CATALINA BAY SUBDIVISION

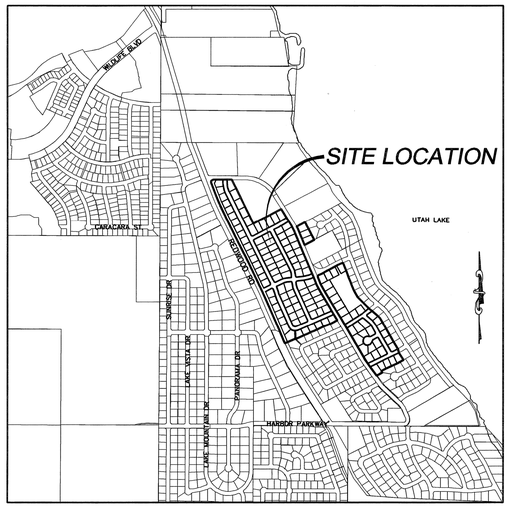
A RESIDENTIAL SUBDIVISION
SARATOGA SPRINGS, UTAH
PRELIMINARY PLAN SET

-SHEET INDEX-

SHEET	SHEET NAME
1	COVER
2	OVERALL LAYOUT
3A	EXISTING TOPOGRAPHY/DEMOLITION
3B	EXISTING TOPOGRAPHY/DEMOLITION
4A	OVERALL SITE PLAN AND PHASING
4B	OVERALL SITE PLAN AND PHASING
5A	OVERALL GRADING AND DRAINAGE
5B	OVERALL GRADING AND DRAINAGE
6A	OVERALL UTILITIES
6B	OVERALL UTILITIES
7A	EROSION CONTROL
7B	EROSION CONTROL
8	DETAILS
9	PRELIMINARY PLAT (SHEET 1 OF 3)
10	PRELIMINARY PLAT (SHEET 2 OF 3)
11	PRELIMINARY PLAT (SHEET 3 OF 3)
12	OPEN SPACE PHASING PLAN

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EOP — EDGE OF PAVEMENT
- OHP — EXISTING OVER HEAD POWER
- X — EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 18"ADS — PROPOSED STORM DRAIN W/MANHOLE
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION



VICINITY MAP
-NTS-

DATA TABLE:
TOTAL AREA=2,244,371 SF/51.52 acres
TOTAL LOT AREA=1,584,962 SF/36.39 acres/70.63%
TOTAL LANDSCAPE AREA=239,678 SF/5.50 acres/10.68%
TOTAL ROW AREA=419,731 SF/9.63 acres/18.69%
TOTAL NUMBER OF LOTS=136

GENERAL 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 TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF THE ENGINEERS KNOWLEDGE, IT IS THE OWNERS AND CONTRACTORS RESPONSIBILITY TO LCOATE UTILITIES IN THE FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPENCIES EXIST.
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 UNLESS OTHERWISE APPROVED BY THE CITY.

DEVELOPER:
DESERT PEAK MANAGEMENT GROUP, LLC
BRAD A. JENSEN, MANAGER
947 S 500 E STE 100
AMERICAN FORK, UT 84003

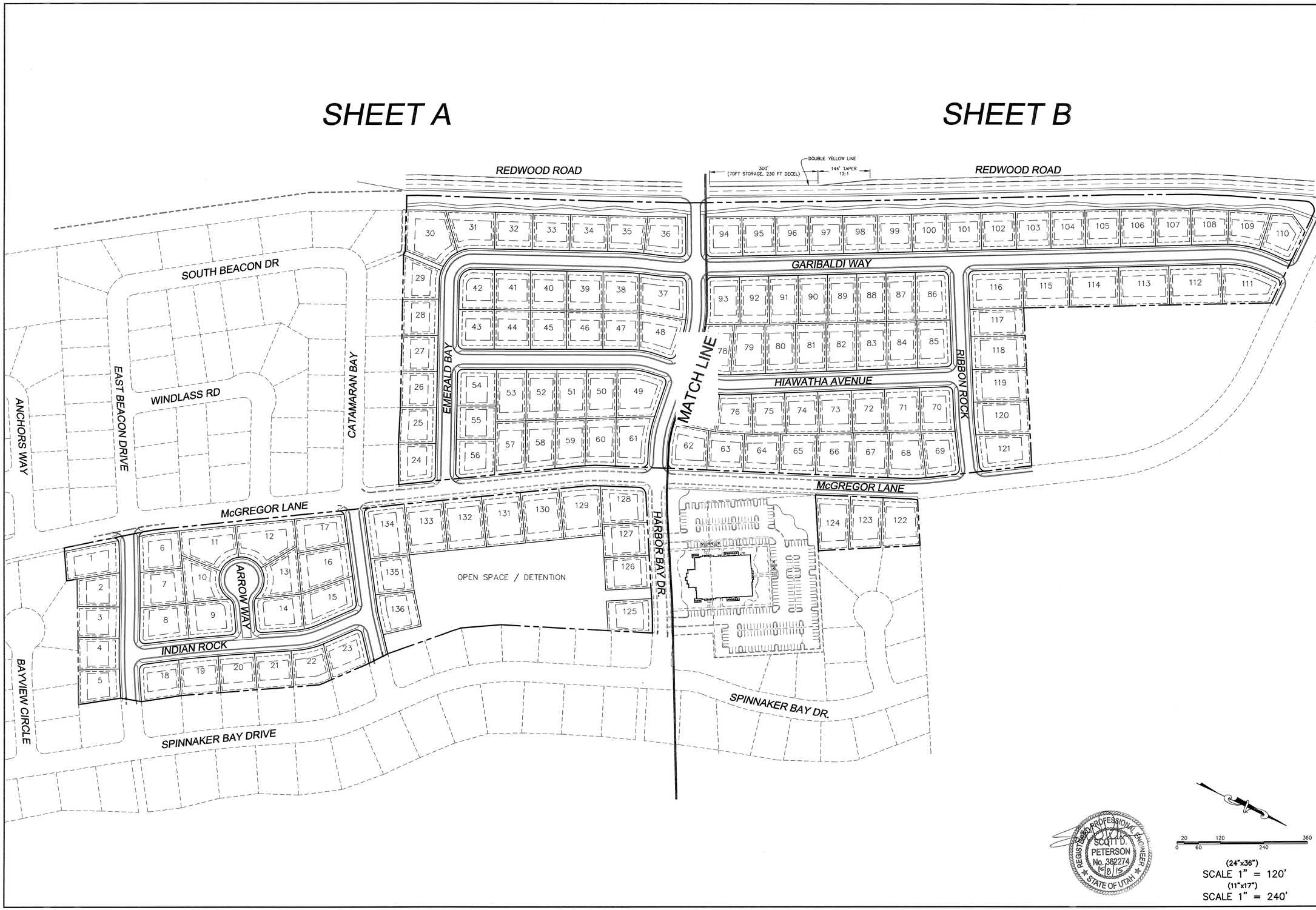
CITY OF SARATOGA SPRINGS:
PHONE: 801-766-9793
1307 N COMMERCE DR STE 200
SARATOGA SPRINGS, UT 84045

PUBLIC WORKS:
PHONE: 801-766-6506
213 N 900 E
SARATOGA SPRINGS, UT 84045

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
12/8/15
STATE OF UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660



SHEET NO. 2

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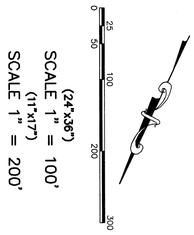
OVERALL LAYOUT

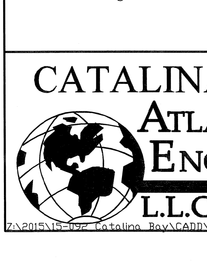
SARATOGA SPRINGS, UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

Z:\2015\15-097 Catalina Bay\CADD\PRELIMINARY\02-OVERALL BOUNDARY.dwg 10/8/2015 9:53:34 AM MDT





CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

EXISTING TOPOGRAPHY /DEMOLITION

SARATOGA SPRINGS, UTAH COUNTY, UTAH

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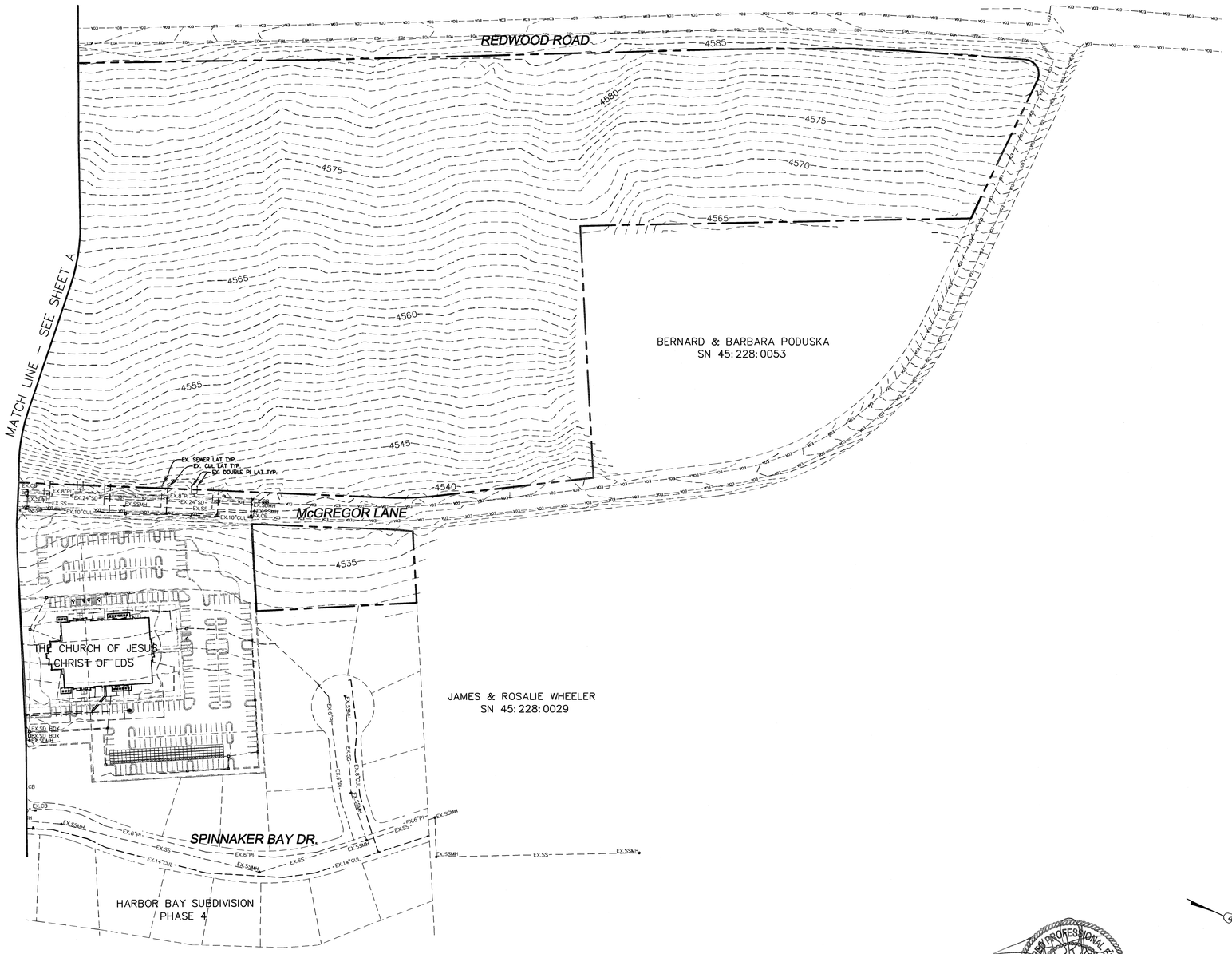

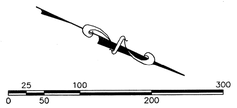

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

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EXISTING TOPOGRAPHY
/DEMOLITION

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

Z:\2015\15-092 Catalina Bay\CADD\PRELIMINARY\03-EXISTING DEMOLITION.dwg 9/29/2015 3:37:10 PM MDT

PHASE 1: 9.00 ACRES/1.35 ACRES OF OPEN SPACE
PHASE 2: 3.15 ACRES/0.47 ACRES OF OPEN SPACE
PHASE 3: 6.51 ACRES/0.98 ACRES OF OPEN SPACE
PHASE 4: 3.99 ACRES/0.60 ACRES OF OPEN SPACE
PHASE 5: 9.28 ACRES/1.39 ACRES OF OPEN SPACE
PHASE 6: 8.52 ACRES/0.71 ACRES OF OPEN SPACE/CASH IN LIEU OF 0.57 ACRES OF OPEN SPACE FOR MARINA
PHASE 7: 11.07 ACRES/CASH IN LIEU OF 1.66 ACRES OF OPEN SPACE FOR MARINA

