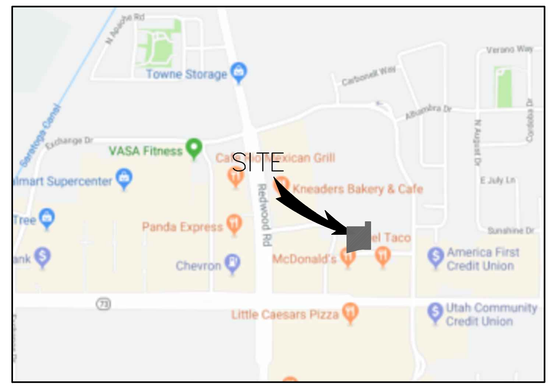
SARATOGA TOWN CENTER

LOT 2, SARATOGA TOWN CENTER NO. 2 SUBDIVISION
1509 NORTH COMMERCE DRIVE
SARATOGA SPRINGS, UTAH 84045

SEPTEMBER 19, 2019

LEGEND

PROPERTY LINE	EXISTING FIRE HYDRANT
EASEMENT LINE	PROPOSED FIRE HYDRANT
4240.0 PROPOSED GRADE CONTOURS	EXISTING STREET LIGHT
4240.0 EXISTING GRADE CONTOURS	PROPOSED STREET LIGHT
EXISTING CURB	PROPOSED PARKING LOT LIGHT
PROPOSED CURB AND GUTTER	
PROPOSED CURB WALL	EXISTING WATER METER
REVERSE PAN CURB & GUTTER	EXISTING WATER VALVE
SS EXISTING SEWER	EXISTING GATE VALVE
SS PROPOSED SEWER	EXISTING OVERHEAD POWER POLE
W EXISTING WATER	TBC TOP BACK CONCRETE
W PROPOSED WATER	FF FINISHED FLOOR
F EXISTING FIRE LINE	HW HIGH WATER
F PROPOSED FIRE LINE	TOG TOP OF GRATE
SD EXSITING STORM DRAIN	TOL TOP OF LID
SD PROPOSED STORM DRAIN	IE INVERT ELEVATION
RD PROPOSED ROOF DRAIN	EX EXISTING
G EXISTING GAS	NG NATURAL GROUND
G PROPOSED GAS	TA TOP OF ASPHALT
OHP EXISTING OVERHEAD POWER	TC TOP OF CONCRETE
UGP EXISTING UNDERGROUND POWER	EC EDGE OF CONCRETE
UGP PROPOSED UNDERGROUND POWER	EA EDGE OF ASPHALT
T EXISTING TELEPHONE LINE	TOW TOP OF WALL
T PROPOSED TELEPHONE LINE	TG TOP OF GRAVEL
FO EXISTING FIBER OPTIC LINE	TL TOP OF LANDSCAPING
FO PROPOSED FIBER OPTIC LINE	TS TOP OF SIDEWALK
	PROP PROPOSED
PROPOSED CONCRETE	39.0 TBC CALLOUT UNLESS OTHERWISE DESIGNATED
PROPOSED ASPHALT	
PROPOSED LANDSCAPING	



VICINITY MAP
NOT TO SCALE

CITY STANDARD NOTES:

i. Contractor shall field verify locations and invert elevations of existing manholes and other utilities before staking or constructing any new sewer lines.

ii. 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.

iii. All construction shall comply with the Standard Technical Specifications and Drawings for the City of Saratoga Springs, Utah.

iv. 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 City Engineer and City if discrepancies exist prior to continuing any construction.

v. Post-approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the City for review and approval.

vi. The City reserves the right to conduct post-installation inspections to verify compliance with the Citys requirements and approved Lighting Plan commitments, and if deemed appropriate by the City, to require remedial action at no expense to the City.

vii. All exterior lighting shall meet IESNA full-cutoff criteria.

SHEET INDEX

CV	COVER SHEET
	PLAT
C0.1	EXISTING SITE PLAN
C1	CONCEPT SITE PLAN
C2	CONCEPT GRADING & DRAINAGE PLAN
C3	CONCEPT UTILITY PLAN
C4	TRANSPORTATION COORIDORS

CIVIL ENGINEER:

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - PH: 801-949-6296

ARCHITECT:

