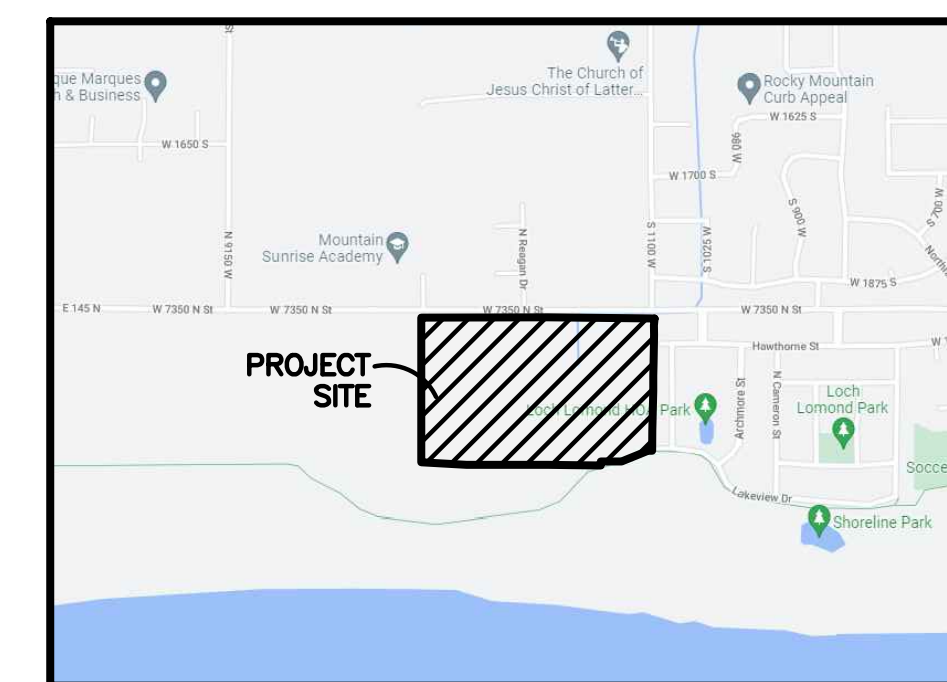


Project Narrative/Notes/Revisions

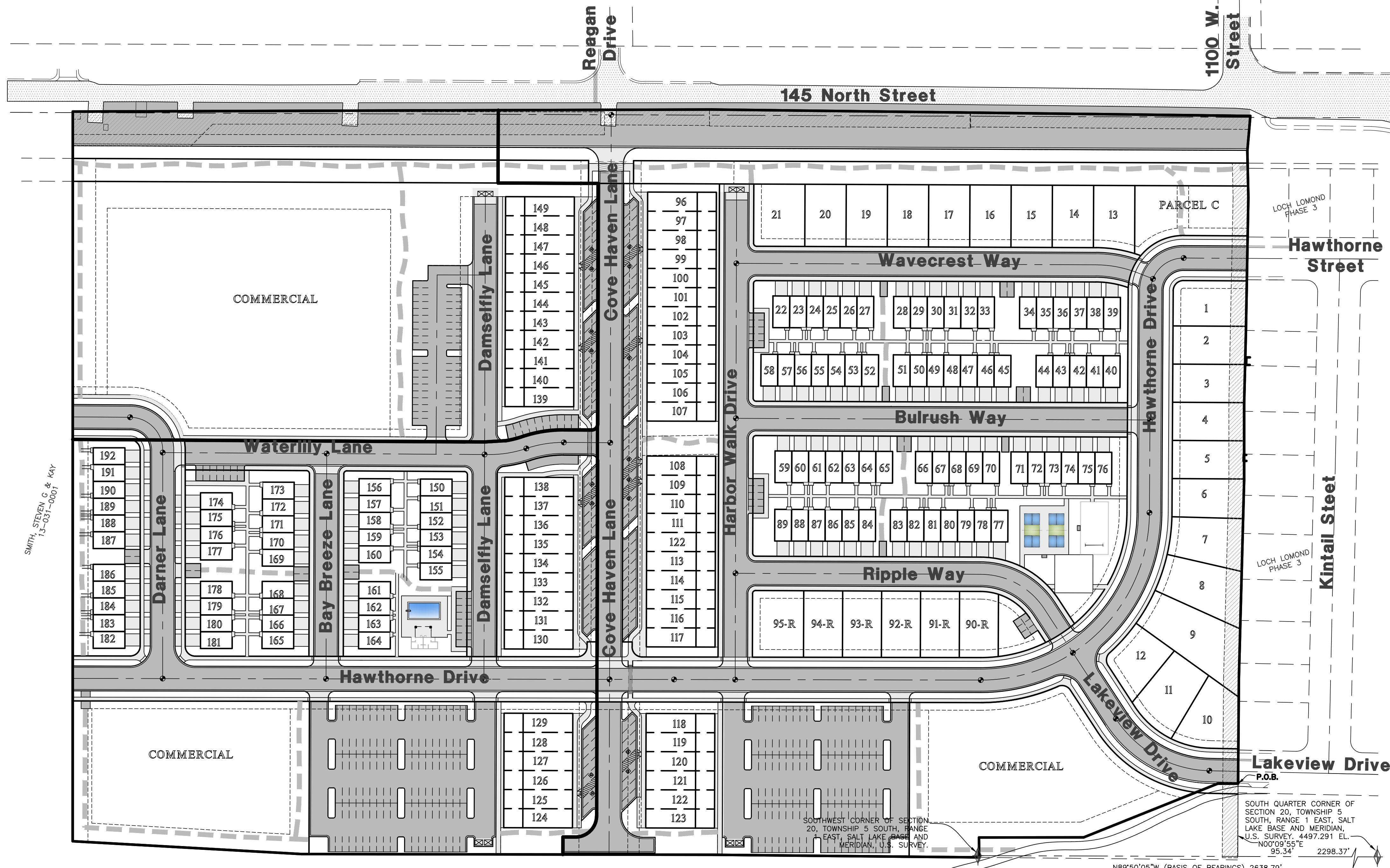
- 2023/04/27 NF - COMPLETED PRELIMINARY DESIGN FOR CLIENT & CITY REVIEW.
- 2023/11/15 NF - REVISED PER CITY COMMENTS.
- 2023/12/20 NF - REVISED PER CITY COMMENTS.
- 2024/02/07 NF - REVISED GRADING & UTILITIES PER CITY COMMENTS.

NORTH COVE Improvement Plans

SARATOGA CITY, UTAH COUNTY, UTAH
APRIL, 2023



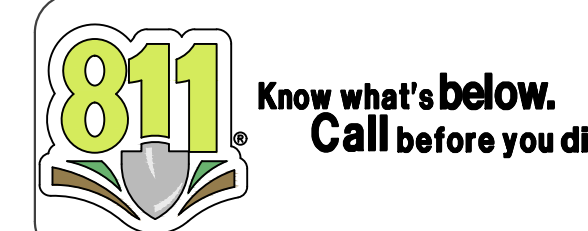
Vicinity Map
NOT TO SCALE



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
 - Sheet 2 - Notes/Legend/Street Cross-Section
 - Sheet 2.1 - Summary of Quantities
 - Sheet 3 - Existing & Demolition Plan
 - Sheet 4 - Cove Haven Lane 4+75.00 - 9+25.00
 - Sheet 5 - Cove Haven Lane 9+25.00 - 13+00.00
 - Sheet 5.1 - Cove Haven Lane 13+00.00 - 15+00.00
 - Sheet 6 - Waterlily Lane 5+00.00 - 9+50.00
 - Sheet 7 - Waterlily Lane 9+50.00 - 11+39.36
 - Sheet 8 - Hawthorne Drive 5+00.00 - 9+50.00
 - Sheet 9 - Hawthorne Drive 9+50.00 - 14+50.00
 - Sheet 10 - Hawthorne Drive 14+50.00 - 19+50.00
 - Sheet 11 - Hawthorne Drive 19+50.00 - 25+00.00
 - Sheet 12 - Wavecrest Way 5+00.00 - 9+00.00
 - Sheet 13 - Wavecrest Way 9+00.00 - 11+00.00
 - Sheet 14 - Bulrush Way 0+00.00 - 4+00.00
 - Sheet 15 - Bulrush Way 4+00.00 - 6+00.00
 - Sheet 16 - Lakeview Drive 5+00.00 - 8+26.00
 - Sheet 17 - Ripple Way 5+00.00 - 10+00.00
 - Sheet 18 - Harbor Walk Drive 5+00.00 - 9+00.00
 - Sheet 19 - Harbor Walk Drive 9+00.00 - 12+00.00
 - Sheet 20 - Damselfly Lane 5+00.00 - 9+50.00
 - Sheet 21 - Damselfly Lane 9+50.00 - 12+00.00
 - Sheet 22 - Bay Breeze Lane 0+00.00 - 3+50.00
 - Sheet 23 - Darnier Lane 5+00.00 - 9+50.00
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 - Sheet 25 - Grading Plan
 - Sheet 26 - Grading Plan
 - Sheet 27 - Grading Plan
 - Sheet 28 - Utility Plan
 - Sheet 29 - Utility Plan
 - Sheet 30 - Utility Plan
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 - Sheet 35 - City Standard Details
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 - Sheet 50 - Irrigation Plan
 - Sheet 51 - Irrigation Plan
 - Sheet 52 - Irrigation Details
 - Sheet 53 - Lighting Plan

