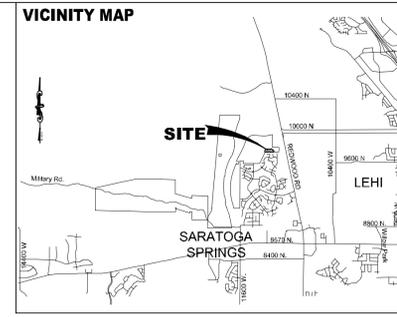


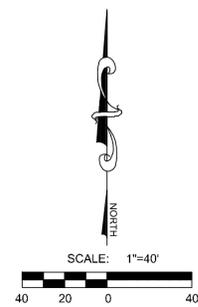
WILDFLOWER VILLAGE 1 (NORTH) PLAT E-4

**LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3
AND THE SOUTHWEST QUARTER OF SECTION 2, 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.

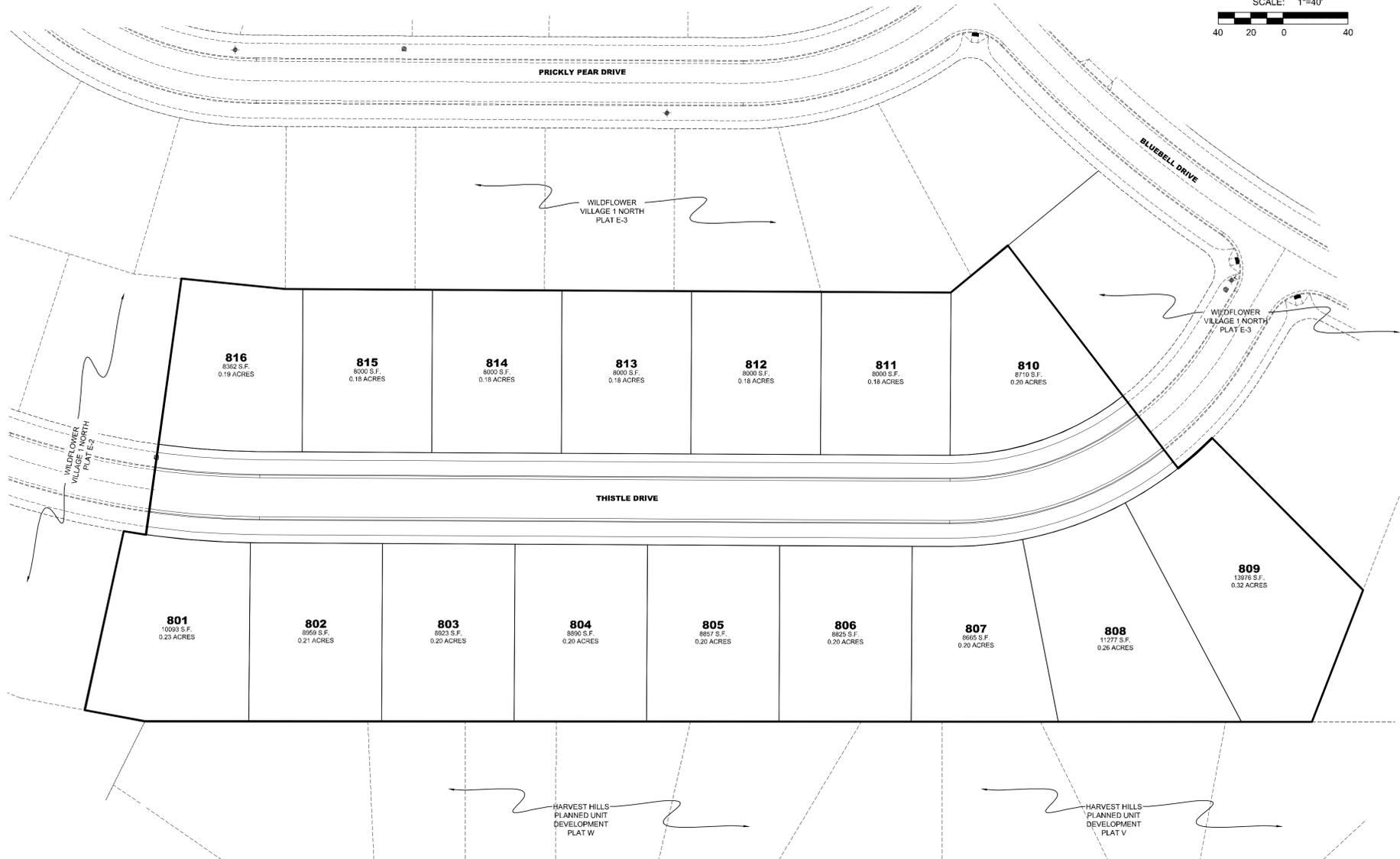
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



Sheet List Table

Sheet Number	Sheet Title
COVER	COVER
1 OF 1	PLAT E-4
C-101	EXISTING CONDITIONS
C-201	OVERALL SITE PLAN
C-301	SIGNAGE AND STRIPING
C-401	UTILITY PLAN
C-501	GRADING PLAN
C-601	THISTLE DRIVE
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. 4555170105B 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 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.
 - 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 36 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
 - TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-901
 - ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-901



TABULATIONS

	AC	SF	%
PLAT E-4			
LOTS	16		
PARCELS	0		
BUILDINGS	0		
DWELLINGS	16		
DENSITY	3.86	UNITS/ACRE	
MINIMUM LOT SIZE	0.18	ACRES / 18,000 SF	
MAXIMUM LOT SIZE	0.32	ACRES / 13,976 SF	
AVERAGE LOT SIZE	0.21	ACRES / 9,096 SF	
TOTAL PROJECT AREA	4.15	180,597	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.81	35,058	19%
LOT AREA	3.34	145,538	81%
OPEN SPACE AREA	0.00	0	0%
SENSITIVE LAND	0.00	0	0%
NON-SENSITIVE OS	0.00	0	0%
BUILDABLE LAND	4.15	180,597	100%
SENSITIVE LAND	0.00	0	0%
LANDSCAPE AREA	0.26	11,269	6%
IMPERVIOUS AREA	.55	23,790	13%
NUMBER OF GARAGE PARKING SPACES			32
NUMBER OF DRIVEWAY PARKING SPACES			32
NUMBER OF STRIPED PARKING STALLS			0

OWNER / DEVELOPER

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
1403A 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

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

WILDFLOWER - VILLAGE 1 (NORTH) PLAT E-4

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" = 40'
(PRINTED ON 24x36)

DATE:
12-12-2019

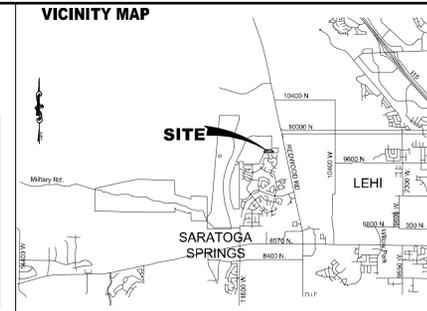
SHEET

COVER

U:\LAND DESIGN\PROJECTS\130600 DA COLLINS BROTHERS\DWG\PLAT E-4\130600 PLAT E-4 SHEETS.DWG 12/11/2019 10:23 AM

WILDFLOWER VILLAGE 1 (NORTH) PLAT E-4

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



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 AND THE SOUTHWEST QUARTER OF SECTION 2, 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 1436.42 FEET AND WEST 59.77 FEET FROM THE EAST 1/4 CORNER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S37°32'06"E 172.61 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 228.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N37°53'39"W) TO THE LEFT 27.96 FEET THROUGH A CENTRAL ANGLE OF 7°01'32" (CHORD: N48°35'35"E 27.94 FEET); THENCE S44°55'11"E 131.86 FEET; THENCE S21°20'42"W 86.88 FEET; THENCE N89°55'11"W 720.25 FEET; THENCE N79°25'59"W 37.93 FEET; THENCE N12°21'56"E 112.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 528.00 FOOT RADIUS NON-TANGENT CURVE (RADIUS BEARS: N9°25'37"E) TO THE LEFT 13.88 FEET THROUGH A CENTRAL ANGLE OF 1°30'23" (CHORD: S81°19'34"E 13.88 FEET); THENCE N7°55'14"E 158.82 FEET; THENCE S84°17'23"E 64.53 FEET; THENCE S89°42'02"E 410.78 FEET; THENCE N50°36'06"E 45.62 FEET TO THE POINT OF BEGINNING.

