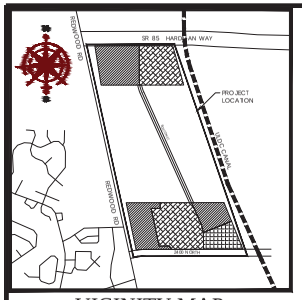
THE HUB AT SARATOGA

PREPARED FOR:
BOYD BROWN
LOCATED IN:
SARATOGA SPRINGS, UT



VICINITY MAP
NTS

CITY NOTES

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERT ELEVATIONS OF EXISTING STORM DRAIN STRUCTURES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW STORM DRAIN LINES.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE STANDARD TECHNICAL SPECIFICATION AND DRAWINGS FOR THE CITY OF SARATOGA SPRINGS, UTAH. SARATOGA SPRINGS / DESIGN / 08-2017 00500 - 22 DESIGN STANDARDS

4. EXISTING UTILITIES HAVE BEEN NOTED TO THE BEST OF ENGINEERS KNOWLEDGE, HOWEVER IT IS OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITIES IN FIELD AN NOTIFY CITY ENGINEER AND CITY IF DISCREPANCIES EXIST PRIOR TO CONTINUING ANY CONSTRUCTION.

5. POST-ACCEPTANCE ALTERATIONS TO LIGHTING PLANS OR INTENDED SUBSTITUTIONS FOR ACCEPTED LIGHTING EQUIPMENT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND ACCEPTANCE.

6. THE CITY RESERVES THE RIGHT TO CONDUCT POST-INSTALLATION INSPECTIONS TO VERIFY COMPLIANCE WITH THE CITY'S REQUIREMENTS AND ACCEPTANCE LIGHTING PLAN COMMITMENTS, AND IF DEEMED APPROPRIATE BY THE CITY, TO REQUIRE REMEDIAL ACTION AT NO EXPENSE TO THE CITY.

7. ALL EXTERIOR LIGHTING SHALL MEET IESNA FULL-CUTOFF CRITERIA.

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.

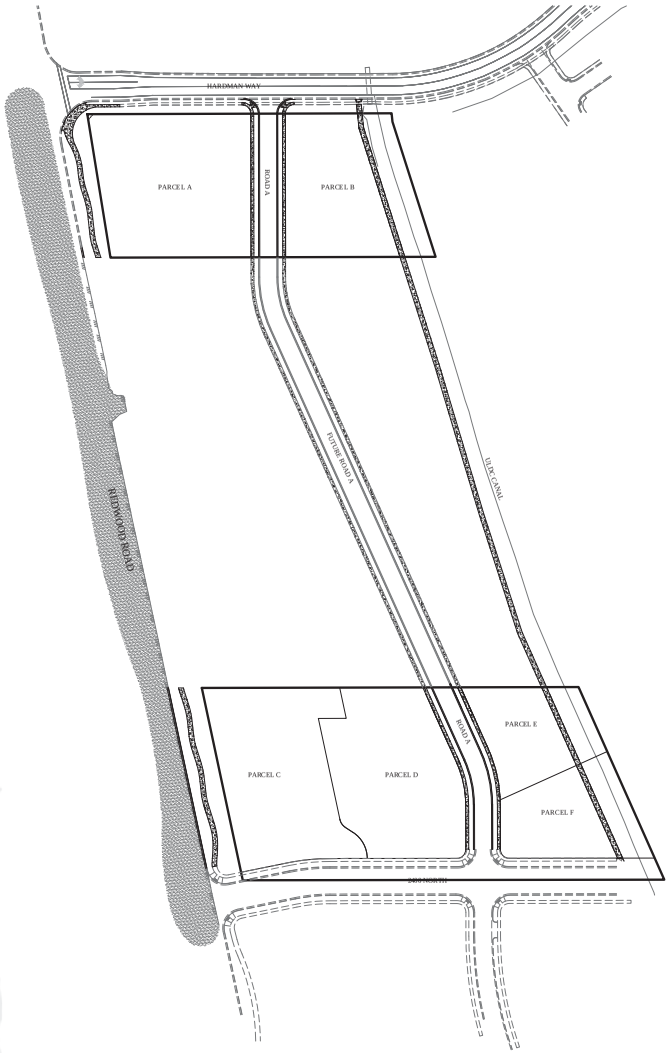
3. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

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
BOYD BROWN
2121 S. MCCLELLAND AVE, SUITE 201
SLC, UTAH 84106
(801) 598-6838
CONTACT: BOYD BROWN



SITE MAP

Sheet List Table	
Sheet Number	Sheet Title
C1	COVER SHEET
C2	FINAL PLAT
C2.1	BOUNDARY SURVEY
C2.2	EXISTING TOPO AND DEMO PLAN
C2.3	EXISTING TOPO AND DEMO PLAN
C3	SITE PLAN
C3.1	SITE PLAN
C4	GRADING PLAN
C4.1	GRADING PLAN
C5	DRAINAGE PLAN
C5.1	DRAINAGE PLAN
C6	SEWER & WATER PLAN
C6.1	SEWER & WATER PLAN
PP1	STAGECOACH DRIVE
PP2	STAGECOACH DRIVE
PP3	STAGECOACH DRIVE
PP5	OFF-SITE SEWER & STORM DRAIN
PP6	OFF-SITE SEWER & STORM DRAIN
PP7	OFF-SITE SEWER & STORM DRAIN
PP8	ULDC CANAL CROSSING PLAN & PROFILE
PP9	ULDC CANAL CROSSING PLAN & PROFILE
D1	SARATOGA SPRINGS DETAILS
D2	SARATOGA SPRINGS DETAILS
D3	CANAL CROSSING DETAILS & NOTES
D4	STORMTECH DETAILS
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	IRRIGATION DETAILS

AREA TABULATIONS

TOTAL AREA:	354,324 SF, 8.13 ACRES
PUBLIC ROAD AREA (DEDICATED AS ROW):	57463 SF, 1.32 ACRES, 16.2%
IMPERVIOUS AREA:	432 16 SF, 0.99 ACRES, 12.2%
CANAL EASEMENT (SENSITIVE LAND):	30,671 SF, 0.70 ACRES, 8.65%
OPEN SPACE/LANDSCAPING:	296,871 SF, 6.81 ACRES, 83.8%
BUILDABLE LAND:	84.9%
LOTS:	6

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100ft.

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

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. 8339802-2202
THOMAS M ROMNEY
08/13/20
STATE OF UTAH

THE HUB AT SARATOGA
SARATOGA SPRINGS, UT
COVER SHEET

REVISION BLOCK:

#	DATE	DESCRIPTION
0	.....	.....
1	.....	.....
2	.....	.....
3	.....	.....
4	.....	.....
5	.....	.....
6	.....	.....

COVER SHEET

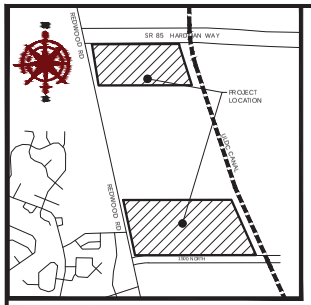
Scale: 1" = 100'
Drawn: CT
Date: 08/13/2020
Job #: 20-0102
Sheet: C1

J:\2020\20-0102 The Hub at Saratoga\Design\20-0102 Dwg Details\C1 - COVER SHEET.dwg

