

WILDFLOWER VILLAGE 8 SITE Q

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

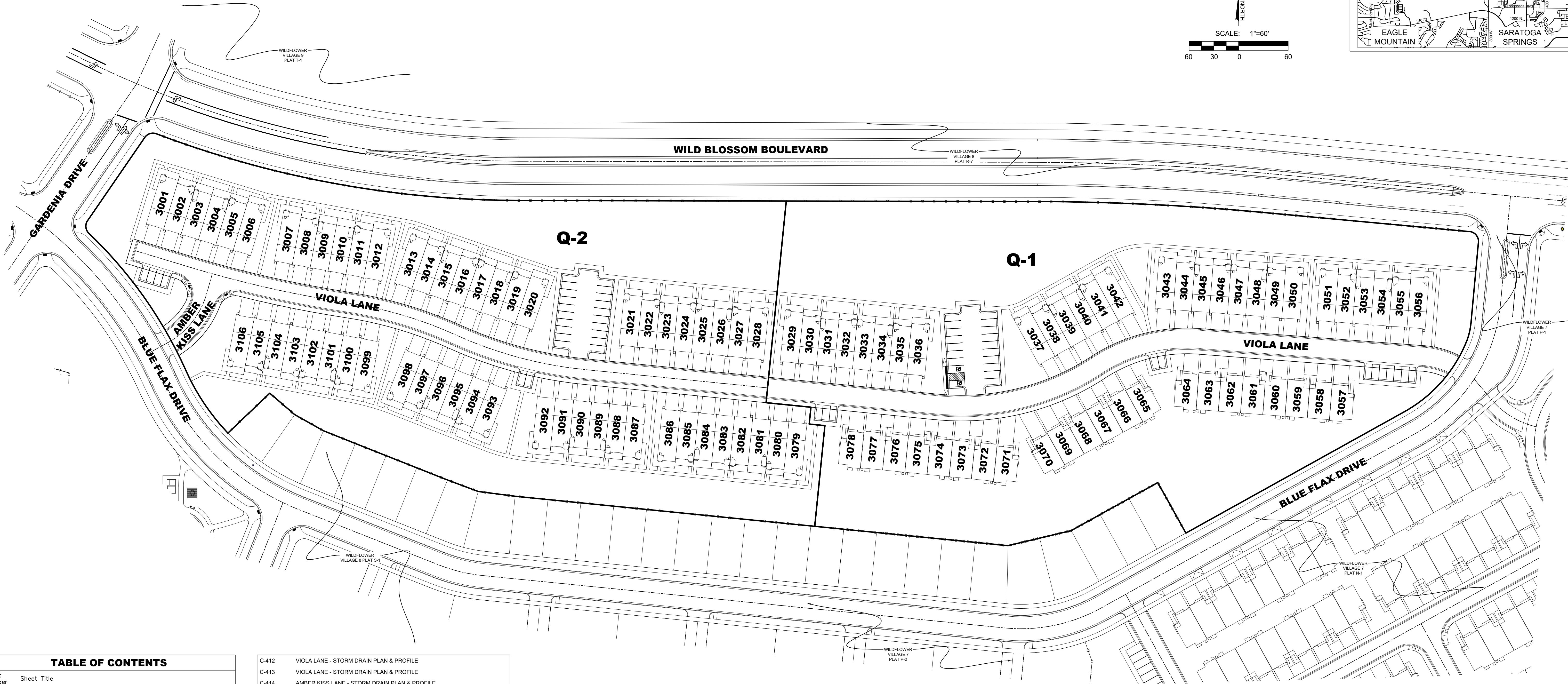
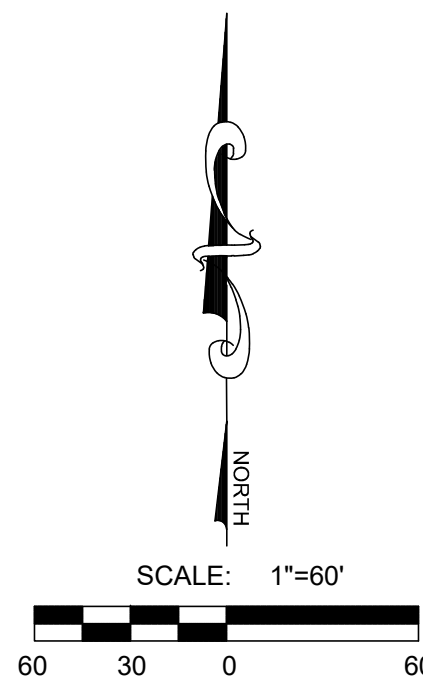
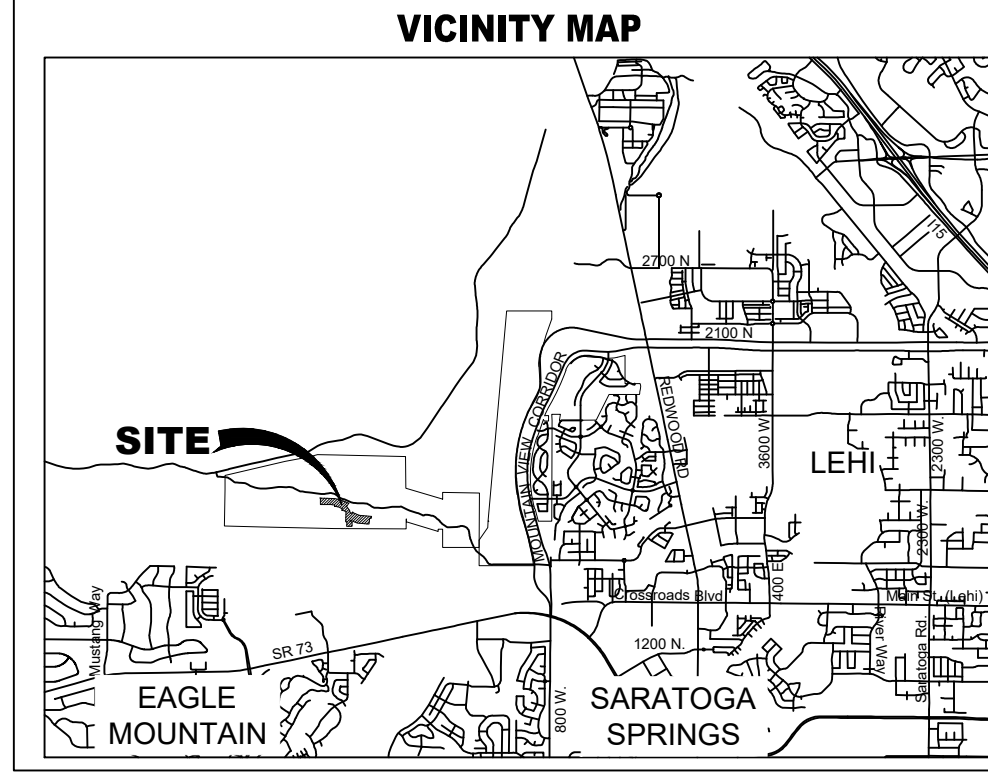


TABLE OF CONTENTS

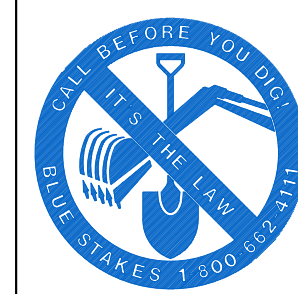
Sheet Number	Sheet Title
COVER	COVER
NOTES	NOTES
C-101	EXISTING CONDITIONS
C-102	SITE PLAN
C-201	UTILITY PLAN
C-301	GRADING & DRAINAGE PLAN (OVERALL)
C-302	GRADING & DRAINAGE PLAN
C-303	GRADING & DRAINAGE PLAN NW WALLS
C-304	GRADING & DRAINAGE PLAN NE WALLS
C-305	GRADING & DRAINAGE PLAN SOUTH SWALE
C-401	VIOLA LANE - DRINKING WATER PLAN & PROFILE
C-402	VIOLA LANE - DRINKING WATER PLAN & PROFILE
C-403	VIOLA LANE - DRINKING WATER PLAN & PROFILE
C-404	VIOLA LANE - DRINKING WATER PLAN & PROFILE
C-405	AMBER KISS LANE - DRINKING WATER PLAN & PROFILE
C-406	VIOLA LANE - SEWER PLAN & PROFILE
C-407	VIOLA LANE - SEWER PLAN & PROFILE
C-408	VIOLA LANE - SEWER PLAN & PROFILE
C-409	VIOLA LANE - SEWER PLAN & PROFILE
C-410	VIOLA LANE - STORM DRAIN PLAN & PROFILE
C-411	VIOLA LANE - STORM DRAIN PLAN & PROFILE

C-412	VIOLA LANE - STORM DRAIN PLAN & PROFILE
C-413	VIOLA LANE - STORM DRAIN PLAN & PROFILE
C-414	AMBER KISS LANE - STORM DRAIN PLAN & PROFILE
C-501	SIGNAGE & STRIPING PLAN
C-601	DETAILS
C-602	DETAILS
C-603	DETAILS
C-604	DETAILS
C-605	DETAILS
C-606	DETAILS
C-607	DETAILS
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN
IR-101	IRRIGATION PLANS
IR-102	IRRIGATION PLAN

LEGEND

EXISTING	PROPOSED	DETAILS	EXISTING	PROPOSED	DETAILS	EXISTING	PROPOSED	DETAILS
BOUNDARY LINE	STREET CENTERLINE	BOUNDARY LINE	2" BLOW-OFF (W)	CW-13, CW-15	STREET LIGHT LOCAL	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6	LP-1, LP-1B, LP-1C, LP-4, LP-6
EASEMENT LINE	EASEMENT LINE	EASEMENT LINE	VALVE (W & SW)	PI-1, PI-2, ST-7, (*2)	POWER POLE	POWER POLE	LP-2, LP-2B, LP-2C, LP-5, LP-6	LP-2, LP-2B, LP-2C, LP-5, LP-6
LOT LINES	LOT LINES	LOT LINES	TEE	PI-2, (*2)	DITCH	DITCH	PI-2, (*2)	PI-2, (*2)
SEWER PIPE	SEWER PIPE	SEWER PIPE	CROSS	PI-3, PI-5A, PI-5C	FIBER OPTIC	FIBER OPTIC	PI-3, PI-5B, PI-5C	PI-3, PI-5B, PI-5C
SEWER MANHOLE	SEWER MANHOLE	SEWER MANHOLE	45" PIPE ELBOW (SW)	PI-4	GAS	GAS	PI-4	PI-4
4" SEWER SERVICE	4" SEWER SERVICE	4" SEWER SERVICE	22.5" PIPE ELBOW (SW)	PI-8, PI-13	OVERHEAD POWER	OVERHEAD POWER	PI-8, PI-13	PI-8, PI-13
STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)	STORM DRAIN PIPE (RCP)	11.25" PIPE ELBOW (SW)	PI-11	FLOW ARROW	FLOW ARROW	PI-11	PI-11
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	STORM DRAIN MANHOLE	30" C&G (COLLECTOR)	PI-12, PI-13	CONTOURS	CONTOURS	PI-12, PI-13	PI-12, PI-13
CURB INLET	CURB INLET	CURB INLET	24" C&G (LOCAL)	ST-1, ST-2A	100 YEAR FLOOD ROUTE	100 YEAR FLOOD ROUTE	ST-1, ST-2A	ST-1, ST-2A
COMBO BOX	COMBO BOX	COMBO BOX	24" SHED C&G	ST-1, ST-2F	MATCH LINE	MATCH LINE	ST-1, ST-2F	ST-1, ST-2F
4'x4' CATCH BASIN	4'x4' CATCH BASIN	4'x4' CATCH BASIN	AIR-VAC VALVE (SW)	ST-1	DRIVE APPROACH	DRIVE APPROACH	ST-1	ST-1
3'x3' CATCH BASIN	3'x3' CATCH BASIN	3'x3' CATCH BASIN	BACKFLOW PREVENTER	ST-28	ADA RAMP	ADA RAMP	ST-28	ST-28
INLET/OUTLET W/ GRATE	INLET/OUTLET W/ GRATE	INLET/OUTLET W/ GRATE	2" BLOW-OFF (SW)	ST-29	TRAIL	TRAIL	ST-29	ST-29
CULINARY WATER PIPE	CULINARY WATER PIPE	CULINARY WATER PIPE	30" C&G (COLLECTOR)	ST-9, (*3)			ST-9, (*3)	ST-9, (*3)
45" PIPE ELBOW (W)	45" PIPE ELBOW (W)	45" PIPE ELBOW (W)	24" C&G (LOCAL)	LS-14, LS-15, DET. 1 SH. D-4			LS-14, LS-15, DET. 1 SH. D-4	LS-14, LS-15, DET. 1 SH. D-4
22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)	22.5" PIPE ELBOW (W)	24" SHED C&G					
11.25" PIPE ELBOW (W)	11.25" PIPE ELBOW (W)	11.25" PIPE ELBOW (W)	SIDEWALK					
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT						
3/4" SERVICE & METER (W)	3/4" SERVICE & METER (W)	3/4" SERVICE & METER (W)	STOP SIGN					
PRV (W)	PRV (W)	PRV (W)	STREET SIGN					
AIR-VAC VALVE (W)	AIR-VAC VALVE (W)	AIR-VAC VALVE (W)	MONUMENT					
			SPRINKLER CONDUIT					
			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%



