WILDFLOWER
AT SARATOGA SPRINGS

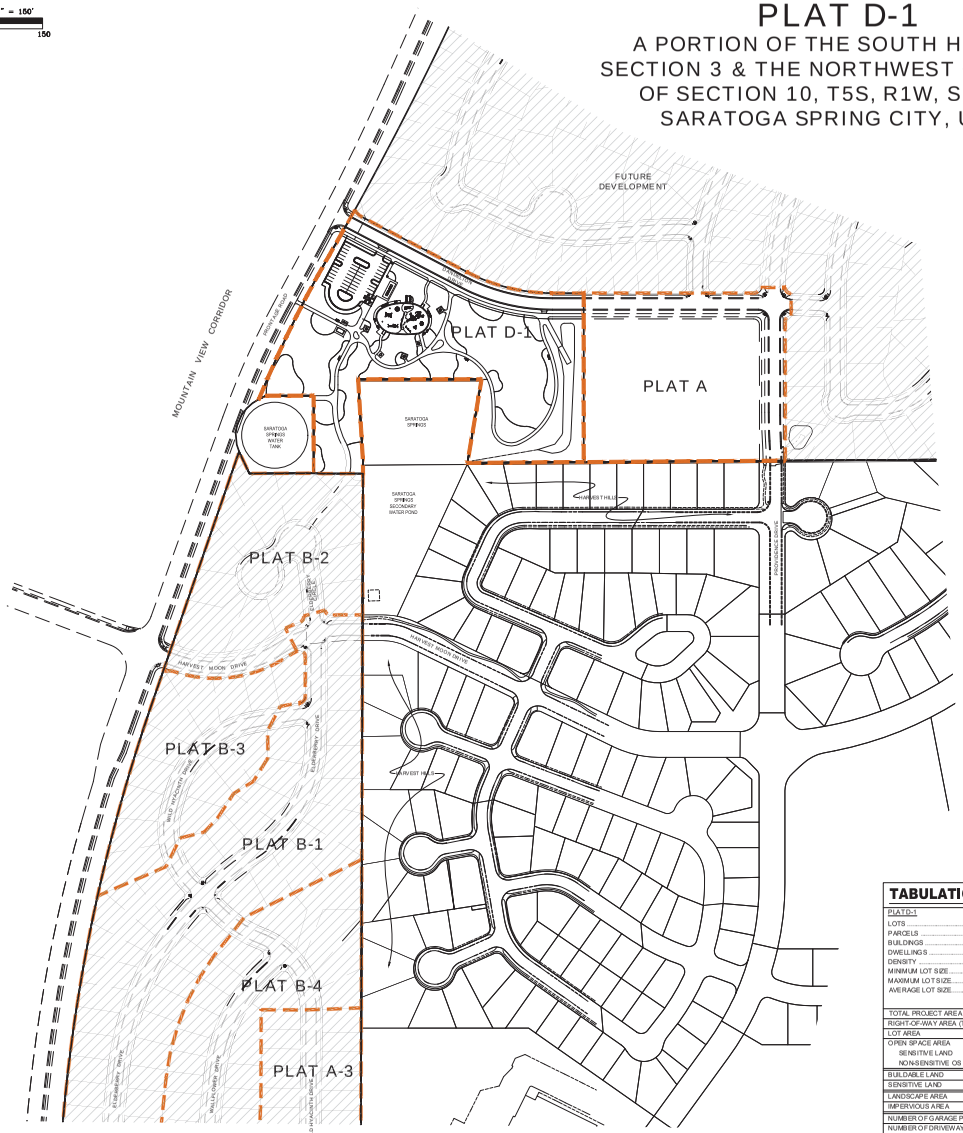
PLAT D-1

A PORTION OF THE SOUTH HALF OF SECTION 3 & THE NORTHWEST QUARTER OF SECTION 10, T5S, R1W, SLB&M, SARATOGA SPRING CITY, UTAH

NORTH

SCALE IN FEET: 1" = 150'

150 75 0 150



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 ENGINEERS KNOWLEDGE. HOWEVER IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED 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.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. DRAINAGE: ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET
12. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4965170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
13. ALL CULINARY & SECONDARY WATER PIPES TO BE DR-18 PVC.
14. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
15. PLAT A DETENTION POND & STORM DRAIN MUST BE CONSTRUCTED BEFORE PLAT D-1.
16. WILDFLOWER WILL BE UTILIZING CULINARY SOURCE AND STORAGE FROM THE RESERVE CAPACITY OF PAUL JOHNSON.
17. THIS PLAT IS SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE PLAN ON FILE WITH THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-3A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	(*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		CULINARY WATER PIPE	CW-1, CW-2, CW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		22.5° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		11.25° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		FIRE HYDRANT	CW-4
		3/4" SERVICE & METER (W)	CW-5
		PRV (W)	CW-10A, CW-10B, CW- 15
		AIR-VAC VALVE (W)	CW-12, CW-15
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
		SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI- 13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, PI- 13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
		FIBER OPTIC	
		GAS	
		OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

(*1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

TABULATIONS

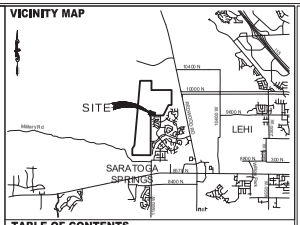
PLAT D-1

LOTS ..... 0 LOTS
PARCELS ..... 1 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS / ACRE
MINIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE ..... 0.00 ACRES / 0 SF

	AC	SF	%
TOTAL PROJECT AREA	7.23	314,739	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.99	43,084	14%
LOT AREA	0.00	0.00	0%
OPEN SPACE AREA	6.24	271,655	86%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	6.24	271,655	86%
BUILDABLE LAND	6.24	271,655	86%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	5.39	234,935	75%
IMPERVIOUS AREA	1.83	79,804	25%

