

# WILDFLOWER VILLAGE 9 PLAT R-12

## (ROADWAY DEDICATION)

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

DATA TABLE			
PLAT R-12			
SINGLE FAMILY LOTS .....	0	LOTS	
DWELLINGS .....	0	DWELLINGS	
PARCELS .....	0	PARCELS	
DENSITY .....	0	UNITS/ACRE	
MINIMUM LOT SIZE .....	0.00	ACRES / 0 SF	
MAXIMUM LOT SIZE .....	0.00	ACRES / 0 SF	
AVERAGE LOT SIZE .....	0.00	ACRES / 0 SF	
	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	1.60	69,859	100%
LOT AREA	0.00	0	0%
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	1.60	69,859	100%
LANDSCAPE AREA (PUBLIC ROW)	0.37	15,935	22.8%
HARDSCAPE AREA (PUBLIC ROW)	1.24	53,924	77.3%
BUILDABLE LAND	1.60	69,859	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	1.60	69,859	100%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING SPACES			0
NUMBER OF GUEST PARKING SPACES PROVIDED			0

### 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 AND/OR GEOTECHNICAL 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.
- 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.
- 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.
- 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.
- PARKSTRIPS SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER WHO ADJUTS THE PARKSTRIP, UNLESS OTHERWISE NOTED ON AN APPROVED AND RECORDED SUBDIVISION PLAT.
- 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 BY RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY.
- 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.
- LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COARPS.
- 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.
- 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.
- NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
- 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 (NGV029) ELEVATION OF 4,896.76 FEET.
- AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 40490C0150F WITH AN EFFECTIVE DATE OF JUNE 19, 2020.
- A TITLE REPORT PREPARED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. FILE NO. 194911-70F, EFFECTIVE DATE: OCTOBER 14, 2025 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.
- TRAILS WITHIN PRIVATE OPEN SPACE OR COMMON AREA ARE PUBLIC ACCESS EASEMENTS AND TRAIL SURFACE SHALL BE MAINTAINED BY THE WILDFLOWER MASTER HOMEOWNERS ASSOCIATION.

### OWNERS ACKNOWLEDGMENT

STATE OF UTAH } S.S		
COUNTY OF UTAH }		
ON THIS ____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME		
PRINT NAME	TITLE	ENTITY
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/S/HE/ 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 SIGNATURE	COMMISSION NUMBER	
PRINT NAME AS COMMISSIONED	MY COMMISSION EXPIRES	
A NOTARY PUBLIC COMMISSIONED IN UTAH		

### OWNER / DEVELOPER



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-603A(10)(b). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

<b>PLANNING DIRECTOR</b> APPROVED BY THE PLANNING DIRECTOR ON THIS ____ DAY OF _____, A.D. 20__.	<b>CENTURY LINK</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.
<b>CITY ENGINEER</b> APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____, A.D. 20__.	<b>COMCAST CABLE TELEVISION</b> APPROVED THIS ____ DAY OF _____, A.D. 20__.
<b>LAND USE AUTHORITY</b> APPROVED BY THE LAND USE AUTHORITY ON THIS ____ DAY OF _____, A.D. 20__.	<b>SARATOGA SPRINGS ATTORNEY</b> APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF _____, A.D. 20__.
<b>FIRE CHIEF</b> APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20__.	<b>LEHI CITY POST OFFICE</b> APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20__.
CITY ENGINEER	COMCAST CABLE TELEVISION
LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

### SURVEYOR'S CERTIFICATE

I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 6310734, 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 17-3-504, 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 54-9A-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 PORTION OF THE NORTHWEST QUARTER AND THE SOUTHWEST 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 A POINT LOCATED N89°08'06"W ALONG THE QUARTER SECTION LINE 1294.61 FEET AND SOUTH 206.12 FEET FROM THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 98.51 FEET WITH A RADIUS OF 1147.50 FEET THROUGH A CENTRAL ANGLE OF 04°55'07"; CHORD: S74°42'05"W 98.48 FEET TO A POINT OF CUSP; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 18.15 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 86°40'09"; CHORD: N28°54'27"E 16.47 FEET; THENCE N14°25'38"W 134.89 FEET; THENCE N10°36'47"W 187.92 FEET; THENCE N14°25'38"W 18.50 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 72.52 FEET WITH A RADIUS OF 1029.50 FEET THROUGH A CENTRAL ANGLE OF 04°02'10"; CHORD: N12°24'33"W 72.51 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.69 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 89°15'21"; CHORD: N55°01'04"W 16.86 FEET; THENCE N10°01'37"W 59.00 FEET; THENCE N80°06'57"E 2.64 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.03 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 86°04'50"; CHORD: N37°13'07"E 16.38 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 169.76 FEET WITH A RADIUS OF 1029.50 FEET THROUGH A CENTRAL ANGLE OF 09°26'51"; CHORD: N01°05'52"W 169.56 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 14.93 FEET WITH A RADIUS OF 1163.00 FEET THROUGH A CENTRAL ANGLE OF 00°44'08"; CHORD: N03°59'37"E 14.93 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 22.78 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 108°45'07"; CHORD: N50°00'52"W 19.51 FEET; THENCE N14°23'26"W 59.00 FEET; THENCE N76°04'54"E 31.42 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 14.22 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 67°52'20"; CHORD: N42°37'04"E 13.40 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 101.28 FEET WITH A RADIUS OF 1163.00 FEET THROUGH A CENTRAL ANGLE OF 04°59'23"; CHORD: N11°10'35"E 101.25 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 166.78 FEET WITH A RADIUS OF 229.50 FEET THROUGH A CENTRAL ANGLE OF 41°38'12"; CHORD: N34°29'23"E 163.13 FEET; THENCE N55°18'29"E 32.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 21.92 FEET WITH A RADIUS OF 529.50 FEET THROUGH A CENTRAL ANGLE OF 02°22'18"; CHORD: N56°29'38"E 21.92 FEET; THENCE S32°19'13"E 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 19.47 FEET WITH A RADIUS OF 470.50 FEET THROUGH A CENTRAL ANGLE OF 02°22'18"; CHORD: S56°29'38"W 19.47 FEET; THENCE S55°18'29"W 32.65 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 123.90 FEET WITH A RADIUS OF 170.50 FEET THROUGH A CENTRAL ANGLE OF 41°38'12"; CHORD: S34°29'23"W 121.19 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 193.56 FEET WITH A RADIUS OF 1104.00 FEET THROUGH A CENTRAL ANGLE OF 10°02'44"; CHORD: S08°38'55"W 193.31 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 305.79 FEET WITH A RADIUS OF 970.50 FEET THROUGH A CENTRAL ANGLE OF 18°03'11"; CHORD: S05°24'02"E 304.53 FEET; THENCE S14°25'38"E 165.23 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.60 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 88°47'28"; CHORD: S58°49'22"E 16.79 FEET; THENCE N76°54'49"E 6.08 FEET; THENCE S12°57'17"E 59.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 19.16 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 91°28'21"; CHORD: S31°18'33"W 17.19 FEET; THENCE S14°25'38"E 91.03 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 18.52 FEET WITH A RADIUS OF 12.00 FEET THROUGH A CENTRAL ANGLE OF 88°24'27"; CHORD: S58°37'51"E 16.73 FEET TO THE POINT OF BEGINNING.  
CONTAINS: ±1.60 ACRES  
69,859 SQ. FT.  
0 LOTS  
0 PARCELS

DATE \_\_\_\_\_ SURVEYOR \_\_\_\_\_  
(See Seal Below)  
LICENSE NO. 6310734

### 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 R-12

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 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 OWNERS(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

### 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 R-12

## (ROADWAY DEDICATION)

LOCATED IN THE NORTHEAST 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

SURVEYOR'S SEAL CITY ENGINEER SEAL CLERK-RECORDER SEAL



CIVIL  
STRUCTURAL  
SURVEY

3302 N. Main Street  
Spanish Fork, UT 84601  
Phone: 801.798.0555  
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office@lei-eng.com  
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STRUCTURAL  
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office@lei-eng.com  
www.lei-eng.com



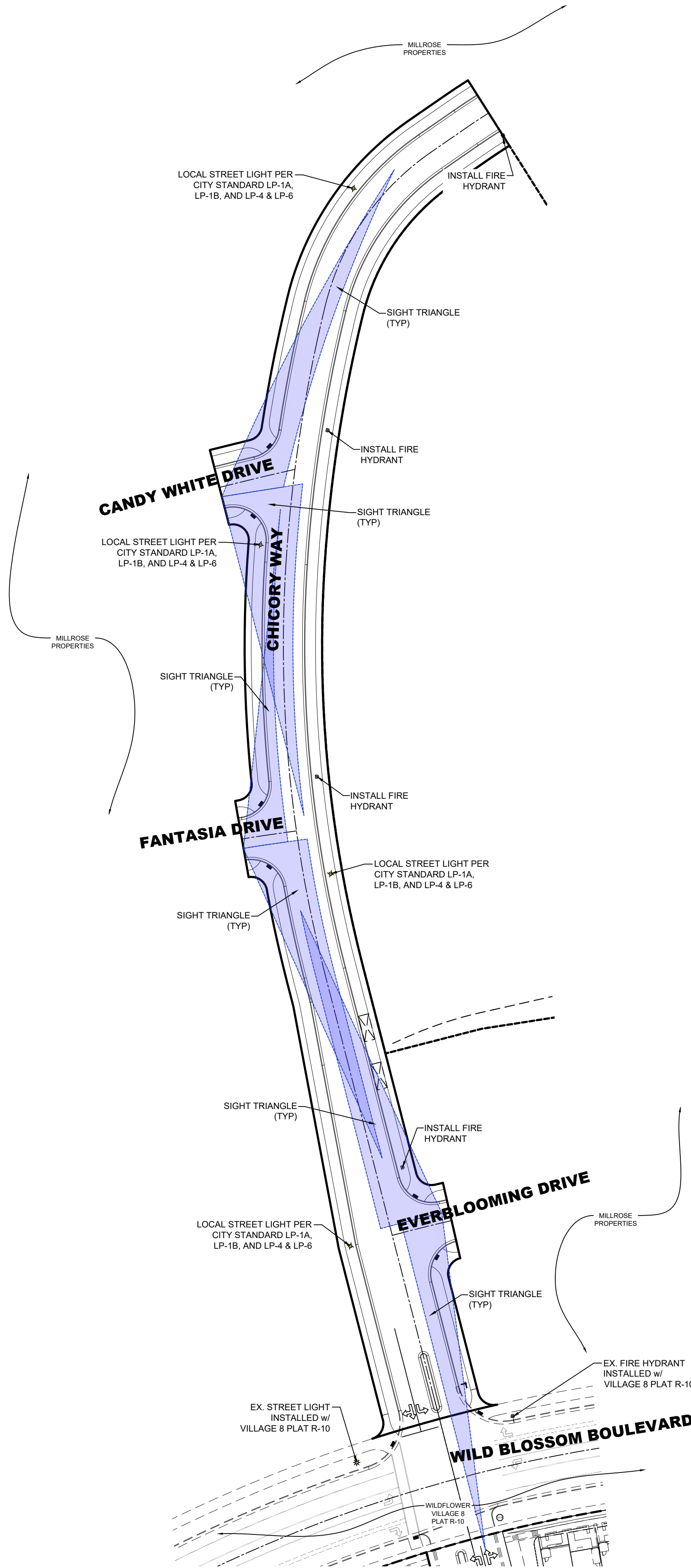
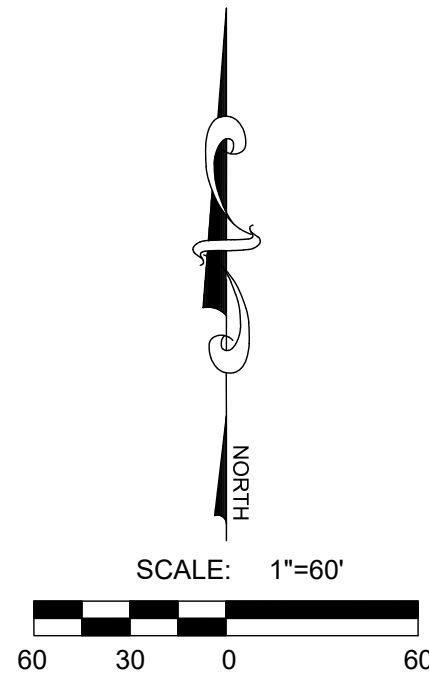
WILDFLOWER VILLAGE 9 PLAT R-12  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SITE PLAN

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

LEI PROJECT #:  
**2023-0055**  
DRAWN BY:  
**BLS/MJV/SKS**  
DESIGNED BY:  
**GDM**  
SCALE:  
**1"=60'**  
DATE:  
**12/23/2025**

SHEET  
**C-102**



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>

DATA TABLE

	R-12
ASPHALT	37,384 SF
SUB-BASE	41,840 SF
ROAD BASE	41,840 SF
CURB AND GUTTER	2,213 LF
5' SIDEWALK	1,990 LF
ADA RAMPS	6 EA
MONUMENTS	3 EA
STREET LIGHT (PRIVATE)	4 EA

SHEET NOTES

1. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
2. SEE GRADING AND DRAINAGE PLAN FOR GRADING REQUIREMENTS.
3. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
4. PUBLIC RESIDENTIAL ROADWAY 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY DETAIL ST-8. RESIDENTIAL ROADWAY TO UTILIZE STREET PAVEMENT SECTION DETAIL 1 SHEET C-906.
5. PUBLIC RESIDENTIAL ROADWAY 62 FOOT RIGHT-OF-WAY TO BE INSTALLED PER DETAIL 5 SHEET C-907. RESIDENTIAL ROADWAY TO UTILIZE STREET PAVEMENT SECTION DETAIL 1 SHEET C-906.
6. ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 AND UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 1 SHEET C-906.
7. PRIVATE DRIVES 26 FOOT PRIVATE SHARED DRIVE TO BE INSTALLED PER DETAIL 2 SHEET C-907. PRIVATE STREETS TO UTILIZE STREET PAVEMENT SECTION DETAIL 1 SHEET C-906.

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
---	---	2'x2' YARD 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
		ST-4, ST-4B
		ST-5A, ST-5B, ST-5C, ST-5D, ST-5E
		ST-15, (*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-5
		(*)2
		(*)2
		SD-6
		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-10C, DW10-D, DW-10E
		DW-12A, DW-12B, 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-8A, PI-8, PI-13
		PI-11
		PI-12A, PI-13
		ST-1, ST-2A
		ST-1, ST-2B
		ST-1, ST-2D
		ST-1
		ST-28
		ST-28
		ST-29
		ST-8, (*3)
		LS-14, LS-15
		LP-1A, LP-1B, LP-4, LP-6
		LP-2A, LP-2B, LP-2C, LP-5, LP-6
		(*)1CULINARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
		(*)2SEE PLAN & PROFILE FOR SIZE & MATERIAL
		(*)3SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES
		(*)4SEE PLAN & PROFILE FOR WIDTH & DESIGN MATERIALS
		(*)5 SEWER SERVICE MINIMUM SLOPE 2%

