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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: 801-798-9793
ENGINEERING DEPT: 801-798-6506

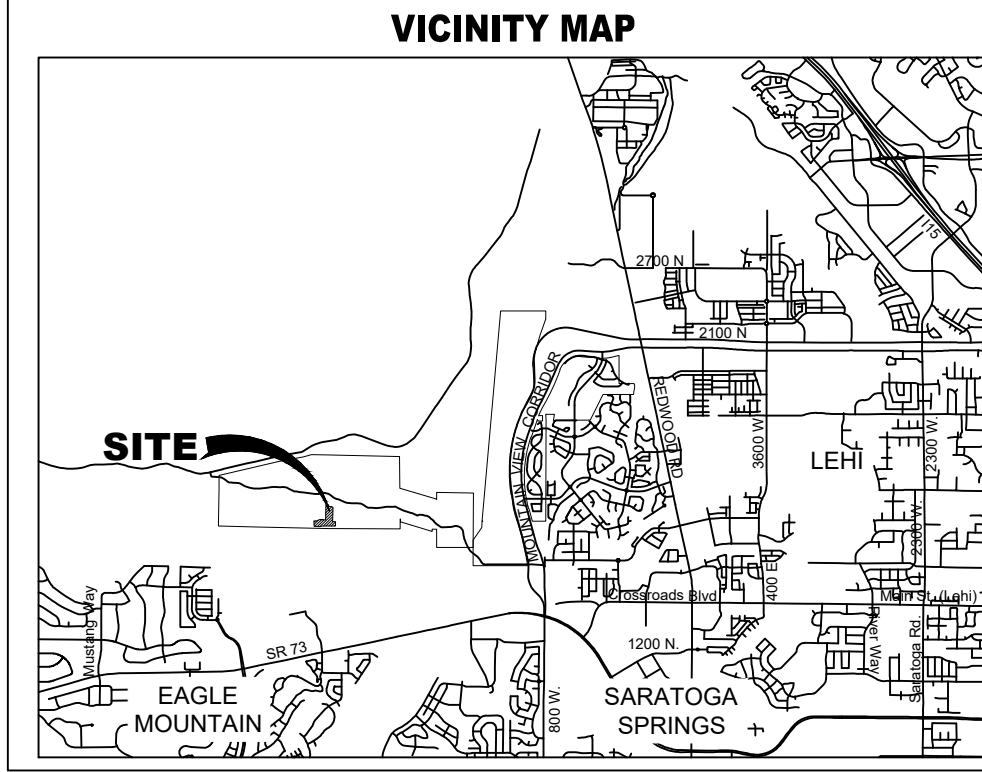
ROCKY MOUNTAIN POWER
PHONE: 800-469-3981

