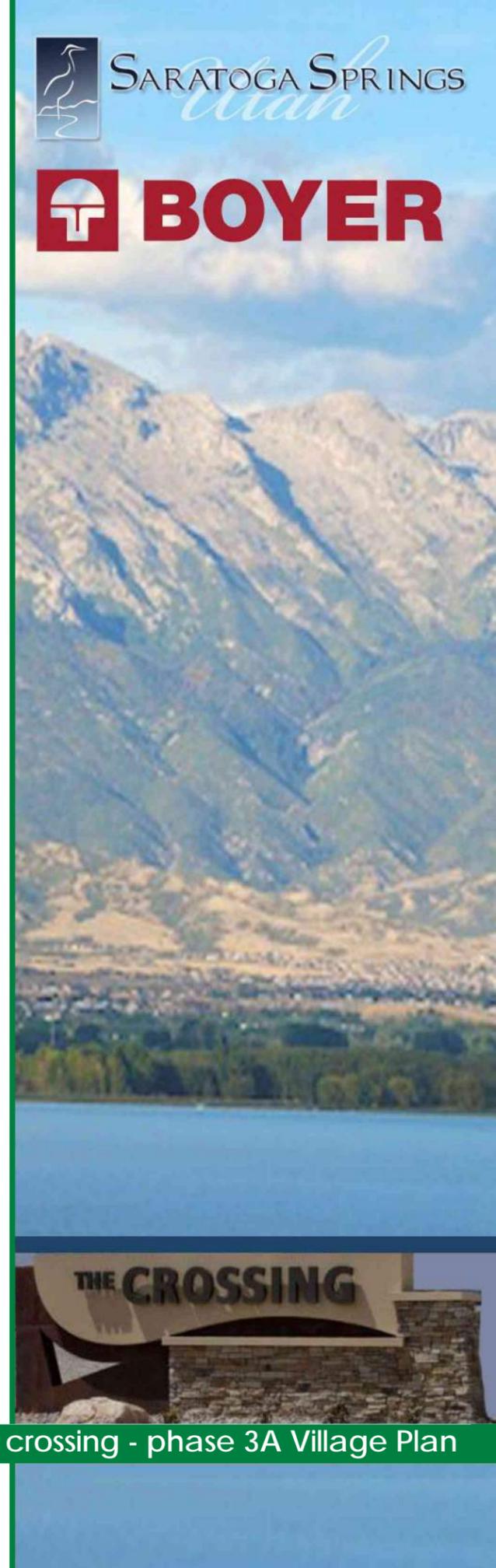
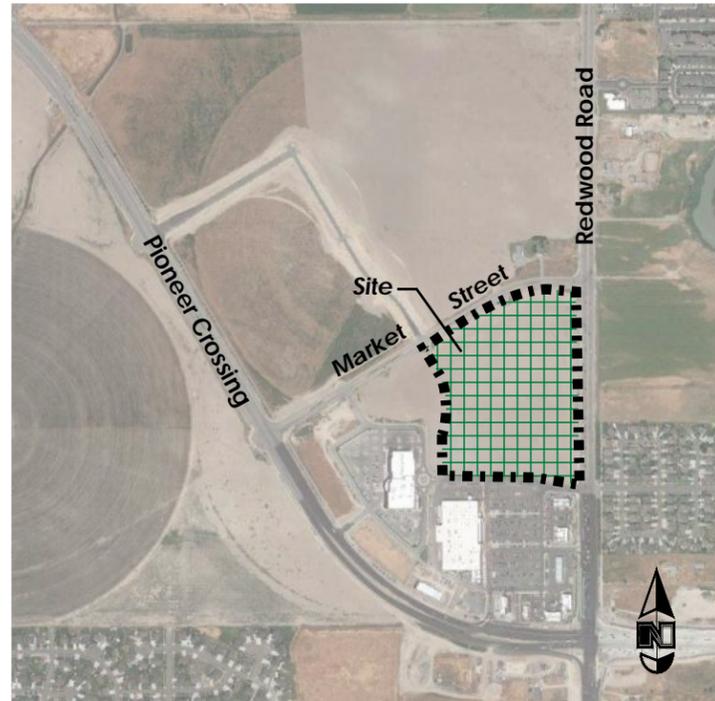


The Crossing - Phase 3A Village Plan

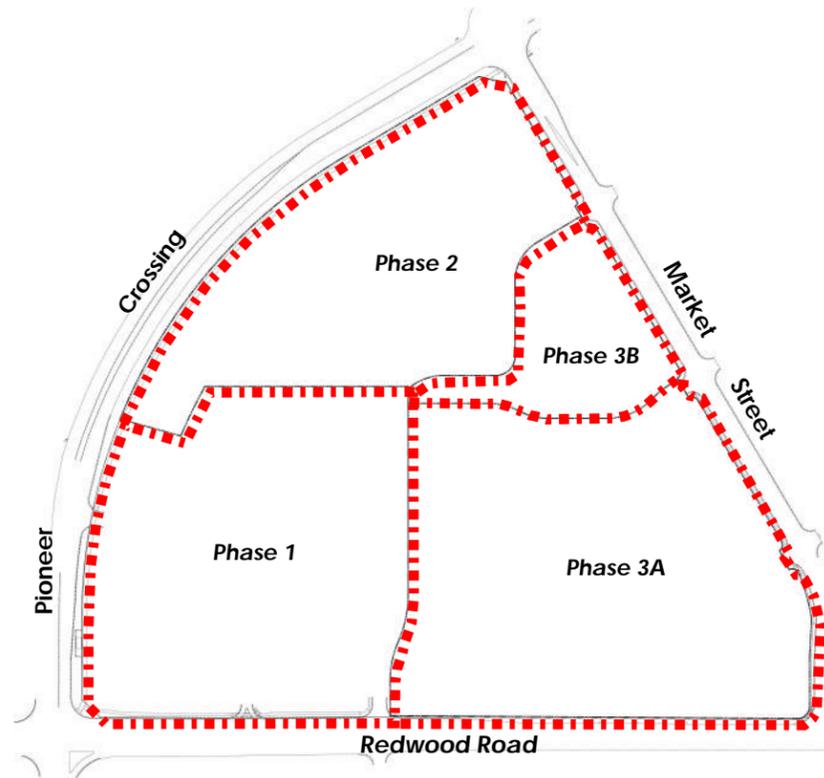
30 July 2020

| | | | | | |
|--|----|--|---|----|--|
| EXHIBIT 1 | | | EXHIBIT 13 | | |
| Description | 2 | | Site Characteristics, Findings and Mitigation Plans | 24 | |
| EXHIBIT 2 | | | EXHIBIT 14 | | |
| Detailed Use Map | 3 | | A - Lot 303 Conceptual Layout Plans | 25 | |
| EXHIBIT 3 | | | B - Lot 304 Conceptual Layout Plans | 26 | |
| Detailed Build-Out Allocation | 4 | | C - Lot 305 Conceptual Layout Plans | 27 | |
| EXHIBIT 4 | | | D - Lot 306 Conceptual Layout Plans | 28 | |
| Development Standards | 5 | | E - Lot 307 Conceptual Layout Plans | 29 | |
| EXHIBIT 5 | | | F - Lot 308 Conceptual Layout Plans | 30 | |
| Building Design Criteria | 6 | | G - Lot 309 Conceptual Layout Plans | 31 | |
| EXHIBIT 6 | | | H - Lot 310 Conceptual Layout Plans | 32 | |
| Phasing Plan | 7 | | EXHIBIT 15 | | |
| EXHIBIT 7 | | | A - Conceptual Retail Pad Building Elevations | 33 | |
| Lotting Map | 8 | | B - Conceptual Retail In-line Building Elevations | 34 | |
| EXHIBIT 8 | | | C - Conceptual Retail In-line Building Elevations | 35 | |
| A - Landscape Plan | 9 | | D - Conceptual Retail In-line Building Elevations | 36 | |
| B - Accent Areas & Corner Landscaping | 10 | | E - Conceptual Retail In-line Building Rendering | 37 | |
| C - Accent Areas & Corner Landscaping | 11 | | F - Conceptual Retail In-line Building Rendering | 38 | |
| D - Accent Areas & Corner Landscaping | 12 | | G - Conceptual Retail In-line Building Rendering | 39 | |
| EXHIBIT 9 | | | H - Conceptual Retail In-line Building Rendering | 40 | |
| Utility Plan | 13 | | I - Conceptual Retail In-line Building Rendering | 41 | |
| EXHIBIT 10 | | | | | |
| Vehicular Plan | 14 | | | | |
| EXHIBIT 11 | | | | | |
| Pedestrian Plan | 15 | | | | |
| EXHIBIT 12 | | | | | |
| A - Fire Lane Plan | 16 | | | | |
| B - Grading/Drainage Plan | 17 | | | | |
| C - Signage Plan | 18 | | | | |
| D - Conceptual Pylon Sign | 19 | | | | |
| E - Conceptual Pylon Sign | 20 | | | | |
| F - Conceptual Project Identification Sign | 21 | | | | |
| G - Conceptual Project Identification Sign | 22 | | | | |
| H - Conceptual Monument Sign | 23 | | | | |





Vicinity Map



Site Map

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 14 and the Northwest Quarter of Section 23, Township 5 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in Utah County, Utah:

Beginning at a point East 51.23 feet from the most Easterly Corner of Lot 201, The Crossing at Saratoga Springs Phase 2, on the Northerly Line of The Crossing at Saratoga Springs Phase 1 Subdivision located 335.22 feet South 0°05'22" West along the Section Line; 1603.84 feet South 89°54'38" East to said Easterly Corner; and 51.23 feet East from the Northwest Corner of said Section 23; and running thence North 240.78 feet to a point of curvature; thence Northeasterly along the arc of a 210.00 foot radius curve to the right a distance of 101.26 feet (Central Angle equals 27°37'42" and Long Chord bears North 13°48'51" East 100.29 feet) to a point of reverse curvature; thence Northeasterly along the arc of a 190.00 foot radius curve to the left a distance of 91.62 (Central Angle equals 27°37'42" and Long Chord bears North 13°48'51" East 90.73 feet) to a point of tangency; thence North 176.66 feet to a point of curvature; thence Northwesterly along the arc of a 190.00 foot radius curve to the left a distance of 154.91 feet (Central Angle equals 46°42'55" and Long Chord bears North 23°21'27" West 150.66 feet) to a point of reverse curvature; thence Northwesterly along the arc of a 251.00 foot radius curve to the right a distance of 70.08 feet (Central Angle equals 15°59'53" and Long Chord bears North 38°42'58" West 69.86 feet) to a point of tangency; thence North 30°43'02" West 26.74 feet to the Southeasterly Line of Market Street; thence along said Southeasterly Line the following eleven courses: North 59°16'58" East 64.64 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 32.20 feet (Center bears North 59°16'58" East, Central Angle equals 90°00'00" and Long Chord bears North 14°16'58" East 28.99 feet) to a point of tangency; North 59°16'58" East 496.29 feet to a point of curvature; Easterly along the arc of a 20.50 foot radius curve to the right a distance of 31.31 feet (Central Angle equals 87°30'03" and Long Chord bears South 76°58'00" East 28.35 feet); North 62°55'52" East 65.19 feet; Northeasterly along the arc of a 20.50 foot radius curve to the right a distance of 33.68 feet (Center bears North 62°29'56" East (North 62°30'06" East record) Central Angle equals 94°08'20" (94°08'30" record) and Long Chord bears North 19°34'06" East 30.02 feet); Northeasterly along the arc of a 555.50 foot radius curve to the right a distance of 143.01 feet (Center bears South 23°21'38" East, Central Angle equals 14°45'03" and Long Chord bears North 74°00'54" East 142.62 feet); South 87°05'31" East 113.14 feet; East 157.18 feet to a point of curvature; Southeasterly along the arc of a 20.00 foot radius curve to the right a distance of 8.80 feet (Central Angle equals 25°12'35" and Long Chord bears South 77°23'44" East 8.73 feet) to a point of compound curvature; and Southeasterly along the arc of a 51.50 foot radius curve to the right a distance of 34.55 feet (Central Angle equals 38°26'32" and Long Chord bears South 45°34'13" East 33.91 feet) to the Westerly line of Redwood Road as widened to 60.00 foot half-width; thence South 0°22'55" West 1247.77 feet along said Westerly Line of widened Redwood Road to a point on the Northerly Line of The Crossing at Saratoga Springs Phase 1 Subdivision; thence along said Northerly Line the following four courses: North 89°58'27" West 104.91 feet to a point of curvature; Northwesterly along the arc of a 300.00 foot radius curve to the right a distance of 124.63 feet (Central Angle equals 23°48'11" and Long Chord bears North 78°04'22" West 123.74 feet) to a point of reverse curvature; Northwesterly along the arc of a 344.00 foot radius curve to the left a distance of 143.07 feet (Central Angle equals 23°49'44" and Long Chord bears North 78°05'08" West 142.04 feet) to a point of tangency; and West 580.36 feet to the point of beginning.

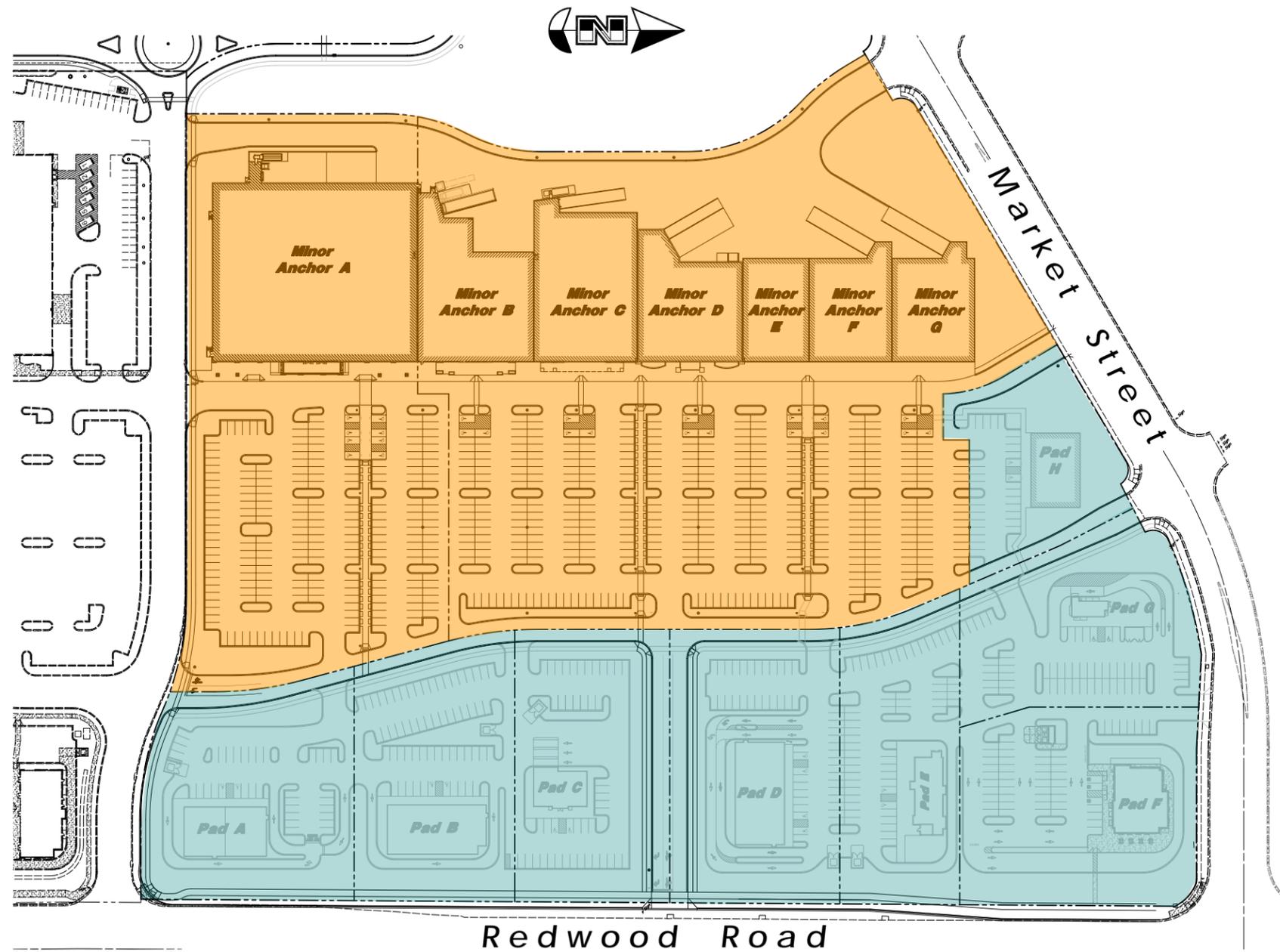
Contains 1,063,492 sq. ft.
Or 24.414 acres



SARATOGA SPRINGS



BOYER



REGIONAL RETAIL USES

- Minor Anchor Retail
- All Other Approved Use

Per the Community Plan, Phase 3A Village Plan is allowed to contain Regional Retail uses as defined in the District Area Plan.

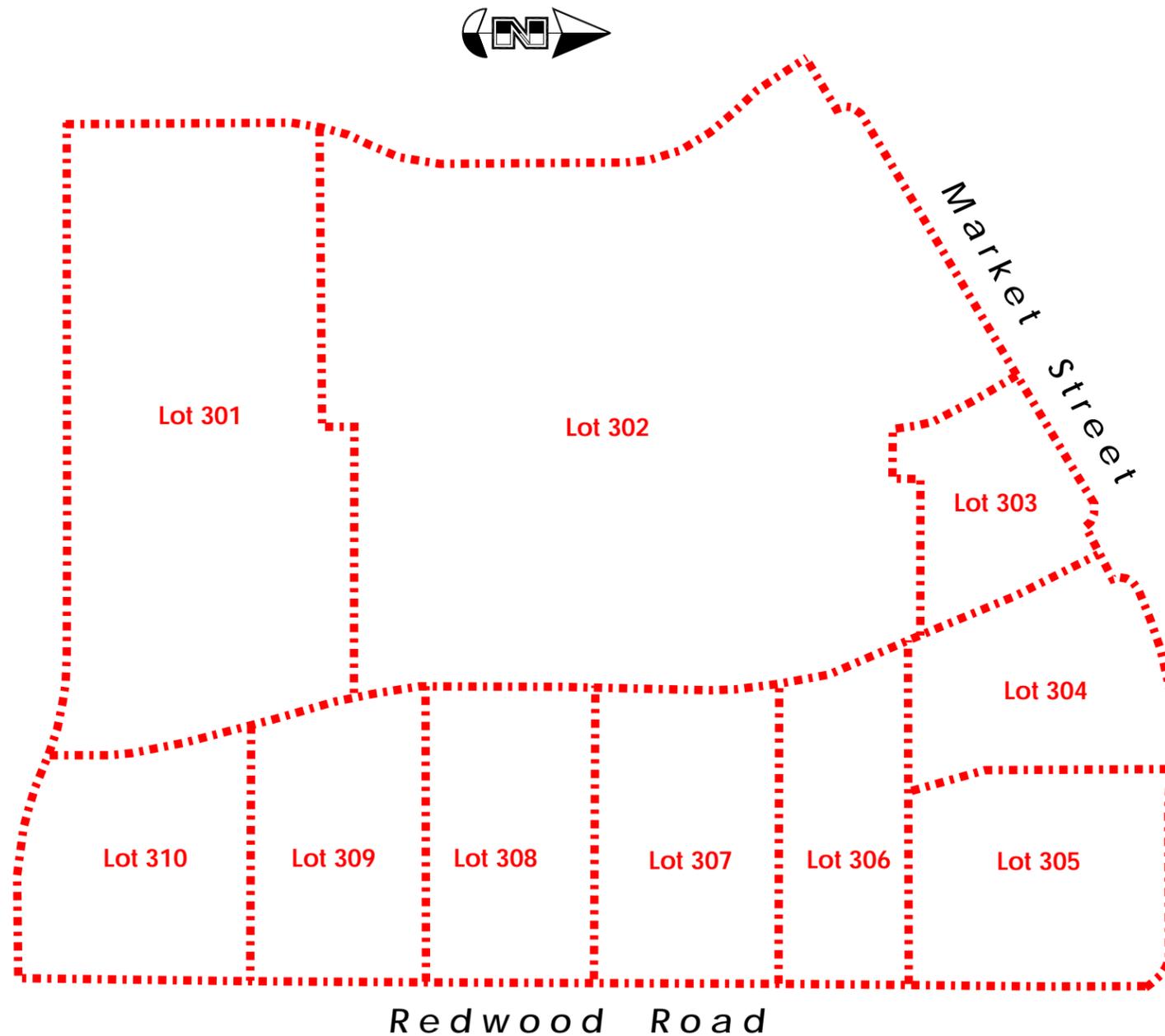
Specific uses shall comply with the Regional Commercial (RC) uses as permitted or conditionally permitted as outlined in Section 19.04 of the Saratoga Springs Municipal Code with the exceptions that Full Service Car Wash, Convenience Store/Fast Food Combination, Fitness Center (5001 sq.ft. or larger), Refueling Stations, Retail (Big Box) shall be deemed permitted uses. Automotive Fueling Stations, however shall be prohibited from using sound boxes after 10:00 p.m.



