

NORTH LAKE MEADOWS PHASE 2

CONSTRUCTION DRAWINGS



DRAWING NOTES:

GENERAL NOTES

- GENERAL NOTES:
- 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.
 - CONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND ABIDE BY DIRECTIVES AND DECISIONS 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 GOVERN.
 - 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 BASE AND MERIDIAN.
- 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 BASE AND MERIDIAN. THE FOUND MONUMENT HAS AN ELEVATION OF 4494.52.

WATERLINE NOTES:

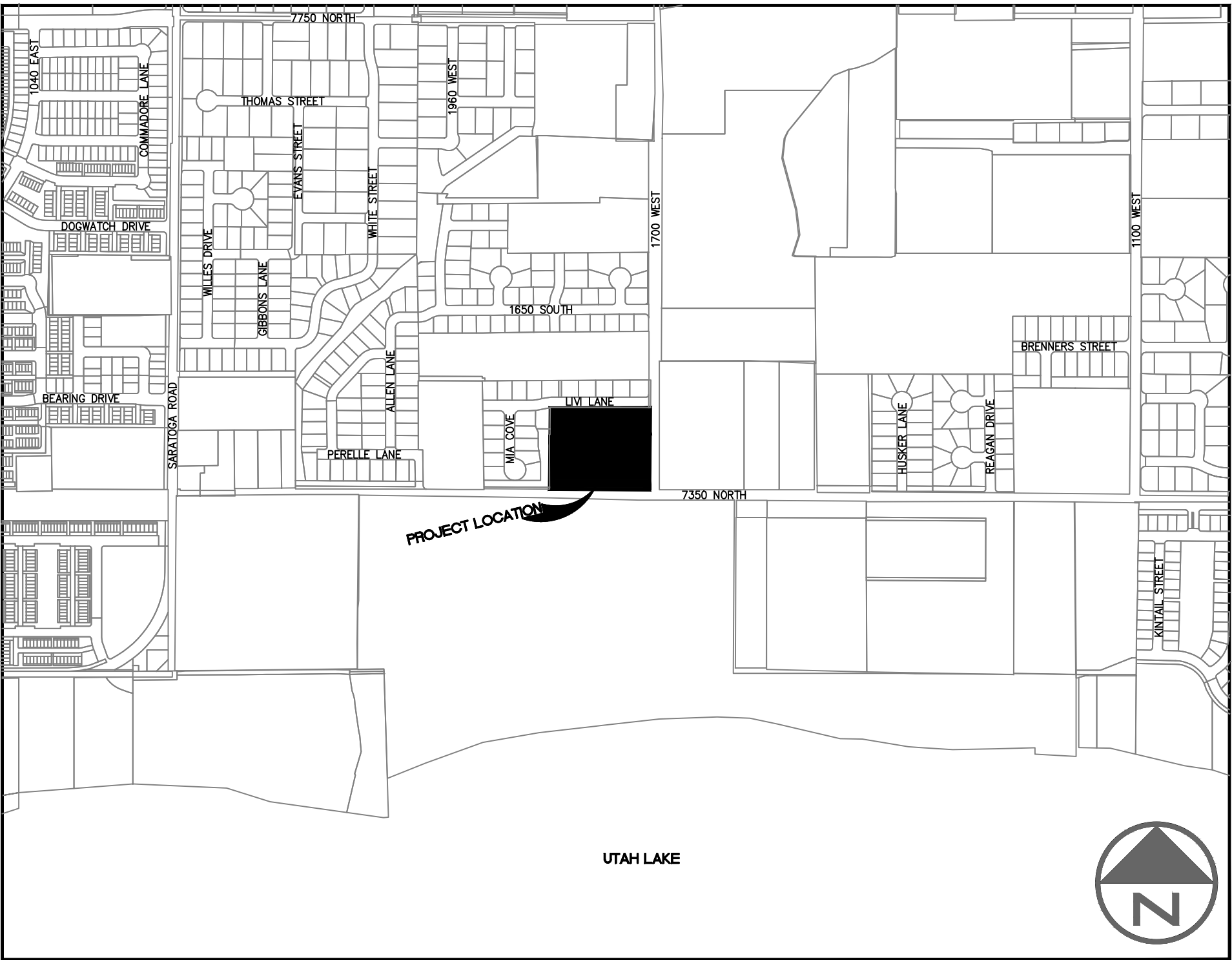
- ALL CULINARY WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH SARATOGA SPRINGS CITY STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- CULINARY SERVICE LATERALS TO BE 3/4" SERVICES.
- ALL CULINARY WATERLINES SHALL BE 48" BELOW FINISHED GRADE TO TOP OF PIPE.
- ALL VALVE COVERS TO BE RAISED OR LOWERED TO 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 TAMPANOGOS 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 COMPACTED 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 MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
- EXISTING PAVED 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.