OWNER / DEVELOPER

LENNAR
111 EAST SEGO LILY DR. SUITE 150
SANDY, UT 84070
(801) 508-5634

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

WILDFLOWER - VILLAGE 8 - SITE Q

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

COVER

REVISIONS

1	
2	
3	
4	
5	
6	

LEI PROJECT #:

2023-0055

DRAWN BY:

BLS/MJV

CHECKED BY:

GDM

SCALE:

1"=60'

DATE:

6/25/2024

SHEET

COVER

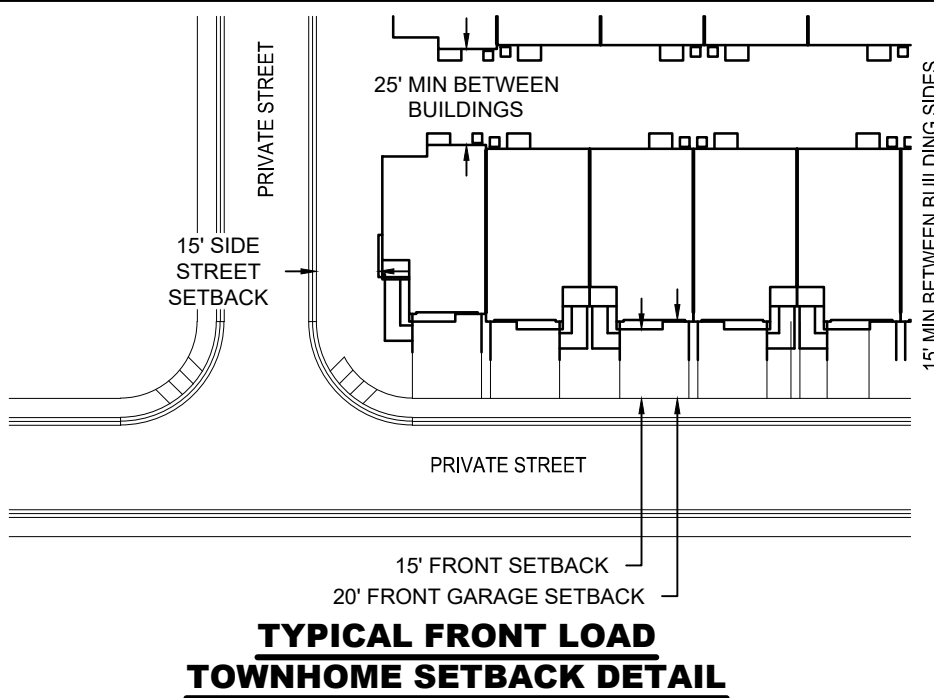
WILDFLOWER VILLAGE 8 PLAT Q-1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

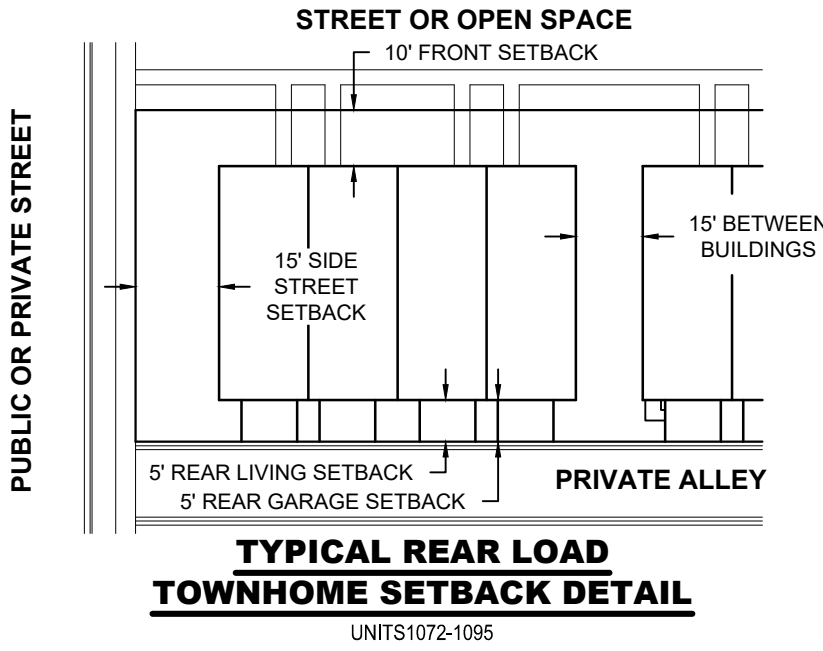
DATA TABLE			
PLAT Q-1			
SINGLE FAMILY LOTS	0 LOTS		
TOWNHOME LOTS	50 UNITS		
BUILDINGS	7 BUILDINGS		
DWELLINGS	50 DWELLINGS		
PARCELS	0 PARCELS		
DENSITY	7.62 UNITS/ ACRE		
MINIMUM LOT SIZE	0.03 ACRES / 1,254 SF		
MAXIMUM LOT SIZE	0.03 ACRES / 1,428 SF		
AVERAGE LOT SIZE	0.03 ACRES / 1,351 SF		
	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	6.56	285,668	100%
LOT AREA	1.55	67,560	23.6%
OPEN SPACE	4.40	191,768	67.1%
LANDSCAPED COMMON SPACE	3.68	160,510	56.2%
LIMITED COMMON SPACE	0.72	31,258	0.1%
PRIVATE RIGHT-OF-WAY AREA	0.00	26,340	9.2%
PUBLIC RIGHT-OF-WAY AREA	0.00	0	0%
LANDSCAPE AREA (PUBLIC ROW)	0.00	0	0%
HARDSCAPE AREA (PUBLIC ROW)	0.00	0	0%
BUILDABLE LAND	6.56	285,668	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	6.56	285,668	100%
NUMBER OF GARAGE PARKING SPACES			100
NUMBER OF DRIVEWAY PARKING SPACES			100
NUMBER OF STRIPED PARKING SPACES			32
NUMBER OF GUEST PARKING SPACES PROVIDED			232

NOTES

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECDORATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE ____ DAY OF _____, 20__.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL 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 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 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 GEOSTRATA, 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 1989 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4866.76 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN), PER FIRM PANEL NO. 48040C0150P. EFFECTIVE DATE: JUNE 19, 2020.
- A TITLE REPORT PREPARED BY _____, FILE 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 EASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- ALL AREAS ARE COMMON / LIMITED COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE DESIGNATED. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.
- COMMON AREAS ARE CONVEYED TO THE WILDFLOWERS MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 SOUTH 145 EAST SUITE 204, DRAPER, UTAH 84020.
- PRIVATE DRIVES ARE BLANKET UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS.
- SEWER AND STORM DRAIN WITHIN PRIVATE STREETS AND COMMON LIMITED COMMON AREAS TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION.
- UNLESS OTHERWISE SPECIFIED, WILDFLOWER HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL SURFACE IMPROVEMENTS TO COMMON AND LIMITED COMMON AREAS.
- ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
- COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
- THIS AREA IS LOCATED NEAR CAMP WILLIAMS STATE MILITARY RESERVATION AND IS SUBJECT TO SOUNDS, VIBRATIONS, SIGHTS, EQUIPMENT, FACILITIES, MILITARY OPERATIONS, AND ALL OTHER ASPECTS ASSOCIATED WITH ITS PROXIMITY.
- BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDING FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.



SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS



SEE NOTES 22 & 23 FOR EASEMENT RESTRICTIONS

DOMINION ENERGY DOMINION ENERGY CORPORATION

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 OWNER 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 800-366-6532.

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

BY: _____

DOMINION ENERGY DOMINION ENERGY CORP. TITLE: _____

ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 17-27A-803(A)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

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-803(A)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

PLANNING DIRECTOR

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

CITY ENGINEER

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

LAND USE AUTHORITY

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

FIRE CHIEF

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

CITY FIRE CHIEF

CENTURY LINK

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

COMCAST CABLE TELEVISION

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

SARATOGA SPRINGS ATTORNEY

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

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 PROFESSIONAL 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 AS 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 54-8A-2, 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. 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 PARCEL OF LAND SITUATED IN THE ____ QUARTER OF SECTION ____ TOWNSHIP ____ SOUTH, RANGE ____ EAST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT

ACRES: 6.56
285,668 S.F.
OF LOTS: 50

DATE _____ SURVEYOR _____
(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 RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

WILDFLOWER VILLAGE 8 PLAT Q-1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. PURSUANT TO UTAH CODE 10-9A-804(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 _____

OWNERS ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

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/IT/ 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 THE 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 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 CITY RECORDER (See Seal Below)

WILDFLOWER VILLAGE 8 PLAT Q-1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL

SHEET 1 OF 3

This form approved by Utah County and the municipalities therein.

LEI 400-XXXX

WEST 1/4 CORNER OF
SECTION 9, T5S R1W
FOUND: (UTAH COUNTY MONUMENT, 1959)

CENTER 1/4 CORNER
SECTION 9, T5S R1W
FOUND: (BLM MONUMENT, 2002)

SCALE: 1:30_XREF
30 15 0 30

WILD BLOSSOM BOULEVARD
(PUBLIC - 95' WIDE)

