



Planning Commission Meeting

Thursday, August 25, 2016

Meeting held at the Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs

AGENDA

Commencing at 6:30 P.M.

1. Pledge of Allegiance.
2. Roll Call.
3. Public Input – Time has been set aside for any person to express ideas, concerns, comments, questions or issues that are not listed on the agenda. Comments are limited to three minutes.
4. Public Hearing: Community Plan Amendment for Legacy Farms, generally located at 400 S. Redwood Road. D.R. Horton Applicant. – Presented by Planning Director Kimber Gabryszak.
5. Public Hearing: Preliminary Plats for Legacy Farms Village Plans 3A-E, generally located at 137 E Legacy Parkway. D.R. Horton Applicant. – Presented by City Planner Kara Knighton.
6. Work Session: Accessory Dwelling Units Code Amendments. – Presented by City Planner Jamie Baron.
7. Approval of Minutes:
 - a. August 11, 2016
8. Reports of Action
9. Commission Comments
10. Director's Report:
 - a. Council Actions
 - b. Applications and Approval
 - c. Upcoming Agendas
 - d. Other
11. Possible Motion to enter into closed session for the purchase, exchange, or lease of property, pending or reasonably imminent litigation, the character, professional competence, the deployment of security personnel, devices or systems or the physical or mental health of an individual.
12. Adjourn.

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

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the City Recorder at 766-9793 at least one day prior to the meeting.



Community Plan Amendment
Legacy Farms
Thursday, August 25, 2016
Public Hearing

Report Date:	Thursday, August 18, 2016
Applicant:	D.R. Horton
Owner:	D.R. Horton
Location:	SE corner intersection of Redwood and 400 South, extending to Saratoga Dr.
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	66:058:0007, 176.44 acres; 58:041:0185, 5.497 acres Multiple parcels in plats in Village Plans 1 and 2 Total: 181.937 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	None
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) Community Plan (2014 – PC 6/12/2014 and CC 7/1/2014) Community Plan Amendments June and July 2015
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kimber Gabryszak, Planning Director

A. EXECUTIVE SUMMARY

The applicants are requesting approval of several amendments to the Legacy Farms Community Plan (CP) to permit development in the FEMA floodplain prior to Floodplain Map Amendments, and to modify signage requirements.

The Community Plan contains the broader guidelines for the development while Village Plans provide the specifics for the various phases of development. Form Based Code was approved as part of the CP, implementing specific standards for blocks, subzones, unit layout and type, transition of density, building setbacks, architecture, roadways, open space, landscaping, lighting, and other applicable standards. Following an extensive review process, the original CP was approved on July 1, 2014.

Staff recommends that the Planning Commission conduct a public hearing on the proposed Amendments, take public comment, review and discuss the proposal, and choose from the options in Section H of this report. Options include forwarding a positive recommendation with or without modifications, forwarding a negative recommendation, or continuing the hearing to another date with specific direction to the applicant on information or changes needed to make a recommendation.

B. BACKGROUND

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
Non-residential Area	10 million sq. ft.
Equivalent Residential Units	20,620 Units

(Note: the complete DAP can be found by visiting www.saratogaspringscity.com/planning and clicking on “Master Plans” and then “City Center District Area Plan.”)

1000 Equivalent Residential Units (ERUs) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, which was approved in July, 2014.

The northernmost portion of the Legacy Farms project is currently in a designated FEMA floodplain. As part of the development the applicants have installed improvements to contain the Tickville Wash, and have submitted an application to FEMA to have the floodplain maps revised. Plats have been recorded in both Village Plan 1 and Village Plan 2, outside of the currently designated floodplain. Once FEMA modifies the floodplain maps, the remainder of Legacy Farms will no longer be in the floodplain.

Previously, the applicants have received preliminary and final plat approvals for plats in the floodplain, with conditions that no plats be recorded in the floodplain prior to the map revision.

Floodplain

The floodplain is identified as a Special Flood Hazard Area (SFHA). This area is subject to the management regulations of the national Flood Insurance Program (NFIP) and Chapter 18.02 of the City code. The applicants have submitted a Letter of Map Revision (LOMR) application to FEMA for revision to the floodplain maps, based upon infrastructure designed to channel floodwaters and protect the development area. Until this area is removed by FEMA from the NFIP maps through the LOMR process, the applicants must comply will all provisions of the NFIP program and Chapter 18.02 of the City Code.

The NFIP requires any development within the SFHA have a comprehensive engineering analysis completed. This analysis must be supported by technical data and signed by a registered professional engineer and include a determination of the Base Flood Elevation (BFE) and the impact to the floodplain that the proposed improvements would have. Any structures within the SFHA are typically required to have the lowest finished floor a minimum of 1-ft above the BFE.

C. SPECIFIC REQUESTS

The applicants are requesting approval of amendments to the approved CP to accomplish the following:

1. Allow the recordation of plats and issuance of building permits within the FEMA Floodplain prior to the map revision, and without the required SFHA building improvements.
2. Modify signage requirements to allow signage on the entry features (e.g. water tower and similar features), to allow larger temporary signage at these entry feature locations, and allow additional flag signage at the clubhouse and sales trailer locations.

Floodplain amendment

The applicants are requesting a modification to the Community Plan to allow recordation of the plats currently in the floodplain, without the additional building requirements. The amendments state that plat may be recorded at the risk of the developer, and may only occur in a floodplain that is pending LOMR approval for removal of the floodplain designation. The amendment also includes a provision that, while building permits may be issued, no certificate of occupancy will be issued by the City until the map revision is finalized. This means that if the map revision does not occur, the applicant will have to retrofit structures at potentially great cost to comply with the NFIP standards in order to obtain certificates of occupancy. This puts the risk on the developer, and with no certificates of occupancy issued prior to floodplain map amendment, there will be limited risk to the City.

Signage amendment

The applicants are requesting an amendment to allow up to 50 square feet of signage on up to four (4) entry features in the entire CP. This signage is limited to 25 square feet of signage per face, and a mounting height of 30 feet to the top of the sign. The applicants are also requesting revisions to allow 100 sq.ft. of temporary signage at each of these four locations, up to 9 months at a time, and to allow up to six flags of up to 30 sq.ft. at both sales trailers and the clubhouse, also for 9 month periods. The applicants would also like to allow window signs.

D. COMMUNITY REVIEW

This item was noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received on the request.

E. GENERAL PLAN

The General Plan Land Use map identifies this area as Planned Community, which states:

- k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The Community Plan was approved in 2014 and found to be in compliance with the DAP and General Plan; the CP includes trail connections and parks in compliance with the related master plans. The proposal does not impact the original approvals in terms of density allocation, type of development, or intensity of use, so the application is still consistent with the General Plan.

F. CODE CRITERIA

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-sections.

19.26.04 – Uses Permitted within a Planned Community District

- The CP includes multi-family and single family homes, school and church sites, parks, trails, and signage. All of these uses are permitted in the PC zone.

Section 19.26.06 – Guiding Standards of Community Plans

The standards for a Community Plan are below:

1. Development Type and Intensity. The allowed uses and the conceptual intensity of development in a Planned Community District shall be as established by the Community Plan.
Staff finding: complies. *Previously approved and no changes proposed.*
2. Equivalent Residential Unit Transfers.
Staff finding: complies. *Previously approved and no changes proposed.*
3. Development Standards. Guiding development standards shall be established in the Community Plan.
Staff finding: Complies. *Form-based Code previously approved. The proposed amendments modify the guiding standards regarding floodplain development, and signage regulations.*
4. Open Space Requirements.
Staff finding: complies. *Previously approved and no changes proposed.*
5. No structure (excluding signs and entry features) may be closer than twenty feet to the peripheral property line of the Planned Community District boundaries.
 - a. The area within this twenty foot area is to be used as a buffer strip and may be counted toward open space requirements, but shall not include required back yards or building set back areas.
 - b. The City Council may grant a waiver to the requirement set forth in this Subsection upon a finding that the buffer requirement will result in the creation of non-functional or non-useable open space area and will be detrimental to the provision of useful and functional open space within the Project.
Staff finding: Previously approved and no changes proposed.

19.26.05 – Adoption and Amendment of Community Plans

The criteria for adoption of a Community Plan are below:

- a. is consistent with the goals, objectives, and policies of the General Plan, with particular emphasis placed upon those policies related to community identity, distinctive qualities in communities and neighborhoods, diversity of housing, integration of uses, pedestrian and transit design, and environmental protection;
Staff finding: complies. *See Section E of this report for general compliance.*
- b. does not exceed the number of equivalent residential units and square footage of nonresidential uses of the General Plan;
Staff finding: complies. *Previously approved and found compliant.*

- c. contains sufficient standards to guide the creation of innovative design that responds to unique conditions;

Staff finding:

Floodplain, complies. *The proposed modifications to the floodplain standards will allow the developer to move forward with development pending final FEMA approval, which is a unique condition in and of itself. innovative design and also ensure a high quality development by prohibiting excessive repetition, allowing climate appropriate landscaping, and permitted appropriate trail and road materials.*

Signage, up for discussion. *The proposed modifications to the signage exceed the allowable signage for similar developments in the city; as part of the PC zone, however, the developer is permitted to request such deviations. A comparison is below:*

	City Standard	Requested Standard
Flags, nonresidential	3 poles, 35’ height, 47 sq.ft.	6 poles, 20’ height, 30 sq.ft.
Entry Feature (aka special use)	20’ structure height, 10’ signage height, 45 sq.ft. signage, 1 per entrance	30’ structure height, 30’ signage height, 50 sq.ft. signage (2 x 25’), 4 per Community Plan
Concierge Signage (aka temporary at designated locations)	96 sq.ft. overall during active development	100 sq.ft. per entry feature location, anytime, including trailer wraps
Window Signage	20% of any window or door	100% of ground level windows along designated frontage

- d. is compatible with surrounding development and properly integrates land uses and infrastructure with adjacent properties;

Staff finding: complies. *Previously approved and no changes proposed.*

- e. includes adequate provisions for utilities, services, roadway networks, and emergency vehicle access; and public safety service demands will not exceed the capacity of existing and planned systems without adequate mitigation;

Staff finding: complies. *The application is requesting approval of construction in a designated floodplain without meeting building code requirements for a floodplain. Ordinarily this would be cause for serious concern, however the applicants have agreed to take all risk by building the homes but not obtaining certificates of occupancy until the floodplain is removed. If the floodplain is not removed, the City will not issue certificates of occupancy, and the applicants will have to retrofit or remove construction to comply with floodplain standards, at their cost.*

- f. is consistent with the guiding standards listed in Section 19.26.06; and

Staff finding: complies. *Previously approved and no changes proposed.*

- g. contains the required elements as dictated in Section 19.26.07.

Staff finding: complies. *Previously approved and no changes proposed.*

G. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposed amendments, and choose Option 1 below. Alternatives are also provided.

Option 1 – Positive Recommendation

“I move to forward a positive recommendation to the City Council for the proposed amendments to the Legacy Farms Community Plan with the Findings and Conditions in the Staff Report:”

Findings

- 1. The application is consistent with the guiding standards in the City Center District Area Plan.
- 2. The application complies with the criteria in section 19.26 of the Development Code, as articulated in Section E of the Staff report, which section is incorporated by reference herein.
- 3. The application is consistent with the General Plan, as articulated in Section F of this report, which section is incorporated by reference herein.

Conditions:

- 1. All conditions of the original CP approval shall be met.
- 2. The amendments are approved as attached to the Staff report as Exhibits 4 and 5.
- 3. All requirements of the City Engineer shall be met.
- 4. All other Code requirements shall be met.
- 5. Units, structures, lots, or homes may not be placed under contract, sold, or occupied until the LOMR has been approved, the 90-day appeal period has expired, and the FIRM amendment is final.
- 6. The CP shall be edited as directed by the Commission:_____.
- 7. Any other conditions as articulated by the Commission:_____.

Option 2 - Continuance

The Commission may also choose to continue the item. “I move to **continue** the Community Plan amendments to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

- 1. _____
- 2. _____

Option 3 – Negative Recommendation(s)

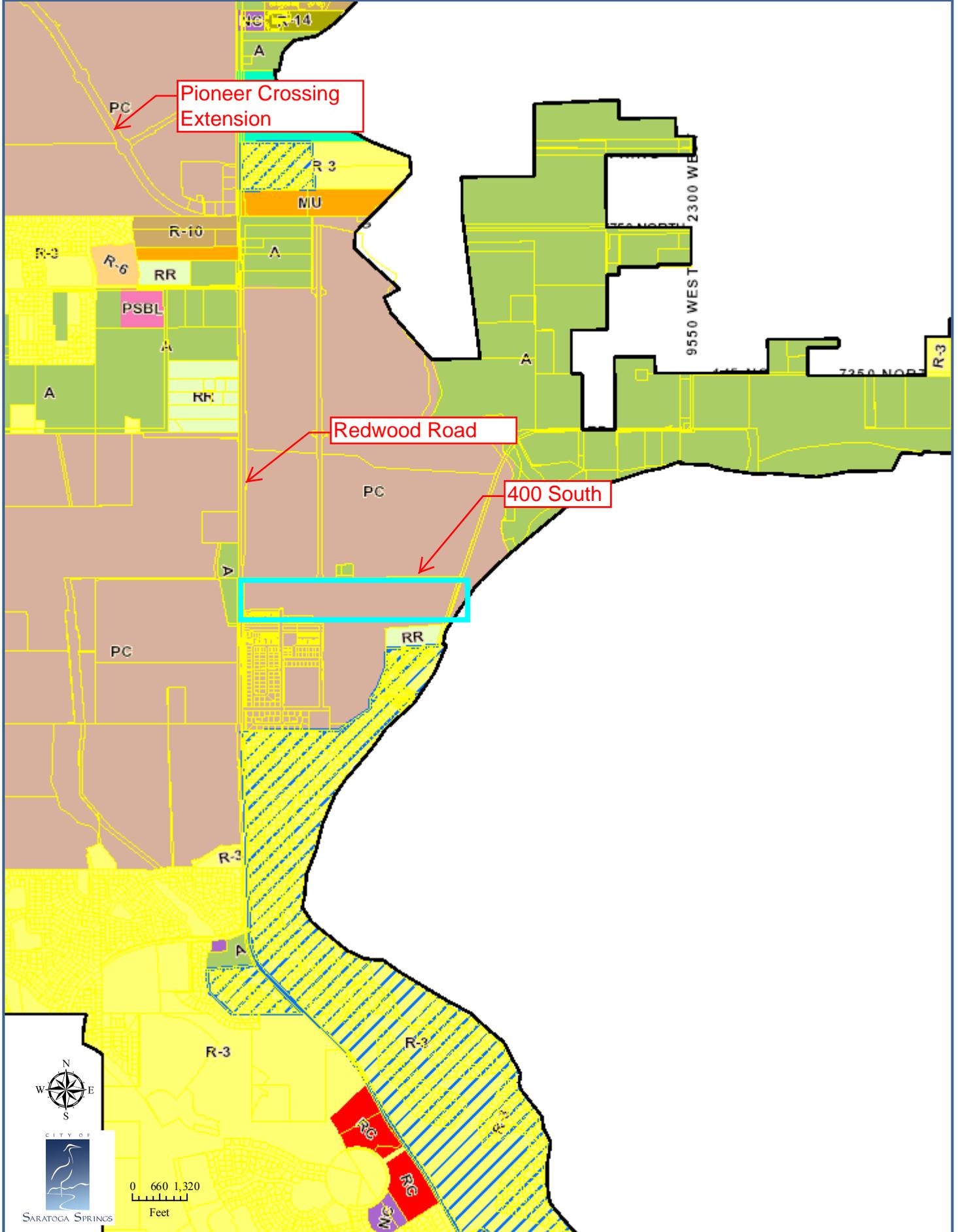
The Commission may also choose to forward a negative recommendation. “I move to forward a negative recommendation to the City Council for the Legacy Farms Community Plan amendments with the Findings below:

- 1. The amendments are not consistent with the General Plan, as articulated by the Commission: _____, and/or,
- 2. The amendments are not consistent with the City Center District Area Plan, as articulated by the Commission: _____, and/or,
- 3. The amendments are not consistent with Section 19.26 of the Code, as articulated by the Commission: _____.

H. Exhibits:

- 1. Location & Zone Map (page 7)
- 2. City Engineer Recommendation (page 8)
- 3. Approved Community Plan Layout (page 9)
- 4. Proposed Amended Signage (page 10)
- 5. Proposed Amended Floodplain Development (pages 11-13)

Saratoga Springs Map





**Planning Commission
Memorandum**

Author: Gordon Miner
Memo Date: August 18, 2016
Meeting Date: August 25, 2016
Re: Community Plan Amendment – Legacy Farms

Request and Background

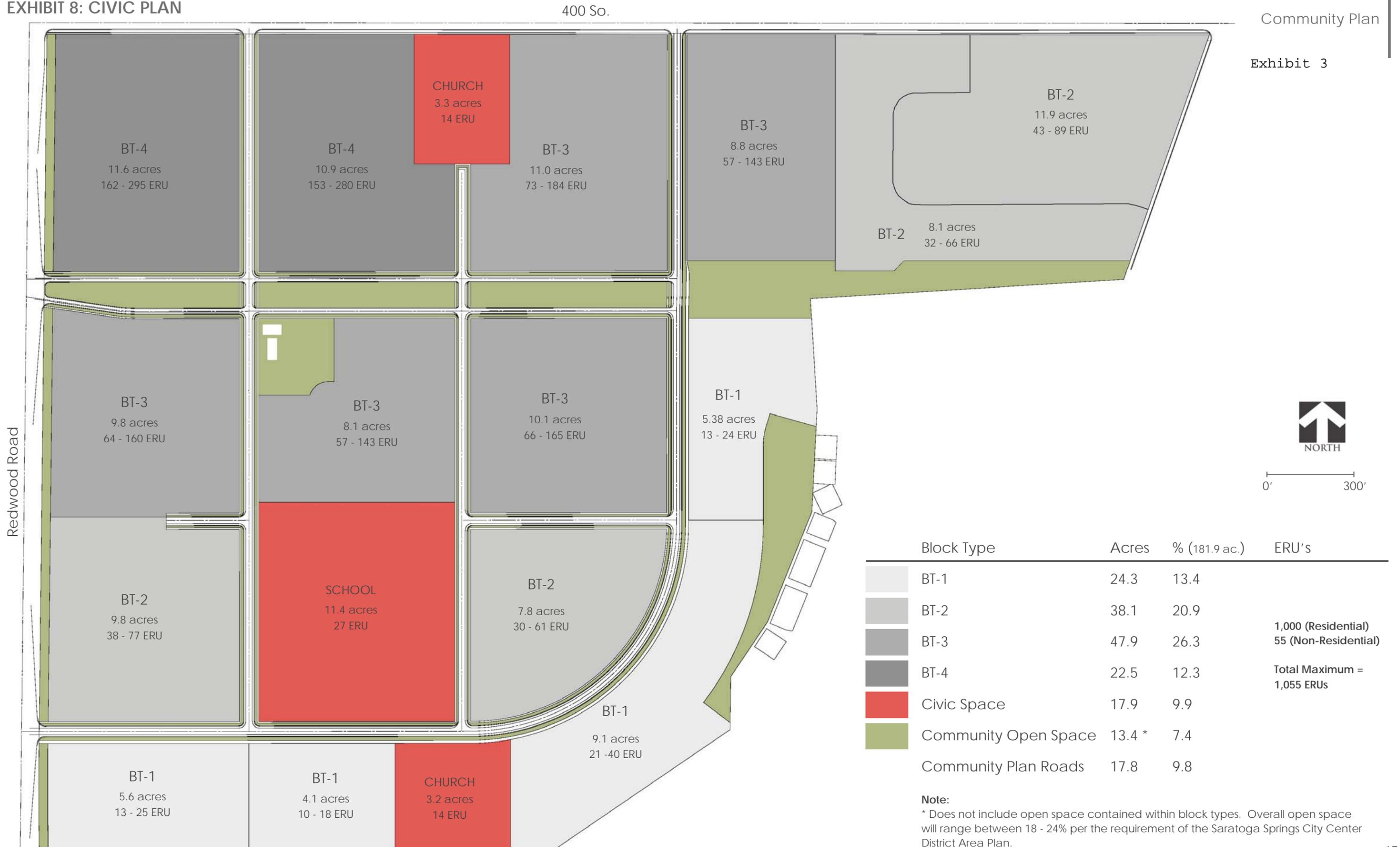
The applicant, D.R. Horton, has submitted an application for a Community Plan Amendment for the Legacy Farms Development located on the SE corner of the Redwood Rd/400 South intersection and continuing easterly to Saratoga Dr.

Recommendation

Staff recommends the approval of the community plan amendment subject to the following condition:

Condition:

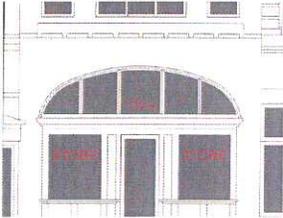
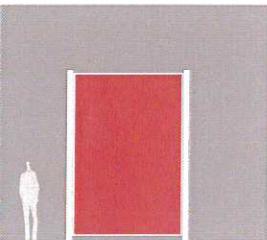
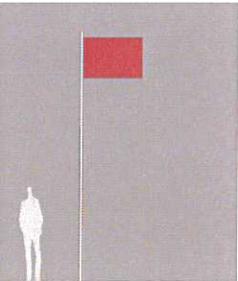
- A. Developer shall include the LOMR within the community plan amendment.



LEGACY FARMS

Community Plan

TABLE 20C - SIGNAGE STANDARDS

	T2	T3-R T3	T4-R T4-SL T4	T5-R	Specifications
<p>WINDOW SIGN</p> 	•	•	•	•	<p>Quantity: 1 per ground level window along defined frontage per Community Plan *</p> <p>Area: 100% of glass max</p> <p>Width: varies</p> <p>Height: varies</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: N/A</p> <p>Letter Height: 18 in max</p>
<p>SPECIAL USE</p> 	•	•	•	•	<p>Quantity: Up to 4 per Community Plan</p> <p>Area: 25 sq ft max ea. face</p> <p>Width: 10 ft max</p> <p>Height: 10 ft max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 30 ft to top of structure</p> <p>Letter Height: 36 in max</p>
<p>CONCIERGE SIGN</p> 	•	•	•	•	<p>Quantity: Up to 4 per location (not to exceed max aggregate area)</p> <p>Area: 100 sq ft max. (aggregate per location)</p> <p>Width: 25 ft max</p> <p>Height: 12 ft max</p> <p>Depth / Projection: 2 ft max depth</p> <p>Clearance: N/A</p> <p>Apex: 20 ft max</p> <p>Letter Height: N/A</p> <p>Details: Permitted at Special Use locations, upon application, for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval. Decorative wraps applied to construction/ storage trailers fall within this category.</p>
<p>TEMPORARY FLAG OR BANNER</p> 	•	•	•	•	<p>Quantity: 6 per lot *</p> <p>Area: 30 sq ft max per pole</p> <p>Width: 5 ft max</p> <p>Height: 8 ft max</p> <p>Depth / Projection: N/A</p> <p>Clearance: N/A</p> <p>Apex: 20 ft max</p> <p>Letter Height: N/A</p> <p>Details: Temporary signage is permitted upon application for a 9-month period. Sign permits may be extended for an additional 6-month period with Planning Director approval.</p>

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102 *Applies to clubhouse, sales center, and model homes

LEGACY FARMS

Community Plan

EXHIBIT 6: CONSTRAINTS MAP

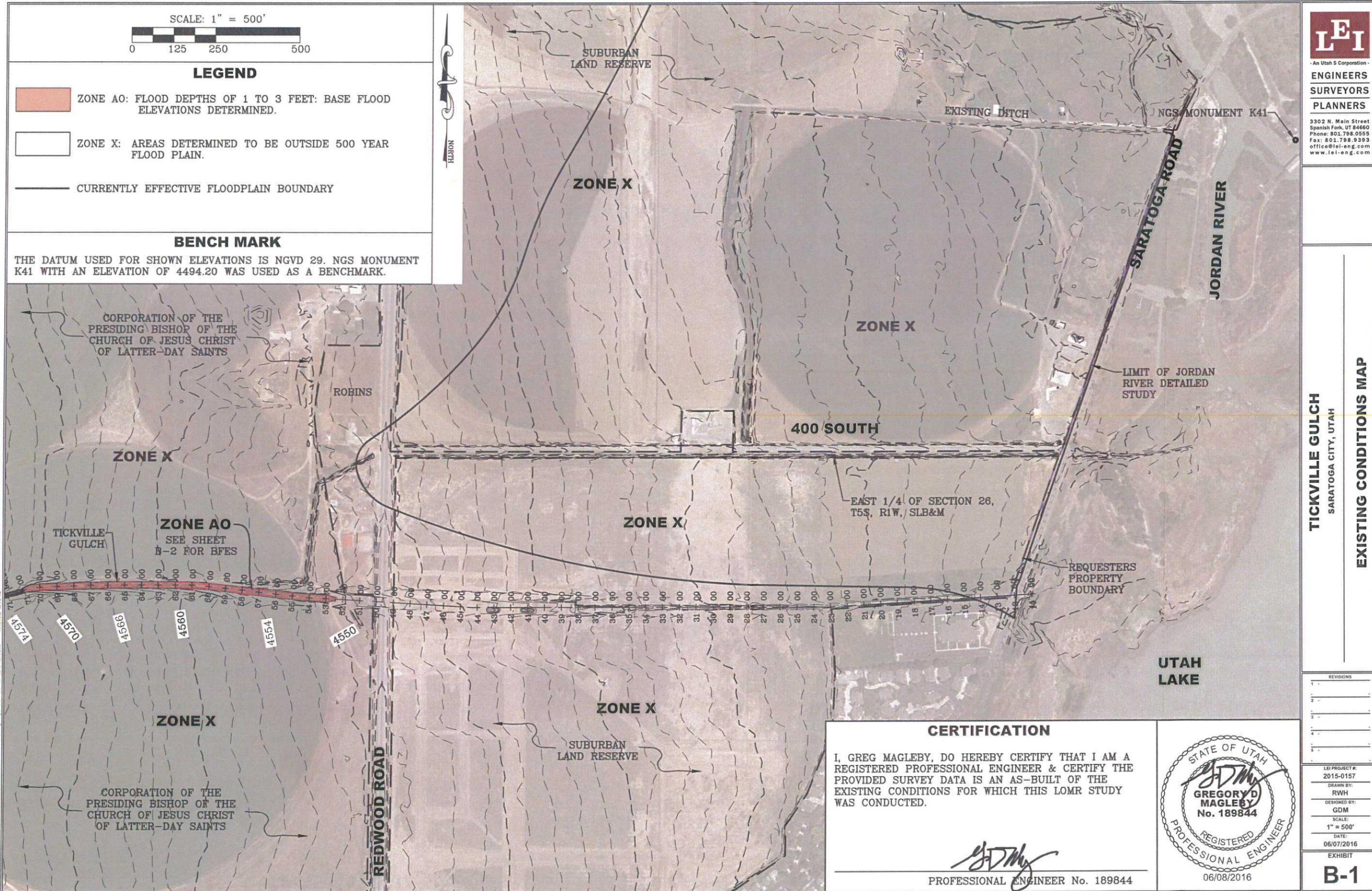
The graphic on the following page demonstrates the physical constraints that exist on the property. Mitigation measures for Tickville Gulch are discussed in the report prepared by Stantec on pages 100-101. Research conducted through the Central Region of the Utah Division of Wildlife Resources confirmed that there are no identified wildlife corridors on the property, and therefore no wildlife mitigation measures are required.

FLOOD PLAIN:

The developer shall be allowed to build in a flood plain if circumstances have been mitigated through FEMA and the City Engineer through a formal LOMAR. The City Engineer's signature on the LOMAR constitutes the City's acceptance that mitigation measures are complete. Construction and plat recording shall be allowed upon receipt of the LOMAR, and as long as the flood plain map has been revised to reflect Zone X or higher.

