

# NORTH LAKE MEADOWS PHASE 2

## CONSTRUCTION DRAWINGS



DRAWING NOTES:

### GENERAL NOTES

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- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM SARATOGA SPRINGS CITY.
- CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- CONTRACTOR SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DIRECTIONS MADE THEREIN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
- LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH SARATOGA SPRINGS CITY STANDARDS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
- CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
- WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL COVER.
- IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.
- DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.

#### PROJECT BENCHMARK AND BASIS OF BEARING:

- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 00°57'13" WEST BETWEEN THE FOUND SOUTHWEST CORNER AND FOUND NORTHWEST CORNER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE CITY, UTAH.
- THE BENCHMARK FOR THIS PROPERTY IS THE FOUND BRASS CAP MONUMENT AT THE SOUTH QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE CITY AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 4494.52.

#### WATERLINE NOTES:

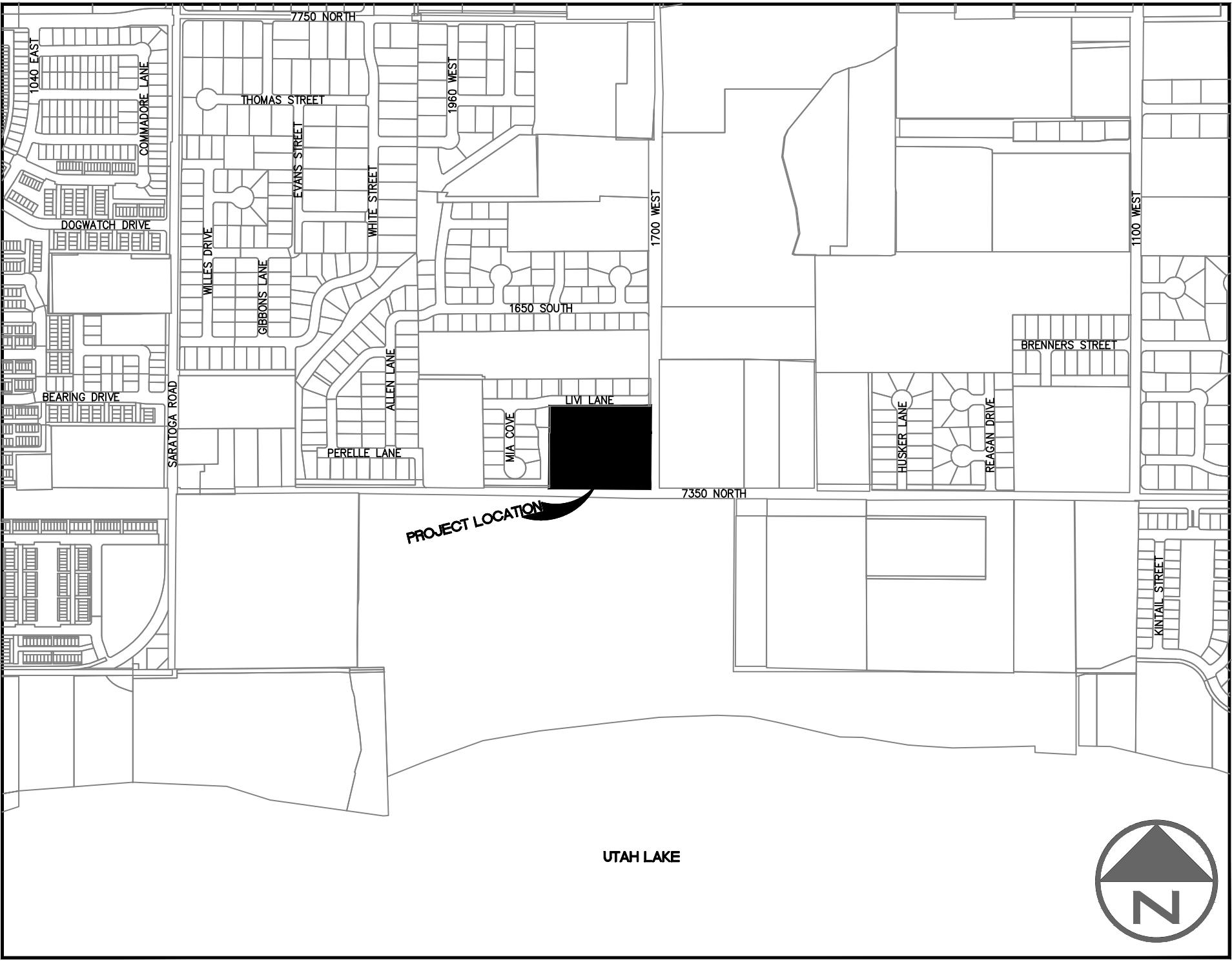
- ALL CULINARY WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH SARATOGA SPRINGS CITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CULINARY SERVICE LATERALS TO BE 3/4" SERVICES.
- ALL CULINARY WATERLINES SHALL BE 48" BELOW FINISHED GRADE TO TOP OF PIPE.
- ALL VALVE COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE.
- CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO CLEAR STORM DRAIN LINES.

