

	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 APWA PLAN 235
	NON-TYPICAL SECTION TRANSITION AREA FOR SURFACE FLOW AROUND BUMPOUTS

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



Residential Development
SARATOGA SPRINGS, Utah

CONSTRUCTION PLANS
OCTOBER 15, 2025

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 PLAN
08	UT01	UTILITY PLAN
09	SI01	SIGNAGE & STRIPING PLAN
10	PP01	PLAN & PROFILE – HALLS CREEK ROAD
11	PP02	PLAN & PROFILE – GREEN RIVER ROAD
12	PP03	PLAN & PROFILE – GREEN RIVER ROAD
13	PP04	PLAN & PROFILE – JORDAN RIVER WAY
14	DT01	DETAILS
15	DT02	DETAILS
16	DT03	DETAILS

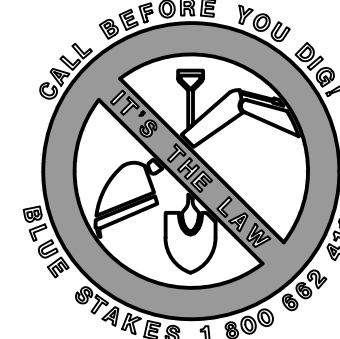
The City of Saratoga Springs hereby accepts these plans for construction as being in general compliance with the plans preparation requirements of the City. Responsibility for the completeness and accuracy of these plans and related designs resides with the Project Engineer and Engineering Firm of Record. The City assumes no responsibility or liability whatsoever for the plans or designs submitted.

By Kendal C Black Date 12.16.2025
name Kendal Black Planning

Acceptance expires 12 months after this date if construction has not begun or if Planning approval has expired.

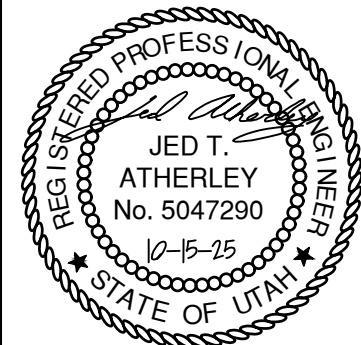
**AS NOTED ON
SHEET UT01**

PLAT DATA TABLE		#	NOTES
INFORMATION	AC.	SQ. FT.	%TOTAL
TOTAL PROJECT AREA	8.399	365,845	100%
BUILDABLE LAND	5.260	229,132	62.6%
OPEN SPACE	0.295	12,872	3.6%
SENSITIVE LANDS	0.00	0.00	0%
ROW AREA	2.843	123,842	33.8%
LANDSCAPING AREA	0.295	12,872	3.6%
LOTS/DWELLING/BUILDINGS			63
NET DENSITY DWELLINGS PER ACRE			7.50



 **PERIGEE**
CONSULTING
CIVIL • STRUCTURAL • SURVEY

9098 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL. 801.590.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECONSULT.COM

[illegible]

DESIGNED BY:	CM	DATE:	OCT. 2025	REV:
DRAWN BY:	ALL	CREATED BY:	JTA	
SUBMITTED BY:		CONTRACT NO.		
		00697		
FILE NAME:				
N:\00697 Jordan Promenade Oakwood Homes\Cold\VP Village 3. 34				
SIZE:	PLOTTED BY:		PLOT DATE:	
ANSI D			10/16/2025 9:26:29 AM	

WANDER VILLAGE 3
PLAT J4
COVER SHEET

SHEET NUMBER
01
OF 16 SHEETS
DRAWING NAME
TC01

vii. All exterior lighting shall meet IESNA full-cutoff criteria.

