



AGENDA – City Council Meeting

Mayor Jim Miller
Mayor Pro Tem Ryan Poduska
Council Member Christopher Carn
Council Member Michael McOmber
Council Member Chris Porter
Council Member Stephen Willden

CITY OF SARATOGA SPRINGS

Tuesday, September 15, 2020, 6:00 pm

Pursuant to state and federal guidelines concerning
COVID19, this meeting will be conducted electronically.

Meetings are streamed live at

<https://www.youtube.com/c/CityofSaratogaSprings>

Questions and comments to staff and/or Council may be
submitted to comments@saratogaspringscity.com

I, Jim Miller, the Mayor of the City of Saratoga Springs, hereby determine that conducting the City Council 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.

Jim Miller, Saratoga Springs Mayor

Expiration: September 30, 2020

POLICY MEETING

1. Call to Order.
2. Roll Call.
3. Invocation / Reverence.
4. Pledge of Allegiance.

REPORTS:

1. Mayor.
2. City Council.
3. Administration: Ongoing Item Review.
4. Department Updates: Engineering, Public Works, Planning (Please direct comments and questions to Department Manager)

BUSINESS ITEMS:

1. Northshore Neighborhood Plan Major Amendment, Krisel Travis D.R. Horton Applicant, Market Street and Redwood Road; Ordinance 20-30 (9-15-20).

MINUTES:

1. September 1, 2020.

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.

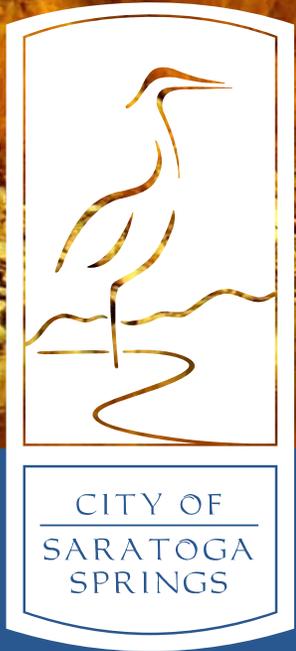
CLOSED SESSION:

Motion to enter into closed session for any of the following: purchase, exchange, or lease of real property; discussion regarding deployment of security personnel, devices, or systems; pending or reasonably imminent litigation; the character, professional competence, or the physical or mental health of an individual.

ADJOURNMENT

Councilmembers may participate in this meeting electronically via video or telephonic conferencing. The order of the agenda items are subject to change by the Mayor. Citizens may address the Council during Public Input which has been set aside to express ideas, concerns, and comments on issues not listed on the agenda as a Public Hearing. All comments must be recognized by the Mayor and addressed through the microphone. Final action may be taken concerning any topic listed on the agenda.

Decorum - The Council requests that citizens help maintain the decorum of the meeting by turning off electronic devices, being respectful to the Council and others.



Planning Department 2020 Q3 Update

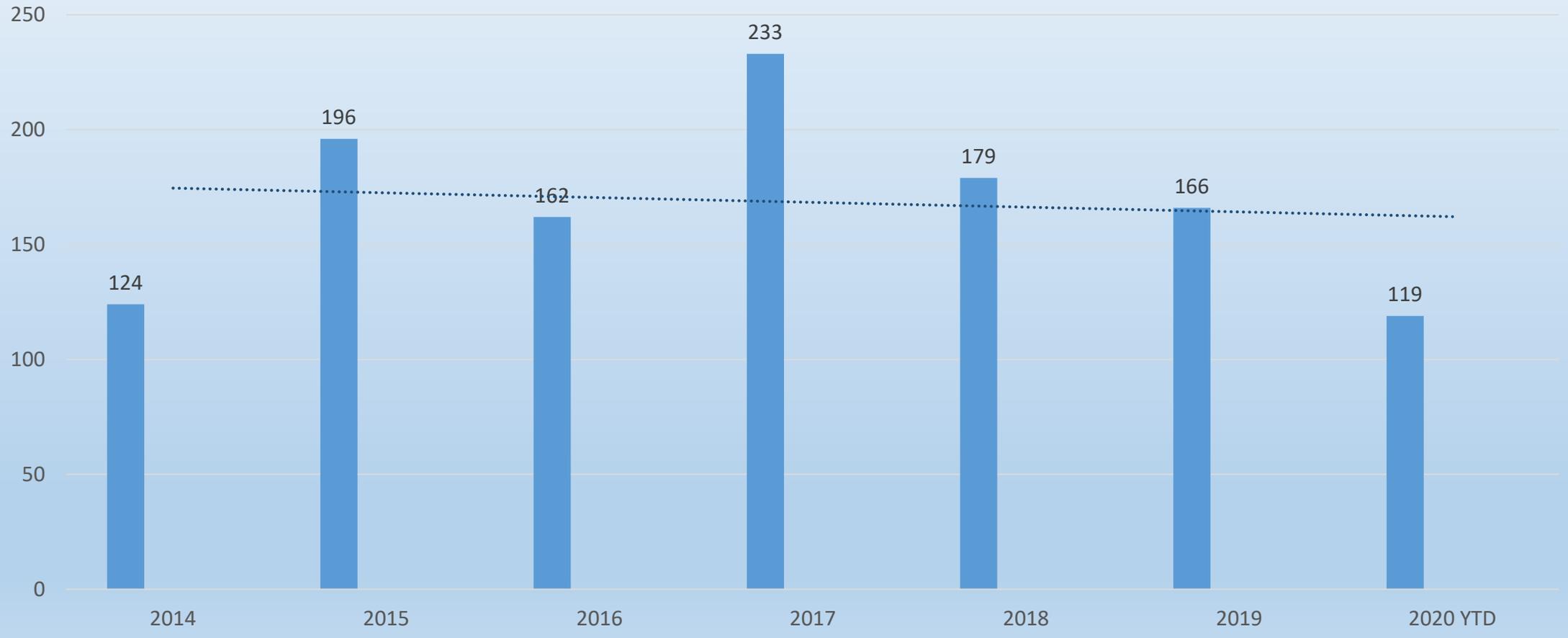


2020 Q3 Highlights

- Hillside Ordinance
- University of Utah Major CP/VP Amendment
- LDS Welfare Complex CP/VP
- Wildflower Hillside amendments
- Title 19 changes
- Northshore Neighborhood Plan amendment
- River View Plaza Commercial site plan
- Various staff-level approved plats and site plans
- Code enforcement – 113 open and 126 closed (YTD)
- Planning Commission appointment of Bryce McConkie
- New-hire administrative assistant (FT)

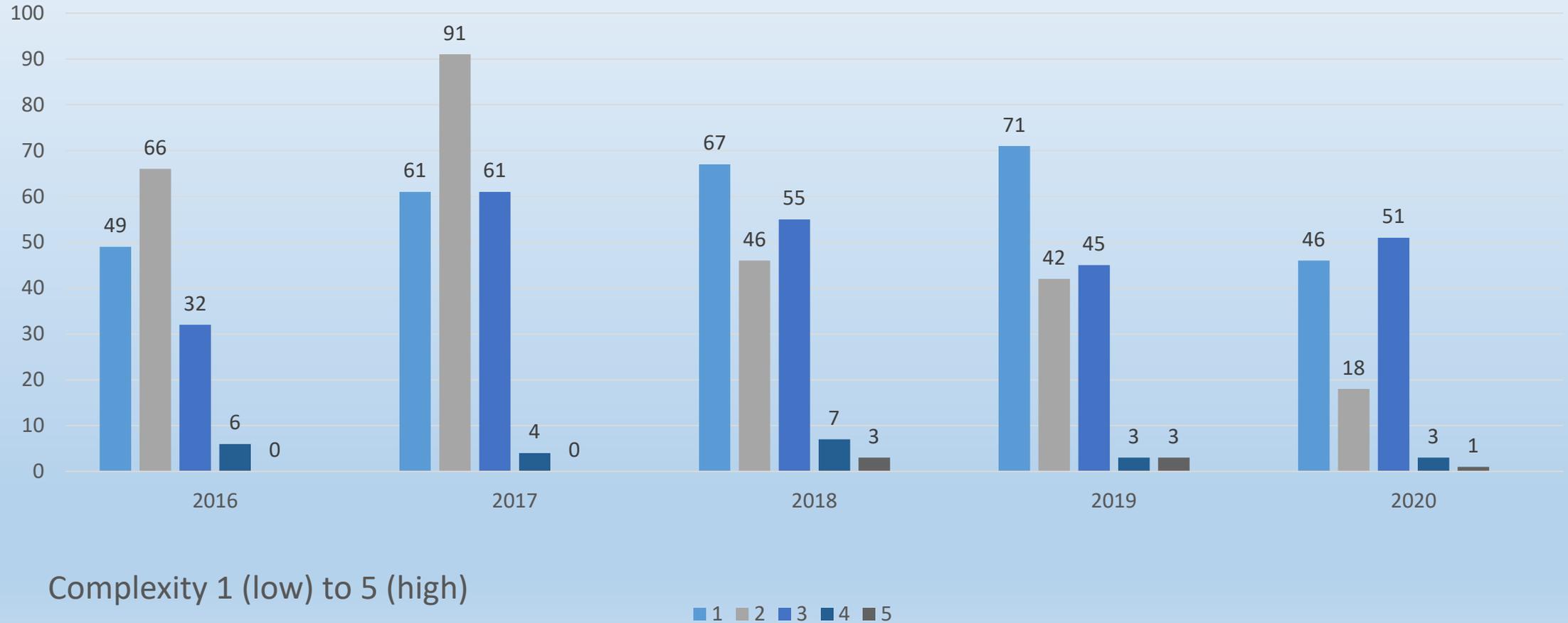


Applications 2014-2020



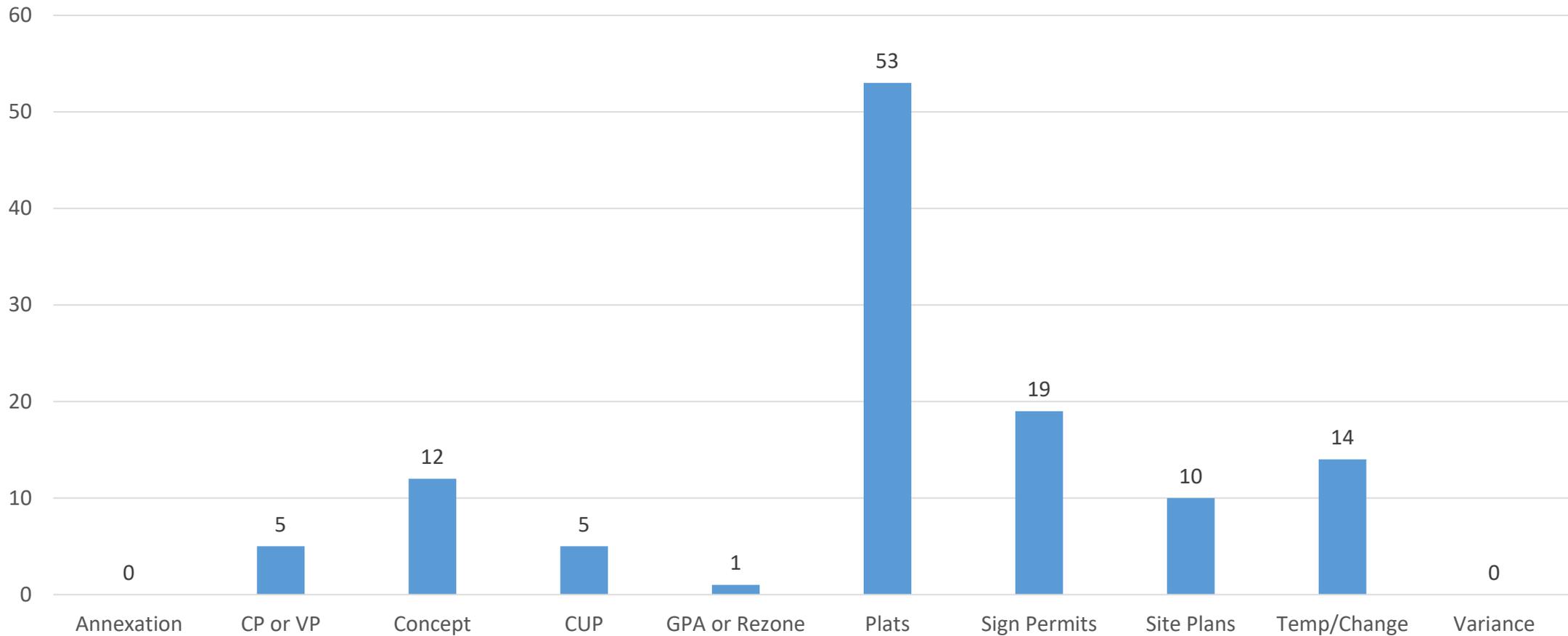


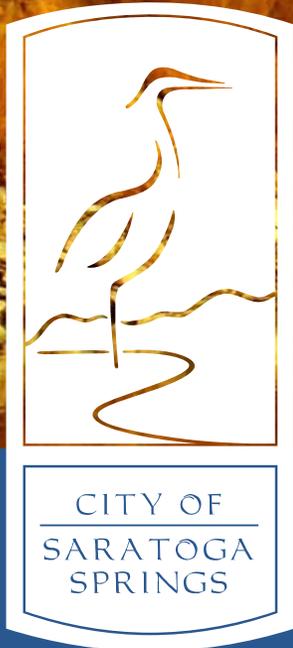
2020 Application Complexity YTD





2020 Development Requests YTD



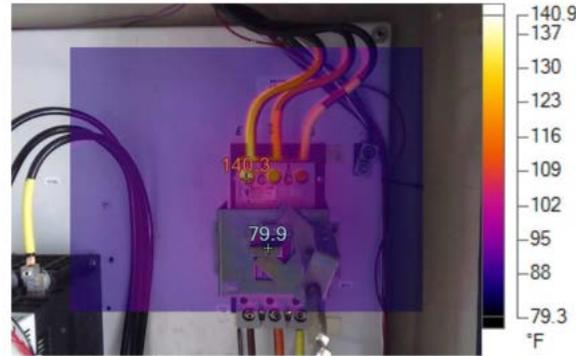


Public Works 2020 Q3 Update



Electrical Division

- Installed VFD at Booster #4 (Fox Hollow)
- Rocky Mountain Power Strategic energy Management Program
 - Installed energy saving thermostatic and water solenoid valves at drinking water wells 3, 6 and secondary well #4
 - Adjusted cooler pressure at Secondary Well 5
 - Optimize lift 1 and lift 6 operational programming
- Installed conduit to street lights in SSD (range road) where they were installed via direct bury under old City standards (direct bury = ungrounded and not as safe)
- Replaced and repaired vandalized solar panels
- Audited and repaired Opticom emergency vehicle detention systems at signals citywide
- Worked with Streets Dept to install school crossing at 400 S
- Upcoming Projects
 - Ongoing Vibration and thermography preventive maintenance
 - Continuation of LED conversions and pole repainting
 - Ongoing SEM program implementation – Energy Savings
 - Install soft start at well #2
 - Convert all remaining building interior lights to LED with RMP Grant
 - Lift 1 rehabilitation – New Drive Cabinet, generator, transfer switch



Issue found at Well #3 via Thermal Imaging



Sunrise Meadows Well Repair



Solar Panel Vandalism

City Works (June – August)
Work Orders – 11
Service Requests – 2



Water Division

City Works (June – August)

- **Work Orders – 648 (drinking water)**
- **Service Requests – 217 (58 drinking water, 159 secondary)**
- **Blue Stake Requests – 4,343**
- **Keeping up with New Meter Installs – 345 New Meter Install WO's**

Fixed Network Meter Read System

- Customer Portal Marketing Grant – Langdon Group

Water Projects

- Repairs to drinking water well #2
- Continuing the Rocky Mtn. Power SEM Program
- Assist with sandbagging and drainage improvements from Knolls Fire
- Repair Water Break at Medical Drive

Upcoming

- Weed control and housekeeping at all facilities
- Replace Motor in Culinary Booster #2
- Move Chiller from Well #1 to Booster #5
- Continue to locate and change out 6 dial meters in PI system.





Sewer & Storm Water Division

Recent Projects

- Lift #7 - # 1 pump out to be rebuilt after failing
- Worked to resolve issues with the size of sewer lines in GIS on the south end of the city Required entering lots of manholes.
- Worked with streets to rebuild drainage ditch in lake mountain.
- Replaced water heater in the shop at public works.
- Lots of inlet inspections and cleanings
- Lowered manhole to match street height with the streets department

City Works (June – August)

- **Work Orders – 54 (3 storm water, 51 sewer-not including routine jetting)**
- **Service Requests – 7**

Upcoming

- Inspect, check pipe size and get inverts for 1225 manhole's in the south end of the city.
- Order a new drive and generator for lift #1.
- Clean and shut off the 14" force main at lift 2





Parks Division

Recent Accomplishments

- Marina turf irrigation zones revamped. Changed heads and valves to help optimize irrigation coverage.
- Hired New full time employee, maintenance 1.
- Re-design, and installation of irrigation on Patriot Park infields to maintain moisture on play material and to keep the infield mix from migrating.
- Completion of the landscaping from the Redwood Road widening - Jacobs Ranch and Summerhill frontage.
- Revamped irrigation valves and lines on south Summerhill section off of Summerhill Drive.
- WeatherTRAK irrigation system installed at the north Fire Station.
- Over 30 irrigation mainline repairs. 8 mainline breaks were repaired at Inlet Park alone within a two week time span.
- New Dock Ramp at Marina

Upcoming Projects

- Patriot Park – Removing outfield lip and releveling, rock bed around pickleball courts
- Prepare and execute fall tree replacement program – 35 trees
- WeatherTRAK at Regal and Marina Park.
- Automated filter cleaning systems to be installed at the Marina and Regal Park



Fixing one of the 3-inch mainline repairs at Inlet Park



Repairing Patriot Park Outfields



Valve Repair at Summerhill



New Marina Doc Ramp

City Works (June – August)

- **Work Orders – 104**
- **Service Requests - 16**



Streets Division

Free Milling PW Site Imprvt's

Recent Projects

- Various asphalt, sidewalk, and trail patches and tie-ins
- Construction of ~2800 linear feet of drainage ditch and protective berm behind Casi Way homes
- Management and oversight of removal and replacement of approximately 60 failed manhole collars.
- Public Works Building rear lot improvements via no-cost acquisition of recycled asphalt pavement millings.
- Stock piling of ~3000 tons of free asphalt millings for use in shouldering and as future parking lot base course

Upcoming Projects

- Asphalt Patching/Shouldering/Pothole Repair
- Inlet Inspections and Cleaning
- Large crack repair on Loch Lomond Trail
- Pavement surface seal coat projects
- Snow plow season preparations
 - Tree Trimming clearance
 - Equipment Prep (plows, salters, etc)

Casi Way Drainage



MH Collar Repair



City Works (June – August)

- **Work Orders – 31**
- **Service Requests - 9**



Public Improvements Division

Development Projects

- Residential Development:
 - Beacon Point, Wander, Fox Hollow, Lexington Green, Perelle, Mallard Bay, Catalina Bay, Northshore, Heron Hills, Starhaven, Hawks Estate, Lake Side 25, Wildflower, and Mount Saratoga
- Commercial Developments under construction:
 - Saratoga Springs LDS Temple and Meeting House, Riverside Crossing, The Point at Saratoga, DABC Utah State Liquor Store, Mountain Sunrise Academy, Fairway Dental, South Saratoga Elementary, Saratoga Towne Center
- Management and oversight of removal and replacement of approximately 60 failed manhole collars.
- Public Works Building rear lot improvements via no-cost acquisition of recycled asphalt pavement millings.

Upcoming Projects

- Asphalt Patching/Shouldering/Pothole Repair
- Inlet Inspections and Cleaning
- Large crack repair on Loch Lomond Trail
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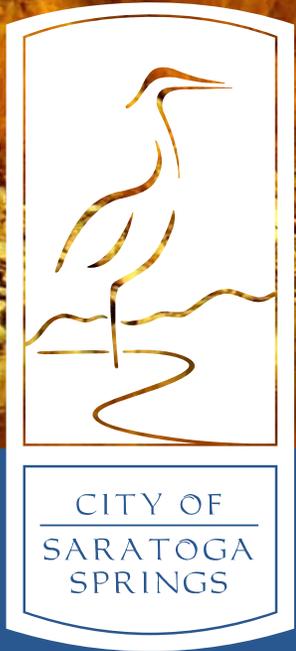
Casi Way Drainage



Manhole Collar Project

City Works (June – August)

- **Encroachment permits – 47**
- **Driveway Approach permits - 5**



Engineering Department



Engineering Department

Performance Measures

Measure	Jul 2020 to Now Actual/Target	FY 2019 Target / Actual	FY 2018 Target / Actual	FY 2017 Target / Actual	FY 2016 Target / Actual
Reviews completed within 2 weeks	75/90 %	80/90 %	80/95 %	44/95 %	95/100 %
New comments after first review	1/0	7/0	NA	NA	NA
Traffic counts	1/3	5/20	18/20	9/20	18/20



Engineering Department

Project Goals (January 2020)

- Update the Transportation Master Plan – Draft completed. Under staff review
- Update the Transportation Impact Fee Facilities Plan – Will follow the TMP.
- Foothill Boulevard Corridor Preservation – MAG awarded \$10,000,000!
- Engineering Standards Revisions – Done.
- Code Amendments for Floodplain -- Done.



**NORTHSHORE
NEIGHBORHOOD PLAN AMENDMENT
September 15, 2020
PUBLIC MEETING**

Report Date:	September 8, 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

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. *The public hearing was held on August 27, 2020 and the Planning Commission recommended approval.*
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 and Traffic Impact Study. 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. The fencing exhibit in the proposed plans needs to better clarify the City’s obligation for fences.

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 – Approval with Conditions

“I move that the City Council approve the Northshore Neighborhood Plan Major Amendment, subject to 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 and Traffic Impact Study.
 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. The Fencing exhibit shall be updated around the City utility sites. The existing sites include two well sites. One has existing chain link. The City may opt for chain link at the other. The new sewer lift station site is being constructed by the developer and will have chain link provided by the developer.
 6. Any other conditions or changes as articulated by the City Council:
-

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 that the City Council **deny** the Northshore Neighborhood Plan Major 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
- E. Draft Planning Commission Minutes, 8/27/2020

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:

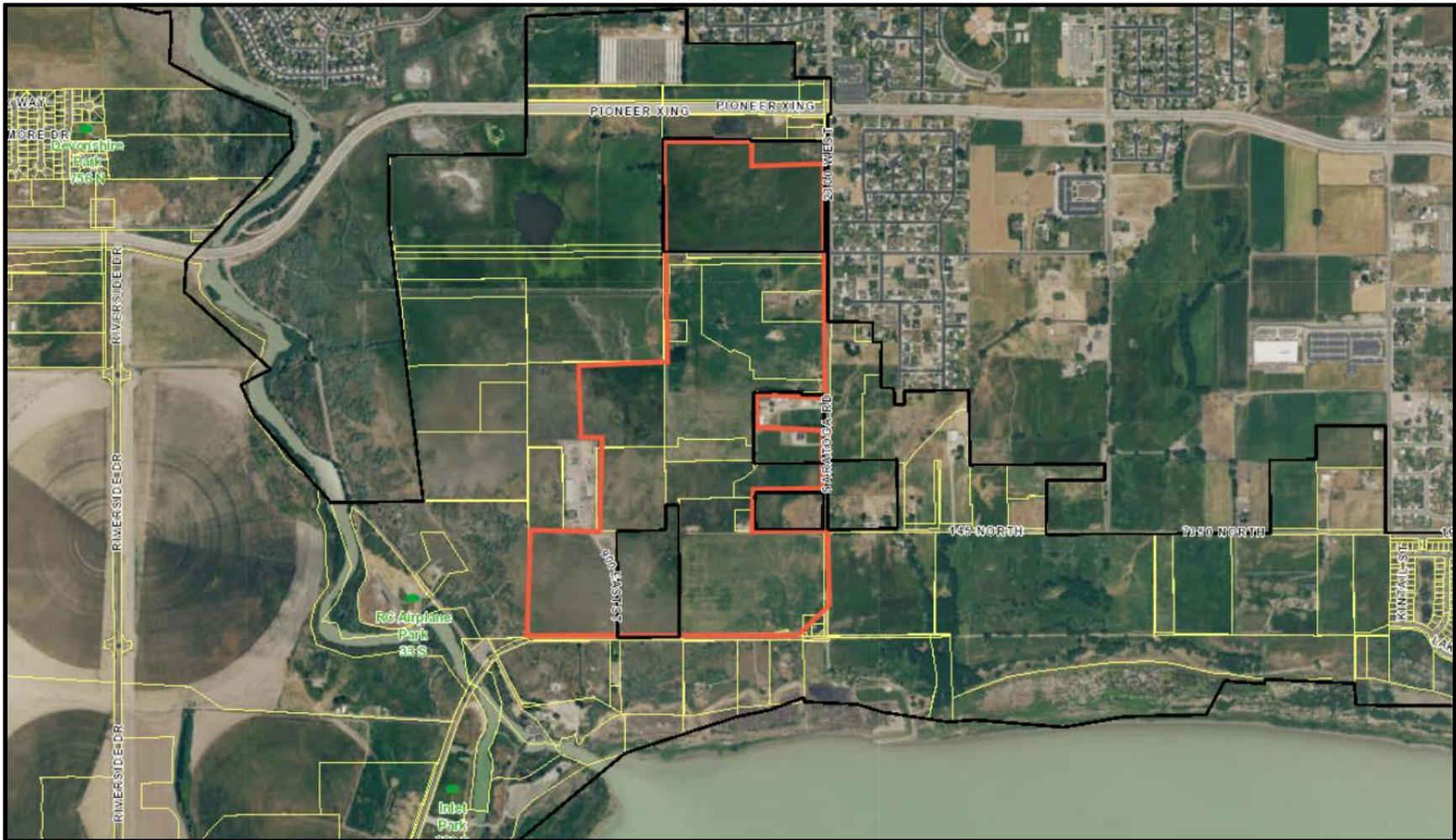
Applicant: DR Horton – Krisel Travis
Request: Neighborhood Plan Approval
Location: North and West of Saratoga Road

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)

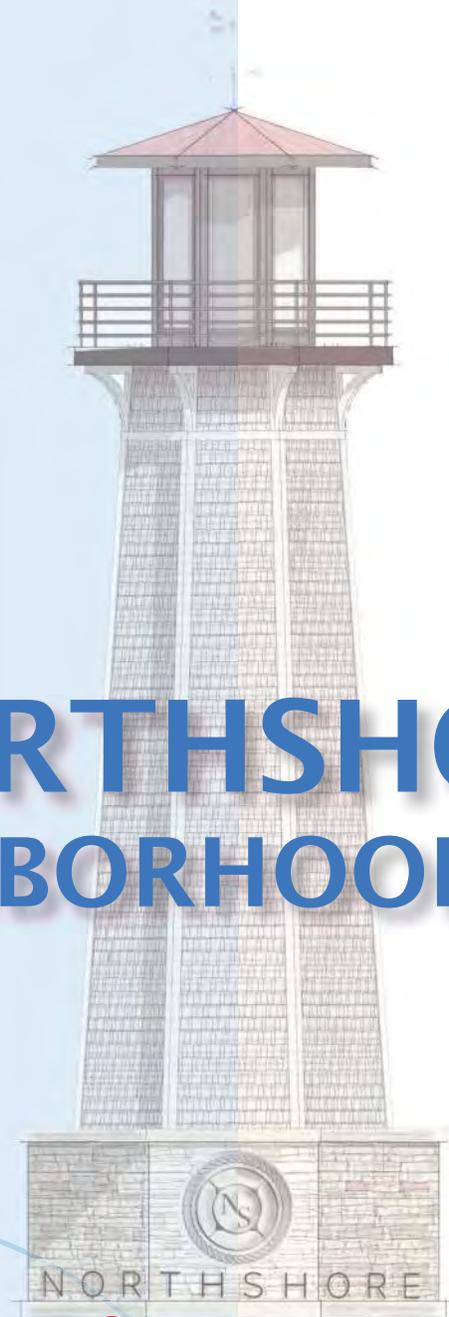
The open space went down because they removed the landscaping at the church sites from the totals. This was counted in error previously. They are still above the required 20%. -SC

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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

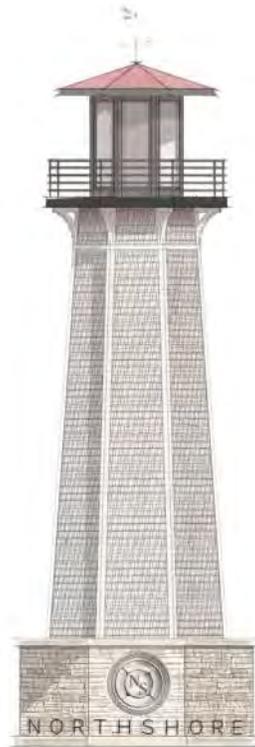
July 9, 2020



NORTHSHORE

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America's Builder

DRAFT



NORTHSHORE NEIGHBORHOOD PLAN

AMENDED

PREPARED BY:

DR HORTON
PSOMAS
LEI
BLULINE DESIGN
HALES ENGINEERING

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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.

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.



NORTHSHORE

NEIGHBORHOOD PLAN

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NORTHSHORE

VICINITY MAP

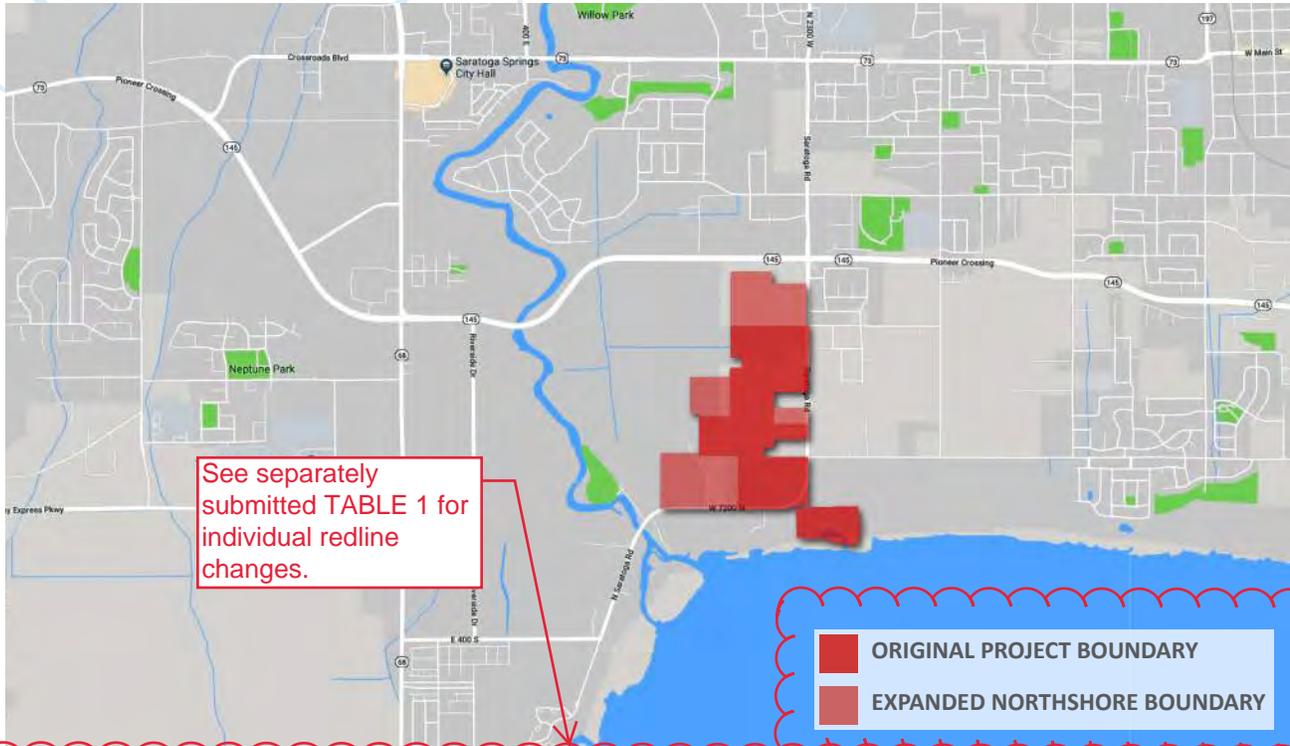


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Totals	61.42 acres 26.8% of Gross Developable Area (229.1 acres)

*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

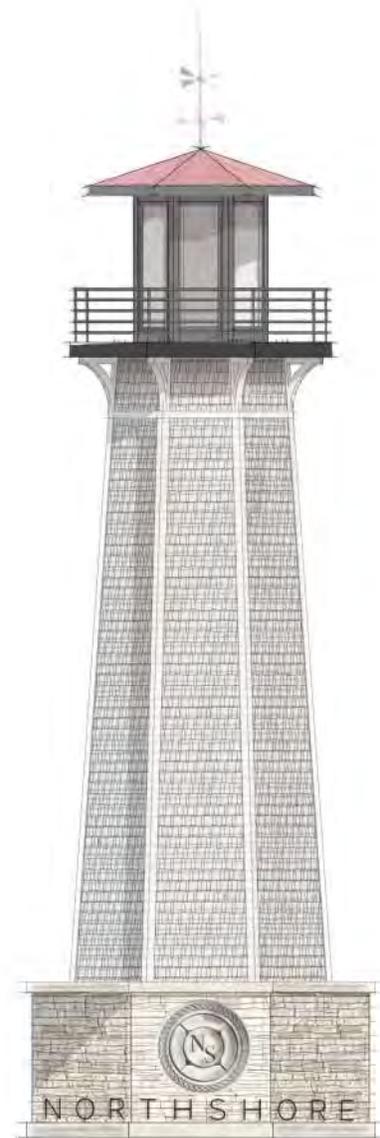
Northshore is designed as a highly amenitized Mixed Residential community containing a wide range of housing types that are geared to meet the needs of the rapidly shifting demographics found along the Wasatch Front, and more particularly in Saratoga Springs. The project encompasses 229.6 acres of land 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.

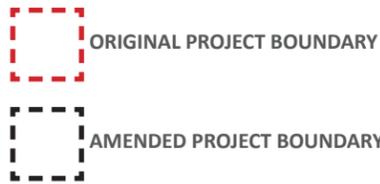
The extension of Pony Express as a potential future transit corridor, and its location within the plan, was a critical element in determining an appropriate level of intensity in order to adequately support a future transit station. The Northshore plan places the highest densities within 1/4 mile radius 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

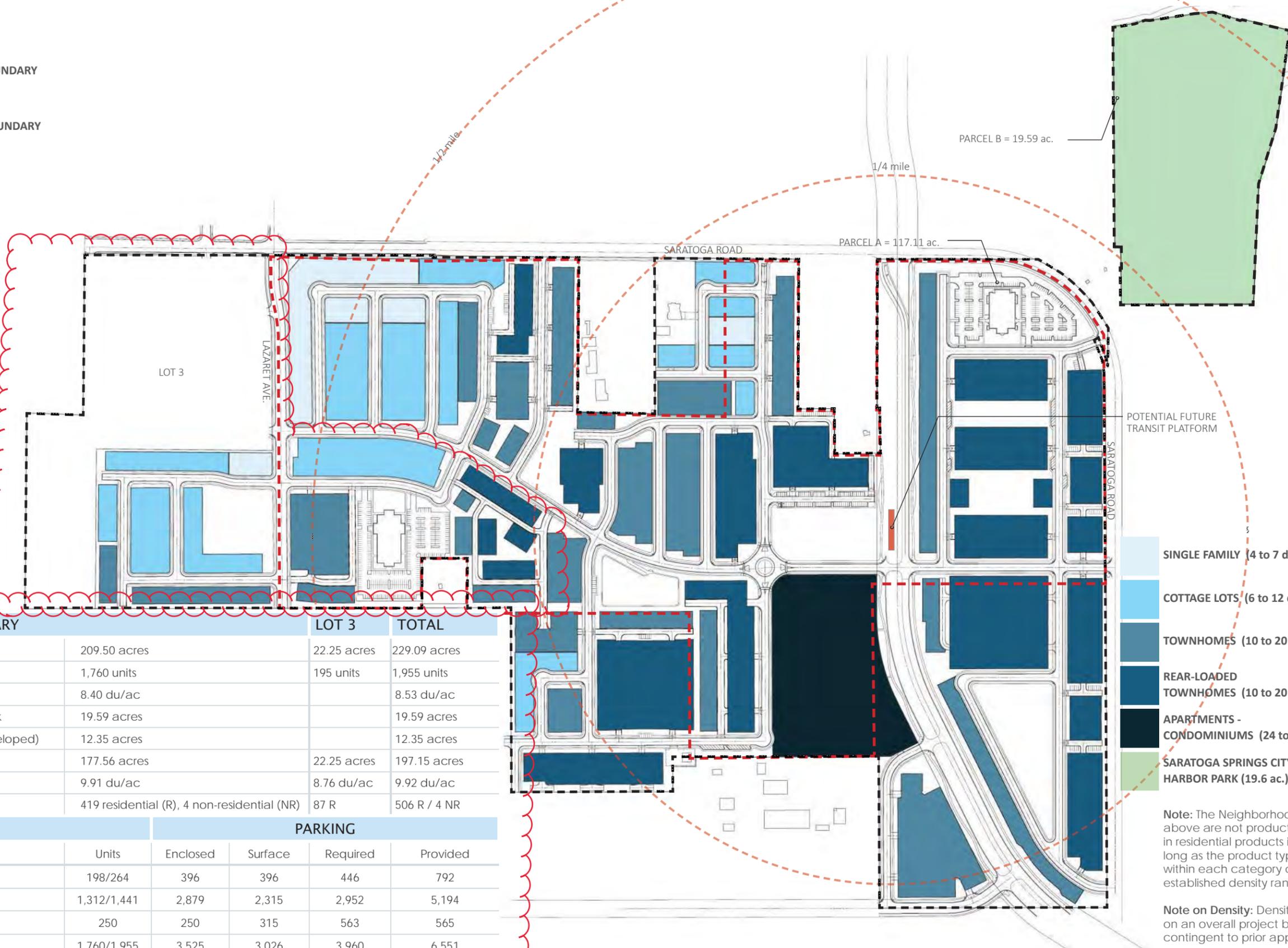


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- SINGLE FAMILY (4 to 7 du/ac)
- COTTAGE LOTS (6 to 12 du/ac)
- TOWNHOMES (10 to 20 du/ac)
- REAR-LOADED TOWNHOMES (10 to 20 du/ac)
- APARTMENTS - CONDOMINIUMS (24 to 32 du/ac)
- SARATOGA SPRINGS CITY HARBOR PARK (19.6 ac.)

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

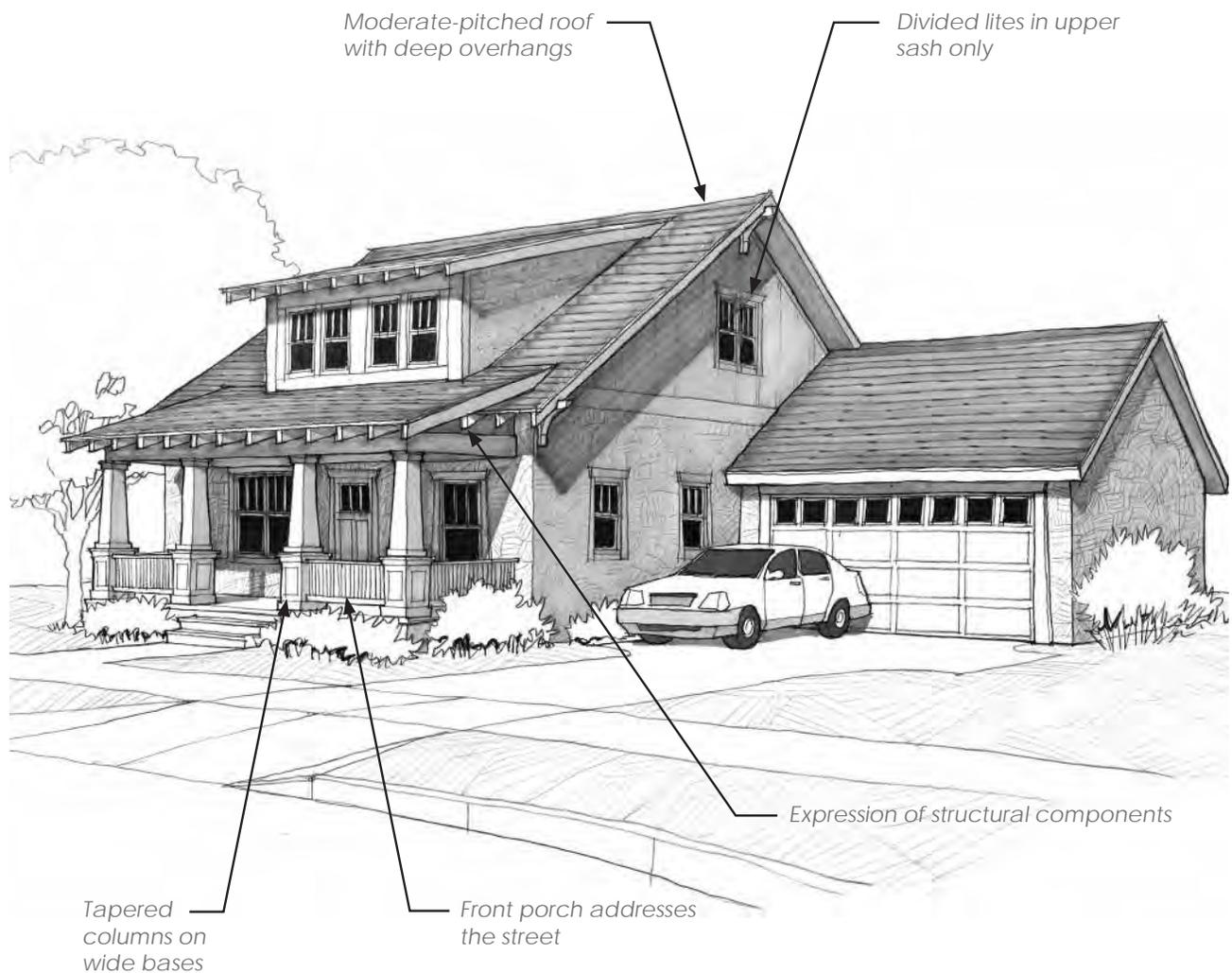
- Wall materials may include stucco, horizontal lap siding (vinyl siding prohibited), shake shingle siding, cultured stone and/or brick.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front 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

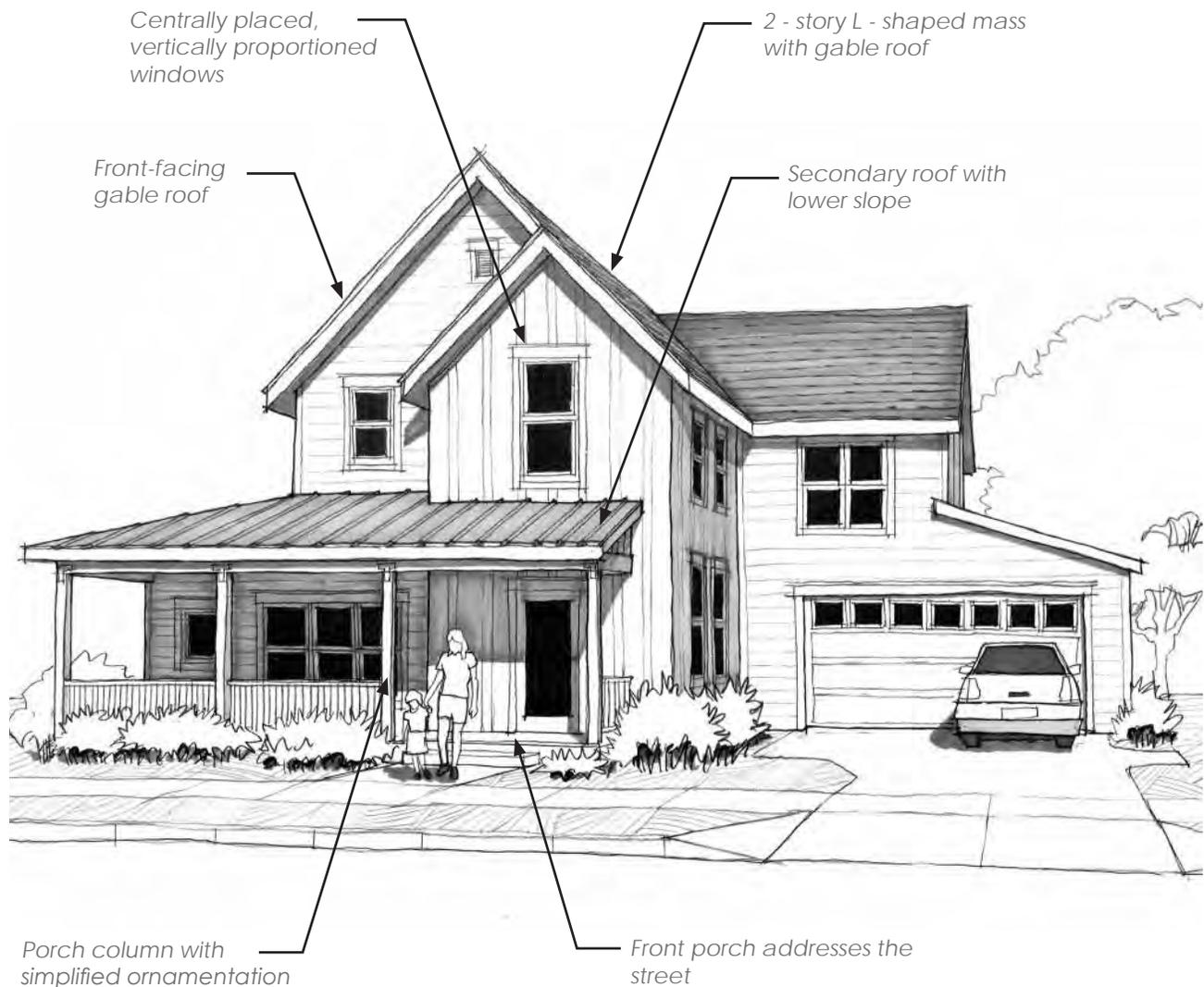
- Wall materials may include stucco, board & batten siding, shake shingle siding (vinyl siding prohibited), cultured stone, and/or brick siding.
- Materials used on the front elevation must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the 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:

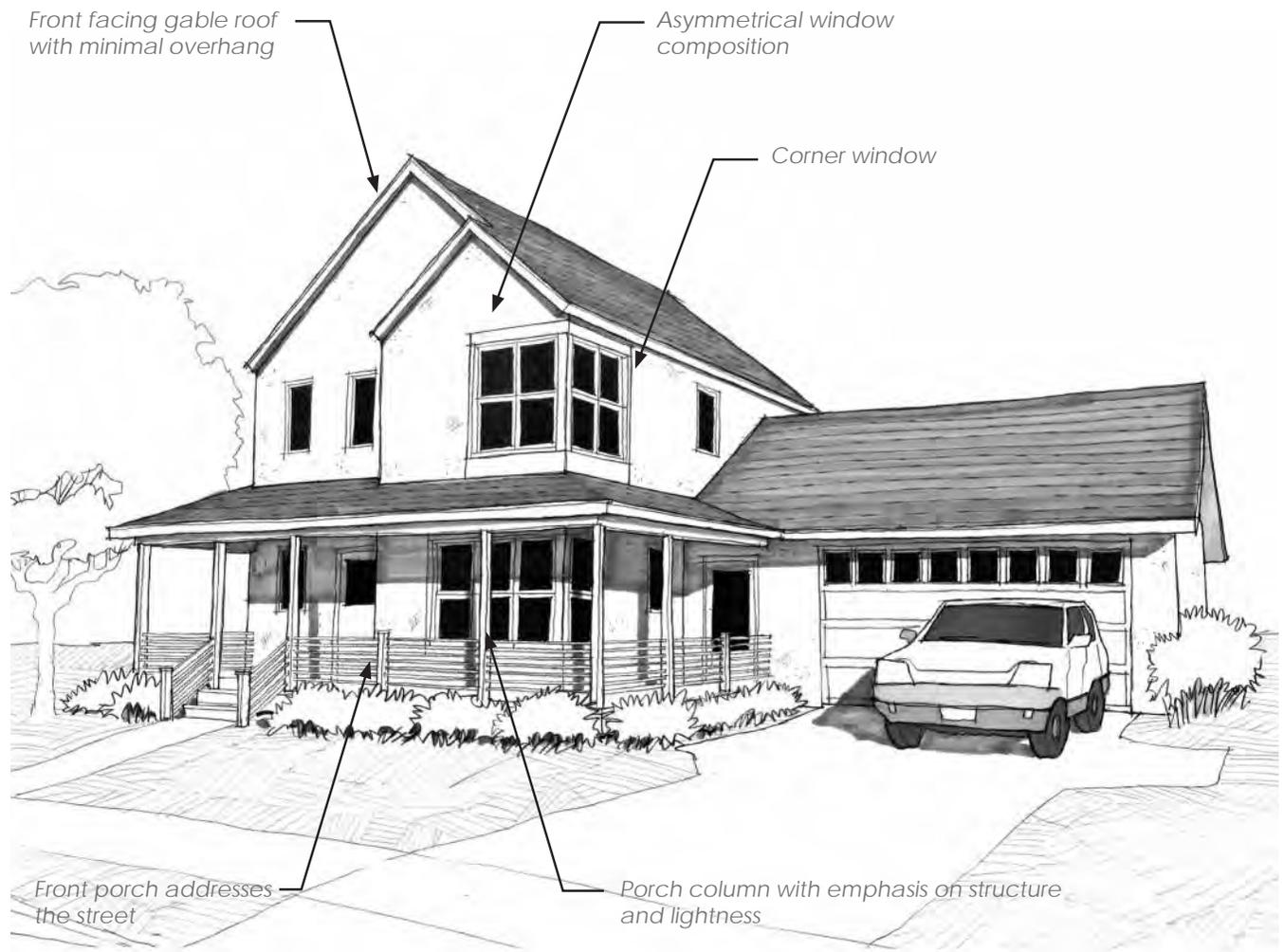
- Wall materials may include stucco and horizontal lap siding and board & batten siding (vinyl siding prohibited).
- Corner boards may be painted the same color as the body of the building
- Architectural asphalt shingles for main roofs is encouraged. Asphalt or metal on secondary roofs is permitted.
- 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:

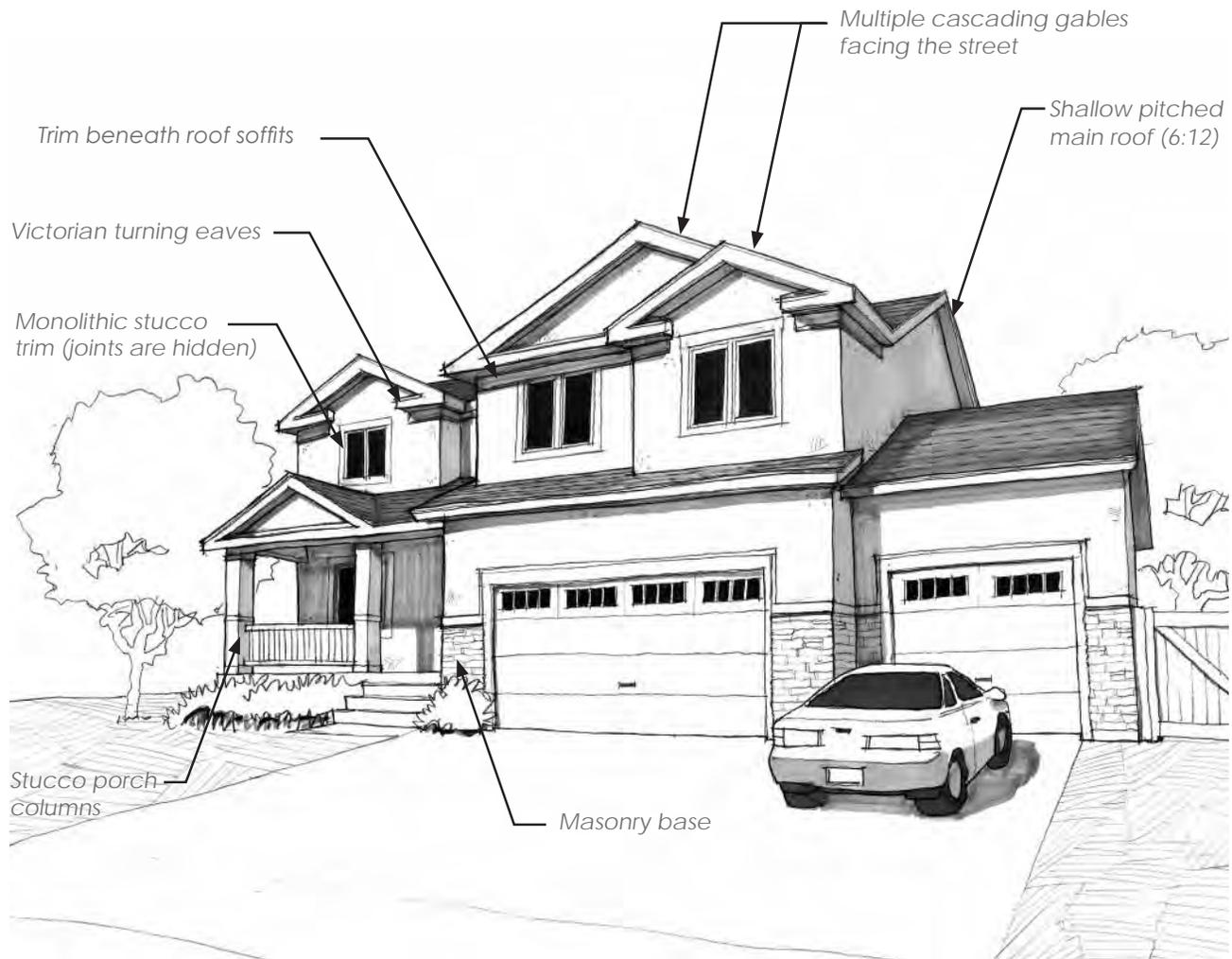
- Wall materials may include horizontal and vertical siding (vinyl siding prohibited), corrugated metal, and stucco.
- Corner boards may be painted the same color as the body of the building. Changes in materials must occur at an inside corner.
- Materials used on the front elevation must wrap the corner 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 - CORNSHARK BONE |
| 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

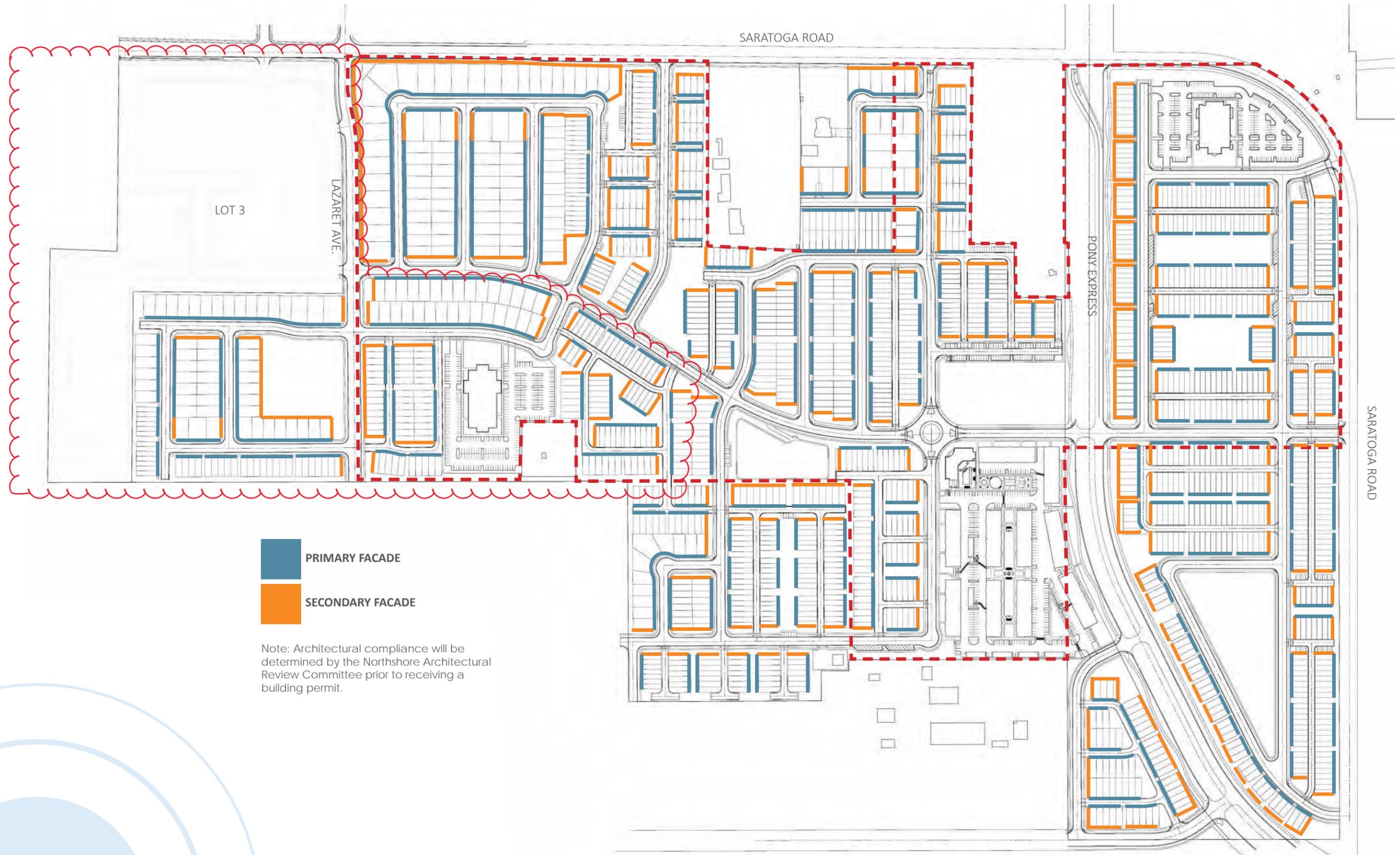
- | | |
|-----------------------|-----------------------|
| 1 SIDING 1 | SW 9145 SLEEPY HOLLOW |
| 2 SIDING TRIM | SW 7005 EXTRA WHITE |
| 3 STUCCO 1 | SW 7047 CRUSHED ICE |
| 4 STUCCO TRIM | SW 7005 EXTRA WHITE |
| 5 GARAGE DOOR/WINDOWS | WHITE |
| 6 ENTRY DOOR | SW 7005 EXTRA WHITE |
| 7 ASPHALT ROOF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





NORTHSHORE

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- PRIMARY FACADE
- SECONDARY FACADE

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



architectural facade plan



parks & open space | programming



NEIGHBORHOOD PLAN

THE BEACH

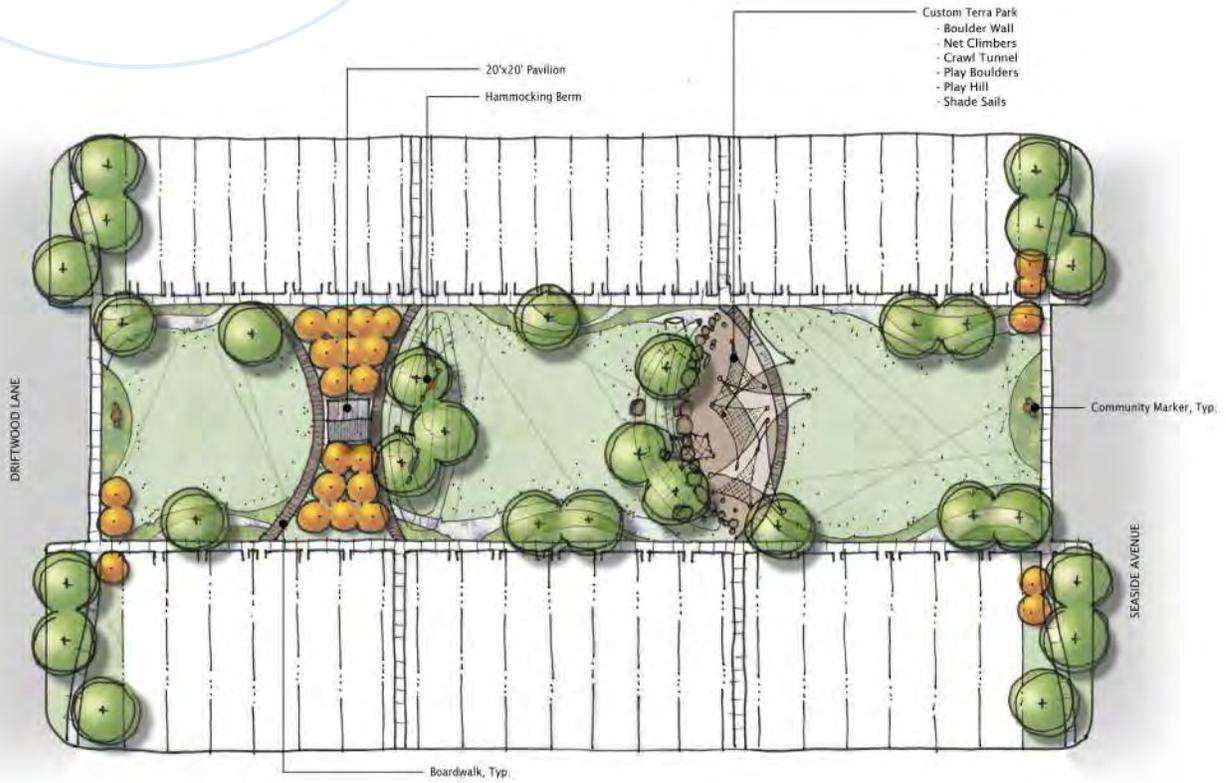


The images on this page represent an artist's rendering and are conceptual in nature



NORTHSHORE

THE SAILS



NEIGHBORHOOD PLAN

SOUTH BAY



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

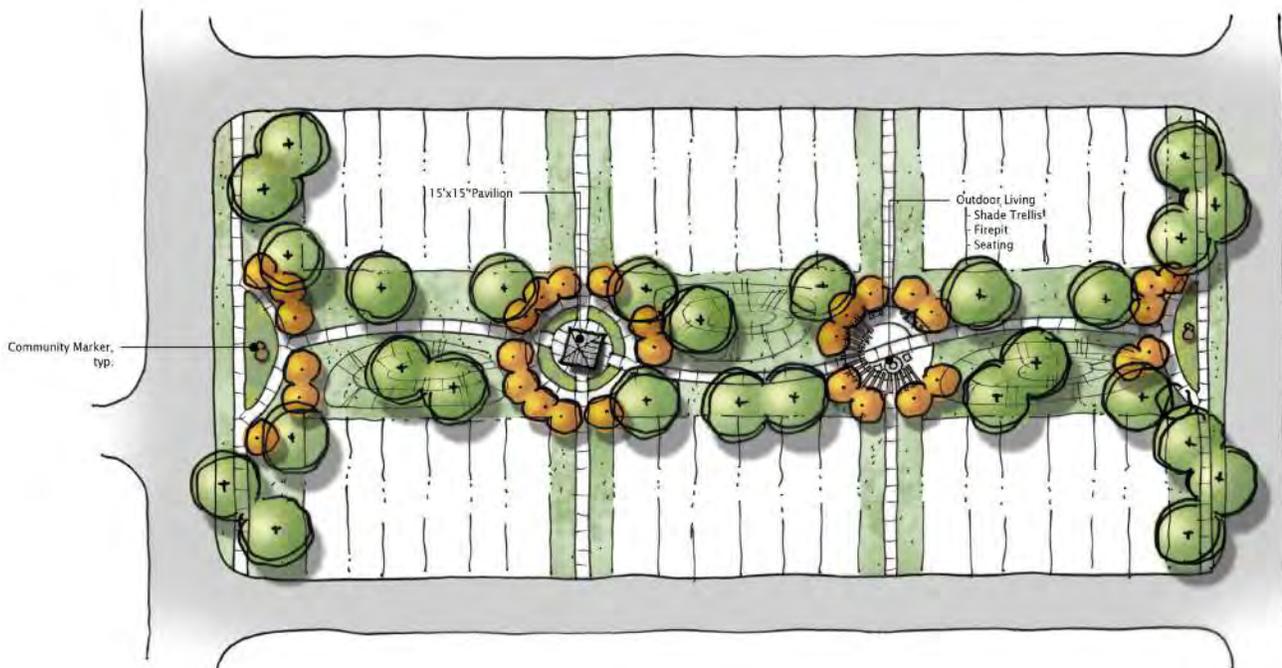


NORTHSHORE

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



NORTH SHORE

NORTH PARK



PARKWAY OPEN SPACE



NEIGHBORHOOD PLAN

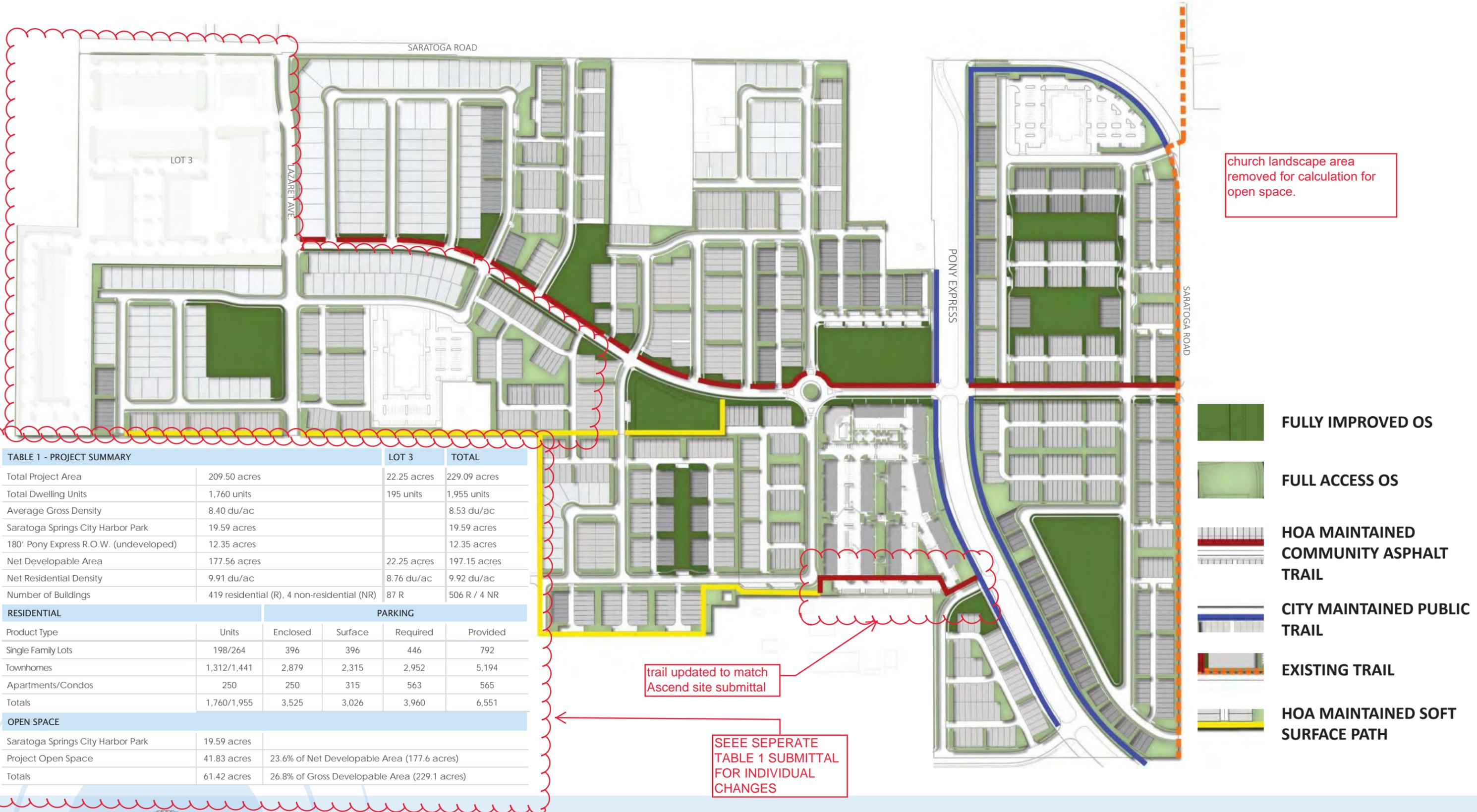
LAGUNA SHORE PARK





NORTHSHORE







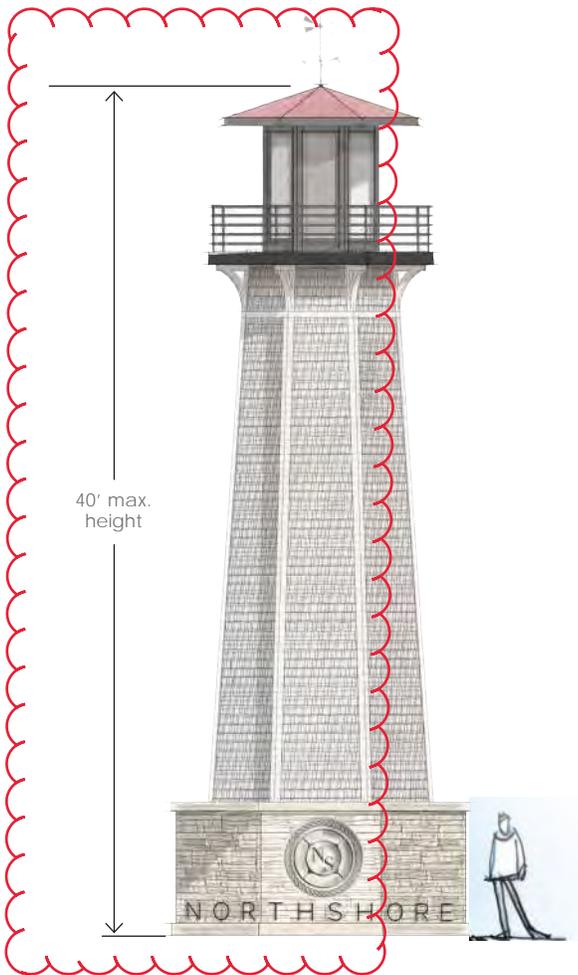
Note: The location of all monuments and signage may vary slightly from this map.

monumentation & wayfinding



NEIGHBORHOOD PLAN

CONCEPTUAL MONUMENTATION

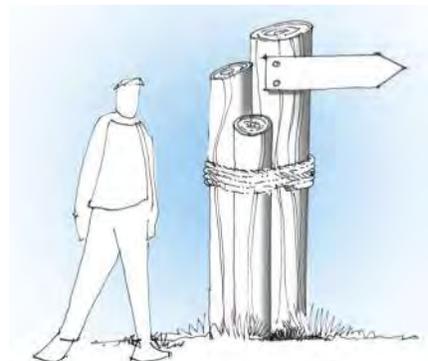


COMMUNITY ICON

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



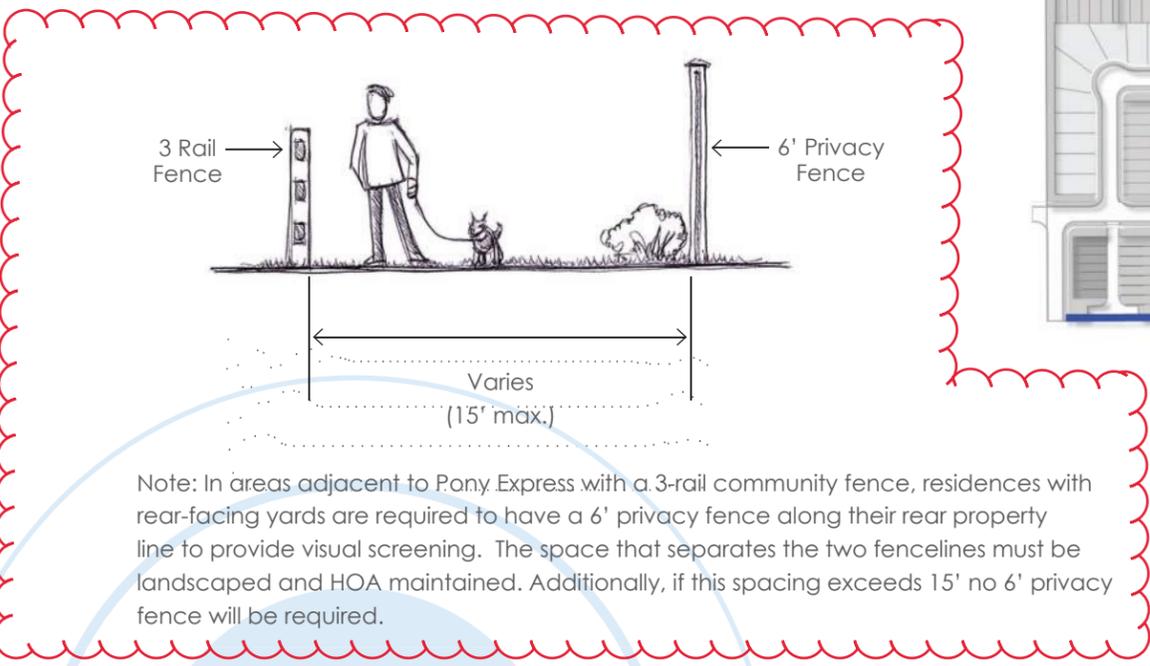
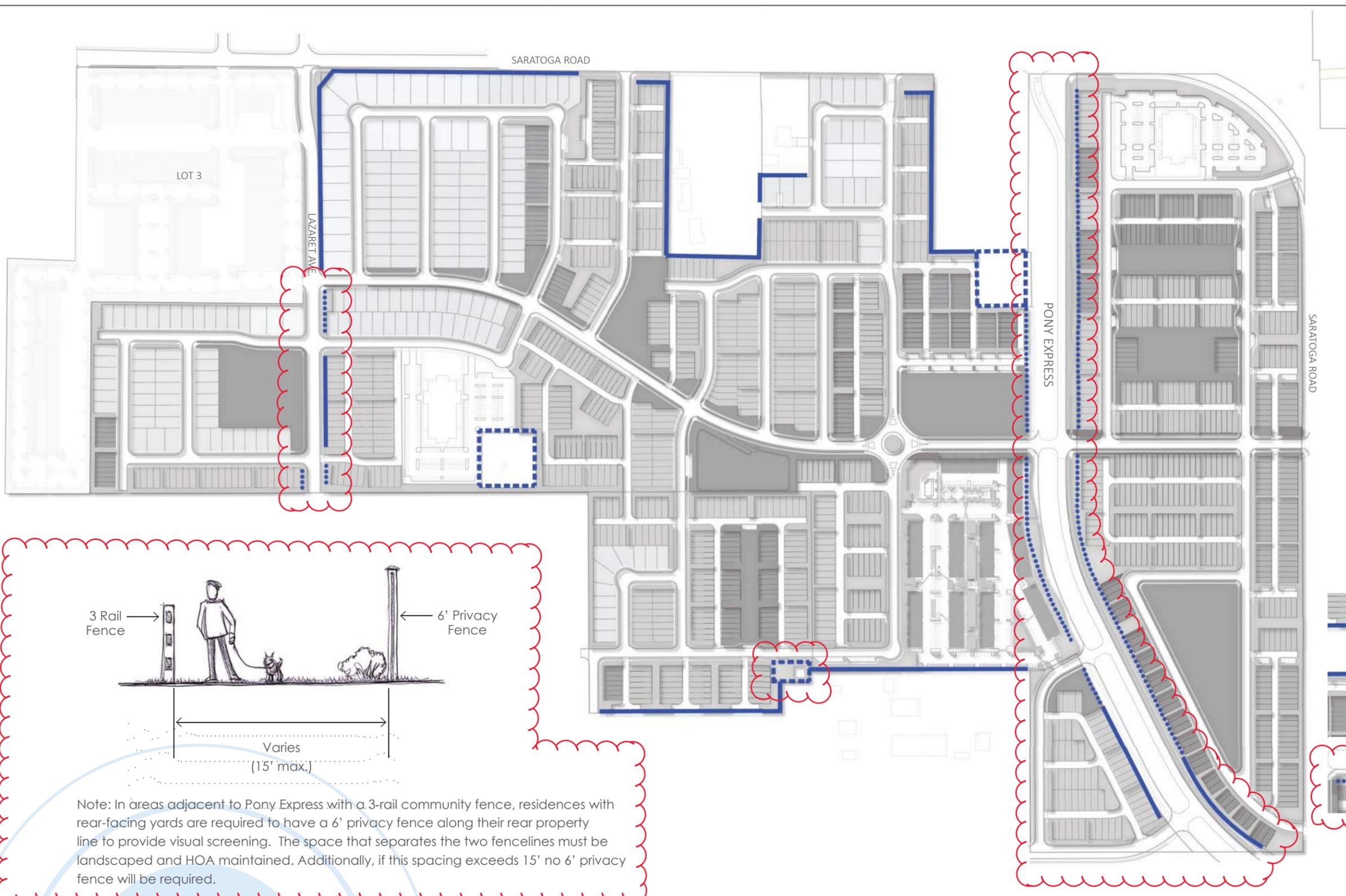
NORTHSHORE

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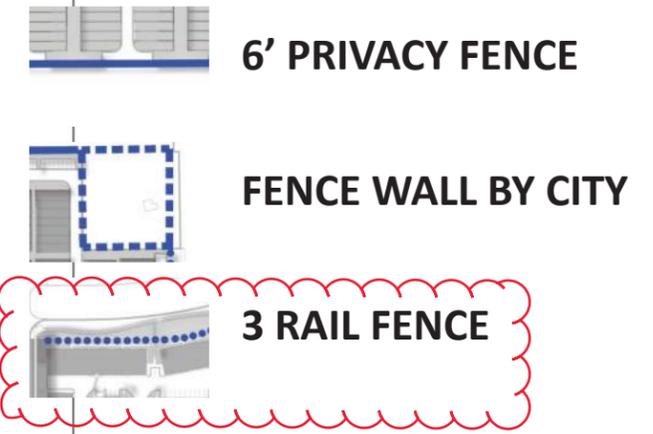


street naming plan

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

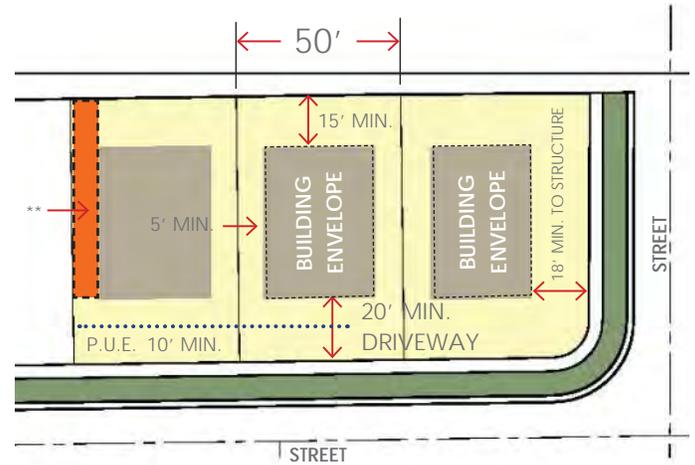
Minimum Lot Size	5,000 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	50 ft. min.
Lot Frontage	30 ft. min.*

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

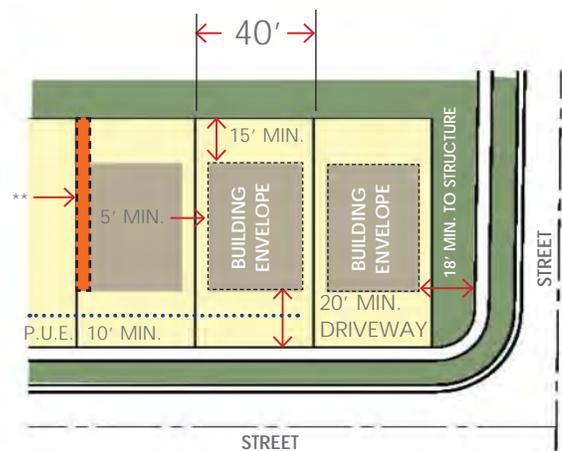
Minimum Lot Size	3,200 sq. ft.
Height - Principal Building	35 ft. max.
Lot Coverage	50% max
Lot Width	40 ft. min.
Lot Frontage	30 ft. min.*

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

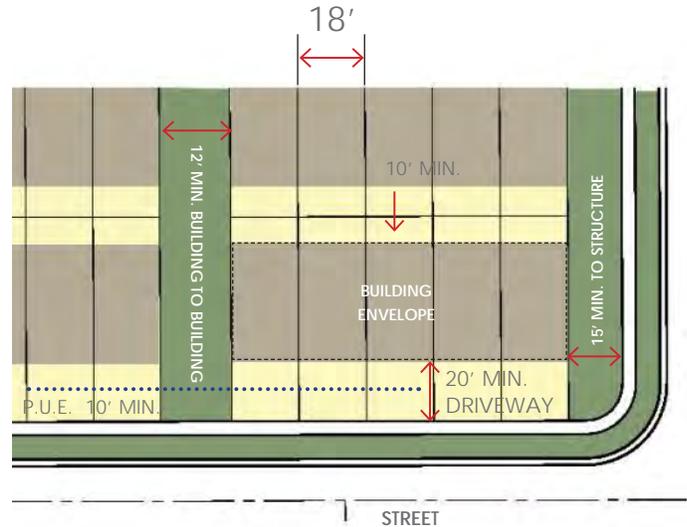
Minimum Lot Size	1,320 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	18 ft. min.
Lot Frontage	N/A

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

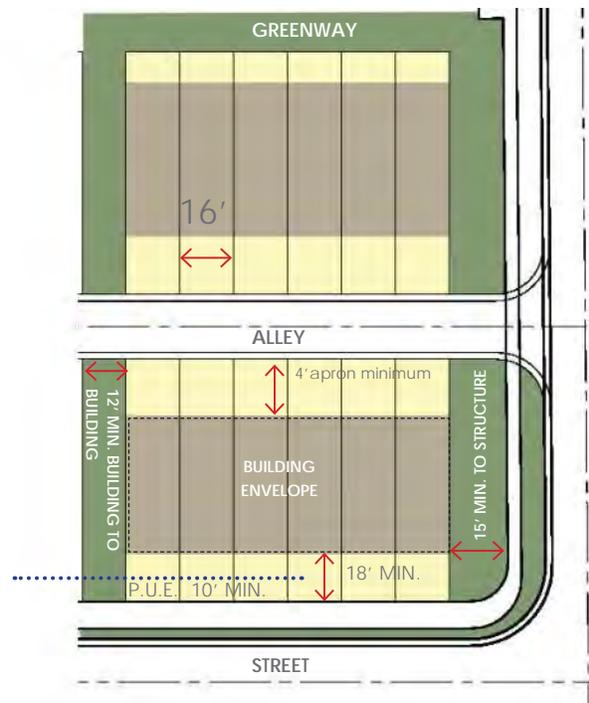
Minimum Lot Size	800 sq. ft.
Height - Principal Building	40 ft. max.
Lot Coverage	75% max
Lot Width	16 ft. min.
Lot Frontage	N/A

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





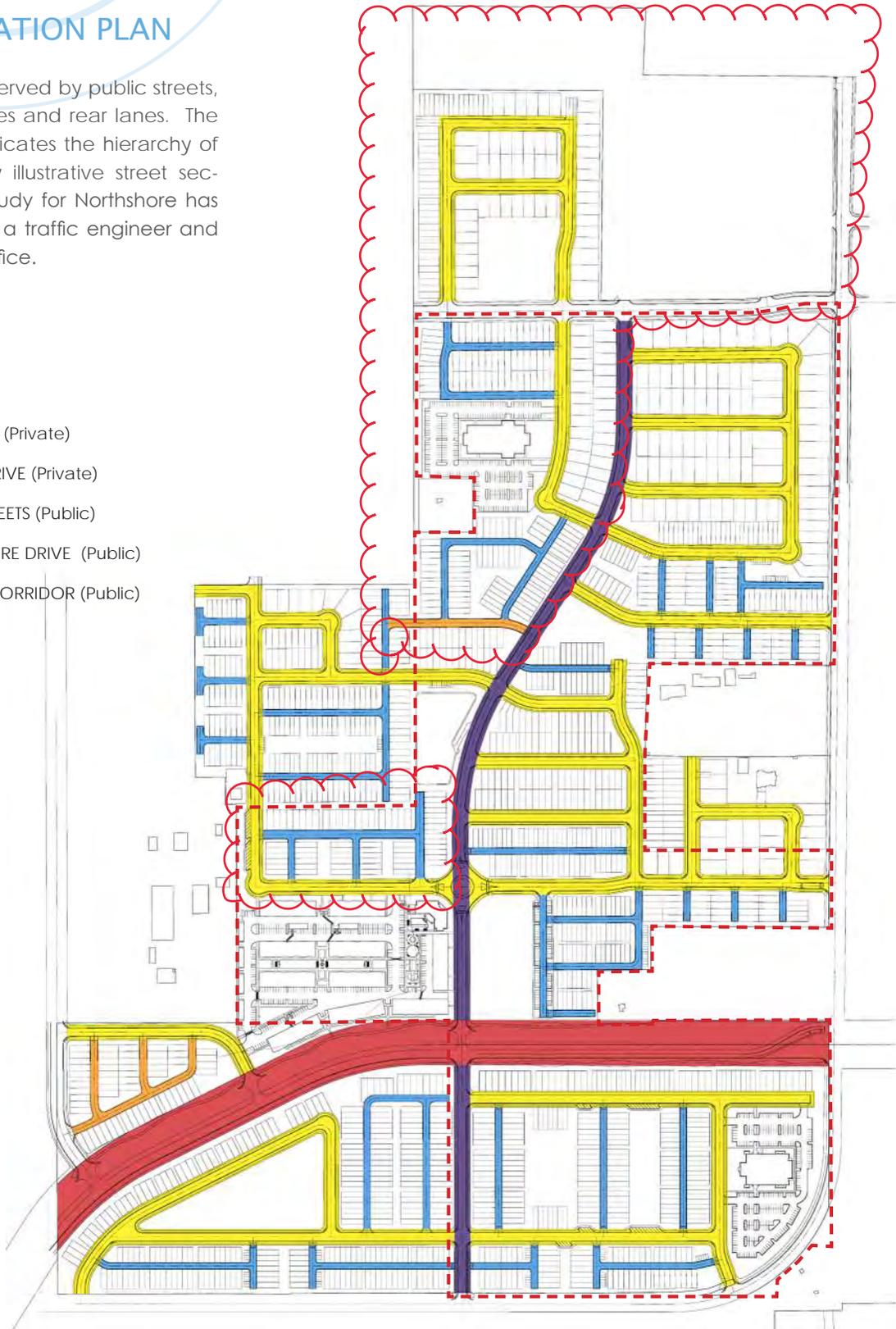
NORTHSHORE

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.

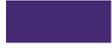
LEGEND

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



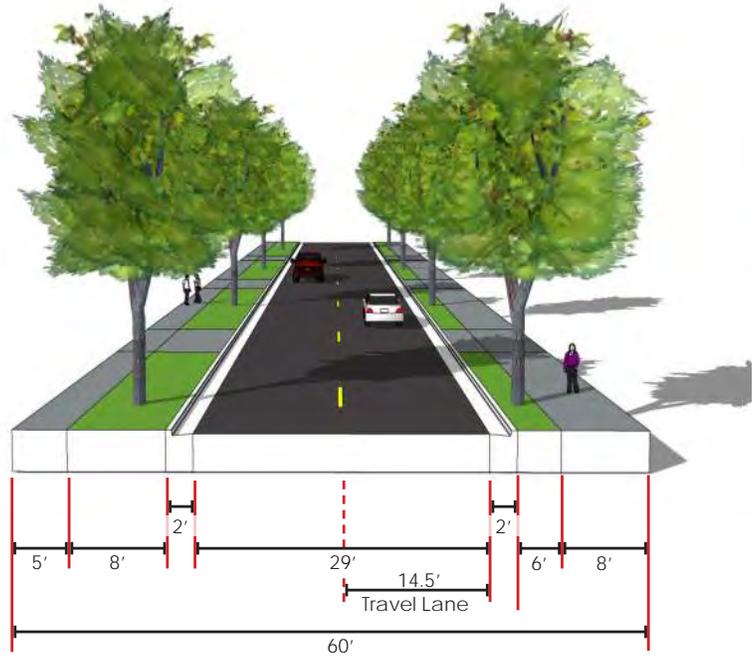
SARATOGA ROAD

NEIGHBORHOOD PLAN



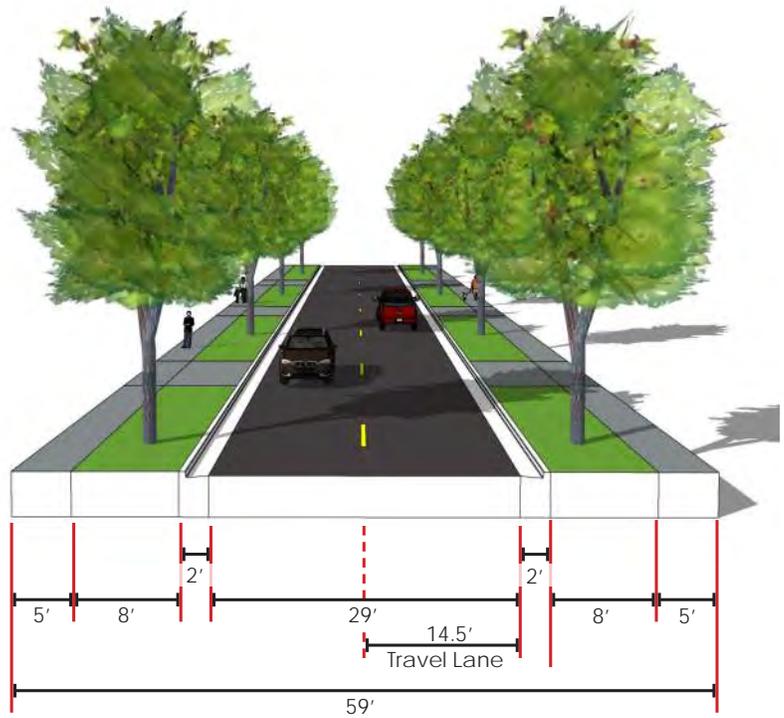
Northshore Drive 60' ROW Section (Public)

* Complies with
Saratoga Springs City Street Standards



Local streets 59' ROW Section (Public)

* Complies with
Saratoga Springs City Street Standards

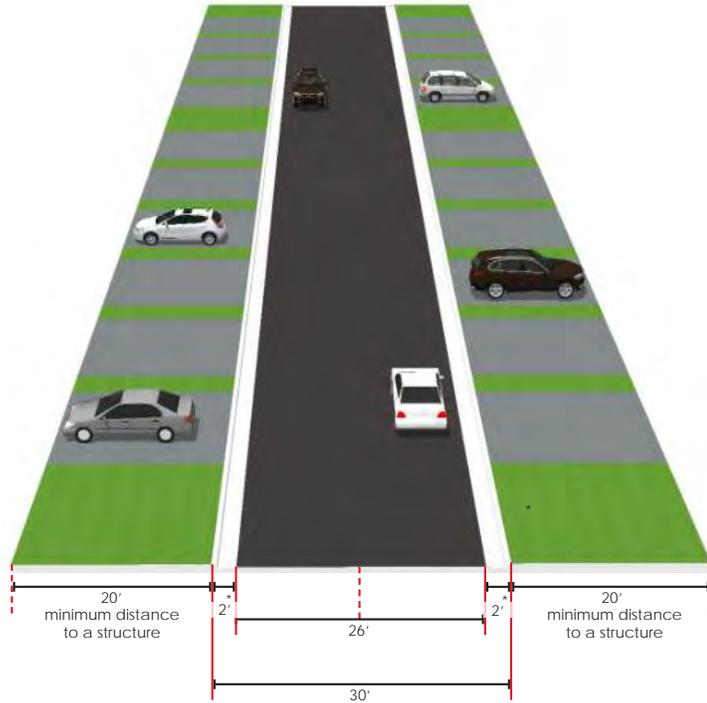




NORTHSHORE

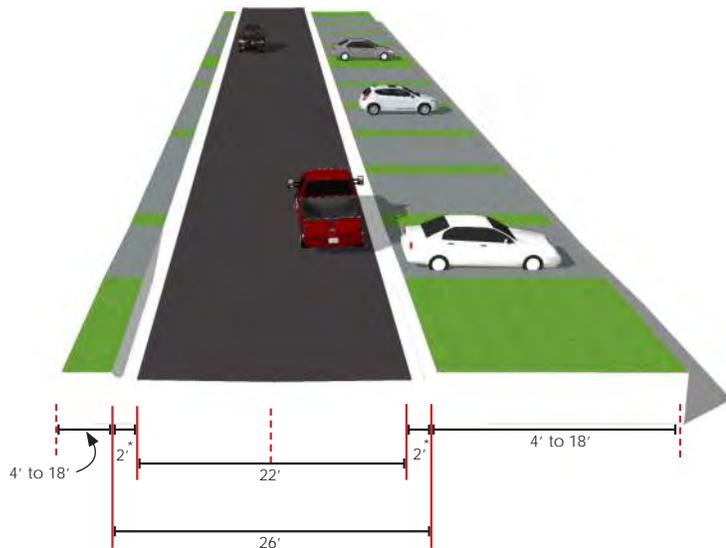
Shared Drives 30' ROW Section (Private)

* Complies with Saratoga Springs City Street Standards



Rear Lanes 26' ROW Section (Private)

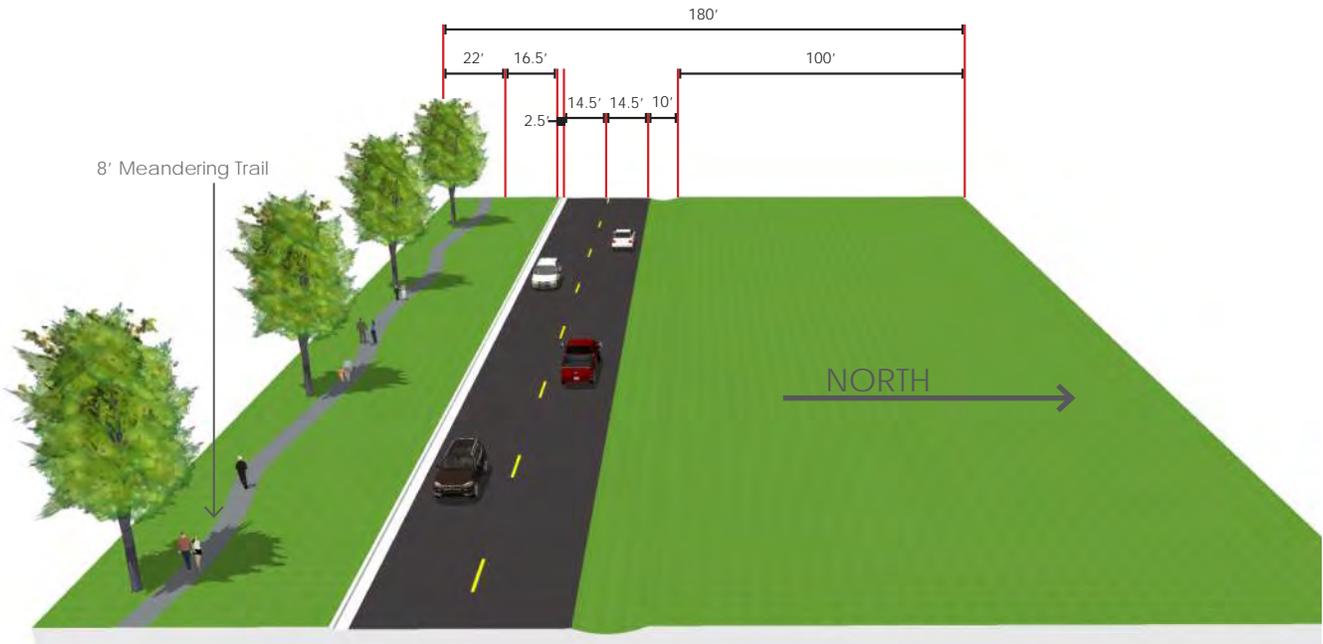
* Complies with Saratoga Springs City Street Standards



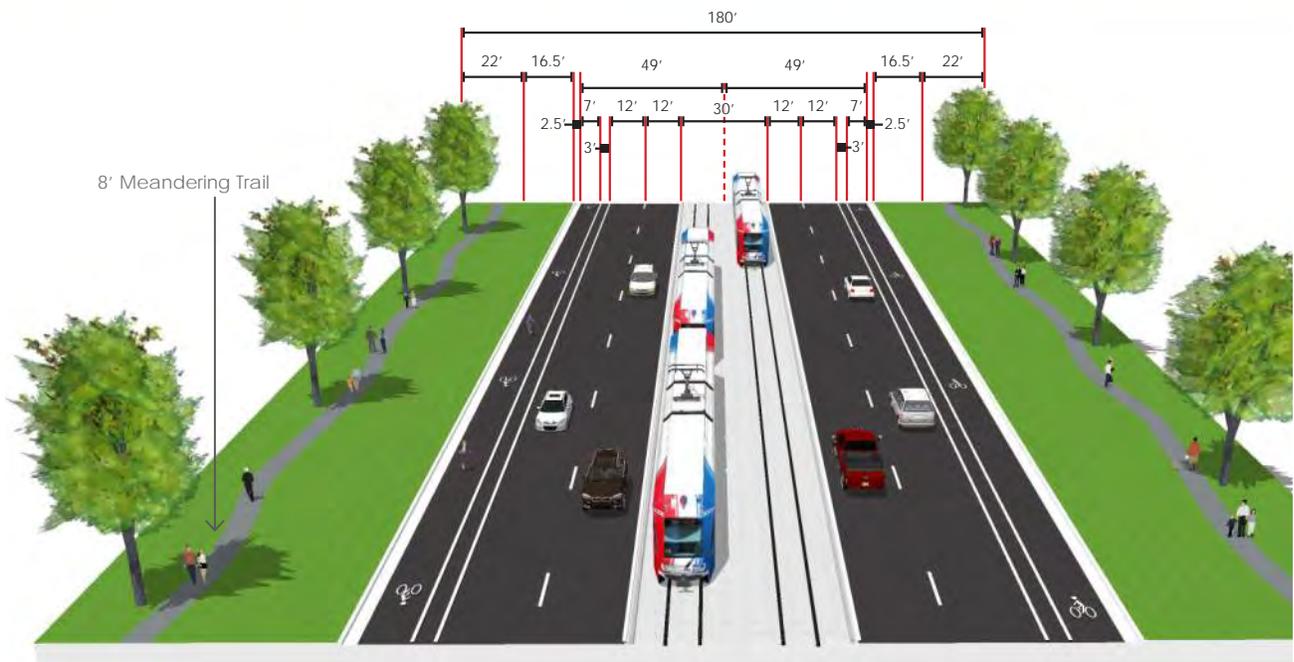
* Note curb as mountable/driveable.

NEIGHBORHOOD PLAN

Transit Corridor 180' ROW Section (Public)



Interim Condition

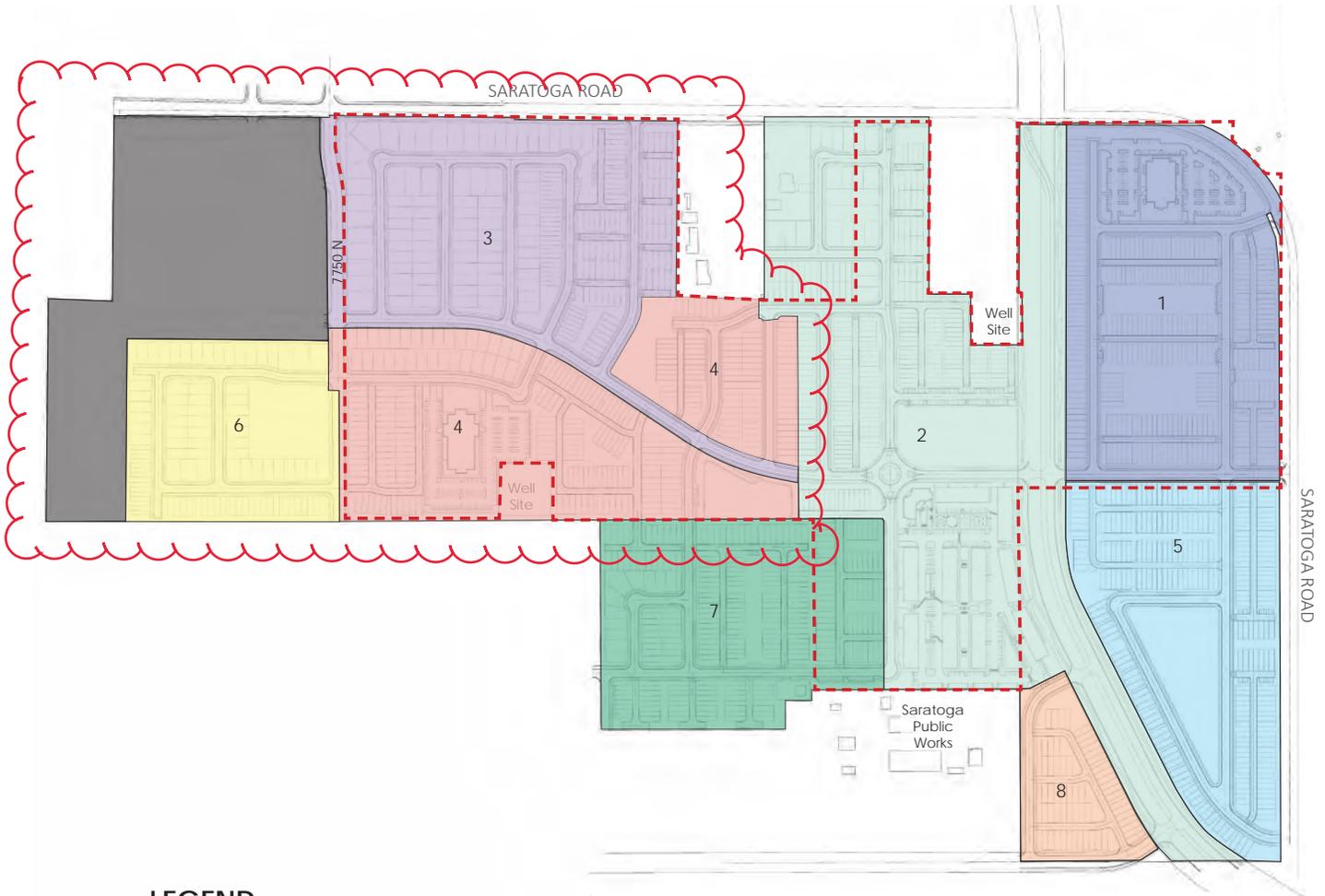


Potential future expansion with Transit



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%

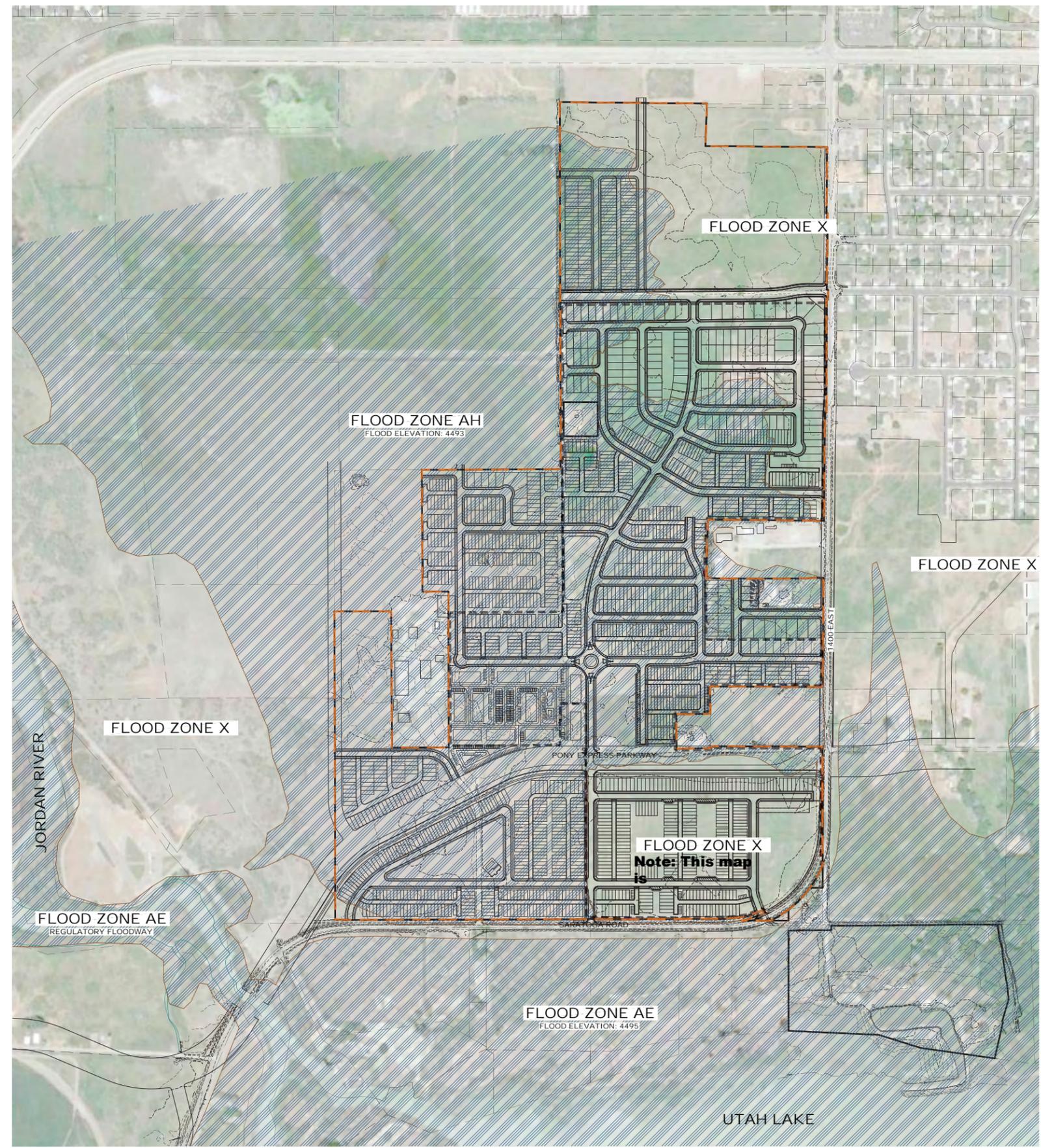


LEI
 - A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

- 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

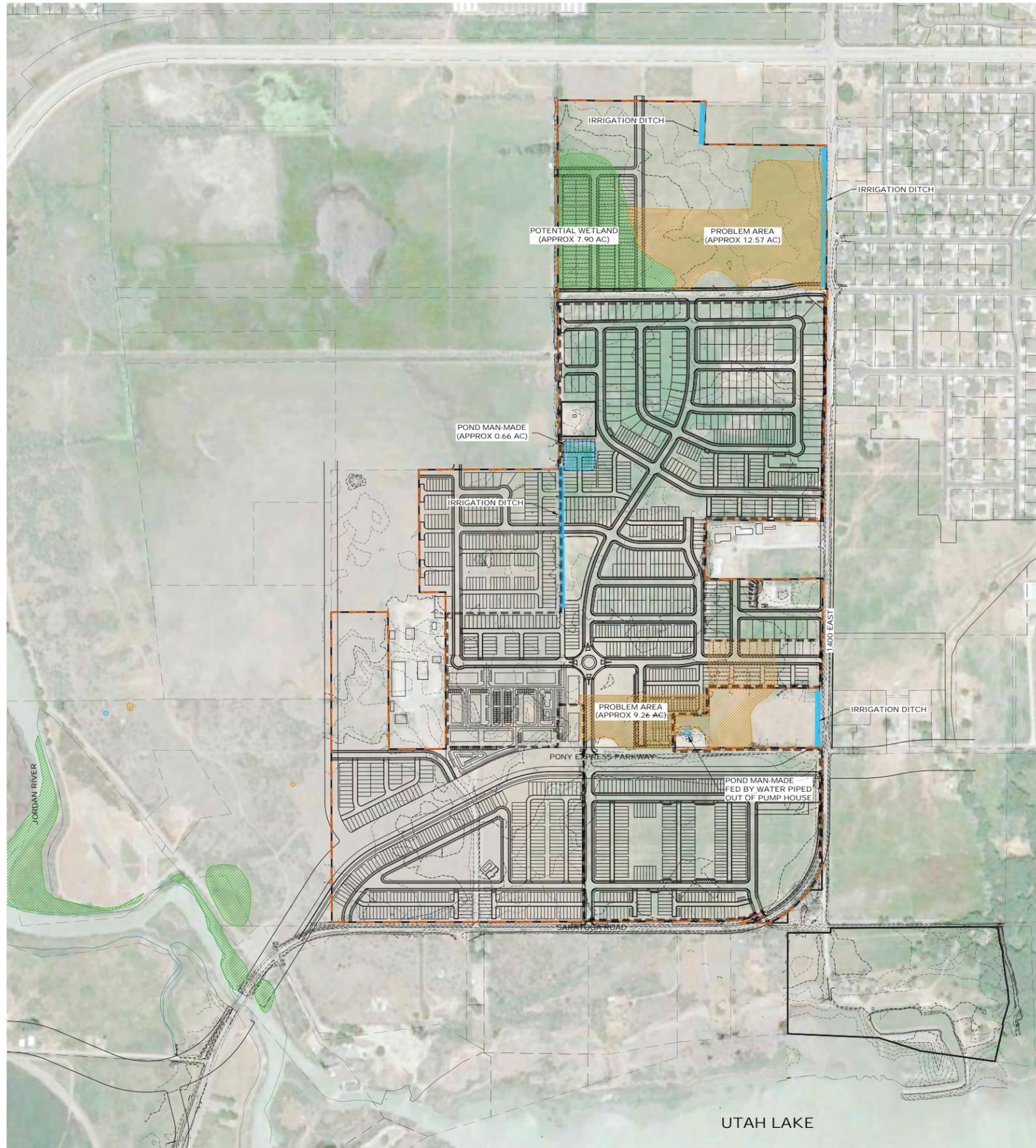
LEI PROJECT #:
2013-0902
 DRAWN BY:
BLS
 CHECKED BY:
NKW
 SCALE:
1"=300'
 (GRAPHIC SCALE)
 DATE:
3-7-2019



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 LEI CONSULTING ENGINEERS AND SURVEYORS



VICINITY MAP



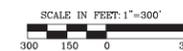
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

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

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

ENGINEER

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

LEI PROJECT #:

2013-0902

DRAWN BY:

BLS

CHECKED BY:

NKW

SCALE:

1"=300'

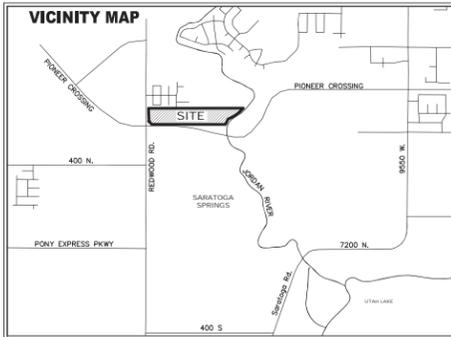
DATE:

3-7-2019

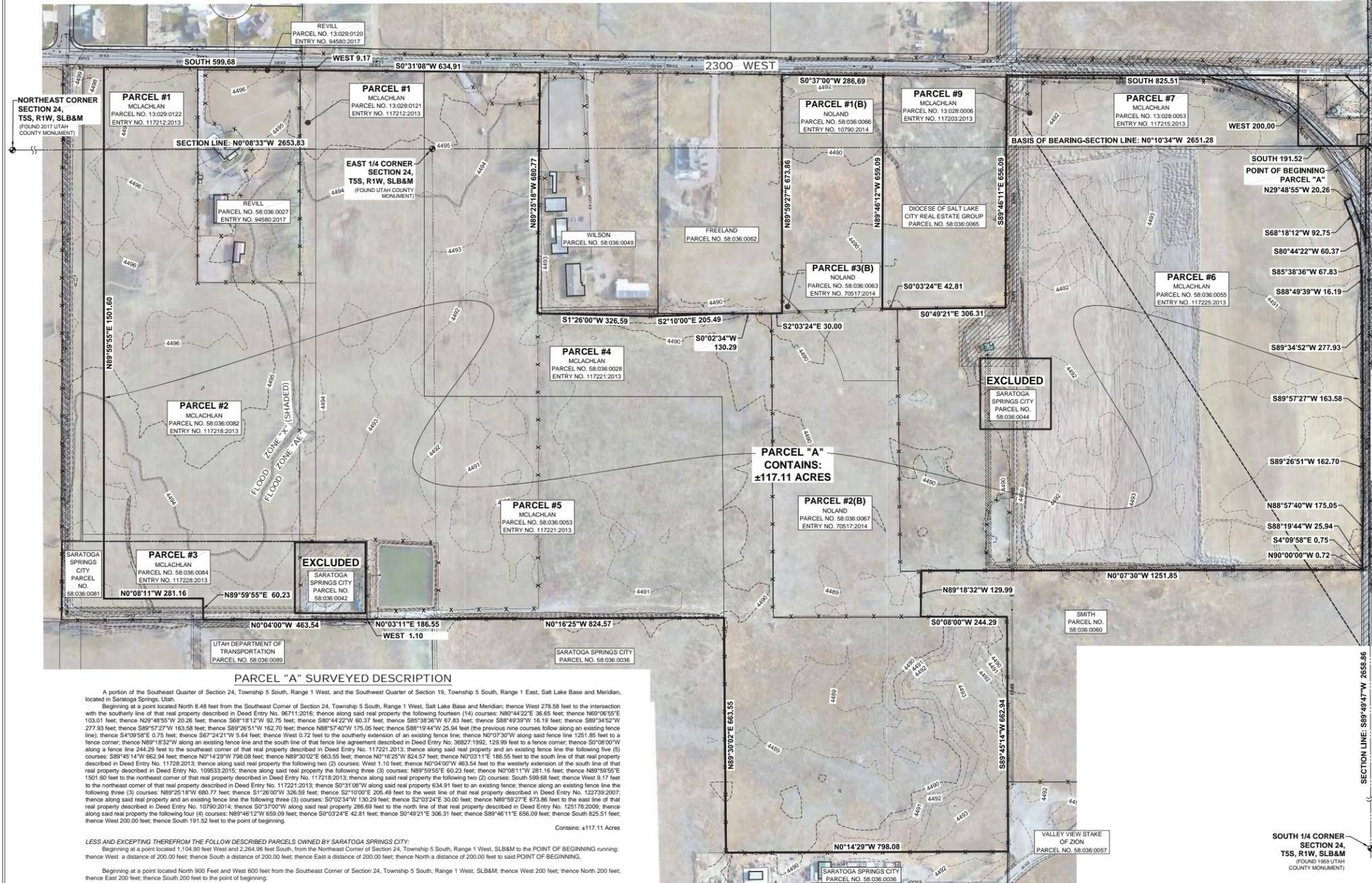
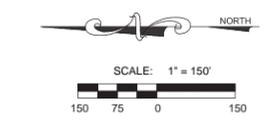
EXHIBIT

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 clients 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" (shaded) and Zone "AE" (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, jgsdept@pacifiCorp.com
 - Timpanogos S.S.D.: Jon Adams: (801)56-5231 (no information provided)

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 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 20, 2017.

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



3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0556
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

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

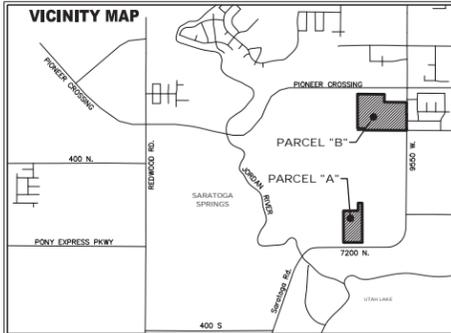
PARCEL "A" SURVEYED DESCRIPTION

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°44'22"E 36.65 feet; thence N69°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 North 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.



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, 1987, 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. (20' 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. (20' 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.

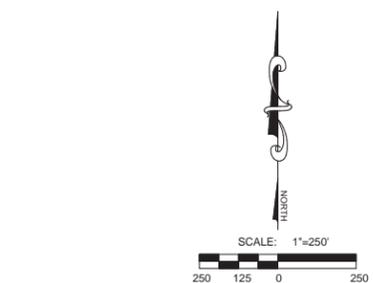
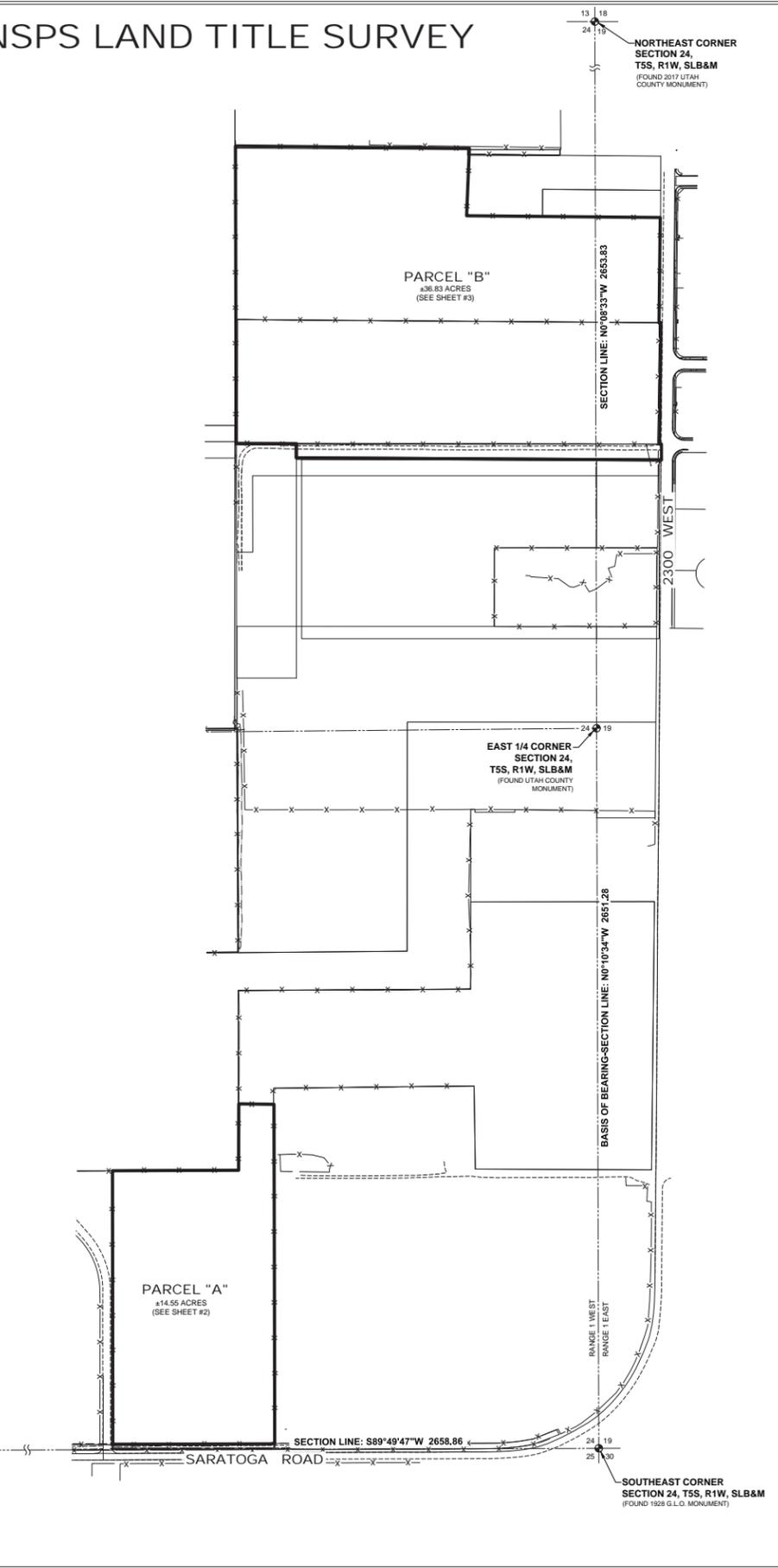
PARCEL 3:
Commencing at a point in the West line of "Saratoga Road"; said point being South 00°22' East along the section line 1159.50 feet and East 241.60 feet from the Northwest corner of Section 19, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 00°32' West 447.78 feet along 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 715.08 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°49'47" W 580.79 FEET TO AN EXISTING FENCE LINE; THENCE N0°05'00" 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 AND 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 7.43 FEET; THENCE S0°42'27" W 446.88 FEET; THENCE N89°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°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, 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.
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)768-0793 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.gov
 - Lahi City, Kim Struthers, kstruthers@lahi-ut.gov (no information provided)
 - Rocky Mt. Power, Joel Simmons, jdsimmons@rockymt.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, PLS
Chad A. Poulsen, PLS
February 23, 2019
Date

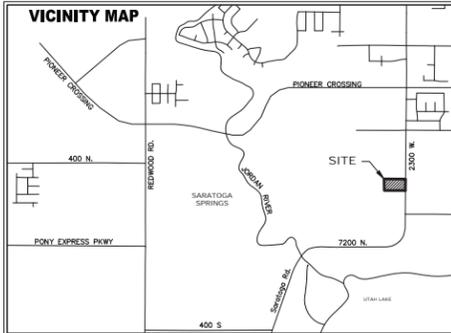


LEI
- A Utah Corporation -
ENGINEERS
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PLANNERS
3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

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.	
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4.	
5.	

LEI PROJECT #: 2017-0110
DRAWN BY: CAP
DESIGNED BY: CAP
SCALE: 1"=250'
DATE: 2/23/2019
SHEET
1 of 3



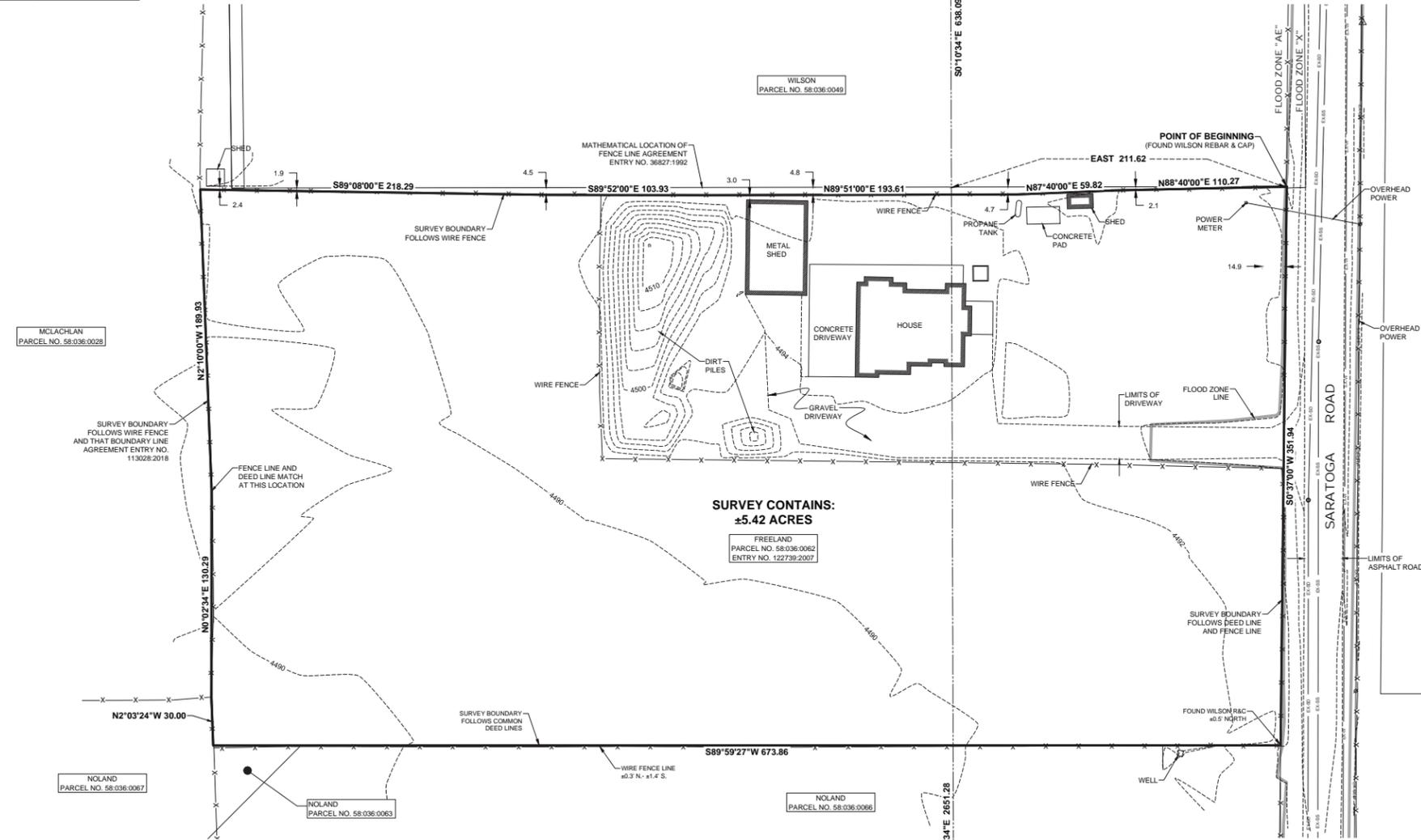
LEGEND	
	EXISTING ELECTRIC BOX
	EXISTING TELEPHONE PEDESTAL
	EXISTING SEWER MANHOLE
	EXISTING STORM DRAIN MH
	EXISTING WATER VALVE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING CURB INLET BOX

ALTAINSPS LAND TITLE SURVEY



LEI
A Utah Corporation
ENGINEERS
SURVEYORS
PLANNERS

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



SURVEY CONTAINS:
±5.42 ACRES

- ### 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 Layton, (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) (TAKES 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 01°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.

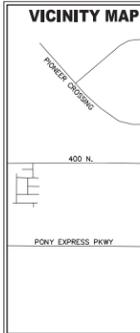
Chad A. Poulsen, PLS
Chad A. Poulsen, PLS
February 6, 2019
Date



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:

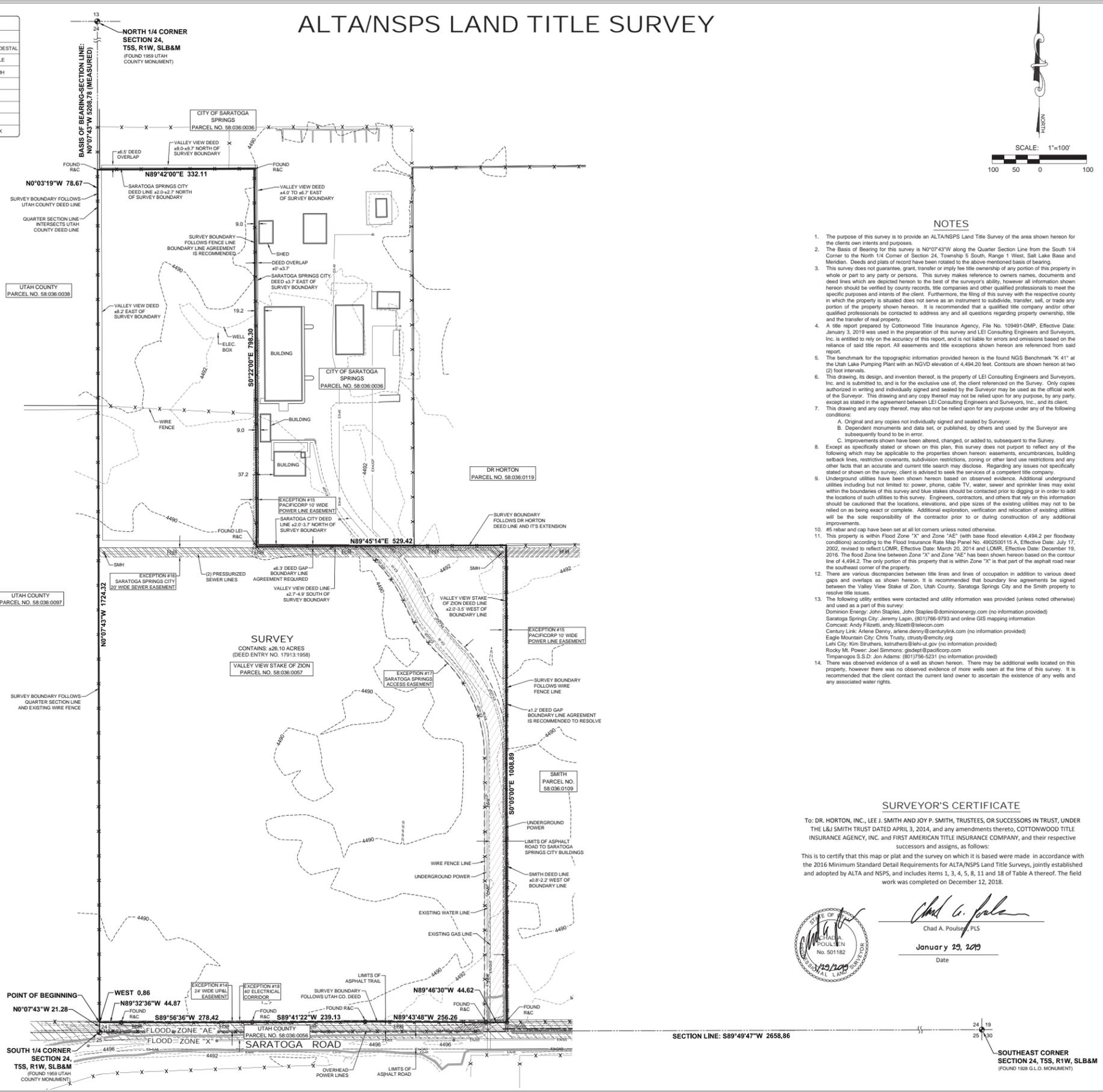
Beginning at a point located North 1.28 feet from the South quarter corner of Section 24, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence North 20.00 feet; thence East 0.81 feet; thence South 89°32'36" East 44.87 feet; thence North 89°56'36" East 278.42 feet; thence North 89°41'22" 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. 17122-2013 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 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" 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
 - Lah City, Kim Struifens, kimstruifens@lah-city.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

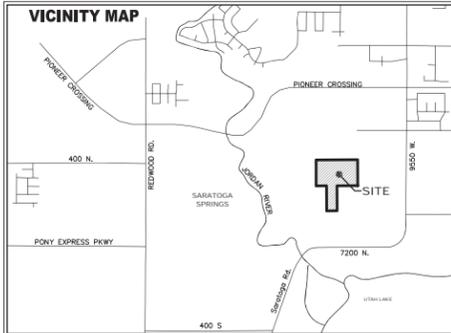
DRAWN BY:
CAP

DESIGNED BY:
CAP

SCALE:
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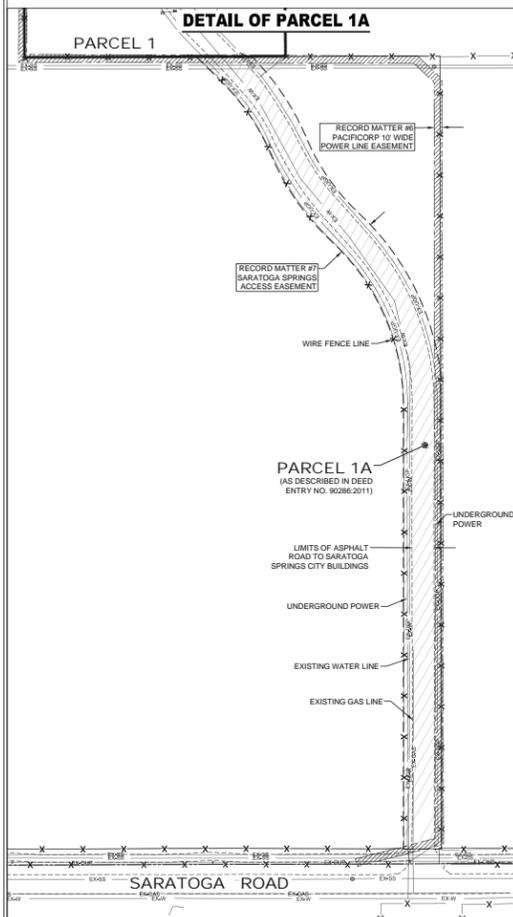
DATE:
1/29/2019

SHEET
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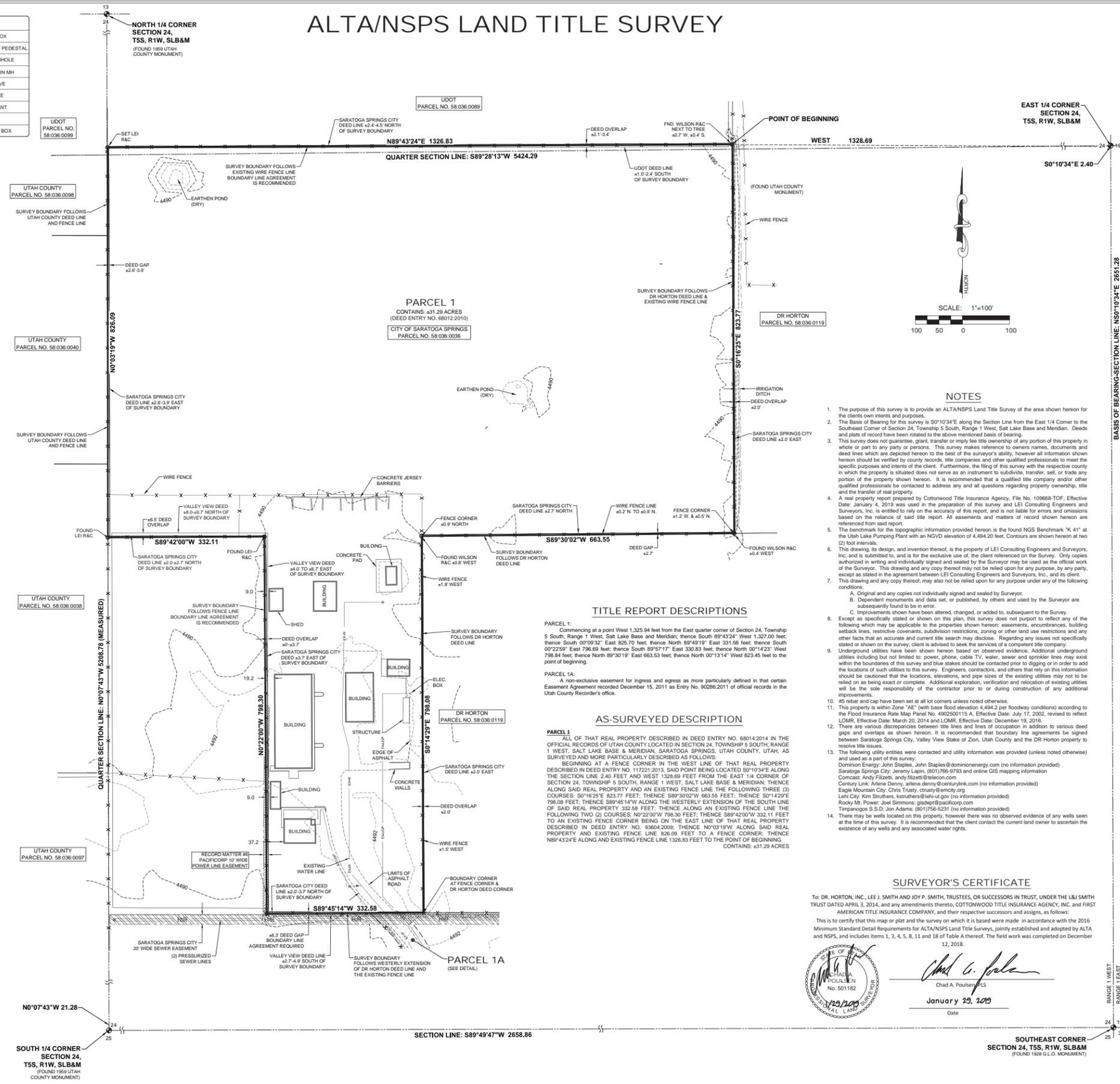


LEGEND

[Symbol]	EXISTING ELECTRIC BOX
[Symbol]	EXISTING TELEPHONE PEDESTAL
[Symbol]	EXISTING SEWER MANHOLE
[Symbol]	EXISTING STORM DRAIN MH
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING LIGHT POLE
[Symbol]	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

NOTES

- 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.
- 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.
- 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, crtruaty@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.

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 796.69 feet; thence South 89°57'17" East 330.63 feet; thence North 00°14'23" West 796.84 feet; thence North 89°30'19" East 663.53 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 S0°10'34"E ALONG THE SECTION LINE 2.40 FEET AND WEST 1328.99 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: S0°16'25"E 823.77 FEET; THENCE S89°30'02"W 663.55 FEET; THENCE S0°14'22"E 796.08 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 796.30 FEET; THENCE S89°42'00"W 332.11 FEET; THENCE S89°45'14"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

RECORD MATTERS

- (STANDARD TITLE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
(TAXES DUE, NOT A PLOTTABLE MATTER OF SURVEY)
- (PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OF THESE EXCEPTIONS, NOT PLOTTABLE MATTERS OF SURVEY)
- 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.
- (10' POWER LINE EASEMENT AS SHOWN HEREON)
Easement Agreement by and between Valley View Stake of the Church of Jesus Christ of Latter-day Saints, a Utah corporation sole and the City of Saratoga Springs, a Utah municipal corporation, dated December 15, 2011 and recorded December 15, 2011 as Entry No. 90286-2011.
- (ACCESS AND UTILITY EASEMENT, SHOWN AS PARCEL 1A HEREON)
Notwithstanding those terms described hereinabove, the Land is also subject to any additional discrepancies, conflicts in the boundary lines, shortage in area, encroachments, or any other facts which an ALTA/NSPS Survey, (made in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by (ALTA) American Land Title Association and National Society of Professional Surveyors) may disclose.
- (MATTERS OF BOUNDARY CONFLICTS HAVE BEEN SHOWN HEREON)
- (NOT A PLOTTABLE MATTER OF SURVEY)
Rights of tenants in possession, as tenants only, under unrecorded leases.
- (NOT A PLOTTABLE MATTER OF SURVEY)
Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Trustor: Anthony B. Lovato and Christopher Lovato; Trustee: Edwin B. Parry, Attorney-at-Law; Beneficiary: Utah Mortgage Center, Inc.; Amount: \$200,000.00; Dated: March 5, 2004; Recorded: March 5, 2004 as Entry No. 99435-2004.
The above stated Deed of Trust was assigned to Michael Johnson Living Trust, Recorded March 30, 2004 as Entry No. 35332-2004.
- (ALL OF PARCEL 1 IS INCLUDED IN THIS DEED OF TRUST)
Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Trustor: Anthony B. Lovato and Christopher L. Lovato; Trustee: Edwin B. Parry, Attorney-at-Law; Beneficiary: Utah Mortgage Center, Inc.; Amount: \$100,000.00; Dated: July 16, 2004; Recorded: July 19, 2004 as Entry Number 82836-2004.
The above stated Deed of Trust was assigned to Paul Rubey, Recorded August 30, 2004 as Entry No. 99435-2004.
The above stated Deed of Trust was assigned to Paul Rubey and James Rubey, as joint tenants, Recorded November 3, 2006 as Entry No. 14752-2006.
The above stated Deed of Trust was assigned to Paul Rubey and James Rubey, as joint tenants, Recorded March 21, 2007 as Entry No. 40726-2007.
The above stated Deed of Trust was assigned to James Rubey, Recorded September 9, 2008 as Entry No. 99816-2008.
The above stated Deed of Trust was assigned to James Rubey/Revocable Trust with James Rubey as Trustee, Recorded November 20, 2008 as Entry No. 123827-2008.
- (ALL OF PARCEL 1 IS INCLUDED IN THIS DEED OF TRUST)
Deed of Trust with Assignment of Rents to secure an indebtedness in the amount shown below, and any other obligations secured thereby:
Trustor: Anthony B. Lovato and Christopher L. Lovato; Trustee: Edwin B. Parry, Attorney-at-Law; Beneficiary: Utah Mortgage Center, Inc.; Amount: \$147,000.00; Dated: August 22, 2005; Recorded: August 23, 2005 as Entry Number 93428-2005.
The above stated Deed of Trust was assigned to Paul Rubey and James Rubey, as joint tenants, Recorded August 31, 2005 as Entry No. 96790-2005.
The above stated Deed of Trust was assigned to James Rubey, Recorded September 9, 2008 as Entry No. 99825-2008.
The above stated Deed of Trust was assigned to James Rubey/Revocable Trust with James Rubey as Trustee, Recorded November 20, 2008 as Entry No. 123828-2008.
- Notice of Default and Election to Sell under said Deed of Trust was recorded March 10, 2010 as Entry No. 19787-2010 of Official Records.
(ALL OF PARCEL 1 IS INCLUDED IN THIS DEED OF TRUST)

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 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, SLS
January 29, 2019
Date

LEI
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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 -	
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4 -	
5 -	

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

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NEIGHBORHOOD PLAN

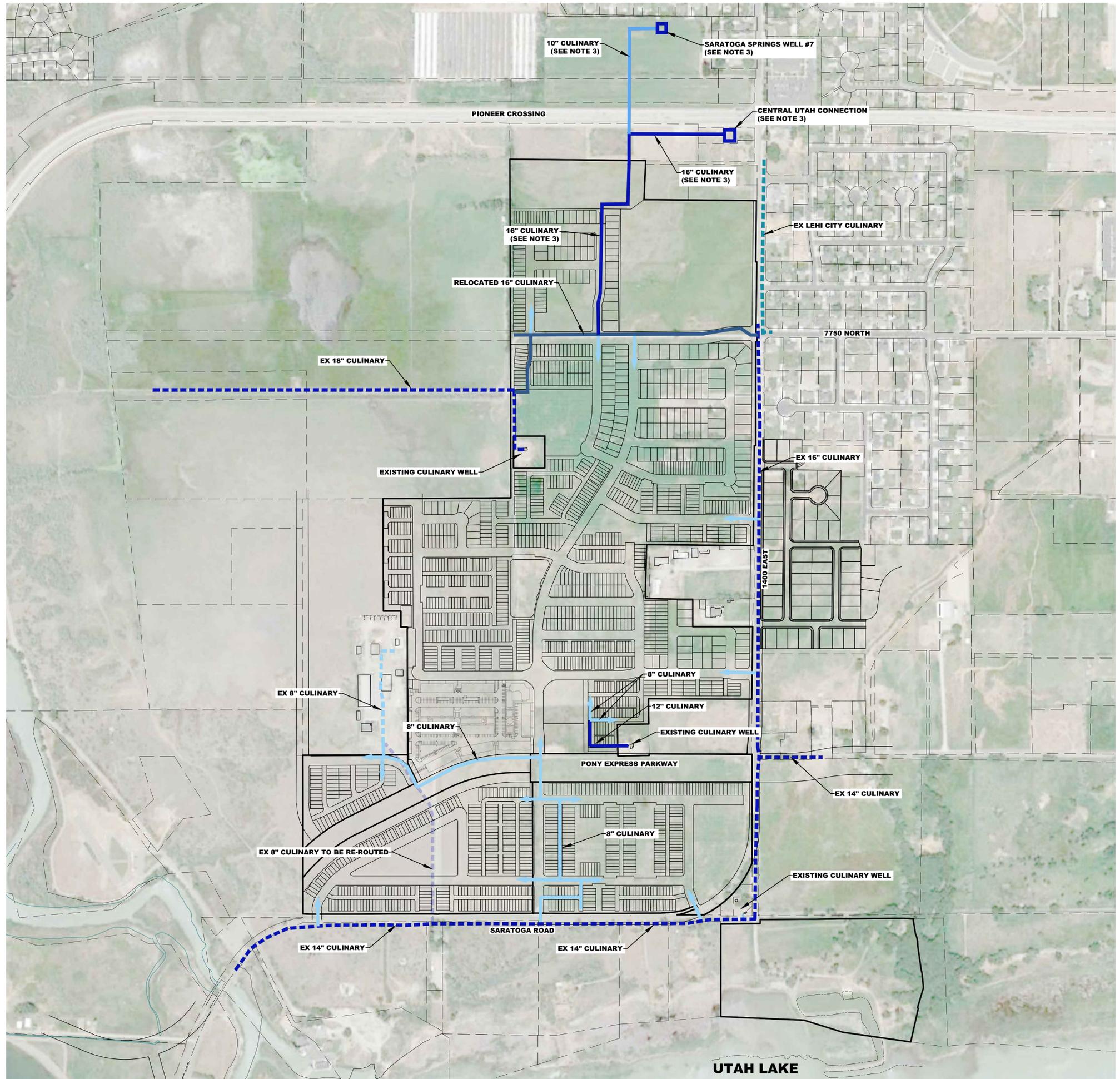
APENDICES

For full reports see Saratoga Springs City Engineering Department.

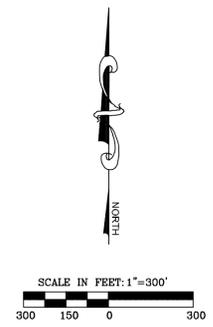
All pages that follow this have been updated to reflect the current conditions of the project as of 6-11-20



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.

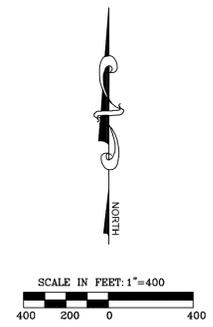
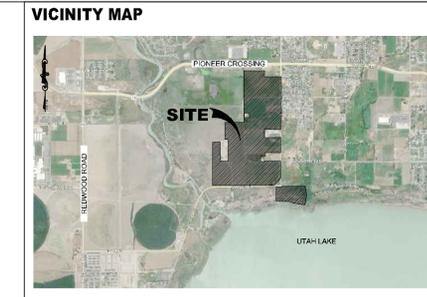
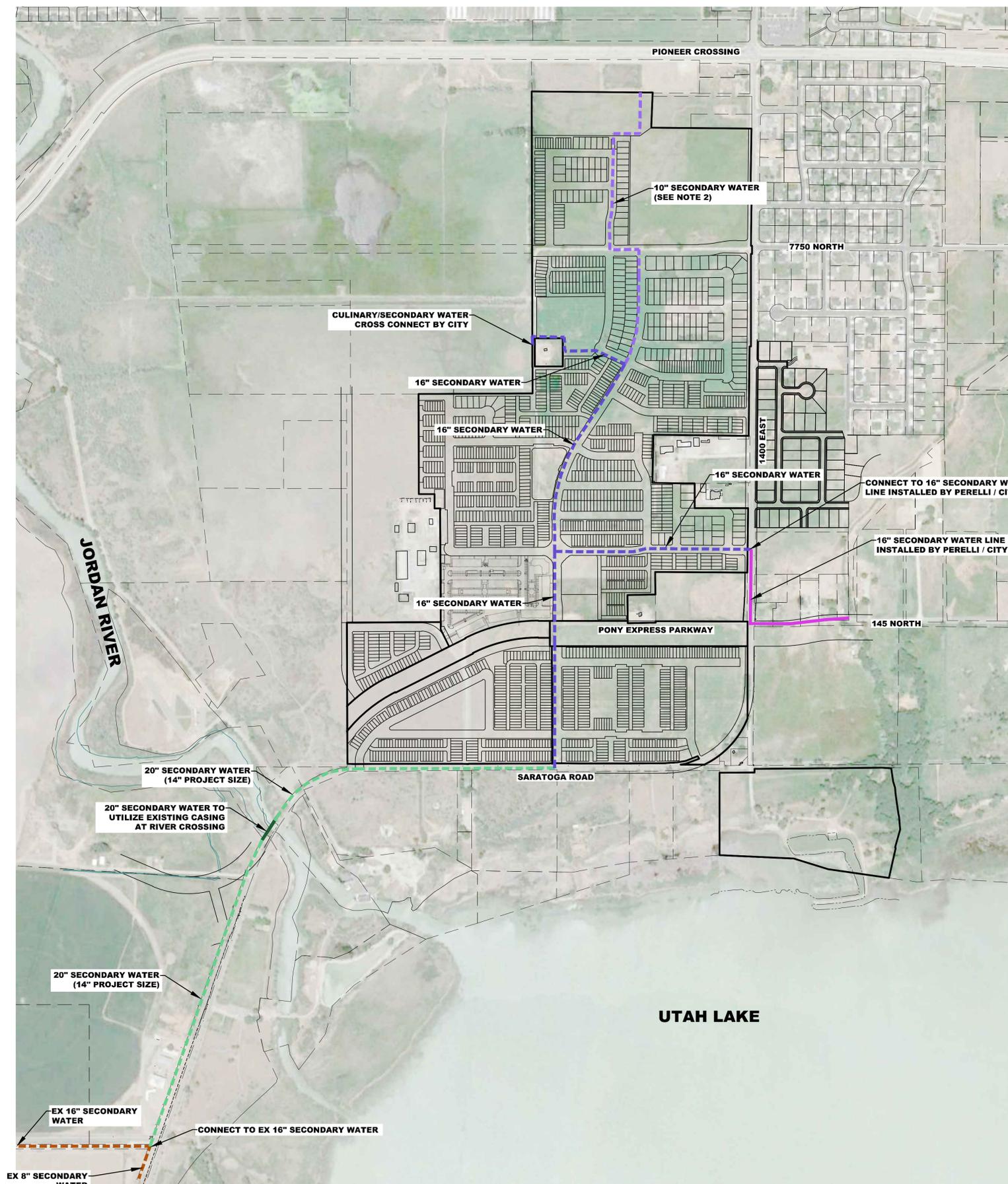
3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

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

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

U:\PROJECTS\2020\2017-0110_MELACHIAN_SARATOGA_MASTER_PLANS\DWG\MASTER UTILITY CULINARY.DWG 6/25/2020 3:14 PM



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
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office@lei-eng.com
www.lei-eng.com

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

REVISIONS	
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LEI PROJECT #:	2017-0110
DRAWN BY:	BLS
CHECKED BY:	NKW
SCALE:	1"=400 (PER 153.001-14.36)
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

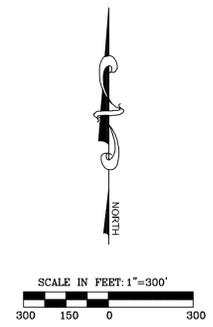
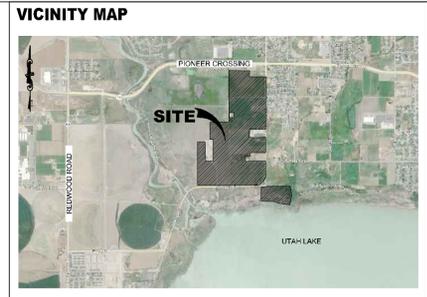
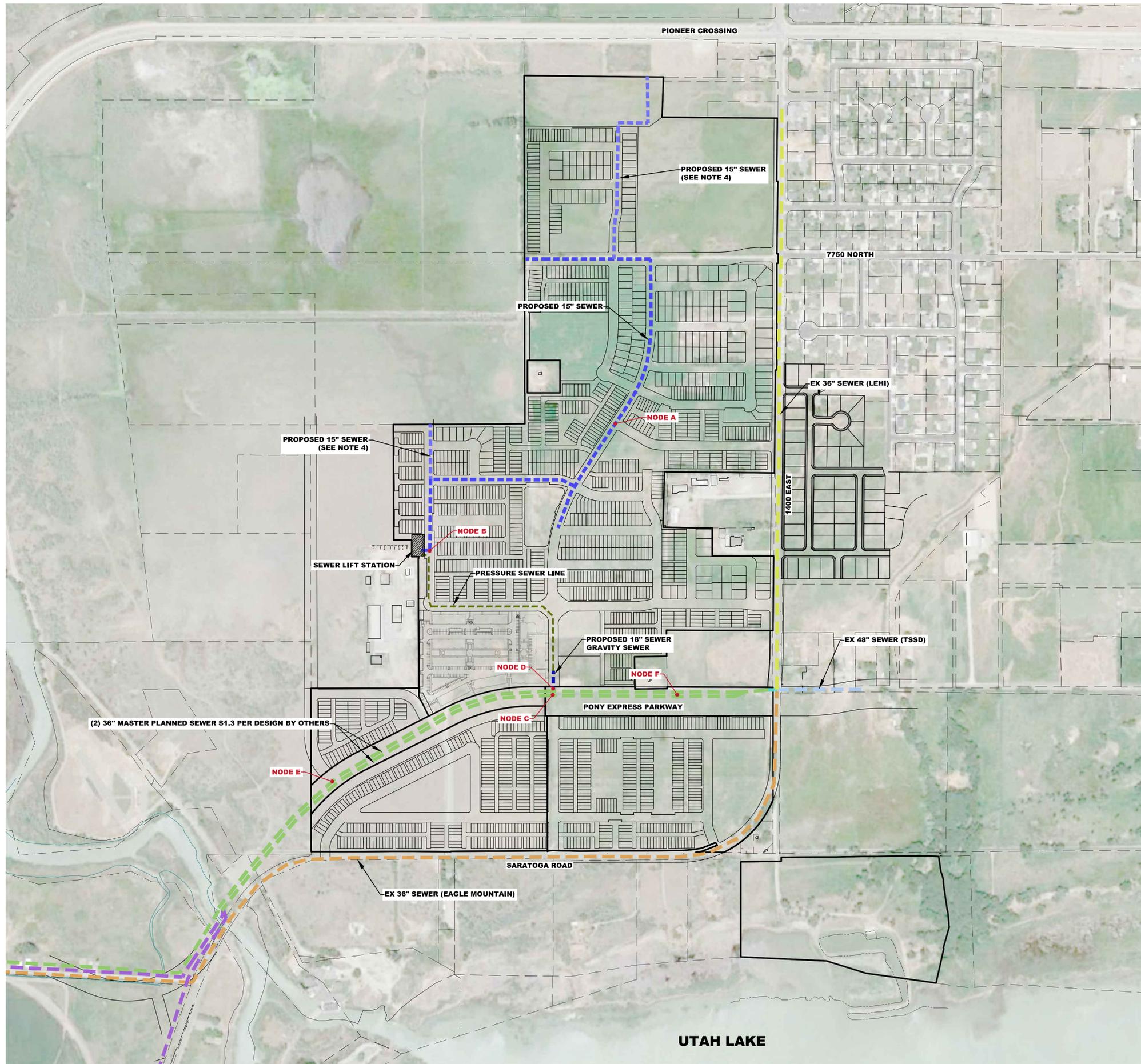
ROCKY MOUNTAIN POWER
PHONE: 800-489-3981

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. DUE TO THE SHALLOW SLOPES AND THE DESIRE TO SERVICE ARE WITH A GRAVITY-FEED SEWER SYSTEM, NO ADDITIONAL FALL WILL BE BUILT INTO MANHOLES. TROUGHS WILL BE FORMED TO MAINTAIN SLOPES THROUGH MANHOLES AND AVOID EXCESSIVE LOSSES.
 2. ALL SEWER MANHOLES TO BE CONSTRUCTED AT PIPE SLOPE.
 3. ALL INTERIOR SEWER LINES TO BE 8" UNLESS NOTED OTHERWISE.
 4. 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.

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ENGINEERS
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NORTHSHORE
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH
MASTER UTILITY PLAN - SEWER

REVISIONS	
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LEI PROJECT #:
2017-0110
DRAWN BY:
BLS
CHECKED BY:
NKW
SCALE:
1"=300'
(PRINTED ON 14.25)
DATE:
6-25-2020

OWNER / DEVELOPER
CITY OF SARATOGA SPRINGS
1307 N. COMMERCE DR. #200
SARATOGA SPRINGS, UTAH 84045
PLANNING DEPT: 801-766-9793
ENGINEERING DEPT: 801-766-9793

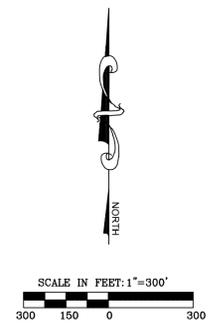
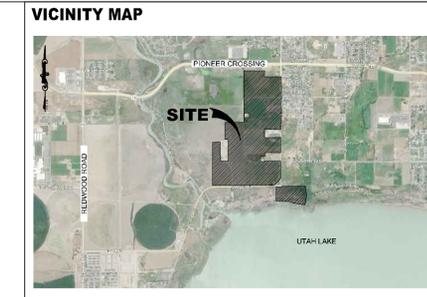
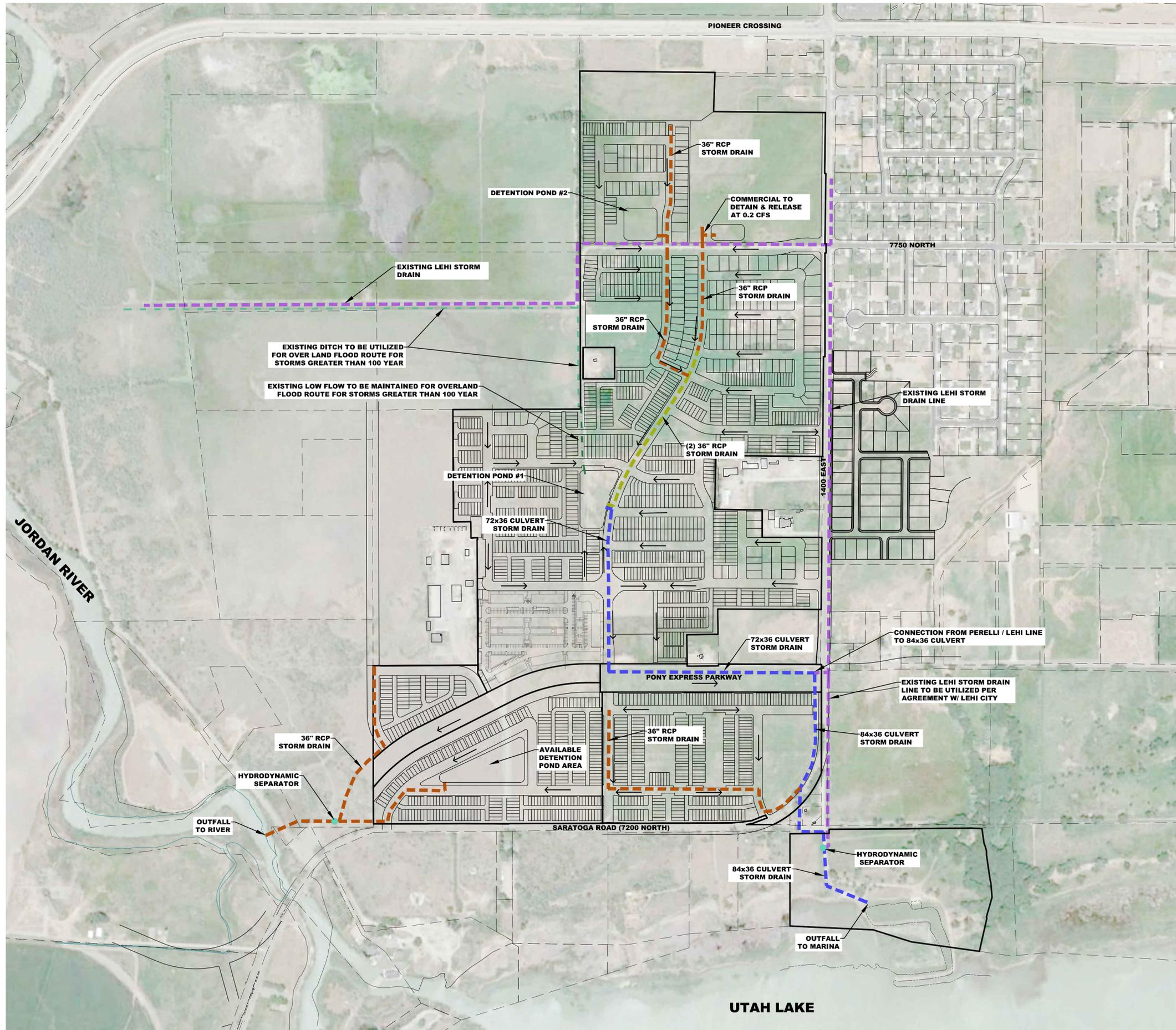
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801-798-0555

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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.

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

REVISIONS	
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LEI PROJECT #: 2017-0110
DRAWN BY: BLS
CHECKED BY: NKW
SCALE: 1"=300'
(PRINTED ON 24x36)
DATE: 6-18-2020
EXHIBIT

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) ¹							
	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 ²	-	A (9.3) / EB	A (11.2) / EB	-	-	B (14.2) / EB	-	C (15.3) / EB
Road 3 / Saratoga Road ²	-	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 ²	-	A (8.1) / SB	A (7.7) / SB	-	-	B (10.7) / SB	-	A (4.4) / SB
Northshore Drive / Saratoga Road ²	-	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 ²	-	A (4.7) / SB	A (6.3) / SB	-	-	A (6.0) / SB	-	A (5.6) / SB
Road 3 / Northshore Drive ²	-	A (2.2)	A (2.1)	-	-	A (2.1)	-	A (2.0)
Road 1 / Northshore Drive ²	-	A (2.2) / WB	A (2.1) / WB	-	-	A (2.1) / WB	-	A (2.7) / WB
Northshore Drive / 145 North ²	-	A (5.3) / SB	A (5.2) / SB	-	-	A (5.0) / SB	-	-
Northshore Drive / Pony Express Parkway ²	-	-	-	-	-	-	-	C (34.2)
New Collector / Pony Express Parkway	-	-	-	-	-	-	-	F (>50) / SB
Road 6 / 145 North ²	-	A (3.7) / SB	A (3.4) / SB	-	-	A (3.9) / SB	-	-
Road 6 / Pony Express Parkway ²	-	-	-	-	-	-	-	B (11.7) / SB
Road 6 / New Collector ²	-	-	-	-	-	-	-	A (3.4) / WB
Road 2 / Northshore Drive ²	-	A (4.4) / WB	A (4.3) / WB	-	-	A (4.6) / WB	-	A (4.3) / WB
Road 4 / Northshore Drive ²	-	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 ²	-	A (3.4) / WB	A (3.8) / WB	-	-	A (3.6) / WB	-	A (3.3) / WB
Road 5 / Saratoga Road ²	-	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. Lowercase LOS used for one-w ay & two-w ay stop-controlled intersections.

2. This intersection is a project access and was 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



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 - DRAFT

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

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

Present:

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

10 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.

55 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.

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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.

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Commissioner Cunningham

- Likes the reconfiguration with combined park space.

70

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.

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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.**

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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.

85

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.

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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

105

ORDINANCE NO. 20-30 (9-15-20)

**AN ORDINANCE OF THE CITY OF SARATOGA SPRINGS,
UTAH, APPROVING A NEIGHBORHOOD PLAN MAJOR
AMENDMENT FOR THE NORTHSHORE
NEIGHBORHOOD PLAN (“PROJECT”)**

WHEREAS, the City approved the Northshore Neighborhood Plan (“Neighborhood on September 4, 2018; and

WHEREAS, D R Horton (“Developer”) has applied for an amendment to the Neighborhood Plan pursuant to Chapter 19.04 of the Land Development Code (“Application”); and

WHEREAS, on August 27, 2020, the Planning Commission, after a duly-noticed public hearing, reviewed the Application and forwarded a positive recommendation to the City Council as required by Section 19.13.04 of the City Code; and

WHEREAS, after due consideration in a public meeting held on September 15, 2020, including due consideration of the public comment to and the recommendation from the Planning Commission, the City Council wishes to approve the Application; and

WHEREAS, the City Council, in exercising its legislative authority under Utah Code Annotated § 10-9a-101, et seq., has determined that approving the Application furthers the health, safety, prosperity, security, and general welfare of the residents and taxpayers of the City.

NOW THEREFORE, after due consideration of the Application and the recommendation from the Planning Commission, including all public comment made at the Planning Commission public hearing, the City Council of the City of Saratoga Springs, Utah hereby ordains as follows:

SECTION I – ENACTMENT

The Northshore Neighborhood Plan Amendment, attached hereto as Exhibit A and/or on file with the City, and incorporated herein by this reference, is hereby approved and enacted, subject to the City Council’s adopted findings and conditions of approval.

SECTION II – AMENDMENT OF CONFLICTING ORDINANCES

If any ordinances, resolutions, policies, or zoning maps of the City of Saratoga Springs heretofore adopted are inconsistent herewith they are hereby amended to comply with the provisions hereof. If they cannot be amended to comply with the provisions hereof, they are hereby repealed.

SECTION III – EFFECTIVE DATE

This ordinance shall take effect upon its passage by a majority vote of the Saratoga Springs City Council and following notice and publication as required by the Utah Code.

SECTION IV – SEVERABILITY

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION V – PUBLIC NOTICE

The Saratoga Springs Recorder is hereby ordered, in accordance with the requirements of Utah Code § 10-3-710—711, to do as follows:

- a. deposit a copy of this ordinance in the office of the City Recorder; and
- b. publish notice as follows:
 - i. publish a short summary of this ordinance for at least one publication in a newspaper of general circulation in the City; or
 - ii. post a complete copy of this ordinance in 3 public places within the City.

ADOPTED AND PASSED by the City Council of the City of Saratoga Springs, Utah, this 15th day of September, 2020.

Signed: _____
Jim Miller, Mayor

Attest: _____
Cindy LoPiccolo, City Recorder

VOTE

Chris Carn	_____
Michael McOmber	_____
Ryan Poduska	_____
Chris Porter	_____
Stephen Willden	_____

EXHIBIT A
Amended Neighborhood Plan



MINUTES – CITY COUNCIL MEETING

Tuesday, September 1, 2020

City of Saratoga Springs

City of Saratoga Springs City Offices

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

Pursuant to the COVID-19 State and Federal Guidelines, this Meeting was conducted electronically.

City Council Policy Meeting

Call to Order: Mayor Jim Miller called the meeting to order at 6:01 p.m.

Roll Call:

Present Mayor Jim Miller, Council Members Michael McOmber, Stephen Willden, Chris Porter, Ryan Poduska, and Christopher Carn.

Staff Present City Manager Mark Christensen, City Attorney Kevin Thurman, Assistant City Manager Owen Jackson, Economic Development and Public Relations Director David Johnson, Police Chief Andrew Burton, Fire Chief Jess Campbell, Building Official Mark Chesley, Planning Director David Stroud, City Engineer Gordon Miner, Public Works Director Jeremy Lapin, Capital Facilities Manager Chris Klingel, Senior Planner Sarah Carrol, Senior Planner Tippe Morlan, and City Recorder Cindy LoPiccolo.

Invocation: Council Member Carn

Pledge of Allegiance: Council Member Poduska

Anchor Location Statement: Mayor Miller

BUSINESS:

1. **Wildflower Major Community Plan Amendment – Hillside Standards, Nate Shipp DAI Utah Applicant, ~Mountain View Corridor and Harvest Hills Boulevard; Ordinance 20-29 (9-1-20).** (Continued from 8-18-20). Senior Planner Tippe Morlan presented the staff report and recommendation, reporting there are no changes from the meeting of August 18, 2020. Council Member Porter advised he spoke with the Applicant and his concerns and questions have been answered.

Motion by Council Member Porter to approve Wildflower Major Community Plan Amendment for Hillside Standards with all findings and conditions, and Ordinance 20-29 (9-1-20), was seconded by Council Member Poduska

Vote: Council Members Willden, McOmber, Carn, Poduska, and Porter – Aye.

Motion carried unanimously.

2. **The Hub at Saratoga Springs Preliminary Plat, Boyd Brown Applicant, ~2400-2600 North Redwood Road.** Senior Planner Sarah Carrol presented the staff report and recommendation concerning the request for preliminary plat approval of a six lot subdivision in the RC zone. The lots range in size from 0.69 to 1.46 acres, open space is not required in a commercial subdivision plat, and each lot will have landscaping requirements at the time of site development.

In response to Council Member Poduska, City Engineer Miner reported the gap will initially be bridged with easements which will end up in a future street.

52
53 City Attorney Thurman clarified as this matter was an administrative land use decision and not a legislative
54 decision, adoption of an Ordinance is not required, however, state law permits the City Council to decide
55 in regard to adoption of a Resolution.. Council concurred to keep the process the same and not require a
56 Resolution for administrative land decisions.

57
58 Motion by Council Member Poduska to approve the Hub at Saratoga Springs Preliminary Plan with all
59 findings and conditions, was seconded by Council Member Willden
60 Vote: Council Members McOmber, Carn, Willden, Poduska, and Porter – Aye.
61 Motion carried unanimously.
62

63 3. **Award of Contract for 2020 Road Maintenance/Seal Coat, Schedule C, to Morgan Pavement**
64 **Maintenance; Resolution R20-42 (9-1-20).** Public Works Director Jeremy Lapin presented the staff report
65 and recommendation for the City to enter into an agreement with Morgan Pavement Maintenance for
66 Schedule C, Asphalt Polymer Surface Treatment asphalt maintenance to be performed throughout the City.
67 He advised as the lowest bidder did not have the required industry certification, the contract is
68 recommended to be awarded to the next lowest bidder, Morgan Pavement Maintenance.
69

70 Motion by Council Member Porter to the award of contract for 2020 Road Maintenance/Seal Coat Schedule
71 C to Morgan Pavement Maintenance in the amount of \$89,444.42; and Resolution R20-42 (9-1-20), was
72 seconded by Council McOmber
73 Vote: Council Members Carn, McOmber, Willden, and Porter – Aye.
74 Motion carried unanimously.
75

76 **MINUTES:**

77
78 1) **August 18, 2020.**

79
80 Motion by Council Member McOmber to approve the Minutes of August 18, 2020, was seconded by
81 Council Member Willden
82 Vote: In Favor – All Aye
83 Motion carried unanimously.
84

85 **PRESENTATION: Envision Utah – Valley Visioning.** Ryan Beck and Cameron Martin reported Valley
86 Visioning working with the Association of Utah County Chambers conducted an Online Survey and held
87 Public Workshops addressing planning for future growth within Utah County. They presented the results
88 from 11,000 participants that ranked how and where growth should occur in Utah County and draft for
89 possible overall goals. The ranking order was as follows: Organized Centers, Westward Growth, Urban
90 Infill, Southern Growth, and Current Conditions. Mr. Beck and Mr. Ryan noted the information is intended
91 to be available to assist in harmoniously planning, connecting, and shaping the County as it grows, and as
92 a guide for dialogue, legislator awareness, and informed decisions. They noted with Salt Lake County
93 nearing build out, the growth and economic and political focus is shifting south. Mayor Miller and City
94 Council thanked Mr. Beck and Mr. Martin for their time and information.
95

96 Mayor Miller excused himself from the meeting at 6:30 p.m. and Mayor Pro Tem Poduska presided.
97

98 **REPORTS:**

99
100 Building Official Mark Chesley presented the Building Department quarterly report.

101
102 Police Chief Andrew Burton presented the Police Department quarterly report.

103
104 Fire Chief Jess Campbell presented the Fire/EMS Department quarterly report.

105
106 Chief Campbell reported a Fire Department team will travel to Minnesota on September 21 to conduct final
107 inspection of the new ladder truck. The truck will then be setup and delivered approximately ten days
108 following, training will be conducted, and the truck presented to Council.

109
110 In response to Council Members Poduska and Porter, Economic Development and Public Relations
111 Director Johnson reported the new Veterans service plaques for the Patriot Park Veterans Monument will
112 be presented at the Veterans Day Flag Ceremony, November 11.

113
114 City Manager Mark Christensen inquired in regard to Council's interest for a special meeting concerning
115 capital projects. The Mayor and Council expressed interest and requested it be scheduled.

116
117 Council Member Poduska reported the Police Department Ceremony on August 25 for Promotion and
118 Swearing In of new Officers was a beautiful event at the new Police Station, he appreciated being invited
119 and is happy the department is continuing to grow to meet the needs of the growing City.

120
121 **ADJOURNMENT:**

122
123 There being no further business, Mayor Pro Tem Poduska adjourned the meeting at 6:39 p.m.

124
125
126 _____
127 Jim Miller, Mayor

128
129 Attest:

130
131 _____
132 Cindy LoPiccolo, City Recorder

133
134 Approved: