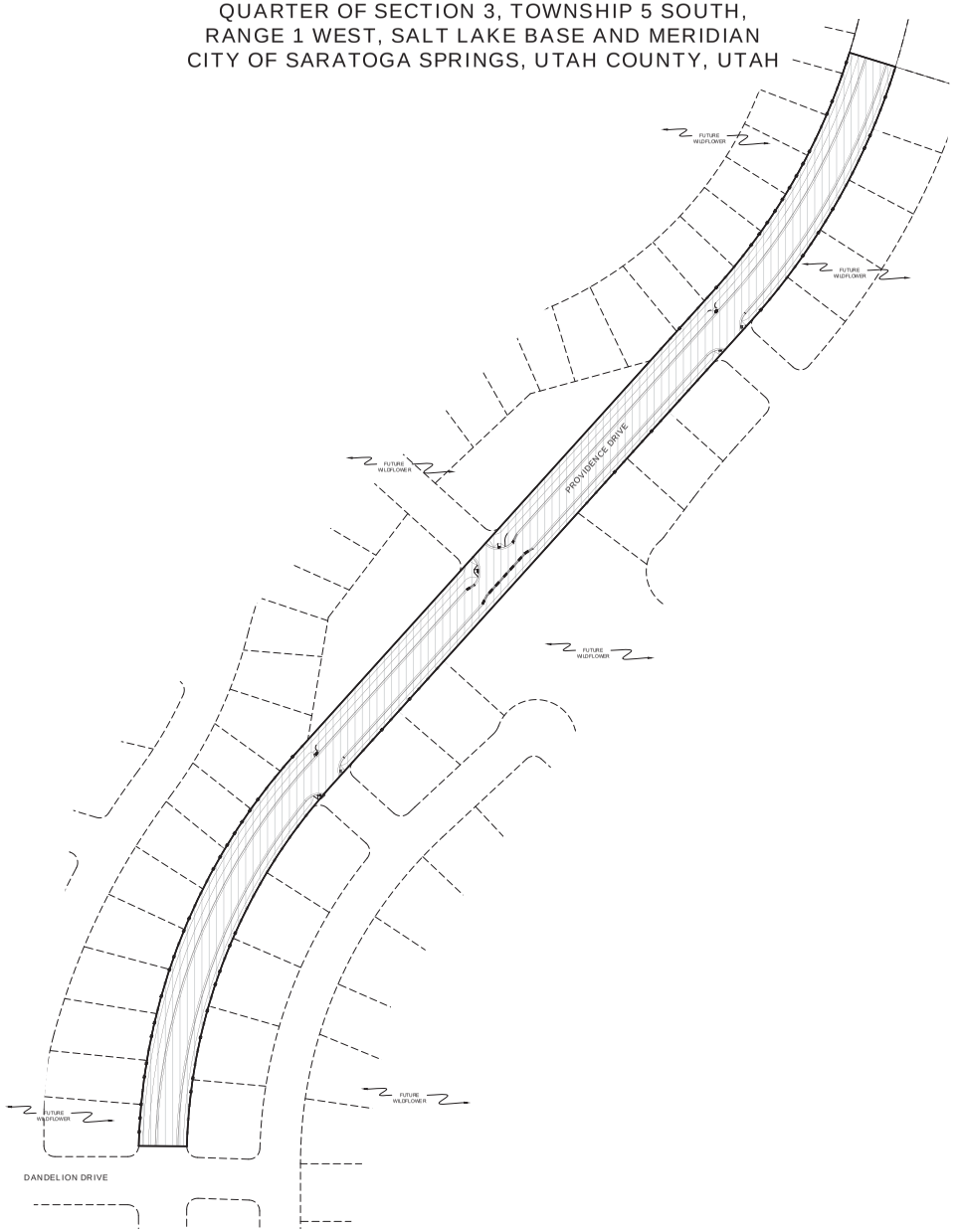
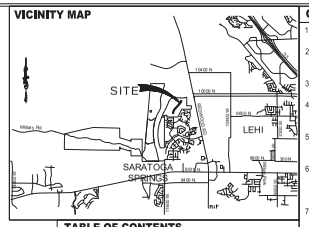
WILDFLOWER VILLAGE 1 (NORTH) PROVIDENCE DR.

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



SCALE IN FEET: 1" = 80'
80 40 0 80

VICINITY MAP



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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. 49051701105B 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-4.
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 DETAIL 1 SHEET
18. TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-902
19. ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-902

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
		2" TEMP. BLOW-OFF (W)	DW-13B, 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
		2" TEMP. BLOW-OFF (SW)	PI-12B, 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
		SURVEY 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 PLANS & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%

TABULATIONS

PROVIDENCE DR.

LOTS	0 LOTS
PARCELS	0 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	2.75	119,868	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	2.75	119,868	100%
LOT AREA	0.00	0.00	0%
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	2.75	119,868	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.86	37,590	31%
IMPERVIOUS AREA	1.89	82,318	69%

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

OWNER / DEVELOPER

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DRAPER, UT 84020
(801) 495-3414

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STATE OF UTAH
GREGORY O. MAGLEBY
No. 189844
5-24-2019
REGISTERED PROFESSIONAL ENGINEER

WILDFLOWER -VILLAGE 1 (NORTH) PROVIDENCE DR.
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" = 80' (PRINTED ON 24x36)
DATE: 5-24-2019
SHEET: COVER