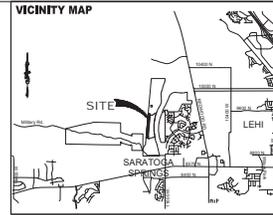


| TABULATIONS                         |                      |         |      |
|-------------------------------------|----------------------|---------|------|
| PLAT B-1                            |                      |         |      |
| LOTS                                | 37 LOTS              |         |      |
| PARCELS                             | 1 PARCELS            |         |      |
| BUILDINGS                           | 7 BUILDINGS          |         |      |
| DWELLINGS                           | 37 DWELLINGS         |         |      |
| DENSITY                             | 18 UNITS/ACRE        |         |      |
| MINIMUM LOT SIZE                    | 0.03 ACRES / 1342 SF |         |      |
| MAXIMUM LOT SIZE                    | 0.03 ACRES / 1342 SF |         |      |
| AVERAGE LOT SIZE                    | 0.03 ACRES / 1342 SF |         |      |
|                                     | AC                   | SF      | %    |
| TOTAL PROJECT AREA                  | 2.30                 | 100,180 | 100% |
| RIGHT-OF-WAY AREA (TO BE DEDICATED) | 0.00                 | 0.00    | 0%   |
| LOT AREA                            | 1.50                 | 65,654  | 49%  |
| OPEN SPACE AREA                     | 1.25                 | 54,226  | 54%  |
| SENSITIVE LAND                      | 0.00                 | 0.00    | 0%   |
| NON-SENSITIVE OS                    | 0.00                 | 0.00    | 0%   |
| BIODIVERSITY LAND                   | 2.30                 | 100,180 | 100% |
| SENSITIVE LAND                      | 0.00                 | 0.00    | 0%   |
| LANDSCAPE AREA (DEDICATED ROW)      | 0.00                 | 0.00    | 0%   |
| IMPERVIOUS AREA (DEDICATED ROW)     | 0.00                 | 0.00    | 0%   |
| NUMBER OF GARAGE PARKING SPACES     |                      |         | 74   |
| NUMBER OF DRIVEWAY PARKING SPACES   |                      |         | 74   |
| NUMBER OF STRIPPED PARKING SPACES   |                      |         | 0    |

# WILDFLOWER VILLAGE 3A PLAT B-1

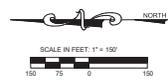
LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



- ### 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 ENGINEER'S 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.
  - POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR WANTED 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 APPROVED 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-CYCLE CRITERIA.

**LEI**  
- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

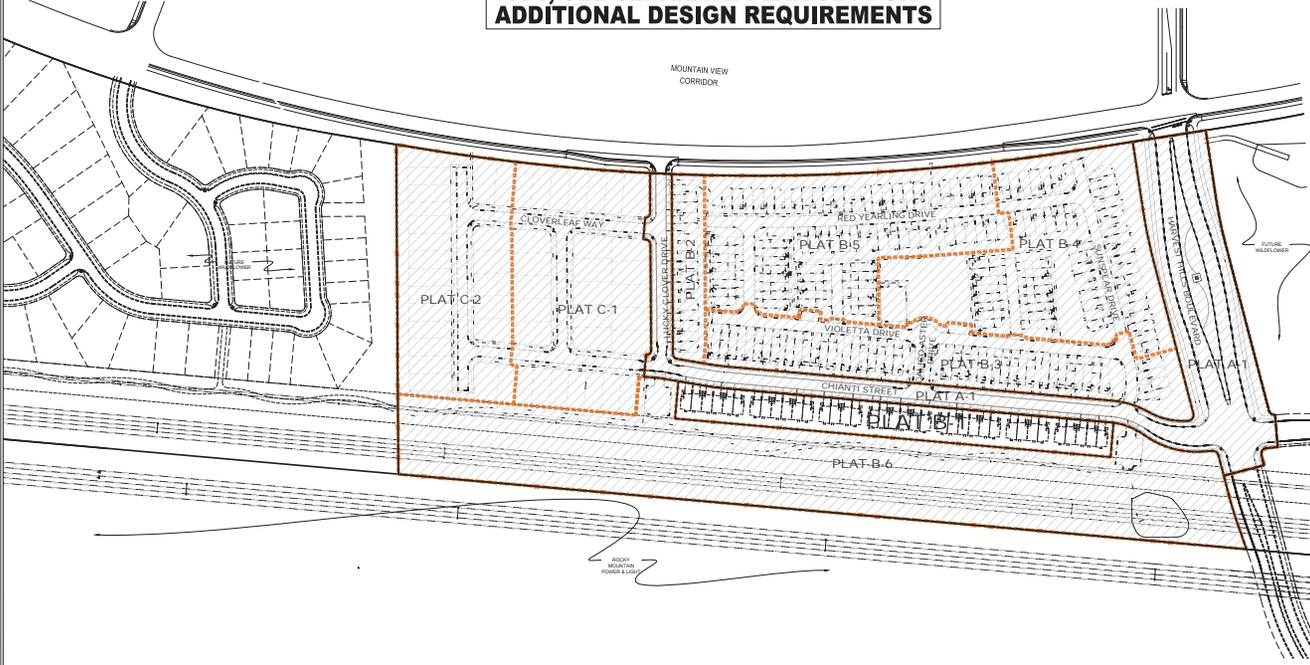
3302 N. Main Street  
Spanish Fork, UT 84606  
Phone: 801.798.0558  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