POINT OF
BEGINNING

S89°52'56"E 303.95

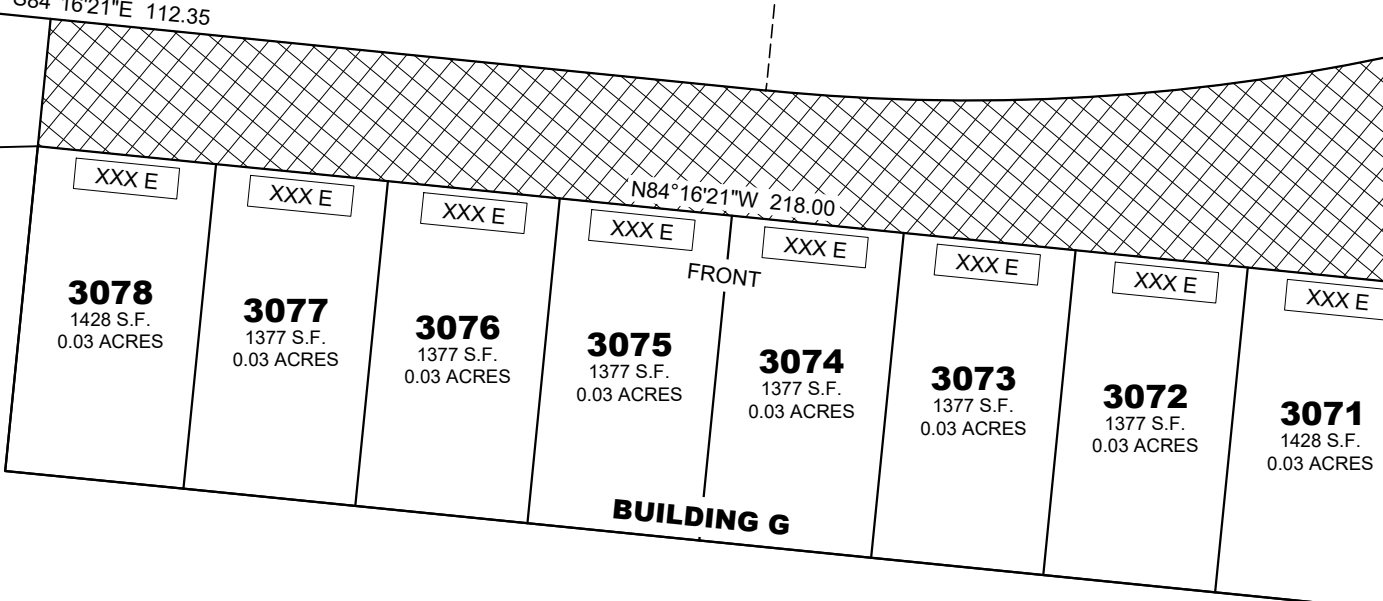
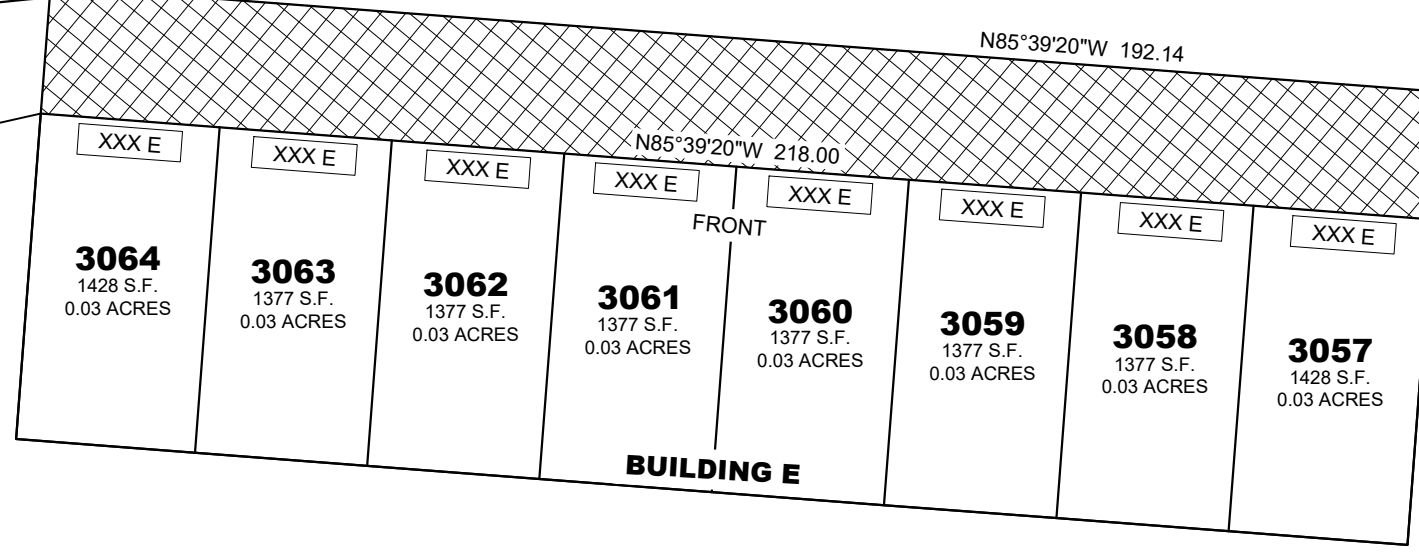
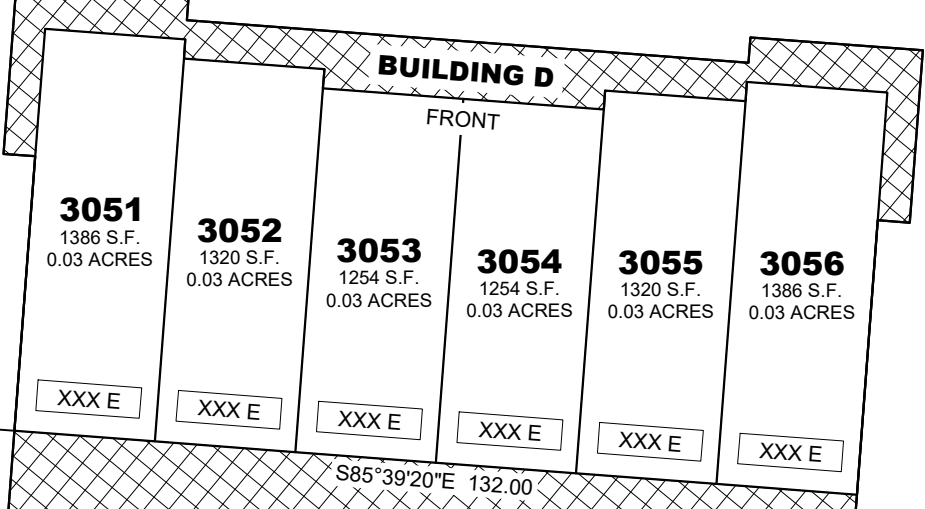
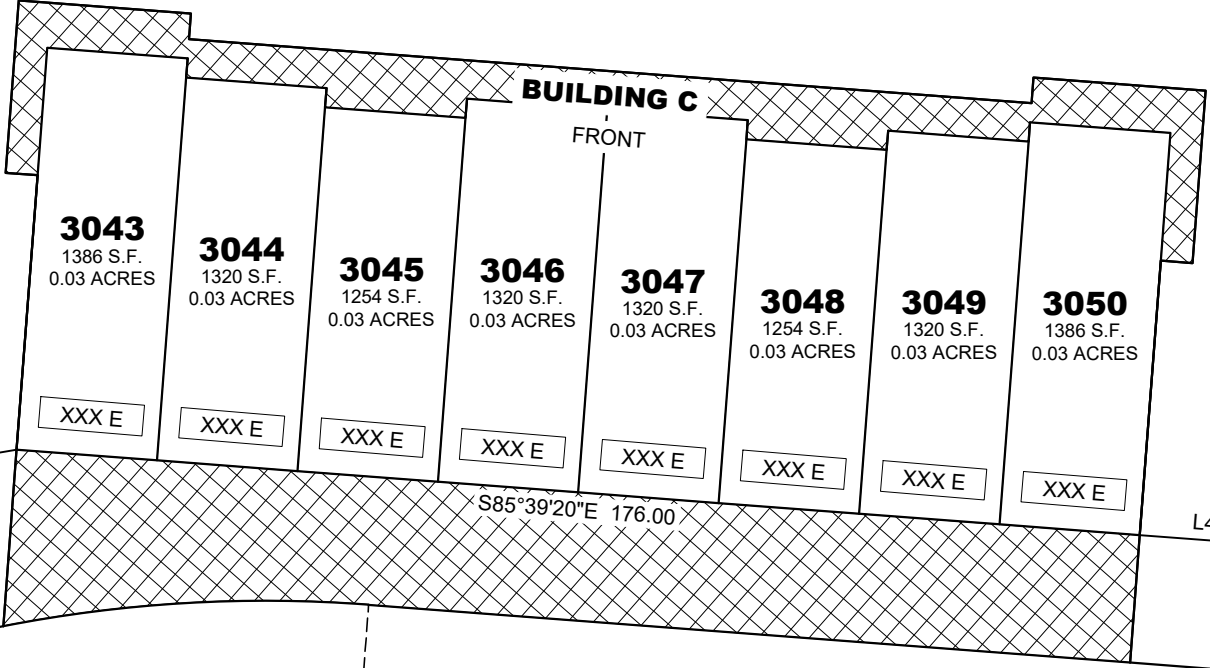
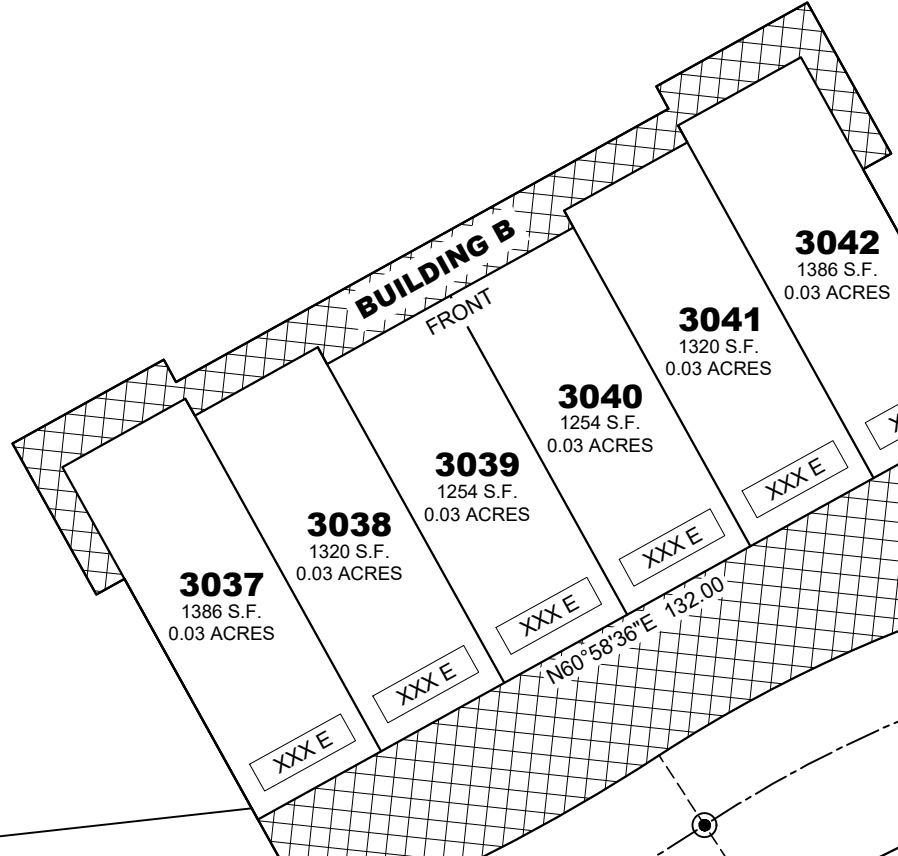
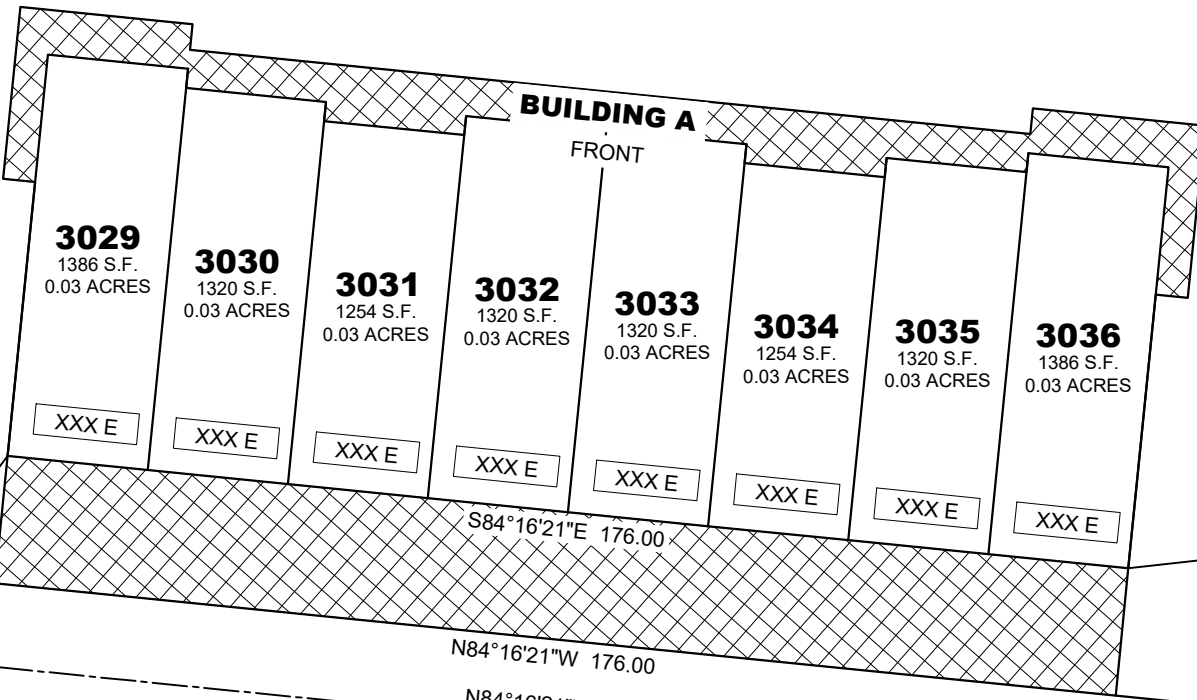
R=2952.50
Δ=5°10'13"
L=266.43
CH=S87°17'50"E 266.34

S84°42'44"E 258.48

R=12.00
Δ=90°00'00"
L=18.85
CH=S39°42'43"E 16.97

R=80.00
Δ=17°05'54"
L=23.87
CH=S13°50'14"W 23.79

R=170.50
Δ=38°35'25"
L=114.84
CH=S41°40'53"W 112.68



N84°16'21"W 54.61
N5°43'39"E 20.50
N84°16'21"W 19.00

N5°43'39"E 122.50

N84°16'21"W 235.28

S76°34'27"W 78.57

61881 S.F.
1.42 ACRES

BLUE FLAX DRIVE
(PUBLIC - 95' WIDE)

LEGEND

—	BOUNDARY LINE
---	CENTERLINE
- - - -	EASEMENT LINE
---	FUTURE LOT LINES
---	PROPOSED LOT LINES
⊙	EXISTING MONUMENT
⊙	PROPOSED MONUMENT
N/A	NO ACCESS

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	300.00	38°51'54"	203.50	S76°17'42"W 199.62
C2	200.00	37°28'54"	130.84	S75°36'12"W 128.52
C3	100.00	22°38'50"	39.53	N74°19'55"W 39.27
C4	170.44	6°50'27"	20.35	N36°19'09"E 20.34
C5	170.38	5°03'13"	15.03	N30°22'38"E 15.02
C6	287.00	38°51'54"	194.68	S76°17'42"W 190.97
C7	287.00	4°24'52"	22.11	N66°35'46"E 22.11
C8	287.00	4°23'39"	22.01	N62°11'31"E 22.00
C9	287.00	3°07'56"	15.69	N58°25'44"E 15.69
C10	213.00	37°28'54"	139.34	S75°36'12"W 136.87
C11	213.00	1°42'17"	6.34	N57°42'54"E 6.34
C12	213.00	5°55'15"	22.01	N61°31'40"E 22.00
C13	213.00	5°57'31"	22.15	N67°28'03"E 22.14
C14	213.00	6°03'52"	22.54	N73°28'45"E 22.53
C15	213.00	6°03'43"	22.54	N81°56'40"E 22.53
C16	213.00	5°57'27"	22.15	N87°57'15"E 22.14
C17	213.00	3°24'41"	12.68	S87°21'41"E 12.68
C18	112.94	23°05'21"	45.51	N74°07'04"W 45.20

