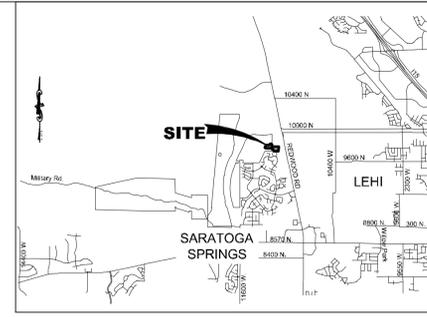
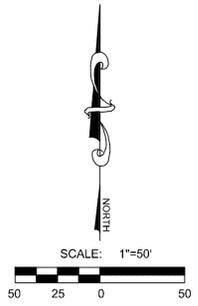


WILDFLOWER VILLAGE 1 (NORTH) PLAT E-3

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



- ### 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 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.
 - POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED 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-CUTOFF CRITERIA.

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

- ### 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. 49551701058 WITH AN EFFECTIVE DATE OF JULY 17, 2002.
 - ALL DRINKING WATER & SECONDARY WATER PIPES TO BE DR-18 PVC.
 - ALL RESIDENTIAL DRINKING WATER METERS TO BE 3/4" DIAMETER PIPE.
 - 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.
 - ALL DRINKING WATER OR SECONDARY WATER VALVES 1/2" OR LARGER TO BE BUTTERFLY VALVES. ALL SMALLER VALVES TO BE GATE VALVES.
 - INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING WATER LATERALS. SEE CITY DETAIL DW-5.
 - MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
 - 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.
 - 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.
 - SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
 - SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
 - 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
 - TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-901
 - 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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SHEET	SHEET TITLE
COVER	COVER
PLAT E-3	PLAT E-3
C-101	EXISTING CONDITIONS
C-201	OVERALL SITE PLAN
C-301	SIGNAGE & STRIPING PLAN
C-401	UTILITY PLAN
C-501	GRADING PLAN
C-601	BLUEBELL DRIVE P&P
C-602	PRICKLYPEAR DRIVE-THISTLE DRIVE P&P
C-901	DETAILS
C-902	DETAILS
C-903	DETAILS
C-904	DETAILS



LEGEND

EXISTING	PROPOSED	BOUNDARY LINE	DETAILS
		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	SD-2, (2)
		CURB INLET	SD-4
		COMBO BOX	(2)
		4x4' CATCH BASIN	(2)
		3x3' CATCH BASIN	(2)
		INLET/OUTLET W/ GRATE	SD-5
		CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (2)
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		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
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		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" C&G (LOCAL)	ST-1, ST-2C
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		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)

TABULATIONS

PLAT E-3

LOTS	22 LOTS
PARCELS	3 PARCELS
BUILDINGS	0 BUILDINGS
DWELLINGS	22 DWELLINGS
DENSITY	2.68 UNITS/ACRE
MINIMUM LOT SIZE	0.18 ACRES / 7,739 SF
MAXIMUM LOT SIZE	0.53 ACRES / 23,088 SF
AVERAGE LOT SIZE	0.28 ACRES / 12,041 SF

	AC	SF	%
TOTAL PROJECT AREA	8.20	357,114	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.73	75,365	21%
LOT AREA	6.08	261,908	74%
OPEN SPACE AREA	0.39	16,841	5%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.39	16,841	100%
BUILDABLE LAND	8.20	357,114	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.49	21,530	6%
IMPERVIOUS AREA	1.24	53,835	15%

NUMBER OF GARAGE PARKING SPACES	44
NUMBER OF DRIVEWAY PARKING SPACES	44
NUMBER OF STRIPED PARKING STALLS	0

OWNER / DEVELOPER

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

ENGINEER

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

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



WILDFLOWER - VILLAGE 1 (NORTH) PLAT E-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"=50'
DATE: 4-28-2020
SHEET

COVER

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

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WILDFLOWER VILLAGE 1 (NORTH) PLAT E-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

