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WANDER POOL HOUSE #1

VILLAGE 1 PLAT C1 - SITE PLAN

SARATOGA SPRINGS, UTAH

LEGAL DESCRIPTION

PLAT C1:

A PARCEL OF LAND SITUATED A PORTION OF THE NORTHWEST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHWESTERLY CORNER OF PARCEL A OF THE JORDAN PROMENADE SUBDIVISION VILLAGE 1 PHASE 2, SAID POINT LIES NORTH 89°57'40" WEST 620.820 FEET ALONG THE SECTION LINE AND NORTH 661.911 FEET FROM THE EAST QUARTER CORNER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID PARCEL A THE FOLLOWING (10) COURSES: 1) NORTH 274.810 FEET; 2) NORTH 21°04'08" WEST 50.510 FEET; 3) NORTH 44°59'53" WEST 108.930 FEET; 4) NORTH 89°59'47" WEST 263.820 FEET; 5) NORTH 232.790 FEET TO A POINT ON A 12.000 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, (RADIUS BEARS EAST, CHORD: NORTH 45°00'06" EAST 16.971 FEET); 6) ALONG THE ARC OF SAID CURVE 18.850 FEET THROUGH A CENTRAL ANGLE OF 90°00'13"; 7) SOUTH 89°59'47" EAST 288.620 FEET; 8) NORTH 02°57'22" EAST 188.080 FEET; 9) NORTH 150.140 FEET; 10) NORTH 07°44'33" EAST 103.440 FEET; THENCE NORTH 00°00'27" EAST 118.660 FEET; THENCE NORTH 40°36'53" WEST 77.620 FEET TO A POINT ON A 122.500 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 54°18'46" WEST, CHORD: NORTH 09°07'09" EAST 109.579 FEET); THENCE ALONG THE ARC OF SAID CURVE 113.606 FEET THROUGH A CENTRAL ANGLE OF 53°08'10"; THENCE NORTH 17°26'56" WEST 18.316 FEET TO A POINT ON A 77.500 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS NORTH 72°33'04" EAST, CHORD: NORTH 10°58'25" WEST 17.480 FEET); THENCE ALONG THE ARC OF SAID CURVE 17.518 FEET THROUGH A CENTRAL ANGLE OF 12°57'03"; THENCE SOUTH 86°45'47" EAST 116.947 FEET; THENCE NORTH 00°00'13" EAST 183.575 FEET; THENCE SOUTH 89°59'47" EAST 72.480 FEET; THENCE SOUTH 73°01'41" EAST 254.000 FEET; THENCE SOUTH 64°54'34" EAST 68.722 FEET; THENCE SOUTH 56°01'47" EAST 183.000 FEET; THENCE NORTH 33°58'13" EAST 117.000 FEET; THENCE SOUTH 56°01'47" EAST 259.049 FEET TO A POINT ON A 19.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 33°58'13" WEST, CHORD: SOUTH 44°32'17" EAST 7.571 FEET); THENCE ALONG THE ARC OF SAID CURVE 7.622 FEET THROUGH A CENTRAL ANGLE OF 22°59'01" TO A POINT OF REVERSE CURVATURE WITH A 179.500 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 69°53'57" EAST, CHORD: SOUTH 19°11'39" WEST 5.680 FEET); THENCE ALONG THE ARC OF SAID CURVE 5.680 FEET THROUGH A CENTRAL ANGLE OF 01°48'47" TO A CORNER OF SAID PARCEL A; THENCE ALONG SAID PARCEL A THE FOLLOWING (7) COURSES: 1) NORTH 56°01'47" WEST 66.804 FEET; 2) NORTH 86°40'01" WEST 179.429 FEET; 3) NORTH 86°45'49" WEST 488.030 FEET; 4) SOUTH 04°00'00" WEST 929.873 FEET; 5) SOUTH 19°59'53" EAST 409.515 FEET; 6) SOUTH 00°00'02" EAST 80.469 FEET; 7) WEST 206.543 FEET TO THE POINT OF BEGINNING.

ACRES: 8.586  
SQUARE FOOTAGE: 373,993  
# OF PARCELS: 1

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.

