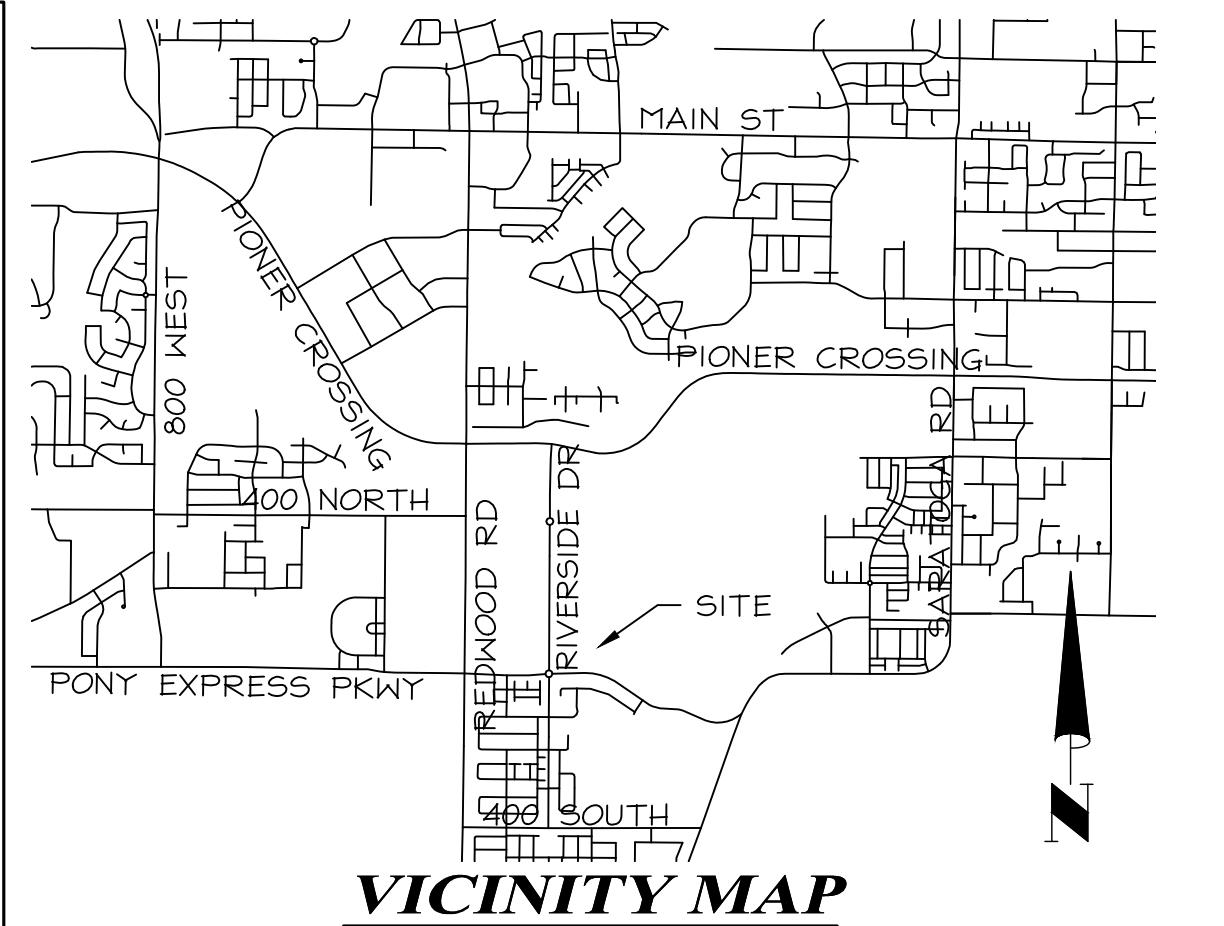


## LEGEND:

	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. 4'0" SEWER M.H.
	EXIST. 5'0" SEWER M.H.
	EXIST. 6'0" 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 4'0" SEWER M.H.
	PROPOSED 5'0" SEWER M.H.
	PROPOSED 6'0" 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 5'0" CLEANOUT BOX
	PROPOSED 6'0" 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

