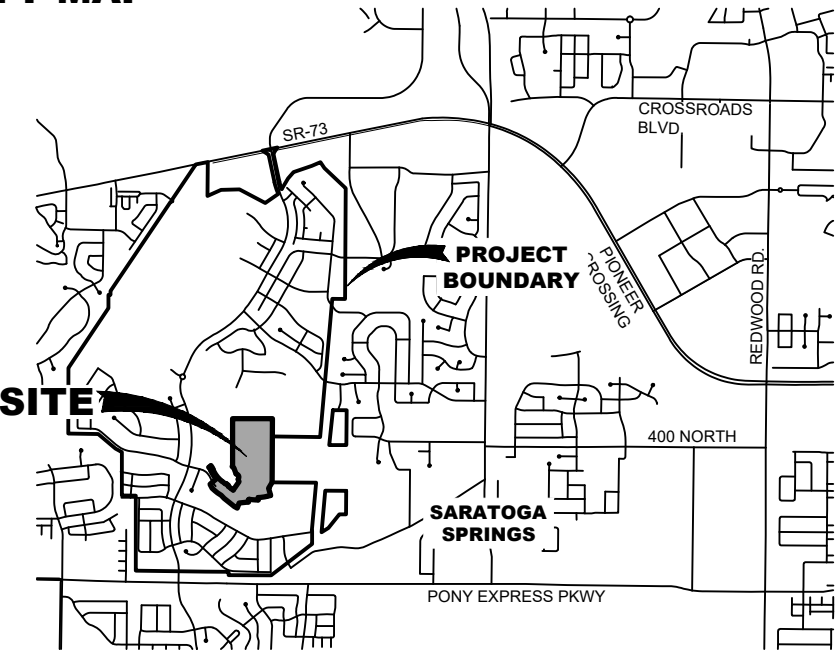


# OVERLOOK AT MT. SARATOGA PLAT A

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

SCALE: 1"=100'

## VICINITY MAP



## TABLE OF CONTENTS

COVER	COVER
SHEET 100	GENERAL NOTES
	OVERLOOK AT MT. SARATOGA PLAT A (1 OF 2)
	OVERLOOK AT MT. SARATOGA PLAT A (2 OF 2)
	EXISTING CONDITIONS & DEMOLITION PLAN
SHEET 101	SITE PLAN
SHEET 102	UTILITY PLAN
SHEET 201	GRADING & DRAINAGE PLAN
SHEET 401	PARK LANE PLAN & PROFILE #1
SHEET 402	PARK LANE PLAN & PROFILE #2
SHEET 403	MOONSAIL WAY PLAN & PROFILE
SHEET 404	KINGS LAND PLAN & PROFILE
SHEET 405	STORM POND PLAN & PROFILES
SHEET 501	SIGNAGE & STRIPING PLAN
SHEET 502	SENSITIVE LANDS PLAN
DT-1 - DT-3	CITY DETAILS

## TABULATIONS

PLAT A	
LOTS .....	15 LOTS
PARCELS .....	2 PARCEL
DENSITY .....	3.48 LOTS/ACRE

	ACRES	SQ. FT.	% OF MT. SARATOGA	% OF PLAT A
MT. SARATOGA TOTAL PROJECT AREA	688.00	29,969,280	100%	
PLAT A PROJECT AREA	35.48	1,545,587	5.16%	100%
LOT AREA	4.31	187,862	0.63%	12.2%
OPEN SPACE AREA	29.79	1,297,612	4.33%	84%
RIGHT-OF-WAY AREA	1.38	60,113	0.2%	3.9%
PARK STRIP LANDSCAPING	0.44	19,086	0.06%	1.2%
HARDSCAPE AREA	0.94	41,027	0.14%	2.7%
BUILDABLE LAND	32.90	1,433,266	4.78%	92.7%
SENSITIVE LANDS	2.58	112,321	0.37%	7.3%
NON-SENSITIVE LANDS	32.90	1,433,266	4.78%	92.7%

## OVERLOOK AT MT. SARATOGA - PLAT A

SARATOGA SPRINGS, UTAH

COVER

## REVISIONS

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

LEI PROJECT #:  
2014-1664

DRAWN BY:  
CJ/BAP

DESIGNED BY:  
NKK

SCALE:  
1"=100'

DATE:  
05/07/2025

SHEET

COVER

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

(\*1) VALVES SHALL BE GATE VALVES. VALVES 16 INCH AND LARGER  
MAY BE INSTALLED ROTATED 90 DEGREES WITH A BEVEL GEAR  
ACTUATOR