SARATOGA SPRINGS



BOYER



LOT BREAKDOWN

| Lot # | Area (Acres) | Open Space %* | Maximum Bldg. (s.f)** | ERU Allocation |
|--------------|-----------------|----------------|-----------------------|----------------|
| 301 | 4.616 | 11 Min. | 94,504 | 43.7 |
| 302 | 9.101 | 11 Min. | 186,327 | 86.1 |
| 303 | 0.905 | 11 Min. | 18,528 | 8.6 |
| 304 | 1.269 | 11 Min. | 25,980 | 12.0 |
| 305 | 1.537 | 11 Min. | 31,467 | 11.2 |
| 306 | 1.169 | 11 Min. | 23,933 | 14.5 |
| 307 | 1.553 | 11 Min. | 31,795 | 14.7 |
| 308 | 1.410 | 11 Min. | 28,867 | 13.3 |
| 309 | 1.367 | 11 Min. | 27,987 | 12.9 |
| 310 | 1.483 | 11 Min. | 30,362 | 14.0 |
| Total | 24.41*** | 11 Min. | 499,750 | 231.0 |

* Per Community Plan, Including Landscape Buffers

** Based on a 0.47 FAR

*** Net area equals 24.41 acres with 5.61 acres as a part of Phase 3B and 0.11 acres dedicated to UDOT.

FUTURE PROJECTIONS

Projected Population = 0 Future Residents
 Projected Employment = 500 future employees (estimated)

EQUIVALENT RESIDENTIAL UNITS

District Area Plan

Per the District Area Plan, 4,620 ERU's are allowed for every 10 Million square feet of commercial building area which is the equivalent of 2,164.5 square feet per ERU.

Community Plan

A maximum of 1,408,966 square feet of building area is anticipated at the completion of all phases. The 68.82 acres included in this Community Plan translates to a total of 650.94 ERU's for the Community Plan

Phase 3A Village Plan

A maximum of 499,750 square feet of building area is anticipated at the completion of all phases of the Phase 3A Village Plan. Per the table above, the 24.41 acres included in this Phase 3A Village Plan translates to a total of 231.0 ERU's.



SARATOGA SPRINGS



DEVELOPMENT STANDARDS

HEIGHT RESTRICTIONS:

No structure in the phase 3A village plan shall be taller than fifty feet.

SETBACKS:

See Community Plan, Exhibit #5 - Guiding Principles

PARKING REQUIREMENTS:

See Community Plan, Exhibit #5 - Guiding Principles.

OPEN SPACE AND LANDSCAPING:

The total open space within the Phase 3A Village Plan shall constitute a minimum of 11% of the total site area as required by the Community Plan. See open space requirements for each lot listed in the Table on page 4. See pages 9 - 12 for landscape requirements.

OUTDOOR DISPLAY AREAS:

Outdoor Storage, display, and sales areas are permitted on the sidewalks along building frontages with the following restrictions:

1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
2. Such areas shall not interfere with required pedestrian access and vehicular circulation.
3. Such areas are only permitted on sidewalks in excess of 8 feet in width and only in areas outside of the 8 foot sidewalk.
4. Outdoor display areas shall not be considered Open Space.

OUTDOOR SEATING/DINING AREAS:

Outdoor seating and dining areas are permitted on the sidewalks along building frontages with the following restrictions:

1. Such areas shall be clearly defined during site plan review per Section 19.14 of the Saratoga Springs Municipal Code.
2. Such areas shall not interfere with required pedestrian access and vehicular circulation.

SIGNAGE:

Pylon, Monument and Project Identification signs are permitted as shown on pages 18 - 23.

Building signage is permitted as shown on conceptual building elevations shown on pages 33 - 41.

LIGHTING:

Lighting as per the Community Plan and Section 19.11.

BUILDING DESIGN CRITERIA

Buildings and permanent structures within the Phase 3A Village Plan shall comply with the design guidelines indicated in the Community Plan including:

1. Acceptable building forms.
2. Exterior building finishes, materials and colors.
3. Primary and secondary facade treatments.
4. Minimum glazing requirements.
5. Roof construction and roof top mechanical equipment screening.
6. Loading and service area requirements.
7. Drive-thru facility requirements.
8. Acceptable site furnishings.
9. Thematic elements.
10. Etc.

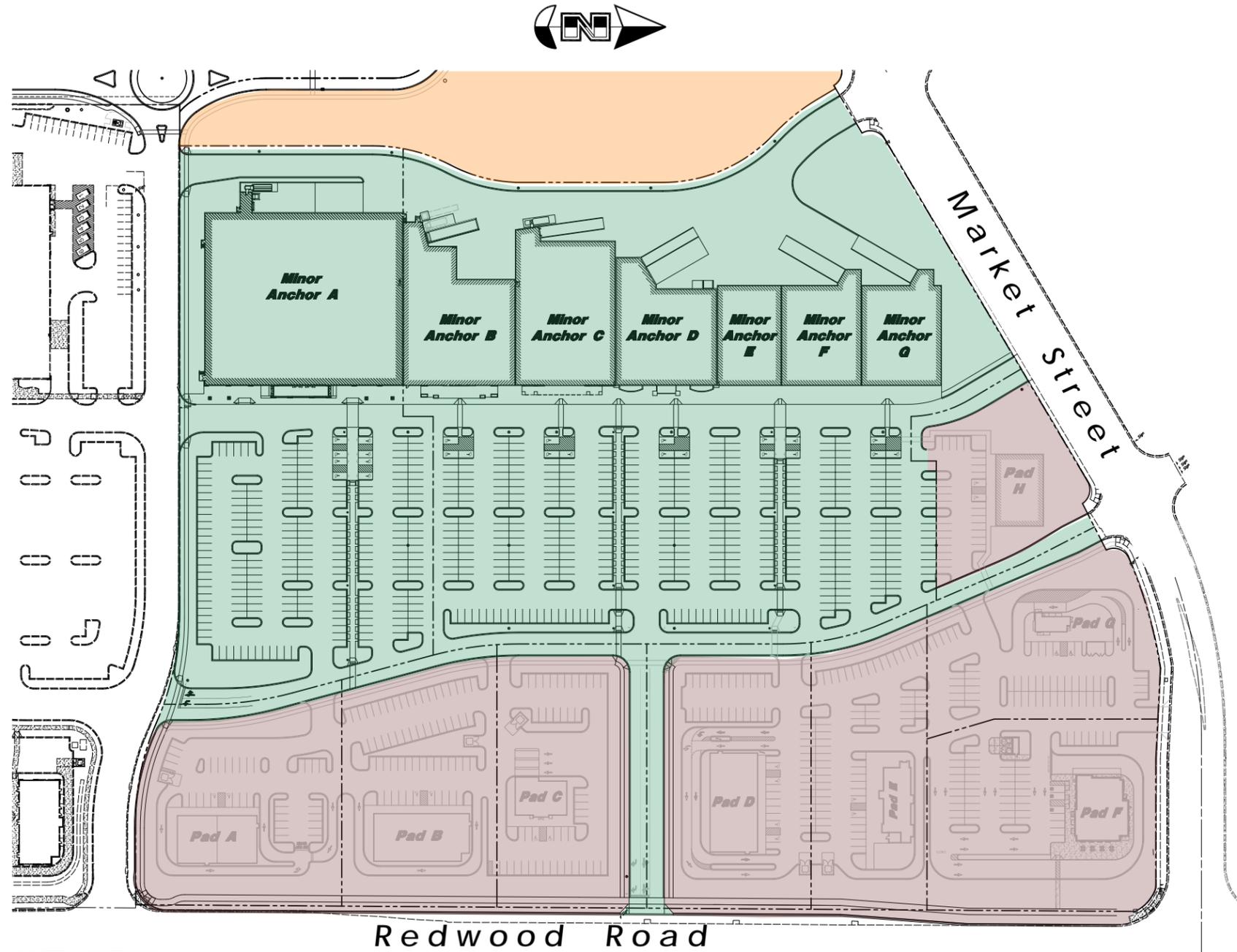
See Exhibit 15 of the Phase 3A Village Plan for conceptual examples of acceptable building elevations that adhere to this criteria.



SARATOGA SPRINGS

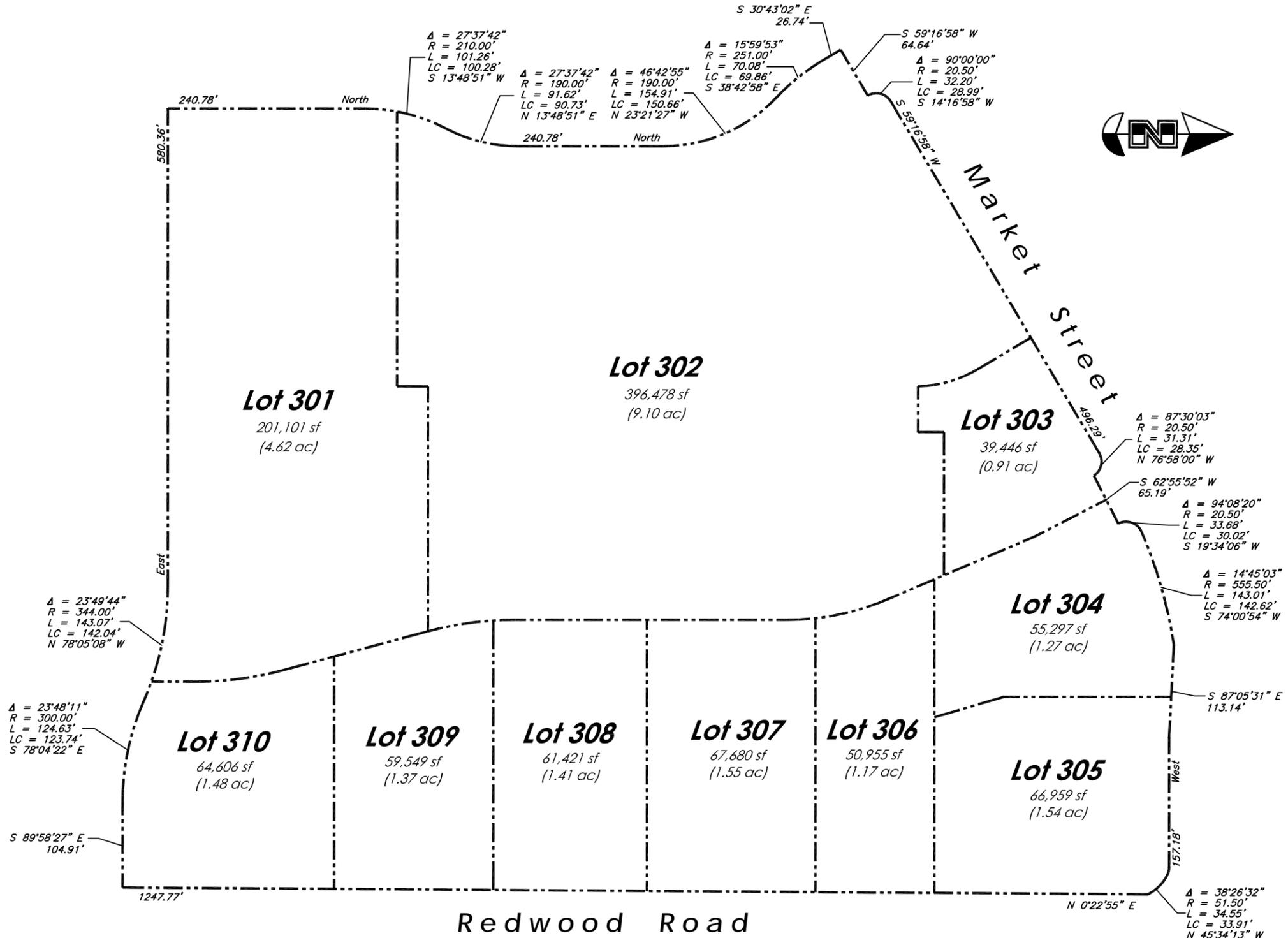


BOYER



PHASING

-  Phase 1 of the Phase 3A Village Plan
-  Future Phase
-  Phase 3B Village Plan



SARATOGA SPRINGS





Legend

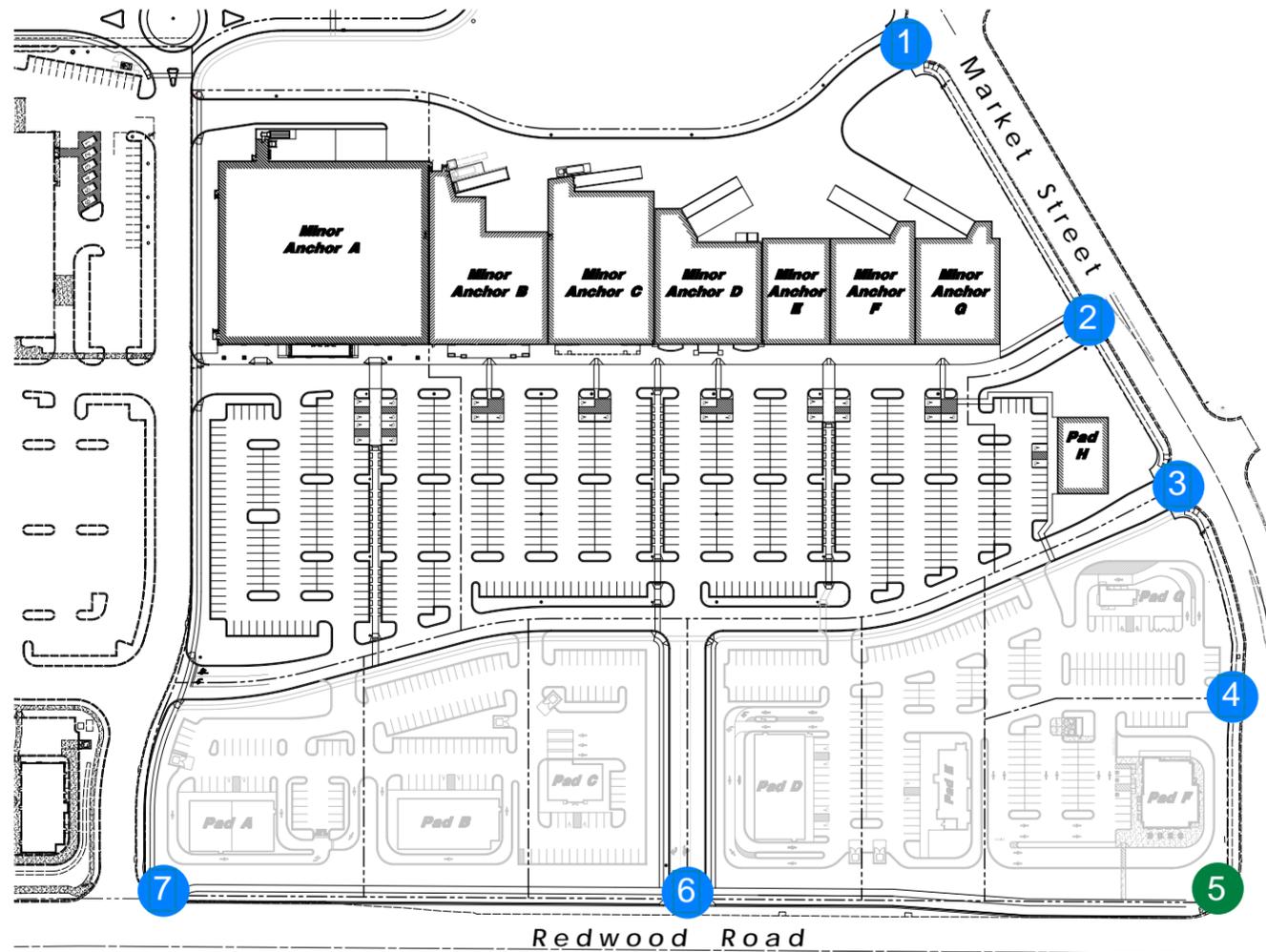
- Accent Landscape Area
- Corner Landscaping
- Landscape Area with Trees, Shrubs, Ornamental Grasses, Perennials, Boulders and Decorative Stone
- Proposed Tree
(Location of trees & quantities shall be adjusted per each site layout)

See Community Plan Plant List for Required Plant Material

Note:
Open Space Areas Shown Here are Conceptual and the Total Open Space for all Lots Within the Phase 3A Village Plan Shall Constitute a Minimum of 11% of the Total Site Area and are Subject to all Development Requirements and Approvals.

Conceptual Landscape Plan: Adjust planting as needed for site plan. Adhere to required landscape and open space percentage specified in the Community Plan. Adhere to the City of Saratoga minimum landscape standards for RC Zone for quantity of trees, shrubs, and lawn.





Key Map

1-4
6-7

Accent Landscape Area:

Enhancements shall include:

- 1) Low growing plant material to not obstruct sight triangles and block signage.
- 2) Colorful perennials and a combination of evergreen and deciduous shrubs.
- 3) The "Swoop" shape logo for The Crossing incorporated in the landscape layout.
- 4) Entrances with signs to have a minimum of 800 s.f. of shrub planter area.
- 5) Entrances without signs to have a minimum of 1,200 s.f. of shrub planter area.
- 6) Shrub planters to be carried into park strips areas.

Plant Material to be used in accent areas:

- Goldflinger Potentilla
- English Lavender
- Mugo Pine
- Limemound Spirea
- Oregon Grape
- Purple Salvia
- Stella De Oro Daylily
- Hameln Grass
- Firecracker Penstemon

5

Corner Landscaping

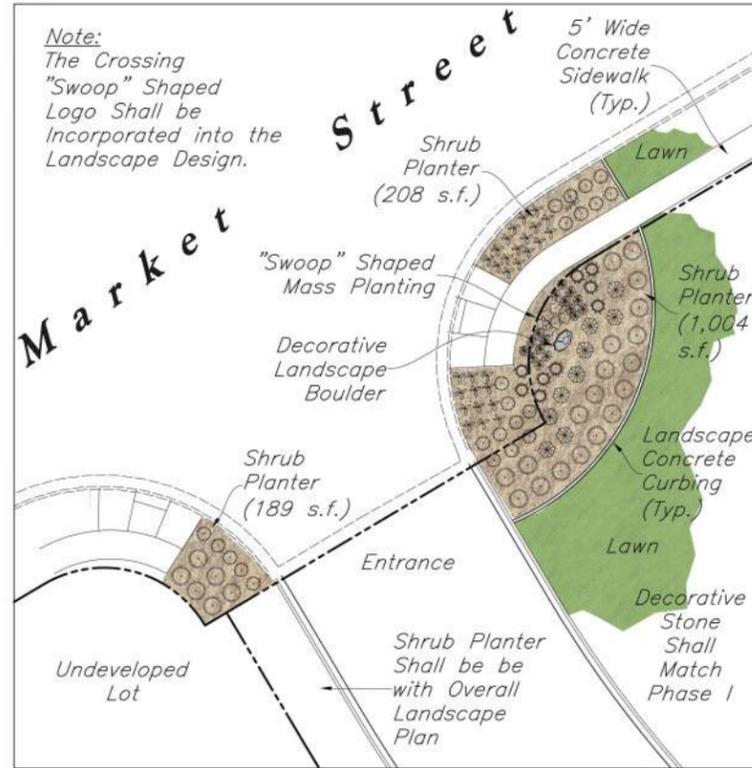
(See Community Plan for Criteria)

Plant material to be used in corner landscape:

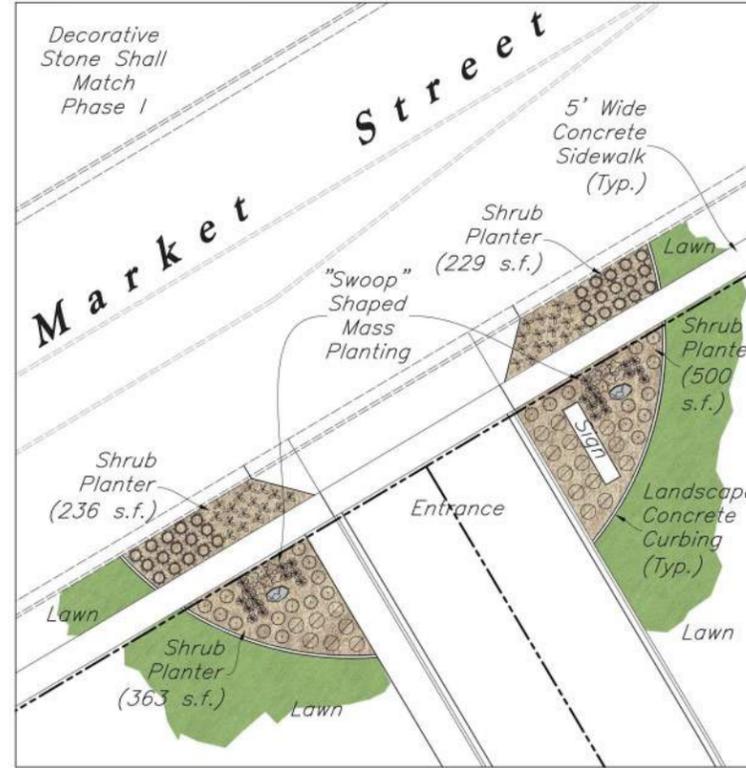
- Grow Low Sumac
- Mugo Pine
- Oregon Grape
- Catmint
- Black-Eyed Susan
- Karl Forester Grass
- Golden Privet

Decorative stone shall be used in all shrub planters. A tan rust color stone shall be used from Staker Parson (Copper) to be the majority of the stone. This stone shall match the stone used in Phase I and II. In accent areas and to break up large areas of the tan rust color stone, a grayish rock from Utah Landscape Rock (Talon) shall be used. A minimum of 200 square feet of gray stone to be used. 2-4" diameter stone to be used in shrub planters where potential pedestrian traffic is minimal. Shrub planters that could potentially experience pedestrian traffic shall use 1-2" diameter stone.

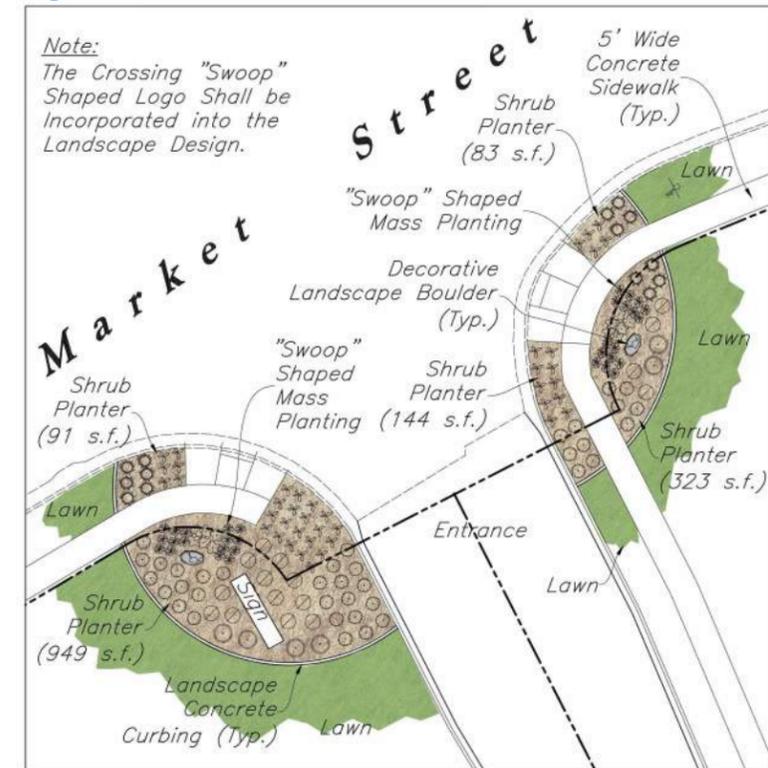
1 Accent Landscape Area



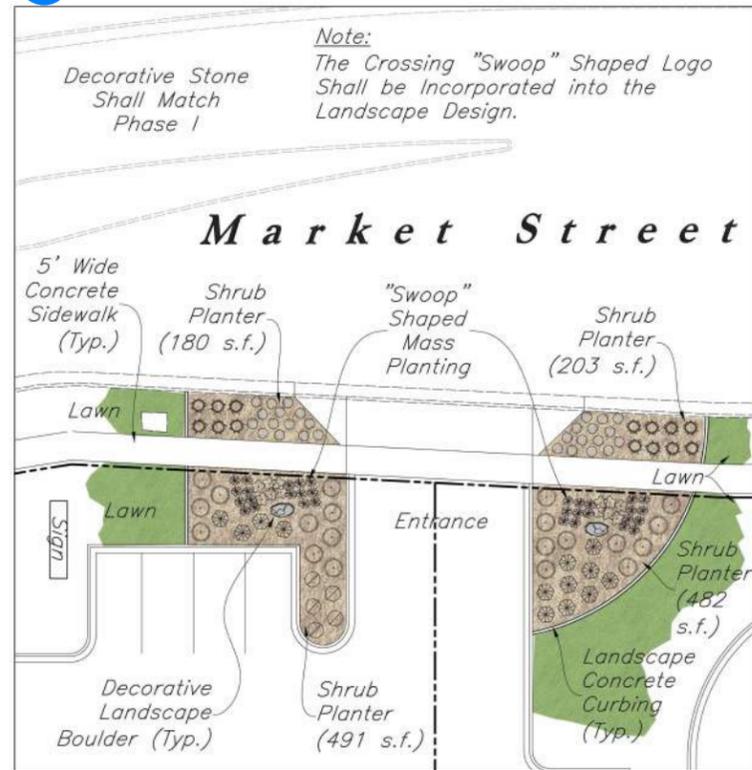
2 Accent Landscape Area



3 Accent Landscape Area



4 Accent Landscape Area



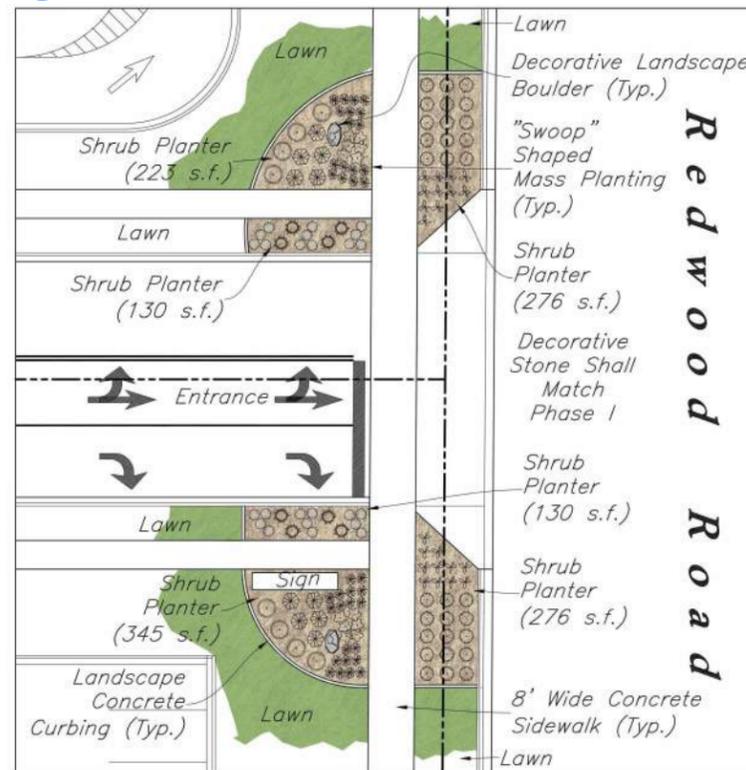
SARATOGA SPRINGS



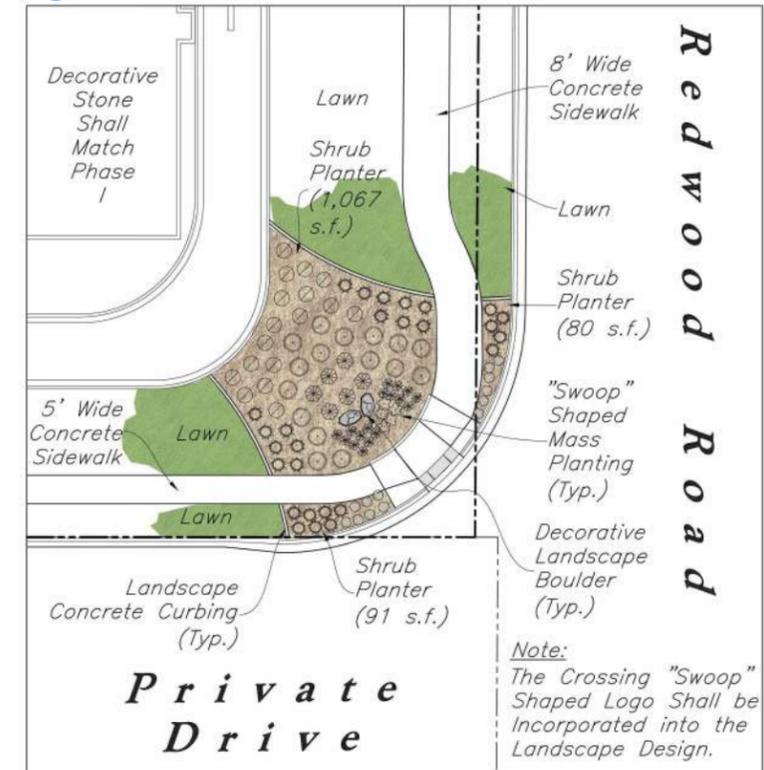
5 Corner Landscape Area

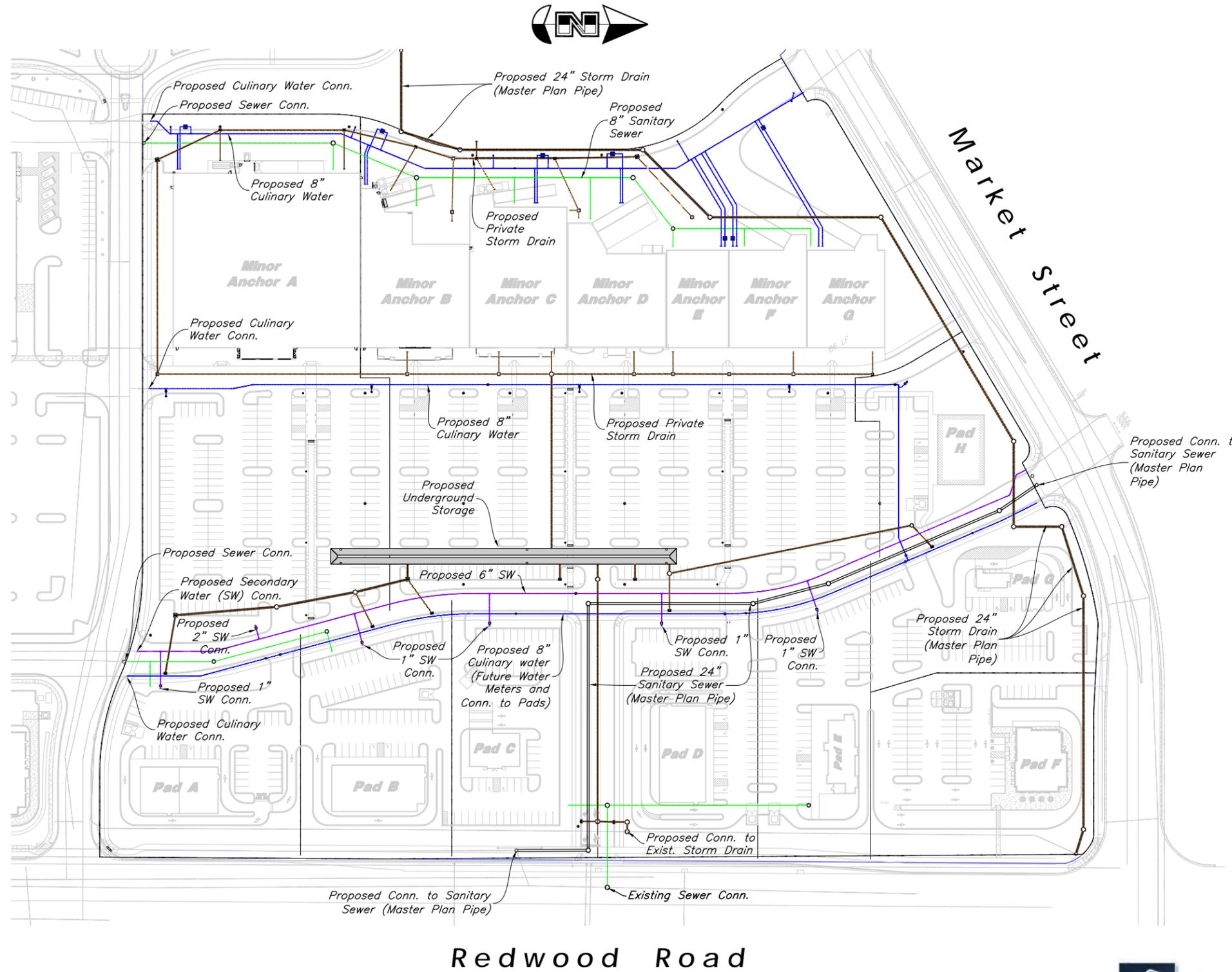


6 Accent Landscape Area



7 Accent Landscape Area





Notes :

1. Layout of site and utilities is conceptual.
2. Final utility layout will be determined at site plan approval.

Legend

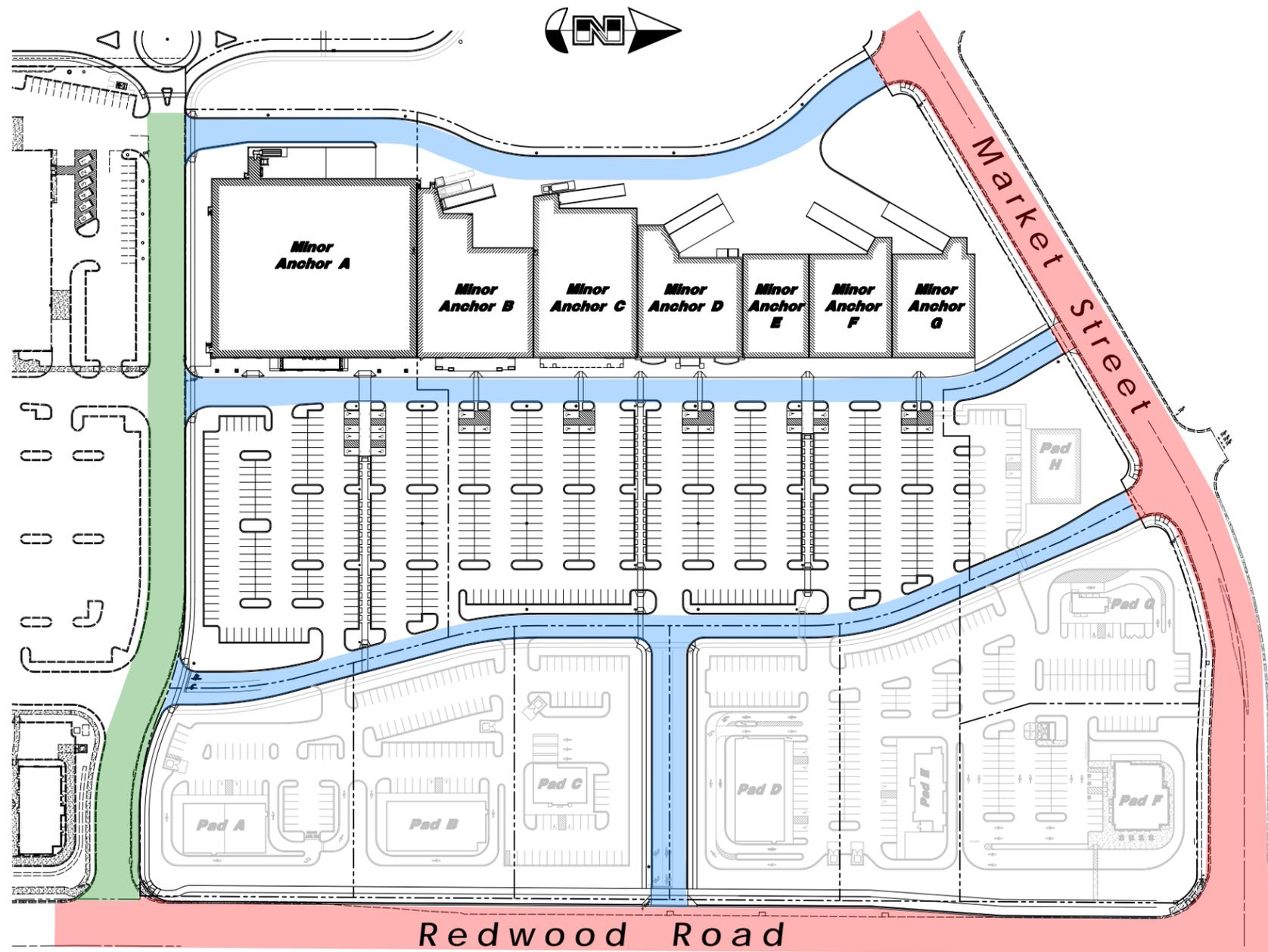
| | |
|-------------------------------|--|
| Proposed Fire Hydrant | |
| Proposed Water Valve | |
| Proposed Water Line | |
| Proposed Sanitary Sewer | |
| Proposed Storm Drain | |
| Proposed Conduit Line | |
| Proposed Power Line | |
| Proposed Gas Line | |
| Proposed Secondary Water Line | |
| Proposed Roof Drain | |
| Existing Inlet Box | |
| Existing Catch Basin | |
| Existing Manhole | |
| Existing Fire Hydrant | |
| Existing Water Valve | |
| Existing Overhead Power Line | |
| Existing Water | |
| Existing Secondary Water | |
| Existing Sewer | |
| Existing Storm Drain | |
| Existing Gas | |
| Existing Power | |
| Existing Telephone | |
| Existing Telephone Box | |
| Existing Power Meter | |
| Existing Electrical Box | |
| Existing Electrical Cabinet | |
| Existing Gas Meter | |
| Existing Water Meter | |
| Existing Irrig. Control Box | |
| Existing Bollard | |



SARATOGA SPRINGS



BOYER



STREETS / ROADS

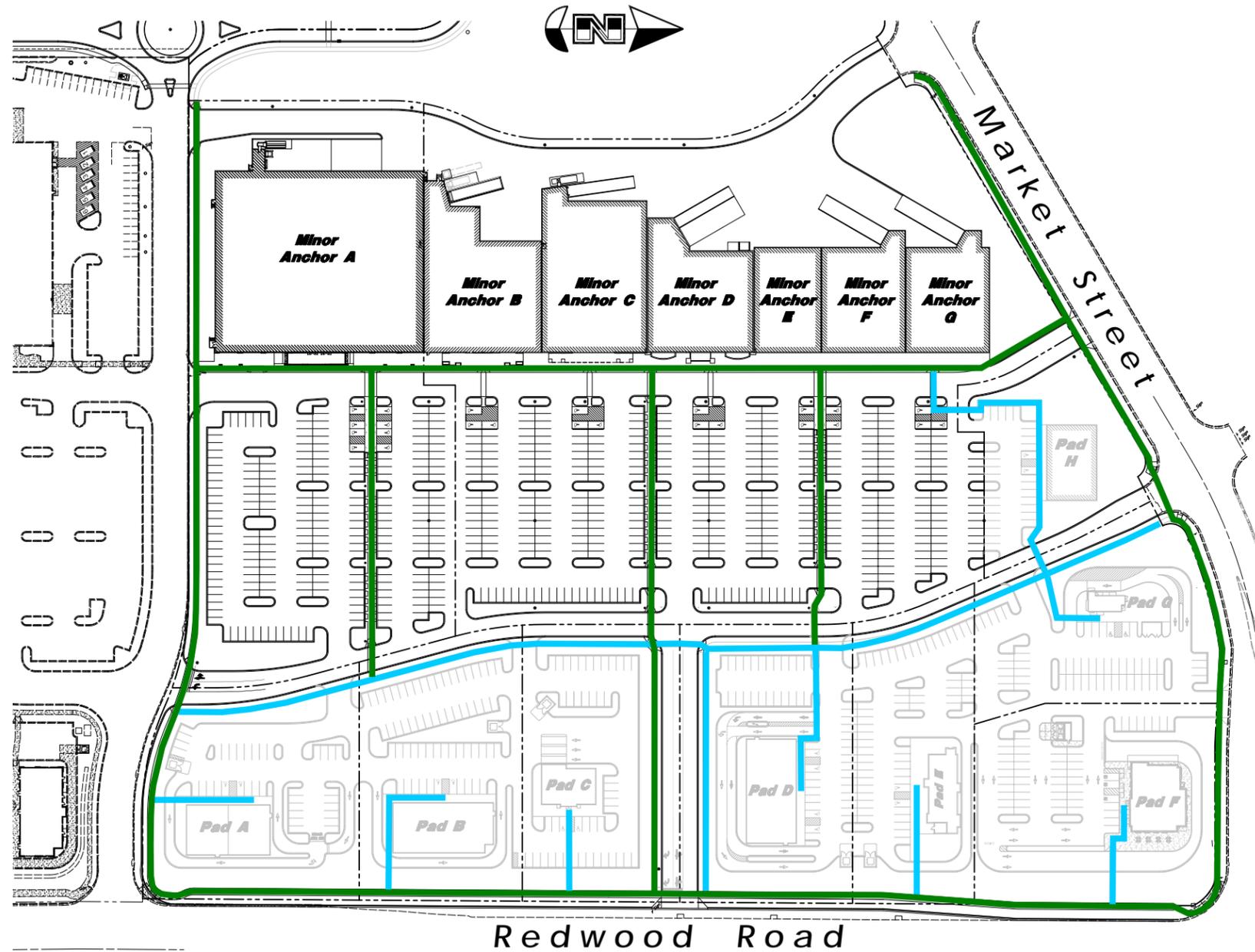
-  Public Road
-  Private Drive
-  Existing Private Drive



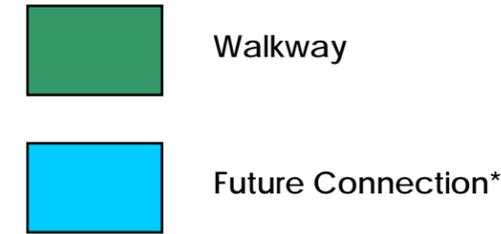
SARATOGA SPRINGS



BOYER



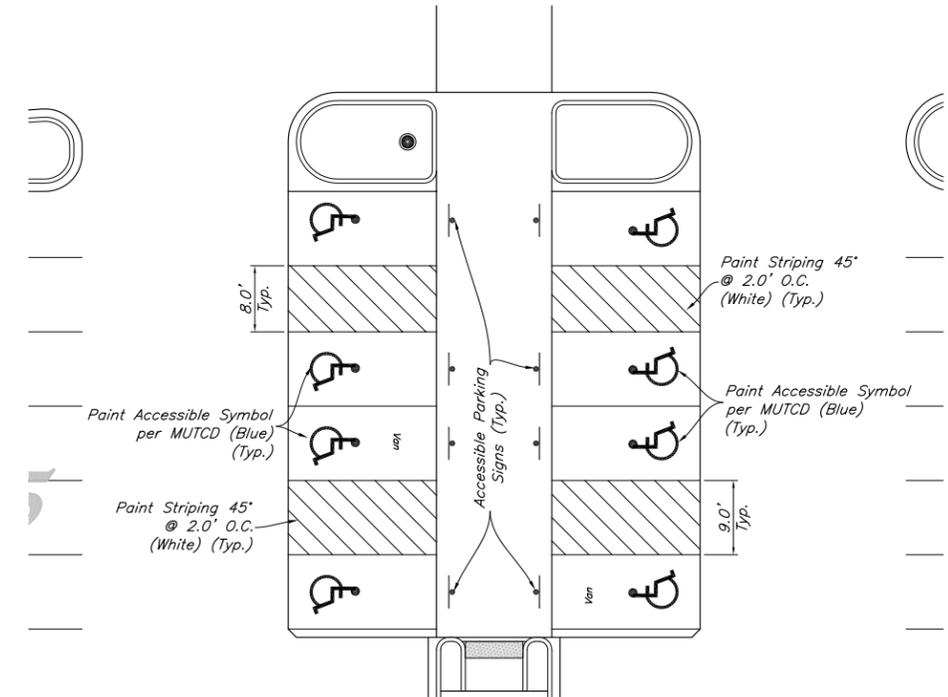
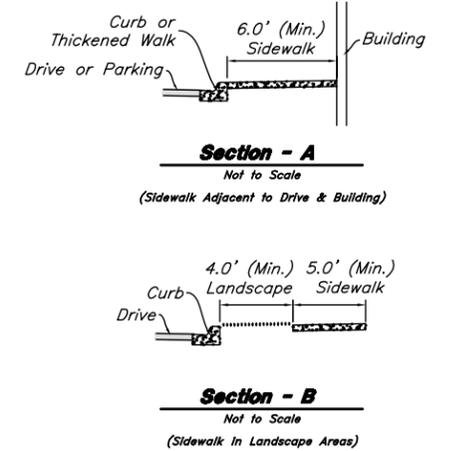
PEDESTRIAN PLAN



* Note: A safe pedestrian connection must be provided to each pad; locations shown are conceptual and actual location may vary.

