

WANDER POOL HOUSE #1

VILLAGE 1 PLAT C1 - SITE PLAN
SARATOGA SPRINGS, UTAH

ARCHITECT / PLANNER



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Planning & Entitlements
Landscape Architecture
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Real Estate Advisory
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CLIENT

CLAYTON PROPERTIES
GROUP II, INC.
4908 TOWER ROAD
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

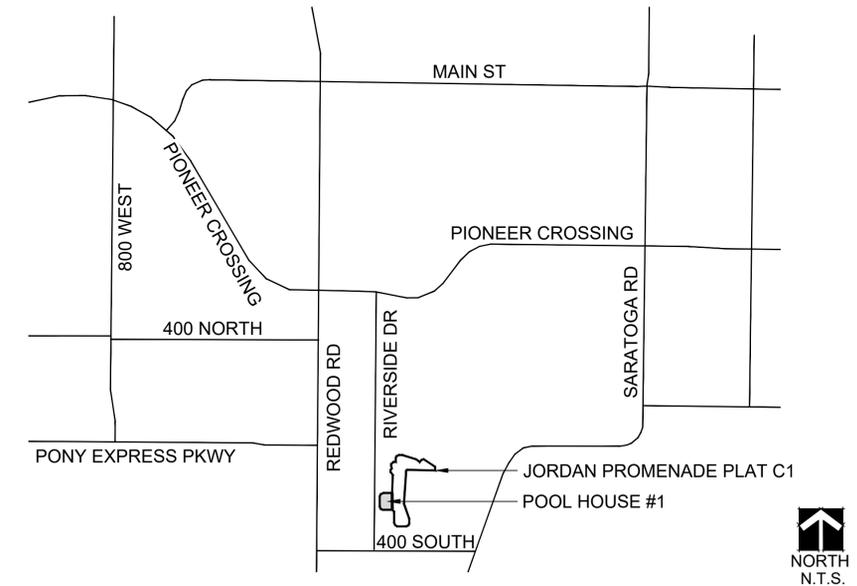
SUBMITTAL #1 10/01/20

SHEET NUMBER

0.00



VICINITY MAP



PROJECT TEAM

PLANNER/LANDSCAPE ARCHITECT

LAI DESIGN GROUP
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OWNER/CLIENT (UTAH)

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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

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.

