

# **WANDER VILLAGE 3 PLAT J2**

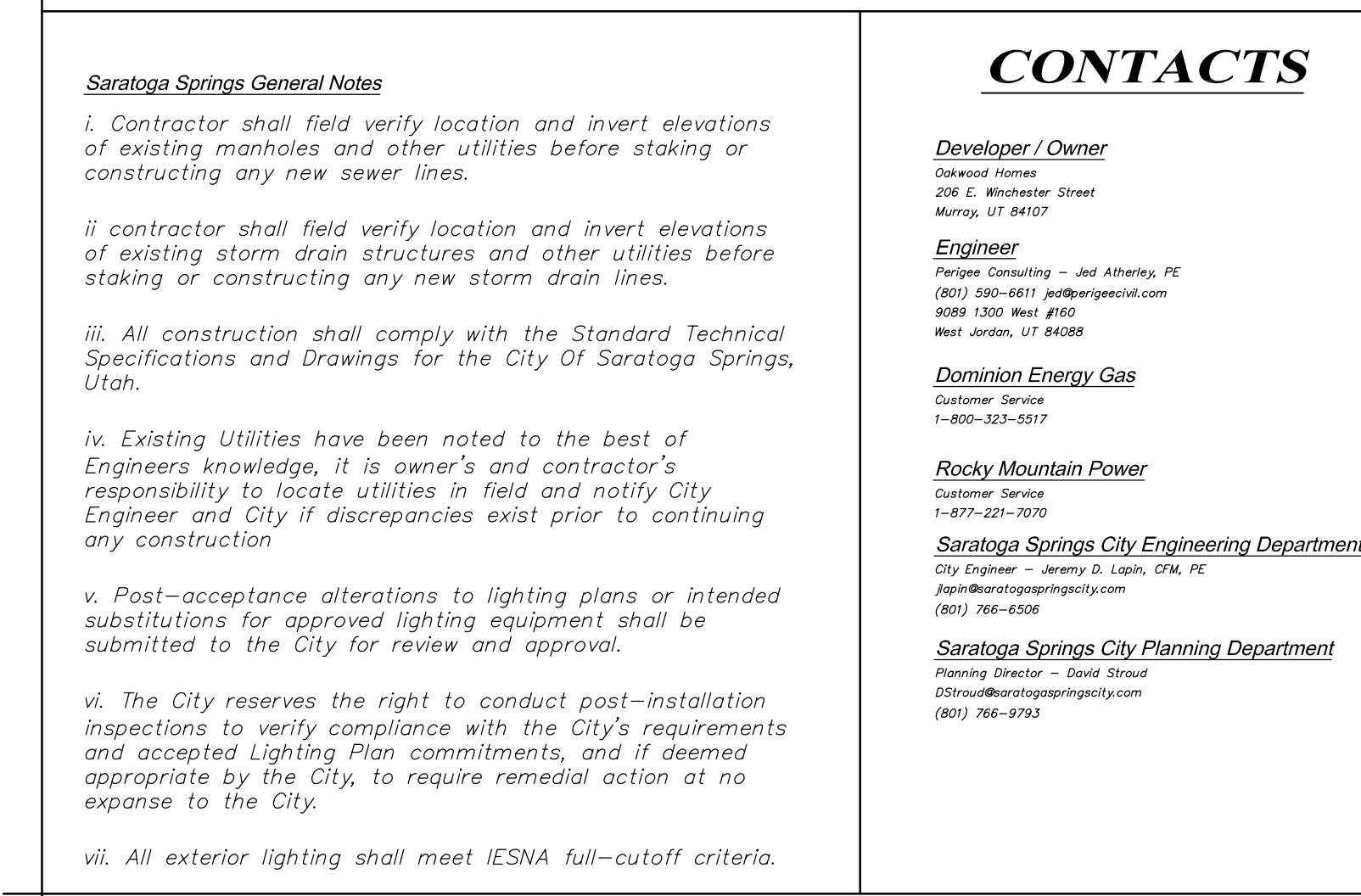
