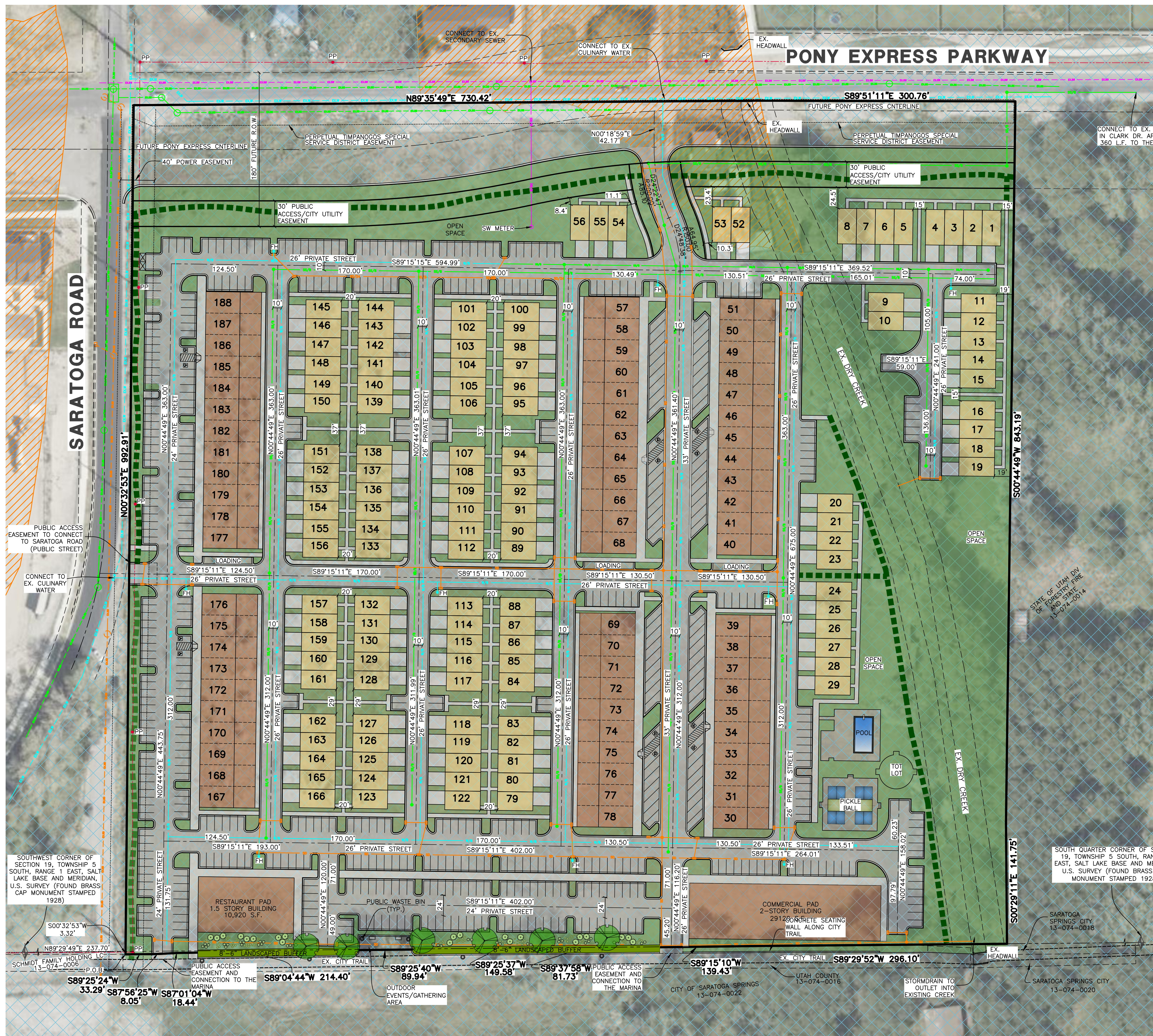
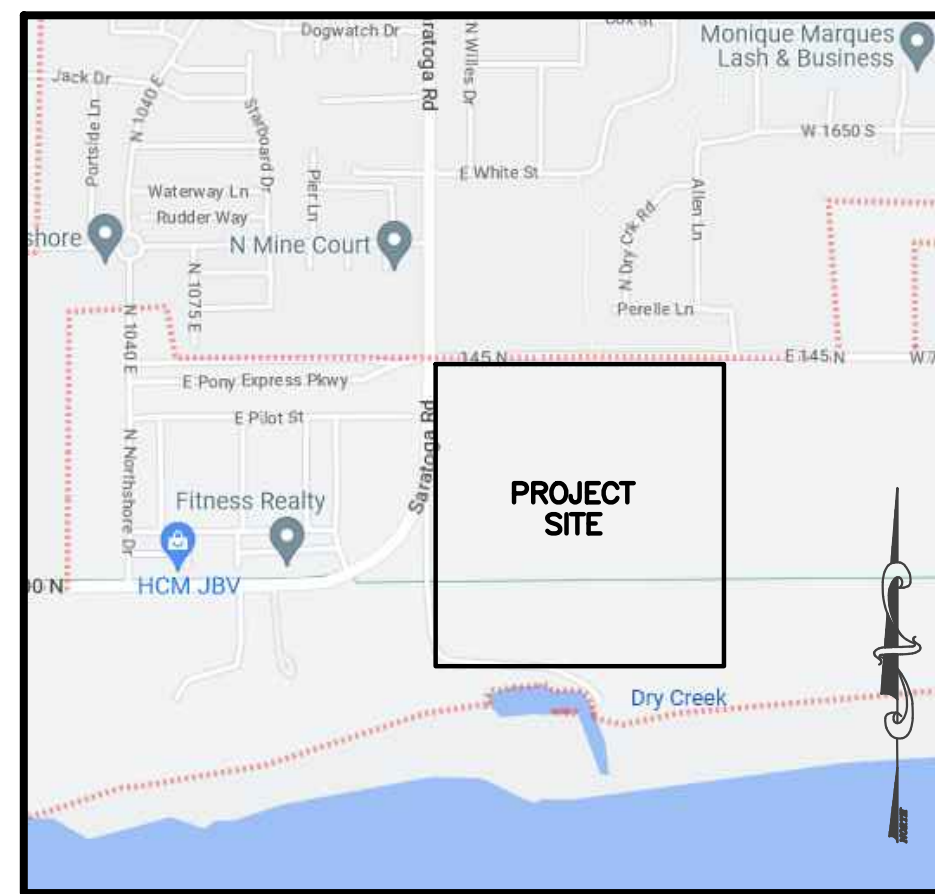