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
9/8/15
STATE OF UTAH

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

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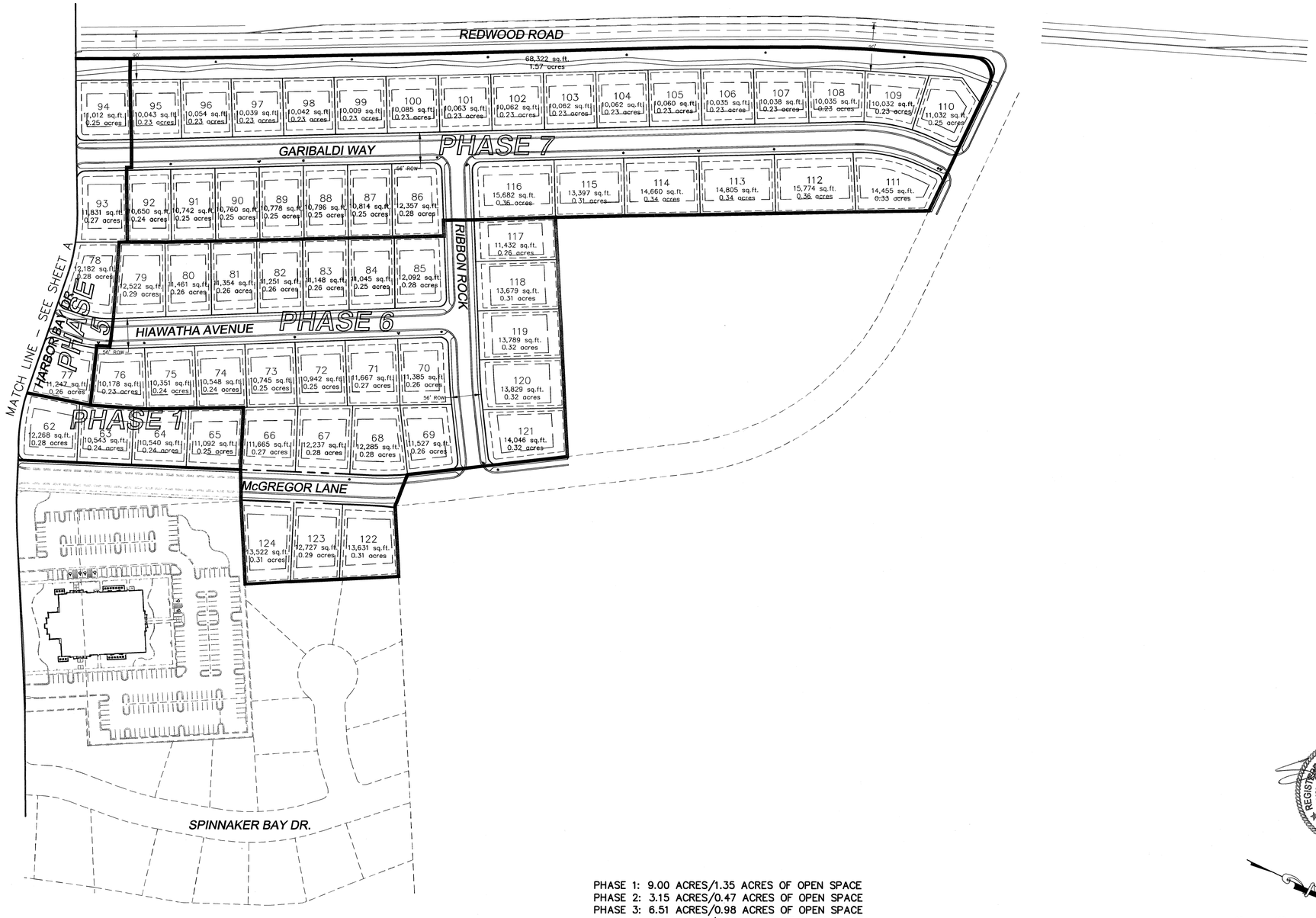
OVERALL SITE PLAN
AND PHASING

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

P:\2015\15-152 Catalina Bay\Landpro\Minary\4-SITE PLAN.dwg 9/16/2015 4:21:52 PM MDT



PHASE 1: 9.00 ACRES/1.35 ACRES OF OPEN SPACE
PHASE 2: 3.15 ACRES/0.47 ACRES OF OPEN SPACE
PHASE 3: 6.51 ACRES/0.98 ACRES OF OPEN SPACE
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PHASE 7: 11.07 ACRES/CASH IN LIEU OF 1.66 ACRES OF OPEN SPACE FOR MARINA

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
9/16/15
STATE OF UTAH

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

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OVERALL SITE PLAN
AND PHASING

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

OVERALL GRADING AND DRAINAGE

SARATOGA SPRINGS, UTAH COUNTY, UTAH

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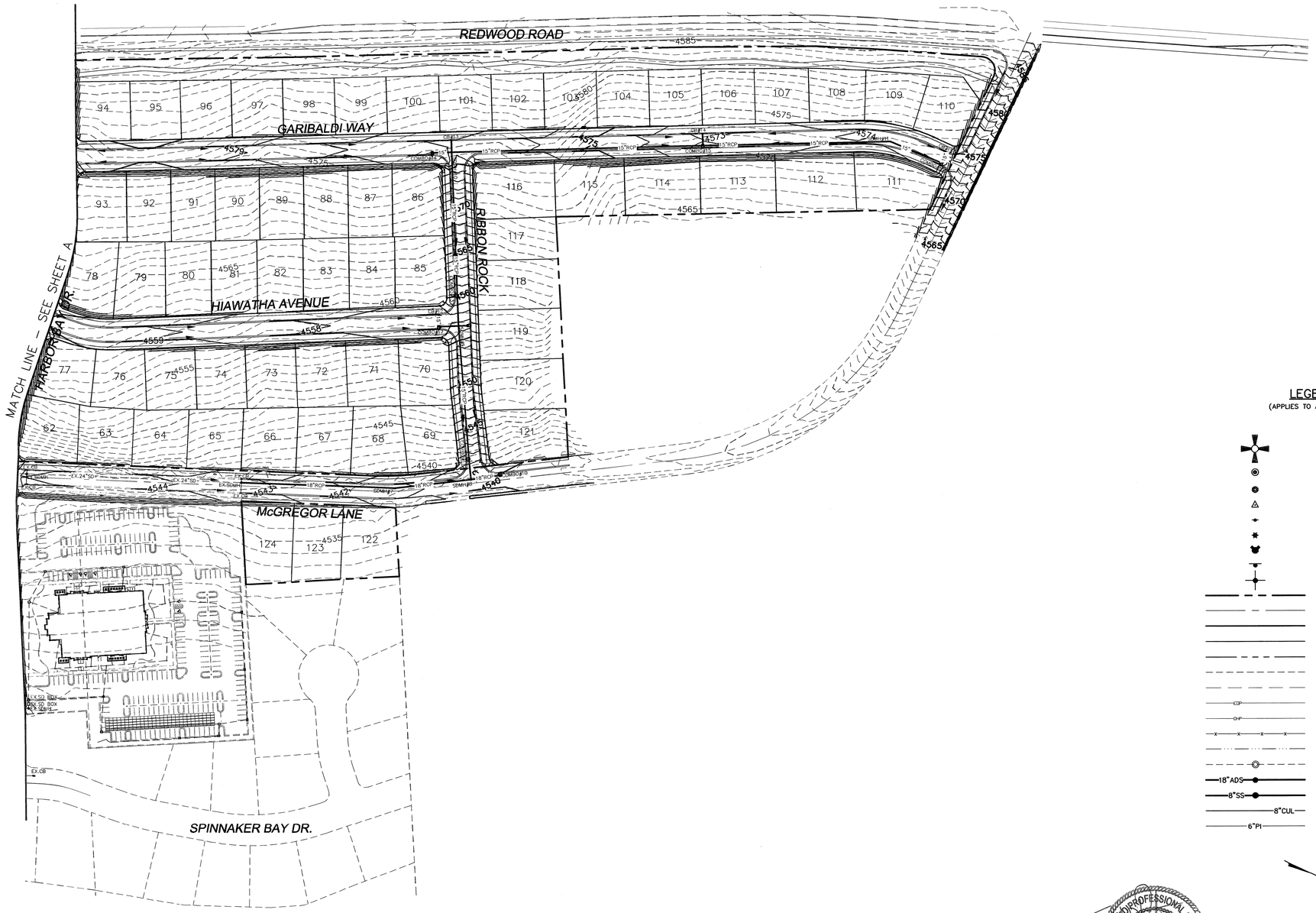

LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
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- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 18"ADS — PROPOSED STORM DRAIN W/MANHOLE
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
10/8/15
STATE OF UTAH

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

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OVERALL GRADING AND DRAINAGE

SARATOGA SPRINGS, UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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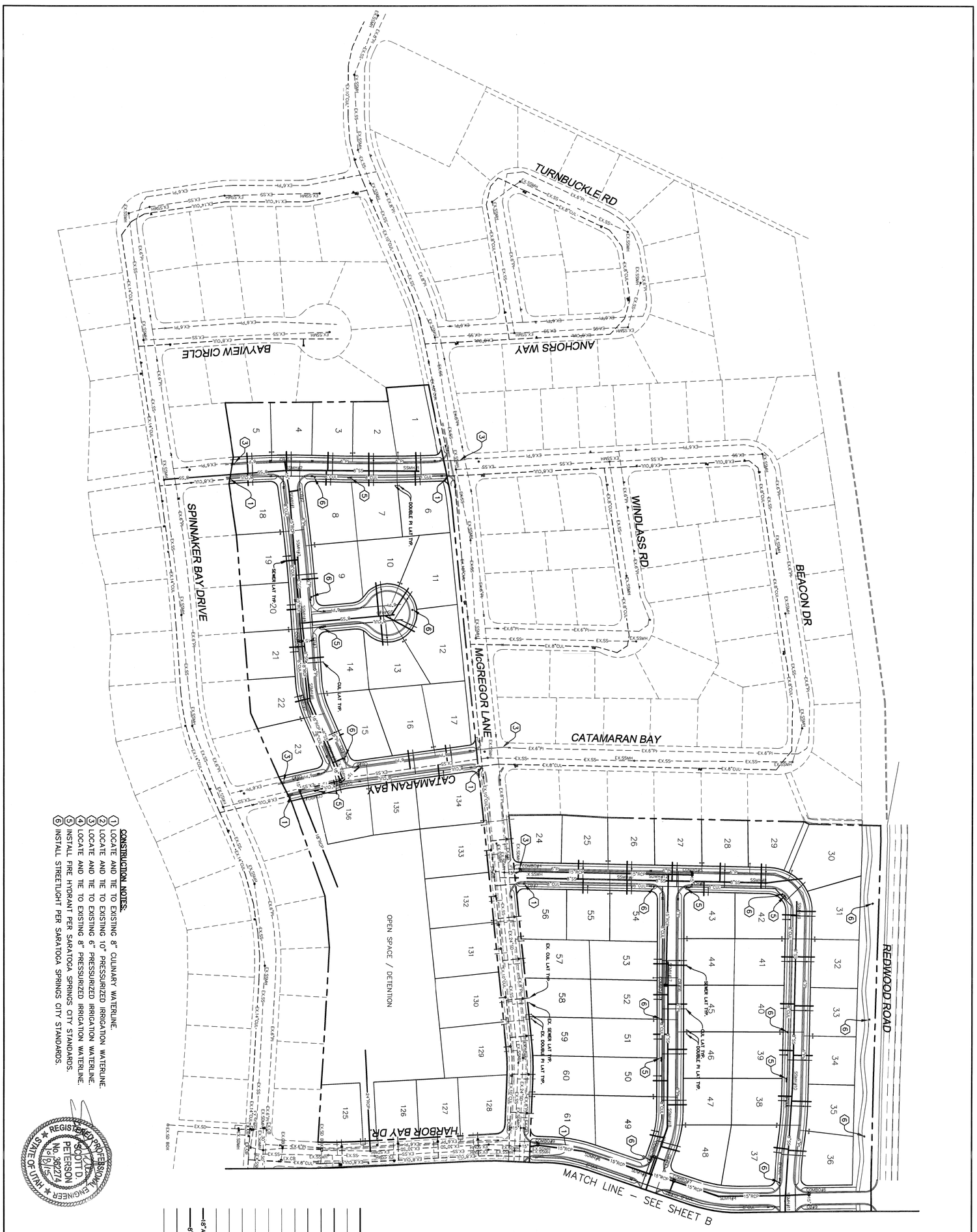

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

OVERALL UTILITIES

SARATOGA SPRINGS, UTAH COUNTY, UTAH

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SHEET NO.