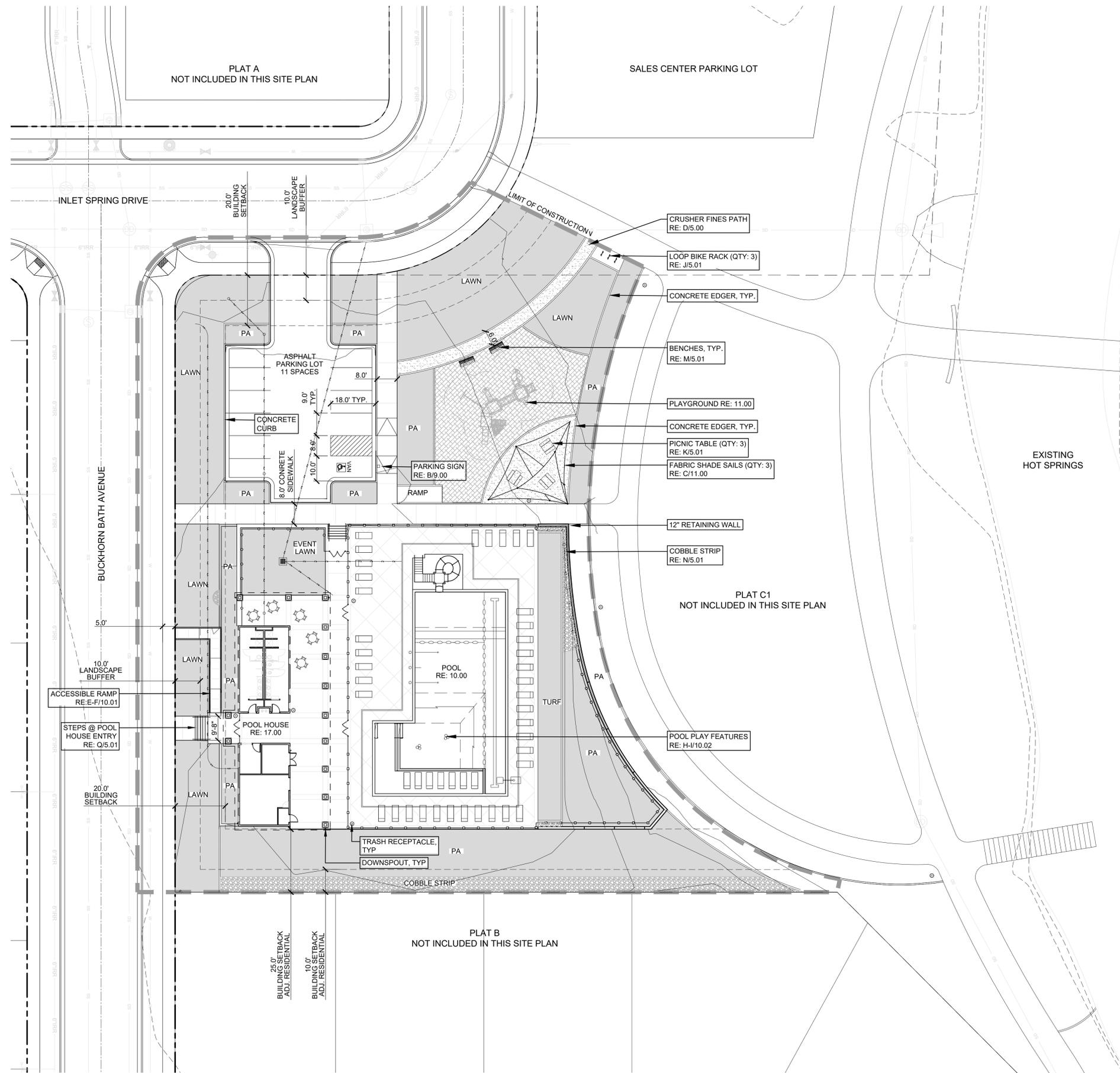
AMENDMENT HISTORY

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

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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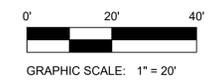
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POOL HOUSE FLOOR PLAN & ELEVATIONS

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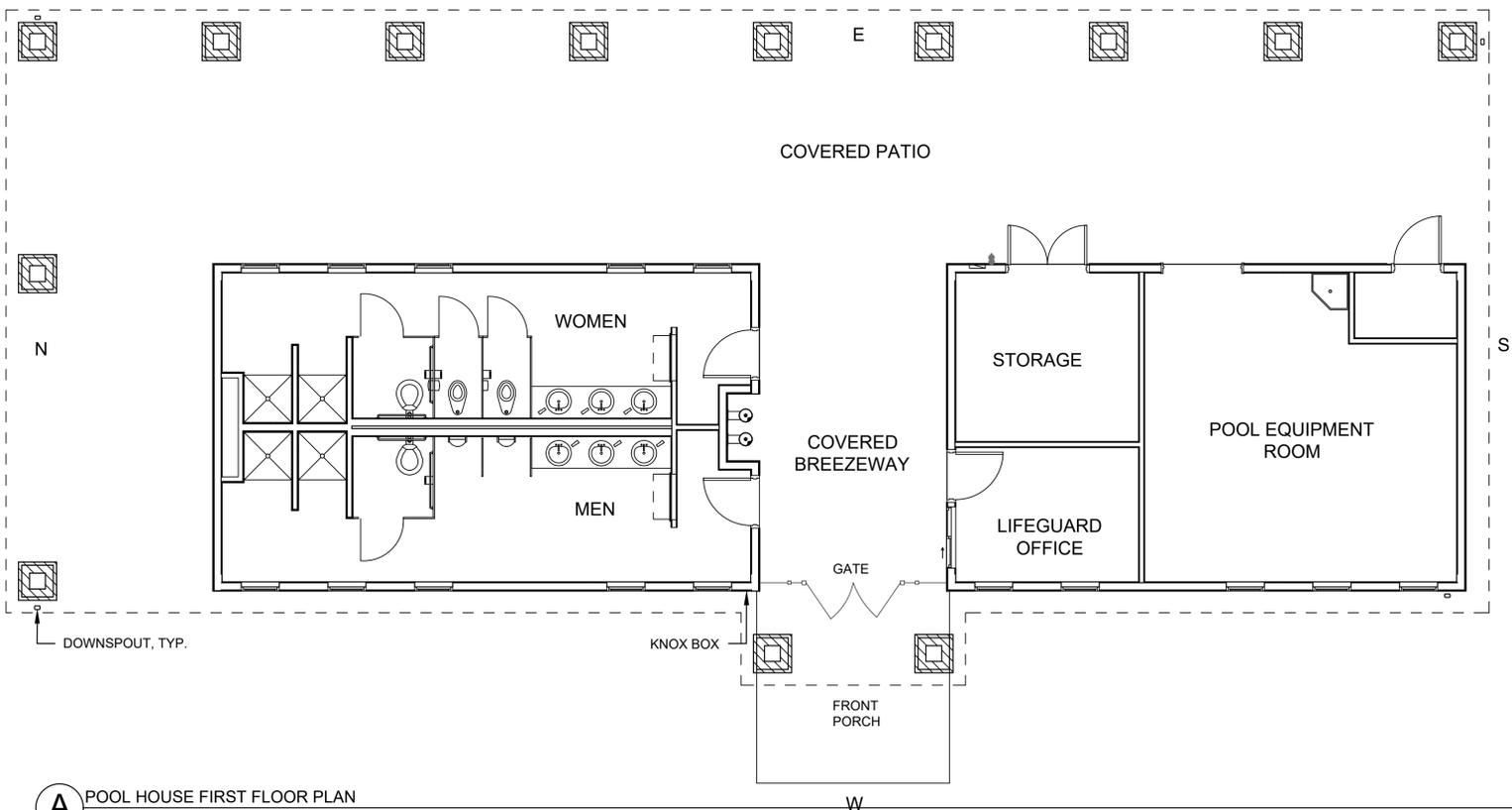
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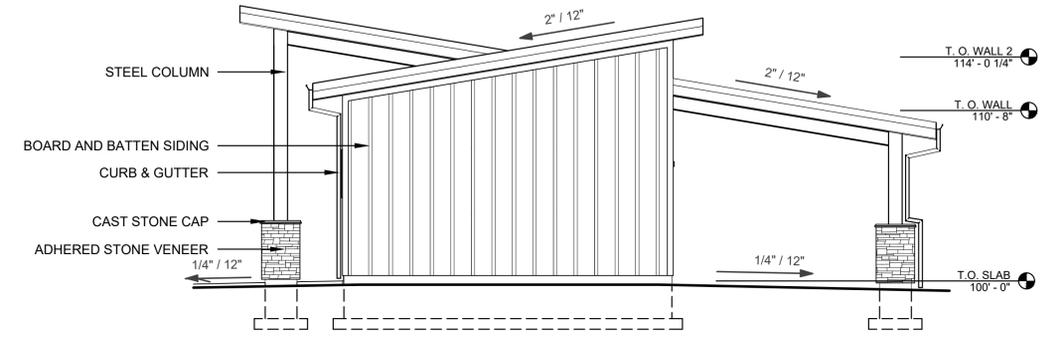
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10/01/20	

SHEET NUMBER

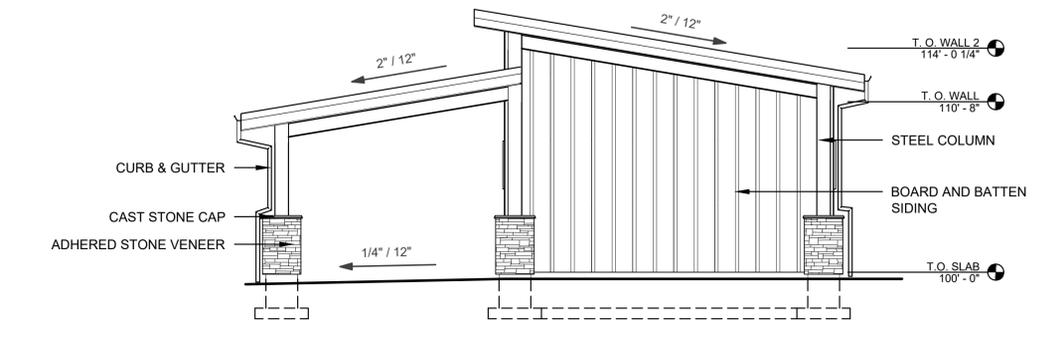
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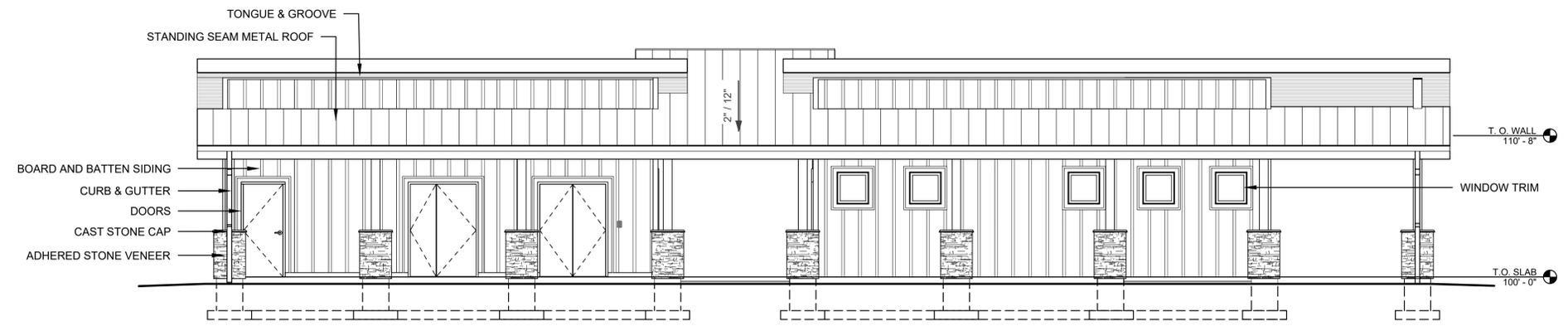
A POOL HOUSE FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



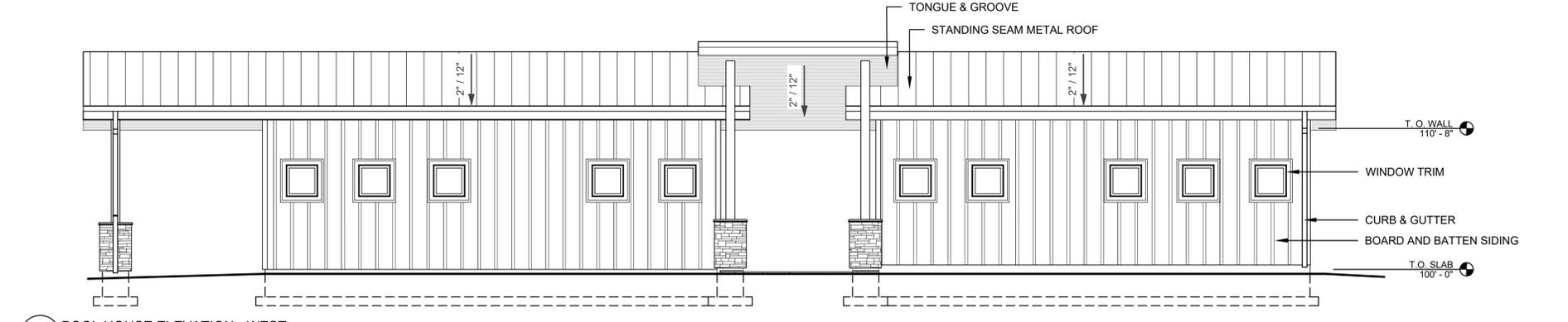
C POOL HOUSE ELEVATION - SOUTH
SCALE: 3/16"=1'-0"



E POOL HOUSE ELEVATION - NORTH
SCALE: 3/16"=1'-0"



B POOL HOUSE ELEVATION - EAST
SCALE: 3/16"=1'-0"



D POOL HOUSE ELEVATION - WEST
SCALE: 3/16"=1'-0"

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