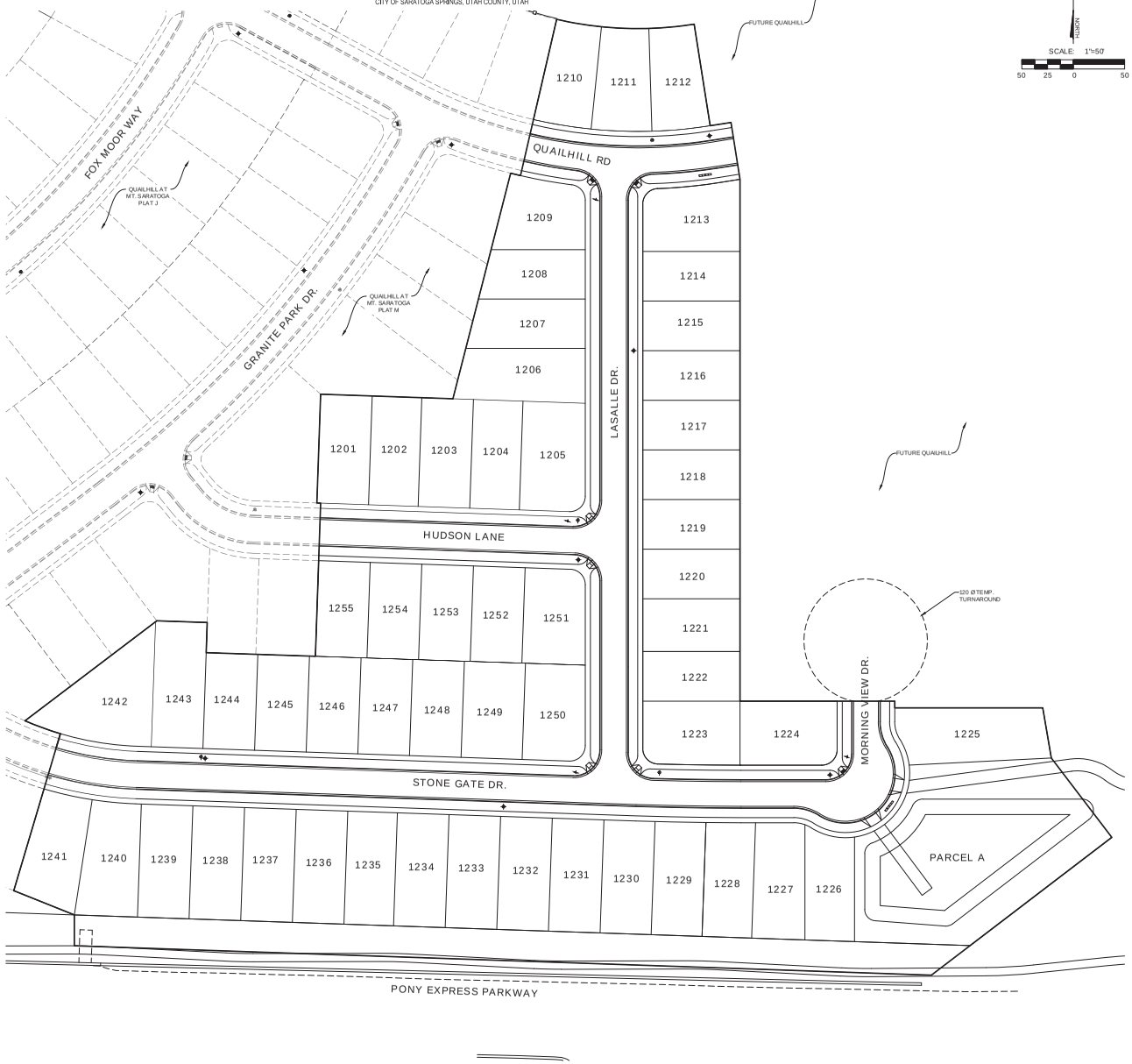
QUAILHILL AT MT. SARATOGA PLAT N

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



SCALE: 1"=50'
50 25 0 50

VICINITY MAP

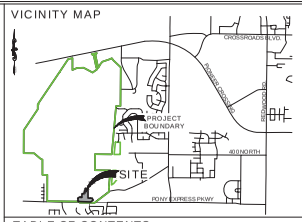


TABLE OF CONTENTS

COVER, GENERAL LAYOUT
PLAT N NOTES
PLAT N PLAT

SHEET 1	EXISTING CONDITIONS & DEMOLITION PLAN		
SHEET 2	SITE PLAN		
SHEET 3	GRADING & DRAINAGE PLAN	SHEET 13	PONY EXPR. PLAN & PROFILE 2
SHEET 4	INTERSECTION DETAILS	SHEET 14	DETENTION BASIN DETAILS
SHEET 5	UTILITY LAYOUT PLAN	SHEET 15	STRIPING & SIGNAGE PLAN
SHEET 6	QUAILHILL RD. PLAN & PROFILE	SHEET 16	SENSITIVE LAND PLAN
SHEET 7	HUDSON LANE PLAN & PROFILE	SHEET DT-1	CITY DETAILS
SHEET 8	LASALLE DR. PLAN & PROFILE	SHEET DT-2	CITY DETAILS
SHEET 9	STONE GATE DR. PLAN & PROFILE 1	SHEET DT-3	CITY DETAILS
SHEET 10	STONE GATE DR. PLAN & PROFILE 2	LPCOVER - LPS.3	LANDSCAPE PLANS
SHEET 11	MORNING VIEW DR. PLAN & PROFILE	IRR COVER - IRS.5	IRRIGATION PLANS
SHEET 12	PONY EXPR. PLAN & PROFILE 1		

TABULATIONS

ZONING ..... PC - PLANNED COMMUNITY

COMMUNITY PLAN MINIMUM LOT SIZE ..... 4,000 S.F.
COMMUNITY PLAN AVERAGE LOT SIZE ..... 4,800 S.F.

VILLAGE 1 NEIGHBORHOOD 1 TABULATIONS
SMALLEST LOT SIZE ..... 4,580 S.F.
LARGEST LOT SIZE ..... 8,050 S.F.
AVERAGE LOT SIZE ..... 5,136 S.F.
PLAT M
LOTS ..... 55 LOTS
DENSITY ..... 5.22 LOTS/ACRE

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	10.53	458,811	100%
LOT AREA	6.72	292,549	63.8%
OPEN SPACE	1.32	57693	12.6%
RIGHT-OF-WAY AREA	2.49	108,569	23.7%
LANDSCAPE AREA	0.76	32,907	7.2%
HARDSCAPE AREA	1.74	75,662	16.5%
BUILDABLE LAND	10.53	458,811	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	10.53	458,811	100%

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 OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY 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 UNLESS OTHERWISE APPROVED BY THE CITY.
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 WITH A MAXIMUM OF 2% SLOPE IN FRONT OF ADA RAMP.
10. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
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 AS PER IBC 2015.1109.4
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. 49053701 15B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
14. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
15. ALL CUULINARY & SECONDARY WATER PIPES LARGER THAN 24" TO BE DUCTILE IRON CLASS 53. PIPES 24" AND SMALLER TO BE DR-18 PVC.
16. ALL SEWER LINES TO BE SDR-35
17. ALL STORM DRAIN LINES TO BE RCP.
18. TEMPORARY TURN AROUND TO BE INSTALLED AS REQUIRED WITH FINAL CONSTRUCTION PHASING AT ALL STREET ENDS LONGER THAN 150' AS REQUIRED BY CITY STANDARDS.
19. A SEPARATE BOUNDARY TOPO SURVEY, FILING #16-064, HAS BEEN SUBMITTED AND IS ON FILE WITH THE COUNTY AND SARATOGA SPRINGS CITY PLANNING DEPARTMENT.
20. TABULATION PROVIDED ABOVE ARE BASED ON THE OVERALL NEIGHBORHOOD AND NOT INDIVIDUAL PHASES.

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
		STORM DRAIN PIPE	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	(SS-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	CW-1, CW-2, CW-3, ST-7, (*2)
		45° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		22.5° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		11.25° PIPE ELBOW (W)	CW-2, CW-3, (*2)
		FIRE HYDRANT	CW-4
		3/4" SERVICE & METER (W)	CW-5
		PRV (W)	CW-10A, CW-10B, CW-15
		AIR-VAC VALVE (W)	CW-12, CW-15
		2" BLOW-OFF (W)	CW-13, CW-15
		VALVE (W & SW)	(*1)(*2)
		TEE	CW-2 (*2)
		CROSS	CW-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-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12B, DW-13B
		30" C&G (COLLECTOR)	ST-1, ST-2A
		24" 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
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
		STREET LIGHT ARTERIAL	LP-3, LP-3B, LP-3C, LP-5, LP-6
		POWER POLE	
		DITCH	
		FIBER OPTIC	
		GAS	
		OVERHEAD POWER	
		SILT FENCE	
		FLOW ARROW	
		CONTOURS	
		100 YEAR FLOOD ROUTE	
		MATCH LINE	
		DRIVE APPROACH	ST-4
		ADA RAMP	ST-5A, ST-5B, ST-9C, ST-E
		TRAIL	ST-15, ST-34, (*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

SARATOGA SPRINGS CITY ENGINEERING DEPARTMENT
CITY ENGINEER - GORDON MINER, PE
GMINER@SARATOGASPRINGCITY.COM
(801) 766-6306

SARATOGA SPRINGS CITY PLANNING DEPARTMENT
PLANNING DIRECTOR - DAVID STROUD
DSTROUD@SARATOGASPRINGCITY.COM
(801) 766-9793

DOMINION ENERGY GAS
CUSTOMER SERVICE
1-800-323-5517

ROCKY MOUNTAIN POWER
CUSTOMER SERVICE
1-877-221-7070

OWNER / DEVELOPER
EDGE HOMES
13702 SOUTH 200 W B12
DRAPER UT 84020
(801) 784-2891

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

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTON
NO. 7196388-2202
PROFESSIONAL ENGINEER
COMMON DESIGN

QUAILHILL @ Mt. Saratoga
SARATOGA SPRINGS, UTAH
FINAL PLAT N
COVER

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1664
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1"=50'
DATE: 4/24/2020
SHEET
COVER

U:\CAD\DESIGN\PROJECTS\2014\1664 MT SARATOGA\DRAWING\LANE SPRING\QUAILHILL PLAT N\1664 QUAILHILL PLAT N-FINAL.DWG 6/26/2020 9:47 AM

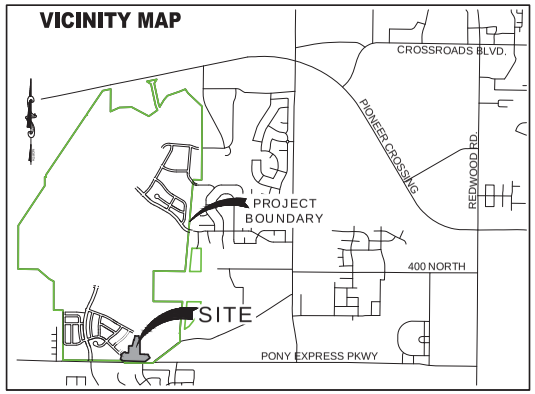
QUAILHILL AT MT. SARATOGA PLAT N

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH

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
- PROPOSED STREET MONUMENT
- NO ACCESS

VICINITY MAP



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 6 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 BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 49161C0115B 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.

TABULATIONS

ZONING ..... PC - PLANNED COMMUNITY

COMMUNITY PLAN MINIMUM LOT SIZE ..... 4,000 S.F.
COMMUNITY PLAN AVERAGE LOT SIZE ..... 4,800 S.F.

VILLAGE 1 NEIGHBORHOOD 2 TABULATIONS (See note #10)
SMALLEST LOT SIZE ..... 4560 S.F.
LARGEST LOT SIZE ..... 9090 S.F.
AVERAGE LOT SIZE ..... 5090 S.F.
PLAT N
LOTS ..... 55 LOTS
DENSITY ..... 5.22 LOTS/ACRE

	ACRES	SQ. FT.	PERCENT
TOTAL PROJECT AREA	10.53	458,811	100%
LOT AREA	6.72	292,549	63.8%
OPEN SPACE	1.32	57,693	12.6%
RIGHT-OF-WAY AREA	2.49	108,569	23.7%
LANDSCAPE AREA	0.76	32,907	7.2%
HARDSCAPE AREA	1.74	75,662	16.5%
BUILDABLE LAND	10.53	458,811	100%
SENSITIVE LANDS	0.00	0	0%
NON-SENSITIVE LANDS	10.53	458,811	100%

LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
T: 801.798.0555
Fax: 801.798.9393
info@lei-eng.com
www.lei-eng.com

DOMINION ENERGY
DOMINION ENERGY CORPORATION

DOMINION ENERGY DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY DOMINION ENERGY CORPORATION 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 PROVIDED 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 OWNER DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 801-324-5392.

APPROVED THIS ____ DAY OF _____, A.D. 20____.

BY: _____

DOMINION ENERGY DOMINION ENERGY CORP.

TITLE: _____

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 _____, A.D. 20____.

ROCKY MOUNTAIN POWER

BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN THE UTAH CODE SECTION 10-9A-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.

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF _____, A.D. 20____.

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS ____DAY OF _____, A.D. 20____.

PLANNING DIRECTOR

CENTURY LINK

APPROVED THIS ____ DAY OF _____, A.D. 20____.

CENTURY LINK

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF _____, A.D. 20____.

CITY ENGINEER

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY OF _____, A.D. 20____.

COMCAST CABLE TELEVISION

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

FIRE CHIEF

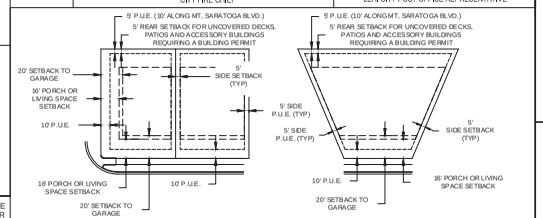
APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF _____, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE



CORNER & INTERIOR LOT — CUL-DE-SAC OR KNUCKLE LOT

TYPICAL SETBACK & P.U.E. DETAIL

SURVEYOR'S CERTIFICATE

I, CHAD A. 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. 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 54-8a-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 THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°17'59"E ALONG THE QUARTER SECTION LINE 304.96 FEET AND EAST 458.26 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N62°49'25"E 360.92 FEET; THENCE S88°02'23"E 49.03 FEET; THENCE S1°57'37"W 29.33 FEET; THENCE S88°06'50"E 106.25 FEET; THENCE N1°57'37"E 349.04 FEET; THENCE N88°02'23"W 3.63 FEET; THENCE N1°57'37"E 105.81 FEET; THENCE S88°02'23"E 128.77 FEET; THENCE N14°21'53"E 226.35 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 506.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N14°09'04"E) 9.85 FEET THROUGH A CENTRAL ANGLE OF 1°06'55" (CHORD: S76°24'23"E 9.85 FEET); THENCE N13°02'10"E 156.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 350.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N13°02'10"E) 134.61 FEET THROUGH A CENTRAL ANGLE OF 22°02'10" (CHORD: S87°58'55"E 133.78 FEET); THENCE S9°00'01"E 100.00 FEET; THENCE N80°59'55"E 20.50 FEET; THENCE S9°00'01"E 56.00 FEET; THENCE SOUTH 507.44 FEET; THENCE EAST 150.50 FEET; THENCE SOUTH 6.51 FEET; THENCE EAST 143.93 FEET; THENCE S9°40'20"E 49.46 FEET; THENCE S37°21'48"E 97.05 FEET; THENCE S52°38'12"W 220.81 FEET; THENCE N88°02'19"W 834.16 FEET; THENCE NORTH 30.00 FEET; THENCE N68°37'43"W 63.41 FEET; THENCE N16°12'03"E 159.18 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 300.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N16°41'27"E) 36.62 FEET THROUGH A CENTRAL ANGLE OF 6°59'38" (CHORD: N69°58'08"W 36.60 FEET) TO THE POINT OF BEGINNING.

CONTAINS: ±10.53 ACRES
458,811 SQ. FT.
OF LOTS: 55
OF PARCELS: 1

DATE

SURVEYOR
(See Seal Below)

LICENSE NO.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS:

QUAILHILL AT MT. SARATOGA PLAT N

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, PURSUANT TO UTAH CODE 19-9A-604(D). THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE _____ HOME OWNERS ASSOCIATION. WITH A REGISTERED ADDRESS OF _____. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS VOLUNTARILY DEFEND, INDEMNIFY, AND SAVE HARMLESS THE CITY AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET EASEMENT, OR RIGHT-OF-WAY THAT WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREET OR UTILITIES. THE OWNER(S) AND ALL AGENTS, SUCCESSORS, AND ASSIGNS ASSUME ALL LIABILITY WITH RESPECT TO THE CREATION OF THIS SUBDIVISION, THE ALTERATION OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, AND THE DEVELOPMENT ACTIVITY WITHIN THIS SUBDIVISION BY THE OWNERS AND ALL AGENTS, SUCCESSORS, AND ASSIGNS.

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20_____.

SIGNATURE — PRINT NAME — TITLE & ENTITY

SIGNATURE — PRINT NAME — TITLE & ENTITY

OWNERS 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)

QUAILHILL AT MT. SARATOGA PLAT N

LOCATED IN SECTION THE SOUTHEAST QUARTER OF 21, TOWNSHIP
5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

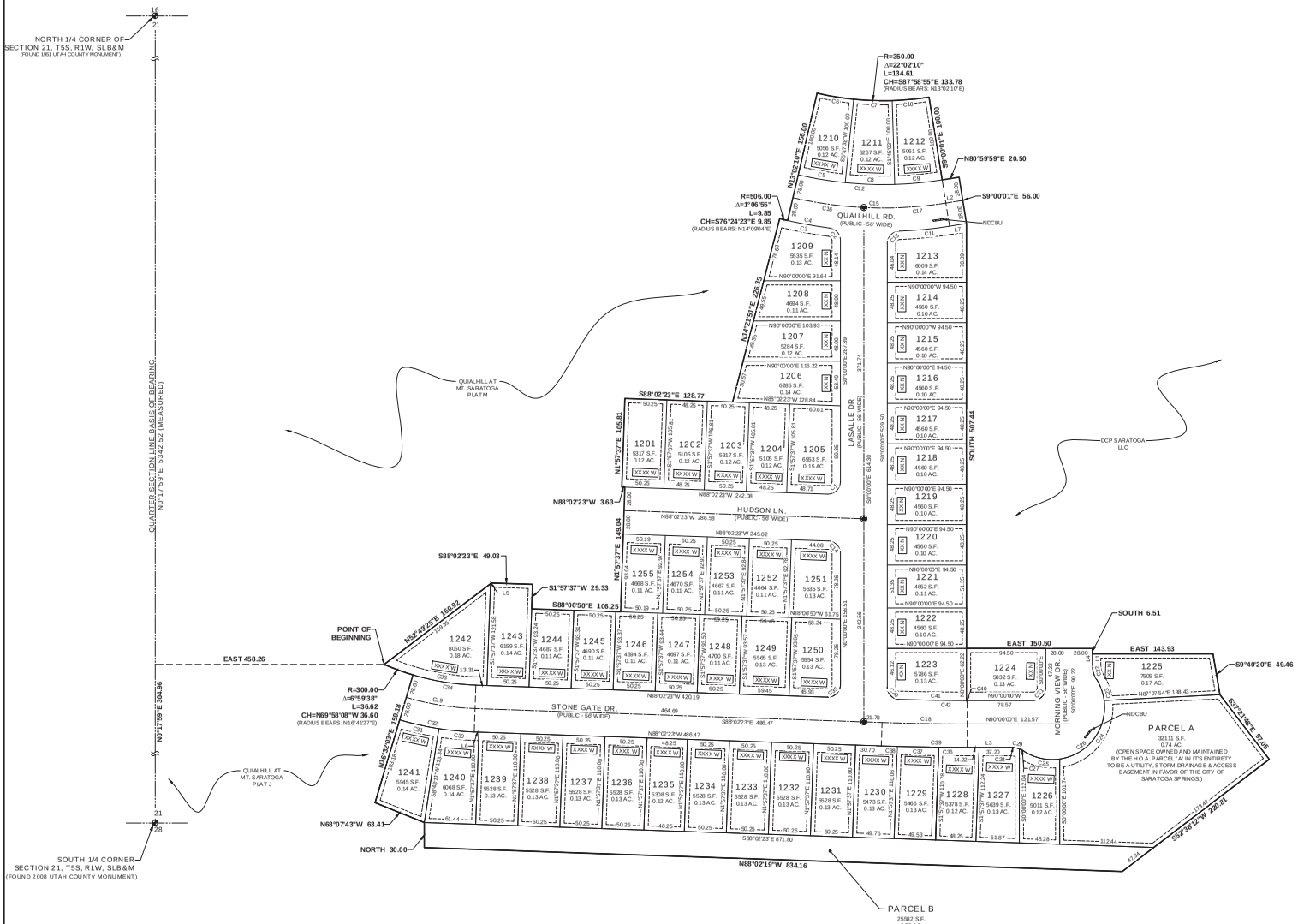
SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL — CITY ENGINEER SEAL — CLERK-RECORDER SEAL

CHAD A. POULSEN
501182
09-24-25
PROFESSIONAL LAND SURVEYOR
COPY FOR REVIEW ONLY

This form approved by Utah County and the municipalities thereon.



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	15.00	91°57'37"	24.08	N49°58'48"E 21.57
C2	15.00	82°42'43"	21.65	N41°21'21"W 19.82
C3	506.00	6°51'47"	60.61	S76°16'49"E 60.57
C4	506.00	9°44'52"	50.76	S76°50'17"E 50.74
C5	450.00	7°14'32"	56.88	S80°35'06"E 56.84
C6	350.00	7°14'32"	44.24	S80°35'06"E 44.21
C7	350.00	7°32'40"	46.09	S87°58'42"E 46.05
C8	450.00	7°32'40"	59.25	S87°58'42"E 59.21
C9	450.00	7°14'59"	56.94	N84°37'29"E 56.90
C10	350.00	7°14'59"	44.29	N84°37'29"E 44.26
C11	506.00	6°48'38"	60.15	N84°24'18"E 60.11
C12	450.00	22°02'10"	173.07	S87°58'55"E 172.01
C13	15.00	87°48'37"	22.99	S43°54'19"W 20.80
C14	15.00	88°02'23"	23.05	N44°01'12"W 20.85
C15	478.00	22°02'10"	183.84	S87°58'55"E 182.71
C16	478.00	10°16'00"	85.65	S82°05'51"E 85.54
C17	478.00	11°46'10"	98.19	N86°53'04"E 98.02
C18	2972.00	1°53'37"	101.68	S88°01'12"E 101.68
C19	328.00	14°34'28"	83.43	S80°45'10"E 83.21
C20	15.00	88°25'35"	23.15	S44°12'48"E 20.92
C21	15.00	90°00'00"	23.56	N49°00'00"E 21.21
C22	31.50	32°14'53"	17.73	S36°07'27"E 17.50
C23	62.50	24°52'07"	27.13	N19°49'00"W 26.91
C24	62.50	89°12'00"	97.30	N37°13'04"E 87.77
C25	62.50	40°25'59"	44.11	S77°57'56"E 43.20
C26	62.50	154°30'08"	168.53	N45°00'00"E 121.92
C27	31.50	12°11'20"	6.70	N62°50'47"W 6.69
C28	31.50	20°03'33"	11.03	N79°58'13"W 10.97
C29	31.50	32°14'53"	17.73	N73°53'33"W 17.50
C30	356.00	6°50'34"	42.52	S84°37'06"E 42.49
C31	356.00	7°43'52"	48.04	S77°19'53"E 48.00
C32	356.00	14°34'28"	90.55	S80°45'10"E 90.31
C33	300.00	21°34'04"	112.93	S77°15'21"E 112.26
C34	300.00	14°34'28"	76.31	S80°45'10"E 76.10
C35	15.00	91°57'37"	24.08	N49°58'48"E 21.57
C36	3000.00	0°39'01"	34.05	S88°40'29"E 34.05
C37	3000.00	0°56'46"	49.54	S88°52'36"E 49.54
C38	3000.00	0°21'50"	19.05	S88°13'18"E 19.05
C39	3000.00	1°53'37"	102.64	S88°01'12"E 102.63
C40	2944.00	0°01'05"	0.98	S88°59'27"E 0.93
C41	2944.00	1°33'20"	79.92	S88°12'15"E 79.92
C42	2944.00	1°34'25"	80.85	S88°12'48"E 80.85

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S0°00'00"E	13.56
L2	N80°59'59"E	20.50
L3	N90°00'00"W	51.41
L4	S0°00'00"E	20.06
L5	S52°49'25"W	1.57
L6	N88°02'23"W	5.52
L7	N80°59'59"E	20.50

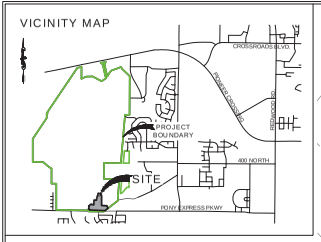
LEI
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
T: 801.798.0555
Fax: 801.798.9189
of fice@lei-eng.com
www.lei-eng.com

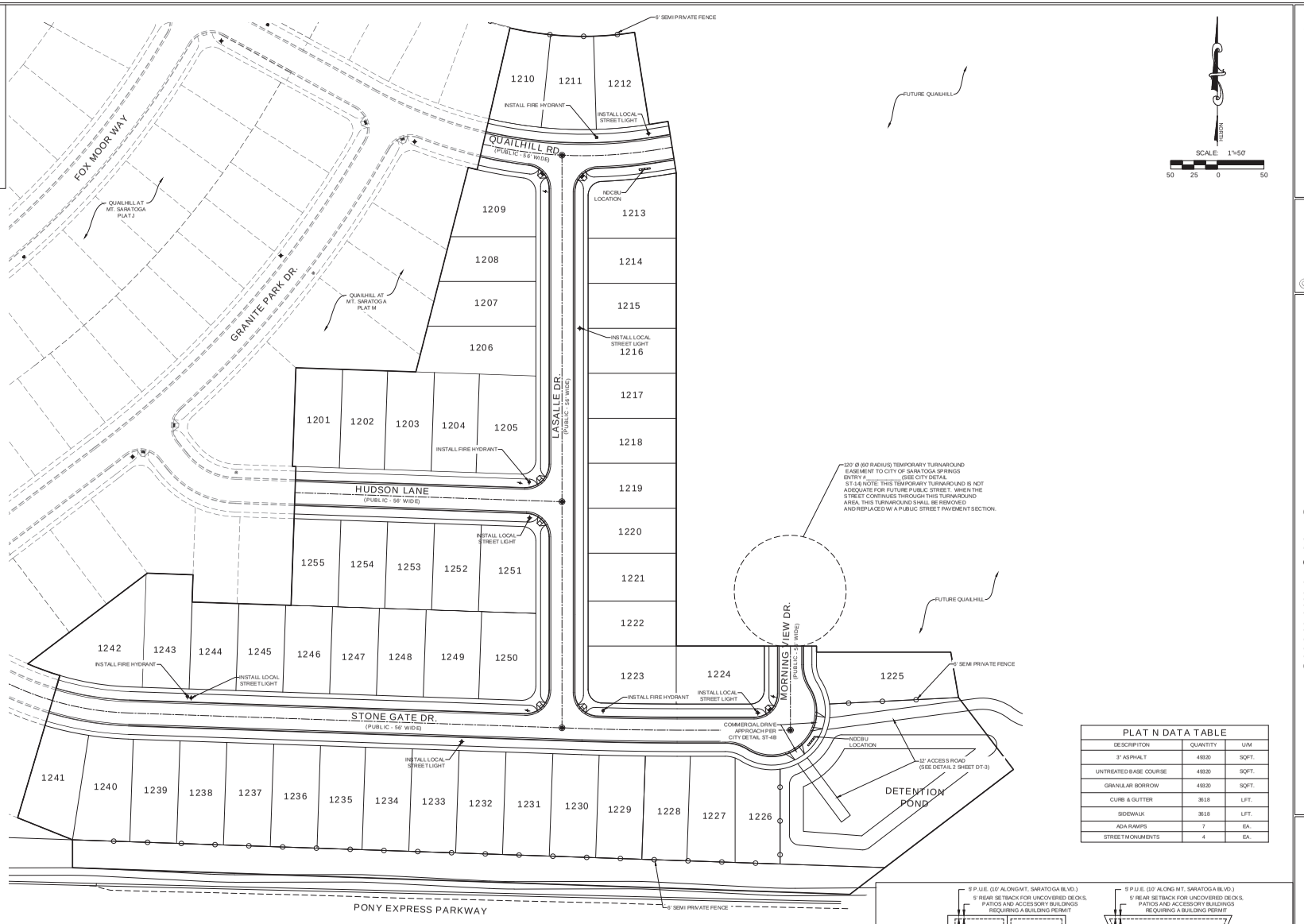
QUAILHILL AT MT. SARATOGA PLAT N

LOCATED IN SECTION THE SOUTHEAST QUARTER OF 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SARATOGA SPRINGS, UTAH COUNTY, UTAH

VICINITY MAP





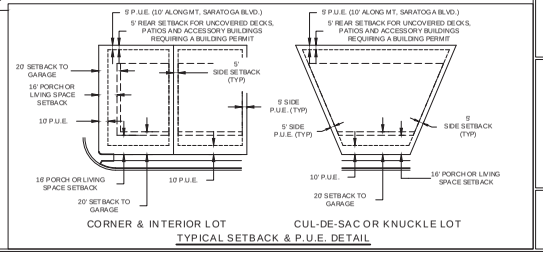
EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3
		STORM DRAIN PIPE	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	(SS-2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN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

NOTES

1. A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT MARK EDWARDS AT 801-766-9793 EXT. 118.

PLAT N DATA TABLE		
DESCRIPITON	QUANTITY	U/M
3" ASPHALT	4930	SQFT.
UNTREATED BASE COURSE	4930	SQFT.
GRANULAR BORROW	4930	SQFT.
CURB & GUTTER	3618	LFT.
SIDEWALK	3618	LFT.
ADA RAMPS	7	EA.
STREET MONUMENTS	4	EA.



TYPICAL SETBACK & P.U.E. DETAIL

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

STATE OF UTAH
NATHAN K. WALTON
NO. 7190388-2202
PROFESSIONAL ENGINEER
CONSTRUCTION SET

QUAILHILL @ Mt. Saratoga

SARATOGA SPRINGS, UTAH

FINAL PLAT N
SITE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2014-1664
DRAWN BY: BAP
DESIGNED BY: NKW
SCALE: 1"=50'
DATE: 4/24/2020

SHEET 2

U:\CAD\DESKTOP PROJECTS\2014-1664 MT SARATOGA\ROADWAY\LANE SPRING\QUAILHILL PLAT N-FINAL.DWG 6/26/2020 9:47 AM