VICINITY MAP
SARATOGA SPRINGS, UTAH

Data table required. See below for information needed in table.

11. Data table including:

i. total project area;

ii. total number of lots, dwellings, and buildings;

iii. square footage of proposed building footprints and, if multiple stories, square footage by floor;

iv. For multi-family developments, number of proposed garage parking spaces and number of proposed parking spaces

v. percentage of buildable land;

vi. acreage of sensitive lands and what percent sensitive lands comprise of total project area and of open space area;

vii. area and percentage of open space or landscaping;

viii. area to be dedicated as right-of-way (public and private);

ix. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).

SHEET INDEX

C101	COVER SHEET
10F1	RECORD OF SURVEY
10F1	PLAT
C201	DEMOLITION PLAN
C202	UTILITY PLAN
C203	GRADING & DRAINAGE PLAN
C204	EROSION CONTROL PLAN
C301	BOWEN STREET PLAN & PROFILE STATION 10+00 – 14+50
C302	BOWEN STREET PLAN & PROFILE STATION 14+50 – END
C303	LVI LANE PLAN & PROFILE STATION 10+00 – 13+50
C304	LVI LANE PLAN & PROFILE STATION 13+50 – END
C305	1700 WEST PLAN & PROFILE STATION 10+00 – 13+00
C306	1700 WEST PLAN & PROFILE STATION 13+00 – END
C307	PONY EXPRESS PARKWAY PLAN & PROFILE STATION 10+00 – 14+50
C308	PONY EXPRESS PARKWAY PLAN & PROFILE STATION 14+50 – END
C401	CONSTRUCTION DETAILS
C402	CONSTRUCTION DETAILS

CONTACT INFORMATION

DEVELOPER/OWNER:
ANDERSON DEVELOPMENT SERVICES
CONTACT: KEATON MORTON
(801)-856-2478
keaton@and-dev.com

SURVEYOR:
WILDING ENGINEERING
CONTACT: KAGAN DIXON, P.L.S.
(801)-553-8112
kdixon@wildingengineering.com

ENGINEER:
WILDING ENGINEERING
CONTACT: BROCK ANDERSON
(801)-553-8112
banderson@wildingengineering.com

