15.172	N90°00'00"W
L27	9.660	S45°00'00"E
L28	20.000	S45°00'00"W
L29	13.015	N45°00'00"W
L30	13.015	S45°00'00"W
L31	20.000	N45°00'00"W
L32	9.660	N45°00'00"E
L33	15.172	N90°00'00"W
L34	9.000	N00°00'00"E
L35	19.686	N90°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	10.818	211.565	002°55'47"	S13°19'14"E	10.817
C2	33.312	130.000	014°40'58"	N87°21'36"W	33.221
C3	47.142	98.000	027°33'43"	N80°55'12"W	46.689
C4	151.153	116.000	007°27'34"	S82°05'56"E	151.046
C5	65.188	41.500	090°00'00"	N44°59'47"W	58.690
C6	59.690	38.000	090°00'00"	S45°00'13"W	53.740
C7	8.315	32.000	014°53'19"	N82°33'07"W	8.292
C8	17.974	45.000	022°53'07"	S78°33'13"E	17.855
C9	3.512	25.000	008°02'52"	N85°58'21"W	3.509
C10	10.210	6.500	090°00'00"	S45°00'13"W	9.192
C11	6.283	4.000	090°00'00"	S44°59'47"E	5.657
C12	37.271	25.000	085°25'10"	S42°42'48"W	33.914
C13	21.132	71.000	017°03'13"	S79°50'24"E	21.055
C14	4.763	14.500	018°49'21"	N09°24'53"E	4.742
C15	2.020	71.000	001°37'47"	S89°10'53"E	2.019
C16	56.595	71.000	045°40'15"	S48°28'40"E	55.108
C17	23.028	71.000	018°35'01"	S16°21'02"E	22.928
C18	8.752	71.000	007°03'44"	S03°31'39"E	8.746
C19	18.850	12.000	090°00'00"	N44°59'47"W	16.971

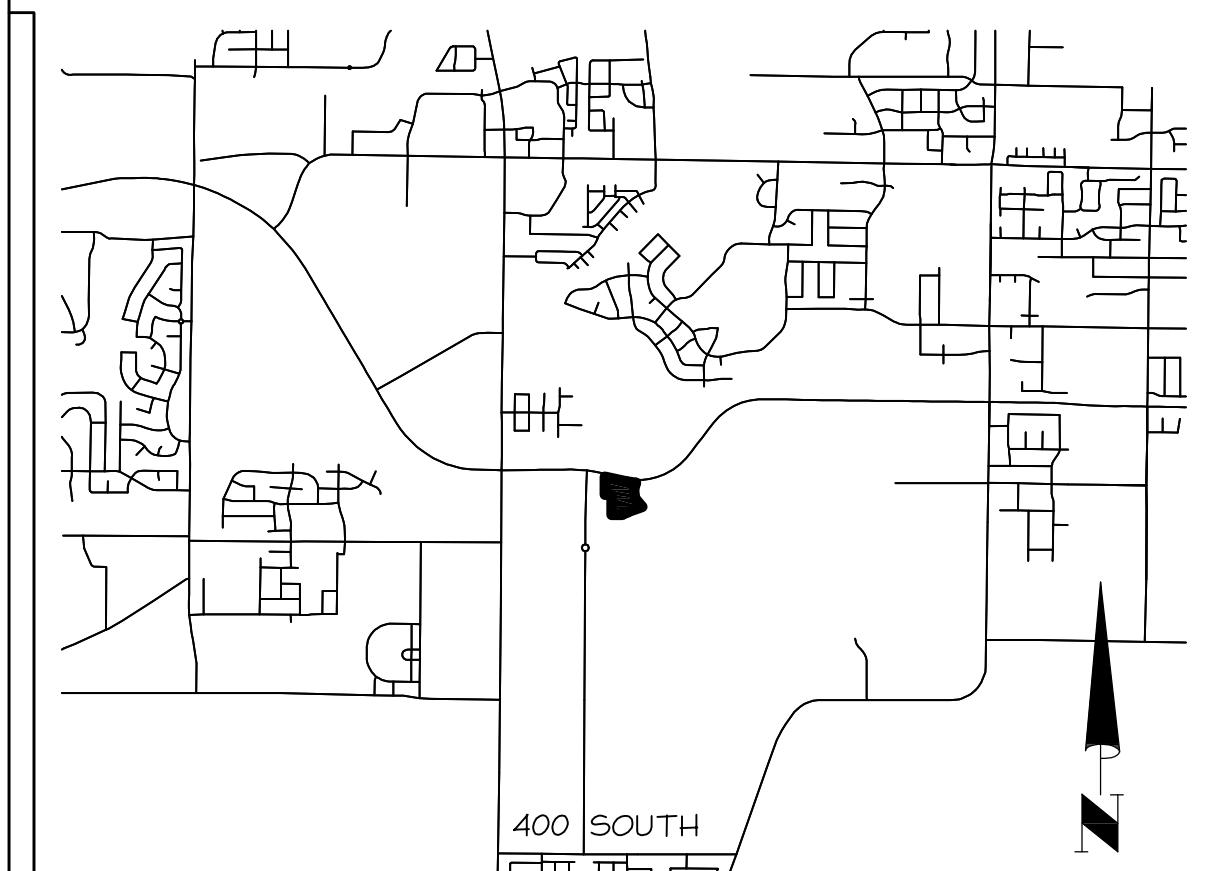
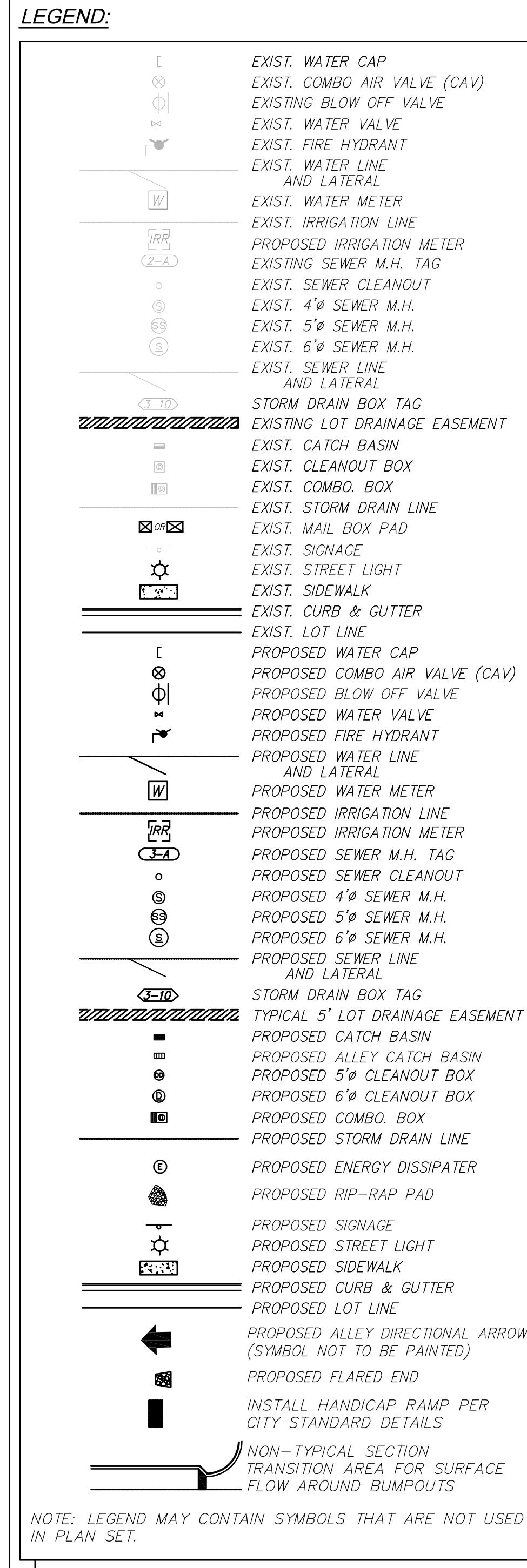
SHEET 3 OF 3



## PHASE K2 WANDER

SUBDIVISION

LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,  
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



# WANDER PLAT K2

## Residential Development SARATOGA SPRINGS, Utah

### CONSTRUCTION PLANS

AUGUST 4, 2023

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04	GNO2	ROAD SECTIONS
05	GNO3	ROAD SECTIONS
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07	GR01	GRADING & DRAINAGE PLAN
08	GR02	PRECISE GRADING
09	UTO1	UTILITY PLAN
10	SI01	SIGNAGE & STRIPING PLAN
11	PP01	PLAN AND PROFILE - BROWNS CREEK STREET & JORDAN RIVER WAY
12	PP02	PLAN AND PROFILE - BEAVER PLACE AND RIVER OTTER WAY & K2-LN01
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24	L3.02	SITE DETAILS
25	L3.03	SITE DETAILS
26	L4.01	IRRIGATION NOTES & DETAILS
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30	L5.01	IRRIGATION PLANS
31	L5.02	IRRIGATION PLANS
32	L5.03	IRRIGATION PLANS
33	L5.04	IRRIGATION PLANS

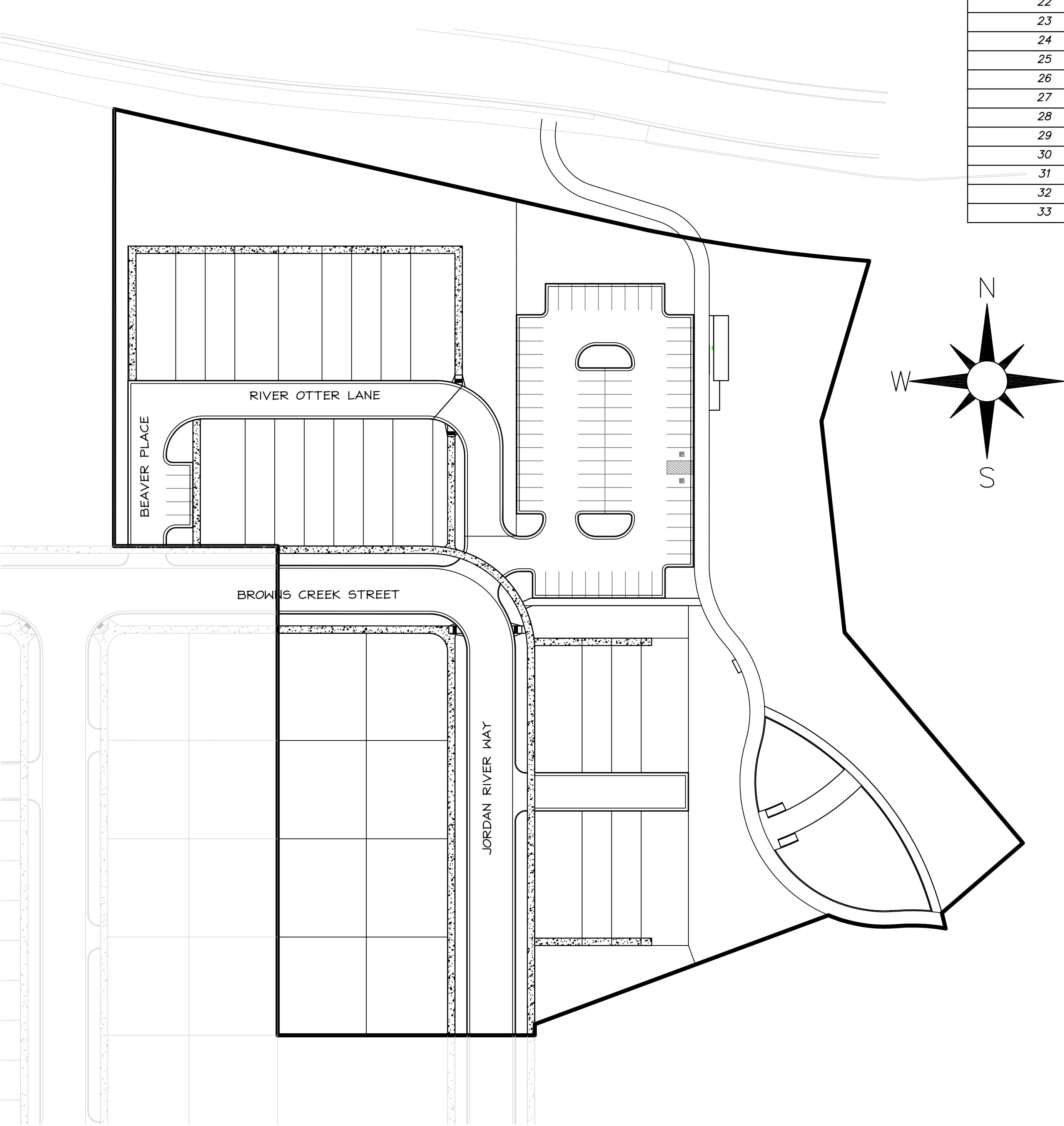
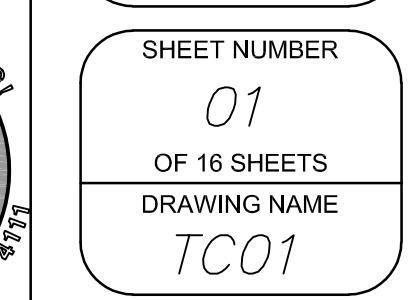
### SARATOGA SPRINGS

