# WILDFLOWER VILLAGE 3A PLAT A-1a

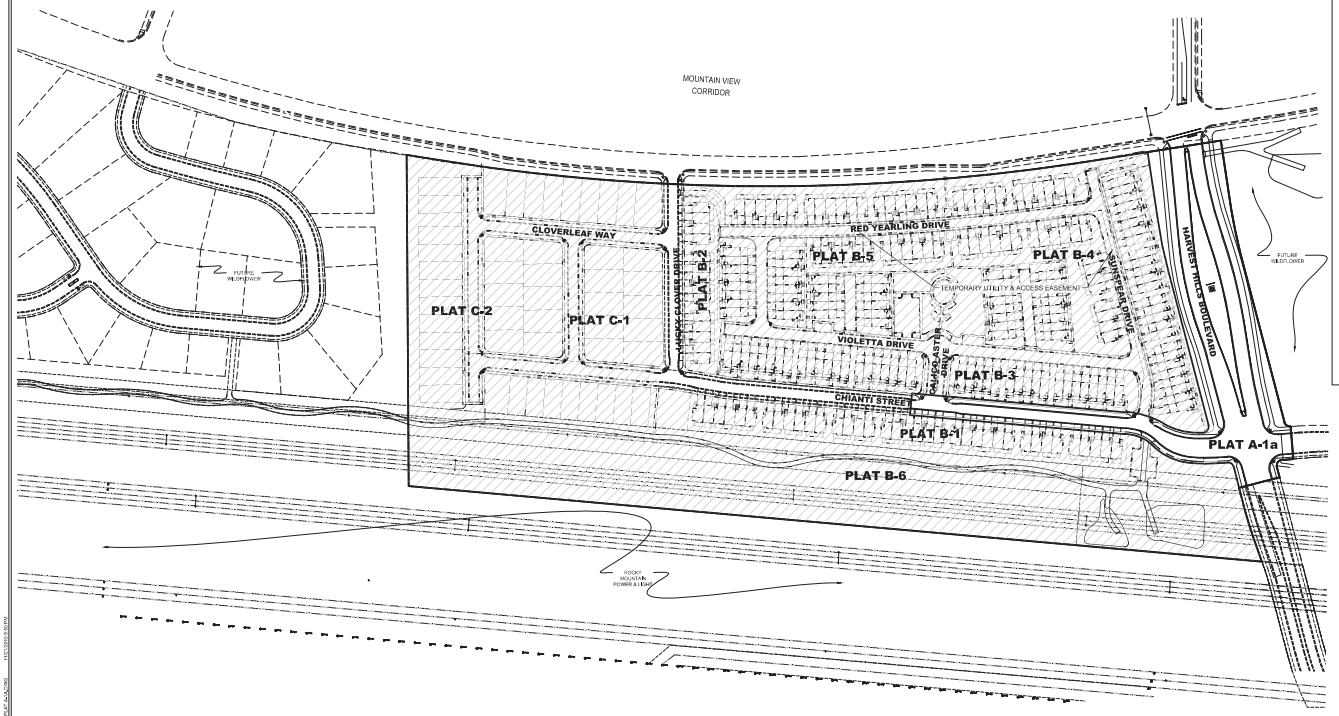
## LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

### TABULATIONS

PLAT A-1a

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

| | AC | SF | % | |
|---|---|---|---|---|
| TOTAL PROJECT AREA | 4,84 | 210,937 | 100% | |
| RIGHT-OF-WAY AREA (TO BE DEDICATED) | 4,38 | 190,761 | 90% | |
| LOT AREA | 0,00 | 0,00 | 0% | |
| OPEN SPACE AREA | 0,46 | 20,176 | 10% | |
| SENSITIVE LAND | 0,00 | 0,00 | 0% | |
| NON-SENSITIVE OS | 0,46 | 20,176 | 100% | |
| | | | | |
| BUILDABLE LAND | 4,84 | 210,937 | 100% | |
| SENSITIVE LAND | 0,00 | 0,00 | 0% | |
| LANDSCAPE AREA | 1,33 | 57,849 | 27% | |
| IMPERVIOUS AREA | 3,05 | 132,912 | 63% | |
| NUMBER OF GARAGE PARKING SPACES | | | | 0 |
| NUMBER OF DRIVEWAY PARKING SPACES | | | | 0 |
| NUMBER OF STRIPED PARKING STALLS | | | | 0 |

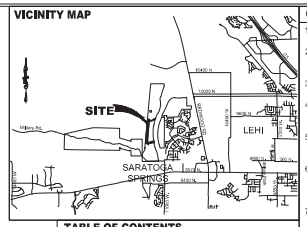



NORTH

SCALE IN FEET: 1" = 150'

150 75 0 150

### 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. 49057C0105B 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 DETAILS 1 & 2 SHEET C-902
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### 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-5, 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. 6-1 |
| | | 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 | ST-1 |
| | | 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

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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: 801-766-9505

ROCKY MOUNTAIN POWER
PHONE: 800-469-3961

DOMINION ENERGY
PHONE: 800-366-8532

### ENGINEER

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

**WILDFLOWER -VILLAGE 3A PLAT A-1a**
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
**COVER**

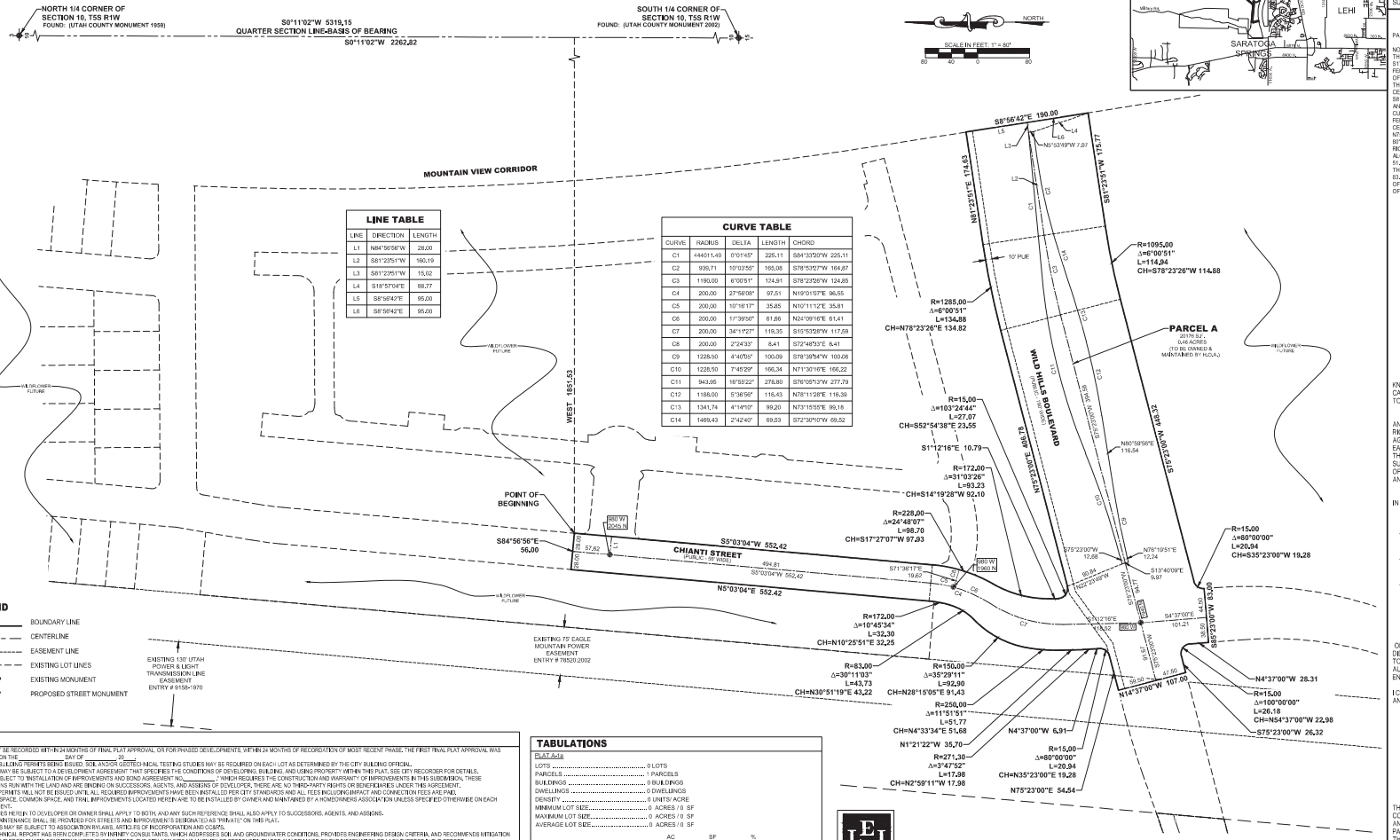
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 150'
DATE: 11-22-2019

SHEET
COVER

# WILDFLOWER VILLAGE 3A PLAT A-1a

**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**




## LINE TABLE

| LINE | DIRECTION | LENGTH |
|---|---|---|
| L1 | N84°56'56"W | 28.00 |
| L2 | S81°22'51"W | 160.19 |
| L3 | S81°22'51"W | 15.02 |
| L4 | S18°57'04"E | 88.77 |
| L5 | S8°56'42"E | 95.00 |
| L6 | S8°56'42"E | 95.00 |

## CURVE TABLE

| CURVE | RADIUS | DELTA | LENGTH | CHORD |
|---|---|---|---|---|
| C1 | 44401.40 | 0°01'45" | 225.11 | S84°33'00"W 225.11 |
| C2 | 935.71 | 10°03'55" | 165.08 | S78°53'27"W 164.87 |
| C3 | 1190.00 | 6°00'51" | 124.91 | S78°23'26"W 124.85 |
| C4 | 200.00 | 27°56'08" | 97.51 | N19°01'07"E 96.55 |
| C5 | 200.00 | 10°16'17" | 35.85 | N10°11'12"E 35.81 |
| C6 | 200.00 | 17°39'50" | 61.66 | N24°09'16"E 61.41 |
| C7 | 200.00 | 34°11'27" | 119.35 | S15°53'28"W 117.59 |
| C8 | 200.00 | 2°24'33" | 8.41 | S72°48'53"E 8.41 |
| C9 | 1228.50 | 4°40'59" | 100.09 | S78°36'54"W 100.06 |
| C10 | 1228.50 | 7°45'29" | 166.34 | N71°30'16"E 166.22 |
| C11 | 943.95 | 16°50'22" | 278.80 | S76°05'13"W 277.79 |
| C12 | 1188.00 | 5°36'56" | 116.43 | N78°11'28"E 116.39 |
| C13 | 1341.74 | 4°14'40" | 99.20 | N73°15'55"E 99.18 |
| C14 | 1469.43 | 2°42'40" | 69.53 | S72°30'10"W 69.52 |

## LEGEND

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

## 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 THIS 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 6 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 4,696.76 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. 49049C0160B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
15. 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.
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 IN SAID REPORT.
19. SHALLOW SEWER DEPTHS. CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS. HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
20. ALL LANDSCAPING AND LANDSCAPE IMPROVEMENTS TO BE MAINTAINED BY THE HOME OWNER ASSOCIATION.

## TABULATIONS

PLAT A-1a

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

| | AC | SF | % |
|---|---|---|---|
| TOTAL PROJECT AREA | 4.84 | 210,937 | 100% |
| RIGHT-OF-WAY AREA (TO BE DEDICATED) | 4.38 | 190,761 | 90% |
| LOT AREA | 0.00 | 0.00 | 0% |
| OPEN SPACE AREA | 0.46 | 20,176 | 10% |
| SENSITIVE LAND | 0.00 | 0.00 | 0% |
| NON-SENSITIVE OS | 0.46 | 20,176 | 100% |
| BUILDABLE LAND | 4.84 | 210,937 | 100% |
| SENSITIVE LAND | 0.00 | 0.00 | 0% |
| LANDSCAPE AREA | 1.33 | 57,849 | 27% |
| IMPERMIOUS AREA | 3.05 | 132,912 | 63% |
| NUMBER OF GARAGE PARKING SPACES | | | 0 |
| NUMBER OF DRIVEWAY PARKING SPACES | | | 0 |
| NUMBER OF STRIPED PARKING STALLS | | | 0 |

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.

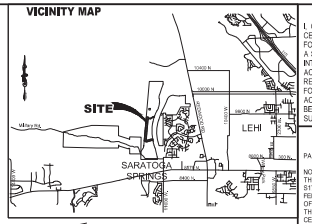
APPROVED THIS _____ DAY OF _____, A.D. 20____.

BY: _____

_____
DOMINION ENERGY QUESTAR CORPORATION

TITLE: _____

VICINITY MAP




## 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 2262.82 FEET AND WEST 1851.53 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S5°03'04"W 552.42 FEET; THENCE ALONG THE ARC OF A 228.00 FOOT RADIUS CURVE TO THE RIGHT 98.70 FEET THROUGH A CENTRAL ANGLE OF 24°48'07" (CHORD: S17°27'07"W 97.93 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 93.23 FEET THROUGH A CENTRAL ANGLE OF 31°03'26" (CHORD: S14°19'28"W 92.10 FEET); THENCE S11°12'16"E 10.79 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 27.07 FEET THROUGH A CENTRAL ANGLE OF 103°24'44" (CHORD: S52°54'38"E 23.55 FEET); THENCE N75°23'00"E 408.78 FEET; THENCE ALONG THE ARC OF A 1285.00 FOOT RADIUS CURVE TO THE RIGHT 134.88 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: N78°23'26"E 134.82 FEET); THENCE N81°22'51"E 174.63 FEET; THENCE S8°56'42"E 190.00 FEET; THENCE S81°22'51"W 175.77 FEET; THENCE ALONG THE ARC OF A 1095.00 FOOT RADIUS CURVE TO THE LEFT 114.84 FEET THROUGH A CENTRAL ANGLE OF 6°00'51" (CHORD: S78°23'26"W 114.88 FEET); THENCE S75°23'00"W 446.32 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.94 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" (CHORD: S35°23'00"W 19.28 FEET); THENCE S5°23'00"W 83.00 FEET; THENCE N4°37'00"W 28.31 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 26.18 FEET THROUGH A CENTRAL ANGLE OF 100°00'00" (CHORD: N54°37'00"W 22.98 FEET); THENCE S75°23'00"W 26.32 FEET; THENCE N14°37'00"W 107.00 FEET; THENCE N75°23'00"E 54.54 FEET; THENCE ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT 20.94 FEET THROUGH A CENTRAL ANGLE OF 80°00'00" (CHORD: N35°23'00"E 19.28 FEET); THENCE N4°37'00"W 6.91 FEET; THENCE ALONG THE ARC OF A 271.30 FOOT RADIUS CURVE TO THE RIGHT 17.98 FEET THROUGH A CENTRAL ANGLE OF 3°47'52" (CHORD: N2°59'11"W 17.98 FEET); THENCE N1°21'22"W 35.70 FEET; THENCE ALONG THE ARC OF A 250.00 FOOT RADIUS CURVE TO THE RIGHT 51.77 FEET THROUGH A CENTRAL ANGLE OF 11°51'51" (CHORD: N4°33'34"E 51.68 FEET) TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A 150.00 FOOT RADIUS CURVE TO THE RIGHT 92.90 FEET THROUGH A CENTRAL ANGLE OF 35°29'11" (CHORD: N28°15'05"E 91.43 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 83.00 FOOT RADIUS CURVE TO THE LEFT 43.73 FEET THROUGH A CENTRAL ANGLE OF 30°11'03" (CHORD: N30°51'19"E 43.22 FEET) TO A POINT OF COMPOUND CURVE; THENCE ALONG THE ARC OF A 172.00 FOOT RADIUS CURVE TO THE LEFT 32.30 FEET THROUGH A CENTRAL ANGLE OF 10°45'34" (CHORD: N10°25'51"E 32.25 FEET); THENCE N5°03'04"E 552.42 FEET; THENCE S84°56'56"E 56.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.84 ACRES
PARCELS: 1

_____ _____
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 A-1a

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 SET FROTH 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____.

_____ ATTEST: _____
CITY MAYOR CLERK-RECORDER
(See Seal Below)


LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, Utah 84660
Phone: 801.798.0555
Fax: 801.798.0393
office@leieng.com
www.leieng.com


### 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____.

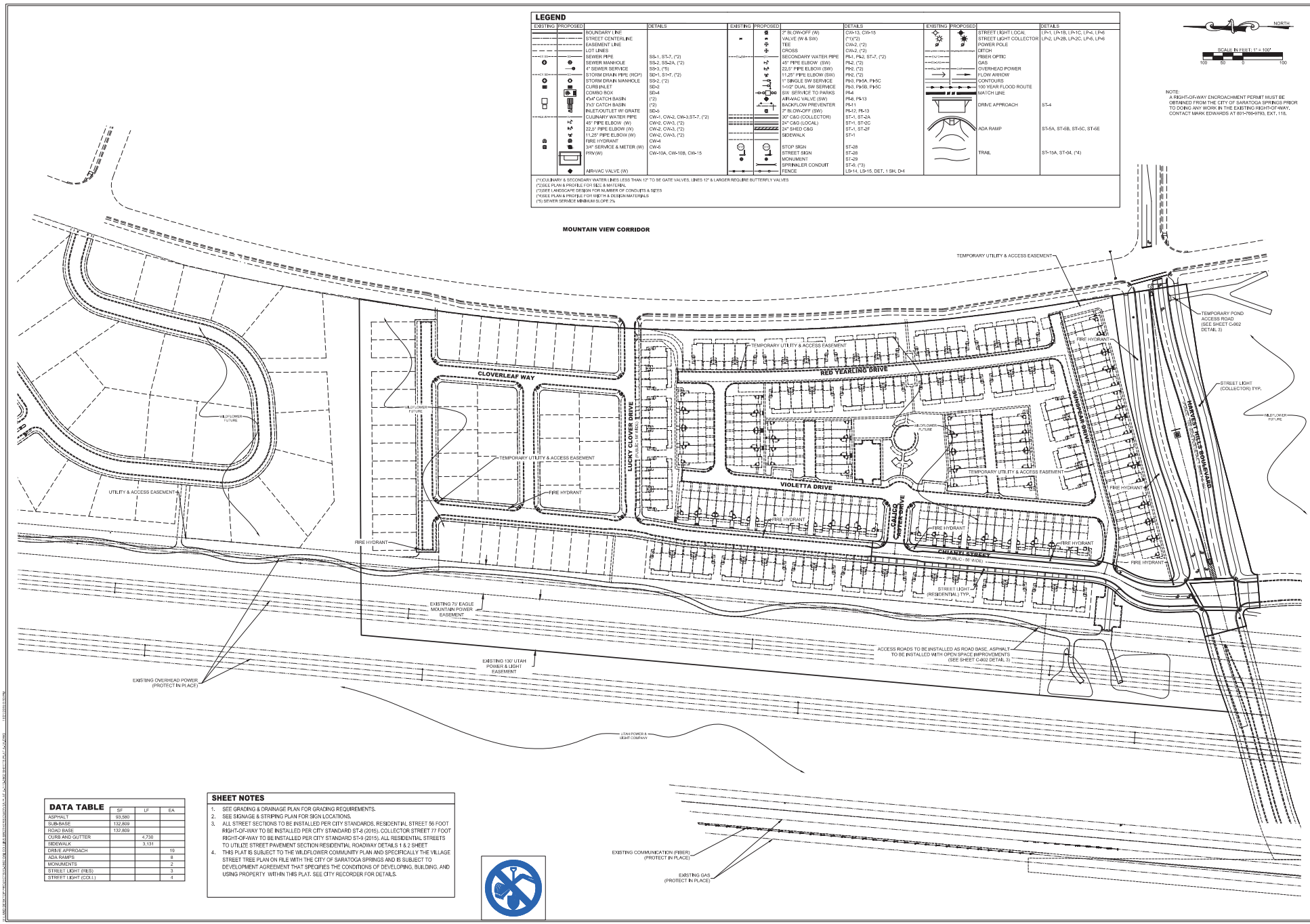
_____
LEHI CITY POST OFFICE REPRESENTATIVE

# WILDFLOWER VILLAGE 3A PLAT A-1a

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

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

SHEET NOTES
1. CHANNEL/WASH TO BE MITIGATED AND PIPED PER CITY STANDARDS. NO ADDITIONAL SENSITIVE LANDS LOCATED WITHIN SITE BOUNDARY, NO 100-YEAR FLOOD PLANES, WATER BODIES, RIVERS, WETLANDS, OR SIGNIFICANT AREAS OF 30%+ SLOPE.
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
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)
2" BLOW-OFF (W)
CW-13, CW-15
VALVE (W & SW)
(*1)(*2)
TEE
CW-2, (*2)
CROSS
CW-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-1, PI-5B, PI-5C
SW SERVICE TO PARKS
PI-1
AIR-VAC VALVE (SW)
PI-9, 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-29
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-1, LP-6
STREET LIGHT COLLECTOR
LP-1, 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 SERVICES MINIMUM SLOPE 2%
NORTH
SCALE IN FEET: 1" = 100'
100 50 0 100
HARVEST HILLS BOULEVARD
MOUNTAIN VIEW CORRIDOR
12" DRINKING WATER (PROTECT IN PLACE)
EXISTING 12" DRINKING WATER (TO BE RELOCATED W/ FUTURE PHASE)
EXISTING 12" DRINKING WATER (TO BE RELOCATED W/ FUTURE PHASE)
8" SEWER INSTALLED W/ PLAT R-2 (PROTECT IN PLACE)
12" DRINKING WATER INSTALLED W/ PLAT R-2 (PROTECT IN PLACE)
12" SECONDARY WATER INSTALLED W/ PLAT R-2 (PROTECT IN PLACE)
EXISTING OVERHEAD POWER (PROTECT IN PLACE)
EXISTING 70' EAGLE MOUNTAIN POWER EASEMENT
EXISTING 130' UTAH POWER & LIGHT EASEMENT
EXISTING OVERHEAD POWER (PROTECT IN PLACE)
EXISTING COMMUNICATION (FIBER) (PROTECT IN PLACE)
EXISTING GAS (PROTECT IN PLACE)
EXISTING CHANNEL (TO BE MITIGATED & RE-ROUTED)
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
GREGORY D. MAGLEBY
No. 189844
REGISTERED PROFESSIONAL ENGINEER
WILDFLOWER -VILLAGE 3A PLAT A-1a
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
EXISTING CONDITIONS PLAN
REVISIONS
1 -
2 -
3 -
4 -
5 -
LEI PROJECT #:
2013-0902
DRAWN BY:
BLS
CHECKED BY:
NKW
SCALE:
1" = 100'
(FOR 22X34 SHEET)
DATE:
11-22-2019
SHEET
C-101




## DATA TABLE

| | SF | LF | EA |
|---|---|---|---|
| ASPHALT | 93,580 | | |
| SUB-BASE | 132,809 | | |
| ROAD BASE | 132,809 | | |
| CURB AND GUTTER | | 4,730 | |
| SIDEWALK | | 3,131 | |
| DRIVE APPROACH | | | 19 |
| ADA RAMPS | | | 8 |
| MONUMENTS | | | 2 |
| STREET LIGHT (RES) | | | 3 |
| STREET LIGHT (COLL) | | | 4 |

## 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 DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.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STATE OF UTAH
GREGORY D. MADSEN
No. 189844
REGISTERED PROFESSIONAL ENGINEER

# WILDFLOWER -VILLAGE 3A PLAT A-1a

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" = 100' (WHEN USED ON 24x36)
DATE: 11-22-2019
SHEET: C-201