DOMINION ENERGY
PHONE: 800-366-6532

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

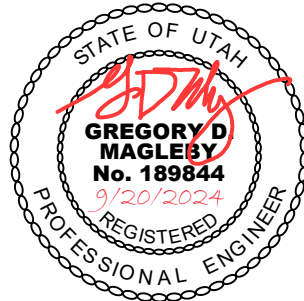
WILDFLOWER VILLAGE 8 PLAT S-3

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



LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

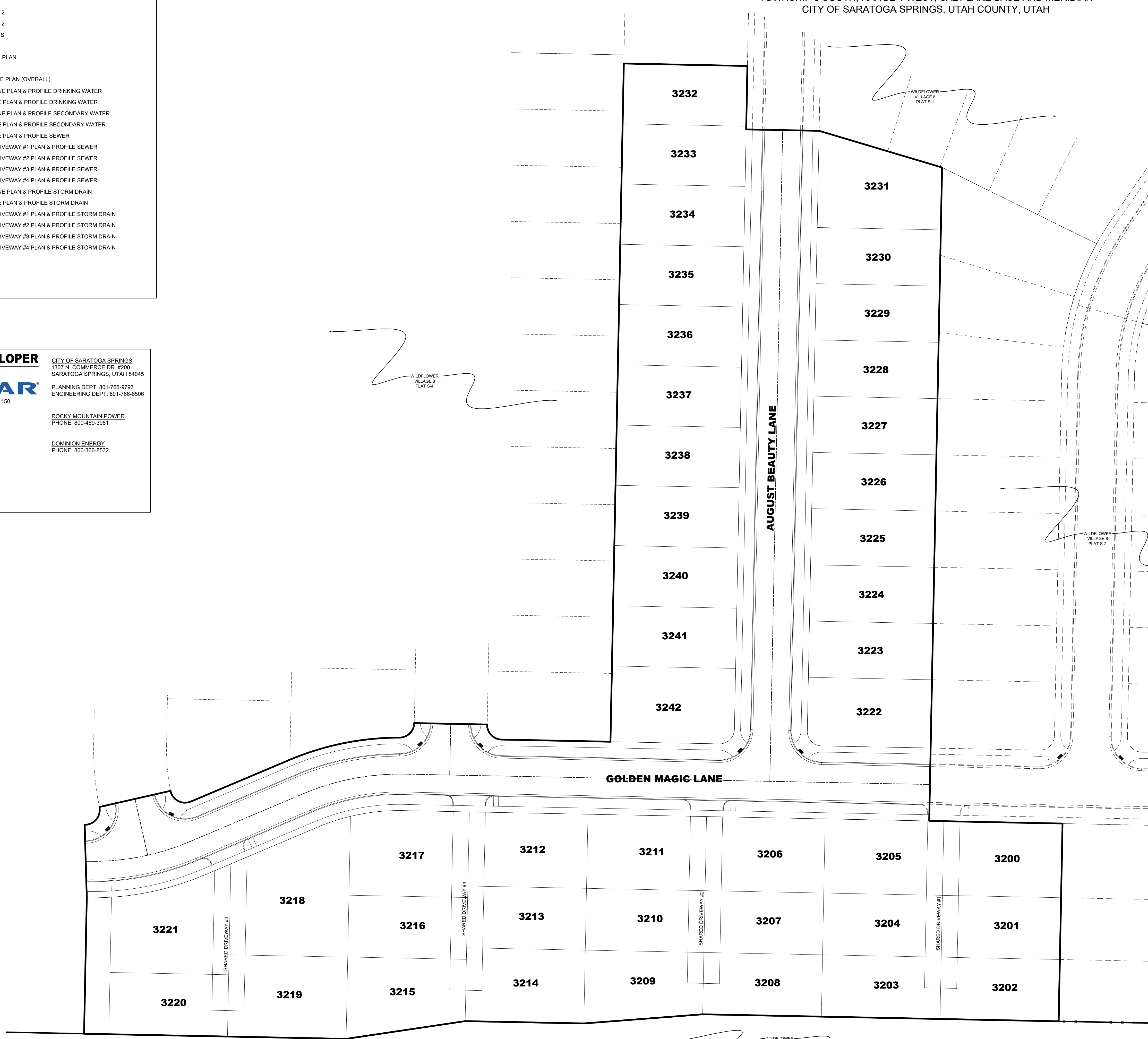
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com



WILDFLOWER - VILLAGE 8 - PLAT S-3

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

COVER



LEGEND		
EXISTING	PROPOSED	DETAILS
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER MANHOLE
		4" SEWER CLEANOUT
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' 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
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		100 YEAR FLOOD ROUTE
		MATCH LINE
		DRIVE APPROACH
		ADA RAMP
		TRAIL
		SS-1, ST-7, (*2)
		SS-2, SS-2A, (*2)
		SS-3, (*5)
		SD-1, ST-7, (*2)
		SS-2, (*2)
		SD-2
		SD-4
		(*2)
		(*2)
		SD-5
		DW-1, DW-2, DW-3, ST-7, (*2)
		DW-2, DW-3, (*2)
		DW-2, DW-3, (*2)
		DW-2, DW-3, (*2)
		DW-4
		DW-5
		DW-10A, DW-10B, DW-15
		DW-12, DW-15
		DW-13A, DW-15
		(*1)(*2)
		DW-2, (*2)
		DW-2, (*2)
		PI-1, PI-2, ST-7, (*2)
		PI-2, (*2)
		PI-2, (*2)
		PI-3, PI-5A, PI-5C
		PI-3, PI-5B, PI-5C
		PI-4
		PI-8, PI-13
		PI-11
		PI-12A, PI-13
		ST-1, ST-2A
		ST-1, ST-2C
		ST-1, ST-2F
		ST-1
		ST-2B
		ST-28
		ST-29
		ST-9, (*3)
		LS-14, LS-15, DET. 1 SH. D-4
		LP-1, LP-1B, LP-1C, LP-4, LP-6
		LP-2, LP-2B, LP-2C, LP-5, LP-6
		ST-4
		ST-5A, ST-5B, ST-5C, ST-5E
		ST-15A, ST-34, (*4)

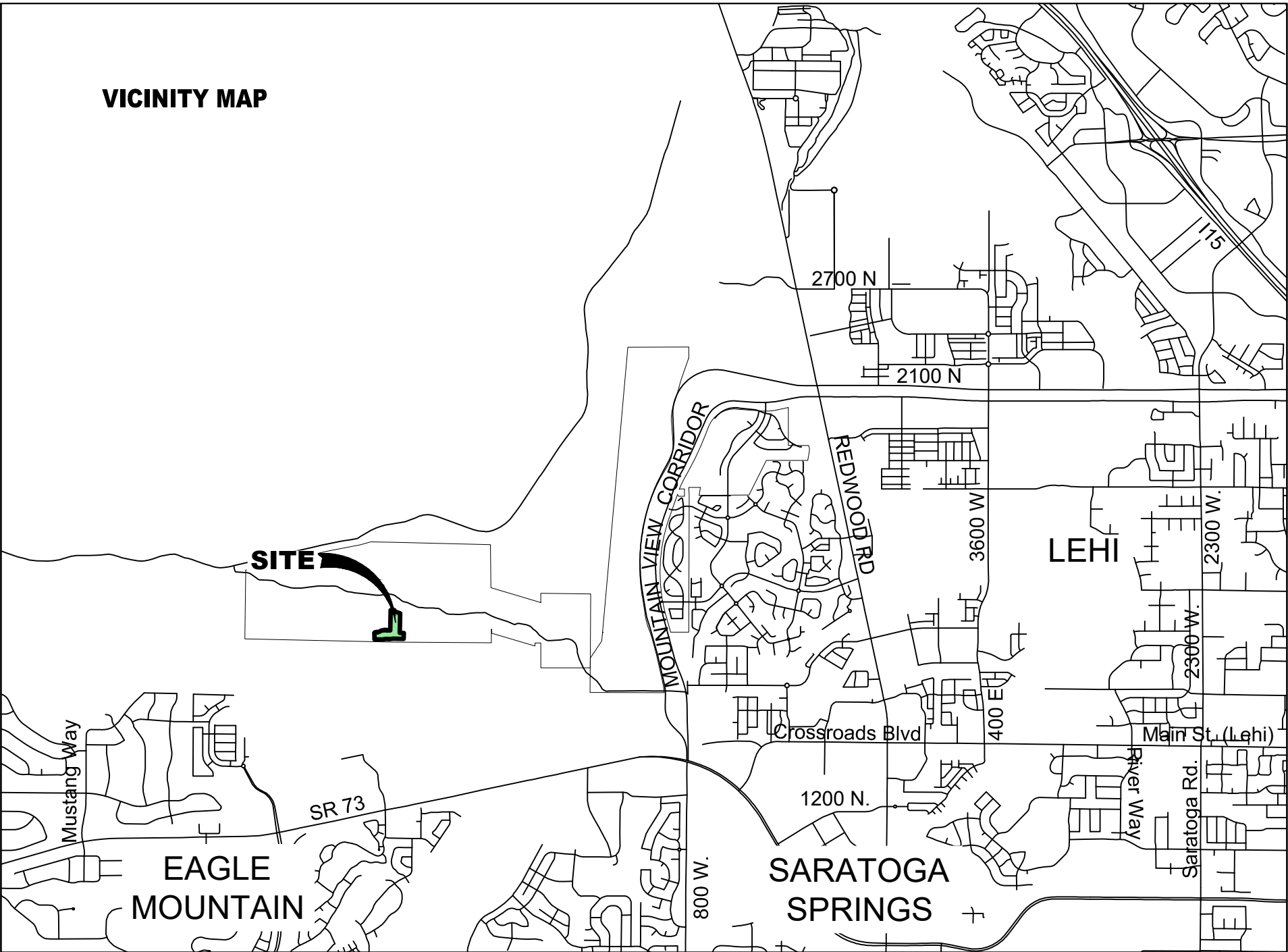
(*1) CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*2) SEE PLAN & PROFILE FOR SIZE & MATERIAL
(*3) SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
(*4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE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

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

COVER

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



NOTES

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDED 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPTEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBRUARY 8 2013, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS USES AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1955 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NOV2003) ELEVATION OF 4,886.76 FEET.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 40404C0150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
15. 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.
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. 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.
18. BUILDING LIGHTING SHALL BE FULL CUTOFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
19. ROADS DESIGNATED AS "PUBLIC" WITHIN THE PLAT ARE PUBLIC ROADS MAINTAINED BY THE CITY OF SARATOGA SPRINGS. SEWER, STORM DRAIN, PRESSURE IRRIGATION AND DRINKING WATER WITHIN RIGHT-OF-WAY ARE MAINTAINED BY CITY OF SARATOGA SPRINGS UNLESS SPECIFIED OTHERWISE.
20. PRIVATE SHARED DRIVEWAYS ARE JOINTLY OWNED BY THE HOMES SERVED BY THE SHARED DRIVEWAY. WILDFLOWER HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO MAINTAIN SURFACE IMPROVEMENTS. WILDFLOWER HOMEOWNERS ASSOCIATION SHALL MAINTAIN SEWER MAIN & STORM DRAIN WITHIN SHARED DRIVEWAY.

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 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, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED S89°17'59"E ALONG THE QUARTER SECTION LINE 162.51 FEET AND SOUTH S85°38' FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S01°07'39"W 528.76 FEET; THENCE S88°52'21"E 107.90 FEET; THENCE S01°07'39"W 160.00 FEET; THENCE N88°52'21"W 288.00 FEET; THENCE S85°35'05"W 96.45 FEET; THENCE N88°52'21"W 96.00 FEET; THENCE S81°31'54"W 97.36 FEET; THENCE N88°52'21"W 212.00 FEET; THENCE N01°07'39"E 110.00 FEET; THENCE N01°42'09"W 59.07 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.53 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 102°47'04"; CHORD: N39°44'07"E 18.75 FEET; THENCE N77°12'51"E 59.02 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 21.29 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 101°39'05"; CHORD: S62°05'32"E 18.61 FEET; THENCE N67°04'56"E 86.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 91.64 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 22°52'43"; CHORD: N78°31'17"E 91.03 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.81 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 88°50'00"; CHORD: N45°32'39"E 16.80 FEET; THENCE S88°55'18"E 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 18.85 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; CHORD: S43°52'21"E 16.97 FEET; THENCE S88°52'21"E 88.00 FEET; THENCE N01°07'39"E 548.76 FEET; THENCE S88°52'21"E 100.00 FEET; THENCE S01°07'39"W 51.33 FEET; THENCE S88°55'11"E 59.00 FEET; THENCE S73°22'33"E 103.77 FEET TO THE POINT OF BEGINNING.
CONTAINS: ±6.88 ACRES
299,892 SQ. FT.

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 S-3

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, 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____, I, _____, 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/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THIS PLAT WITH FULL AUTHORITY OF THE OWNER(S).

I CERTIFY UNDER PENALTY OF PERJURY UNDER 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

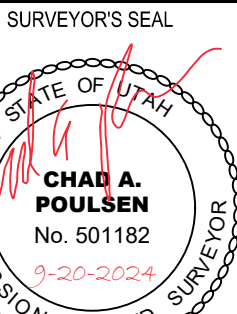
CITY MAYOR

CITY RECORDER (See Seal Below)

WILDFLOWER VILLAGE 8 PLAT 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

SHEET 1 OF 2



CITY ENGINEER SEAL

CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #17-0032

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, d/b/a ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS 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 ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

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

BY- _____

QUESTAR GAS COMPANY d/b/a ENBRIDGE GAS UTAH 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. 10-9A-601 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



3302 N. Main Street
Spokane, WA 99205
Phone: 801.798.0555
Fax: 801.798.9333
office@lei-eng.com
www.lei-eng.com

CORNER & INTERIOR LOT

SETBACK NOTES: 1-ALL REAR & SIDE P.U.E. TO ALSO BE STORM DRAINAGE EASEMENTS IN THEIR ENTIRETY.
2-ALL LOTS THAT UTILIZE A 15 FOOT FRONT SETBACK SHALL PROVIDE PROPER BUFFERING TO MEET DOMINION ENERGY STANDARDS. FAILURE TO MEET PROPER BUFFERING BETWEEN THE PRIVATE UTILITIES AND PUBLIC RIGHT-OF-WAY MAY RESULT IN ADDITIONAL SETBACK REQUIREMENTS AND/OR REMOVAL OF FOUNDATIONS TO MEET THIS REQUIREMENT.

TYPICAL SETBACK & P.U.E. DETAIL

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'

NORTH

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	100%
LOT AREA	5.18	225,428	75.2%
OPEN SPACE	0.05	2,205	0.7%
LANDSCAPED COMMON SPACE	0.05	2,205	0.7%
LIMITED COMMON SPACE	0.00	0	0.0%
PRIVATE RIGHT-OF-WAY AREA	0.00	0	0%
PUBLIC RIGHT-OF-WAY AREA	1.66	72,259	24.1%
LANDSCAPE AREA (PUBLIC ROW)	0.39	16,815	5.6%
HARDSCAPE AREA (PUBLIC ROW)	1.27	55,444	18.5%
BUILDABLE LAND	6.88	299,892	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	6.88	299,892	100%

NUMBER OF GARAGE PARKING SPACES 86
NUMBER OF DRIVEWAY PARKING SPACES 6
NUMBER OF STRIPED PARKING SPACES 0
NUMBER OF GUEST PARKING SPACES PROVIDED 86

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	13°55'11"	48.59	N84°10'04"E 48.47
C2	200.00	10°07'32"	35.35	N72°08'42"E 35.30
C3	200.00	24°02'43"	83.93	S79°06'17"W 83.32
C4	200.00	1°18'06"	4.54	S12°08'29"E 4.54
C5	229.50	24°10'19"	96.82	N79°10'06"E 96.11
C6	229.50	4°59'56"	20.02	N88°45'17"E 20.02
C7	229.50	19°10'23"	76.80	N76°40'07"E 76.44
C8	170.50	24°02'43"	71.55	S79°06'17"W 71.03
C9	170.50	9°25'58"	28.07	S71°47'55"W 28.04
C10	170.50	14°36'45"	43.48	S83°49'16"W 43.37
C11	12.00	90°00'00"	18.85	N46°07'39"E 16.97
C12	12.00	90°00'00"	18.85	S43°52'21"E 16.97
C13	200.00	24°02'43"	83.93	N79°06'17"E 83.32

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
- NO ACCESS
- 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



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

OWNER / DEVELOPER

LENNAR

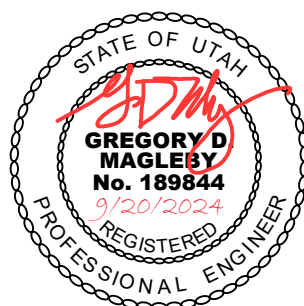
111 EAST SEG0 LILY DR, SUITE 150
SANDY, UT 84070
(801) 508-5634

SOUTH 1/16 CORNER OF
SECTION 9, T5S R1W
FOUND: (BLM MONUMENT, 2002)

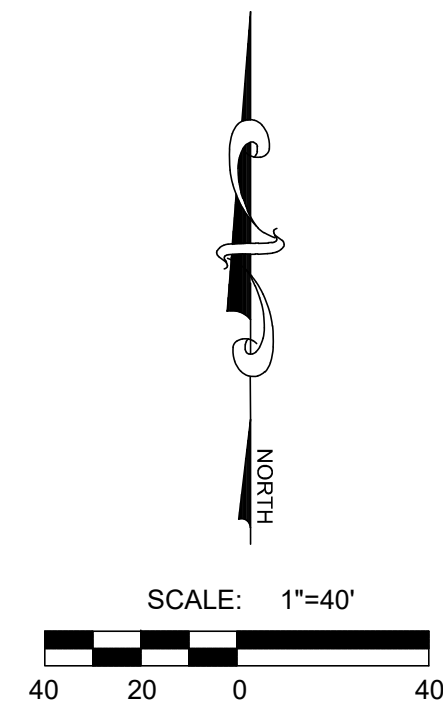


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WILDFLOWER - VILLAGE 8 - PLAT S-3
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
SITE PLAN

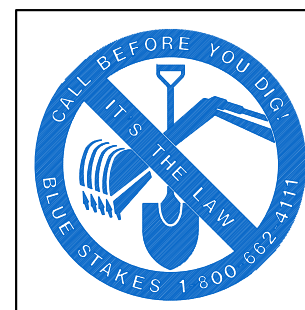


DATA TABLE	
	S-1
ASPHALT	37,829 SF
SUB-BASE	44,885 SF
ROAD BASE	44,885 SF
CURB AND GUTTER	2,350 LF
SIDEWALK	2,715 LF
DRIVE APPROACH (COMMERCIAL)	3 EA
DRIVE APPROACH (RESIDENTIAL)	21 EA
ADA RAMPS	6 EA
MONUMENTS	3 EA
STREET LIGHT (RESIDENTIAL)	5 EA

- 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 50 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.

LEGEND		DETAILS
EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	4" SEWER CLEANOUT
---	---	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)
---	---	1" SINGLE SW SERVICE
---	---	1.12" 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
---	---	G&S
---	---	OVERHEAD POWER
---	---	FLOW ARROW
---	---	CONTOURS
---	---	100 YEAR FLOOD ROUTE
---	---	MATCH LINE
---	---	DRIVE APPROACH
---	---	ADA RAMP
---	---	TRAIL
---	---	ST-4
---	---	ST-5A, ST-5B, ST-5C, ST-5E
---	---	ST-15A, ST-34, (*4)
---	---	SS-1, ST-7, (*2)
---	---	SS-2, SS-2A, (*2)
---	---	SS-3, (*5)
---	---	SD-1, ST-7, (*2)
---	---	SS-2, (*2)
---	---	SD-2
---	---	SD-4
---	---	(*)
---	---	(*)
---	---	SD-5
---	---	DW-1, DW-2, DW-3, ST-7, (*2)
---	---	DW-2, DW-3, (*2)
---	---	DW-2, DW-3, (*2)
---	---	DW-2, DW-3, (*2)
---	---	DW-4
---	---	DW-5
---	---	DW-10A, DW-10B, DW-15
---	---	DW-12, DW-15
---	---	DW-13A, DW-15
---	---	VALVE (W & SW)
---	---	(*)
---	---	DW-2, (*2)
---	---	DW-2, (*2)
---	---	PI-1, PI-2, ST-7, (*2)
---	---	PI-2, (*2)
---	---	PI-2, (*2)
---	---	PI-3, PI-5A, PI-5C
---	---	PI-3, PI-5B, PI-5C
---	---	PI-4
---	---	PI-8, PI-13
---	---	PI-11
---	---	PI-12A, PI-13
---	---	ST-1, ST-2A
---	---	ST-1, ST-2C
---	---	ST-1, ST-2F
---	---	ST-1
---	---	ST-2B
---	---	ST-28
---	---	ST-29
---	---	ST-9, (*3)
---	---	LS-14, LS-15, DET. 1 SH. D-4
---	---	LP-1, LP-1B, LP-1C, LP-4, LP-6
---	---	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
(*4) SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
(*5) SEWER SERVICE MINIMUM SLOPE 2%



REVISIONS	
1	
2	
3	
4	
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LEI PROJECT #:
2017-0032
DRAWN BY:
BLS/MJV
CHECKED BY:
GDM
SCALE:
1"=40'
(PRINTED ON SCALE)
DATE:
9/20/2024

SHEET

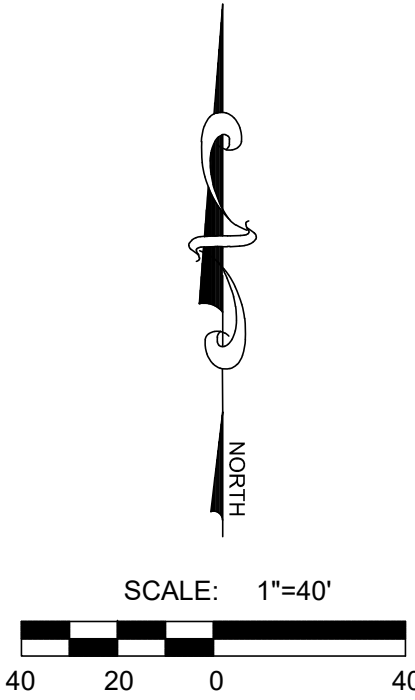
C-102

U:\LAND DESIGN PROJECTS\13-0002 DAI COLLINS BROTHERS\SW\8 PLAT S-3\13-0002 S3 (SH 000-103) SHEETS\SW 9/20/2024 11:27 AM



SHEET NOTES

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



LEGEND		DETAILS
EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	4" SEWER CLEANOUT
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4'x4' CATCH BASIN
---	---	3'x3' 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
---	---	SS-1, ST-7, (*2)
---	---	SS-2, SS-2A, (*2)
---	---	SS-3, (*5)
---	---	SD-1, ST-7, (*2)
---	---	SS-2, (*2)
---	---	SD-2
---	---	SD-4
---	---	(*)2
---	---	(*)2
---	---	SD-5
---	---	DW-1, DW-2, DW-3, ST-7, (*2)
---	---	DW-2, DW-3, (*2)
---	---	DW-2, DW-3, (*2)
---	---	DW-2, DW-3, (*2)
---	---	DW-4
---	---	DW-5
---	---	DW-10A, DW-10B, DW-15
---	---	DW-12, DW-15
---	---	DW-13A, DW-15
---	---	(*)1(*2)
---	---	DW-2, (*2)
---	---	DW-2, (*2)
---	---	PI-1, PI-2, ST-7, (*2)
---	---	PI-2, (*2)
---	---	PI-2, (*2)
---	---	PI-3, PI-5A, PI-5C
---	---	PI-3, PI-5B, PI-5C
---	---	PI-4
---	---	PI-8, PI-13
---	---	PI-11
---	---	PI-12A, PI-13
---	---	ST-1, ST-2A
---	---	ST-1, ST-2C
---	---	ST-1, ST-2F
---	---	ST-1
---	---	ST-2B
---	---	ST-28
---	---	ST-29
---	---	ST-9, (*3)
---	---	LS-14, LS-15, DET. 1 SH. D-4
---	---	LP-1, LP-1B, LP-1C, LP-4, LP-6
---	---	LP-2, LP-2B, LP-2C, LP-5, LP-6
---	---	ST-4
---	---	ST-5A, ST-5B, ST-5C, ST-5E
---	---	ST-15A, ST-34, (*4)

(*)1)CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
(*)2)SEE PLAN & PROFILE FOR SIZE & MATERIAL
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(*)5) SEWER SERVICE MINIMUM SLOPE 2%

WILDFLOWER - VILLAGE 8 - PLAT S-3

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SIGNAGE & STRIPING PLAN

REVISIONS	
1	-
2	-
3	-
4	-
5	-
6	-

LEI PROJECT #:	2017-0032
DRAWN BY:	BLS/MJV
CHECKED BY:	GDM
SCALE:	1"=40'
DATE:	9/20/2024

SHEET
C-103