#### CITY ENGINEER DATE

DESIGNED BY:	DATE: AUGUST 2023	REV:
DRAWN BY: ALL	PROB: JTA	SUBMITTING:
SUBMITTED BY:	CONTRACT NO: 00097	
FILE NAME:	DATE:	
SIZE:	DESCRIPTION:	
ASWD:	MARK:	

DESIGNED BY:	DATE:	REV:
DRAWN BY: ALL	PROB: JTA	SUBMITTING:
SUBMITTED BY:	CONTRACT NO: 00097	
FILE NAME:	DATE:	
SIZE:	DESCRIPTION:	
ASWD:	MARK:	

### WANDER VILLAGE 3 PLAT K2 COVER SHEET



#### 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 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  
208 E. Winchester Street  
Murray, UT 84107

##### Engineer

Perige Consulting - Jel Atherley, PE  
(801) 322-2611 [perigegec.com](http://perigegec.com)  
9089 1300 West #600  
West Jordan, UT 84088

##### Dominion Energy Gas

Customer Service  
1-800-223-2017

##### Rocky Mountain Power

Customer Service  
1-877-221-7070

##### Saratoga Springs City Engineering Department

City Engineer - Gordon Miner, PE  
[gminer@saratogaspingspringsut.com](mailto:gminer@saratogaspingspringsut.com)  
(801) 768-6306

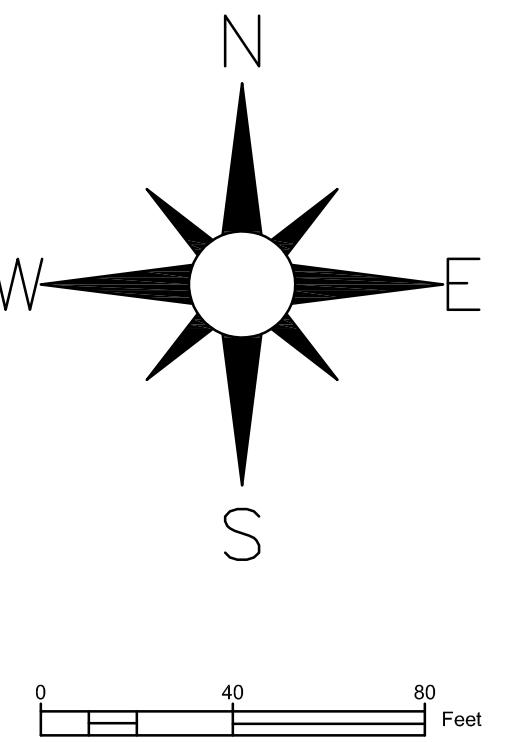
##### Saratoga Springs City Engineering Department

City Engineer - Gordon Miner, PE  
[gminer@saratogaspingspringsut.com](mailto:gminer@saratogaspingspringsut.com)  
(801) 768-6306

##### Saratoga Springs City Planning Department

Planning Director - David Stroud  
[DStroud@saratogaspingspringsut.com](mailto:DStroud@saratogaspingspringsut.com)  
(801) 768-6306

INFORMATION	AC.	SQ. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	5.724	249,352	100%		
BUILDABLE LAND	1.948	84,859	34.0%		
OPEN SPACE	2.932	127,703	51.2%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	0.845	36,790	14.8%		
LANDSCAPING AREA	2.932	127,703	51.2%		
LOTS				32	
NET DENSITY DWELLINGS PER ACRE					5.59



A horizontal number line representing a distance of 80 feet. The line is marked with four tick marks, creating five equal segments. The first segment is labeled "40" and the last segment is labeled "80". Below the line, the word "Feet" is written.

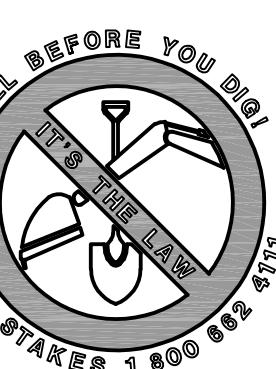
This architectural site plan illustrates a property layout with several streets and labeled areas. The property boundaries are indicated by thick black lines. The streets shown are RIVER OTTER LANE, BROWNS CREEK STREET, and ORDAN RIVER WAY. A small area labeled BEAVER PLACE is located near the top left. The plan features a grid of building footprints, some of which are highlighted with thick black outlines. Three specific plots are labeled with large, bold, black text: PP01, PP02, and PP03. Plot PP01 is located in the lower center, PP02 is in the upper left, and PP03 is in the upper right. The plan also includes a north arrow pointing upwards and a scale bar at the bottom left.

# **SARATOGA SPRINGS**

CITY ENGINEER DATE

DESIGNED BY:	CM	DATE:	AUGUST 2023	REV:
DWN BY:	CKD BY:	SOLICITATION NO.:		
ALL	JTA			
SUBMITTED BY:		CONTRACT NO.:		
FILE NAME: N:\00697 Jordan Promenade Oakwood Homes\odd\VP\Plot K2\02				
SIZE:	PLOTTED BY:	PLOT DATE:		
ANSID		8/3/2023 9:20:52 PM		

WANDER VILLAGE 3  
PLAT K2  
KEYMAP



SHEET NUMBER  
02  
OF 16 SHEETS  
DRAWING NAME  
KM01

Saratoga Springs General Notes

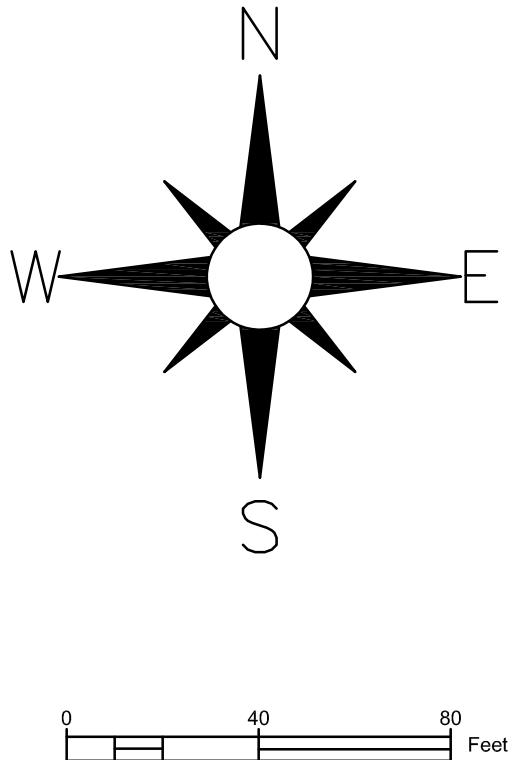
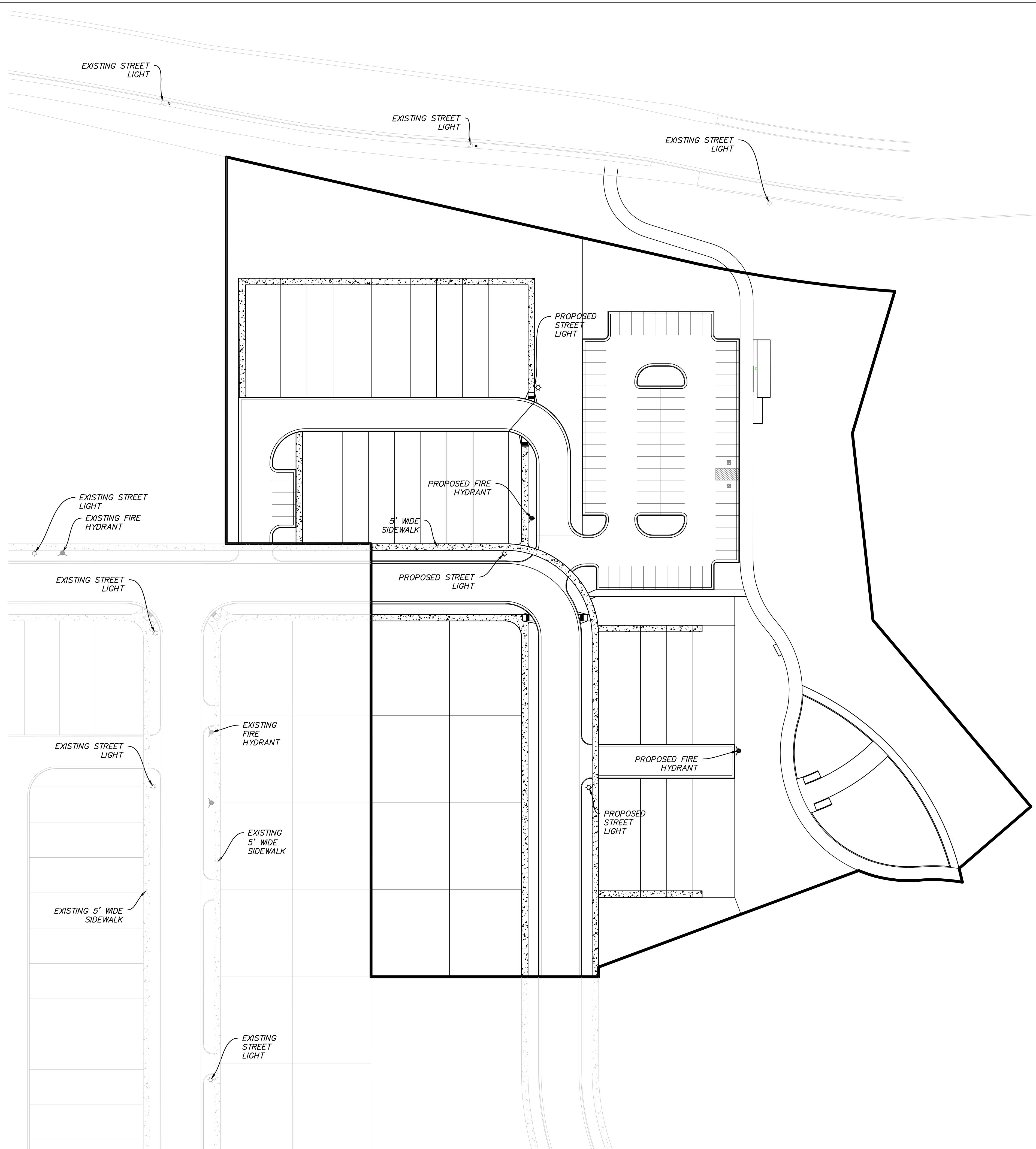
A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT (801) 766-9796 EXT. 118.