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EXHIBIT 6: CONSTRAINTS MAP

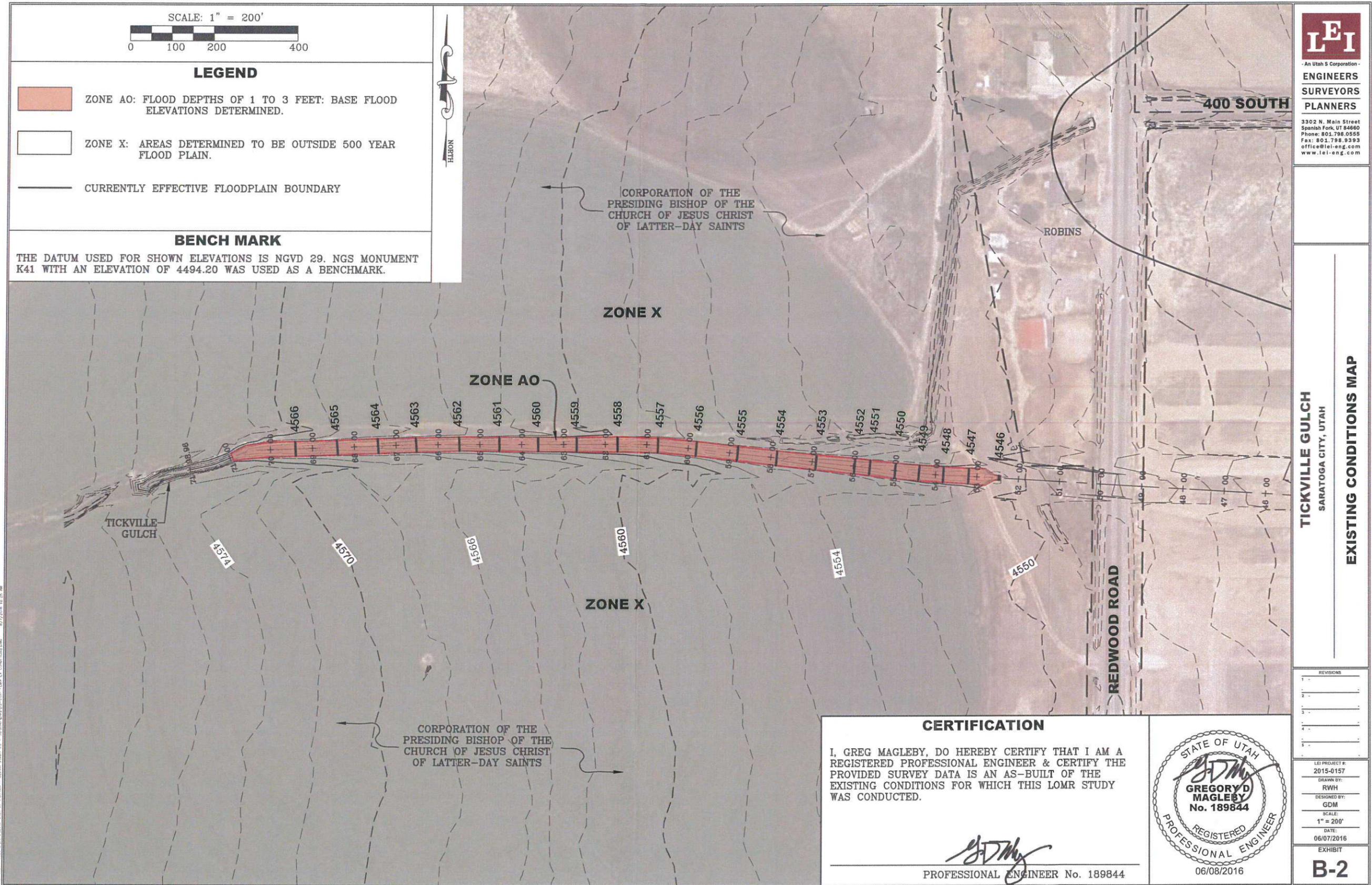


LEI
 - An Utah S Corporation -
ENGINEERS
SURVEYORS
PLANNERS
 3302 N. Main Street
 Spanish Fork, UT 84660
 Phone: 801.798.0555
 Fax: 801.798.9393
 office@lei-eng.com
 www.lei-eng.com

TICKVILLE GULCH
 SARATOGA CITY, UTAH
EXISTING CONDITIONS MAP

LEGACY FARMS

Community Plan



SCALE: 1" = 200'

LEGEND

- ZONE AO: FLOOD DEPTHS OF 1 TO 3 FEET: BASE FLOOD ELEVATIONS DETERMINED.
- ZONE X: AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN.
- CURRENTLY EFFECTIVE FLOODPLAIN BOUNDARY

BENCH MARK

THE DATUM USED FOR SHOWN ELEVATIONS IS NGVD 29. NGS MONUMENT K41 WITH AN ELEVATION OF 4494.20 WAS USED AS A BENCHMARK.

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TICKVILLE GULCH
SARATOGA CITY, UTAH
EXISTING CONDITIONS MAP

CERTIFICATION

I, GREG MAGLEBY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER & CERTIFY THE PROVIDED SURVEY DATA IS AN AS-BUILT OF THE EXISTING CONDITIONS FOR WHICH THIS LOMR STUDY WAS CONDUCTED.

Greg Magleby
PROFESSIONAL ENGINEER No. 189844

STATE OF UTAH
Greg Magleby
GREGORY D. MAGLEBY
No. 189844
REGISTERED PROFESSIONAL ENGINEER

06/08/2016

REVISIONS
1
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LEI PROJECT #: 2015-0157
DRAWN BY: RWH
DESIGNED BY: GDM
SCALE: 1" = 200'
DATE: 06/07/2016
EXHIBIT: **B-2**



Planning Commission Staff Report

Legacy Farms Village Plan 3 Plats 3A, 3B, 3C, 3D, and 3E

Preliminary Plats

Thursday, August 25, 2016

Public Hearing

Report Date:	Thursday, August 18, 2016
Applicant:	D.R. Horton
Owner:	D.R. Horton, Inc
Location:	~137 E. Legacy Parkway
Major Street Access:	Redwood Road and 400 South
Parcel Number(s) & Size:	Part of 66:058:0014; 39.79 acres
Parcel Zoning:	Planned Community (PC)
Adjacent Zoning:	PC and Low Density Residential (R-3)
Current Use of Parcel:	Agriculture
Adjacent Uses:	Agriculture, Residential
Previous Meetings:	None
Previous Approvals:	Annexation Agreement (2010) Rezone to PC zone (2010) City Center District Area Plan (2010) Community Plan and Village Plan 1 (PC 6/12/2014 and CC 7/1/2014) Village Plans 2, 3, 4, and 5 (PC 12/11/2401 and CC 1/6/2015) MDA (CC 1/6/2015) Village Plan 1 Plats 1A-1F (PC 3/12/2015 and CC 3/31/2015) Village Plan 2 Plats 2A-2B (PC 11/12/2015 and CC 12/1/2015) Village Plan 2 Plats 2C-2E (PC 11/12/2015 and CC 1/5/2016)
Type of Action:	Administrative
Land Use Authority:	City Council
Future Routing:	City Council
Author:	Kara Knighton, Planner I

A. Executive Summary:

The applicants are requesting approval of preliminary plats for the third set of five subdivision phases of the Legacy Farms project. These five plats cover Village Plan 3, and contain a total of

196 single family and multi-family units along with ~14 Equivalent Residential Units (ERUs) applied to a church site.

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, take public comment, review and discuss the proposed preliminary plats, and choose from the options in Section “H” of this report. Options include positive recommendations with conditions on all or some of the plats, continuance of all or some of the plats, or negative recommendations on all or some of the plats.

B. Background:

The City Center District Area Plan (DAP) was approved in 2010 following annexation of just under 3000 acres into the City. As part of the annexation agreement and DAP, the 2883 acres is approved and vested for 16,000 residential units and 10,000,000 square feet of non-residential density:

Land Use Table

Type of Land Use	Quantity
Residential Housing	16,000 Units
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(Note: the complete DAP can be found by visiting www.saratogaspringcity.com/planning then clicking on “Master Plans” and then “City Center District Area Plan.”)

1000 Equivalent Residential Units (ERU’s) of residential density and 55 ERUs of non-residential density were approved and allocated to the Legacy Farms CP, broken down into five Village Plans.

VP 1 Approved	48.94 acres	Max 341 ERUs	All Residential
VP 2	42.58 acres	Max 281 ERUs	239 Residential, ~41 Non-Residential (school, church)
VP 3	40.03 acres	Max 318 ERUs	304 Residential, ~14 Non-Residential (church)
VP 4	28.11 acres	Max 173 ERUs	All Residential
VP 5	22.27 acres	Max 131 ERUs	All Residential (age-restricted community)
Total:	181.93	1244*	1189 Residential*, ~55 Non-Residential

Of the 1055 ERUs, a maximum of 304 residential units and ~14 non-residential units were approved within VP3; the next step in development of any units is approval of a subdivision plat or plats.

C. Review:

Place Type

The CP designates the entire ~182 acre Legacy Farms development as Traditional Neighborhood, which is described in the DAP as follows:

TRADITIONAL NEIGHBORHOOD

Range of Average Dwelling Units/Acre	5-32 du/ac
Range of Average FAR	0.47-1.04
Range of Open Space	18 - 24%

Open Space Types:

- Plaza
- Entrance park
- Pocket park
- Neighborhood park
- Community park
- Regional park
- School park
- Sports complex
- Special use
- Community garden
- Parkway (Boulevard)
- Greenway

The “ingredients” that make up a Traditional Neighborhood:

Traditional neighborhoods in this district are medium-density residential areas typically comprised of many small lot single-family dwellings, some townhomes and small scale apartments. Houses in these neighborhoods are close enough to the street to encourage interaction among neighbors and create a “front porch” culture. Houses are closer together and on smaller lots than in a master planned subdivision. There are small neighborhood serving parks and connections to trails. Street connectivity is relatively favorable, allowing for a walkable environment and transit options. On-street parking slows traffic and creates a buffer between traffic and pedestrians on the sidewalks.

Density

The CP was approved with a maximum density of 1055 ERUs, with additional limits on a block-by-block basis. VP 3 assigned a maximum of 304 residential units and ~14 non-residential units to the plan, with additional limits on a more detailed block basis. The current application is for 196 residential units, within the maximum of 304 permitted in VP 3.

Unit/ Products Types

VP 3 contains the following product types for platting:

- 10,000 sq. ft. lots (minimum required 9,000 sq. ft.)
- 8,000 sq. ft. lots (minimum required 7,200 sq. ft.)
- 6,000 sq. ft. lots (minimum required 5,100 sq. ft.)
- Cottage Lots
- Rear-Loaded Townhomes
- Shared Lane Townhomes
- Twin Home Lots
- Church lot

D. Specific Request:

The application contains preliminary plats for a total of 196 units and ~14 nonresidential ERUs. The 196 single-family and multi-family units are below the potential maximum of 304 Residential units approved in VP3. The 196 units are broken down into five plats, outlined below.

Plat 3-A:

- 30 single-family lots
 - Product type:
 - 10,000 sq. ft. lots (minimum 9,000 sq. ft.) = 15
 - 8,000 sq. ft. lots (minimum 7,200 sq. ft.) = 15

- 1 Open Space Parcels

Plat 3-B:

- 56 single-family lots
 - Product type:
 - 10,000 sq. ft. lots (minimum 9,000 sq. ft.) = 8
 - 8,000 sq. ft. lots (minimum 7,200 sq. ft.) = 18
 - 6,000 sq. ft. lots (minimum 5,100 sq. ft.) = 12
 - Cottage lots (minimum 3,400 sq. ft.) = 18
- 2 Open space parcels
- Note: The Plat shows 16 8,000 sq. ft. and 14 6,000 sq. ft. lots; however, the applicant has proposed that two of the 6,000 sq. ft. lots be adjusted to 8,000 sq. ft. lots as reflected in the product type breakdown above.

Plat 3-C:

- 42 single-family lots
 - Product type:
 - Cottage lots (minimum 3,400 sq. ft.) = 34
 - Twin Home lots (minimum 3,870 sq. ft.) = 8
- 1 Open Space parcel

Plat 3-D:

- 50 single family lots and multi-family units
 - Product type:
 - Cottage lots (minimum 3,400 sq. ft.) = 8
 - Shared Lane Townhomes = 42
- 1 Open Space parcel

Plat 3-E:

- 18 multi-family units
 - Product type:
 - Shared Lane Townhomes = 18
- 2 Open Space parcels
- 1 Church lot

- E. Community Review:** This item has been noticed as a public hearing in the *Daily Herald*; and mailed notice sent to all property owners within 300 feet. As of the date of this report, no public input has been received.

F. General Plan:

The General Plan Land Use map identifies this area as Planned Community, which states:

- k. **Planned Community.** The Planned Community designation includes large-scale properties within the City which exceed 500 acres in size. This area is characterized by a mixture of land uses and housing types. It is subject to an overall Community Plan that contains a set of regulations and guidelines that apply to a defined geographic area. Required Village Plans contain regulations that apply to blocks of land and provide specific development standards, design guidelines, infrastructure plans and other elements as appropriate. Development in these areas shall contain landscaping and recreational features as per the City's Parks, Recreation, Trails, and Open Space Element of the General Plan.

The 2883 acre DAP was approved in 2010 in compliance with the General Plan and the intent of the Planned Community designation. Multi-family development was also approved as part of the DAP, and was therefore vested prior to Proposition 6, which limited some types of future multi-family housing.

The CP was approved in 2014 and VP3 was approved on January 6, 2015 and found to be in compliance with the DAP; the CP includes trail connections and parks in compliance with the related master plans. Both were found to be consistent with the General Plan.

G. Code Criteria:

The property is zoned PC, and is subject to the standards and requirements in Section 19.26 of the Code, and its several sub-section.

19.26.04 – Uses Permitted within a Planned Community District

- The application includes single family and multi-family homes, parks, a church lot, and trails. All of these uses are permitted in the PC zone and are subject to the more specific criteria in the CP and VP 3.

CP and VP 3 Standards

The CP outlines high-level standards for the development; while VP 3 calls out more specific standards, the plats are still subject to any specifics in the CP. Lot sizes, lot frontages, lot widths, and setback are identified in VP 3 on a product-type basis. The applicable pages from VP 3 for each product type contained in the proposed plats are attached.

- Thoroughfare types and widths: **Complies.** All thoroughfares are included in the CP or VP.
- Block types and density ranges: **Complies.** Each plat is below the maximum density permitted in each Block Type and Transect Zone.
- Intersection types: **Complies.** All intersections are included in the CP or VP.

- Community level pedestrian plans: **Complies**. Proposed pedestrian connections are included.
- Landscaping standards: **Can comply**.
 - Landscaping plans shall be resubmitted and shall comply with the CP and VP. Staff will verify compliance.
- Open space types: **Complies**. Each type of open space contained in the plats corresponds to a type in the CP and VP.
- Setbacks and product types: **Complies**. Setbacks have been measured for compliance with the appropriate T-zone.
- General architectural categories: **TBD** and will be verified at time of building permit(s) issuance.
- Plat contents: **Complies with conditions**.
 - Plat 3-A, the total number of building lots on the data table does not match the boundary description.

Staff has provided the applicant with corrections to meet the requirements of the CP, City Code, and VP 3, including but not limited to the list below:

- Update plat 3-A so that the data table and boundary description match.
- Provide photometric plans- will be included in resubmittal of complete construction plans. Staff will verify.
- All changes and additional information required by the City Engineer

Floodplain

A portion of the proposed development is currently in a Special Flood Hazard Area (SFHA). This area is subject to the management regulations of the National Flood Insurance Program (NFIP) and Chapter 18.02 of the City code. The applicants have submitted a Letter of Map Revision (LOMR) application to FEMA for revision to the floodplain maps, based upon recently constructed infrastructure designed to channel floodwaters and protect the development area. Until this area is removed by FEMA from the NFIP maps through the LOMR process, the applicants must comply will all provisions of the NFIP program and Chapter 18.02 of the City Code.

The NFIP requires any development within the SFHA have a comprehensive engineering analysis completed. This analysis must be supported by technical data and signed by a registered professional engineer and include a determination of the Base Flood Elevation (BFE) and the impact to the floodplain that the proposed improvements would have. Any structures within the SFHA would be required to have the lowest finished floor a minimum of 1-ft above the BFE.

The applicants have applied for a CP amendment that would allow them to build horizontal improvements in the floodplain without meeting NFIP, SFHA, and Code compliance. This would be done at their own risk as the City will not issue Certificates of Occupancy without the floodplain being removed. If the floodplain is not removed the developer would be required to retrofit the improvements to meet NFIP, SFHA, and Code compliance.

H. Recommendation and Alternatives:

Staff recommends that the Planning Commission conduct a public hearing on the proposed plats, take public comment, review and discuss the proposed plats, and choose from the options below for each plat. Separate motions will be needed if different actions are taken on individual plats.

Option 1 – Positive Recommendation(s) on some or all of the plats

“I move to forward a positive recommendation to the City Council for the Legal Farms Plats [3A, 3B, 3C, 3D, and 3E] with the Findings and Conditions in the Staff Report.”

Findings

1. With required conditions, the applications are consistent with the guiding standards in the Legacy Farms Community Plan as outlined in Section “F” of this report, which section is hereby incorporated by reference. Specifically, the density, unity types, block types, thoroughfares, and other standards are expressly as contained in the Community Plan.
2. With required conditions, the applications are consistent with the specific standards in the Legacy Farms Village Plan 3 as outlined in Section “G” of this report, which section is hereby incorporated by reference. Specifically, the layout, product types, open space, setbacks, and other standards are compliant with the Village Plan.

Conditions:

1. All conditions of the City Engineer shall be met, including but not limited to those in the Staff report in Exhibit “1”.
 2. The CP amendment to allow horizontal improvements in the floodplain shall be approved. Otherwise, no construction drawings for lots in the identified flood plain shall be approved, nor final plats recorded for such lots, until such time as the floodplain map is amended to remove the lots from the floodplain, or the construction drawings are amended to contain all required items for development in a floodplain.
 3. If the CP amendment is approved, horizontal improvements are made and the floodplain is not removed the developer shall retrofit all improvements to comply with Code, SFHA, and NFIP requirements.
 4. All requirements of the Fire Chief shall be met.
 5. Plat 3-A shall updated so that the data table and boundary description match.
 6. All buildings over 35’ in height must be fully sprinkled and meet all additional Fire and Building Department requirements.
 7. New landscaping plans shall be submitted and shall comply will the CP and VP. Staff will verify compliance.
 8. Provide photometric plans- will be included in resubmittal of complete construction plans. Staff will verify.
 9. All Code, CP, and VP requirements shall be met.
 10. Any other conditions or changes as articulated by the Planning Commission:
-

Option 2 - Continuance

The Planning Commission may also choose to continue the item. “I move to **continue** the Legacy Farms Plats [3A, 3B, 3C, 3D, and 3E] to another meeting on [DATE], with direction to the applicant and Staff on information and / or changes needed to render a decision, as follows:

1. _____
2. _____

Alternative 2 – Negative Recommendation(s)

The Planning Commission may also choose to forward a negative recommendation to the City Council. “I move to forward a negative recommendation to the City Council for the Legacy Farms Plats [3A, 3B, 3C, 3D, and 3E] with the Findings below:

1. The plats are not compliant with the Legacy Farms Community Plan, as articulated by the Planning Commission: _____
2. The plats are not compliant with the Legacy Farms Village Plan, as articulated by the Planning commission: _____
3. _____.

I. Attachments:

1. City Engineer’s Report (pages 9-11)
2. Location & Zone Map (page 12-13)
3. Approved CP Layout (page 14)
4. Approved VP 3 Layout (page 15)
5. Conceptual Lotting Plan (page 16)
6. Plat 3-A (page 17-18)
7. Plat 3-B (page 19-20)
8. Plat 3-C (page 21-22)
9. Plat 3-D (page 23-24)
10. Plat 3-E (page 25)
11. T-zones (page 26-30)
12. Proposed Landscape Plan (page 31-33)
13. Product Type Pages from VP 3 (page 34-42)
14. Complete CP: www.saratogaspringscity.com/planning, then “Pending Applications” under “Recently Finalized”
15. Complete VP 3: www.saratogaspringscity.com/planning, then “Pending Applications” under “Recently Finalized”

Planning Commission Staff Report

Author: Gordon Miner, City Engineer

Subject: Legacy Farms Village Plan 3 Plats 3A, 3B, 3C, 3D, and 3E

Date: August 18, 2016

Type of Item: Preliminary Plat Approval



Description:

A. Topic: The Applicant has submitted a preliminary plat application. Staff has reviewed the submittal and provides the following recommendations.

B. Background:

Applicant: D.R. Horton

Request: Preliminary Plat Approval

Location: SE corner intersection of Redwood and 400 South, to Saratoga Dr.

Acreage: 39.79 acres - 196 lots

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

D. Conditions:

A. The developer shall prepare final construction drawings as outlined in the City's standards and specifications and receive approval from the City Engineer on those drawings prior to commencing construction.

A. The Preliminary Plats and Final Plats and Construction Drawings shall be compliant with the approved Community Plan and Village Plan for this area as well as with the City's existing Master Plans including the Transportation Master Plan, the Parks, Trails, and Open Space Master Plan, as well as the City's utility master plans including the Culinary Water, Secondary Water, Sewer, and Storm Drain Master Plans.

B. Developer shall complete all recommendations of the submitted Traffic Impact Study prepared by Hales Engineering applicable to this phase of the project.

C. A portion of the proposed development is currently in a Special Flood Hazard Area (SFHA). This area is subject to the management regulations of the National Flood Insurance Program (NFIP) and Chapter 18.02 of the City Code. A LOMR to remove this area from the Flood Plain will be required through FEMA before any lots can be recorded in any area currently shown within the FEMA 100-yr flood plain including

Zone "A" which is identified as those areas having a 1% annual chance flood event with no defined base flood elevation.

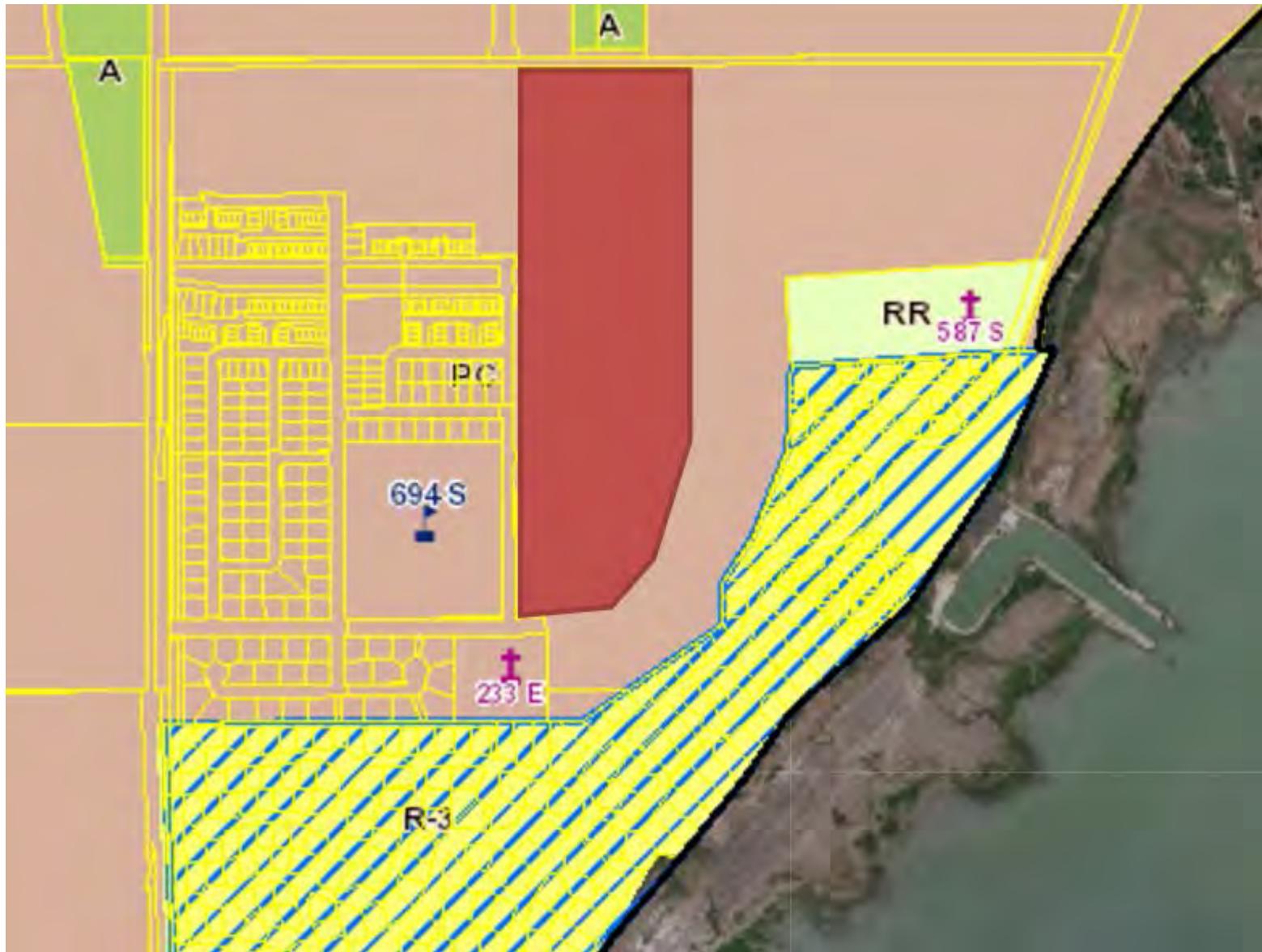
- D. Final plats and plans shall include an Erosion Control Plan that complies with all City and UPDES storm water permit requirements. Project must meet the City Ordinance for Storm Water release (0.2 cfs/acre for all developed property) and shall identify an acceptable location for storm water detention. All storm water must be cleaned as per City standards to remove 80% of Total Suspended Solids and all hydrocarbons and floatables.
- E. All roads shall comply with the City's TMP be designed and constructed to City and AASHTO standards, and shall incorporate all geotechnical recommendations as per the applicable soils report. Road cross sections shall match either the ones in the City's adopted Engineering Standards and Specifications or the Community Plan/Village Plan and must also comply with International Fire Code requirements. Intersection spacing along 400 south and on all internal roads shall comply with the spacing standards identified in the City's adopted TMP or as otherwise specified in the community or village plan.
- F. Road names and coordinates shall comply with current City ordinances and standards.
- G. Developer shall provide a finished grading plan for all roads and lots and shall stabilize and reseed all disturbed areas.
- H. Developer shall provide plans for and complete all improvements within pedestrian corridors.
- I. No parking stalls are permitted in the public ROW. On-street parking parallel to the roadway/curb may be permitted where not specifically prohibited, but any parking area constructed adjacent to the public ROW may only install a drive approach within the public ROW with all portions of the parking area and stalls completely outside of the ROW.
- J. Meet all engineering conditions and requirements as well as all Land Development Code requirements in the preparation of the final plat and construction drawings. All application fees are to be paid according to current fee schedules.
- K. Developer shall provide end of road and end of sidewalk signs per MUTCD at all applicable locations.
- L. Project trails and open space designs shall comply with the Community Plan or the City's adopted Parks, Recreation, Trails, and Open Space Master Plan if not specifically addressed in Community Plan.
- M. Park strips less than 9' in width shall only be planted with trees appropriate for

narrow areas and that will not damage the sidewalk as they grow. Trees shall be located in areas that do not conflict with driveways or other points of access.