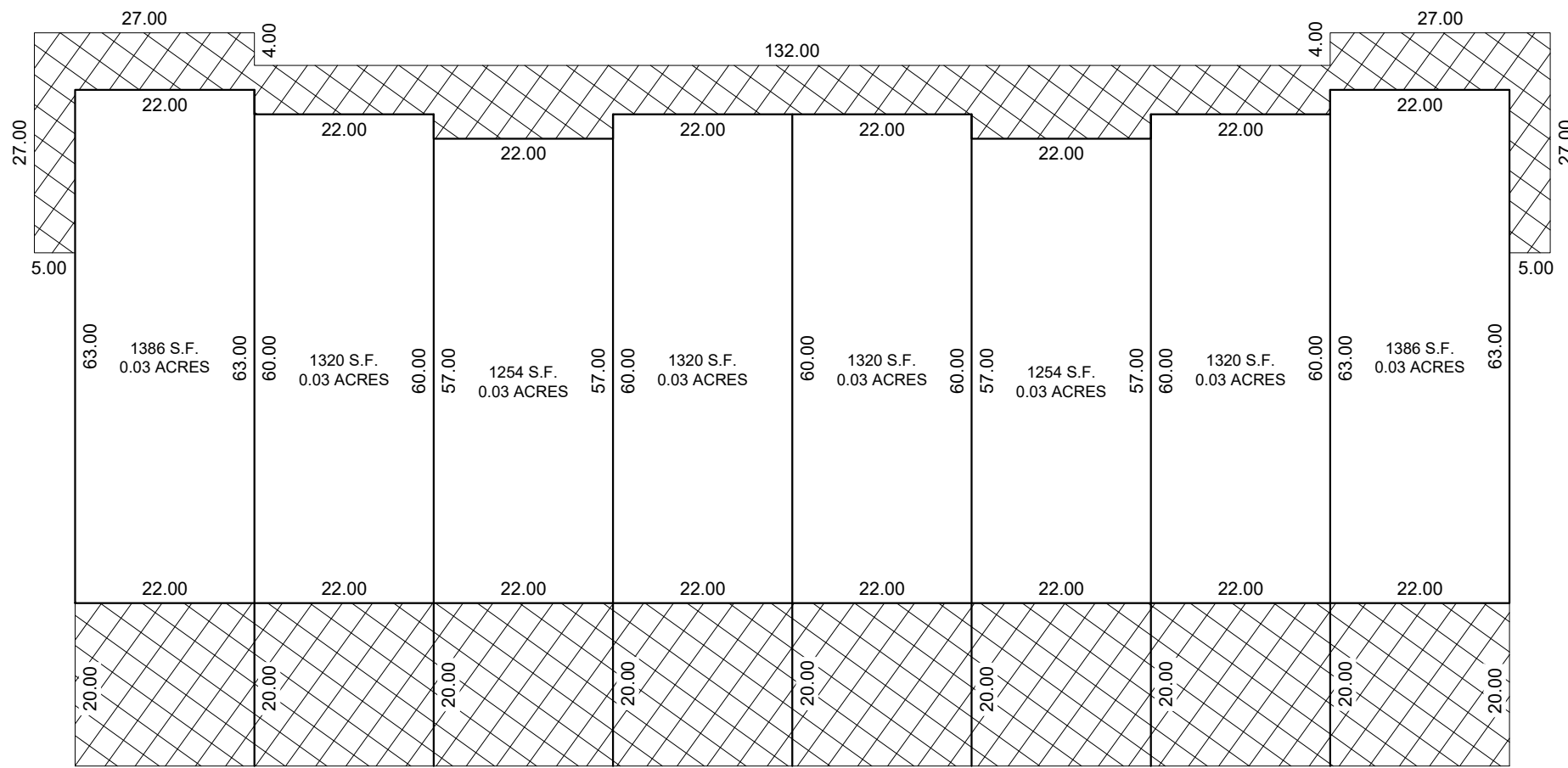
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C19	83.47	20°17'11"	29.55	N75°19'44"W 29.40
C20	182.00	37°28'54"	119.06	S75°36'12"W 116.95
C21	182.00	8°10'08"	25.95	S89°44'24"E 25.93
C22	182.00	8°51'21"	28.13	N65°52'32"E 28.10
C23	182.00	4°35'08"	14.56	N59°09'18"E 14.56
C24	318.00	38°51'54"	215.71	N76°17'42"E 211.59
C25	317.37	2°15'01"	12.46	N57°59'08"E 12.46
C26	318.00	4°51'59"	27.01	N61°32'30"E 27.00
C27	317.35	4°53'54"	27.13	N66°25'08"E 27.12
C28	318.00	4°56'49"	27.46	N71°20'12"E 27.45
C29	317.65	3°55'50"	21.79	N75°46'23"E 21.79
C30	318.00	3°51'28"	21.41	N79°39'54"E 21.41
C31	318.00	4°58'07"	27.58	N84°04'41"E 27.57
C32	318.00	4°53'59"	27.19	N89°00'45"E 27.19
C33	318.00	4°15'55"	23.67	S86°24'18"E 23.67

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S36°41'29"W	23.32
L2	S83°39'37"W	138.55
L3	S80°20'21"W	25.20
L4	N85°39'20"W	20.00
L5	N4°20'40"E	20.00
L6	S80°10'11"W	81.67
L7	N77°21'28"E	39.62
L8	S61°38'30"W	7.22
L9	N86°35'26"E	20.12

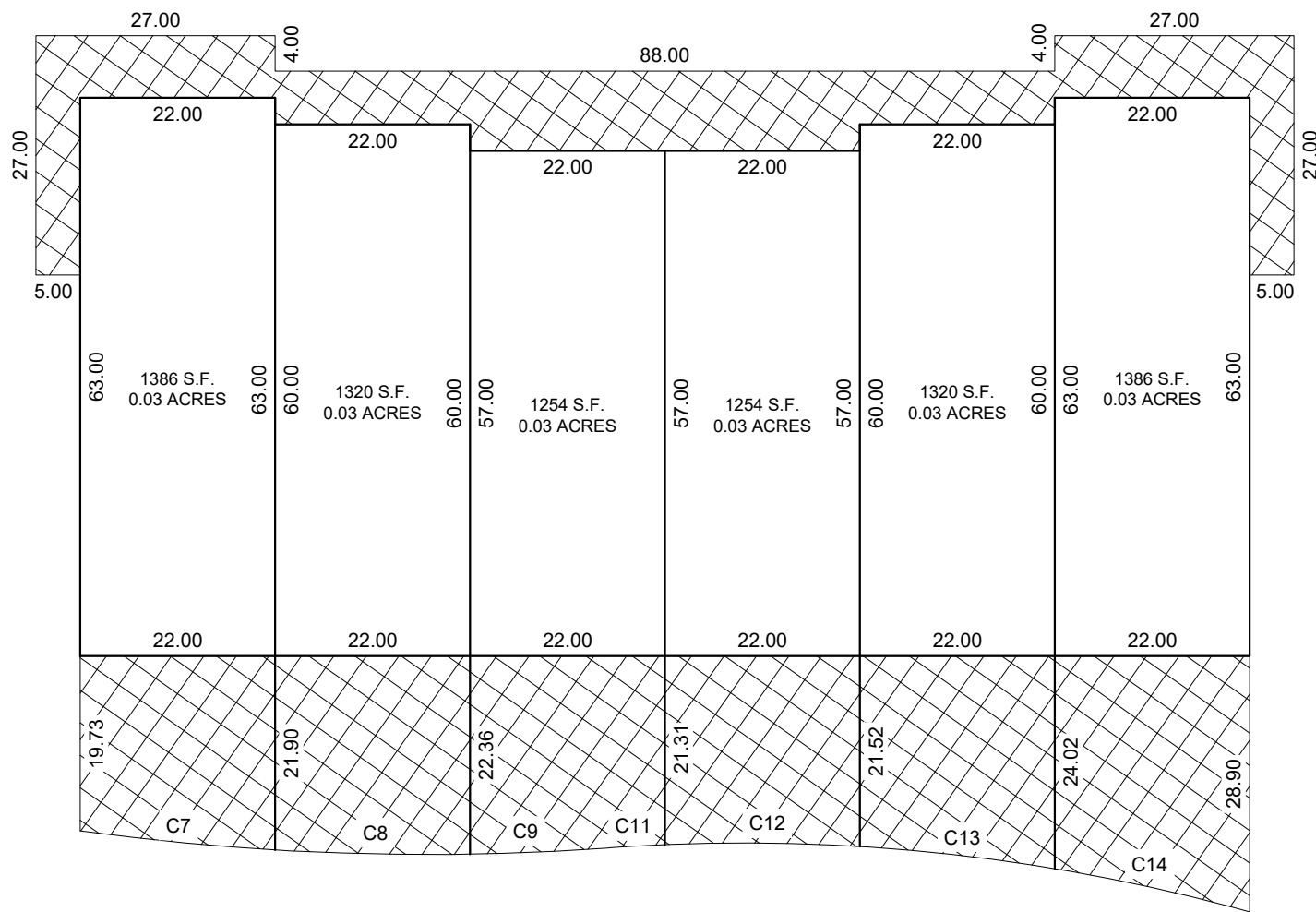
WILDFLOWER VILLAGE 8 PLAT Q-1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

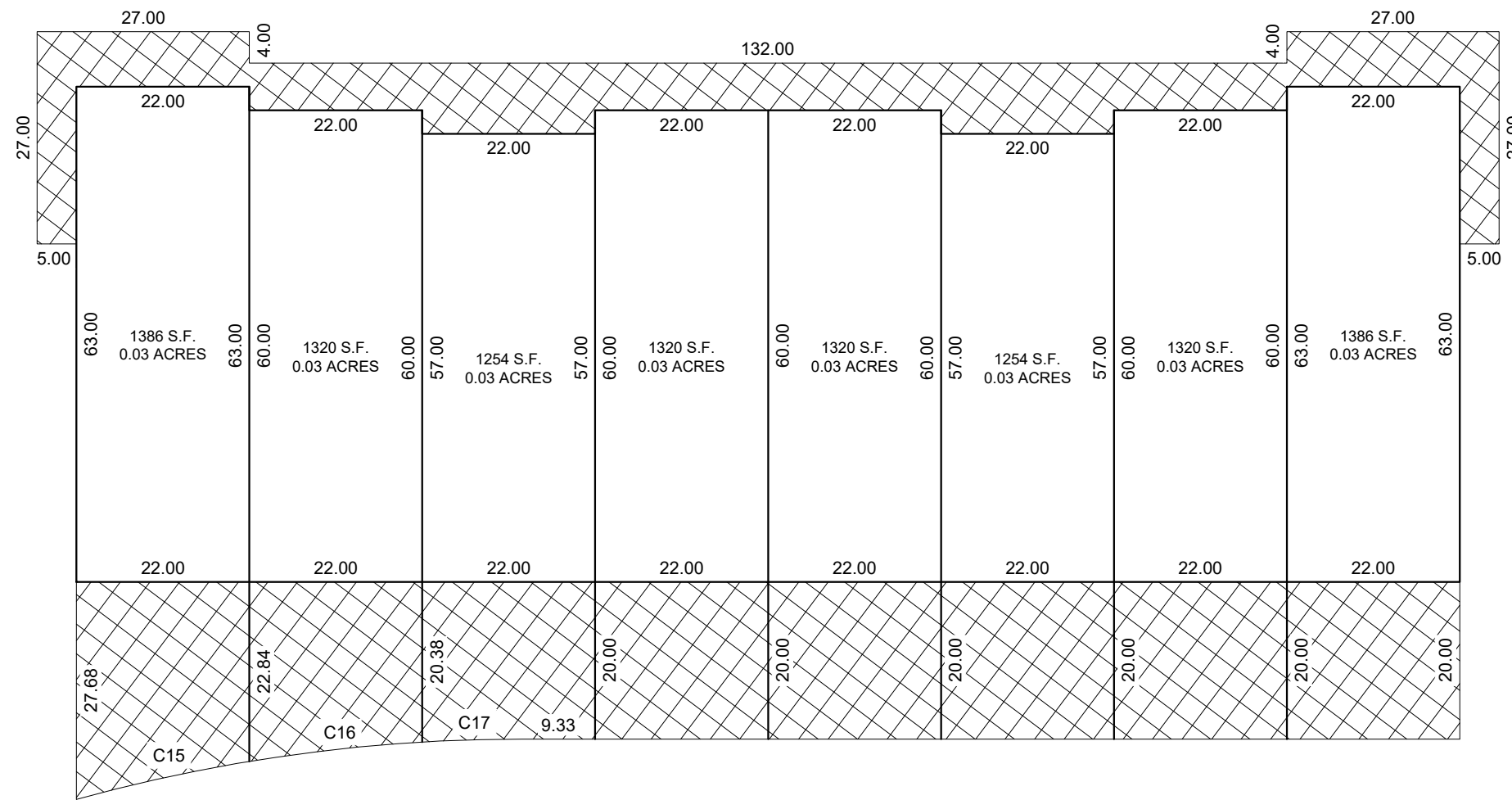
LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9333
office@lei-eng.com
www.lei-eng.com