SITE PLAN NOTES

ALL PRIVATE STREET LIGHTS TO BE MASTER METERED. PRIVATE STREET LIGHTS ARE NOT TO BE LABELED WITH SARATOGA SPRINGS IDENTIFICATION.

FENCE LEGEND

- OPEN SPACE FENCE
- PROJECT PERIMETER FENCE
- GARDEN FENCE



SARATOGA SPRINGS

CITY ENGINEER DATE

DESIGNED BY:	CM	DATE: AUGUST 2023	REV:
DRAWN BY: ALL	SCRP BY: JTA	SUBMISSION NO:	CONTRACT NO: 000397
SUBMITTED BY:	FILE NAME: N:\\0369\\Jordan Promenade\\Oakwood Homes\\Oakwood Plat K2\\06\\SP01		
FILE DATE: 8/15/2023	PLOT DATE: 8/15/2023 12:21:29 PM	SIZE:	SP01
APPROVED:	MARK:	DESCRIPTION:	DATE:

DESIGNED BY:	CM	DATE: AUGUST 2023	REV:
DRAWN BY: ALL	SCRP BY: JTA	SUBMISSION NO:	CONTRACT NO: 000397
SUBMITTED BY:	FILE NAME: N:\\0369\\Jordan Promenade\\Oakwood Homes\\Oakwood Plat K2\\06\\SP01		
FILE DATE: 8/15/2023	PLOT DATE: 8/15/2023 12:21:29 PM	SIZE:	SP01
APPROVED:	MARK:	DESCRIPTION:	DATE:

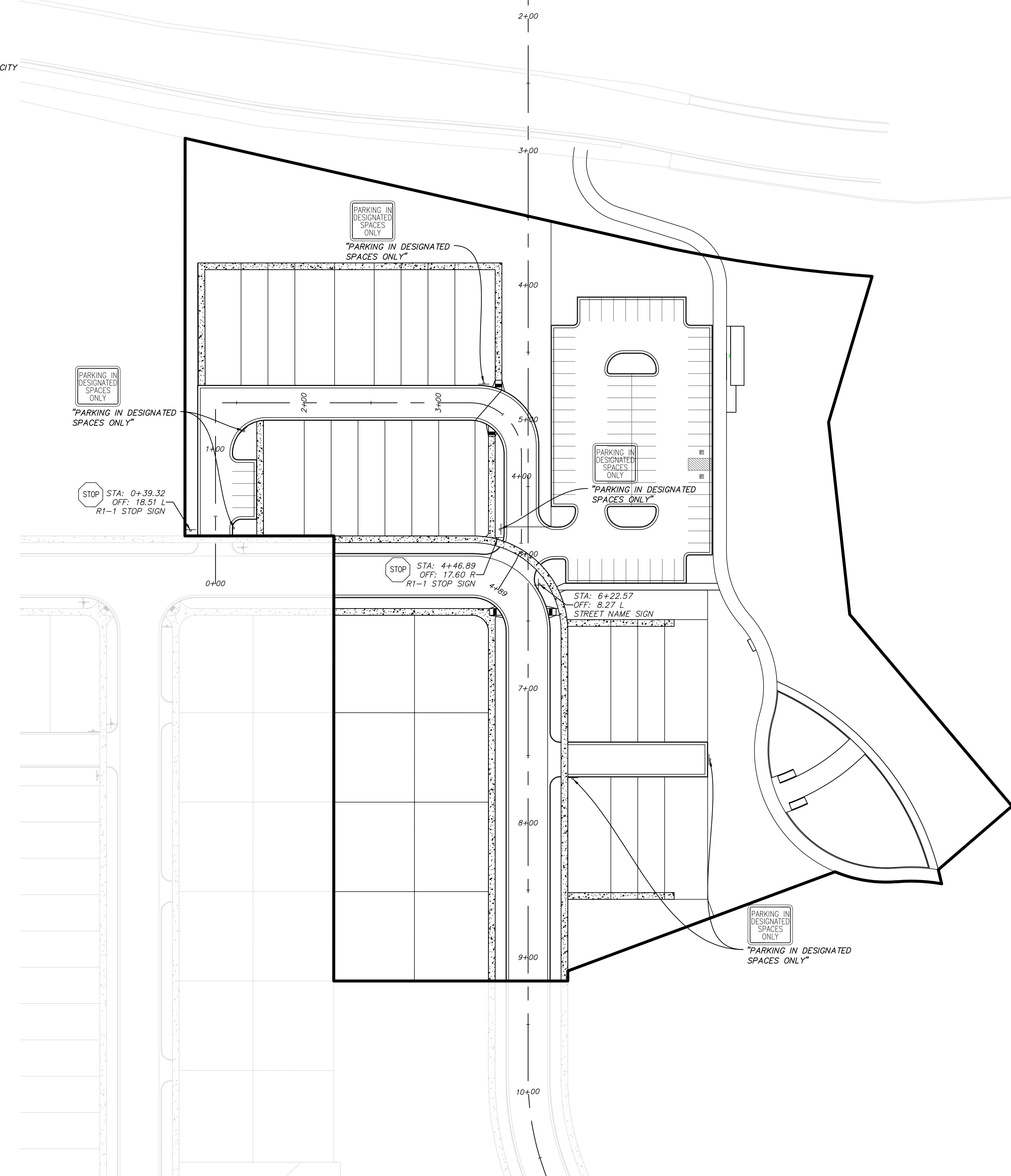
WANDER VILLAGE 3  
PLAT K2  
SITE PLAN

SHEET NUMBER  
06  
OF 16 SHEETS  
DRAWING NAME  
SP01



## NOTES

1. ALL PRIVATE STREET LIGHTS SHALL BE MASTER-METERED.
2. ALL PRIVATE STREET LIGHTS SHALL NOT BEAR ANY SORT OF CITY IDENTIFICATION, SUCH AS THE CITY LOGO.



DESIGNED BY:	CM	DATE:	REV:
DRAWN BY: ALL	JTA	AUGUST 2023	

SUBMITTED BY:	CONTRACT NO:
N (0869) Jordan Promenade	000397

FILE NAME:	PLOT DATE:
N (0869) Jordan Promenade	8/15/2023 2:21:13 PM

SHEET NUMBER
10 OF 16 SHEETS DRAWING NAME S101



# JORDAN PROMENADE - K2 PRELIMINARY\FINAL PLAT SABATOGA SPRINGS IIT

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PROFESSIONAL STAMP

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## PROJECT INFORMATION

OBJECT #: 231055  
AWN BY: ML/JO  
ECKED BY: RH

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## ISSUE RECORD

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Submittal 08/04/23

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1100

£ 1.00

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The 811 logo features the number '811' in a large, stylized, three-dimensional font with a grey gradient. Below the number is a decorative base with a scalloped pattern. Below the logo, the text 'Know what's below.' is written in a bold, black, sans-serif font.

Know what's **below**.

This site plan illustrates the layout of WANDER VILLAGE 3 PLAT K1. The plan features several lots, each with a specific label and description:

- L1.01:** Located at the top, this lot is labeled "WANDER VILLAGE 3 PLAT K1" and includes a "PIONEER CROSSING". It is bounded by "PLAT BOUNDARY, TYP." on the top and left.
- L1.02:** Located to the right of L1.01, this lot is also labeled "WANDER VILLAGE 3 PLAT K1". It is bounded by "PLAT BOUNDARY, TYP." on the top and right.
- L1.03:** Located below L1.01, this lot is labeled "WANDER VILLAGE 3 PLAT K1". It is bounded by "PLAT BOUNDARY, TYP." on the top and left.
- L1.04:** Located to the right of L1.03, this lot is labeled "WANDER FUTURE VILLAGE 3". It is bounded by "PLAT BOUNDARY, TYP." on the top and right.

Key streets and areas shown include:

- RIVERSIDE DRIVE:** A street running vertically along the left side of the lots.
- 400 NORTH:** A street running horizontally across the bottom of the plan.
- PIONEER CROSSING:** A crossing structure located in L1.01.
- WANDER VILLAGE 2:** A separate area located to the left of the main cluster of lots.

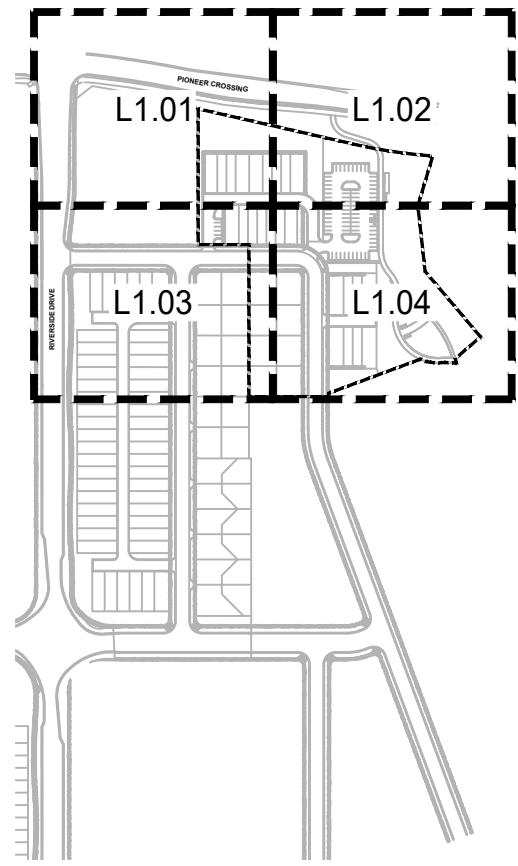
The plan also shows various property lines, roads, and other site features typical of a residential plat map.

卷之三

卷之三

**NOT FOR CONSTRUCTION**

## KEY MAP



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## ARCHITECT / PLANNER



88 Inverness Circle East,  
Bldg. J, Suite 101  
Englewood, Colorado 80112  
T 303.734.1777

Planning & Entitlements  
Landscape Architecture  
Architecture | Visual Media  
Real Estate Advisory  
[www.LAldesigngroup.com](http://www.LAldesigngroup.com)

## ENGINEER/SURVEYOR

PERIGEE CONSULTING, LLC  
9089 S. 1300 W., SUITE 160  
WEST JORDAN, UT 84088  
OFFICE: (801) 910-3395  
ATTN: JED AATHERLY

# LANDSCAPE PLANS

# JORDAN PROMENADE - K2 PRELIMINARY\FINAL PLAT

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PROFESSIONAL STAMP

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## PROJECT INFORMATION

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PROJECT #: 231055  
DRAWN BY: ML/JO  
CHECKED BY: RH

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## ISSUE RECORD

1st Submittal 08/04/23

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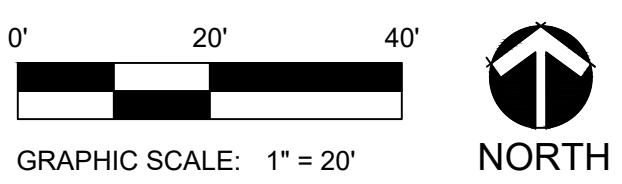
## **SHEET NUMBER**

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L1.01



Know what's below.  
Call before you dig.



