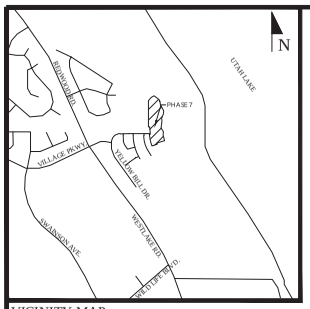
MALLARD BAY PH 7

PREPARED FOR:

BAYSIDE SHORES LLC,
BEVERLY BAY LLC

LOCATED IN:

SARATOGA SPRINGS



VICINITY MAP
N.T.S

SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C3	SITE PLAN
C3.1	EXISTING TOPO PLAN
C4	GRADING PLAN
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C5.1	DRAINAGE PLAN
C6	SEWER PLAN
C7	WATER PLAN
C8	EROSION CONTROL PLAN
D1	DETAILS
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D4	DETAILS
D5	DETAILS
PP1	OLIVIA LANE
PP2	BALTIC RUSH AVE
PP3	GREENHEAD DRIVE
PP3.1	GREENHEAD DRIVE
PP4	STORM DRAIN OUTFALL
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS

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 CITY 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

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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 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 PH 7
SARATOGA SPRINGS
COVER SHEET

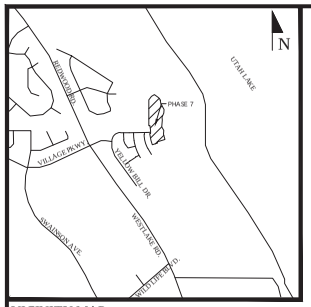
REVISION BLOCK

#	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

COVER SHEET

Scale: 1" =50'	Drawn: JRW
Date: 2/14/20	Job #: 20-0021
Sheet: C1	

Z:\2020\20-0021 Mallard Bay phase 7\design\20-0021 dwg\sheets\C1.0 Cover Sheet.dwg



VICINITY MAP
N.T.S

LEGEND

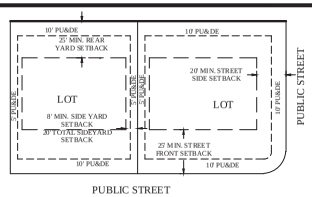
- BOUNDARY
- SECTION LINE
- EASEMENT
- FEMA ZONE LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

PHASE 7 TABULATIONS

AREA	7.18	ACRES
	312,924.88	SQ. FT
BUILDABLE LAND	5.76	ACRES
	251,016	SQ. FT
OPEN SPACE	0.00	ACRES
	0.00	SQ. FT
ROW AREA	1.42	ACRES
	61,855.2	SQ. FT
SENSITIVE LANDS	0	ACRES
	0	SQ. FT
NUMBER OF LOTS	21	
DENSITY	2.92	LOTS/ACRE

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. PARCELS A & B ARE 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.



TYPICAL BUILDING SETBACKS
N.T.S.

