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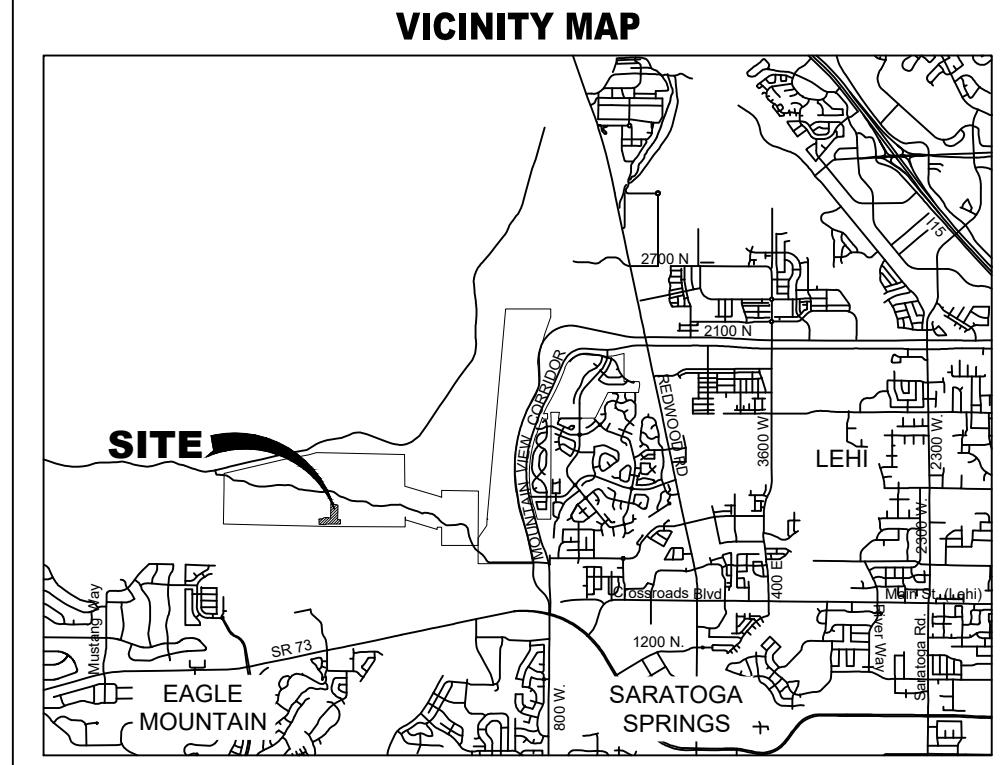
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 SANDY, UT 84070
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 CITY OF SARATOGA SPRINGS
 1307 N COMMERCE DR, #200
 SARATOGA SPRINGS, UTAH 84045
 PLANNING DEPT: 801-768-9793
 ENGINEERING DEPT: 801-766-6506
 ROCKY MOUNTAIN POWER
 PHONE: 800-469-3981
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WILDFLOWER VILLAGE 8 PLAT S-3

