

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

REQUIRED PLAT NOTES

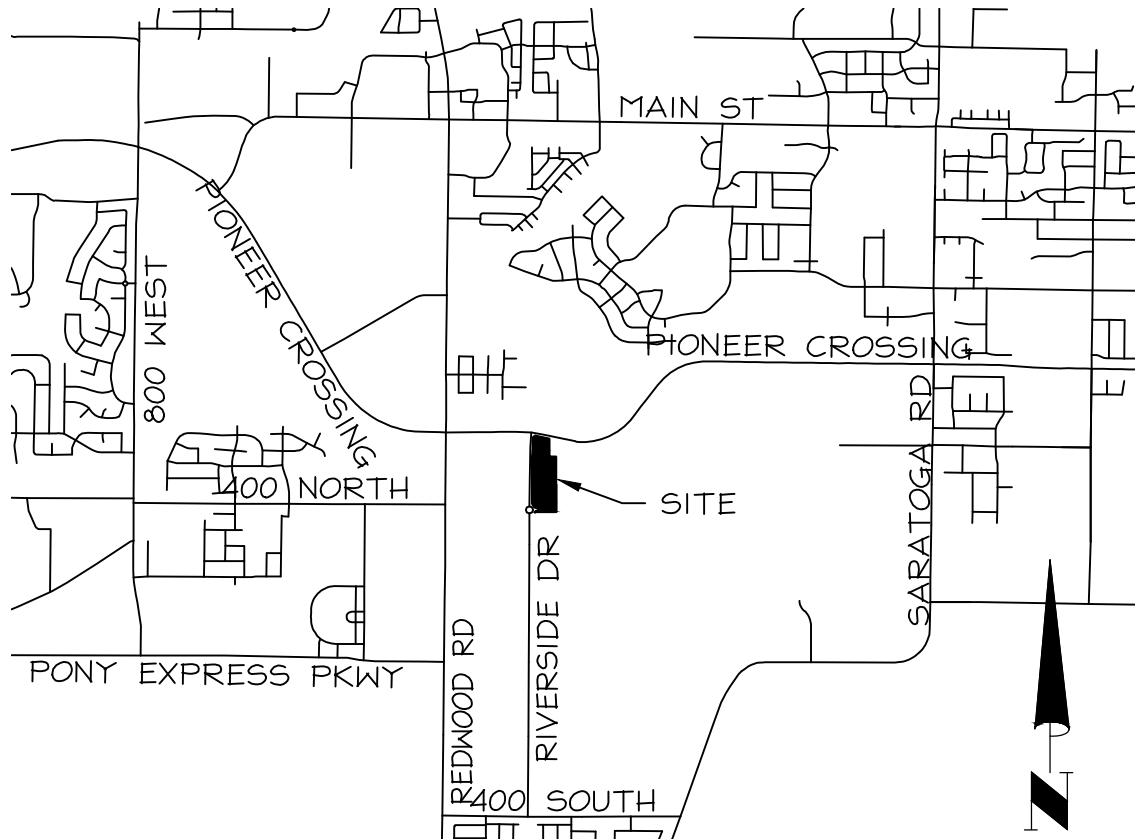
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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.
5. 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.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S."
10. 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.
11. 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.
12. 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.
13. 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.
14. COMMON AREAS & PRIVATE STREETS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.

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



VICINITY MAP

PLAT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	5.713	248,838	100%		
BUILDABLE LAND	1.936	84,325	33.9%		
OPEN SPACE	2.932	127,722	51.3%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	0.845	36,790	14.8%		
LANDSCAPING AREA	2.932	127,722	51.3%		
LOTS				32	
NET DENSITY DWELLINGS PER ACRE				5.60	

PROJECT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	213.125	9,263,555	100%		
BUILDABLE LAND	141.458	6,161,810	66.4%		
OPEN SPACE	37.27	1,623,296	17.5%		
SENSITIVE LANDS	2.562	111,605	1.2%		
ROW AREA	46.961	1,985,894	22.0%		
LANDSCAPING AREA	25.987	1,131,700	12.2%		
LOTS				1166	
NET DENSITY DWELLINGS PER ACRE				5.47	

PLATS INCLUDED IN TABLE:

JORDAN PROMENADE VILLAGE | PLAT B-1
JORDAN PROMENADE VILLAGE | PLAT B-2
JORDAN PROMENADE VILLAGE | PLAT B-3
JORDAN PROMENADE VILLAGE | PLAT C1
WANDER PHASE C2
WANDER PHASE D1
WANDER PHASE D2
WANDER PHASE D3
WANDER PHASE E1
WANDER PHASE E2
WANDER PHASE C3
WANDER PHASE C4
WANDER PHASE F1
WANDER PHASE H1
WANDER PHASE H2
WANDER PHASE H3
WANDER PHASE H4
WANDER PHASE K1

OWNER/DEVELOPER

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

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 59°02' 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°12'52" West, Chord: South 13°19'14" 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" West 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

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)

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

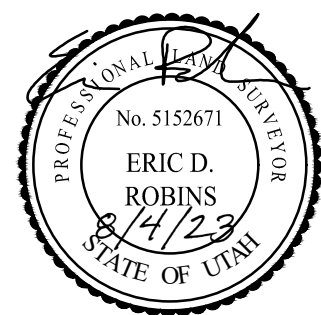
PHASE K2

WANDER

SUBDIVSION

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 SEAL



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

LEHI CITY POST OFFICE

Approved by Post Office Representative on this
_____ day of _____, A.D. 20____

LEHI CITY POST OFFICE REPRESENTATIVE

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)(c)(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 AND 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
- b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- d. ANY OTHER PROVISION OF LAW

APPROVED THIS _____ DAY OF _____, 20____

ROCKY MOUNTAIN POWER

DOMINION ENERGY
QUESTAR CORPORATION

DOMINION ENERGY QUESTAR COROPORATION 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 PROVIDE 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 _____

DOMINION ENERGY QUESTAR CORP.



PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX

WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

SHEET 1 OF 3

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



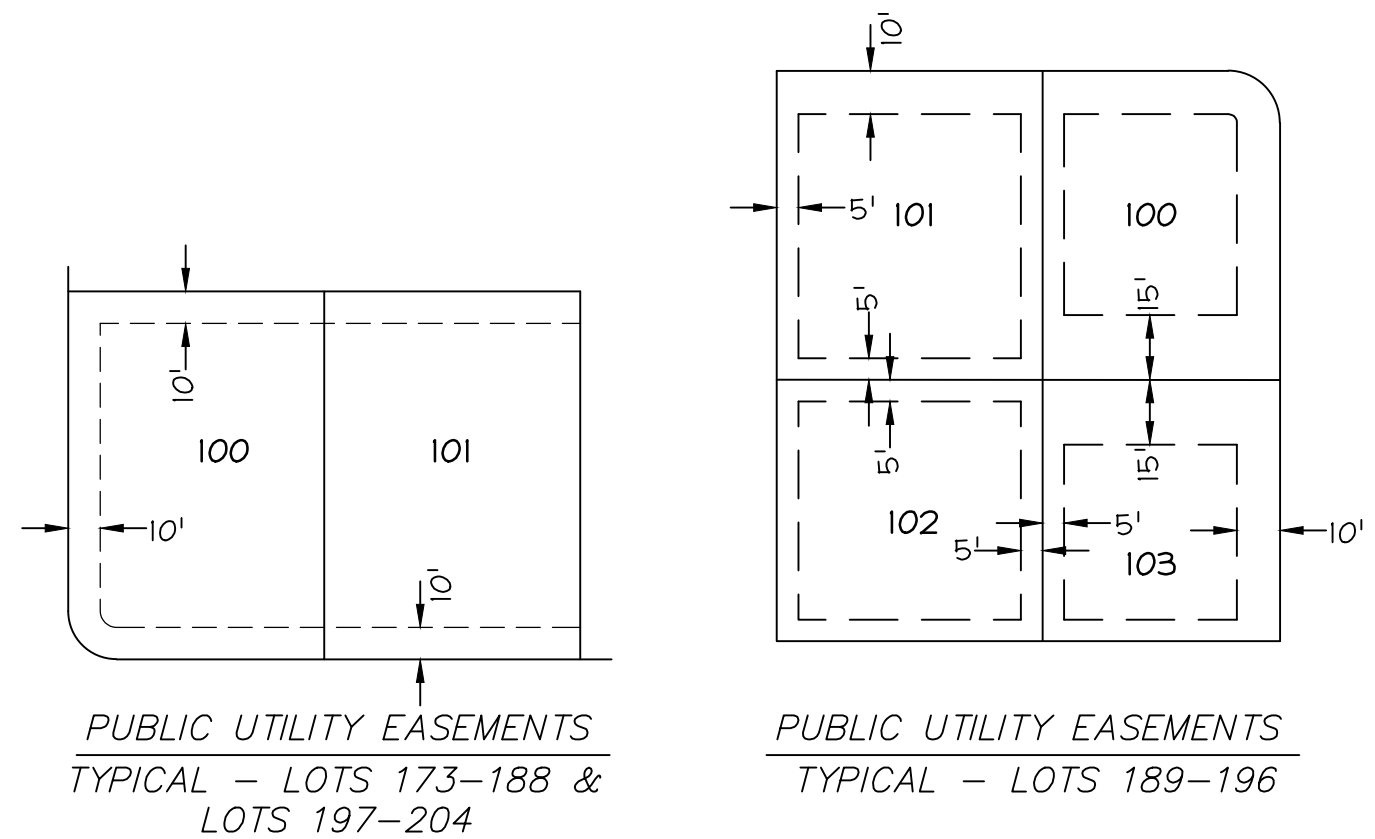
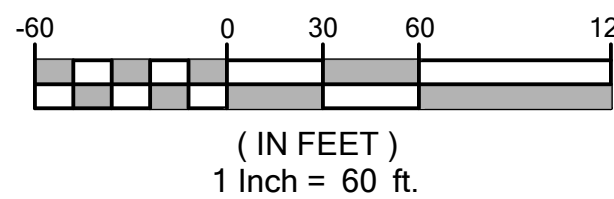
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL. 801.590.6611 FAX WWW.PERIGEECIVIL.COM

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED P.U.E.
- EXISTING EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- BOUNDARY LINE
- PRIVATE DRIVEWAY AND CITY UTILITY EASEMENT (SEE SHEET 5 FOR DETAILS)



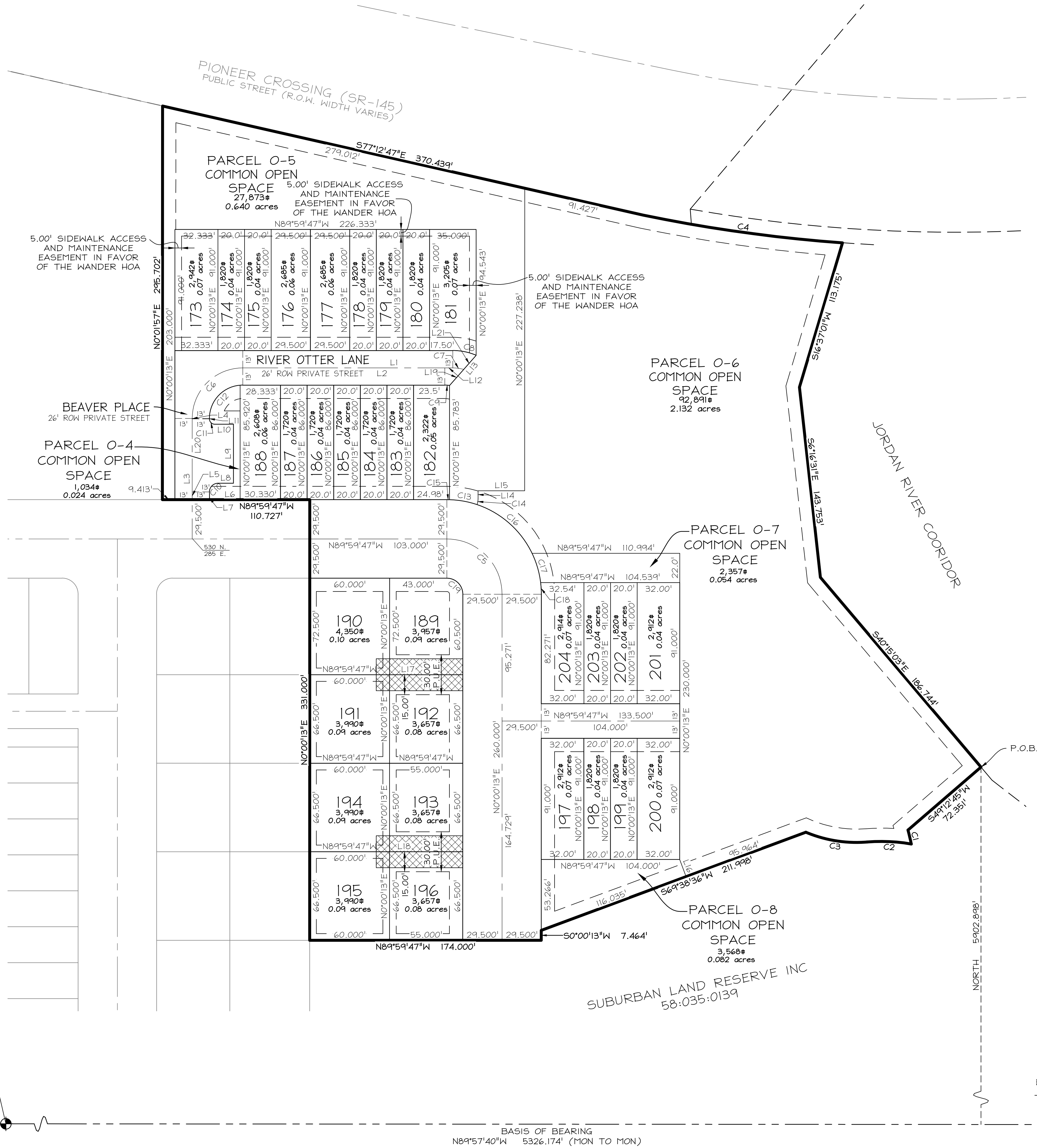
GRAPHIC SCALE



SHEET 2 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



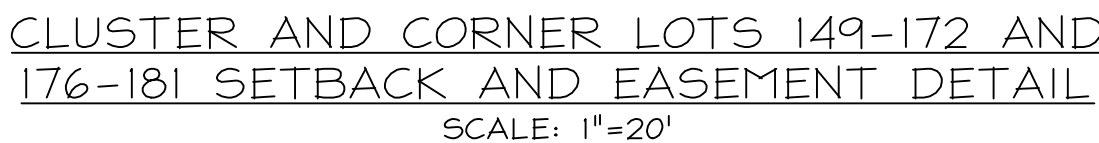
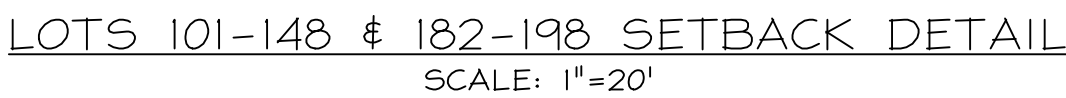
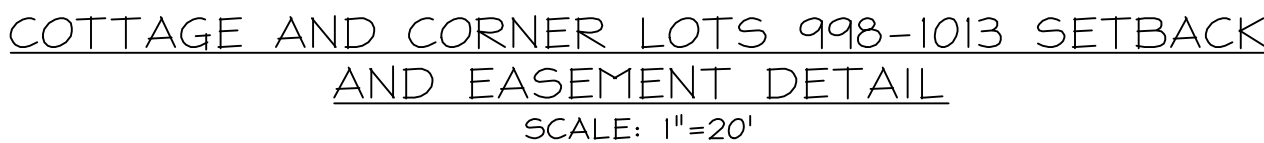
WEST QUARTER CORNER, SEC. 26
T5S, R1W, SLB4M
FOUND - BRASS CAP

EAST QUARTER CORNER, SEC. 26
T5S, R1W, SLB4M
FOUND - BRASS CAP

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

**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**

1. SIDE YARD USE EASEMENTS ("SYUES") AND MAINTENANCE EASEMENTS ("MAINTENANCE EASEMENTS") ARE HEREBY GRANTED AS DEPICTED HEREIN.
2. SYUES EXTEND FROM THE BURDENED LOTS 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 ARE 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.