(\*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 - JEREMY LAPIN, PE  
JLAPIN@SARATOGASPRINGS-UT.GOV  
(801) 766-6506

## SARATOGA SPRINGS CITY PLANNING DEPARTMENT

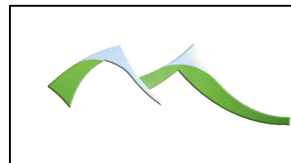
PLANNING DIRECTOR - SARAH CARROLL  
SCARROLL@SARATOGASPRINGS-UT.GOV  
(801) 766-9793

## ENBRIDGE GAS UTAH

CUSTOMER SERVICE  
1-800-323-5517

## ROCKY MOUNTAIN POWER

CUSTOMER SERVICE  
1-877-221-7070



## OWNER / DEVELOPER

EDGE HOMES  
13702 S 200 W B12  
DRAPER, UTAH 84020  
801-494-0150

## ENGINEER

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



# OVERLOOK AT MT. SARATOGA PLAT A

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

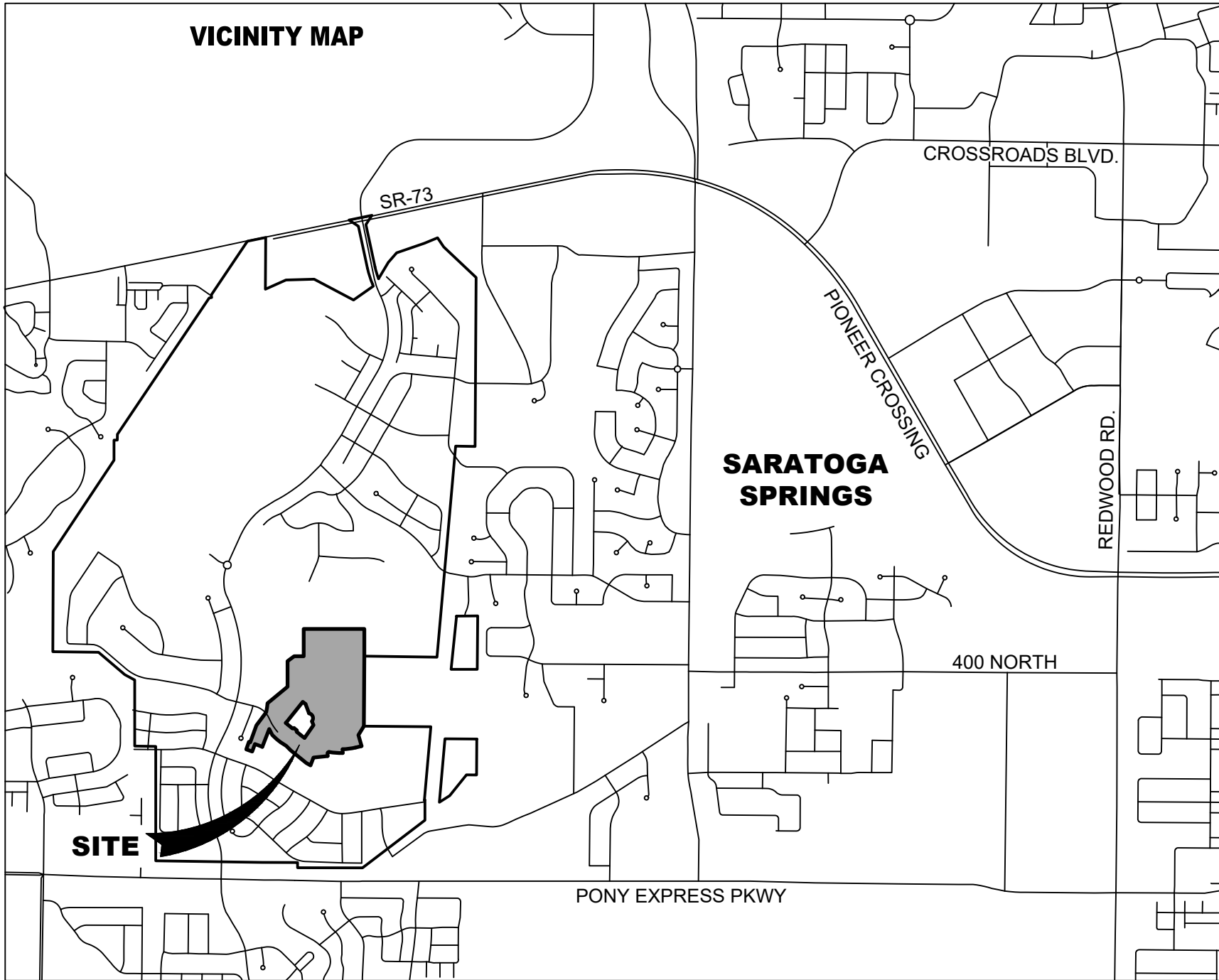
## TABULATIONS

PLAT A	
LOTS .....	15 LOTS
PARCELS .....	2 PARCEL
DENSITY .....	3.48 LOTS/ACRE

	ACRES	SQ. FT.	% OF MT. SARATOGA	%OF PLAT A
MT. SARATOGA TOTAL PROJECT AREA	688.00	29,969,280	100%	
PLAT A PROJECT AREA	35.48	1,545,587	5.16%	100%
LOT AREA	4.31	187,862	0.63%	12.2%
OPEN SPACE AREA	29.79	1,297,612	4.33%	84%
RIGHT-OF-WAY AREA	1.38	60,113	0.2%	3.9%
PARK STRIP LANDSCAPING	0.44	19,086	0.06%	1.2%
HARDSCAPE AREA	0.94	41,027	0.14%	2.7%
BUILDABLE LAND	32.90	1,433,266	4.78%	92.7%
SENSITIVE LANDS	2.58	112,321	0.37%	7.3%
NON-SENSITIVE LANDS	32.90	1,433,266	4.78%	92.7%

## 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, BUILDING, 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 COAR'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. 40551701159 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 INTENDED 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.



## 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S), 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 CITY RECORDER (See Seal Below)

ATTEST \_\_\_\_\_

## ENBRIDGE GAS UTAH ACCEPTANCE

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

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

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH TITLE: \_\_\_\_\_

## ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(v)(iii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E 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 RECORDED EASEMENT OR RIGHT-OF-WAY
  - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
  - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
  - 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\_\_\_\_.

## CITY ENGINEER

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

## LAND USE AUTHORITY

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

## FIRE CHIEF

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

CITY FIRE CHIEF

## CENTURY LINK

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

## CENTURY LINK

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

## COMCAST CABLE TELEVISION

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

## SARATOGA SPRINGS ATTORNEY

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

LEHI CITY POST OFFICE