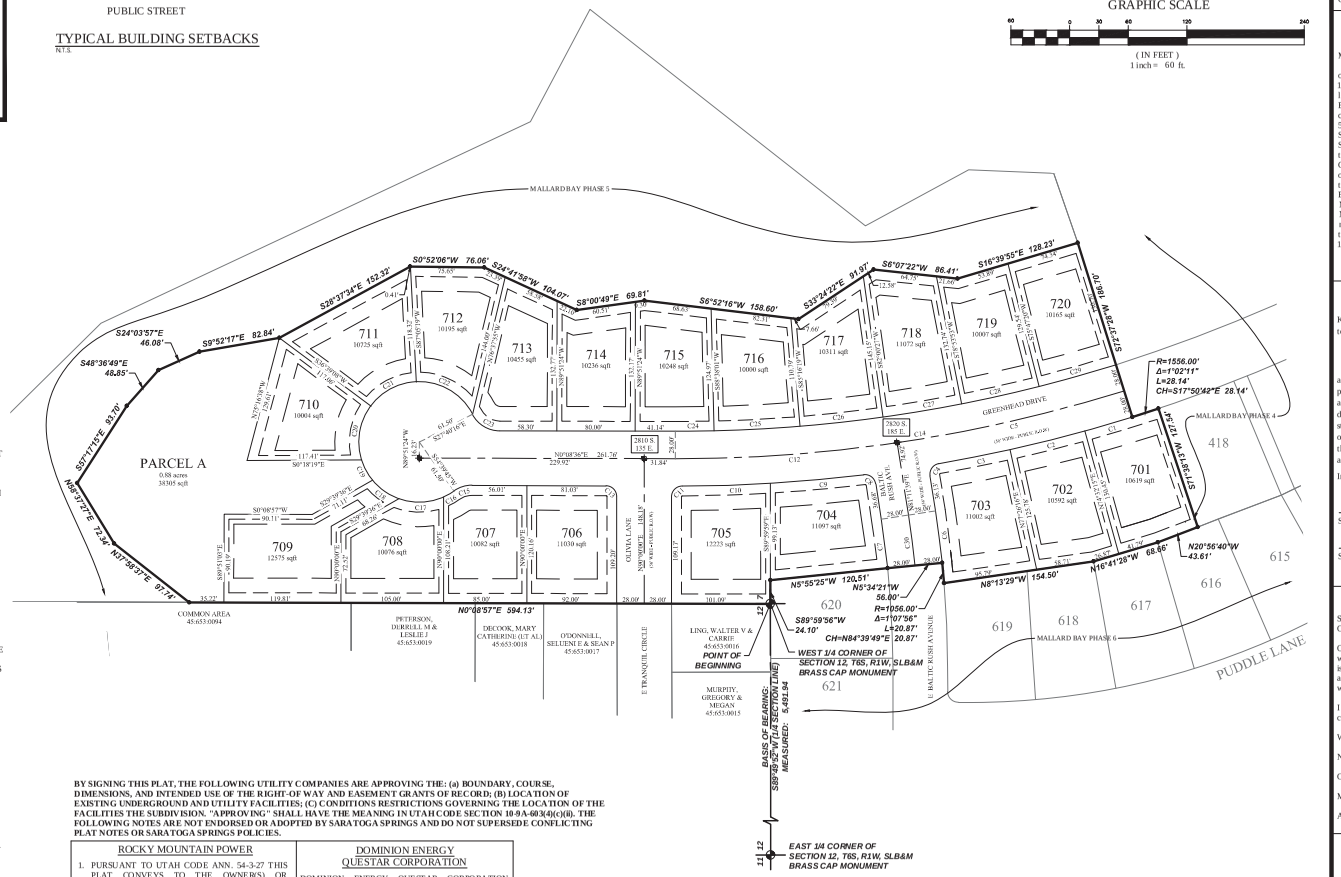
PHASE 7

MALLARD BAY

SUBDIVISION

LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 7, T6S, R1E
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.



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 ABROGATION 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.

PAGE: 1 OF 1 | 01/28/2020

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
1640 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 553-2075
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
Professional Land Surveyor
Certificate No. 10516507

Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 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 West 1/4 Corner of Section 7, T6S, R1E, SLB&M, said corner also being the Southeast Corner of Lot 2616, LAKESIDE PLAT 26, according to the Official Plat thereof recorded February 13, 2018 as Entry No. 14522:2018 in the Office of the Utah County Recorder; thence N00°08'57"E along said plat 594.13 feet to the Southerly line of Parcel C, MALLARD BAY PHASE 5, according to the Official Plat thereof recorded _____ as Entry No. _____ of the Official Records of Utah County; thence along said parcel the following 14 (fourteen) courses: 1) N37°58'37"E 97.74 feet; 2) N58°37'27"E 72.34 feet; 3) S57°17'15"E 93.70 feet; 4) S48°36'49"E 48.85 feet; 5) S24°03'57"E 46.08 feet; 