Line Table		
Line #	Length	Direction
L21	14.036	N41°22'44"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"E
L32	9.660	N00°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" W	S13°19'14"E	10.817
C2	33.312	130.000	014°40'55" W	N87°21'36"W	33.221
C3	47.142	98.000	027°33'43" W	N80°55'12"W	46.689
C4	151.153	1161.000	007°27'34" W	S82°05'56"E	151.046
C5	65.188	41.500	090°00'00" W	N44°59'47"W	58.690
C6	59.690	38.000	090°00'00" W	S45°00'13"W	53.740
C7	8.315	32.000	014°53'19" W	N82°33'07"W	8.292
C8	17.974	45.000	022°53'07" W	S78°33'13"E	17.855
C9	3.512	25.000	008°02'52" W	N85°58'21"W	3.509
C10	10.210	6.500	090°00'00" W	S45°00'13"W	9.192
C11	6.283	4.000	090°00'00" W	S44°59'47"E	5.657
C12	37.271	25.000	085°25'10" W	S42°42'48"W	33.914
C13	21.132	71.000	017°03'13" W	S79°50'24"E	21.055
C14	4.763	14.500	018°49'21" W	N09°24'53"E	4.742
C15	2.020	71.000	001°37'47" W	S89°10'53"E	2.019
C16	56.595	71.000	045°40'15" W	S48°28'40"E	55.108
C17	23.028	71.000	018°35'01" W	S16°21'02"E	22.928
C18	8.752	71.000	007°03'44" W	S03°13'39"E	8.746
C19	18.850	12.000	090°00'00" W	N44°59'47"W	16.971

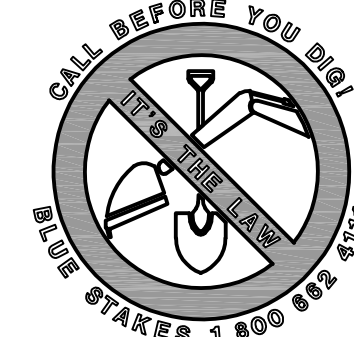
	EXIST. WATER CAP
	EXIST. COMBO AIR VALVE (CAV)
	EXISTING BLOW OFF VALVE
	EXIST. WATER VALVE
	EXIST. FIRE HYDRANT
	EXIST. WATER LINE AND LATERAL
	EXIST. WATER METER
	EXIST. IRRIGATION LINE
	PROPOSED IRRIGATION METER
	EXISTING SEWER M.H. TAG
	EXIST. SEWER CLEANOUT
	EXIST. 4" SEWER M.H.
	EXIST. 5" SEWER M.H.
	EXIST. 6" 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" SEWER M.H.
	PROPOSED 5" SEWER M.H.
	PROPOSED 6" 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" CLEANOUT BOX
	PROPOSED 6" 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 CITY STANDARD DETAILS
	NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS

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

The site plan illustrates the proposed development on a large rectangular lot. The lot is bounded by Brown's Creek Street to the north, Jordan River Way to the east, and a property line to the south. The plan shows a parking area on the left side of the lot, a building footprint on the right side, and a curved driveway connecting them. The lot is divided into several sections by a central driveway and a smaller driveway on the right. The building footprint is located on the right side of the lot, adjacent to Jordan River Way. The parking area is located on the left side of the lot, adjacent to Brown's Creek Street. A north arrow is located in the upper right corner of the plan.

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	TC01	COVER SHEET
02	KM01	KEYMAP
03	GN01	GENERAL NOTES
04	GN02	ROAD SECTIONS
05	GN03	ROAD SECTIONS
06	SP01	SITE PLAN
07	GR01	GRADING & DRAINAGE PLAN
08	GR02	PRECISE GRADING
09	UT01	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
13	PP03	PLAN AND PROFILE – PIONEER CHANNEL
14	DT01	DETAILS
15	DT02	DETAILS
16	DT03	DETAILS
17	L1.00	OVERALL PLAN
18	L1.01	LANDSCAPE PLANS
19	L1.02	LANDSCAPE PLANS
20	L1.03	LANDSCAPE PLANS
21	L1.04	LANDSCAPE PLANS
22	L2.01	PLANTING NOTES, SCHEDULE & DETAILS
23	L3.01	SITE DETAILS
24	L3.02	SITE DETAILS
25	L3.03	SITE DETAILS
26	L4.01	IRRIGATION NOTES & DETAILS
27	L4.02	IRRIGATION NOTES & DETAILS
28	L4.03	IRRIGATION NOTES & DETAILS
29	L4.04	IRRIGATION NOTES & DETAILS
30	L5.01	IRRIGATION PLANS
31	L5.02	IRRIGATION PLANS
32	L5.03	IRRIGATION PLANS
33	L5.04	IRRIGATION PLANS

PLAT		DATA TABLE			
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	



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.

Developer / Owner
Kakabadh Menon
208 E. Winchester Street
Murray, UT 84107

Engineer
Paragon Consulting – Jed Athaley, PE
(801) 590-6611 | jed@paragonpc.com
9898 S. 1300 West #150
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5817

Rocky Mountain Power
Customer Service
1-877-221-7070

Saratoga Springs City Engineering Department
City Engineer – Gordon Hester, PE
gmhester@saratogacity.org
(801) 468-4506

Saratoga Springs City Engineering Department
City Engineer – Gordon Hester, PE
gmhester@saratogacity.org
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Saratoga Springs City Planning Department
Planning Director – David Stroud
dstroud@saratogacity.org
(801) 468-4793



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 WEST JORDAN, UT 84088
 WWW.PERIGEECIVIL.COM

SARATOGA SPRINGS

CITY ENGINEER	DATE
---------------	------

[illegible]

DESIGNED BY:	CM	DATE:	AUGUST 2023	REV:
DWN BY:	CHO BY:	SOLICITATION NO:		
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SUBMITTED BY:	CONTRACT NO:		00897	
FILE NAME:				
SIZE:	PLOTTED BY:		PILOT DATE:	
UNISO				

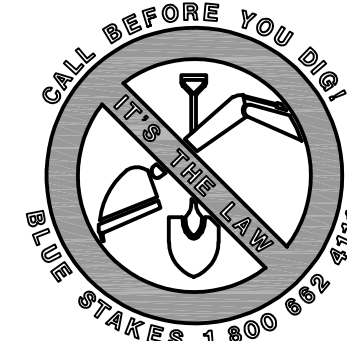
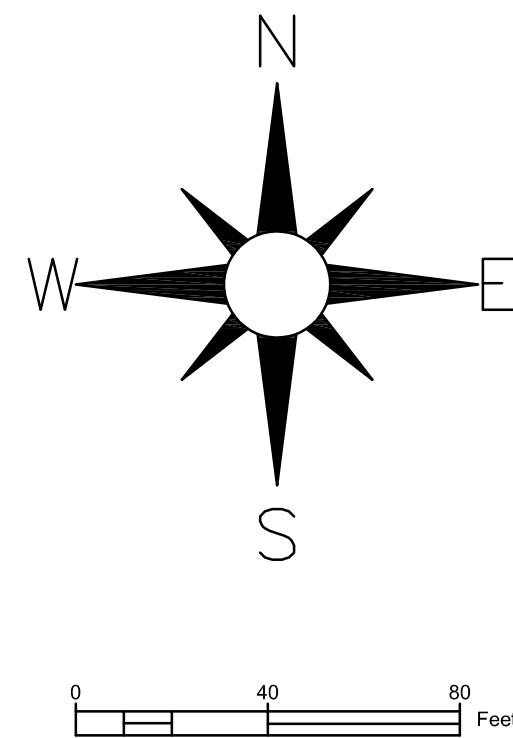
WANDER VILLAGE 3
PLAT K2
COVER SHEET

SHEET NUMBER

01

OF 16 SHEETS

DRAWING NAME
TC01

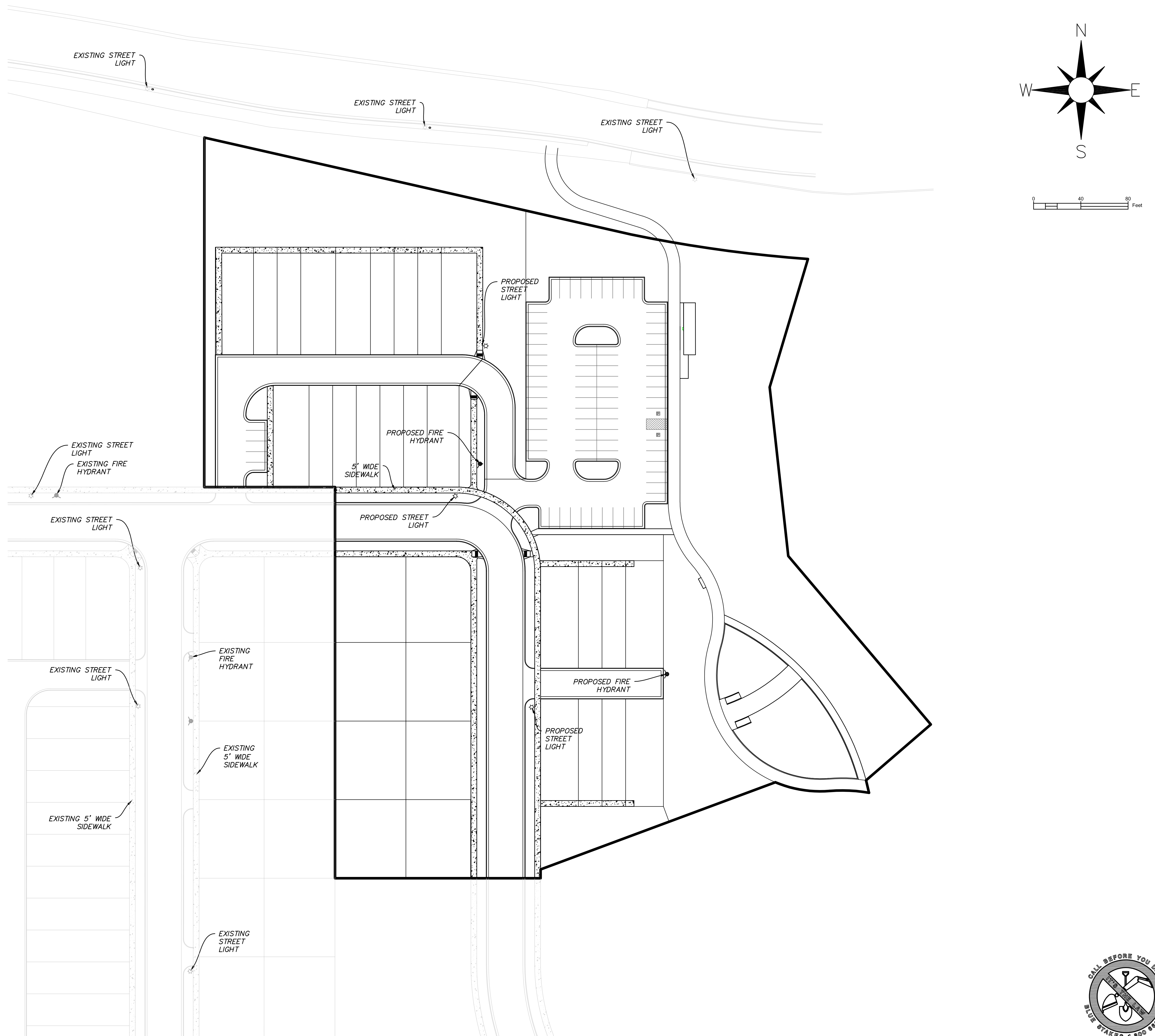


A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT (801) 766-9796 EXT. 118.

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

GARDEN FENCE

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



CITY ENGINEER DATE

[illegible]

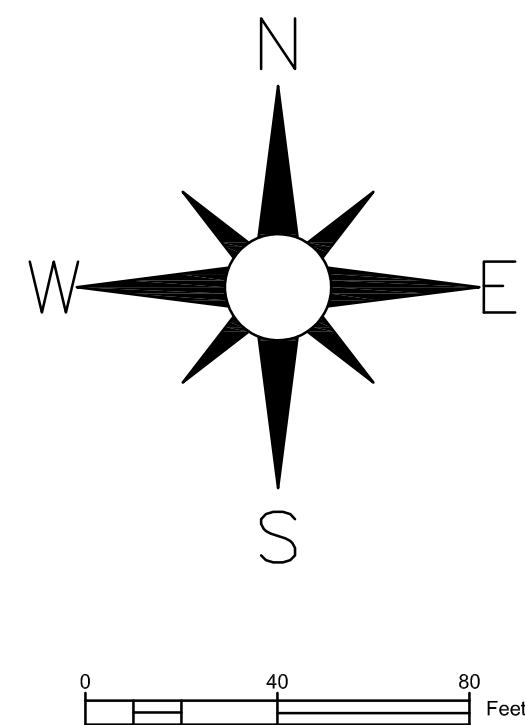
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SUBMITTED BY:		CONTRACT NO:	00697	
FILE NAME:				
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SIZE:	ASIS	PLOTTED BY:		PLOT DATE:
				8/2/2023 5:21:29 PM

WANDER VILLAGE 3
PLAT K2
SITE PLAN

SHEET NUMBER
06
OF 16 SHEETS
DRAWING NAME
SP01



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.



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WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

CITY ENGINEER	DATE
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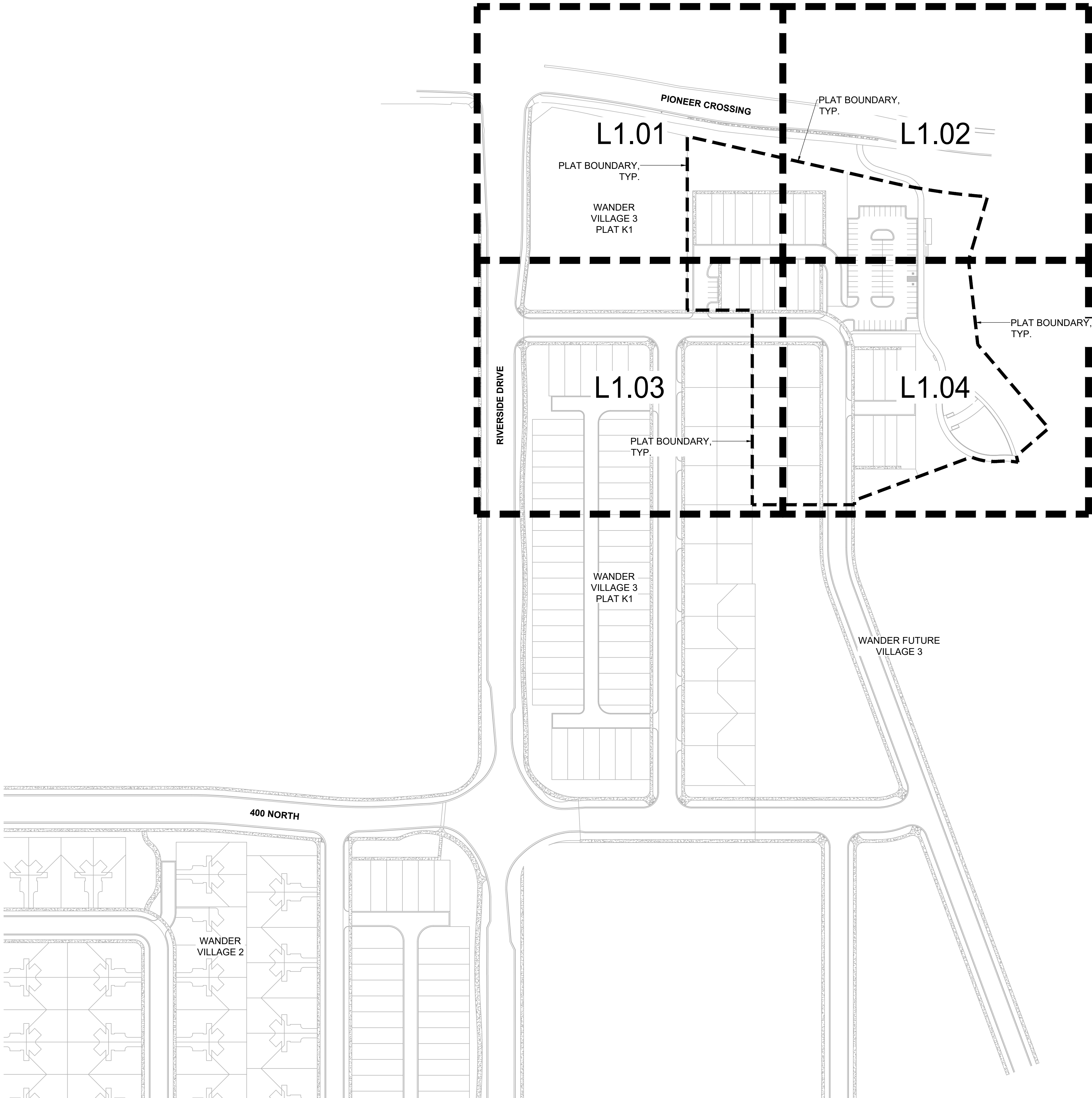
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FILE NAME:				
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SHEET NUMBER
10
OF 16 SHEETS
DRAWING NAME
S101