NO.	REVISION	DATE


PROJECT INFORMATION

NORTH LAKE MEADOWS
PHASE 2

COVER SHEET

SARATOGA SPRINGS, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MSS	25176

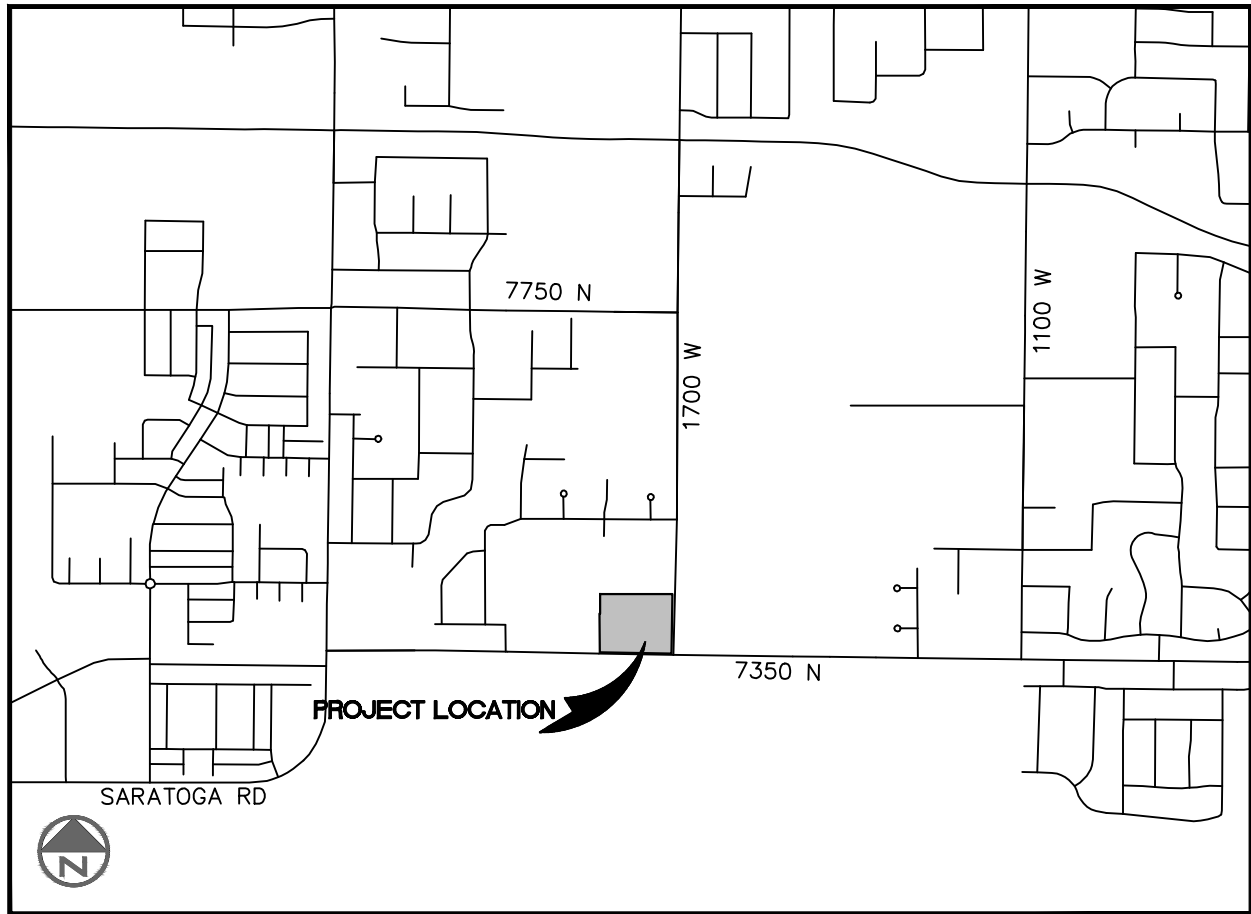
 ENGINEER'S STAMP	DATE
	11/3/25
	SCALE
	NONE
	SHEET
	C101



S:\DATA\25176 North Lake Meadows PH 2\dwg\25176 North Lake Meadows PH2 C101 Overall.dwg
PLOT DATE: Nov 03, 2025

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" = 1500'
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



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 THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN 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

- PURSUANT TO UTAH CODE ANN. 54-3-37 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.
- 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 _____
A.D. 20 ____

ROCKY MOUNTAIN POWER

DOMINION ENERGY
QUESTAR CORPORATION

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 BUT 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, PRESCRIPTIVE 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 _____, 20__

BY: _____

TITLE: _____

DOMINION ENERGY QUESTAR CORPORATION

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 ____

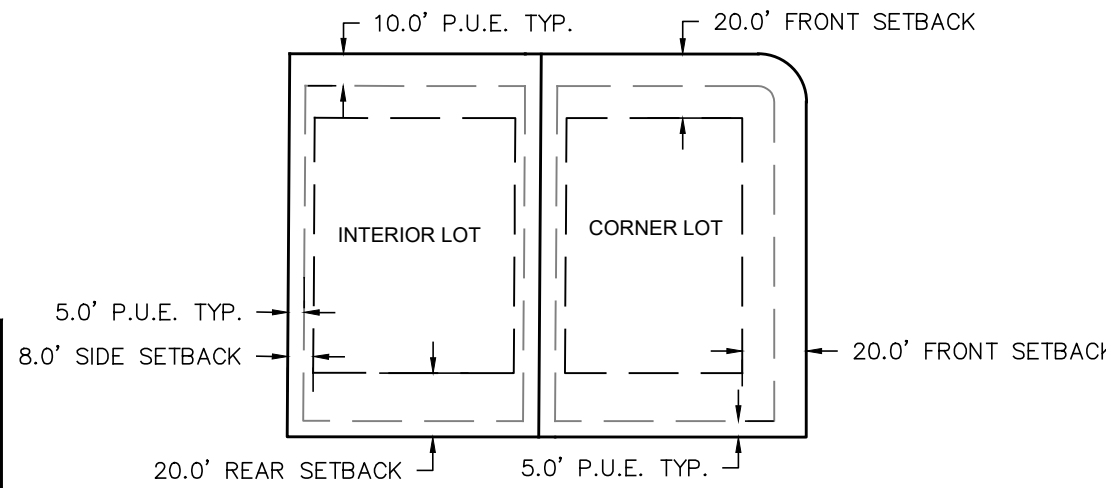
COMCAST CABLE TELEVISION

LIVI LN
(PUBLIC WAY)

