

## 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

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. 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.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. 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.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. 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.
7. 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		

## PROJECT TEAM

## PLANNER/LANDSCAPE ARCHITECT

LAI DESIGN GROUP  
 ATTN: JENNIFER CARPENTER  
 166 INVERNESS DRIVE EAST #340  
 ENGLEWOOD, CO 80112  
 OFFICE PHONE: (303) 734-1777

## OWNER/CLIENT (UTAH)

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

## CIVIL ENGINEER/SURVEYOR

PERIGEE CONSULTING, LLC  
 ATTN: JED AHERLY  
 9089 S. 1300 W., SUITE 160  
 WEST JORDAN, UT 84088  
 OFFICE PHONE: (801) 910-3395

## OWNER/CLIENT (COLORADO)

CLAYTON PROPERTIES GROUP II, INC.  
 ATTN: DYLAN FLIPPO (AMENITIES GROUP)  
 4908 TOWER ROAD  
 DENVER, CO 80249  
 OFFICE PHONE: (303) 486-8500

## 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

## PROJECT INFORMATION

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

## ISSUE RECORD

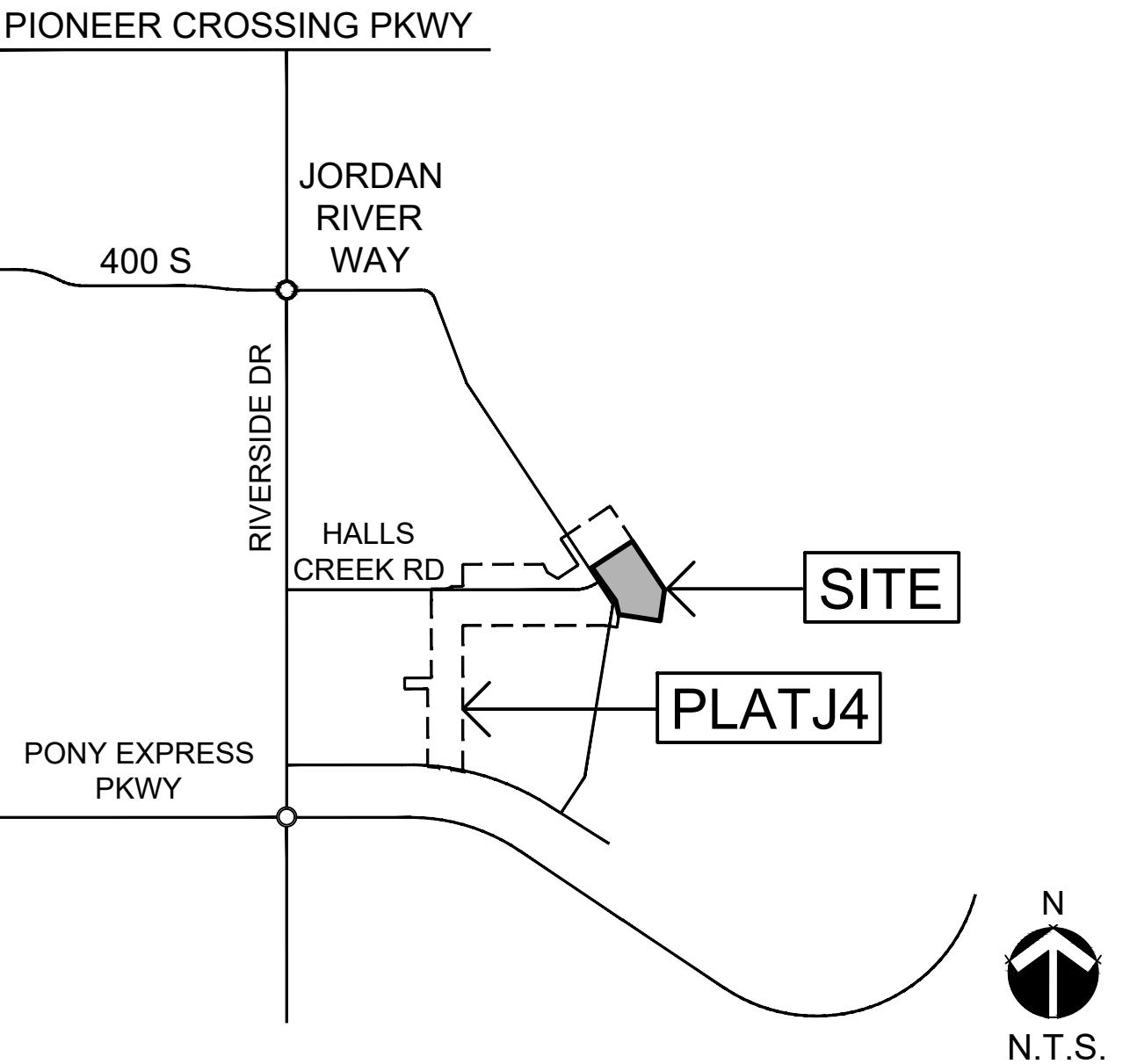
SUBMITTAL #1 06/09/2025  
 SUBMITTAL #2 07/17/2025