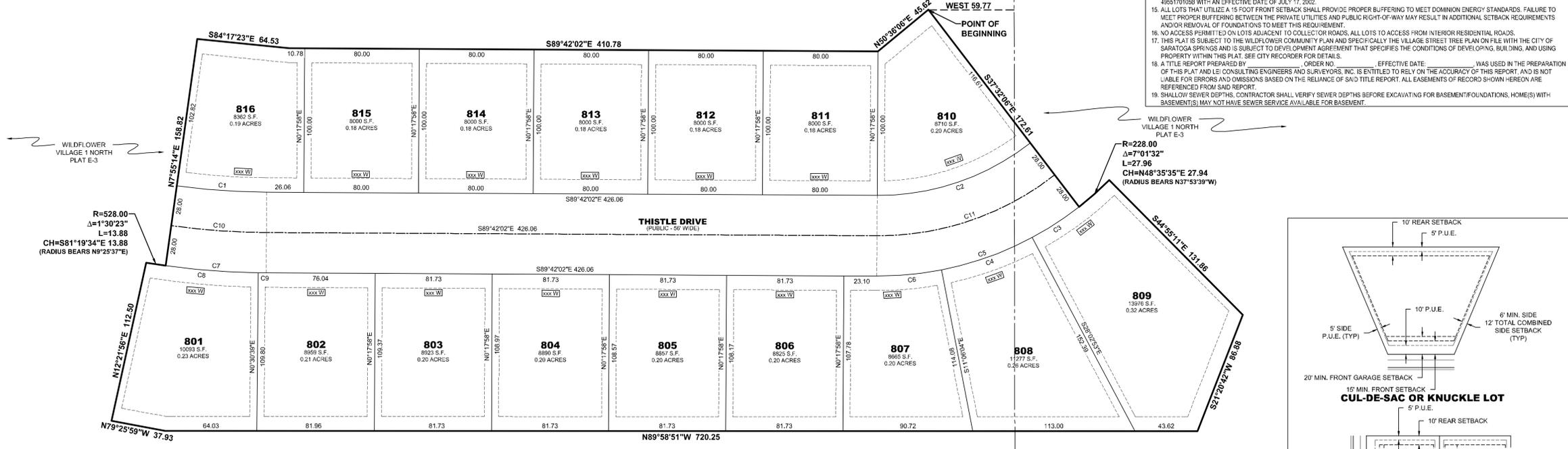
CONTAINS: 44.15 ACRES
180,597 SQ FT



- ### 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.
 - 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.
 - 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 GEO-TECHNICAL REPORT HAS BEEN COMPLETED BY INFINITY CONSULTANTS, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROPOSED 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 RIGHTS, 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 NORTHEAST 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,896.75 FEET.
 - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 46551701056 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.
 - 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.
 - 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 BASEMENTS(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	472.00	7°37'17"	62.78	S85°53'24"E 62.74
C2	172.00	38°18'38"	115.01	N71°08'39"E 112.88
C3	228.00	16°52'19"	67.14	N53°30'58"E 66.90
C4	228.00	16°56'49"	67.44	N70°25'32"E 67.19
C5	228.00	38°11'37"	151.99	N71°12'09"E 149.19
C6	228.00	11°24'02"	45.37	N84°35'57"E 45.29
C7	528.00	7°37'17"	70.23	S85°53'24"E 70.18
C8	528.00	8°31'43"	78.60	S84°50'15"E 78.52
C9	528.00	0°35'56"	5.52	S89°24'05"E 5.52
C10	500.00	7°37'17"	66.51	S85°53'24"E 66.46
C11	200.00	38°14'38"	133.50	N71°10'39"E 131.03



TABULATIONS

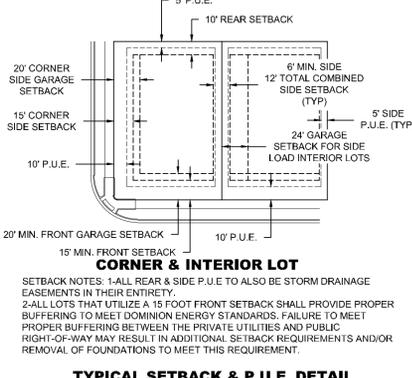
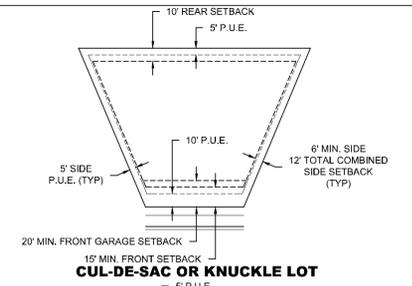
PLAT E-4	AC	SF	%
LOTS	4.15	180,597	100%
PARCELS	0.81	35,059	19%
BUILDINGS	3.34	145,538	81%
DWELLINGS	0.00	0	0%
DENSITY	0.00	0	0%
MINIMUM LOT SIZE	0.00	0.00	0%
MAXIMUM LOT SIZE	0.00	0.00	0%
AVERAGE LOT SIZE	0.00	0.00	0%

	AC	SF	%
TOTAL PROJECT AREA	4.15	180,597	100%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.81	35,059	19%
LOT AREA	3.34	145,538	81%
OPEN SPACE AREA	0.00	0	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0	0%
BUILDABLE LAND	4.15	180,597	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.26	11,269	6%
IMPERVIOUS AREA	.55	23,790	13%
NUMBER OF GARAGE PARKING SPACES			32
NUMBER OF DRIVEWAY PARKING SPACES			32
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.

SARATOGA 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. 17-22A-634(6)(b) 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____.	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 ABRIGATION 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 800-366-6332. APPROVED THIS _____ DAY OF _____, A.D. 20____. BY: _____ TITLE: _____
ROCKY MOUNTAIN POWER	DOMINION ENERGY QUESTAR CORPORATION

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



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
---	--	---

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-4

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 FROM 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/HEY EXECUTED THE SAME IN HIS/HER/HEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR 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)

WILDFLOWER VILLAGE 1 (NORTH) PLAT E-4

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3 AND THE SOUTHWEST QUARTER OF SECTION 2, 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 12-12-2019 PROFESSIONAL LAND SURVEYOR	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
--	--------------------	---------------------



- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

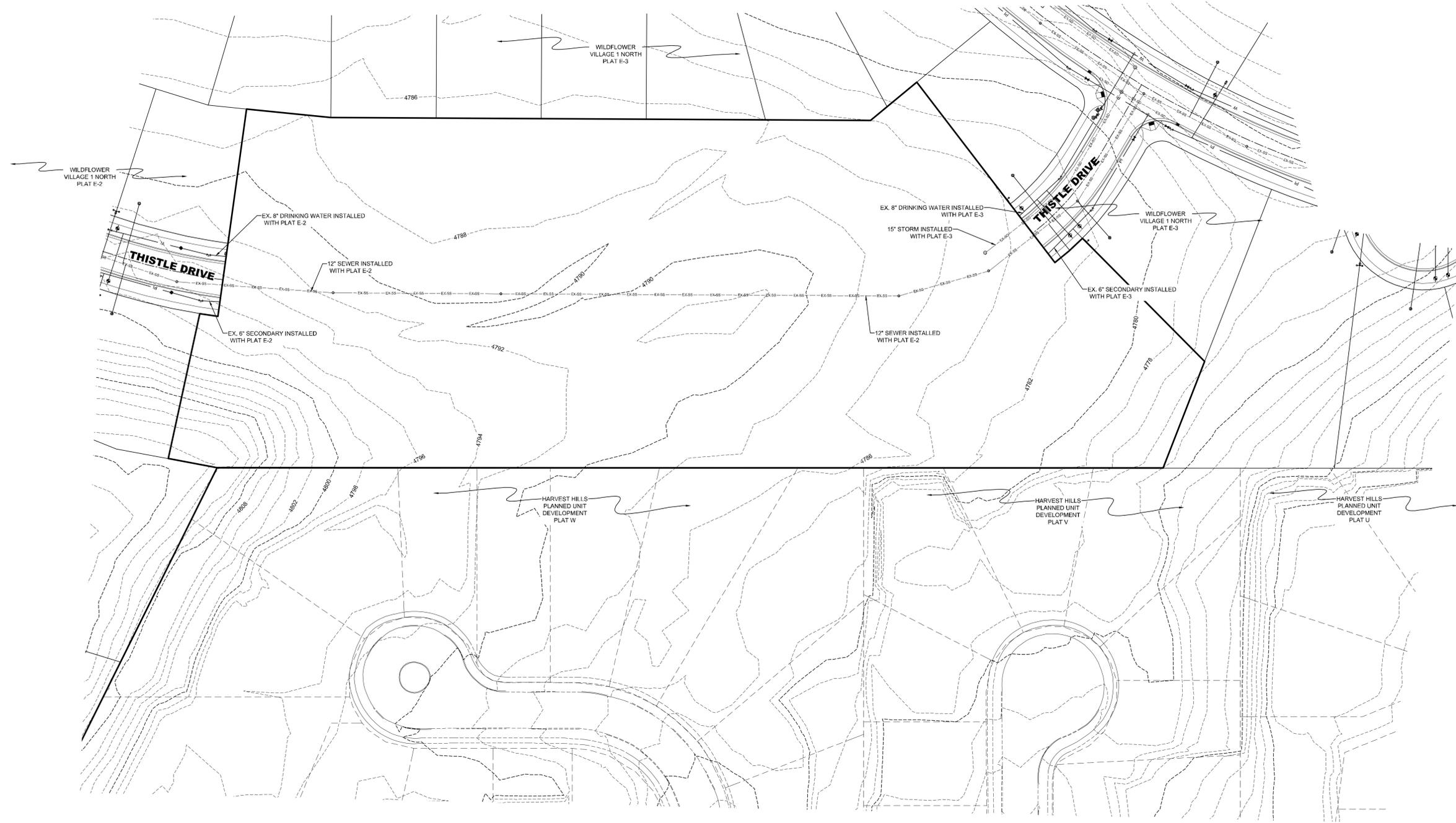
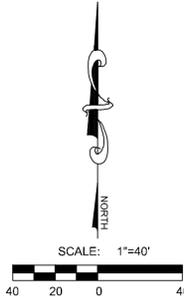
3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com



WILDFLOWER - VILLAGE 1 (NORTH) PLAT E-4
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
EXISTING CONDITIONS



SHEET NOTES
 1. NO SENSITIVE LANDS LOCATED WITHIN SITE BOUNDARY PER CITY STANDARDS, NO 100 YEAR FLOOD PLANES, NATURAL DRAINAGE WAYS, WATER BODIES, RIVERS, WETLANDS, OR SIGNIFICANT AREAS OF SLOPE GREATER THAN 30%.



