

	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 BUMPS

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

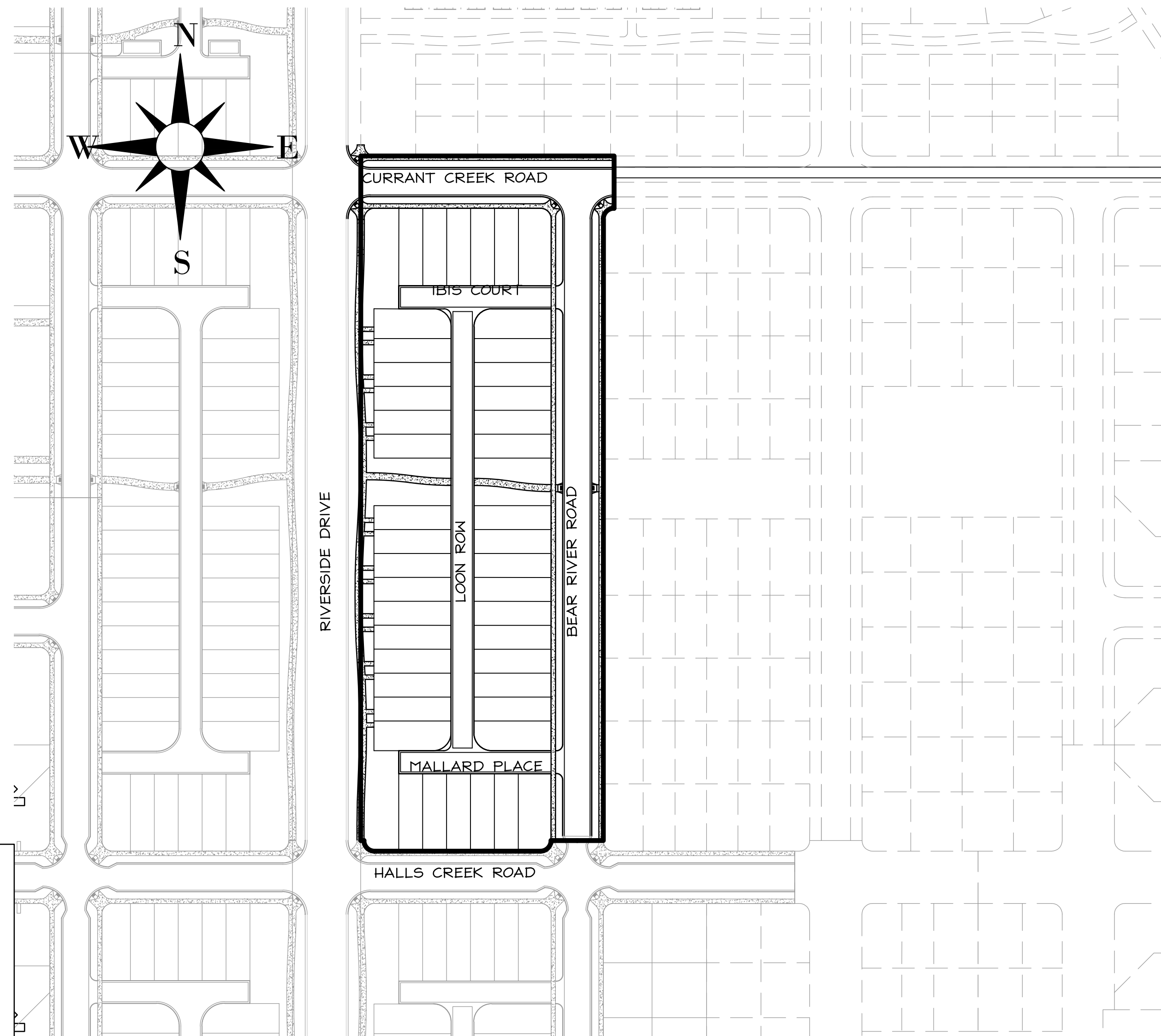


***Residential Development***  
***SARATOGA SPRINGS, Utah***

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***CONSTRUCTION PLANS***  
***NOVEMBER 11, 2025***

SHEET LIST TABLE		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	TC01	COVER SHEET
02	KM01	KEY MAP
03	GN01	GENERAL NOTES
04	GN02	ROAD SECTIONS
05	EX01	DEMOLITION PLAN
06	SP01	SITE PLAN
07	GR01	GRADING & DRAINAGE PLAN
08	GR02	PRECISE GRADING
09	UT01	UTILITY PLAN
10	SI01	SIGNAGE & STRIPING PLAN
11	PP01	PLAN AND PROFILE – CURRANT CREEK ROAD
12	PP02	PLAN AND PROFILE – OFFSITE UTILITIES
13	PP03	PLAN AND PROFILE OFFSITE UTILITIES
14	PP04	PLAN AND PROFILE – BEAR RIVER ROAD
15	PP05	PLAN AND PROFILE – IBIS COURT & LOON ROW LANE
16	PP06	PLAN AND PROFILE – MALLARD PLACE
17	DT01	DETAILS
18	DT02	DETAILS
19	DT03	DETAILS
20	DT04	DETAILS