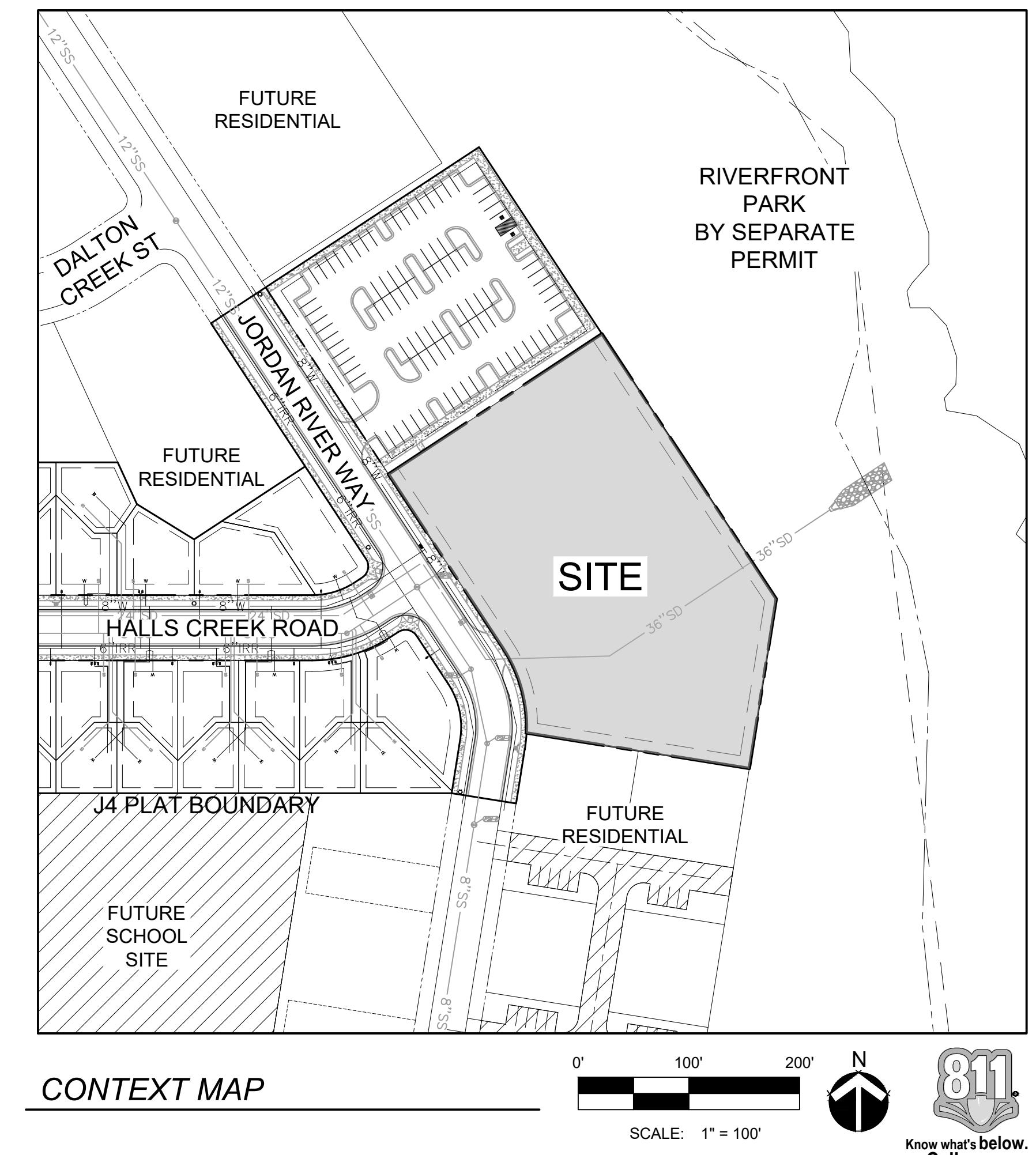
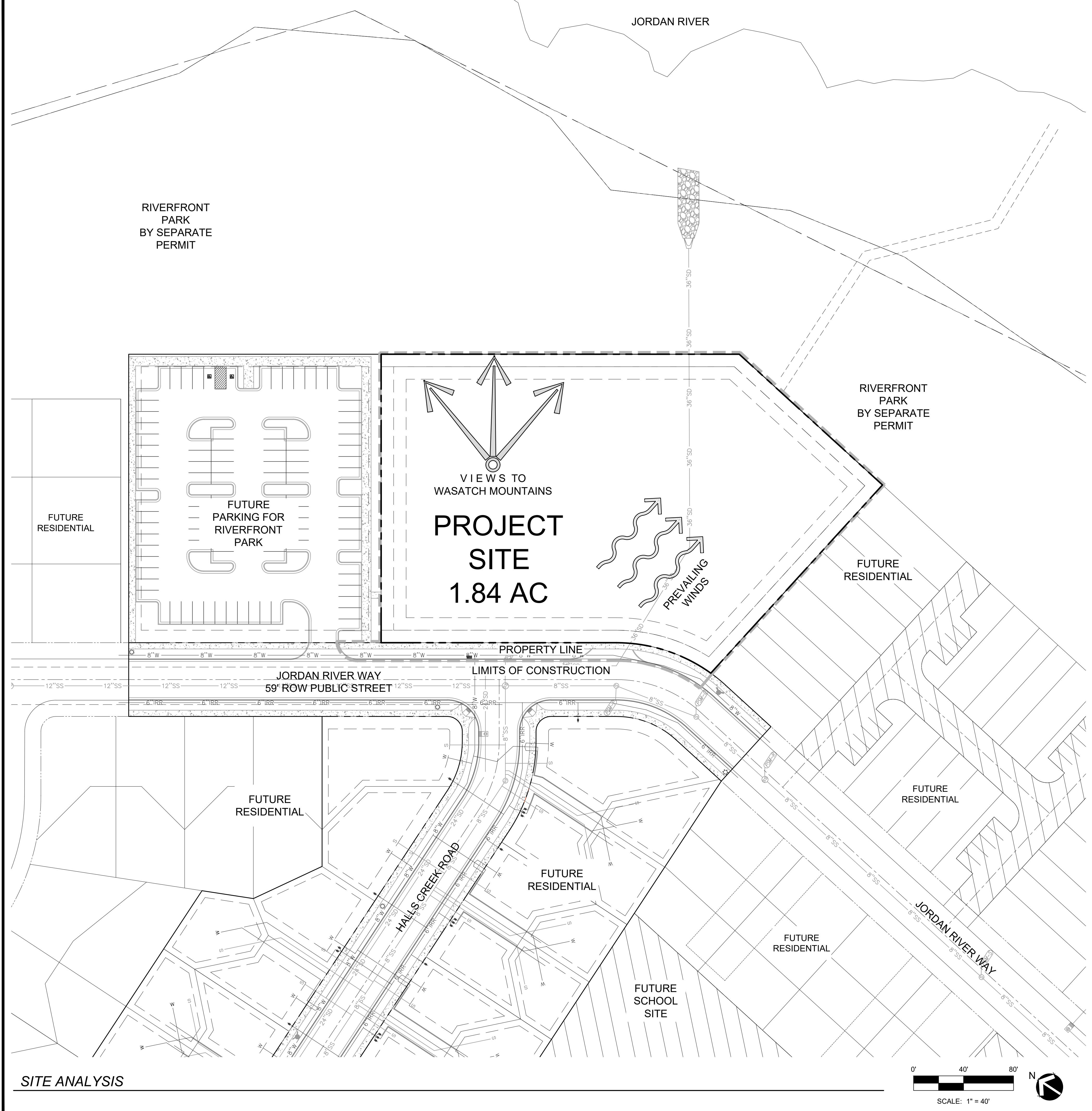
## SHEET NUMBER

0.00

  
 Know what's below.  
 Call before you dig.

## VICINITY MAP





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

**ARCHITECT / PLANNER**  
**LAI**  
DESIGN GROUP  
166 INVERNESS DRIVE EAST #340  
ENGLEWOOD, COLORADO 80112  
T 303.734.1777  
PLANNING & ENTITLEMENTS  
LANDSCAPE ARCHITECTURE  
ARCHITECTURE | VISUAL MEDIA  
REAL ESTATE ADVISORY  
WWW.LAIDESIGNGROUP.COM

**CIVIL ENGINEER**  
**PERIGEE CONSULTING**  
9089 S 1300 W SUITE 160  
WEST JORDAN, UT 84088

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

**PROJECT NAME**

**PROFESSIONAL STAMP**

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

**ISSUE RECORD**

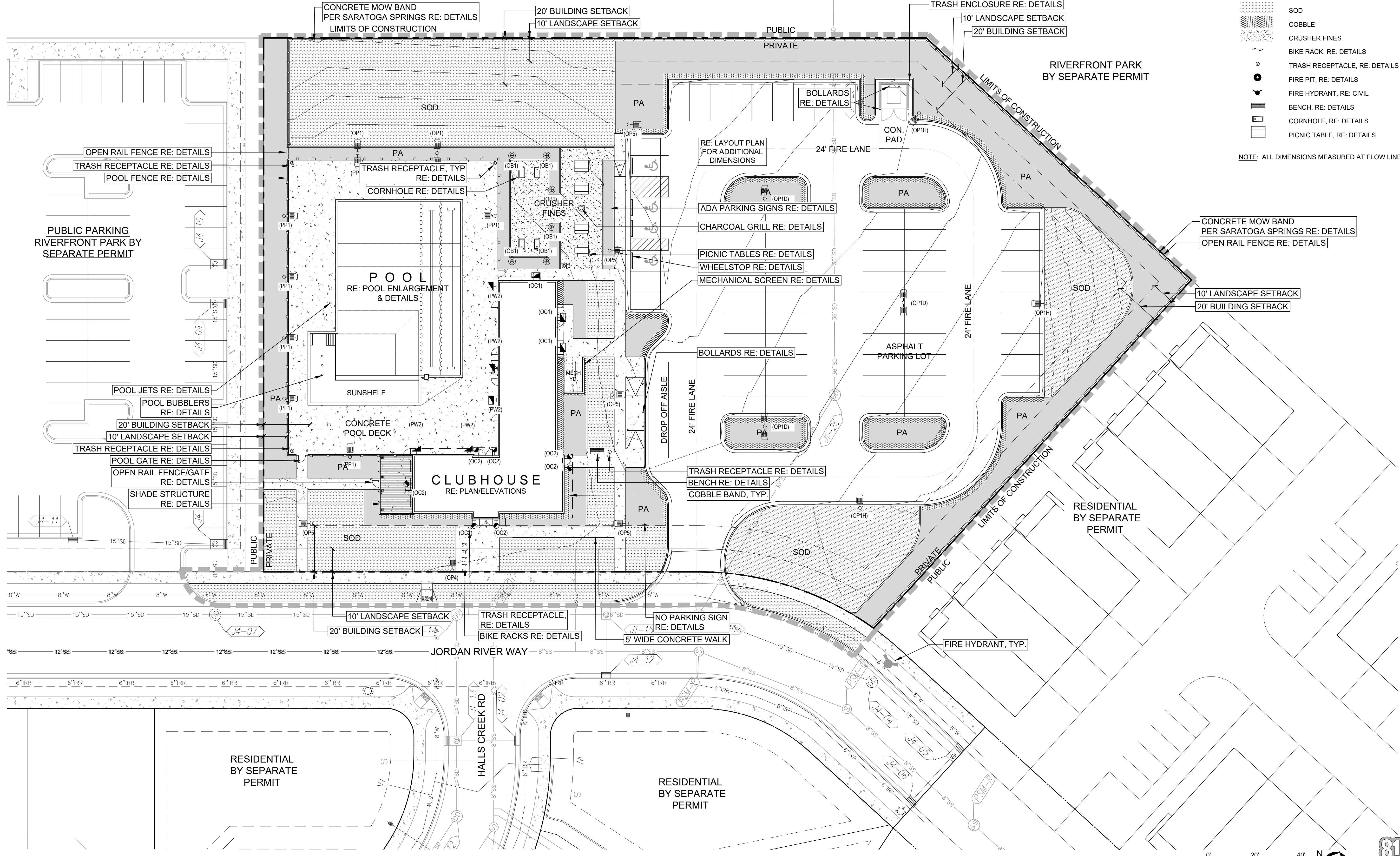
SUBMITTAL #1 06/09/2025  
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**SHEET NUMBER**

