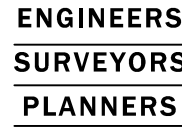


LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION
12 AND NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



I, RYAN W. HALL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE, CERTIFICATE NO. 501192, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, TITLE 48, CHAPTER 2, PART 1, SECTIONS 48-2-101 THROUGH 48-2-109. I HAVE CONDUCTED 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 REQUIRED BY UTAH CODE SECTION 17-23-17. I HAVE ALSO CONDUCTED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8-2, AND FOR OTHER UTILITY FACILITIES. AS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF, AND FAITH. I HAVE BEEN EMPLOYED BY THE UTAH COUNTY SURVEYOR, AND I HAVE BEEN IN THE SERVICE OF THE UTAH COUNTY SURVEYOR FOR 90 DAYS THE RECORDATION OF THIS PLAT. A MAP OF THE SURVEY HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN SARATOGA SPRINGS, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE VILLAGE OF FOX HOLLOW OPEN SPACE B SUBDIVISION, SAID POINT BEING LOCATED N89°46'00"W ALONG THE SECTION LINE 609.35 FEET AND NORTH 75.00 FEET FROM THE EAST CORNER OF LOT 2, T6S/R15E, S.L.B.# M.; THENCE, FOLLOWING THE NORTH LINE OF SAID SUBDIVISION, THROUGH THREE (3) CURVES; FIRST, CHORD: N64°29'41"E 180.06 FEET; THENCE, S75°18'36"E 532.88 FEET TO THE EASTERLY RIGHT-OF-WAY OF SWAINSON AVENUE; THENCE, FOLLOWING SAID RIGHT-OF-WAY THE FOLLOWING TWELVE (12) CURVES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 12.26 FEET WITH A RADIUS OF 963.00 FEET THROUGH A CENTRAL ANGLE OF 0°03'44"; CHORD: N22°55'41"W 12.26 FEET; THENCE, N22°33'48"E 50.48 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 25.47 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 88°28'25"; CHORD: N63°56'43"W 19.79 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 51.89 FEET WITH A RADIUS OF 1787.00 FEET THROUGH A CENTRAL ANGLE OF 16°37'38"; CHORD: N30°53'39"W 516.77 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 23.16 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 88°28'25"; CHORD: N63°56'43"W 20.93 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT 32.42 FEET WITH A RADIUS OF 1787.00 FEET THROUGH A CENTRAL ANGLE OF 12°34'55"; CHORD: N48°35'06"W 391.63 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT 118.91 FEET WITH A RADIUS OF 963.00 FEET THROUGH A CENTRAL ANGLE OF 66°31'23"; CHORD: N21°36'51"W 1058.34 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT 146.75 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 88°28'25"; CHORD: N63°56'43"W 19.79 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 37.37 FEET WITH A RADIUS OF 653.50 FEET THROUGH A CENTRAL ANGLE OF 32°44'07"; CHORD: N82°01'55"E 368.31 FEET; THENCE, N65°39'51"E 391.96 FEET; THENCE, S50°33'24"E 116.36 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT 57.20 FEET WITH A RADIUS OF 125.00 FEET THROUGH A CENTRAL ANGLE OF 26°13'14"; CHORD: S31°26'47"E 56.71 FEET; THENCE, S24°20'11"E 368.80 FEET; THENCE, ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 146.75 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 88°28'25"; CHORD: N63°56'43"W 19.79 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT 447.90 FEET WITH A RADIUS OF 532.00 FEET THROUGH A CENTRAL ANGLE OF 48°14'19"; CHORD: S11°23'44"E 434.79 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT 108.55 FEET WITH A RADIUS OF 168.00 FEET THROUGH A CENTRAL ANGLE OF 37°01'13"; CHORD: S05°47'11"E 168.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT 170.74 FEET WITH A RADIUS OF 968.00 FEET THROUGH A CENTRAL ANGLE OF 10°07'10"; CHORD: S26°42'02"E 170.74 FEET TO THE POINT OF BEGINNING.

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:

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

SIGNATURE	PRINT NAME	TITLE & ENTITY
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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____.

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION
12 AND NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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LEI #23-0055

PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF COMPLETION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE _____ DAY OF _____, 20____.

PRIVATE TO BUILDING PERMITS ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES WILL BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICE.

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.

THIS IS SUBJECT TO "NOTES TO BUYERS AND BOND AGREEMENT NO. _____," WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.