### TABLE OF CONTENTS

| Sheet Number | Sheet Title                           |
|--------------|---------------------------------------|
| COVER        | COVER                                 |
| SHEET 1 OF 2 | PLAT B-1                              |
| SHEET 2 OF 2 | PLAT B-1                              |
| C-101        | EXISTING CONDITIONS & DEMOLITION PLAN |
| C-201        | OVERALL SITE PLAN                     |
| C-301        | SIGNAGE & STRIPING PLAN               |
| C-401        | UTILITY PLAN                          |
| C-501        | GRADING & DRAINAGE PLAN               |

**ALL ROADWAYS, UTILITIES, LATERALS, SIGNS, ETC TO BE INSTALLED WITH VILLAGE 3A PLAT A-1, SEE SEPARATE PLAN SET FOR ADDITIONAL DESIGN REQUIREMENTS**



- ### GENERAL NOTES
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
  - ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
  - ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
  - 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.
  - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955701058 WITH AN EFFECTIVE DATE OF JULY 17, 2002.



### LEGEND

| EXISTING | PROPOSED | DETAILS                  |
|----------|----------|--------------------------|
| ---      | ---      | BOUNDARY LINE            |
| ---      | ---      | STREET CENTERLINE        |
| ---      | ---      | EASEMENT LINE            |
| ---      | ---      | LOT LINE                 |
| ○        | ○        | SEWER PIPE               |
| ○        | ○        | SEWER MANHOLE            |
| ○        | ○        | 4" SEWER SERVICE         |
| ○        | ○        | STORM DRAIN PIPE (RCP)   |
| ○        | ○        | STORM DRAIN MANHOLE      |
| ○        | ○        | CURB INLET               |
| ○        | ○        | COMBO BOX                |
| ○        | ○        | 4x4 CATCH BASIN          |
| ○        | ○        | 2x2 CATCH BASIN          |
| ○        | ○        | INLET/OUTLET W/ GRATE    |
| ○        | ○        | CULINARY WATER PIPE      |
| ○        | ○        | 45° PIPE ELBOW (W)       |
| ○        | ○        | 22.5° PIPE ELBOW (W)     |
| ○        | ○        | 11.25° PIPE ELBOW (W)    |
| ○        | ○        | FIRE HYDRANT             |
| ○        | ○        | 5/8" SERVICE & METER (W) |
| ○        | ○        | PRV (W)                  |
| ○        | ○        | AFVAC VALVE (W)          |
| ○        | ○        | 2" BLOW-OFF (W)          |
| ○        | ○        | VALVE (W & SW)           |
| ○        | ○        | TIE                      |
| ○        | ○        | CROSS                    |
| ○        | ○        | SECONDARY WATER PIPE     |
| ○        | ○        | 45° PIPE ELBOW (SW)      |
| ○        | ○        | 22.5° PIPE ELBOW (SW)    |
| ○        | ○        | 11.25° PIPE ELBOW (SW)   |
| ○        | ○        | 1" SINGLE BW SERVICE     |
| ○        | ○        | 1-1/2" DUAL BW SERVICE   |
| ○        | ○        | BW SERVICE TO PARKS      |
| ○        | ○        | AFVAC VALVE (SW)         |
| ○        | ○        | BACKFLOW PREVENTER       |
| ○        | ○        | 2" BLOW-OFF (SW)         |
| ○        | ○        | 30" C&G (COLLECTOR)      |
| ○        | ○        | 24" C&G (LOCAL)          |
| ○        | ○        | 24" SHED C&G             |
| ○        | ○        | SIDEWALK                 |
| ○        | ○        | STOP SIGN                |
| ○        | ○        | STREET SIGN              |
| ○        | ○        | MONUMENT                 |
| ○        | ○        | SPRINKLER CONDUIT        |
| ○        | ○        | FENCE                    |
| ○        | ○        | STREET LIGHT LOCAL       |
| ○        | ○        | STREET LIGHT COLLECTOR   |
| ○        | ○        | POWER POLE               |
| ○        | ○        | DITCH                    |
| ○        | ○        | FIBER OPTIC              |
| ○        | ○        | GAS                      |
| ○        | ○        | OVERHEAD POWER           |
| ○        | ○        | FLOW ARROW               |
| ○        | ○        | CONTOURS                 |
| ○        | ○        | 10 YEAR FLOOD ROUTE      |
| ○        | ○        | MATCH LINE               |
| ○        | ○        | DRIVE APPROACH           |
| ○        | ○        | ADA RAMP                 |
| ○        | ○        | TRAIL                    |