#### SEWER NOTES:

- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH SARATOGA SPRINGS CITY AND TIMPANOGOS SPECIAL SERVICE DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
- FOUR FEET MINIMUM OF COVER IS REQUIRED OVER ALL SEWER LINES.
- ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
- ALL SEWER TO BE BACKFILLED WITH CITY AND DISTRICT APPROVED SELECT BACKFILL, AND COMPAKTED PER CITY AND DISTRICT STANDARDS.

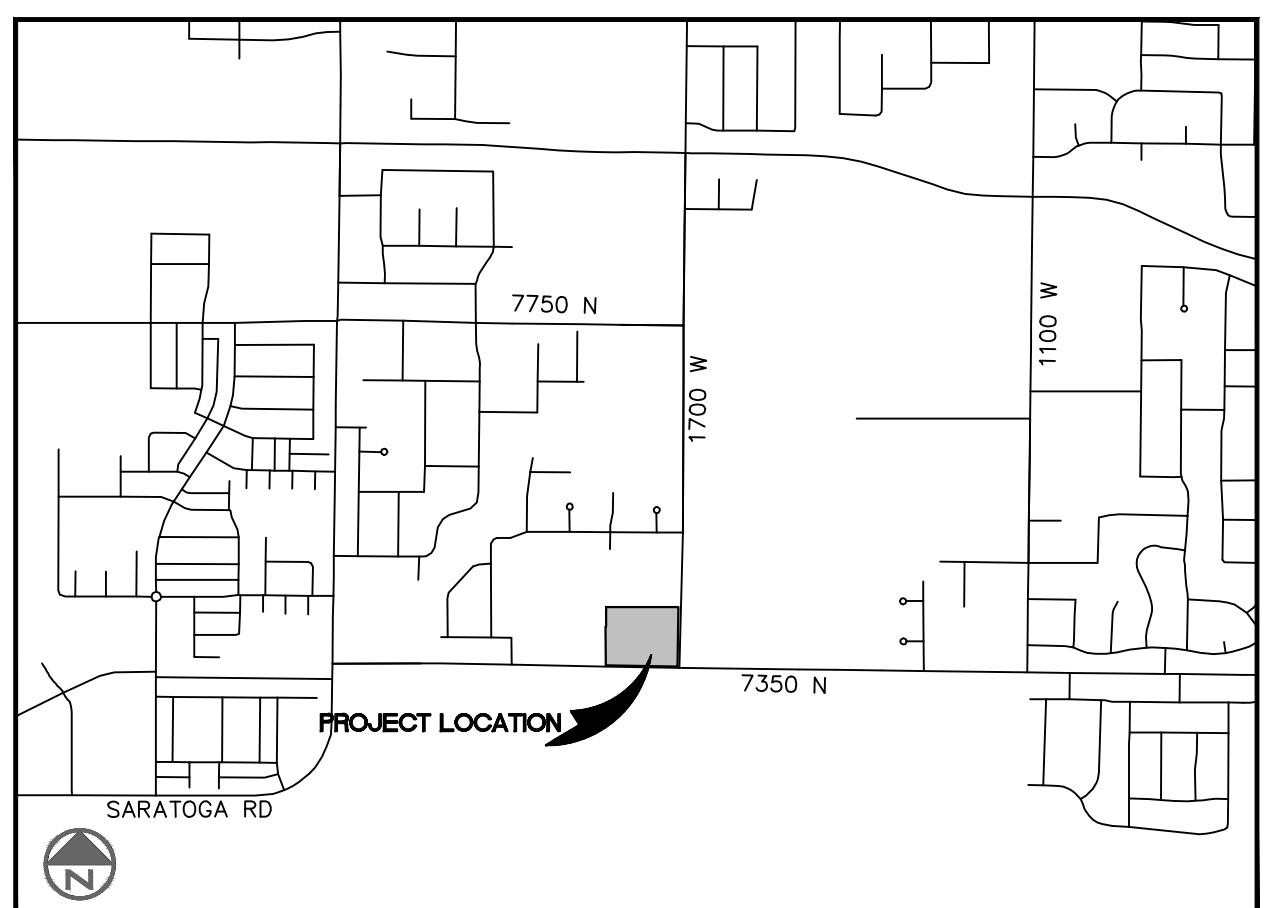
#### EROSION CONTROL NOTES:

- CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY. IGNORANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST SHALL BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
- ALL PAVING AND ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
- SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
- CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
- ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.



# NORTH LAKE MEADOWS PHASE 2 SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 19,  
TOWNSHIP 5 SOUTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP  
SCALE: 1" = 1,500'  
SARATOGA SPRINGS, UTAH

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	23.65'	15.00'	90°20'02"	N44°47'55"W	21.27'
C2	23.47'	15.00'	89°39'58"	N45°12'05"E	21.15'
C3	43.20'	77.00'	32°08'42"	S15°42'15"E	42.64'
C4	35.00'	77.00'	26°02'36"	S44°47'54"E	34.70'
C5	43.20'	77.00'	32°08'44"	S73°53'34"E	42.64'
C6	121.40'	77.00'	90°20'02"	S44°47'55"E	109.21'
C7	72.53'	46.00'	90°20'35"	S44°48'11"E	65.24'
C8	23.65'	15.00'	90°21'21"	N44°48'11"W	21.27'
C9	17.17'	11.00'	89°25'28"	S45°19'12"W	15.48'
C10	17.39'	11.00'	90°34'23"	N44°40'44"W	15.63'
C11	17.22'	11.00'	89°42'39"	N45°27'47"E	15.52'
C12	17.39'	11.00'	90°34'23"	S44°40'44"E	15.63'

G:\DATA\25176 North Lake Meadows PH 2\dwg\25176 Plat.dwg  
PLOT DATE: Oct 30, 2025



14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84665  
801.955.8112  
WWW.WILDINGENGINEERING.COM

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS THE RIGHTS (IF ANY) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROVING 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 MAY HAVE.
- A RECORDED EASEMENT OR RIGHT-OF-WAY.
- THE LAW APPLICABLE TO DESCRIPTIVE RIGHTS.
- C. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- D. ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

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 OR RESTRICTIONS GOVERNING THE LOCATION OF FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. APPROVING SIGNATORIES HAVE THE MEANING OF UTAH CODE SECTION 10-9A-6(5)(a)(v)(i). THE FOLLOWING NOTES ARE NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DO NOT SUPERSEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES.

DOMINION ENERGY  
QUESTAR CORPORATION

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

PUBLIC WORKS DIRECTOR  
QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO APPROXIMATE THE LOCATION OF ENBRIDGE'S RIGHT-OF-WAY/EASEMENT(S) AND EXISTING UNDERGROUND FACILITIES. QUESTAR DOES NOT WARRANT OR VERIFY THEIR PRECISE LOCATION. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8a, A RECORDED EASEMENT OR RIGHT-OF-WAY, DESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY  
DBA DOMINION ENERGY UTAH

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

PUBLIC WORKS DIRECTOR

APPROVED BY THE PUBLIC WORKS DIRECTOR ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CENTURY LINK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

CENTURY LINK

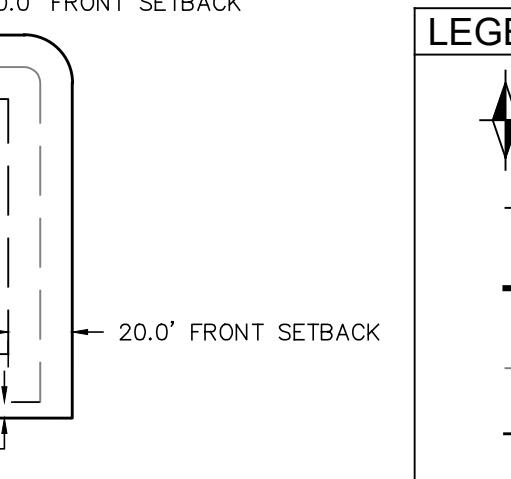
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

PLANNING DIRECTOR

APPROVED BY THE PLANNING DIRECTOR ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

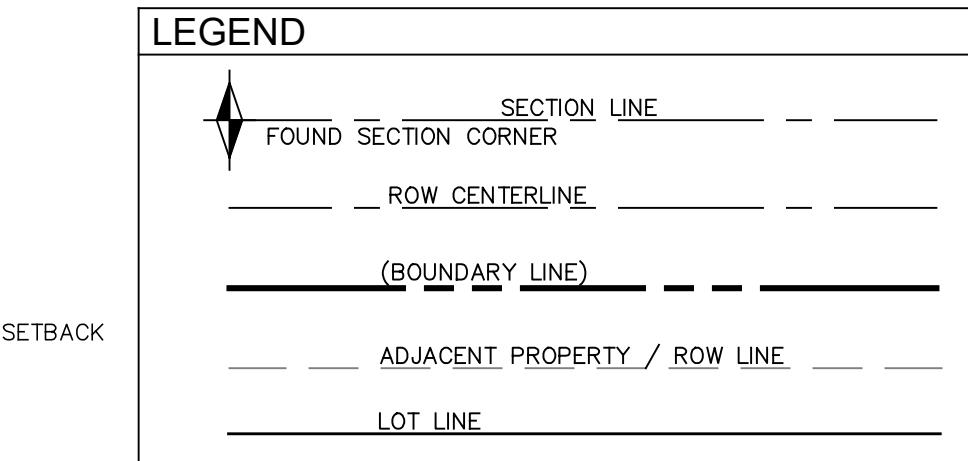
PLANNING DIRECTOR

APPROVED BY THE CITY ENGINEER ON THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_



TYPICAL LOT SETBACKS

SCALE: 1" = 50'



40' 0' 40' 80'

Scale 1" = 40 ft

Legend

SECTION LINE

FOUND SECTION CORNER

ROW CENTERLINE

(BOUNDARY LINE)

ADJACENT PROPERTY / ROW LINE

LOT LINE

40' 0' 40' 80'

Scale 1" = 40 ft

Legend

SECTION LINE

FOUND SECTION CORNER

ROW CENTERLINE

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