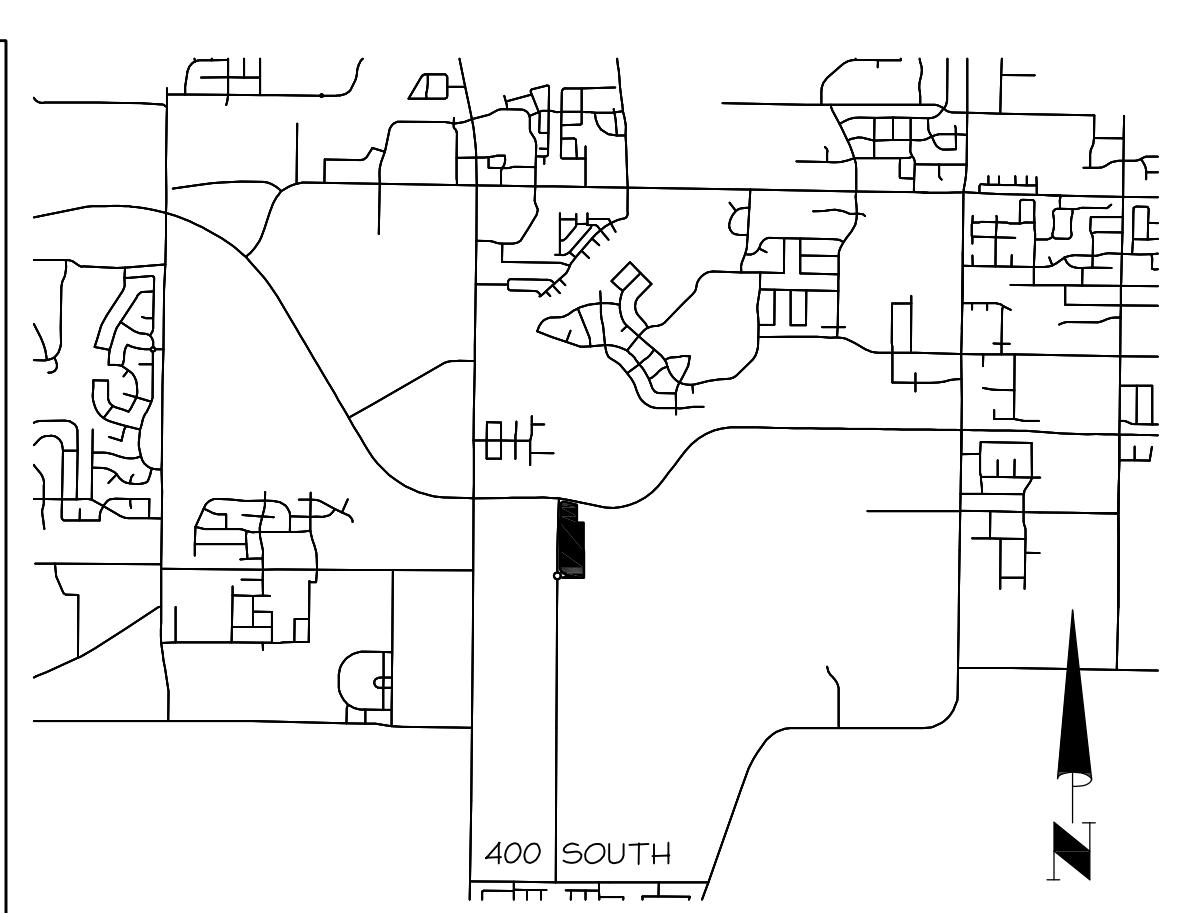


LEGEND:

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

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

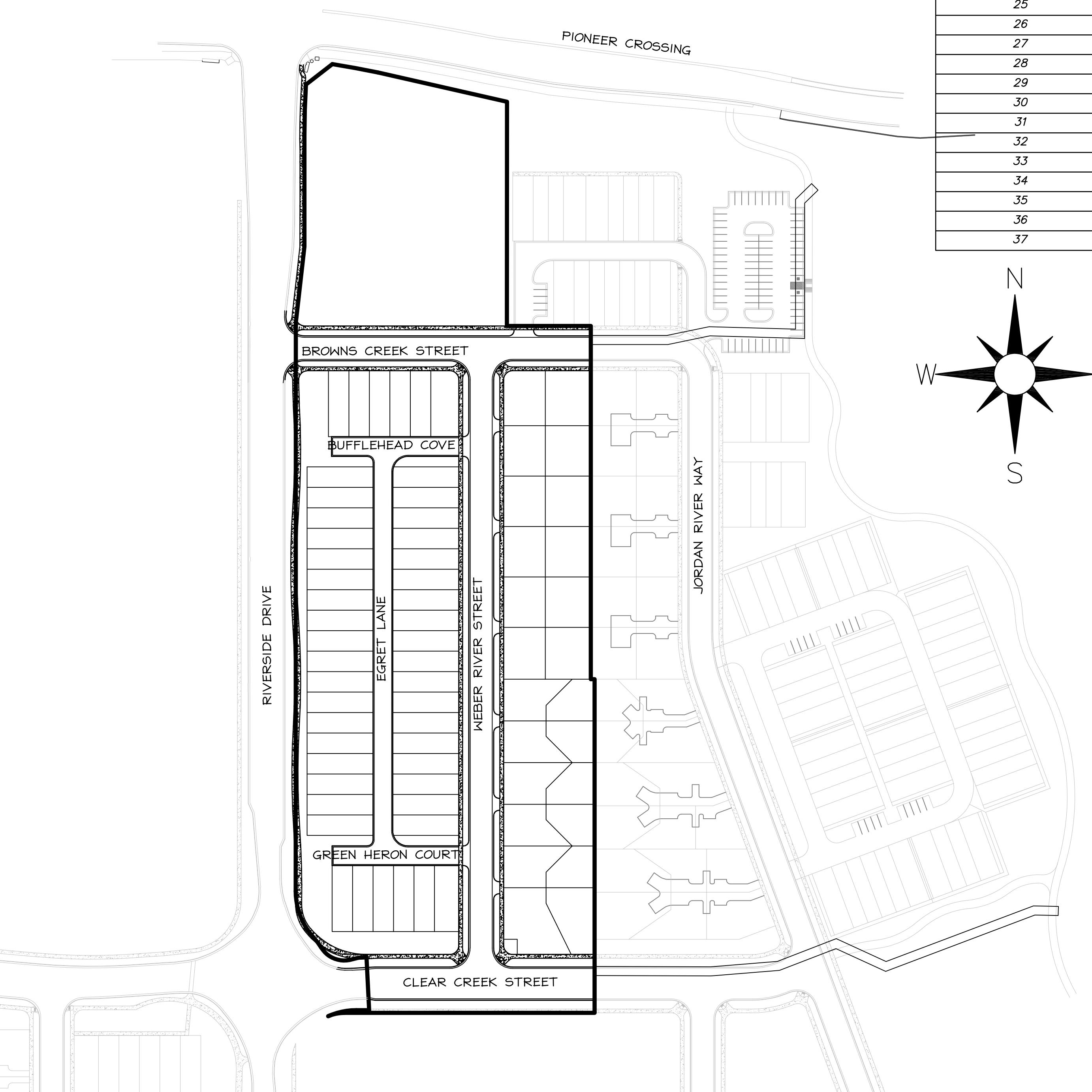


VICINITY MAP

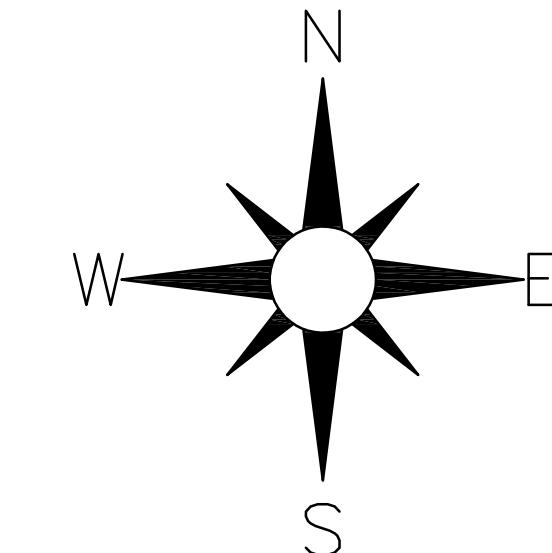
WANDER PLAT K1

Residential Development SARATOGA SPRINGS, Utah CONSTRUCTION PLANS

JULY 20, 2023



Sheet Number	Sheet Title	Sheet Description
01	TC01	COVER SHEET
02	KM01	KEY MAP
03	GN01	GENERAL NOTES
04	GN02	GENERAL NOTES
05	GN03	GENERAL NOTES
06	SP01	SITE PLAN
07	GR01	GRADING PLAN
08	GR02	GRADING PLAN
09	EX01	DEMOLITION PLAN
10	UT01	UTILITY PLAN
11	UT02	UTILITY PLAN
12	UT03	UTILITY PLAN
13	SI01	SIGNAGE AND STRIPING PLAN
14	PP01	PLAN AND PROFILE - CLEAR CREEK STREET
15	PP02	PLAN AND PROFILE - BROWNS CREEK STREET
16	PP03	PLAN AND PROFILE - WEBER RIVER STREET
17	PP04	PLAN AND PROFILE - GREEN HERON COURT, EGRET LANE, BUFFLEHEAD COVE
18	PP05	PLAN AND PROFILE - OFFSITE STORM DRAIN & STORM DRAIN PARKING OFFSITE
19	DT01	DETAIL SHEET
20	DT02	DETAIL SHEET
21	DT03	DETAIL SHEET
22	L1.00	OVERALL
23	L1.01	LANDSCAPE PLANS
24	L1.02	LANDSCAPE PLANS
25	L1.03	LANDSCAPE PLANS
26	L1.04	LANDSCAPE PLANS
27	L2.01	LANDSCAPE DETAILS
28	L3.01	SITE DETAILS
29	L3.02	SITE DETAILS
30	L4.01	IRRIGATION DETAILS
31	L4.02	IRRIGATION DETAILS
32	L4.03	IRRIGATION DETAILS
33	L4.04	IRRIGATION DETAILS
34	L5.01	IRRIGATION PLANS
35	L5.02	IRRIGATION PLANS
36	L5.03	IRRIGATION PLANS
37	L5.04	IRRIGATION PLANS

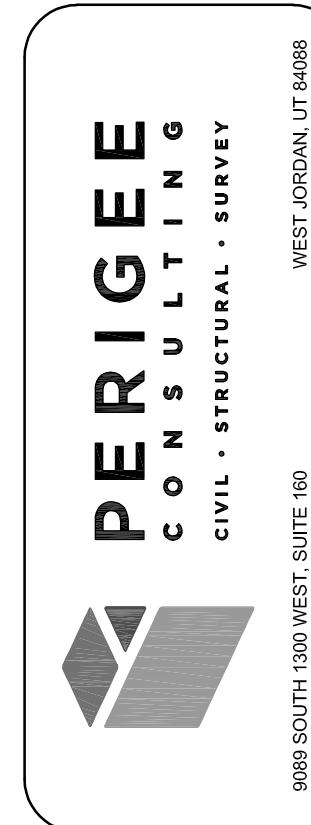


INFORMATION	PLAT	DATA TABLE			
	AC.	SO. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	9.945	433,206	100%		
BUILDABLE LAND	6.673	290,642	67.1%		
OPEN SPACE	0.645	28,115	6.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	2.626	114,400	26.4%		
LANDSCAPING AREA	0.645	28,115	6.5%		
LOTS				73	
NET DENSITY					
DWELLINGS PER ACRE					7.43



