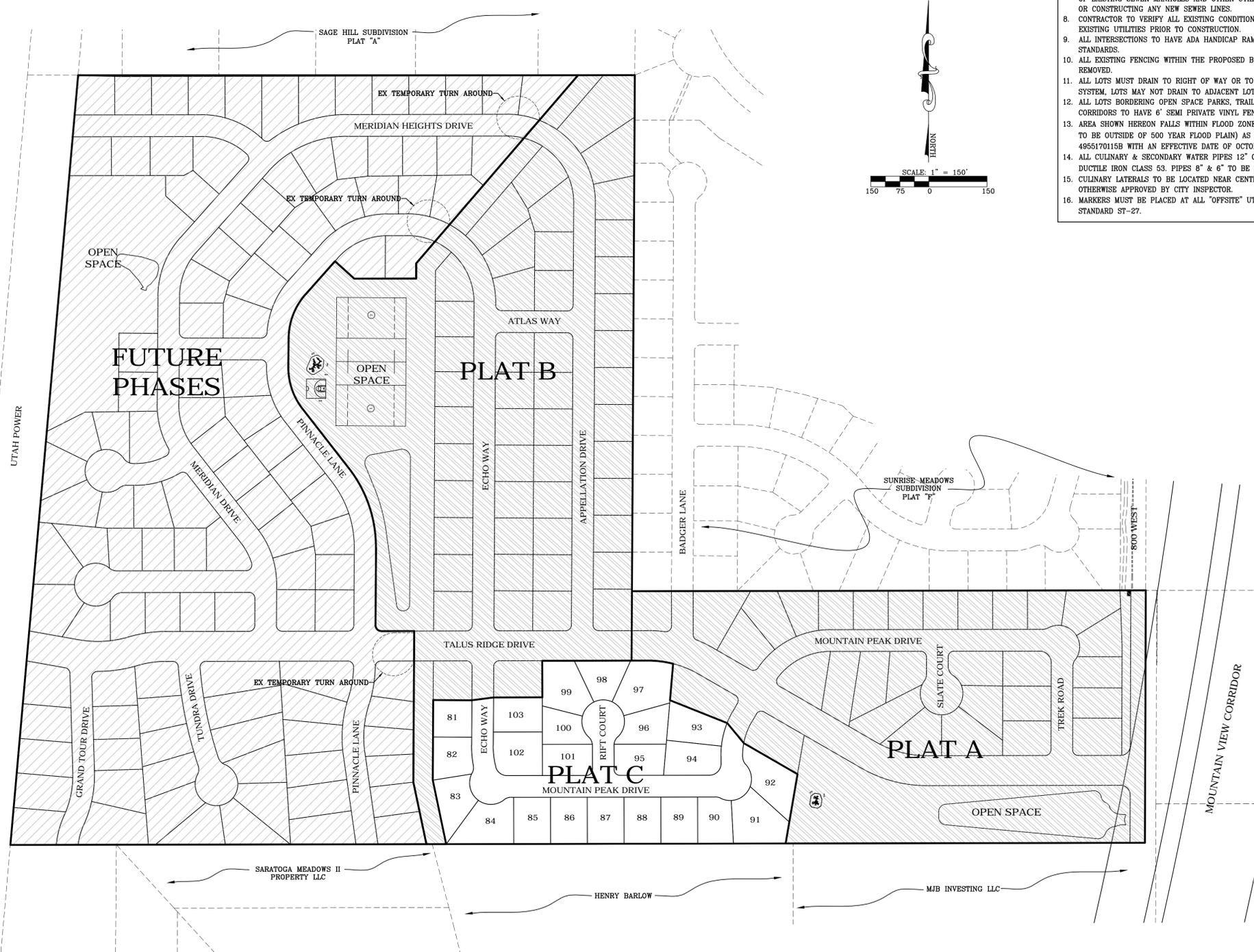


# ◆ TALUS RIDGE ◆

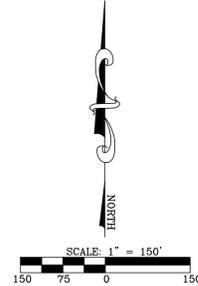
## PLAT "C"