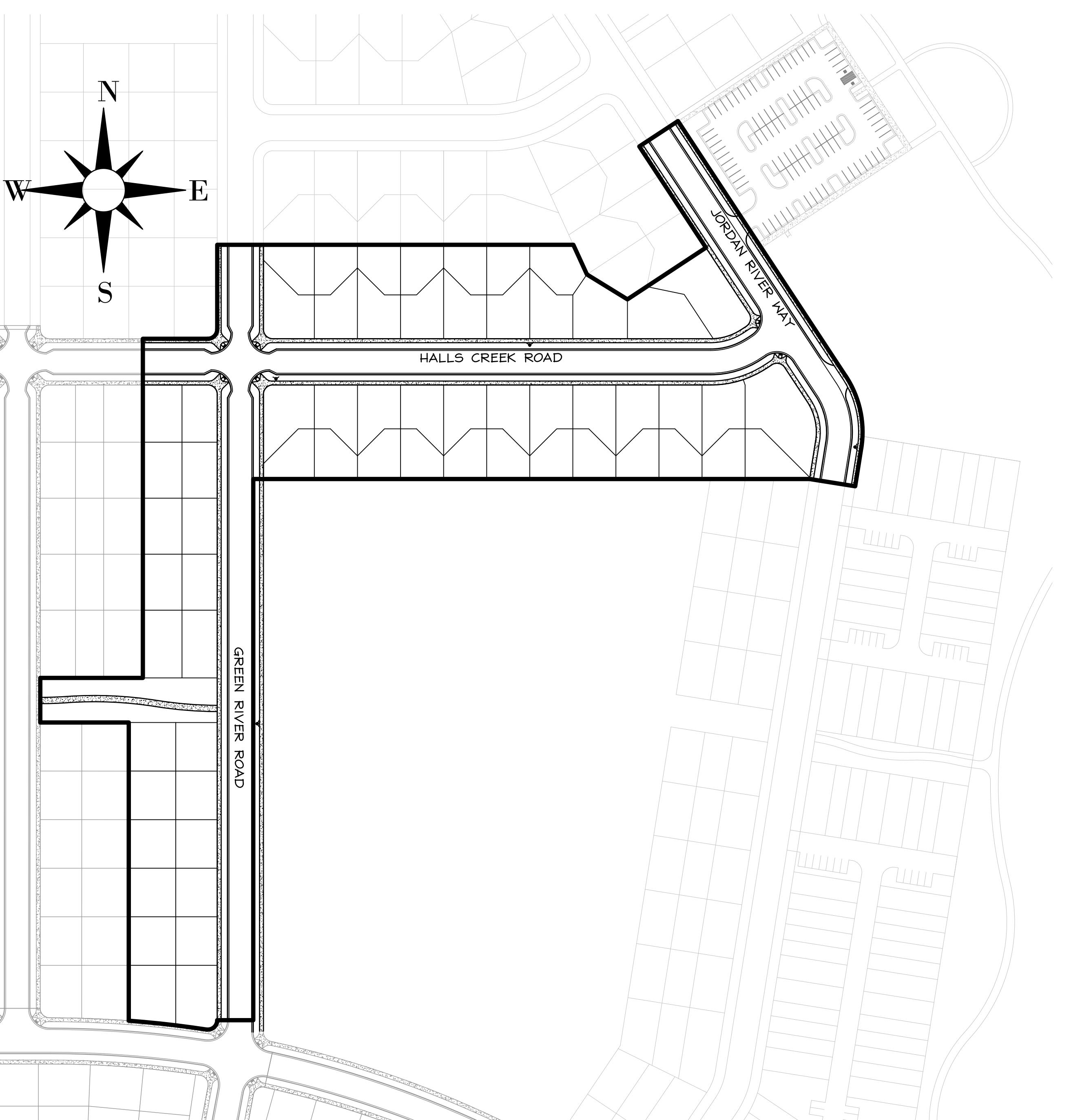
NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.