GRAPHIC SCALE: 1" = 20'

**PIONEER CROSSING**

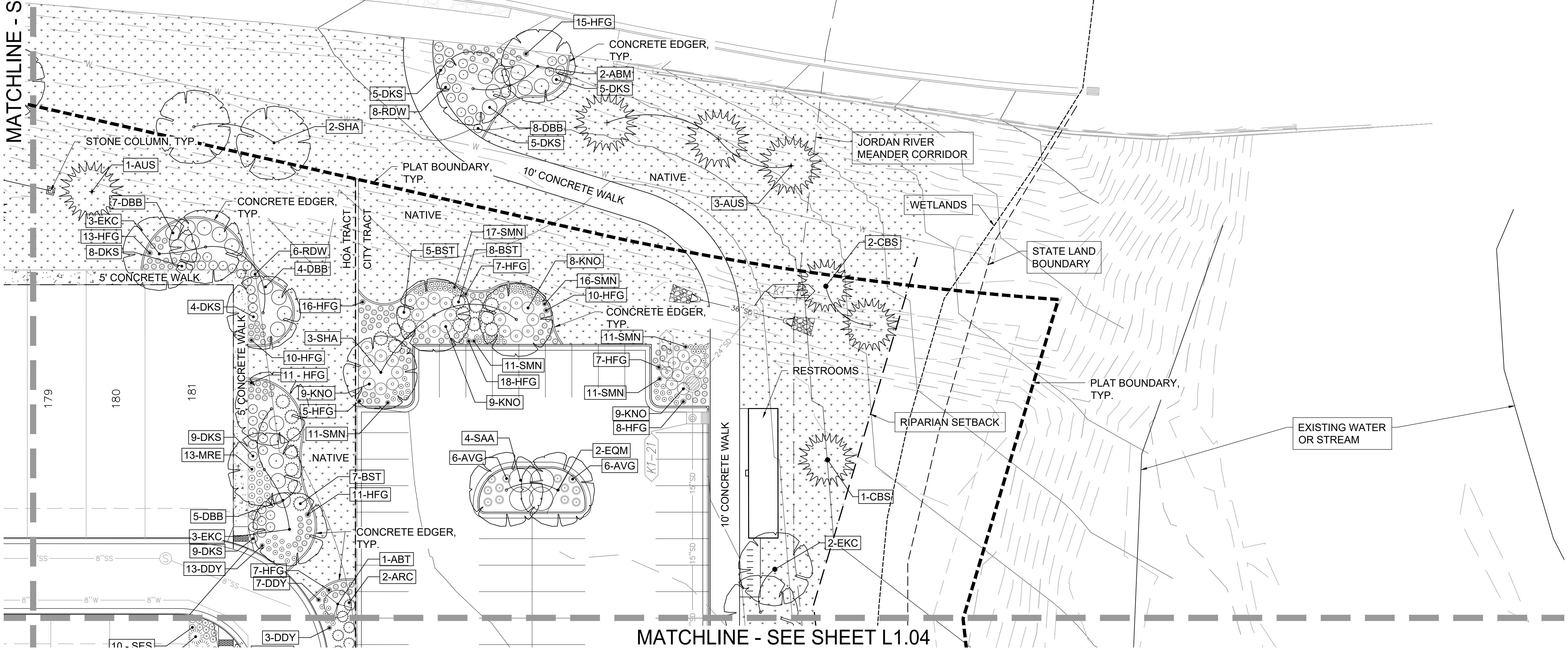
**MATCHLINE - SEE SHEET L1.01**

**STONE COLUMN, TYP.**

5-DKS  
8-RDW  
2-SHA

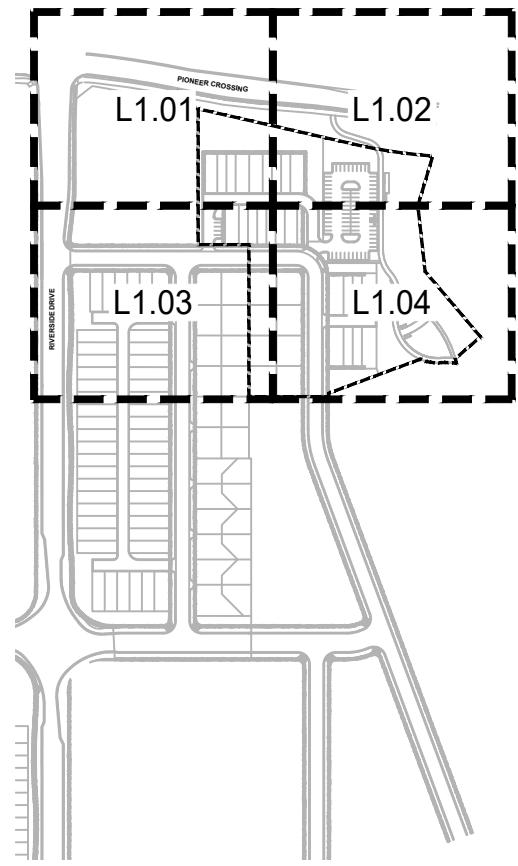
This figure is a matchline diagram for the Pioneer Crossing project, specifically Sheet L1.01. The diagram shows a cross-section of a foundation system. At the top, a horizontal line represents a steel plate with a circular hole and a small square detail. Below this is a layer with a honeycomb or mesh pattern. The main area is filled with a dense grid of small 'v' symbols, representing a stone column foundation. Several irregular lines, some with arrows, indicate specific features or paths through the foundation. Three callout boxes point to specific areas: '5-DKS' points to a vertical line on the right; '8-RDW' points to a horizontal line further down; and '2-SHA' points to a feature near the bottom center. The label 'STONE COLUMN, TYP.' is located at the bottom left of the foundation area.

# PIONEER CROSSING



**NOT FOR CONSTRUCTION**

## KEY MAP



---

## ARCHITECT / PLANNER

---



88 Inverness Circle East,  
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Englewood, Colorado 80112  
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Planning & Entitlements  
Landscape Architecture  
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## **ENGINEER/SURVEYOR**

---

ERIGEE CONSULTING, LLC  
9089 S. 1300 W., SUITE 160  
WEST JORDAN, UT 84088  
OFFICE: (801) 910-3395  
ATTN: JED AHERLY

## LEGEND

PLAT BOUNDARY	
STREET ROW	
OWNERSHIP	
EASEMENT	
NATIVE SEED	
TURF	
COBBLE MULCH	
CONCRETE EDGER	
INTERNAL PRIVACY FENCE	
PERIMETER PRIVACY FENCE	
STONE PILASTER	
LANDSCAPE BOULDER	
TREE-DECIDUOUS	
TREE-EVERGREEN	
SHRUB-DECIDUOUS	
SHRUB-EVERGREEN	
GRASSES AND PERENNIALS	

**JORDAN PROMENADE - K2  
PRELIMINARY\FINAL PLAT  
SARATOGA SPRINGS, UT**

**LANDSCAPE PLANS**

# SARATOGA SPRINGS, UT

# LANDSCAPE PLANS

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**PROFESSIONAL STAMP**

---

PROJECT #: 231055  
DRAWN BY: ML/JO  
CHECKED BY: RH

---

## ISSUE RECORD

1st Submittal 08/04/23



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

**Call before you dig.**

A graphic scale and a north arrow. The scale is a horizontal bar divided into three segments: a black segment on the left, a white segment in the middle, and a black segment on the right. Above the scale, the numbers '0''', '20''', and '40''' are positioned above the first, second, and third segments respectively. Below the scale, the text 'GRAPHIC SCALE: 1" = 20'' is centered. To the right of the scale is a circular north arrow consisting of a black circle with a white cross inside, pointing upwards, with the word 'NORTH' printed in capital letters below it.

L1.02



GRAPHIC SCALE: 1 - 20 **NORTH**

**MATCHLINE - SEE SHEET L1.01**

## RIVERSIDE DRIVE

# BROWNS CREEK STREET

## WANDER PLAT K1

BEAVER PLACE

MATCHLINE - SEE SHEET L1.01

**RIVERSIDE DRIVE**

**BROWNS CREEK STREET**

**WANDER PLAT K1**

**PLAT BOUNDARY, TYP.**

# KEY MAP

## *LEGEND*

---

PLAT BOUNDARY	
STREET ROW	
OWNERSHIP	
EASEMENT	
NATIVE SEED	
TURF	
COBBLE MULCH	
CONCRETE EDGER	
INTERNAL PRIVACY FENCE	
PERIMETER PRIVACY FENCE	
STONE PILASTER	
LANDSCAPE BOULDER	
TREE-DECIDUOUS	
TREE-EVERGREEN	
SHRUB-DECIDUOUS	
SHRUB-EVERGREEN	
GRASSES AND PERENNIALS	