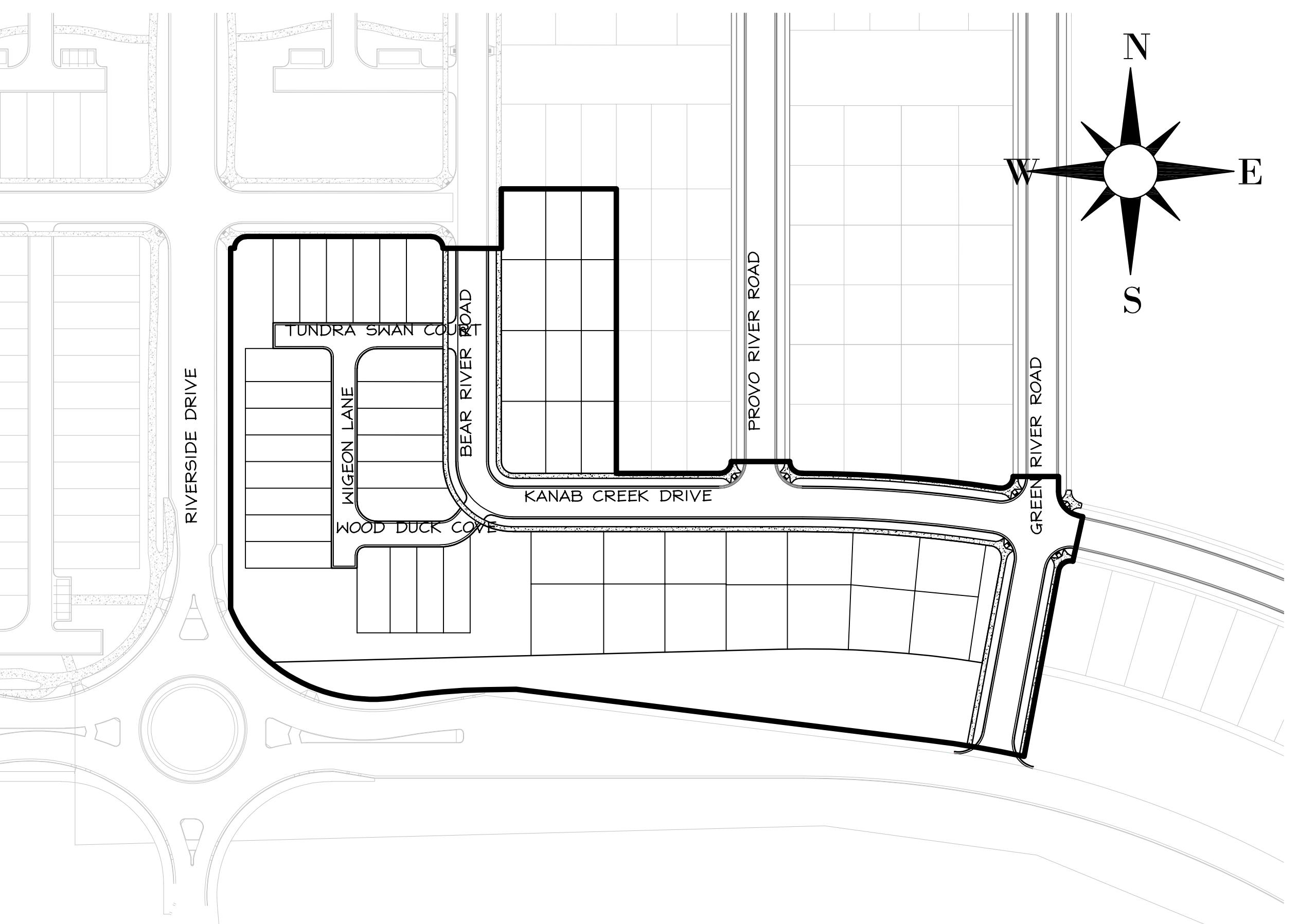
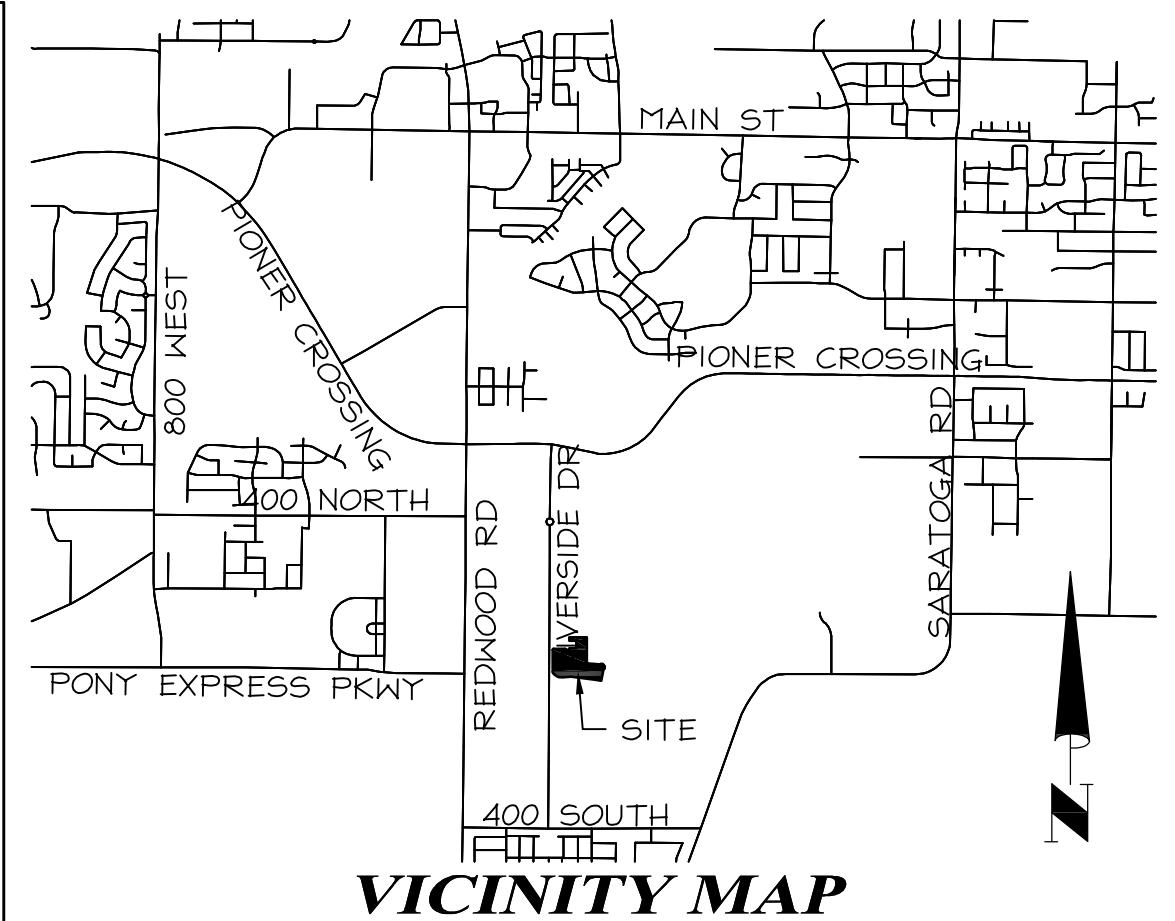