**OWNER / DEVELOPER**

CITY OF SARATOGA SPRINGS  
1507 N. COURTHOUSE DR. 2000  
SARATOGA SPRINGS, UTAH 84405

PLANNING DEPT: 801-786-6793  
ENGINEERING DEPT: 801-786-6506

**DAI**

14084 SOUTH 145 EAST, SUITE 202  
DRAPER, UT 84020  
(801) 495-3414

**BOCK MOUNTAIN DAMER**  
PHONE: 800-469-5981

**ENGINEER**

LEI CONSULTING ENGINEERS  
AND SURVEYORS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84606  
801-786-0550

COMMUNAL ENERGY  
PHONE: 801-396-8552

WILDFLOWER - VILLAGE 3A PLAT B-1  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

### REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |
| 4   |      |             |
| 5   |      |             |

LEI PROJECT #  
**2013-0902**

DRAWN BY:  
**BLS**

CHECKED BY:  
**NKW**

SCALE  
**1" = 150'**

DATE:  
**2-20-2019**

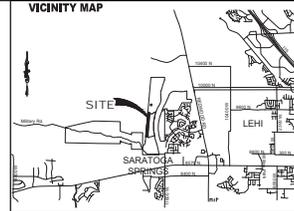
SHEET

**COVER**

(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 0.1%

# WILDFLOWER VILLAGE 3A PLAT B-1

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, CHAD A. POLSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 50112, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 1720-21, HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 58-10, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT. A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

**BOUNDARY DESCRIPTION**  
A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT LOCATED 87107V ALONG THE QUARTER SECTION LINE 1066.6 FEET WEST AND WEST 1851.94 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S8°37'56\"/>

DATE: \_\_\_\_\_ SURVEYOR'S NAME: CHAD A. POLSEN (See Salt Lake)  
LICENSE NO.: 50112

**OWNERS DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

**WILDFLOWER VILLAGE 3A SUBDIVISION PLAT B-1**  
AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC UTILITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON A DESIGNATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF, I HAVE HERETO SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE: OWNER  
SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE: OWNER  
SIGNATURE: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_ TITLE: OWNER

**OWNER'S ACKNOWLEDGMENT**  
STATE OF UTAH  
S.S.  
COUNTY OF UTAH

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DO PROVE TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITHEIR AUTHORIZED CAPACITIES, AND THAT BY HIS/HER/ITHEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNERS.

I CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.  
WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC FULL NAME: \_\_\_\_\_  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH

**APPROVAL BY LEGISLATIVE BODY**  
THE CITY COUNCIL OF THE CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREIN, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY MAYOR: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
CLERK/RECORDER (See Salt Lake)

