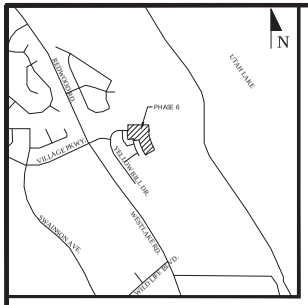
MALLARD BAY PHASE 6

PREPARED FOR:

BAYSIDE SHORES LLC,
BEVERLY BAY LLC

LOCATED IN:

SARATOGA SPRINGS, UTAH



VICINITY MAP
NTS

SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER
C2	FINAL PLAT
C3	SITE & SIGNAGE PLAN
C3.1	EXISTING TOPO PLAN
C4	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL
L1	LANDSCAPE PLAN
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	DETAILS
PP1	BALTIC RUSH AVE
PP2	BALTIC RUSH AVE
PP3	PREENING WAY
PP4	MUSCOVY AVE
PP5	MUSCOVY AVE

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: JACKSON WATERS
SURVEY MANAGER: SPENCER LLEWELYN

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

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

GRAPHIC SCALE

70 0 35 70 140 280

(IN FEET)
1 inch = 70 ft.

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

MALLARD BAY
SARATOGA SPRINGS, UTAH
COVER

REVISION BLOCK:

#	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

COVER

Scale: 1" = 70'	Drawn: DXW
Date: 12/18/19	Job #: 19-0217
Sheet: C1	

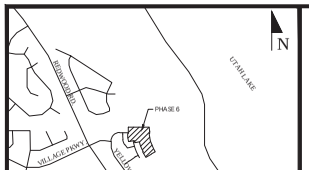
Z:\2019\19-0217 - Mallard Bay phase 6\design\19-0217-dwg\sheets\C1.0 Cover Sheet.dwg

PHASE 6

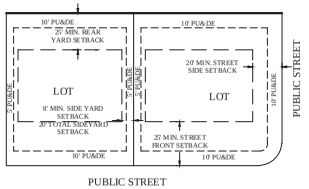
MALLARD BAY

SUBDIVISION

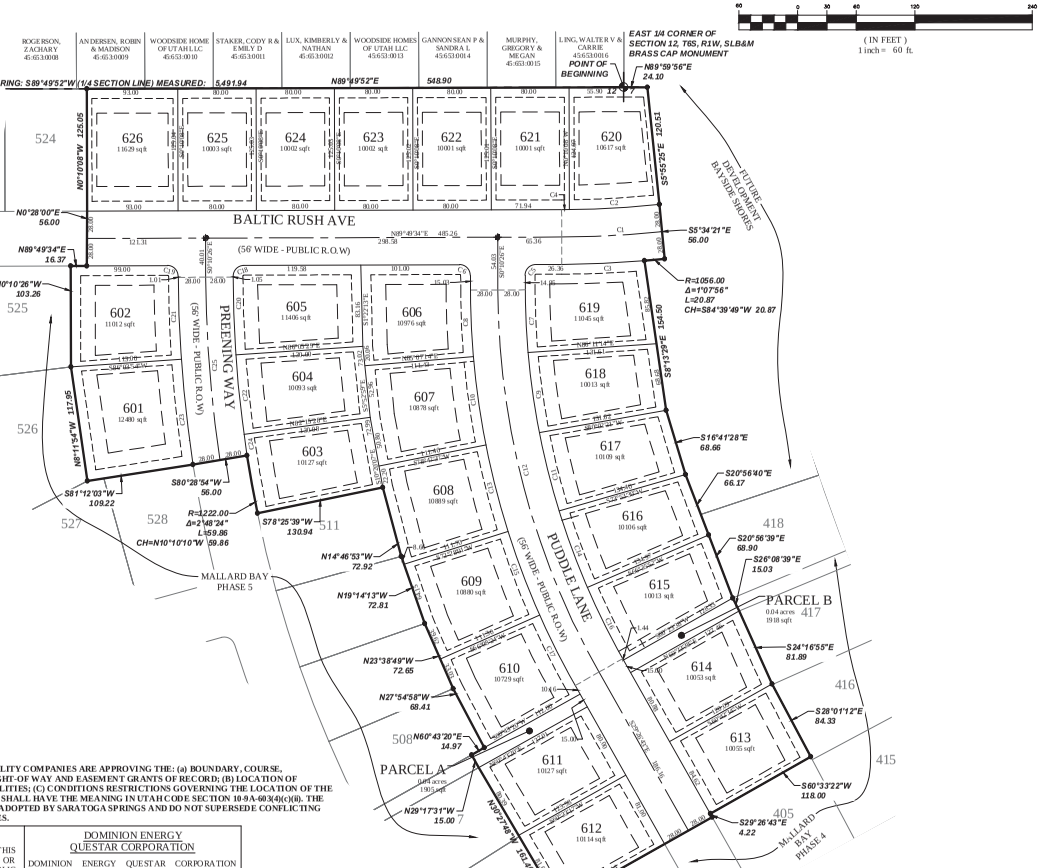
LOCATED IN THE SE1/4 OF SECTION 12, T6S, R1W &
THE SW 1/4 OF SECTION 7, T6S, R1E
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP
N.T.S