DATA TABLE

GENERAL INFORMATION	AC.	SQ. FT.	TOTAL #	NOTES
TOTAL PROJECT AREA	33.84	1,474,070		
PONY EXPRESS PARKWAY AREA	2.28	99,317		
OPENSOURCE INFORMATION				
OPEN SPACE REQUIRED	8.46	368,518	25%	25% REQUIRED
AREA OF TRAIL DEDICATION	1.19	51,836		
HATCH PARCEL + (PRIVATE O.S.)	1.28	55,757		
COMMERCIAL LOT 1 + (PRIVATE O.S.)	0.51	22,216		
COMMERCIAL LOT 2 + (PRIVATE O.S.)	0.53	23,087		
PRIVATE OPEN SPACE (MIXED USE)	0.77	33,541		PATIOS ON MIXED USE UNITS
PRIVATE OPEN SPACE (RES. LOTS)	1.07	46,609		RESIDENTIAL LOTS (FRONT/SIDE/PATIOS)
OPEN SPACE (TOWNHOUSE)	3.36	146,362		
TOTAL OPENSOURCE PROVIDED	8.71	379,408	25.7%	
TOTAL LANDSCAPE PROVIDED	9.16	398,806	27.1%	
DENSITY INFORMATION				
LOTS/UNITS/MIXED USE			192	
RESIDENTIAL UNIT DENSITY ALLOWED			10	UNITS PER ACRE
COMMERCIAL PROPERTY	16.59	722,660	49.0%	
RESIDENTIAL UNIT DENSITY PROVIDED			10	UNITS PER ACRE
MIXED USE PARKING INFORMATION				
TOTAL MIXED USE RESIDENTIAL UNITS			54	
MIXED USE RESIDENTIAL REQUIRED (2.25*54 UNITS)			122	
MIXED USE RESIDENTIAL PROVIDED			126	
MIXED USE RESIDENTIAL PROVIDED (2-CAR GARAGE)			108	
MIXED USE RESIDENTIAL PROVIDED (GUEST STALLS)			18	
COMMERCIAL PARKING REQUIRED			351	4 STALLS/1000 S.F.
COMMERCIAL PARKING PROVIDED			351	54 UNITS@1625 S.F.=87,500 S.F. 87,750/1000=87.75*4=351
TOWNHOUSE RESIDENTIAL PARKING INFORMATION				
TOTAL TOWNHOUSE RESIDENTIAL UNITS			111	
TOWNHOUSE RESIDENTIAL REQUIRED (2.25*111 UNITS)			250	
TOWNHOUSE RESIDENTIAL PROVIDED			250	
TOWNHOUSE RESIDENTIAL PROVIDED (2-CAR GARAGE)			222	
TOWNHOUSE RESIDENTIAL PROVIDED (GUEST STALLS)			28	



Engineer's Notice To Contractors:
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY OTHERS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE IN ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENT. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE DUE PRECAUTIONARY MEASURE TO PROTECT ANY UTILITY LINES SHOWN, AND ANY OTHER LINES OBTAINED BY THE CONTRACTOR'S RESEARCH, AND OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS.

