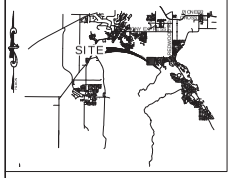
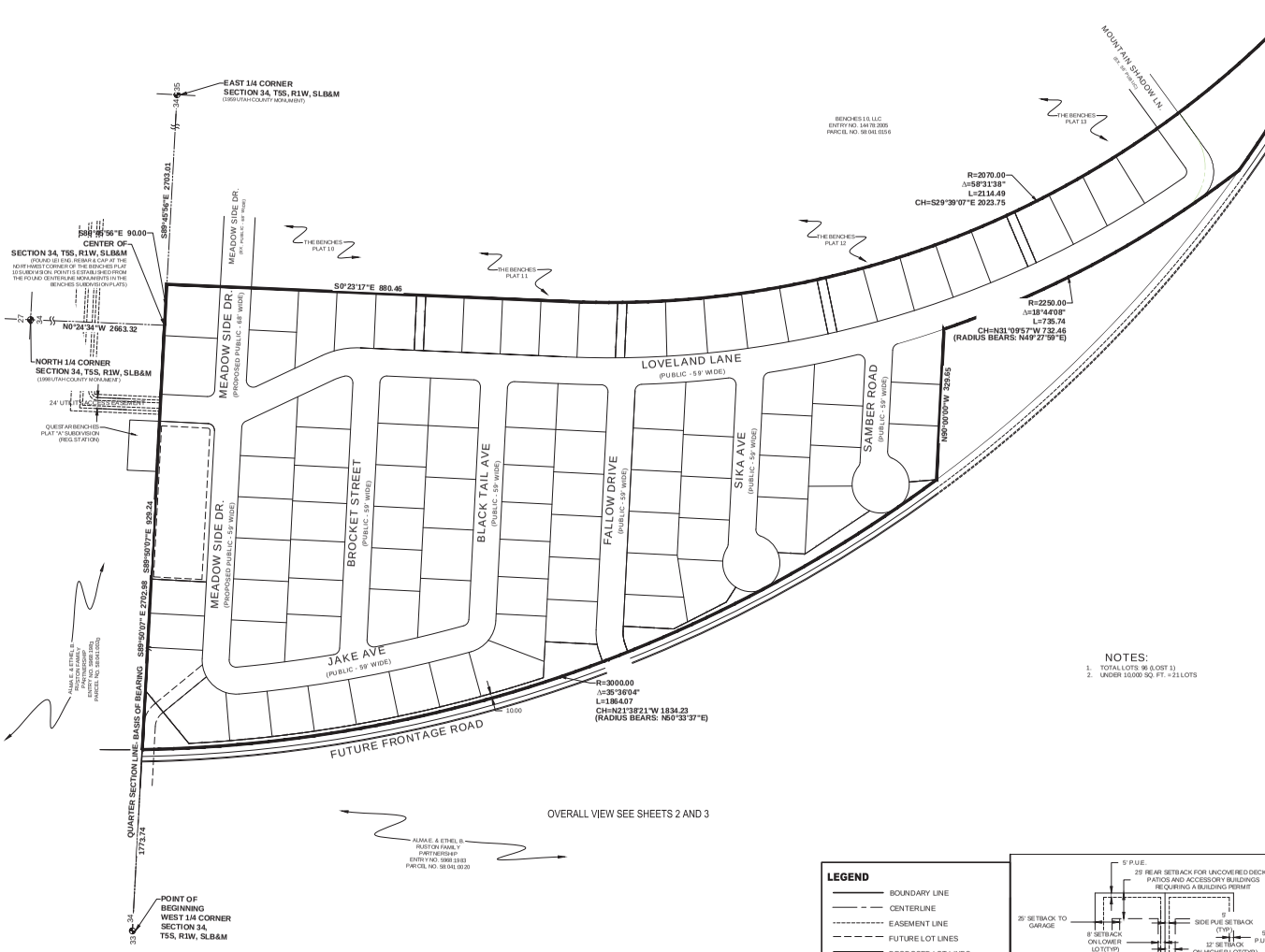
CANTON RIDGE EAST
PRELIMINARY

LOCATED IN A PORTION OF THE SE & SW QUARTERS
OF SECTION 34 , TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

VICINITY MAP





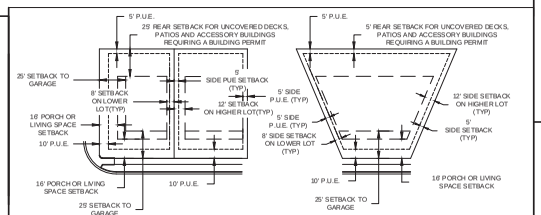
NOTES:

1. TOTAL LOTS: 96 (LOST 1)
2. UNDER 10,000 SQ. FT. = 21 LOTS

OVERALL VIEW SEE SHEETS 2 AND 3

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- FUTURE LOT LINES
- PROPOSED LOT LINES
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING MONUMENT
- SURVEY MONUMENT
- NO ACCESS



TYPICAL SETBACK & P.U.E. DETAIL

SURVEYOR'S CERTIFICATE

I, CHAD POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD A LICENSE CERTIFICATE NO. 501182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF THE UTAH CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8-A-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 SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S89°50'07"E ALONG THE QUARTER SECTION LINE 1773.74 FEET FROM THE WEST 1/4 CORNER OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°50'07"E 929.24 FEET TO THE NORTHWEST CORNER OF THE BENCHES PLAT 10 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, THENCE S89°45'56"E ALONG THE QUARTER SECTION LINE 90.00 FEET TO THE EAST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE EASTERLY SIDE OF FOOTHILL BOULEVARD; THENCE ALONG THE EASTERLY EDGE OF SAID BUFFER ZONE THE FOLLOWING TWO (2) COURSES: S0°23'17"E 880.46 FEET; THENCE ALONG THE ARC OF A 2070.00 FOOT RADIUS CURVE TO THE LEFT 2114.49 FEET THROUGH A CENTRAL ANGLE OF 58°31'38" (CHORD: S29°39'07"E 2023.75 FEET); THENCE NORTHWESTERLY ALONG THE ARE OF A 2145.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N18°15'05"E) 257.02 FEET THROUGH A CENTRAL ANGLE OF 6°51'55" (CHORD: N68°18'58"W 256.87 FEET); THENCE N64°52'00"W 74.92 FEET; THENCE ALONG THE ARC OF A 3000.00 FOOT RADIUS CURVE TO THE RIGHT 382.18 FEET THROUGH A CENTRAL ANGLE OF 7°17'57" (CHORD: N61°14'02"W 381.92 FEET) TO THE WEST EDGE OF THAT BUFFER ZONE ADJACENT TO AND RUNNING ALONG THE WESTERLY SIDE OF FOOTHILL BOULEVARD; THENCE NORTHWESTERLY ALONG THE WESTERLY EDGE OF SAID BUFFER ZONE ALONG THE ARC OF A 2250.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N49°27'59"E) 735.74 FEET THROUGH A CENTRAL ANGLE OF 18°14'08" (CHORD: N31°09'57"W 732.46 FEET); THENCE WEST 329.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 3000.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N50°33'37"E) 1864.07 FEET THROUGH A CENTRAL ANGLE OF 35°36'04" (CHORD: S21°38'21"E 1834.23 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±36.02 ACRES
97 LOTS
11 PARCELS

DATE

SURVEYOR
(See Seal Below)

LICENSE NO.

NOTES:

1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20_____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING, BUILDING, AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
4. PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____", WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. ALL OPEN SPACE, COMMON SPACE, AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY INTERMOUNTAIN GEOENVIRONMENTAL SERVICES, INC. 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.
11. 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.
12. 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 8 INCHES WITHIN THE FIRST 10 FEET.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 2002 UTAH COUNTY MONUMENT AT THE NORTH 1/4 CORNER OF SECTION 22, WITH A PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,625.47 FEET.
14. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO B E OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49051C0519B WITH AN EFFECTIVE DATE OF OCTOBER 15, 1982.
15. A TITLE REPORT PREPARED BY _____, TITLE COMPANY, ORDER NO. _____, EFFECTIVE DATE _____, 20_____, 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.

LEI
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PLANNERS
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office@lei-eng.com
www.lei-eng.com

CANTON RIDGE EAST

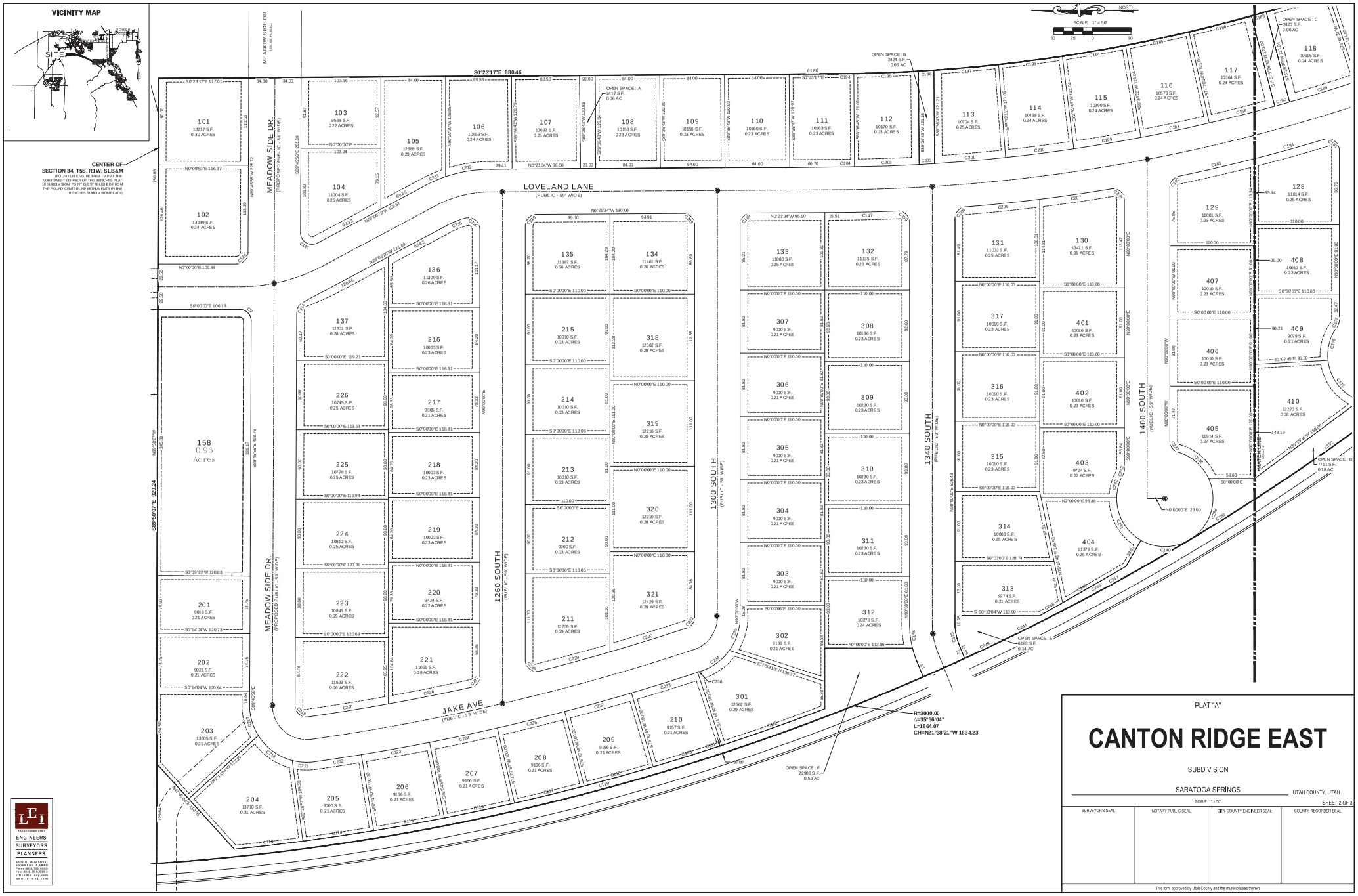
(PRELIMINARY)