TYPICAL BUILDING SETBACKS
N.T.S



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- FEMA ZONE LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PHASE 6 TABULATIONS

AREA	8.18 ACRES 356,188.47 SQ. FT
BUILDABLE LAND	6.37 ACRES 277,181.62 SQ. FT
OPEN SPACE	0.09 ACRES 3,823.63 SQ. FT
ROW AREA	1.81 ACRES 79,006.85 SQ. FT
SENSITIVE LANDS	0 ACRES 0 SQ. FT
NUMBER OF LOTS	26
DENSITY	3.18 LOTS/ACRE

Curve Table

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1028.00	5°44'16"	102.95	N86°57'26"E	102.90
C2	1000.00	5°17'08"	92.25	S86°43'18"W	92.22
C3	1056.00	4°35'48"	84.72	S87°31'40"W	84.70
C4	1000.00	0°27'42"	8.06	N89°35'43"E	8.06
C5	11.00	90°00'00"	17.28	S44°49'54"W	15.56
C6	11.00	90°00'00"	17.28	N45°10'26"W	15.56
C7	772.00	4°45'12"	64.05	S02°33'15"E	64.03
C8	828.00	4°42'20"	68.00	N02°31'36"W	67.98
C9	772.00	6°08'52"	82.84	N07°59'16"W	82.80
C10	828.00	6°19'36"	91.43	S08°02'33"E	91.38
C11	772.00	6°08'52"	82.84	N14°08'51"W	82.80
C12	800.00	29°51'17"	408.70	S14°48'14"E	404.27
C13	828.00	6°19'36"	91.43	S14°22'11"E	91.38
C14	772.00	6°11'06"	83.34	N20°18'19"W	83.30
C15	828.00	6°19'36"	91.43	S20°41'48"E	91.38
C16	772.00	6°02'35"	81.42	N26°25'25"W	81.39
C17	828.00	5°35'07"	80.71	S26°39'09"E	80.68
C18	11.00	89°49'32"	17.25	N44°54'47"E	15.53
C19	11.00	89°59'58"	17.28	S45°10'27"E	15.56
C20	1,222.00	3°44'05"	79.65	N02°02'38"W	79.64
C21	1,278.00	3°45'40"	83.89	S02°01'16"E	83.88
C22	1,222.00	3°49'56"	81.74	N05°49'33"W	81.72
C23	1,278.00	4°51'51"	108.49	S06°22'01"E	108.46
C24	1,222.00	1°01'31"	21.87	N08°15'00"W	21.86
C25	1,250.00	8°36'31"	187.82	S04°28'42"E	187.64

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 BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
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.

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 A BROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDE 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 801-366-8532.