WANDER VILLAGE 3 PLAT K1 COVER SHEET

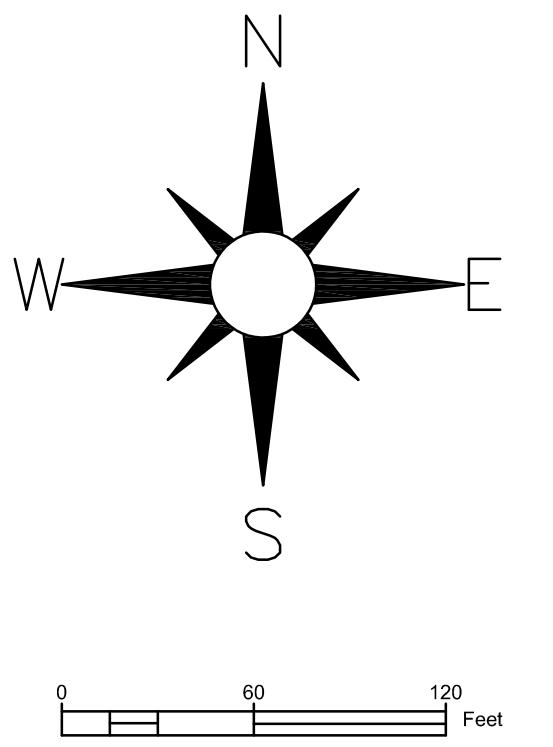
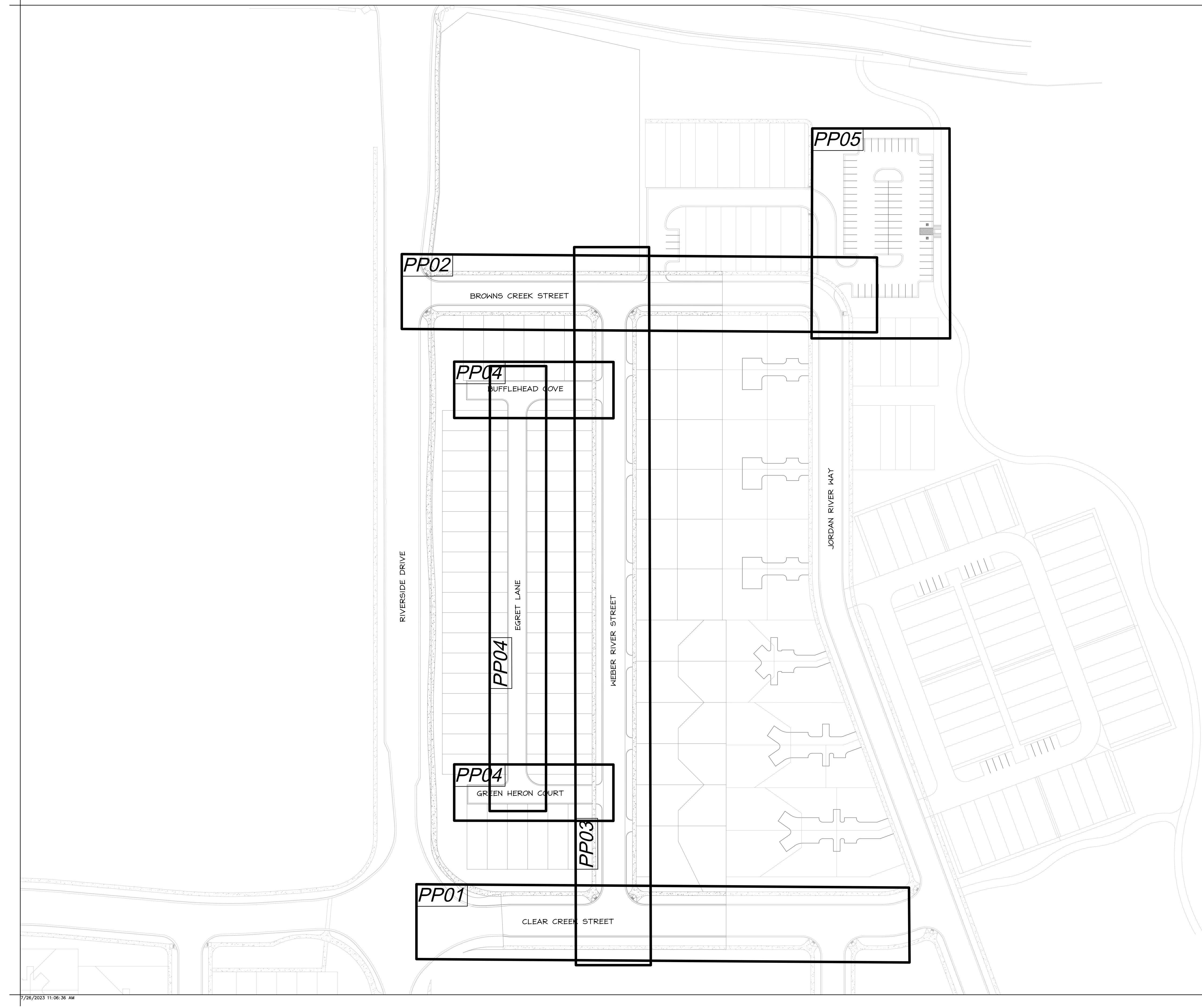
01
OF 21 SHEETS
DRAWING NAME
TC01



SARATOGA SPRINGS					
CITY ENGINEER	DATE	REV			

DESIGNED BY:	CM	DATE:	JUNE 2023	REV:
DRW TS BIT	JTA	SUBMITTING:		CONTRACT NO: 00097

SHEET NUMBER
01
OF 21 SHEETS
DRAWING NAME
TC01



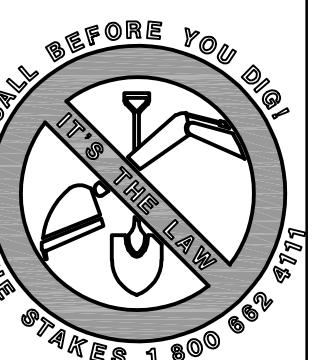
SARATOGA SPRINGS

CITY ENGINEER DATE

DESIGNED BY:	CM	DATE: JUNE 2023	REV:
DRAWN BY:	JTA	SUBMITTING:	
SUBMITTED BY:		CONTRACT NO:	00097
FILE NAME:	N:\\069\\Jordan_Promenade_GatedHomes\\Plat K120\\KM01.dwg		
PLOT DATE:	7/26/2023 11:06:36 AM		
SIZE:	480' x 600' (146.4m x 182.9m)		
AS-BUILT:			
LOTTED BY:			
MARK:			
DESCRIPTION:			
DATE:			
APPROVED:			

WANDER VILLAGE 3 PLAT K1 KEY MAP

SHEET NUMBER
02
OF 21 SHEETS
DRAWING NAME
KM01



SITE PLAN NOTES

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

FENCE LEGEN

The diagram illustrates three types of fences:

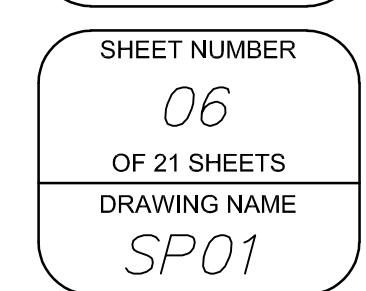
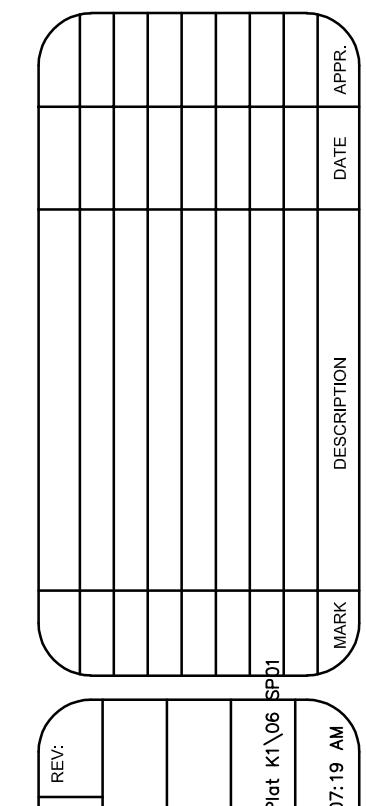
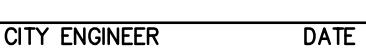
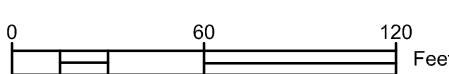
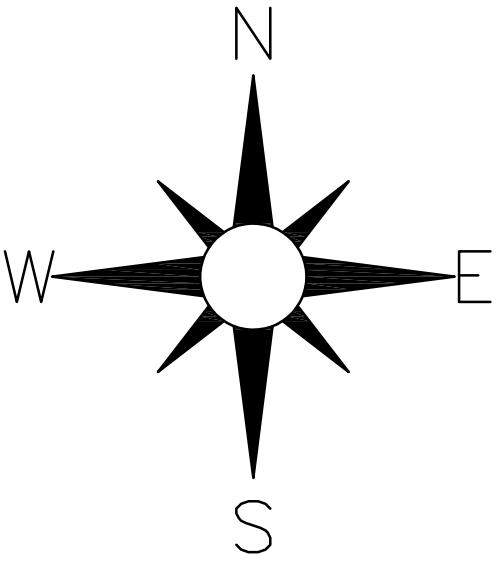
- OPEN SPACE FENCE:** Represented by two open circles connected by a horizontal line.
- PROJECT PERIMETER FENCE:** Represented by two open squares connected by a horizontal line.
- GARDEN FENCE:** Represented by a series of alternating vertical bars and 'X' marks along a horizontal line.

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

VILLAGE 3 PLAT K1	QTY
ROADWAY PAVEMENT (SQFT)	48,042
UNTREATED BASE COURSE (SQFT)	48,042
GRANULAR BORROW (SQFT)	48,042
CURB (LNFT)	2,884

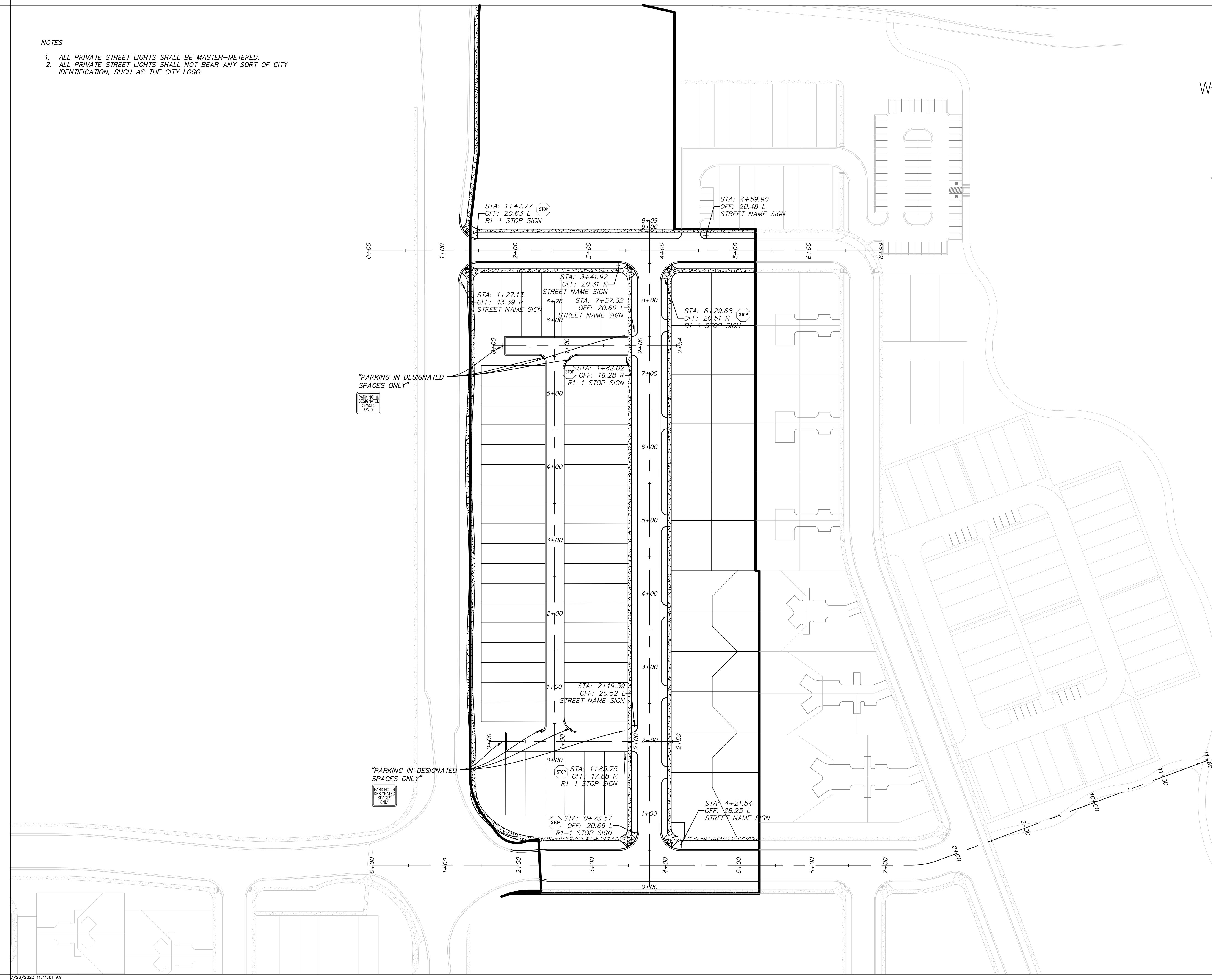
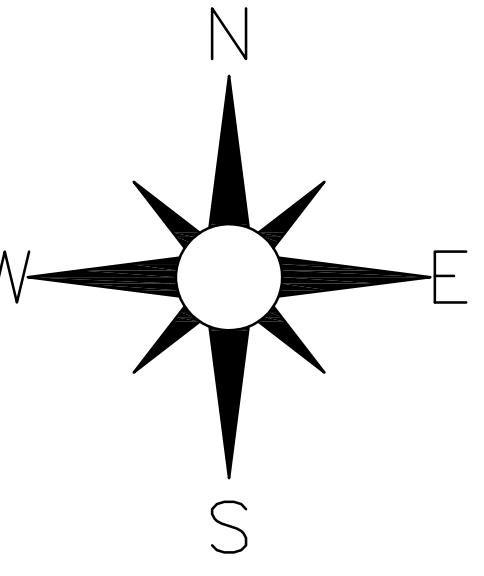
This architectural site plan illustrates a residential or institutional complex with the following key features and details:

- Building Footprints:** The plan shows several building footprints, including a large rectangular building on the left and a long, narrow building in the center. The building on the left has a "RELOCATE EXISTING FIRE HYDRANT" callout pointing to its rear corner.
- Street Layout:** The site includes a "PROPOSED STREET LIGHT" on the left side of the central building, and "EXISTING STREET LIGHTS" located at the top and right edges of the property.
- Sidewalks:** The plan shows "5' WIDE SIDEWALK" and "8' WIDE SIDEWALK" widths. A "5' WIDE SIDEWALK" is located on the right side of the central building, and an "8' WIDE SIDEWALK" is located on the left side of the central building.
- Fire Hydrants:** Several fire hydrants are marked with callouts: "EXISTING FIRE HYDRANT" on the left side of the central building, "PROPOSED FIRE HYDRANT" on the right side of the central building, and "PROPOSED FIRE HYDRANT" on the left side of the large building.
- Private Street Lights:** A "PRIVATE STREET LIGHT" is located on the left side of the central building, and another is located on the right side of the central building.
- Proposed Street Lights:** "PROPOSED STREET LIGHT" is indicated on the left side of the central building, and "PROPOSED STREET LIGHT" is indicated on the right side of the central building.
- Access Roads:** A "12' WIDE OFFSITE ACCESS ROAD" is shown on the right side of the property, with "PROPOSED FIRE HYDRANT" and "PROPOSED STREET LIGHT" callouts near its entrance.
- Building Addressing:** Numerous building addresses are labeled, including 125, 126, 127, 128, 129, 130, 124, 123, 122, 121, 120, 119, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 107, 106, 105, 104, 103, 102, 101, 172, 171, 169, 170, 171, 168, 167, 165, 166, 164, 163, 162, 161, 160, 159, 157, 158, 156, 155, 153, 154, 152, 151, 149, 150, and 148.



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.



**WANDER VILLAGE 3
PLAT K1**

SIGNAGE AND STRIPING PLAN

SARATOGA SPRINGS

CITY ENGINEER

DESIGNED BY: CM	DATE: JUNE 2023	REV:
DWV BY: BJT	CKD BY: JTA	SOLICITATION NO:
SUBMITTED BY:		CONTRACT NO: 00697
FILE NAME: N:\00697 Jordan Promenade Oakwood Homes\Cadd\P\Plat K1\14		
SIZE:	PLOTTED BY:	PLOT DATE:

PERIGEE CONSULTING

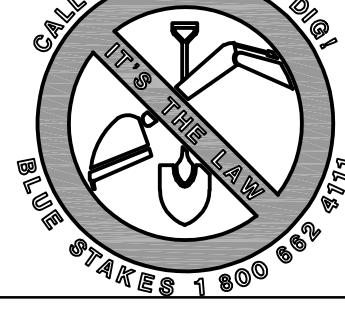
CIVIL • STRUCTURAL • SURVEY

WEST JORDAN, UT

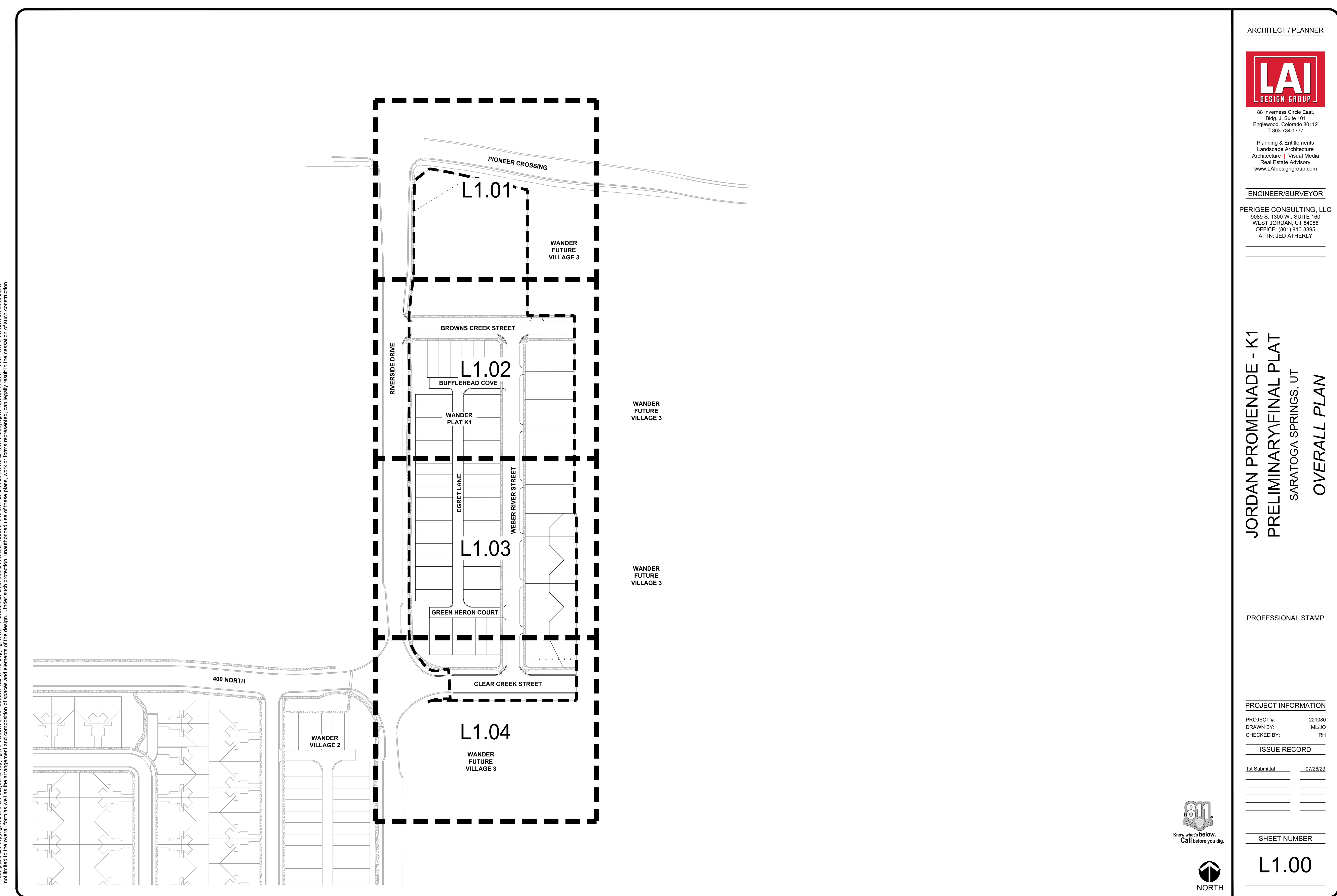
801.628.6004 TEL 801.590.6611 FAX WWW.PERGEECIVIL.COM