2.00

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RIVERFRONT PARK  
BY SEPARATE PERMIT



NOTE:  
1. 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 801-766-9793, Ext. 118.

LEGEND

- PROPERTY LINE / R-O-W
- SETBACK (BUILDING / LANDSCAPE)
- EASEMENTS RE: CIVIL/SURVEY
- LIMITS OF CONSTRUCTION
- EXISTING CONTOURS
- PROPOSED CONTOURS
- POOL FENCE, RE: DETAILS
- OPEN RAIL FENCE, RE: DETAILS
- CONCRETE EDGE, RE: DETAILS
- PLANTING AREA (PA)
- SOD
- COBBLE
- CRUSHER FINES
- BIKE RACK, RE: DETAILS
- TRASH RECEPTACLE, RE: DETAILS
- FIRE PIT, RE: DETAILS
- FIRE HYDRANT, RE: CIVIL
- BENCH, RE: DETAILS
- CORNHOLE, RE: DETAILS
- PICNIC TABLE, RE: DETAILS

NOTE: ALL DIMENSIONS MEASURED AT FLOW LINE.

ARCHITECT / PLANNER



166 INVERNESS DRIVE EAST #340  
ENGLEWOOD, COLORADO 80112  
T 303.734.1777

PLANNING & ENTITLEMENTS  
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VILLAGE 3 PLAT J4 - SITE PLAN  
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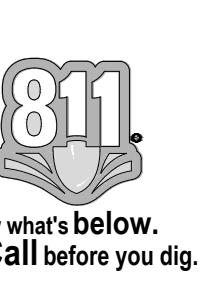
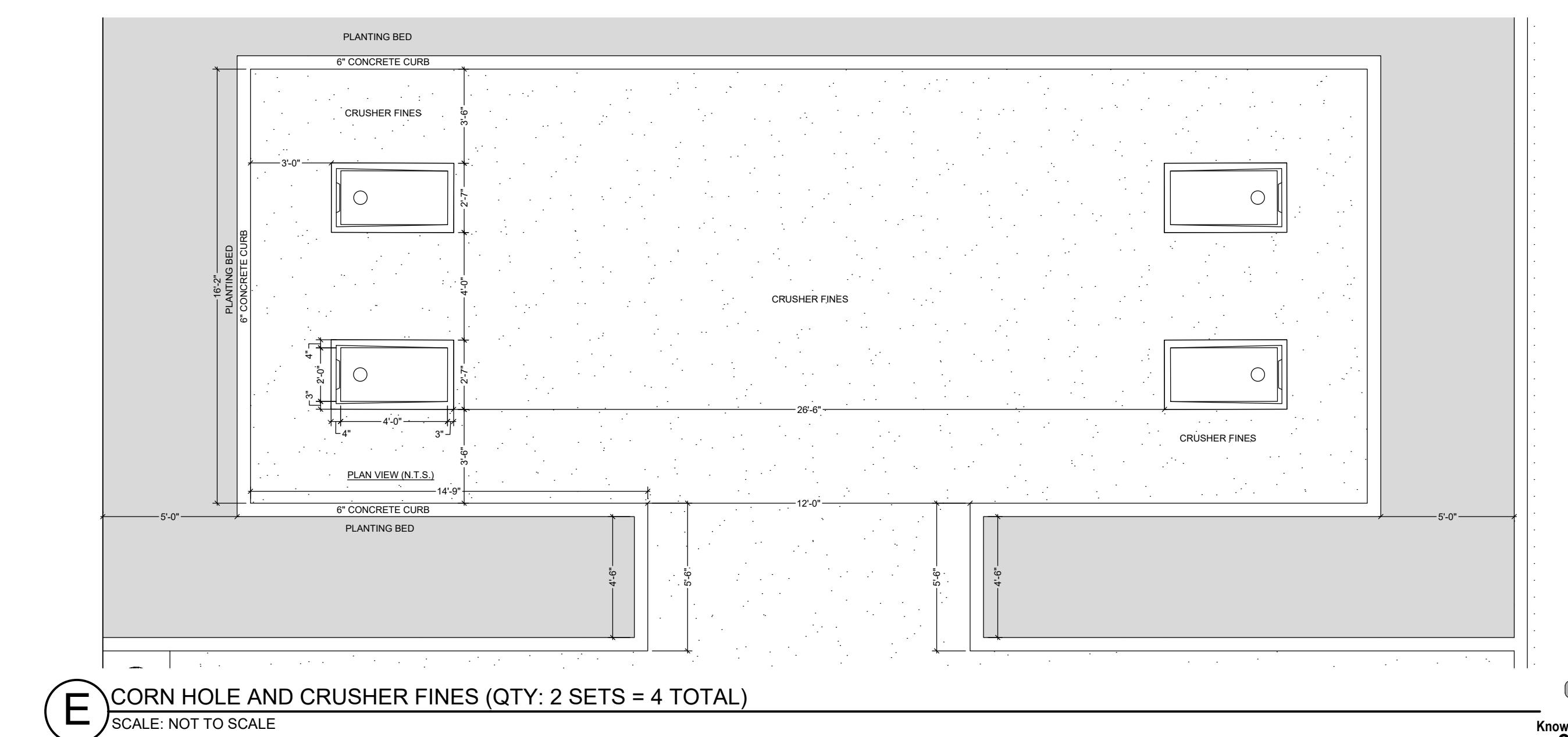
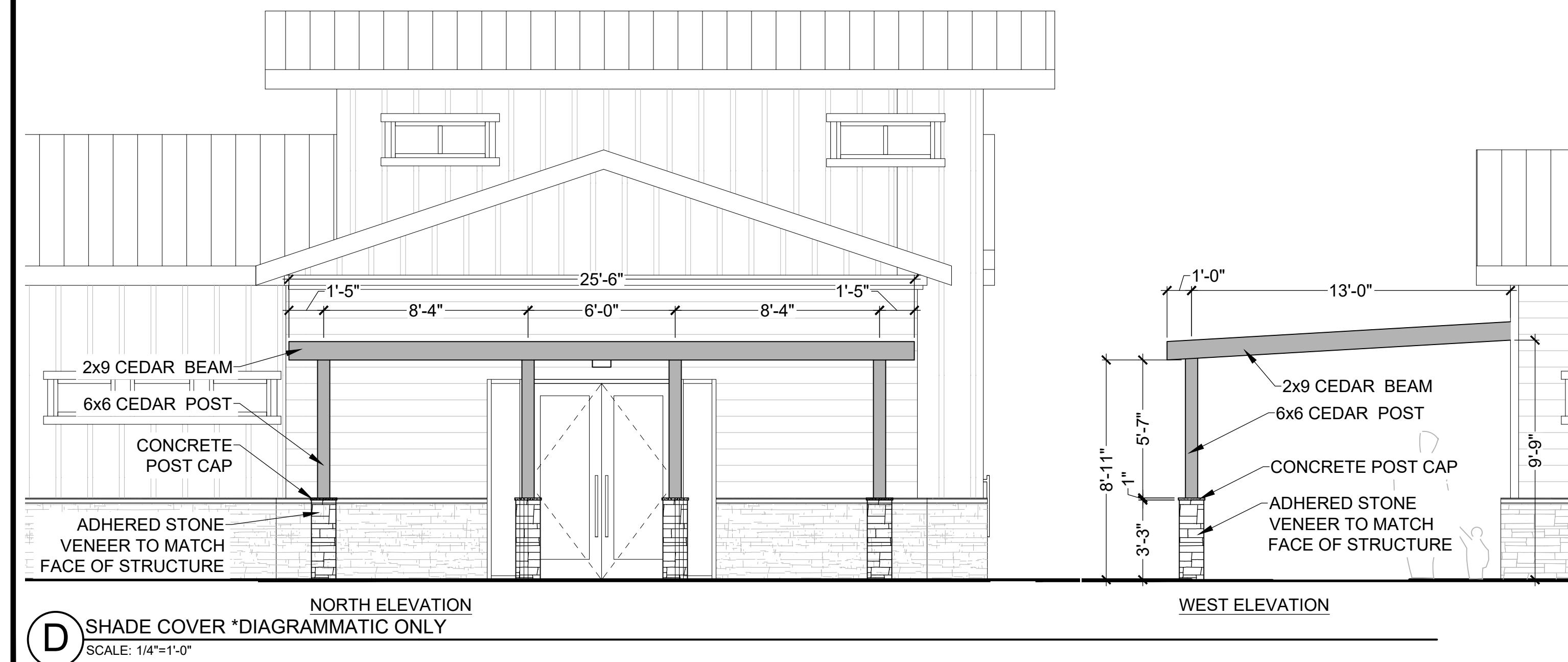
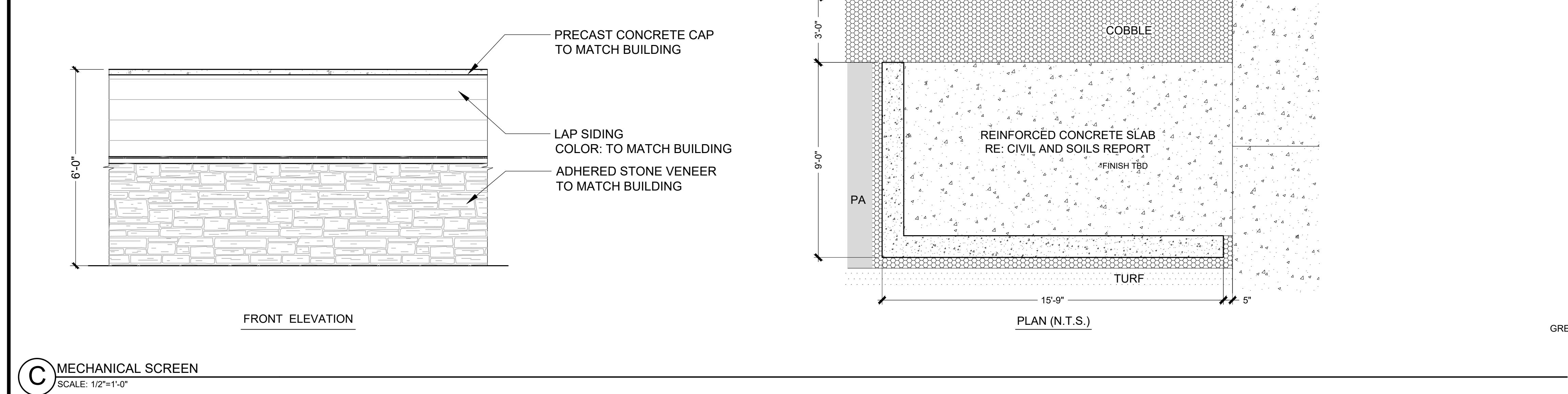
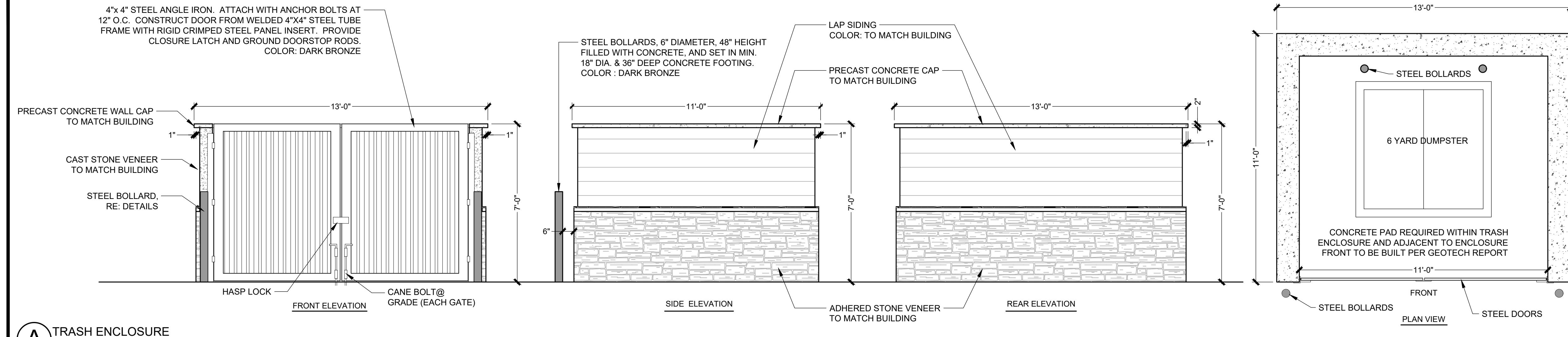


