

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



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

2017-0032

DRAWN BY:

BLS/MJV

CHECKED BY:

GDM

SCALE:

1"=30'
(PRINTED ON 34x36)

DATE: _____

10/29/2024

SHEET

COVER

DAHLIA LANE

WHITE GEM LANE

AUGUST BEAUTY I ANE

ENGINEER

(*)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%



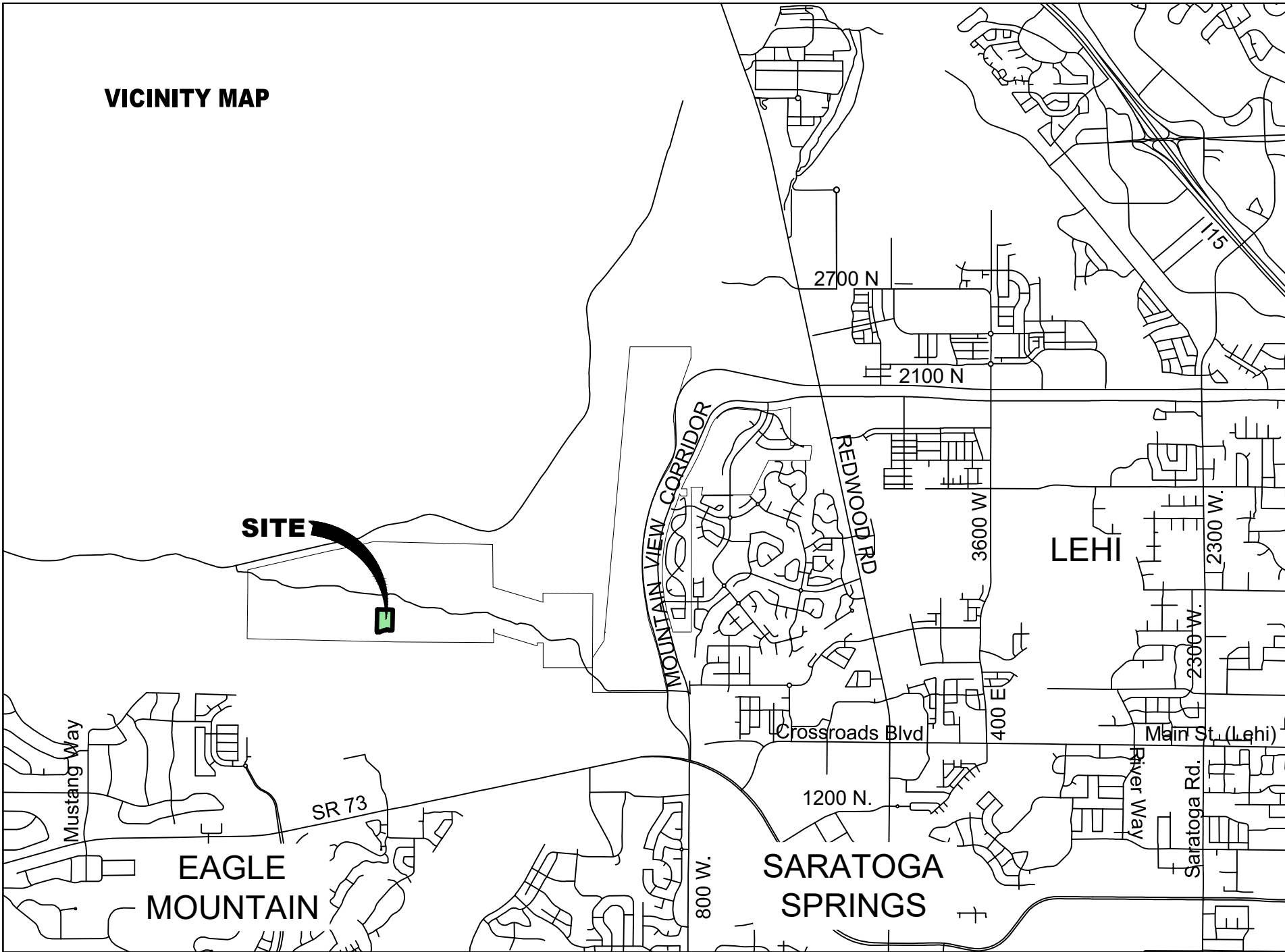
WILDFLOWER VILLAGE 8 PLAT S-4

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

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 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 AREA, 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 GEOSITY/ATA 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.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS USES AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
- THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH 1/2 CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,886.78 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4804C0106P WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
- 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. HOMES WITH BASEMENTS(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
- 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 BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.
- ROADS WITHIN THIS 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.

