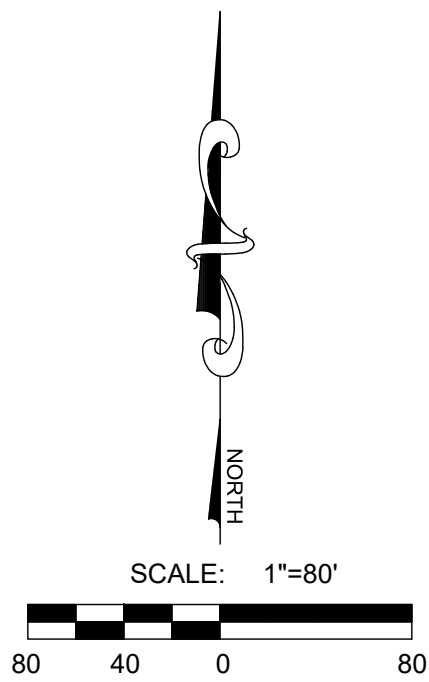


OVERLOOK AT MT. SARATOGA PLAT B

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



VICINITY MAP

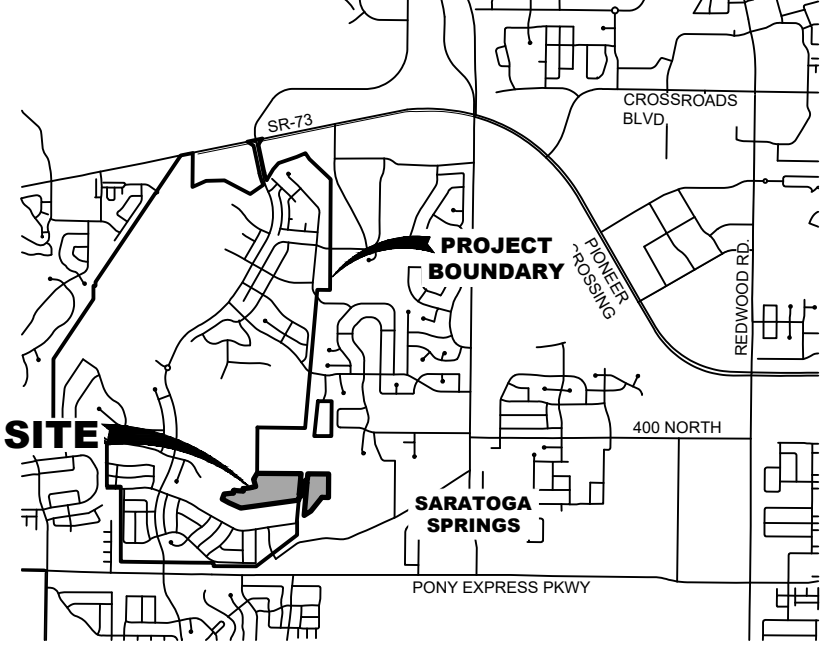


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TABULATIONS

PLAT B	
LOTS	61 LOTS
PARCELS	3 PARCELS
DENSITY	2.97 LOTS/ACRE

	ACRES	SQ. FT.	% OF MT. SARATOGA	% OF PLAT B
MT. SARATOGA TOTAL PROJECT AREA	688.00	29,969,280	100%	
PLAT B PROJECT AREA	20.53	894,369	2.98%	100%
LOT AREA	15.35	668,694	2.23%	74.8%
OPEN SPACE AREA	0.76	33,259	0.11%	3.7%
RIGHT-OF-WAY AREA	4.42	192,416	0.64%	21.5%
PARK STRIP LANDSCAPING	0.44	19,086	0.06%	2.1%
HARDSCAPE AREA	3.98	173,330	0.58%	19.4%
BUILDABLE LAND	20.53	894,369	2.98%	100%
SENSITIVE LANDS	0.00	0	0%	0%
NON-SENSITIVE LANDS	20.53	894,369	2.98%	100%

OVERLOOK AT MT. SARATOGA - PLAT B FINAL
SARATOGA SPRINGS, UTAH

COVER

REVISIONS

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

LEI PROJECT #:
2014-1664

DRAWN BY:
CJI/BAP

DESIGNED BY:
NKG

SCALE:
1"=80'

DATE:
07/01/2025

SHEET

COVER

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



7/1/2025 12:12 PM

U:\LAND DESKTOP PROJECTS\2014\14-1664 MT. SARATOGA\WORKSPACE\FINAL PLANS\PLAT B\14-1664 OVERLOOK PLAT B FINAL.DWG

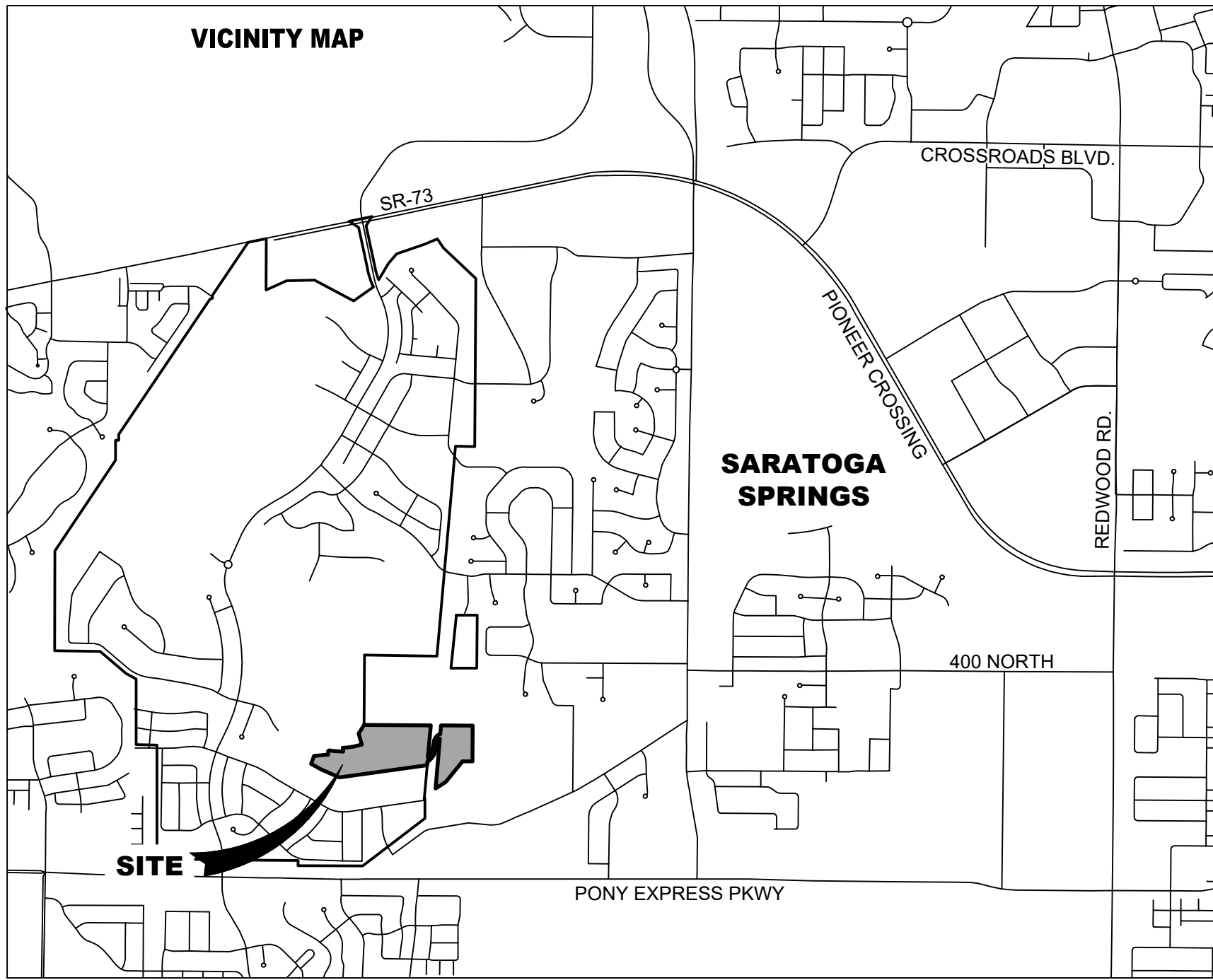
OVERLOOK AT MT. SARATOGA
PLAT B

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

TABULATIONS				
PLAT B				
LOTS	61 LOTS			
PARCELS	3 PARCELS			
DENSITY	2.97 LOTS/ACRE			
	ACRES	SQ. FT.	% OF MT. SARATOGA	% OF PLAT B
MT. SARATOGA TOTAL PROJECT AREA	688.00	29,969,280	100%	
PLAT B PROJECT AREA	20.53	894,369	2.98%	100%
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OPEN SPACE AREA	0.76	33,259	0.11%	3.7%
RIGHT-OF-WAY AREA	4.42	192,416	0.64%	21.5%
PARK STRIP LANDSCAPING	0.44	19,086	0.06%	2.1%
HARDSCAPE AREA	3.98	173,330	0.58%	19.4%
BUILDABLE LAND	20.53	894,369	2.98%	100%
SENSITIVE LANDS	0.00	0	0%	0%
NON-SENSITIVE LANDS	20.53	894,369	2.98%	100%

NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECDORDATION 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 CC&RS.
- 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.



OWNERS ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF UTAH }

ON THIS _____ DAY OF _____, 20_____, PERSONALLY APPEARED BEFORE ME

PRINT 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).		

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 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 10-8A-603(1)(b). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

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____.

CITY ENGINEER

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

LAND USE AUTHORITY

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

SARATOGA SPRINGS ATTORNEY

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

LEHI CITY POST OFFICE

LEHI CITY POST OFFICE REPRESENTATIVE

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. 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 RECDORDATION 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 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING ON THE NORTHERLY LINE 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 1285.74 FEET AND EAST 802.18 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE N20°47'03"E 105.07 FEET; THENCE N84°06'30"E 179.76 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 38.05 FEET WITH A RADIUS OF 151.00 FEET THROUGH A CENTRAL ANGLE OF 14°26'14", CHORD: N01°19'37"E 37.95 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 23.93 FEET WITH A RADIUS OF 15.00 FEET THROUGH A CENTRAL ANGLE OF 91°23'18", CHORD: N54°14'23"E 21.47 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 170.86 FEET WITH A RADIUS OF 849.00 FEET THROUGH A CENTRAL ANGLE OF 11°31'51", CHORD: S85°49'54"E 170.57 FEET; THENCE N01°35'49"W 48.00 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 165.14 FEET WITH A RADIUS OF 801.00 FEET THROUGH A CENTRAL ANGLE OF 11°48'46", CHORD: N82°29'48"E 164.85 FEET; THENCE N76°35'25"E 65.91 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 11.25 FEET WITH A RADIUS OF 251.00 FEET THROUGH A CENTRAL ANGLE OF 02°34'03", CHORD: N75°18'24"E 11.25 FEET; THENCE N15°58'38"W 144.55 FEET; THENCE N31°30'37"E 130.16 FEET; THENCE S89°34'01"E 842.75 FEET TO THE WESTERLY LINE OF UTAH POWER AND LIGHT COMPANY BOUNDARY LINE ADJUSTMENT, ENTRY NUMBER 23931.2018, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID WESTERLY LINE S05°03'00"W 505.88 FEET TO SAID NORTHERLY LINE OF QUAILHILL AT MT. SARATOGA PLAT W; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: S82°04'49"W 1120.08 FEET; THENCE N66°22'44"W 248.79 FEET; THENCE N60°57'05"W 149.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±15.15 ACRES
659,920 SQ. FT.

TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY:

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 A POINT LOCATED S00°23'19"W ALONG THE SECTION LINE 872.14 FEET FROM THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S00°23'19"W 451.38 FEET THAT BOUNDARY LINE ADJUSTMENT LINE, ENTRY NUMBER 26433.2024, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID BOUNDARY LINE ADJUSTMENT THE FOLLOWING FOUR (4) COURSES: N89°30'51"W 189.12 FEET; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 88.83 FEET WITH A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 17°25'49", CHORD: S30°10'18"W 88.49 FEET; THENCE S38°53'12"W 176.82 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 149.37 FEET WITH A RADIUS OF 292.00 FEET THROUGH A CENTRAL ANGLE OF 29°18'30", CHORD: S53°32'27"W 147.74 FEET TO THE EASTERLY LINE OF UTAH POWER AND LIGHT COMPANY BOUNDARY LINE ADJUSTMENT, ENTRY NUMBER 23932.2018, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG SAID EASTERLY LINE N05°03'00"E 757.50 FEET; THENCE S89°34'01"E 399.68 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.38 ACRES
234,449 SQ. FT.

NET AREA CONTAINS: ±20.53 ACRES
894,369 SQ. FT.
OF UNITS 61
OF PARCELS 3

DATE

SURVEYOR NAME

(See Seal Below)

LICENSE NO. 501182

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 B

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 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

OVERLOOK AT MT. SARATOGA
PLAT B

LOCATED IN THE SOUTHEAST 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



QUARTER SECTION LINE BASIS OF BEARING N0°17'59"E 5342.52 (MEASURED)
N0°17'59"E 1285.74

21
28

LEI

CIVIL
STRUCTURAL
SURVEY

3302 N. Main Street
Spokane Falls, WA 99083
Phone: 801.798.0555
Fax: 801.798.9353
office@lei-eng.com
www.lei-eng.com

OWNER / DEVELOPER
Edge Homes
13702 S. 200 W. B-12
Draper, UT 84020

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	199.00	21°01'49"	73.03	S16°24'24"E 72.63	C26	76.00	51°50'49"	68.77	S64°04'36"W 66.45	C51	15.00	77°23'15"	20.26	N58°44'44"E 18.75	C77	278.00	37°55'21"	184.00	S19°55'32"W 180.66
C2	199.00	20°15'01"	70.34	S37°02'49"E 69.97	C27	100.00	51°50'49"	90.49	N64°04'36"E 87.43	C52	15.00	98°16'14"	25.73	S20°51'43"E 22.69	C78	306.00	5°43'11"	30.55	N3°49'27"E 30.54
C3	199.00	16°51'13"	58.54	S55°35'56"E 58.33	C28	124.00	41°02'22"	88.82	S58°40'22"W 86.93	C53	346.50	4°14'24"	25.64	N67°52'38"W 25.64	C79	306.00	13°46'16"	73.55	N13°34'10"E 73.37
C4	199.00	18°52'22"	65.55	S73°27'44"E 65.25	C29	124.00	12°57'11"	28.03	S44°37'47"W 27.97	C54	346.50	9°21'43"	56.62	N87°14'30"W 56.55	C80	306.00	19°29'27"	104.10	N10°42'35"E 103.59
C5	199.00	15°01'17"	52.17	N89°35'27"E 52.02	C30	124.00	28°05'10"	60.78	S65°08'58"W 60.18	C55	346.50	5°59'50"	36.27	S85°04'43"W 36.25	C83	278.00	27°50'16"	135.07	S52°48'20"W 133.74
C6	199.00	92°01'42"	319.63	S51°54'21"E 286.37	C31	15.00	79°11'33"	20.73	N39°35'46"E 19.12	C56	346.50	15°21'32"	92.88	S89°45'35"W 92.61	C84	250.00	24°19'08"	106.11	N51°02'45"E 105.31
C7	175.00	92°01'42"	281.08	S51°54'21"E 251.83	C32	15.00	90°00'00"	23.56	S45°00'00"E 21.21	C57	322.50	32°09'45"	181.03	S81°50'19"E 178.66	C91	15.00	91°23'18"	23.93	N54°14'23"E 21.47
C8	151.00	92°01'42"	242.54	S51°54'21"E 217.29	C33	15.00	93°43'51"	24.54	N43°08'05"E 21.89	C58	322.50	21°48'26"	122.75	S87°00'58"E 122.01	C92	849.00	6°15'16"	92.68	S83°11'38"E 92.63
C9	151.00	78°57'36"	208.09	S30°56'04"E 192.01	C34	15.00	102°07'34"	26.74	N38°56'13"W 23.34	C59	322.50	10°21'19"	58.29	S70°56'06"E 58.21	C93	849.00	5°16'35"	78.19	S88°57'32"E 78.16
C10	151.00	27°30'19"	72.49	S84°10'02"E 71.79	C35	298.50	18°55'25"	98.59	N13°11'33"W 98.14	C60	298.50	26°48'39"	139.68	N79°31'18"W 138.41					
C11	849.00	5°16'35"	78.19	N85°45'53"E 78.16	C36	346.50	70°14'50"	424.82	N15°48'46"E 398.71	C61	298.50	4°59'34"	26.01	S84°34'36"W 26.00					
C12	849.00	5°16'35"	78.19	N80°29'18"E 78.16	C37	322.50	71°47'07"	404.06	N15°02'38"E 378.14	C62	298.50	26°48'39"	139.68	N79°31'18"W 138.41					
C13	849.00	1°15'35"	18.67	N77°13'13"E 18.66	C38	346.50	16°32'28"	100.03	N11°02'24"W 99.69	C63	201.00	56°18'34"	197.54	N86°05'17"E 189.69					
C14	849.00	11°48'46"	175.04	N82°29'48"E 174.73	C39	346.50	14°43'12"	89.02	N4°35'26"E 88.78	C65	201.00	68°16'14"	239.50	N80°06'27"E 225.58					
C15	825.00	11°48'46"	170.09	N82°29'48"E 169.79	C40	346.50	13°48'13"	83.48	N18°51'09"E 83.28	C66	225.00	61°38'49"	242.09	N83°25'09"E 230.58					
C16	299.00	14°11'19"	74.04	N69°29'46"E 73.85	C41	346.50	10°38'53"	64.39	N31°04'42"E 64.30	C67	298.50	0°21'33"	1.87	N85°56'13"W 1.87					
C17	299.00	14°24'51"	75.22	N55°11'41"E 75.02	C42	346.50	14°32'03"	87.90	N43°40'10"E 87.66	C68	249.00	56°46'41"	246.75	N85°51'13"E 236.78					
C18	299.00	9°50'04"	51.32	N43°04'13"E 51.26	C43	298.50	21°19'40"	111.11	N22°47'24"E 110.47	C69	76.00	40°53'51"	54.25	S69°59'04"W 53.10					
C19	299.00	14°24'51"	75.22	N55°11'41"E 75.02	C44	298.50	21°19'40"	111.11	N22°47'24"E 110.47	C70	100.00	28°13'01"	49.25	N76°19'29"E 48.75					
C20	275.00	38°26'14"	184.49	N57°22'18"E 181.05	C45	298.50	17°28'57"	91.08	N42°11'43"E 90.73	C71	124.00	21°18'45"	46.12	S79°46'37"W 45.86					
C21	251.00	35°52'11"	157.14	N56°05'17"E 154.58	C46	322.50	47°16'57"	266.14	N27°17'43"E 258.65	C72	15.00	89°28'08"	23.42	N45°41'55"E 21.11					
C22	251.00	12°04'45"	52.92	N44°11'33"E 52.82	C47	322.50	24°30'09"	137.92	N8°35'51"W 136.87	C73	15.00	90°31'52"	23.70	N44°18'05"W 21.31					
C23	251.00	23°47'26"	104.22	N62°07'39"E 103.47	C48	124.00	30°53'05"	66.84	S35°29'39"W 66.03	C74	250.00	17°13'08"	31.50	N4°34'25"E 31.48					
C24	76.00	20°31'33"	27.23	S48°24'58"W 27.08	C49	76.00	22°39'48"	30.06	S39°36'18"W 29.87	C75	250.00	30°42'13"	133.97	N23°32'06"E 132.37					
C25	76.00	31°19'16"	41.55	S74°20'22"W 41.03	C50	100.00	49°38'00"	86.63	S26°07'11"W 83.94	C76	250.00	37°55'21"	165.47	N19°55'32"E 162.46					

LEGEND

BOUNDARY LINE

CENTERLINE

EASEMENT LINE

EXISTING LOT LINES

PROPOSED LOT LINES

EXISTING MONUMENT

PROPOSED MONUMENT

NO ACCESS

OVERLOOK AT MT. SARATOGA
PLAT B

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 5 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

8
14
16
18
20
22
24
26
28



CIVIL
STRUCTURAL
SURVEY

3302 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

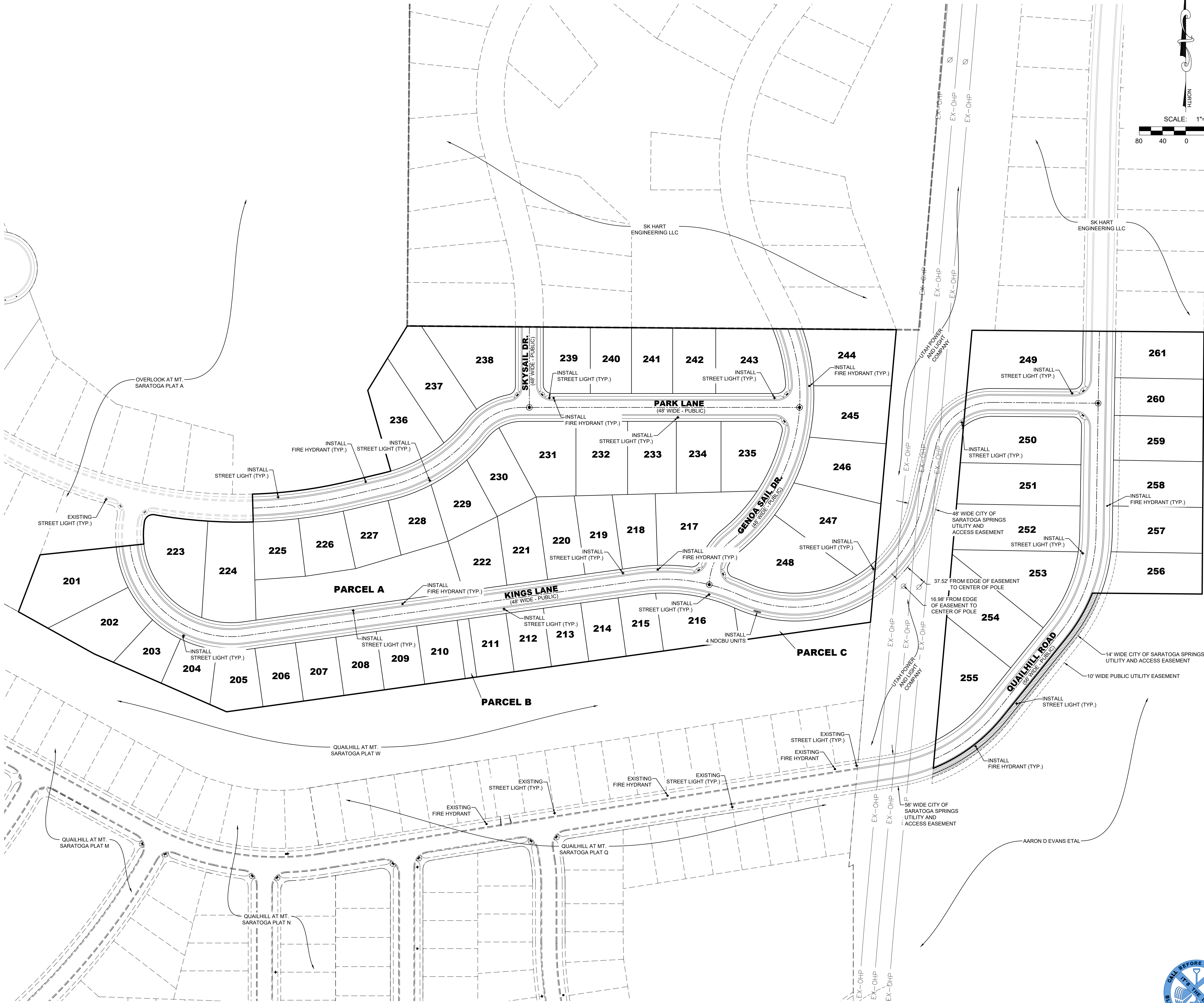
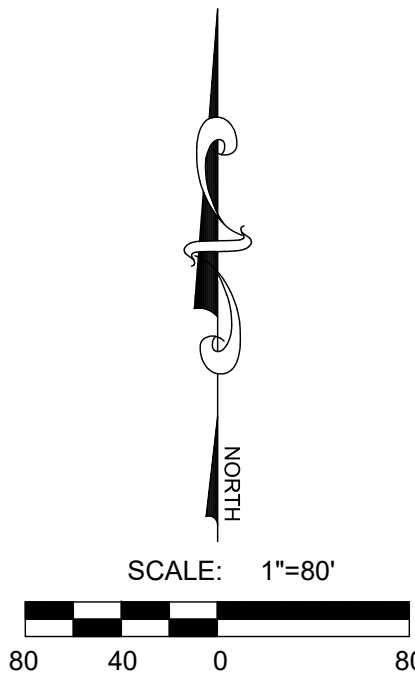
OVERLOOK AT MT. SARATOGA - PLAT B FINAL
SARATOGA SPRINGS, UTAH
SITE PLAN

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2014-1664
DRAWN BY:
CJ/BAP
DESIGNED BY:
NKK
SCALE:
1"=80'
DATE:
07/01/2025

SHEET

102



PLAT B DATA TABLE		
DESCRIPTION	QUANTITY	UM
3" ASPHALT	31141	SQFT.
UNTREATED BASE COURSE	31141	SQFT.
CURB & GUTTER	2452	LFT.
SIDEWALK	2408	LFT.
ADA RAMP	8	EA.
STREET MONUMENTS	4	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
		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



U:\LAND DESKTOP PROJECTS\2014\14-1664 MT. SARATOGA\DWG\PLAT B_FINAL_PLATB\PLAT B_FINAL.DWG 7/1/2025 12:12 PM