LEGEND		DETAILS
EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	4\"/>

NO.	REVISIONS
1	
2	
3	
4	
5	

LEI PROJECT #:
2013-0902
 DRAWN BY:
BLS
 CHECKED BY:
NKW
 SCALE:
1" = 40'
 (PRINTED ON 24x36)
 DATE:
12-12-2019
 SHEET

C-101

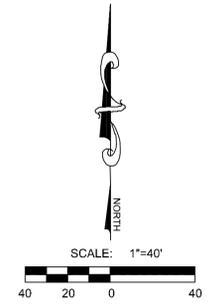
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WILDFLOWER -VILLAGE 1 (NORTH) PLAT E-4
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
UTILITY PLAN

SHEET NOTES

- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- SEE PLAN & PROFILE SHEETS FOR INFRASTRUCTURE DATA, PIPE SIZES, MATERIALS, SLOPES, JUNCTION BOXES, INLETS, CATCH BASINS, & SERVICE LATERAL LOCATIONS.
- ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
- 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 12" 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.
- 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 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. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-901.

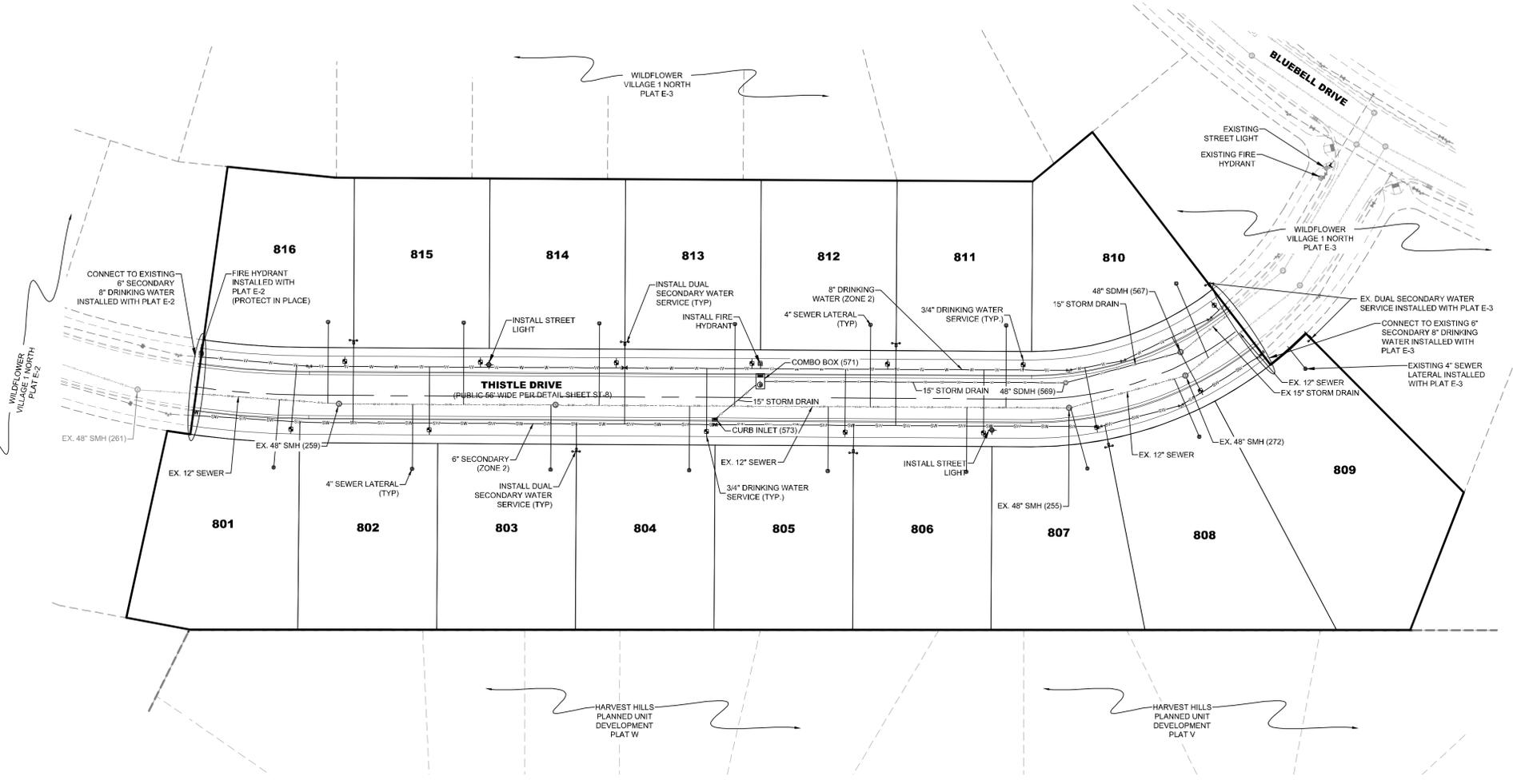


NOTE:
 A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.

DATA TABLE	SEWER		
	SF	LF	EA
8" SDR-35 PVC		0	
12" SDR-35 PVC		0	
48" SMH			0
60" SMH			0
4" SEWER LATERALS			0

DATA TABLE	CULINARY		
	SF	LF	EA
8" DR-18 PVC		613	
8" GATE VALVE			1
8" 11.25" BEND			4
8" 45" BEND			0
8" TEE			0
FIRE HYDRANT			2

DATA TABLE	SECONDARY WATER		
	SF	LF	EA
8" DR-18 PVC		641	
8" GATE VALVE			1
8" 11.25" BEND			3
8" 45" BEND			0
8" TEE			0



LEGEND		EXISTING		PROPOSED		DETAILS	
BOUNDARY LINE	---	2" BLOW-OFF (W)	---	2" BLOW-OFF (W)	---	2" BLOW-OFF (W)	---
STREET CENTERLINE	---	VALVE (W & SW)	---	VALVE (W & SW)	---	VALVE (W & SW)	---
EASEMENT LINE	---	TEE	---	TEE	---	TEE	---
LOT LINES	---	CROSS	---	CROSS	---	CROSS	---
SEWER PIPE	---	SECONDARY WATER PIPE	---	SECONDARY WATER PIPE	---	SECONDARY WATER PIPE	---
SEWER MANHOLE	---	45" PIPE ELBOW (SW)	---	45" PIPE ELBOW (SW)	---	45" PIPE ELBOW (SW)	---
4" SEWER SERVICE	---	22.5" PIPE ELBOW (SW)	---	22.5" PIPE ELBOW (SW)	---	22.5" PIPE ELBOW (SW)	---
STORM DRAIN PIPE (RCP)	---	11.25" PIPE ELBOW (SW)	---	11.25" PIPE ELBOW (SW)	---	11.25" PIPE ELBOW (SW)	---
STORM DRAIN MANHOLE	---	1" SINGLE SW SERVICE	---	1" SINGLE SW SERVICE	---	1" SINGLE SW SERVICE	---
CURB INLET	---	1-1/2" DUAL SW SERVICE	---	1-1/2" DUAL SW SERVICE	---	1-1/2" DUAL SW SERVICE	---
COMBO BOX	---	SW SERVICE TO PARKS	---	SW SERVICE TO PARKS	---	SW SERVICE TO PARKS	---
4x4" CATCH BASIN	---	AIR-VAC VALVE (SW)	---	AIR-VAC VALVE (SW)	---	AIR-VAC VALVE (SW)	---
3x3" CATCH BASIN	---	BACKFLOW PREVENTER	---	BACKFLOW PREVENTER	---	BACKFLOW PREVENTER	---
INLET/OUTLET W/ GRATE	---	2" BLOW-OFF (SW)	---	2" BLOW-OFF (SW)	---	2" BLOW-OFF (SW)	---
CULINARY WATER PIPE	---	30" C&G (COLLECTOR)	---	30" C&G (COLLECTOR)	---	30" C&G (COLLECTOR)	---
45" PIPE ELBOW (W)	---	24" C&G (LOCAL)	---	24" C&G (LOCAL)	---	24" C&G (LOCAL)	---
22.5" PIPE ELBOW (W)	---	24" SHED C&G	---	24" SHED C&G	---	24" SHED C&G	---
11.25" PIPE ELBOW (W)	---	SIDEWALK	---	SIDEWALK	---	SIDEWALK	---
FIRE HYDRANT	---	STOP SIGN	---	STOP SIGN	---	STOP SIGN	---
3/4" SERVICE & METER (W)	---	STREET SIGN	---	STREET SIGN	---	STREET SIGN	---
PRV (W)	---	MONUMENT	---	MONUMENT	---	MONUMENT	---
AIR-VAC VALVE (W)	---	SPRINKLER CONDUIT	---	SPRINKLER CONDUIT	---	SPRINKLER CONDUIT	---
		FENCE	---	FENCE	---	FENCE	---