# JORDAN PROMENADE - K2 PRELIMINARY\FINAL PLAT

## SABATOGA SPRINGS IIT

SOCIETY FOR SCIENCE AND SCIENCE TEACHING IN SOUTHERN AFRICA

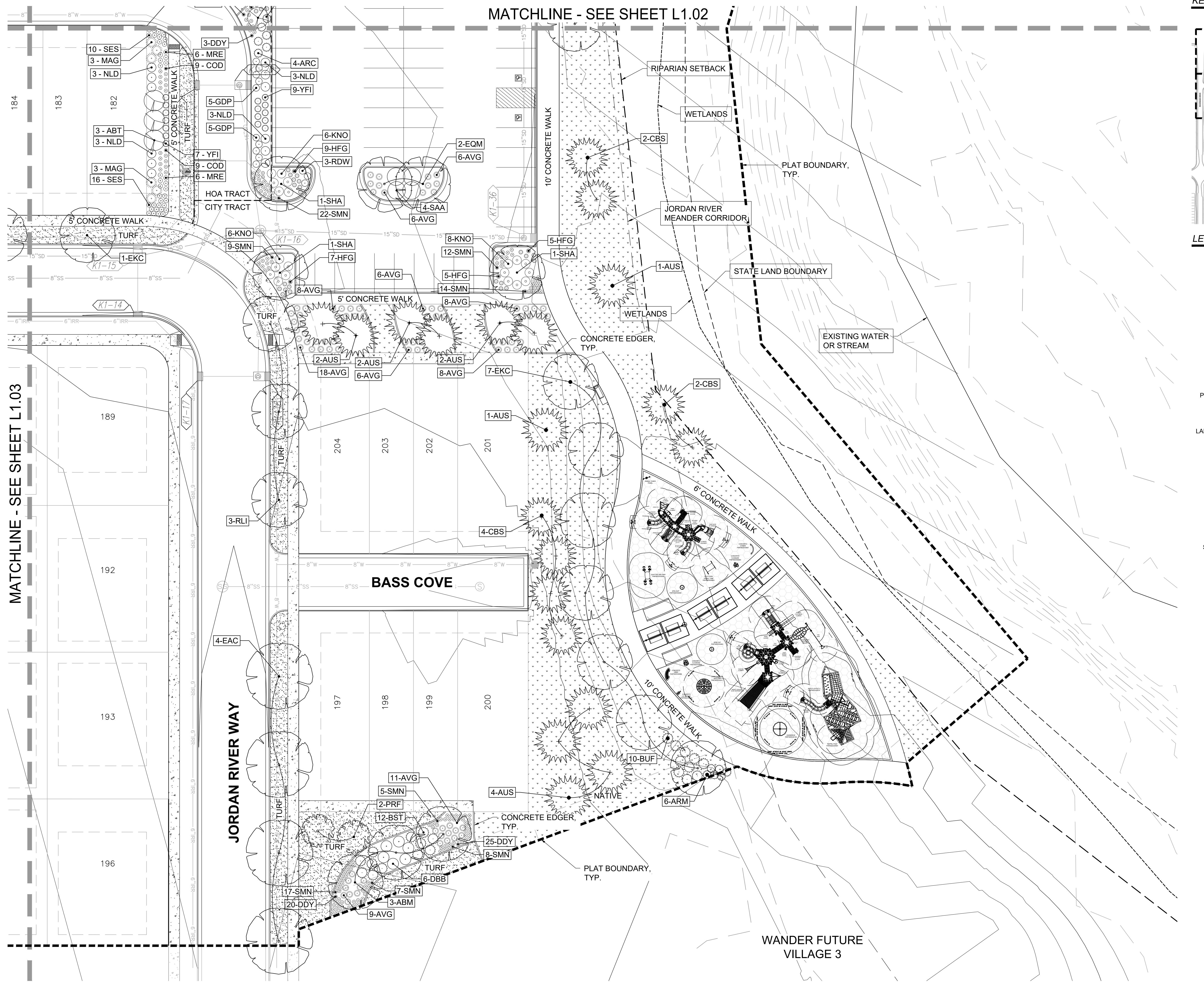
**Know what's below.**

A graphic scale and a north arrow. The scale is a horizontal bar divided into four equal segments. The first and third segments are black, and the second and fourth segments are white. Above the scale, the text '0'' is at the left end, '20'' is in the middle of the first white segment, and '40'' is at the right end. To the right of the scale is a circular north arrow with a white 'N' in the center, pointing upwards.

GRAPHIC SCALE: 1" = 20'

NORTH

**NOT FOR CONSTRUCTION**



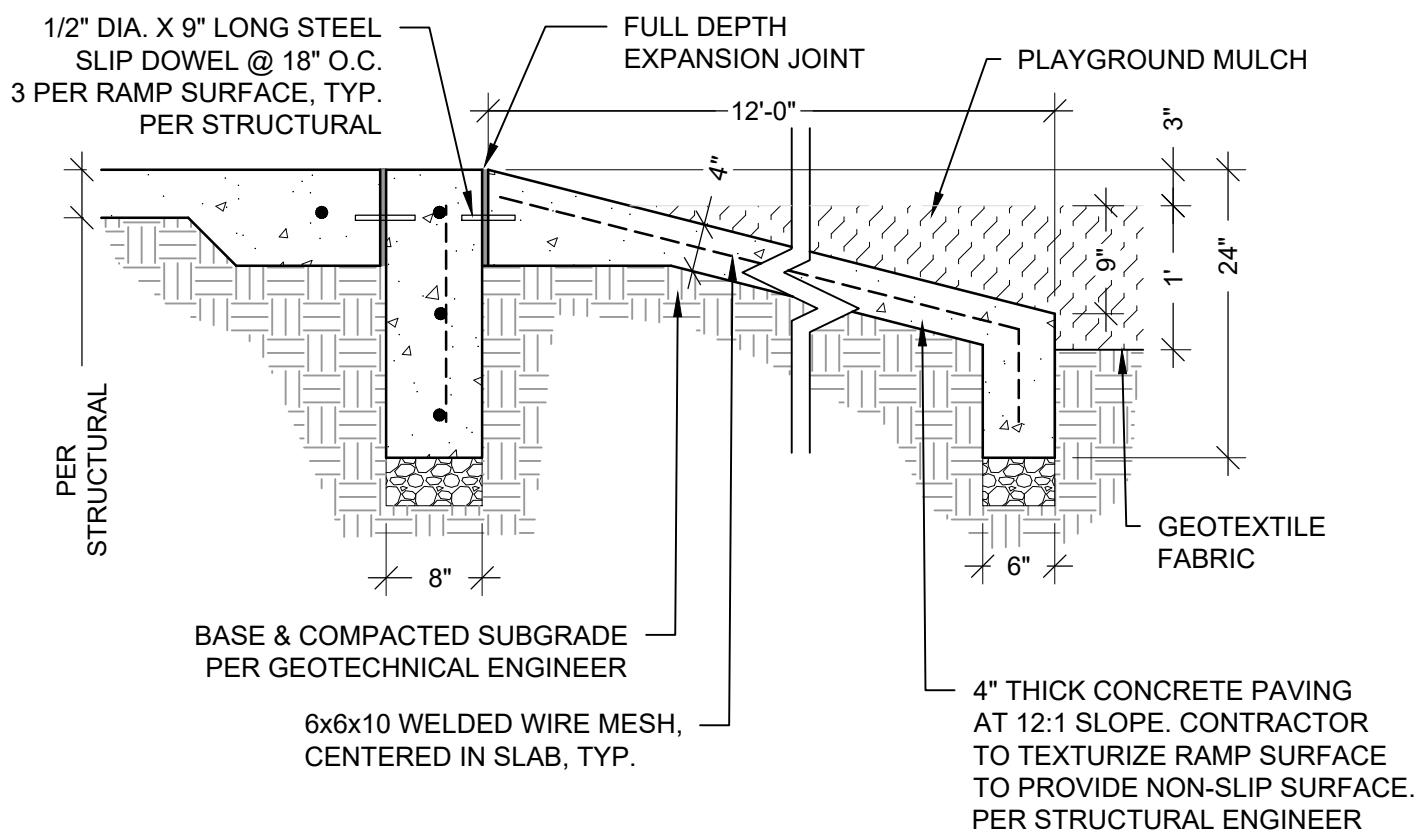
**JORDAN PROMENADE - K2**  
**PRELIMINARY\FINAL PLAT**

SARATOGA SPRINGS, UT

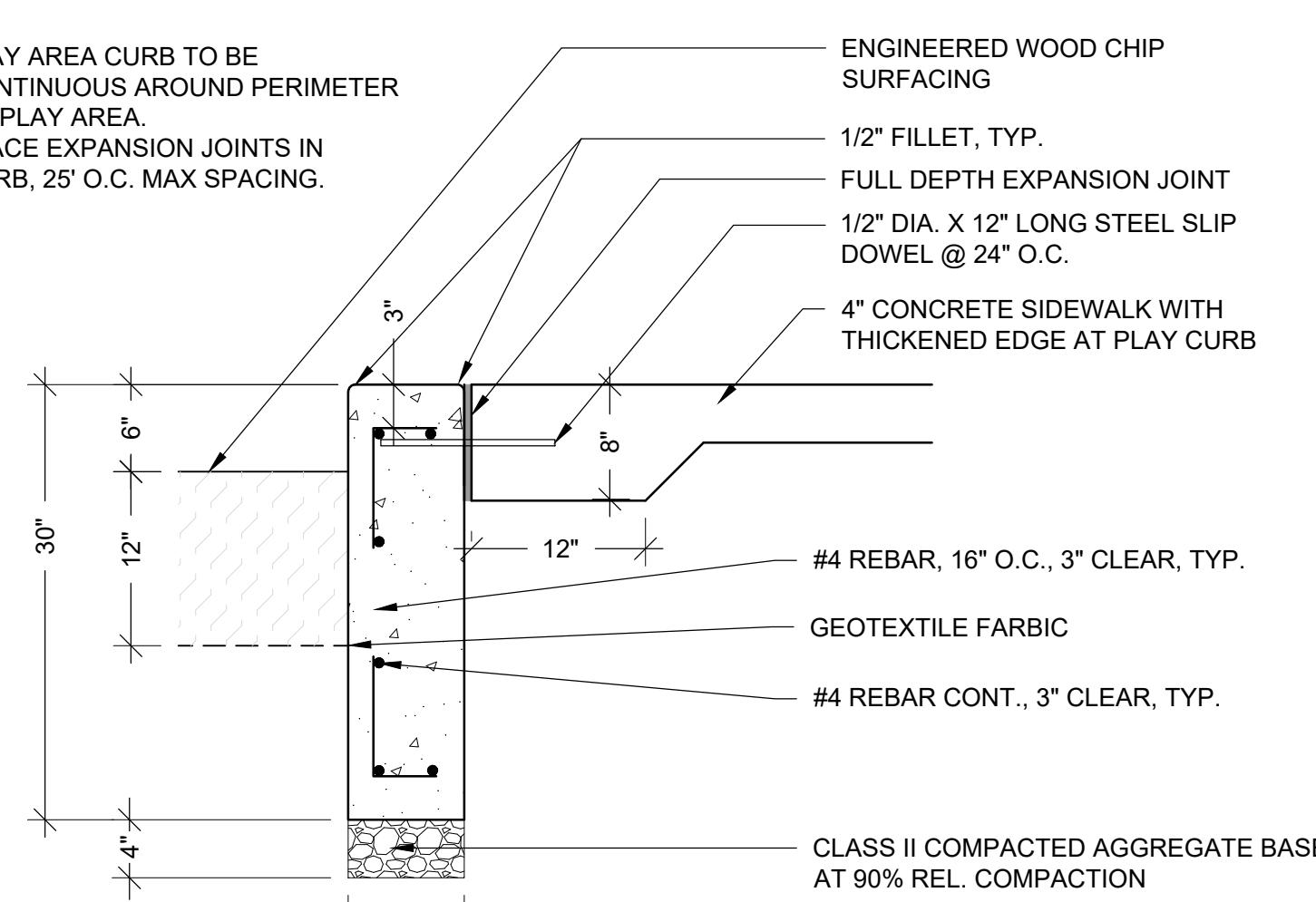
LANDSCAPE PLANS



**JORDAN PROMENADE - K2**  
**PRELIMINARY\FINAL PLAT**  
 SARATOGA SPRINGS, UT

**SITE DETAILS**

**F** RAMP AT PLAYGROUND

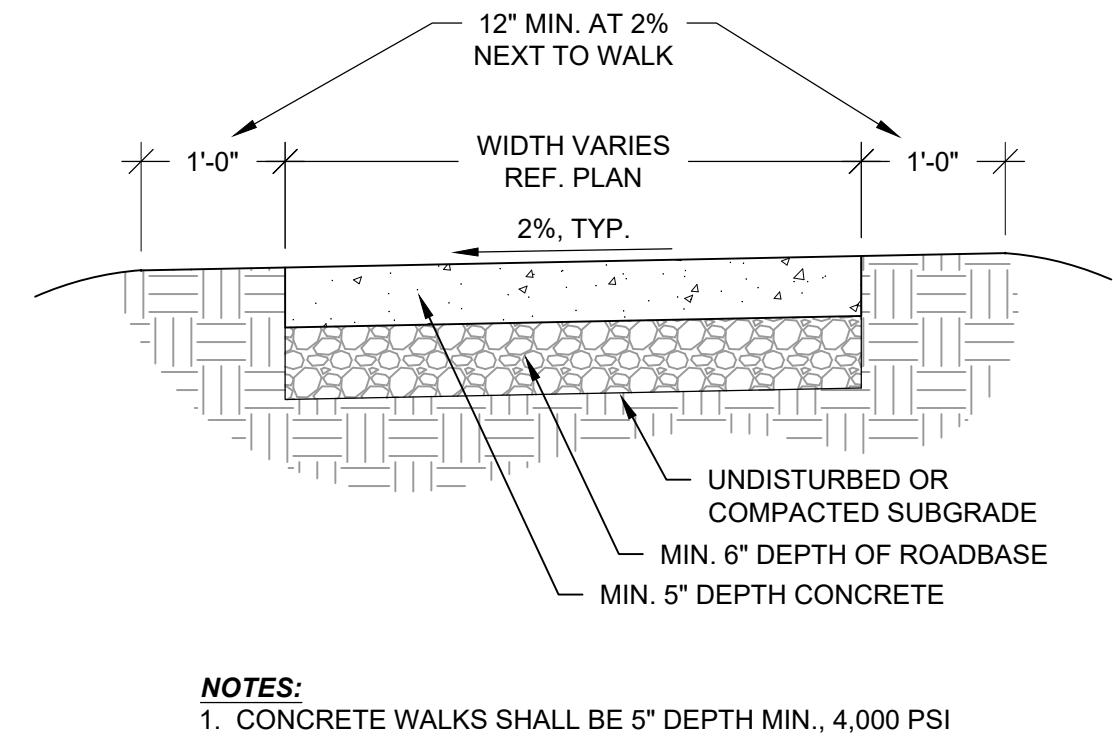
SCALE: 3/4"=1'-0"