A PORTION OF SECTION 22, T5S, R1W, SLB&M,  
SARATOGA SPRING CITY, UTAH

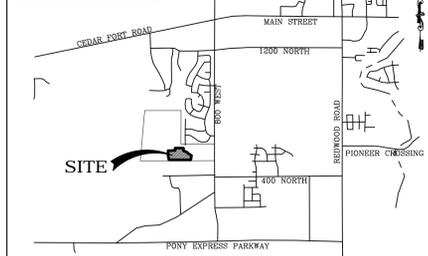


**NOTES**

1. ALL CONSTRUCTION SHALL COMPLY TO THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
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. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST.
4. POST-APPROVAL ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR APPROVED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
5. 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.
6. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA UNLESS OTHERWISE APPROVED BY THE CITY.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING SEWER MANHOLES AND OTHER UTILITIES BEFORE STAKEING OR CONSTRUCTING ANY NEW SEWER LINES.
8. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
9. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
11. ALL LOTS MUST DRAIN TO RIGHT OF WAY OR TO A SWALE/YARD DRAIN SYSTEM, LOTS MAY NOT DRAIN TO ADJACENT LOTS.
12. ALL LOTS BORDERING OPEN SPACE PARKS, TRAILS & EASEMENT CORRIDORS TO HAVE 6' SEMI PRIVATE VINYL FENCE.
13. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170115B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
14. ALL CULINARY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53. PIPES 8" & 6" TO BE C-900 PVC.
15. CULINARY LATERALS TO BE LOCATED NEAR CENTER OF LOT UNLESS OTHERWISE APPROVED BY CITY INSPECTOR.
16. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.



**VICINITY MAP**



**TABULATIONS**

|                                   |                   |
|-----------------------------------|-------------------|
| <b>PLAT "C"</b>                   |                   |
| ZONING                            | R-3               |
| SINGLE FAMILY LOTS                | 23 LOTS           |
| DENSITY                           | 2.88 UNITS/ ACRE  |
| LOT AREA                          | 6.29 ACRES (79%)  |
| ROW AREA                          | 1.71 ACRES (21%)  |
| TOTAL AREA                        | ±8.00 ACRES       |
| IMPERVIOUS AREA                   | 1.21 ACRES (15%)  |
| LANDSCAPE AREA                    | 6.79 ACRES (85%)  |
| TOTAL AREA                        | ±8.00 ACRES       |
| <b>PLATS A, B &amp; C OVERALL</b> |                   |
| ZONING                            | R-3               |
| SINGLE FAMILY LOTS                | 103 LOTS          |
| DENSITY                           | 2.19 UNITS/ ACRE  |
| LOT AREA                          | 25.91 ACRES (55%) |
| ROW AREA                          | 10.89 ACRES (23%) |
| OPEN SPACE AREA                   | 10.49 ACRES (22%) |
| TOTAL AREA                        | ±47.28 ACRES      |
| IMPERVIOUS AREA                   | 9.09 ACRES (19%)  |
| LANDSCAPE AREA                    | 38.19 ACRES (81%) |
| TOTAL AREA                        | ±47.28 ACRES      |

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| SHEET 4   | GRADING PLAN                          |
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| SHEET D-6 | CITY DETAILS                          |
| SHEET D-7 | CITY DETAILS                          |

**LEGEND**

|     |                         |
|-----|-------------------------|
| --- | CENTERLINE              |
| --- | SEWER                   |
| --- | PRESSURIZED IRRIGATION  |
| --- | STORM DRAIN             |
| --- | CULINARY WATER          |
| ⊕   | STORM DRAIN MANHOLE     |
| ⊙   | SEWER MANHOLE           |
| ■   | CURB INLET              |
| ⊕   | FIRE HYDRANT            |
| ◇   | LIGHT POLE              |
| ◆   | MONUMENT                |
| →   | FLOW ARROWS             |
| ⊙   | EXISTING SEWER MH       |
| ⊕   | EXISTING STORM DRAIN MH |

**OWNER / DEVELOPER**

**EDGEhomes**  
 480 WEST 800 NORTH  
 OREM, UTAH 84057  
 (801)494-0150

**ENGINEER**  
 LEI CONSULTING ENGINEERS  
 AND SURVEYORS  
 3302 NORTH MAIN  
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 (801)798-0555

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**TALUS RIDGE PLAT "C"**  
 SARATOGA SPRINGS CITY, UTAH  
**COVER**

**REVISIONS**

|    |  |
|----|--|
| 1. |  |
| 2. |  |
| 3. |  |
| 4. |  |
| 5. |  |

**OWNER / DEVELOPER**

LEI PROJECT #:  
**2013-1795**

DRAWN BY:  
**BLS**

CHECKED BY:  
**NKW**

SCALE:  
**1" = 150'**

DATE:  
**5/6/2015**

**COVER**

