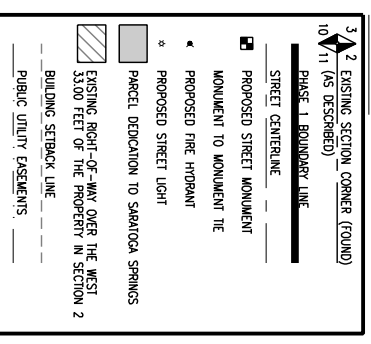


LEGEND



VICINITY MAP



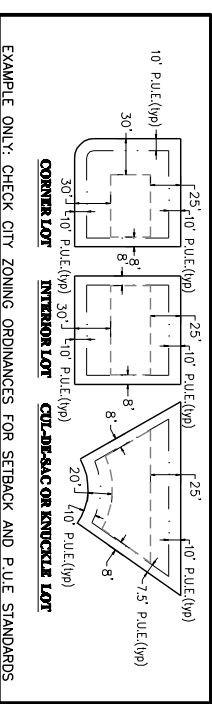
CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
CL1	200.00	202.46	57.99 57°	110.86	193.92	N29.16 01 E
CL2	200.00	111.64	31.98 58°	57.32	110.20	S15.43 26 E
CL3	345.00	191.93	31.52 27°	48.92	189.47	S15.47 45 E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C6	225.00	59.81	18.13 53°	30.08	59.64	N50.39 03 E
C7	13.00	13.62	52.01 12°	7.32	13.16	S32.15 24 W
C8	50.00	5.12	05.51 42°	2.95	5.11	N09.10 38 E

TYPICAL SETBACK & P.U.E. DETAILS



EXAMPLE ONLY. CHECK CITY ZONING ORDINANCES FOR SETBACK AND P.U.E. STANDARDS

PLAT NAME AND PHASE
 LOCATED IN A PORTION OF THE QUARTER OF SECTION 1,
 TOWNSHIP SOUTH, RANGE WEST,
 SALT LAKE BASE AND MERIDIAN
 SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



ITEMS REQUIRED FOR PRELIMINARY PLAT:

- SECTION INFORMATION - TWO OR MORE CORNERS IF POSSIBLE
- BASIS OF BEARING CLEARLY LABELED
- BOUNDARY CLEARLY SHOWN AND DIMENSIONED WITH LEGAL DESCRIPTION
- POINT OF BEGINNING CLEARLY LABELED
- BOUNDARY LINES OF ADJACENT TRACTS OF UN-SUBSIDIZED LAND
- EXISTING FIRE HYDRANTS WITHIN 500 FT.
- EXISTING OPEN WATERWAYS AND PROPOSED REALIGNMENT
- EXISTING STREET AND STREET LIGHTS SHOWN AND LABELED
- EXISTING FENCES ON OR ADJACENT TO PROPERTY
- EXISTING RIGHT-OF-WAY FOR UNDERGROUND FACILITIES
- EXISTING STREET LIGHTS
- EXISTING CO-COURES AT VERTICAL INTERVALS OF NO MORE THAN TWO FEET
- THE 10-YR FLOOD LEVEL OF ALL WATERCOURSES SHALL BE INDICATED
- SURROUNDING PROPERTY OWNERSHIP
- ALL PROPERTY UNDER THE CONTROL OF THE SUBDIVIDER MUST BE SHOWN
- EVEN THOUGH ONLY A PORTION IS BEING SUBDIVIDED,
- SKETCH OF THE PROSPECTIVE STREET SYSTEM OF THE UNPLATTED PARTS OF THE SUBDIVIDER'S LAND SHALL BE SUBMITTED
- LOCATION OF AND DIMENSIONS TO THE NEAREST BENCH MARK OR MONUMENT ON TWO OPPOSITE SIDES OF THE PLAT
- PROPERTIES LOCATED IN THE FOOTHILLS AND CANYONS OVERLAY ZONE
- TENTATIVE PLAN TO HANDLE STORM WATER DRAINAGE FOR SUBDIVISION
- LOT SIZE CLEARLY LABELED IN SQ. FT. & ACRES WITH LENGTH & WIDTH
- NORTH ARROW
- DRAWING SCALE CLEARLY MARKED AND NOT LESS THAN 1" = 100'
- AREAS WITH SLOPES LESS THAN 30%, 30-40%, 40-50%, AND > 50%
- IDENTIFIED NATURAL HAZARDS, INCLUDING AREAS SUBJECT TO AVALANCHE, LIQUEFACTION, AND SURFACE FAULT RUPTURE
- WATER COURSES, NATURAL DRAINAGE CHANNELS, STORM WATER RUNOFF CHANNELS, GULLIES, STREAM BEDS, WETLANDS SHALL BE SHOWN

ITEMS REQUIRED FOR FINAL PLAT:

- INCLUDE ALL ITEMS REQUIRED ON PRELIMINARY PLAT (EXCEPT CONTOURS)
- STREET MONUMENTS
- BUILDING SETBACKS
- PUBLIC UTILITY EASEMENTS & ACCESS EASEMENTS
- PROPOSED STREET NAMES
- INTERSECTION ADDRESSES
- EXISTING & PROPOSED FIRE HYDRANTS
- LOT ADDRESSES
- EXISTING & PROPOSED STREET LIGHTS
- TYPICAL LOT DETAILS SHOWING BOTH CORNER AND INTERIOR LOTS
- VICINITY MAP
- PLAT NOTES
- PHYSICAL MARKERS SHALL BE PLACED AT EACH LOT CORNER
- IF PROPERTY CONTROLLED BY PUBLIC AGENT OR UTILITY COMPANY, APPROVAL FOR LOCATION, IMPROVEMENT, AND MAINTENANCE MUST BE SHOWN
- ELECTRONIC COPY THAT IS COMPATIBLE WITH CITY'S AUTOCAD MAPPING SYSTEM SHALL BE SUBMITTED

PLAT NOTES

- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO THE CITY OF SARATOGA SPRINGS ORDINANCES, REQUIREMENTS, CONSTRUCTION STANDARDS, POLICIES AND ANY OTHER RULES PERTAINING TO THE DEVELOPMENT OF THIS PROPERTY.
- PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED AND REQUIRED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.
- IF SUBDIVISION HAS PRIVATE STREETS, PLAT MUST INCLUDE STATEMENT "THAT NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS"
- IF MINOR SUBDIVISION, PLAT MUST INCLUDE STATEMENT "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."
- IF COMMERCIAL/MULTI-FAMILY/MAJOR SUBDIVISION, PLAT MUST INCLUDE STATEMENT "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 AND CONNECTION 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."

PLAT REQUIREMENTS

- FINAL PLAT SHALL BE PREPARED ON A SHEET OF APPROVED REPRODUCIBLE
- D-SIZE MYLAR AND MADE WITH TEXT NOT LESS THAN ONE-TENTH INCH IN SIZE, SHALL BE SO DRAWN THAT THE TOP OF THE SHEET FACES EITHER NORTH OR EAST, WHICHEVER ACCOMMODATES THE DRAWING BEST.
- ACCURATE LINES MUST BE DRAWN FOR ALL LINES, ANGLES AND CURVES USED TO DESCRIBE BOUNDARIES, BLOCKS, LOTS, STREETS, ALLEYS, EASEMENTS, AREAS TO BE RESERVED FOR PUBLIC USE AND OTHER IMPORTANT FEATURES.
- BOUNDARY LINES SHALL BE DRAWN HEAVIER THAN STREET AND LOT LINES.
- MONUMENTS SHALL BE INSTALLED BY THE SUBDIVIDER'S ENGINEER OR LAND SURVEYOR AT SUCH POINTS DESIGNATED ON THE FINAL PLAT AS ARE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- MONUMENTS MUST BE PLACED PRIOR TO FINAL BOND RELEASE.
- THE UTAH COUNTY RECORDER'S OFFICE MAY HAVE ADDITIONAL REQUIREMENTS FOR THIS PLAT

FIRE CHIEF APPROVAL

Approved this _____ day of _____, A.D. 20__

By the Fire Chief: _____

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, A.D. 20__

By the Planning Commission: _____

SARATOGA SPRINGS ENGINEER APPROVAL

Approved this _____ day of _____, A.D. 20__

By the City Engineer: _____

SARATOGA SPRINGS ATTORNEY

Approved this _____ day of _____, A.D. 20__

By the City Attorney: _____

SURVEYOR'S CERTIFICATE

I, _____, do hereby certify that I am a Registered Civil Engineer, and/or Land Surveyor, and that I hold certificate No. _____ as prescribed under the laws of the State of Utah. 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, and have subdivided said tract of land into lots, blocks, streets, and easements and that the same as shown on this plat. I further certify that all lots have been correctly surveyed and staked on the ground, meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land situated in the _____ Quarter of Section _____, Township _____ South, Range _____ East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:
 Beginning at a point...
 Acres: _____ # of lots _____

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land hereby caused same to be subdivided into lots and streets to be hereafter known as _____
 XXXXXX

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use. The owner(s) herein and I do hereby cause the City Engineer to place any easements or other encumbrances on a dedicated street which will inhere with the City's use, maintenance and operation of the street.
 In witness whereof _____ have hereunto set _____ day of _____, A.D. 20__

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH) s.s.
 County of Utah)
 On the _____ day of _____, A.D. 20__, personally appeared before me, the undersigned Notary Public, in and for the County of Utah in said State of Utah, the signor(s) of the above Owner's dedication, _____ in number, who duly acknowledged to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

CORPORATE ACKNOWLEDGMENT

My commission expires: _____ Notary Public residing at _____
 STATE OF UTAH) s.s.
 County of Utah)
 On the _____ day of _____, A.D. 20__, personally appeared before me _____ and, who being by me duly sworn did say search for himself, that he, the said _____ is the President and he the said _____ is the Secretary of _____ Corporation, and that the within and foregoing instrument was signed in behalf of said Corporation by authority of a resolution of its board of directors and said _____ and _____ each duly acknowledged to me that said Corporation executed the same and that the seal affixed is the seal of said Corporation.

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 herein, 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__.

PLAT NAME AND PHASE

LOCATED IN A PORTION OF THE _____ QUARTER OF SECTION _____, TOWNSHIP _____ SOUTH, RANGE _____ WEST, SALT LAKE BASE AND MERIDIAN, SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

GILSON ENGINEERING, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 www.gilsonengineering.com

Dryden Office:
 12441 South 450 East
 (801) 571-9414
 Fax: (801) 571-9449

Shreebala Office:
 5448 South 1700 West
 (801) 773-1191
 Fax: (801) 773-0991

Approved this _____ day of _____, A.D. 20__

Approved this _____ day of _____, A.D. 20__

Approved this _____ day of _____, A.D. 20__

Approved this _____ day of _____, A.D. 20__

Approved this _____ day of _____, A.D. 20__

APPROVED BY THE CITY ENGINEER: _____