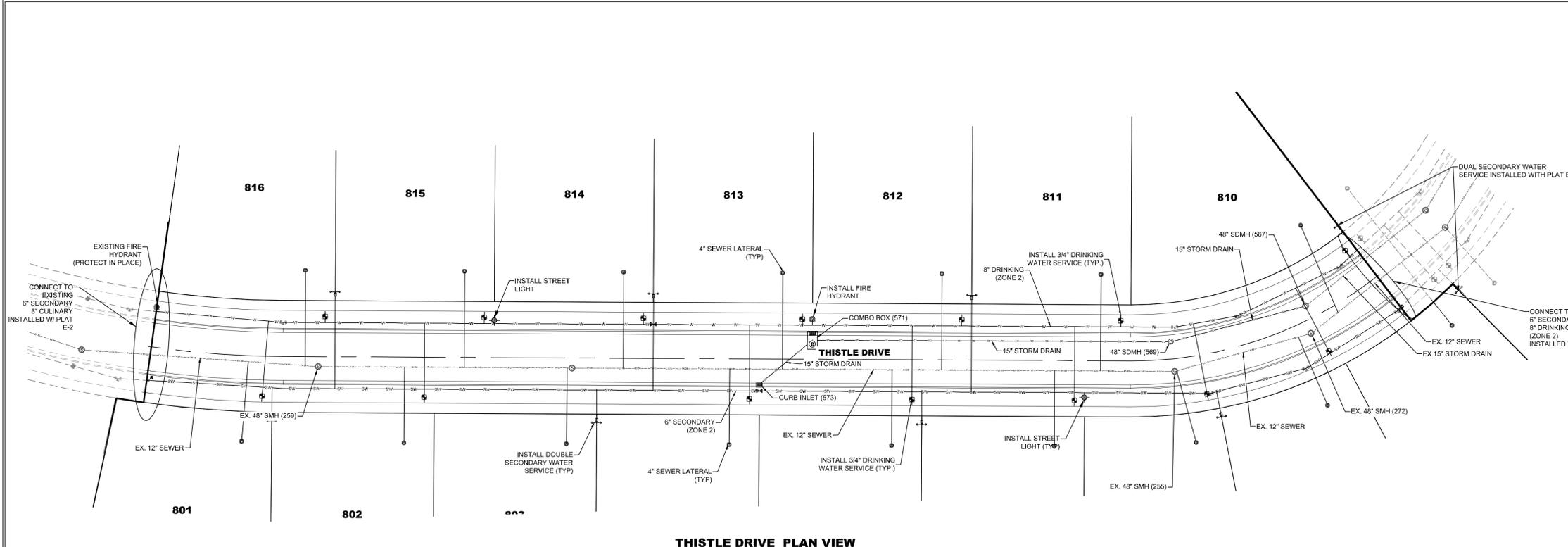
(1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
 (2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
 (3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
 (4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
 (5) SEWER SERVICE MINIMUM SLOPE 2%

REVISIONS
1 -
2 -
3 -
4 -
5 -

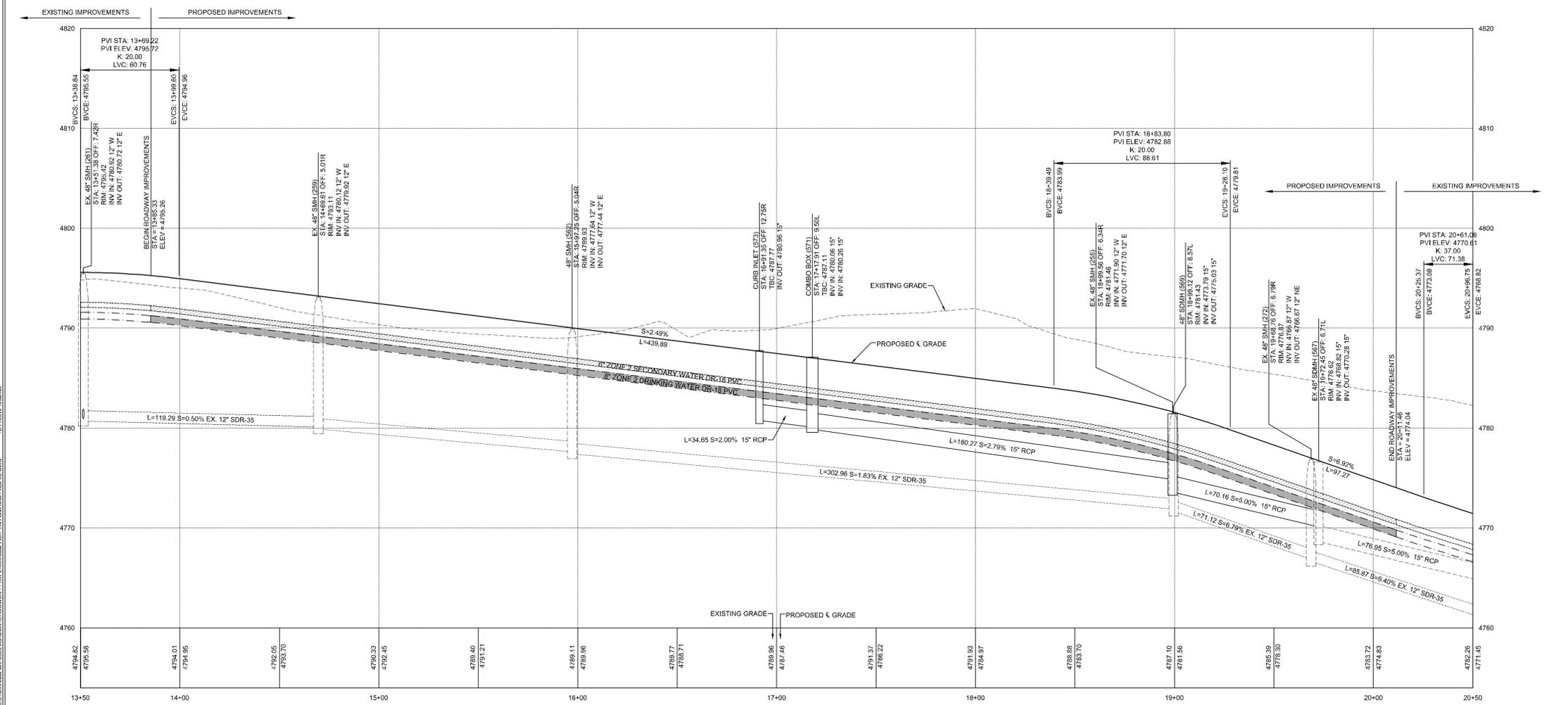
LEI PROJECT #:
2013-0902
 DRAWN BY:
BLS
 CHECKED BY:
NKW
 SCALE:
1" = 40'
 (PRINTED ON 11x17)
 DATE:
12-12-2019

SHEET
C-401



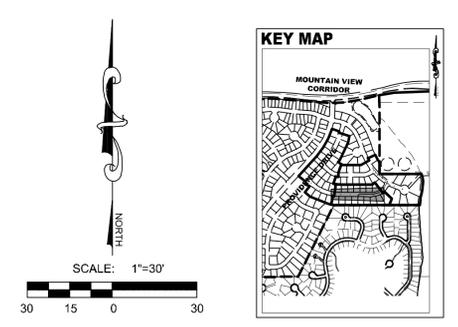


THISTLE DRIVE PLAN VIEW



THISTLE DRIVE PROFILE

- SHEET NOTES**
1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 2. ALL DRINKING WATER & SECONDARY WATER PIPES TO BE DR-18 PVC.
 3. ALL RESIDENTIAL DRINKING WATER METERS TO BE 3/4" DIAMETER PIPE.
 4. 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.
 5. ALL DRINKING WATER OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES, ALL SMALLER VALVES TO BE GATE VALVES.
 6. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON DRINKING WATER LATERALS. SEE CITY DETAIL CW-5.
 7. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
 8. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
 9. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
 10. 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. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 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	SD-2, (2)
CURB INLET	SD-2
COMBO BOX	SD-4
4x4 CATCH BASIN	(2)
3x3 CATCH BASIN	(2)
INLET/OUTLET W/ GRATE	SD-5
CULINARY WATER PIPE	DW-1, DW-2, DW-3, ST-7, (2)
1/2" PIPE ELBOW (W)	DW-2, DW-3, (2)
11.25" PIPE ELBOW (W)	DW-2, DW-3, (2)
22.5" PIPE ELBOW (W)	DW-2, DW-3, (2)
1" SINGLE SW SERVICE	DW-4
1-1/2" DUAL SW SERVICE	DW-5
SW SERVICE TO PARKS	DW-6
AIR/VAC VALVE (SW)	DW-8, DW-10, DW-15
BACKFLOW PREVENTER	DW-10A, DW-10B, DW-15
2" BLOW-OFF (SW)	DW-12, DW-15
30" C&G (COLLECTOR)	DW-13A, DW-15
24" C&G (LOCAL)	(1)X(2)
24" SHED C&G	DW-2, (2)
SIDEWALK	DW-2, (2)
STOP SIGN	PH-1, PH-2, ST-7, (2)
STREET SIGN	PH-2, (2)
MONUMENT	PH-2, (2)
SPRINKLER CONDUIT	PH-2, (2)
FENCE	PH-3, PH-5A, PH-5C
STREET LIGHT LOCAL	PH-3, PH-5B, PH-5C
STREET LIGHT COLLECTOR	PH-4
POWER POLE	PH-8, PH-13
DITCH	PH-11
FIBER OPTIC	PH-12A, PH-13
GAS	ST-1, ST-2A
OVERHEAD POWER	ST-1, ST-2C
FLOW ARROW	ST-1, ST-2F
CONTOURS	ST-1
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)