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

## SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 50182, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING AND 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 PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF QUAILHILL AT MT. SARATOGA PLAT W, ENTRY NUMBER 123153/2020, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, LOCATED N00°17'59"E ALONG THE QUARTER SECTION LINE 1741.86 FEET AND EAST 79.98 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG THE WESTERLY LINE OF SAID PLAT W S21°14'57"W 239.99 FEET TO THE NORTHERLY LINE OF QUAILHILL AT MT. SARATOGA PLAT C, ENTRY NUMBER 15520/2019, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING FIVE (5) COURSES: N88°25'16"W 52.64 FEET; THENCE N70°07'43"W 46.49 FEET; THENCE S19°49'18"W 100.00 FEET; THENCE N70°10'42"W 80.01 FEET; THENCE N19°49'18"E 100.00 FEET TO THE EASTERLY LINE OF QUAILHILL AT MT. SARATOGA PLAT L, ENTRY NUMBER 123151/2020, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SIX (6) COURSES: S70°10'42"E 17.10 FEET; THENCE N20°01'17"E 227.71 FEET; THENCE N36°35'55"E 205.13 FEET; THENCE N11°05'52"E 63.07 FEET; THENCE N50°46'51"E 52.14 FEET; THENCE N51°13'33"E 48.01 FEET; THENCE N50°22'43"E 277.89 FEET; THENCE NORTH 320.91 FEET; THENCE N53°30'58"E 103.38 FEET TO THE SOUTHERLY LINE OF QUAILHILL AT MT. SARATOGA PLAT K, ENTRY NUMBER 18793/2019, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: EAST 119.89 FEET; THENCE NORTH 343.80 FEET; THENCE EAST 762.80 FEET; THENCE SOUTH 341.19 FEET; THENCE S00°25'08"W 881.29 FEET; THENCE S31°30'37"W 130.16 FEET; THENCE S15°58'38"E 144.55 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 11.25 FEET WITH A RADIUS OF 251.00 FEET THROUGH A CENTRAL ANGLE OF 02°34'03", CHORD: S75°18'24"W 11.25 FEET; THENCE S76°35'25"W 65.91 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 165.14 FEET WITH A RADIUS OF 801.00 FEET THROUGH A CENTRAL ANGLE OF 11°48'46", CHORD: S82°29'48"W 164.85 FEET; THENCE S01°35'49"E 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 170.86 FEET WITH A RADIUS OF 849.00 FEET THROUGH A CENTRAL ANGLE OF 11°31'51", CHORD: N85°49'54"W 170.57 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 23.93 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 91°23'18", CHORD: S54°14'23"W 21.47 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 38.05 FEET WITH A RADIUS OF 151.00 FEET THROUGH A CENTRAL ANGLE OF 14°26'14", CHORD: S01°19'37"W 37.85 FEET; THENCE S84°06'03"W 179.76 FEET; THENCE S20°35'21"E 105.12 FEET TO THE NORTHERLY LINE OF QUAILHILL AT MT. SARATOGA PLAT W; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING SEVEN (7) COURSES: N60°57'05"W 60.50 FEET; THENCE N51°10'02"W 252.71 FEET; THENCE N44°00'44"W 80.55 FEET; THENCE N58°00'56"W 84.14 FEET; THENCE N51°10'02"W 63.40 FEET; THENCE N46°20'45"W 74.25 FEET; THENCE N27°55'10"W 84.62 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±37.40 ACRES  
1,629,1218 SQ. FT.

## LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT POINT LOCATED N00°17'59"E ALONG THE QUARTER SECTION LINE 1818.48 FEET AND EAST 288.52 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N38°49'58"E 340.82 FEET; THENCE S51°10'02"E 44.11 FEET; THENCE S20°35'21"E 124.75 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 129.26 FEET WITH A RADIUS OF 616.00 FEET THROUGH A CENTRAL ANGLE OF 118°30'00", CHORD: S20°35'21"E 107.43 FEET; THENCE S20°35'21"E 50.58 FEET; THENCE S34°40'32"W 195.98 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 58.12 FEET WITH A RADIUS OF 801.00 FEET THROUGH A CENTRAL ANGLE OF 04°09'26", CHORD: N53°14'45"W 58.11 FEET; THENCE N51°10'02"W 61.68 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.56 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 09°00'00", CHORD: N49°51'55"W 25.95 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±1.92 ACRES  
83,541 SQ. FT.

**TOTAL NET AREA:** CONTAINS: ±35.48 ACRES  
1,545,587 SQ. FT.

DATE

LICENSE NO. 501812

SURVEYOR

(See Seal Below)

## 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:

## OVERLOOK AT MT. SARATOGA PLAT A

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-604(D), THE OWNER(S) HEREBY CONVEYS THE COMMON AREA, AS INDICATED HEREON, TO THE MT. SARATOGA MASTER ASSOCIATION INC. HOME OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 187 MAIN STREET, LEHI UTAH 84043. 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

# OVERLOOK AT MT. SARATOGA PLAT A

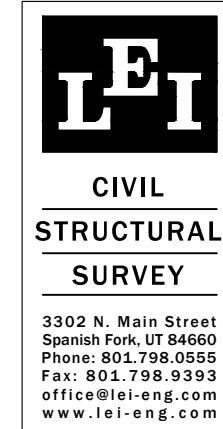
LOCATED IN THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET 1 OF 2

SURVEYOR'S SEAL

CITY ENGINEER SEAL

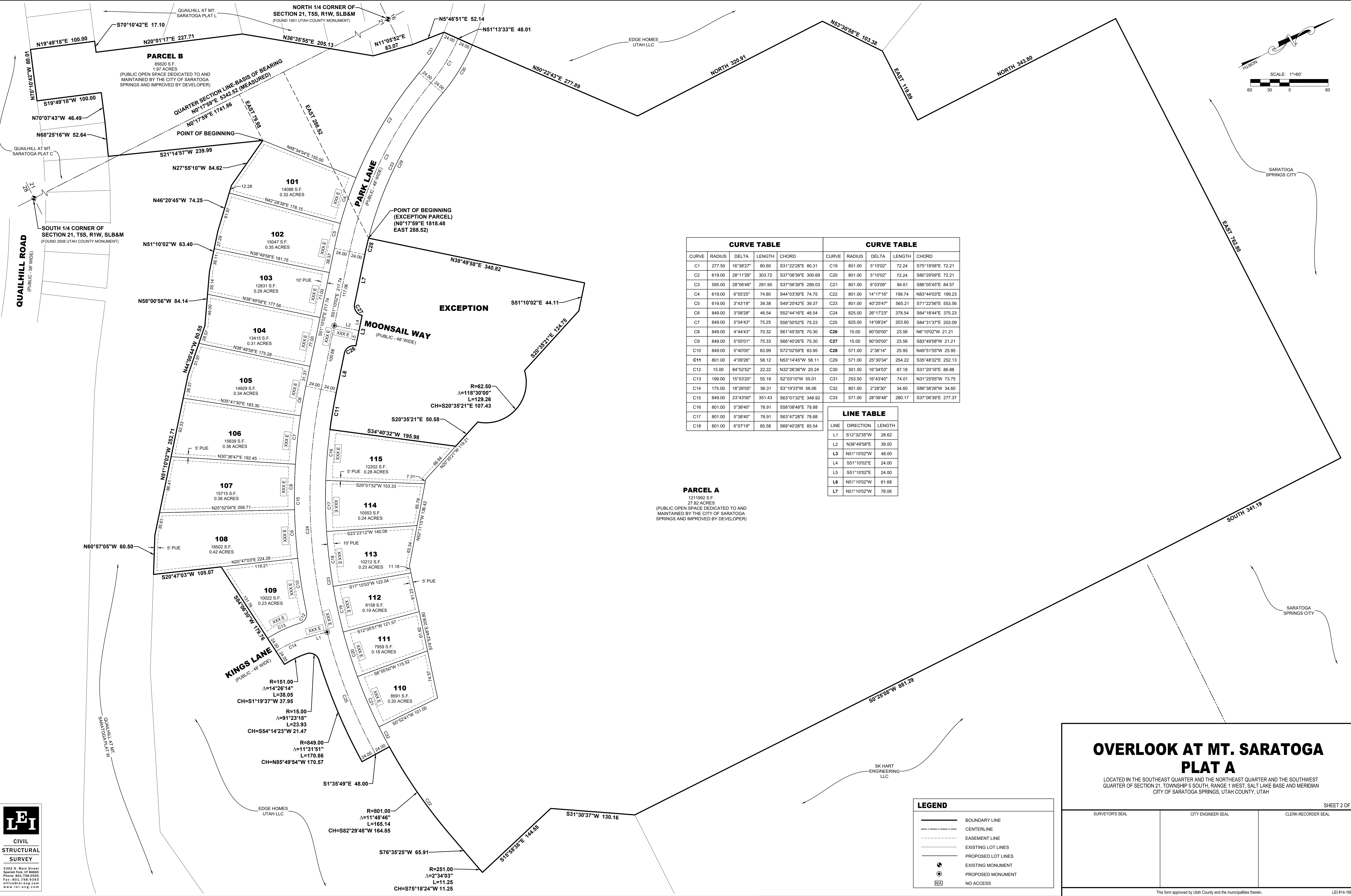
CLERK-RECORDER SEAL



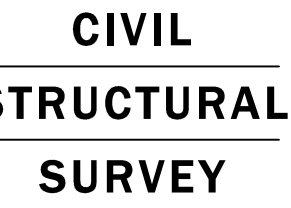
## CORNER & INTERIOR LOT

## CUL-DE-SAC OR KNUCKLE LOT

## TYPICAL SETBACK & P.U.E. DETAIL







302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

NOT FOR  
CONSTRUCTION

# OVERLOOK AT MT. SARATOGA - PLAT A

## SARATOGA SPRINGS, UTAH

### SITE PLAN

[illegible]

LEI PROJECT #:  
**2014-1664**

---

DRAWN BY:  
**CJI/BAP**

---

DESIGNED BY:  
**NKW**

---

SCALE:  
**1"=80'**

---

DATE:  
**05/07/2025**

SHEET

102



PLAT A DATA TABLE		
DESCRIPTION	QUANTITY	U/M
3" ASPHALT	31141	SQFT.
UNTREATED BASE COURSE	31141	SQFT.
CURB & GUTTER	2452	LFT.
SIDEWALK	2408	LFT.
ADA RAMPS	4	EA.
STREET MONUMENTS	2	EA.

## 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. APPLY FOR AN ENCRoACHMENT PERMIT AT [HTTP://CITYWORKS.SARATOGASPRINGSCITY.COM/PUBLICACCESS/TEMPLATE/LOGIN.ASPX](http://cityworks.saratogaspringscity.com/publicaccess/template/login.aspx)

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

(\*1) VALVES SHALL BE GATE VALVES. VALVES 16 INCH AND LARGER MAY BE INSTALLED ROTATED 90 DEGREES WITH A BEVEL GEAR ACTUATOR

(\*2)SEE PLAN &amp; PROFILE FOR SIZE &amp; MATERIAL

(\*3)SEE LANDSCAPE DESIGN FOR NUMBER OF CONDUITS & SIZES

(\*4)SEE PLAN &amp; PROFILE FOR WIDTH &amp; DESIGN MATERIALS

---