AE URBIA
909 SOUTH JORDAN PARKWAY
SOUTH JORDAN, UTAH 84095
CONTACT PERSON: SHAWN EATON
PH: (801) 746-0456

CONCEPT SUBMITTAL

CIR
ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

NO.	REVISIONS	BY	DATE

DESIGNER: SDT
PROJECT ENGINEER: SDT

SARATOGA TOWN CENTER
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH

COVER SHEET

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1-800-662-4111

SHEET NO.
CV

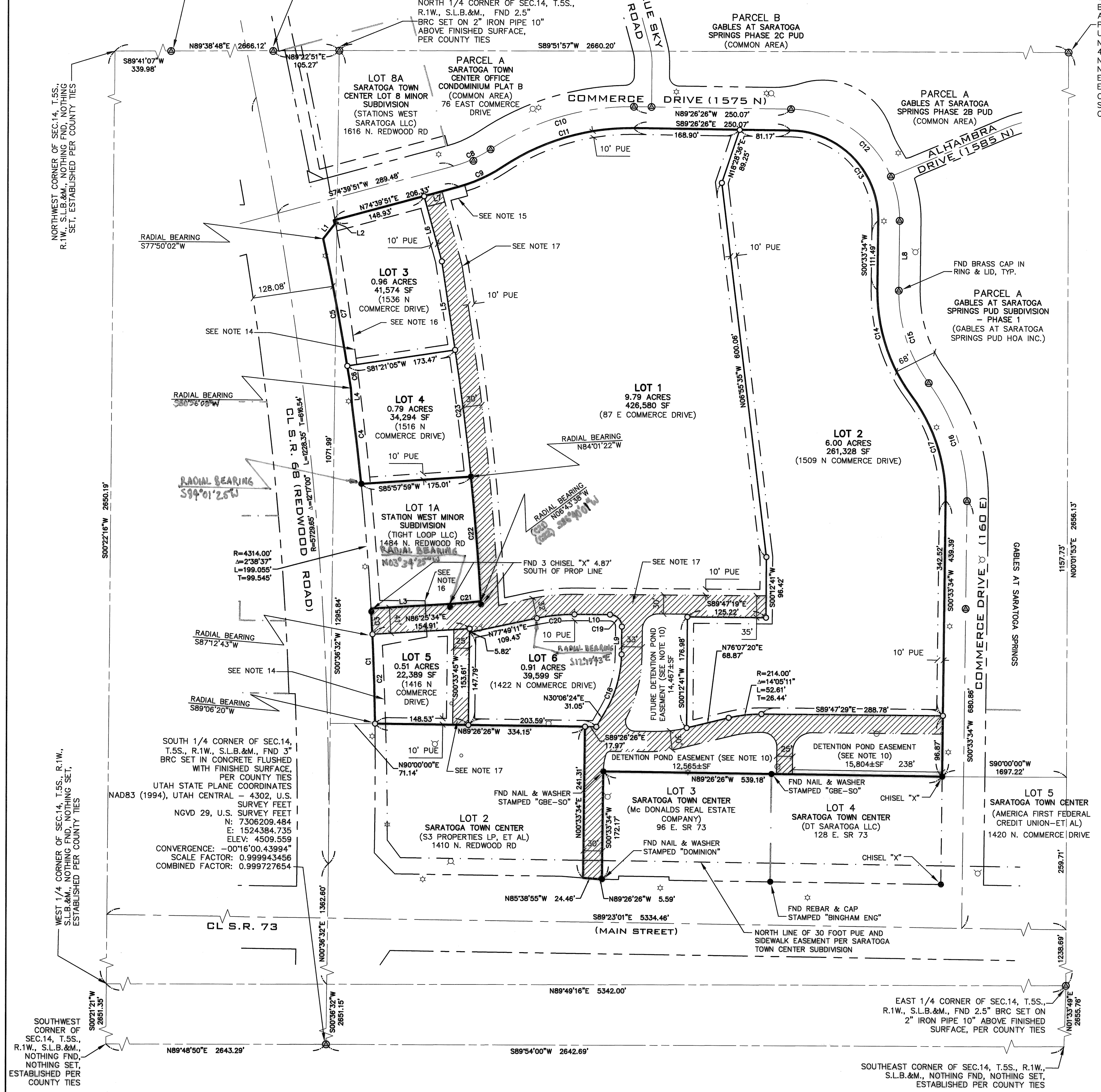
PROJECT ID	DATE:
A-1000	09/19/19
FILE NAME: PRJ-SSTC	SCALE: 1"=20'

Saratoga Town Center No. 2

AMENDING LOT 1B OF STATIONS WEST MINOR SUBDIVISION AND LOTS 9 & 10 OF SARATOGA TOWN CENTER

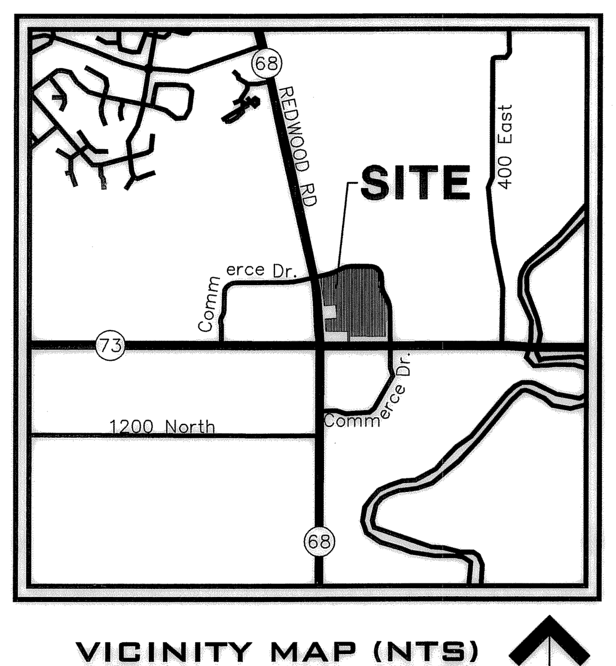
A PART OF THE NORTH HALF OF SEC. 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH

FEBRUARY 2013



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	4314.00'	2°26'17"	183.57'	91.80'
C2	4314.00'	1°53'37"	142.57'	71.29'
C3	4313.98'	0°32'40"	41.00'	20.50'
C4	4314.00'	1°40'58"	126.71'	63.36'
C5	4459.29'	3°06'04"	241.36'	120.71'
C6	4459.29'	0°27'44"	35.97'	17.98'
C7	4459.29'	2°38'20"	205.39'	102.71'
C8	200.00'	18°43'05"	65.34'	32.96'
C9	234.00'	18°43'05"	76.45'	38.57'
C10	400.00'	34°36'48"	241.65'	124.64'
C11	366.00'	34°36'48"	221.11'	114.04'
C12	175.00'	90°00'00"	274.89'	175.00'
C13	141.00'	90°00'00"	221.48'	141.00'
C14	275.00'	37°18'12"	179.04'	92.82'
C15	241.00'	37°18'12"	156.91'	81.35'
C16	309.00'	37°18'12"	201.18'	104.30'
C17	275.00'	37°18'12"	179.04'	92.82'
C18	180.00'	29°34'49"	92.93'	47.52'
C19	19.00'	90°22'01"	29.97'	19.12'
C20	276.50'	12°29'18"	60.27'	30.25'
C21	900.00'	3°09'12"	49.53'	24.77'
C22	4314.00'	2°38'39"	199.10'	99.57'
C23	4314.00'	2°42'19"	203.69'	101.86'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°57'20"E	29.69'
L2	N13°43'35"W	6.38'
L3	N86°25'34"E	125.50'
L4	N4°06'07"W	27.01'
L5	S8°38'55"E	142.14'
L6	N15°15'24"W	107.89'
L7	N74°39'51"E	57.40'
L8	S0°33'34"W	111.49'
L9	N0°31'35"E	44.41'
L10	S89°50'25"E	56.67'



VICINITY MAP (NTS)

NORTH

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND SUBDIVIDE THE SUBJECT PROPERTY INTO 6 LOTS AND PUBLIC DEDICATIONS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE, AS DETERMINED BETWEEN THE FOLLOWING THREE NGS HARN STATIONS:

"RED BUTTE CORS ARP" (PID: AF9633), ADJUSTED BY NGS IN MARCH 2002, "LAKE MOUNTAIN GPS BASE STATION ARP" (PID: AI5835), ADJUSTED BY NGS IN JUNE 2000, "NORTH ANTELOPE ISLAND GPS BASE STA ARP" (PID: AI5836), ADJUSTED BY NGS IN JUNE 2000, AND HEBER GPS BASE STATION ARP (PID: AI5834), ADJUSTED BY NGS IN JUNE 2000.

