WILDFLOWER VILLAGE 3A PLAT B-4

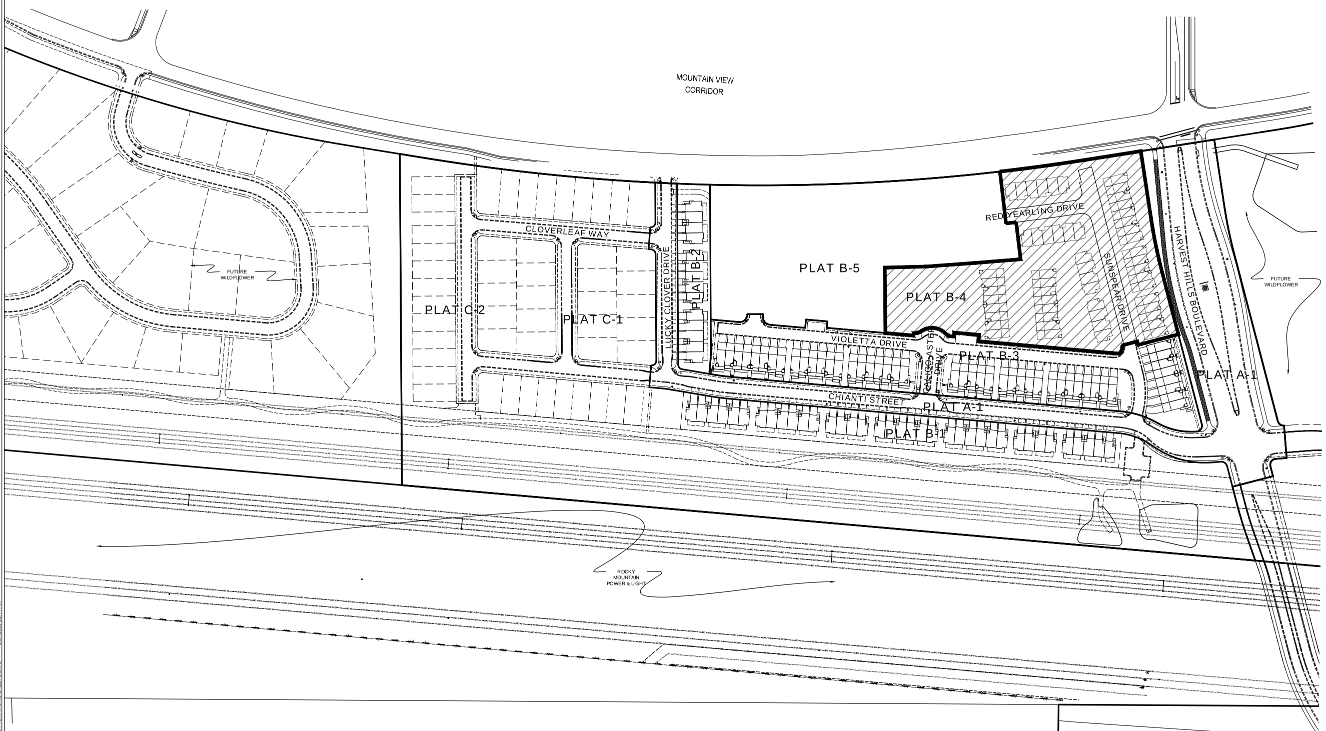
LOCATED IN A PORTION OF THE WEST HALF OF
SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

TABULATIONS

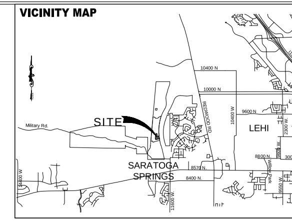
PLAT B-4

LOTS .... 54 LOTS
PARCELS .... 2 PARCELS
BUILDINGS .... 9 BUILDINGS
DWELLINGS .... 54 DWELLINGS
DENSITY .... 9.87 UNITS/ ACRE
MINIMUM LOT SIZE .... 0.03 ACRES / 1188 SF
MAXIMUM LOT SIZE .... 0.03 ACRES / 1386 SF
AVERAGE LOT SIZE .... 0.03 ACRES / 1280 SF