Minimum width for a concrete sidewalk is 5' (feet).

Typical Pedestrian Cross Sections

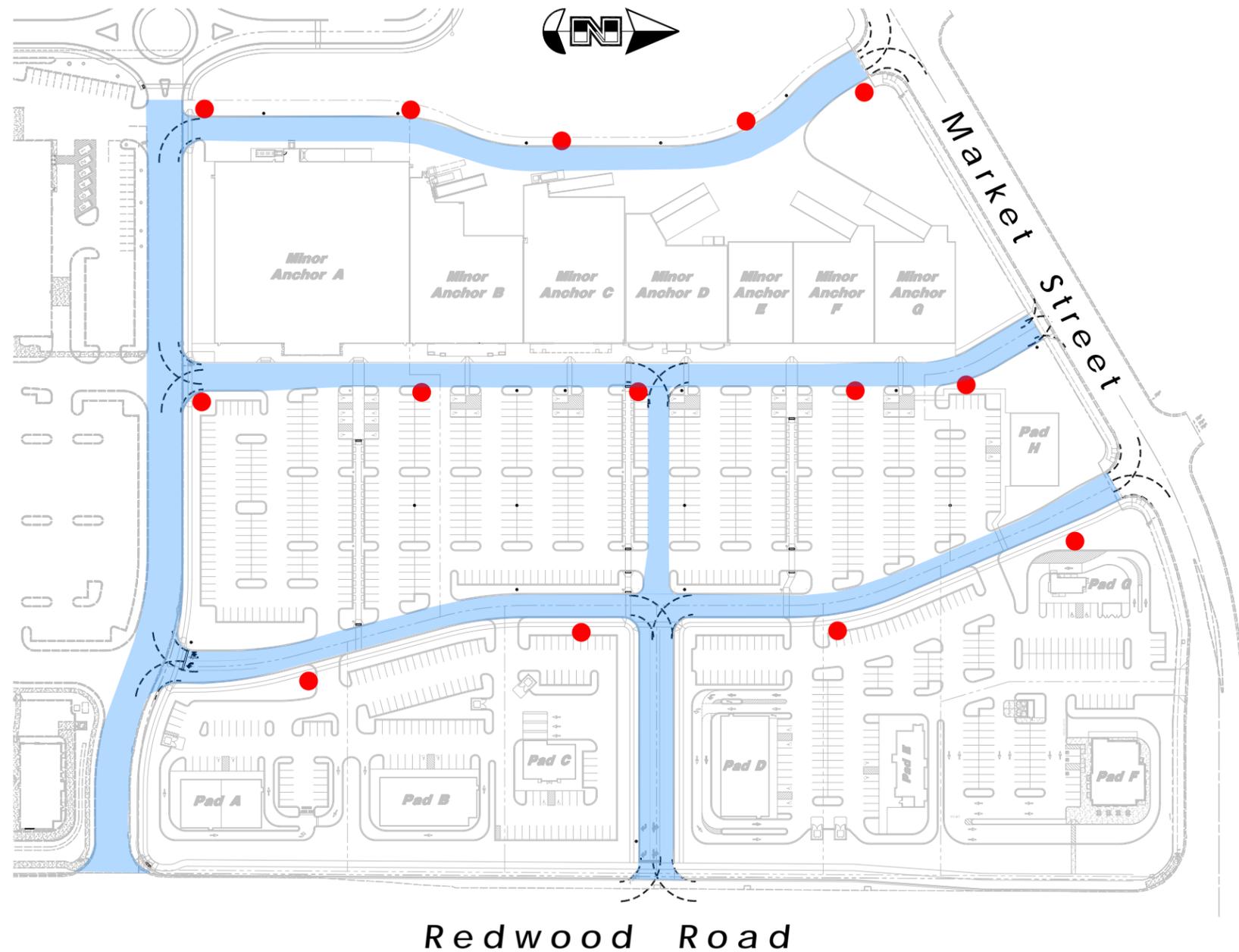


1 Conceptual Accessible Striping Detail
Scale: 1" = 10'-0"



SARATOGA SPRINGS



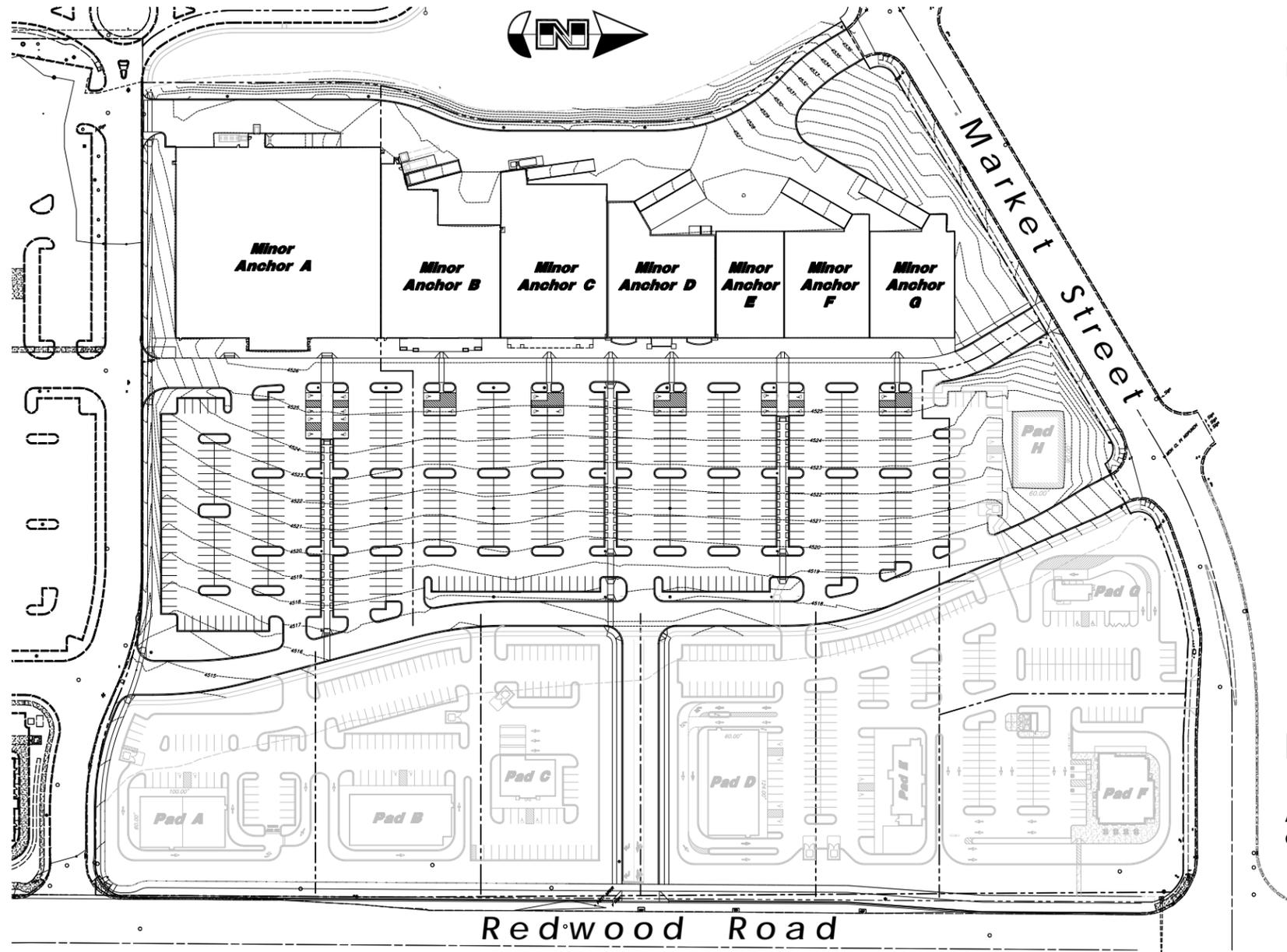


Fire Lane Notes:

1. Minimum fire lane width shall be 20 feet.
2. Fire lane width shall be 26 feet at hydrants.
3. Fire lane shall be asphalt or concrete, capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.
4. Maximum slope for fire lane shall be 10%

Legend

-  Fire Lane Limits
-  Typical Turning Radius
-  Proposed Fire Hydrant



Grading/Drainage Notes:

Storm Drainage for the west half of Phase 3A and the loop drives will be collected, detained and treated in a common detention system. All other lots will be responsible for detaining storm water individually. Detention shall be provided in an above ground pond or underground storage system.

Storm Water Treatment Systems shall be constructed as listed above and at all new points of connection to the City's Storm Drain System and prior to any discharge to a drainage, river, or lake. Treatment systems shall meet the following criteria:

- a. Treatment systems shall be designed to treat all of the flow from developed areas with no bypass into the City storm water system of the treatment design storm parameters.
- b. Systems shall be designed to remove all of the oils and floatables from the storm water and 80% of the total suspended solids (TSS) 110 microns or larger.
- c. Systems shall be sized to treat 100% of the first flush (5-year storm event) and to pass the 100 year peak flow with no washout.

Detention Systems:

- a. The capacity of all detention systems shall be sufficient to contain the anticipated runoff volume from a 100-year 24-hour storm event over those portions of the gross aggregate area under design; with a maximum release of 0.12 cfs/acre.
- b. Systems shall be constructed as described and as shown in the City's Standards.
- c. Low flows, where applicable, shall be piped through the detention system.
- d. Detention system capacity may not be reduced for infiltration or evaporation rates.
- e. Retention systems are not permitted. All systems must have both an outfall and overflow system.
- f. Ponds are to be landscaped per Saratoga City's Standards.
- g. Provide access roads to all inlet/outlet structures.
- h. All ponds shall have a minimum of 1' of free board above the 100 year high water elevation.
- i. Maximum interior and exterior slopes shall be 3:1.
- j. Detention areas may not be located within residential lots.
- k. Detention areas shall be a minimum of 10' from property lines.
- l. Underground systems shall have impermeable liners and shall not be permitted to infiltrate.

Drainage Report Requirements:

A drainage report will be required with the construction plan. Maximum discharge rate is 0.12 cfs/acre. All areas of site development to be detained.



SARATOGA SPRINGS

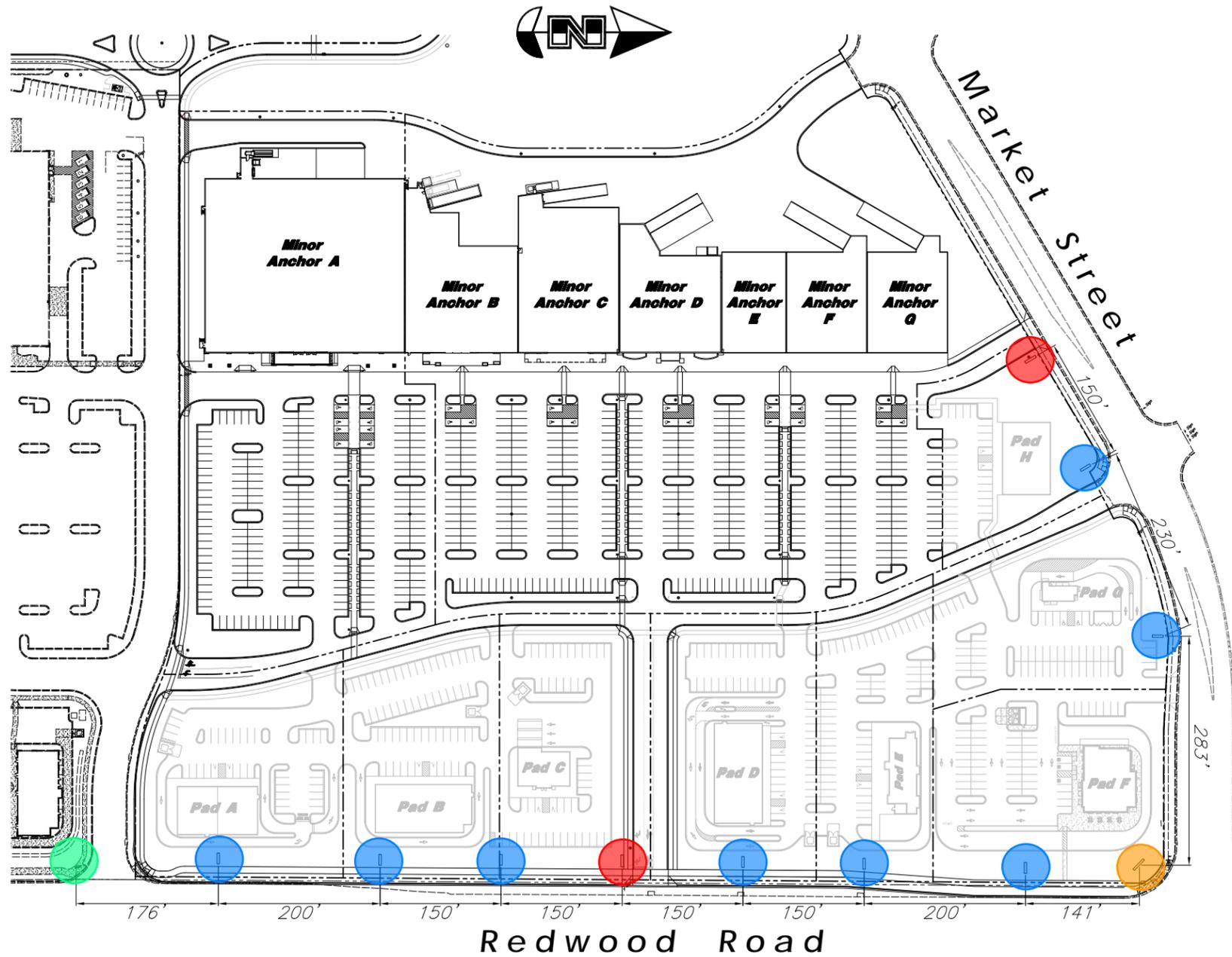


BOYER

SIGNAGE LEGEND

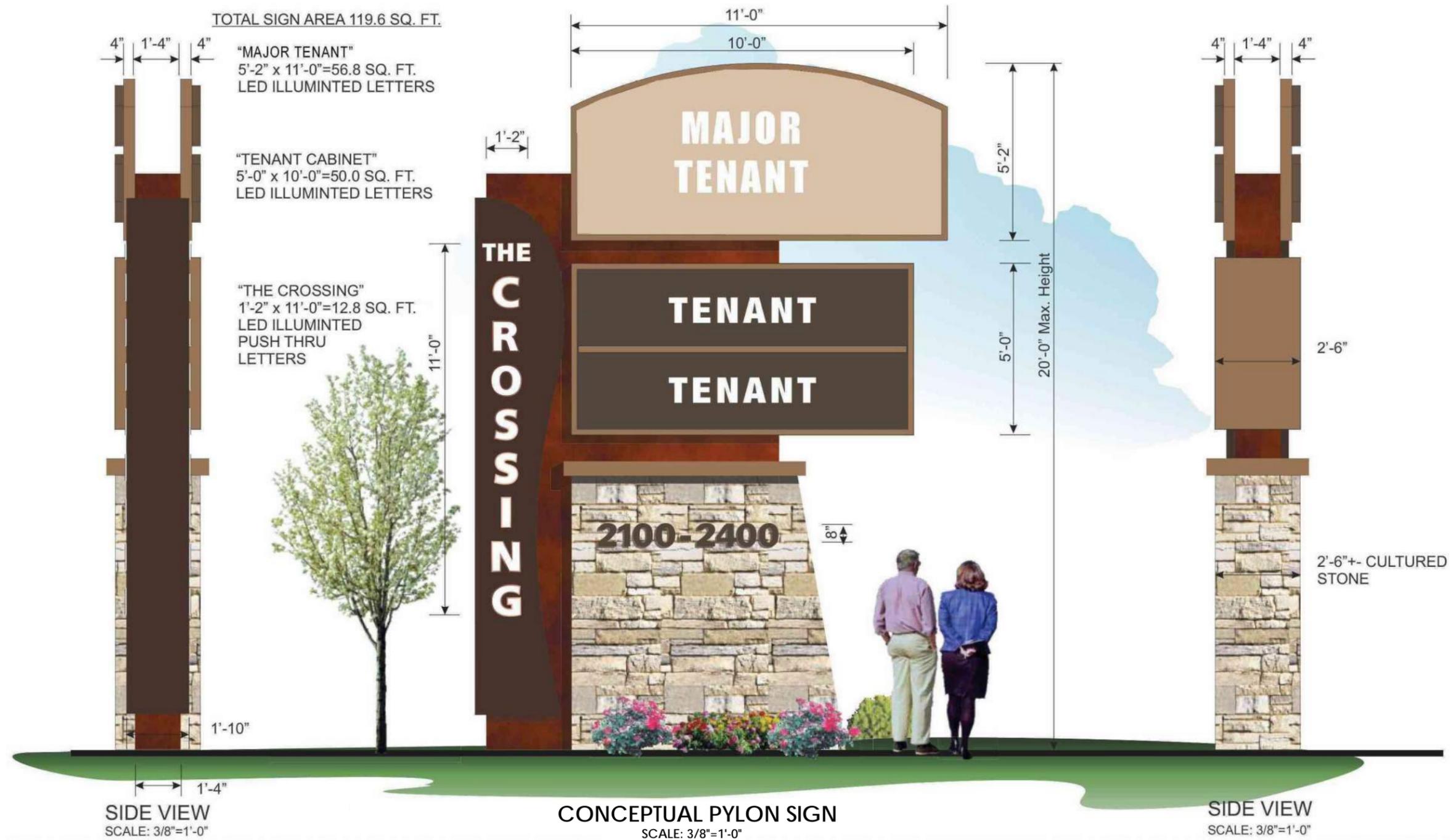
-  Monument Sign
-  Pylon Sign
-  Project Identification Sign
-  Existing Pylon Sign

Locations and Dimensions shown on the diagram at the left indicate the proposed spacing. Actual locations may vary but may not deviate from the minimum spacing as shown on diagram at left. Pylon signs shown on the following pages for conceptual examples shall be allowed.



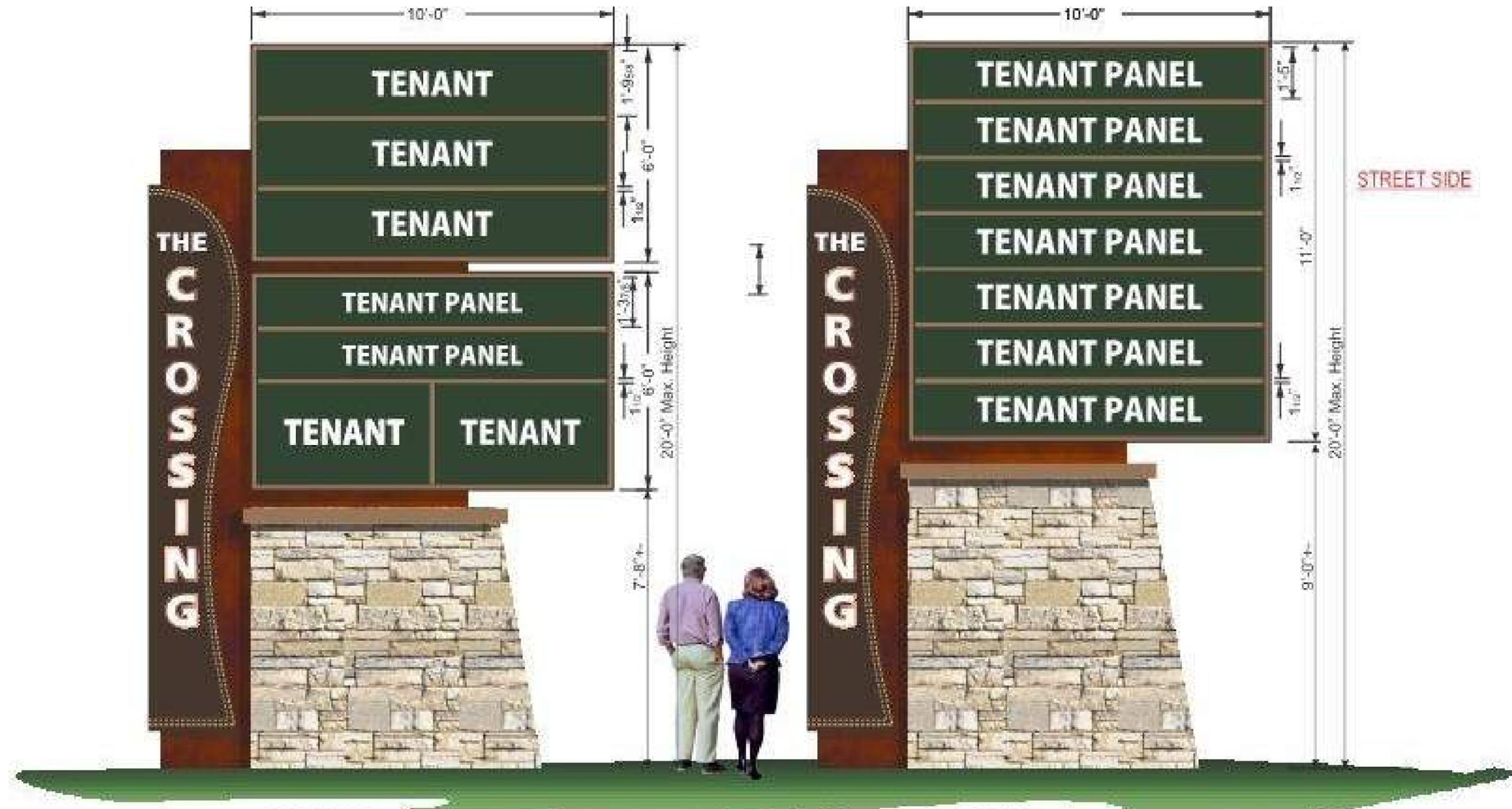
SARATOGA SPRINGS





SARATOGA SPRINGS





OPTION : A

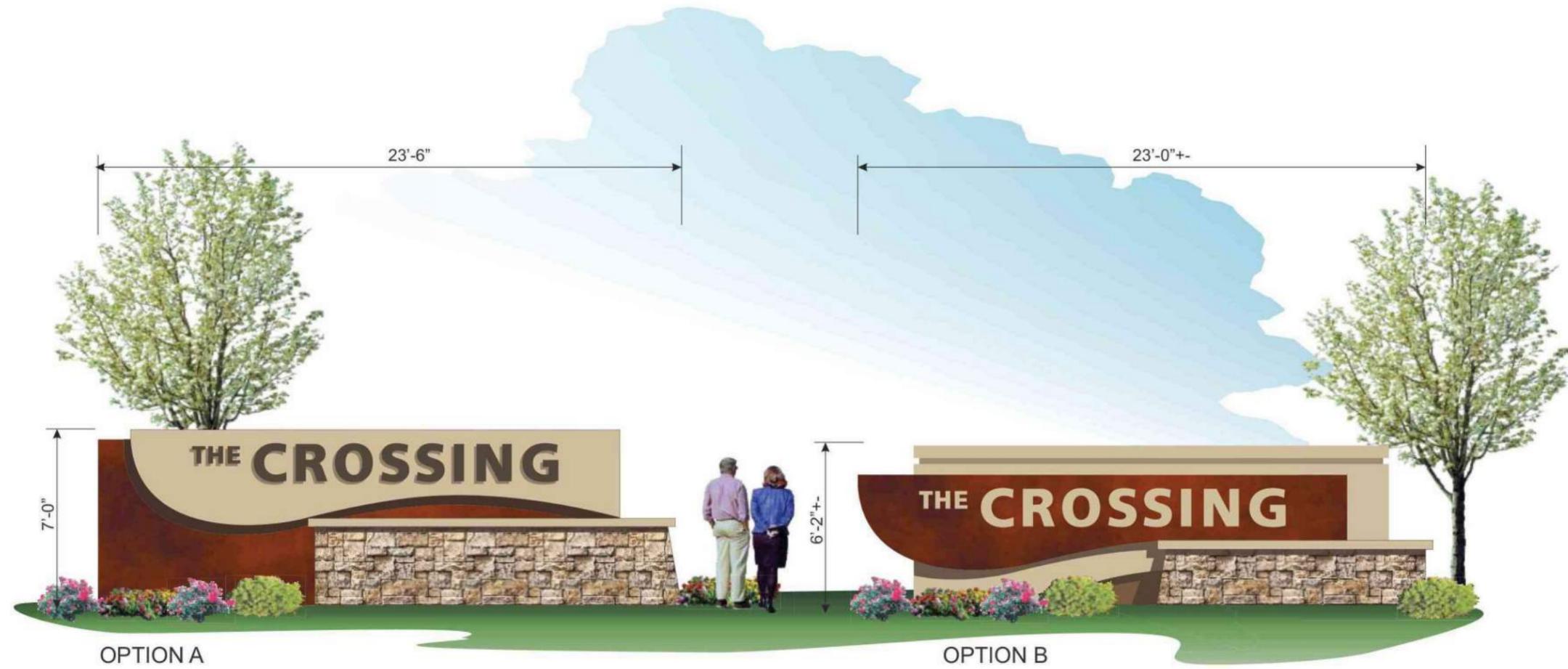
D/F TENANT PYLON OPTIONS
SCALE: 1" = 30'-0" (1:360)

OPTION : B



SARATOGA SPRINGS

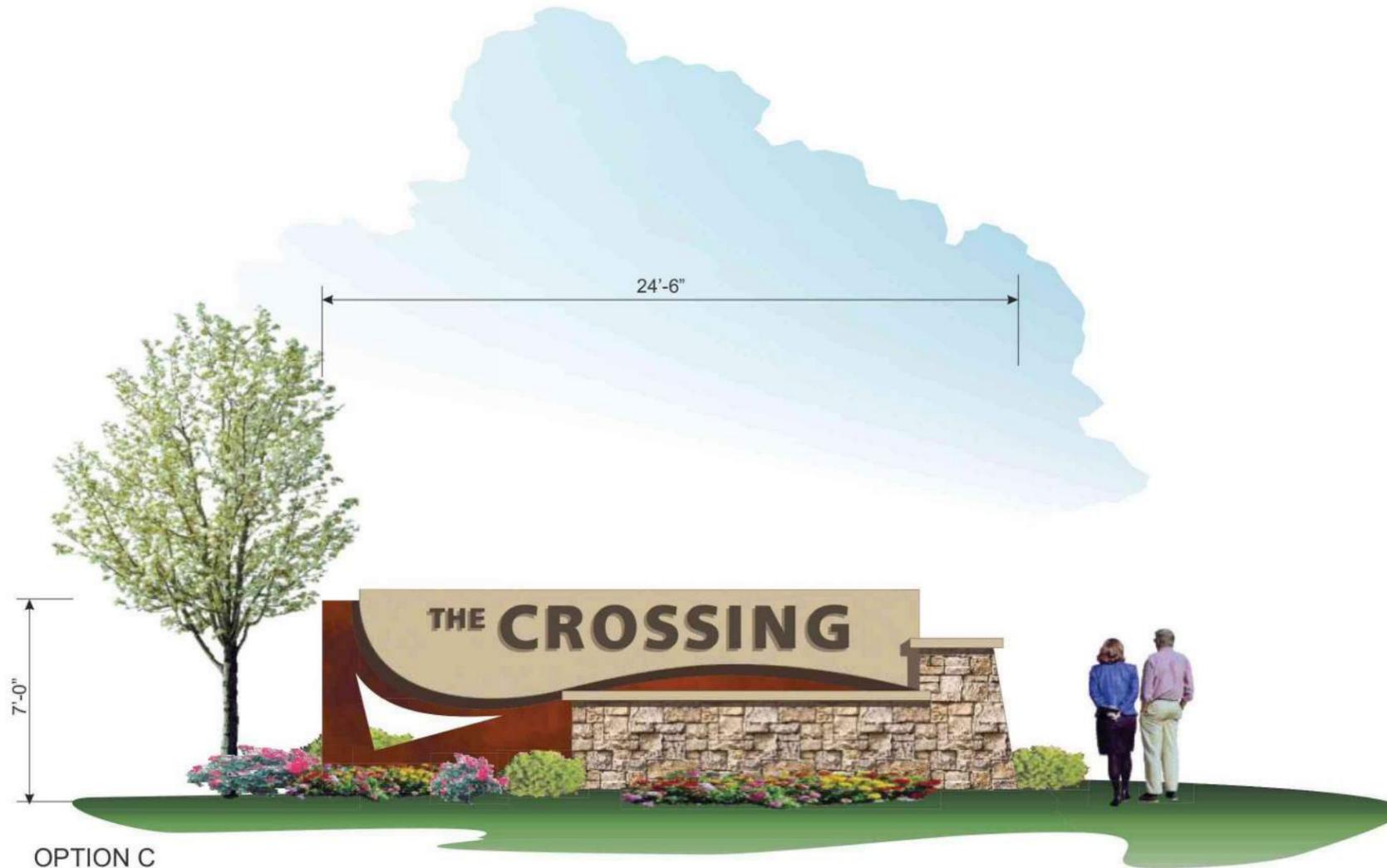




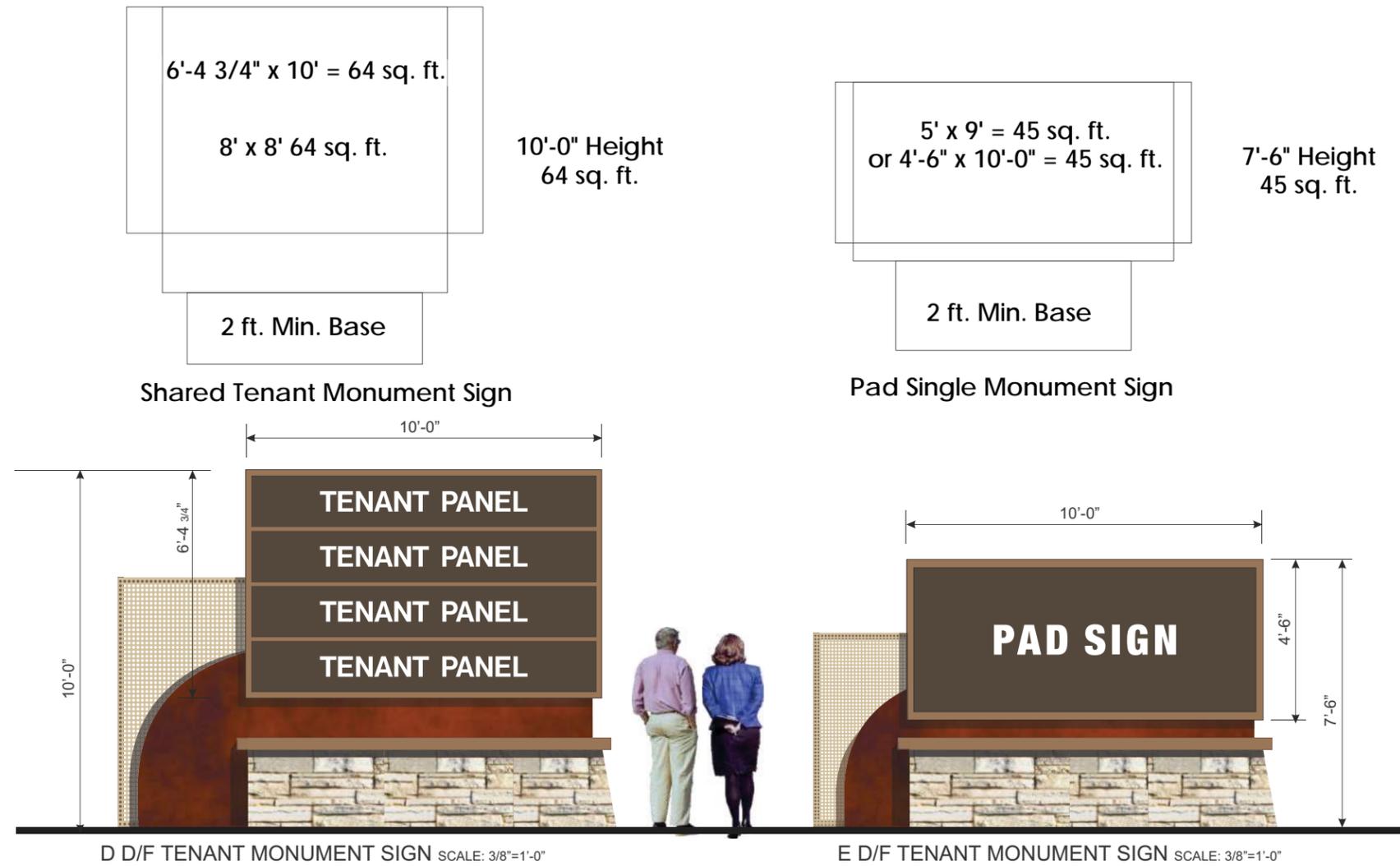
OPTION A

OPTION B

SINGLE FACE PROJECT IDENTIFICATION SIGN
SCALE: 1/4"=1'-0"



OPTION C
SINGLE FACE PROJECT IDENTIFICATION SIGN
SCALE: 1/4"=1'-0"



SENSITIVE LANDS

There are no sensitive lands within the project boundaries.

WATERWAYS

There are no waterways within the project boundaries.

FAULT LINES & GEOLOGICAL INFORMATION

There are no mapped faults extending near or through the site. The closest fault zones considered to be active are the Utah Lake fault zone, approximately 2 miles southeast of the site and the Wasatch fault zone approximately 9 miles east of the site (Utah Geological Survey, 2018). The subsurface soils correspond with a site Class D. Liquefaction is not considered to be a hazard at this site.

GENERAL SOILS DATA

A geotechnical investigation was performed by AGECE. The report indicated that the site is suitable for construction. The soils consist of lean clay overlain with topsoil. Groundwater was encountered 13.5 feet below the surface.

SLOPES

The site currently slopes from West to East at approximately 3%. No slopes greater than 30% exist on the site.

WETLANDS

There are no existing wetlands within the project boundaries.

HISTORICAL SITES

There are no historical sites within the project boundaries.

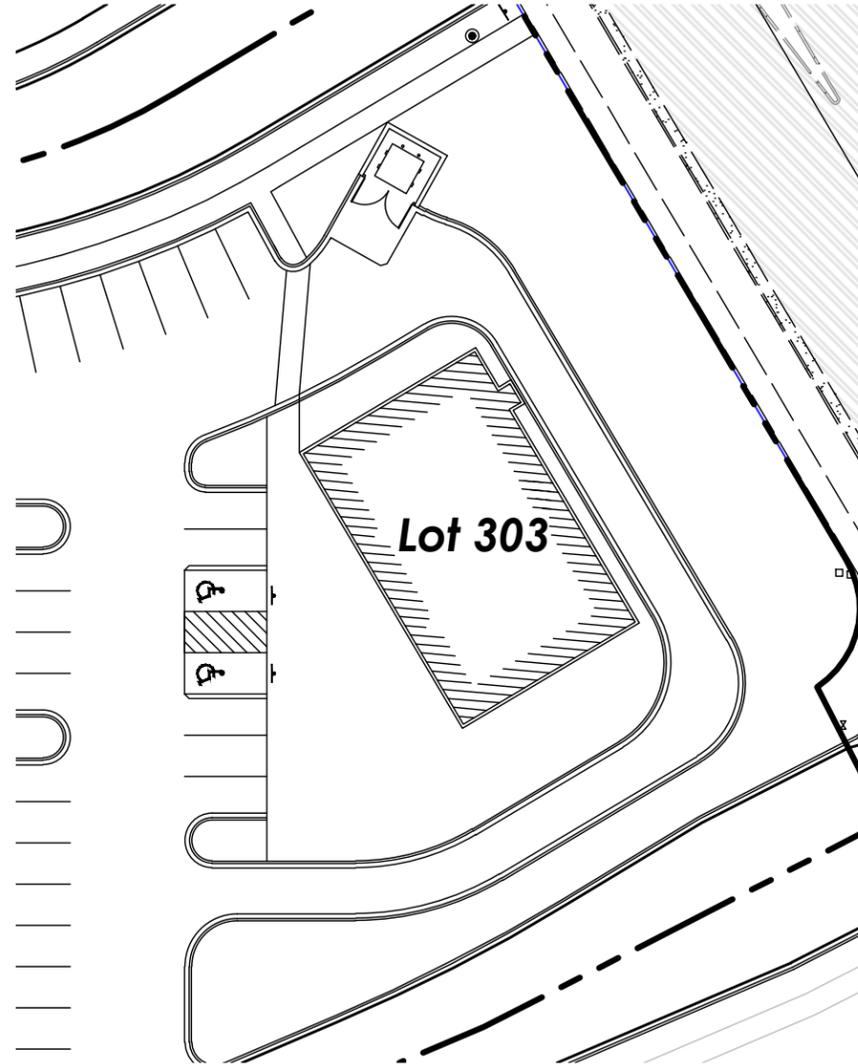
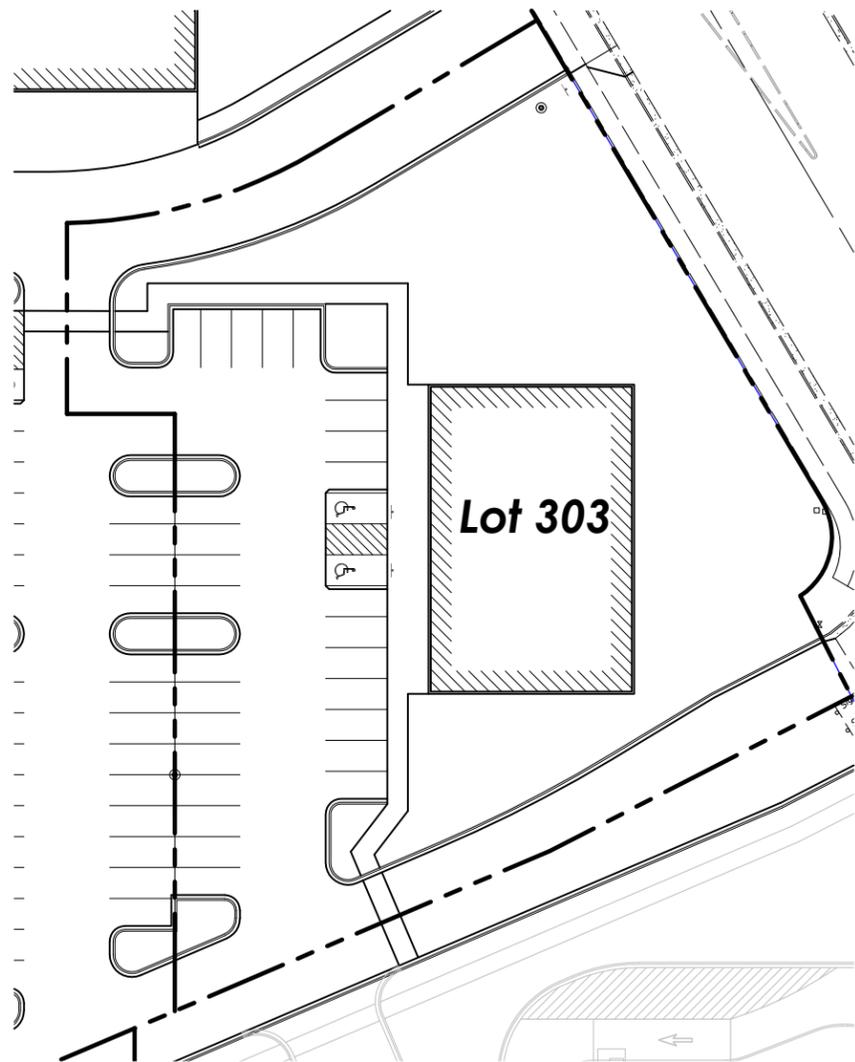
Findings for Village Plan per Section 19.26

- a. The Village Plan for Phase 3A as presented is consistent with the adopted Community Plan. This Village Plan is situated on the corner of Redwood Road and Market Street with views and access from both streets. Taking the vocabulary of the Community Plan we have carried through the Village Plan, the critical design elements including the branding we have created with a relaxed swoop that is replicated in the project signage, landscaping, sidewalk furniture and building elevations. Perhaps the most identifying design element will be the Project Identification Sign at the corner of the intersection.
- b. This Village Plan 3A anticipates a maximum square footage of 499,750 square feet at full build out. The utilization of the maximum Floor Area Ratio and total build out will be achieved over an extended period of time as the project grows with the community. The Community Plan anticipated this scenario and planned for the ultimate build out at not to exceed 499,750 square feet for Village Plan 3A.
- c. The Equivalent Residential Units of 231 units for Phase 3A is consistent with the Community Plan that contemplated this third phase Village Plan. This Village Plan does not exceed the total number of equivalent residential units dictated in the adopted Community Plan and does not anticipate a need for a transfer of density per the provisions of the Community Plan. Consistent with finding "b" above, the realization of all of the allowable residential units will be absorbed over time as the project matures and Floor Area Ratio expands.
- d. This Village Plan is consistent with the utility, infrastructure, and circulation plans of the Community Plan; includes adequately sized utilities, services, and roadway networks to meet demands; and mitigates the fair-share of off-site impacts. Also, future capacity for secondary water lines and future phases are addressed.
- e. This Village Plan properly integrates utility, infrastructure, open spaces, pedestrian and bicycle systems, and amenities with adjacent properties; and contains the required elements as dictated in Section 19.26; and meets the minimum required open space minimum of 11% in the adopted Community Plan, and adopted District Area Plan.