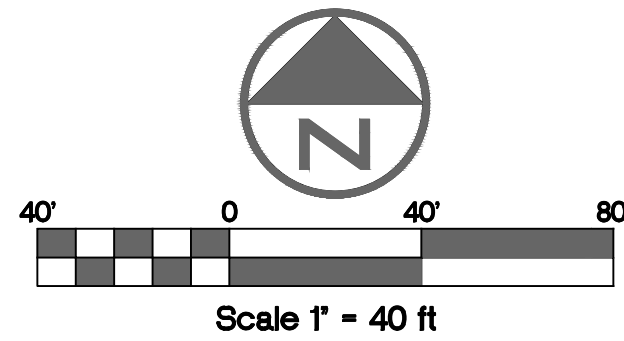
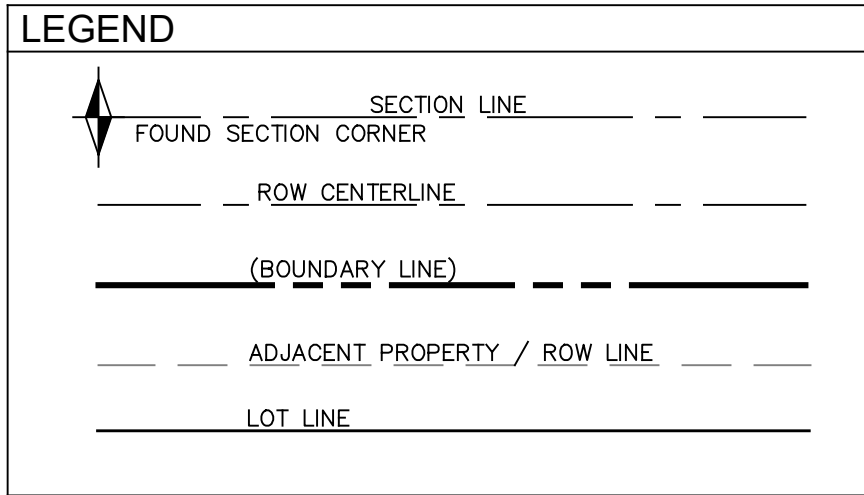


BOWEN STREET
(PUBLIC WAY)

7150 N
(PUBLIC WAY)



TYPICAL LOT SETBACKS
SCALE: 1"=50'



SURVEYOR'S CERTIFICATE

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 9081091 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-BA-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.

BOUNDARY DESCRIPTION

A TRACT OF LAND BEING SITUATE IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE EAST BOUNDARY LINE OF NORTH LAKE MEADOWS PHASE 1 WHICH IS SOUTH 89°30'39" WEST ALONG THE SECTION LINE A DISTANCE OF 297.81 AND NORTH 1012.60 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 19, AND RUNNING THENCE ALONG SAID BOUNDARY LINE OF NORTH LAKE MEADOWS PHASE 1 THE FOLLOWING (4) COURSES: (1) NORTH 0°17'51" WEST 302.68 FEET; (2) EAST 3.49 FEET; (3) NORTH 0°22'06" EAST 152.83 FEET; (4) SOUTH 89°57'56" EAST 565.32 FEET; THENCE SOUTH 0°53'26" WEST 464.96 FEET; THENCE NORTH 89°00'18" WEST 561.08 FEET TO THE POINT OF BEGINNING.

CONTAINS 259,723 SQUARE FEET
5.962 ACRES, MORE OR LESS.
19 LOTS

OWNERS' 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

NORTH LAKE MEADOWS PHASE 2

AND DO HEREBY DEDICATE FOR 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) 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 WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS ____ DAY OF _____, A.D. 20 ____

SIGNATURE _____ PRINT NAME _____ MANAGER ALPINE HOMES

OWNER'S ACKNOWLEDGEMENT

STATE OF UTAH } S.S.
COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. 20 ____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN, DID PROVIDE 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).

WITNESS MY HAND OFFICIAL SEAL.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF UTAH THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

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 ASSISTS IN 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 ____

CITY MAYOR _____ ATTEST _____ CITY RECORDER (SEE SEAL BELOW)

NORTH LAKE MEADOWS PHASE 2

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