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OFFICE: (801) 910-3395
ATTN: JED ATHERLY

JORDAN PROMENADE - K2
PRELIMINARY/FINAL PLAT
SARATOGA SPRINGS, UT
OVERALL PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

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

ISSUE RECORD

1st Submittal 08/04/23

SHEET NUMBER

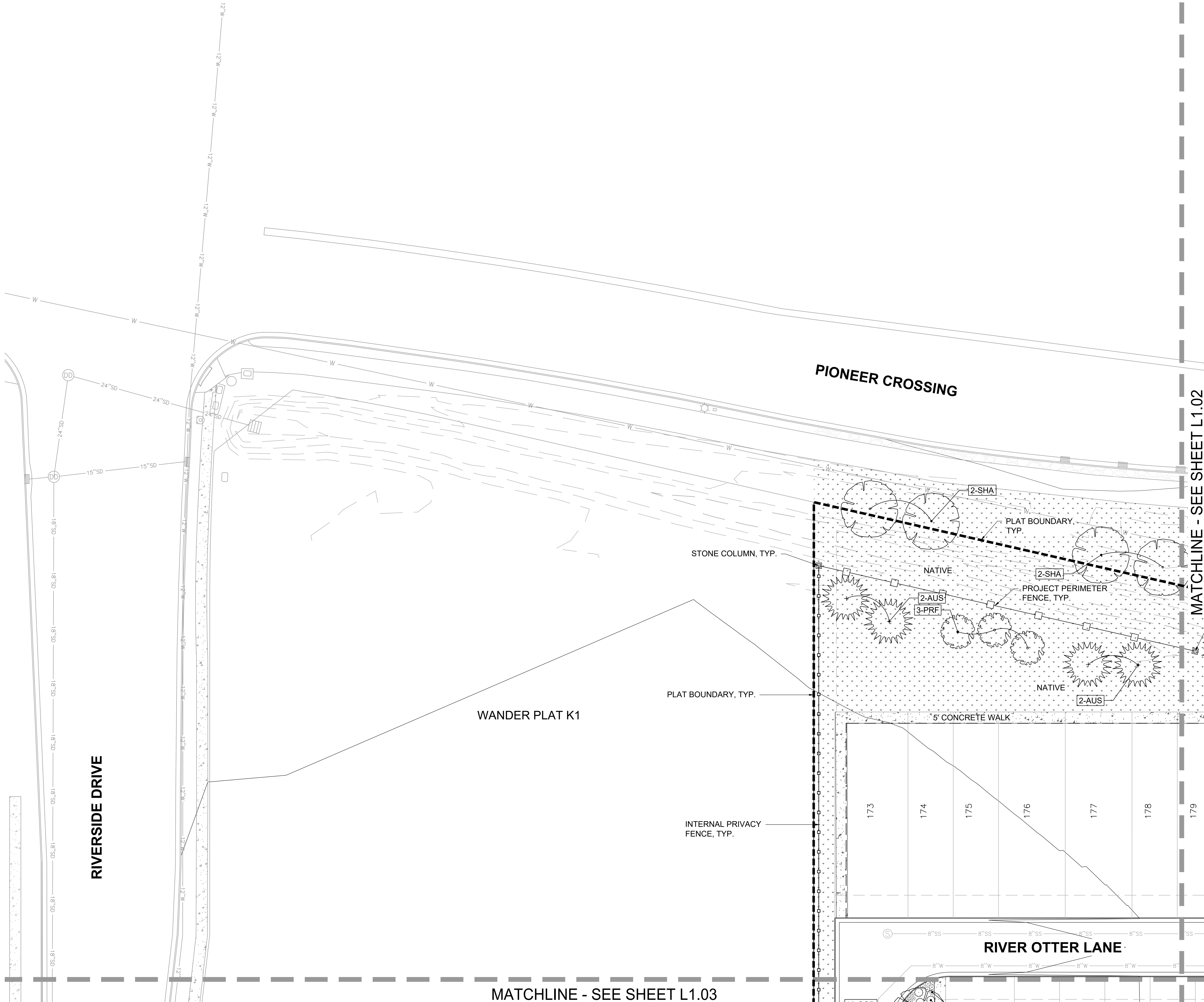
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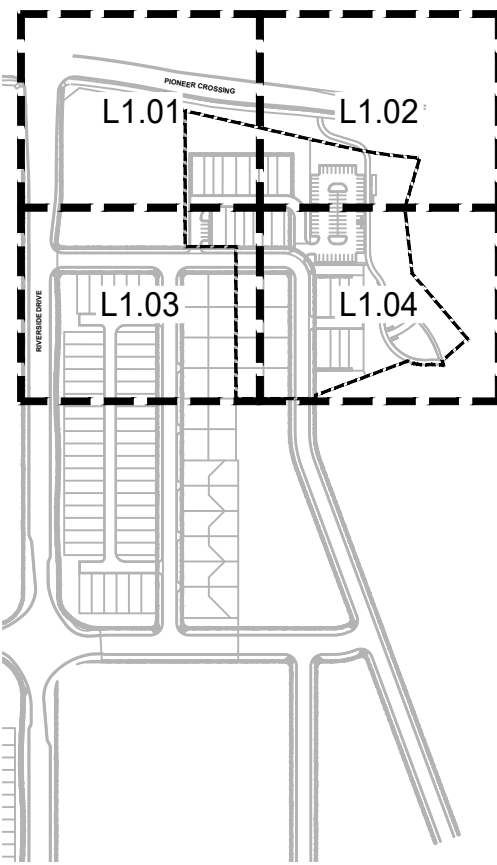
Know what's below.
Call before you dig.



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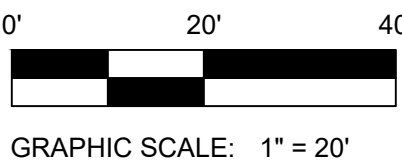


KEY MAP



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
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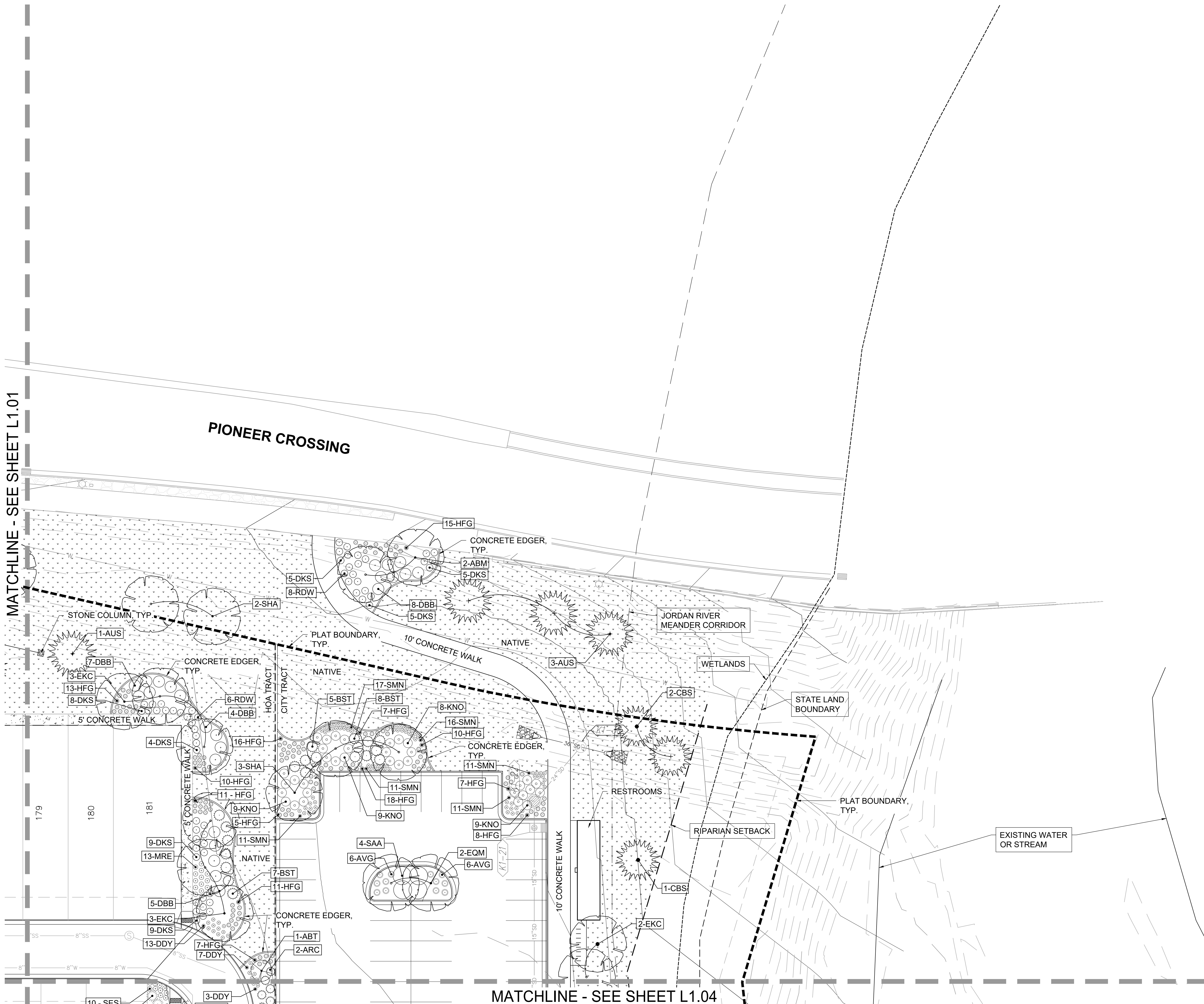
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L1.01

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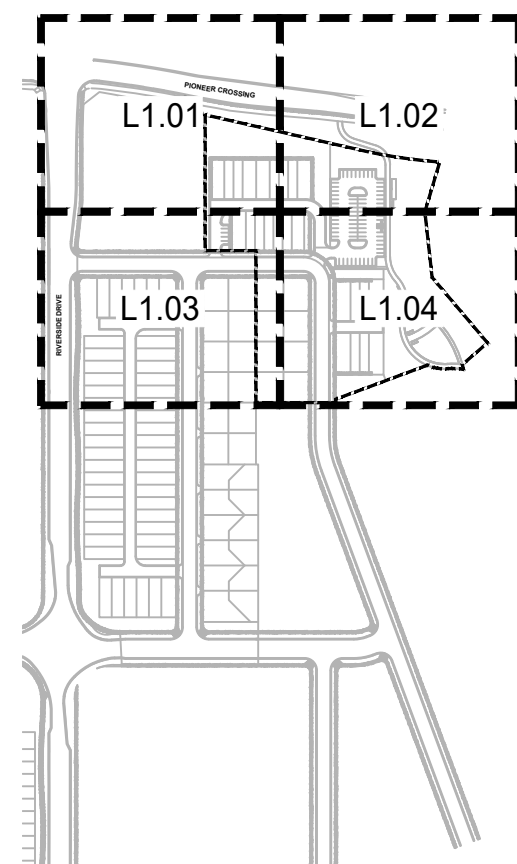
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MATCHLINE - SEE SHEET L1.01



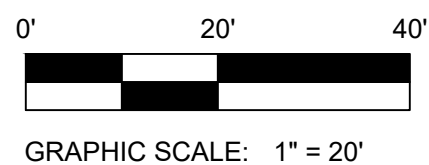
MATCHLINE - SEE SHEET L1.04

KEY MAP



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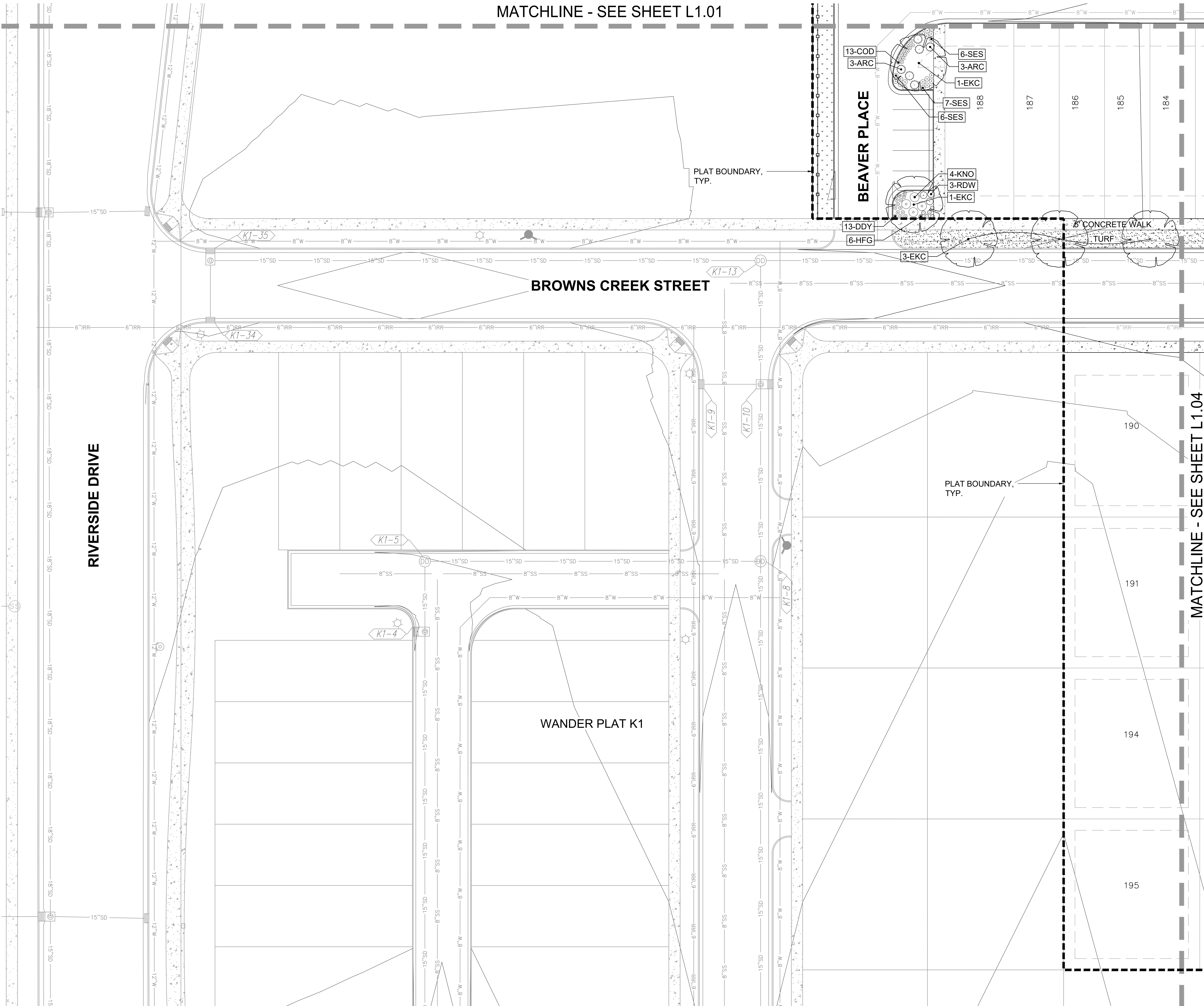
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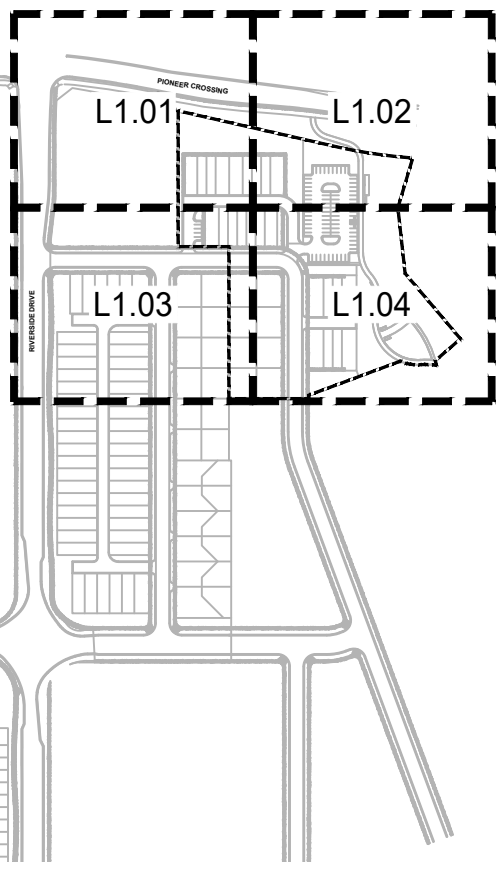
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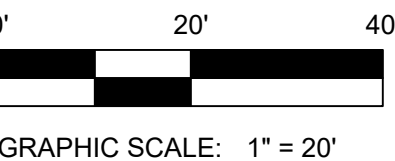