THE BASIS OF BEARINGS MAY BE DETERMINED LOCALLY BY THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14, T.5S., R.1W., S.L.B.&M.; SHOWN HEREON AS S89°51'57"W.

NOTES

1. COORDINATES SHOWN HEREON ARE BASED ON THE UTAH COORDINATE SYSTEM NAD 83 (1994) CENTRAL ZONE; MULTIPLY GROUND DISTANCES SHOWN HEREON BY 0.99972753675 TO OBTAIN GRID DISTANCES USED WITH GIVEN COORDINATES.

2. FLOOD ZONE:
THIS PROPERTY IS IN ZONE X, OF OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 500–YEAR FLOODPLAIN, PER THE FLOOD INSURANCE RATE MAP NO. 4902090115C, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2002.

3. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND/OR OTHER SUBDIVISION IMPROVEMENTS. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS, WATER SYSTEMS, WASTEWATER SYSTEMS, AND OTHER FACILITIES NECESSARY TO SERVE THE LOTS WITHIN THE SUBDIVISION. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS, AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF SARATOGA SPRINGS. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICIES REGARDING THE DEVELOPMENT OF THE PROPERTY.

4. THE OWNER OF THIS SUBDIVISION AND ANY SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT IMPACT AND CONNECTION FEES ARE PAID AND WATER RIGHTS SECURED FOR EACH INDIVIDUAL LOT. NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL ALL IMPACT FEES AT THE RATES IN EFFECT WHEN APPLYING FOR BUILDING PERMIT ARE PAID IN FULL AND WATER RIGHTS SECURED AS SPECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.

5. THE OWNER OF LOT 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE ROADS AND PRIVATE UTILITY SYSTEMS INSTALLED FOR THE ACCESS AND SERVICE OF LOTS 2, 3, 4, 5, & 6 OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT INCLUDING BUT NOT LIMITED TO ROADS, SIDEWALKS, STREET LIGHTS, IRRIGATION MAINS & LATERALS, AND DRAINAGE LINES & BASINS.

6. THE OWNER OF LOTS 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR MAINTAINING THE LANDSCAPING ALONG THE FRONTAGE OF REDWOOD ROAD AND STATE ROAD 73 FOR THE ENTIRE SARATOGA TOWN CENTER SUBDIVISION.

7. PLAT AND LOTS ARE SUBJECT TO ANY AND ALL CONDITIONS, SETBACKS, AND RESTRICTIONS CONTAINED WITHIN THOSE CERTAIN MASTER DEVELOPMENT AGREEMENTS, AND DECLARATION AS FOLLOWS:
MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED AUGUST 02, 2005, AS ENTRY #83727:2005,
AMENDED MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED SEPTEMBER 12, 2006, AS ENTRY #119581:2006,
FIRST AMENDMENT TO AMENDED MASTER DEVELOPMENT PLAN AGREEMENT FOR SARATOGA SPRINGS TOWNE CENTRE, RECORDED DECEMBER 22, 2009, AS ENTRY #130689:2009, AND THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND COMMON AREA MAINTENANCE AGREEMENT RECORDED OCTOBER 06, 2006 AS ENTRY #132916:2006.

8. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.

9. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD PARTY BENEFICIARY OR HAVE ANY RIGHTS PERTAINING TO BONDS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.

10. THE OWNER OF LOT 1, AND ANY SUCCESSORS OR ASSIGNEES ARE RESPONSIBLE FOR THE MAINTENANCE OF DETENTION POND EASEMENTS, INCLUDING THE FUTURE DETENTION POND SHOWN HEREON FOR THE PURPOSE OF DETAINING STORM WATER DRAINAGE FOR LOTS 2, 3, 4, 5, & 6 OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT.

11. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.

12. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE ROADS AND STREETS.

13. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.

14. EAST LINE OF 30 FOOT PUE AND SIDEWALK EASEMENT PER SARATOGA TOWN CENTER SUBDIVISION.

15. PERPETUAL EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO EASEMENT INSTRUMENT RECORDED AS ENTRY NO. 62975:2010, OFFICIAL RECORDS.

16. PERPETUAL EASEMENT GRANTED TO UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO EASEMENT INSTRUMENT RECORDED AS ENTRY NO. 62975:2010, OFFICIAL RECORDS.

17. ALL PRIVATE ROADS & UTILITY EASEMENTS HAVE PUBLIC ACCESS. AFFECTS AND BENEFITS ALL LOTS OF THIS SUBDIVISION AND LOTS 2, 3, & 4 OF THE SARATOGA TOWN CENTER SUBDIVISION AND LOT 1A OF THE STATIONS WEST MINOR SUBDIVISION PLAT.

18. FOR BUILDING SETBACK AND HEIGHT RESTRICTIONS REFER TO NOTE #7 AND REFERENCED RECORD DOCUMENTS.

LEGEND:

- ○ SET 5/8" REBAR AND CAP MARKED "PLS 643657" UNLESS OTHERWISE NOTED
- FND GOVERNMENT MONUMENT AS NOTED
- ● FND MONUMENT AS NOTED
- CENTERLINE MONUMENT PER CITY STANDARDS TO BE SET AFTER IMPROVEMENT OF ROAD
- LIGHT POLE
- FIRE HYDRANT
- PIV – POST INDICATOR VALVE
- CENTERLINE
- SECTION LINE
- ADJACENT PROPERTY LINES
- PROPERTY LINE
- PROPOSED LOT LINES
- EASEMENT AS NOTED
- RIGHT OF WAY LINE
- PRIVATE ROADWAYS (SEE NOTE 17)

PROJECT #: 12-0054
DATE: 02-04-13
DRAWN BY: DM
CHECKED BY: BM

CLC ASSOCIATES
231 WEST 800 SOUTH
SUITE A
SALT LAKE CITY
UTAH 84101
P 801 363 5605
F 801 363 5604
CLCASSOC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

13866

SURVEYOR'S CERTIFICATE

I, DAVID T. MORTENSEN, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND THAT THE SAME AS SHOWN ON THIS PLAT. IN MY PROFESSIONAL OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT, AND THE LOTS ARE IN GENERAL CONFORMANCE WITH THE AREA, FRONTAGE AND WIDTH REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCES.