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	3°24'33"	11.90	S87°59'46"E 11.90
C2	200.00	40°01'13"	139.70	N70°17'21"E 136.87
C3	735.76	48°30'34"	622.93	N53°07'53"W 604.49
C4	735.76	10°50'40"	139.26	S34°17'56"E 139.05
C5	735.76	19°27'31"	249.88	S49°27'01"E 248.88
C6	735.76	18°12'23"	233.80	S68°16'58"E 232.82
C7	172.00	3°24'33"	10.23	S87°59'46"E 10.23
C8	228.00	3°24'33"	13.57	S87°59'46"E 13.56
C9	228.00	11°56'04"	47.49	S83°44'00"E 47.41
C10	172.00	32°41'39"	98.15	N73°57'08"E 96.82
C11	228.00	35°16'00"	140.34	N72°39'58"E 138.13
C12	228.00	5°28'13"	21.57	N87°35'21"E 21.56
C13	228.00	16°00'34"	63.71	N76°52'28"E 63.50
C14	228.00	13°50'13"	55.06	N61°57'04"E 54.93
C15	15.00	82°08'33"	21.50	N83°53'45"W 19.71
C16	15.00	94°03'59"	24.63	N10°34'19"E 21.95
C17	763.76	7°35'05"	101.10	S32°40'08"E 101.03
C18	707.76	19°57'33"	246.55	S36°21'56"E 245.31
C19	707.76	7°07'43"	88.06	S29°57'01"E 88.00
C20	707.76	12°27'46"	153.95	S39°44'45"E 153.85
C21	707.76	0°22'04"	4.54	S46°09'41"E 4.54
C22	707.76	0°19'28"	4.01	S47°26'04"E 4.01
C23	707.76	16°13'32"	200.43	S55°42'34"E 199.76