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

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

OPEN SPACE FENCE

PROJECT PERIMETER FENCE

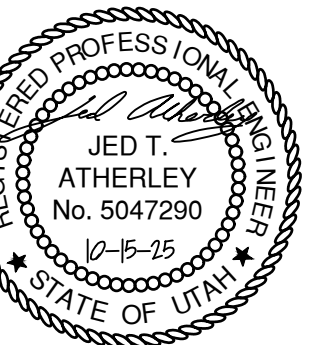
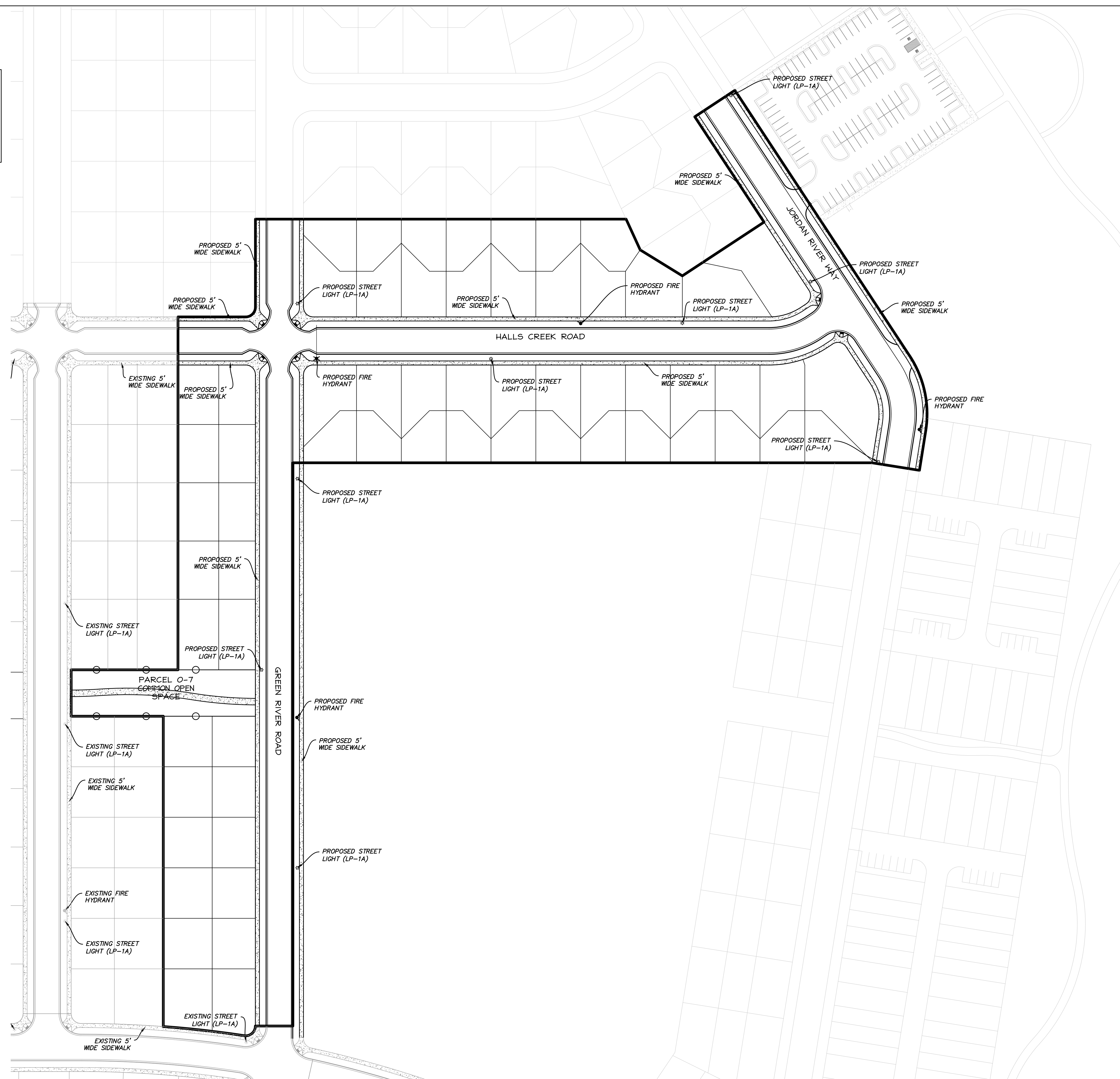
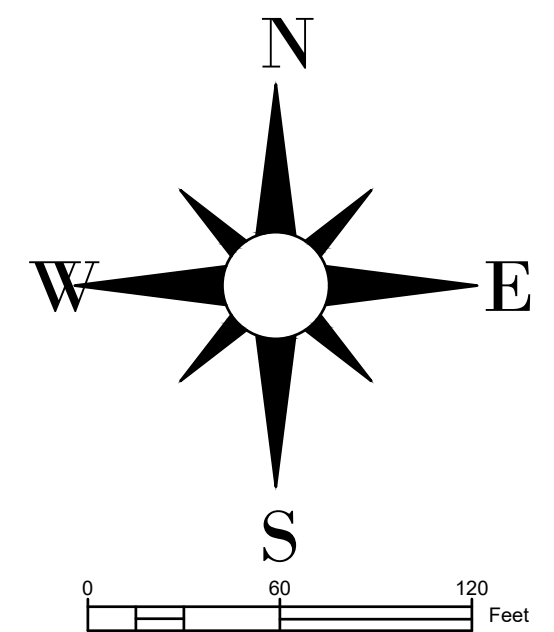
GARDEN FENCE

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.

VILLAGE 2 PLAT J3	QTY
ROADWAY PAVEMENT (SQFT)	30,002
UNTREATED BASE COURSE (SQFT)	30,002
GRANULAR BORROW (SQFT)	30,002
CURB (LNFT)	2,027
MONUMENTS (EACH)	-

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



ENGINEER DATE

[illegible]

DESIGNED BY:	CM	DATE:	OCT. 2025	REV:
DWN BY:	JTA	SOLICITATION NO:		
ALL		CONTRACT NO:	00697	
SUBMITTED BY:		FILE NAME:	N:\00697 Jordan Promenade Oakwood Homes\Cadd\IP Village 3 14	
		SIZE:	ANSI 0	
		PLOTTED BY:		
		PLOT DATE:	10/16/2025	9:27:18 AM

WANDER VILLAGE 3
PLAT J4
SITE PLAN

SHEET NUMBER
05
OF 16 SHEETS
DRAWING NAME
SP01