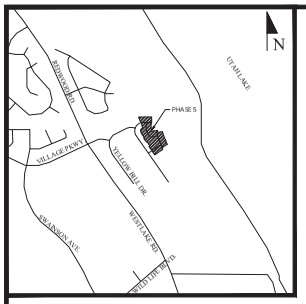
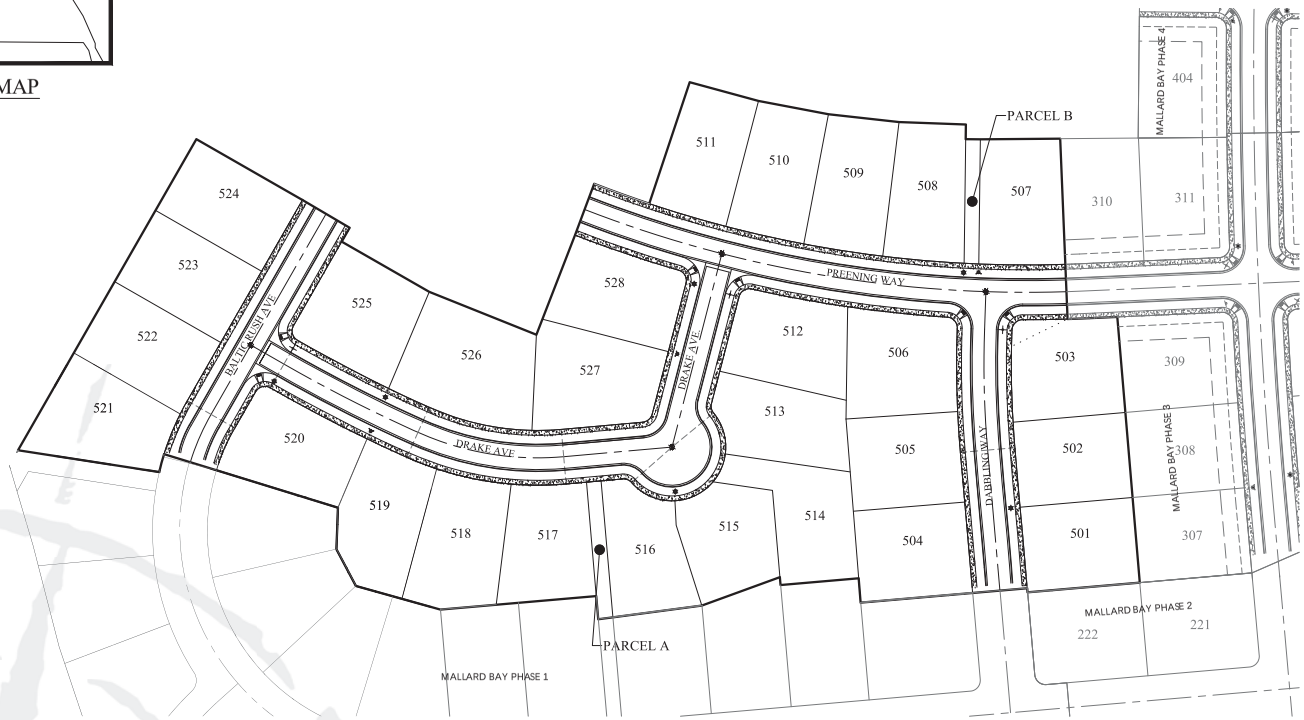
MALLARD BAY PHASE 5

PREPARED FOR:
BAYSIDE SHORES LLC,
BEVERLY BAY LLC
LOCATED IN:
SARATOGA SPRINGS



VICINITY MAP

NTS



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C4.2	GRADING PLAN
C4.3	GRADING PLAN
C5	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
PP1	BALTIC RUSH AVE
PP2	DRAKE AVE
PP3	DRAKE AVE
PP4	DRAKE AVE
PP5	PREENING WAY
PP6	PREENING WAY
PP7	DABBLING WAY
PP8	OFF-SITE UTILITIES
D1	SITE DETAILS
D2	SITE DETAILS
D3	SITE DETAILS
D4	SITE DETAILS

PHASE 5 TABULATIONS				
	ACRES	SQ. FT.	% TOTAL	#
AREA	9.38	408394	100%	
BUILDABLE LAND	7.05	307202	75.2%	
OPEN SPACE	0.09	4023	1.0%	
ROW AREA	2.23	97198	23.8%	
SENSITIVE LAND	0.00	0	0%	
NUMBER OF LOTS	0.00			28
DENSITY	0.00			2.99

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

3. ALL CONSTRUCTION SHALL ADHERE TO SARATOGA SPRINGS STANDARD PLANS AND SPECIFICATIONS.

4. ALL UTILITIES AND ROAD IMPROVEMENTS SHOWN ON THE PLANS HEREIN SHALL BE CONSTRUCTED USING REFERENCE TO SURVEY CONSTRUCTION STAKES PLACED UNDER THE SUPERVISION OF A PROFESSIONAL LICENSED SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF UTAH. ANY IMPROVEMENTS INSTALLED BY ANY OTHER VERTICAL OR HORIZONTAL REFERENCE WILL NOT BE ACCEPTED OR CERTIFIED BY THE ENGINEER OF RECORD.

5. THIS DRAWING SET IS SCALED TO BE PRINTED ON A 24" X 36" SIZE OF PAPER (ARCH. D). IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL NOT BE TO SCALE AND SHOULD NOT BE USED TO SCALE MEASUREMENTS FROM THE PAPER DRAWING. ALSO USE CAUTION, AS THERE MAY BE TEXT OR DETAIL THAT MAY BE OVERLOOKED DUE TO THE SMALL SIZE OF THE DRAWING.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, DIMENSIONS, AND GRADE ELEVATIONS, AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. IF UTILITY LINES ARE ENCOUNTERED DURING CONSTRUCTION THAT ARE NOT IDENTIFIED BY THESE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

2. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

4. ALL CONTOUR LINES SHOWN ON THE PLANS ARE AN INTERPRETATION BY CAD SOFTWARE OF FIELD SURVEY WORK PERFORMED BY A LICENSED SURVEYOR. DUE TO THE POTENTIAL DIFFERENCES IN INTERPRETATION OF CONTOURS BY VARIOUS TYPES OF GRADING SOFTWARE BY OTHER ENGINEERS OR CONTRACTORS, FOCUS DOES NOT GUARANTEE OR WARRANTY THE ACCURACY OF SUCH LINEWORK. FOR THIS REASON, FOCUS WILL NOT PROVIDE ANY GRADING CONTOURS IN CAD FOR ANY TYPE OF USE BY THE CONTRACTOR. SPOT ELEVATIONS AND PROFILE ELEVATIONS SHOWN IN THE DESIGN DRAWINGS GOVERN ALL DESIGN INFORMATION ILLUSTRATED ON THE APPROVED CONSTRUCTION SET. CONSTRUCTION EXPERTISE AND JUDGMENT BY THE CONTRACTOR IS ANTICIPATED BY THE ENGINEER TO COMPLETE BUILD-OUT OF THE INTENDED IMPROVEMENTS.

CONTACTS

ENGINEER & SURVEYOR
FOCUS ENGINEERING & SURVEYING,LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047
(801) 352-0075
PROJECT MANAGER: MIKE WINTERS
SURVEY MANAGER: SPENCER LLEWELYN

OWNER/DEVELOPER
BAYSIDE SHORES LLC
BEVERLY BAY LLC
CONTACT: KYLE HONEYCUTT
LAVANTA CONSULTING
801-870-2543

Know what's below. Call 811 before you dig.

GRAPHIC SCALE

40 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028950-2202
THOMAS M. ROMNEY
STATE OF UTAH

MALLARD BAY PHASE 5
SARATOGA SPRINGS
COVER SHEET

REVISION BLOCK:

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

COVER SHEET

Scale:	1" =60'	Drawn:	CT
Date:	7/23/2019	Job #:	19-0216
Sheet:	C1		

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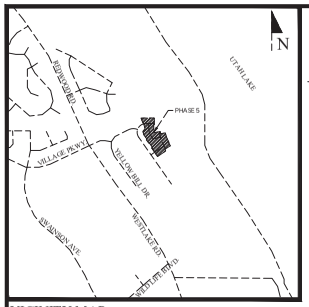
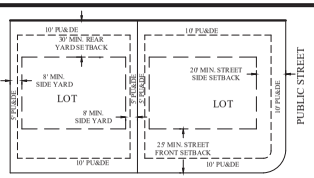


VICINITY MAP
N.T.S.



TYPICAL BUILDING SETBACKS
N.T.S.

REQUIRED PLAT 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 BY LAWS, ARTICLES OF INCORPORATION AND CC&RS.*
10. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY [GEOTECHNICAL ENGINEER], 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. PARCEL A IS DEDICATED AS COMMON AREA. DEVELOPER SHALL INSTALL A CONCRETE LAKESIDE TRAIL AND AN ASPHALT CHANNEL TRAIL IN PARCEL A PER CITY REQUIREMENTS. THESE SAID TRAILS AND 10' ON THE UTAH LAKE SIDE OF THE TRAIL, EXCEPT WHERE WETLANDS EXIST, SHALL BE AN EASEMENT TO THE PUBLIC FOR PERPETUAL ACCESS AND USE. AT ALL TIMES, THESE TRAILS SHALL REMAIN OPEN TO THE PUBLIC AND BE MAINTAINED BY AN HOA TO ENSURE THE TRAILS REMAIN IN A SAFE AND PASSABLE CONDITION FOR THE PUBLIC.
14. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT. HOME(S) WITH BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

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 RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN 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.

PHASE 5 TABULATIONS

AREA	9.38 ACRES 408,390.79 SQ. FT
BUILDABLE LAND	7.05 ACRES 307,175.78 SQ. FT
OPEN SPACE	.09 ACRES 4,024.23 SQ. FT
ROW AREA	2.24 ACRES 97,190.78 SQ. FT
SENSITIVE LANDS	0 ACRES 0 SQ. FT
NUMBER OF LOTS	28
DENSITY	2.98 5 LOTS/ACRE

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1264.59	2°02'36"	45.81	S30°50'11"E	45.81
C6	268.00	9°28'25"	44.31	S81°51'39"W	44.26
C8	1498.00	4°01'40"	105.30	N02°09'01"W	105.28
C10	11.00	90°10'02"	17.31	S45°05'24"E	15.58
C12	212.00	12°44'59"	47.17	N83°30'06"E	47.07
C13	1554.00	1°59'11"	44.83	S05°05'18"E	44.83
C14	1498.00	1°48'03"	45.77	N05°02'22"W	45.77
C15	328.00	13°37'02"	77.95	S18°26'43"E	77.77
C16	328.00	9°30'00"	56.29	S30°10'14"E	56.22
C18	11.00	53°46'41"	10.32	S08°11'52"E	9.95
C19	55.00	51°50'19"	49.76	S07°13'41"E	48.08
C20	55.00	46°34'54"	44.72	S56°20'18"E	43.49
C21	55.00	32°54'04"	31.58	N83°49'17"E	31.15
C22	55.00	46°41'43"	44.82	N44°01'20"E	43.59
C23	11.00	53°46'42"	10.32	N47°33'50"E	9.95
C24	1028.00	4°44'47"	85.16	S89°43'29"W	85.14
C25	11.00	88°26'23"	16.98	S17°52'41"W	15.34
C26	1278.00	4°35'21"	102.36	S34°02'50"E	102.34
C27	972.00	5°33'16"	94.23	N59°20'06"E	94.19
C28	11.00	88°04'48"	16.91	S73°50'55"E	15.29
C31	11.00	88°13'58"	16.95	S80°19'12"W	15.32
C32	1277.99	5°00'51"	111.84	S11°18'22"E	111.81
C34	11.00	70°27'35"	13.53	S70°19'02"E	12.69
C36	1222.00	4°08'59"	88.51	N29°46'00"W	88.49
C37	1222.00	0°42'13"	15.01	N27°20'24"W	15.01
C38	1222.00	3°55'08"	83.58	N25°01'43"W	83.56
C39	1222.00	3°49'56"	81.73	N21°09'12"W	81.72
C40	1222.00	3°49'56"	81.73	N17°19'16"W	81.72
C41	1222.00	3°49'56"	81.73	N13°29'20"W	81.72
C42	11.00	88°13'58"	16.95	S61°24'50"E	15.32
C43	1278.00	4°28'18"	99.74	S19°31'00"E	99.72
C44	272.00	22°50'31"	108.44	N17°20'09"W	107.72
C45	272.00	6°19'50"	30.05	S31°55'19"E	30.04
C47	328.00	5°43'19"	32.76	S08°46'03"E	32.74
C48	268.00	3°16'30"	15.32	S88°41'43"W	15.32
C49	1028.00	2°20'16"	41.94	S86°10'58"W	41.94
C50	239.78	12°45'57"	53.40	S83°30'03"W	53.29
C51	1526.12	5°46'38"	153.88	S03°01'34"E	153.82
C52	300.00	29°10'21"	152.75	S20°50'04"E	151.10
C53	1250.00	23°04'11"	503.30	S20°19'04"E	499.91
C54	1001.29	7°05'02"	123.80	N58°33'29"E	123.72
C55	1250.00	6°45'51"	147.57	S12°09'54"E	147.48
C56	1250.00	23°04'11"	503.30	S20°19'04"E	499.91
C57	1250.00	3°46'38"	82.41	S29°57'50"E	82.39
C60	1554.12	4°07'26"	111.86	S02°12'00"E	111.83
C61	11.00	90°10'02"	17.31	N44°44'43"E	15.58
C63	972.00	1°52'38"	26.19	N55°47'09"E	26.19

Line Table

LINE	DIRECTION	LENGTH
L1	S57°09'55"W	25.00
L2	S00°10'26"E	39.03
L6	N61°59'29"E	38.37
L7	N71°18'32"W	55.00
L8	N69°19'32"W	55.00

PHASE 5

MALLARD BAY

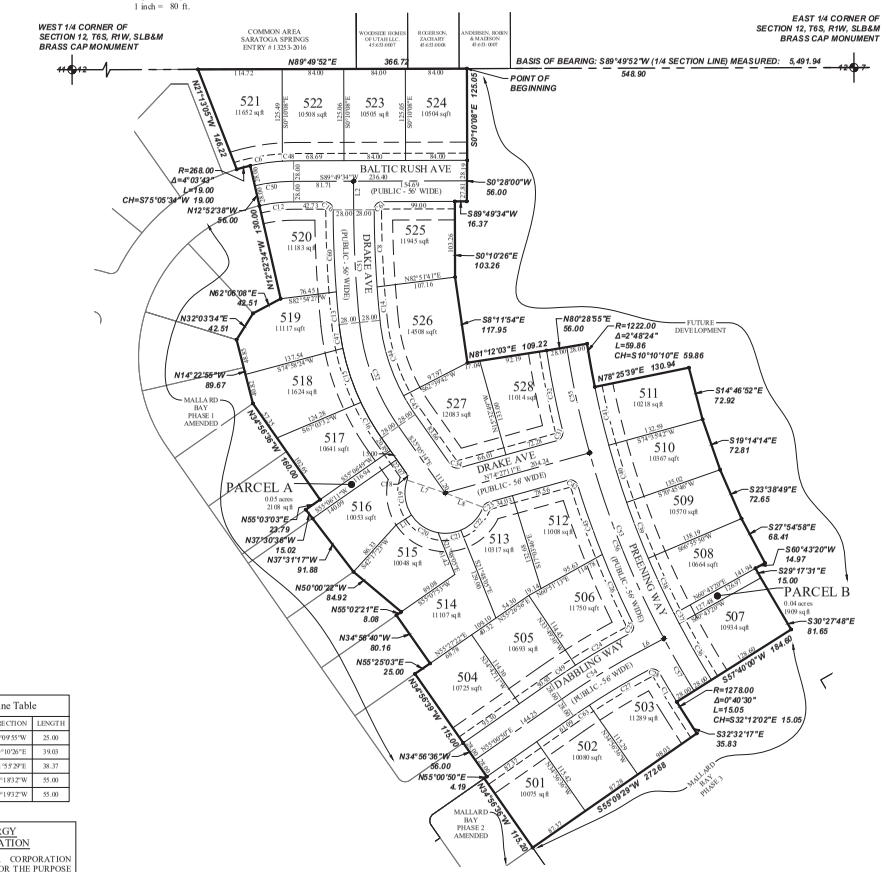
SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 12, T6S, R1W & THE SW1/4 OF SECTION 7, T6S, R1E
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- #5 REBAR AND CAP (FOCUS ENG.) TO BE SET
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, do hereby certify that I am a registered Land Surveyor and that I hold a license (number shown below) in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 o f the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days of the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

_____ _____
Spencer W. Llewelyn — Date
Professional Land Surveyor
Certificate No. 10516507

BOUNDARY DESCRIPTION

A portion of the SE1/4 of Section 12, Township 6 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point located S89°49'52"W along the 1/4 Section line 548.90 feet from the East 1/4 Corner of Section 12, T6S, R1W, SLB&M; thence S00°10'08"E 125.05 feet; thence S00°28'00"W 56.00 feet; thence S89°49'34"W 16.37 feet; thence S00°10'26"E 103.26 feet; thence S08°11'54"E 117.95 feet; thence N81°12'03"E 109.22 feet; thence N80°28'55"E 56.00 feet; thence Southerly along the arc of a non-tangent curve to the left having a radius of 1,222.00 feet (radius bears: N81°14'02"E) a distance of 59.86 feet through a central angle of 02°48'24" Chord: S10°10'10"E 59.86 feet; thence S78°25'39"E 130.94 feet; thence S14°46'52"E 72.92 feet; thence S19°14'14"E 72.81 feet; thence S23°38'49"E 72.65 feet; thence S27°54'58"E 68.41 feet; thence S60°43'20"W 14.97 feet; thence S29°17'31"E 15.00 feet; thence S30°27'48"E 81.65 feet; thence S57°40'00"W 164.60 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 1,278.00 feet (radius bears: N58°08'13"E) a distance of 15.05 feet through a central angle of 00°40'30" Chord: S32°12'02"E 15.05 feet; thence S32°32'17"E 35.83 feet; thence S55°09'28"W 272.68 feet to a point on the Easterly line of MALLARD BAY PHASE 2, according to the Official Plat thereof recorded July 19, 2019 as Entry No. 67627:2018 of the Official Records of Utah County; thence along said plat and along MALLARD BAY PHASE 1, according to the Official Plat thereof recorded April 1, 2016 as Entry No. 27905:2016 of the Official Records of Utah County the following 19 (nineteen) courses: 1) N34°56'36"W 115.20 feet; 2) N55°00'50"E 4.19 feet; 3) N34°56'36"W 56.00 feet; 4) N34°58'39"W 115.00 feet; 5) N55°25'03"E 25.00 feet; 6) N34°58'40"W 80.16 feet; 7) N55°02'21"E 8.08 feet; 8) N50°00'22"W 84.92 feet; 9) N37°31'17"W 91.88 feet; 10) N37°50'38"W 15.02 feet; 11) N55°03'03"E 23.79 feet; 12) N14°56'36"W 160.00 feet; 13) N14°22'55"W 89.67 feet; 14) N32°03'34"E 42.51 feet; 15) N62°06'08"E 42.51 feet; 16) N12°52'34"W 130.00 feet; 17) N12°52'38"W 56.00 feet; 18) Westerly along the arc of a non-tangent curve to the left having a radius of 268.00 feet (radius bears: S12°52'34"E) a distance of 19.00 feet through a central angle of 04°03'43" Chord: S75°05'34"W 19.00 feet; 19) N21°13'05"W 146.22 feet to the Section line; thence N89°49'52"E along the Section line 366.72 feet to the point of beginning.

Contains: 9.38 acres+/-

OWNER'S DEDICATION

Know all men by these presents that the undersigned owner(s) of the above described tract of land have caused the same to be subdivided into lots, parcels, and streets, together with easements and rights-of-way, to be hereafter known as:

MALLARD BAY
PHASE 5

and do hereby dedicate for the perpetual use of the public and City all parcels, lots, streets, easements, rights-of-way, and public amenities shown on this plat as intended for public or City use. 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 which 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 the respect to the creation of this subdivision, the alteration of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision, and the development activity within this subdivision by the owners and all agents, successors, and assigns.

In witness whereof I have hereunto set my hand this ____ day of_____ A.D. 20____.

_____ _____ _____
Signature — Print Name — Title & Entity

_____ _____ _____
Signature — Print Name — Title & Entity

OWNER'S ACKNOWLEDGMENT

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

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 the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public Full Name: _____

Commission Number: _____

My commission expires: _____

A Notary Public Commissioned In Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____ day of _____, A.D. 20____.

_____ _____
APPROVED BY CITY MAYOR — ATTEST: CITY-RECORDER (SEE SEAL BELOW)

PHASE 5

MALLARD BAY

SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 12, T6S, R1W & THE SW1/4 OF SECTION 7, T6S, R1E,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

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 AFFECT 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 _____ 20__

_____
ROCKY MOUNTAIN POWER

DOMINION ENERGY QUESTAR CORPORATION

DOMINION ENERGY QUESTAR CORPORATION APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY QUESTAR CORPORATION MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING 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 AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY QUESTAR CORPORATION'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS _____ DAY OF _____ 20__

BY _____

TITLE _____

DOMINION ENERGY QUESTAR CORP.

PUBLIC WORKS DIRECTOR

Approved by the Public Works Director on this_____ day of _____, A.D. 20____

_____
PUBLIC WORKS DIRECTOR

PREPARED FOR

OWNER/DEVELOPER
BAYSIDE SHORES LLC
BEVERLY BAY LLC
CONTACT: KYLE HONEYCUTT
LAVANTA CONSULTING
801-870-2543

PREPARED BY

FOCUS®
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY
Approved this _____ day of _____, A.D. 20_____	Approved by the Planning Director on this _____ day of _____, A.D. 20_____	Approved by the Land Use Authority on this _____ day of _____, A.D. 20_____	Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20_____
CENTURY LINK	PLANNING DIRECTOR	LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION	CITY ENGINEER	FIRE CHIEF	LEHI CITY POST OFFICE
Approved this _____ day of _____, A.D. 20_____	Approved by the City Engineer on this _____ day of _____, A.D. 20_____	Approved by the Fire Chief on this _____ day of _____, A.D. 20_____	Approved by Post Office Representative on this _____ day of _____, A.D. 20_____
COMCAST CABLE TELEVISION	CITY ENGINEER	CITY FIRE CHIEF	LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK - RECORDER SEAL

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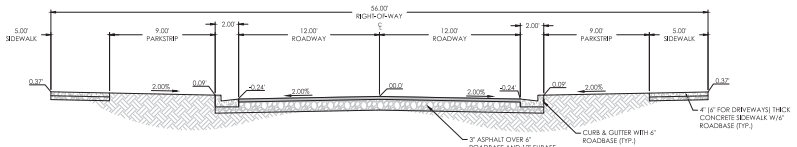
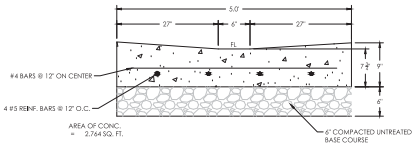


56' RESIDENTIAL ROAD
N.T.S.



5' WATERWAY
N.T.S.

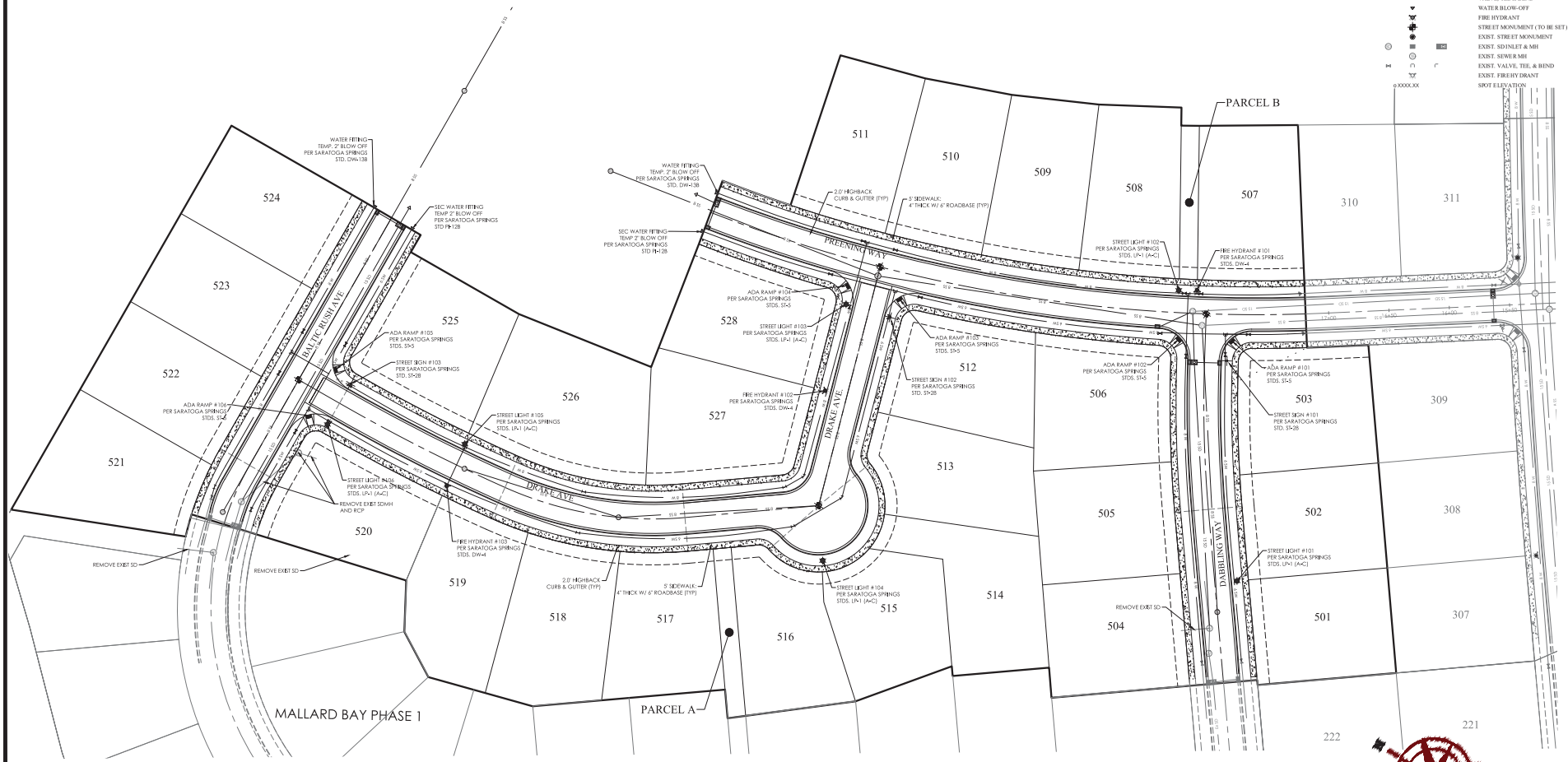
PER SARATOGA SPRINGS STDS ST-3

NOTES:

- SQUARE COLLAR OF SEWER MANHOLES WITH EDGE OF GUTTER AND ROTATE ECCENTRIC MANHOLE TO KEEP OUT OF GUTTER SPACE.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
8 SS	8" SANITARY SEWER
8 W	8" CULINARY WATER
8 SW	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
	EXIST. FENCE
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
	SIGN
	STREET LIGHT
SD	SD MH, INLET, AND COMBO
	SEWER MANHOLE
	VALVE, TEE & BEND
	WATER BLOW-OFF
	FIRE HYDRANT
	STREET MONUMENT (TO BE SET)
	EXIST. STREET MONUMENT
SD	EXIST. SD INLET & MH
	EXIST. SEWER MH
	EXIST. VALVE, TEE, & BEND
	EXIST. FIRE HY DRANT
o XXXX.XX	SPOT ELEVATION



PHASE 5 TABULATIONS		
ITEM DESCRIPTION	QUANTITY	UNIT
PAVEMENT 3" PG 64-22 ASPHALT	43635	SQFT
6" GRANULAR BASE COURSE	43635	SQFT
SUB-BASE GRANULAR BORROW	43635	SQFT
CURB AND GUTTER W/ BASE COURSE	7200	SQFT
5' WIDE SIDEWALK	16027	SQFT
DRIVE APPROACH	28	EACH
ADA RAMPS	6	EACH

811 Know what's below. Call 811 before you dig.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

LICENSED PROFESSIONAL ENGINEER
No. 8028960-2202
THOMAS M. ROMNEY
STATE OF UTAH

MALLARD BAY PHASE 5

SARATOGA SPRINGS

SITE PLAN

REVISION BLOCK:

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale:	1"=40'	Drawn:	CT
Date:	7/23/2019	Job #:	19-0216
Sheet:	C3		

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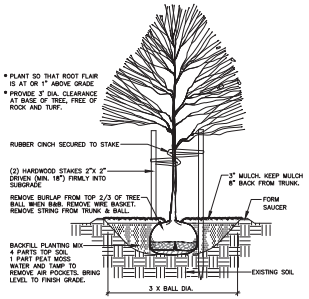
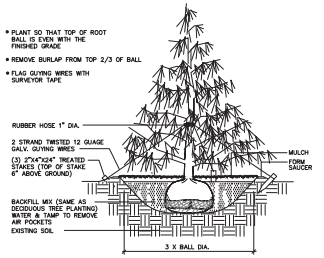


A TREE PLANTING & STAKING
NOT TO SCALE



B EVERGREEN PLANTING & GUYING
NOT TO SCALE

TREE LEGEND

- Acer truncatum x A. platanoides 'Warrenred' Pacific Sunset Pacific Sunset Maple 2" cal. (Qty 7)
- Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree 2" cal. (Qty 8)
- Gleditsia triacanthos f. 'Shademaster' Shademaster Honeylocust 2" cal. (Qty 7)
- Tilia cordata 'Greenspire' Greenspire Linden 2" cal. (Qty 14)
- Pinus nigra Austrian Pine 6' ht. (Qty 6)

NOTE:
LAWN AREAS WILL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.

LEGEND

	BOUNDARY
	ROW
	CENTERLINE
	LOT LINE
	EASEMENT
15 SD	15" STORM DRAIN
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	STREET LIGHT
SD	SD MH, INLET, AND COMBO
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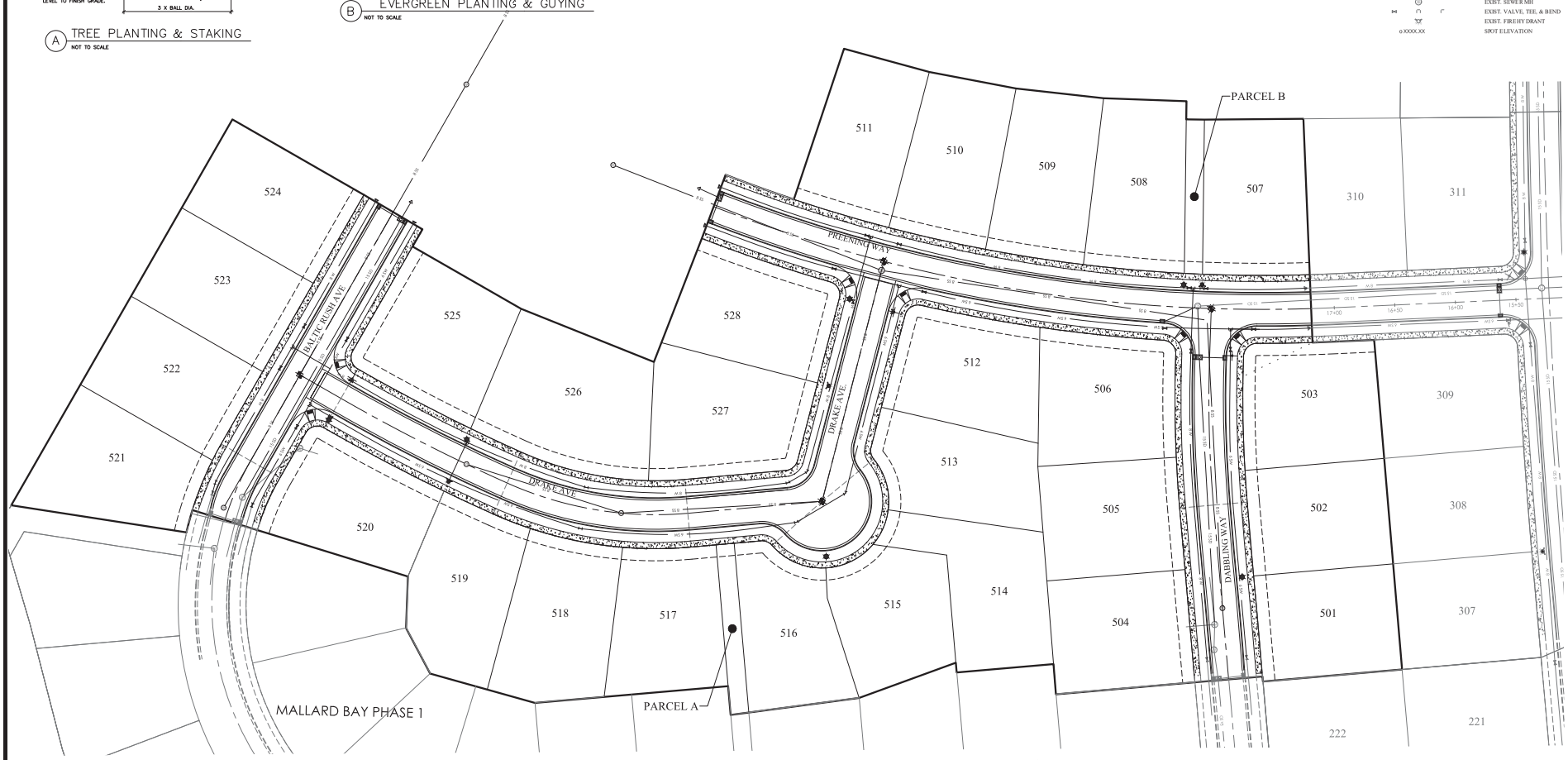
o XXXX.XX	SPOT ELEVATION



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MALLARD BAY PHASE 5
SARATOGA SPRINGS
LANDSCAPING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

LANDSCAPING PLAN

Scale:	1"=40'	Drawn:	CT
Date:	7/23/2019	Job #:	19-0216
Sheet:	L1		

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