(*) 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%

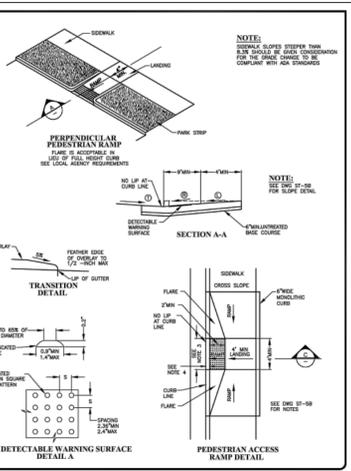
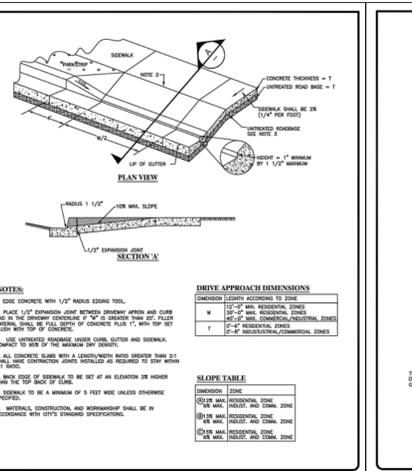
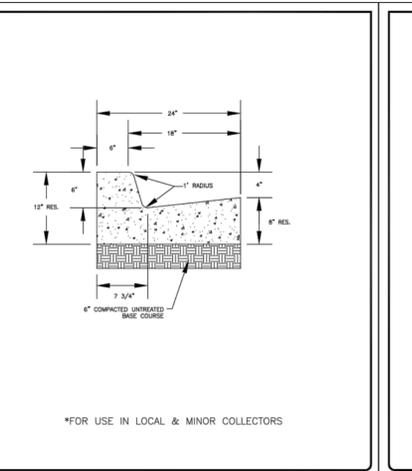
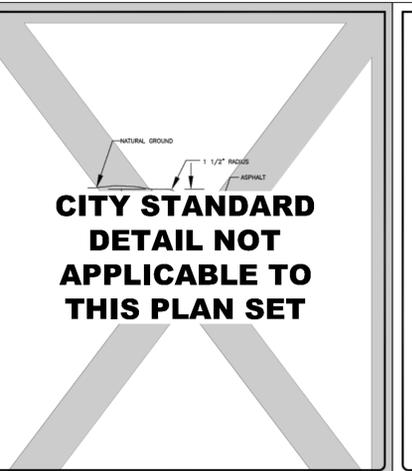
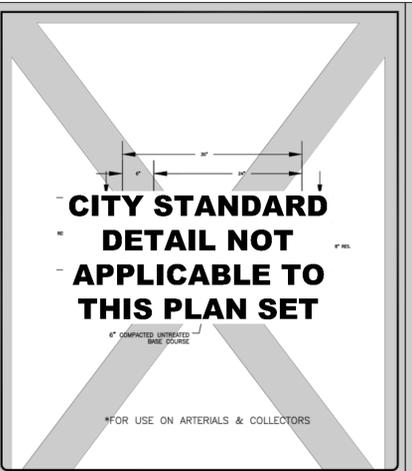
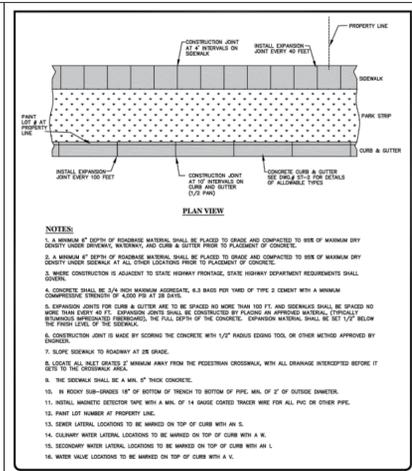
LEI
 - A Utah Corporation -
ENGINEERS
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 3302 N. Main Street
 Spanish Fork, UT 84660
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 office@lei-eng.com
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WILDFLOWER - VILLAGE 1 (NORTH) PLAT E-4
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
THISTLE DRIVE PLAN & PROFILE

REVISIONS

1	
2	
3	
4	
5	

LEI PROJECT #:
2013-0902
 DRAWN BY:
BLS
 CHECKED BY:
NKW
 SCALE:
1" = 30'
 DATE:
12-12-2019
 SHEET
C-601



SIDEWALK, CURB & GUTTER STANDARDS	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-1

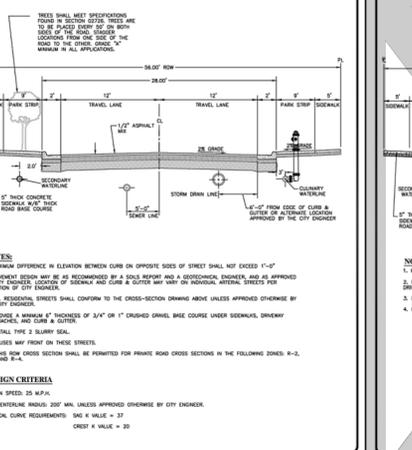
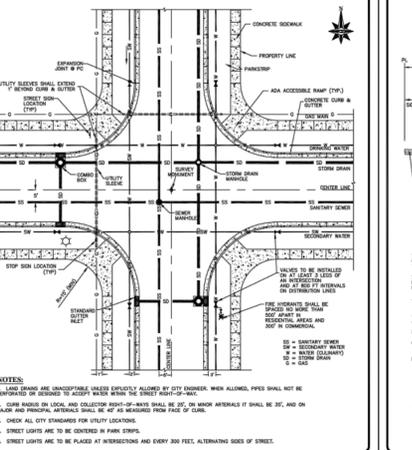
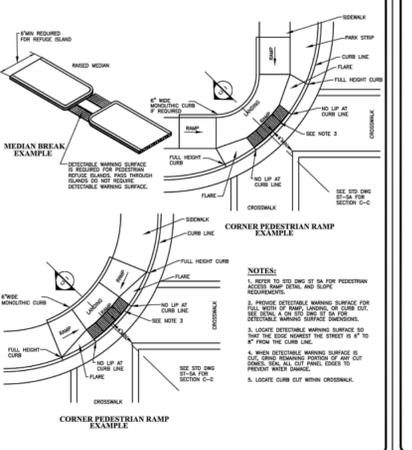
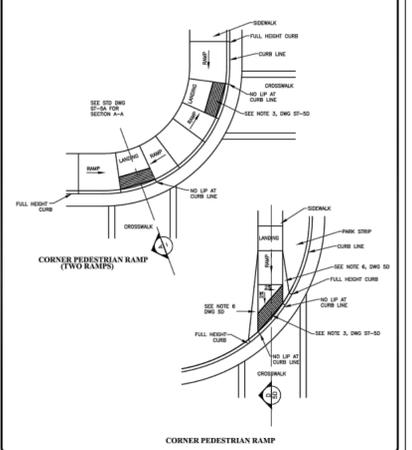
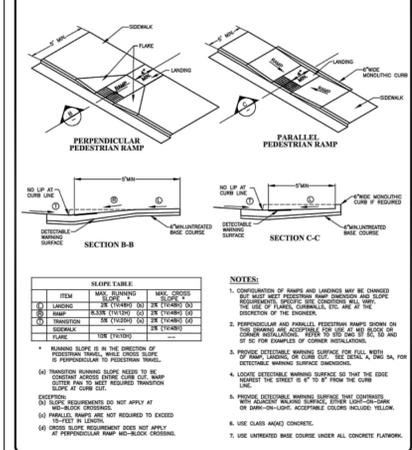
RESIDENTIAL 3/8" HIGH BACK CURB AND GUTTER	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-2A

6" CURB WALL	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-2C

RESIDENTIAL 24" HIGH BACK CURB & GUTTER	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-2B

SINGLE FAMILY RESIDENTIAL DRIVE APPROACH	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-4A

ADA ACCESSIBLE RAMP	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-5A



ADA ACCESSIBLE RAMP	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-5B

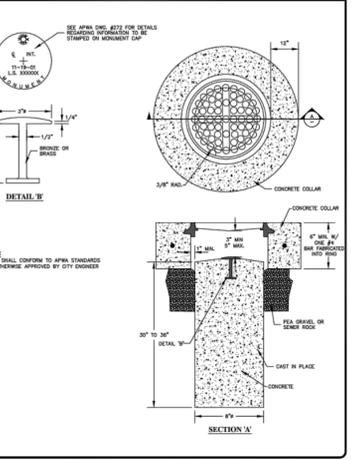
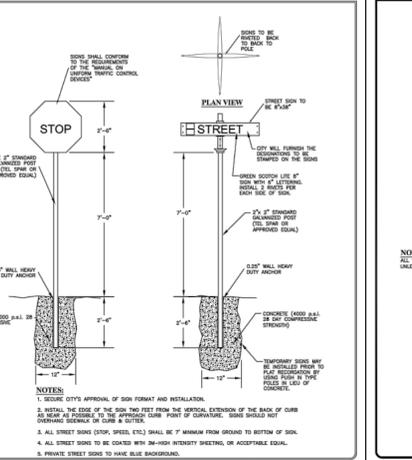
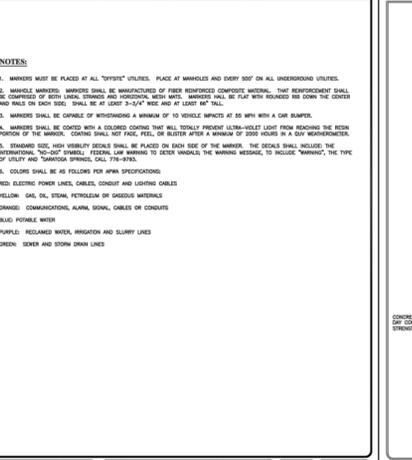
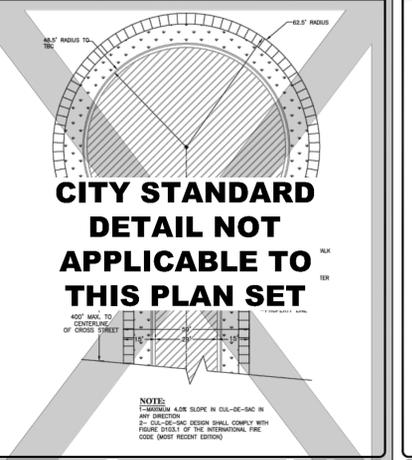
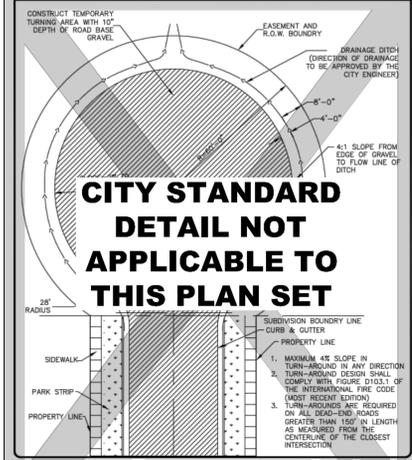
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	SARATOGA SPRINGS CITY				
					ST-5C

