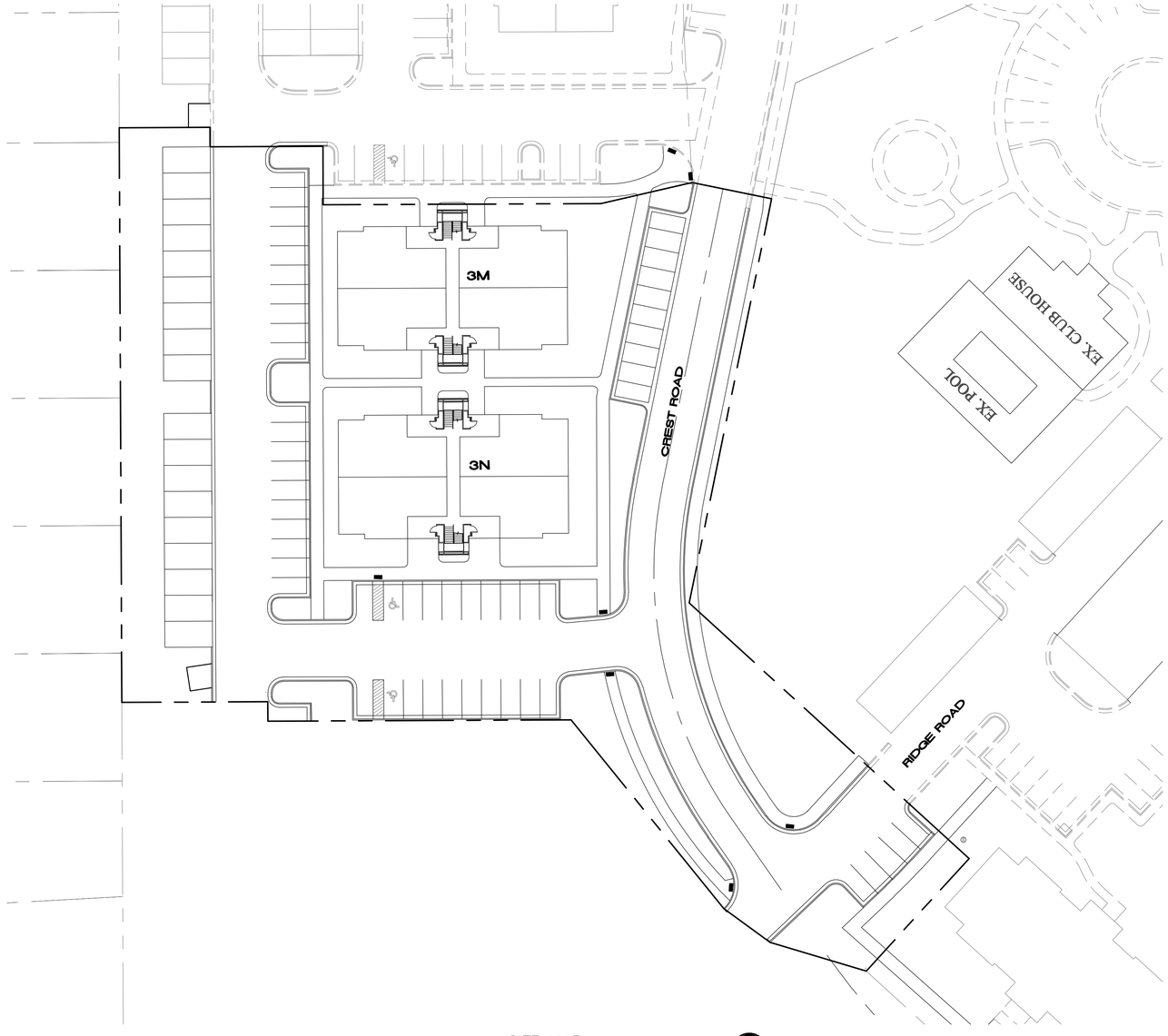
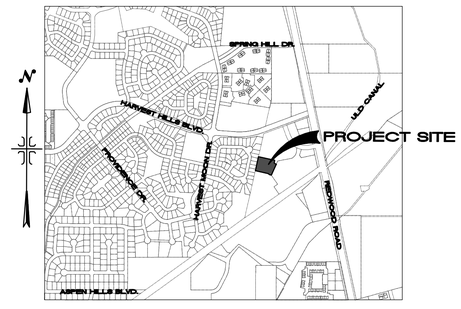
HILLCREST CONDOMINIUMS PHASE 3M-N
CONSTRUCTION PLANS

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET / INDEX SHEET
2	SITE PLAN
3	UTILITY PLAN
4	GRADING AND DRAINAGE PLAN
5	CREST ROAD PLAN & PROFILE
6	DETAIL SHEET
7	DETENTION AREA
8	LANDSCAPE PLAN
9	STORM WATER POLLUTION PREVENTION
10	BMP'S



SITE MAP
NTS



VICINITY MAP
NTS

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

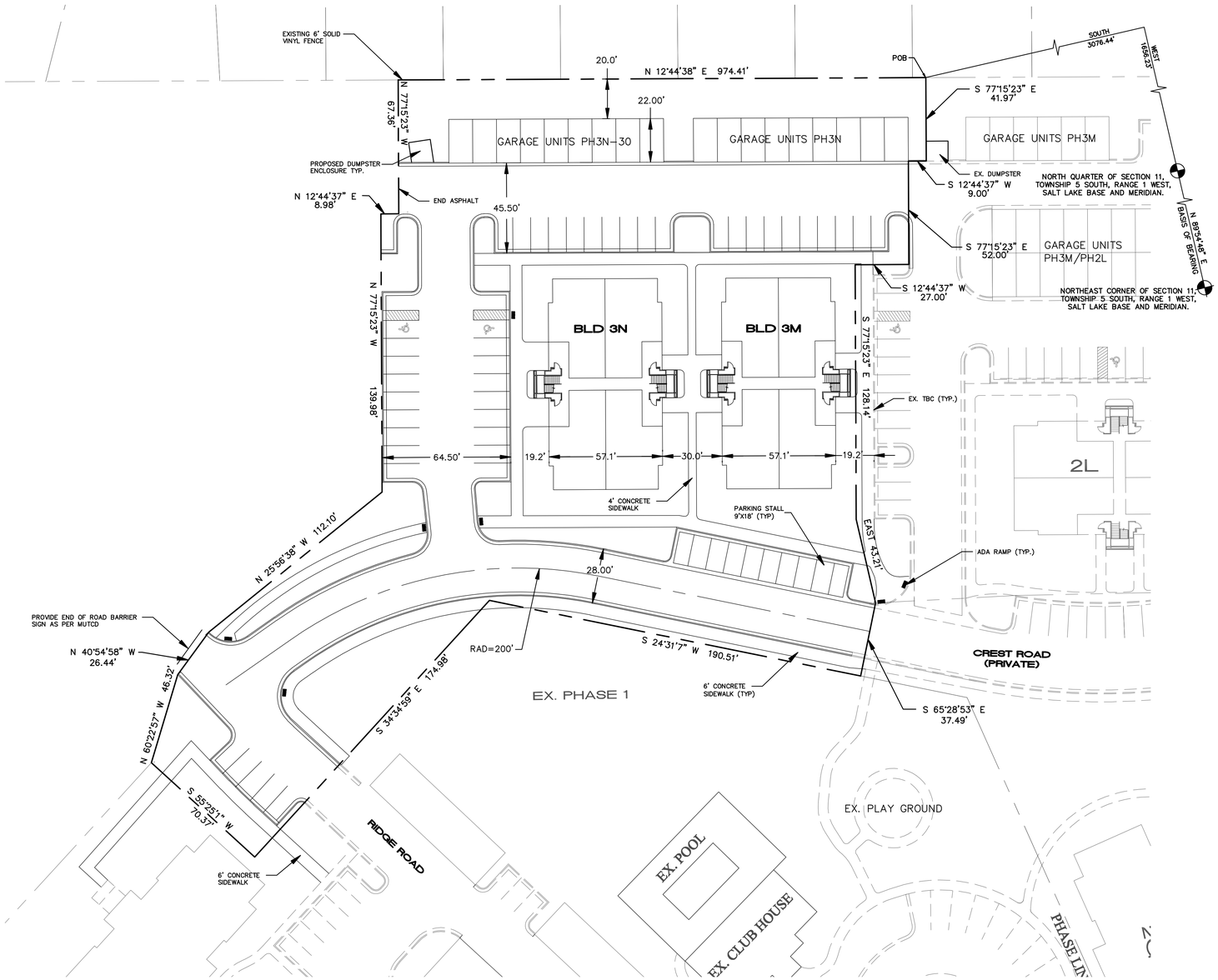
SARATOGA SPRINGS, UTAH

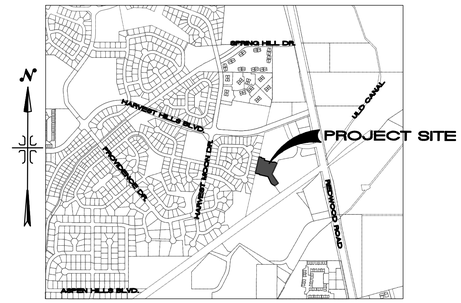
HILLCREST PHASE 3M-N
CONDOMINIUMS

COVER

JOB FLAGSHIP

SHEET NO. 1





VICINITY MAP
NTS

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 BUILIDNG 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. POND EXPANSION IS PART OF PHASE 3M-3N, SEE SHEET 7.
8. CROSSWALKS TO BE CONSTRUCTED TO MEET ADA ACCESS REQUIREMENTS

LAND USE TABULATIONS

PHASES 3M-3N PROPERTY AREA: 1.89 ACRES
NUMBER OF TOWNHOMES: 24
DENSITY: 12 UNITS/ACRE

(ORIGINAL APPROVAL FOR 84 CONDOMINIUMS)
SEE PHASING PLAN FOR BREAKDOWN

PARKING TABULATIONS

OVERALL
REQUIRED 54 STALLS (2.25/UNIT)

