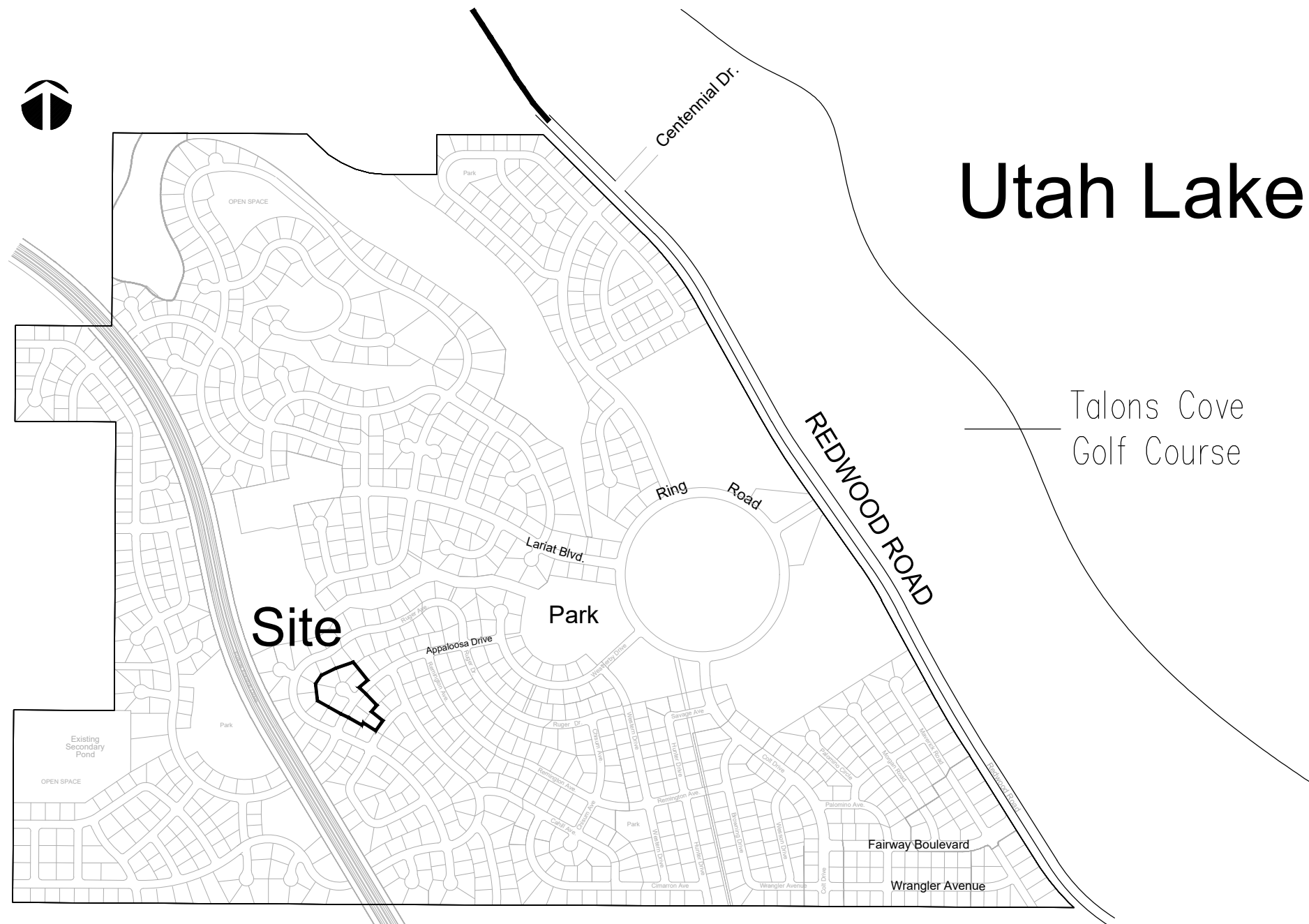


JACOBS RANCH "T"

LOCATED IN A PORTION OF THE NORTHWEST AND SOUTHWEST
QUARTER OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



Vicinity Map
(not to scale)

Legend	
Symbol	Description
	Proposed 8" Sanitary Sewer Main
	Existing Sanitary Sewer Main (size noted on plan)
	Proposed Culinary Water Main (size noted on plan)
	Existing Culinary Water Main (size noted on plan)
	Existing Storm Drain pipe (size noted on plan)
	Proposed Storm Drain pipe (size noted on plan)
	Cable TV utility lines
	Existing Power lines
	New underground Power lines
	Outside Boundary line
	Existing surface improvements
	Existing Sidewalk
	Proposed Sidewalk
	Existing Contour Elevation
	Finish Contour Elevation
	Finish Spot Elevation
	Drainage Flow Direction
	Water Meter (size noted on plan)
	Culinary Water Valve
	Fire Hydrant
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Mailbox cluster
	Storm Drain Box
	Street Light Location
	top of asphalt
	top of sidewalk
	back of top of curb
	back of top of sidewalk
	Sanitary Sewer Manhole
	Storm Drain Manhole
	Water Valve
	Gas valve
	Water Meter
	edge of existing asphalt
	Public Utility Easement

City Offices

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793
Fax (801) 766-9794
City Manager : Mark Christensen
Assistant City Manager: Owen Jackson

Planning Department

1307 North Commerce Drive Suite 200
Saratoga springs, UT 84045
Phone (801) 766-9793

Planning Director: Sarah Carroll

Public Works Department

Public Works Dir: Jeremy Lapin
801-766-6506 x171

Public Safety

Saratoga Springs Police Department
367 S. Saratoga Road
Saratoga Springs, Utah 84045
801-766-6503

Emergency 911
Police Dispatch 801-851-4100
Utah County Animal Shelter
801-785-3442

Engineering

Jeremy Lapin, PE
1307 North Commerce Drive Suite 200
Saratoga Springs, UT. 84045
Office (801) 766-6506

Capital Projects Manager:

Chris Klingel
801-766-6506 x171

Gas

ENBRIDGE GAS UTAH
1640 North Mountain Springs Parkway
Springville, Utah 84663
Phone (800) 323-5517

Electricity

Rocky Mountain Power
70 North 200 East
American Fork, Utah 84003
Phone (801) 756-1220
Fax (801) 756-1274
Mark Steele

Telephone

Century Link
75 East 100 North
Provo, Utah 84606
Phone (801) 356-7050
Cell (801) 473-3385
Kasey Lunt

Cable T.V.

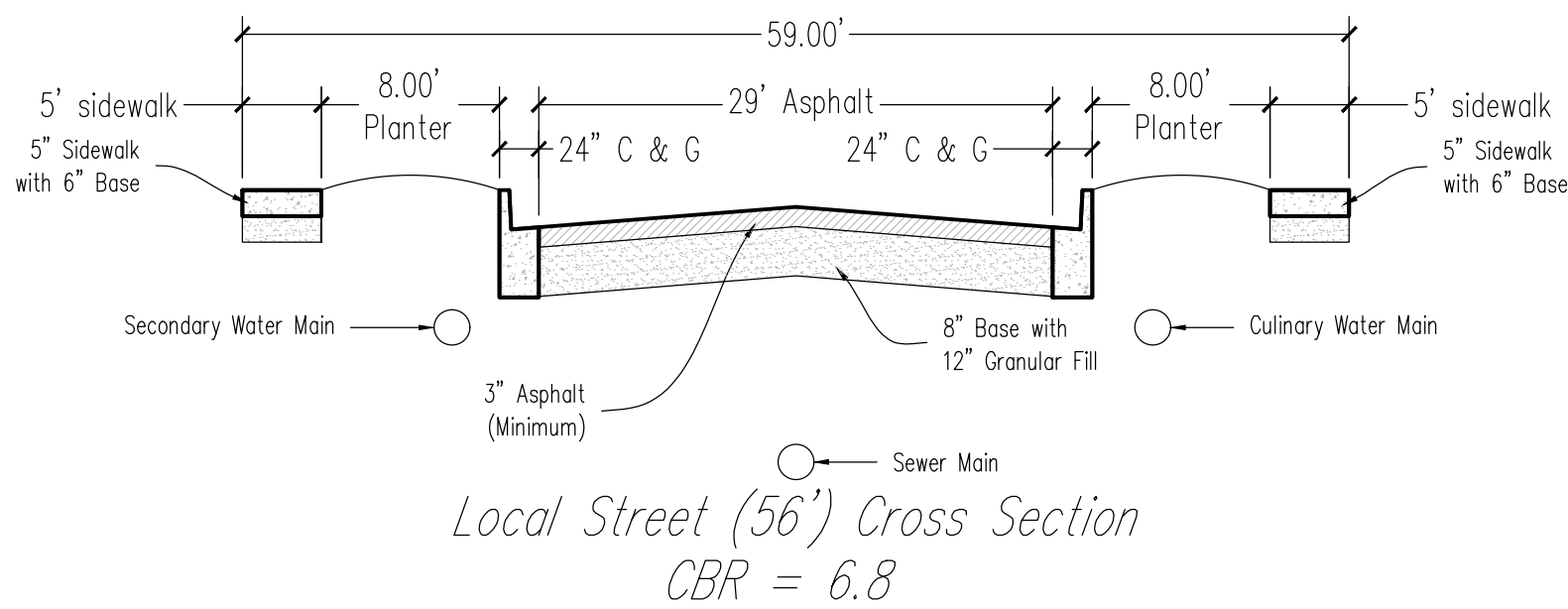
Comcast Cable Communications, Inc.
1350 East Miller Avenue
Salt Lake City, Utah 84106
Phone (801) 485-0500
Fax (801) 487-1887

Property Owner

Jared Stoddard
9357 Arrowhead Dr.
Eagle Mountain, Utah 84005
jared.stoddardhomes@gmail.com

Engineer/Land Surveyor

Dudley and Associates, Inc.
353 East 1200 South
Orem, Utah 84058
801-224-1252
Roger Dudley PE, PLS



CITY STANDARD 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 location 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 Engineers 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.

Sheet Index

	Final Plat
1.0	Cover Sheet
1.1	General Notes
1.2	Existing conditions map
2.0	Site Plan
3.0	Utility Plan
4.0	Grading and Drainage Plan
P1-P3	Street Improvement Profiles
	City Detail Sheets

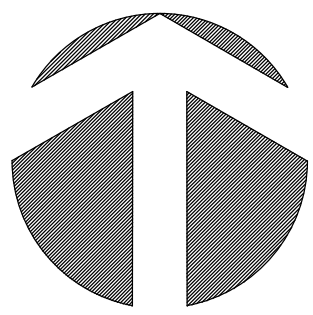
	Square Footage	Acreage	Percent of total
Total Area	112,399	2.58	100
Total ROW Area	24,618	0.57	22
Total LOT Area	87,781	2.02	78
Total hard surface Area	18,801	0.43	17
Total Landscaped Area	5,489	0.13	5
Average Home sizes	4,000 sq.ft. (1,000 min.)		
Total No. of Lots	7		

Tabulation Table

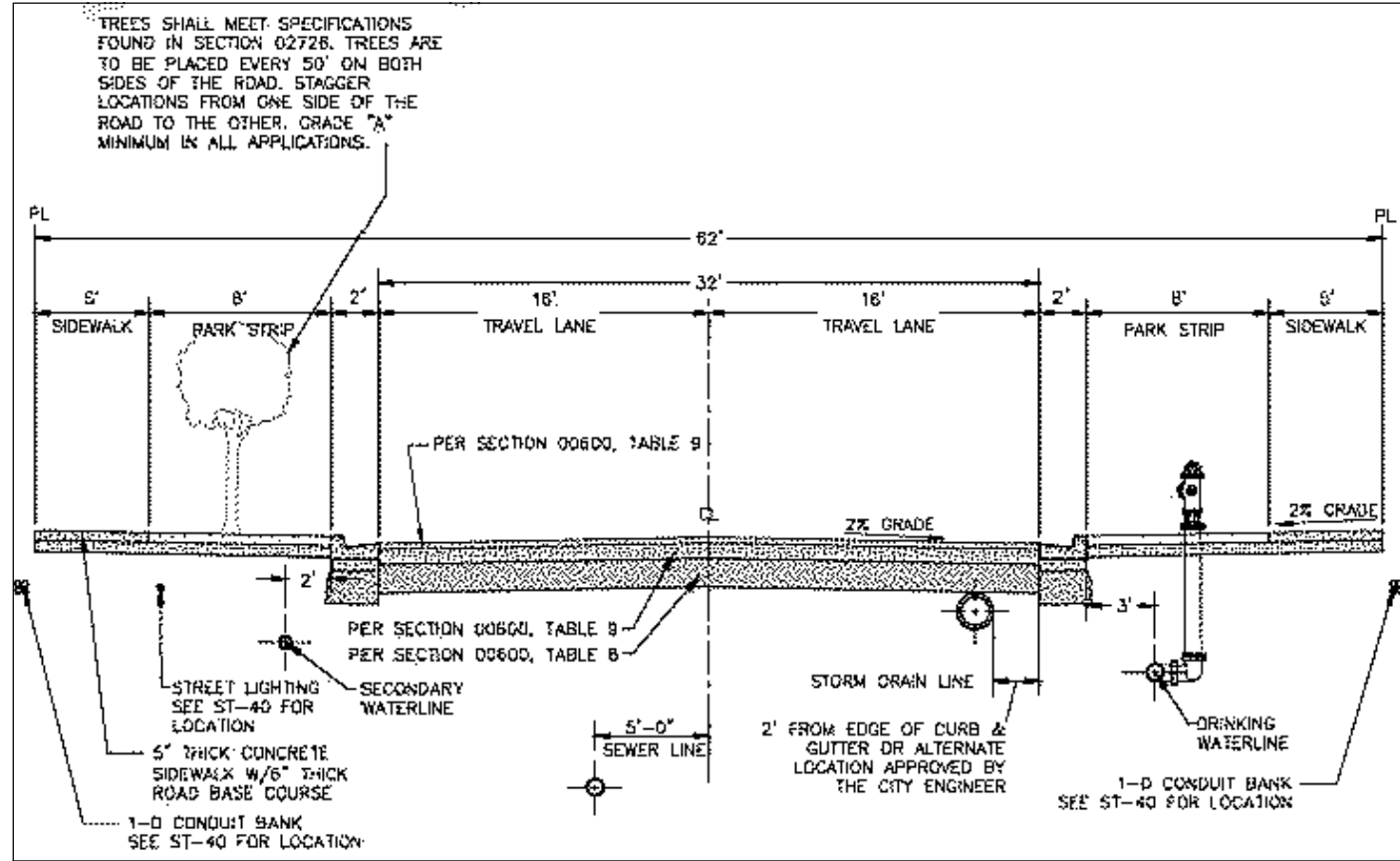


CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.



NORTH
1" = 40'



KEYED NOTES

- Existing 24" curb and gutter to remain.
- Existing Sidewalk to remain undisturbed.
- Const. 24" Curb and Gutter
- Const. 5' concrete sidewalk.
- Const. ADA ramp, Per city standards.

CAUTION!!! Notice to contractors

The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and where possible from measurements taken in the field. The information is not to be considered exact or complete. The Contractor must notify the utility location center at least 48 hours prior to any excavation to request the exact location of the utilities in the field. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plan.

Know what's below.



Call 811 before you dig.



BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

Note:

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.

Apply for an encroachment permit at:

<https://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx>

Curve Data Table					
Curve	Radius	Length	Chord	Bearing	Delta
C1	928.00'	75.97'	75.95'	S 45°13'42" W	4°41'26"
C2	888.78'	94.91'	94.87'	S 35°27'17" W	6°07'07"
C3	931.02'	19.86'	19.86'	S 42°17'44" W	1°13'20"
C4	10.00'	21.93'	17.79'	S 75°29'52" E	125°38'08"
C5	61.50'	86.72'	79.71'	N 53°04'25" W	80°47'15"
C6	61.50'	61.51'	58.98'	S 57°52'42" W	57°18'31"
C7	61.50'	61.51'	58.98'	S 0°34'11" W	57°18'31"
C8	61.50'	67.23'	63.93'	S 59°24'08" E	62°38'07"
C9	10.00'	21.93'	17.79'	N 27°54'08" W	125°38'08"
C10	931.00'	94.94'	94.90'	S 31°59'39" W	5°50'35"
C13	900.00'	212.68'	212.18'	S 35°53'00" W	13°32'22"
C14	900.00'	68.38'	68.36'	S 40°28'35" W	4°21'11"
C15	899.07'	138.64'	138.51'	S 33°53'19" W	8°50'08"

Line Table		
Line	Length	Direction
T1	56.49'	S 39°45'50" E
T2	55.94'	S 40°40'21" W
T3	13.65'	S 29°07'11" W

UTILITY QUANTITIES:

SEWER MAIN:

8" SDR-35 PVC Sewer main = 310 lf
60" Manholes = 1
48" Manholes = 2
4" service laterals = 7 (1 existing)

CULINARY WATER MAIN:

8" DR-18 PVC Water Main = 283lf
6" Main = 30lf
Fire Hydrants = 3 (2 Existing)
1" Water meters = 7 (1 Existing)
1" service laterals = 7 (1 existing)
water fittings = 5
8" gate valves = 3
6" gate valve = 1

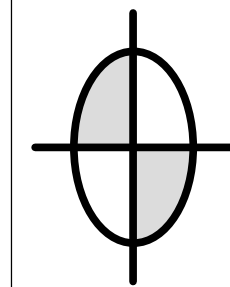
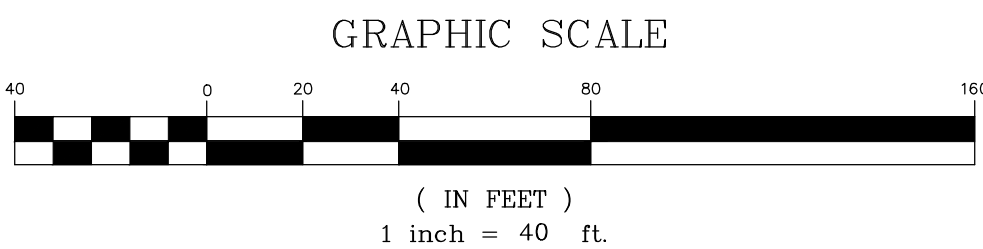
SECONDARY WATER MAIN:

6" DR-18 PVC Secondary main =
Blow-off valves = 2
1" service laterals = 7
PI fittings = 3
6" valves = 3



	Square Footage	Acreage	Percent of total
Total Area	112,399	2.58	100
Total ROW Area	24,618	0.57	22
Total LOT Area	87,781	2.02	78
Total hard surface Area	18,801	0.43	17
Total Landscaped Area	5,489	0.13	5
Total No. of Lots			7

Tabulation Table



DUDLEY AND ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
353 EAST 1200 SOUTH, OREM, UTAH
801-224-1252

Jacobs Ranch Plat "T"
SITE PLAN
Utah
Saratoga Springs

Revisions

Date
8-19-2025
Scale
1" = 40'
By
TD
Tracing No.
L -

Sheet No.
C - 2.0