6) S09°52'17"E 82.84 feet; 7) S28°37'34"E 152.32 feet; 8) S00°52'06"W 76.06 feet; 9) S24°41'58"W 104.07 feet; 10) S08°00'49"E 69.81 feet; 11) S06°52'16"W 158.60 feet; 12) S33°24'22"E 91.97 feet; 13) S06°07'22"W 86.41 feet; 14) S16°39'55"E 128.23 feet to the Northerly line of MALLARD BAY PHASE 4, according to the Official Plat thereof recorded _____ as Entry No. _____ of the Official Records of Utah County; thence along said plat the following 3 (three) courses: 1) S72°37'28"W 186.70 feet; 2) Southerly along the arc of a non-tangent curve to the left having a radius of 1,556.00 feet (radius bears: N72°40'24"E) a distance of 28.14 feet through a central angle of 01°02'11" Chord: S17°50'42"E 28.14 feet; 3) S71°38'13"W 127.54 feet to a point on the Easterly line of MALLARD BAY PHASE 6, according to the Official Plat thereof recorded _____ as Entry No. _____ of the Official Records of Utah County; thence along said plat the following 7 (seven) courses: 1) N20°56'40"W 43.61 feet; 2) N16°41'28"W 68.66 feet; 3) N08°13'29"W 154.50 feet; 4) Easterly along the arc of a non-tangent curve to the left having a radius of 1,056.00 feet (radius bears: N04°46'14"W) a distance of 20.87 feet through a central angle of 01°07'56" Chord: N84°39'49"E 20.87 feet; 5) N05°34'21"W 56.00 feet; 6) N05°55'25"W 120.51 feet; 7) S89°59'56"W 24.10 feet to the point of beginning.

Contains: 7.18 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 7

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 entry 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 7

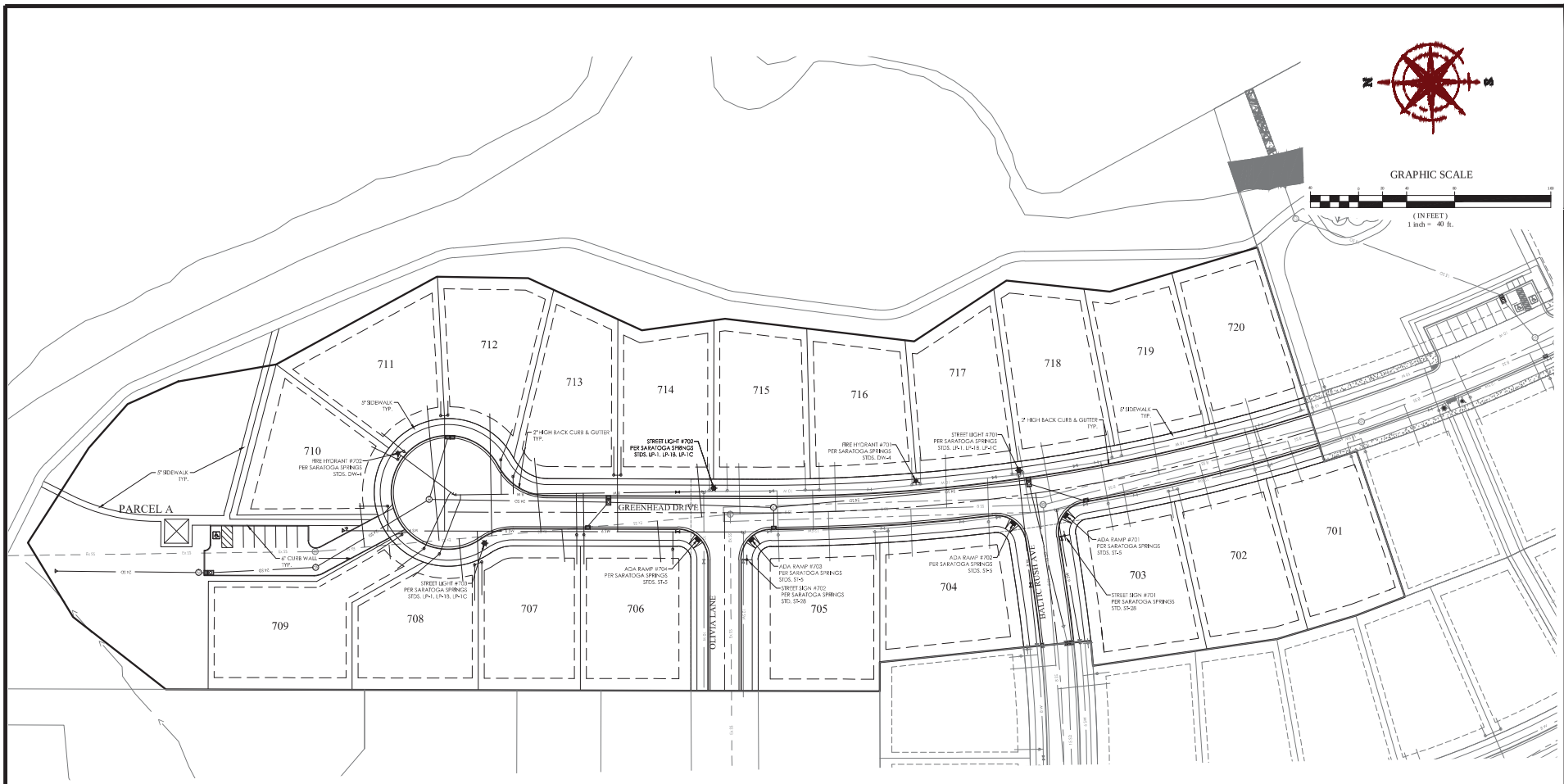
MALLARD BAY

SUBDIVISION

LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 7, T6S, R1E
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYORS SEAL	CITY ENGINEER SEAL	CLERK-RECORDER SEAL

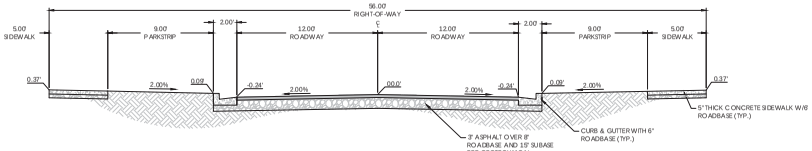
1020-2C-C7.C7D \\2020\Mallard Bay phase 7\design\Mallard Bay Ph7 Final Plat.dwg



PHASE 7 TABULATIONS		
ITEM DESCRIPTION	QUANTITY	UNIT
PAVEMENT 3" PG 64-28 ASPHALT	29839	SQFT
6" GRANULAR BASE COURSE	29839	SQFT
SUB-BASE GRANULAR BORROW	29839	SQFT
CURB AND GUTTER W/ BASE COURSE	4052	SQFT
5' WIDE SIDEWALK	9933	SQFT
DRIVE APPROACH	20	EACH
ADA RAMPS	4	EACH

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.



56' RESIDENTIAL ROAD
N.T.S.

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

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
15 SD	EXIST. STORM DRAIN
8 SS	EXIST. SANITARY SEWER
8 W	EXIST. CULINARY WATER
X	EXIST. FENCE
XXXXX	EXIST. CONTOUR MAJOR
XXXXX	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

FOCUS®
ENGINEERING AND SURVEYING, LLC
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MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

MALLARD BAY PH 7

SARATOGA SPRINGS

SITE PLAN

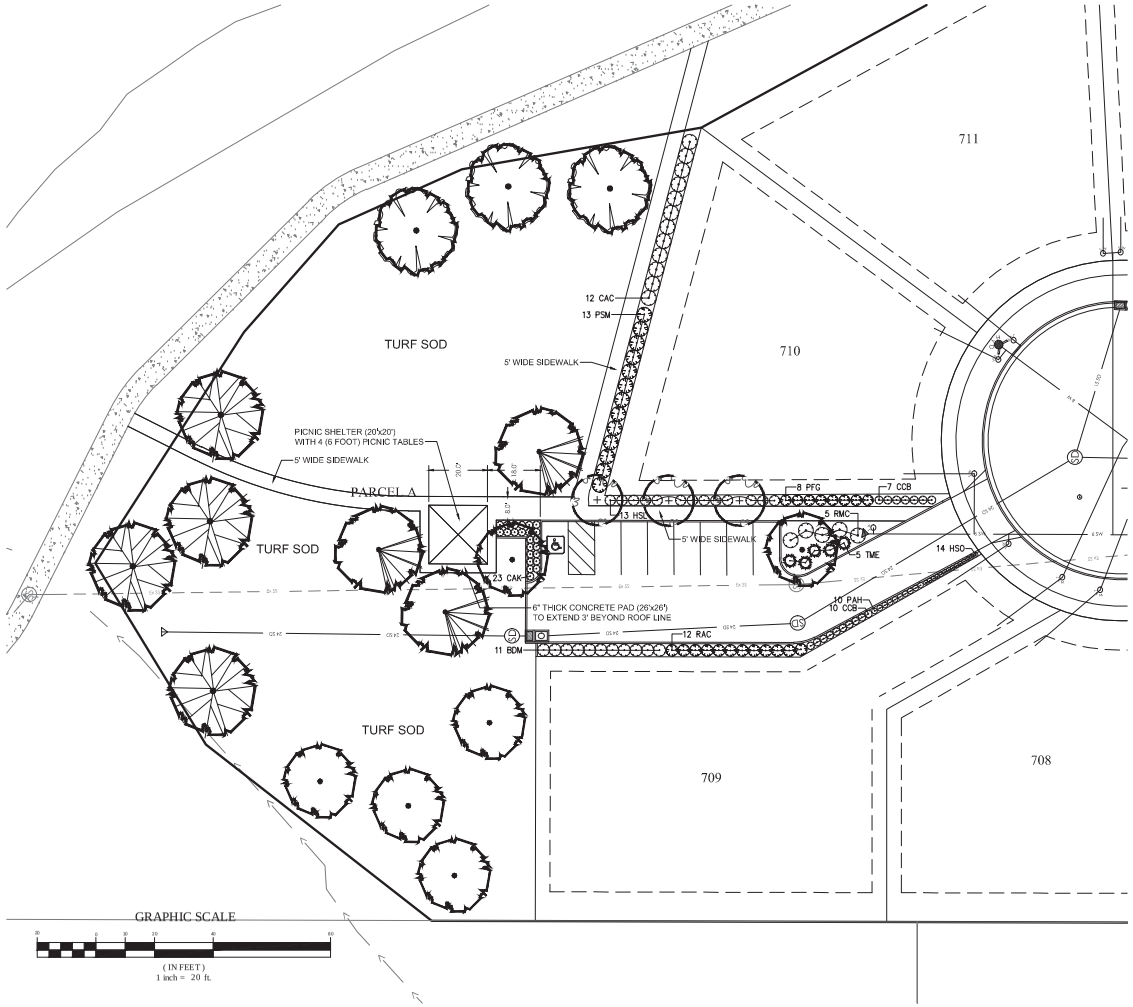
REVISION BLOCK

#	DATE	DESCRIPTION
0		
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale:	1" =40'	Drawn:	JRW
Date:	2/14/20	Job #:	20-0021
Sheet:	C3		

Z:_2020\20-0021\Drawings\Plans\Phase 7\Design\20-0021 Dwg Sheets\C3-Site Plan.dwg



TREE LEGEND

Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple 2" cal. (Waterwise)
(6 total)

Gleditsia triacanthos i. 'Harve' (Waterwise)
Harve Northern Acclaim Honeylocust 2" cal.
(3 total)

Platanus acerifolia 'Morton Euclid' Ovation
London Plane Tree 2" cal. (Waterwise)
(4 total)

Prunus virginiana 'Canada Red' (Waterwise)
Canada Red Chokecherry 2" cal.
(3 total)

Tilia tomentosa 'Sterling'
Sterling Silver Linden 2" cal.
(3 total)

PLANT SCHEDULE

Symbol	Scientific Name	Common Name	Size	Quantity	Waterwise	Maturation Size
SHRUBS						
BDM	Buddleia davidii 'Buzz Magenta'	Buzz Magenta Butterfly Bush	5 Gal	11	Yes	4'x4'
CCB	Caryopteris clandonensis 'Blue Mist'	Blue Mist Bluebeard	2 Gal	17	Yes	2'x3'
CAC	Cornus alba 'Chovozam'	Cherry Vodka Variegate Dogwood	2 Gal	12	No	5'x5'
HSL	Hibiscus syriacus 'Lil Kim'	Dwarf Rose of Sharon	5 Gal	13	Yes	4'x4'
PSM	Philadelphus 'Snowbelle'	Mock Orange	2 Gal	13	Yes	3'x4'
PFG	Potentilla fruiticosa 'Goldfinger'	Goldfinger Potentilla	2 Gal	8	Yes	3'x4'
RAC	Ribes aureum	Golden Currant	5 Gal	12	Yes	5'x4'
RMC	Rosa 'Meidiland Crimson'	Crimson Meidiland Rose	5 Gal	5	No	2'x4'
TME	Taxus media 'Everlow'	Everlow Yew	5 Gal	5	Yes	2'x5'
PERENNIALS & ORNAMENTAL GRASSES						
CAK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	23	Yes	4'x2.5'
HSO	Hemerocallis 'Stella de Oro'	Stella de Oro Daylilly	1 Gal	14	Yes	12"x18"
PAH	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	1 Gal	10	Yes	2'x2'

LANDSCAPE NOTES:

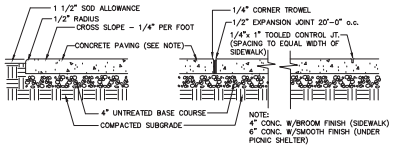
1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.
2. ALL PLANTING BEDS WILL HAVE AN EQUAL MIX OF 2" SOUTH TOWN COBBLE (BEIGE COLOR) FROM NEPHI AND 1" RED SUNSET ROCK FROM WASATCH AREA GROUNDS SPECIALISTS TO A DEPTH OF THREE (3) INCHES OVER DEWITT PRO-5 WEED BARRIER FABRIC. APPLY PRE-EMERGENT TO SOIL BEFORE INSTALLING FILTER FABRIC.
3. INSTALL 4"x6" CONCRETE EDGING BETWEEN LAWN AREAS AND PLANTING BEDS.

LANDSCAPE TABLE

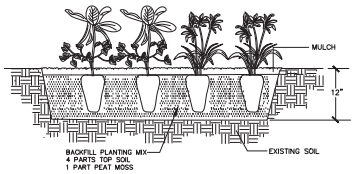
ITEM	AMOUNT	%
TOTAL LANDSCAPE AREA	30,616 SQ.FT.	100%
LAWN (TURF GRASS)	28,380 SQ.FT.	92.7%
SHRUB BEDS	2,236 SQ.FT.	7.3%
ROCK MULCH	2,236 SQ.FT.	7.3%
WATERWISE SHRUBS & TREES	95	82.6%

PICNIC SHELTER:
SCOTTSDALE MODEL HP-36 20'x20' SIZE WITH HIPPED ROOF, 4:12 PITCH, 7'-6" EAVE HEIGHT, 2 TIERS,(4) THREE CLUSTER COLUMNS, TGIC POLLY POWDER COAT PAINT WITH ZINC-RICH PRIMER FOR THE COLUMNS. COLORS: COLUMNS AND STRUCTURE: ASH GRAY. ROOF: CHAMPAGNE METALLIC.
DISTRIBUTOR: SONNTAG RECREATION.

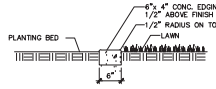
PICNIC TABLES:
156 SERIES PL, 6 FOOT TABLE BY DUMOR. FRAME COLOR: BRONZE. SEATS AND TOP COLOR: ARGENTO. PROVIDE AND PLACE FOUR (4) TABLES UNDER PICNIC SHELTER.



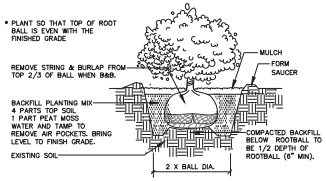
A CONCRETE WALK & PICNIC SHELTER PAD
SCALE: 1"= 1'-0"



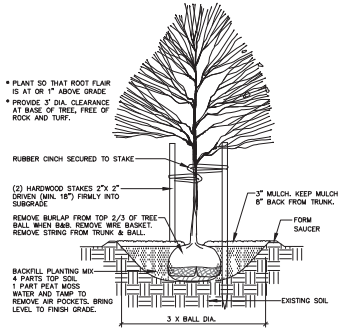
B PERENNIAL PLANTING
NOT TO SCALE



C CONCRETE EDGING
NOT TO SCALE



D SHRUB PLANTING
NOT TO SCALE



E TREE PLANTING & STAKING
NOT TO SCALE

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FOR REVIEW ONLY

MALLARD BAY PH 7
SARATOGA SPRINGS
LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
6		
5		
4		
3		
2		
1		

LANDSCAPE PLAN

Scale:	1"=20'	Drawn:	AW
Date:	2/14/20	Job #:	20-0021
Sheet:	L1		

Z:\2020\20-0021 Mallard Bay Phase 7\Design\20-0021 Bldg\20-0021 L1.0 Landscape Plan.dwg