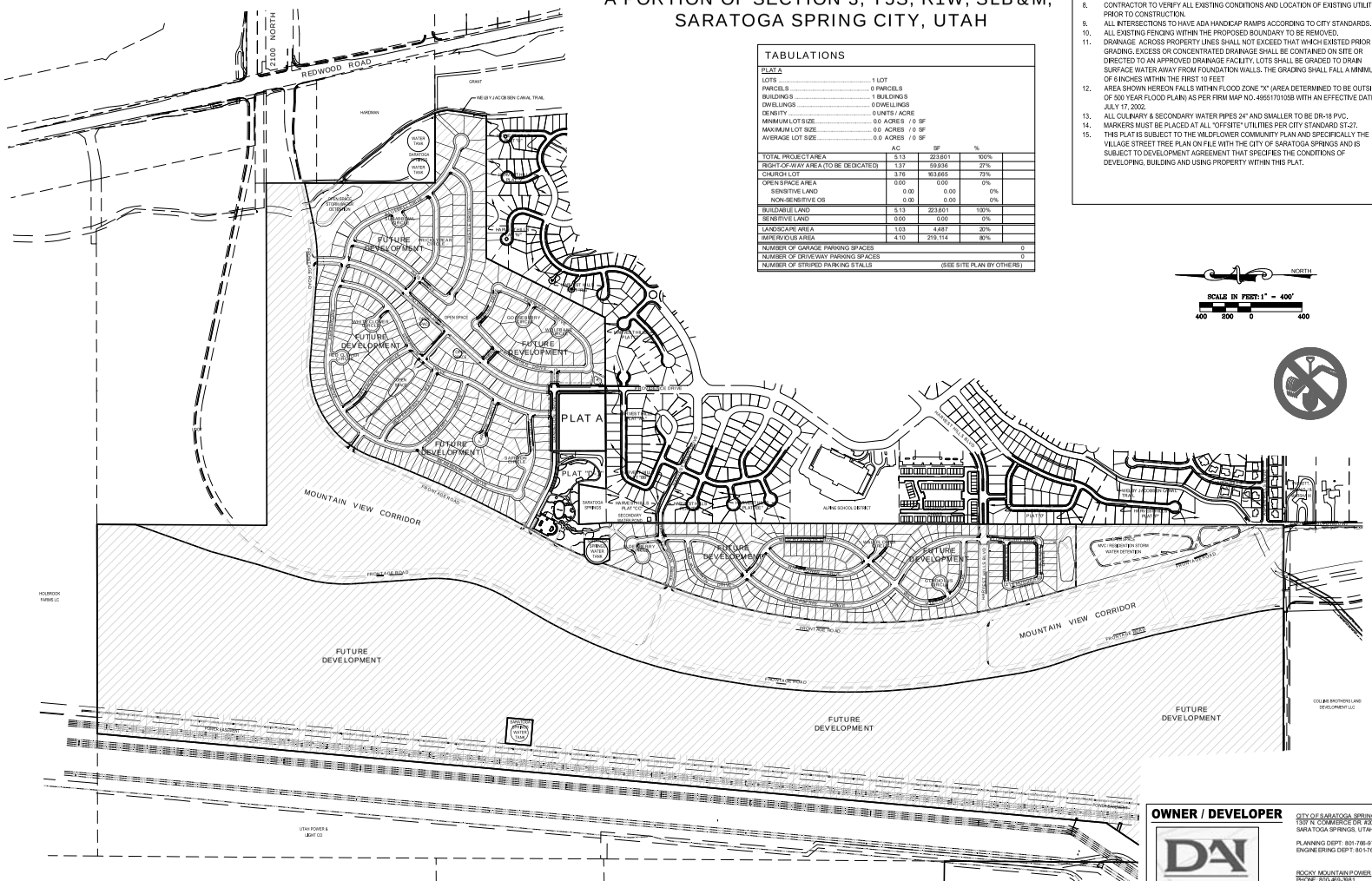
WILDFLOWER
AT SARATOGA SPRINGS

PLAT A

A PORTION OF SECTION 3, T5S, R1W, SLB&M, SARATOGA SPRING CITY, UTAH



TABULATIONS

PLAT A

LOTS	1 LOT
PARCELS	0 PARCELS
BUILDINGS	1 BUILDINGS
DWELLINGS	0 DWELLINGS
DENSITY	0 UNITS / ACRE
MINIMUM LOT SIZE	0.0 ACRES / 0 SF
MAXIMUM LOT SIZE	0.0 ACRES / 0 SF
AVERAGE LOT SIZE	0.0 ACRES / 0 SF

	AC	SF	%
TOTAL PROJECT AREA	5.13	223,601	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.37	59,936	27%
CHURCH LOT	3.76	163,665	73%
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	5.13	223,601	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	1.03	4,487	20%
IMPERVIOUS AREA	4.10	219,114	80%

NUMBER OF GARAGE PARKING SPACES	0
NUMBER OF DRIVEWAY PARKING SPACES	0
NUMBER OF STRIPED PARKING STALLS	(SEE SITE PLAN BY OTHERS)

NOTE

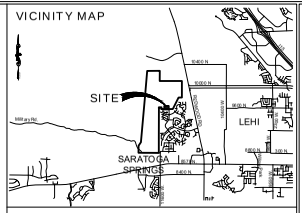
1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING 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-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
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.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. 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
12. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49551701 05B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
13. ALL CULINARY & SECONDARY WATER PIPES 24" AND SMALLER TO BE DR-18 PVC.
14. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
15. 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.

