



# SARATOGA SPRINGS

*Life's just better here*

1. 2020-08-27 Pc Agenda

Documents:

[2020-08-27 PC AGENDA.PDF](#)

2. 2020-08-27 Pc Packet

Documents:

[2020-08-27 PC PACKET.PDF](#)

3. 2020-08-27 Pc Approved Minutes

Documents:

[2020-08-27 PC APPROVED MINUTES.PDF](#)



## AGENDA – Planning Commission Meeting

Planning Commissioner Troy Cunningham, Chair  
Planning Commissioner Ken Kilgore – Vice Chair  
Planning Commissioner Bryce Anderson  
Planning Commissioner Audrey Barton  
Planning Commissioner Bryce McConkie  
Planning Commissioner Reed Ryan  
Planning Commissioner Josh Wagstaff

**CITY OF SARATOGA SPRINGS - Thursday, August 27, 2020, 6:00 pm**  
City of Saratoga Springs 1307 North Commerce Drive, Saratoga Springs, UT 84045  
<https://www.youtube.com/c/CityofSaratogaSprings>

**Pursuant to State and Federal Guidelines concerning COVID-19, this Meeting will be conducted electronically.** Questions and comments to Staff and/or Commissioners may be submitted to [comments@saratogaspringscity.com](mailto:comments@saratogaspringscity.com)

I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. This written declaration expires 30 days from the date signed.

Signed: *Troy Cunningham*, Saratoga Springs Planning Commission Chair

Dated: *August 17, 2020*

### AGENDA

1. Pledge of Allegiance.
2. Roll Call.
3. Public Hearing: Northshore Neighborhood Plan Major Amendment. Located approximately 800 E. to Saratoga Rd. and 700 N. to Saratoga Rd. D.R. Horton as applicant.
4. Business Item: Preliminary Plat and Commercial Site Plan for Riverview Plaza and Townhomes, located approximately west of Redwood Road along Riverside Dr. south of Riverbend Townhomes and north of the Chiu property. Jared Osmond as applicant.
5. Approval of Minutes: August 13, 2020.
6. Reports of Action.
7. Commission Comments.
8. Director's Report.
9. Possible motion to enter into closed session for the purchase, exchange, or lease of property; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual; or the deployment of security personnel, devices, or systems.
10. Adjourn.

**PLEASE NOTE: The order of items may be subject to change with the order of the planning commission chair. One or more members of the Commission may participate electronically via video or telephonic conferencing in this meeting.**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 801.766.9793 at least one day prior to the meeting.



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**NORTHSHORE  
NEIGHBORHOOD PLAN AMENDMENT  
August 27, 2020  
PUBLIC HEARING**

Report Date:	August 20, 2020
Applicant:	D R Horton (Krisel Travis)
Owners:	D R Horton, City of Saratoga Springs, Freeland
Location:	North and West of Old Saratoga Road
Major Street Access:	Saratoga Road
Parcel Number(s) & Size:	58:036:0125 - 36.78 acres (D R Horton) 58:036:0081 – 2.83 acres (City of Saratoga Springs) 58:036:0119 – 36.98 acres (D R Horton) 67:039:0001 – 22.87 acres (D R Horton) 58:036:0027 – 4 acres (D R Horton) Part of 58:036:0036 (City of Saratoga Springs) 67:039:0002 – 3.83 acres (D R Horton) 58:036:0108 – 6.38 acres (D R Horton) 58:036:0066 – 5.25 acres (D R Horton) 67:039:0008 – 9.93 acres (D R Horton) Part of 58:036:0124 (D R Horton) 58:036:0109 – 14.51 acres (DR Horton) 39:296:0001 – 1.55 acres (Freeland)
Land Use Designation:	Mixed Waterfront, Medium Density Residential, Neighborhood Commercial, Office/Warehouse, Institutional, Natural Open Space, Regional Commercial, Light Industrial
Parcel Zoning:	Mixed Residential (MR)
Adjacent Zoning:	Residential Low Density (R1-9), Agriculture (A)
Current Use of Parcel:	Undeveloped, SF lots, townhomes
Adjacent Uses:	Agricultural Uses, Single Family Residential
Type of Action:	Legislative and Administrative
Land Use Authority:	City Council, with a recommendation from Planning Commission
Planner:	Sarah Carroll, Senior Planner

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**A. Executive Summary:**

The applicant is requesting a major amendment to the Northshore Neighborhood plan. The primary purpose of the amendment is to reconfigure some of the land uses in the northern part of the development. Red clouds encircle the proposed changes.

**B. Background**

A number of processes have preceded this application including:

- Creation of the new Mixed Residential Zone
- Annexation of Land owned by McLachlan and Noland – Some of the property included in the Neighborhood Plan was recently annexed into Saratoga Springs and zoned Mixed Residential (MR).
- Approval of the Northshore Neighborhood Plan.
- Annexation and assignment of land use zones for some properties abutting Northshore and an amendment to add these properties to the Northshore Neighborhood Plan.
- Rezone of some properties abutting Northshore from A to MR and an amendment to add these properties to the Northshore Neighborhood Plan.
- Land trade between D R Horton and the City to adjust the boundaries of the public works site (approved and in process).

**C. Process**

Chapter 19.04.13 of the Land Development Code outlines the process for Neighborhood Plan Amendments and states that major amendments will be processed in the same manner as the original Neighborhood Plan. The original plan required the following:

1. The Planning Commission shall conduct a public hearing on a Neighborhood Plan and shall make a recommendation to the City Council.
2. The City Council is the land use authority for Neighborhood Plans.
3. Preliminary and Final Plats will follow the processes set forth in 19.12 Subdivisions.

**D. Neighborhood Plans**

Neighborhood Plans are defined and standards specified in the Mixed Residential Zone. Neighborhood Plans include the identification and placement of lot types, open space types, and all infrastructure, utilities, grading and other aspects detailing future construction.

The intent of the Mixed Residential Zone is to allow for the establishment of residential neighborhoods displaying a mix of housing types and open space types that allow for lifestyle choices and opportunities for as wide a range of demographics and socio-economics as possible. Developments in the MR Zone shall be designed to integrate a blended community of households made possible through the allowable housing mix which generates more complete and authentic neighborhoods.

The zone was created as an alternative to the Planning Community Zone where the Community Plan, in effect, establishes the zoning for a project. The MR zone provides opportunities for a projects with a mix of primarily residential uses that generally comply with the code requirements of Title 19 of the Saratoga Springs Land Development Code.

**E. Review**

The Northshore Neighborhood Plan amendment has been reviewed by City Departments and comments have been incorporated into the Plan. Engineering is working with the applicant on amendments to the Master Utility Plan. This application was noticed as a public hearing before

the Planning Commission meeting and notices sent to property owners within 300 feet. As of the date of this report, no public input has been received.

**F. Amendment Summary**

The applicant is requesting the proposed amendment in order to reconfigure the northern part of the Northshore development. No changes are proposed to the density which remains at 1760 units. A summary of the changes and graphics are included below.

**Summary of Changes:**

Total 1,760 unit count remains unchanged. Neighborhoods in later phases were reconfigured to move the proposed church location and accommodate non-residential development along Pioneer Crossing.

Page 1 Updated Project Summary - Table 1

Pages 5, 31, 32, 41, 42, 45, 46, 47: Updated all graphics and tables to reflect June 2020 plan.

Page 38: Updated North Park plan.

Page 46: Added note referencing 6' privacy fencing along Pony Express

Page 52: Updated transportation plan.

Page 56: Updated phasing plan.

Page 65, 66, 67, 68: Updated infrastructure plans.

**Existing Configuration:**



**Proposed Configuration:**



**G. General Plan Compliance**

The subject property includes several General Plan Land Use Designations (see Exhibit D). Medium Density Residential and Mixed Waterfront are the prominent land use designations. There are also some areas of Neighborhood Commercial and Office/Warehouse. The MR Zone allows for some neighborhood commercial uses and is therefore consistent with the General Plan.

Staff Conclusion: *The Northshore Neighborhood Plan is in general compliance with the General Plan.*

**H. Code Compliance**

The Northshore Neighborhood Plan is governed by the Mixed Residential (MR) Zone. A complete analysis of compliance with the development standards set forth in the MR Zone is attached as Exhibit B.

Staff Conclusion: *The Northshore Neighborhood Plan is in compliance with the requirements of Section 19.04.13 of the Saratoga Springs Land Development Code.*

**I. Possible Motions**

**Option 1 –Positive Recommendation**

“I move that the Planning Commission forward a **recommendation for approval** to the City Council for the Northshore Neighborhood Plan Amendment with the following findings and conditions:

**Findings**

1. The application complies with Chapter 19.04 of the Development Code as articulated in Section H of the staff report;
2. The application is consistent with the General Plan, as articulated in Section G of the staff report, which section is incorporated by reference herein.

**Conditions:**

1. All Engineering requirements shall be met.
2. The applicant shall continue to work with Engineering on the amendments to the Master Utility Plan.
3. All other code criteria shall be met.
4. Details on architecture, configuration of open spaces, and lotting will be reviewed as a part of any site plan and/or preliminary plat approval.
5. Any other conditions or changes as articulated by the Planning Commission:

\_\_\_\_\_.

**Option 2 - Continuance**

“I move to **continue** the Northshore Neighborhood Plan Amendment with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. \_\_\_\_\_

2. \_\_\_\_\_

**Option 3 – Negative Recommendation**

“I move to forward a **recommendation for denial** to the City Council for the Northshore Neighborhood Plan Amendment with the Findings below:

1. The Northshore Neighborhood Plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or, \_\_\_\_\_
2. The Northshore Neighborhood Plan is not consistent with Sections 19.04.13 of the Code, as articulated by the Planning Commission: \_\_\_\_\_.

**Exhibits:**

- A. Engineering Staff Report
- B. Location Map
- C. Code Compliance Analysis
- D. Proposed Northshore Neighborhood Plan Amendment

## Exhibit Planning Commission

**Author:** Gordon Miner, City Engineer  
**Subject:** North Shore – Neighborhood Plan Major Amendment  
**Date:** 08-27-20  
**Type of Item:** Legislative



### Description:

**A. Topic:** The Applicant has submitted an Application to amend their Neighborhood Plan. Staff has reviewed the submittal and provides the following recommendations.

**B. Background:**

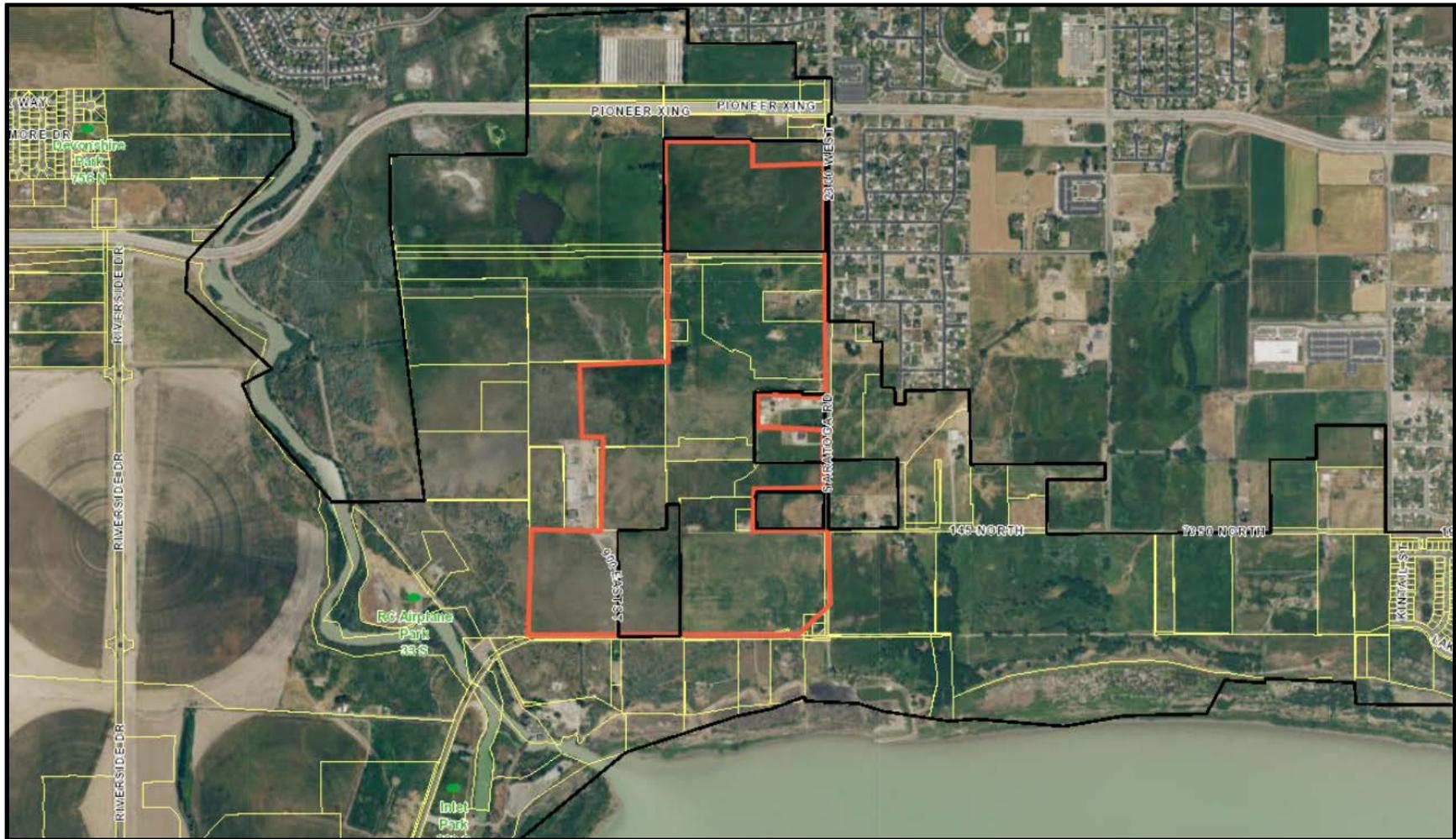
*Applicant:* DR Horton – Krisel Travis  
*Request:* Neighborhood Plan Approval  
*Location:* North and West of Saratoga Road

**C. Recommendation:** Staff recommends the approval of the neighborhood plan subject to the following conditions:

**D. Conditions:**

1. All review comments and redlines provided by the City Engineer and the City Engineer's consultants are to be complied with and implemented.
2. This neighborhood plan is conceptual in nature. In case of changing circumstances or additional insight, this plan shall be amended as necessary.
3. All sewer design standards shall be removed. Neighborhood plans cannot change Engineering Standards.

# Location Map: Northshore Neighborhood Plan



## Northshore Neighborhood Plan Code Compliance Analysis August 2020

### 19.04.13.4 Density:

- a. This land use zone recognizes that in order for the City to be a well-rounded community, many different housing styles, types and sizes should be permitted. Residential densities within a project utilizing this zone shall not exceed an overall blended density of 8 units per acre.

**Staff Finding: Complies.** *The Neighborhood Plan contains single family, cottage, townhome and multifamily housing types in a variety of styles.*

- b. The City Council has the discretion to increase the overall blended density to up to 12 units per acre. In considering an increase in overall blended density, the City Council shall consider:
  - a. An increase of up to 2 units if the project proposes additional community open space in the neighborhood plan or proposes to donate open space to the City for a city-wide amenity supported by the City.
  - b. An increase of up to 2 units if the neighborhood plan contains opportunities for neighborhood commercial uses.
  - c. An increase of up to 2 units if the property is adjacent to a future or existing transit stop or corridor and opportunities are provided in the neighborhood plan for commercial uses that support transit consistent with 19.03.13.8.

**Staff Finding: Complies.** *The Neighborhood Plan proposes an overall blended density of up to 9.89 units/acre. The project qualifies for this increase based on the dedication of 19.59 acres of open space to the city and accommodations for future transit by dedicating a 180 foot right of way and by proposing increased densities adjacent to the potential future transit corridor. The project includes 38.06 acres of open space and a nautical theme.*

- c. Mixed Residential projects should be context sensitive. Proposed uses adjacent to existing development should be compatible in terms of density, and provide an appropriate transition to higher intensity areas as required in section 19.17.04. Areas in close proximity to transit (1/4-mile radius) should be designed to support ridership with very high density (25–40 units per acre) encouraged adjacent to existing and future transit stops, while still maintaining an overall density of up to 12 units per acre.

**Staff Finding: Complies.** *Single family development is proposed adjacent to existing single family uses. The most dense land use types are proposed adjacent to the potential future transit corridor.*

- d. A Mixed Residential project (or neighborhood) size shall be 50 acres at a minimum.

**Staff Finding: Complies.** *The project size is 210.02 acres.*

#### 19.04.13.8 Development Standards.

a. Lot Standards - The Lotting Plan shall contain a variety of housing types and shall address the following:

- i. Lot types, sizes, and configurations shall address neighborhood compatibility. Transitions should be proposed from uses and development standards on adjacent developments.

**Staff Finding: Complies.** *Single family development is proposed adjacent to existing single family uses.*

- ii. Density shall be greater along any planned transportation or transit corridor.

**Staff Finding: Complies.** *The most dense land use types are proposed adjacent to the potential future transit corridor.*

- iii. Lot types should be dispersed throughout the neighborhood and not be in segregated sections.

**Staff Finding: Complies.** *The Neighborhood Plan integrates different housing types throughout the project.*

- iv. Lots for neighborhood support uses, including but not limited to, churches and schools shall be identified, if deemed necessary, and shall be adequate to serve the future population of the neighborhood. In a manner consistent with state and federal law, the applicant will coordinate with applicable organizations (such as the school board) to determine the future demand for such facilities.

**Staff Finding: Complies.** *Two future church sites have been shown in the development. Discussions have occurred with Alpine School District.*

b. Transportation and Street Networks. - The street network plan must map streets and intersections as follows:

- i. All streets must connect to other streets with intersections, forming a network.
- ii. New streets must connect wherever possible to streets outside of the neighborhood.
- iii. The right-of-way (ROW) width of new streets is subject to approval by City Engineer and subject to compliance with all current engineering and public safety standard.
- iv. New street types may be presented, but require review by the City Engineer and approval by the City Council as part of a specific Neighborhood Plan.
- v. Rear lanes and shared drives must comply with public safety standards.
- vi. Rear lanes must be accessed by a minimum of two points along the edge of the block and may be dedicated as private Right of Way or Access Easements for the benefitted users.

- vii. Shared drives are accessed by one point along the edge of the block and may be dedicated as private Right of Way or Access Easements for the benefitted users.

**Staff Finding: Complies.** *The Neighborhood Plan contains road cross sections and a preliminary road network consistent with City Standards and have been reviewed by the City Engineer. These will be refined and further described during the platting process.*

c. Open Space.

- i. All open space shall comply with Section 19.19 Open Space.

**Staff Finding: Complies.** *Usable open space exceeds the 20% minimum requirement. The proposed amenities exceed those required in 19.19.*

- ii. Objectives of open spaces in a neighborhood plan shall consist of the following:

1. Create neighborhood gathering places.
2. Promote the character and theme of the neighborhood.
3. Create a comprehensive open space system within the neighborhood based on a hierarchy of activity (active -vs- passive), programming, (formal -vs- informal, and users (children, teenagers, adults).
4. Provide distribution/proximity of open space within a short walking distance of every home.
5. May provide dual purpose(s) with ecological functions (when appropriate) within the Open Space Type.

**Staff Finding: Complies.** *The Neighborhood Plan proposes an extensive system of open spaces that provides a variety of recreational opportunities throughout the development. The open space and amenity plan are key in establishing the nautical theme and character of the development.*

- iii. Some variation of the required amenities as outlined in Section 19.19 will be considered when necessary to achieve the desired neighborhood theme and character.

**Staff Finding: N/A**

d. Signage and Entry Features. - All signs shall comply with Section 19.18 Sign Regulations with the following exceptions:

- i. In establishing a strong neighborhood theme and character, an architectural entry structure as permitted in 19.18 will be permitted. The maximum height for these structures may be as high as 10 feet above the building height for adjacent residential structures, not to exceed 45 feet. The sign portion of an Entry Structure for a residential development containing fewer than 100 dwelling units shall not exceed 7.5 feet in height; the sign portion of an Entry Structure for a residential development containing 100 or more units shall not exceed 10 feet in height per 19.18.07.1 Residential Sign Standards.

**Staff Finding: Complies.** *Proposed signs comply with 19.18. The Community Icon (lighthouse) is proposed to be 40 feet in height. The Entry Features are 10 feet in height.*

- ii. The architectural structure will require review and approval by the City Council. An artistic feature may be placed above the 10 foot maximum height for signs. The artistic feature will not be allowed to be illuminated.

**Staff Finding: N/A**

e. Architectural Standards.

- i. All construction shall be consistent with Section 19.16 Site and Architectural Design Standards with the following exceptions:

- 1. In order to meet the Theme and Character requirements for a Neighborhood Plan, the number and color of materials required in 19.16 may not be desirable. For example, if the theme of the Neighborhood Plan is a farm theme, homes that are entirely vertical siding with 2 colors may be appropriate. The Neighborhood Plan shall specify any deviations from Section 19.16.

- ii. Mixed Residential Districts should provide a variety of home styles, textures, and colors on each street to create a diverse and varied street scene. Neighborhoods with minimal visual variation, and homogenous application of the approved architectural styles are not permitted in order to ensure that street scenes are non-repetitive. Variation shall be achieved through a combination of architectural styles, materials, material textures, colors, and floor plans. Guidelines for style, color, and floor plan shall be given equal weight when evaluating compliance with this standard.

- iii. All facades visible from public roadways will be considered a primary façade requiring architectural detailing.

**Staff Finding: Complies.** *The proposed architectural types meet the requirements of 19.16. There are a variety of styles, materials and textures proposed. The Neighborhood Plan identifies secondary facades visible from public roadways that will have enhanced detailing.*

- f. Landscaping and Fencing. - Landscaping and Fencing are required to comply with Section 19.06 Landscaping and Fencing. Exceptions or modifications to Section 19.06 may be considered at the time of Neighborhood Plan approval, if the modification does not result in less landscaping. For example, in some cases, it may be beneficial to slightly reduce plant size in exchange for more plants. Fencing definitions may be modified as a part of the Neighborhood Plan if necessary for compliance with the Character and Theme Plan.

**Staff Finding: Complies.** *Landscaping themes and fencing are preliminary at the Neighborhood Plan stage and will be finalized during the platting process.*

g. Building Height.

- i. The maximum building height in the MR Zone is 45 feet for stacked multifamily, 40 feet for Townhomes and 35 feet for Single Family.
- ii. A variety of building heights shall be provided throughout the development.
- iii. Additional building height of up to 5 feet over the maximum building height can be considered if a finding can be made that the additional height is to create architectural interest and will not result additional usable or habitable square footage. In no case will a maximum height over 45 feet be considered.

**Staff Finding: Complies.** *Single family homes and cottages are proposed to be 35 feet, townhomes are 40 feet and the multifamily up to 45 feet. No exceptions have been requested.*

h. Parking.

- i. Parking shall comply with section 19.09, with the following exception: Parking will be required as outlined in Section 19.09. Opportunities for reductions in parking requirements may be sought when justification for the reductions can be identified and approved by the City Council.
- ii. If the Neighborhood Plan provides an opportunity to provide small commercial uses by the use of flex or live/work space within a residential unit, 1 dedicated parking spaces shall be provided in front of the use or elsewhere in close proximity to the use. The City Council may modify this requirement through the Neighborhood Plan process.

**Staff Finding: Complies.** *Proposed off-street parking complies with 19.09. At this time, no reductions in parking are requested. The applicant reserves the right to request a reduction for the multifamily units at the platting stage based on the availability of transit.*

TABLE 1 - PROJECT SUMMARY		LOT 3*	TOTAL
Total Project Area	210.02 acres	23.0 acres	229.61 acres
Total Dwelling Units	1,760 units	195 units	1,955 units
Average Gross Density	8.38 du/ac		8.51 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	178.99 acres	23.0 acres	197.67 acres
Net Residential Density	9.88 du/ac	8.47 du/ac	9.89 du/ac
Number of Buildings	419 residential (R), 4 non-residential (NR)	87 R	506 R / 4 NR

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	198/264	396	396	446	792
Townhomes	1,312/1,441	2,879	2,315	2,952	5,194
Apartments/Condos	250	250	315	563	565
Totals	1,760/1,955	3,525	3,026	3,960	6,551

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	41.83 acres	23.4% of Net Developable Area (178.99 acres)
Totals	61.42 acres	26.7% of Gross Developable Area (229.61 acres)

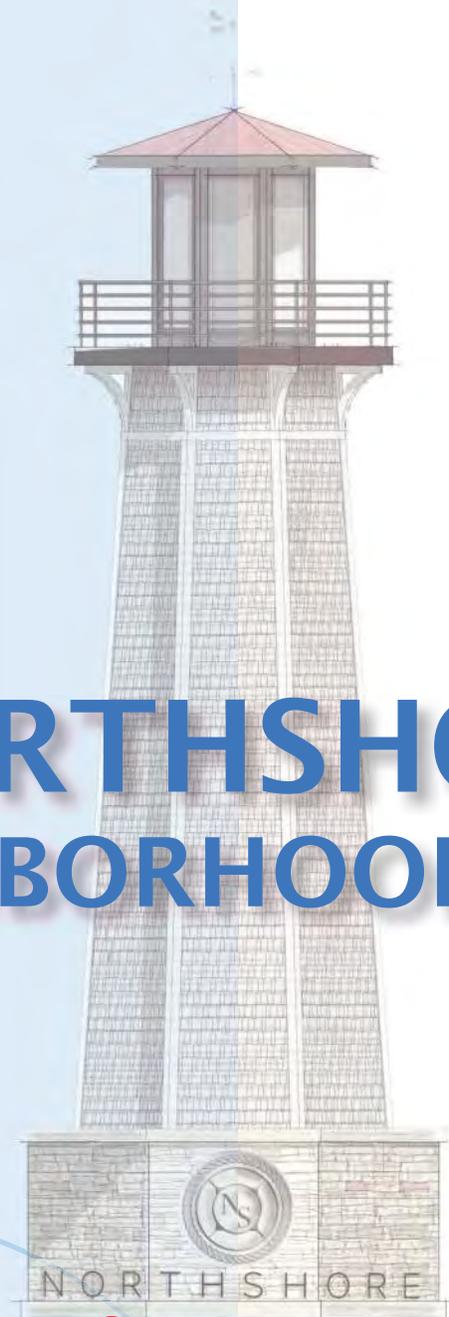
The open space went down because they removed the landscaping at the church sites from the totals. This was counted in error previously. They are still above the required 20%. -SC

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OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	44.59 acres	24.9% of Net Developable Area (179.0 acres)
Totals	64.18 acres	35.9% of Net Developable Area (179.0 acres)

DRAFT



# NORTHSHORE NEIGHBORHOOD PLAN

**AMENDED**

July 9, 2020

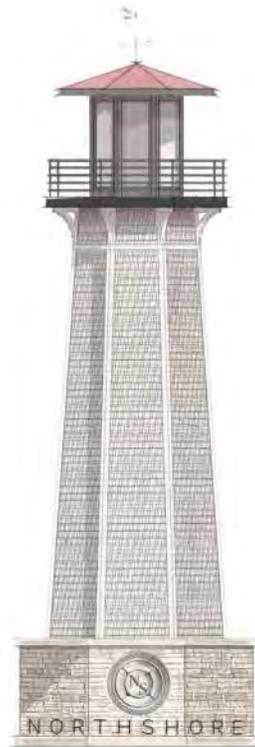


NORTHSHORE

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DRAFT



# NORTHSHORE NEIGHBORHOOD PLAN

**AMENDED**

PREPARED BY:

DR HORTON  
PSOMAS  
LEI  
BLULINE DESIGN  
HALES ENGINEERING

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**D·R·HORTON**<sup>®</sup>  
*America's Builder*

## NEIGHBORHOOD PLAN REVISIONS

### Minor Revisions

October 2019

Moved Church site south towards 550 N. and reworked townhome products in the area. Same unit count maintained.

December 2019

Page 47: Jamestown product rework in southwestern region of plan. 10 units moved to various locations throughout the plan. Adjusted the unit count total to 1760 to reflect the October 2019 plan.

February 5, 2020

Updated all graphics created by Psomas to reflect the October 2019 plan.

Added notes on pages 32, 41, 42, 46 (provided by Blu Line Design) referencing pages with the updated October 2019 plan.

Page 32: Removed basketball courts and added pickleball courts to "The Beach" programming list.

Page 41: Relocate walking trail through apartment land towards Pony Express.

Page 46: Change fencing south of apartments from 6' privacy fence to 3-rail white vinyl fence.

Page 52: Reclassified Portside Lane to 26' private rear lane.

Page 56: Updated phasing plan.

### Major Revisions

June 11, 2020

Total 1,760 unit count remains unchanged. Neighborhoods in later phases were reconfigured to move the proposed church location and accommodate non-residential development along Pioneer Crossing.

Page 1 Updated Project Summary - Table 1

Pages 5, 31, 32, 41, 42, 45, 46, 47: Updated all graphics and tables to reflect June 2020 plan.

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# NORTHSHORE

# NEIGHBORHOOD PLAN

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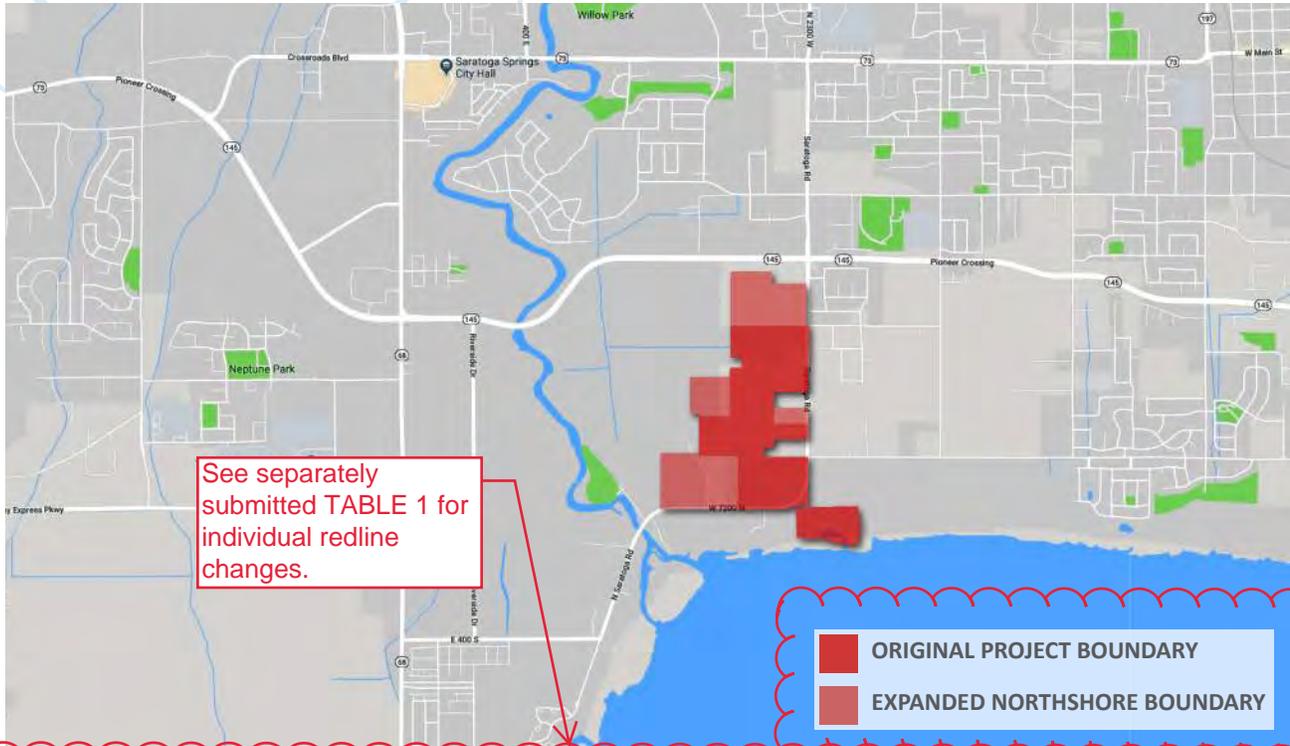
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# NORTHSHORE

## VICINITY MAP



**TABLE 1 - PROJECT SUMMARY**

		LOT 3*	TOTAL
Total Project Area	209.50 acres	22.25 acres	229.09 acres
Total Dwelling Units	1,760 units	195 units	1,955 units
Average Gross Density	8.40 du/ac		8.53 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	177.56 acres	22.25 acres	197.15 acres
Net Residential Density	9.91 du/ac	8.76 du/ac	9.92 du/ac
Number of Buildings	419 residential (R), 4 non-residential (NR)	87 R	506 R / 4 NR

RESIDENTIAL	Units	PARKING			
		Enclosed	Surface	Required	Provided
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	198/264	396	396	446	792
Townhomes	1,312/1,441	2,879	2,315	2,952	5,194
Apartments/Condos	250	250	315	563	565
Totals	1,760/1,955	3,525	3,026	3,960	6,551

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	41.83 acres	23.6% of Net Developable Area (177.6 acres)
Totals	61.42 acres	26.8% of Gross Developable Area (229.1 acres)

\*Lot 3 maximum residential units if not developed as commercial.

# NEIGHBORHOOD PLAN

## INTRODUCTION - NEIGHBORHOOD PLAN

The Northshore Neighborhood Plan creates a framework for a Mixed Residential community in the City of Saratoga Springs, Utah. Northshore is designed as a thematic neighborhood and is the first project to implement the recently adopted Mixed Residential Zone.

The purpose of the Mixed Residential (MR) Zone "is to allow for the establishment of residential neighborhoods displaying a mix of housing types and open space types that allows for lifestyle choices and opportunities for as wide a range of demographics and socio-economics as possible. Developments in the MR Zone shall be designed to integrate a blended community of households made possible through the allowable housing mix which generates more complete and authentic neighborhoods" (19.04.06.13).

The *Neighborhood Plan* must provide the following as defined in Section 19.04.13.2:

- Neighborhood Plans include the identification and placement of lot types, open space types, and all infrastructure, utilities, grading and other aspects detailing future construction.
- Neighborhood Plans typically include new streets, ensuring the resulting blocks and the urban fabric are walkable and bikeable. Bus and rail alignments should be located outside of neighborhood blocks.
- Neighborhood Plans identify the overall theme of a community. All elements of the development shall follow a unified theme.
- Submittal of a Neighborhood Plan may occur either as part of a re-zoning application or after re-zoning has occurred.
- Northshore will be compliant with all building, fire and city codes at the time of adoption or application.



# NORTHSHORE

## LEGAL DESCRIPTION

NORTHSHORE  
Prepared March 7, 2019

### NORTHSHORE-OVERALL PROJECT LEGAL DESCRIPTION:

A portion of the Southeast Quarter and Northeast Quarter of Section 24, Township 5 South, Range 1 West, and the Southwest Quarter and Northwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located  $N0^{\circ}10'34''W$  along the Section Line 8.48 feet and West 103.61 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 174.94 feet to the intersection with the southerly line of that real property described in Deed Entry No. 96711:2016; thence along said real property the following fourteen (14) courses:  $N80^{\circ}44'22''E$  36.65 feet; thence  $N69^{\circ}06'55''E$  103.01 feet; thence  $N29^{\circ}48'55''W$  20.26 feet; thence  $S68^{\circ}18'12''W$  92.75 feet; thence  $S80^{\circ}44'22''W$  60.37 feet; thence  $S85^{\circ}38'36''W$  67.83 feet; thence  $S88^{\circ}49'39''W$  16.19 feet; thence  $S89^{\circ}34'52''W$  277.93 feet; thence  $S89^{\circ}57'27''W$  163.58 feet; thence  $S89^{\circ}26'51''W$  162.70 feet; thence  $N88^{\circ}57'40''W$  175.05 feet; thence  $S88^{\circ}19'44''W$  25.94 feet (the previous nine courses follow along an existing fence line); thence  $S4^{\circ}09'58''E$  0.75 feet; thence  $S67^{\circ}24'21''W$  5.64 feet; thence West 0.72 feet to the southerly extension of an existing fence line; thence  $N0^{\circ}07'30''W$  along said fence line 3.73 feet; thence  $S83^{\circ}10'42''W$  17.24 feet along the extension of and the north line of that real property described in Deed Entry No. 167823:2006; thence continuing along said north line  $S89^{\circ}49'09''W$  580.79 feet to an existing fence line; thence  $S0^{\circ}05'00''E$  along said fence line 1.61 feet to the north line of that real property described in Deed Entry No. 167823:2006 in the official records of Utah County; thence along said north line the following six (6) courses:  $N89^{\circ}46'30''W$  44.62 feet; thence  $N89^{\circ}43'48''W$  256.26 feet; thence  $S89^{\circ}41'22''W$  239.13 feet; thence  $S89^{\circ}56'36''W$  278.42 feet; thence  $N89^{\circ}32'36''W$  44.87 feet; thence West 0.86 feet; thence  $N0^{\circ}07'43''W$  along the Quarter Section Line and an existing fence line 1005.01 feet; thence  $N89^{\circ}45'14''E$  668.11 feet; thence  $N0^{\circ}14'29''W$  798.08 feet; thence  $N89^{\circ}30'02''E$  2.23 feet; thence North 113.07 feet; thence  $S89^{\circ}45'46''W$  153.72 feet; thence  $N0^{\circ}14'14''W$  713.17 feet to an existing fence line; thence  $N89^{\circ}43'24''E$  along said fence line 814.05 feet to a fence corner in the west line of that real property described in Deed Entry No. 117221:2013; thence along said real property the following two (2) courses:  $N0^{\circ}16'25''W$  0.80 feet; thence  $N0^{\circ}03'11''E$  186.55 feet to the south line of that real property described in Deed Entry No. 11728:2013; thence along said real property the following two (2) courses: West 1.10 feet; thence  $N0^{\circ}04'00''W$  463.54 feet; thence  $N0^{\circ}08'11''W$  along an existing fence line 1495.70 feet to a fence corner and the north line of that real property described in Deed Entry No. 85173:2018; thence along said real property and an existing fence line the following three (3) courses:  $S89^{\circ}25'33''E$  863.78 feet; thence  $S2^{\circ}20'27''W$  248.43 feet; thence  $S89^{\circ}28'33''E$  715.17 feet; thence  $S0^{\circ}40'27''W$  387.31 feet; thence  $S89^{\circ}34'33''E$  7.43 feet; thence  $S0^{\circ}45'27''W$  446.88 feet; thence  $N89^{\circ}57'00''E$  7.43 feet; thence South 58.55 feet to the south line of that real property described in Deed Entry No. 85173:2018; thence  $N89^{\circ}40'00''W$  along said real property 8.41 feet; thence South 658.08 feet; thence West 9.17 feet to the northeast corner of that real property described in Deed Entry No. 117221:2013; thence  $S0^{\circ}31'08''W$  along said real property 634.91 feet to an existing fence; thence along an existing fence line the following eight (8) courses:  $N89^{\circ}25'18''W$  680.77 feet; thence  $S1^{\circ}26'00''W$  326.59 feet; thence  $S2^{\circ}10'00''E$  15.56 feet; thence  $S89^{\circ}08'00''E$  218.29 feet; thence  $S89^{\circ}52'00''E$  103.93 feet; thence  $N89^{\circ}51'00''E$  193.61 feet; thence  $N87^{\circ}40'00''E$  59.82 feet; thence  $N88^{\circ}40'00''E$  110.27 feet to a rebar and cap (Wilson) marking the northeast corner of that real property described in Deed Entry No. 36827:1992, also being at a fence corner; thence  $S0^{\circ}37'00''W$  along the westerly right-of-way line of Saratoga Road 638.64 feet to the north line of that real property described in Deed Entry No. 125178:2009; thence along said real property

# NEIGHBORHOOD PLAN

the following three (3) courses: N89°46'12"W 659.09 feet; thence S0°03'24"E 42.81 feet; thence S0°49'21"E 117.33 feet; thence S89°10'39"W 200.00 feet; thence S0°49'21"E 200.00 feet; thence N89°10'39"E 200.00 feet; thence N0°49'21"W 11.02 feet; thence S89°46'11"E 656.09 feet; thence South 692.23 feet to the southeasterly right-of-way line of Saratoga Road; thence along said right-of-way along the arc of a 619.50 foot radius non-tangent curve to the right (radius bears: N67°57'34"W) 454.77 feet through a central angle of 42°03'36" (chord: S43°04'14"W 444.62 feet) to the point of beginning.

**Contains: ±210.94 Acres**

LESS AND EXCEPTING THEREFROM THE FOLLOW DESCRIBED PARCEL OWNED BY SARATOGA SPRINGS CITY:

Beginning at a point located 1,104.90 feet West and 2,264.96 feet South, from the Northeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M to the POINT OF BEGINNING running: thence West a distance of 200.00 feet; thence South a distance of 200.00 feet; thence East a distance of 200.00 feet; thence North a distance of 200.00 feet to said POINT OF BEGINNING.

**Net Area of Project Contains: ±210.02 Acres**

TO INCLUDE HARBOR PARCEL DESCRIPTION:

A portion of the Northwest Quarter of Section 30, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah, more particularly described as follows:

Beginning at a point located South 50.00 feet from the Northwest Corner of Section 30, Township 5 South, Range 1 East, Salt Lake Base and Meridian (Basis of Bearing: N0°10'34"W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian); thence N89°30'22"E 250.42 feet; thence N0°29'38"W 26.58 feet; thence S89°24'27"E 38.95 feet; thence N89°42'01"E 222.02 feet; thence N89°58'23"E 76.52 feet; thence N89°04'52"E 166.99 feet; thence N89°38'06"E 74.69 feet; thence N89°21'34"E 112.46 feet; thence N89°34'23"E 220.22 feet; thence S87°35'38"E 63.07 feet; thence S8°31'58"E 95.26 feet; thence S19°36'32"E 21.26 feet; thence S14°30'26"E 28.26 feet; thence S3°00'41"E 30.72 feet; thence S7°55'53"E 75.51 feet; thence S8°21'28"E 80.49 feet; thence S13°52'27"E 19.12 feet; thence S5°19'44"E 92.05 feet; thence S16°18'12"W 130.77 feet; thence S29°32'10"E 7.79 feet; thence S12°58'58"W 216.83 feet to the settlement boundary of Utah Lake; thence along said boundary the following four (4) courses: N81°57'02"W 437.45 feet; thence N72°41'56"W 257.18 feet; thence N87°26'46"W 528.61 feet; thence S85°36'38"W 1.87 feet; thence North 586.40 feet to the point of beginning.

**Contains: ±19.59 Acres**

**Total Project Area ±229.61 Acres**



# NORTHSHORE

## GENERAL DESCRIPTION

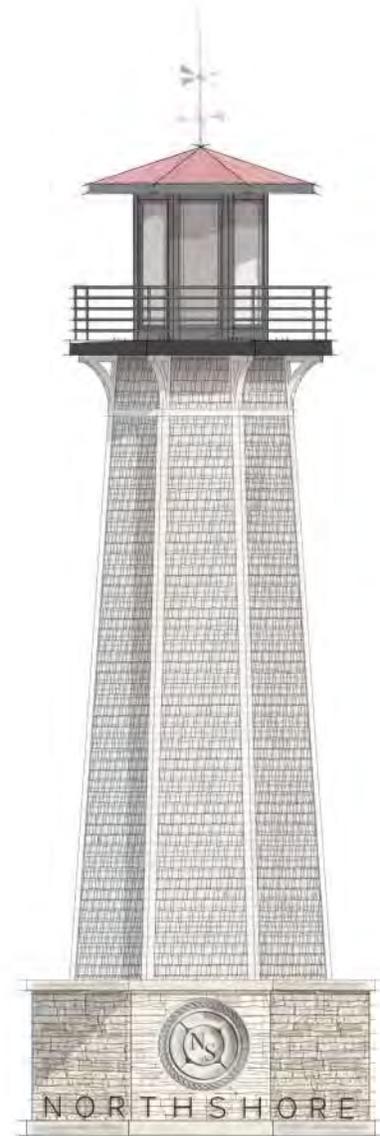
Northshore is designed as a highly amenitized Mixed Residential community containing a wide range of housing types that are geared to meet the needs of the rapidly shifting demographics found along the Wasatch Front, and more particularly in Saratoga Springs. The project encompasses 229.6 acres of land at the north end of Utah Lake. At build-out Northshore will contain a maximum of 1,955 residential units with an average blended density of 8.51 dwelling units per acre (du/ac). There are a few key features that played a significant role in determining the structure of the community.

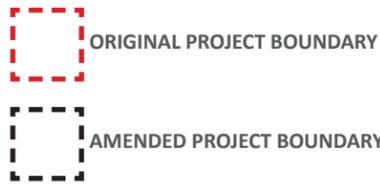
The extension of Pony Express as a potential future transit corridor, and its location within the plan, was a critical element in determining an appropriate level of intensity in order to adequately support a future transit station. The Northshore plan places the highest densities within 1/4 mile radius of the proposed future transit station to encourage walkability and increased ridership. The MR Zone allows for a blended density of up to 12 du/ac if the property is proposed to have a future transit stop. Northshore's blended density of 8.51 du/ac complies with the MR Zone guidelines and standards.

Future transit also provides the opportunity to explore reduced parking ratios. Northshore is designed as a highly-walkable community with extensive pedestrian connections to the future transit station area and therefore proposes parking reductions for multifamily units to encourage walkability. To promote mass transit opportunities within this community, areas that are planned as multifamily housing types and are within one quarter mile of the (future) transit location are allowed to apply for a reduction in the per unit parking and garage/enclosure requirements. Parking reductions and enclosure requirements would be applicable at the time of plat approval and must be approved by the city council.

Northshore is designed around a significant open space network. A great deal of thought was given to the scale and specific location of the parks within the community. The City Council has been extremely consistent in requesting that parks be large enough and strategically located within neighborhoods so that a majority of future residents have convenient access to a broad-range of open space amenities. Northshore provides meaningful open spaces that are programmed to support the needs of future residents. The project will contain open space within the main residential areas that are consistent with the City Code standards set in section 19.19 and adapted to support the character of Northshore. In addition, Northshore provides the City with a large 19.6 acre harbor park and location for a future marina. The overall open space percentage for Northshore will be between 30 - 34% of the gross acreage. The land for the harbor park will be transferred to the City as agreed to in the Annexation Agreement which was approved by City Council May 1, 2018.

Finally, Northshore contains a higher percentage of open space than what is required by Saratoga's open space calculator, and therefore average blended densities that exceed 8 du/ac are justified.





SARAH - the graphic area is too small to clearly contain the information for the redline, SEE SEPARATE PAGE SUBMITTAL FOR DETAILS on TABLE 1 - similar all location - this has new table as updated

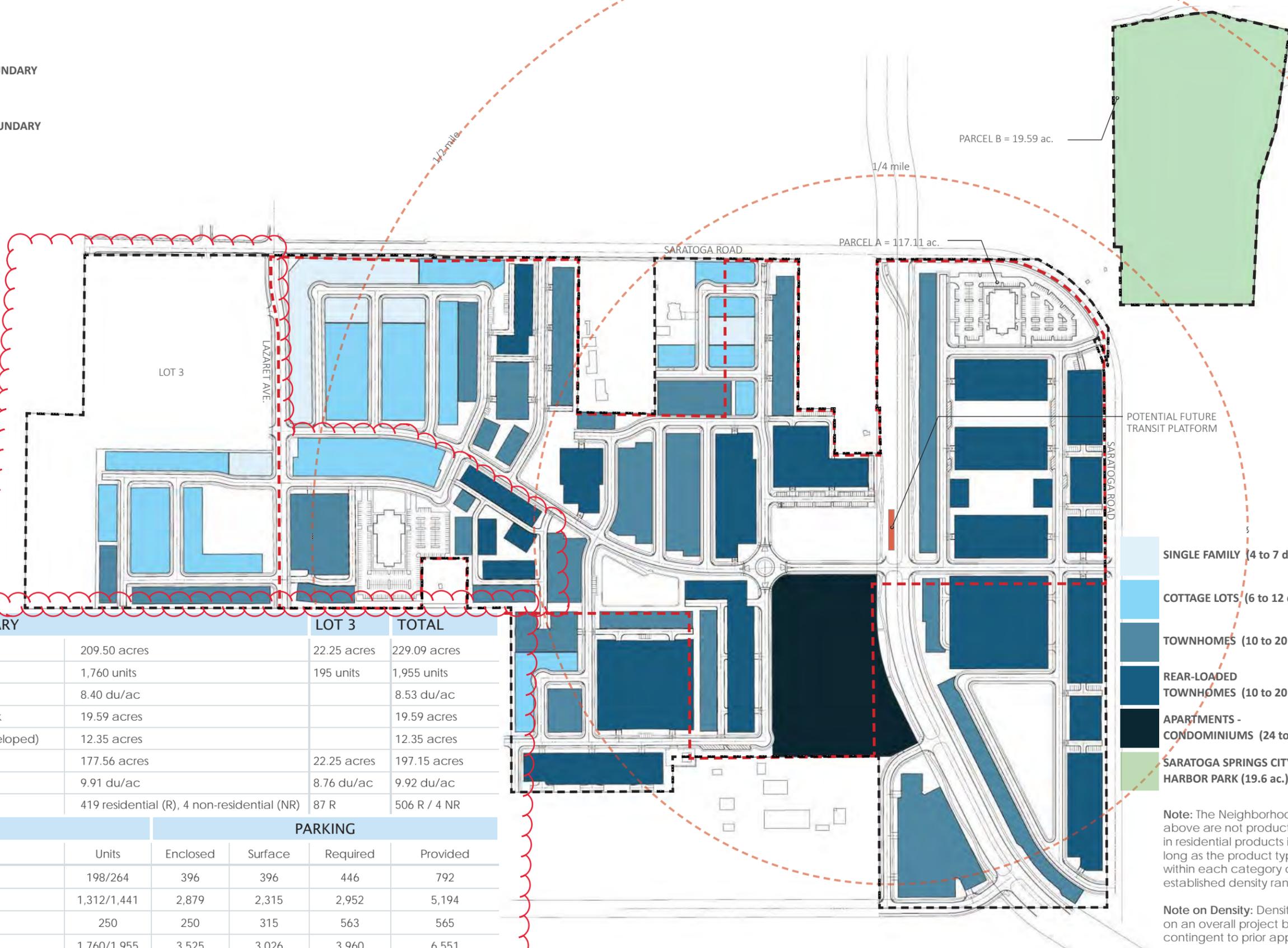


TABLE 1 - PROJECT SUMMARY

		LOT 3	TOTAL
Total Project Area	209.50 acres	22.25 acres	229.09 acres
Total Dwelling Units	1,760 units	195 units	1,955 units
Average Gross Density	8.40 du/ac		8.53 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	177.56 acres	22.25 acres	197.15 acres
Net Residential Density	9.91 du/ac	8.76 du/ac	9.92 du/ac
Number of Buildings	419 residential (R), 4 non-residential (NR)	87 R	506 R / 4 NR

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	198/264	396	396	446	792
Townhomes	1,312/1,441	2,879	2,315	2,952	5,194
Apartments/Condos	250	250	315	563	565
Totals	1,760/1,955	3,525	3,026	3,960	6,551

OPEN SPACE	
Saratoga Springs City Harbor Park	19.59 acres
Project Open Space	41.83 acres 23.6% of Net Developable Area (177.6 acres)
Totals	61.42 acres 26.8% of Gross Developable Area (229.1 acres)

- SINGLE FAMILY (4 to 7 du/ac)
- COTTAGE LOTS (6 to 12 du/ac)
- TOWNHOMES (10 to 20 du/ac)
- REAR-LOADED TOWNHOMES (10 to 20 du/ac)
- APARTMENTS - CONDOMINIUMS (24 to 32 du/ac)
- SARATOGA SPRINGS CITY HARBOR PARK (19.6 ac.)

Note: The Neighborhood Plan categories above are not product specific. Variation in residential products is permitted as long as the product type proposed within each category complies with the established density range.

Note on Density: Density is considered on an overall project basis and is not contingent to prior approvals.

## neighborhood plan

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# NEIGHBORHOOD PLAN

## CHARACTER AND THEME PLAN

The name Northshore is not only descriptive of the project's location relative to Utah Lake, but embodies the intrinsic design motif that will serve as a unifying theme for the community. Along both coastlines in the United States it is common to find small fishing villages where life on the water has influenced their aesthetic charm. These villages are generally rich in visual character and have a strong sense of place. Northshore celebrates its proximity to Utah Lake and the unique opportunity to serve as a landmark in Saratoga Springs by promoting the nautical theme and capitalizing on the history of the area.

*The Character and Theme Plan will demonstrate the widespread application of this design concept through the following:*

- A comprehensive open space network with specific design elements that reinforces the nautical theme and creates a sense of place.
- Community monumentation and signage that is distinctive and creates a strong sense of location and community belonging.
- Architectural style that is consistent with and support a nautical design motif mixed with a local architectural precedent.
- A street naming plan inspired by the iconic maritime classics which strengthen Northshore's purpose.