- N. Open Space areas that will be maintained by the City must be designed in accordance with City Standards and the City's Engineering Standards and Specifications.
- O. Developer shall prepare and submit signed easements for all public facilities not located in the public right-of-way. Sewer and storm drains shall be provided with a minimum of 20' wide easements and water and irrigation lines a minimum of 10' wide easements centered on the facility. Utility lines may not be closer than 10' apart from each other or from any structure. Developer shall provide 12' access roads and 20' wide access easements to any location where access is required outside the ROW such as sewer or storm drain manholes. Utility mains outside of the ROW shall be located in common or dedicated open space acres and shall not be located in private lots and must be a minimum of 20' from any building or structure. Such easements must be recorded prior to receiving occupancy on any unit in the plat with which the easement is associated.
- P. All street lighting and any other lighting proposed to be dedicated to and maintained by the City shall comply with the current City standards and specifications. All lighting shall be full-cutoff style and meet all other City and IESNA standards.
- Q. 400 South street light spacing shall follow City standards and include the existing streetlight pole locations on the North side of 400 South in the designed spacing layout.
- R. Project shall comply with all ADA standards and requirements.
- S. Utilities including water, irrigation, sewer and storm drain and shall not be located within any lot residential lot boundary (except for laterals).
- T. Lots shall not contain any sensitive lands; all sensitive lands must be placed in protected open space.
- U. Secondary and Culinary Water Rights must be secured from or dedicated to the City with each plat proposed for recordation compliant with current City Code. Prior to acceptance of water rights proposed for dedication, the City shall evaluate the rights proposed for conveyance and may refuse to accept any right that it determines to be insufficient in annual quantity or rate of flow or has not been approved for change to municipal purposes within the City or has not been approved for diversion from City-owned waterworks by the State Engineer.
- V. Developer shall provide plans for and complete all improvements within pedestrian corridors.

Exhibit 2

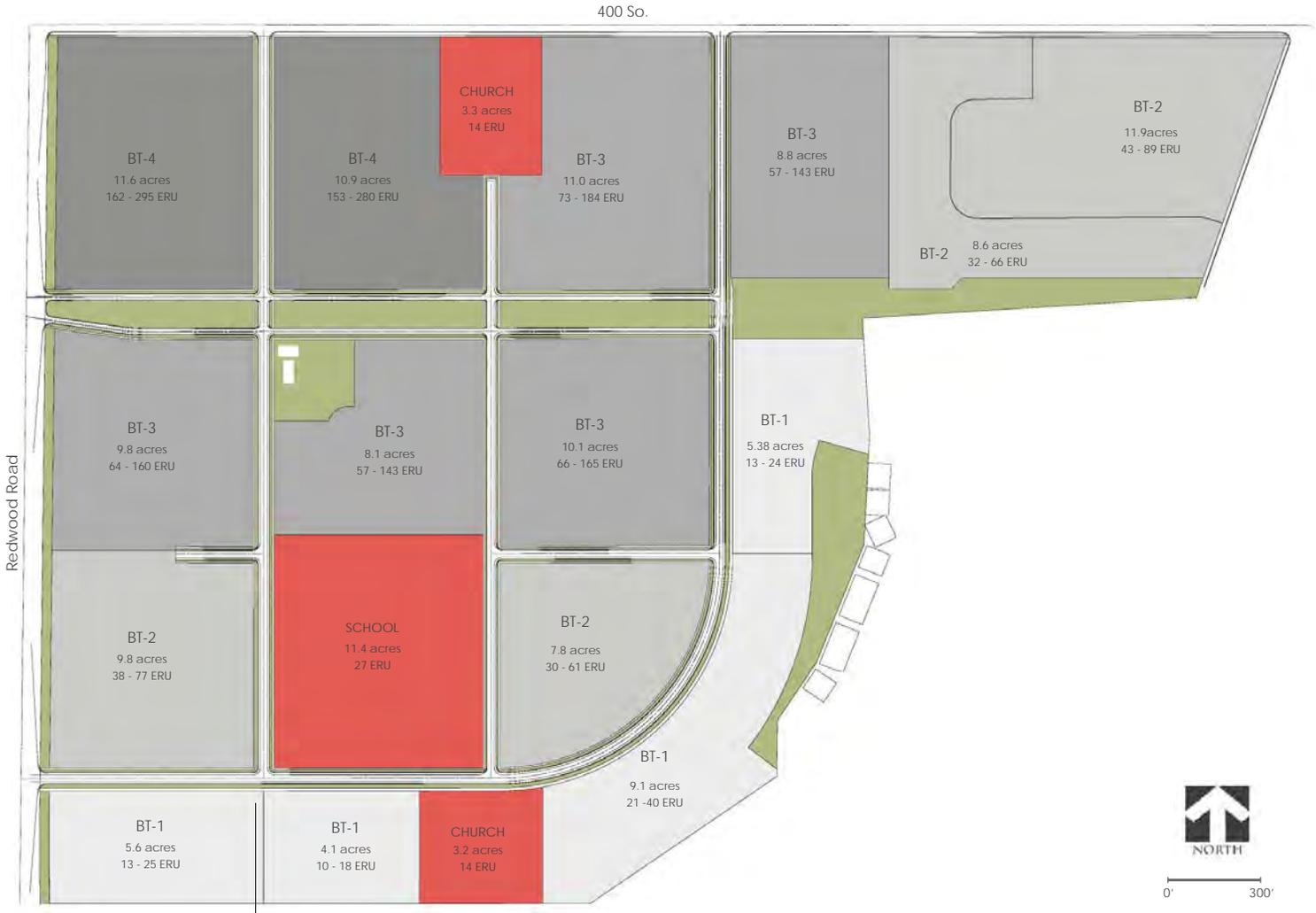




LEGACY FARMS

Village Plan #3

Community Plan



Block Type	Acres	% (181.9 ac.)	ERU's
BT-1	24.3	13.4	
BT-2	38.1	20.9	
BT-3	47.9	26.3	1,000 (Residential) 55 (Non-Residential)
BT-4	22.5	12.3	
Civic Space	17.9	9.9	
Community Open Space	13.4 *	7.4	
Community Plan Roads	17.8	9.8	
			Total Maximum = 1,055 ERUs

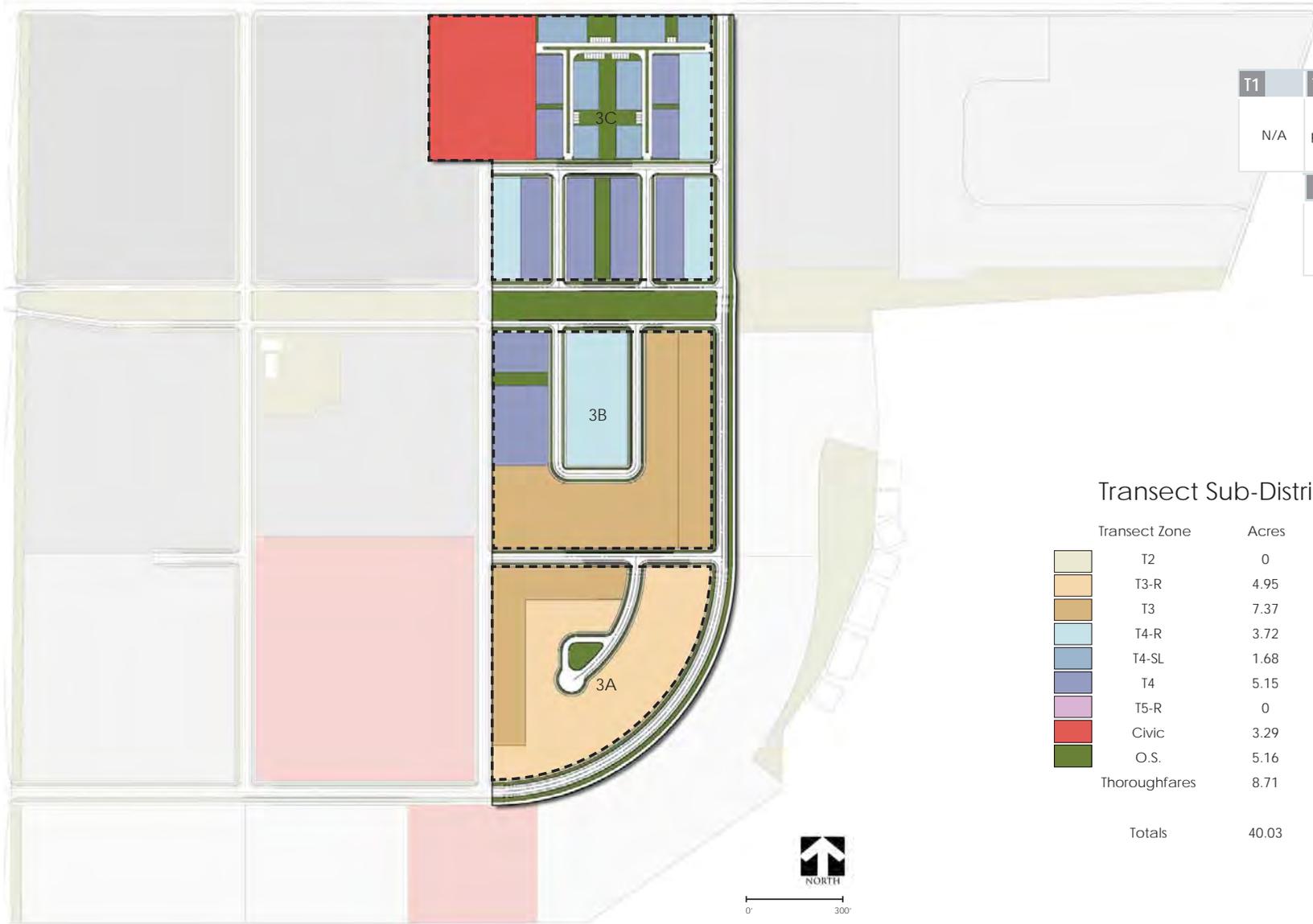
Note:

* Does not include open space contained within block types. Overall open space will range between 18 - 24% per the requirements of the Saratoga Springs City Center District Area Plan

EXHIBIT 4: VILLAGE PLAN 3

LEGACY FARMS

Village Plan 3



T1	T2	T3	T4	T5R
N/A	4 ERU per gross acre	10 ERU per gross acre	24 ERU per gross acre	28 ERU per gross acre
T3R	T4R	T4SL		
8 ERU per gross acre	12 ERU per gross acre	24 ERU per gross acre		

Transect Sub-District Assignments

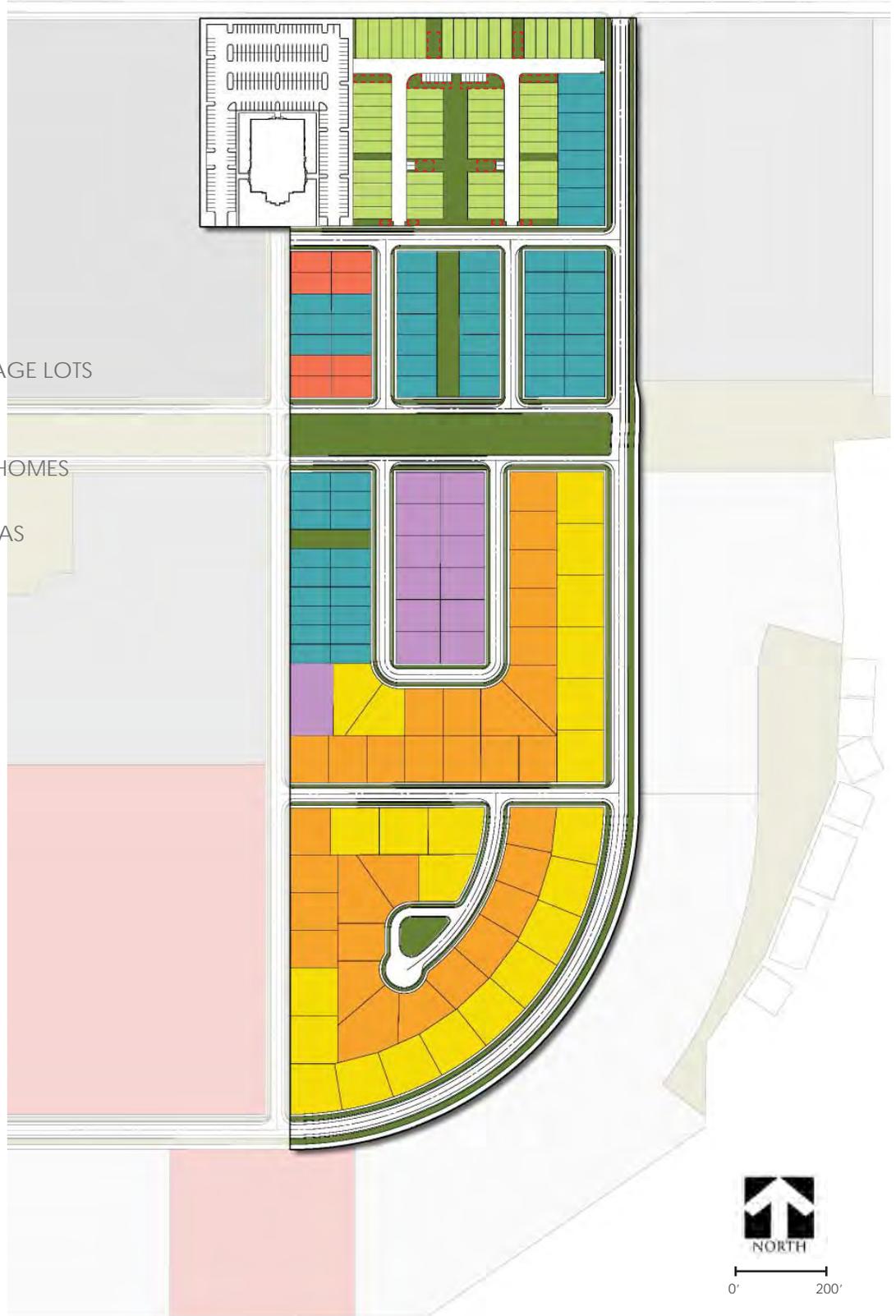
Transect Zone	Acres	% of Gross Area	Max. ERU
T2	0	0%	
T3-R	4.95	12%	
T3	7.37	19%	
T4-R	3.72	9%	
T4-SL	1.68	4%	
T4	5.15	13%	
T5-R	0	0%	
Civic	3.29	8%	
O.S.	5.16	13%	
Thoroughfares	8.71	22%	
Totals	40.03	100%	

Total Maximum = 318 ERU's



LEGACY FARMS - VILLAGE PLAN 3 CONCEPTUAL LOTTING PLAN

- PRODUCT
-  10,000 S.F. LOTS
 -  8,000 S.F. LOTS
 -  6,000 S.F. LOTS
 -  REAR-LOADED COTTAGE LOTS
 -  COTTAGE LOTS
 -  TWIN HOME LOTS
 -  SHARED LANE TOWNHOMES
 -  SNOW STORAGE AREAS



LEGACY FARMS PLAT 3-A

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLAT NOTES:

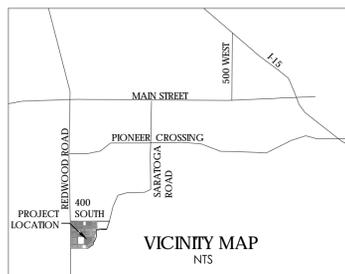
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON _____ DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT NO. _____, WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS, AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC & R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDED ENGINEERING DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH GEOSTRATA (GEOTECHNICAL ENGINEER) AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY DEFICIENCY OR OMISSION OF INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLATS AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- OPEN SPACE PARCEL 28 (OS 28) IS RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
- ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 3.
- OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 3.
- COMMON AREAS AND LIMITED COMMON AREAS ARE UTILITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
- ALL LOTS AND PARCELS FALL WITHIN ZONE X AS SHOWN ON FEMA MAP COMMUNITY PANEL NUMBER 4902500115 A, EFFECTIVE DATE JULY 17, 2002.

DATA TABLE	
I - TOTAL PROJECT AREA	10.37 AC
II - TOTAL NUMBER OF BUILDING LOTS	30
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only) - Square footage of MAIN LEVEL	60
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	60
a. Required Guest Parking	7.5
b. Guest Parking in 18' driveways	60
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSACE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.14 AC
VIII - a(1) - PRIVATE COMMON AREAS	0.00 AC
VIII - a(2) - PARK STRIPS	0.81 AC
VIII - b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	0.95 AC
Percentage of Prescribed Area Open Space	15 %
Percentage of Applicable (TOTAL) Area Open Space	9.16 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	2.89

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	741.00	853.40	65°59'13"	S34°27'17"W	807.01'
C2	741.00	90.05	6°57'46"	S75°52'45"W	90.00'
C3	667.00	117.88	10°07'35"	S84°25'25"W	117.73'
C4	13.00	13.56	59°44'35"	N00°04'40"E	12.95'
C5	413.00	102.02	14°09'14"	N25°07'45"E	101.77'
C6	413.00	96.52	13°23'25"	N09°21'25"E	96.30'
C7	57.00	41.54	41°45'13"	N69°04'21"E	40.62'
C8	57.00	36.95	37°08'13"	N29°37'38"E	36.30'
C9	57.00	11.00	11°03'23"	N05°31'50"E	10.98'
C10	667.00	104.90	9°00'40"	N84°58'53"E	104.79'
C11	57.00	89.48	89°56'49"	S44°58'33"W	80.57'
C12	3.00	6.71	128°14'05"	S25°56'07"E	5.40'
C13	437.00	422.28	55°21'56"	S27°37'55"W	406.04'
C14	413.00	198.54	27°32'39"	N16°28'03"E	196.64'
C15	467.00	393.37	48°15'45"	N28°28'46"E	381.85'
C16	12.00	8.22	39°14'54"	S30°59'12"W	8.06'
C17	52.00	185.09	203°58'08"	S69°40'10"E	101.74'
C18	467.00	71.73	8°48'03"	N46°12'37"E	71.66'
C19	467.00	89.20	10°56'40"	N36°20'16"E	89.07'
C20	12.00	7.39	35°17'46"	N17°39'01"E	7.28'
C21	52.00	14.51	15°59'05"	N27°18'22"E	14.46'
C22	52.00	54.31	59°50'40"	N10°36'31"W	51.88'
C23	467.00	79.96	9°48'37"	N25°57'37"E	79.86'
C24	467.00	80.37	9°51'36"	N16°07'31"E	80.27'
C25	467.00	72.11	8°50'49"	N05°46'18"E	72.04'
C26	52.00	39.66	43°41'40"	S62°22'41"E	38.70'

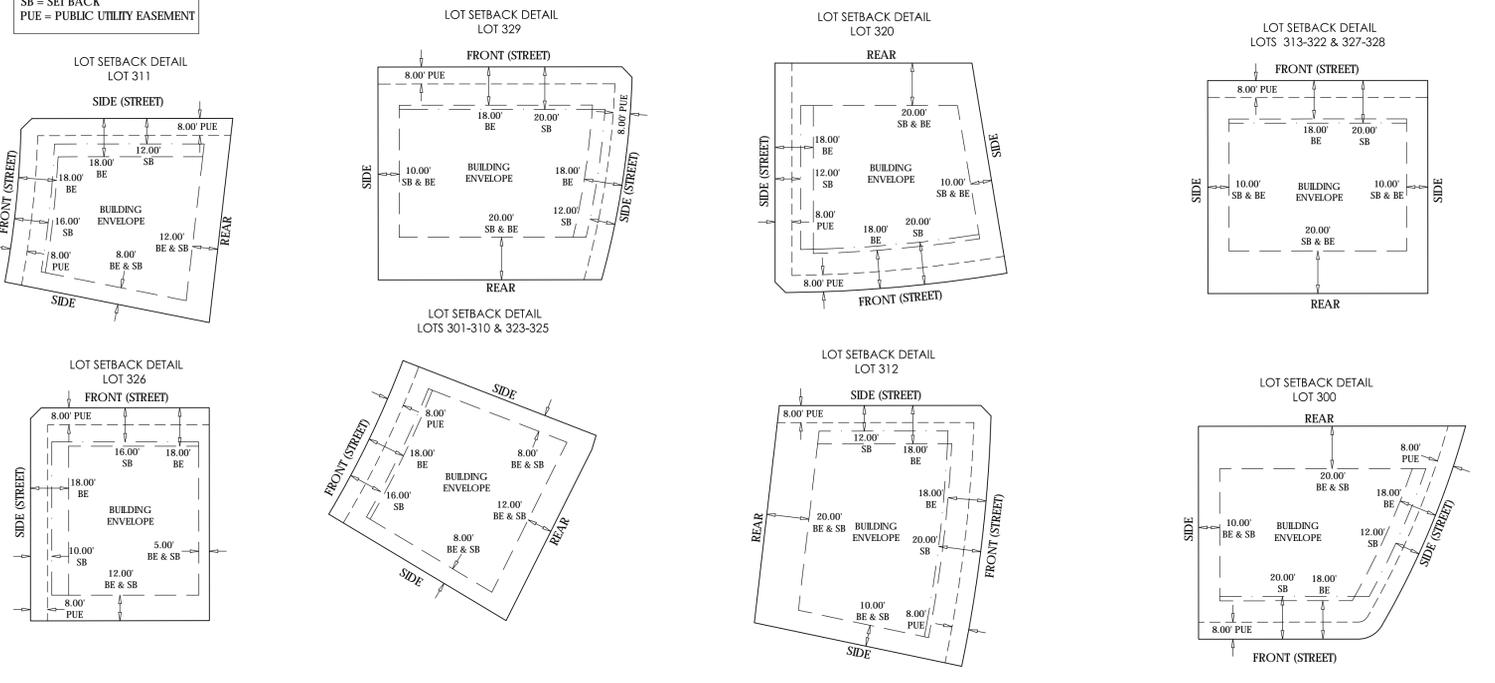
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C27	52.00	63.53	69°59'53"	N00°46'33"E	59.65'
C28	52.00	13.08	14°24'51"	N18°34'11"E	13.05'
C29	667.00	118.51	10°10'40"	S08°43'08"W	118.36'
C30	667.00	115.81	9°56'52"	S16°46'59"W	115.66'
C31	667.00	115.30	9°54'15"	S26°42'32"W	115.15'
C32	667.00	904.90	77°43'54"	N40°29'41"E	837.08'
C33	667.00	114.76	9°51'27"	S35°25'23"W	114.61'
C34	667.00	114.20	9°48'34"	S49°25'24"W	114.06'
C35	667.00	113.64	9°45'42"	S56°12'32"W	113.50'
C36	667.00	113.09	9°42'54"	S63°56'50"W	112.96'
C37	667.00	99.60	8°33'21"	S75°04'57"W	99.51'
C38	700.00	951.72	77°53'58"	S40°24'39"W	880.09'
C39	667.00	12.98	1°06'54"	S79°55'03"W	12.98'
C40	14.00	21.98	89°56'40"	N44°58'33"E	19.79'
C41	424.00	86.05	11°57'43"	S43°59'54"W	85.91'
C43	18.00	40.90	130°11'23"	N65°05'35"W	32.65'
C44	700.00	969.54	79°21'30"	N39°40'53"E	893.88'
C45	700.00	19.87	1°57'35"	S00°48'56"W	19.87'
C46	700.00	949.67	77°43'54"	S40°29'41"W	878.50'
C47	700.00	17.82	1°27'32"	S00°43'54"W	17.82'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	4.93	S00°00'00"W	L14	7.07	N44°58'33"E
L2	7.07	S45°01'27"E	L15	5.00	N89°56'57"E
L3	4.00	N89°56'57"E	L16	54.00	N00°00'00"E
L4	54.00	S00°08'24"W	L17	7.07	N44°58'33"E
L5	4.00	S89°56'57"W	L18	5.00	N00°00'00"E
L6	7.15	S45°36'31"W	L19	6.92	N43°52'04"W
L7	7.21	S25°46'56"W	L20	15.45	S00°03'03"E
L8	4.00	S20°04'38"E	L21	7.20	N45°59'43"E
L9	54.00	S69°55'22"W	L22	49.29	N00°00'00"E
L10	4.00	N20°04'38"W	L23	6.98	S44°19'05"E
L11	7.21	N63°56'11"W	L24	38.84	N00°00'00"E
L12	74.00	N10°38'22"W	L25	16.10	N00°00'00"E
L13	7.05	N45°08'33"W	L26	33.97	N00°00'00"E



LOT DETAIL NOTES:
 BE = BUILDING ENVELOPE
 SB = SET BACK
 PUE = PUBLIC UTILITY EASEMENT

TYPICAL SETBACK & P.U.E. DETAILS



SURVEYOR'S CERTIFICATE

I, Shawn R. Vernon, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 8744084, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point which is South 00°33'28" West 1650.32 feet, along the Section Line, and West 403.54 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 4.93 feet; thence South 45°01'27" East 7.07 feet; thence North 89°56'57" East 4.00 feet; thence South 00°08'24" West 54.00 feet; thence South 89°56'57" West 4.00 feet; thence South 45°36'31" West 7.15 feet to a point on the arc of a 741.00 foot radius curve to the left; thence Southwesterly 853.40 feet along said arc, through a central angle of 65°59'13", (chord bears South 34°27'17" West 807.01 feet); thence South 23°46'56" West 7.21 feet; thence South 20°04'38" East 4.00 feet; thence South 69°55'22" West 54.00 feet; thence North 20°04'38" West 4.00 feet; thence North 63°56'11" West 7.21 feet to a point on the arc of a 741.00 foot radius curve to the left; thence Southwesterly 90.05 feet along the arc of said curve, through a central angle of 6°57'46", (chord bears South 75°52'45" West 90.00 feet) to the east boundary line of Legacy Farms Plat 2A; thence along said east boundary line the following seven (7) courses: (1) North 10°38'22" West 74.00 feet to a point on the arc of a 667.00 non-tangent curve to the left, (2) Southwesterly 117.88 feet along said arc, through a central angle of 10°07'35", (chord bears South 84°25'25" West 117.73 feet), (3) North 45°08'53" West 7.05 feet, (4) North 00°00'08" East 642.45 feet, (5) North 44°58'33" East 7.07 feet, (6) North 89°56'57" East 5.00 feet, (7) North 00°00'08" East 54.00 feet; thence North 89°56'57" East 651.00 feet; thence North 44°58'33" East 7.07 feet; thence North 00°00'08" East 5.00 feet; thence South 89°59'52" East 74.00 feet to the Point of Beginning.

Containing 451,537 square feet / 10.37 acres / 29 Lots / 1 Parcel

7/25/2016

DATE

Shawn R. Vernon

Shawn R. Vernon
P.L.S. 8744084



OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc. a Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 3-A

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this _____ day of _____, AD 20____

Signature _____ Print Name _____ Title and Entity _____
 Signature _____ Print Name _____ Title and Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
 COUNTY OF _____ } S.S.

On this _____ day of _____ A.D., 20____, personally appeared before me, _____, who being by me duly sworn did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

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

WITNESS my hand and official seal.
 Notary Public Full Name: _____
 Commission Number: _____
 My commission expires: _____
 A Notary Public Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 20____.