ALL UTILITIES SHOWN HEREON SHALL BE MAINTAINED AND KEPT OPEN TO THE PUBLIC AT ALL TIMES IN ACCORDANCE WITH ALL FEES INCLUDING MATERIAL AND CONNECTION FEES ARE PAID.

REFERENCES HERETO 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.

A GEOGRAPHICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA DATED SEPTEMBER 4, 2020 AND CMT ENGINEERING LABORATORIES DATED FEBRUARY 8 2013, WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDES ENGINEERING DESIGN CRITERIA, AND RECOMMENDS REMEDIATION MEASURES IF ANY ADVERSE CONDITIONS WERE ENCOUNTERED. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE RECORD.

AGRICULTURAL USES, OPERATIONS AND RIGHTS ARE ADJACENT TO OR NEAR THE PLAT AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE RIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS USES AND RIGHTS. THESE USES AND ASPECTS DO NOT OCCUR OUTSIDE OF THE DAY AND NIGHT INCLUDE WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS, AND SHALL NOT RESTRICT ANY GRANDFATHERED AGRICULTURE 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 THE LOT.

ANY UTILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY OWNED AND MAINTAINED, UNLESS THE UTILITIES ARE OTHERWISE SPECIFIED ON THE PLAT AND ACCORDING RECORDED MAINTENANCE EASEMENTS IN FAVOR OF THE CITY. (SEE NOTE 15)

ALL OPEN SPACE, COMMON AREAS, COMMON AREAS, HOMEOWNERS ASSOCIATION AREAS, HOMEOWNERS ASSOCIATION AREAS, AND MAINTAINED THE _____ HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.

LOTS/UTMS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CCARS.

COMMON AREAS ARE CONVEYED TO THE _____ HOMEOWNERS ASSOCIATION WITH A REGISTERED ADDRESS OF _____

15. COMMON AREAS AND LIMITED COMMON AREAS ARE BLANKET UTILITY EASEMENTS FOR THE CITY OF SARATOGA SPRINGS AND ARE ASSIGNABLE AT THE CITY'S DISCRETION TO OTHER PUBLIC UTILITIES.

SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT FOUNDATIONS, HOMEIS/ WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

17. BUILDING LIGHTNING SHALL BE FLAT CUT/OFF AND DOWNWARD DIRECTED, AND ONLY FOR THE ILLUMINATION OF VERTICAL SURFACES SUCH AS BUILDINGS FACADES AND SIGNS, AND SHALL NOT CAST ILLUMINATION BEYOND THE SURFACE BEING ILLUMINATED.

18. ANY LOT/UT WITH A 16 FOOT OR GREATER SETBACK SHALL PROVIDE PAPER CLEARANCE TO MEET GAS AND POWER STANDARDS. ADDITIONAL SETBACKS MAY BE REQUIRED TO MEET STANDARDS.

19. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 1959 UTM COUNTY MONUMENT AT THE NORTH QUARTER CORNER OF SAID SECTION 10, WITH A PUBLISHED UTMA COUNTY (NGVD29) ELEVATION OF 4,896.76 FEET.

20. AREA SURROUNDING THE PLAT IS ZONED RS-MD (AREA DETERMINED TO BE OUTSIDE OF 500' FEET FLOOD PLAIN) AS PER FIRM MAP NO. 490490150F WITH AN EFFECTIVE DATE OF JUNE 19, 2019.

21. A TITLE REPORT PREPARED BY _____ EFFECTIVE DATE: _____ WAS USED IN THE PREPARATION OF THIS PLAT. THE CITY OF SARATOGA SPRINGS ENGINEERS AND SURVEYORS SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BEYOND THE RELIANCE OF SAID TITLE REPORT. ALL EASEMENTS OF RECORD SHOWN HEREON ARE REFERENCED FROM SAID REPORT.

22. SEWER, DRINKING WATER AND SECONDARY WATER WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY CITY OF SARATOGA SPRINGS.

23. STORM DRAIN WITHIN PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

24. UNLESS OTHERWISE SPECIFIED, THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL COMMON AREA, LIMITED COMMON AREA, AND PRIVATE DRIVE SURFACE IMPROVEMENTS.