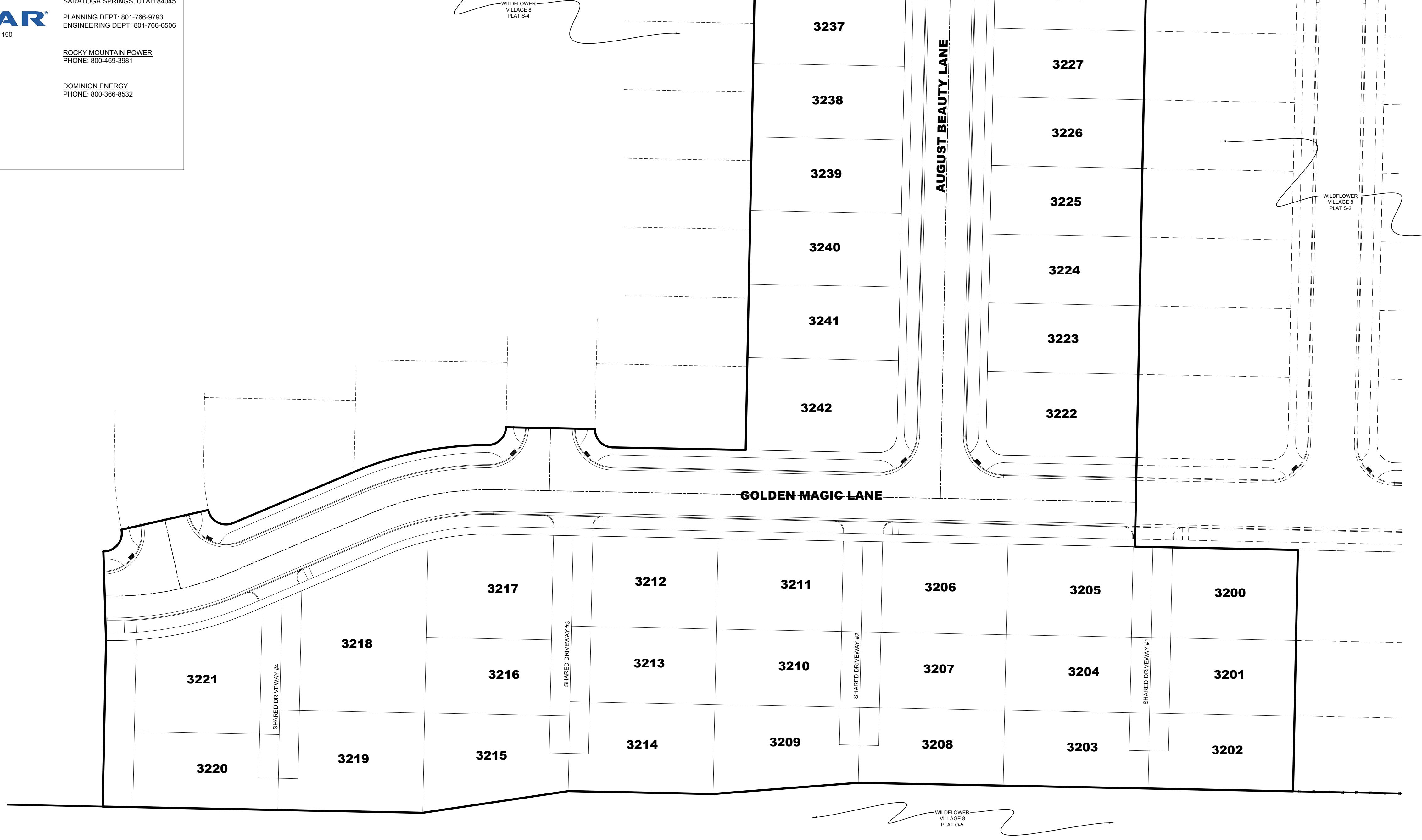
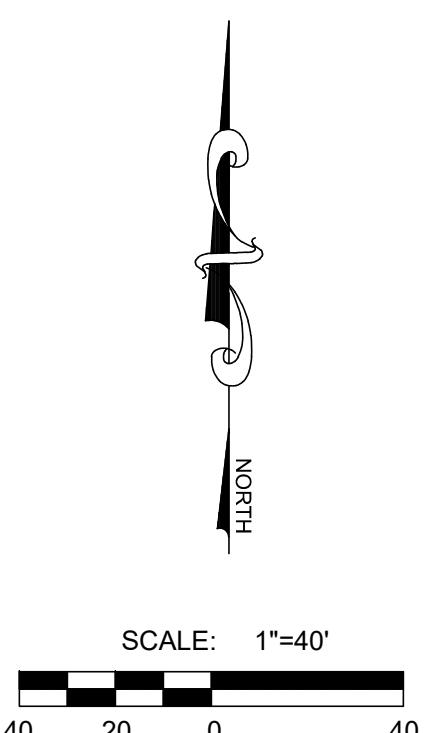
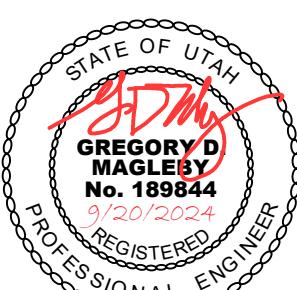
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9,
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