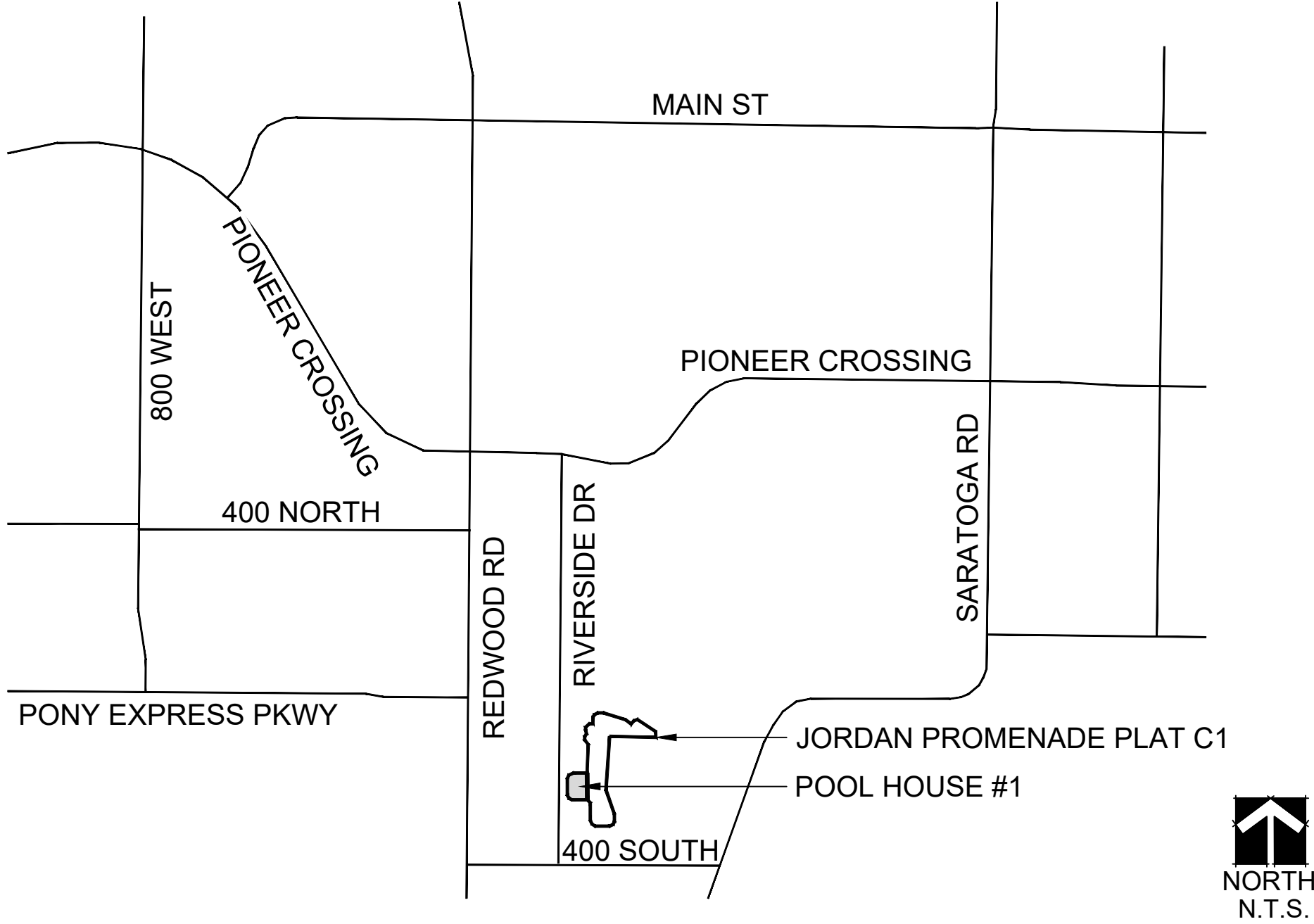
COMPLIANCE STATEMENT

THIS SITE PLAN APPLICATION COMPLIES WITH THE DEVELOPMENT STANDARDS OUTLINED IN THE APPROVED JORDAN PROMENADE COMMUNITY PLAN AND VILLAGE 1 PLAN.

AMENDMENT HISTORY

DATA TABLE (LOT A-1)		
TOTAL PROJECT AREA		1.026 AC
# OF LOTS		1
# OF DWELLINGS		0
# OF BUILDINGS		1
NET DENSITY		N/A
% OF BUILDABLE LAND (BUILDING FOOTPRINT)		1385 sf / .03 ac
AREA OF SENSITIVE LANDS		N/A
OPEN SPACE AREA/PERCENTAGE (LANDSCAPE)		23,614.7 sf / .542 ac
PRIVATE RIGHT-OF-WAY		N/A
SURFACE PARKING SPACES		11
SF OF PROPOSED BUILDING FOOTPRINTS		
POOL HOUSE #1	1 FLOOR	1385 SF

VICINITY MAP



PROJECT TEAM

PLANNER/LANDSCAPE ARCHITECT	ENGINEER/SURVEYOR
LAI DESIGN GROUP ATTN: JENNIFER CARPENTER 88 INVERNESS CIRCLE EAST, SUITE J-101 ENGLEWOOD, CO 80112 OFFICE PHONE: (303) 734-1777	PERIGEE CONSULTING, LLC ATTN: JED ATHERLY 9089 S. 1300 W., SUITE 160 WEST JORDAN, UT 84088 OFFICE PHONE: (801) 910-3395
OWNER/CLIENT (UTAH)	OWNER/CLIENT (COLORADO)
CLAYTON PROPERTIES GROUP II, INC. ATTN: RYAN SMITH 206 WINCHESTER STREET MURRAY, UT 84107 OFFICE PHONE: (801) 270-6425	CLAYTON PROPERTIES GROUP II, INC. ATTN: JUSTIN HOWE (AMENITIES GROUP) 4908 TOWER ROAD DENVER, CO 80249 OFFICE PHONE: (303) 486-8500

SHEET INDEX

SHEETS	DESCRIPTION
0.00	COVER SHEET
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 / SITE SECTIONS
10.02	POOL DETAILS
11.00	PLAYGROUND ENLARGEMENT PLAN & DETAILS
12.00	LANDSCAPE PLAN
13.00	LANDSCAPE SCHEDULE, NOTES & DETAILS
14.00	IRRIGATION NOTES
15.00	IRRIGATION PLAN
16.00-16.02	IRRIGATION DETAILS
17.00	POOL HOUSE FLOOR PLAN / POOL HOUSE ELEVATIONS
18.00-18.01	PHOTOMETRIC PLAN & DETAILS



ARCHITECT / PLANNER



88 Inverness Circle East,  
Bldg. J, Suite 101  
Englewood, Colorado 80112  
T 303.734.1777

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DENVER, CO 80249  
OFFICE: (303) 486-8500

WANDER POOL HOUSE #1  
VILLAGE 1 PLAT C1 - SITE PLAN  
218 S BUCKHORN BATH AVE, SARATOGA SPRINGS, UT  
COVER SHEET

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 191085  
DRAWN BY: LAI  
CHECKED BY: JC