25. AREA WITHIN THE PLAT, LIMITED COMMON AREA, LIMITED COMMON AREA AND FACILITIES, EXCEPT AS OTHERWISE DESIGNATED.

26. PUBLIC UTILITY EASEMENTS ARE 10 FEET BEHIND RIGHT-OF-WAY LINE UNLESS OTHERWISE NOTED (SEE SHEETS 3, 4 & 5 FOR LOCATIONS & WIDTH).

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 86, 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 RIGHTS TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 20____.

TITLE- _____

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. 10-9a-601 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS 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 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 PRESCRIPTIVE RIGHTS
- c. TITLE 84 CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- d. ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

STATE OF UTAH } S.S
COUNTY OF UTAH }
ON THIS _____ DAY OF _____, 20____ PERSONALLY APPEARED BEFORE ME

PRINCIPAL NAME	TITLE	ENTITY
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).		

CERTIFY UNDER PENALTY OF PERJURY UNDER LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC SIGNATURE _____ COMMISSION NUMBER _____

PRINT NAME AS COMMISSIONED MY COMMISSION EXPIRES
A NOTARY PUBLIC COMMISSIONED IN UTAH

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(6)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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

PLANNING DIRECTOR

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

CITY ENGINEER

APPROVED BY THE LAND USE AUTHORITY ON
 HIS ____ DAY OF _____, A.D. 20__.