**G** PLAYGROUND ADJ. TO SIDEWALK

SCALE: 1"=1'-0"

**H** NOT USED

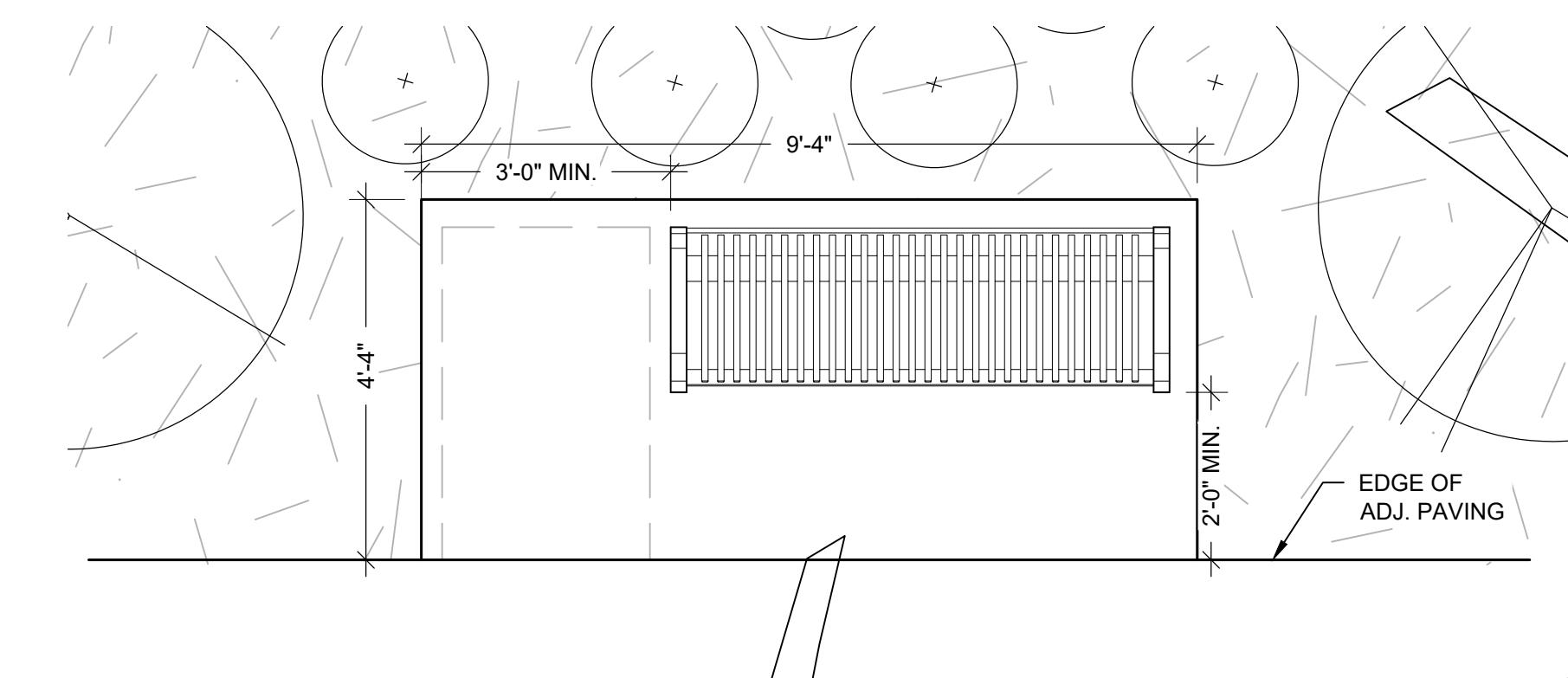
SCALE: N.T.S.


**J** CONCRETE WALK/TRAIL

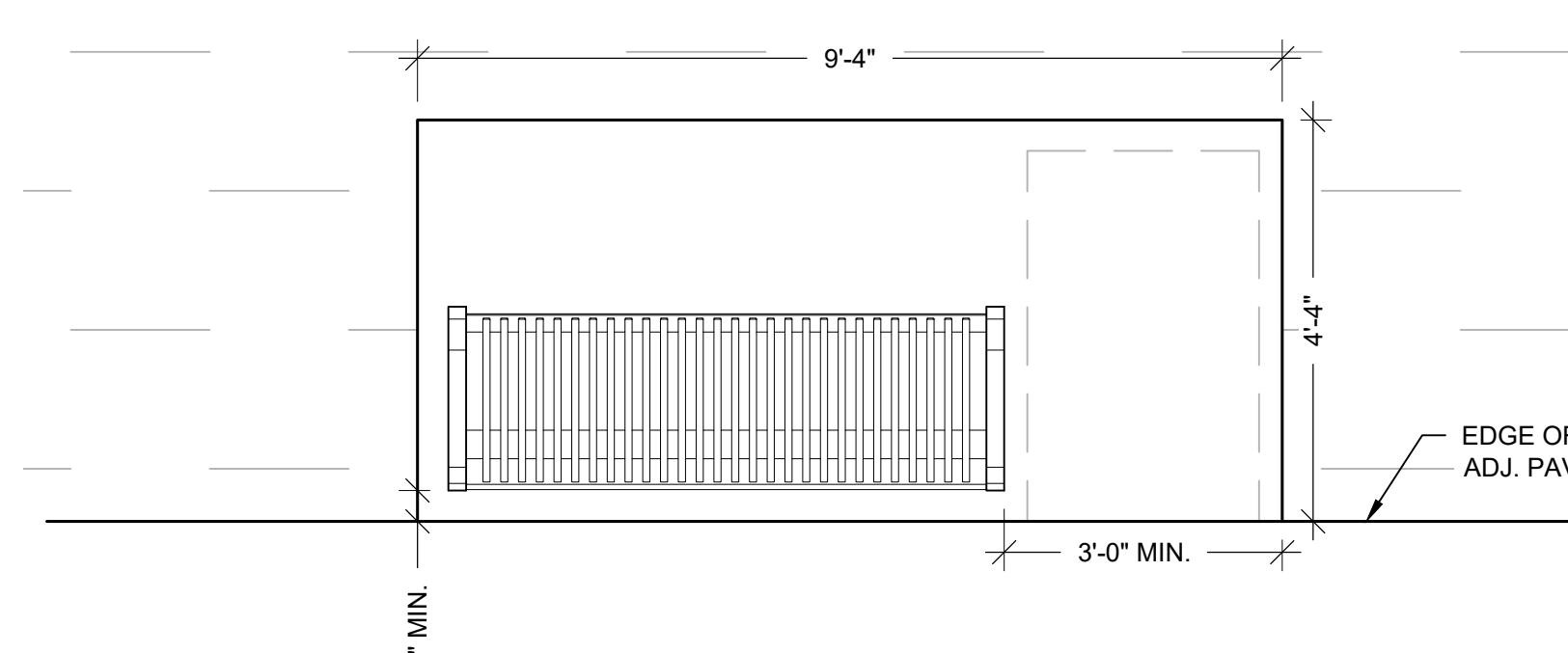
SCALE: 3/4"=1'-0"


**K** RESTROOMS - 4 STALLS, UTILITY CLOSET AND WATER FOUNTAIN

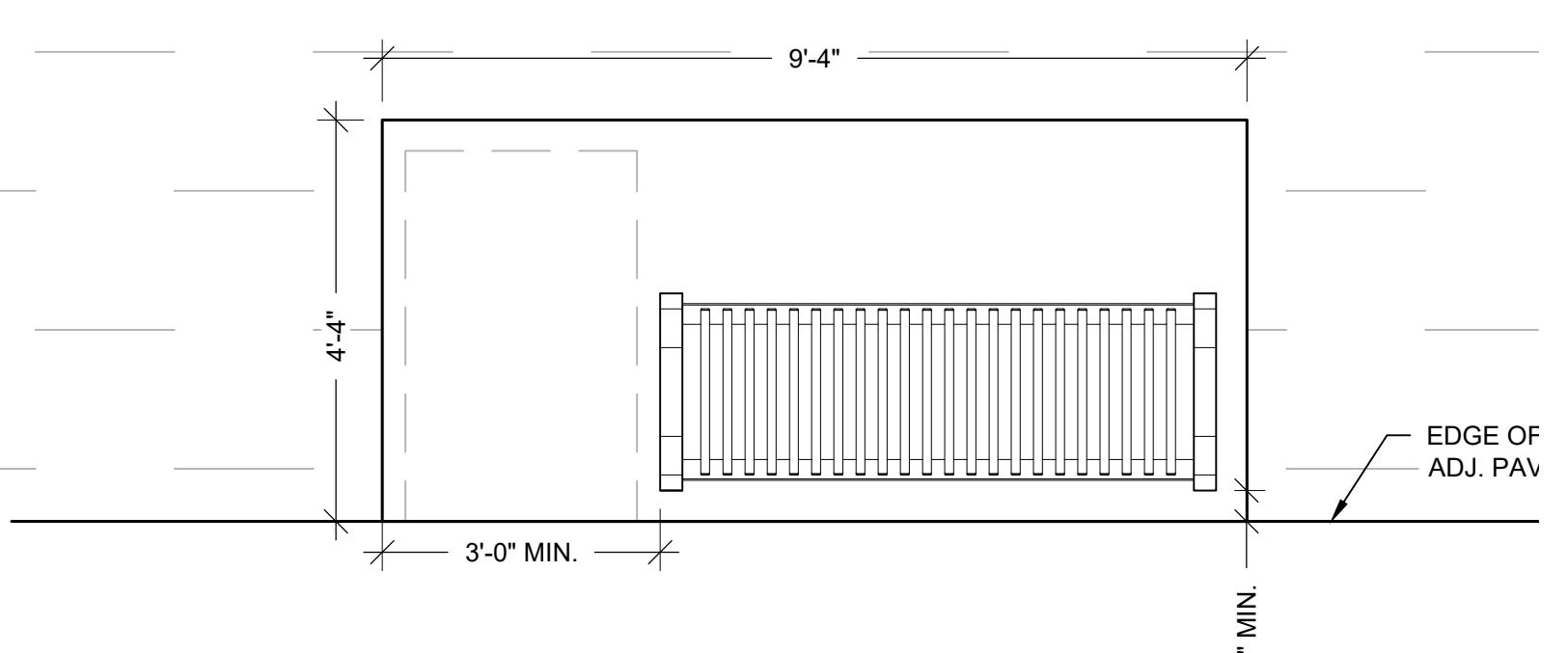
SCALE: N.T.S.


**L** BACKED BENCH FACING WALK TYP. PLAN

SCALE: 1/2"=1'-0"


**M** BACKED BENCH FACING LANDSCAPE TYP. PLAN

SCALE: 1/2"=1'-0"


**N** BACKLESS BENCH TYP. PLAN

SCALE: 1/2"=1'-0"

Know what's below.  
Call before you dig.

## PROJECT INFORMATION

 PROJECT #: 231055  
 DRAWN BY: ML/JO  
 CHECKED BY: RH

## ISSUE RECORD

1st Submittal 08/04/23

2nd Submittal \_\_\_\_\_

3rd Submittal \_\_\_\_\_

4th Submittal \_\_\_\_\_

5th Submittal \_\_\_\_\_

6th Submittal \_\_\_\_\_

7th Submittal \_\_\_\_\_

8th Submittal \_\_\_\_\_

9th Submittal \_\_\_\_\_

## SHEET NUMBER

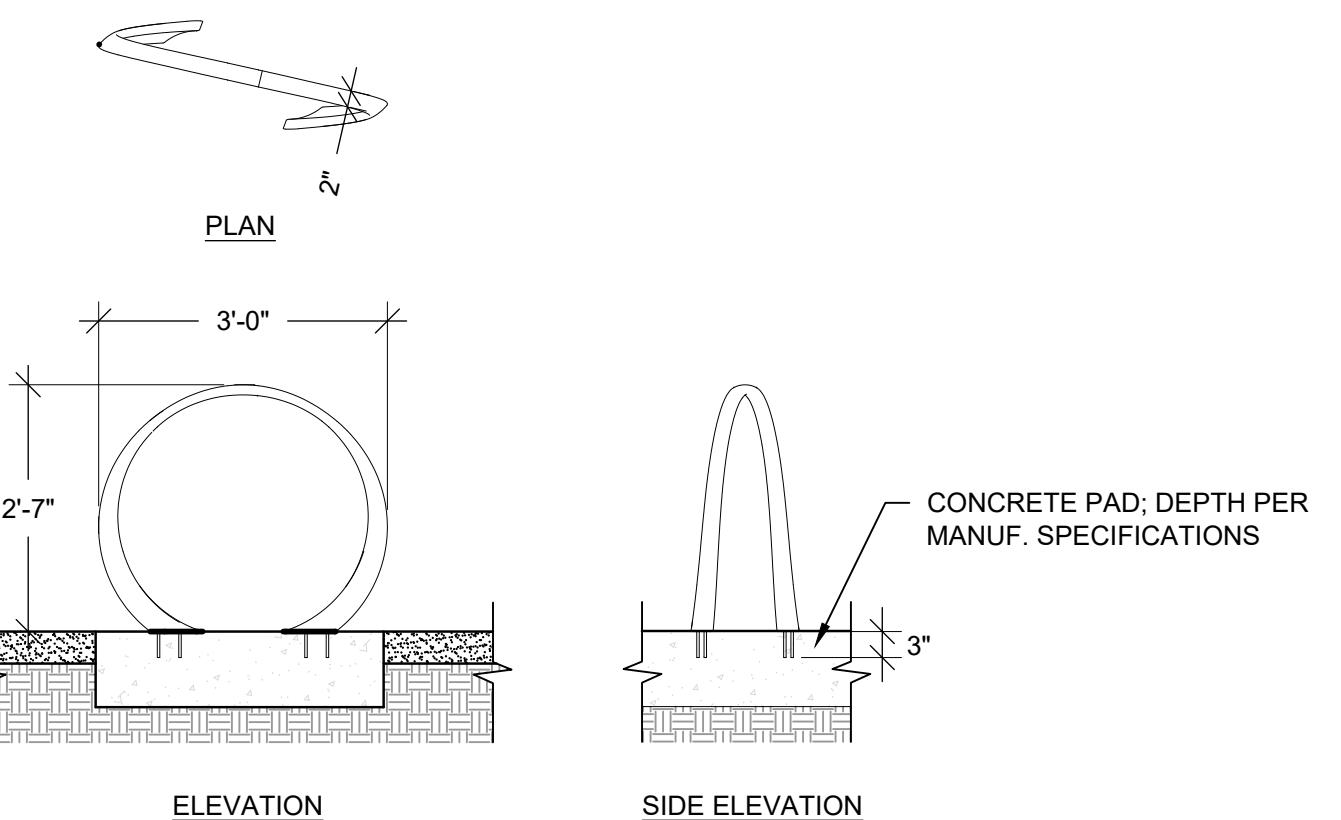
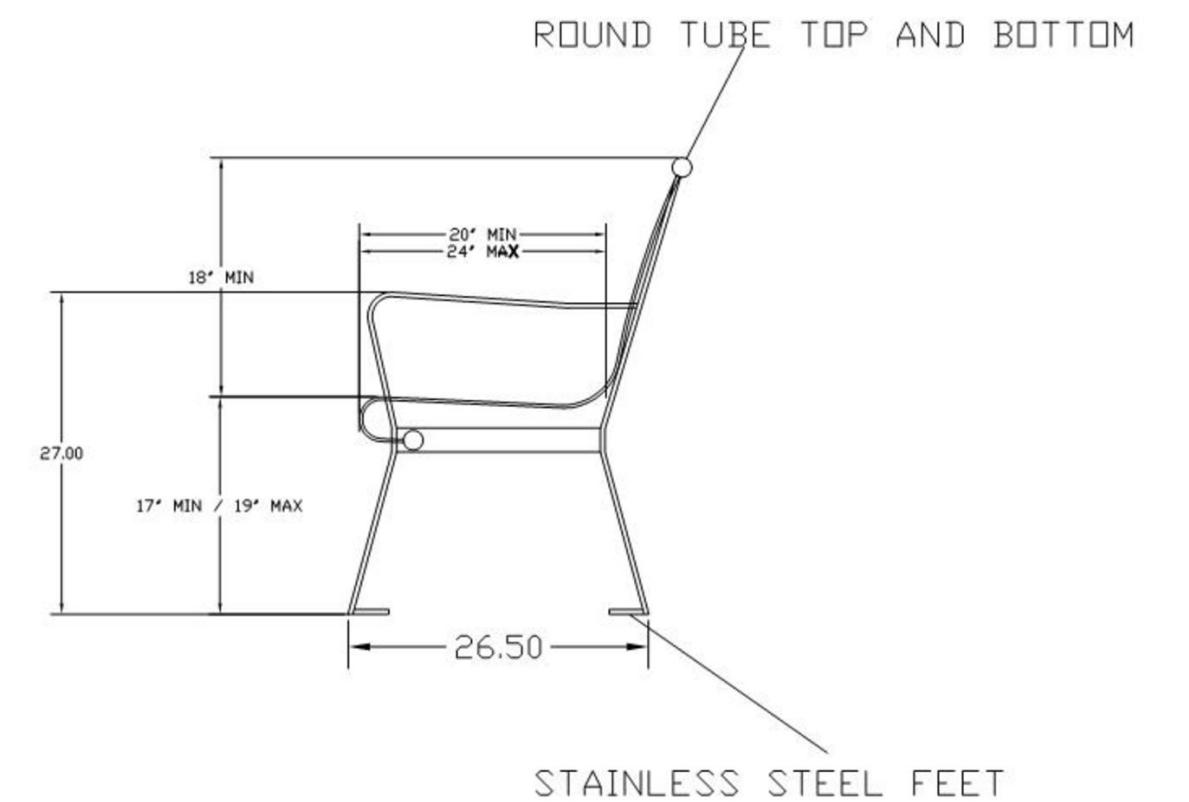
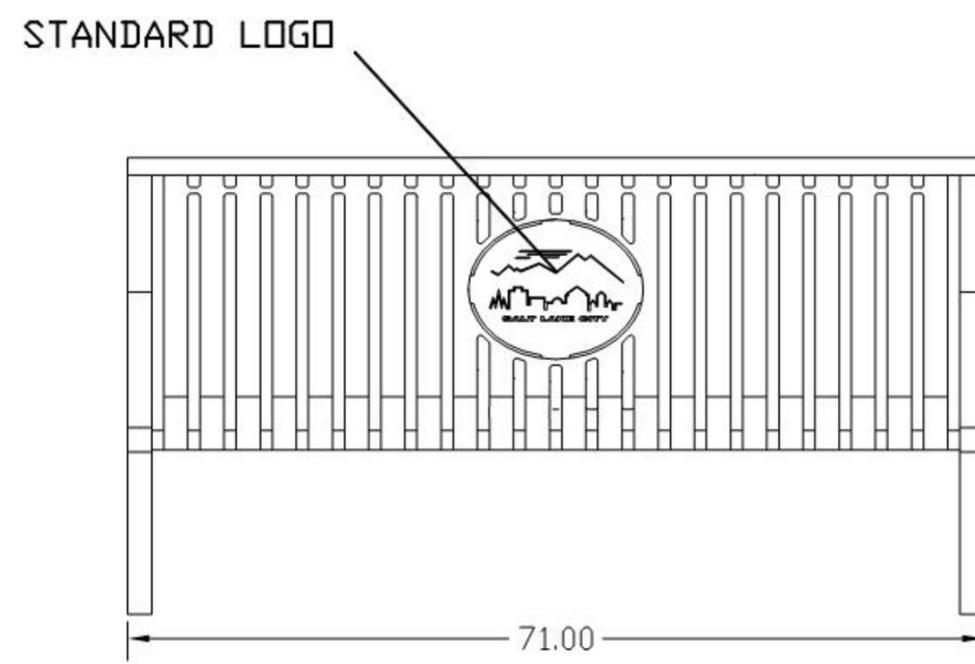
L3.02

# JORDAN PROMENADE - K2

## PRELIMINARY\FINAL PLAT

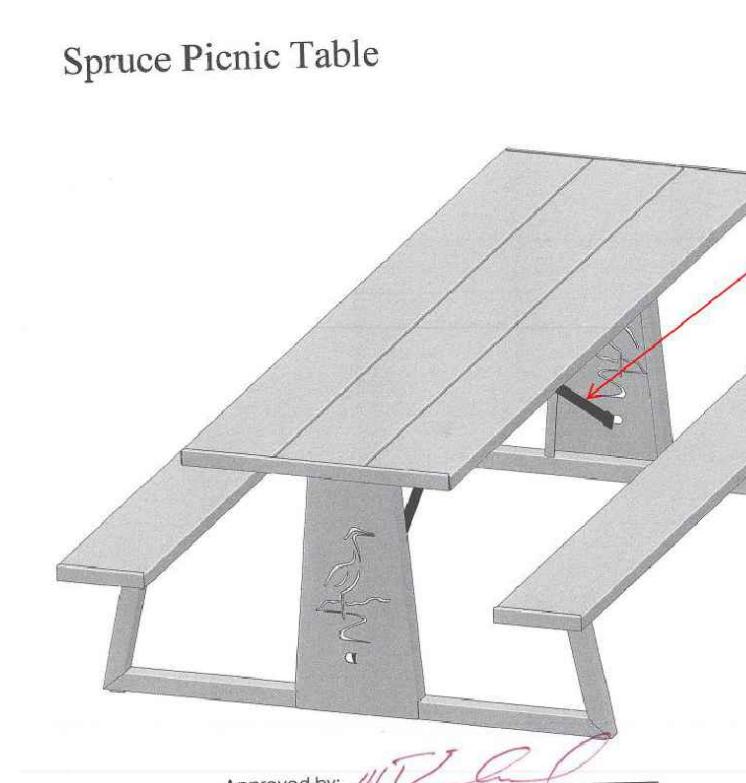
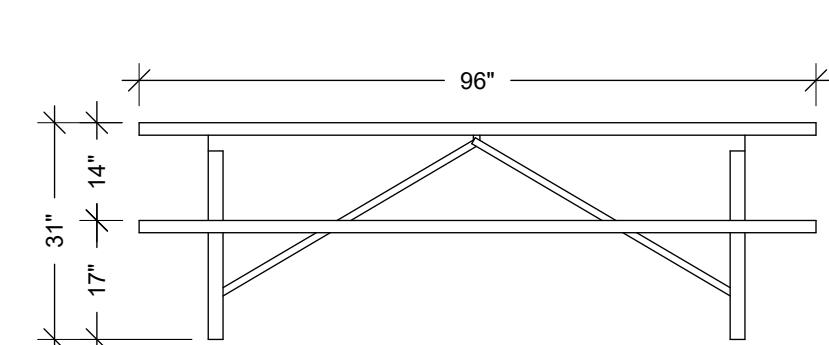
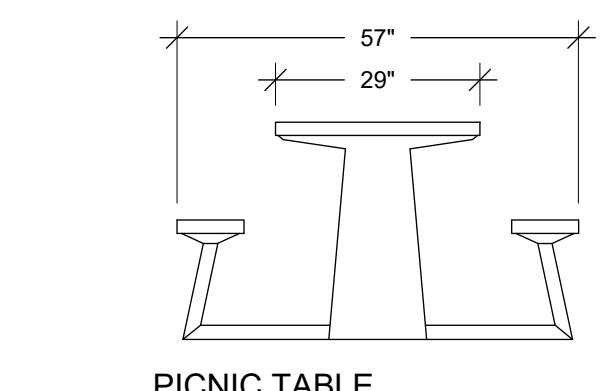
SARATOGA SPRINGS, UT