THE HUB AT SARATOGA

SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



VICINITY MAP

N.T.S

LEGEND

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

PLAT TABULATIONS

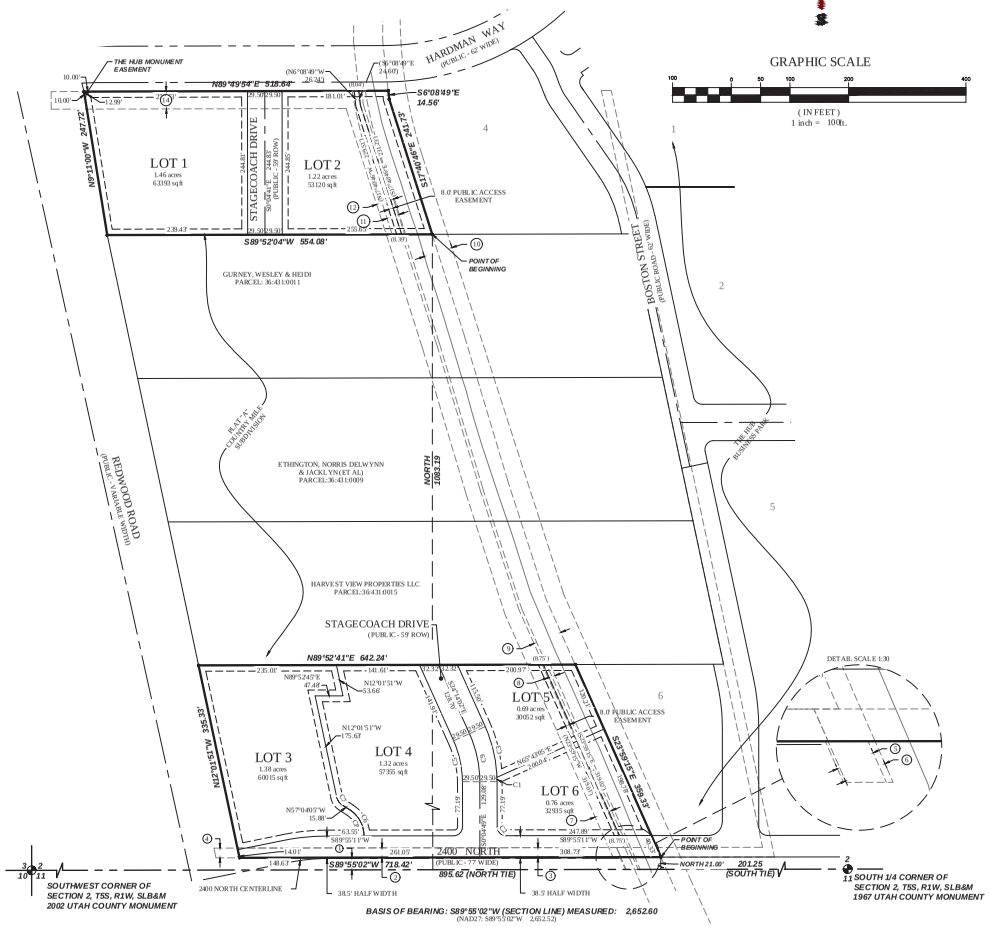
AREA	8.14 ACRES 354,578 SQ. FT	100%
BUILDABLE LAND	6.82 ACRES 296,870 SQ. FT	83.78%
OPEN SPACE	0.00 ACRES 0.00 SQ. FT	0.98%
ROW AREA	1.32 ACRES 79,006.85 SQ. FT	16.22%
SENSITIVE LANDS	0 ACRES 0 SQ. FT	0.0%
NUMBER OF LOTS	6 LOTS	
DENSITY	0.74 LOTS/ACRE	

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	229.50	1°52'47"	7.53	N01°01'22"W	7.53
C2	15.00	90°00'27"	23.56	N45°05'21"W	21.21
C3	229.50	22°10'17"	89.21	N11°05'54"W	88.65
C5	170.50	24°09'04"	71.87	S12°09'30"E	71.34
C6	53.00	56°54'47"	52.65	N28°35'04"W	50.51
C7	20.00	47°13'44"	17.17	N33°27'03"W	16.69
C8	53.00	56°54'47"	52.65	S28°35'04"E	50.51
C9	200.00	24°09'04"	84.30	S12°09'30"E	83.68