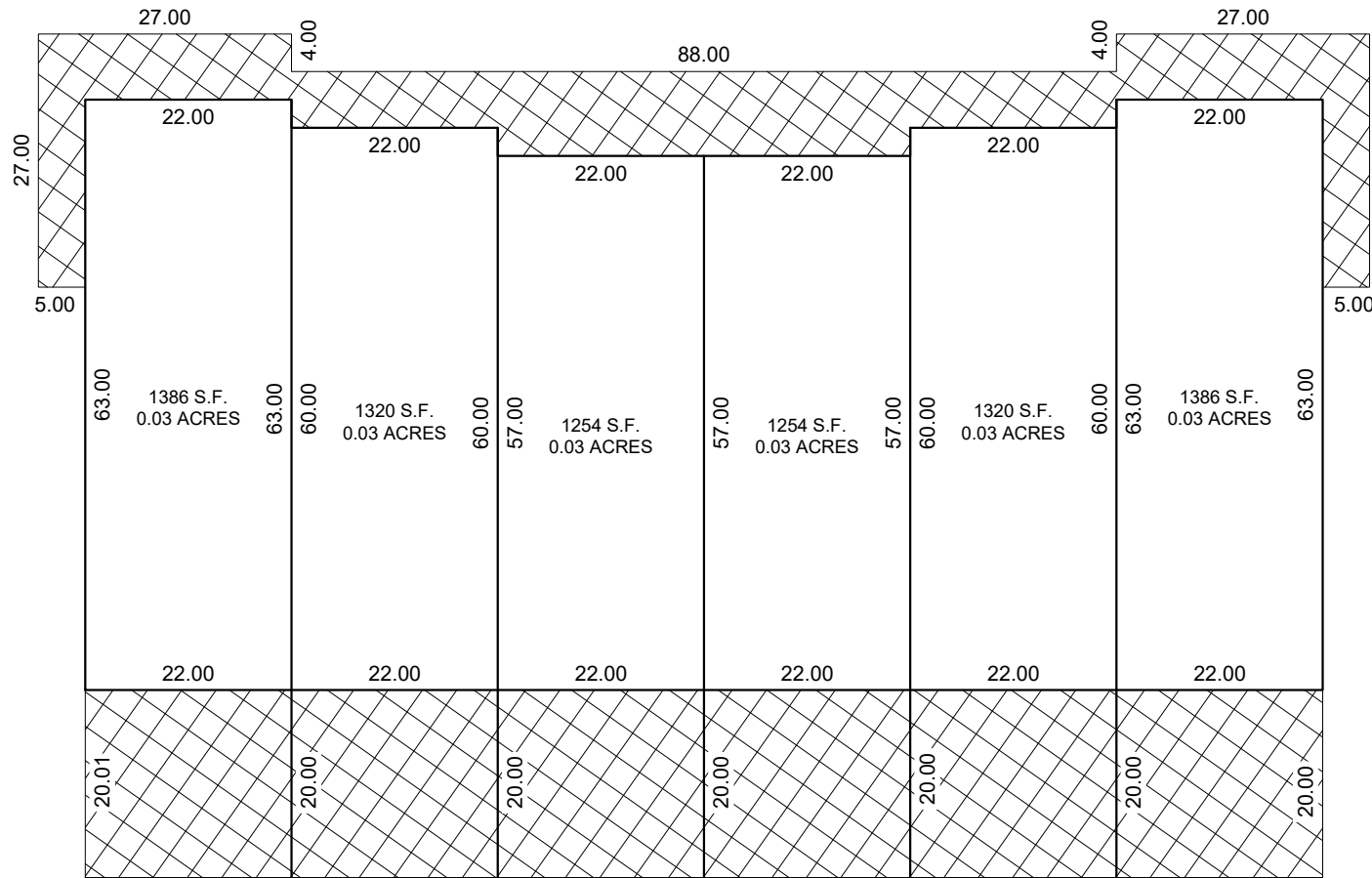
BUILDING A
LOTS 3029 THRU 3036



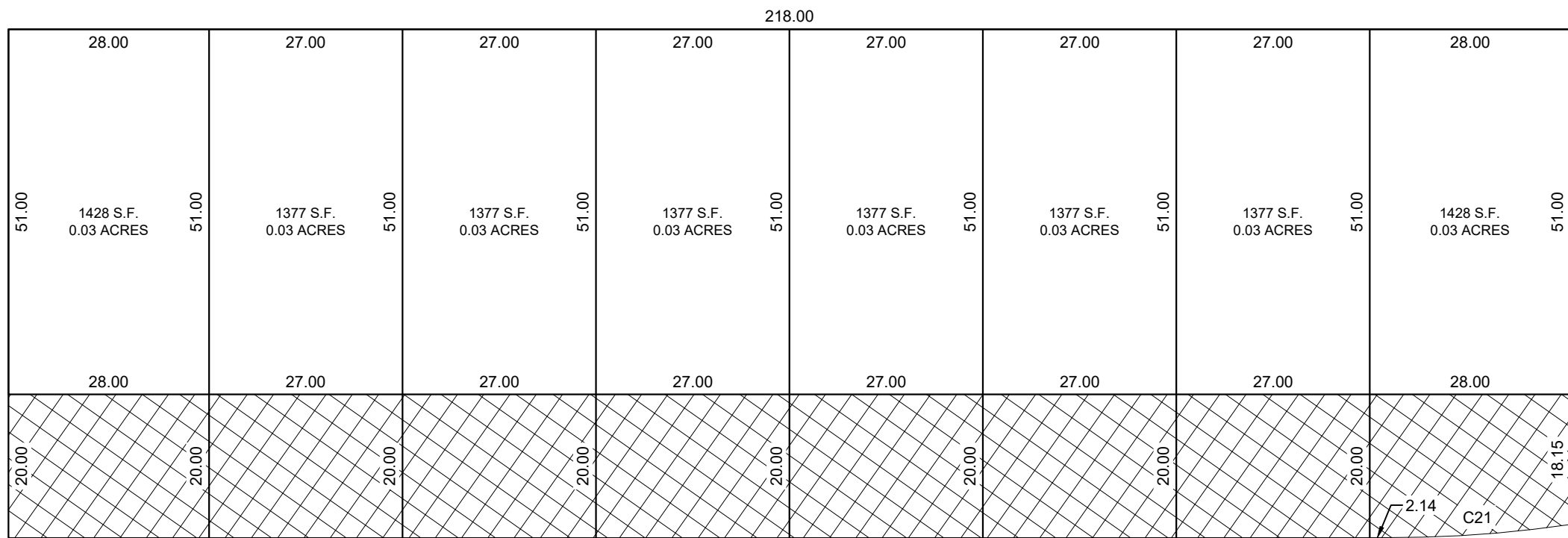
BUILDING B
LOTS 3037 THRU 3042



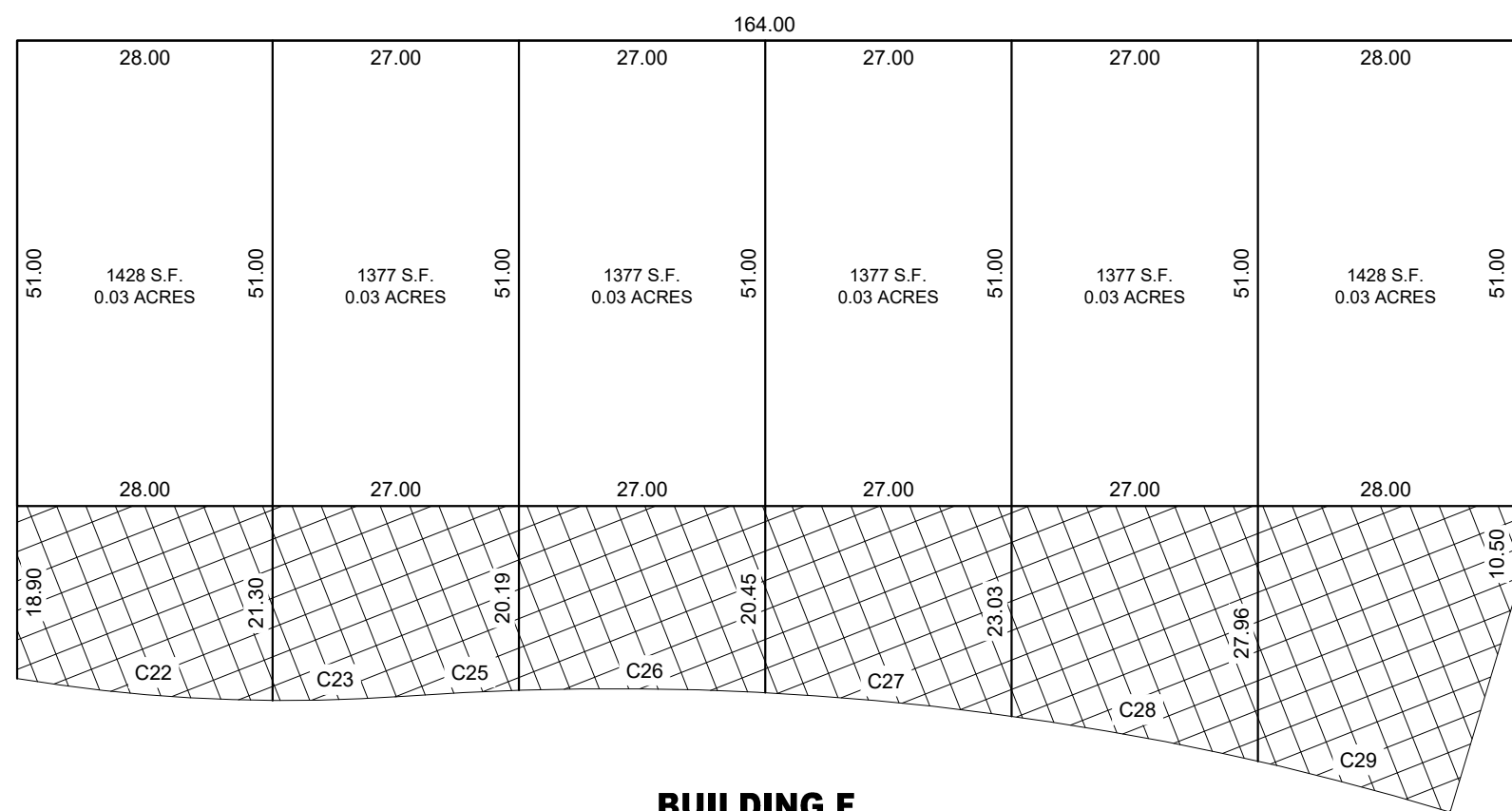
BUILDING C
LOTS 3043 THRU 3050



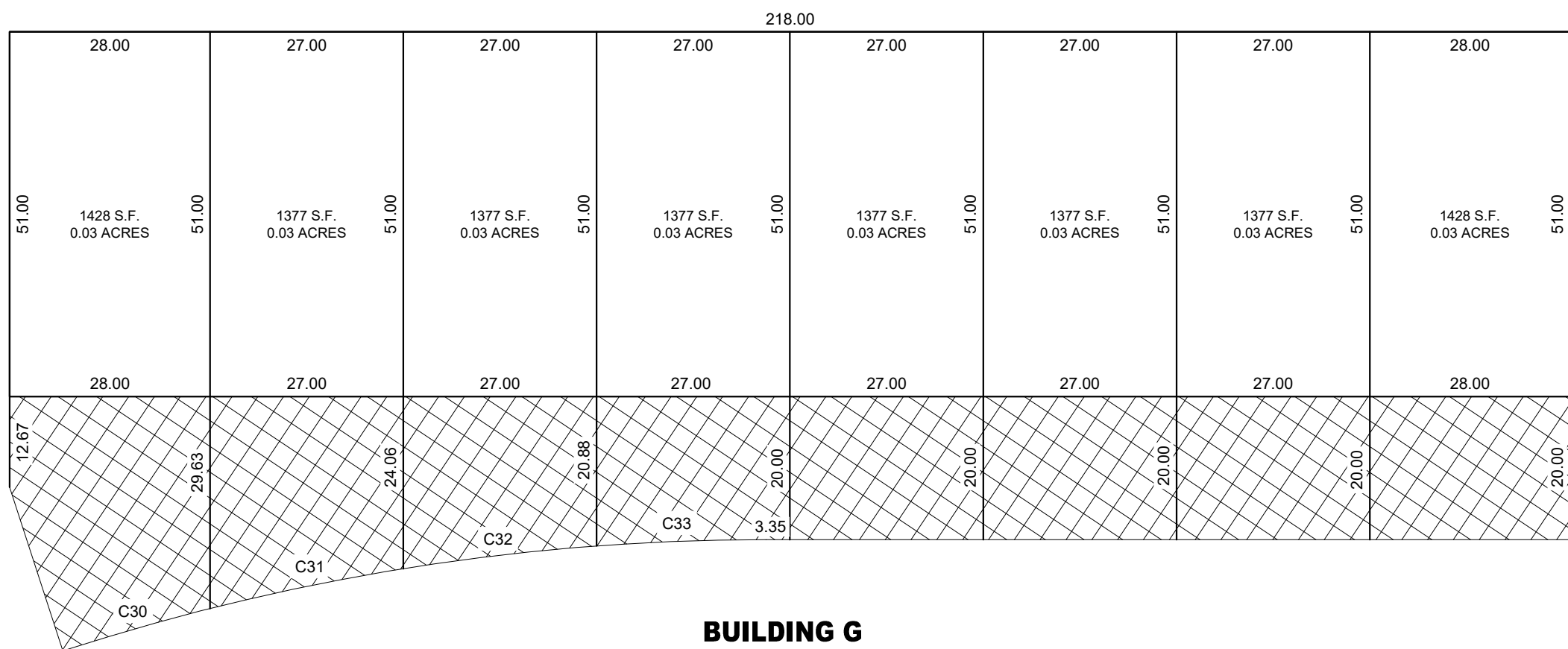
BUILDING D
LOTS 3051 THRU 3056



BUILDING E
LOTS 3057 THRU 3064



BUILDING F
LOTS 3065 THRU 3070



BUILDING G
UNITS 3071 THRU 3078

WILDFLOWER VILLAGE 8 PLAT Q-1

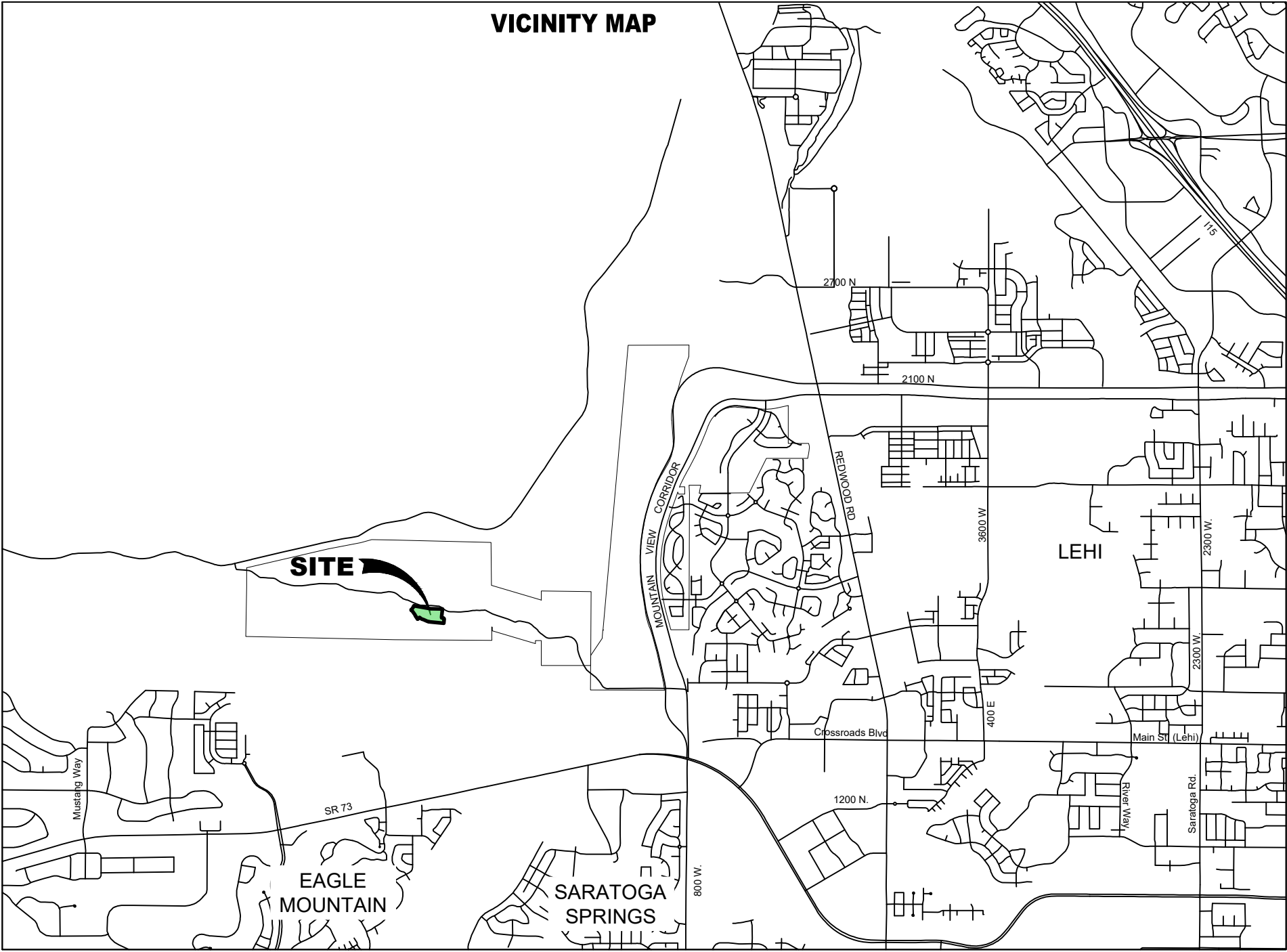
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

WILDFLOWER VILLAGE 8 PLAT Q-2

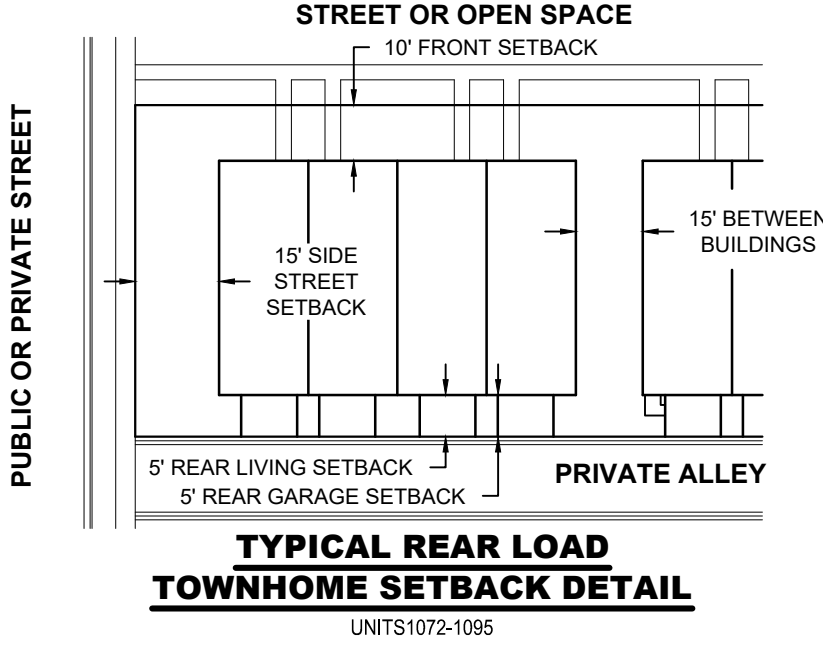
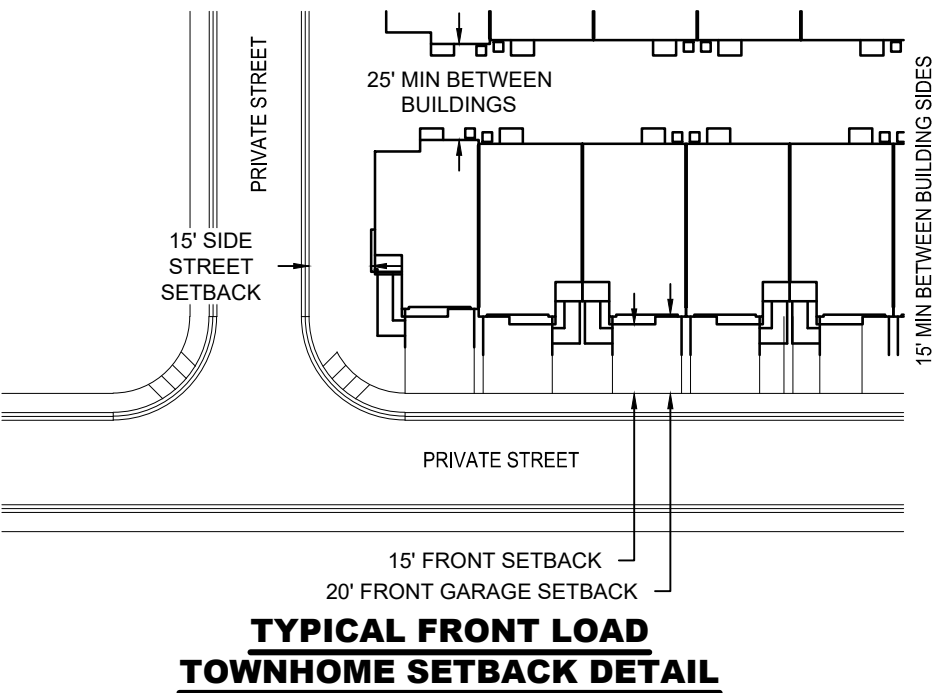
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

DATA TABLE			
PLAT Q-2			
SINGLE FAMILY LOTS	0 LOTS		
TOWNHOME LOTS	56 UNITS		
BUILDINGS	8 BUILDINGS		
DWELLINGS	56 DWELLINGS		
PARCELS	0 PARCELS		
DENSITY	9.00 UNITS/ ACRE		
MINIMUM LOT SIZE	0.03 ACRES / 1,254 SF		
MAXIMUM LOT SIZE	0.03 ACRES / 1,386 SF		
AVERAGE LOT SIZE	0.03 ACRES / 1,320 SF		
	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	6.22	270,819	100%
LOT AREA	1.70	73,920	27.3%
OPEN SPACE	3.88	168,889	62.4%
LANDSCAPED COMMON SPACE	3.04	132,302	48.9%
LIMITED COMMON SPACE	0.84	36,587	0.1%
PRIVATE RIGHT-OF-WAY AREA	0.64	28,010	10.3%
PUBLIC RIGHT-OF-WAY AREA	0.00	0	0%
LANDSCAPE AREA (PUBLIC ROW)	0.00	0	0%
HARDSCAPE AREA (PUBLIC ROW)	0.00	0	0%
BUILDABLE LAND	6.22	270,819	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	6.22	270,819	100%
NUMBER OF GARAGE PARKING SPACES		112	
NUMBER OF DRIVEWAY PARKING SPACES		112	
NUMBER OF STRIPED PARKING SPACES		25	
NUMBER OF GUEST PARKING SPACES PROVIDED		249	

- NOTES**
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDECTION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF 20.
 2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL 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 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 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 COCCRS.
 10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA, 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 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.
 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 SECTION 10 WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4896.76 FEET.
 14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN), PER FIRM PANEL NO. 49049C0150P EFFECTIVE DATE: JUNE 19, 2020.