KEY MAP



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PROJECT #: 231055
DRAWN BY: MLJO
CHECKED BY: RH

ISSUE RECORD

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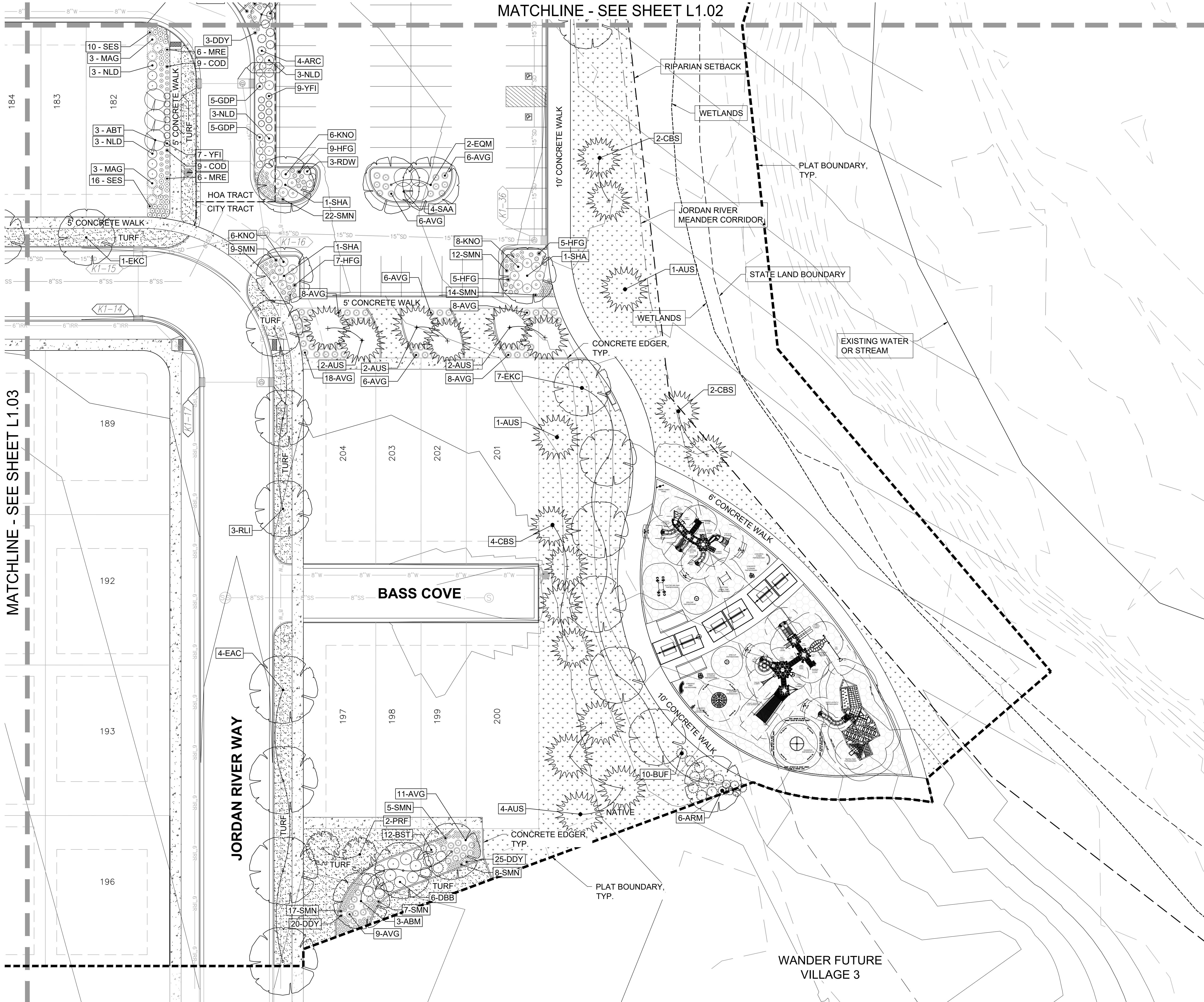
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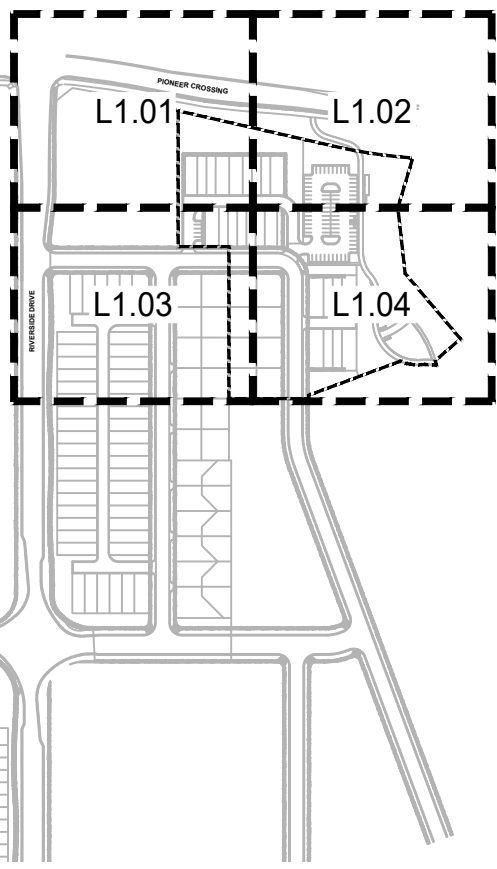
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MATCHLINE - SEE SHEET L1.03