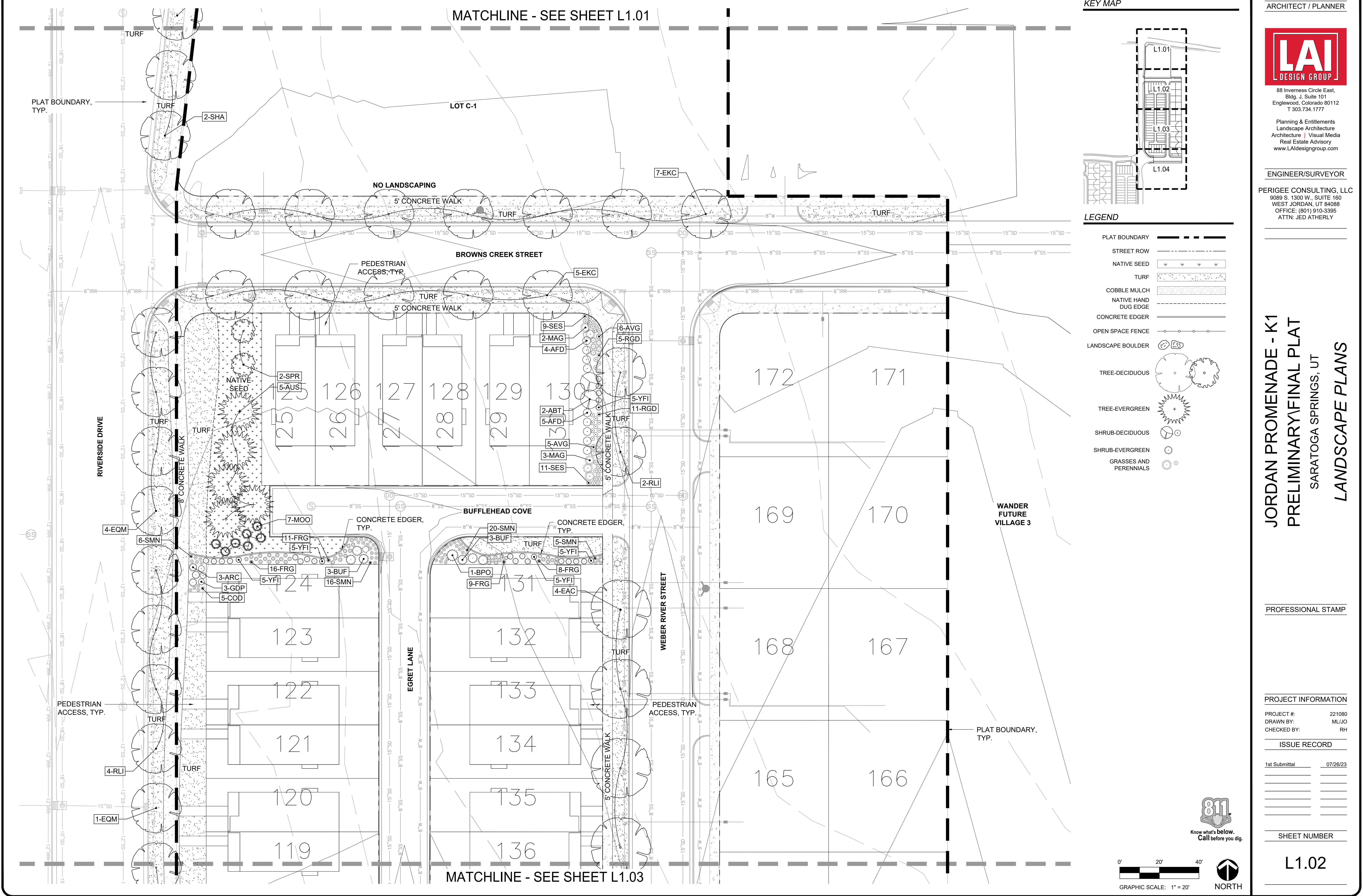


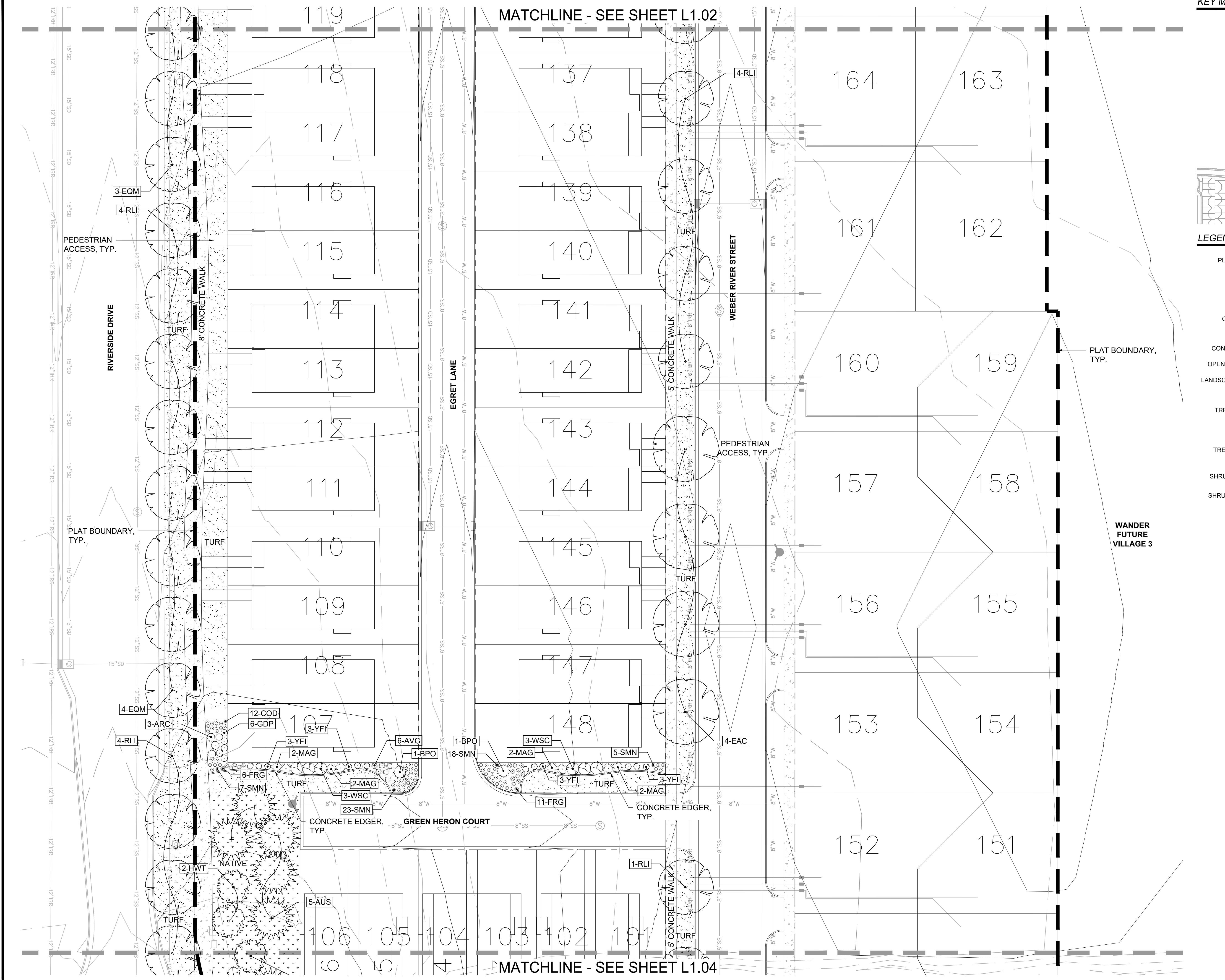
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