	AC	SF	%
TOTAL PROJECT AREA	5.48	238,670	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.55	24,010	10%
RIGHT-OF-WAY AREA (PRIVATE)	0.14	5,957	3%
LOT AREA	0	0	0%
BUILDING AREA	1.59	69,074	29%
LIMITED COMMON AREA	0.83	36,148	15%
OPEN SPACE AREA	2.37	103,481	43%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	5.48	238,670	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.00	0.00	0%
IMPERVIOUS AREA	0.69	29,967	12%
NUMBER OF GARAGE PARKING SPACES			108
NUMBER OF DRIVEWAY PARKING SPACES			108
NUMBER OF STRIPED PARKING STALLS			23



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. 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 DRINKING WATER OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES, ALL SMALLER VALVES TO BE GATE VALVES.
10. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING WATER LATERALS. SEE CITY DETAIL CW-5.
11. 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.
12. 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.
13. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
14. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
15. TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-902
16. 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

DESCRIPTION	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%

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

CALL BEFORE YOU DIG — IT'S THE LAW — BLUE STAKES 1-800-662-4111

LEI
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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 — NOT FOR CONSTRUCTION

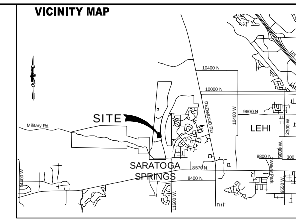
WILDFLOWER -VILLAGE 3A PLAT B-4
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 150' (PRINTED ON 24x36)
DATE: 9-27-2019
SHEET: COVER

WILDFLOWER VILLAGE 3A PLAT B-4

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



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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 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 S0°11'02"W ALONG THE QUARTER SECTION LINE 2864.84 FEET AND WEST 1233.03 FEET FROM THE NORTH QUARTER CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S81°23'51"W 174.63 FEET; THENCE ALONG THE ARC OF A 1285.00 FOOT RADIUS CURVE TO THE LEFT 134.88 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: S78°23'26"W 134.82 FEET); THENCE S75°23'00"W 169.19 FEET; THENCE N14°37'00"W 106.50 FEET; THENCE N75°23'00"E 9.08 FEET; THENCE N14°37'00"W 40.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 20.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N14°37'00"W) 23.83 FEET THROUGH A CENTRAL ANGLE OF 68°15'29" (CHORD: N70°28'32"W 22.44 FEET); THENCE N5°03'04"E 360.55 FEET; THENCE S84°56'56"E 16.50 FEET; THENCE N5°03'04"E 64.00 FEET; THENCE N84°56'56"W 10.00 FEET; THENCE N5°03'04"E 9.39 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N26°46'26"E 11.10 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 49.05 FOOT RADIUS CURVE TO THE LEFT 74.38 FEET THROUGH A CENTRAL ANGLE OF 86°53'29" (CHORD: N5°03'04"E 67.46 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE RIGHT 11.37 FEET THROUGH A CENTRAL ANGLE OF 43°26'45" (CHORD: N16°40'19"W 11.10 FEET); THENCE N11°27'47"E 0.87 FEET; THENCE N0°32'03"W 5.00 FEET; THENCE S89°27'57"W 6.14 FEET; THENCE N5°03'04"E 72.34 FEET; THENCE N89°27'57"E 167.30 FEET; THENCE S1°27'02"E 105.99 FEET; THENCE S4°15'18"E 125.48 FEET; THENCE S4°34'51"E 116.47 FEET; THENCE N83°07'22"E 95.39 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 5446.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N83°07'22"E) 26.14 FEET THROUGH A CENTRAL ANGLE OF 0°16'30" (CHORD: N6°44'23"W 26.14 FEET); THENCE N83°23'52"E 133.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: SOUTHEASTERLY ALONG THE ARC OF A 5312.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N83°23'52"E) 217.22 FEET THROUGH A CENTRAL ANGLE OF 2°20'34" (CHORD: S7°46'25"E 217.20 FEET); THENCE S8°56'42"E 146.56 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.48 ACRES
±238,670 SQ. FT.
54 LOTS
2 PARCELS

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 3A SUBDIVISION PLAT B-4

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 WHEREOF __ HAVE HEREUNTO SET __ 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__.

ATTEST ____________

CITY MAYOR ____________ CLERK-RECORDER (See Seal Below)

WILDFLOWER VILLAGE 3A PLAT B-4

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	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
CHAD A. POULSEN No. 501182 STATE OF UTAH PROFESSIONAL LAND SURVEYOR		

CENTURY LINK	COMCAST CABLE TELEVISION	PUBLIC WORKS DIRECTOR
APPROVED THIS ___ DAY OF ______, A.D. 20___. CENTURY LINK	APPROVED THIS ___ DAY OF ______, A.D. 20___. COMCAST CABLE TELEVISION	APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ______ DAY OF ______, A.D. 20___. PUBLIC WORKS DIRECTOR
PLANNING DIRECTOR	**LAND USE AUTHORITY**	**SARATOGA SPRINGS ATTORNEY**
APPROVED BY THE PLANNING DIRECTOR ON THIS ______ DAY OF ______, A.D. 20___. PLANNING DIRECTOR	APPROVED BY THE LAND USE AUTHORITY ON THIS ______ DAY OF ______, A.D. 20___. LAND USE AUTHORITY	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ______ DAY OF ______, A.D. 20___. SARATOGA SPRINGS ATTORNEY
CITY ENGINEER	**FIRE CHIEF**	**LEHI CITY POST OFFICE**
APPROVED BY THE CITY ENGINEER ON THIS ______ DAY OF ______, A.D. 20___. CITY ENGINEER	APPROVED BY THE FIRE CHIEF ON THIS ______ DAY OF ______, A.D. 20___. CITY FIRE CHIEF	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ______ DAY OF ______, A.D. 20___. LEHI CITY POST OFFICE REPRESENTATIVE

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)(ii) 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

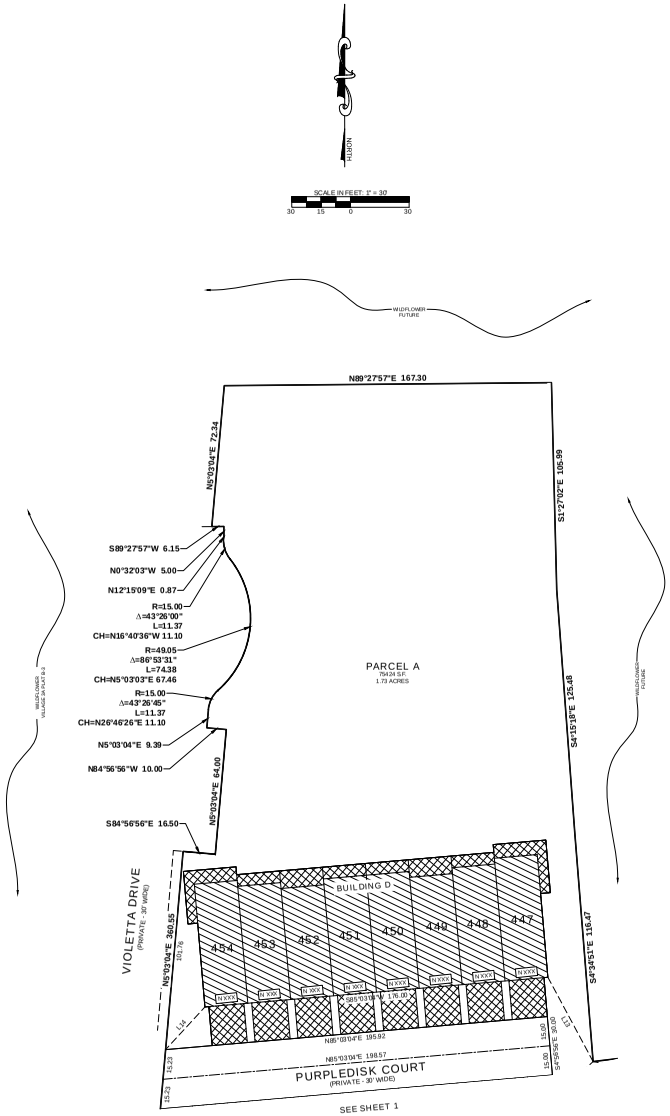
APPROVED THIS ____ DAY OF ______, A.D. 20____. ____________ ROCKY MOUNTAIN POWER