3.00

Know what's below.  
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WANDER POOL AMENITY CENTER  
VILLAGE 3 PLAT J4 - SITE PLAN  
SARATOGA SPRINGS, UT  
SITE DETAILS

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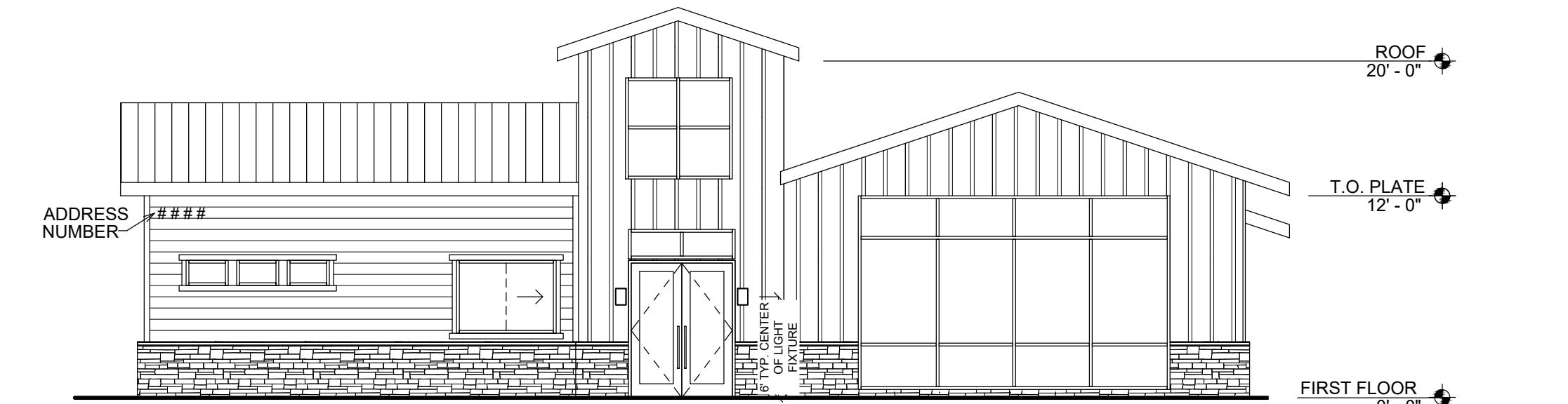
## NOTES:

1. ALL ROOF DRAINS, CONDUIT AND PIPING, MAINTENANCE STAIRS AND LADDERS, AND OTHER RELATED SERVICES SHALL BE LOCATED ON THE INTERIOR OF THE BUILDING.
2. TO THE EXTENT POSSIBLE, ALL ELECTRIC PANELS AND COMMUNICATION EQUIPMENT SHOULD BE LOCATED IN AN INTERIOR EQUIPMENT ROOM.