LEGAL DESCRIPTION

ALL OF LOT 1B STATIONS WEST MINOR SUBDIVISION, AS FOUND IN A PLAT RECORDED AS ENTRY NO. 36842:2012, MAP NO. 13654, OFFICIAL RECORDS; TOGETHER WITH ALL OF LOTS 9 AND 10 OF SARATOGA TOWN CENTER, AS FOUND IN A PLAT RECORDED AS ENTRY NO. 131021:2006, MAP NO. 11899, OFFICIAL RECORDS; SAID LAND BEING PART OF THE NORTH HALF OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE STATE OF UTAH, COUNTY OF UTAH, CITY OF SARATOGA SPRINGS.

LESS AND EXCEPTING THE LAND CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION PURSUANT TO THE WARRANTY DEED RECORDED AS ENTRY NO. 62974:2010 ON JULY 29, 2012, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF COMMERCE DRIVE AS SHOWN ON THE PLAT OF SAID SARATOGA TOWN CENTER SUBDIVISION FILE NUMBER 11899, ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH; WHICH IS 84.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0066, OPPOSITE ENGINEER STATION 617+64.86, WHICH POINT IS 6.01 FT S89°38'52"W ALONG THE NORTH LINE OF SAID NW1/4 AND 271.17 FT. S00°21'08"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S13°44'55"E 6.37 FT.; THENCE S37°56'00"W 29.69 FT. TO A POINT 61.73 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 617+39.59 WHICH IS A POINT ON A 4,459.29 FT. RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS S77°50'13"W) THENCE SOUTHERLY ALONG SAID CURVE 241.36 FT.; THENCE S04°07'27"E 27.01 FT. TO A POINT ON A 4,314.00 FT. RADIUS CURVE TO THE RIGHT (NOTE: RADIUS BEARS S82°18'25"W); THENCE SOUTHERLY ALONG SAID CURVE 509.32 FT. TO THE SOUTH LINE OF LOT 1, OS SAID SARATOGA TOWN CENTER SUBDIVISION WHICH IS 64.00 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 609+73.51; THENCE N89°27'44"W ALONG SAID SOUTH LINE 13.15 FT. TO THE SOUTHWEST CORNER OF SAID LOT 1, SARATOGA TOWN CENTER SUBDIVISION WHICH IS A POINT ON A 5,789.88 FT. RADIUS CURVE TO THE LEFT (NOTE: RADIUS BEARS S88°03'54"W); THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND SAID CURVE 798.62 FT. TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE N74°38'31"E 28.08 FT. TO THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT ON THE EAST LINE OF LOT 2, AS SHOWN ON THE PLAT OF SAID SARATOGA TOWN CENTER SUBDIVISION FILE NUMBER 11899 ON FILE IN THE OFFICE OF THE UTAH COUNTY RECORDER, UTAH; WHICH IS 396.68 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE ENGINEER STATION 607+33.63 WHICH POINT IS 392.28 FT. N89°51'45"E ALONG THE NORTH LINE OF SAID NE1/4 AND 1,317.92 FT. S00°08'15"E FROM THE NORTH QUARTER CORNER OF SAID SECTION 14; AND RUNNING THENCE S85°39'30"E 24.46 FT. TO A POINT 421.08 FT. PERPENDICULARLY DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT NO. 0068, OPPOSITE STATION 607+31.99; THENCE N89°27'46"W 24.40 FT.; THENCE N00°32'16"E 1.62 FT. TO THE POINT OF BEGINNING.

(NOTE: ALL BEARINGS AND DISTANCES BASED UPON THE UTAH STATE PLANE COORDINATE SYSTEM OF 1983 AT GROUND, UTAH CENTRAL ZONE BASED UPON UTAH DEPARTMENT OF TRANSPORTATION SURVEY CONTROL SHEETS FOR FEDERAL AID PROJECT STP–0068(42)26 SR–68 REDWOOD ROAD, BANGERTER HWY TO SARATOGA SPRINGS ENVIRONMENTAL ASSESSMENT STUDY DATED FEBRUARY 8, 2008)

CONTAINS 18.96 ACRES, MORE OR LESS

(NOTE: THE NUMBER OF LOTS = SIX (6))

ENT 34884:2013 Map # 13866
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Apr 10 2:21 pm FEE 36.00 BY CLS
RECORDED FOR SARATOGA SPRINGS CITY

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT F. MYERS, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS

SARATOGA TOWN CENTER NO. 2

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND/OR CITY ALL PARCELS OF LAND, EASEMENTS AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE OWNER(S) WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCE ON A DEDICATED STREET WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREET.

IN WITNESS WHEREOF JULIE RICE WOLFF HAVE/HAS HEREUNTO SET THIS 28 DAY OF FEBRUARY A.D., 2013.

STATIONS WEST–SARATOGA, LLC,
AN OHIO LIMITED LIABILITY COMPANY

By: [signature]
ITS MANAGER ~~President~~ Robert F. Myers

CORPORATE ACKNOWLEDGMENT

STATE OF Ohio
S.S.
COUNTY OF Hamilton

ON THE 28th DAY OF February A.D., 2013 PERSONALLY APPEARED BEFORE ME, Robert F. Myers Julie R. Wolff WHO BEING BY ME DULY SWORN OR AFFIRMED, DID SAY THAT Robert F. Myers IS THE President OF Stations West–Saratoga LLC. AND THAT THE HEREIN OWNERS'S DEDICATION WAS SIGNED IN BEHALF OF SAID Stations West–Saratoga LLC AND THE SAID Robert F. Myers EXECUTED THE SAME.

Julie Rice Wolff
NOTARY PUBLIC

RESIDING IN Clermont COUNTY, OHIO
MY COMMISSION EXPIRES: 2-1-2015

ACCEPTANCE BY LEGISLATIVE BODY

THE MAYOR 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 2 DAY OF APRIL, A.D. 2013.