City Mayor _____ Attest _____ City Recorder (See Seal Below)

LEGACY FARMS PLAT 3-A

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
 CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL 	CITY ENGINEER'S SEAL CITY ENGINEER	CLERK-RECORDER SEAL LEHI CITY POST OFFICE REPRESENTATIVE
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QUESTAR GAS COMPANY	ROCKY MOUNTAIN POWER
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:	1. PURSUANT TO UTAH CODE ANN. 54-3-273 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN. 2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c) (ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER: a. A RECORDED EASEMENT OR RIGHT-OF-WAY b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND d. ANY OTHER PROVISION OF LAW
Approved this _____ day of _____ A.D. 20____.	Approved this _____ day of _____ A.D. 20____.
BY _____ QUESTAR GAS COMPANY	BY _____ ROCKY MOUNTAIN POWER

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

CENTURY LINK Approved this _____ day of _____ A.D. 20____. CENTURY LINK	PLANNING DIRECTOR APPROVAL Reviewed by the Planning Director on this _____ day of _____ A.D. _____. PLANNING DIRECTOR	LAND USE AUTHORITY Approved by the Land Use Authority on this _____ day of _____ A.D. _____. LAND USE AUTHORITY	SARATOGA SPRINGS ATTORNEY Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____. SARATOGA SPRINGS ATTORNEY
COMCAST CABLE TELEVISION Approved this _____ day of _____ A.D. 20____. COMCAST CABLE TELEVISION	SARATOGA SPRINGS ENGINEER APPROVAL Approved by the City Engineer on this _____ day of _____ A.D. _____. CITY ENGINEER	FIRE CHIEF APPROVAL Approved by the Fire Chief on this _____ day of _____ A.D. _____. CITY FIRE CHIEF	LEHI CITY POST OFFICE Approved by the Post Office Representative on this _____ day of _____ A.D. _____. LEHI CITY POST OFFICE REPRESENTATIVE

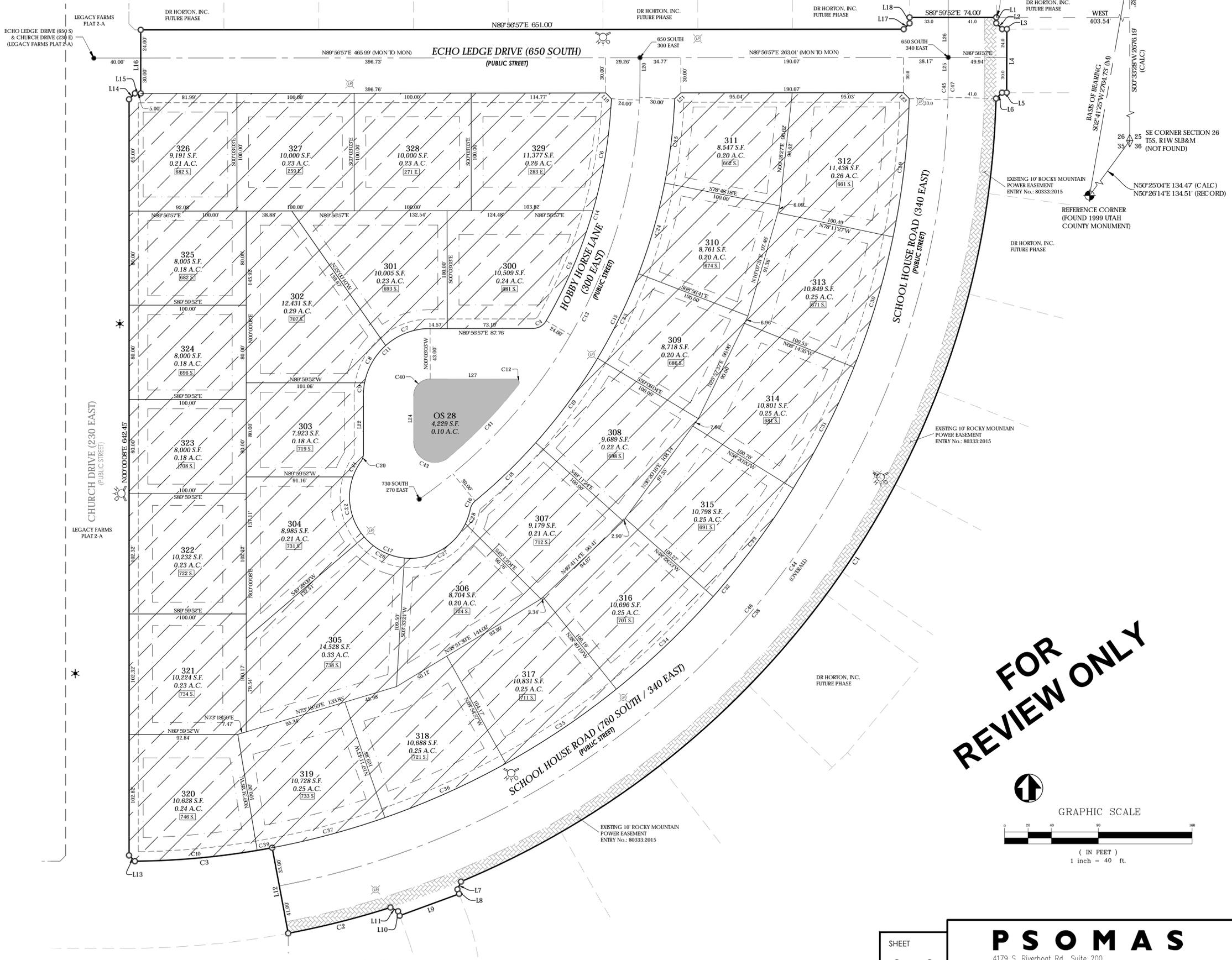
PSOMAS
 4179 S. Riverboat Rd., Suite 200
 Salt Lake City, Utah 84123
 (801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date
2	UPDATE PER CITY COMMENTS/REDLINES	SRV	7/25/16
1	UPDATE PER CITY COMMENTS/REDLINES	SRV	6/27/16

LEGACY FARMS PLAT 3-A

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



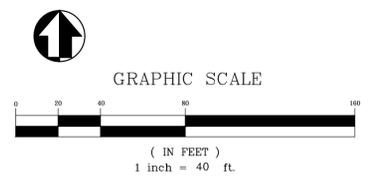
LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING ENVELOPE
- SET BACK LINE
- SECTION LINE
- OPEN SPACE PARCEL (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- COMMON AREAS (EXCLUDING PUBLIC STREETS)
- ROCKY MOUNTAIN POWER EASEMENT

PARCEL #	ADDRESS
300	681 S HOBBY HORSE LN
301	693 S HOBBY HORSE LN
302	707 S HOBBY HORSE LN
303	719 S HOBBY HORSE LN
304	731 S HOBBY HORSE LN
305	738 S HOBBY HORSE LN
306	724 S HOBBY HORSE LN
307	712 S HOBBY HORSE LN
308	698 S HOBBY HORSE LN
309	686 S HOBBY HORSE LN
310	674 S HOBBY HORSE LN
311	662 S HOBBY HORSE LN
312	661 S SCHOOL HOUSE RD
313	671 S SCHOOL HOUSE RD
314	681 S SCHOOL HOUSE RD

PARCEL #	ADDRESS
315	691 S SCHOOL HOUSE RD
316	701 S SCHOOL HOUSE RD
317	711 S SCHOOL HOUSE RD
318	721 S SCHOOL HOUSE RD
319	733 S SCHOOL HOUSE RD
320	746 S CHURCH DR
321	734 S CHURCH DR
322	722 S CHURCH DR
323	708 S CHURCH DR
324	696 S CHURCH DR
325	682 S CHURCH DR
326	668 S CHURCH DR
327	259 E ECHO LEDGE DR
328	271 E ECHO LEDGE DR
329	283 E ECHO LEDGE DR

FOR REVIEW ONLY



SHEET
2 OF 2

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

LEGACY FARMS PLAT 3-B

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLAT NOTES:

- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL, OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF 20__.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT NO. _____.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____", WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING; ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC & R'S.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDED ENGINEERING DESIGN DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMLATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH GEOSTRATA (GEOTECHNICAL ENGINEER) AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLATS AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODOORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE CONTAINED ON SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&R'S.
- OPEN SPACE PARCELS 29 AND 30 (OS) ARE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
- ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORTH IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 3.
- OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 3.
- COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
- ALL LOTS AND PARCELS FALL WITHIN ZONE X AS SHOWN ON FEMA MAP COMMUNITY PANEL NUMBER 490250115 A, EFFECTIVE DATE JULY 17, 2002.

DATA TABLE	
I - TOTAL PROJECT AREA	13.92 AC
II - TOTAL NUMBER OF BUILDING LOTS	56
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only) - Square footage of MAIN LEVEL	X
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	112
a. Required Guest Parking	14
b. Guest Parking in 18' driveways	112
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSOURCE AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	1.34 AC
VIII - a(1) - PRIVATE COMMON AREAS	0.14 AC
VIII - a(2) - PARK STRIPS	0.89 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	2.37 AC
Percentage of Prescribed Area Open Space	17%
Percentage of Applicable (TOTAL) Area Open Space	57.03 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	4.02

III - square footage provided for attached product only. does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modul lane use (on street) and additional parking behind ROW.
VIII a - Area taken from open space parcels (as shown on subdivision plat)
VIII a(1) - Area taken from common areas (as shown on subdivision plat)
VIII a(2) - Area of open space parcels, common areas and park strips

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.79	S11°18'32"E
L2	28.20	S00°00'08"W
L3	42.68	S02°23'50"W
L4	7.07	S45°00'54"E
L5	4.00	N89°58'04"E
L6	54.00	S00°00'08"W
L7	4.00	S89°58'04"W
L8	7.07	S44°59'06"W
L9	5.00	S00°00'08"W
L10	7.07	S44°58'33"W
L11	7.07	N45°01'27"W
L12	7.07	N44°58'33"E
L13	10.00	N89°56'57"E
L14	36.00	N00°00'08"E
L15	8.02	S89°56'57"W
L16	10.92	N21°12'15"W
L17	11.18	N28°33'14"E
L18	7.00	N89°56'07"E
L19	36.00	N00°00'08"E
L20	7.08	N44°58'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	15.22	N00°00'08"E
L22	7.07	S45°01'27"E
L23	7.07	N44°58'29"E
L24	7.07	S45°01'31"E
L25	7.07	S45°01'27"E
L26	7.07	N44°58'33"E
L27	7.07	N45°01'27"W
L28	7.07	S44°58'29"W
L29	11.18	N28°33'24"E
L30	2.42	N00°00'08"E
L31	42.68	N02°23'50"E
L32	11.15	N28°34'34"W
L33	23.39	N00°00'08"E
L34	45.18	N00°00'08"E
L35	42.68	N02°23'50"E
L36	21.02	N00°00'08"E
L37	23.01	N00°00'08"E
L38	20.97	N00°00'08"E
L39	2.42	N00°00'08"E
L40	1.99	N00°00'08"E

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	291.00	12.16	2°23'42"	S01°11'59"W	12.16
C2	209.00	8.74	2°23'42"	S01°11'59"W	8.74
C3	61.00	13.03	12°14'32"	N08°07'16"E	13.01
C4	61.00	35.15	33°01'01"	N28°45'02"E	34.67
C5	61.00	47.58	44°41'25"	N67°36'15"E	46.38
C6	61.00	37.85	35°33'11"	S72°16'27"E	37.25
C7	61.00	50.39	47°19'52"	S30°49'56"E	48.97
C8	61.00	7.63	7°10'08"	S03°34'56"E	7.63
C9	61.00	95.87	90°02'38"	S45°01'11"E	86.30
C10	61.00	95.76	89°56'57"	N44°58'29"E	86.23
C11	31.00	48.72	90°03'11"	S45°01'27"E	43.86
C12	31.00	48.67	89°56'57"	N44°58'29"E	43.82
C13	283.00	11.83	2°23'42"	N01°11'59"E	11.83
C14	217.00	11.06	2°55'17"	N00°56'12"E	11.06
C15	250.00	10.45	2°23'42"	N01°11'59"E	10.45
C16	250.00	10.45	2°23'42"	N01°11'59"E	10.45

SURVEYOR'S CERTIFICATE

I, Shawn R. Vernon, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 8744084, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on the plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point which is South 00°33'28" West 820.12 feet, along the Section Line, and West 417.37 feet from the East Quarter Corner of said Section 26, and running thence South 11°18'32" East 40.79 feet; thence South 00°00'08" West 28.20 feet to a point on a 291.00 foot radius curve to the left; thence South 12.16 feet along said curve, through a central angle of 02°23'42"; (chord bears South 01°11'59" West 12.16 feet); thence South 02°23'50" West 42.68 feet to a point on a 209.00 foot radius curve to the right; thence South 07°16'27" East 8.74 feet; thence South 00°00'08" West 143.42 feet; thence South 45°58'04" East 7.07 feet; thence North 89°58'04" East 4.00 feet; thence South 00°00'08" West 54.00 feet; thence South 89°58'04" West 4.00 feet; thence South 44°59'06" West 7.07 feet; thence South 00°00'08" West 491.00 feet; thence North 89°56'52" West 74.00 feet; thence South 00°00'08" West 5.00 feet; thence South 44°58'33" West 7.07 feet; thence South 89°56'57" West 651.00 feet to the boundary line of Legacy Farms Plat 2A; thence along said boundary line the following three (3) courses: (1) South 89°56'57" West 5.00 feet, (2) North 45°01'27" West 7.07 feet, (3) North 00°00'08" East 191.23 feet to the boundary line of Legacy Farms Plat 2B; thence along said boundary line of Legacy Farms Plat 2B the following ten (10) courses: (1) North 00°00'08" East 458.75 feet, (2) North 44°58'33" East 7.07 feet, (3) North 89°56'57" East 10.00 feet, (4) North 00°00'08" East 36.00 feet, (5) South 89°56'57" West 8.02 feet, (6) North 21°22'15" West 10.92 feet, (7) North 00°00'08" East 67.60 feet, (8) North 28°33'14" East 11.18 feet, (9) North 89°56'07" East 7.00 feet, (10) North 00°00'08" East 36.00 feet; thence North 89°56'07" East 648.22 feet; thence North 44°58'07" East 7.08 feet, thence North 00°00'08" East 15.22 feet, thence South 89°56'45" East 683.00 feet to the Point of Beginning.

Containing 606,571 square feet / 13.92 acres / 56 Lots / 2 Parcels

7/25/2016

DATE

Shawn R. Vernon

Shawn R. Vernon
P.L.S. 8744084

FOR REVIEW ONLY

OWNER'S DEDICATION

Know all men by these presents that DR Itoron Inc. A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 3-B

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this _____ day of _____, AD 20__

Signature _____ Print Name _____ Title and Entity _____
Signature _____ Print Name _____ Title and Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF _____ } S.S.
On this _____ day of _____ A.D., 20__, personally appeared before me, _____, who being by me duly sworn did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

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

WITNESS my hand and official seal.
Notary Public Full Name: _____
Commission Number: _____
My commission expires: _____
A Notary Public Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 20__
Attest _____
City Mayor _____ City Recorder _____
(See Seal Below)

LEGACY FARMS PLAT 3-B

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

QUESTAR GAS COMPANY

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

Approved this _____ day of _____ A.D. 20__

BY _____
TITLE
QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN. 54-3-2 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c) (ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND
 - ANY OTHER PROVISION OF LAW

Approved this _____ day of _____ A.D. 20__

BY _____
TITLE
ROCKY MOUNTAIN POWER

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

CENTURY LINK
Approved this _____ day of _____ A.D. 20__
CENTURY LINK

PLANNING DIRECTOR APPROVAL
Reviewed by the Planning Director on this _____ day of _____ A.D. _____.
PLANNING DIRECTOR

LAND USE AUTHORITY
Approved by the Land Use Authority on this _____ day of _____ A.D. _____.
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____.
SARATOGA SPRINGS ATTORNEY

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date
2	UPDATE PER CITY COMMENTS/REDLINES	SRV	7/25/16
1	UPDATE PER CITY COMMENTS/REDLINES	SRV	6/28/16

Project Number	PM
SDR1010600	CEA
Filename	Plot Date
VILLAGE 3B.dwg	7/26/16
Drawn By	SRV
Checked By	SRV
Date	7/25/16
Scale	7/25/16
Date Issued	

SHEET
1 OF 2

COMCAST CABLE TELEVISION
Approved this _____ day of _____ A.D. 20__
COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL
Approved by the City Engineer on this _____ day of _____ A.D. _____.
CITY ENGINEER

FIRE CHIEF APPROVAL
Approved by the Fire Chief on this _____ day of _____ A.D. _____.
CITY FIRE CHIEF

LEHI CITY POST OFFICE
Approved by the Post Office Representative on this _____ day of _____ A.D. _____.
LEHI CITY POST OFFICE REPRESENTATIVE

SURVEYOR'S SEAL
CITY ENGINEER'S SEAL
CLERK-RECORDER SEAL

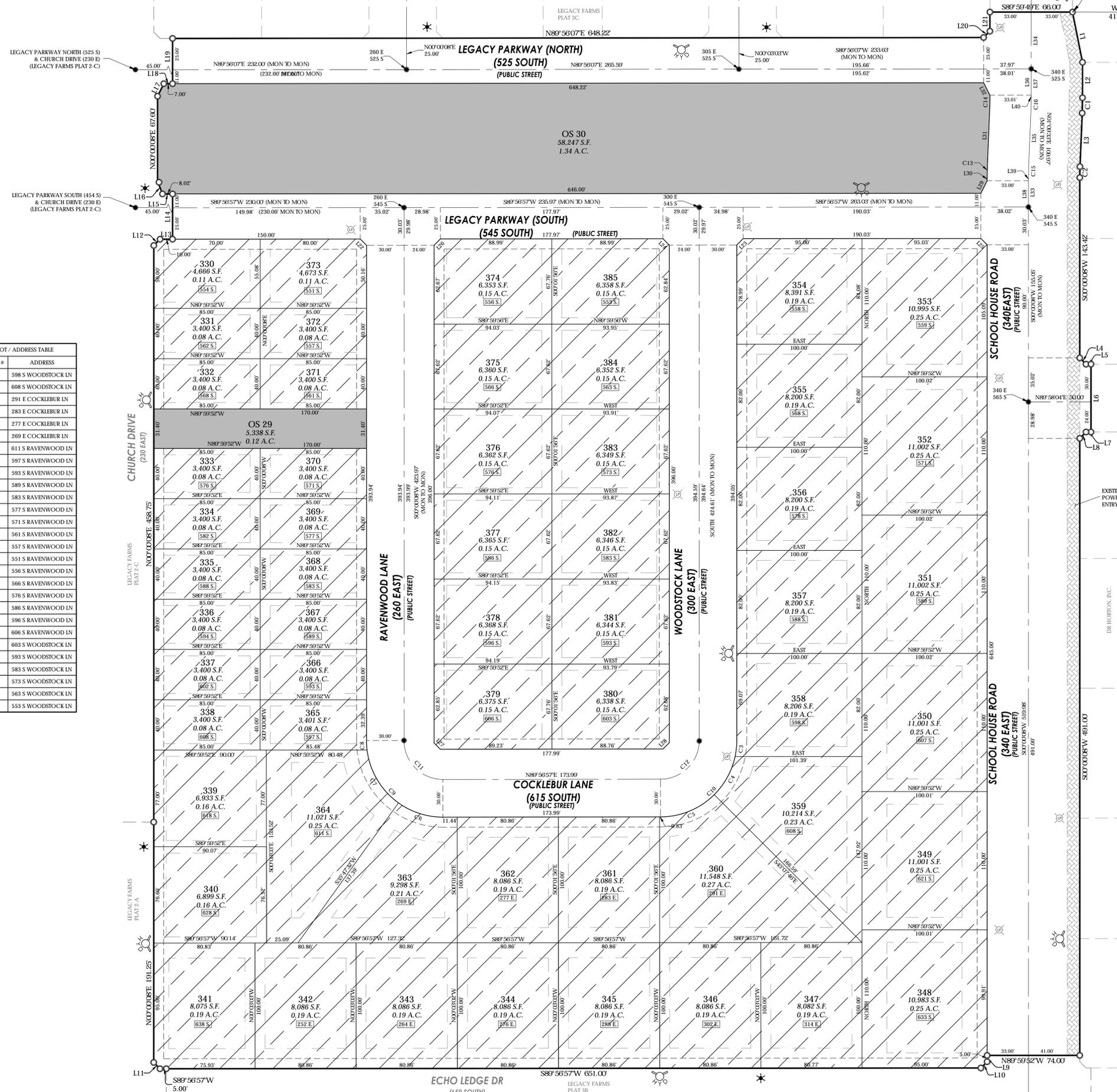
LEGACY FARMS PLAT 3-B

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND 2008 UTAH COUNTY MONUMENT)
BENCHMARK ELEVATION = 4514.21

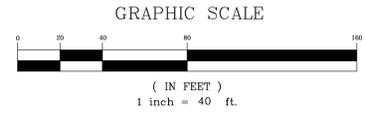
SOUTHEAST CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)
N5°25'04"E 134.47' (CALC)
N5°26'14"E 134.51' (RECORD)

REFERENCE CORNER
(FOUND 1999
UTAH COUNTY
MONUMENT)



PARCEL #	ADDRESS
330	554 S CHURCH DR
331	582 S CHURCH DR
332	568 S CHURCH DR
333	576 S CHURCH DR
334	582 S CHURCH DR
335	588 S CHURCH DR
336	594 S CHURCH DR
337	602 S CHURCH DR
338	608 S CHURCH DR
339	618 S CHURCH DR
340	628 S CHURCH DR
341	638 S CHURCH DR
342	252 E ECHO LEDGE DR
343	264 E ECHO LEDGE DR
344	276 E ECHO LEDGE DR
345	288 E ECHO LEDGE DR
346	302 E ECHO LEDGE DR
347	314 E ECHO LEDGE DR
348	633 S SCHOOL HOUSE RD
349	621 S SCHOOL HOUSE RD
350	607 S SCHOOL HOUSE RD
351	589 S SCHOOL HOUSE RD
352	571 S SCHOOL HOUSE RD
353	559 S SCHOOL HOUSE RD
354	558 S WOODSTOCK LN
355	568 S WOODSTOCK LN
356	578 S WOODSTOCK LN
357	588 S WOODSTOCK LN

PARCEL #	ADDRESS
358	598 S WOODSTOCK LN
359	608 S WOODSTOCK LN
360	291 E COCKLEBUR LN
361	283 E COCKLEBUR LN
362	277 E COCKLEBUR LN
363	269 E COCKLEBUR LN
364	611 S RAVENWOOD LN
365	597 S RAVENWOOD LN
366	593 S RAVENWOOD LN
367	589 S RAVENWOOD LN
368	583 S RAVENWOOD LN
369	577 S RAVENWOOD LN
370	571 S RAVENWOOD LN
371	561 S RAVENWOOD LN
372	557 S RAVENWOOD LN
373	551 S RAVENWOOD LN
374	536 S RAVENWOOD LN
375	566 S RAVENWOOD LN
376	576 S RAVENWOOD LN
377	586 S RAVENWOOD LN
378	596 S RAVENWOOD LN
379	606 S RAVENWOOD LN
380	603 S WOODSTOCK LN
381	593 S WOODSTOCK LN
382	583 S WOODSTOCK LN
383	573 S WOODSTOCK LN
384	563 S WOODSTOCK LN
385	553 S WOODSTOCK LN



- LEGEND**
- SUBDIVISION BOUNDARY
 - PUBLIC UTILITY EASEMENT
 - LOT LINE
 - BUILDING ENVELOPE
 - SET BACK LINE
 - SECTION LINE
 - OPEN SPACE PARCEL (OS) (COMMON AREA)
 - PRIVATE AREAS
 - LIMITED COMMON AREAS
 - FOUND SECTION CORNER
 - SUBDIVISION BOUNDARY CORNER
 - STREET MONUMENT
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - EXISTING STREET LIGHT
 - COMMON AREAS (EXCLUDING PUBLIC STREETS)
 - ROCKY MOUNTAIN POWER EASEMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SHEET
2 OF 2

PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

LEGACY FARMS PLAT 3-C

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

PLAT NOTES:

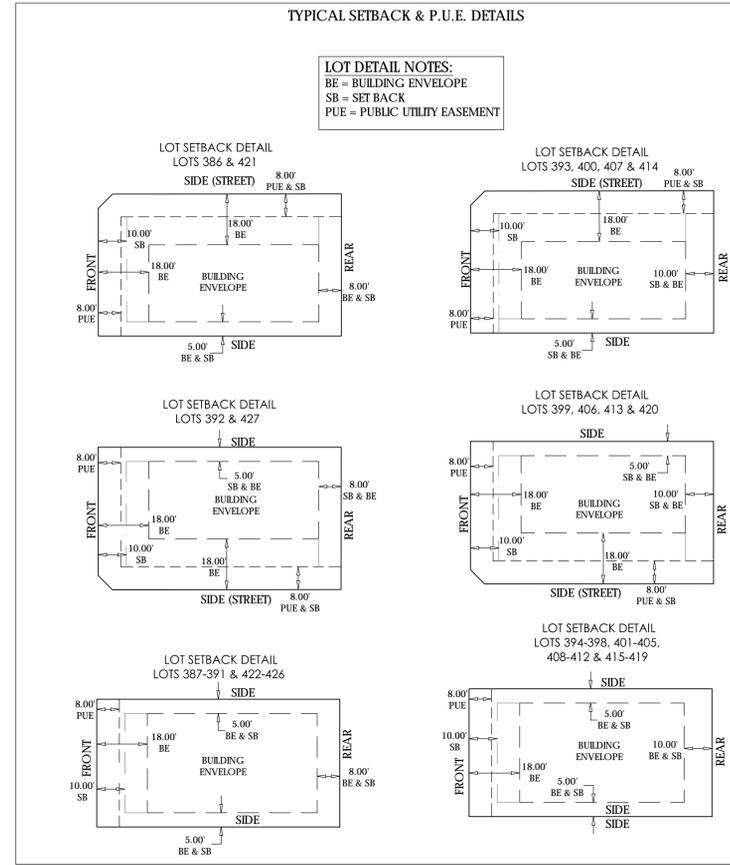
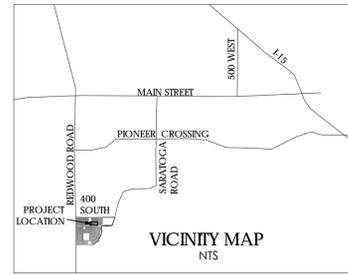
- PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL. OR FOR PHASED DEVELOPMENTS, WITHIN 24 MONTHS OF RECORDATION OF MOST RECENT PHASE. THE FIRST FINAL PLAT APPROVAL WAS GRANTED ON THE DAY OF _____, 20____.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, REGULATIONS, AND ORDINANCES.
- PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED ON EACH LOT AS DETERMINED BY THE CITY BUILDING OFFICIAL.
- PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT NO. _____.
- PLAT IS SUBJECT TO "INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. _____", WHICH REQUIRES THE CONSTRUCTION AND WARRANTY OF IMPROVEMENTS IN THIS SUBDIVISION. THESE OBLIGATIONS RUN WITH THE LAND AND ARE BINDING ON SUCCESSORS, AGENTS, AND ASSIGNS OF DEVELOPER. THERE ARE NO THIRD-PARTY RIGHTS OR BENEFICIARIES UNDER THIS AGREEMENT.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED AND ACCEPTED BY THE CITY IN WRITING. ALL IMPROVEMENTS CURRENTLY MEET CITY STANDARDS; AND BONDS ARE POSTED BY THE CURRENT OWNER OF THE PROJECT PURSUANT TO CITY CODE.
- NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID IN FULL PER CITY REGULATIONS IN EFFECT AT THE TIME OF BUILDING PERMIT ISSUANCE.
- ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER AND MAINTAINED BY A HOMEOWNERS ASSOCIATION UNLESS SPECIFIED OTHERWISE ON EACH IMPROVEMENT.
- REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH, AND ANY SUCH REFERENCE SHALL ALSO APPLY TO SUCCESSORS, AGENTS AND ASSIGNS.
- NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS "PRIVATE" ON THIS PLAT.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA (GEOTECHNICAL ENGINEER), WHICH ADDRESSES SOIL AND GROUNDWATER CONDITIONS, PROVIDED ENGINEERING DESIGN DESIGN CRITERIA, AND RECOMMENDS MITIGATION MEASURES IF PROBLEMATIC CONDITIONS WERE ENCOUNTERED. THE REPORT IS ON FILE WITH GEOSTRATA (ENGINEER) AND THE CITY. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR ANY RELIANCE ON THE INFORMATION OR LACK THEREOF IN THE REPORT.
- AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLATS AND LOTS. THE LOTS IN THIS PLAT ARE SUBJECT TO THE SIGHTS, SOUNDS, ODORS, NUISANCES, AND ASPECTS ASSOCIATED WITH AGRICULTURAL OPERATIONS, USES, AND RIGHTS. THESE USES AND OPERATIONS MAY OCCUR AT ALL TIMES OF THE DAY AND NIGHT INCLUDING WEEKENDS AND HOLIDAYS. THE CITY IS NOT RESPONSIBLE OR LIABLE FOR THESE USES AND IMPACTS AND WILL NOT RESTRICT ANY GRANDFATHERED AGRICULTURAL USE FROM CONTINUING TO OCCUR LAWFULLY.
- DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING. EXCESS OR CONCENTRATED DRAINAGE SHALL BE SITE OR DIRECTED TO AN APPROVED DRAINAGE FACILITY.
- PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS FOR WATER, IRRIGATION, SEWER & STORM DRAIN.
- LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC&RS.
- OPEN SPACE PARCELS (OS) SHALL BE RESTRICTED FROM RESIDENTIAL DEVELOPMENT.
- ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 3.
- OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST.
- ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 3.
- COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN AS WELL AS PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS.
- LOTS AND PARCELS FALL WITHIN ZONE X OR ZONE A (SEE SHEET 2) AS SHOWN ON FEMA MAP COMMUNITY PANEL NUMBER 4902500115 A, EFFECTIVE DATE JULY 17, 2002.