 15. A TITLE REPORT PREPARED BY FILE 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.
 16. 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.
 17. ALL AREAS ARE COMMON / LIMITED COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE DESIGNATED. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS.
 18. COMMON AREAS ARE CONVEYED TO THE WILDFLOWER MASTER HOME OWNERS ASSOCIATION, WITH A REGISTERED ADDRESS OF 14034 SOUTH 145 EAST SUITE 204, DRAPER, UTAH 84020.
 19. PRIVATE DRIVES ARE BLANKET UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS.
 20. SEWER AND STORM DRAIN WITHIN PRIVATE STREETS AND COMMON LIMITED COMMON AREAS TO BE OWNED & MAINTAINED BY HOME OWNERS ASSOCIATION.
 21. UNLESS OTHERWISE SPECIFIED, WILDFLOWER HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL SURFACE IMPROVEMENTS TO COMMON AND LIMITED COMMON AREAS.
 22. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
 23. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.
 24. THIS AREA IS LOCATED NEAR CAMP WILLIAMS STATE MILITARY RESERVATION AND IS SUBJECT TO SOUNDS, VIBRATIONS, SIGHTS, EQUIPMENT, FACILITIES, MILITARY OPERATIONS, AND ALL OTHER ASPECTS ASSOCIATED WITH ITS PROXIMITY.
 25. BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDING FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS



DOMINION ENERGY DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION ENERGY CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS ____ DAY OF _____, A.D. 20 ____ BY- _____
DOMINION ENERGY DOMINION ENERGY CORP. TITLE- _____

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(A)(6) 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

PLANNING DIRECTOR

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

CITY ENGINEER

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

LAND USE AUTHORITY

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

FIRE CHIEF

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

CENTURY LINK

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

COMCAST CABLE TELEVISION

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

SARATOGA SPRINGS ATTORNEY

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

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON
THIS ____ DAY OF _____, A.D. 20 ____
LEHI CITY POST OFFICE REPRESENTATIVE

WILDFLOWER VILLAGE 8 PLAT Q-2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
SHEET 1 OF 3		
This form approved by Utah County and the municipalities therein.		
LEI #23-0056		