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
8440 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 355-2075
www.focusutah.com

CENTURY LINK

Approved this_____ day of _____, A.D. 20_____

_____
CENTURY LINK

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

COMCAST CABLE TELEVISION

Approved this_____ day of _____, A.D. 20_____

_____
COMCAST CABLE TELEVISION

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, 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 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge. I also certify that I have filed, or will file within 90 days 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, and the SW1/4 of Section 7, Township 6 South, Range 1 East Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the East 1/4 Corner of Section 12, T6S, R1W, SL B&M (Basis of Bearing: S89°49'52"W along the 1/4 Section line between the East 1/4 Corner and West 1/4 Corner of said Section 12); thence N89°59'56"E 24.10 feet; thence S05°55'25"E 120.51 feet; thence S05°34'21"E 56.00 feet; thence Westerly along the arc of a non-tangent curve to the right having a radius of 1,056.00 feet (radius bears: N05°54'09"W) a distance of 20.87 feet through a central angle of 01°07'56" Chord: S84°39'49"W 20.87 feet; thence S08°13'29"E 154.50 feet; thence S16°41'28"E 68.66 feet; thence S20°56'40"E 43.61 feet; thence S20°56'39"E 68.90 feet; thence S26°08'39"E 15.03 feet; thence S24°16'55"E 81.89 feet; thence S28°01'12"E 84.33 feet; thence S60°33'22"W 117.90 feet; thence S29°26'43"E 4.22 feet; thence S60°33'17"W 56.00 feet; thence S60°33'16"W 124.24 feet; thence N30°27'48"W 16.140 feet; thence N29°17'31"W 15.00 feet; thence N60°43'20"E 14.97 feet; thence N27°54'58"W 68.41 feet; thence N23°38'49"W 72.65 feet; thence N19°14'13"W 72.81 feet; thence N14°46'53"W 72.92 feet; thence S78°25'39"W 130.94 feet; thence Northerly along the arc of a non-tangent curve to the right having a radius of 1,222.00 feet (radius bears: N78°25'38"E) a distance of 59.86 feet through a central angle of 02°48'24" Chord: N10°10'10"W 59.86 feet; thence S80°28'55"W 56.00 feet; thence S81°12'03"W 109.22 feet; thence N08°11'54"W 117.95 feet; thence N00°10'26"W 103.26 feet; thence N89°49'34"E 16.37 feet; thence N00°28'00"E 56.01 feet; thence N00°10'08"W 125.04 feet; thence N89°49'52"E 548.90 feet to the point of beginning.

Contains: 8.18 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 6

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_____.

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

PHASE 6

MALLARD BAY

SUBDIVISION

LOCATED IN THE SE1/4 OF SECTION 12, T6S, R1W &
THE SW 1/4 OF SECTION 7, T6S, R1E,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

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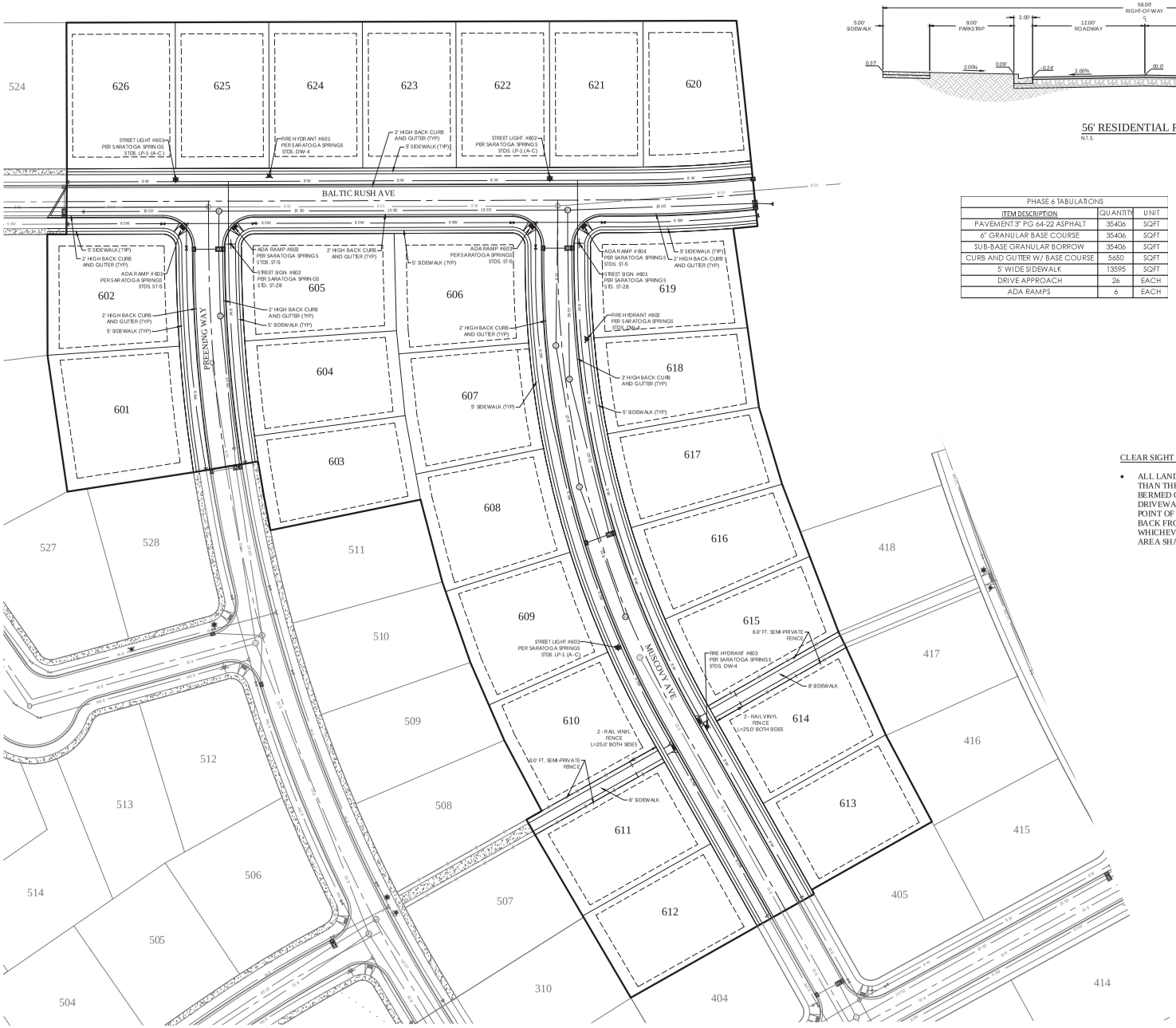

