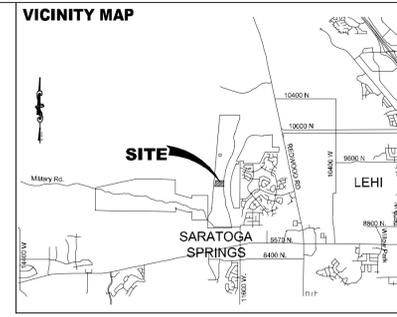


TABULATIONS			
PLAT C-2			
LOTS	21 LOTS		
PARCELS	1 PARCELS		
BUILDINGS	0 BUILDINGS		
DWELLINGS	21 DWELLINGS		
DENSITY	8.17 UNITS/ACRE		
MINIMUM LOT SIZE	0.10 ACRES / 4,500 SF		
MAXIMUM LOT SIZE	0.16 ACRES / 7,079 SF		
AVERAGE LOT SIZE	0.12 ACRES / 5,333 SF		
	AC	SF	%
TOTAL PROJECT AREA	4.32	188,033	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.01	43,918	23%
LOT AREA	2.57	111,995	60%
OPEN SPACE AREA	0.74	32,120	17%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.74	32,120	100%
BUILDABLE LAND	4.32	188,033	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.29	12,608	7%
IMPERVIOUS AREA	0.72	31,310	17%
NUMBER OF GARAGE PARKING SPACES			42
NUMBER OF DRIVEWAY PARKING SPACES			42
NUMBER OF STRIPED PARKING STALLS			0

WILDFLOWER VILLAGE 3A PLAT C-2

LOCATED IN A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

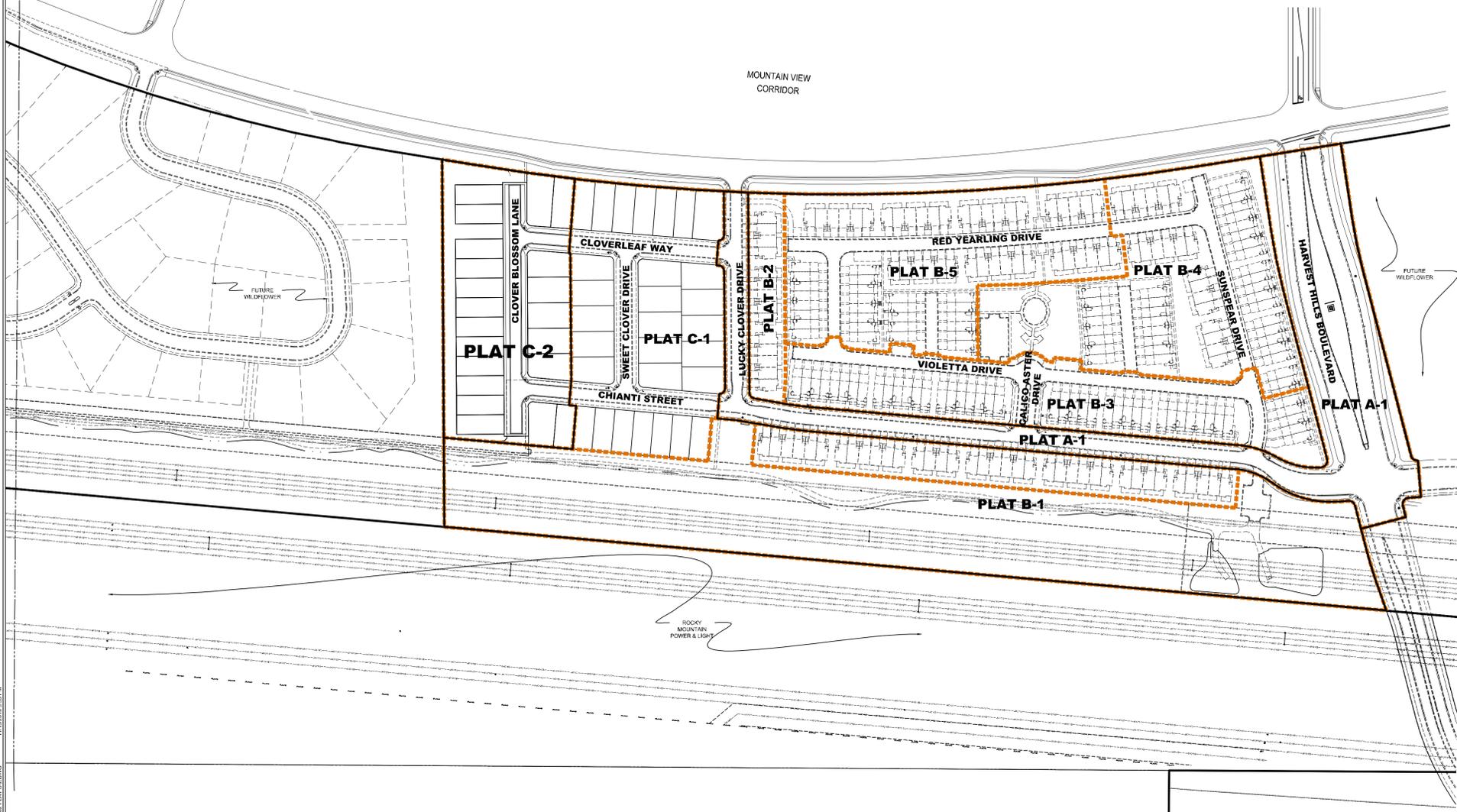
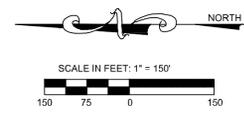
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