ISSUE RECORD

SUBMITTAL #1	10/01/20

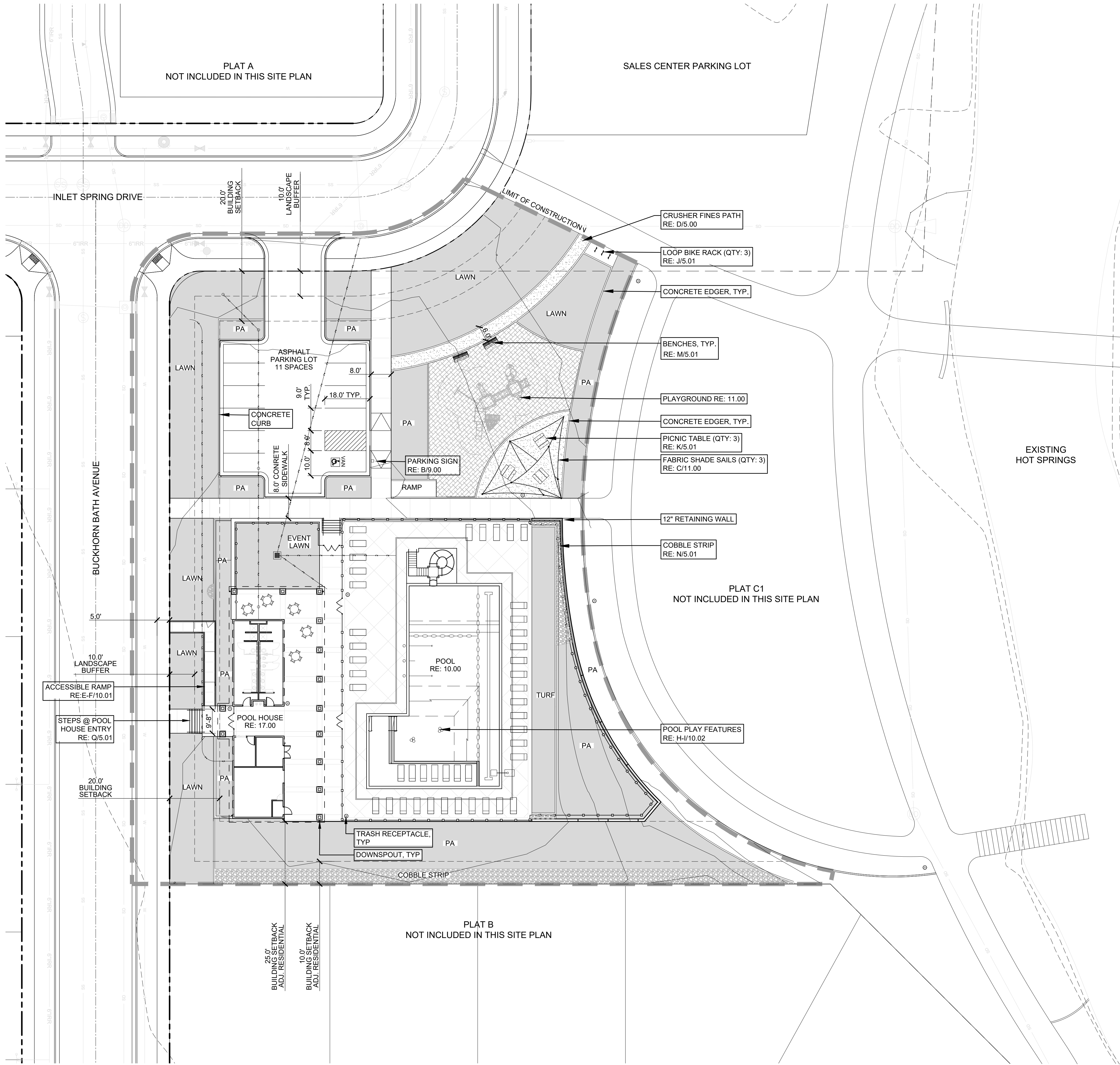
SHEET NUMBER

0.00

NOT FOR CONSTRUCTION

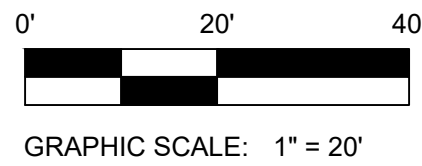


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## LEGEND

- LIMIT OF CONSTRUCTION
- - - RIGHT-OF-WAY (ROW)
- - - SETBACK (SEE PLAN FOR TYPE)
- PROPOSED CONTOURS
- - - EXISTING CONTOURS
- 6" POOL FENCE  
RE: S/6.00
- 4" METAL FENCE  
RE: S/6.00
- 6" CONCRETE EDGER
- CRUSHER FINES
- PLANTING AREA (PA)
- PLAYGROUND MULCH
- CONCEPTUAL CONCRETE SCORING
- TRASH RECEPTACLE, TYP
- BENCH
- FIRE HYDRANT
- BIKE RACK, TYP



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88 Inverness Circle East,  
Bldg. J, Suite 101  
Englewood, Colorado 80112  
T 303.734.1777

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# WANDER POOL HOUSE #1 VILLAGE 1 PLAT C1 - SITE PLAN 218 S BUCKHORN BATH AVE, SARATOGA SPRINGS, UT SITE PLAN