DATA TABLE	
I - TOTAL PROJECT AREA	6.13 AC
II - TOTAL NUMBER OF BUILDING LOTS	42
III - SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (multi-family only). - Square footage of MAIN LEVEL	X
IV - NUMBER OF PROPOSED GARAGE PARKING SPACES (ASSUMED 2 PER HOUSE / UNIT)	84
a. Required Guest Parking	10.5
b. Guest Parking in 18' driveways	81
VI - ACREAGE OF SENSITIVE LANDS AND PERCENTAGE SENSITIVE LANDS COMPRISED OF TOTAL PROJECT AND OPENSFAC AREA	0 AC
VII - PERCENTAGE OF BUILDABLE LAND	100%
VIII - a. PRESCRIBED AREA OF OPEN SPACE	0.00 AC
VIII - a(1) - PRIVATE COMMON AREAS	0.33 AC
VIII - a(2) - PARK STRIPS	0.45 AC
VIII b - APPLICABLE (TOTAL) AREA OF OPEN SPACE	0.78 AC
Percentage of Prescribed Area Open Space	0%
Percentage of Applicable (TOTAL) Area Open Space	12.72 %
IX - NET DENSITY OF DWELLING PER ACRE (SENSITIVE LANDS MUST BE SUBTRACTED FROM BASE ACREAGE)	6.85

III - square footage provided for attached product only, does not include single family residential. Calculations based on multi-family as 2-story product and twin homes as single story product.
IV - All products with 18' driveway will provide 2 guest parking spaces in addition to Multi-modular lane use (on street) and additional parking behind ROW.
VIII a - Area taken from open space parcels (as shown on subdivision plat)
VIII a(1) - Area taken from common areas (as shown on subdivision plat)
VIII a(2) - Area of open space parcels, common areas and park strips

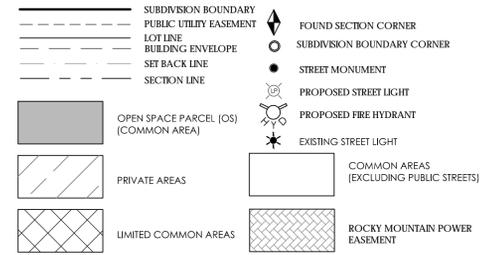
LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	10.96	S00°00'08"W	L16	7.08	N44°58'08"E
L2	7.07	S44°59'52"E	L17	5.00	N89°59'52"E
L3	4.00	S89°59'52"E	L18	54.00	N00°03'53"W
L4	54.00	S00°00'08"W	L19	7.08	N44°58'08"E
L5	4.00	N89°59'52"W	L20	5.00	N00°00'08"E
L6	7.07	S45°00'08"W	L21	66.00	S89°59'52"E
L7	7.07	S44°59'52"E	L22	7.07	N45°01'51"W
L8	4.00	N90°00'00"E	L23	7.07	S45°03'28"E
L9	4.00	N80°00'00"W	L24	7.07	S44°56'32"W
L10	7.07	S45°00'08"W	L25	7.07	N45°03'28"W
L11	55.00	S00°00'08"W	L26	7.08	S44°58'08"W
L12	66.00	N89°59'49"W	L27	7.07	S45°01'52"E
L13	15.22	S00°00'08"W	L28	7.07	N44°56'32"E
L14	7.08	S44°58'09"W	L29	7.08	N44°58'08"E
L15	7.07	N45°01'52"W	L30	7.07	N45°01'52"W

LOT / ADDRESS TABLE		LOT / ADDRESS TABLE	
PARCEL #	ADDRESS	PARCEL #	ADDRESS
386	478 S CHURCH DR	407	521 S PEGASUS WAY
387	486 S CHURCH DR	408	517 S PEGASUS WAY
388	492 S CHURCH DR	409	509 S PEGASUS WAY
389	498 S CHURCH DR	410	501 S PEGASUS WAY
390	506 S CHURCH DR	411	493 S PEGASUS WAY
391	512 S CHURCH DR	412	487 S PEGASUS WAY
392	518 S CHURCH DR	413	479 S PEGASUS WAY
393	519 S VALKRIES LN	414	478 S PEGASUS WAY
394	513 S VALKRIES LN	415	484 S PEGASUS WAY
395	509 S VALKRIES LN	416	492 S PEGASUS WAY
396	503 S VALKRIES LN	417	498 S PEGASUS WAY
397	497 S VALKRIES LN	418	504 S PEGASUS WAY
398	489 S VALKRIES LN	419	512 S PEGASUS WAY
399	481 S VALKRIES LN	420	518 S PEGASUS WAY
400	482 S VALKRIES LN	421	519 S SCHOOL HOUSE RD
401	488 S VALKRIES LN	422	513 S SCHOOL HOUSE RD
402	496 S VALKRIES LN	423	509 S SCHOOL HOUSE RD
403	502 S VALKRIES LN	424	503 S SCHOOL HOUSE RD
404	508 S VALKRIES LN	425	497 S SCHOOL HOUSE RD
405	514 S VALKRIES LN	426	489 S SCHOOL HOUSE RD
406	522 S VALKRIES LN	427	481 S SCHOOL HOUSE RD



LOT DETAIL NOTES:
BE = BUILDING ENVELOPE
SB = SET BACK
PUE = PUBLIC UTILITY EASEMENT

LEGEND



SURVEYOR'S CERTIFICATE

I, Shawn R. Vernon, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 8744084, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recordation of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point which is South 03°32'28" West 486.14 feet, along the Section Line, and West 420.80 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 10.96 feet; thence South 44°59'52" East 7.07 feet; thence South 89°59'52" East 4.00 feet; thence South 00°00'08" West 54.00 feet; thence North 89°59'52" West 4.00 feet; thence South 45°00'08" West 7.07 feet; thence South 00°00'08" West 160.01 feet; thence South 44°59'52" East 7.07 feet; thence East 4.00 feet; thence South 54.00 feet; thence West 4.00 feet; thence South 45°00'08" West 7.07 feet; thence South 00°00'08" West 55.00 feet; thence North 89°59'49" West 66.00 feet; thence South 00°00'08" West 15.22 feet; thence South 44°58'09" West 7.08 feet; thence South 89°56'07" West 648.22 feet to the east boundary line of Legacy Farms Plat 2C; thence along said east boundary line the following two (2) courses: (1) South 89°56'07" West 10.00 feet, (2) North 45°01'52" West 7.07 feet to the east boundary line of Legacy Farms Plat 2D; thence along said east boundary line of Legacy Farms Plat 2D the following four (4) courses: (1) North 00°00'08" East 300.18 feet, (2) North 44°58'08" East 7.08 feet, (3) North 89°56'07" East 5.00 feet, (4) North 00°03'53" West 54.00 feet; thence North 89°56'07" East 653.29 feet; thence North 44°58'08" East 7.08 feet; thence North 00°00'08" East 5.00 feet; thence South 89°59'52" East 66.00 feet to the Point of Beginning.

Containing 267,176 square feet / 6.13 acres / 42 Lots / 1 Parcel

7/25/2016

DATE

Shawn R. Vernon

Shawn R. Vernon
P.L.S. 8744084

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc. A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 3-C

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this _____ day of _____, AD 20____

Signature _____ Print Name _____ Title and Entity _____

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF _____ } S.S.

On this _____ day of _____, A.D., 20____, personally appeared before me, _____, who being by me duly sworn did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

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

WITNESS my hand and official seal.
Notary Public Full Name: _____
Commission Number: _____
My commission expires: _____
A Notary Public Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This _____ day of _____, A.D. 20____

City Mayor _____ Attest _____
City Recorder
(See Seal Below)

LEGACY FARMS PLAT 3-C

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER

QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

Approved this _____ day of _____, A.D. 20____

BY _____

TITLE
QUESTAR GAS COMPANY

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____, A.D. 20____

ROCKY MOUNTAIN POWER

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

CENTURY LINK

Approved this _____ day of _____, A.D. 20____

CENTURY LINK

PLANNING DIRECTOR APPROVAL

Reviewed by the Planning Director on this _____ day of _____, A.D. ____

PLANNING DIRECTOR

LAND USE AUTHORITY

Approved by the Land Use Authority on this _____ day of _____, A.D. ____

LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY

Approved by the Saratoga Springs Attorney on this _____ day of _____, A.D. ____

SARATOGA SPRINGS ATTORNEY

PSOMAS

4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date
2	UPDATE PER CITY COMMENTS/REDLINES	SRV	7/25/16
1	UPDATE PER CITY COMMENTS/REDLINES	SRV	6/28/16

Project Number	PM
SDR1010600	CEA
Filename	Plot Date
VILLAGE 3C.dwg	7/26/16
Drawn By	
SRV	SRV
Checked By	Date
	7/25/16
Scale	Date Issued

COMCAST CABLE TELEVISION

Approved this _____ day of _____, A.D. 20____

COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL

Approved by the City Engineer on this _____ day of _____, A.D. ____

CITY ENGINEER

FIRE CHIEF APPROVAL

Approved by the Fire Chief on this _____ day of _____, A.D. ____

CITY FIRE CHIEF

LEHI CITY POST OFFICE

Approved by the Post Office Representative on this _____ day of _____, A.D. ____

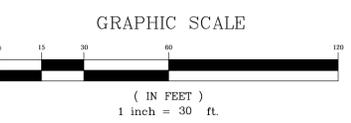
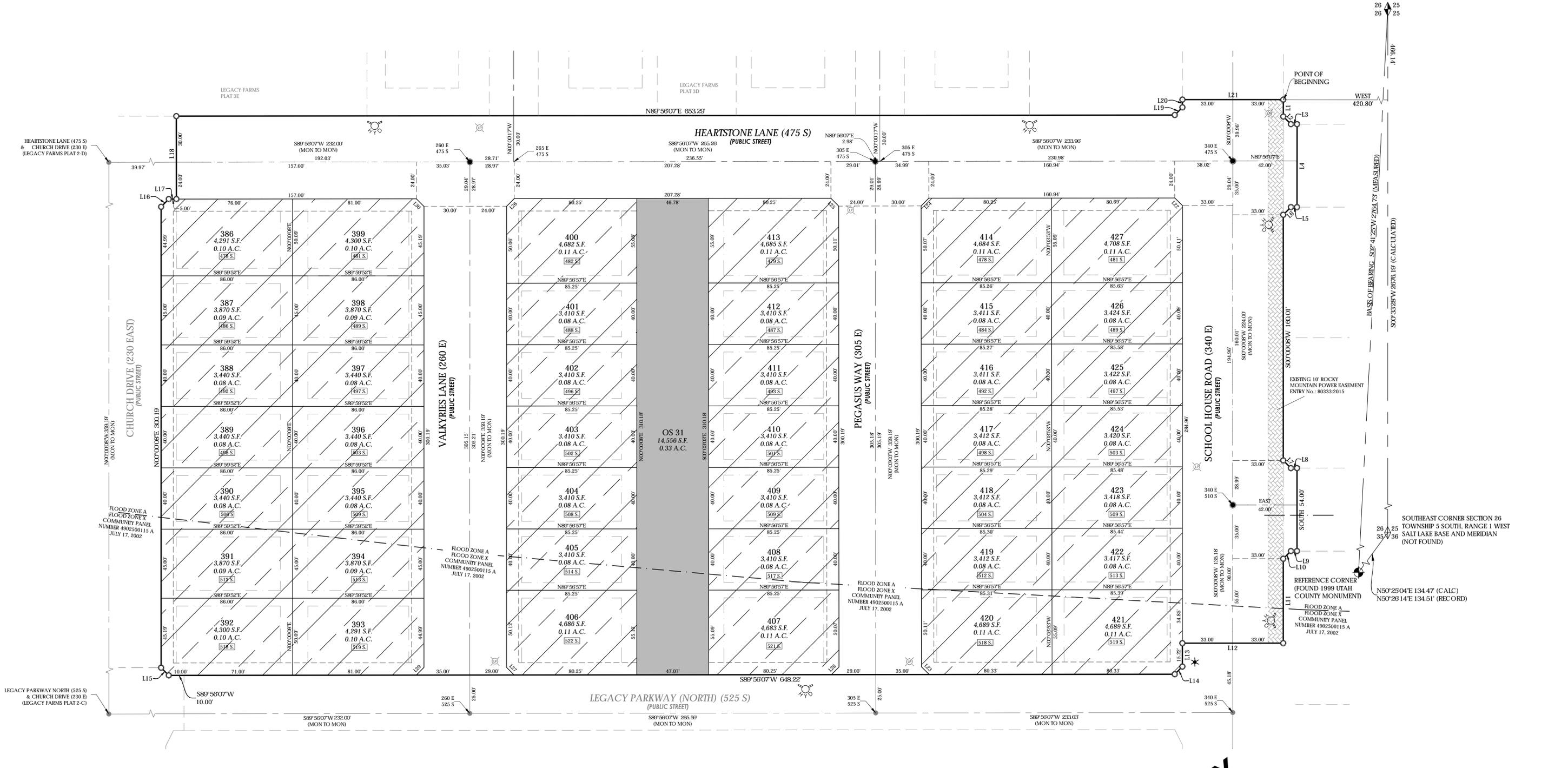
LEHI CITY POST OFFICE REPRESENTATIVE

LEGACY FARMS PLAT 3-C

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND 2008 UTAH COUNTY MONUMENT)
BENCHMARK ELEVATION = 4514.21



LEGEND

	SUBDIVISION BOUNDARY		FOUND SECTION CORNER
	PUBLIC UTILITY EASEMENT		SUBDIVISION BOUNDARY CORNER
	LOT LINE		STREET MONUMENT
	BUILDING ENVELOPE		PROPOSED STREET LIGHT
	SET BACK LINE		PROPOSED FIRE HYDRANT
	SECTION LINE		EXISTING STREET LIGHT
	OPEN SPACE PARCEL (OS) (COMMON AREA)		COMMON AREAS (EXCLUDING PUBLIC STREETS)
	PRIVATE AREAS		ROCKY MOUNTAIN POWER EASEMENT
	LIMITED COMMON AREAS		

FOR REVIEW ONLY

SHEET
2 OF 2

PSOMAS

4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

PLAT NOTES:

- 1. PLAT MUST BE RECORDED WITHIN 24 MONTHS OF FINAL PLAT APPROVAL...
2. THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS...
3. PRIOR TO BUILDING PERMITS BEING ISSUED, SOIL TESTING STUDIES MAY BE REQUIRED...
4. PLAT IS SUBJECT TO DEVELOPMENT AGREEMENT NO. ...
5. PLAT IS SUBJECT TO INSTALLATION OF IMPROVEMENTS AND BOND AGREEMENT NO. ...
6. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED...
7. NO BUILDING PERMITS SHALL BE ISSUED UNTIL ALL IMPACT AND CONNECTIONS FEES ARE PAID...
8. ALL OPEN SPACE AND TRAIL IMPROVEMENTS LOCATED HEREIN ARE TO BE INSTALLED BY OWNER...
9. REFERENCES HEREIN TO DEVELOPER OR OWNER SHALL APPLY TO BOTH...
10. NO CITY MAINTENANCE SHALL BE PROVIDED FOR STREETS DESIGNATED AS 'PRIVATE'...
11. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC & R'S...
12. A GEOTECHNICAL REPORT HAS BEEN COMPLETED BY GEOSTRATA (GEOTECHNICAL ENGINEER)...
13. AGRICULTURAL USES, OPERATIONS, AND RIGHTS ARE ADJACENT TO OR NEAR THE PLATS AND LOTS...
14. DRAINAGE ACROSS PROPERTY LINES SHALL NOT EXCEED THAT WHICH EXISTED PRIOR TO GRADING...
15. PRIVATE ROADS ARE UTILITY EASEMENTS TO THE CITY OF SARATOGA SPRINGS...
16. LOTS/UNITS ARE SUBJECT TO ASSOCIATION BYLAWS, ARTICLES OF INCORPORATION AND CC & R'S...
17. OPEN SPACE PARCELS (OS) 32 IS RESTRICTED FROM RESIDENTIAL DEVELOPMENT...
18. ALL BUILDING LOTS CONTAINED WITHIN THIS PLAT ARE SUBJECT TO PRODUCT TYPES AS SET FORWARD IN LEGACY FARMS COMMUNITY AND VILLAGE PLAN 3...
19. OVERNIGHT ON STREET GUEST PARKING IS RESTRICTED FROM NOVEMBER 1ST TO MARCH 1ST...
20. ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO THE LEGACY FARMS COMMUNITY PLAN AS WELL AS VILLAGE PLAN 3...
21. COMMON AND LIMITED COMMON AREAS ARE CITY EASEMENTS FOR WATER, IRRIGATION, SEWER AND STORM DRAIN...
22. LOTS AND PARCELS FALL WITHIN ZONE A AS SHOWN ON FEMA MAP COMMUNITY PANEL NUMBER 4902500115 A...
23. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER DEPTHS BEFORE EXCAVATING FOR BASEMENT...

LINE TABLE, CURVE TABLE, LOT / ADDRESS TABLE. Includes columns for LINE #, LENGTH, DIRECTION, CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD DISTANCE, PARCEL #, AREA, ACRES, ADDRESS.

POINT TABLE (PROJECT CONTROL), LOT / ADDRESS TABLE. Includes columns for POINT #, NORTHING, EASTING, PARCEL #, ADDRESS.

QUESTAR GAS COMPANY, ROCKY MOUNTAIN POWER. Includes approval text and signature lines for both companies.

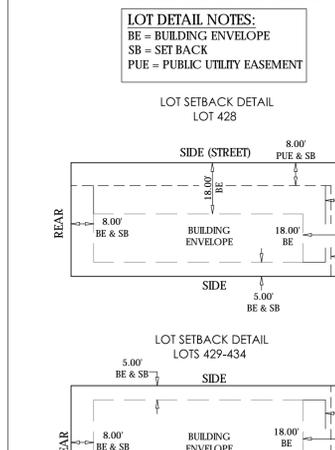
Project Number, PM, CEA, SHEET 1 OF 2, Revisions table with columns for No., Revisions, By, Date.

LEGACY FARMS PLAT 3-D VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

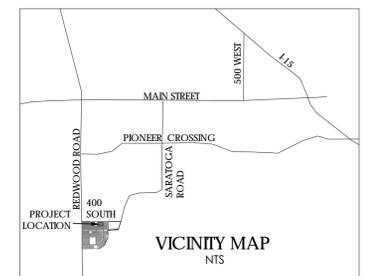
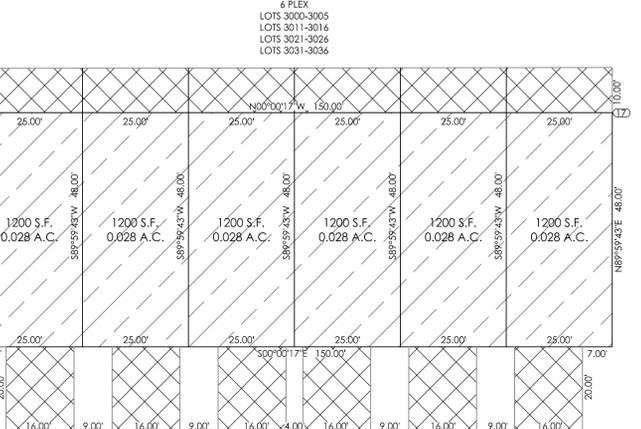
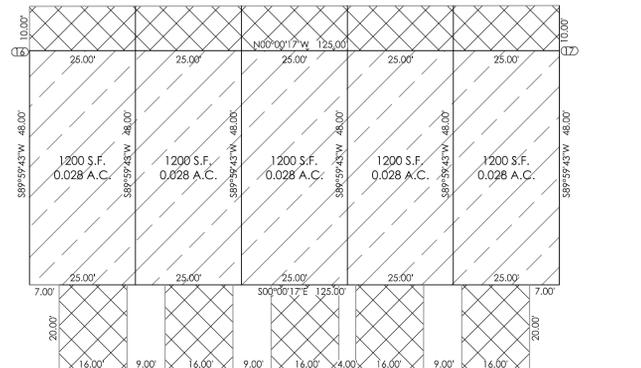
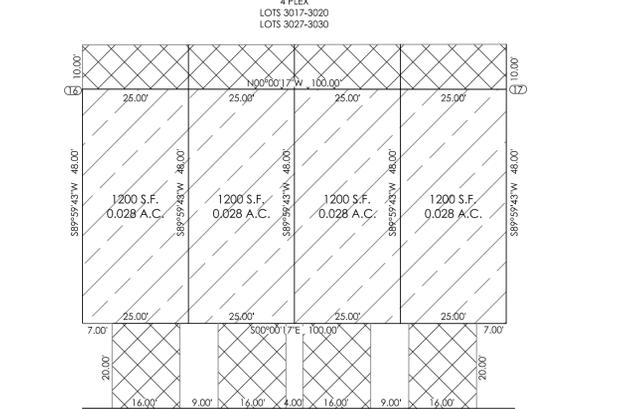
DATA TABLE. Includes rows for TOTAL PROJECT AREA (4.9 AC), TOTAL NUMBER OF BUILDING LOTS (50), SQ. FOOTAGE OF PROPOSED BUILDING FOOTPRINTS (X), etc.

TYPICAL SETBACK & P.U.E. DETAILS



NOTES:

- 1. LOTS SHOWN FOR REFERENCE ONLY. THE LIMITED COMMON AREA IS CONTROLLED BY THE PRIVATE ROAD ALIGNMENT.
2. ALL LOT LINES AND LIMITED COMMON AREA LINES ARE PARALLEL WITH AND/OR PERPENDICULAR TO THE BEARING LINES LISTED ON SHEET 2, EXCEPT AS SHOWN.



LEGEND. Includes symbols for subdivision boundary, public utility easement, lot line, building envelope, set back line, section line, open space parcel, private areas, limited common areas, found section corner, subdivision boundary corner, street monument, proposed street light, proposed fire hydrant, existing street light, common areas, rocky mountain power easement.

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD...

CENTURY LINK. Approved this ___ day of ___ A.D. 20__.

PLANNING DIRECTOR APPROVAL. Reviewed by the Planning Director on this ___ day of ___ A.D. ___.

LAND USE AUTHORITY. Approved by the Land Use Authority on this ___ day of ___ A.D. ___.

SARATOGA SPRINGS ATTORNEY. Approved by the Saratoga Springs Attorney on this ___ day of ___ A.D. ___.

COMCAST CABLE TELEVISION. Approved this ___ day of ___ A.D. 20__.

SARATOGA SPRINGS ENGINEER APPROVAL. Approved by the City Engineer on this ___ day of ___ A.D. ___.

FIRE CHIEF APPROVAL. Approved by the Fire Chief on this ___ day of ___ A.D. ___.

LEHI CITY POST OFFICE. Approved by the Post Office Representative on this ___ day of ___ A.D. ___.

SURVEYOR'S CERTIFICATE

I, Shawn R. Vernon, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 8744084, in accordance with the Professional Engineers and Land Surveyors Licensing Act...

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point which is South 00°33'28" West 120.34 feet, along the Section Line, and West 424.15 feet from the East Quarter Corner of said Section 26, and running thence South 00°00'08" West 95.22 feet; thence South 44°59'52" East 7.07 feet; thence South 89°59'52" East 4.00 feet; thence South 00°00'08" West 54.00 feet; thence North 89°59'52" West 4.00 feet; thence South 45°00'08" West 7.07 feet; thence South 00°00'08" West 186.58 feet; thence North 89°59'52" West 66.00 feet; thence South 00°00'08" West 5.00 feet; thence South 44°58'05" West 7.08 feet; thence South 89°59'52" West 528.49 feet; thence North 00°00'17" West 356.41 feet; thence South 89°59'52" East 599.53 feet to the Point of Beginning.

Containing 213,304 square feet / 4.90 acres / 50 Lots / 1 Parcel

7/25/2016

Shawn R. Vernon

Shawn R. Vernon P.L.S. 8744084

OWNER'S DEDICATION

Know all men by these presents that DR Horton Inc. A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as

LEGACY FARMS PLAT 3-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use.

In witness whereof ___ have hereunto set ___ this ___ day of ___, AD 20__

Signature, Print Name, Title and Entity. Includes lines for the owner's signature and title.

OWNER'S ACKNOWLEDGMENT

STATE OF UTAH COUNTY OF ___ } S.S. On this ___ day of ___ A.D., 20__, personally appeared before me, ___, who being by me duly sworn did prove to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the person(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Notary Public Full Name: ___, Commission Number: ___, My commission expires: ___, A Notary Public Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY

The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated hereon, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.

This ___ day of ___, A.D. 20__ Attest City Mayor, City Recorder (See Seal Below)

LEGACY FARMS PLAT 3-D

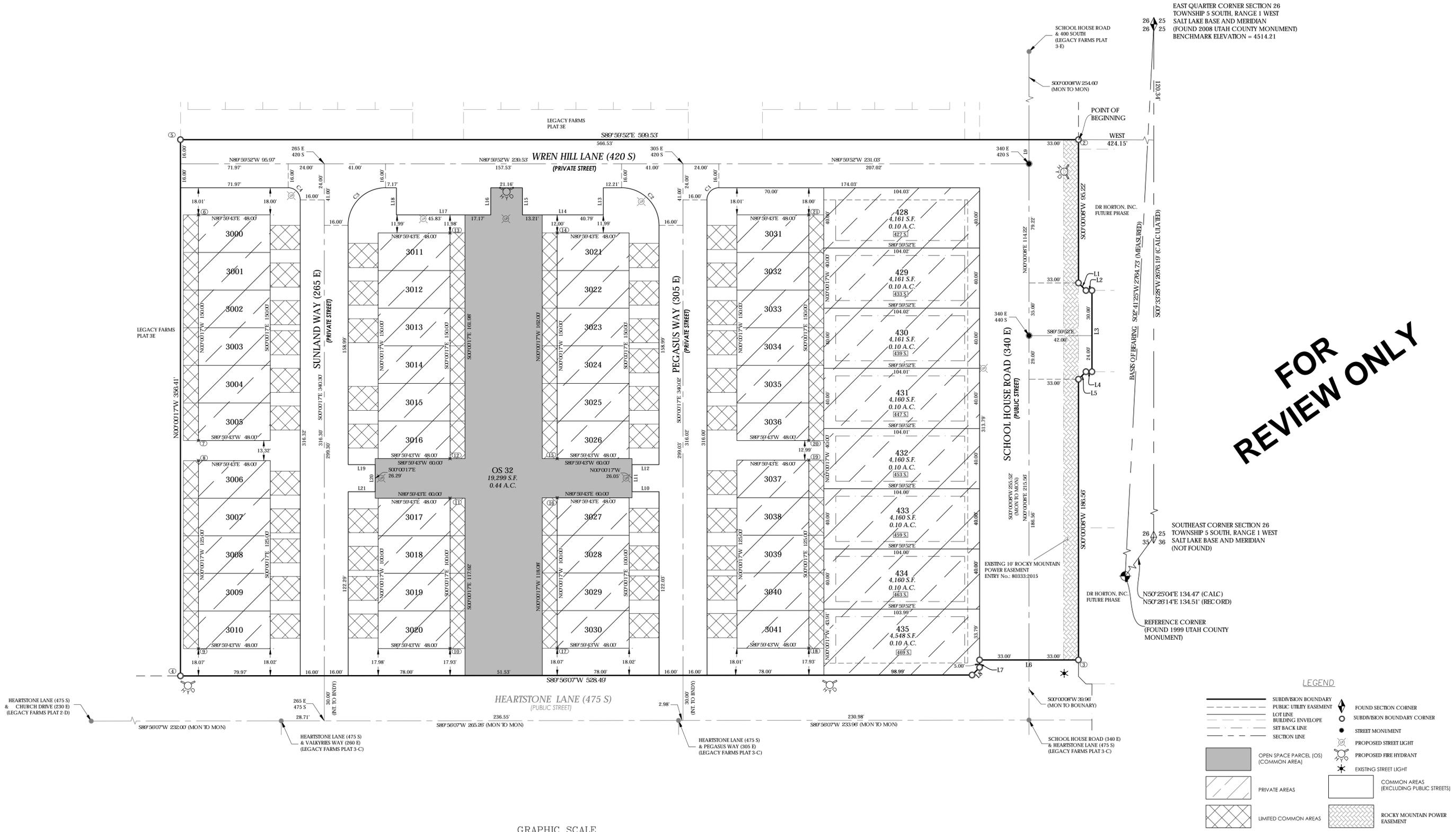
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

SURVEYOR'S SEAL, CITY ENGINEER'S SEAL, CLERK-RECORDER SEAL. Includes the Professional Land Surveyor seal for Shawn R. Vernon, No. 8744084, State of Utah.

