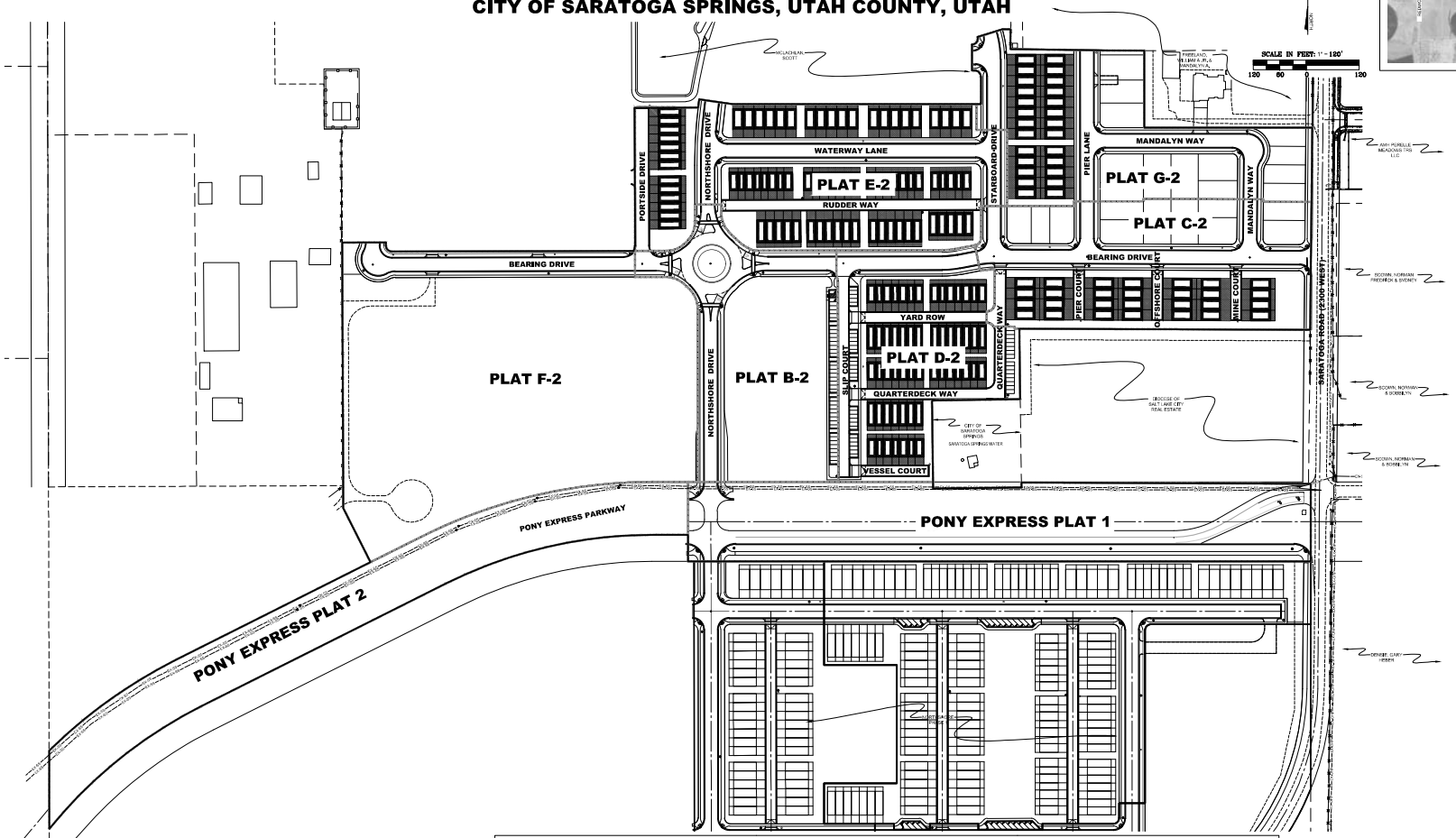
NORTHSHORE - PHASE 2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP

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LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	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-1
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W GRATE	SD-5
		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)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	DW-13, 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-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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-26
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		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)SECONDARY & 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%

OWNER / DEVELOPER

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GREGORY D. MAGLEBY
No. 189844
PROFESSIONAL ENGINEER
REGISTERED

NORTHSHORE - PHASE 2
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
COVER

REVISIONS
1 -
2 -
3 -
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LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 120' (PRINTED ON 24x36)
DATE: 9-11-2019
SHEET: COVER

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
3. ALL EXISTING FENCING WITHIN THE PROPOSED BOUNDARY TO BE REMOVED.
4. ALL PRIVATE UTILITIES TO BE LOCATED IN PUBLIC UTILITY EASEMENTS.
5. 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 GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
6. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN).
7. ALL CULINARY & SECONDARY WATER PIPES TO BE DR-18 PVC.
8. ALL RESIDENTIAL CULINARY WATER METERS TO BE 3/4" DIAMETER.
9. ALL RESIDENTIAL SECONDARY WATER METERS TO BE 1" DIAMETER.
10. ALL CULINARY OR SECONDARY WATER VALVES 12" OR LARGER TO BE BUTTERFLY VALVES. ALL VALVES SMALLER TO BE GATE VALVES.
11. INSTALL CITY POLY PAST THE METERS TO THE LOT SIDE OF THE SIDEWALK ON CULINARY LATERALS. SEE CITY DETAIL CW-4.
12. MARKERS MUST BE PLACED AT ALL "OFFSITE" UTILITIES PER CITY STANDARD ST-27.
13. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS, ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENGERGY STANDARDS.
14. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
15. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
16. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8. COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9. ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902. ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.
17. TEMPORARY ACCESS ROADS WILL BE INSTALLED PER DETAIL 3 SHEET C-902.
18. ALL TEMPORARY TURN AROUND TO BE INSTALLED PER CITY STANDARD DETAIL ST-14 & UTILIZE TEMPORARY ACCESS ROAD PAVEMENT SECTION DETAIL 3 SHEET C-902.

CITY STANDARD NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
2. 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.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH.
4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNERS AND CONTRACTORS RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AND NOTIFY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.
5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.
6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND APPROVED LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.
7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

TABULATIONS

PHASE 2

TOWNHOME LOTS ..... 166 LOTS
SINGLE LOTS ..... 13 LOTS
APARTMENTS LOT (FUTURE 250 UNITS) ..... 1 LOT
PARCELS ..... 17 PARCELS
BUILDINGS TOWNHOME ..... 29 BUILDINGS
BUILDINGS SINGLES ..... 13 BUILDINGS
BUILDINGS CLUBHOUSE ..... 1 BUILDING
DWELLINGS (EXCLUDING APARTMENTS) ..... 179 DWELLINGS
DENSITY ..... 7.09 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.03 ACRES / 1,152 SF
MAXIMUM LOT SIZE ..... 0.12 ACRES / 1,944 SF
AVERAGE LOT SIZE ..... 0.04 ACRES / 1,585 SF

	AC	SF	%	
TOTAL PROJECT AREA	24.12	1,050,853	100%	
RIGHT-OF-WAY AREA (PRIVATE)	1.32	57,646	6%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	10.89	474,268	45%	
LOT AREA	6.74	293,761	28%	
OPEN SPACE AREA	5.17	225,157	21%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	5.17	225,157	100%	
BUILDABLE LAND	24.12	1,050,853	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	2.06	89,616	9%	
IMPERVIOUS AREA	5.86	255,387	24%	
NUMBER OF GARAGE PARKING SPACES				315
NUMBER OF DRIVEWAY PARKING SPACES				283
NUMBER OF STRIPED PARKING STALLS				46

TABULATIONS

PONY EXPRESS PLAT 1

LOTS ..... 0 LOTS
PARCELS ..... 0 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE ..... 0.00 ACRES / 0 SF

	AC	SF	%	
TOTAL PROJECT AREA	5.73	249,421	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	5.73	249,421	100%	
LOT AREA	0.00	0.00	0%	
OPEN SPACE AREA	0.00	0.00	0%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.00	0.00	0%	
BUILDABLE LAND	5.73	249,421	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.93	40,466	16%	
IMPERVIOUS AREA	1.83	79,694	32%	
NUMBER OF GARAGE PARKING SPACES				0
NUMBER OF DRIVEWAY PARKING SPACES				0
NUMBER OF STRIPED PARKING STALLS				0

TABULATIONS

PONY EXPRESS PLAT 2

LOTS ..... 0 LOTS
PARCELS ..... 0 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE ..... 0.00 ACRES / 0 SF

	AC	SF	%	
TOTAL PROJECT AREA	4.45	193,895	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	4.45	193,895	100%	
LOT AREA	0.00	0.00	0%	
OPEN SPACE AREA	0.00	0.00	0%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.00	0.00	0%	
BUILDABLE LAND	4.45	193,895	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.93	40,466	16%	
IMPERVIOUS AREA	1.83	79,694	32%	
NUMBER OF GARAGE PARKING SPACES				0
NUMBER OF DRIVEWAY PARKING SPACES				0
NUMBER OF STRIPED PARKING STALLS				0

TABULATIONS

PLAT B-2

LOTS ..... 0 LOTS
PARCELS ..... 1 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE ..... 0.00 ACRES / 0 SF

	AC	SF	%	
TOTAL PROJECT AREA	4.26	185,674	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.54	67,340	36%	
LOT AREA	0.00	0.00	0%	
OPEN SPACE AREA	2.72	118,334	64%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	2.72	118,334	100%	
BUILDABLE LAND	4.26	185,674	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.28	12,335	7%	
IMPERVIOUS AREA	1.26	55,005	29%	
NUMBER OF GARAGE PARKING SPACES				0
NUMBER OF DRIVEWAY PARKING SPACES				0
NUMBER OF STRIPED PARKING STALLS				43

TABULATIONS

PLAT 2C

LOTS ..... 39 LOTS
PARCELS ..... 4 PARCELS
BUILDINGS ..... 7 BUILDINGS
DWELLINGS ..... 39 DWELLINGS
DENSITY ..... 8.58 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.04 ACRES / 1824 SF
MAXIMUM LOT SIZE ..... 0.12 ACRES / 5068 SF
AVERAGE LOT SIZE ..... 0.06 ACRES / 2608 SF

	AC	SF	%	
TOTAL PROJECT AREA	4.90	213,453	100%	
RIGHT-OF-WAY AREA (PRIVATE)	.30	12,839	6%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.50	65,240	31%	
LOT AREA	2.41	104,872	49%	
OPEN SPACE AREA	0.70	30,502	14%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.70	30,502	100%	
BUILDABLE LAND	4.90	213,453	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.36	15,561	7%	
IMPERVIOUS AREA	1.43	62,498	29%	
NUMBER OF GARAGE PARKING SPACES				62
NUMBER OF DRIVEWAY PARKING SPACES				62
NUMBER OF STRIPED PARKING STALLS				0

TABULATIONS

PLAT D-2

LOTS ..... 56 LOTS
PARCELS ..... 4 PARCELS
BUILDINGS ..... 8 BUILDINGS
DWELLINGS ..... 56 DWELLINGS
DENSITY ..... 13.79 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.03 ACRES / 1152 SF
MAXIMUM LOT SIZE ..... 0.03 ACRES / 1440 SF
AVERAGE LOT SIZE ..... 0.03 ACRES / 1289 SF

	AC	SF	%	
TOTAL PROJECT AREA	3.86	167,990	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.92	40,201	24%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.43	18,938	11%	
LOT AREA	1.64	71,148	43%	
OPEN SPACE AREA	0.86	37,435	22%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.86	37,435	100%	
BUILDABLE LAND	3.86	167,990	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.17	7,616	4%	
IMPERVIOUS AREA	1.18	51,521	31%	
NUMBER OF GARAGE PARKING SPACES				97
NUMBER OF DRIVEWAY PARKING SPACES				55
NUMBER OF STRIPED PARKING STALLS				16

TABULATIONS

PLAT E-2

LOTS ..... 82 LOTS
PARCELS ..... 6 PARCELS
BUILDINGS ..... 14 BUILDINGS
DWELLINGS ..... 82 DWELLINGS
DENSITY ..... 13.76 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.03 ACRES / 1152 SF
MAXIMUM LOT SIZE ..... 0.04 ACRES / 1824 SF
AVERAGE LOT SIZE ..... 0.04 ACRES / 1550 SF

	AC	SF	%	
TOTAL PROJECT AREA	5.96	259,624	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.60	26,046	8%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.36	59,150	23%	
LOT AREA	2.93	127,804	48%	
OPEN SPACE AREA	1.07	46,623	19%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	1.07	46,623	100%	
BUILDABLE LAND	5.96	259,624	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.33	14,156	6%	
IMPERVIOUS AREA	1.03	44,994	19%	
NUMBER OF GARAGE PARKING SPACES				152
NUMBER OF DRIVEWAY PARKING SPACES				140
NUMBER OF STRIPED PARKING STALLS				0

TABULATIONS

PLAT F-2

LOTS ..... 1 LOTS
PARCELS ..... 1 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE ..... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE ..... 0.00 ACRES / 0 SF

	AC	SF	%	
TOTAL PROJECT AREA	8.88	386,874	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.90	39,453	10%	
LOT AREA	7.98	347,421	90%	
OPEN SPACE AREA	0.00	0.00	0%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.00	0.00	0%	
BUILDABLE LAND	8.88	386,874	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.23	10,157	3%	
IMPERVIOUS AREA	0.67	29,296	7%	
NUMBER OF GARAGE PARKING SPACES				0
NUMBER OF DRIVEWAY PARKING SPACES				0
NUMBER OF STRIPED PARKING STALLS				0

TABULATIONS

PLAT G-2

LOTS 39LOTS
PARCELS ..... 5 PARCELS
BUILDINGS ..... 4 BUILDINGS
DWELLINGS ..... 39 DWELLINGS
DENSITY ..... 9.13 UNITS/ ACRE
MINIMUM LOT SIZE ..... 0.04 ACRES / 1824 SF
MAXIMUM LOT SIZE ..... 0.16 ACRES / 7063 SF
AVERAGE LOT SIZE ..... 0.06 ACRES / 2739 SF

	AC	SF	%	
TOTAL PROJECT AREA	4.27	185,970	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.50	65,551	35%	
LOT AREA	2.59	112,704	61%	
OPEN SPACE AREA	0.18	7,715	4%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.18	7,715	100%	
BUILDABLE LAND	4.03	185,970	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.35	15,404	9%	
IMPERVIOUS AREA	1.15	50,147	28%	
NUMBER OF GARAGE PARKING SPACES				78
NUMBER OF DRIVEWAY PARKING SPACES				78
NUMBER OF STRIPED PARKING STALLS				0

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STATE OF UTAH
GREGORY D. MAGLEBY
No. 189844
PROFESSIONAL ENGINEER
REGISTERED

NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GENERAL NOTES

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LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
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SHEET
NOTES

NORTHSHORE - PONY EXPRESS PLAT 1

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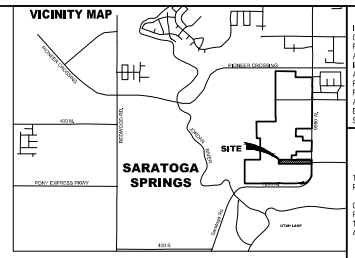
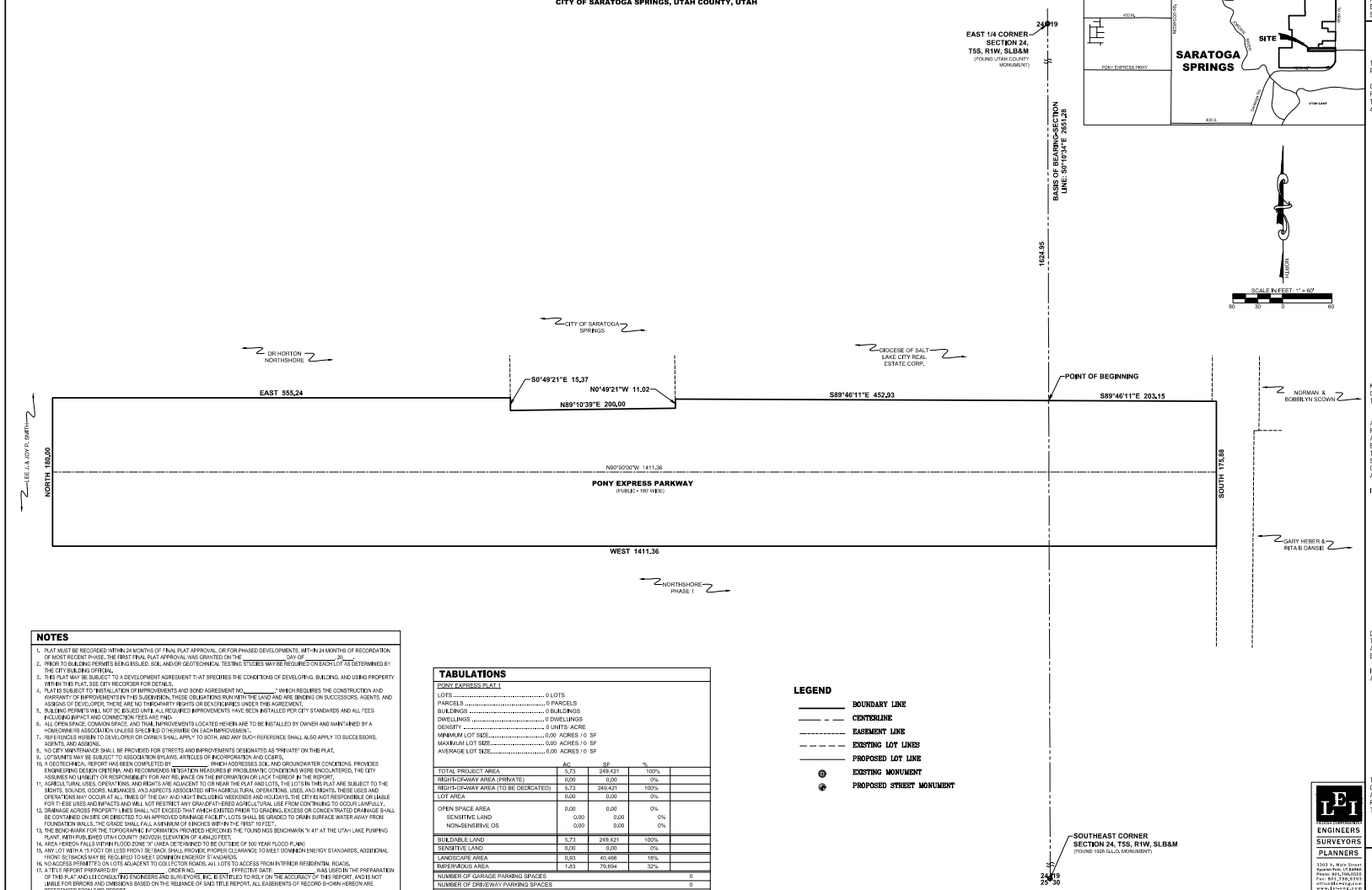




SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 1624.95 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S89°46'11"E 203.15 FEET; THENCE SOUTH 175.88 FEET; THENCE WEST 1411.36 FEET; THENCE NORTH 180.00 FEET; THENCE EAST 555.24 FEET; THENCE S0°49'21"E 15.37 FEET; THENCE N89°10'39"E 200.00 FEET; THENCE N0°49'21"W 11.02 FEET; THENCE S89°46'11"E 452.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.73 ACRES
OF LOTS: 0
OF PARCELS: 0

DATE

SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE - PONY EXPRESS PLAT 1

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY

OWNER'S 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 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 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 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

ATTEST_____
CLERK-RECORDER
(See Seal Below)

NOTES

1. 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___.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____, 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.
11. 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE "OUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
14. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENGERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY _____, ORDER NO.____, EFFECTIVE DATE _____, 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.
18. A HOME OWNERS ASSOCIATION IS TO BE ESTABLISHED AND RESPONSIBLE TO MAINTAIN THIRTY (30) FOOT LANDSCAPING ON EACH SIDE OF THE FULL 180 FOOT RIGHT OF WAY.

TABULATIONS

PONY EXPRESS PLAT 1

LOTS ..... 0 LOTS
PARCELS ..... 0 PARCELS
BUILDINGS ..... 0 BUILDINGS
DWELLINGS ..... 0 DWELLINGS
DENSITY ..... 0 UNITS/ ACRE
MINIMUM LOT SIZE..... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE..... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE..... 0.00 ACRES / 0 SF

	AC	SF	%	
TOTAL PROJECT AREA	5.73	249,421	100%	
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%	
RIGHT-OF-WAY AREA (TO BE DEDICATED)	5.73	249,421	100%	
LOT AREA	0.00	0.00	0%	
OPEN SPACE AREA	0.00	0.00	0%	
SENSITIVE LAND	0.00	0.00	0%	
NON-SENSITIVE OS	0.00	0.00	0%	
BUILDABLE LAND	5.73	249,421	100%	
SENSITIVE LAND	0.00	0.00	0%	
LANDSCAPE AREA	0.93	40,466	16%	
IMPERVIOUS AREA	1.83	79,694	32%	
NUMBER OF GARAGE PARKING SPACES				0
NUMBER OF DRIVEWAY PARKING SPACES				0
NUMBER OF STRIPED PARKING STALLS				0

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

LEI
A TRUE ENGINEERING
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, Utah
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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

ROCKY MOUNTAIN POWER

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-324-5532.

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

BY- _____

DOMINION ENERGY QUESTAR CORPORATION — TITLE- _____

CENTURY LINK

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

CENTURY LINK

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

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

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

LAND USE AUTHORITY

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

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

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

CITY ENGINEER

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL

STATE OF UTAH
CHAD A. POULSEN
No. 501182
04-11-2023
PROFESSIONAL LAND SURVEYOR

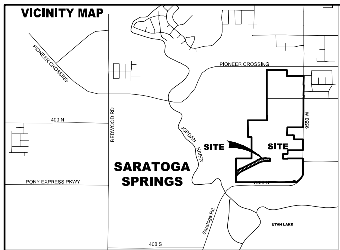
CITY ENGINEER SEAL

CLERK-RECORDER SEAL

NORTHSHORE
PONY EXPRESS PLAT 1

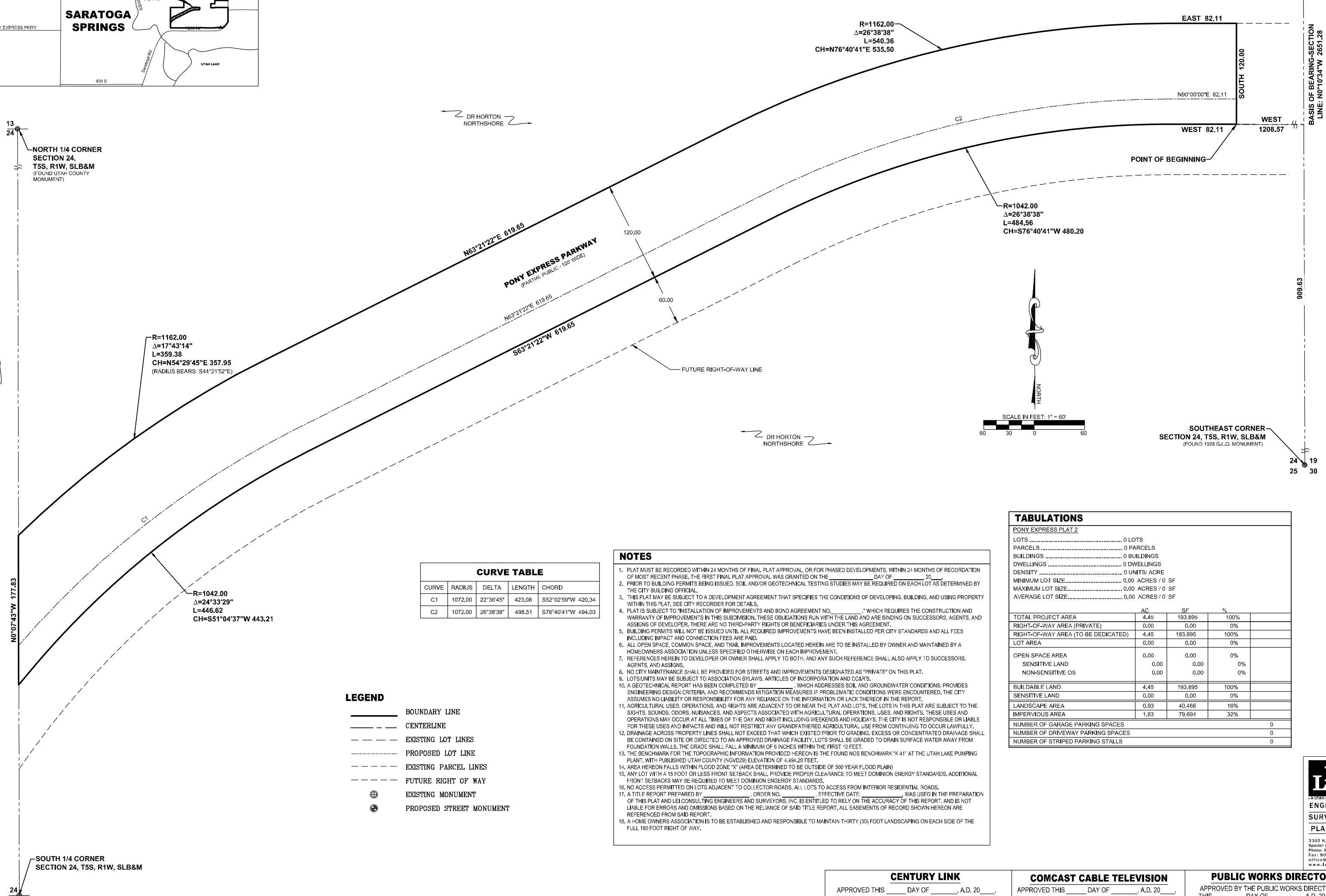
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

VICINITY MAP



NORTHSHORE - PONY EXPRESS PLAT 2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	1072.00	22°36'45"	423.08	S52°02'59"W 420.34
C2	1072.00	26°38'38"	498.51	S76°40'41"W 494.03

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- EXISTING PARCEL LINES
- FUTURE RIGHT OF WAY
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

NOTES

1. 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__.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY ____, 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 INFORMATON OR LACK THEREOF IN THE REPORT.
11. 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
14. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY ____, ORDER NO. ____, EFFECTIVE DATE: ____ 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.
18. A HOME OWNERS ASSOCIATION IS TO BE ESTABLISHED AND RESPONSIBLE TO MAINTAIN THIRTY (30) FOOT LANDSCAPING ON EACH SIDE OF THE FULL 180 FOOT RIGHT OF WAY.

