FINAL PLAT + CONSTRUCTION DRAWINGS
FOR
FOX HOLLOW
NEIGHBORHOOD 5 - PHASE 6

Located in Portions of Section 12 and 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian
Saratoga Springs, Utah County, Utah

City Offices

1037 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793
Fax (801) 766-9794
City Manager : Mark Christensen
Assistant City Manager: Spencer Kyle

Planning Department

1037 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793

Planning Director: Kimber Gabryszak
Senior Planner : Sarah Carroll

Public Works Department

Phone (801) 766-6506

Public Safety

Saratoga Springs Police Department
2015 S. Redwood Rd
Saratoga Springs, Utah 84045
801-766-6503

Emergency 911
Police Dispatch 801-851-4100
Utah County Animal Shelter
801-785-3442

Engineering

Gordon Miner
1037 North Commerce Drive Suite 200
Saratoga Springs, UT. 84045
Office (801) 766-6506

Capital Projects Manager:
Mark Edwards
801-766-6506
medwards@saratogaspringscity.com

Gas

Questar
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (801) 853-6585
Brad Mattinson

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

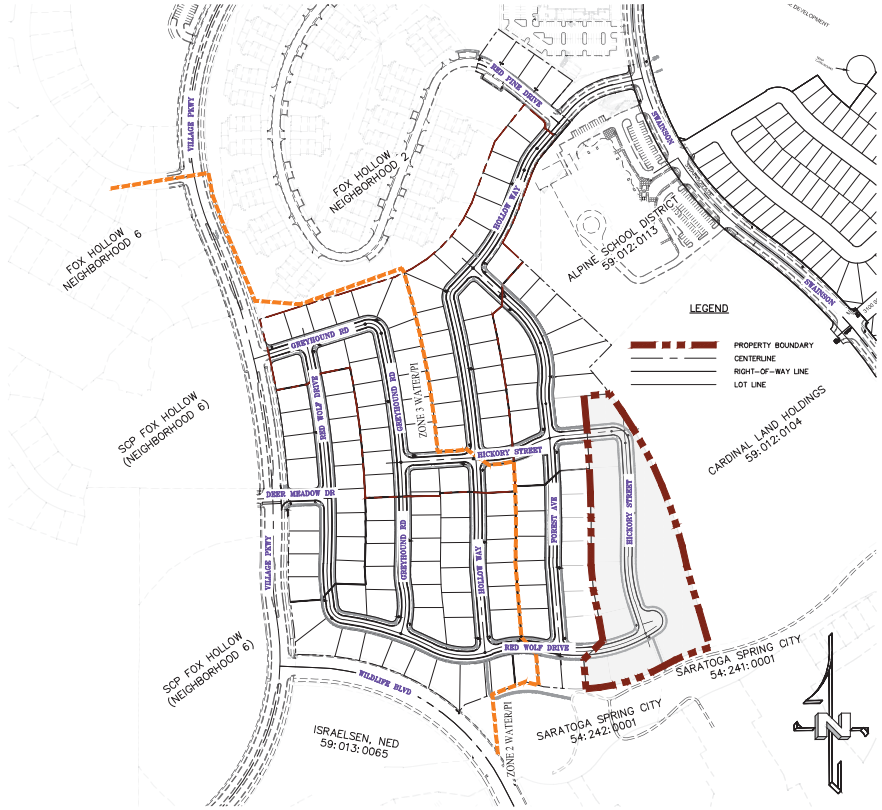
Qwest
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

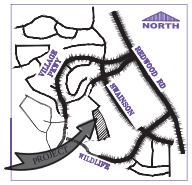
Cable T.V.

Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

PHASE 6

TOTAL PLAT ACREAGE	6.05 ACRES (263,538 SF)
TOTAL LOT ACREAGE	3.50 ACRES (158,123 SF)
TOTAL RIGHT OF WAY	1.40 ACRES (60,984 SF)
TOTAL IMPERVIOUS	1.40 ACRES (60,984 SF)
TOTAL ACREAGE IN OPEN SPACE	1.15 ACRES (50,094 SF)
AVERAGE LOT SIZE	9,737 S.F.
NUMBER OF LOTS	16





VICINITY MAP
1" = 2000'

NOTES:

1. All signage shall comply with the requirements of the Saratoga Springs City Code.
2. At the time of construction, the City of Saratoga Springs may determine based on professional experience and judgment and at its sole discretion, the need for the Owner/Developer to pay for, remove, and replace any existing substandard improvements such as curbs, gutters, sidewalks, drive approaches, driveways, decorative concrete, wheelchair ramps, etc., or any unused drive approaches.
3. All construction shall conform to the City of Saratoga Springs construction standards and specifications.
4. See sheet CS-02 for standard construction notes.

CITY STANDARD NOTES

1. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.
2. Contractor shall field verify locations and invert elevations of existing storm drain structures and other utilities before staking or constructing any new storm drain lines.
3. All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.
4. Existing Utilities have been noted to the best of Engineers knowledge, however it is owner's and contractor's responsibility to locate utilities in field and notify City Engineer and City if discrepancies exist prior to continuing any construction.
5. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.
6. The City reserves the right to conduct post-installation inspections to verify compliance with the City's requirements and approved Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.
7. All exterior lighting shall meet IESNA full-cutoff criteria.

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
CS-02	GENERAL NOTES
CS-03	QUANTITY TAKEOFF
	PLAT PHASE 6 SHEETS
EX-01	EXISTING TOPO/DEMO PLAN
PH-01	PHASING/SITE PLAN
ST-01	SIGNING / STRIPING PLAN
SS-01	OVERALL SEWER PLAN
CUL-01	OVERALL CULINARY PLAN
PI-01	OVERALL PI PLAN
SD-01-05	OVERALL SD PLAN
UP-01-02	UTILITY PLANS
GR-01-02	GRADING PLANS
PP-01-04	PLAN & PROFILE SHEETS
DT-01-05	TYPICAL DETAILS

Know what's below. 811
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

PROJECT DEVELOPER
KOREY BLANCHARD
RDM
385.270.3561
KOREY@RDMUTAH.COM

PROJECT ENGINEER & SURVEYOR
REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

region Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
regionde sigllc.com

FOX HOLLOW
NEIGHBORHOOD 5 - PHASE 5
LOCATED IN PORTIONS OF SECTION 12 AND 13,
TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:3.28.2020
PROJECT #

REVISIONS:
1. ALL UTILITIES
2. LOT GRADING
3. OFFSITE SD

SHEET NAME:
COVER SHEET & NOTES
SHEET
CS-01

C:\USERS\DESIGN2\DROPBOX\2_REGION PROJECTS_REGION ENGINEERING PROJECTS\D_PROJECTS\DVP\2016_DVP_FOX HOLLOW\2_SHEET FILES\DV\6_PHASE 6\CS-01

FOX HOLLOW NEIGHBORHOOD 5 - PHASE 6

Located in a Portions of Section 12 & 13,
Township 6 South, Range 1 West, Salt Lake
Base and Meridian
Saratoga Springs, Utah County Utah

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- FOUND CLASS II STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