MAYOR [signature]
ATTEST [signature] CITY RECORDER (SEE SEAL BELOW)

Saratoga Town Center No. 2

AMENDING LOT 1B OF STATIONS WEST MINOR SUBDIVISION AND LOTS 9 & 10 OF SARATOGA TOWN CENTER

A PART OF THE NORTH HALF OF SEC. 14, T.5S., R.1W., S.L.B.&M., CITY OF SARATOGA SPRINGS, COUNTY OF UTAH, STATE OF UTAH
FEBRUARY 2013

SHEET 1 OF 1

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY–COUNTY ENGINEER SEAL	CLERK–RECORDER SEAL
STATE OF UTAH, DAVID T. MORTENSEN, Expires 03-31-15, PLS 643657, PROFESSIONAL LAND SURVEYOR. FOR AND ON BEHALF OF CLC ASSOCIATES, INC.		3-4-13, 7870724, JEREMY D. LAPIN, STATE OF UTAH	CITY OF SARATOGA SPRINGS, CORPORATE SEAL, STATE OF UTAH

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN.

SEC. 14-5-1W TV-039 (LOT 1B STATIONS WEST MINOR SUB, LOTS 9,10 SARATOGA TOWN CENTER)

QUESTAR GAS COMPANY
APPROVED THIS 26 DAY OF Feb A.D., ~~2012~~ 2013
Mark K Hansen
QUESTSTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS 26 DAY OF Feb A.D., ~~2012~~ 2013
[signature]
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS 26 DAY OF Feb A.D., ~~2012~~ 2013
Jolene Black
COMCAST CABLE TELEVISION

QWEST
APPROVED THIS 26 DAY OF FEB A.D., ~~2012~~ 2013
K.C. [signature]
QWEST

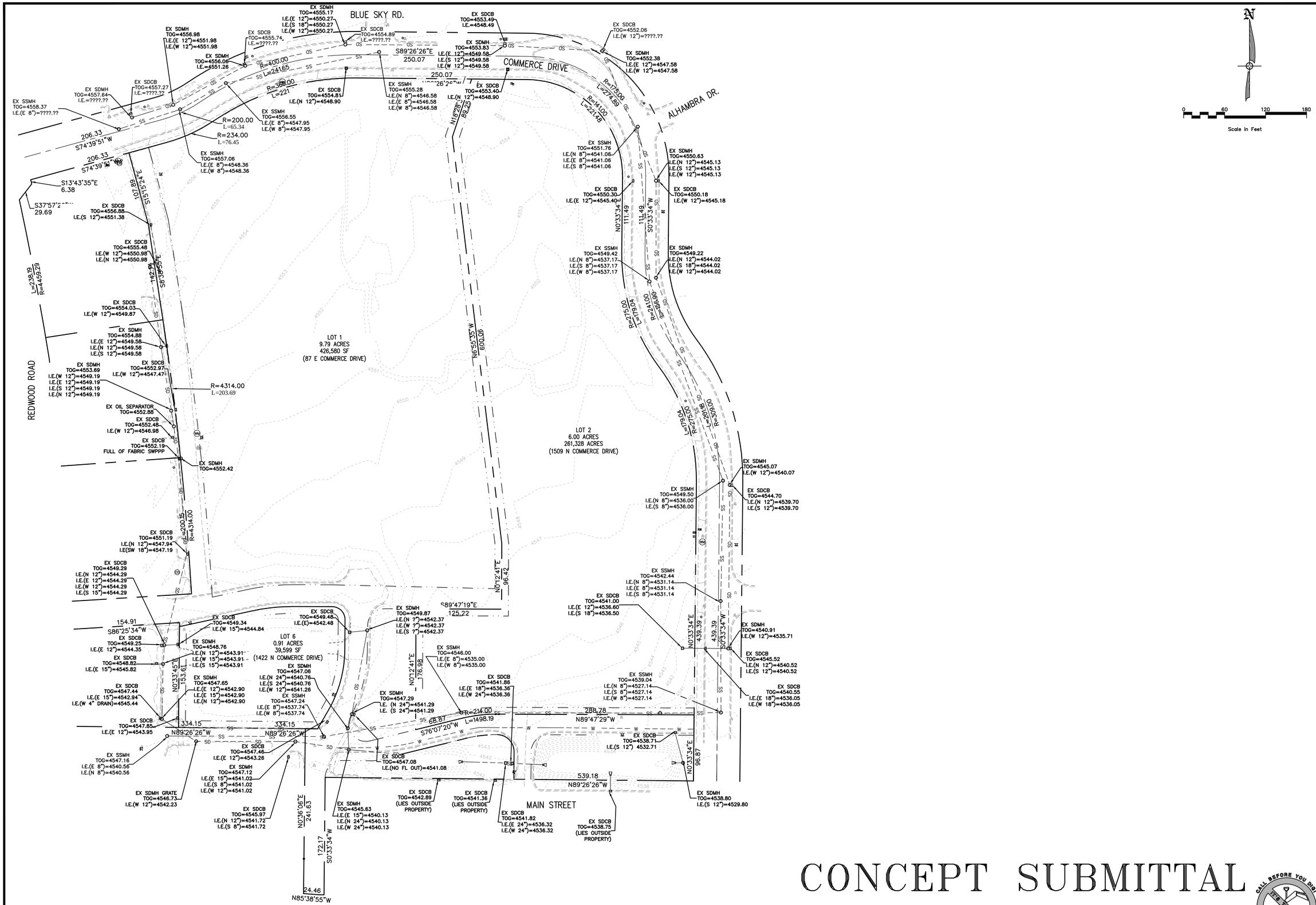
FIRE CHIEF APPROVAL
APPROVED THIS 25 DAY OF MARCH A.D., ~~2012~~ 2013 BY THE CITY FIRE CHIEF.
[signature]
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
APPROVED THIS 14 DAY OF March A.D., ~~2012~~ 2013 BY THE PLANNING COMMISSION.
[signature]
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED THIS 4th DAY OF March A.D., ~~2012~~ 2013 BY THE CITY ENGINEER.
[signature]
CITY ENGINEER

SARATOGA SPRINGS ATTORNEY
APPROVED THIS 7th DAY OF March A.D., ~~2012~~ 2013 BY THE CITY ATTORNEY.
[signature]
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE
APPROVED THIS 2 DAY OF 26 A.D., ~~2012~~ 2013 BY POST OFFICE REPRESENTATIVE
Jen Barney
LEHI CITY POST OFFICE REPRESENTATIVE



CONCEPT SUBMITTAL

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

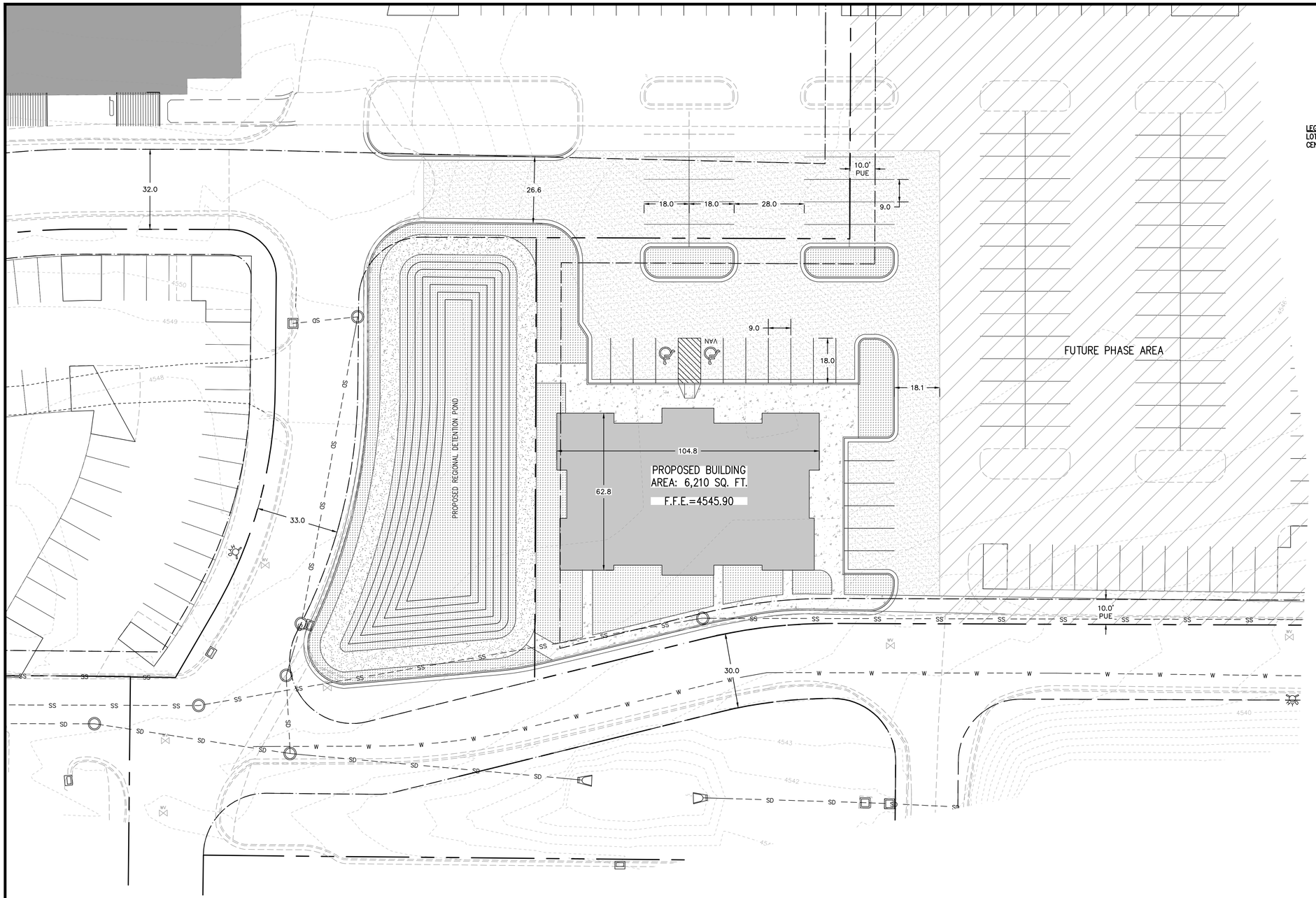
SARATOGA TOWN CENTER
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH

EXISTING SITE PLAN

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH

CALL BEFORE YOU DIG! IT'S THE LAW BLUE STAKES 1 800 662 4111

SHEET NO.	
C0.1	
PROJECT ID: A-1000	DATE: 09/19/19
FILE NAME: PRJ-SSTC	SCALE: 1"=60'



LEGAL DESCRIPTION:
LOT 2 OF THE SARATOGA TOWN CENTER NO. 2 SUBDIVISION PLAT.

N

0 20 40 60
Scale in Feet

LOT AREAS:

	SQ. FT. / ACRES
LOT	261,321 SQ. FT. / 6.00 ACRES
BUILDING FOOTPRINT	6,210 SQ. FT. / 0.14 ACRES
ASPHALT	10,265 SQ. FT. / 0.24 ACRES
LANDSCAPING	5,022 SQ. FT. / 0.12 ACRES
CONCRETE	5,685 SQ. FT. / 0.13 ACRES
UNDEVELOPED	234,139 SQ. FT. / 5.38 ACRES

NOTE:
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

PROJECT SUMMARY		
LOTS	1	
BUILDINGS	1	
BUILDING 1	6,210	SQ. FT.
	33	STALLS
	2	ADA STALLS
	5,022	SQ. FT. LANDSCAPING
	1.92%	LANDSCAPING

CONCEPT SUBMITTAL

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SARATOGA TOWN CENTER
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH
CONCEPT SITE PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