ADA ACCESSIBLE RAMP	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-5E

STANDARD INTERSECTION & UTILITIES	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-7

RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-8

COLLECTOR ROADWAY 77' RIGHT-OF-WAY	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-9



STANDARD TEMPORARY TURN AROUND	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-14

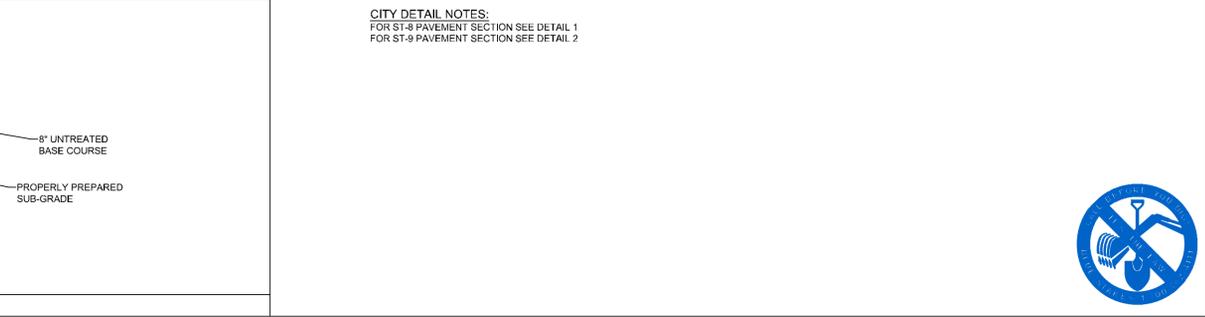
TRAIL STANDARDS	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-15A

STANDARD CURB-DE-SAC	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-16

UTILITY MARKERS	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-27

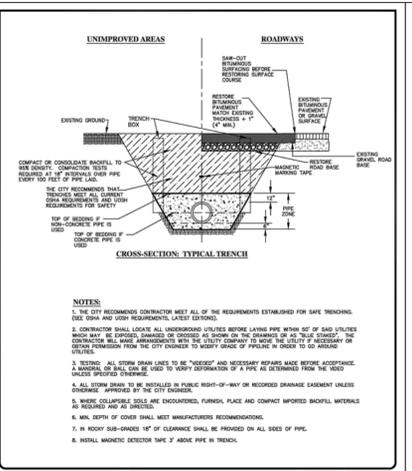
STREET AND REGULATORY SIGNS	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-28

SURVEY MONUMENT	APPROVED BY: [Signature]	DATE: [Date]	PROJECT NO: [Project No]	DATE: [Date]	PROJECT NO: [Project No]
	SARATOGA SPRINGS CITY				
					ST-29

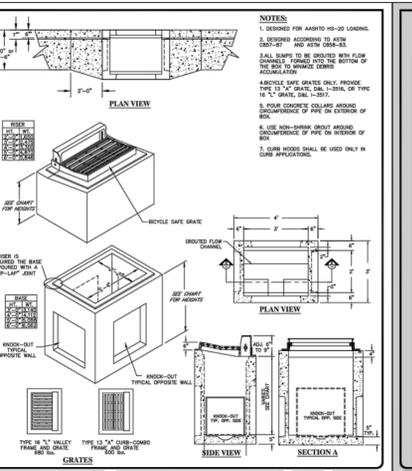




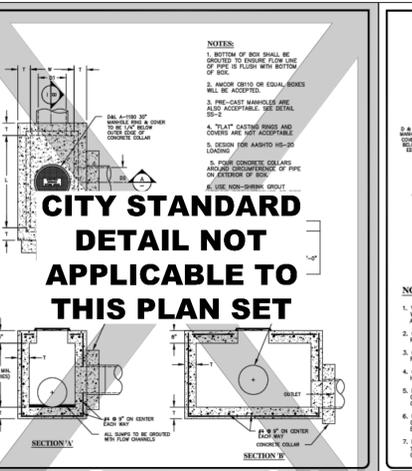
URBAN, RURAL, AND WILDERNESS TRAILS	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: ST-34	SCALE: AS SHOWN



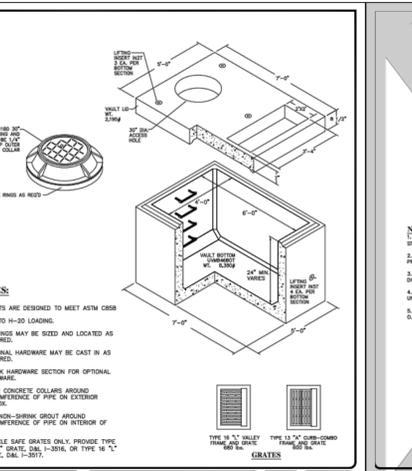
STORM DRAIN PIPE TRENCH	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SD-1	SCALE: AS SHOWN



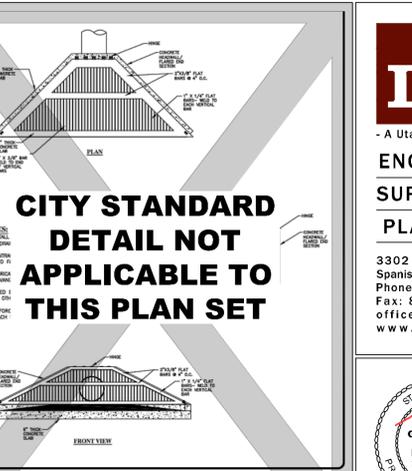
GUTTER INLET BOX	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SD-2	SCALE: AS SHOWN



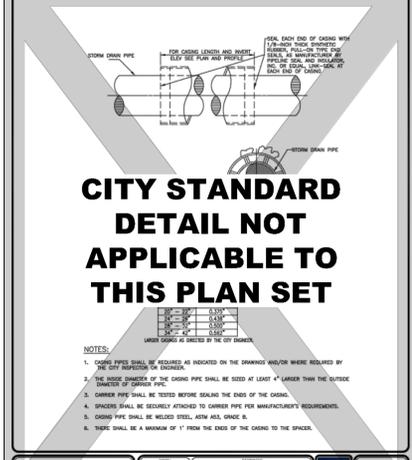
CLEANOUT BOX	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SD-3	SCALE: AS SHOWN



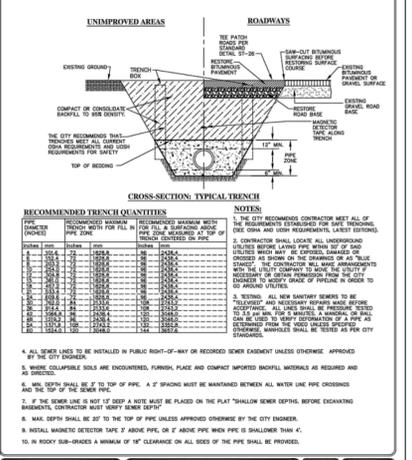
COMBINATION GUTTER INLET & CLEANOUT BOX	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SD-4	SCALE: AS SHOWN



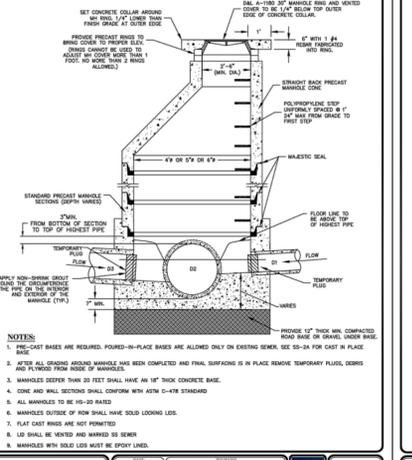
INLET/OUTLET TRASH GRATES	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SD-5	SCALE: AS SHOWN



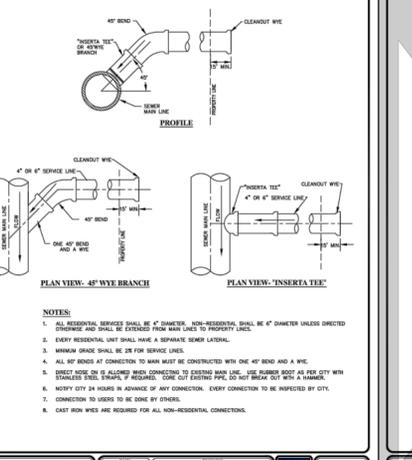
STORM DRAIN PIPE CASING	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SD-6	SCALE: AS SHOWN



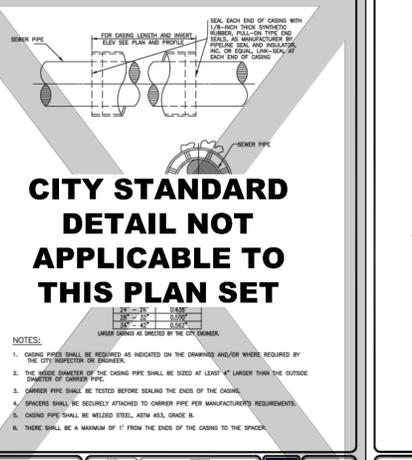
SANITARY SEWER PIPE TRENCH	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SS-1	SCALE: AS SHOWN



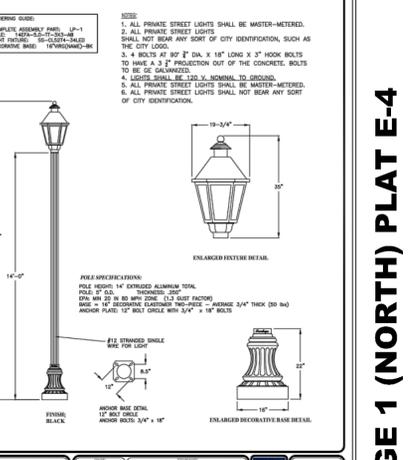
PRE-CAST SANITARY SEWER MANHOLE	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SS-2	SCALE: AS SHOWN



