WILDFLOWER VILLAGE 3A PLAT C-1

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

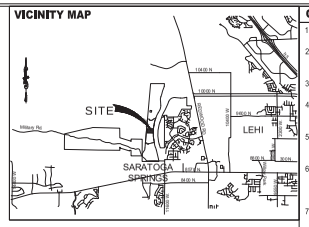
TABULATIONS

PLAT C-1

LOTS	39 LOTS
PARCELS	0 PARCELS
BUILDINGS	29 BUILDINGS
DWELLINGS	29 DWELLINGS
DENSITY	5.87 UNITS/ ACRE
MINIMUM LOT SIZE	0.10 ACRES / 4500 SF
MAXIMUM LOT SIZE	0.18 ACRES / 7864 SF
AVERAGE LOT SIZE	0.13 ACRES / 5512 SF

	AC	SF	%	
TOTAL PROJECT AREA	4.94	215,016	100%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.27	55,154	26%	
LOT AREA	3.67	159,862	74%	
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	4.94	215,016	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.38	16,453	8%	
IMPERVIOUS AREA	0.91	39,639	18%	
NUMBER OF GARAGE PARKING SPACES				58
NUMBER OF DRIVEWAY PARKING SPACES				58
NUMBER OF STRIPED PARKING STALLS				0

VICINITY MAP

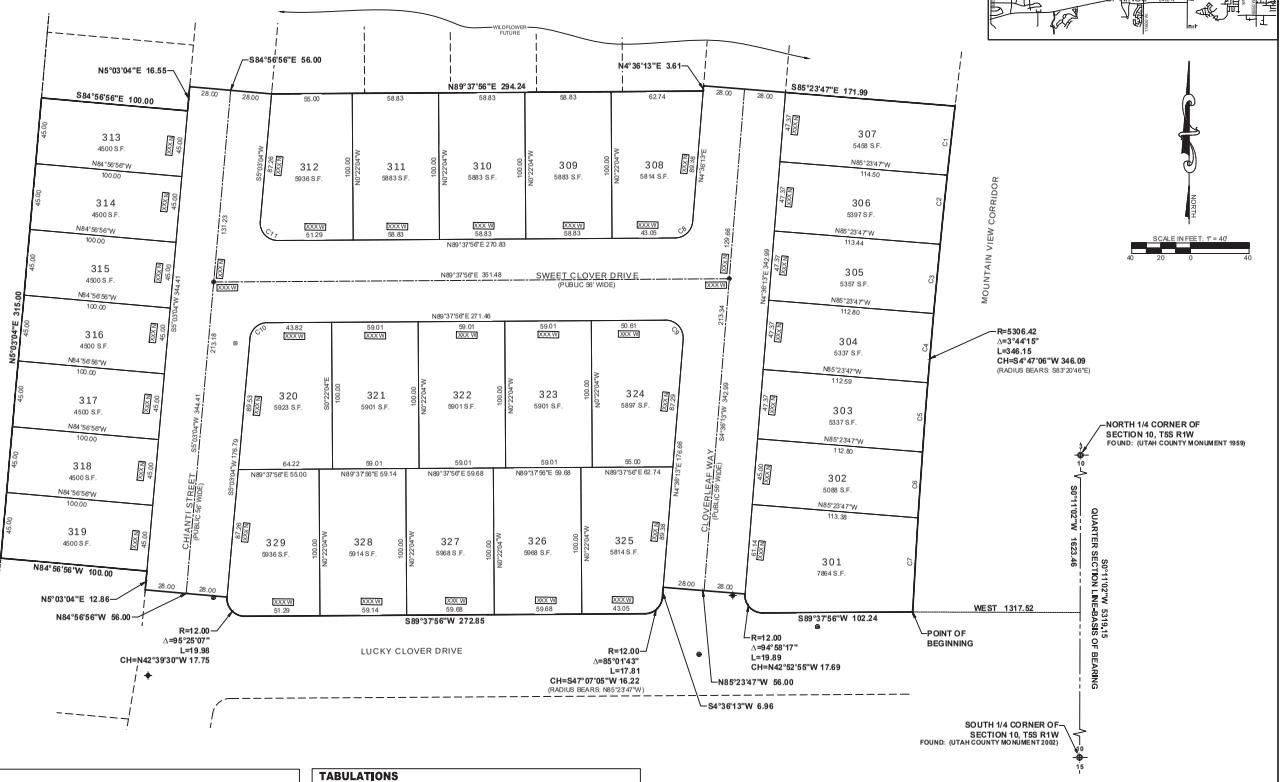

SITE
LEHI
SARATOGA SPRINGS
Mountain View Corridor
Redwood Rd
Pioneer Crossing
Harvest Hills Blvd
Bulldog Blvd
Commerce Dr
Grove Blvd
Main St
Pony Express Pkwy
Legacy Pkwy
Mt View Corridor
Ranches Pkwy
Ft Meadow Rd
Traverse Mtn Blvd
Ft Meadow Rd
Saratoga Springs Blvd
Redwood Rd
Bulldog Blvd
Harvest Hills Blvd
Commerce Dr
Grove Blvd
Main St
Pony Express Pkwy
Legacy Pkwy
Mt View Corridor
Ranches Pkwy
Ft Meadow Rd
Traverse Mtn Blv

WILDFLOWER VILLAGE 3A PLAT C-1

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

CURVE TABLE

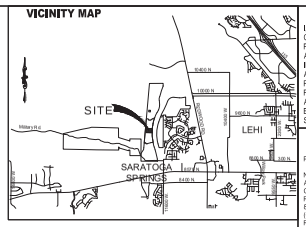
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5312.50	0°30'40"	47.39	S6°23'50"W 47.39
C2	5312.50	0°30'40"	47.38	S5°53'10"W 47.38
C3	5312.50	0°30'39"	47.37	S5°22'30"W 47.37
C4	5312.50	0°30'39"	47.37	S4°51'51"W 47.37
C5	5312.50	0°30'39"	47.37	S4°21'12"W 47.37
C6	5312.50	0°29'07"	45.00	S3°51'18"W 45.00
C7	5312.50	0°41'35"	64.25	S3°15'57"W 64.25
C8	12.00	85°01'43"	17.81	N47°07'05"E 16.22
C9	12.00	94°58'17"	19.89	N42°52'55"W 17.69
C10	12.00	84°34'53"	17.71	S47°20'30"W 16.15
C11	12.00	95°25'07"	19.98	S42°39'30"E 17.75



LEGEND

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

VICINITY MAP



LEGEND

EXISTING	PROPOSED	DETAILS
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER MANHOLE
		4" SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
		CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		3/4" SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)

SS-1, ST-7, (*2)
SS-2, SS-2A, (*2)
SS-3, (*3)
SD-1, ST-7, (*2)
SS-2, (*2)
SD-2
SD-4
(*2)
(*2)
SD-5
CW-1, CW-2, CW-3 ST-7, (*2)
CW-2, CW-3, (*2)
CW-2, CW-3, (*2)
CW-4
CW-5
CW-10A, CW-10B, CW-15

EXISTING	PROPOSED	DETAILS
		2" BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
		SECONDARY WATER PIPE
		45° PIPE ELBOW (SW)
		22.5° PIPE ELBOW (SW)
		11.25° PIPE ELBOW (SW)
		1" SINGLE SW SSRVICE
		1-1/2" DUAL SW SERVICE
		SW SERVICE TO PARKS
		AIR-VAC VALVE (SW)
		BACKFLOW PREVENTER
		2" BLOW-OFF (SW)
		30° C&G (COLLECTOR)
		24° C&G (LOCAL)
		24" SHED C&G
		SIDEWALK
		STOP SIGN
		STREET SIGN
		MONUMENT
		SPRINKLER CONDUIT
		FENCE

CW-13, CW-15
(*1)(*2)
CW-2, (*2)
CW-2, (*2)
PI-1, PI-2, ST-7, (*2)
PI-2, (*2)
PI-2, (*2)
PI-2, (*2)
PI-3, PI-5A, PI-5C
PI-3, PI-5B, PI-5C
PI-4
PI-8, PI-13
PI-11
PI-12, PI-13
ST-1, ST-2A
ST-1, ST-2C
ST-1, ST-2F
ST-1
ST-28
ST-28
ST-29
ST-6, (*3)
LS-14, LS-15, DET. 1 SH. D-4

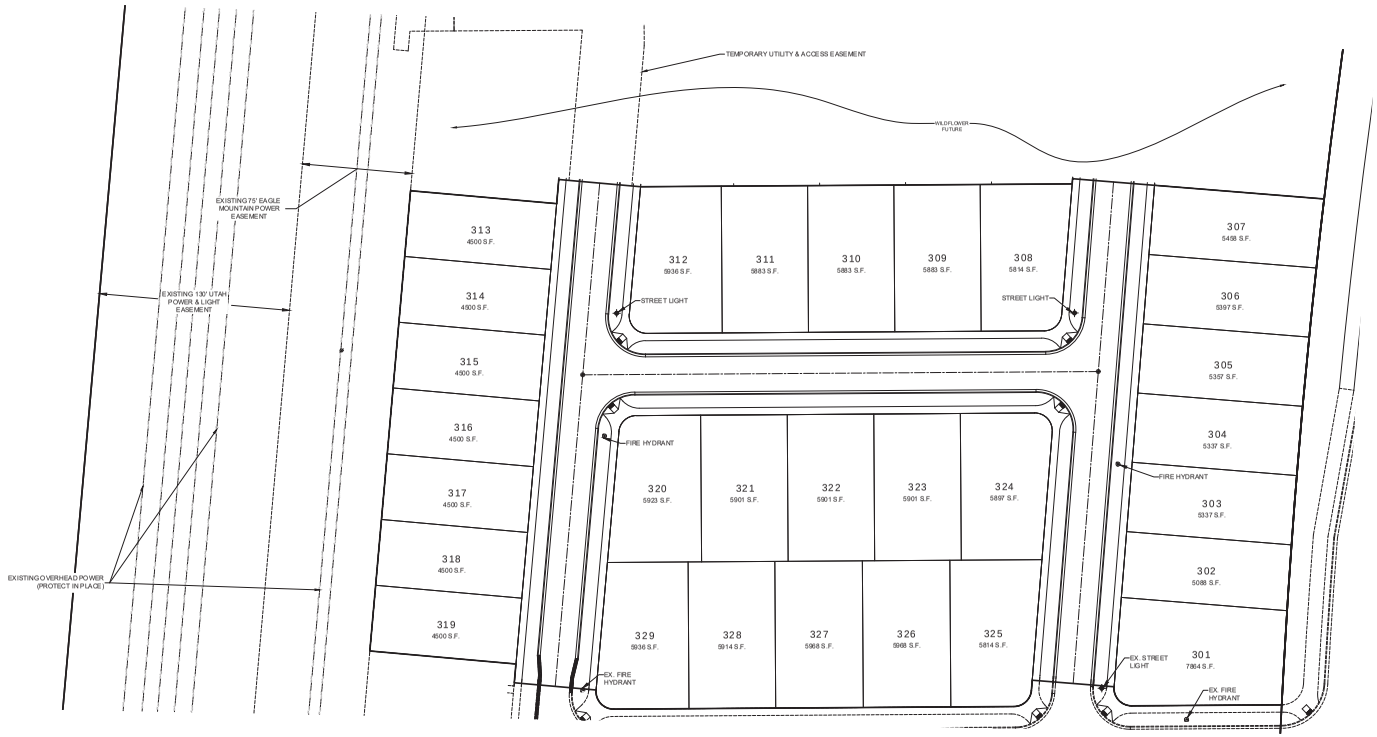
EXISTING	PROPOSED	DETAILS
		STREET LIGHT LOCAL
		STREET LIGHT COLLECTOR
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		100 YEAR FLOOD ROUTE
		MATCH LINE
		DRIVE APPROACH
		ADA RAMP
		TRAIL

LP-1, LP-1B, LP-1C, LP-4, LP-6
LP-2, LP-2B, LP-2C, LP-5, LP-6
ST-4
ST-5A, ST-5B, ST-5C, ST-5E
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%

NORTH

SCALE IN FEET: 1" = 40'
40 20 0 40



DATA TABLE	SF	LF	EA
ASPHALT	121,035		
SUB-BASE	156,320		
ROAD BASE	156,320		
CURB AND GUTTER		5,647	
SIDEWALK		5,647	
DRIVE APPROACH			51
ADA RAMPS			12
MONUMENTS			5
STREET LIGHT (RES)			6
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 DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.
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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GREGORY D. MAGELSEN
No. 389844
STATE OF UTAH
REGISTERED PROFESSIONAL ENGINEER
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WILDFLOWER -VILLAGE 3A PLAT C-1

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" = 40' (PRINTED ON 24x36)
DATE: 1-31-2019
SHEET C-201