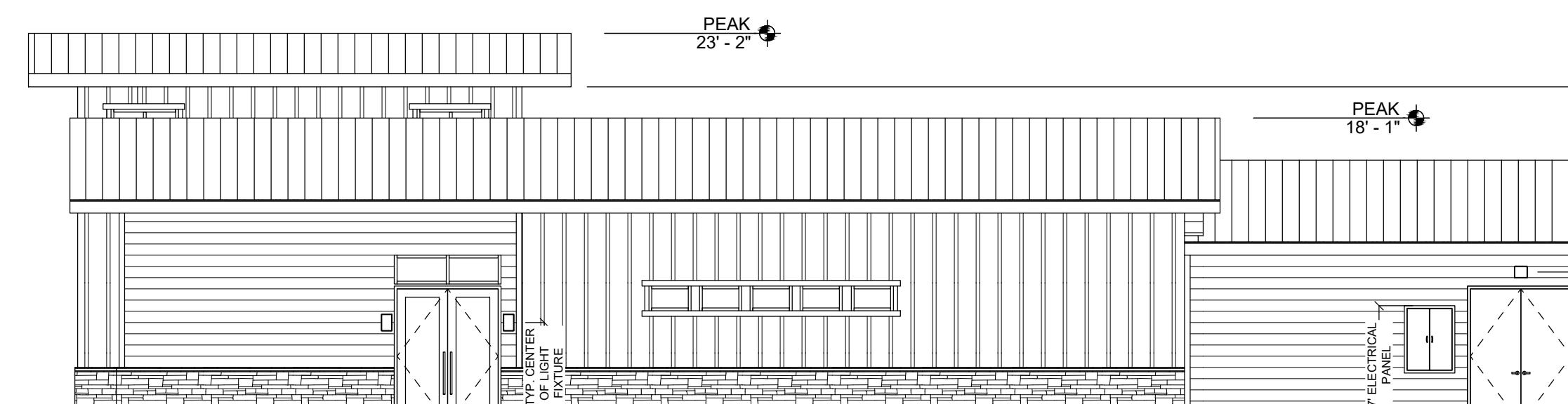
A AMENITY CENTER ELEVATION - EAST

SCALE: 1/8"=1'-0"



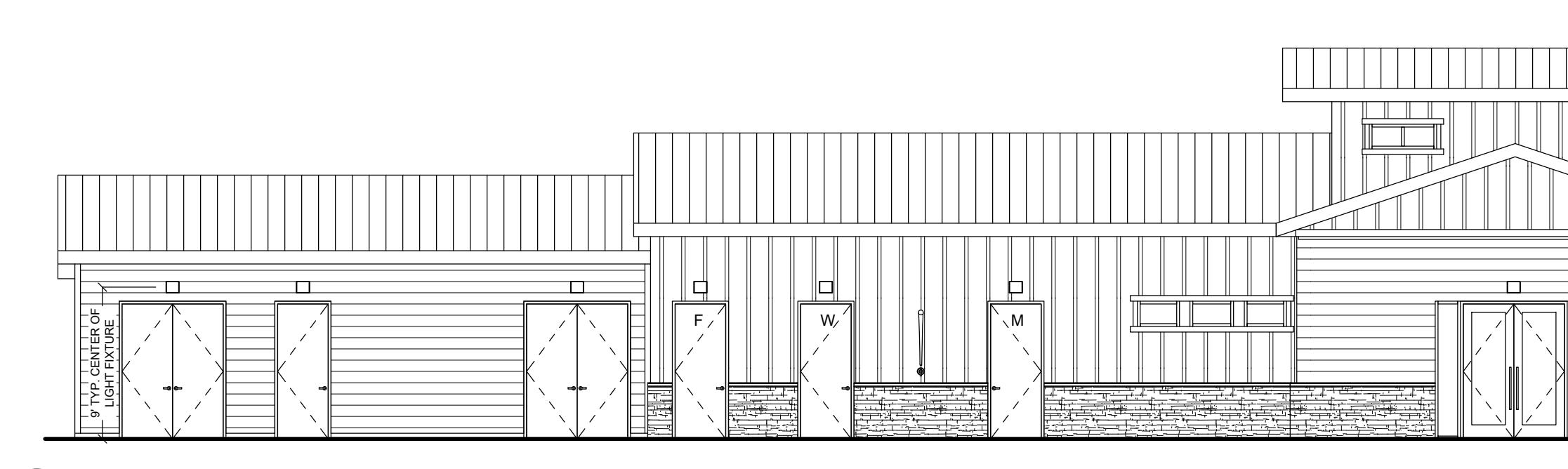
B AMENITY CENTER ELEVATION - WEST

SCALE: 1/8"=1'-0"



D AMENITY CENTER ELEVATION - SOUTH

SCALE: 1/8"=1'-0"