VICINITY MAP



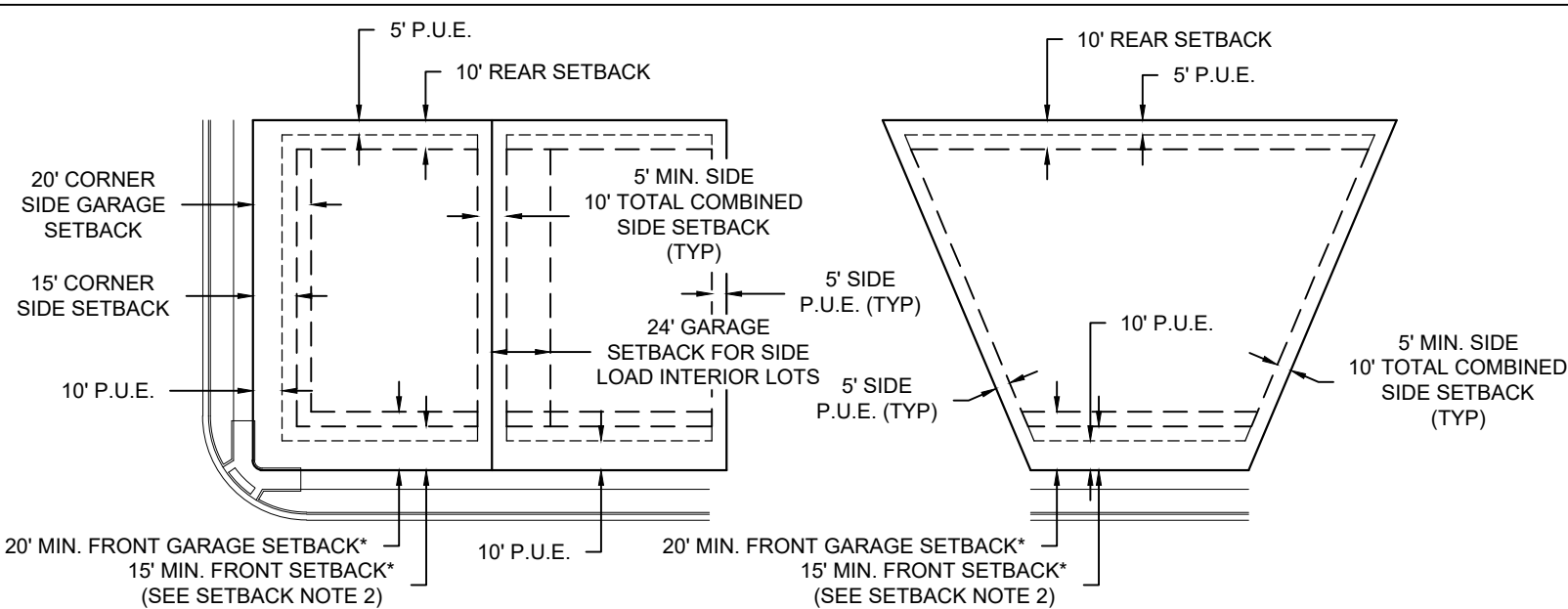
OWNER / DEVELOPER

LENNAR

111 EAST SEGO LILY DR, SUITE 150
SANDY, UT 84070
(801) 508-5834



3302 N. Main Street
Spokane, WA 99205
Phone: 801.798.0555
Fax: 801.798.9332
office@lei-eng.com
www.lei-eng.com



CORNER & INTERIOR LOT

CUL-DE-SAC OR KNUCKLE 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

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, dba 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 800-366-5532.

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

BY- _____

QUESTAR GAS COMPANY dba ENBRIDGE GAS UTAH 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. 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 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-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.

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 ____.

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 ____.

CENTURY LINK

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

COMCAST CABLE TELEVISION

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 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 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED N89°08'06"W ALONG THE QUARTER SECTION LINE 94.78 FEET AND SOUTH 497.72 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING: N89°17'59"W BETWEEN THE CENTER, SECTION 9 AND THE WEST QUARTER CORNER OF SECTION 9, TSS, R1W, SLB&M); THENCE S01°07'30"W 565.75 FEET; THENCE N88°52'21"W 88.00 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 18.85 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 90°00'00"; CHORD: N43°52'21"W 16.97 FEET; THENCE N88°55'16"W 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 18.61 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 88°50'00"; CHORD: S45°32'39"W 16.80 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 91.64 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 22°52'43"; CHORD: S78°31'17"W 91.03 FEET; THENCE S67°04'56"W 86.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.29 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 101°39'05"; CHORD: N62°05'32"W 18.61 FEET; THENCE S77°12'34"W 59.02 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 51.21 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 12°47'04"; CHORD: N05°15'53"W 51.10 FEET; THENCE N01°07'39"E 520.59 FEET; THENCE N01°09'47"W 44.40 FEET; THENCE S88°52'21"E 160.77 FEET; THENCE N01°07'39"E 0.56 FEET; THENCE S88°52'21"E 100.00 FEET; THENCE S89°12'15"E 59.00 FEET; THENCE S88°52'21"E 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.49 ACRES
239,188 SQ. FT.
36 LOTS

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-4

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 MAY 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/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

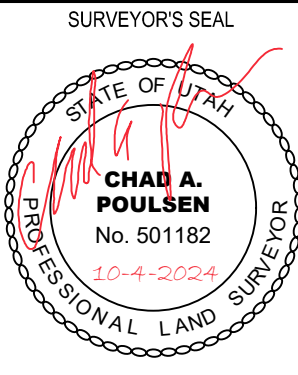
CITY MAYOR

CITY RECORDER (See Seal Below)

WILDFLOWER VILLAGE 8 PLAT S-4

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

SHEET 1 OF 2

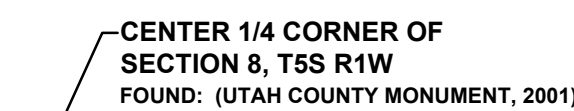


CITY ENGINEER SEAL

CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

LEI #17-01032

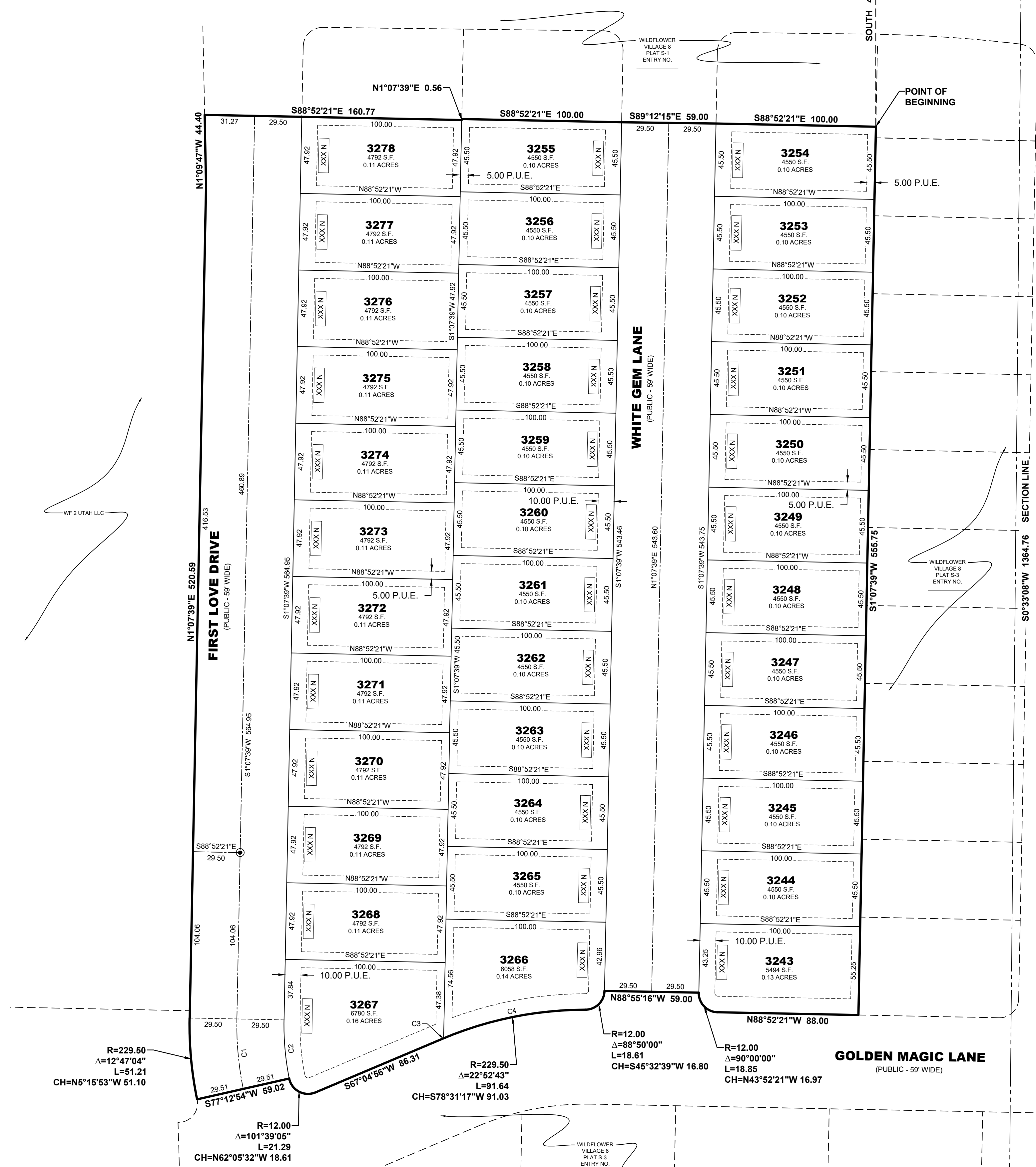
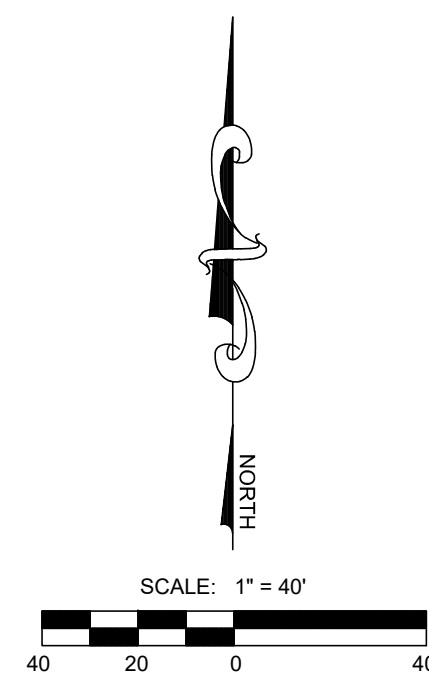


N89°08'06"W 2675.21
QUARTER SECTION LINE









EAST 1/4 CORNER OF
SECTION 8, 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)



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	12°37'05"	44.05	S5°10'53"E 43.96
C2	170.50	12°23'38"	36.88	S5°04'10"E 36.81
C3	229.50	0°09'45"	0.65	S67°09'48"W 0.65
C4	229.50	22°42'58"	90.99	S78°36'10"W 90.40

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

DATA TABLE			
PLAT S-4			
SINGLE FAMILY LOTS	36 LOTS		
DWELLINGS	36 DWELLINGS		
PARCELS	0 PARCELS		
DENSITY	6.56 UNITS/ ACRE		
MINIMUM LOT SIZE.....	0.10 ACRES / 4,550 SF		
MAXIMUM LOT SIZE.....	0.16 ACRES / 6,780 SF		
AVERAGE LOT SIZE.....	0.11 ACRES / 4,754 SF		
	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	5.49	239,188	100%
LOT AREA	3.93	171,144	71.6%
OPEN SPACE	0.00	0	0%
COMMON SPACE	0.00	0	0%
LIMITED COMMON SPACE	0.00	0	0.0%
PRIVATE RIGHT-OF-WAY AREA	0.00	0	0%
PUBLIC RIGHT-OF-WAY AREA	1.56	68,044	28.4%
LANDSCAPE AREA (PUBLIC ROW)	0.41	17,666	7.4%
HARDSCAPE AREA (PUBLIC ROW)	1.16	50,378	21.1%
BUILDABLE LAND	5.49	239,188	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	5.49	239,188	100%
NUMBER OF GARAGE PARKING SPACES			72
NUMBER OF DRIVEWAY PARKING SPACES			72
NUMBER OF STRIPED PARKING SPACES			0
NUMBER OF GUEST PARKING SPACES PROVIDED			72

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street

Spokane, UT 84660

Phone: 801.798.0555

Fax: 801.798.9393

office@lei-eng.com

www.lei-eng.com

OWNER / DEVELOPER

111 EAST SEGO LILY DR, SUITE 150

SANDY, UT 84707

(801) 508-5634

WILDFLOWER VILLAGE 8 PLAT S-4

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

SHEET 2 OF 2
LEI #17-0032

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