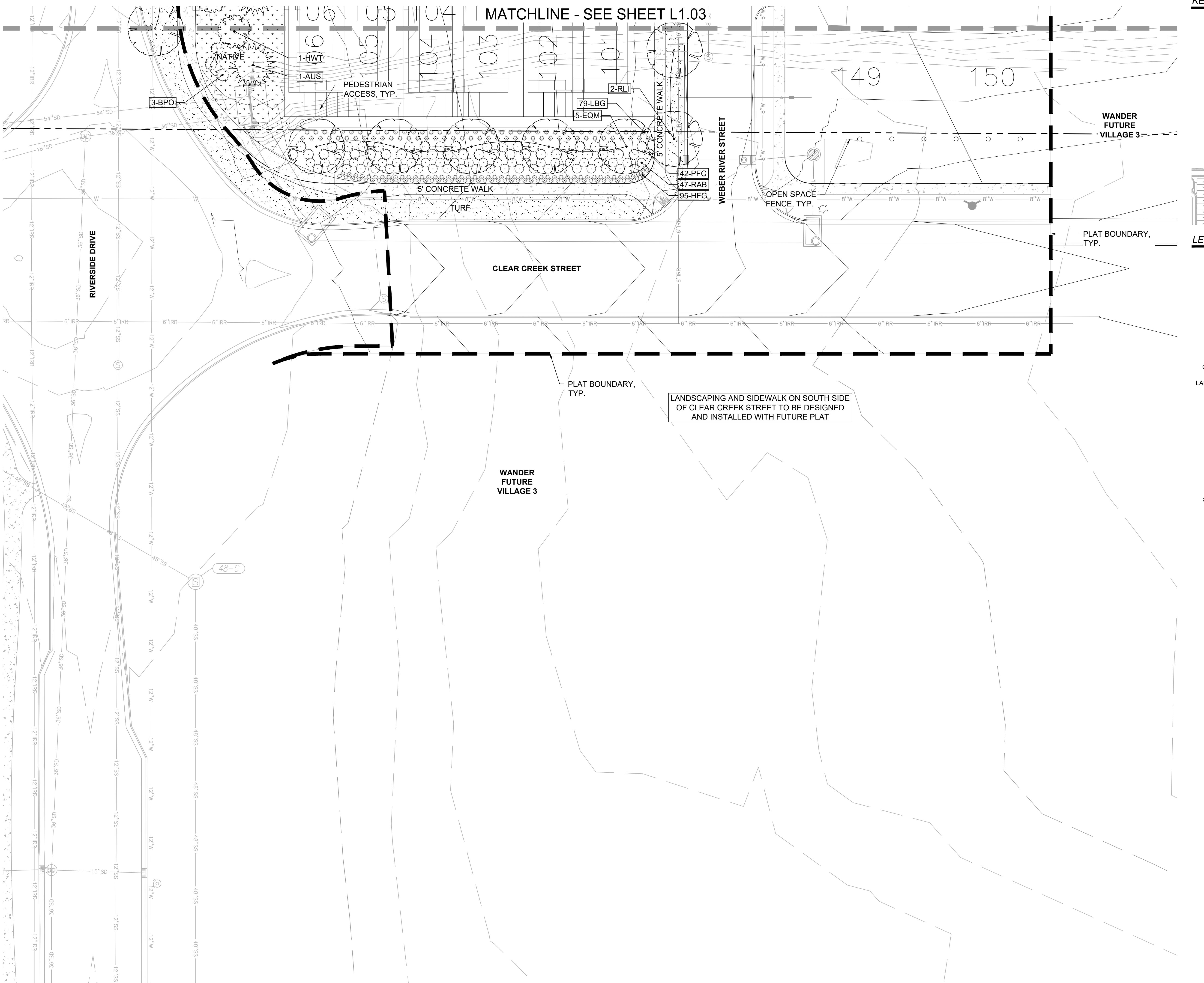


SHEET NUMBER
20
OF 21 SHEETS
DRAWING NAME
DT01







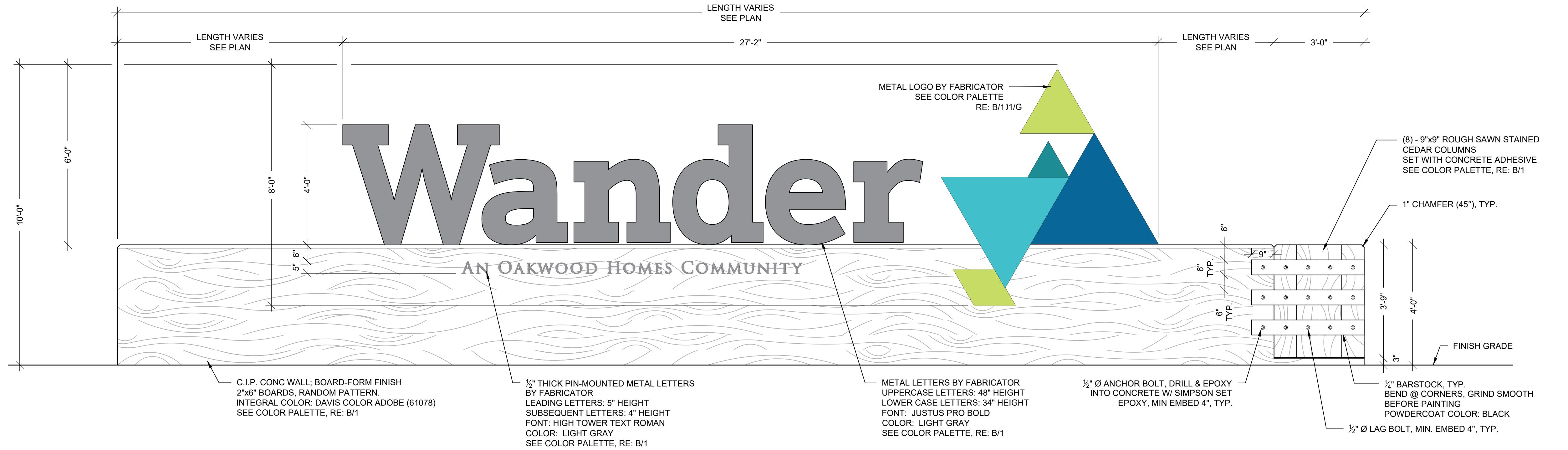


JORDAN PROMENADE - K1

PRELIMINARY\FINAL PLAT

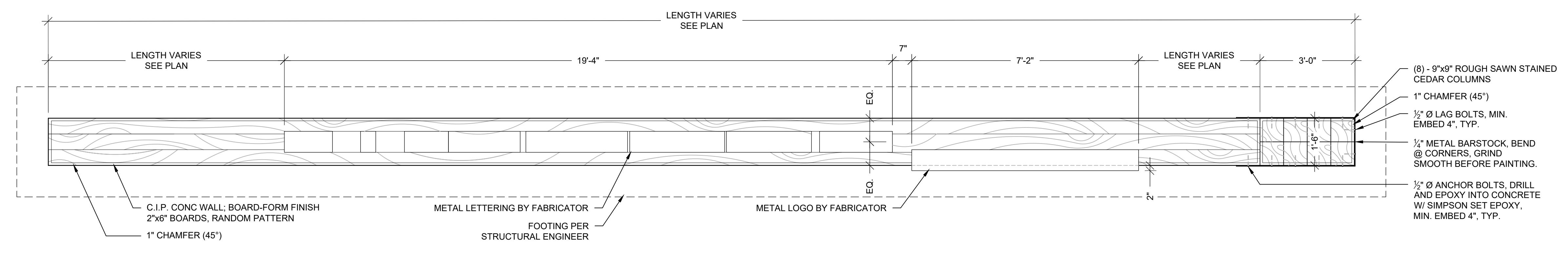
SARATOGA SPRINGS, UT

SITE DETAILS



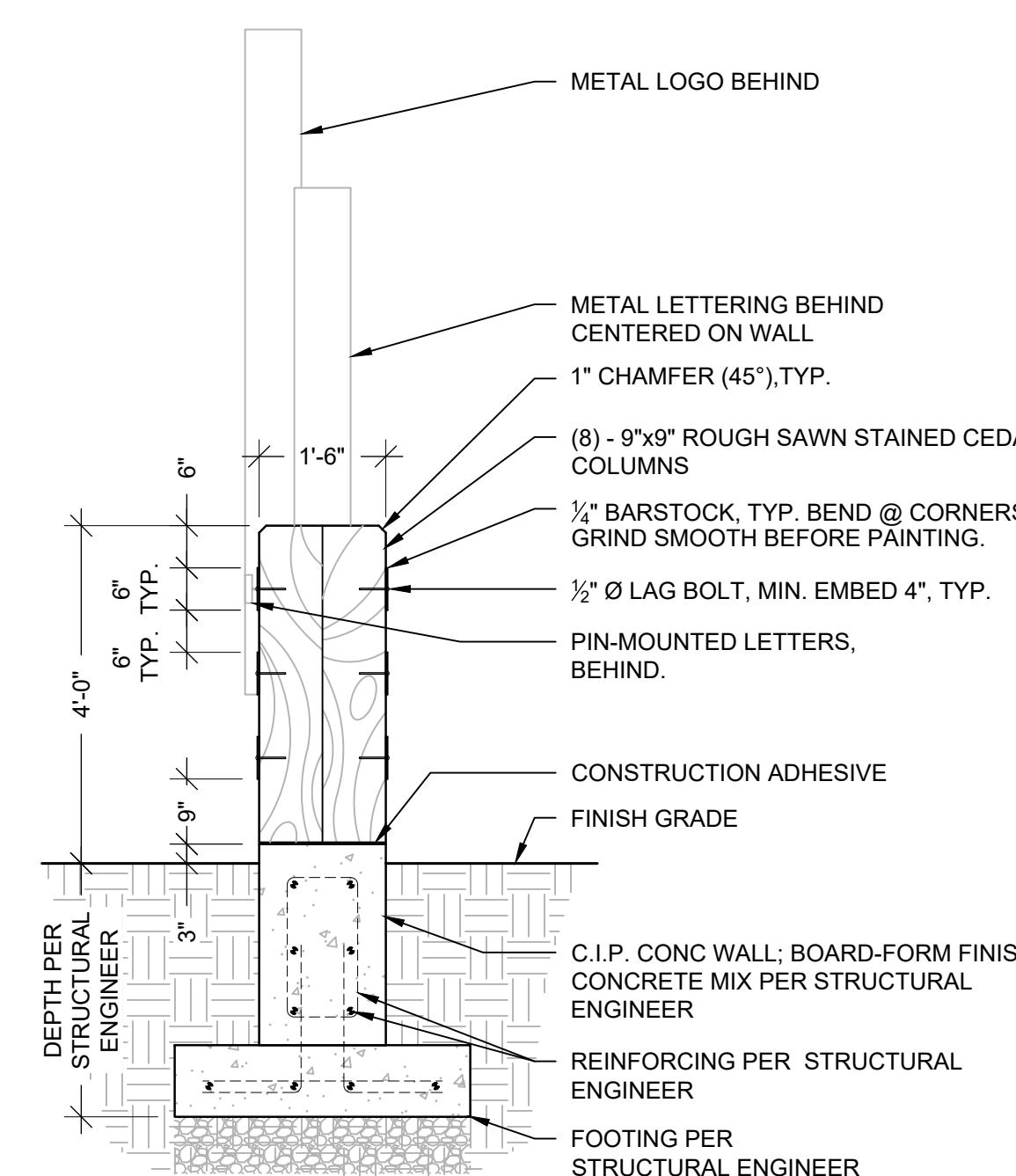
A PRIMARY MONUMENT WALL - FRONT ELEVATION

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



B PRIMARY MONUMENT WALL - PLAN VIEW

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



NOTES:

1. MONUMENT SIGNAGE APPROVED IN SEPARATE PERMIT.

C PRIMARY MONUMENT WALL - SIDE ELEVATION

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

D COLOR PALETTE

SCALE: N.T.S.

Wander Light Green	Wander Teal Green	Wander Blue	Wander Light Blue	Wander Gray	BOARD-FORM CONCRETE INTEGRAL COLOR DAVIS COLOR ADOBE (61078)
PMS 374c PMS 584u	PMS 5483c PMS 7474u	PMS 7462c PMS 301u	PMS 319c PMS 319u	PMS 425c PMS 426u	
C: 25 M: 0 Y: 77 K: 0	C: 82 M: 28 Y: 41 K: 3	C: 92 M: 58 Y: 18 K: 2	C: 65 M: 0 Y: 22 K: 0	C: 0 M: 0 Y: 0 K: 80	
R: 198 G: 220 B: 101	R: 31 G: 141 B: 148	R: 10 G: 103 B: 154	R: 66 G: 192 B: 203	R: 88 G: 89 B: 91	
Hexadecimal: c6dc65	Hexadecimal: 18d94	Hexadecimal: 0a679a	Hexadecimal: 42c0cb	Hexadecimal: 58595b	
					WOODEN BEAMS & WOOD END CAPS SHERWIN WILLIAMS EXTERIOR SEMI-TRANSPARENT STAIN MISSION WALL (3502)
					METAL LETTERING LIGHT GREY POWDERCOATING RAL 7035

Know what's below.
Call before you dig.

PROJECT INFORMATION

 PROJECT #: 221080
 DRAWN BY: MLJO
 CHECKED BY: RH

ISSUE RECORD

1st Submittal 07/26/23

L3.01

WANDER PHASE K1

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

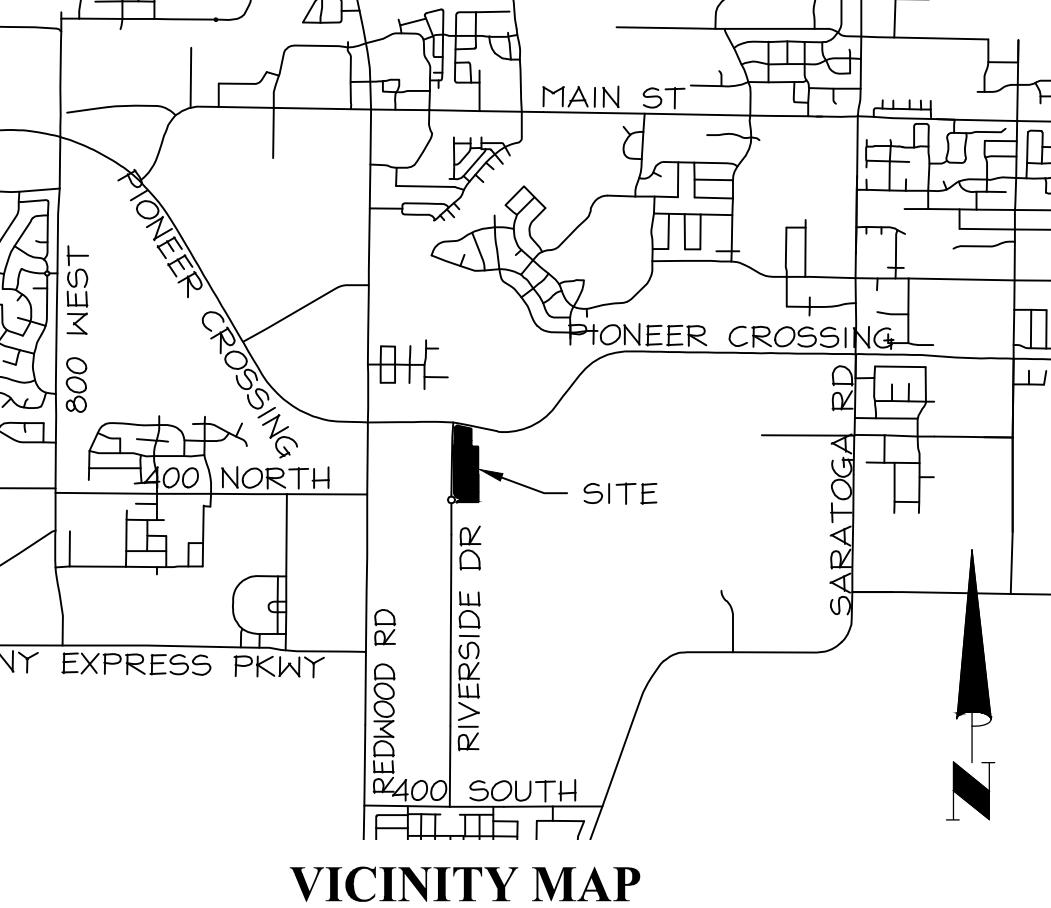
Date

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 East Right-of-Way Line of Riverside Drive, said point also being a point on a 90.500 foot radius non tangent curve to the right, (radius bears South 24°06'18" East, Chord: North 77°57'01" East 37.803 feet), said point lies North 89°57'40" West 1115.787 feet along the Section Line and North 5193.070 feet from the East Quarter Corner of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian and running thence along said Riverside Drive the following (12) courses: 1) along the arc of said curve 38.083 feet through a central angle of 24°06'38"; 2) South 89°59'40" East 17.090 feet; 3) North 02°57'59" West 70.350 feet; 4) South 86°11'29" West 3.550 feet to a point on a 64.500 foot radius tangent curve to the left, (radius bears South 03°48'31" East, Chord: South 79°21'55" West 15.333 feet); 5) along the arc of said curve 15.369 feet through a central angle of 13°30'09" to a point of reverse curvature with a 35.500 foot radius tangent curve to the right, (radius bears North 17°27'39" West, Chord: North 69°25'18" West 43.750 feet); 6) along the arc of said curve 47.138 feet through a central angle of 76°04'42" to a point of reverse curvature with a 84.500 foot radius tangent curve to the left, (radius bears South 58°37'03" West, Chord: North 36°56'39" West 16.379 feet); 7) along the arc of said curve 16.405 feet through a central angle of 11°07'24" to a point of reverse curvature with a 90.500 foot radius tangent curve to the right, (radius bears North 47°29'38" East, Chord: North 21°15'01" West 65.618 feet); 8) along the arc of said curve 67.148 feet through a central angle of 42°30'41"; 9) North 00°00'13" East 750.086 feet; 10) North 06°32'14" East 100.650 feet; 11) North 00°00'13" East 147.620 feet to a point on a 1150.500 foot radius tangent curve to the right, (radius bears South 89°59'48" East, Chord: North 01°38'57" East 66.083 feet); 12) along the arc of said curve 66.092 feet through a central angle of 03°17'29" to the Southeasterly Line of UDOT Parcel No. 58:035:0102; thence along said UDOT Parcel No. 58:035:0102 North 52°06'33" East 44.109 feet to the Southerly Right-of-Way Line of Pioneer Crossing (SR-145) and a point on a 1400.000 foot radius non tangent curve to the right, (radius bears South 09°07'59" West, Chord: South 79°37'06" East 61.019 feet); thence along said Pioneer Crossing (SR-145) the following (2) courses: 1) along the arc of said curve 61.023 feet through a central angle of 02°29'51"; 2) South 77°12'47" East 174.571 feet; thence South 00°01'57" West 295.702 feet; thence South 89°59'46" East 110.727 feet; thence South 00°00'13" West 465.765 feet; thence South 89°59'47" East 5.017 feet; thence South 00°00'13" West 439.947 feet; thence North 89°59'47" West 329.818 feet to a point on a 53.500 foot radius tangent curve to the left, (radius bears South 00°00'13" West, Chord: South 78°12'28" West 21.874 feet); thence along the arc of said curve 22.029 feet through a central angle of 23°35'30" to the point of beginning.

