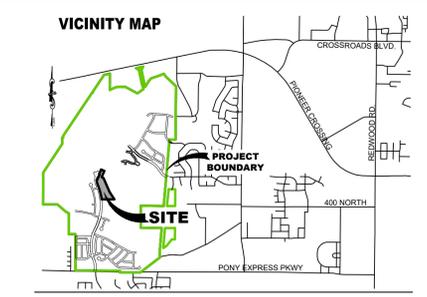
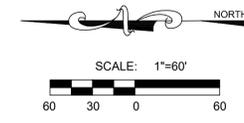


# QUAILHILL AT MT. SARATOGA PLAT V

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



**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

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**TABULATIONS**

ZONING ..... PC - PLANNED COMMUNITY

PLAT V  
LOTS ..... 0 LOTS  
DENSITY ..... 0 LOTS/ACRE

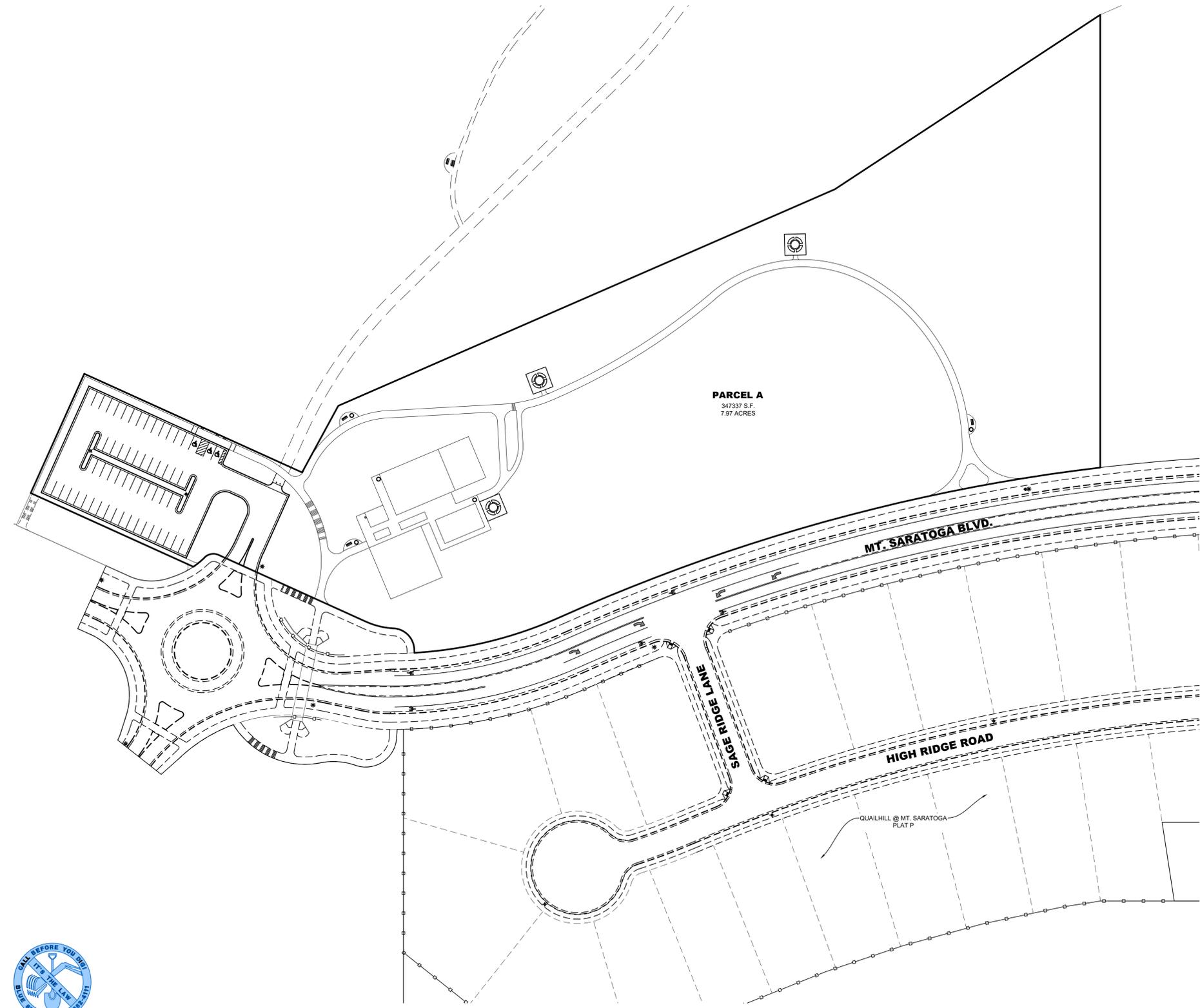
|                     | ACRES | SQ. FT. | PERCENT |
|---------------------|-------|---------|---------|
| TOTAL PROJECT AREA  | 7.97  | 347,337 | 100%    |
| NATIVE OPEN SPACE   | 0.26  | 11213   | 3.2%    |
| IMPROVED OPEN SPACE | 7.11  | 309565  | 89.1%   |
| PARKING LOT         | 0.61  | 26,559  | 7.6%    |
| BUILDABLE LAND      | 7.72  | 336,124 | 96.8%   |
| SENSITIVE LANDS     | 0.26  | 11,213  | 3.2%    |
| NON-SENSITIVE LANDS | 7.72  | 336,124 | 96.8%   |

- NOTES**
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
  - 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.
  - ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
  - EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEER'S KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
  - POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
  - THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
  - ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
  - 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 IRC 2015 J109.4
  - ALL LOTS BORDERING OPEN SPACE PARKS, TRAILS & EASEMENT CORRIDORS TO HAVE 6' SEMI PRIVATE VINYL FENCE.
  - AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 495517015B WITH AN EFFECTIVE DATE OF JULY 17, 2002.
  - MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
  - ALL CULINARY & SECONDARY WATER PIPES LARGER THAN 24" TO BE DUCTILE IRON CLASS 53. PIPES 24" AND SMALLER TO BE DR-18 PVC.
  - ALL SEWER LINES TO BE SDR-35.
  - ALL STORM DRAIN LINES TO BE RCP.
  - TEMPORARY TURN AROUND TO BE INSTALLED AS REQUIRED WITH FINAL CONSTRUCTION PHASING AT ALL STREET ENDS LONGER THAN 150' AS REQUIRED BY CITY STANDARDS.
  - A SEPARATE BOUNDARY TOPO SURVEY, FILING #16-064, HAS BEEN SUBMITTED AND IS ON FILE WITH THE COUNTY AND SARATOGA SPRINGS CITY PLANNING DEPARTMENT.
  - TABULATION PROVIDED ABOVE ARE BASED ON THE OVERALL NEIGHBORHOOD AND NOT INDIVIDUAL PHASES.

**Quailhill @ Mt. Saratoga**  
SARATOGA SPRINGS, UTAH  
**COVER**

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

(\*)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) 766-6506

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

**OWNER / DEVELOPER**  
EDGE HOMES  
13702 SOUTH 200 W B12  
DRAPER UT 84020  
(801) 784-2391

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

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

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

**REVISIONS**

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |
| 6 |  |

LEI PROJECT #:  
**2014-1664**

DRAWN BY:  
**BAP**

DESIGNED BY:  
**NKW**

SCALE:  
**1"=60'**

DATE:  
**9/02/2020**

SHEET  
**COVER**

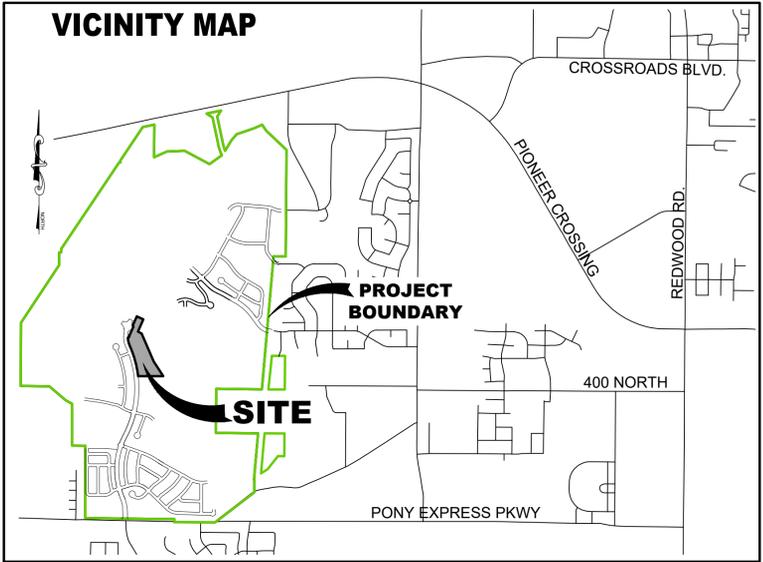
# QUAILHILL AT MT. SARATOGA PLAT V

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
- N/A NO ACCESS

- NOTES:**
- 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\_\_.
  - PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
  - THIS PLAT MAY BE SUBJECT TO A DEVELOPMENT AGREEMENT THAT SPECIFIES THE CONDITIONS OF DEVELOPING BUILDINGS AND USING PROPERTY WITHIN THIS PLAT. SEE CITY RECORDER FOR DETAILS.
  - 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.
  - 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.
  - 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.
  - REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
  - NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
  - LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCA'S.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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**

|                     | ACRES | SQ. FT. | PERCENT |
|---------------------|-------|---------|---------|
| TOTAL PROJECT AREA  | 7.97  | 347,337 | 100%    |
| NATIVE OPEN SPACE   | 0.26  | 11213   | 3.2%    |
| IMPROVED OPEN SPACE | 7.11  | 309565  | 89.1%   |
| PARKING LOT         | 0.61  | 26,559  | 7.6%    |
| BUILDABLE LAND      | 7.72  | 336,124 | 96.8%   |
| SENSITIVE LANDS     | 0.26  | 11,213  | 3.2%    |
| NON-SENSITIVE LANDS | 7.72  | 336,124 | 96.8%   |

**DOMINION ENERGY CORPORATION**

DOMINION ENERGY CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. 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 OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8632.

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

DOMINION ENERGY CORPORATION

---

**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 EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY  
b. THE LAW APPLICABLE TO PRESERVATIVE RIGHTS  
c. TITLE 54, CHAPTER 6a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR  
d. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

ROCKY MOUNTAIN POWER

**PLANNING DIRECTOR**

APPROVED BY THE PLANNING DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

PLANNING DIRECTOR

---

**CITY ENGINEER**

APPROVED BY THE CITY ENGINEER ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CITY ENGINEER

---

**LAND USE AUTHORITY**

APPROVED BY THE LAND USE AUTHORITY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

LAND USE AUTHORITY

---

**FIRE CHIEF**

APPROVED BY THE FIRE CHIEF ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CITY FIRE CHIEF

**PUBLIC WORKS DIRECTOR**

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

PUBLIC WORKS DIRECTOR

---

**CENTURY LINK**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

CENTURY LINK

---

**COMCAST CABLE TELEVISION**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

COMCAST CABLE TELEVISION

---

**SARATOGA SPRINGS ATTORNEY**

APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

SARATOGA SPRINGS ATTORNEY

---

**LEHI CITY POST OFFICE**

APPROVED BY POST OFFICE REPRESENTATIVE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

LEHI CITY POST OFFICE REPRESENTATIVE

**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. 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 54-8A-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 NORTH HALF 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 N01°17'59"E ALONG THE QUARTER SECTION LINE 2941.50 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 232.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 2039.5.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: 583°22'07"W) 616.98 FEET THROUGH A CENTRAL ANGLE OF 17°19'58" (CHORD: N15°25'19"W 614.63 FEET); THENCE ALONG THE ARC OF A 458.50 FOOT RADIUS CURVE TO THE RIGHT 165.86 FEET THROUGH A CENTRAL ANGLE OF 20°43'33" (CHORD: N13°43'32"W 164.95 FEET); THENCE N87°08'15"E 3.95 FEET; THENCE ALONG THE ARC OF A 24.00 FOOT RADIUS TO THE LEFT 35.26 FEET THROUGH A CENTRAL ANGLE OF 84°10'40" (CHORD: N45°02'55"E 32.17 FEET); THENCE ALONG THE ARC OF A 84.00 FOOT RADIUS CURVE TO THE RIGHT 31.25 FEET THROUGH A CENTRAL ANGLE OF 21°19'04" (CHORD: N13°37'07"E 31.07 FEET); THENCE N24°16'39"W 177.29 FEET; THENCE ALONG THE ARC OF A 14.00 FOOT RADIUS CURVE TO THE LEFT 16.77 FEET THROUGH A CENTRAL ANGLE OF 68°38'06" (CHORD: N10°02'24"W 15.79 FEET); THENCE ALONG THE ARC OF A 88.00 FOOT RADIUS TO THE RIGHT 15.89 FEET THROUGH A CENTRAL ANGLE OF 107°05'1" (CHORD: N39°11'01"W 15.87 FEET); THENCE N24°16'39"E 195.86 FEET; THENCE S65°43'21"E 143.00 FEET; THENCE S24°16'39"W 262.17 FEET; THENCE S61°18'02"E 82.97 FEET; THENCE S23°28'42"E 594.07 FEET; THENCE S33°12'45"E 348.25 FEET; THENCE WEST 262.43 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±7.97 ACRES  
347,337 SQ. FT.  
# OF LOTS: 0  
# 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 V**

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 10-9A-904(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 } S.S  
COUNTY OF UTAH }

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/HEY 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\_\_

ATTEST \_\_\_\_\_  
CITY MAYOR CITY RECORDER (See Seal Below)

# QUAILHILL AT MT. SARATOGA PLAT V

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: CHAD A. POULSEN, LICENSE NO. 501182, EXPIRES 12/31/2020, UTAH COUNTY SURVEYOR

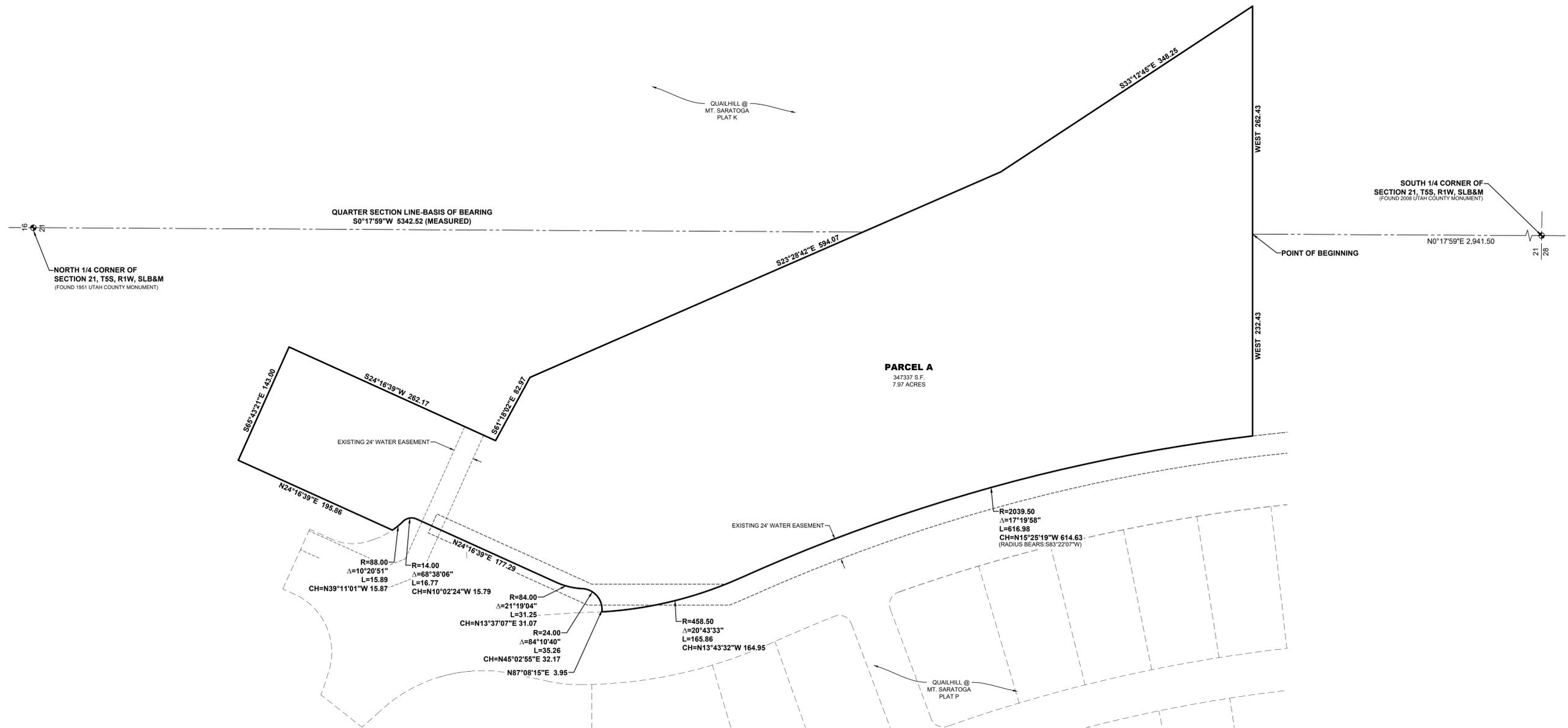
CITY ENGINEER SEAL: \_\_\_\_\_

CLERK-RECORDER SEAL: \_\_\_\_\_

**LEI ENGINEERS SURVEYORS PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84600  
Phone: 801.798.0556  
Fax: 801.798.0393  
office@leiang.com  
www.lei-eng.com

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.



**LEI**  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
 3302 N. Main Street  
 Spanish Fork, UT 84600  
 Phone: 801.798.8555  
 Fax: 801.798.8393  
 Office@leiang.com  
 www.lei-eng.com

**QUAILHILL AT MT. SARATOGA  
 PLAT V**

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

SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

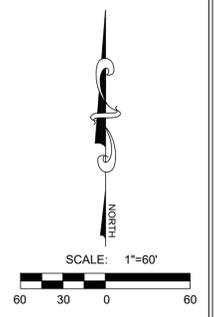
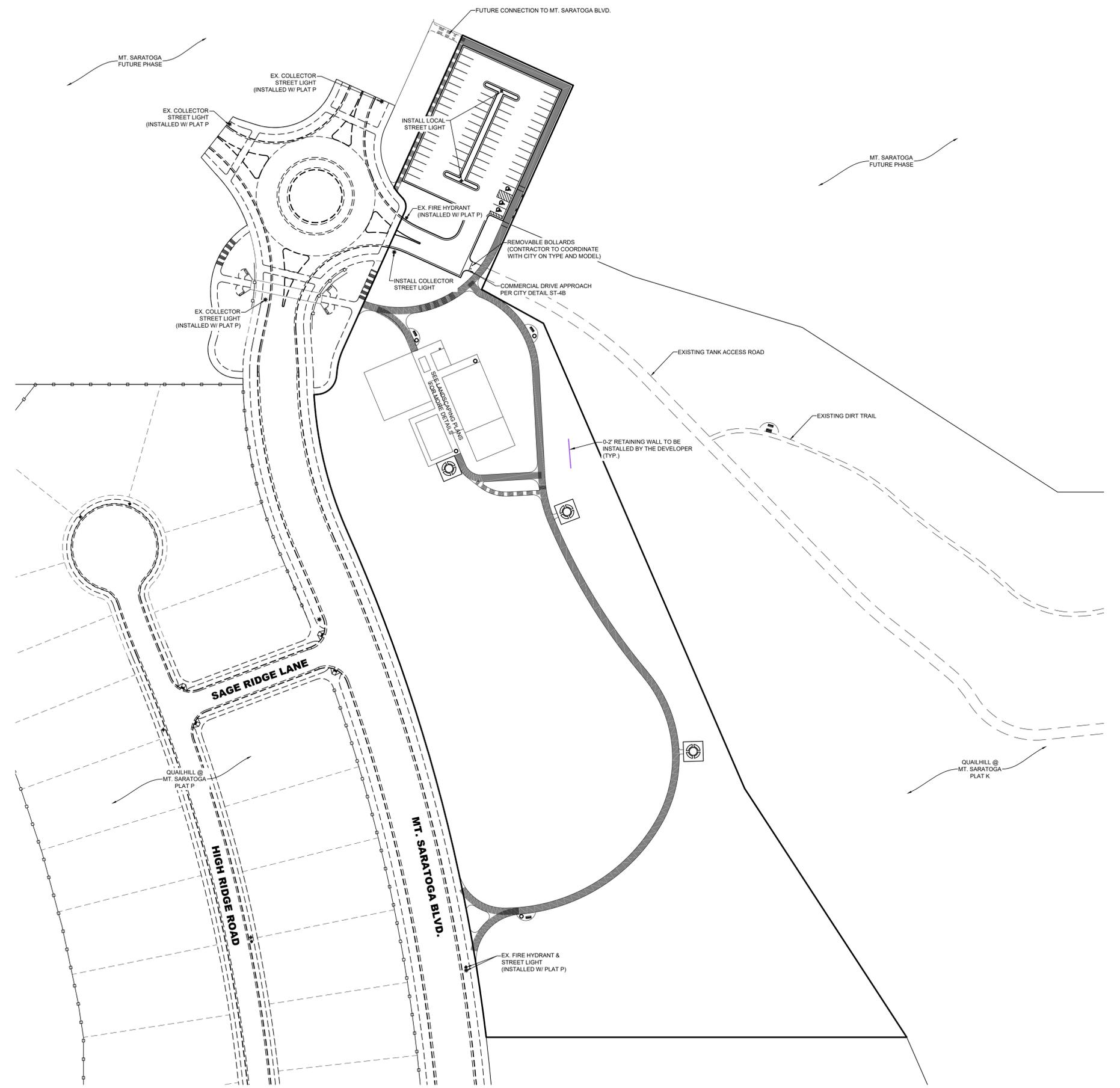
**LEGEND**

- AMENITY TRAIL (SEE DETAIL 1 SHEET DT-3)
- ACCESS ROAD/TRAIL
- 5' SIDEWALK (SEE DETAIL SHEET DT-2)
- RETAINING WALL

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 EXTENSION 118

**PLAT V DATA TABLE**

| DESCRIPTION           | QUANTITY | U/M   |
|-----------------------|----------|-------|
| UNTREATED BASE COURSE | 43,675   | SQFT. |
| 3" ASPHALT            | 24,905   | SQFT. |
| CURB & GUTTER         | 1,230    | LFT.  |
| 5' SIDEWALK           | 274      | LFT.  |
| 8' TRAIL              | 1,775    | LFT.  |
| DRIVE APPROACH        | 1        | EA.   |
| ADA RAMPS             | 0        | EA.   |
| STREET MONUMENTS      | 0        | EA.   |



**LEI**  
 - A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
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**Quailhill @ Mt. Saratoga**  
 SARATOGA SPRINGS, UTAH  
**SITE PLAN**

REVISIONS

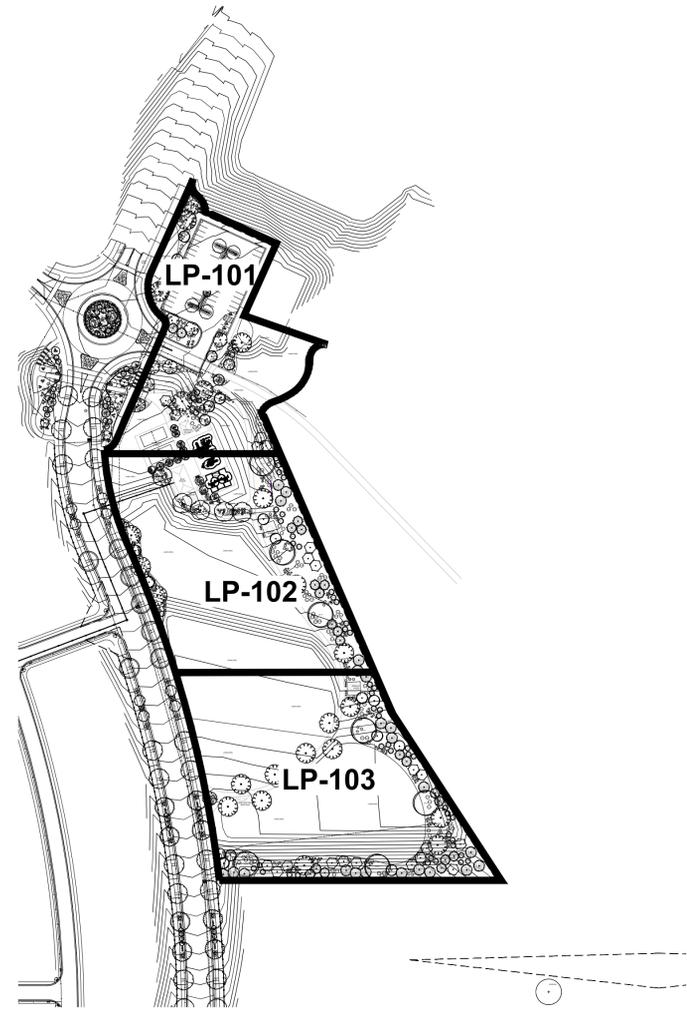
|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |
| 6 |  |

LEI PROJECT #: 2014-1664  
 DRAWN BY: BAP  
 DESIGNED BY: NKW  
 SCALE: 1"=60'  
 DATE: 9/02/2020



# PLAT V

## Saratoga Springs, Utah



### SITE REQUIREMENT CALCULATIONS

| TREE COUNT:                                | REQ'D: | PROVIDED: |
|--|--------|-----------|
| LANDSCAPED AREA: TOTAL AREA: 312,721 SQ FT |        |           |
| DECIDUOUS TREES:                           | 106    | 106       |
| EVERGREEN TREES:                           | 104    | 104       |
| SHRUBS:                                    | 124    | 856       |

TWO TYPES AND SIZES OF ROCK  
AT LEAST 3" DIAMETER AROUND TREES  
CONCRETE EDGING BETWEEN DIFFERENT MATERIALS

PROVIDED  
PROVIDED  
PROVIDED

### PLANT SCHEDULE PLAT V

| DECIDUOUS TREES  | CODE | QTY | BOTANICAL / COMMON NAME  | CONT       | CAL    |
|------------------|------|-----|--|------------|--------|
|                  | Axp  | 4   | Acer truncatum x platanoides 'Warenced'™<br>Pacific Sunset Maple         | 8 & B      | 2' Cal |
|                  | Gfs  | 5   | Gleditsia triacanthos 'Skyline'<br>Skyline Honey Locust                  | 8 & B      | 2' Cal |
|                  | Gde  | 8   | Gymnocladus dioica 'Espresso'<br>Kentucky Coffeetree                     | 8 & B      | 2' Cal |
|                  | Mpf  | 21  | Malus x 'Prairie'<br>Prairie Crabapple                                   | 8 & B      | 2' Cal |
|                  | Pa'e | 24  | Platanus x acerifolia 'Morton Circle'™<br>Exclamation! London Plane Tree | 8 & B      | 2' Cal |
|                  | P'sp | 21  | Prunus x virginiana 'P0025'™<br>Sucker Punch Chokecherry                 | 8 & B      | 2' Cal |
|                  | Qmb  | 7   | Quercus macrocarpa<br>Burr Oak   | 8 & B      | 2' Cal |
|                  | Qra  | 12  | Quercus robur x alba 'JFS-KW1QX'™<br>Street Spire Oak                    | 8 & B      | 2' Cal |
|                  | Zsm  | 3   | Zelkova serrata 'Musashino'<br>Sawleaf Zelkova                           | 8 & B      | 2' Cal |
| EVERGREEN TREES  | CODE | QTY | BOTANICAL / COMMON NAME  | CONT       | CAL    |
|                  | Pa   | 21  | Picea omorika<br>Serbian Spruce  | 6'-7' Tall |        |
|                  | Po'r | 61  | Picea omorika 'Riverside'<br>Riverside Serbian Spruce                    | 6'-7' Tall |        |
|                  | Pn   | 22  | Pinus nigra<br>Austrian Black Pine                                       | 6'-7' Tall |        |
| SHRUBS           | CODE | QTY | BOTANICAL / COMMON NAME  | CONT       |        |
|                  | Pa2  | 54  | Perovskia abrotanoides<br>Russian Sage                                   | 5 gal      |        |
|                  | RS   | 78  | Rosa x 'Radcon'™<br>Pink Knock Out Rose                                  | 5 gal      |        |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME  | CONT       |        |
|                  | Csc  | 69  | Cornus sericea 'Cardinal'<br>Cardinal Red-twig Dogwood                   | 5 gal      |        |
|                  | Fik  | 101 | Forsythia x intermedia 'Kolgold'™<br>Magical Gold Forsythia              | 5 gal      |        |
|                  | Po'f | 92  | Physocarpus opulifolius 'UMNHarpell'<br>Fireside Ninebark                | 5 gal      |        |
| GRASSES          | CODE | QTY | BOTANICAL / COMMON NAME  | CONT       |        |
|                  | CarK | 233 | Calamagrostis x acutiflora 'Karl Foerster'<br>Feather Reed Grass         | 1 gal      |        |
|                  | H's  | 108 | Helictotrichon sempervirens 'Sapphire'<br>Blue Oat Grass                 | 1 gal      |        |
|                  | Pv'n | 121 | Panicum virgatum 'North Wind'<br>Northwind Switch Grass                  | 1 gal      |        |

### REFERENCE NOTES SCHEDULE PLAT V

| SYMBOL | LANDSCAPE DESCRIPTION   | QTY        | COLOR |
|--------|---|------------|-------|
|        | <b>L-01</b> SODDED LAWN AREA<br>LAWN AREAS SHALL BE SOD. NEW TURF AREAS TO BE SODDED WITH 18% 'BLUESTAR' KENTUCKY BLUEGRASS, 19% 'MARQUIS' KENTUCKY BLUEGRASS, 17% 'NEWPORT' KENTUCKY BLUEGRASS, 17% 'TOUCHDOWN' KENTUCKY BLUEGRASS, 16% 'APM' PERENNIAL RYEGRASS, 13% 'ACCENT' PERENNIAL RYEGRASS OR APPROVED EQUAL AT A RATE OF 220 LBS. PER ACRE. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT (4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN BARK MULCH. NO SHREDDED FINES. SUBMIT SAMPLES TO BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER BEFORE INSTALLATION. | 216,849 sf |       |
|        | <b>L-03</b> 3/4" QUIRRH GRAVEL ROCK (MATCH SAME TYPE SIZE AND COLOR OF ROCK MULCH IN THE EARLIER PHASES OF THIS PROJECT - DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. NO ROCK WITHIN 4" OF BASE OF TREE. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. PRE-EMERGENT WILL BE ADDED FOR WEED CONTROL. USE PREEN EXTENDED CONTROL WEED PREVENTER. USE AS SPECIFIED.   | 12,874 sf  |       |
|        | <b>L-05</b> 1" SALT LAKE PEBBLE ROCK (MATCH SAME TYPE SIZE AND COLOR OF ROCK MULCH IN THE EARLIER PHASES OF THIS PROJECT - DECORATIVE ROCK AREAS SHALL INCLUDE THE PLANTER BEDS AS SHOWN. APPLY DECORATIVE ROCK TO A MINIMUM DEPTH OF THREE INCHES (3") OVER ENTIRE AREA. NO ROCK WITHIN 4" OF BASE OF TREE. ALL TREES AND SHRUBS WITHIN DECORATIVE ROCK AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION. PRE-EMERGENT WILL BE ADDED FOR WEED CONTROL. USE PREEN EXTENDED CONTROL WEED PREVENTER. USE AS SPECIFIED.  | 82,998 sf  |       |
|        | <b>L-07</b> BOULDERS - DECORATIVE   | 161        |       |
|        | <b>L-13</b> CONCRETE CURB: 4" X 6"  | 1,382 lf   | BLACK |

\*\*\*THE LANDSCAPE ARCHITECT PROVIDES QUANTITY AND FOOTAGE INFORMATION AS AN AIDE TO THE BIDDING LANDSCAPER. QUANTITIES, SPECIES, AND SPECIFICATIONS HAVE BEEN SUBMITTED AND APPROVED BY THE MUNICIPALITIES - ALL SUBSTITUTIONS AND LESSER QUANTITIES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND EDGE HOMES MANAGEMENT. IT IS ENTIRELY THE RESPONSIBILITY OF THE BIDDERS TO CALCULATE THE MATERIAL BASED ON THE GRADE CONTOURS, INCLUDING ALL LANDSCAPING RETAINING WALLS INDICATED ON THE CIVIL AS WELL AS THE LANDSCAPING DRAWINGS. THESE CIVIL, LANDSCAPING, AND IRRIGATION DRAWING WILL NEED TO BE REVIEWED PRIOR TO SUBMITTING A BID FOR THE PROJECT. ANY SHORTAGES OF MATERIALS WILL NOT BE PAID FOR BY EDGE HOMES OR THE LANDSCAPE ARCHITECT

| ISSUE DATE | PROJECT NUMBER | PLAN INFORMATION | PROJECT INFORMATION  | DEVELOPER / PROPERTY OWNER / CLIENT  | LANDSCAPE ARCHITECT / PLANNER | LICENSE STAMP | DRAWING INFO  |
|------------|----------------|------------------|--|--|-------------------------------|---------------|---|
| 09-03-2020 | UT19045        |                  | <h2>THE RIDGE AT MT. SARATOGA</h2> <h3>VILLAGE TWO - PLAT V</h3> <h3>SARATOGA SPRINGS, UTAH</h3> | <p>Developer / Property Owner:</p> <p>JOE PIERCE<br/>DCP SARATOGA, LLC<br/>2753 E BROADWAY RD. STE 101<br/>MESA, AZ 85213</p> <p>Client / Engineer:</p> <p>LEI-ENGINEERING<br/>3302 N. Main Street<br/>Spanish Fork, Ut. 84660<br/>801-798-0555 ext. 226<br/>www.lei-eng.com</p> |                               |               | <p>DATE: 9/3/2020</p> <p>PM: JTA</p> <p>DRAWN: KBA</p> <p>CHECKED: TM</p> <p>PLANT SCHEDULE</p> <p><b>PRELIMINARY PLANS NOT FOR CONSTRUCTION</b></p> <p><b>LP-100</b></p> |