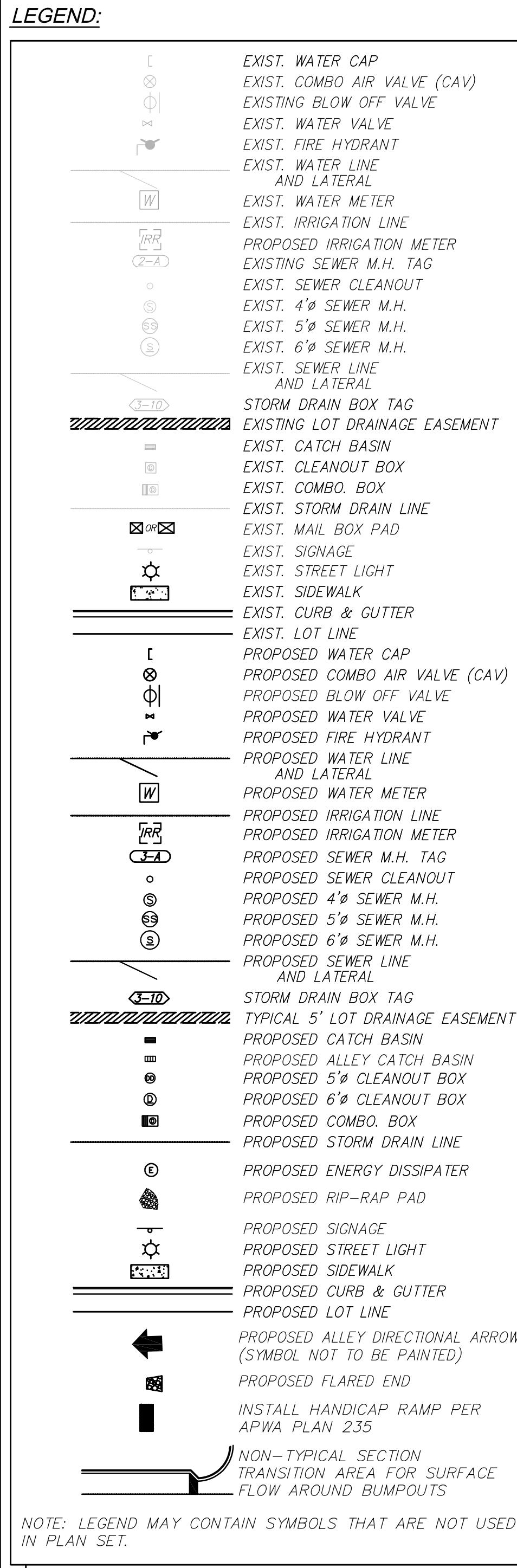
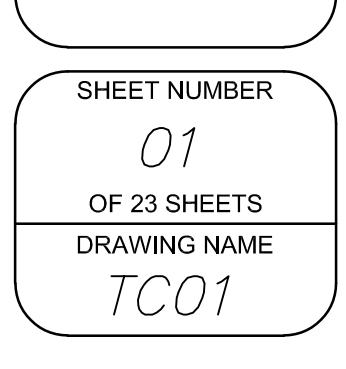
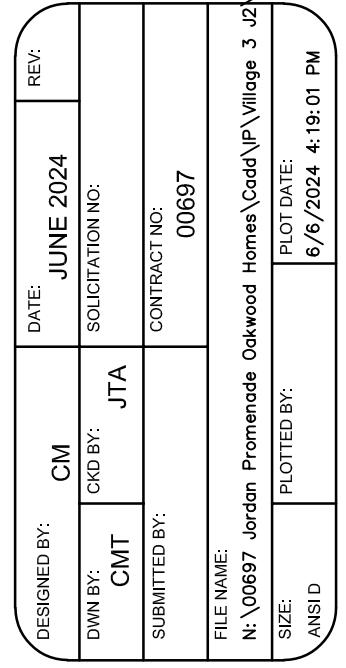
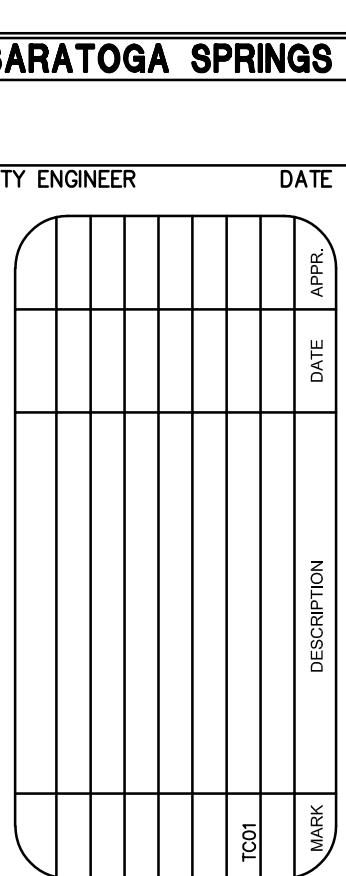
# *Residential Development*