LOCATED IN A PORTION OF THE SE & SW QUARTERS OF
SECTION 34, TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN

SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

This form approved by Utah County and the municipalities thereof.



PLAT "A"

CANTON RIDGE EAST

SUBDIVISION

SARATOGA SPRINGS — UTAH COUNTY, UTAH

SCALE: 1" = 50' — SHEET 2 OF 3

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

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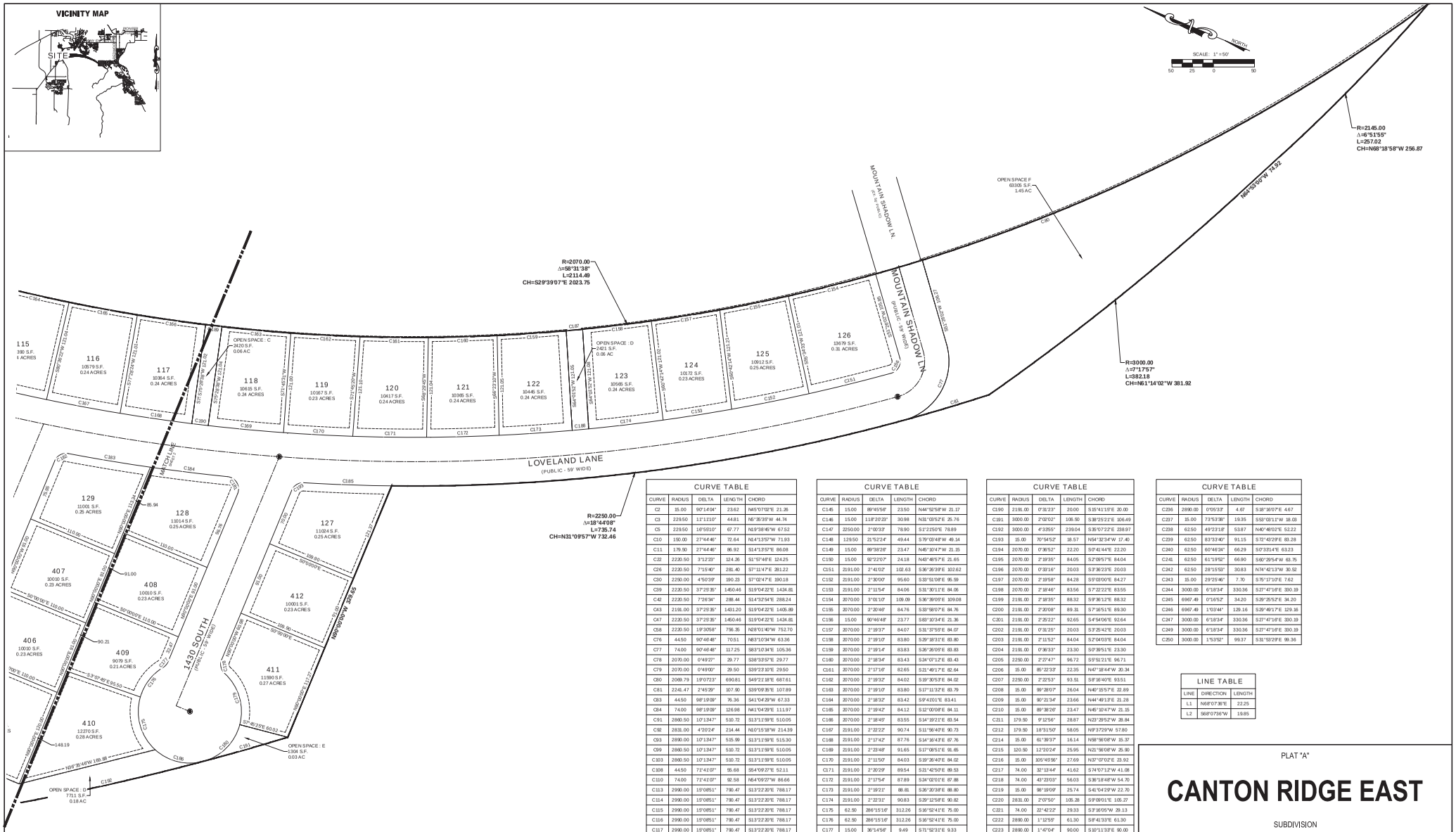


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	15.00	90°14'04"	23.62	N45°07'02"E 21.26
C3	229.50	11°11'10"	44.81	N5°35'35"W 44.74
C5	229.50	16°55'10"	67.77	N19°38'45"W 67.52
C10	190.00	27°44'46"	72.64	N14°13'57"W 71.93
C11	179.50	27°44'46"	86.92	S14°13'57"E 86.08
C22	2230.50	3°12'23"	124.26	S1°57'46"E 124.25
C26	2230.50	7°15'40"	281.40	S7°11'47"E 281.22
C30	2250.00	4°50'39"	190.23	S7°02'47"E 190.18
C39	2230.50	37°25'35"	1460.46	S19°04'22"E 1434.81
C42	2230.50	7°26'34"	288.44	S14°32'54"E 288.24
C43	2191.00	37°25'35"	1431.20	S19°04'22"E 1405.89
C47	2230.50	37°25'35"	1460.46	S19°04'22"E 1434.81
C58	2230.50	19°30'58"	796.35	N28°01'40"W 792.70
C76	44.50	90°46'48"	70.51	N83°10'34"W 63.36
C77	74.00	90°46'48"	117.25	S83°10'34"E 105.36
C78	2070.00	0°49'27"	29.77	S38°33'55"E 29.77
C79	2070.00	0°49'00"	29.50	S39°23'10"E 29.50
C80	2069.79	19°07'23"	690.81	S49°21'18"E 687.61
C81	2241.47	2°45'29"	107.90	S39°09'35"E 107.89
C83	44.50	98°19'09"	76.36	S41°04'29"W 67.33
C84	74.00	98°19'09"	126.98	N41°04'29"E 111.97
C91	2860.50	10°13'47"	510.72	S13°11'59"E 510.05
C92	2831.00	4°20'24"	214.44	N10°15'18"W 214.39
C93	2890.00	10°13'47"	515.99	S13°11'59"E 515.30
C99	2860.50	10°13'47"	510.72	S13°11'59"E 510.05
C103	2860.50	10°13'47"	510.72	S13°11'59"E 510.05
C108	44.50	71°41'07"	55.68	S54°09'27"E 52.11
C110	74.00	71°41'07"	92.58	N54°09'27"W 86.66
C113	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C114	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C115	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C116	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C117	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C118	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C119	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C120	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C121	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C122	2990.00	10°08'51"	790.47	S13°22'20"E 788.17
C124	100.00	21°52'34"	38.18	S79°03'48"W 37.94
C125	70.50	21°52'34"	26.91	S79°03'48"W 26.75
C126	2413.00	1°24'00"	59.05	N24°08'16"W 59.05
C127	2413.00	1°24'00"	59.05	N24°08'16"W 59.05
C132	62.50	283°19'21"	309.06	S22°13'57"E 77.54
C143	62.50	286°15'16"	312.26	S16°52'41"E 75.00
C144	6967.49	1°03'44"	129.16	S29°49'17"E 129.16

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C145	15.00	89°45'56"	23.50	N44°52'58"W 21.17
C146	15.00	118°20'23"	30.98	N31°03'52"E 25.76
C147	2250.00	2°00'33"	78.90	S1°21'50"E 78.89
C148	129.50	21°52'24"	49.44	S79°03'48"W 49.14
C149	15.00	89°38'26"	23.47	N45°10'47"W 21.15
C150	15.00	92°22'07"	24.18	N43°48'57"E 21.65
C151	2191.00	2°41'02"	102.63	S36°26'39"E 102.62
C152	2191.00	2°30'00"	95.60	S33°51'08"E 95.59
C153	2191.00	2°11'54"	84.06	S31°30'11"E 84.06
C154	2070.00	3°01'10"	109.09	S36°39'05"E 109.08
C155	2070.00	2°20'46"	84.76	S33°58'07"E 84.76
C156	15.00	90°46'48"	23.77	S83°10'34"E 21.36
C157	2070.00	2°19'37"	84.07	S31°37'55"E 84.07
C158	2070.00	2°19'10"	83.80	S29°18'31"E 83.80
C159	2070.00	2°19'14"	83.83	S26°26'05"E 83.83
C160	2070.00	2°18'34"	83.43	S24°07'12"E 83.43
C161	2070.00	2°17'16"	82.65	S21°49'17"E 82.64
C162	2070.00	2°19'32"	84.02	S19°30'53"E 84.02
C163	2070.00	2°19'10"	83.80	S17°11'32"E 83.79
C164	2070.00	2°18'32"	83.42	S9°41'01"E 83.41
C165	2070.00	2°19'42"	84.12	S12°00'08"E 84.11
C166	2070.00	2°18'45"	83.55	S14°19'21"E 83.54
C167	2191.00	2°22'22"	90.74	S11°56'40"E 90.73
C168	2191.00	2°17'42"	87.76	S14°16'43"E 87.76
C169	2191.00	2°23'48"	91.65	S17°08'51"E 91.65
C170	2191.00	2°11'50"	84.03	S19°26'40"E 84.02
C171	2191.00	2°20'29"	89.54	S21°42'50"E 89.53
C172	2191.00	2°17'54"	87.89	S24°02'01"E 87.88
C173	2191.00	2°19'21"	88.81	S26°20'38"E 88.80
C174	2191.00	2°22'31"	90.83	S29°12'58"E 90.82
C175	62.50	286°15'16"	312.26	S16°52'41"E 75.00
C176	62.50	286°15'16"	312.26	S16°52'41"E 75.00
C177	15.00	36°14'56"	9.49	S71°52'31"E 9.33
C178	15.00	70°00'19"	18.33	S54°59'51"W 17.21
C179	62.50	286°15'16"	312.26	S16°52'41"E 75.00
C180	62.50	286°15'16"	312.26	S16°52'41"E 75.00
C181	15.00	106°43'10"	27.94	N36°38'25"E 24.07
C182	15.00	78°14'27"	20.48	N50°52'47"W 18.93
C183	2250.00	4°57'37"	194.79	S14°14'22"E 194.72
C184	2190.00	4°57'37"	194.79	S14°14'22"E 194.72
C185	2250.00	18°42'02"	734.37	S28°26'09"E 731.11
C186	62.50	286°15'16"	312.26	S16°52'41"E 75.00
C187	2070.00	37°46'23"	1364.68	S19°16'29"E 1340.10
C188	2191.00	0°31'24"	20.01	S27°46'01"E 20.01
C189	2070.00	0°33'13"	20.00	S15°45'20"E 20.00

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C190	2191.00	0°31'23"	20.00	S15°41'19"E 20.00
C191	3000.00	2°02'02"	106.90	S38°25'21"E 106.49
C192	3000.00	4°33'55"	239.04	S35°07'22"E 238.97
C193	15.00	70°54'52"	18.57	N54°32'34"W 17.40
C194	2070.00	0°36'52"	22.20	S0°41'44"E 22.20
C195	2070.00	2°19'35"	84.05	S2°09'57"E 84.04
C196	2070.00	0°33'16"	20.03	S3°36'23"E 20.03
C197	2070.00	2°19'58"	84.28	S5°03'00"E 84.27
C198	2070.00	2°18'46"	83.56	S7°22'22"E 83.55
C199	2191.00	2°18'35"	88.32	S9°36'12"E 88.32
C200	2191.00	2°20'08"	89.31	S7°16'51"E 89.30
C201	2191.00	2°25'22"	92.65	S4°54'06"E 92.64
C202	2191.00	0°31'25"	20.03	S3°25'42"E 20.03
C203	2191.00	2°11'52"	84.04	S2°04'03"E 84.04
C204	2191.00	0°36'33"	23.30	S0°39'51"E 23.30
C205	2250.00	2°27'47"	96.72	S9°51'21"E 96.71
C206	15.00	85°22'33"	22.35	N47°18'44"W 20.34
C207	2250.00	2°22'53"	93.51	S8°16'40"E 93.51
C208	15.00	99°28'07"	26.04	N40°15'57"E 22.89
C209	15.00	90°21'34"	23.66	N44°49'12"E 21.28
C210	15.00	89°38'26"	23.47	N45°10'47"W 21.15
C211	179.50	9°12'56"	28.87	N23°29'52"W 28.84
C212	179.50	18°31'50"	58.05	N9°37'29"W 57.80
C214	15.00	61°39'37"	16.14	N58°56'08"W 15.37
C215	120.50	12°20'24"	25.95	N21°56'08"W 25.90
C216	15.00	105°45'56"	27.69	N37°07'02"E 23.92
C217	74.00	32°13'44"	41.62	S74°07'12"W 41.08
C218	74.00	43°23'03"	56.03	S36°18'48"W 54.70
C219	15.00	98°19'09"	25.74	S41°04'29"W 22.70
C220	2831.00	2°07'50"	105.28	S9°09'01"E 105.27
C221	74.00	22°42'22"	29.33	S3°16'05"W 29.13
C222	2890.00	1°12'59"	61.30	S8°41'33"E 61.30
C223	2890.00	1°47'04"	90.00	S10°11'33"E 90.00
C224	2890.00	1°47'04"	90.00	S11°58'36"E 90.00
C225	2890.00	1°47'04"	90.00	S13°45'40"E 90.00
C226	2831.00	2°12'34"	109.16	S11°19'13"E 109.16
C227	15.00	77°34'30"	20.31	S51°12'49"E 18.79
C228	15.00	104°17'10"	27.30	S37°51'25"W 23.69
C229	2831.00	1°54'59"	94.63	S15°14'38"E 94.63
C230	2831.00	2°06'48"	104.42	S17°15'29"E 104.41
C231	15.00	71°41'07"	18.77	S54°09'27"E 17.57
C232	2890.00	1°47'04"	90.00	S15°32'44"E 90.00
C233	2890.00	1°47'09"	90.01	S17°19'48"E 90.01
C234	74.00	71°41'07"	92.58	S54°09'27"E 86.66
C235	74.00	71°41'07"	92.58	S54°09'27"E 86.66

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C236	2890.00	0°05'33"	4.67	S18°16'07"E 4.67
C237	15.00	73°53'38"	19.35	S53°03'11"W 18.03
C238	62.50	49°23'18"	53.87	N40°48'02"E 52.22
C239	62.50	83°33'40"	91.15	S72°43'29"E 83.28
C240	62.50	60°46'34"	66.29	S0°33'14"E 63.23
C241	62.50	61°19'52"	66.90	S60°29'54"W 63.75
C242	62.50	28°15'53"	30.83	N74°42'13"W 30.52
C243	15.00	29°25'46"	7.70	S75°17'10"E 7.62
C244	3000.00	6°18'34"	330.36	S27°47'16"E 330.19
C245	6967.49	0°16'52"	34.20	S28°25'52"E 34.20
C246	6967.49	1°03'44"	129.16	S29°49'17"E 129.16
C247	3000.00	6°18'34"	330.36	S27°47'16"E 330.19
C249	3000.00	6°18'34"	330.36	S27°47'16"E 330.19
C250	3000.00	1°53'52"	99.37	S31°53'29"E 99.36

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N68°07'36"E	22.25
L2	S68°07'36"W	19.85

PLAT "A"

CANTON RIDGE EAST

SUBDIVISION

SARATOGA SPRINGS — UTAH COUNTY, UTAH

SCALE: 1" = 50'

SHEET 3 OF 3

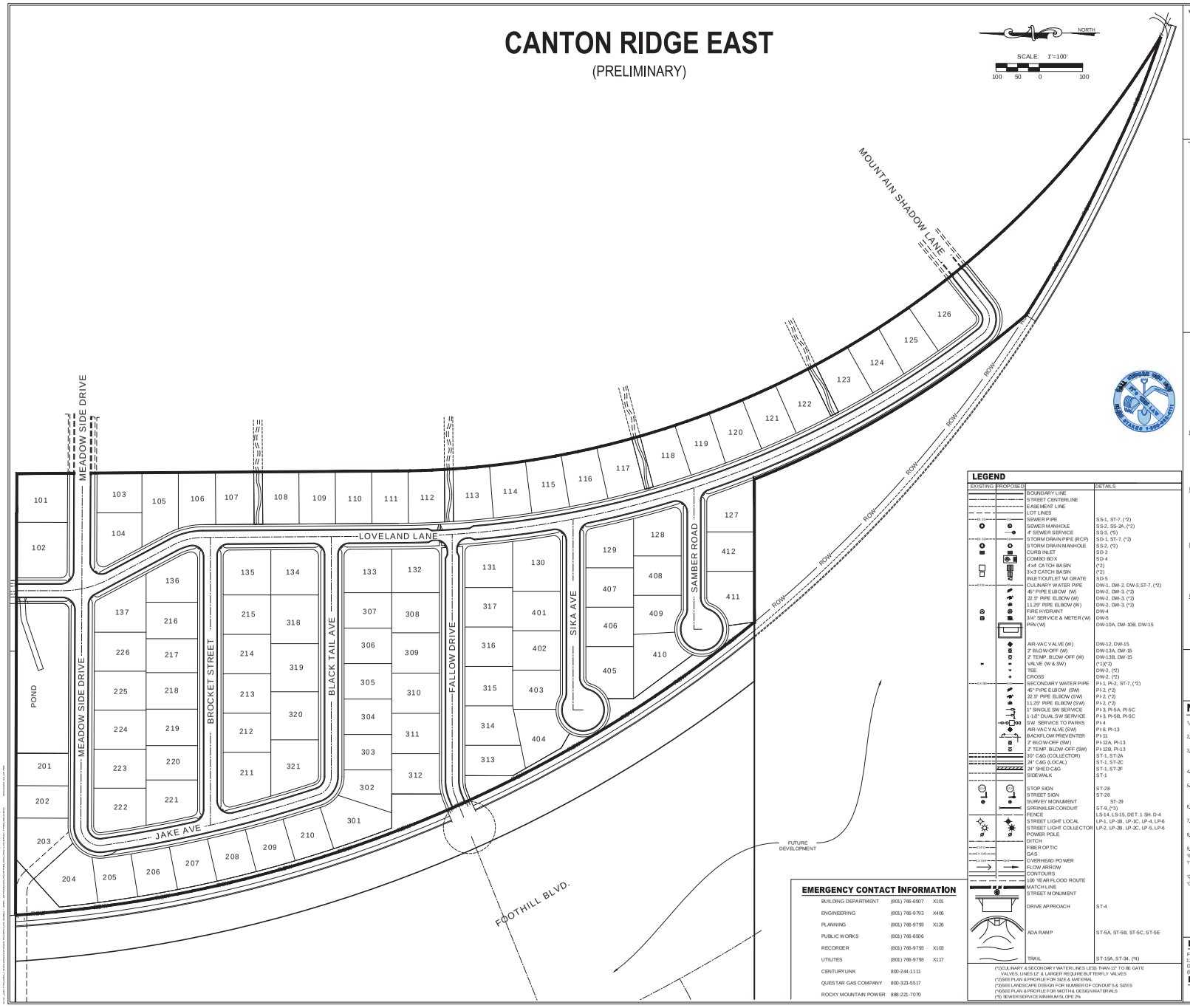
SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY-RECORDER SEAL

This form approved by Utah County and the municipalities therein.

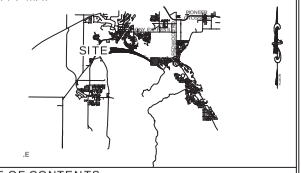
LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, Utah 84660
Phone 801.798.0555
Fax 801.798.0555
info@lei-eng.com
www.lei-eng.com

CANTON RIDGE EAST

(PRELIMINARY)



VICINITY MAP



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C-300	EXISTING CONDITIONS AND DEMOLITION PLAN
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C-500	UTILITY PLAN
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C-902	CITY DETAILS
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TABULATIONS

PROJECT AREA	SQ. FT.	ACRES	
PRELIMINARY ACREAGE		36.02 AC	
NUMBER OF LOTS		96	
LOTS OVER 10,000 S.F.		76	79%
LOTS UNDER 10,000 S.F.		20	21%
OPEN SPACE	SQ. FT.	ACRES	PER
PRELIMINARY AREA	111,078	2.55 AC	
POND AREA (0.9Bx.75)	41,822.25	0.70 AC	
TOTAL OPEN SPACE WITHIN PROJECT BOUNDARY	141,134.4	3.24	9.04%
MOUNTAIN VIEW CORRIDOR LANDSCAPE AREA	38,311.9	.88	
PHASE 1:	SQ. FT.	ACRES	PER
PRELIMINARY TOTAL AREA	746,188.5	17.13	48%
ROW IMPERVIOUS AREA	165,904.9	3.8	
LOT AREA	409,176.05	9.39	
LANDSCAPED AREA	72,968.26	1.68	
RIGHT-OF-WAY	222,197.64	5.1	
NUMBER OF LOTS	37		
PHASE 2:	SQ. FT.	ACRES	PER
PRELIMINARY TOTAL AREA	347,823.2	7.98	22%
ROW IMPERVIOUS AREA	49,515.64	1.14	
LOT AREA	267,235.09	6.13	
LANDSCAPED AREA	12,964.08	.30	
RIGHT-OF-WAY	66,980.51	1.54	
NUMBER OF LOTS	26		
PHASE 3:	SQ. FT.	ACRES	PER
PRELIMINARY TOTAL AREA	293,798.5	6.74	19%
ROW IMPERVIOUS AREA	46,111.85	1.06	
LOT AREA	217,222.8	4.99	
LANDSCAPED AREA	13,611.92	.31	
RIGHT-OF-WAY	63,280.61	1.45	
NUMBER OF LOTS	21		
PHASE 4:	SQ. FT.	ACRES	PER
PRELIMINARY TOTAL AREA	181,377.77	4.16	12%
ROW IMPERVIOUS AREA	33,932.08	.78	
LOT AREA	126,007.14	2.9	
LANDSCAPED AREA	11,536.89	.26	
RIGHT-OF-WAY	44,127.91	1.01	
NUMBER OF LOTS	12		

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		CULINARY WATER PIPE	DW-1, DW-3, DW-3,ST-7, (*2)
		45° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		22.5° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		11.25° PIPE ELBOW (W)	DW-2, DW-3, (*2)
		FIRE HYDRANT	DW-4
		3/4" SERVICE & METER (W)	DW-5
		PRV (W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		2" TEMP. BLOW-OFF (W)	DW-13B, DW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	DW-2, (*2)
		CROSS	DW-2, (*2)
		SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
		45° PIPE ELBOW (SW)	PI-2, (*2)
		22.5° PIPE ELBOW (SW)	PI-2, (*2)
		11.25° PIPE ELBOW (SW)	PI-2, (*2)
		1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-8, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12A, PI-13
		2" TEMP. BLOW-OFF (SW)	PI-12B, PI-13
		30" C&G (COLLECTOR)	ST-1, ST-2A
		34" C&G (LOCAL)	ST-1, ST-2C
		24" SHED C&G	ST-1, ST-2F
		SIDEWALK	ST-1
		STOP SIGN	ST-28
		STREET SIGN	ST-28
		SURVEY MONUMENT	ST- 29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4
		STREET LIGHT LOCAL	LP-1, LP-3B, LP-3C, LP-4, LP-6
		STREET LIGHT COLLECTOR	LP-2, LP-3B, LP-3C, LP-5, LP-6
		POWER POLE	
		DITCH	
		FIBER OPTIC	
		GAS	
		OVERHEAD POWER	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		STREET MONUMENT	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-3H, (*4)

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

EMERGENCY CONTACT INFORMATION

BUILDING DEPARTMENT	(801) 766-6507	X101
ENGINEERING	(801) 766-9793	X406
PLANNING	(801) 766-9793	X126
PUBLIC WORKS	(801) 766-6506	
RECORDER	(801) 766-9793	X103
UTILITES	(801) 766-9793	X117
CENTURYLINK	800-244-1111	
QUESTAR GAS COMPANY	800-323-5517	
ROCKY MOUNTAIN POWER	888-221-7070	

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 STAKING 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 CULINARY & SECONDARY WATER PIPES 12" OR LARGER TO BE DUCTILE IRON CLASS 53, PIPES 8" & 6" TO BE C-900 PVC.
12. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
13. NOT WITHIN 100 YEAR FEMA FLOOD PLAIN.

DEVELOPER / OWNER

FIELDSTONE HOMES
12896 PONY EXPRESS RD #400
DRAPER, UT 84020
(801) 233-8300

LANDSCAPE CONSULTANT

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

CANTON RIDGE

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
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Spanish Fork, UT 84660
Phone: 801.798.0555
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NOT FOR CONSTRUCTION

CANTON RIDGE - PRELIMINARY
SARATOGA SPRINGS, UTAH

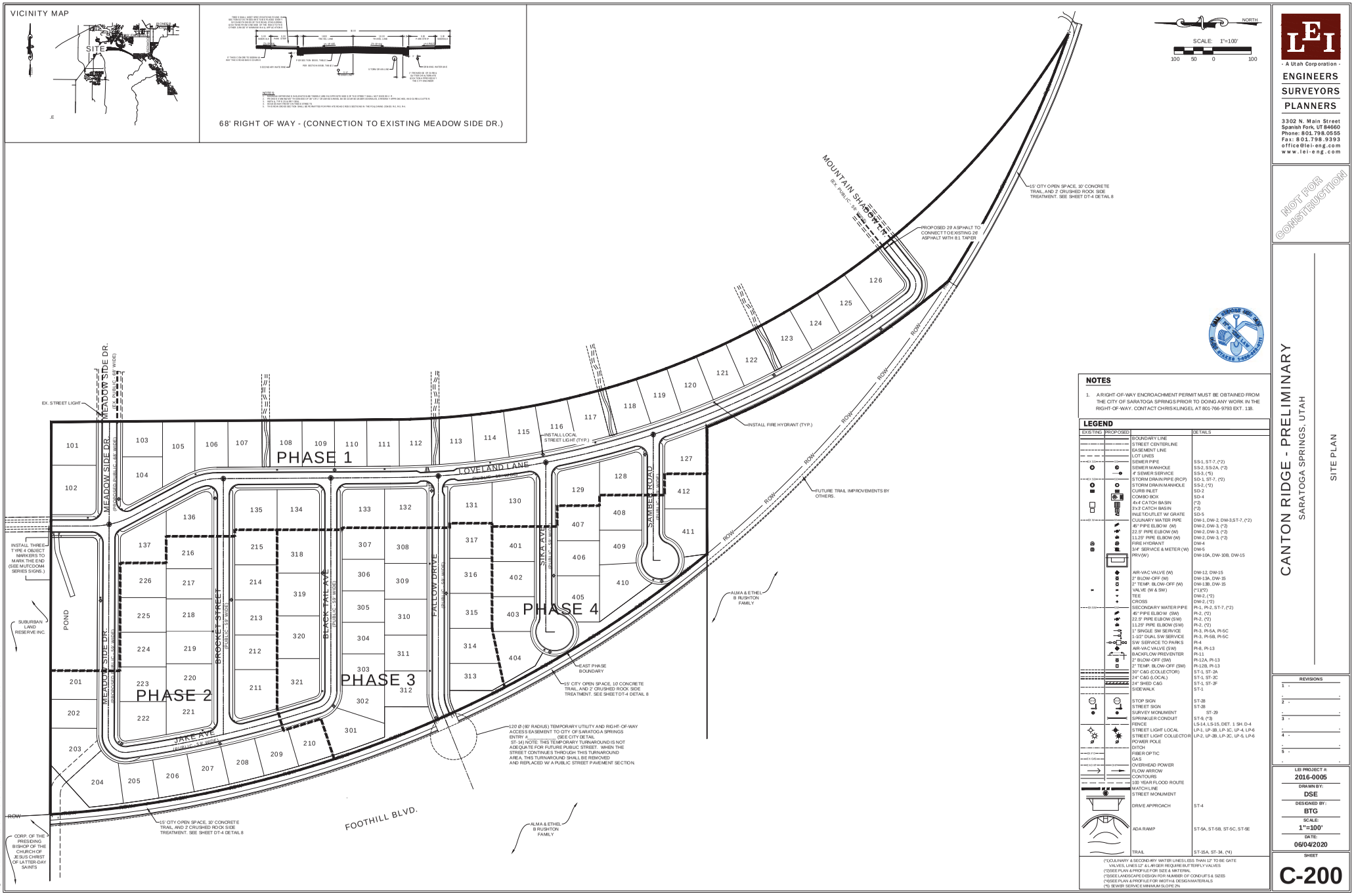
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2016-0005
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1"=100'
DATE: 06/04/2020
SHEET
C-100

VICINITY MAP

68' RIGHT OF WAY - (CONNECTION TO EXISTING MEADOW SIDE DR.)



NOTES

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793 EXT. 138.

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
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		PRV (W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13A, DW-15
		2" TEMP. BLOW-OFF (W)	DW-13B, DW-15
		VALVE (W & SW)	(*1)(*2)
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		SIDEWALK	ST-1
		STOP SIGN	ST-2B
		STREET SIGN	ST-2B
		SURVEY MONUMENT	ST-2I
		SPRINKLER CONDUIT	ST-9, (*3)
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		GAS	
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		FLOW ARROW	
		CONTOURS	
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		MATCH LINE	
		STREET MONUMENT	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
		TRAIL	ST-15A, ST-34, (*4)

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NOT FOR CONSTRUCTION

CANTON RIDGE - PRELIMINARY

SARATOGA SPRINGS, UTAH

SITE PLAN

REVISIONS

1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2016-0005
DRAWN BY: DSE
DESIGNED BY: BTG
SCALE: 1"=100'
DATE: 06/04/2020
SHEET C-200