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84605
Phone: 801.798.9393
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL 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 AS 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 54-8A-2, 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. 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 PARCEL OF LAND SITUATED IN THE QUARTER OF SECTION TOWNSHIP SOUTH, RANGE EAST,
SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT

ACRES: 6.22
270819 S.F.
OF LOTS: 56

DATE _____ SURVEYOR _____
(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 RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

WILDFLOWER VILLAGE 8 PLAT Q-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-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 _____

OWNERS 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 THE 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: _____

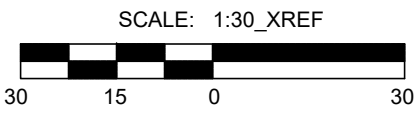
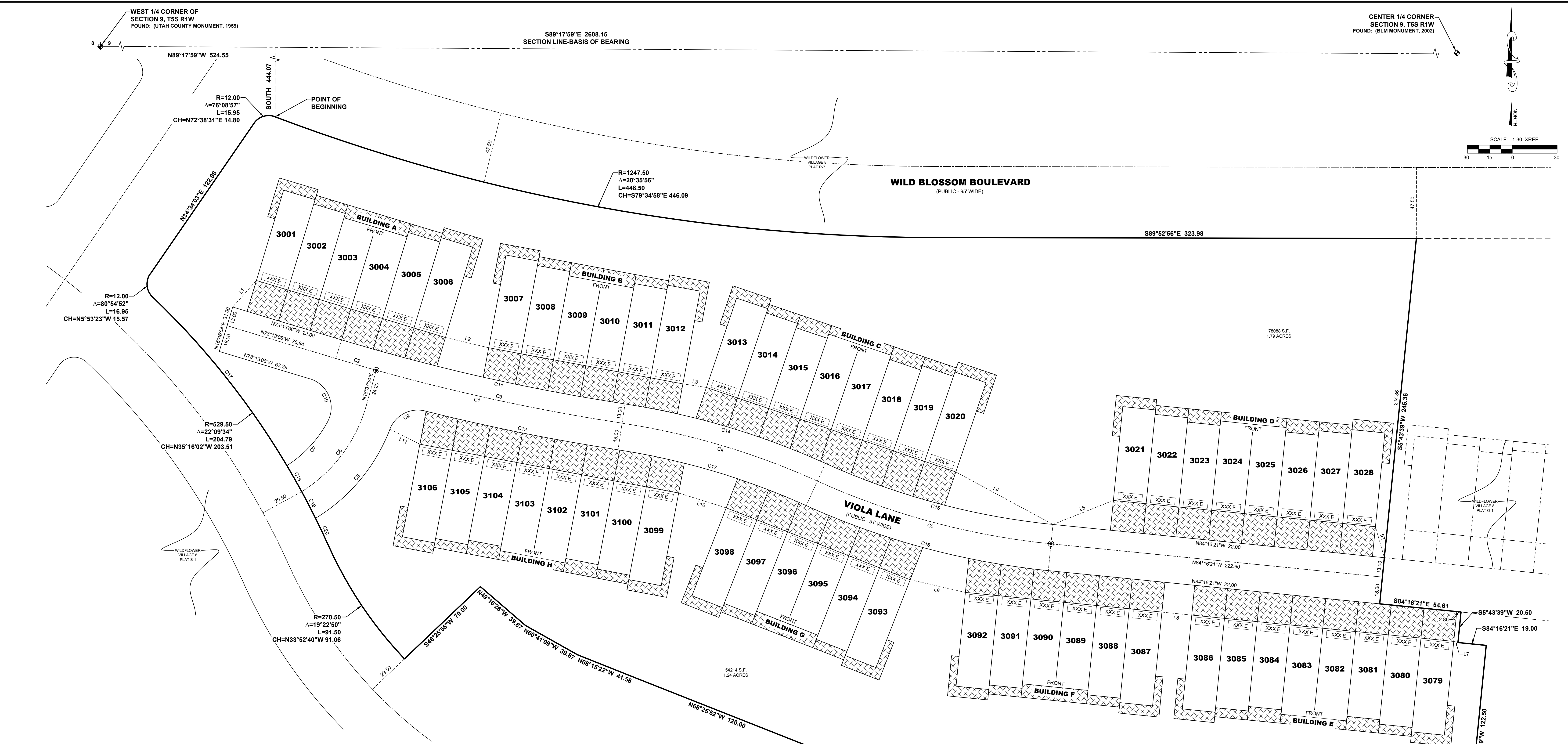
A NOTARY PUBLIC COMMISSIONED IN UTAH

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 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 CITY RECORDER (See Seal Below)



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N41°39'41"E	23.82
L2	S76°38'15"E	29.70
L3	S81°20'42"E	15.88
L4	S61°35'48"E	73.77
L5	N68°20'05"E	43.47
L6	S16°04'28"E	21.54
L7	N74°20'30"W	2.90
L8	N84°16'21"W	20.00
L9	N77°06'14"W	37.85
L10	N72°41'38"W	33.30
L11	N63°36'46"W	22.36

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1390.00	8°05'40"	196.37	N77°15'56"W 196.21
C2	1421.08	1°08'08"	28.16	S73°47'33"E 28.16
C3	1390.85	6°55'45"	168.21	S77°50'49"E 168.10
C4	500.00	15°38'47"	136.54	N73°29'22"W 136.12
C5	500.00	18°36'22"	162.37	N74°58'10"W 161.66
C6	100.00	42°19'54"	73.88	N36°47'31"E 72.21
C7	80.00	28°58'02"	40.45	N42°52'18"E 40.02
C8	120.00	37°39'51"	78.88	N39°53'22"E 77.47
C9	20.00	82°59'01"	28.97	S62°32'57"W 26.50
C10	20.00	101°36'23"	35.47	N22°24'54"W 31.00
C11	1377.00	0°54'57"	22.01	S77°45'26"E 22.01
C12	1408.00	5°19'33"	130.88	S78°38'59"E 130.83
C13	482.00	4°24'51"	37.13	N73°43'59"W 37.12
C14	513.00	2°27'42"	22.04	N74°40'44"W 22.04
C15	487.00	2°35'32"	22.03	S74°18'51"E 22.03
C16	518.00	3°29'49"	31.62	S76°34'43"E 31.61
C17	529.50	15°37'53"	144.46	S38°32'01"E 144.01
C18	529.51	2°10'00"	20.02	S29°38'04"E 20.02
C19	529.51	2°10'12"	20.05	S27°27'58"E 20.05
C20	529.50	2°11'37"	20.27	S25°17'04"E 20.27

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	1377.00	0°54'56"	22.00	S73°41'00"E 22.00
C22	1377.00	0°54'56"	22.01	S74°35'56"E 22.01
C23	1377.00	0°54'58"	22.02	S75°30'53"E 22.02
C24	1377.00	0°54'57"	22.01	S77°45'26"E 22.01
C25	1377.00	0°54'56"	22.00	S78°40'23"E 22.00
C26	1377.00	0°54'55"	22.00	S79°35'18"E 22.00
C27	1377.00	0°54'56"	22.00	S80°30'14"E 22.00
C28	1377.00	0°21'04"	8.44	S81°08'14"E 8.44
C29	513.00	1°30'56"	13.57	N80°33'18"W 13.57
C30	513.00	2°27'27"	22.00	N78°34'06"W 22.00
C31	513.00	2°27'42"	22.04	N74°40'44"W 22.04
C32	513.00	2°27'28"	22.00	N72°13'09"W 22.00
C33	513.00	2°27'29"	22.01	N69°45'41"W 22.01
C34	513.00	2°27'48"	22.06	N67°18'02"W 22.05
C35	513.00	0°24'10"	3.61	N65°52'04"W 3.61
C36	487.00	2°10'22"	18.47	S66°45'10"E 18.47
C37	487.00	2°35'25"	22.02	S69°08'04"E 22.02
C38	487.00	2°35'19"	22.00	S71°43'26"E 22.00
C39	487.00	2°35'32"	22.03	S74°18'51"E 22.03
C40	518.00	1°04'05"	9.66	S83°44'18"E 9.66

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C41	518.00	2°26'08"	22.02	S81°59'12"E 22.02
C42	518.00	2°26'31"	22.08	S79°32'53"E 22.08
C43	518.00	2°26'34"	22.08	S73°36'31"E 22.08
C44	518.00	2°26'09"	22.02	S71°10'10"E 22.02
C45	518.00	2°26'01"	22.00	S68°44'04"E 22.00
C46	518.00	1°51'05"	16.74	S66°35'31"E 16.74
C47	482.00	0°37'39"	5.28	N65°58'48"W 5.28
C48	482.00	2°36'57"	22.01	N67°36'06"W 22.00
C49	482.00	2°36'59"	22.01	N70°13'04"W 22.01
C50	482.00	2°37'02"	22.02	N77°14'55"W 22.01
C51	482.00	2°36'56"	22.00	N79°51'54"W 22.00
C52	482.00	0°08'24"	1.18	N81°14'34"W 1.18
C53	1408.00	5°19'33"	130.88	S78°38'59"E 130.83
C54	1408.00	5°19'33"	130.88	S78°38'59"E 130.83
C55	1408.00	5°19'33"	130.88	S78°38'59"E 130.83
C56	1408.00	5°19'33"	130.88	S78°38'59"E 130.83
C57	1408.00	5°19'33"	130.88	S78°38'59"E 130.83
C58	1408.00	5°19'33"	130.88	S78°38'59"E 130.83

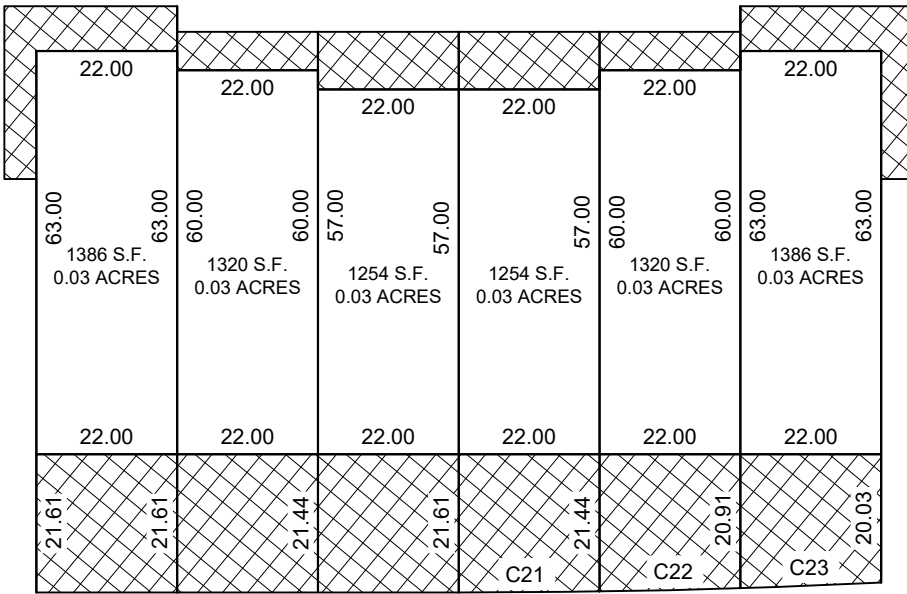
LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	FUTURE LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS

WILDFLOWER VILLAGE 8 PLAT Q-2

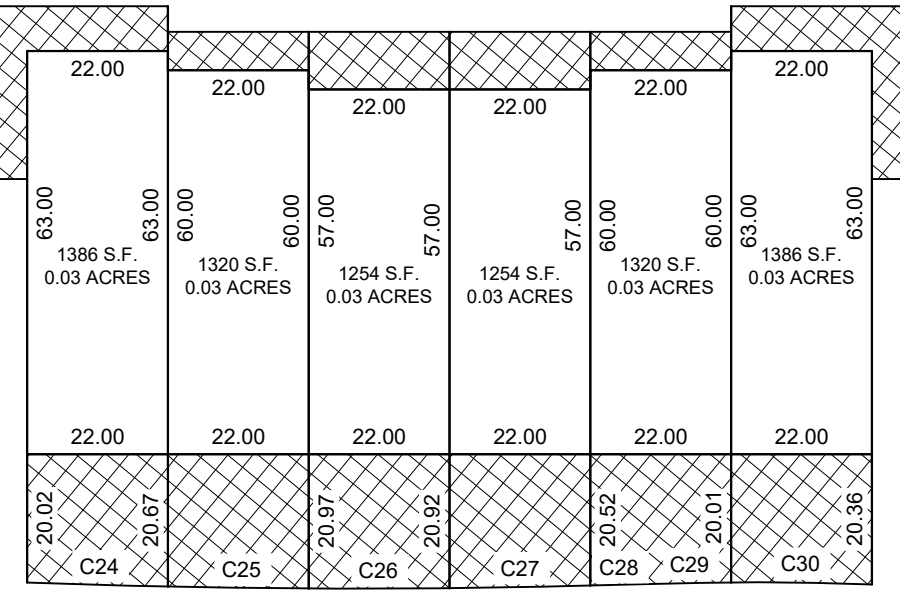
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