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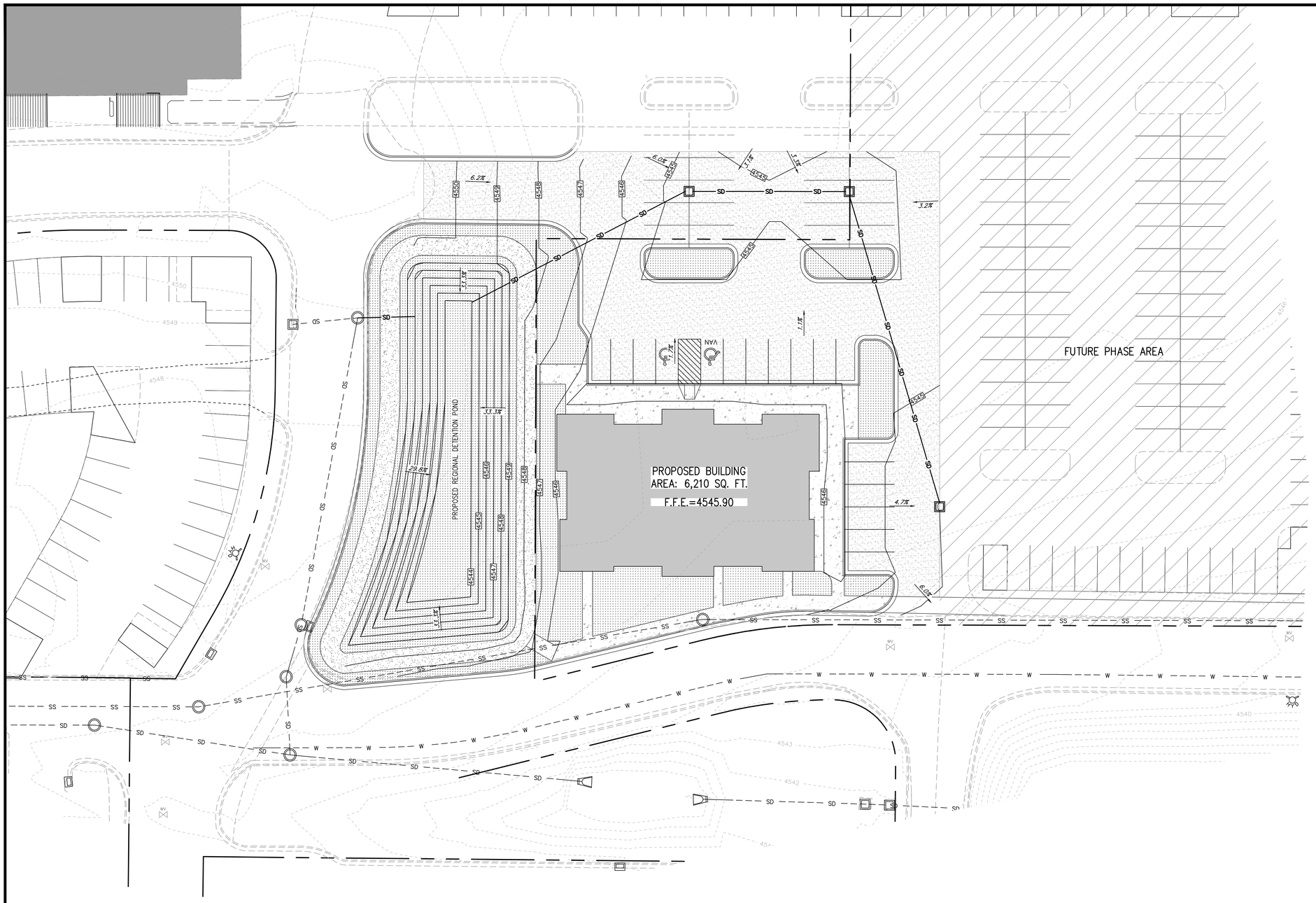
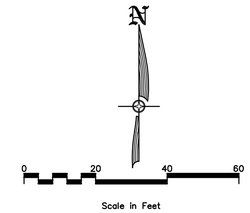
SHEET NO. C1
PROJECT ID: A-1000
DATE: 09/19/19
FILE NAME: PRJ-SSTC
SCALE: 1"=20'





CONCEPT SUBMITTAL

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

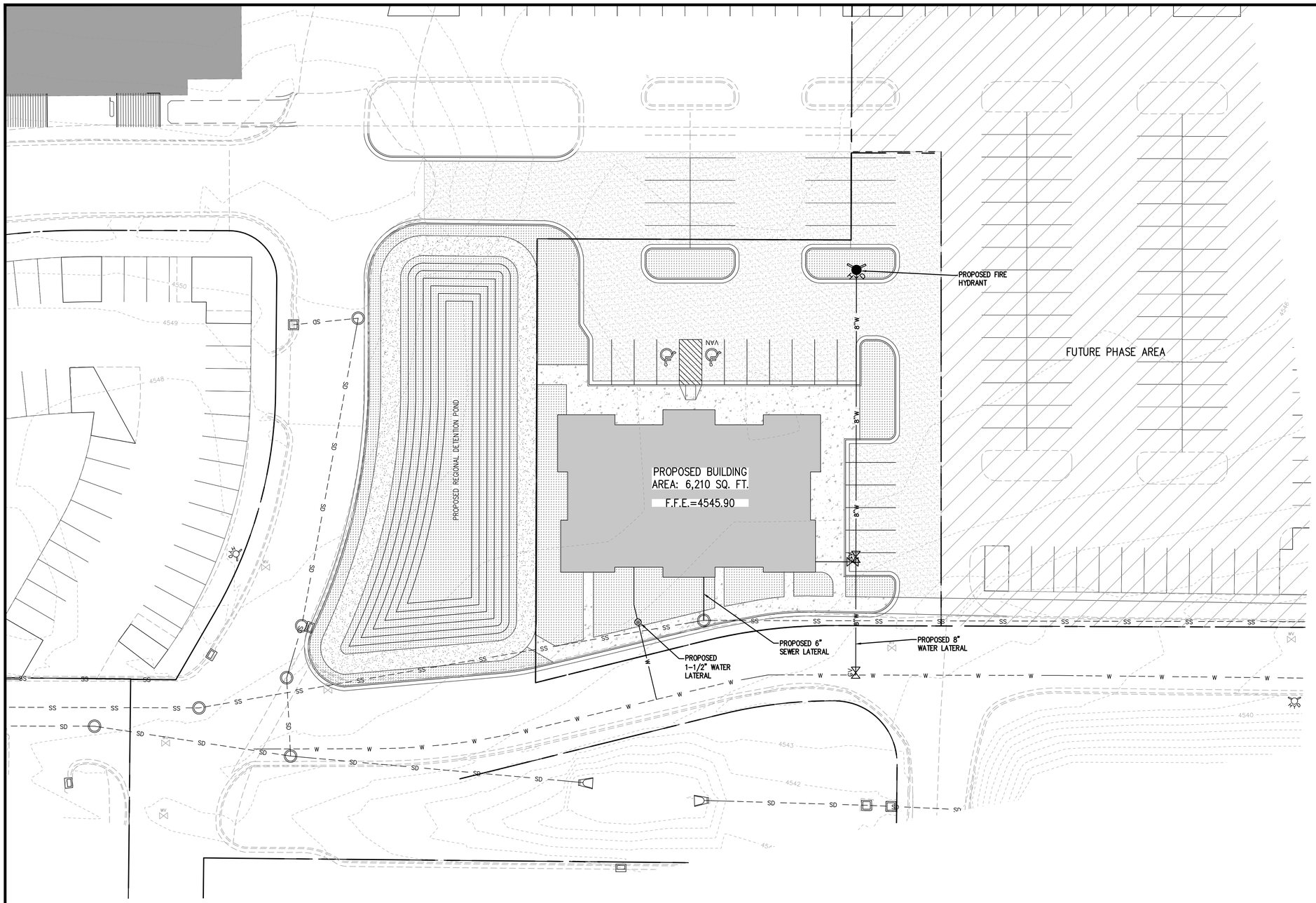
SARATOGA TOWN CENTER
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH
CONCEPT GRADING & DRAINAGE PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
BLUE STAKES 1 800 662 4111

SHEET NO.
C2

PROJECT ID	DATE:
A-1000	09/19/19
FILE NAME: PRJ-SSTC	SCALE: 1"=20'



CONCEPT SUBMITTAL

NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 - 801-949-6296

SARATOGA TOWN CENTER
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH
CONCEPT UTILITY PLAN

LICENSED PROFESSIONAL ENGINEER
SCOTT D. THORSEN
No. 354291
STATE OF UTAH

CALL BEFORE YOU DIG!
IT'S THE LAW
BLUE STAKES 1 800 662 4111

SHEET NO.
C3

PROJECT ID	DATE:
A-1000	09/19/19
FILE NAME: PRJ-SSTC	SCALE: N.T.S.

CONCEPT SUBMITTAL

SLUE STAKES 1 800 662 4111 CALL BEFORE YOU DIG!

SARATOGA TOWN CENTER
87 EAST COMMERCE DRIVE, SARATOGA SPRINGS, UTAH

SCHEMATIC TRANSPORTATION COORIDORS

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

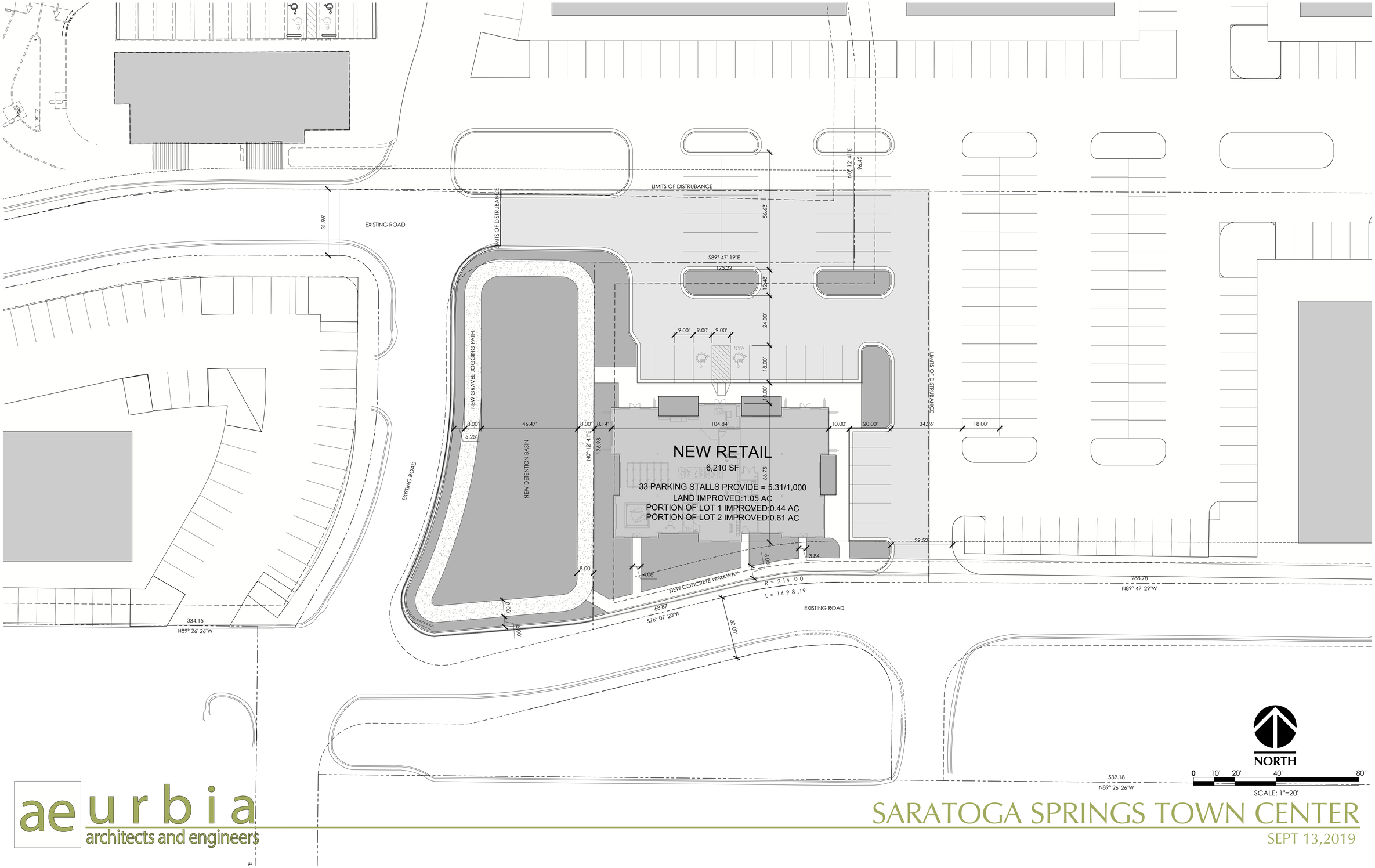
NO.	REVISIONS	BY	DATE

DESIGNER: SDT PROJECT ENGINEER: SDT

SHEET NO. C4

PROJECT ID A-1000 DATE: 09/19/19
FILE NAME: PRJ-SSTC SCALE: N.T.S.

LICENSED PROFESSIONAL ENGINEER SCOTT D. THORSEN No. 354291 STATE OF UTAH



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SARATOGA SPRINGS TOWN CENTER

SEPT 13,2019

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