PROVIDED-
PARKING STALLS 3M/3N 57

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

0 30 60 90
(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

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SARATOGA SPRINGS, UTAH

HILLCREST PHASES 3M-3N
CONDOMINIUMS

SITE PLAN

JOB FLAGSHIP

SHEET NO. 2

NOTES:
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.
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3. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
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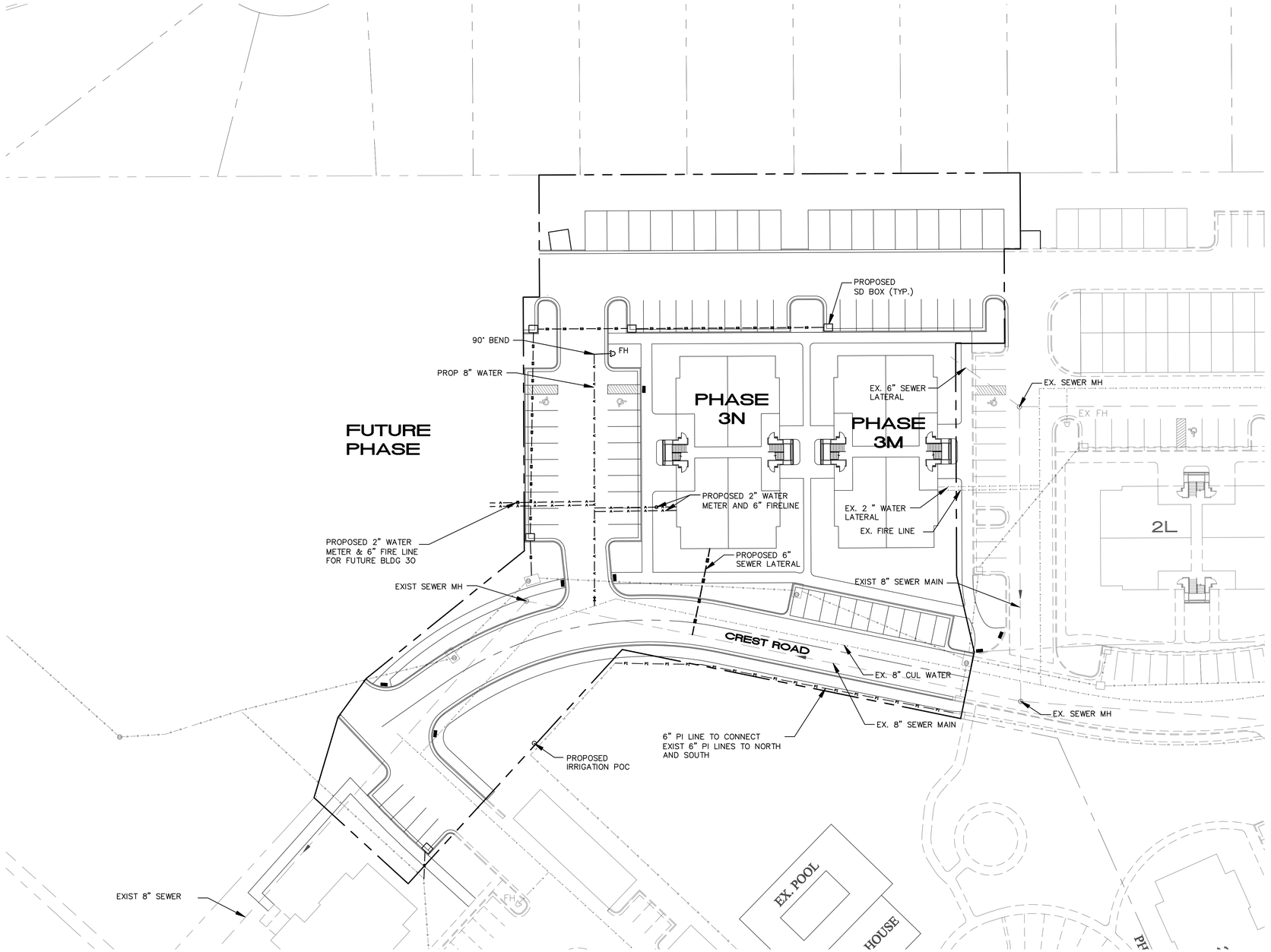
5. ALL COMMON AREAS ARE DESIGNATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS.

UTILITY NOTES:
1. SEWER MAINS TO BE 8" SDR-35 PVC PIPE. ALL SEWER LATERALS ARE 6" AT A MIN. 2% SLOPE.
2. WATER MAINS TO BE 8" C900 PVC PIPING INSTALLED AS PER THE CITY OF SARATOGA SPRINGS STANDARDS.
3. WATER LATERALS TO BE 2" DIA. WITH 2" METER.
4. FIRE LINE TO BUILDING TO BE 6" DIA. WITH GATE VALVE AND LID LABELED FIRE.
5. STORM DRAIN BOXES TO BE 3'X3' CONCRETE BOXES UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL STORM DRAIN PIPING UP TO 18" DIA TO BE HDPE, ALL PIPING OVER 18" TO BE RCP.

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

LEGEND

- PROPERTY BOUNDARY LINE
- PHASE LINE
- CENTERLINE
- DETENTION AREA
- EX. WATER LINE
- PROPOSED WATER LINE
- EX. SEWER LINE
- PROPOSED SEWER LINE
- EX. STORM DRAIN
- PROPOSED STORM DRAIN
- EX. PRESSURE IRRIGATION
- PROPOSED PRESSURE IRRIGATION
- FIRE HYDRANT



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SARATOGA SPRINGS, UTAH

HILLCREST PHASE 3M-3N
CONDOMINIUMS

UTILITY PLAN

JOB FLAGSHIP

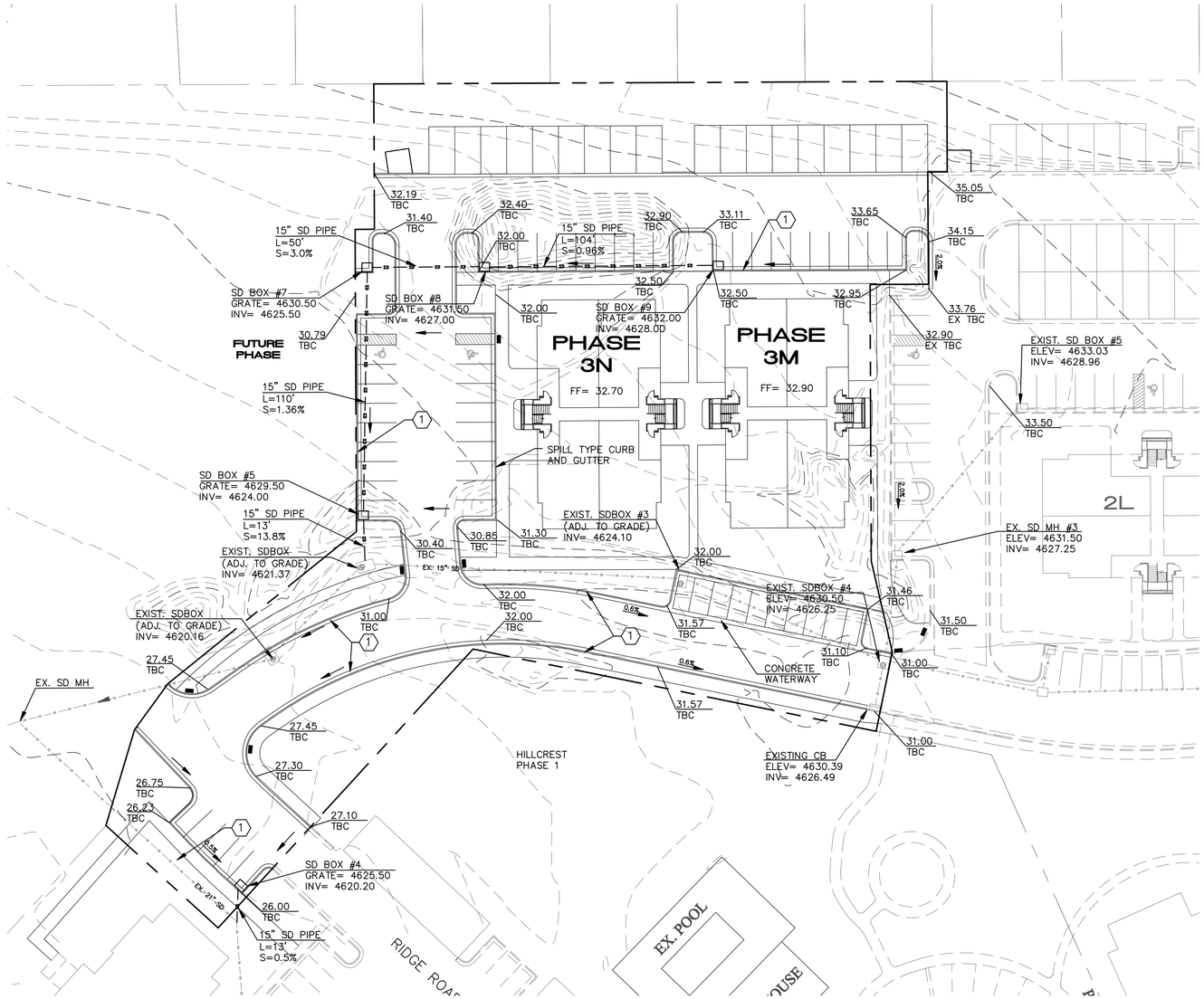
SHEET NO. 3

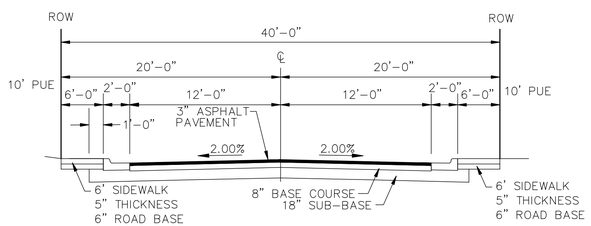
NOTE:
1. DRAINAGE CALCULATIONS WERE SUBMITTED WITH PHASE 1 AND THE DETENTION AREA WILL BE CONSTUCTED WITH PHASE 3M/3N ACCORDING TO THE ORIGINAL OVERALL DESIGN. FINAL IMPROVEMENT PLANS WILL BE COORDINATED WITH THE FINAL CONSTRUCTION DRAWINGS.
2. ALL CURB IS SPILL TYPE CURB AND GUTTER UNLESS NOTE WITH KEY NOTE 1
3. 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.
4. PRIOR TO ANY BUILDING PERMITS BEING ISSUED, SOIL TESTING OR LOT SOIL STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY OF SARATOGA SPRINGS, BUILDING OFFICIAL.
5. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS.
6. 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 S PECIFIED BY CURRENT CITY ORDINANCES AND FEE SCHEDULES.
7. ALL COMMON AREAS ARE DESIGNATED AS UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS.

DRAINAGE NOTES:
1. STORM DRAIN BOXES TO BE 3'X3' CONCRETE BOXES UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM DRAIN PIPING UP TO 18" DIA TO BE HDPE, ALL PIPING OVER 18" TO BE RCP.