LEGACY FARMS PLAT 3-D

VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH



FOR REVIEW ONLY

EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND 2008 UTAH COUNTY MONUMENT)
BENCHMARK ELEVATION = 4514.21

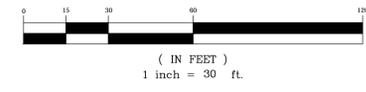
SOUTHEAST CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(NOT FOUND)

REFERENCE CORNER
(FOUND 1999 UTAH COUNTY
MONUMENT)

LEGEND

- SUBDIVISION BOUNDARY
- PUBLIC UTILITY EASEMENT
- LOT LINE
- BUILDING ENVELOPE
- SET BACK LINE
- SECTION LINE
- FOUND SECTION CORNER
- SUBDIVISION BOUNDARY CORNER
- STREET MONUMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- EXISTING STREET LIGHT
- COMMON AREAS (EXCLUDING PUBLIC STREETS)
- OPEN SPACE PARCEL (OS) (COMMON AREA)
- PRIVATE AREAS
- LIMITED COMMON AREAS
- ROCKY MOUNTAIN POWER EASEMENT

GRAPHIC SCALE



SHEET
2 OF 2

PSOMAS

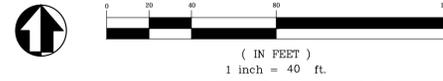
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

LEGACY FARMS PLAT 3-E

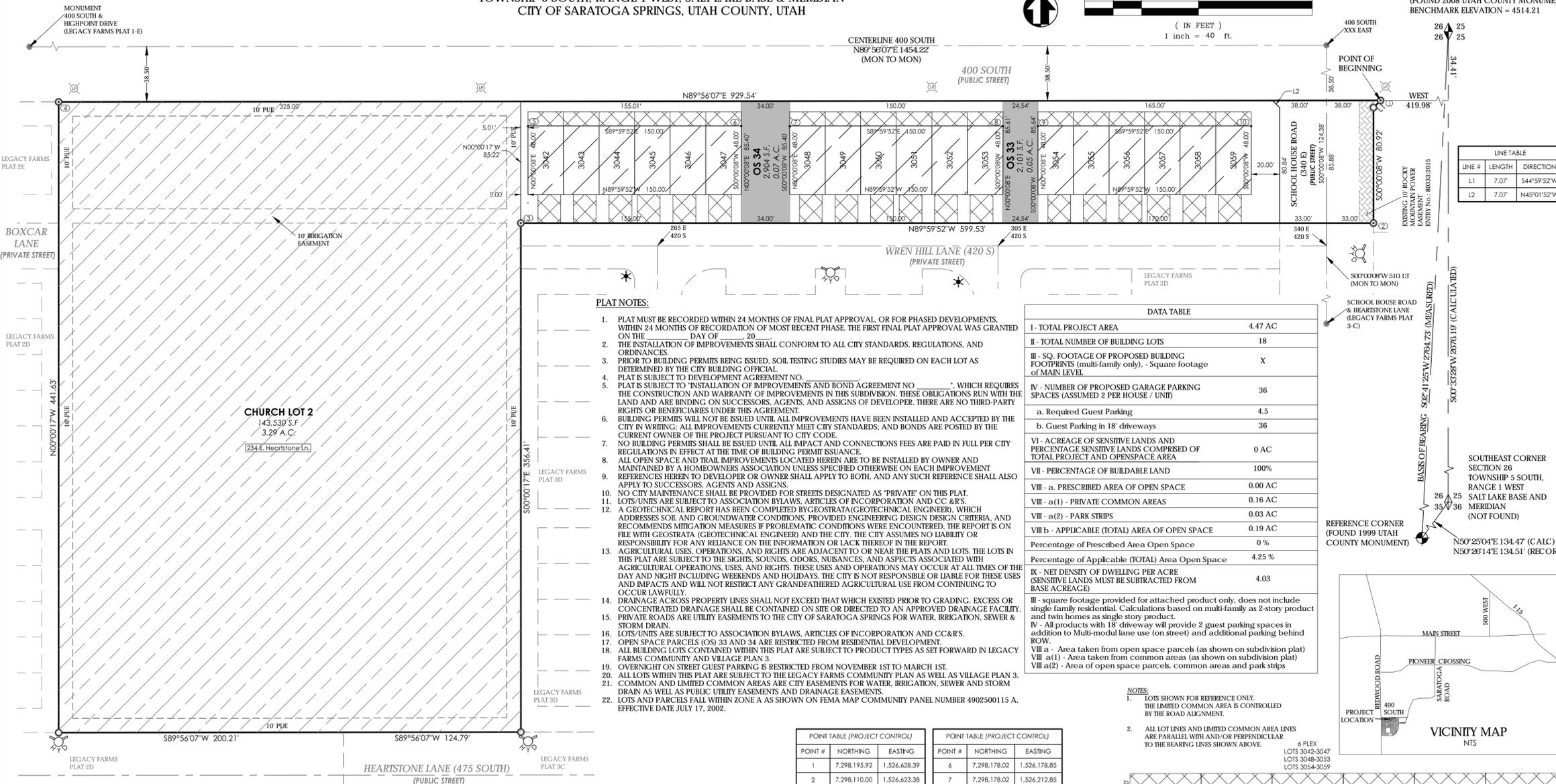
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

GRAPHIC SCALE



EAST QUARTER CORNER SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
(FOUND 2008 UTAH COUNTY MONUMENT)
BENCHMARK ELEVATION = 4514.21



SURVEYOR'S CERTIFICATE
I, Shawn R. Vernon, do hereby certify that I am a Registered Land Surveyor, and that I hold a license, Certificate No. 8744084, in accordance with the Professional Engineers and Land Surveyors Licensing Act found in Title 58, Chapter 22 of the Utah Code. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described below, have subdivided said tract of land into lots, streets, and easements, have completed a survey of the property described on this plat in accordance with Utah Code Section 17-23-17, have verified all measurements, and have placed monuments as represented on the plat. I further certify that every existing right-of-way and easement grant of record for underground facilities, as defined in Utah Code Section 54-8a-2, and for other utility facilities, is accurately described on this plat, and that this plat is true and correct to the best of my knowledge and belief. I also certify that I have filed, or will file within 90 days the recording of this plat, a map of the survey I have completed with the Utah County Surveyor.

BOUNDARY DESCRIPTION
A parcel of land lying and situate in the Southeast Quarter of Section 26, Township 5 South, Range 1 West, Salt Lake Base and Meridian, said parcel being more particularly described as follows: Beginning at a point on the south Right-of-Way of 400 South Street said point also being South 00°33'28" West 34.41 feet, along the Section Line, and West 419.98 feet from the East Quarter Corner of said Section 26, and running thence South 44°59'52" West 7.07 feet; thence South 00°00'08" West 80.92 feet; thence South 89°59'52" West 599.53 feet; thence South 00°00'17" East 356.41 feet; thence South 89°59'52" West 124.79 feet to the south boundary of Legacy Farms Plat 2D; thence along the south and east boundary of said Legacy Farms Plat 2D the following two (2) courses: (1) South 89°56'07" West 200.21 feet, (2) North 00°00'17" East 441.63 feet to said south Right-of-Way of 400 South Street; thence, along said south Right-of-Way, North 89°56'07" East 929.54 feet to the Point of Beginning.

Containing 194,884 square feet / 4.47 acres / 19 Lots / 2 Parcels

DATE: 7/25/2016
Signature: Shawn R. Vernon
P.L.S. 8744084

OWNER'S DEDICATION
Know all men by these presents that DR Itoron Inc. A Delaware Company, the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as
LEGACY FARMS PLAT 3-E
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
do hereby dedicate for the perpetual use of the public and/or City all parcels of land, easements, rights-of-way, and public amenities shown on this plat as intended for public and/or City use. The owner(s) voluntarily defend, indemnify, and save harmless the City against any easements or other encumbrances on a dedicated street which will interfere with the City's use, maintenance, and operation of the street. The owner(s) voluntarily defend, indemnify, and hold harmless the City from any damage claimed by persons within or without this subdivision but only to the extent to have been caused by the owner's alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by owner's establishment of construction of the roads within this subdivision.

In witness whereof _____ have hereunto set _____ this _____ day of _____, AD 20____
Signature _____ Print Name _____ Title and Entity _____
Signature _____ Print Name _____ Title and Entity _____

OWNER'S ACKNOWLEDGMENT
STATE OF UTAH
COUNTY OF _____ } S.S.
On this _____ day of _____ A.D., 20____, personally appeared before me, _____, who being by me duly sworn did prove to me on the basis of satisfactory evidence to be the person(s) who executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this plat with full authority of the owner(s).

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.
Notary Public Full Name: _____
Commission Number: _____
My commission expires: _____
A Notary Public Commissioned in Utah

APPROVAL BY LEGISLATIVE BODY
The City Council of the City of Saratoga Springs, County of Utah, approves this subdivision subject to the conditions and restrictions stated herein, and hereby accepts the Dedication of all streets, easements, and other parcels of land intended for the public purpose of the perpetual use of the public.
This _____ day of _____, A.D. 20____

City Mayor _____ Attest _____
City Recorder
(See Seal Below)

LEGACY FARMS PLAT 3-E
VACATING A PORTION OF PARCEL NO. 2, SARATOGA DRIVE CHURCH SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
CITY OF SARATOGA SPRINGS, UTAH COUNTY, UTAH

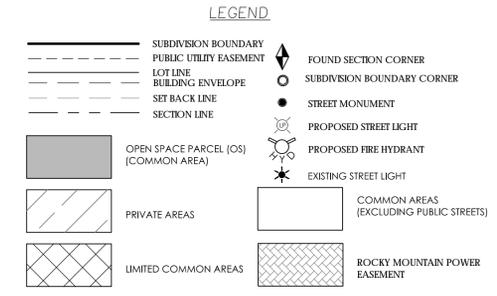
SURVEYOR'S SEAL: SHAWN R. VERNON, No. 8744084, STATE OF UTAH
CITY ENGINEER'S SEAL
CLERK-RECORDER SEAL

QUESTAR GAS COMPANY
QUESTAR APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. QUESTAR MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6532.

Approved this _____ day of _____ A.D. 20____
BY _____
TITLE: QUESTAR GAS COMPANY

ROCKY MOUNTAIN POWER
1. PURSUANT TO UTAH CODE ANN. 54-3-2 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 17-27a-603(4)(c) (ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
a. A RECORDED EASEMENT OR RIGHT-OF-WAY
b. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
c. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND
d. ANY OTHER PROVISION OF LAW

Approved this _____ day of _____ A.D. 20____
BY _____
TITLE: ROCKY MOUNTAIN POWER



POINT #	NORTHING	EASTING
1	7,298,195.92	1,526,628.39
2	7,298,110.00	1,526,623.38
3	7,298,110.02	1,526,023.85
4	7,298,194.87	1,525,698.84
5	7,298,178.02	1,526,028.85

POINT #	NORTHING	EASTING
6	7,298,178.02	1,526,178.85
7	7,298,178.02	1,526,212.85
8	7,298,178.01	1,526,362.85
9	7,298,178.01	1,526,387.39
10	7,298,178.00	1,526,537.39

PARCEL #	AREA	ACRES	ADDRESS
3042	1,200	0.028	248 E WREN HILL LN
3043	1,200	0.028	254 E WREN HILL LN
3044	1,200	0.028	258 E WREN HILL LN
3045	1,200	0.028	264 E WREN HILL LN
3046	1,200	0.028	268 E WREN HILL LN
3047	1,200	0.028	272 E WREN HILL LN
3048	1,200	0.028	278 E WREN HILL LN
3049	1,200	0.028	284 E WREN HILL LN
3050	1,200	0.028	288 E WREN HILL LN

PARCEL #	AREA	ACRES	ADDRESS
3051	1,200	0.028	294 E WREN HILL LN
3052	1,200	0.028	298 E WREN HILL LN
3053	1,200	0.028	302 E WREN HILL LN
3054	1,200	0.028	306 E WREN HILL LN
3055	1,200	0.028	312 E WREN HILL LN
3056	1,200	0.028	318 E WREN HILL LN
3057	1,200	0.028	322 E WREN HILL LN
3058	1,200	0.028	328 E WREN HILL LN
3059	1,200	0.028	334 E WREN HILL LN

BY SIGNING THIS PLAT, THE FOLLOWING UTILITY COMPANIES ARE APPROVING THE: (A) BOUNDARY, COURSE, DIMENSIONS, AND INTENDED USE OF THE RIGHT-OF-WAY AND EASEMENT GRANTS OF RECORD; (B) LOCATION OF EXISTING UNDERGROUND AND UTILITY FACILITIES; (C) CONDITIONS OR RESTRICTIONS GOVERNING THE LOCATION OF THE FACILITIES WITHIN THE RIGHT-OF-WAY, AND EASEMENT GRANTS OF RECORD, AND UTILITY FACILITIES WITHIN THE SUBDIVISION. "APPROVING" SHALL HAVE THE MEANING IN UTAH CODE SECTION 10-9A-603(4)(c)(ii). THE FOLLOWING NOTE IS NOT ENDORSED OR ADOPTED BY SARATOGA SPRINGS AND DOES NOT SUPERCEDE CONFLICTING PLAT NOTES OR SARATOGA SPRINGS POLICIES:

CENTURY LINK
Approved this _____ day of _____ A.D. 20____
CENTURY LINK

PLANNING DIRECTOR APPROVAL
Reviewed by the Planning Director on this _____ day of _____ A.D. _____.
PLANNING DIRECTOR

LAND USE AUTHORITY
Approved by the Land Use Authority on this _____ day of _____ A.D. _____.
LAND USE AUTHORITY

SARATOGA SPRINGS ATTORNEY
Approved by the Saratoga Springs Attorney on this _____ day of _____ A.D. _____.
SARATOGA SPRINGS ATTORNEY

COMCAST CABLE TELEVISION
Approved this _____ day of _____ A.D. 20____
COMCAST CABLE TELEVISION

SARATOGA SPRINGS ENGINEER APPROVAL
Approved by the City Engineer on this _____ day of _____ A.D. _____.
CITY ENGINEER

FIRE CHIEF APPROVAL
Approved by the Fire Chief on this _____ day of _____ A.D. _____.
CITY FIRE CHIEF

LEHI CITY POST OFFICE
Approved by the Post Office Representative on this _____ day of _____ A.D. _____.
LEHI CITY POST OFFICE REPRESENTATIVE

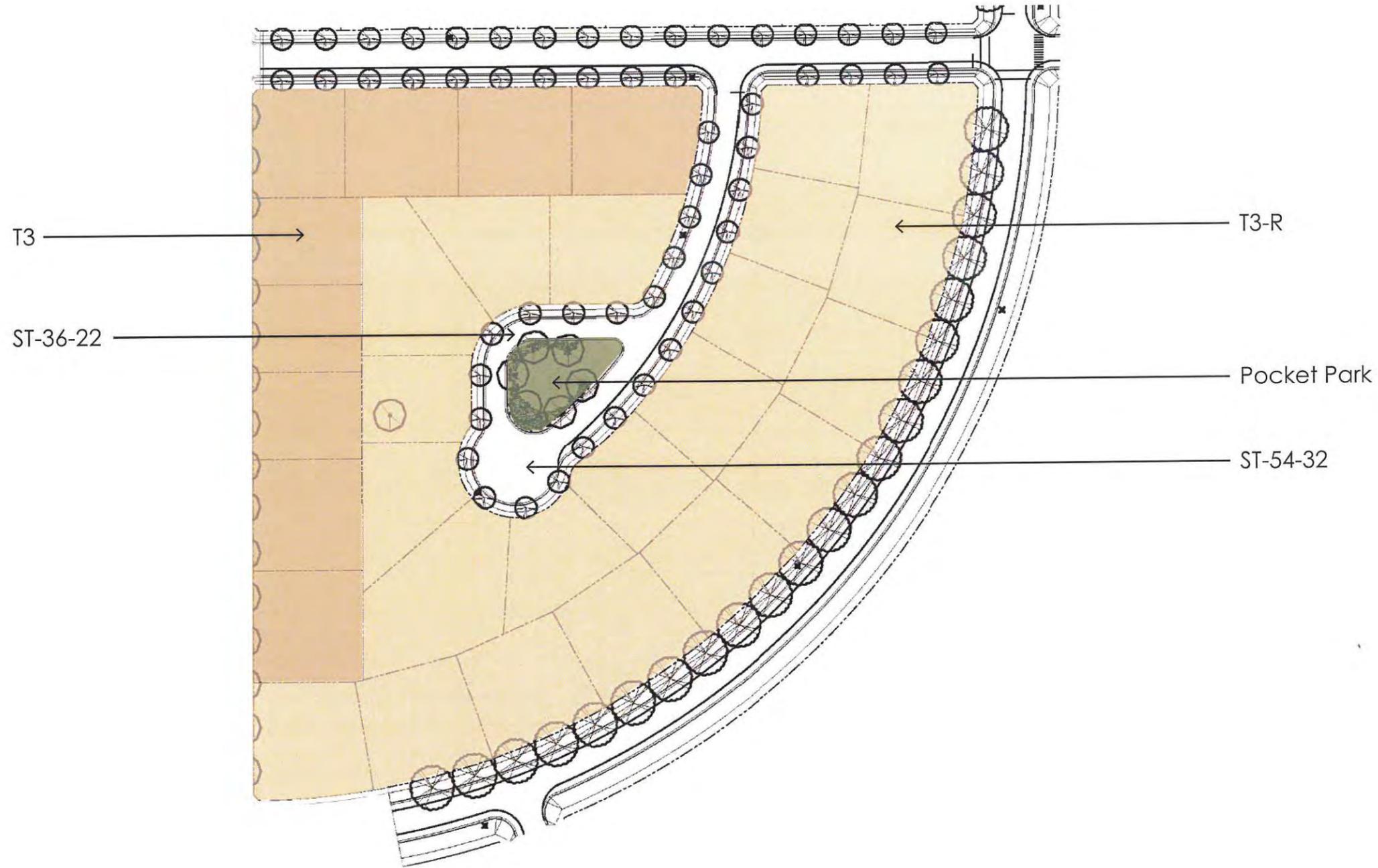
PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

No.	Revisions	By	Date
2	UPDATE PER CITY COMMENTS/REDLINES	SRV	7-25-16
1	UPDATE PER CITY COMMENTS/REDLINES	SRV	6-29-16

Project Number	PM
SDR1010600	CEA
Filename	Plot Name
VILLAGE 3E.dwg	7/26/16
Designed By	Drawn By
CEA	SRV
Checked By	Date
JT	7/26/16
Scale	Date Issued
1" = 40'	

SHEET
1 OF 1

LEGACY FARMS VILLAGE PLAN 3 PLAT 3-A TRANSECT SUB-DISTRICT ZONES



Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

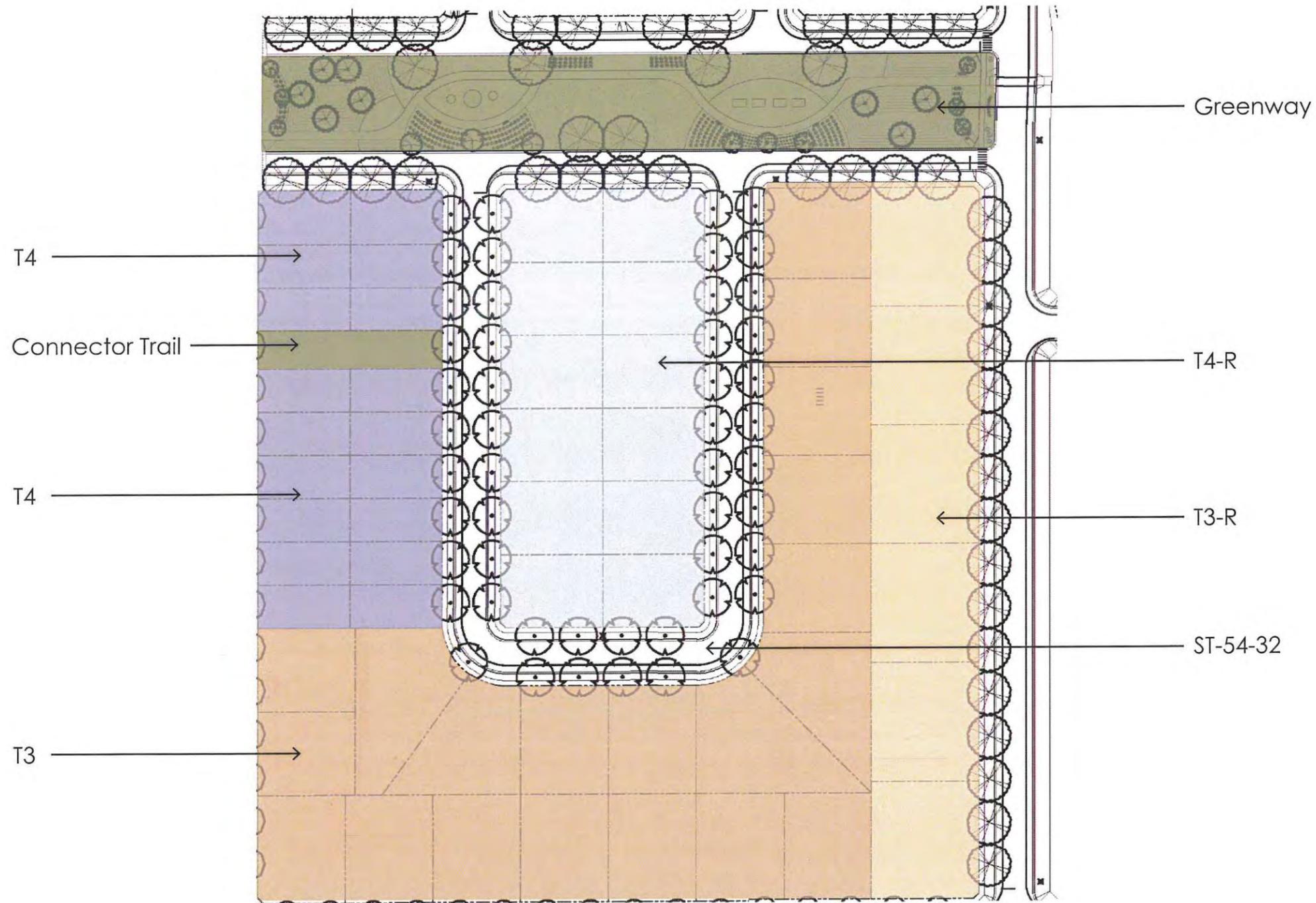
RECEIVED JUL 06 2016

Scale: 1" = 100'



LEGACY FARMS VILLAGE PLAN 3 PLAT 3-B

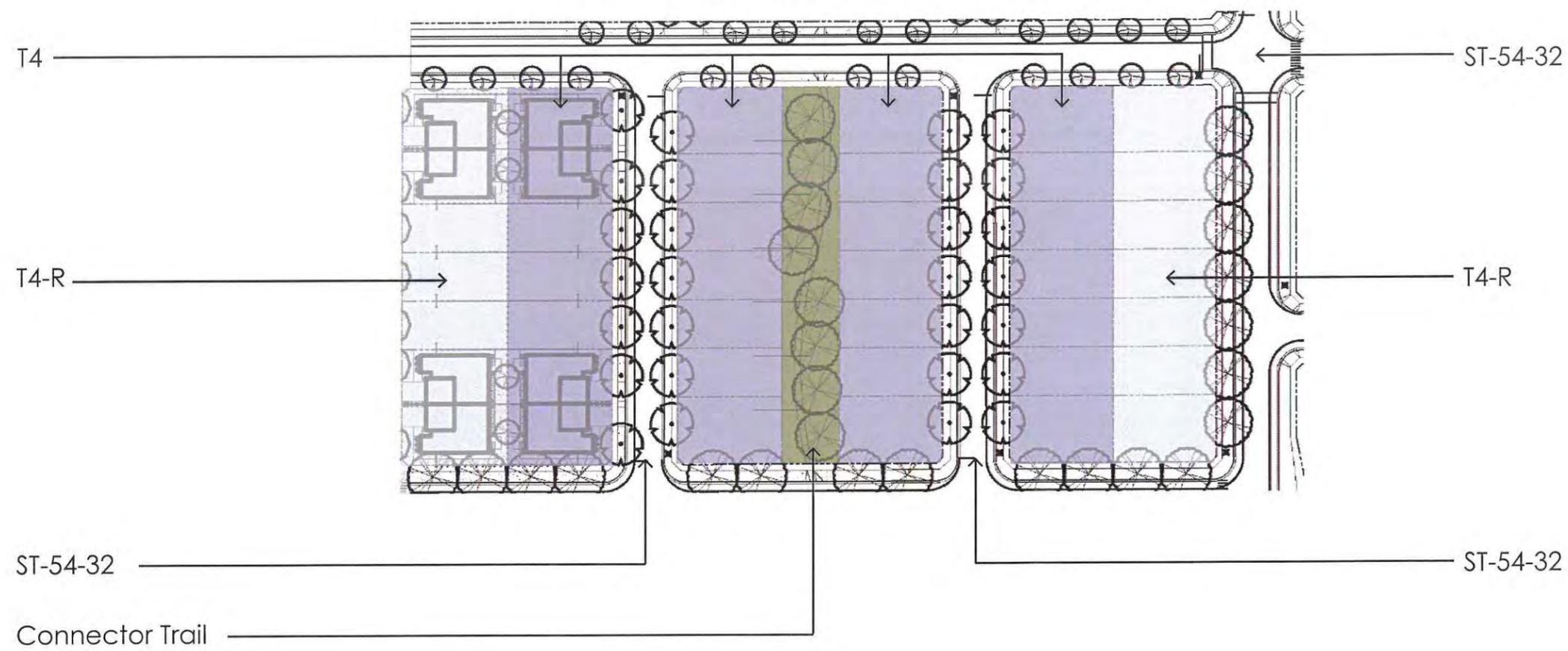
TRANSECT SUB-DISTRICT ZONES



Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

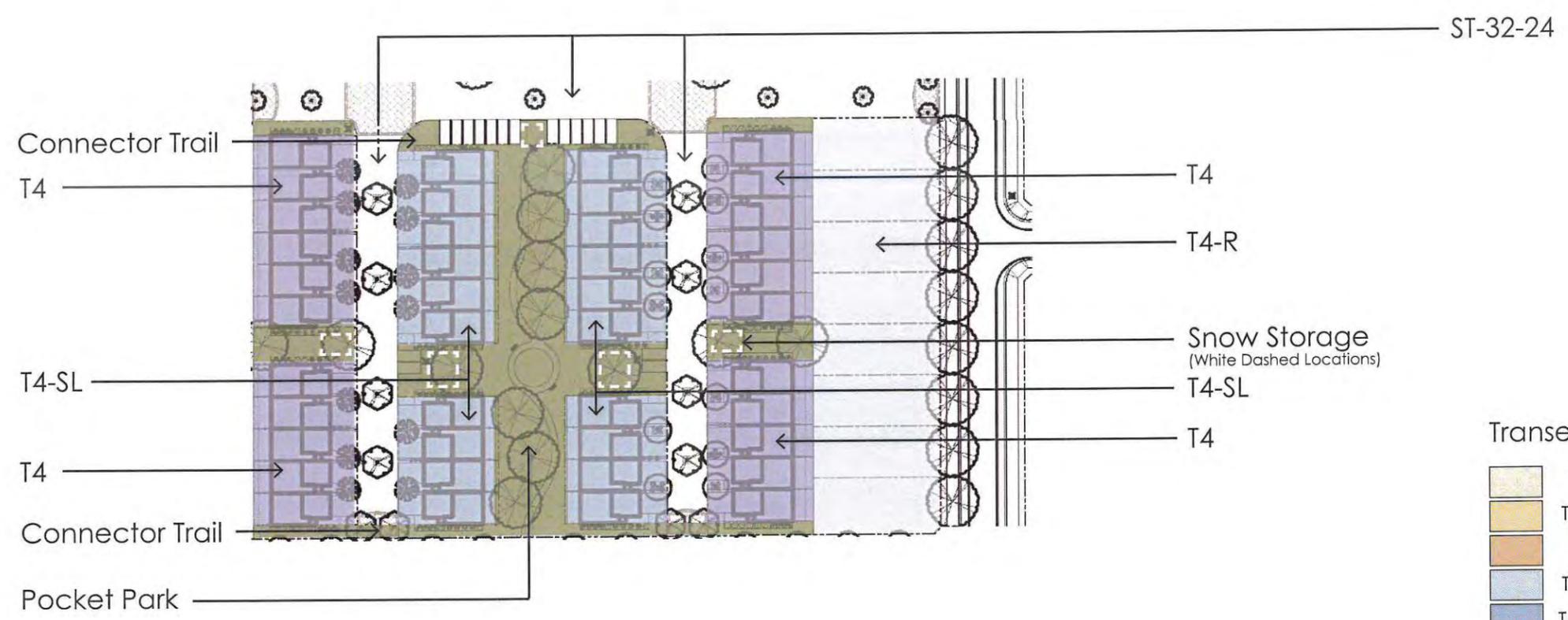
LEGACY FARMS VILLAGE PLAN 3 PLAT 3-C TRANSECT SUB-DISTRICT ZONES



Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

LEGACY FARMS VILLAGE PLAN 3 PLAT 3-D TRANSECT SUB-DISTRICT ZONES



Transect Sub-districts

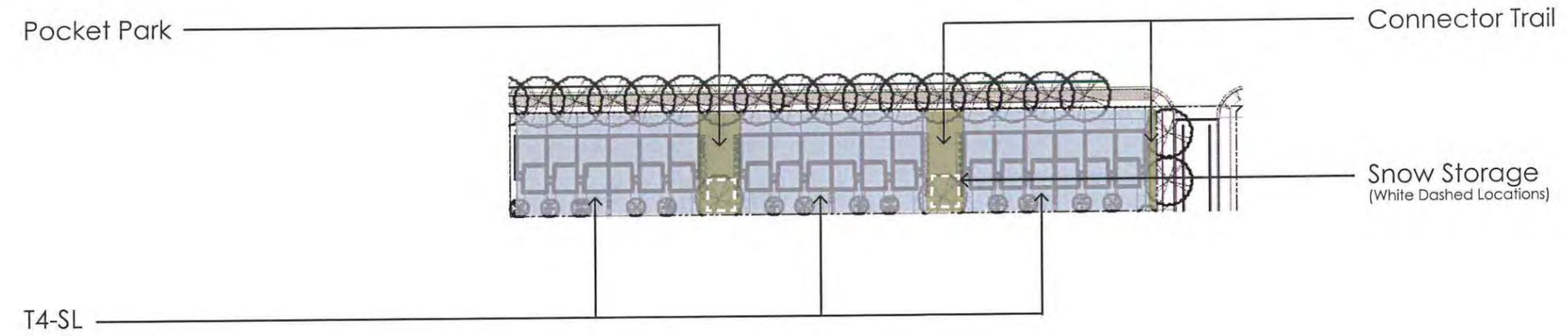
- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