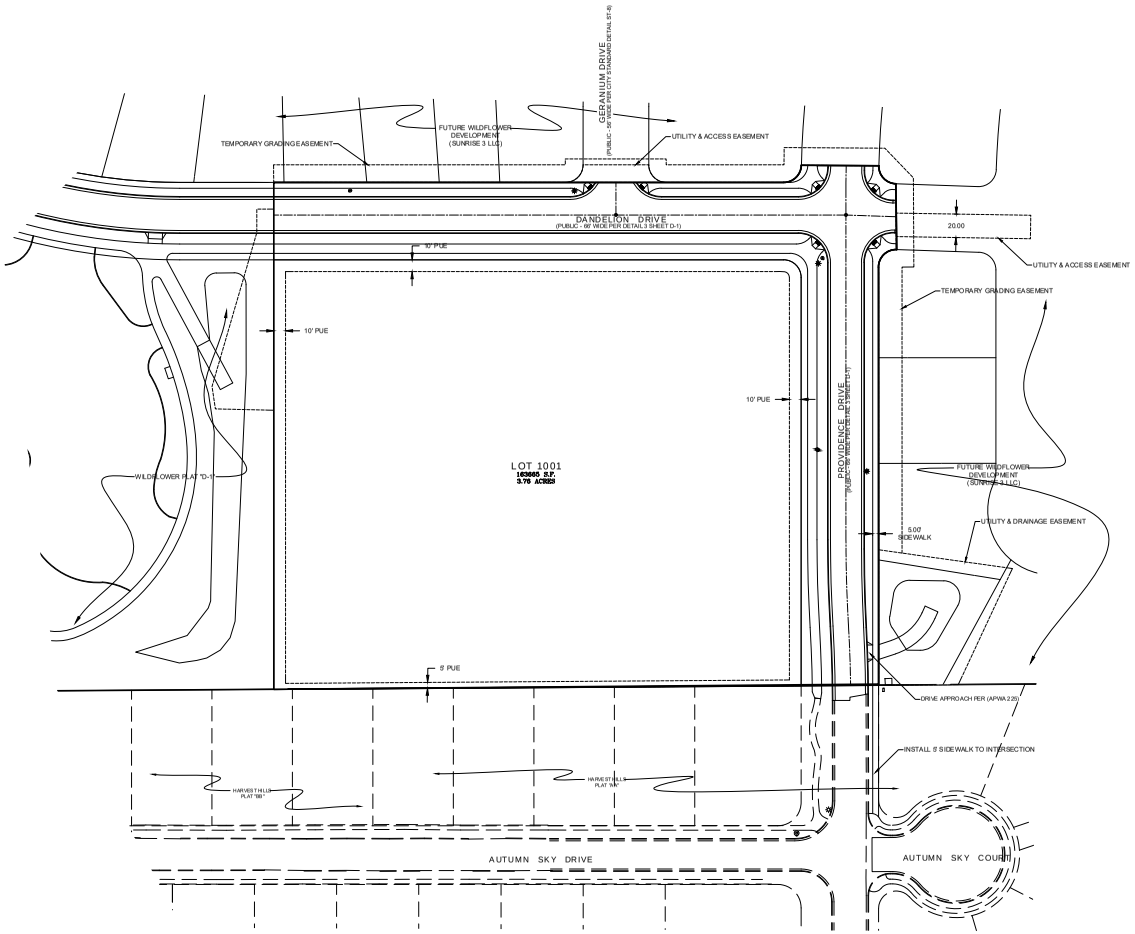
NORTH

SCALE IN FEET: 1" = 400'

400 200 0 400

VICINITY MAP





NOTES

1. 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	26,506		
SUB-BASE	41,244		
ROAD BASE	41,244		
CURB AND GUTTER		1,775	
SIDEWALK		1,776	
DRIVE APPROACH			1
ADA RAMPS			6
MONUMENTS			2
STREET LIGHT (COLLECT)			3

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
SEW		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
STORM		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
CW		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)	CW-12, CW-15
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
EX SW		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-12, 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-8, (*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	
EX OH CABLE		FIBER OPTIC	
EX GAS		GAS	
EX OH PWR	OH PWR	OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	APWA 225
		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%

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

WILDFLOWER - PLAT A

SARATOGA SPRINGS CITY, UTAH

OVERALL SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 50' (24x36)
DATE: 11/14/2018
SHEET 2

V:\1-AMD DESKTOP\PROJECTS\1-LANDD\1-WILDFLOWER\CONVILLAGE\B\PLAT A - CIVIL\BOX.DWG 11/14/2018 11:03 AM