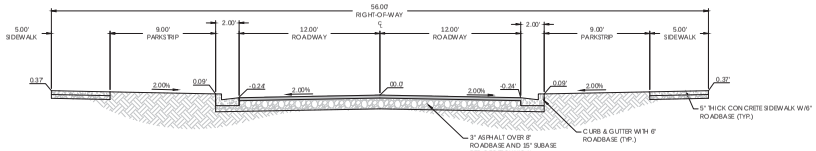

56' RESIDENTIAL ROAD

N.T.S.

PHASE 6 TABULATIONS		
ITEM DESCRIPTION	QUANTITY	UNIT
PAVEMENT 3" PG 64-22 ASPHALT	35406	SQFT
6" GRANULAR BASE COURSE	35406	SQFT
SUB-BASE GRANULAR BORROW	35406	SQFT
CURB AND GUTTER W/ BASE COURSE	5650	SQFT
5' WIDE SIDEWALK	13595	SQFT
DRIVE APPROACH	26	EACH
ADA RAMPS	6	EACH

N
W
E
S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

CLEAR SIGHT TRIANGLE

- ALL LANDSCAPING AND FENCING SHALL BE LIMITED TO A HEIGHT OF NOT MORE THAN THREE FEET AND THE GRADE AT SUCH INTERSECTIONS SHALL NOT BE BERMED OR RAISED. CLEAR SIGHT IS LOCATED AT ALL INTERSECTIONS OF STREETS, DRIVEWAYS, OR SIDEWALKS, FOR A DISTANCE OF TWENTY FEET BACK FROM THE POINT OF CURVATURE OF CURVED ROWS AND PROPERTY LINES OR THIRTY FEET BACK FROM THE INTERSECTION OF STRAIGHT ROWS AND PROPERTY LINES, WHICHEVER IS GREATER. LANDSCAPING SHALL NOT EXCEED 3' IN HEIGHT AND THE AREA SHALL NOT BE BERMED OR RAISED WITHIN CLEAR SIGHT TRIANGLES.

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
X	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 HYDRANT
o XXXX.XX	SPOT ELEVATION

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MALLARD BAY PHASE 6

SARATOGA SPRINGS, UTAH

SITE & SIGNAGE PLAN

REVISION BLOCK:

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

SITE & SIGNAGE PLAN

Scale: 1" =40'
Drawn: DXW
Date: 12/18/19
Job #: 19-0217
Sheet: C3

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