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ENGINEERS
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3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801-798-0555
 Fax: 801-798-3393
 office@lei-eng.com
 www.lei-eng.com



EXISTING	PROPOSED	DETAILS
—	BOUNDARY LINE	
—	STREET CENTERLINE	
—	EASEMENT LINE	
—	WATER LINE	
—EX-68—	SEWER PIPE	SS-1, ST-7, (*2)
—EX-SD—	SEWER MANHOLE	SS-2, SS-2A, (*2)
—EX-W—	4" SEWER CLEANOUT	SS-3, (*5)
—EX-3W—	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
—EX-3W—	CURB INLET	SD-2, (*2)
—EX-3W—	COMBO BOX	SD-4
—EX-3W—	4"X4" CATCH BASIN	SD-4
—EX-3W—	3X3" CATCH BASIN	SD-4
—EX-3W—	CULINARY WATER PIPE	SD-5
—EX-3W—	45° PIPE ELBOW (W)	DW-1, DW-2, DW-3, ST-7, (*2)
—EX-3W—	24" PIPE ELBOW (W)	DW-2, DW-3, (*2)
—EX-3W—	11.25" PIPE ELBOW (W)	DW-3, DW-3, (*2)
—EX-3W—	FIRE HYDRANT	DW-4
—EX-3W—	3/4" SERVICE & METER (W)	DW-5
—EX-3W—	PRV (W)	DW-10A, DW-10B, DW-15
—EX-3W—	AIR-VAC VALVE (W)	DW-12, DW-15
—EX-3W—	2" BLOW-OFF (W)	DW-13A, DW-15
—EX-3W—	VALVE (W & SW)	(*1)(*2)
—EX-3W—	TEE	DW-2, (*2)
—EX-3W—	CROSS	DW-2, (*2)
—EX-3W—	SECONDARY WATER PIPE	DW-3, ST-7, (*2)
—EX-3W—	45° PIPE ELBOW (SW)	PI-2, (*2)
—EX-3W—	22.5° PIPE ELBOW (SW)	PI-2, (*2)
—EX-3W—	11.25° PIPE ELBOW (SW)	PI-2, (*2)
—EX-3W—	1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
—EX-3W—	1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
—EX-3W—	SW SERVICE TO PARKS	PI-4
—EX-3W—	AIR-VAC VALVE (SW)	PI-8, PI-13
—EX-3W—	BACKFLOW PREVENTER	PI-11
—EX-3W—	2" BLOW-OFF (SW)	PI-12A, PI-13
—EX-3W—	30" C&G (COLLECTOR)	ST-1, ST-2A
—EX-3W—	24" C&G (LOCAL)	ST-1, ST-2C
—EX-3W—	24" SHED C&G	ST-1, ST-2F
—EX-3W—	SIDEWALK	ST-1
—EX-3W—	STOP SIGN	ST-2B
—EX-3W—	STREET SIGN	ST-2B
—EX-3W—	MONUMENT	ST-2B
—EX-3W—	SPRINKLER CONDUIT	ST-9, (*3)
—EX-3W—	FENCE	LS-14, LS-15, DET. 1 SH, D-4
—EX-3W—	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-5, LP-6
—EX-3W—	STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
—EX-3W—	POWER POLE	
—EX-3W—	DITCH	
—EX-3W—	FIBER OPTIC	
—EX-3W—	—	
—EX-3W—	OVERHEAD POWER	
—EX-3W—	FLOW ARROW	
—EX-3W—	CONTOURS	
—EX-3W—	100 YEAR FLOOD ROUTE	
—EX-3W—	MATCH LINE	
—EX-3W—	DRIVE APPROACH	ST-4
—EX-3W—	ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
—EX-3W—	TRAIL	ST-15A, ST-34, (*4)

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

COVER

LEI PROJECT #: 2017-0032
 DRAWN BY: BLS/MJV
 CHECKED BY: GDM
 SCALE: 1"=40'
 (PRINTED ON 24x36)
 DATE: 9/20/2024
 SHEET

COVER

CENTER OF
SECTION 8, T5S R1W
FOUND: (UTAH COUNTY MONUMENT, 2001)