## WILDFLOWER VILLAGE 3A PLAT B-1

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

**SHEET 1 OF 2**

SURVEYOR'S SEAL: CHAD A. POLSEN, LICENSE NO. 50112, UTAH COUNTY SURVEYOR

CITY ENGINEER: \_\_\_\_\_

CLERK/RECORDER SEAL: \_\_\_\_\_

**NOTES**

- PLAT MUST BE RECORDED WITHIN 90 DAYS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENT, WITHIN 30 MONTHS OF RECORDATION OF MOST RECENT PLAT. THE FIRST FINAL PLAT APPROVAL SHALL BE GRANTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.
- THE PLAT SHALL BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
- THE PLAT IS SUBJECT TO THE INSTALLATION OF IMPROVEMENTS AND ROAD AGREEMENTS \_\_\_\_\_ WHICH REQUIRES THE CONSTRUCTION AND MAINTENANCE OF IMPROVEMENTS BY THE SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPERS, THEIR HEIRS AND INDIVIDUALLY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- ALL PUBLIC UTILITIES SHALL NOT BE INSTALLED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
- ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCE HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS PRIVATE ON THIS PLAT.
- LOT OWNERS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COCOPS.
- NO OFFICIAL REPORT HAS BEEN COMPLETED BY EITHER CONCRETE MATS, WHEN ASSIGNED, OR LAND DEVELOPMENT CONSTRUCTION, PROCESS ENGINEERING DESIGN CRITERIA, AND RECOMMENDATION FOR PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LOCK THEREIN BY THE REPORT.
- CONCRETE TANK USES, OPERATIONS, MAINTENANCE ARE SUBJECT TO NEARBY PLAT LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SPORTS, SCIENCE, COOKING, MUSEUMS, AND ASPECTS ASSOCIATED WITH CULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND ASPECTS AND WILL NOT RESTRICT ANY OPERATIONS NOR AVOID DURING USE FROM CONTRIBUTING TO LOCAL AIR QUALITY.
- CONCRETE TANK ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH IS ENTERED 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 GRADE SHALL FALL A MINIMUM OF 6 INCHES FROM THE WEST 15 FEET.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREIN IS THE FOUND 1899 TRAIL COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (INDUSTRIAL) ELEVATION OF 4248.0 FEET.
- AREA SHOWN HEREIN FALLS WITHIN FLOOD ZONE "V" AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN AS PER FIRM MAP NO. 465071068 WITH AN EFFECTIVE DATE OF JULY 17, 2002.
- ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BURNING TO MEET DOMINION ENERGY STANDARDS AS LINED TO MEET PROPER BURNING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATION TO MEET THE REQUIREMENTS.
- NO ACCESS POINTS TO PLAT ARE ALLOWED TO COLLECT ROADWAY TO ACCESS FROM NEARBY HIGHWAY.
- THIS PLAT IS SUBJECT TO THE 90 DAY OWNER COMPLAINT PLAN AND SPECIFICALLY THE ALLIANCE STREET TRAIL PLAN TO BE FILED BY THE CITY OF SARATOGA SPRINGS AND IS SUBJECT TO DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT.
- A TITLE REPORT PREPARED BY \_\_\_\_\_ ON \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_ WAS USED IN THE PREPARATION OF THIS PLAT AND IS CONSULT THIS ENGINEERS AND SURVEYORS. THIS IS INTENDED TO RELY ON THE ACCURACY OF THE REPORT. NOTES NOTED FOR ERRORS OR OBSERVED ON THE RECORD OF SAID TITLE REPORT. ALL GABMETS OF RECORD SHOWN HEREIN ARE REFERENCED FROM SAID REPORT.

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY; AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. APPROVING SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 104-40(9)(10). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS, AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

**ROCKY MOUNTAIN POWER**

1. PERMIT TO LOCATE AND/OR SPLIT THE PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PERMIT TO LOCATE AND/OR SPLIT THE PLAT CONVEYS TO THE OWNERS OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL RIGHTS AND DUTIES DESCRIBED THEREIN. THE APPROVAL DOES NOT CONSTITUTE ABANDONMENT OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THE APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT. INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY OF ANY KIND. PLEASE CONTACT DOMINION ENERGY FOR FURTHER INFORMATION. PLEASE CONTACT DOMINION ENERGY CASES OR CORPORATION ENERGY CASES DEPARTMENT AT 800-668-6620.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

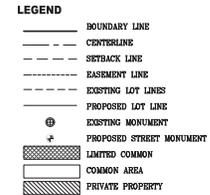
BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**TABULATIONS**

