

	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 ENERGY DISSIPATER
	PROPOSED RIP-RAP PAD
	PROPOSED SIGNAGE
	PROPOSED STREET LIGHT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	PROPOSED LOT LINE
	PROPOSED ENERGY DISSIPATER
	PROPOSED RIP-RAP PAD
	PROPOSED SIGNAGE
	PROPOSED STREET LIGHT
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	PROPOSED LOT LINE
	PROPOSED ENERGY DISSIPATER
	PROPOSED RIP-RAP PAD

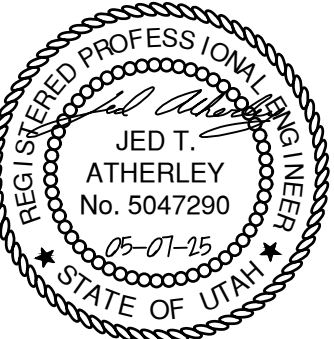
The map illustrates a residential development layout. Key features include:

- North Arrow:** Located in the top left corner, indicating the orientation of the map.
- Halls Creek Road:** The northern boundary of the development.
- Kanab Creek Drive:** The southern boundary of the development.
- Provo River Road:** The eastern boundary of the development.
- Central Development Area:** A large rectangular area divided into several lots. The central portion is further subdivided into smaller units, possibly representing individual lots or smaller residential units.
- Surrounding Areas:** The map shows adjacent roads and property lines, including a road to the west and a road to the east.

Residential Development
SARATOGA SPRINGS, Utah

CONSTRUCTION PLANS
MAY 07, 2025

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	SP01	SITE PLAN
06	GR01	GRADING & DRAINAGE PLAN
07	GR02	PRECISE GRADING
08	UT01	UTILITY PLAN
09	SI01	SIGNAGE & STRIPING PLAN
10	PP01	PLAN AND PROFILE – HALLS CREEK ROAD
11	PP02	PLAN AND PROFILE – PROVO RIVER ROAD
12	PP03	PLAN AND PROFILE – GREEN RIVER ROAD
13	PP04	PLAN AND PROFILE – J3–SSWR1 & J3–SSWR2
14	PP05	PLAN AND PROFILE – J3–SSWR3 & J3–SSWR4
15	PP06	PLAN AND PROFILE – J3–SSWR5 & J3–SSWR6
16	DT01	DETAILS
17	DT02	DETAILS
18	DT03	DETAILS



SARATOGA SPRINGS

[illegible]

DESIGNED BY:	CM	DATE:	MAY 2025	REV:
DWN BY:	CMT	COO BY:	JTA	SOLICITATION NO.
SUBMITTED BY:		CONTRACT NO.	00697	
FILE NAME:				
N:\00697 Jordan Promenade Oakwood Homes\Coord\W Village 3 JTA				
SIZE	DATE	PLOTTED BY:	DATE	
A3	5/7/2025		10:54:08 AM	

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
Oakwood Homes
206 E. Winchester Street
Murray, UT 84107

Engineer
Perigee Consulting - Jed Atherley, PE
(801) 590-6611 jed@perigeeconsult.com
9089 1300 West #160
West Jordan, UT 84088

Dominion Energy Gas
Customer Service
1-800-323-5517

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

Saratoga Springs City Engineering Department
City Engineer – Jeremy D. Lopin, CFM, PE
jlopin@saratogaspringscity.com

Saratoga Springs City Planning Department
Planning Director – David Stroud
DStroud@saratogaspringscity.com
(801) 766-9793

	PLAT DATA TABLE				
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	5.794	252,375	100%		
BUILDABLE LAND	4.111	179,094	70.9%		
OPEN SPACE	0.305	13,281	5.3%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	1.377	60,001	23.8%		
LANDSCAPING AREA	0.305	13,281	5.3%		
LOTS				54	
NET DENSITY DWELLINGS PER ACRE				9.32	



DER VILLAGE 3
PLAT J3
COVER SHEET

SHEET NUMBER
01
OF 18 SHEETS
DRAWING NAME
TC01