## *SARATOGA SPRINGS, Utah*

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JUNE 7, 2024

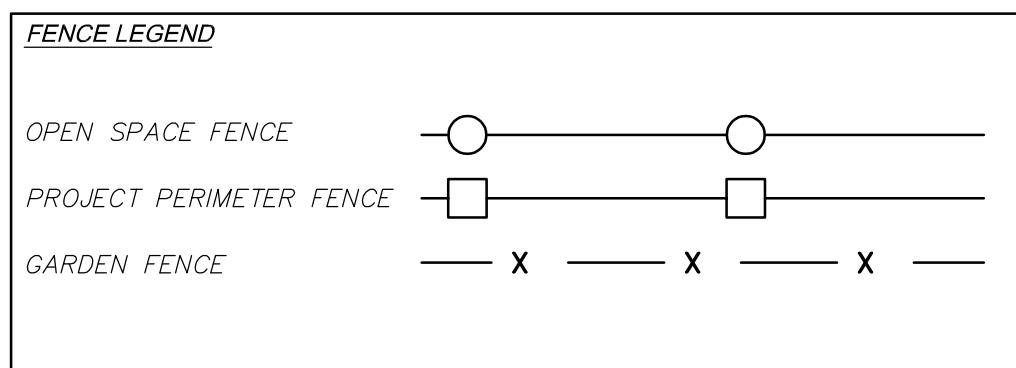
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03	GN01	GENERAL NOTES
04	GN02	ROAD SECTIONS
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07	GR02	GRADING & DRAINAGE PLAN
08	GR03	PRECISE GRADING
09	UT01	UTILITY PLAN
10	UT02	UTILITY PLAN
11	PP01	PLAN AND PROFILE – BEAR RIVER ROAD & GREEN RIVER ROAD
12	PP02	PLAN AND PROFILE – KANAB CREEK DRIVE
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14	PP04	PLAN AND PROFILE – OFFSITE UTILITIES
15	PP05	PLAN AND PROFILE – OFFSITE UTILITIES
16	PP06	PLAN AND PROFILE – PROVO RIVER ROAD
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22	DT02	DETAILS
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PLAT DATA TABLE					
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	8.585	373,965	100%		
BUILDABLE LAND	4.199	182,897	48.9%		
OPEN SPACE	1.157	50,385	13.5%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	3.230	140,683	37.6%		
LANDSCAPING AREA	1.157	50,385	13.5%		
LOTS				53	
NET DENSITY DWELLINGS PER ACRE				6.17	