Scale: 1" = 100'



LEGACY FARMS VILLAGE PLAN 3 PLAT 3-E

TRANSECT SUB-DISTRICT ZONES

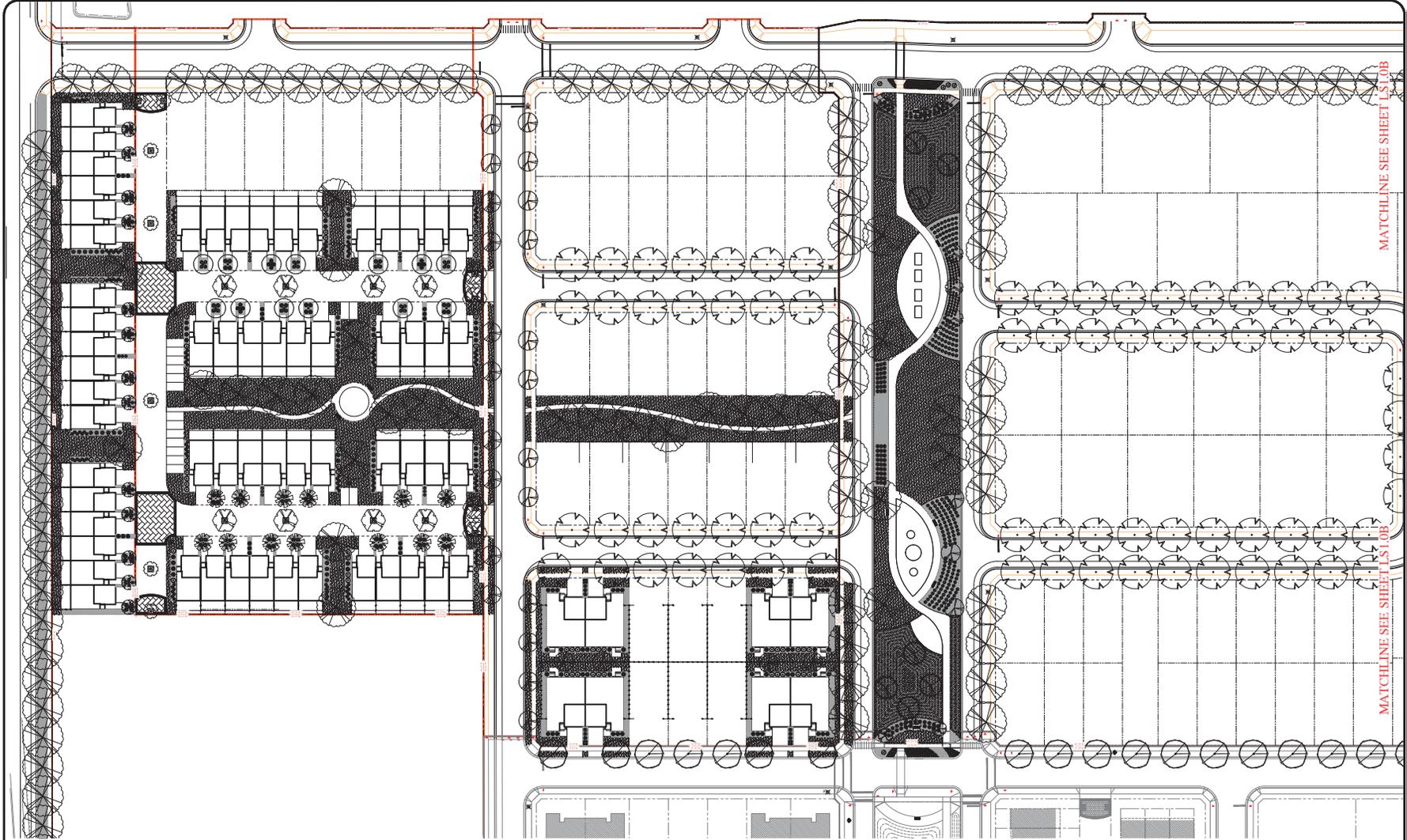


Transect Sub-districts

- T2
- T3-R
- T3
- T4-R
- T4-SL
- T4
- T5-R
- Civic
- O.S.

Scale: 1" = 100'





GENERAL NOTES

1. SEE SHEET LS1.0C FOR PLANTING LEGEND, PLANT SIZES, PLANT QUANTITIES, PLANTING NOTES AND THE REFERENCE NOTE SCHEDULE.
2. SEE SHEETS LS3.1 & LS3.2 FOR PLANTING DETAILS.
3. SEE SHEETS LS2.1 THRU LS2.2 FOR IRRIGATION DRAWINGS.
4. SEE SHEETS LS4.1 THRU LS4.4 FOR IRRIGATION DETAILS.
5. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
6. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ADOPTED COMMUNITY AND VILLAGE PLANS. LANDSCAPE SHALL ALSO COMPLY WITH LOCAL, CITY AND STATE CODE AND SHALL FOLLOW AMERICAN ASSOCIATIONS NURSERYMEN STANDARDS FOR PLANT MATERIALS.
7. ALL BASE AND SITE INFORMATION WAS OBTAINED FROM DR. HORTON, AND IS THEREFORE ASSUMED TO BE ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, PLANT MATERIAL, BUILDINGS, PROPERTY LINES, EASEMENTS, R.O.W.S, ETC. ON-SITE PRIOR TO CONSTRUCTION AND WILL NEED TO MAKE ON-SITE ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION. BY USE OF THESE PLANS, THE OWNER AND CONTRACTORS AGREE TO HOLD IN-SITE DESIGN GROUP HARMLESS FROM ERRORS IN BASE PROVIDED.
8. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO VERIFY CORRECT PROPERTY LINES AND MAKE ADJUSTMENTS TO PLAN AS NECESSARY. IN ADDITION, ALL UTILITIES AND/OR EASEMENTS ARE TO BE VERIFIED ON-SITE TO ENSURE NO CONFLICTS EXIST BETWEEN EXISTING UTILITIES, EASEMENTS AND THE PROPOSED LANDSCAPE PLAN.
9. THE OWNER AND CONTRACTOR ARE ULTIMATELY RESPONSIBLE FOR ENSURING LANDSCAPE IS CONSTRUCTED IN A SAFE MANNER THAT WILL NOT CAUSE HARM TO ANY PERSON, STRUCTURE OR OTHER ELEMENTS ON THE SAID PROPERTY OR ADJACENT PROPERTIES.
10. CONTRACTOR SHALL INSPECT ALL DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES FOUND IN THE DRAWINGS, DETAILS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND IN-SITE DESIGN GROUP PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN WRITTEN FIELD DIRECTIVES FROM IN-SITE DESIGN GROUP STATING PROPER COURSE OF ACTION IF DISCREPANCIES OR ERRORS ARE DISCOVERED PRIOR TO AND DURING CONSTRUCTION.
11. LANDSCAPE AND IRRIGATION PLANS SHALL BE COORDINATED WITH ALL TRADES WORKING ON PROJECT INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT AND PAVING, ALL UTILITIES, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF OWNER AND IN-SITE DESIGN GROUP IMMEDIATELY.



SCALE: 1"=50'-0" ON 22X34 SHEET
1"=100'-0" ON 11X17 SHEET

MATCHLINE SEE SHEET LS1.0B

MATCHLINE SEE SHEET LS1.0B



LEGACY FARMS VILLAGE PLAN 3
PREPARED FOR: DR HORTON
SARATOGA SPRINGS, UT/AH

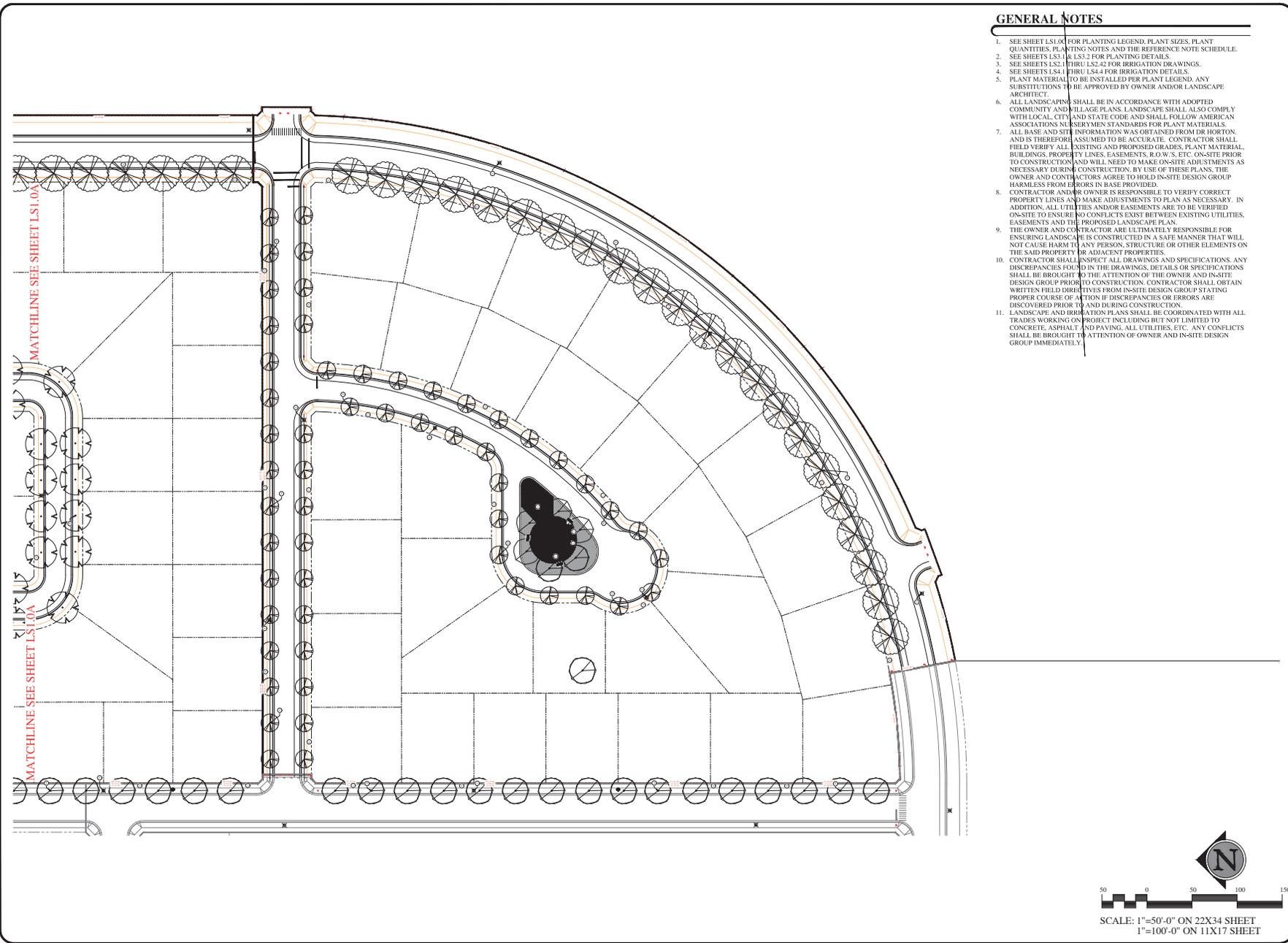
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

OVERALL PLANTING PLAN

DRAWN BY: NFT
CREATED: CBW
DATE: 5-5-16
REVISIONS:
JOB NO. 16-126

SHEET: **LS1.0A**

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GENERAL NOTES

1. SEE SHEET LS1.0A FOR PLANTING LEGEND, PLANT SIZES, PLANT QUANTITIES, PLANTING NOTES AND THE REFERENCE NOTE SCHEDULE.
2. SEE SHEETS LS1.1 & LS1.2 FOR PLANTING DETAILS.
3. SEE SHEETS LS2.1 THRU LS2.42 FOR IRRIGATION DRAWINGS.
4. SEE SHEETS LS4.1 THRU LS4.4 FOR IRRIGATION DETAILS.
5. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
6. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ADOPTED COMMUNITY AND VILLAGE PLANS. LANDSCAPE SHALL ALSO COMPLY WITH LOCAL, CITY AND STATE CODE AND SHALL FOLLOW AMERICAN ASSOCIATION OF TREE MEN STANDARDS FOR PLANT MATERIALS.
7. ALL BASE AND SITE INFORMATION WAS OBTAINED FROM DR HORTON, AND IS THEREFORE ASSUMED TO BE ACCURATE. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED GRADES, PLANT MATERIAL, BUILDINGS, PROPERTY LINES, EASEMENTS, R.O.W.'S, ETC. ON-SITE PRIOR TO CONSTRUCTION AND WILL NEED TO MAKE ON-SITE ADJUSTMENTS AS NECESSARY DURING CONSTRUCTION. BY USE OF THESE PLANS, THE OWNER AND CONTRACTORS AGREE TO HOLD IN-SITE DESIGN GROUP HARMLESS FROM ERRORS IN BASE PROVIDED.
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11. LANDSCAPE AND IRRIGATION PLANS SHALL BE COORDINATED WITH ALL TRADES WORKING ON PROJECT INCLUDING BUT NOT LIMITED TO CONCRETE, ASPHALT AND PAVING, ALL UTILITIES, ETC. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF OWNER AND IN-SITE DESIGN GROUP IMMEDIATELY.



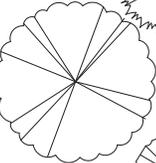
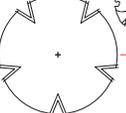
LEGACY FARMS VILLAGE PLAN 3
 PREPARED FOR: DR HORTON
 SARATOGA SPRINGS, UTAH
 PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

SHEET TITLE:	OVERALL PLANTING PLAN
DRAWN BY:	NFT
CHECKED BY:	CBW
DATE:	5-5-16
REVISIONS:	
JOB NO.:	16-126
SHEET:	LS1.0B

SCALE: 1"=50'-0" ON 22X34 SHEET
 1"=100'-0" ON 11X17 SHEET

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TREE LEGEND

SYMBOL	BOTANICAL/Common Name	QTY	SIZE
	ACER TATARICUM TATARIAN MAPLE	12	2" CAL
	BETULA O. FONTINAEUS WESTERN RED BIRCH	3	2" CAL
	CELTIS OCCIDENTALIS COMMON HACKBERRY	45	2" CAL
	CERCIS CANADENSIS EASTERN REDBUD	20	2" CAL
	MALUS X 'PRAIRIFIRE' PRAIRIFIRE CRAB APPLE	13	1.1/2" CAL
	PINUS NIGRA AUSTRIAN BLACK PINE	8	8' TALL
	PLATANUS X A. 'BLOODGOOD' LONDON PLANE TREE	135	2" CAL
	PRUNUS VIRG. 'CANADA RED' CANADA RED CHOKECHERRY	84	2" CAL
	PYRUS CAL. 'CHANTICLEER' CHANTICLEER PEAR	7	1.1/2" CAL
	QUERCUS ROBUR 'FASTIGIATA' PYRAMIDAL ENGLISH OAK	19	1.1/2" CAL
	TILIA CORDATA LITTLELEAF LINDEN	78	2" CAL

REFERENCE NOTES

1. 'NO MOW-BIOMEADOW' TURF AREA, TYP.
2. SEAT BENCH, SPECIFIED BY OWNER.
3. ROCK MULCH IN PLANTING AREA. 3/8" WASATCH GRAY OR APPROVED EQUAL.
4. ROCK MULCH IN PLANTING AREA. 3-4" BEAR LAKE COBBLE OR APPROVED EQUAL.

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS (INCLUDING FOR TYPICAL UNITS) FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE THE QUANTITIES.
2. INSTALL PLANT MATERIAL PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
4. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
5. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
6. FINE LEVEL ALL LAWN & NO-MOW LAWN AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION. SOD TO BE 100% FROM

SHRUB LEGEND

SYMBOL	BOTANICAL/Common Name	QTY	SIZE
	BERBERIS THUNBERGII A.N. CRIMSON PYGMY JAPANESE BARBERRY	36	5 GAL
	BUXUS MICROPHYLLA A. 'WINTER GEM' WINTER GEM BOXWOOD	14	5 GAL
	CARYOPTERIS X C. 'DARK KNIGHT' BLUE MIST SHRUB	28	5 GAL
	CORNUS ALBA 'BAILHALO' IVORY HALO DOGWOOD	55	5 GAL
	FORSYTHIA X 'COURTASOL' TM GOLD TIDE FORSYTHIA	76	5 GAL
	PHYSOCARPUS O. 'LITTLE DEVIL' TM DWARF NINEBARK	60	5 GAL
	PINUS MUGO MUGUS 'SLOWMOUND' SLOWMOUND MUGO PINE	56	5 GAL
	POTENTILLA FRUTICOSA 'GOLD DROP' GOLD DROP POTENTILLA	12	5 GAL
	RHUS AROMATICA 'GRO-LOW' GRO-LOW SUMAC	7	5 GAL
	TAXUS BACCATA 'REPANDENS' DWARF SPREADING YEW	76	5 GAL
	TAXUS X MEDIA 'HICKSII' HICKS YEW	8	5 GAL

5. STEEL EDGING BETWEEN ALL PLANTING AND GRASS AREAS, TYP.
6. BIOBLUE TURF AREA, TYP.
7. 8' WIDE PUBLIC REGIONAL TRAIL, AS PER COMMUNITY AND VILLAGE PLAN GUIDELINES.
8. EARTH BERMING REPRESENTED AS 1' CONTOUR INTERVALS. COORDINATE BETWEEN CIVIL AND LANDSCAPE PLANS. CONTRACTOR TO RECEIVE FINAL APPROVAL OF BERM HEIGHTS AND SHAPES BY LANDSCAPE ARCHITECT, TYP.
9. SITE LIGHTING. COORDINATE LOCATIONS WITH ELECTRICAL, CIVIL, AND LANDSCAPE ARCHITECT CONSULTANTS.

PERENNIALS & GRASSES

SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
	CALAMAGROSTIS X A. 'KARL FOERSTER' FEATHER REED GRASS	561	5 GAL
	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY	180	1 GAL
	MISCANTHUS 'PURPURASCENS' FLAME GRASS	53	2 GAL
	PENNISETUM A. 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	75	2 GAL

GROUNDCOVER/LAWN/ROCK

SYMBOL	BOTANICAL NAME/Common Name	QTY	SIZE
	DEOSPERMA COOPERI PURPLE ICE PLANT	808	FLAT SQFT
	TURF SOD BIOMEADOW DROUGHT TOLERANT FESCUE BLEND	14,973	SQFT
	TURF SOD 'BIOBLUE' BIOBLUE	93,171	SQFT
	3-4" BEAR LAKE COBBLE	7,706	3-4" SQFT
	GRAY CRUSHER FINES	30,223	3/8" SQFT

10. SHARED LANE WITH TREES. BRANCHES SHALL BE TRIMMED TO MIN. HEIGHT OF 14'. LOCATIONS SUBJECT TO CHANGE IF TREES CONFLICT WITH METERS OR DRIVEWAYS.
11. 5' PUBLIC WALKS, AS PER COMMUNITY PLAN GUIDELINES. SCORE PER PLAN, TYP.
12. BIKE/SKATE OBSTACLES, SPECIFIED BY OWNER.
13. KIDS PLAY FEATURE, SPECIFIED BY OWNER.
14. STREET TREES IN PARK STRIP. SPACED AT 1 TREE PER 40' AS PER COMMUNITY PLAN GUIDELINES, TYP. TREES MAY BE ADJUSTED PER FINAL DRIVEWAY LAYOUT, TYP.
15. FENCING AS PER COMMUNITY PLAN GUIDELINES. SEE FENCING PLAN AND DETAILS.

11. TREES LOCATED IN LAWN AREAS SHALL HAVE A GRASS FREE TREE RING AROUND THE BASE. THE GRASS FREE RING FOR FLOWERING TREES SHALL BE 4' DIAMETER AND UP TO 6' DIAMETER FOR SHADE TREES WHERE APPROPRIATE. APPLY 3" DEPTH OF BLACK COMPOST OVER AREA.
12. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES ARE TO BE STAKED AT THE TIME OF PLANTING. SEE LANDSCAPE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
13. FIELD ADJUST LOCATION OF ALL STREET TREES BASED ON ACTUAL LOCATION OF DRIVEWAYS, UTILITIES, ETC.

- SINGLE GROWER
- STRIPPED AND SCREENED TOPSOIL FROM THE SITE TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IN ALL NEW PLANTER AREAS AND 4" DEPTH OF TOPSOIL IN ALL NEW LAWN AREAS.
- PLANTER BEDS TO BE EXCAVATED AS NECESSARY TO ALLOW FOR TOPSOIL, AMENDMENTS (IF ANY) AND ROCK MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREAS.
- DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER ANNUALS AND GROUNDCOVERS.
- INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER PLANT INSTALLATION AND PRIOR TO INSTALLING MULCH. AFTER MULCH INSTALLATION, THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND



LEGACY FARMS VILLAGE PLAN 3
 PREPARED FOR: D.R. HORTON
 SARATOGA SPRINGS, UTAH
 PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

PROJECT:	LEGACY FARMS VILLAGE PLAN 3
DATE:	5-5-16
DESIGNED BY:	CBW
DRAWN BY:	NFT
CHECKED BY:	CBW
DATE:	5-5-16
REVISIONS:	
JOB NO.:	16-126

LS1.0C

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LEGACY FARMS

Village Plan #3

Exhibit 9

TABLE 5A - 10,000 S.F. LOTS

DAP	Traditional Neighborhood			
CP	BT-1			
	BT-2			
VP	T2	T3-R	T3	

TYPICAL LOT CHARACTERISTICS

Width	90' min.
Depth	100' min.

PRINCIPLE BUILDING SETBACKS

Front	16' min.
Side	8' min.
Front - secondary	12' min.
Rear	20' min.
Second Lot Layer	12' min.

PARKING REQUIREMENT (on site)

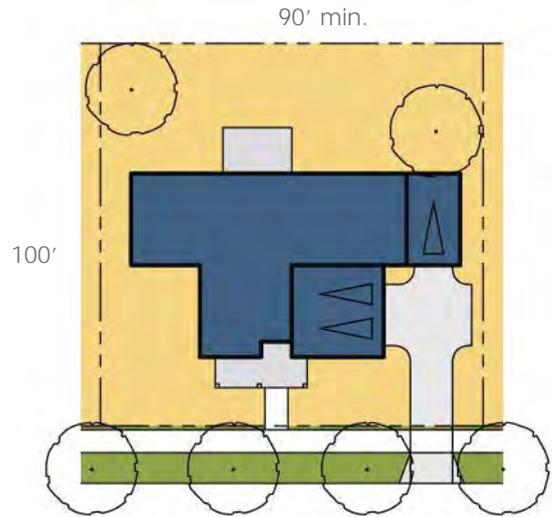
Spaces	2 min.
--------	--------

Notes:

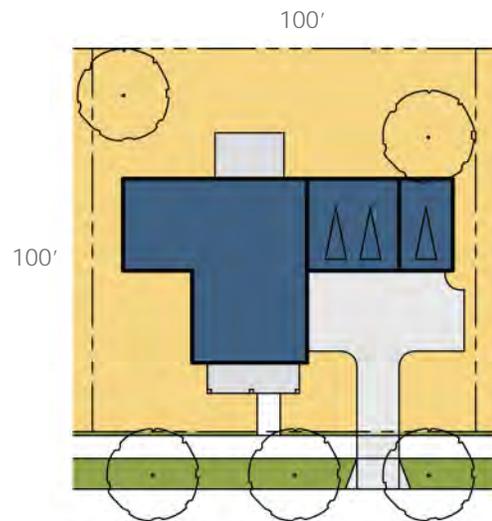
1. Side load exception allowed
2. Garage forward exception allowed

Note:

Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.



10,000 s.f. lot diagram with side load two-car garage and front facing one-car garage (Scale: 1"=50')



10,000 s.f. lot diagram with front facing three-car garage (Scale: 1"=50')

TABLE 5B- 8,000 S.F. LOTS

DAP	Traditional Neighborhood					
CP	BT-1					
		BT-2				
			BT-3			
VP	T3-R	T3	T4-R			

TYPICAL LOT CHARACTERISTICS

Width	72' min.
Depth	100' min.

PRINCIPLE BUILDING SETBACKS

Front	10' min.
Side	5' min.
Front - secondary	2' min.
Rear	15' min.
Second Lot Layer	10' min.