TABULATIONS

PONY EXPRESS PLAT 2

LOTS	0 LOTS		
PARCELS	0 PARCELS		
BUILDINGS	0 BUILDINGS		
DWELLINGS	0 DWELLINGS		
DENSITY	0 UNITS/ ACRE		
MINIMUM LOT SIZE	0.00 ACRES / 0 SF		
MAXIMUM LOT SIZE	0.00 ACRES / 0 SF		
AVERAGE LOT SIZE	0.00 ACRES / 0 SF		

	AC	SF	%
TOTAL PROJECT AREA	4.45	193,895	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	4.45	193,895	100%
LOT AREA	0.00	0.00	0%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	4.45	193,895	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.93	40,466	16%
IMPERVIOUS AREA	1.83	79,694	32%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			0

LEI - A UTAH CORPORATION - ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street Spanish Fork, UT 84660 Phone: 801.798.0555 Fax: 801.798.9393 office@lei-eng.com www.lei-eng.com

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

ROCKY MOUNTAIN POWER

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. 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ____, A.D. 20___.

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF ____, A.D. 20___.

BY- ____

DOMINION ENERGY QUESTAR CORPORATION

TITLE- ____

CENTURY LINK

APPROVED THIS ____ DAY OF ____, A.D. 20___.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY OF ____, A.D. 20___.

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF ____, A.D. 20___.

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

LAND USE AUTHORITY

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

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF ____, A.D. 20___.

CITY ENGINEER

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ____, A.D. 20___.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 909.63 FEET AND WEST 1208.57 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE WEST 82.11 FEET; THENCE ALONG THE ARC OF A 1042.00 FOOT RADIUS CURVE TO THE LEFT 484.56 FEET THROUGH A CENTRAL ANGLE OF 26°38'38" (CHORD: S76°40'41"W 480.20 FEET); THENCE S63°21'22"W 619.65 FEET; THENCE ALONG THE ARC OF A 1042.00 FOOT RADIUS CURVE TO THE LEFT 446.62 FEET THROUGH A CENTRAL ANGLE OF 24°33'29" (CHORD: S51°040'37"W 443.21 FEET) TO THE QUARTER SECTION LINE; THENCE N0°07'43"W ALONG SAID QUARTER SECTION LINE 177.83 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1162.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S44°21'52"E) 359.38 FEET THROUGH A CENTRAL ANGLE OF 17°43'14" (CHORD: N54°29'45"E 357.95 FEET); THENCE N63°21'22"E 619.65 FEET; THENCE ALONG THE ARC OF A 1162.00 FOOT RADIUS CURVE TO THE RIGHT 540.36 FEET THROUGH A CENTRAL ANGLE OF 26°38'38" (CHORD: N76°40'41"E 535.50 FEET); THENCE EAST 82.11 FEET; THENCE SOUTH 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.45 ACRES
OF LOTS: 0
OF PARCELS: 1

DATE ____ SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE - PONY EXPRESS PLAT 2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE ____ PRINT NAME ____ TITLE & ENTITY ____

SIGNATURE ____ PRINT NAME ____ TITLE & ENTITY ____

SIGNATURE ____ PRINT NAME ____ TITLE & ENTITY ____

OWNER'S 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 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 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 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 ____ ATTEST ____ CLERK-RECORDER (See Seal Below)

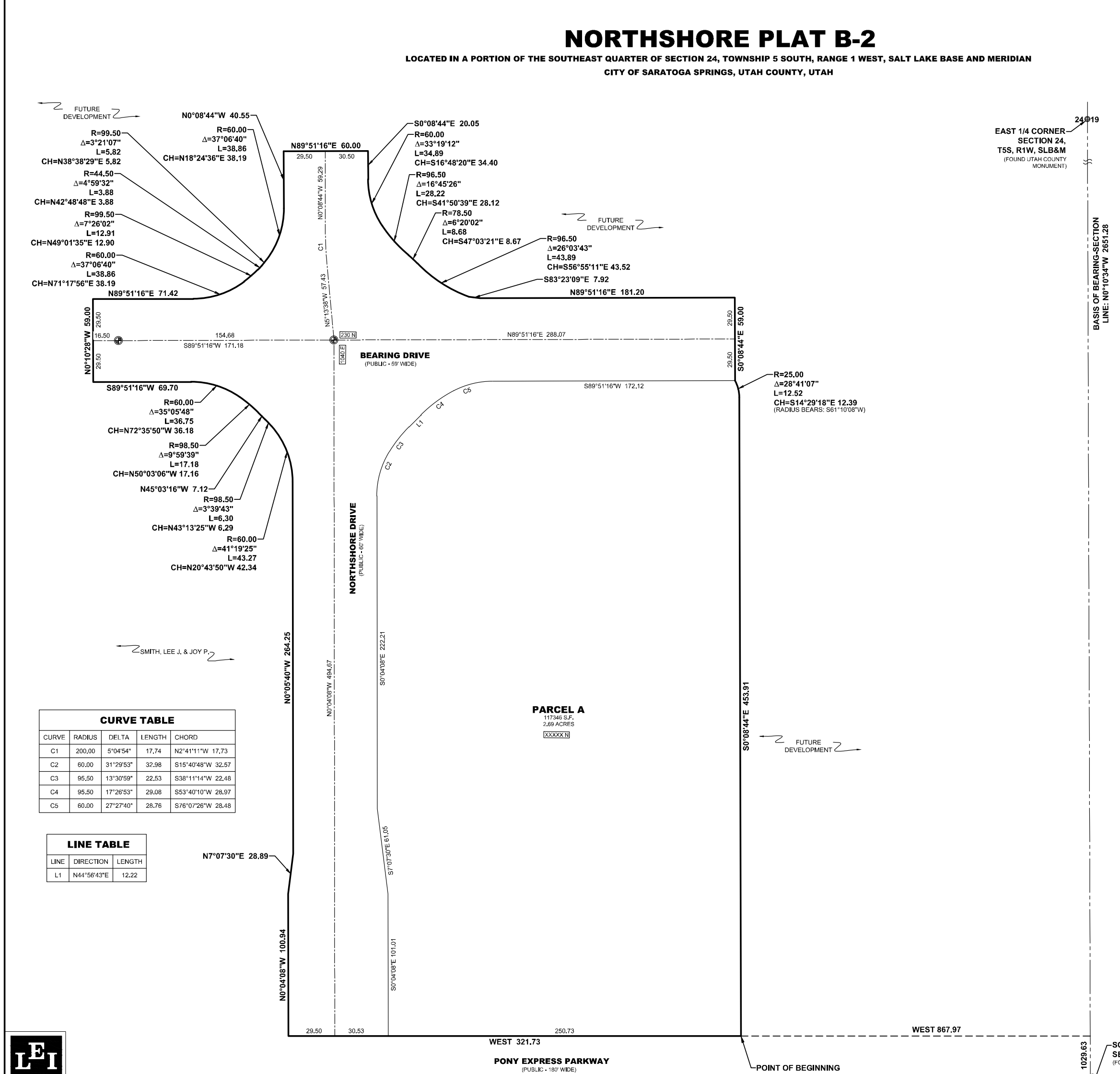
NORTHSHORE
PONY EXPRESS PLAT 2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, 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

NORTHSHORE PLAT B-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

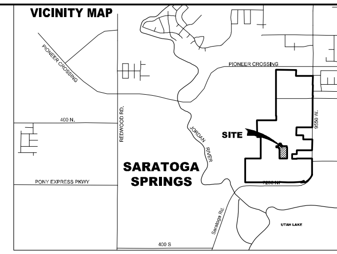
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	5°04'54"	17.74	N2°41'11"W 17.73
C2	60.00	31°29'53"	32.98	S15°40'48"W 32.57
C3	95.50	13°30'59"	22.53	S38°11'14"W 22.48
C4	95.50	17°26'53"	29.08	S53°40'10"W 28.97
C5	60.00	27°27'40"	28.76	S76°07'26"W 28.48

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N44°56'43"E	12.22

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1029.63 FEET AND WEST 867.97 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE CONTINUING WEST 321.73 FEET; THENCE N0°04'08"W 100.94 FEET; THENCE N7°07'30"E 28.89 FEET; THENCE N0°04'08"W 264.25 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 43.27 FEET THROUGH A CENTRAL ANGLE OF 41°19'25" (CHORD: N20°43'50"W 42.34 FEET); THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE LEFT 6.30 FEET THROUGH A CENTRAL ANGLE OF 3°39'43" (CHORD: N43°13'25"W 6.29 FEET); THENCE N45°03'16"W 7.12 FEET; THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE LEFT 17.18 FEET THROUGH A CENTRAL ANGLE OF 9°59'39" (CHORD: N50°03'06"W 17.16 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 36.75 FEET THROUGH A CENTRAL ANGLE OF 35°05'48" (CHORD: N72°35'50"W 36.18 FEET); THENCE S89°51'16"W 69.70 FEET; THENCE N0°10'28"W 59.00 FEET; THENCE N89°51'16"E 71.42 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 38.86 FEET THROUGH A CENTRAL ANGLE OF 37°06'40" (CHORD: N71°17'56"E 38.19 FEET); THENCE ALONG THE ARC OF A 99.50 FOOT RADIUS CURVE TO THE LEFT 12.91 FEET THROUGH A CENTRAL ANGLE OF 7°26'02" (CHORD: N49°01'35"E 12.90 FEET); THENCE ALONG THE ARC OF A 44.50 FOOT RADIUS CURVE TO THE LEFT 3.88 FEET THROUGH A CENTRAL ANGLE OF 4°59'32" (CHORD: N42°48'48"E 3.88 FEET); THENCE ALONG THE ARC OF A 99.50 FOOT RADIUS CURVE TO THE LEFT 5.82 FEET THROUGH A CENTRAL ANGLE OF 3°21'07" (CHORD: N38°38'29"E 5.82 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 38.86 FEET THROUGH A CENTRAL ANGLE OF 37°06'40" (CHORD: N18°24'36"E 38.19 FEET); THENCE N0°08'44"W 40.55 FEET; THENCE N89°51'16"E 60.00 FEET; THENCE S0°08'44"E 20.05 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE LEFT 34.89 FEET THROUGH A CENTRAL ANGLE OF 33°19'12" (CHORD: S16°48'20"E 34.40 FEET); THENCE ALONG THE ARC OF A 96.50 FOOT RADIUS CURVE TO THE LEFT 28.22 FEET THROUGH A CENTRAL ANGLE OF 16°45'26" (CHORD: S41°50'39"E 28.12 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 78.50 FOOT RADIUS CURVE TO THE RIGHT 8.68 FEET THROUGH A CENTRAL ANGLE OF 6°20'02" (CHORD: S47°03'21"E 8.67 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 96.50 FOOT RADIUS CURVE TO THE LEFT 43.89 FEET THROUGH A CENTRAL ANGLE OF 26°03'43" (CHORD: S56°55'11"E 43.52 FEET); THENCE S83°23'09"E 7.92 FEET; THENCE N89°51'16"E 181.20 FEET; THENCE S0°08'44"E 59.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S61°10'08"W) 12.52 FEET THROUGH A CENTRAL ANGLE OF 28°41'07" (CHORD: S14°29'18"E 12.39 FEET); THENCE S0°08'44"E 453.91 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.26 ACRES
OF LOTS: 0
OF PARCELS: 1

DATE

SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE SUBDIVISION PLAT B-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE　　PRINT NAME　　TITLE & ENTITY

SIGNATURE　　PRINT NAME　　TITLE & ENTITY

SIGNATURE　　PRINT NAME　　TITLE & ENTITY

OWNER'S 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 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 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 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　　ATTEST ________ CLERK-RECORDER (See Seal Below)

NOTES

1. 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___.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY ________, 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.
11. 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
14. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENGERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY ________, ORDER NO. ________, EFFECTIVE DATE: ________, 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.
18. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
20. PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.

TABULATIONS

PLAT B-2

LOTS .... 0 LOTS
PARCELS .... 1 PARCELS
BUILDINGS .... 0 BUILDINGS
DWELLINGS .... 0 DWELLINGS
DENSITY .... 0 UNITS/ ACRE
MINIMUM LOT SIZE.................... 0.00 ACRES / 0 SF
MAXIMUM LOT SIZE.................... 0.00 ACRES / 0 SF
AVERAGE LOT SIZE.................... 0.00 ACRES / 0 SF

	AC	SF	%
TOTAL PROJECT AREA	4.26	185,674	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.54	67,340	36%
LOT AREA	0.00	0.00	0%
OPEN SPACE AREA	2.72	118,334	64%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	2.72	118,334	100%
BUILDABLE LAND	4.26	185,674	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.28	12,335	7%
IMPERVIOUS AREA	1.26	55,005	29%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			43

LEI - A UTAH CORPORATION -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
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Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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

ROCKY MOUNTAIN POWER

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. 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

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

BY- ____________

DOMINION ENERGY QUESTAR CORPORATION　　TITLE- ____________

CENTURY LINK

APPROVED THIS ____ DAY OF ______, A.D. 20____.

CENTURY LINK

COMCAST CABLE TELEVISION

APPROVED THIS ____ DAY OF ______, A.D. 20____.

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ______ DAY OF ______, A.D. 20____.

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

LAND USE AUTHORITY

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

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

APPROVED BY THE CITY ENGINEER ON THIS ______ DAY OF ______, A.D. 20____.

CITY ENGINEER

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS ______ DAY OF ______, A.D. 20____.

CITY FIRE CHIEF

LEHI CITY POST OFFICE

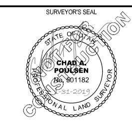
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ______ DAY OF ______, A.D. 20____.

LEHI CITY POST OFFICE REPRESENTATIVE

NORTHSHORE PLAT B-2

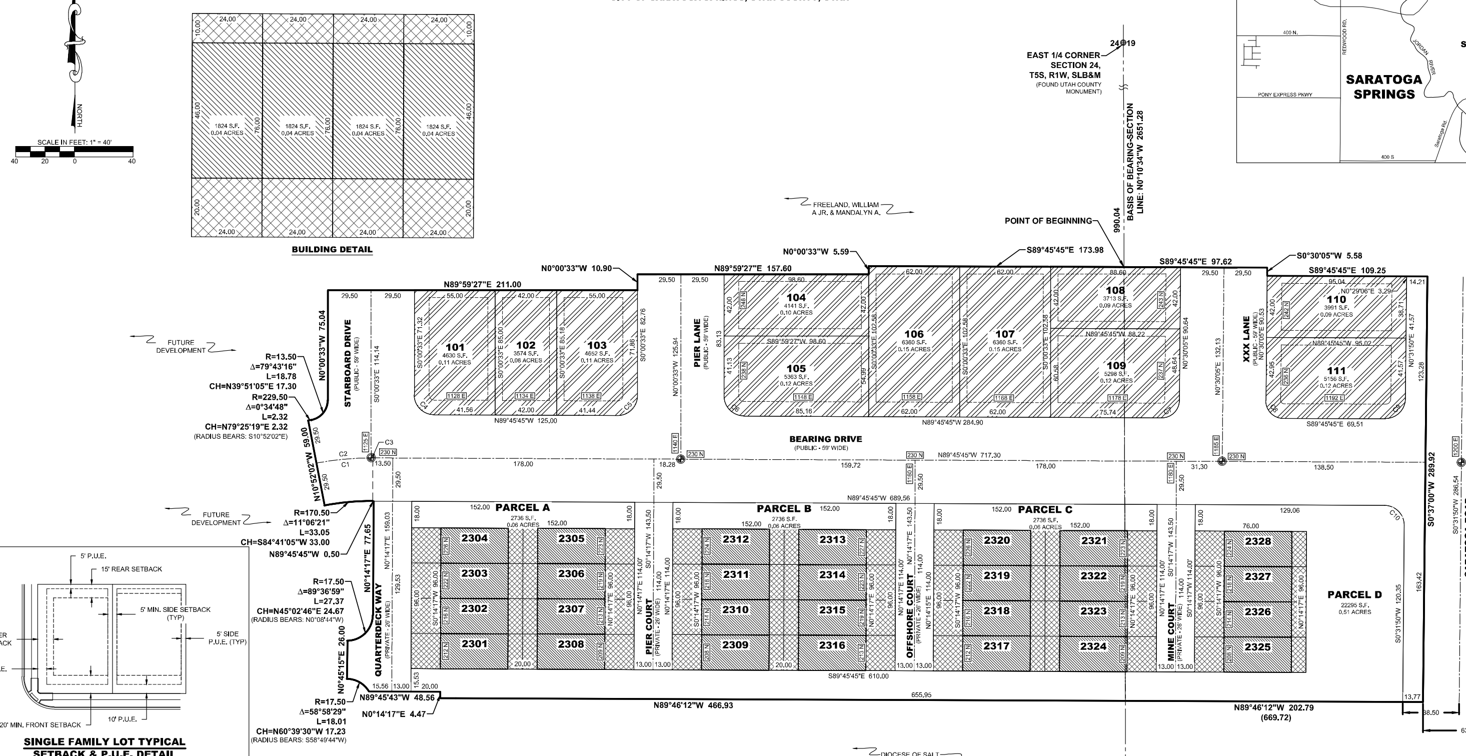
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

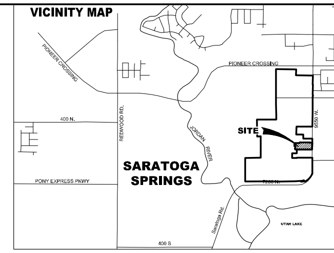
SURVEYOR'S SEAL　　CITY ENGINEER SEAL　　CLERK-RECORDER SEAL



NORTHSHORE PLAT C-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH





SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED S0°10'34"E ALONG THE SECTION LINE 980.34 FEET FROM THE EAST QUARTER CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°45'45"E 97.62 FEET; THENCE S0°30'05"E 5.58 FEET; THENCE S89°45'45"E 109.25 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SARATOGA ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE S0°37'00"W 289.92 FEET; THENCE N89°46'12"W 202.79 FEET TO THE SECTION LINE COMMON TO SAID SECTIONS 19 AND 24; THENCE CONTINUING N89°46'12"W 466.93 FEET; THENCE N0°14'17"E 4.47 FEET; THENCE N89°45'43"W 48.56 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: S58°49'44"W) 18.01 FEET THROUGH A CENTRAL ANGLE OF 58°58'29" (CHORD: N60°39'30"W 17.23 FEET); THENCE N0°45'15"E 26.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N0°08'44"W) 27.37 FEET THROUGH A CENTRAL ANGLE OF 89°36'59" (CHORD: N45°02'46"E 24.67 FEET); THENCE N0°14'17"E 77.65 FEET; THENCE N89°45'45"W 0.50 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE LEFT 33.05 FEET THROUGH A CENTRAL ANGLE OF 11°06'21" (CHORD: S84°41'05"W 33.00 FEET); THENCE N10°52'02"W 59.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 229.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S10°52'02"E) 2.32 FEET THROUGH A CENTRAL ANGLE OF 0°34'48" (CHORD: N79°25'19"E 2.32 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT 18.78 FEET THROUGH A CENTRAL ANGLE OF 79°43'16" (CHORD: N39°51'05"E 17.30 FEET); THENCE N0°00'33"W 75.04 FEET; THENCE N89°59'27"E 211.00 FEET; THENCE N0°00'33"W 10.90 FEET; THENCE N89°59'27"E 157.60 FEET; THENCE N0°00'33"W 5.59 FEET; THENCE S89°45'45"E 173.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±4.88 ACRES
\# OF LOTS: 39
\# OF PARCELS: 4

DATE

SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE SUBDIVISION PLAT C-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE / PRINT NAME / TITLE & ENTITY

SIGNATURE / PRINT NAME / TITLE & ENTITY

SIGNATURE / PRINT NAME / TITLE & ENTITY

OWNER'S 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 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 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 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

ATTEST ____ CLERK-RECORDER (See Seal Below)

NOTES

1. 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__.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY ____, 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.
11. 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
14. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY ____, ORDER NO. ____, EFFECTIVE DATE: ____, 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.
18. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
20. PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.

TABULATIONS

PLAT 2C
LOTS .... 39 LOTS
PARCELS .... 4 PARCELS
BUILDINGS .... 7 BUILDINGS
DWELLINGS .... 39 DWELLINGS
DENSITY .... 8.58 UNITS/ ACRE
MINIMUM LOT SIZE........ 0.04 ACRES / 1824 SF
MAXIMUM LOT SIZE........ 0.12 ACRES / 5068 SF
AVERAGE LOT SIZE........ 0.06 ACRES / 2608 SF

	AC	SF	%
TOTAL PROJECT AREA	4.90	213,453	100%
RIGHT-OF-WAY AREA (PRIVATE)	.30	12,839	6%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.50	65,240	31%
LOT AREA	2.41	104,872	49%
OPEN SPACE AREA	0.70	30,502	14%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.70	30,502	100%
BUILDABLE LAND	4.90	213,453	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.36	15,581	7%
IMPERVIOUS AREA	1.43	62,498	29%
NUMBER OF GARAGE PARKING SPACES			82
NUMBER OF DRIVEWAY PARKING SPACES			82
NUMBER OF STRIPED PARKING STALLS			0

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	11°06'21"	38.77	S84°41'05"W 38.71
C2	200.00	10°45'20"	37.54	S84°30'35"W 37.49
C3	200.00	0°21'00"	1.22	N89°56'15"W 1.22
C4	13.50	89°45'12"	21.15	S44°53'09"E 19.05
C5	13.50	90°14'48"	21.26	N45°06'51"E 19.13
C6	13.50	89°45'12"	21.15	N44°53'09"W 19.05
C7	12.00	89°44'10"	18.79	S45°22'10"W 16.93
C8	12.00	90°15'50"	18.90	S44°37'50"E 17.01
C9	13.50	89°42'25"	21.14	N45°23'03"E 19.04
C10	13.50	90°17'35"	21.27	N44°36'57"W 19.14

NOTE:
ALL COMMON AREA PARCELS ARE A UTILITY & ACCESS EASEMENT IN THEIR ENTIRETY TO CITY OF SARATOGA SPRINGS

LEGEND

BOUNDARY LINE
CENTERLINE
SETBACK LINE
EASEMENT LINE
EXISTING LOT LINES
PROPOSED LOT LINE
EXISTING MONUMENT
PROPOSED STREET MONUMENT
LIMITED COMMON
COMMON AREA
PRIVATE PROPERTY
SINGLE FAMILY LOT

LEI - A UTAH CORPORATION - ENGINEERS SURVEYORS PLANNERS
3302 N. Main Street, Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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

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

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

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

DOMINION ENERGY QUESTAR CORPORATION

BY- ____

TITLE- ____

CENTURY LINK
APPROVED THIS ____ DAY OF ____, A.D. 20__.

CENTURY LINK

COMCAST CABLE TELEVISION
APPROVED THIS ____ DAY OF ____, A.D. 20__.

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF ____, A.D. 20__.

PUBLIC WORKS DIRECTOR

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

PLANNING DIRECTOR

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

LAND USE AUTHORITY

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

SARATOGA SPRINGS ATTORNEY

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

CITY ENGINEER

FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ____, A.D. 20__.

CITY FIRE CHIEF

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF ____, A.D. 20__.

LEHI CITY POST OFFICE REPRESENTATIVE

NORTHSHORE PLAT C-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

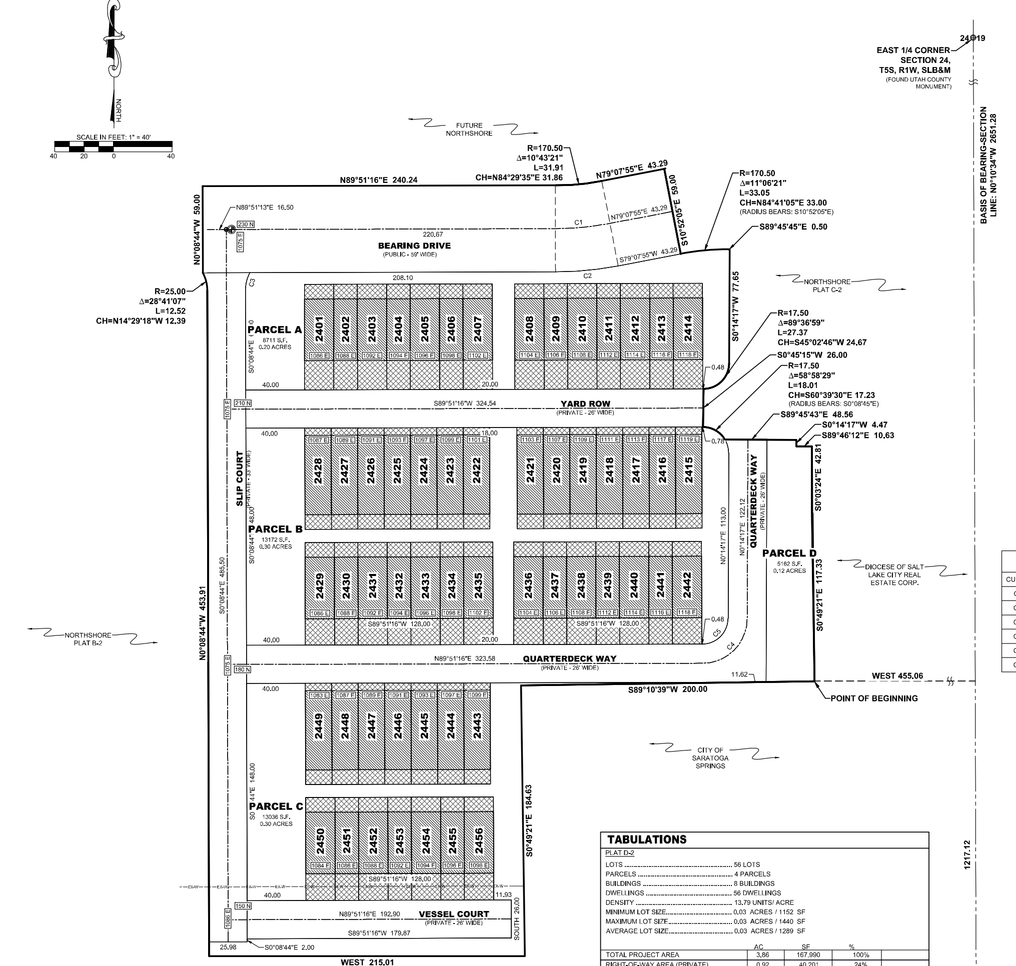
SURVEYOR'S SEAL: STATE OF UTAH PROFESSIONAL LAND SURVEYOR CHAD A. POULSEN No. 501182

CITY ENGINEER SEAL

CLERK-RECORDER SEAL

NORTHSHORE PLAT D-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	200.00	10°43'21"	37.43	N84°29'35"E 37.37
C2	229.50	10°43'21"	42.95	S84°29'35"W 42.89
C3	25.00	28°41'07"	12.52	S14°11'50"W 12.39
C4	30.50	89°36'59"	47.71	N45°02'46"E 42.99
C5	17.50	89°36'59"	27.37	S45°02'46"W 24.67
C6	17.50	31°24'32"	9.59	S15°27'59"E 9.47

LEGEND

- BOUNDARY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT
- LIMITED COMMON
- COMMON AREA
- PRIVATE PROPERTY

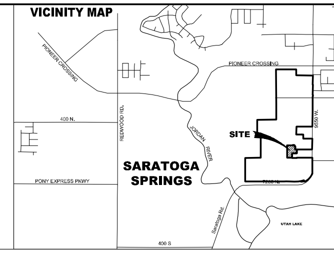
TABULATIONS

PLAT D-2

LOTS .... 56 LOTS
PARCELS .... 4 PARCELS
BUILDINGS .... 8 BUILDINGS
DWELLINGS .... 56 DWELLINGS
DENSITY .... 13.79 UNITS/ ACRE
MINIMUM LOT SIZE........ 0.03 ACRES / 1152 SF
MAXIMUM LOT SIZE........ 0.03 ACRES / 1440 SF
AVERAGE LOT SIZE........ 0.03 ACRES / 1289 SF

	AC	SF	%
TOTAL PROJECT AREA	3.86	167,990	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.92	40,201	24%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.43	18,936	11%
LOT AREA	1.64	71,148	43%
OPEN SPACE AREA	0.86	37,435	22%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.86	37,435	100%
BUILDABLE LAND	3.86	167,990	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.17	7,616	4%
IMPERVIOUS AREA	1.18	51,521	31%
NUMBER OF GARAGE PARKING SPACES			97
NUMBER OF DRIVEWAY PARKING SPACES			55
NUMBER OF STRIPED PARKING STALLS			16

VICINITY MAP



NOTES

1. 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___.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY ______, 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.
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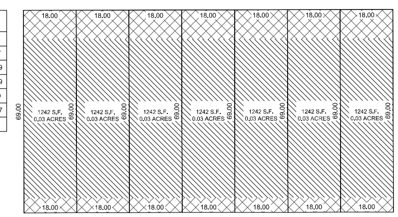
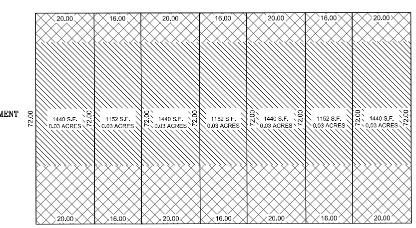
12. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
14. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENGERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS, ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY ______, ORDER NO. ______, EFFECTIVE DATE: ______, 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.
18. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS, HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
20. PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.



UNITS 2415-2428 & 2443-2449



UNITS 2401-2414, 2429-2442 & 2450-2456

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1217.12 FEET AND WEST 455.06 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG THE NORTH AND WEST LINES OF THAT PROPERTY DESCRIBED IN ENTRY NUMBER 113030:2018, AS FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER, THE FOLLOWING TWO (2) COURSES; THENCE S89°10'39"W 200.00 FEET; THENCE S0°49'21"E 184.63 FEET; THENCE WEST 215.01 FEET; THENCE N0°08'44"W 453.91 FEET; THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT 12.52 FEET THROUGH A CENTRAL ANGLE OF 28°41'07" (CHORD: N14°29'18"W 12.39 FEET); THENCE N0°08'44"W 59.00 FEET; THENCE N89°51'16"E 240.24 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE LEFT 31.91 FEET THROUGH A CENTRAL ANGLE OF 10°43'21" (CHORD: N84°29'35"E 31.86 FEET); THENCE N79°07'55"E 43.29 FEET; THENCE S10°52'05"E 59.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 170.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S10°52'05"E) 33.05 FEET THROUGH A CENTRAL ANGLE OF 11°06'21" (CHORD: N84°41'05"E 33.00 FEET); THENCE S89°45'45"E 0.50 FEET; THENCE S0°14'17"W 77.65 FEET; THENCE ALONG THE ARC OF A 17.50 FOOT RADIUS CURVE TO THE RIGHT 27.37 FEET THROUGH A CENTRAL ANGLE OF 89°36'59" (CHORD: S45°02'46"W 24.67 FEET); THENCE S0°45'15"W 26.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A 17.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S0°08'45"E) 18.01 FEET THROUGH A CENTRAL ANGLE OF 58°58'29" (CHORD: S60°39'30"E 17.23 FEET); THENCE S89°45'43"E 48.56 FEET; THENCE S0°14'17"W 4.47 FEET; THENCE S89°46'12"E 10.63 FEET TO THE NORTHWEST CORNER OF THAT PROPERTY DESCRIBED IN DEED ENTRY NUMBER 125178:2009, AS FILED IN THE OFFICE OF THE UTAH COUNTY RECORDER; THENCE ALONG THE WESTERLY LINE OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES; THENCE S0°03'24"E 42.81 FEET; THENCE S0°49'21"E 117.33 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±3.86 ACRES
OF LOTS: 56
OF PARCELS: 4

______
DATE

______
SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE SUBDIVISION PLAT D-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY

OWNER'S 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 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 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 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__.

ATTEST ______

CITY MAYOR

CLERK-RECORDER
(See Seal Below)

NORTHSHORE PLAT D-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL — STATE OF UTAH, CHAD A. POULSEN, No. 501182, PROFESSIONAL LAND SURVEYOR
CITY ENGINEER SEAL
CLERK-RECORDER SEAL

CENTURY LINK
APPROVED THIS ____ DAY OF ______, A.D. 20__.
______
CENTURY LINK

COMCAST CABLE TELEVISION
APPROVED THIS ____ DAY OF ______, A.D. 20__.
______
COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR
APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS ____ DAY OF ______, A.D. 20__.
______
PUBLIC WORKS DIRECTOR

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

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

SARATOGA SPRINGS ATTORNEY
APPROVED BY SARATOGA SPRINGS ATTORNEY ON THIS ____ DAY OF ______, A.D. 20__.
______
SARATOGA SPRINGS ATTORNEY

CITY ENGINEER
APPROVED BY THE CITY ENGINEER ON THIS ____ DAY OF ______, A.D. 20__.
______
CITY ENGINEER

FIRE CHIEF
APPROVED BY THE FIRE CHIEF ON THIS ____ DAY OF ______, A.D. 20__.
______
CITY FIRE CHIEF

LEHI CITY POST OFFICE
APPROVED BY POST OFFICE REPRESENTATIVE ON THIS ____ DAY OF ______, A.D. 20__.
______
LEHI CITY POST OFFICE REPRESENTATIVE

LEI - A UTAH CORPORATION -
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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

ROCKY MOUNTAIN POWER

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. 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF ______, A.D. 20____.

______
ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF ______, A.D. 20____.

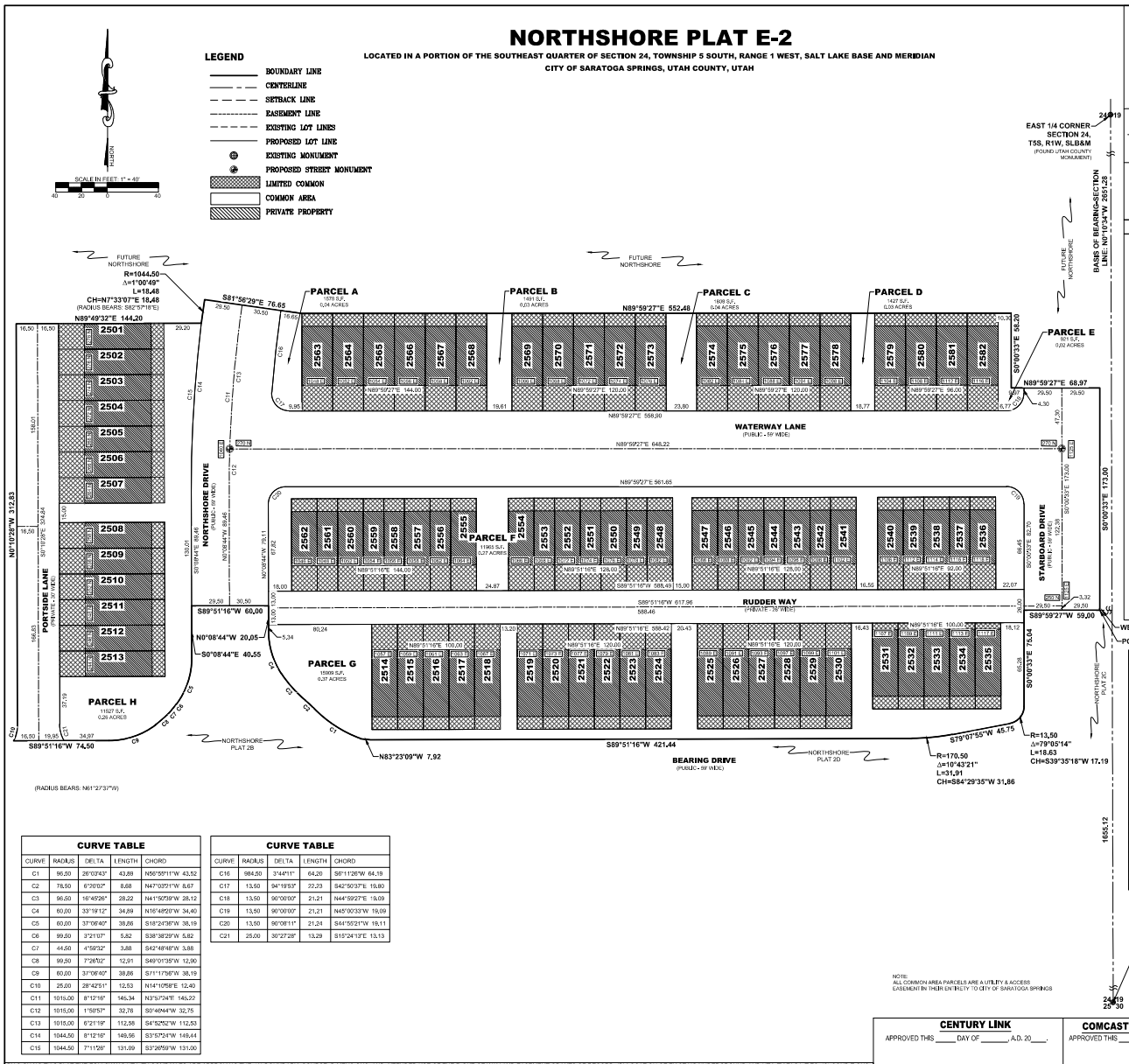
BY- ______

______
DOMINION ENERGY QUESTAR CORPORATION

TITLE- ______

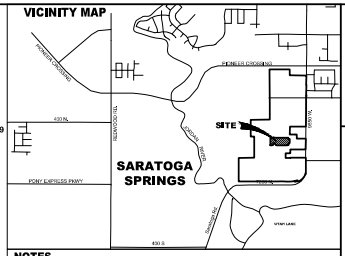
NORTHSHORE PLAT E-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



NOTE:
ALL COMMON AREA PARCELS ARE A UTILITY & ACCESS EASEMENT IN THEIR ENTIRETY TO CITY OF SARATOGA SPRINGS

VICINITY MAP



NOTES

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15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY _____ ORDER NO. _____ EFFECTIVE DATE: _____ WAS USED IN THE PREPARATION OF THIS PLAT AND LIE 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.
18. SHALLOW SEWER DEPTHS. CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS. HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
20. PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.

TABULATIONS

PLAT E-2

LOTS	82 LOTS
PARCELS	8 PARCELS
BUILDINGS	14 BUILDINGS
DWELLINGS	82 DWELLINGS
DENSITY	13.76 UNITS/ ACRE
MINIMUM LOT SIZE	0.03 ACRES / 1152 SF
MAXIMUM LOT SIZE	0.04 ACRES / 1824 SF
AVERAGE LOT SIZE	0.04 ACRES / 1550 SF

	AC	SF	%
TOTAL PROJECT AREA	5.96	259,624	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.60	26,046	8%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	1.36	58,150	25%
LOT AREA	2.83	127,804	48%
OPEN SPACE AREA	1.07	46,623	19%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	1.07	46,623	100%
BUILDABLE LAND	5.96	259,624	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.33	14,156	6%
IMPERVIOUS AREA	1.03	44,984	19%
NUMBER OF GARAGE PARKING SPACES			152
NUMBER OF DRIVEWAY PARKING SPACES			140
NUMBER OF STRIPED PARKING STALLS			0

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1655.12 FEET AND WEST 483.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE S89°59'27"W 59.00 FEET; THENCE S0°00'33"E 75.04 FEET; THENCE ALONG THE ARC OF A 13.62 FOOT RADIUS CURVE TO THE RIGHT 18.75 FEET THROUGH A CENTRAL ANGLE OF 78°53'08" (CHORD: S39°51'05"W 17.30 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 229.50 FOOT RADIUS CURVE TO THE LEFT 2.32 FEET THROUGH A CENTRAL ANGLE OF 0°34'48" (CHORD: S79°25'19"W 2.32 FEET); THENCE S79°07'55"W 43.29 FEET; THENCE ALONG THE ARC OF A 170.50 FOOT RADIUS CURVE TO THE RIGHT 31.91 FEET THROUGH A CENTRAL ANGLE OF 10°43'21" (CHORD: S84°29'35"W 31.86 FEET); THENCE S89°51'16"W 421.44 FEET; THENCE N83°23'09"W 7.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A 96.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: N20°02'57"E) 43.89 FEET THROUGH A CENTRAL ANGLE OF 26°03'48" (CHORD: N56°55'11"W 43.52 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 78.50 FOOT RADIUS CURVE TO THE LEFT 8.68 FEET THROUGH A CENTRAL ANGLE OF 6°20'02" (CHORD: N47°03'21"W 8.67 FEET) TO A POINT OF REVERSE CURVE; THENCE ALONG THE ARC OF A 96.50 FOOT RADIUS CURVE TO THE RIGHT 28.22 FEET THROUGH A CENTRAL ANGLE OF 16°45'26" (CHORD: N41°50'39"W 28.12 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 34.89 FEET THROUGH A CENTRAL ANGLE OF 33°19'12" (CHORD: N16°48'20"W 34.40 FEET); THENCE N0°08'44"W 20.05 FEET; THENCE S89°51'16"W 60.00 FEET; THENCE S0°08'44"E 40.55 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 38.86 FEET THROUGH A CENTRAL ANGLE OF 37°08'40" (CHORD: S38°24'36"W 38.19 FEET); THENCE ALONG THE ARC OF A 99.50 FOOT RADIUS CURVE TO THE RIGHT 5.82 FEET THROUGH A CENTRAL ANGLE OF 3°21'07" (CHORD: S38°38'29"W 5.82 FEET); THENCE ALONG THE ARC OF A 44.50 FOOT RADIUS CURVE TO THE RIGHT 3.88 FEET THROUGH A CENTRAL ANGLE OF 4°59'32" (CHORD: S42°48'48"W 3.88 FEET); THENCE ALONG THE ARC OF A 99.50 FOOT RADIUS CURVE TO THE RIGHT 12.91 FEET THROUGH A CENTRAL ANGLE OF 7°26'02" (CHORD: S49°01'35"W 12.90 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 38.86 FEET THROUGH A CENTRAL ANGLE OF 37°06'40" (CHORD: S71°17'56"W 38.19 FEET); THENCE S89°51'16"W 74.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (RADIUS BEARS: N61°27'37"W) 12.53 FEET THROUGH A CENTRAL ANGLE OF 28°42'51" (CHORD: N14°10'58"E 12.40 FEET); THENCE N0°10'28"W 312.83 FEET; THENCE N89°49'32"E 144.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A 1044.50 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (RADIUS BEARS: S82°51'31"E) 18.48 FEET THROUGH A CENTRAL ANGLE OF 1°00'49" (CHORD: N73°33'07"E 18.48 FEET); THENCE S81°56'29"E 76.65 FEET; THENCE N89°59'27"E 552.48 FEET; THENCE S0°00'33"E 58.20 FEET; THENCE N89°59'27"E 68.97 FEET; THENCE S0°00'33"E 173.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±5.96 ACRES
OF LOTS: 74
OF PARCELS: 8

DATE

SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE SUBDIVISION PLAT E-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 ___ HAVE HEREUNTO SET ___ THIS ___ DAY OF ___, A.D. 20__.

SIGNATURE — PRINT NAME — TITLE & ENTITY

SIGNATURE — PRINT NAME — TITLE & ENTITY

SIGNATURE — PRINT NAME — TITLE & ENTITY

OWNER'S 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 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 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 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__.

ATTEST _____
CLERK-RECORDER
(See Seal Below)

CITY MAYOR

LEI CONSULTING ENGINEERS
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, Utah
Phone: 801.798.0555
Fax: 801.798.9393
office@leicg.com
www.leicg.com

NORTHSHORE PLAT E-2

SHEET 1 OF 2
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, 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

STATE OF UTAH
CHAD A. POULSEN
501182
11-2-2023
PROFESSIONAL LAND SURVEYOR

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	96.50	26°02'43"	43.89	N56°55'11"W 43.52
C2	78.50	6°20'02"	8.68	N47°03'21"W 8.67
C3	96.50	16°45'26"	28.22	N41°50'39"W 28.12
C4	60.00	33°19'12"	34.89	N16°48'20"W 34.40
C5	60.00	37°08'40"	38.86	S18°24'36"W 38.19
C6	99.50	3°21'07"	5.82	S38°38'29"W 5.82
C7	44.50	4°59'32"	3.88	S42°48'48"W 3.88
C8	99.50	7°26'02"	12.91	S49°01'35"W 12.90
C9	60.00	37°06'40"	38.86	S71°17'56"W 38.19
C10	25.00	28°42'51"	12.53	N14°10'58"E 12.40
C11	1015.00	8°12'16"	145.34	N3°5'7"W 145.22
C12	1015.00	1°55'57"	32.78	S0°46'44"W 32.75
C13	1015.00	6°21'19"	112.58	S4°52'52"W 112.53
C14	1044.50	8°12'16"	149.56	S3°5'7"W 149.44
C15	1044.50	7°11'28"	131.09	S3°26'59"W 131.00

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C16	984.50	3°44'11"	64.20	S6°11'26"W 64.19
C17	13.50	94°19'53"	22.23	S42°50'37"E 19.80
C18	13.50	90°00'00"	21.21	N44°59'27"E 19.09
C19	13.50	90°00'00"	21.21	N45°00'33"W 19.09
C20	13.50	90°08'11"	21.24	S44°50'21"W 19.11
C21	25.00	30°27'28"	13.29	S15°24'13"E 13.13

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

ROCKY MOUNTAIN POWER

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

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

ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-324-5532.

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

BY: _____

DOMINION ENERGY QUESTAR CORPORATION — TITLE: _____

CENTURY LINK

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

CENTURY LINK

COMCAST CABLE TELEVISION

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

COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

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

PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

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

PLANNING DIRECTOR

LAND USE AUTHORITY

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

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

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

SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

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

CITY ENGINEER

FIRE CHIEF

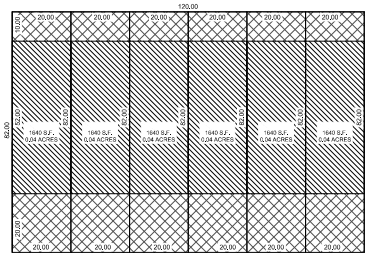
APPROVED BY THE FIRE CHIEF ON THIS _____ DAY OF _____, A.D. 20____.

CITY FIRE CHIEF

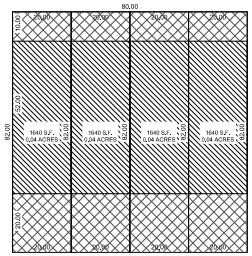
LEHI CITY POST OFFICE

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

LEHI CITY POST OFFICE REPRESENTATIVE



UNITS 501-506 & 511-522



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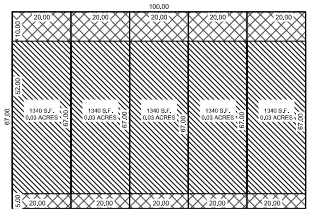

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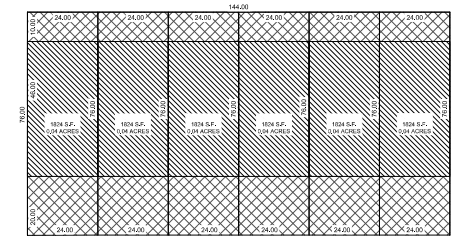

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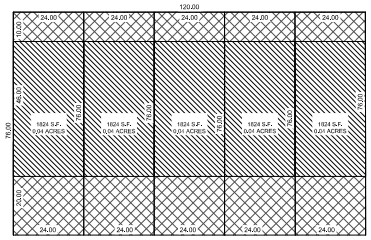
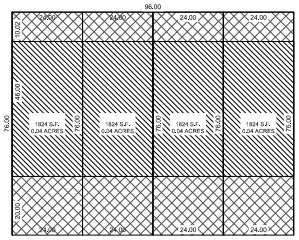
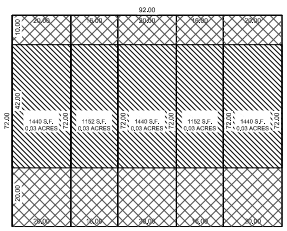


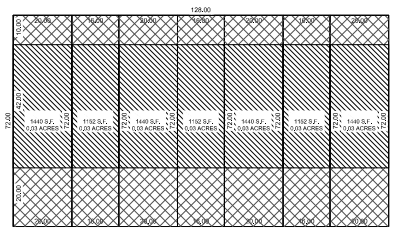
UNITS 561-570



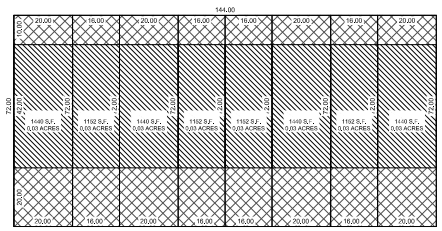
UNITS 571-574



UNITS 528-532



UNITS 533-546



UNITS 547-554

NORTHSHORE
PLAT 2E

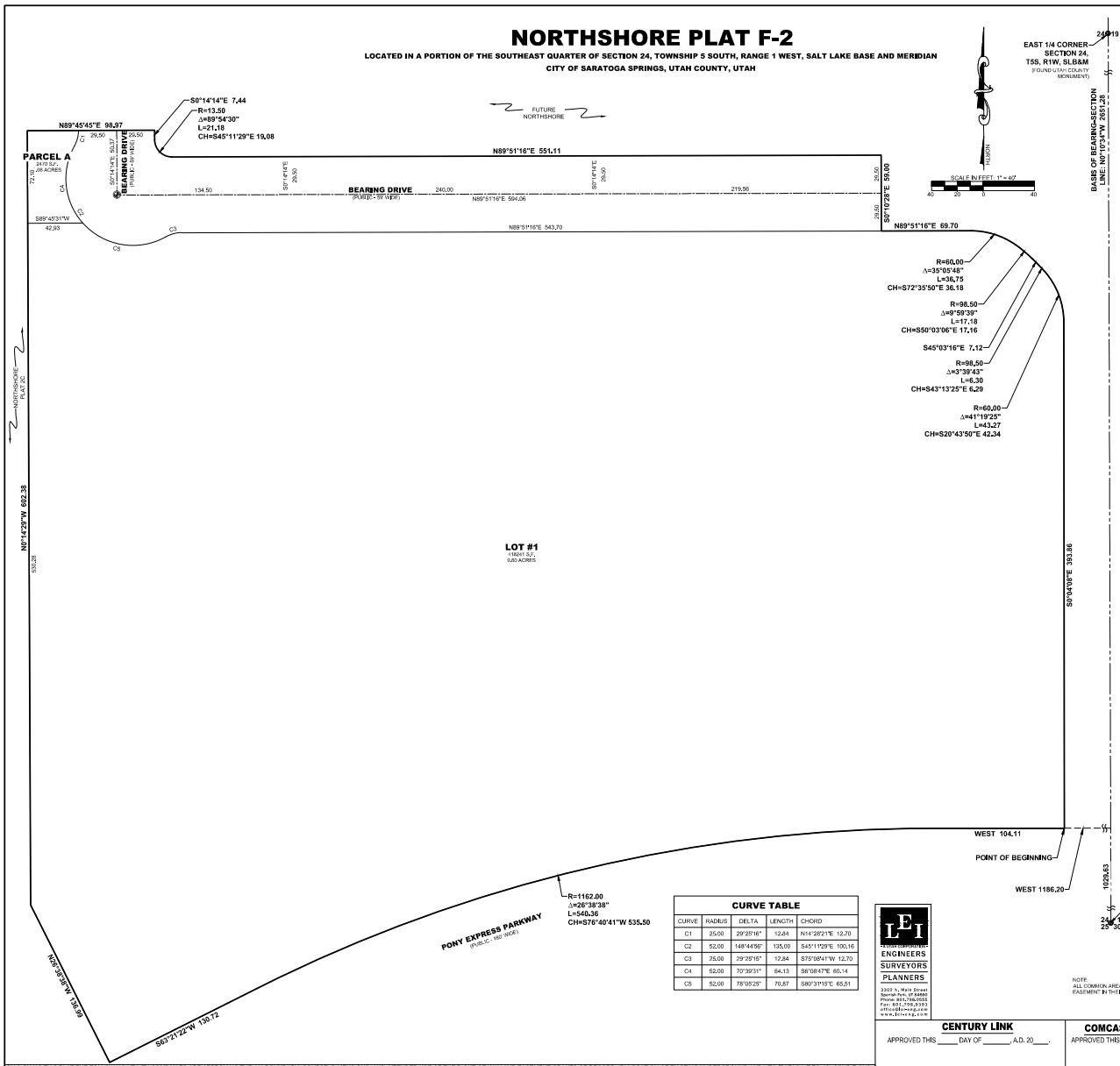
SHEET 2 OF 2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

NORTHSHORE PLAT F-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

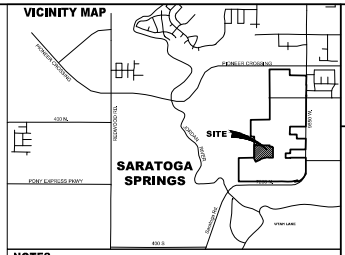


CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	29°25'16"	12.84	N14°28'21"E 12.70
C2	52.00	148°44'56"	135.00	S45°11'29"E 100.16
C3	25.00	29°25'16"	12.84	S75°08'41"W 12.70
C4	52.00	70°39'31"	64.13	S6°08'47"E 60.14
C5	52.00	78°05'25"	70.87	S80°31'15"E 65.51

LEI CONSULTING ENGINEERS
ENGINEERS
SURVEYORS
PLANNERS
3302 N. Main Street
Spanish Fork, Utah 84660
Phone: 801.798.0555
Fax: 801.798.0393
office@lei-eng.com
www.lei-eng.com

NOTE:
ALL COMMON AREA PARCELS ARE A UTILITY & ACCESS EASEMENT IN THEIR ENTIRETY TO CITY OF SARATOGA SPRINGS

VICINITY MAP



NOTES

1. 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_____.
2. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL AND/OR GEOTECHNICAL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
3. 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.
4. 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 THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED PER CITY STANDARDS AND ALL FEES INCLUDING IMPACT AND CONNECTION FEES ARE PAID.
6. 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.
7. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
8. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS AND IMPROVEMENTS DESIGNATED AS "PRIVATE" ON THIS PLAT.
9. LOTS/UNITS MAY BE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND COARS.
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY _____ 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.
11. 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 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.
12. 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.
13. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
14. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
15. ANY LOT WITH A 15 FOOT OR LESS FRONT SETBACK SHALL PROVIDE PROPER CLEARANCE TO MEET DOMINION ENERGY STANDARDS. ADDITIONAL FRONT SETBACKS MAY BE REQUIRED TO MEET DOMINION ENERGY STANDARDS.
16. NO ACCESS PERMITTED ON LOTS ADJACENT TO COLLECTOR ROADS. ALL LOTS TO ACCESS FROM INTERIOR RESIDENTIAL ROADS.
17. A TITLE REPORT PREPARED BY _____ ORDER NO. _____ EFFECTIVE DATE: _____ 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.
18. SHALLOW SEWER DEPTHS, CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT/FOUNDATIONS. HOME(S) WITH BASEMENT(S) MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.
19. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
20. PRIVATE DRIVES ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.

TABULATIONS

PLAT F-2

LOTS	1 LOTS
PARCELS	1 PARCELS
BUILDINGS	0 BUILDINGS
DWELLINGS	0 DWELLINGS
DENSITY	0 UNITS/ ACRE
MINIMUM LOT SIZE	0.00 ACRES / 0 SF
MAXIMUM LOT SIZE	0.00 ACRES / 0 SF
AVERAGE LOT SIZE	0.00 ACRES / 0 SF

	AC	SF	%
TOTAL PROJECT AREA	10.49	456,796	100%
RIGHT-OF-WAY AREA (PRIVATE)	0.00	0.00	0%
RIGHT-OF-WAY AREA (TO BE DEDICATED)	0.89	38,837	9%
LOT AREA	0.00	0.00	0%
OPEN SPACE AREA	0.00	0.00	0%
SENSITIVE LAND	0.00	0.00	0%
NON-SENSITIVE OS	0.00	0.00	0%
BUILDABLE LAND	10.49	456,796	100%
SENSITIVE LAND	0.00	0.00	0%
LANDSCAPE AREA	0.22	9,667	25%
IMPERVIOUS AREA	0.67	29,170	75%
NUMBER OF GARAGE PARKING SPACES			0
NUMBER OF DRIVEWAY PARKING SPACES			0
NUMBER OF STRIPED PARKING STALLS			0

LEGEND

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINES
- PROPOSED LOT LINE
- EXISTING MONUMENT
- PROPOSED STREET MONUMENT

SURVEYOR'S CERTIFICATE

I, CHAD A. POULSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED 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 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 54-8E, 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 AND BELIEF. 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 PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N0°10'34"W ALONG THE SECTION LINE 1029.63 FEET AND WEST 1186.20 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 104.11 FEET; THENCE ALONG THE ARC OF A 1162.00 FOOT RADIUS CURVE TO THE LEFT 540.36 FEET THROUGH A CENTRAL ANGLE OF 26°38'38" (CHORD: S76°40'41"W 535.50 FEET); THENCE S63°21'22"W 130.72 FEET; THENCE N26°38'38"W 138.69 FEET; THENCE N89°45'45"E 98.97 FEET; THENCE S0°14'14"E 7.44 FEET; THENCE ALONG THE ARC OF A 13.50 FOOT RADIUS CURVE TO THE LEFT 21.18 FEET THROUGH A CENTRAL ANGLE OF 89°54'30" (CHORD: S45°11'29"E 19.08 FEET); THENCE N89°51'16"E 551.11 FEET; THENCE S0°10'28"E 59.00 FEET; THENCE N89°51'16"E 69.70 FEET; THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 36.75 FEET THROUGH A CENTRAL ANGLE OF 35°05'48" (CHORD: S72°35'50"E 36.18 FEET); THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 17.18 FEET THROUGH A CENTRAL ANGLE OF 9°59'39" (CHORD: S50°03'06"E 17.16 FEET); THENCE S45°03'16"E 7.12 FEET; THENCE ALONG THE ARC OF A 98.50 FOOT RADIUS CURVE TO THE RIGHT 6.30 FEET THROUGH A CENTRAL ANGLE OF 3°39'43" (CHORD: S43°13'25"E 6.29 FEET); THENCE ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE TO THE RIGHT 43.27 FEET THROUGH A CENTRAL ANGLE OF 41°19'25" (CHORD: S20°43'50"E 42.34 FEET); THENCE S0°14'08"E 393.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±10.55 ACRES
OF LOTS: 1
OF PARCELS: 1

DATE _____ SURVEYOR'S 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 RIGHT-OF-WAY, TO BE HEREAFTER KNOWN AS:

NORTHSHORE SUBDIVISION PLAT F-2

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC AND CITY ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHT-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE. 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 __ HAVE HEREUNTO SET __ THIS ___ DAY OF __, A.D. 20__.

SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY
SIGNATURE	PRINT NAME	TITLE & ENTITY

OWNER'S 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 HISHER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HISHER/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 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 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 _____ ATTEST _____ CLERK-RECORDER (See Seal Below)

NORTHSHORE PLAT F-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, 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(4)(C)(ii). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

ROCKY MOUNTAIN POWER

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. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
   b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   d. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, A.D. 20____. _____ ROCKY MOUNTAIN POWER

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-324-5532.

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

_____ DOMINION ENERGY QUESTAR CORPORATION BY- _____ TITLE- _____

CENTURY LINK

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

_____ CENTURY LINK

COMCAST CABLE TELEVISION

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

_____ COMCAST CABLE TELEVISION

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS _____ DAY OF _____ A.D. 20_____.

_____ PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

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

_____ PLANNING DIRECTOR

LAND USE AUTHORITY

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

_____ LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

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

_____ SARATOGA SPRINGS ATTORNEY

CITY ENGINEER

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

_____ CITY ENGINEER

FIRE CHIEF

APPROVED BY THE FIRE CHIEF ON THIS_____ DAY OF _____, A.D. 20____.

_____ CITY FIRE CHIEF

LEHI CITY POST OFFICE

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

_____ LEHI CITY POST OFFICE REPRESENTATIVE

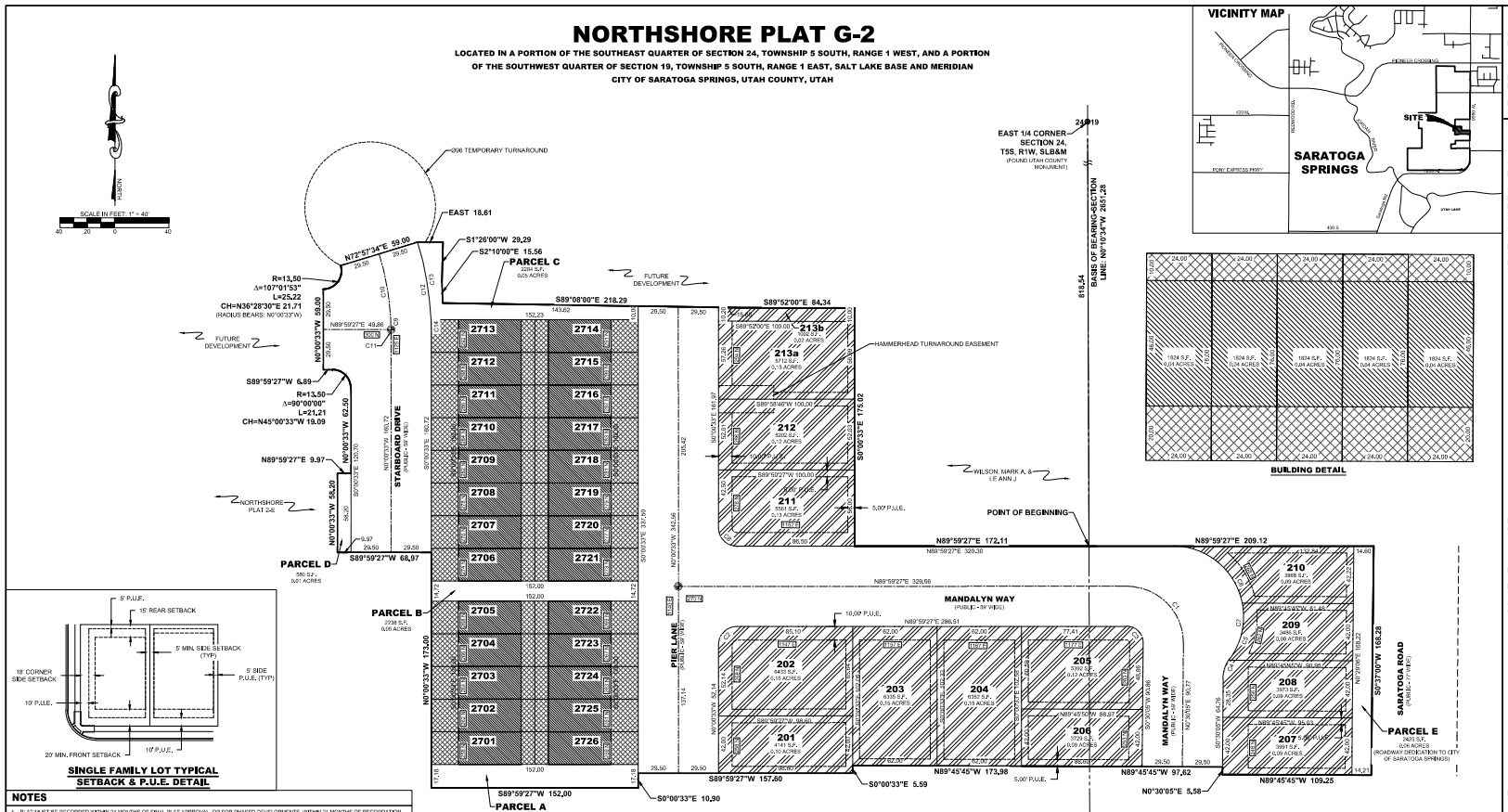
SURVEYOR'S SEAL

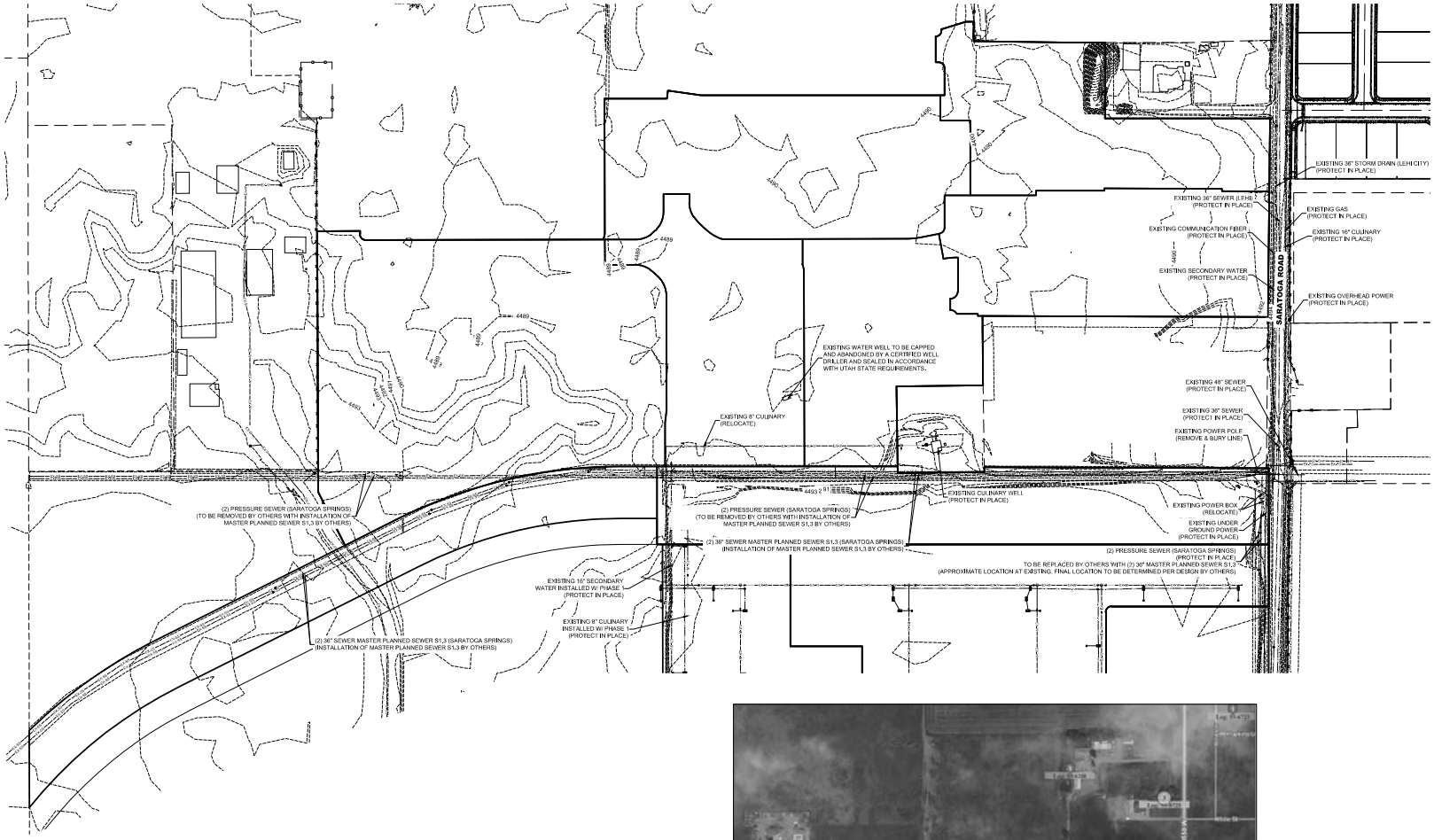
CITY ENGINEER SEAL

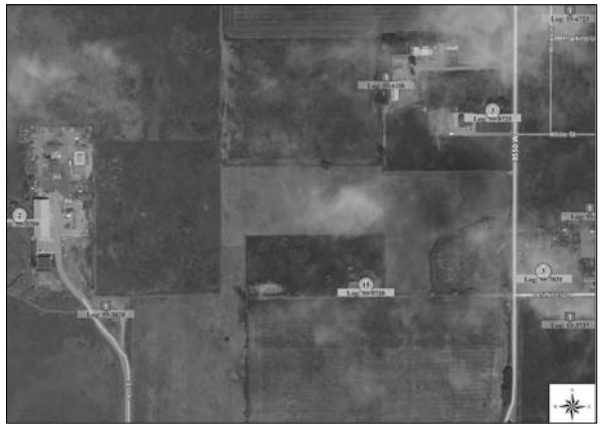
CLERK-RECORDER SEAL

NORTHSHORE PLAT G-2

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH


SCALE IN FEET: 1" = 40'
EAST 1/4 CORNER SECTION 24, T5S, R1W, SLB&M (FOUND UTAH COUNTY MONUMENT)
BASIS OF BEARING=SECTION LINE: N0°10'34"W 2651.28
818.54
Ø36 TEMPORARY TURNAROUND
EAST 18.61
S1°26'00"W 29.29
S2°10'00"E 15.56
PARCEL C
0.25 ACRES
N72°57'34"E 59.00
R=13.50
Δ=107°01'53"
L=25.22
CH=N36°28'30"E 21.71
(RADIUS BEARS: N0°00'33"W)
FUTURE DEVELOPMENT
S89°08'00"E 218.29
S89°52'00"E 84.34
HAMMERHEAD TURNAROUND EASEMENT
S89°59'27"W 6.89
R=13.50
Δ=90°00'00"
L=21.21
CH=N45°00'33"W 19.09
N89°59'27"E 9.97
NORTHSHORE PLAT 2-E
STARBOARD DRIVE
(PUBLIC - 59' WIDE)
PARCEL D
0.01 ACRES
S89°59'27"W 68.97
WILSON, MARK A. & LE ANN J
POINT OF BEGINNING
N89°59'27"E 172.11
N89°59'27"E 209.12
N89°59'27"E 329.56
MANDALYN WAY
(PUBLIC - 59' WIDE)
PIER LANE
(PUBLIC - 59' WIDE)
SARATOGA ROAD
(PUBLIC - 71' WIDE)
PARCEL B
0.06 ACRES
PARCEL A
0.28 ACRES
PARCEL E
0.05 ACRES
(ROADWAY DEDICATION TO CITY OF SARATOGA SPRINGS)
S89°59'27"W 157.60
S0°00'33"E 5.59
N89°45'45"W 173.98
N89°45'45"W 97.62
N89°45'45"W 109.25
N0°30'05"E 5.58
S89°59'27"W 152.00
S0°00'33"E 10.90
NORTHSHORE PLAT 2-C
SOUTHEAST CORNER SECTION 24, T5S, R1W, SLB&M (FOUND 1928 GLO CO. MONUMENT)
N0°00'33"W 173.00
S0°37'00"W 168.28
N0°00'33"W 175.02
S0°00'33"E 175.02
N0°00'33"W 59.00
N0°00'33"W 62.50
N0°00'33"W 58.20
S0°00'33"E 120.00
N0°00'33"W 242.28
S0°00'33"E 61.28
N0°00'33"W 206.42
N0°00'33"W 137.14
S0°00'33"E 137.14
N0°00'33"W 62.14
N0°00'33"W 61.28
N0°00'33"W 61.28
N0°00'33"W 61.28





WELL LOG - JULY 2019

(PER https://maps.waterrights.utah.gov/EsriMap/map.asp)

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	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)
		2'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	DW-13, 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-12, 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

EXISTING	PROPOSED		DETAILS
		STREET LIGHT LOCAL	LP-1, LP-1B, LP-1C, LP-4, LP-5
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-3, LP-5
		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%

SHEET NOTES

1. EXISTING SITE LOCATED WITHIN FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETRIMINED FLOOD ELEVATION: 4493 AS PER FIRM PANEL NO. 49057C0115 B. BUILDING LOTS WILL BE RAISED ABOVE FLOOD ELEVATION AND CLOMR-F TO BE APPROVED PRIOR TO FINAL PLAT. NO ADDITIONAL SENSITIVE LANDS LOCATED WITHIN SITE BOUNDARY PER CITY STANDARDS, NATURAL DRAINAGE WAYS, WATER BODIES, RIVERS, WETLANDS, OR SIGNIFICANT AREAS OF 30%+ SLOPE.
2. ANY WELLS FOUND TO BE ONSITE WILL NEED TO BE CAPPED AND ABANDONED BY A CERTIFIED WELL DRILLER AND SEALED IN ACCORDANCE WITH UTAH STATE REQUIREMENTS. WORK WITH JIM GODDARD (801-538-7314) AT UTAH DIVISION OF WATER RIGHTS TO OBTAIN APPROVAL PRIOR TO WORK.

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STATE OF UTAH
GREGORY D. MAGLEBY
No. 189844
REGISTERED PROFESSIONAL ENGINEER

NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

EXISTING CONDITIONS PLAN

REVISIONS
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2 -
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LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 120' (PRINTED ON 24x36)
DATE: 8-29-2019
SHEET C-101

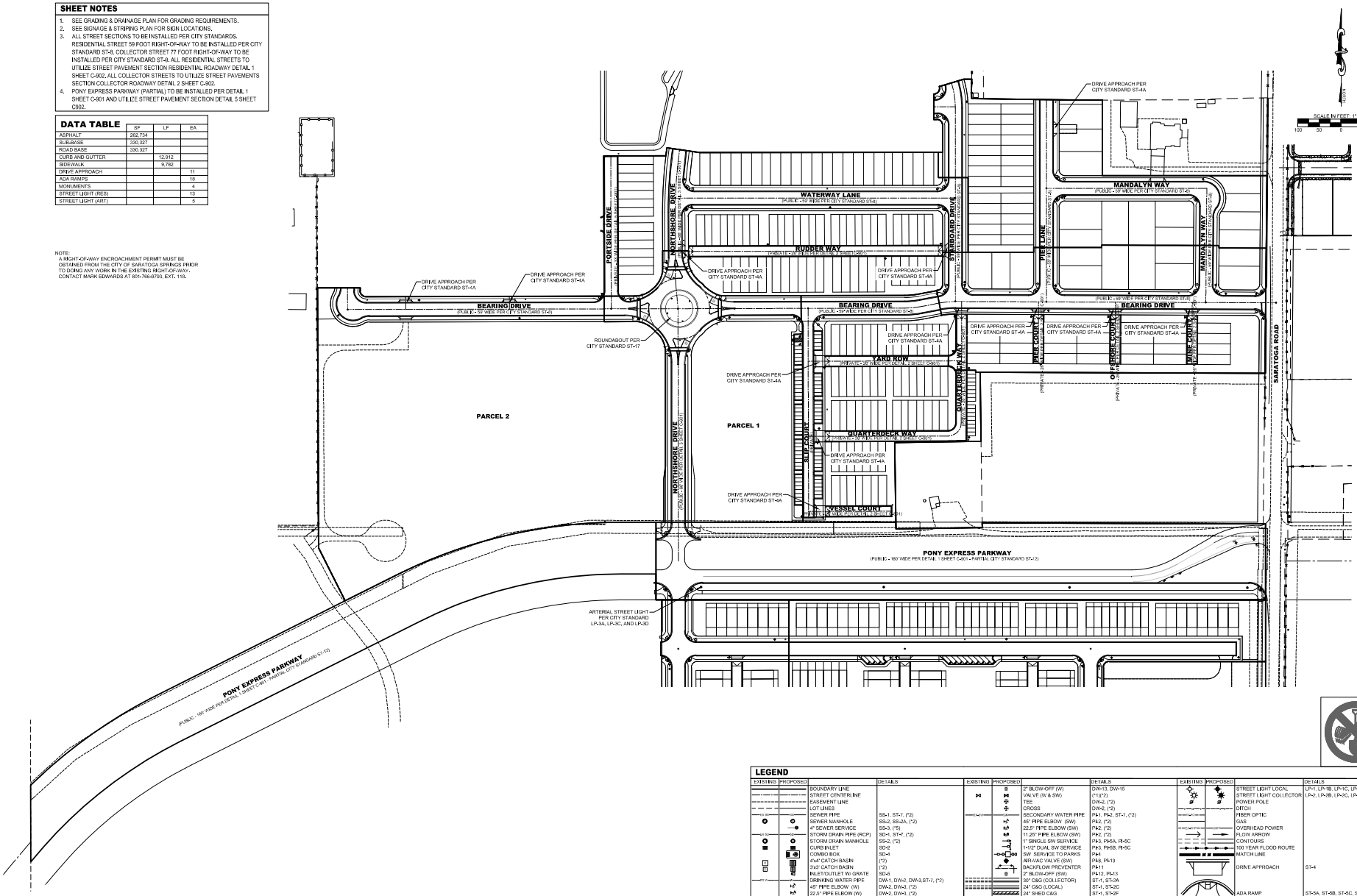
SHEET NOTES

1. SEE GRADING & DRAINAGE PLAN FOR GRADING REQUIREMENTS.
2. SEE SIGNAGE & STRIPING PLAN FOR SIGN LOCATIONS.
3. ALL STREET SECTIONS TO BE INSTALLED PER CITY STANDARDS. RESIDENTIAL STREET 59 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-8, COLLECTOR STREET 77 FOOT RIGHT-OF-WAY TO BE INSTALLED PER CITY STANDARD ST-9; ALL RESIDENTIAL STREETS TO UTILIZE STREET PAVEMENT SECTION RESIDENTIAL ROADWAY DETAIL 1 SHEET C-902; ALL COLLECTOR STREETS TO UTILIZE STREET PAVEMENTS SECTION COLLECTOR ROADWAY DETAIL 2 SHEET C-902.
4. PONY EXPRESS PARKWAY (PARTIAL) TO BE INSTALLED PER DETAIL 1 SHEET C-901 AND UTILIZE STREET PAVEMENT SECTION DETAIL 5 SHEET C902.

DATA TABLE

	SF	LF	EA
ASPHALT	262,734		
SUB-BASE	330,327		
ROAD BASE	330,327		
CURB AND GUTTER		12,912	
SIDEWALK		9,782	
DRIVE APPROACH			11
ADA RAMPS			16
MONUMENTS			4
STREET LIGHT (RES)			13
STREET LIGHT (ART)			5

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. CONTACT MARK EDWARDS AT 801-766-9793, EXT. 118.



LEGEND

EXISTING	PROPOSED	DETAILS
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER MANHOLE
		4" SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		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)

EXISTING	PROPOSED	DETAILS
		2" BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
		SECONDARY WATER PIPE
		45° PIPE ELBOW (SW)
		22.5° PIPE ELBOW (SW)
		11.25° PIPE ELBOW (SW)
		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 (CONNECTOR)
		24" C&G (LOCAL)
		24" SHED C&G
		SIDEWALK
		STOP SIGN
		STREET SIGN
		MONUMENT
		SPRINKLER CONDUIT
		FENCE

EXISTING	PROPOSED	DETAILS
		DW-13, DW-15
		(**)(*2)
		DW-2, (*2)
		DW-2, (*2)
		PI-1, PI-2, ST-7, (*2)
		PI-2, (*2)
		PI-2, (*2)
		PI-2, (*2)
		PI-3, PI-5A, PI-5C
		PI-3, PI-5B, PI-5C
		PI-1
		PI-5, PI-13
		PI-11
		PI-12, PI-13
		ST-1, ST-3A
		ST-1, ST-2C
		ST-1, ST-2F
		ST-1
		ST-28
		ST-26
		ST-29
		ST-4, (*3)
		LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED	DETAILS
		STREET LIGHT LOCAL
		STREET LIGHT COLLECTOR
		POWER POLE
		DITCH
		FIBER OPTIC
		GAS
		OVERHEAD POWER
		FLOW ARROW
		CONTOURS
		100 YEAR FLOOD ROUTE
		MATCH LINE
		DRIVE APPROACH
		ADA RAMP
		TRAIL

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
DRIVE APPROACH	ST-4
ADA RAMP	ST-5A, ST-5B, ST-5C, ST-5E
TRAIL	ST-15A, ST-34, (*4)

(**)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%

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NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

OVERALL SITE PLAN

REVISIONS
1 -
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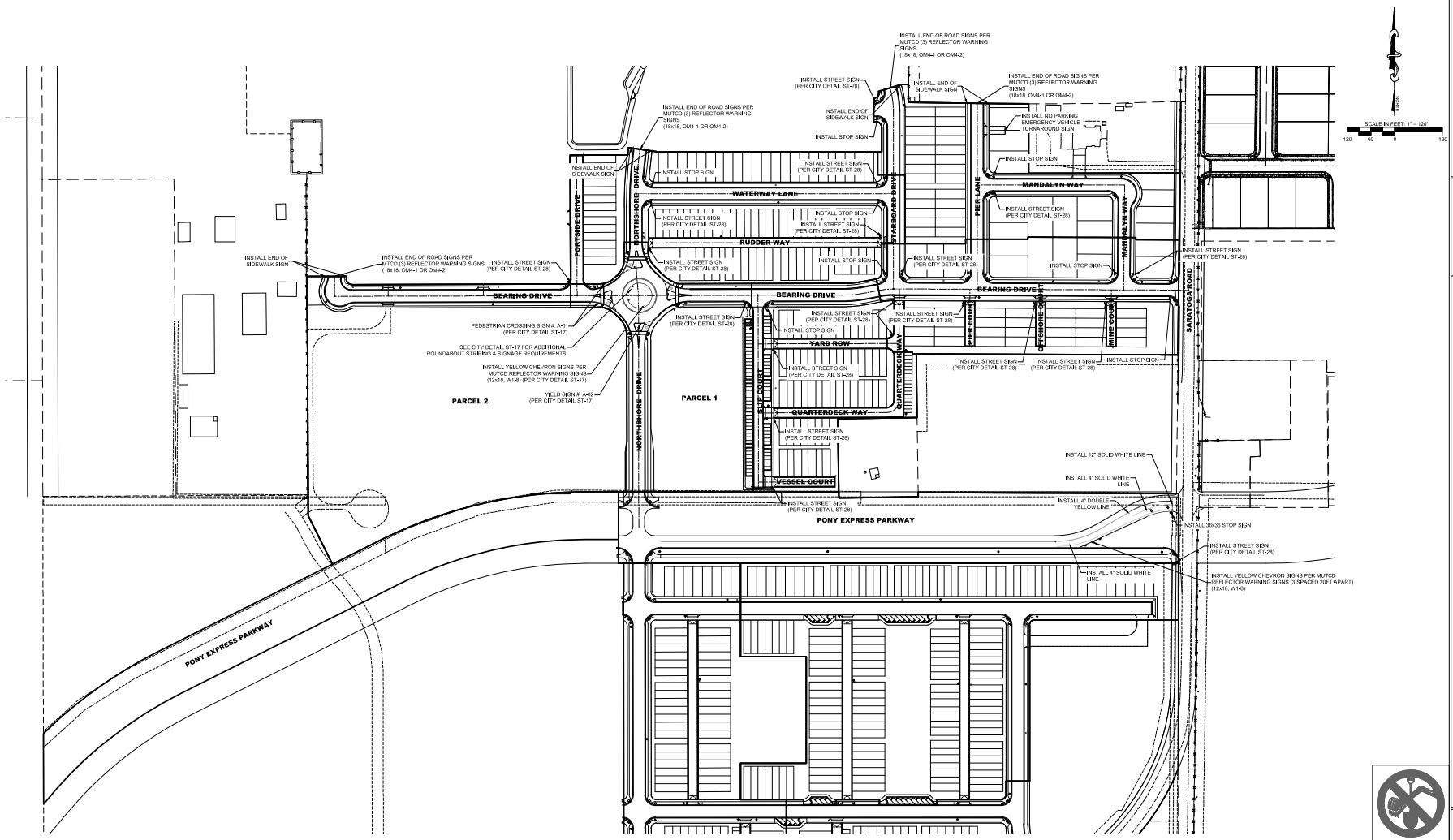
LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 100' (HORIZ) ON 24x36
DATE: 8-29-2019
SHEET C-201



SHEET NOTES

1. ALL SIGNS PER MUTCD & INSTALLED PER CITY STANDARD ST-28.
2. PRIVATE STREET SIGNS SHALL BE ON A BLUE BACKGROUND, PUBLIC STREET SIGNS TO BE ON A GREEN BACKGROUND.

LEGEND

EXISTING	PROPOSED	DETAILS
		BOUNDARY LINE
		STREET CENTER LINE
		EASEMENT LINE
		LOT LINES
		SEWER PIPE
		SEWER MANHOLE
		4" SEWER SERVICE
		STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x5' 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)

EXISTING	PROPOSED	DETAILS
		2" BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
		SECONDARY WATER PIPE
		45° PIPE ELBOW (SW)
		22.5° PIPE ELBOW (SW)
		11.25° PIPE ELBOW (SW)
		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

EXISTING	PROPOSED	DETAILS
		DW-13, DW-15
		(*1)(*2)
		DW-2, (*2)
		DW-2, (*2)
		PI-1, PI-2, ST-7, (*2)
		PI-2, (*2)
		PI-2, (*2)
		PI-2, (*2)
		PI-3, PI-5A, PI-5C
		PI-3, PI-5B, PI-5C
		PI-1
		PI-8, PI-13
		PI-11
		PI-12, PI-13
		ST-1, ST-7A
		ST-1, ST-2C
		ST-1, ST-2F
		ST-1
		ST-28
		ST-28
		ST-29
		ST-9, (*3)
		LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED	DETAILS
		STREET LIGHT LOCAL
		STREET LIGHT COLLECTOR
		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%

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NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SIGNAGE & STRIPING PLAN

REVISIONS
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LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 120' (PRINTED ON 24x36)
DATE: 8-29-2019
SHEET C-301

NOTE:
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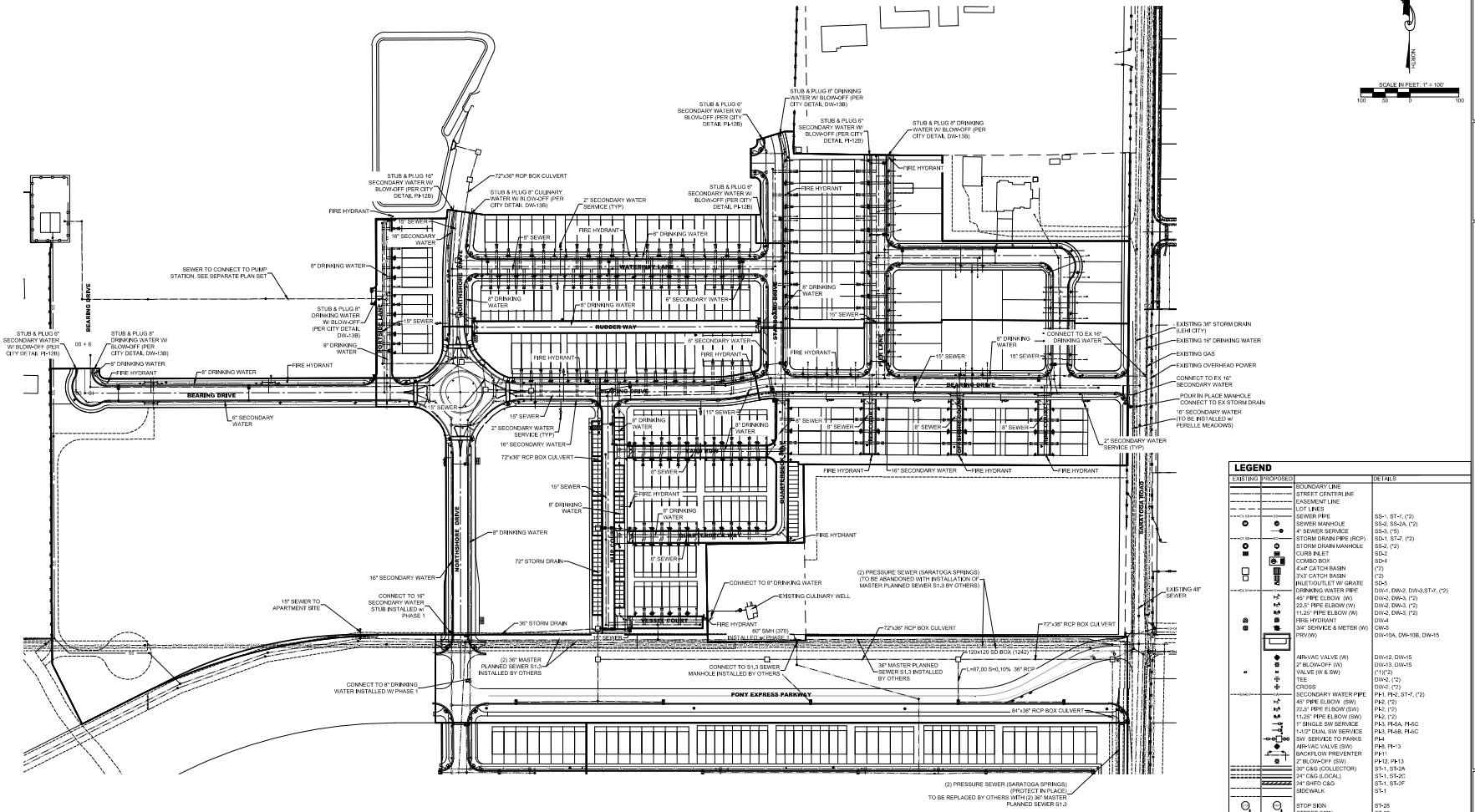

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-3A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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, DW-15
		2" BLOW-OFF (W)	DW-13, 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-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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, LF-6
		STREET LIGHT COLLECTOR	LP-2, LP-2B, LP-2C, LP-5, LF-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%

DATA TABLE

	SEWER						
	PLAT A	PLAT B	PLAT C	PLAT D	PLAT E	PLAT F	PLAT G
8" SDR-35 (LFT)	0	0	940	995	1,671	386	386
15" SDR-35 (LFT)	0	955	751	253	119	375	375
48" MANHOLE (EA)	0	1	5	2	5	3	3
60" MANHOLE (EA)	0	6	8	2	2	1	1
4" LATERALS (EA)	0	14	47	41	88	20	20

DATA TABLE

	DRINKING WATER						
	PLAT A	PLAT B	PLAT C	PLAT D	PLAT E	PLAT F	PLAT G
8" PVC PIPE (LFT)	0	985	1,704	1,562	1,403	595	595
8" GATE VALVE (EA)	0	6	23	12	9	1	1
11.25° BEND (EA)	0	0	1	2	2	0	0
45° BEND (EA)	0	0	0	2	0	2	2
8" TEE (EA)	0	2	6	4	3	0	0
8" CROSS (EA)	0	0	1	0	0	0	0
FIRE HYDRANTS (EA)	0	0	5	4	3	2	2

DATA TABLE

	SECONDARY						
	PLAT A	PLAT B	PLAT C	PLAT D	PLAT E	PLAT F	PLAT G
6" PVC PIPE (LFT)	0	790	134	762	832	670	670
6" GATE VALVE (EA)	0	5	2	0	5	1	1
6" 11.25° BEND (EA)	0	0	2	2	0	0	0
6" 45° BEND (EA)	0	0	0	2	0	2	2
6" TEE (EA)	0	0	0	0	1	0	0
16" PVC PIPE (LFT)	0	620	765	0	248	0	0
16" BUTTERFLY VALVE (EA)	0	2	6	0	2	0	0
16" 11.25° BEND (EA)	0	2	1	0	2	0	0
16" 45° BEND (EA)	0	0	0	0	0	0	0
16" TEE (EA)	0	1	2	0	1	0	0
16" CROSS (EA)	0	1	0	0	0	0	0

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NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

UTILITY PLAN

REVISIONS
1 -
2 -
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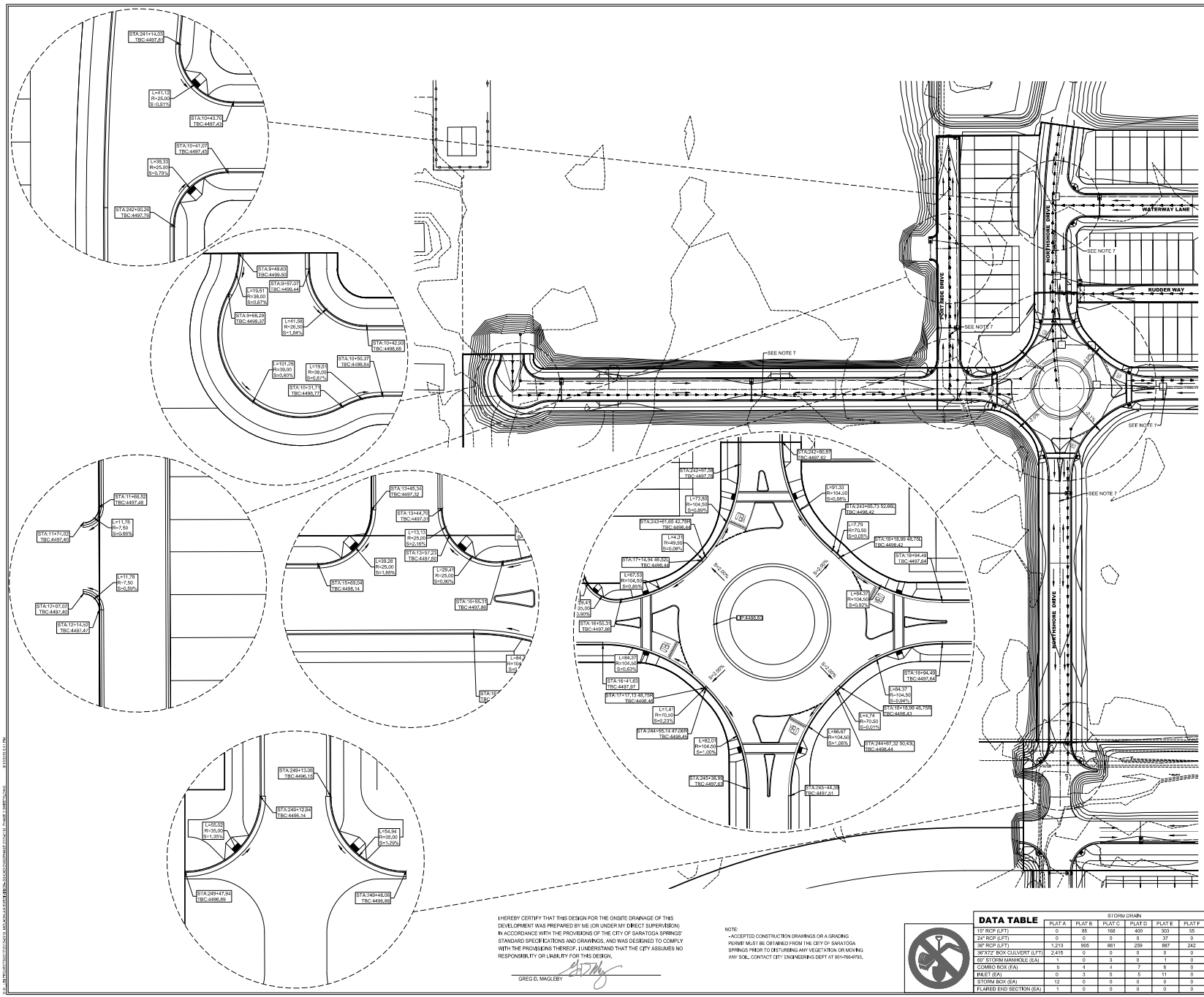
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 100' (PRINTED ON 24x36)
DATE: 9-11-2019
SHEET C-401



FILL VOLUME (SUB-GRADE ROADS ONLY)

PLAT A-2	±0 CU YD
PLAT B-2	±0 CU YD
PLAT C-2	±0 CU YD
PLAT D-2	±0 CU YD
PLAT E-2	±0 CU YD
PLAT F-2	±0 CU YD

SHEET NOTES

1. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND NGS BENCHMARK "K 41" AT THE UTAH LAKE PUMPING PLANT, WITH PUBLISHED UTAH COUNTY (NGVD29) ELEVATION OF 4,494.20 FEET.
2. CATCH SLOPE NOT TO EXCEED 3:1 SLOPE MAX.
3. LOT GRADING NOT TO EXCEED 3:1 SLOPE, TERRACING & RETAINING WALLS MAY BE USED TO IMPROVE BUILDING PAD SITE IN ACCORDANCE WITH CITY STANDARDS. (TO BE DETERMINED ON FINAL LOT DRAWINGS).
4. SEE PLAN & PROFILE SHEETS FOR INFRASTRUCTURE DATA, PIPE SIZES, MATERIALS, SLOPES, JUNCTION BOXES, INLETS, CATCH BASINS, & SERVICE LATERAL LOCATIONS. (TO BE PROVIDED WITH FINAL CONSTRUCTION DRAWINGS)
5. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
6. ALL SLOPES DESIGNED AT MINIMUM 0.5%.
7. OVERALL SLOPE BETWEEN HIGH POINTS IS 0.1% TO DIRECT OVERLAND 100 YEAR FLOOD TO UTAH LAKE.
8. ACCEPTED CONSTRUCTION DRAWINGS OR A GRADING PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DISTURBING ANY VEGETATION OR MOVING ANY SOIL. CONTACT THE CITY ENGINEERING DEPT AT 801-766-9793

LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-3A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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, DW-15
		2" BLOW-OFF (W)	DW-13, 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-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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-1
		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	ST-1
		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)SECONDARY & 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%

I HEREBY CERTIFY THAT THIS DESIGN FOR THE ONSITE DRAINAGE OF THIS DEVELOPMENT WAS PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF SARATOGA SPRINGS' STANDARD SPECIFICATIONS AND DRAWINGS, AND WAS DESIGNED TO COMPLY WITH THE PROVISIONS THEREOF. I UNDERSTAND THAT THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THIS DESIGN.

GREG D. MAGLEBY

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DATA TABLE

	STORM DRAIN					
	PLAT A	PLAT B	PLAT C	PLAT D	PLAT E	PLAT F
15" RCP (LFT)	0	85	168	400	303	55
24" RCP (LFT)	0	0	0	6	37	0
36" RCP (LFT)	1,213	905	861	299	867	242
36"X72" BOX CULVERT (LFT)	2,415	0	0	0	0	0
60" STORM MANHOLE (EA)	1	0	3	0	1	0
COMBO BOX (EA)	5	4	4	7	6	0
INLET (EA)	0	3	5	5	11	0
STORM BOX (EA)	12	0	0	0	0	0
FLARED END SECTION (EA)	1	0	0	0	0	0

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STATE OF UTAH
GREGORY D. MAGLEBY
No. 189644
REGISTERED PROFESSIONAL ENGINEER

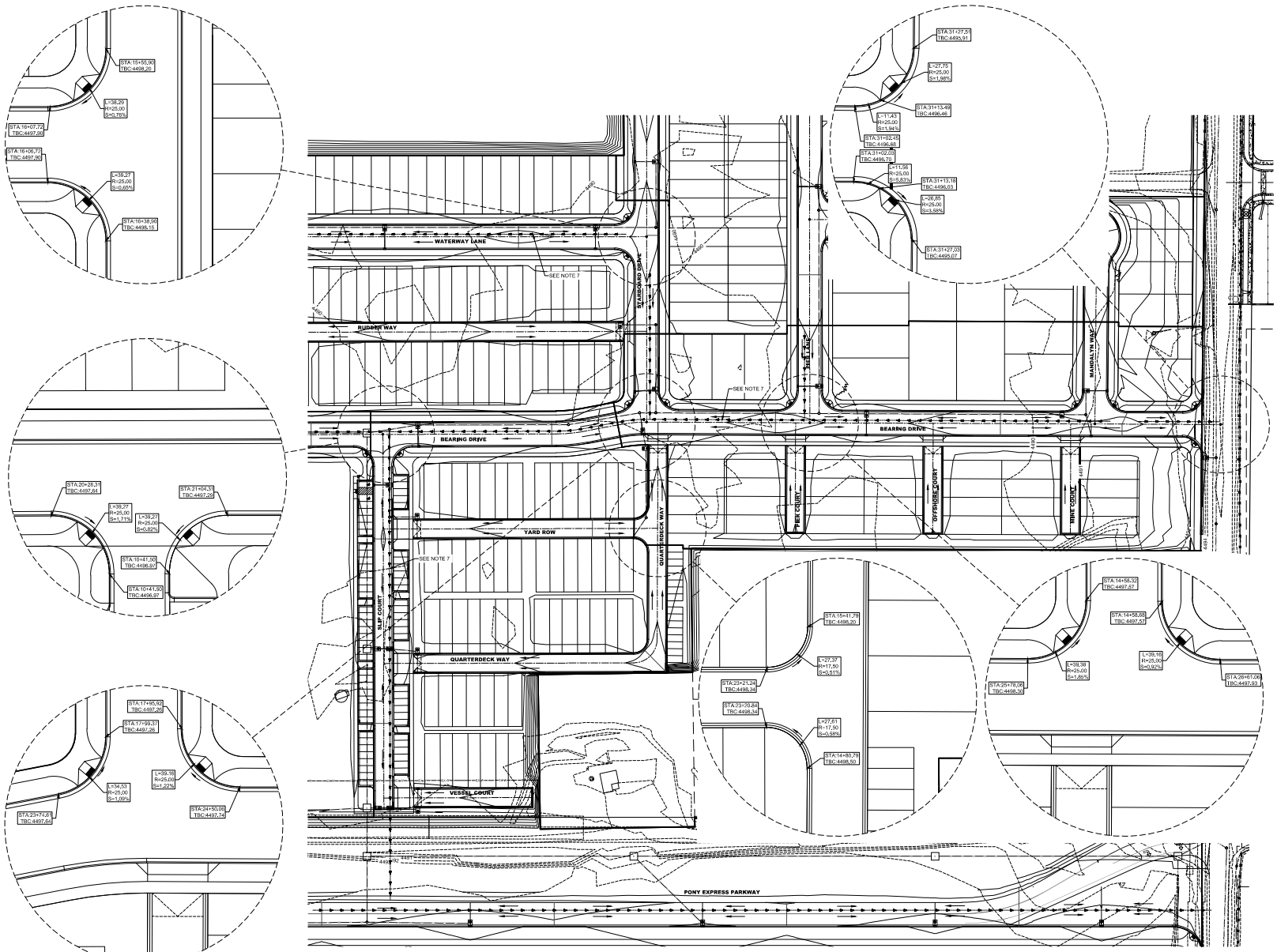
NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRADING & DRAINAGE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 60' (WHEN PLOTTED ON 24x36)
DATE: 8-29-2019
SHEET C-501



SHEET NOTES

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5. AREA HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN)
6. ALL SLOPES DESIGNED AT MINIMUM 0.5%.
7. OVERALL SLOPE BETWEEN HIGH POINTS IS 0.1% TO DIRECT OVERLAND 100 YEAR FLOOD TO UTAH LAKE.
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LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-3A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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
		ARV-VAC VALVE (W)	DW-12, DW-15
		2" BLOW-OFF (W)	DW-13, 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
		ARV-VAC VALVE (SW)	PI-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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-1
		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	ST-1
		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)(*2)(*3)(*4)(*5)
(*1)SECONDARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
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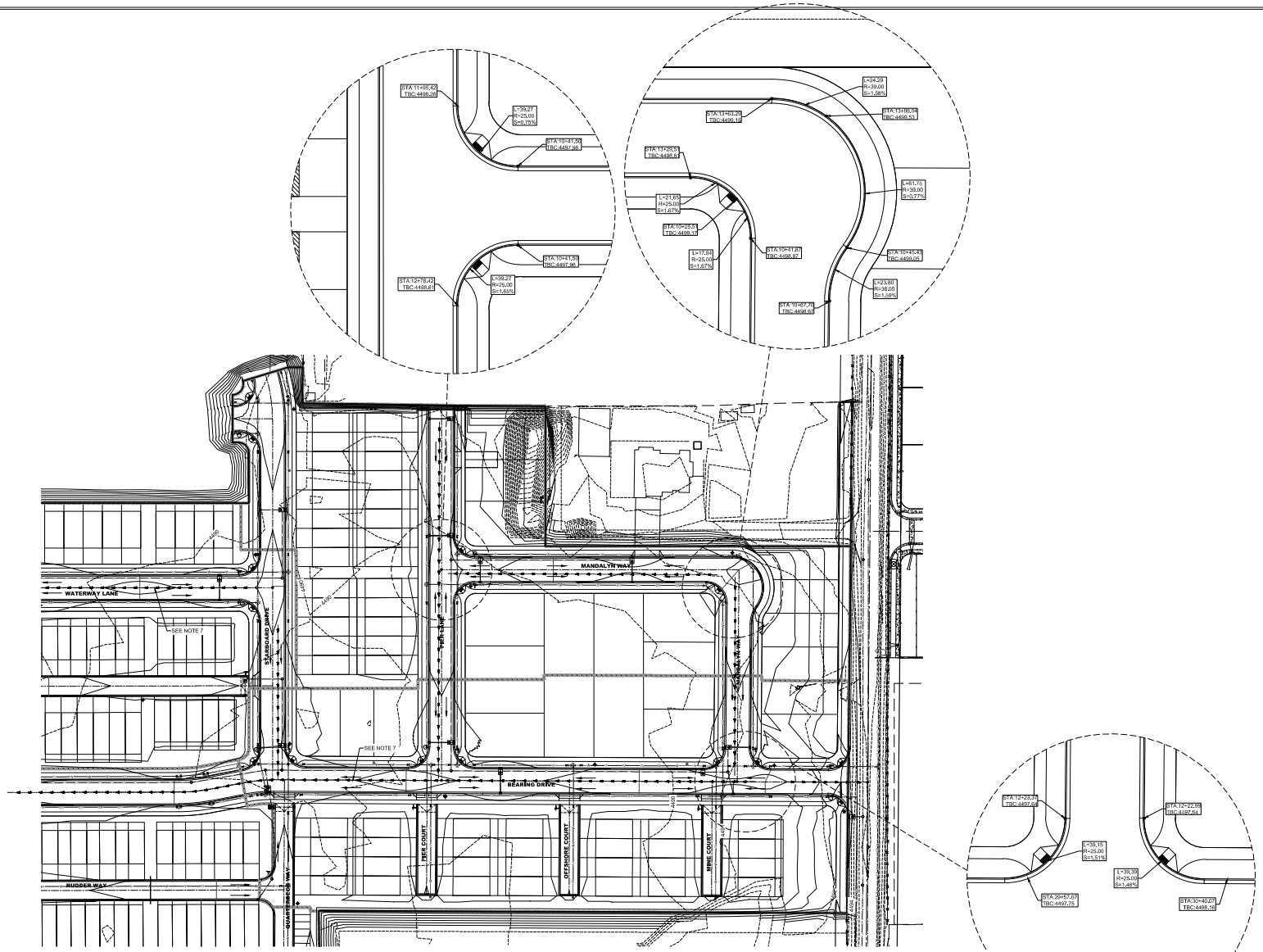
NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRADING & DRAINAGE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 60' (FOR 22x34)
DATE: 8-29-2019
SHEET C-502



SCALE IN FEET: 1" = ##'

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LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-3A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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, DW-15
		2" BLOW-OFF (W)	DW-13, 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-6A, PI-5C
		1-1/2" DUAL SW SERVICE	PI-3, PI-6B, PI-5C
		SW SERVICE TO PARKS	PI-4
		AIR-VAC VALVE (SW)	PI-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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-1
		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	ST-1
		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)SUBURBAN & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES, LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
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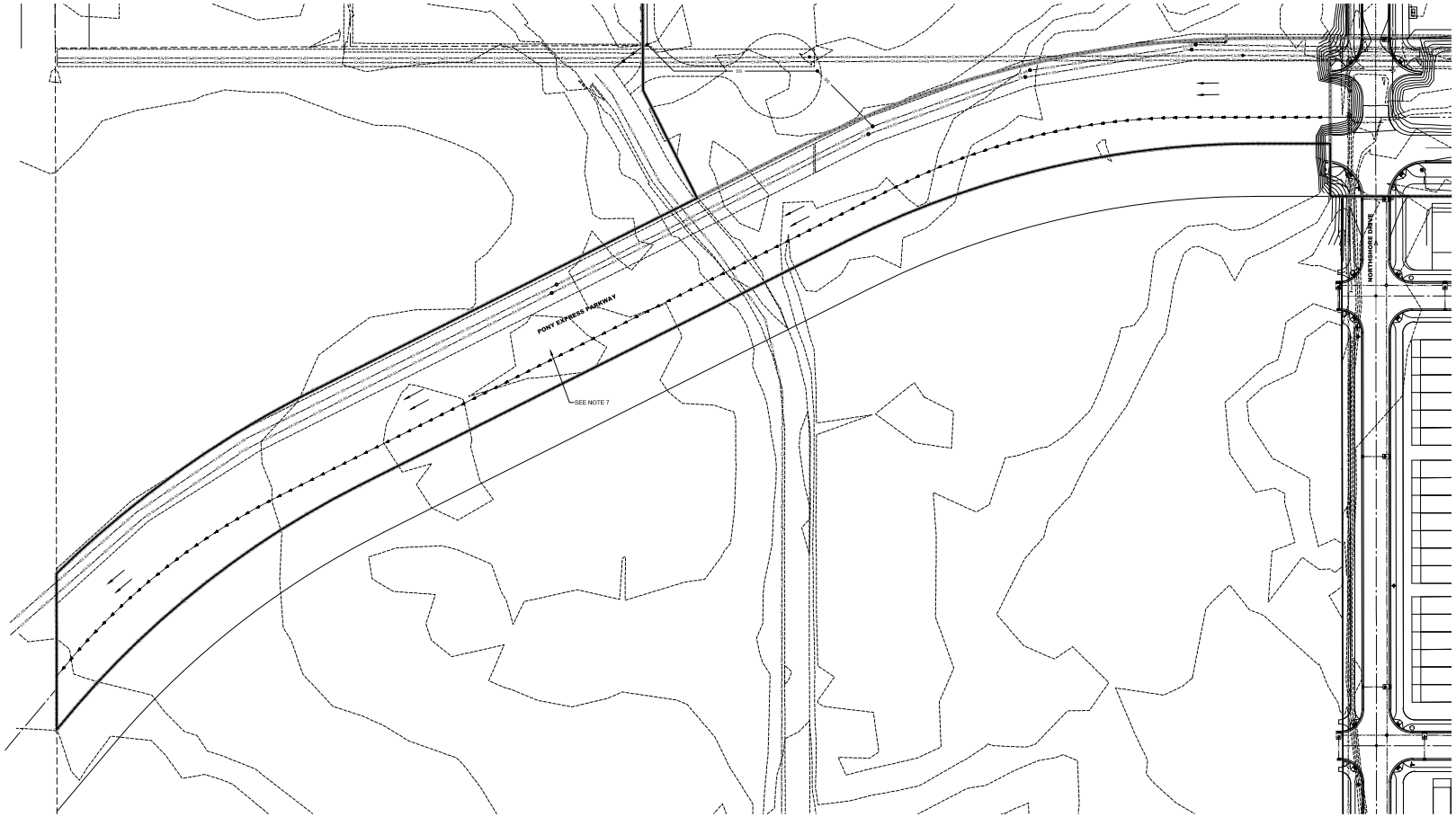
NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRADING & DRAINAGE PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = ##'
(VERIFIED ON SHEET)
DATE: 8-29-2019
SHEET C-503



NORTH

SCALE IN FEET: 1" = 60'
60 30 0 60

SHEET NOTES

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LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-3A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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, DW-15
		2" BLOW-OFF (W)	DW-13, 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-6, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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)SECONDARY & SECONDARY WATER LINES LESS THAN 12" TO BE GATE VALVES. LINES 12" & LARGER REQUIRE BUTTERFLY VALVES
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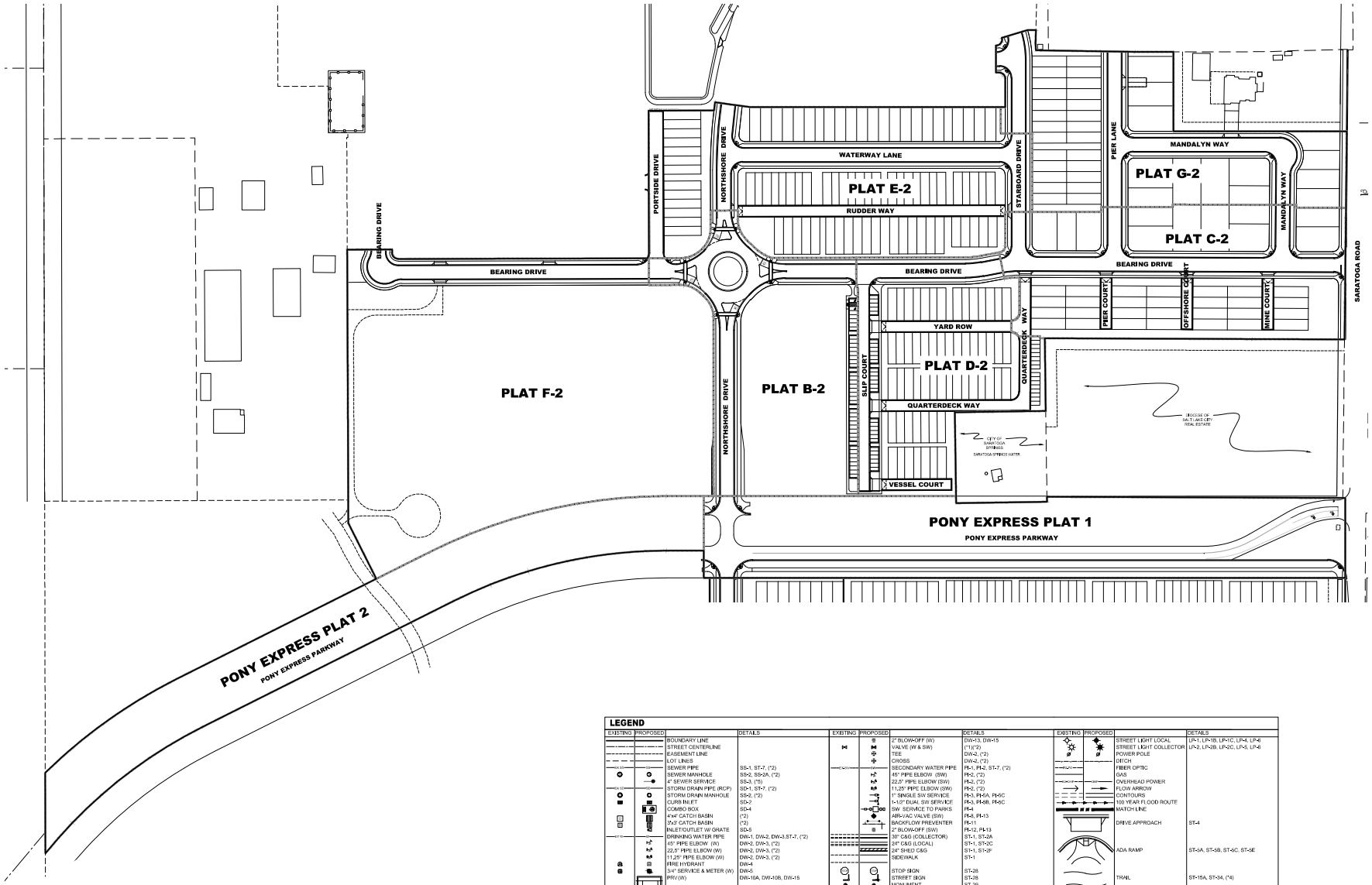
NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRADING & DRAINAGE PLAN (2)

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 60' (WHEN PLOTTED ON 24x36)
DATE: 8-29-2019
SHEET C-504



LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		DRINKING WATER PIPE	DW-1, DW-2, DW-3,ST-7, (*2)
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		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)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	DW-13, 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-12, 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-26
		STREET SIGN	ST-28
		MONUMENT	ST-29
		SPRINKLER CONDUIT	ST-9, (*3)
		FENCE	LS-14, LS-15, DET. 1 SH. D-4

EXISTING	PROPOSED		DETAILS
		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)SECONDARY & 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%

LEI
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ENGINEERS
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STATE OF UTAH
GREGORY D. MAGLEBY
No. 189844
REGISTERED PROFESSIONAL ENGINEER

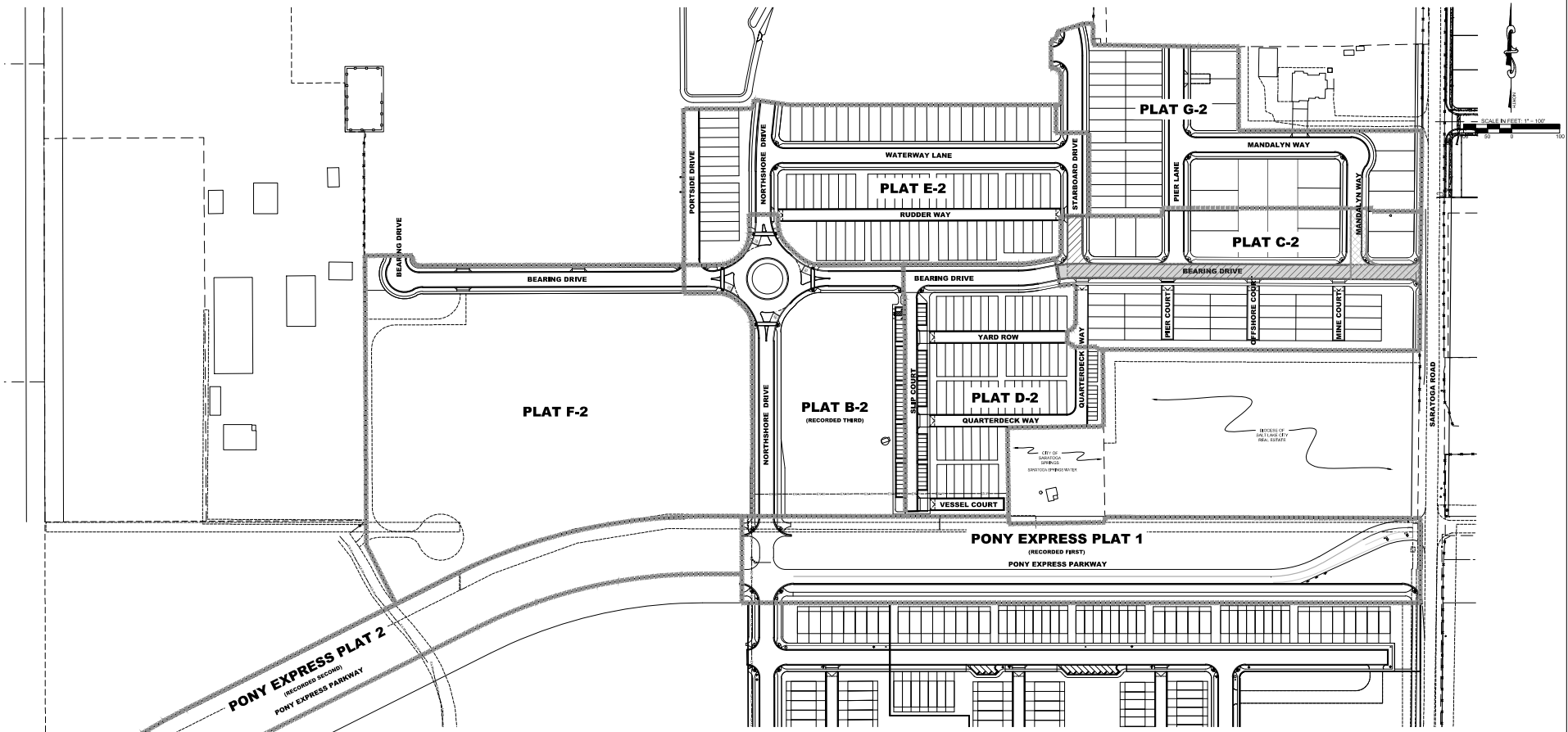
NORTHSHORE - PHASE 2

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PHASING PLAN

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 100' (PRINTED ON 24x36)
DATE: 8-29-2019
SHEET C-601



LEGEND

EXISTING	PROPOSED		DETAILS
		BOUNDARY LINE	
		STREET CENTERLINE	
		EASEMENT LINE	
		LOT LINES	
		SEWER PIPE	SS-1, ST-7, (*2)
		SEWER MANHOLE	SS-2, SS-2A, (*2)
		4" SEWER SERVICE	SS-3, (*5)
		STORM DRAIN PIPE (RCP)	SD-1, ST-7, (*2)
		STORM DRAIN MANHOLE	SS-2, (*2)
		CURB INLET	SD-2
		COMBO BOX	SD-4
		4'x4' CATCH BASIN	(*2)
		3'x3' CATCH BASIN	(*2)
		INLET/OUTLET W/ GRATE	SD-5
		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-6
		PRV (W)	DW-10A, DW-10B, DW-15
		AIR-VAC VALVE (W)	

EXISTING	PROPOSED		DETAILS
		2" BLOW-OFF (W)	DW-13, 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-9, PI-13
		BACKFLOW PREVENTER	PI-11
		2" BLOW-OFF (SW)	PI-12, 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

EXISTING	PROPOSED		DETAILS
		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)SUBLINARY & 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%

NO EASEMENT IS NECESSARY IF PLAT C-2 IS RECORDED FIRST

ACCESS EASEMENT IF PLAT D-2 IS RECORDED FIRST

ACCESS EASEMENT IF PLAT E-2 IS RECORDED FIRST

NO EASEMENT IS NECESSARY IF PLAT F-2 IS RECORDED FIRST

ACCESS EASEMENT IF PLAT G-2 IS RECORDED FIRST

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STATE OF UTAH
GREGORY D. MAGLEBY
No. 189644
REGISTERED PROFESSIONAL ENGINEER

NORTHSHORE - PHASE 2

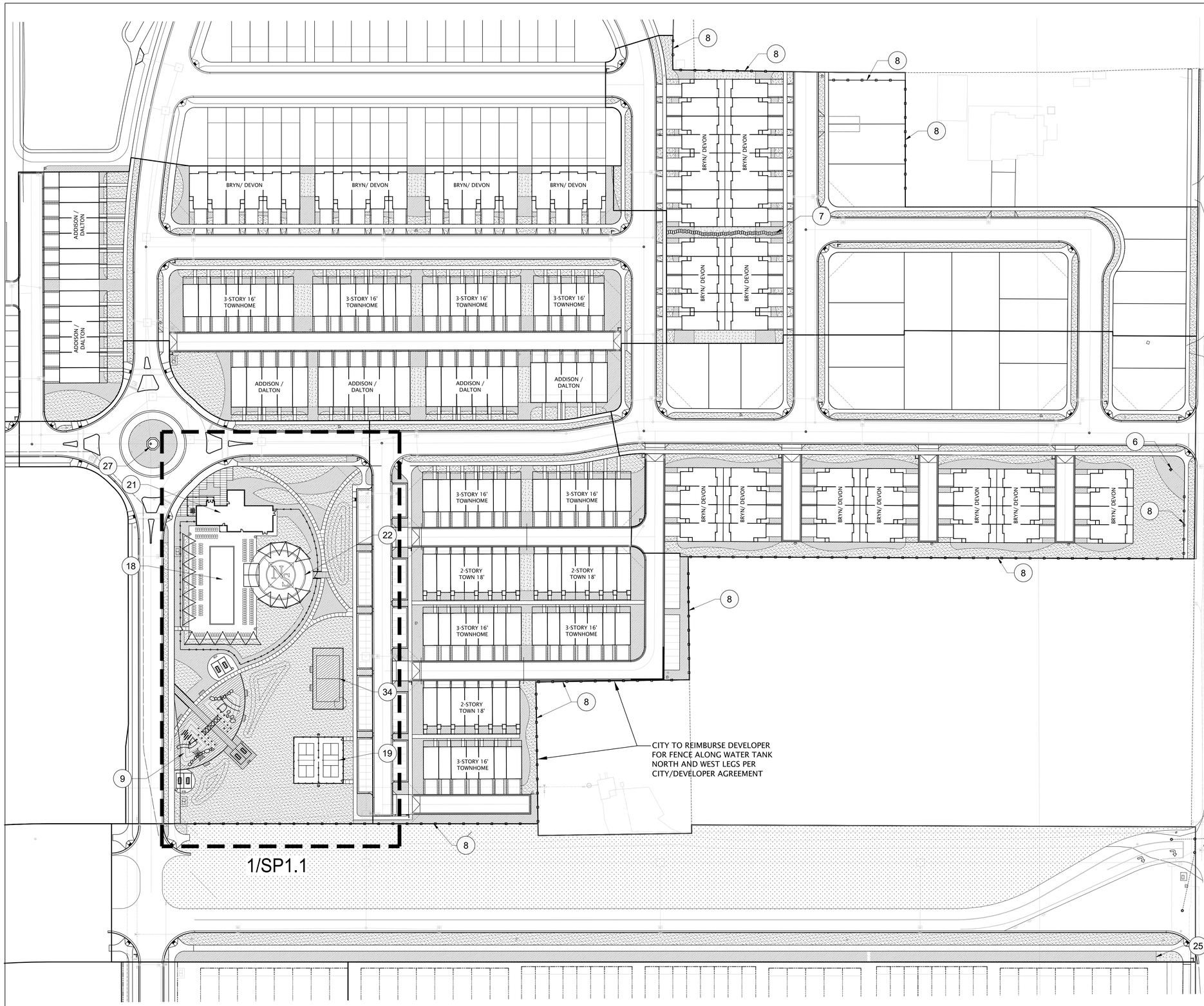
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

ORDER OF PLAT RECORDING

REVISIONS
1 -
2 -
3 -
4 -
5 -

LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1" = 100'
(PRINTED ON 24x36)
DATE: 8-29-2019

SHEET
C-602



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE SIDEWALK	7/SP5.1
2	CONCRETE SIDEWALK WITH 11-1/2" BOARDWALK STAMP PATTERN BY BOMANITE OR APPROVED EQUAL	1,2 /SP5.1
3	LANDSCAPE BOULDERS (TYP.)	3 /SP5.1
4	LANDSCAPE BERM	
5	LANDSCAPE FORMS ARCATA BACKED BENCH, SURFACE MOUNT, WOOD, NO ARMS, METAL POWDER COATED GRAY (ARC-B-S-WD) OR APPROVED EQUAL (TYP.)	5 /SP5.1
6	ENTRY MONUMENT	3 /SP5.3
7	CONCRETE STEPPING STONES (TYP.)	
8	6` WHITE VINYL PRIVACY FENCE (TYP.)	
9	CUSTOM TERRA PARK PLAYGROUND	1 /SP1.2
10	SHADE SAILS (TYP.)	
11	CLIMBING PIERS (TYP.)	5 /SP5.2
12	CRAWL TUNNEL	
13	BOULDER WALL	4 /SP5.2
14	THICKENED EDGE SIDEWALK AT PLAYGROUND	3 /SP5.2
15	ROPE BRIDGE	1 /SP5.3
16	PLAYGROUND BROKEN SHIP STRUCTURE	1,2 /SP5.3
17	SLIDE	
18	POOL - 100` X 30` - BY DEVELOPER	
19	PICKLEBALL COURT W/ LIGHTS	3 /SP1.2
20	POOL PAVILION - 20` X 30` - BY DEVELOPER	
21	COMMUNITY CLUBHOUSE	
22	SPLASH PAD - BY DEVELOPER	
23	ROPE FENCING ALONG BOARDWALK	
24	POOL FENCE	
25	STEEL EDGING (TYP.)	
26	6"X12" CONCRETE CURB	2 /SP5.2
27	LIGHTHOUSE - BY DEVELOPER	
28	SMITH STEELWORKS 8` ALUMINUM PICNIC TABLE (OR APPROVED EQUAL)	1 /SP5.2
29	SMITH STEELWORKS OUTDOOR GRILL (OR APPROVED EQUAL)	
30	20` X 20` PAVILION - BY DEVELOPER	
31	PLANK STEPS	
32	PLAYGROUND BERM W/ ARTIFICAL TURF	1 /SP5.3
33	NET CLIMBER OVER BOULDER WALL	1 /SP5.3
34	SAND VOLLEYBALL COURT	2 /SP1.2
35	BIKE RACK	
36	TRASH RECEPTACLE	

SYMBOL	DESCRIPTION
	BLUEGRASS SOD
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1"-2" NEPHI COBBLE STAKER PARSON OR APPROVED EQUAL
	ARTIFICIAL TURF PLAY SURFACE
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL
	MEADOW GRASS SEED
	12" DEPTH STAKER PARSON WHITE PLAYGROUND SAND

TOTAL OPEN SPACE FOR PHASE 2: 11.46 ACRES
TOTAL OPEN SPACE FOR PLAT B-2: 2.72 ACRES
TOTAL OPEN SPACE FOR PLAT C-2: 0.70 ACRES
TOTAL OPEN SPACE FOR PLAT D-2: 0.86 ACRES
TOTAL OPEN SPACE FOR PLAT E-2: 1.07 ACRES
TOTAL OPEN SPACE FOR PLAT G-2: 0.18 ACRES

Scale: 1" = 60'-0"

0 30 60 120 180

FINAL PLAT LANDSCAPE PLAN

blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:

D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:

KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

REVISIONS

NO.	yyMMmmDdy	DESCRIPTION

Stamp

STATE OF UTAH
COURTNEY A. BOWLING
No. 5415084-5301
Licensed Landscape Architect
09/12/2019

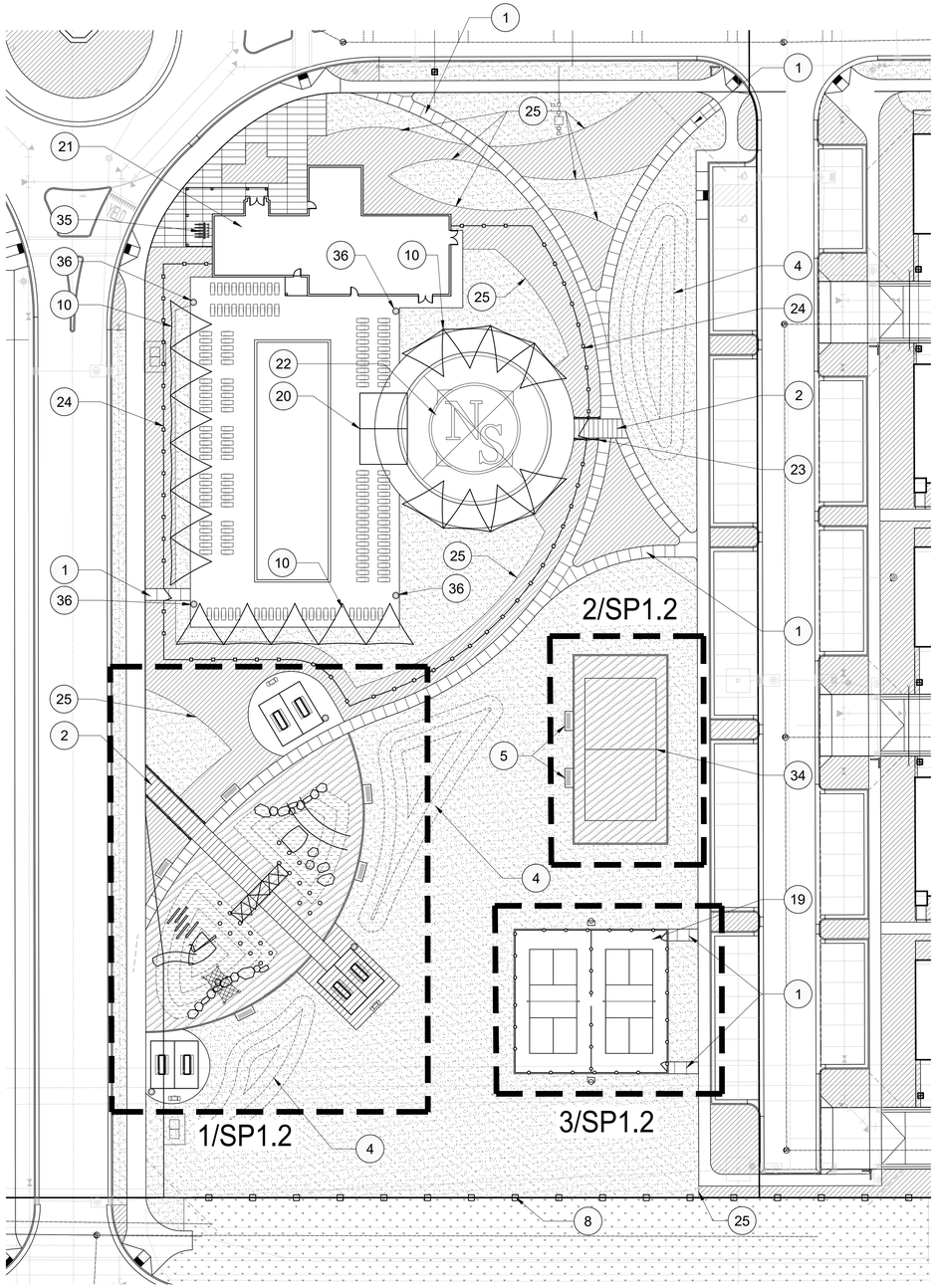
Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title

OVERALL LANDSCAPE SITE PLAN

Drawing number

SP1.0



1 OPEN SPACE ENLARGEMENT
1"=30'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE SIDEWALK	1/SP5.1
2	CONCRETE SIDEWALK WITH 11-1/2" BOARDWALK STAMP PATTERN BY BOMANITE OR APPROVED EQUAL	1,2 /SP5.1
3	LANDSCAPE BOULDERS (TYP.)	3 /SP5.1
4	LANDSCAPE BERM	
5	LANDSCAPE FORMS ARCATA BACKED BENCH, SURFACE MOUNT, WOOD, NO ARMS, METAL POWDER COATED GRAY (ARC-B-S-WD) OR APPROVED EQUAL (TYP.)	5 /SP5.1
6	ENTRY MONUMENT	3 /SP5.3
7	CONCRETE STEPPING STONES (TYP.)	
8	6` WHITE VINYL PRIVACY FENCE (TYP.)	
9	CUSTOM TERRA PARK PLAYGROUND	1 /SP1.2
10	SHADE SAILS (TYP.)	
11	CLIMBING PIERS (TYP.)	5 /SP5.2
12	CRAWL TUNNEL	
13	BOULDER WALL	4 /SP5.2
14	THICKENED EDGE SIDEWALK AT PLAYGROUND	3 /SP5.2
15	ROPE BRIDGE	1 /SP5.3
16	PLAYGROUND BROKEN SHIP STRUCTURE	1,2 /SP5.3
17	SLIDE	
18	POOL - 100` X 30` - BY DEVELOPER	
19	PICKLEBALL COURT W/ LIGHTS	3 /SP1.2
20	POOL PAVILION - 20` X 30` - BY DEVELOPER	
21	COMMUNITY CLUBHOUSE	
22	SPLASH PAD - BY DEVELOPER	
23	ROPE FENCING ALONG BOARDWALK	
24	POOL FENCE	
25	STEEL EDGING (TYP.)	
26	6"X12" CONCRETE CURB	2 /SP5.2
27	LIGHTHOUSE - BY DEVELOPER	
28	SMITH STEELWORKS 8` ALUMINUM PICNIC TABLE (OR APPROVED EQUAL)	1 /SP5.2
29	SMITH STEELWORKS OUTDOOR GRILL (OR APPROVED EQUAL)	
30	20` X 20` PAVILION - BY DEVELOPER	
31	PLANK STEPS	
32	PLAYGROUND BERM W/ ARTIFICAL TURF	1 /SP5.3
33	NET CLIMBER OVER BOULDER WALL	1 /SP5.3
34	SAND VOLLEYBALL COURT	2 /SP1.2
35	BIKE RACK	
36	TRASH RECEPTACLE	

SYMBOL	DESCRIPTION
	BLUEGRASS SOD
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1"-2" NEPHI COBBLE STAKER PARSON OR APPROVED EQUAL
	ARTIFICIAL TURF PLAY SURFACE
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL
	MEADOW GRASS SEED
	12" DEPTH STAKER PARSON WHITE PLAYGROUND SAND

Scale: 1" = 30'-0"

0 15 30 60 120

FINAL PLAT LANDSCAPE PLAN

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planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:

D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:

KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

REVISIONS

No.	yyyymmddhhmm	DESCRIPTION

Stamp

STATE OF UTAH
CORY A. BUNTING
Reg. # 10041-5301
Licensed Landscape Architect
09/12/2019

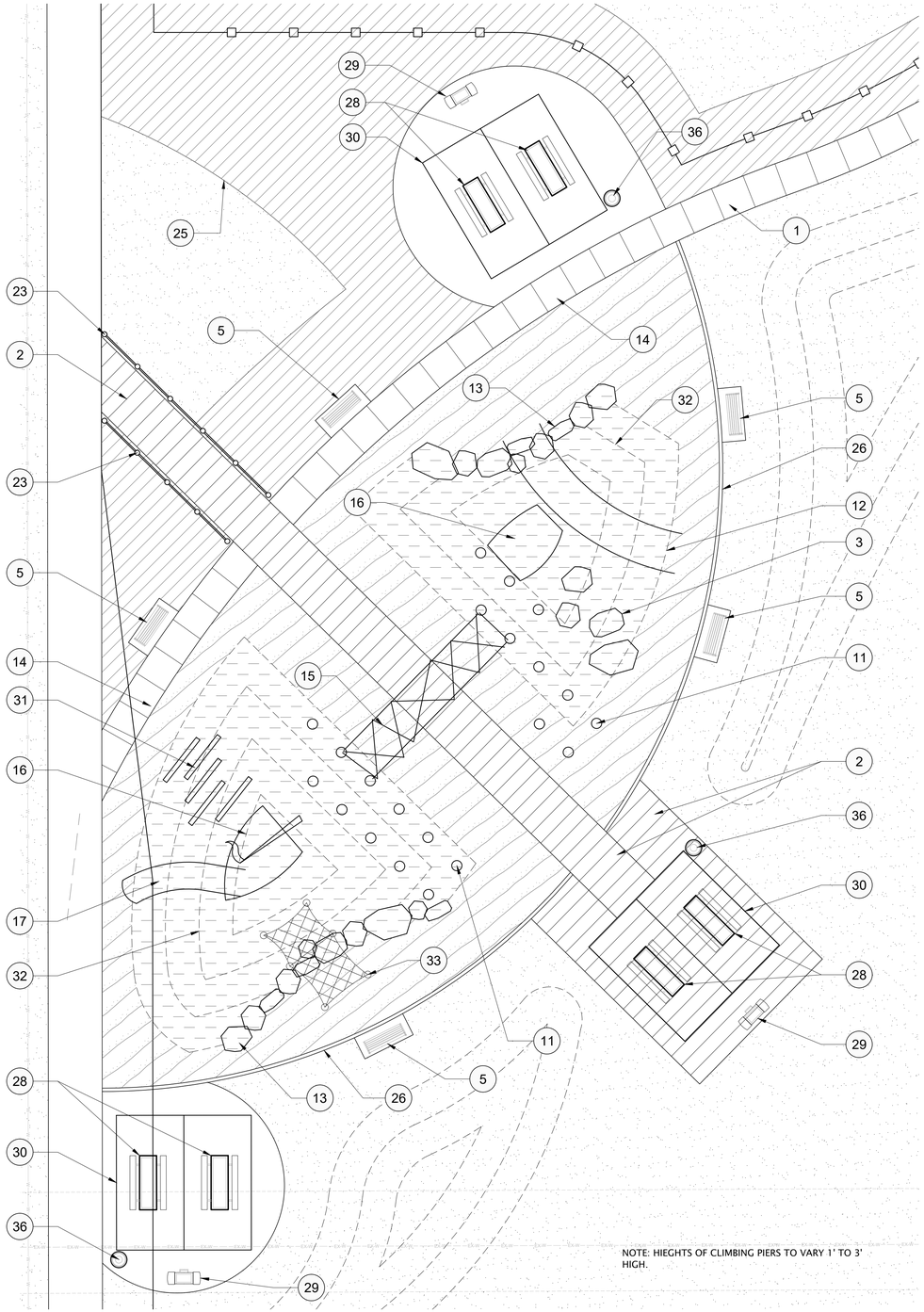
Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title

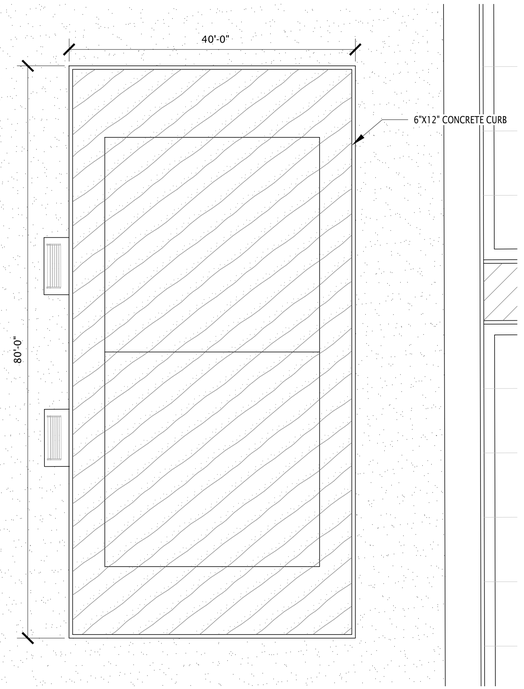
SITE PLAN ENLARGEMENTS

Drawing number

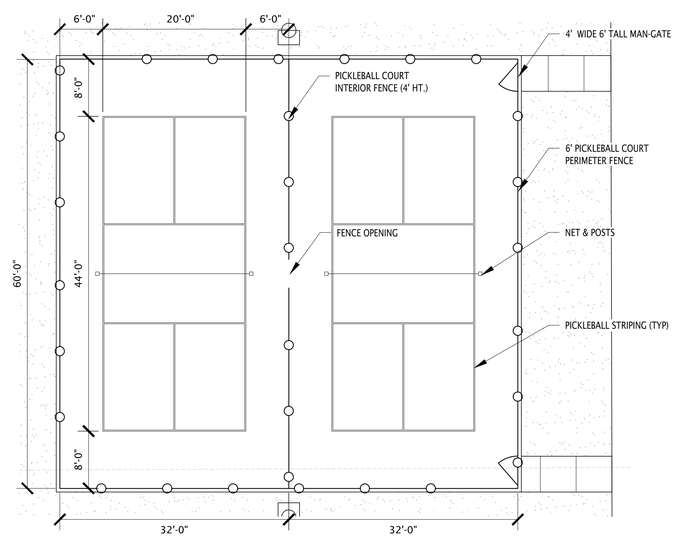
SP1.1



1 PLAY GROUND ENLARGEMENT
1"=10'



2 SAND VOLLEYBALL COURT ENLARGEMENT
1"=10'



3 PICKLEBALL COURT ENLARGEMENT
1"=10'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	CONCRETE SIDEWALK	1/SP5.1
2	CONCRETE SIDEWALK WITH 11-1/2" BOARDWALK STAMP PATTERN BY BOMANITE OR APPROVED EQUAL	1,2 /SP5.1
3	LANDSCAPE BOULDERS (TYP.)	3 /SP5.1
4	LANDSCAPE BERM	
5	LANDSCAPE FORMS ARCATA BACKED BENCH, SURFACE MOUNT, WOOD, NO ARMS, METAL POWDER COATED GRAY (ARC-B-S-WD) OR APPROVED EQUAL (TYP.)	5 /SP5.1
6	ENTRY MONUMENT	3 /SP5.3
7	CONCRETE STEPPING STONES (TYP.)	
8	6` WHITE VINYL PRIVACY FENCE (TYP.)	
9	CUSTOM TERRA PARK PLAYGROUND	1 /SP1.2
10	SHADE SAILS (TYP.)	
11	CLIMBING PIERS (TYP.)	5 /SP5.2
12	CRAWL TUNNEL	
13	BOULDER WALL	4 /SP5.2
14	THICKENED EDGE SIDEWALK AT PLAYGROUND	3 /SP5.2
15	ROPE BRIDGE	1 /SP5.3
16	PLAYGROUND BROKEN SHIP STRUCTURE	1,2 /SP5.3
17	SLIDE	
18	POOL - 100` X 30` - BY DEVELOPER	
19	PICKLEBALL COURT W/ LIGHTS	3 /SP1.2
20	POOL PAVILION - 20` X 30` - BY DEVELOPER	
21	COMMUNITY CLUBHOUSE	
22	SPLASH PAD - BY DEVELOPER	
23	ROPE FENCING ALONG BOARDWALK	
24	POOL FENCE	
25	STEEL EDGING (TYP.)	
26	6"X12" CONCRETE CURB	2 /SP5.2
27	LIGHTHOUSE - BY DEVELOPER	
28	SMITH STEELWORKS 8` ALUMINUM PICNIC TABLE (OR APPROVED EQUAL)	1 /SP5.2
29	SMITH STEELWORKS OUTDOOR GRILL (OR APPROVED EQUAL)	
30	20` X 20` PAVILION - BY DEVELOPER	
31	PLANK STEPS	
32	PLAYGROUND BERM W/ ARTIFICAL TURF	1 /SP5.3
33	NET CLIMBER OVER BOULDER WALL	1 /SP5.3
34	SAND VOLLEYBALL COURT	2 /SP1.2
35	BIKE RACK	
36	TRASH RECEPTACLE	

SYMBOL	DESCRIPTION
	BLUEGRASS SOD
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1"-2" NEPHI COBBLE STAKER PARSON OR APPROVED EQUAL
	ARTIFICIAL TURF PLAY SURFACE
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL
	MEADOW GRASS SEED
	12" DEPTH STAKER PARSON WHITE PLAYGROUND SAND

Scale: 1" = 10'-0"
0 5 10 20 30

FINAL PLAT LANDSCAPE PLAN

blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:
KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

REVISIONS

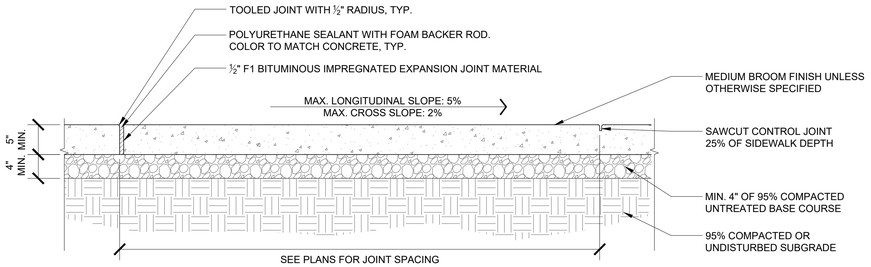
NO.	yyyymmdd	DESCRIPTION

Stamp
STATE OF UTAH
CORY A. BUTTERFIELD
No. 5301055-5301
Licensed Landscape Architect
09/12/2019

Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title
SITE PLAN ENLARGEMENTS

Drawing number
SP1.2



NOTES:
1. SEE ALSO APWA PLAN NUMBER 231
2. JOINT SPACING TO BE AS SHOWN IN SCHEDULE UNLESS OTHERWISE INDICATED ON PLANS.
3. MAX. SLOPES TO BE PER DETAIL UNLESS OTHERWISE SHOWN ON PLAN.
4. IF CONCRETE IS TO BE POURED NEXT TO A CURB, #4 REBAR TO BE DOWELED 3" INTO CURB AND 4" INTO ADJACENT CONCRETE. REBAR TO BE DOWELED A MINIMUM OF 2" FROM TOP OF CONCRETE AND CURB 24" O.C.

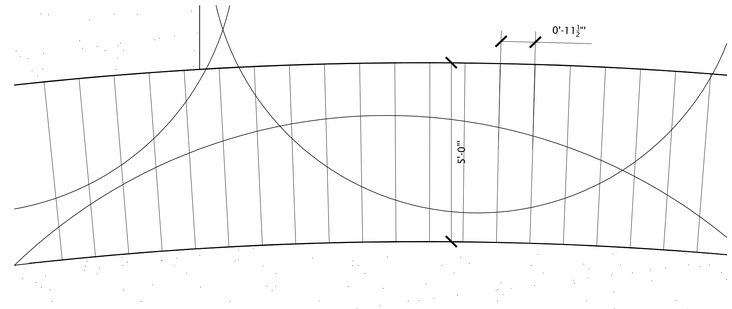
JOINT SPACING SCHEDULE

WALK WIDTH	EXPANSION JT.	CONTROL JT.
10'	50' O.C.	10' O.C.
8'	50' O.C.	8' O.C.
6'	50' O.C.	6' O.C.
5'	50' O.C.	5' O.C.

1 CONCRETE SIDEWALK/PLAZA

NOT TO SCALE

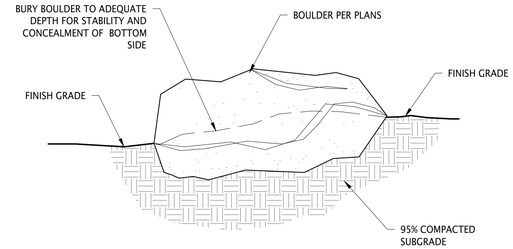
B-SI-HAR-01



NOTES
- PATTERN: BOMANITE "11-1/2" BOARDWALK" OR APPROVED EQUAL
- SEE CONCRETE SIDEWALK/PLAZA DETAIL 1/SP5.1
- ALL SCORE JOINTS SHALL BE CUT TO MATCH WITH PATTERN
- CONCRETE TO BE INTEGRALLY COLORED TO GIVE WEATHERED WOOD APPEARANCE

2 CONCRETE 11-1/2" BOARDWALK PATTERN

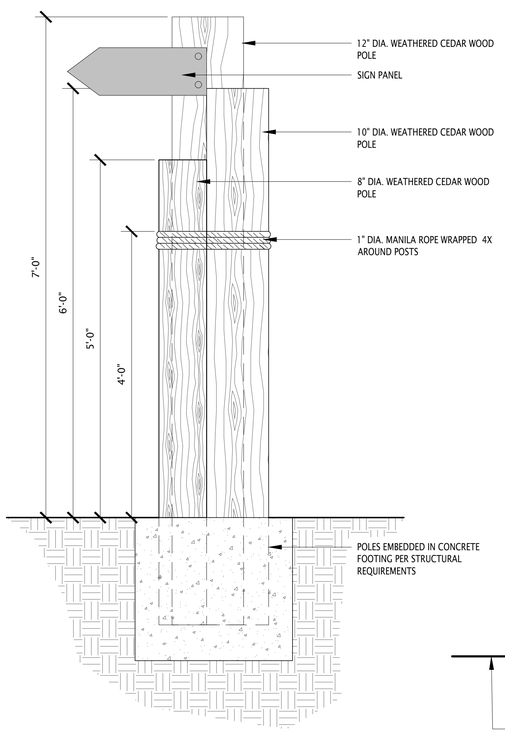
NOT TO SCALE



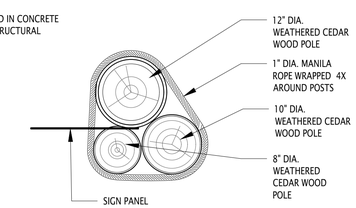
NOTE:
1. CONTRACTOR TO SET SAMPLE GROUPINGS OF BOULDERS WITH LANDSCAPE ARCHITECT'S DIRECTION PRIOR TO BEGINNING BOULDER WORK TO DETERMINE AESTHETIC DIRECTION FOR COMPLETION OF WORK.
2. ALL BOULDERS SHALL BE A MIN. 3' TO 6' BROWNS CANYON SANDSTONE AS SHOWN ON PLAN. SEE PLANS FOR ADDITIONAL SIZING INFORMATION.

3 LANDSCAPE BOULDER - SANDSTONE

NOT TO SCALE



ELEVATION VIEW

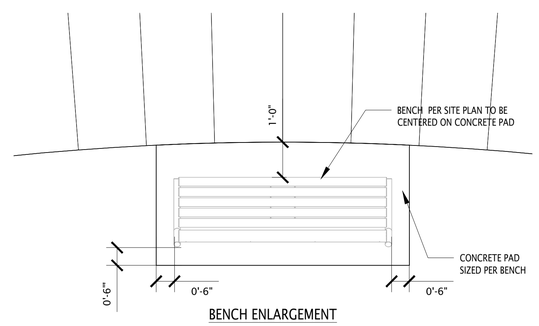


PLAN VIEW

4 COMMUNITY MARKER

NOT TO SCALE

LANDSCAPE FORMS ARCATA BENCH



BENCH ENLARGEMENT

BENCH MODEL:
LANDSCAPE FORMS 6' "ARCATA" BACKED BENCH, SURFACE MOUNT, WOOD, NO ARMS, METAL POWDER COATED GRAY (ARC-B-S-WD) OR APPROVED EQUAL (TYP.)

NOTES:
1. BENCH MODEL: LANDSCAPE FORMS "ARCATA" BACKED 6'
2. EXACT BENCH AND CONCRETE PAD SIZE MAY VARY BASED ON SELECTED MANUFACTURER. ADJUST SIZE OF BENCH PAD AS NECESSARY TO MEET MINIMUM OFFSET REQUIREMENTS.
3. ORIENTATION OF EACH BENCH SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION.

5 BENCH PAD

NOT TO SCALE

FINAL PLAT LANDSCAPE PLAN

blu line designs
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8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:
D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:
KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

REVISIONS

No.	yyyymmddy	DESCRIPTION

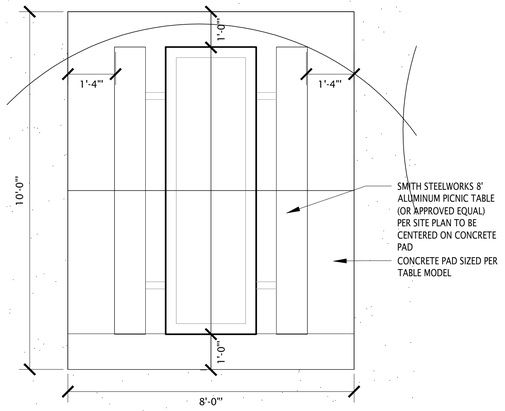
Stamp

STATE OF UTAH
CORY A. BUNTING
No. 5301047-5301
Licensed Landscape Architect
09/12/2019

Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title
SITE PLAN DETAILS

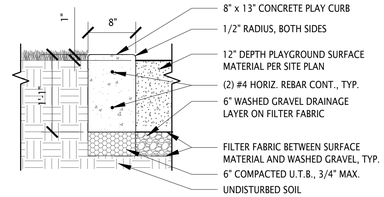
Drawing number
SP5.1



NOTES:
1. EXACT TABLE MODEL AND CONCRETE PAD SIZE MAY VARY BASED ON SELECTED MANUFACTURER. ADJUST SIZE OF CONCRETE PAD AS NECESSARY TO MEET MINIMUM OFFSET REQUIREMENTS.

1 PICNIC TABLE PAD

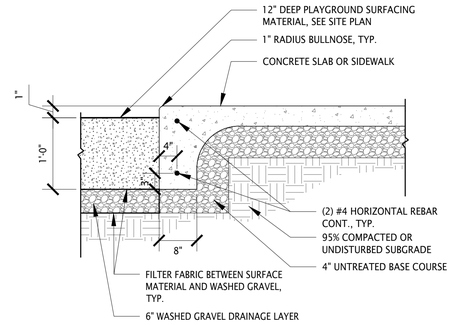
NOT TO SCALE



NOTES:
1. TOP OF CURB SHALL BE FLUSH WITH ADJACENT WALK, PATH, PAVEMENT OR CURB.
2. OWNER SHALL APPROVE ALL LAYOUT AND FORM WORK PRIOR TO PLACING CONCRETE.
3. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
4. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.
5. ALL CURVES IN CURB SHALL BE TANGENT TO EACH OTHER AND TO STRAIGHT SECTIONS OF CURB.

2 PLAYGROUND CURBING

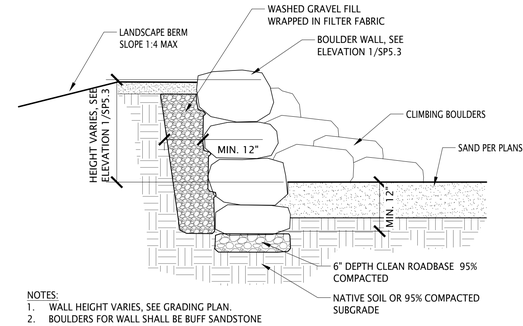
NOT TO SCALE



NOTES:
1. CONCRETE SHALL MEET ALL CITY AND APWA SPECIFICATIONS.
2. PLACE EXPANSION JOINTS @ 30' O.C., CONTROL JOINTS @ 10' O.C. UNLESS OTHERWISE SHOWN ON PLAN.

3 THICKENED EDGE SIDEWALK AT PLAYGROUND

NOT TO SCALE

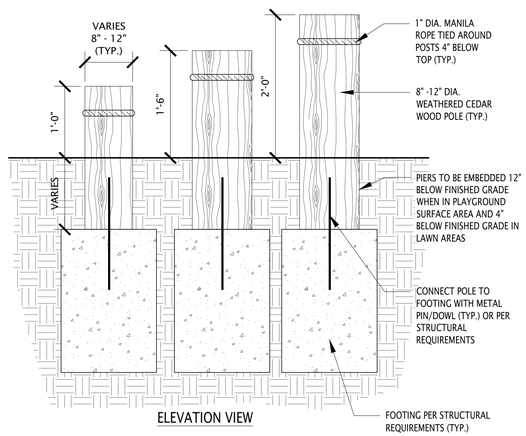


NOTES:
1. WALL HEIGHT VARIES, SEE GRADING PLAN.
2. BOULDERS FOR WALL SHALL BE BUFF SANDSTONE OR EQUAL AS APPROVED BY OWNER. PROVIDE SAMPLE FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
3. WALLS OVER 36" IN EXPOSED HEIGHT SHALL BE DESIGNED BY A STRUCTURAL ENGINEER.

4 BOULDER WALL AT PLAYGROUND

NOT TO SCALE

NOTES:
1. PIERS TO VARY IN HEIGHT (BETWEEN 1' AND 2') AND DIAMETER (BETWEEN 8" AND 12") THROUGHOUT THE TERRA PARK
2. LAYOUT TO BE VERIFIED IN FIELD BY OWNER PRIOR TO INSTALLATION



5 CLIMBING PIERS

NOT TO SCALE

FINAL PLAT LANDSCAPE PLAN

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Sandy, UT 84070
p 801.913.7994

OWNER:
D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:
KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

REVISIONS

NO.	yyyymmdd	DESCRIPTION

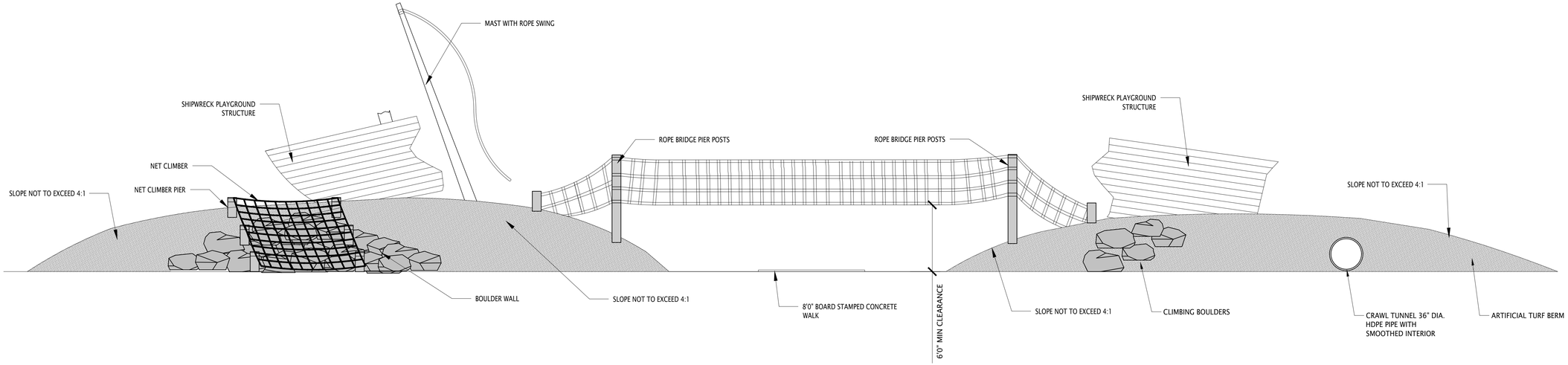
Stamp

STATE OF UTAH
CORY A. BUNTING
No. 11084-5301
Licensed Landscape Architect
09/12/2019

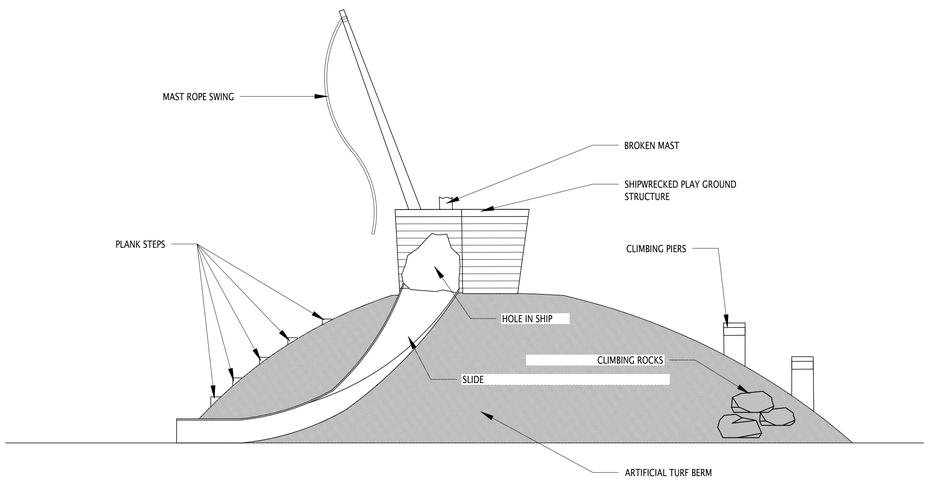
Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title
SITE PLAN DETAILS

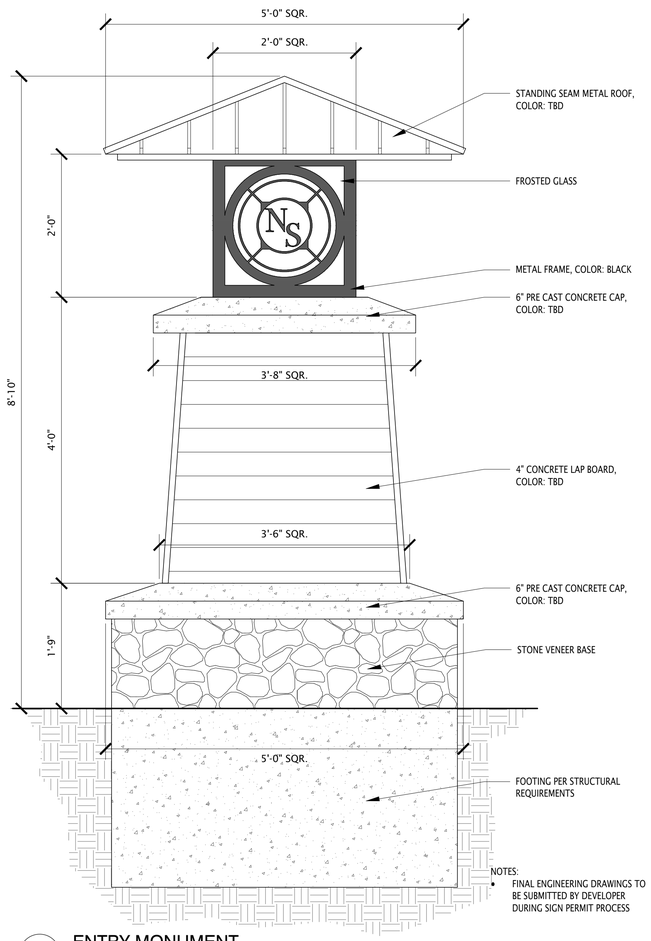
Drawing number
SP5.2



1 PLAY MOUND
NTS



2 PLAY MOUND
NTS



NOTES:
- FINAL ENGINEERING DRAWINGS TO BE SUBMITTED BY DEVELOPER DURING SIGN PERMIT PROCESS

3 ENTRY MONUMENT
NOT TO SCALE

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Sandy, UT 84070
p 801.913.7994

OWNER:

D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:

KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

FINAL PLAT LANDSCAPE PLAN

REVISIONS

NO.	yy/mm/dd	DESCRIPTION

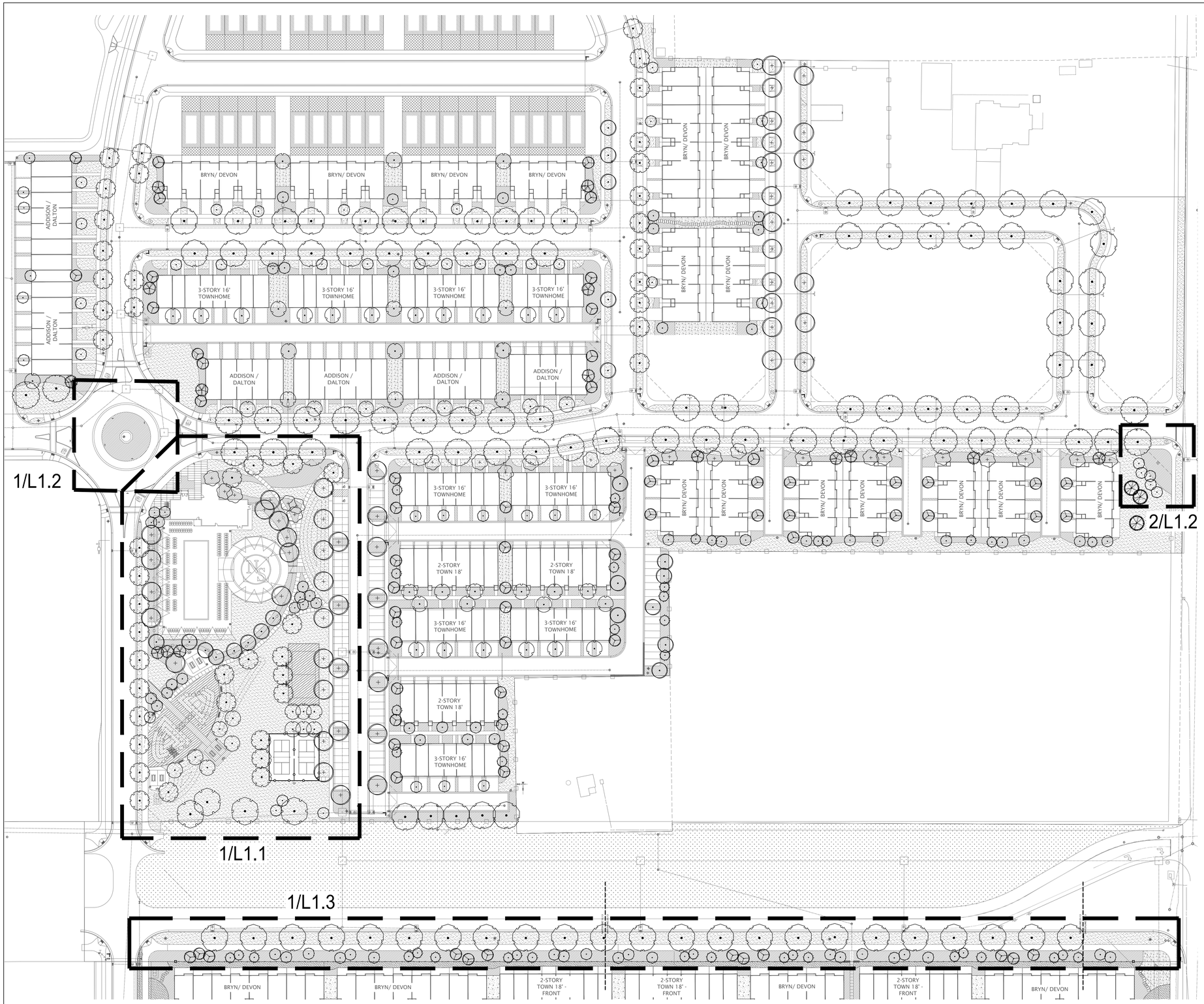
Stamp

STATE OF UTAH
COURTNEY BOWLING
Licensed Landscape Architect
09/12/2019

Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title
SITE PLAN DETAILS

Drawing number
SP5.3



PLANT SCHEDULE PLANTING

TREES	BOTANICAL / COMMON NAME
	ACER PLATANOIDES `EMERALD QUEEN` EMERALD QUEEN MAPLE
	ACER TRUNCATUM `PACIFIC SUNSET` TM PACIFIC SUNSET MAPLE
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD
	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST
	MALUS X `INDIAN MAGIC` INDIAN MAGIC CRAB APPLE
	PICEA GLAUCA `DENSATA` BLACK HILLS SPRUCE
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` VANDERWOLF`S PYRAMID PINE
	PINUS NIGRA AUSTRIAN BLACK PINE
	PLATANUS X ACERIFOLIA `EXCLAMATION` TM EXCLAMATION LONDON PLANE TREE
	PRUNUS VIRGINIANA `CANADA RED` CANADA RED CHOKECHERRY
	PYRUS CALLERYANA `CAPITAL` CAPITAL CALLERY PEAR
	ULMUS CARPINIFOLIA X PARVIFOLIA `FRONTIER` FRONTIER ELM
	ZELKOVA SERRATA `GREEN VASE` SAWLEAF ZELKOVA

REFERENCE_NOTES_SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BLUEGRASS SOD	169,076 SF
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1"-2" NEPHI COBBLE STAKER PARSON OR APPROVED EQUAL	11,586 SF
	ARTIFICIAL TURF PLAY SURFACE	3,127 SF
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL	106,389 SF
	MEADOW GRASS SEED	126,370 SF
	12" DEPTH STAKER PARSON WHITE PLAYGROUND SAND	6,316 SF

NOTES:

SEE L5.0 FOR PLANT QUANTITIES AND SIZES

SEE INDIVIDUAL TOWNHOME PRODUCT TYPICALS FOR ADDITIONAL INFORMATION

- ADDISON/DALTON 2/L2.1
- 3 STORY 16' TOWNHOME 1/L2.1
- BRYN/DEVON 1/L2.2
- 2 STORY 18' TOWNHOME 1/L2.3

LANDSCAPE REQUIREMENTS:
LANDSCAPE AREA: 303,357 SF (NOT INCLUDED MEADOW SEED GRASS)
DECIDUOUS TREES (INCLUDING STREET TREES)
DECIDUOUS TREES REQUIRED/PROVIDED: 103/467
EVERGREEN TREES REQUIRED/PROVIDED: 101/60
STREET TREE REQUIRED/PROVIDED: 154/157
SHRUBS REQUIRED/PROVIDED: 121/798

AT LEAST 50% OF PLANT SPECIES TO BE DROUGHT TOLERANT

Scale: 1" = 60'-0"

0 30 60 120 180

FINAL PLAT LANDSCAPE PLAN

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12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:

KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2
SARATOGA SPRINGS, UTAH

REVISIONS

NO.	DESCRIPTION

Stamp

STATE OF UTAH
CORY A.
No. 7410044-5301
Licensed Landscape Architect
09/12/2019

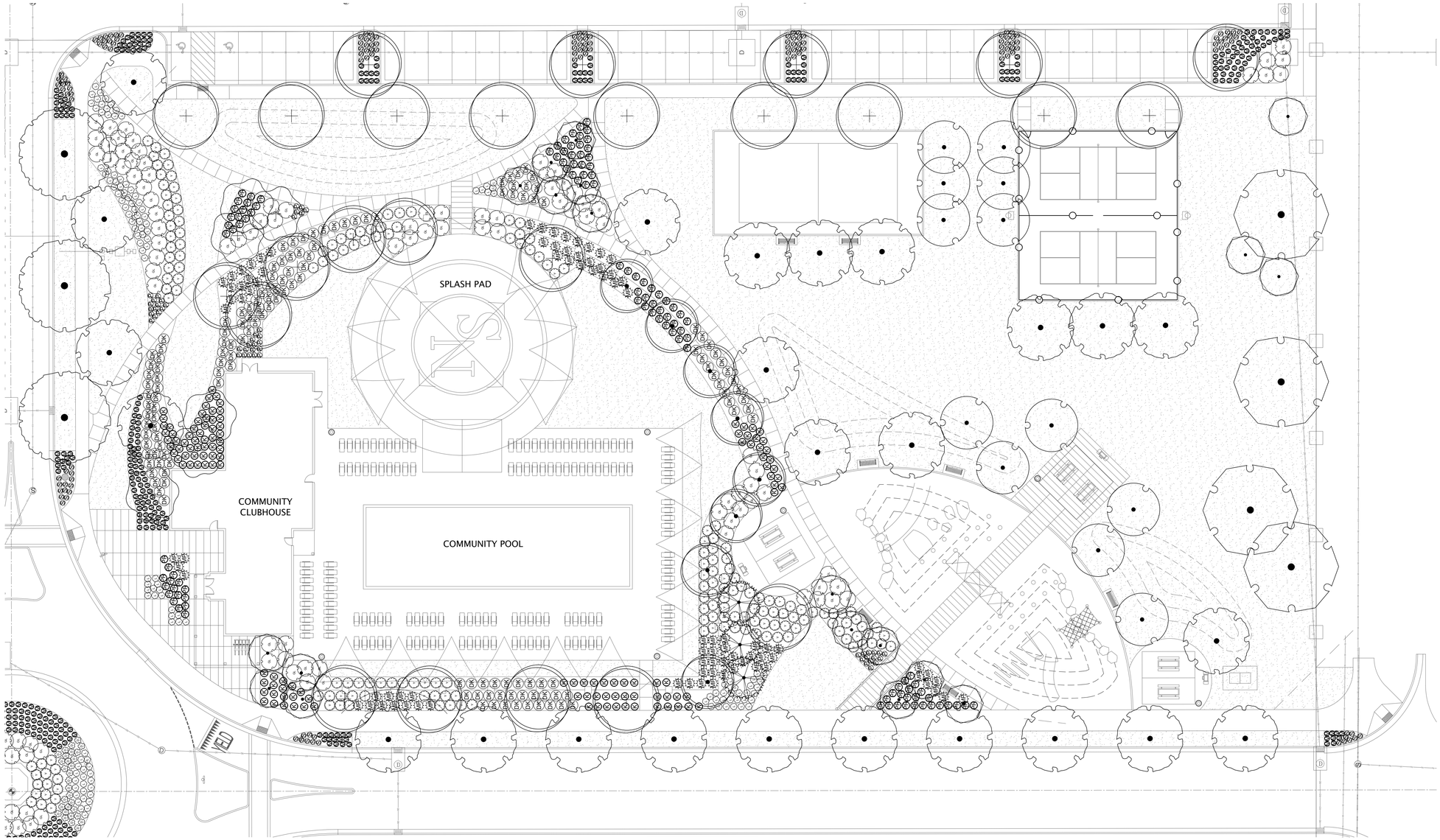
Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title

OVERALL LANDSCAPE PLAN

Drawing number

L1.0



1 OPEN SPACE ENLARGEMENT 1

1"=20'

PLANT SCHEDULE PLANTING

TREES	BOTANICAL / COMMON NAME
	ACER PLATANOIDES `EMERALD QUEEN` EMERALD QUEEN MAPLE
	ACER TRUNCATUM `PACIFIC SUNSET` TM PACIFIC SUNSET MAPLE
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD
	GLEDITSIA TRIACANTHOS `SKYLINE` SKYLINE HONEY LOCUST
	MALUS X `INDIAN MAGIC` INDIAN MAGIC CRAB APPLE
	PICEA GLAUCA `DENSATA` BLACK HILLS SPRUCE
	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` VANDERWOLF`S PYRAMID PINE
	PINUS NIGRA AUSTRIAN BLACK PINE
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	PRUNUS VIRGINIANA `CANADA RED` CANADA RED CHOKECHERRY
	PYRUS CALLERYANA `CAPITAL` CAPITAL CALLERY PEAR
	ULMUS CARPINIFOLIA X PARVIFOLIA `FRONTIER` FRONTIER ELM
	ZELKOVA SERRATA `GREEN VASE` SAWLEAF ZELKOVA

SHRUBS	BOTANICAL / COMMON NAME
DK	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` BLUE MIST SHRUB
CH	CORNUS ALBA `BAILHALO` TM IVORY HALO DOGWOOD
MP	PINUS MUGO `WHITE BUD` WHITE BUD MUGO PINE
PP	PRUNUS BESSEYI `PAWNEE BUTTES` SAND CHERRY
GL	RHUS AROMATICA `GRO-LOW` GRO-LOW FRAGRANT SUMAC
FM	ROSA MEIDILAND SERIES `FIRE` FIRE MEIDILAND ROSE
VC	VIBURNUM OPULUS `COMPACTUM` COMPACT EUROPEAN CRANBERRYBUSH

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME
S	HEMEROCALLIS X `STELLA DE ORO` STELLA DE ORO DAYLILY
L	LAVANDULA ANGUSTIFOLIA `HIDCOTE BLUE` HIDCOTE BLUE LAVENDER
D	LEUCANTHEMUM X SUPERBUM `BECKY` SHASTA DAISY
P	OENOTHERA TETRAGONA SUNDROPS PRIMROSE

GRASSES	BOTANICAL / COMMON NAME
K	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS
Y	MISCANTHUS SINENSIS `YAKU JIMA` YAKU JIMA DWARF MAIDEN GRASS
PR	PANICUM VIRGATUM `ROTSTRAHLBUSCH` ROTSTRAHLBUSCH SWITCH GRASS
M	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS

REFERENCE_NOTES_SCHEDULE

SYMBOL	DESCRIPTION	QTY
	BLUEGRASS SOD	169,076 SF
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1"-2" NEPHI COBBLE STAKER PARSON OR APPROVED EQUAL	11,586 SF
	ARTIFICIAL TURF PLAY SURFACE	3,127 SF
	4" DEPTH ROCK MULCH WITH WEED BARRIER FABRIC 1" MOJAVE CRUSHED STAKER PARSON OR APPROVED EQUAL	106,389 SF
	MEADOW GRASS SEED	126,370 SF
	12" DEPTH STAKER PARSON WHITE PLAYGROUND SAND	6,316 SF

Scale: 1" = 20'-0"

0 10 20 40 60

FINAL PLAT LANDSCAPE PLAN

blu line designs
planning | landscape architecture | design

8719 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7994

OWNER:

D.R.HORTON
12351 GATEWAY PARK PLACE
SUITE D-300
DRAPER UT 84020

CONTACT:

KRISEL TRAVIS
801-571-7101

NORTH SHORE PHASE 2

SARATOGA SPRINGS, UTAH

REVISIONS

No.	yy/mm/dd	DESCRIPTION

Stamp

STATE OF UTAH
COLTON A. DUNN
12345-5301
Licensed Landscape Architect
09/12/2019

Designed By:	RD
Drawn By:	RD/CB
Date:	09/12/2019
Checked By:	RD
Project No:	18-143

Drawing Title

LANDSCAPE PLAN ENLARGEMENTS

Drawing number

L1.1