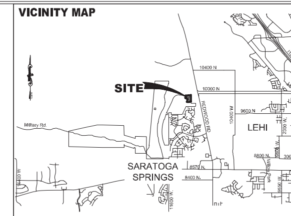
WILDFLOWER VILLAGE 1 (NORTH) PLAT E-2

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

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 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-5.
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-901
18. TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-901
19. ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-901

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
		2" TEMP. BLOW-OFF (W)	DW-13B, 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
		2" TEMP. BLOW-OFF (SW)	PI-12B, 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
		SURVEY 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%

TABULATIONS

PLAT E-2

LOTS .... 26 LOTS
PARCELS .... 0 PARCELS
BUILDINGS .... 0 BUILDINGS
DWELLINGS .... 26 DWELLINGS
DENSITY .... 3.61 UNITS/ ACRE
MINIMUM LOT SIZE.......... 0.18 ACRES / 7,659 SF
MAXIMUM LOT SIZE.......... 0.24 ACRES / 10,450 SF
AVERAGE LOT SIZE.......... 0.20 ACRES / 8,828 SF

	AC	SF	%
TOTAL PROJECT AREA	7.21	314,154	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.81	78,809	25%
RIGHT-OF-WAY AREA (PRIVATE)	0.13	5,806	2%
LOT AREA	5.27	229,539	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	7.21	314,154	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.58	25,133	30%
IMPERVIOUS AREA	1.36	59,482	70%
NUMBER OF GARAGE PARKING SPACES			52
NUMBER OF DRIVEWAY PARKING SPACES			52
NUMBER OF STRIPED PARKING STALLS			0

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

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STATE OF UTAH — REGISTERED PROFESSIONAL ENGINEER — GREGORY D. MAGLEBY No. 189844 — 2-14-2020 — CONSTRUCTION

WILDFLOWER -VILLAGE 1 (NORTH) PLAT E-2
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
COVER

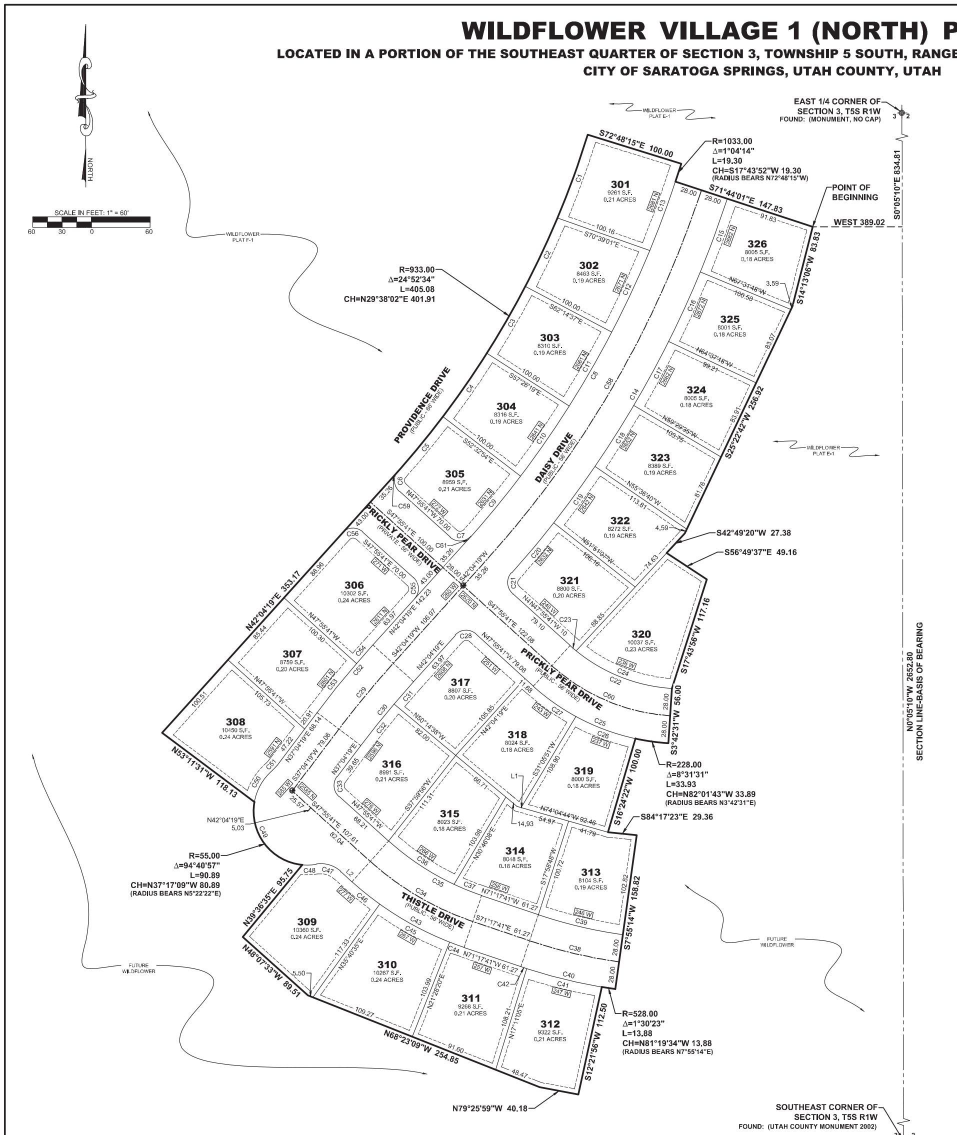
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 60' (PRINTED ON 24x36)
DATE: 2-14-2020
SHEET: COVER

WILDFLOWER VILLAGE 1 (NORTH) PLAT E-2

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 TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	933.00	5°34'19"	90.73	N19°58'54"E 90.70
C2	933.00	4°44'46"	77.29	N25°08'27"E 77.26
C3	933.00	4°50'45"	78.91	N29°56'12"E 78.89
C4	933.00	4°50'40"	78.89	N34°46'55"E 78.86
C5	933.00	4°23'58"	71.64	N39°24'14"E 71.62
C6	15.00	89°31'55"	23.44	S3°09'44"E 21.13
C7	15.00	90°26'09"	23.68	N86°51'14"E 21.29
C8	1033.00	23°48'20"	429.19	N30°10'09"E 426.11
C9	1033.00	4°24'28"	79.47	N39°25'55"E 79.45
C10	1033.00	4°50'56"	87.42	N34°48'13"E 87.40
C11	1033.00	4°50'31"	87.30	N29°57'30"E 87.27
C12	1033.00	5°06'03"	91.97	N24°59'13"E 91.94
C13	1033.00	5°14'26"	94.48	N19°48'58"E 94.45
C14	1089.00	23°24'13"	444.82	N29°58'05"E 441.74
C15	1089.00	4°01'50"	76.61	N20°16'54"E 76.59
C16	1089.00	4°01'50"	76.61	N24°18'44"E 76.59
C17	1089.00	4°01'50"	76.61	N28°20'35"E 76.59
C18	1089.00	4°01'50"	76.61	N32°22'25"E 76.59
C19	1089.00	3°56'23"	74.88	N36°21'32"E 74.87
C20	1089.00	3°20'28"	63.50	N39°59'58"E 63.50
C21	15.00	89°35'55"	23.46	S3°07'45"E 21.14
C22	172.00	38°21'48"	115.17	S67°06'35"E 113.03
C23	172.00	2°42'17"	8.12	S49°16'50"E 8.12
C24	172.00	35°39'30"	107.05	S68°27'44"E 105.33
C25	228.00	38°21'48"	152.66	S67°06'35"E 149.82
C26	228.00	16°23'25"	65.22	S69°34'16"E 65.00
C27	228.00	13°26'52"	53.51	S54°39'07"E 53.39
C28	15.00	90°00'00"	23.56	S87°04'18"W 21.21
C29	1000.00	5°00'00"	87.27	S39°34'19"W 87.24
C30	972.00	5°00'00"	84.82	S39°34'19"W 84.80
C31	972.00	1°46'49"	30.20	S41°10'54"W 30.20
C32	972.00	3°13'11"	54.62	S38°40'54"W 54.61
C33	15.00	85°00'00"	22.25	S5°25'41"E 20.27
C34	300.00	23°22'00"	122.35	S59°36'41"E 121.50
C35	272.00	23°22'00"	110.93	S59°36'41"E 110.16
C36	272.00	16°54'47"	80.29	S56°23'04"E 80.00
C37	272.00	6°27'14"	30.64	S68°04'05"E 30.62
C38	500.00	10°47'05"	94.11	S76°41'14"E 93.97
C39	472.00	10°47'05"	88.84	S76°41'14"E 88.71
C40	528.00	10°47'05"	99.38	S76°41'14"E 99.24
C41	528.00	8°34'24"	79.01	S76°17'11"E 78.93
C42	528.00	0°42'17"	6.49	S71°38'50"E 6.49
C43	328.00	23°22'00"	133.77	S59°36'41"E 132.84
C44	328.00	2°46'01"	15.84	S69°54'41"E 15.84
C45	328.00	14°12'15"	81.31	S61°25'33"E 81.11
C46	328.00	6°23'44"	36.61	S51°07'33"E 36.59
C47	30.00	51°27'11"	26.94	N73°39'17"W 26.04
C48	55.00	14°45'14"	14.16	N87°59'45"E 14.12
C49	55.00	148°47'27"	142.83	S24°59'09"E 105.95
C50	55.00	39°21'16"	37.78	S29°43'57"W 37.04
C51	30.00	12°20'16"	6.46	N43°14'27"E 6.45
C52	1028.00	5°00'00"	89.71	S39°34'19"W 89.68
C53	1028.00	3°36'26"	64.72	S38°52'32"W 64.71
C54	1028.00	1°23'34"	24.99	S41°22'32"W 24.99
C55	15.00	90°00'00"	23.56	N2°55'41"W 21.21

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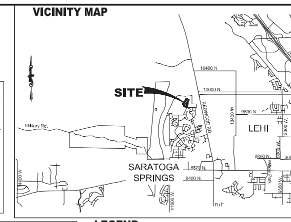
office@lei-eng.com
www.lei-eng.com

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C56	15.00	90°00'00"	23.56	S87°04'19"W 21.21
C58	1061.00	23°48'20"	440.83	S30°10'09"W 437.66
C59	933.00	0°28'05"	7.62	S41°50'16"W 7.62
C60	200.00	38°21'48"	133.91	S67°06'35"E 131.43
C61	1033.00	0°26'09"	7.86	N41°51'14"E 7.86

VICINITY MAP



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&R'S.
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 4,896.76 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. 4955170105B 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. BUILDER TO INSTALL TREES IN PARKSTRIP IN FRONT OF HOUSES.
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.
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.

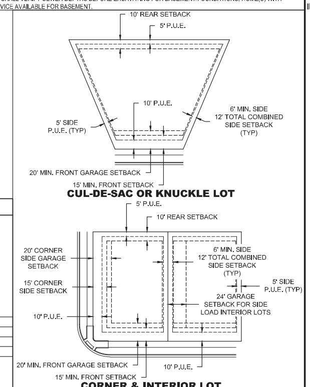
LINE TABLE

LINE	DIRECTION	LENGTH
L1	N74°04'44"W	50.67
L2	N47°55'41"W	15.56

TABULATIONS

PLAT E-2
LOTS .... 26 LOTS
PARCELS .... 0 PARCELS
BUILDINGS .... 0 BUILDINGS
DWELLINGS .... 26 DWELLINGS
DENSITY .... 3.61 UNITS/ ACRE
MINIMUM LOT SIZE........ 0.18 ACRES / 7,659 SF
MAXIMUM LOT SIZE........ 0.24 ACRES / 10,450 SF
AVERAGE LOT SIZE........ 0.20 ACRES / 8,828 SF

	AC	SF	%
TOTAL PROJECT AREA	7.21	314,154	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.81	78,809	25%
RIGHT-OF-WAY AREA (PRIVATE)	0.13	5,806	2%
LOT AREA	5.27	229,539	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	7.21	314,154	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.58	25,133	30%
IMPERVIOUS AREA	1.36	59,482	70%
NUMBER OF GARAGE PARKING SPACES			52
NUMBER OF DRIVEWAY PARKING SPACES			52
NUMBER OF STRIPED PARKING STALLS			0



SETBACK NOTES: 1-ALL REAR & SIDE P.U.E TO ALSO BE STORM DRAINAGE EASEMENTS IN THEIR ENTIRETY.
2-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.

TYPICAL SETBACK & P.U.E. DETAIL

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)(i) 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- ______

TITLE- ______

DOMINION ENERGY QUESTAR CORPORATION

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

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 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 S0°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 S14°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"W 56.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF 228.00 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: N7°55'14"E) 13.88 FEET THROUGH A CENTRAL ANGLE OF 1°30'23" (CHORD: N81°19'34"W 13.88 FEET); THENCE S12°21'56"W 112.50 FEET; THENCE N79°25'59"W 40.18 FEET; THENCE N68°23'09"W 254.85 FEET; THENCE N48°07'33"W 89.51 FEET; THENCE N39°36'35"E 95.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF 55.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N5°22'22"E) 90.89 FEET THROUGH A CENTRAL ANGLE OF 94°40'57" (CHORD: N37°17'09"W 80.89 FEET); THENCE N53°11'31"W 118.13 FEET; THENCE N42°04'19"E 353.17 FEET; THENCE ALONG THE ARC OF 933.00 FOOT RADIUS CURVE TO THE LEFT 405.08 FEET THROUGH A CENTRAL ANGLE OF 24°52'34" (CHORD: N29°38'02"E 401.91 FEET); THENCE S72°48'15"E 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF 1033.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N72°48'15"W) 19.30 FEET THROUGH A CENTRAL ANGLE OF 1°04'14" (CHORD: S17°43'52"W 19.30 FEET); THENCE S71°44'01"E 147.83 FEET; TO THE POINT OF BEGINNING.

CONTAINS: ±7.21 ACRES
±314,154 SQ. FT.
LOTS: 26

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 1 (NORTH) SUBDIVISION PLAT E-2

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. PURSUANT TO UTAH CODE 10-9A-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE WILDFLOWER MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 SOUTH 145 EAST SUITE 204, DRAPER, UTAH, 84020. 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 I HAVE SET FORTH 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)

WILDFLOWER VILLAGE 1 (NORTH) PLAT E-2

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

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
STATE OF UTAH PROFESSIONAL LAND SURVEYOR No. 501182 CHAD A. POULSEN 2-14-2020		

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGER AT 801-766-9793, EXT. 118.

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)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2, (*2)
		CROSS	CW-2, (*2)
		SECONDARY WATER RIPE	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-9, (*3)
		FENCE	LS-1A, LS-1S, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-2, 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%

DATA TABLE

	SF	LF	EA
ASPHALT	59,022		
SUB-BASE	70,711		
ROAD BASE	70,711		
CURB AND GUTTER		4,368	
SIDEWALK		4,246	
DRIVE APPROACH			26
ADA RAMPS			2
MONUMENTS			2
STREET LIGHT (RES)			5
STREET LIGHT (COLL)			0

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-9 (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.

LEI
- A Utah Corporation -
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SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
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Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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

WILDFLOWER -VILLAGE 1 (NORTH) PLAT E-2

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'
DATE: 2-14-2020
SHEET: C-201