**SITE PLAN NOTES**

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

**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.

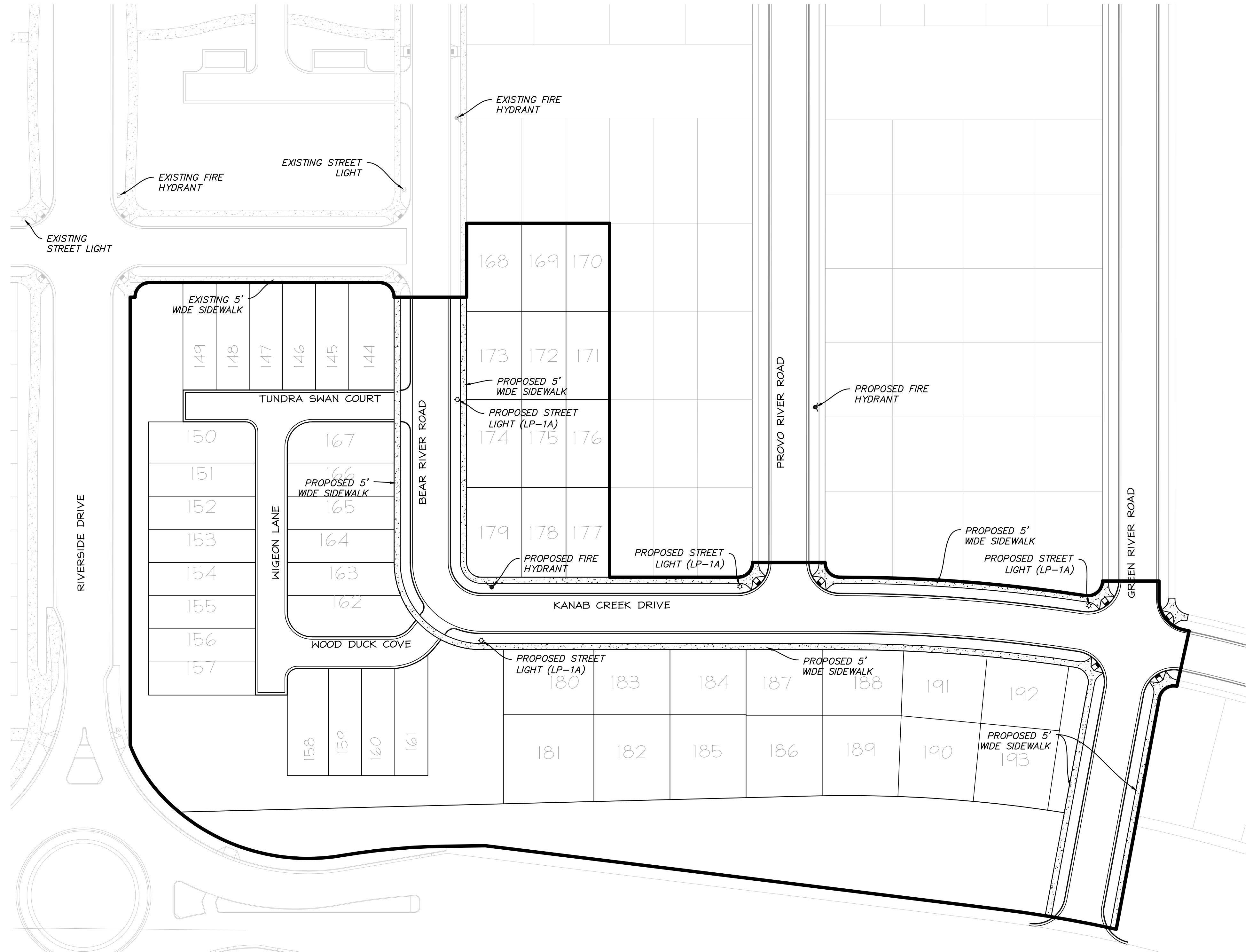
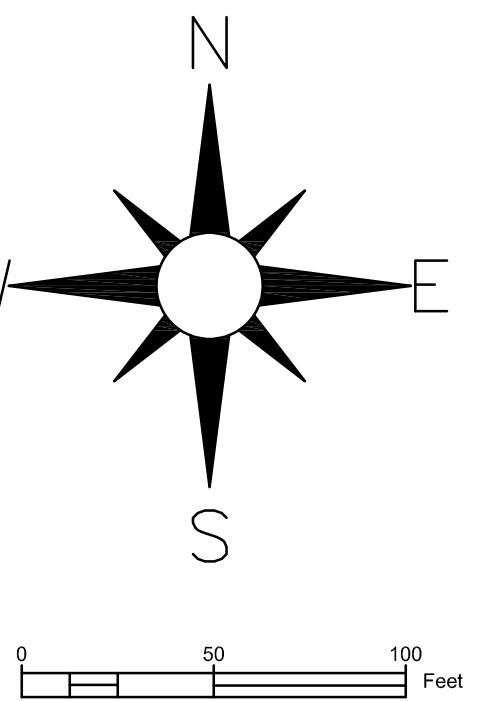
**SITE PLAN NOTES**

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SARATOGA SPRINGS IDENTIFICATION.