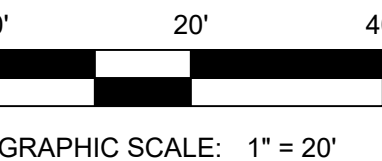


KEY MAP



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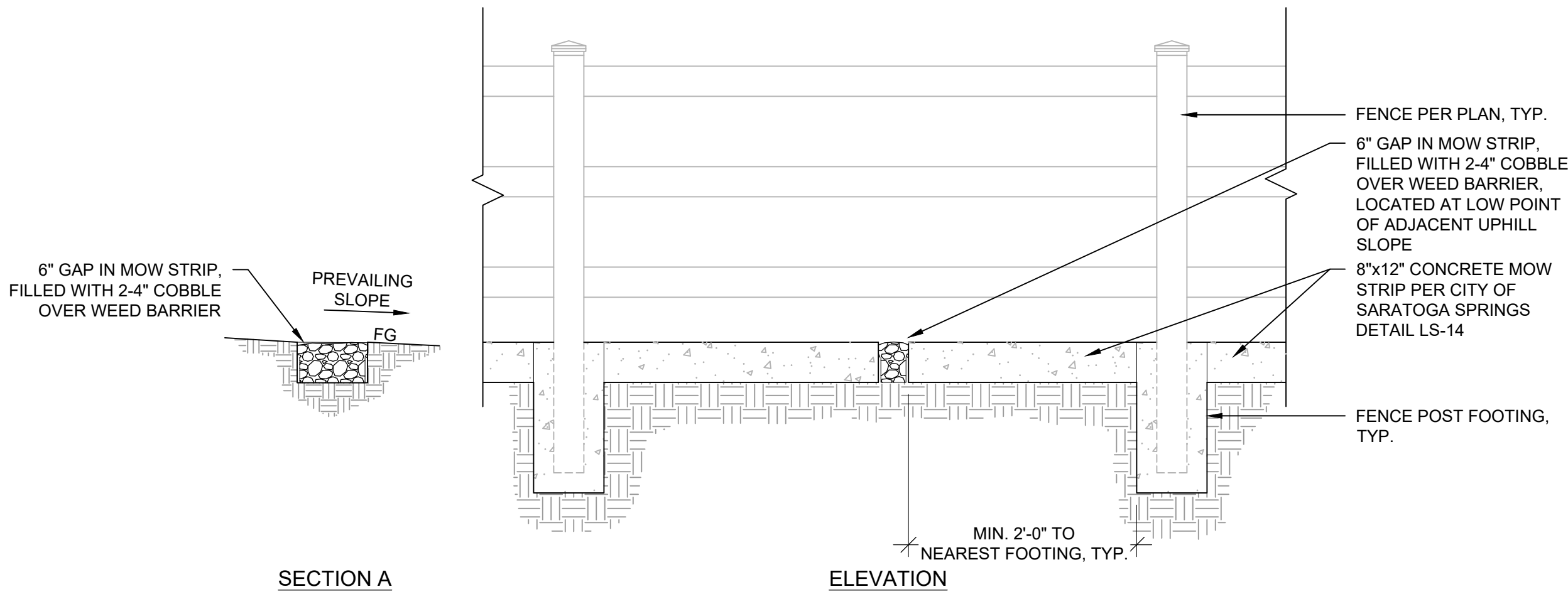
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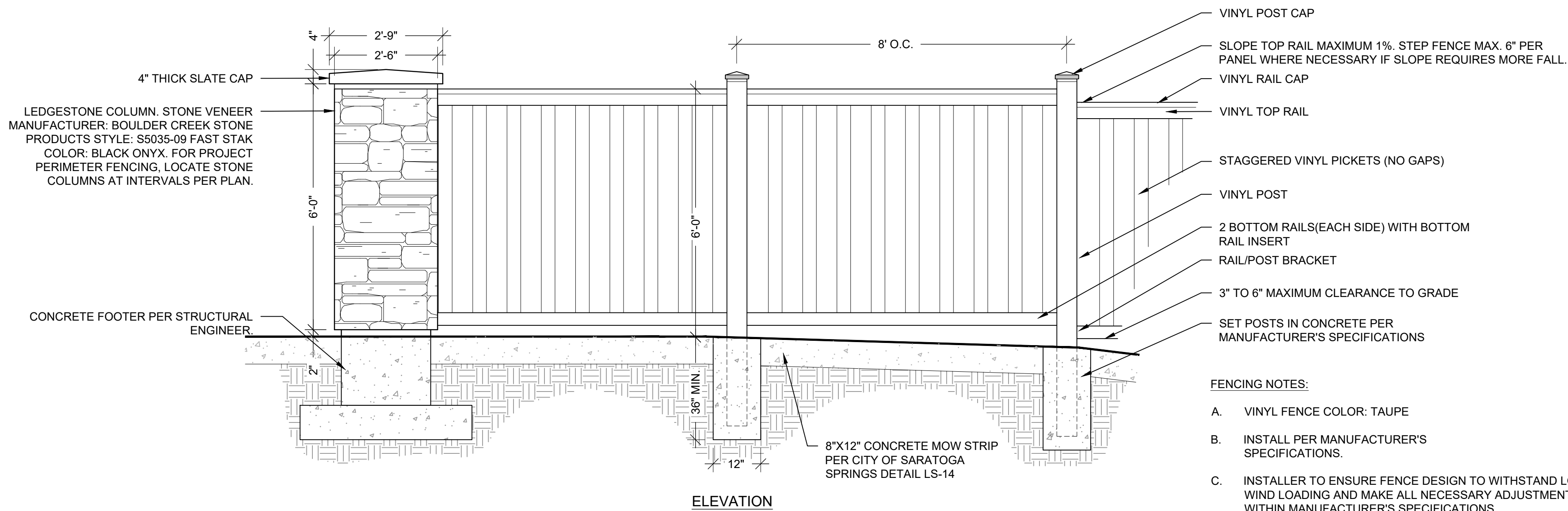
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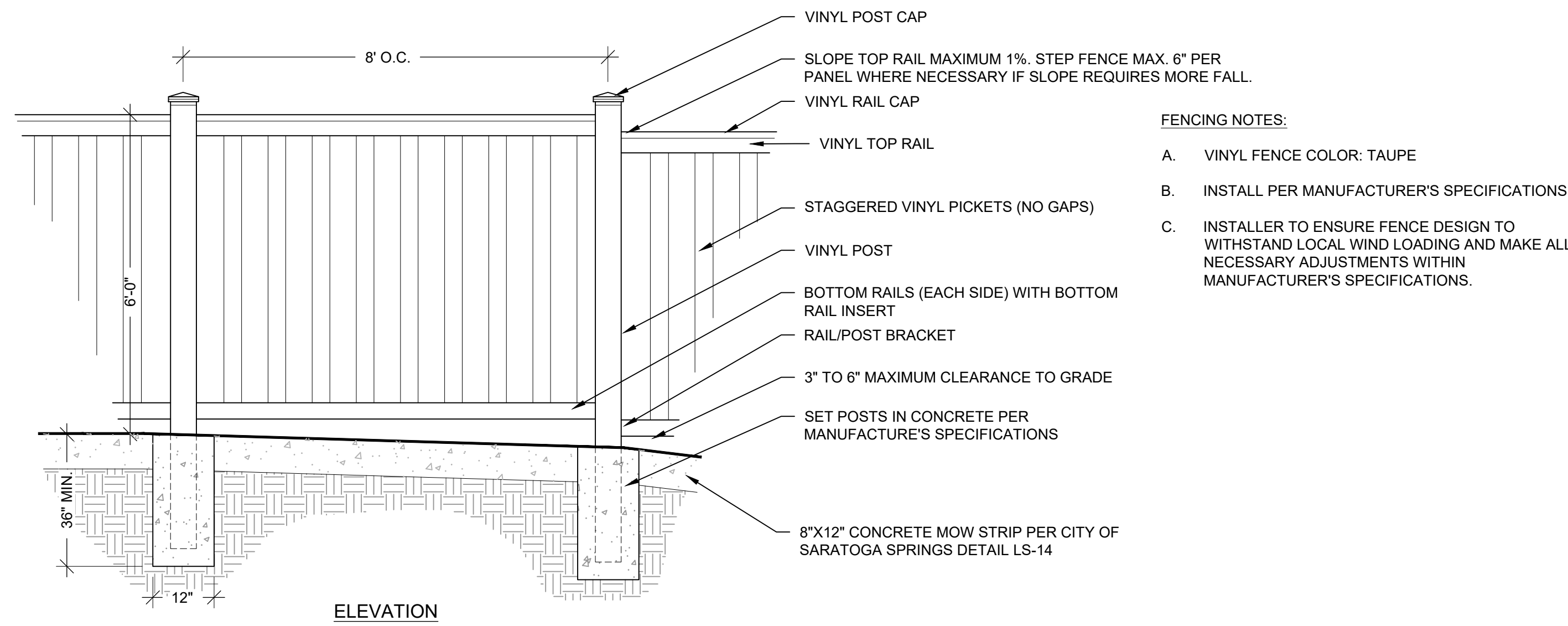
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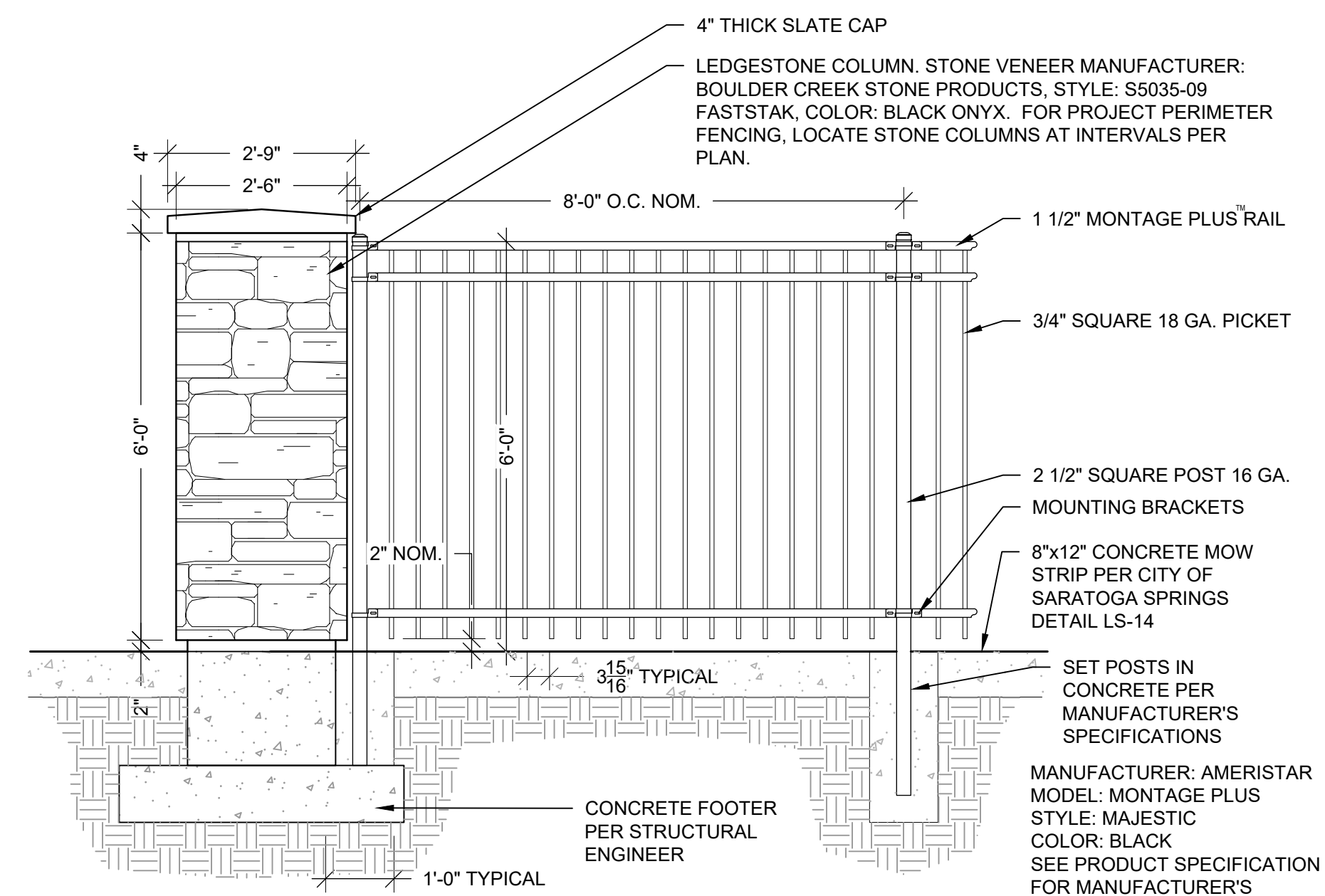
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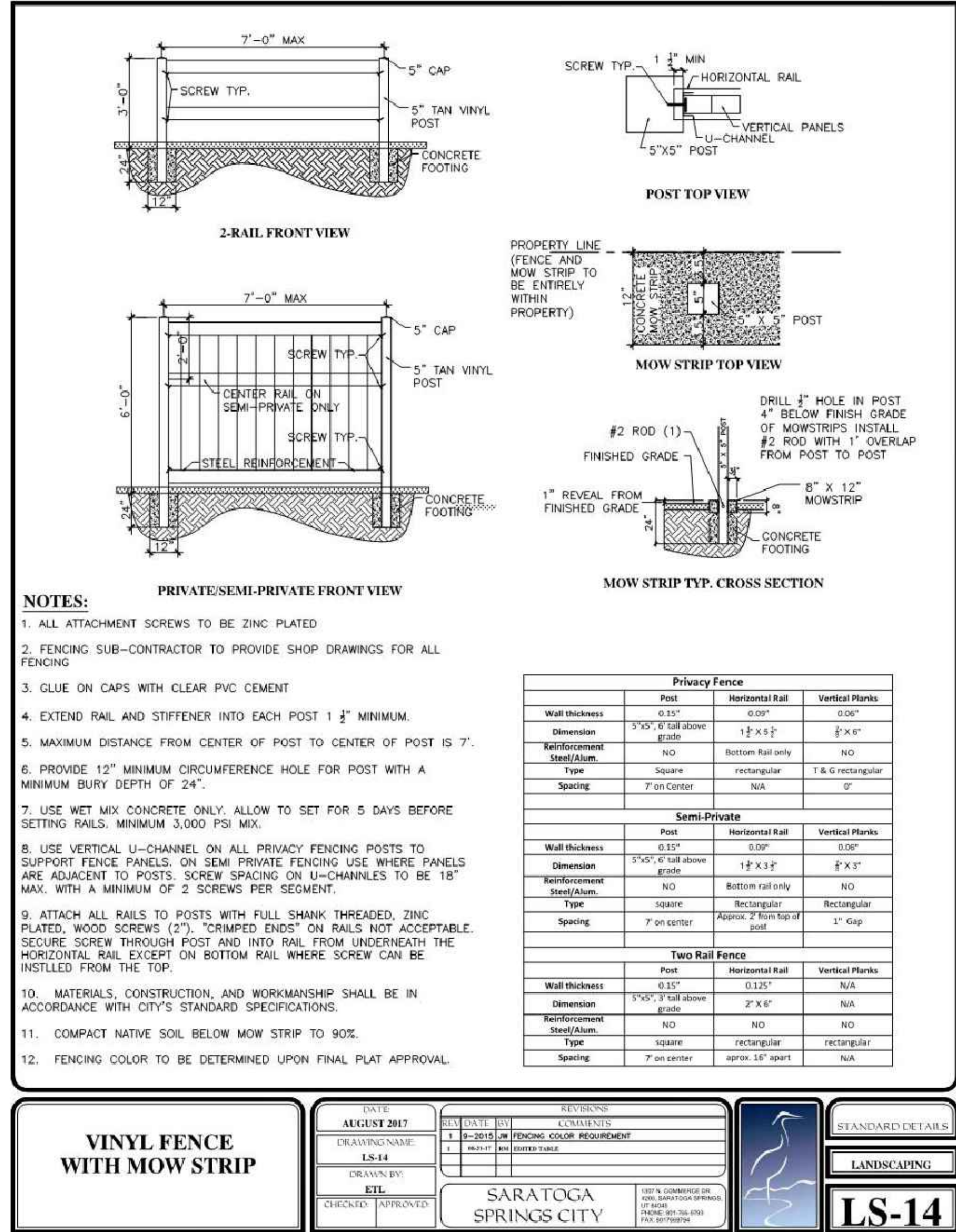
B PROJECT PERIMETER FENCE & STONE COLUMN
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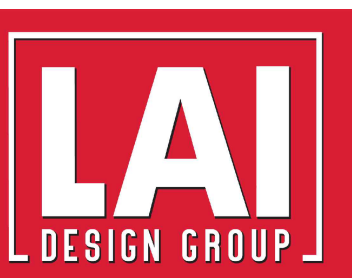
D INTERNAL PRIVACY FENCE
SCALE: 1/2"=1'-0"



E OPEN SPACE FENCE
SCALE: 1/2"=1'-0"



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JORDAN PROMENADE - K2
PRELIMINARY/FINAL PLAT
SARATOGA SPRINGS, UT
SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

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

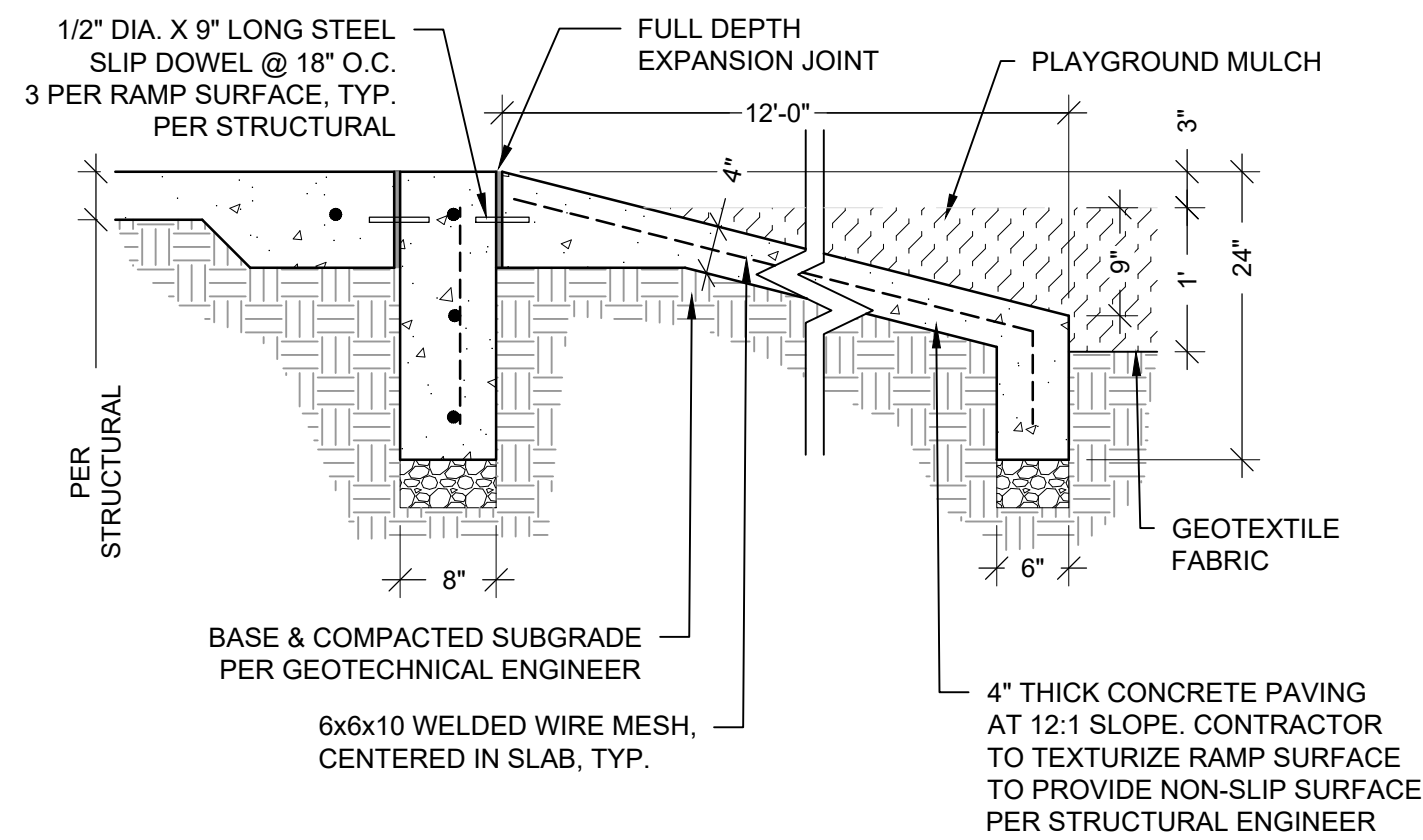
ISSUE RECORD

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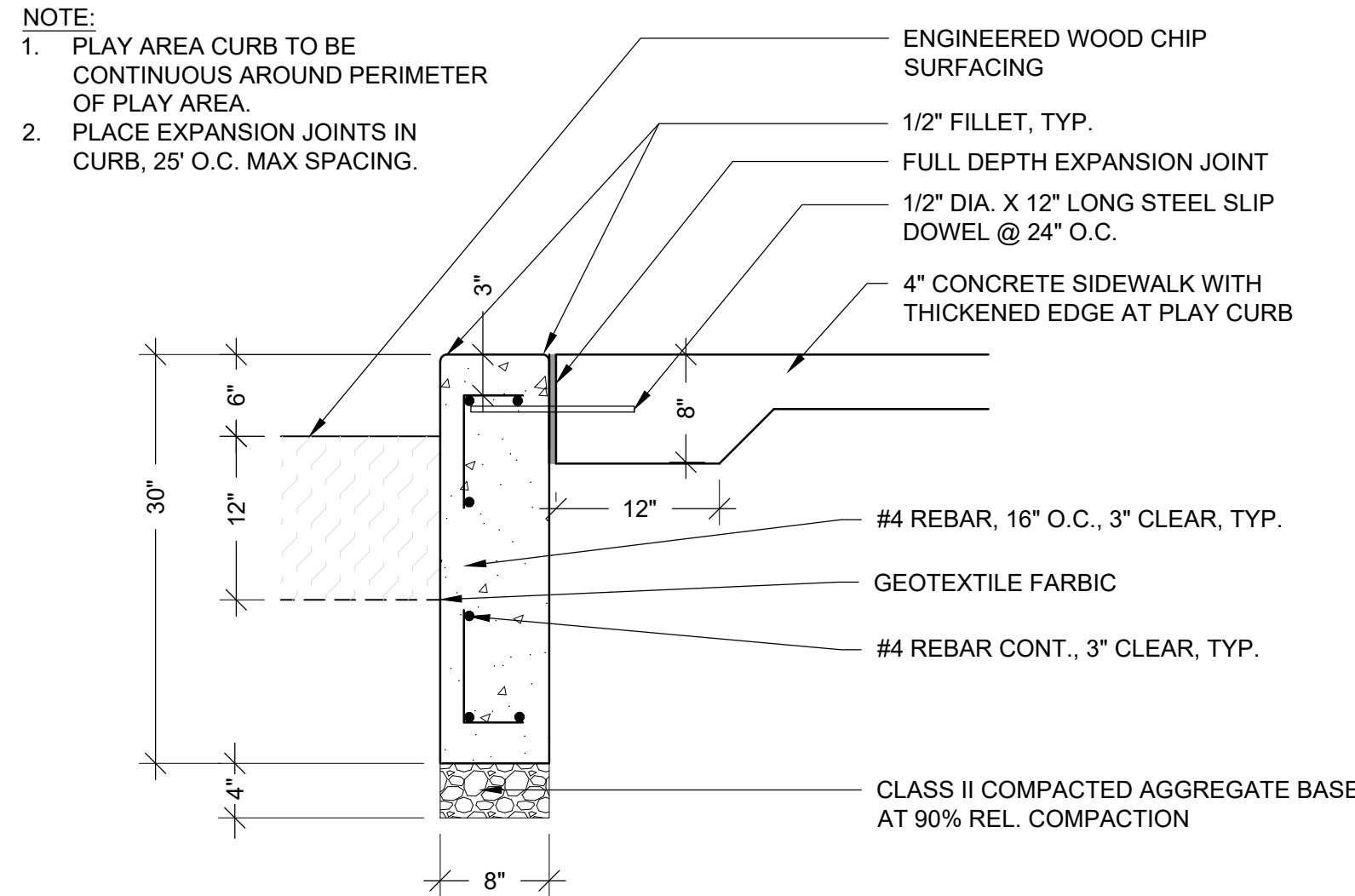
SHEET NUMBER

L3.01

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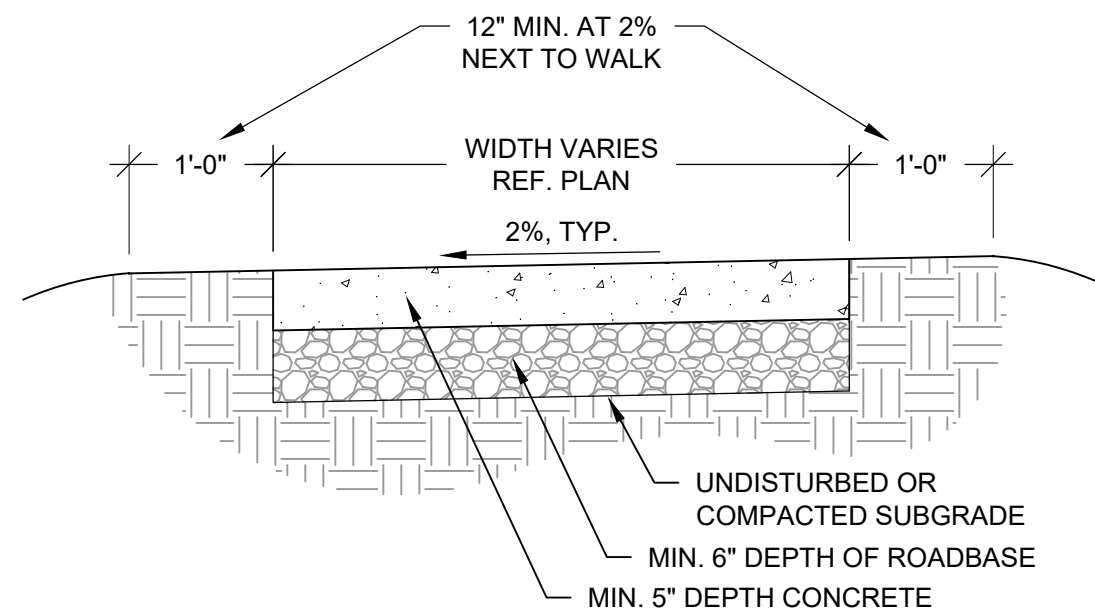


F RAMP AT PLAYGROUND
SCALE: 3/4"=1'-0"



G PLAYGROUND ADJ. TO SIDEWALK
SCALE: 1"=1'-0"

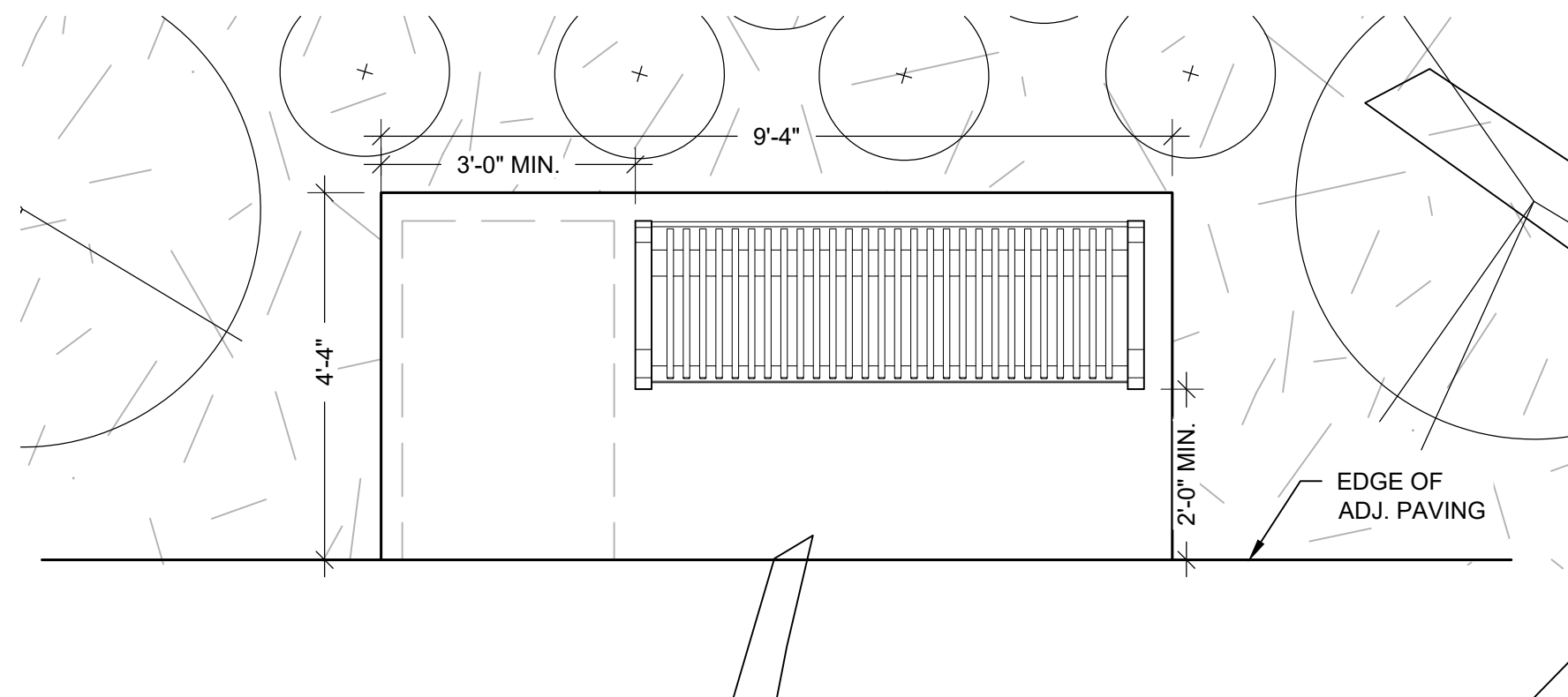
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SCALE: N.T.S.



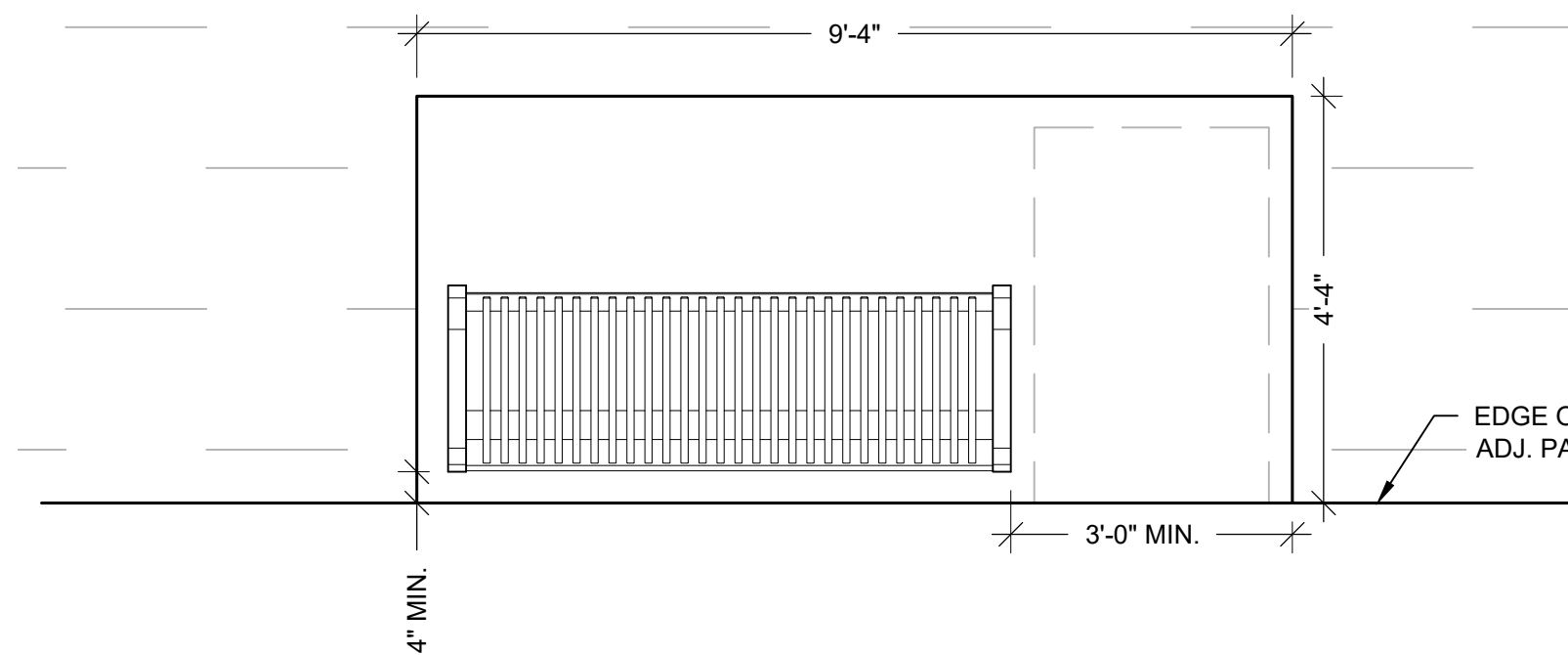
J CONCRETE WALK/TRAIL
SCALE: 3/4"=1'-0"



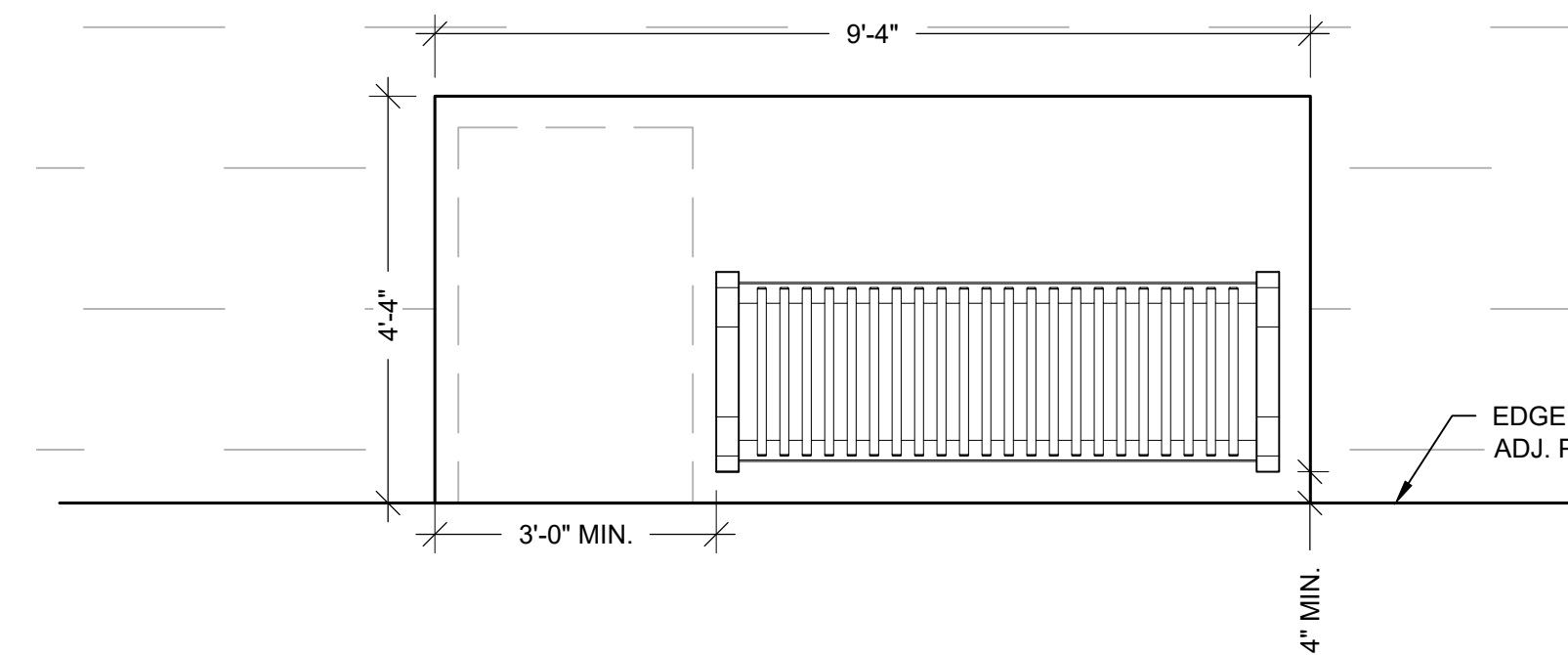
K RESTROOMS - 4 STALLS, UTILITY CLOSET AND WATER FOUNTAIN
SCALE: N.T.S.



L BACKED BENCH FACING WALK TYP. PLAN
SCALE: 1/2"=1'-0"



M BACKED BENCH FACING LANDSCAPE TYP. PLAN
SCALE: 1/2"=1'-0"

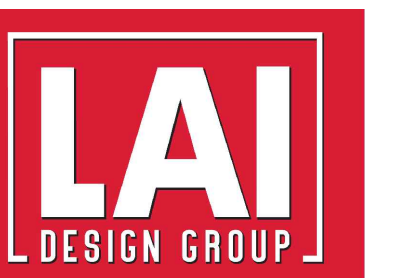


N BACKLESS BENCH TYP. PLAN
SCALE: 1/2"=1'-0"

GENERAL PARK NOTES

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

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JORDAN PROMENADE - K2
PRELIMINARY/FINAL PLAT
SARATOGA SPRINGS, UT
SITE DETAILS

PROFESSIONAL STAMP

PROJECT INFORMATION

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

ISSUE RECORD

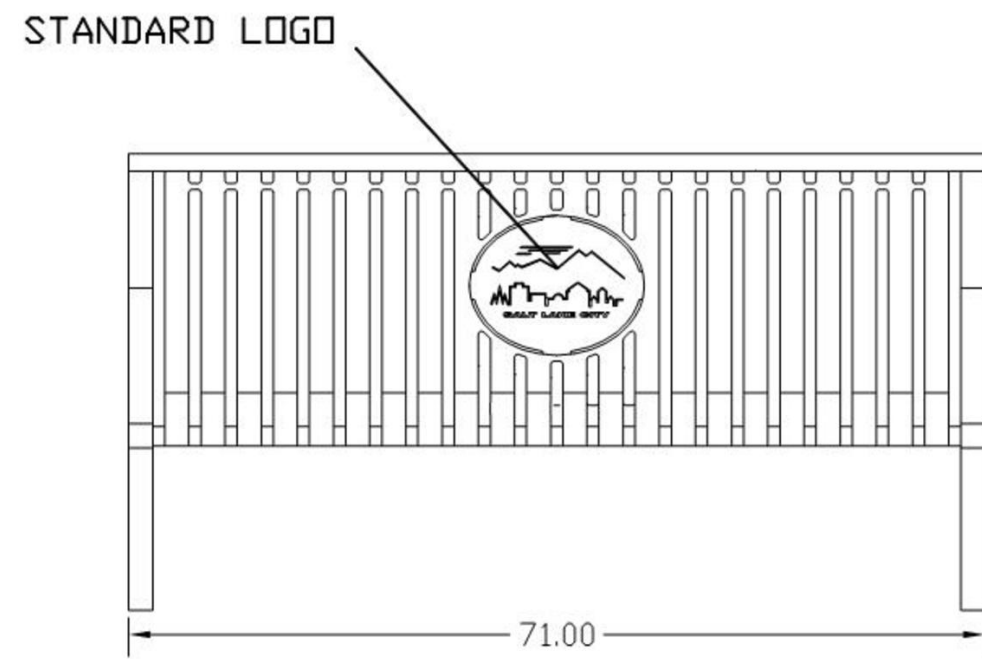
1st Submittal 08/04/23

SHEET NUMBER

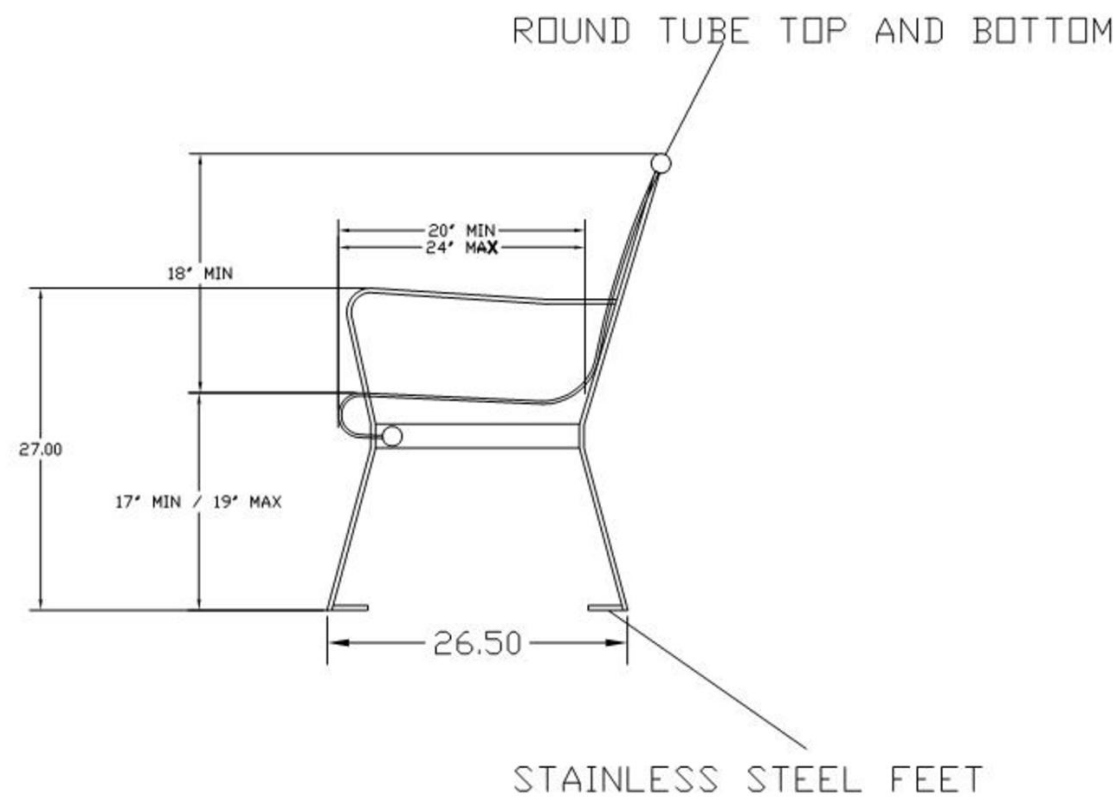
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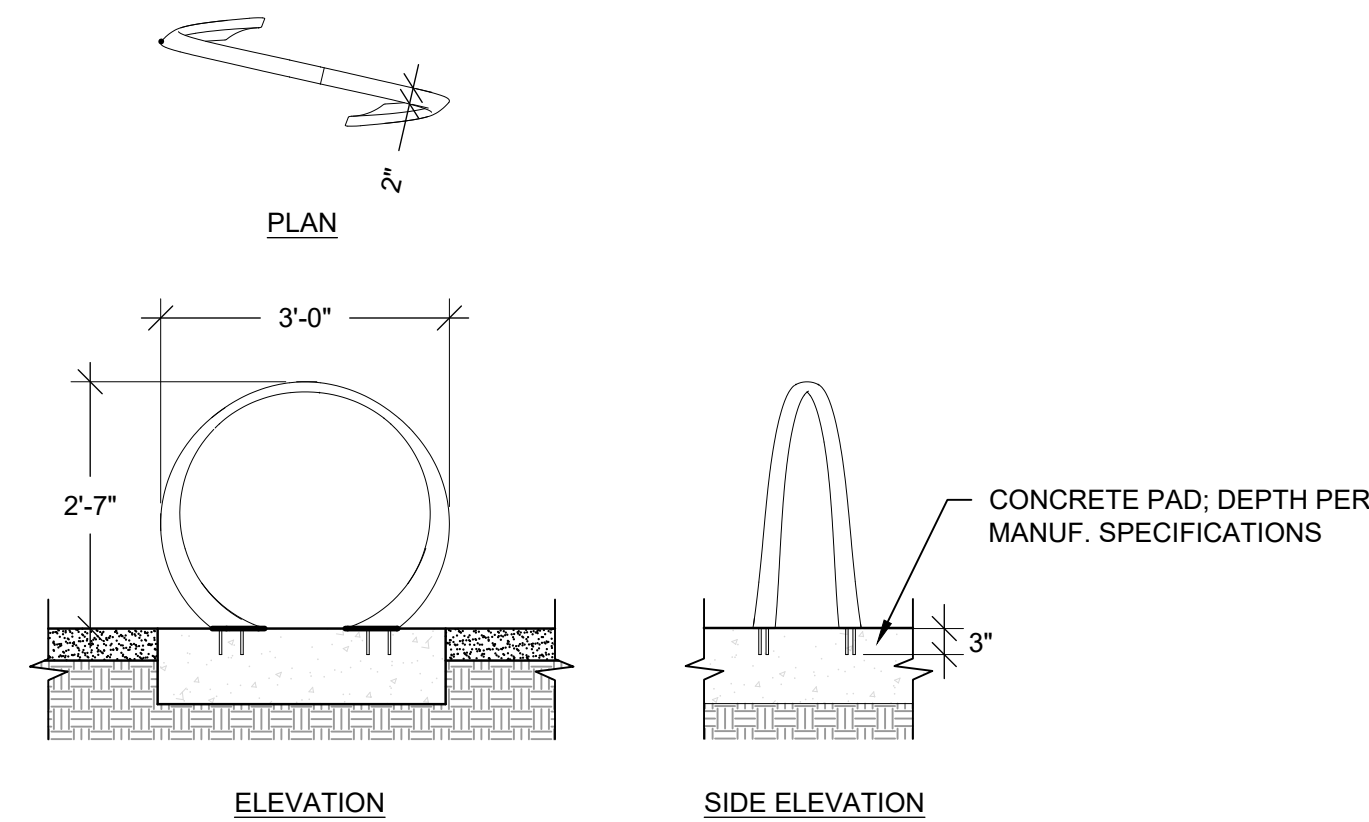
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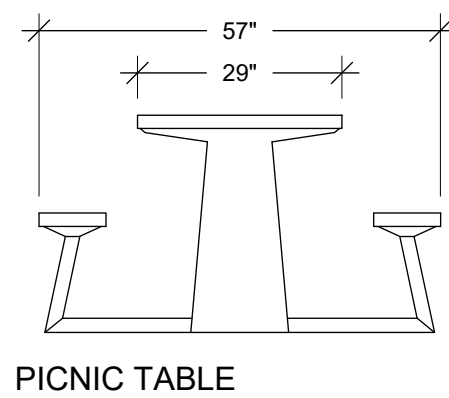
P BACKEDE BENCH
SCALE: N.T.S.



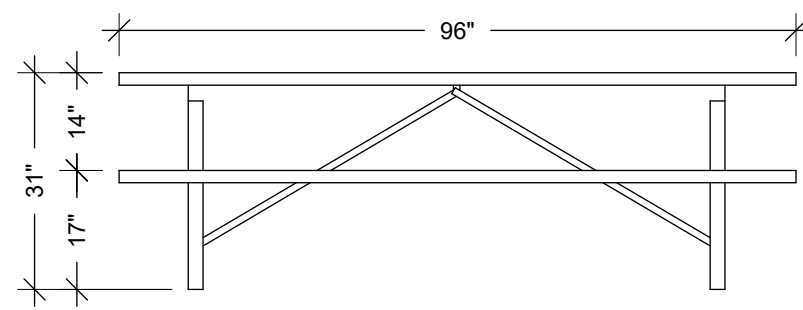
Q BACKLESS BENCH
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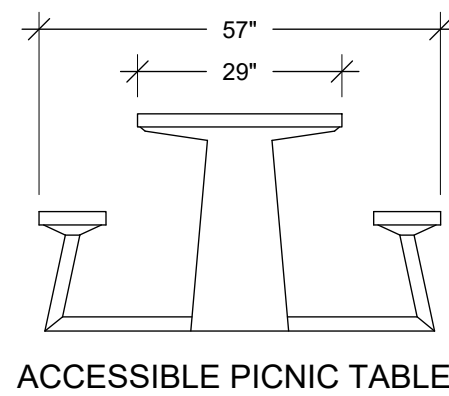
R BIKE RACK
SCALE: N.T.S.



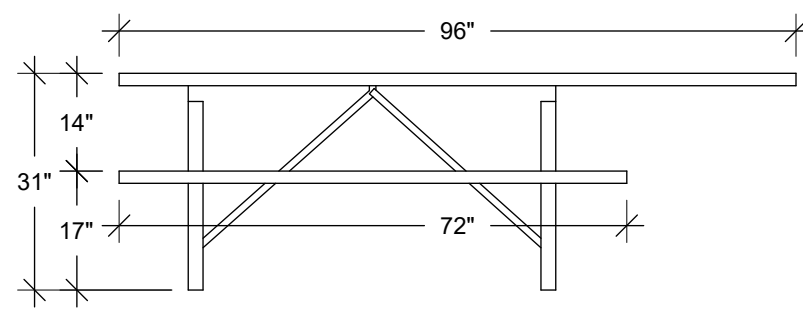
PICNIC TABLE



Spruce Picnic Table

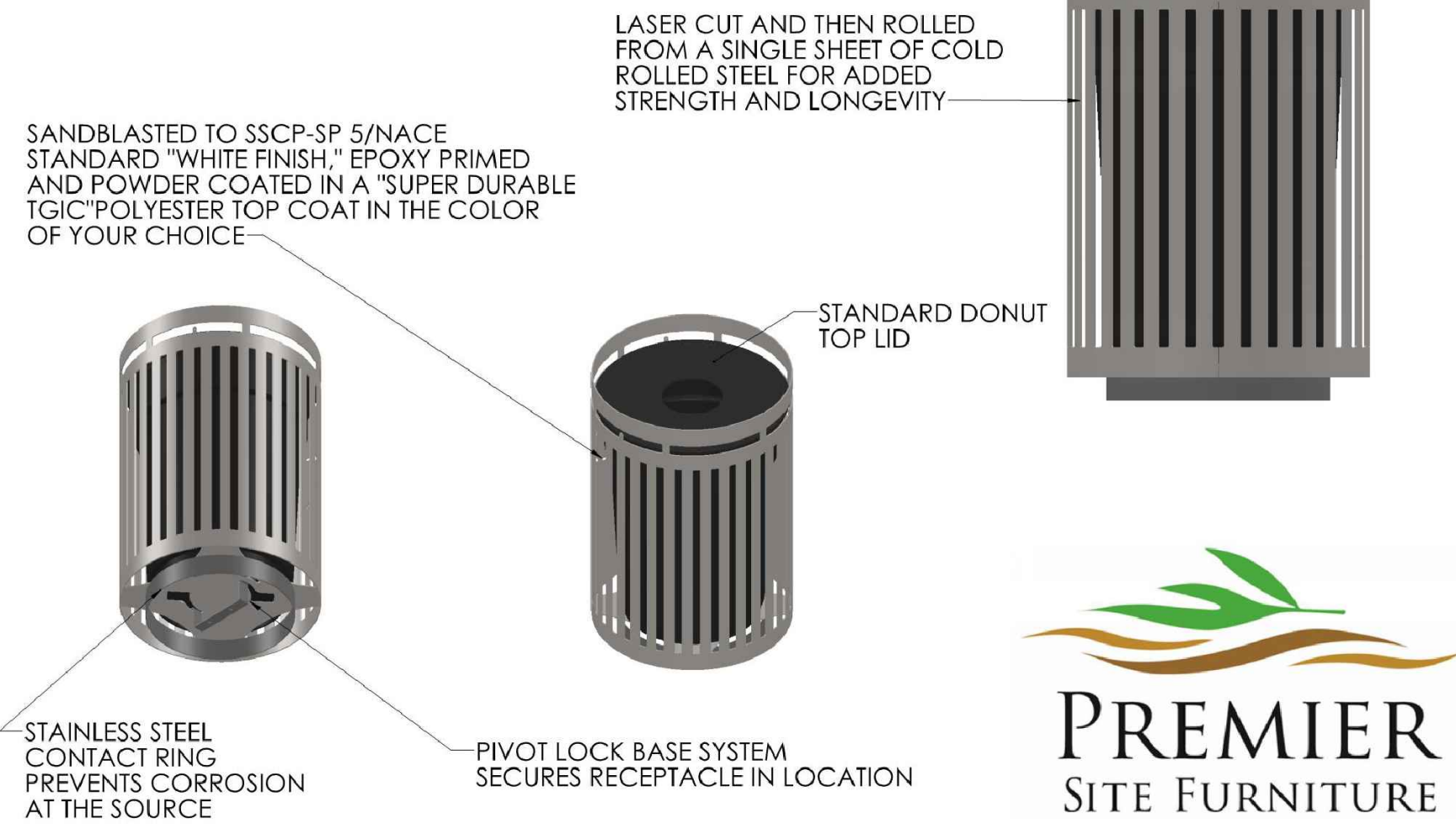


ACCESSIBLE PICNIC TABLE



S PICNIC TABLES
SCALE: N.T.S.