C24	707.76	8°12'32"	101.40	S67°55'36"E 101.32
C25	707.76	24°45'32"	305.84	S59°39'06"E 303.47

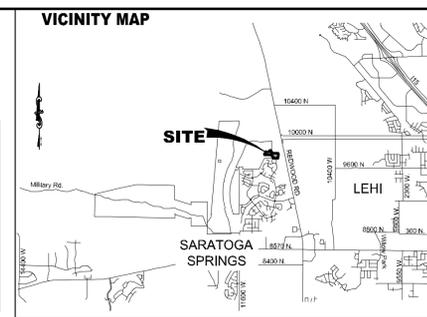
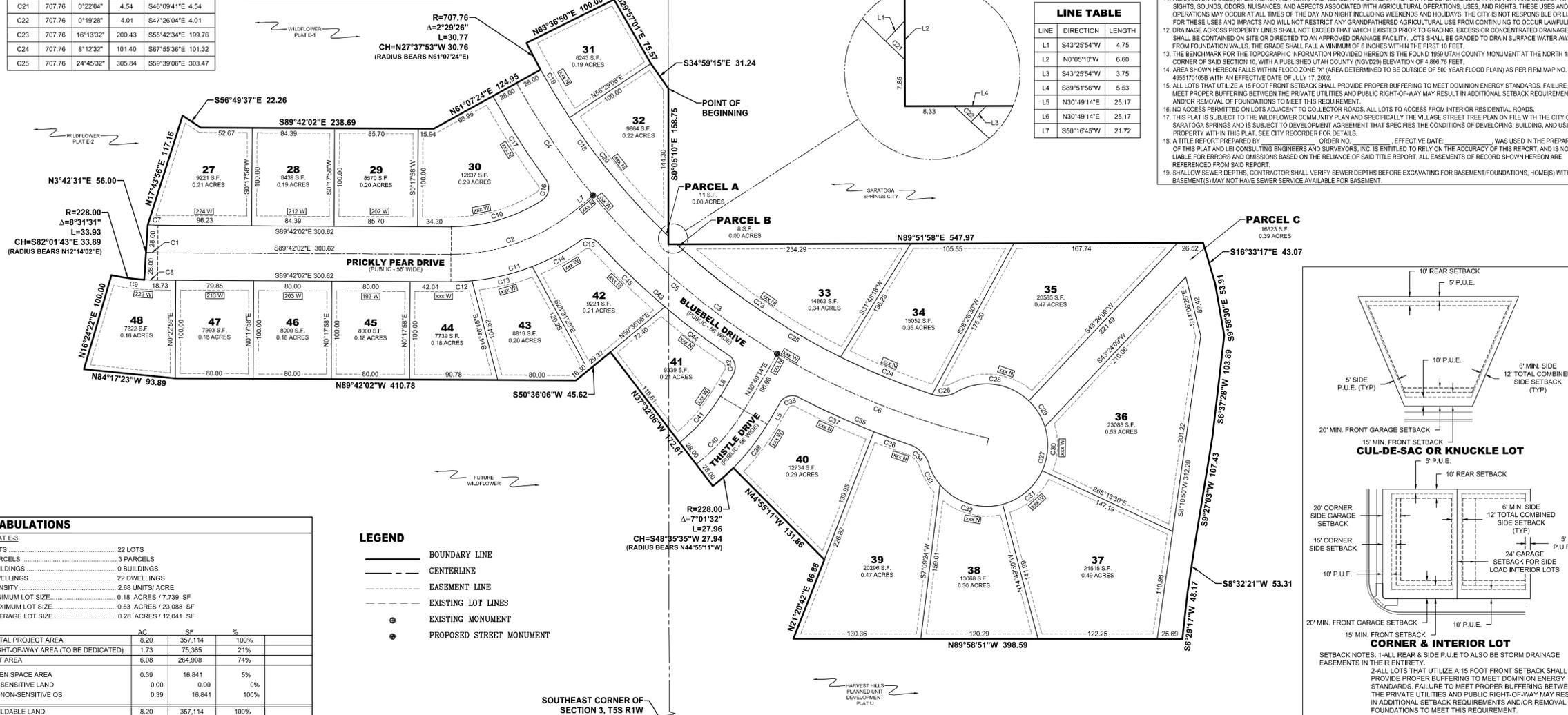
CURVE	RADIUS	DELTA	LENGTH	CHORD
C26	31.50	47°31'50"	26.13	N84°12'13"E 25.39
C27	62.50	281°20'23"	306.89	N21°06'30"E 79.22
C28	62.50	72°57'51"	79.58	N83°04'46"W 74.32
C29	62.50	28°41'07"	31.29	N32°15'17"W 30.97
C30	62.50	42°41'13"	46.56	N3°25'53"E 45.49
C31	62.50	50°23'40"	54.97	N49°58'20"E 53.22
C32	62.50	65°11'48"	71.12	S72°13'56"E 67.34
C33	62.50	21°24'44"	23.36	S28°55'40"E 23.22
C34	31.50	53°20'21"	29.32	N44°53'29"W 28.28
C35	763.76	9°12'58"	122.85	S66°57'10"E 122.72
C36	763.76	2°54'22"	38.74	S70°06'29"E 38.73
C37	763.76	6°18'37"	84.12	S65°29'59"E 84.07
C38	15.00	86°50'05"	22.73	S74°14'16"W 20.62
C39	228.00	14°15'35"	56.74	N37°57'01"E 56.60
C40	200.00	21°10'06"	73.89	N41°24'17"E 73.47
C41	172.00	21°10'06"	63.55	N41°24'17"E 63.19
C42	15.00	86°50'05"	22.73	N12°35'49"W 20.62
C43	763.76	13°11'23"	175.82	S49°25'10"E 175.43
C44	763.76	6°08'24"	81.85	S52°56'39"E 81.81
C45	763.76	7°02'59"	93.97	S46°20'58"E 93.91