WILDFLOWER VILLAGE 8 PLAT Q-2

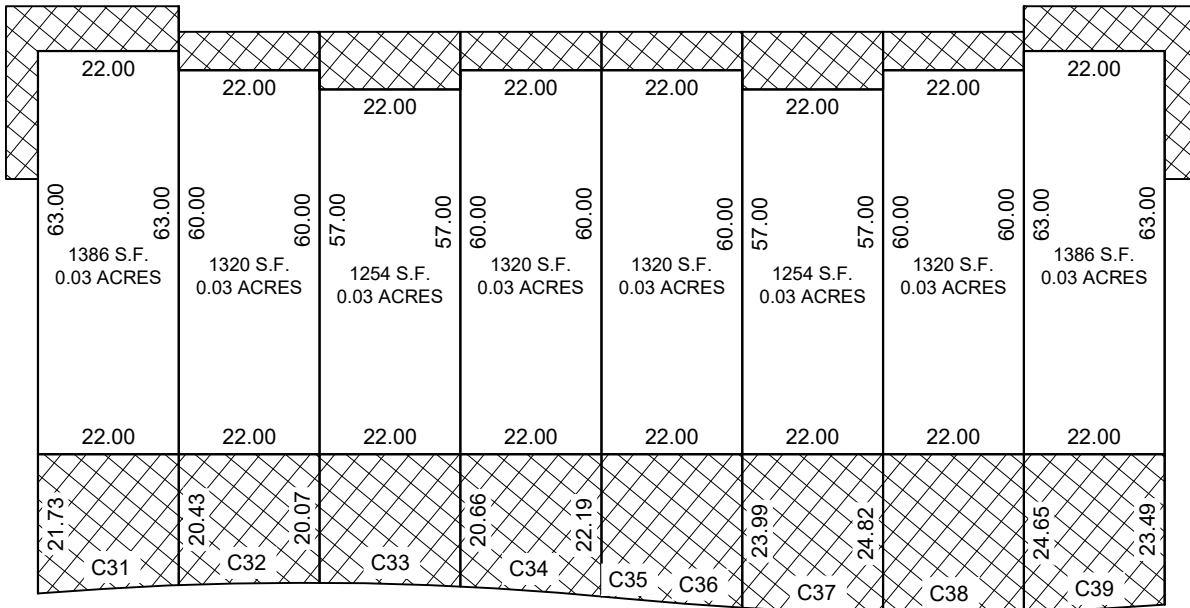
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



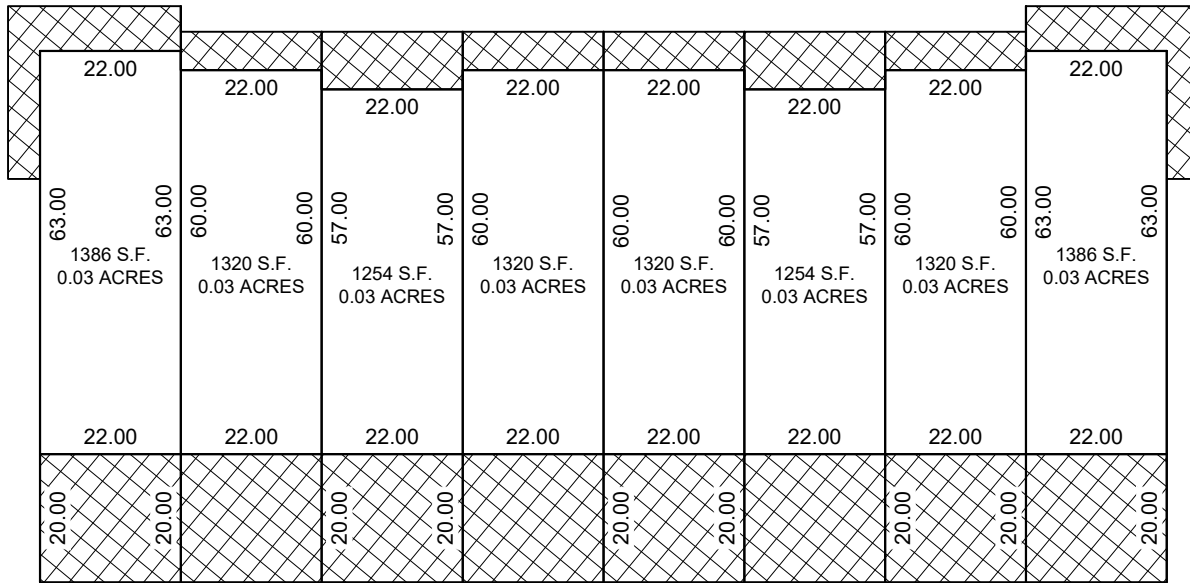
BUILDING A
LOTS 3001 THRU 3006



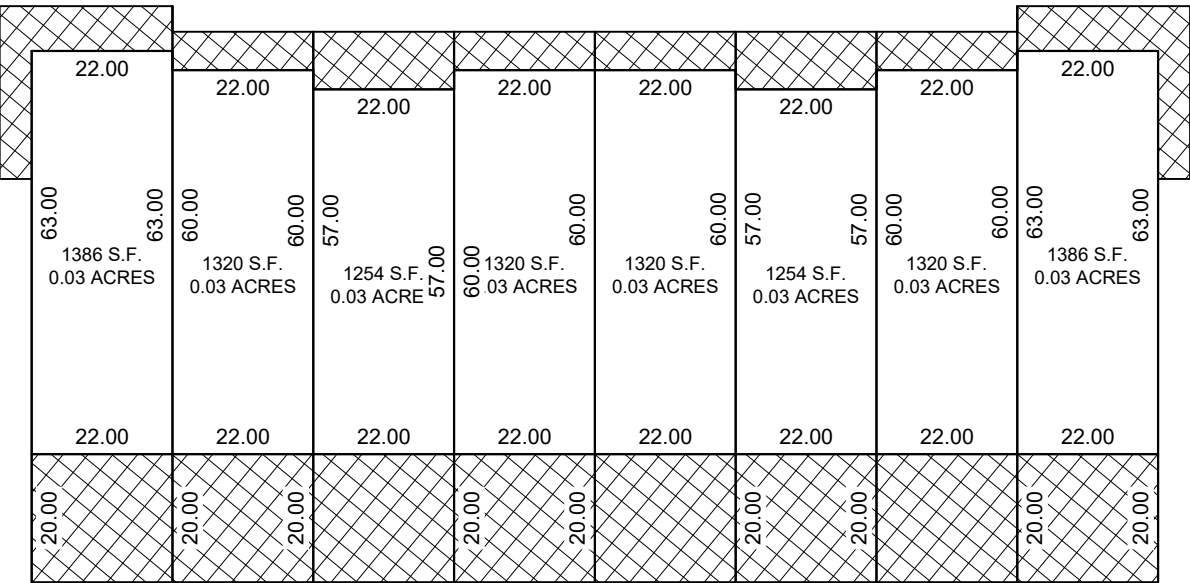
BUILDING B
LOTS 3007 THRU 3012



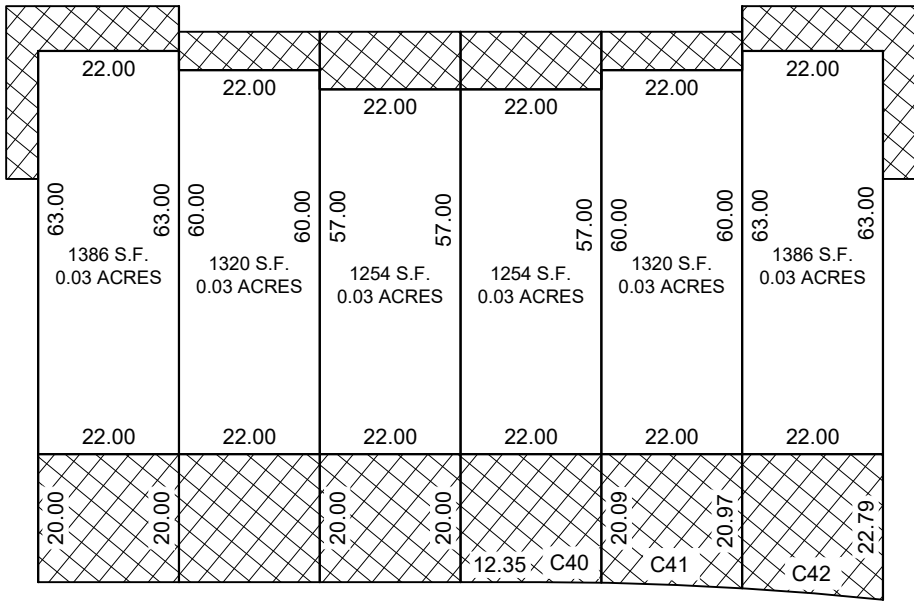
BUILDING C
LOTS 3013 THRU 3020



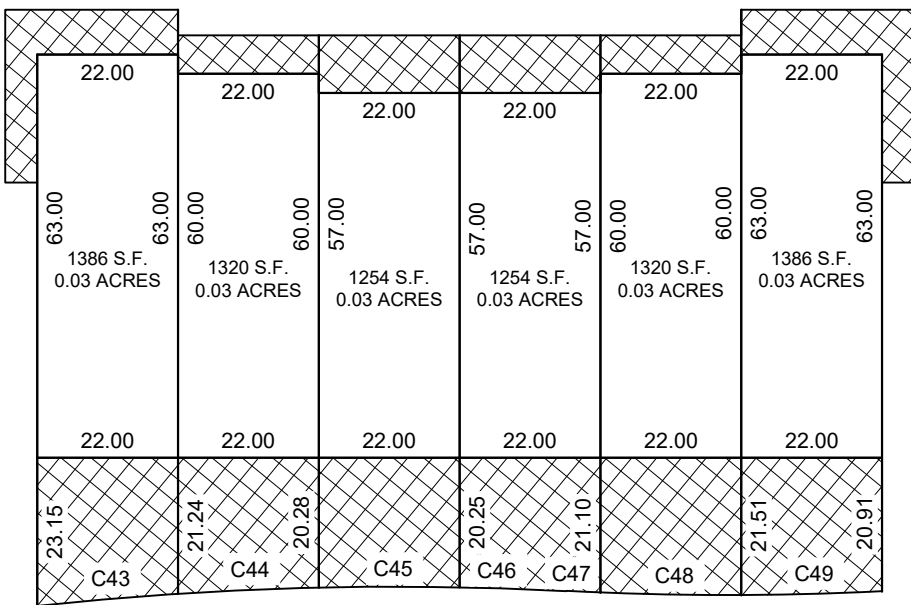
BUILDING D
LOTS 3021 THRU 3028



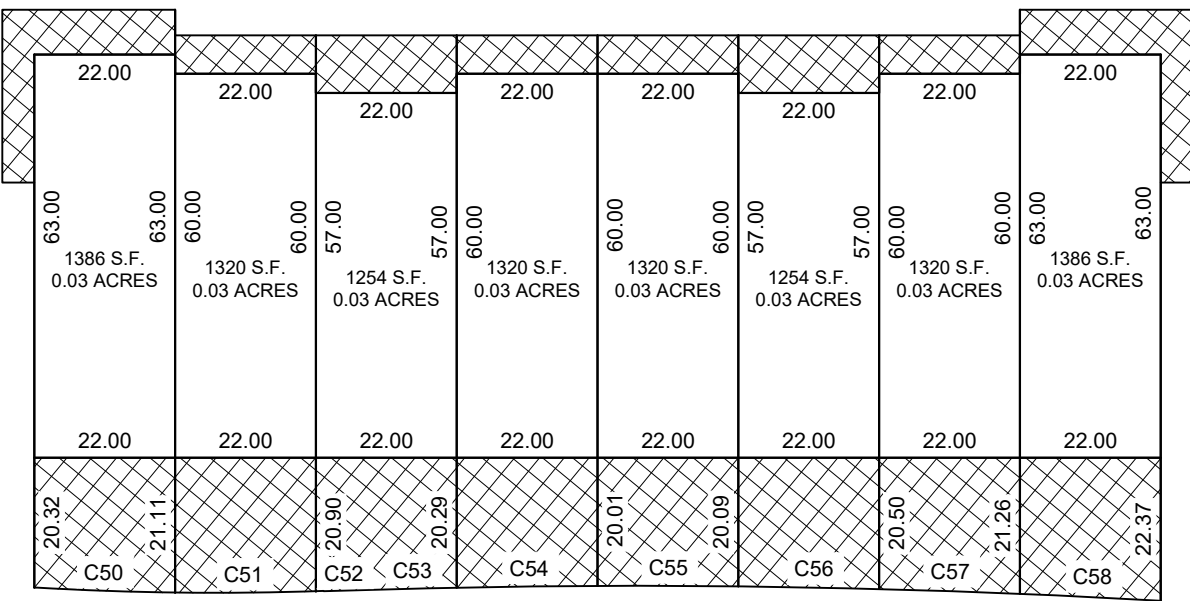
BUILDING E
LOTS 3029 THRU 3036



BUILDING F
LOTS 3037 THRU 3042



BUILDING G
LOTS 3043 THRU 3049



BUILDING H
LOTS 3050 THRU 3106