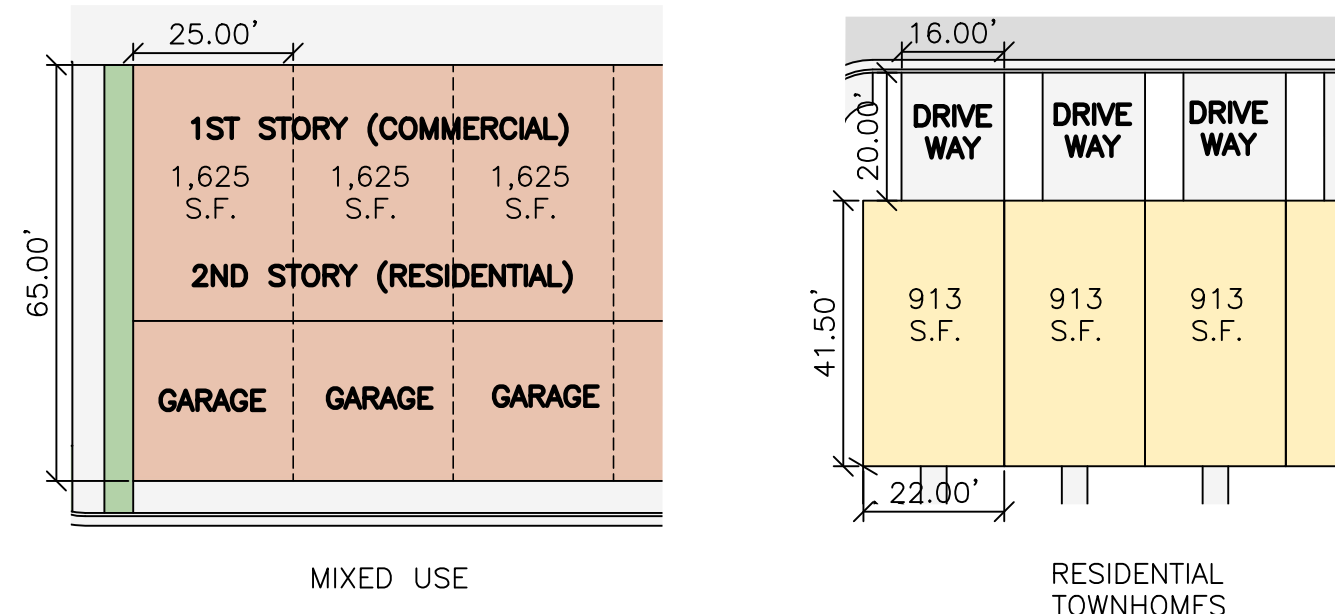


Harbor Springs

Saratoga Springs City, Utah County, Utah



VICINITY MAP
NOT TO SCALE



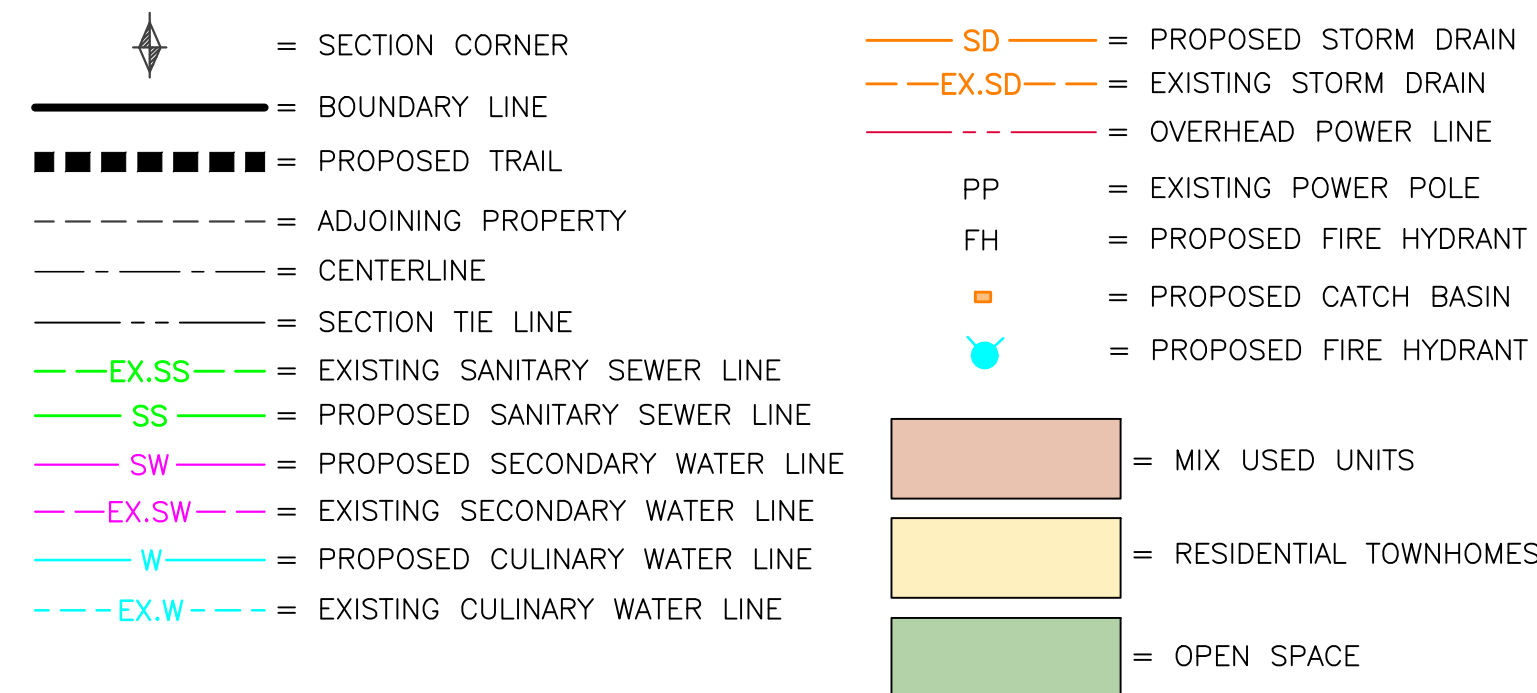
BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 237.70 FEET NORTH 89°29'49" EAST AND 3.32 FEET SOUTH 00°32'53" WEST FROM THE SOUTHWEST CORNER OF SAID SECTION 19 (SAID SOUTHWEST CORNER IS 2652.56 FEET SOUTH 89°29'49" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 19); THENCE NORTH 00°32'53" EAST 992.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 145 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°35'49" EAST 730.42 FEET; (2) SOUTH 89°51'11" EAST 300.76 FEET; THENCE SOUTH 00°44'49" WEST 843.19 FEET; THENCE SOUTH 00°29'11" EAST 141.75 FEET; THENCE SOUTH 89°29'52" WEST 296.10 FEET; THENCE SOUTH 89°15'10" WEST 139.43 FEET; THENCE SOUTH 89°37'58" WEST 81.73 FEET; THENCE SOUTH 89°25'37" WEST 149.58 FEET; THENCE SOUTH 89°25'40" WEST 89.94 FEET; THENCE SOUTH 89°04'44" WEST 214.40 FEET; THENCE SOUTH 87°01'04" WEST 18.44 FEET; THENCE SOUTH 87°56'25" WEST 8.05 FEET; THENCE SOUTH 89°25'24" WEST 33.29 FEET TO THE POINT OF BEGINNING.

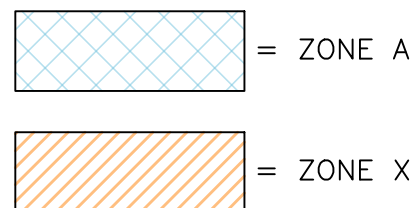
CONTAINING 1,018,223 SQUARE FEET OR 23.375 ACRES.

LEGEND



FEMA FLOOD LEGEND

PER FEMA FLOOD PANEL MAP 419049C0285F, EFFECTIVE 6/19/2020



REVISIONS	DESCRIPTION
DATE	6-17-25 ER City Comments
DATE	8-20-25 Comments Landscape

Harbor Springs
PART OF THE SW 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

Concept Plan

Project Info.
Engineer: JEREMY A. DRAPER, P.E.
Planner: C. CAVE
Designer: E. ROCHE
Date: 08-19-25
Name: HARBOR SPRINGS
Number: 7030-04

Sheet **2**
1 Sheets

DENSITY/PARKING TABLE

GENERAL INFORMATION	AC.	UNITS	TOTAL	#	NOTES
TOTAL PROJECT AREA	23.38				
SENSITIVE LANDS	0.44				
DEVELOPABLE AREA	22.94			8.2	UNITS PER ACRE
COMMERCIAL AREA					
COMMERCIAL AREA	10.65		46.4%		
RESIDENTIAL DENSITY					
RESIDENTIAL AREA	11.36	122 UNITS		11	UNITS PER ACRE
RESIDENTIAL MIXED USE	0.92	66 UNITS			
TOTAL RESIDENTIAL AREA					
TOTAL RESIDENTIAL AREA	12.28				
TOTAL RESIDENTIAL DENSITY		188 UNITS			
RESIDENTIAL UNIT COUNT					
TOWNHOUSE UNITS	122				
RESIDENTIAL MIXED USE	66				
TOTAL RESIDENTIAL UNITS	188				
MIXED USE PARKING INFORMATION					
TOTAL MIXED USE RESIDENTIAL UNITS		66			
MIXED USE RESIDENTIAL REQUIRED (2.25*66 UNITS)		149			
MIXED USE RESIDENTIAL PROVIDED		172			
MIXED USE RESIDENTIAL PROVIDED (2-CAR GARAGE)		152			
MIXED USE RESIDENTIAL PROVIDED (GUEST STALLS)		20			
TOWNHOUSE RESIDENTIAL PARKING INFORMATION					
TOTAL TOWNHOUSE RESIDENTIAL UNITS	122				
TOWNHOUSE RESIDENTIAL REQUIRED (2.25*122 UNITS)	275				
TOWNHOUSE RESIDENTIAL PARKING PROVIDED	278				
TOWNHOUSE RESIDENTIAL PROVIDED (2-CAR GARAGE)	244				
TOWNHOUSE RESIDENTIAL PROVIDED (GUEST STALLS)	34				
COMMERCIAL PARKING INFORMATION					
COMMERCIAL PARKING REQUIRED	380	4 STALLS/1000 S.F.			
COMMERCIAL PARKING PROVIDED	405	66 UNITS@1000 S.F.=66,000 S.F. COMMERCIAL (SOUTH)=29,120 S.F. 95,120/1000=95,120*4=380			
RESTAURANT PARKING INFORMATION					
RESTAURANT PARKING REQUIRED	73	10 STALLS/1000 S.F.			
RESTAURANT PARKING PROVIDED	89	RESTAURANT=7,280 S.F. 7,280/1000=7.28*10=73			

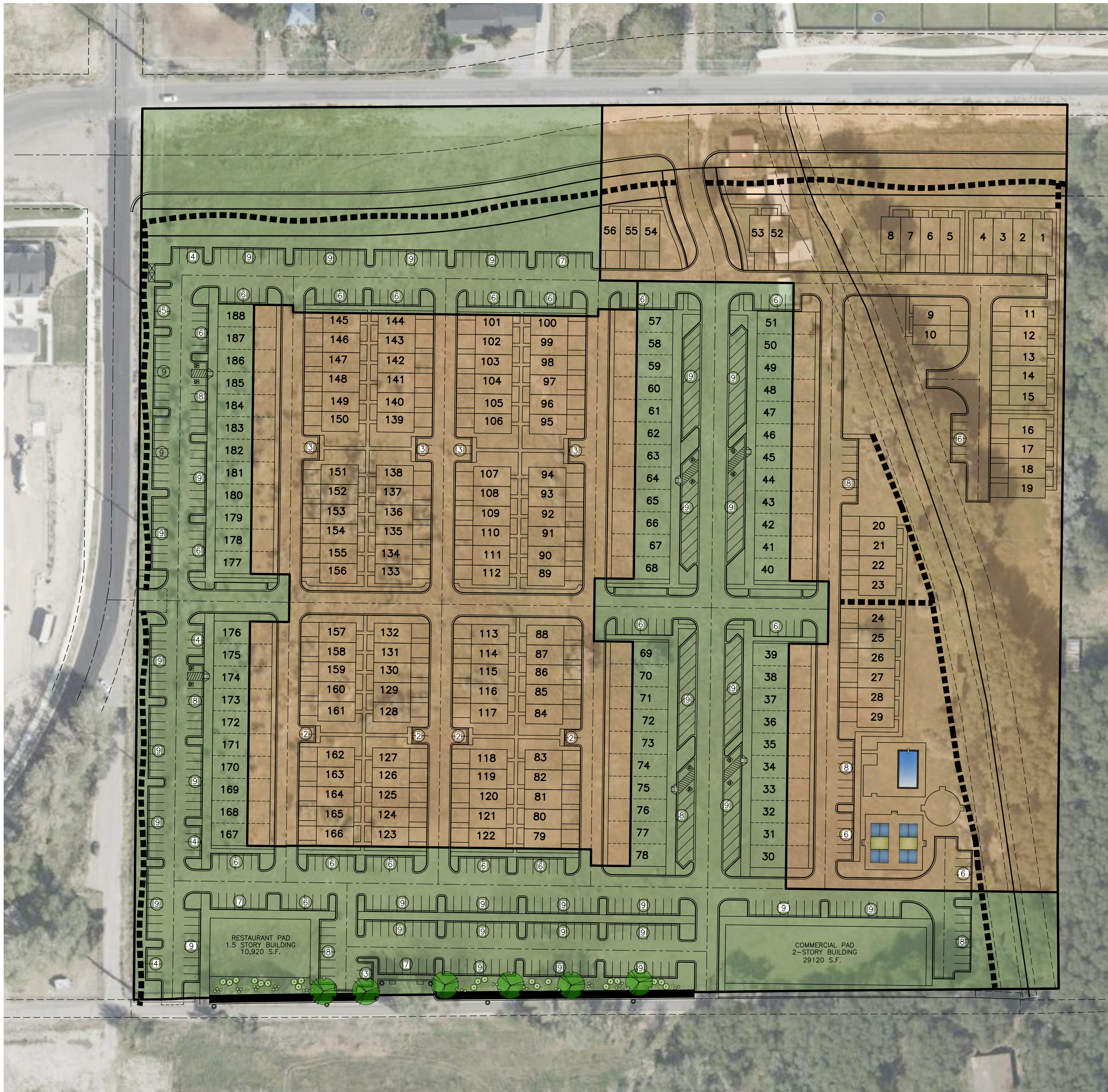
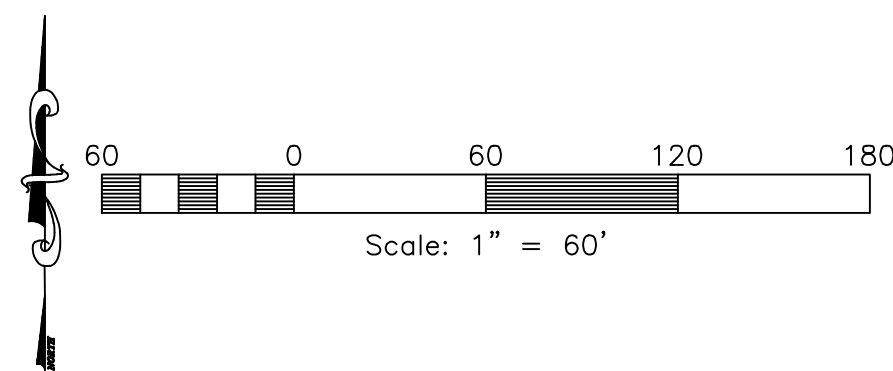
OPENSOURCE TABLE

OPEN SPACE/LANDSCAPE INFORMATION	Acres	Sq. Ft.	
TOTAL PROJECT AREA	23.38	1,018,433	
TOTAL OPEN SPACE/LANDSCAPE REQUIRED	5.84	254,390	25% REQUIRED
TOTAL OPEN SPACE/LANDSCAPE PROVIDED	6.58	286,625	28.1% PROVIDED
RESIDENTIAL OPEN SPACE			
TOTAL RESIDENTIAL AREA	12.28	534,917	
OPEN SPACE	4.35	189,486	NOT ACCOUNTING FOR SPACE UNDER BRIDGES
33% OF SENSITIVE LAND AREA	0.36	15,682	
TOTAL RESIDENTIAL OPEN SPACE: 205,168 SQ.FT. (38.4%)			
COMMERCIAL LANDSCAPE			
TOTAL COMMERCIAL AREA	10.65	463,914	
LANDSCAPE	2.23	97,139	
33% OF SENSITIVE LAND AREA	0.04	1,742	
TOTAL COMMERCIAL LANDSCAPE: 98,881 SQ.FT. (21.3%)			

LEGEND

-  = COMMERCIAL (MIXED USE) PROPERTY
10.65 ACRES (46.5%)
-  = RESIDENTIAL PROPERTY 12.28 ACRES (53.5%)

(XX) = PARKING COUNT



Harbor Springs

Saratoga Springs City, Utah County, Utah

REVISIONS	DESCRIPTION
DATE	

Harbor Springs PART OF THE SW 1/4 OF SECTION 19, THE NW 1/4 OF SECTION 30 AND THE SW 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH	Density Map/Details
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Project Info.
Engineer: JEREMY A. DRAPER, P.E.
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