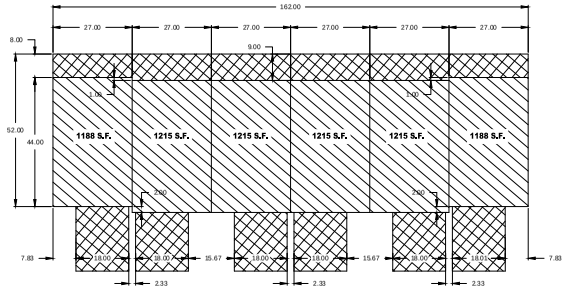
DOMINION ENERGY UTAH

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.

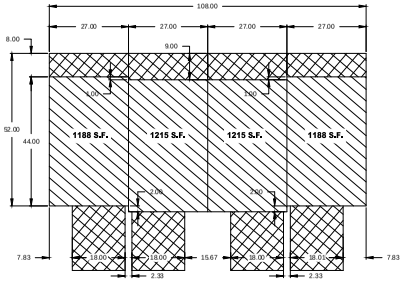
APPROVED THIS ____ DAY OF ______, A.D. 20____.

____________ DOMINION ENERGY QUESTAR CORPORATION BY- ____________ TITLE- ____________

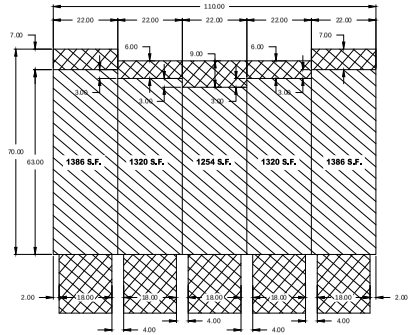




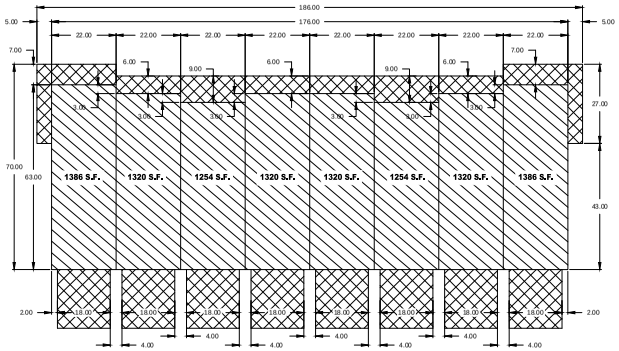
BUILDING A
UNITS 419 THRU 424 & 425 THRU 430



BUILDING C
UNITS 431 THRU 434 & 435 THRU 438



BUILDING B
UNITS 401 THRU 405 & 406 THRU 410



BUILDING D
UNITS 411 THRU 418 & 439 THRU 446
& 447 THRU 454

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N35°11'50"W	21.37
L2	S75°23'00"W	15.00
L3	S75°23'00"W	15.00
L4	S45°12'18"W	67.63
L5	S42°44'06"E	58.23
L6	N69°21'33"E	33.61
L7	S79°14'21"E	30.06
L8	N67°01'48"E	30.71
L9	S75°23'06"W	17.00
L10	N39°07'42"E	28.67
L11	S40°44'36"E	24.66
L12	N47°06'45"E	40.73
L13	N28°13'03"W	48.94
L14	N42°42'25"E	29.67
L15	S14°37'00"E	4.99