	PLAT	DATA TABLE			
INFORMATION	AC.	SQ. FT.	%TOTAL	#	NOTES
TOTAL PROJECT AREA	4.935	214,956	100%		
BUILDABLE LAND	2.463	107,270	49.9%		
OPEN SPACE	0.609	26,525	12.3%		
SENSITIVE LANDS	0.00	0.00	0%		
ROW AREA	1.863	81,161	37.8%		
LANDSCAPING AREA	0.609	26,525	12.3%		
LOTS				44	
NET DENSITY DWELLINGS PER ACRE				8.92	

- 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 84057

**Engineer**  
Project Consulting - Jed Attebury, PE  
(801) 590-6611 [jed@projectconsulting.com](mailto:jed@projectconsulting.com)  
9089 1300 West #110  
West Jordan, UT 84088

**Dominion Energy Gas**  
Customer Service  
1-800-333-5517

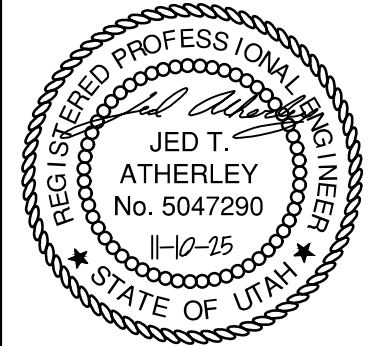
**Rocky Mountain Power**  
Customer Service  
1-877-331-7030

**Saratoga Springs City Engineering Department**  
City Engineer - Jeremy S. Lucas, CMPE, PE  
[juluc@cityofsaratogasprings.com](mailto:juluc@cityofsaratogasprings.com)  
(801) 766-6506

**Saratoga Springs City Planning Department**  
Planning Director - David Stroud  
[DStroud@cityofsaratogasprings.com](mailto:DStroud@cityofsaratogasprings.com)  
(801) 766-3793



SHEET NUMBER  
01  
OF 20 SHEETS  
DRAWING NAME  
TC01

**SARATOGA SPRINGS**[illegible]

DESIGNED BY:	CM	DATE:	NOV. 2025	REV:
DWN BY:	CMT	SOLICITATION NO:		
	JTA	CONTRACT NO:	00697	
SUBMITTED BY:				
FILE NAME: N:\00697 Jordan Promenade Oakwood Homes\Corp\1 Village_3 L1				
SIZE	PLOTTED BY:	PLLOT DATE:		
ANSI D		11/10/2025	4:55:52 PM	

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

OPEN SPACE FENCE      ○ ————— ○

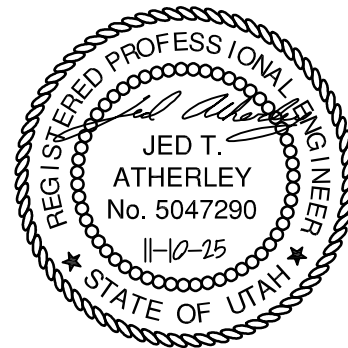
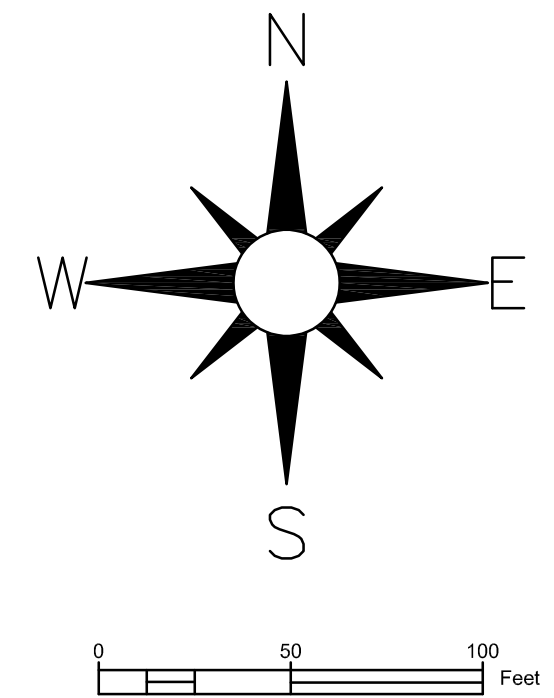
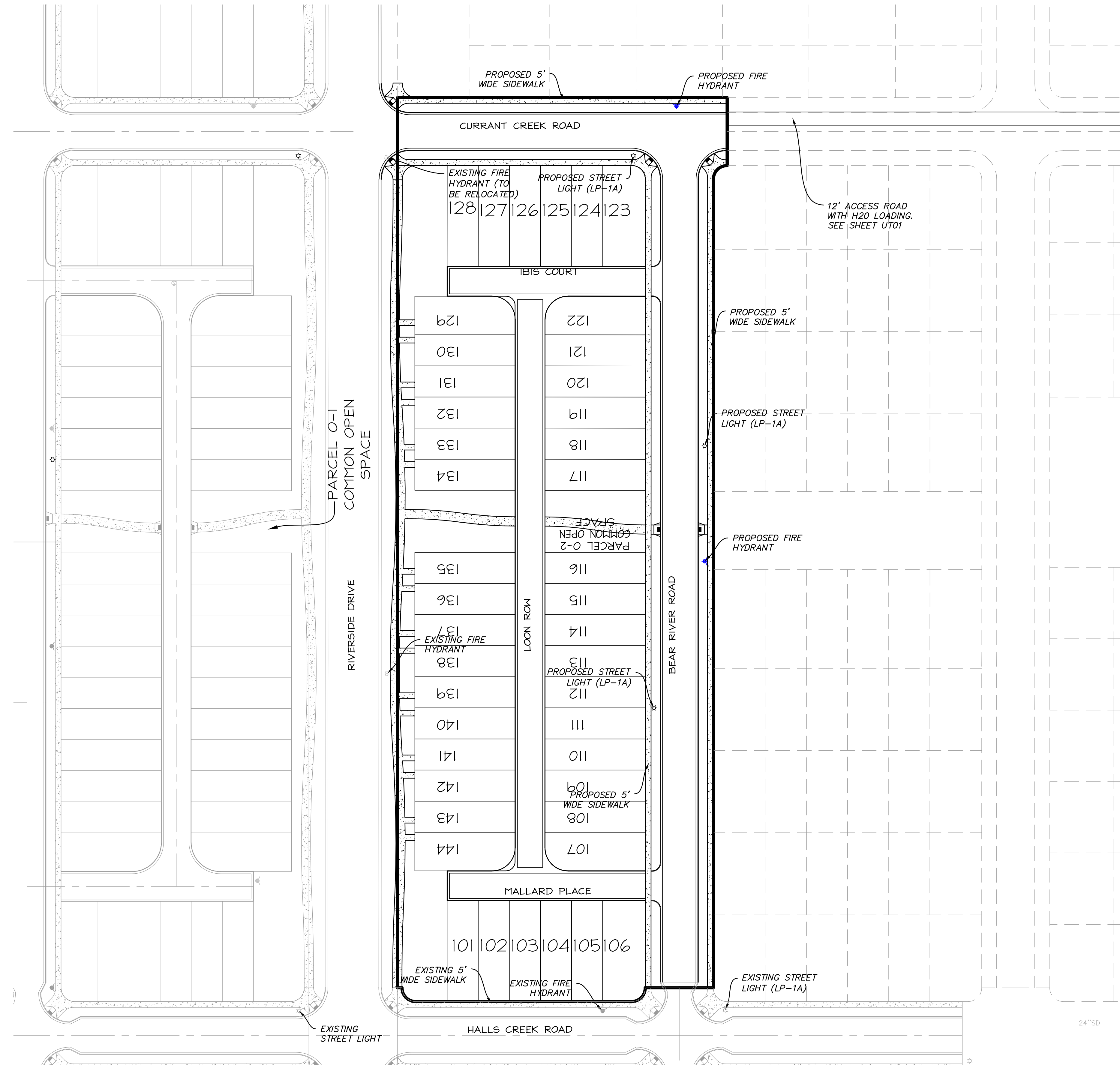
PROJECT PERIMETER FENCE      □ ————— □

GARDEN FENCE      — X — X — X —

<b>TOWNHOME PARKING L1</b>	<b>QTY</b>
RESIDENT PARKING (GARAGE)	44
GUEST PARKING (DRIVEWAYS)	44

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

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.



## CITY ENGINEER                      DATE

[illegible]

DESIGNED BY:	CM	DATE:	NOV. 2025	REV:
DRAWN BY:	CMT	SOLICITATION NO:		
		JTA		
SUBMITTED BY:		CONTRACT NO:	00697	
FILE NAME:				
SIZE:	N:\0697 Jordan Promenade Oakwood Homes\Card\1 Village 3 L1	PLOT DATE:	11/10/2025	4:46:22 PM
PLOTTED BY:				

WANDER VILLAGE 3  
PLAT L1  
SITE PLAN

SHEET NUMBER  
06  
OF 20 SHEETS  
DRAWING NAME  
SP01