KEY NOTE:

(1) STANDARD 2' CURB AND GUTTER





TYPICAL PRIVATE STREET SECTION
–NTS–

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

0 30 60 80
(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

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NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
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				CDGD FILE:	

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CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

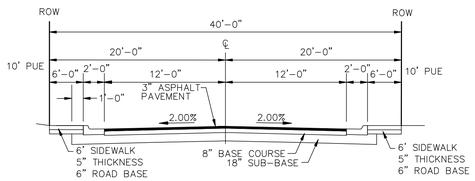
SARATOGA SPRINGS, UTAH

HILLCREST PHASES 3M–3N
CONDOMINIUMS

GRADING & DRAINAGE

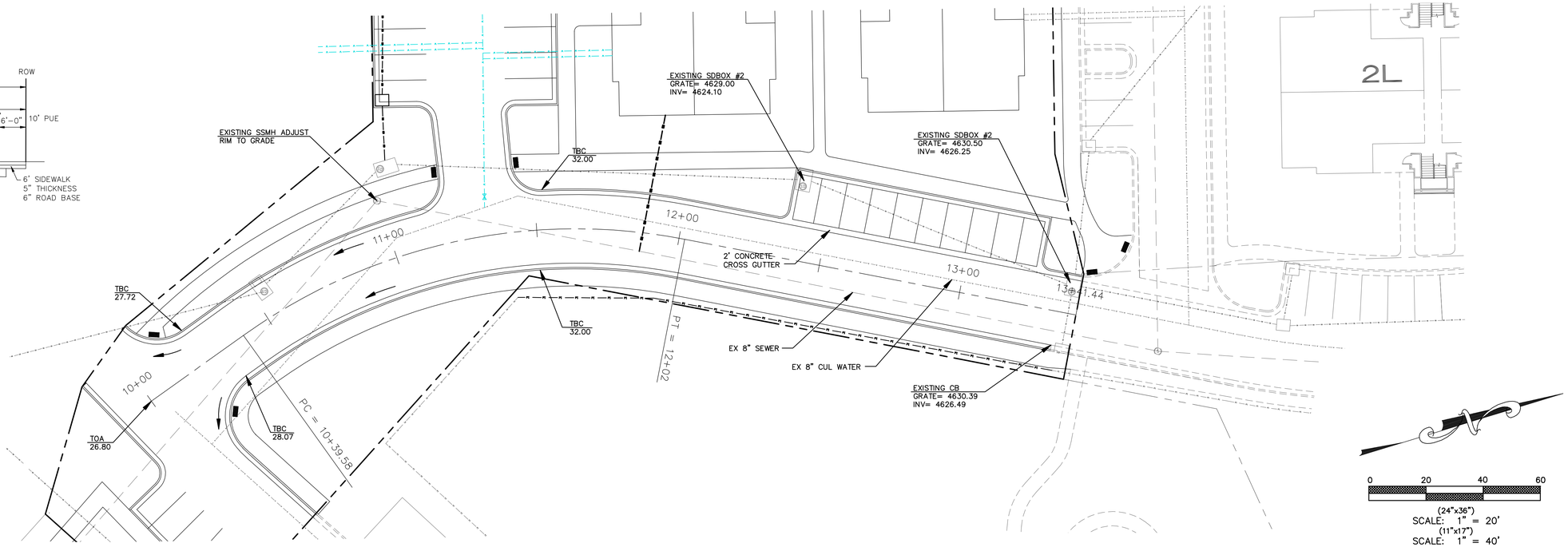
JOB FLAGSHIP

SHEET NO. 4

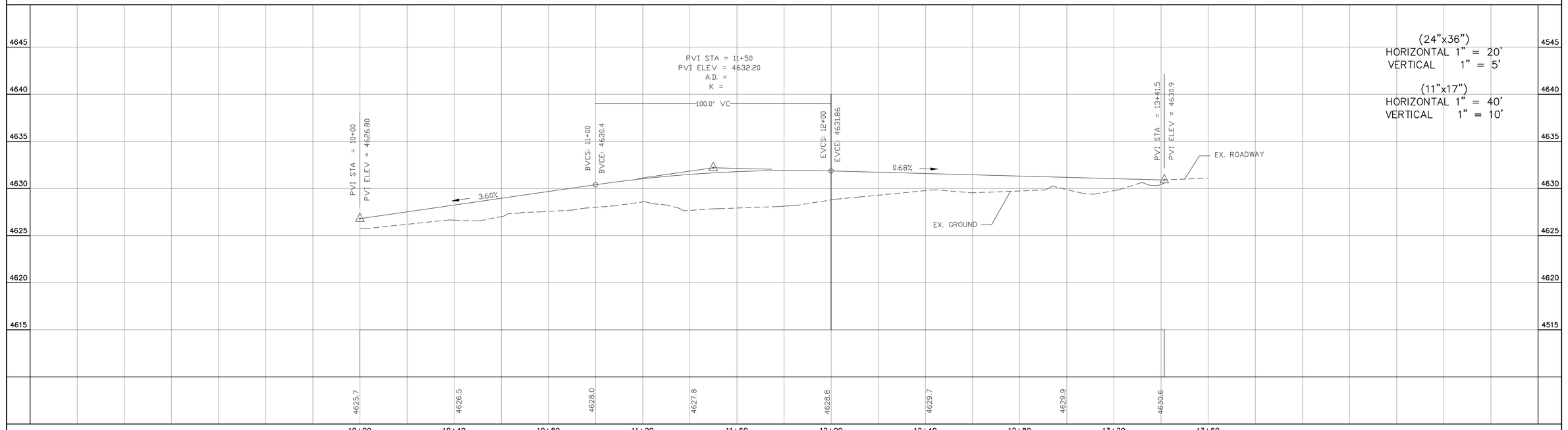


TYPICAL PRIVATE STREET SECTION

-NTS-



(24"x36")
SCALE: 1" = 20'
(11"x17")
SCALE: 1" = 40'



(24"x36")
HORIZONTAL 1" = 20'
VERTICAL 1" = 5'

(11"x17")
HORIZONTAL 1" = 40'
VERTICAL 1" = 10'

REVISIONS			
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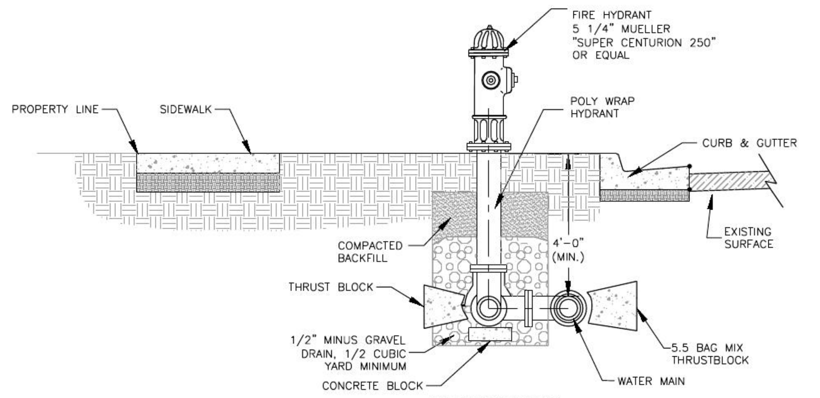
SARATOGA SPRINGS, UTAH

HILLCREST PHASE 3M-3N
CONDOMINIUMS

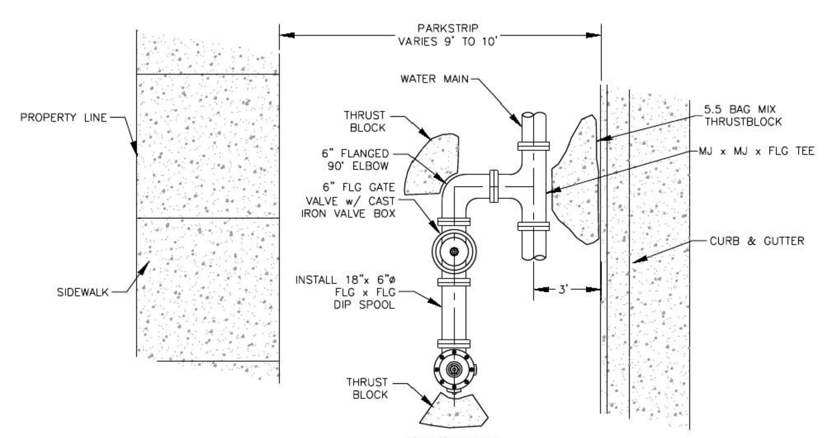
PLAN AND PROFILE
CREST ROAD

JOB FLAGSHIP

SHEET NO. 5



SECTION VIEW



PLAN VIEW

NOTES:

1. HYDRANT SHALL BE "TRAFFIC" TYPE WITH A REPLACEABLE BREAK-AWAY UNIT IMMEDIATELY ABOVE GROUND.
2. HYDRANT SHALL BE CENTERED IN A CONCRETE PAD.

FIRE HYDRANT CONNECTION

DATE: APRIL 2014 | DRAWING NAME: CW-4 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

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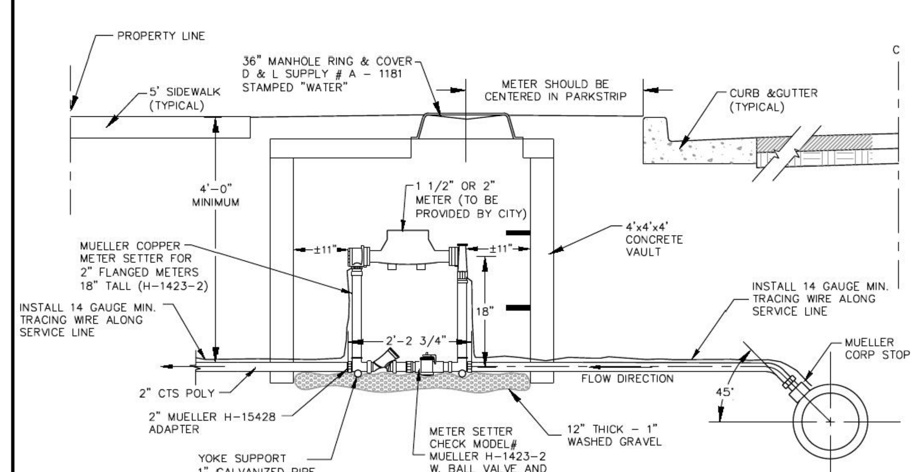
STANDARD DETAILS — CUILINARY WATER — **CW-4**



NOTES:

1. INSPECTION: METER BOX AND SERVICE LINE SHALL BE INSPECTED BY CITY PRIOR TO BACKFILLING.
2. BACKFILL: INSTALL BACKFILL IN LIFTS NOT EXCEEDING 8" AFTER COMPACTION. COMPACT EACH LIFT TO AN AVERAGE DRY DENSITY OF 97% WITH NO DENSITY TEST RESULT LESS THAN 95%.
3. CONTRACTOR TO SUPPLY ALL MATERIALS EXCLUDING METER.
4. METER BOXES SHALL BE A 4'x4'x4' CONCRETE VAULT.
5. PIPE: INSTALL MINIMUM 2" CTS POLY PIPE FROM MAIN TO METER AND FROM METER TO BUILDING. INSTALL TRACING WIRE FROM MAIN LINE TO METER
6. PLACEMENT: ALL METERS ARE TO BE INSTALLED IN THE PARK STRIP, MUST BE PLACED NEAR THE MIDPOINT OF THE LOT, AND MUST NOT BE LOCATED IN A DRIVEWAY OR IN A SIDEWALK.
7. METER SETTER TO BE MUELLER H-1423-2, OR ACCEPTABLE EQUAL. INSTALL CORRECT SIZE METAL PIPE TO STABILIZE SETTER.
8. PIPE SPLICES SHALL BE MADE USING A COMPRESSION FITTING; MUELLER 110 COMPRESSION CONNECTION (MUELLER H-15403) W/ STAINLESS STEEL INSERTS
9. WATER SERVICES SHALL BE STUBBED TO A POINT APPROXIMATELY 1 (ONE) FOOT BEYOND UTILITY EASEMENT.
10. IN TRAFFIC AREAS, BOXES SHOULD BE ABLE TO SUPPORT H-20 LOADING. (NOTE: TYPICALLY WATER METERS ARE NOT ALLOWED IN TRAFFIC AREAS.)
11. METER LID TO BE 1" ABOVE THE LINE GRADE OF WALK/CURB.
12. 1 1/2-INCH METER INSTALLATION TO BE SIMILAR; USING 1 1/2-INCH METER, PIPE, FITTINGS AND SETTER.

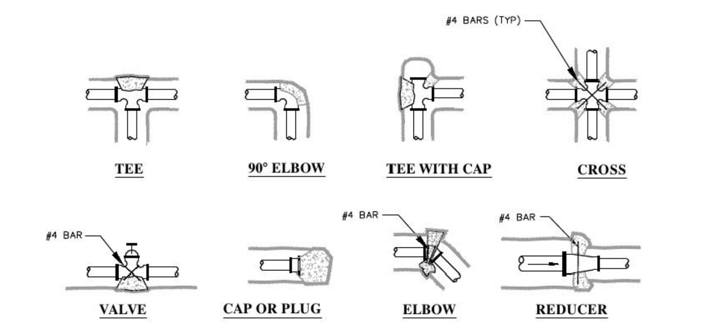
NON-RESIDENTIAL METER CONNECTION 2" OR 1 1/2"

DATE: APRIL 2014 | DRAWING NAME: CW-6 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS — 1 | 10/17/2013 | EL | CONCRETE BOX WITH CORP STOP

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — CULINARY WATER — **CW-6**



SAFE BEARING LOADS

SOIL TYPE	SAFE BEARING LOAD (lb/ft²)
SAND	1000
SAND & GRAVEL	1500
SAND & GRAVEL CEMENTED WITH CLAY	2000
SHALE	5000

SAFE BEARING LOAD FORMULA

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET) = THRUST ON FITTING / SAFE BEARING LOAD OF SOIL

NOTES:

1. REINFORCING BARS SHALL BE EPOXY COATED
2. RESIDENT PROJECT ENGINEER WILL CALCULATE QUANTITIES OF CONCRETE REQ'D AND SPECIFY PLACEMENT METHODS & REQUIREMENTS; WHICH SHALL BE APPROVED BY CITY ENGINEER
3. CONCRETE SHALL BE 4000 PSI MIN.
4. POUR CONCRETE AGAINST UNDISTURBED SOIL

THRUST ON FITTINGS

POUNDS @ 1 POUND PER SQUARE INCH OF WATER PRESSURE*

PIPE SIZE	TEES/ PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	18.5	26.1	14.2	7.2
6"	38	53.7	29.1	14.7
8"	65.8	93	50.4	25.5
10"	107.5	152	82.4	41.7
12"	153.1	216.4	117.2	59.4
14"	215.5	304.7	164.9	84
16"	281.5	398.1	215.4	109.8
18"	356.3	503.8	272.6	139
20"	439.8	622	336.6	171.6
24"	633.3	895.6	484.7	247.1

*MULTIPLY THRUST BY MAXIMUM WATER PRESSURE

*PIPE SIZES LARGER THAN 24" SHALL BE THRUST BLOCKED AS PER ENGINEER RECOMMENDATION

THRUST BLOCK AREA AGAINST TRENCH WALL (SQUARE FEET)

ASSUMING SAND AND MAX PRESSURE OF 150 PSI SIZE MAY BE REDUCED WITH AN ENGINEERED SUBMITTAL AND AS APPROVED BY THE CITY ENGINEER

PIPE SIZE	TEES/ PLUGS	90° BENDS	45° BENDS	22.5° BENDS
4"	2.8	3.9	2.1	1.1
6"	5.7	8.1	4.4	2.2
8"	9.9	14.0	7.6	3.8
10"	16.1	22.8	12.4	6.3
12"	23.0	32.5	17.6	8.9
14"	32.3	45.7	24.7	12.6
16"	42.2	59.7	32.3	16.5
18"	53.4	75.6	40.9	20.9
20"	66.0	93.3	50.5	25.7
24"	95.0	134.3	72.7	37.1

CONCRETE THRUST BLOCKS

DATE: APRIL 2014 | DRAWING NAME: CW-2 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

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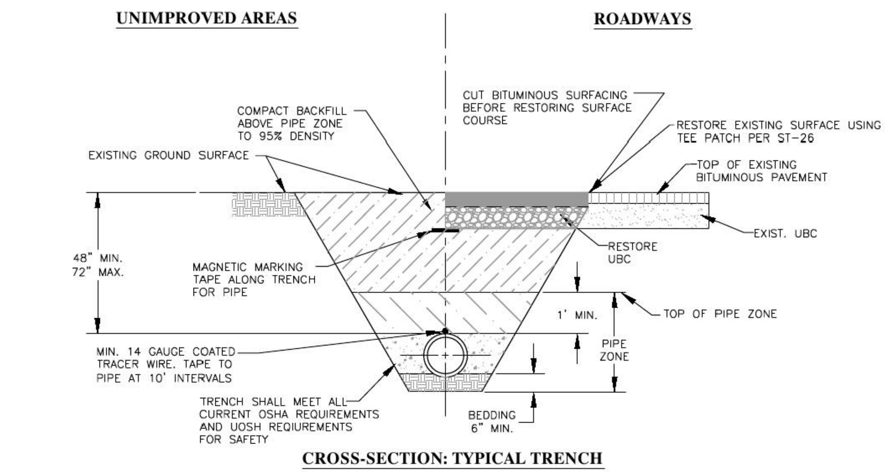
STANDARD DETAILS — CULINARY WATER — **CW-2**



CROSS-SECTION: TYPICAL TRENCH

NOTES:

1. WATER LINES 12 INCHES AND LARGER SHALL BE DUCTILE IRON CLASS-51.
2. WATER LINES 10 INCHES AND SMALLER SHALL BE PVC AWWA C900 CLASS 200.
3. VALVES 12 INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
4. WHENEVER POSSIBLE "HOT TAP" CONNECTIONS REQUIRED. HOT TAP VALVE TO BE SUPPORTED DURING CONNECTION. CONTRACTOR TO NOTIFY CITY 24 HOURS IN ADVANCE OF MAKING CONNECTION.
5. PIPE ZONE SHALL BE BACKFILLED WITH BEDDING MATERIAL, OR OTHER ACCEPTABLE MATERIAL.
6. TRACING WIRE TO BE BROUGHT OUTSIDE OF BOTTOM PORTION OF VALVE BOX AND INSIDE TOP TO SURFACE.
7. FURNISH AND INSTALL POLY-WRAP ON DUCTILE IRON PIPE.
8. WHERE COLLAPSIBLE SOILS ARE ENCOUNTERED, FURNISH, PLACE AND COMPACT IMPORTED BACKFILL MATERIALS AS REQUIRED AND AS DIRECTED.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL OF THE REQUIREMENTS ESTABLISHED FOR SAFE TRENCHING. (SEE OSHA AND UOSH REQUIREMENTS, LATEST EDITIONS).
2. MINIMUM COVER OVER TOP OF PIPE SHALL BE 48-INCHES BELOW THE FINISHED GRADE. THIS DEPTH MAY BE INCREASED AS REQUIRED TO MISS UNDERGROUND UTILITIES, STORM DRAINS, OR OTHER OBSTRUCTIONS, OR WHERE INDICATED ON THE DRAWINGS.
3. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE LAYING PIPE WITHIN 200 FEET OF UTILITY CROSSINGS SHOWN ON THE DRAWINGS, OR AS "BLUE-STAKED."
4. SEWER MAINS, WATER MAINS, GAS MAINS AND OTHER UTILITIES ARE SHOWN ON THE PLANS IN A GENERAL SCHEMATIC WAY ACCORDING TO INFORMATION RECEIVED FROM OTHERS AND SOMETIMES FROM FIELD MEASUREMENTS. THE ACCURACY OR COMPLETENESS OF THE LOCATIONS SHOWN IS NOT GUARANTEED. THE CONTRACTOR SHALL DETERMINE THE ACTUAL LOCATION OF EXISTING SERVICE CONNECTIONS AND UTILITIES AND TAKE THE NECESSARY STEPS TO AVOID THEM.
5. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S SOLE EXPENSE.
6. THE CONTRACTOR MAY, AT HIS DISCRETION, USE SLOPING WALLS IN UNIMPROVED TERRAIN.