## PROFESSIONAL STAMP

## PROJECT INFORMATION

PROJECT #: 191085  
DRAWN BY: LAI  
CHECKED BY: JC

## ISSUE RECORD

SUBMITTAL #1 10/01/20

## SHEET NUMBER

3.00

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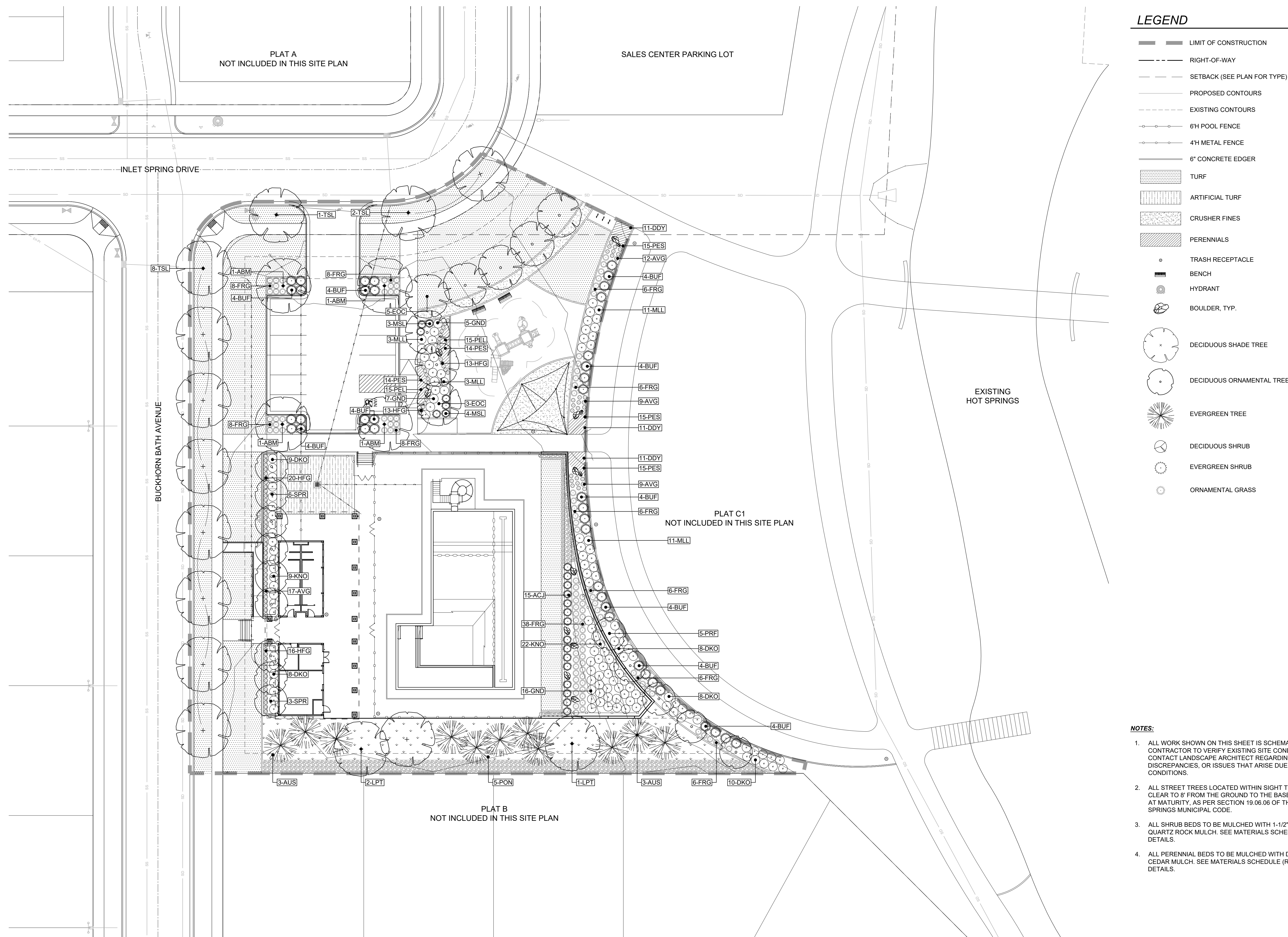
WANDER POOL HOUSE #1  
VILLAGE 1 PLAT C1 - SITE PLAN  
218 S BUCKHORN BATH AVE, SARATOGA SPRINGS, UT  
*LANDSCAPE PLAN*

## PROJECT INFORMATION



















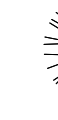



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## ISSUE RECORD


12.00




*LEGEND*

- |  |                             |
|--|-----------------------------|
|   | LIMIT OF CONSTRUCTION       |
|   | RIGHT-OF-WAY                |
|   | SETBACK (SEE PLAN FOR TYPE) |
|   | PROPOSED CONTOURS           |
|   | EXISTING CONTOURS           |
|   | 6'H POOL FENCE              |
|   | 4'H METAL FENCE             |
|   | 6" CONCRETE EDGER           |
|   | TURF                        |
|   | ARTIFICIAL TURF             |
|   | CRUSHER FINES               |
|   | PERENNIALS                  |
|   | TRASH RECEPTACLE            |
|   | BENCH                       |
|   | HYDRANT                     |
|   | BOULDER, TYP.               |
|   | DECIDUOUS SHADE TREE        |
|   | DECIDUOUS ORNAMENTAL TREE   |
|   | EVERGREEN TREE              |
|   | DECIDUOUS SHRUB             |
|   | EVERGREEN SHRUB             |
|  | ORNAMENTAL GRASS            |

**NOTES:**

1. ALL WORK SHOWN ON THIS SHEET IS SCHEMATIC IN NATURE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND SHALL CONTACT LANDSCAPE ARCHITECT REGARDING ANY CONFLICTS, DISCREPANCIES, OR ISSUES THAT ARISE DUE TO EXISTING SITE CONDITIONS.
2. ALL STREET TREES LOCATED WITHIN SIGHT TRIANGLES SHALL BE CUT TO 8" FROM THE GROUND TO THE BASE OF THE CANOPY AT MATURITY, AS PER SECTION 19.06.06 OF THE SARATOGA SPRINGS MUNICIPAL CODE.
3. ALL SHRUB BEDS TO BE MULCHED WITH 1-1/2" SUNDANCE QUARTZ ROCK MULCH. SEE MATERIALS SCHEDULE (RE: 7.01) FOR DETAILS.
4. ALL PERENNIAL BEDS TO BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH. SEE MATERIALS SCHEDULE (RE: 7.01) FOR DETAILS.

0' 20' 40'