# WANDER VILLAGE 3 PLAT J4

## Residential Development SARATOGA SPRINGS, Utah CONSTRUCTION PLANS

OCTOBER 15, 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 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

### Acceptance of Plans

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 name Jeff Pearson Engineering

By Date 12.16.2025 name Kendal Black Planning

Acceptance not valid without Planning and Engineering signatures.

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					
INFORMATION	AC.	SO. FT.	% TOTAL	#	NOTES
TOTAL PROJECT AREA	8.399	365,645	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/DEMELLING/BUILDINGS				63	
NET DENSITY DWELLINGS PER ACRE					7.50

WANDER VILLAGE 3	PLAT J4	COVER SHEET
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01	OF 16 SHEETS
DRAWING NAME	TC01



Saratoga Springs General Notes
i. Contractor shall verify location and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
ii. Contractor shall 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.

### CONTACTS

#### Developer / Owner

Customer Service  
208 E. Winchester Street  
Murray, UT 84107

#### Engineer

Perigee Consulting - Jed Atherley, PE  
(801) 590-6611 jed@perigeeclv.com  
9080 1300 West #100  
West Jordan, UT 84088

#### Dominion Energy Gas

Customer Service  
1-800-323-5517

#### Rocky Mountain Power

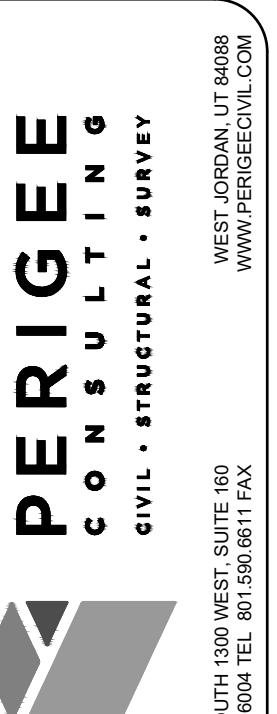
Customer Service  
1-877-221-7070

#### Saratoga Springs City Engineering Department

City Engineer - Jeremy D. Lash, CFM, PC  
jash@saratogaspingscity.com  
(801) 766-8506

#### Saratoga Springs City Planning Department

Planning Director - David Stroud  
DStroud@saratogaspingscity.com  
(801) 766-9793

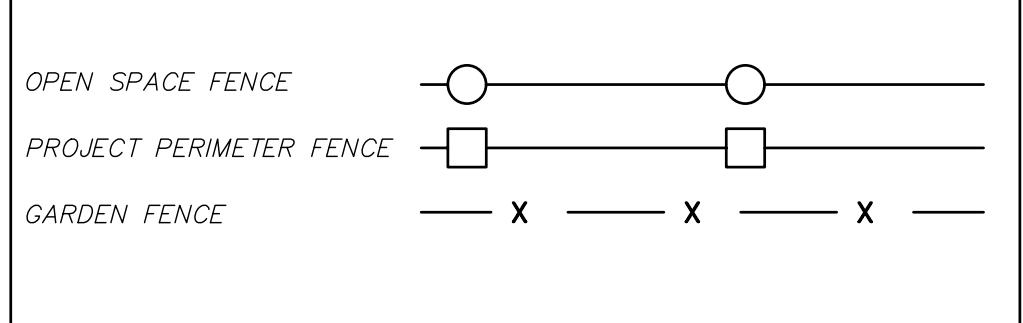


DESIGNED BY	CM	DATE	OCT 2025	REV.
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CONTRACT NO.				
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SIZE:	N: 0097			
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	10/16/2025 8:26:29 AM			
APPR.				
SUBMITTED BY				

### SITE PLAN NOTES

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

### *FENCE LEGEND*



## Saratoga Springs General Notes

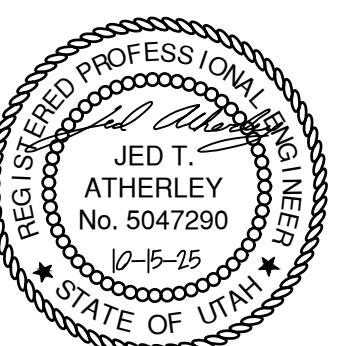
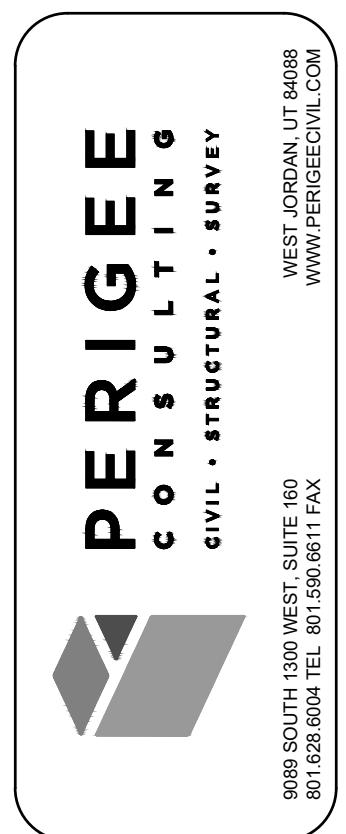
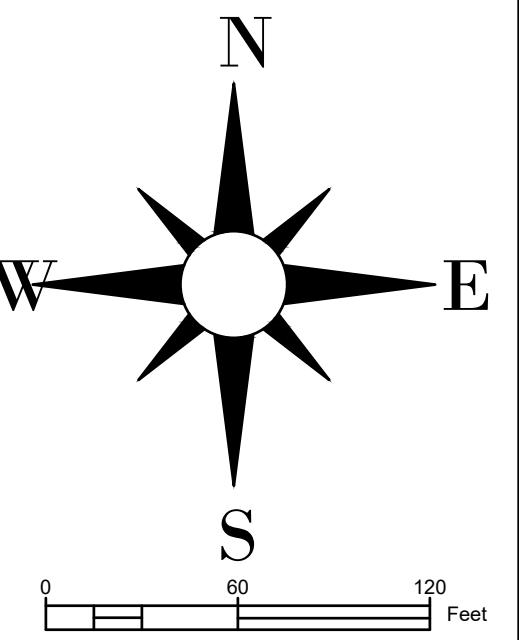
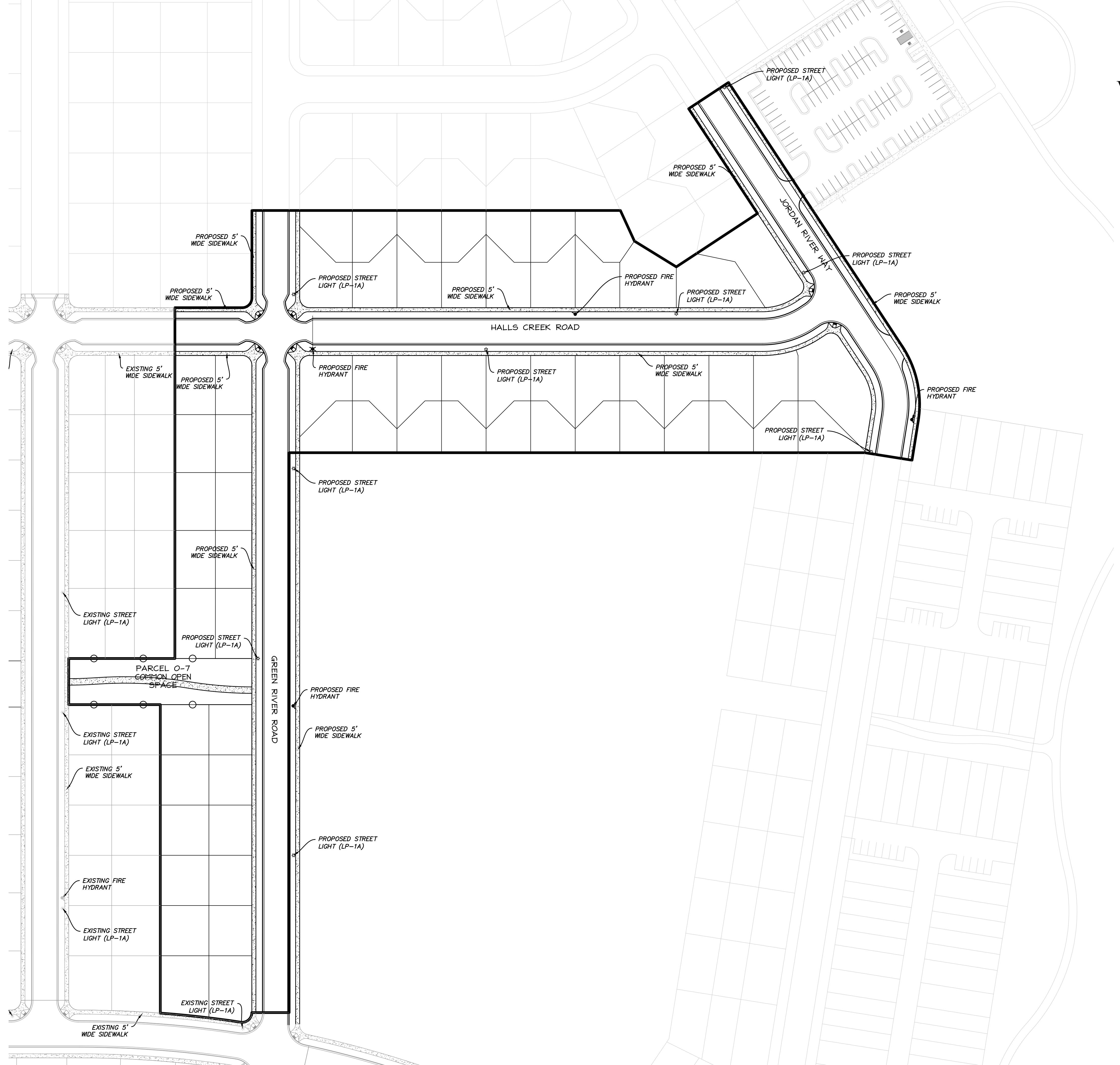
A RIGHT OF WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT (801) 766-9796 EXT. 118.

## SITE PLAN NOTES

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.



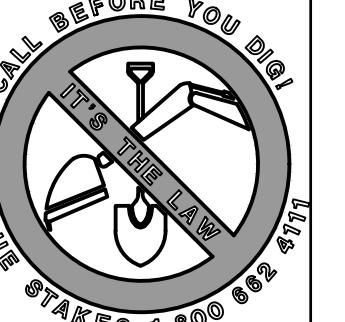
## **BARATOGA SPRINGS**

TY ENGINEER DATE

DESIGNED BY:	CM	DATE:	OCT. 2025	REV:
DWN BY:	CKD BY:	SOLICITATION NO.:		
ALL	JTA			
SUBMITTED BY:		CONTRACT NO.:	00697	
FILE NAME:				
N:\00697 Jordan Promenade Oakwood Homes\Code\Plot\Village 3 J4				
SIZE:	PLOTTED BY:	PLOT DATE:		
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**WANDER VILLAGE 3  
PLAT J4  
SITE PLAN**



A rectangular block with a black border and rounded corners. Inside, the text is arranged in four lines: 'SHEET NUMBER' at the top, followed by a large '05', 'OF 16 SHEETS' below that, 'DRAWING NAME' on the next line, and 'SP01' at the bottom.