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LEGEND
(APPLIES TO ALL SHEETS)

- SECTION CORNER
- FOUND ALUMINUM CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SIGN
- PROPOSED STREET SIGN
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- EXISTING DEED LINE
- EDGE OF PAVEMENT
- EXISTING OVER HEAD POWER
- EXISTING FENCE LINE
- EXISTING DITCH
- EXISTING SANITARY SEWER W/MANHOLE
- 18"ADS — PROPOSED STORM DRAIN W/MANHOLE
- 8"SS — PROPOSED PVC SDR-35 SEWER W/MH
- 8"CUL — PROPOSED CULINARY WATERLINE
- 6"PI — PROPOSED PRESSURIZED IRRIGATION

CONSTRUCTION NOTES:

1. LOCATE AND TIE TO EXISTING 8" CULINARY WATERLINE.
2. LOCATE AND TIE TO EXISTING 10" PRESSURIZED IRRIGATION WATERLINE.
3. LOCATE AND TIE TO EXISTING 6" PRESSURIZED IRRIGATION WATERLINE.
4. LOCATE AND TIE TO EXISTING 8" PRESSURIZED IRRIGATION WATERLINE.
5. INSTALL FIRE HYDRANT PER SARATOGA SPRINGS CITY STANDARDS.
6. INSTALL STREETLIGHT PER SARATOGA SPRINGS CITY STANDARDS.
7. SOUTHBOUND DECEL LANE AND LEFT TURN BAY REQUIRED AT HARBOR BAY DRIVE AND MCGREGOR LANE.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
STATE OF UTAH

50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO. 6B

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OVERALL UTILITIES

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE:801-655-0566
FAX:801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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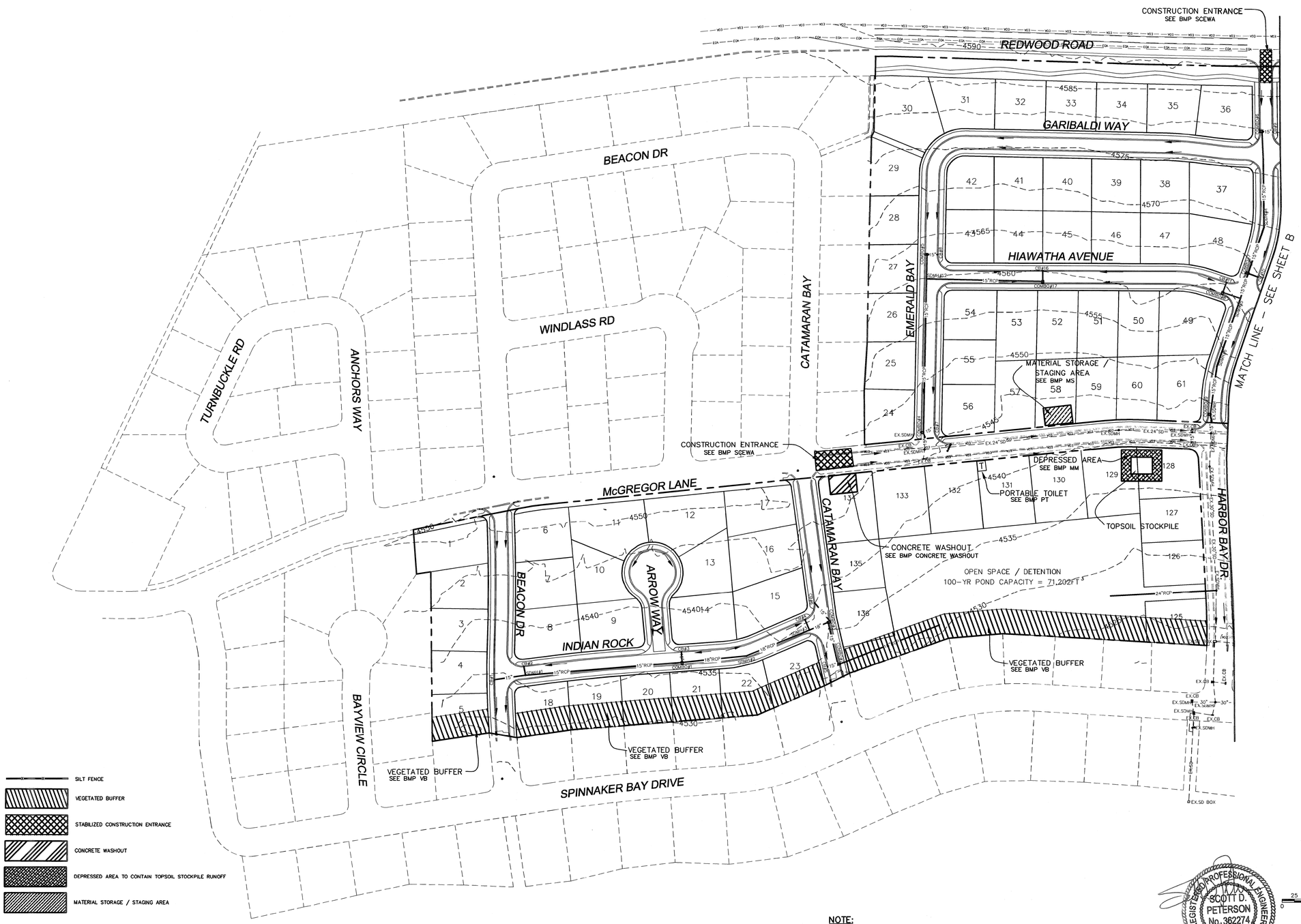

NOTE:
THIS SHEET AND SHEET 7B TO BE USED FOR SWPPP PLAN WHICH WILL BE PROVIDED AT FINAL DESIGN AND INCLUDE BMP DETAILS AND THE STATE APPROVED TEMPLATE.

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
10/6/15
STATE OF UTAH

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

SHEET NO.
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EROSION CONTROL

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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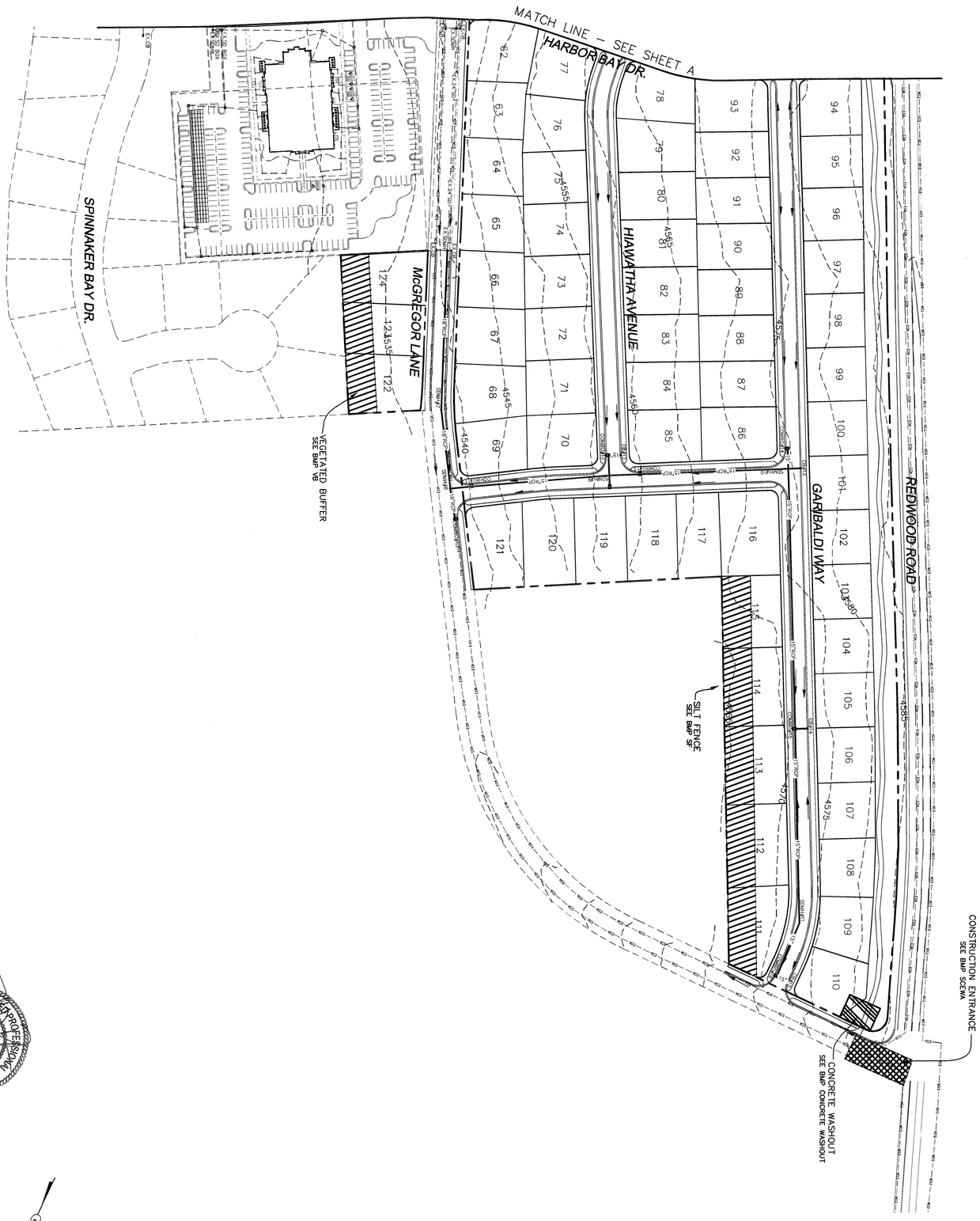

REGISTERED PROFESSIONAL ENGINEER
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No. 362274
10/8/15
STATE OF UTAH

(24"x36")
SCALE 1" = 100'
(11"x17")
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SPANISH FORK, UT 84660

EROSION CONTROL

SARATOGA SPRINGS, UTAH COUNTY, UTAH

NO.	REVISIONS	BY	DATE
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SHEET NO.

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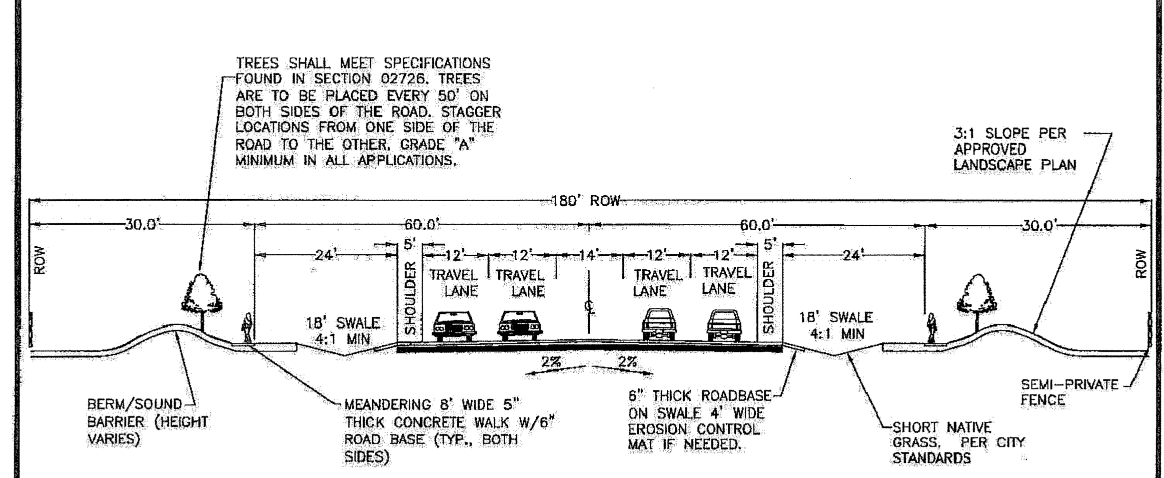


NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
2. PAVEMENT DESIGN SHALL BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER.
3. ARTERIAL ROADWAYS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE WHEN EXISTING ROADWAY IS 3 LANES OR LESS.
4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL.
6. HOUSES ARE NOT PERMITTED TO FRONT ON THESE STREETS.
7. ALL COMMERCIAL OR INDUSTRIAL DRIVEWAY ARE TO BE MINIMIZED.

DESIGN CRITERIA

DESIGN SPEED: 55 M.P.H.