Acres: 9.945
Square Footage: 433,206
of Lots: 73
of Parcels: 4



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 5

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

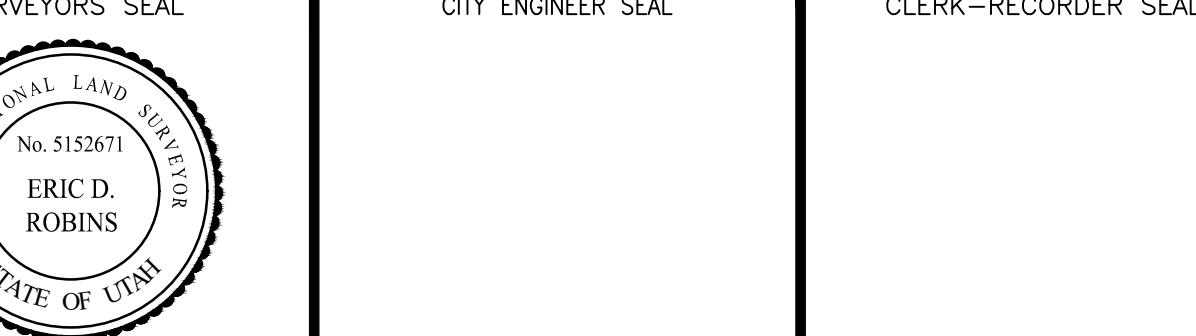
LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE

PHASE K1 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 PHASE K1

**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**



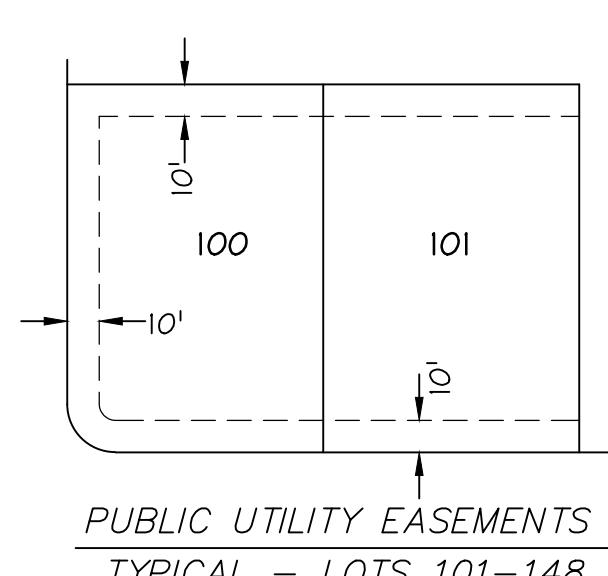
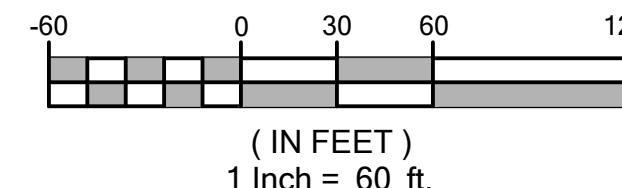
JORDAN, UT 84088
PERIGEECIVIL.COM

LEGEND

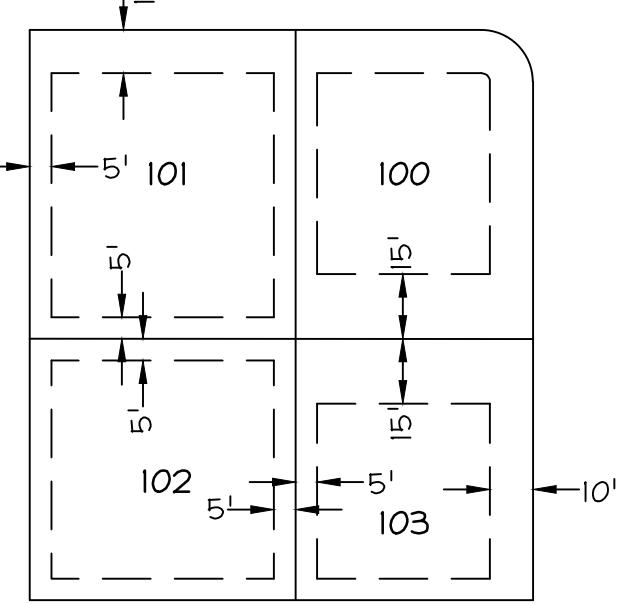
- FOUND SALT LAKE COUNTY SECTION CORNER
 - EXISTING STREET MONUMENT
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED P.U.E.
 - EXISTING EASEMENT
 - ROAD CENTERLINE
 - SECTION LINE
 - BOUNDARY LINE



GRAPHIC SCALE



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 101-148



PUBLIC UTILITY EASEMENTS
TYPICAL - LOTS 149-172

SHEET 2 OF 5

PHASE K1

WANDER

SUBDIVISION

**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**

400 NOR

WEST QUARTER CORNER, SEC. 26
T5S, R1W, SLB#M
FOUND - BRASS CAP

2

BASIS OF BEARING

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

115,787

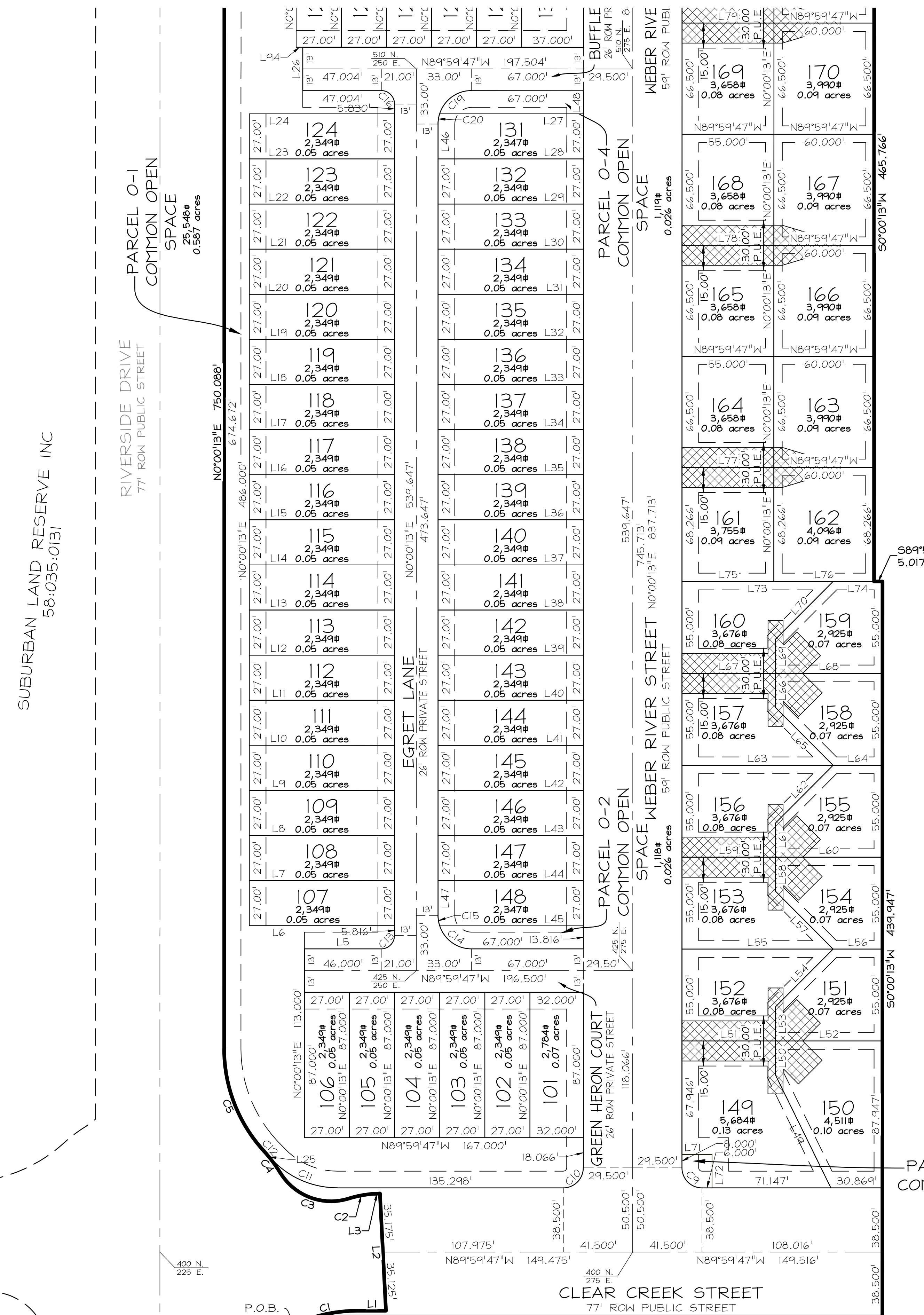


9 SOUTH 1300 WEST, SUITE 160
628.6004 TEL 801.590.6611 FAX
WEST JORDAN, UT 84088
WWE.PERIGEECIVIL.COM

WEST JORDAN, UT 84088
WWE.PERIGEECIVIL.COM

WANDER PHASE K1

**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**



III
SUBURBAN LAND RESERVE INC
58:035:0139

LOT TABLE		
ADDRESS	LOT	ADDRESS
266 E. CLEAR CREEK STREET	141	462 N. WEBER RIVER STREET
262 E. CLEAR CREEK STREET	142	456 N. WEBER RIVER STREET
256 E. CLEAR CREEK STREET	143	452 N. WEBER RIVER STREET
252 E. CLEAR CREEK STREET	144	448 N. WEBER RIVER STREET
248 E. CLEAR CREEK STREET	145	444 N. WEBER RIVER STREET
242 E. CLEAR CREEK STREET	146	438 N. WEBER RIVER STREET
431 N. RIVERSIDE DRIVE	147	434 N. WEBER RIVER STREET
433 N. RIVERSIDE DRIVE	148	432 N. WEBER RIVER STREET
439 N. RIVERSIDE DRIVE	149	413 N. WEBER RIVER STREET
443 N. RIVERSIDE DRIVE	150	417 N. WEBER RIVER STREET
447 N. RIVERSIDE DRIVE	151	423 N. WEBER RIVER STREET
451 N. RIVERSIDE DRIVE	152	429 N. WEBER RIVER STREET
457 N. RIVERSIDE DRIVE	153	433 N. WEBER RIVER STREET
461 N. RIVERSIDE DRIVE	154	439 N. WEBER RIVER STREET
463 N. RIVERSIDE DRIVE	155	443 N. WEBER RIVER STREET
469 N. RIVERSIDE DRIVE	156	449 N. WEBER RIVER STREET
473 N. RIVERSIDE DRIVE	157	453 N. WEBER RIVER STREET
477 N. RIVERSIDE DRIVE	158	459 N. WEBER RIVER STREET
481 N. RIVERSIDE DRIVE	159	463 N. WEBER RIVER STREET
487 N. RIVERSIDE DRIVE	160	469 N. WEBER RIVER STREET
491 N. RIVERSIDE DRIVE	161	473 N. WEBER RIVER STREET
493 N. RIVERSIDE DRIVE	162	479 N. WEBER RIVER STREET
499 N. RIVERSIDE DRIVE	163	483 N. WEBER RIVER STREET
503 N. RIVERSIDE DRIVE	164	489 N. WEBER RIVER STREET
241 E. BROWNS CREEK STREET	165	493 N. WEBER RIVER STREET
247 E. BROWNS CREEK STREET	166	499 N. WEBER RIVER STREET
251 E. BROWNS CREEK STREET	167	503 N. WEBER RIVER STREET
253 E. BROWNS CREEK STREET	168	509 N. WEBER RIVER STREET
261 E. BROWNS CREEK STREET	169	513 N. WEBER RIVER STREET
263 E. BROWNS CREEK STREET	170	519 N. WEBER RIVER STREET
504 N. WEBER RIVER STREET	171	523 N. WEBER RIVER STREET
498 N. WEBER RIVER STREET	172	527 N. WEBER RIVER STREET
494 N. WEBER RIVER STREET		
492 N. WEBER RIVER STREET		
486 N. WEBER RIVER STREET		
482 N. WEBER RIVER STREET		
478 N. WEBER RIVER STREET		
474 N. WEBER RIVER STREET		
468 N. WEBER RIVER STREET		
464 N. WEBER RIVER STREET		