CULINARY WATERLINE TRENCH

DATE: APRIL 2014 | DRAWING NAME: CW-1 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

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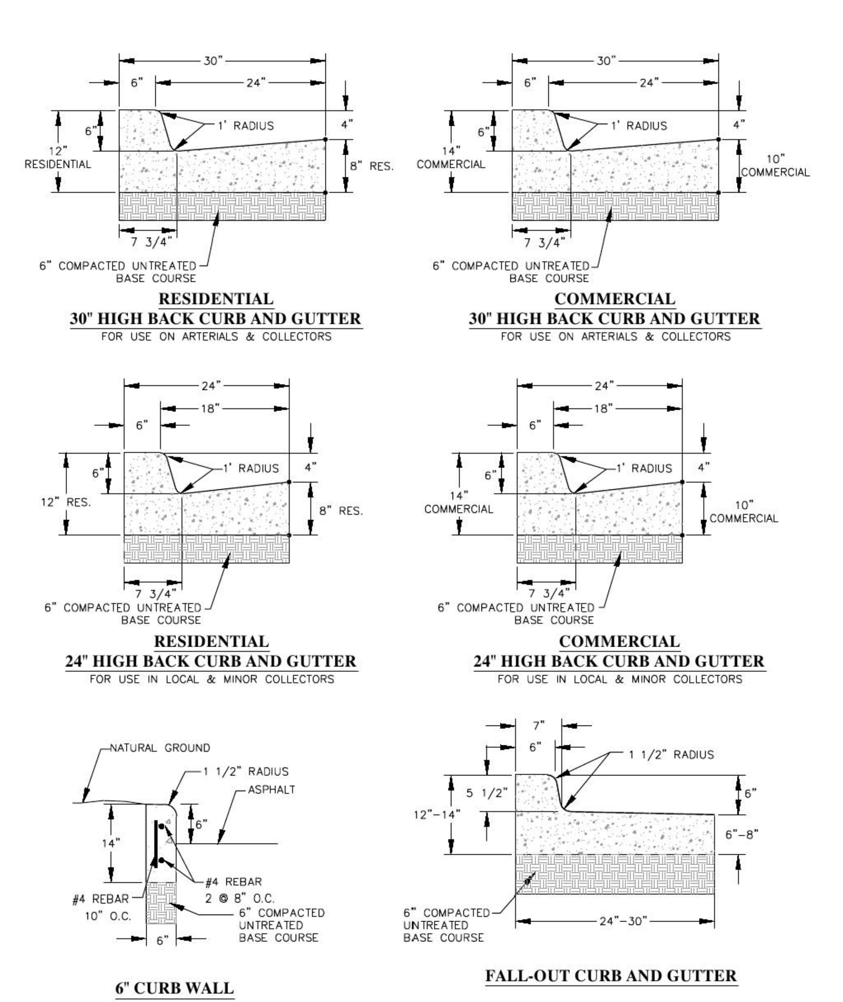
STANDARD DETAILS — CULINARY WATER — **CW-1**



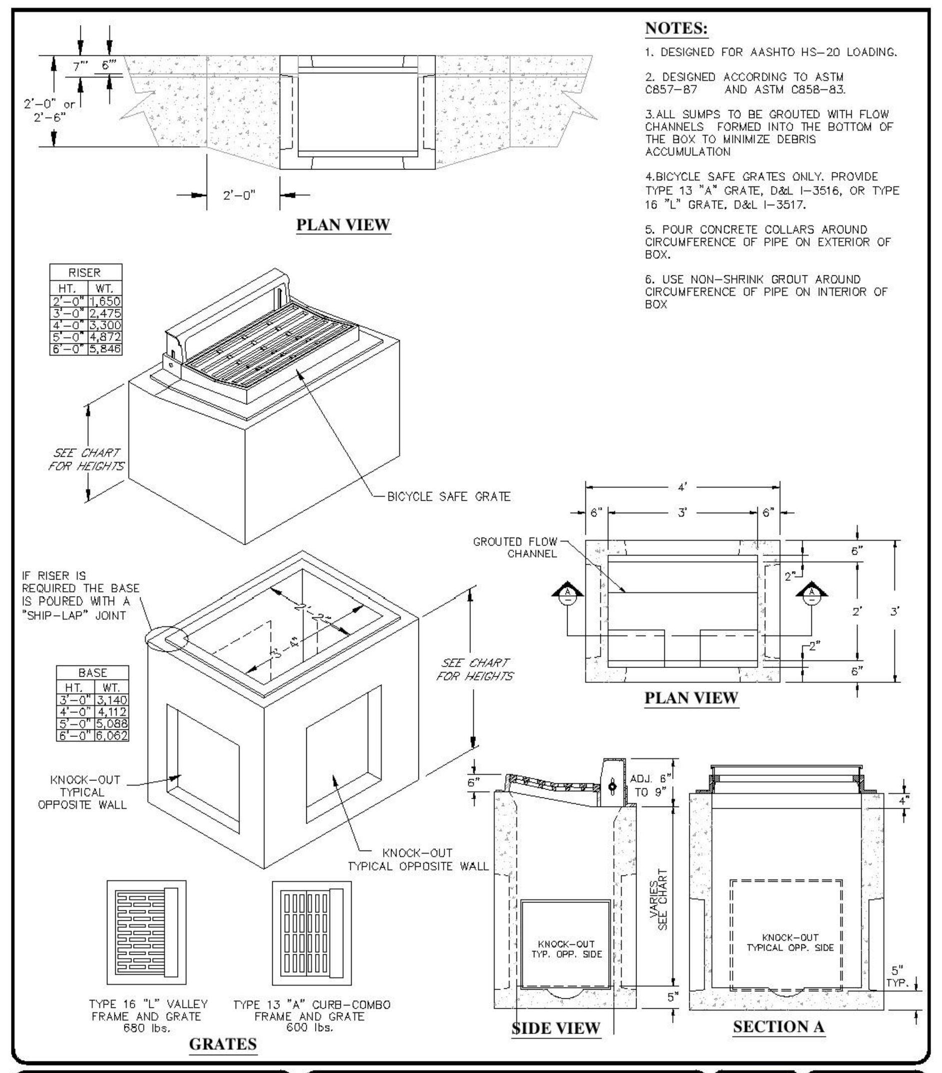
CURB & GUTTER DETAILS

DATE: APRIL 2014 | DRAWING NAME: ST-2 | DRAWN BY: ETL | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1307 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — STREET STANDARDS — **ST-2**



NOTES:

1. DESIGNED FOR AASHTO HS-20 LOADING.
2. DESIGNED ACCORDING TO ASTM C857-87 AND ASTM C858-83.
3. ALL SUMPS TO BE GROUTED WITH FLOW CHANNELS FORMED INTO THE BOTTOM OF THE BOX TO MINIMIZE DEBRIS ACCUMULATION
4. BICYCLE SAFE GRATES ONLY. PROVIDE TYPE 13 "A" GRATE, D&L I-3516, OR TYPE 16 "L" GRATE, D&L I-3517.
5. POUR CONCRETE COLLARS AROUND CIRCUMFERENCE OF PIPE ON EXTERIOR OF BOX.
6. USE NON-SHRINK GROUT AROUND CIRCUMFERENCE OF PIPE ON INTERIOR OF BOX

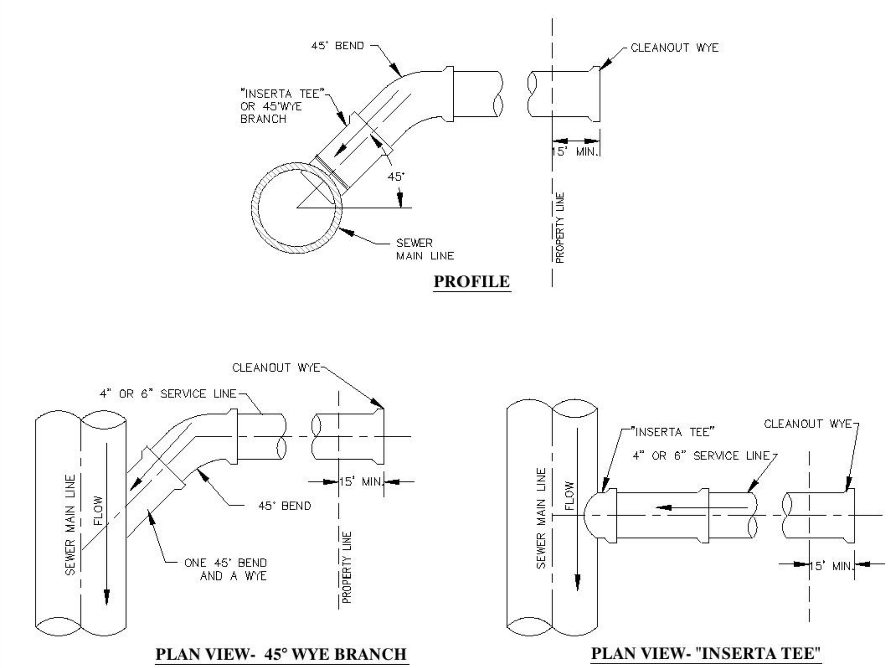
GUTTER INLET BOX

DATE: FEBRUARY 2013 | DRAWING NAME: SD-2 | DRAWN BY: CJG | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1301 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — STORM DRAIN — **SD-2**



NOTES:

1. ALL RESIDENTIAL SERVICES SHALL BE 4" DIAMETER. NON-RESIDENTIAL SHALL BE 6" DIAMETER UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN LINES TO PROPERTY LINES.
2. EVERY RESIDENTIAL UNIT SHALL HAVE A SEPARATE SEWER LATERAL.
3. MINIMUM GRADE SHALL BE 2% FOR SERVICE LINES.
4. ALL 90° BENDS AT CONNECTION TO MAIN MUST BE CONSTRUCTED WITH ONE 45° BEND AND A WYE.
5. DIRECT NOSE ON IS ALLOWED WHEN CONNECTING TO EXISTING MAIN LINE. USE RUBBER BOOT AS PER CITY WITH STAINLESS STEEL STRAPS, IF REQUIRED. CORE CUT EXISTING PIPE, DO NOT BREAK OUT WITH A HAMMER.
6. NOTIFY CITY 24 HOURS IN ADVANCE OF ANY CONNECTION. EVERY CONNECTION TO BE INSPECTED BY CITY.
7. CONNECTION TO USERS TO BE DONE BY OTHERS.
8. CAST IRON WYE'S ARE REQUIRED FOR ALL NON-RESIDNETIAL CONNECTIONS.

SEWER SERVICE CONNECTION

DATE: FEBRUARY 2013 | DRAWING NAME: SS-3 | DRAWN BY: CJG | CHECKED: | APPROVED:

REVISIONS: REV | DATE | BY | COMMENTS

SARATOGA SPRINGS CITY — 1301 N. COMMERCE DR. #200, SARATOGA SPRINGS, UT 84045 PHONE: 801-766-9793 FAX: 8017669794

STANDARD DETAILS — SANITARY SEWER — **SS-3**

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
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3			
4			

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DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	05/09/14
COGO FILE:	

TRANE ENGINEERING, P.C.

CONSULTING ENGINEERS AND LAND SURVEYORS

170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

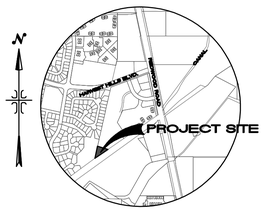
SARATOGA SPRINGS, UTAH

HILLCREST PHASE 3M-3N
CONDOMINIUMS

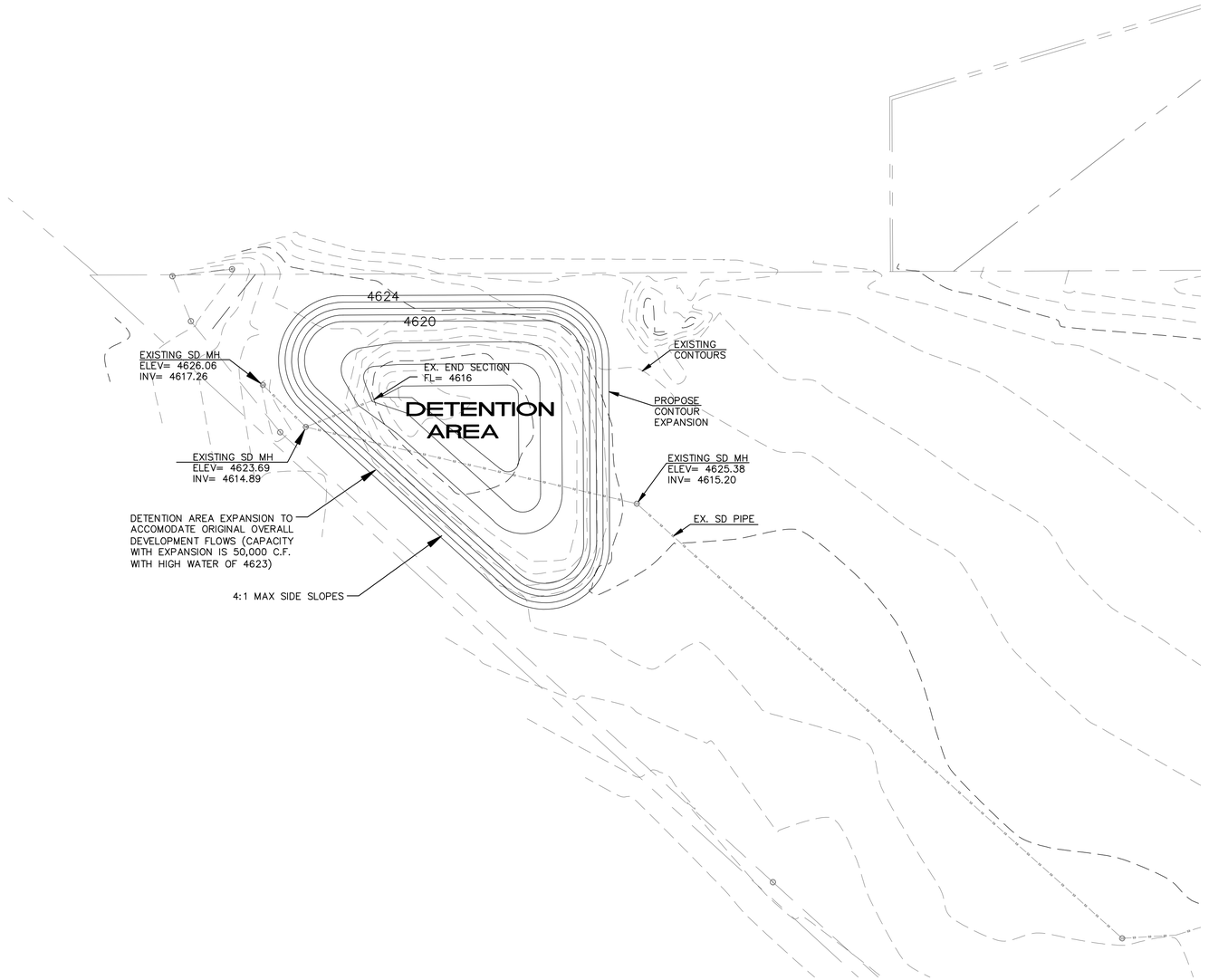
DETAIL SHEET

JOB flagship

SHEET NO. 6



VICINITY MAP
NTS



NOTE:
1. DETENTION AREA WAS ORIGINALLY CONSTRUCTED WITH PHASE 1 AND THE DETENTION AREA WILL BE EXPANDED WITH PHASE 3M/3N ACCORDING TO THE ORIGINAL OVERALL REQUIREMENTS. THE CAPACITY SHOWN IS APPROXIMATELY 50,000 CUBIC FEET WITH A HIGH WATER LEVEL OF 4623.

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

0 30 60 80
(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	07/30/14
J:\GIFFORD\HILLCREST\dwg\SITE PLAN.dwg				COGO FILE:	

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

SARATOGA SPRINGS, UTAH

HILLCREST PHASES 3M-3N
CONDOMINIUMS

DETENTION AREA

JOB
FLAGSHIP

SHEET NO.
7

STORM WATER MANAGEMENT PLAN

1. THE CONTRACTOR IS TO FOLLOW THE BMP DETAILS AS OUTLINED AND ACCORDING TO SARATOGA SPRINGS CITY STANDARDS.
2. SEE SHEET 10 FOR APPROPRIATE BMPS.
3. ALL INLETS TO BE PROTECTED DURING CONSTRUCTION FROM SILT

LEGEND

SILT FENCE

STORAGE AREA

1. CONTROL STORAGE OF ONSITE MATERIALS TO A DESIGNATED AREA WITH NO DRAINAGE OR WATERWAYS NEARBY.
2. ENSURE ALL ONSITE PERSONNEL UTILIZE DESIGNATED STORAGE AREA. DO NOT STORE EXCESSIVE AMOUNTS OF MATERIALS THAT WILL NOT BE UTILIZED ON SITE.
3. COVER MATERIALS WHEN OUTSIDE THE STORAGE AREA OR WHEN NOT IN USE AND PROTECT STORM DRAIN SYSTEM WHEN IN USE.

SILT FENCE

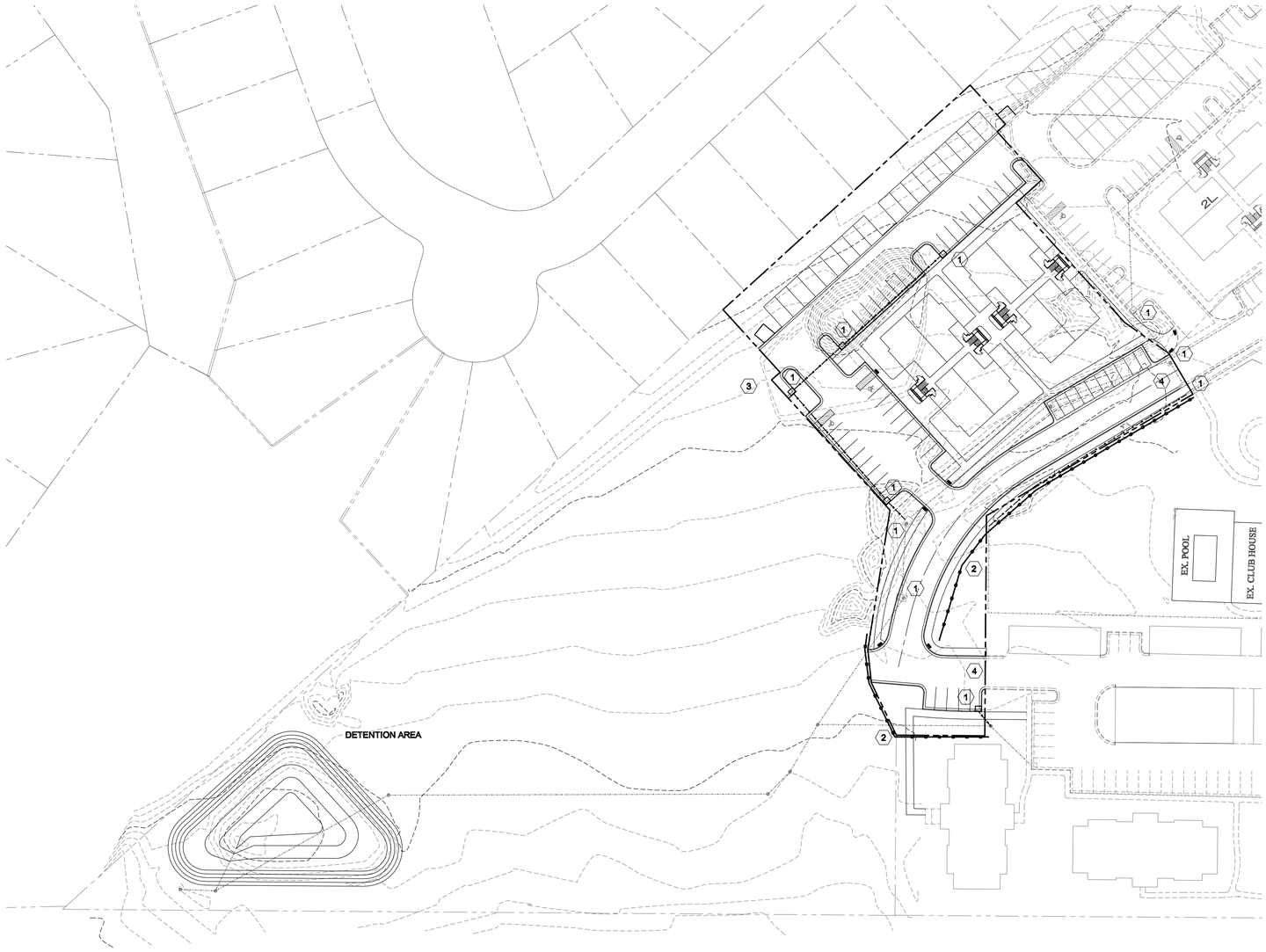
1. INSTALL SILT FENCE ALONG THE SOUTH EAST, AND NORTH PROPERTY LINES AS SHOWN AND AS PER MANUFACTURES SPECIFICATIONS.
2. INSPECT FENCE AFTER ANY RAINFALL AND REPAIR OR REPLACE ANY DAMAGED AREAS AND REMOVE ACCUMULATED SEDIMENT.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCE TO BE INSTALLED WITH CRUSHED STONE AT A LOCATION WHERE TRUCKS LEAVE THE SITE TO A PAVED SURFACE.
2. PROVIDE BERMING AT WASH AREA AS NEEDED TO PREVENT SOIL LADEN WASH WATER FROM ENTERING THE STORM WATER FACILITIES.
3. GRAVEL AREA TO BE OF SUFFICIENT SIZE TO ACCOMMODATE THE TRAFFIC.

INLET PROTECTION

1. INSTALL SILT FENCE OR STRAW BALE SEDIMENT BARRIER AROUND STORM DRAIN INLETS.
2. INSPECT INLET PROTECTION AFTER STORM EVENT.
3. UPON COMPLETION OF CURB AND GUTTER, PROTECT INLETS WITH FILTER FABRIC AND COURSE GRAVEL OR EQUIVALENT MEASURE.

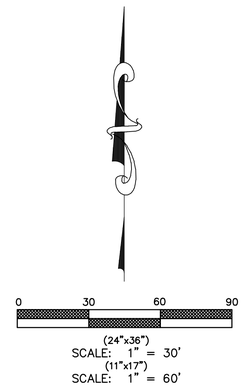


KEYED NOTES

1. INLET PROTECTION
2. SILT FENCE
3. CONCRETE WASHOUT LOCATION
4. CONSTRUCTION ENTRANCE

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO SARATOGA SPRINGS CITY STANDARDS AND SPECIFICATIONS.
2. 24" CURB AND GUTTER TO BE FALLOUT CURB WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHLAT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAIL ST-2 SHEET 7).
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY SARATOGA SPRINGS CITY COUNCIL AND CITY ENGINEER.
4. ALL STORM DRAIN BOXES TO BE 3'X3' INSIDE DIMENSION UNLESS OTHERWISE SPECIFIED
5. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.



(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	04/25/11	ADJUSTED STORAGE UNITS	TGT
2	05/20/13	ADDITIONAL STORAGE UNITS	TGT
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	07/23/14
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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS, UTAH

HILLCREST PHASE 3M-3N
CONDOMINIUMS

SWPPP

JOB FLAGSHIP

SHEET NO. 9

BMP: BMP Inspection and Maintenance

DESCRIPTION:

Inspect and maintain all structural BMP's (both existing and new) on a routine basis to remove pollutants from entering storm drain inlets. This includes the establishment of a schedule for inspections and maintenance.

APPROACH:

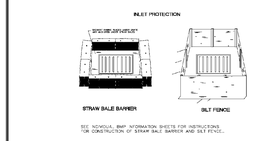
Regular maintenance of all structural BMP's is necessary to ensure their proper functionality.

- Annual Inspections.
- Prioritize maintenance to clean, maintain, and repair or replace structures in areas beginning with the highest pollutant loading.
- Clean structural BMP's in high pollutant areas just before the wet season to remove sediments and debris accumulated during the summer and fall.
- Keep accurate logs of what structures were maintained and when they were maintained.
- Record the amount of waste collected.

LIMITATIONS:

- Availability of trained staff

BMP: Inlet Protection - Silt Fence or Straw Bale



DESCRIPTION:

Sediment barrier erected around storm drain inlet.

APPLICATION:

Construct at storm drainage inlets located downgradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).

INSTALLATION/APPLICATION CRITERIA:

- Provide upgradient sediment controls, such as silt fence during construction of inlet.
- When construction of inlet is complete, erect straw bale barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for straw bale barrier and silt fence construction.

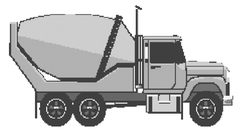
LIMITATIONS:

- Recommended maximum contributing drainage area of one acre.
- Limited to inlets located in open unpaved areas.
- Requires shallow slopes adjacent to inlet.

MAINTENANCE:

- Inspect inlet protection following storm event and at a minimum of once monthly.
- Remove accumulated sediment when it reaches 4 inches in depth.
- Repair or realign barrier/fence as needed.
- Look for bypassing or undercutting and recompact soil around barrier/fence as required.

BMP: Concrete Waste Management



DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

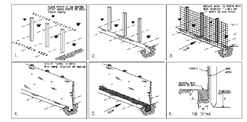
LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Silt Fence



DESCRIPTION:

A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.

APPLICATION:

- Perimeter control: place barrier at downgradient limits of disturbance
- Sediment barrier: place barrier at toe of slope or soil stockpile
- Protection of existing waterways: place barrier near top of stream bank
- Inlet protection: place fence surrounding catchbasins

INSTALLATION/APPLICATION CRITERIA:

- Place posts 6 feet apart on center along contour (or use preassembled unit) and drive 2 feet minimum into ground. Excavate an anchor trench immediately upgradient of posts.
- Secure wire mesh (14 gage min. With 6 inch openings) to upslope side of posts. Attach with heavy duty 1 inch long wire staples, tie wires or hog rings.
- Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
- Backfill trench over filter fabric to anchor.

LIMITATIONS:

- Recommended maximum drainage area of 0.5 acre per 100 feet of fence
- Recommended maximum upgradient slope length of 150 feet
- Recommended maximum uphill grade of 2:1 (50%)
- Recommended maximum flow rate of 0.5 cfs
- Ponding should not be allowed behind fence

MAINTENANCE:

- Inspect immediately after any rainfall and at least daily during prolonged rainfall.
- Look for runoff bypassing ends of barriers or undercutting barriers.
- Repair or replace damaged areas of the barrier and remove accumulated sediment.
- Reanchor fence as necessary to prevent shortcutting.
- Remove accumulated sediment when it reaches ½ the height of the fence.

BMP: Spill Clean-Up

DESCRIPTION:

Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:

All sites

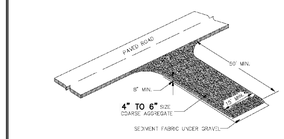
GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils. Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #801-536-4100) for any spill of reportable quantity.

BMP: Stabilized Construction Entrance and Wash Area



DESCRIPTION:

A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface. The area can be used to spray off vehicles before they leave the site.

APPLICATIONS:

At any point of ingress or egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.

INSTALLATION/APPLICATION CRITERIA:

- Clear and grub area and grade to provide maximum slope of 2%.
- Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months.
- Place coarse aggregate, 1 to 2-1/2 inches in size, to a minimum depth of 8 inches.
- Provide water to the area that can be used to spray off vehicles as needed to prevent the tracking of mud off of the construction site. This may not be needed during dry periods of work, but is needed when construction is proceeding under wet conditions.
- Provide berming as needed to prevent sediment laden wash water from entering storm water facilities or other water bodies, or leaving the site.

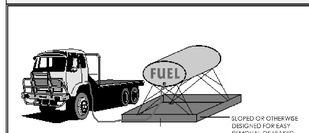
LIMITATIONS:

- Requires periodic top dressing with additional stones.
- Should be used in conjunction with street sweeping on adjacent public right-of-way.
- Must be situated such that wash water does not run off site.

MAINTENANCE:

- Inspect daily for loss of gravel or sediment buildup.
- Inspect adjacent roadway for sediment deposit and clean by shoveling and sweeping.
- Repair entrance and replace gravel as required to maintain control in good working condition.
- Expand stabilized area as required to accommodate traffic and prevent erosion at driveways.

BMP: Vehicle And Equipment Fueling



DESCRIPTION:

Prevent fuel spills and leaks, and reduce their impacts to storm water by using off-site facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors.

INSTALLATION/APPLICATION:

- Use off-site fueling stations as much as possible. Fueling vehicles and equipment outdoors or in areas where fuel may spill/leak onto paved surfaces or into drainage pathways can pollute storm water. If you fuel a large number of vehicles or pieces of equipment, consider using an off-site fueling station. These businesses are better equipped to handle fuel and spills properly. Performing this work off-site can also be economical by eliminating the need for a separate fueling area at your site.
- If fueling must occur on-site, use designated areas, located away from drainage courses, to prevent the runon of storm water and the runoff of spills. Discourage "topping-off" of fuel tanks.
- Always use secondary containment, such as a drain pan or drop cloth, when fueling to catch spills/leaks. Place a stockpile of spill cleanup materials where it will be readily accessible. Use adsorbent materials on small spills rather than hosing down or burying the spill. Remove the adsorbent materials promptly and dispose of properly.
- Carry out all Federal and State requirements regarding stationary above ground storage tanks.(40 CF Sub. J) Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas. With the exception of tracked equipment such as bulldozers and perhaps forklifts, most vehicles should be able to travel to a designated area with little lost time. Train employees and subcontractors in proper fueling and cleanup procedures.

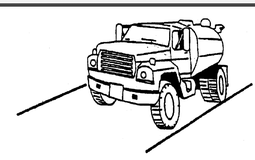
LIMITATIONS:

Sending vehicles/equipment off-site should be done in conjunction with Stabilized Construction Entrance.

MAINTENANCE:

- Keep ample supplies of spill cleanup materials on-site.
- Inspect fueling areas and storage tanks on a regular schedule.

BMP: Dust Controls



DESCRIPTION:

Dust control measures are used to stabilize soil from wind erosion, and reduce dust by construction activities.

APPLICATION:

Dust control is useful in any process area, loading and unloading area, material handling areas, and transfer areas where dust is generated. Street sweeping is limited to areas that are paved.

INSTALLATION/APPLICATION CRITERIA:

- Two kinds of street sweepers are common: brush and vacuum. Vacuum sweepers are more efficient and work best when the area is dry.
- Mechanical equipment should be operated according to the manufacturers' recommendations and should be inspected regularly.
- Water may be sprayed on the ground surface to moisten dry soils, making it less susceptible to wind erosion.

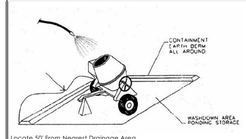
LIMITATIONS:

- Street sweeping is labor and equipment intensive and may not be effective for all pollutants.
- Water sprayed from water trucks must be done at a rate such that the water is absorbed in the soil; if excessive amounts of water are used, it may run off, carrying soil with it.

MAINTENANCE:

If excess water results from water spraying, dust-contaminated waters should not be allowed to run off site. Areas may need to be resprayed to keep dust from spreading.

BMP: Concrete Waste Management



Locate 50' From Nearest Drainage Area.

DESCRIPTION:

Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:

This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier information sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

REVISIONS					
NO.	DATE	DESCRIPTION	BY		
1				DESIGNED BY:	TGT
2				DRAWN BY:	TT
3				CHECK BY:	TGT
4				DATE:	7/30/14
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TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA DRIVE SUITE 230 LEHI, UTAH 84043 (801) 768-4544

SARATOGA SPRINGS, UTAH

HILLCREST PHASE 3M–3N
CONDOMINIUMS

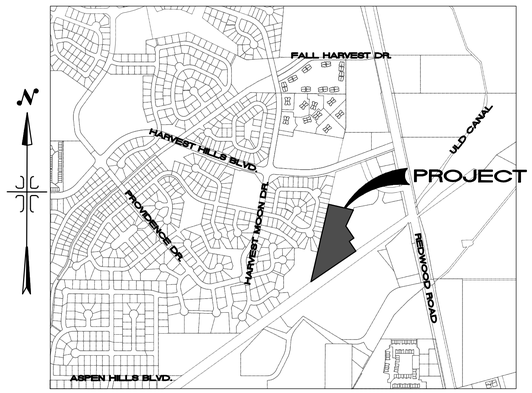
BMPS

R.BYBEE

SHEET NO. 10

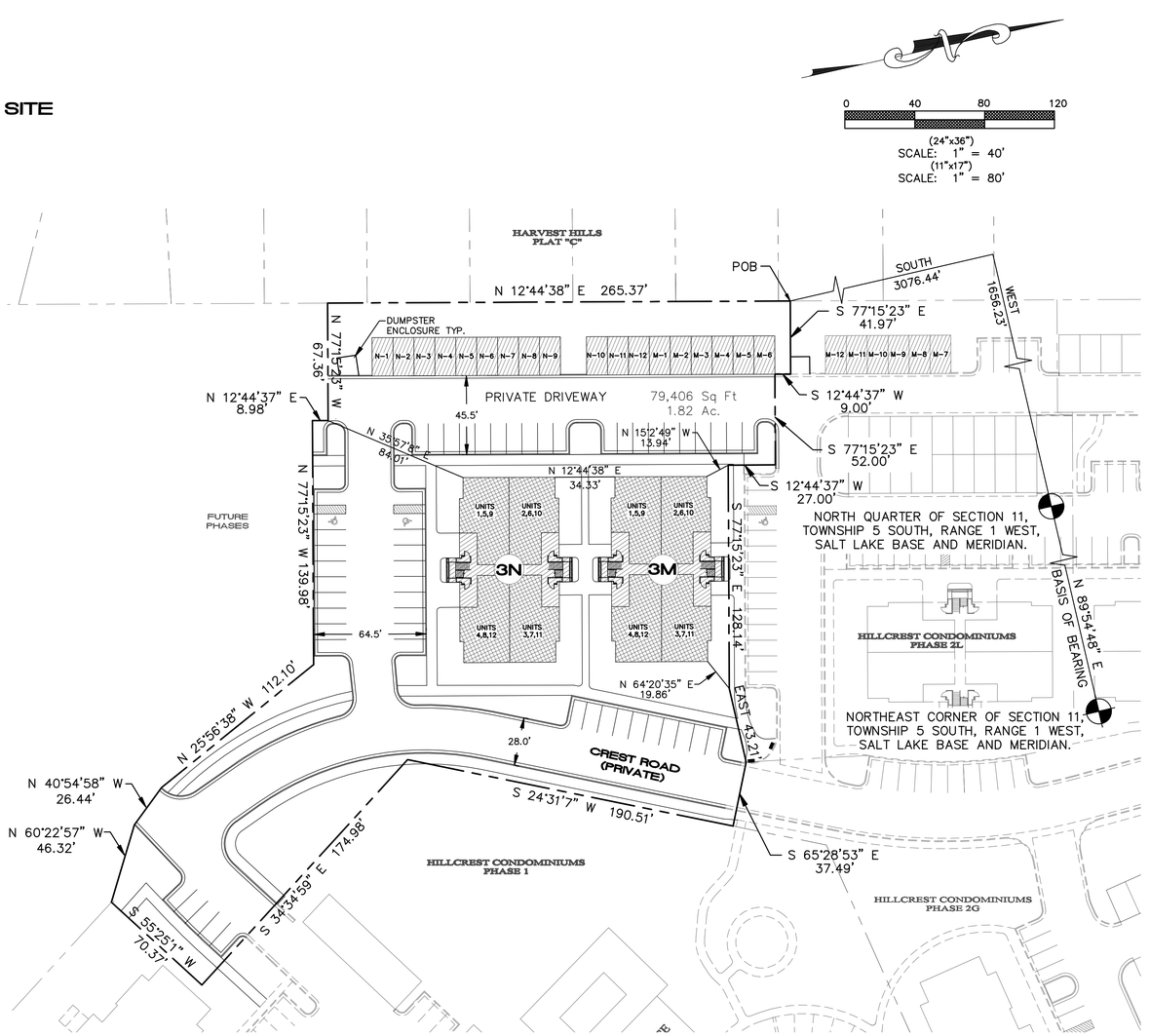
HILLCREST CONDOMINIUMS PHASE 3M-N

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,TOWNSHIP 5 SOUTH, RANGE 1 WEST,SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



VICINITY MAP
NTS

NOTES:
1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL BY CITY COUNCIL. FINAL PLAT APPROVAL WAS GRANTED ON THE ___DAY OF _____, 20__.
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY RULES, ORDINANCES, REQUIREMENTS, STANDARDS AND POLICIES REGARDING THE DEVELOPMENT OF THIS PROPERTY
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
4. PLAT MAY BE SUBJECT TO A MASTER DEVELOPMENT AGREEMENT, DEVELOPMENT AGREEMENT, SUBDIVISION AGREEMENT, OR SITE PLAN AGREEMENT. SEE CITY RECORDER FOR MORE INFORMATION.
5. BUILDING PERMITS WILL NOT BE ISSUED UNTIL: ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
6. ALL BONDS AND BOND AGREEMENTS ARE BETWEEN THE CITY, DEVELOPER/OWNER AND FINANCIAL INSTITUTION. NO OTHER PARTY, INCLUDING UNIT OR LOT OWNERS, SHALL BE DEEMED A THIRD-PARTY BENEFICIARY OR HAVE ANY RIGHTS INCLUDING THE RIGHT TO BRING ANY ACTION UNDER ANY BOND OR BOND AGREEMENT.
7. 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.
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
9. ANY REFERENCE HEREIN TO OWNERS, DEVELOPERS, OR CONTRACTORS SHALL APPLY TO SUCCESSORS, AGENTS, AND ASSIGNS.
10. NO CITY MAINTENANCE IS PROVIDED ON PRIVATE STREETS AND DRIVEWAYS.
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
12. ALL COMMON AREAS ARE DESIGNATED AS PUBLIC UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS AND PUBLIC UTILITY COMPANIES.



SURVEYOR'S CERTIFICATE

I, Travis Trane, do hereby certify that I am a Registered Land Surveyor, and that I hold Certificate No. 5152741 as prescribed under the laws of the State of Utah. I further certify that at the request of the owner of the below described land, I performed a survey of said land, that the description below correctly describes the land surface upon which will be constructed HILLCREST CONDOMINIUMS, an expandable Utah Condominium Project, and Phase "3M-N" of this record of survey map. consisting of two(2) pages are accurate and comply with the provisions of section 57-8-13 (1) of the Utah Condominium Ownership Act. I further certify that the reference markers shown on this plat are located as shown and are sufficient to readily retrace or reestablish this survey.

BOUNDARY DESCRIPTION

A parcel of land situated in the Southwest Quarter of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Commencing at a point which is West 1656.23 feet and South 3076.44 feet from the North Quarter Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along Plat 2L of Hillcrest Condominiums the following six courses South 77°15'23" East 41.97 feet; thence South 12°44'37" West 9.00 feet; thence South 77°15'23" East 52.00 feet; thence South 12°44'37" West 27.00 feet; thence South 77°15'23" East 128.14 feet; thence East 43.21 feet; thence South 65°28'53" East 37.49 feet along Plat 2G of Hillcrest Condominiums; thence along Hillcrest Condominiums Phase 1 the following four courses South 24°31'07" West 190.51 feet; thence South 34°34'59" East 174.98 feet; thence South 55°25'01" West 70.37 feet; thence North 60°22'57" West 46.32 feet; thence North 40°54'58" West 26.44 feet; thence North 25°56'38" West 112.10 feet; thence North 77°15'23" West 139.98 feet; thence North 12°44'37" East 8.98 feet; thence North 77°15'23" West 67.36 feet; thence North 12°44'38" East 265.37 feet along Harvest Hills Plat "C" to the point of beginning.

Parcel contains: 1.82 acres more or less

Subdivision contains: 24 units

Basis of Bearing: North 89°54'48" East from the North Quarter Corner of Section 11 to the Northeast Corner of Section 11, Township 5 South, Range 1 West, Salt Lake Base and Meridian

_____ DATE

_____ SURVEYOR (See Seal Below)

OWNER'S DEDICATION

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

HILLCREST CONDOMINIUMS PHASE 3M-3N

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, right-of-way, and public amenities shown on this plat as intended for public and/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) voluntarily defend, indemnify, and hold harmless the City's from any damage claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment or construction of the roads within this subdivision.

In witness whereof ____ have hereunto set ____ this _____ day of _____, A.D. 20 ____

_____ _____

N. Paul Gifford, Manager of Solitude Construction LLC

ACKNOWLEDGEMENT (LLC)

STATE OF UTAH)
County of Salt Lake) S.S.

On the _____ day of _____ A.D. 20 _____ , personally appeared before me N. Paul Gifford, who being by me duly sworn did say for himself, that he is the Manager of Solitude Construction LLC, and that the within and foregoing instrument was signed in behalf of said LLC by authority of a resolution of its Members and N. Paul Gifford duly acknowledge to me that said LLC executed the same.

_____ _____

MY COMMISSION EXPIRES NOTARY PUBLIC RESIDING AT

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 ____

_____ _____

_____ _____

_____ _____

CITY MAYOR Attest _____ City Recorder (See Seal Below)

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).

QUESTAR GAS COMPANY
APPROVED THIS____ DAY OF _____, A.D., 20____

_____
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
APPROVED THIS____ DAY OF _____, A.D., 20____

_____
ROCKY MOUNTAIN POWER

COMCAST CABLE TELEVISION
APPROVED THIS____ DAY OF _____, A.D., 20____

_____
COMCAST CABLE TELEVISION

QWEST
APPROVED THIS____ DAY OF _____, A.D., 20____

QWEST _____

QUESTAR GAS COMPANY

Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other 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 of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department

Approved this _____ day of _____ 20 ___ Questar Gas Company

By: _____ Title: _____

HILLCREST CONDOMINIUMS PHASE 3M-3N

AN EXPANDABLE UTAH CONDOMINIUM PROJECT INCLUDING A VACATION OF A PORTION OF LOT 1, HILLCREST OVERALL SUBDIVISION PLAT "A"
LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

SHEET 1 OF 2

FLAGSHIP HOMES
170 SOUTH INTERSTATE PLAZA DR. SUITE 250
LEHI, UT 84043 (801) 768-4442

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

AREA TABULATIONS

TOTAL BOUNDARY AREA: 79,406 SQ. FT. (1.82 ACRES)
LANDSCAPED AREA: 25,970 SQ. FT. (33%)

FIRE CHIEF APPROVAL
APPROVED BY THE FIRE CHIEF ON THIS DAY OF_____, A.D., 20_____

_____
CITY FIRE CHIEF

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION ON THIS DAY OF_____, A.D., 20_____

_____
CHAIRMAN, PLANNING COMMISSION

SARATOGA SPRINGS ENGINEER APPROVAL
APPROVED BY THE CITY ENGINEER ON THIS DAY OF_____, A.D., 20_____

_____
CITY ENGINEER

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

SURVEYORS SEAL	NOTARY PUBLIC SEAL	CITY ENGINEER SEAL	CITY RECORDER SEAL