MIN CENTERLINE RADIUS: 1190' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 115

CREST K VALUE = 114

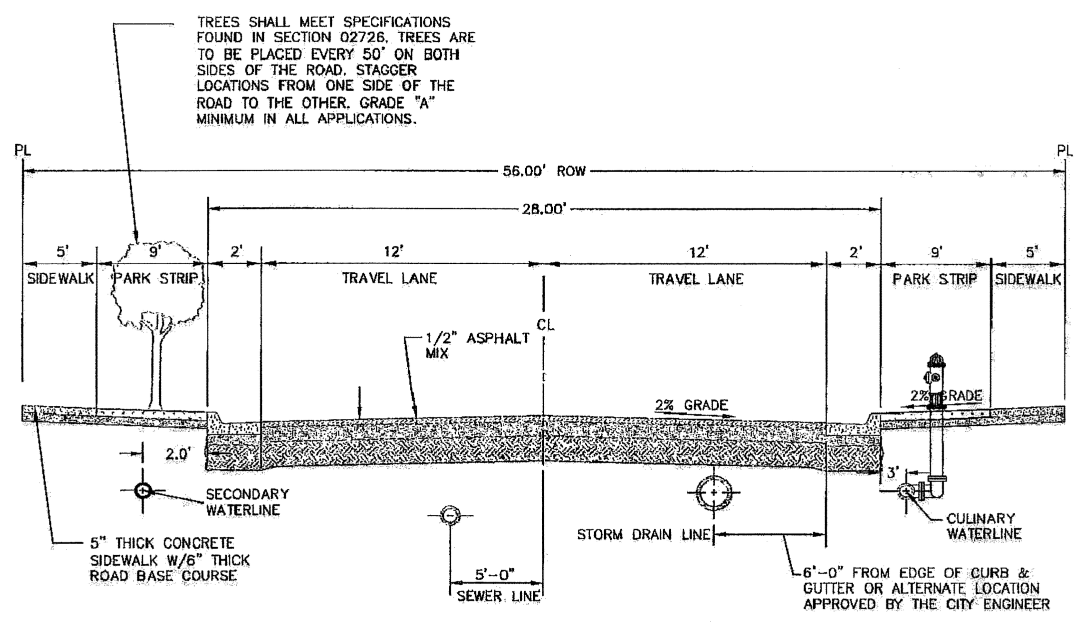
INTERIM 180' RIGHT-OF-WAY ARTERIAL STANDARD

DATE: JANUARY 2015 | DRAWING NAME: ST-13 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — STREET STANDARDS — **ST-13**



NOTES:

1. MAXIMUM DIFFERENCE IN ELEVATION BETWEEN CURB ON OPPOSITE SIDES OF STREET SHALL NOT EXCEED 1'-0"
2. PAVEMENT DESIGN MAY BE AS RECOMMENDED BY A SOILS REPORT AND A GEOTECHNICAL ENGINEER, AND AS APPROVED BY CITY ENGINEER. LOCATION OF SIDEWALK AND CURB & GUTTER MAY VARY ON INDIVIDUAL ARTERIAL STREETS PER DIRECTION OF CITY ENGINEER.
3. ALL RESIDENTIAL STREETS SHALL CONFORM TO THE CROSS-SECTION DRAWING ABOVE UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
4. PROVIDE A MINIMUM 6" THICKNESS OF 3/4" OR 1" CRUSHED GRAVEL BASE COURSE UNDER SIDEWALKS, DRIVEWAY APPROACHES, AND CURB & GUTTER.
5. INSTALL TYPE 2 SLURRY SEAL.
6. HOUSES MAY FRONT ON THESE STREETS.
7. THIS ROW CROSS SECTION SHALL BE PERMITTED FOR PRIVATE ROAD CROSS SECTIONS IN THE FOLLOWING ZONES: R-2, R-3 AND R-4.

DESIGN CRITERIA

DESIGN SPEED: 25 M.P.H.

MIN CENTERLINE RADIUS: 200' MIN. UNLESS APPROVED OTHERWISE BY CITY ENGINEER.

VERTICAL CURVE REQUIREMENTS: SAG K VALUE = 37

CREST K VALUE = 20

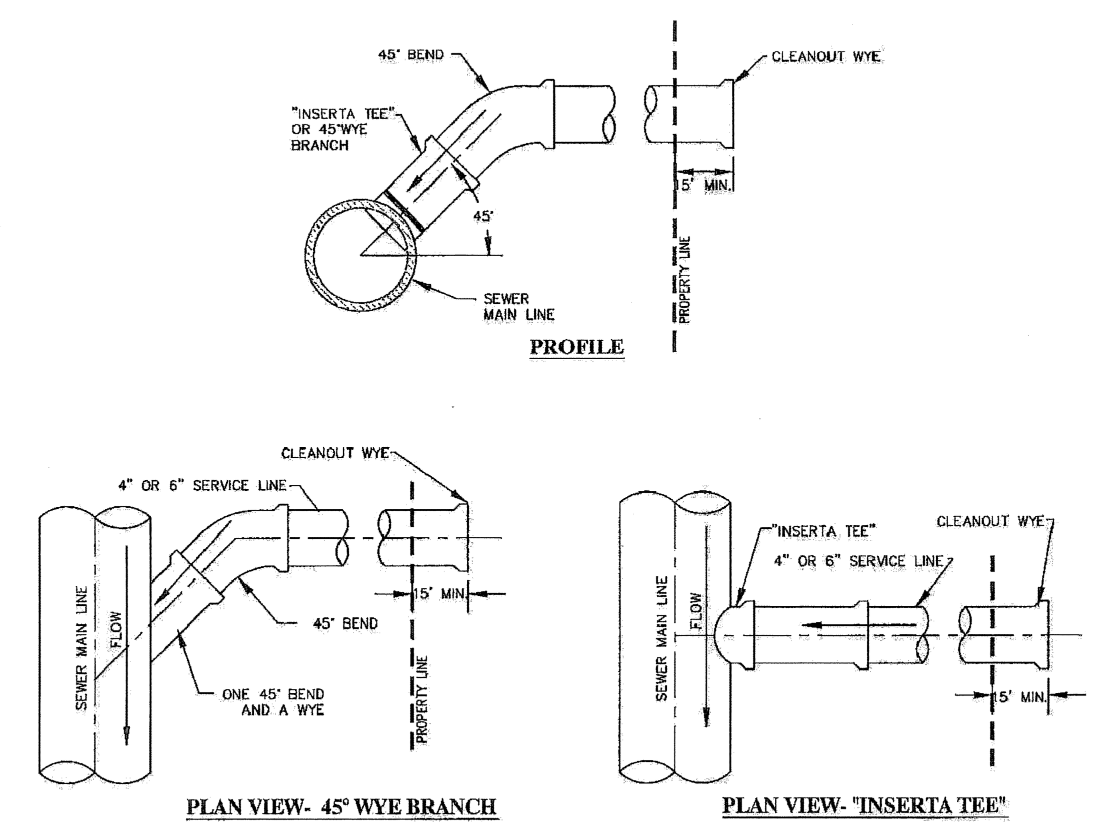
RESIDENTIAL ROADWAY 56' RIGHT-OF-WAY

DATE: JANUARY 2015 | DRAWING NAME: ST-8 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — STREET STANDARDS — **ST-8**



NOTES:

1. ALL RESIDENTIAL SERVICES SHALL BE 4" DIAMETER. NON-RESIDENTIAL SHALL BE 6" DIAMETER UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO PROPERTY LINES.
2. EVERY RESIDENTIAL UNIT SHALL HAVE A SEPARATE SEWER LATERAL.
3. MINIMUM GRADE SHALL BE 2% FOR SERVICE LINES.
4. ALL 90° BENDS AT CONNECTION TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. DIRECT NOSE ON IS ALLOWED WHEN CONNECTING TO EXISTING MAIN LINE. USE RUBBER BOOT AS PER CITY WITH STAINLESS STEEL STRAPS, IF REQUIRED. CORE CUT EXISTING PIPE, DO NOT BREAK OUT WITH A HAMMER.
6. NOTIFY CITY 24 HOURS IN ADVANCE OF ANY CONNECTION. EVERY CONNECTION TO BE INSPECTED BY CITY.
7. CONNECTION TO USERS TO BE DONE BY OTHERS.
8. CAST IRON WYE'S ARE REQUIRED FOR ALL NON-RESIDENTIAL CONNECTIONS.

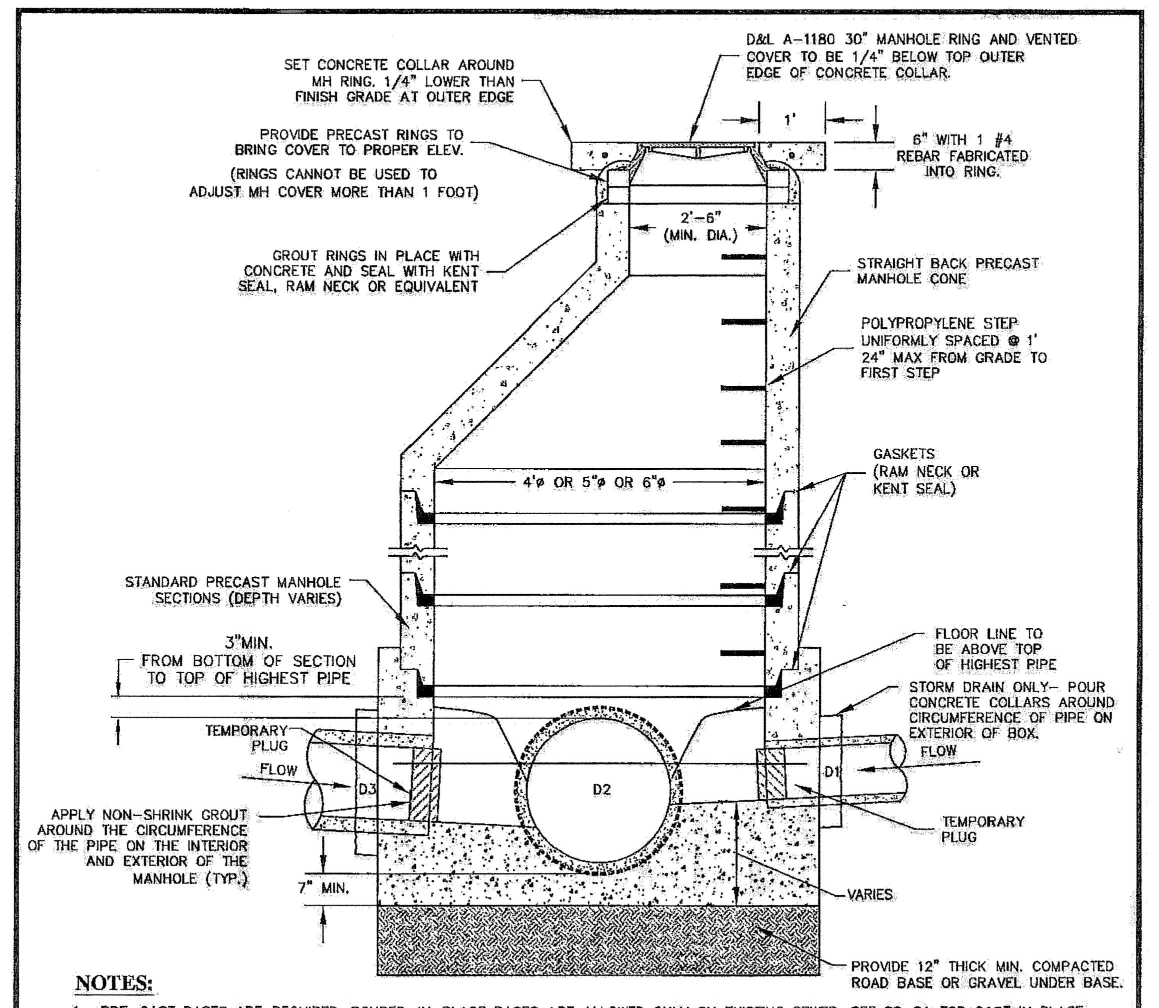
SEWER SERVICE CONNECTION

DATE: JANUARY 2015 | DRAWING NAME: SS-3 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — SANITARY SEWER — **SS-3**



NOTES:

1. PRE-CAST BASES ARE REQUIRED. POURED-IN-PLACE BASES ARE ALLOWED ONLY ON EXISTING SEWER. SEE SS-2A FOR CAST IN PLACE BASE
2. AFTER ALL GRADING AROUND MANHOLE HAS BEEN COMPLETED AND FINAL SURFACING IS IN PLACE REMOVE TEMPORARY PLUGS, DEBRIS AND PLYWOOD FROM INSIDE OF MANHOLES.
3. MANHOLES DEEPER THAN 20 FEET SHALL HAVE AN 18" THICK CONCRETE BASE.
4. CONE AND WALL SECTIONS SHALL CONFORM WITH ASTM C-478 STANDARD
5. ALL MANHOLES TO BE HS-20 RATED
6. MANHOLES WITH SOLID LIDS MUST BE EPOXY LINED.
7. MANHOLES OUTSIDE OF ROW SHALL HAVE SOLID LOCKING LIDS.
8. FLAT CAST RINGS ARE NOT PERMITTED
9. LID SHALL BE VENTED AND MARKED SS SEWER

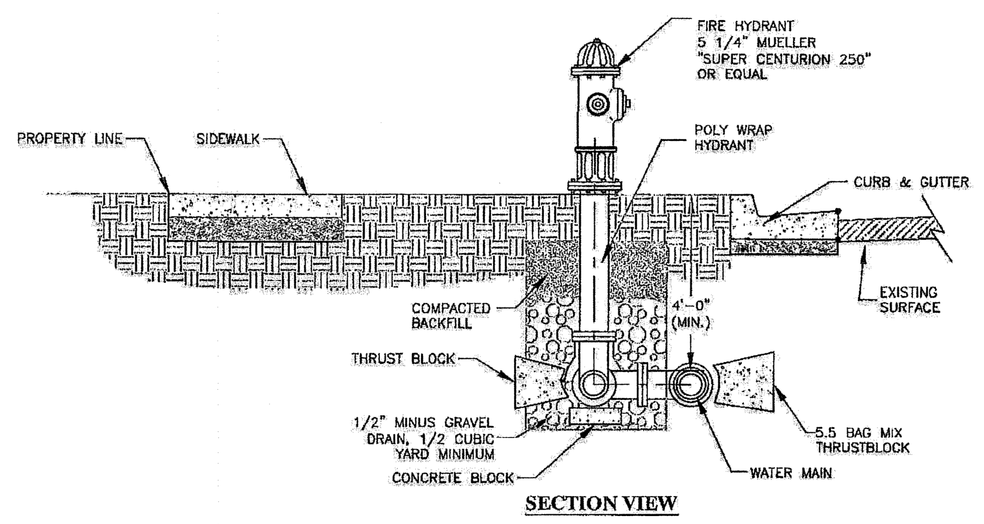
PRE-CAST SANITARY SEWER MANHOLE

DATE: JANUARY 2015 | DRAWING NAME: SS-2 | DRAWN BY: ETL | CHECKED: | APPROVED:

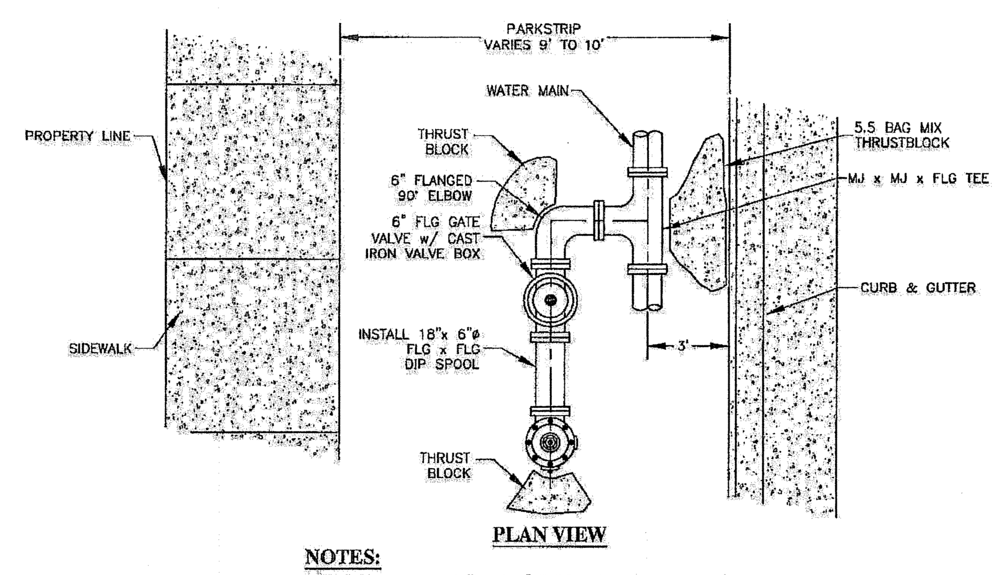
REV	DATE	BY	COMMENTS
1	6-25-15	JW	MAKING PRE-CAST AND CAST IN PLACE DETAILS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — SANITARY SEWER — **SS-2**



SECTION VIEW



PLAN VIEW

NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK-AWAY UNIT IMMEDIATELY ABOVE GROUND.
2. HYDRANT SHALL BE CENTERED IN A CONCRETE PAD.

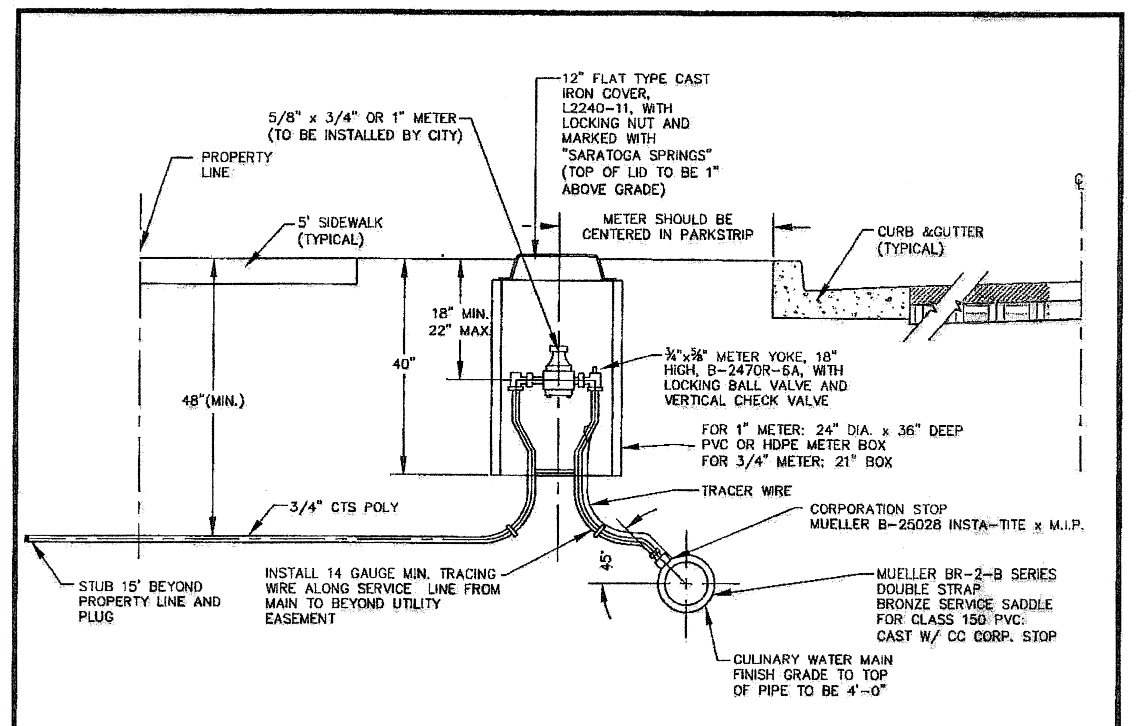
FIRE HYDRANT CONNECTION

DATE: JANUARY 2015 | DRAWING NAME: CW-4 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — CULINARY WATER — **CW-4**



NOTES:

1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 95% WITH NO DENSITY TEST RESULT LESS THAN 92%.
3. CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING METER
4. METER BOXES SHOULD BE PVC OR HDPE.
5. PIPE: INSTALL MINIMUM 3/4" CTS POLY PIPE (SDR-9) FROM MAIN TO METER AND FROM METER TO BUILDING. MINIMUM 1" POLYETHYLENE PIPE TO BE USED IN COMMERCIAL AREAS. INSTALL TRACING WIRE FROM MAIN LINE TO METER.
6. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP, MUST BE PLACED NEAR MIDPOINT OF THE LOT, AND MUST NOT BE LOCATED IN A DRIVEWAY OR IN A SIDEWALK.
7. METER YOKE TO BE MUELLER B-2470R-6A, OR ACCEPTABLE EQUAL
9. SERVICE SADDLES SHALL BE MUELLER BR-2-B SERIES, OR EQUAL
11. METER LID TO BE 1" ABOVE LINE GRADE OF WALK/CURB
12. STAINLESS STEEL LINER INSERTS WILL BE REQUIRED INSIDE OF TUBING AT COMPRESSION FITTINGS.
13. WATER SERVICES SHALL BE STUBBED TO A POINT APPROXIMATELY 1' BEYOND UTILITY EASEMENT (PUE).
14. 1" METER INSTALLATION TO BE SIMILAR USING 1" METER, PIPE, AND FITTINGS.

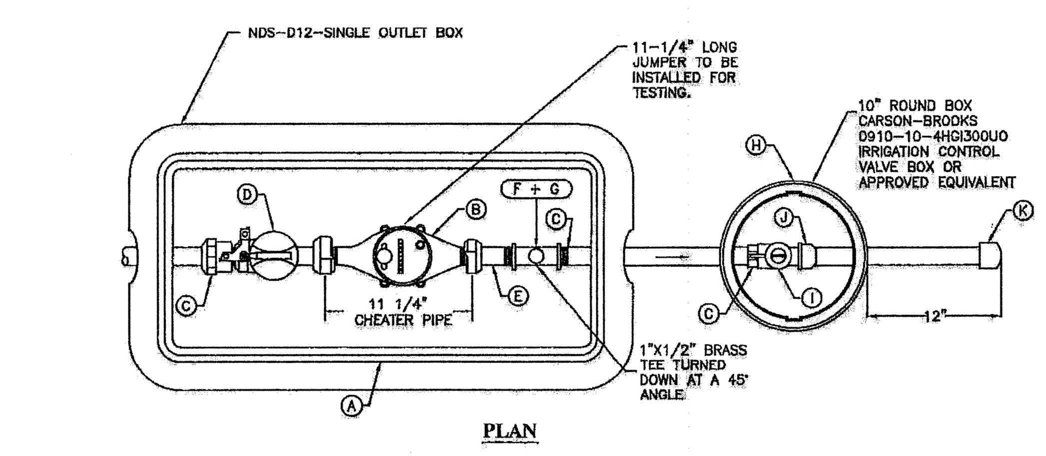
RESIDENTIAL METER CONNECTION 3/4" x 5/8" OR 1"

DATE: JANUARY 2015 | DRAWING NAME: CW-5 | DRAWN BY: ETL | CHECKED: | APPROVED:

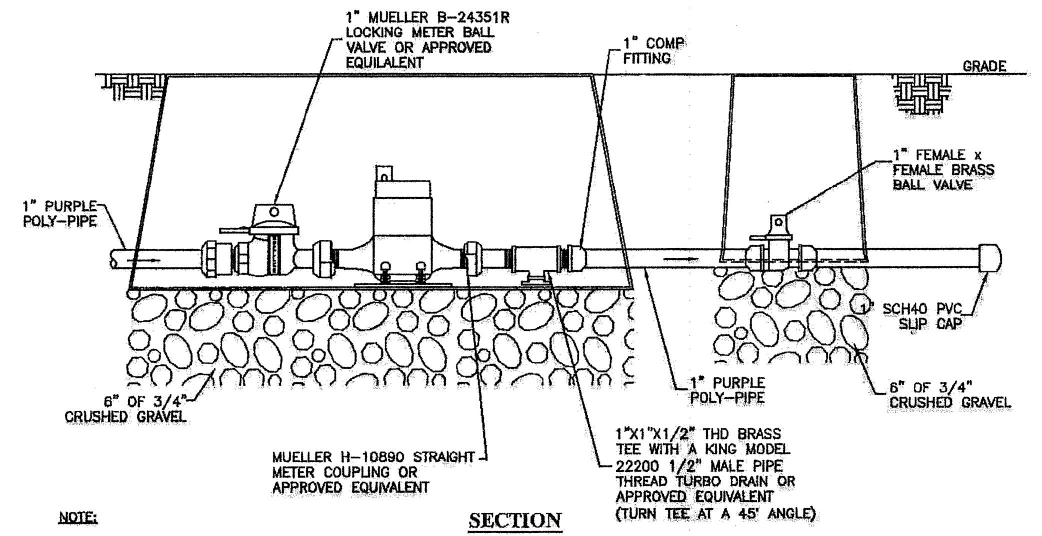
REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — CULINARY WATER — **CW-5**



PLAN



SECTION

NOTE:

1. 1" METERS PROVIDED BY CITY
2. ALL PIPES SHALL BE BURIED WITH 14 GAUGE STRANDED THHN TRACE WIRE
3. CHEATER PIPE TO BE EXACTLY 11' 1/4" FROM FACE TO FACE

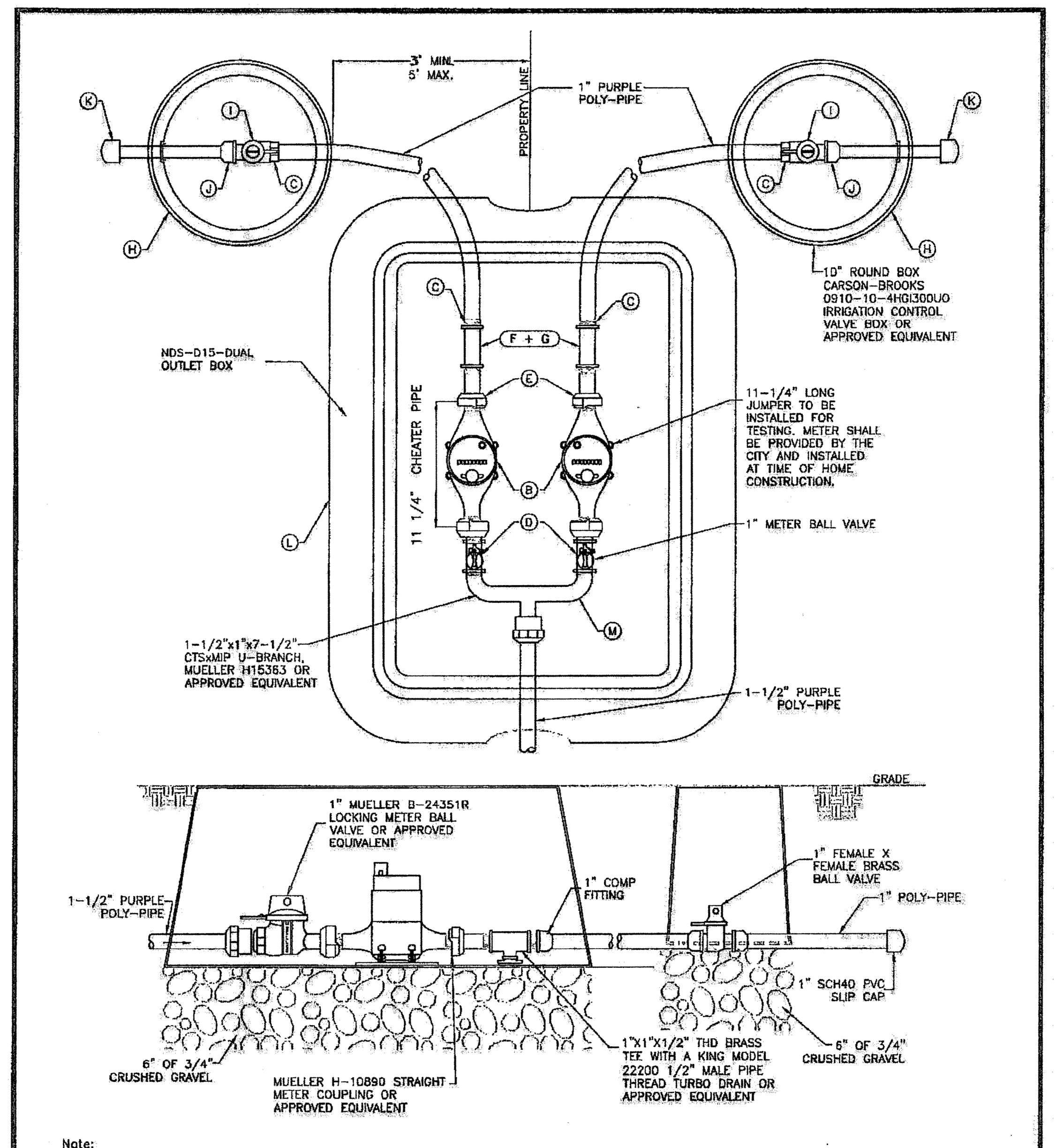
1" SINGLE SERVICE LATERAL BOX

DATE: JANUARY 2015 | DRAWING NAME: PI-5A | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — PRESSURIZED IRR — **PI-5A**



Note:
1. CHEATER PIPE TO BE EXACTLY 11' 1/4" FROM FACE TO FACE.

1 1/2" DUAL SERVICE LATERAL BOX

DATE: JANUARY 2015 | DRAWING NAME: PI-5B | DRAWN BY: | CHECKED: | APPROVED:

REV	DATE	BY	COMMENTS
B	1/31/05	jmc	Concrete Block
C	4-6-06	MH	WR WHITE REDLINES

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045, PHONE: 801-766-9793, FAX: 8017669794

STANDARD DETAILS — PRESSURIZED IRR — **PI-5B**

SHEET NO. 8

REVISIONS

NO.	BY	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

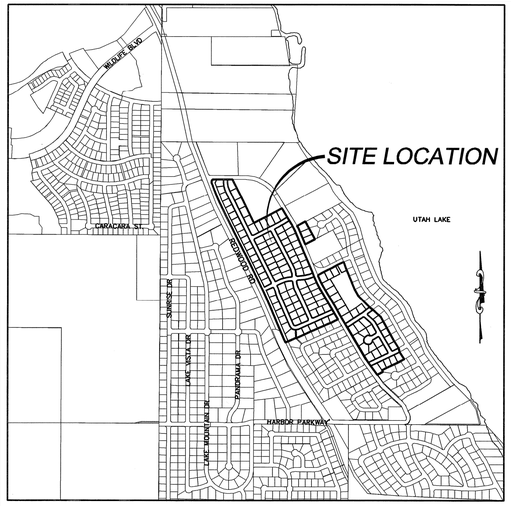
DETAILS

SARATOGA SPRINGS, UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

Z:\2015\15-092 Catalina Bay\CADD\PRELIMINARY\08-DETAILS.dwg 10/2/2015 2:07:27 PM MDT



VICINITY MAP

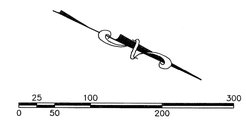
–NTS–

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ___ DAY OF _____, 20__.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY.
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 MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. 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.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD–PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS ARE SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT AND CONNECTION FEES, AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT, ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENTY CITY ORDINANCES AND FEE SCHEDULES.
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. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
10. IF SUBDIVISION HAS PRIVATE STREETS, PLAT MUST DESIGNATE STREET AS "PRIVATE" AND INCLUDE STATEMENT "NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS".
11. IF CONDO OR HOA ASSOCIATION IS INVOLVED, PLAT MUST INCLUDE STATEMENT "LOTS/UNITS" ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S".

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 UTAH CODE SECTION 10–9A–603(4)(c)(ii).

QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
APPROVED THIS___DAY OF_____, A.D. 20__	APPROVED THIS___DAY OF_____, A.D. 20__
QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
COMCAST CABLE TELEVISION	**CENTURY LINK**
APPROVED THIS___DAY OF_____, A.D. 20__	APPROVED THIS___DAY OF_____, A.D. 20__
COMCAST CABLE TELEVISION	CENTURY LINK



(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

LEGEND

- FOUND BRASS CAP
- SET 5/8" IRON PIN
- CALCULATED POINT, NOT SET
- PROPERTY BOUNDARY
- RIGHT–OF–WAY LINE
- LOT LINE
- SECTION LINE
- EASEMENT
- CENTERLINE
- XXXX X — ADDRESSES

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	469.85	46.74	46.72	S 33°38'51" E	5°41'59"
C2	472.14	67.77	67.71	S 26°41'58" E	8°13'26"
C3	20.00	29.50	26.90	S 19°40'30" W	84°31'30"
C4	971.99	77.34	77.32	S 64°13'01" W	4°33'32"
C5	25.01	48.55	41.28	S 34°39'36" W	111°14'02"
C6	472.14	73.04	72.97	N 27°01'10" W	8°51'49"
C7	528.14	75.81	75.74	S 26°41'58" E	8°13'26"
C8	528.15	41.93	41.92	S 20°18'47" E	4°32'55"
C9	3500.01	269.77	269.71	S 64°42'29" W	4°24'58"
C10	1712.93	61.27	61.27	N 65°53'17" E	2°02'58"
C11	1703.95	127.52	127.49	N 62°42'01" E	4°17'16"
C12	300.00	40.10	40.07	N 28°58'25" W	7°39'28"
C13	214.00	73.04	72.68	N 38°48'32" W	19°33'17"
C14	3256.00	214.28	214.25	S 30°55'01" E	3°46'15"
C15	15.00	18.49	17.34	S 01°10'59" E	70°37'42"
C16	3472.00	81.61	81.61	S 63°32'17" W	1°20'48"
C17	3472.00	94.68	94.68	S 64°59'33" W	1°33'45"
C18	3472.01	69.31	69.30	S 66°20'45" W	1°08'37"
C19	1729.64	17.91	17.91	N 66°37'15" E	0°35'36"
C20	1728.04	85.46	85.45	N 64°54'25" E	2°50'01"
C21	1728.00	81.33	81.32	N 62°08'31" E	2°41'48"
C22	15.00	7.52	7.44	S 48°29'52" W	28°44'01"
C23	15.20	20.78	19.20	S 69°31'22" E	78°21'01"
C24	414.29	61.84	61.78	S 34°47'00" E	8°33'07"
C25	15.00	2.22	2.21	N 66°52'02" E	8°27'49"
C26	3528.00	97.01	97.01	S 63°25'23" W	1°34'32"
C27	3528.00	98.16	98.15	S 65°00'29" W	1°35'39"
C28	3528.00	68.51	68.51	S 66°21'41" W	1°06'45"
C29	1672.00	15.83	15.83	N 66°38'47" E	0°32'33"
C30	15.00	25.24	22.37	N 18°09'40" E	96°25'41"
C31	3284.00	108.43	108.43	S 31°51'24" E	1°53'31"
C32	272.00	13.05	13.05	N 31°25'40" W	2°44'59"
C33	3284.00	107.69	107.69	S 29°58'16" E	1°52'44"
C34	15.00	23.84	21.41	N 74°34'04" W	91°04'21"
C35	31.50	25.61	24.91	S 36°36'25" W	46°34'40"
C36	62.50	85.05	78.64	N 48°08'55" E	77°57'53"
C37	31.50	2.28	2.28	S 11°14'32" W	4°09'07"
C38	62.50	66.45	63.37	S 62°24'33" E	60°55'10"
C39	62.50	71.86	67.97	S 00°59'25" W	65°52'46"
C40	62.50	83.66	77.55	S 72°16'40" W	76°41'45"
C41	31.50	9.71	9.67	S 78°12'10" E	17°39'24"
C42	31.50	18.18	17.93	N 76°25'57" E	33°04'23"
C43	15.00	23.28	21.01	N 15°25'56" E	88°55'39"
C44	186.00	27.80	27.77	N 33°18'48" W	8°33'48"
C45	186.00	35.68	35.63	N 43°05'27" W	10°59'28"
C46	15.00	19.40	18.07	N 85°37'58" W	74°05'34"
C47	15.00	4.56	4.54	S 48°37'07" W	17°24'16"
C48	15.00	18.52	17.36	S 04°33'09" W	70°43'40"
C49	15.00	24.05	21.56	S 76°44'43" E	91°52'04"
C50	15.00	26.33	23.08	S 01°41'49" W	100°33'59"
C51	242.00	78.71	78.36	N 38°20'56" W	18°38'04"
C52	242.00	3.89	3.89	N 48°07'35" W	0°55'12"
C53	15.00	21.74	19.89	N 72°20'17" W	83°03'13"
C54	93.00	31.68	31.53	N 75°53'39" E	19°31'05"
C55	93.00	12.02	12.01	N 89°21'18" E	7°24'12"
C56	92.95	56.64	55.77	S 69°29'22" E	34°55'05"
C57	92.90	45.74	45.28	S 37°57'39" E	28°12'40"
C58	65.00	102.10	91.92	S 68°51'54" E	90°00'00"
C59	37.00	58.12	52.33	S 68°51'54" E	90°00'00"
C60	15.00	23.28	21.01	S 69°24'07" E	88°55'34"
C61	15.00	23.84	21.41	N 20°35'53" E	91°04'26"
C62	200.00	65.55	65.25	S 15°33'01" E	18°46'39"
C63	228.00	26.85	26.83	S 21°33'55" E	6°44'50"
C64	228.00	47.87	47.78	S 12°10'36" E	12°01'48"
C65	172.00	56.37	56.12	S 15°33'01" E	18°46'39"
C66	15.00	23.56	21.21	S 38°50'19" W	90°00'00"
C67	15.00	23.56	21.21	N 51°09'41" W	90°00'00"
C68	572.00	49.27	49.25	S 21°23'51" E	4°56'05"
C69	572.00	13.73	13.73	S 18°14'33" E	1°22'30"
C70	628.00	69.71	69.67	N 20°44'06" W	6°21'36"
C71	15.00	23.09	20.88	S 20°11'11" W	88°12'10"
C72	628.00	60.22	60.20	S 21°07'04" E	5°29'39"
C73	628.00	8.94	8.94	S 17°57'46" E	0°48'57"
C74	572.00	60.72	60.69	N 20°35'46" W	6°04'56"
C75	15.00	24.11	21.59	N 69°40'29" W	92°04'30"
C76	600.00	66.08	66.04	S 20°42'36" E	6°18'36"
C77	600.00	85.42	85.35	N 21°38'01" W	8°09'26"
C78	272.00	38.73	38.69	S 68°21'59" W	8°09'27"
C79	272.00	54.09	54.00	S 78°08'31" W	11°23'36"
C80	300.00	102.37	101.87	S 74°03'47" W	19°33'03"
C81	328.00	60.09	60.00	S 78°35'25" W	10°29'47"
C82	328.00	51.83	51.78	S 68°48'54" W	9°03'16"
C83	15.00	23.56	21.21	S 70°42'44" E	90°00'00"
C84	15.00	23.56	21.21	N 38°50'19" E	90°00'00"
C85	172.00	63.14	62.79	N 16°40'41" W	21°02'00"
C86	200.00	73.42	73.01	N 16°40'41" W	21°02'00"
C87	15.00	23.56	21.21	S 51°09'41" E	90°00'00"
C88	228.00	50.76	50.65	N 12°32'22" W	12°45'20"
C89	228.00	32.94	32.91	N 23°03'22" W	8°16'40"
C90	328.00	94.03	93.71	N 75°37'33" E	16°25'30"
C91	15.00	25.38	22.46	N 17°39'43" E	96°56'47"
C92	15.00	23.56	21.21	N 67°35'13" W	89°59'57"
C93	300.00	86.00	85.71	N 75°37'33" E	16°25'30"
C94	272.00	76.09	75.84	N 75°25'38" E	16°01'40"
C95	15.00	23.56	21.21	N 22°24'47" E	90°00'03"
C96	272.00	1.89	1.89	N 83°38'23" E	0°23'51"
C97	15.00	23.56	21.21	N 19°17'16" E	90°00'00"
C98	328.00	16.83	16.82	S 25°02'42" E	2°56'21"
C99	328.00	90.08	89.80	S 15°42'27" E	15°44'08"
C100	328.00	46.52	46.48	S 03°46'36" E	8°07'35"
C101	15.00	23.56	21.21	N 44°43'06" W	90°00'34"
C102	300.00	140.33	139.05	S 13°06'51" E	26°48'04"
C103	272.00	127.23	126.08	S 13°06'51" E	26°48'04"
C104	15.00	23.56	21.21	S 45°16'54" W	89°59'26"
C105	15.00	23.74	21.34	S 71°51'17" E	90°40'49"
C106	502.00	37.29	37.28	N 60°40'38" E	4°15'20"
C107	15.00	23.56	21.21	N 13°32'57" E	90°00'03"
C108	530.00	39.37	39.36	N 60°40'38" E	4°15'20"
C109	15.00	23.56	21.21	N 76°27'03" W	89°59'57"
C110	558.00	41.44	41.44	N 60°40'38" E	4°15'20"
C111	15.00	23.56	21.21	S 17°48'18" W	90°00'00"
C112	15.00	23.56	21.21	N 72°11'42" W	90°00'00"
C113	15.00	23.38	21.09	S 18°08'43" W	89°19'11"
C114	1000.00	14.00	14.00	N 26°06'48" W	0°48'09"
C115	528.14	23.14	23.14	S 29°33'22" E	2°30'38"
C116	528.14	52.66	52.64	S 25°26'39" E	5°42'48"

SURVEYOR'S CERTIFICATE

I, VICTOR E. HANSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 176695, 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 SECTOIN 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 OF THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLTED WITH THE UTAH COUNTY SURVEYOR.

SURVEYOR

BOUNDARY DESCRIPTION

SEE ADDITIONAL SHEETS

TOTAL ACRES: 51.52 TOTAL # OF LOTS: 136

OWNER'S DEDICATION

KNOW ALL MEN BE THESE PRESENTS THAT_____, THE _____UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERE AFTER KNOWN AS

CATALINA BAY SUBDIVISION

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAN, EASEMENTS, RIGHT–OF–WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND/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 DAMAGE CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION TO THE EXTENT TO HAVE BEEN CAUSED BY THE OWNER'S ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB–SURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY OWNER'S ESTABLISHMENT OF CONSTRUCTION OF THE ROADS WITHIN THIS SUBDIVISION. IN WITNESS WHEREOF_____HAVE HEREUNTO SET_____ THIS___DAY OF _____, A.D. 20__.

CASEY DEVELOPMENT, LC MANAGER: KEVIN CASEY

OILWELL PROPERTIES, LC MANAGER: ROBIN MCCULLOCH

BLACKROCK HOMES, LLC MANAGER: DAVE SCOVILLE

JAMES ELGIN LOUDER & PATRICIA MAE LOUDER TRUSTEES

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF UTAH } S.S.

ON THE _____ DAY OF _____, A.D. 2015 PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES NOTARY PUBLIC (SEE SEAL)

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 PERPETUAL USE OF THE PUBLIC.
THIS ___DAY OF_____, A.D. 20___.

ATTEST

CITY MAYOR CITY RECORDER

CATALINA BAY SUBDIVISION PRELIMINARY PLAT

SARATOGA SPRINGS, UTAH COUNTY, UTAH

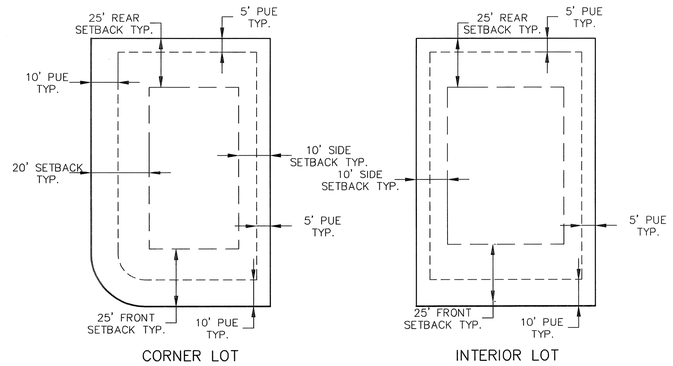
CONTAINS 136 LOTS AND 51.52 ACRES
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 1 OF 3

ATLAS ENGINEERING L.L.C.
PHONE: 801–655–0566
FAX: 801–655–0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

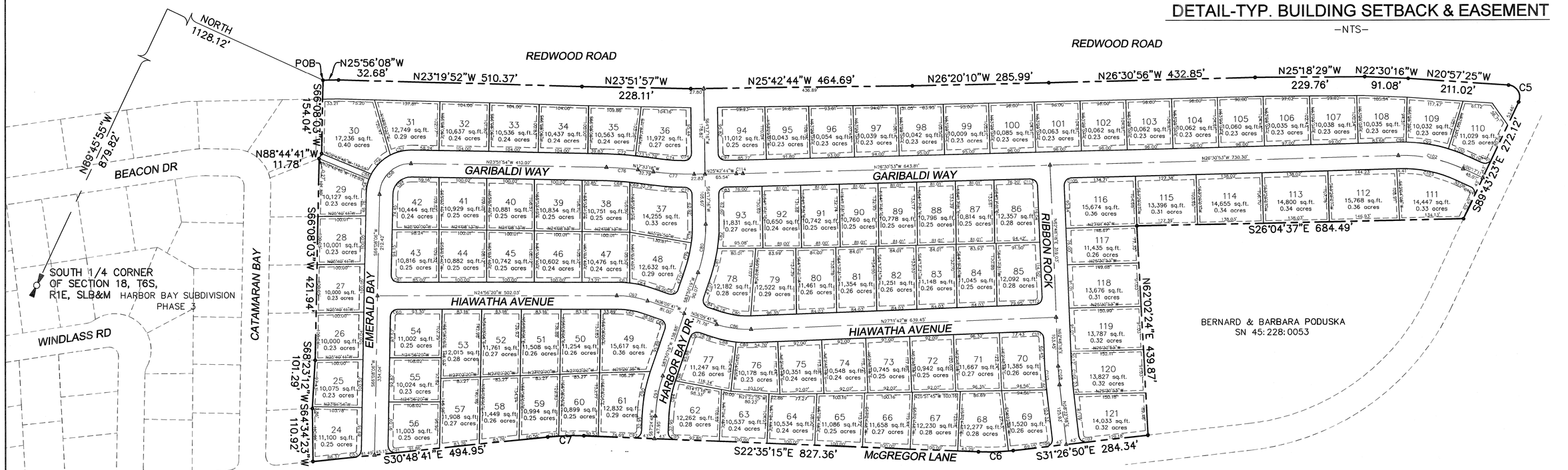
FIRE CHIEF APPROVAL	PLANNING COMMISSION REVIEW	SARATOGA SPRINGS ENGINEER APPROVAL	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE
APPROVED BY THE FIRE CHIEF ON THIS ___DAY OF_____, A.D. 20__	APPROVED BY THE PLANNING COMMISION ON THIS___DAY OF_____, A.D. 20__	APPROVED BY THE CITY ENGINEER ON THIS ___DAY OF_____, A.D. 20__	APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS___DAY OF_____, A.D. 20__	APPROVED BY POST OFFICE REPRESENTATIVE ON THIS___DAY OF_____, A.D. 20__
CITY FIRE CHIEF	CHAIRMAN, PLANNING COMMISSION	CITY ENGINEER	SARATOGA SPRINGS ATTORNEY	LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CLERK–RECORDER SEAL



DETAIL-TYP. BUILDING SETBACK & EASEMENT

–NTS–



CATALINA WEST BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:
Beginning at a point on the Easterly right of way of Redwood as shown on the Recorded Plat of Lake Mountain Estates Subdivision Plat B, located N89°45'55"W 879.82 feet along the Section line and North 1128.12 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; and running thence along the Easterly right of way of Redwood Road the following nine (9) courses and distances (1) N25°56'08"W 32.68 feet; (2) thence N23°19'52"W 510.37 feet; (3) thence N23°51'57"W 228.11 feet; (4) thence N25°42'44"W 464.69 feet; (5) thence N26°20'10"W 285.99 feet; (6) thence N26°30'56"W 432.85 feet; (7) thence N25°18'29"W 229.79 feet; (8) thence N22°30'16"W 91.08 feet; (9) thence N20°57'25"W 211.02 feet to the beginning of a curve to the right, having a radius of 25.01 feet; thence along the arc of said curve a length of 48.55 feet, passing through a central angle of 111°14'02", chord bears N34°39'36"E 41.28 feet; thence S89°43'23"E 272.12 feet along the southerly right of way line of McGregor Drive; thence S26°04'37"E 684.49 feet; thence N62°02'24"E 439.87 feet to the Westerly right of way of McGregor Drive; thence along the Westerly right of way of McGregor Drive the following five (5) courses and distances, (1) S31°27'05"E 284.33 feet to the beginning of a curve to the right, having a radius of 472.14 feet; (2) thence along the arc of said curve a length of 73.04 feet, passing through a central angle of 8°51'49", chord bears S27°01'10"E 72.97 feet; (3) thence S22°35'15"E 827.36 feet to the beginning of a curve to the left, having a radius of 528.14 feet; (4) thence along the arc of said curve a length of 75.81 feet, passing through a central angle of 8°13'26", chord bears S26°41'58"E 75.74 feet; (5) thence S30°48'41"E 494.95 feet; thence along the Northerly Boundary of Harbor Bay Phase 5 Subdivision the following (5) courses and distances, (1) S64°34'23"W 110.92 feet; (2) thence S68°23'12"W 101.29 feet; (3) thence S66°08'03"W 421.94 feet; (4) N88°44'41"W 11.78 feet; (5) S66°08'03"W 154.04 feet to the point of beginning.
Containing 35.115 acres, more or less.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CATALINA BAY SUBDIVISION PLAT "A"

SARATOGA SPRINGS, UTAH COUNTY, UTAH

CONTAINS 136 LOTS AND 51.52 ACRES
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 2 OF 3

