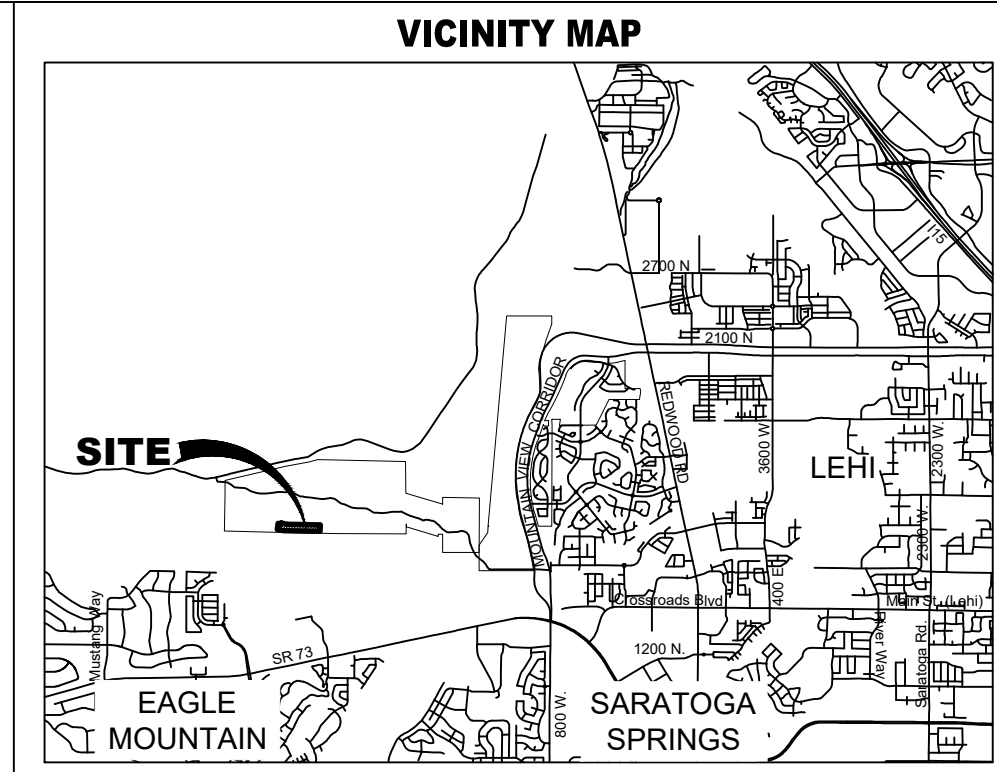
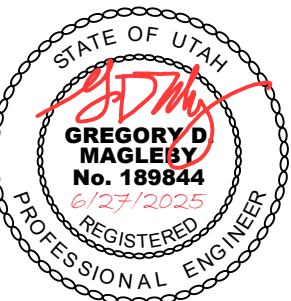


LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



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Spanish Fork, UT 84660
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www.lei-eng.com



COVER

C-416	GOLDEN MAGIC LANE PLAN & PROFILE - SEWER
C-417	BEEBALM & PINCUSHION LANES PLAN & PROFILE - SEWER
C-418	PRIVATE DRIVEWAY PLAN & PROFILE - SEWER
C-419	PRIVATE DRIVEWAY PLAN & PROFILE - SEWER
C-420	PRIVATE DRIVEWAY PLAN & PROFILE - SEWER
C-421	PRIVATE DRIVEWAY PLAN & PROFILE - SEWER
C-422	GOLDEN MAGIC LANE PLAN & PROFILE - STORM DRAIN
C-423	GOLDEN MAGIC LANE PLAN & PROFILE - STORM DRAIN
C-424	BEEBALM & PINCUSHION LANES PLAN & PROFILE - STORM DRAIN
C-425	PRIVATE DRIVEWAY PLAN & PROFILE - STORM DRAIN
C-426	PRIVATE DRIVEWAY PLAN & PROFILE - STORM DRAIN
C-427	PRIVATE DRIVEWAY PLAN & PROFILE - STORM DRAIN
C-428	PRIVATE DRIVEWAY PLAN & PROFILE - STORM DRAIN
C-501	SIGNAGE & STRIPING PLAN
C-901	DETAILS
C-902	DETAILS
C-903	DETAILS
C-904	DETAILS
C-905	DETAILS
C-906	DETAILS
C-907	DETAILS
LP- 101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN
IR-101	IRRIGATION PLANS
IR-102	IRRIGATION PLAN