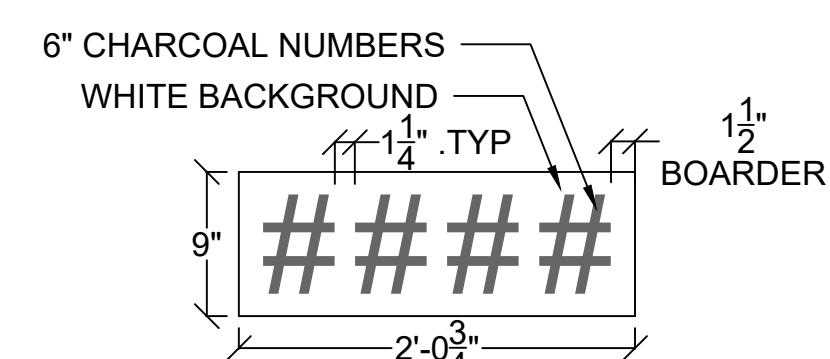


E AMENITY CENTER ELEVATION - NORTH

SCALE: 1/8"=1'-0"

C ADDRESS PLATE

SCALE: 1"=1'-0"

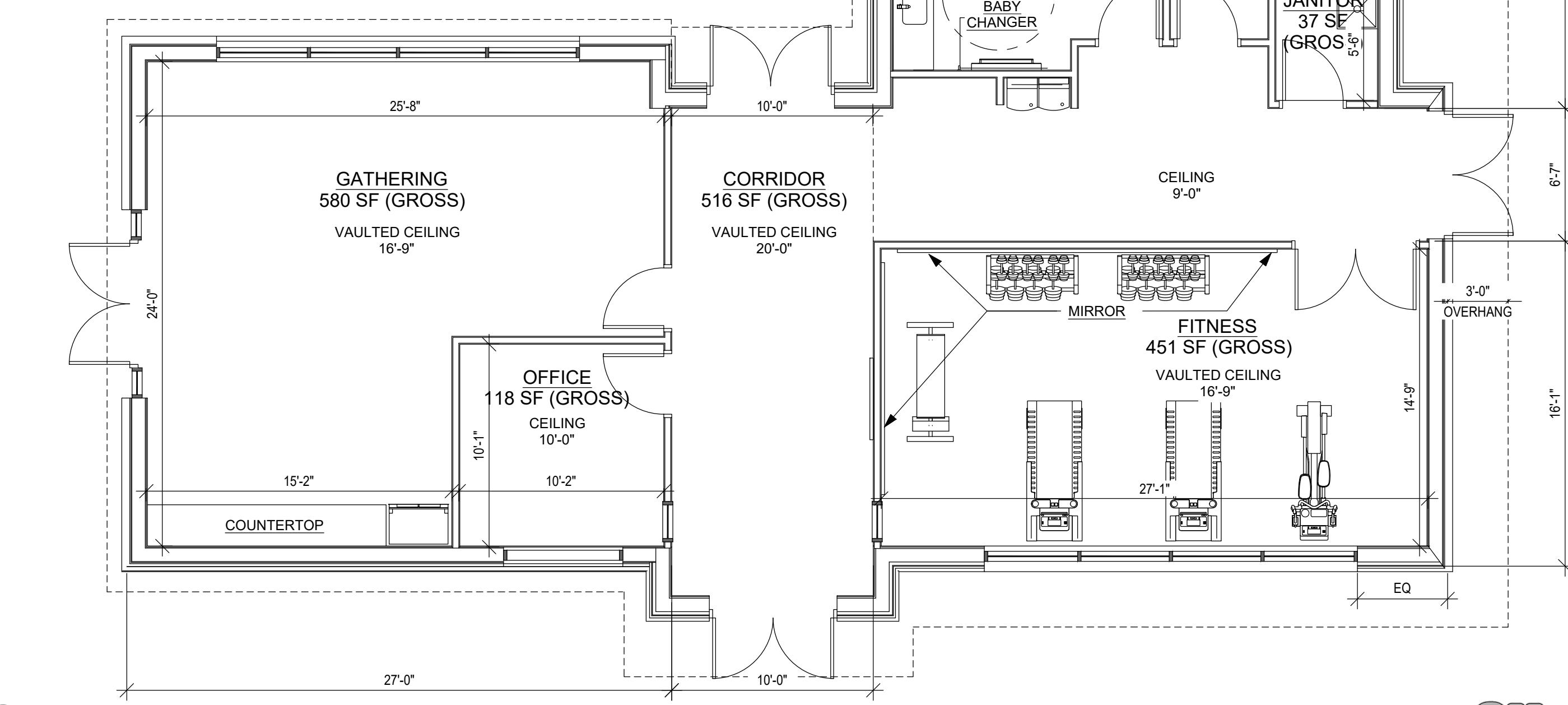


## BUILDING MATERIALS

BOARD AND BATTEN SIDING (40%)

LAP SIDING (40%)

ADHERED STONE VENEER (20%)

STANDING SEAM METAL ROOF  
COLOR: CHARCOAL OR EQUIVALENTDOORS  
COLOR: SW 7591 RED BARN OR EQUIVALENTWINDOW FRAMES  
COLOR: DARK BRONZE OR EQUIVALENTNOTE: ELEVATIONS ARE FOR PLANNING  
PURPOSES ONLY. FULL BUILDING PLANS WILL BE  
SUBMITTED TO THE BUILDING DEPARTMENT  
UNDER SEPARATE APPLICATION.

F AMENITY CENTER

SCALE: 3/16"=1'-0"

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DRAWN BY: LAI  
CHECKED BY: LAI

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16.00