### SITE DETAILS



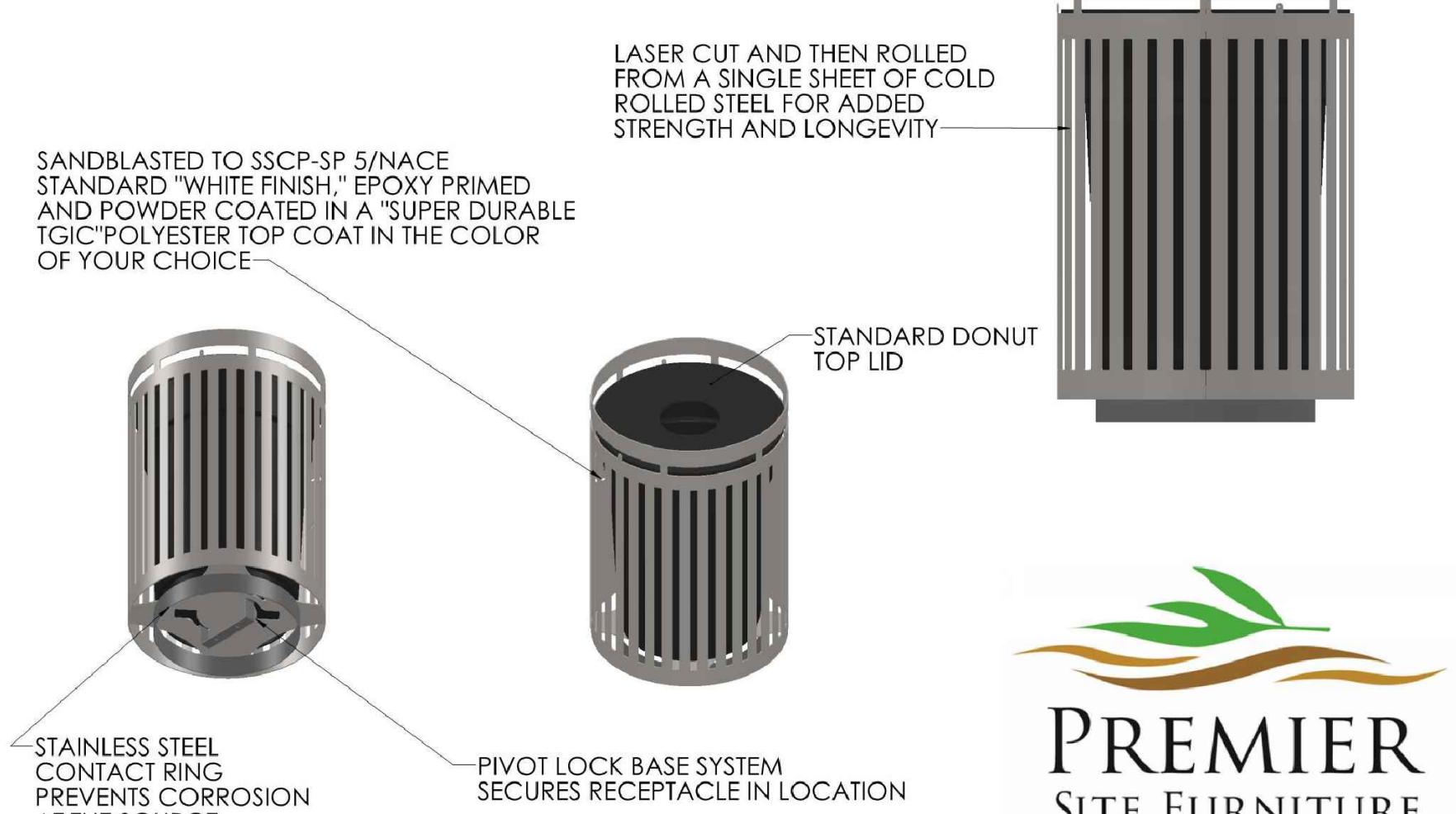
**P** BACKED BENCH

SCALE: N.T.S.



**PREMIER**  
SITE FURNITURE

32 Gallon Aspen Receptacle



**PREMIER**  
SITE FURNITURE

**T** RECEPTACLE

SCALE: N.T.S.

## PROFESSIONAL STAMP

## PROJECT INFORMATION

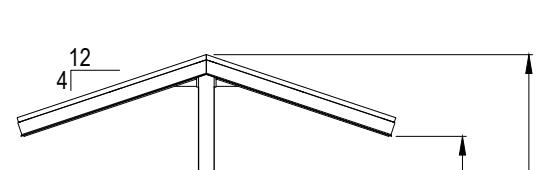
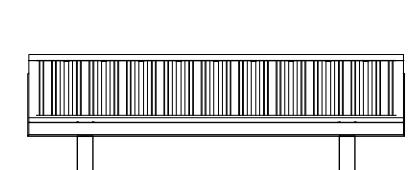
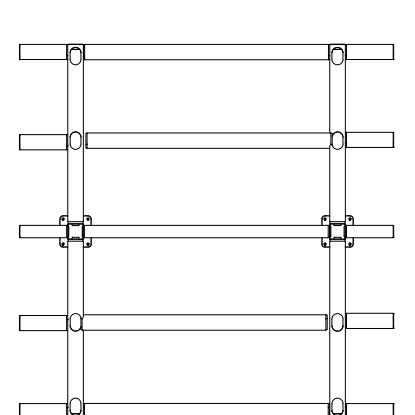
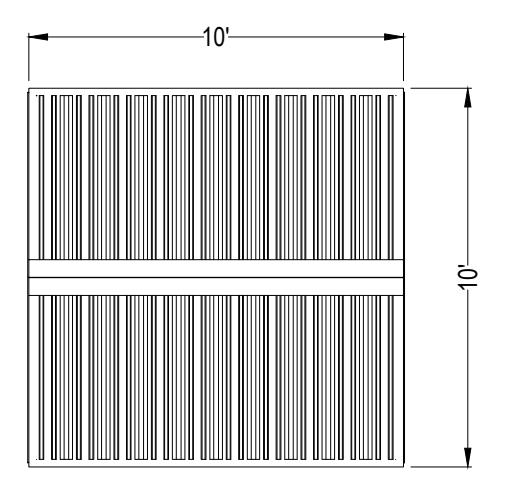
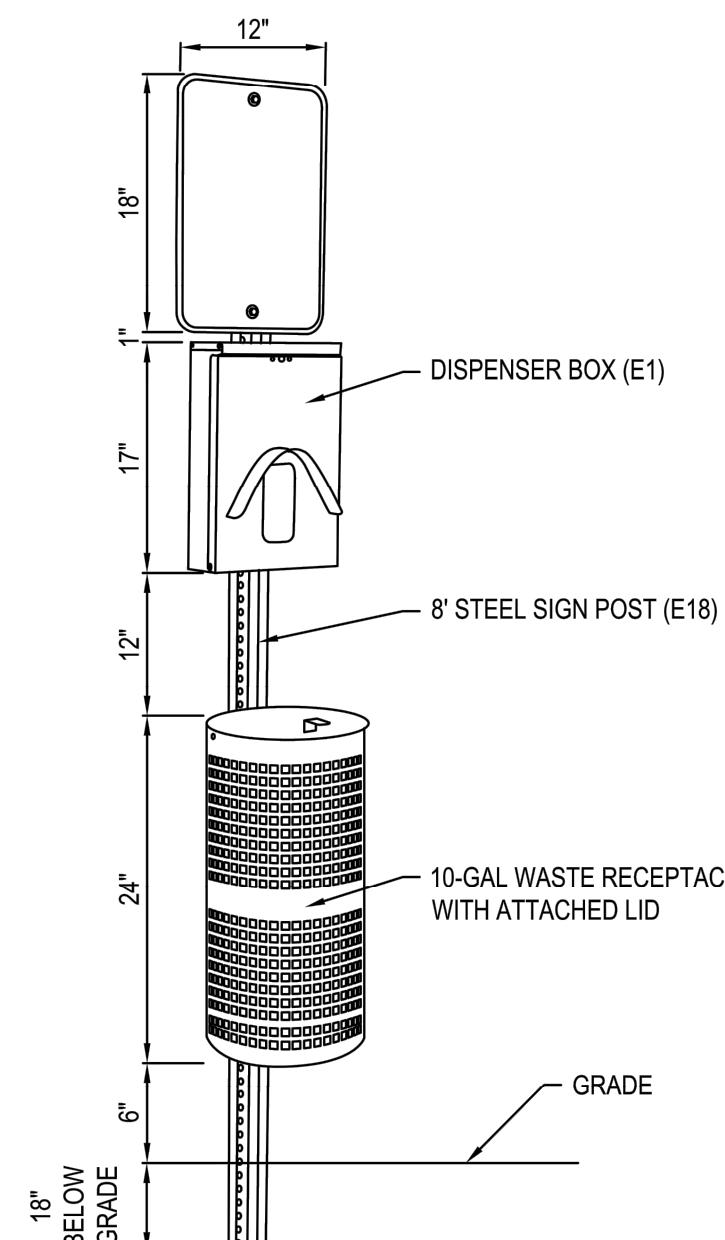
 PROJECT #: 231055  
DRAWN BY: ML/JO  
CHECKED BY: RH

## ISSUE RECORD

1st Submittal 08/04/23

## SHEET NUMBER

L3.03



**U** BI-LEVEL WATER FOUNTAIN

SCALE: N.T.S.

**W** PET WASTE STATION

SCALE: N.T.S.

**X** 10' x 10' SHELTER

SCALE: N.T.S.

## GENERAL PARK NOTES

- FURNISHINGS, COLORS AND MATERIALS SHALL MATCH PATRIOT PARK PER CITY OF SARATOGA SPRINGS UNLESS OTHERWISE NOTED.
- ALL FURNISHINGS SHALL BE IN-GROUND OR SURFACE MOUNTED.