(*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%

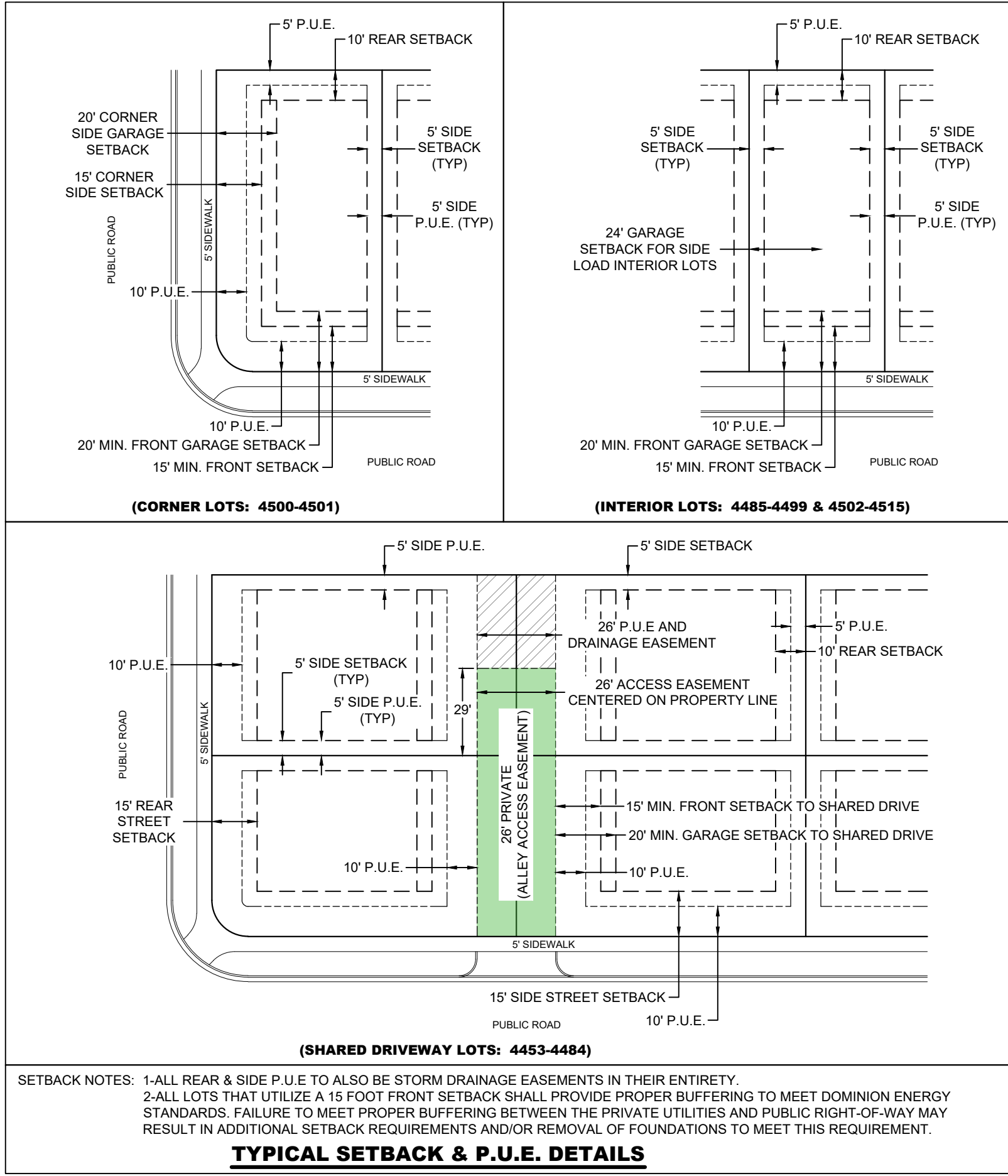
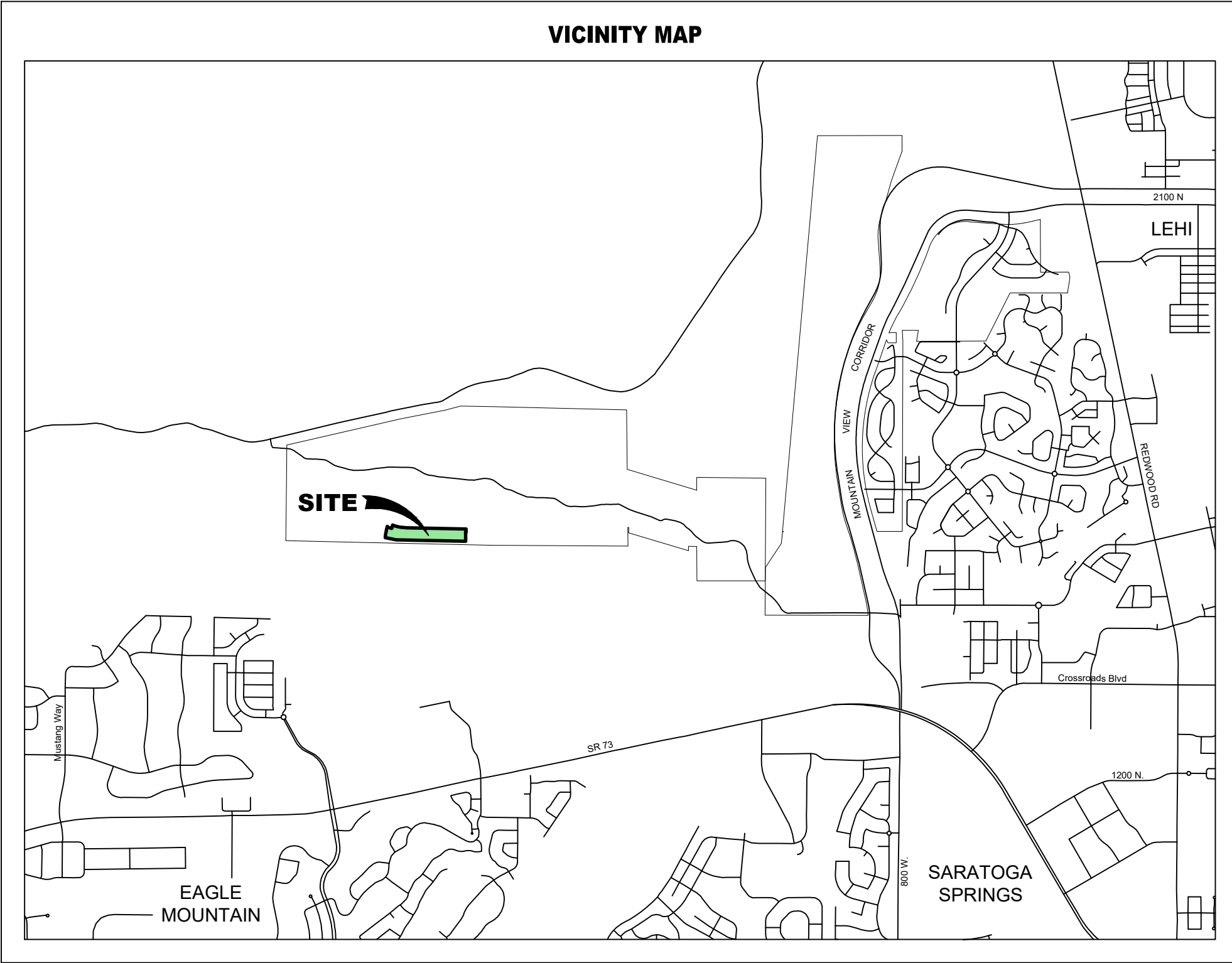
COVER

WILDFLOWER VILLAGE 9 PLAT X-1

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

1. 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____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
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. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
7. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
8. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPTEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBRUARY 9 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.
9. 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 GRANDATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
10. 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.
11. PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ADJUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.
12. ANY UTILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCOMPANIED RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
13. ALL OPEN SPACE, COMMON AREA, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
14. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
15. COMMON AREAS ARE CONVEYED TO THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF 138 EAST 12300 SOUTH, C-480, DRAPER, UTAH 84020.
16. 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.
17. 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.
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. ANY LOT WITH A 15 FOOT OR LESS SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET GAS AND POWER STANDARDS. ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.
20. 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.
21. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
22. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTAH COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTAH COUNTY (NAD83) ELEVATION OF 4,896.76 FEET.
23. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49049C0150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
24. A TITLE REPORT PREPARED BY _____ FILE NO. _____ EFFECTIVE DATE: _____ WAS USED IN THE PREPARATION OF THIS PLAT AND LEL 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.
25. 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.
26. PRIVATE SHARED DRIVEWAYS ARE USED JOINTLY BY THE LOT OWNERS SERVED BY THE SHARED DRIVEWAY. THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION IS RESPONSIBLE TO MAINTAIN SURFACE IMPROVEMENTS AND STORM DRAIN WITHIN THE SHARED DRIVEWAY.
27. MAXIMUM LOT COVERAGE ON TYPE 2 LOTS IS 80%.



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. DETAILS

VICINITY MAP

DATA TABLE

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	8.47	368,978	100%
LOT AREA	6.13	267,141	72.4%
OPEN SPACE	0.00	0	0%
LANDSCAPED 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	2.34	101,837	27.6%
LANDSCAPE AREA (PUBLIC ROW)	0.54	23,455	6.4%
HARDSCAPE AREA (PUBLIC ROW)	1.80	78,382	21.2%
BUILDABLE LAND	8.47	368,978	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	8.47	368,978	100%
NUMBER OF GARAGE PARKING SPACES	126		
NUMBER OF DRIVEWAY PARKING SPACES	126		
NUMBER OF STRIPED PARKING SPACES	0		
NUMBER OF GUEST PARKING SPACES PROVIDED	126		

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, LOCATED IN SARATOGA SPRINGS, UTAH, DESCRIBED AS FOLLOWS:
BEGINNING AT POINT LOCATED N89°08'06"W ALONG THE QUARTER SECTION LINE 1676.92 FEET AND SOUTH 1051.87 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S88°52'21"E 1153.23 FEET; THENCE S01°07'39"W 4.58 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 51.21 FEET WITH A RADIUS OF 228.50 FEET THROUGH A CENTRAL ANGLE OF 12°47'04"; CHORD: S05°15'53"E 51.10 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.53 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 102°47'04"; CHORD: S39°44'07"W 18.75 FEET; THENCE S01°42'09"E 58.07 FEET; THENCE S01°07'39"W 110.00 FEET; THENCE N88°52'21"W 1344.00 FEET; THENCE N78°02'22"W 217.68 FEET TO THE EASTERLY LINE OF WILD BLOSSOM BOULEVARD; THENCE ALONG SAID EASTERLY LINE BEING THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 214.71 FEET WITH A RADIUS OF 1052.50 FEET THROUGH A CENTRAL ANGLE OF 11°14'11"; CHORD: N10°14'10"E 214.34 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 19.47 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 92°58'30"; CHORD: S29°57'34"E 17.41 FEET; THENCE S76°26'49"E 68.10 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.21 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 86°57'09"; CHORD: N60°04'37"E 16.51 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 54.98 FEET WITH A RADIUS OF 960.50 FEET THROUGH A CENTRAL ANGLE OF 03°16'41"; CHORD: N19°22'40"E 54.98 FEET; THENCE S69°58'59"E 58.00 FEET; THENCE S75°37'39"E 49.72 FEET; THENCE S80°08'27"E 40.67 FEET; THENCE S82°43'49"E 40.67 FEET; THENCE S85°19'11"E 40.67 FEET; THENCE S87°11'07"E 40.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±8.47 ACRES
368,978 SQ. FT.
63 LOTS
0 PARCELS

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 9 PLAT X-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 10-8A-504(1). 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/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)

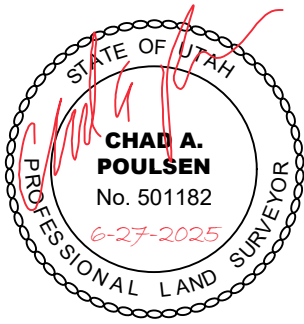
WILDFLOWER VILLAGE 9 PLAT X-1

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

SURVEYOR'S SEAL

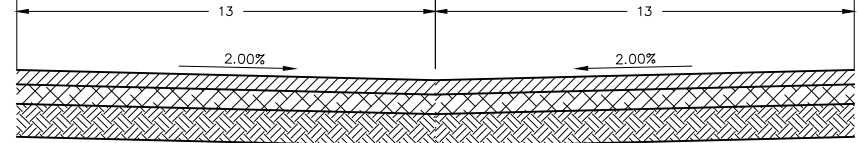
CITY ENGINEER SEAL

CLERK-RECORDER SEAL

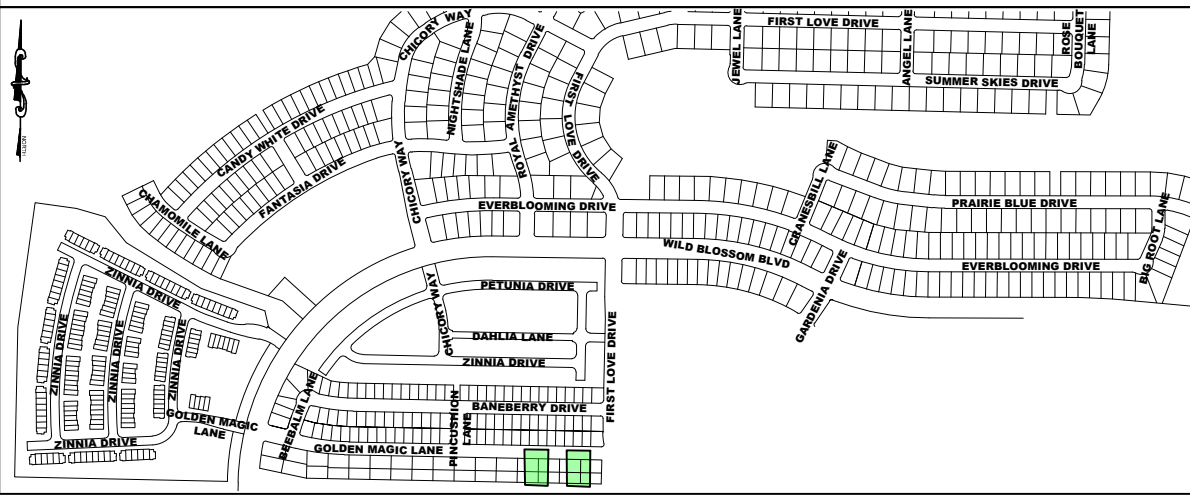


This form approved by Utah County and the municipalities therein.

LEI #23-0055



KEY MAP



SHEET NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL CULINARY & SECONDARY WATER PIPES TO BE DR-18 PVC.
3. ALL RESIDENTIAL CULINARY WATER METERS TO BE 3/4" DIAMETER. INSTALL POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS, SEE CITY DETAIL CW-5.
4. ALL RESIDENTIAL SECONDARY WATER METER TO BE 1" DIAMETER.
5. ALL CULINARY OR SECONDARY WATER VALVES 12" OR SMALLER TO BE GATE VALVES, VALVES LARGER TO BE BUTTERFLY VALVES.
6. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
7. SEE GRADING AND DRAINAGE PLAN FOR GRADING REQUIREMENTS.
8. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
9. 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-907.
10. CONTRACTOR TO CONFIRM DRIVEWAY LOCATIONS AND PROVIDE FLAT GRATE AS NECESSARY & IN COORDINATION WITH CITY INSPECTOR.
11. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
12. ALL STORM DRAIN FACILITIES WILL CONFORM TO THE CITY'S CONSTRUCTION STANDARDS & POLICIES.

KEYED NOTES

- (W1) EXISTING DRINKING WATER
- (W2) INSTALL DR-18 DRINKING WATER (DETAIL: DW-1, DW-2, DW-3, ST-7)
- (W3) CONNECT TO EXISTING DRINKING WATER w/ CONSTRUCTION VALVE
- (W4) INSTALL TEE (DETAIL: DW-2)
- (W5) INSTALL CROSS (DETAIL: DW-2)
- (W6) STUB w/ VALVE & 2" BLOW-OFF (DETAIL: DW-13)
- (W7) INSTALL AIR/VAC RELEASE (DETAIL: DW-12)
- (W8) INSTALL 3/4" DRINKING WATER SERVICE (TYP) (DETAIL: DW-5)
- (W9) INSTALL MULTI UNIT DRINKING WATER SERVICE (TYP) (DETAIL: 1-SH C-905, DW-5A)
- (W10) EXISTING FIRE HYDRANT
- (W11) INSTALL FIRE HYDRANT (TYP) (DETAIL: DW-4)
- (W12) EXISTING 3/4" DRINKING WATER SERVICE (TYP)
- (P1) EXISTING SECONDARY WATER
- (P2) INSTALL DR-18 SECONDARY WATER (DETAIL: PI-1, PI-2, ST-7)
- (P3) CONNECT TO EXISTING SECONDARY WATER w/ CONSTRUCTION VALVE
- (P4) INSTALL TEE (DETAIL: PI-2)
- (P5) INSTALL CROSS (DETAIL: PI-2)
- (P6) STUB w/ VALVE & 2" BLOW-OFF (DETAIL PI-12B)
- (P7) INSTALL AIR/VAC RELEASE (DETAIL: PI-8)
- (P8) INSTALL DOUBLE SECONDARY WATER SERVICE (TYP) (DETAIL: PI-3, PI-5B, PI-5C)
- (P9) INSTALL SINGLE SECONDARY WATER SERVICE (DETAIL: PI-3, PI-5A, PI-5C)
- (P10) SECONDARY WATER SERVICE TO COMMON SPACE (DETAIL: PRIVATE OPEN SPACE PI-6 / CITY OPEN SPACE PI-4) (SEE LANDSCAPE DRAWINGS FOR ADDITIONAL REQUIREMENTS)
- (P11) EXISTING DOUBLE SECONDARY WATER SERVICE (TYP)
- (S1) EXISTING SEWER
- (S2) INSTALL SDR-35 SEWER (DETAIL: SS-1, ST-7)
- (S3) CONNECT TO EXISTING SEWER MANHOLE
- (S4) INSTALL 4" SEWER LATERAL (TYP) (DETAIL: SS-3)
- (S5) EXISTING 4" SEWER LATERAL (TYP)
- (D1) EXISTING STORM DRAIN
- (D2) INSTALL RCP STORM DRAIN (DETAIL: SD-1, ST-7)
- (D3) CONNECT TO EXISTING STORM DRAIN
- (G1) EXISTING STREET LIGHT
- (G2) INSTALL STREET LIGHT (LOCAL) (DETAIL: LP-1A, LP-1B, LP-1C, LP-4, LP-6)
- (G3) INSTALL STREET LIGHT (PRIVATE ON PRIVATE METER)
- (G4) INSTALL STREET LIGHT (COLLECTOR) (DETAIL: LP-1, LP-2A, LP-2C, LP-2D, LP-5, LP-6)
- (G5) INSTALL DRIVE APPROACH RESIDENTIAL (DETAIL: ST-4A)
- (G6) INSTALL DRIVE APPROACH COMMERCIAL (DETAIL ST-4B)
- (G7) INSTALL NDCBU MAILBOX
- (G8) INSTALL IRRIGATION CONDUIT (SEE IRRIGATION PLANS)
- (G9) INSTALL FLOWABLE END SECTION (SEE DETAIL)
- (U1) APPROXIMATE LOCATION EXISTING GAS
- (U2) APPROXIMATE LOCATION EXISTING UNDERGROUND POWER
- (U3) APPROXIMATE LOCATION EXISTING COMMUNICATION LINE
- (U4) APPROXIMATE LOCATION EXISTING OVERHEAD POWER

NOTE:
A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. APPLY FOR ENCROACHMENT PERMIT AT:
<https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx>

DRIVEWAY #7 PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

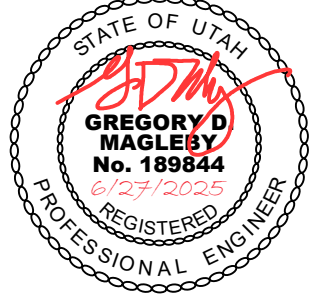
DRIVEWAY #8 PLAN VIEW
CENTER LINE OMITTED FOR CLARITY

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
---	---	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
---	---	1-1/2" DUAL SW SERVICE
---	---	SW SERVICE TO PARKS
---	---	AIR-VAC VALVE (W)
---	---	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

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

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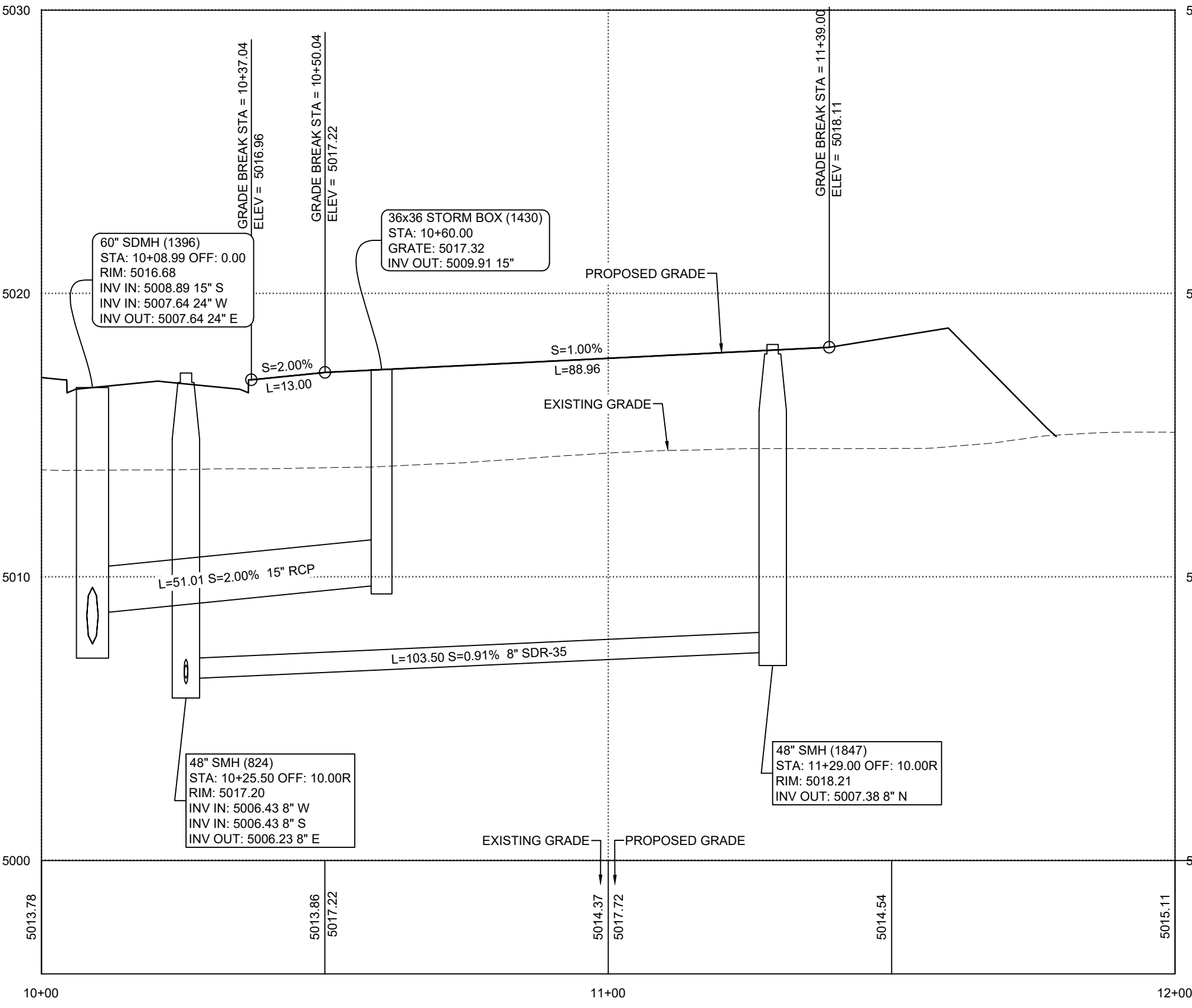
WILDFLOWER - VILLAGE 9 - PLAT X-1
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
EVERBLOOMING DRIVE PLAN & PROFILE - SECONDARY WATER
STA: 26+50 TO 31+50

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

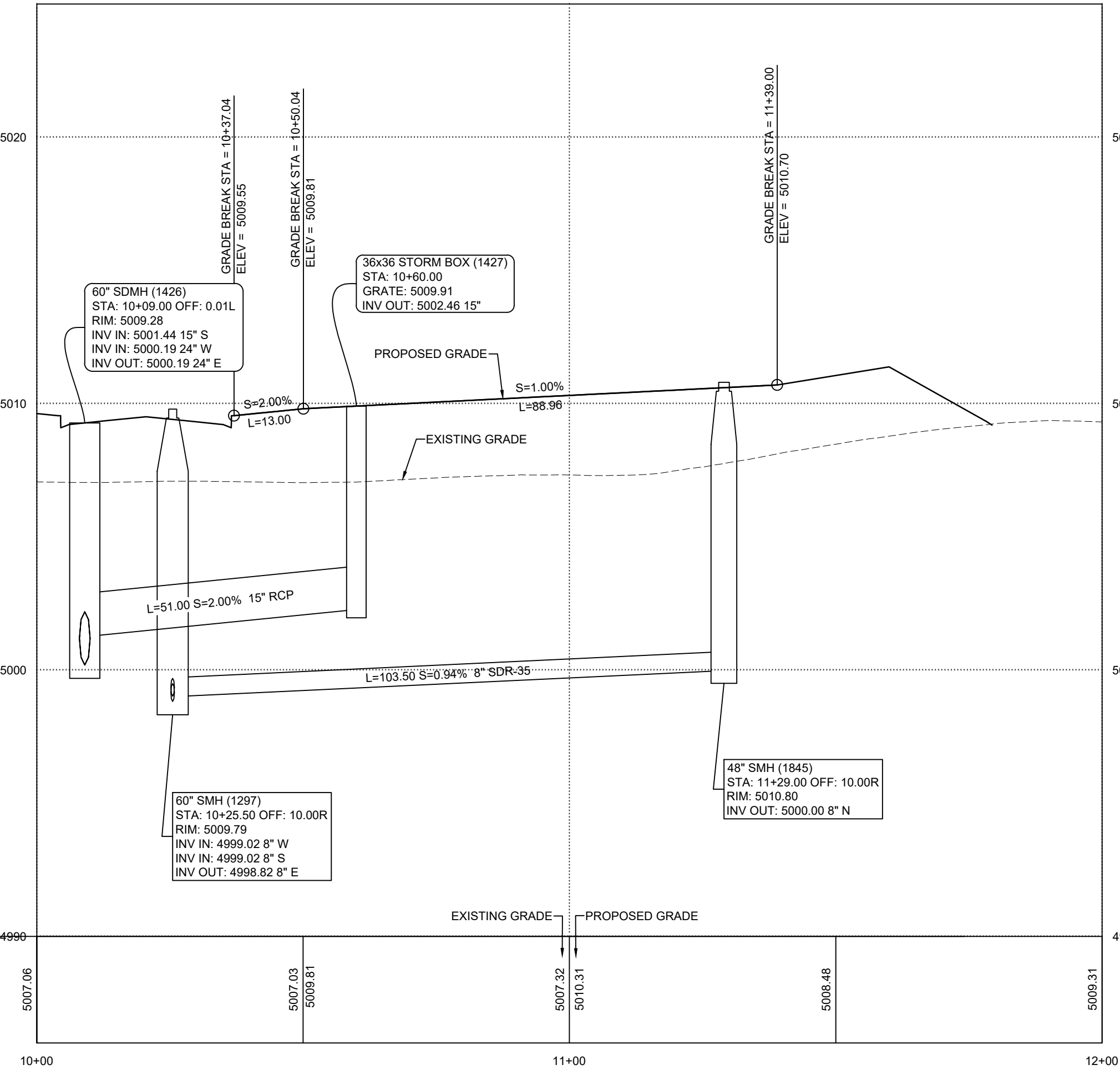
LEI PROJECT #:	2017-0032
DRAWN BY:	BLS/MJV
CHECKED BY:	GDM/DAF
SCALE:	1"=20'
DATE:	6/27/2025

SHEET

C-418 SW



DRIVEWAY #7 PROFILE VIEW



DRIVEWAY #8 PROFILE VIEW