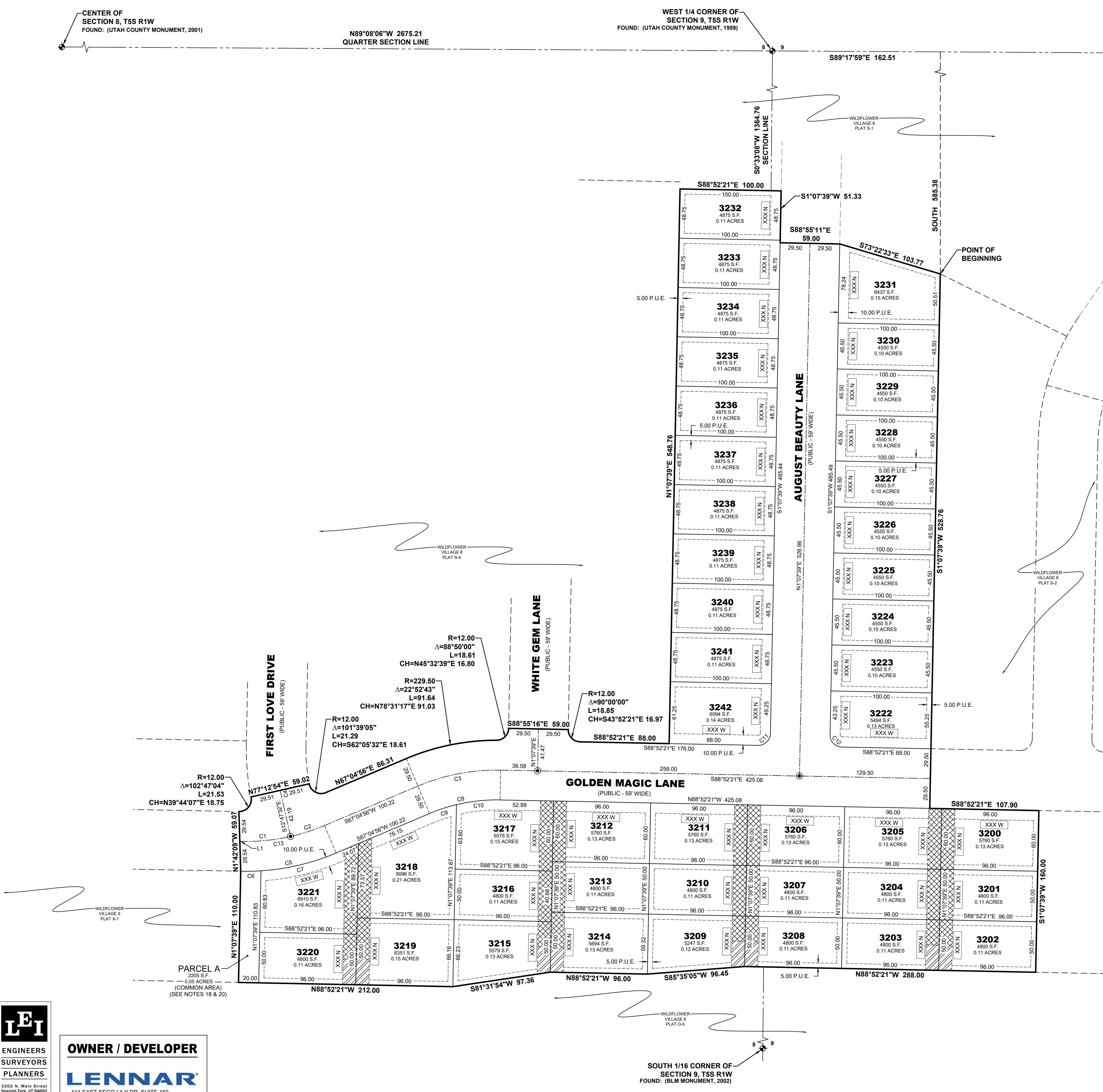
N89°08'06"W 2675.21
QUARTER SECTION LINE