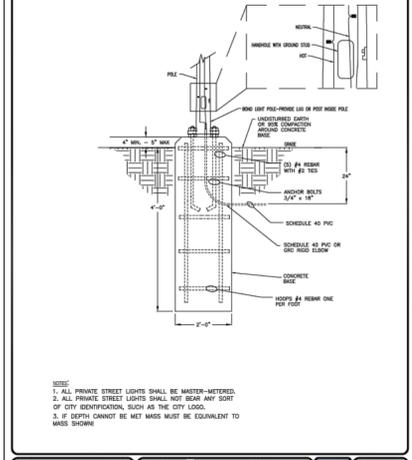
SEWER SERVICE CONNECTION	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SS-3	SCALE: AS SHOWN



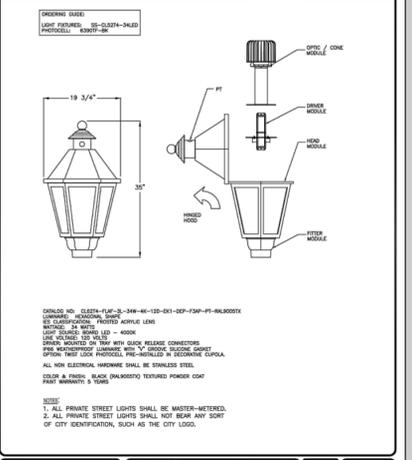
SEWER PIPE CASING	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: SS-4	SCALE: AS SHOWN



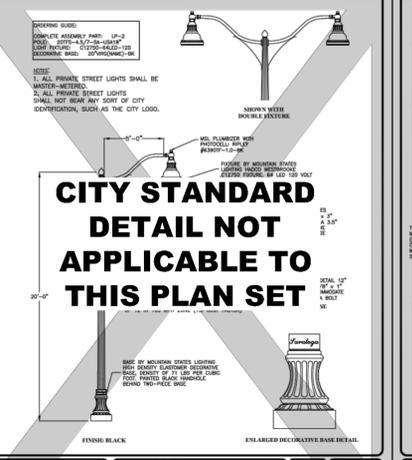
14' LOCAL STREET LIGHT	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-1A	SCALE: AS SHOWN



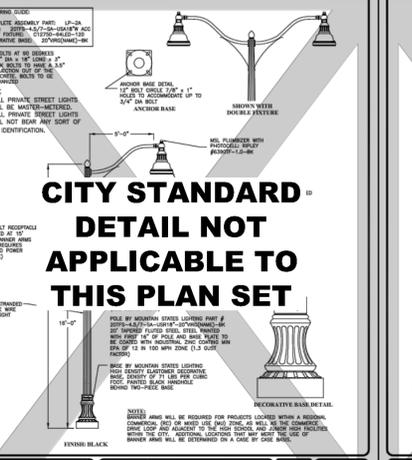
CONCRETE BASE FOR LOCAL STREET LIGHT	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-1B	SCALE: AS SHOWN



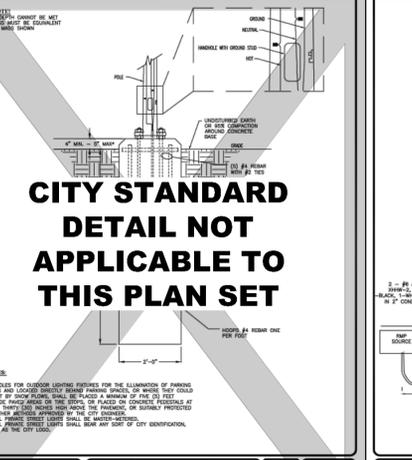
LOCAL STREET LIGHT LUMINAIRE	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-1C	SCALE: AS SHOWN



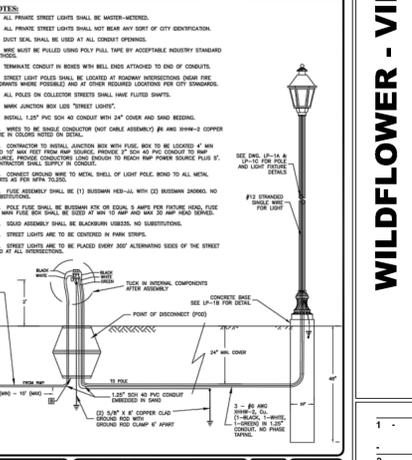
20' COLLECTOR STREET LIGHT	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-2A	SCALE: AS SHOWN



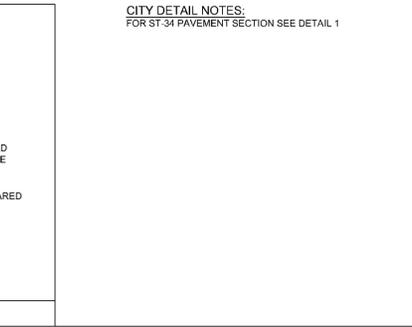
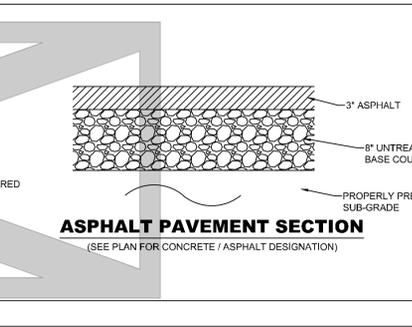
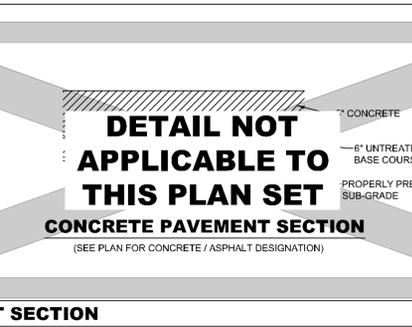
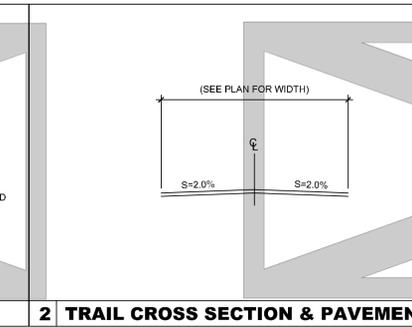
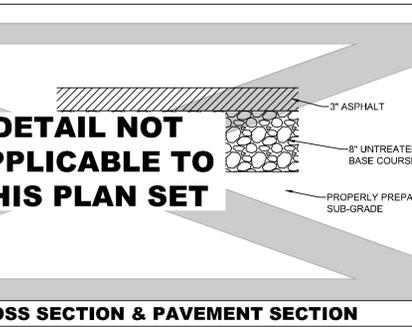
20' COLLECTOR STREET LIGHT W/ BANNER ARM FOR COLLECTOR ROADS & COMMERCIAL AREAS	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-2B	SCALE: AS SHOWN



CONCRETE BASE FOR COLLECTOR STREET LIGHTS	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-2C	SCALE: AS SHOWN



LOCAL STREET LIGHT CONNECTION	DATE: 01/15/19	DESIGNED BY: [Signature]	CHECKED BY: [Signature]
	PROJECT: SARATOGA SPRINGS CITY	PROJECT NO: LP-4	SCALE: AS SHOWN



REVISIONS	1	
	2	
	3	
	4	
	5	

LEI PROJECT #: 2013-0902
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: NONE
DATE: 12-12-2019
SHEET C-902

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

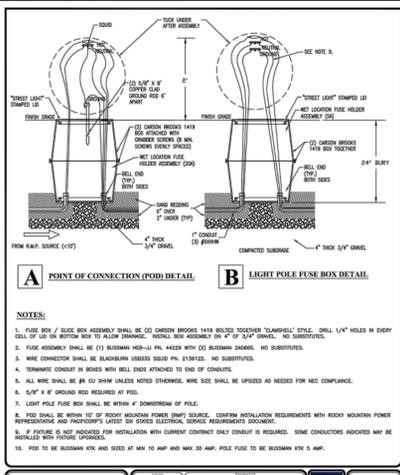
STATE OF UTAH
GREGORY D. MAGLEY
No. 188644
12-12-2019
REGISTERED
PROFESSIONAL ENGINEER

WILDFLOWER - VILLAGE 1 (NORTH) PLAT E-4
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

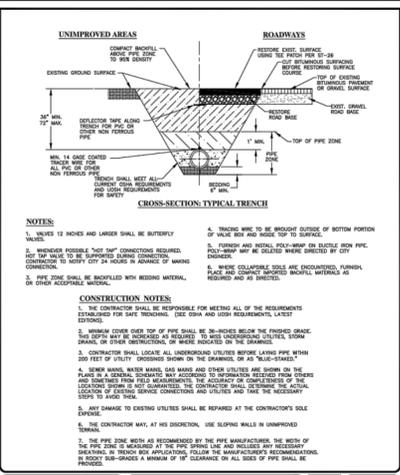
DETAILS



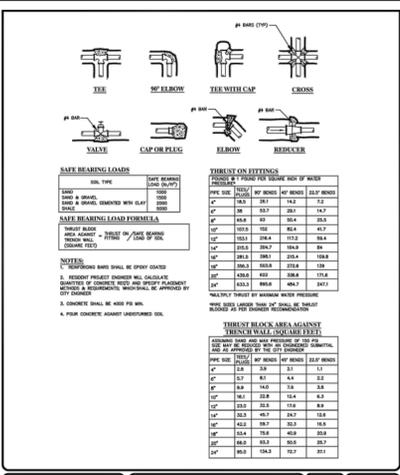
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PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
LP-5	AS SHOWN	08/14/13	BLS