LAND USE AUTHOR

APPROVED BY THE FIRE CHIEF ON

CITY FIRE CHIEF

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

CENTURY LINK

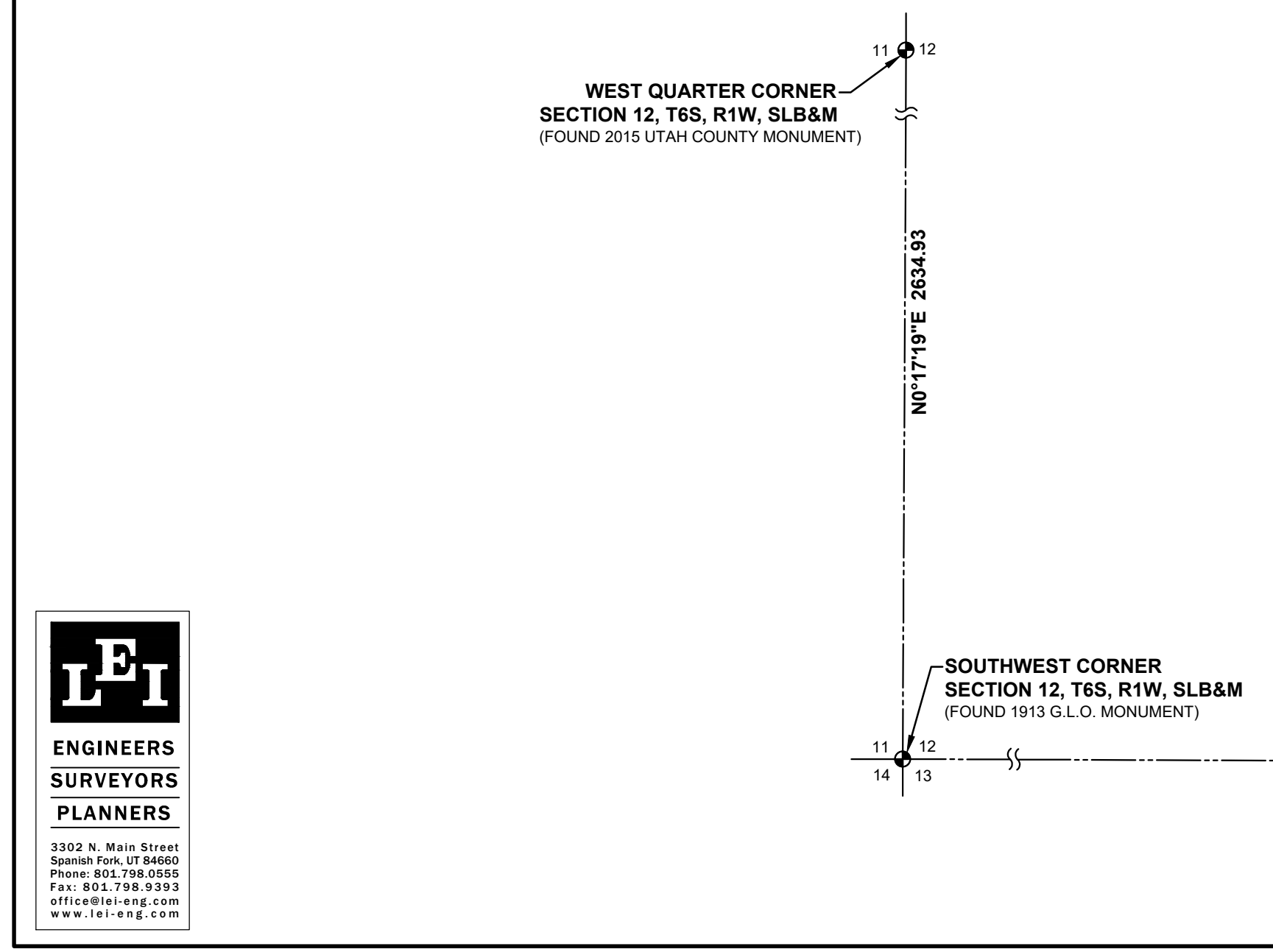
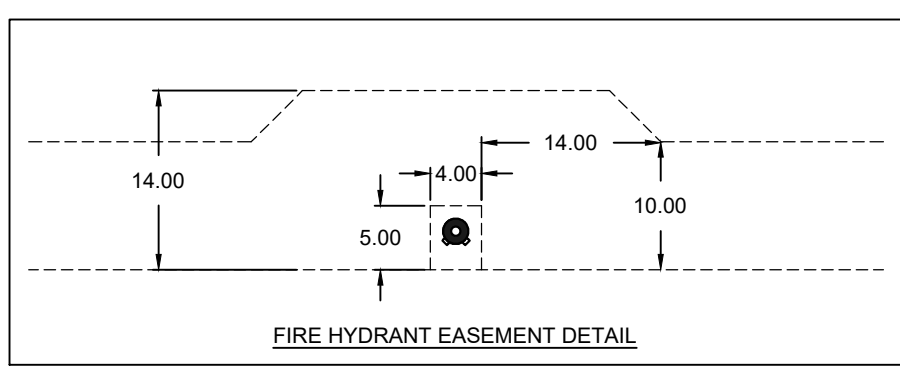
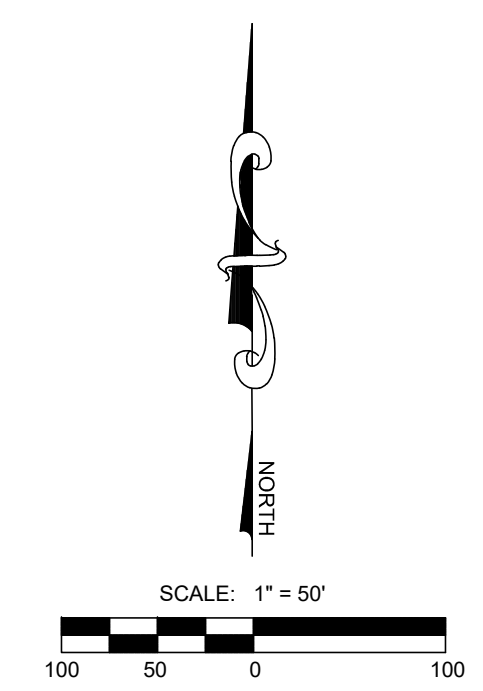
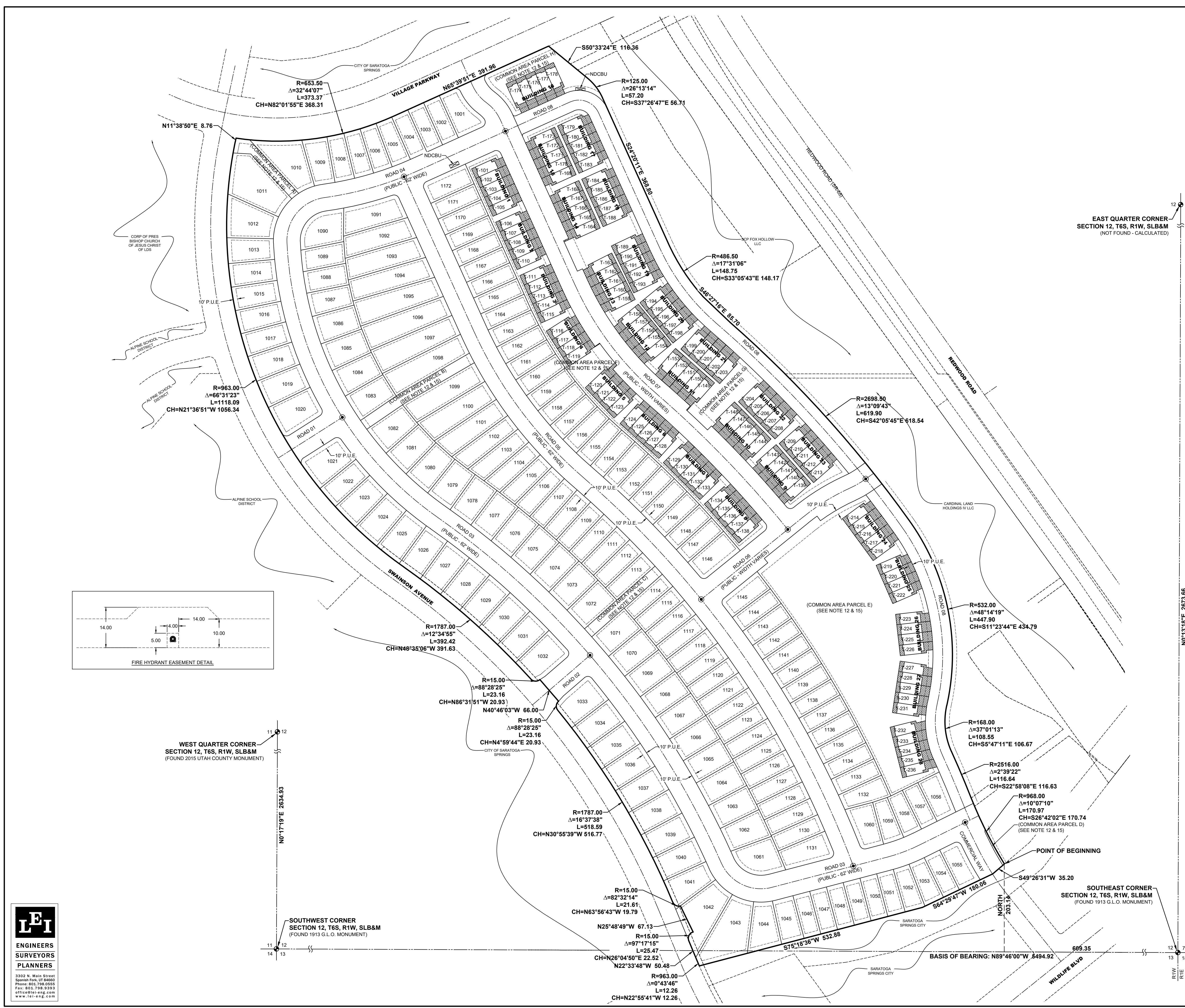
COMCAST CABLE TELEVISION
APPROVED THIS _____ DAY _____

APPROVED BY SARATOGA SPRINGS ATTORNEY ON
HIS ____ DAY OF _____, A.D. 20 ____

SARATOGA SPRINGS ATTORNEY

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

LEHI CITY POST OFFICE REPRESENTATIVE



LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS
	LIMITED COMMON AREA
	CLUSTER MAILBOX

FOX HOLLOW PRELIMINARY PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

This form approved by Utah County and the municipalities therein.

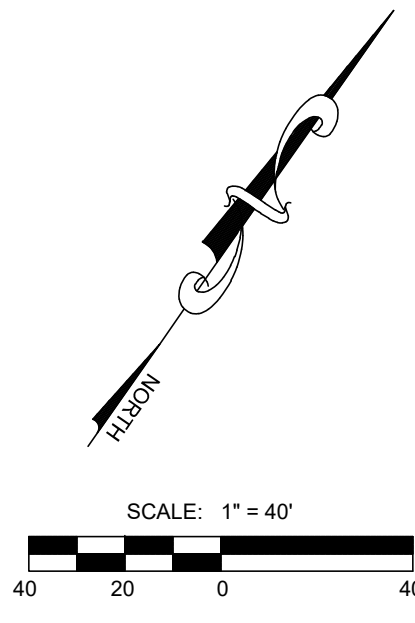
LEI #23-0055

LEI

ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9333
office@lei-eng.com
www.lei-eng.com





R=15.00
Δ=88°28'25"
L=23.16
CH=N4°59'44"E 20.93

R=1787.00
Δ=16°37'38"
L=518.59
CH=N30°55'39"W 516.77

R=15.00
Δ=82°32'14"
L=21.61
CH=N63°56'43"W 19.79

R=15.00
Δ=97°17'15"
L=25.47
CH=N26°04'50"E 22.52

R=963.00
Δ=0°43'46"
L=12.26
CH=N22°55'41"W 12.26

R=532.00
Δ=48°14'19"
L=447.90
CH=S11°23'44"E 434.79

R=168.00
Δ=37°01'13"
L=108.55
CH=S5°47'11"E 106.67

R=2516.00
Δ=2°39'22"
L=116.64
CH=S22°58'08"E 116.63

R=968.00
Δ=10°07'10"
L=170.97
CH=S26°42'02"E 170.74

LEGEND	
	BOUNDARY LINE
	CENTERLINE
	EASEMENT LINE
	EXISTING LOT LINES
	PROPOSED LOT LINES
	EXISTING MONUMENT
	PROPOSED MONUMENT
	NO ACCESS
	LIMITED COMMON AREA
	CLUSTER MAILBOX

FOX HOLLOW PRELIMINARY PLAT

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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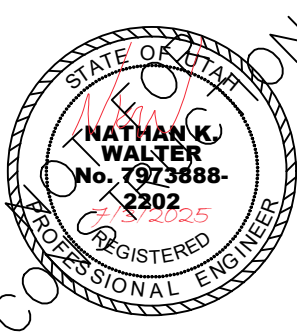
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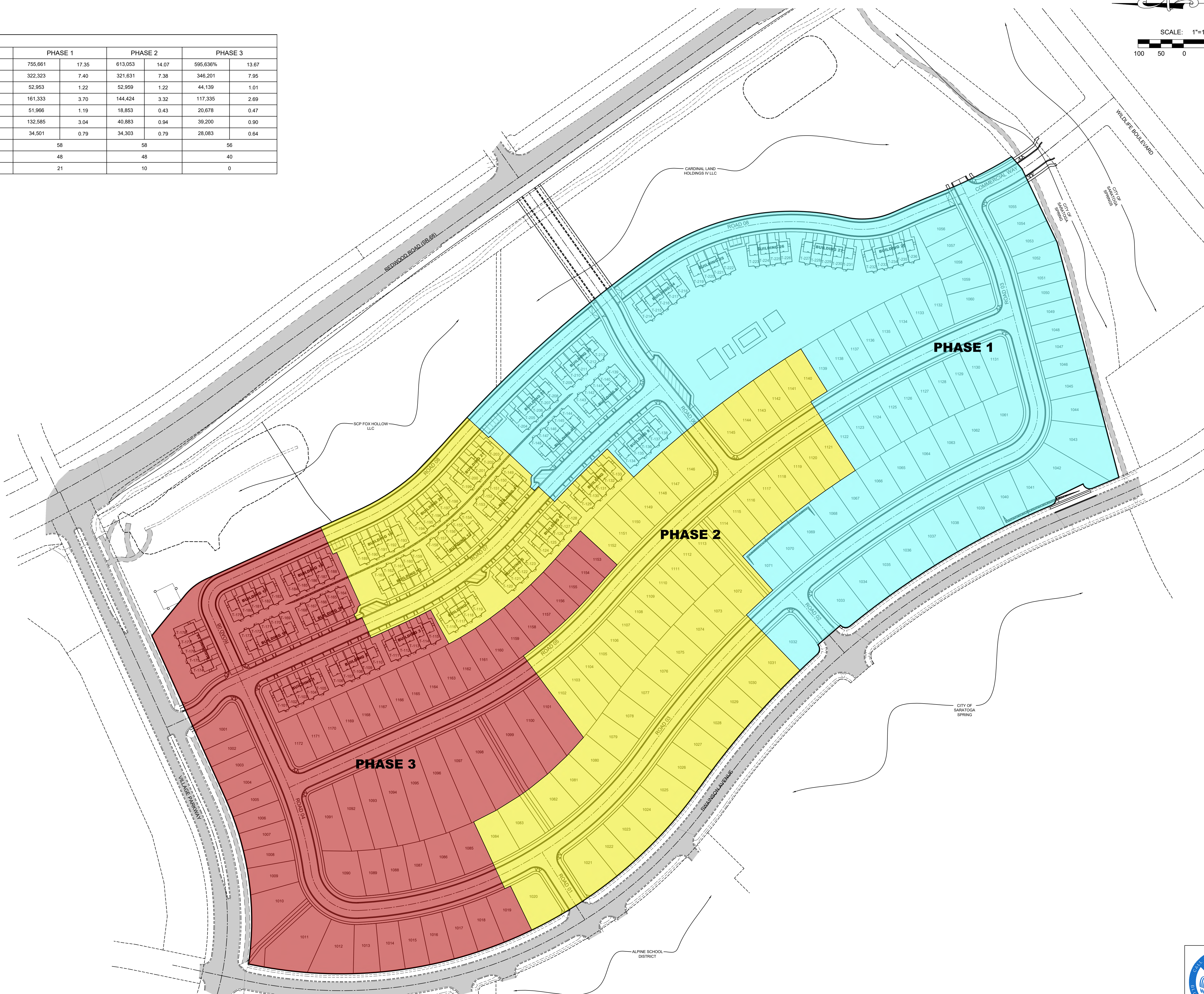


FOX HOLLOW - PRELIMINARY SITE PLAN
SARATOGA SPRING CITY, UTAH COUNTY, UTAH
PHASE PLAN

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

LEI PROJECT #:
2025-0026
DRAWN BY:
BLS
CHECKED BY:
GDM
SCALE:
1"=100'
DATE:
7/3/2025

SHEET
104



DATA TABLE						
	PHASE 1		PHASE 2		PHASE 3	
TOTAL PHASE AREA	755.661	17.35	613.063	14.07	595.636%	13.67
SINGLE FAMILY LOT AREA	322,323	7.40	321,631	7.38	346,201	7.95
MULTI-FAMILY LOT AREA	52,953	1.22	52,959	1.22	44,139	1.01
PUBLIC ROW	161,333	3.70	144,424	3.32	117,335	2.69
PRIVATE ROW	51,966	1.19	18,853	0.43	20,678	0.47
COMMON AREA	132,585	3.04	40,883	0.94	39,200	0.90
LIMITED COMMON AREA	34,501	0.79	34,303	0.79	28,083	0.64
# OF SINGLE FAMILY LOTS	58		58		56	
# OF MULTI-FAMILY LOTS	48		48		40	
STRIPED PARKING SPACES	21		10		0	

LEGEND	
EXISTING	PROPOSED
BOUNDARY LINE	BOUNDARY LINE
STREET CENTERLINE	STREET CENTERLINE
EASEMENT LINE	EASEMENT LINE
LOT LINES	LOT LINES
SEWER PIPE	SS-1, ST-7, (*2)
SEWER MANHOLE	SS-2, SS-2A, (*2)
4" SEWER CLEANOUT	SS-3, (*5)
STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
STORM DRAIN MANHOLE	SD-2, (*2)
CURB INLET	SD-2
COMBO BOX	SD-4
4"x4" CATCH BASIN	(*2)
5"x3" CATCH BASIN	(*2)
INLET/OUTLET W/ GRATE	SD-5
CULINARY 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, DW-15
2" BLOW-OFF (W)	DW-13A, DW-15
VALVE (W & SW)	(*1)(*2)
TEE	DW-2, (*2)
CROSS	DW-2, (*2)
SECONDARY WATER PIPE	PI-1, PI-2, ST-7, (*2)
45" PIPE ELBOW (SW)	PI-2, (*2)
22.5" PIPE ELBOW (SW)	PI-2, (*2)
11.25" PIPE ELBOW (SW)	PI-2, (*2)
1" SINGLE SW SERVICE	PI-3, PI-5A, PI-5C
1-1/2" DUAL SW SERVICE	PI-3, PI-5B, PI-5C
SW SERVICE TO PARKS	PI-4
AIR-VAC VALVE (SW)	PI-8, PI-13
BACKFLOW PREVENTER	PI-11
2" BLOW-OFF (SW)	PI-12A, PI-13
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	LS-14, LS-15, DET. 1 SH. D-4
STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-6
STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LP-6
POWER POLE	
DITCH	
FIBER OPTIC	
GAS	
OVERHEAD POWER	
FLOW ARROW	
CONTOURS	
100 YEAR FLOOD ROUTE	
MATCH LINE	
DRIVE APPROACH	ST-4
ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
TRAIL	ST-15A, 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
(*5) SEWER SERVICE MINIMUM SLOPE 2%