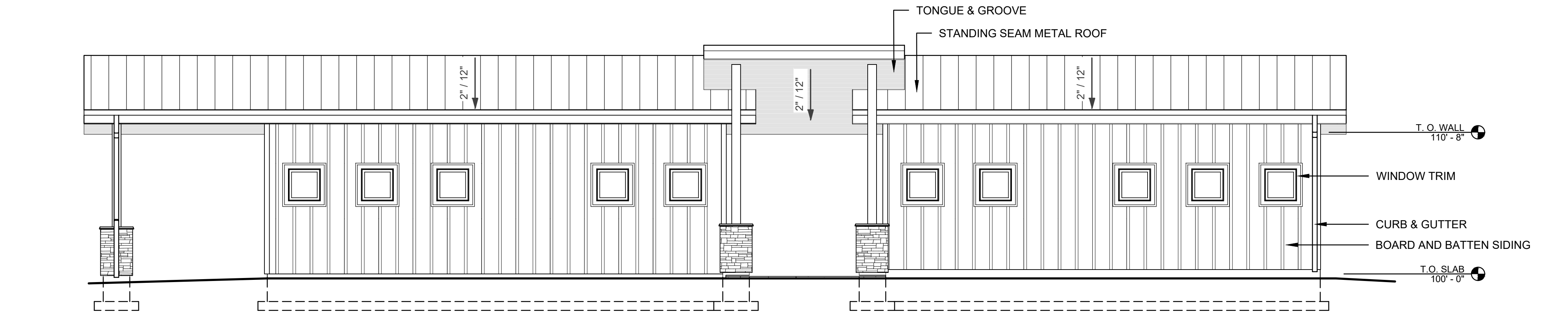
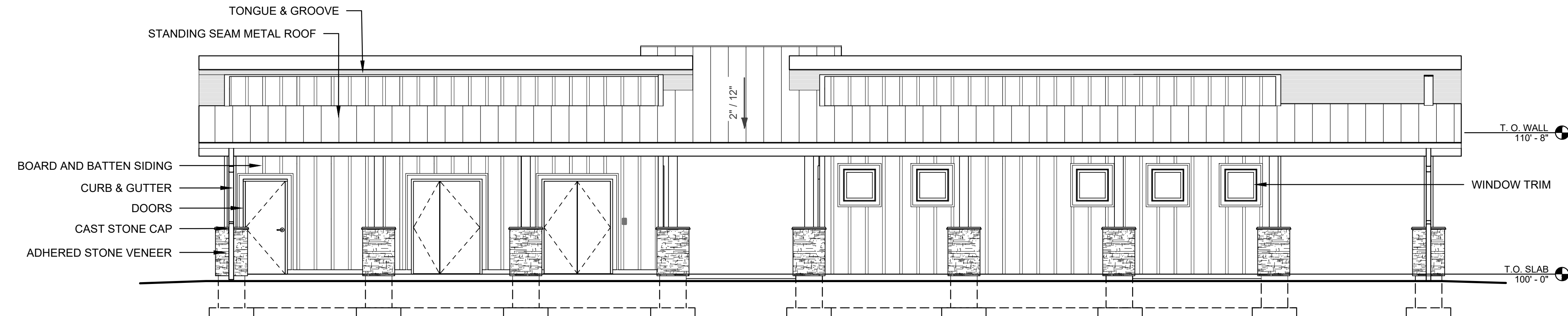
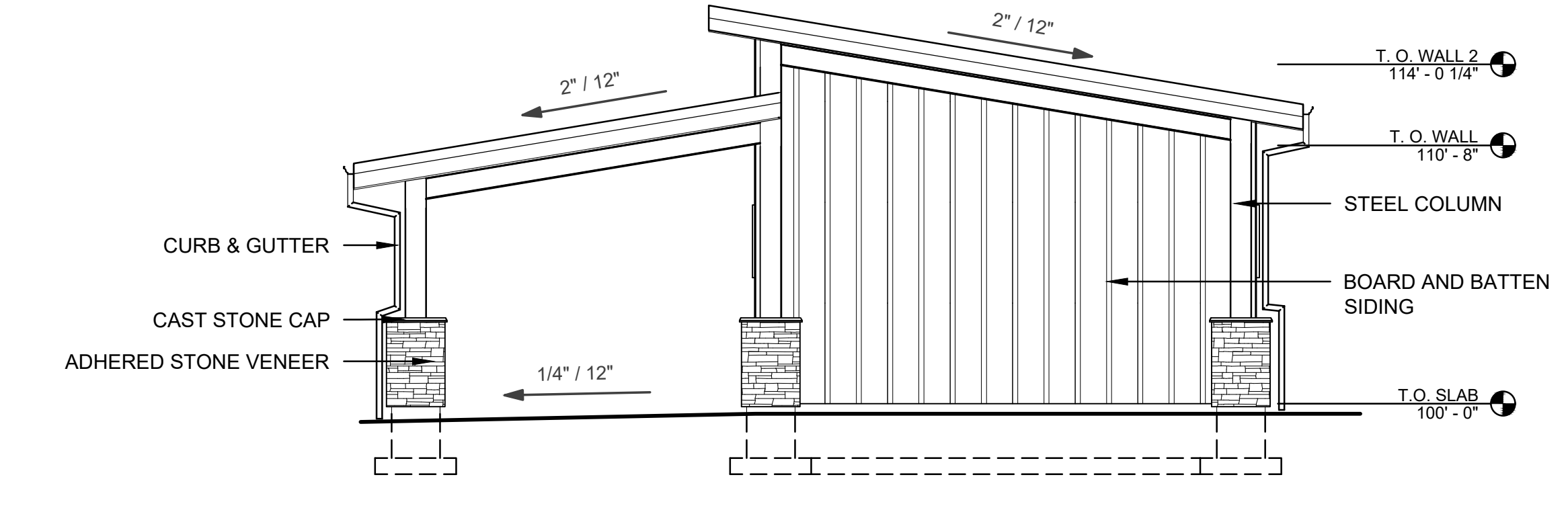
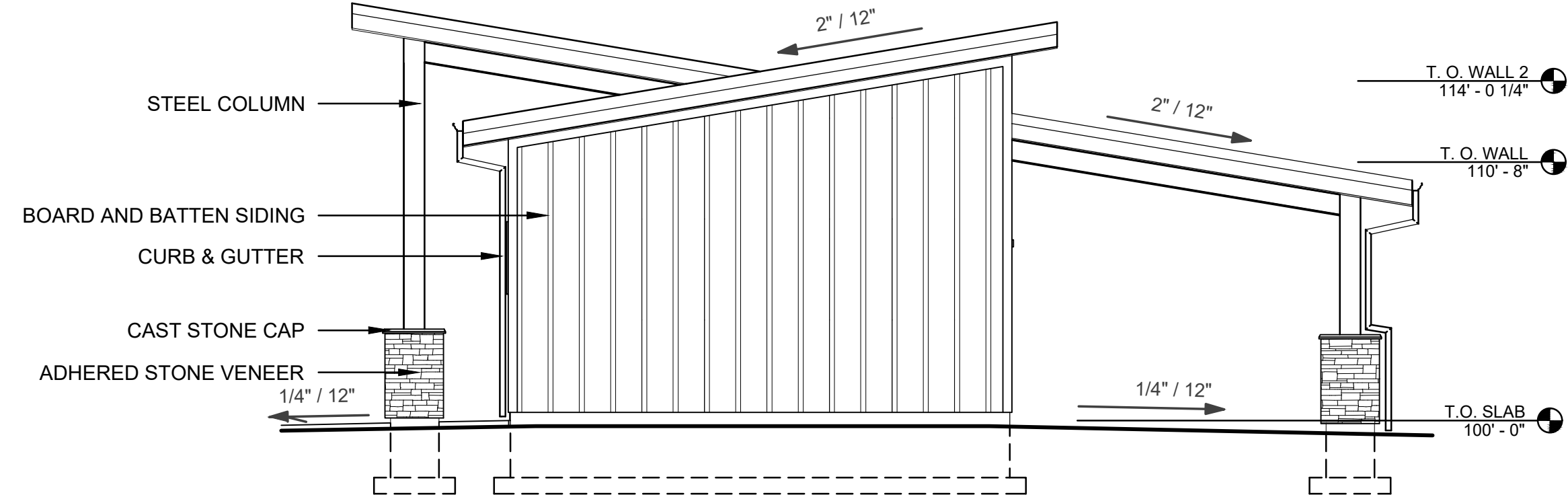
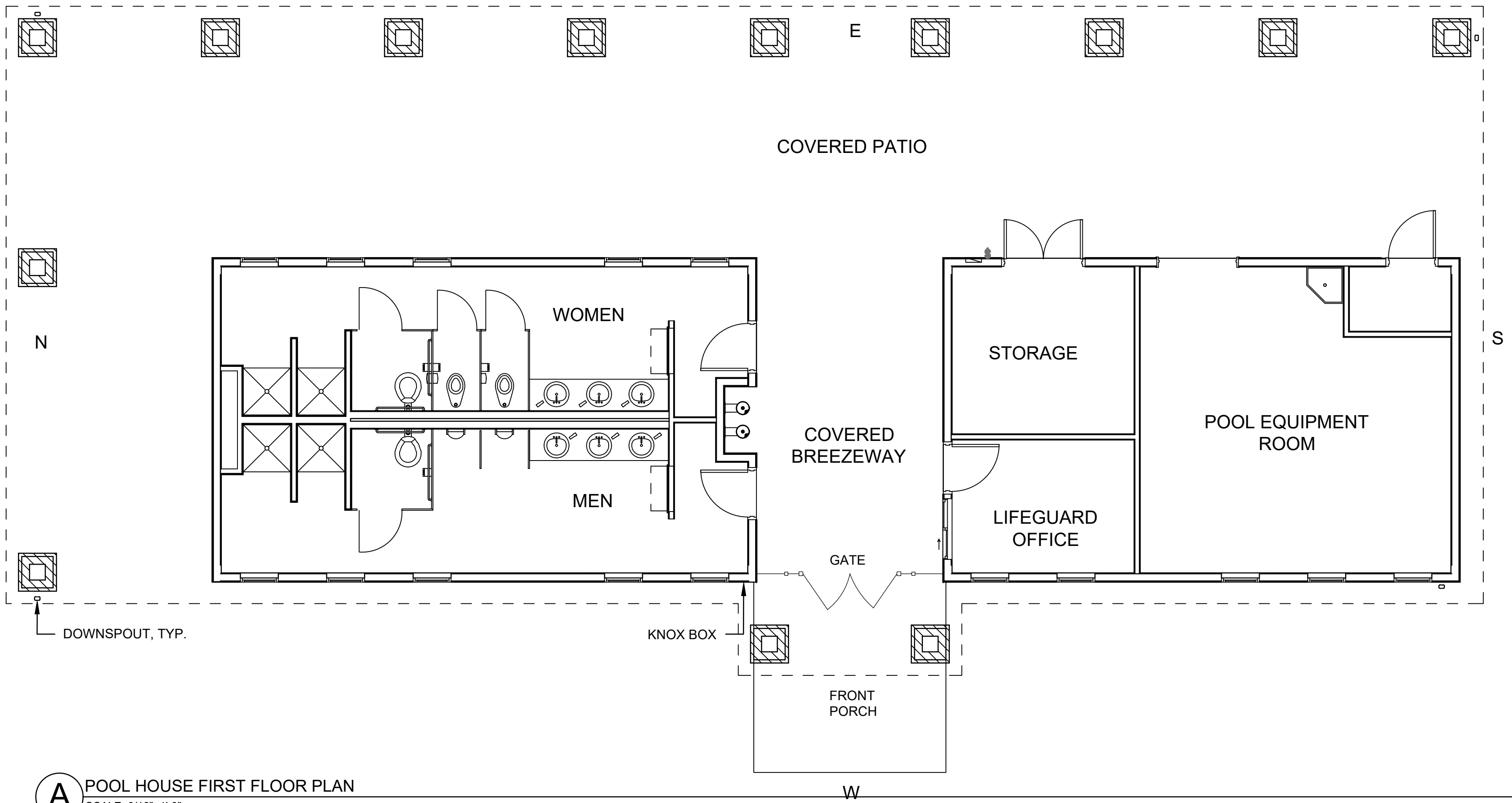


GRAPHIC SCALE: 1" = 20'





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WANDER POOL HOUSE #1  
VILLAGE 1 PLAT C1 - SITE PLAN  
218 S BUCKHORN BATH AVE, SARATOGA SPRINGS, UT  
POOL HOUSE FLOOR PLAN & ELEVATIONS

PROFESSIONAL STAMP

PROJECT INFORMATION

PROJECT #: 191085  
DRAWN BY: LAI  
CHECKED BY: JC

ISSUE RECORD

SUBMITTAL #1	10/01/20

SHEET NUMBER

17.00



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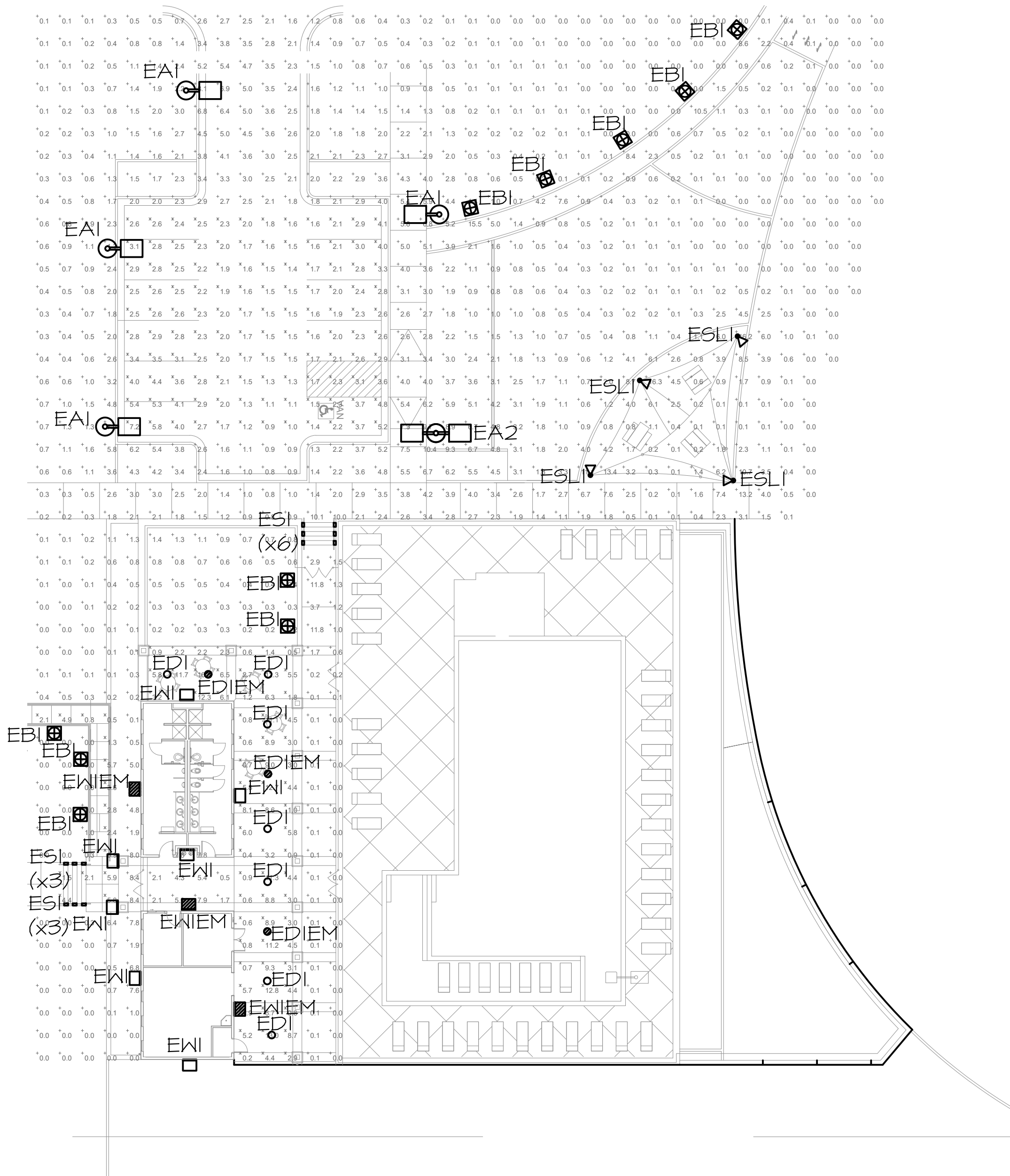
WANDER POOL HOUSE #1  
VILLAGE 1 PLAT C1 - SITE PLAN  
SARATOGA SPRINGS, UT  
*PHOTOMETRIC PLAN*

PROFESSIONAL STAMP

PROJECT #: 19108  
DRAWN BY:  
CHECKED BY:

[illegible]

18.00

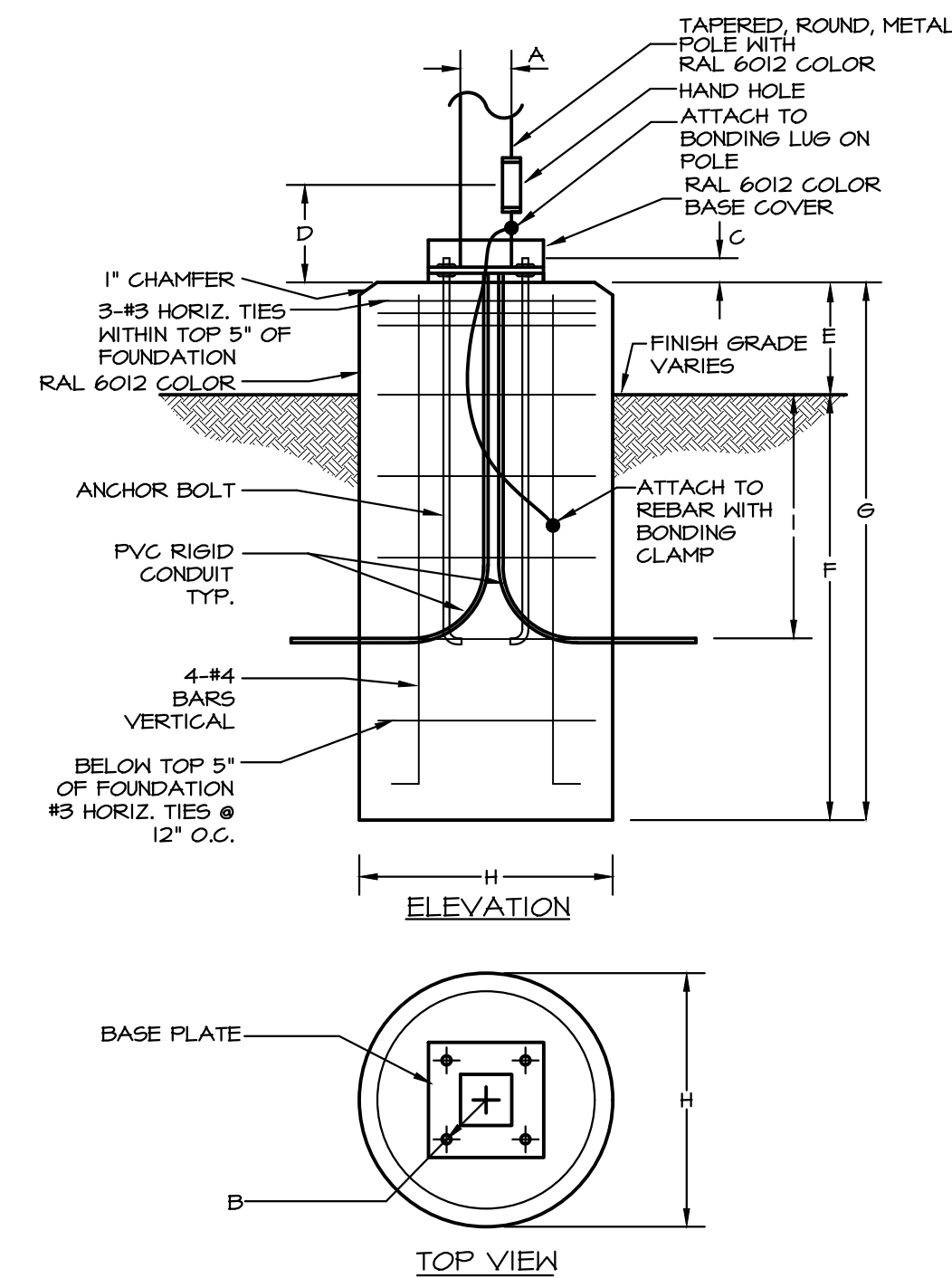


1	ELECTRICAL SITE PHOTOMETRIC PLAN
####	SCALE: 1" = 20'-0"



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE	+	1.9 fc	16.3 fc	0.0 fc	N/A	N/A
PARKING LOT	×	2.4 fc	7.2 fc	0.9 fc	8.01	2.7:1
PLAZA AREA	×	5.4 fc	13.0 fc	0.2 fc	65.0:1	27.0:1
SIDEWALK	×	3.4 fc	6.9 fc	0.5 fc	13.8:1	6.8:1

GENERAL NOTES	
A.	ALL SITE LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL TIMECLOCK.
B.	ALL SITE LIGHTING SHALL BE FULL-CUTOFF USING ENERGY EFFICIENT LED SOURCES.
C.	ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.
D.	ILLUMINANCE VALUES SHOWN HERE REPRESENT LIGHTING FROM LUMINAIRES SHOWN EXPLICITLY ON THIS DRAWING.
E.	ILLUMINANCE VALUES MEASURED 20 FEET BEYOND THE PROPERTY LINE SHALL NOT EXCEED 0.1 FOOT-CANDLES.
F.	ALL LIGHT POLES HAVE A MAXIMUM HEIGHT OF 16'-0" ABOVE GRADE.
G.	ALL SITE LIGHTINGS SHALL COMPLY WITH CITY OF SARATOGA SPRINGS MUNICIPAL LAND DEVELOPMENT CODE - CHAPTER 19.11 LIGHTING.



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EAI, EA2	16'0"	4"	PER MANUFACTURER			116"	6'6"	7'0"	24"	36"	

2	POLE BASE DETAIL
	SCALE: NONE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	QTY	WATT	LAMP TYPE	CGT/CRI	MAX WATTS	LUMEN OUTPUT	DIMMING	MOUNTING LOCATION	INFORMATION BOF/RFD/OFH	NOTES
EA1	AREA LIGHT, TYPE IV POLE, SINGLE HEAD, FULL CUTOFF	LITHONIA LIGHTING	D5XO-LED-P2-30K-T4M-MVOLT-DBLXD	120	1	44	LED	3000K	44	5450	NA	POLE GROUND	16'-0" AFG	1,2
EA2	AREA LIGHT, TYPE IV POLE, DOUBLE HEAD, FULL CUTOFF	LITHONIA LIGHTING	D5XO-LED-P2-30K-T4M-MVOLT-DBLXD	120	2	40	LED	3000K	40	10416	NA	POLE GROUND	16'-0" AFG	1,2
EB1	AREA POST BOLLARD	ZANEEN	LH1617-GRY	120	1	13.5	LED	3000K	13.5	340	NA	POLE GROUND	20" AFG	2
ED1	4" LED DOWNLIGHT WET LISTED	SOOTHAM	EV04-30-0T-AR-MD-L5-12-6210	120	1	8.8	LED	3000K	8.8	103	NA	RECESSED CANOPY	VARIES	2
ED1EM	4" LED DOWNLIGHT WET LISTED WITH EM BATTERY	SOOTHAM	EV04-30-0T-AR-MD-L5-12-6210-EL	120	1	8.8	LED	3000K	8.8	103	NA	RECESSED CANOPY	VARIES	2
ES1	EXTERIOR STEP LIGHT	ME-EF	140-9008	120	1	5.6	LED	3000K	5.6	120	NA	RECESSED STEP	VARIES	2
ESL1	EXTERIOR SPOT LIGHT ON CANOPY POLES	LUMINIS	SC655-1-L115-R30	120	1	15.4	LED	3000K	15.4	1544	NA	CANOPY POLE	VARIES	2
EW1	WALL MOUNTED AREA LIGHT, WIDE DISTRIBUTION WET LISTED	SOOTHAM	EV06MK-30K-10-AR-MD-L5-120-ML-MLL	120	1	4.6	LED	3000K	4.6	103	NA	SURFACE WALL	4'-0" AFG	2
EW1EM	WALL MOUNTED AREA LIGHT, WIDE DISTRIBUTION WET LISTED WITH EM BATTERY	SOOTHAM	EV06MK-30K-10-AR-MD-L5-120-ML-MLL	120	1	4.6	LED	3000K	4.6	103	NA	SURFACE WALL	4'-0" AFG	2

SPECIFIC NOTES:

- OVERALL FIXTURE HEIGHT IS 16'-0". INCLUDING THE BASE OF THE POLE WHICH IS 2'-4". THEREFORE THE POLE HEIGHT WILL BE 13'-8"
- ARCHITECT SHALL CONFIRM FIXTURE FINISH/COLOR PRIOR TO PURCHASING.