PROJECT DEVELOPER

KOREY BLANCHARD
RDM
385.270.3561
KOREY@RDMUTAH.COM

PROJECT ENGINEER & SURVEYOR

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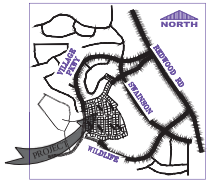
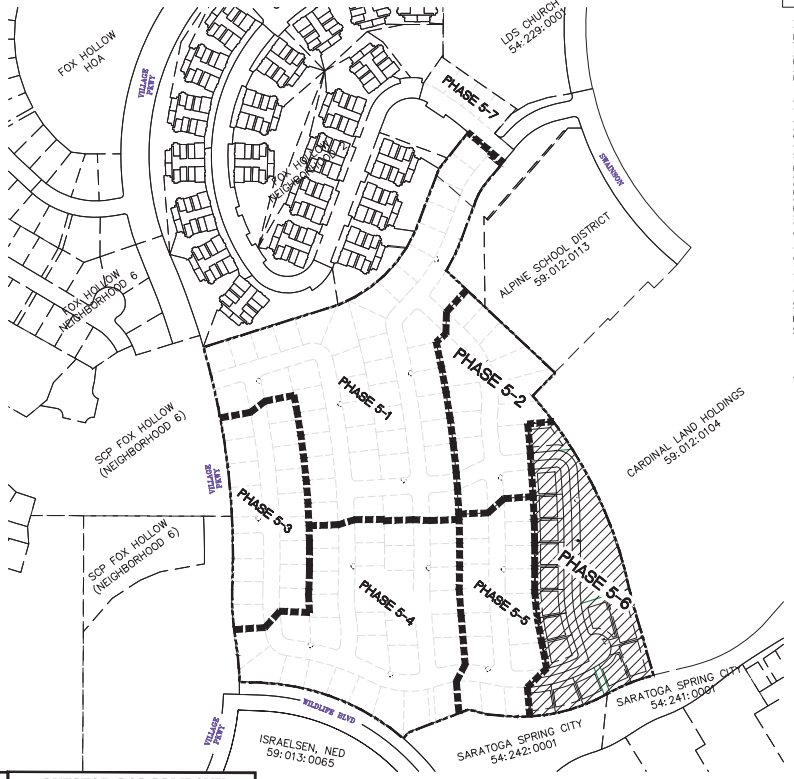
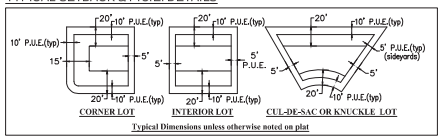


VICINITY MAP
1" = 2000'



TYPICAL SETBACK & P.U.E. DETAILS



Typical Dimensions unless otherwise noted on plat

PLAT 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-THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
3-PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4- PLAT IS SUBJECT TO [MASTER] DEVELOPMENT AGREEMENT NO. _____.
5-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.
6-BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING, ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
7-NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
8-ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT
9-REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10-A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY CMT ENGINEERING , WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH CMT ENGINEERING AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
11- 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.
12 - LOTS/UNITS WITHIN FOX HOLLOW N5 ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R's
13 - SHALLOW SEWER DEPTHSI CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
14 - SETBACKS:
-FRONT: 20' TO LIVING, 25' TO GARAGE
-SIDES: 5'
-CORNER SIDE: 15' TO LIVING SPACE, 20' TO FRONT OF HOME, 25' TO GARAGE
-REAR: 20'
15 - THERE WILL BE LIGHTS AND LOUD NOISES NEARBY DUE TO PERFORMANCE PARK.

NORTH
1" = 200

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

DATA TABLE	AC	SQ.FT	%	#	NOTES
TOTAL PROJECT AREA	6.0500	263538	100.0000		
SENSITIVE LANDS	0.0000	0			
OPEN SPACE	1.1500	50094	0.5000		
BUILDABLE LAND	4.650000	202554.000000	55.0000		
ROW AREA	1.4000	1	45.0000		
LANDSCAPING AREA	0.0000				
LOTS				16.0000	
NET DENSITY d u/a				2.6	

SHEET 1 OF 2

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING N.89°45"13 W. 2606.61' ALONG THE SECTION LINE AND SOUTH 320.11' FROM THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

THENCE, N 84° 46' 03" E FOR A DISTANCE OF 88.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 25° 09' 26", HAVING A RADIUS OF 1478.81 FEET, AND WHOSE LONG CHORD BEARS S 24° 01' 53" E FOR A DISTANCE OF 644.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 04' 19", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 13° 59' 20" E FOR A DISTANCE OF 30.97 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, S 16° 15' 28" E FOR A DISTANCE OF 133.65 FEET TO A POINT ON A LINE. THENCE, S 18° 53' 35" E FOR A DISTANCE OF 133.37 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 16° 05' 20", HAVING A RADIUS OF 605.00 FEET, AND WHOSE LONG CHORD BEARS S 49° 17' 31" W FOR A DISTANCE OF 167.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 26° 40' 47", HAVING A RADIUS OF 600.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 35' 15" W FOR A DISTANCE OF 276.87 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 04° 42' 31" W FOR A DISTANCE OF 100.05 FEET TO A POINT ON A LINE. THENCE, N 45° 25' 06" E FOR A DISTANCE OF 91.92 FEET TO A POINT ON A LINE. THENCE, N 10° 23' 09" W FOR A DISTANCE OF 90.00 FEET TO A POINT ON A LINE. THENCE, N 11° 02' 45" W FOR A DISTANCE OF 83.89 FEET TO A POINT ON A LINE. THENCE, N 05° 30' 56" W FOR A DISTANCE OF 86.37 FEET TO A POINT ON A LINE. THENCE, N 00° 03' 33" E FOR A DISTANCE OF 82.54 FEET TO A POINT ON A LINE. THENCE, N 00° 00' 35" E FOR A DISTANCE OF 79.79 FEET TO A POINT ON A LINE. THENCE, N 01° 09' 50" W FOR A DISTANCE OF 82.31 FEET TO A POINT ON A LINE. THENCE, N 02° 27' 01" W FOR A DISTANCE OF 84.35 FEET TO A POINT ON A LINE. THENCE, N 03° 56' 41" W FOR A DISTANCE OF 92.41 FEET TO A POINT ON A LINE. THENCE, N 03° 14' 42" W FOR A DISTANCE OF 86.01 FEET TO A POINT ON A LINE. THENCE N 00° 13' 57" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING

CONTAINING 6.05 ACRES OF LAND MORE OR LESS AND 16 LOTS

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

10/6/16
Date

PROFESSIONAL LAND SURVEYOR No. 368356 ROBBIN J. MULLEN STATE OF UTAH

Surveyor
(See Seal Below)

OWNER'S 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:

FOX HOLLOW NEIGHBORHOOD 5 - PHASE 6

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. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrance on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, or by owner's development activity within this subdivision.

In witness whereof I have set forth my hand this___ day of ____, A.D. 20__.

Signature | Print Name | Title and Entity

Signature | Print Name | Title and Entity

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH
County of Utah S.S.

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/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 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__

City Mayor | Attest _____ City Recorder (See Seal Below)

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. 17-27a-603(4)(c)(ii) 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 AFFECT 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 _____ 20__

ROCKY MOUNTAIN POWER

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

APPROVED THIS _____ DAY OF _____ 20__

BY _____

TITLE _____
QUESTAR GAS COMPANY

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 FACILITES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN 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.

CENTURY LINK

Approved this ___ day of _____, A.D. 20____

CENTURY LINK

PLANNING DIRECTOR APPROVAL

Approved by the Planning Director on this ___ day of _____, A.D. 20____

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this ___ day of _____, A.D. 20____

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this ___ day of _____, A.D. 20____

SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION

Approved this ___ day of _____, A.D. 20____

COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this ___ day of _____, A.D. 20____

CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this ___ day of _____, A.D. 20____

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by Post Office Representative on this ___ day of _____, A.D. 20____

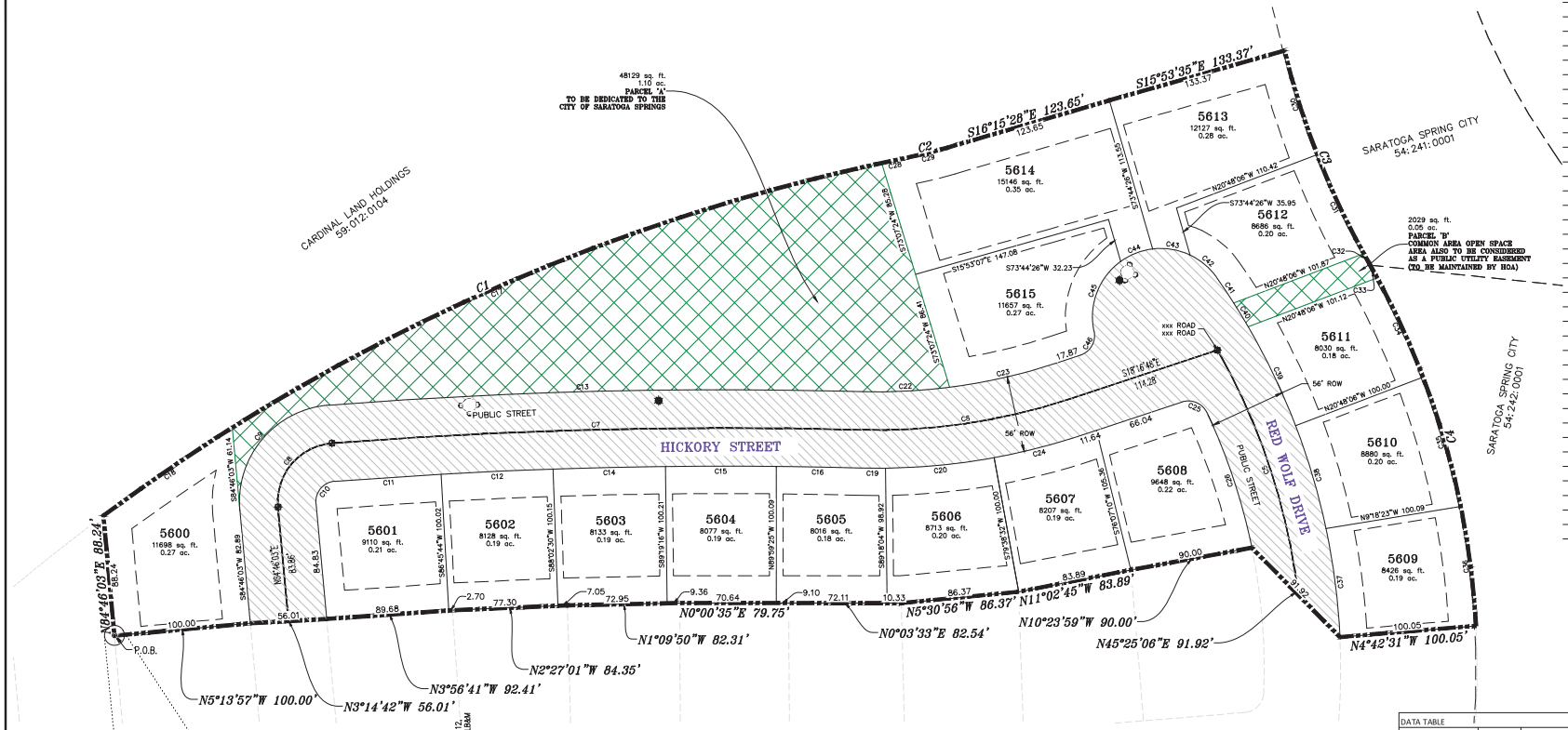
LEHI CITY POST OFFICE REPRESENTATIVE

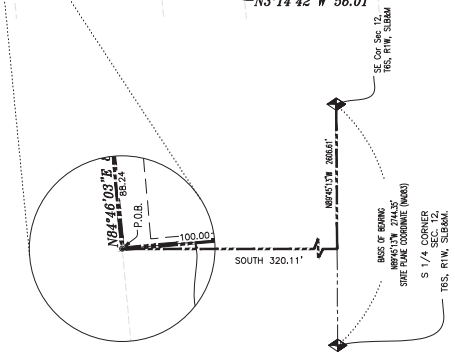
FOX HOLLOW NEIGHBORHOOD 5 - PHASE 6
Located in a Portions of Section 12 & 13, Township 6 South, Range 1 West, Salt Lake Base and Meridian
Saratoga Springs, Utah County Utah

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

FOX HOLLOW
NEIGHBORHOOD 5 - PH 6

Located in a Portions of Section 12 & 13,
Township 6 South, Range 1 West, Salt Lake
Base and Meridian
Saratoga Springs, Utah County Utah

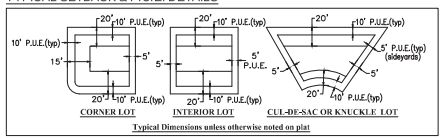




CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	649.31'	1478.81'	644.11'	S24°01'53"E	25°09'26"
C2	30.98'	350.00'	30.97'	S13°59'20"E	5°04'19"
C3	168.48'	600.00'	167.93'	S68°17'31"W	16°05'20"
C4	279.39'	600.00'	276.87'	S73°35'15"W	26°40'47"
C5	189.93'	472.00'	188.65'	N71°46'38"E	23°03'19"
C6	155.60'	450.00'	154.83'	S8°22'26"E	19°48'44"
C7	387.47'	3710.50'	387.29'	S1°27'34"E	5°58'59"
C8	68.13'	43.00'	61.22'	S49°50'30"E	90°46'54"
C9	112.50'	71.00'	101.09'	S49°50'30"E	90°46'54"
C10	23.77'	15.00'	21.36'	N49°50'30"W	90°46'54"
C11	77.96'	3682.50'	77.96'	N3°50'40"W	1°12'47"
C12	82.24'	3682.50'	82.23'	N2°35'53"W	1°16'46"
C13	390.39'	3738.50'	390.21'	S1°27'34"E	5°58'59"
C14	82.24'	3682.50'	82.24'	N1°19'07"W	1°16'46"
C15	81.21'	3682.50'	81.20'	N0°02'50"W	1°15'49"
C16	60.90'	3682.50'	60.90'	N1°03'30"E	0°56'51"
C17	516.31'	1478.81'	513.70'	S22°10'12"E	20°00'15"
C18	114.54'	1478.81'	114.51'	S34°23'28"E	4°26'16"
C19	19.10'	478.00'	19.10'	N0°23'15"E	2°17'22"
C20	80.09'	478.00'	80.00'	N5°33'27"W	9°36'02"
C22	64.85'	422.00'	64.78'	S2°52'12"E	8°48'17"
C23	81.07'	422.00'	80.95'	S12°46'34"E	11°00'27"
C24	66.09'	478.00'	66.04'	N14°19'08"W	7°55'20"
C25	21.78'	15.00'	19.92'	N23°18'55"E	83°11'26"
C26	104.41'	443.99'	104.17'	N71°38'49"E	13°28'24"
C28	18.46'	1478.81'	18.46'	S11°48'37"E	0°42'54"
C29	30.98'	350.00'	30.97'	S13°59'20"E	5°04'19"
C30	80.01'	600.00'	79.95'	S72°30'59"W	7°38'24"
C31	80.29'	600.00'	80.23'	S64°51'46"W	7°40'01"
C32	8.19'	600.00'	8.19'	S60°38'18"W	0°46'54"
C33	12.03'	600.00'	12.03'	S60°49'20"W	1°08'57"
C34	80.25'	600.00'	80.19'	S65°13'42"W	7°39'49"
C35	98.83'	600.00'	98.72'	S73°46'45"W	9°26'17"
C36	88.27'	600.00'	88.19'	S82°42'46"W	8°25'45"
C37	80.25'	500.01'	80.16'	S82°39'31"W	9°11'44"
C38	78.77'	500.01'	78.69'	S73°32'52"W	9°01'34"
C39	80.36'	500.01'	80.28'	S64°25'49"W	9°12'32"
C40	20.34'	500.01'	20.34'	S58°39'37"W	2°19'53"
C41	22.40'	500.01'	22.40'	S56°12'40"W	2°34'01"
C42	25.85'	50.00'	25.56'	S40°06'59"W	29°37'21"
C43	28.06'	50.00'	27.70'	S9°13'36"W	32°09'23"
C44	25.37'	50.00'	25.10'	S21°23'19"E	29°04'26"
C45	57.86'	50.00'	54.69'	S69°04'38"E	66°18'13"
C46	21.98'	15.00'	20.06'	S60°15'16"E	83°56'57"

TYPICAL SETBACK & P.U.E. DETAILS



Typical Dimensions unless otherwise noted on plat

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- FOUND CLASS II STREET MONUMENT
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT

DATA TABLE

	AC	SQ FT	%	#	NOTES
TOTAL PROJECT AREA	4.2200	183823	100.0000		
SENSITIVE LANDS	0.0000	0			
OPEN SPACE	0.0000	0	0.5000		
BUILDABLE LAND	4.219976	183822.140000	55.0000		
ROW AREA	0.000024	1	45.0000		
LANDSCAPING AREA	0.0000				
LOTS				16.0000	
NET DENSITY du/a				3.8	

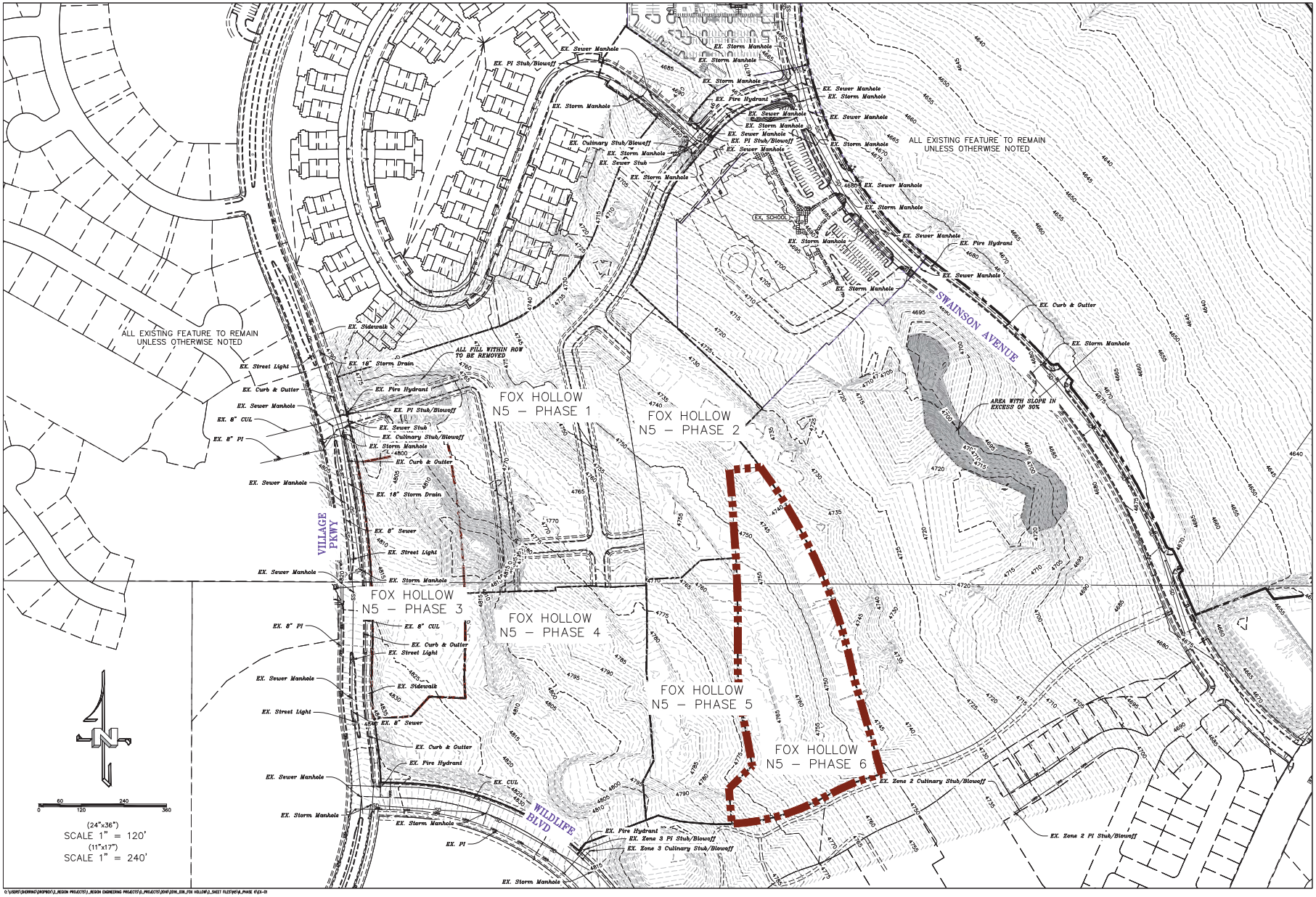
NORTH
1" = 40

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SHEET 2 OF 2



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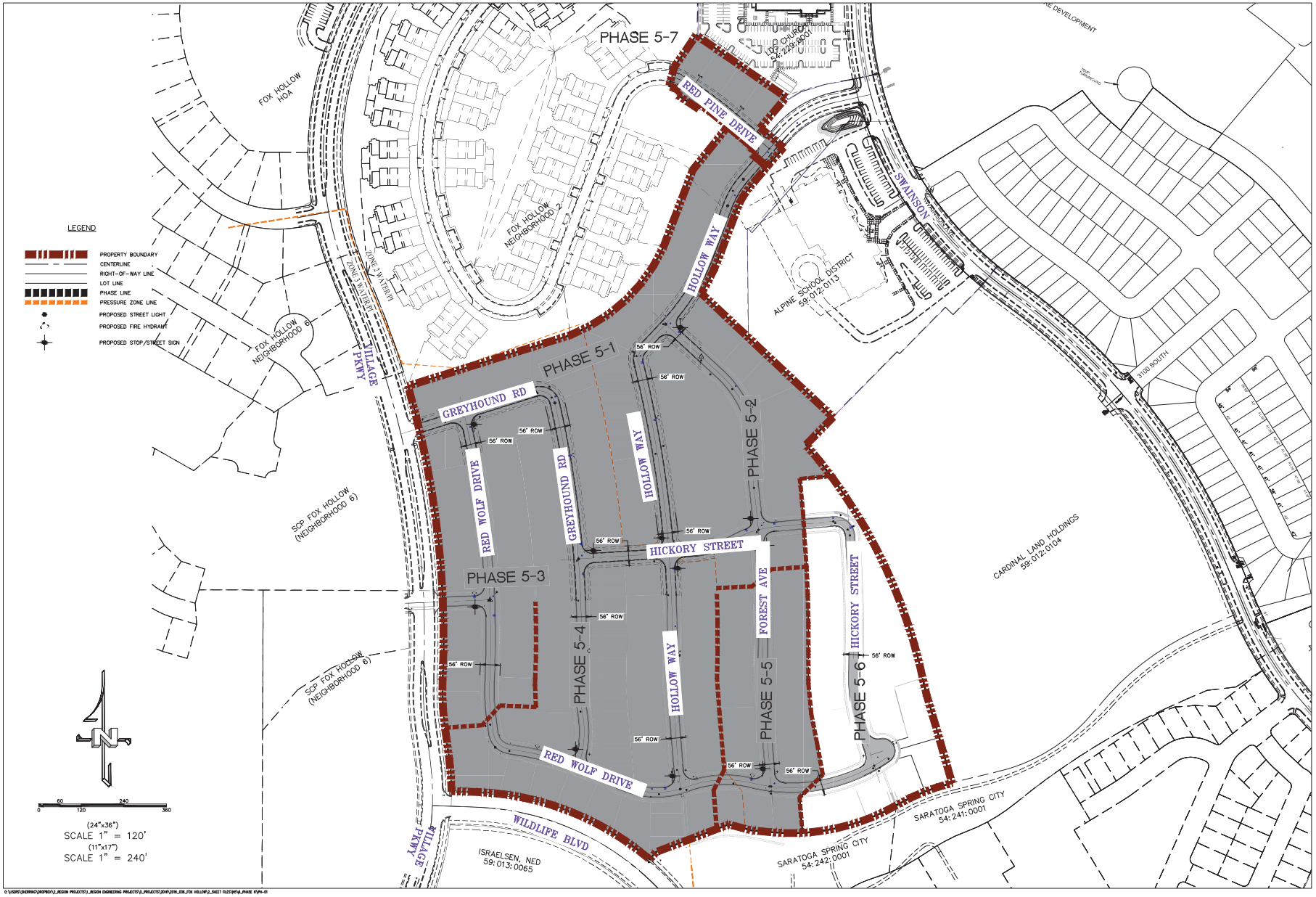
FOX HOLLOW NEIGHBORHOOD 5 – PHASE 5

LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:3.28.2020
PROJECT #

REVISIONS:
1. ALL UTILITIES
2. LOT GRADING
3. OFFSITE SD

SHEET NAME: EX. TOPO/DEMO PLAN
SHEET: EX-01



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FOX HOLLOW
NEIGHBORHOOD 5 – PHASE 5
LOCATED IN PORTIONS OF SECTION 12 AND 13, TOWNSHIP 6 SOUTH
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DATE:3.28.2020
PROJECT #

REVISIONS:
1 ALL UTILITIES
2 LOT GRADING
3 OFFSITE SD

SHEET NAME:
SITE/PHASING PLAN
SHEET:
PH-01