# NORTHSHORE

## GENERAL ARCHITECTURAL STANDARDS

### Objective

The architectural criteria presented in this document are meant to act as guidelines for the design of homes at Northshore. These guidelines are not prescriptive; rather, they comprise a body of design elements and characteristics and theming which, when implemented correctly, can create a diverse and harmonious architectural landscape.

The buildings shown in the document are representative interpretations of the proposed architectural styles, not templates for future construction. There are many possible successful interpretations of the proposed architectural styles. It should not be expected nor desired that each building will incorporate all elements of a style, or that each style will be equally represented. The design of individual buildings and the implementation of styles will be solidified by the Northshore Architectural Review Committee.

The architectural styles and themes for Northshore are derived from local precedent with a fusion of nautical form and character. The following architectural standards will govern product design within Northshore. Only the architectural styles listed below are permitted within Northshore.



*Farmhouse*



*Modern*



*Craftsman*



*Cape Cod*



*Traditional*

# NEIGHBORHOOD PLAN

## CAPE COD



The Northshore Cape Cod style is often characterized by simple gable roofs running in the long axis of the house as the primary roof shape. The main gable may have multiple small, yet simple gable-style dormers facing the front façade of the house. The front porch often has a shallow pitched shed-style roof supported by simple, trimmed columns with no stone or tapered bases. Although Cape Cod style homes can have smaller gabled roof porches over the front door flanked by columns when the plan does not have a broader front porch. The architectural features are often based on a symmetrical layout about the main roof structure. Windows should have smaller divided lights and utilize single-hung or slider operations. Roof overhangs, while present, should not be excessive (typically 1'-0") and fascia trim should be simple and non-stepped.

Detailing should be simple and minimize the use of corbels, haunches and excessive ornamentation. Appropriate materials may include horizontal lap siding or shake shingle siding with simple trim around windows and doors. Where appropriate, gable vents should be round "portal" style attic vents.

The example above is one interpretation of the Northshore Cape Cod style. There are many possible, successful interpretations. All elements shown here, and described in this style are not on every home.



NORTHSHORE

EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE CAPE COD STYLE



Images depict interpretive examples of the architectural style rather than specific execution.

# NEIGHBORHOOD PLAN

## CAPE COD

### Massing

- A simple overall gable roof running along the long axis of the home.
- Overall massing should be simple and emphasize the simple, rectangular footprint.
- Front porch is either broad with shallow-pitched shed roof or gabled over front door.
- Single-story and two-story plans are typical.

### Roof

- Gable roofs are typical. Avoid hip-style roofs.
- Use of gabled dormers is encouraged.
- Main roof pitches should be 6:12 to 8:12.
- Secondary roof pitches at front porch shed should be 3:12 to 4:12.
- Roof overhangs at eaves should be 1'-0".

### Windows & Doors

- Square proportioned windows on the main level and vertically proportioned windows in dormers are typical.
- Individual or paired windows are typical.
- Wide (4 to 6") exterior trim and cap on windows and doors are typical.
- Windows typically have smaller divided lights in a grid.

### Porch / Entry

- Street-facing, one-story porches are common.
- Porch roofs are typically broad with a shed roof or over the front door and gabled.
- Wrap around porches are not typical.
- Porches have simple trimmed columns that are not tapered and do not have stone bases.
- Square columns (between 8 to 10") are typical.
- Railings are typically wood and painted to match house trim.

### Details

- Detailing is simplified, and ornamentation is restrained.
- A minimal number of materials is typical. Stone is often not found on Cape Cod architecture.
- Horizontal lap siding or shake shingle siding is typical.
- Portal-style round gable vents where appropriate are typical.



# NORTHSHORE

## CAPE COD

### Materials

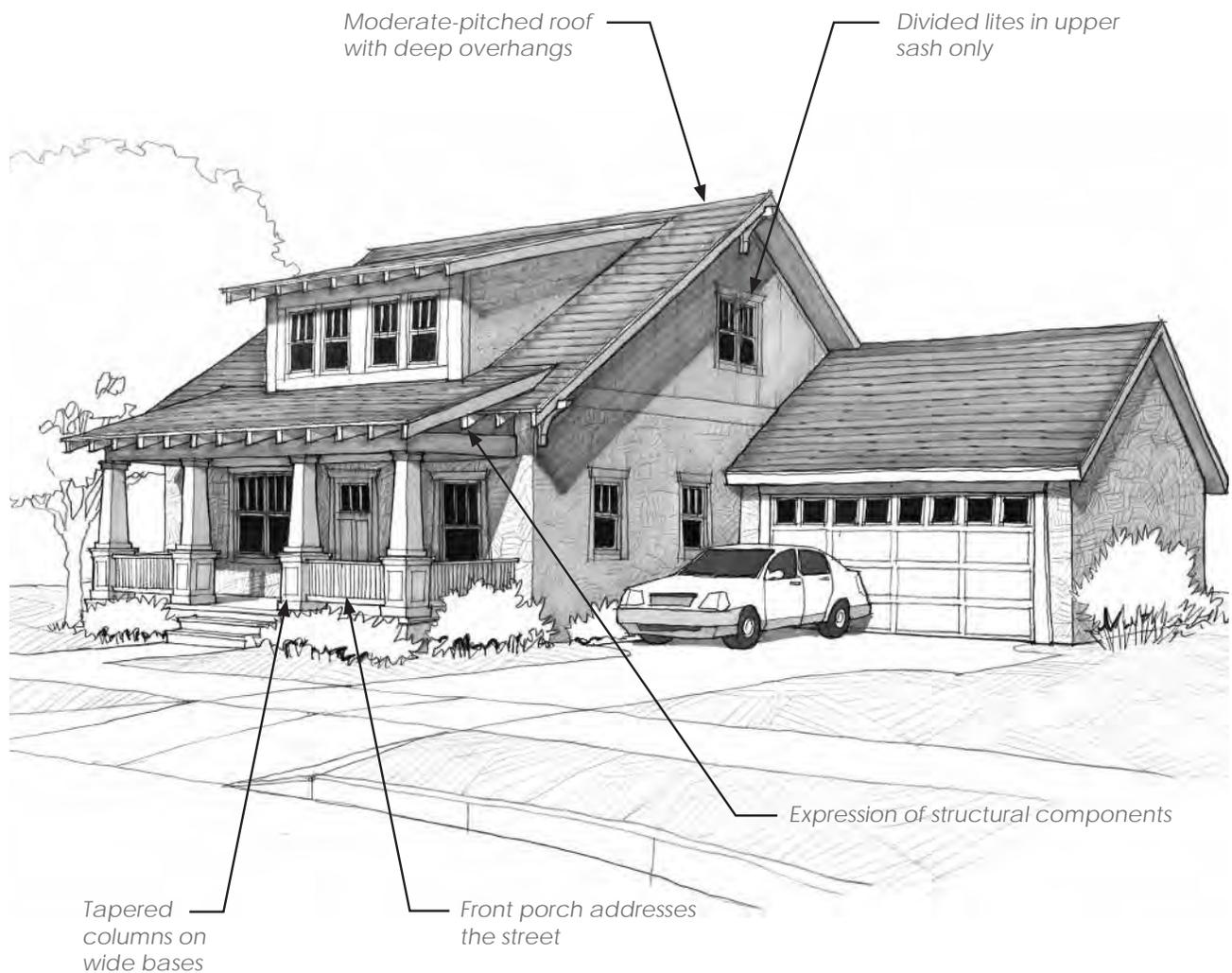
- Wall materials may include stucco, horizontal lap siding (vinyl siding prohibited), shake shingle siding, cultured stone and/or brick.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingle roofing.
- Aluminum soffit and fascia when applicable to the style.
- Vinyl windows.



Images depict interpretive examples of the architectural style rather than specific execution.

# NEIGHBORHOOD PLAN

## CRAFTSMAN



The Craftsman style is a close interpretation of the Craftsman style that developed from the Arts and Crafts movement of the late 19th and early 20th centuries. This movement addressed design on many levels, from architecture to furniture and pottery. Proponents of the Arts and Crafts movement advocated a fully integrated approach to house design and furnishings, with a design philosophy based on simplicity, durability and harmony with nature. Special attention was given to the way pieces were joined together. A new structural expression was developed, including exposing beams, columns and joists. The Craftsman style flourished in the United States in the early 20th century, and was frequently applied to modest and small houses.

The Craftsman style is characterized by simplicity, the expression of certain structural members, and attention to wood joinery, especially at porches. Craftsman homes feature moderate-pitched gable roofs with wide overhangs and large porches with substantial columns and bases.



# NORTHSHORE

## EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE CRAFTSMAN STYLE



The principal features of the Craftsman style are low- to moderate-pitched gable roofs with wide overhangs, exposed rafters at porches and, wherever feasible, generous porches with substantial columns and bases. Dormers are typical on 1½-story designs. Symmetry is optional and depends on the orientation of the principal roof.

Ornamentation is restrained. Details that are characteristic of the style include exposed rafter tails, tapered columns and trim elements, and diagonal knee braces at gable ends. Wall materials may include stone, brick, stucco, shingles, and siding.

The examples above is one interpretation of the Craftsman style for single-family and townhomes. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

# NEIGHBORHOOD PLAN

## CRAFTSMAN

### Massing

- A side gable, center gable facing the street, or cross gable with dormers is typical for the primary roof form.
- One-story and 1½-story massing compositions are permitted, although 2-story compositions can also be acceptable.
- Dormers are typical in 1½-story designs.
- Emphasis should be on horizontal rather than vertical lines.

### Roof

- Low-sloping gable roofs with wide overhangs are typical.
- Shed or pitched dormers are common.
- Generously sized eaves with exposed decorative rafters are characteristic of the style, but not required.
- Roof pitches: 3:12 to 8:12 .
- Roof overhangs: 12 - 30 inches at rakes and eaves.

### Windows & Doors

- Individual windows are typically square or vertically oriented.
- Windows are often mulled together in pairs or threes.

- Double-hung windows with divided lites in upper sashes only, usually in a three-over-one configuration, are typical.
- Limited use of small accent windows and angled bays is encouraged.
- A single, rectilinear door is typical.
- Large lites in doors are common and are often divided to match the windows.
- Wide trim (5 to 6-inch) with head trim extending past the jamb is typical for doors and windows. Tapered side trims are typical.

### Porch / Entry

- Porches facing the street are common.
- Porch columns typically sit on wider bases or low walls.
- Tapered or double-columns with header and base details are common.

### Details

- Expression of structural members and attention to wood joinery is characteristic of the style.
- Beams, knee braces, and brackets are often found at gable ends.
- Extended lintels over door and porch openings are common.
- Tapered elements, including trim work and columns, are common.



*Elevations of a cottage and a larger house at Northshore. The building designs exemplify how the guidelines of the Craftsman architectural style can be applied at different scales.*



# NORTHSHORE

## CRAFTSMAN

### Materials

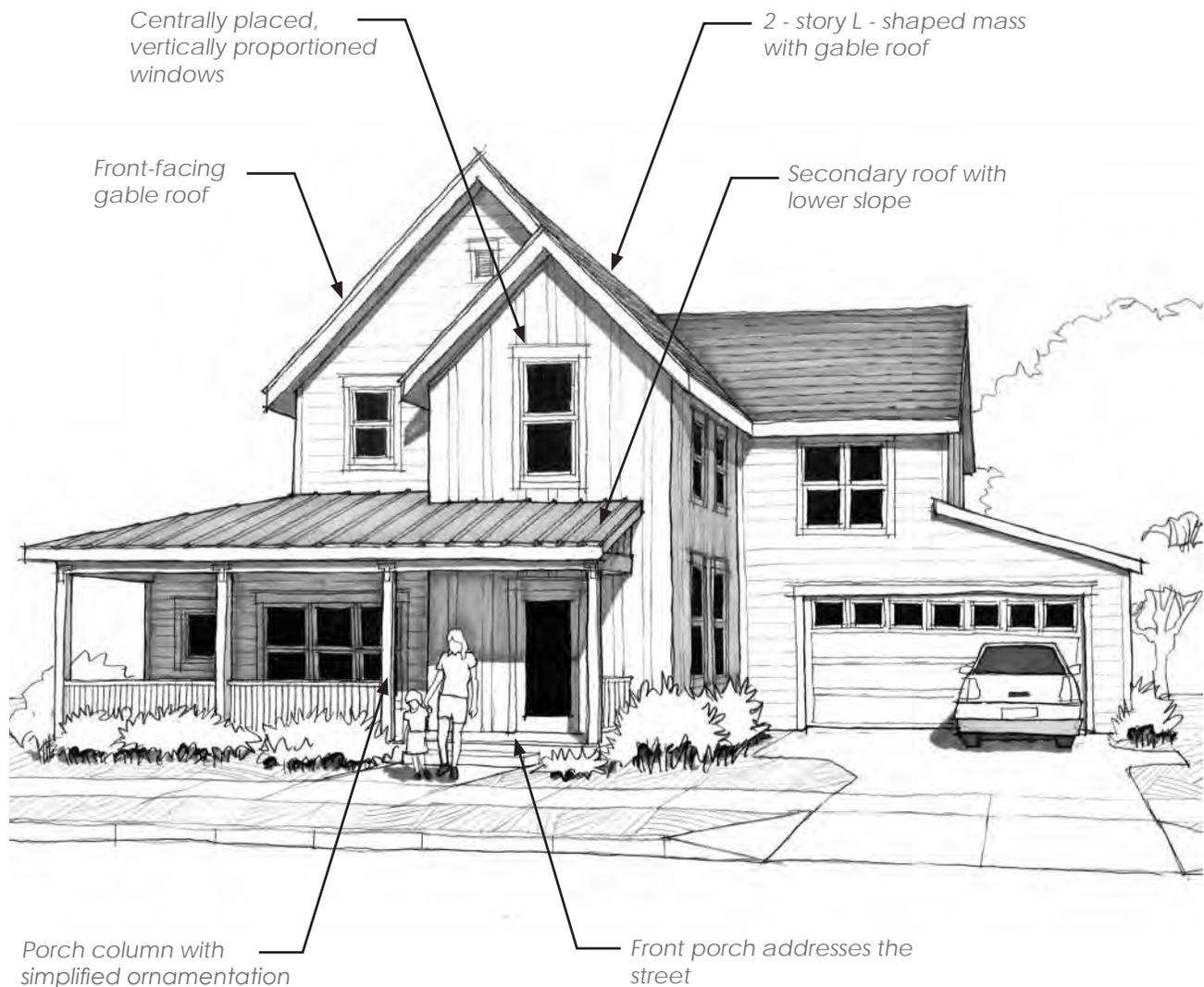
- Wall materials may include stucco, board & batten siding, shake shingle siding (vinyl siding prohibited), cultured stone, and/or brick siding.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingle roofing.
- Aluminum soffit and fascia when applicable to the style.
- Vinyl windows.



Images depict interpretive examples of the architectural style rather than specific execution.

# NEIGHBORHOOD PLAN

## FARMHOUSE



The Farmhouse style is a contemporary interpretation of the Folk Victorian style that was prevalent in the United States from about 1860 - 1910. There were many regional applications of the Victorian style, as well as combinations of specific elements into eclectic compositions. Variations of the Victorian style include Richardsonian, Romanesque, Shingle, Queen Anne, and Folk. Folk Victorian has simpler forms and details than its counterparts.

The Folk Victorian style developed and flourished as railroads spread across the country, providing a steady supply of Victorian-style millwork. Local builders and carpenters applied their skills based on their understanding of the Victorian style. Pattern books containing illustrations and details were sources of inspiration and instruction. The application of these stylistic principles to modest homes across the country resulted in Folk Victorian, with simplified forms and ornamentation applied chiefly to porches, gable ends and cornices.



# NORTHSHORE

## EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE FARMHOUSE STYLE



The Farmhouse style is characterized by a gable roof facing the street. The main gable may be combined with wings on one or two sides or emerge from a larger hip-roofed rectangular volume. A one-story porch should be provided and integrated into the front facade. Gable, hip, shed, or special dormers are employed to provide additional floor area, daylight, and architectural interest. Facade compositions should feature symmetrically placed, vertically proportioned, double or single-hung windows. Symmetry in the overall composition is optional.

Detailing should be simplified. Ornamentation should be employed with restraint at porches, gable ends, and special features, such as bays. Appropriate wall materials may include horizontal lap siding and board and batten siding.

The example above is one interpretation of the Farmhouse style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

# NEIGHBORHOOD PLAN

## FARMHOUSE

### Massing

- A front-facing gable without side wings is typical.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to 2-stories are typical, with a main level floor-to-ceiling height of 8 to 10 feet.

### Roofs:

- Gable roofs facing the street are typical.
- Use of shed or gable-end dormers is encouraged.
- The main gable is often intersected by other roofs.
- Main roof pitches: 6:12 to 12:12 .
- Secondary hip or shed roof pitches: 3:12 to 6:12 .
- Roof overhangs: 6 to 12 inches.

### Windows & Doors:

- Vertically proportioned double and single-hung windows are typical.
- Individual or paired window treatments are common.
- Square and angled bay window treatments are common.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Limited use of multi-pane sashes with divided lites is encouraged and may occur in both sashes in

the following configurations: one-over-one, two-over-one, two-over-two, four-square-grid-over-one, and four-square-grid-over-four-square-grid.

- Lites in doors are common and often express ornamentation.

### Porch / Entry

- Street-facing, one-story porches are common. Wraparound porches are encouraged at corner lots.
- Porch roofs are typically forward-facing shed or hip.
- Porches may have exposed wood and metal elements.
- Square columns (at least 6 x 6) or round columns (at least 6 inches) are typical.
- Railings may be turned or square balusters or steel.

### Detail Elements:

- Detailing is simplified and ornamentation is restrained.
- Exposed structural elements on porches are typical.
- Ogee or half-round gutters are common.
- Board & batten wainscoting (in courser spacing) is recommended.
- Square or more detailed moldings along rakes are common.



Elevations of a cottage and a larger house at Northshore. The building designs exemplify how the guidelines of the Farmhouse architectural style can be applied at different scales.



# NORTHSHORE

## FARMHOUSE

### Materials:

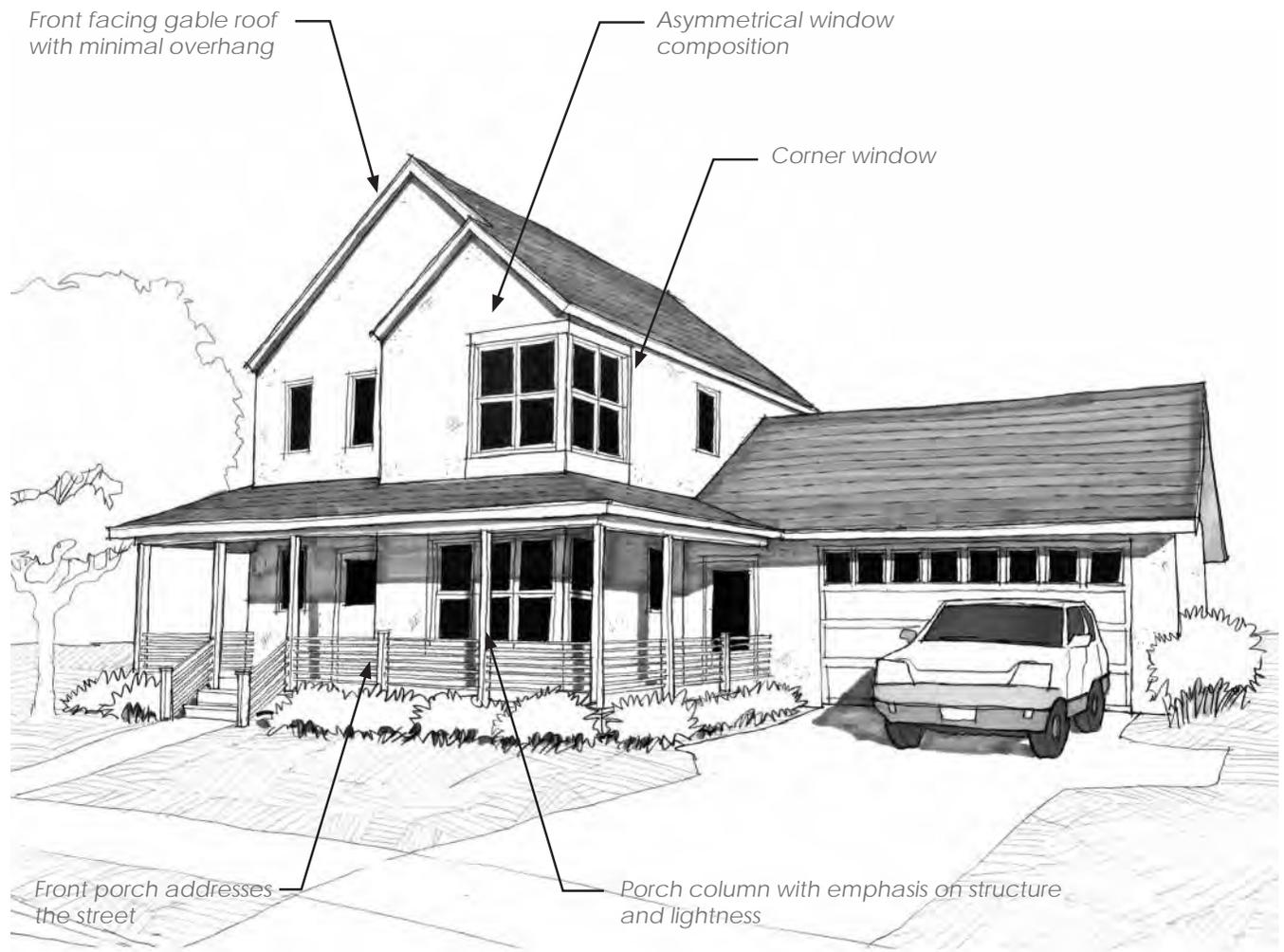
- Wall materials may include stucco and horizontal lap siding and board & batten siding (vinyl siding prohibited).
- Corner boards may be painted the same color as the body of the building
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.



Images depict interpretive examples of the architectural style rather than specific execution.

# NEIGHBORHOOD PLAN

## MODERN



The Modern style is an interpretation of the early 20th century modern architecture in Europe. Pioneers of the modern movement sought to cut ties with traditional styles and achieve a universal aesthetic inspired by the workings of machines. There are many interpretations of modern architecture, but it is the work of northern European architects, such as Alvar Aalto and Eero Saarinen, which emphasized simplicity and subtle architectural expression as opposed to individual experimentation. It is the timeless and classic character of this interpretation of modern architecture that inspired the Modern style.

Common characteristics of the Modern style include simple massing, unassuming details, quiet articulation of doors and windows, and limited, if not zero-overhang, eaves and rakes. These elements support an architectural language that will be appealing when repeated along a block face and will fit with and complement the other styles provided here. The use of special effects, such as unique windows, asymmetrical roof forms, and accent colors, should be restrained to ensure a timeless and universal quality.



# NORTHSHORE

## EXAMPLES FOR VARIOUS INTERPRETATIONS OF MODERN STYLE



The Modern style emphasizes simple forms and minimal ornamentation. The massing is similar to Farmhouse, but the detailing and composition of doors and windows are quite distinct. In general, detailing and the use of materials create a feeling of lightness. Asymmetrical door and window compositions, window walls, and exposed structural elements at porches are characteristic of the Modern style. Horizontal railing is common.

Unlike some interpretations of the modern style, in which unique building elements are employed and exaggerated to maximize individual expression, the Modern style values simplicity and restraint. Unique and special elements should be used in moderation to achieve a harmonious neighborhood character.

The example above is one interpretation of the Modern style. There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

# NEIGHBORHOOD PLAN

## MODERN

### Massing

- General massing is similar to the Farmhouse style and respects the simplicity of basic shapes.
- Overall massing should be simple and emphasize vertical building elements.
- Projecting bays and low-sloping shed roofs are common.
- 1½ to 2 - stories are typical, with a main level floor-to-ceiling height of 8-10 feet.

### Roofs:

- Roof forms may include a combination of gable, shed, and hip.
- The main gable is often intersected by other roofs.
- Primary façade gable roof pitches: 6:12 to 12:12
- Secondary hip or shed roof pitches: 3:12 to 8:12
- Roof overhangs: 0 to 12 inches

### Windows & Doors:

- Asymmetrical window compositions are typical.
- Horizontal windows are suitable within compositions if the overall effect is vertical.
- Corner window compositions are common.
- Window walls are common.
- Facades with window wall compositions should be balanced with smaller individual apertures.
- Casement and picture windows are typical.

- Divided lites are not used.
- Wide (4 to 6-inch) exterior trim and cap moldings on windows and doors are typical.
- Unique front doors are common.

### Porch/Entry

- Street-facing porches are encouraged.
- Porches must be covered by a balcony or real roof. Trellis and other decorative roof structures are discouraged.
- Exposed structural elements on porches are common.
- Steel columns and railings are common.

### Detail Elements:

- Minimal details and restrained ornamentation are typical.
- Corner boards and siding that are painted the same color to emphasize mass are common.
- Steel components are common in columns, railings, and fasteners.
- Stucco joints are often expressed in composition with other building elements.



Elevations of a cottage and a larger house at Farms. The building designs exemplify how the guidelines of the Modern architectural style can be applied at different scales.



# NORTHSHORE

## MODERN

### Materials:

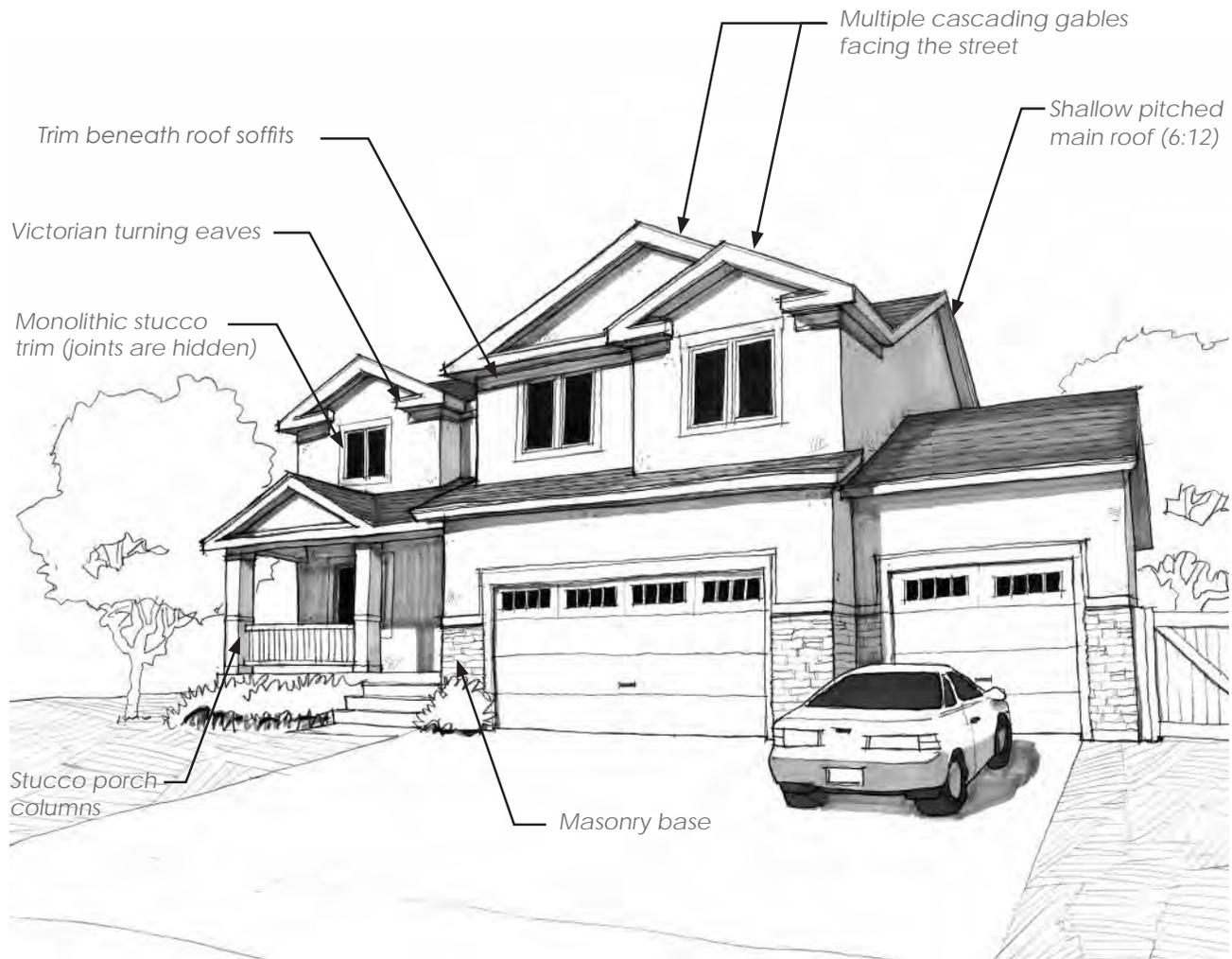
- Wall materials may include horizontal and vertical siding (vinyl siding prohibited), corrugated metal, and stucco.
- Corner boards may be painted the same color as the body of the building. Changes in materials must occur at an inside corner.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.
- Stone and brick shall be permitted on “modern” style elevations. All brick styles and coursing methods shall be permitted. Stone shall be permitted using either mortar or dry-stacked methods. River rock shall not be permitted. Colors of all masonry shall comply with the color palette guidelines for the Northshore community.



Images depict interpretive examples of the architectural style rather than specific execution.

# NEIGHBORHOOD PLAN

## TRADITIONAL



The Traditional style has developed as an architectural style in recent decades to accommodate large family suburban living. It brings together elements of Victorian, Craftsman, and desert architectural styles, all traditionally available in the region. The Legacy Traditional accommodates these elements to articulate larger buildings and to create compositions that enhance Utah's suburban context.

The need to access garages from the street with ease and a minimal amount of driveway created solutions where garages are located within the simple footprint of the building. Building articulation occurs with multiple gables and setbacks on the front facade. This composition resembles the family portrait of a large family with each individual expressed by a separate gable and bay. Porches are usually modest and treated as a feature to celebrate the front door. Partial masonry veneer is common.



# NORTHSHORE

## EXAMPLES FOR VARIOUS INTERPRETATIONS OF THE TRADITIONAL STYLE



The Traditional style is characterized by large front elevations with street-facing garages. Multiple gables and bays articulate massing and reduce the scale of the building. Garages are commonly accommodated within the simple footprint of the house. Porches are usually modest. Stucco is the typical exterior material. Partial masonry veneer is common.

There are many possible successful interpretations. All elements shown here, and described in this style, are not required on every building. Elements not listed are prohibited.

# NEIGHBORHOOD PLAN

## TRADITIONAL

### Massing

- A simple footprint accommodates street-facing garages.
- Articulation is intensified on the front elevation by means of multiple setbacks and gables.
- Cascading gables are typical.
- Asymmetrical front facade compositions to accommodate garage entrances and the front doors are common.

### Roof

- Low-pitched gables are typical.
- Multiple partial front-facing gables are employed usually on the front.
- Victorian or farm house eaves and rakes are common.
- Roof pitches: 3:12 to 8:12.
- Roof overhangs: 12 to 18 inches at rakes and eaves.

### Windows & Doors

- Asymmetrical window compositions are typical.
- Vertical and horizontal windows are accommodated within the same facade composition.
- Stucco trim is common.

### Porch / Entry

- Porches are usually modest and treated as a feature to celebrate the front door.
- Large stucco columns, sometimes with masonry base are common.

### Details

- Victorian eave returns are common.
- Faux shutters are typical.
- Faux gable vents are typical.

### Materials

- The use of two or three different materials on the exterior is typical.
- Wall materials may include stucco and limited masonry veneer to provide base for the elevation.
- On the roof, asphalt shingles are typical.
- Changes of material must occur at an inside corner.



# NORTHSHORE

## TRADITIONAL

### Materials

- The use of two or three different materials on the exterior is typical.
- Wall materials may include stucco and limited masonry veneer to provide base for the elevation.
- On the roof, asphalt shingles are typical.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.



Images depict interpretive examples of the architectural style rather than specific execution

# NEIGHBORHOOD PLAN

## EXTERIOR COLOR PALETTE

Colors will be appropriate per the architectural style of each dwelling. Bright artificial colors, neons, fluorescents, etc. are prohibited.

The use of color is a critical factor in creating the overall neighborhood character. A well-orchestrated color palette based on Utah's native elements and those found in costal environments can bring unity to the neighborhood as well as highlight key areas.

### Environmental and Regional Appropriateness

The inspiration for the Northshore color palette needs to be developed based on the natural colors of the actual flora from the site, and the inescapable colors of the backdrop of the lake. Appropriate colors include native/natural hues found in the landscape near bodies of water or reminiscent of seaside settlements.

### Stylistic Appropriateness

It is critical that color is used in a way that honors the traditions of the architectural styles being offered in Northshore. It is often the case that fewer colors used on individual buildings is more successful than a variety of colors.

### Rhythm and Placement

The relationship between the colors of neighboring buildings is important when choosing a palette for a block face. A collective rhythm is created by balancing building elements that are the same color across many buildings and uniquely colored elements that express individual homes.

### Contrast and Trim

In general, color schemes for Northshore can have contrast between main body and trim colors. In some cases, painting the corner and window trim the same color as the siding is desirable as it will reduce contrast and put an emphasis on building massing and form.

### Roofing Materials and Colors

Color variation with roofing materials is especially important to create diversity and architectural interest.

**COLOR SCHEME # A  
(COASTAL PALETTE)**



**NORTHSHORE SINGLE FAMILY**

- |                       |                                 |
|-----------------------|---------------------------------|
| 1 SIDING 1            | BEIJAMAN MOORE - CORNSHAK BROWN |
| 2 SIDING TRIM         | SW 7005 PURE WHITE              |
| 3 STUCCO 1            | SW 7005 PURE WHITE              |
| 4 STUCCO TRIM         | SW 7005 PURE WHITE              |
| 5 GARAGE DOOR/WINDOWS | WHITE                           |
| 6 ENTRY DOOR          | SW 7005 IRON OXIDE              |
| 7 ASPHALT ROOF        | CHARCOAL GREY                   |
| 8 SCOTTTRASSIA        | WHITE                           |



**COLOR SCHEME - B  
(CAPE COD STYLE)**



**NORTHSHORE SINGLE FAMILY**

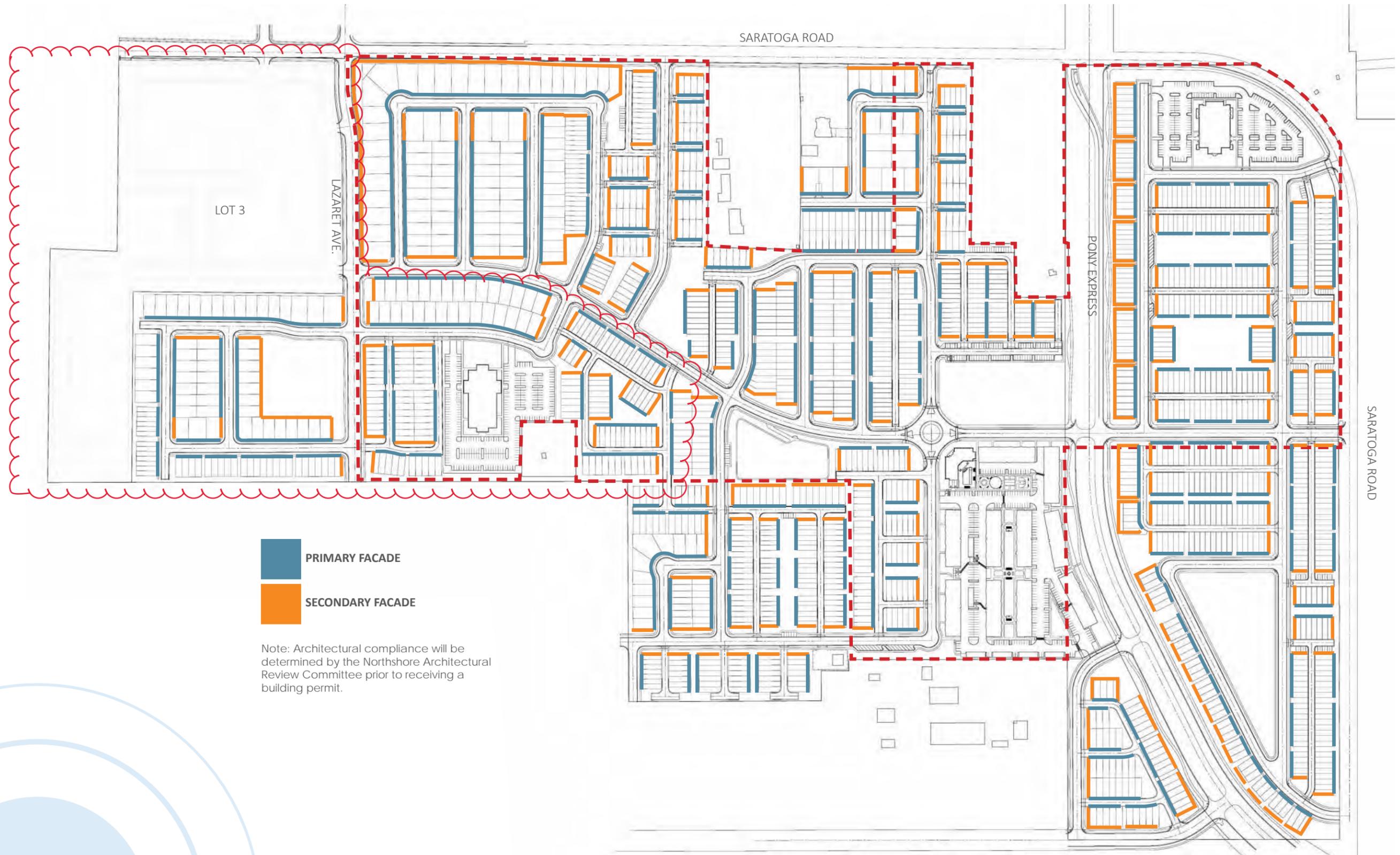
- |                       |                       |
|-----------------------|-----------------------|
| 1 SIDING 1            | SW 9145 SLEEPY HOLLOW |
| 2 SIDING TRIM         | SW 7005 EXTRA WHITE   |
| 3 STUCCO 1            | SW 7047 CRUSHED ICE   |
| 4 STUCCO TRIM         | SW 7005 EXTRA WHITE   |
| 5 GARAGE DOOR/WINDOWS | WHITE                 |
| 6 ENTRY DOOR          | SW 7005 EXTRA WHITE   |
| 7 ASPHALT ROOF        | CHARCOAL GREY         |
| 8 SCOTTTRASSIA        | WHITE                 |





NORTHSHORE

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## architectural facade plan



## parks & open space | programming



# NEIGHBORHOOD PLAN

## THE BEACH

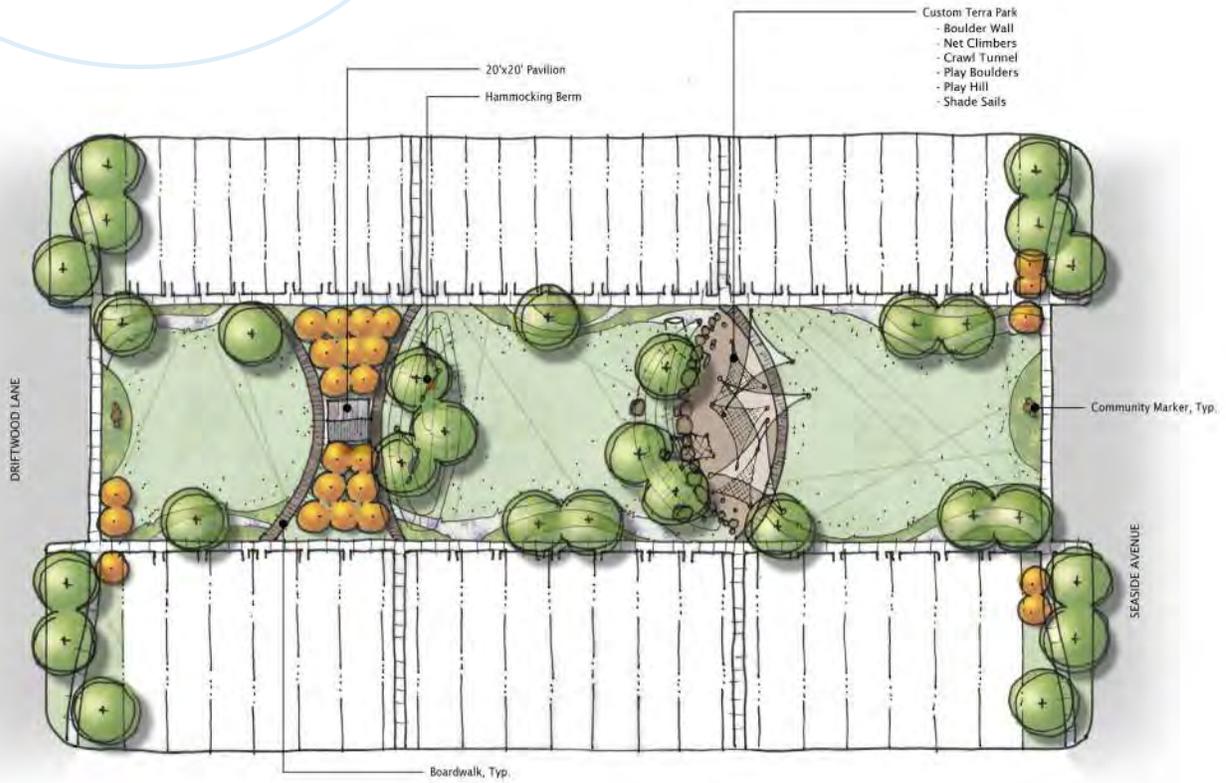


The images on this page represent an artist's rendering and are conceptual in nature



# NORTHSHORE

## THE SAILS



# NEIGHBORHOOD PLAN

## SOUTH BAY



The images on this page represent an artist's rendering and are conceptual in nature

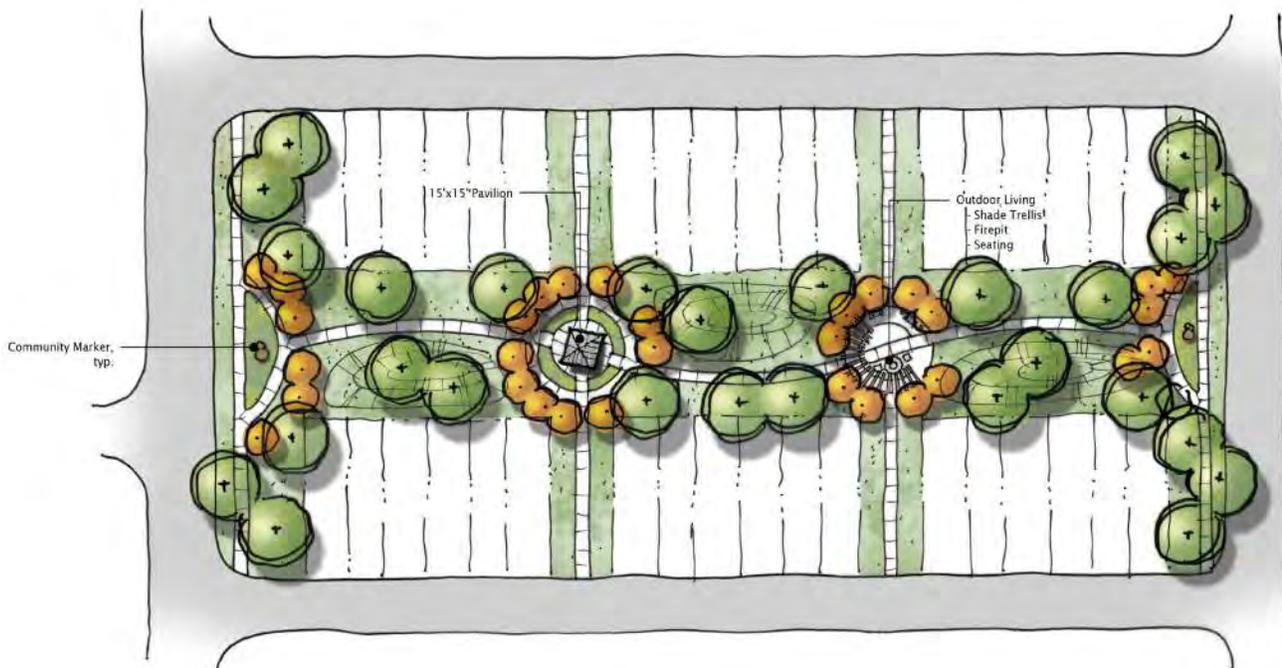


# NORTHSHORE

## DOCK PARK



## SANDBAR PARK



The images on this page represent an artist's rendering and are conceptual in nature

# NEIGHBORHOOD PLAN

## ANCHOR PARK



The images on this page represent an artist's rendering and are conceptual in nature



# NORTHSHORE

## NORTH PARK



## PARKWAY OPEN SPACE



# NEIGHBORHOOD PLAN

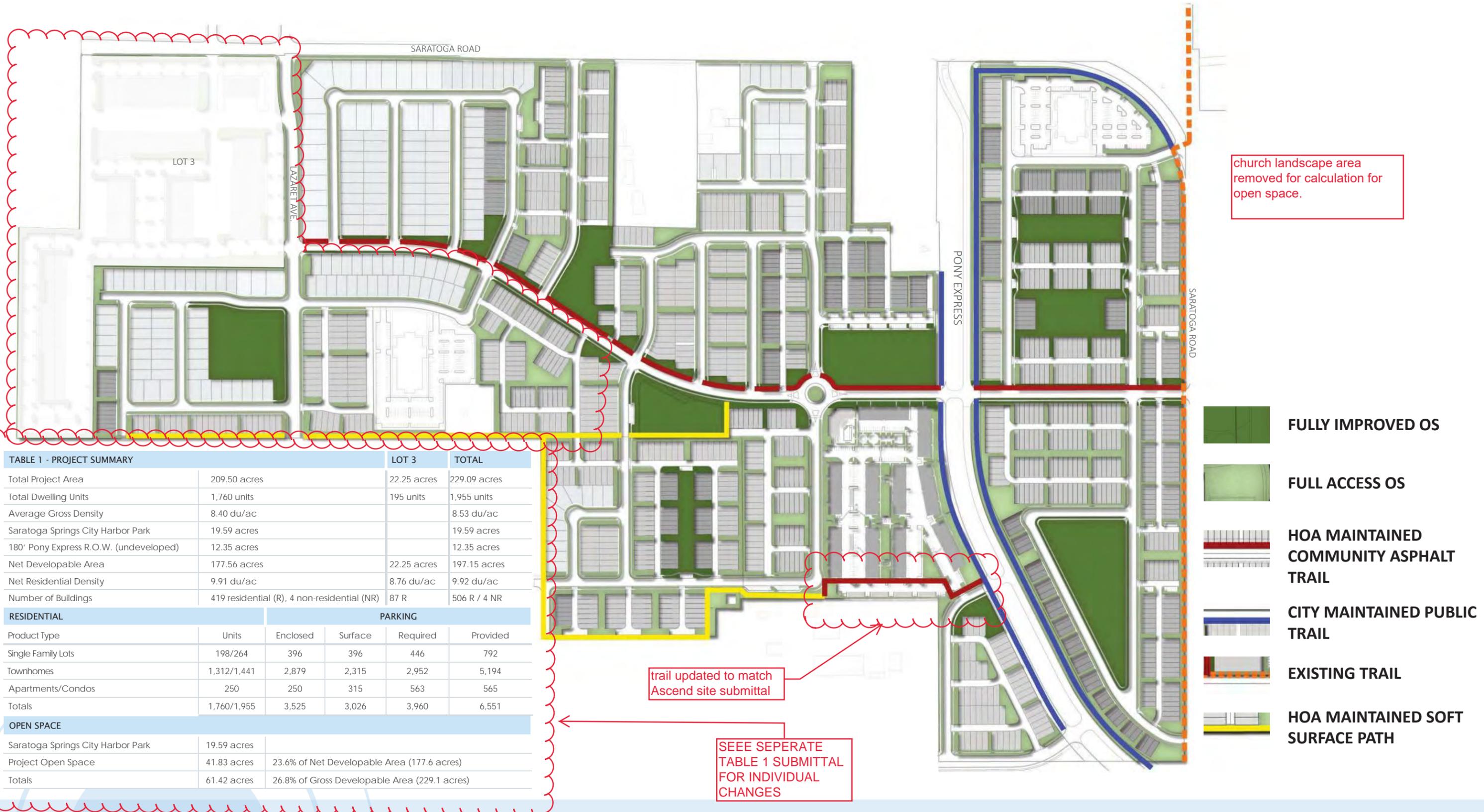
## LAGUNA SHORE PARK





# NORTHSHORE





**TABLE 1 - PROJECT SUMMARY**

		LOT 3	TOTAL
Total Project Area	209.50 acres	22.25 acres	229.09 acres
Total Dwelling Units	1,760 units	195 units	1,955 units
Average Gross Density	8.40 du/ac		8.53 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	177.56 acres	22.25 acres	197.15 acres
Net Residential Density	9.91 du/ac	8.76 du/ac	9.92 du/ac
Number of Buildings	419 residential (R), 4 non-residential (NR)	87 R	506 R / 4 NR

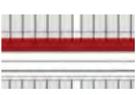
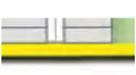
  

RESIDENTIAL		PARKING			
Product Type	Units	Enclosed	Surface	Required	Provided
Single Family Lots	198/264	396	396	446	792
Townhomes	1,312/1,441	2,879	2,315	2,952	5,194
Apartments/Condos	250	250	315	563	565
Totals	1,760/1,955	3,525	3,026	3,960	6,551

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	41.83 acres	23.6% of Net Developable Area (177.6 acres)
Totals	61.42 acres	26.8% of Gross Developable Area (229.1 acres)

church landscape area removed for calculation for open space.

-  FULLY IMPROVED OS
-  FULL ACCESS OS
-  HOA MAINTAINED COMMUNITY ASPHALT TRAIL
-  CITY MAINTAINED PUBLIC TRAIL
-  EXISTING TRAIL
-  HOA MAINTAINED SOFT SURFACE PATH

trail updated to match Ascend site submittal

SEE SEPERATE TABLE 1 SUBMITTAL FOR INDIVIDUAL CHANGES



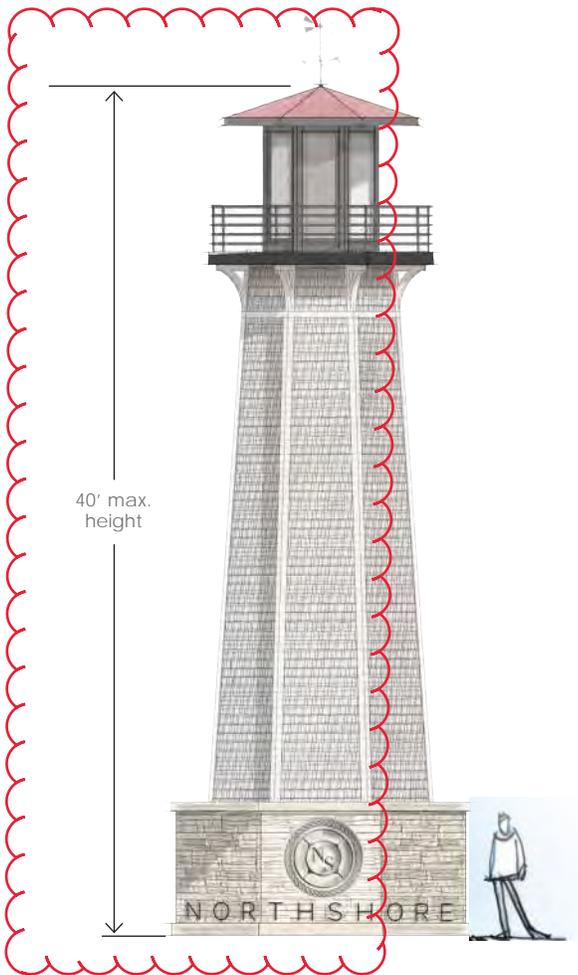
## parks, open space, & trails



Note: The location of all monuments and signage may vary slightly from this map.

# NEIGHBORHOOD PLAN

## CONCEPTUAL MONUMENTATION



**COMMUNITY ICON**

Maximum height of Community Icon structure not to exceed 40 feet.



**SECONDARY MONUMENT**



**COMMUNITY MARKER**



**COMMUNITY ENTRANCE SIGN**

The images on this page represent an artist's rendering and are conceptual in nature



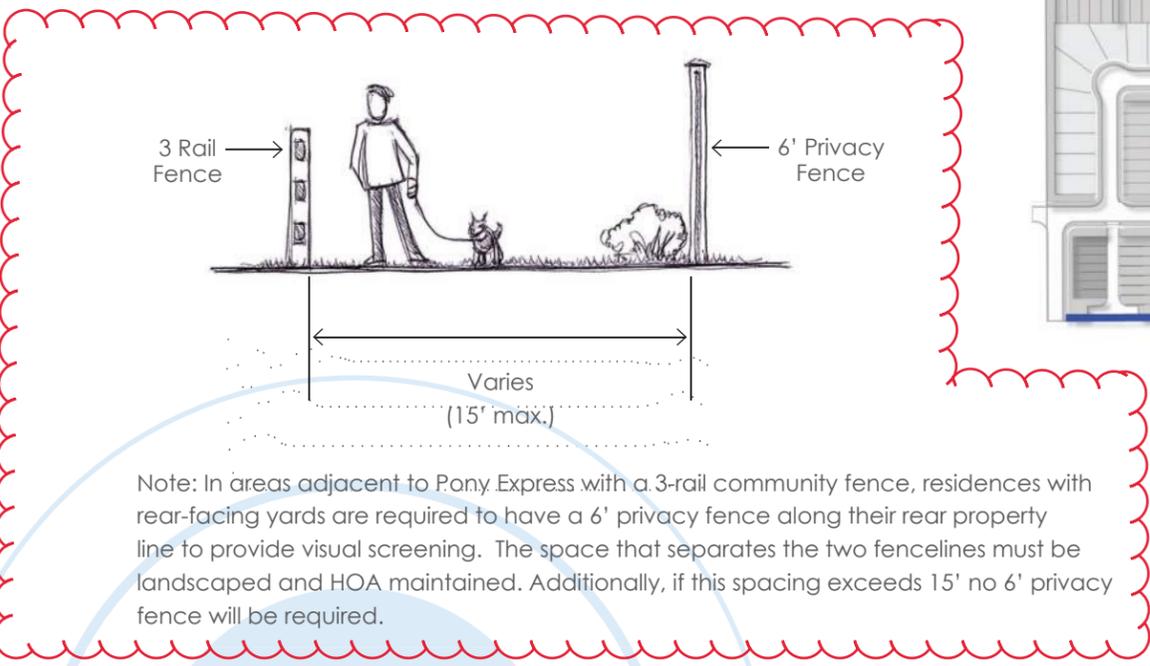
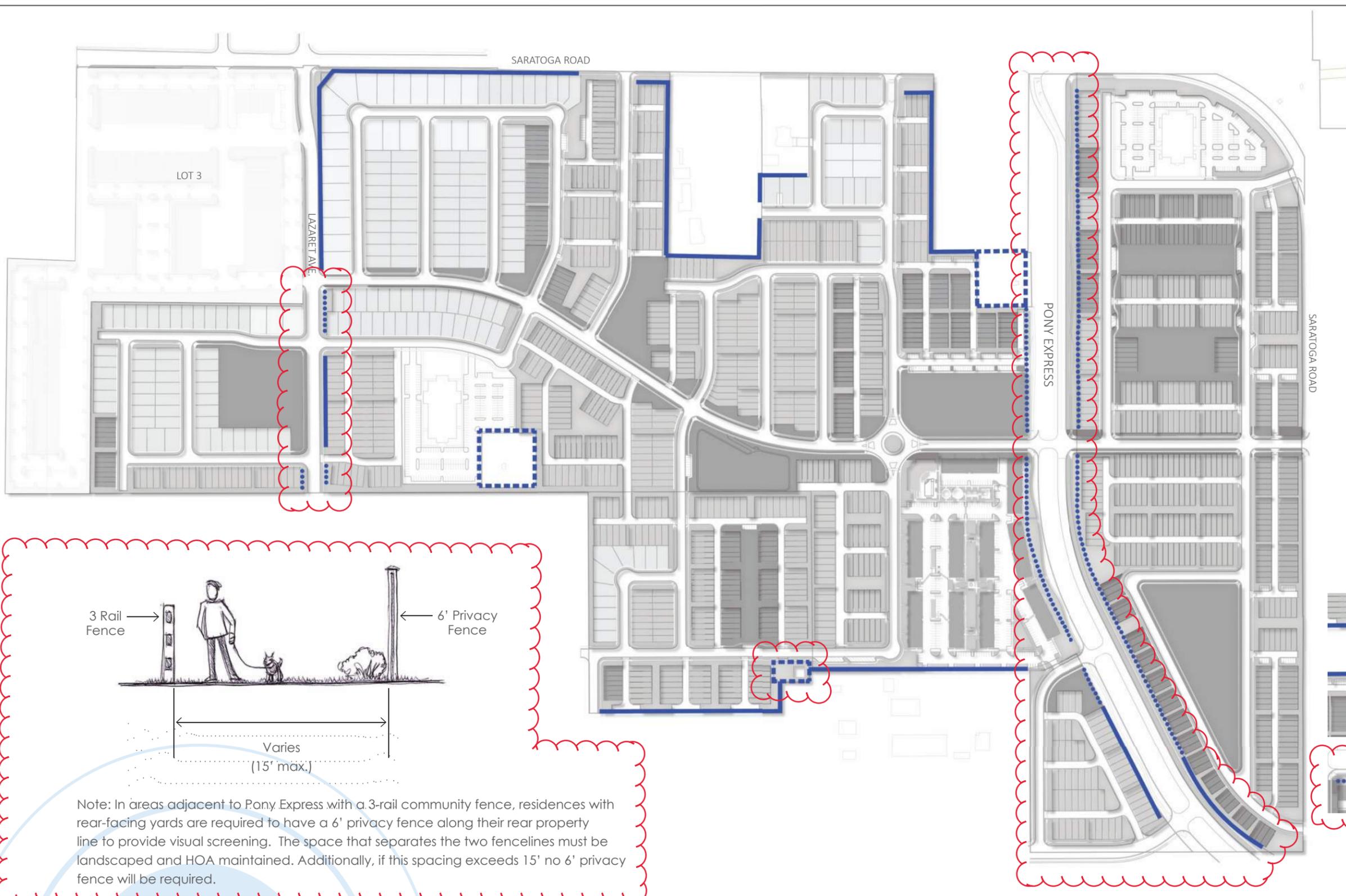
NORTHSHORE

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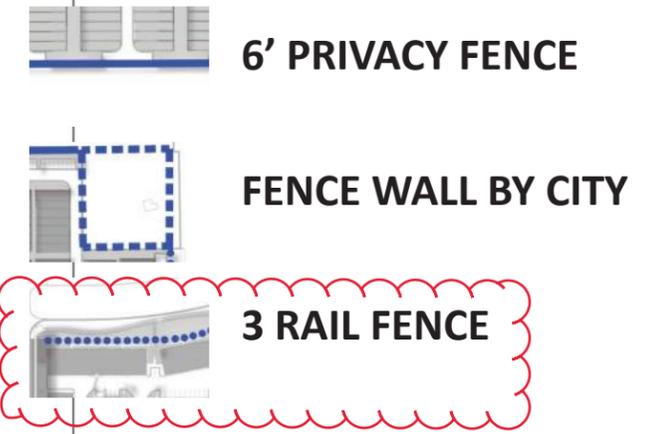


## street naming plan

NORTHSHORE



Note: In areas adjacent to Pony Express with a 3-rail community fence, residences with rear-facing yards are required to have a 6' privacy fence along their rear property line to provide visual screening. The space that separates the two fencelines must be landscaped and HOA maintained. Additionally, if this spacing exceeds 15' no 6' privacy fence will be required.



# fencing plan



- SINGLE FAMILY (31 units)
- COTTAGE LOTS (174 units)
- TOWNHOMES (590 units)
- REAR-LOADED TOWNHOMES (715 units)
- APARTMENTS - CONDOMINIUMS (250 units)
- OPEN SPACE (41.8 acres)

Note: Architectural compliance will be determined by the Northshore Architectural Review Committee prior to receiving a building permit.

Note: The Neighborhood Plan categories above are not product specific. Variation in residential products is permitted as long as the product type proposed within each category complies with the established density range.

SEE SEPERATE SUBMITTAL FOR TABLE 1 DETAILS

**TABLE 1 - PROJECT SUMMARY**

		LOT 3	TOTAL
Total Project Area	209.50 acres	22.25 acres	229.09 acres
Total Dwelling Units	1,760 units	195 units	1,955 units
Average Gross Density	8.40 du/ac		8.53 du/ac
Saratoga Springs City Harbor Park	19.59 acres		19.59 acres
180' Pony Express R.O.W. (undeveloped)	12.35 acres		12.35 acres
Net Developable Area	177.56 acres	22.25 acres	197.15 acres
Net Residential Density	9.91 du/ac	8.76 du/ac	9.92 du/ac
Number of Buildings	419 residential (R), 4 non-residential (NR)	87 R	506 R / 4 NR

Product Type	Units	PARKING			
		Enclosed	Surface	Required	Provided
Single Family Lots	198/264	396	396	446	792
Townhomes	1,312/1,441	2,879	2,315	2,952	5,194
Apartments/Condos	250	250	315	563	565
Totals	1,760/1,955	3,525	3,026	3,960	6,551

OPEN SPACE		
Saratoga Springs City Harbor Park	19.59 acres	
Project Open Space	41.83 acres	23.6% of Net Developable Area (177.6 acres)
Totals	61.42 acres	26.8% of Gross Developable Area (229.1 acres)



## lotting plan

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# NEIGHBORHOOD PLAN

**TABLE 2A - LOT STANDARDS**

**SINGLE FAMILY LOTS**

**BUILDING CONFIGURATION**

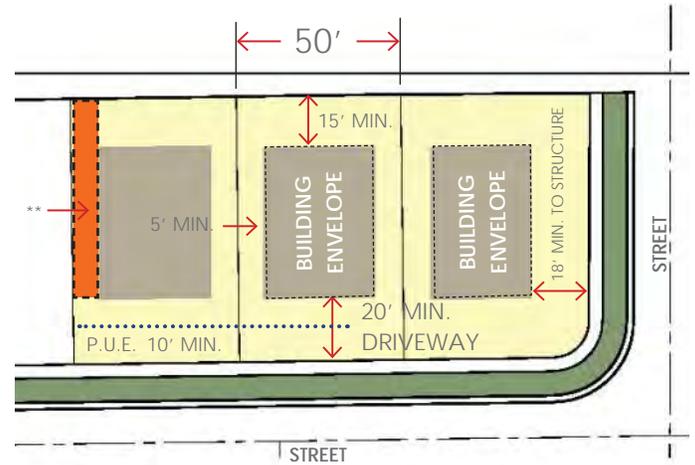
Minimum Lot Size	5,000 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	50 ft. min.
Lot Frontage	30 ft. min.*

**SETBACKS - PRINCIPAL BUILDING**

Front Setback Principal	20 ft. min. ****
Street Side Setback	18 ft. min. ***
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.

**SETBACKS - ACCESSORY STRUCTURES**

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	5 ft. min.
Rear Setback	5 ft. min.



\*\* Access and use easements may be applied to sideyards at preliminary plat by developer

\*\*\* If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

\*\*\*\* 20 ft. min. to garage door. Non-habitable projections can encroach into front setback

**COTTAGE LOTS**

**BUILDING CONFIGURATION**

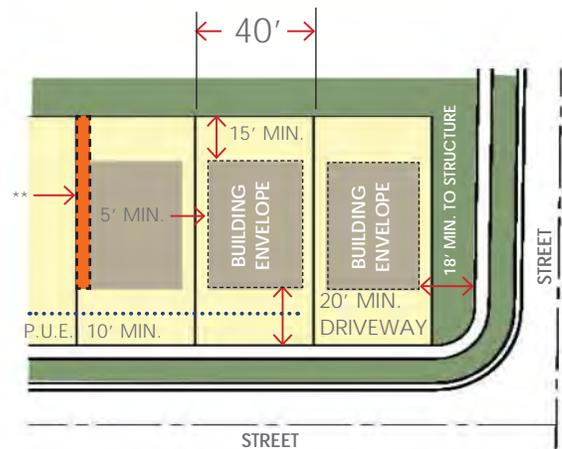
Minimum Lot Size	3,200 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	40 ft. min.
Lot Frontage	30 ft. min.*

**SETBACKS - PRINCIPAL BUILDING**

Front Setback Principal	20 ft. min. ****
Street Side Setback	18 ft. min. ***
Interior Side Setback	5 ft. min.
Rear Setback	15 ft. min.

**SETBACKS - ACCESSORY STRUCTURES**

Front Setback	20 ft. min., but shall be in-line with or behind principal building
Side Setback	3 ft. min.
Rear Setback	3 ft. min.



\* Lot frontage for multi-family and attached products refers to the width of the individual units, not the width of the entire building.

\*\* Access and use easements may be applied to sideyards at preliminary plat by developer

\*\*\* If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

\*\*\*\* 20 ft. min. to garage door. Non-habitable projections can encroach into front setback



# NORTHSHORE

## TABLE 2B - LOT STANDARDS

### TOWNHOMES

#### BUILDING CONFIGURATION

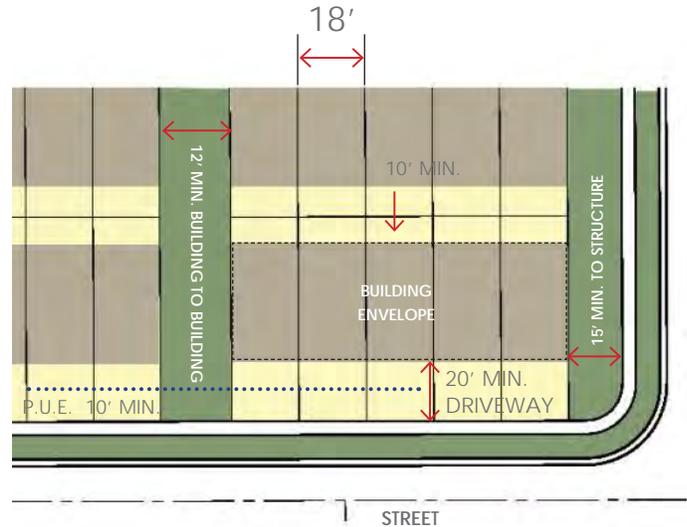
Minimum Lot Size	1,320 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	18 ft. min.
Lot Frontage	N/A

#### SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. ****
Street Side Setback	15 ft. min. ***
Interior Side Setback	0 ft. min.
Rear Setback	10 ft. min.

\*\*\* If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

\*\*\*\* 20 ft. min. to garage door. Non-habitable projections can encroach into front setback



### REAR-LOADED TOWNHOMES

#### BUILDING CONFIGURATION

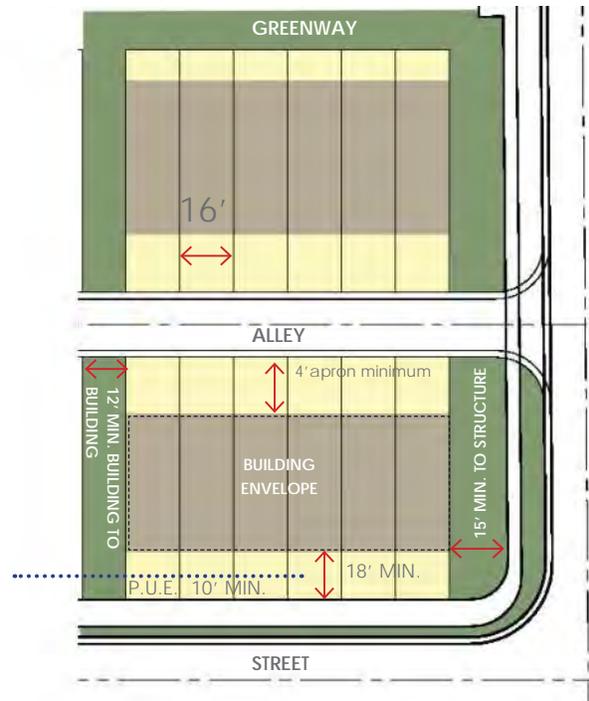
Minimum Lot Size	800 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	16 ft. min.
Lot Frontage	N/A

#### SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	18 ft. min. ****
Street Side Setback	15 ft. min. ***
Interior Side Setback	0 ft. min.
Rear Setback	4' apron minimum

\*\*\* If there is no gas utility in the PUE, the street side setback can be 10 ft. min.

\*\*\*\* 20 ft. min. to garage door. Non-habitable projections can encroach into front setback



# NEIGHBORHOOD PLAN

## TABLE 2B - LOT STANDARDS

### APARTMENTS - CONDOMINIUMS

#### BUILDING CONFIGURATION

Minimum Lot Size	Varies
Height - Principal Building	45 ft. max.
Lot Coverage	65% max
Lot Width	N/A
Lot Frontage	N/A

#### SETBACKS - PRINCIPAL BUILDING

Front Setback Principal	20 ft. min. to front plane of the building
Street Side Setback	15 ft. min.
Interior Side Setback	12 ft. min. between buildings
Rear Setback	20 ft. min. between buildings

#### SETBACKS - ACCESSORY STRUCTURES

To Be Determined at Site Plan





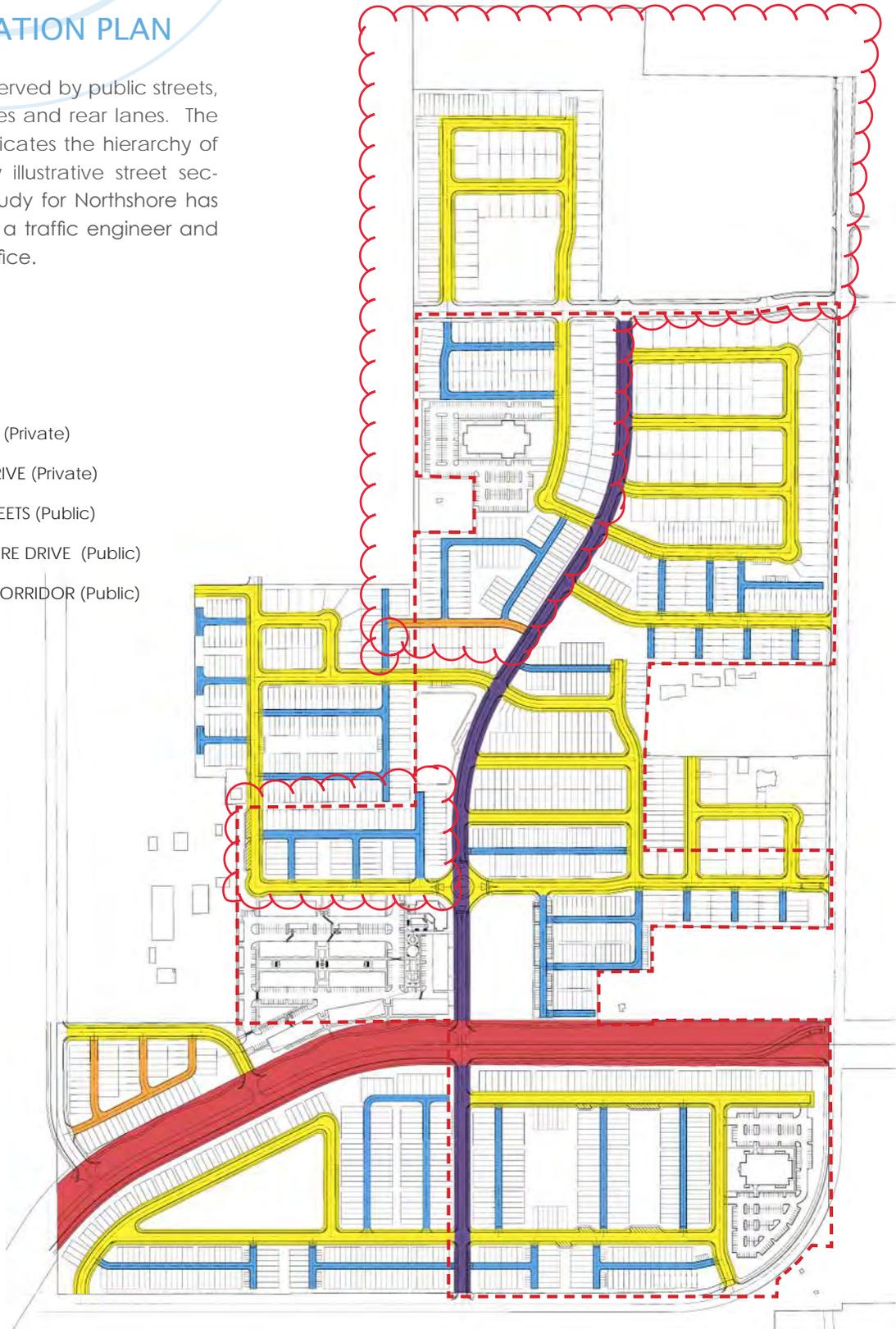
# NORTHSHORE

## TRANSPORTATION PLAN

Northshore will be served by public streets, private shared drives and rear lanes. The diagram below indicates the hierarchy of streets followed by illustrative street sections. The traffic study for Northshore has been prepared by a traffic engineer and on-file in the City office.

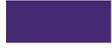
### LEGEND

-  26' REAR LANE (Private)
-  30' SHARED DRIVE (Private)
-  59' LOCAL STREETS (Public)
-  60' NORTHSHORE DRIVE (Public)
-  180' TRANSIT CORRIDOR (Public)



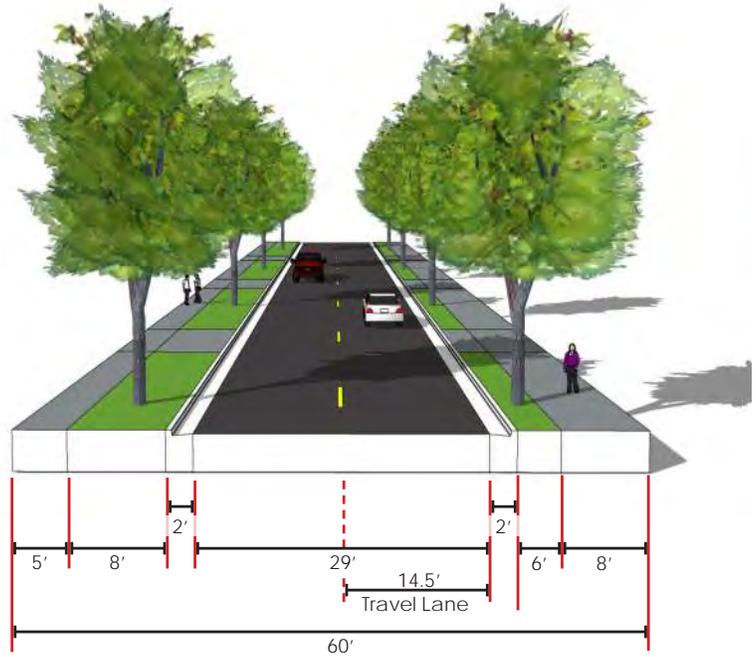
SARATOGA ROAD

# NEIGHBORHOOD PLAN



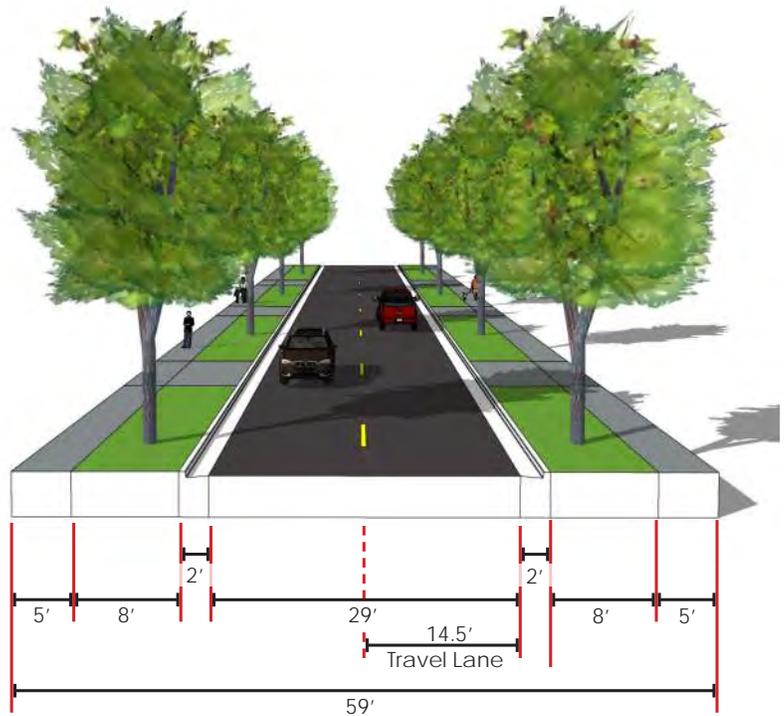
## Northshore Drive 60' ROW Section (Public)

\* Complies with  
Saratoga Springs City Street Standards



## Local streets 59' ROW Section (Public)

\* Complies with  
Saratoga Springs City Street Standards

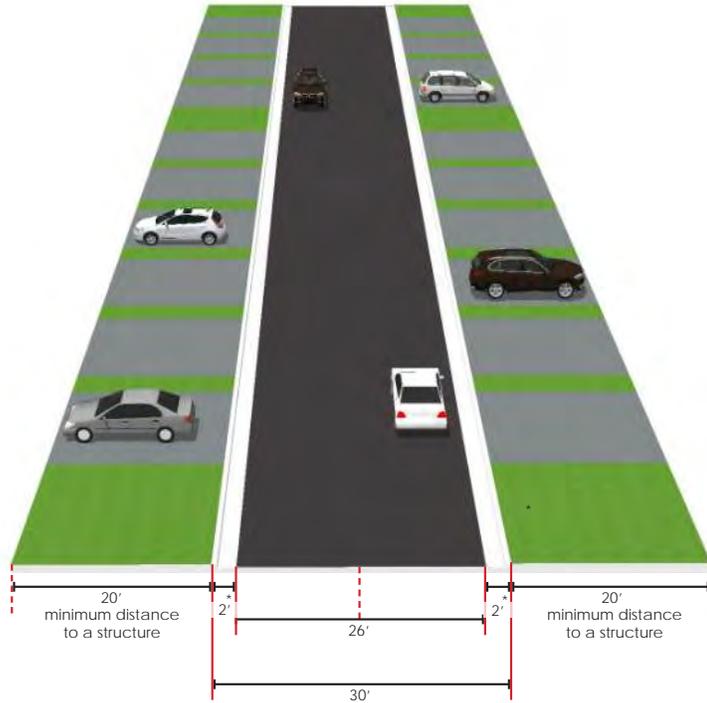




# NORTHSHORE

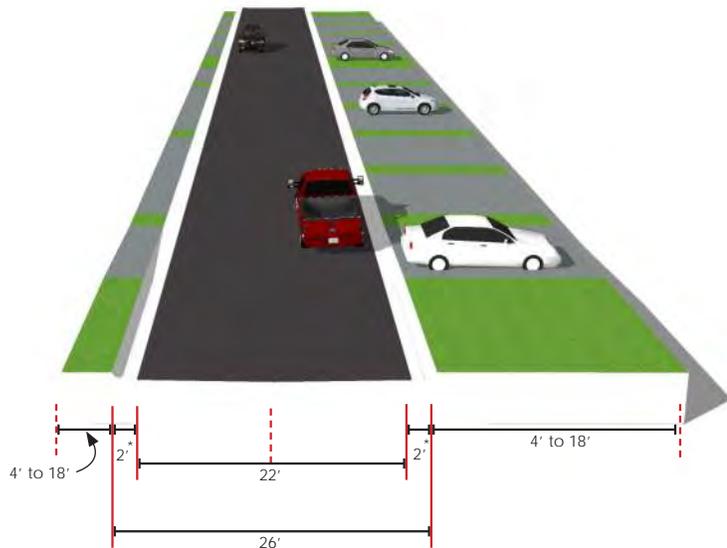
## Shared Drives 30' ROW Section (Private)

\* Complies with Saratoga Springs City Street Standards



## Rear Lanes 26' ROW Section (Private)

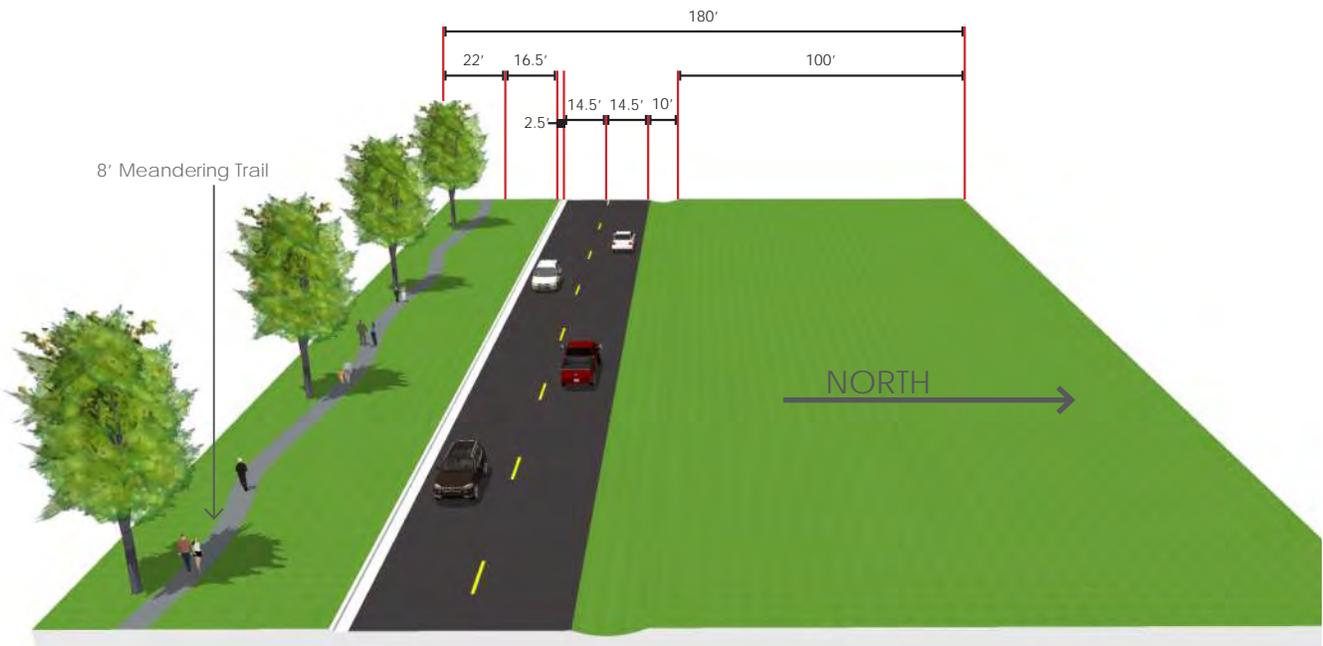
\* Complies with Saratoga Springs City Street Standards



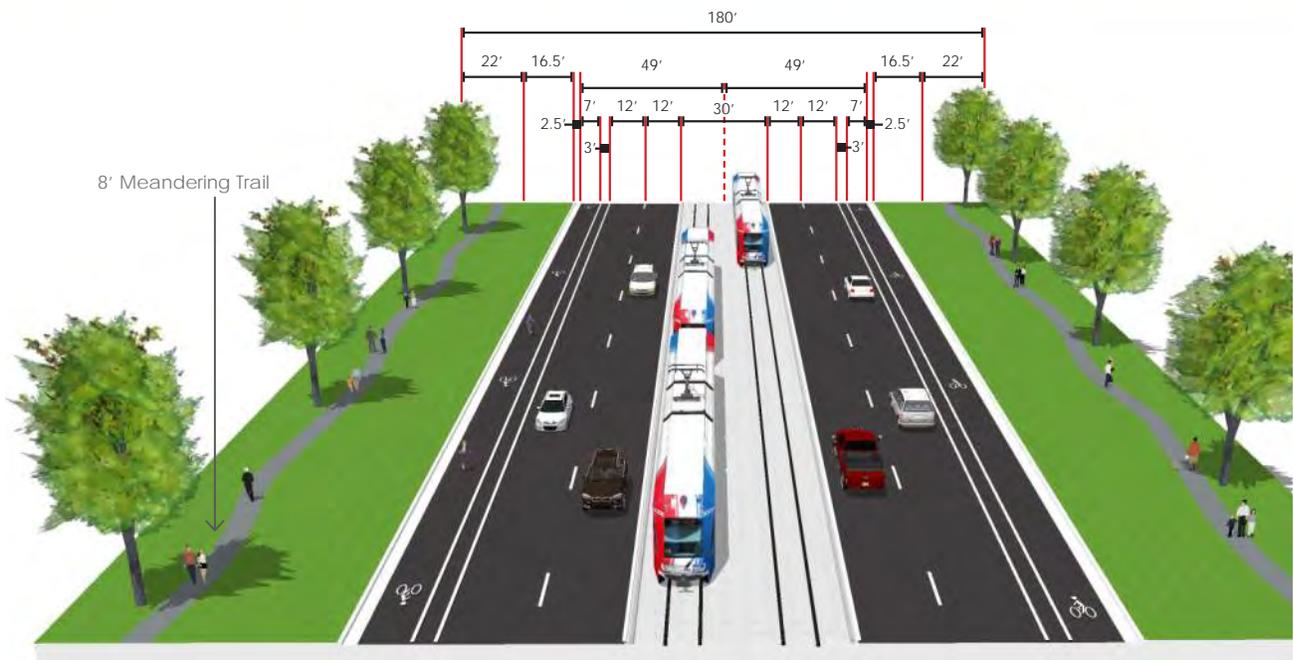
\* Note curb as mountable/driveable.

# NEIGHBORHOOD PLAN

**Transit Corridor 180' ROW Section (Public)**



Interim Condition

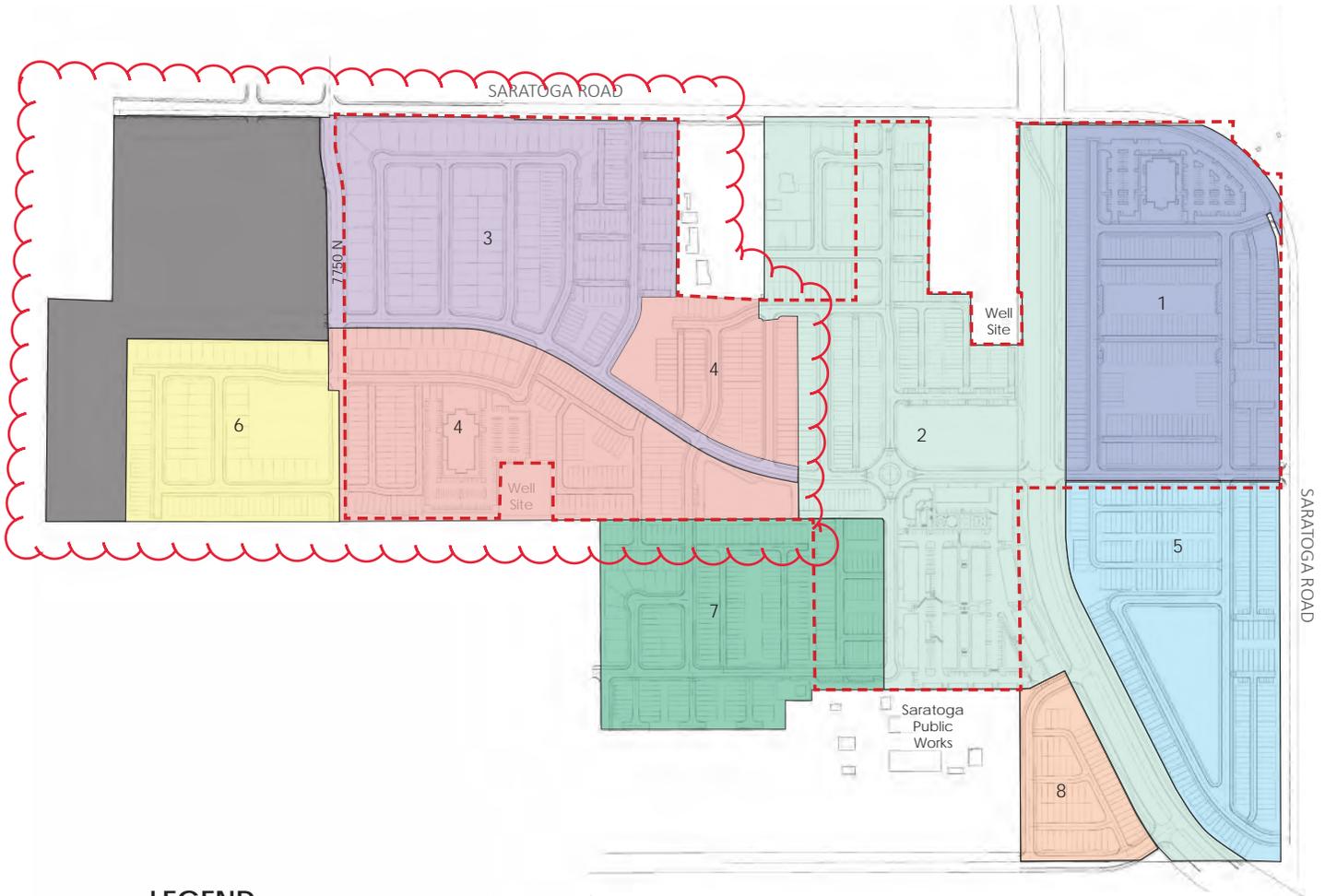


Potential future expansion with Transit



# NORTHSHORE

## PHASING PLAN



### LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8

**TABLE 3 - OPEN SPACE PERCENTAGE BY PHASE**

Phase 1	6.98 acres / 25.9 acres	26.98%
Phase 2	7.98 acres / 33.7 acres	23.67%
Phase 3	2.53 acres / 27.5 acres	9.19%
Phase 4	6.55 acres / 29.4 acres	22.28%
Phase 5	6.69 acres / 20.2 acres	33.16%
Phase 6	3.32 acres / 13.0 acres	25.55%
Phase 7	4.74 acres / 19.1 acres	24.75%
Phase 8	1.23 acres / 5.9 acres	20.76%

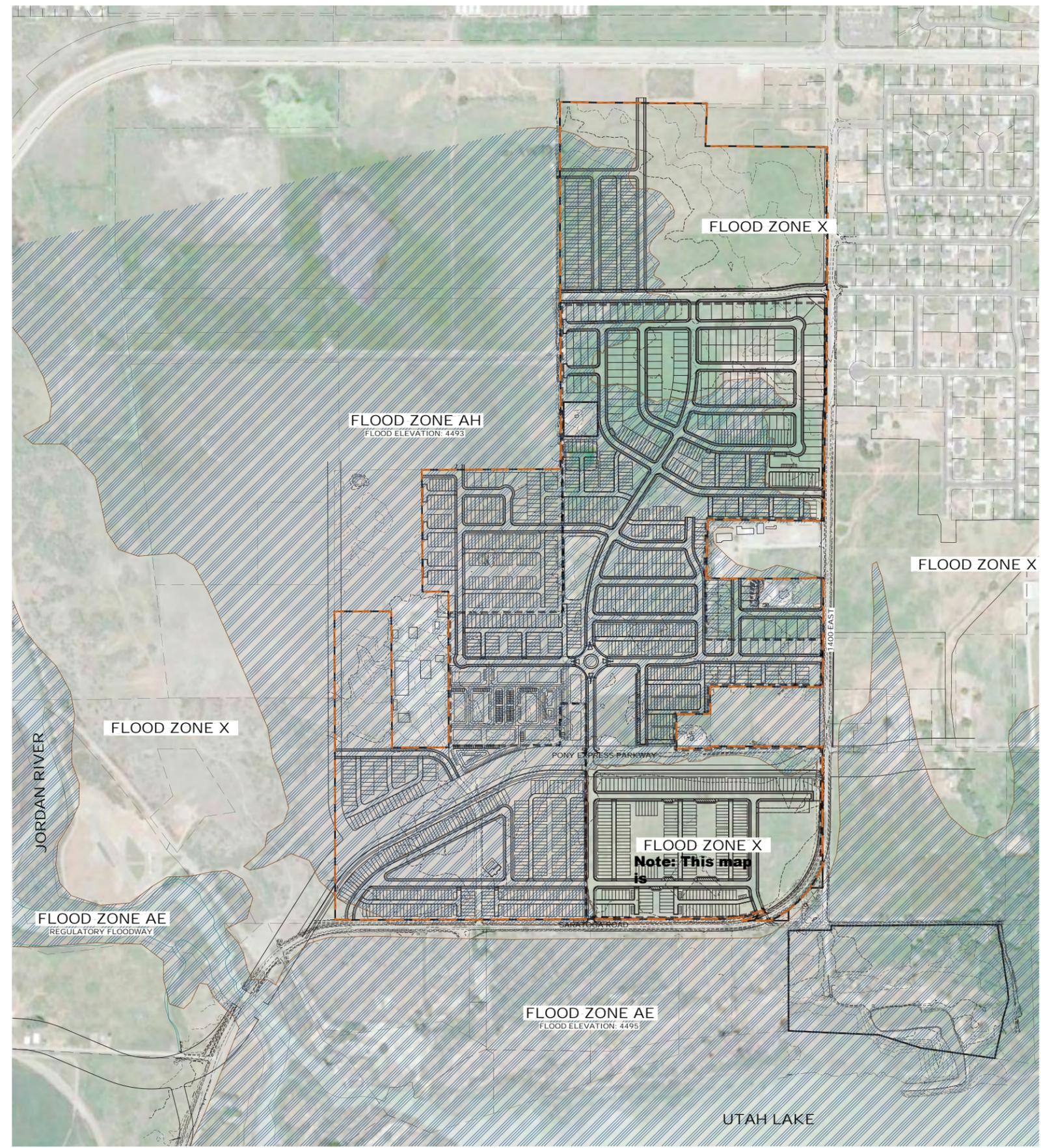
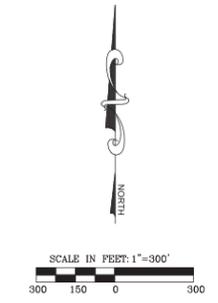


**LEI**  
 - A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
 3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com

- NOTES**
1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR REDIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
  2. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO. 4955170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002. AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4493 AS PER FIRM PANEL NO. 4955170115 B, EFFECTIVE DATE: OCTOBER 15, 1982, REVISED: JULY 17, 2002.
  3. ALL FILL MATERIAL SHALL BE FREE OF GARBAGE, CONSTRUCTION DEBRIS, AND ANY OTHER TYPE OF DELETERIOUS MATERIAL. THE LANDOWNER SHALL BE RESPONSIBLE TO CLEAN UP AND REMOVE ANY SUCH MATERIAL IF IT IS PLACED.
  4. FILL MATERIAL AND PREPARATION WITHIN STREETS TO BE PER GEOTECHNICAL REPORT.

ALL FILL MATERIAL SHALL BE FREE OF GARBAGE, CONSTRUCTION DEBRIS, AND ANY OTHER TYPE OF DELETERIOUS MATERIAL. THE LANDOWNER SHALL BE RESPONSIBLE TO CLEAN UP AND REMOVE ANY SUCH MATERIAL IF IT IS PLACED.

**Note: This map reflects existing conditions at initial project approval in July 2019. Current information is on file and available by contacting the Saratoga Springs City Engineering Office**



NORTHSHORE  
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
 FLOOD PLAIN EXHIBIT

REVISIONS
1
2
3
4
5

**OWNER / DEVELOPER**  
**D-R HORTON**  
*America's Builder*  
 21351 GATEWAY PARK  
 DRAPER, UT 84020  
 801-571-7101

CITY OF SARATOGA SPRINGS  
 1307 N. COMMERCE DR. #200  
 SARATOGA SPRINGS, UTAH 84045  
 PLANNING DEPT: 801-766-6723  
 ENGINEERING DEPT: 801-766-6506

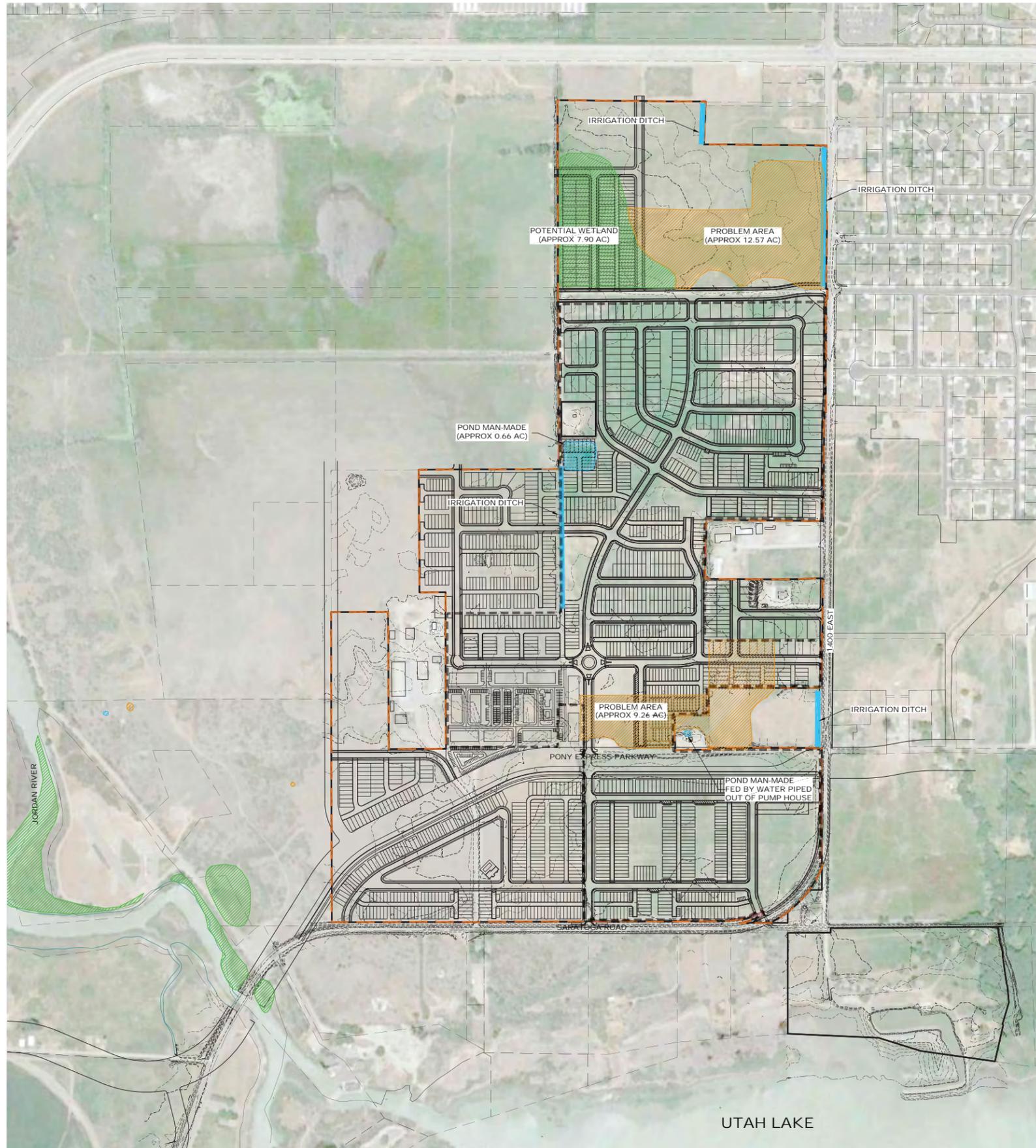
LEI PROJECT #:  
**2013-0902**  
 DRAWN BY:  
**BLS**  
 CHECKED BY:  
**NKW**  
 SCALE:  
**1"=300'**  
(AS SHOWN ON MAP)  
 DATE:  
**3-7-2019**



**ENGINEER**  
 LEI CONSULTING ENGINEERS  
 AND SURVEYORS  
 3302 NORTH MAIN  
 SPANISH FORK, UTAH 84660  
 801-798-0555

EXHIBIT  
**1**

U.S. AIR PHOTOGRAPHY COURTESY OF THE U.S. AIR FORCE PHOTO CENTER, WASHINGTON, D.C. © 2019. ALL RIGHTS RESERVED. THIS MAP IS A REPRODUCTION OF THE ORIGINAL AS SHOWN ON THE PHOTO CENTER WEBSITE.



VICINITY MAP



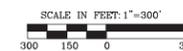
A Utah Corporation  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
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NOTES

1. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR REDIRECTED TO AN APPROVED DRAINAGE FACILITY. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADING SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
2. AREA SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) AS PER FIRM MAP NO 4955170105B WITH AN EFFECTIVE DATE OF JULY 17, 2002, AND FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4493 AS PER FIRM PANEL NO. 4955170115 B, EFFECTIVE DATE: OCTOBER 15, 1982, REVISED: JULY 17, 2002.
3. ALL FILL MATERIAL SHALL BE FREE OF GARBAGE, CONSTRUCTION DEBRIS, AND ANY OTHER TYPE OF DELETERIOUS MATERIAL. THE LANDOWNER SHALL BE RESPONSIBLE TO CLEAN UP AND REMOVE ANY SUCH MATERIAL IF IT IS PLACED.
4. FILL MATERIAL AND PREPARATION WITHIN STREETS TO BE PER GEOTECHNICAL REPORT.
5. THIS MAP WAS PREPARED USING THE PRELIMINARY WETLANDS ASSESSMENT FROM FRONTIER CORPORATION USA ENVIRONMENTAL CONSULTANTS 221 N. GATEWAY DRIVE SUITE B PROVIDENCE UT. CONDUCTED MAY 2018.

**Note: This map reflects existing conditions at initial project approval in July 2019. Current information is on file and available by contacting the Saratoga Springs City Engineering Office**



NORTHSHORE

CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PRELIMINARY WETLANDS ASSESSMENT EXHIBIT

REVISIONS	
1	
2	
3	
4	
5	

OWNER / DEVELOPER



21351 GATEWAY PARK  
 DRAPER, UT 84020  
 801-571-7101

ENGINEER

LEI CONSULTING ENGINEERS  
 AND SURVEYORS  
 3302 NORTH MAIN  
 SPANISH FORK, UTAH 84660  
 801-798-0555

CITY OF SARATOGA SPRINGS  
 1307 N. COMMERCE DR. #200  
 SARATOGA SPRINGS, UTAH 84045

PLANNING DEPT: 801-766-9793  
 ENGINEERING DEPT: 801-766-6506

ROCKY MOUNTAIN POWER  
 PHONE: 800-469-3381

DOMINION ENERGY  
 PHONE: 800-366-6532

LEI PROJECT #:

2013-0902

DRAWN BY:

BLS

CHECKED BY:

NKW

SCALE:

1"=300'

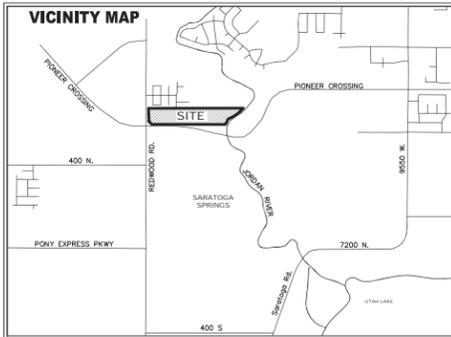
DATE:

3-7-2019

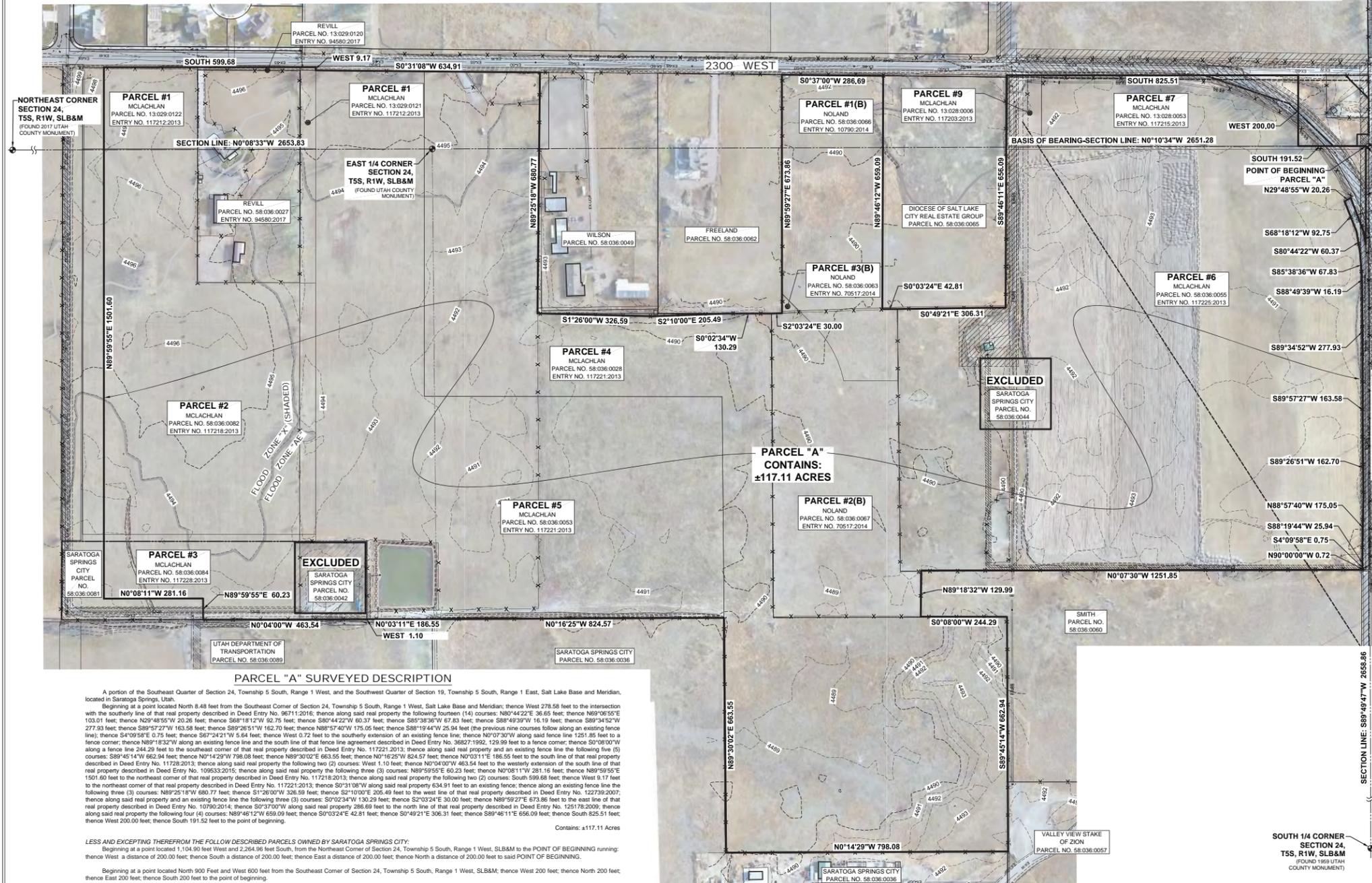
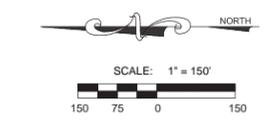
EXHIBIT

1

# ALT/NSPS LAND TITLE SURVEY



LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX



**NOTES**

- The purpose of this survey is to provide an ALT/NSPS Land Title Survey of the area shown hereon for the client's own intent and purposes.
- The Basis of Bearing for this survey is N0°10'34"W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and intent of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- The following title insurance prepared by First American Title Insurance Company, File No. 91836-DP, Effective Date: November 1, 2017 and File No. 96398-DP, Effective Date: October 28, 2017 were used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of those reports, and is not liable for errors and omissions based on the reliance of said title reports. All easements and title exceptions shown hereon are referenced from said reports. The Revell property that is included within the limits of this survey were not included in the above referenced title reports and no additional reports have been provided by the client/owners.
- The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
  - Original and any copies not individually signed and sealed by Surveyor.
  - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
  - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encroachments, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This property located North of Saratoga Road is within Flood Zone "X", Zone "X" (shaded) and Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) and the property that is located South of Saratoga Road is in Flood Zone "AE" (with base flood elevation 4,495.0) according to the Flood Insurance Rate Map Panel No. 490250115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The Flood Zone line between Zone "X" and Zone "X" (shaded) was scaled from the 2014 LOMR. The Flood Zone line between Zone "X" (shaded) and Zone "AE" has been shown hereon based on the contour line of 4,494.2 and 4,495.0 respectively.
- The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
  - Dominion Energy: John Staples, john.staples@dominionenergy.com (no information provided)
  - Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
  - Contract: Andy Filizetti, andy.filizetti@telus.com
  - Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
  - Eagle Mountain City: Chris Truaty, ctruaty@emcity.org
  - Lehi City: Kim Stearns, kstearns@lehi-city.gov (no information provided)
  - Rocky M. Power: Joel Simmons, gjdep@pacifiCorp.com
  - Timpanogos S.S.D.: Jon Adams: (801)56-5231 (no information provided)

**PARCEL "A" SURVEYED DESCRIPTION**

A portion of the Southeast Quarter of Section 24, Township 5 South, Range 1 West, and the Southwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, located in Saratoga Springs, Utah.

