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WANDER POOL AMENITY CENTER

VILLAGE 3 PLAT J4 - SITE PLAN SARATOGA SPRINGS, UTAH

LEGAL DESCRIPTION

PROPOSED LOT C-2, WANDER J4
BEGINNING AT A POINT ON A 129.500 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 87°36'33" WEST, CHORD: NORTH 15°28'20" WEST 79.446 FEET), SAID POINT LIES EAST 457.241 FEET AND NORTH 3638.543 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARINGS IS NORTH 89°57'40" WEST 5326.174 FEET BETWEEN THE SAID EAST QUARTER CORNER AND THE WEST QUARTER CORNER OF SAID SECTION 26) AND RUNNING THENCE ALONG THE ARC OF SAID CURVE 80.748 FEET THROUGH A CENTRAL ANGLE OF 35°43'34"; THENCE NORTH 33°20'07" WEST 188.206 FEET; THENCE NORTH 56°39'53" EAST 230.832 FEET; THENCE SOUTH 33°20'07" EAST 286.594 FEET; THENCE SOUTH 09°02'32" WEST 155.187 FEET; THENCE NORTH 80°57'28" WEST 203.872 FEET TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 1.84 ACRES

STANDARD CITY NOTES

- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.
- ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
- EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEER'S KNOWLEDGE, HOWEVER IT IS THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN THE FIELD AND NOTIFY THE CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
- POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
- 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.
- ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

DATA TABLE (LOT A-1)

DATA		ACRES	SQ FT	%
TOTAL PROJECT AREA		1.84 AC	80,150 SF	100%
TOTAL IMPERVIOUS AREA		0.98 AC	43,068 SF	54%
TOTAL BUILDING PAD		NA	3,564 SF	4%
TOTAL LANDSCAPE AREA		0.78 AC	33,518 SF	42%
# OF LOTS	1			
# OF DWELLINGS	0			
# OF BUILDINGS	1			
NET DENSITY	N/A			
AREA OF SENSITIVE LANDS	N/A			
PRIVATE RIGHT-OF-WAY	N/A			
STANDARD PARKING SPACES	62			
ADA PARKING SPACES	4			
TOTAL PARKING SPACES	66			
# OF BIKE RACKS	5			

COMPLIANCE STATEMENT

THIS SITE PLAN APPLICATION COMPLIES WITH THE DEVELOPMENT STANDARDS OUTLINED IN THE APPROVED WANDER VILLAGE 3, AMENDMENT 2 PLAN.

AMENDMENT HISTORY

SHEET INDEX

SHEETS	DESCRIPTION
0.00	COVER SHEET
0.01	RECORDED PLAT
1.00	SITE SURVEY
2.00	SITE ANALYSIS AND CONTEXT PLAN
3.00	SITE PLAN
4.00	LAYOUT PLAN
5.00-5.01	SITE DETAILS
6.00	FENCE PLAN & DETAILS
7.00	UTILITY PLAN
8.00	GRADING PLAN
9.00	DETAILS
10.00	POOL ENLARGEMENT PLAN
10.01	POOL SECTIONS / DETAILS
11.00	LANDSCAPE PLAN
12.00	LANDSCAPE SCHEDULE, NOTES & DETAILS
13.00	IRRIGATION NOTES
14.00	IRRIGATION PLAN
15.00-15.02	IRRIGATION DETAILS
16.00	POOL AMENITY FLOOR PLAN / OTHER ELEVATIONS
ES101	ELECTRICAL SITE PLAN
ES201	ELECTRICAL SITE PHOTOMETRIC PLAN
ES202	LIGHTING FIXTURE INFORMATION
ES501	ELECTRICAL SITE DETAILS
EL602	EXTERIOR LIGHTING FIXTURE SCHEDULE

ARCHITECT / PLANNER



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CIVIL ENGINEER

PERIGEE CONSULTING
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WEST JORDAN, UT 84088

CLIENT

CLAYTON PROPERTIES
GROUP II, INC.
260 E WINCHESTER ST
MURRAY, UT 84107
PHONE: (801) 270-6425

PROJECT NAME

WANDER POOL AMENITY CENTER
VILLAGE 3 PLAT J4 - SITE PLAN
SARATOGA SPRINGS, UT
COVER SHEET

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 251003
DRAWN BY: LAI
CHECKED BY: LAI

ISSUE RECORD

SUBMITTAL #1 06/09/2025
SUBMITTAL #2 07/17/2025

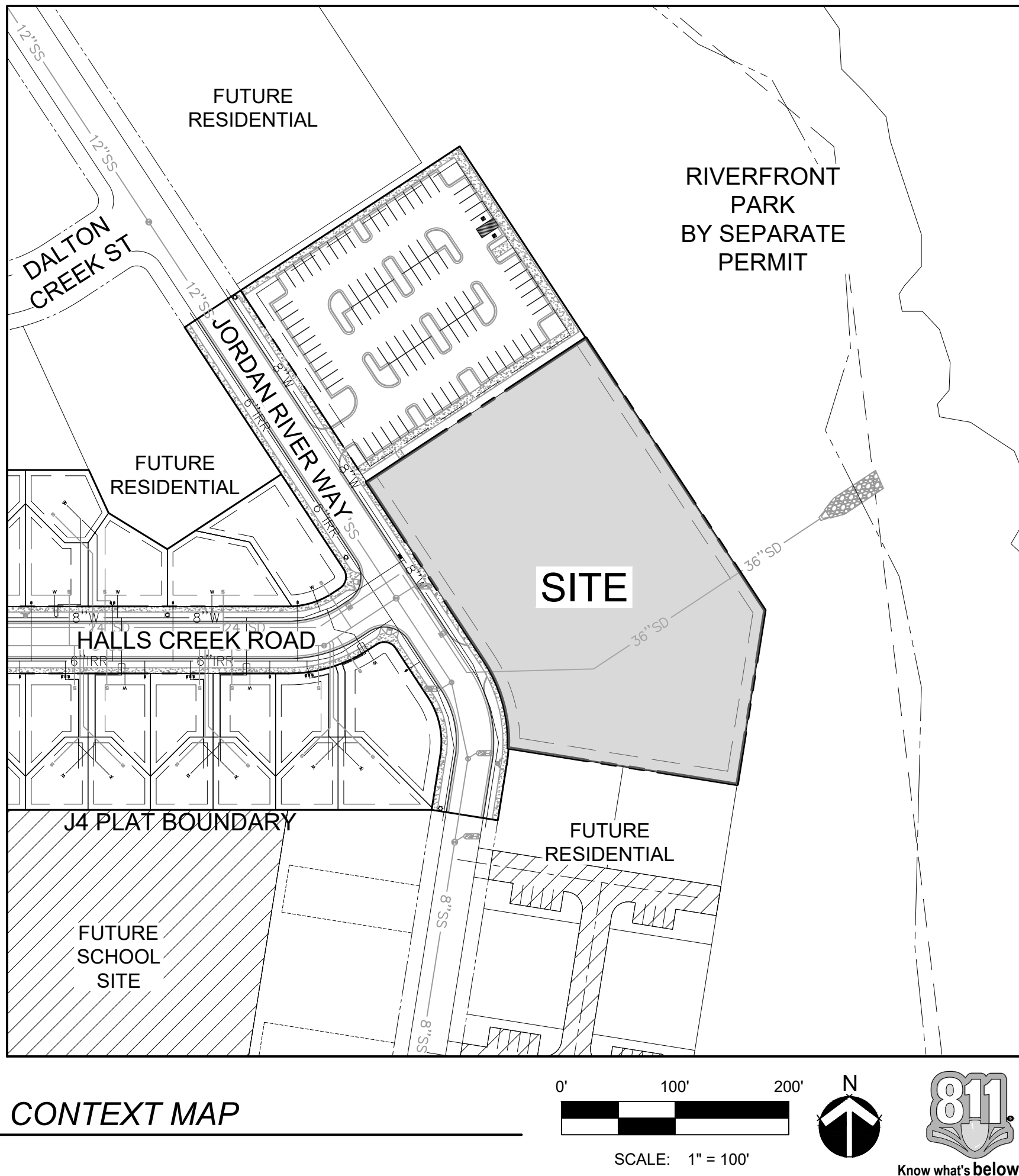
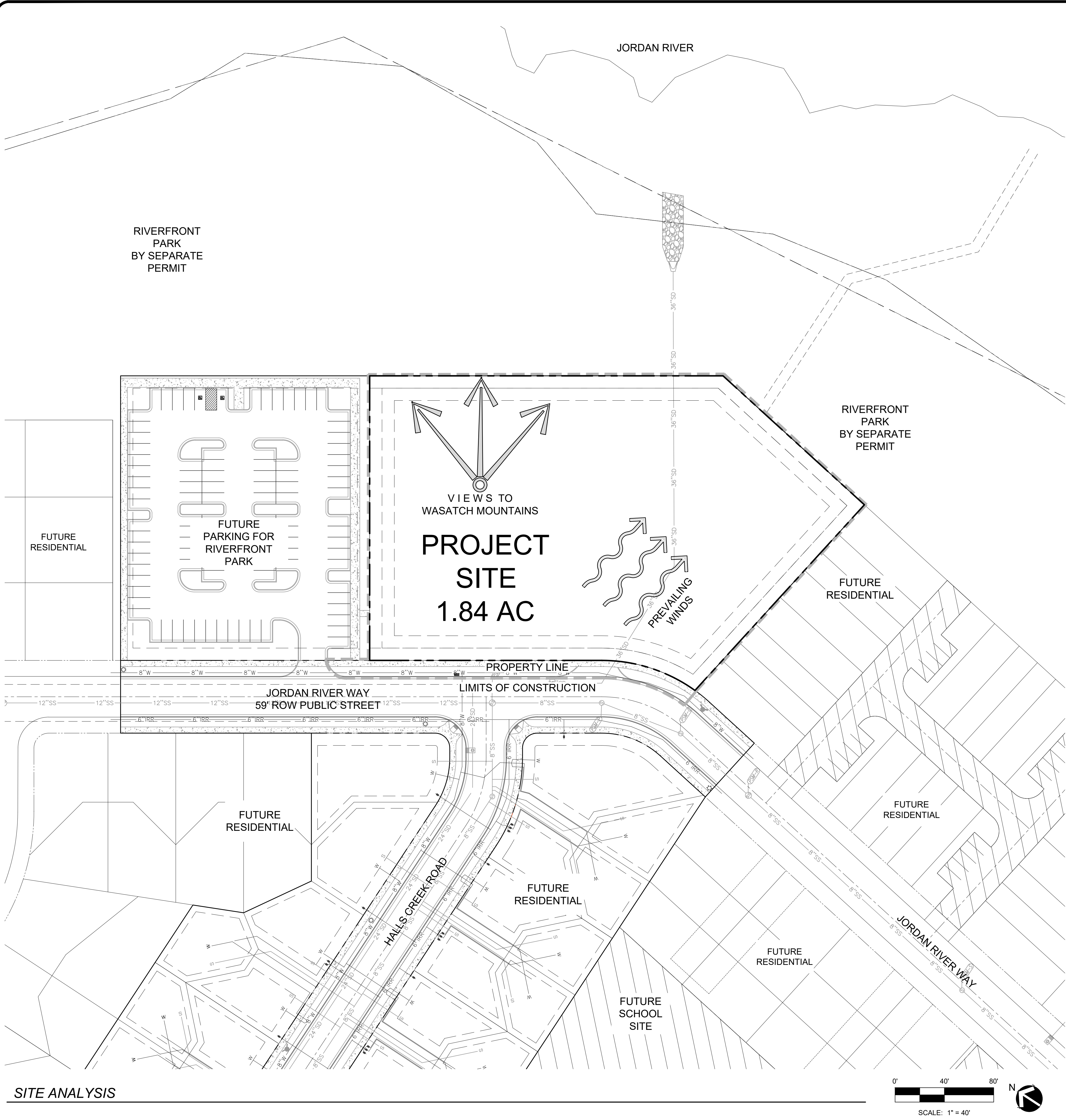
SHEET NUMBER

0.00



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PROJECT NAME

**WANDER POOL AMENITY CENTER
VILLAGE 3 PLAT J4 - SITE PLAN
SARATOGA SPRINGS, UT
SITE ANALYSIS**

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 251003
DRAWN BY: LAI
CHECKED BY: LAI

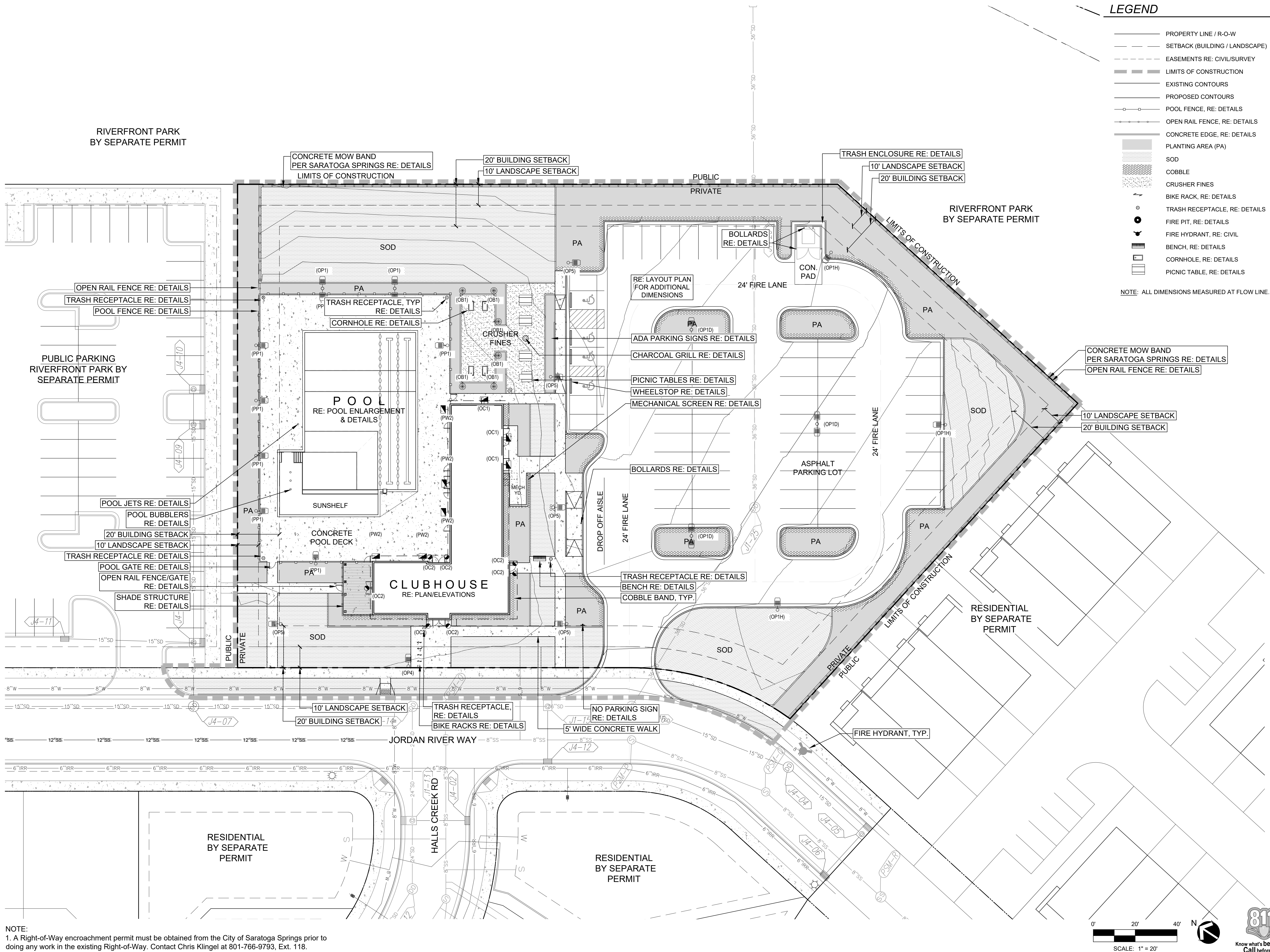
ISSUE RECORD

SUBMITTAL #1 06/09/2025
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SHEET NUMBER

2.00

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PROJECT NAME

WANDER POOL AMENITY CENTER VILLAGE 3 PLAT J4 - SITE PLAN SARATOGA SPRINGS, UT SITE PLAN

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 251003
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CHECKED BY: LAI

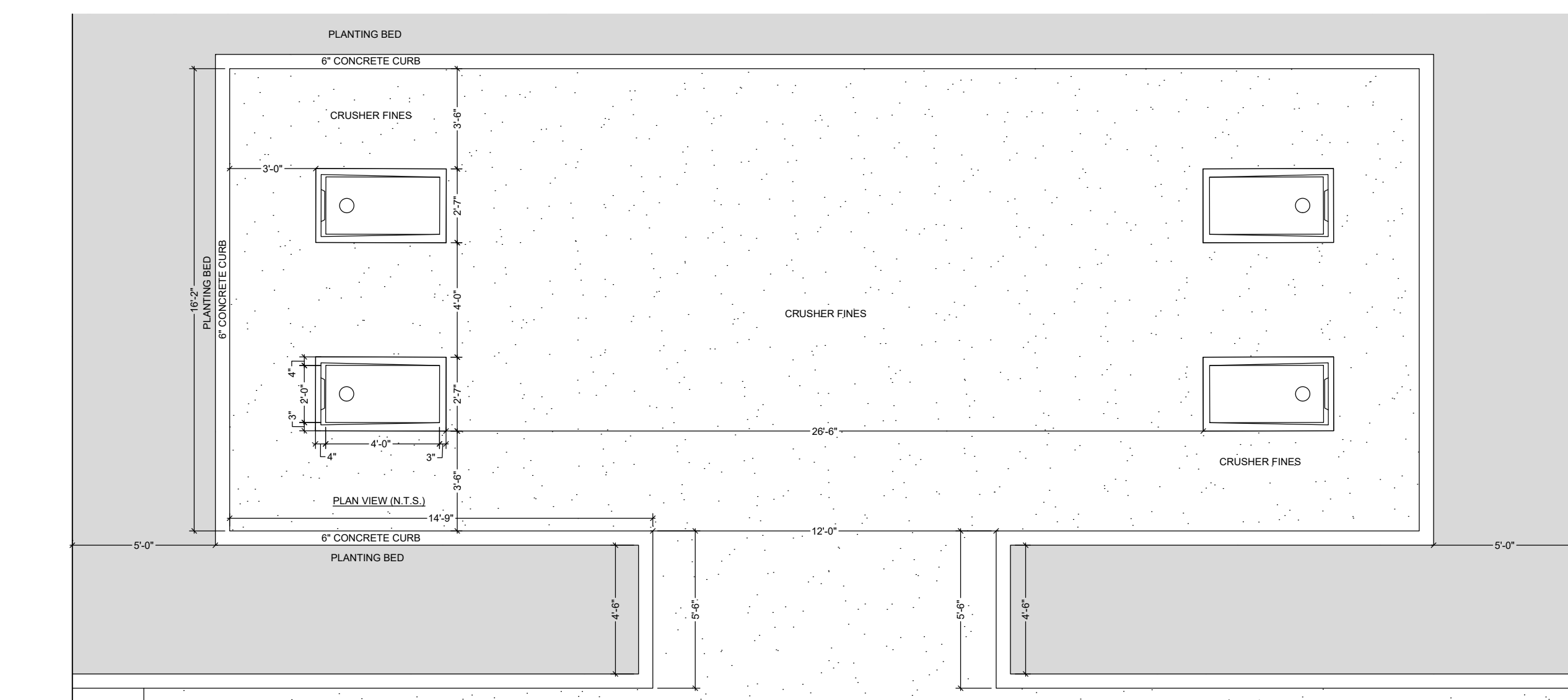
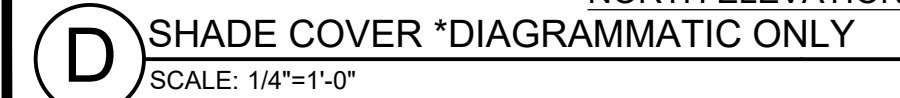
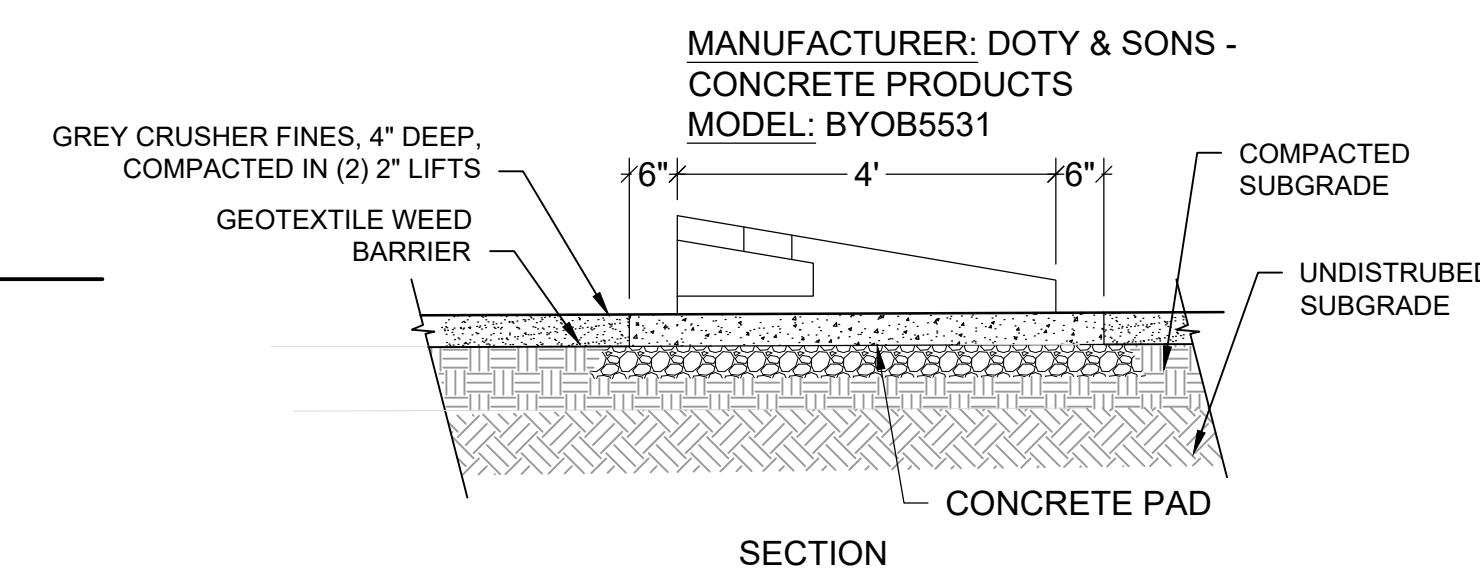
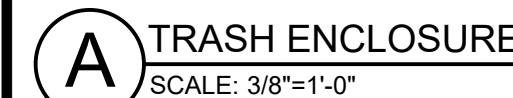
ISSUE RECORD

SUBMITTAL #1 06/09/2025
SUBMITTAL #2 07/17/2025

SHEET NUMBER

3.00





WANDER POOL AMENITY CENTER
VILLAGE 3 PLAT J4 - SITE PLAN
SARATOGA SPRINGS, UT
FLOOR PLAN & ELEVATIONS

PROFESSIONAL STAMP

SHEET NUMBER

16.00



F AMENITY CENTER
SCALE: 3/16"=1'-0"



C ADDRESS PLATE
SCALE: 1"=1'-0"