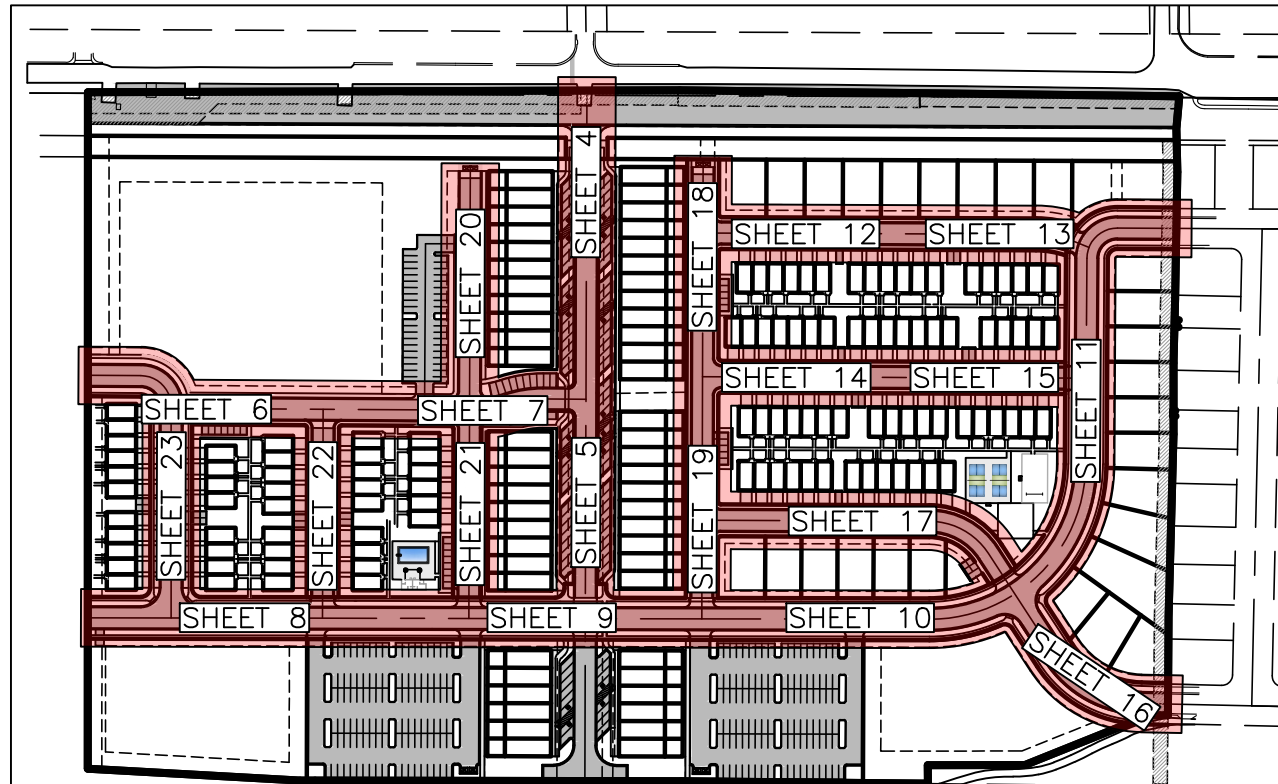
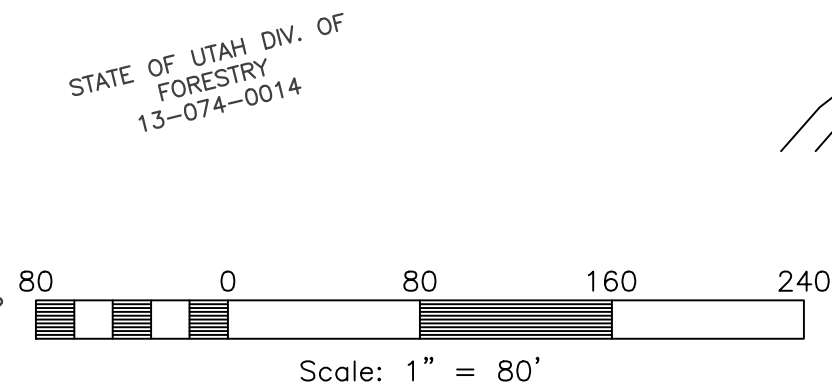
Surveyor:
Jason Felt
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

Developer Contact:
Chris Haertel
270 S. Main, Ste 103
Bountiful, UT 84010

Landscape Architect:
Nathan Peterson
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH: (801) 621-3100

Project Contact:
Jeremy Draper
Reeve & Associates, Inc.
5160 South 1500 West
Riverdale, Utah, 84405
PH:(801) 621-3100

- City Standard 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 ENGINEERS KNOWLEDGE, HOWEVER 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.
 - 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.



Sheet Index Key Map
NOT TO SCALE

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 www.reeveco.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS

DATE	DESCRIPTION
2023.12.20	NF City Comments
2024.02.07	NF Grading & Utilities

North Cove
SARATOGA SPRINGS, UTAH COUNTY, UTAH
Cover/Index Sheet

811 Know what's below. Call before you dig.

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
 Drafter: N. FICKLIN
Begin Date: AUGUST, 2022
Name: NORTH COVE
Number: 7030-03