NUMBER OF GARAGE PARKING SPACES	0
NUMBER OF DRIVEWAY PARKING SPACES	0
NUMBER OF STRIPED PARKING STALLS	41

VICINITY MAP



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SHEET LP-2	VILLAGE 1 STREET TREE MASTER PLAN
SHEET LP-3	VILLAGE 1 STREET TREE MASTER PLAN

OWNER / DEVELOPER

DAI
14034 SOUTH 145 EAST, SUITE 202
DRAPER, UT 84020
(801) 495-3414

ENGINEER

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ENGINEERING DEPT: 801-766-6506

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STATE OF UTAH
GREGORY D. MAGLEBY
No. 189874
9/19/18
REGISTERED PROFESSIONAL ENGINEER

WILDFLOWER - PLAT D-1
VILLAGE #1 - SOUTH
SARATOGA SPRINGS CITY, UTAH

COVER SHEET

REVISIONS
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3 -
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5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 150' (24x36)
DATE: 9/19/2018
SHEET: COVER

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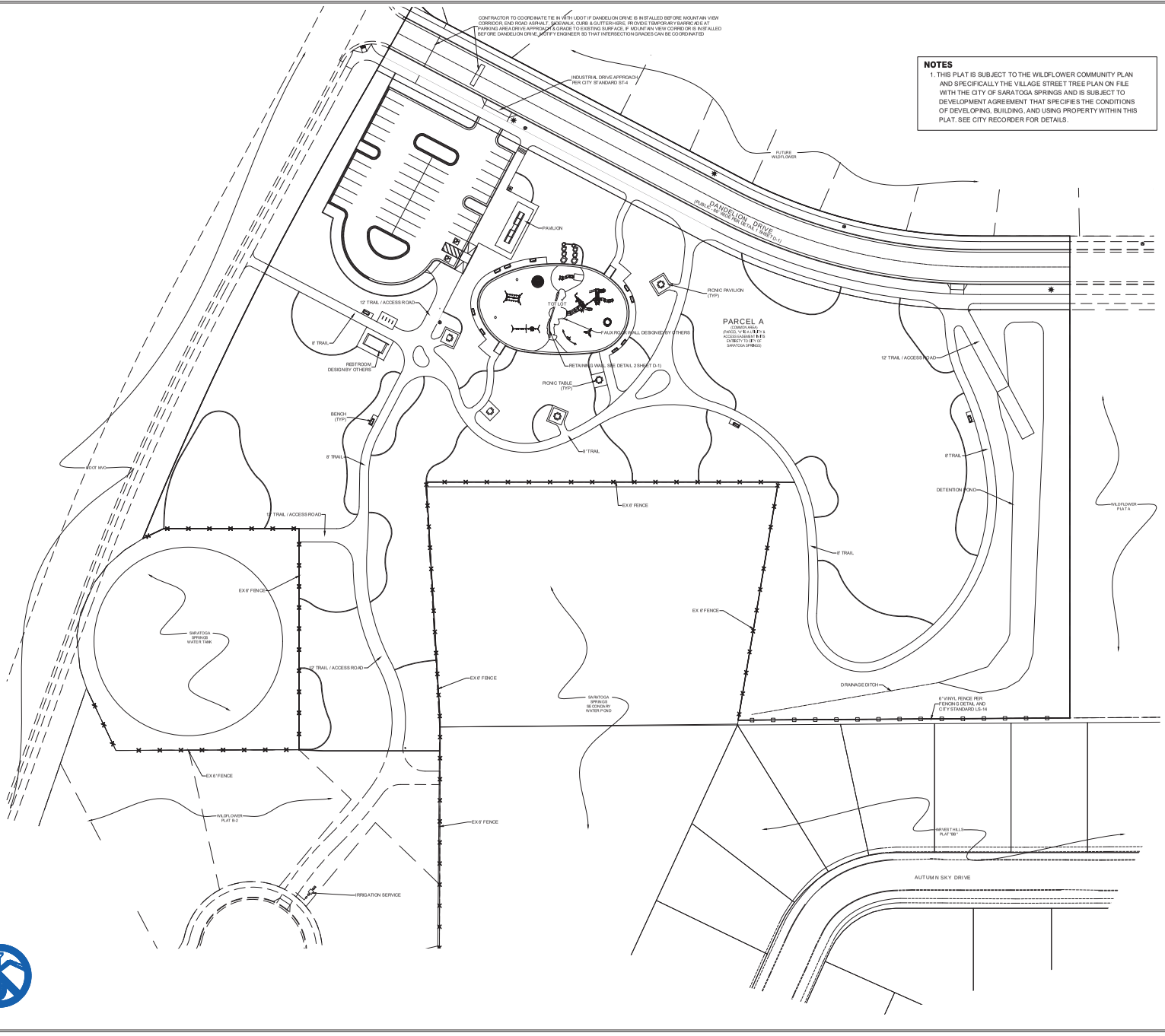

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HUSON

SCALE IN FEET: 1" = 40'

40' 20' 0 40

DATA TABLE

	SF	LF	EA
ASPHALT	15,787		
SUB-BASE	49,498		
ROAD BASE	49,895		
CURB AND GUTTER		1,788	
SIDEWALK		3,223	
TOT LOT			1
PICNIC PAVILION			5
PICNIC TABLE			11
BENCH			11
STREET LIGHT (COLLECT)			3

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VILLAGE #1 - SOUTH
SARATOGA SPRINGS CITY, UTAH

OVERALL SITE PLAN

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