PARKING REQUIREMENT (on site)

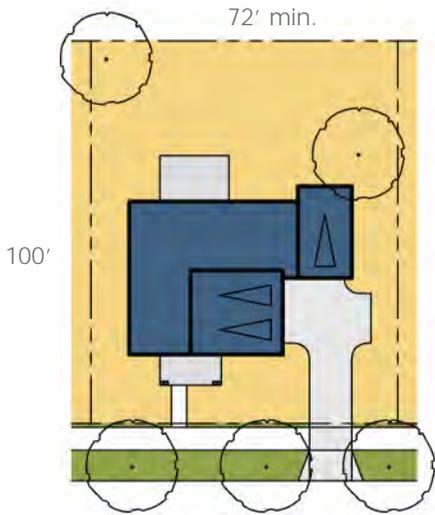
Spaces	2 min.
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Notes:

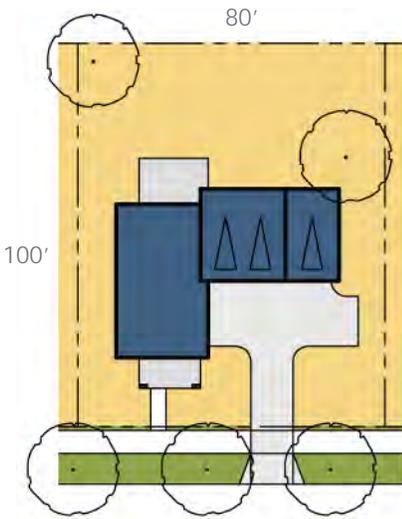
- 1. Side load exception allowed
- 2. Garage forward exception allowed

Note:

Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.



8,000 s.f. lot diagram with side load two-car garage and front facing one-car garage (Scale: 1"=50')



8,000 s.f. lot diagram with front facing three-car garage (Scale: 1"=50')

LEGACY FARMS

Village Plan #3

TABLE 5C - 6,000 S.F. LOTS

DAP	Traditional Neighborhood				
CP					
	BT-2				
	BT-3				
VP		T3	T4-R	T4	

TYPICAL LOT CHARACTERISTICS

Width	60' min.
Depth	85' min.

PRINCIPLE BUILDING SETBACKS

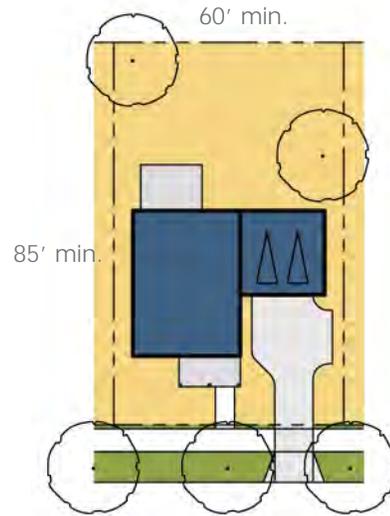
Front	8' min.
Side	5' min.
Front - secondary	5' min.
Rear	12' min.
Second Lot Layer	12' min.

PARKING REQUIREMENT (on site)

Spaces	2 min.
--------	--------

Notes:

1. Side load exception allowed
2. Garage forward exception allowed



6,000 s.f. lot diagram
(Scale: 1"=50')

Note:

Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.

TABLE 5D - COTTAGE LOTS

DAP	Traditional Neighborhood				
CP					
			BT-3		
			BT-4		
VP			T4-R	T4	T5-R

TYPICAL LOT CHARACTERISTICS

Width	40' min.
Depth	85' min.

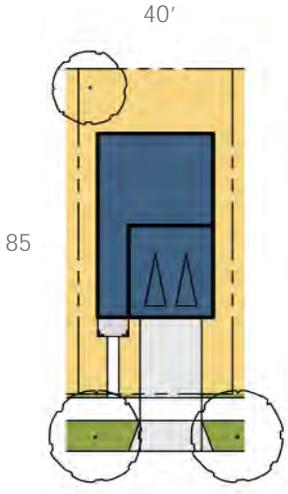
PRINCIPLE BUILDING SETBACKS

Front	8' min.
Side	5' min.
Front - secondary	2' min.
Rear	10' min.
Second Lot Layer	2' min.

PARKING REQUIREMENT (on site)

Spaces	2 min.
--------	--------

Notes:
 1. Garage forward exception allowed



Cottage lot diagram
 (Scale: 1"=50')

Note:
 Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.

LEGACY FARMS

Village Plan #3

TABLE 5E - REAR-LOADED COTTAGE LOTS

DAP	Traditional Neighborhood				
CP					
		BT-3			
			BT-4		
VP		T4-R	T4	T5-R	

TYPICAL LOT CHARACTERISTICS

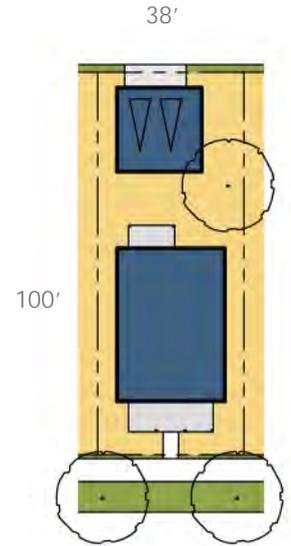
Width	38' min.
Depth	100' min.

PRINCIPLE BUILDING SETBACKS

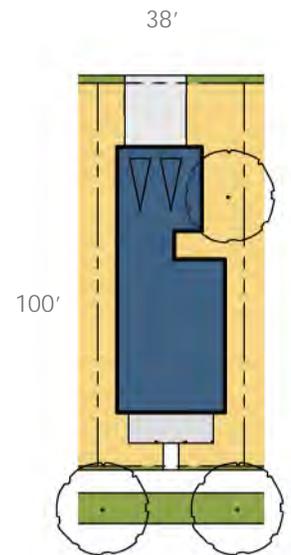
Front	8' min.
Side	5' min.
Front - secondary	2' min.
Rear	13 ft. min. from center line of rear lane
Second Lot Layer	N/A

PARKING REQUIREMENT (on site)

Spaces	2 min.
--------	--------



Cottage lot diagram
(Scale: 1"=50')



Cottage lot diagram
(Scale: 1"=50')

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.

TABLE 5F - TWIN HOME LOTS

DAP	Traditional Neighborhood				
CP					
		BT-3			
		BT-4			
VP		T4-R	T4	T5-R	

TYPICAL LOT CHARACTERISTICS

Width	45' min. (90' min. paired)
Depth	86' min.

PRINCIPLE BUILDING SETBACKS

Front	8' min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	2' min.
Rear	8' min.
Second Lot Layer	4' min.

PARKING REQUIREMENT (on site)

Spaces	2 min.
--------	--------

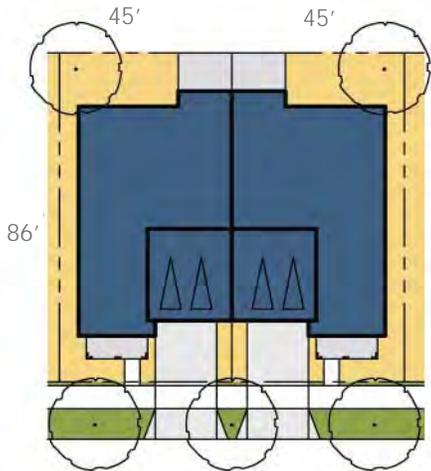
Notes:

- 1. All twin homes have 20' min. length driveways

Note:

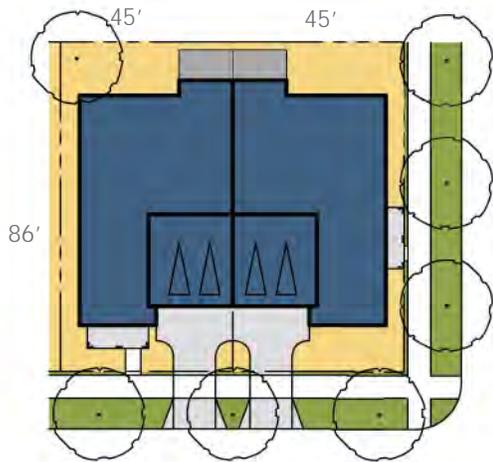
Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.

A.



Twin Home lot diagram (mirror)
(Scale: 1"=50')

B.



Twin Home lot diagram (corner wrap)
(Scale: 1"=50')

LEGACY FARMS

Village Plan #3

TABLE 5G - SHARED LANE TOWNHOMES

DAP	Traditional Neighborhood			
CP				
			BT-3	
			BT-4	
VP		T4-SL	T4	

TYPICAL LOT CHARACTERISTICS

Width	25' min.*
Depth	78' min.

PRINCIPLE BUILDING SETBACKS

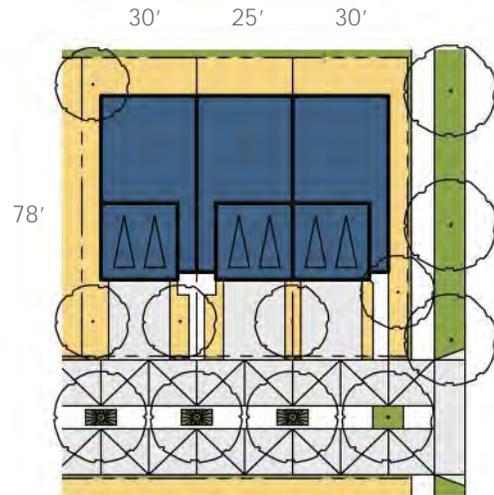
Front	20' min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	5' min.
Rear	Per Code
Second Lot Layer	N/A

PARKING REQUIREMENT (on site)

Spaces	2 min.
--------	--------

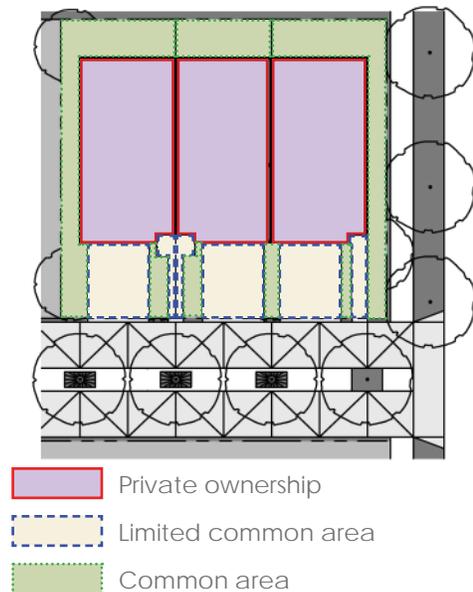
* Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

Note:
Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.



Townhome lot diagram
(Scale: 1"=50')

Townhome ownership diagram



Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

TABLE 5H - REAR-LOADED TOWNHOMES

DAP	Traditional Neighborhood			
CP				
			BT-3	
			BT-4	
VP			T4	T5-R

Note:

Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.

TYPICAL LOT CHARACTERISTICS

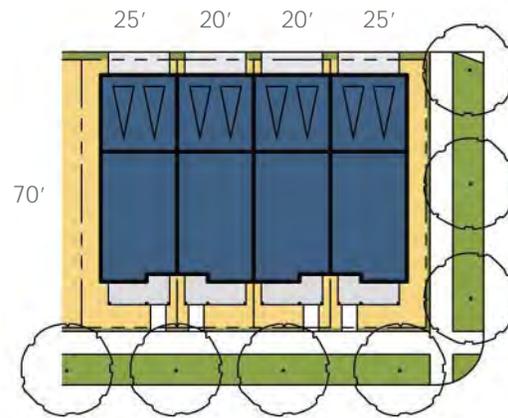
Width	20' min.*
Depth	70' min.

PRINCIPLE BUILDING SETBACKS

Front	10' min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	5' min.
Rear	5' min.
Second Lot Layer	N/A

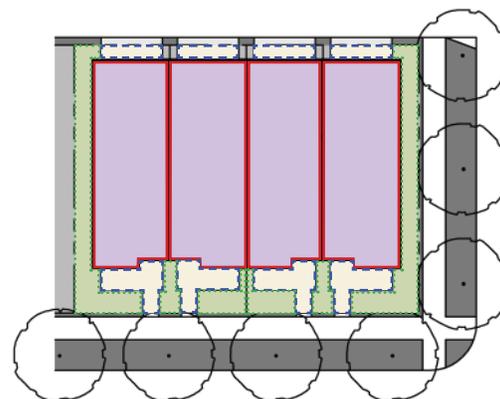
PARKING REQUIREMENT (on site)

Spaces	2 min.
--------	--------



Rear-Loaded Townhome lot diagram
(Scale: 1"=50')

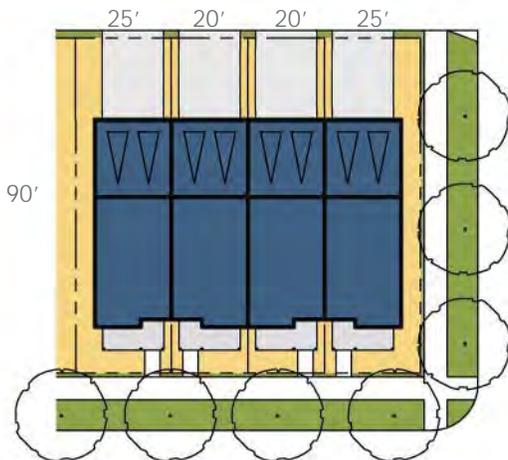
Townhome ownership diagram



- Private ownership
- Limited common area
- Common area

Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

* Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.



Rear-Loaded Townhome lot diagram
(Scale: 1"=50')

LEGACY FARMS

Village Plan #3

TABLE 5I - URBAN TOWNHOMES

DAP	Traditional Neighborhood			
CP				
	BT-3			
	BT-4			
VP			T4	T5-R

TYPICAL LOT CHARACTERISTICS

Width	20' min.*
Depth	58' min.

PRINCIPLE BUILDING SETBACKS

Front	8' min.
Side	5 ft. min detached / 0 ft. attached side
Front - secondary	5' min.
Rear	5' min.
Second Lot Layer	N/A

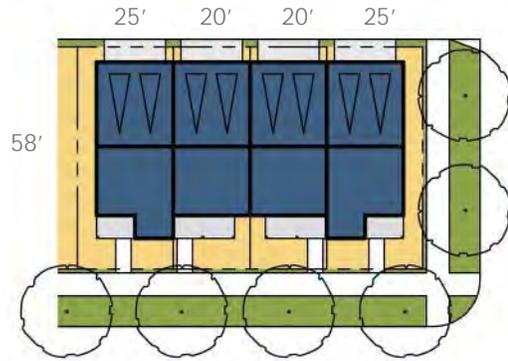
PARKING REQUIREMENTS (on site)

Spaces	2 min.
--------	--------

* Lot width for multifamily and attached products refers to the width of the individual unit, not the width of the entire building.

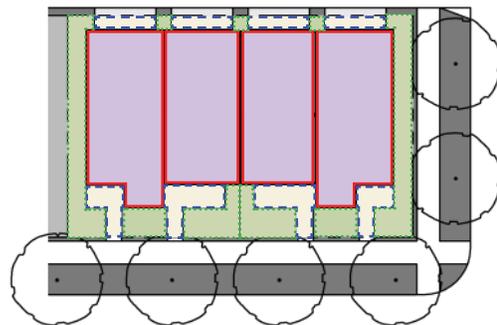
Note:

Guest parking at .25 stalls per unit shall be required for products that do not contain 18' min. driveways. Required guest parking may not be impacted by snow storage.



Urban Townhome lot diagram
(Scale: 1"=50')

Townhome ownership diagram



- Private ownership
- Limited common area
- Common area

Lot coverage criteria in Table 3 includes private ownership, limited common, and common area

Planning Commission Memorandum

Author: Jamie Baron
Memo Date: Thursday, August 18, 2016
Meeting Date: Thursday, August 25, 2016
Re: Work session on Accessory Dwelling Units

Background:

On July 28, 2016, the Planning Commission discussed Accessory Dwellings and provided feedback on the potential code. The Planning Commission discussed the need to further regulate the maximum size of dwelling units, as 1/3 of the primary structure could lead to a large accessory dwelling, and adding Education Leave to the list of qualified reason of a temporary absence.

Staff has made changes to the potential code to reflect the feedback that was provided.

Recommendation

Staff recommends that the Planning Commission continue the discussion on the proposed Code amendment, and provide feedback on the amendment in preparation for future public hearing(s).

Attachments:

A. Potential Accessory Dwelling Code and Standards

Exhibit A

19.05.16. Accessory Dwellings.

Potential Definition:

“**Dwelling, Accessory**” means a secondary dwelling unit established in conjunction with and clearly subordinate to a single family dwelling, and which may be wholly contained within the single family dwelling, or may be detached from but on the same lot as the single family dwelling. Such a dwelling is an accessory use to a single family dwelling.

Process:

Staff is looking at changing/creating the process for this, however these applications would follow the staff approval Conditional Use process until that change.

1. **Purpose and Intent.** The purpose and intent of the Accessory Dwelling section is to allow for secondary housing options in Single Family Neighborhoods, which would provide a variety of housing stock, affordable housing, and enable families to age within the City of Saratoga Springs.
2. **General Requirements.** All Accessory Dwellings are subject to the following requirements: (look at parking, landscaping...)
 - a. **Zones.** Accessory Dwellings are only permitted in the following zones; A, RA-5, RR, R-1, R-2, R-3, R-4, R-5 (minimum lot size of 8,000 sqft?)
 - b. **Number.** A single family dwelling is limited to one (1) accessory dwelling unit.
 - c. **Occupancy.**
 - i. Owner occupancy of either unit is required, except where a valid temporary leave of absence has been approved by the City, as outlined in 19.05.16(6).
 - ii. Occupancy of each unit is limited to a “family” as defined in Section 19.02
 - iii. A Certificate of Occupancy shall be obtained from the City prior to any occupancy of the accessory dwelling unit.
 - d. **Business License.** A business license is required at all times. (Rental Dwelling License, yearly, proof of tenants, for discussion...)
 - e. **Living Area.** Accessory dwellings shall have a minimum area of living space based on the number of bedrooms:
 - i. 400 square feet for a Studio
 - ii. 600 square feet for a 1 bedroom
 - iii. 800 square feet for a 2 bedroom
 - f. **Size.**
 - i. No accessory dwelling shall exceed 1,000 square feet or 1/3 of the main home square footage of living space, whichever is greater. In no case shall an accessory dwelling exceed 1,250 square feet.
 - ii. The maximum number of bedrooms in accessory dwellings shall be 2.
 - g. **Type**
 - i. **Internal Accessory Dwelling** – An internal dwelling is located within the footprint of the primary dwelling.

- ii. Attached Accessory Dwelling – An attached dwelling shares at least one, but no more than 2, common walls and/or ceiling/floor with the primary dwelling and is at or above grade.
 - iii. Detached Accessory Dwelling – Detached accessory dwellings are not connected to the primary single family dwelling.
 - h. Appearance. The appearance of a Single Family Home shall be maintained.
 - i. Addressing. Accessory dwellings shall have the same address as the primary building and referred to as unit B.
 - j. Entrances
 - i. All accessory dwellings shall have a private entrance.
 - ii. External entrances for Internal and Attached dwellings shall be located on the side or rear of the single family home.
 - iii. External entrances for Detached dwellings shall have a covered porch integrated into the architecture of the building.
 - k. All accessory dwellings shall have a 4 foot wide hard surfaced pedestrian access from the entrance to the street or driveway.
 - l. The property owner shall be the party responsible for compliance with all City ordinances, and shall be the named party for all City utility accounts
 - m. The property shall remain in compliance with all City ordinances; business license may be revoked upon noncompliance
3. **Detached Accessory Dwellings.** Detached accessory dwellings are subject the following standards:
- a. Detached accessory dwellings are only permitted on lots in the A, RA-5, RR, R-1, R-2, and R-3 zones that are 13,000 square feet or larger.
 - b. All detached accessory dwellings shall comply with the zone regulations as outlined in 19.04.
 - c. All detached accessory dwellings shall comply with the accessory building standards of the zone and Section 19.05.
 - d. Detached accessory dwellings shall be located behind the primary building.
4. Business License / RDL.
5. **Temporary Leave of Absence.** A temporary leave of absence may be approved based on the following requirements:
- a. Application: A Temporary Leave of Absence application shall be submitted to the Planning and Business License Departments prior to the absence. The following shall be required to be submitted with the application:
 - 1. *Fees (if any)*
 - 2. Documentation of ownership
 - 3. Documentation of purpose and term for absence
 - 4. Contact information of Property Manager/Responsible Party during absence.
 - 5. Proof of owner occupancy for 1 year prior to application.

- b. Qualifying reasons of Absence. A Temporary Leave of Absence may be approved for the following reasons:
 - i. Temporary job assignment
 - ii. Sabbatical
 - iii. Military Service
 - iv. Volunteer Service
 - v. Medical Leave
 - vi. Educational Leave
 - c. Duration of absence. In no case shall a leave of absence extend beyond 3 years, after which the owner must return to occupy the residence. The owner shall occupy the residence for a period of 1 year before an additional leave of absence may be granted. An exception to the additional application requirements may be approved by the Planning Director if the application is associated with either Medical leave or Military Service.
 - d. Property management – All property managers or responsible parties shall be located within the state of Utah.
6. **Home Occupations in Accessory Dwellings.** Class 1 Home Occupations are permitted in accessory dwellings and shall comply with all requirements of Section 19.08.
7. **Good Landlord Program.** *this is for a possible future program associated with rental properties. There are requirements that have to be met prior to the implementation of a Good Landlord Program and would not be able to be implemented at this time.
- a. All property owners of accessory dwellings are eligible for participation in the City Good Landlord Program.
 - b. The requirements of the program are as follows:
 - i. Attendance to Good Landlord Program training.
 - ii. Screening tenants through Credit and Background checks.
 - iii. Maintaining property that is free from criminal activity, code violations, and other public nuisances.
 - iv. Maintain current business licensing and fees.
 - c. Any lapse in Business licensing, code violations, criminal activity, or public nuisance may result in the disqualification of the property owner from the program for a period of 1 year.
8. **Parking** *this is for discussion and will be added to the Required Parking Table in Section 19.09
- a. In no case shall the required parking for the primary dwelling count toward the parking requirements for the accessory dwelling.
 - b. 2 parking stalls shall be required.
 - c. Tandem parking is permitted for no more than 2 stalls.

City of Saratoga Springs
Planning Commission Meeting
August 11, 2016

Regular Session held at the City of Saratoga Springs City Offices
1307 North Commerce Drive, Suite 200, Saratoga Springs, Utah 84045

Minutes

Present:

Commission Members: Kirk Wilkins, Sandra Steele Participated via Phone, Hayden Williamson, David Funk, Ken Kilgore, Troy Cunningham, Brandon MacKay

Staff: Kimber Gabryszak, Planning Director; Mark Christensen, City Manager; Sarah Carroll, Senior Planner; Kara Knighton, Planner I; Jamie Baron, Planner I; Kayla Moss, Deputy City Recorder; Owen Jackson, Public Relations and Economic Development Director; Spencer Kyle, Assistant City Manager

Excused:

Call to Order - 6:30 p.m. by Chairman Kirk Wilkins

1. **Pledge of Allegiance** - led by Commissioner MacKay
2. **Roll Call** – A quorum was present
3. **Public Input**

Public Input Open by Chairman Kirk Wilkins

No input was given.

Public Input Closed by Chairman Kirk Wilkins

4. **Public Hearing: Madison Meadows Preliminary Plat, located at approximately 700 W 400 N, Brian Sudweeks, applicant.**

Planner Baron advised that there are nine lots on 400 North that are being considered on this plat. The application does comply with the current code. This is located near Thunder Ridge Elementary School and Neptune Park. He reviewed the plat with the Planning Commission. The landscaping requirement is 15% of the total area, they are only proposing 9%. The developer will pay a fee in lieu for the remaining 6%.

Commission Chair Wilkins opened the Public Hearing at 6:36 p.m. There were no comments so the public hearing was closed.

Commissioner Funk mentioned that the line between lots 203 and 204 doesn't go all the way to the corner. The line between lots 207 and 208 he doesn't line up to the street so it creates an odd lot.

Commissioner Kilgore mentioned that R-4 setbacks are larger than R-3 setbacks. The developer is still using the R-4 setbacks in the R-3 zone.

Planning Director Gabryszak advised that they can have the larger setbacks if they choose to do so. Anyone who buys it will just have to use the larger setbacks.

Commissioner Kilgore mentioned a chain-link fence that is also on the plat. He wondered if that would be changed in the future.

Planner Baron advised that was installed by the school and it has not been requested to be changed.

Commissioner Wilkins asked the Planning Staff to clarify the use of "can comply" in a number of places.

Planning Director Gabryszak advised that the developer is working with the City and they comply with most things already. This allows them to submit things as they go to comply with everything that is required. They are hoping to have a resubmittal of this plat before it goes to Council.

City Manager Christensen mentioned that the triangular piece of land on this plat, which will be discussed during the next item, is an important thing to have approved for the City's water flow.

Motion made by Commissioner Williamson to forward a recommendation for approval of the Madison Meadows Preliminary Plat, located at approximately 700 W 400 N based on the findings and conditions in the staff report. Seconded by Commissioner Kilgore. Aye: Brandon MacKay, Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham. Motion passed 7 - 0.

5. Public Hearing: 400 N Utah Lake Distribution Canal Pump Station, City Initiated.

Planner Baron reviewed the location of the station being proposed. For public utilities parking is left up to the Planning Commission. There are no requirements for parking but the City is proposing that there should be one parking spot for the trucks that will go there to service the pump station. He also reviewed the landscaping requirements. The City is going to ask for a reduction of the requirements based on the use of the site. The City staff recommends a positive recommendation on what is being proposed.

Commission Chair Wilkins opened the Public Hearing at 6:51 p.m. There were no comments so the Public Hearing was closed.

Commissioner Kilgore advised that his house happens to be by a pump station. He mentioned that there can be up to two trucks at the pump at a time. He wondered if the site could accommodate two trucks.

Planner Baron advised that two trucks can be stacked in the one parking space.

City Manager Christensen advised that they are trying to move this forward as soon as possible. This is needed for next year's irrigation season. It is under design that is about 40% complete. They are hoping to get approval ahead of time so that they can get this going as soon as possible.

Commissioner Funk has concerns about the grass area. There is a portion that doesn't have any grass and none along lots 207 and 208. He is worried about weeds growing in those areas.

City Manager Christensen advised that the developer is going to install a rock wall for privacy so the residents should not be disrupted by that.

Commissioner Funk is still concerned that there will not be any grass along the sidewalk. He would like to see grass in that area.

The Planning Commission was in consensus that the parking is adequate for the site.

Commissioner Kilgore is okay with the landscaping.

Commissioner Cunningham would also like to see grass along the sidewalk area.

Commissioner Williamson thinks that this should be held to the same standard that a residential area has. He doesn't think letting it grow naturally would be achieving that standard.

Chairman Wilkins clarified that they City will not want people on this property. He is okay with the proposed landscaping.

Commissioner Funk does not think that the grass needs to be up against the solid wall but he does think that there needs to be grass along the sidewalk.

Commissioner Steele also thought that there should be landscaping along the sidewalk.

Motion made by Commissioner Williamson made the motion to forward a positive recommendation of the 400 N Utah Lake Distribution Canal Pump Station with the findings and conditions listed in the staff report with the modification of condition 5 adding unless exceptions are approved by the City Council and adding two stalls or tandem parking on condition 6. Seconded by Commissioner Cunningham. Aye: Sandra Steele, David Funk, Hayden Williamson, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Motion passed 7 - 0.

6. **Approval of Minutes:**
 - a. July 28, 2016.

Motion made by Commissioner Funk to approve the minutes of July 28, 2016. Seconded by Commissioner Kilgore. Aye: Sandra Steele, David Funk, Kirk Wilkins, Ken Kilgore, Troy Cunningham, Brandon MacKay. Commissioner Williamson abstained because he was not present at the meeting. Motion passed 6 - 0.

7. **Reports of Action.** None
8. **Commission Comments.**
9. **Director's Report:**
 - a. **Council Actions** – None
 - b. **Applications and Approval** – None
 - c. **Upcoming Agendas** – None
 - d. **Other** – None
10. **Motion to enter into closed session.** No closed Session.
11. **Meeting Adjourned at 7:02 p.m. by Chairman Kirk Wilkins**

Date of Approval

City Recorder

Planning Commission Chair
Kirk Wilkins