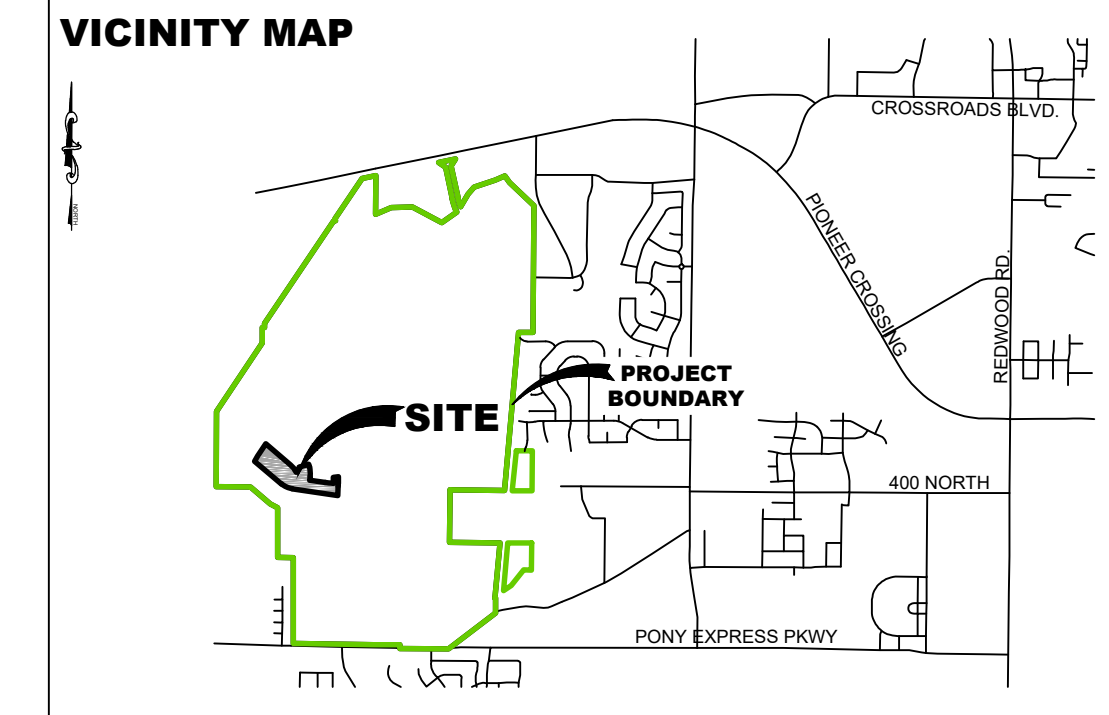
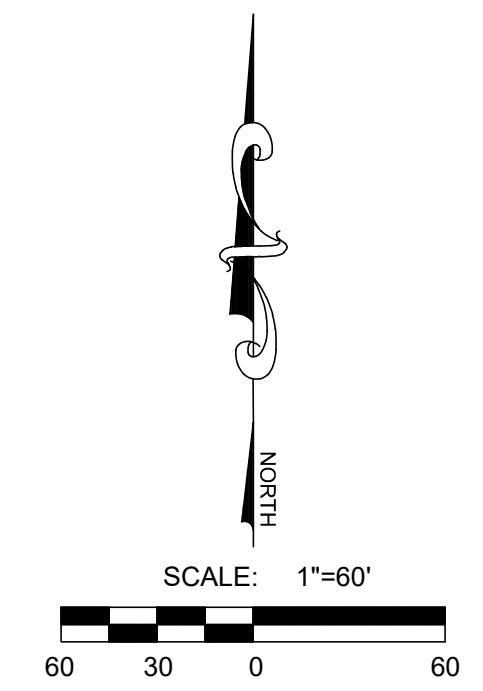


# QUAILHILL AT MT. SARATOGA PLAT R

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  
office@lei-eng.com  
www.lei-eng.com



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**TABULATIONS**

ZONING ..... PC - PLANNED COMMUNITY

COMMUNITY PLAN MINIMUM LOT SIZE ..... 4,000 S.F.  
COMMUNITY PLAN AVERAGE LOT SIZE ..... 10,000 S.F.

**VILLAGE 1 NEIGHBORHOOD 4&S TABULATIONS**

SMALLEST LOT SIZE ..... 7,673 S.F.  
LARGEST LOT SIZE ..... 26,347 S.F.  
AVERAGE LOT SIZE ..... 12,592 S.F.

**PLAT R**

LOTS ..... 30 LOTS  
DENSITY ..... 3.10 LOTS/ACRE

	ACRES	SQ. FT.	PERCENT OF MT. SARATOGA	% OF PLAT R
MT. SARATOGA TOTAL PROJECT AREA	688.00	29,969,280	100%	
PLAT R PROJECT AREA	9.69	422,143	1.41%	100%
LOT AREA	7.92	345,011	1.15%	81.73%
OPEN SPACE	0.00	0	0%	0%
RIGHT-OF-WAY AREA	1.78	77,732	0.26%	18.41%
PARK STRIP LANDSCAPING	0.34	14,984	0.05%	3.55%
HARDSCAPE AREA	1.44	62,748	0.21%	14.86%
BUILDABLE LAND	9.69	422,143	1.41%	100%
SENSITIVE LANDS	0.00	0	0%	0%
NON-SENSITIVE LANDS	9.69	422,143	1.41%	100%

- 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 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 FULF-CUTOFF CRITERIA.
  - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS WITH A MAXIMUM OF 2% SLOPE IN FRONT OF ADA RAMP.
  - 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 IBC 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. 4955170115B 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 12" OR LARGER TO BE DUCTILE IRON CLASS 53, PIPES 8" & 6" 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 SPRING, UTAH  
FINAL PLAT R  
COVER

**REVISIONS**

1	
2	
3	
4	
5	

**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

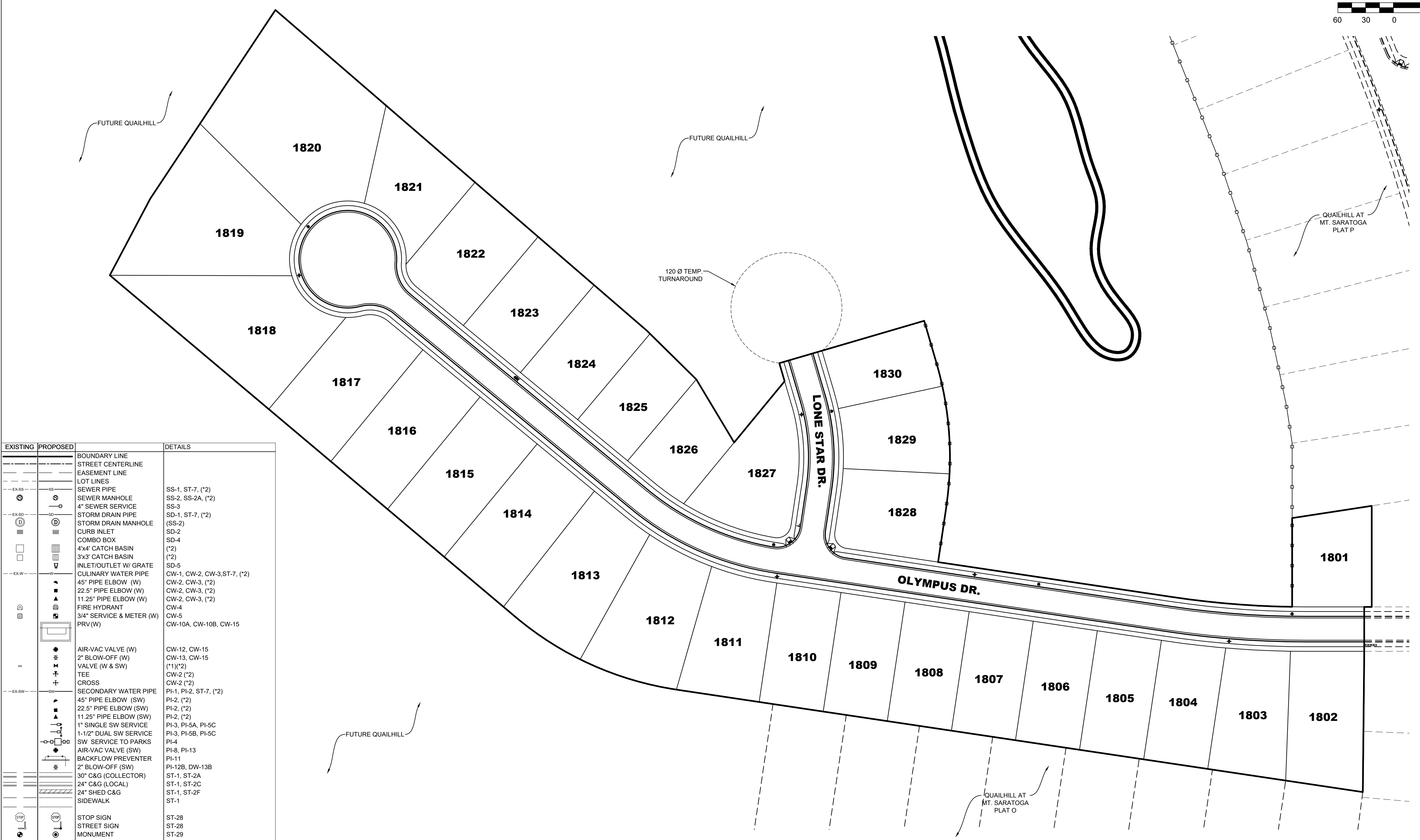
**DOMINION ENERGY GAS**  
CUSTOMER SERVICE  
1-800-323-5517

**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

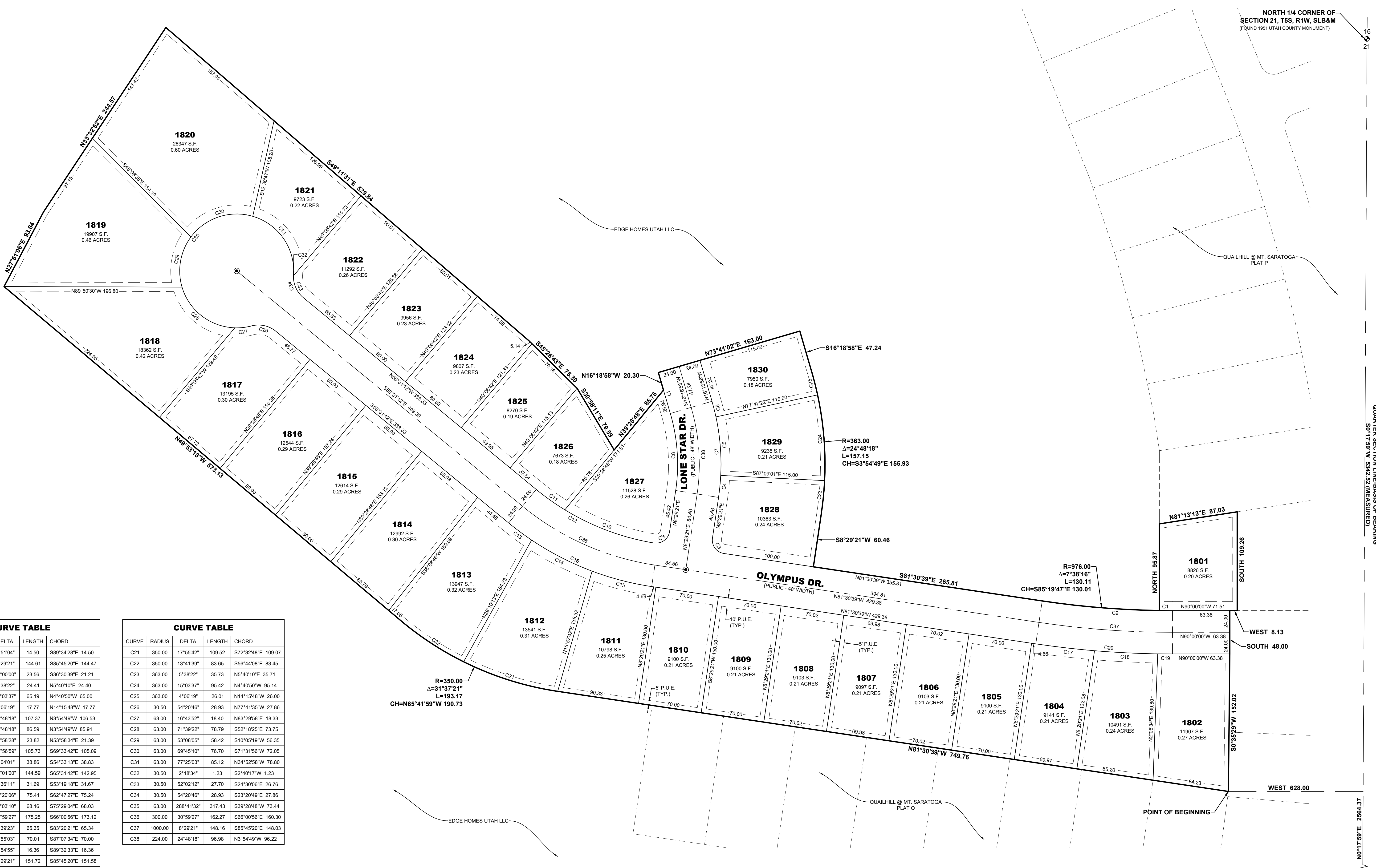
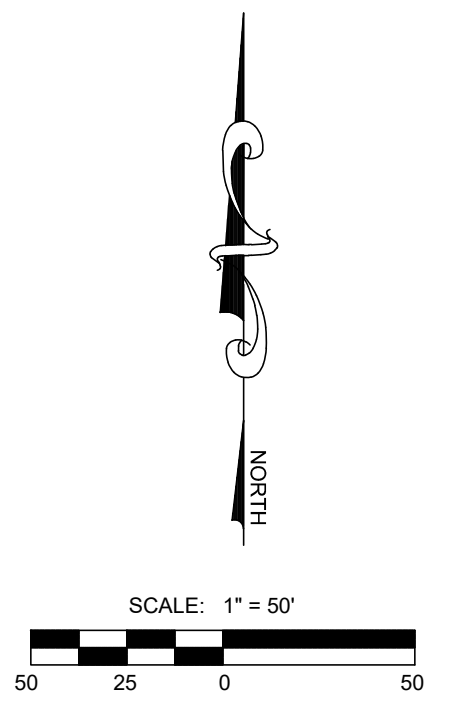
LEI PROJECT #: 2014-1664  
DRAWN BY: BAP  
DESIGNED BY: NKW  
SCALE: 1"=60'  
DATE: 12/18/2020  
SHEET



EXISTING	PROPOSED	DETAILS
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	4" SEWER SERVICE
---	---	SS-1, ST-7, (*2)
---	---	SS-2, SS-2A, (*2)
---	---	SS-3
---	---	STORM DRAIN PIPE
---	---	SD-1, ST-7, (*2)
---	---	STORM DRAIN MANHOLE
---	---	(SS-2)
---	---	CURB INLET
---	---	SD-2
---	---	COMBO BOX
---	---	SD-4
---	---	4x4' CATCH BASIN
---	---	(*2)
---	---	3x3' CATCH BASIN
---	---	(*2)
---	---	INLET/OUTLET W/ GRATE
---	---	SD-5
---	---	CULINARY WATER PIPE
---	---	CW-1, CW-2, CW-3, ST-7, (*2)
---	---	45' PIPE ELBOW (W)
---	---	CW-2, CW-3, (*2)
---	---	22.5' PIPE ELBOW (W)
---	---	CW-2, CW-3, (*2)
---	---	11.25' PIPE ELBOW (W)
---	---	CW-2, CW-3, (*2)
---	---	FIRE HYDRANT
---	---	CW-4
---	---	3/4" SERVICE & METER (W)
---	---	CW-5
---	---	PRV (W)
---	---	CW-10A, CW-10B, CW-15
---	---	AIR-VAC VALVE (W)
---	---	CW-12, CW-15
---	---	2" BLOW-OFF (W)
---	---	CW-13, CW-15
---	---	VALVE (W & SW)
---	---	(*1)(*2)
---	---	TEE
---	---	CW-2 (*2)
---	---	CROSS
---	---	CW-2 (*2)
---	---	SECONDARY WATER PIPE
---	---	PI-1, PI-2, ST-7, (*2)
---	---	PI-2, (*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-12B, DW-13B
---	---	30" C&G (COLLECTOR)
---	---	ST-1, ST-2A
---	---	24" C&G (LOCAL)
---	---	ST-1, ST-2C
---	---	24" SHED C&G
---	---	ST-1, ST-2F
---	---	ST-1
---	---	STOP SIGN
---	---	ST-28
---	---	STREET SIGN
---	---	ST-28
---	---	MONUMENT
---	---	ST-29
---	---	SPRINKLER CONDUIT
---	---	ST-9, (*3)
---	---	FENCE
---	---	ST-2, LP-2B, LP-2C, LP-5, LP-6
---	---	STREET LIGHT COLLECTOR
---	---	LP-1, LP-1B, LP-1C, LP-4, LP-6
---	---	STREET LIGHT LOCAL
---	---	LP-3, LP-3B, LP-3C, LP-5, LP-6
---	---	STREET LIGHT ARTERIAL
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	SILT FENCE
---	---	FLOW ARROW
---	---	CONTOURS
---	---	100 YEAR FLOOD ROUTE
---	---	MATCH LINE
---	---	DRIVE APPROACH
---	---	ST-4
---	---	ADA RAMP
---	---	ST-5A, ST-5B, ST-5C, ST-E
---	---	TRAIL
---	---	ST-15, 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





CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	976.00	0°51'04"	14.50	S89°34'28"E 14.50
C2	976.00	8°29'21"	144.61	S85°45'20"E 144.47
C3	15.00	90°00'00"	23.56	S36°30'39"E 21.21
C4	248.00	5°38'22"	24.41	N5°40'10"E 24.40
C5	248.00	15°03'37"	65.19	N4°40'50"W 65.00
C6	248.00	4°06'19"	17.77	N14°15'48"W 17.77
C7	248.00	24°48'18"	107.37	N3°54'49"W 106.53
C8	200.00	24°48'18"	86.59	N3°54'49"W 85.91
C9	15.00	90°58'28"	23.82	N53°58'34"E 21.39
C10	276.00	21°56'59"	105.73	S69°33'42"E 105.09
C11	276.00	8°04'01"	38.86	S54°33'13"E 38.83
C12	276.00	30°01'00"	144.59	S65°31'42"E 142.95
C13	324.00	5°36'11"	31.69	S53°19'18"E 31.67
C14	324.00	13°20'06"	75.41	S62°47'27"E 75.24
C15	324.00	12°03'10"	68.16	S75°29'04"E 68.03
C16	324.00	30°59'27"	175.25	S66°00'56"E 173.12
C17	1024.00	3°39'23"	65.35	S83°20'21"E 65.34
C18	1024.00	3°55'03"	70.01	S87°07'34"E 70.00
C19	1024.00	0°54'55"	16.36	S89°32'33"E 16.36
C20	1024.00	8°29'21"	151.72	S85°45'20"E 151.58

CURVE	RADIUS	DELTA	LENGTH	CHORD
C21	350.00	17°55'42"	109.52	S72°32'48"E 109.07
C22	350.00	13°41'39"	63.65	S56°44'08"E 63.45
C23	363.00	5°38'22"	35.73	N5°40'10"E 35.71
C24	363.00	15°03'37"	95.42	N4°40'50"W 95.14
C25	363.00	4°06'19"	26.01	N14°15'48"W 26.00
C26	30.50	54°20'46"	28.93	N77°41'35"W 27.86
C27	63.00	16°43'52"	18.40	N83°29'58"E 18.33
C28	63.00	71°39'22"	78.79	S52°18'25"E 73.75
C29	63.00	53°08'05"	58.42	S10°05'19"W 56.35
C30	63.00	69°45'10"	76.70	S71°31'56"W 72.05
C31	63.00	77°25'03"	85.12	N34°52'58"W 78.80
C32	30.50	2°18'34"	1.23	S2°40'17"W 1.23
C33	30.50	52°02'12"	27.70	S24°30'06"E 26.76
C34	30.50	54°20'46"	28.93	S23°20'49"E 27.86
C35	63.00	288°41'32"	317.43	S39°28'48"W 73.44
C36	300.00	30°59'27"	162.27	S66°00'56"E 160.30
C37	1000.00	3°39'23"	65.35	S83°20'21"E 148.03
C38	224.00	24°48'18"	96.98	N3°54'49"W 96.22

LINE	DIRECTION	LENGTH
L1	N16°18'58"W	47.24

R=350.00  
 $\Delta=31^{\circ}37'21"$   
 L=193.17  
 CH=N65°41'59"W 190.73

R=976.00  
 $\Delta=7^{\circ}38'16"$   
 L=130.11  
 CH=S85°19'47"E 130.01

R=363.00  
 $\Delta=24^{\circ}48'18"$   
 L=157.15  
 CH=S3°54'49"E 155.93

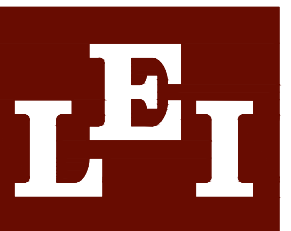


## QUAILHILL AT MT. SARATOGA PLAT R

LOCATED IN THE NW 1/4 & SW 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

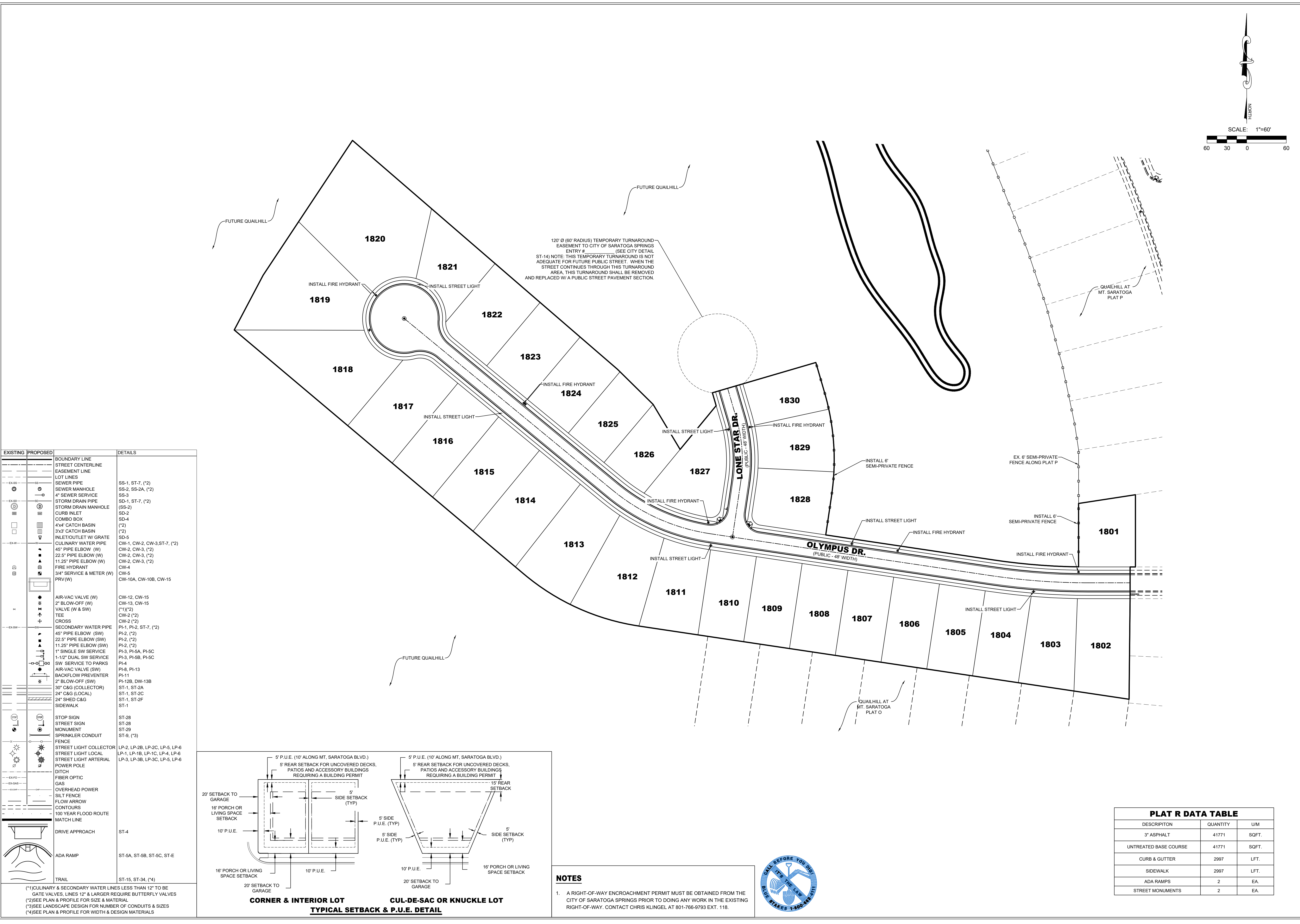
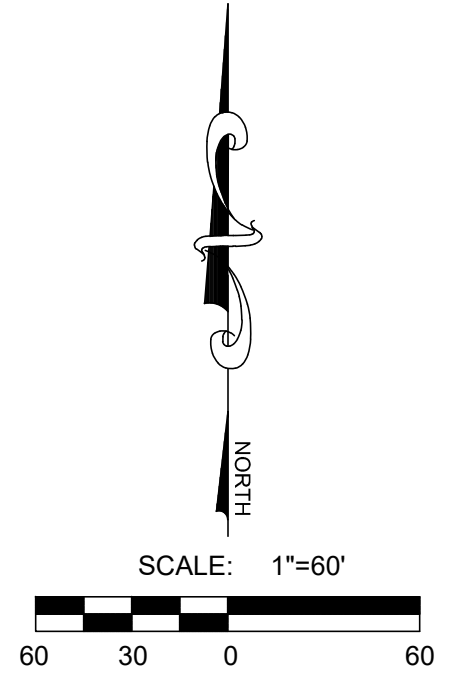
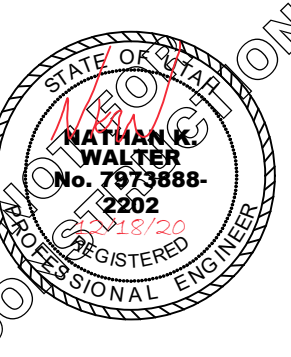
SHEET 2 OF 2

This form approved by Utah County and the municipalities therein.

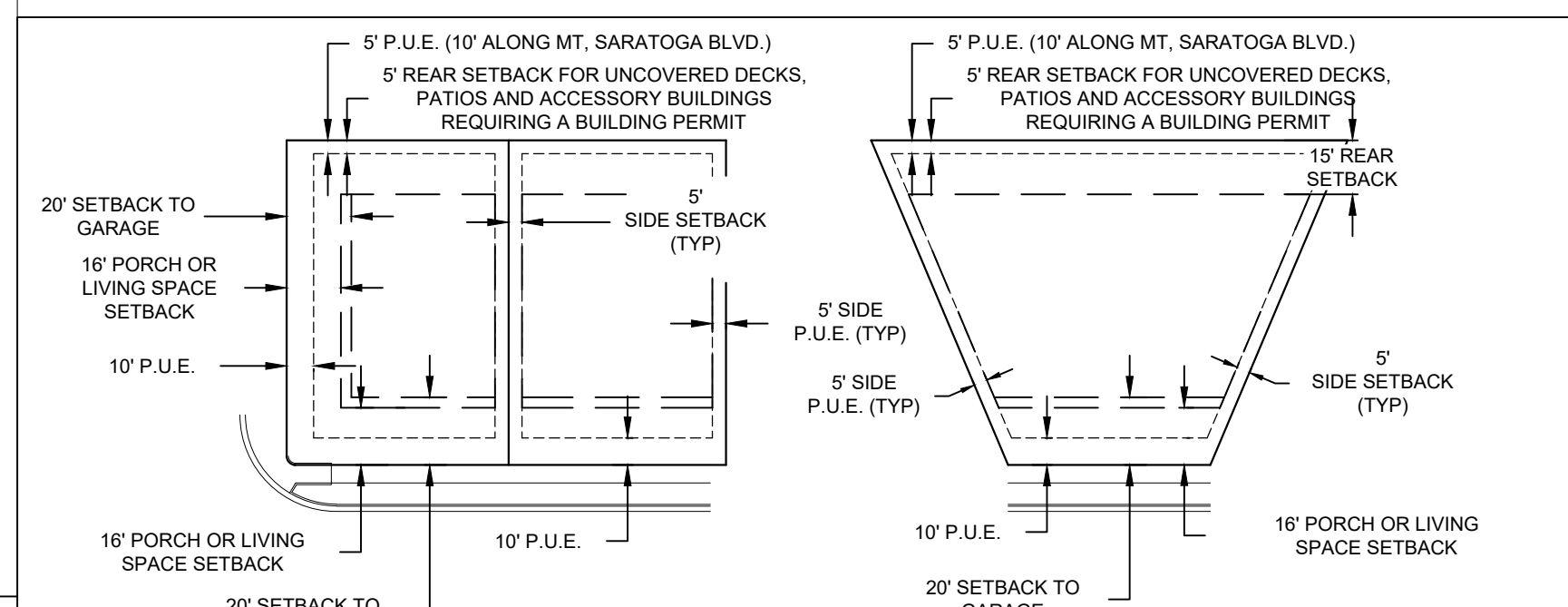


- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

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



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
---	---	4x4' CATCH BASIN
---	---	3x3' CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY 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 & SW)
---	---	TEE
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---	---	1" SINGLE SW SERVICE
---	---	1-1/2" DUAL SW SERVICE
---	---	SW SERVICE TO PARKS
---	---	AIR-VAC VALVE (SW)
---	---	BACKFLOW PREVENTER
---	---	2" BLOW-OFF (SW)
---	---	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
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---	---	OVERHEAD POWER
---	---	SILT FENCE
---	---	FLOW ARROW
---	---	CONTOURS
---	---	100 YEAR FLOOD ROUTE
---	---	MATCH LINE
---	---	DRIVE APPROACH
---	---	ADA RAMP
---	---	TRAIL



**NOTES**

- 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 CHRIS KLINGEL AT 801-766-9793 EXT. 118.



DESCRIPTION	QUANTITY	U/M
3" ASPHALT	41771	SQFT.
UNTREATED BASE COURSE	41771	SQFT.
CURB & GUTTER	2997	LFT.
SIDEWALK	2997	LFT.
ADA RAMPS	2	EA.
STREET MONUMENTS	2	EA.

**QUAILHILL @ Mt. Saratoga**  
 SARATOGA SPRING, UTAH  
**FINAL PLAT R**  
**SITE PLAN**

1		
2		
3		
4		
5		

LEI PROJECT #:  
**2014-1664**  
 DRAWN BY:  
**BAP**  
 DESIGNED BY:  
**NKW**  
 SCALE:  
**1"=60'**  
 DATE:  
**12/18/2020**