

GENERAL NOTES

- SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE CROSSINGS, DESIGN GUIDELINES, AND THE ARCHITECTURAL CONTROL COMMITTEE
- PARCEL P IS A PUBLIC EASEMENT AND IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION AS PRIVATE OPEN SPACE WITH AN OPEN SPACE PRESERVATION EASEMENT GRANTED TO WASATCH COUNTY PER THE DEVELOPMENT AGREEMENT
- SEE NOTES TO PURCHASER.

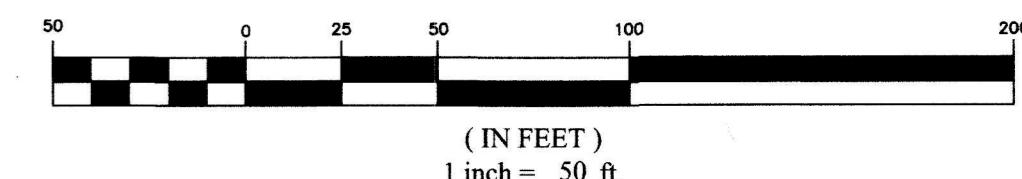
THE CROSSINGS AT LAKE CREEK

PHASE 2B

LOCATED IN THE SW1/4 OF SECTION 3, T4S, R5E,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH



GRAPHIC SCALE

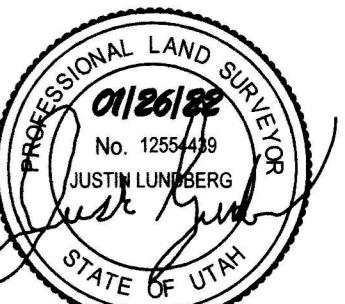


PHASE 2B NOTES TO PURCHASERS

- GEOTECHNICAL REPORT- NOTICE IS HEREBY GIVEN TO LOT OWNERS THAT THE FOLLOWING GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PLANNED RESIDENTIAL DEVELOPMENT AND HAS BEEN FILED WITH THE WASATCH COUNTY PLANNING OFFICE: GEOTECHNICAL INVESTIGATION, DATED AUGUST 11, 2000 HAS BEEN PREPARED BY KLEINFELDER, INC ENTITLED "GEOTECHNICAL INVESTIGATION CROSSINGS AT LAKE CREEK DEVELOPMENT EAST OF HEBER CITY, UTAH". FILE #35-839001.001. THIS REPORT INCLUDES ALL OF THE CROSSINGS AT LAKE CREEK EXCEPT PHASES 7, 8 AND 10. THIS REPORT OUTLINES EXISTING SOILS AND GEOLOGIC CONDITIONS PRESENT FOR THE AREA COVERED BY THE SUBDIVISION PLAT. SPECIFIC RECOMMENDATIONS AS TO SITE PREPARATION AND GRADING, BUILDING FOUNDATIONS AND SUBSURFACE WATER CONDITIONS ARE STATED THEREIN AND SHOULD BE ADHERED TO FOR ALL BUILDING AND UTILITY CONSTRUCTION. THERE ARE SOME AREAS THAT HAVE SHOWN HIGHER WATER TABLES AS DEFINED IN SUCH REPORT AND DURING CONSTRUCTION OF THE INFRASTRUCTURE. IT IS RECOMMENDED TO ALL BUYERS THAT THEY TAKE THE NECESSARY PRECAUTIONS INCLUDING BUT NOT LIMITED TO THE DETERMINATION FOR BASEMENTS, ADEQUATE SUB-DRAIN SYSTEMS AND ELEVATION OF THE BUILDING FLOOR ABOVE THE NATURAL GRADE ELEVATION.
- BUILDING SETBACKS- ALL HOMES BUILT ON LOTS BETWEEN 6000 AND 9999 SQUARE FEET WILL HAVE A MINIMUM COMBINED DEPTH FRONT AND BACK YARDS OF THIRTY (30) LINEAR FEET. ALL HOMES BUILT ON 10,000 SQUARE FEET OR LARGER LOTS WILL HAVE A COMBINED DEPTH FRONT AND BACK YARDS OF FORTY (40) LINEAR FEET. THE MINIMUM FRONT YARD OR BACK YARD SETBACK WILL BE TEN FEET. BACK YARD MEASUREMENTS WILL BE MADE FROM THE BACK PLANE OF THE HOME AND WILL EXCLUDE THE GARAGE IF THE ZERO LOT LINE PLACEMENT IS BEING UTILIZED. THERE WILL ALWAYS BE TWENTY FEET BETWEEN THE RESIDENTIAL STRUCTURES REGARDLESS OF THE SETBACK. CORNER LOT SETBACKS ON OLD FARM ROAD WILL BE FIFTEEN FEET. THERE WILL BE A MINIMUM NUMBER OF GARAGES LOCATED ON OLD FARM ROAD AND WASATCH COUNTY WILL NOT REQUIRE SETBACKS TO BE VARIED ON LOTS THAT FRONT OLD FARM ROAD. CORNER SIDE SETBACKS ON ALL OTHER LOTS WILL BE A MINIMUM OF TEN FEET. TO ENSURE VARIED SETBACKS, NO MORE THAN TWO HOUSES IN A ROW MAY HAVE THE SAME FRONT SETBACK WITHOUT PRIOR APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE EXCEPTING THOSE LOTS THAT FRONT OLD FARM ROAD. ALL UNITS MUST HAVE A MINIMUM OF TWENTY FEET OF PARKABLE SPACE BETWEEN THE GARAGE AND THE SIDEWALK.
- LOT WATER SYSTEM EASEMENTS - THE DEVELOPMENT CONTAINS DOMESTIC AND IRRIGATION PIPES AND RELATED SYSTEMS FACILITIES. THESE FACILITIES ARE OR WILL BE CONSTRUCTED WITHIN EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THE FINAL PLAT AND DEDICATED TO TWIN CREEKS WATER DISTRICT FOR CULINARY WATER AND SEWER, AND THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION FOR SECONDARY IRRIGATION WATER.
- STORM WATER QUALITY - STORM DRAIN AND WATER QUALITY REPORTS HAVE BEEN PREPARED AND ARE AVAILABLE FOR REVIEW IN THE COUNTY ENGINEER'S OFFICE.
- SEWER LATERALS - CONTRACTORS SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERALS. FOUNDATIONS MAY NEED TO BE RAISED TO ACCOMMODATE SEWER LATERAL DEPTH.
- FINISH FLOOR - THE FINISH FLOOR ELEVATION WILL BE A MINIMUM OF (1) FOOT ABOVE THE AVERAGE TOP BACK OF CURB ELEVATION IN THE FRONT OF THE LOT. SURPLUS SOIL CANNOT IMPACT ADJACENT PROPERTIES IN ANY WAY. IF OWNER CHANGES THE GRADE OF LANDSCAPING, IT CANNOT ENCRONACH ON ADJACENT PROPERTY. IT IS THE RESPONSIBILITY OF THE HIGHER LOT TO RETAIN ANY DRAINAGE OF WATER OR SLUFFING OF SOIL ONTO ADJACENT LOTS.
- TRAILS - POSITION OF TRAILS WITHIN THE OPEN SPACE SHOWN ON THE SUBMITTED COUNTY TRAIL PLAN IS SUGGESTIVE AND APPROXIMATE ONLY. CONSTRUCTION CONSIDERATIONS WILL GOVERN THE ACTUAL LOCATION OF THE CONSTRUCTED TRAILS. IF WASATCH COUNTY ADOPTS A COUNTY WIDE TRAIL SYSTEM, THE TRAILS WITHIN THIS PROJECT MAY BE CONNECTED TO SUCH TRAIL SYSTEM. TRAILS WILL BE LIMITED TO NON-MOTORIZED TRAVEL WITH THE EXCEPTION OF GOLF CARTS OR SIMILAR LOW SPEED VEHICLES AND SERVICE VEHICLES. THE SPEED LIMIT FOR ALL MOTORIZED VEHICLES WILL NOT EXCEED 15 MPH ON THE TRAILS UNLESS AMENDED BY THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION. MOTORIZED VEHICLES MAY NOT BE ALLOWED ON ALL TRAILS WITH THE CROSSINGS AT LAKE CREEK. POSTED SIGNAGE WILL IDENTIFY WHERE MOTORIZED VEHICLES ARE ALLOWED. TRAILS WITH DESIGNATED PEDESTRIAN PATHS WILL BE DEDICATED FOR PUBLIC USE ACCORDING TO THE TERMS OF THE DEVELOPMENT AGREEMENT.
- THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE REPAIR, OPERATION AND MAINTENANCE OF THE FOLLOWING FACILITIES WITHIN THE SUBDIVISION: OPEN SPACE AND/OR COMMON AREA BUILDINGS AND STRUCTURES, TRAIL SYSTEMS, AND OPEN SPACE AND/OR COMMON AREA RECREATION FACILITIES, IRRIGATION INFRASTRUCTURE, STREET LIGHT POLE AND BULBS, DETENTION PONDS (AS PER THE DEVELOPMENT AGREEMENT), TREE MAINTENANCE AND REPLACEMENT ALONG OLD FARM RD. AND COTTAGE LAKE RD., AND INDIVIDUAL LOT LANDSCAPING MAINTENANCE PER THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS OF THE CROSSINGS FOR THIS PHASE.
- NOXIOUS WEEDS - IN ADDITION TO THE EROSION CONTROL AND LANDSCAPING INSTALLED BY THE DEVELOPER AND/OR THE CROSSINGS AT LAKE CREEK HOME OWNERS ASSOCIATION, THE OWNER OF RECORD SHALL BE RESPONSIBLE FOR THE CONTROL AND ERADICATION OF NOXIOUS WEEDS ON ALL AREAS OF THE PROPERTY.
- FIRE SPRINKLERS MAY BE REQUIRED BASED ON THE AREA OF THE HOME OR STRUCTURE.
- SPECIFIC WATER PRESSURE, VOLUME OR AVAILABILITY IS NOT GUARANTEED NOR REPRESENTED.

VICINITY MAP

N.T.S



DATE: 12/21/2021 PAGE: 2 OF 2

OWNER/DEVELOPER
THE CROSSINGS 2B, LLC
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SALT LAKE CITY, UTAH 84102
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CONTACT: TRACEY CANNON

PREPARED BY

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THE CROSSINGS AT LAKE CREEK
PHASE 2B
LOCATED IN THE SW1/4 OF SECTION 3, T4S, R5E,
SALT LAKE BASE & MERIDIAN
WASATCH COUNTY, UTAH

RECORDED # 516738
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____ TIME: _____ BOOK: 1401 PAGE: 1585

\$ FEE _____ WASATCH COUNTY RECORDER