- #### 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.

TABLE OF CONTENTS

Sheet Number	Sheet Title
COVER	COVER
1 OF 1	PLAT C-2
C-101	EXISTING CONDITION & DEMOLITION PLAN
C-201	OVERALL SITE PLAN
C-301	SIGNAGE & STRIPING PLAN
C-401	UTILITY PLAN
C-501	GRADING & DRAINAGE PLAN
C-601	CLOVERLEAF WAY
C-602	CLOVER BLOSSOM LAKE
C-603	CHIANTI STREET
C-901	DETAILS
C-902	DETAILS
C-903	DETAILS
C-904	DETAILS



- #### 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. 4955170105B 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 CW-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 PLAN 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 66 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
 - TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-902
 - ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-902

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
---	---	4x4' CATCH BASIN
---	---	3x3' 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)
---	---	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 SERVICE
---	---	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
---	---	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

OWNER / DEVELOPER

CITY OF SARATOGA SPRINGS
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UTAH 84045

PLANNING DEPT: 801-766-9793
ENGINEERING DEPT: 801-766-8506

DAI

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

ENGINEER

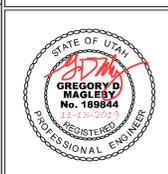
LEI CONSULTING ENGINEERS
AND SURVEYORS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
801-798-0555

ROCKY MOUNTAIN POWER
PHONE: 800-469-3981

DOMINION ENERGY
PHONE: 800-366-8532

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



WILDFLOWER - VILLAGE 3A PLAT C-2
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

COVER

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

LEI PROJECT #: **2013-0902**

DRAWN BY: **BLS**

CHECKED BY: **NKW**

SCALE: **1" = 150'**
(PRINTED ON 24x36)

11-13-2019

SHEET

COVER

U:\LAND DEVELOPMENT\PROJECTS\2013-0902\DWG\COLLINS\BOTH\BSP\DWG\VA PLAT C-2\13-0902 PLAT C-2.DWG

WILDFLOWER VILLAGE 3A PLAT C-2

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

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSING 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. I 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.

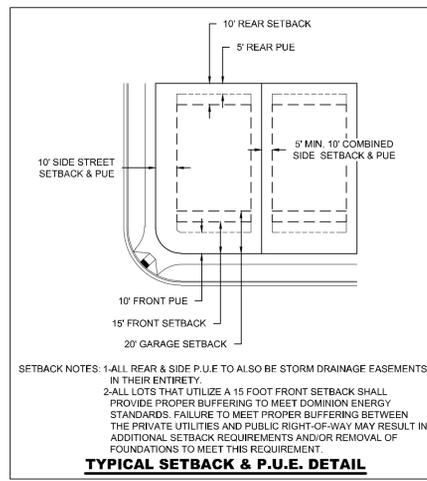
BOUNDARY DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR BEING A POINT LOCATED 50°11'02"W ALONG THE QUARTER SECTION LINE 1278.75 FEET AND WEST 1289.75 FEET FROM THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE N85°23'47"W 171.99 FEET; THENCE S4°36'13"W 3.61 FEET; THENCE S89°37'56"W 294.24 FEET; THENCE N84°56'56"W 56.00 FEET; THENCE S5°03'04"W 16.55 FEET; THENCE N89°37'56"W 100.00 FEET; THENCE N89°37'56"W 641.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES: S9°14'21"W 71.02 FEET; THENCE ALONG THE ARC OF A 5312.50 FOOT RADIUS CURVE TO THE LEFT 239.82 FEET THROUGH A CENTRAL ANGLE OF 2°35'11" (CHORD: 57°56'45"W 239.80 FEET) TO THE POINT OF BEGINNING.

CONTAINS: 44.32 ACRES
OF LOTS: 21

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	5312.50	1°22'31"	127.52	S8°33'06"W 127.52
C2	5312.50	0°42'00"	64.90	S7°30'50"W 64.90
C3	5312.50	0°30'41"	47.41	S6°54'30"W 47.41
C4	12.00	85°01'43"	17.81	N47°07'05"E 16.22
C5	12.00	94°58'17"	19.89	S42°52'56"E 17.69
C6	12.00	84°34'53"	17.71	N47°20'30"E 16.15
C7	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

- ### NOTES
- 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____.
 - 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.
 - 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.
 - PLATS 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 DEVELOPERS. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
 - 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.
 - 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.
 - REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
 - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
 - LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
 - 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.
 - 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.
 - 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.
 - 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 4,886.76 FEET.
 - 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.
 - 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.
 - NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
 - NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
 - THIS PLAT IS SUBJECT TO THE WILDFLOWER COMMUNITY PLAN AND SPECIFICALLY THE VILLAGE STREET TREE CANON 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.
 - 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.
 - 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.

ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-207 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-653A(10) 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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 86, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

TABULATIONS

PLAT C-2	AC	SF	%
LOTS	21		
PARCELS	1		
BUILDINGS	0		
DWELLINGS	21		
DENSITY	8.17	UNITS/ACRE	
MINIMUM LOT SIZE	0.10	ACRES / 4,500 SF	
MAXIMUM LOT SIZE	0.16	ACRES / 7,079 SF	
AVERAGE LOT SIZE	0.12	ACRES / 5,333 SF	

	AC	SF	%
TOTAL PROJECT AREA	4.32	188,033	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.01	43,918	23%
LOT AREA	2.57	111,995	60%

	AC	SF	%
OPEN SPACE AREA	0.74	32,120	17%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.74	32,120	100%

	AC	SF	%
BUILDABLE LAND	4.32	188,033	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.29	12,608	7%
IMPERVIOUS AREA	0.72	31,310	17%

NUMBER OF GARAGE PARKING SPACES	42
NUMBER OF DRIVEWAY PARKING SPACES	42
NUMBER OF STRIPED PARKING STALLS	0

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, d/b/a 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 800-966-6532.

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

BY: _____

DOMINION ENERGY QUESTAR CORPORATION TITLE: _____

3392 N. Main Street
Saratoga Springs, UT 84055
Phone: 801-798-0555
Fax: 801-798-3939
office@leicons.com
www.leicons.com

CENTURY LINK

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

CENTURY LINK

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS _____ DAY OF _____, A.D. 20____.

CITY ENGINEER

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

LAND USE AUTHORITY

APPROVED BY THE LAND USE AUTHORITY ON THIS _____ DAY OF _____, A.D. 20____.

LAND USE AUTHORITY

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____, A.D. 20____.

PUBLIC WORKS DIRECTOR

SARATOGA SPRINGS ATTORNEY

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS _____ DAY OF _____, A.D. 20____.

SARATOGA SPRINGS ATTORNEY

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 C-2

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

SURVEYOR'S SEAL CHAD A. POULSEN No. 501182 10-23-19 PROFESSIONAL LAND SURVEYOR	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
--	--------------------	---------------------

IN WITNESS WHERE OF I HAVE SET SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20____.

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/HEY 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____.

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

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 C-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. 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.

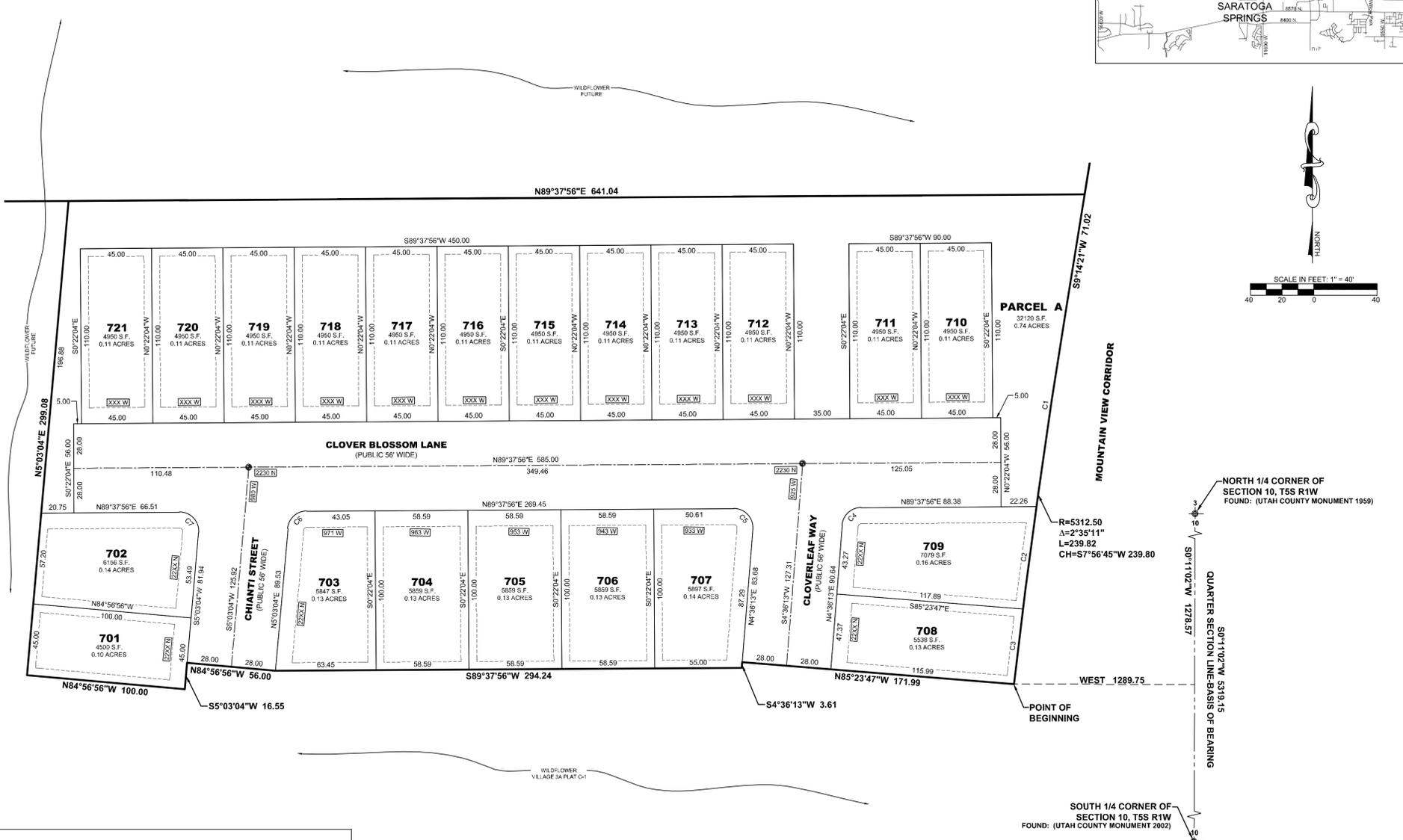
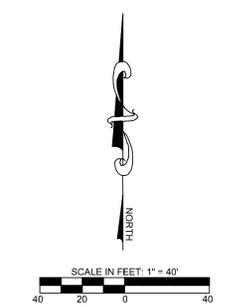
OWNERS DEDICATION

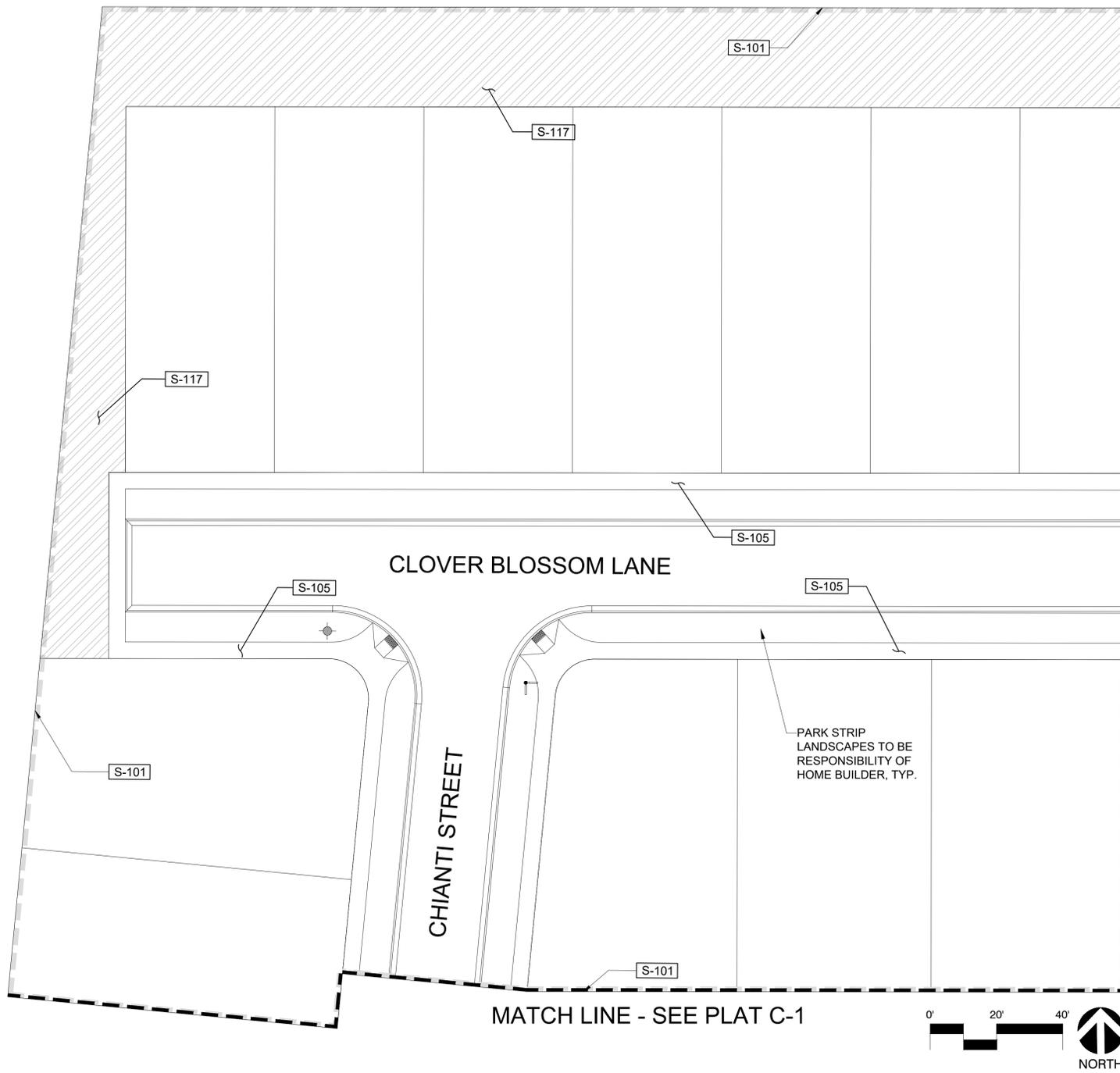
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DATE _____ SURVEYOR'S NAME (See Seal Below) _____
LICENSE NO. 501182





REFERENCE NOTES SCHEDULE

SYMBOL	SITE DESCRIPTION
S-101	PLAT BOUNDARY
S-105	CONCRETE FLATWORK (SEE CIVIL)
S-117	NATURAL OPEN SPACE - WILDFLOWER SEED MIX

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www.lei-eng.com

LISA M. BENSON
No. 5198020
LANDSCAPE ARCHITECT

WILDFLOWER - VILLAGE 3A PLAT C-2
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
SITE MATERIALS PLAN

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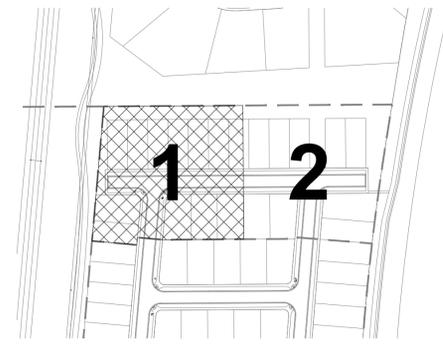
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DATE: 1/10/2020
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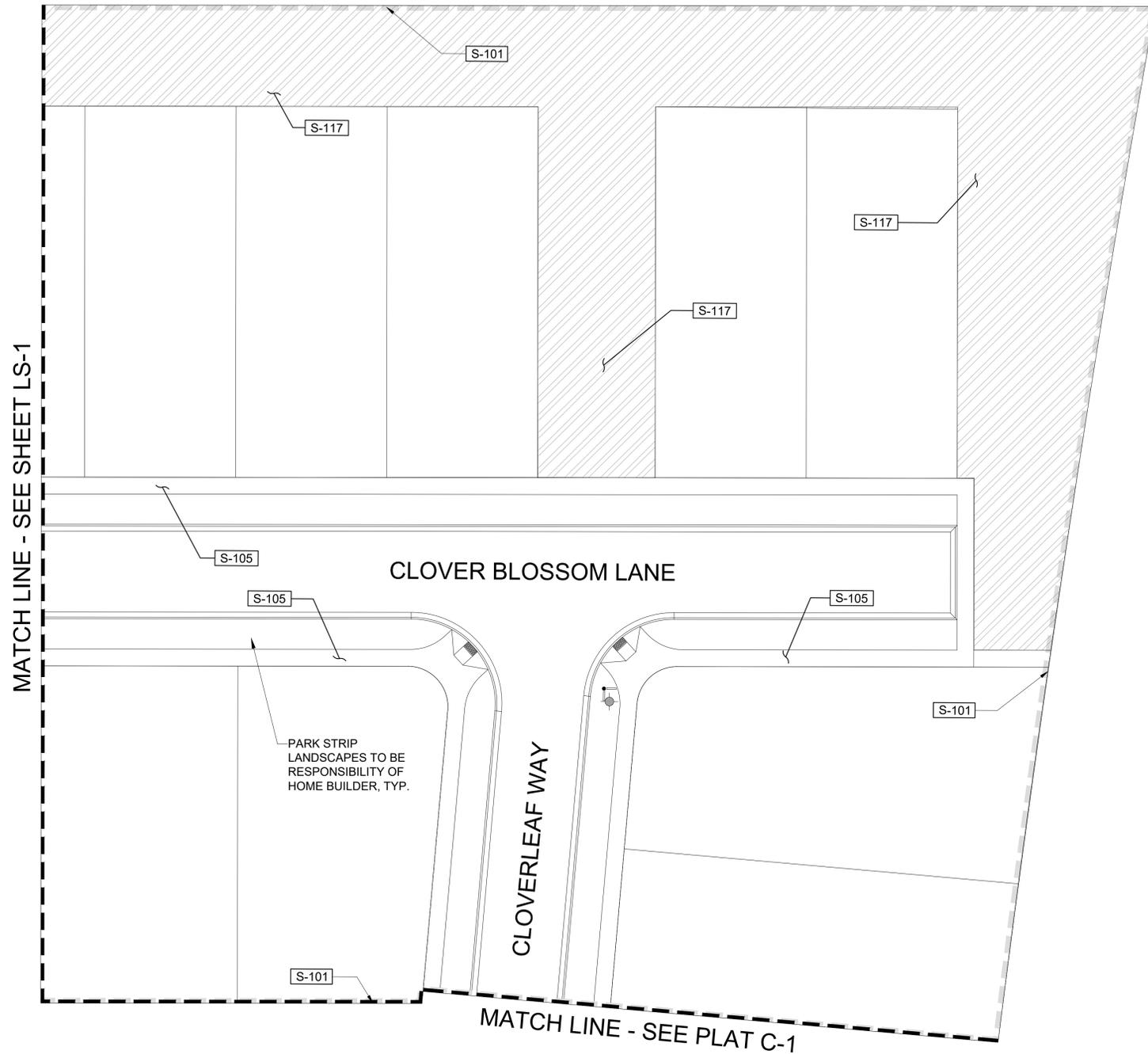
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LANDMARK DESIGN
LANDSCAPE ARCHITECTURE & PLANNING
AriSpace Solar Gardens
850 South 400 West - Studio 104
Salt Lake City, Utah 84111
(801) 474-3300

CITY OF SARATOGA SPRINGS
UTAH

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REFERENCE NOTES SCHEDULE

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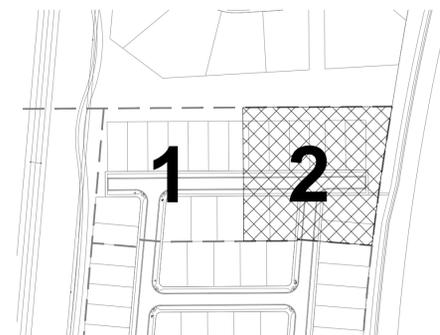
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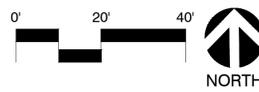
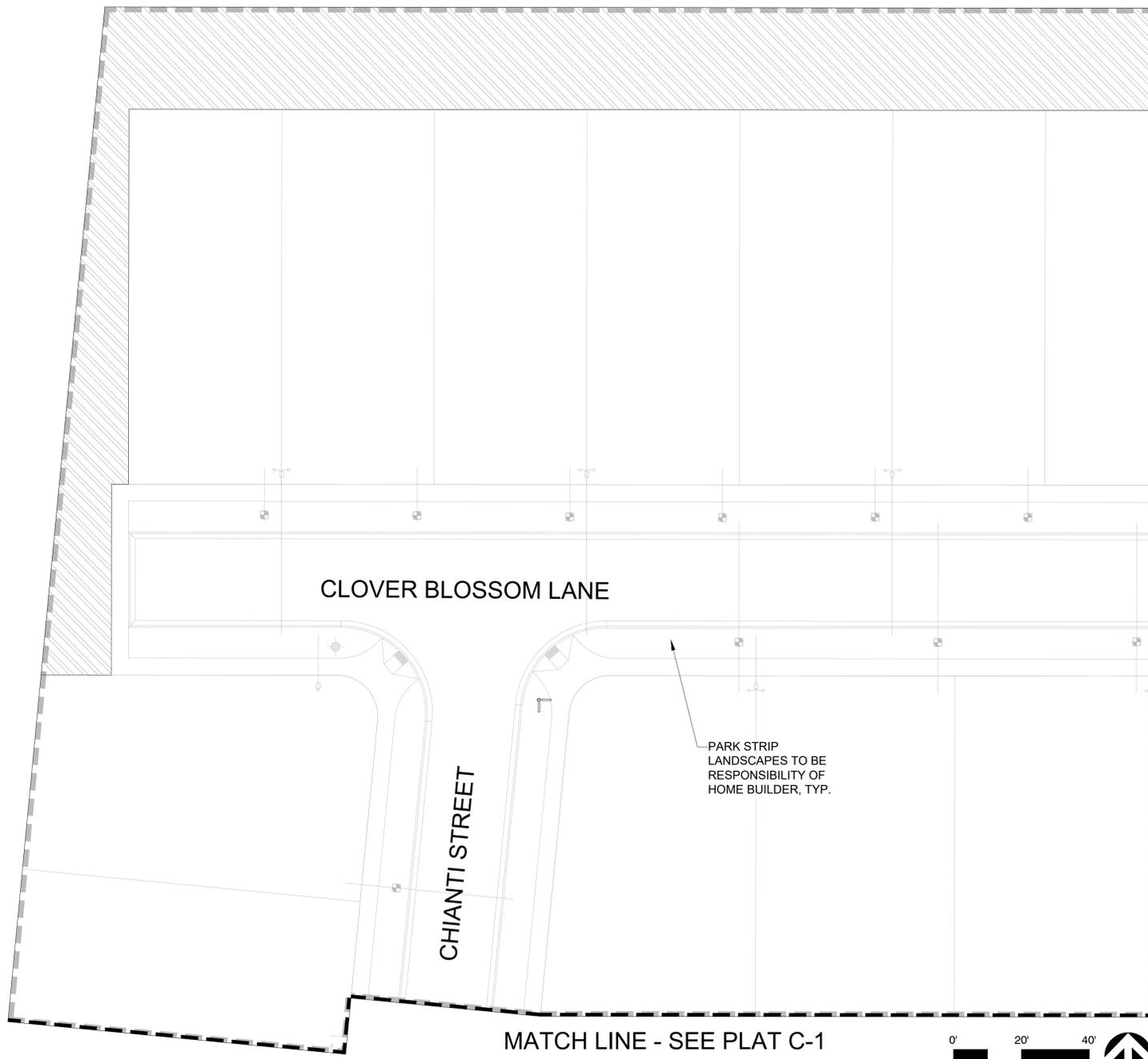
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LS-2



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 Arispace Solar Gardens
 850 South 400 West - Studio 104
 Salt Lake City, Utah 84111
 (801) 474-3300





PLANT SCHEDULE - RESTORATION AREA

GROUND COVERS	QTY	COMMON NAME	CONT
	32,030 sf	Great Basin Wildflower Seed Mix (Unirrigated)	seed

NOTES FOR SEED MIXES:
 CONTACT GRANITE SEED COMPANY: 801-768-4422
 APPLY AT 1-2 LBS. PER 1,000 SQ. FT.

EXACT SEED MIX COMPOSITION TO BE DETERMINED BY GRANITE SEED COMPANY.

SEE RESTORING NATIVE AREA SUPPLEMENTAL SPECIFICATIONS (02727).

GREAT BASIN WILDFLOWER SEED MIX (GRANITE SEED COMPANY)

- ANNUALS**
 CENTAUREA CYANUS / BACHELOR BUTTON
 CHEIRANTHUS ALLIONII / WALLFLOWER
 CLEOME SERRULATA / ROCKY MOUNTAIN BEEPLANT
 COREOPSIS TINCTORIA / PLAINS COREOPSIS
 COSMOS SULPHUREUS / SULPHUR COSMOS
 ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY
 GAILLARDIA PULCHELLA / FIREWHEEL
 GILIA SP. / GILIA SPECIES
 LINARIA MAROCCANA / BABY SNAPDRAGON
 LINUM GRANDIFLORUM / SCARLET FLAX
 PAPAVER RHOEAS / SHIRLEY POPPY
 PHLOX DRUMMONDII / DRUMMOND PHLOX

- PERENNIALS**
 ASTER SP. / ASTER SPECIES
 CASTILLEJA SP. / PAINTBRUSH SPECIES
 COREOPSIS LANCEOLATA / LANCE-LEAVED COREOPSIS
 ECHINACEA PURPUREA / PURPLE CONEFLOWER
 GAILLARDIA ARISTATA / BLANKET FLOWER
 LINUM LEWISII / LEWIS BLUE FLAX
 LUPINUS SP. / LUPINE SPECIES
 PENSTEMON SP. / PENSTEMON SPECIES
 RATIBIDA COLUMNIFERA / PRAIRIE CONEFLOWER
 RATIBIDA COLUMNIFERA FORMA PULCHERRIMA / MEXICAN HAT
 RUDBECKIA HIRTA / BLACK-EYED SUSAN
 SPHAERALCEA SP. / GLOBEMALLOW SPECIES
 BALSAMORHIZA SAGITTATA / ARROWLEAF BALSAMROOT

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WILDFLOWER - VILLAGE 3A PLAT C-2
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
PLANTING PLAN

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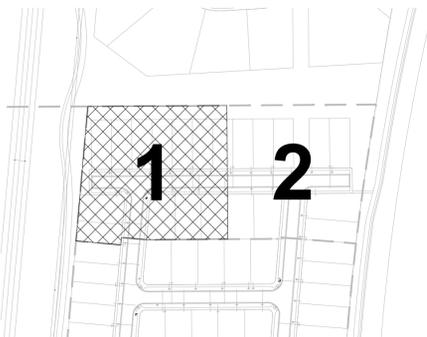
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 Arripace Solar Gardens
 850 South 400 West - Studio 104
 Salt Lake City, Utah 84111
 (801) 474-3300



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WILDFLOWER - VILLAGE 3A PLAT C-2
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
PLANTING PLAN

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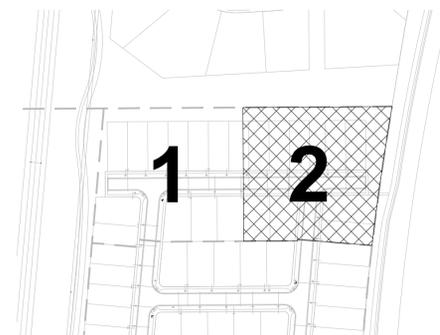
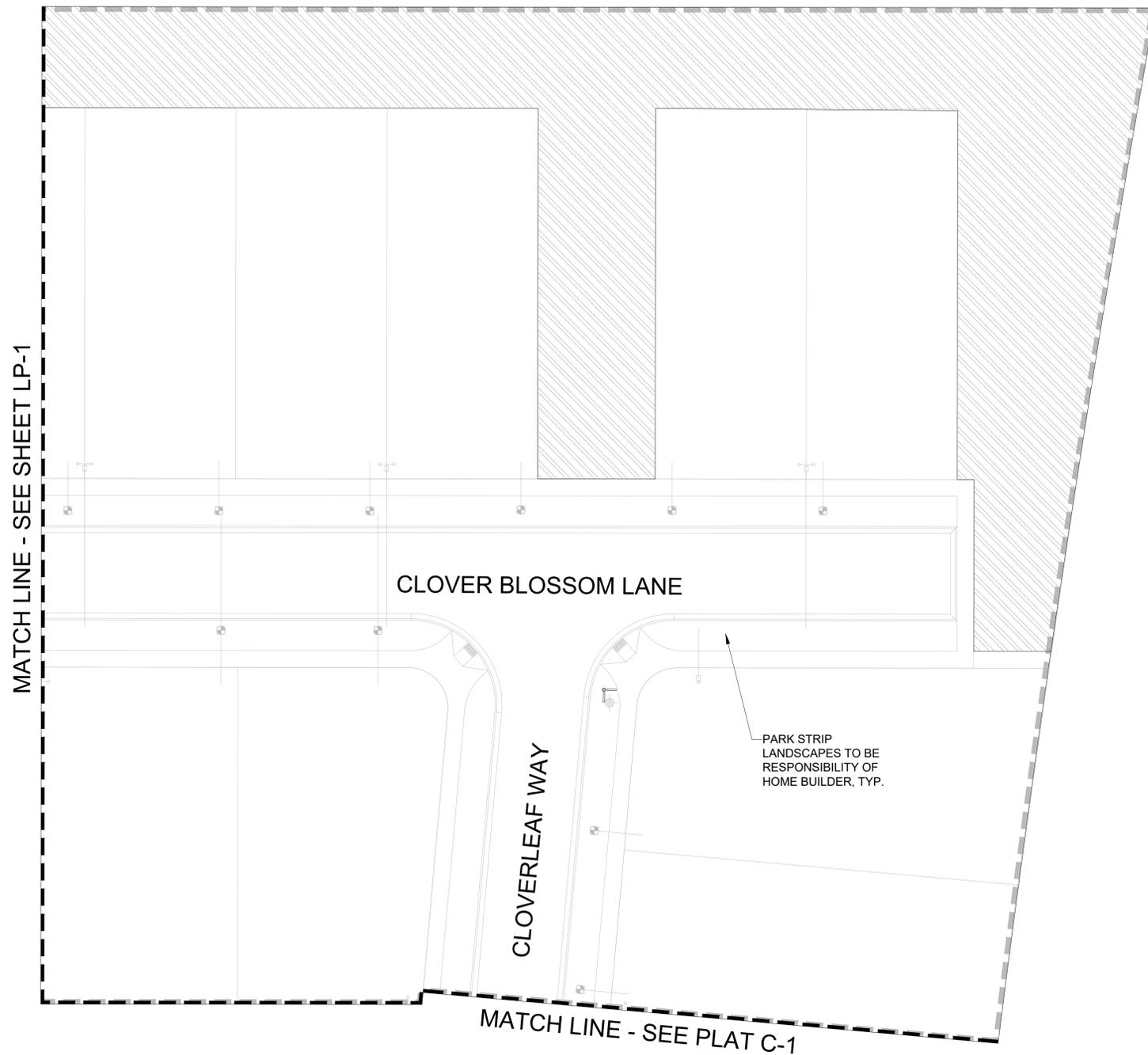
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