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	84°00'32"	36.66	N33°22'44"E 33.46
C2	5446.00	1°44'53"	166.16	N7°45'05"W 166.16
C3	5431.00	2°24'11"	227.78	N7°48'14"W 227.76
C4	5411.00	1°58'02"	182.64	S7°34'09"E 182.63
C5	20.00	96°04'49"	33.54	S56°34'09"E 29.75

TABULATIONS

PLAT B-4

LOTS ..... 54 LOTS
PARCELS ..... 2 PARCELS
BUILDINGS ..... 9 BUILDINGS
DWELLING S ..... 54 DWELLINGS
DENSITY ..... 9.87 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.03 ACRES / 1188 SF
MAXIMUM LOT SIZE ..... 0.03 ACRES / 1386 SF
AVERAGE LOT SIZE ..... 0.03 ACRES / 1280 SF

	AC	SF	%	
TOTAL PROJECT AREA	5.48	238,670	100%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.55	24,010	10%	
RIGHT-OF-WAY AREA (PRIVATE)	0.14	5,957	3%	
LOT AREA	0	0	0%	
BUILDING AREA	1.59	69,074	29%	
LIMITED COMMON AREA	0.83	36,148	15%	
OPEN SPACE AREA	2.37	103,485	43%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.00	0.00	0%	
BUILDABLE LAND	5.48	238,670	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.00	0.00	0%	
IMPERVIOUS AREA	0.69	29,967	12%	
NUMBER OF GARAGE PARKING SPACES				108
NUMBER OF DRIVEWAY PARKING SPACES				108
NUMBER OF STRIPED PARKING STALLS				23

NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THE PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____", WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL 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 IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. 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 GRADE SHALL FALL A MINIMUM OF 8 INCHES WITHIN THE FIRST 10 FEET.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,896.76 FEET.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49057C0105B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
15. ALL LOTS THAT UTILIZE A 19 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.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
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.
18. A TITLE REPORT PREPARED BY _____, ORDER NO. _____, EFFECTIVE DATE _____, WAS USED IN THE PREPARATION OF THIS PLAT AND LEI CONSULTING ENGINEERS AND SURVEYORS, INC. IS ENTITLED TO RELY ON THE ACCURACY OF THIS REPORT, AND IS NOT LIABLE FOR ERRORS AND OMISSIONS BASED ON THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.

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PLANNERS
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Spanish Fork, UT84660
Phone: 801.798.0555
Fax: 801.798.9393
www.lei-eng.com

WILDFLOWER VILLAGE 3A
PLAT B-4

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

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	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	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)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
EX SS		SECONDARY WATER PIPE	P1-1, P1-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	P1-2, (*2)
		22.5° PIPE ELBOW (SW)	P1-2, (*2)
		11.25° PIPE ELBOW (SW)	P1-2, (*2)
		1" SINGLE SW SERVICE	P1-3, P1-5A, P1-5C
		1-1/2" DUAL SW SERVICE	P1-3, P1-5B, P1-5C
		SW SERVICE TO PARKS	P1-4
		AIR-VAC VALVE (SW)	P1-8, P1-13
		BACKFLOW PREVENTER	P1-11
		2" BLOW-OFF (SW)	P1-12, P1-13
		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-8, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-3B, LP-3C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-3B, LP-2C, LP-5, LP-6
		POWER POLE	
		DITCH	
OF FO		FIBER OPTIC	
GAS		GAS	
OH		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%

SHEET NOTES

1. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
2. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
3. 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.

DATA TABLE

	SF	LF	EA
ASPHALT	17,846		
SUB-BASE	21,712		
ROAD BASE	21,712		
CURB AND GUTTER		1,326	
SIDEWALK		700	
DRIVE APPROACH			56
ADA RAMPS			1
MONUMENTS			1
STREET LIGHT (RES)			3
STREET LIGHT (COLL)			0

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DATE OF SIGNATURE
STATE OF UTAH
GREG CONVO
MAGLEBY
No. 185844
REGISTERED PROFESSIONAL ENGINEER
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WILDFLOWER -VILLAGE 3A PLAT B-4

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" = 50' (PRINTED ON A-24)
DATE: 9-27-2019
SHEET C-201