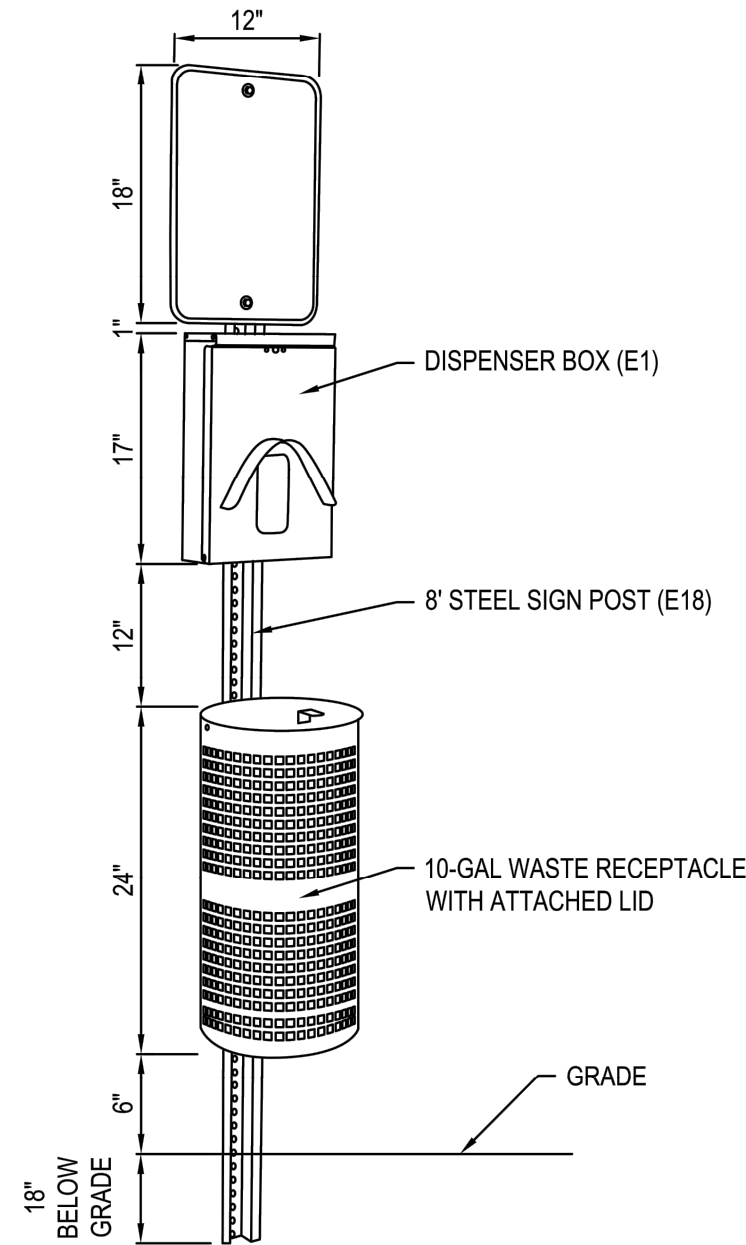
32 Gallon Aspen Receptacle



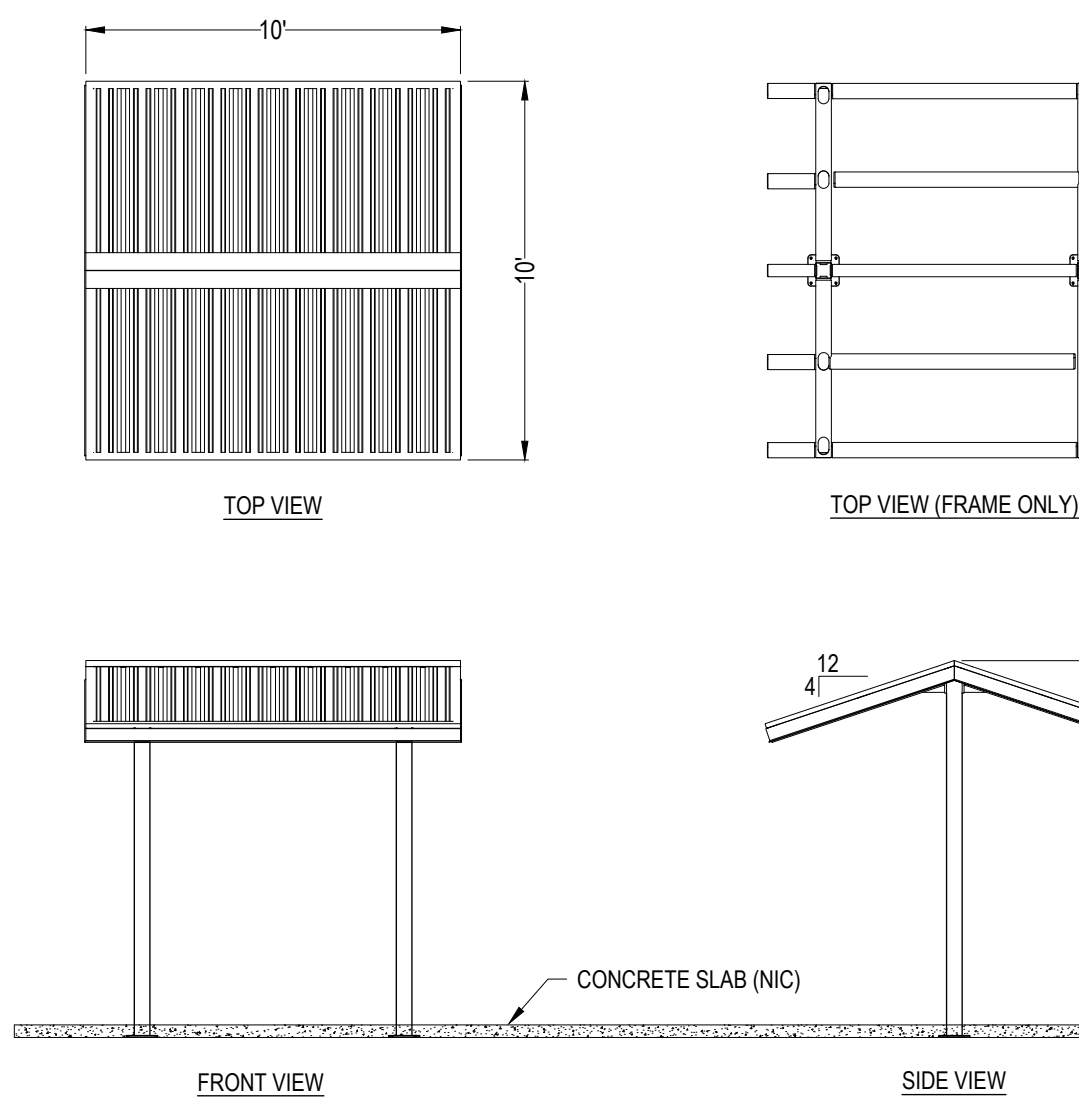
T RECEPTACLE
SCALE: N.T.S.



U BI-LEVEL WATER FOUNTAIN
SCALE: N.T.S.



W PET WASTE STATION
SCALE: N.T.S.

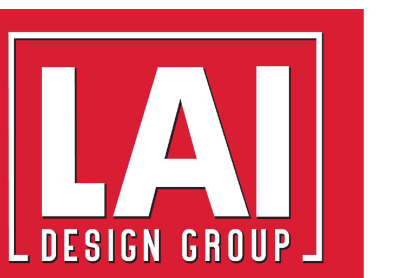


X 10' x 10' SHELTER
SCALE: N.T.S.

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PROFESSIONAL STAMP

PROJECT INFORMATION

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

ISSUE RECORD

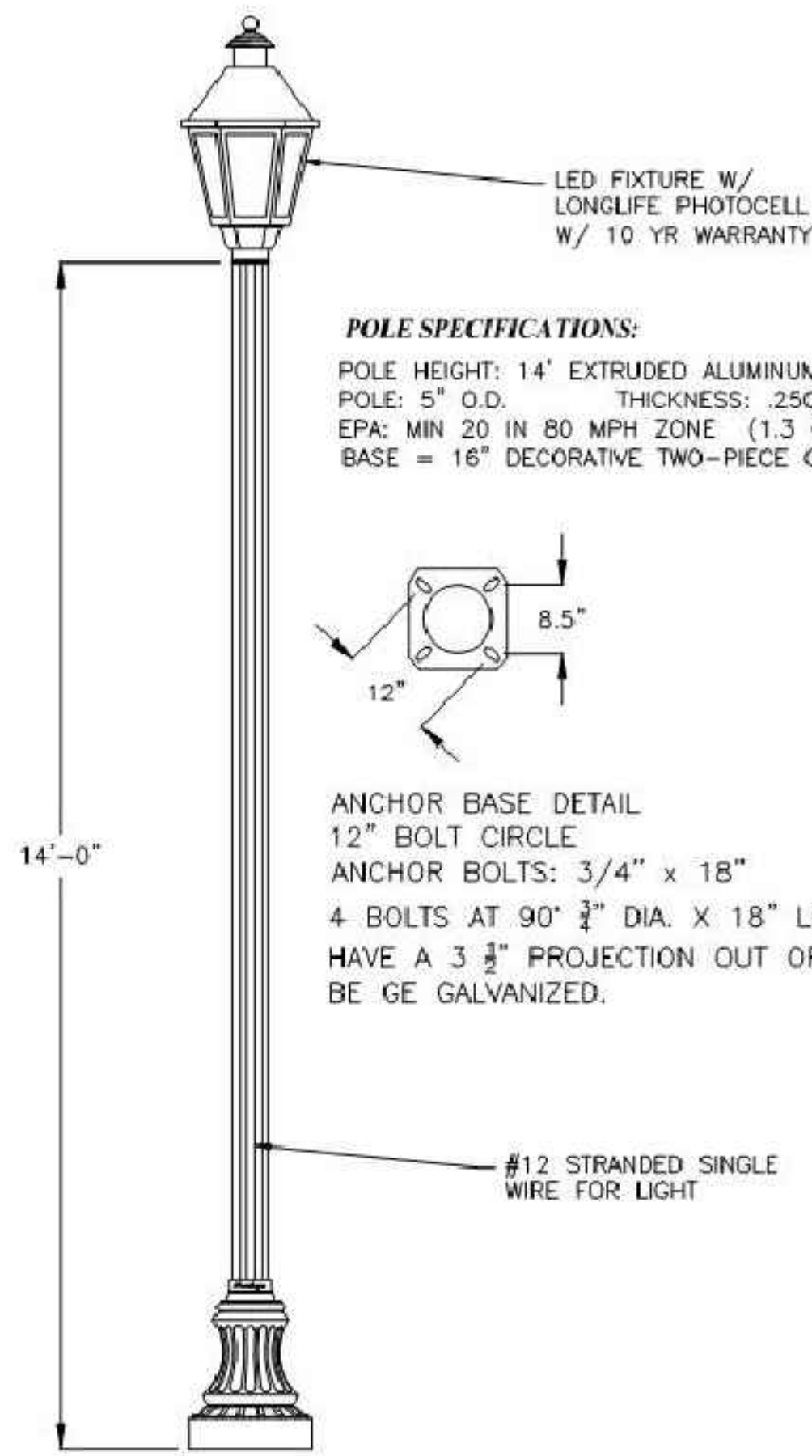
1st Submittal 08/04/23

SHEET NUMBER

L3.03



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POLE SPECIFICATIONS:

POLE HEIGHT: 14' EXTRUDED ALUMINUM TOTAL
POLE: 5" O.D. THICKNESS: .250"
EPA: MIN 20 IN 80 MPH ZONE (1.3 GUST FACTOR)
BASE = 16" DECORATIVE TWO-PIECE CLAMSHELL

ANCHOR BASE DETAIL

12" BOLT CIRCLE
ANCHOR BOLTS: 3/4" x 18"
4 BOLTS AT 90° 3/4" DIA. X 18" LONG X 3" HOOK BOLTS TO
HAVE A 3 1/2" PROJECTION OUT OF THE CONCRETE. BOLTS TO
BE 6E GALVANIZED.

FINISH:
BLACK

**14' LOCAL
STREET LIGHT**

DATE AUGUST 2017		REVISION		DATE		BY		COMMENTS	
DRAWING NAME: LP-1A		1	10-24-17	SK	10-24-17	SK	10-24-17	ADDED CALLOUTS AND EDITED/ADDED NOTES	
DRAWN BY: ETL		2	05-15-20	JRP	05-15-20	JRP	05-15-20	REVISED NOTES	
CHECKED: APPROVED:		SARATOGA SPRINGS CITY		1307 N. COMMERCE DR. SUITE 100, SARATOGA SPRINGS, UT 84088 PHONE: (801) 765-4789 FAX: (801) 765-4784					

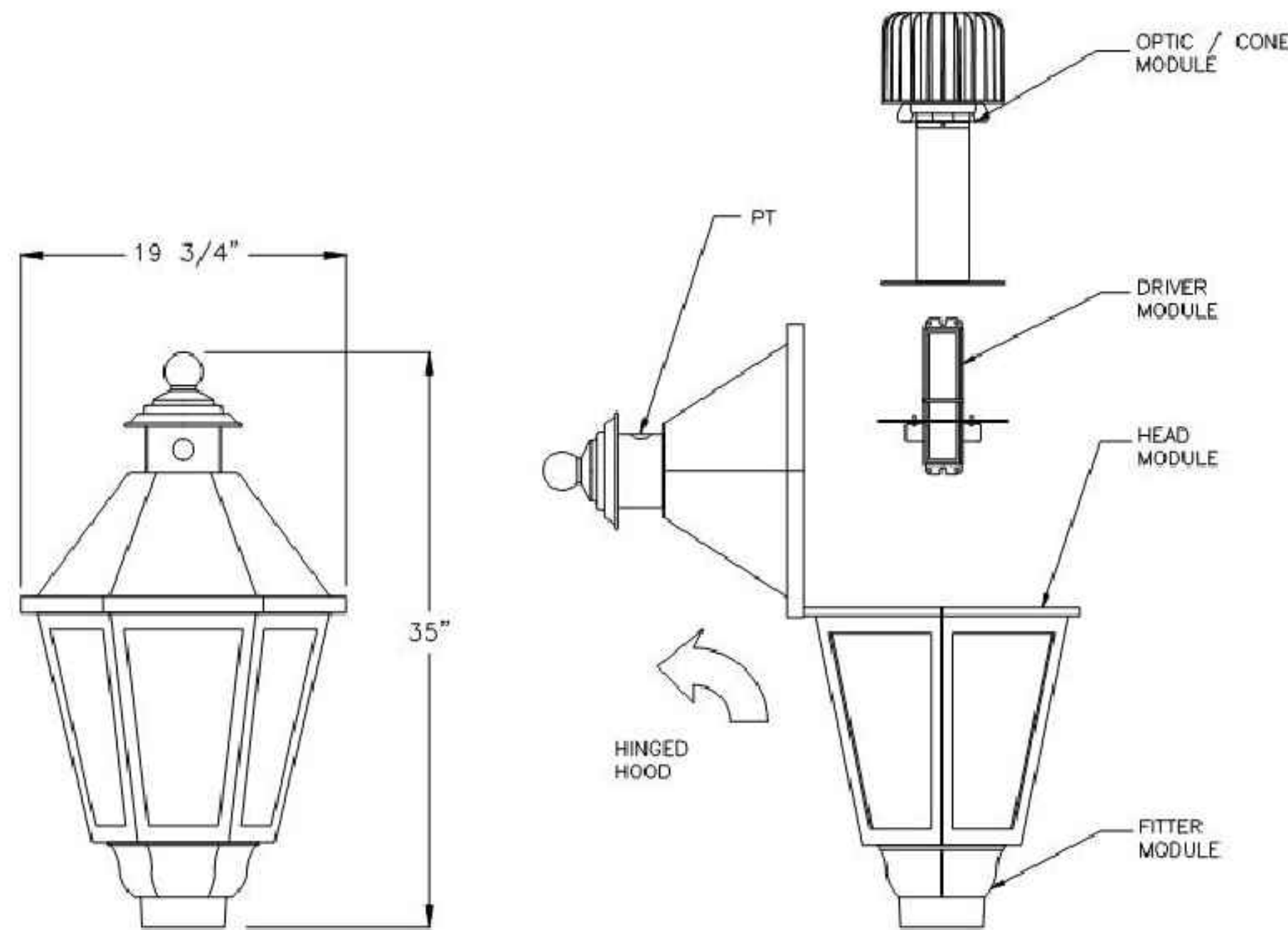


**CITY OF SARATOGA SPRINGS LP-1A
14' LOCAL STREET LIGHT**

SCALE: N.T.S.

GENERAL PARK NOTES

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CATALOG NO:
CL62T4-FLAF-3L-34W-4K-120-EK1-DEP-F3AP-PT-RAL9005TX
LUMINAIRE: HEXAGONAL SHAPE
IES CLASSIFICATION: FROSTED ACRYLIC LENS
WATTAGE: 34 WATTS
LIGHT SOURCE: BOARD LED - 4000K
LINE VOLTAGE: 120 VOLTS
DRIVER: MOUNTED ON TRAY WITH QUICK RELEASE CONNECTORS
IP66 WEATHERPROOF LUMINAIRE WITH "V" GROOVE SILICONE
GASKET
OPTION: TWIST LOCK PHOTOCELL PRE-INSTALLED IN DECORATIVE
CUPOLA.

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

COLOR & FINISH: BLACK (RAL9005TX) TEXTURED POWDER COAT
PAINT WARRANTY: 5 YEARS

SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS

**LOCAL
STREET LIGHT
LUMINAIRE**

DATE AUGUST 2017		REVISION		DATE		BY		COMMENTS	
DRAWING NAME: LP-1C		1	08-14-17	SK	08-14-17	SK	08-14-17	ADDED CALLOUTS AND EDITED/ADDED NOTES	
DRAWN BY: ETL		SARATOGA SPRINGS CITY		1307 N. COMMERCE DR. SUITE 100, SARATOGA SPRINGS, UT 84088 PHONE: (801) 765-4789 FAX: (801) 765-4784					
CHECKED: APPROVED:									



**CITY OF SARATOGA SPRINGS LP-1C
LOCAL STREET LIGHT LUMINAIRE**

SCALE: N.T.S.

ARCHITECT / PLANNER



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ISSUE RECORD

1st Submittal 08/04/23

SHEET NUMBER

L3.04