EAST 1/4 CORNER OF SECTION 3, T5S R1W FOUND: (MONUMENT, NO CAP)

SECTION LINE-BASIS OF BEARING
S0°05'10"E 834.81
N0°05'10"W 2652.80



LINE	DIRECTION	LENGTH
L1	S43°25'54"W	4.75
L2	N0°05'10"W	6.60
L3	S43°25'54"W	3.75
L4	S89°51'56"W	5.53
L5	N30°49'14"E	25.17
L6	N30°49'14"E	25.17
L7	S50°16'45"W	21.72

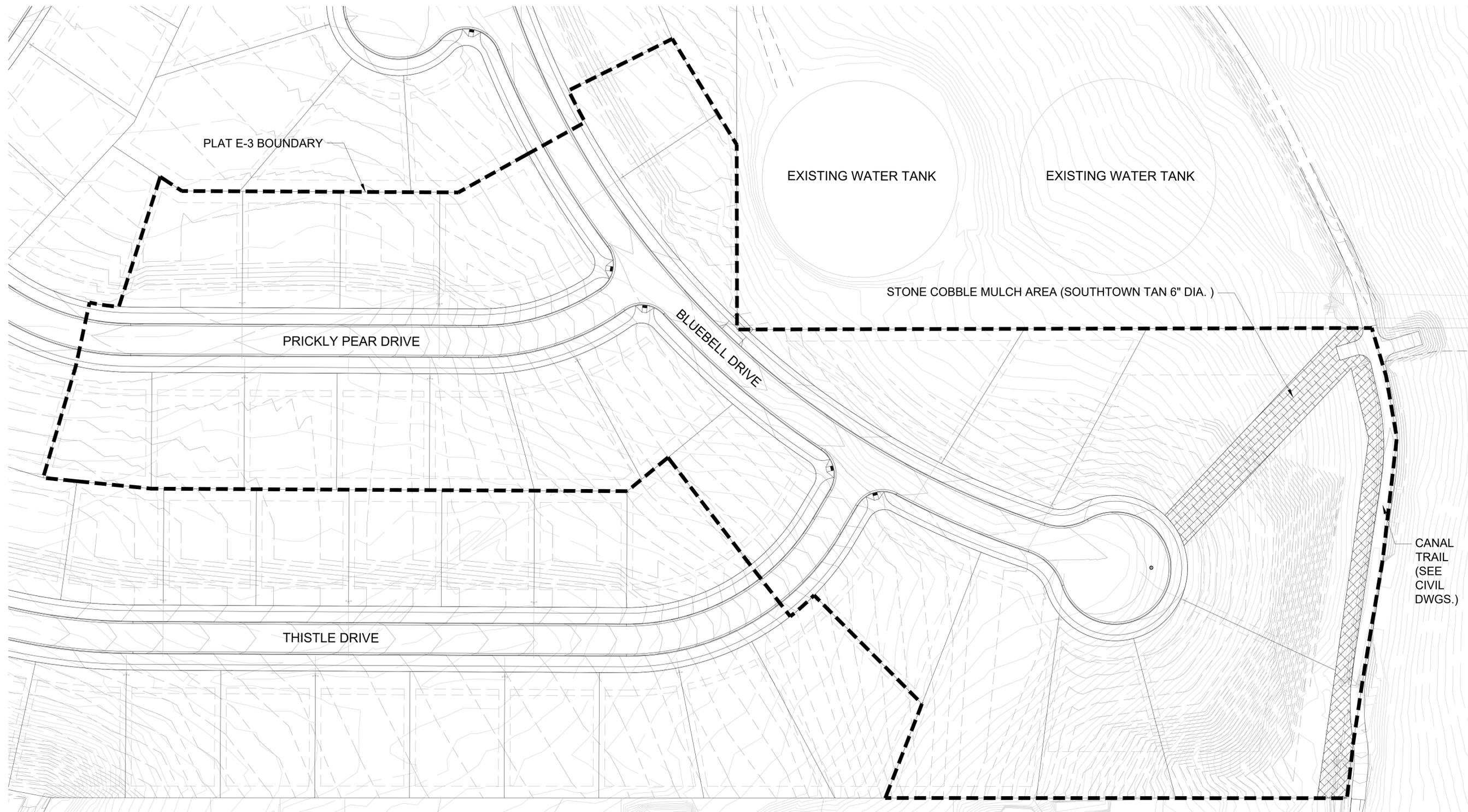


SURVEYOR'S CERTIFICATE

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

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 50°05'10"E ALONG THE SECTION LINE 834.81 FEET AND WEST 389.02 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S34°13'06"W 83.83 FEET; THENCE S25°22'42"W 256.92 FEET; THENCE S42°49'20"W 27.38 FEET; THENCE S56°49'37"E 49.16 FEET; THENCE S17°43'56"W 117.16 FEET; THENCE S3°42'31"E 33.93 FEET THROUGH A CENTRAL ANGLE OF 8°31'31" (CHORD: N82°01'43"W 33.89 FEET); THENCE S16°24'22"W 100.00 FEET; THENCE S84°17'23"E 29.36 FEET; THENCE S7°55'14"W 158.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF 528.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N3°42'31"E 33.93 FEET THROUGH A CENTRAL ANGLE OF 8°31'31" (CHORD: N82°01'43"W 33.89 FEET); THENCE S16°24'22"W 100.00 FEET; THENCE S84°17'23"E 29.36 FEET; THENCE S7°55'14"W 158.82 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF 528.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N3°42'31"E 33.93 FEET THROUGH A CENTRAL ANGLE OF 8°31'31" (CHORD: N82°01'43"W 33.89 FEET); 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NOTES

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| <p>1. THE CONTRACTOR MUST EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING OF ANY UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.</p> <p>2. BEFORE ANY EXCAVATION CONTACT "BLUE STAKES" OR NOTIFY APPROPRIATE UTILITY COMPANIES, AND COORDINATE WITH THE</p> | <p>GENERAL CONTRACTOR FOR THE LOCATION OF UTILITIES, SLEEVES, CONDUITS, ETC.</p> <p>3. THE CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND VERIFYING QUANTITIES AND AREAS. THERE MAY BE SIGNIFICANT SLOPES ON THE SITE.</p> <p>4. THE CONTRACTOR MUST COORDINATE WITH ALL OTHER ASSOCIATED TRADES TO BEST FACILITATE PROGRESS ON THE JOB.</p> | <p>5. THE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN LANDSCAPED AREAS.</p> <p>6. GROUND IN STONE MULCH AREAS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLACING STONE MULCH.</p> |
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LANDSCAPE ARCHITECTURE & PLANNING
 ArtSpace Solar Gardens
 850 South 400 West • Suite 104
 Salt Lake City, Utah 84101
 (801) 474-3300



WILDFLOWER - VILLAGE 1 PLAT E-3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
LANDSCAPE PLAN

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LEI PROJECT #: **2013-0902**
 DRAWN BY: **LB**
 CHECKED BY: **HH**
 SCALE:
 DATE: **2/25/2020**

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