EASEMENT TABLE	
REF NO.	DESCRIPTION
1	20' RIGHT OF WAY BOOK 2768 PAGE 177
2	ACCESS EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17236 PAGE 2014
3	16.5' ACCESS EASEMENT IN FAVOR OF CUWCD BOOK 3797S PAGE 2011
4	ACCESS EASEMENT IN FAVOR OF DUANE G. & BETHANY M. BROWN BOOK 3655 PAGE 148
5	20' SEWER EASEMENT IN FAVOR OF COLONY PARTNERS, LLC BOOK 135335 PAGE 2008
6	WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 21423 PAGE 2013
7	30' SEWER & DRAINAGE EASEMENT IN FAVOR OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007
8	WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17237 PAGE 2014
9	WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 17237 PAGE 2014
10	49.5' EASEMENT IN FAVOR OF UTAH LAKE DISTRIBUTION COMPANY (CANAL) BOOK 12912 PAGE 2012
11	22' WATERLINE EASEMENT IN FAVOR OF JORDAN VALLEY WATER CONSERVANCY DISTRICT BOOK 95689 PAGE 2013
12	30' SEWER & DRAINAGE EASEMENT IN FAVOR OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007
14	30' SEWER & DRAINAGE EASEMENT IN FAVOR OF THE CITY OF SARATOGA SPRINGS BOOK 46616-46625 PAGE 2007

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 OPERTAIONS 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.



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

SOUTH AREA

A portion of the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Southwest Corner of THE HUB BUSINESS PARK, according to the Official Plat thereof recorded _____, as Entry No._____, in the Office of the Utah County Recorded, said corner being located S89°55'02"W along the Section line 505.72 feet and North 21.00 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°55'02"W parallel to and 21.00 feet northerly of the Section line 718.42 feet to the Easterly Right-of-Way of Redwood Road described in Deed Entry No. 91911:2009 of the Official Records of Utah County; thence N12°01'51"W along Redwood Road 335.33 feet to a point on the Southerly line of Lot 4, PLAT "A" COUNTRY MILE, according to the Official Plat thereof recorded November 3, 1992 as Entry No. 59381:1992 of the Official Records of Utah County; thence N89°52'41"E along said lot 642.24 feet to the Northwest Corner of Parcel 6 of said THE HUB BUSINESS PARK; thence S22°39'15"E along said plat 359.33 feet to the point of beginning.

Contains: 5.13 acres +/-

NORTH AREA

A portion Lot 1, PLAT "A" COUNTRY MILE, according to the Official Plat thereof recorded November 3, 1992 as Entry No. 59381:1992 of the Official Records of Utah County, located in the SE1/4 of Section 2, Township 5 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning a point on the North line of Lot 2, PLAT "A" COUNTRY MILE, according to the Official Plat thereof recorded November 3, 1992 as Entry No. 59381:1992 of the Official Records of Utah County, located S89°55'02"W along the Section line 895.62 feet and North 1,083.19 feet from the South 1/4 Corner of Section 2, T5S, R1W, SLB&M; thence S89°52'04"W along said lot 554.08 feet to the Easterly Right-of-Way of Redwood Road described in Deed Entry No. 20295:2009 of the Official Records of Utah County; thence N09°11'00"W along Redwood Road 247.72 feet to the Southerly line of Parcel A, THE EXCHANGE IN LEHI PHASE 15 P.U.D. SUBDIVISION PLAT, according to the recorded November 6, 2018 as Entry No. 106267:2018 of the Official Records of Utah County; thence N89°49'54"E along said Parcel 518.64 feet to the Westerly line of Parcel 4, THE HUB BUSINESS PARK, according to the Official Plat thereof recorded _____ as Entry No._____, in the Office of the Utah County Recorded; thence along said paxcel the following (2) two courses: 1) S06°08'49"E 14.56 feet; 2) S17°40'46"E 241.73 feet to the point of beginning.

Contains: 3.01 acres +/-

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:

OWNER'S DEDICATION

THE HUB

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 which will interfere with the City's use, maintenance, and operation of the street. The owner(s) and all agents, successors, and assigns voluntarily defend, indemnify, and hold harmless the City from any claim arising from the owner's 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 wimess 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)

THE HUB AT SARATOGA

SUBDIVISION

LOCATED IN THE SW1/4 OF SECTION 2, T5S , R1W,
SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	CITY ENGINEER SEAL	CLERK - RECORDER SEAL

DOMINION ENERGY UTAH

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities 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 Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way department at 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this ____ day of _____, 20____, Questar Gas Company

By _____

Title _____

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
(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law

_____
ROCKY MOUNTAIN POWER

_____
DATE

OWNER/DEVELOPER
BB SOLD PC
2121 S. MCCLELLAND AVE, SUITE 201
SLC, UTAH 84106
(801) 598-5838
CONTACT: BOYD BROWN

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

PUBLIC WORKS DIRECTOR

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

_____
PUBLIC WORKS DIRECTOR

CENTURY LINK

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

_____
CENTURY LINK

COMCAST CABLE TELEVISION

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

_____
COMCAST CABLE TELEVISION

PLANNING DIRECTOR

Approved by the Planning Director on this_____ day of _____, A.D. 20_____

_____
PLANNING DIRECTOR

CITY ENGINEER

Approved by the City Engineer on this _____ day of _____, A.D. 20_____

_____
CITY ENGINEER

LAND USE AUTHORITY

Approved by the Land Use Authority on this _____ day of _____, A.D. 20_____

_____
LAND USE AUTHORITY

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this _____ day of _____, A.D. 20_____

_____
CITY FIRE CHIEF

SARATOGA SPRINGS ATTORNEY

Approved by Saratoga Springs Attorney on this _____ day of _____, A.D. 20_____

_____
SARATOGA SPRINGS ATTORNEY

LEHI CITY POST OFFICE

Approved by Post Office Representative on this _____ day of _____, A.D. 20_____

_____
LEHI CITY POST OFFICE REPRESENTATIVE

Z:_2020\20-0102\The Hub at Saratoga\design 20-0102\dwg\sheets\C2 - FINAL PLAT.dwg

THE HUB AT SARATOGA

SARATOGA SPRINGS

SITE PLAN

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

REVISION BLOCK		
#	DATE	DESCRIPTION
1	#####	-----
2	#####	-----
3	#####	-----
4	#####	-----
5	#####	-----
6	#####	-----

SITE PLAN

Scale: 1"=40'
Date: 08/12/2020
Sheet: C3
Drawn: CT
Job #: 20-0102

2020 20-0102

LEGEND

BOUNDARY
ROW
CENTERLINE
LOT LINE
EASEMENT
EXIST. STORM DRAIN
8" SANITARY SEWER
8" CULINARY WATER
EXIST. CULINARY WATER
CONTOUR MAJOR
CONTOUR MINOR
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
EXIST. SANITARY SEWER
EXIST. CULINARY WATER
EXIST. FENCE
EXIST. CONTOUR MAJOR
EXIST. CONTOUR MINOR
SIGN
STREET LIGHT
SD MH, INLET, AND COMBO
SEWER MANHOLE
VALVE, TEE & BEND
WATER BLOW OFF
FIRE HYDRANT
STREET MONUMENT (TO BE SET)
EXIST. STREET MONUMENT
EXIST. SD INLET & MH
EXIST. SEWER MH
EXIST. VALVE, TEE, & BEND
EXIST. FIRE HYDRANT
SPOT EL EVATION

NOTES:

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE CITY OF SARATOGA SPRINGS PRIOR TO DOING ANY WORK IN THE EXISTING RIGHT-OF-WAY. CONTACT CHRIS KLINGEL AT 801-766-9793 EXT. 1118.

ROW ENCROACHMENT PERMIT TO BE OBTAINED FROM UDOT PRIOR TO CONSTRUCTION IN REDWOOD ROAD. RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH UDOT TO OBTAINING A PERMIT.

ROW ENCROACHMENT PERMIT TO BE OBTAINED FROM LEHI CITY PRIOR TO CONSTRUCTION IN HARDMAN WAY RIGHT-OF-WAY. WE ARE CURRENTLY COORDINATING WITH LEHI CITY PLANNING AND ENGINEERING TO OBTAIN A PERMIT.

AREA TABULATIONS

TOTAL AREA:	354,324 SF. 8.13 ACRES	
PUBLIC ROAD AREA (DEDICATED AS ROW):	57453 SF. 1.32 ACRES. 16.2%	
IMPERVIOUS AREA:	432.16 SF. .039 ACRES. 12.2%	
CANAL EASEMENT (SENSITIVE LAND)	30,671 SF. 0.70 ACRES. 8.65%	
OPEN SPACE/LANDSCAPING:	296,971 SF. 6.81 ACRES. 83.8%	
BUILDABLE LAND:	84.9%	
LOTS:	6	

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

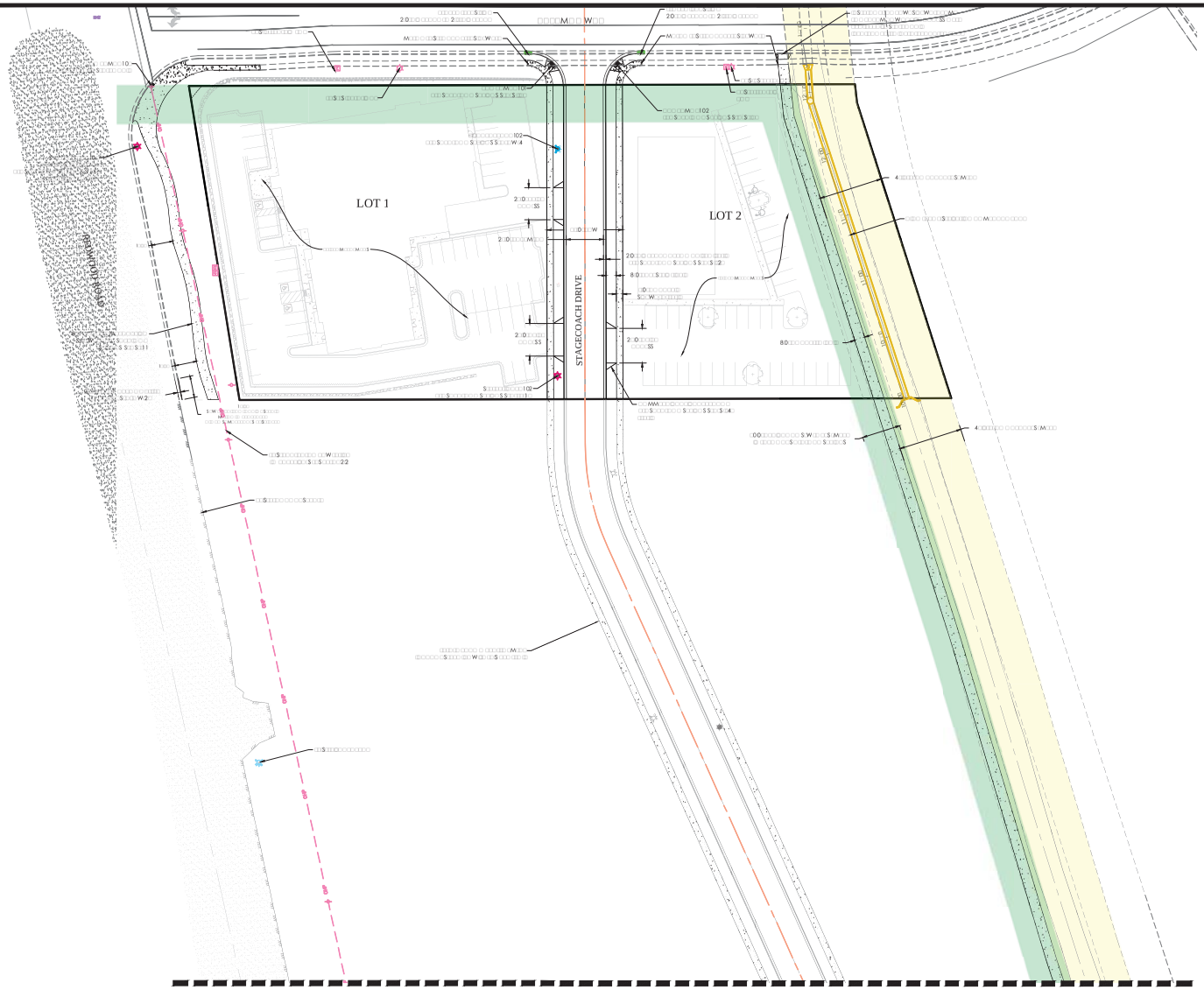
GRAPHIC SCALE

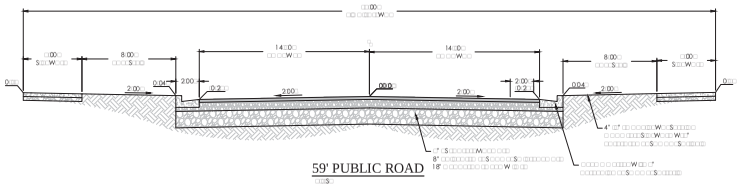
(IN FEET)
1 inch = 40 ft.

STAGECOACH DRIVE

REDWOOD ROAD

59' PUBLIC ROAD





LEGEND

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

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PUBLIC ROAD AREA (DEDICATED AS ROW):	57453 SF, 1.32 ACRES, 16.2%
IMPERVIOUS AREA:	43216 SF, 0.99 ACRES, 12.2%
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OPEN SPACE/LANDSCAPING:	296,871 SF, 6.81 ACRES, 83.8%
BUILDABLE LAND:	84.9%
LOTS:	6

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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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. 8028990-2202
THOMAS M. ROMNEY
08/13/20
STATE OF UTAH

THE HUB AT SARATOGA

SARATOGA SPRINGS

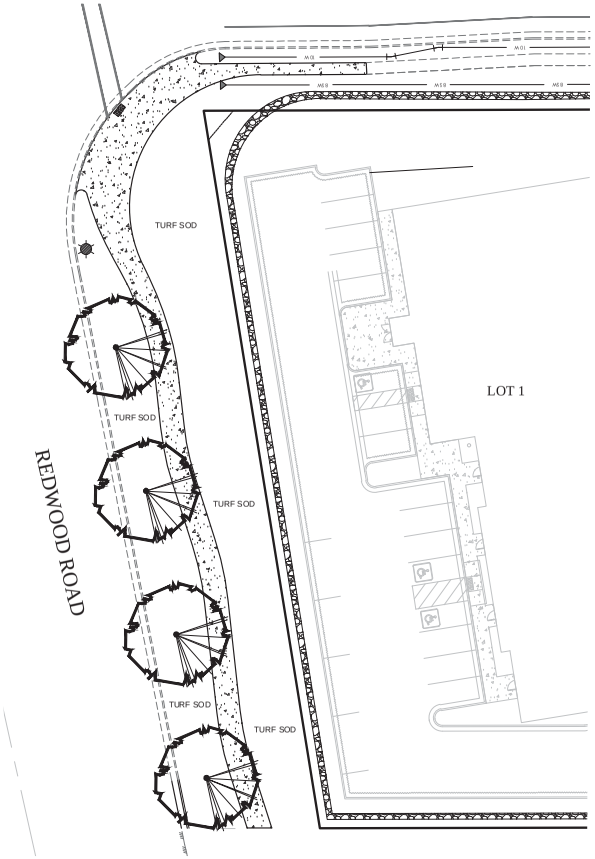
SITE PLAN

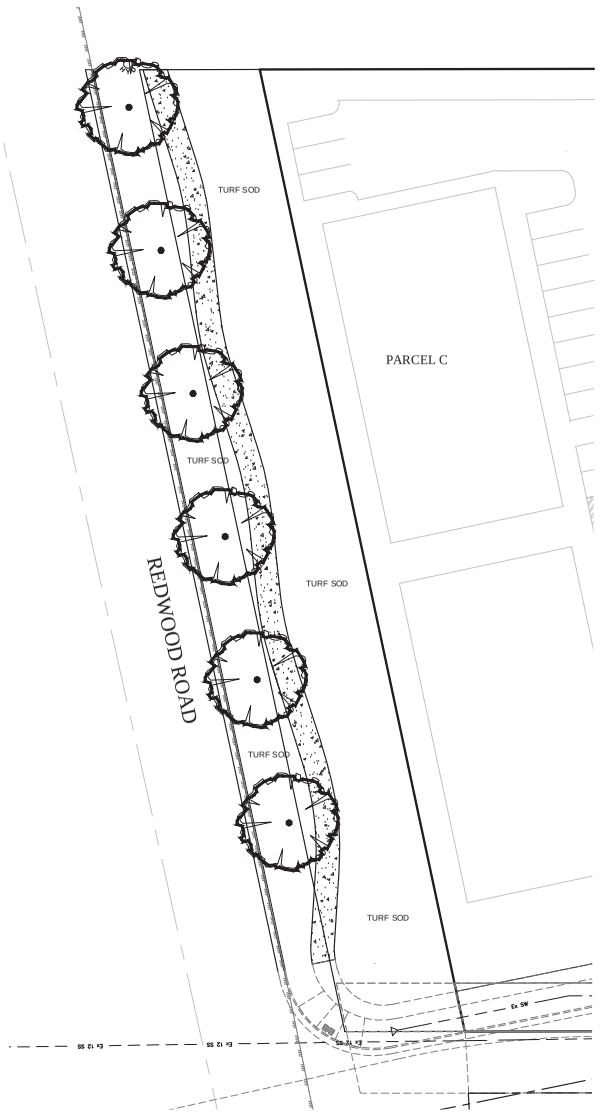
REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

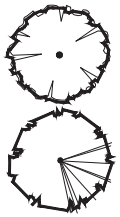
SITE PLAN

Scale: 1"=40'	Drawn: CT
Date: 08/12/2020	Job #: 20-0102
Sheet: C3.1	





TREE LEGEND

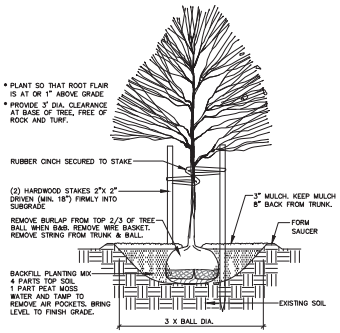


Quercus macrocarpa
Bur Oak 2" cal. (Waterwise)
(6 total trees)

Ulmus x 'Accolade'
Accolade Elm 2" cal.
(4 total trees)

LANDSCAPE NOTES:

1. LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
2. GOOD GRADE SANDY LOAM TOPSOIL TO BE INSTALLED AT 4" DEPTH. INCLUDE MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
3. PARK STRIPS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL. THE FINISH GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
4. TREES LOCATED IN LAWN AREAS SHALL HAVE A 6 FOOT DIAMETER GRASS FREE TREE RING AROUND BASE OF TREE WITH 3" DEPTH OF WOOD MULCH.
5. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
6. LAY SOD IN ROWS WITH JOINTS STAGGERED WITHOUT OVERLAPPING OR LEAVING GAPS.
7. WATER SODDED AREAS IMMEDIATELY AFTER SOD LAYING AND ROLLING SMOOTH.
8. TREES SHALL NOT BE PLANTED CLOSER THAN 10 FEET FROM ROTOR IRRIGATION HEADS.



A TREE PLANTING & STAKING
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

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LANDSCAPE PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
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LANDSCAPE PLAN

Scale: 1"=20'	Drawn: AW
Date: 08/12/2020	Job #: 20-0102
Sheet: L1	