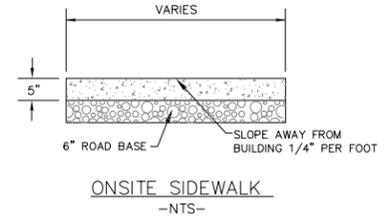
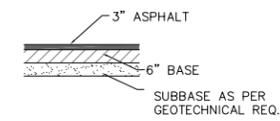


LAND USE TABULATIONS

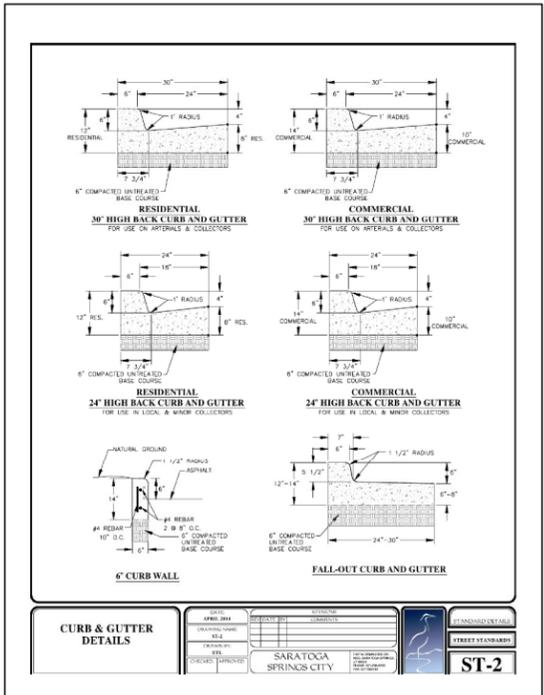
PHASES 3-0 PROPERTY AREA: 0.75 ACRES
 LANDSCAPE AREA: 0.45 ACRES
 NUMBER OF TOWNHOMES: 12
 (ORIGINAL APPROVAL FOR 84 CONDOMINIUMS)

PARKING TABULATIONS

OVERALL REQUIRED: 27 STALLS (2.25/UNIT)
 PROVIDED-
 EX. PARKING STALLS 3-0: 10
 ADDITIONAL STALLS 3-0: 9
 GARAGE UNITS 3-0: 12



- NOTE:
1. THE INSTALLATION OF ALL 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.
 2. PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AND/OR EACH BUILDING AS DETERMINED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.
 3. NO CITY MAINTENANCE IS PROVIDED FOR PRIVATE STREETS.
 4. 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.
 5. ALL COMMON AREAS ARE DESIGNATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS AND PUBLIC UTILITY EASEMENTS.
 6. ALL TRAILS ARE CONCRETE.
 7. ALL UTILITIES AND INFRASTRUCTURE ARE INSTALLED FOR PHASE 3 BUILDING O.



STORM WATER MANAGEMENT NOTES

1. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO SARATOGA SPRINGS CITY STANDARDS.
2. CONSTRUCTION ACCESS TO BE INSTALLED AS NEEDED TO KEEP MUD FROM BEING TRACKED ONTO PRIVATE ROADS.
3. ALL INLETS TO BE PROTECTED DURING CONSTRUCTION FROM SILT WITH INLET PROTECTION.

OWNER/DEVELOPER
 FLAGSHIP HOMES
 170 SOUTH INTERSTATE PLAZA DR.
 SUITE 250 LEHI, UT 84043
 (801)766-4442

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

TRANE ENGINEERING, P.C.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS, UTAH

HILLCREST PHASES 3-0
 CONDOMINIUMS

SITE PLAN
 SHEET NO. 2

J:\GIFORD\HILLCREST\dwg\SITE PLAN.dwg