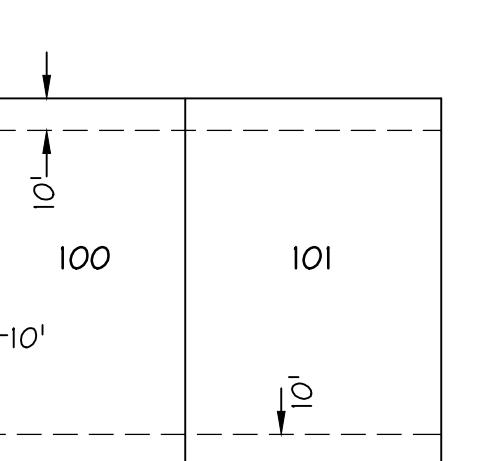
LEGEND

- Ⓐ 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)

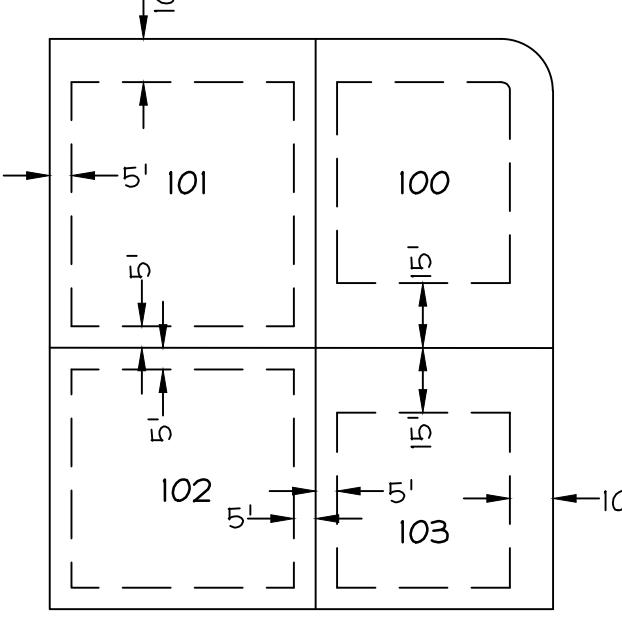


GRAPHIC SCALE

(IN FEET)
1 Inch = 60 ft



PUBLIC UTILITY EASEMENTS



PUBLIC UTILITY EASEMENTS

SHEET 3 OF 5

PHASE K1

WANDER

SUBDIVISION

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

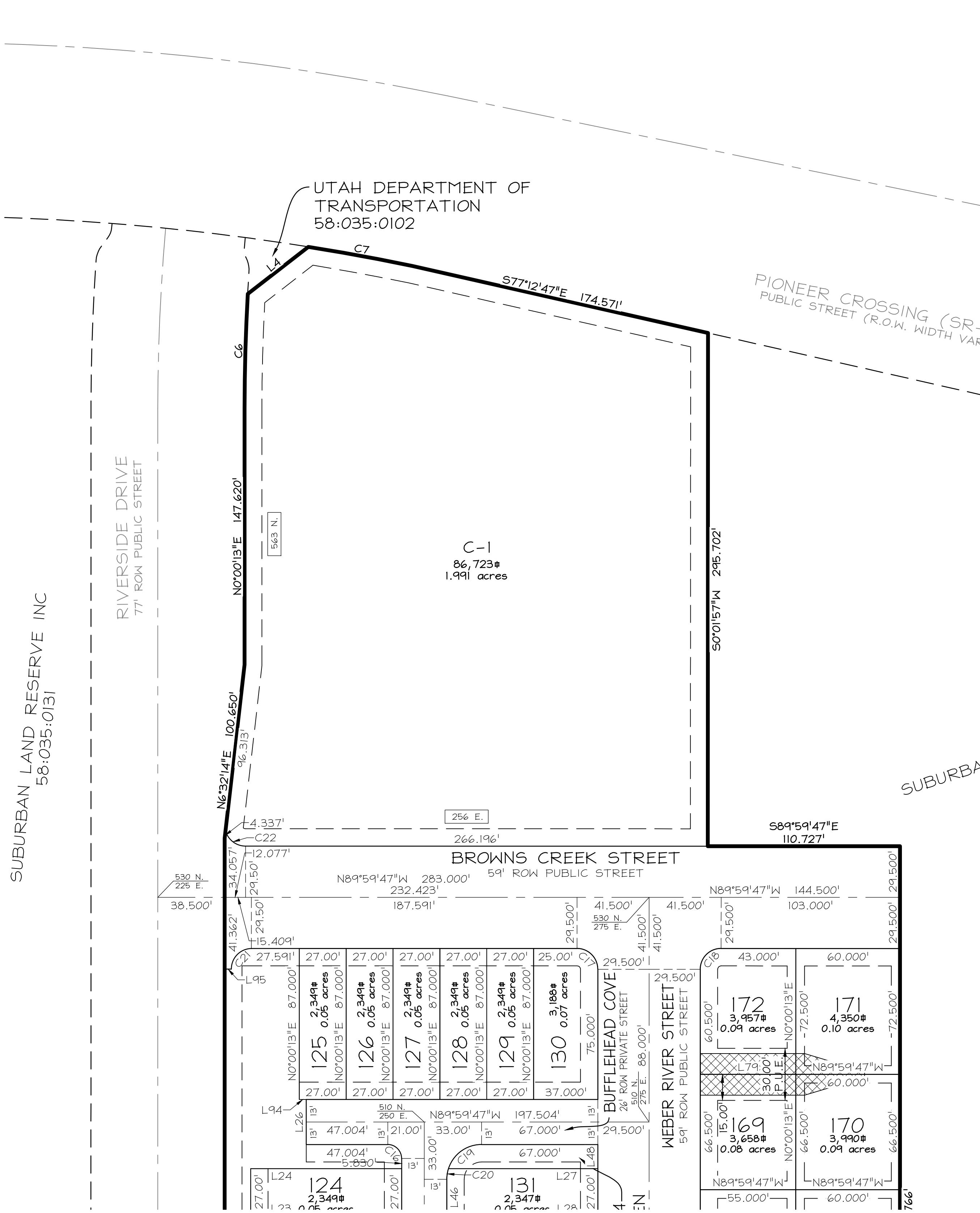
WEST QUARTER CORNER, SEC. 1
T5S, R1W, S18
FOUND - BRASS CA

LAST QUARTER CORNER, SEC. 26
T5S, R1W, SLB#M
FOUND - BRASS CAP

— — — — — BASIS OF BEARING — — — — —
N89°57'40" W 5326.174' (MON TO MON) 115.78

WANDER
PHASE K1

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



LOT	ADDRESS	LOT	ADDRESS
101	266 E. CLEAR CREEK STREET	141	462 N. WEBER RIVER STREET
102	262 E. CLEAR CREEK STREET	142	456 N. WEBER RIVER STREET
103	258 E. CLEAR CREEK STREET	143	452 N. WEBER RIVER STREET
104	252 E. CLEAR CREEK STREET	144	448 N. WEBER RIVER STREET
105	244 E. CLEAR CREEK STREET	145	444 N. WEBER RIVER STREET
106	242 E. CLEAR CREEK STREET	146	438 N. WEBER RIVER STREET
107	431 N. RIVERSIDE DRIVE	147	434 N. WEBER RIVER STREET
108	433 N. RIVERSIDE DRIVE	148	432 N. WEBER RIVER STREET
109	434 N. RIVERSIDE DRIVE	149	413 N. WEBER RIVER STREET
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111	447 N. RIVERSIDE DRIVE	151	423 N. WEBER RIVER STREET
112	451 N. RIVERSIDE DRIVE	152	429 N. WEBER RIVER STREET
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127	251 E. BROWNS CREEK STREET	167	503 N. WEBER RIVER STREET
128	253 E. BROWNS CREEK STREET	168	509 N. WEBER RIVER STREET
129	261 E. BROWNS CREEK STREET	169	513 N. WEBER RIVER STREET
130	263 E. BROWNS CREEK STREET	170	519 N. WEBER RIVER STREET
131	504 N. WEBER RIVER STREET	171	523 N. WEBER RIVER STREET
132	508 N. WEBER RIVER STREET	172	527 N. WEBER RIVER STREET

SHEET 4 OF 5

PHASE K1
WANDER
SUBDIVISION

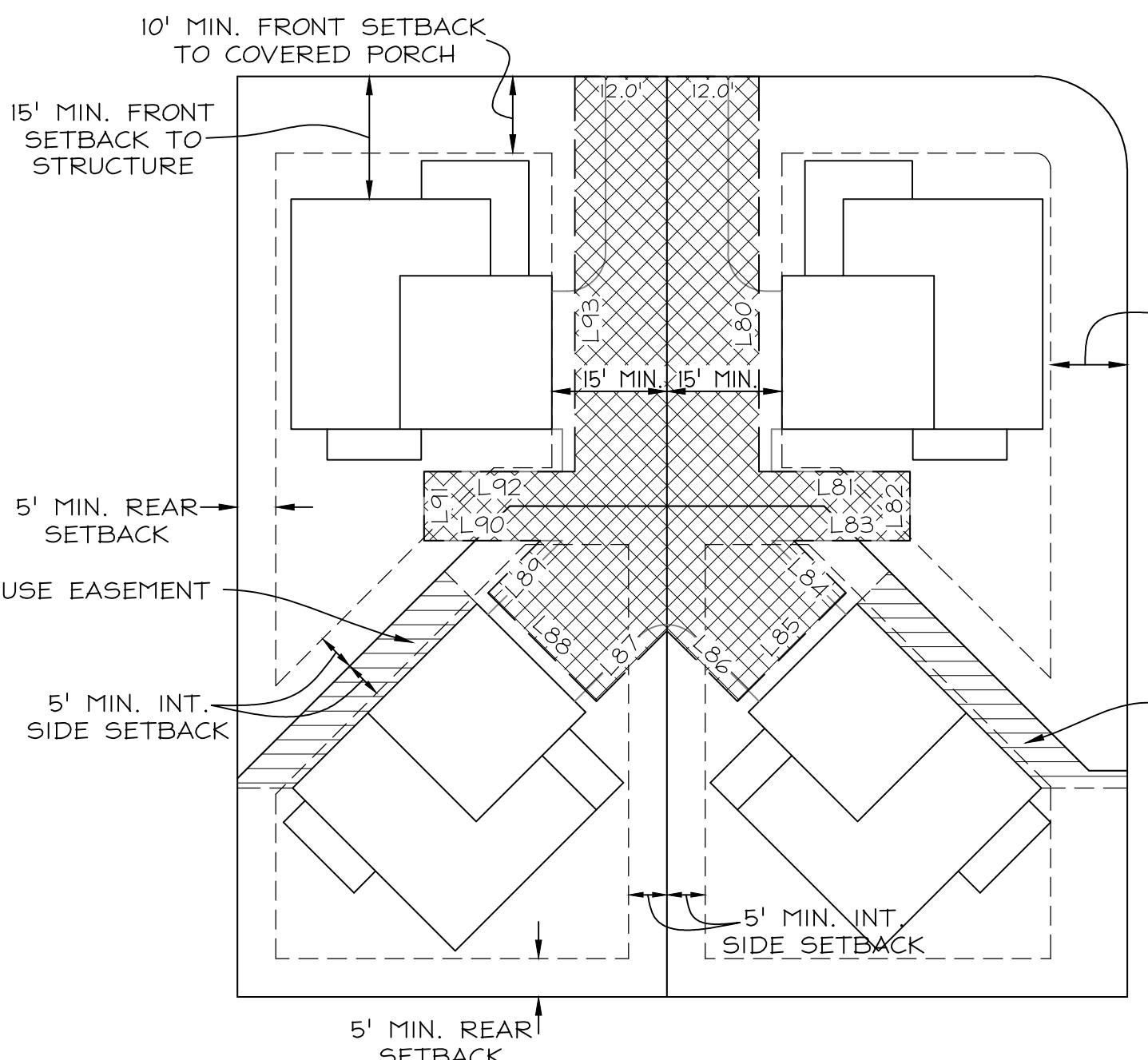
LOCATED IN A PORTION OF THE EAST HALF OF SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