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

S89°17'59"E 2608.15
QUARTER SECTION LINE-BASIS OF BEARING

CENTER OF
SECTION 9, T5S R1W
FOUND: (UTAH COUNTY MONUMENT, 2001)

SCALE: 1" = 50'
50 25 0 50



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	200.00	13°55'11"	48.59
C2	200.00	10°07'32"	35.33
C3	200.00	24°02'43"	83.93
C4	200.00	1°18'06"	4.54
C5	229.50	24°10'19"	96.82
C6	229.50	4°59'56"	20.03
C7	229.50	19°10'23"	76.80
C8	170.50	24°02'43"	71.54
C9	170.50	9°25'58"	28.07
C10	170.50	14°36'45"	43.48
C11	12.00	90°00'00"	18.85
C12	12.00	90°00'00"	18.85
C13	200.00	24°02'43"	83.93

DATA TABLE		
PLAT S-3		
SINGLE FAMILY LOTS	43 LOTS	
DWELLINGS	43 DWELLINGS	
PARCELS	0 PARCELS	
DENSITY	6.25 UNITS/ACRE	
MINIMUM LOT SIZE	0.10 ACRES / 4,550 SF	
MAXIMUM LOT SIZE	0.21 ACRES / 9,096 SF	
AVERAGE LOT SIZE	0.12 ACRES / 5,348 SF	
ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	6.88	299,892
LOT AREA	5.18	225,428
OPEN SPACE	0.05	2,205
LANDSCAPED COMMON SPACE	0.05	2,205
LIMITED COMMON SPACE	0.00	0
PRIVATE RIGHT-OF-WAY AREA	0.00	0
PUBLIC RIGHT-OF-WAY AREA	1.66	72,259
LANDSCAPE AREA (PUBLIC ROW)	0.39	16,815
Hardscape Area (Public Row)	1.27	55,444
BUILDABLE LAND	6.88	299,892
SENSITIVE LANDS	0.00	0
NON-SENSITIVE LANDS	6.88	299,892
NUMBER OF GARAGE PARKING SPACES		86
NUMBER OF DRIVEWAY PARKING SPACES		86
NUMBER OF STRIPED PARKING SPACES		0
NUMBER OF GUEST PARKING SPACES PROVIDED		86

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N88°52'21"W	1.97

LEGEND	
BOUNDARY LINE	
CENTERLINE	
EASEMENT LINE	
FUTURE LOT LINES	
PROPOSED LOT LINES	
EXISTING MONUMENT	
PROPOSED MONUMENT	
N/A	
26' SHARED PRIVATE DRIVEWAY	
DRAINAGE EASEMENT	

WILDFLOWER VILLAGE 8 PLAT S-3

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8 AND THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.



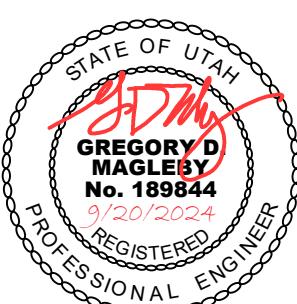
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SURVEYORS
PLANNERS

3302 N. Main Street
Suite 1500
Salt Lake City, UT 84101
Phone: 801.798.0555
Fax: 801.798.9993
e-mail: info@lei-eng.com
www.lei-eng.com

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111 EAST SEGO LILY DR, SUITE 150
SANDY, UT 84070
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WILDFLOWER - VILLAGE 8 - PLAT S-3

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SITE PLAN



SCALE: 1"=40'
40 20 0 40

SHEET NOTES

- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- SEE GRADING AND DRAINAGE PLAN FOR GRADING REQUIREMENTS.
- SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
- PUBLIC RESIDENTIAL ROADWAY 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY DETAIL ST-8. RESIDENTIAL ROADWAY TO UTILIZE STREET PAVEMENT SECTION DETAIL 2 SHEET C-904.
- ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 AND UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-904.
- PRIVATE ALLEY/SHARED DRIVEWAY 26 FOOT RIGHT-OF-WAY TO BE INSTALLED PER DETAIL 5 SHEET C-904. PRIVATE STREETS TO UTILIZE STREET PAVEMENT SECTION DETAIL 1 SHEET C-904.

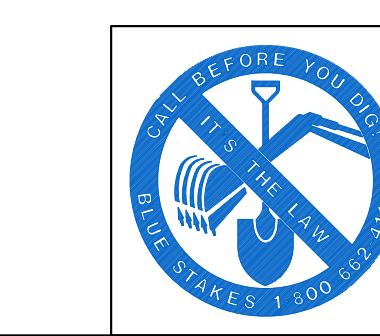
DATA TABLE	
S-1	ASPHALT 37,820 SF
	SUB-BASE 44,885 SF
	ROAD BASE 44,885 SF
	CURB AND GUTTER 2,350 LF
	SIDEWALK 2,715 LF
	DRIVE APPROACH (COMMERCIAL) 3 EA
	DRIVE APPROACH (RESIDENTIAL) 21 EA
	ADA RAMPS 6 EA
	MONUMENTS 3 EA
	STREET LIGHT (RESIDENTIAL) 5 EA

EXISTING	PROPOSED	DETAILS
—	—	BOUNDARY LINE
—	—	STREET CENTERLINE
—	—	EASEMENT LINE
—	—	WATER LINE
—EX-68	—	SEWER PIPE
—EX-SD	—	SEWER MANHOLE
—EX-W	—	4" SEWER CLEANOUT
—EX-3W	—	STORM DRAIN PIPE (RCP)
—	—	COMBO BOX
—	—	4X4 CATCH BASIN
—	—	3X3 CATCH BASIN
—	—	INLET/OUTLET W/ GRATE
—	—	CULINARY WATER PIPE
—	—	45° PIPE ELBOW (W)
—	—	2X2" 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)
—	—	2X2" PIPE ELBOW (SW)
—	—	11.25° PIPE ELBOW (SW)
—	—	1" SINGLE SW SERVICE
—	—	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
—	—	ST-5A, ST-5B, ST-5C, ST-5E
—	—	TRAIL

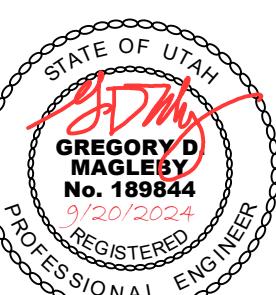
REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #:	2017-0032
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CHECKED BY:	GDM
SCALE:	1"=40' (PRINTED ON 24x36)
DATE:	9/20/2024

SHEET
C-102



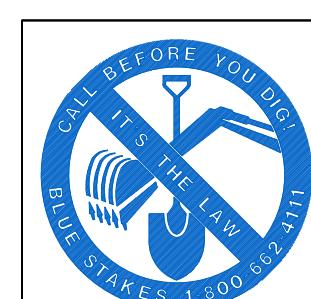
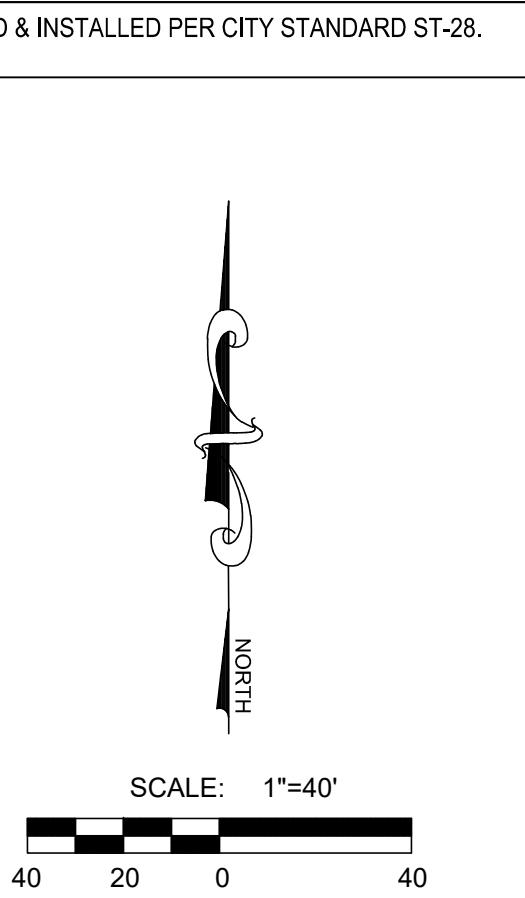
(1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATED
VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
(3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(5) SEWER SERVICE MINIMUM SLOPE 2%



WILDFLOWER - VILLAGE 8 - PLAT S-3

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SIGNAGE & STRIPING PLAN



SHEET NOTES	
1. ALL SIGNS PER MUTCD & INSTALLED PER CITY STANDARD ST-28.	

LEGEND	EXISTING PROPOSED	DETAILS
EX-SS	BOUNDARY LINE	
EX-SD	STREET CENTERLINE	
EX-W	EASEMENT LINE	
EX-SW	WATER LINE	
EX-FD	SEWER PIPE	SS-1, ST-7, (*2)
EX-GAS	SEWER MANHOLE	SS-2, SS-2A, (*2)
EX-OF	4" SEWER CLEANOUT	SS-3, (*5)
EX-CHP	STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
EX-HP	STORM DRAIN MANHOLE	SD-2, (*2)
EX-FO	CURB INLET	SD-4
EX-CHP	COMBO BOX	SD-2
EX-HP	4x4 CATCH BASIN	SD-4
EX-FO	3x3 CATCH BASIN	SD-5
EX-CHP	INLET/OUTLET W/ GRATE	SD-5
EX-HP	CULINARY WATER PIPE	CULINARY
EX-FO	45° PIPE ELBOW (W)	DW-1, DW-2, DW-3, ST-7, (*2)
EX-CHP	2x2" PIPE ELBOW (W)	DW-2, DW-3, (*2)
EX-HP	11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
EX-FO	FIRE HYDRANT	DW-4
EX-CHP	3/4" SERVICE & METER (W)	DW-5
EX-HP	PRV (W)	DW-10A, DW-10B, DW-15
EX-FO	AIR-VAC VALVE (W)	DW-12, DW-15
EX-CHP	2" BLOW-OFF (W)	DW-13A, DW-15
EX-FO	VALVE (W & SW)	(*1)(*2)
EX-CHP	TEE	DW-2, (*2)
EX-FO	CROSS	DW-2, (*2)
EX-CHP	SECONDARY WATER PIPE	SECONDARY
EX-FO	45° PIPE ELBOW (SW)	DW-12, DW-15
EX-CHP	22.5° PIPE ELBOW (SW)	PI-2, (*2)
EX-FO	11.25° PIPE ELBOW (SW)	PI-2, (*2)
EX-FO	1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
EX-FO	1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
EX-FO	SW SERVICE TO PARKS	PI-4
EX-FO	AIR-VAC VALVE (SW)	PI-8, PI-13
EX-FO	BACKFLOW PREVENTER	PI-11
EX-FO	2" BLOW-OFF (SW)	PI-12A, PI-13
EX-FO	30° C&G (COLLECTOR)	ST-1, ST-2A
EX-FO	24° C&G (LOCAL)	ST-1, ST-2C
EX-FO	24° SHED C&G	ST-1, ST-2F
EX-FO	SIDEWALK	ST-1
EX-FO	STOP SIGN	ST-2B
EX-FO	STREET SIGN	ST-2B
EX-FO	MONUMENT	ST-2B
EX-FO	SPRINKLER CONDUIT	ST-9, (*3)
EX-FO	FENCE	LS-14, LS-15, DET. 1 SH, D-4
EX-FO	STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
EX-FO	STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	POWER POLE	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	DITCH	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	FIBER OPTIC	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	GAS	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	OVERHEAD POWER	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	FLOW ARROW	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	CONTOURS	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	100 YEAR FLOOD ROUTE	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	MATCH LINE	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	DRIVE APPROACH	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	ADA RAMP	LP-2, LP-2B, LP-2C, LP-5, LP-6
EX-FO	TRAIL	LP-2, LP-2B, LP-2C, LP-5, LP-6

(*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
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(*5) SEWER SERVICE MINIMUM SLOPE 2%

C-103