| PLAT IS:   | AC   | SF       | %    |
|--|------|----------|------|
| LOTS   | 37   | 100,180  | 100% |
| PARCELS  | 7    | 100,180  | 100% |
| BUILDINGS  | 7    | 100,180  | 100% |
| DWELLINGS  | 37   | 100,180  | 100% |
| DENSITY  | 1%   | 100,180  | 100% |
| MINIMUM LOT SIZE                                 | 0.03 | 1,242 SF |      |
| MAXIMUM LOT SIZE                                 | 0.03 | 1,242 SF |      |
| AVERAGE LOT SIZE                                 | 0.03 | 1,242 SF |      |
| <b>RIGHT-OF-WAY AREA (BEFORE THE DEDICATION)</b> |      |          |      |
| TOTAL PROJECT AREA                               | 2.30 | 100,180  | 100% |
| RIGHT-OF-WAY AREA                                | 0.00 | 0.00     | 0%   |
| LOT AREA   | 1.05 | 45,954   | 46%  |
| OPEN SPACE AREA                                  | 1.25 | 54,226   | 54%  |
| SENSITIVE LAND                                   | 0.00 | 0.00     | 0%   |
| NON-SENSITIVE OS                                 | 0.00 | 0.00     | 0%   |
| <b>BUILDABLE LAND</b>                            |      |          |      |
| TOTAL BUILDABLE LAND                             | 2.30 | 100,180  | 100% |
| SENSITIVE LAND                                   | 0.00 | 0.00     | 0%   |
| NON-SENSITIVE LAND                               | 2.30 | 100,180  | 100% |
| <b>PERMISSIBLE AREA (DEDICATED ROW)</b>          |      |          |      |
| PERMISSIBLE AREA                                 | 0.00 | 0.00     | 0%   |
| IMPERVIOUS AREA                                  | 0.00 | 0.00     | 0%   |
| NUMBER OF GARAGE PARKING SPACES                  | 0    | 0        | 0%   |
| NUMBER OF DRIVEWAY PARKING SPACES                | 0    | 0        | 0%   |
| NUMBER OF STRIPPED PARKING STALLS                | 0    | 0        | 0%   |

**LINE TABLE**

| LINE | DIRECTION   | LENGTH |
|------|-------------|--------|
| L1   | S44°34'33"E | 16.79  |
| L2   | S5°03'04"W  | 17.34  |
| L3   | S7°28'26"W  | 17.09  |
| L4   | S5°03'04"W  | 16.71  |
| L5   | S5°03'04"W  | 17.00  |
| L6   | S6°58'41"W  | 16.69  |
| L7   | S6°28'26"W  | 16.71  |
| L8   | S6°29'45"W  | 17.68  |



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Fax: 801.224.8888  
www.lei-engineers.com

**CENTURY LINK**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**PLANNING DIRECTOR**  
APPROVED BY THE PLANNING DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**PLANNING DIRECTOR**  
APPROVED BY THE CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**CITY ENGINEER**  
APPROVED BY THE CITY ENGINEER ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**COMCAST CABLE TELEVISION**  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**LAND USE AUTHORITY**  
APPROVED BY THE LAND USE AUTHORITY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**LAND USE AUTHORITY**  
APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**FIRE CHIEF**  
APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

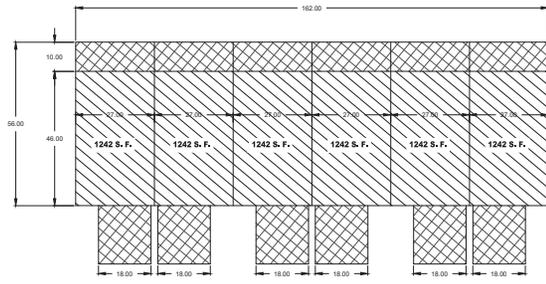
**PUBLIC WORKS DIRECTOR**  
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**PUBLIC WORKS DIRECTOR**  
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

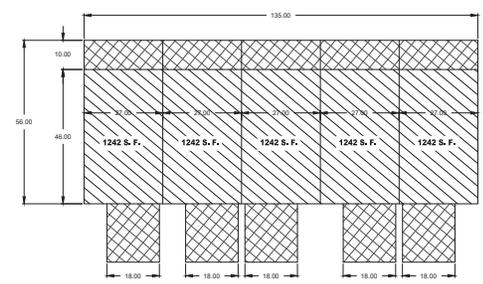
**SARATOGA SPRINGS ATTORNEY**  
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

**SARATOGA SPRINGS ATTORNEY**  
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

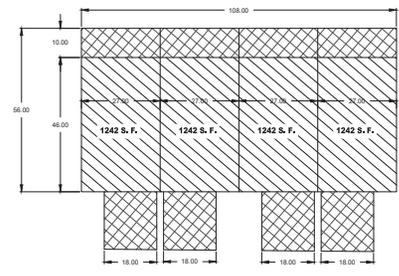
**LEHI CITY POST OFFICE**  
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.



**UNIT A**  
UNITS 101 THRU 112 & 117 THRU 128



**UNIT B**  
UNITS 133 THRU 137



**UNIT C**  
UNITS 113 THRU 116 & 129 THRU 132



**WILDFLOWER VILLAGE 3A  
PLAT B-1**

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 6 SOUTH,  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH