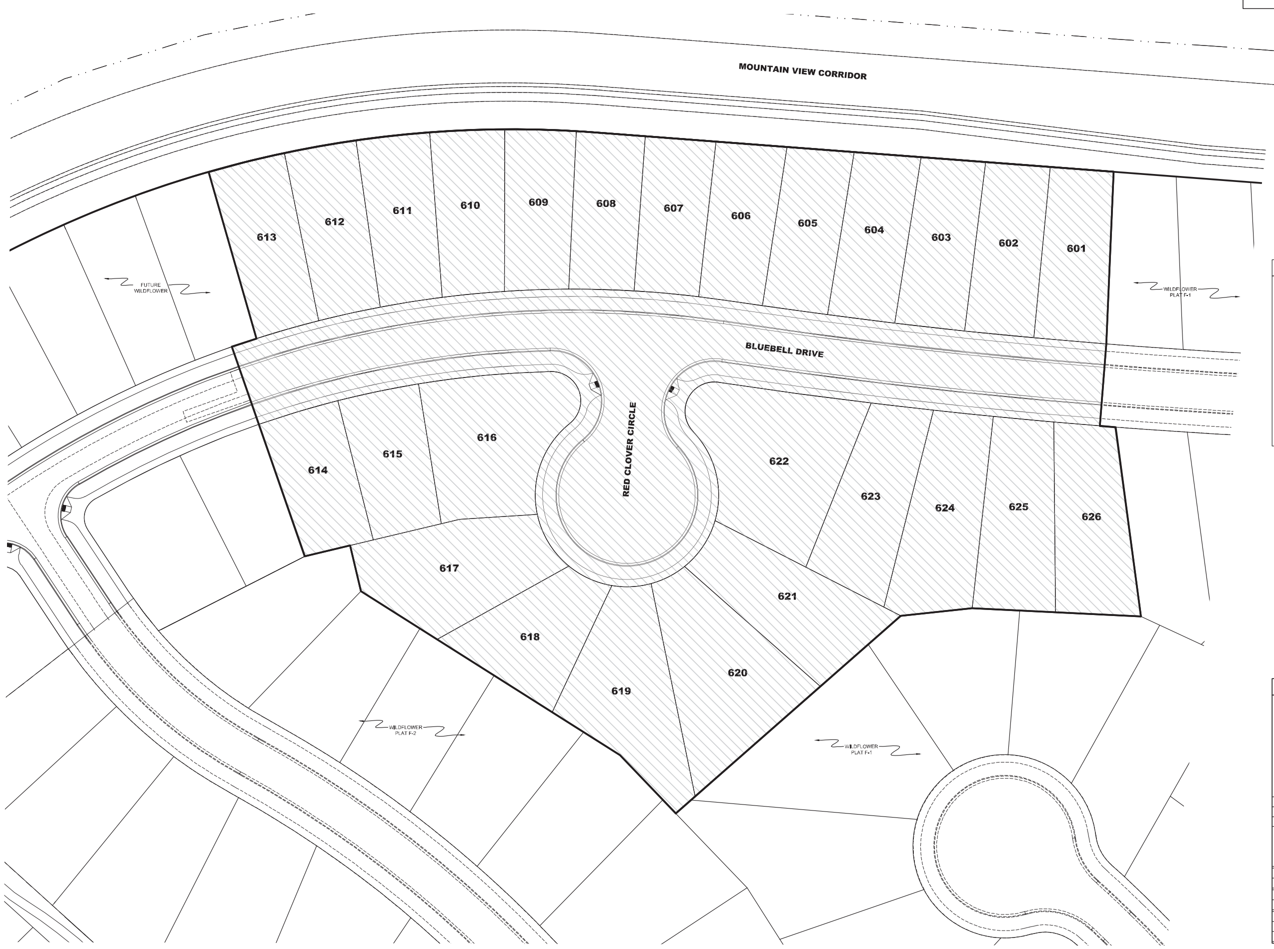
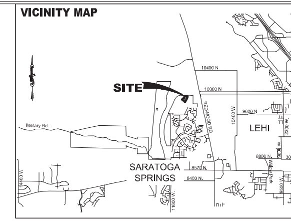
WILDFLOWER VILLAGE 1 (NORTH) PLAT F-3

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP



NORTH

SCALE IN FEET: 1" = 40'

40 20 0 40

CITY STANDARD 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-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
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.

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
3. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
4. ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
5. 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.
6. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
7. ALL DRINKING WATER & SECONDARY WATER PIPES TO BE DR-18 PVC.
8. ALL RESIDENTIAL DRINKING WATER METERS TO BE 3/4" DIAMETER PIPE.
9. ALL RESIDENTIAL SECONDARY WATER METERS TO BE 1" DIAMETER PIPE. LATERALS TO DUAL SERVICE TO BE 1-1/2", LATERALS TO SINGLE SERVICE TO BE 1" PER CITY STANDARD.
10. ALL DRINKING WATER OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES, ALL SMALLER VALVES TO BE GATE VALVES.
11. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING WATER LATERALS. SEE CITY DETAIL CW-5.
12. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
13. ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.
14. 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.
15. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
16. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
17. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 56 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2015), COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2015). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAILS 1 & 2 SHEET C-901. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-901
18. TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-901.
19. ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-901.

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	PLAT F-3
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C-201	OVERALL SITE PLAN
C-301	SIGNAGE & STRIPING PLAN
C-401	UTILITY PLAN
C-501	GRADING & DRAINAGE PLAN
C-601	BLUEBELL DRIVE
C-602	RED CLOVER CIRCLE
C-901	DETAILS
C-902	DETAILS
C-903	DETAILS
C-904	DETAILS

TABULATIONS

PLAT F-3

LOTS .... 26 LOTS
PARCELS .... 0 PARCELS
BUILDINGS .... 0 BUILDINGS
DWELLINGS .... 26 DWELLINGS
DENSITY .... 5.47 UNITS/ ACRE
MINIMUM LOT SIZE.......... 0.11 ACRES / 4,896 SF
MAXIMUM LOT SIZE.......... 0.23 ACRES / 9,845 SF
AVERAGE LOT SIZE.......... 0.14 ACRES / 6,134 SF

	AC	SF	%
TOTAL PROJECT AREA	4.75	206,790	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.09	47,313	23%
LOT AREA	3.66	159,477	77%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	4.75	206,790	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.30	13,199	6%
IMPERVIOUS AREA	0.78	34,115	17%
NUMBER OF GARAGE PARKING SPACES			52
NUMBER OF DRIVEWAY PARKING SPACES			52
NUMBER OF STRIPED PARKING STALLS			0

OWNER / DEVELOPER

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

CITY OF SARATOGA SPRINGS
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UTAH 84045

PLANNING DEPT: 801-766-9793
ENGINEERING DEPT: 801-766-6506

ROCKY MOUNTAIN POWER
PHONE: 800-469-3981

DOMINION ENERGY
PHONE: 800-366-8532

ENGINEER

LEI CONSULTING ENGINEERS AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555

LEGEND

EXISTING / PROPOSED	DETAILS
BOUNDARY LINE	
STREET CENTERLINE	
EASEMENT LINE	
LOT LINES	
SEWER PIPE	SS-1, ST-7, (*2)
SEWER MANHOLE	SS-2, SS-2A, (*2)
4" SEWER SERVICE	SS-3, (*5)
STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
STORM DRAIN MANHOLE	SS-2, (*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	DW-1, DW-2, DW-3,ST-7, (*2)
45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
FIRE HYDRANT	DW-4
3/4" SERVICE & METER (W)	DW-5
PRV(W)	DW-10A, DW-10B, DW-15
AIR-VAC VALVE (W)	DW-12, DW-15
2" BLOW-OFF (W)	DW-13A, DW-15
VALVE (W & SW)	(*1)(*2)
TEE	DW-2, (*2)
CROSS	DW-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-12A, 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%

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH — REGISTERED PROFESSIONAL ENGINEER — GREGORY D. MAGLEBY — No. 189844 — 2-13-20 — FOR CONSTRUCTION

WILDFLOWER -VILLAGE 1 (NORTH) PLAT F-3

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

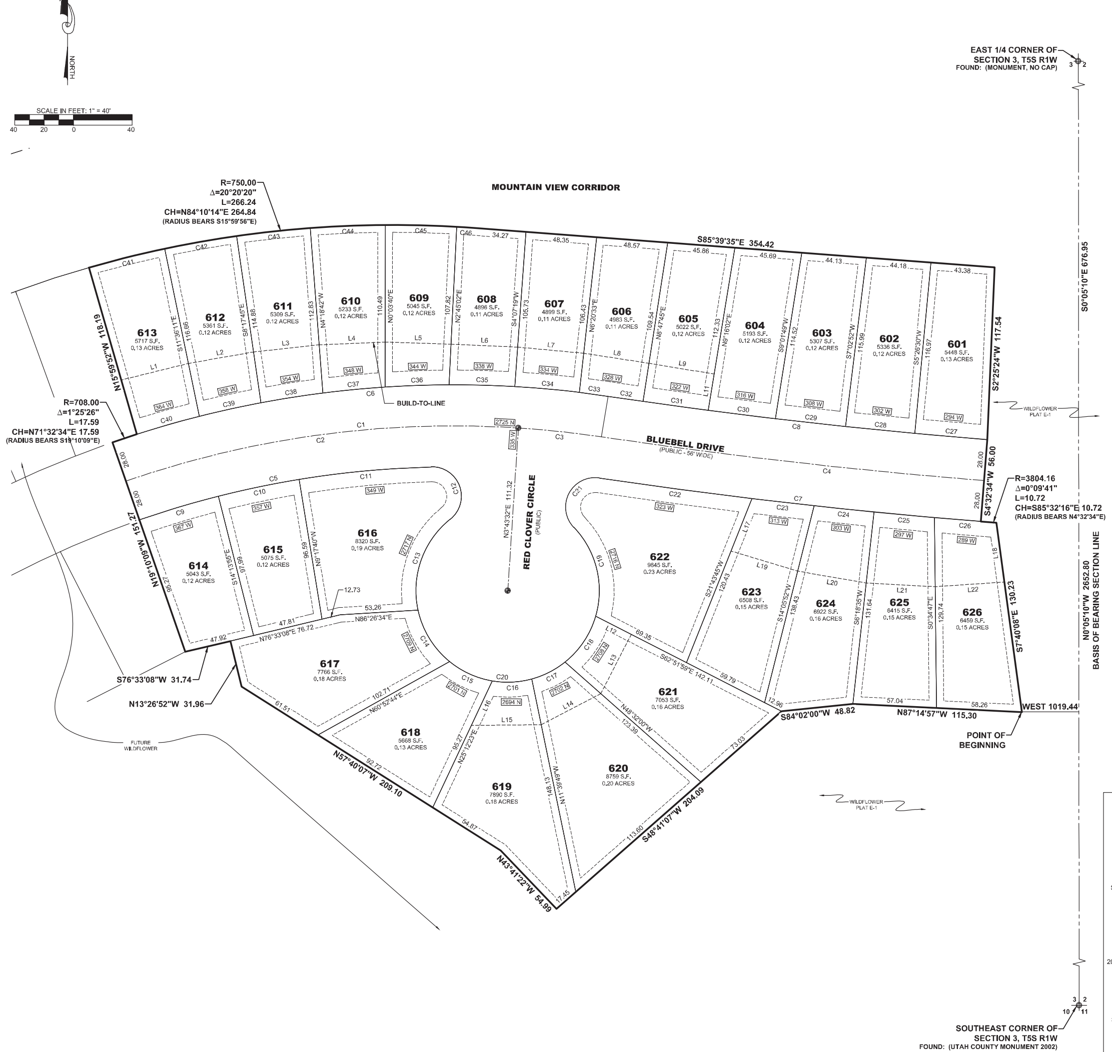
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

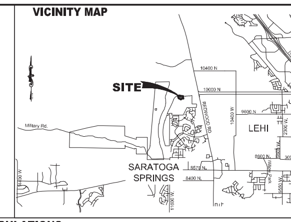
LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 40' (PRINTED ON 24x36)
DATE: 2-13-20
SHEET: COVER

WILDFLOWER VILLAGE 1 (NORTH) PLAT F-3

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP



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LEGEND

BOUNDARY LINE
CENTERLINE
EASEMENT LINE
EXISTING LOT LINES
EXISTING MONUMENT
PROPOSED STREET MONUMENT

LEI
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office@lei-eng.com
www.lei-eng.com

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I 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 SUBDIVIDED 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 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8E, 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 SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°05'10"E ALONG THE SECTION LINE 676.95 FEET AND WEST 1019.44 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N87°14'57"W 115.30 FEET; THENCE S84°02'00"W 48.82 FEET; THENCE S48°41'07"W 204.09 FEET; THENCE N43°41'22"W 54.99 FEET; THENCE N57°40'07"W 209.10 FEET; THENCE N13°26'52"W 31.96 FEET; THENCE S76°33'08"W 31.74 FEET; THENCE N19°10'09"W 151.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF 708.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S19°10'09"E) 17.59 FEET THROUGH A CENTRAL ANGLE OF 1°25'26" (CHORD: N71°32'34"E 17.59 FEET); THENCE N15°59'52"W 118.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF 750.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S15°59'56"E) 266.24 FEET THROUGH A CENTRAL ANGLE OF 20°20'20" (CHORD: N84°10'14"E 264.84 FEET); THENCE S85°39'35"E 354.42 FEET; THENCE S2°25'24"W 117.54 FEET; THENCE S4°32'34"W 56.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF 3804.16 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N4°32'34"E) 10.72 FEET THROUGH A CENTRAL ANGLE OF 0°09'41" (CHORD: S85°32'16"E 10.72 FEET); THENCE S7°40'08"E 130.23 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.74 ACRES
±206,790 SQ. FT.
LOTS: 26

DATE

SURVEYOR'S NAME
(See Seal Below)

LICENSE NO. 501182

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) 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 1 (NORTH) SUBDIVISION PLAT F-3

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET, EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) 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 WHERE OF I HAVE SET FORTH MY HAND THIS ________ DAY OF ____________, A.D. 20____.

SIGNATURE ________ PRINT NAME ________ TITLE & ENTITY ________

SIGNATURE ________ PRINT NAME ________ TITLE & ENTITY ________

SIGNATURE ________ PRINT NAME ________ TITLE & ENTITY ________

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, DID 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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 OWNER(S).

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 HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND RESTRICTIONS STATED HEREON, 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 Seal Below)

WILDFLOWER VILLAGE 1 (NORTH) PLAT F-3

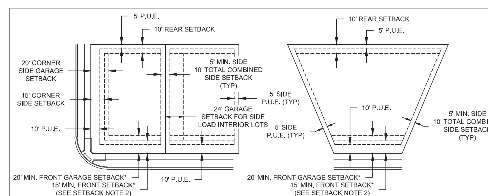
(SHEET 1 OF 2)

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL

CHAD A. POULSEN No. 501182 — STATE OF UTAH — PROFESSIONAL LAND SURVEYOR

TYPICAL SETBACK & P.U.E. DETAIL



SETBACK NOTE: ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.

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 10-9A-603(4)(C)(ii). 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. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(c)(i) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   a. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ______, A.D. 20____.

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF ______, A.D. 20____.

BY- ____________

TITLE- ____________

DOMINION ENERGY QUESTAR CORPORATION

CENTURY LINK

APPROVED THIS _____ DAY OF _______, A.D. 20____.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS _____ DAY OF _______, A.D. 20____.

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _______ DAY OF _______, A.D. 20____.

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _______ DAY OF _______, A.D. 20____.

PLANNING DIRECTOR

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _______ DAY OF _______, A.D. 20____.

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _______ DAY OF _______, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS _______ DAY OF _______, A.D. 20____.

CITY ENGINEER

FIRE CHIEF

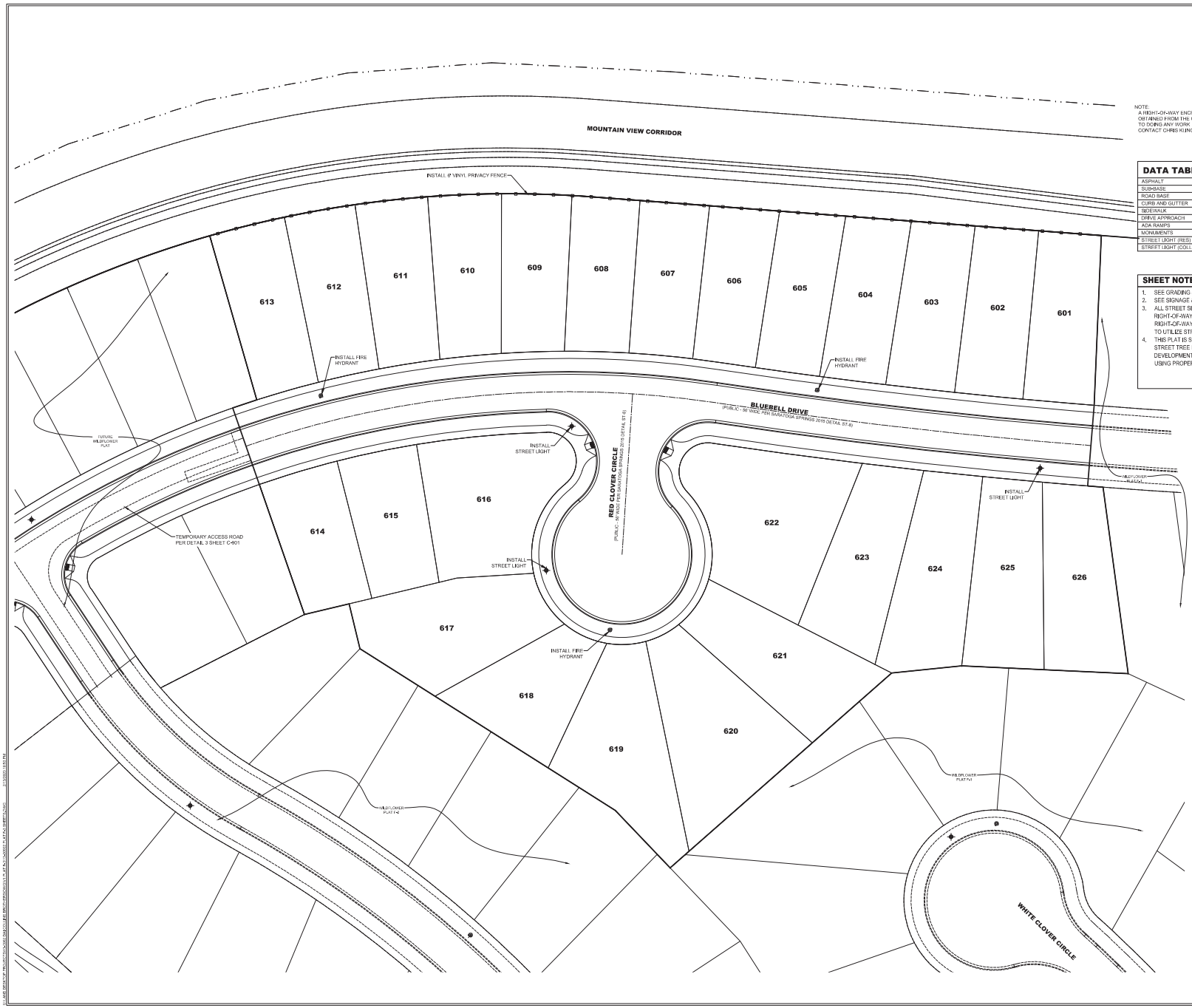
APPROVED BY THE FIRE CHIEF ON THIS _______ DAY OF _______, A.D. 20____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS _______ DAY OF _______, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE



NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793, EXT. 118.

NORTH

SCALE IN FEET: 1" = 30'
30 15 0 30

DATA TABLE

	SF	LF	EA
ASPHALT	23,850		
SUB-BASE	27,516		
ROAD BASE	27,516		
CURB AND GUTTER		1,467	
SIDEWALK		1,478	
DRIVE APPROACH			26
ADA RAMPS			2
MONUMENTS			2
STREET LIGHT (RES)			3
STREET LIGHT (COLL)			0

SHEET NOTES

1. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
2. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
3. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 56 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8 (2015), COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9 (2015). ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAILS 1 & 2 SHEET
4. 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 ELEORPING, 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-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*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	DW-1, DW-2, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV (W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-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-12A, 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) ICULINARY & 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%

LEI
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www.lei-eng.com

STATE OF UTAH
GREGORY D. MAGLEBY
No. 189844
PROFESSIONAL ENGINEER
REGISTERED

WILDFLOWER -VILLAGE 1 (NORTH) PLAT F-3

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

OVERALL SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 30'
(PRINTED ON 24x36)
DATE: 2-13-20

SHEET
C-201