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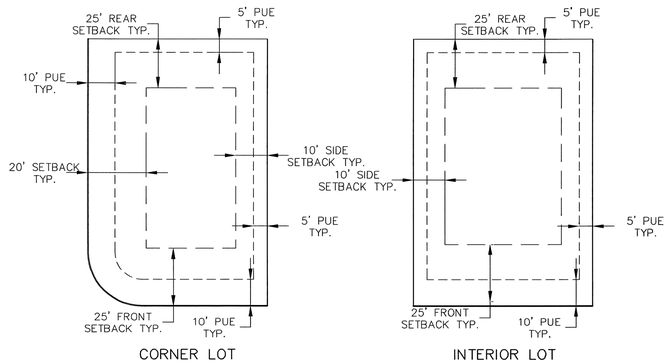


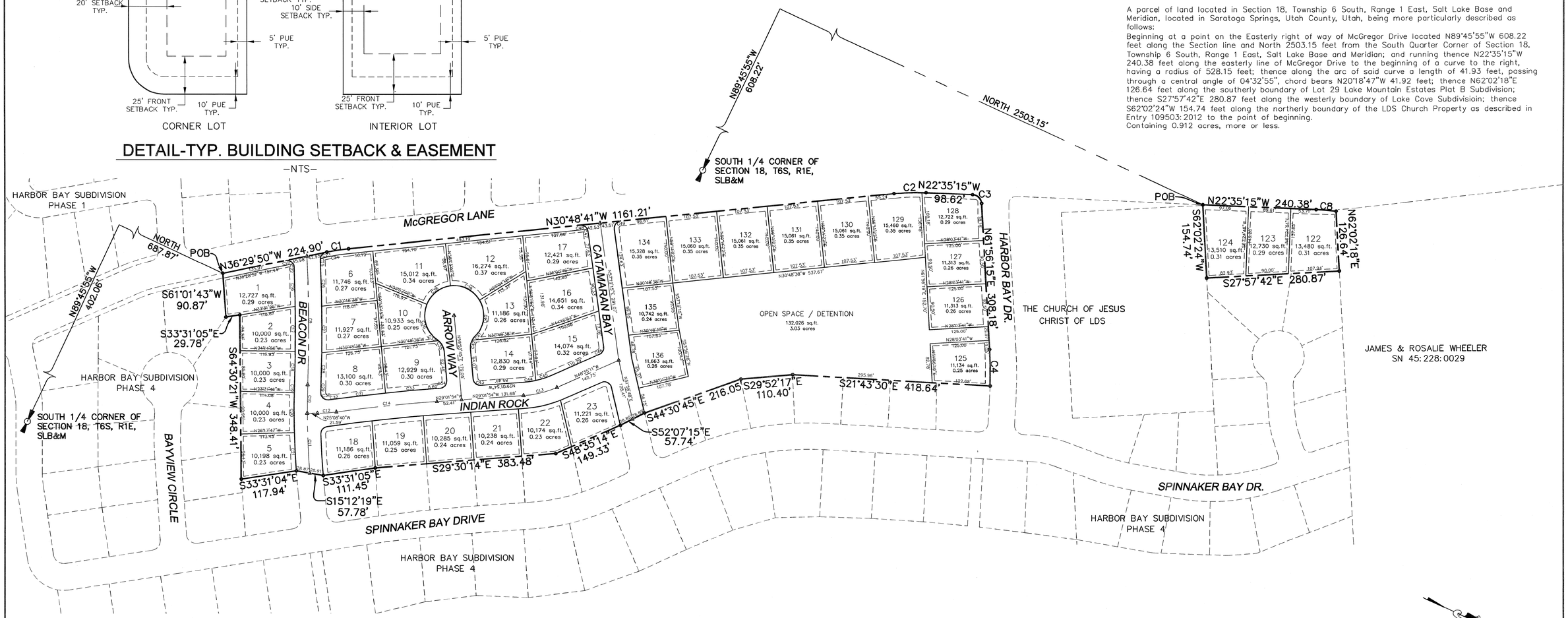
DETAIL-TYP. BUILDING SETBACK & EASEMENT

-NTS-

MONITOR BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the Easterly right of way of McGregor Drive located N89°45'55"W 608.22 feet along the Section line and North 2503.15 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; and running thence N22°35'15"W 240.38 feet along the easterly line of McGregor Drive to the beginning of a curve to the right, having a radius of 528.15 feet; thence along the arc of said curve a length of 41.93 feet, passing through a central angle of 04°32'55", chord bears N20°18'47"W 41.92 feet; thence N62°02'18"E 126.64 feet along the southerly boundary of Lot 29 Lake Mountain Estates Plat B Subdivision; thence S27°57'42"E 280.87 feet along the westerly boundary of Lake Cove Subdivisioin; thence S62°02'24"W 154.74 feet along the northerly boundary of the LDS Church Property as described in Entry 109503:2012 to the point of beginning.
Containing 0.912 acres, more or less.



CATALINA EAST BOUNDARY DESCRIPTION

A parcel of land located in Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah County, Utah, being more particularly described as follows:

Beginning at a point on the Easterly right of way of McGregor Drive located S89°45'55"E 402.06 feet along the Section line and North 687.87 feet from the South Quarter Corner of Section 18, Township 6 South, Range 1 East, Salt Lake Base and Meridian; and running along the Easterly right of way of McGregor Drive the following five (5) courses and distances, (1) thence N36°29'50"W 224.90 feet to the beginning of a curve to the right, having a radius of 469.85 feet; (2) thence along the arc of said curve a length of 46.74 feet, passing through a central angle of 5°41'59", chord bears N33°38'51"W 46.72 feet; (3) thence N30°48'41"W 1161.21 feet to the beginning of a curve to the right, having a radius of 472.14 feet; (4) thence along the arc of said curve a length of 67.77 feet, passing through a central angle of 8°13'26", chord bears N26°41'58"W 67.71 feet; (5) thence N22°35'15"W 98.62 feet to the beginning of a curve to the right, having a radius of 20.00 feet; thence along the arc of said curve a length of 29.50 feet, passing through a central angle of 84°31'30", chord bears N19°40'30"E 26.90 feet; thence N61°56'15"E 308.18 feet to the beginning of a curve to the right, having a radius of 971.99 feet; thence along the arc of said curve a length of 77.34 feet, passing through a central angle of 4°33'32", chord bears N64°13'01"E 77.32 feet, to the westerly boundary of Harbor Bay Phase 4 Subdivision; thence along the boundary of Harbor Bay Phase 4 Subdivision the following twelve (12) courses and distances, (1) S21°43'30"E 418.64 feet; (2) thence S29°52'17"E 110.40 feet; (3) thence S44°30'45"E 216.05 feet; (4) thence S52°07'15"E 57.74 feet; (5) thence S48°35'14"E 149.33 feet; (6) thence S29°30'14"E 383.48 feet; (7) thence S33°31'05"E 111.45 feet; (8) thence S15°12'19"E 57.78 feet; (9) thence S33°31'04"E 117.94 feet; (10) thence S64°30'21"W 348.41 feet; (11) thence S33°31'05"E 29.78 feet; (12) thence S61°01'43"W 90.87 feet to the point of beginning.
Containing 15.497 acres, more or less.

0 25 50 100 200 300

(24"x36")
SCALE 1" = 100'
(11"x17")
SCALE 1" = 200'

CATALINA BAY SUBDIVISION PLAT "A"

SARATOGA SPRINGS, UTAH COUNTY, UTAH

CONTAINS 136 LOTS AND 51.52 ACRES
LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, UTAH COUNTY, UTAH.

SHEET 3 OF 3

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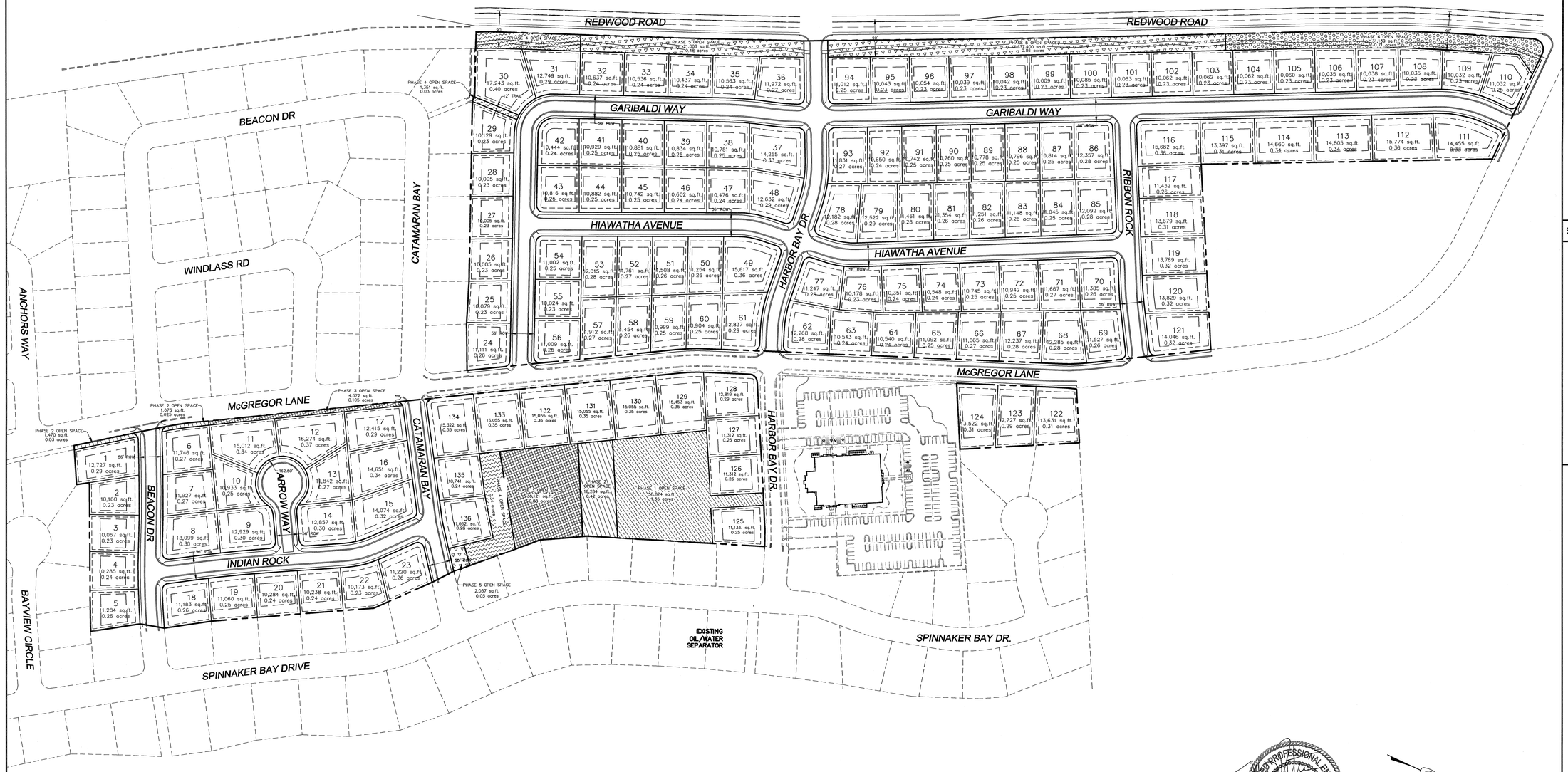

PHASE 1: 9.00 ACRES/1.35 ACRES OF OPEN SPACE=15%
PHASE 2: 3.15 ACRES/0.47 ACRES OF OPEN SPACE=15%
PHASE 3: 6.51 ACRES/0.98 ACRES OF OPEN SPACE=15%
PHASE 4: 3.99 ACRES/0.60 ACRES OF OPEN SPACE=15%
PHASE 5: 9.28 ACRES/1.39 ACRES OF OPEN SPACE=15%
PHASE 6: 8.52 ACRES/0.71 ACRES OF OPEN SPACE=8.3%/CASH IN LIEU OF 0.57 ACRES OF OPEN SPACE FOR MARINA
PHASE 7: 11.07 ACRES/0.00 ACRES OF OPEN SPACE=0%/CASH IN LIEU OF 1.66 ACRES OF OPEN SPACE FOR MARINA

REGISTERED PROFESSIONAL ENGINEER
SCOTT D. PETERSON
No. 362274
10/9/15
STATE OF UTAH

0 30 60 120 240 360

(24"x36")
SCALE 1" = 120'
(11"x17")
SCALE 1" = 240'

SHEET NO.
12

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
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9			
10			
11			
12			

OPEN SPACE PHASING

SARATOGA SPRINGS,
UTAH COUNTY, UTAH

CATALINA BAY SUBDIVISION

ATLAS ENGINEERING L.L.C.
PHONE: 801-655-0566
FAX: 801-655-0109
95 WEST 200 NORTH #2
SPANISH FORK, UT 84660

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