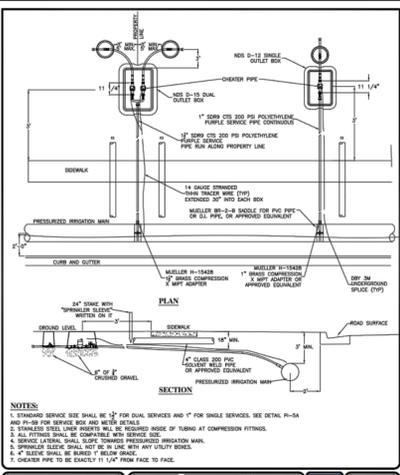
PROJECT NO.	DATE	BY	CHECKED BY
2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
LP-6	AS SHOWN	08/14/13	BLS



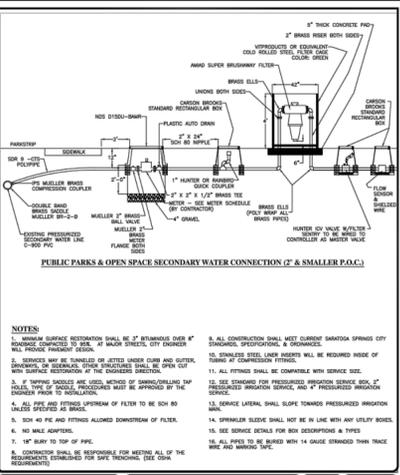
PROJECT NO.	DATE	BY	CHECKED BY
2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-1	AS SHOWN	08/14/13	BLS



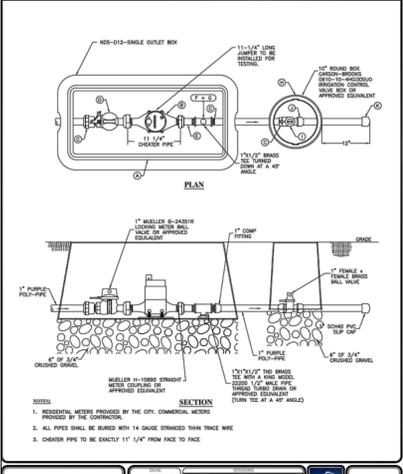
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2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
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PLATE NO.	SCALE	DATE	BY
PI-2	AS SHOWN	08/14/13	BLS



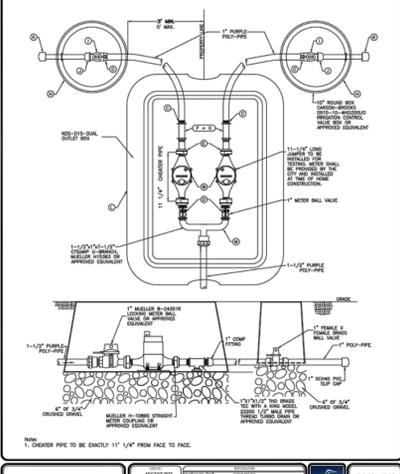
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PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
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PLATE NO.	SCALE	DATE	BY
PI-3	AS SHOWN	08/14/13	BLS



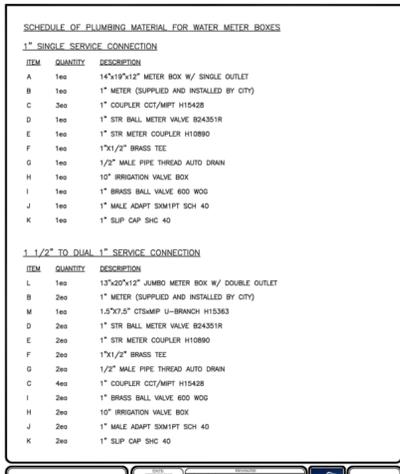
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2013-0902	08/14/13	BLS	BLS
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PLATE NO.	SCALE	DATE	BY
PI-4	AS SHOWN	08/14/13	BLS



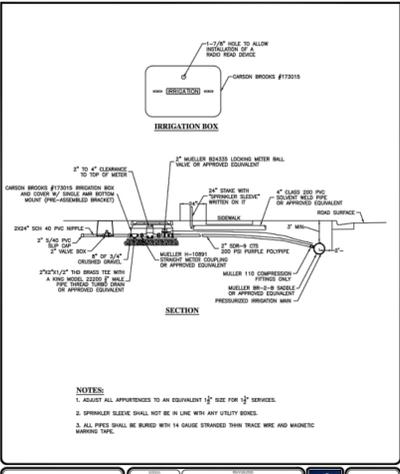
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PLATE NO.	SCALE	DATE	BY
PI-5A	AS SHOWN	08/14/13	BLS



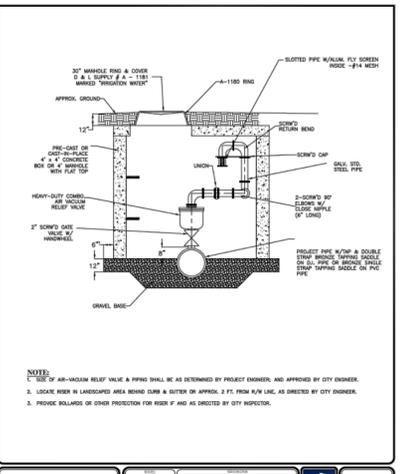
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PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
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PLATE NO.	SCALE	DATE	BY
PI-5B	AS SHOWN	08/14/13	BLS



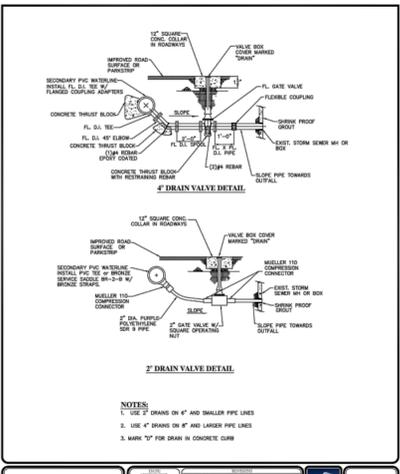
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SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-5C	AS SHOWN	08/14/13	BLS



PROJECT NO.	DATE	BY	CHECKED BY
2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-6	AS SHOWN	08/14/13	BLS



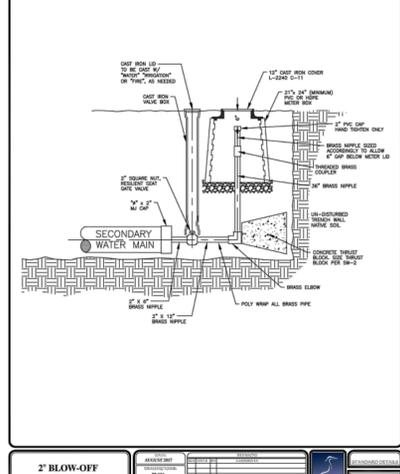
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PLATE NO.	SCALE	DATE	BY
PI-8	AS SHOWN	08/14/13	BLS



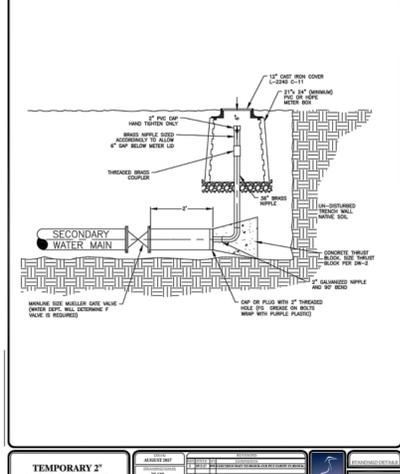
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2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-9	AS SHOWN	08/14/13	BLS



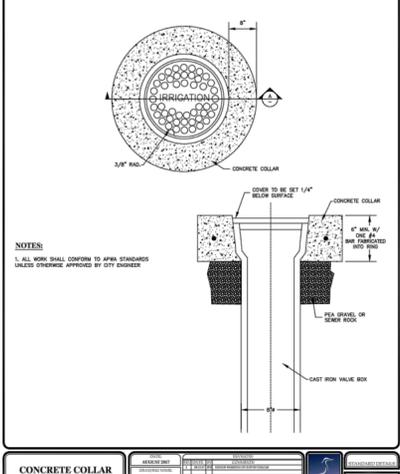
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PLATE NO.	SCALE	DATE	BY
PI-11	AS SHOWN	08/14/13	BLS



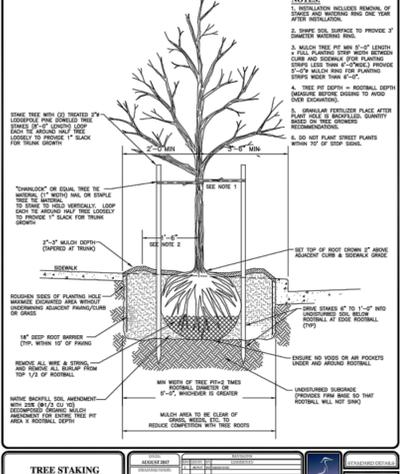
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2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-12A	AS SHOWN	08/14/13	BLS



PROJECT NO.	DATE	BY	CHECKED BY
2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-12B	AS SHOWN	08/14/13	BLS



PROJECT NO.	DATE	BY	CHECKED BY
2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
PI-13	AS SHOWN	08/14/13	BLS



PROJECT NO.	DATE	BY	CHECKED BY
2013-0902	08/14/13	BLS	BLS
PROJECT NAME	CITY	DESIGNED BY	APPROVED BY
SARATOGA SPRINGS CITY	SARATOGA SPRINGS CITY	BLS	BLS
PLATE NO.	SCALE	DATE	BY
LS-13	AS SHOWN	08/14/13	BLS



NO.	REVISIONS
1	
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3	
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5	

LEI PROJECT #:	2013-0902
DRAWN BY:	BLS
CHECKED BY:	NKW
SCALE:	NONE
DATE:	12-12-2019
SHEET	