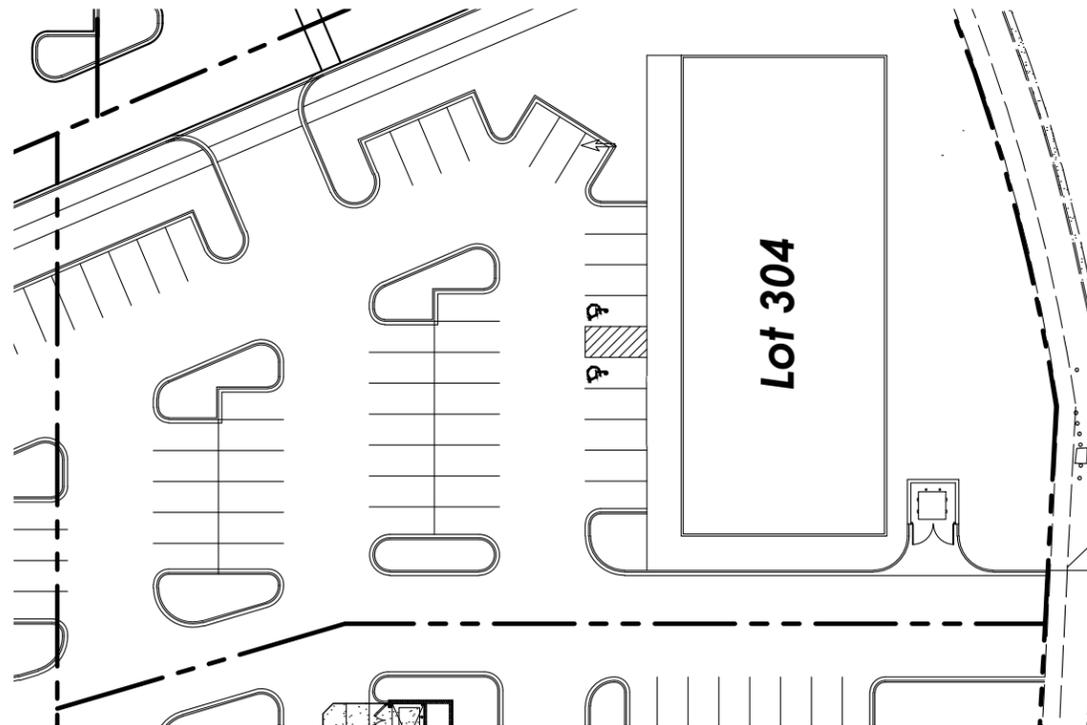
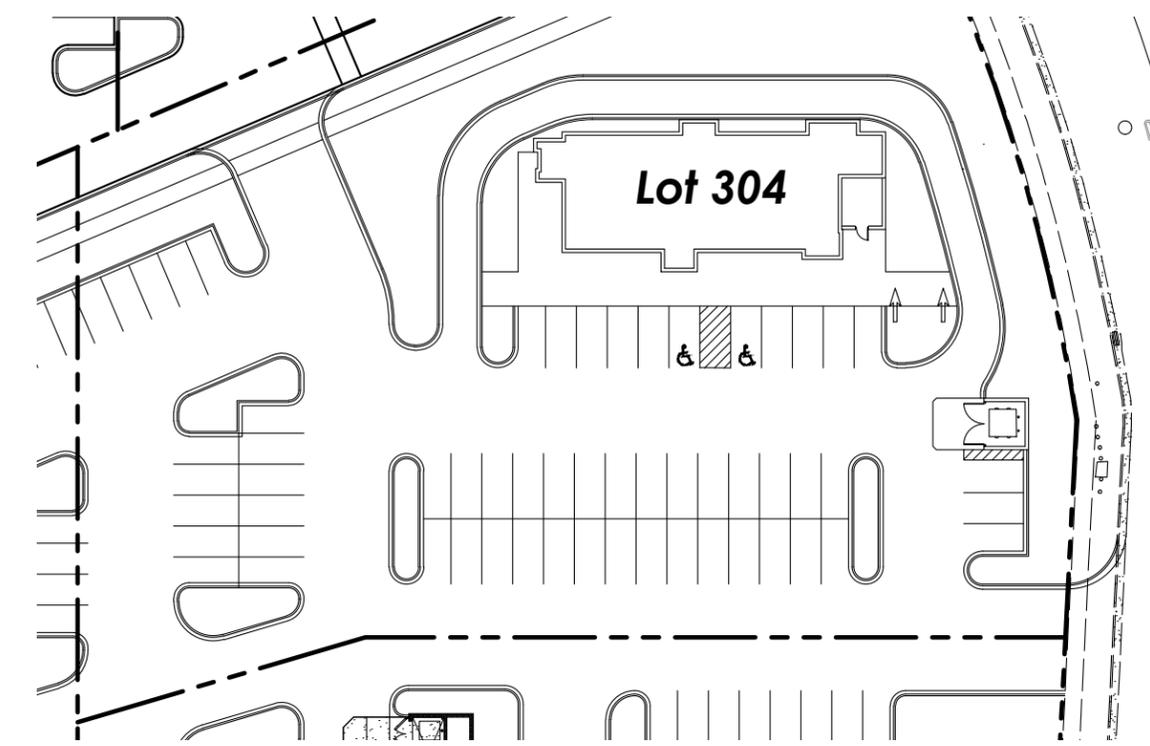
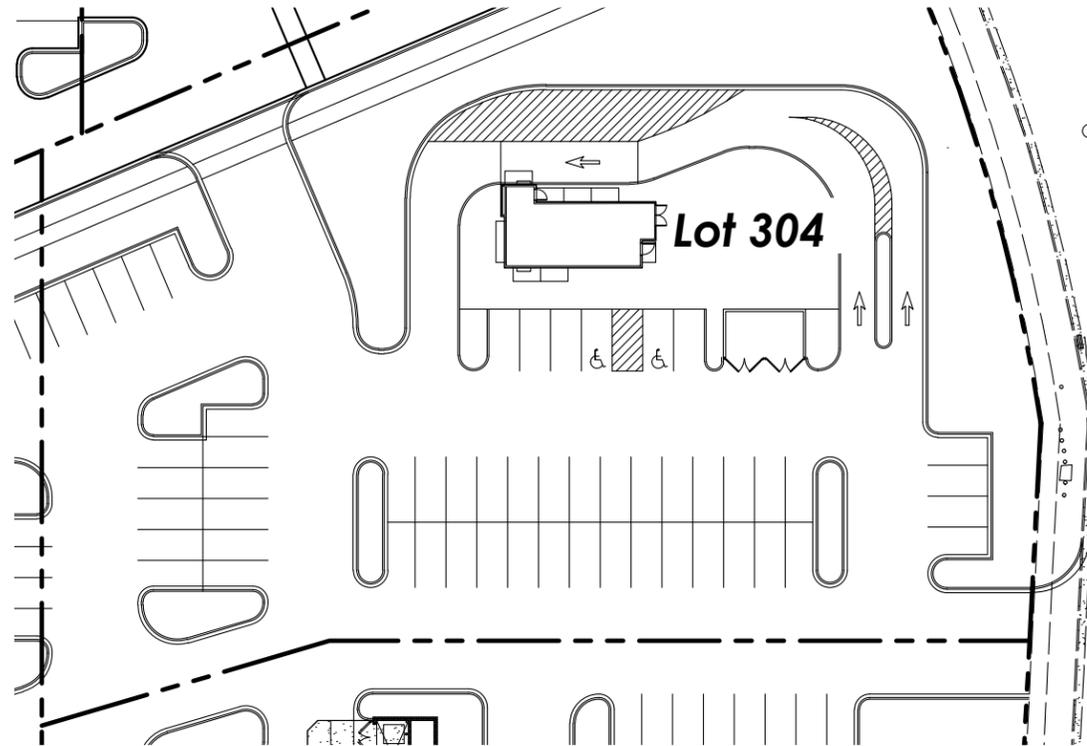
ENDANGERED PLANTS

The site is currently being farmed. There are no endangered plants within the project boundaries.





NOTE:
Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.

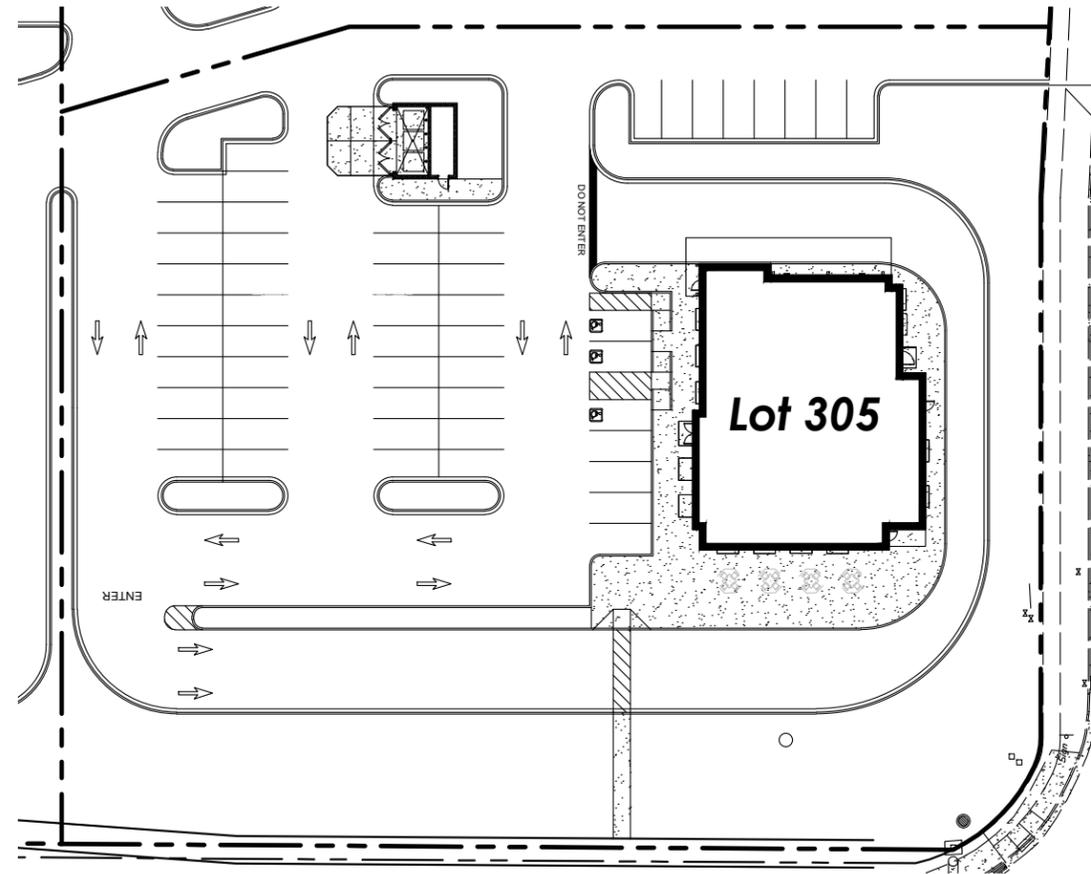


NOTE:
Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.

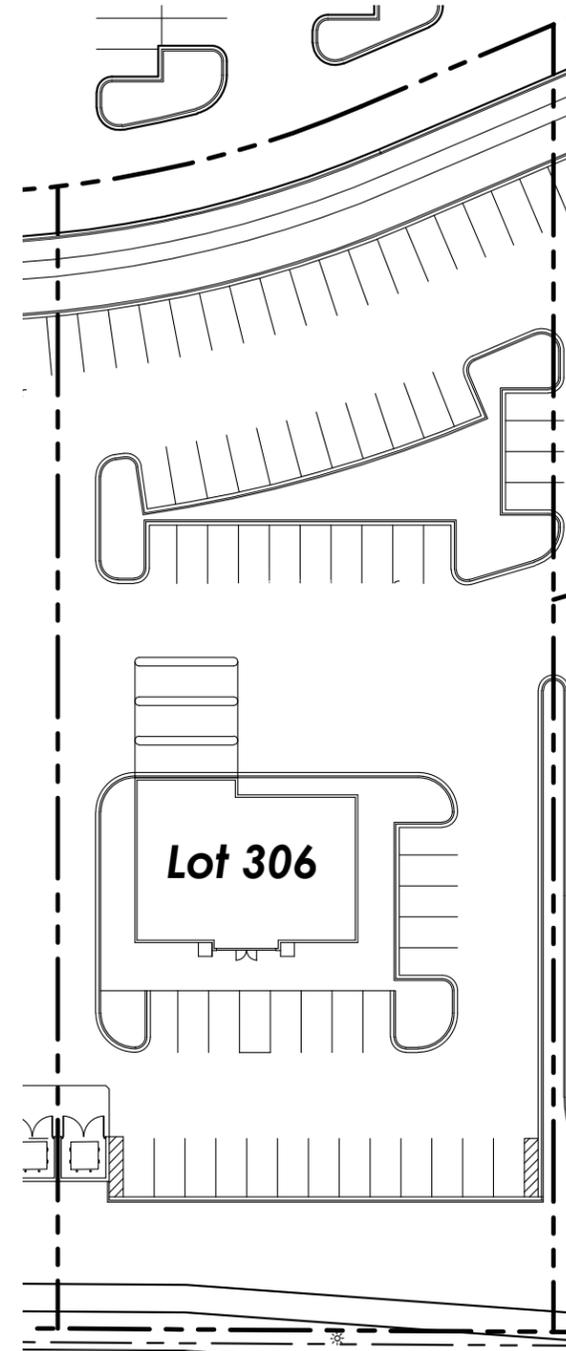
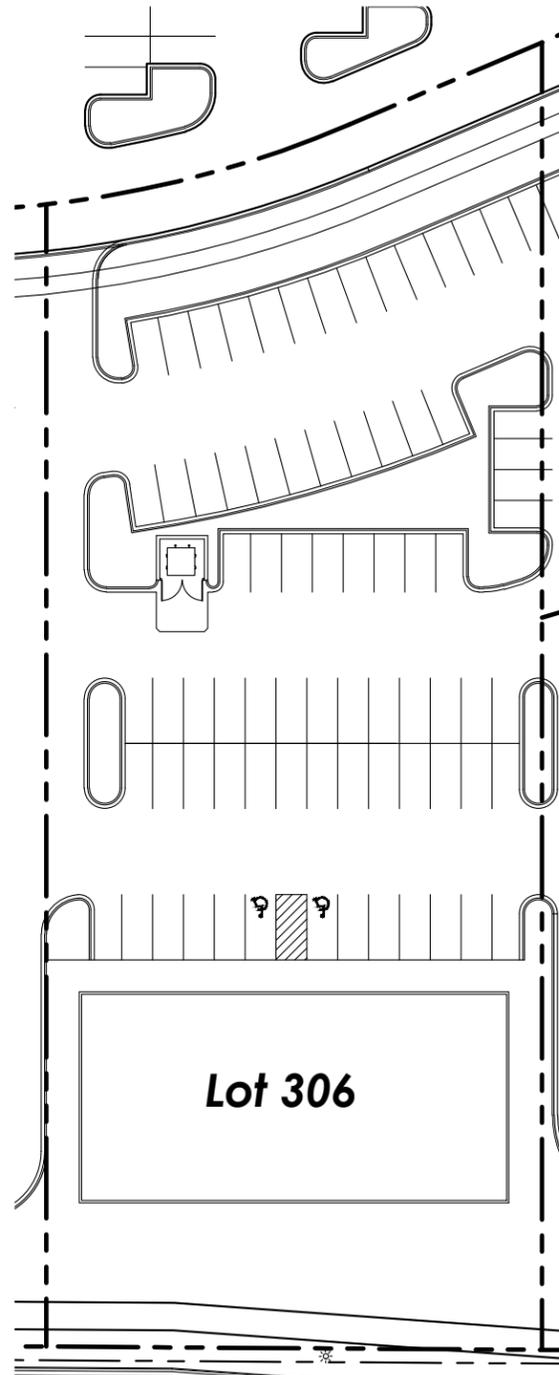
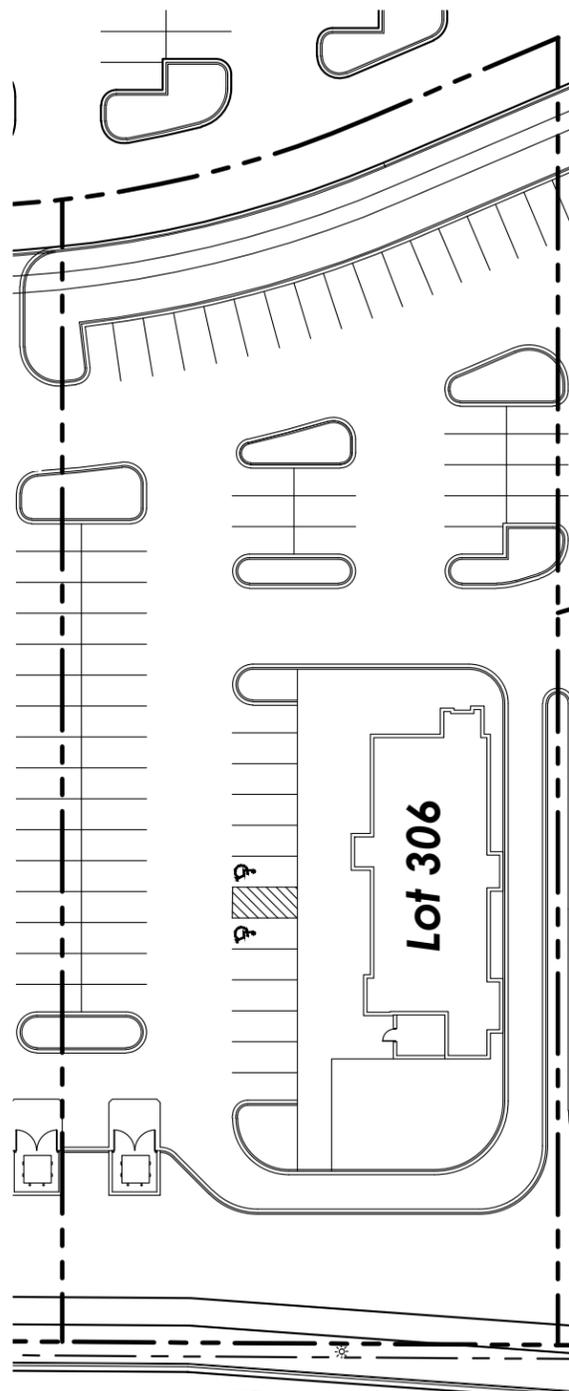


SARATOGA SPRINGS

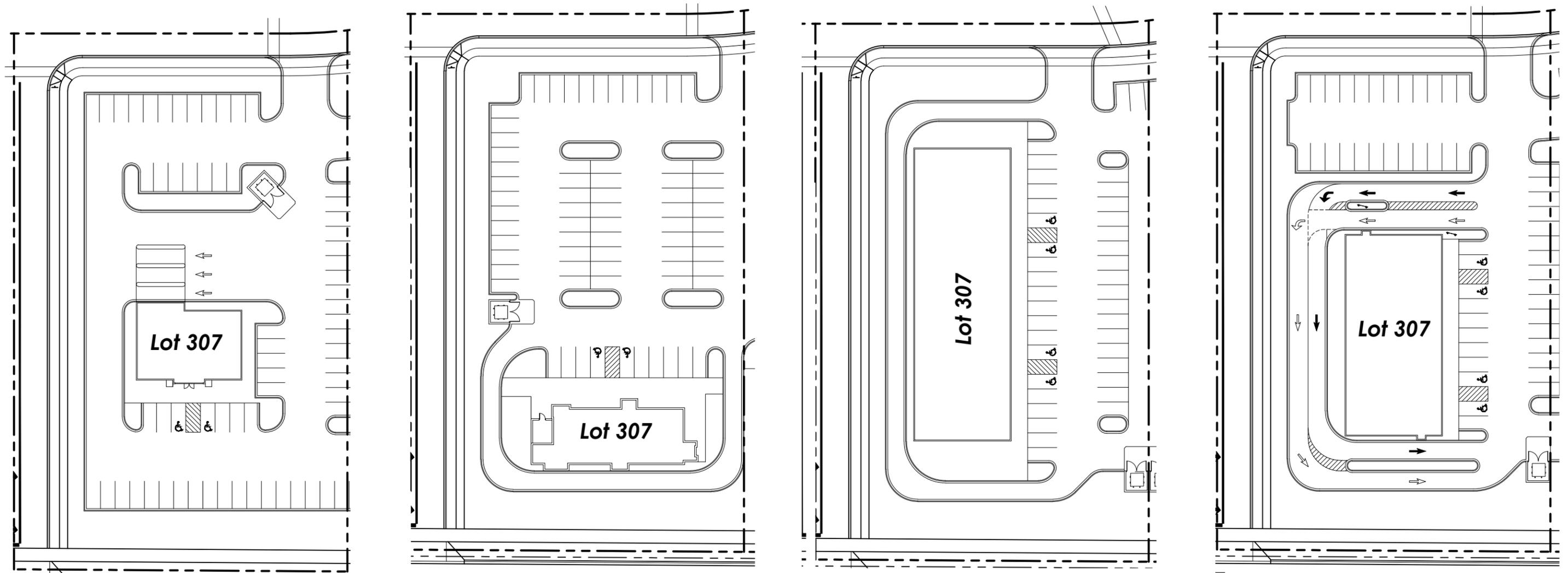




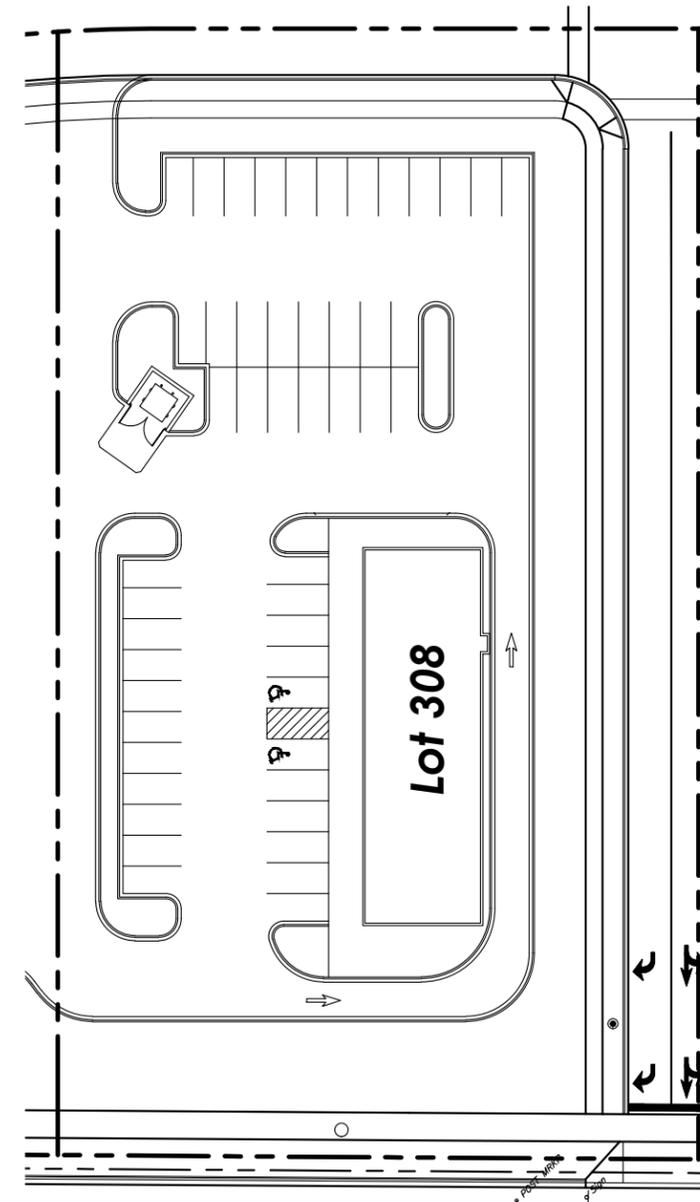
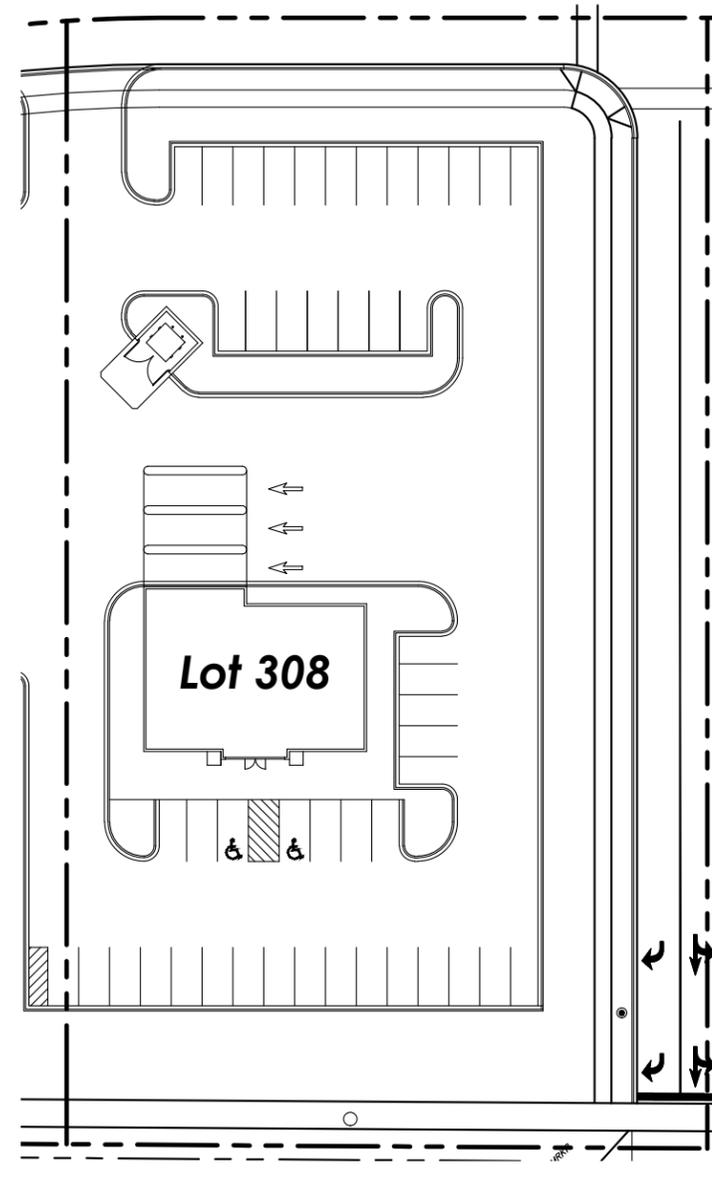
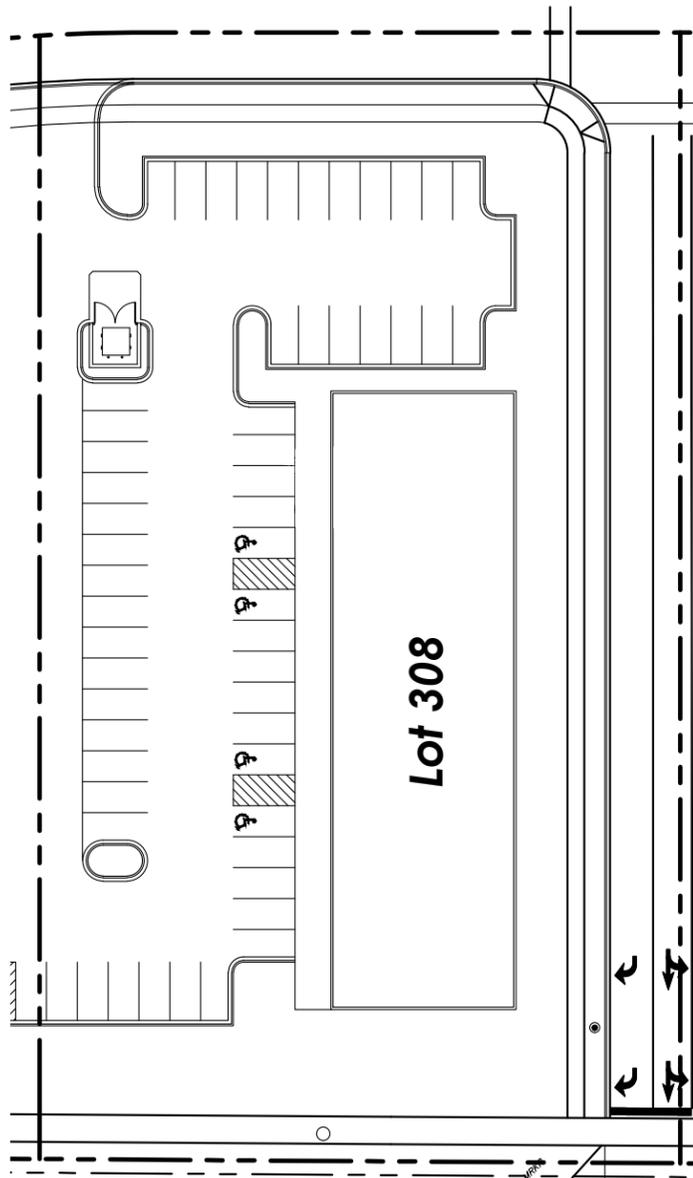
NOTE:
Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.



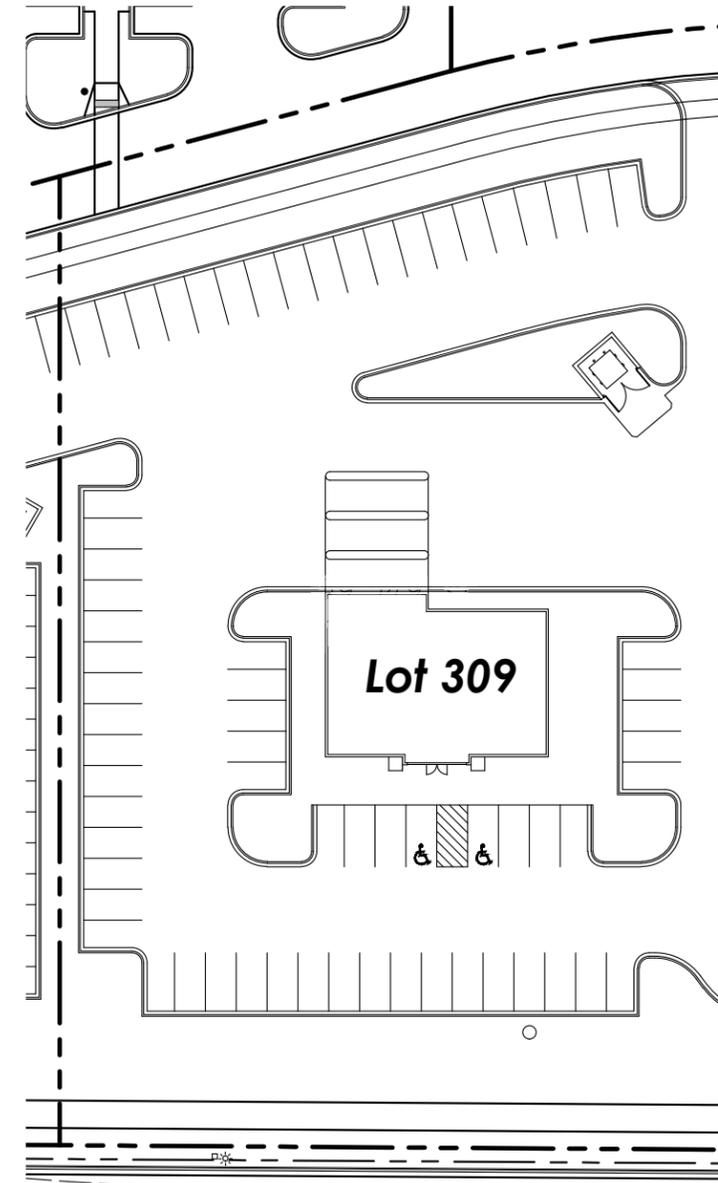
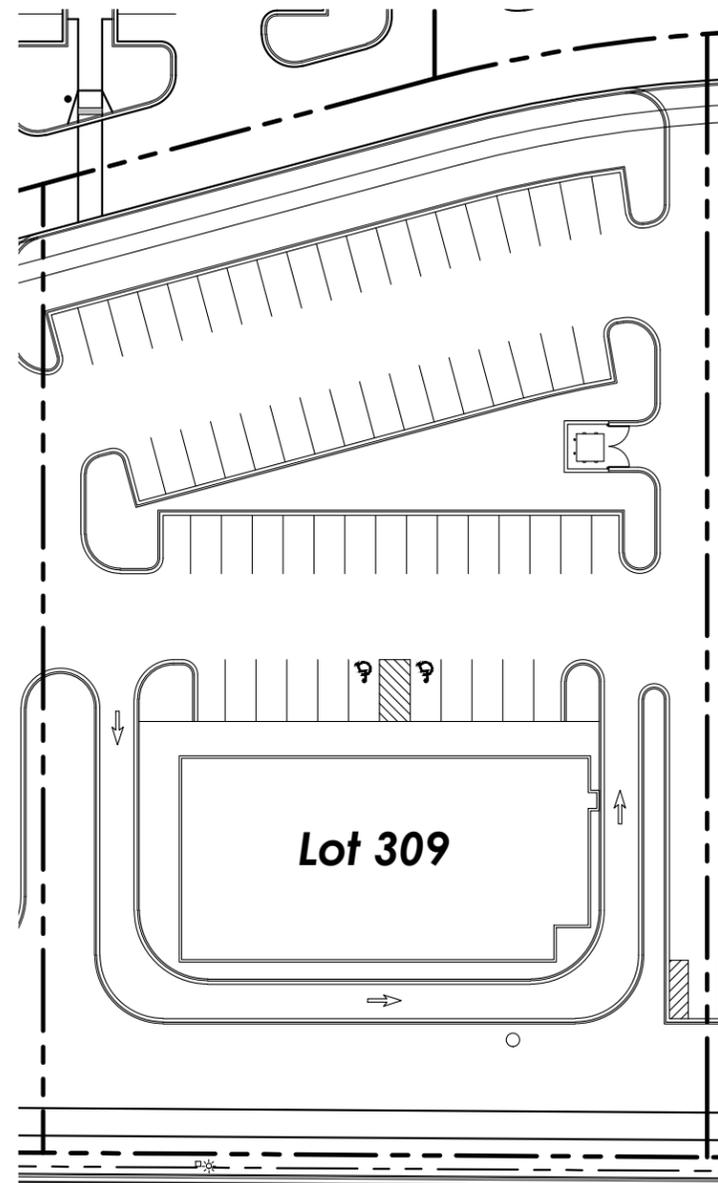
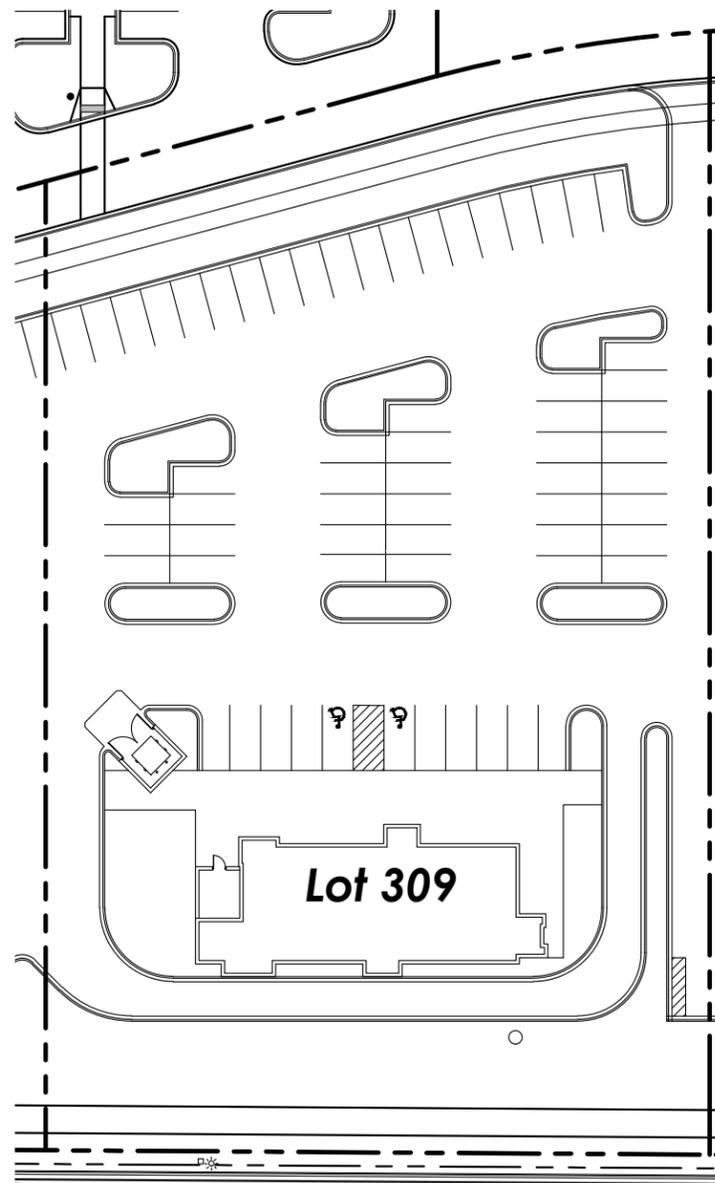
NOTE:
Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.



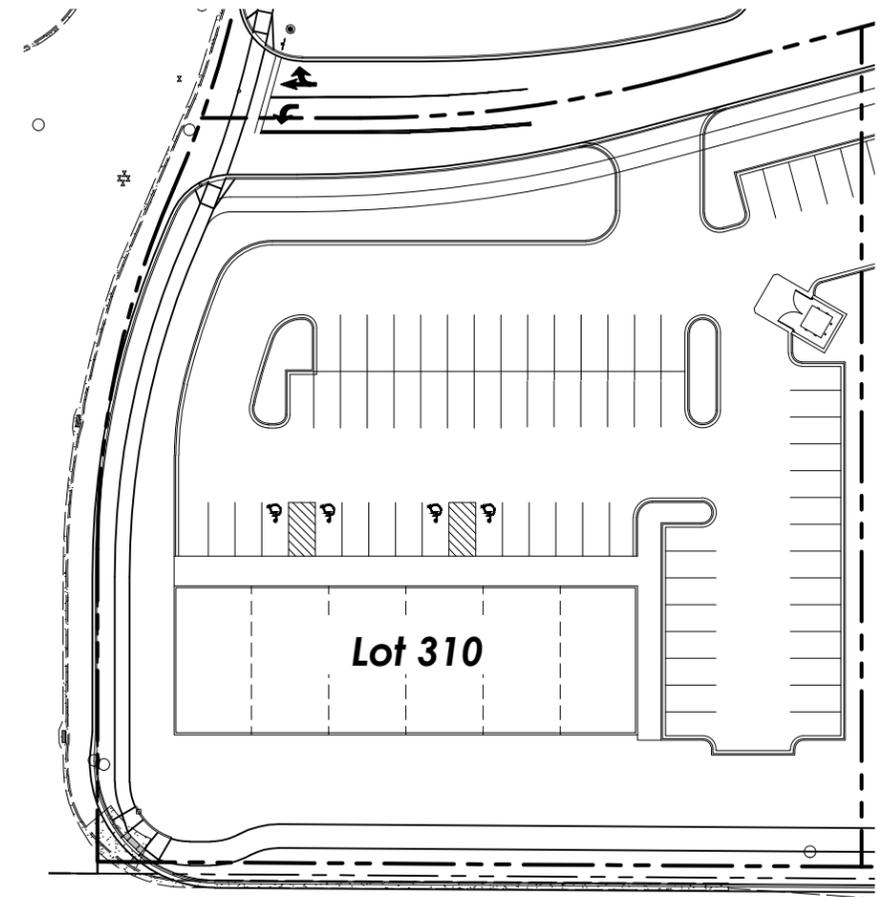
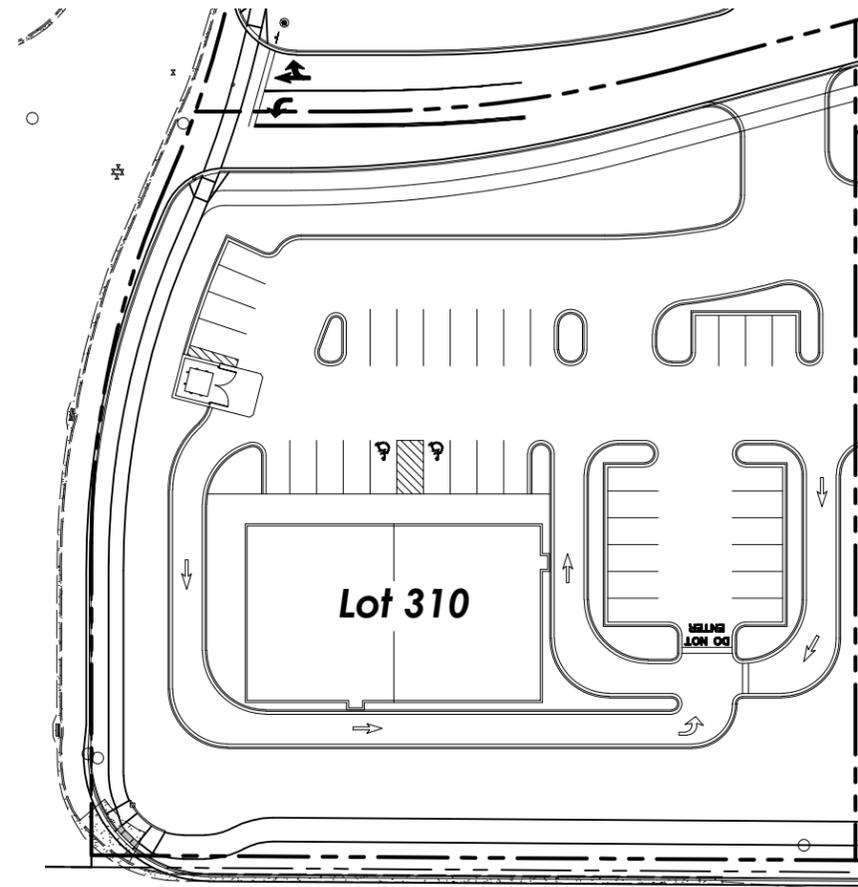
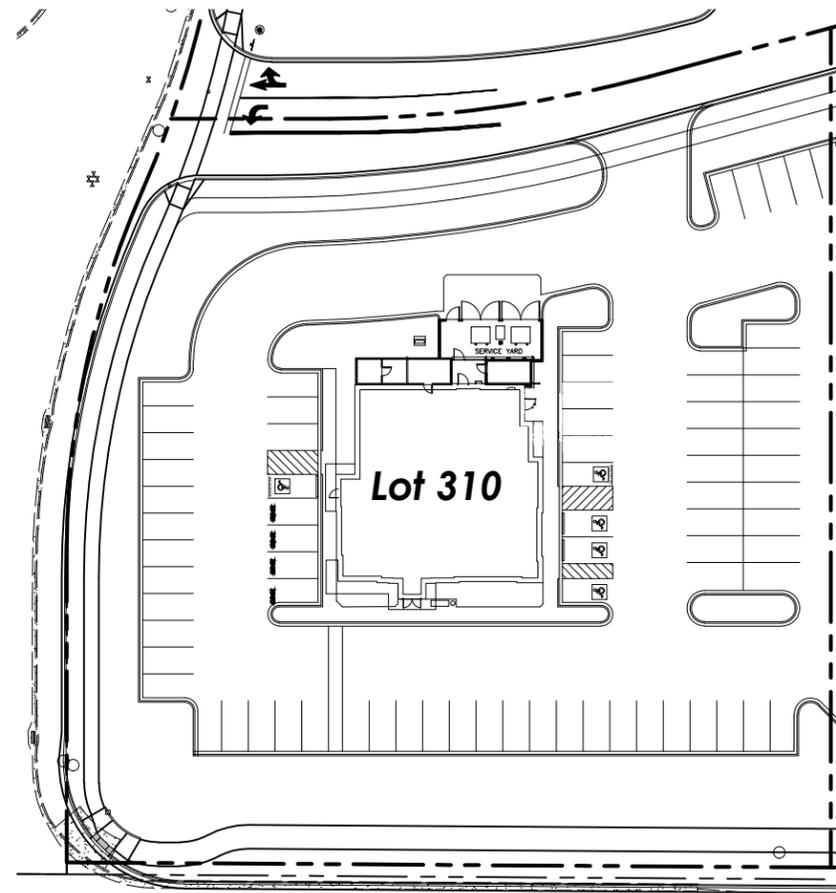
NOTE:
 Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.



NOTE:
 Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.



NOTE:
 Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.

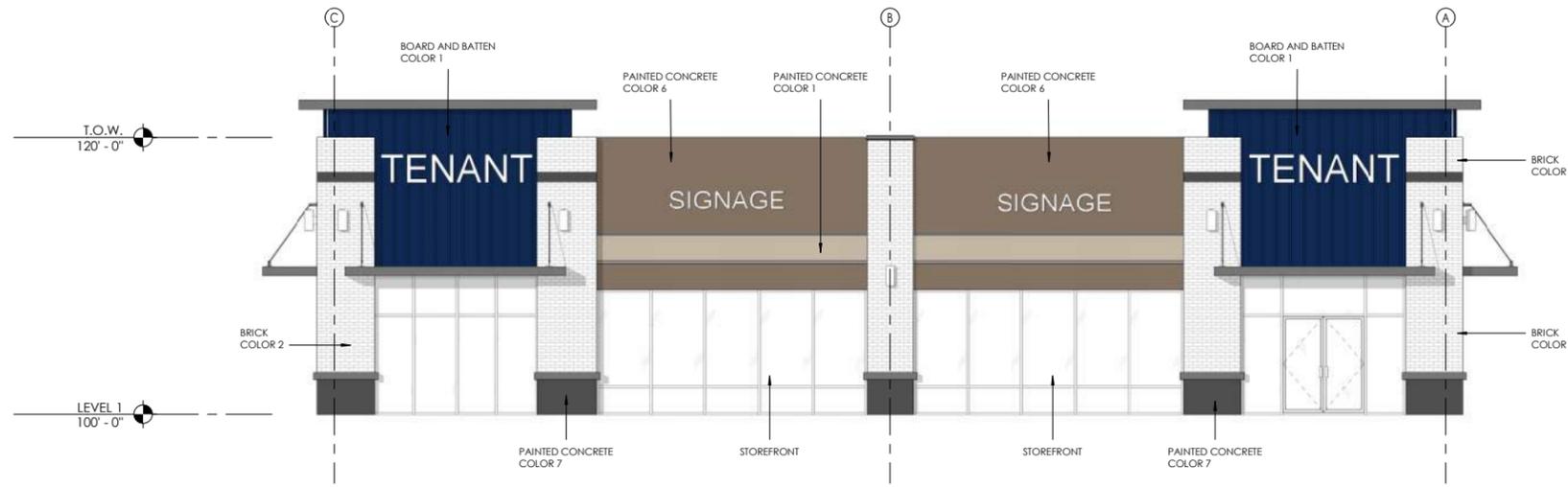


NOTE:
 Building and parking layouts are conceptual and are subject to all development requirements and approvals. Staff shall require full review and approval of any site plan by the City Council should a proposal not meet the specified design requirements listed in the Village Plan.

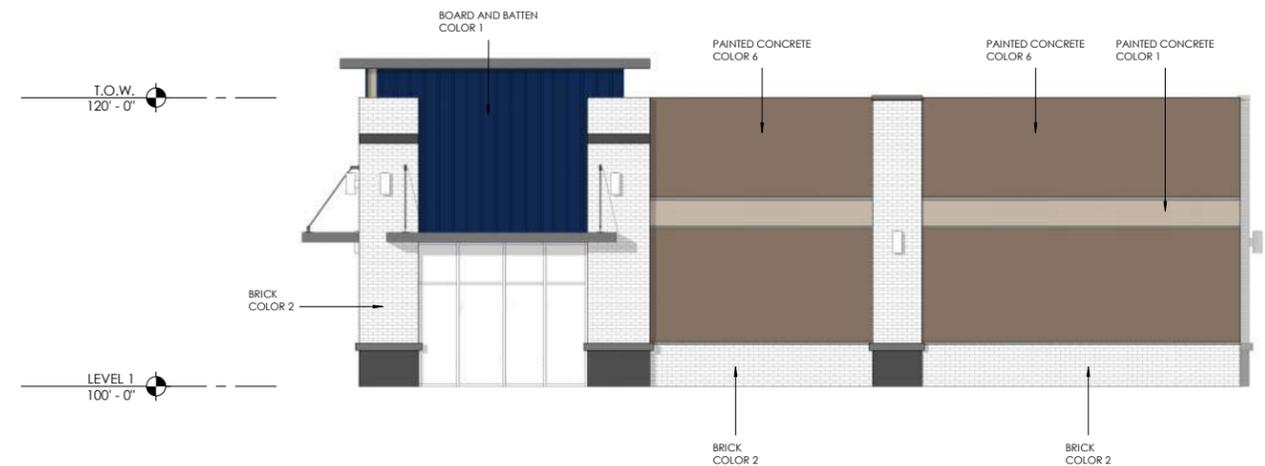


SARATOGA SPRINGS

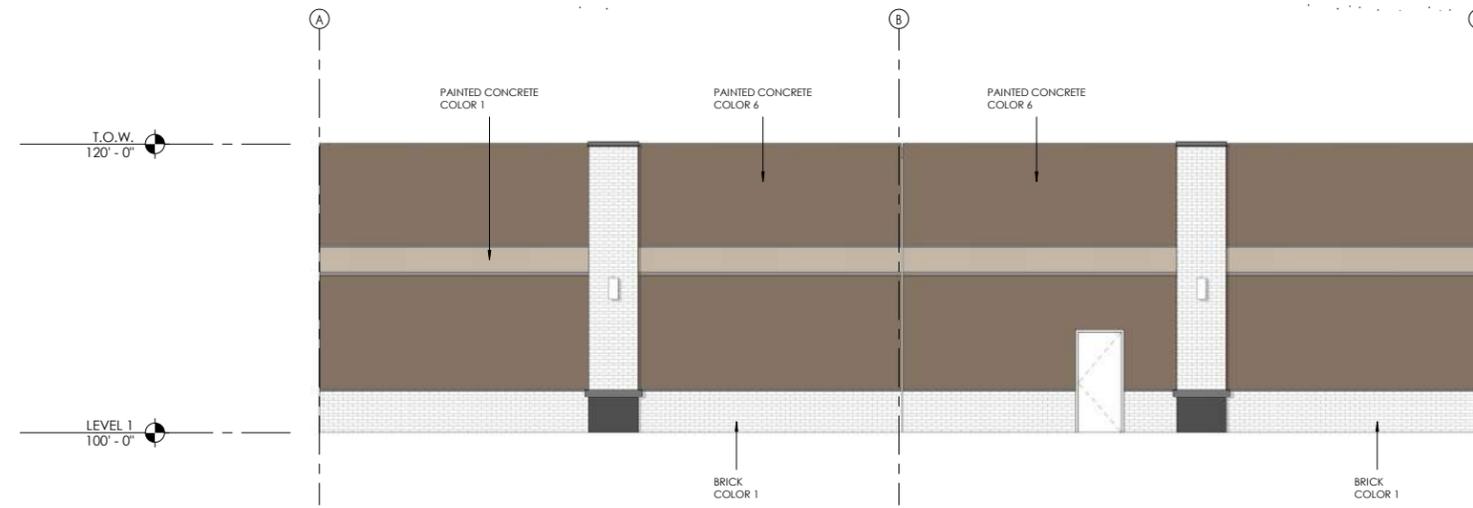




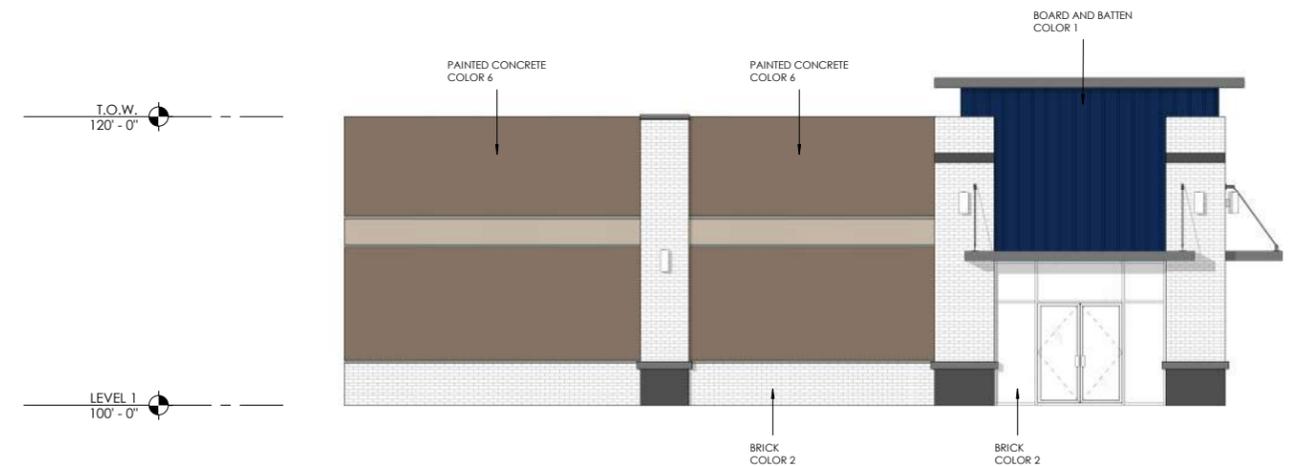
1 FRONT ELEVATION
A201a
3/16" = 1'-0"



2 SIDE ELEVATION
A201a
3/16" = 1'-0"



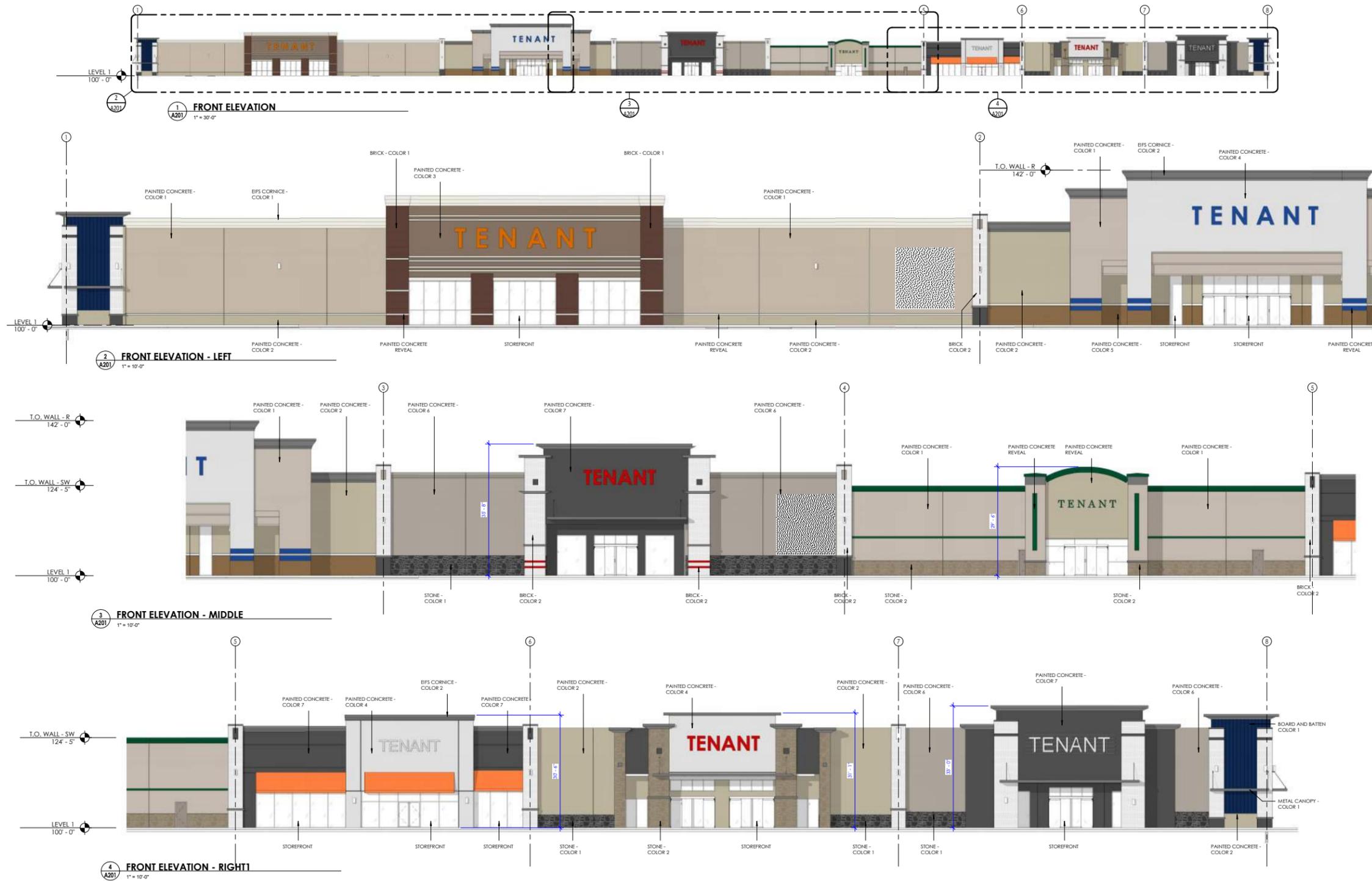
4 REAR ELEVATION
A201a
3/16" = 1'-0"



3 SIDE ELEVATION
A201a
3/16" = 1'-0"

NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.





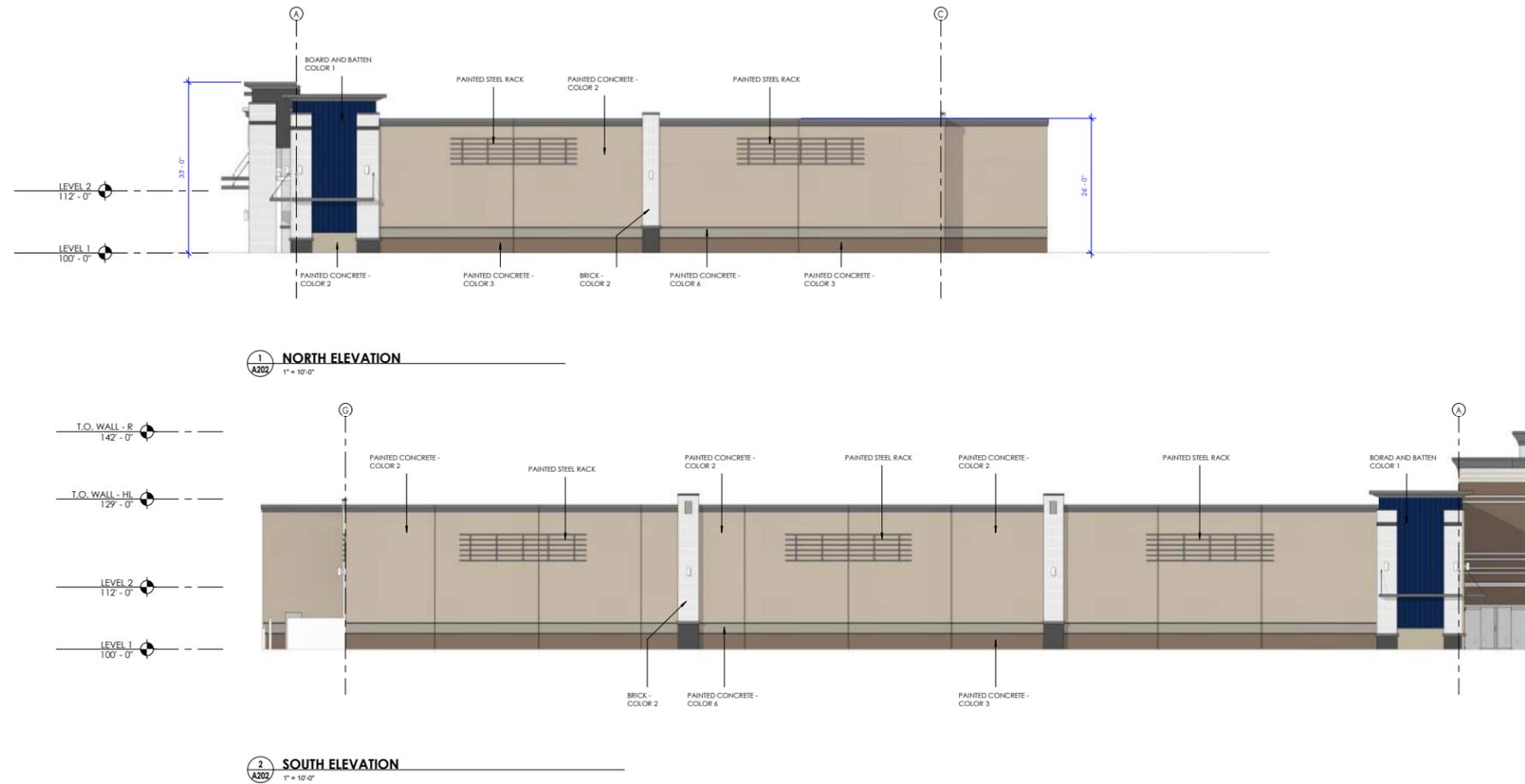
NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.

aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

SARATOGA SPRINGS

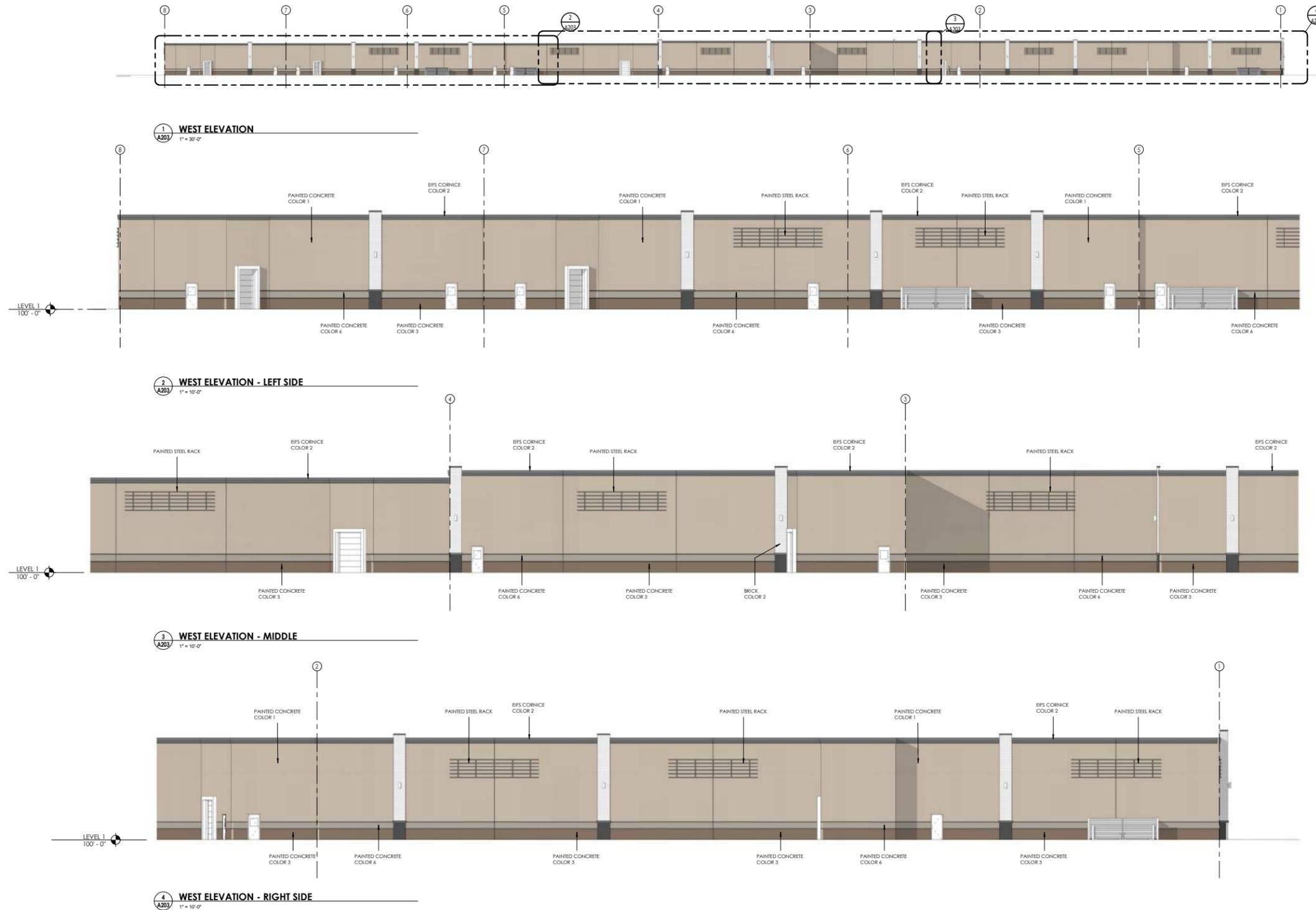
BOYER

ANNA
ANDERSON WAHLEN & ASSOCIATES



NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.





NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.





NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.



SARATOGA SPRINGS





NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.



SARATOGA SPRINGS



BOYER



NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.



SARATOGA SPRINGS





NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.



SARATOGA SPRINGS



BOYER



NOTE:
Elevations are conceptual only and illustrate potential ways of incorporating the design guidelines outlined in Exhibit 5 of the Community Plan. Actual elevations will vary per lot and must be submitted and approved per the Development Approval Process defined on page 9 of the Community Plan.



SARATOGA SPRINGS