Beginning at a point located North 8.48 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence West 278.58 feet to the intersection with the southerly line of that real property described in Deed Entry No. 96711-2016; thence along said real property the following fourteen (14) courses: thence N89°06'55"E 103.01 feet; thence N29°48'55"W 20.26 feet; thence S88°18'12"W 92.75 feet; thence S80°44'22"W 60.37 feet; thence S85°38'36"W 67.83 feet; thence S88°49'39"W 16.19 feet; thence S89°34'52"W 277.93 feet; thence S89°57'27"W 163.58 feet; thence S89°26'51"W 162.70 feet; thence N88°57'40"W 175.05 feet; thence S88°19'44"W 25.94 feet (the previous nine courses follow along an existing fence line); thence S4°09'58"E 0.75 feet; thence S67°24'21"W 5.64 feet; thence West 0.72 feet to the southerly extension of an existing fence line; thence N0°07'30"W along said fence line 1251.85 feet to a fence corner; thence N89°18'32"W along an existing fence line and the south line of that fence line agreement described in Deed Entry No. 38827-1992; 129.99 feet to a fence corner; thence S0°08'00"W along a fence line 244.29 feet to the southeast corner of that real property described in Deed Entry No. 117221-2013; thence along said real property and an existing fence line the following five (5) courses: S89°45'14"W 662.94 feet; thence N0°14'29"W 798.08 feet; thence N89°30'02"E 663.55 feet; thence N0°16'25"W 824.57 feet; thence N0°03'11"E 186.55 feet to the south line of that real property described in Deed Entry No. 117221-2013; thence along said real property the following two (2) courses: West 1.10 feet; thence N0°04'00"W 463.54 feet to the westerly extension of the south line of that real property described in Deed Entry No. 109533-2015; thence along said real property the following three (3) courses: N89°59'55"E 60.23 feet; thence N0°08'11"W 281.16 feet; thence N89°59'55"E 1501.60 feet to the northeast corner of that real property described in Deed Entry No. 117218-2013; thence along said real property the following two (2) courses: South 599.68 feet; thence West 9.17 feet to the northeast corner of that real property described in Deed Entry No. 117221-2013; thence S0°31'08"W along said real property 634.91 feet to an existing fence; thence along an existing fence line the following three (3) courses: N89°25'18"W 680.77 feet; thence S1°26'00"W 326.59 feet; thence S0°02'34"W 130.29 feet to the west line of that real property described in Deed Entry No. 122739-2007; thence along said real property and an existing fence line the following three (3) courses: S0°02'34"W 130.29 feet; thence S2°03'24"E 30.00 feet; thence N89°59'27"E 673.86 feet to the east line of that real property described in Deed Entry No. 10790-2014; thence S0°37'00"W along said real property 286.69 feet to the north line of that real property described in Deed Entry No. 125178-2009; thence along said real property the following four (4) courses: N89°46'12"W 659.09 feet; thence S0°03'24"E 42.81 feet; thence S0°49'21"E 306.31 feet; thence S89°46'11"E 656.09 feet; thence South 825.51 feet; thence West 200.00 feet; thence South 191.52 feet to the point of beginning.

Contains: ±117.11 Acres

LESS AND EXCEPTING THEREFROM THE FOLLOW DESCRIBED PARCELS OWNED BY SARATOGA SPRINGS CITY:

Beginning at a point located 1,104.90 feet West and 2,294.98 feet South, from the Northeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M to the POINT OF BEGINNING running: thence West a distance of 200.00 feet; thence South a distance of 200.00 feet; thence East a distance of 200.00 feet; thence North a distance of 200.00 feet to said POINT OF BEGINNING.

Beginning at a point located North 900 Feet and West 600 feet from the Southeast Corner of Section 24, Township 5 South, Range 1 West, SLB&M; thence West 200 feet; thence North 200 feet; thence East 200 feet; thence South 200 feet to the point of beginning.

**SURVEYOR'S CERTIFICATE**

To: DR. HORTON, INC., SCOTT C. MCLACHLAN, DOUGLAS AND TANYA NOLAND and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALT/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 20, 2017.

Signature: *Chad A. Poulton*  
 Chad A. Poulton, PLS  
 Date: MAY 24, 2018

Stamp: CHAD A. POULTON, No. 501182, UTAH PROFESSIONAL ENGINEERS AND SURVEYORS

**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0556  
 Fax: 801.798.9393  
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**ALT/NSPS LAND TITLE SURVEY**

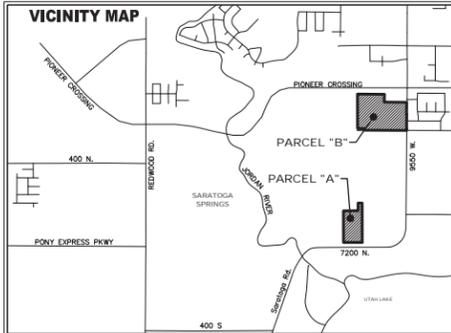
LOCATION: SE 1/4 SECTION 24 T5S, R1W, & SW 1/4 SECTION 19, & NW 1/4 SECTION 30, T5S, R1E, SLB&M; SARATOGA SPRINGS, UTAH

PREPARED FOR: DR. HORTON

PROPERTY OF: AS SHOWN HEREON

REVISIONS	
1	- REMOVED PARCEL 10 FROM SURVEY
2	
3	
4	
5	

LEI PROJECT #: 2017-0110  
 DRAWN BY: CAP  
 DESIGNED BY: CAP  
 SCALE: 1" = 150'  
 DATE: 5/24/2018  
 SHEET: 1 of 5



LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

# ALTAINSPS LAND TITLE SURVEY

## SCHEDULE B-EXCEPTIONS

- 1-8. (STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY) (TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)
- 9-10. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
- 11-14. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
15. Intentionally deleted by Title Company.
16. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject property. Said Easement recorded August 27, 1987, as Entry No. 20357, in Book 2448, at Page 366, (affects Parcel 1)
17. (POWER EASEMENT AS SHOWN ON SHEET #2, NO WIDTH DEFINED) Easement in favor of Town of Saratoga Springs, a body politic of the State of Utah for a perpetual right-of-way and easement to access Lake Mountain Mutual Water Company Well #6 and incidental purposes, by instrument dated January 8, 2002 and recorded January 24, 2002, as Entry No. 9487.2002, (affects Parcel 2)
18. (1ST ACCESS EASEMENT AS SHOWN ON SHEET #3) Easement in favor of Wardley McLachlan, LLC for a perpetual right-of-way and easement to access Lake Mountain Mutual Water Company Well #6 and incidental purposes, by instrument dated December 31, 2002 and recorded December 31, 2002, as Entry No. 158366.2002, (affects Parcel 2)
19. (1ST ACCESS EASEMENT AS SHOWN ON SHEET #3) Ordinance No. 2003-06 Amending the Utah County General Plan, 1980' and more Particularly Amending the Land Use Plan of said General Plan to Include an Electrical Transmission Corridor, dated March 18, 2003 and recorded April 2, 2003 as Entry No. 49768.2003, (affects Parcel 1)
20. (40' ELECTRICAL TRANSMISSION CORRIDOR AS SHOWN ON SHEET #2) Transmission and Access Easement in favor of City of Saratoga Springs, a body politic of the State of Utah for an easement on and over said property to construct and install a water line from a water well commonly referred to as Well No. 6 and for the operation, maintenance, repair and replacement of said water line and incidental purposes, by instrument dated April 19, 2005 and recorded June 29, 2005, as Entry No. 69799.2005, (affects Parcel 2)
21. (2ND WATERLINE AND ACCESS EASEMENT AS SHOWN ON SHEET #3) Easement in favor of City of Saratoga Springs, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities, by instrument recorded June 16, 2006 as Entry No. 75577.2006, (affects Parcel 1)
22. (2ND SEWER EASEMENT AS SHOWN ON SHEET #3) Any rights, interest or easements in favor of the public, or others entitled thereto, to use for street purposes, that portion of the subject land lying within the boundaries of Saratoga Road.
23. (EXISTING ROAD IMPROVEMENTS ARE SHOWN HEREON AND PROPERTY IS SUBJECT TO THE RIGHTS OF THE PUBLIC)
24. Intentionally deleted by Title Company.
25. Rights of tenants in possession, as tenants only, under unrecorded leases. (PROPERTY IS SUBJECT TO THIS EXCEPTION, NO PLOTTABLE MATTERS OF SURVEY)
26. The effect of the 1969 Farmland Assessment Act, wherein there is a five (5) year roll-back provision with regard to assessment and taxation, by reason of that certain Application for Assessment and Taxation of Agricultural Land, recorded July 21, 2008 as Entry No. 81820.2008, (covers this and other property)
27. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THIS EXCEPTION, NOT A PLOTTABLE MATTER OF SURVEY) (TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)
28. Subject to the following matters disclosed on that certain survey prepared by LEI, having been certified under the date of February 5, 2018, as Job No. 2017-01-10, by Chad A. Poulsen, a Professional Land Surveyor holding License No. 501182:
  - a. Fence lines do not coincide with record boundaries
  - b. Various utility lines and/or facilities

## TITLE REPORT DESCRIPTIONS

**PARCEL 1:**  
Beginning at a point 1200 feet West of the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 1270 feet; thence West 129 feet; thence South 245 feet; thence West 468 feet; thence South 1025 feet to County Road; thence East 597 feet along County Road to the point of beginning.

**LESS AND EXCEPTING** portions deeded to Utah County in Warranty Deed dated October 31, 2006 recorded in the Utah County Recorder's office on December 13, 2006 as Entry No. 167823.2006, more particularly described as:  
Commencing at a point in the North boundary of Saratoga Road, said point being located 1200.00 feet West of the Southeast corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 22.10 feet; thence South 83°21'13" West 14.00 feet; thence West 583.17 feet to an existing fence line; thence South along the fence line 20.00 feet to the North boundary of Saratoga Road; thence East along said road 597.00 feet to the point of beginning.

**PARCEL 2:**  
Commencing South 1607.25 feet and East 246 feet from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 58.54 feet; thence North 89°40'00" West 1348.72 feet; thence North 49.53 feet; thence North 89°57'00" East 1348.72 feet to the beginning.

**PARCEL 3:**  
Commencing at a point in the West line of "Saratoga Road"; said point being South 00°22' East along the section line 1159.50 feet and East 241.60 feet from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°32' West 447.78 feet along said road line; thence South 89°07' West 1588.42 feet; thence North 00°08' West 454.62 feet; thence South 89°48' East 1563.71 feet to the point of beginning.

**PARCEL 4:**  
Commencing at a point in the West line of "Saratoga Road"; said point being South 00°22' East along the section line 772.11 feet and East 239.69 feet (South 772.09 feet and East 244.63 feet) from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48' West 1563.71 feet; thence North 00°22' West 639.23 feet; thence South 89°39' East 664.87 feet; thence South 02°07' West 248.43 feet; thence South 89°42' East 715.38 feet to the point of beginning.

## AS-SURVEYED DESCRIPTION

**PARCEL "A"**  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

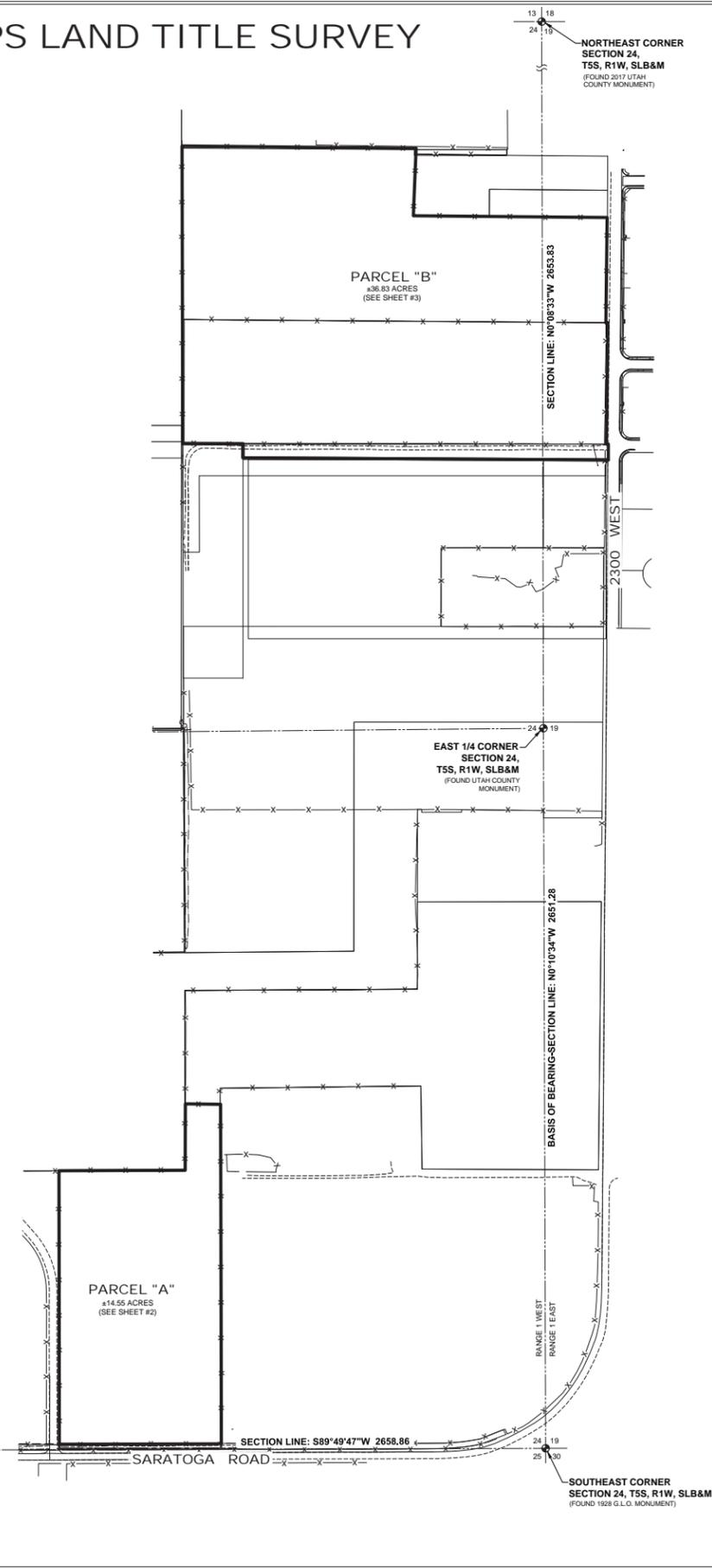
BEGINNING AT A POINT LOCATED S89°49'47" W ALONG THE QUARTER SECTION LINE 1186.85 FEET AND NORTH 22.26 FEET FROM THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S83°10'42" W 17.24 FEET ALONG THE EXTENSION OF AND THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 167823.2006; THENCE CONTINUING ALONG SAID NORTH LINE S89°49'02" W 580.79 FEET TO AN EXISTING FENCE LINE; THENCE N0°05'07" W 1007.28 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 117221.2015; THENCE N89°45'14" E ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE 468.10 FEET; THENCE N0°08'00" E ALONG A FENCE LINE 244.29 FEET TO A FENCE CORNER; THENCE S89°18'32" E ALONG AN EXISTING FENCE LINE AND THE SOUTH LINE OF THAT FENCE LINE AGREEMENT DESCRIBED IN DEED ENTRY NO. 36827.1992, 129.99 FEET TO A FENCE CORNER; THENCE S07°30' E ALONG A FENCE LINE 1248.12 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±14.55 ACRES

**PARCEL "B"**  
A PORTION OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173.2018, SAID POINT BEING LOCATED S0°08'33" E ALONG THE SECTION LINE 773.07 FEET AND EAST 239.69 FEET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE S0°40'27" W 387.31 FEET; THENCE S89°34'33" E 743 FEET; THENCE S0°42'27" W 446.88 FEET; THENCE N89°57'00" E 743 FEET; THENCE SOUTH 58.55 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173.2018; THENCE N89°40'00" W ALONG SAID REAL PROPERTY 1348.36 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 109533.2015; THENCE ALONG SAID REAL PROPERTY THE FOLLOWING TWO (2) COURSES: N0°00'00" W 51.97 FEET; THENCE N89°50'00" W 222.18 FEET TO AN EXISTING FENCE LINE; THENCE N0°11'11" W ALONG SAID FENCE LINE 1096.70 FEET TO A FENCE CORNER AND THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 85173.2018; THENCE ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: S89°29'35" E 863.79 FEET; THENCE S2°20'27" W 248.43 FEET; THENCE S89°28'33" E 715.17 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±36.83 ACRES



## NOTES

1. The purpose of this survey is to provide an ALTAINSPS Land Title Survey of the area shown hereon for the clients own intents and purposes.
2. The Basis of Bearing for this survey is N0°10'34" W along the Section Line from the Southeast Corner to the East 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or parties. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and interests of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. A title report prepared by Cottonwood Title Insurance Agency, Inc., File No. 97348-DP 3rd Amended, Effective Date: February 1, 2019 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on the reliance of said title report. All easements and title exceptions shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
  - A. Original and any copies not individually signed and sealed by Surveyor.
  - B. Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
  - C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encroachments, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property is within Flood Zone "X", Zone "X" (shaded) and Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood zone line between Zone "X" and Zone "X" (shaded) was scaled from the 2014 LOMR. The flood zone line between Zone "X" (shaded) and Zone "AE" has been shown hereon based on the contour line of 4,494.2.
12. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
  - Dominion Energy, John Staples, john.staples@dominionenergy.com (no information provided)
  - Saratoga Springs City, Jeremy Lugin, (801)768-8793 and online GIS mapping information
  - Comcast, Andy Filizetti, andy.filizetti@comcast.com
  - Century Link, Arlene Denry, arlene.denry@centurylink.com (no information provided)
  - Eagle Mountain City, Chris, chris@emcity.com
  - Lahi City, Kim Struthers, kstruthers@lahi-ut.gov (no information provided)
  - Rocky Mt. Power, Joel Simmons, jdsd@rmp.com
  - Timpanogas S.D., Jon Adams, (801)768-6231 (no information provided)

## SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., LEE J. SMITH AND JOY P. SMITH, TRUSTEES, OR SUCCESSORS IN TRUST, UNDER THE L&J SMITH TRUST DATED APRIL 3, 2014, and any amendments thereto, COTTONWOOD TITLE INSURANCE AGENCY, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 12, 2018.



*Chad A. Poulsen*  
Chad A. Poulsen, PLS  
February 23, 2019  
Date

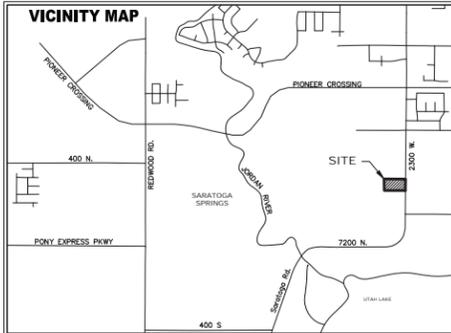
**LEI**  
- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

ALTAINSPS LAND TITLE SURVEY  
 LOCATION: SE 1/4 SECTION 24 TSS, R1W, & SW 1/4 SECTION 19, & NW 1/4 SECTION 30, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH  
 PREPARED FOR: DR. HORTON  
 PROPERTY OF: LEE J. SMITH AND JOY P. SMITH

REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #: 2017-0110  
DRAWN BY: CAP  
DESIGNED BY: CAP  
SCALE: 1"=250'  
DATE: 2/23/2019  
SHEET

**1 of 3**



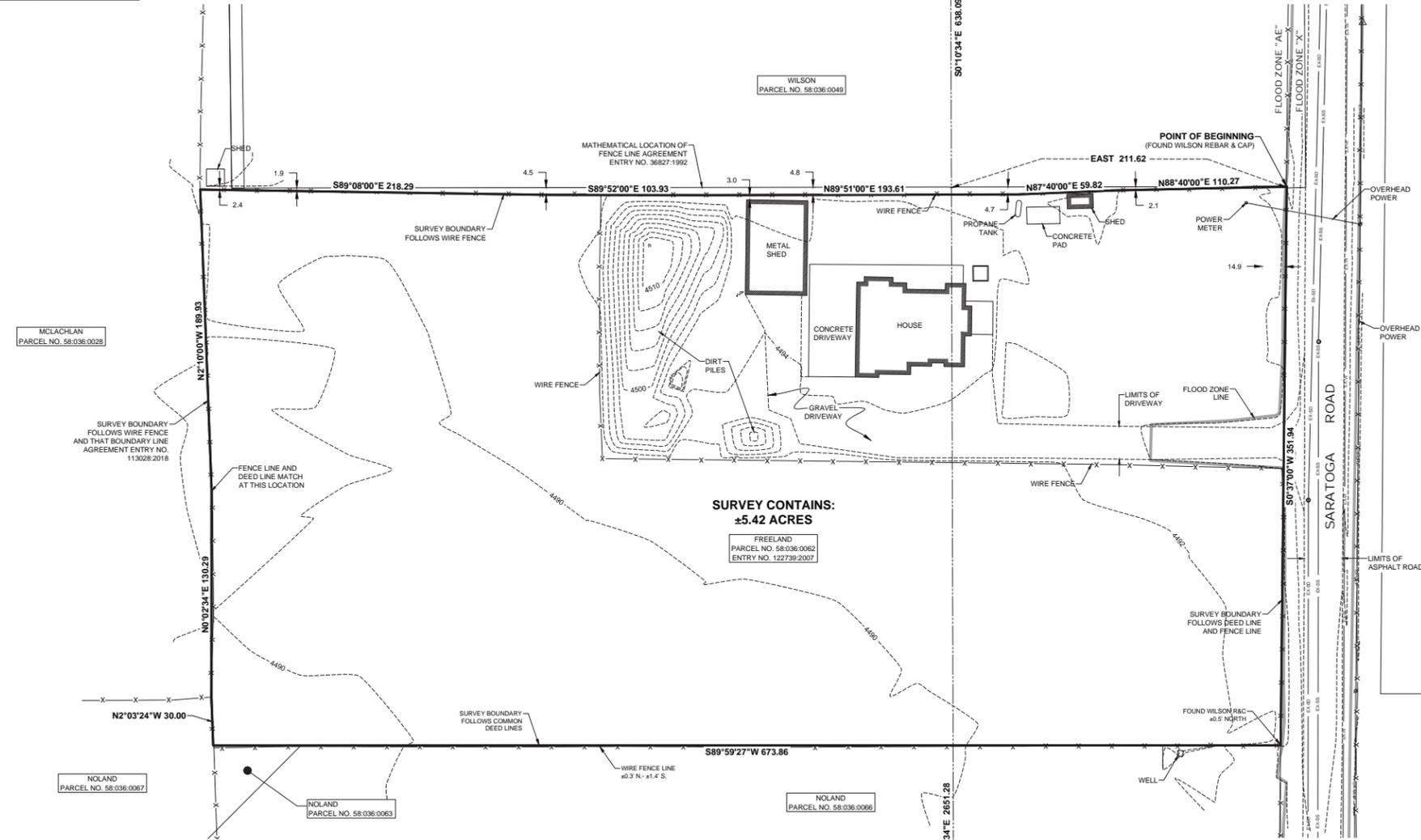
LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

# ALTAINSPS LAND TITLE SURVEY



**LEI**  
A Utah Corporation  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com



- ### NOTES
- The purpose of this survey is to provide an ALTAINSPS Land Title Survey of the area shown hereon for the clients own interests and purposes.
  - The Basis of Bearing for this survey is S0°10'34"E along the Section Line from the East 1/4 Corner to the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
  - This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and interests of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
  - The following title report prepared by First American Title Insurance Company, File No. 107840-DMP Effective Date: October 17, 2018 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on the reliance of said title report. All easements and title exceptions shown hereon are referenced from said report.
  - The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
  - This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc. and its client.
  - This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
    - Original and any copies not individually signed and sealed by Surveyor.
    - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
    - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
  - Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
  - Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
  - 45 rebar and cap have been set at all lot corners unless noted otherwise.
  - This property is within Flood Zone "X" and Zone "AE" (with base flood elevation 4,494.4 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood zone line between Zone "X" (shaded) and Zone "AE" has been shown hereon based on the contour line of 4,494.4.
  - The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
    - Dominion Energy: John Staples, John Staples@dominionenergy.com (no information provided)
    - Saratoga Springs City: Jeremy Larkin, (801)778-1723 and online GIS mapping information
    - Comcast: Andy Filizetti, andy.filizetti@comcast.com
    - Century Link: Arlene Denny, arlene.denny@centurylink.com (no information provided)
    - Eagle Mountain City: Chris Truay, ctruay@emcity.org
    - Lehi City: Kim Strubbers, kstrubbers@lehi-ut.gov (no information provided)
    - Rocky Mt. Power: Joel Simmons: jsimmons@pacifiCorp.com
    - Timpagoggis S.D.: Jon Adams: (801)756-6231 (no information provided)

### SCHEDULE B-EXCEPTIONS

1-8. (STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY) (TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)

9. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)

10-13. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)

14. Fence Line Boundary Agreement, dated July 17, 1992 and recorded July 22, 1992 as Entry No. 36827 in Book 2970 at Page 294.  
(THE EXACT LOCATION OF THE EASEMENT IS NOT PLOTTABLE)

15-18. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)

### TITLE REPORT DESCRIPTION

A parcel of Land sits in the Southeast quarter of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian and the Southwest quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian. Said parcel being located in the City of Saratoga Springs, Utah County, Utah. Said parcel also being a portion of that Land described in Book 2970 at Page 294 of official records on file in the Utah County Recorder's office and being more particularly described as follows:

Beginning at a point in the North line of said Land described in Book 2970 at Page 294, said point being South 00°10'02" East along the section line 638.44 feet from the East quarter corner of said Section 24 and running thence South 89°54'54" West 466.87 feet, along an existing fence line; thence South 00°03'08" West 320.93 feet, along an existing fence line; thence South 02°02'52" East 30.00 feet, more or less, to the Northwest corner of Steve F. Gillen's Land recorded in Book 2970 at Page 290; thence East 673.85 feet, more or less, to the West right-of-way line of 9550 West Street, a Utah County road (now known as Saratoga Road); thence North 00°37'32" East along said West right-of-way line 351.94 feet, to the Northeast corner of said Land recorded in Book 2970 at Page 294; thence South 89°54'54" West along said North line and an existing fence line 211.62 feet, to the point of beginning.

### AS-SURVEYED DESCRIPTION

All of that real property described in Deed Entry No. 122739-2007, located in the Southeast Quarter of Section 24, Township 5 South, Range 1 West and the Southwest Quarter of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian, Saratoga Springs, Utah County, Utah, being more particularly described by survey as follows:

Beginning at a rebar and cap (Wilson) marking the northeast corner of that real property described in Deed Entry No. 36827-1992, also being at a fence corner located S0°10'34"E along the Section Line 638.09 feet and East 211.62 feet from the East Quarter Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence along said real property the following four (4) courses: S0°37'00"W along the westerly right-of-way line of Saratoga Road 351.94 feet to a fence corner; thence S89°59'27"W along a fence line 673.86 feet; thence N2°03'24"W along an existing fence 30.00 feet; thence N0°02'34"E along an existing fence 130.29 feet; thence continuing along an existing fence line the following six (6) courses: N2°10'00"W 189.93 feet; thence S89°08'00"E 218.29 feet; thence S89°52'00"E 103.93 feet; thence N89°51'00"E 193.61 feet; thence N87°40'00"E 59.82 feet; thence N88°40'00"E 110.27 feet to the point of beginning.

Contains: 5.42 Acres

### SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., WILLIAM A. FREELAND, JR. AND MANDALYN A. FREELAND AND FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on November 08, 2018.

*Chad A. Poulsen, PLS*  
Chad A. Poulsen, PLS  
February 6, 2019  
Date

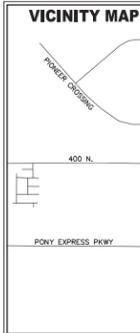


REVISIONS	
1.	
2.	
3.	
4.	
5.	

LEI PROJECT #:	2017-0110
DRAWN BY:	CAP
DESIGNED BY:	CAP
SCALE:	1"=40'
DATE:	2/6/2019
SHEET	1

ALTAINSPS LAND TITLE SURVEY  
LOCATION: SE 1/4 SECTION 24 T5S, R1W, & SW 1/4 SECTION 19, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH  
PREPARED FOR: DR. HORTON  
PROPERTY OF: WILLIAM A. & MANDALYN A. FREELAND



LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

# ALTA/NSPS LAND TITLE SURVEY



## SCHEDULE B-EXCEPTIONS

- 1-8. (STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
9. (TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)
- 10-13. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
14. Easement in favor of Utah Power and Light Company, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded January 14, 1988, as Entry No. 1009, in Book 2482, at Page 493.
15. Easement in favor of PacifiCorp, an Oregon corporation, its successors and assigns, to construct, reconstruct, operate, maintain and repair electric transmission and other equipment over, under and across a portion of the subject Land. Said Easement recorded October 4, 1996, as Entry No. 81702, in Book 4088, at Page 664.
16. Easement in favor of City of Saratoga Springs, a body politic of the State of Utah for a perpetual right-of-way and easement to construct, maintain, operate, repair, inspect, protect, install, remove and replace sewer pipelines, valves, valve boxes and other sewer transmission and distribution structures and facilities and incidental purposes, by instrument recorded May 25, 2006, as Entry No. 64992-2006.
17. Easement in favor of The City of Saratoga Springs, a Utah municipal corporation for a perpetual, nonexclusive easement on, over, and across a certain portion of said Land and incidental purposes, by instrument dated December 15, 2011 and recorded December 15, 2011, as Entry No. 90286-2011.
18. (ACCESS AND UTILITY EASEMENT AS SHOWN HEREON)
19. (40' ELECTRICAL TRANSMISSION CORRIDOR AS SHOWN HEREON)
20. The rights of the public and others entitled thereto, to use for street purposes, that portion of the herein described Land lying within the bounds of Saratoga Road.
21. (PROPERTY IS OUTSIDE THE BOUNDS OF SARATOGA ROAD AS SHOWN HEREON)
22. Notice of Creation of Agriculture Protection Area, dated February 10, 2000 and recorded March 10, 2000, as Entry No. 19295-2000.
23. (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THIS EXCEPTION)

## TITLE REPORT DESCRIPTIONS

Commencing 40.10 chains West and 12.50 chains South of the Northeast corner of the Southeast quarter of Section 24, Township 5 South, Range 1 West of the Salt Lake Base and Meridian; thence East 5.01 chains; thence South 10 minutes East 12.05 chains; thence North 89°45'00" West 5.01 chains; thence North 10 minutes West 12.02 chains to the place of beginning.

ALSO:

Commencing at the Southwest corner of the Southeast quarter of Section 24, Township 5 South, Range 1 West of the Salt Lake Meridian; thence North 15.53 chains; thence East 13.04 chains; thence South 15.49 chains; thence West 13.04 chains to the place of beginning.

LESS AND EXCEPTING THEREFROM the following:

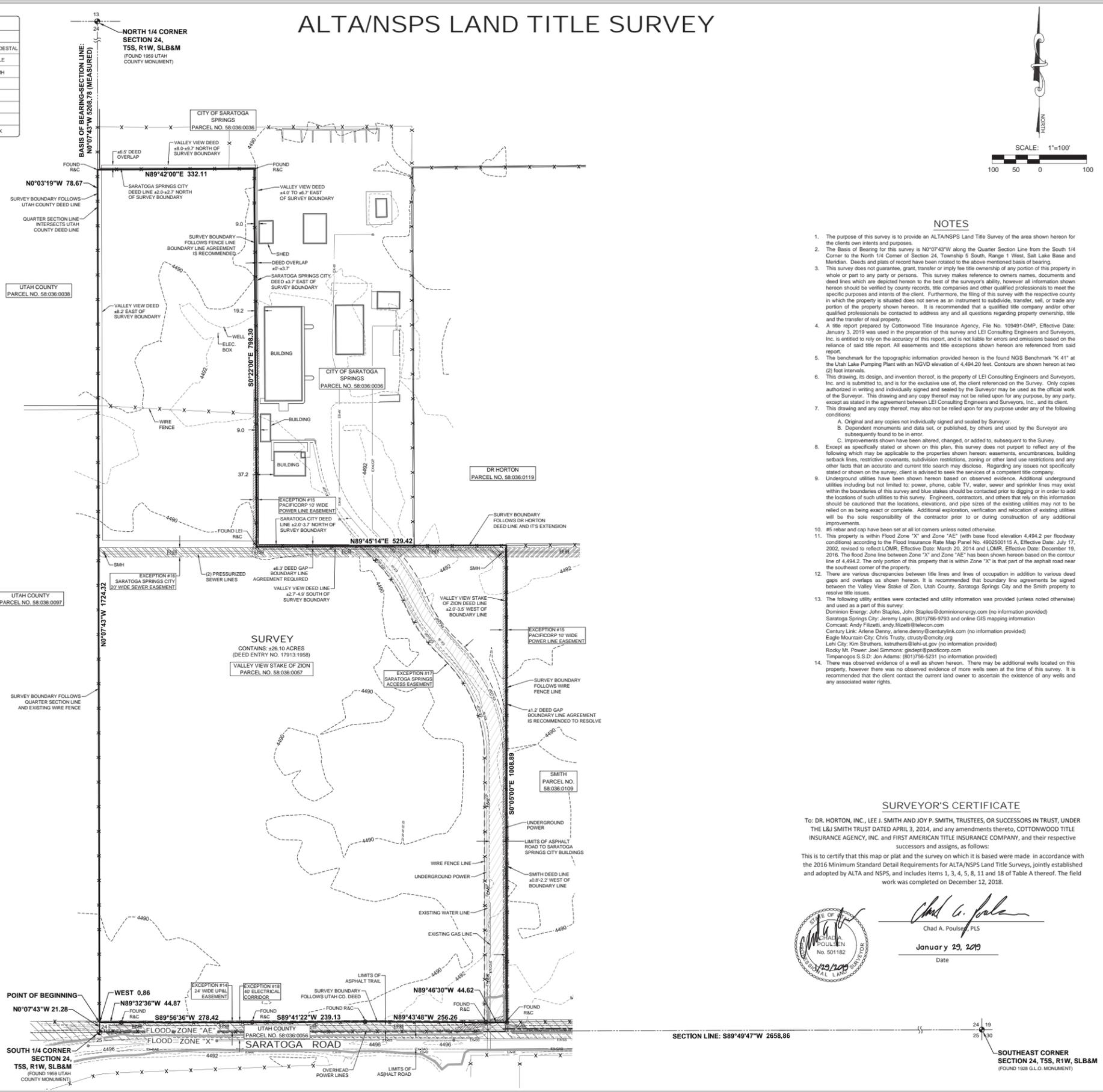
Beginning at a point located North 1.28 feet from the South quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 20.00 feet; thence East 0.81 feet; thence South 89°32'36" East 44.87 feet; thence North 89°56'36" East 278.42 feet; thence North 89°41'22" East 239.13 feet; thence South 89°43'48" East 256.26 feet; thence South 89°46'30" East 44.62 feet to a point of intersection with an existing North-South fence line; thence along said fence South 01°11'27" East 20.01 feet to a point of intersection with an existing East-West fence line on the North side of Saratoga Road; thence the following six (6) courses and distances along said East-West fence line: (1) North 89°46'30" West 45.12 feet; (2) North 89°43'48" West 256.17 feet; (3) South 89°41'22" West 239.08 feet; (4) South 89°56'36" West 278.55 feet; (5) North 89°32'36" West 44.88 feet; (6) West 0.73 feet to the point of beginning.

## AS-SURVEYED DESCRIPTION

ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 17913-1958 LESS THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 16312-2006 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH 07°43'W ALONG THE QUARTER SECTION LINE AND AN EXISTING FENCE LINE 1724.32 FEET; THENCE CONTINUING ALONG SAID FENCE LINE THE FOLLOWING THREE (3) COURSES: N07°03'19"W 78.67 FEET, THENCE N89°42'00"E 332.11 FEET, THENCE S07°22'00"E 798.30 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 17121-2013 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE N89°45'14"E ALONG SAID SOUTH LINE AND ITS EXTENSION 529.42 FEET TO AN EXISTING FENCE CORNER; THENCE S07°05'00"E ALONG AN EXISTING FENCE LINE 1008.89 FEET TO THE NORTH LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 16782-2006 IN THE OFFICIAL RECORDS OF UTAH COUNTY; THENCE ALONG SAID NORTH LINE THE FOLLOWING SIX (6) COURSES: N89°46'30"W 44.62 FEET; THENCE N89°43'48"W 256.26 FEET; THENCE S89°41'22"W 239.13 FEET; THENCE S89°56'36"W 278.42 FEET; THENCE N89°32'36"W 44.87 FEET; THENCE WEST 0.86 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±26.10 ACRES



## NOTES

1. The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the clients own interests and purposes.
2. The Basis of Bearing for this survey is N07°43'W along the Quarter Section Line from the South 1/4 Corner to the North 1/4 Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
3. This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or parties. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and interests of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
4. A title report prepared by Cottonwood Title Insurance Agency, File No. 169491-DMP, Effective Date: January 3, 2019 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on the reliance of said title report. All easements and title exceptions shown hereon are referenced from said report.
5. The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
6. This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
7. This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
  - A. Original and any copies not individually signed and sealed by Surveyor.
  - B. Dependent monuments and data set, or changed, by others and used by the Surveyor are subsequently found to be in error.
  - C. Improvements shown have been altered, changed, or added to, subsequent to the Survey.
8. Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encroachments, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
9. Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
10. #5 rebar and cap have been set at all lot corners unless noted otherwise.
11. This property is within Flood Zone "X" and Zone "AE" (with base flood elevation 4,494.2 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2012, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016. The flood zone line between Zone "X" and Zone "AE" has been shown hereon based on the contour line of 4,494.2. The only portion of this property that is within Zone "X" is that part of the asphalt road near the southeast corner of the property.
12. There are various discrepancies between title lines and lines of occupation in addition to various deed gaps and overlaps as shown hereon. It is recommended that boundary line agreements be signed between the Valley View Stake of Zion, Utah County, Saratoga Springs City and the Smith property to resolve title issues.
13. The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
  - Dominion Energy, John Staples, John Staples@dominionenergy.com (no information provided)
  - Saratoga Springs City, Jeremy Lapin, (801)766-9793 and online GIS mapping information
  - Comcast, Andy Filizetti, andy.filizetti@comcast.com
  - Century Link, Arlene Denny, arlene.denny@centurylink.com (no information provided)
  - Eagle Mountain City, Chris Trusty, ctrusty@emcity.org
  - Latah City, Kim Struifens, kimstruifens@latah.gov (no information provided)
  - Rocky M. Power, Joel Simmons, joesimmons@rockymt.com
  - Timpangos S.S.D., Jon Adams, (801)756-5231 (no information provided)
14. There was observed evidence of a well as shown hereon. There may be additional wells located on this property, however there was no observed evidence of more wells seen at the time of this survey. It is recommended that the client contact the current land owner to ascertain the existence of any wells and any associated water rights.

## SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., LEE J. SMITH AND JOY P. SMITH, TRUSTEES, OR SUCCESSORS IN TRUST, UNDER THE L&J SMITH TRUST DATED APRIL 3, 2014, and any amendments thereto, COTTONWOOD TITLE INSURANCE AGENCY, INC. and FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 12, 2018.



*Chad A. Poulsen*  
Chad A. Poulsen, PLS  
January 23, 2019  
Date

**LEI**  
- A Utah Corporation -  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY  
LOCATION: SE 1/4 SECTION 24 T5S, R1W, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH  
PREPARED FOR: DR. HORTON  
PROPERTY OF: VALLEY VIEW STAKE OF ZION

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:  
**2017-0110**

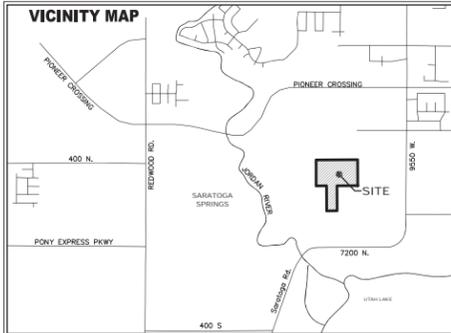
DRAWN BY:  
**CAP**

DESIGNED BY:  
**CAP**

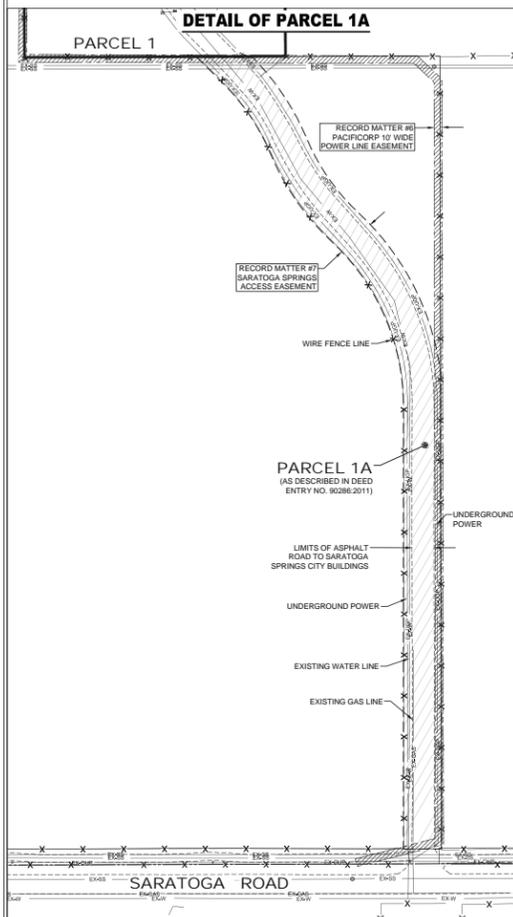
SCALE:  
**1"=100'**

DATE:  
**1/29/2019**

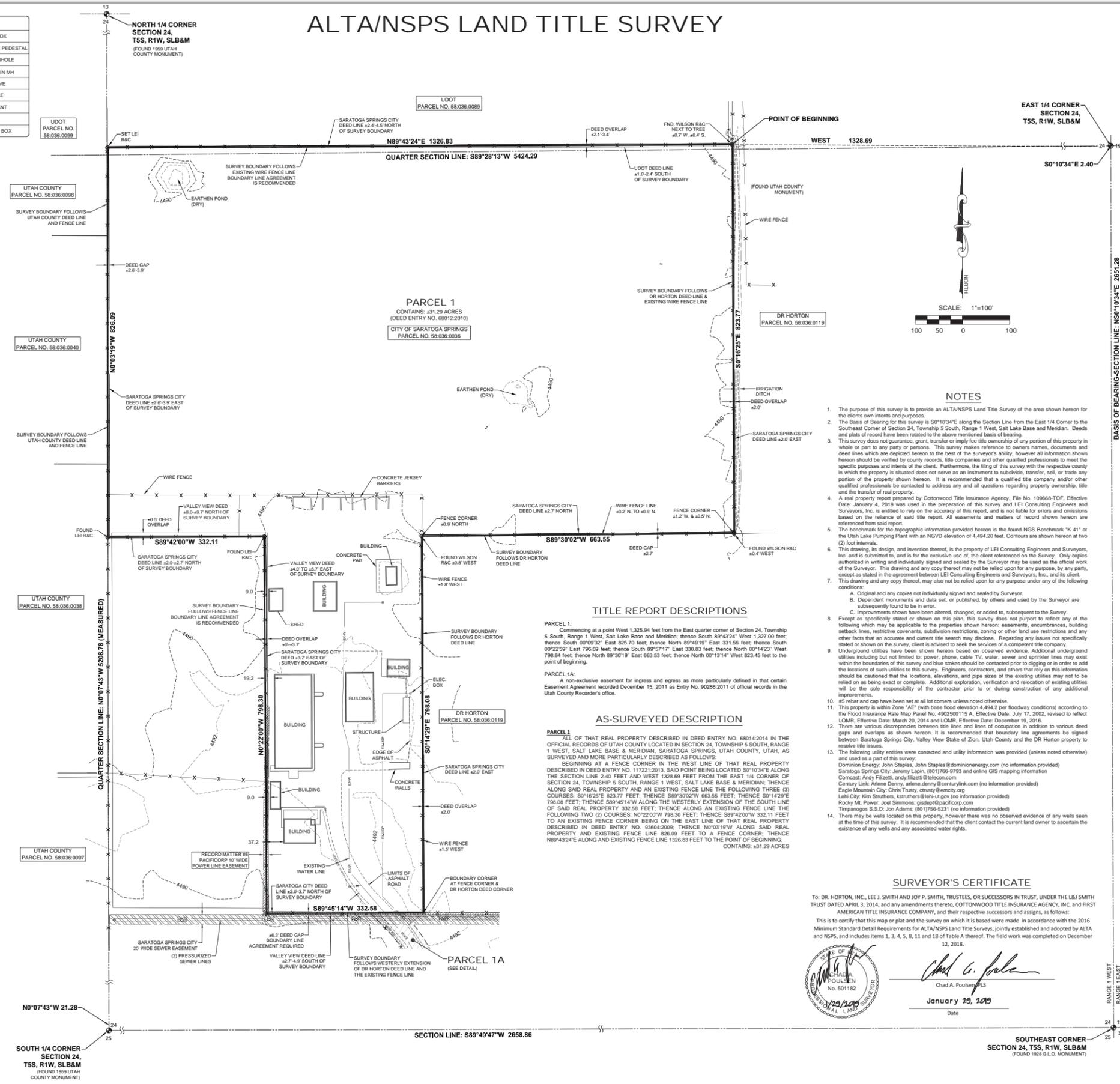
SHEET  
**1**



LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX



# ALTA/NSPS LAND TITLE SURVEY



**PARCEL 1**  
CONTAINS .3129 ACRES  
(DEED ENTRY NO. 68012-2010)  
CITY OF SARATOGA SPRINGS  
PARCEL NO. 58.036.0036

## TITLE REPORT DESCRIPTIONS

**PARCEL 1:** Commencing at a point West 1,325.94 feet from the East quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°43'24" West 1,327.00 feet; thence South 00°09'32" East 825.70 feet; thence North 89°49'19" East 331.56 feet; thence South 00°22'59" East 736.69 feet; thence South 89°57'17" East 330.83 feet; thence North 00°14'23" West 798.84 feet; thence North 89°30'19" East 663.55 feet; thence North 00°13'14" West 823.45 feet to the point of beginning.

**PARCEL 1A:** A non-exclusive easement for ingress and egress as more particularly defined in that certain Easement Agreement recorded December 15, 2011 as Entry No. 90286-2011 of official records in the Utah County Recorder's office.

## AS-SURVEYED DESCRIPTION

**PARCEL 1:** ALL OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 68014-2014 IN THE OFFICIAL RECORDS OF UTAH COUNTY LOCATED IN SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SARATOGA SPRINGS, UTAH COUNTY, UTAH, AS SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FENCE CORNER IN THE WEST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 11721-2011, SAID POINT BEING LOCATED 50°10'34" ALONG THE SECTION LINE 2.40 FEET AND WEST 1328.69 FEET FROM THE EAST 1/4 CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN; THENCE ALONG SAID REAL PROPERTY AND AN EXISTING FENCE LINE THE FOLLOWING THREE (3) COURSES: 50°16'25" 823.77 FEET; THENCE S89°30'02" W 663.55 FEET; THENCE S0°14'23" E 798.08 FEET; THENCE S89°45'14" W ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID REAL PROPERTY 332.58 FEET; THENCE ALONG AN EXISTING FENCE LINE THE FOLLOWING TWO (2) COURSES: N0°22'00" W 798.30 FEET; THENCE S89°42'00" W 332.11 FEET; THENCE S89°42'00" W 332.11 FEET; THENCE S89°45'14" W 332.58 FEET; THENCE N0°07'43" W 21.28 FEET TO AN EXISTING FENCE CORNER BEING ON THE EAST LINE OF THAT REAL PROPERTY DESCRIBED IN DEED ENTRY NO. 93604-2009; THENCE N0°03'19" W ALONG SAID REAL PROPERTY AND EXISTING FENCE LINE 1326.83 FEET TO A FENCE CORNER; THENCE N89°43'24" E ALONG EXISTING FENCE LINE 1326.83 FEET TO THE POINT OF BEGINNING.  
CONTAINS .3129 ACRES

## NOTES

- The purpose of this survey is to provide an ALTA/NSPS Land Title Survey of the area shown hereon for the client's own interests and purposes.
- The Basis of Bearing for this survey is 50°10'34" along the Section Line from the East 1/4 Corner to the Southeast Corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian. Deeds and plats of record have been rotated to the above mentioned basis of bearing.
- This survey does not guarantee, grant, transfer or imply fee title ownership of any portion of this property in whole or part to any party or persons. This survey makes reference to owners names, documents and deed lines which are depicted hereon to the best of the surveyor's ability, however all information shown hereon should be verified by county records, title companies and other qualified professionals to meet the specific purposes and interests of the client. Furthermore, the filing of this survey with the respective county in which the property is situated does not serve as an instrument to subdivide, transfer, sell, or trade any portion of the property shown hereon. It is recommended that a qualified title company and/or other qualified professionals be contacted to address any and all questions regarding property ownership, title and the transfer of real property.
- A real property report prepared by Cottonwood Title Insurance Agency, File No. 109669-TOF, Effective Date: January 4, 2015 was used in the preparation of this survey and LEI Consulting Engineers and Surveyors, Inc. is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on the reliance of said title report. All easements and matters of record shown hereon are referenced from said report.
- The benchmark for the topographic information provided hereon is the found NGS Benchmark "K 41" at the Utah Lake Pumping Plant with an NGVD elevation of 4,494.20 feet. Contours are shown hereon at two (2) foot intervals.
- This drawing, its design, and invention thereof, is the property of LEI Consulting Engineers and Surveyors, Inc. and is submitted to, and is for the exclusive use of, the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor. This drawing and any copy thereof may not be relied upon for any purpose, by any party, except as stated in the agreement between LEI Consulting Engineers and Surveyors, Inc., and its client.
- This drawing and any copy thereof, may also not be relied upon for any purpose under any of the following conditions:
  - Original and any copies not individually signed and sealed by Surveyor.
  - Dependent monuments and data set, or published, by others and used by the Surveyor are subsequently found to be in error.
  - Improvements shown have been altered, changed, or added to, subsequent to the Survey.
- Except as specifically stated or shown on this plan, this survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land use restrictions and any other facts that an accurate and current title search may disclose. Regarding any issues not specifically stated or shown on the survey, client is advised to seek the services of a competent title company.
- Underground utilities have been shown hereon based on observed evidence. Additional underground utilities including but not limited to: power, phone, cable TV, water, sewer and sprinkler lines may exist within the boundaries of this survey and blue stakes should be contacted prior to digging or in order to add the locations of such utilities to this survey. Engineers, contractors, and others that rely on this information should be cautioned that the locations, elevations, and pipe sizes of the existing utilities may not be relied on as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of the contractor prior to or during construction of any additional improvements.
- #5 rebar and cap have been set at all lot corners unless noted otherwise.
- This property is within Zone "AE" (with base flood elevation 4,494.20 per floodway conditions) according to the Flood Insurance Rate Map Panel No. 4902500115 A, Effective Date: July 17, 2002, revised to reflect LOMR, Effective Date: March 20, 2014 and LOMR, Effective Date: December 19, 2016.
- There are various discrepancies between title lines and areas of occupation in addition to various deed gaps and overlaps as shown hereon. It is recommended that boundary line agreements be signed between Saratoga Springs City, Valley View Stake of Zion, Utah County and the DR Horton property to resolve the issues.
- The following utility entities were contacted and utility information was provided (unless noted otherwise) and used as a part of this survey:
  - Dominion Energy: John Staples, john.staples@dominionenergy.com (no information provided)
  - Saratoga Springs City: Jeremy Lapin, (801)766-9793 and online GIS mapping information
  - Century Link: Aileen Denny, aileen.denny@centurylink.com (no information provided)
  - Eagle Mountain City: Chris Truaty, ctruaty@emcity.org
  - Lark City: Kim Struethers, kstruethers@lark-city.gov (no information provided)
  - Rocky Mt. Power: Joel Simmons, joel@pacifiCorp.com
  - Timpanogas S.S.D.: Jon Adams: (801)756-5231 (no information provided)
- There may be wells located on this property, however there was no observed evidence of any wells seen at the time of this survey. It is recommended that the client contact the current land owner to ascertain the existence of any wells and any associated water rights.

## SURVEYOR'S CERTIFICATE

To: DR. HORTON, INC., LEE J. SMITH AND JOY P. SMITH, TRUSTEES, OR SUCCESSORS IN TRUST, UNDER THE L&J SMITH TRUST DATED APRIL 3, 2014, AND ANY AMENDMENTS THERETO, COTTONWOOD TITLE INSURANCE AGENCY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY, and their respective successors and assigns, as follows:  
This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 5, 8, 11 and 18 of Table A thereof. The field work was completed on December 12, 2018.



*Chad A. Poulsen*  
Chad A. Poulsen, SLS  
January 29, 2019  
Date

**LEI**  
A Utah Corporation  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

ALTA/NSPS LAND TITLE SURVEY  
 LOCATION: SECTION 24 T5S, R1W, T5S, R1E, SLB&M, SARATOGA SPRINGS, UTAH  
 PREPARED FOR: DR. HORTON  
 PROPERTY OF: CITY OF SARATOGA SPRINGS

REVISIONS	
1 -	
2 -	
3 -	
4 -	
5 -	

LEI PROJECT #:	2017-0110
DRAWN BY:	CAP
DESIGNED BY:	CAP
SCALE:	1"=100'
DATE:	1/29/2019
SHEET	1

UTAH COUNTY RECORDER'S OFFICE, 100 SOUTH MAIN STREET, SALT LAKE CITY, UTAH 84143  
 UTAH COUNTY RECORDER'S OFFICE, 100 SOUTH MAIN STREET, SALT LAKE CITY, UTAH 84143

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# NEIGHBORHOOD PLAN

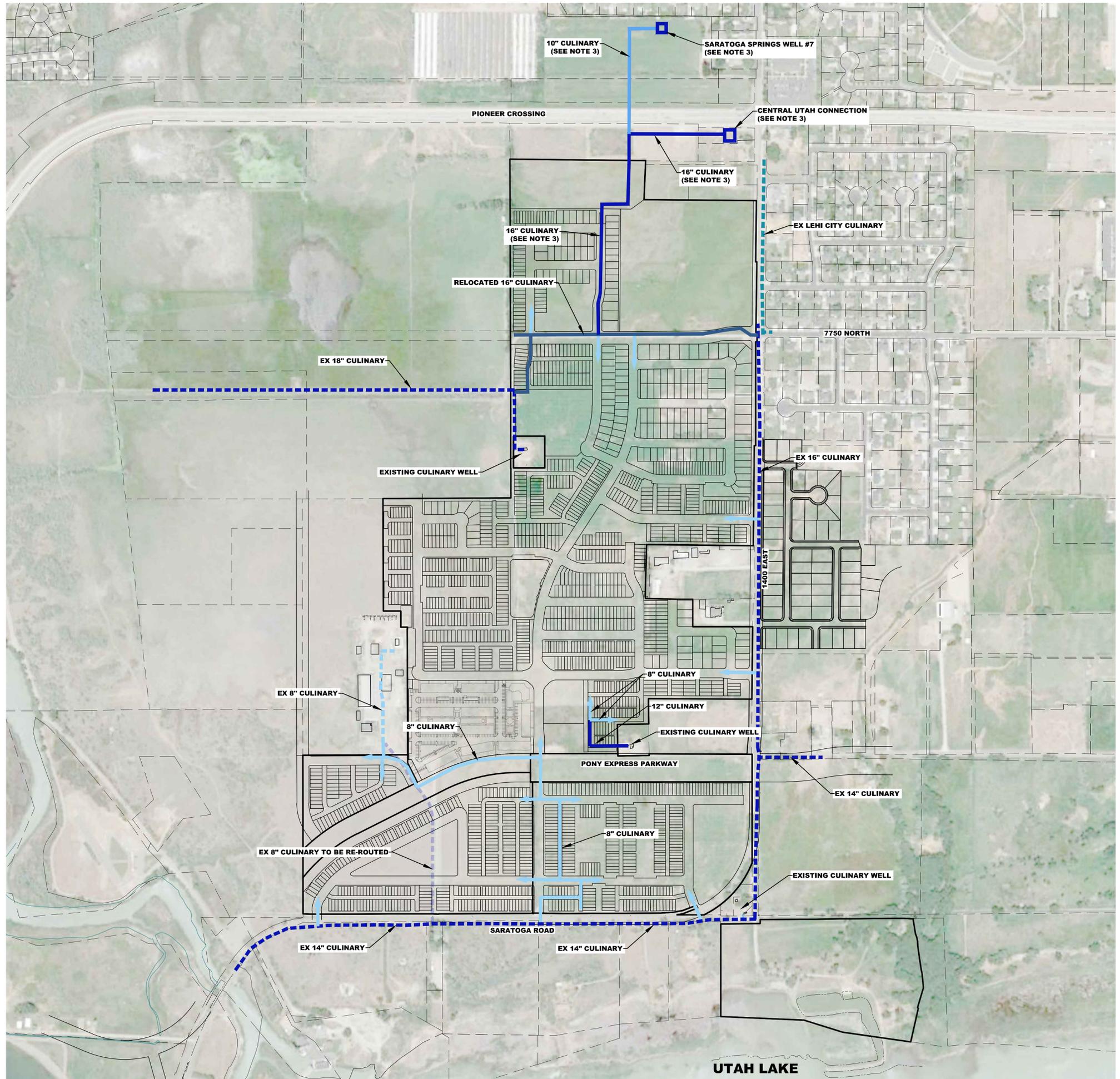
## APENDICES

For full reports see Saratoga Springs City Engineering Department.

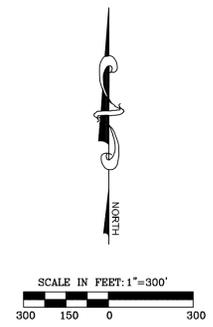
All pages that follow this have been updated to reflect the current conditions of the project as of 6-11-20



NORTHSHORE



VICINITY MAP



- NOTES**
1. IF CUP WATER IS TO BE UTILIZED WITHIN THIS PROJECT, AN OFF-SITE IMPROVEMENT IS REQUIRED.
  2. ALL INTERIOR CULINARY WATER LINES TO BE 8" UNLESS OTHERWISE NOTED.
  3. THE SIZES SHOWN FOR THESE IMPROVEMENTS ARE BASED ON PROVIDING SERVICE TO PROPERTIES OUTSIDE OF THE NORTHSHORE DEVELOPMENT AND MAY BE LARGER THAN REQUIRED TO SERVE NORTHSHORE ALONE. AS PART OF FINAL DESIGN, THE DEVELOPER WILL WORK WITH SARATOGA SPRINGS CITY TO DETERMINE THE REQUIRED SIZE OF FACILITIES TO SERVE NORTHSHORE ALONE AND THEN IDENTIFY IF AN UPSIZE OF FACILITIES IS NEEDED FOR OTHER PROPERTIES.

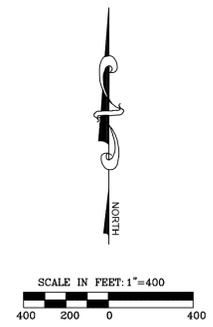
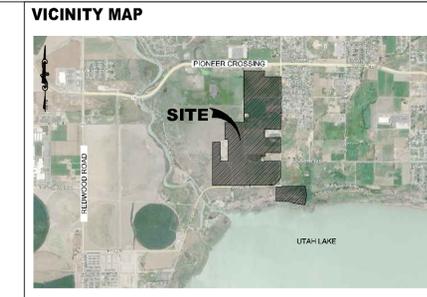
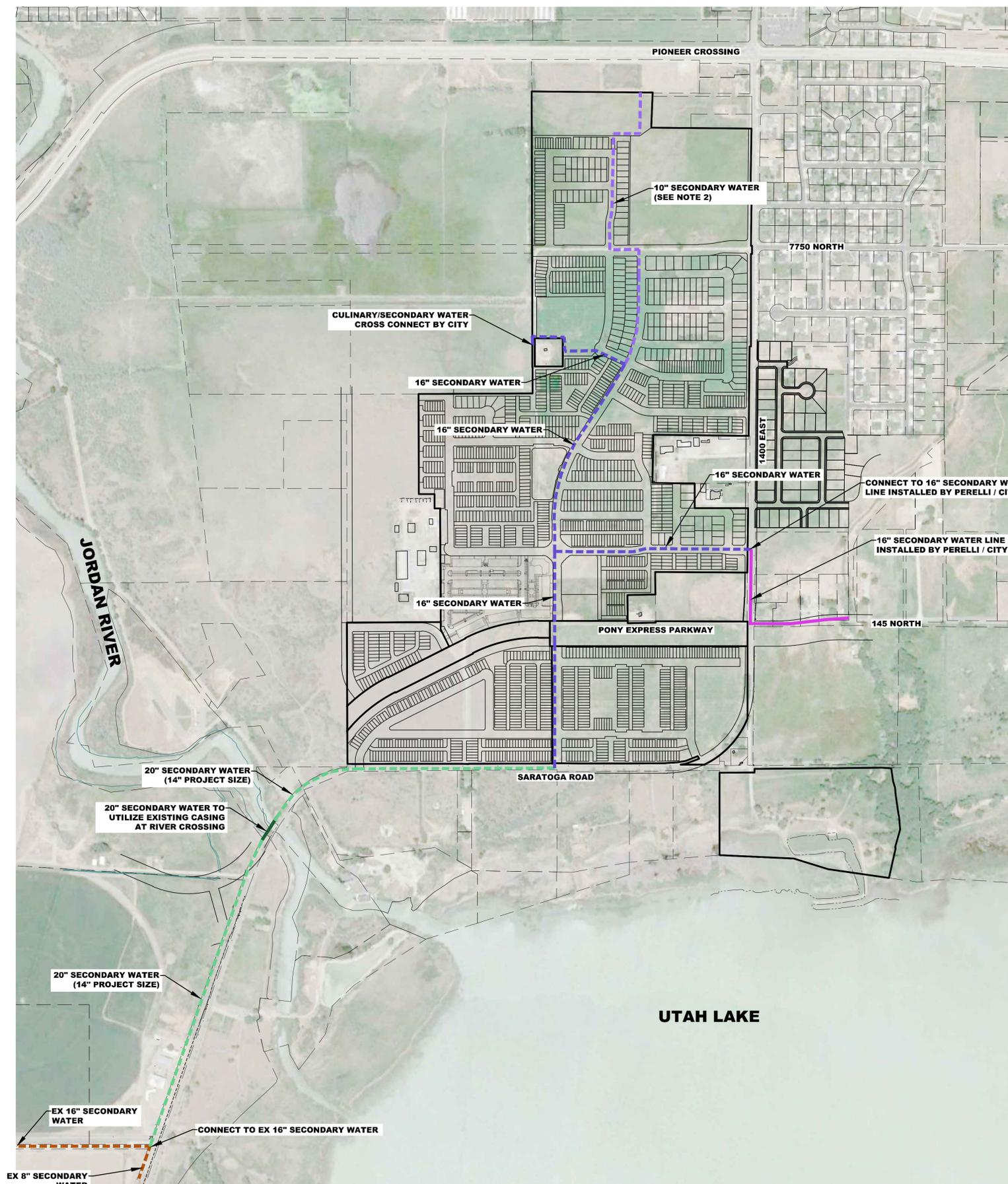
3302 N. Main Street  
 Spanish Fork, UT 84660  
 Phone: 801.798.0555  
 Fax: 801.798.9393  
 office@lei-eng.com  
 www.lei-eng.com

**NORTHSHORE**  
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
**MASTER UTILITY PLAN - CULINARY WATER**

REVISIONS	
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LEI PROJECT #:  
**2017-0110**  
 DRAWN BY:  
**BLS**  
 CHECKED BY:  
**NKW**  
 SCALE:  
**1"=300'**  
(PROJECT OR FINAL)  
 DATE:  
**6-25-2020**

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- NOTES**
1. ALL INTERIOR SECONDARY WATER LINES TO BE 6" UNLESS OTHERWISE NOTED.
  2. THE SIZES SHOWN FOR THESE IMPROVEMENTS ARE BASED ON PROVIDING SERVICE TO PROPERTIES OUTSIDE OF THE NORTHSHORE DEVELOPMENT AND MAY BE LARGER THAN REQUIRED TO SERVE NORTHSHORE ALONE. AS PART OF FINAL DESIGN, THE DEVELOPER WILL WORK WITH SARATOGA SPRINGS CITY TO DETERMINE THE REQUIRED SIZE OF FACILITIES TO SERVE NORTHSHORE ALONE AND THEN IDENTIFY IF AN UPSIZE OF FACILITIES IS NEEDED FOR OTHER PROPERTIES.

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**NORTHSHORE**  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
**MASTER UTILITY PLAN - SECONDARY WATER**

REVISIONS	
1	
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LEI PROJECT #:	2017-0110
DRAWN BY:	BLS
CHECKED BY:	NKW
SCALE:	1"=400 (PER 100' ON 24.36)
DATE:	6-25-2020
EXHIBIT	1

**OWNER / DEVELOPER**

**D.R. HORTON**  
*America's Builder*

21351 GATEWAY PARK  
DRAPER, UT 84020  
801-571-7101

CITY OF SARATOGA SPRINGS  
1307 N. COMMERCE DR. #200  
SARATOGA SPRINGS, UTAH 84045

PLANNING DEPT: 801-766-9793  
ENGINEERING DEPT: 801-766-9793

ROCKY MOUNTAIN POWER  
PHONE: 800-489-3981

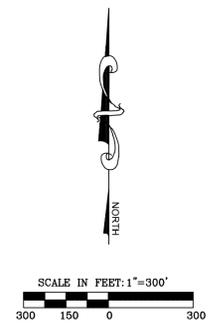
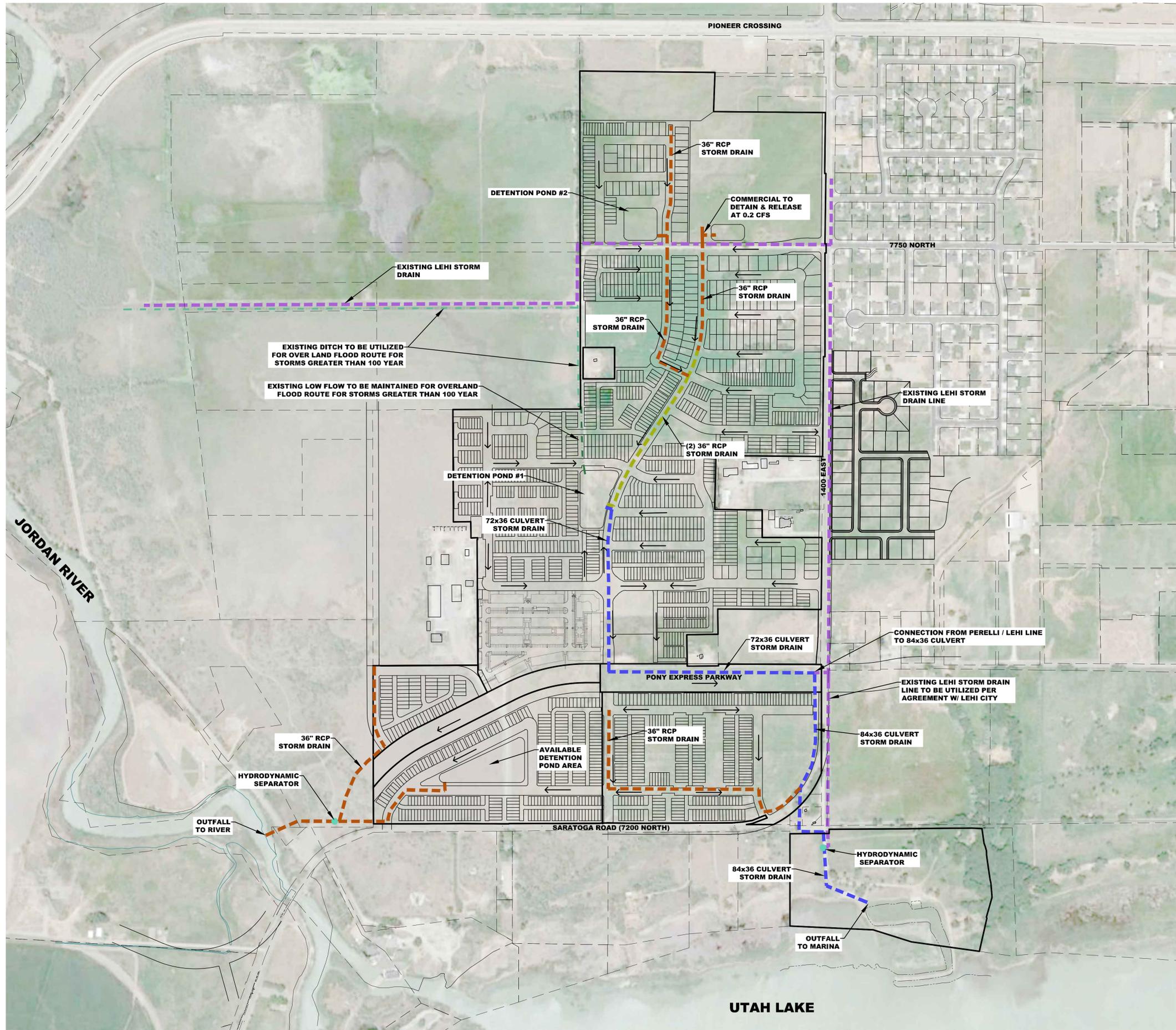
DOMINION ENERGY  
PHONE: 800-366-5532

**ENGINEER**

LEI CONSULTING ENGINEERS  
AND SURVEYORS  
3302 NORTH MAIN  
SPANISH FORK, UTAH 84660  
801-798-0555

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- NOTES**
1. PONY EXPRESS PARKWAY TO BE USED AS OVERLAND OVERFLOW ROUTE.
  2. ALL INTERIOR STORM DRAIN LINES TO BE 15" UNLESS NOTED OTHERWISE.
  3. IF DETAILED DESIGN CANNOT MEET CITY STANDARDS (MINIMUM SLOPES, MINIMUM COVER, MATCHING PIPE CROWNS AT CONNECTIONS TO LARGER PIPES, ETC.), THE DEVELOPER WILL BE REQUIRED TO RE-WORK THE DESIGN. SUCH A RE-WORK MAY INCLUDE ADJUSTING THE STORM DRAIN TO OUTFALL TO THE JORDAN RIVER. OUTFALL PROPOSED TO BE ACHIEVED WITHOUT CONFLICTING WITH EXISTING CITY FORCE MAINS STILL IN SERVICE AT THE TIME OF CONSTRUCTION, WITHOUT CONFLICTING WITH THE PROPOSED MASTER-PLANNED CITY SEWER LINES, AND RESOLVE ANY OTHER GEOMETRIC CONSTRAINTS. SIPHONS, PUMPS, OR UNBURIED PIPES ARE NOT ALLOWED.
  4. IF THE STORM DRAIN SYSTEM IS CONNECTED TO UTAH LAKE, THE ELEVATIONS OF THE INLET GRATES SHALL BE ABOVE THE UTAH LAKE FLOOD PLAIN ELEVATION. THE FLOOD ELEVATION OF ZONE "AE" IS 4495 PER FIRM PANEL NO 4955170115 B, EFFECTIVE DATE: OCTOBER 15, 1982, REVISED: JULY 17, 2002. DEVELOPMENT IS CURRENTLY WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD PLAIN) & FLOOD ZONE "AH" (FLOOD DEPTHS OF 1 TO 3 FEET) DETERMINED FLOOD ELEVATION 4493 AS PER PREVIOUSLY INDICATED FIRM PANEL 4955170115 B.

**LEI**  
- A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**

3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**NORTHSHORE**  
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH  
**MASTER PLAN - STORM DRAIN**

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #: 2017-0110  
DRAWN BY: BLS  
CHECKED BY: NKW  
SCALE: 1"=300'  
(SEE LISTING 24.24)  
DATE: 6-18-2020  
EXHIBIT

U.S. LEI PROJECT # 2017-0110, MCLACHLAN ENGINEERING, 6500 S. STATE ST., SUITE 100, SALT LAKE CITY, UT 84143, 801.798.0555

# Northshore

## Traffic Impact Study



**NORTHSHORE**  
Product Plan  
DR Horton - Saratoga Springs  
April 2, 2020

# Saratoga Springs, Utah

April 3, 2020

UT18-1369



## **EXECUTIVE SUMMARY**

This study addresses the traffic impacts associated with the proposed Northshore development in Saratoga Springs, Utah. The proposed project is located on the west side of Saratoga Road (1200 East), between Pioneer Crossing (SR-145) on the north and Saratoga Road on the south.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2025 and 2040 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

**TABLE ES-1**  
**LOS Analysis - Evening Peak Hour**  
**Saratoga Springs - Northshore TIS Update**

Intersection	Level of Service (Sec/Veh) <sup>1</sup>							
	Existing (2020)			Future (2025)			Future (2040)	
	Background	Plus Project	Mitigated Plus Project	Background	Mitigated Background	Plus Project	Background	Plus Project
Saratoga Road / Pioneer Crossing (SR-145)	D (46.8)	F (>80)	D (38.4)	F (>80)	D (42.3)	D (53.6)	-	-
550 North / Saratoga Road	A (3.2) / WB	C (15.7) / EB	B (10.8)	A (6.0) / WB	A (6.3) / WB	B (11.0)	C (16.1) / WB	A (9.2)
Road 1 / Saratoga Road <sup>2</sup>	-	A (9.3) / EB	A (11.2) / EB	-	-	B (14.2) / EB	-	C (15.3) / EB
Road 3 / Saratoga Road <sup>2</sup>	-	A (8.2) / EB	A (9.0) / EB	-	-	B (10.8) / EB	-	C (18.5) / EB
Saratoga Road / 145 North	A (6.4) / WB	B (11.0) / WB	B (11.8) / WB	A (8.2) / WB	A (9.4) / WB	C (15.2) / WB	-	-
Saratoga Road / Pony Express Parkway	-	-	-	-	-	-	C (30.4)	D (40.5)
Road 8 / Saratoga Road <sup>2</sup>	-	A (8.1) / SB	A (7.7) / SB	-	-	B (10.7) / SB	-	A (4.4) / SB
Northshore Drive / Saratoga Road <sup>2</sup>	-	A (5.8) / SB	A (5.6) / SB	-	-	A (7.3) / SB	-	A (3.5) / SB
1235 South / Saratoga Road	-	E (44.7) / EB	A (9.0) / EB	-	-	C (17.8) / EB	-	B (11.9) / EB
Northshore Drive / 550 North <sup>2</sup>	-	A (4.7) / SB	A (6.3) / SB	-	-	A (6.0) / SB	-	A (5.6) / SB
Road 3 / Northshore Drive <sup>2</sup>	-	A (2.2)	A (2.1)	-	-	A (2.1)	-	A (2.0)
Road 1 / Northshore Drive <sup>2</sup>	-	A (2.2) / WB	A (2.1) / WB	-	-	A (2.1) / WB	-	A (2.7) / WB
Northshore Drive / 145 North <sup>2</sup>	-	A (5.3) / SB	A (5.2) / SB	-	-	A (5.0) / SB	-	-
Northshore Drive / Pony Express Parkway <sup>2</sup>	-	-	-	-	-	-	-	C (34.2)
New Collector / Pony Express Parkway	-	-	-	-	-	-	-	F (>50) / SB
Road 6 / 145 North <sup>2</sup>	-	A (3.7) / SB	A (3.4) / SB	-	-	A (3.9) / SB	-	-
Road 6 / Pony Express Parkway <sup>2</sup>	-	-	-	-	-	-	-	B (11.7) / SB
Road 6 / New Collector <sup>2</sup>	-	-	-	-	-	-	-	A (3.4) / WB
Road 2 / Northshore Drive <sup>2</sup>	-	A (4.4) / WB	A (4.3) / WB	-	-	A (4.6) / WB	-	A (4.3) / WB
Road 4 / Northshore Drive <sup>2</sup>	-	A (4.2) / EB	A (4.1) / EB	-	-	A (4.6) / EB	-	A (3.5) / EB
Saratoga Road (West) / Pony Express Parkway	-	-	-	-	-	-	A (1.7) / WB	F (>50) / WB
Road 7 / Northshore Drive <sup>2</sup>	-	A (3.4) / WB	A (3.8) / WB	-	-	A (3.6) / WB	-	A (3.3) / WB
Road 5 / Saratoga Road <sup>2</sup>	-	A (6.5) / SB	A (6.2) / SB	-	-	A (9.0) / SB	-	A (3.8) / SB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-w ay stop-controlled intersections and the worst approach for all other unsignalized intersections. Uppercase LOS used for signalized, roundabout, and all-w ay stop-controlled intersections. Low ercase LOS used for one-w ay & tw o-w ay stop-controlled intersections.

2. This intersection is a project access and w as only analyzed in "plus project" scenarios.

Source: Hales Engineering, April 2020

**TABLE ES-2**  
**Recommended Storage Lengths**  
**Saratoga Springs - Northshore TIS Update**

Intersection	Storage Length (feet)							
	Northbound		Southbound		Eastbound		Westbound	
	LT	RT	LT	RT	LT	RT	LT	RT
550 North / Saratoga Road	100	100	100	100	100	-	-	-
Saratoga Road / Pony Express Parkway	150	100	150	100	250	100	150	100
Northshore Drive / Pony Express Parkway	-	-	-	-	150	-	150	-

Source: Hales Engineering, March 2020

## SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2020) background conditions.
- The development will consist of residential townhome, apartment, and single-family units, as well as flex-office / warehouse buildings.
- The Saratoga Road / Pioneer Crossing (SR-145) and 1235 South / Saratoga Road intersections are anticipated to operate at an unacceptable LOS during the evening peak hour with project traffic added.
  - Recommendation: Currently, Pioneer Crossing (SR-145) is planned to be widened to 6 lanes. Because of the high background volumes with the addition of project traffic, it is anticipated that this widening will need to occur for the Saratoga Road / Pioneer Crossing (SR-145) intersection to operate at an acceptable LOS.
  - Recommendation: Construct dual left-turn lanes on the westbound approach of the Saratoga Road / Pioneer Crossing (SR-145) intersection and construct opposing dual eastbound left-turn lanes to match.
  - Recommendation: Restrict the access at 1235 South to right-in, right-out movements only and signalize the 550 North / Saratoga Road intersection.
- The Saratoga Road / Pioneer Crossing (SR-145) intersection is anticipated to operate at an unacceptable LOS during the evening peak hour in future (2025) background conditions
  - Recommendation: Widen Pioneer Crossing (SR-145) to 6 lanes through the study area.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) plus project conditions.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2040) background and plus project conditions with the following mitigations.
  - Recommendation: Signalize the Saratoga Road / Pony Express Parkway intersection. With current background volume projections, it was assumed that dual left-turn lanes would be warranted on the eastbound approach.
  - Recommendation: A signal is warranted at the Northshore Drive / Pony Express Parkway intersection. It is recommended that it be installed with the construction of Pony Express Parkway through the study area.
  - Recommendation: Due to its proximity to a signalized intersection, the Road 6 / Pony Express Parkway intersection is recommended to be restricted to right-in / right-out movements only once Pony Express Parkway is constructed.

- The Saratoga Springs Transportation Master Plan (2019) shows two new collector roads in the study area. Because the Mountainland Association of Governments (MAG) / Wasatch Front Regional Council (WFRC) Travel Demand Model does not show them, there is no way to estimate volumes and they were not included in the background analysis. The north-south collector road was included in the 2040 Plus Project scenario as it provides access to the project.
- Separate left- and right-turn pockets should be added to the following roadways that connect to Saratoga Road:
  - 550 North
  - Road 3



NORTHSHORE



**SARATOGA  
SPRINGS**

*Life's just better here*

**PLANNING COMMISSION  
Staff Report**

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**Riverview Plaza & Townhomes: Preliminary Plat and Site Plan**

**August 27, 2020**

**Public Meeting**

Report Date:	August 20, 2020
Applicant:	Osmond Development, LLC (Jared Osmond)
Owner:	Osmond Development, LLC (per County still partly 500 East Properties LLC)
Location:	West of Redwood Road along Riverside Drive, South of Riverbend Townhomes and north of the Chiu property
Major Street Access:	Redwood Road and Riverside Drive
Parcel Number(s) and size:	58:032:0202, 5.2472 acres 58:032:0201, 3.772 acres 58:032:0129, 0.49 acres Total 9.509 acres
Land Use Designation:	Community Commercial along Redwood Road; Medium Density Residential along the Jordan River
Parcel Zoning:	Mixed Use
Adjacent Zoning:	Agricultural (South), Mixed Waterfront (South)
Current Use:	Residential, vacant
Adjacent Uses:	Vacant, pending development
Type of Action:	Administrative: Plat: Planning Commission recommendation, City Council action Site Plan: Planning Commission action
Land Use Authority:	Planning Commission (Site Plan), City Council (Preliminary Plat)
Future Routing:	City Council (Preliminary Plat); none (Site Plan)
Planner:	Kimber Gabryszak, Senior Planner & David Stroud, Planning Director

---

**A. Executive Summary:**

The applicant requests the City approve the first phase of development on 9.5+ acres of property that was recently rezoned from Agricultural to Mixed Use, located between Redwood Road and the Jordan River as shown on Exhibit 1. The proposal is for a plat to divide property into commercial and residential phases; the commercial plat will also outline lots for footprint development.

**Recommendation:**

Staff recommends the Planning Commission conduct two public meetings on the proposed Site Plan and Preliminary Plat, review and discuss the proposal, and choose from the options in Section H of this report.

Options include approval and recommendation of approval with or without modification, denial and recommendation of denial, or continuation for both items.

- B. Background:** The subject property is unplatted, undeveloped, and a desirous location for commercial and residential development. The applicant recently received approval to rezone the property to Mixed Use for an office, retail, and residential development. The current proposal is consistent with the rezone, and is the next step in development. The applicant proposes phasing the development with a commercial phase occurring first, followed by a residential phase.

This report outlines the standards and requirements for the commercial phase. The residential phase will be reviewed at a future date when application for development is submitted. Due to approvals occurring separately, each phase must stand on its own for code compliance other than the mixed aspect; when completed the development will be “horizontally mixed” with a commercial portion and a residential portion.

**C. Specific Requests:**

- Preliminary Plat. The applicant requests approval of a preliminary plat to create the following:
  - A 3.19-acre residential lot for future development and further subdivision under the Mixed Use zone subject to future approvals
    - This will include property to be dedicated to open space, for the Jordan River Trail, and to protect sensitive lands along the river
  - 7 commercial lots for footprint development and 1 remainder commercial parcel for the related parking, open space and landscaping, access drives, and trails
  - Riverside Drive parcel
- Commercial Site Plan. The applicant requests approval of a commercial site plan:
  - 7 office / retail buildings
    - 2 x 5400 sq.ft.
    - 2 x 5000 sq.ft.
    - 1 x 4844 sq.ft.
    - 1 x 10270 sq.ft.
    - 1 x 15600 sq.ft.
  - Architectural standards for the buildings
  - Lighting, landscaping, irrigation, utility, lighting, and trail plans
  - Related parking, trash enclosures, delivery and loading areas, and other requirements

**D. Process:**

**Preliminary Plat**

The table in Section 19.13.04 outlines the process requirements of a Preliminary Plat. A public meeting (not hearing) is required with the Planning Commission who then make a recommendation to the City Council which is the Land Use Authority. The City Council shall then either approve, continue, or deny the request at a public meeting.

Following any Preliminary Plat approval a Final Plat will be required and recorded; the Planning Director is the Land Use Authority for Final Plats.

**Site Plan**

The table in Section 19.13.04 outlines the process requirements of a Site Plan. A public meeting (not hearing) is required with the Planning Commission who then decide to either approve, continue, or deny the request.

- E. Community Review:** the original rezone hearing was noticed in the *Daily Herald* as a Planning Commission public hearing and a mailed notice sent to all property owners within 300 feet. Neither of these applications require a public hearing.
- F. General Plan:** The land use designation of the parcels is a combination of Community Commercial and Medium Density Residential. A rezone to Mixed Use was approved earlier this year and found to be in compliance with the General Plan. The proposed commercial plat, site plan, and residential lot enable development that complies with the resulting zoning and code requirements and are therefore consistent with the General Plan.
- G. Code Criteria:**  
The project has been reviewed for code compliance; code criteria are summarized below. See the checklist in Exhibit 4 for full detail.
- 19.04.010 – Mixed Use Zone
    - **Staff finding: complies.** Commercial density, open space, lot coverage, setbacks, and open space meet the minimums.
  - 19.05 – Supplemental Regulations
    - **Staff finding: complies.** Elevation, water and sewage, transportation, and access have been reviewed for compliance.
  - 19.06 – Landscaping and Fencing
    - **Staff finding: complies with conditions.** Number of plants, percentage, planting plan, plant mix, drought tolerance, planting standards, and irrigation meet the required standards.
    - Conditions:
      - Update irrigation plans to clearly show rain sensors
      - Add missing trees to remaining treeless parking islands

- 19.09 – Off Street Parking
  - **Staff finding: complies with conditions.** Number, dimensions, angle, and layout of stalls meets standards. Parking aisle width complies.
  - Conditions:
    - Ensure that primary pedestrian parking lot crossings are raised
    - Add missing trees to remaining treeless parking islands
- 19.11 – Lighting
  - **Staff finding: complies with conditions.** Number, shielding, color temperature, design, height, lumens, off-property trespass, and fixture color comply.
  - Conditions:
    - Update icon scale as they are unclear and not readable on the plan
    - Provide information on any intermittent and wall-mounted fixtures; if not shown they will be prohibited w/o a site plan amendment
    - Provide walkway lighting details
- 19.12 – Subdivisions
  - **Staff finding: complies with conditions.** Layout, density, notes, block length, subdivision name, ROW information, signature blocks comply.
  - Conditions:
    - Add number of lots to the plat
    - Add owner name and address to the plat
    - Add phasing detail (sq.ft. details, acreages, lots) to the plat
- 19.14 – Site Plan Review
  - **Staff finding: complies with conditions.** Traffic impacts, off-street parking, landscaping, erosion, site layout, utility service, and General Plan compliance are met through analysis in other code sections.
  - Conditions:
    - Signage shall be subject to future approvals upon application.
    - No implied approval is given for the conceptual layout shown on any residential lots in the site plan
- 19.16 – Site and Architectural Design Standards
  - **Staff finding: complies with conditions.** Pedestrian connectivity is provided, parking areas are located appropriately, trash enclosures are shielded, minimal loading areas are proposed in excess parking stall areas and are located internal to the site to minimize visibility, all uses are within buildings, no outdoor displays are proposed, appropriate access is provided, fencing and buffers meet standards, building materials / colors / mixtures / minimum percentages / windows meet standards, rooftop mechanical equipment is screened, architecture is four-sided,
  - Conditions:

- Additional berming and/or landscaping shall be provided along the west side of Riverside Drive to shield future residential development from headlights and impacts from vehicles in the parking lots
  - UDOT and Engineering approval shall be provided for any accel/decel lanes and any access requirements shall be met
  - Roof drains and electrical panels shall be located on the interior of the buildings
- 19.19 – Open Space
  - **Staff finding: complies.** Minimum of 25% in Mixed Use is met; 35% is required due to use of footprint development. The 35% requirement has been provided.
- 19.25 – Mixed Use and Mixed Waterfront additional standards
  - **Staff finding: complies with conditions.** Standards such as bank stabilization, trail setbacks, Jordan River Trail provision, site coverage, public access and view corridors, and other waterfront requirements shall be met at time of residential development.
  - No implied approval is given for the conceptual layout shown on any residential lots in the site plan

**H. Recommendation and Alternatives:**

Staff recommends the Planning Commission conduct two public meetings, discuss the applications, and choose from the following options.

**Option 1 – Staff Recommendation: conditional approval and positive recommendation**

“I move to forward to the City Council a **positive** recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020:

**Findings**

1. The Preliminary Plat is consistent with the rezone to Mixed Use and consistent with the General Plan.
2. The Preliminary Plat complies with Chapters 19.04, 19.05, 19.06, 19.11, 19.12, 19.14, 19.16, 19.19, and 19.25 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein, with the following conditions:

**Conditions**

1. The River View Plaza & River View Townhomes preliminary plat is recommended as shown in the attachment to the Staff report in Exhibit 2 subject to modification for the remaining conditions.
2. All conditions of the City Engineer, if applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 5.
  - a. Add number of lots to the plat
  - b. Add owner name and address to the plat

- c. Add phasing detail (sq.ft. details, acreages, lots) to the plat
  - d. UDOT and Engineering approval shall be provided for any accel/decel lanes and any access requirements shall be met
3. Ownership records shall be updated prior to recordation so that County and application more fully match.
  4. All conditions of the Fire Marshall shall be met.
  5. All other Code requirements shall be met.
  6. Any other conditions or changes as articulated by the Planning Commission\_\_\_\_\_.”

“I also move to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020:

**Findings**

1. The Site Plan is consistent with the rezone to Mixed Use and consistent with the General Plan.
2. The Site Plan complies with Chapters 19.04, 19.05, 19.06, 19.11, 19.12, 19.14, 19.16, 19.19, and 19.25 of the Code, as articulated in the findings for approval in Section G of this report, which section is incorporated by reference, herein, with the following conditions:

**Conditions**

1. The River View Plaza Site Plan is recommended as shown in the attachment to the Staff report in Exhibit 3 subject to modification for the remaining conditions.
2. All conditions of the City Engineer, if applicable, shall be met, including but not limited to those in the Staff Report in Exhibit 4.
3. Code requirements from Section G:
  - a. Update irrigation plans to clearly show rain sensors
  - b. Add missing trees to remaining treeless parking islands
  - c. Ensure that primary pedestrian parking lot crossings are raised
  - d. Add missing trees to remaining treeless parking islands
  - e. Update icon scale as they are unclear and are not readable on the plan
  - f. Provide information on any intermittent and wall-mounted fixtures; if not shown they will be prohibited w/o a site plan amendment
  - g. Provide walkway lighting details
  - h. Add number of lots to the plat
  - i. Add owner name and address to the plat
  - j. Add phasing detail (sq.ft. details, acreages, lots) to the plat
  - k. Signage shall be subject to future approvals upon application
  - l. Additional berming and/or landscaping shall be provided along the west side of Riverside Drive to shield future residential development from headlights and impacts from vehicles in the parking lots

- m. UDOT and Engineering approval shall be provided for any accel/decel lanes and any access requirements shall be met
- n. Roof drains and electrical panels shall be located on the interior of the buildings
- 4. All conditions of the Fire Marshall shall be met.
- 5. All other Code requirements shall be met.
- 6. The approval is subject to approval of the preliminary plat by the City Council.
- 7. The approval is subject to recordation of the approved final plat..
- 8. No implied approval is given for the conceptual layout shown on any residential portion of the site plan.
- 9. Any other conditions or changes as articulated by the Planning Commission \_\_\_\_\_.”

**Alternative 1 – Continuance**

The Planning Commission may also choose to continue the items. “I move to **continue** the River View Plaza Site Plan and Preliminary Plat to another meeting on [DATE], with direction to the applicant and Staff on information and/or changes needed to render a decision, as follows:

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_”

**Alternative 2 – Negative Recommendation and Denial**

The Planning Commission may also choose to forward a negative recommendation to the City Council regarding the Preliminary Plat and deny the Site Plan.

“I move to forward a negative recommendation to the City Council regarding the River View Plaza Preliminary Plat with the findings below:

- 1. The River View Plaza Preliminary Plat is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or, \_\_\_\_\_
- 2. The River View Plaza Preliminary Plat is not consistent with Chapter(s) \_\_\_\_\_ and/or Chapter(s) \_\_\_\_\_ of the Code, as articulated by the Planning Commission: \_\_\_\_\_.”

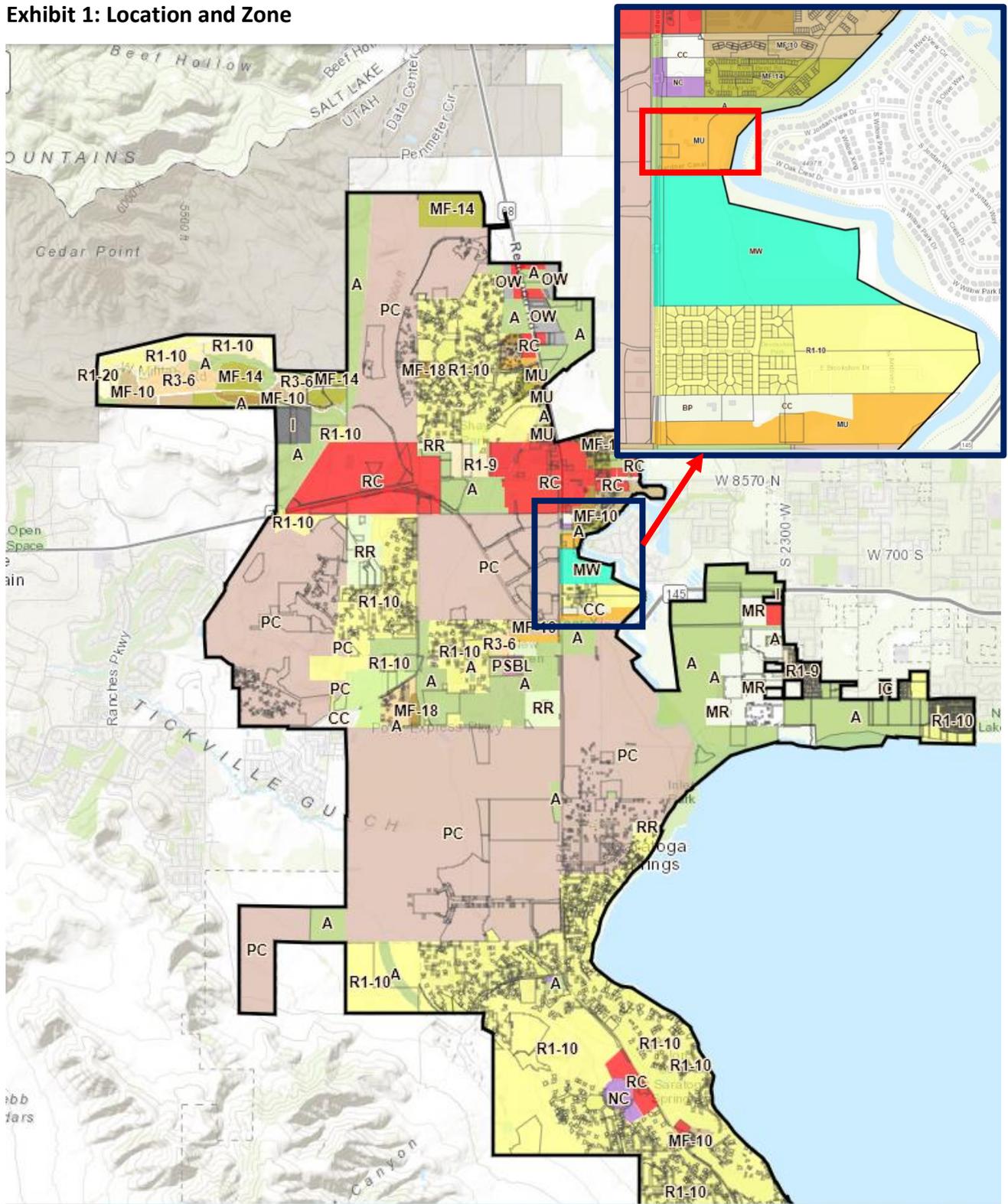
“I also move to deny the River View Plaza Site Plan with the findings below:

- 1. The River View Plaza Site Plan is not consistent with the General Plan, as articulated by the Planning Commission: \_\_\_\_\_, and/or, \_\_\_\_\_
- 2. The River View Plaza Site Plan is not consistent with Chapter(s) \_\_\_\_\_ and/or Chapter(s) \_\_\_\_\_ of the Code, as articulated by the Planning Commission: \_\_\_\_\_.”

**J. Exhibits:**

- 1. Location and Zone (page 8)
- 2. Preliminary Plat (pages 9)
- 3. Site Plan Package (pages 10-43)
- 4. Planning review checklist (pages 44-68)
- 5. City Engineer’s staff report (pages 69-

Exhibit 1: Location and Zone





NORTH  
1" = 60'

### LEGEND

- EXISTING SECTION CORNER (FOUND) (AS DESCRIBED)
- PHASE 1 BOUNDARY LINE
- STREET CENTERLINE
- PROPOSED STREET MONUMENT
- MONUMENT TO MONUMENT TIE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENTS

	Square Footage	Acreage	Percent of total
Total Area	414,573	9.52	100
Total Lot Area	69,620	1.60	17
Common Area	157,911	3.62	38
Total ROW Area	44,905	1.03	11
Total Wetland/River Area	45,396	1.04	11

### Data Table

Prepared by:

**Dudley and Associates, Inc.**  
353 East 1200 South  
Orem, Utah 84058  
office 801-224-1252  
fax 801-224-1264

UTILITY NOTE:

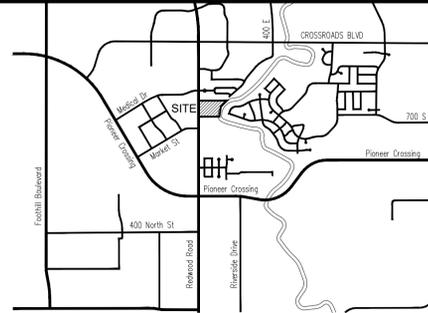
BY SIGNING THIS PLAT THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT OF WAY AND EASEMENT GRANTS OF RECORD (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES 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-803(4)(c)(i).

DRAINAGE EASEMENT NOTES:

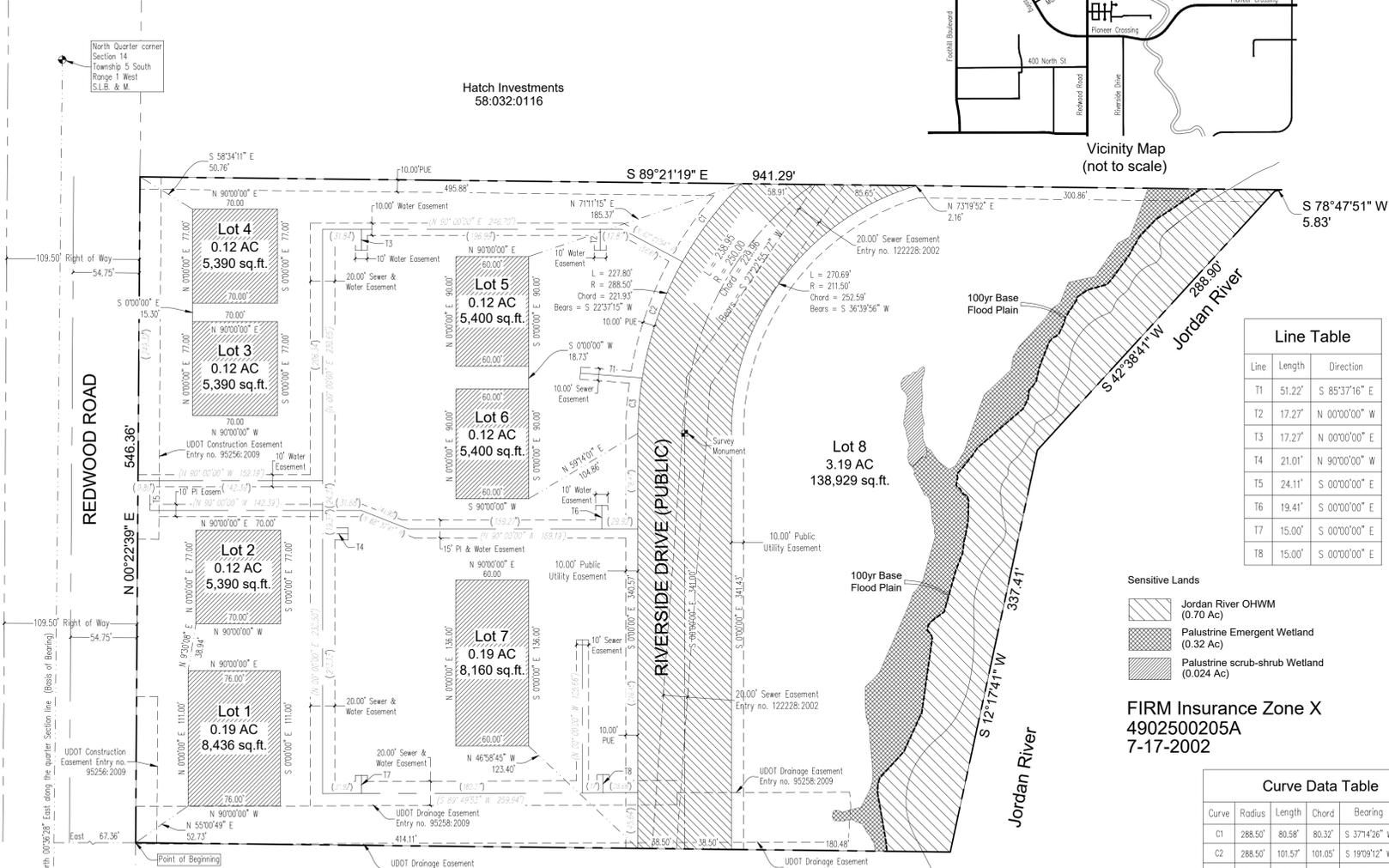
Drainage Easement areas are perpetual, non-exclusive, mutual cross drainage easements for purposes of storm water capture and conveyance on, over, upon, and across the areas delineated as Drainage Easements. Each lot encumbered by a drainage easement shall, at its sole cost and expense, maintain and keep all above and below grade infrastructure and appurtenances in a reasonable condition and state of repair. No obstructions or changes in grade shall be located within the easement areas that will impede, divert, or cause the runoff to have an adverse effect on adjoining property.

## River View Subdivision

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH



Vicinity Map (not to scale)



### Line Table

Line	Length	Direction
T1	51.22'	S 85°37'16" E
T2	17.27'	N 00°00'00" W
T3	17.27'	N 00°00'00" W
T4	21.01'	N 90°00'00" W
T5	24.11'	S 00°00'00" E
T6	19.41'	S 00°00'00" E
T7	15.00'	S 00°00'00" E
T8	15.00'	S 00°00'00" E

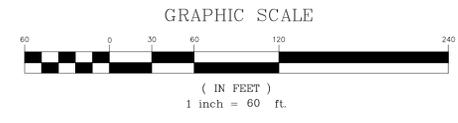
### Sensitive Lands

- Jordan River OHWM (0.70 Ac)
- Palustrine Emergent Wetland (0.32 Ac)
- Palustrine scrub-shrub Wetland (0.024 Ac)

FIRM Insurance Zone X  
4902500205A  
7-17-2002

### Curve Data Table

Curve	Radius	Length	Chord	Bearing	Delta
C1	288.50'	80.58'	80.32'	S 37°14'26" W	167°00'09"
C2	288.50'	101.57'	101.05'	S 19°09'12" W	207°01'18"
C3	288.50'	45.66'	45.61'	S 43°02'01" W	97°04'03"



- PRIVATE AREA
- COMMON AREA
- DEDICATED TO SARATOGA SPRINGS CITY (44,904 sq.ft.)

### SURVEYOR'S CERTIFICATE

I, ROGER D. DUDLEY, do hereby certify that I am a registered Land Surveyor and that I hold a license, Certificate No. 147089, 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 54-8a-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 recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

### BOUNDARY DESCRIPTION

A parcel of land situated in the Southeast Quarter of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

OVERALL PROPERTY DESCRIPTION  
Commencing at a point located North 00°36'28" East along the quarter Section line 1326.29 feet and East 67.36 feet from the South quarter corner of Section 14, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 00°22'39" East along the easterly boundary line of Redwood Road 546.36 feet; thence South 89°21'19" East 941.29 feet; thence South 78°47'51" West 5.83 feet; thence South 42°38'41" West 288.90 feet; thence South 12°17'41" West 337.41 feet; thence North 89°21'19" West 671.59 feet to the point of beginning.

Area = 414,573 sq.ft. or 9.52 Acres  
Number of Lots = 8  
Basis of Bearing is North 00°36'28" East along the quarter Section line from the South quarter corner to the North quarter corner of said Section 14.

Date \_\_\_\_\_ Surveyor's Name \_\_\_\_\_  
License no. \_\_\_\_\_

### OWNER'S 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 hereinafter known as:

### River View Subdivision

and do hereby dedicate for the perpetual use of the public and City of 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) 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, or by owner's development activity within this subdivision. The owner hereby conveys the Common Area, as indicated hereon, to the River View HOA, a Utah Nonprofit Corporation, with a registered address of \_\_\_\_\_

In witness whereof I have set forth my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Title \_\_\_\_\_  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Title \_\_\_\_\_

### OWNER'S ACKNOWLEDGMENT

STATE OF UTAH } S.S.  
County of Utah }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, who being by me duly sworn, did prove 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).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

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 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)

## River View Subdivision

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SARATOGA SPRINGS CITY, UTAH COUNTY, UTAH

### ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 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.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(i) 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 RECORDED EASEMENT OR RIGHT-OF-WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 5a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ROCKY MOUNTAIN POWER

### 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 ACCEPTANCE, APPROVAL OR 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 AT 800-366-6532.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_  
TITLE \_\_\_\_\_

QUESTAR GAS COMPANY

### CENTURY LINK

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

CENTURY LINK

### COMCAST CABLE TELEVISION

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

COMCAST CABLE TELEVISION

### PLANNING DIRECTOR APPROVAL

Approved by the Planning Director on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

PLANNING DIRECTOR

### SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY ENGINEER

### LAND USE AUTHORITY

Approved by the Land Use Authority on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

LAND USE AUTHORITY

### FIRE CHIEF APPROVAL

Approved by the Fire Chief on this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

CITY FIRE CHIEF

### 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	CITY ENGINEER SEAL	CLERK-RECORDER SEAL
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PRINTED DATE  
07.20.20

**LAYTON DAVIS**  
ARCHITECTS

2005 East 2700 South Suite 200  
Salt Lake City, Utah 84109  
p: 801-467-0715 | www.laytondavisarchitects.com

OSMOND MIXED-USE  
DEVELOPMENT  
1032 North Redwood Road  
Saratoga Springs, Utah

CHRONOLOGY

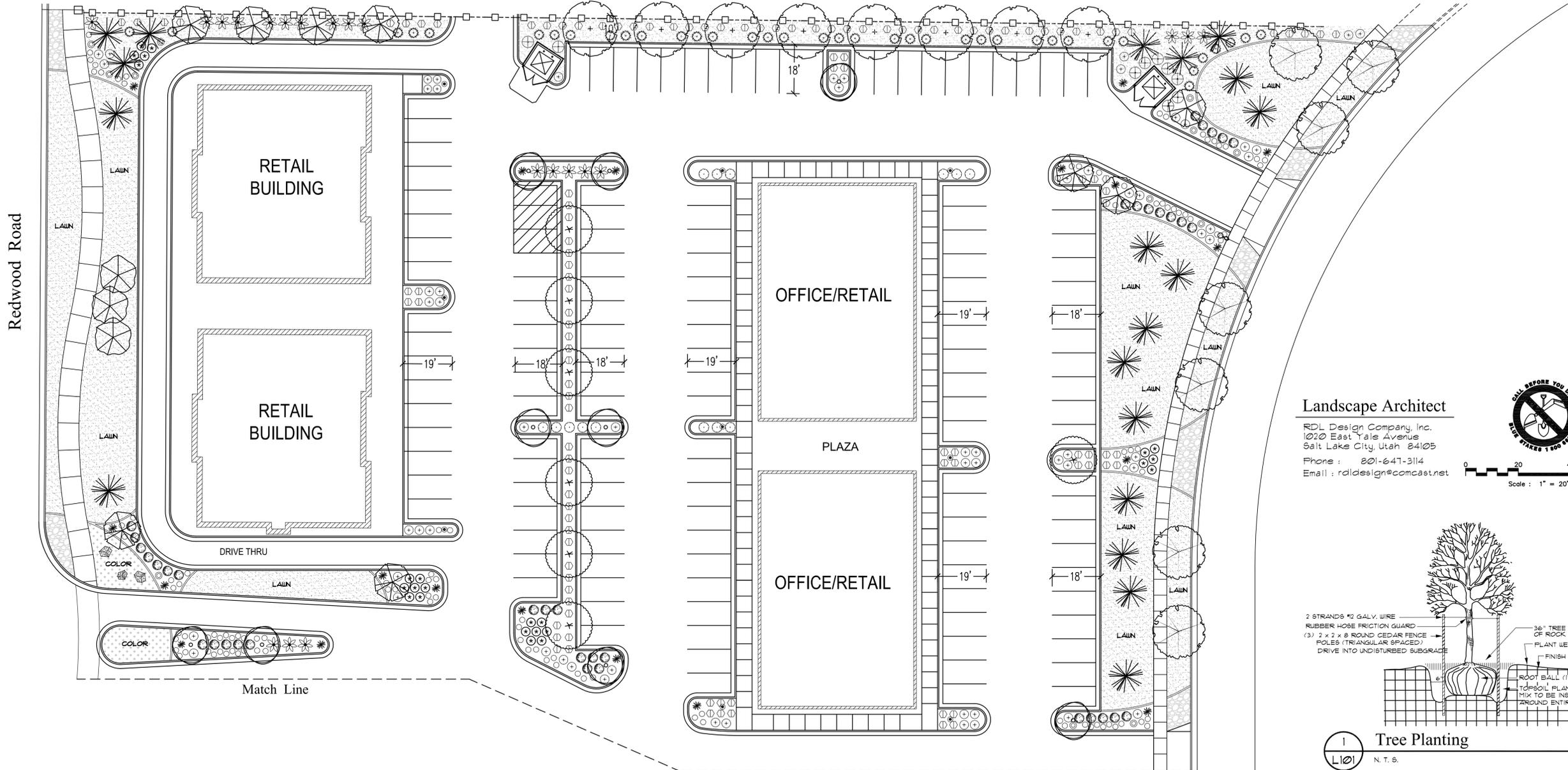
SHEET SIZE  
24x36

PROJECT NO  
19.148

DWN BY / CHK BY  
RDL / RDL

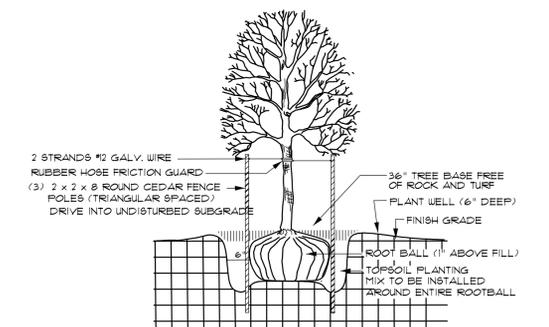
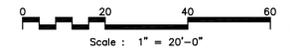
TITLE  
Landscape  
Plan

SHEET  
L101



**Landscape Architect**

RDL Design Company, Inc.  
1020 East Yale Avenue  
Salt Lake City, Utah 84105  
Phone : 801-647-3114  
Email : rdl.design@comcast.net



1 Tree Planting  
N.T.S.

**Plant List (TREES)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15	(Symbol)	<i>Celtis occidentalis</i>	Common Hackberry	2" Calliper 10' Height	Full Head Crown Straight Trunk
14	(Symbol)	<i>Gleditsia triacanthos 'Imperial'</i>	Imperial Honeylocust	2" Calliper 10' Height	Full Head Crown Straight Trunk
3	(Symbol)	<i>Malus 'Spring Snow'</i>	Spring Snow Crab	2" Calliper 10' Height	Full Head Crown Straight Trunk
36	(Symbol)	<i>Pinus flexilis 'Vanderwolfae'</i>	Vanderwolfae Limber Pine	8'-10' Height B & B	Full Throughout Specimen
15	(Symbol)	<i>Fyrus calleryana 'Chanticleer'</i>	Chanticleer Flowering Pear	2" Calliper 10' Height	Full Head Crown Straight Trunk
15	(Symbol)	<i>Syringa reticulata 'Ivory Silk'</i>	Japanese Tree Lilac	2" Calliper 10' Height	Full Head Crown Straight Trunk
11	(Symbol)	<i>Zelcova serrata 'Green Vase'</i>	Green Vase Zelcova	2" Calliper 10' Height	Full Head Crown Straight Trunk

**Plant List (SHRUBS)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
45	(Symbol)	<i>Rhus aromatica 'Summer Wine'</i>	Summer Wine Ninebark	5 Gallon	24"-30" Height
64	(Symbol)	<i>Rhus aromatica 'Grow-Low'</i>	Grow Low Sumac	5 Gallon	15"-24" Spread
44	(Symbol)	<i>Rosa x 'Red Meidiland'</i>	Red Meidiland Rose	5 Gallon	15"-18" Spread
76	(Symbol)	<i>Rosa x 'Red Knockout'</i>	Knock Shrub Rose	5 Gallon	18"-24" Height
116	(Symbol)	<i>Spiraea b. 'Anthony Waterer'</i>	Anthony Waterer Spiraea	5 Gallon	15"-18" Height
14	(Symbol)	<i>Spiraea j. 'Magic Carpet'</i>	Magic Carpet Spiraea	5 Gallon	15"-18" Height
34	(Symbol)	<i>Yucca filam. 'Ivory Tower'</i>	Ivory Tower Yucca	5 Gallon	15"-18" Height

**Plant List (ORNAMENTAL GRASSES)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
218	(Symbol)	<i>Calamagrostis 'Karl Foerster'</i>	Karl Foerster Feather Grass	5 Gallon	24"-30" Height
20	(Symbol)	<i>Panicum virgatum 'Shenandoah'</i>	Shenandoah Switch Grass	5 Gallon	24"-30" Height
26	(Symbol)	<i>Fernistum o. 'Hameln'</i>	Hameln Du. Feather Grass	2 Gallon	12"-15" Height

**Plant List (PERENNIALS)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
50	(Symbol)	<i>Hemerocallis Stella d'Oro</i>	Stella d'Oro Day Lily	1 Gallon	12"-15" Height
50	(Symbol)	<i>Lavandula 'Munstead'</i>	Munstead Lavender	1 Gallon	12"-15" Height
25	(Symbol)	<i>Penstemon e. 'Firecracker'</i>	Firecracker Penstemon	1 Gallon	12"-15" Height
25	(Symbol)	<i>Rudbeckia f. 'Goldstrum'</i>	Black-Eyed Susan	1 Gallon	12"-15" Height
50	(Symbol)	<i>Salvia 'East Friesland'</i>	East Friesland Salvia	1 Gallon	10"-12" Height

**Plant Material Quality Note:**

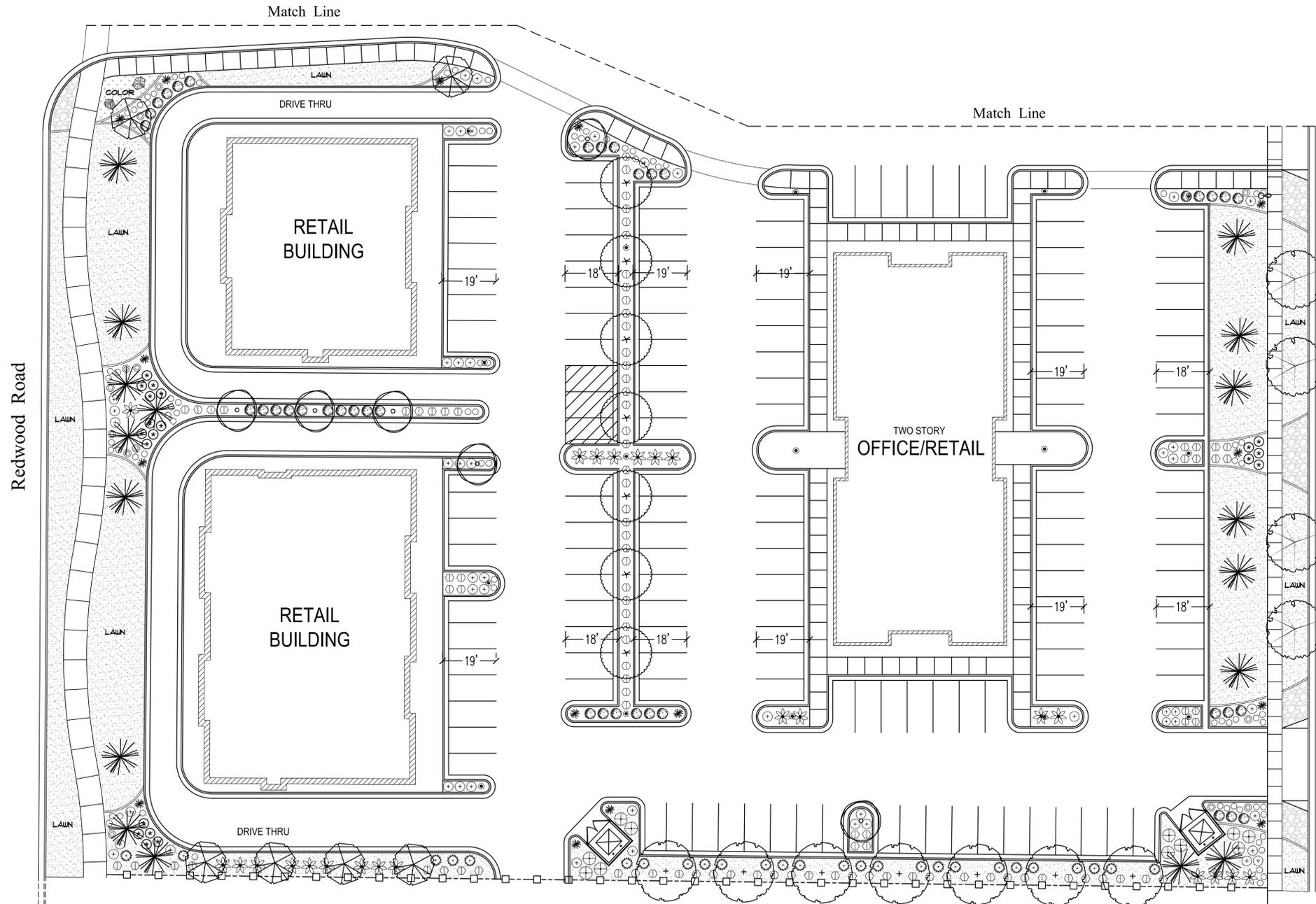
All plant materials shall be of number one quality and size for the container specified. All materials of each variety shall be furnished by the same supplier and come from the same stock or group. The Owner and Landscape Architect have the right to reject any and all plant materials not meeting specification or in a healthy condition for the project. The contractor shall secure all plant materials for the project a minimum of 60 days prior to the anticipated installation date. No plant material substitutions will be considered following the 60 day period. All plant materials shall be reviewed and approved prior to shipment to the site.

**Legend**

Symbol	Description	Remarks
(Symbol)	Landscape Boulder / 4" Min. Dia. Size / Individually Placed	Boulder Type And Color Shall Be From Brown's Canyon Source (Or Equal) Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
(Symbol)	4"x6" Extruded Concrete Mowstrip / Natural Color	Install In Straight True Lines And Uniform Curves, 4 Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
(Symbol)	New Rock - Crushed Angular / 3" Minus Size / Mixed Gray	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Gray Sample Color For Approval.
(Symbol)	New Shrub - Stone Area / 2" Min. Size / Color #2 / Mixed Brown	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Submit Beige/Tan Sample Color For Approval.
(Symbol)	New Shrub - Stone Area / 1 1/2" Min. Size / Tan-Light Brown	Install In Areas Shown To A Depth Of 4 Inches Over "DeWitt" Brand Weed Barrier Fabric. Rock To Be A "Calico" Product Or Equal.

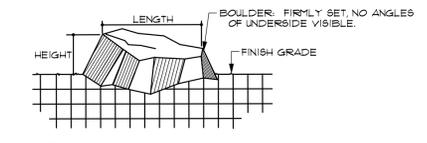
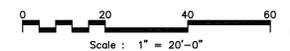
**Submittal Requirements**

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments 4 import topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way affect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

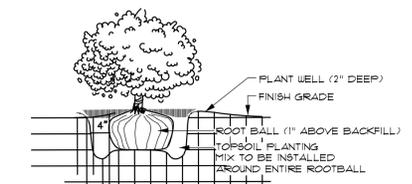


**Landscape Architect**

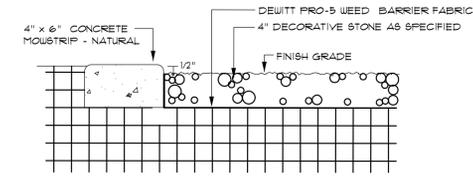
RDL Design Company, Inc.  
 1020 East Yale Avenue  
 Salt Lake City, Utah 84105  
 Phone : 801-647-3114  
 Email : raldesign@comcast.net



**1 Landscape Boulder**  
 L101 N. T. S.



**2 Shrub Planting**  
 L101 N. T. S.



**3 Steel Edging / Stone Mulch**  
 L101 N. T. S.

**Planting Notes**

- All shrub planting areas shall receive an 8 inch depth of topsoil. If topsoil is not available on-site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis for all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Soil Pep/or equal), and shall be rototilled on-site prior to installation.
- Plant fertilizer shall be Agriform Grand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of loose planting mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone surfacing over Pro-5 weed barrier fabric. The decorative stone materials to be bid are as shown in the legend. These materials are available through several local suppliers. Provide a "lock-up" of the various proposed materials for approval.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stones.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (90 days minimum) and shall include mowing, weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and final acceptance.

**General Notes**

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stakes/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

**Sub-Grade Requirements**

- SHRUB AREAS :** Twelve (12) inches below finish grade. This will allow for the installation of an eight inch depth of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK AREAS :** Five (5) inches below finish grade. This will allow for the installation of a four inch depth of decorative rock type as specified, over a weed barrier fabric, leaving the grade slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION :** The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.



PRINTED DATE  
 07.20.20

**LAYTON DAVIS ARCHITECTS**  
 2005 East 2700 South | suite 200  
 Salt Lake City, Utah 84109  
 p:801-467-0715 | www.laytondavisarchitects.com

OSMOND MIXED-USE DEVELOPEMENT  
 1032 North Redwood Road  
 Saratoga Springs, Utah

**CHRONOLOGY**

SHEET SIZE  
 24x36

PROJECT NO  
 19.148

DWN BY/CHK BY  
 RDL / RDL

TITLE  
 Landscape Plan

SHEET  
 L102

### LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2018

EXTERIOR LIGHTING SHALL BE PROGRAMMED TO TURN ON AT 6 A.M. AND OFF AT MIDNIGHT. PHOTOCELL WILL AUTOMATICALLY TURN LIGHTS OFF WHEN DAYLIGHTING IS PRESENT AND SATISFIES THE LIGHTING NEEDS. (C405.2.6.1 - C405.2.6.3)

BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE PROGRAMMED TO SHUT OFF NOT LATER THAN 1 HOUR AFTER BUSINESS CLOSING TO NOT EARLIER THAN 1 HOUR BEFORE BUSINESS OPENS. (C405.2.6.2)

**PROGRESS SET**

**PRINTED DATE**  
07.10.2020

**LAYTON DAVIS ARCHITECTS**

2005 East 2700 South  
Salt Lake City, Utah 84109  
p: 801.487.0715 | www.laytondavisarchitects.com

**OSMOND MIXED-USE DEVELOPMENT**

**BUILDING A**  
Saratoga Springs, Utah

**CHRONOLOGY**

**PROJECT NO**  
19.148

**DWN BY/CHK BY**  
AP&SL/ES

**TITLE**  
PHOTOMETRIC PLAN

24X36 SHEET #  
**ES101**

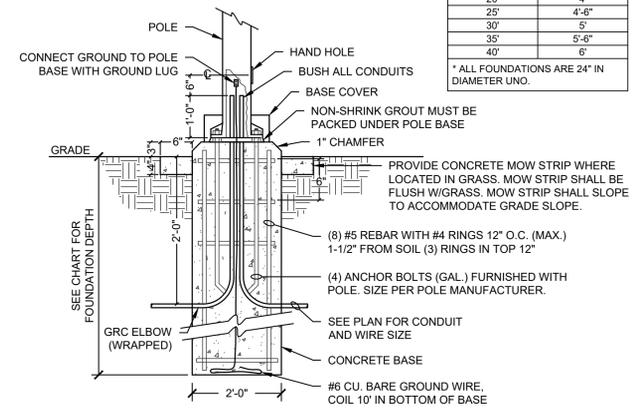


Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Efficiency	Distribution	Notes
○	DL1	9	Lithonia Lighting	LDN4CYL 35/10 L04 BR	4IN LDN CYLINDER, 3500K, 1000LM, BLACK, CR180		1	LDN4CYL_35_10_L04_BR.ies	792	1	10.58	100%	DIRECT, SC-0=1.04, SC-90=1.06	
○	T4	9	Sternberg Lighting	1521LED-16L40T4-MDL018-SV1	1521LED Omega Small Size Fixture, T4, Soft Vue 1	Luxeon	1	1521LED-16L40T4-MDL018-SV1.IES	7036	1	79.7	100%		
○	OW1	92		WS-W9102			2	WS-W9102_ESNA2 002.ies	774	1	30.538	100%		
□	OW2	26	Lithonia Lighting	WST LED P2 40K VF HVOLT	WST LED, Performance package 2, 4000 K, visual comfort forward throw, HVOLT	LED	1	WST_LED_P2_40K_VF_HVOLT.ies	3469	1	31	100%	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1	
●	T5	8	Sternberg Lighting	1521LED-16L40T4-MDL018-SV1	1521LED Omega Small Size Fixture, T4, Soft Vue 1	Luxeon	1	1521LED-16L40T4-MDL018-SV1.IES	7036	1	159.4	100%		
○	T2	8	Sternberg Lighting	1521LED-12L40T2-MDL018-FG.IES	1521LED Omega Small Size Fixture, T2, Flat Glass	Luxeon	1	1521LED-12L40T2-MDL018-FG.IES	6506	1	60.4	100%		
○	T3	12	Sternberg Lighting	1521LED-12L40T3-MDL018-FG.IES	1521LED Omega Small Size Fixture, T3, Flat Glass	Luxeon	1	1521LED-12L40T3-MDL018-FG.IES	6637	1	60.3	100%		

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Entry 1	+	8.1 fc	9.4 fc	5.3 fc	1.8:1	1.5:1
North Entry 2	+	7.8 fc	9.6 fc	5.5 fc	1.7:1	1.4:1
North Parking	+	2.2 fc	7.9 fc	0.5 fc	15:1	4.4:1
North Walkway	+	1.6 fc	4.6 fc	0.6 fc	7.7:1	2.7:1
North Walkway 2	+	2.8 fc	6.1 fc	0.6 fc	10.2:1	4.7:1
Property Line	+	0.2 fc	1.0 fc	0.0 fc	N/A	N/A
Site	+	2.3 fc	16.8 fc	0.2 fc	84.0:1	11.5:1
South Entry 1	+	8.1 fc	9.9 fc	5.6 fc	1.8:1	1.4:1
South Entry 2	+	10.1 fc	15.5 fc	8.2 fc	1.9:1	1.2:1
South Parking	+	2.6 fc	7.6 fc	0.5 fc	15.2:1	5.2:1
South Walkway 1	+	3.0 fc	7.4 fc	0.9 fc	8.2:1	3.3:1
South Walkway 2	+	2.5 fc	5.8 fc	0.9 fc	6.4:1	2.8:1
South Walkway 3	+	5.0 fc	14.9 fc	1.2 fc	12.4:1	4.2:1

POLE HEIGHT	FLUSH TO 6" ABOVE GRADE
10'	3"
15'	3'-6"
20'	4"
25'	4'-6"
30'	5"
35'	5'-6"
40'	6"

\* ALL FOUNDATIONS ARE 24" IN DIAMETER UNO.



**2 LIGHT POLE BASE DETAIL**  
NO SCALE

**1 PHOTOMETRIC PLAN**  
ES101 SCALE: 1" = 30'-0"



**Sternberg Lighting**  
ESTABLISHED 1923 / EMPLOYEE OWNED  
555 Lawrence Avenue | Roselle, IL 60172 | 847.588.3400 | www.sternberglighting.com  
CONCEPTUAL ASSEMBLY DRAWING. SUBJECT TO ENGINEERING VERIFICATION BY THE FACTORY

**ARM NUMBER OF ARMS: 1**  
Number of Arms: One Arm (1)

**ARM ARM MOUNTED FIXTURE: 1521LED**  
1521 Omega decorative downlight fixture features a spun aluminum bell styled shade with a flared or rounded edge. An aluminum casting is attached to the upper portion of the bell shade to allow coupling to multiple arms. Fixture features sealed and rotatable optics. Available with flat, sag, clear or frosted glass.  
Shade Style & Round (R) (F)  
Mounting:

**LIGHT SOURCE: -16L40T3-MDL018-SV1**  
Array: 16 LEDs, 80W for MD\_018 (16L)  
Color Temp: 4000K (40)  
Distribution: Type 0 (T3)  
Driver: Multi-Volt Dimmable Low-Range Driver, 120-277V, 180mA (MDL018)  
Lens: Flat Soft Vain Light Diffused Acrylic (SV1)

**ARM: 480HPM**  
Bracket scales 16 1/2" high x 17 3/4" wide.  
**POLE: 3416FP5-188**  
The 18" diameter cast 505 aluminum alloy base and aluminum shaft shall be a one-piece construction. The pole shall be U.L. or E.T.L. listed in U.S. and Canada. All pole heights to have a tolerance of ± 2"  
Model: 3400 Georgetown for 5" Pole Shafts (34)  
Height: 18 Ft (18)  
Shaft Type: Fluted Straight 5 Inch, 6061-T6 Aluminum Alloy (FP5)  
Gauge: 0.188" (188)

**POLE CAP: BCC**  
2" Ball Center Cap. BCC

**FINISH: BK**  
Assembly shall be powder coated to Black Smooth finish. Prior to coating, the assembly shall be chemically cleaned and etched in a 5-stage washing system which includes alkaline cleaning, rinsing, phosphoric etching, reverse osmosis water rinsing, and non-chrome sealing to ensure corrosion resistance.

**Wind Load Evaluation**  
This assembly, as configured, MEETS AASHTO requirements for wind loading  
Wind Speed: 90 mph  
Gust Factor: 1.14

**Arms and Accessory Orientation**  
480HPM  
180°  
180°  
-90°  
-270°  
0°  
180°

(4) 1/2" X 18" Anchor Bolts, 12" Bolt Circle, Diamond pattern  
Access Door Orientation: 0°  
Street Side Orientation: 180°

Job Name: Tennys Customer Signature: \_\_\_\_\_ Drawing #29772  
Job Location: Utah Date: 2019/08/27 1 of 2

Catalog Number: 1A-1921LED-R-16L40T3-MDL018-SV1 / 480HPM / 3416FP5-188 / BCC / BK



**WST LED**  
Architectural Wall Sconce

**Specifications**  
Luminaire  
Height: 8-1/2" (21.59 cm)  
Width: 17" (42.79 cm)  
Depth: 10-3/16" (26.7 cm)  
Weight: 20 lbs (9.1 kg)

**Optional Back Box (PBBW)**  
Height: 4" (102 mm)  
Width: 5-1/2" (140 mm)  
Depth: 1-1/2" (38 mm)

**Optional Back Box (BBW)**  
Height: 4" (102 mm)  
Width: 5-1/2" (140 mm)  
Depth: 1-1/2" (38 mm)

**Capable Luminaire**  
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.  
• All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency  
• This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability  
• This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background  
To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).  
See ordering tree for details.  
A+ Certified Solutions for ROAM. See the order of one ROAM node per luminaire. Sold Separately. Link to Roam: Link to DTL DLL

**LITHONIA LIGHTING**  
One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • [www.lithonia.com](http://www.lithonia.com)  
© 2011-2017 Acuity Brands Lighting, Inc. All rights reserved. WST LED Rev. 11/01/17



**LITHONIA LIGHTING**

**FEATURES & SPECIFICATIONS**  
**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.  
**CONSTRUCTION** — Heavy-gauge aluminum housing.  
Ceiling mount for direct installation to 4" octagonal or square junction box.  
Pendulum mount entry for 3/8" National Pipe Thread stems; wires supplied by others.  
Multiple ceiling, pendant, cord, and wall mount options available.  
**OPTICS** — LEDs are bonded to a 3-step SDCM, 80 CRI minimum, 90 CRI optional. LED light source concealed with diffusing optical lens.  
General illumination lighting with 1.0 S/NH and 5" cutoff to source and source image.  
Self-flanged anodized reflector in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.  
**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz); 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.  
347V available option; transformer must be field-installed to an accessible remote-mounted junction box.  
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.  
70% lumen maintenance at 60,000 hours.  
**LISTINGS** — Certified to US and Canadian safety standards. Dump location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.  
**WARRANTY** — 5-year limited warranty. Complete warranty terms located at [www.lithonia.com/warranty](http://www.lithonia.com/warranty).  
**Notes:** Actual performance may differ as a result of field use environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

**LDN4CYL**  
4" CYLINDER Non-IC

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN4CYL 35/15 LOAAR LSS MVOLT EZI FCM DWHG

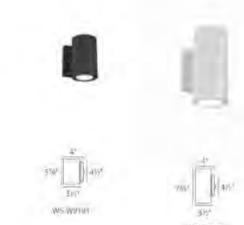
Series	Color temperature	Lumens	Aperture/Trim Color	Finish	Voltage	
LDN4CYL 4" cylinder	27 2700K 30 3000K 35 3500K 40 4000K 50 5000K	85 500 lumens 107 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens	LO4 Downlight 1RW Wallwash BR Black	AR Clear WR White BR Black	LSS Semi-specular LSS Master diffuse LS Specular	120 120V 277 277V

Driver	Mounting	Options	Architectural Colors
CE20 0-10V driver dims to 10%	FCM Ceiling mount	SP Single face NPP160E1 right network power relay pack with 0-10V dimming for non-4000K drivers (E270, G21)	DWHG Matte white (standard) DWB Dark bronze DEL Black DWH Glossy white DWB Medium bronze DMA Natural aluminum DSS Sandstone DGC Charcoal grey DYG Tennis green DER Bright red DSB Steel blue
G21 0-10V driver dims to 1%	WLE Wall mount	NPP160E1 right network power relay pack with 0-10V dimming for non-4000K drivers (E270, G21). ER controls features on emergency circuit.	
E270 0-10V 4000K driver with smooth and flicker-free deep dimming performance down to 10%	PM* Pendant 3/8" thread mount ACC* 10ft aircraft cable and cord mount ACC180* 15ft aircraft cable and cord mount	NPP160E2 right network power relay pack with 0-10V dimming for non-4000K drivers (E270, G21). ER controls features on emergency circuit. NPS80E2 right dimming pack controls 0-10V 4000K drivers (E270, E21). ER controls features on emergency circuit. NPS80E2E right dimming pack controls 0-10V 4000K drivers (E270, E21). ER controls features on emergency circuit. NPS80E2E* right dimming pack controls 0-10V 4000K drivers (E270, E21). ER controls features on emergency circuit. HCKB High CRI (90+) VLE Wet location	
E21 0-10V 4000K driver with smooth and flicker-free deep dimming performance down to 1%			

**Notes:**  
1 Not available in ACC mount.  
2 Not available with finishes.  
3 Refer to TECH 340 for compatible dimmers.  
4 Supplied with 10' supply and dimming connections.  
5 White cord supplied with white housings. All other finishes supplied with black cord.  
6 Must specify voltage 120V or 277V.  
7 Specify voltage. ETL for use with generator supply EM power. WBL require an emergency hot lead and normal hot lead.  
8 Interface remote mounted. Access panel (supplied by others) recommended.  
9 Not available with ACC & ACC180 mounting options.  
10 Additional architectural colors available; see [www.lithonia.com](http://www.lithonia.com) archives.  
11 Color and length of stem must be specified from 0" to 240" in increments of maximum increments of 60". For CYL4000K, ceiling attachment for interior use. Consult factory for exterior use.  
12 Must be field-installed to an accessible remote-mounted junction box.

DOWNLIGHTING LITHONIA

**VESSEL— model: WS-W91**  
LED Exterior Sconce



Fixture Type: \_\_\_\_\_  
Catalog Number: \_\_\_\_\_  
Project: \_\_\_\_\_  
Location: \_\_\_\_\_

**PRODUCT DESCRIPTION**  
A sleek, minimalist profile supported by precision engineering using advanced proprietary LED technology. Integral reflectors ensure high performance optics for accent and wall wash lighting, pathway and facade illumination and building security.

**FEATURES**  
• Up & down light  
• ADA compliant, low profile design  
• ETL & cETL wet location listed, IP66 rated  
• WS-W9101 is Energy Star® rated & Dark Sky Friendly  
• Full range dimming when used with compatible dimmers\*  
• Mounts in any direction  
• Driver located inside fixture  
• Universal driver (120V-220V-277V)  
• 60,000 hour rated life  
• Color Temp: 3000K, 3500K, 4000K, 5000K, 6000K optional colors  
• CRI: 90

**SPECIFICATIONS**  
**Construction:**  
**Light Source:** High output LED.  
**Finish:** Brushed Aluminum (AL), Black (BK), Bronze (BZ), White (WT)  
**Standards:** ETL & cETL wet location listed IP 65, ADA compliant. WS-W9101 is Energy Star® rated

Type	Model	Wattage	LED Lumens	Delivered Lumens	Finish
Down Light	WS-W9101	18.5W	1183	860	AL, BK, BZ, WT
Up & Down Light	WS-W9102	18.5W	2364	1740	AL, BK, BZ, WT

Example: WS-W9101-AL  
For 2700K add "-27"; 4000K add "-40" before the finish: WS-W9102-40-BZ

modernforms.com Headquarters: Eastern Distribution Center 1600 Harbor Park Drive Port Washington, NY 11050  
Central Distribution Center 1750 Archibald Avenue Lithia Springs, GA 30122  
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760  
Phone (800) 526-2588  
Fax (800) 526-2585  
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2017

**ROCKY MOUNTAIN CONSULTING ENGINEERS, INC.**  
2117 South 3600 West, Salt Lake City, UT 84119  
(801) 566-0503 www.mceut.com Project # 20135

**PROGRESS SET**

**PRINTED DATE**  
07.10.2020

**LAYTONDAVIS ARCHITECTS**

2005 East 2700 South Suite 200  
Salt Lake City, Utah 84109  
P: 801.487.0715 | www.laytondavisarchitects.com

**OSMOND MIXED-USE DEVELOPMENT**  
**BUILDING A**  
Saratoga Springs, Utah

**CHRONOLOGY**

**PROJECT NO**  
19.148

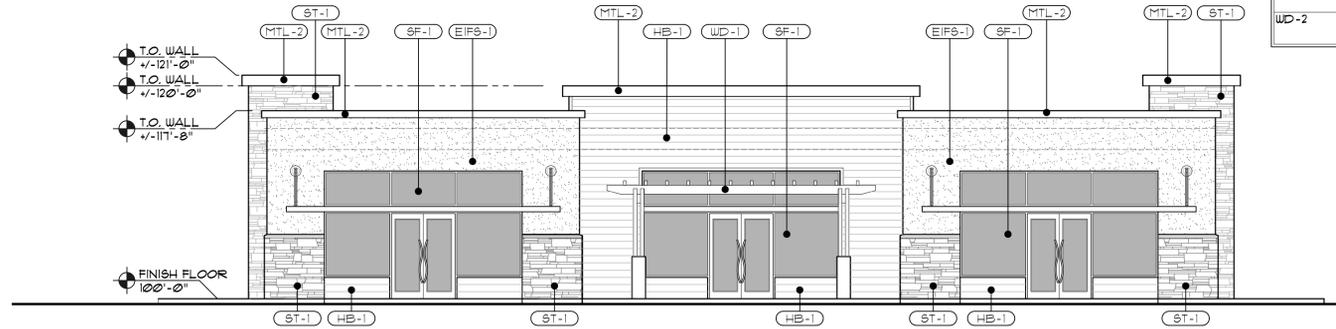
**DWN BY/ CHK BY**  
AP&SL/ES

**TITLE**  
PHOTOMETRIC PLAN

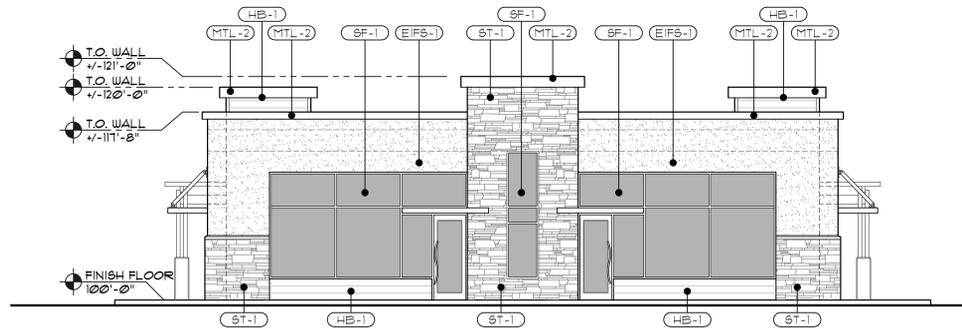
**24X36 SHEET #**  
ES102



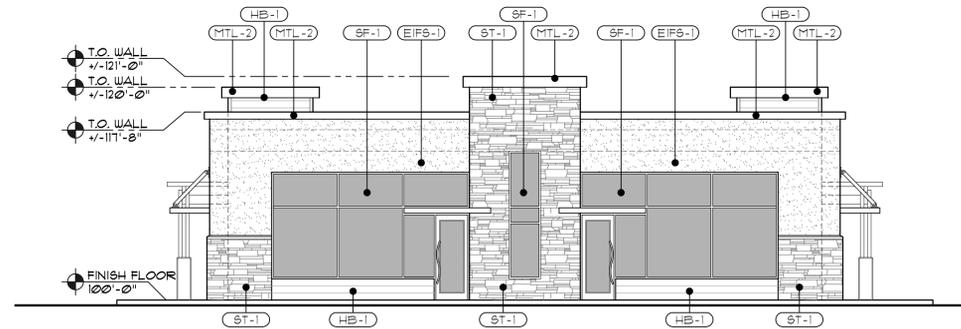
EXTERIOR ELEVATION MATERIAL LEGEND					
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MTL-1	STANDING SEAM METAL ROOF	--	--	DARK BRONZE	--
MTL-2	PRE-FINISHED METAL CAP FLASHING	FIRESTONE	KYNAR 500	DARK BRONZE	--
MTL-3	PRE-FINISHED METAL PANELING	DRI-DESIGN	ANODIZED ALUMINUM	LIGHT BRONZE	--
MTL-4	PRE-FINISHED METAL ROOF SCREEN	WESTERN STATES METAL	WESTERN RIB 24 GAUGE	FRESH RUST	3/8" WIDE
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM	SYNERGY OR DRYVIT	SMOOTH FINISH	REVERE FEUTER	--
ST-1	CULTURED STONE	LANE MEYERS	JACKSON LEDGE	PREMIUM BLEND	--
HB-1	HARDIE BOARD SIDING	HARDIE BOARD	--	DARK BROWN	PAINTED TO HAVE WOOD TEXTURE
PC-1	PRECAST CONCRETE CAP	--	--	--	--
CONC-1	CONCRETE POST BASE	--	--	--	--
SF-1	STORE FRONT GLAZING	OLD CASTLE	6000	DARK BRONZE	--
WD-1	ROUGH SAUN WOOD BEAM - STAINED	--	--	T.B.D.	--
WD-2	ROUGH SAUN WOOD POST - STAINED	--	--	T.B.D.	--



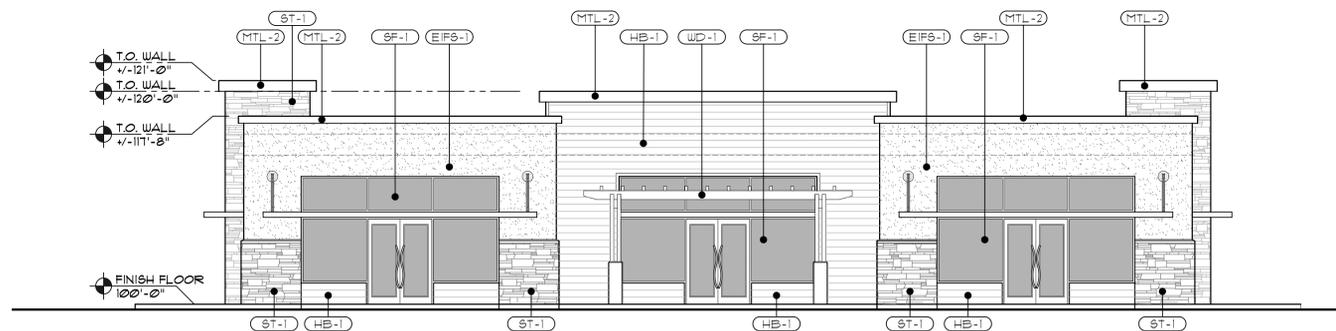
1 EXTERIOR ELEVATIONS - EAST  
A201 SCALE: 1/8"=1'-0"



2 EXTERIOR ELEVATIONS - NORTH  
A201 SCALE: 1/8"=1'-0"



3 EXTERIOR ELEVATIONS - SOUTH  
A201 SCALE: 1/8"=1'-0"



4 EXTERIOR ELEVATIONS - WEST  
A201 SCALE: 1/8"=1'-0"

PRINTED DATE  
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RIVER VIEW PLAZA  
OFFICE BUILDINGS A & B

SARATOGA SPRINGS, UTAH

CHRONOLOGY

PROJECT NO  
20.112

DWN BY/ CHK BY  
CDB

TITLE  
EXTERIOR  
ELEVATIONS

24X36 SHEET #

A201

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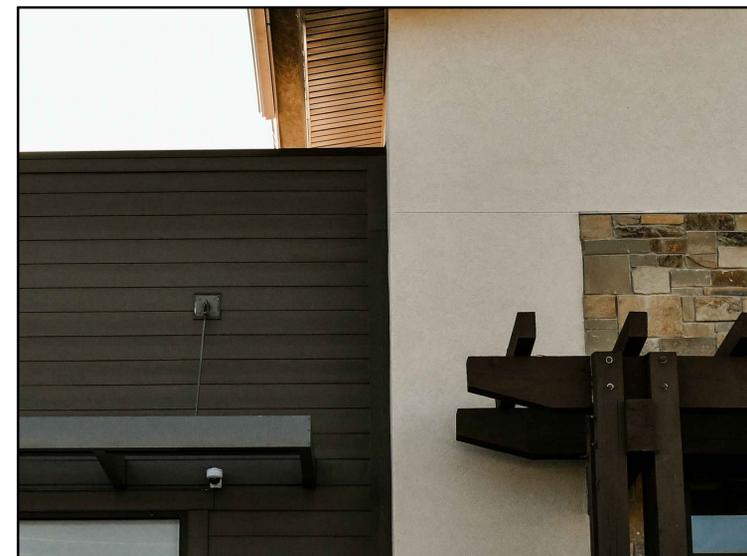
1 COLOR SCHEME - IMAGE 1  
A203 SCALE: NTS



2 COLOR SCHEME - IMAGE 2  
A203 SCALE: NTS



3 MECHANICAL SCREEN WALL  
A203 SCALE: NTS



4 TYPICAL ARCHITECTURAL ELEMENTS  
A203 SCALE: NTS

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5,000 S.F. BLDG A, B & C

SARATOGA SPRINGS, UTAH

CHRONOLOGY

PROJECT NO  
19.148

DWN BY/ CHK BY  
CDB/CDB

TITLE  
COLOR SCHEME  
IMAGES

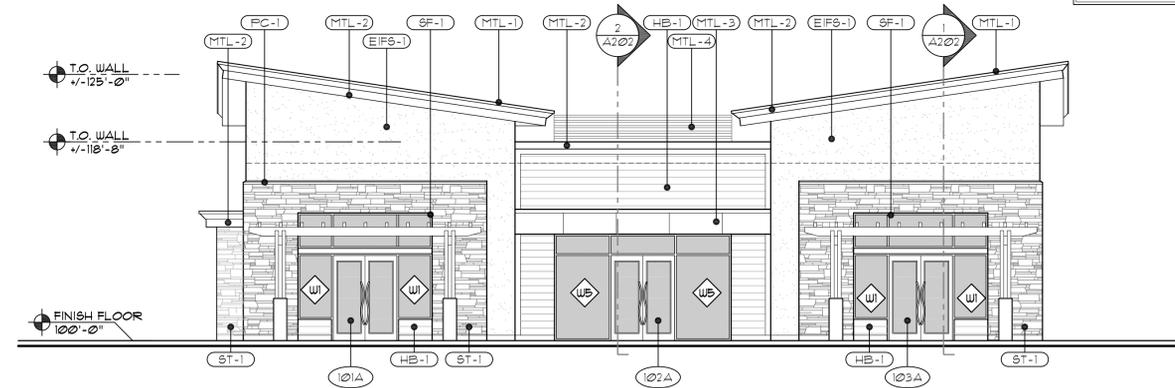
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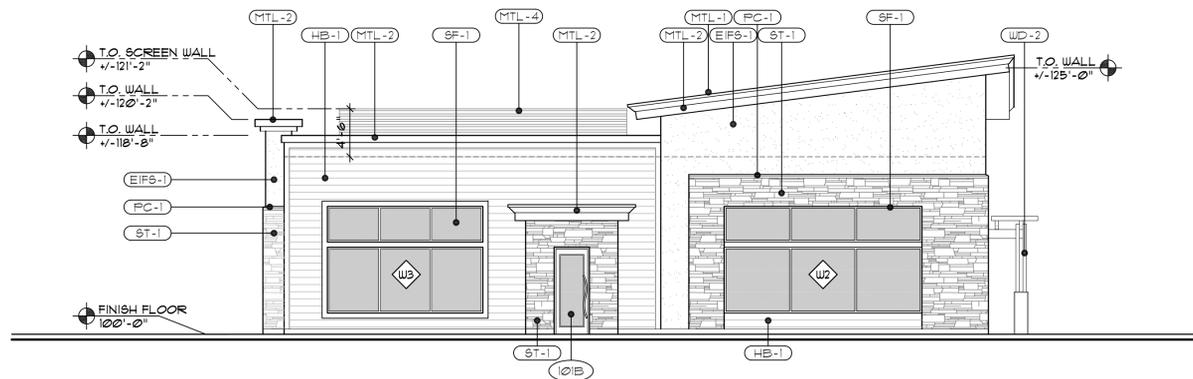
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EXTERIOR ELEVATION MATERIAL LEGEND					
CODE	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MTL-1	STANDING BEAM METAL ROOF	--	--	DARK BRONZE	--
MTL-2	PRE-FINISHED METAL CAP FLASHING	FIRESTONE	KYNAR 500	DARK BRONZE	--
MTL-3	PRE-FINISHED METAL PANELING	DRI-DESIGN	ANODIZED ALUMINUM	LIGHT BRONZE	--
MTL-4	PREFINISHED METAL ROOF SCREEN	WESTERN STATES METAL	WESTERN RIB 24 GAUGE	FRESH RUST	36" WIDE
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM	SYNERGY OR DRYVIT	SMOOTH FINISH	REVERE FEWTER	--
ST-1	CULTURED STONE	LANE MEYERS	JACKSON LEDGE	PREMIUM BLEND	--
HB-1	HARDIE BOARD SIDING	HARDIE BOARD	--	DARK BROWN	PAINTED TO HAVE WOOD TEXTURE
PC-1	PRECAST CONCRETE CAP	--	--	--	--
CONC-1	CONCRETE FOOT BASE	--	--	--	--
SF-1	STORE FRONT GLAZING	OLD CASTLE	6000	DARK BRONZE	--
WD-1	ROUGH SAUN WOOD BEAM - STAINED	--	--	T.B.D.	--
WD-2	ROUGH SAUN WOOD POST - STAINED	--	--	T.B.D.	--

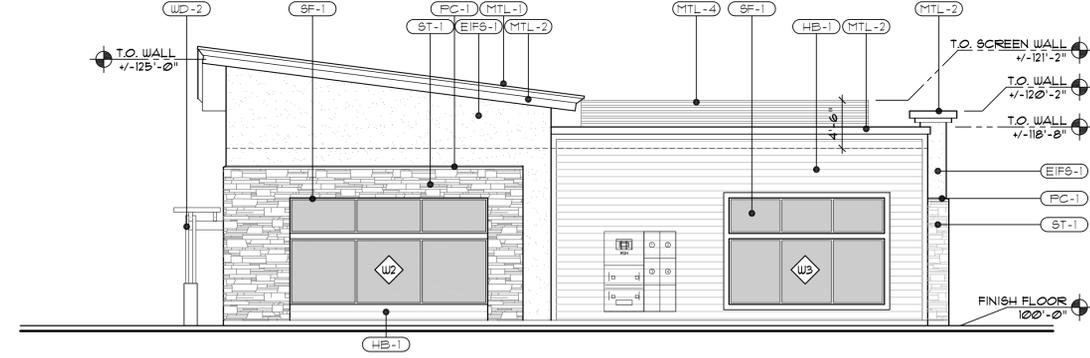
- EXTERIOR ELEVATION - KEY NOTES**
- PROPOSED GRADE, RE: CIVIL
  - FND. ENSURE FOOTING AND FOUNDATION MEET REQUIRED 30" BELOW GRADE MINIMUM
  - PRE-ENGINEERED AWNINGS - CONSTRUCTION OF AWNING TO BE DEFERRED TO CONTRACTOR AND CONTRACTOR'S PREFERRED AWNING PROVIDER. THE FINISH OF THE AWNING WILL BE PER MTL-3 AND THE STRUCTURE SHOULD ACCOUNT FOR THE ATTACHMENT AND WEIGHT OF THE PANELING
  - PREFINISHED ROOF ACCESS LADDER, RE: 1/A601
- R-VALUE INDEX**
- INSULATION ABOVE ROOF DECK: R-30 CONTINUOUS  
 UNDER STANDING BEAM METAL ROOF: R-30 CAVITY - R-0 CONTINUOUS  
 EXTERIOR WALLS 2x6: R-21 CAVITY, R-5 CONTINUOUS  
 FLOOR SLAB: R-15 (2' VERT. x CONTINUOUS)  
 WINDOW - LOW-E, U FACTOR 3.80, SHGC 38



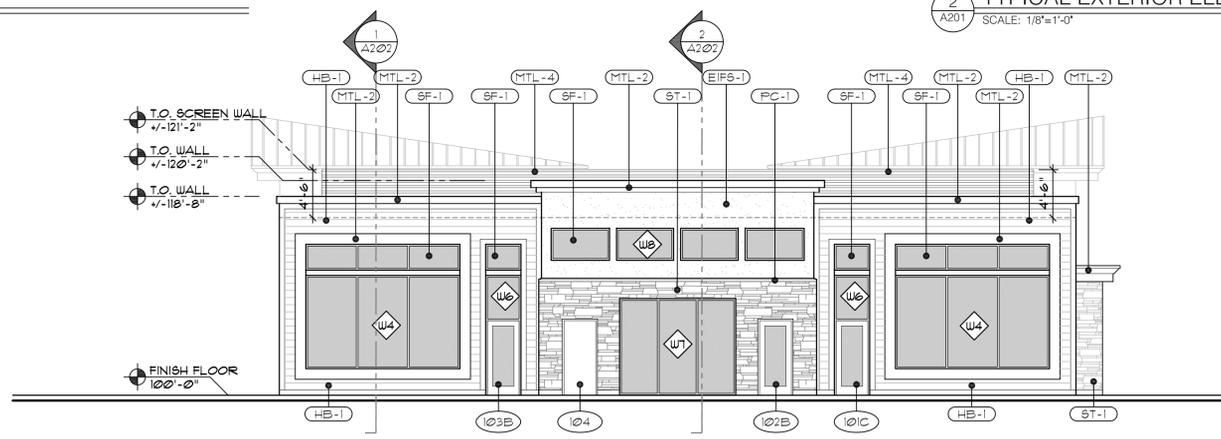
1 TYPICAL EXTERIOR ELEVATION - EAST  
 A201 SCALE: 1/8"=1'-0"



2 TYPICAL EXTERIOR ELEVATION - SOUTH  
 A201 SCALE: 1/8"=1'-0"



2 TYPICAL EXTERIOR ELEVATION - NORTH  
 A201 SCALE: 1/8"=1'-0"



1 TYPICAL EXTERIOR ELEVATION - WEST  
 A201 SCALE: 1/8"=1'-0"

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**RIVER VIEW PLAZA**  
**5,000 S.F. BLDG A, B & C**  
 SARATOGA SPRINGS, UTAH

CHRONOLOGY

PROJECT NO  
 19.148

DWN BY/ CHK BY  
 CDB/CDB

TITLE  
 EXTERIOR ELEVATIONS

24X36 SHEET #  
**A201**

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**RIVER VIEW PLAZA**  
**8,000 S.F. BLDG D**

SARATOGA SPRINGS, UTAH

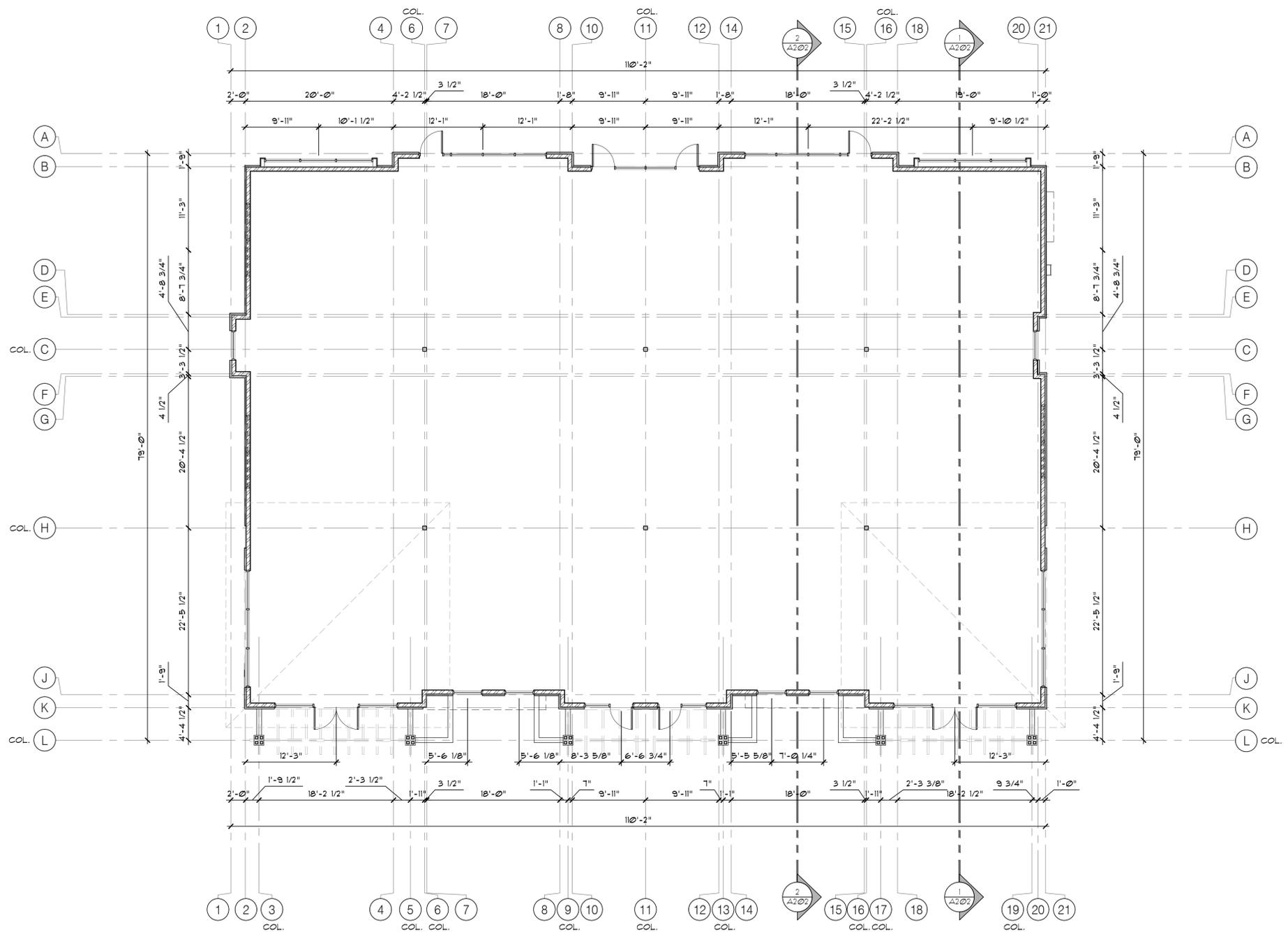
CHRONOLOGY

PROJECT NO  
19.148

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\_\_\_/\_\_\_

TITLE  
8,000 S.F.  
BUILDING PLAN

24X36 SHEET #  
**A101**



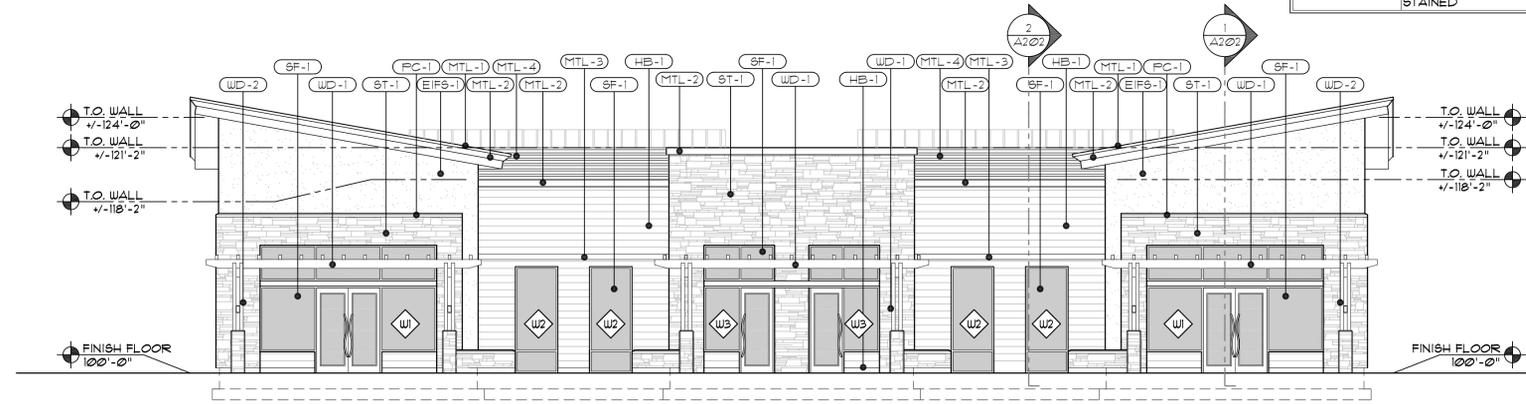
**1** 8,000 S.F. BUILDING PLAN  
SCALE: 1/4"=1'-0"  
NORTH

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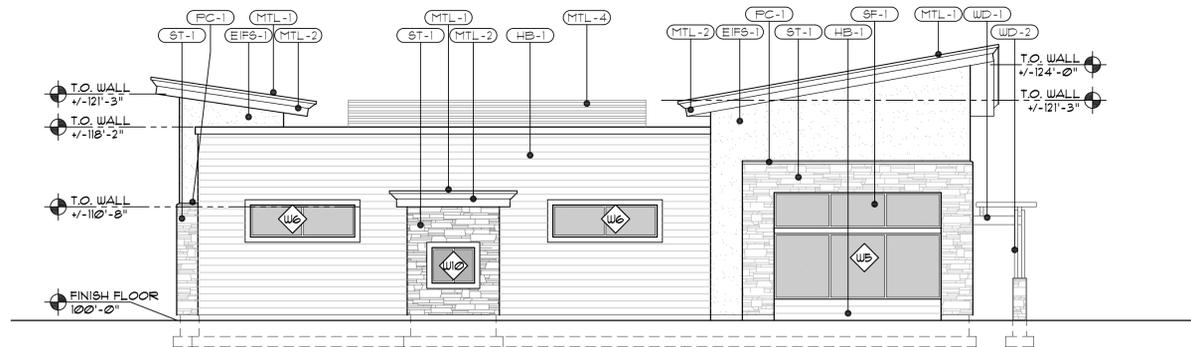


EXTERIOR ELEVATION MATERIAL LEGEND					
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MTL-2	PRE-FINISHED METAL CAP FLASHING	FIRESTONE	KYNAR 500	DARK BRONZE	--
MTL-3	PRE-FINISHED METAL PANELING	DRI-DESIGN	ANODIZED ALUMINUM	LIGHT BRONZE	--
MTL-4	PREFINISHED METAL ROOF SCREEN	WESTERN STATES METAL	WESTERN RIB 24 GAUGE	FRESH RUST	3/8" WIDE
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM	SYNERGY OR DRYVIT	SMOOTH FINISH	REVERE FEWTER	--
ST-1	CULTURED STONE	LANE MEYERS	JACKSON LEDGE	PREMIUM BLEND	--
HB-1	HARDIE BOARD SIDING	HARDIE BOARD	--	DARK BROWN	PAINTED TO HAVE WOOD TEXTURE
FC-1	PRECAST CONCRETE CAP	--	--	--	--
CONC-1	CONCRETE POST BASE	--	--	--	--
SF-1	STORE FRONT GLAZING	OLD CASTLE	6000	DARK BRONZE	--
WD-1	ROUGH SAUN WOOD BEAM - STAINED	--	--	T.B.D.	--
WD-2	ROUGH SAUN WOOD POST - STAINED	--	--	T.B.D.	--

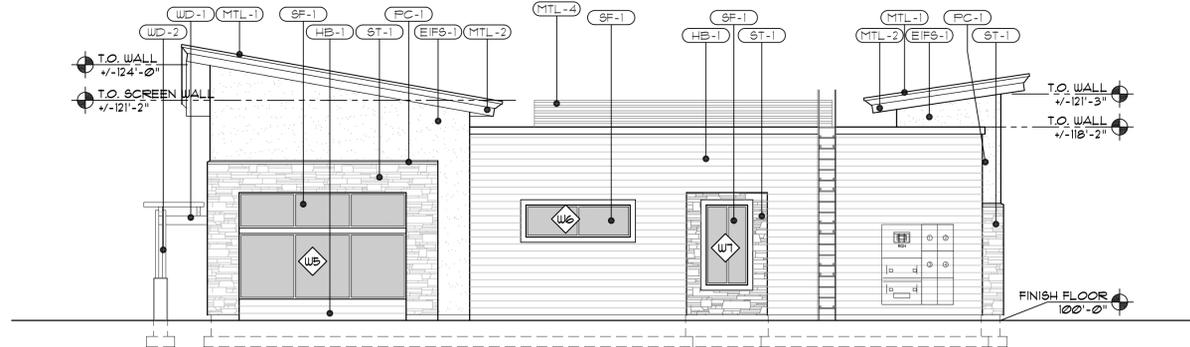
- EXTERIOR ELEVATION - KEY NOTES**
- PROPOSED GRADE, RE: CIVIL
  - FND: ENSURE FOOTING AND FOUNDATION MEET REQUIRED 30" BELOW GRADE MINIMUM
  - PRE-ENGINEERED AWNINGS - CONSTRUCTION OF AWNING TO BE DEFERRED TO CONTRACTOR AND CONTRACTOR'S PREFERRED AWNING PROVIDER. THE FINISH OF THE AWNING WILL BE PER MTL-3 AND THE STRUCTURE SHOULD ACCOUNT FOR THE ATTACHMENT AND WEIGHT OF THE PANELING
  - PREFINISHED ROOF ACCESS LADDER, RE: 1/A601



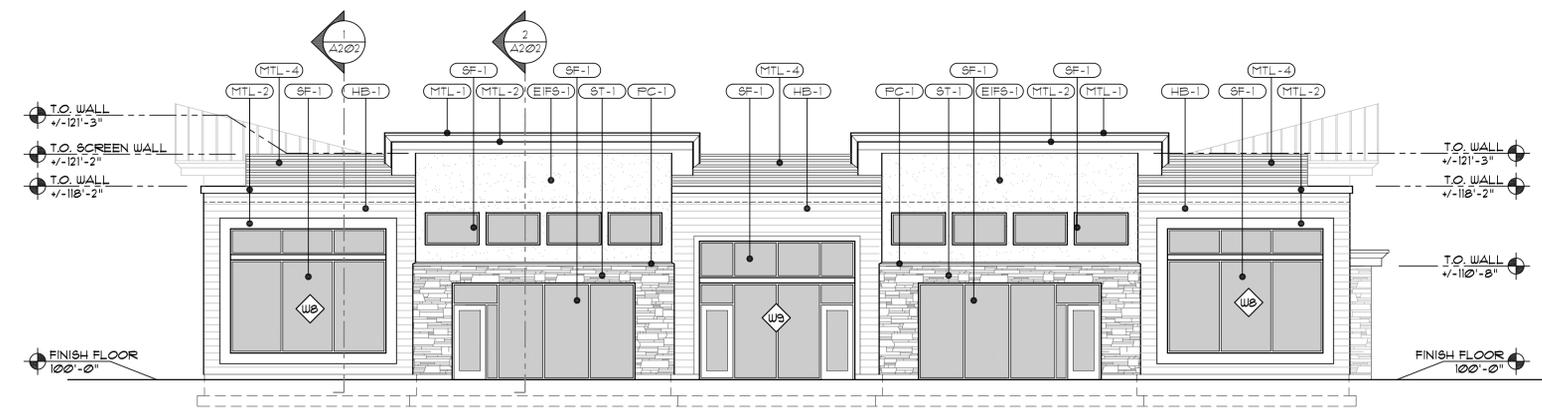
**1 EXTERIOR ELEVATION - EAST**  
SCALE: 1/8"=1'-0"



**2 EXTERIOR ELEVATION - SOUTH**  
SCALE: 1/8"=1'-0"



**2 EXTERIOR ELEVATION - NORTH**  
SCALE: 1/8"=1'-0"



**1 EXTERIOR ELEVATION - WEST**  
SCALE: 1/8"=1'-0"

PRINTED DATE  
07.20.2020

**LAYTON DAVIS**  
ARCHITECTS

2005 EAST 2700 SOUTH | SUITE 200  
SALT LAKE CITY, UTAH 84109  
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**RIVER VIEW PLAZA**  
8,000 S.F. BLDG D

SARATOGA SPRINGS, UTAH

CHRONOLOGY

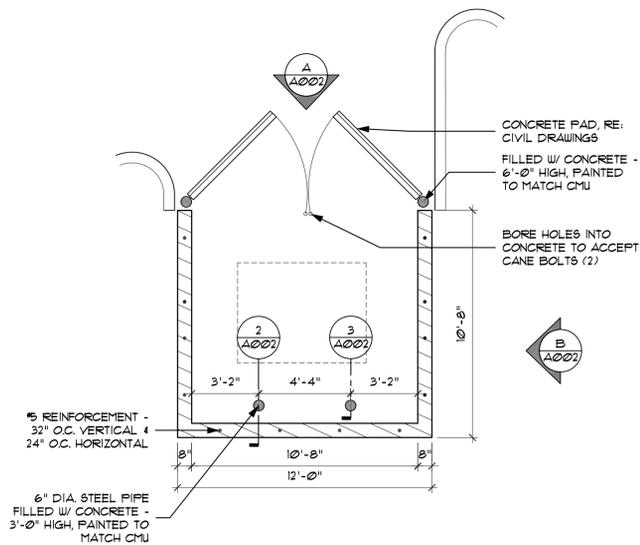
PROJECT NO  
19.148

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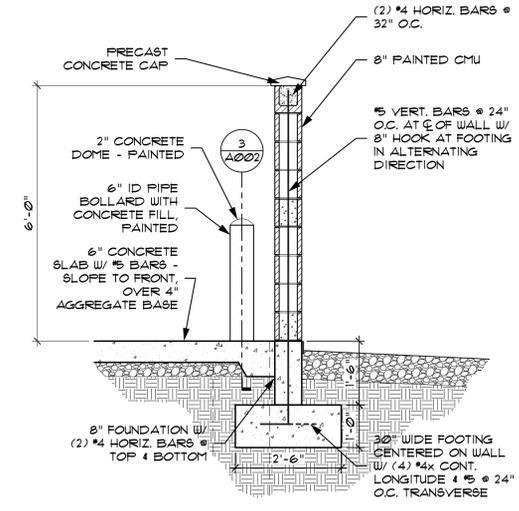
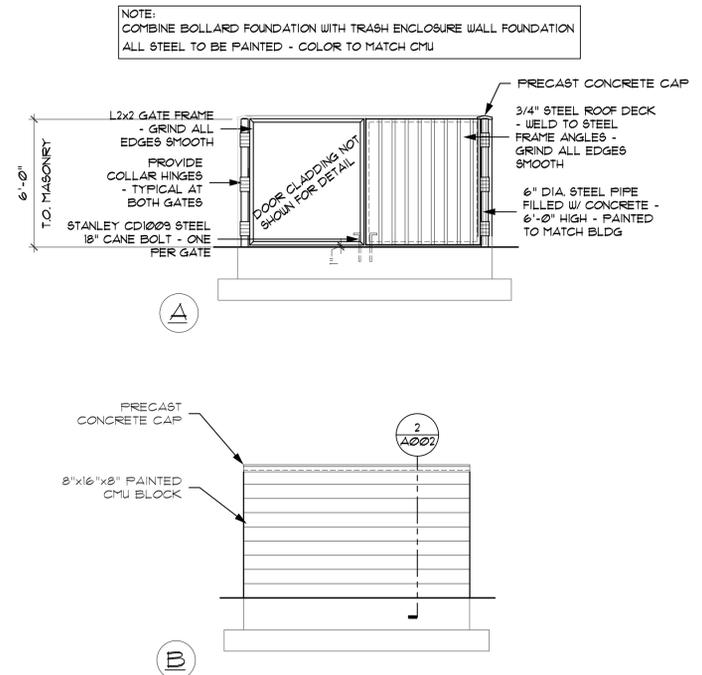
TITLE  
EXTERIOR ELEVATIONS

24X36 SHEET #  
**A201**

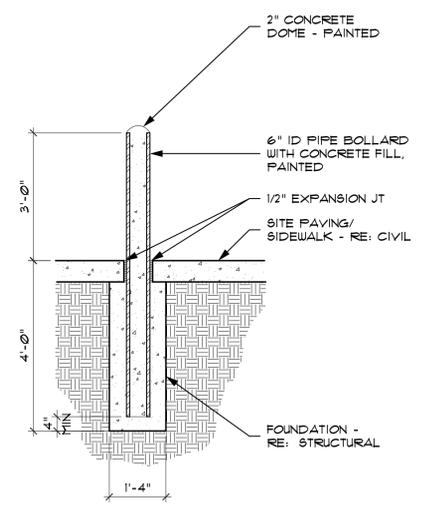
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1 TRASH ENCLOSURE  
SCALE: 1/4"=1'-0"



2 BOLLARD @ TRASH ENCLOSURE  
SCALE: 1/2"=1'-0"



3 TYPICAL BOLLARD  
SCALE: 1/2"=1'-0"

PRINTED DATE  
07.21.2020

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RIVER VIEW PLAZA  
5,000 S.F. BLDG A, B & C  
SARATOGA SPRINGS, UTAH

CHRONOLOGY

PROJECT NO  
19.148

DWN BY/ CHK BY  
CWL/CWL

TITLE  
DUMPSTER DETAILS

24X36 SHEET #  
A002

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SARATOGA  
SPRINGS  
PLANNING

## APPLICATION REVIEW CHECKLIST

### Application Information

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<b>Date Received:</b>	7/27/2020
<b>Date of Review:</b>	8/3/2020
<b>Project Name:</b>	River View Plaza and Townhome
<b>Project Request / Type:</b>	Preliminary Plat and Site Plan
<b>Meeting Type:</b>	Preliminary Plat: PC Recommendation / Approval Site Plan: PC Approval
<b>Applicant:</b>	Jared Osmond
<b>Owner:</b>	Claimed Jared Osmond, but per County Records is still owned by 500 East Properties LLC and Pacific Heritage LLC
<b>Location:</b>	West of Redwood Road along Riverside Drive, South of Riverbend Townhomes and north of the Chiu property
<b>Major Street Access:</b>	Redwood Road
<b>Parcel Number(s) and size:</b>	58:032:0202, 5.2472 acres 58:032:0201, 3.772 acres 58:032:0129, 0.49 acres Total 9.509 acres
<b>Land Use Designation:</b>	Community Commercial and Medium Density Residential
<b>Parcel Zoning:</b>	Mixed Use
<b>Adjacent Zoning:</b>	Mixed Waterfront, Agriculture
<b>Current Use:</b>	Residential, Vacant
<b>Adjacent Uses:</b>	Vacant, Pending development
<b>Previous Meetings:</b>	PC Hearing 3/26/2020, CC Hearing 4/14/2020, Rezone and Concept Plan
<b>Previous Approvals:</b>	Rezone to Mixed Use
<b>Type of Action:</b>	Administrative
<b>Land Use Authority:</b>	Site Plan: PC, Preliminary Plat: CC
<b>Future Routing:</b>	CC
<b>Planner:</b>	Kimber Gabryszak, Senior Planner

### Section 19.13 – Application Submittal

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- Application Complete: **Yes.**
- Rezone Required: **No.**
- General Plan Amendment required: **No.**
- Additional Related Application(s) required: **Yes. Will need Final Plat(s), and may need condominium plat(s) with final plat(s).**

## Section 19.13.04 – Process

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- DRC: TBD
- Neighborhood Meeting: not required, not adjacent to residential
- PC: TBD
- CC: TBD

### General Review

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#### Building Department

- Setback detail: N/A – building with footprint development
- Lot numbering – per phase (i.e. Phase 1: 100, 101, 102. Phase 2: 200, 201, 202, etc.): NA
- True buildable space on lots (provide footprint layout for odd shaped lots): NA
- Lot slope and need for cuts and fills

#### Fire Department

- Residential:
  - Fire flows shall be met for this development and future development in the area.
  - Hydrants shall not exceed 500' spacing in R3-6 and lower areas.
  - Higher than R3-6, hydrants shall not exceed 300' spacing.
  - All three story structures above grade shall be fire sprinkled and meet NFPA 13 requirements where required.
  - All access roads shall support 26' of un-obstructed drive isle with parking on the streets.
  - The 59' road cross-section shall be used if applicable. If the streets are not able to support such movement, fire lane signage shall be posted by the developer.
  - All cul-de-sacs shall meet our current standard and shall have hydrants in them. All cul-de-sacs shall be a minimum of 96' in diameter from curb face to curb face and have a hydrant located within the cul-de-sac.
  - Third party review required for sprinkler systems
  - Dimension street and cul-de-sac widths on plat
  - Turnarounds on cul-de-sacs and dead-ends more than 150' in length
- Commercial:
  - Fire flows shall meet existing needs as well as future development in the area.
  - Hydrant spacing shall not exceed 300'.
  - Buildings shall be fire sprinkled and meet NFPA 13 requirements and all applicable IFC 2015 edition requirements and appendices.
  - Alarm system and notification systems shall all be tied together with the fire sprinkler system and monitored 24/7, 365 by a third party monitoring company.
  - This same system and / or monitoring company shall also be able to notify UVSSD 911 dispatch center 24/7 365.
  - All sprinkler plans and alarm plans shall be third party reviewed by PCI in Centerville, Utah, Attn: Bob Goodloe.

#### GIS / Addressing

- comments

#### Additional Recommendations:

- Will need a condominium plat for the residential portion, as no lots are created or shown on the plat.

### Code Review

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- 19.04, Land Use Zones
  - Zone: Mixed Use
  - Use: Commercial and Medium Density Residential

- Lot Size Reductions: **NO**.
- Footprint Development: **YES**.

<b>19.04.010(2) Requirements</b>		<b>Mixed Use Zone</b>	
<b>Category</b>	<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Maximum Unites per Acre	14 units/acre for residential portion of project**	<b>NA – Phase 2</b>	<i>NA: residential phasing moved to phase 2. 39 units on 4.22 acres is 9.24 units per acre</i>
Minimum Project Size	5 acres	<b>Complies</b>	
Minimum Lot Width	50'	<b>Complies</b>	
Maximum Height of Structures	Four stories, 45'	<b>Complies</b>	
Maximum Lot Coverage	50%	<b>Complies</b>	<i>Footprint development – not applicable. Overall development coverage well under 50% regardless</i>
Minimum Dwelling Size	1,000 sq. ft. above grade	<b>Complies</b>	
<b>Minimum Lot Size</b>			
Non-Residential	15,000 sq. ft.	<b>Complies</b>	<i>Exempt due to footprint development</i>
Single Family Lots	5,000 sq. ft.	<b>NA</b>	
Two and Three-Family Dwellings	6,000 sq. ft.	<b>NA</b>	
Multi-Family Dwellings	See footprint development requirements	<b>Complies</b>	
Footprint Development	Allowed	<b>Complies</b>	
Residential Above Commercial	15,000 sq. ft.	<b>NA</b>	
<b>Minimum Setback for Mixed Use Buildings</b>			
First Floor	10' around the perimeter	<b>NA</b>	
Second Floor	20' around the perimeter	<b>NA</b>	
Third Floor	30' around the perimeter	<b>NA</b>	
Fourth Floor	40' around the perimeter	<b>NA</b>	
<b>Minimum Setback for Residential and Commercial Buildings</b>			
Front*	20'	<b>Complies</b>	<i>Complies. Footprint development; nearest public sidewalks are some distance.</i>
Interior sides for residential single family and footprint development	10' between buildings, 5' between exterior walls and property lines	<b>Complies</b>	
Interior sides for residential two, three and multi-family dwellings	10' between buildings	<b>Complies</b>	

Interior Sides for Non-Residential	10'	<b>Complies</b>	<i>Complies. Footprint development; nearest public sidewalks are some distance.</i>
Rear*	20'	<b>Complies</b>	<i>Complies. Footprint development; nearest public sidewalks are some distance.</i>
corner side	15'	<b>NA</b>	
<b>Minimum Lot Frontage:</b>			
Residential	35'	<b>Complies</b>	
Non-Residential	60'	<b>Complies</b>	
Mixed Use Buildings	100'	<b>NA</b>	

- Setback Exceptions: **Not requested**
- Footprint Development: **YES**
  - Minimum lot size and width do not apply.
  - Setbacks shall be measured from nearest sidewalk or ROW whichever is closer.
  - Minimum 35% of area as open space for residential area.
- Residential Above Commercial: **NA**
- Open Space and Landscaping Requirements: **See below**
- Density: **Complies**
- Open Space and Landscaping Requirements: **Minimum 35% per footprint standards.**

### 19.05 Supplemental Regulations

Regulation	Compliance	Findings
<b>Flood Plain:</b> Buildings intended for human occupancy shall be constructed at least one foot above the base flood elevation.	<b>Can Comply.</b>	<i>TBD via Engineering</i>
<b>Water &amp; Sewage:</b> Each lot shall be connected to City water and sewer.	<b>Complies.</b>	
<b>Transportation Master Plan:</b> Lots shall not interfere with the Transportation Master Plan.	<b>Complies.</b>	
<b>Property Access -</b> All lots shall abut a dedicated public or private road.	<b>Complies.</b>	<i>Lots are internal for commercial, but have easement access. Overall plat abuts dedicated road. Residential lot fully complies.</i>

Open Space and Landscaping Requirements:

### 19.06 Landscaping and Fencing

#### Landscape Plans

Regulation	Compliance	Findings
<b>Landscape Architect:</b> Landscaped plans shall be prepared by a licensed landscape architect.	<b>Complies.</b>	
<b>Existing Conditions:</b> Show the location and dimension of all existing and proposed structures, property lines, easements, parking lots, power lines, rights-of-way, ground signs, refuse areas, and lighting.	<b>Complies.</b>	
<b>Planting Plan:</b> Show location and planting details for all proposed vegetation and materials. Indicate the size of the plant material at maturation. All existing vegetation that will be removed or remain must be identified.	<b>Complies.</b>	

<b>Plants:</b> The name (both botanical and common name), quantity, and size of all proposed plants.	<b>Complies.</b>	
<b>Topography:</b> Existing and proposed grading of the site indicating contours at two-foot intervals.	<b>Complies.</b>	
<b>Irrigation:</b> Irrigation plans showing the system layout and details.	<b>Can Comply.</b>	<i>Not yet included, missing page(s)</i>
<b>Fencing:</b> Location, style, and details for proposed and existing fences and identification of the fencing materials.	<b>Complies.</b>	<i>Label added</i>
<b>Data Table:</b> Table including the total number of each plant type, and total square footage and percentage of landscaped areas, domestic turf grasses, decorative rock, mulch, bark, and drought tolerant plant species.	<b>Complies.</b>	
<b>Completion of Landscape Improvements:</b> All required landscaping improvements shall be completed in accordance with the approved landscape plans.	<b>Can Comply.</b>	<i>TBD at time of installation &amp; final inspection(s).</i>
<b>Planting Standards</b>		
<b>Deciduous Trees:</b> 2" in caliper.	<b>Complies.</b>	
<b>Evergreen Trees:</b> 6' in height.	<b>Complies.</b>	
<b>Tree Base Clearance:</b> 3' diameter around every tree must be kept clear of turf and rock mulch.	<b>Complies.</b>	
<b>Shrubs:</b> 25% of required shrubs must be a minimum of 5 gallons in size.	<b>Complies.</b>	
<b>Turf:</b> No landscaping shall be comprised of more than seventy percent turf, except within landscaped parks.	<b>Complies.</b>	
<b>Artificial Turf :</b> Not allowed.	<b>Complies.</b>	
<b>Drought Tolerant Plants:</b> 50% of all plants shall be drought tolerant.	<b>Complies.</b>	<i>Labeled</i>
<b>Rock Mulch:</b> Rock mulch shall be two separate colors and separate sizes and must be contrasting in color from the pavement and other hard surfaces. All colors used must be earth tones.	<b>Complies.</b>	
<b>Design Requirements</b>		
<b>Evergreens:</b> Evergreens shall be incorporated into landscaped treatment of sites where screening and buffering are required.	<b>Complies.</b>	<i>Plan modified</i>
<b>Softening of Walls and Fences:</b> Plants shall be placed intermittently against long expanses of building walls, fences, and barriers to create a softening effect.	<b>Complies.</b>	
<b>Planting and Shrub Beds:</b> Planting and shrub beds are encouraged to be used in order to conserve water.	<b>Complies.</b>	
<b>Water Conservation:</b> Water-conserving sprinkler heads and rain sensors are required. Drip lines should be used for shrubs and trees.	<b>Can Comply.</b>	<i>Irrigation plans provided; still need water-conserving labels. Irrigation plan also includes unlabeled icons and is missing lines.</i>
<b>Energy Conservation:</b> Placement of plants shall be designed to reduce energy consumption. Deciduous trees are encouraged to be planted on the south and west sides of structures. Evergreens are encouraged to be planted on the north side of structures.	<b>Can Comply.</b>	<i>Evergreens added; still missing some trees in parking islands.</i>
<b>Placement:</b> Whenever possible, landscaping shall be placed immediately adjacent to structures, particularly where proposed structures have large empty walls.	<b>Complies.</b>	

<p><b>Trees and Power Poles:</b> No trees shall be planted directly under or within 10' of power lines, poles, or utility structures unless:</p> <ol style="list-style-type: none"> <li>The City Council gives its approval.</li> <li>The Power Company or owner of the power line gives written consent.</li> <li>The maximum height or width at maturity of the tree species planted is less than 5' to any pole, line, or structure.</li> </ol>	<b>Complies.</b>	
<b>Preservation of Existing Vegetation</b>		
<p>Where possible and appropriate, existing native vegetation must be incorporated into the landscape treatment of the proposed site.</p>	<b>Can Comply.</b>	<p><i>No mature trees or other vegetation, excepting along the Jordan River, exist. Landscape plans not yet provided for residential portion.</i></p>
<p><b>Tree Preservation:</b> Existing mature evergreen trees of 16' in height or greater, and existing mature deciduous or decorative trees of more than 4" in caliper, shall be identified on the landscape plan and preserved if possible. If a mature tree is preserved, an area around the roots as wide as the existing canopy shall not be disturbed.</p>	<b>N/A.</b>	<p><i>None identified on the plan.</i></p>
<p>If preservation is not possible, the required number of trees shall be increased by double the number of such trees removed.</p>	<b>N/A.</b>	
<p>The replacement trees for evergreen trees shall be evergreens, and for deciduous shall be deciduous.</p>	<b>N/A.</b>	
<p>Deciduous trees smaller than four inches in caliper, or mature ornamental trees, that are removed shall be replaced on a one to one ratio.</p>	<b>N/A.</b>	
<p>Replacement trees shall be in addition to the minimum tree requirements of this Chapter, and shall comply with minimum sizes as outlined in the Chapter.</p>	<b>N/A.</b>	
<b>Planter Beds</b>		
<p><b>Weed Barrier:</b> A high quality weed barrier or pre-emergent shall be used.</p>	<b>Complies.</b>	
<p><b>Materials:</b> High quality materials such as wood chips, wood mulch, ground cover, decorative rock, landscaping rocks, or similar materials shall be used, and materials must be heavy enough to not blow away in the wind.</p>	<b>Complies.</b>	
<p><b>Edging:</b> Concrete edging must be used to separate planter and turf areas in all non-residential zones.</p>	<b>Can Comply.</b>	<p><i>Change made.</i></p>
<p><b>Drip Lines:</b> Drip lines must be used in planter beds.</p>	<b>Can Comply.</b>	<p><i>Information provided</i></p>
<b>Fencing and Screening</b>		
<p><b>Front Yards:</b> Fences exceeding 3' in height shall not be erected in any front yard space of any residential lot.</p>	<b>Can Comply.</b>	<p><i>TBD with residential lot details.</i></p>
<p><b>Clear Sight Triangle:</b> All landscaping and fencing shall be limited to a height of not more than 3' and the grade at such intersections shall not be bermed or raised. Clear sight is located at all intersections of streets, driveways, or sidewalks, for a distance of 20' back from the point of curvature of curved ROWs and property lines or 30' back from the intersection of straight ROWs and property lines, whichever is greater landscaping shall not exceed 3' in height and the area shall not be bermed or raised within clear sight triangles.</p>	<b>Complies.</b>	
<p><b>Required Residential Fencing:</b> Fencing in residential development shall be placed along property lines abutting open space, parks, canals, and trails. In addition, fencing may also be required adjacent to undeveloped properties.</p>	<b>Can Comply.</b>	<p><i>TBD – Phase 2. Must meet criteria at time of approval.</i></p>

Fences along open space, parks, canals, and trails shall be semi-private. Exception: privacy fencing is permitted for property lines abutting trail corridors that are not City maintained and are both adjacent to and visible from an arterial.	<b>Can Comply.</b>	<i>TBD – Phase 2. Must meet criteria at time of approval. Trail may need to be provided / bonded with Phase 1.</i>
Fencing along arterial roads shall be of a consistent material and color within each development.	<b>Complies.</b>	<i>No arterial fencing proposed.</i>
Fencing along open space, parks, and trails may be less than 6’ in height but shall not be less than 3’ in height, at the discretion of the property owner or HOA as applicable.	<b>Can Comply.</b>	<i>TBD – Phase 2. Must meet criteria at time of approval.</i>
<b>Screening at Boundaries of Residential Zones:</b> For residential developments abutting active agricultural property or operations, a solid fence or wall shall be installed and maintained along the abutting property line.	<b>Can Comply.</b>	<i>TBD – Phase 2. Must meet criteria at time of approval.</i>
<b>Amount of Required Landscaping</b>		
Portions of the property that are not developed with structures, rights of ways, or parking areas shall be landscaped.	<b>Can Comply.</b>	<i>TBD – Phase 2. Must meet criteria at time of approval.</i>
Multi-family, common space not including parks, and nonresidential development in all zones shall be required to adhere to the minimum landscaped standards in 19.06.07 of the Land Development Code.	<b>Can Comply.</b>	<i>See above</i>
At least 50% of the landscaped area shall be covered with live vegetation at maturity. The percentage may be reduced to 40% in areas where bark mulch, wood or plant fiber mulch, or rubber mulch is used instead of rock mulch.	<b>Can Comply.</b>	<i>See above.</i>

<b>Landscape Amount</b>			
Category To Be Reviewed	Regulation	Compliance	Findings
Total Square Footage	414,573		
Required Landscaping	103,643		
Required Deciduous Trees	36	<b>65</b>	
Required Evergreen Trees	34	<b>36</b>	
Required Shrubs	54	<b>391</b>	
Drought Tolerant Plants	62	<b>408</b>	

<b>19.09 Off Street Parking</b>		
<b>General Provisions</b>		
Regulation	Compliance	Findings
<b>Materials:</b> Parking areas shall consist of concrete, asphalt, or other impervious materials approved in the City’s adopted construction standards	<b>Complies.</b>	
<b>Parking Area Access:</b> Common Access: Parking areas for one or more structures may have a common access so long as the requirements of all City ordinances, regulations, and standards are met. The determination of the locations for a common access shall be based upon the geometry, road alignment, and traffic volumes of the accessed road per the Standard Technical Specifications and Drawings.	<b>Complies.</b>	
<b>Sidewalk Crossing:</b> All non-residential structures are required to provide parking areas where automobiles will not back across a sidewalk to gain access onto a public or private street.	<b>Complies.</b>	

Cross Access: Adjacent non-residential development shall stub for cross-access. Developers must provide the City with documentation of cross-access easements with adjacent development.	<b>Complies.</b>	
<b>Lighting:</b> Parking areas shall have adequate lighting to ensure the safe circulation of automobiles and pedestrians. Lighting shall be shielded and directed downward.	<b>Complies.</b>	
<b>Location of Parking Areas:</b> Required off-street parking areas for non-residential uses shall be placed within 600' of the main entrance to the building. Unenclosed parking for residential areas shall not be provided in rear yards, unless said yard abuts an alley-type access or is fenced with privacy fencing	<b>Complies.</b>	
<b>Curb Cuts and Shared Parking:</b> In most cases, shared parking areas shall share ingress and egress. This requirement may be waived when the City Engineer believes that shared accesses are not feasible. In reviewing the site plans for the shared parking areas, the City Engineer shall evaluate the need for limited access, appropriate number of curb cuts, shared driveways, or other facilities that will result in a safer, more efficient parking and circulation pattern.	<b>Complies.</b>	
<b>Parking Requirements and Shared Parking</b>		
Available on-street parking shall not be counted towards meeting the required parking stalls.	<b>Complies.</b>	
When a parking requirement is based upon square footage, the assessed parking shall be based upon gross square footage of the building or use unless otherwise specified in the requirement.	<b>Complies.</b>	
When parking requirements are based upon the number of employees, parking calculations shall use the largest number of employees who work at any one shift. Where shift changes may cause substantial overcrowding of parking facilities, additional stalls may be required.	<b>N/A.</b>	
When a development contains multiple uses, more than one parking requirement may be applied.	<b>Complies.</b>	
Tandem parking spaces will not be counted as parking spaces for non-residential uses except for stacking spaces where identified.	<b>N/A.</b>	
Any fraction obtained when calculating the parking requirement shall be rounded up to the next whole number to determine the required number of parking stalls.	<b>Complies.</b>	
Any information provided by the developer relative to trip generation, hours of operation, shared parking, peak demands, or other information relative to parking shall be considered when evaluating parking needs.	<b>N/A.</b>	<i>Not provided; parking provided in excess of minimum requirements.</i>
Parking requirements may deviate from the standards contained in Section 19.09.10, Required Minimum Parking, when the City Council determines that the deviation meets the intent of this Chapter. Reductions may not exceed 25% of the parking requirements and shall be based on the following criteria: a. the intensity of the proposed use; b. times of operation and use; c. whether the hours or days of operation are staggered thereby reducing the need for the full amount of required parking; d. whether there is shared parking agreement in accordance with Section 19.09.05.10 below; e. trip generation; and f. peak demands.	<b>N/A.</b>	
Up to 25% of required parking may be shared with an adjacent use upon approval by the City Council. The developer must provide: a. an agreement granting shared parking or mutual access to the entire parking lot; and	<b>N/A.</b>	

b. b. peak demand data by a professional traffic engineer showing that shared parking will accommodate the uses.		
Parking lots larger than 75,000 square feet shall provide raised or delineated pedestrian walkways. Walkways shall be a minimum of 10' wide and shall be placed through the center of the parking area and extend to the entrance of the building. Landscaped islands along the center walkway shall be placed at a minimum interval of every 30'. Landscaped islands are encouraged to be offset from one another to create a feeling of greater coverage. Pedestrian covered walkways may be substituted for tree-lined walkways. Where the developer desires to have a driveway access at the center of the parking area, a pedestrian access shall be placed on either side of the driveway.	<b>Can Comply.</b>	<i>Pedestrian crossings shown; unclear if they are raised.</i>
<b>Landscaping in Parking Areas</b>		
All parking areas (not including a driveway for an individual dwelling) for non-residential or multi-family residential uses that are adjacent to public streets shall have landscaped strips of not less than 10' in width placed between the sidewalk and the parking areas, containing a berm, hedge, or screen wall with a minimum height of 3' to minimize intrusion of lighting from headlights and other lighting on surrounding property. Trees, both deciduous and evergreen, shall be placed in the strip with spacing of no more than 30' between trees except in the clear sight triangle, and except where located beneath powerlines. The standards of section 19.06.06, Planting Standards and Design Requirements, shall apply for the minimum size of vegetation. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees or shrubs may be clustered in the planter beds where necessary to shield light spillage.	<b>Complies.</b>	
All landscaped areas abutting any paved surface shall be curbed (not including a driveway for an individual dwelling). Boundary landscaping around the perimeter of the parking areas shall be separated by a concrete curb 6" higher than the parking surface.	<b>Complies.</b>	
Clear Sight Triangles must be followed.	<b>Complies.</b>	
All landscaped parking areas shall consist of trees, shrubs, and groundcover. Areas not occupied by structures, hard surfaces, vehicular driveways, or pedestrian walkways shall be landscaped and maintained. All landscaped areas shall have an irrigation system.	<b>Complies.</b>	
On doubled rows of parking stalls, there shall be one 36' x 9' landscaped island on each end of the parking rows, plus one 36' x 9' landscaped island to be placed at a minimum of every twenty parking stalls. Each island on doubled parking rows shall include a minimum of two trees per planter.	<b>Complies.</b>	
<p>On single rows of parking or where parking abuts a sidewalk, there shall be one 18' x 9' foot landscaped island a minimum of every ten stalls. Islands on a single parking row shall have a minimum of one tree per island.</p> <p>i. Exception: Landscaped islands are not required in single rows of parking that abut or are no farther than 6' from a landscaped area containing an equal or greater number of trees as would have been provided in islands, in addition to trees required for the landscaped area. Such trees shall be located within 9' of the edge of parking area, and shall have a canopy width that, at maturity, will extend into the parking area.</p>	<b>Does Not Comply.</b>	<i>Shrubs are still proposed in several islands, not trees. Still not enough trees within 9' of the edge and islands are not 6' from such landscaped areas.</i>
Landscaped islands at the ends of parking rows shall be placed and shaped in such a manner as to help direct traffic through the parking area.	<b>Complies.</b>	

## Required Minimum Parking

	<b>Can Comply.</b>	<p><i>Nonresidential: 7:1000 for retail, 5:1000 for office. Complies.</i></p> <p><i>Residential: TBD with Phase 2. Will be required to comply at that time.</i></p>
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## Dimensions for Parking Stalls & Aisle

	Stall Width	Stall Length	Aisle Width (one-way traffic)	Aisle Width (two-way traffic)
<b>90° Parking</b>				
Required	9'	18'	24'	24'
Provided	9'	18'	24'	24'
<b>60° Parking</b>				
Required	9'	18'	25'	18'
Provided				
<b>45° Parking</b>				
Required	9'	18'	25'	14'
Provided				
<b>Parallel</b>				
Required	9'	20'	N/A	12'
Provided				

## 19.11 Lighting

### General Standards

Regulation	Compliance	Findings
<b>Material:</b> All Lighting Fixtures and assemblies shall be metal.	<b>Complies.</b>	
<b>Base:</b> All lighting poles shall have a 16" decorative base.	<b>Complies.</b>	
<b>Type:</b> All lighting fixtures shall be of the full cutoff variety. Shoebox fixtures are prohibited.	<b>Complies.</b>	
<b>Angle:</b> Shall be directed downward.	<b>Complies.</b>	
<b>Lamp:</b> Bulbs may not exceed 4000k.	<b>Complies.</b>	
<b>Drawings:</b> Design and location of fixtures shall be specified on the plans.	<b>Can Comply.</b>	<i>Need to clear up the icons; they all look the same due to scale.</i>
<b>Flags:</b> The United States flag and the state flag shall be permitted to be illuminated from dusk till dawn. All other flags shall not be illuminated past 11:00 p.m. Flag lighting sources shall not exceed 10,000 lumens per flagpole. The light source shall have a beam spread no greater than necessary to illuminate the flag.	N/A.	
<b>Prohibited Lighting:</b> Searchlights, strobe lights and any laser source light or any similar high intensity light.	<b>Complies.</b>	
<b>Descriptions:</b> Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	<b>Complies.</b>	

### Residential Lighting

<b>Floodlights:</b> Floodlights are prohibited.	<b>Can Comply.</b>	<i>TBD – Residential in Phase 2. Must comply at that time.</i>
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<b>Street Lighting:</b> All street lighting fixtures shall be metal and black and also include an arm and bell shade or a pole and lantern configuration and meet the City Standards.	<b>Can Comply.</b>	<i>TBD – Residential in Phase 2. Must comply at that time.</i>
<b>Building Lighting:</b> Building lighting shall be full cutoff and downward directed, and only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	<b>Can Comply.</b>	<i>TBD – Residential in Phase 2. Must comply at that time.</i>
<b>Nonresidential Lighting</b>		
All wall-mounted fixtures shall not be mounted above 16'. The exception shall be those instances where there is a second story access directly from the outdoors, and under-eave lighting. Wall-mounted lighting shall be only for the illumination of vertical surfaces such as building facades and signs, and shall not cast illumination beyond the surface being illuminated.	<b>Can Comply.</b>	<i>Need wall-mounted info.</i>
Intermittent lighting must be of the "motion sensor" type that stays on for a period of time not to exceed 10 minutes and has a sensitivity setting that allows the lighting fixture to be activated only when motion is detected on the site.	<b>Can Comply.</b>	<i>Need additional lighting plan detail.</i>
All trespass lighting shall not exceed 1.0 foot-candles measured at the property line, except that trespass lighting into residential development shall not exceed 0.1 foot-candles measured at the property line.	<b>Complies.</b>	
Service station canopies must utilize canopy lights that are fully recessed into the canopy or are fully shielded by the canopy.	<b>N/A.</b>	
All freestanding lighting fixtures and assemblies shall be black. Regional Parks may include theme lighting fixtures in colors other than black. The color shall enhance the theme of the park and shall be approved during the site plan review process.	<b>Complies.</b>	
Pole design shall include an arm and bell shade. Regional Parks may include theme lighting fixtures that do not include an arm and bell shade. The design shall enhance the theme of the park and shall be approved during the site plan review process.	<b>Complies.</b>	
Parking lot poles shall be limited to a height of 16' when in or within 200' of a residential zone; all other locations shall have a height limit of 20'.	<b>Complies.</b>	
All lighting fixtures in surface parking lots and on the top decks of parking structures shall be fitted to render them full cutoff.	<b>Complies.</b>	
One hour after closing or by 11:00 pm, whichever is earlier, businesses must turn off at least 50% of building lighting and lighting fixtures in surface parking lots and on top decks of parking structures; however, those lighting fixtures turned off may be set to function utilizing a motion detector system. Lights may be turned back on one half hour prior to the first employee shift.	<b>Can Comply.</b>	<i>Need additional lighting plan detail.</i>
Business open for 24 hours must turn off 50% of their outdoor and parking lot lighting by 11:00 pm and must keep them off until one half hour before sunrise, however, those lighting fixtures turned off may be set to function utilizing a motion detector system.	<b>Can Comply.</b>	<i>Need additional lighting plan detail.</i>
<b>Walkway Lighting</b>		
Lighting of all pedestrian pathways is recommended.	<b>Can Comply.</b>	<i>Need additional lighting plan detail.</i>
All pathway, walkway, and sidewalk lighting fixtures shall be mounted at a height not to exceed 10'. i. Themed walkway lighting within Regional Parks shall not exceed a height of 25'. Such lighting within 200' of residential development shall not exceed 16'.	<b>Can Comply.</b>	<i>Need additional lighting plan detail.</i>
Bollard lighting shall be limited to a height of 4'.	<b>Complies.</b>	

<b>Lighting Plan</b>		
Plans indicating the location and types of illuminating devices on the premises.	<b>Can Comply.</b>	<i>Need additional lighting plan detail.</i>
Descriptions of the illuminating devices, fixtures, lamp supports, and other devices. This description may include, but is not limited to, manufacturers' specifications, drawings, and sections.	<b>Complies.</b>	
Photometric sheet showing measurement of light intensity across the site and onto adjacent property in terms of candela, lumens, and foot-candles.	<b>Complies.</b>	
Plans providing information required in the Technical Standards and Specifications Manual.	<b>Complies.</b>	

<b>19.12 Subdivision</b>		
<b>Preliminary Plat Requirements</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
Standard Plat Format followed.	<b>Complies.</b>	<i>Missing data table.</i>
Name and address of property owner and developer.	<b>Can Comply.</b>	<i>Please add.</i>
Name of land surveyor.	<b>Complies.</b>	
The location of proposed subdivision with respect to surrounding property and street.	<b>Complies.</b>	
The name of all adjoining property owners of record, or names of adjoining developments.	<b>Complies.</b>	
The names and location of ROW widths of adjoining streets and all facilities within 100' of the platted property.	<b>Complies.</b>	
Street and road layout with centerline bearing and distance labels, dimensions, and names of existing and future streets and roads, (with all new names cleared through the City GIS Department).	<b>Complies.</b>	
Subdivision name cleared with Utah County.	<b>TBD</b>	
North arrow.	<b>Complies.</b>	
A tie to a permanent survey monument at a section corner.	<b>Complies.</b>	
The boundary lines of the project with bearings and distances and a legal description.	<b>Complies.</b>	
Layout and dimensions of proposed lots with lot area in square feet.	<b>Complies.</b>	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	<b>Complies.</b>	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	<b>Complies.</b>	
Proposed road cross sections.	<b>Complies.</b>	
Proposed fencing.	<b>Complies.</b>	<i>Label added</i>
Vicinity map.	<b>Complies.</b>	
All required signature blocks are on the plat.	<b>Complies.</b>	
Prepared by a professional engineer licensed in Utah.	<b>Complies.</b>	
Proposed methods for the protection or preservation of sensitive lands.	<b>Can Comply.</b>	<i>Need additional info with residential portion.</i>
Location of any flood plains, wetlands, and other sensitive lands.	<b>Complies.</b>	
Location of 100-year high water marks of all lakes, rivers, and streams.	<b>Complies.</b>	
Projected Established Grade of all building lots.	<b>Can Comply.</b>	<i>Pending with residential phase.</i>
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings;	<b>Can Comply.</b>	<i>Data information is listed on a cover sheet for site plan, but not on the preliminary plat.</i>

<ol style="list-style-type: none"> <li>3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor;</li> <li>4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces;</li> <li>5. percentage of buildable land;</li> <li>6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area;</li> <li>7. area and percentage of open space or landscaping;</li> <li>8. area to be dedicated as right-of-way (public and private);</li> <li>9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).</li> </ol>		
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<p><b>Phasing Plan:</b> Including a data table with the following Information for each phase:</p> <ol style="list-style-type: none"> <li>i. Subtotal area in square feet and acres;</li> <li>ii. number of lots or dwelling units;</li> <li>iii. open space area and percentage;</li> <li>iv. utility phasing plan;</li> <li>v. number of parking spaces;</li> <li>vi. recreational facilities to be provided;</li> <li>vii. overall plan showing existing, proposed, and remaining phases.</li> </ol>	<b>Can Comply.</b>	<i>Need to add estimates to phasing on site plan.</i>
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**Final Plat Requirements – NA UNTIL LATER**

Subdivision name and location.	Item.	
Standard Plat Format followed.	Item.	
Name and address of property owner and developer.	Item.	
Name of land surveyor.	Item.	
The location of proposed subdivision with respect to surrounding property and street.	Item.	
The name of all adjoining property owners of record, or names of adjoining developments.	Item.	
The names and location of ROW widths of adjoining streets and all facilities within 100’ of the platted property.	Item.	
North arrow.	Item.	
A tie to a permanent survey monument at a section corner.	Item.	
The boundary lines of the project with bearings and distances and a legal description with total project area in SF and acres.	Item.	
Layout and dimensions of proposed lots with lot area in square feet and acres. Lot boundaries shall include dimensions and bearings.	Item.	
Lot Numbers.	Item.	
Location, dimensions, and labeling of roads, structures, irrigation features, drainage, parks, open space, trails, and recreational amenities.	Item.	
Location of prominent natural features such as rock outcroppings, woodlands, steep slopes, etc.	Item.	
Proposed road ROW widths.	Item.	
Vicinity map.	Item.	
All required signature blocks are on the plat.	Item.	
Prepared by a professional engineer licensed in Utah.	Item.	
Proposed methods for the protection or preservation of sensitive lands.	Item.	
Fencing plans.	Item.	
Location of any flood plains, wetlands, and other sensitive lands.	Item.	
Flood plain boundaries as indicated by the Federal Emergency Management Agency as well as the location of 100-year high water marks of all lakes, rivers, and streams.	Item.	
Existing and Proposed easements.	Item.	

Street monument locations.	Item.	
Lot and road addresses and addresses for each intersection. Road names shall be approved by the City GIS department before being added to the subdivision plat.	Item.	
A data table. 1. total project area; 2. total number of lots, dwellings, and buildings; 3. where buildings are included, square footage of proposed building footprints and, if multiple stories, square footage by floor; 4. for multi-family developments, the number of proposed garage parking spaces and number of proposed total parking spaces; 5. percentage of buildable land; 6. acreage of sensitive lands and percentage sensitive lands comprise of total project area and open space area; 7. area and percentage of open space or landscaping; 8. area to be dedicated as right-of-way (public and private); 9. net density of dwellings by acre (sensitive lands must be subtracted from base acreage).	Item.	
<b>Phasing Plan:</b> Including a data table with the following Information for each phase: i. Subtotal area in square feet and acres; ii. number of lots or dwelling units; iii. open space area and percentage; iv. utility phasing plan; v. number of parking spaces; vi. recreational facilities to be provided; vii. overall plan showing existing, proposed, and remaining phases.	Item.	
<b>Condominium Process – WILL BE NEEDED for Residential, possibly Commercial</b>		
Condominium projects shall receive Site Plan and Preliminary Plat approval.	<b>Can Comply.</b>	<i>Pending</i>
A Declaration of Condominium and Condominium Plat shall be submitted.	<b>Can Comply.</b>	<i>Pending</i>
The Condominium Plat shall follow the Final Plat requirements.	<b>Can Comply.</b>	<i>Pending</i>
<b>Subdivision Layout</b>		
<b>Layout:</b> The subdivision layout should be generally consistent with the City’s adopted Land Use Element of the General Plan, and shall conform to any land use ordinance, any capital facilities plan, any impact fee facilities plan, and the transportation master plan.	<b>Complies.</b>	
<b>Block Length:</b> The maximum length of blocks shall be 1,000’. In blocks over 800’ in length, a dedicated public walkway through the block at approximately the center of the block will be required.	<b>Complies.</b>	<i>Under 1000’</i>
Such a walkway shall not be less than 15’ in width unless otherwise approved by the City in accordance with other applicable standards approved by the City Council.	<b>N/A.</b>	
<b>Connectivity:</b> The City shall require the use of connecting streets, pedestrian walkways, trails, and other methods for providing logical connections and linkages between neighborhoods.	<b>Complies.</b>	
<b>Mailboxes:</b> Group mailboxes shall be accessed only from a local street, and shall not be placed on a collector or arterial street, unless a bulbout is provided with space for a minimum of three vehicles to park outside the lane of travel and shoulder.	<b>Can Comply.</b>	<i>Pending for residential in Phase 2.</i>
<b>Private Roads:</b> Private roads may be constructed as approved as part of the Preliminary Plat approval and so long as such roads meet the	<b>N/A.</b>	

same standards identified in the Saratoga Springs Standard Street Improvement Details.		
<b>Access:</b> Where the vehicular access into a subdivision intersects an arterial road as defined in the Transportation Master Plan, driveways shall not be placed on the intersecting road within 100' of the arterial connection.	<b>Complies.</b>	<i>103' or more.</i>
Two separate means of vehicular access onto a collector or arterial road shall be required when the total number of equivalent residential units (including adjacent developments and neighborhoods) served by a single means of access will exceed fifty. <b>Access Exception:</b> Where no point of second access is available within 500' and where all units are provided with an approved sprinkler system, a second access shall not be required until the number of units reaches double the above limits.	<b>Complies.</b>	
Where two means of access are required, the points of access shall be placed a minimum of 500' apart, measured along the center of the driving lane from center of right-of-way to center of right-of-way.	<b>Complies.</b>	
<b>Shared Driveways:</b> Shared driveways shall be a minimum of 26' in width and shall direct all runoff to a public or private drainage system. All dwellings on shared driveways shall provide enclosed garages or other covered parking. Shared driveways accessing more than four dwellings shall also provide a minimum of 25' of parking space between the garage and shared driveway. Shared driveways with four or fewer dwellings, if not providing a minimum of 20' of parking space, shall install a remote garage door opener prior to issuance of Certificate of Occupancy. All requirements of the Fire Code shall also be met.	<b>Complies.</b>	
<b>Lot Design</b>		
All subdivisions shall result in the creation of lots that are developable and capable of being built upon.	<b>Complies.</b>	
All lots or parcels created by the subdivision shall have frontage on a street or road that meets the City's ordinances, regulations, and standards for public roads.	<b>Complies.</b>	
Flag lots may be approved with less frontage when the Planning Commission determines that the creation of such a lot would result in an improved design or better physical layout for the lot based on the following criteria: i. For subdivisions with 20 or less lots: no more than 10% (rounding down) of the total lots are allowed to be flag lots; ii. For subdivisions with 50 or less lots: no more than 7.5% (rounding down) of the total lots are allowed to be flag lots; and iii. For subdivision with more than 50 lots: no more than 5% (rounding down) of the total lots are allowed to be flag lots.	<b>N/A.</b>	
Land dedicated as public roads and rights-of-way shall be separate and distinct from land included in lots adjacent to public roads and rights-of-way.	<b>Complies.</b>	
Side property lines shall be at approximately right angles to the street line or radial to the street line.	<b>N/A.</b>	
Corner lots for residential use shall be 10% larger than the required minimum lot.	<b>Can Comply.</b>	<i>TBD when residential portion is submitted.</i>
No lot shall be created that is divided by a municipal or county boundary line.	<b>Complies.</b>	
Remnants of property shall not be left in the subdivision that do not conform to lot requirements or are not required or suitable for common	<b>Complies.</b>	<i>Any remnants are included in overall open space.</i>

open space, private utilities, public purposes, or other purpose approved by the City Council.		
Double access lots are not permitted with the exception of corner lots.	<b>Complies.</b>	
Driveways for residential lots or parcels shall not be allowed to have access on major arterials. <b>Exception:</b> Exceptions may be made for large lots (at least 1 acre in size) or for lots where the home is set back over 150' from the arterial roadway. Approval by UDOT may be required.	<b>Can Comply.</b>	<i>TBD when residential portion is submitted.</i>
All subdivisions along arterial roadways shall conform to the City's requirements and adopted street cross-section including pedestrian walkways, park strips, landscaping, and fencing.	<b>Can Comply.</b>	<i>TBD when residential portion is submitted.</i>

<b>19.14 Site Plan Review</b>		
<b>19.14.07</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
<p>Consideration in Review of Applications. The land use authority shall review the application and consider the following matters and others when applicable:</p> <p>a. Considerations Relating to Traffic Safety and Traffic Congestion:</p> <ul style="list-style-type: none"> <li>i. the effect of the site development plan on traffic conditions on adjacent street systems;</li> <li>ii. the layout of site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;</li> <li>iii. the arrangement and adequacy of off-street parking facilities to prevent traffic congestion and compliance with the provisions of Chapter 19.09, off-street parking requirements;</li> <li>iv. the location, arrangement, and dimensions of truck loading and unloading facilities;</li> <li>v. the circulation patterns within the boundaries of the development; and</li> <li>vi. the surfacing and lighting of off-street parking facilities.</li> </ul> <p>b. Considerations Relating to Outdoor Advertising. Outdoor advertising shall comply with the provisions of Chapter 19.18.</p> <p>c. Consideration Relating to Landscaping:</p> <ul style="list-style-type: none"> <li>i. the location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, to provide buffer areas, or to conceal storage areas, utility installations, or other unsightly development;</li> <li>ii. the requirements of Chapter 19.06</li> <li>iii. the planting of ground cover or other surfaces to prevent dust and erosion; and iv. the unnecessary destruction of existing healthy trees.</li> </ul> <p>d. Considerations Relating to Buildings and Site Layout:</p> <ul style="list-style-type: none"> <li>i. the general silhouette and mass, including location on the site, elevations, and relation to natural plan coverage, all in relationship to the character of the neighborhood;</li> <li>ii. the exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing the street, line and pitch of roofs, and the arrangement of structures on the parcel;</li> <li>iii. compliance with the City's Architectural design standards.</li> </ul>	<b>Can Comply.</b>	<i>TBD in analysis in Staff Report. Overall appears to generally comply.</i>

<p>e. The effect of the site development plan on the adequacy of the storm and surface water drainage.</p> <p>f. Adequate water pressure and fire flow must be provided on the site as required by the applicable fire code.</p> <p>g. The proposed project shall comply with the City’s adopted Land Use Element of the General Plan, Land Use Ordinance, land development regulations, architectural guidelines, and all other adopted ordinances, regulations, policies, and standards.</p>		
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## 19.16 Site and Architectural Design Standards

### General Site Design Standards

Regulation	Compliance	Findings
<p><b>Pedestrian Connectivity:</b> All buildings and sites shall be designed to be pedestrian friendly by the use of connecting walkways.</p>	<b>Complies.</b>	
<p>Safe pedestrian connections shall be made between buildings within a development, to any streets adjacent to the property, to any pedestrian facilities that connect with the property, when feasible between developments, and from buildings to the public sidewalk to minimize the need to walk within the parking lot among cars.</p>	<b>Complies.</b>	
<p>All pedestrian connections shall be shown on the related site plan or plat.</p>	<b>Complies.</b>	
<p><b>Parking Areas:</b> On-site parking shall be located primarily to the sides or rear of the building. Variations may be approved by the Land Use Authority, subject to the following criteria:</p> <ul style="list-style-type: none"> <li>i. The use is a big box with outparcels helping to screen parking, or</li> <li>ii. At least 50% of the parking is located to the side or rear of the building, or</li> <li>iii. A safety issue is created by locating parking to the side or rear as verified and documented by the Saratoga Springs Police Department. For example, the parking will be entirely concealed from view by existing walls or buildings, or</li> <li>iv. That portion of development that lies within the Waterfront Buffer Overlay, or</li> <li>v. The development is Office, Warehouse/Flex space and when loading docks are not adjacent to a public right-of-way.</li> </ul>	<b>Complies.</b>	<p><i>Parking is somewhat shielded from view from Redwood; more than 50% is internal or to the sides allowing for the parking between the buildings and Riverside.</i></p>
<p>Parking lots shall be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces.</p>	<b>Complies.</b>	
<p>Parking lots adjacent to, and visible from, public streets shall be screened from view through the use of earth berms, screen walls, landscape hedges or combinations thereof with a minimum height of 3’ as measured from the parking surface. Within regional parks this requirement may be met through the use of intermittent planter beds rather than a berm, hedge, or screen wall; trees and shrubs may be clustered in the planter beds where necessary to avoid light spillage.</p>	<b>Can Comply.</b>	<p><i>Additional berming recommended along edges of parking along Riverside to protect future residential from headlights.</i></p>
<p><b>Acceleration and Deceleration Lanes:</b> Acceleration and deceleration lanes shall be required on major arterials when deemed necessary by the City Engineer.</p>	<b>Can Comply.</b>	<p><i>UDOT / Engineer to resolve</i></p>
<p><b>Parking Structures:</b> Parking structures shall be architecturally consistent with the project buildings, including the use of the same primary finish materials as the exterior of the adjacent or adjoining buildings.</p>	<b>N/A.</b>	

When placement of parking structures along site frontages is necessary, visual mitigation such as landscape buffers, upper-level setbacks, or additional architectural treatment shall be used.	N/A.	
The view of a parking structure from a public street shall be minimized by placing its shortest dimension along the street edge.	N/A.	
The top deck of parking structures shall include screen walls, periphery landscape islands, or similar features where visible from public view in order to soften the appearance of the top of the parking structure and screen the view of cars on the top deck of the structure.	N/A.	
All top deck lighting shall be screened and directed downward to avoid light spill onto the street below and shall consist of only bollards or building lighting. Light poles are prohibited.	N/A.	
<b>Trash Enclosures, Storage Areas, and External Structures:</b> Landscaping, fencing, berms, or other devices integral to overall site and building design shall screen trash enclosures, storage areas, and other external structures.	Complies.	
Service yards, refuse and waste-removal areas, loading docks, truck parking areas and other utility areas shall be screened from view by the use of a combination of walls, fences, and dense planting. Screening shall block views to these areas from on-site as well as from public rights of way and adjacent properties.	Complies.	<i>Minimal loading area needed as proposed; currently loading areas are identified in parking lot and not along buildings.</i>
All trash dumpsters shall be provided with solid enclosures. Enclosures shall be composed of 6' high solid masonry or decorative precast concrete walls, with opaque gates and self-latching mechanisms to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles. Gates shall be made of opaque metal for durability. Chain-link gates with or without opaque slats are not acceptable. Colors and materials shall be consistent with the main building or use.	Complies.	<i>Enclosures shown on plan but no detail provided for materials</i>
Where trash enclosures, storage areas, or other external structures are adjacent to parking areas, a 3' landscaped buffer shall be provided that does not impede access into and out of vehicles.	Complies.	
These areas shall be well maintained and oriented away from public view. The consolidation of trash areas between buildings is encouraged.	Complies.	<i>Recommendation to locate trash areas between buildings noted on plans.</i>
<b>Utility Boxes:</b> Dense vegetative buffers which include an evergreen variety of plant materials shall be placed where appropriate to screen all utility boxes and pedestals in order to remain attractive during the winter months.	Complies.	
<b>Site Design Standards: Non-Residential Development</b>		
<b>Shopping Cart Corrals:</b> Shopping cart corrals are required for big box or mid box retail uses. Roof covers are recommended as the local climate includes wind, rain, and winter snow conditions. If roof covers are utilized they shall blend in with the established building design.	N/A.	
The shopping cart corral rail finish shall match or compliment the exterior finishes of the main building through the use of two out of three of the same exterior colors and finishes.	N/A.	
<b>Uses Within Buildings:</b> All uses established in any commercial, office warehouse, business park, or industrial zone shall be conducted entirely within a fully enclosed approved building except those uses deemed by the City Council to be customarily and appropriately conducted in the open. Uses which qualify for this exception include vegetation nurseries, home improvement centers with lumber, outdoor cafes, outdoor retail display, car wash vacuums, auto dealerships, and similar uses.	Complies.	

<b>Outdoor Display:</b> All retail product displays shall be located under the buildings' permanent roof structure or on designated display pads within front landscape areas.	N/A.	<i>Not proposed</i>
All display areas shall be clearly defined on the approved Site Plan and designated on the site with a contrasting colored, painted, or striped surface.	N/A.	
Display areas shall not block building entries or exits, pedestrian walks, or parking spaces in front of the building. Outdoor display areas shall not spill into walkways or any drive aisle adjacent to a building.	N/A.	
<b>Access Requirements:</b> a. Each roadway shall not be more than 40' in width, measured at right angles to the center line of the driveway except as increased by permissible curb return radii; and b. the entire flare of any return radii shall fall within the right-of-way.	Complies.	
<b>Off-Street Truck Loading Space:</b> Every structure involving the receipt or distribution by vehicles of materials or merchandise shall provide and maintain on the building's lot adequate space for standing, loading, and unloading of the vehicles in order to avoid undue interference with public use of streets, alleys, required parking stalls, or accessible stalls.	Complies.	<i>Portion of parking stall overage striped for deliveries.</i>
<b>Screening of Storage &amp; Loading Areas:</b> To alleviate the unsightly appearance of loading facilities, these areas shall not be located on the side(s) of the building facing the public street(s). Such facilities shall be located interior to the site.	Complies.	<i>Above references area internal to the site.</i>
Screening for storage and loading areas shall be composed of 6' high solid masonry or architectural precast concrete walls with opaque gates and self-latching mechanisms, to keep gates closed when not in use. Bollards are required at the front of the masonry walls to protect the enclosure from trash collection vehicles.	Complies.	<i>No storage provided; area is for temporary usage in the parking lot and screening is not appropriate.</i>
Gates shall be made of opaque metal for durability. Chain-link gates with opaque slats are prohibited.	N/A.	
The method of screening shall be architecturally integrated with the adjacent building in terms of materials and colors.	N/A.	
Trash areas shall be designed to include the screening of large items (e.g. skids and pallets) as well as the trash bin(s) that are needed for the business (unless storage is otherwise accommodated behind required screened storage areas).	Complies.	<i>Appears to comply; will verify in criteria above when details provided</i>
<b>Buffers:</b> A wall and landscaping, fencing, or landscaping of acceptable design shall effectively screen the borders of any commercial or industrial lot which abuts an existing agricultural or platted residential use. Such a wall, fence, or landscaping shall be at least 6' in height, unless a wall or fence of a different height is required by the Land Use Authority as part of a site Plan review.	Complies.	<i>Details / options provided.</i>
No chain-link or wood fences are permitted as buffering or screening between commercial and residential. Masonry and solid vinyl are suggested types of fences, and as circumstances require, one or the other may be required.	Complies.	<i>Details / options provided.</i>
Unless otherwise required by this Title, walls or fences used as a buffer or screen shall not be less than 6' in height.	Complies.	
<b>Parking Lot Buffers:</b> There shall be a minimum of 10' of landscaping between parking areas and side and rear property lines adjacent to agricultural and residential land uses.	Complies.	
<b>Building Buffer:</b> No building shall be closer than 5' from any private road, driveway, or parking space. The intent of this requirement is to provide for building foundation landscaping and to provide protection	Complies.	

to the building. Exceptions may be made for any part of the building that may contain an approved drive-up window.		
<b>Interconnection:</b> All parking and other vehicular use areas shall be interconnected with adjacent non-residential properties in order to allow maximum off-street vehicular circulation.	<b>Complies.</b>	
<b>General Architectural Design Standards</b>		
<b>Building Articulation:</b> Building elevations exceeding 40' in length shall incorporate a minimum of one horizontal elevation shift or combination of vertical and horizontal elevation shifts, stepping portions of the elevation to create shadow lines and changes in volumetric spaces of at least five feet, and a minimum of two of the following, all spaced at intervals of 20' to 50' of horizontal width: <ul style="list-style-type: none"> <li>i. A combination of vertical and horizontal elevation shifts that together equal at least 5'.</li> <li>ii. Addition of horizontal and vertical divisions by use of textures or materials.</li> <li>iii. Primary material change.</li> <li>iv. Addition of projections such as balconies, cornices, covered entrances, porte-cocheres, trellis', pergolas, arcades, and colonnades. Such trellis' and awnings extend outward from the underlying wall surface at least 36".</li> <li>v. Variation in the rooflines by use of dormer windows, overhangs, arches, stepped roofs, gables or other similar devices.</li> </ul>	<b>Complies.</b>	<i>Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.</i>
<b>Roof Treatment:</b> Sloped roofs shall provide articulation and variations in order to break up the massiveness of the roof. Sloped roofs shall include eaves which are proportional to the roofs slope and scale of the building.	<b>Complies.</b>	<i>Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.</i>
Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed, the parapet shall be a minimum of 12" in height above the roof.	<b>Complies.</b>	<i>Mechanical screening provided.</i>
All roofs on two-family, three-family, and multi-family dwellings shall have a minimum pitch of 3/12 (25% slope). To provide architectural enhancement, residential structures are encouraged to have multiple pitch variations.	<b>Can Comply.</b>	<i>Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.</i>
Roof mounted equipment shall not be visible from adjacent public and private streets as well as from adjacent properties, unless grade differences make visibility unavoidable.	<b>Complies.</b>	<i>Screening info provided.</i>
Screening shall be solid and shall be consistent with the material and color of exterior finishes of the building through the use of at least two out of three of the exterior finishes of the building.	<b>Complies.</b>	<i>Screening info provided.</i>
<b>Windows:</b> Windows, other than rectangular windows, may be used as accents and trim. Untreated aluminum or metal window frames are prohibited.	<b>Complies.</b>	<i>Note: only evaluating commercial. Unknown for residential portion</i>
<b>Awnings, Canopies, Trellises, Pergolas, and Similar Features:</b> All such features must be attached to a vertical wall.	<b>Complies.</b>	<i>Note: only evaluating commercial. Unknown for residential portion</i>
All such features shall project at least 4' from the building when located over a pedestrian traffic area and no less than 2' otherwise.	<b>Complies.</b>	<i>Note: only evaluating commercial. Unknown for residential portion</i>
All such features shall maintain a minimum clearance above sidewalk grade of 8' to the bottom of the framework when located over a pedestrian traffic area.	<b>Complies.</b>	
Backlighting is not permitted.	<b>Complies.</b>	<i>No backlighting proposed.</i>
<b>Mechanical Equipment:</b> All mechanical equipment shall be located or screened and other measures shall be taken so as to shield visibility of such equipment from any public or private streets.	<b>Complies.</b>	<i>Screening info provided.</i>

Wing walls, screens, or other enclosures shall be shall be integrated into the building and landscaping of the site, whether located on the ground or roof.	N/A.	
Rooftops of buildings shall be free of any mechanical equipment unless completely screened from all horizontal points of view.	Complies.	Screening info provided.
Screening materials shall conform to the color scheme and materials of the primary building.	Complies.	Screening info provided.
<b>Residential Architectural Design Standards</b>		
<b>Architectural Wrap:</b> Stone, brick, wainscot, and other front elevation materials shall be wrapped a minimum of 2' into interior side elevations and shall extend the full width of any street side yard, or façade abutting common open space.	Can Comply.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
<b>Materials and Colors:</b> A minimum of three materials and three colors shall be utilized on front or street side elevations, or façade abutting common open space. A minimum of two materials and two colors shall be utilized on interior side and rear elevations.	Can Comply.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
No more than 75% of any building elevation shall consist of any one material or color.	Can Comply.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
Carports and similar structures shall be compatible in architectural design and details with the main residential structure through the use of at least two out of three of the same materials and colors.	N/A.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
<b>Color Variation:</b> Two-family, three-family, and multi-family developments containing more than five buildings shall be designed with at least two color palettes.	Can Comply.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
<b>Non-Residential Architectural Design Standards</b>		
<b>Four Sided Architecture:</b> All sides of a building that are open to public view (including views from adjacent residential dwellings or probable location of residential dwellings) shall receive equal architectural design consideration as the building front.	Complies.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
<b>Color and Materials:</b> Exterior Building Materials shall be considered any materials that make up the exterior envelope of the building and shall be limited to no more than four and no less than two types of materials per building, window and door openings excluded.	Complies.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
Color of exterior building materials (excluding accent colors) shall be limited to no more than four and no less than two major colors per development.	Complies.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
Bright colors, such as neon or fluorescent colors, bright orange or yellow, and primary colors, are only permitted as accent colors.	Complies.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
No more than 75% of any building elevation shall consist of any one material or color. <ul style="list-style-type: none"> <li>i. No more than 50% of any building elevation shall consist of CMU, except in the Office Warehouse and Industrial zones, or</li> <li>ii. Office, Warehouse, Flex buildings in approved zones that utilize concrete tilt up construction are exempt from the maximum 75% of one material per elevation requirement but must follow all other architectural standards.</li> </ul>	Complies.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.
<b>Prohibited Materials:</b> Tiles. Full veneer brick and tiles exceeding ½" in thickness is permitted, however veneer tile is prohibited. Stucco stone patterns and stucco brick patterns. Wood as a primary exterior finish material. Plain, grey, unfinished CMU block except as an accent material.	Complies.	Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.

<b>Stairways:</b> All stairways to upper levels shall be located within the building unless otherwise approved by the Land Use Authority for secondary access to outdoor patio decks or other usable outdoor area.	<b>Complies.</b>	
<b>Roof Drains:</b> All roof drains, conduit and piping, maintenance stairs and ladders, and other related services shall be located on the interior of the building.	<b>Can Comply.</b>	<i>Missing details on elevations.</i>
<b>Electrical Panels:</b> To the extent possible, all electric panels and communication equipment should be located in an interior equipment room.	<b>Can Comply.</b>	<i>Missing details on elevations.</i>
<b>Street Orientation:</b> All Retail or Commercial buildings shall have expansive windows, balconies, terraces, or other design features oriented to the street or adjacent public spaces.	<b>Complies.</b>	
At least 50% of the first floor elevation(s) of a building that is viewed from a public street shall include windows and/or glass doors to minimize the expanse of blank walls and encourage a pedestrian friendly atmosphere. This percentage may be reduced to 35% for buildings without a retail component or with medical uses on the first floor.	<b>Complies.</b>	<i>Changes made.</i>
<b>Metal Buildings:</b> Metal buildings are only permitted in the Agricultural, Residential Agricultural, Rural Residential, Office Warehouse and Industrial Zones.	<b>N/A.</b>	
All metal buildings shall be designed to have an exterior appearance of conventionally built structures. Stock, "off the shelf" metal buildings are prohibited.	<b>N/A.</b>	
Metal buildings in the Agricultural, Residential Agricultural, and Rural Residential zones shall only be used for agriculture as defined in Section 19.02.02 of the City Code.	<b>N/A.</b>	
<b>Mixed Use and Mixed Waterfront Site Additional Standards</b>		
<b>Buffer Overlay Additional Standards</b>		
Complies with view corridor, public access, trail requirements.		
One building intrudes into 15' trail setback.		<i>Changes may be needed for residential portion TBD in Phase 2.</i>
<b>What is bank stabilization plan per 19.25.06?</b>		

<b>19.19 Open Space</b>		
<b>Minimum Required Open Space</b>		
<b>Regulation</b>	<b>Compliance</b>	<b>Findings</b>
<b>Open Space Required:</b> A minimum of one Equivalent Acre of park space is required for every 40 residential units in a development, or fraction thereof.	<b>Complies.</b>	<i>Well in excess of requirement. Required 1 acre (39 units), providing 3.22</i>
<b>Minimum Percentage by Development:</b> In addition to the minimum Equivalent Acres, to ensure a livable community, in no case shall the percentage of total open space acreage provided in the following types of development be less than the listed percentage: <ul style="list-style-type: none"> <li>a. Single family developments: 10% of overall development acreage</li> <li>b. Multi-family developments: 15% of overall development acreage</li> </ul>	<b>Complies.</b>	<i>25% minimum in Mixed Use overall, 35% required in residential area due to footprint development. TBD residential, and 35%+ in commercial area.</i>

<ul style="list-style-type: none"> <li>c. Mixed Use and Mixed Waterfront developments: 25% of overall development acreage</li> <li>d. Developments with both single family and multi-family: combination of the requirement based on the acreage for each type of housing.</li> </ul>		
<p><b>Other Limitations:</b> In no case may the cumulative total of the following categories qualify for more than 50% of a development's Equivalent Acre requirement.</p> <ul style="list-style-type: none"> <li>i. Unimproved, not Sensitive Lands</li> <li>ii. Open space with no access</li> </ul>	<b>Complies.</b>	<i>TBD w/Residential but appears to be 1.04 acres out of 4.29</i>
<b>Minimum Required Amenities</b>		
<p><b>Minimum Points:</b> Minimum required points are based on the number of required Equivalent Acres provided in a contiguous park and are outlined in the table in 19.19.05(2).</p>	<b>Can Comply.</b>	<i>Residential portion to come in future phase.</i>
<p><b>Mixture of Amenities and Required Amenities:</b> All parks are required to provide a mixture of amenities, including at least one separate item each from Categories C, D, and E.</p>	<b>Can Comply.</b>	<i>Residential portion to come in future phase.</i>
<p>No more than 25% of the points may be met by one specific item type in any one category.</p>	<b>Can Comply.</b>	<i>Residential portion to come in future phase.</i>
<p>All parks over 5 Equivalent Acres are also required to provide at least one item from Category A or B, and three items from category P, and a minimum one toilet restroom per each 5 acres or fraction thereof.</p>	<b>Can Comply.</b>	<i>Residential portion to come in future phase.</i>
<p>Items in Categories A and B may qualify for impact fee credits, if identified in the Parks and Trails Master Plan.</p>	<b>Can Comply.</b>	<i>Residential portion to come in future phase.</i>
<b>Payment in Lieu of Open Space</b>		
<p><b>Applicability:</b> the City's Payment in Lieu of Open Space Program may be utilized for all or a portion of the requirement for developments that meet one or more of the following criteria:</p> <ul style="list-style-type: none"> <li>i. any single-family development where a minimum of 75% of the lots are 10,000 square feet or larger, or</li> <li>ii. any single-family development with a park requirement of less than one acre, or</li> <li>iii. any development in the MW zone where such fee will aid in the creation of large clustered open spaces near the waterfront, or</li> <li>iv. that portion of a development that is located within ¼ mile of an existing improved regional public park.</li> </ul>	<b>N/A.</b>	
<p><b>Total Cost:</b></p> <ol style="list-style-type: none"> <li>1. The City shall maintain an annually updated list of land values for the cost of a non-sensitive developable acre, and apply the land value to the required Equivalent Acres for which the applicant desires to pay a fee in lieu.</li> <li>2. The City shall calculate the minimum required points per this chapter, and multiply the points by \$2,000 to determine the cost of the minimum required open space improvements, including landscaping, parks, trails, and other amenities.</li> </ol>	<b>N/A.</b>	

## 19.25 Waterfront Buffer Requirements

### Waterway Setbacks

Regulation	Compliance	Findings
<p><b>Riparian Setback:</b> No disturbance shall occur within 50' of the Jordan River ordinary high water mark or the Utah Lake Compromise line.</p>	<b>Complies.</b>	

<b>Exception:</b> Boardwalks, patios, decks, and associated seating areas may be placed within the riparian setback. Such areas shall not exceed 300 square feet.		
<b>Shoreline Trails:</b> Jordan River and Utah Lake shoreline trail corridors shall be a minimum of 20' in width measured landward from the edge of the riparian setback.	<b>Complies.</b>	
<b>Patio/Lawn Area:</b> A minimum of 15' shall be maintained between the Shoreline or Jordan River trail corridor and structures/parking areas to allow for lawns, patios, restaurant eating areas, and similar low-impact uses. Roads shall not be located between the first row of buildings and the waterway.	<b>Does Not Comply.</b>	<i>Portions of the originally proposed residential development are less than 15' from the trail corridor. Residential portion now TBD in Phase 2.</i>
<b>Landscaping in Riparian and Trail Setbacks:</b> Native and naturalized plants allowed. Manicured landscaping and lawns are prohibited.	<b>Complies.</b>	

### Utah Lake and Jordan River Shoreline Trails

All developments whose projects are next to, adjacent to, or abutting, or include Utah Lake or the Jordan River shall provide an improved pedestrian shoreline trail throughout the length of the project. <ul style="list-style-type: none"> <li>i. The shoreline trail shall at all times be accessible to the public.</li> <li>ii. The developer will work with the City and any other agency whose approval is necessary, to determine the exact location of the trail.</li> <li>iii. The developer shall construct the trail as close to the waterway as reasonably possible.</li> <li>iv. The trail shall be hard surfaced and shall be a minimum of 12' in width.</li> </ul>	<b>Complies.</b>	
In the event that a portion of the planned shoreline trail throughout a developer's project is located on property not in the possession of or under control of the developer, the developer will work with the City to identify a proper location through the developer's project on which to construct the trail. In all cases, the developer shall construct the shoreline trail as close to the waterway as reasonable possible	<b>N/A.</b>	
The developer will work with the City to determine which party will construct the shoreline trail throughout the developer's project. <ul style="list-style-type: none"> <li>a. If the developer constructs the shoreline trail throughout the developer's project, the developer may receive credit for the trail against the open space requirements of this Title. However, if the developer is granted a credit, the developer shall maintain the trail in perpetuity and grant the City a perpetual public access easement.</li> <li>b. The shoreline trail shall be constructed in accordance with the City's design guidelines, standards, and regulations.</li> </ul>	<b>Can Comply.</b>	<i>Proposing dedicating to the City; finalizing in future phase</i>
If the City specifically agrees in writing, the shoreline trail will be maintained by the City after the City issues a Certificate of Final Acceptance.	<b>Can Comply.</b>	<i>Proposing dedicating to the City; finalizing in future phase</i>

### Public Access and Parking

Developments shall provide a public access to the Shoreline or Jordan River trail.	<b>Complies.</b>	
Developments shall provide public parking for bicycles and shall permit a portion of their motor vehicle parking to be available to the public in non-residential areas.	<b>Complies.</b>	<i>Not clearly delineated, but there is room to add. Parking rack shown in details.</i>
Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.	<b>Complies.</b>	
Parking areas visible from the Shoreline or Jordan River trail or the waterway shall be screened from view by landscaping or decorative fencing at least 3' in height.	<b>Complies.</b>	<i>Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.</i>

Appropriate landscaping should be utilized to screen habitat areas within the riparian setback from new development.	<b>Can Comply.</b>	<i>Note: only evaluating commercial. Unknown for residential portion TBD in Phase 2.</i>
<b>Site Coverage and Building Permeability</b>		
On lots or sites with a width greater than 100' that are generally parallel to the river corridor, structures shall not exceed 70% of the width of the site.	<b>Complies.</b>	
On lots or sites with a 50' to 80' width that are generally parallel to the river, structures shall not exceed 50' in width or 70% of the width of the site, whichever is greater.	<b>Complies.</b>	
At a maximum interval of 300' that is generally parallel to the river, there shall be a clear visual and pedestrian connection at the ground level from a public street to the river corridor. Such connections may consist of pathways, landscaping, transparent entrances and lobbies that provide the ability to see through a building, and other features with a similar effect.	<b>Complies.</b>	
The visual and pedestrian connection shall not be less than 30' wide.	<b>Complies.</b>	

<b>Fiscal Impact</b>	
<b>Regulation</b>	<b>Findings</b>
Is there any City maintained open space?	<i>Dedication of Shoreline trail</i>
What is the anticipated cost to the City?	<i>TBD</i>
When will City maintenance begin?	<i>TBD</i>

# Staff Report

**Author:** Gordon Miner, City Engineer

**Subject:** River View Plaza & Townhomes – Preliminary Plat

**Date:** August 27, 2020

**Type of Item:** Preliminary Plat and Site Plan



SARATOGA  
SPRINGS

## Description:

**A. Topic:** The Applicant has submitted a Preliminary Plat and Site Plan Application. Staff has reviewed the submittal and provides the following recommendations.

**B. Background:**

<i>Applicant:</i>	<i>Jared Osmond – Osmond Development, LLC</i>
<i>Request:</i>	<i>Preliminary Plat and Site Plan Approval</i>
<i>Location:</i>	<i>Redwood Road and Riverside Drive</i>
<i>Acreage:</i>	<i>9.509 acres</i>

**C. Recommendation:** Staff recommends the approval of preliminary plat subject to the following conditions:

1. The developer shall comply with all review comments and redlines, prepare final construction drawings as outlined in the most recent edition of the City of Saratoga Springs Standards Technical Specifications, and receive approval from the City Engineer on those drawings prior to commencing construction.
2. These are preliminary-level plans which are not ready for construction. The applicant understands that full engineering review will need to occur on final-level engineering plans to comply with City Standards. The applicant also understands that preliminary plans do not entitle the applicant to any approvals, including lot yields, and that approvals are not granted until final-level engineering plans are accepted by the City for construction.
3. Provide a Storm Water Pollution Prevention Plan (SWPPP) following the State template prior to the pre-construction meeting.
4. Developer must secure water rights as required by the City Engineer, City Attorney, and development code.
5. Developer is required to ensure that there are no adverse effects to adjacent properties due to the grading practices employed during construction of these plats.

6. Developer may be required by the Saratoga Springs Fire Chief to perform fire flow tests prior to the issuance of certificate of occupancy or prior to the commencement of the warranty period.
7. Submittal of as-built drawings in pdf format to the City Engineer is required prior to acceptance of site improvements and the commencement of the warranty period.
8. Owner to record a Long-Term Storm Water Management Agreement and provide a Long-Term Storm Water Management Plan for the project.
9. Developer shall bury the power lines less than 46 kV that are within this plat.
10. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
11. Developer shall prepare and provide easements for all public facilities not located in the public right-of-way
12. Project shall comply with all ADA standards and requirements.
13. The required PUE's shall be shown in plan view on the plat.
14. The City has insufficient information at this time to determine what project and system improvements will be necessary to service the developer's property. As a result, this approval does not reserve utility system capacity. Prior to, concurrent with, or subsequent to Final Plat Approval, the developer will be required to install all required infrastructure to service the property. In addition to all required project improvements, the developer may also be required to install any and all system improvements, subject to required impact fee credits.
15. All necessary permits shall be submitted to the City Engineer for acceptance. Required permits include, but are not limited to: Army Corps of Engineer permit, FFSL permit for the new storm drain outfall, UDOT encroachment, excavation, and grading permits, etc.
16. All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
  - a. Delays are anticipated on the northbound left-turn movement. However, storage length is sufficient at this location and it is anticipated that traffic will reroute to the Market Street or 1140 North traffic signals.
  - b. All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour in future (2025) background plus project conditions.
  - c. The River View Plaza development must have a right-in-right-out only connection to Redwood Road.



# MINUTES – Planning Commission

Thursday, August 13, 2020

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES - DRAFT

**Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

**Present:** Via Video Conference

- 5 Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.  
Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder.  
10 Others: Boyd Brown, Shane Williams, Marvin Calderon

15 Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed July 16, 2020.

- 20 1. **Pledge of Allegiance** - led by Commissioner Cunningham.
2. **Roll Call** – quorum was present – New Commissioner Bryce McConkie was introduced to the Commission.
- 25 3. **Business Item: Preliminary Plat for The Hub, located approximately 2400-2600 N. Redwood Road. Boyd Brown, applicant.**  
Planning Director Dave Stroud presented the item. The applicant is requesting approval of a 6 lot subdivision in the Regional Commercial zone. This will allow for development consistent with the General Plan. Boyd Brown was present as applicant. He noted his work for several years on the land, is excited to get going.
- 30 Commissioner McConkie  
- Thought the plans looked great.
- Commissioner Barton  
35 - Asked what businesses were coming in. Boyd Brown noted that parcel D would be an Event Center. The owners were local and were looking forward to coming. Parcel A would be tile and flooring. There are no other specific buildings planned at this time.  
- Asked about approval without a stormdrain plan in place? City Engineer Gordon Miner advised that when it's time to record the offsite infrastructure will need it to be in place or bond for it.
- 40 Commissioner Kilgore  
- Received confirmation from the applicant that they would comply with all required conditions.  
- Asked what would happen with the road area between the parcels. Boyd Brown replied that he does not control that area, those owners they are not ready to move on those yet. They will stub and there will be an easement to run water lines. Planning Director Dave Stroud advised that our code requires inter-connectivity and the road would need to be completed. There is no guarantee to what access UDOT might give. More details will come further in the process.
- 45 - Asked if the applicant foresaw any problems with offsite development for water in the area. Boyd Brown replied that the city will supply the water to the parcels according to agreement. City Engineer Gordon Miner advised that the city will abide by the agreement. Storm drainage may be a separate issue.
- 50 - In response to question the applicant did not see problems with delay on irrigation and street names.

Motion made by Commissioner Barton that the Planning Commission forward a recommendation of approval to the City Council for the proposed preliminary plat for The Hub as Saratoga Springs, located approximately 2400-2600 N Redwood Road, based upon the findings and conditions in the staff report. Seconded by Commissioner Kilgore.

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Commissioner Ryan asked Staff about properties that are separated like this, was there a way for the city to help there be architectural continuity when developers come later between the two parcels. Planning Director Dave Stroud advised that they just need to meet our standards. Commissioner Barton commented it was a good question, it could become a jumble of designs if there wasn't some continuity.

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Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

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4. **Approval of Minutes: July 23, 2020**

Motion made by Commissioner Kilgore to approve the minutes of July 23, 2020. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

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5. **Reports of Action.** – No Reports were needed.

6. **Commission Comments.**

Commissioner Barton welcomed Commissioner McConkie to the Commission. Commissioner McConkie further introduced himself.

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7. **Director's Report.** – Planning Director Dave Stroud advised of upcoming agenda items.

8. **Possible motion to enter into closed session** – No closed session was held.

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9. **Meeting Adjourned Without Objection at 6:25 p.m. by Chairman** Troy Cunningham.

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\_\_\_\_\_  
Date of Approval

\_\_\_\_\_  
Planning Commission Chair

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\_\_\_\_\_  
Deputy City Recorder



# MINUTES – Planning Commission

Thursday, August 27, 2020

City of Saratoga Springs City Offices

1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

## PLANNING COMMISSION MEETING MINUTES

Pursuant to Federal and State Guidelines, this meeting was conducted electronically.

**Call to Order - 6:00 p.m.** by Chairman Troy Cunningham

**Present:** Via Video Conference

Commission Members: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff.

Staff: Dave Stroud, Planning Director; Gina Grandpre, Planner II; Maren Barker, Assistant City Attorney; Gordon Miner, City Engineer; Nicolette Fike, Deputy Recorder; Kimber Gabryszak, Senior Planner.

Others: Krisel Travis, Jared Osmond

Commissioner Cunningham read the following statement: I, Troy Cunningham, Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, and the County Health Department have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2 (COVID-19). Due to the State of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. Signed August 17, 2020.

1. **Pledge of Allegiance** - led by Commissioner Cunningham.
2. **Roll Call** – a quorum was present
3. **Business Item: Northshore Neighborhood Plan Major Amendment. Located approximately 800 E. to Saratoga Rd. and 700 N. to Saratoga Rd. D.R. Horton as applicant.**

Planning Director Dave Stroud presented the item. The primary purpose of the amendment is to reconfigure some of the land uses in the northern part of the development. The density does not change. Adding a condition to update fencing plans as presented in the presentation. Krisel Travis, D. R. Horton was present as applicant. She noted the rearrangement of the church and commercial area. She feels this is a better layout.

Public Hearing Opened by Chairman Troy Cunningham. Receiving no public comment, the public hearing was closed by the Chair.

Commissioner McConkie

- Received clarification why they applicant is considering chain-link. Planning Director Dave Stroud advised that the Code allows for chain-link around utilities when more than 200 ft. away from existing residential. The City will maintain and replacement costs are more economical. Krisel Travis noted there is an existing fence on well 6 and well 2 will be city maintained. There is also separation by a rock wall and vinyl fence.
- Concern that some of the Open Space is being diminished. Planning Director Dave Stroud advised they are still above the amount of compliance. Krisel Travis noted they are required to have 20% and they are at 23.4%. They went from linear park to a more consolidated park which is more useable.

Commissioner Kilgore

- Concern about traffic impact study, which indicated UDOT expected to increase Pioneer Crossing to 6 lanes. City Engineer Gordon Miner advised he was not aware when UDOT might expand, but they are aware of the need for increased E-W capacity. They will also probably take into account parallel roads.
- Asked for clarification for the differences in the Mountainland Association's (MAG) travel demand model and the City's. City Engineer Gordon Miner advised that the MAG model is lagging a bit, it is a regional

transportation model, and doesn't have all our master plan streets in it. Their study looks more at larger roads and regional connections.

- Likes the change to the park area better.

Commissioner Barton

- Concern for working with Alpine School District (ASD), how does that go for land needed for new schools? Planning Director Dave Stroud advised that the City meets with the district regularly to advise on coming development and keeping each other apprised, they are very aware of what is coming to the city. Krisel Travis noted they approached ASD with a portion of the land prior to making it commercial. The district currently has no funds for acquisition. They always contact the School and Church to work with them.

Commissioner Ryan

- Was also concerned with traffic capacity and needing to be aware of what the traffic studies are saying.
- He likes the changes and that they are above the 20% threshold.

Commissioner Cunningham

- Likes the reconfiguration with combined park space.

**Motion made by Commissioner Kilgore that the Planning Commission forward a recommendation for approval to the City Council for the Northshore Neighborhood Plan Amendment with the findings and conditions in the staff report with an added condition to properly delineate which fencing will be installed by City and which is Applicant. Seconded by Commissioner Barton. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.**

**4. Business Item: Preliminary Plat and Commercial Site Plan for Riverview Plaza and Townhomes, located approximately west of Redwood Road along Riverside Dr. south of Riverbend Townhomes and north of the Chiu property. Jared Osmond as applicant.**

Planning Director Dave Stroud presented the item. The proposal is for a plat to divide property into commercial and residential phases. He noted there were a few conditions, he doesn't see any that are concerning, staff will make sure they are addressed and staff recommends approval. Jared Osmond was present as applicant. He noted they were addressing all the issues and should have everything turned in by tomorrow. They are excited to be in the City.

Commissioner Kilgore

- Received confirmation from the applicant that they would comply with all required conditions.
- Asked what kind of tenets for commercial were expected. Jared Osmond responded with some signed tenants which he felt would be a great benefit to residents.
- Was not sure where the ADA parking would be. Jared Osmond responded that one of his drafts showed that and final plat would make sure to show those.
- Asked where snow removal would go. Jared Osmond would assume they would use planter space and most logically to the east. He would need to consult his snow removal guy.
- Noted that the pictures show mechanical equipment. Jared Osmond advised those pictures were taken where they did not have a screening requirement. The plans show screening equipment.
- Was comfortable with the preliminary plat, but does not feel comfortable with the Site Plan without seeing the changes. He felt there were too many conditions.

Commissioner McConkie

- Concern about parking for restaurants being adequate, also ADA parking. Jared Osmond noted that some places were more drive-thru and they are following City guidelines for all the parking. They have addressed items such as bicycle parking and loading trucks and he is sure ADA parking has been addressed as well. He noted they have not heard any negative comments from staff. He is not sure why ADA parking is not showing in their packet. Planning Director Dave Stroud advised that resubmittals have come in that address these issues.
- He is excited for this development which fosters good growth in the City. He would still like to see the amended plans and how staff addresses them. Jared Osmond noted they have tried to tackle this proactively including the zone change. They have taken out the retail aspect by putting in an office which is a different parking load. Planning Director Dave Stroud advised that many of the conditions are minor

details, for the most part nothing is going to change. Staff has been advised by City Council and Mayor that commercial is paramount so they wanted to get this on this meeting even with the conditions. Commissioners may approve it tonight, it still has to meet all the ordinance through the conditions.

- Asked if the occupancy load would be below 50 for tenant space. Jared Osmond does anticipate it to be below 50. They have their similar product in American Fork with no parking problems with lighter requirements. They have not asked for anything not in the code or allowed in the zone. He doesn't feel it's overloaded with heavy occupancy load.
- Asked what the number of parking currently there was. Jared Osmond did not have the numbers in front of him, however he knows they have exceeded what was required. Planning Director Dave Stroud advised on restaurant parking in the code by type.

Planning Director Dave Stroud noted that Senior Planner Gabryszak has been taking a cursory look at the new submittal during the meeting and it appears the major conditions have been addressed and are better on the plans.

Commissioner Barton

- Felt her questions were answered. She thanked Mr. Osmond for addressing all the concerns. She recommended the commissioners go see the applicant's similar product in American Fork, it looked like it would be a great addition to the City.

Commissioner Anderson

- Concern about the exit which was offset from Costco's and would people be able to turn left. Jared Osmond noted they had several discussions with UDOT. They directed them to this particular design. They have agreed to a right in and right out. UDOT is going to put a U-Turn signal on Market Street. Eventually Riverside drive will also have an access and hopefully he can secure the parcel to the South which will help with access as well.

Commissioner Wagstaff

- Is glad the conditions are being addressed.

Commissioner Ryan

- Appreciates that staff will be able to handle the conditions.

Commissioner Cunningham

- Concern about trash enclosures which should match material of the buildings. Jared Osmond advised they will match, the note seems to be in error.
- Noted he is fine with approving the preliminary plat but has trouble with the site plan where it seems more information is needed.

Jared Osmond commented that he understands concerns but would like them to consider Covid has shut down businesses all over. He is trying to bring business in where it is shutting down. They know there will be adequate parking, they know the businesses, he is asking for mercy on the time line where there is a lot happening. He has already been delayed for a long time. He wants to move forward to keep these tenants in tow. They know staff will make sure requirements are met.

Commissioner Ryan asked how difficult it would be to pull the commissioners together for another meeting to address concerns. He would like to help both parties concerns. He doesn't feel there are huge conditions that are deal breakers but would like to accommodate if possible. Planning Director Dave Stroud responded that it depended upon schedules of commissioners.

Motion made by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Also, to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Seconded by Commissioner Wagstaff.

Commissioner Kilgore asked that the motions be separated.

Motion amended by Commissioner Anderson to forward to the City Council a positive recommendation regarding the Riverview Plaza Preliminary Plat, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the Findings and Conditions in the staff report dated August 20, 2020. Seconded by Commissioner Wagstaff. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

Motion by Commissioner Barton to approve the Riverview Plaza Site Plan, located generally at Riverside Drive and Redwood Road along the Jordan River as outlined in Exhibit 1 with the findings and conditions in the staff report dated August 20, 2020. Seconded by Commissioner Anderson. Aye: Bryce Anderson, Audrey Barton, Reed Ryan, Josh Wagstaff. Nay: Commissioner McConkie, Commissioner Kilgore, Commissioner Cunningham. Motion passed 4-3.

Commissioner Kilgore commented that he did not feel comfortable with passing the site plan where the application they saw was not cleaner.

Commissioner McConkie feels they should stick to a standard and that what they approve is what is presented to them.

Commissioner Cunningham reiterated that he would like to see clean stuff move forward.

**5. Approval of Minutes: August 13, 2020**

Motion made by Commissioner Ryan to approve the minutes of August 13, 2020. Seconded by Commissioner Kilgore. Aye: Bryce Anderson, Audrey Barton, Troy Cunningham, Ken Kilgore, Bryce McConkie, Reed Ryan, Josh Wagstaff. Motion passed 7 - 0.

**6. Reports of Action.** – No Reports were needed.

**7. Commission Comments.**

Commissioner Anderson felt that when an item comes to them with conditions, they know those conditions will be complied with before staff will give final approval, so why are we not approving the item? It shouldn't matter the number of conditions.

Commissioner Kilgore felt as the approving authority he wants to make sure it will be taken care of.

Planning Director Dave Stroud advised that they don't always bring items with so many conditions, there are always standard conditions. Staff felt due to things going on and meeting schedules it was needed to bring this forward. There are sometimes unique circumstances.

Commissioner Barton agreed with Commissioner Anderson that they should trust that the conditions will be taken care of regardless of how many there are.

Commissioner Cunningham felt that it was ok to have disagreement, which was why there was a board to work together and vote.

Assistant City Attorney Maren Barker advised that no one is wrong, they have the ability as a group to discuss and vote how they feel. Sometimes there will be plans that have situations that may need unique handling.

Commissioner McConkie shared his principles for making decisions.

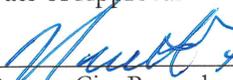
**8. Director's Report.** – Planning Director Dave Stroud advised of coming meetings.

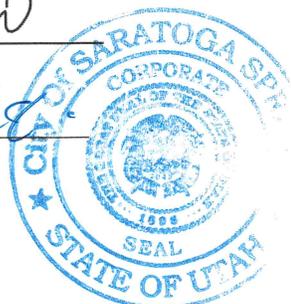
**9. Possible motion to enter into closed session** – No closed session was held.

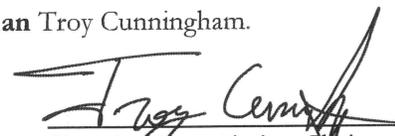
**10. Meeting Adjourned Without Objection at 7:27 p.m. by Chairman Troy Cunningham.**

9-24-2020

Date of Approval

  
Deputy City Recorder



  
Planning Commission Chair