WANDER PHASE K1

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

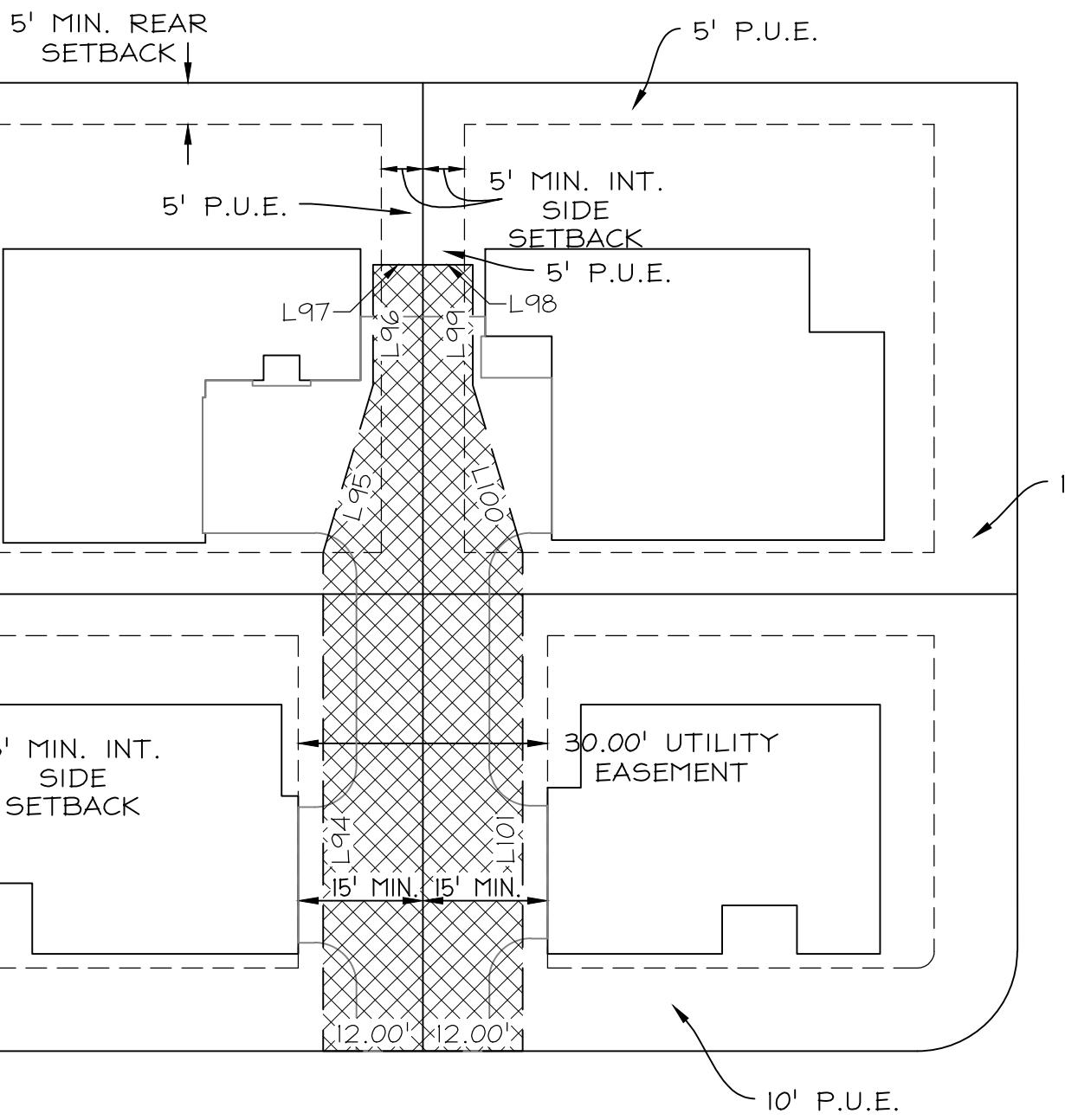
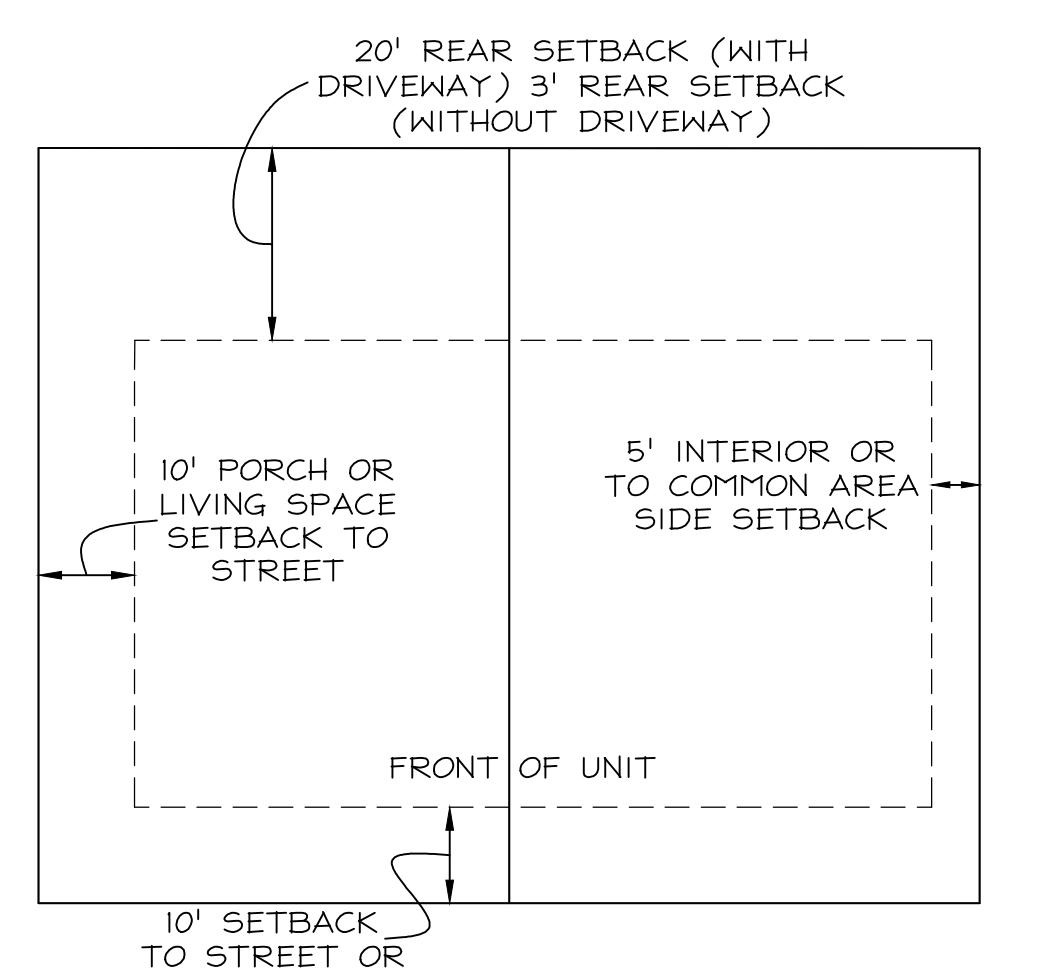
SIDE YARD USE AND MAINTENANCE EASEMENT NOTES:

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 LOT'S 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 149-160 SETBACK AND EASEMENT DETAIL

SCALE: 1"=20'



Line Table		
Line #	Length	Direction
L1	17.090	N89°59'40"E
L2	70.300	N02°57'59"W
L3	3.550	S86°11'29"W
L4	44.109	N52°06'33"E
L6	87.000	N89°59'47"W
L7	87.000	N89°59'47"W
L8	87.000	N89°59'47"W
L9	87.000	N89°59'47"W
L10	87.000	N89°59'47"W
L11	87.000	N89°59'47"W
L12	87.000	N89°59'47"W
L13	87.000	N89°59'47"W
L14	87.000	N89°59'47"W
L15	87.000	N89°59'47"W
L16	87.000	N89°59'47"W
L17	87.000	N89°59'47"W
L18	87.000	N89°59'47"W
L19	87.000	N89°59'47"W
L20	87.000	N89°59'47"W
L21	87.000	N89°59'47"W
L22	87.000	N89°59'47"W
L23	87.000	N89°59'47"W
L24	87.000	N89°59'47"W
L27	86.025	N89°59'47"W
L28	87.000	N89°59'47"W
L29	87.000	N89°59'47"W
L30	87.000	N89°59'47"W
L31	87.000	N89°59'47"W
L32	87.000	N89°59'47"W
L33	87.000	N89°59'47"W
L34	87.000	N89°59'47"W
L35	87.000	N89°59'47"W
L36	87.000	N89°59'47"W
L37	87.000	N89°59'47"W
L38	87.000	N89°59'47"W

Line Table		
Line #	Length	Direction
L39	87.000	N89°59'47"W
L40	87.000	N89°59'47"W
L41	87.000	N89°59'47"W
L42	87.000	N89°59'47"W
L43	87.000	N89°59'47"W
L44	87.000	N89°59'47"W
L45	86.020	N89°59'47"W
L46	20.830	S00°00'13"W
L47	20.816	S00°00'13"W
L48	13.830	N00°00'13"E
L49	75.205	S26°08'54"E
L50	20.440	S00°00'13"W
L51	56.000	N89°59'47"W
L52	64.016	N89°59'47"W
L53	20.440	N00°00'13"E
L54	48.815	N44°56'01"E
L55	90.475	N89°59'47"W
L56	29.541	N89°59'47"W
L57	48.815	N44°55'35"W
L58	20.440	N00°00'13"E
L59	56.000	N89°59'47"W
L60	64.017	N89°59'47"W
L61	20.440	N00°00'13"E
L62	48.815	N44°56'01"E
L63	90.475	N89°59'47"W
L64	29.541	N89°59'47"W
L65	48.815	N44°55'35"W
L66	20.440	N00°00'13"E
L67	56.000	N89°59'47"W
L68	64.017	N89°59'47"W
L69	20.440	N00°00'13"E
L70	48.815	N44°56'01"E
L71	18.000	N89°59'47"W
L72	20.000	N00°00'13"E
L73	90.475	N89°59'47"W

Line Table		
Line #	Length	Direction
L74	29.541	N89°59'47"W
L75	55.000	N89°59'47"W
L76	60.000	N89°59'47"W
L77	55.000	N89°59'47"W
L78	55.000	N89°59'47"W
L79	55.000	N89°59'47"W
L80	51.500	S00°00'00"E
L81	19.686	S90°00'00"E
L82	9.000	S00°00'00"E
L83	15.172	N90°00'00"W
L84	9.660	S45°00'00"E
L85	20.000	S45°00'00"W
L86	13.015	N45°00'00"W
L87	13.015	S45°00'00"W
L88	20.000	N45°00'00"W
L89	9.660	N45°00'00"E
L90	15.172	N90°00'00"W
L91	9.000	N00°00'00"E
L92	19.686	N90°00'00"E
L93	51.500	N00°00'00"E
L94	60.000	N00°00'00"E
L95	21.000	N16°36'06"E
L96	14.500	N00°00'00"E
L97	6.000	S90°00'00"E
L98	6.000	N90°00'00"E
L99	14.500	S00°00'00"E
L100	21.000	S16°36'06"E
L101	60.000	S00°00'00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	38.083	90.500	024°06'38"	N77°57'01"E	37.803
C2	15.369	64.500	013°39'09"	S79°21'55"W	15.333
C3	47.138	35.500	076°04'42"	N69°25'18"W	43.750
C4	16.405	84.500	011°07'24"	N36°56'39"W	16.379
C5	67.148	90.500	042°30'41"	N21°15'01"W	65.618
C6	66.092	110.500	003°17'29"	N01°38'57"E	66.083
C7	61.023	1400.000	002°29'51"	S79°37'06"E	61.019
C8	22.029	53.500	023°35'30"	S78°12'28"W	21.874
C9	18.850	12.000	090°00'00"	S44°59'47"E	16.971
C10	18.850	12.000	090°00'00"	N45°00'13"E	16.971
C11	42.834	53.500	045°52'22"	S67°03'35"E	41.699
C12	1.675	84.500	001°08'08"	S41°56'17"E	1.675
C13	12.566	8.000	090°00'00"	N45°00'13"E	11.314
C14	25.129	20.000	071°59'24"	S54°00'05"E	23.509
C15	6.287	20.000	018°00'36"	S09°00'05"E	6.261
C16	12.5				