VILLAGE 2 PLAT H1		QTY
ROADWAY PAVEMENT (SQFT)	230,215	
UNTREATED BASE COURSE (SQFT)	230,215	
GRANULAR BORROW (SQFT)	230,215	
CURB (LNFT)	13,625	
MONUMENTS (EACH)	15	

TOWNSHOME PARKING		QTY
NUMBER OF PARKING STALLS	9	

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

**SARATOGA SPRINGS****CITY ENGINEER**

DATE

DESIGNED BY:	CM	DATE:	JUNE 2024	REV:	
DRAWN BY:	JTA	SOICULATION NO:			
CHG BY:	JTA	CONTRACT NO:			
CMT:		00697			
SUBMITTED BY:					
FILE NAME:	N:\0097\Jordan Promenade Oakwood Homes\Grid\IP\Village 3\2\0\SP01\SP01.dwg				
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WANDER VILLAGE 3	PLAT J2	SITE PLAN
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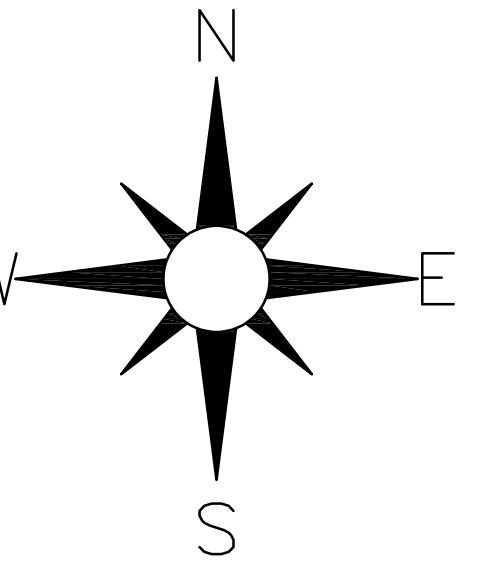
CALL BEFORE YOU DIG!  
IT'S THE LAW!  
1-800-862-5751

SHEET NUMBER  
05  
OF 23 SHEETS  
DRAWING NAME  
SP01

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

EACH LOT TO BE PROVIDED WITH THE FOLLOWING:  
4" CTS POLY DOMESTIC SERVICE LATERAL AND METER  
4" SEWER LATERAL (PVC SDR-35)

NOTES:  
WATER METERS IN COTTAGE LOTS ARE A  
MULTI-CONNECTION PER SARATOGA SPRINGS DETAIL DW-5A.



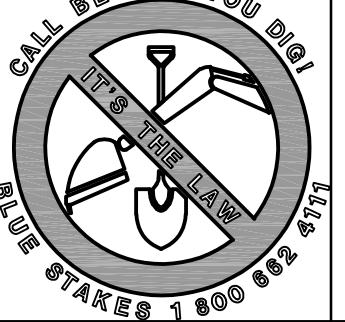
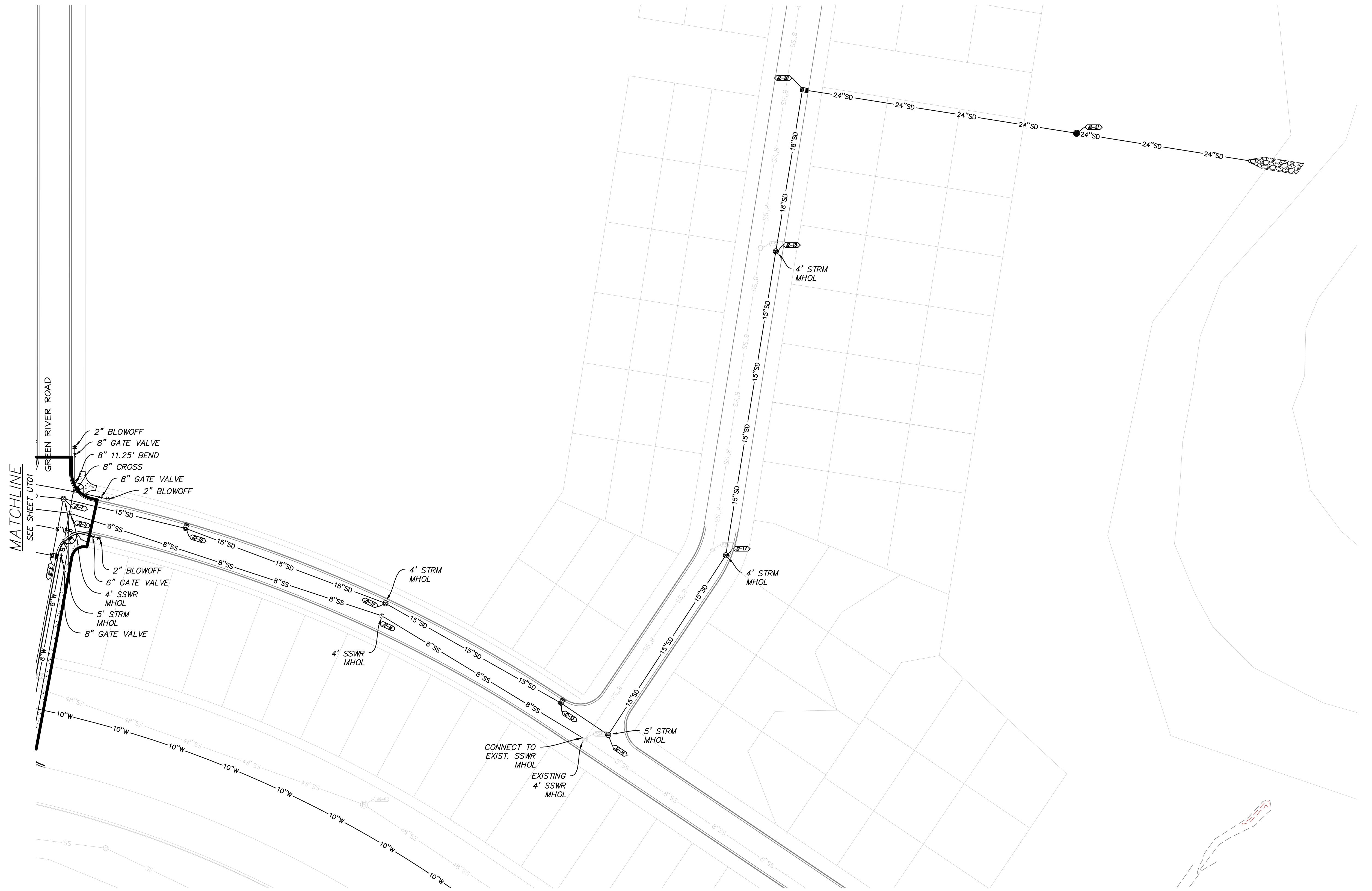
STORM DRAIN QUANTITIES	QTY
15" PIPE (LNFT)	690
18" PIPE (LNFT)	2,084
24" x 48" INLET (EACH)	13
48" x 60" COMBO BOX (EACH)	12
52" MANHOLE (EACH)	8

SANITARY SEWER QUANTITIES	QTY
8" PIPE (LNFT)	3,327
4 FT MANHOLES (EACH)	10
5 FT MANHOLES (EACH)	5
6 FT MANHOLES (EACH)	1
SEWER LATERALS (EACH)	84

DOMESTIC WATER QUANTITIES	QTY
3/4" LATERALS (EACH)	84
3/4" METER (EACH)	84
8" PIPE (LNFT)	3,931
8" GATE VALVE (EACH)	20
8" 45°	5
8" 22.5°	1
8" 11.25	1
8" 90°	-
8" TEE	6
8" CROSS	2
STREET LIGHTS (EACH)	10
FIRE HYDRANT (EACH)	7

IRRIGATION WATER QUANTITIES	QTY
IRRIGATION LATERALS (EACH)	56
6" PIPE (LNFT)	1,937
3" PIPE (LNFT)	85
1" METER (EACH)	45
6" 90° ELBOW	-
6" TEE	6
6" CROSS	1
6" 45° ELBOW	3
6" 11.25	13
6" 22.5° ELBOW	-

QUANTITIES PROVIDED AS AN  
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WANDER VILLAGE 3  
PLAT J2  
UTILITY PLAN

SHEET NUMBER  
10  
OF 23 SHEETS  
DRAWING NAME  
UTO2